



DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 24, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. AutoZone Site Plan

A commercial site plan review for a proposed retail business located at 50 W. Main Street.

2. Holiday Oil Expansion Site Plan

A proposed site plan expansion of the existing gas station located at 330 E. Main Street.

3. Santaquin Peaks Industrial Park Concept Plan

A concept review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.

4. Traffic Control Request

200 W. 300 S.

MEETING MINUTES APPROVAL

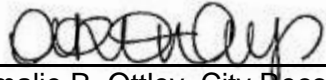
- 5. January 10, 2023**

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:



Amalie R. Ottley, City Recorder

AUTOZONE - SANTAQUIN #6112

50 WEST MAIN STREET
SANTAQUIN, UTAH 84655

DECEMBER 29TH, 2022

NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
CIR
 10718 SOUTH BECKSTEAD LANE, STE. 102
 SOUTH JORDAN, UT 84095 - 801-949-6296

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655
 COVER SHEET

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
-4240.0	PROPOSED GRADE CONTOURS
-4240.0	EXISTING GRADE CONTOURS
---	EXISTING CURB
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB WALL
---	REVERSE PAN CURB & GUTTER
---	EXISTING SEWER
SS	PROPOSED SEWER
---	EXISTING WATER
W	PROPOSED WATER
---	EXISTING FIRE LINE
F	PROPOSED FIRE LINE
---	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
---	EXISTING ROOF DRAIN
---	EXISTING GAS
G	PROPOSED GAS
---	EXISTING OVERHEAD POWER
UGP	EXISTING UNDERGROUND POWER
---	PROPOSED UNDERGROUND POWER
---	EXISTING TELEPHONE LINE
T	PROPOSED TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
FO	PROPOSED FIBER OPTIC LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED LANDSCAPING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED PARKING LOT LIGHT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING GATE VALVE
[Symbol]	EXISTING OVERHEAD POWER POLE
TBC	TOP BACK CONCRETE
FF	FINISHED FLOOR
HW	HIGH WATER
TOG	TOP OF GRATE
TOL	TOP OF LID
IE	INVERT ELEVATION
EX	EXISTING
NG	NATURAL GROUND
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TOW	TOP OF WALL
TG	TOP OF GRAVEL
TL	TOP OF LANDSCAPING
TS	TOP OF SIDEWALK
PROP	PROPOSED
[Symbol]	TBC CALLOUT UNLESS OTHERWISE DESIGNATED



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- CV COVER SHEET
- GN GENERAL NOTES
- C1.0 SITE PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C4.0 DETAIL SHEET
- C5.0 DETAIL SHEET
- C6.0 EROSION CONTROL PLAN (SWPPP)
- C6.1 EROSION CONTROL DETAIL SHEET

CIVIL ENGINEER:



10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

OWNER:

AUTOZONE DEVELOPMENT CORP
 123 SOUTH FRONT STREET
 MEMPHIS, TN 38103
 CONTACT PERSON: MITCH BRAMLITT
 PH: (901) 495-8714

AUTOZONE DEVELOPMENT CORP
 123 SOUTH FRONT STREET
 MEMPHIS, TN 38103
 CONTACT PERSON: MITCH BRAMLITT
 PH: (901) 495-8714

SHEET NO.	CV
PROJECT ID	E22-140
DATE	12/29/22
FILE NAME	PRJ-SQA
SCALE	

NO	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

DESIGNER:

AUTOZONE - SANTAQUIN #6112
50 WEST MAIN STREET, SANTAQUIN, UT 84655

GENERAL NOTES

- UDOT NOTES:**
- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or rightout at any time.
 - Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
 - ROW Work:** Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 -9:00 AM and 3:30 -6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
 - Replace all pavement markings in kind (tape with tape and paint with paint). Install all point lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
 - All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the 'Standard Alphabet for Highway Signs and Pavement Markings' adopted by the Federal Highway Administration.
 - All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a E3 slip base. Install all signs per UDOT SN series Standard Drawings.
 - Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
 - No road cuts allowed on this job.
 - For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
 - All utilities within the paved surface must be bored.
 - For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
 - Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
 - Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
 - Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
 - Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
 - Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement. REFERENCES
1. Utah Administrative Code R930-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-6, www.udot.utah.gov/go/AccessManagement. 2. AASHTO, A Policy on Geometric Design of Highways and Streets ('Green Book'), bookstore.transportation.org. 3. AASHTO, Roadside Design Guide, bookstore.transportation.org. 4. Utah, Manual on Uniform Traffic Control Devices (UMUTCD), www.udot.utah.gov
 - All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

Santaquin City Resolution 03-04-2016

A RESOLUTION MODIFYING THE SANTAQUIN CITY ROAD CONSTRUCTION STANDARDS

WHEREAS, Santaquin City is a fourth class city within the State of Utah and has the responsibility of maintaining its roads and underground infrastructure; and

WHEREAS, Santaquin City has varying ground composition, structure, and collapsible soils prevalent throughout the community;

WHEREAS, Santaquin City has experienced a significant number of trench/roadway failures mostly due to the aforementioned inconsistencies of the native soils which has created a public health and safety issue with regard to roadway and infrastructure failures; and

WHEREAS, in addition the risk of life, the cost of the aforementioned trench failures has created an undo and unnecessary financial burden born by the citizens of Santaquin;

NOW THEREFORE, be it resolved by the Santaquin City Council to require the Import of Engineered Structural Backfill Material (Type A-1-a as defined by the American Association of State Highway and Transportation Officials [AASHTO] Soil Classification System) for all excavated trench work and roadway construction within city right of way unless alternative materials are evaluated and approved by the Santaquin City Engineer and Public Works Director.

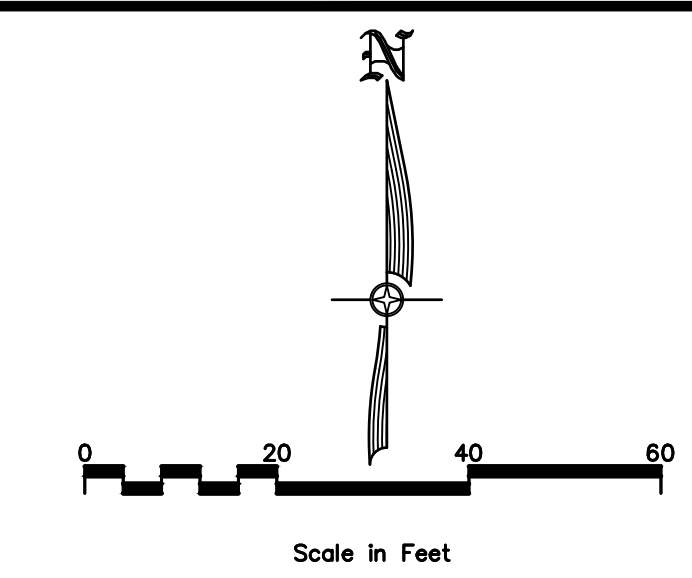
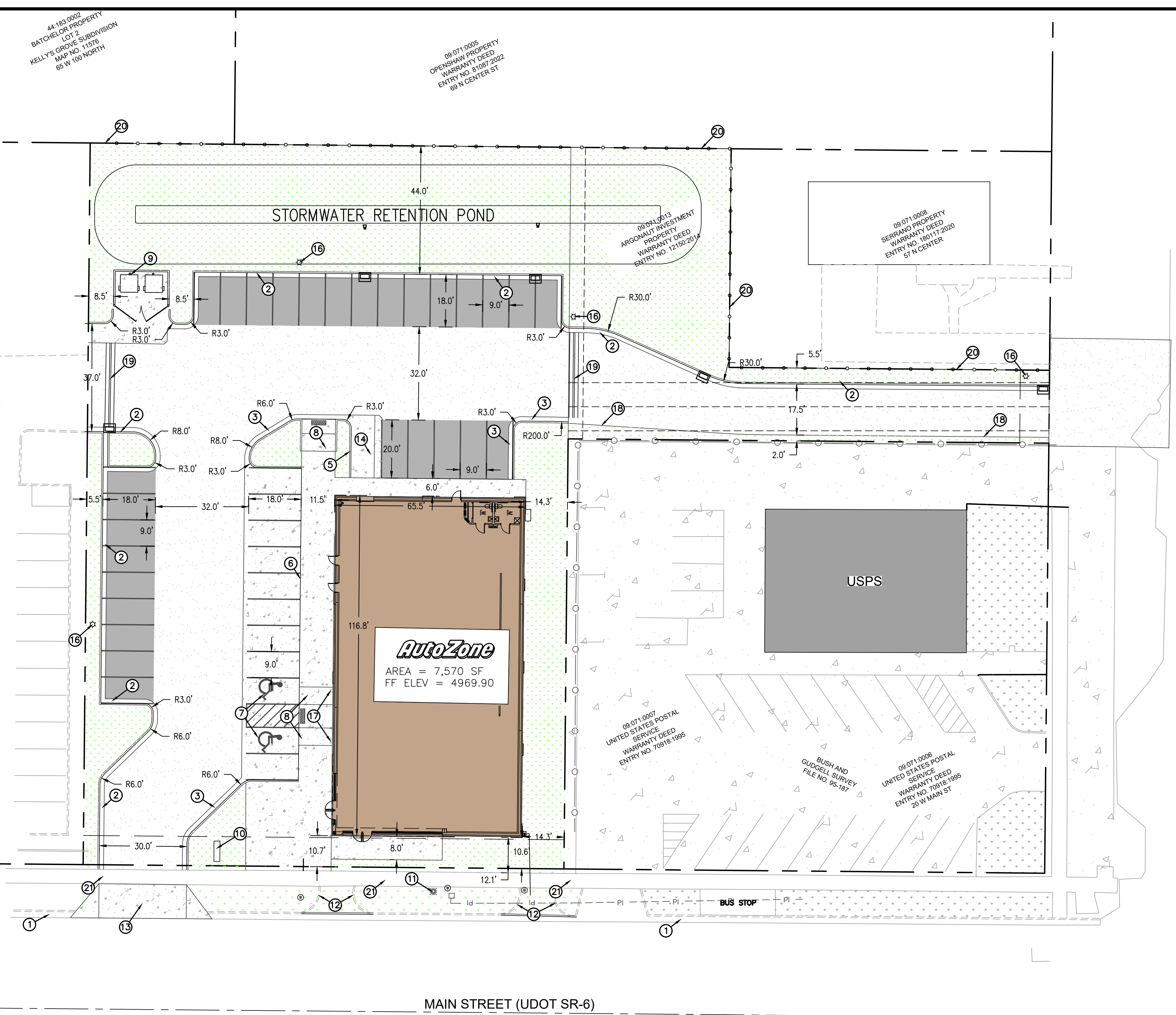
Furthermore, due to a countervailing public interest to protect life and property from the risk of damages caused by traveling along roadways with failures, and to avoid the costs of damaged infrastructure (e.g. water lines, irrigation lines, sewer lines, roadways, etc.) from failures, the Santaquin City Council requires the import of said material (or an approved alternative) for all current (i.e. all construction work from the passage of this resolution forward) and future roadway construction and trench work.

ADOPTED AND PASSED by the City Council of Santaquin City, Utah, this 30th day of March, 2016.

SANTAQUIN CITY
Kirk F. Hunsaker, Mayor

Attest
Susan B. Farnsworth, City Recorder

SHEET NO.	GN
PROJECT ID	E22-140
DATE:	12/29/22
FILE NAME:	PRJ-SQA
SCALE:	



LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED LIGHT ASPHALT
	PROPOSED LANDSCAPING

LOT AREAS:

	SQ. FT.	ACRES
LOT	49,039 SQ. FT.	1.13 ACRES
BUILDING FOOTPRINT	7,564 SQ. FT.	0.17 ACRES
ASPHALT	17,007 SQ. FT.	0.39 ACRES
CONCRETE	7,822 SQ. FT.	0.17 ACRES
LANDSCAPING	16,786 SQ. FT.	0.39 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'D
TOTAL LANDSCAPING	16,786 SQ. FT.	(10% REQUIRED: 34.23% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'D
RETAIL	7,564 SQ. FT.	38 (51/1000)
TOTAL REQUIRED:	38	
TOTAL PROVIDED:	38	
ACCESSIBLE SPACES	2 (2 REQ'D 26 TO 50)	
BICYCLE SPACES	2 (1 REQ'D 3 PER 25,000 SQ. FT.)	

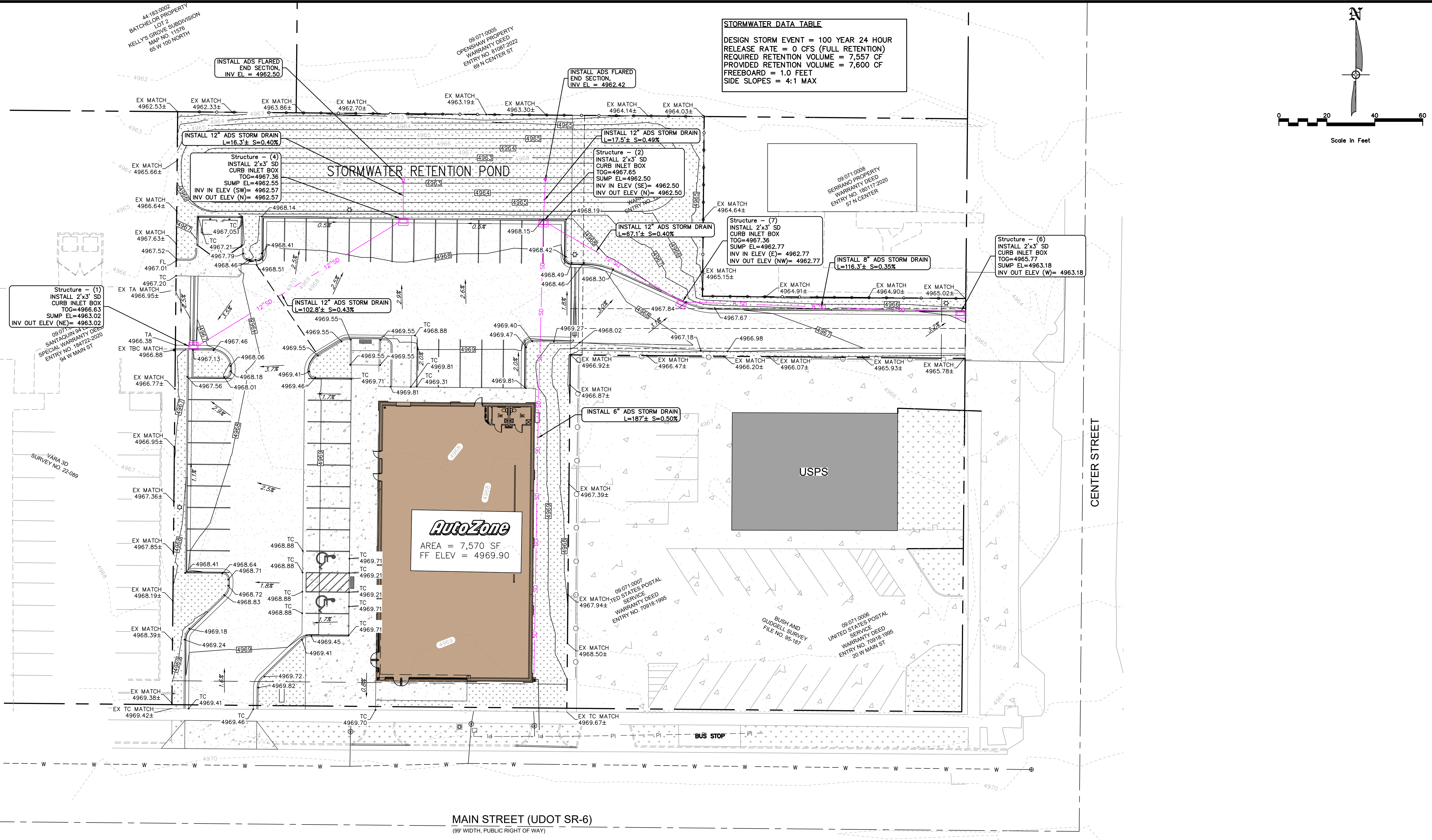
NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

- SITE PLAN NOTES:**
- 1 EXISTING CURB & GUTTER
 - 2 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
 - 3 PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
 - 4 PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
 - 5 PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
 - 6 PROPOSED THICKENED EDGE SIDEWALK. SEE DETAIL 6/C4.
 - 7 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - 8 ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4 & 5/C4.
 - 9 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - 10 PROPOSED MONUMENT SIGN
 - 11 EXISTING STREET LIGHT. PROTECT IN PLACE
 - 12 REMOVE EXISTING DRIVE APPROACH
 - 13 INSTALL DRIVE APPROACH PER UDOT STANDARD DRAWING NO. GW-3B
 - 14 INSTALL CONCRETE RAMP FOR LOADING/UNLOADING INTO OVERHEAD DOOR
 - 15 INSTALL BOLLARD (TYP. ALL - SEE DETAIL)
 - 16 PARKING LOT LIGHT
 - 17 INSTALL ADA PARKING SIGN. SEE DETAIL
 - 18 PROPOSED EDGE OF ASPHALT WITH 2' OF LANDSCAPE ROCK
 - 19 PROPOSED SPEED BUMP. SEE DETAIL C4.0
 - 20 PROPOSED 6FT TALL CHAIN LINK FENCE WITH PRIVACY SLATS.
 - 21 REMOVE AND REPLACE 5FT WIDE SIDEWALK

MAIN STREET (UDOT SR-6)
(99' WIDTH, PUBLIC RIGHT OF WAY)

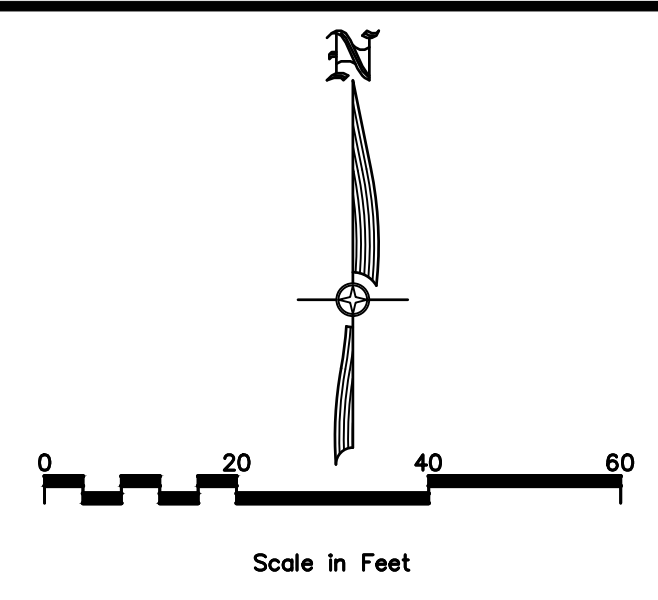
CENTER STREET

<p>CIVIL ENGINEERING + SURVEYING</p> <p>CIR</p> <p>10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 - 801-949-6296</p>	<p>AUTOZONE - SANTAQUIN #6112</p> <p>50 WEST MAIN STREET, SANTAQUIN, UT 84655</p> <p>SITE PLAN</p>
<p>SHEET NO. C1.0</p>	<p>PROJECT ID: E22-140 DATE: 12/29/22</p>
<p>FILE NAME: PRJ-SQA</p>	<p>SCALE: 1"=20'</p>
<p>NO. REVISIONS BY DATE</p> <p>DESIGNER: PROJECT ENGINEER:</p>	



STORMWATER DATA TABLE

DESIGN STORM EVENT = 100 YEAR 24 HOUR
 RELEASE RATE = 0 CFS (FULL RETENTION)
 REQUIRED RETENTION VOLUME = 7,557 CF
 PROVIDED RETENTION VOLUME = 7,600 CF
 FREEBOARD = 1.0 FEET
 SIDE SLOPES = 4:1 MAX



NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER: Item 1.

CIVIL ENGINEERING + SURVEYING

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 SOUTH JORDAN, UT 84095 - 801-949-5296

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655

GRADING & DRAINAGE PLAN

SHEET NO. **C2.0**

PROJECT ID: E22-140	DATE: 12/29/22
FILE NAME: PRJ-SQA	SCALE: 1"=20'

AutoZone
 AREA = 7,570 SF
 FF ELEV = 4969.90

USPS

MAIN STREET (UDOT SR-6)
 (99' WIDTH, PUBLIC RIGHT OF WAY)

CENTER STREET

Structure - (1)
 INSTALL 2"x3" SD
 CURB INLET BOX
 TOG=4966.83
 SUMP EL=4963.02
 INV OUT ELEV (NE)= 4963.02

Structure - (4)
 INSTALL 2"x3" SD
 CURB INLET BOX
 TOG=4967.36
 SUMP EL=4962.55
 INV IN ELEV (SW)= 4962.57
 INV OUT ELEV (N)= 4962.57

INSTALL ADS FLARED
 END SECTION,
 INV EL = 4962.42

Structure - (2)
 INSTALL 2"x3" SD
 CURB INLET BOX
 TOG=4967.65
 SUMP EL=4962.50
 INV IN ELEV (SE)= 4962.50
 INV OUT ELEV (W)= 4962.50

Structure - (7)
 INSTALL 2"x3" SD
 CURB INLET BOX
 TOG=4967.36
 SUMP EL=4962.77
 INV IN ELEV (E)= 4962.77
 INV OUT ELEV (NW)= 4962.77

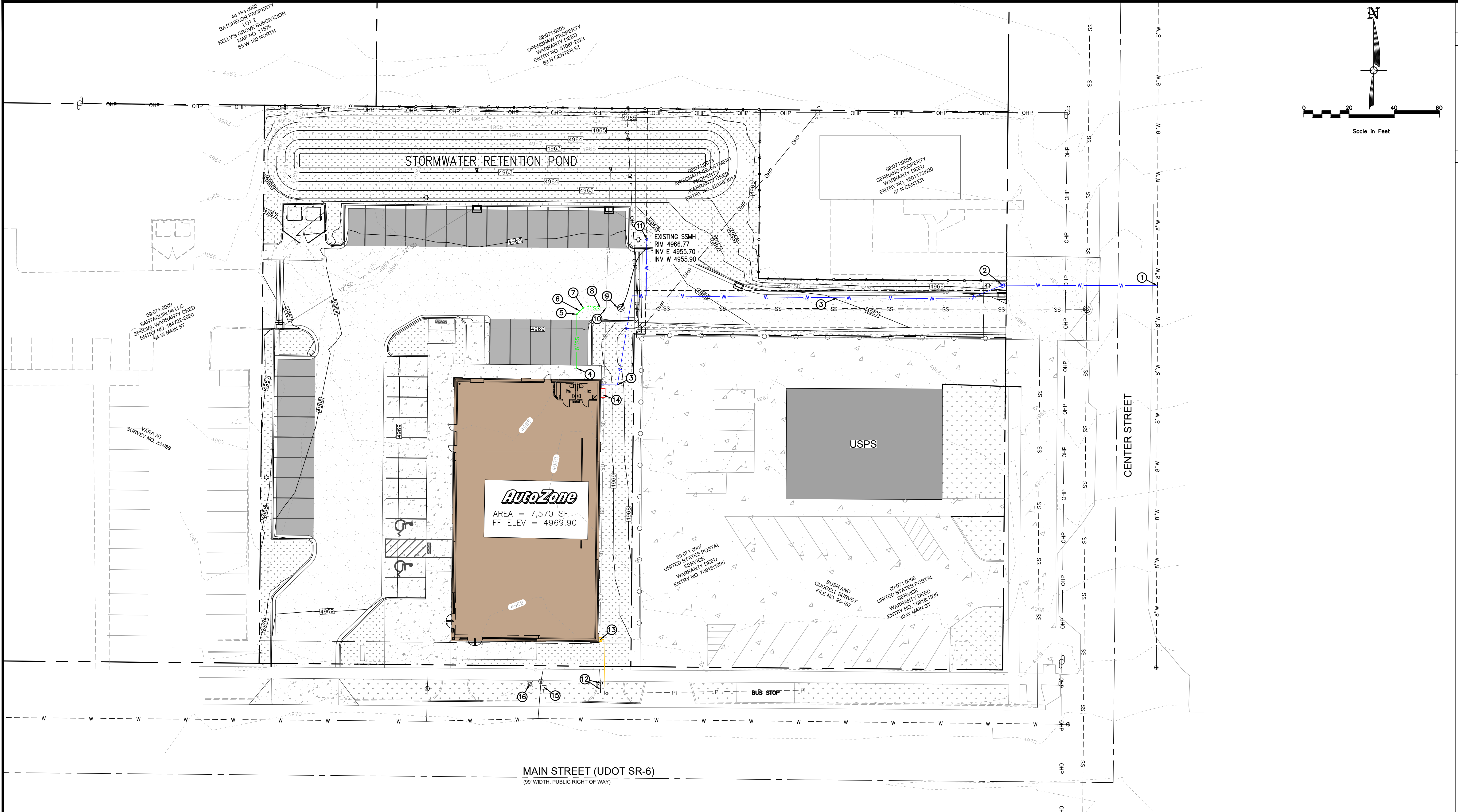
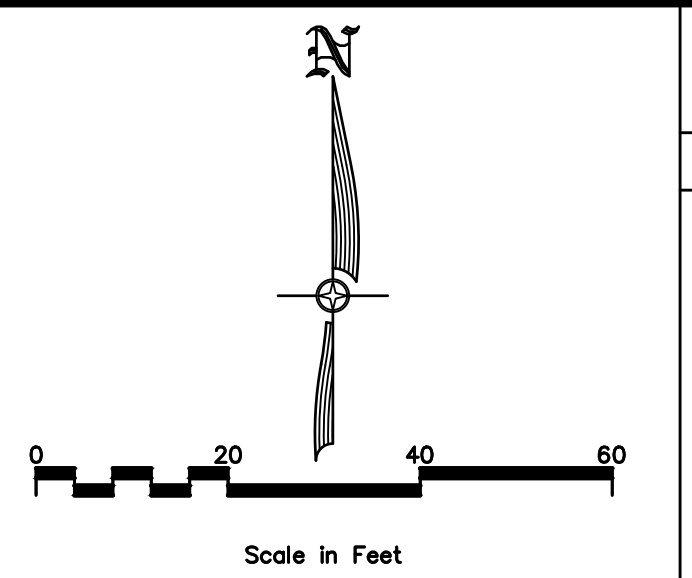
Structure - (6)
 INSTALL 2"x3" SD
 CURB INLET BOX
 TOG=4965.77
 SUMP EL=4963.18
 INV OUT ELEV (W)= 4963.18

INSTALL 6" ADS STORM DRAIN
 L=187'± S=0.50%

INSTALL 12" ADS STORM DRAIN
 L=102.8'± S=0.43%

INSTALL 12" ADS STORM DRAIN
 L=17.5'± S=0.49%

INSTALL 8" ADS STORM DRAIN
 L=116.3'± S=0.35%



MAIN STREET (UDOT SR-6)
(99' WIDTH, PUBLIC RIGHT OF WAY)

UTILITY KEY NOTES:

- ① CONNECT 1-1/2" CULINARY WATER LATERAL TO EXISTING WATER LINE.
- ② INSTALL 1-1/2" WATER METER AND VAULT.
- ③ INSTALL 1-1/2" CULINARY WATER LATERAL TO PROPOSED BUILDING. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ④ INSTALL 24"± OF 6" PVC SEWER PIPE. S=20.9%. END PIPE 5' FROM BUILDING, I.E.=64.90, AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ⑤ INSTALL 6" CLEANOUT WYE. I.E.=59.86, TOL=MATCH TOP OF PAVEMENT ELEVATION.
- ⑥ INSTALL 4"± OF 6" PVC SEWER PIPE. S=20.9%.
- ⑦ INSTALL 6" CLEANOUT WYE. I.E.=59.03, TOL=MATCH TOP OF PAVEMENT ELEVATION.
- ⑧ INSTALL 15'± OF 6" PVC SEWER PIPE. S=20.9%.
- ⑨ CONNECT TO EXISTING MANHOLE I.E. 55.90,
- ⑩ I.E.(12" SD)=4962.89
TOP(6" SS)=4957.44
SEPARATION=5.45'

- ① INSTALL FREEZELESS YARD HYDRANT.
- ② INSTALL/RELOCATE IRRIGATION WATER METER.
- ③ INSTALL GAS METER (PER UTILITY PROVIDER REQUIREMENTS).
- ④ INSTALL POWER METER (PER UTILITY PROVIDER REQUIREMENTS).
- ⑤ RELOCATE EXISTING IRRIGATION BOX
- ⑥ RELOCATE EXISTING LIGHT POLE (PER UDOT REQS)

AUTOZONE – SANTAQUIN #6112
50 WEST MAIN STREET, SANTAQUIN, UT 84655
UTILITY PLAN

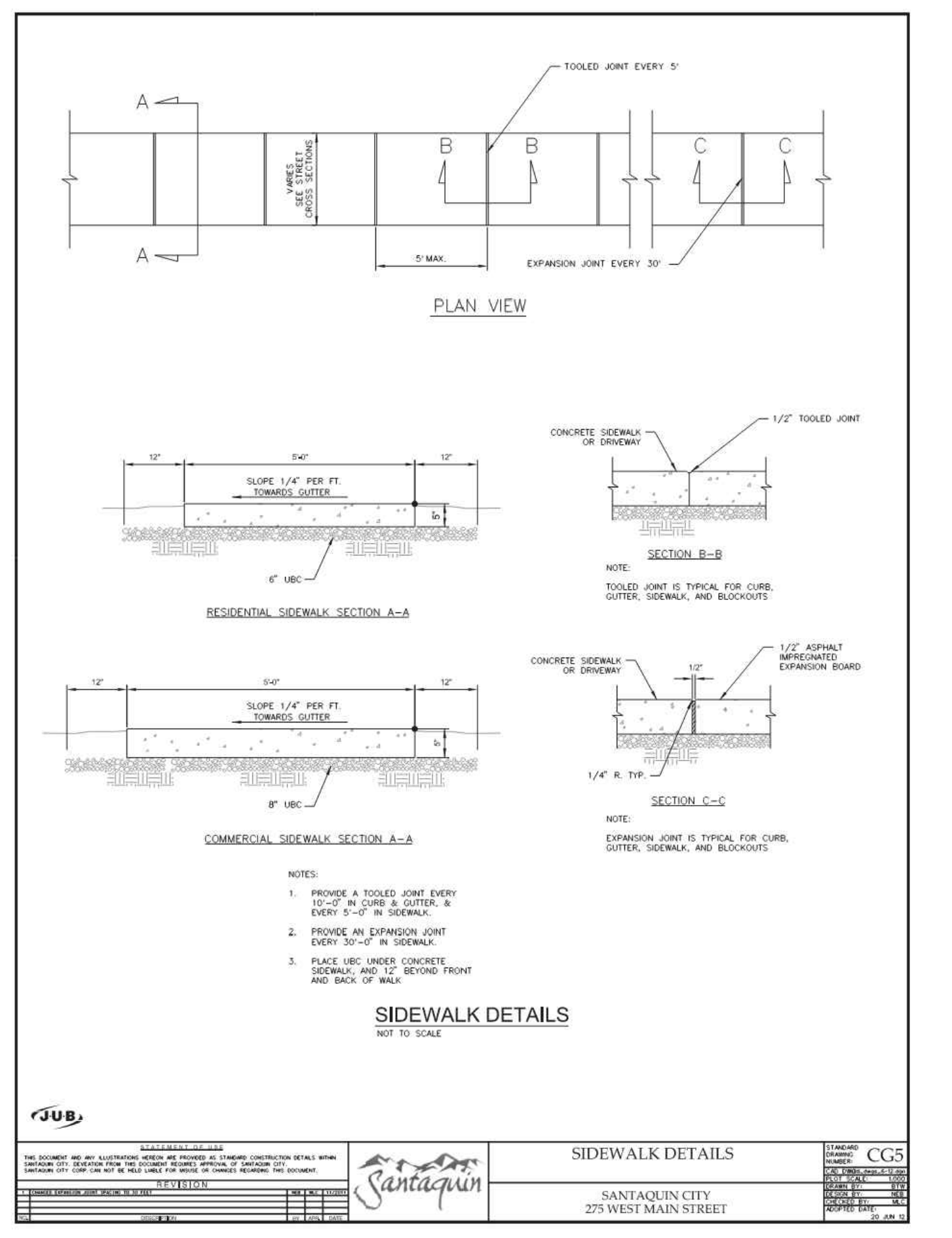
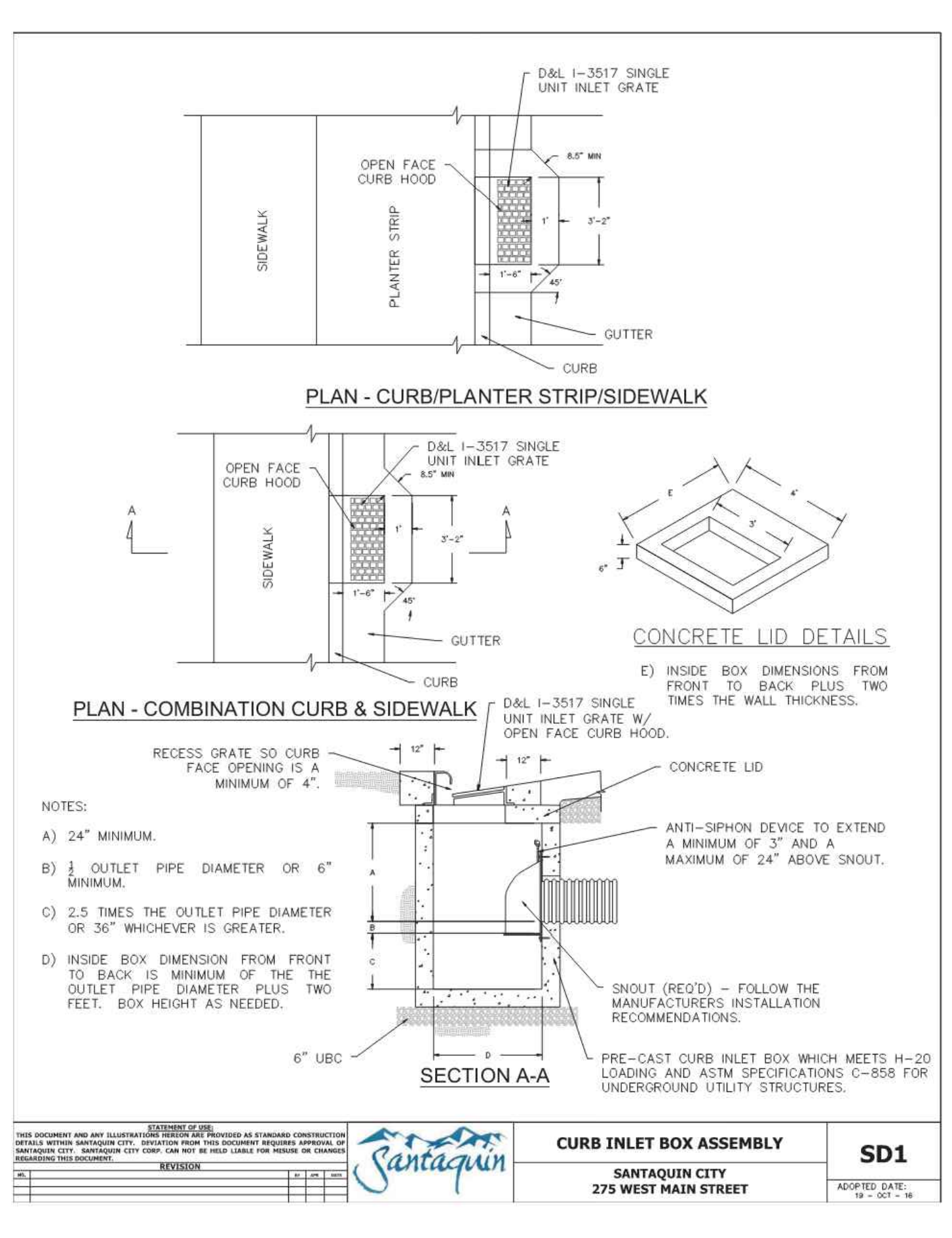
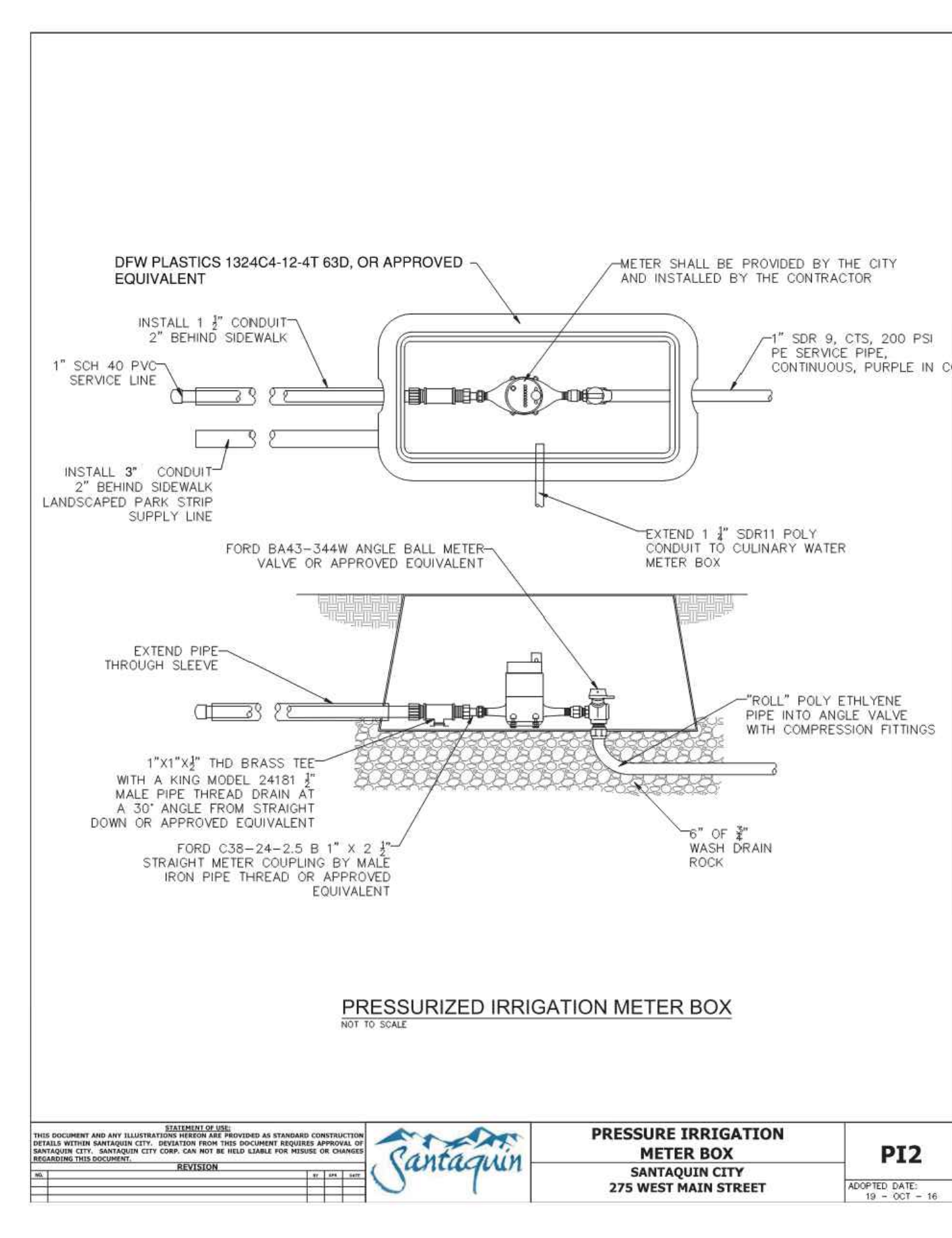
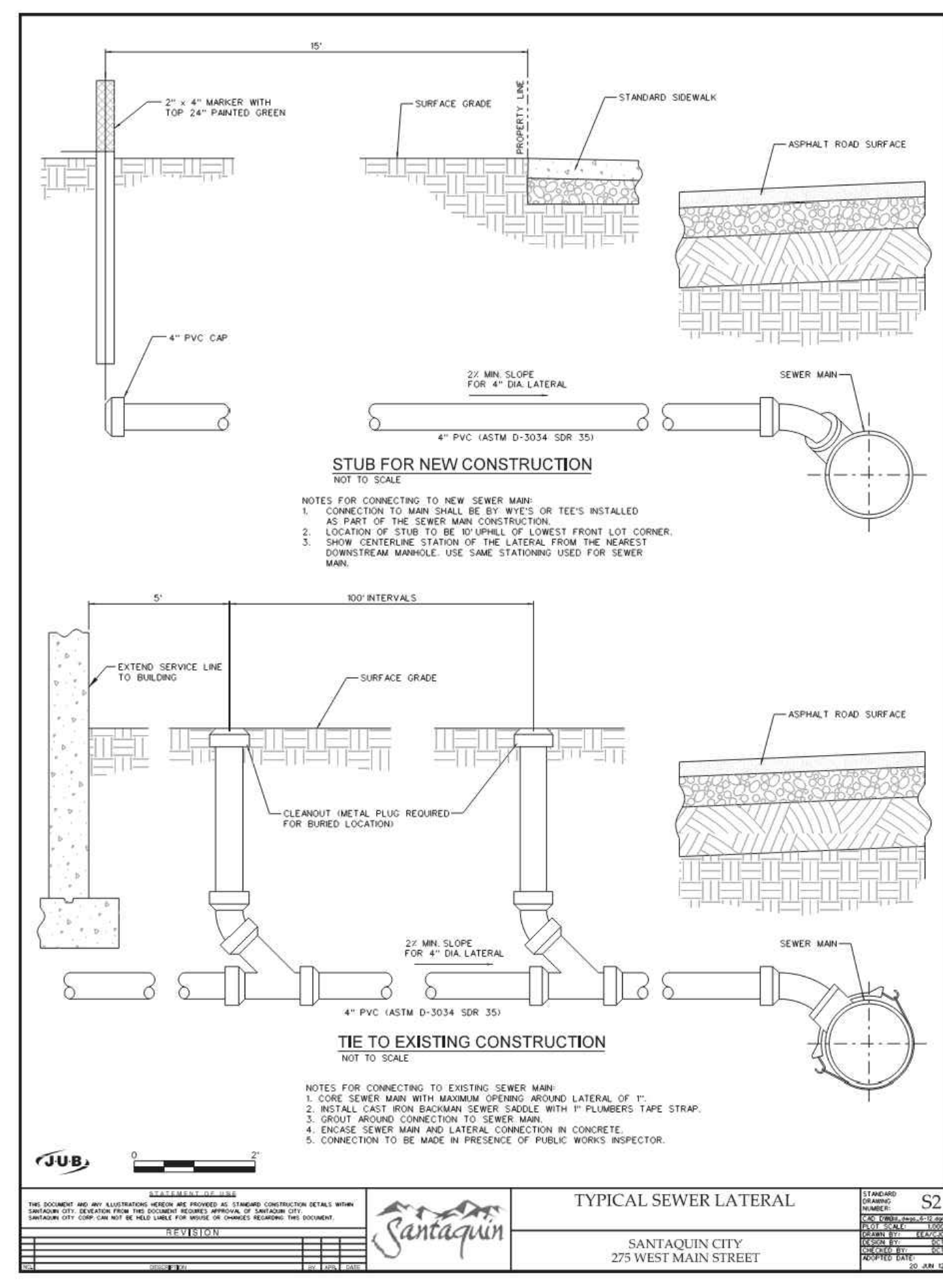
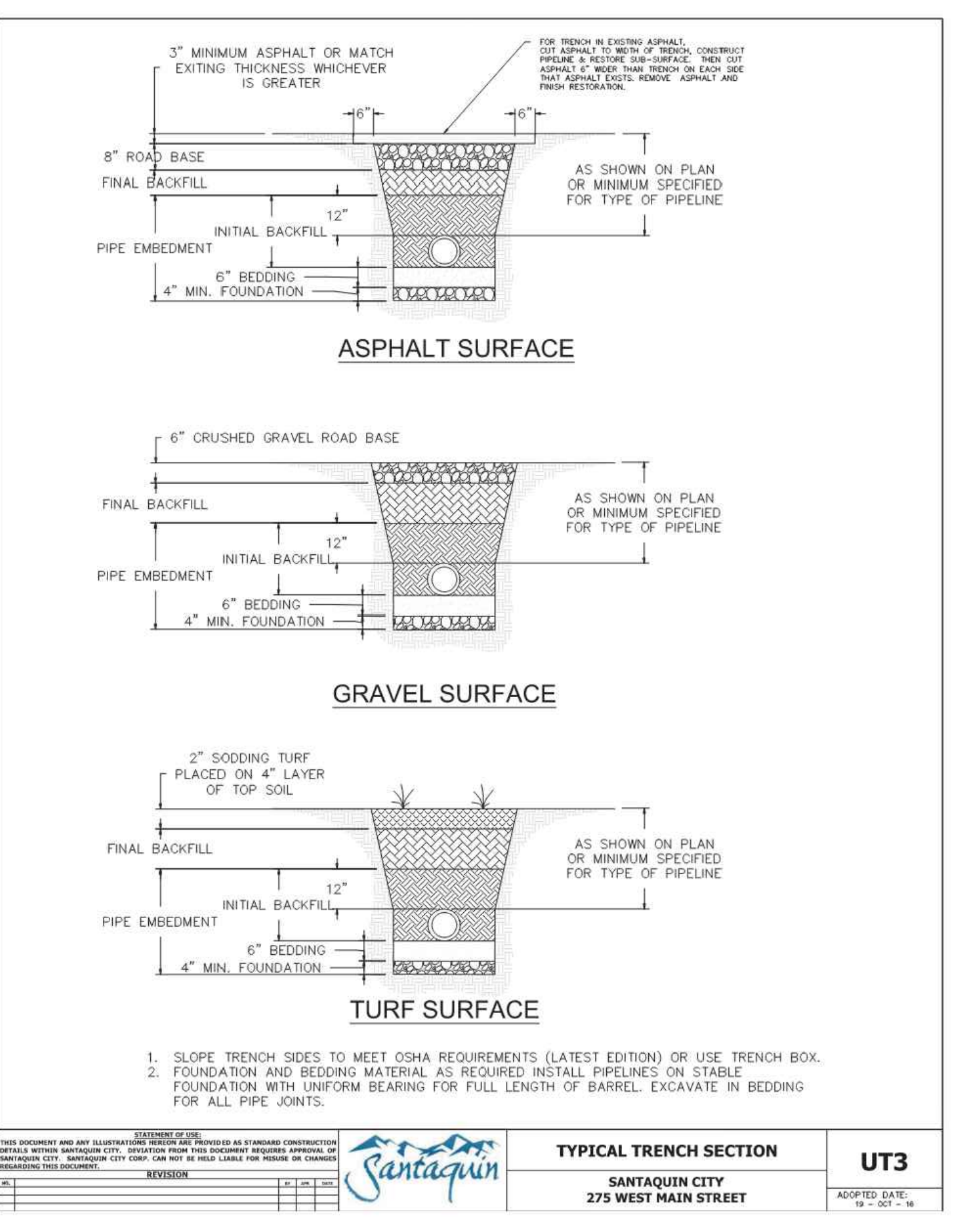
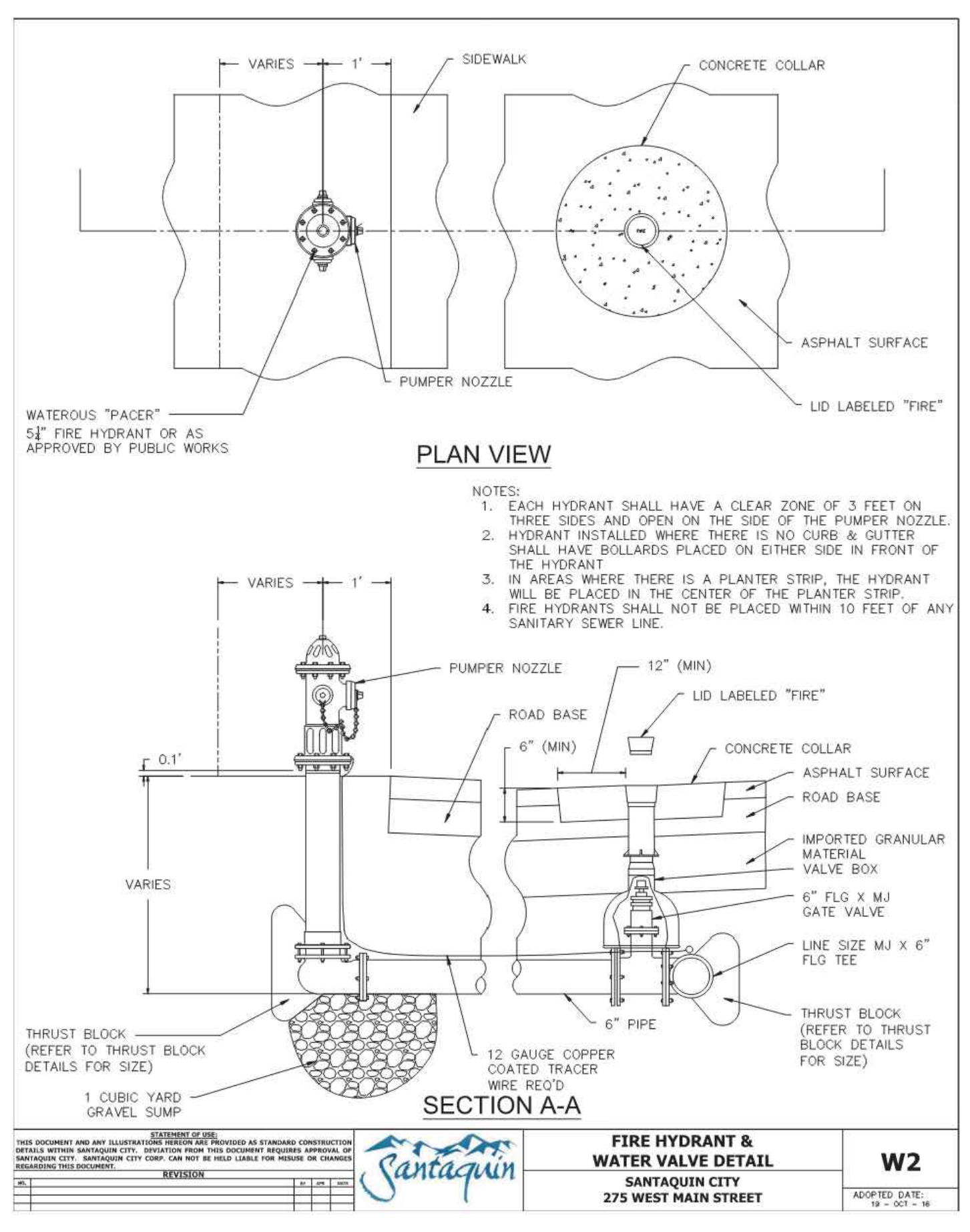
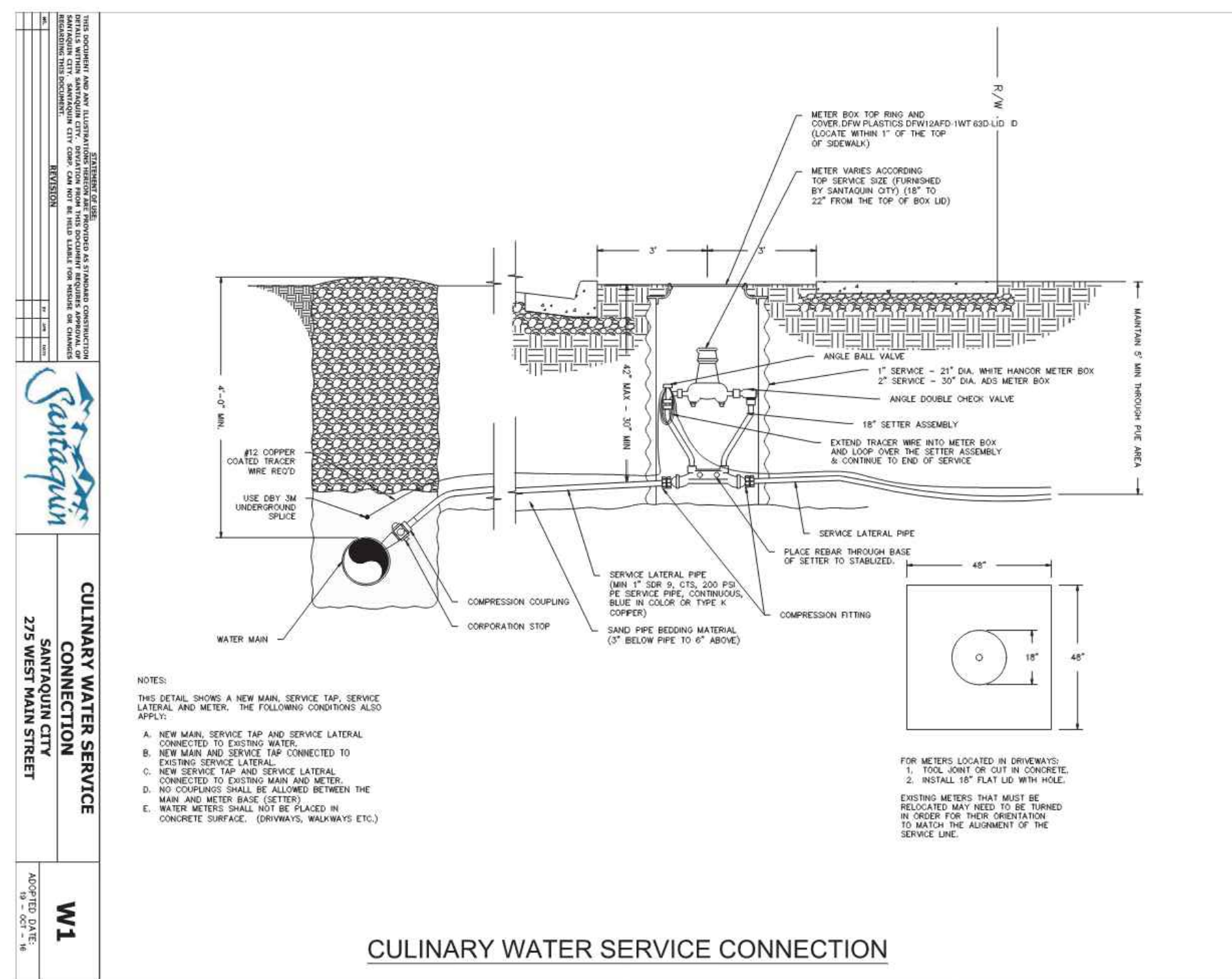
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-5296

NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER: Item 1.

SHEET NO. **C3.0**
PROJECT ID: E22-140
DATE: 12/29/22
FILE NAME: PRJ-SQA
SCALE: 1"=20'

			<p>DIMENSION & TYPE</p> <table border="1"> <tr><th>Paving Area</th><th>A</th><th>B</th><th>C</th><th>D</th></tr> <tr><td>Regular Duty</td><td>1.5"</td><td>1.5"</td><td>6"</td><td>12"</td></tr> <tr><td>Heavy Duty</td><td>2"</td><td>2"</td><td>8"</td><td>12"</td></tr> </table> <p>NOTE: Compacted subgrade should be as specified in soils report.</p>	Paving Area	A	B	C	D	Regular Duty	1.5"	1.5"	6"	12"	Heavy Duty	2"	2"	8"	12"	<p>DIMENSION & TYPE</p> <table border="1"> <tr><th>Concrete Section</th><th>A</th><th>B</th><th>C</th></tr> <tr><td>Regular Duty - Parking</td><td>5"</td><td>6"</td><td>see note</td></tr> <tr><td>Heavy Duty - Loading/Dumpster</td><td>7"</td><td>6"</td><td>see note</td></tr> <tr><td>Heavy Duty - Approaches</td><td>7"</td><td>6"</td><td>see note</td></tr> </table> <p>NOTE: Compacted subgrade should be as specified in soils report.</p>	Concrete Section	A	B	C	Regular Duty - Parking	5"	6"	see note	Heavy Duty - Loading/Dumpster	7"	6"	see note	Heavy Duty - Approaches	7"	6"	see note		
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<p>1 24" CURB & GUTTER</p>	<p>2 6" CURB WALL</p>	<p>3 24" REVERSE PAN CURB & GUTTER</p>	<p>4 ASPHALT PAVING SECTION</p>	<p>5 CONCRETE PAVING SECTION</p>	<p>6 HANDICAP PARKING DETAIL</p>	<p>7 INT'L BARRIER FREE SYMBOL</p>																															
<p>8 DUMPSTER LAYOUT</p>	<p>9 DUMPSTER SECTION MASONRY</p>	<p>10 HANDICAP PARKING RAMP</p>	<p>11 GATE LATCH / BOLT DETAILS</p>	<p>12 TYPICAL HANDICAP SIGN</p>	<p>13 BIKE RACK DETAIL</p>	<p>14 BOLLARD LAYOUT PLAN - 7N2</p>																															
<p>15 PIPE GUARD @ LOADING DOOR</p>	<p>16 TYPICAL BOLLARD SECTION</p>	<p>17 DOWNSPOUT DETAIL</p>	<p>18 CONCRETE SPLASH BLOCK</p>	<p>19 CONCRETE ACCESSIBLE RAMP</p>	<p>20 STOP SIGN DETAIL</p>	<p>21 TYPICAL PAVEMENT MARKINGS</p>																															
<p>22 TYPICAL WALK SECTION</p>	<p>23 TYPICAL EXPANSION JOINT</p>	<p>24 TYPICAL CONTROL JOINT</p>	<p>25 FROST DEPTH</p>	<p>26 WHEEL STOP DETAIL</p>	<p>27 WALK AT DOORS FROST DEPTH 24\"/> </p>	<p>28 CONCRETE SIDEWALK</p>																															



NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095

DESIGNER: PROJECT ENGINEER:

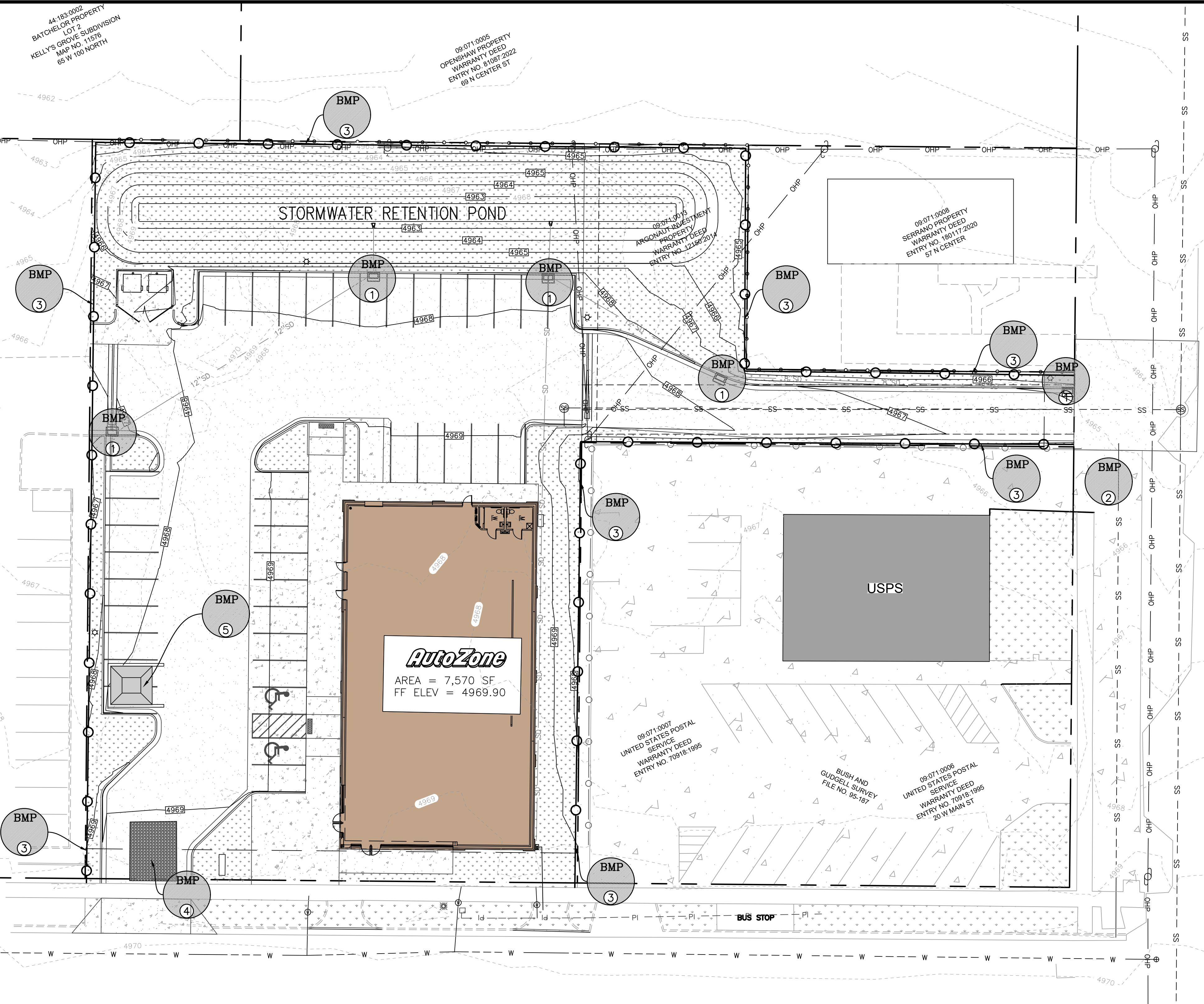
AUTOZONE - SANTAQUIN #6112
50 WEST MAIN STREET, SANTAQUIN, UT 84655

DETAIL SHEET

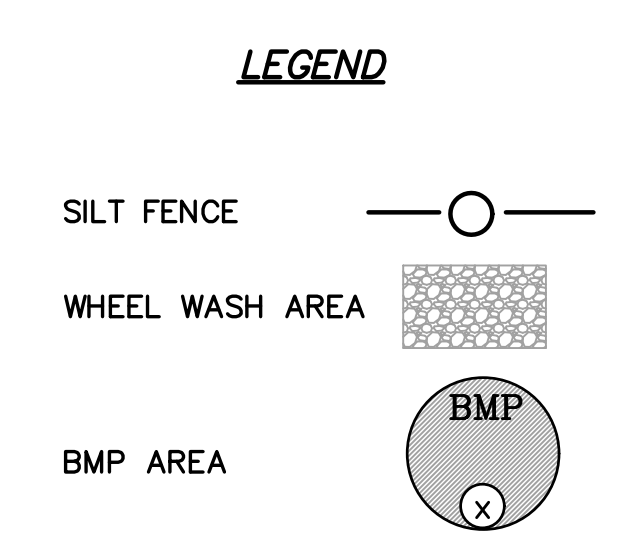
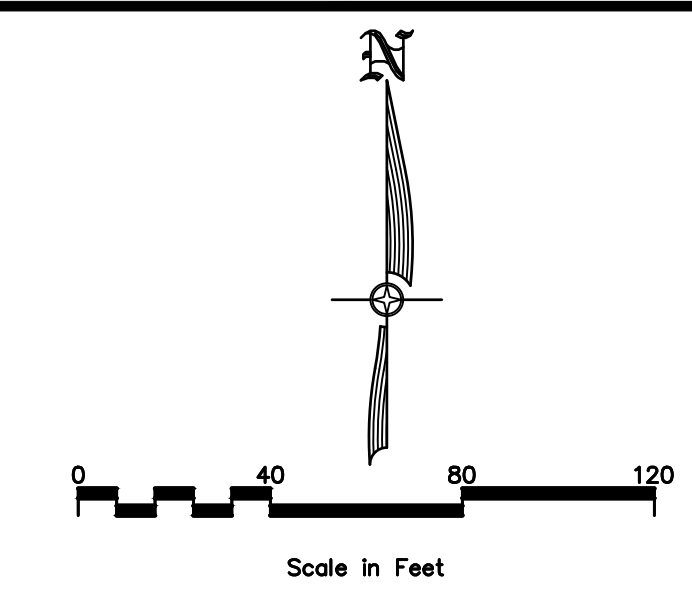
SHEET NO. **C5.0**

PROJECT ID: **E22-140** DATE: **12/29/22**

FILE NAME: **PRJ-SQA** SCALE:

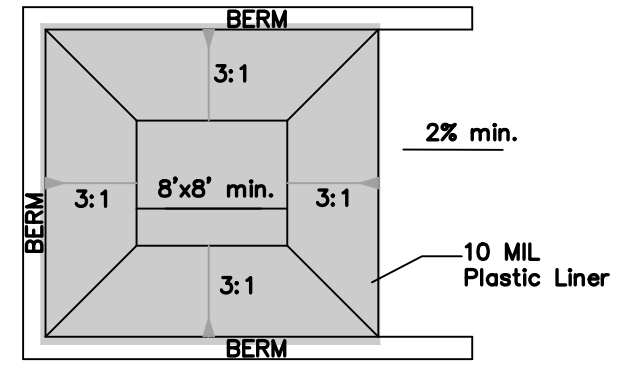


MAIN STREET (UDOT SR-6)
 (99' WIDTH, PUBLIC RIGHT OF WAY)

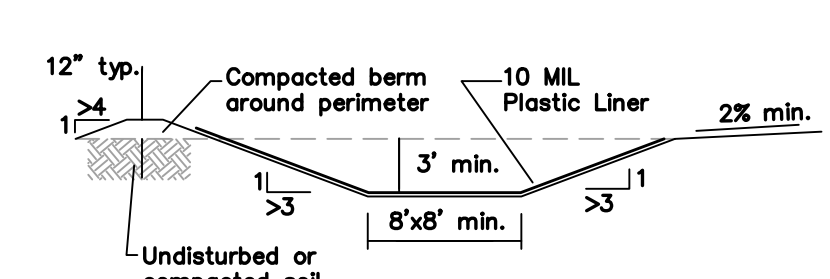


- BMP CALLOUTS**
- PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
 - PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1.*
 - INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
 - CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
 - CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

- WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
- INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



PLAN VIEW



PROFILE VIEW

CONCRETE WASHOUT AREA

NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER: Item 1.

CIVIL ENGINEERING + SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
 SOUTH JORDAN, UT 84095 - 801-949-6296

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655

EROSION CONTROL PLAN (SWPPP)

SHEET NO. C6.0

PROJECT ID: E22-140
 DATE: 12/29/22

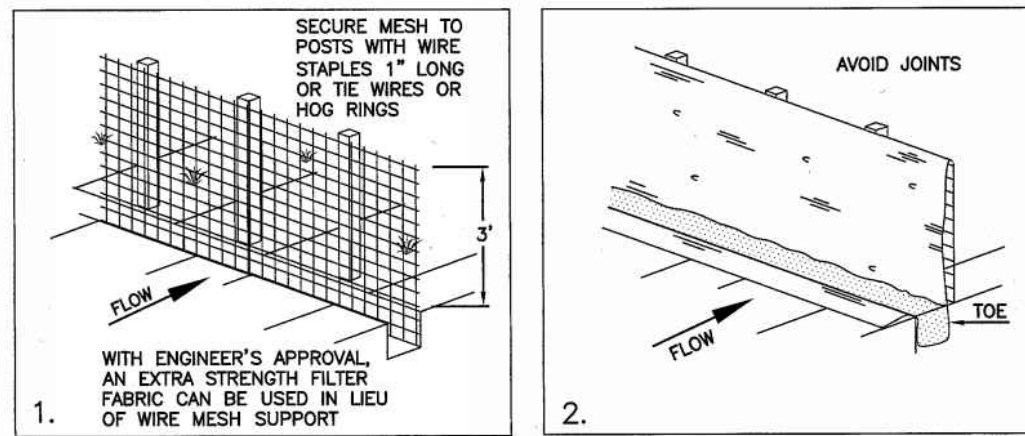
FILE NAME: PRJ-SQA
 SCALE: 1"=20'

Silt fence

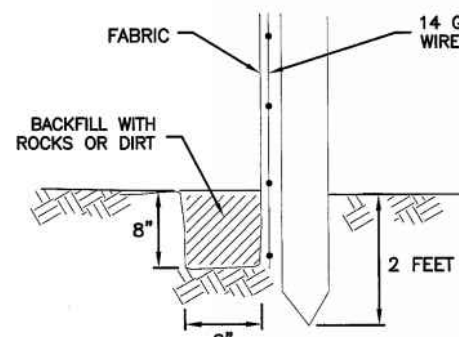
- 1. GENERAL
A. Description: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
B. Application: To intercept sediment from disturbed areas of limited extent.
C. Perimeter Control: Place barrier at down gradient limits of disturbance.
D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
E. Protection of Existing Waterways: Place barrier at top of stream bank.
F. Inlet Protection.
2. PRODUCTS
A. Fabric: Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn.
B. Burlap: 10 ounces per square yard of fabric.
C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. EXECUTION
A. Cut the fabric on site to desired width, unroll, and drape over the barrier.
B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence.
C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
D. Maintenance: 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall. 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly. 3) Remove sediment deposits after each storm event. 4) Re-anchor fence as necessary to prevent shortcutting. 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

7

February 2006

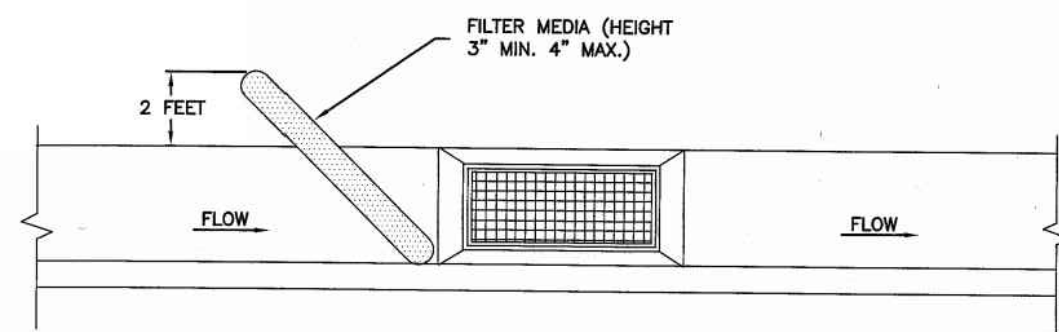
Plan 122

Inlet protection - gravel sock

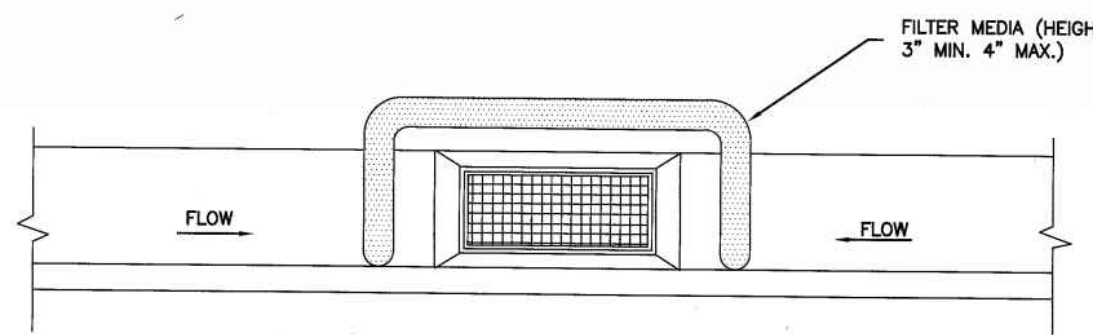
- 1. GENERAL
A. Description: Placement of gravel sock on grade.
1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCTS (Not used)
3. EXECUTION
A. On-grade inlet protection: 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media just upstream of the inlet box. 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb. 5) Excessive flows will flow either over or around the filter media and into the inlet box. 6) Expect ponding behind the filter media.
B. Drop inlet protection: 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media around the entire perimeter of the inlet grate. 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate. 5) Excessive flows will either flow around the media or over the top and into the inlet box. 6) Expect ponding around the inlet box.
C. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 2-inches in depth. 3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Inlet protection - gravel sock

11

September 2006

Plan 124

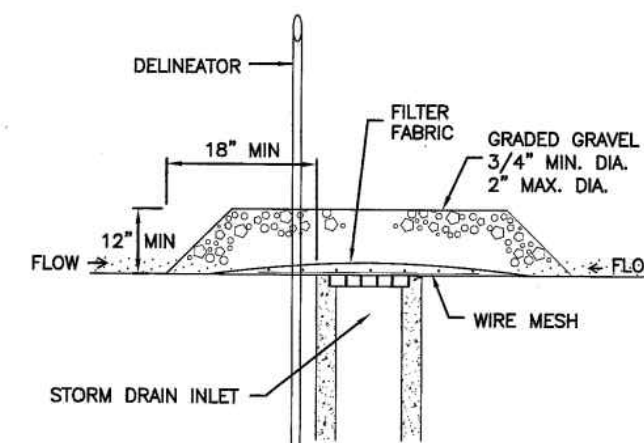
Sheet 1 of 3

Inlet protection - gravel

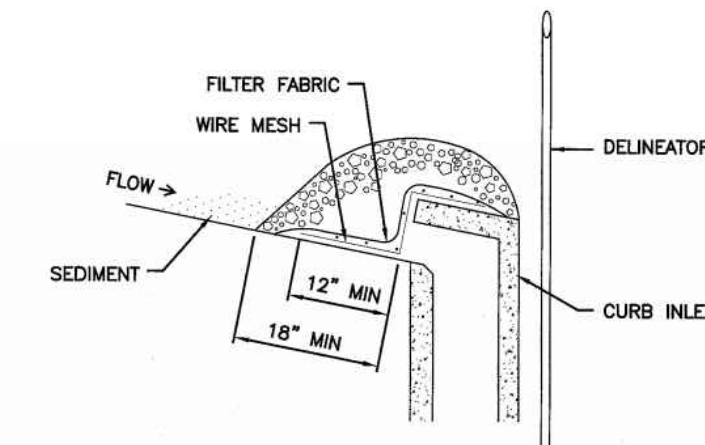
- 1. GENERAL
A. Description: Placement of gravel filter over storm drain inlet to filter water runoff.
B. Application: Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
B. Place filter fabric over the mesh. Select filter fabric based on soil type.
C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
F. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Replace filter fabric and clean or replace gravel if clogging is apparent.

12

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

13

February 2006

Plan 124

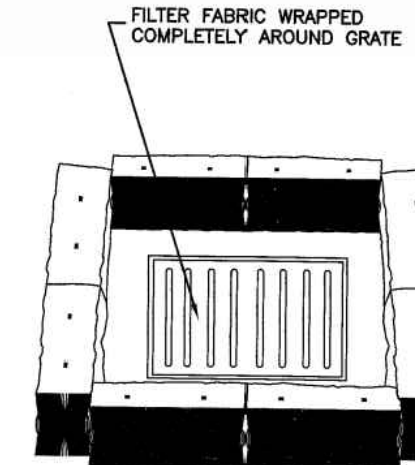
Sheet 2 of 3

Inlet protection - fence or straw bale

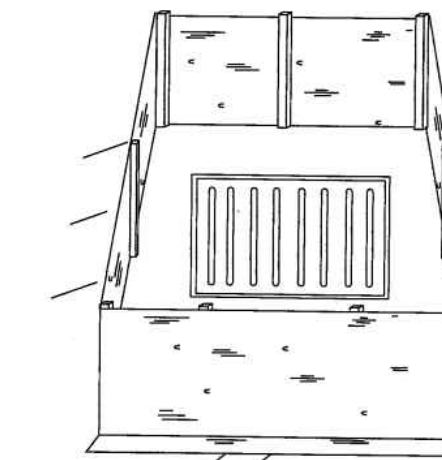
- 1. GENERAL
A. Description: A temporary sediment barrier around storm drain inlet.
B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Installation and application criteria: 1) Provide up gradient sediment controls, such as silt fence during construction of inlet. 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet. 3) Install filter fabric completely around grate.
B. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Repair or re-align barrier or fence as needed. 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER (PLAN No. 121)



SILT FENCE (PLAN No. 122)

Inlet protection - fence or straw bale

15

February 2006

Plan 124

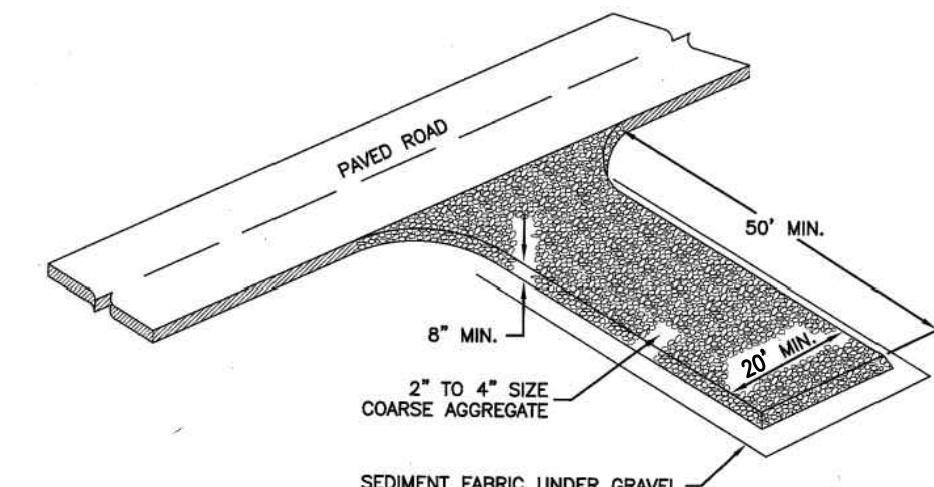
Sheet 3 of 3

Stabilized roadway entrance

- 1. GENERAL
A. Description: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
B. Application: At any site where vehicles and equipment enter the public right of way.
2. PRODUCT (Not used)
3. EXECUTION
A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
B. Compact subgrade.
C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
D. Maintenance: 1) Prevent tracking or flow of mud into the public right-of-way. 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments. 3) Inspect daily for loss of gravel or sediment buildup. 4) Inspect adjacent area for sediment deposit and install additional controls as necessary. 5) Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

19

February 2006

Plan 126

SHEET NO. C6.1

PROJECT ID: E22-140 DATE: 12/29/22 FILE NAME: PRJ-SQA SCALE:

AUTOZONE - SANTAQUIN #6112 50 WEST MAIN STREET, SANTAQUIN, UT 84655 EROSION CONTROL DETAIL SHEET

CIVIL ENGINEERING + SURVEYING 10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095

Table with columns: NO, REVISIONS, BY, DATE, PROJECT ENGINEER, DESIGNER.

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	JCS	16	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	6' MIN.	
	JSB	4	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper Tc2; 15x3; sun; z4; Utah Lake water tolerant	6' MIN.	
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	KPG	3	Koeleruteria paniculata Golden Rain Tree Td2; 25x25; AV 490; sun; z5; Utah Lake water tolerant	B & B	2" Cal
	MPPF	5	Malus x 'Pranfire' Pranfire Crabapple low; 20x20; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	ZSM	8	Zelkova serrata 'Munashino' Munashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	CMF	21	Chamaebutaria millefolium Firebush Sd1; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	POF	20	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark Sd4; 7x6; AV 78; sun; z3	5 gal	
	PBP	8	Prunus besseyi 'P01S' TM Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal	
	RTA	14	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GV1; 1 x 6; AV 12.5; fall to part sun; z4	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	BGB	63	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw9; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CAK	21	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	MML	34	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	HSD	51	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; fall to part sun; z3; Utah Lake water tolerant	1 gal	
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	RDK	28	Rosa x 'Raidio' Dyadic Knock-Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal	

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL BASE OR GRASS ROOT BALL.	10,128 sf
	BOULDERS - DECORATIVE	16
	2-4" TALLONS COVE DARK GREY CRUSHED ROCK OR APPROVED EQUAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT SOZ WEED BARRIER UNDER ALL LARGE ROCK AREAS.	5,371 sf
	4"-6" SOUTH TOWN COBBLE ROCK OR APPROVED EQUAL. PROVIDE 9-12" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT SOZ WEED BARRIER UNDER ALL LARGE ROCK AREAS.	2,583 sf



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO		
1/5/2023	UT22173	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<h2 style="text-align: center;">AUTOZONE</h2> <h3 style="text-align: center;">SANTAQUIN, UTAH</h3>	CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization	JMA LICENSED LANDSCAPE ARCHITECT STATE OF UTAH 912842-5301 01/05/2023	PLOT DATE: 1/5/2023 DRAWN: ACP CHECKED: JMA PLOT DATE: 1/5/2023 PERMIT SET		
NO. REVISION 1 XXXX 2 3 4 5 6 7		DATE XX-XX-XX GRAPHIC SCALE: 1" = 20'		COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.				3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LP-COLOR



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 01,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4880.90'

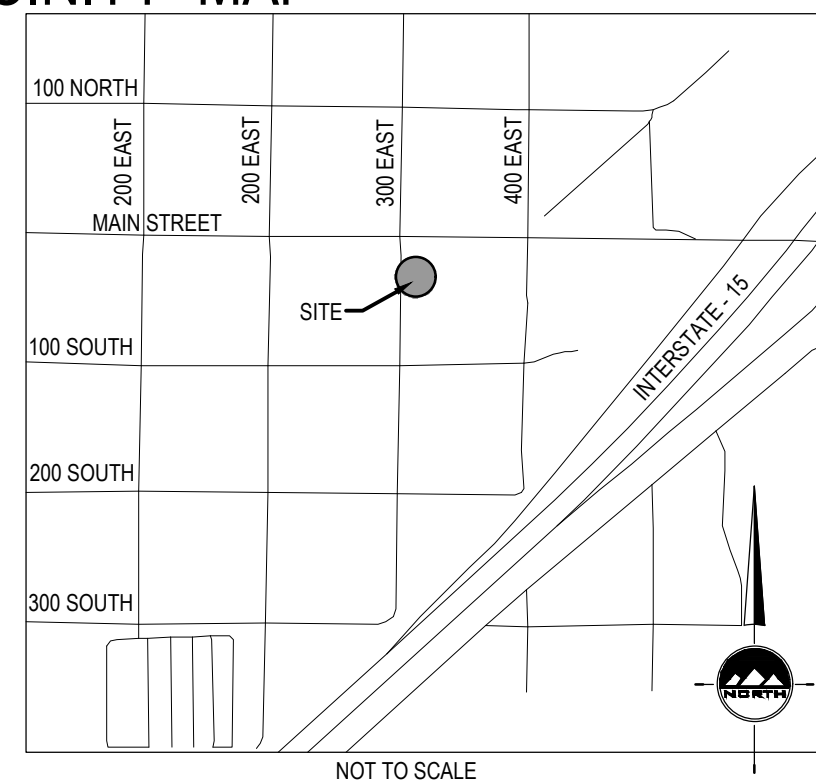
HOLIDAY OIL SANTAQUIN

**45 SOUTH 300 EAST
SANTAQUIN, UTAH**

INDEX OF DRAWINGS

- 1 OF 1 ALTA SURVEY
- C-001 GENERAL NOTES
- C100 DEMOLITION PLAN
- C200 SITE PLAN
- C300 GRADING AND DRAINAGE PLAN
- C400 UTILITY PLAN
- C500 EROSION CONTROL
- C600 DETAILS
- PH100 PHOTOMETRIC PLAN
- L-100 LANDSCAPE PLAN
- L-200 LANDSCAPE AND IRRIGATION DETAILS
- L-300 IRRIGATION PLAN

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SANTAQUIN STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTHWEST QUARTER CORNER OF SECTION 1, T9S, R1E, SALT LAKE BASE AND MERIDIAN ELEV. = 4880.90'

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

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FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
SCOTT WAGSTAFF
PHONE: 801-473-7002



HOLIDAY OIL SANTAQUIN

**45 SOUTH 300 EAST
SANTAQUIN, UTAH**



COVER SHEET

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: QRE
PROJECT MANAGER: CGD

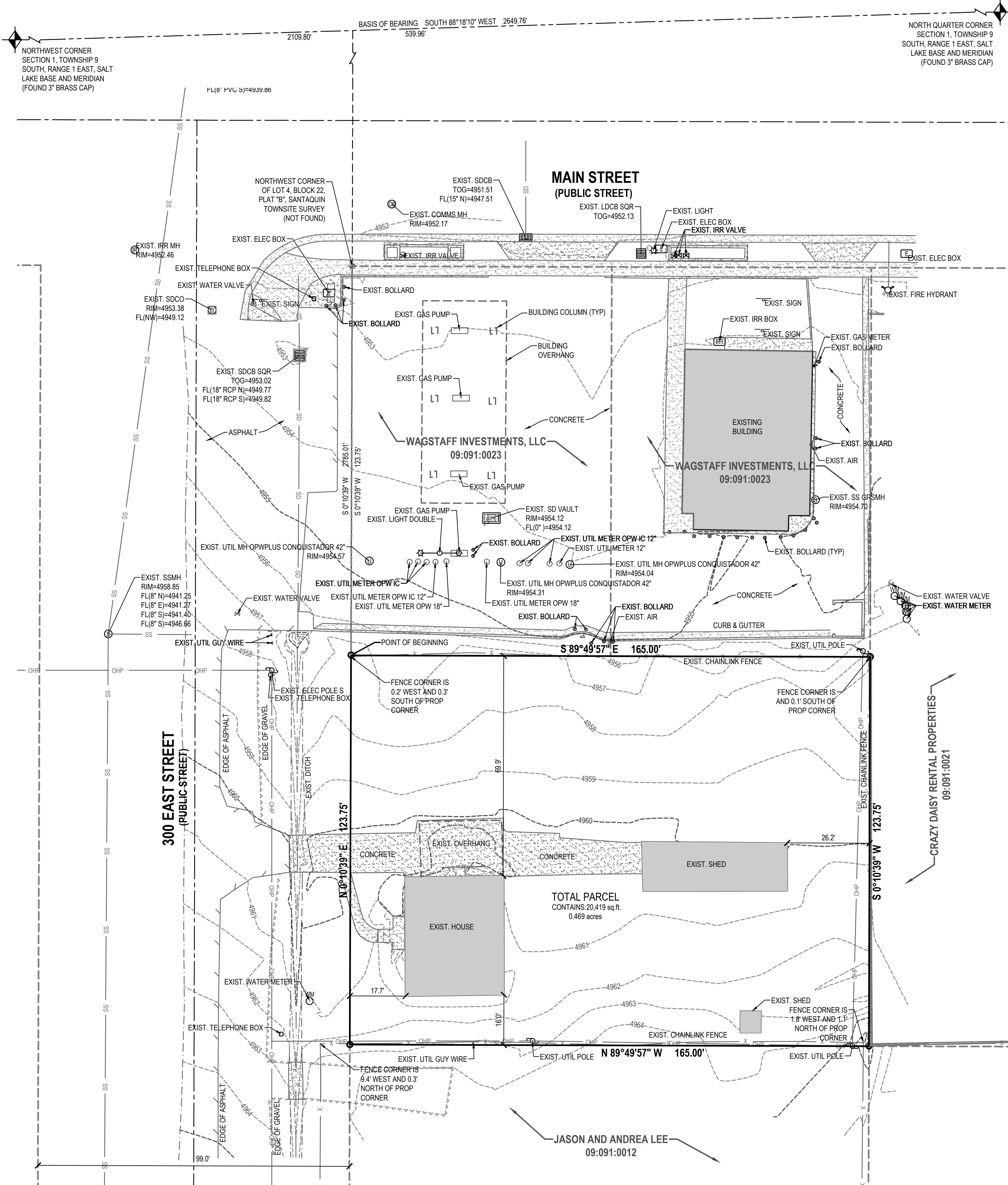
C000

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 01,
TOWNSHIP 9 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4880.90'



LEGEND

◆ SECTION CORNER	--- ADJACENT RIGHT OF WAY
⊕ MONUMENT	— RIGHT OF WAY
○ EXIST REBAR AND CAP	--- CENTERLINE
⊕ SET ENSIGN REBAR AND CAP	--- PROPERTY LINE
⊕ WATER METER	--- ADJACENT PROPERTY LINE
⊕ WATER MANHOLE	--- DEED LINE
⊕ WATER VALVE	--- TANGENT LINE
⊕ FIRE HYDRANT	--- EXIST DITCH FLOW LINE
⊕ SECONDARY WATER VALVE	--- FENCE
⊕ IRRIGATION VALVE	--- EDGE OF ASPHALT
⊕ SANITARY SEWER MANHOLE	--- SS SANITARY SEWER LINE
⊕ STORM DRAIN CLEAN OUT	--- SD STORM DRAIN LINE
⊕ STORM DRAIN CATCH BASIN	--- LD LAND DRAIN LINE
⊕ STORM DRAIN COMBO BOX	--- W CULINARY WATER LINE
⊕ STORM DRAIN CULVERT	--- SW SECONDARY WATER LINE
⊕ SIGN	--- IRR IRRIGATION LINE
⊕ ELECTRICAL BOX	--- OHP OVERHEAD POWER LINE
⊕ UTILITY MANHOLE	--- E ELECTRICAL LINE
⊕ UTILITY POLE	--- G GAS LINE
⊕ LIGHT	--- EXISTING CONTOURS
⊕ CABLE BOX	--- CONCRETE
⊕ TELEPHONE BOX	--- BUILDING
⊕ GAS METER	--- PUBLIC DRAINAGE EASEMENT
⊕ TREE	--- DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
⊕ SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title and Topographic Survey for use by the client. The Basis of Bearing is the line between the North Quarter Corner of Section 1 and the Northwest Corner of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and measures South 88°18'10" West 2649.76 feet.

COMMITMENT DESCRIPTION

Commencing 7.50 rods South of the Northwest corner of Lot 4, Block 22, Plat "B", Santaquin Townsite Survey; thence East 10 rods; thence South 7.50 rods; thence West 10 rods; thence North 7.50 rods to the place of beginning.

AS-SURVEYED DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of 300 East Street, said point being South 0°10'39" West 123.75 feet from the Northwest Corner of Lot 4, Block 22, Plat "B", Santaquin Townsite Survey, said point also being South 88°18'10" West 539.96 feet and South 0°10'39" West 2785.01 feet from the Northwest Quarter Corner of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°49'57" East 165.00 feet;
thence South 00°10'39" West 123.75 feet;
thence North 89°49'57" West 165.00 feet to the Easterly Right-of-Way line of 300 East Street;
thence North 00°10'39" East 123.75 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 20,419 Square Feet or 0.469 Acres.

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH 84119

CONTRACT:
SCOTT WAGSTAFF
PHONE: 801-873-7002

To: (i)Wagstaff Investments, LLC, and (ii)Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof.

The fieldwork was completed on November 2, 2022.

Date of Plat or Map: November 7, 2022.

Date: 11/07/22

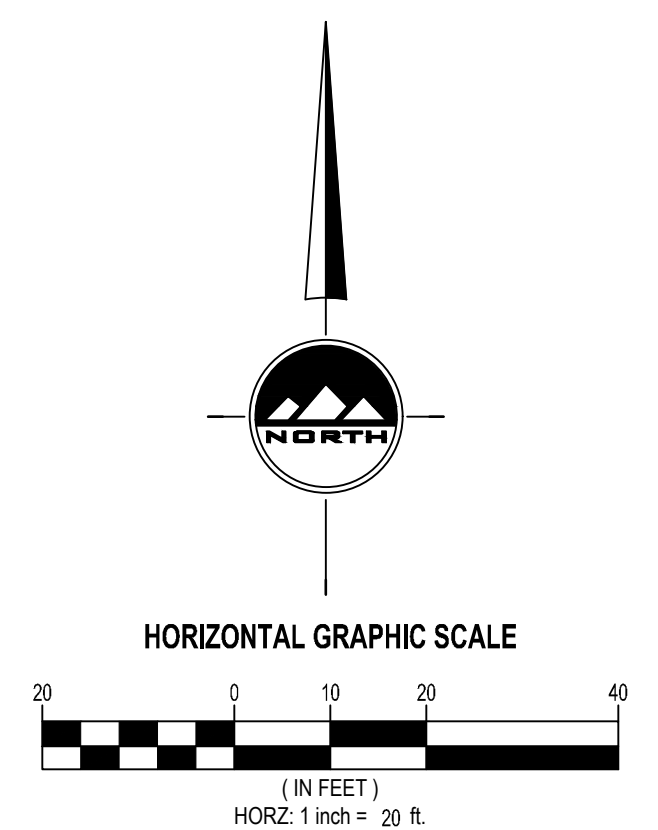
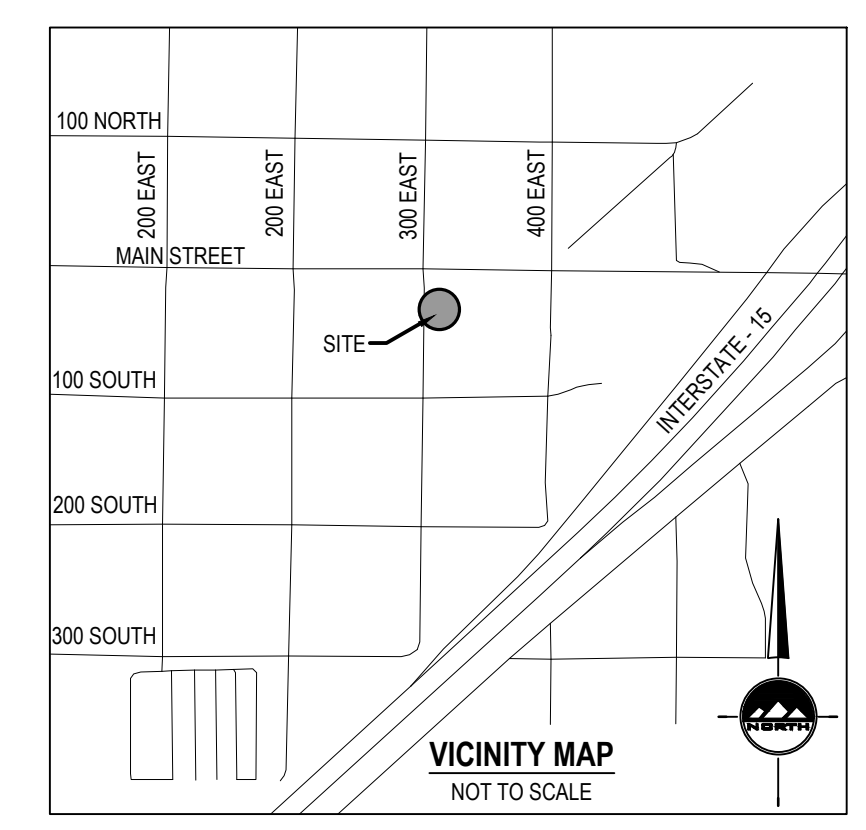
Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Old Republic Title Insurance Company, of Orem, Utah under Commitment No. 2266547SM, dated effective May 3, 2022.

Schedule B-2 Exceptions

- 2022 General Property Taxes are accruing as a lien and are not yet due and payable. 2021 General Property Taxes have been PAID in the amount of \$ 1,449.34. Tax ID No. 09-091-0016
- Subject property is included within the boundaries of Tax District 190 and is subject to the charges and assessments thereof. For status of the account contact: - Santaquin (801-754-3211)
- Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof.
- Water rights, or claims or title to water.
- Deed of Trust
Dated: October 6, 2021
Trustor: Emmanuel Chavez
Trustee: Highland Title
Beneficiary: MERS, Inc., solely as nominee for Rock Canyon Bank
Amount: \$180,000.00
Recorded: October 12, 2021
Entry No.: 174233-2021, of the Official Records
- Deed of Trust
Dated: March 17, 2022
Trustor: Emmanuel Chavez AKA Emmanuel Chavez-Rodriguez
Trustee: America First Federal Credit Union
Beneficiary: America First Federal Credit Union
Amount: \$100,000.00
Recorded: March 28, 2022
Entry No.: 38352-2022, of the Official Records

- TABLE A**
- Monuments to be placed at all major corners of the boundary of the surveyed property.
 - Parcel address is 45 South 300 East, Santaquin Utah.
 - Parcel is located in Flood Zone X, per FEMA FIRM map 49049C0979F effective June 19, 2020.
 - Parcel contains 20,419 square feet or 0.469 acres.
 - Contours are shown at 1.0 foot intervals.
 - Utilities are shown on survey.
 - Adjacent owners are shown on survey.
 - Distance to nearest intersecting street is shown on survey.
 - Subject parcels are currently under construction.
 - No change to current street right-of-way at time of survey.
 - All portable easements are shown on survey.
 - Minimum amount of professional liability insurance has been met.



LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 1 TOWNSHIP 9 SOUTH, RANGE 1
EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN, UTAH COUNTY, UTAH

Item 2.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH 84119

CONTRACT:
SCOTT WAGSTAFF
PHONE: 801-873-7002

**HOLIDAY OIL - SANTAQUIN
ALTA-NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
45 SOUTH 300 EAST
SANTAQUIN, UTAH**

1 OF 1



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3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
SCOTT WAGSTAFF
PHONE: 801-473-7002



HOLIDAY OIL SANTAQUIN
45 SOUTH 300 EAST
SANTAQUIN, UTAH



GENERAL NOTES

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: QRE
PROJECT MANAGER: CGD

C001

GENERAL NOTES

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER...
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT...
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING...
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS...
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS...
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES...
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT...
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED...
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS...
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION...
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER...
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE...
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY...
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION...
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION...
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE...
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES...
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER...
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT...
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE...
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES...
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES...
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL...
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS...
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS...
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT...
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE...
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING...
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE APPROPRIATE UTILITY COMPANY...
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY...
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES...
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS...
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES...
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS...
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT...
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS...
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS...
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION...
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES...
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES...
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED...
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION...
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET...
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES...
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING...
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)...
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D...
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY...
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY...
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING...
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK...
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES...
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED...
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET...

DEMOLITION NOTES

- 1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY...
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS...
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS...

GRADING AND DRAINAGE NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE GEOTECHNICAL REPORT AND ALL RELATED APPENDUMS...
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS...
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE...
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE...
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT...
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS...
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT...
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF...
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY...
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS...
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT...
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN...
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED...
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED...
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION...

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes APWA, AR, ASTM, AWWA, BOS, BVC, C, CB, CF, CO, COMM, CONC, CONCT, DIA, DIP, ELEC, ELEV, EOA, EVC, EW, EXIST, FF, FG, FH, FL, GB, GF, GV, HC, HP, IRR, K, LD, LF, LP, MEX, MH, MJ, NG, NIC, NO, OC, OCEW, OHP, PC, PCC, PI, PIV, PRO, PRT, PT, PVT, R, RD, ROW, S, SAN SWR, SD, SEC, SS, STA, SW, TBC, TOG, TOA, TOC, TOF, TOW, TOS, TYP, VC, WV, W.

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

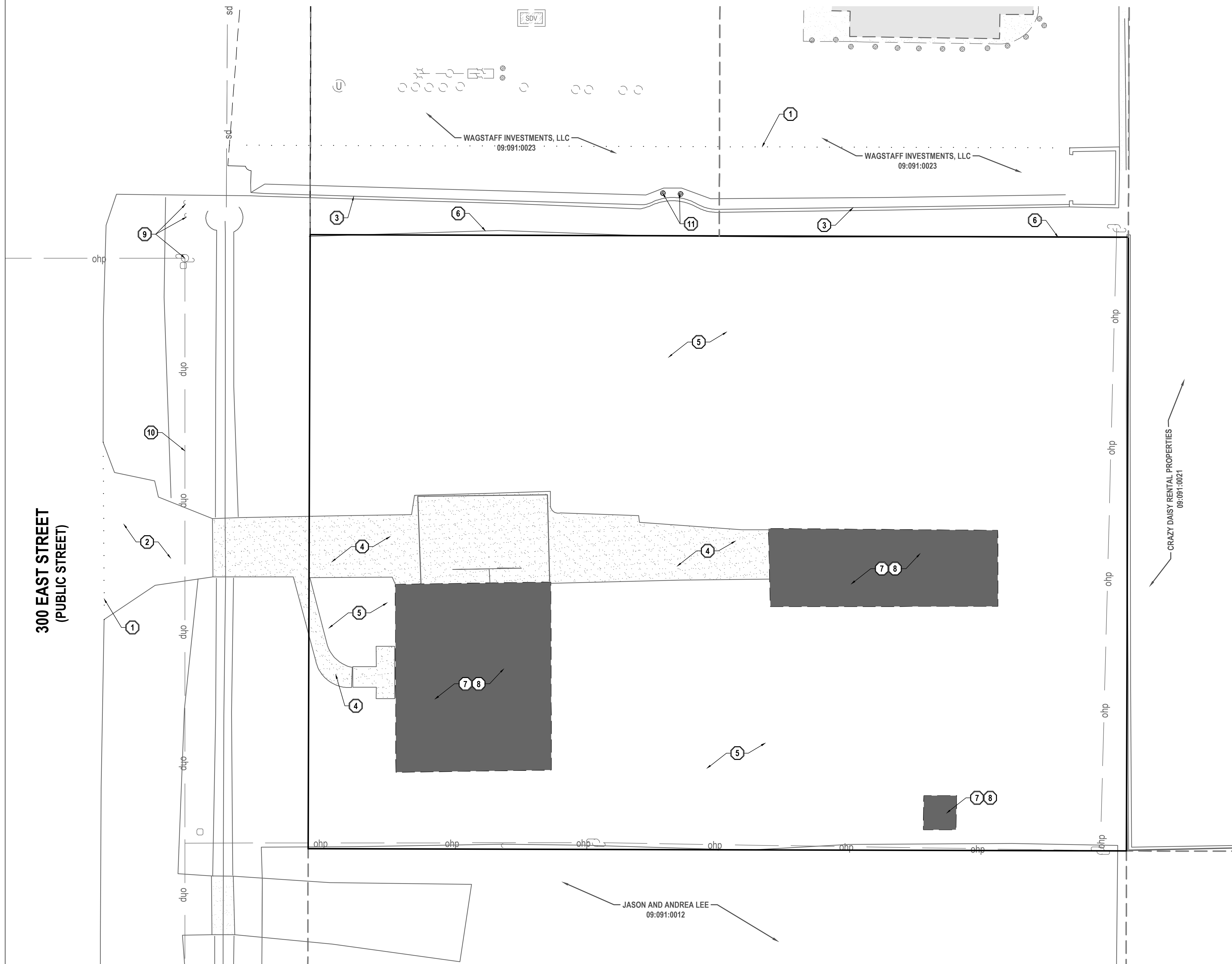
LEGEND

Legend table with 3 columns: Symbol, Description, and Symbol. Includes SECTION CORNER, EXISTING MONUMENT, PROPOSED MONUMENT, EXISTING REBAR AND CAP, SET ENSIGN REBAR AND CAP, EXISTING WATER METER, PROPOSED WATER METER, EXISTING WATER MANHOLE, PROPOSED WATER MANHOLE, EXISTING WATER BOX, EXISTING WATER VALVE, PROPOSED WATER VALVE, EXISTING FIRE HYDRANT, PROPOSED FIRE HYDRANT, EXISTING SECONDARY WATER VALVE, PROPOSED SECONDARY WATER VALVE, EXISTING IRRIGATION BOX, EXISTING IRRIGATION VALVE, EXISTING IRRIGATION VALVE, EXISTING SANITARY SEWER MANHOLE, PROPOSED SANITARY SEWER MANHOLE, EXISTING SANITARY CLEAN OUT, EXISTING STORM DRAIN CLEAN OUT BOX, PROPOSED STORM DRAIN CLEAN OUT BOX, EXISTING STORM DRAIN INLET BOX, EXISTING STORM DRAIN CATCH BASIN, PROPOSED STORM DRAIN CATCH BASIN, EXISTING STORM DRAIN COMBO BOX, PROPOSED STORM DRAIN COMBO BOX, EXISTING STORM DRAIN CLEAN OUT, EXISTING STORM DRAIN CULVERT, PROPOSED STORM DRAIN CULVERT, TEMPORARY SAG INLET PROTECTION, TEMPORARY IN-LINE INLET PROTECTION, ROOF DRAIN, EXISTING ELECTRICAL MANHOLE, EXISTING ELECTRICAL BOX, EXISTING TRANSFORMER, EXISTING UTILITY POLE, EXISTING LIGHT, PROPOSED LIGHT, EXISTING GAS METER, EXISTING GAS MANHOLE, EXISTING GAS VALVE, EXISTING TELEPHONE MANHOLE, EXISTING TELEPHONE BOX, EXISTING TRAFFIC SIGNAL BOX, EXISTING CABLE BOX, EXISTING BOLLARD, PROPOSED BOLLARD, EXISTING SIGN, PROPOSED SIGN, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, EXISTING FLOW DIRECTION, EXISTING TREE, DENSE VEGETATION.

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 NORTH QUARTER CORNER OF SECTION 01,
 TOWNSHIP 9 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4880.90'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 - 3 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
 - 4 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE DRIVEWAY/SIDEWALK.
 - 5 REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - 6 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
 - 7 REMOVE AND DISPOSE OF EXISTING BUILDING STRUCTURE.
 - 8 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
 - 9 REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND GUY WIRES. COORDINATE WITH LOCAL POWER COMPANY.
 - 10 OVERHEAD POWER LINES TO BE RELOCATED. COORDINATE WITH LOCAL POWER COMPANY.
 - 11 REMOVE AND PROPERLY DISPOSE OF EXISTING BOLLARDS.
 - 12 LIMIT OF DISTURBANCE.
 - 13 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



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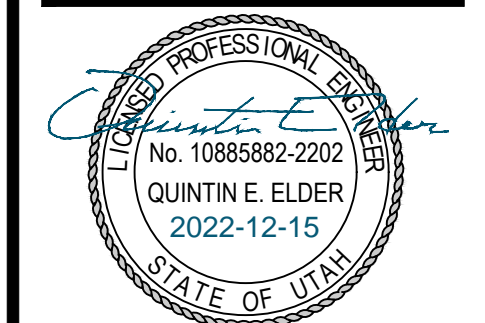
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HOLIDAY OIL SANTAQUIN
 45 SOUTH 300 EAST
 SANTAQUIN, UTAH



DEMOLITION PLAN

PROJECT NUMBER: 6458A
 PRINT DATE: 10/25/2022
 DRAWN BY: MM
 CHECKED BY: QRE
 PROJECT MANAGER: CGD

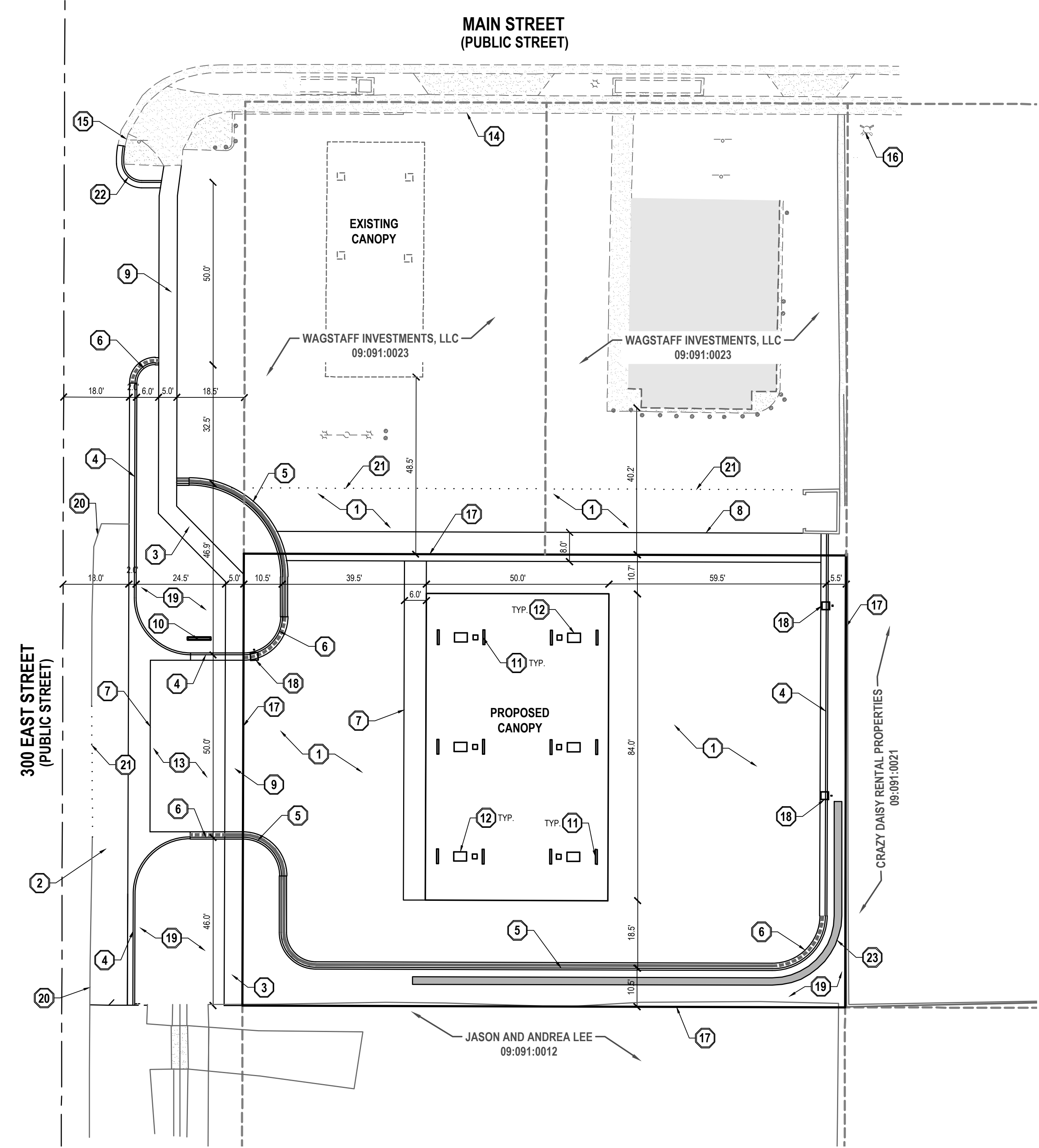
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BENCHMARK

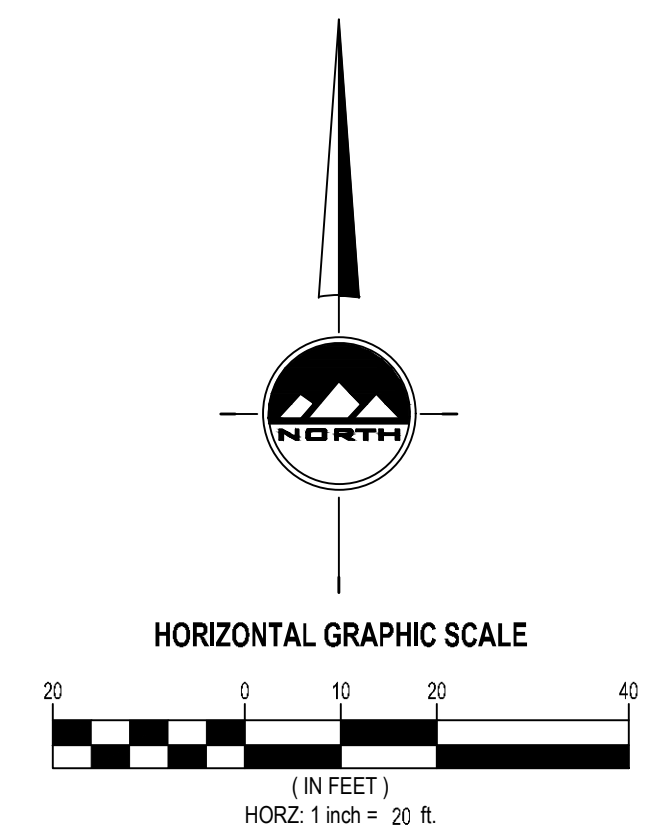
NORTH QUARTER CORNER OF SECTION 01,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4880.90'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE LOCAL AGENCY JURISDICTION'S DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTION'S CURRENT DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
 - PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTION'S DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - ALL DIMENSIONS FROM CURB AND GUTTER ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING IN PDF FORMAT TO HOLIDAY OIL UPON COMPLETION OF THE PROJECT. A SCANNED COPY OF THE PLANS WITH CLEAR, LEGIBLE HAND WRITTEN NOTES IS ACCEPTABLE AND SHOULD INCLUDE ANY MODIFICATIONS THAT OCCUR DURING CONSTRUCTION, INCLUDING WATER, SEWER, STORM DRAIN, POWER AND ANY OTHER BURIED UTILITY.

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- CONCRETE PAVEMENT: 5.5" THICK CONCRETE WITH 5' UNTREATED BASE COURSE PER DETAIL 1/C600.
- ASPHALT PAVEMENT: 3" THICK CONCRETE WITH 8' UNTREATED BASE COURSE DETAIL 4/C600.
- 4" THICK CONCRETE SIDEWALK/PATIO WITH 6' UNTREATED BASE COURSE PER APWA PLAN NO. 231.
- 24" COLLECTION CURB AND GUTTER PER DETAIL 2/C600.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3/C600.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 6" WIDE WATERWAY PER APWA PLAN 211 AND SPECIFICATIONS. SEE SHEET C600.
- 8" WIDE WATERWAY PER APWA PLAN 211 AND SPECIFICATIONS. SEE SHEET C600.
- 8" THICK CONCRETE SIDEWALK/PATIO WITH 6' UNTREATED BASE COURSE PER APWA PLAN NO. 231. CONTRACTOR TO ENSURE SIDEWALK THICKNESS PER FOOTNOTE.
- MONUMENT SIGN. SEPARATE SIGN PERMIT.
- UPSIDE DOWN "U" CONCRETE BOLLARD. TYPE AND MATERIAL TO BE PROVIDED BY OWNER.
- GAS PUMP. DESIGN BY OTHERS.
- OPEN DRIVE APPROACH PER APWA STANDARD PLAN 225.
- EXISTING SIDEWALK.
- EXISTING CURB AND GUTTER.
- EXISTING FIRE HYDRANT.
- PROPERTY LINE.
- 16' TALL LIGHT POLE. SEE PHOTOMETRIC PLAN.
- NEW LANDSCAPING. SEE LANDSCAPE PLANS.
- EXISTING ASPHALT EDGE.
- SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
- ROCK RETAINING WALL PER DETAIL 11/600. SEE GRADING PLAN FOR ELEVATIONS.



Item 2.

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WEST VALLEY CITY, UTAH

CONTACT:
SCOTT WAGSTAFF
PHONE: 801-473-7022

HOLIDAY OIL SANTAQUIN

**45 SOUTH 300 EAST
SANTAQUIN, UTAH**

SITE PLAN

PROJECT NUMBER: 6458A PRINT DATE: 10/25/2022
DRAWN BY: MM CHECKED BY: QRE
PROJECT MANAGER: CGD

C200

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- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE SANTAQUIN STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS. PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 49XX.XX ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - CONTRACTOR TO ENSURE THAT BOXES ARE SIZED TO ACCOMMODATE PIPE SIZES.
 - PERMANENT UNDERGROUND DETENTION FACILITY TO BE OWNED AND MAINTAINED BY OWNER OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE GOVERNING AGENCY.
 - STORM DRAIN INFRASTRUCTURE WITHIN PROPERTY IS PRIVATE. TO BE OWNED AND MAINTAINED BY OWNER OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE GOVERNING AGENCY.

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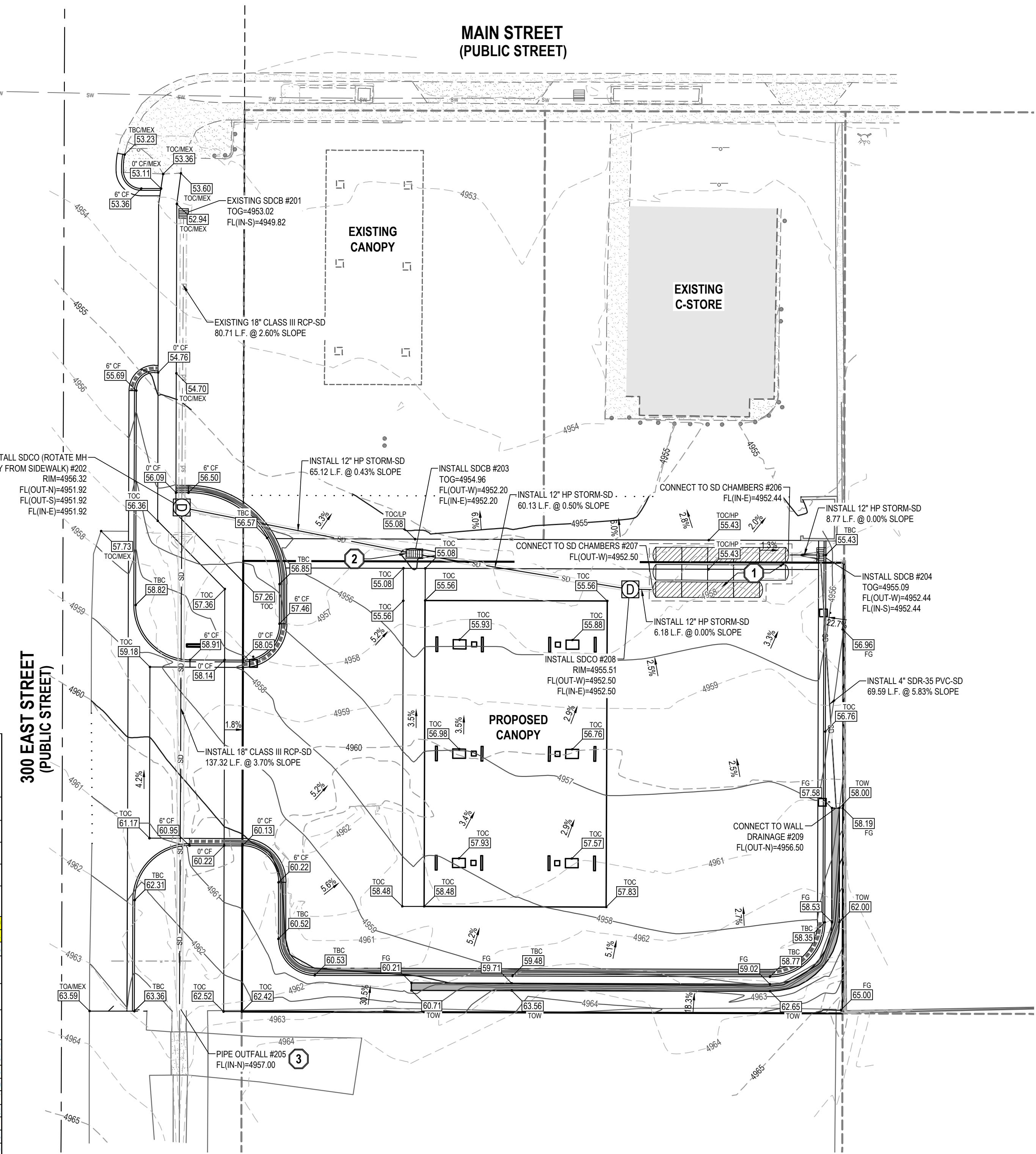
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 SANTAQUIN, UTAH



GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6458A PRINT DATE: 10/25/2022
 DRAWN BY: MM CHECKED BY: QRE
 PROJECT MANAGER: CGD

C300



- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INSTALL 14 STORMTECH SC-740 CHAMBERS AND 4 END CAPS STORAGE CHAMBERS TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SUBMITTAL MUST BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE MANUFACTURER PRIOR TO STARTING CONSTRUCTION.
 - TOP OF GRAVEL = 4953.90
 - TOP OF CHAMBER = 4953.30
 - BOTTOM OF CHAMBER = 4950.80
 - BOTTOM OF GRAVEL = 4950.30
 - 25-YR DETENTION STORAGE REQUIRED = 1,267 CU. FT.
 - 25-YR DETENTION STORAGE PROVIDED = 1,289 CU. FT.
 - 1.66" ORIFICE PLATE PER DETAIL 10/C600 INSTALLED ON THE WEST SIDE OF STORM DRAIN BOX.
 - PIPE OUTFALL PER APWA PLAN NO. 323 WITH TRASH GRATE.

ON-SITE STORM DRAIN DETENTION

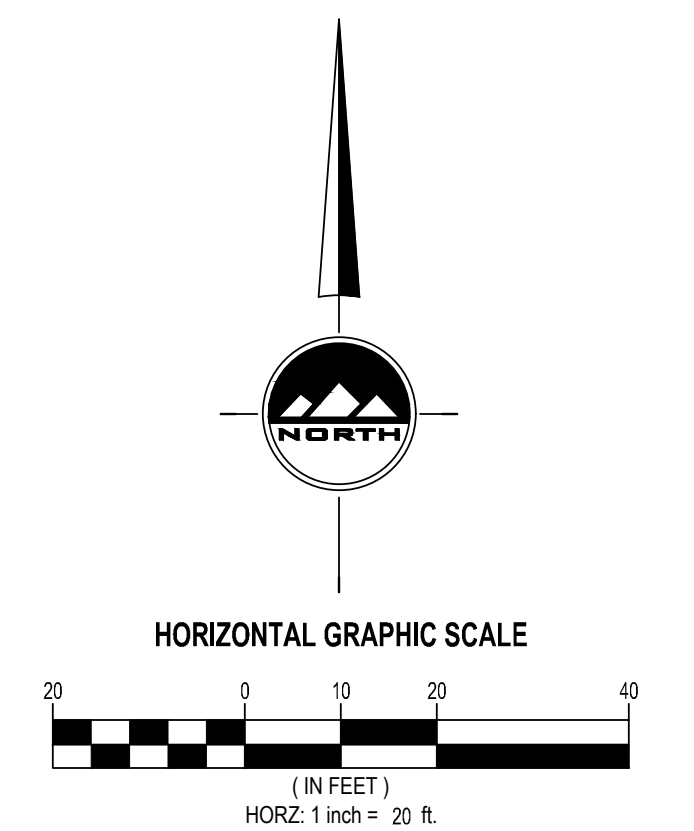
PROJECT TITLE: HOLIDAY OIL SANTAQUIN PROJECT NUMBER: 6458a
 LOCATION: Saratoga Springs, Utah DATE: 12/06/22
 OWNER: Holiday Oil SHEET: 1 OF 1
 DESIGNED BY: M. Martinez CHECKED BY: Q. Elder APPROVED BY: Q. Elder

AREA CALCULATION			
HARDSCAPE AREA	0.40 acres	runoff coeff. C	0.89
LANDSCAPE/NATIVE AREA	0.07 acres	runoff coeff. C	0.44
TOTAL AREA	0.47 acres	WEIGHTED C	0.83

RUNOFF CALCULATION						
25 Year Design Storm						
Allowable Runoff		0.2 cfs/ac				
Total allowable runoff		0.094 cfs				
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.39	4.30	300	510	28	482
10	0.39	3.35	600	779	56	723
15	0.39	2.76	900	963	84	878
30	0.39	1.86	1,800	1,297	169	1,129
60	0.39	1.15	3,600	1,604	338	1,267
120	0.39	0.66	7,200	1,827	675	1,152
180	0.39	0.46	10,800	1,933	1,013	921
360	0.39	0.27	21,600	2,218	2,025	193
720	0.39	0.16	43,200	2,695	4,050	0
1440	0.39	0.10	86,400	3,448	8,100	0
STORAGE REQUIRED:					1,267	
STORAGE PROVIDED:					1,289	

OUTLET CONTROL ROAD + POST DEVELOPED LOTS		
Orifice Parameters	Orifice Size	Pipe Parameters
Q (cfs) = 0.094	Area = Q/(C x (2 x g x h) ^{0.5})	Type of Pipe = CONCRETE
Coefficient(C) = 0.6	Area (in ²) = 2.15	Manning (n) = 0.013
g (ft/s ²) = 32.2	Diameter (in) = 1.66	Pipe Dia. (d) = 12
High Water = 4,953.90		% Slope (s) = 0.50%
FL @ orifice = 4,952.20		Q allow (cfs) = 2.53
h (ft) = 1.7		

(Orifice coefficient is taken from: McCuen, Richard / Hydrologic Design Methods / c/o 1998 p.424)



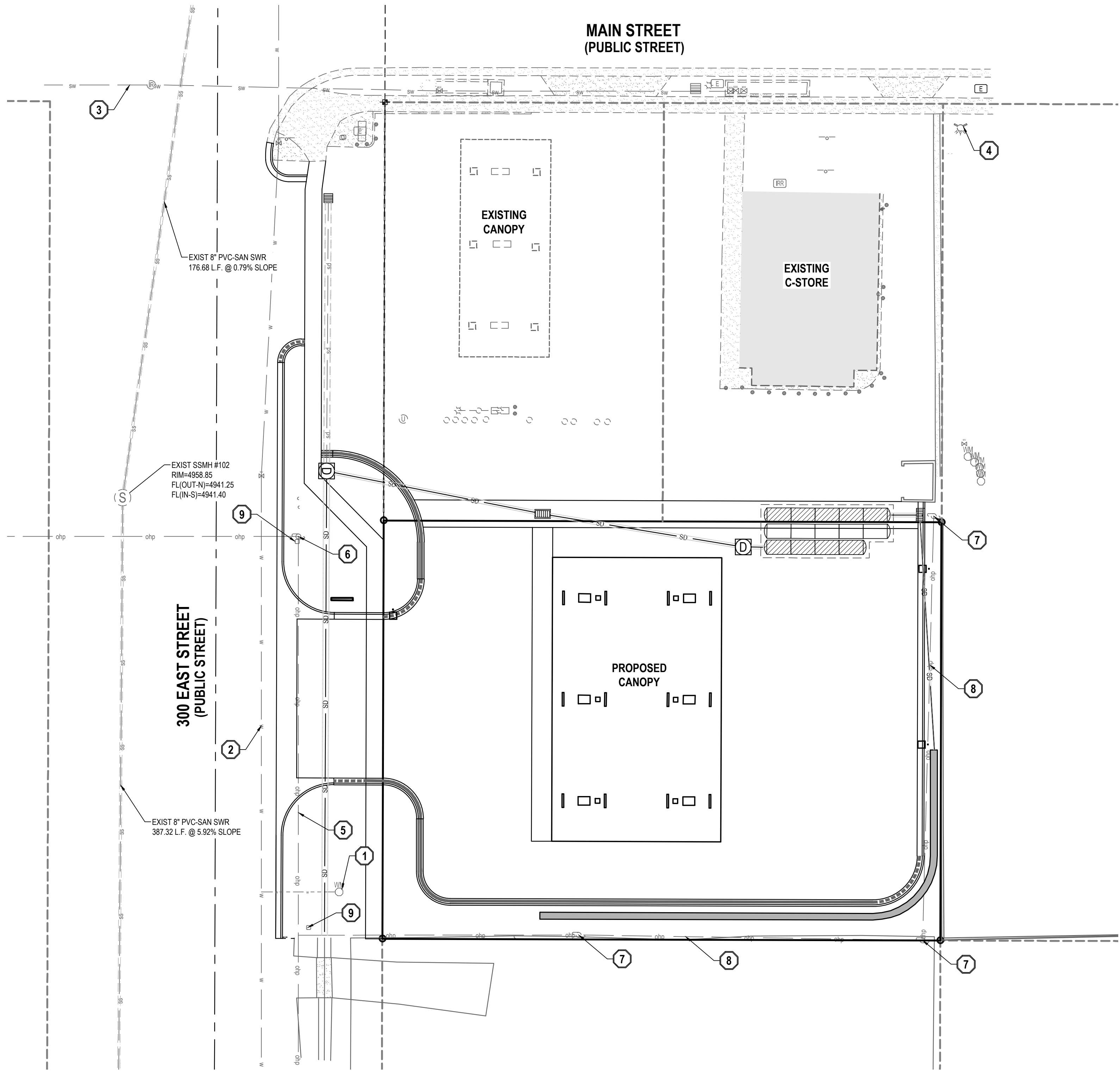
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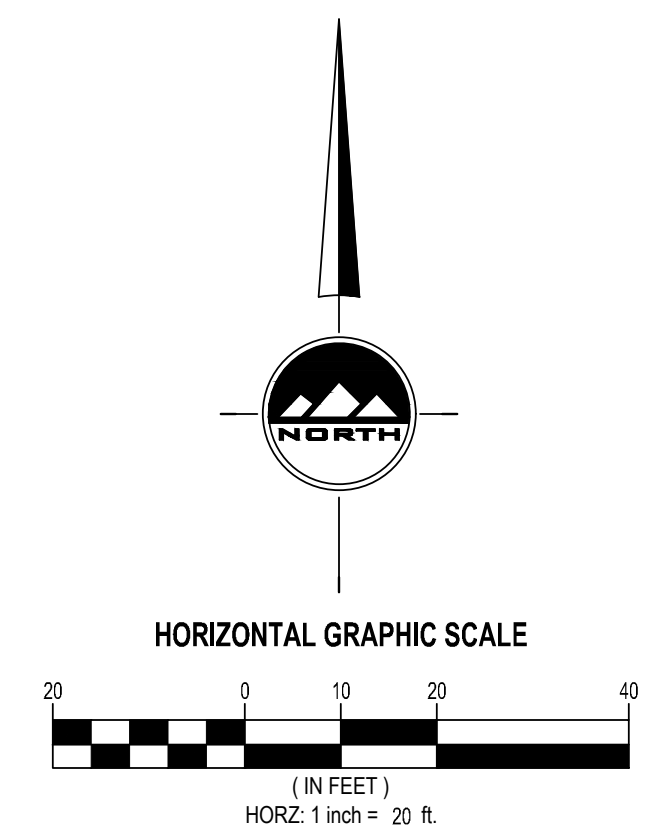
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SALT LAKE BASE AND MERIDIAN

ELEV = 4880.90'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACK-FLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ALL CONSTRUCTION SHALL COMPLY WITH GOVERNING AGENCY OR APWA'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- EXISTING WATER METER TO BE USED FOR IRRIGATION. 1" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. INSTALL 1" PURPLE IPS POLY SERVICE LINE FOR PRESSURE IRRIGATION SERVICE WITH USC APPROVED RPZ BACKFLOW PREVENTER PER SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
 - EXISTING CULINARY WATER LINE.
 - EXISTING SECONDARY WATER LINE.
 - EXISTING FIRE HYDRANT.
 - POWER LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.
 - POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.
 - EXISTING POWER POLE TO REMAIN AND BE PROTECTED IN PLACE.
 - EXISTING POWER LINE TO REMAIN AND BE PROTECTED IN PLACE.
 - EXISTING TELEPHONE BOX TO REMAIN AND BE PROTECTED IN PLACE.



Item 2

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FOR:
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WEST VALLEY CITY, UTAH

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HOLIDAY OIL SANTAQUIN

**45 SOUTH 300 EAST
SANTAQUIN, UTAH**

UTILITY PLAN

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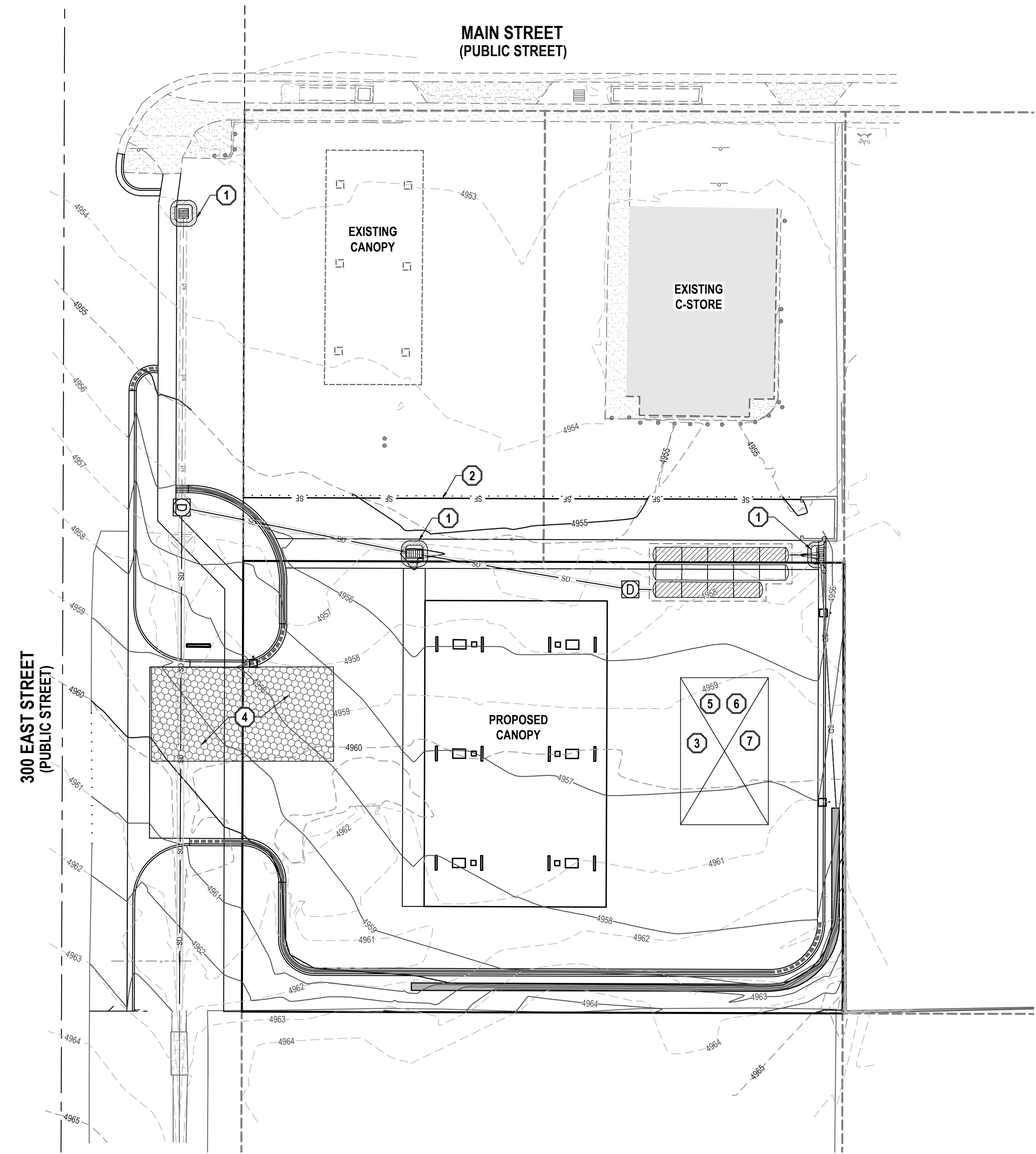
DRAWN BY: MM
CHECKED BY: QRE

PROJECT MANAGER: CGD

C400

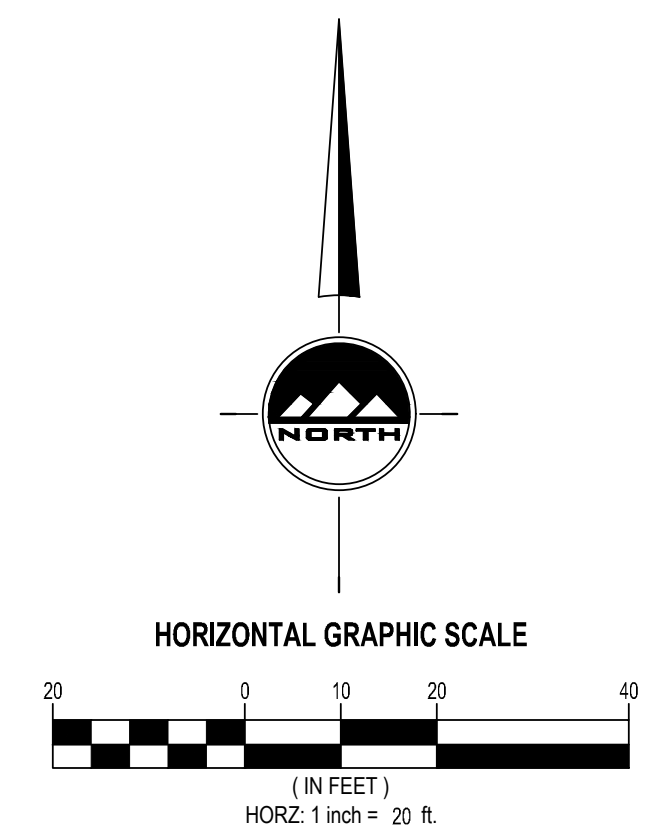
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- GENERAL NOTES**
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE IS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
 8. PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INLET PROTECTION PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 5/C600
 2. TEMPORARY CONSTRUCTION FENCE OR SILT FENCE PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 6/C600.
 3. PORTABLE TOILET PER DETAIL 7/C600.
 4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 8/C600.
 5. CONCRETE WASTE MANAGEMENT PER DETAIL 9/C600.
 6. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 7. SUGGESTED STOCKPILE AREA.



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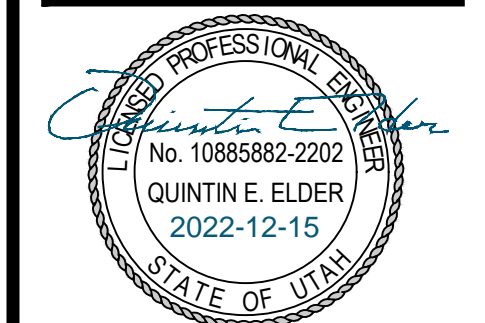
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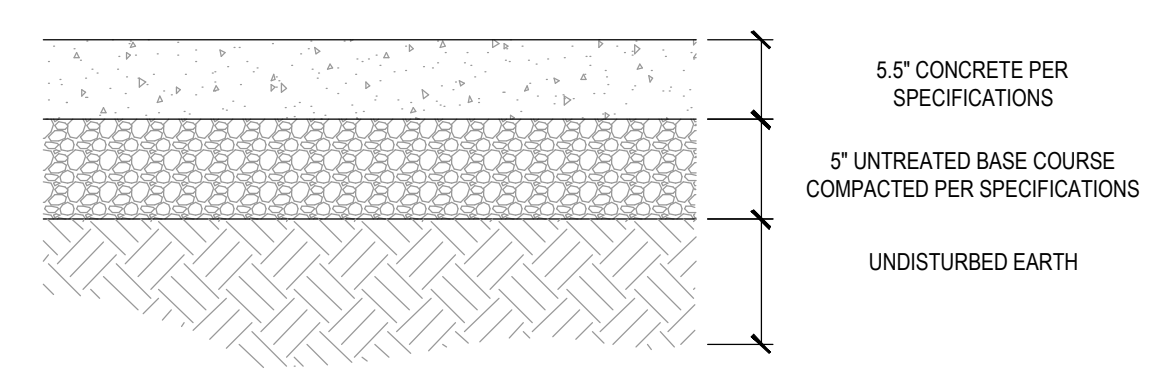
EROSION CONTROL PLAN

PROJECT NUMBER: 6458A
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 CHECKED BY: QRE
 PROJECT MANAGER: CGD

C500

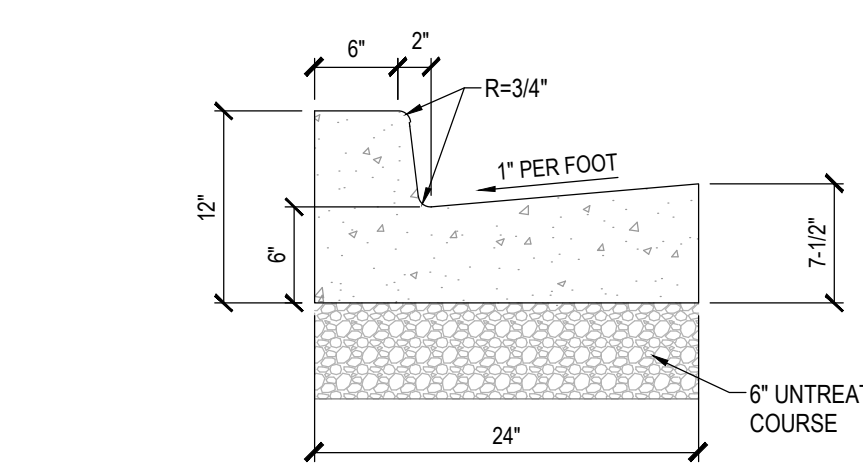
CONCRETE NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1 CONCRETE PAVEMENT SECTION

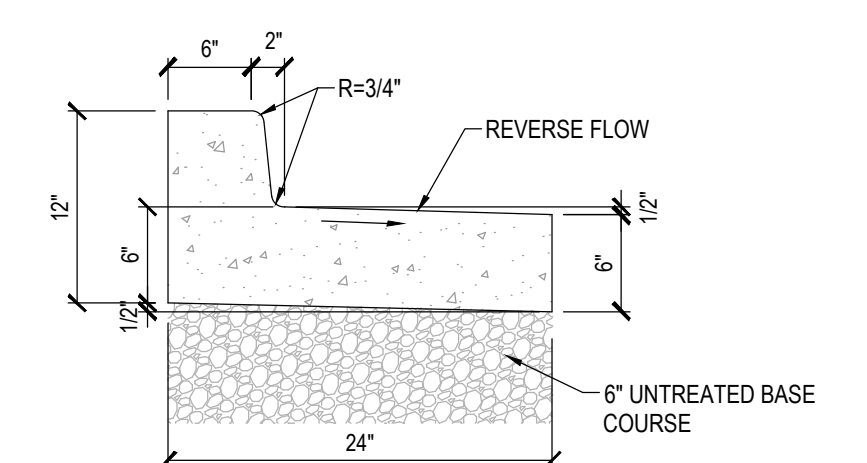
SCALE: NONE



- NOTE:**
- CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.
 - PROVIDE EXPANSION JOINT AT 60' MAX. O.C.
 - PROVIDE 2" SCORE AT 8' O.C.

2 24" COLLECTION CURB AND GUTTER

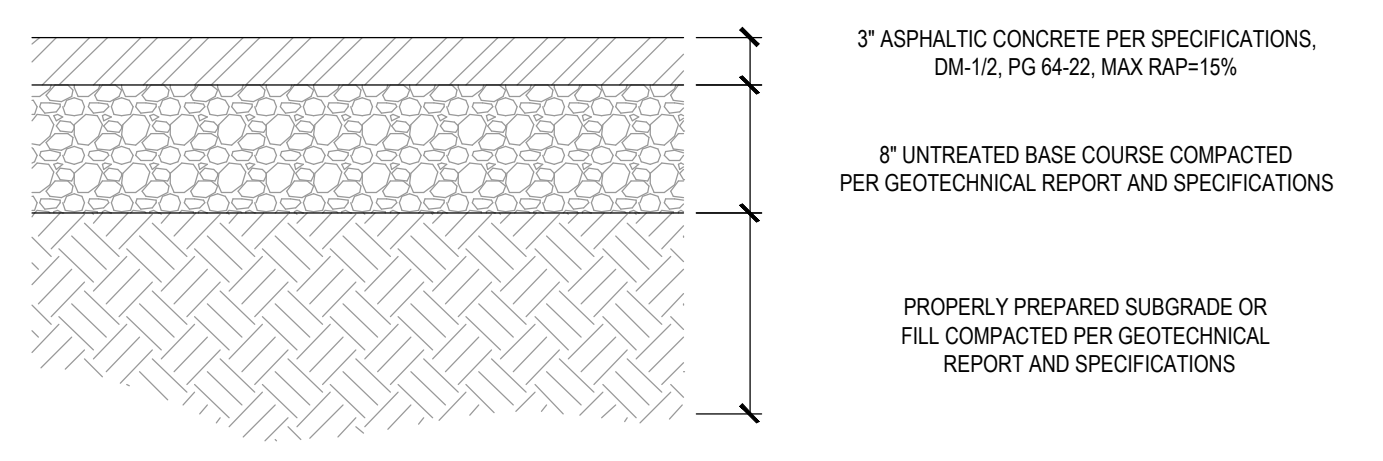
SCALE: NONE



- NOTE:**
- CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.
 - PROVIDE EXPANSION JOINT AT 60' MAX. O.C.
 - PROVIDE 2" SCORE AT 8' O.C.

3 24" REVERSE PAN CURB AND GUTTER

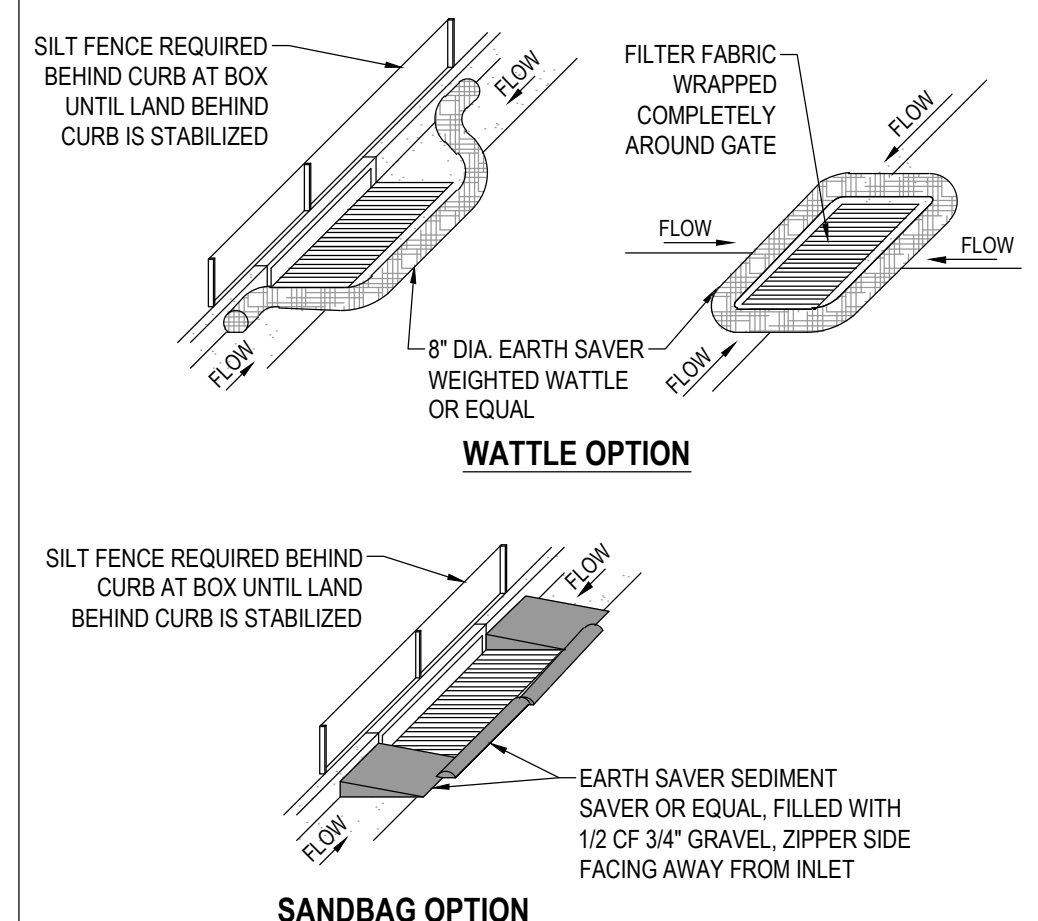
SCALE: NONE



- ASPHALT NOTES**
- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
 - ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
 - REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

4 STANDARD ASPHALT SECTION

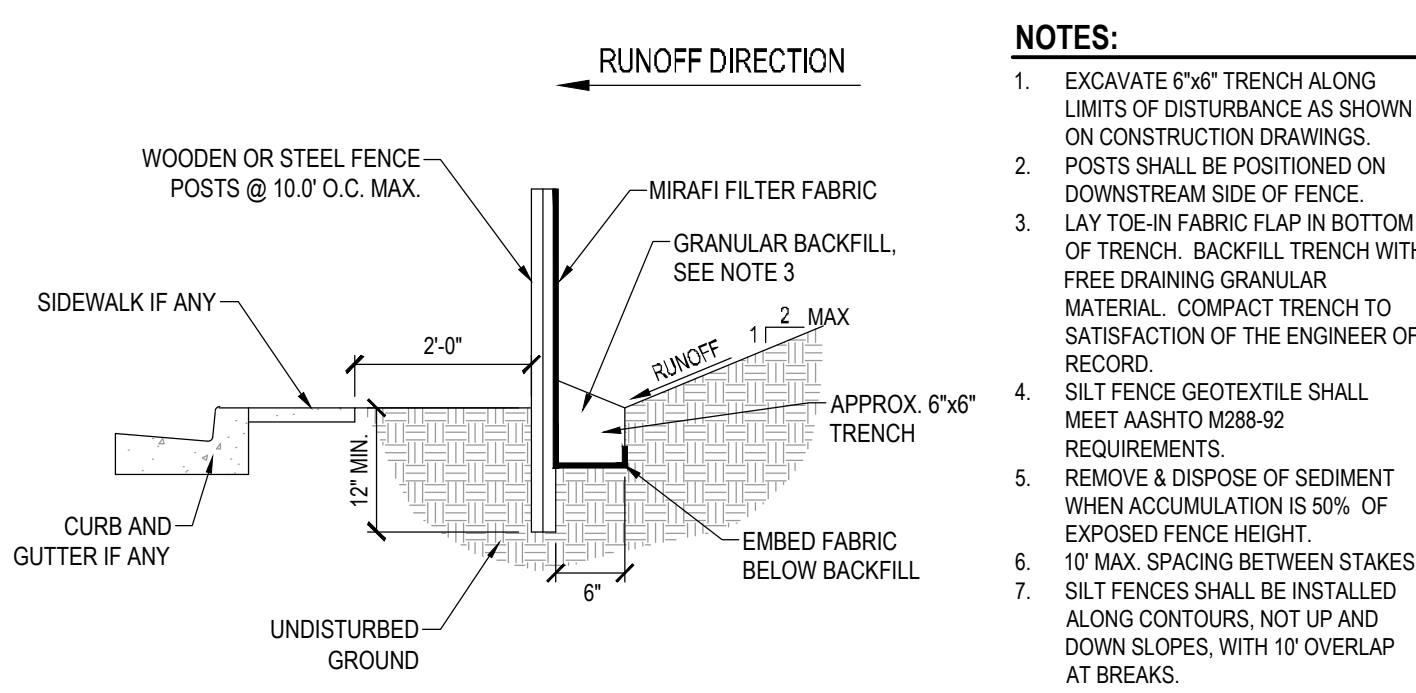
SCALE: NONE



- NOTES:**
- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
 - PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 - INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 - REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 - CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 - BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

5 SAG INLET PROTECTION

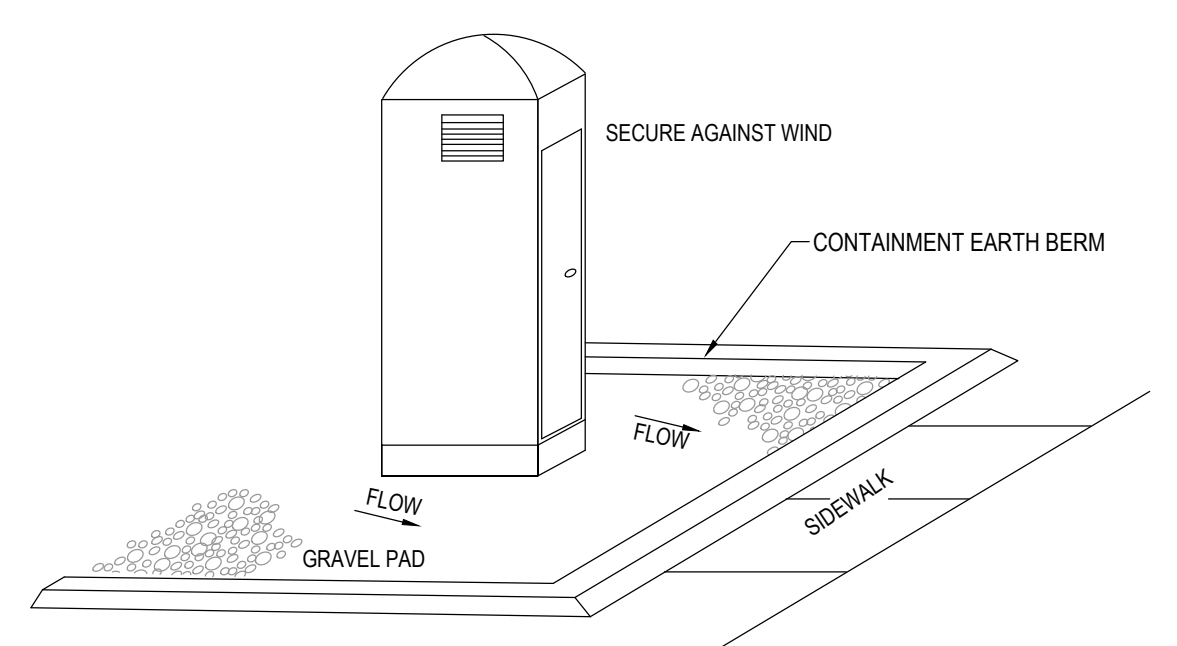
SCALE: NONE



- NOTES:**
- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 - LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 - SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 - REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 - 10' MAX. SPACING BETWEEN STAKES.
 - SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

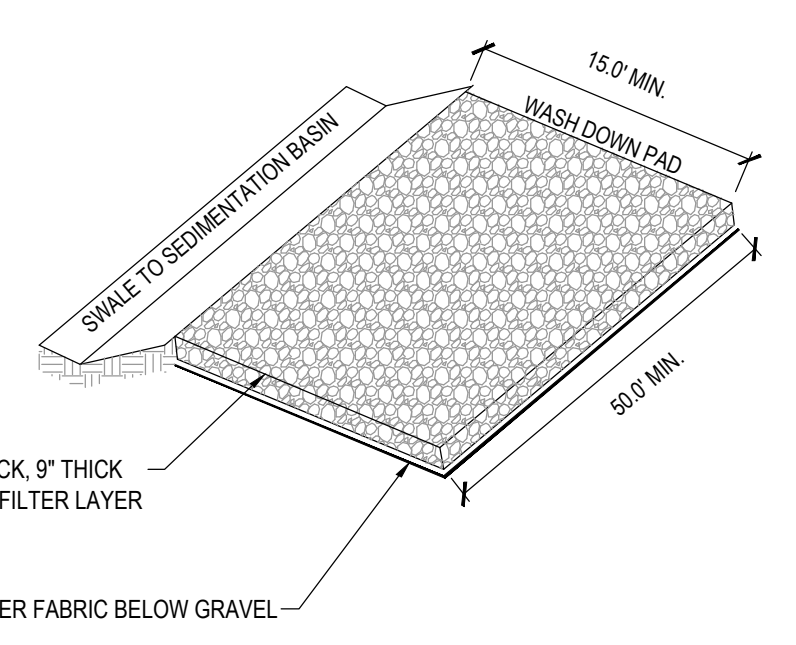
6 TEMPORARY SILT FENCE

SCALE: NONE



7 PORTABLE TOILET

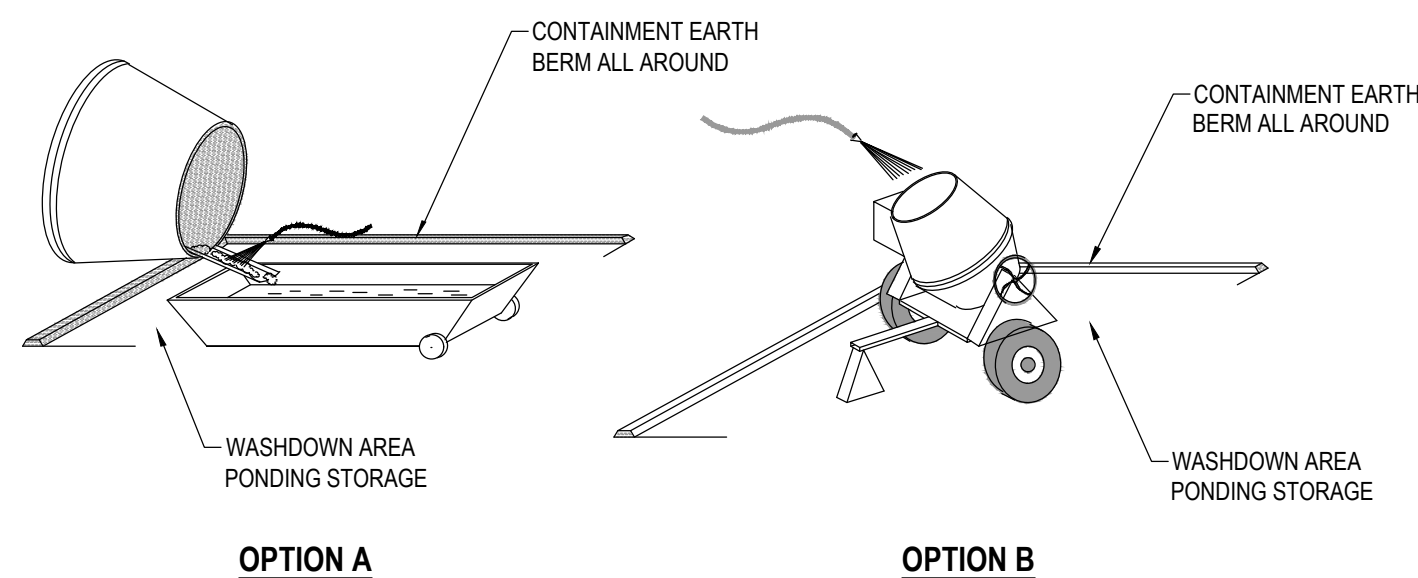
SCALE: NONE



- NOTE:**
- PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

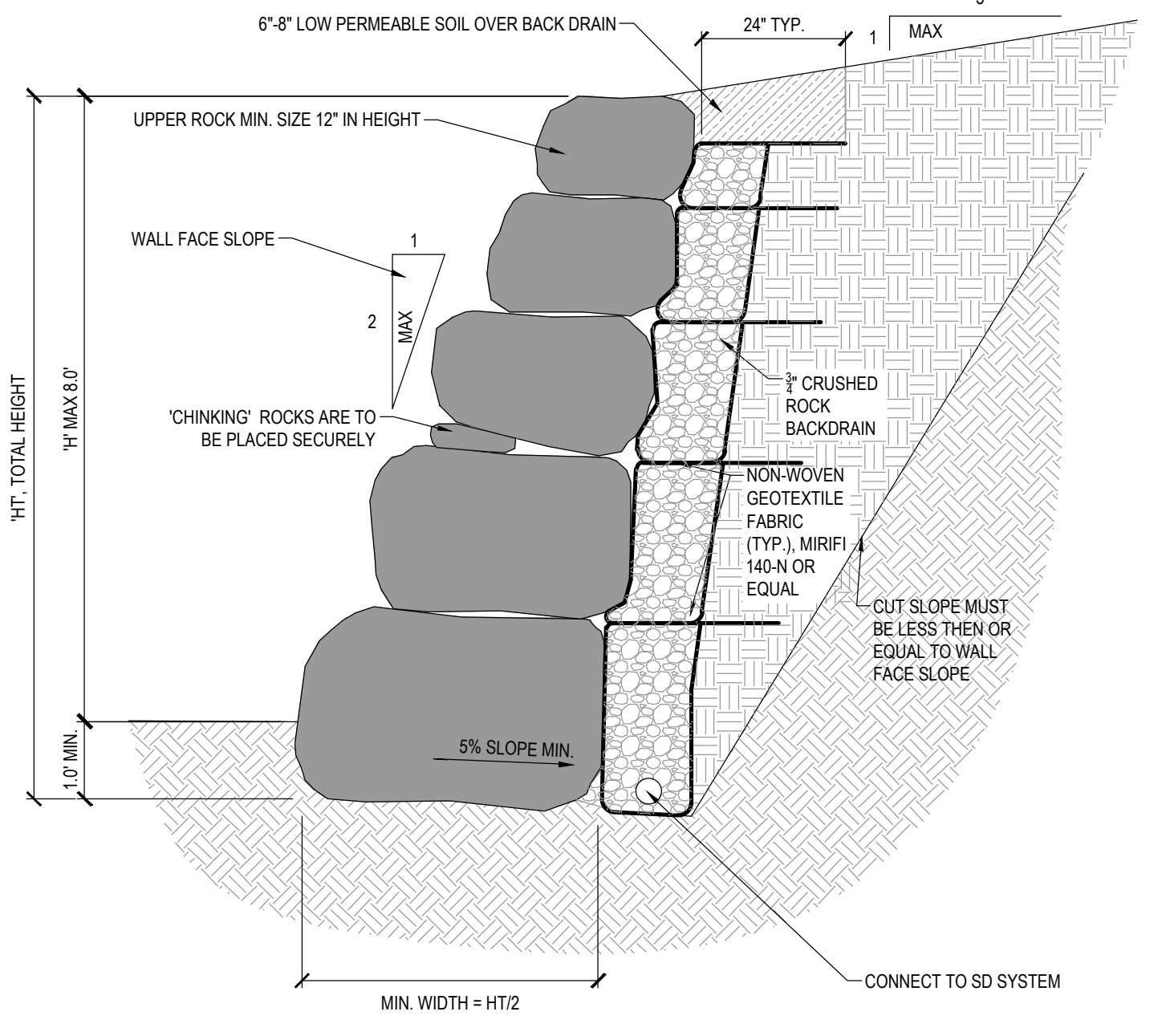
8 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



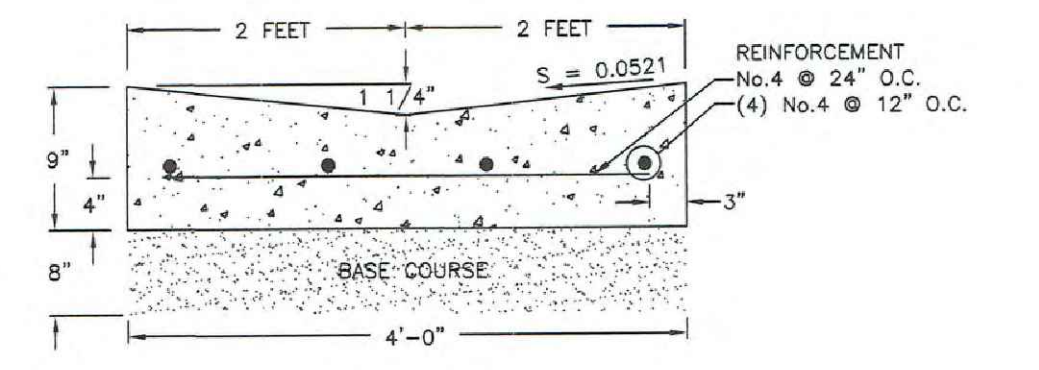
9 CONCRETE WASTE MANAGEMENT

SCALE: NONE

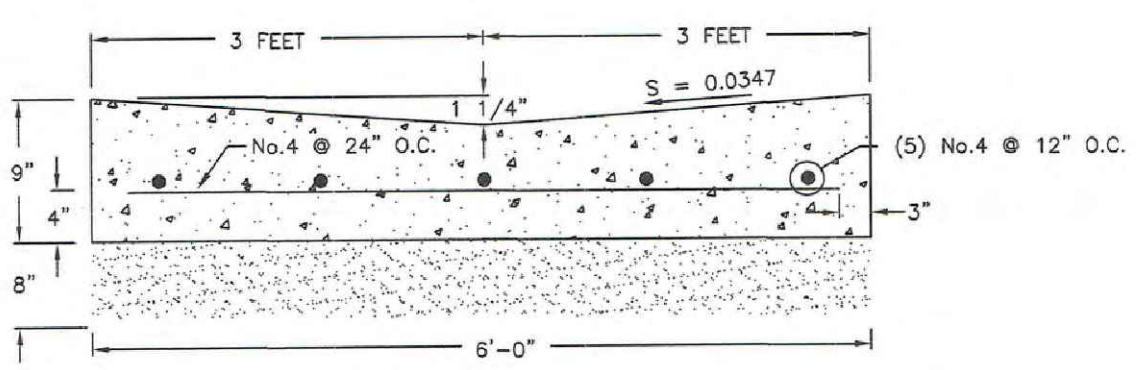


11 ROCK RETAINING WALL

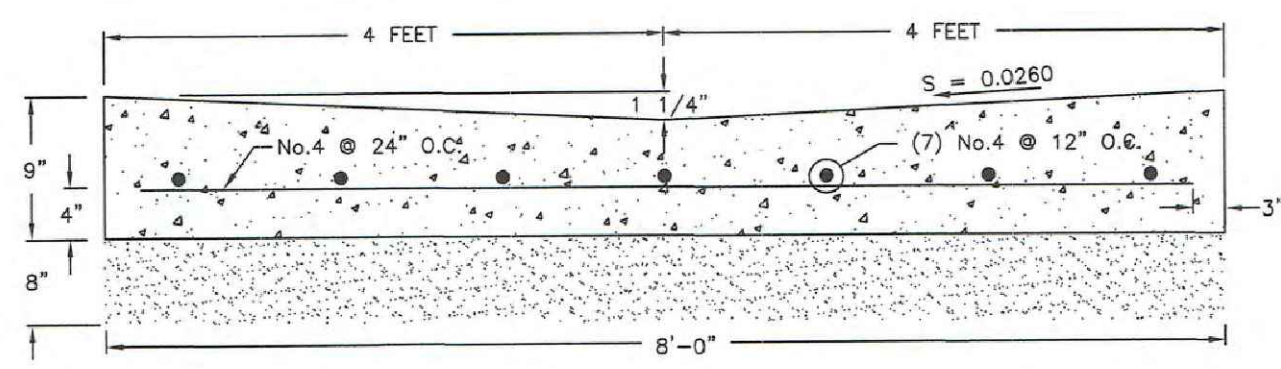
SCALE: NONE



4'-0" WATERWAY
CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY
CONCRETE AREA = 3.875 SQ. FT.



8'-0" WATERWAY
CONCRETE AREA = 5.168 SQ. FT.



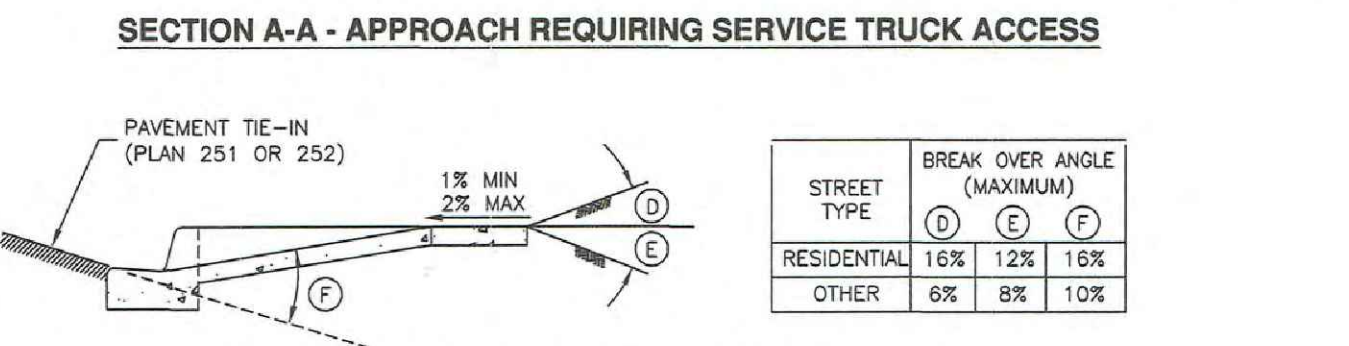
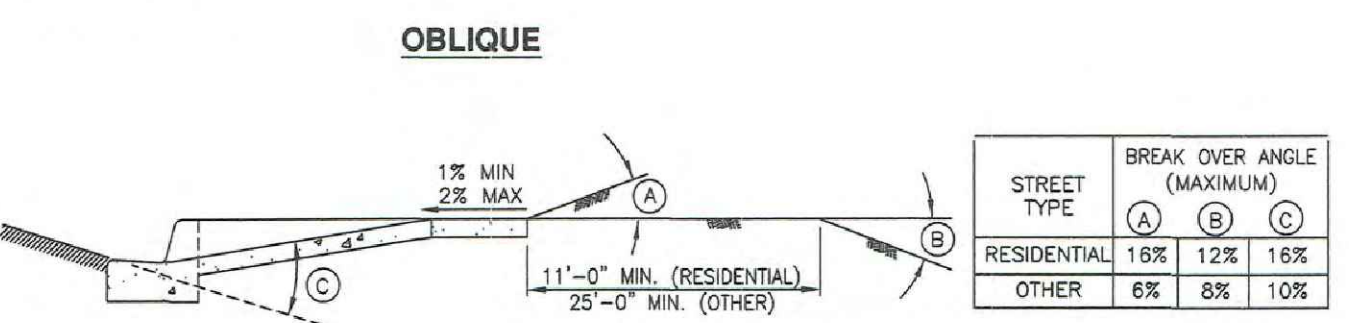
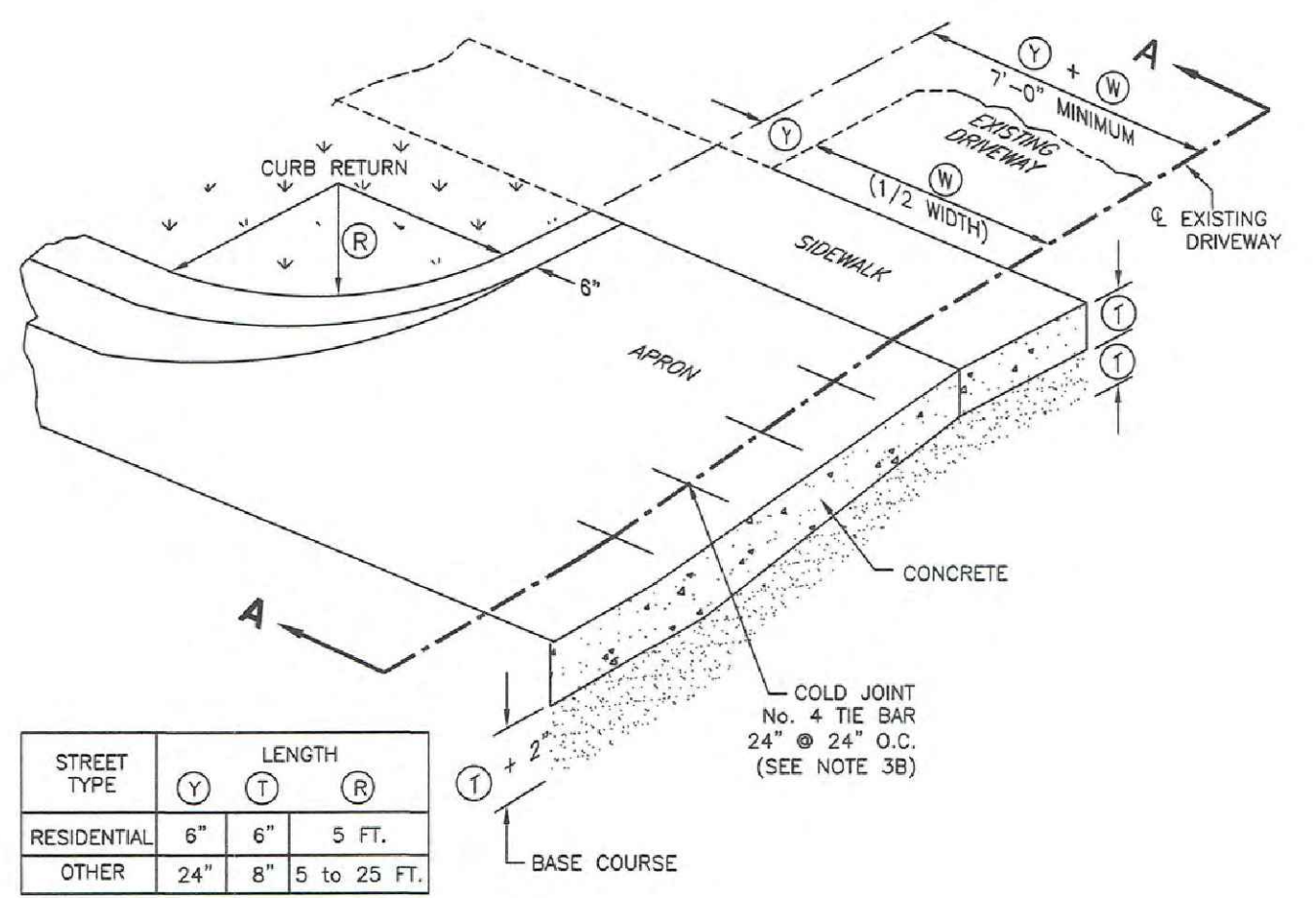
Waterway

Plan **211**
July 2011



Open driveway approach

Plan **225**
December 2009



SECTION A-A - TYPICAL DRIVEWAY APPROACH



Open driveway approach

Plan **225**
December 2009

10 ORIFICE PLATE

SCALE: NONE

Item 2

ENSIGN
THE STANDARD IN ENGINEERING

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RICHFIELD
Phone: 435.896.2983

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FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH

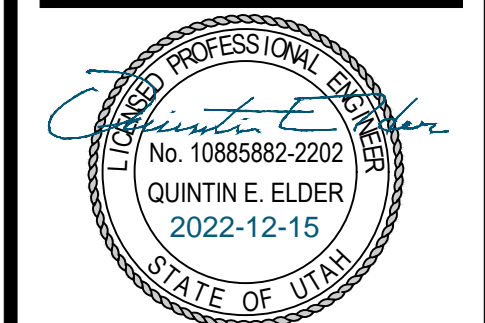
CONTRACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002



HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST

SANTAQUIN, UTAH



DETAILS

PROJECT NUMBER: 6468A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: CRE
PROJECT MANAGER: CGD

C600

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 PRIOR TO THE
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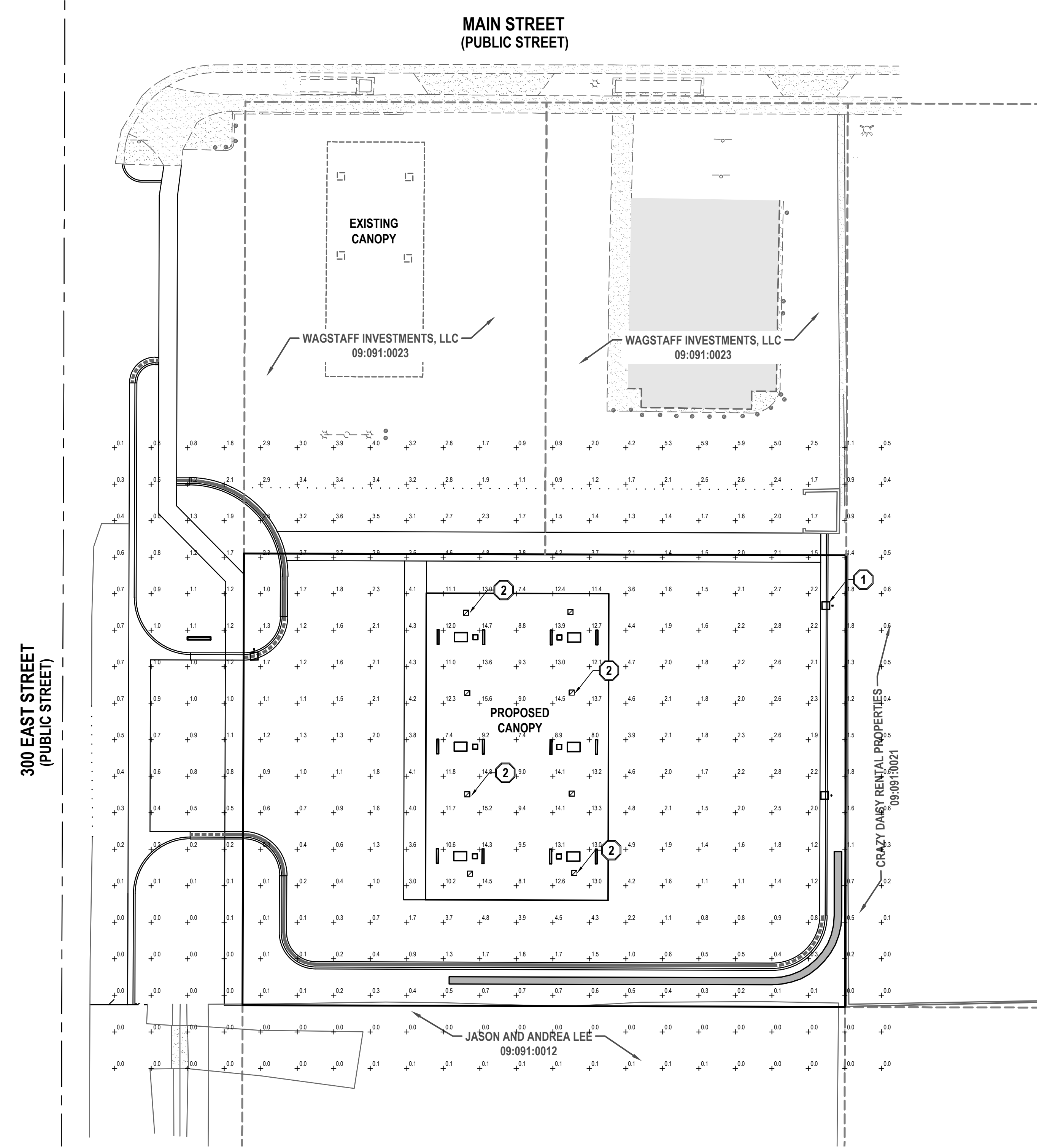
BENCHMARK
 NORTH QUARTER CORNER OF SECTION 01,
 TOWNSHIP 9 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4880.90'

PARKING CALCULATION SUMMARY (TOTAL):

SITE AVERAGE: 4.0 FC
 MAX. MOUNTING HEIGHT 20'
 FULL CUTOFF LIGHT POLE FIXTURE AS REQUIRED
 ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT

TYPE	MOUNTING	LAMPS	DESCRIPTION
1	20' POLE	LED	CUTOFF LIGHT FIXTURE SEE LSI SLICE MEDIUM AREA LIGHT SUBMITTAL
2	CANOPY	LED	CUTOFF (FULL RECESS INTO CANOPY) - SEE COPY SERIES - VERSION C SUBMITTAL
SEE SITE ELECTRICAL PLAN FOR CIRCUITING AND FIXTURE TYPES			

- NOTES:
1. ALL LIGHTING FIXTURES SHALL BE OF THE FULL CUTOFF VARIETY.
 2. ANGLE SHALL BE DIRECTED DOWNWARD.
 3. BULBS MAY NOT EXCEED 4000K
 4. ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
 5. ALL SITE LIGHTING SHALL MEET THE STANDARDS OF SANTAQUIN CITY.



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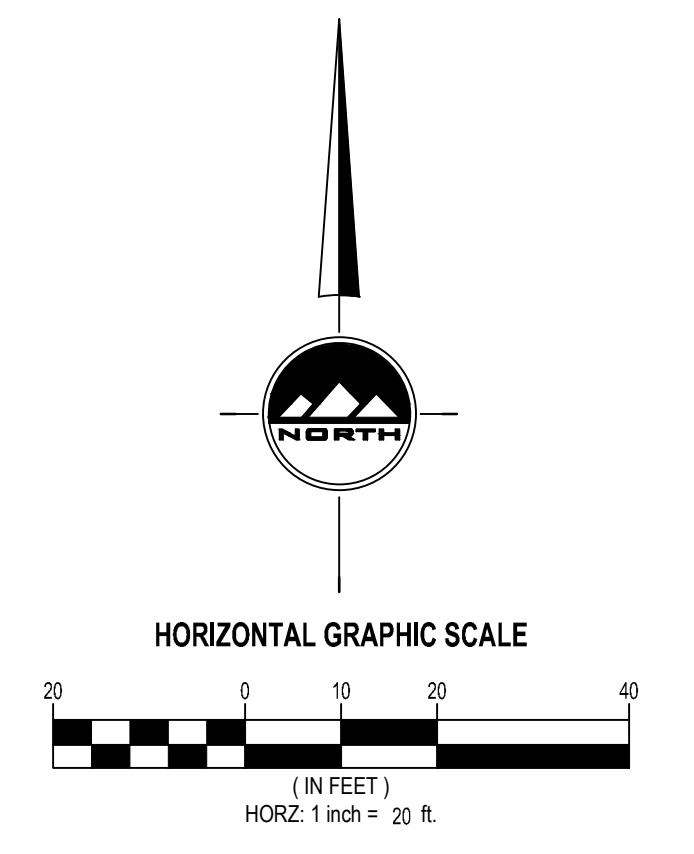
HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST
 SANTAQUIN, UTAH

PHOTOMETRIC PLAN

PROJECT NUMBER: 6458A
 PRINT DATE: 10/25/2022
 DRAWN BY: MM
 CHECKED BY: QRE
 PROJECT MANAGER: CGD

PH100



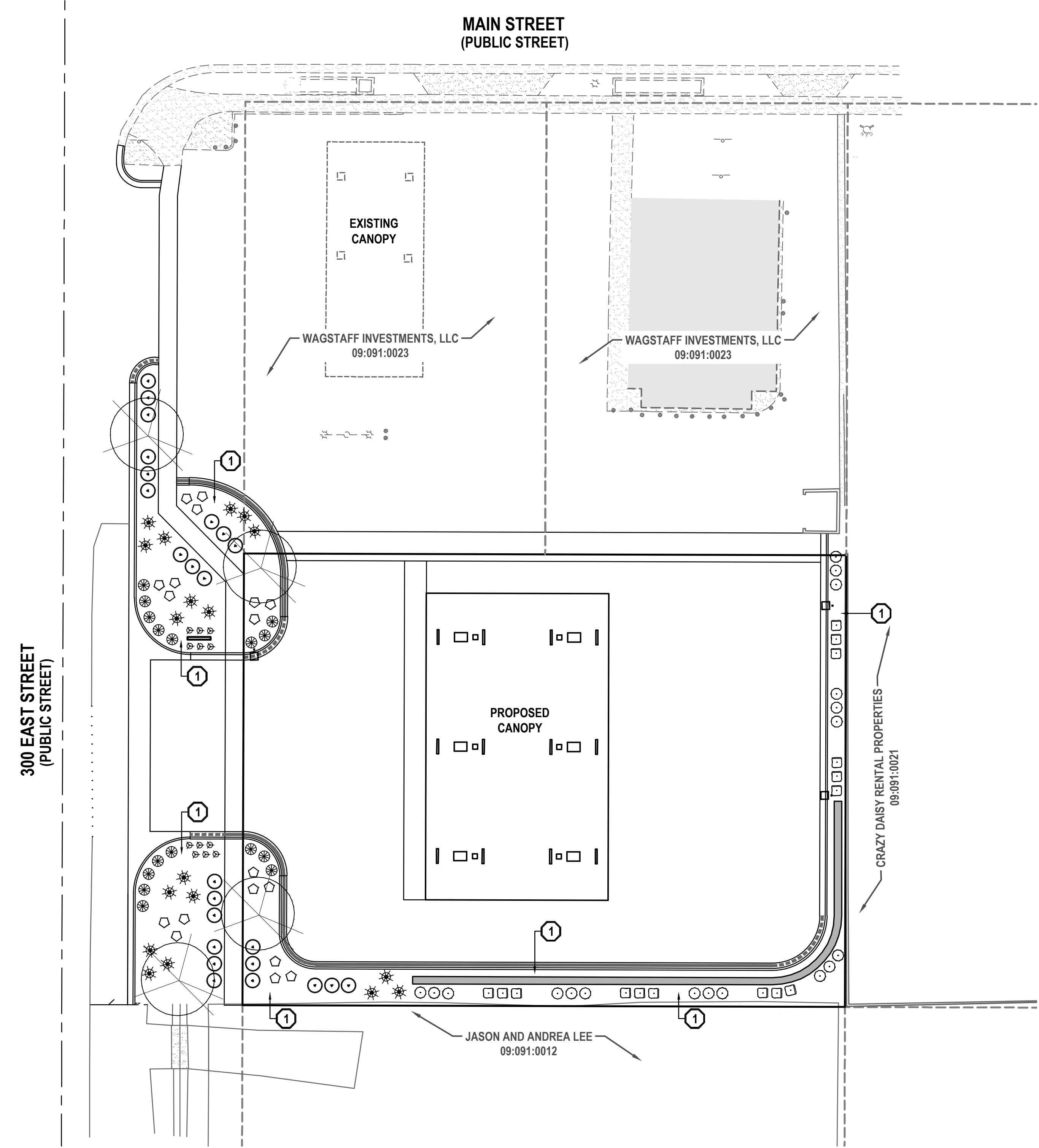
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BENCHMARK

NORTH QUARTER CORNER OF SECTION 01,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4880.90'



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
4		Amur Maple	Acer ginnala	2" Cal.

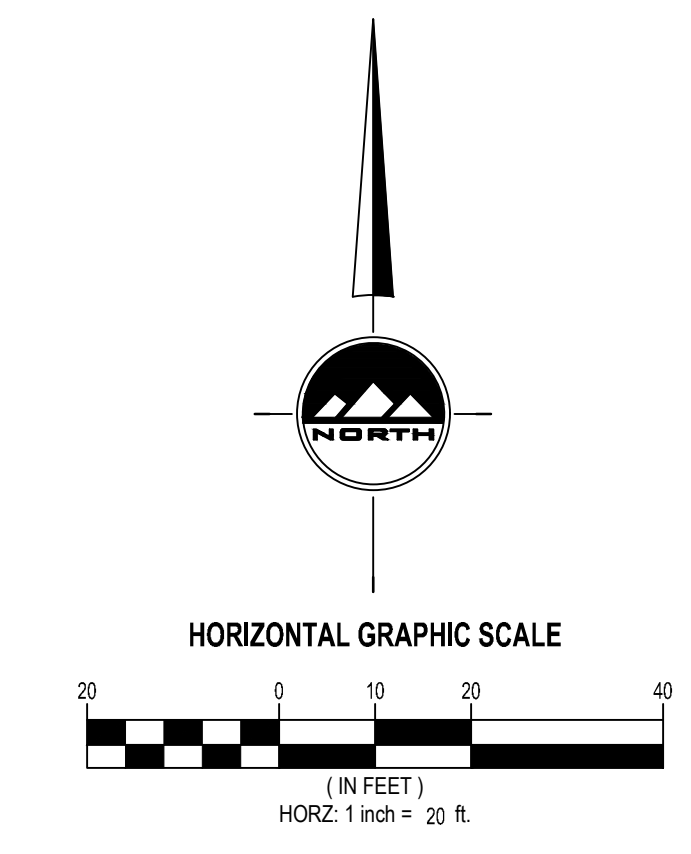
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
18		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
24		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
18		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
16		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
18		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
15		Boxwood, Littleleaf	Buxus microphylla	5 Gallon

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
12		Daylily	Hemerocallis	1 Gallon

1 In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



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WEST VALLEY CITY, UTAH

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HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST

SANTAQUIN, UTAH

LANDSCAPE PLAN

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: QRE
PROJECT MANAGER: CGD

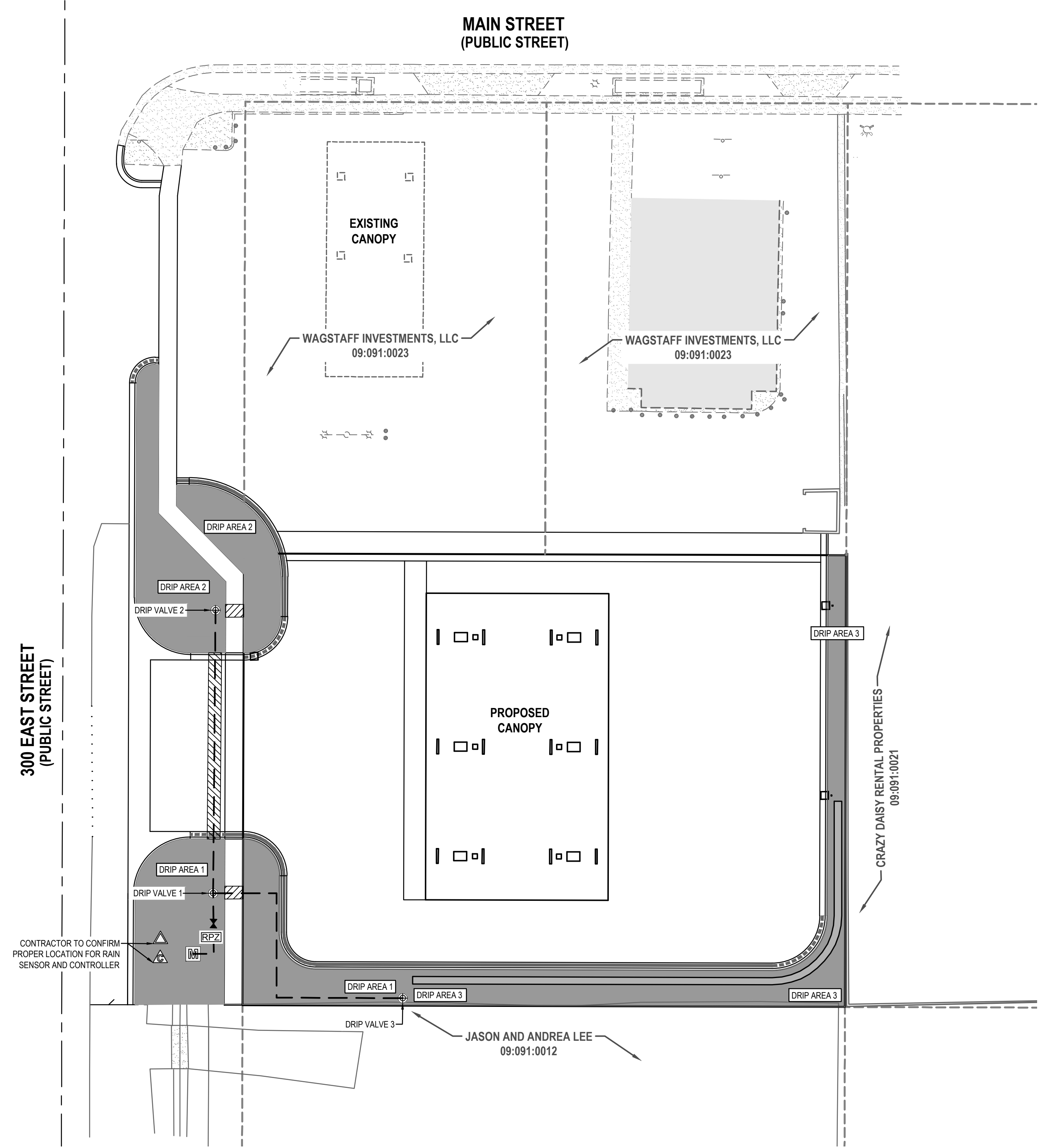
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BENCHMARK

NORTH QUARTER CORNER OF SECTION 01,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4880.90'



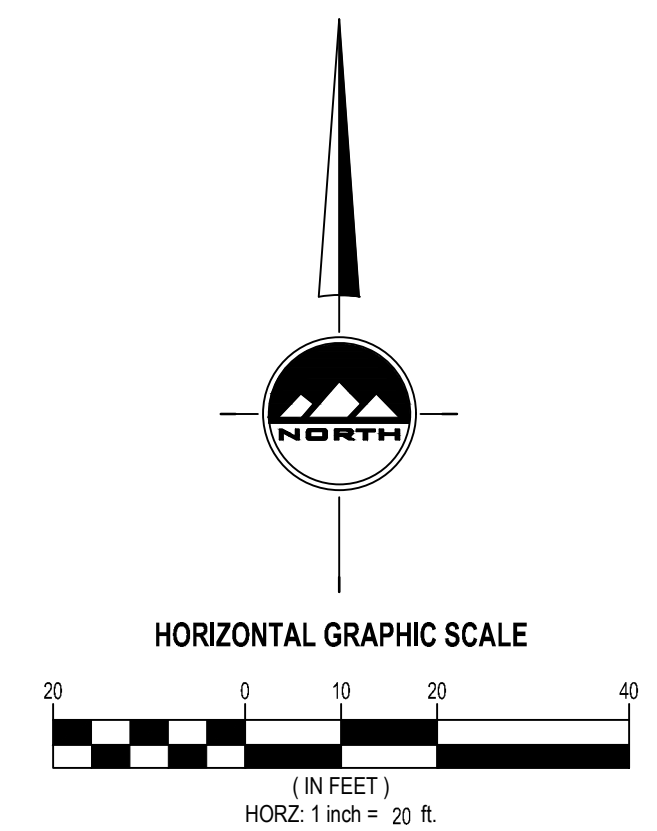
Irrigation

Qty	Symbol	Description
3	⊕	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
	—	Mainline - Schedule 40 PVC
1	⊠	1 inch meter
1	⊠	Rain Bird RSD-BEx Rain Sensor
1	⊠	Rain Bird ESP-LX Plus Controller with Metal Pedestal
1	⊠	Mueller 1" Brass Stop and Waste
1	⊠	RPZ Backflow Prevention Device
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

**** NOTES ****
THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.



EN SIGN
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HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST
SANTAQUIN, UTAH

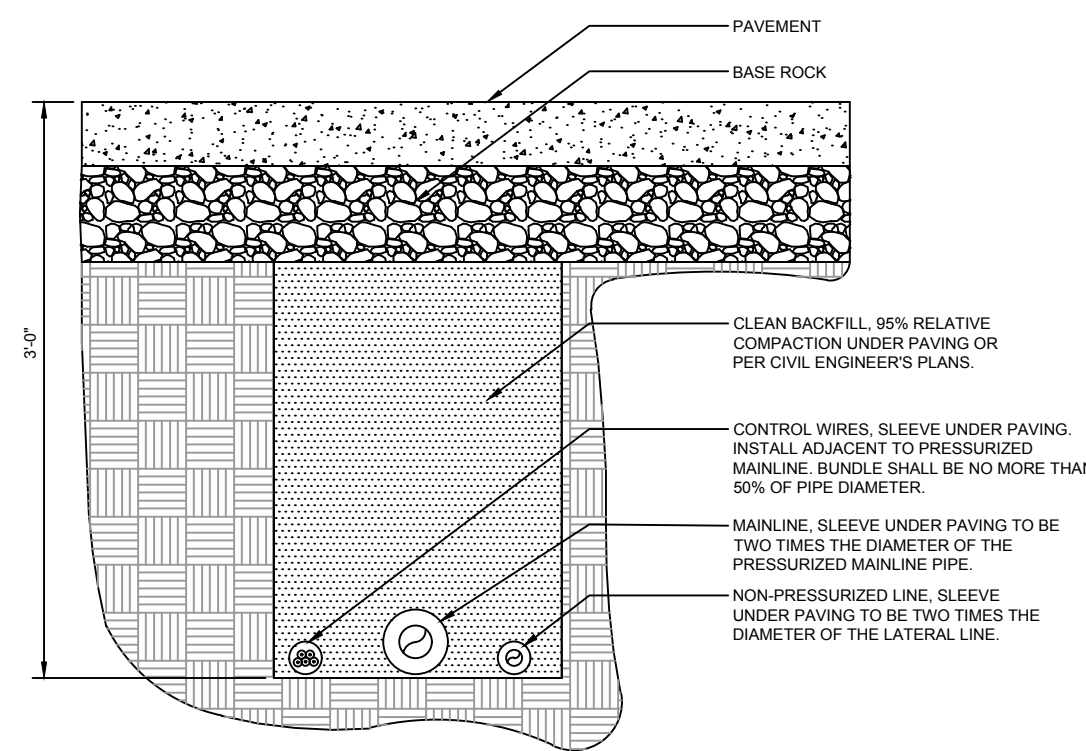
IRRIGATION PLAN

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022

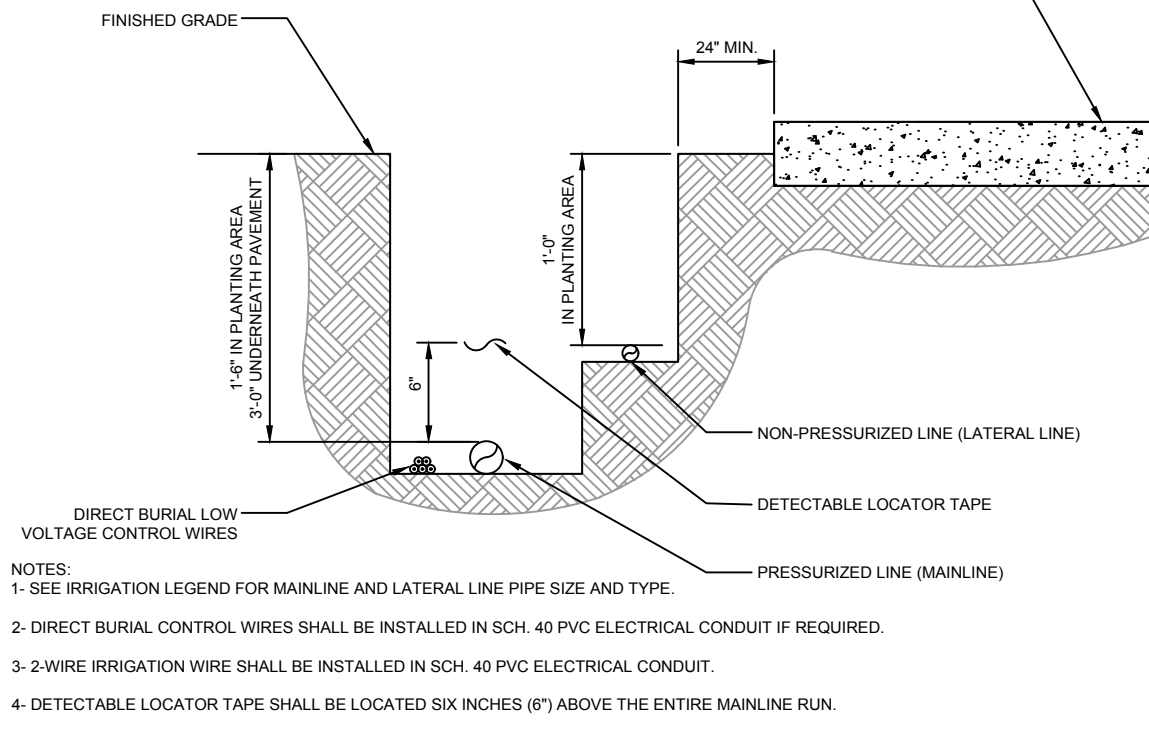
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CHECKED BY: QRE

PROJECT MANAGER: CGD

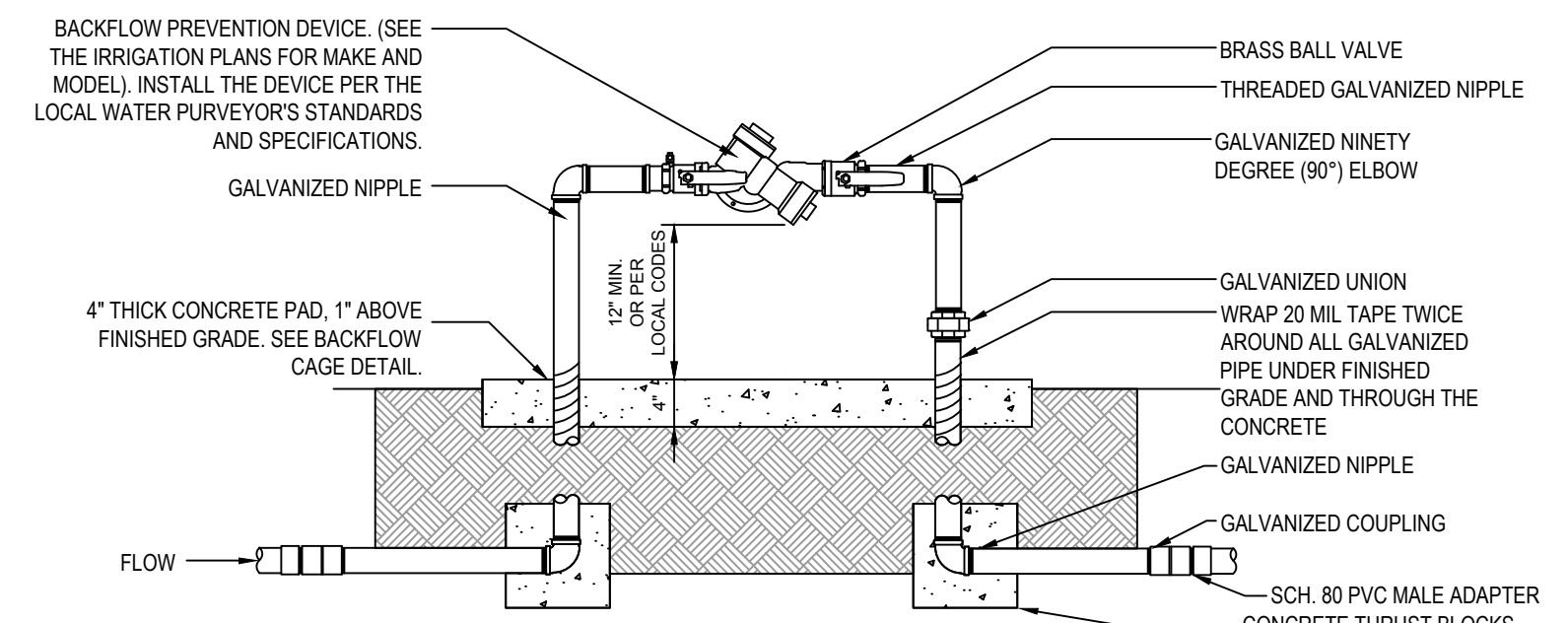
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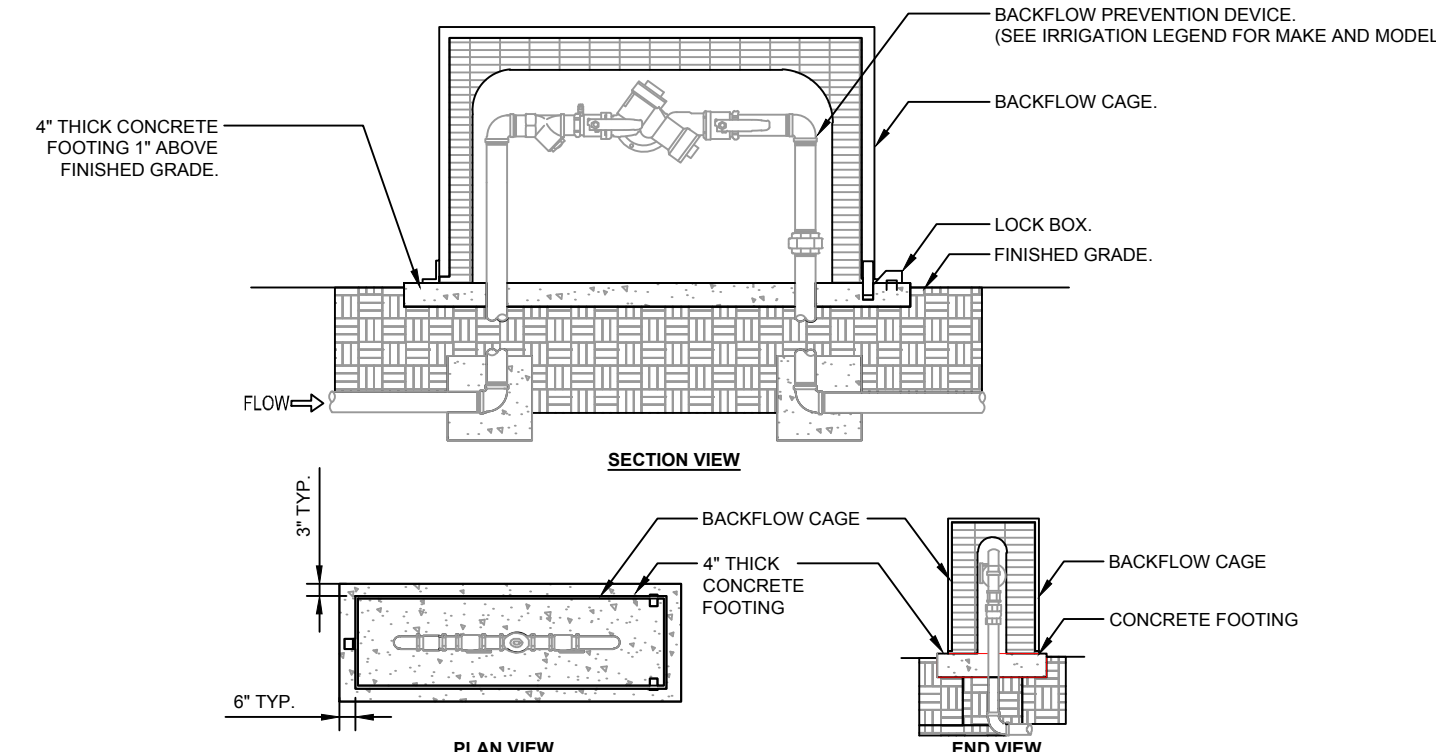
9 PIPE BENEATH PAVEMENT SCALE: NONE



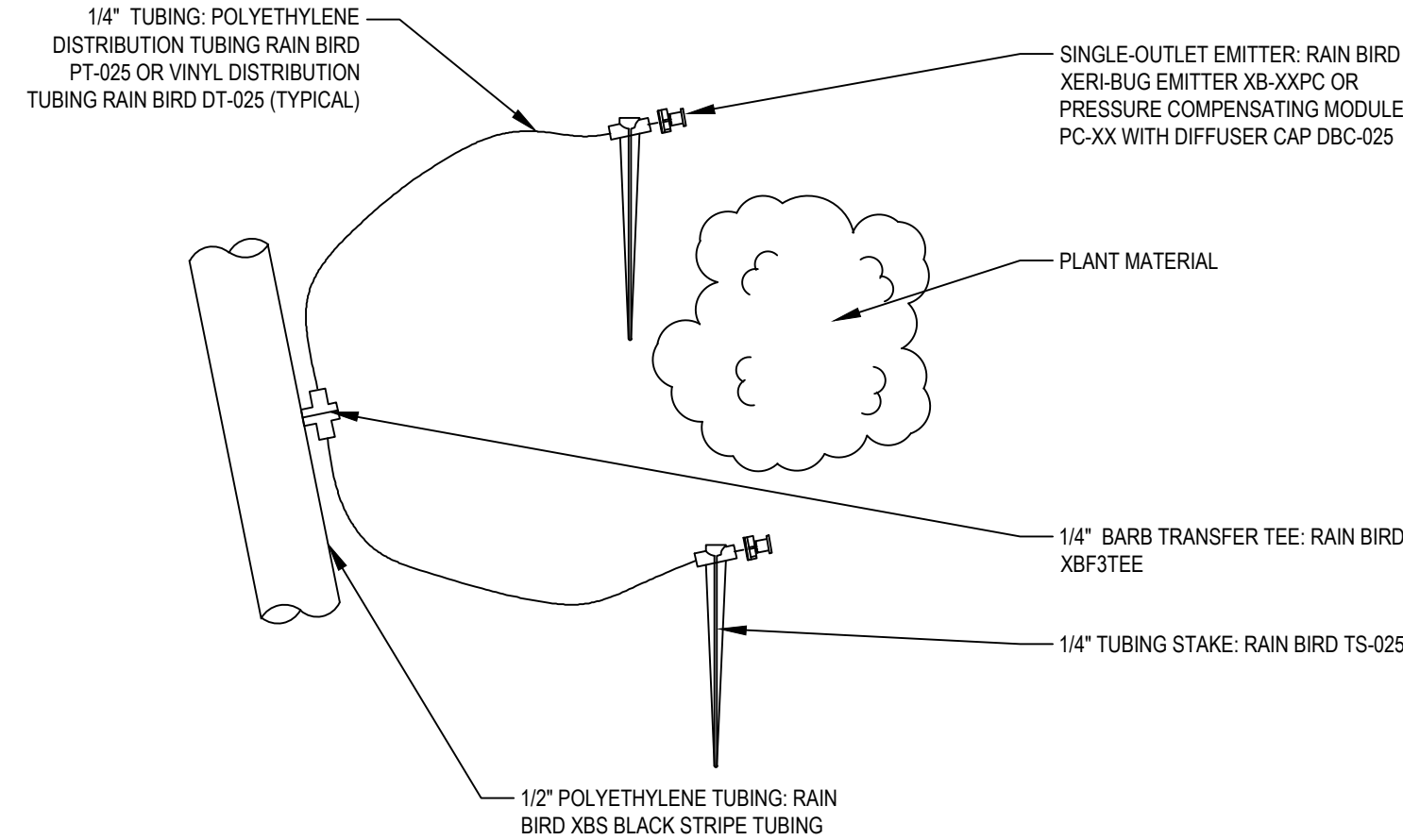
5 IRRIGATION TRENCHING SCALE: NONE



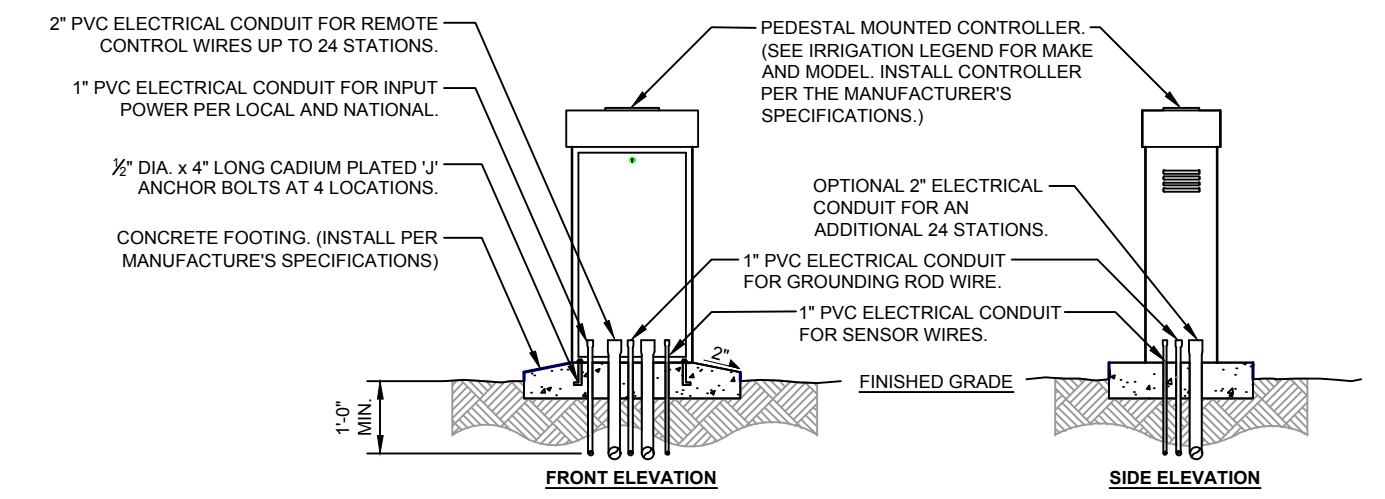
1 BACKFLOW PREVENTER SCALE: NONE



10 BACKFLOW CAGE SCALE: NONE



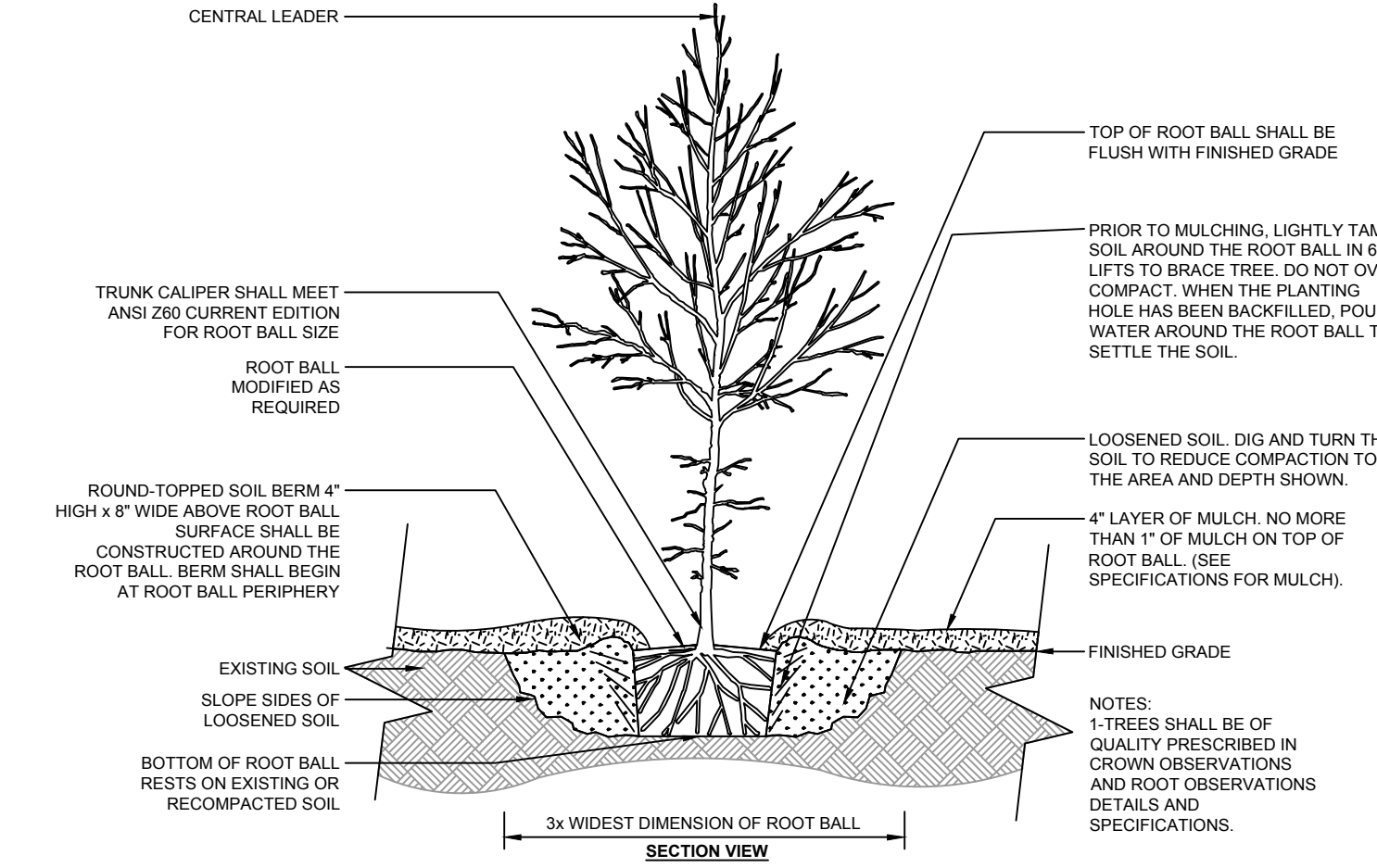
6 DRIP DETAIL SCALE: NONE



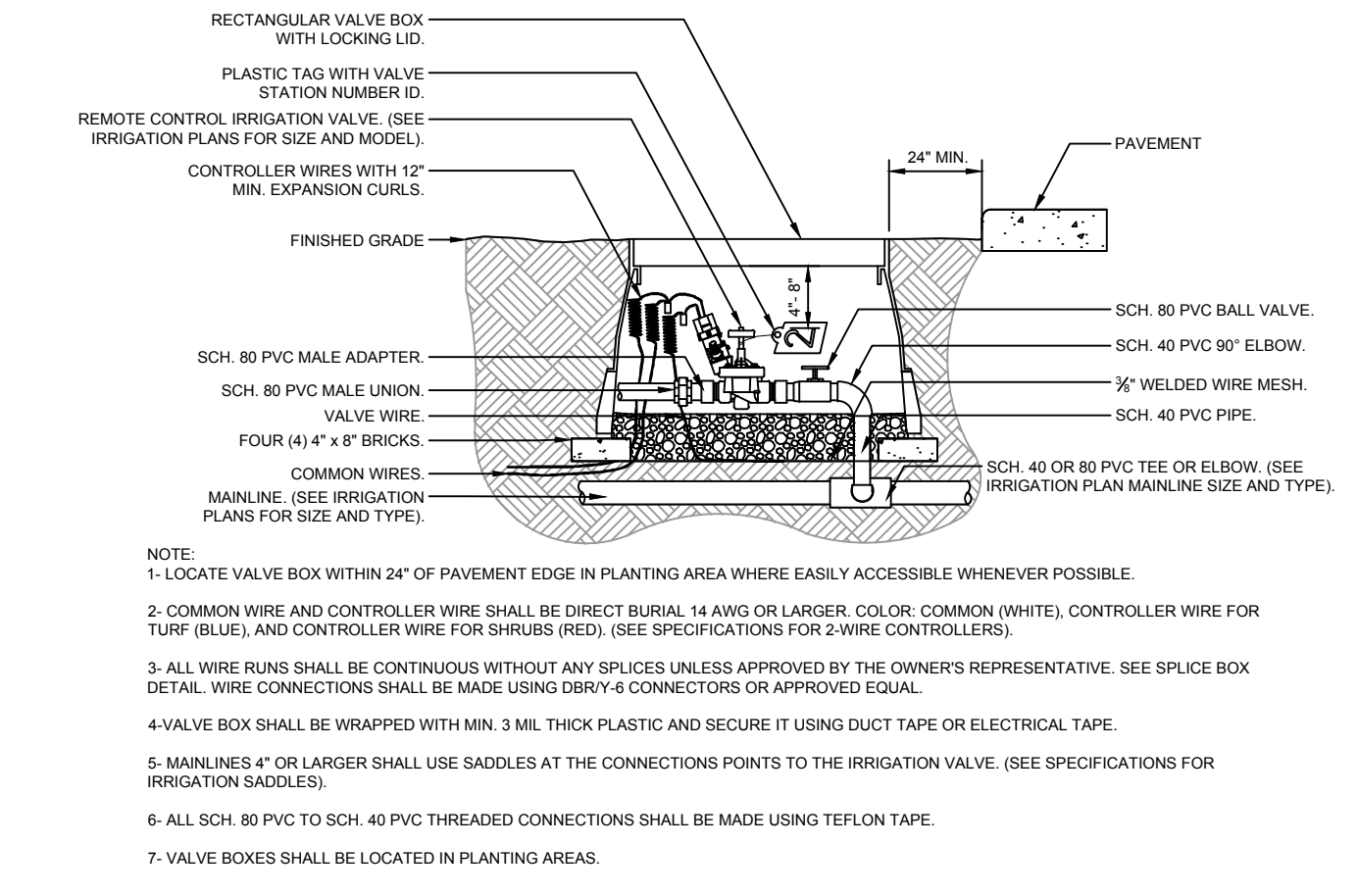
2 IRRIGATION CONTROLLER SCALE: NONE

- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
 - LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
 - MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
 - LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
 - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
 - CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
 - PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
A. 4" TOPSOIL IN ALL SOD AREAS
B. 6" TOP SOIL IN ALL PLANTER BEDS
 - WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

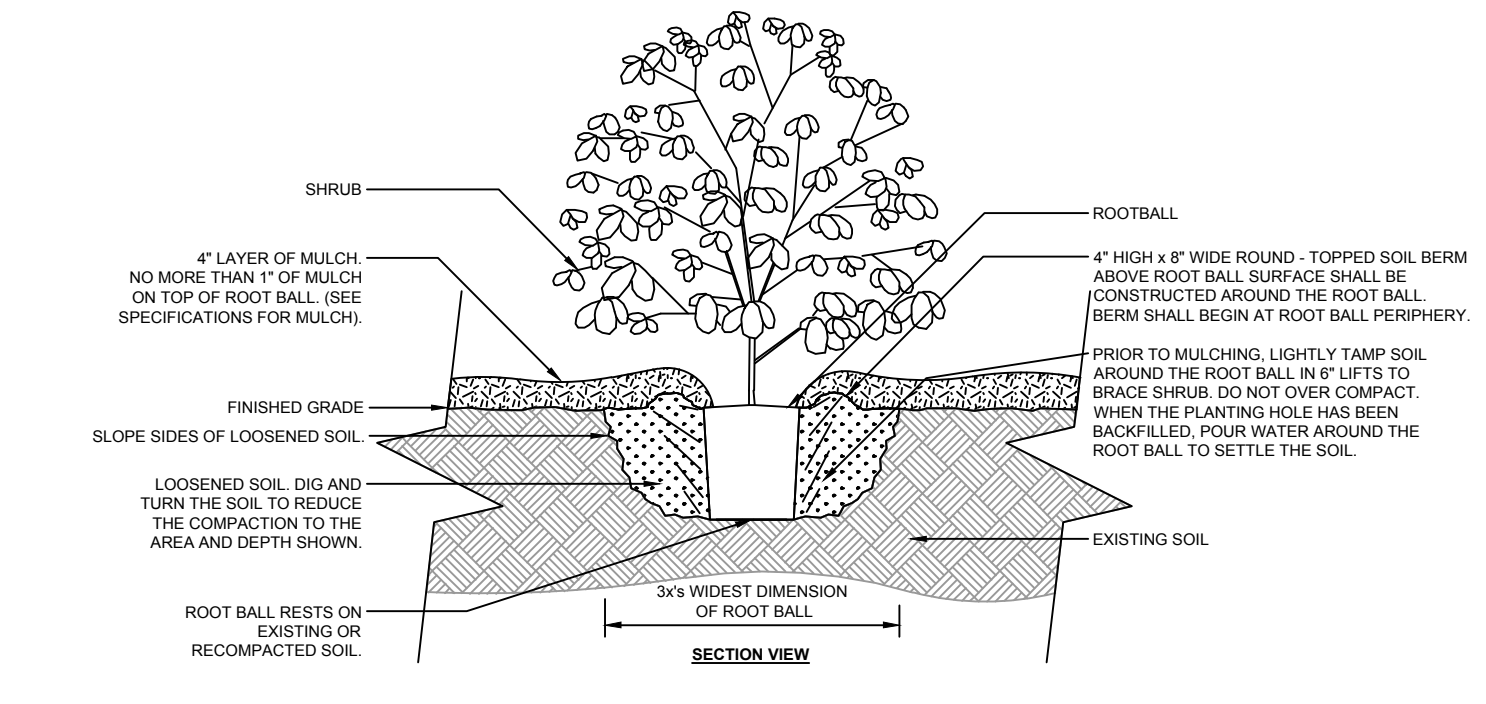
- IRRIGATION NOTES:**
- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
 - CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
 - PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
 - TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
 - ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
 - ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
 - DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPARATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES. MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
 - ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
 - FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
 - CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCIBLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
 - THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



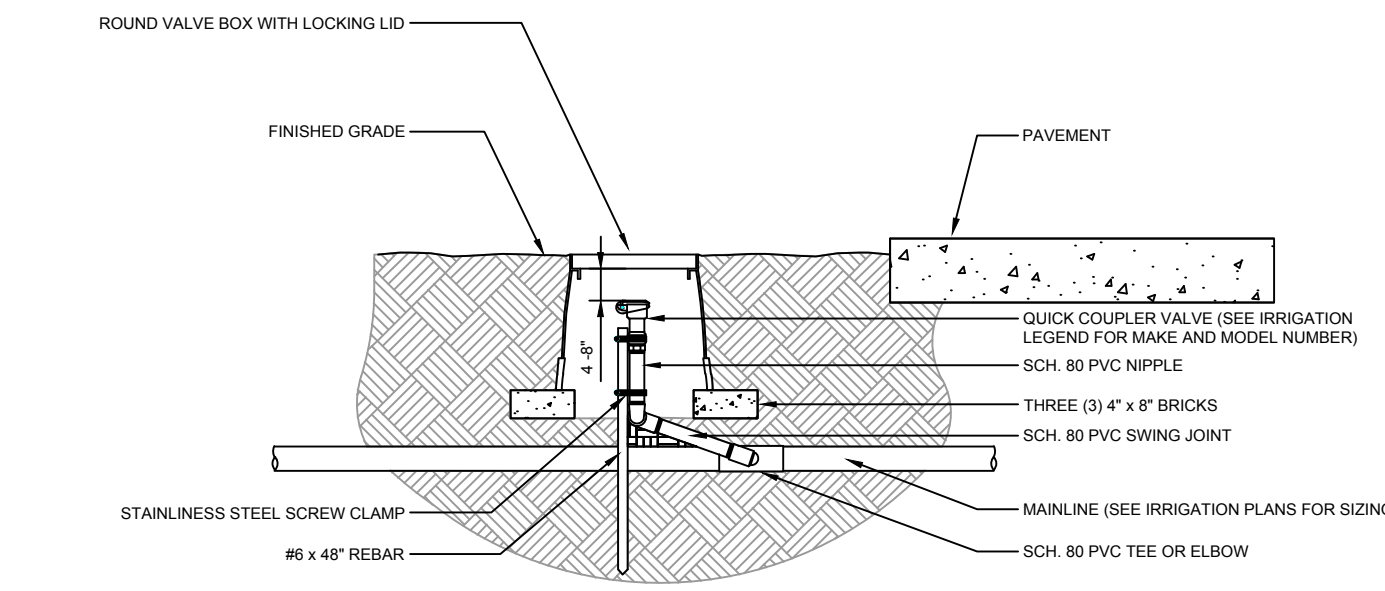
7 TREE PLANTING DETAIL SCALE: NONE



3 CONTROL VALVE SCALE: NONE



8 SHRUB PLANTING DETAIL SCALE: NONE



4 QUICK-COUPLER VALVE SCALE: NONE

Item 2

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
315 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002



HOLIDAY OIL SANTAQUIN
45 SOUTH 300 EAST
SANTAQUIN, UTAH

NO.	DATE	REVISION	BY
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2			
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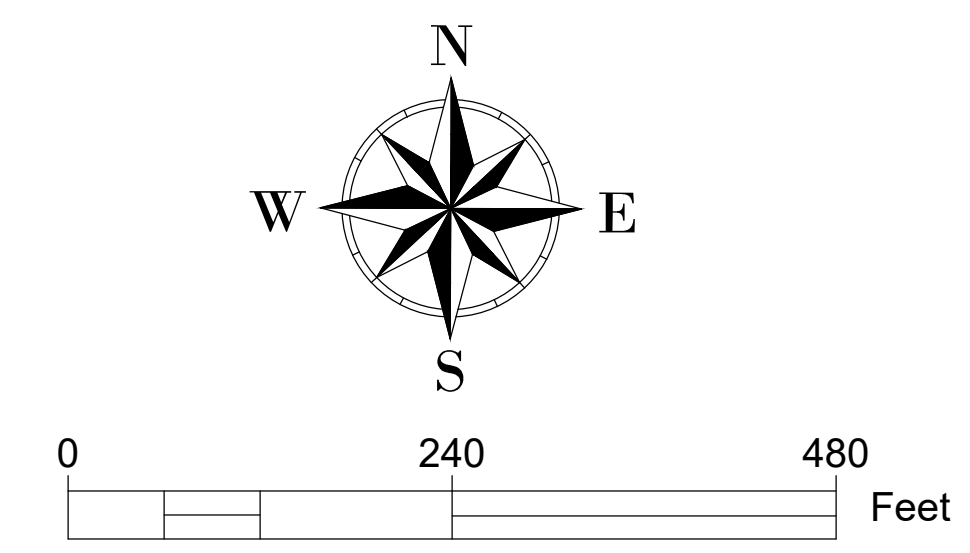
LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: QRE
PROJECT MANAGER: CGD

L300

1/11/2023

C:\Users\XXX\OneDrive\Projects\Summit Ridge Parkway\Summit Ridge Parkway\Subdiv\Subdiv.dwg



SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SANTAQUIN WEST

SHEET NAME

SUBDIVISION

PLAN SUBMITTAL: CONCEPTUAL

REVIEW SET 1/11/23	SHEET NUMBER 1.0
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Santaquin City Corporation

Request for Traffic Control Device

Community Development Department
 275 West Main Street, Santaquin, Utah
 (801) 754-1011
 www.santaquin.org



Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code 6.20.

Meetings: Development Review Committee meetings are held the 2nd and 4th Tuesdays of each month. The meeting is held in the City Offices, located at 275 West Main. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Eric Howard		
Telephone:	Alternate Telephone:	Email: ericdhoward88@gmail.com
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: 200 W 300 S		
Type of Traffic Control Device Requested: Stop sign.		
Description and Justification for the Request		
<p>To whom it may concern,</p> <p>I'm hoping to petition the city or influence it into placing a stop sign at the intersection of 200 west and 300 south for north and south bound traffic on 200 west. There are several families with small children that live either directly in front of this intersection or within a few houses. Vehicles speed relentlessly on 200 west and with the growth Santaquin has seen, the number of speeding cars has only increased. There is currently only one stop sign on 200 west/frontage road from Main Street all the way to summit ridge parkway allowing cars to build plenty of momentum before having to stop at the intersection of 200 west and 200 south. I'm not just "eyeballing" the speed either, I'm an Orem police officer and have had radar units in my patrol cars confirming excessive speed myriad times on vehicles, especially northbound vehicles. I know it would put my mind at ease when my kids are playing outside if there was a stop sign on 200 west at 300 south. Please let me know if there is anything I could do further to help place a stop sign at the above location.</p> <p>Thank you, Eric Howard 801-935-1851</p>		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request. None Provided		



DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst.

Others in Attendance: Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting in person and via Zoom.

Engineer Lundell called the meeting to order at 10:00 a.m.

Ercanbrack Concept Plan

A concept review of a 165-lot subdivision, including commercial space, located at approximately 590 W. Main Street.

Derek Terry attended the meeting to represent the Ercanbrack development.

Building Official Randy Spadafora had no comments.

Chief Hurst inquired if the roads in the development were public or private. Engineer Lundell confirmed that all streets in the subdivision are public right-of-way. Assistant Manager Bond clarified that there are private/internal accesses to the garage areas behind the townhomes.

Director Callaway suggested that the intersection at 500 West and 200 North be more perpendicular rather than such a tight angle as the proposed radius would make it difficult for people driving in the intersection to see oncoming westbound traffic. Manager Beagley stated that due to ownership of property at that location, it may be difficult to adjust the angle of the intersection but encouraged the developer to work with surrounding landowners. Director Callaway inquired about sewer design. Engineer Lundell confirmed that any sewer lines would need to be shown in public right-of-way in future submittals of plans. Manager Beagley discussed the number of minimum meters per building that are required by the city code and standards. Engineer Lundell also addressed irrigation meters and laterals.

Fire Marshall Sutherland pointed out that the lack of frontage access along 5 homes on the western side of the development (by the Tot Lot) making it difficult for emergency vehicles to respond and find addressing. The DRC suggested that all units have frontage access along public roads.

Assistant Manager Bond addressed the process of the plans being reviewed at a Public Hearing as a part of the Planning Commission meeting later that day. Mr. Bond stated that the multifamily units will require Architectural Review Committee approval (ARC) and a meeting will be set once building renderings are received. Buildings in the Commercial Light Manufacturing (CLM) Zone will not have to have ARC approval. Mr. Bond also pointed out that the "Flex Space" indicated on the plans does not follow any definitions set forth by the city code and asked what those buildings are intended to be as parking requirements may vary depending on use. Mr. Bond asked that the "Flex Space" intentions be

made clear in future plans. The DRC and applicant discussed requirements for Tot Lots per the number of units recognizing that strategically placed Tot Lots or other amenities would be acceptable.

Engineer Lundell brought up discrepancies in the noted acreage on the plans and asked for clarification. The DRC discussed where right-of-way and access roads into the development will be clarified. Engineer Lundell addressed the parking throughout the development, pointing out that tandem parking is not allowed by the city code. Assistant Manager Bond suggested that driveways in certain units be removed to allow for more consistency in the development. Engineer Lundell asked Fire Marshall Sutherland about the width of the private access roads to the driveways (24 foot wide). Fire Marshall Sutherland stated that the width does follow the fire code. Based on the development agreement, 3.95 acres of open space is called for. The plans currently account for 4.22 acres of open space. The development agreement based open space square footage on the number of units. Engineer Lundell brought up that all roadway improvements along Main Street must be included in future plans. Manager Beagley addressed that 400 feet along the Main Street access will have to be worked with UDOT for storm drain and improvement requirements. The applicant inquired about what improvements would be required if UDOT referred back to the city. Manager Beagley confirmed that cross-sections with the current roadway be matched to include storm drains, curb & gutter, and sidewalks. The DRC discussed pedestrian access along the frontage to Main St.

Engineer Lundell pointed out an overlap in property ownership on boundaries on the plat. Engineer Lundell went over widths of asphalt and encouraged more discussion on widening the asphalt for fire access and emergency purposes. Assistant Manager Bond inquired if retention ponds would be located on the site. Manager Beagley stated that future consideration will need to be taken for retention tanks and storm drains in park strip areas. The DRC discussed that by widening the asphalt, problems for snow plowing and street parking may be alleviated. The DRC discussed parking requirements on city streets and among parking spaces. Chief Hurst addressed concerns he has for possible shared parking, including clear views in many areas of the development.

The DRC encouraged the name change on the development from Ercanbrack to something else sooner rather than later. Manager Beagley pointed out that upon extensive review, the current plans meet the development agreement and city code. The applicant discussed proposed phasing of the plans. A checklist and redlines will be provided to the applicant prior to preliminary submittal. Director Callaway brought up a Summit Creek Irrigation line that runs through the development. As such, Summit Creek Irrigation will need to approve the plans as well.

Hollow Flats Preliminary Plan

A preliminary review of a 140-lot subdivision located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

John Bowen and Shawn Herring attended the meeting to represent the applicant. Engineer Lundell pointed out that the name on the plans will need to be changed from Tanner Flats to Hollow Flats to match the records of the recent annexation.

Building Official Spadafora stated that addressing on the plans has not yet been completed but that addressing on the entry streets would only be addressed strictly on the interior side of the street.

The DRC discussed what fencing will or won't be completed along Summit Ridge Parkway and adjacent to the railroad. The applicant stated that the assumption is that fencing would be completed along the outer boundaries of the development but will be looked at again. Manager Beagley confirmed that the city wouldn't require fencing in the R10 Zone but suggested that any anticipated fencing be included in future plans.

Chief Hurst stated that the stop signs and intersections in the development looked good but encouraged the developer to take a second look at driveway locations on lots that are near intersections. Director Callaway pointed out street naming in the area and the tie into other developments across the street. Chief Hurst inquired about topographical considerations in the plans for driveways and approaches. The grading plans were reviewed, and Manager Beagley stated that the percentages shown at intersections (5%) are reasonable. Engineer Lundell indicated that the city code does not allow for grading above 10% at intersections and anything above that would need to be rectified.

Director Callaway inquired about culinary valve locations on the plans. Engineer Lundell noted that further consideration of the valves should be included on the plans in future stages. Director Callaway also inquired about the open space/park area of the plans. Engineer Lundell addressed the development agreement in which negotiations for the park were decided upon. Manager Beagley discussed the idea behind the park being included in the development agreement stating that the development is separated from adjacent neighborhoods and children would not have to cross Summit Ridge Parkway to reach a nearby play area.

Fire Marshall Sutherland pointed to the two lots on the northeast corner of the development stating that they are outside of the required 250-foot range of a fire hydrant. In looking at the plans, Mr. Sutherland suggested that the two adjacent hydrants be moved closer to those two lots rather than adding another hydrant.

Assistant Manager Bond suggested that proposals for the park be included in the plans to be consistent with the development agreement. He stated that a Public Hearing will be held at a future Planning Commission meeting.

Engineer Lundell encouraged renumbering of the phasing so that two points of access during construction may be accomplished. Engineer Lundell also indicated the notes on the plans must show that no access is allowed off of Summit Ridge Parkway to the lots along Summit Ridge Parkway and stating that fencing will aid in that. To help with recordation there will need to be lines on the plat sheet showing the Union Pacific Rail Road (UPRR) parcel. Discrepancies in notes and labels were addressed. All the corner lots are currently short of the 80-foot frontage and width requirement for the R10 Zone. The DRC discussed knuckles and bulb outs to accommodate the 80-foot frontage and required 30-foot setbacks. 95 feet of frontage is required on corner lots within the R10 Zone as well. Engineer Lundell also addressed the sewer on the northeast side of the development that may require approval from the railroad and appropriate property owners. The DRC and applicant discussed possible ownership of property and right-of-way issues that may come up with that sewer line and/or manholes. As such, an easement in Santaquin City's name would need to be provided for any offsite sewer access. All underground retention tanks (R-Tanks) must be a minimum of 5 feet from the curb and built appropriately to handle overhead traffic to minimize damage to the tank and sidewalk. The DRC and applicant clarified a storm drain line that's shown on the plans but does not exist on Summit Ridge

Parkway. Geotechnical reports for the site must be submitted along with storm drain reports. The DRC and the applicant addressed the design of the R-Tanks and making sure the infrastructure and appropriate storage is accounted for. All trench backfill material must be A-1-a and it is anticipated to be imported. Adjacent subdivisions have shown that native material won't be sufficient. Due to the large amount of grading on the site, Engineer Lundell requested additional information to show cut/fill amounts so that it can be determined if a mass-grading permit will be required to protect surrounding homes. The DRC and applicant discussed the balance of grading and materials coming in and out of the site and the possible impact on residents and future purchasers. Grading requirements and standards for individual lots were also addressed.

Assistant Manager Bond made a motion to table the Hollow Flats Preliminary Plan to allow for redlines to be addressed along with the items discussed. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Ridley's Phase III Concept Plan

A concept review of a 2-lot commercial subdivision located north of Main Street off 500 East.

Shaun Young appeared at the meeting via Zoom to represent the applicant.

Building Official Spadafora looked at addressing off 500 East. Fire Marshall Sutherland stated that he doesn't see an issue with the addressing in the private area of the lots as most oftentimes emergency responders will go to a business name rather than an address.

Chief Hurst had no comments.

Director Callaway inquired about stubbing fire-risers for future buildings along a possible fire line noticing that a meter is already stubbed. The DRC and applicant discussed where the current water lines are places along the culinary lines and lots. The applicant also pointed out where water lines are or are not under pavement on corresponding lots. Director Callaway pointed out valve clusters at connection points representing that the current plans for the valves should be sufficient. Engineer spoke about all of the water lines and sewer lines within the development (aside from irrigation) being owned by the city. Easements for each of the water and sewer lines will need to be provided to the city.

Fire Marshall Sutherland had no further comments.

Assistant Manager Bond addressed the process of the plans being reviewed at a Public Hearing as a part of the Planning Commission meeting later that day. Mr. Bond pointed out the easement that provides

appropriate frontage between the lots creates an unusable remnant parcel. The DRC and the applicant discussed absorbing the remnant parcel into lot #11. Engineer Lundell suggested that storm drainage and other improvements be put in along the diagonal frontage on 500 East. The applicant represented that each lot would contain its own storm drainage, curb & gutter, and appropriate swells.

A checklist and redlines will be provided to the applicant prior to preliminary submittal.

Nebo School District Animal Structure Site Plan

A site plan review of a public education facility located at approximately 200 East and E Highline Canal Road.

Mike Anderson with Nebo School District appeared at the meeting representing the applicant.

Building Official Spadafora stated that the assigned address for the site will be 975 N. and 400 E. Building Official Spadafora also brought up that he hasn't seen a building permit for the site construction.

The applicant pointed out the difference between buildings and structures on the plans.

Chief Hurst inquired about fencing around the site and the access to the site from the nearby county road. Chief Hurst approved of fencing around the site to keep it animals should they stray.

Director Callaway inquired if restrooms will be at the site and if water lines will be installed. The applicant stated that a sump will be installed for a handwashing station at one of the buildings and portable restrooms will be available for sanitary needs.

Fire Marshall Sutherland expressed concerns about a fire hydrant not being within 250 feet of the site. The applicant also represented that there are discussions with nearby property owners and water lines for fire hydrants. He stated they would prefer not to dig a well to accommodate the hydrant. Manager Beagley discussed the easements that will need to be made to the city for access to any waterlines. Mr. Sutherland pointed out that any type of fire requirements for the site will come from the State of Utah as it's a school facility.

Assistant Manager Bond reiterated that under Santaquin City Code 10.64 the site is an approved use for temporary animal care and in compliance with the city's zoning requirements.

Manager Beagley pointed out that in order to get power and water to the site a building permit and building plans need to be submitted and approved by the city. Approval for utility dedication and impact fees will follow. The power company requires that the city approve connections for both the power and water utilities. Building Official Spadafora discussed the need for plans with the applicant and reminded him that engineer approval is also required for the plans.

Manager Beagley made a motion to table the Nebo School District in order for building permit and site plan processes to be thoroughly completed to include location of water lines, hydrants, gray water, etc. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Traffic Control Request

300 E. 400 S.

The DRC members discussed a request received from a resident close to the 300 E. and 400 S. intersection. Traffic numbers were collected by the police department. Chief Hurst recommended that in congruence with new developments and plans to have a stop sign for north and southbound traffic. Director Callaway agreed. The DRC decided to place stop signs on the north and southbound traffic sides of the intersection.

Manager Beagley made a motion to have a stop sign installed on north and southbound traffic at the 300 E. and 400 S. intersection. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

December 13, 2022

Manager Beagley made a motion to approve the DRC Meeting Minutes from December 13, 2022. Building Manager Official Spadafora seconded the motion.

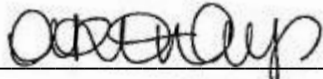
Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 12:00 p.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT