

PLANNING COMMISSION

Tuesday, June 28, 2022, at 7:00 PM Court Room/Council Chambers (2nd Floor) and Online

MEETING PARTICIPATION

- In Person Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- YouTube Live Santaquin City Channel https://bit.ly/2P7lCfQ

Comments may be submitted to PublicComment@Santaquin.org for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:

https://www.santaguin.org/citycouncil/page/santaguin-city-council-protocols.

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

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. McDonald's Rear Elevation Sign

The Planning Commission will review a request from McDonald's to install additional wall signs on a third and fourth wall at their building located on Main Street.

2. Scenic Ridge Estates Preliminary Review

The Planning Commission will review an 8-lot subdivision located east of 430 S.

3. Stratton Acres Preliminary Review

The Planning Commission will review a 37-unit subdivision located at approximately 200 E. and Royal Land Drive.

4. PUBLIC HEARING - Land Use Tables & Definitions Related to the Main Street Business Districts Zone

The Santaquin Planning Commission will conduct a public hearing to consider amending the land use table (10.20.190) and associated definitions (10.08) in the Main Street Business Districts Zone which includes the Central Business District (CBD), Main Street Commercial Area (MSC), and the Main Street Residential Area (MSR).

5. PUBLIC HEARING - Agriculture Related Amendments

The Santaquin City Planning Commission will conduct a public hearing to consider modifying Santaquin City Code (10.08), (10.20), and (10.24), to consider a definition for agritourism and conditionally allowing certain commercial activity on agricultural land in most zones of Santaquin City.

6. Detached Accessory Dwelling Units

The Planning Commission will discuss Accessory Dwelling Units and possible changes that could be made to Santaquin City Code.

OTHER BUSINESS

7. Meeting Minutes

June 14, 2022

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 e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:

Amalie R Ottley, City Recorder

MEMO

Santaquin

To: Planning Commission
From: Camille Moffat, Planner I

Date: June 22, 2022

RE: McDonald's Additional Sign Request

McDonald's will be located on lot 7 of Ridley's Commercial Subdivision. The applicant submitted a sign permit on June 1, 2022 and is proposing three signs. They have proposed wall signs on all 4 sides of the building. If it is proposed that signs be on more than 2 sides of the building, Planning Commission approval is needed.

Santaquin City Code 10.44.080.E.6 says, "Multiple Walls: A sign on a third and fourth wall must be approved by the planning commission using the criteria as listed in paragraph E.2."

Santaquin City Code 10.44.080.E.2 says, "Multiple Signs: The fifteen percent (15%) area of the primary wall and the five percent (5%) area of all secondary walls may be divided into more than one sign with the approval of the building official under the following guidelines and restrictions:

1. Guidelines:

- 1. The sign package blends with the aesthetics of the building and surrounding natural and manmade environment.
- 2. The sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.
- 3. The number of signs are appropriate to the scale of the building.

2. Restrictions:

- 1. The maximum number of wall signs on any given wall, including multi-tenant buildings, shall be seven (7). For the purpose of this title, a sign will be considered a complete phrase and the suggested layout of the sign package (i.e., the individual words may either be lumped together as 1 phrase to equal 1 sign, or spread out to be many different signs, such as "1 Hour Photo" would be considered 1 sign).
- 2. The maximum number of multiple wall signs on any given wall shall be limited to seven (7). The maximum square footage shall be limited to six hundred (600) square feet or fifteen percent (15%) of the wall (5 percent if a secondary wall), whichever is less.
- 3. Multi-tenant buildings may receive a conditional use permit so that the building may exceed the maximum number of signs to accommodate the additional sign if the planning commission judges the additional sign to be consistent with the criteria set forth above.
- 4. Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs shall be approved. It is encouraged that the use of multiple materials and lettering styles, such as exposed neon, different type styles, use of logos in conjunction with the lettering be implemented."

If there is a sign on the back of the building, Planning Commission approval is needed. The back of the building on lot 7 is the North (Non Drive-Thru) Elevation. The front of the building is considered the

elevation facing Main Street. This determination was made with the property owner (Mark Ridley) when the first commercial building along Main Street was constructed.

Santaquin City Code 11.44.080.E.5 says, "Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with planning commission approval.

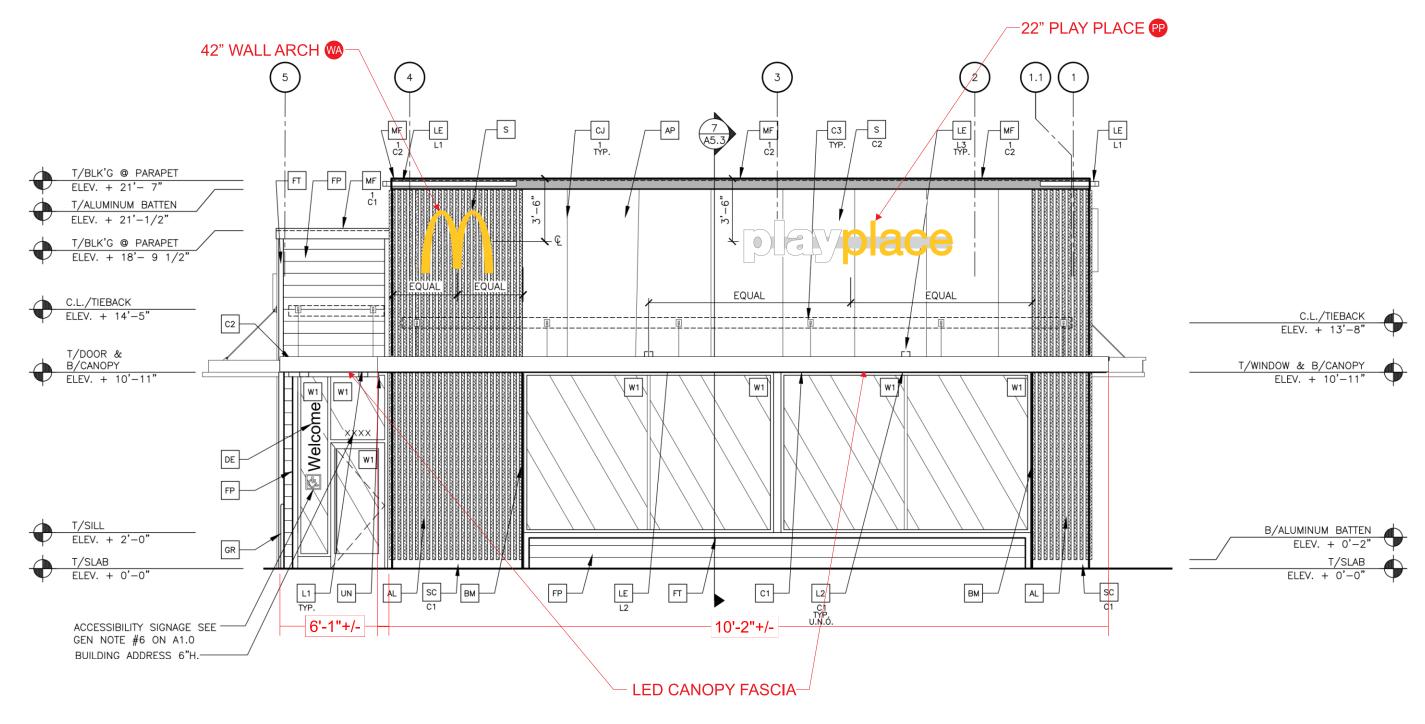
The proposed wall signs meet all requirements found in SCC 10.44.080.E.2. The signs are not considered cabinet signs and the signs also meet all area requirements for the primary and secondary walls.

Recommended Motion: "Motion to approve the proposed McDonald's Signs.

Attachments:

1. Proposed Sign Plans

EAST (FRONT) ELEVATION SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

5

Customer: MCDONALD'S Location:

SANTAQUIN, UT

368732 - R1 - 36 N ORCHARD LANE - SANTAQUIN, UT

05/04/22

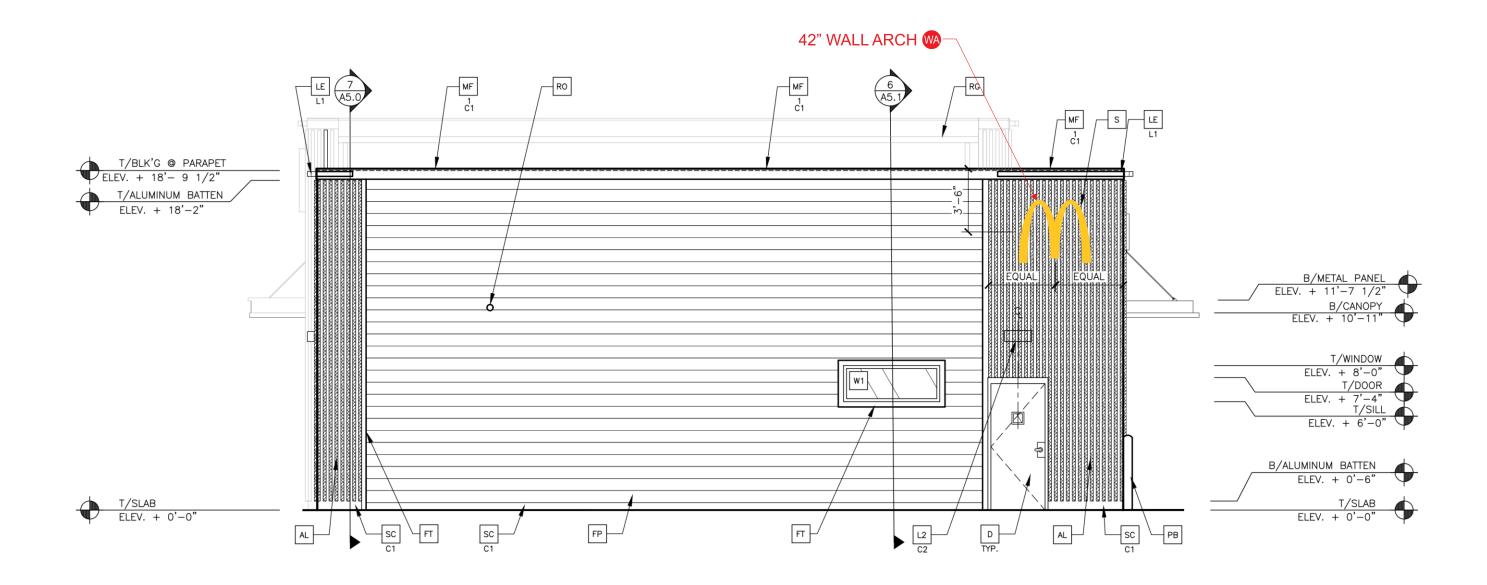
Prepared By: AL

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

SIGNS | LIGHTING | IMAGE

Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasig

WEST (REAR) ELEVATION SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Customer: MCDONALD'S

SANTAQUIN, UT

05/04/22

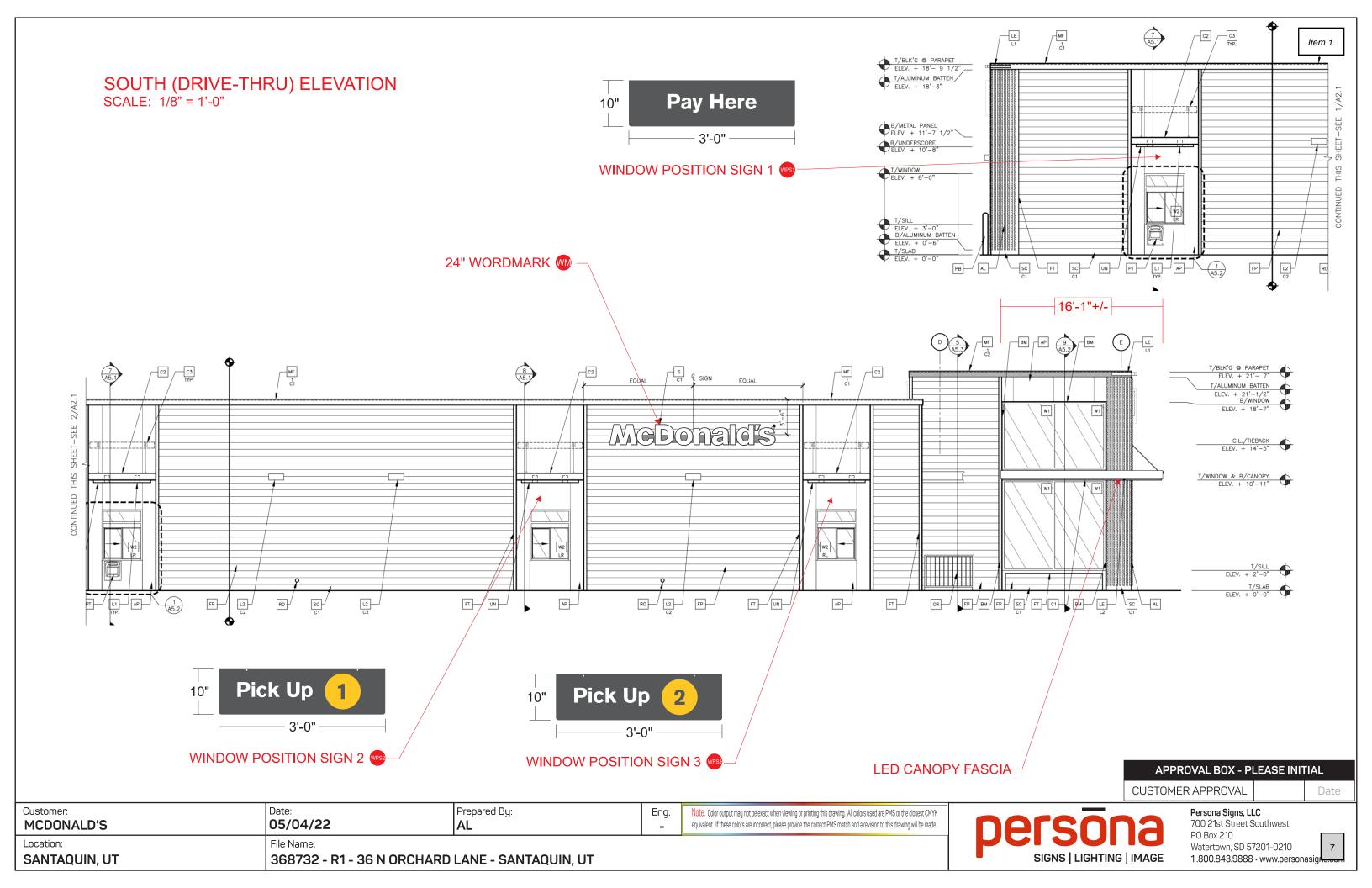
Prepared By: AL

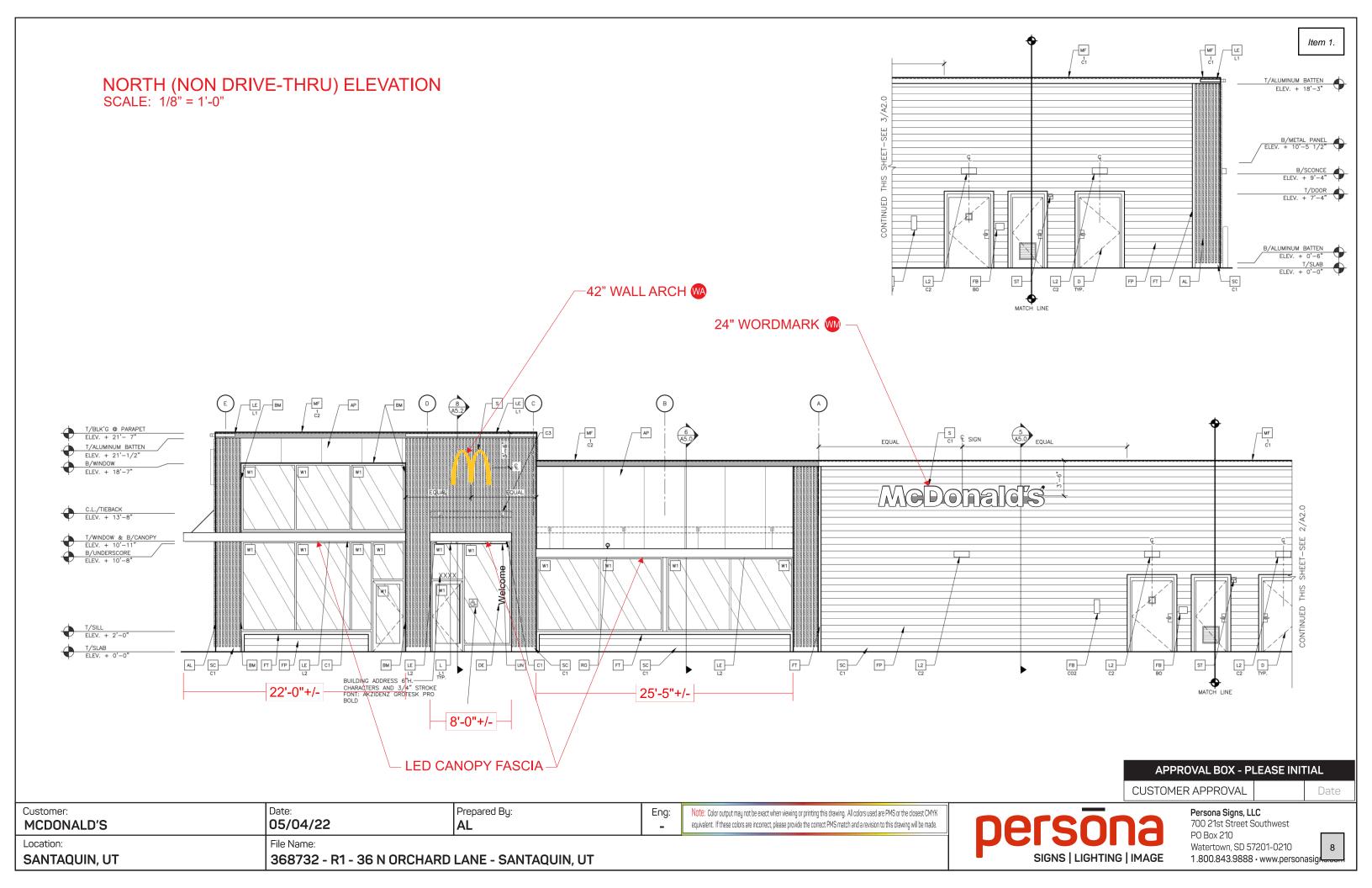
368732 - R1 - 36 N ORCHARD LANE - SANTAQUIN, UT

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

SIGNS | LIGHTING | IMAGE

Date Persona Signs, LLC 700 21st Street Southwest PO Box 210 6 Watertown, SD 57201-0210 1.800.843.9888 · www.personasig





MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: Scenic Ridge Estates Subdivision Preliminary Review

Zone: R-12 PUD Size: 4.76 Acres

Lots: 8

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The lots range from 12,000 square feet (.28 acres) to 41,299 square feet (0.95 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Open Space lot 1 will be used to meet this requirement and will include a drainage channel and a 10' wide trail along it.

A portion of the proposed development, specifically located within Lot 8, is within a future water pressure zone. The buildable portion of this lot, as indicated on the plat, is located within the existing pressure zone and has been shown to have adequate water pressure to serve the home. This lot and the remaining properties located east of the proposed roadways are anticipated to be developed further once additional water infrastructure is constructed (i.e.: Water tank, booster pump station, etc.).

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended Subdivision Motion: "Motion to recommend approval of the Scenic Ridge Estates Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

Preliminary plan review

SHEET 2 PLAT (SHEET ONE)

SHEET 3 PLAT (SHEET TWO)

SHEET 4 PLAT (SHEET THREE)

SHEET 5 OVERALL AREA PLAN

SHEET 6 LOT LAYOUT

SHEET 7 OVERALL WATER

SHEET 8 OVERALL SEWER

PLAN AND PROFILE (1200 EAST STREET)

SHEET 11 CONSTRUCTION TRAFFIC MAP
SHEET 12 OVERALL GRADING PLAN

SLOPE MAP

SHEET 13 PLAN AND PROFILE (430 SOUTH STREET)

OVERALL STORM DRAIN

SHEET 15 DETAIL SHEET

SHEET 16 DETAIL SHEET
SHEET 17 DETAIL SHEET

SHEET 1

SHEET 9

SHEET 10

SHEET 14

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-14) WILL BE PROVIDED AT FINAL SUBMISSION

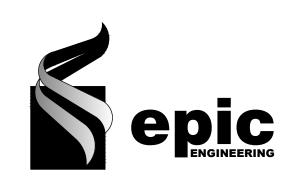


CONSTRUCTION NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

WARNING

CALL BLUE STAKES



REVISIONS

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT#

20SM4196

PROPERTY OWNER

BASTIAN HOMES, LLC 1184 S. 1150 W.

PAYSON, UTAH, 84651
PROPERTY DEVELOPER

BASTIAN HOMES, LLC 1184 S. 1150 W. PAYSON, UTAH, 84651

VICINITY MAP

SANTAQUIN, UT •

300 SOUTH

430 SOUTH

SCALES
0
1"=80'

VERT: 1"=10'
(24" x 36" SHEET)

BAR
F
F

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

OVERALL AREA PLAN

PLAN SET: SHEET
PRELIM 1

10

PROJECTS\2020 PROJECTS\Scenic Ridge Estates — Santa

LOCATED IN THE:

SOUTHWEST QUARTER OF SECTION 6,

TOWNSHIP 10 SOUTH, RANGE 2 EAST

SALT LAKE BASE AND MERIDIAN,

SANTAQUIN CITY, UTAH COUNTY, UTAH

16100 S.F 0.37 AC.

13013 S.F.

0.30 AC.

12084 S.F. 0.28 AC.

LOT: 2

12420 S.F.

0.29 AC.

NORTHING

EASTING

LETTER / ITEM

(F) BOUNDARY CORNER 7157613.952 1566758.690 (G) BOUNDARY CORNER 7157718.057 1566728.613 (H) BOUNDARY CORNER 7157745.511 (I) BOUNDARY CORNER 7157795.944 1567088.692 (J) BOUNDARY CORNER 7158109.144 1567003.380 (K) BOUNDARY CORNER 7158120.690 1567028.092

(L) BOUNDARY CORNER 7158160.958 1567104.150 (M) BOUNDARY CORNER 7158191.957 1567152.055 (N) BOUNDARY CORNER 7158234.728 1567258.806 (O) BOUNDARY CORNER 7158626.63 1567101.785 (P) BOUNDARY CORNER 7158632.815 1567107.515

(PP) BOUNDARY CORNER 7158633.016 1567107.695 (Q) BOUNDARY CORNER 7158636.626 1567130.099 (R) BOUNDARY CORNER 7158245.907 1567286.644 (S) BOUNDARY CORNER 7158227.092 1567294.218

(T) BOUNDARY CORNER 7158140.474 1567322.434 (U) BOUNDARY CORNER 7158095.458 1567333.792 (V) BOUNDARY CORNER 7157996.895 1567362.668 (W) BOUNDARY CORNER 7157956.541 1567219.199

7157682.787

1567288.273

7157587.090 1566878.542

7157480.752 1566911.222

(Y) BOUNDARY CORNER 7157617.292 1567061.610 (Z) BOUNDARY CORNER 7157600.888 1566982.656 (AA) BOUNDARY CORNER 7157589.769 1566896.545

(X) BOUNDARY CORNER

(BB) BOUNDARY CORNER

(CC) BOUNDARY CORNER

GROUND SCALE FACTOR: 1.00032797511374

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2

EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH: BEGINNING AT SOUTHEAST CORNER LOT 37 OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1276.33' FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE AND 130.24' NORTH 00°14'50"WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID OAK SUMMIT PLAT 'B' THE FOLLOWING SEVEN (3) COURSES: (1) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET (2) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (3) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 51; OAK SUMMIT PLAT 'C' (ENTRY #11714, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'C' THE FOLLOWING THREE (3) COURSES: (1) NORTH 76°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 235.65 FEET; (3) NORTH 15°14'13" WEST 324.61 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73, OAK SUMMIT PLAT 'D' (ENTRY #11715, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'D' AND THE EASTERLY AND SOUTHERLY LINE OF OAK SUMMIT PLAT 'E' (ENRTY #12871 UTAH COUNTY RECORD'S OFFICE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 64°57'27" EAST 27.28 FEET; (2) NORTH 62°06'06" EAST 86.06 FEET TO THE WESTERLY LINE OF 1200 EAST STREET; (3) NORTH 57°05'35" EAST 57.06 FEET TO THE EASTERLY LINE OF 1200 EAST STREET; (4) NORTH 68°09'58" EAST 115.00 FEET; AND (5) NORTH 21°50'02" WEST 422.19 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET TO THE BEGINNING OF A 1763.98 NONTANGENT CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC 8.43 FEET (CENTRAL ANGLE EQUALS 0°26'26" CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET); (7) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (8) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.55 FEET (CENTRAL ANGLE EQUALS 78°09'09" AND LONG CHORD BEARS NORTH 80°50'46" EAST 22.69 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; THENCE SOUTH 21°50'02" EAST 420.86 FEET; THENCE SOUTH 21°55'30" EAST 20.28 FEET TO THE BEGINNING OF TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 672.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.17 FEET (CENTRAL ANGLE EQUALS 07°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 91.10 FEET); THENCE SOUTH 14°09'41" EAST 46.43 FEET; THENCE SOUTH 16°19'43" EAST 102.71 FEET; THENCE SOUTH 74°17'24" WEST 149.03 FEET; THENCE SOUTH 14°09'41" EAST 282.33 FEET; THENCE SOUTH 73°53'00" WEST 235.94 FEET TO THE BEGINNING OF A TANGET CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 528.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.72 FEET (CENTRAL ANGLE EQUALS 08°45'33" AND LONG CHORD BEARS SOUTH 78°15'46" EAST 80.64 FEET); THENCE SOUTH 82°38'32" WEST 86.83 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 472.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.19 FEET (CENTRAL ANGLE EQUALS 02°05'13" AND LONG CHORD BEARS NORTH 81°28'35" EAST 17.19 FEET); THENCE SOUTH 17°05'00" EAST 111.25 FEET; THENCE SOUTH 75°54'45" WEST 107.51 FEET TO THE POINT OF BEGINNING.

GENERAL PLAT NOTES

- 1. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD. PER THIS PLAT. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
- 2. THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT
- FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD) REAR YARD - 25.0 FEET. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS BYRON BASTIAN AND NEIL J. CRAIG, PER WARRANTY DEED, ENTRY NUMBER 35070:2021, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Curve Table Chord Direction | Chord Length Curve # | Length | Radius | Delta 8.43 | 1763.98 | 0°16'26" | N42°49'31"E 22.69 24.55 | 18.00 | 78°09'09" C102 | 91.17 | 672.82 | 7°45'49" | S18°02'36"E C103 | 80.72 | 528.00 | 8°45'33" | \$78°15'46"W C104 | 17.19 | 472.00 | 2°05'13" | S81°28'35"W

12010 S.F. 12002 S.F 0.28 AC. 0.28 AC. LOT:7 12030 S.F 0.28 AC. BEGINNING S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)

UTILITY APPROVAL

(S89° 40' 42"E 2672.420' REC.)

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED

ROCKY MOUNTAIN POWER: CETRACOM: CENTURY LINK:

L101 | 56.00 | N16°06'43"W L102 | 108.36 | N16°06'53"W L103 | 27.28 | N64°57'27"E L104 | 86.06 | N62°06'06"E L105 | 57.06 | N57°05'35"E L106 | 115.00 | N68°09'58"E L107 | 0.27 | N41°45'56"E L108 | 20.28 | S21°55'30"E L109 | 46.43 | S14°09'41"E L110 | 86.83 | S82°38'32"W

Line Table

FOUND 3" UTAH COUNTY **BRASS CAP MONUMENT** CENTER OF SECTION 6, T10S, R2E, SLB&M

Line # | Length | Direction L100 | 110.52 | N17°12'59"W

L111 | 111.25 | S17°05'00"E L112 | 107.51 | S75°54'45"W

ACKNOWLEDGMENT

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN

AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS

AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1. DO HEREBY DEDICATE

FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR

ACKNOWLEDGMENT

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _

BYRON BASTIAN - OWNER

NEIL J. CRAIG - OWNER

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN_

COUNTY OF _

COUNTY OF

MY COMMISSION NUMBER:

STATE OF UTAH

MY COMMISSION EXPIRES

MY COMMISSION NUMBER:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _ DAY OF WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC RESIDING IN___ STATE OF UTAH

MY COMMISSION EXPIRES:

(NOTARY STAMP)

(NOTARY STAMP)

WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE

SURVEYOR'S CERTIFICATE

. TRAVIS R. GOWER. EMPLOYED BY EPIC ENGINEERING PC. AT 50 EAST 100 SOUTH. HEBER. UTAH CONTACT NUMBER, 435-654-6600, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1.

TRAVIS R. GOWER P.L.S. 6439364

PROPERTY OWNER/DEVELOPER BASTIAN HOMES, LLC

DRAWING DATES / REVISIONS ORIGINAL PRELIMINARY 04/05/2021

REVIEWED PRELIMINARY

FOUND MONUMENT

CHAIN LINK FENCE

EDGE OF ASPHALT

WIRE FENCE

1184 S. 1150 W.

PAYSON, UTAH, 84651

LEGEND SECTION CORNER (FOUND) SECTION LINE **BOUNDARY LINE** PARCEL LINE SET MONUMENT (AS NOTED)

SCENIC RIDGE ESTATES SUBDIVISION

12/21/2021

PHASE 1 SW 1/4 OF SEC 6, T10S, R2E, SLB&M SANTAQUIN CITY, UTAH COUNTY, UTAH

VICINITY MAP

SANTAQUIN, UT •

300 SOUTH



1" = 100' PROJECT #: 20SM4196 DRAWN: 04/26/22 CHECKED: SHEET NO:

CONTAINS 207,200.25 SQ. FT. OR 4.76 ACRES, +/-

ACCEPTANCE BY LEGISLATIVE BODY THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES

APPROVED MAYOR OF SANTAQUIN ATTEST - CLERK RECORDER (SEE SEAL)

FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF, _

ENGINEER (SEE SEAL)

CITY ENGINEER CLERK - RECORDER

BRASS CAP MONUMENT

SW COR SECTION 6,

T10S, R2E, SLB&M

FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DOMINION ENERGY

PER RECORD OF SURVEY

_(ENTRY #07-4213)

FOUND 3" UTAH COUNTY

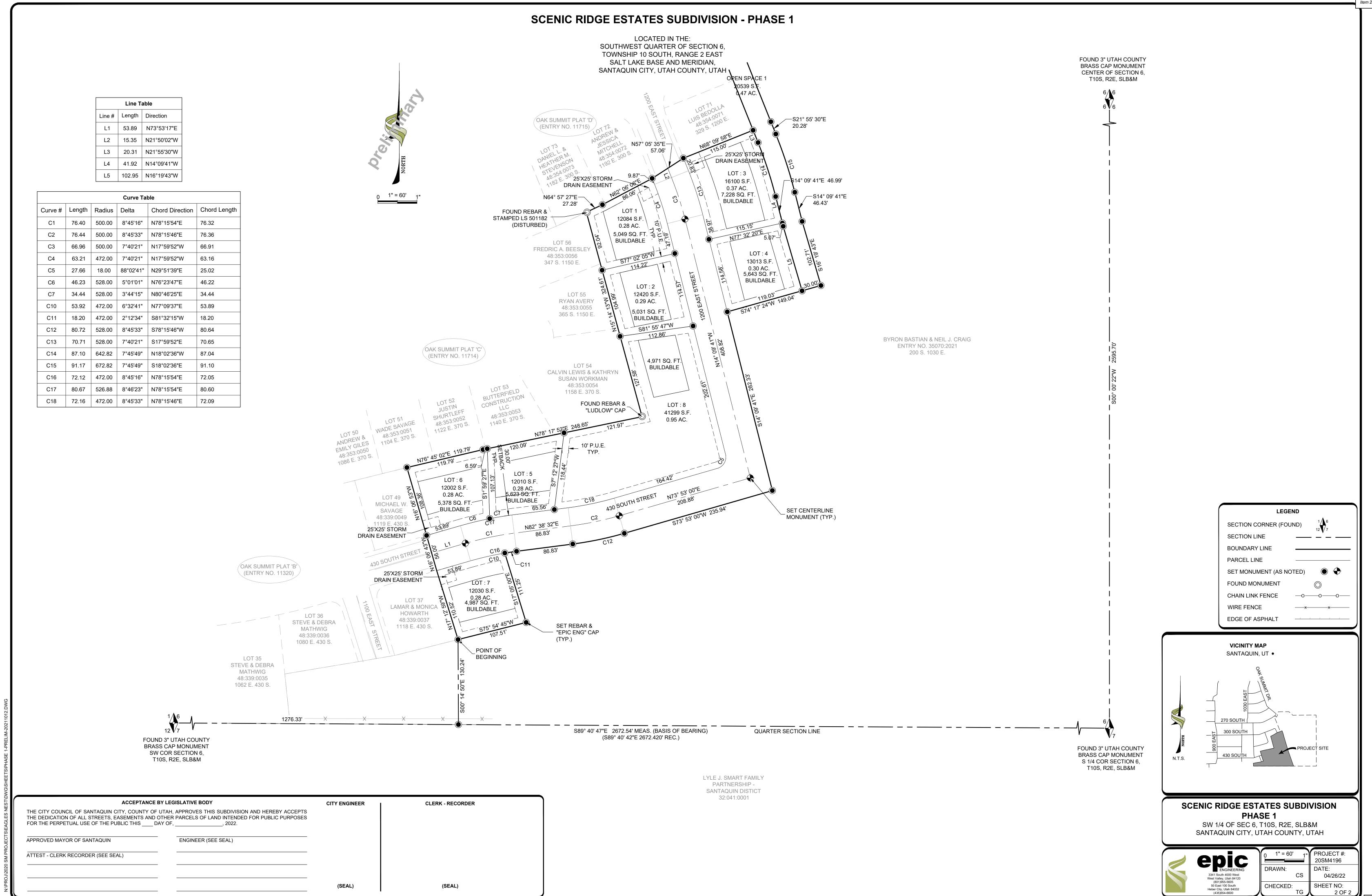
BRASS CAP MONUMENT

S 1/4 COR SECTION 6,

T10S, R2E, SLB&M

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS DAY OF



...

MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: Scenic Ridge Estates Subdivision Preliminary Review

Zone: R-12 PUD Size: 4.76 Acres

Lots: 8

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The lots range from 12,000 square feet (.28 acres) to 41,299 square feet (0.95 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Open Space lot 1 will be used to meet this requirement and will include a drainage channel and a 10' wide trail along it.

A portion of the proposed development, specifically located within Lot 8, is within a future water pressure zone. The buildable portion of this lot, as indicated on the plat, is located within the existing pressure zone and has been shown to have adequate water pressure to serve the home. This lot and the remaining properties located east of the proposed roadways are anticipated to be developed further once additional water infrastructure is constructed (i.e.: Water tank, booster pump station, etc.).

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended Subdivision Motion: "Motion to recommend approval of the Scenic Ridge Estates Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

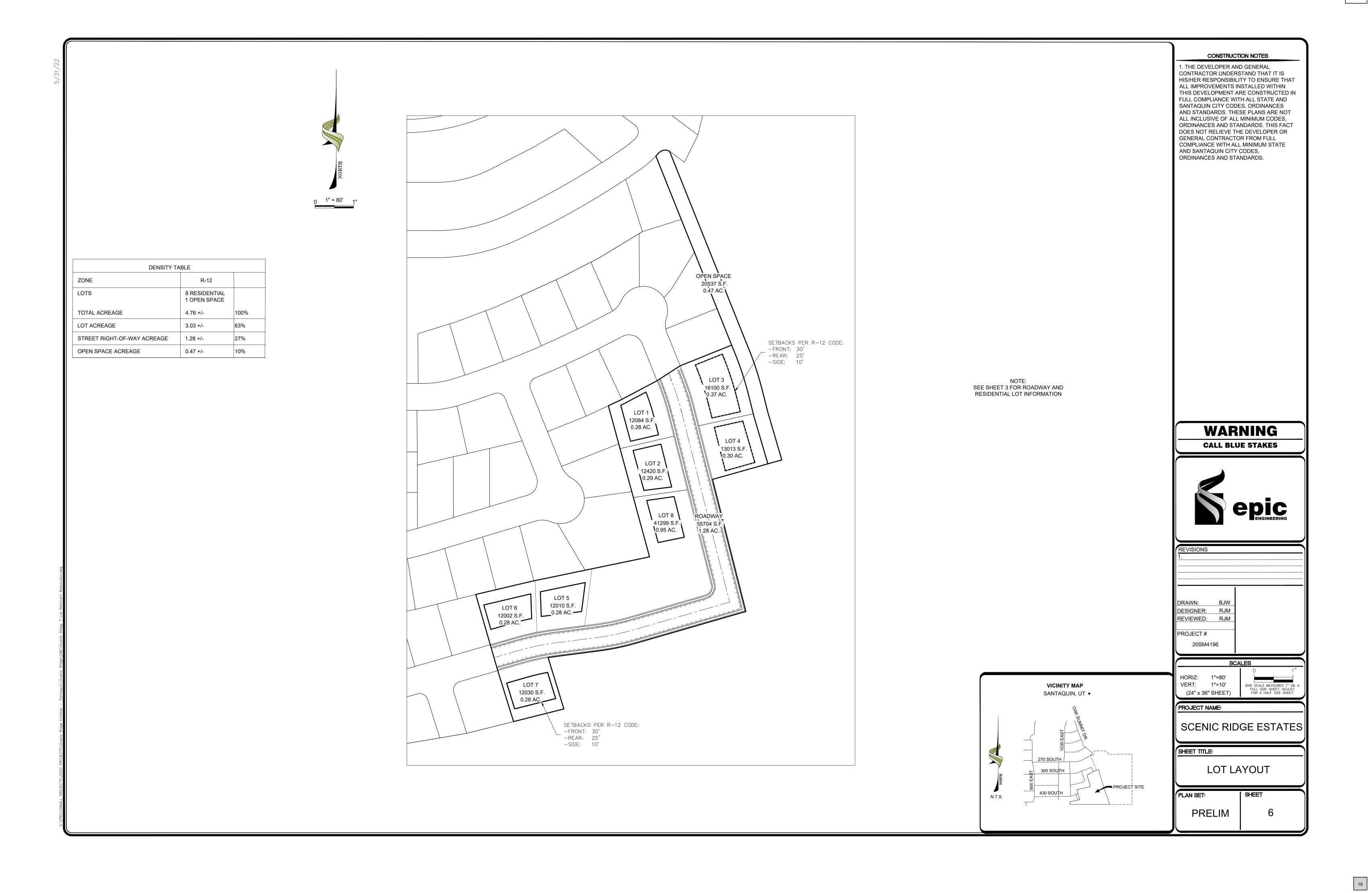
Attachments:

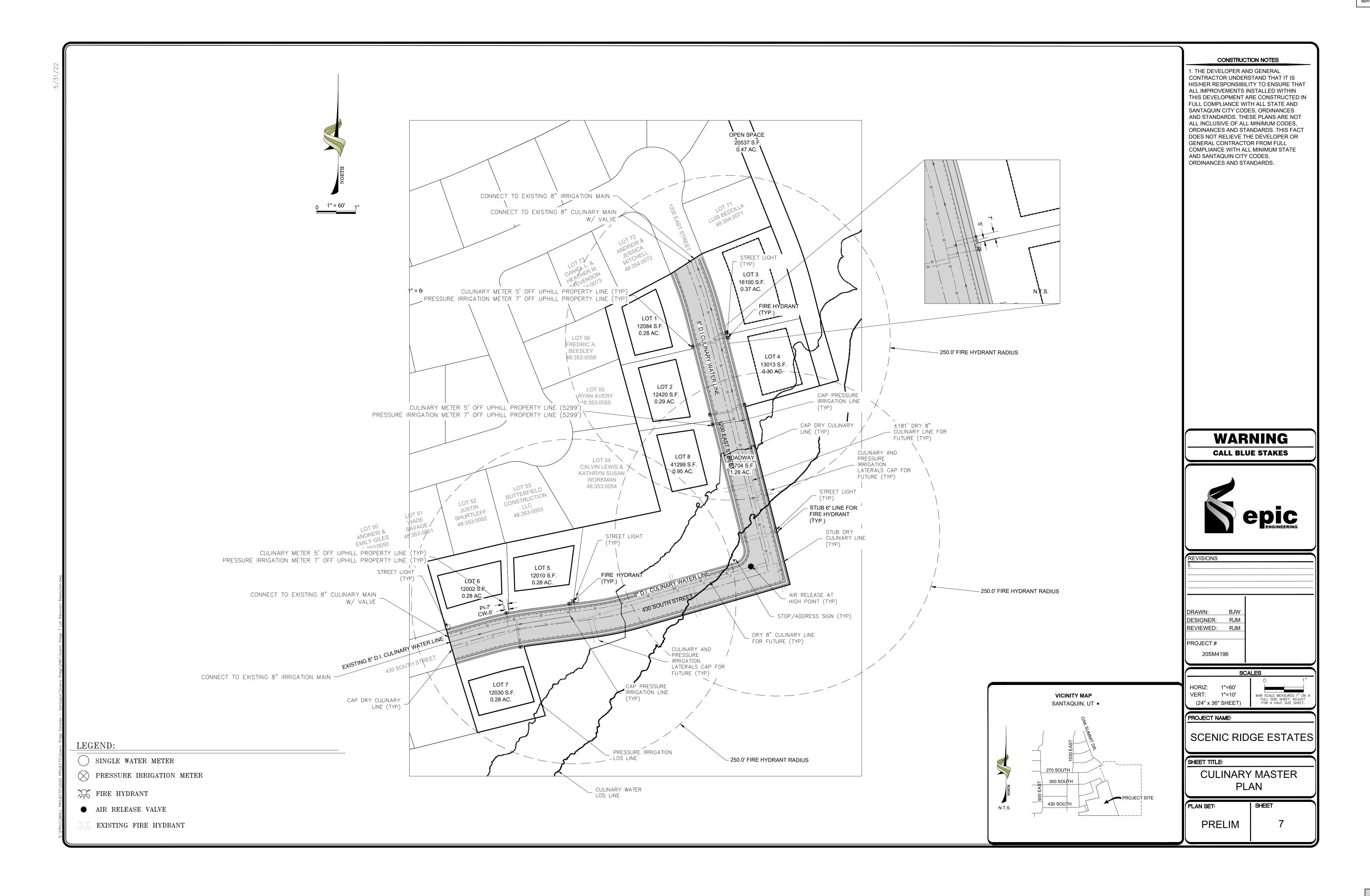
- Preliminary plan review

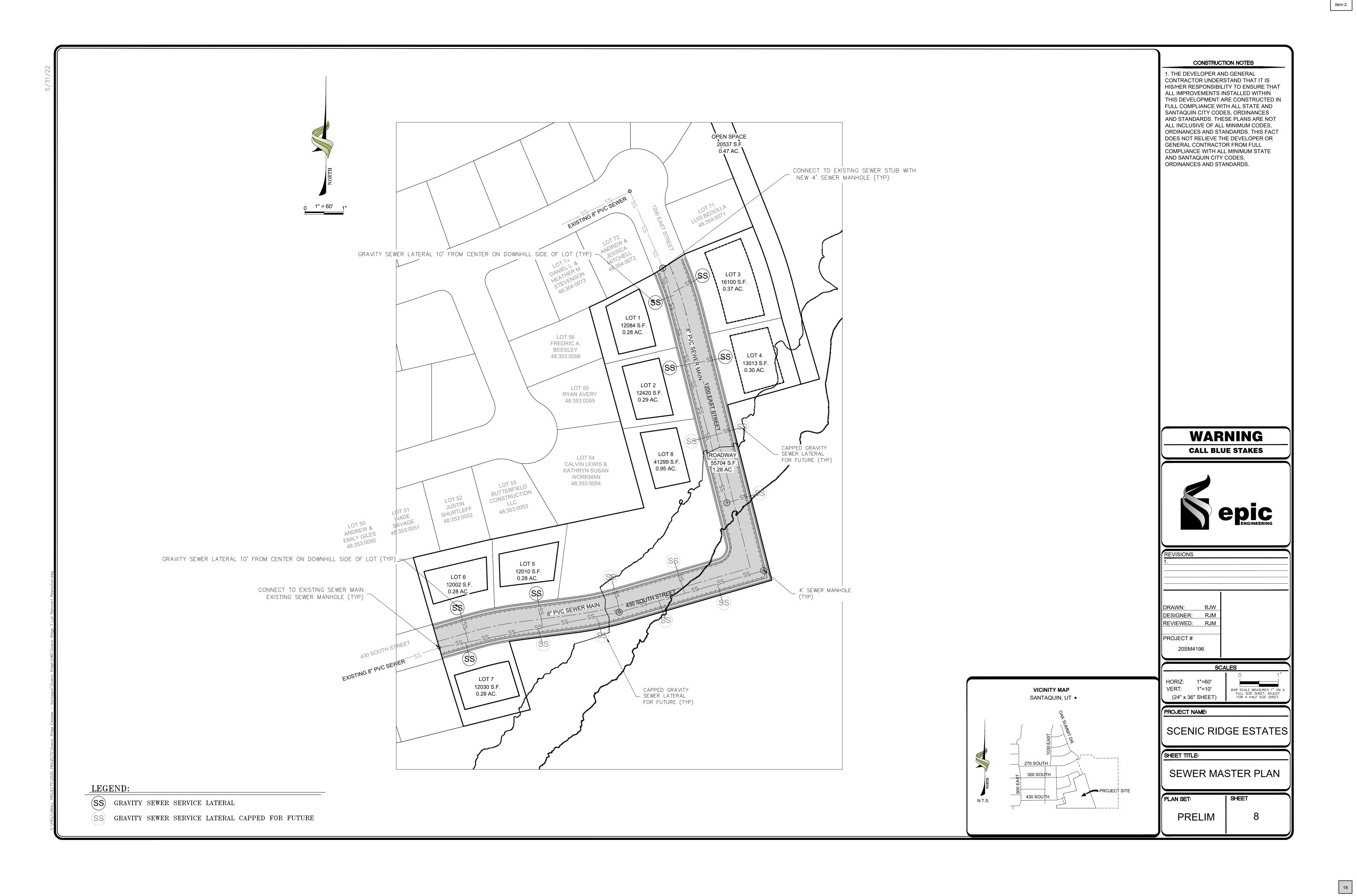
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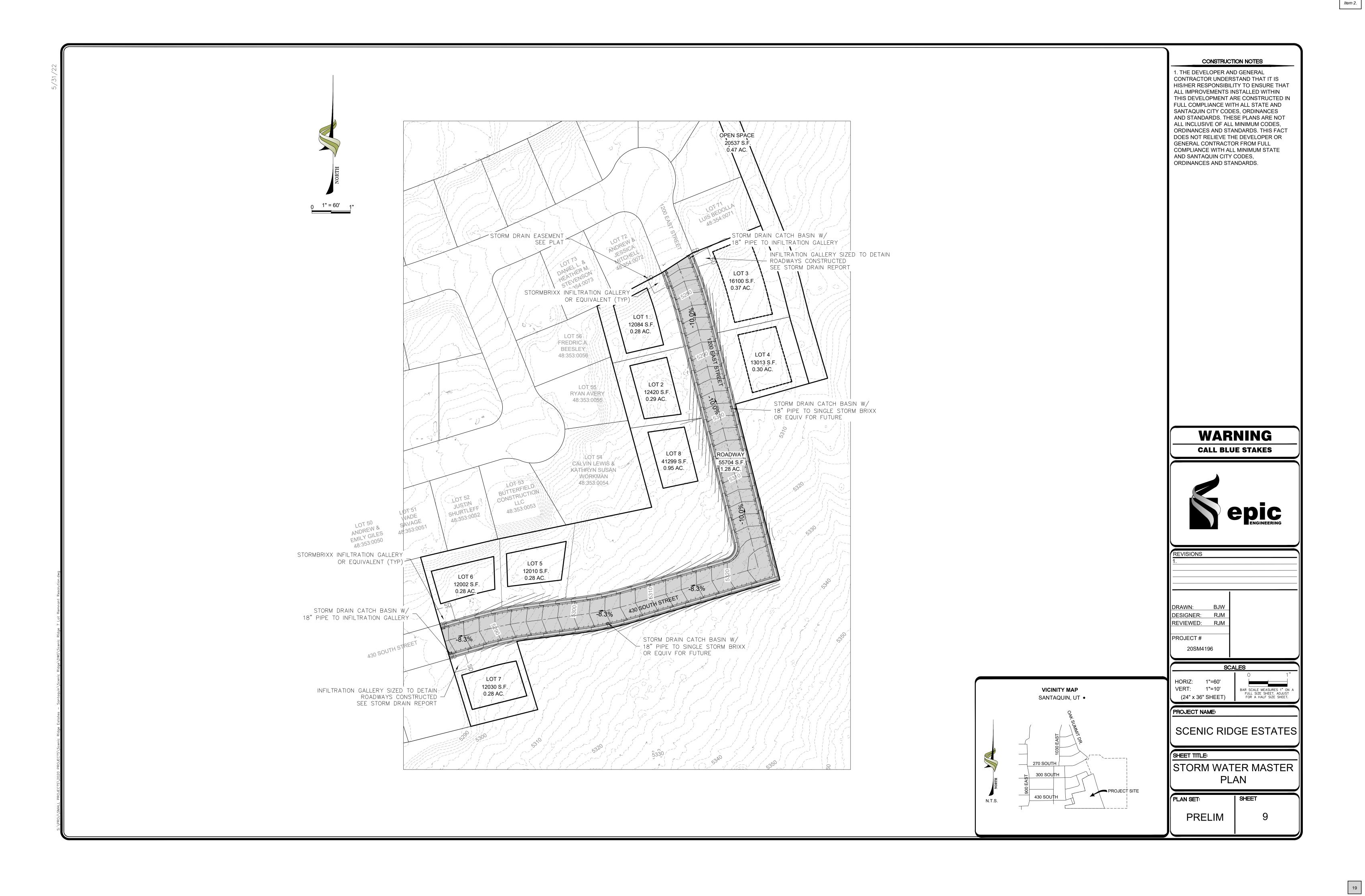


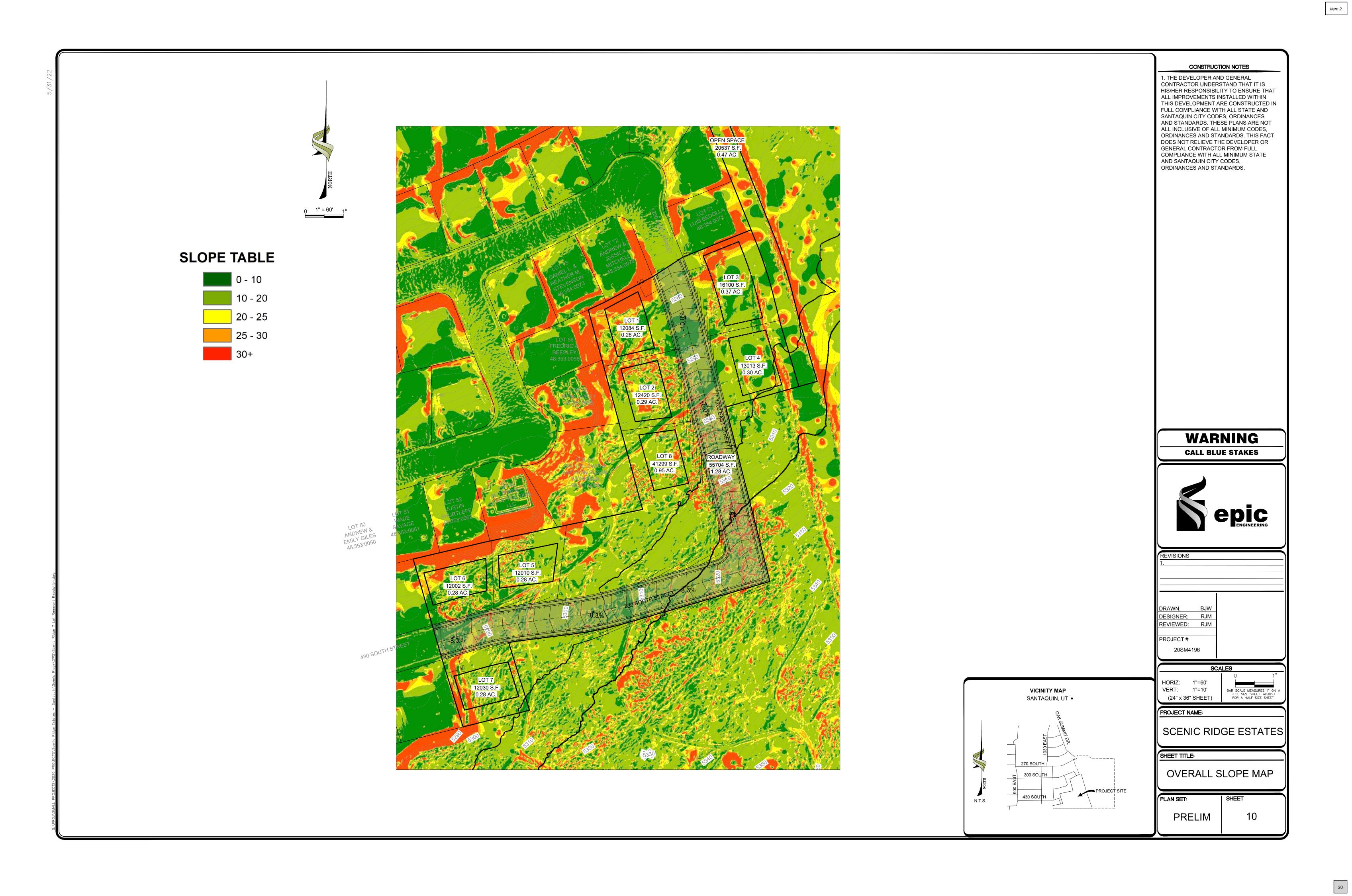
15











CONSTRUCTION NOTES

1. THE DEVELOPER AND GENERAL
CONTRACTOR UNDERSTAND THAT IT IS
HIS/HER RESPONSIBILITY TO ENSURE THAT
ALL IMPROVEMENTS INSTALLED WITHIN
THIS DEVELOPMENT ARE CONSTRUCTED IN
FULL COMPLIANCE WITH ALL STATE AND
SANTAQUIN CITY CODES, ORDINANCES
AND STANDARDS. THESE PLANS ARE NOT
ALL INCLUSIVE OF ALL MINIMUM CODES,
ORDINANCES AND STANDARDS. THIS FACT
DOES NOT RELIEVE THE DEVELOPER OR
GENERAL CONTRACTOR FROM FULL
COMPLIANCE WITH ALL MINIMUM STATE
AND SANTAQUIN CITY CODES,
ORDINANCES AND STANDARDS.

WARNING
CALL BLUE STAKES



DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM
PROJECT #

| SCALES | | | |
|-------------------|------------------|--|----|
| HORIZ: VERT: | 1"=60' 1"=10' | O BAR SCALE MEASURES | 1" |
| (24" x 36" SHEET) | | FULL SIZE SHEET. AI FOR A HALF SIZE S | |

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

CONSTRUCTION TRAFFIC MAP

PLAN SET: SHEET
PRELIM 11

21

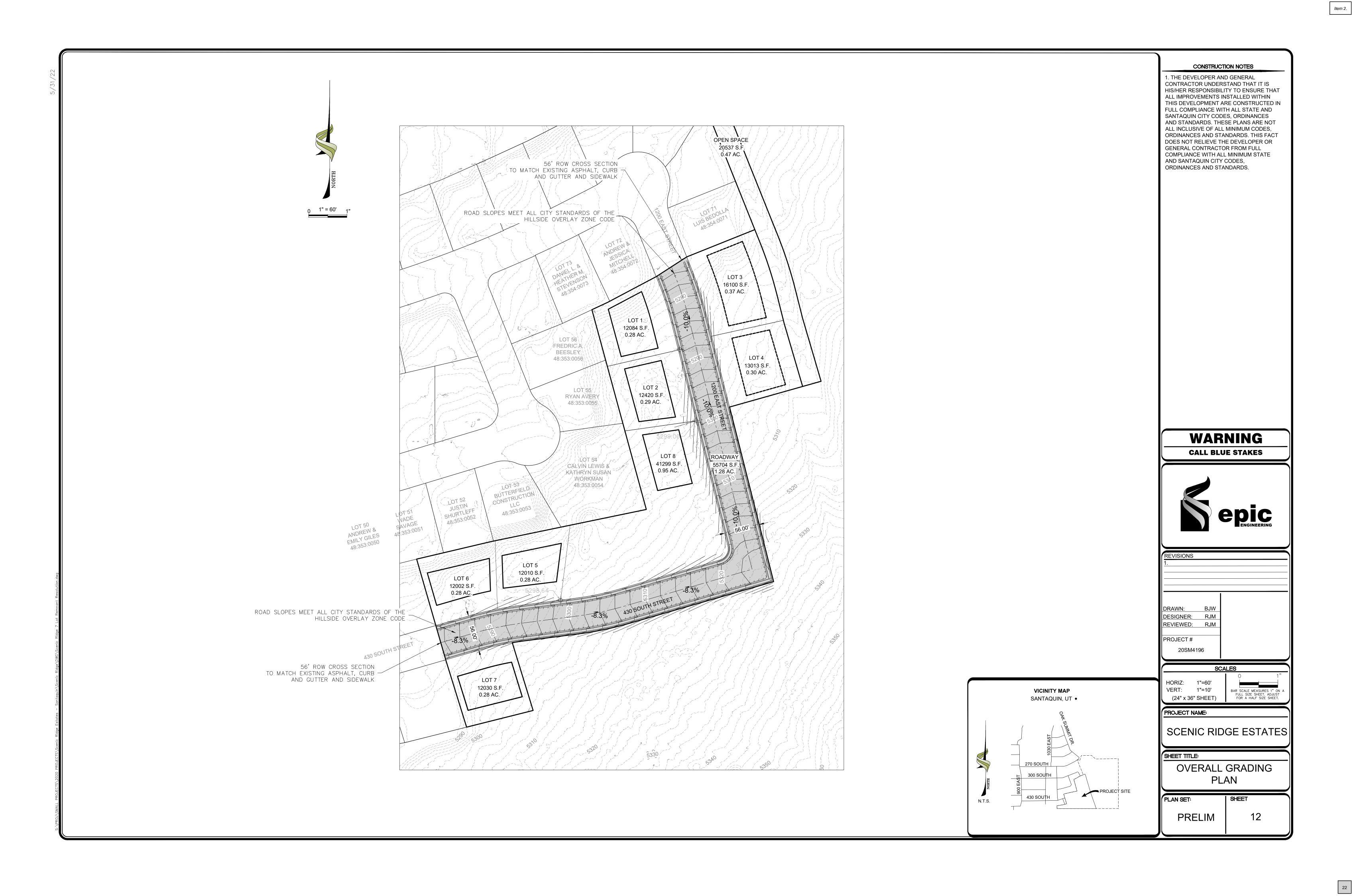
VICINITY MAP
SANTAQUIN, UT •

270 SOUTH

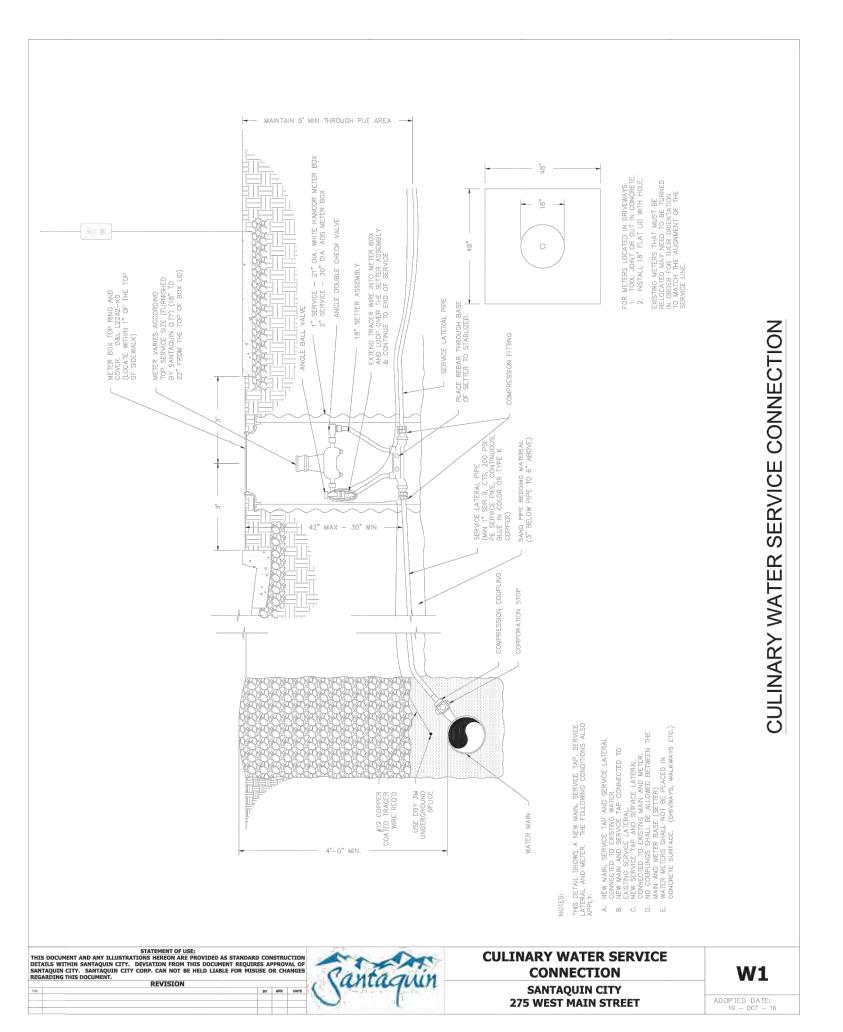
300 SOUTH

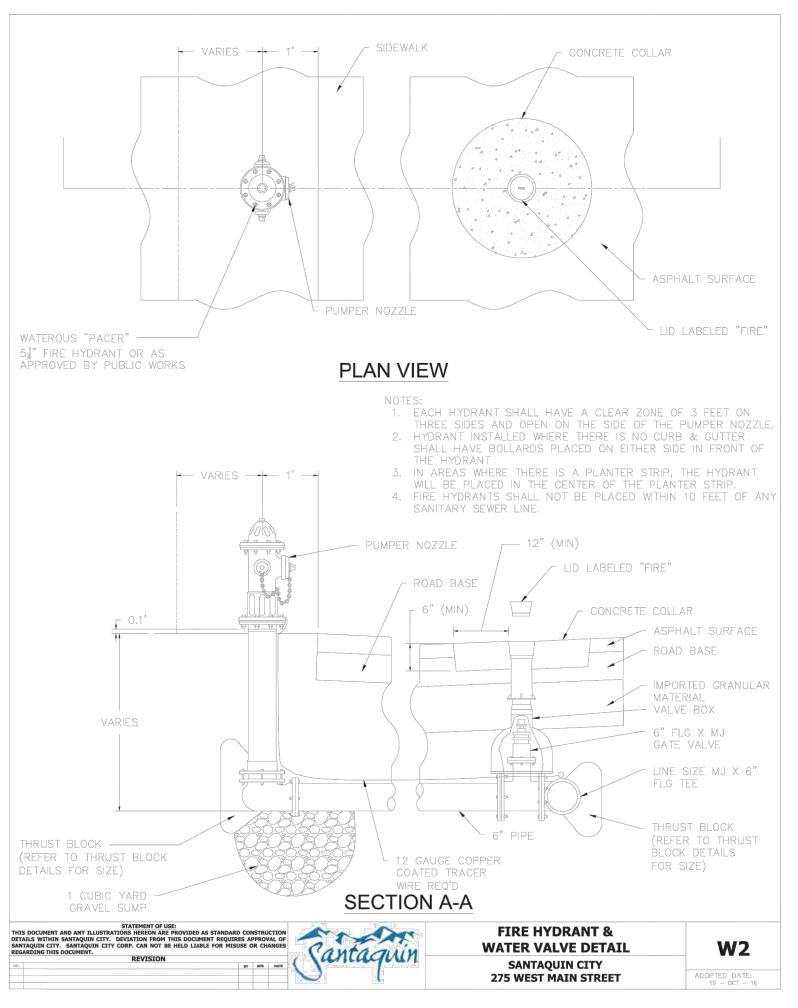
PROJECT SITE

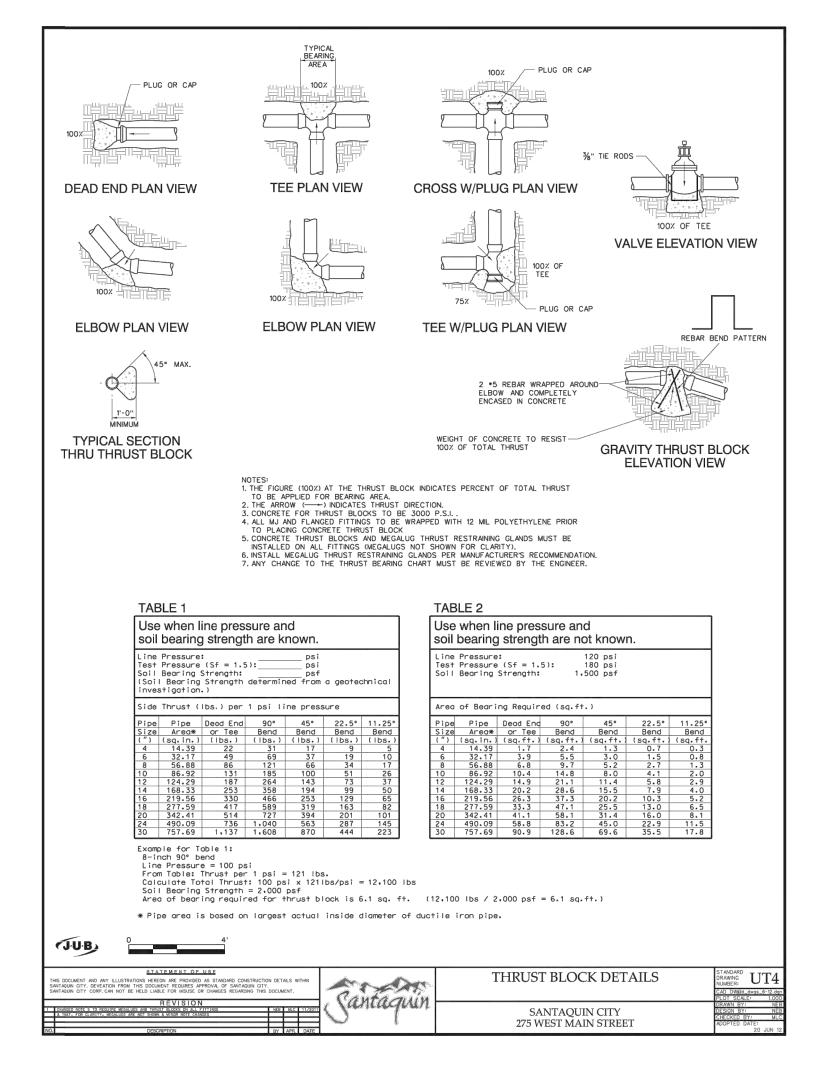
N.T.S.

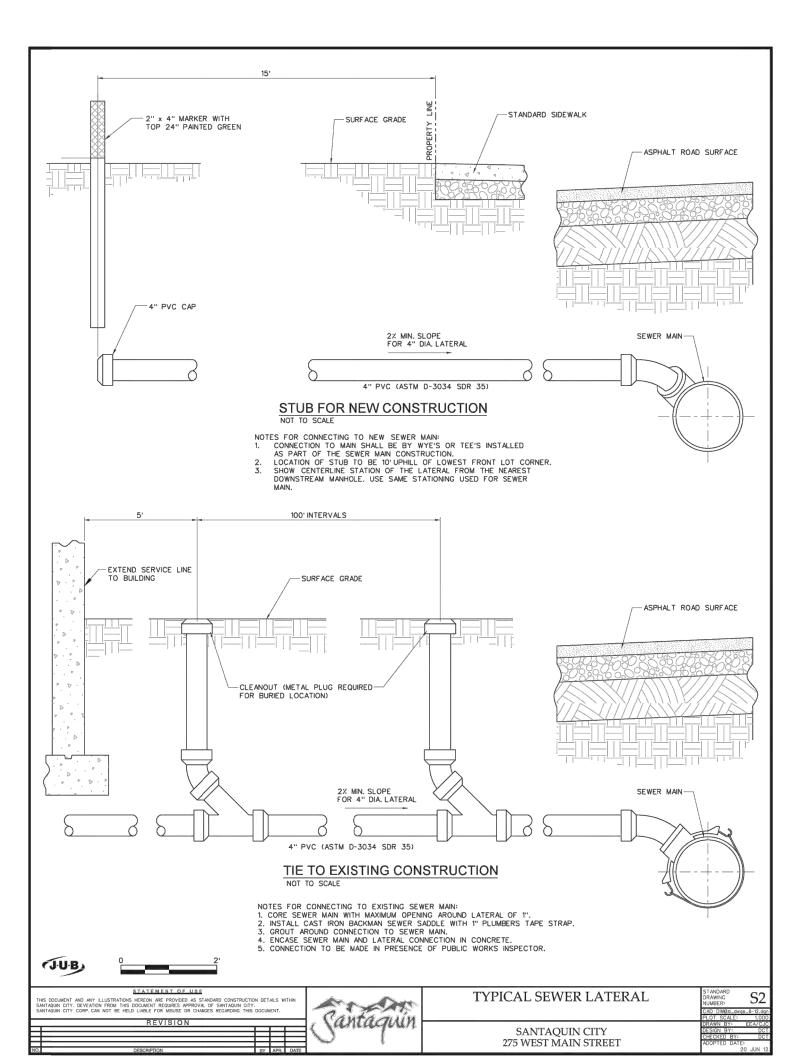


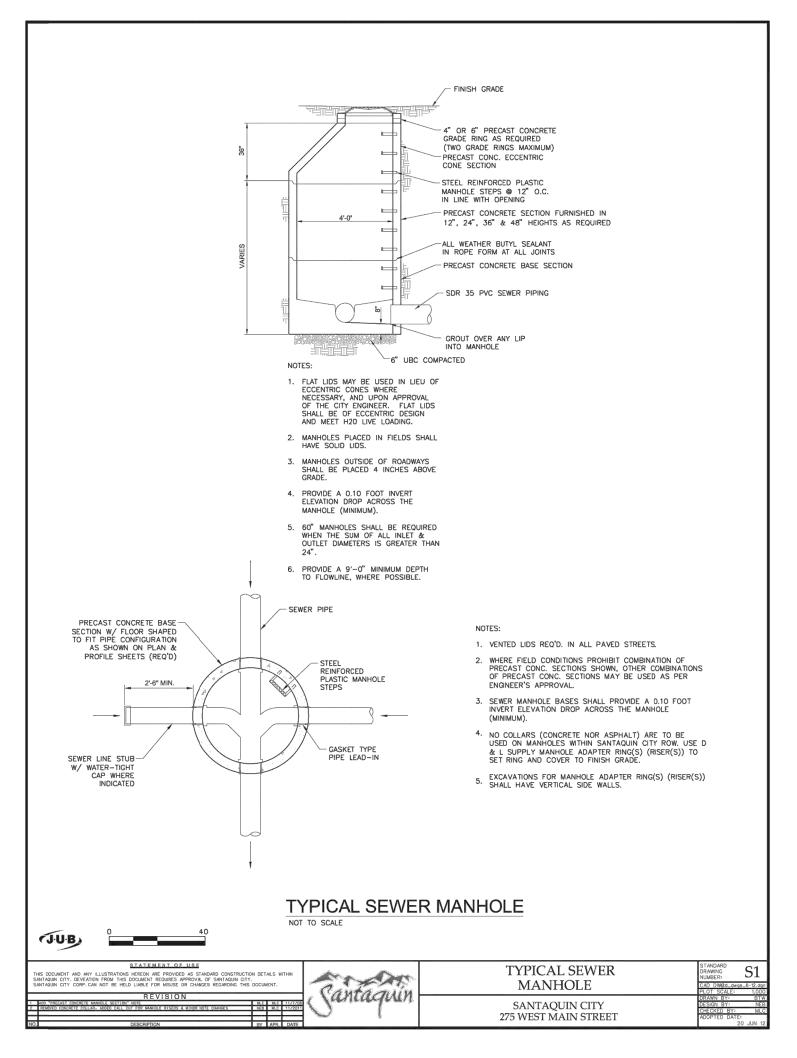
Item 2.

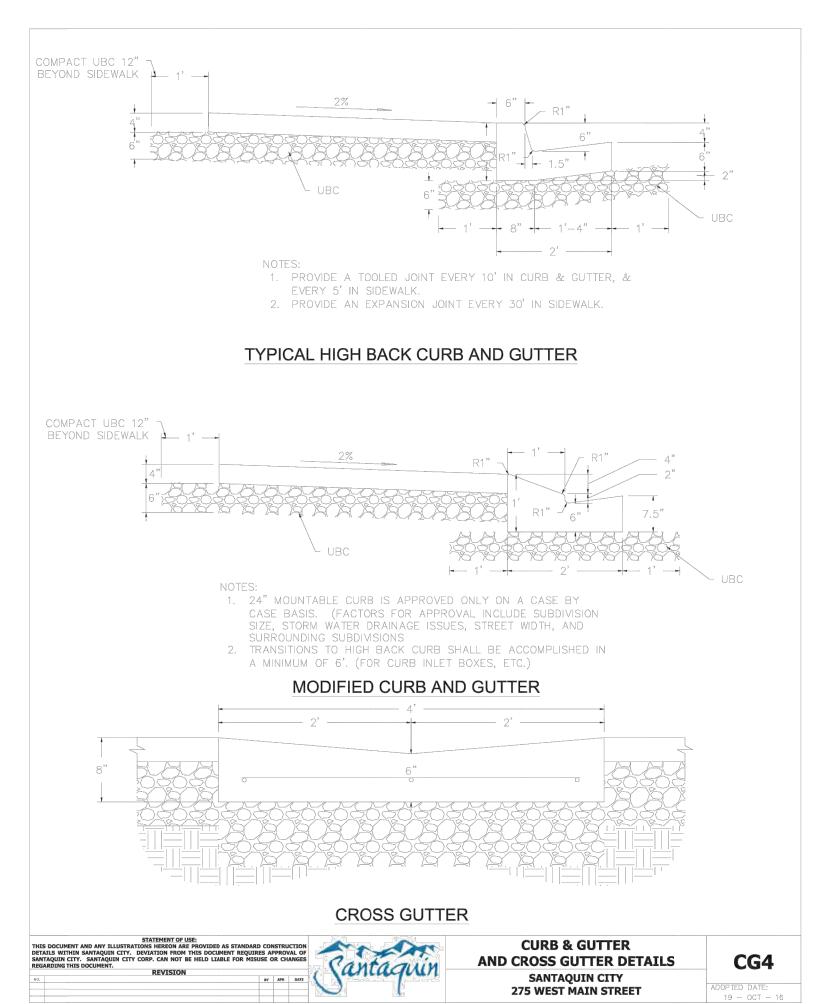












CONSTRUCTION NOTES

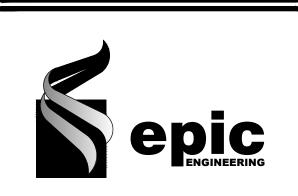
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

LEGEND

EXIST EDGE OF ROAD EXIST MAJOR CONTOUR **EXIST MINOR CONTOUR** EXIST DITCH FLOW LINE - NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR — <— NEW DITCH FLOW LINE — — — NEW PROPERTY LINE - - PROPERTY BOUNDARY - - UTILITY EASEMENT EXIST BARBED WIRE FENCE

WARNING

CALL BLUE STAKES



11/01/2 DRAWN: DESIGNER: REVIEWED: PROJECT#

SCALES HORIZ: 1"=80' VERT: N/A (24" x 36" SHEET)

PROJECT NAME:

20SM4196

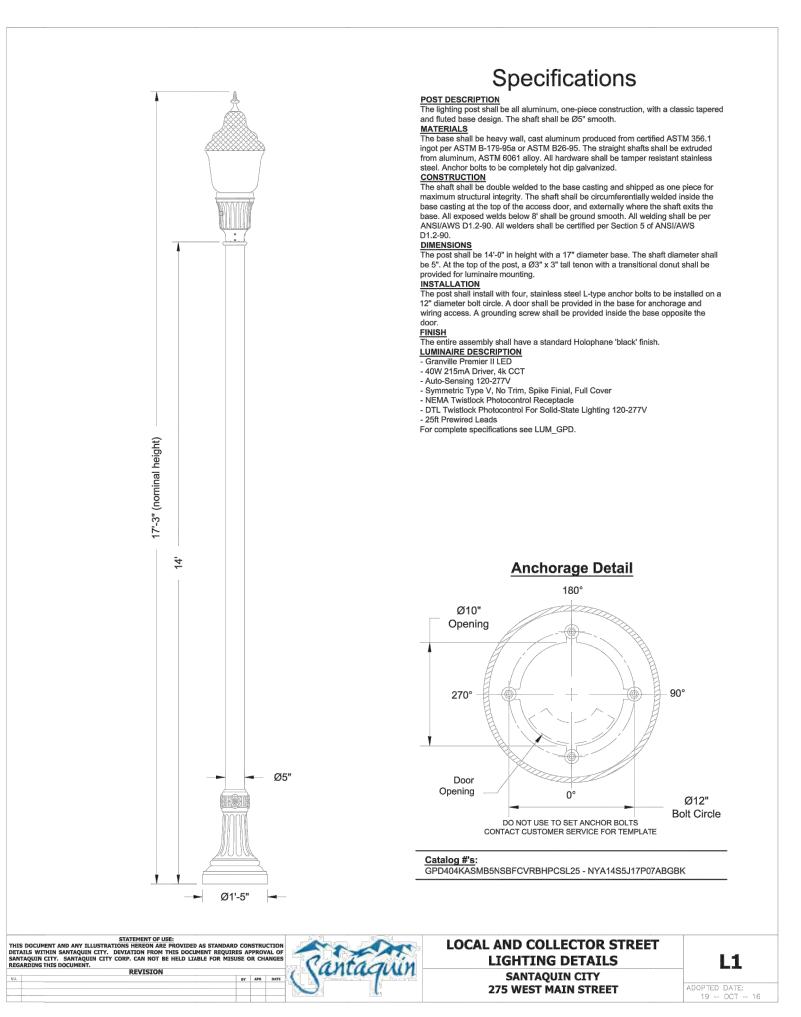
SCENIC RIDGE **ESTATES**

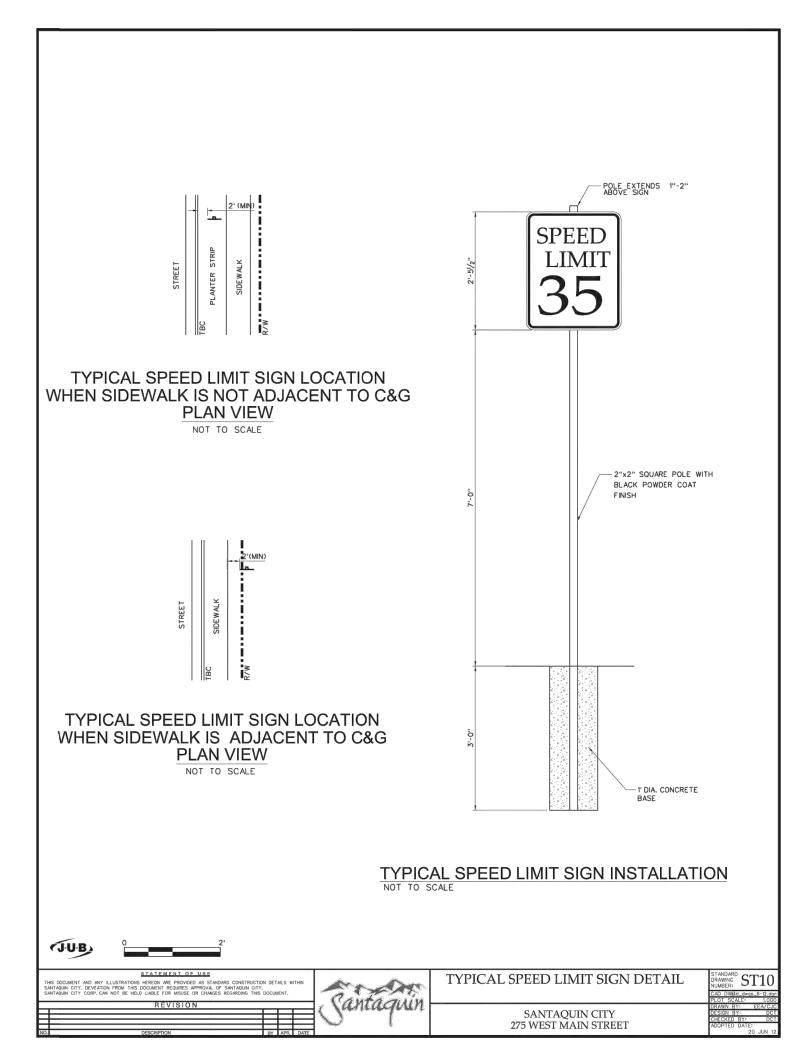
SHEET TITLE:

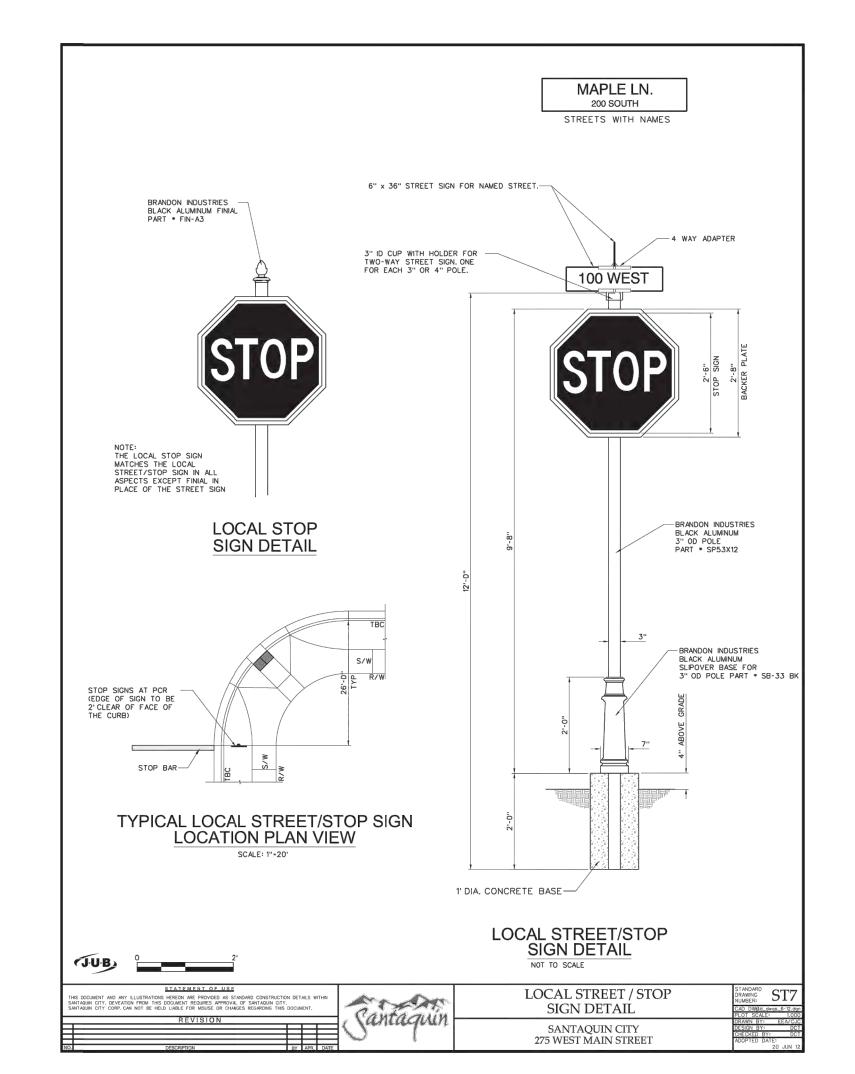
DETAIL SHEET

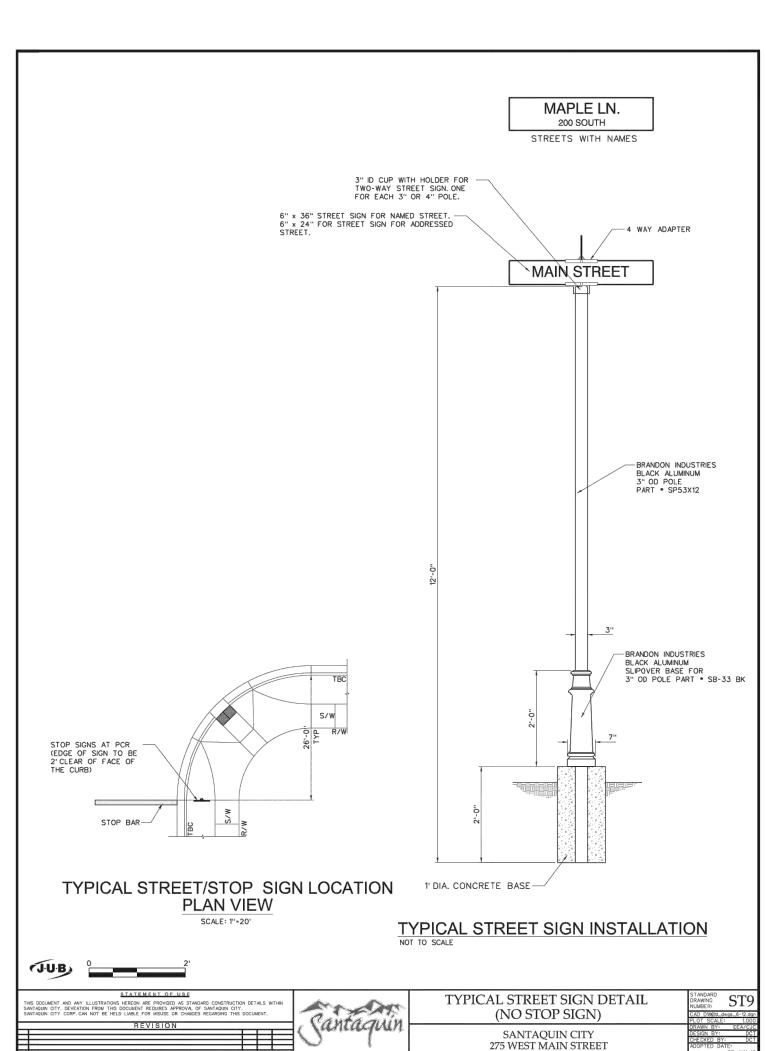
SHEET 15

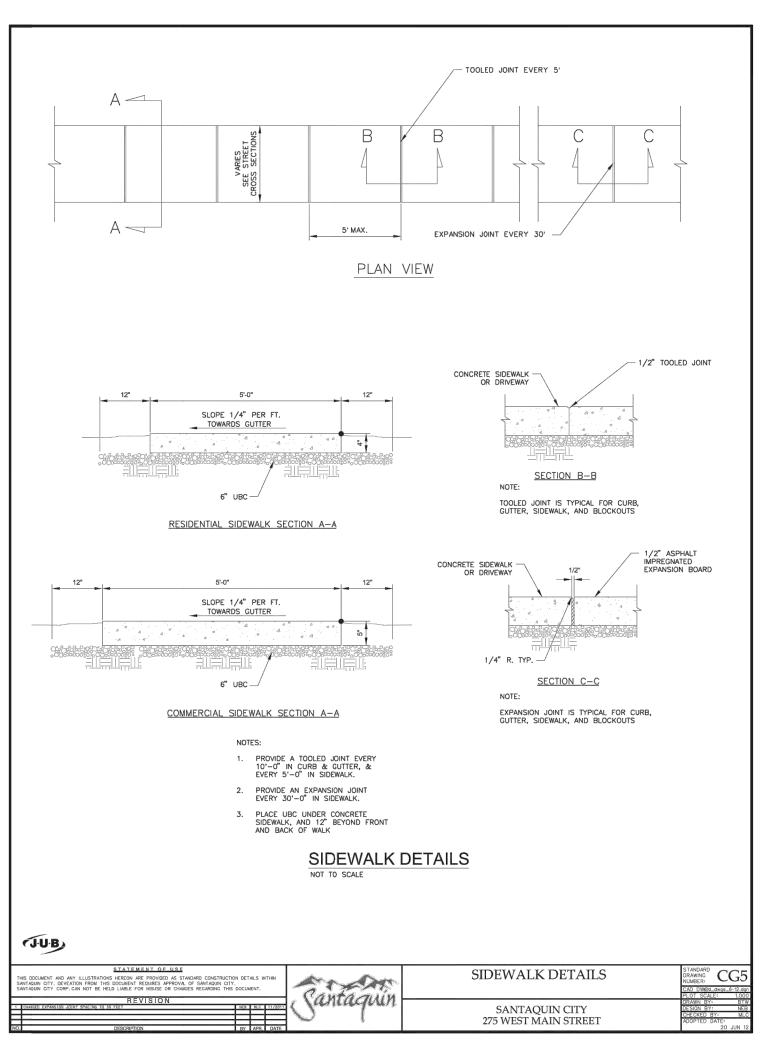
Item 2.

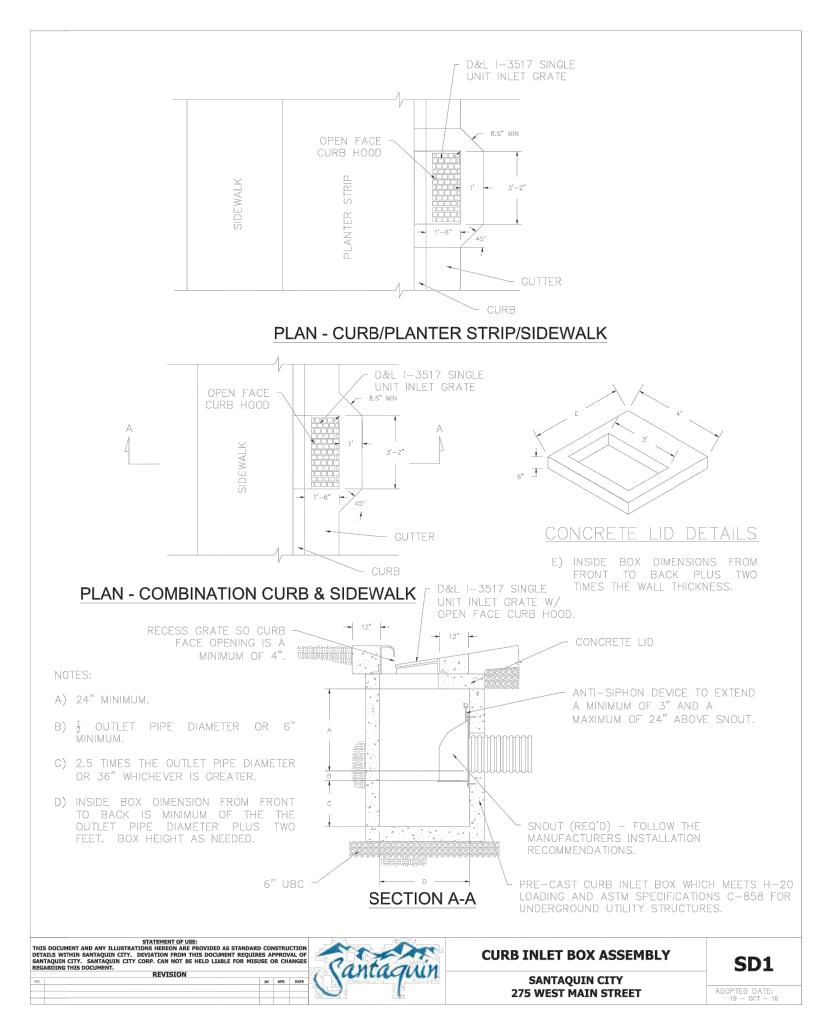












CONSTRUCTION NOTES

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LEGEND

| I | 1 | I | | EXIST EDGE OF ROAD |
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| | | | | EXIST MINOR CONTOUR |
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| / | -/ | -1 | -1 | NEW EDGE OF ROAD |
| | | _ | | NEW MAJOR CONTOUR |
| | | | | NEW MINOR CONTOUR |
| < | | | | NEW DITCH FLOW LINE |
| - | | | | NEW PROPERTY LINE |
| | | | | PROPERTY BOUNDARY |
| _ | | | | UTILITY EASEMENT |
| X | | | | EXIST BARBED WIRE |
| | | | | FENCE |

WARNING

CALL BLUE STAKES



11/01/2 DRAWN: DESIGNER: REVIEWED: PROJECT# 20SM4196

SCALES

HORIZ: VERT: N/A (24" x 36" SHEET)

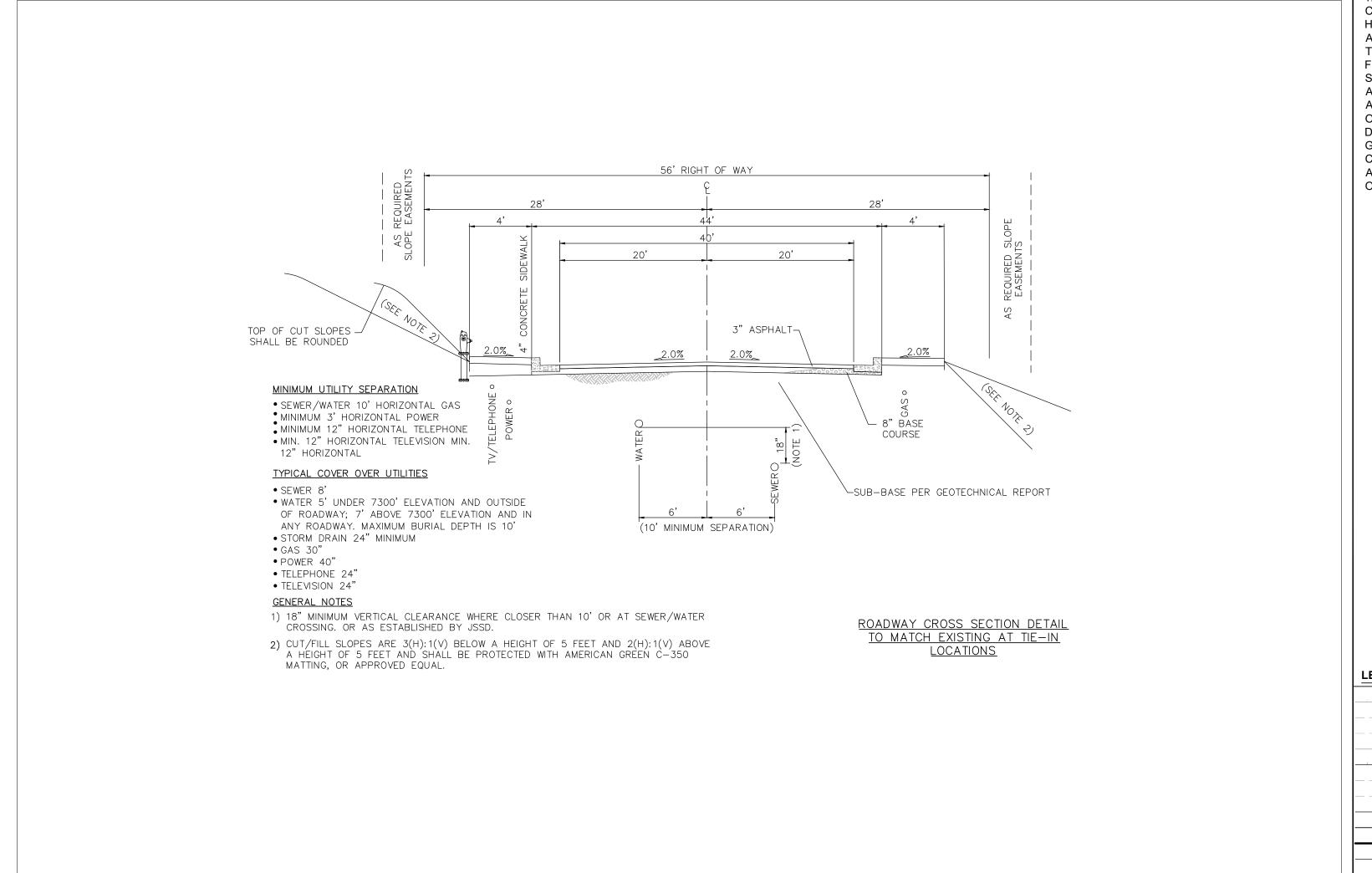
PROJECT NAME:

SCENIC RIDGE **ESTATES**

SHEET TITLE:

DETAIL SHEET 2

SHEET PRELIM



CONSTRUCTION NOTES

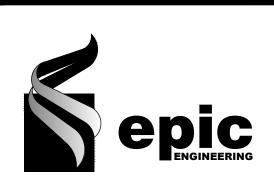
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LEGEND

EXIST EDGE OF ROAD
EXIST MAJOR CONTOUR
EXIST MINOR CONTOUR
EXIST DITCH FLOW LINE
NEW EDGE OF ROAD
NEW MAJOR CONTOUR
NEW MINOR CONTOUR
NEW DITCH FLOW LINE
NEW PROPERTY LINE
PROPERTY BOUNDARY
UTILITY EASEMENT
EXIST BARBED WIRE
FENCE

WARNING

CALL BLUE STAKES



REVISIONS 1.

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #

20SM4196

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

SCALES

O
BAR SCALE MEASURES
FULL SIZE SHEET. A
FOR A HALF SIZE S

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

DETAIL SHEET 3

PLAN SET: SHEET
PRELIM 17

MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: Stratton Acres Subdivision Preliminary Plan Review

Zone: R-10 Size: 12.39 Acres

Lots: 37

The Stratton Acres Subdivision is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 37 single-family lots on 12.39 acres. Each lot is required to be a minimum of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. The proposed subdivision meets all the R-10 zoning requirements. The lots range from 10,000 square feet (.23 acres) to 14,018 square feet (.31 acres).

The proposed development is adjacent to property owned by Nebo School District and has been working with the district to construct the full roadway width of 200 East. This will provide a full width roadway for the length of the project. Additionally, the developer has worked with the School District to accommodate the storm water that is generated within the proposed roadways in a retention basin on northwest portion of the school district property. This storm water retention basin will be located within an easement on the school district property that will allow Santaquin city to access and maintain the proposed pond.

To adequately serve the proposed development with wastewater collection, the developer must install offsite sewer north of proposed development through the future roadways of 200 East and Ginger Gold Roadway. The sewer line will need to be located within a similar easement as the proposed retention pond, until 200 East and Ginger Gold Road is constructed.

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended Subdivision Motion: "Motion to recommend approval of the Stratton Acres Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

1. Preliminary Plans

SITE DEVELOPMENT CONSTRUCTION PLANS

STRATION ACRES SUBDIVISION PHASE 1

LOCATION CENTER OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY JUNE 17th, 2022



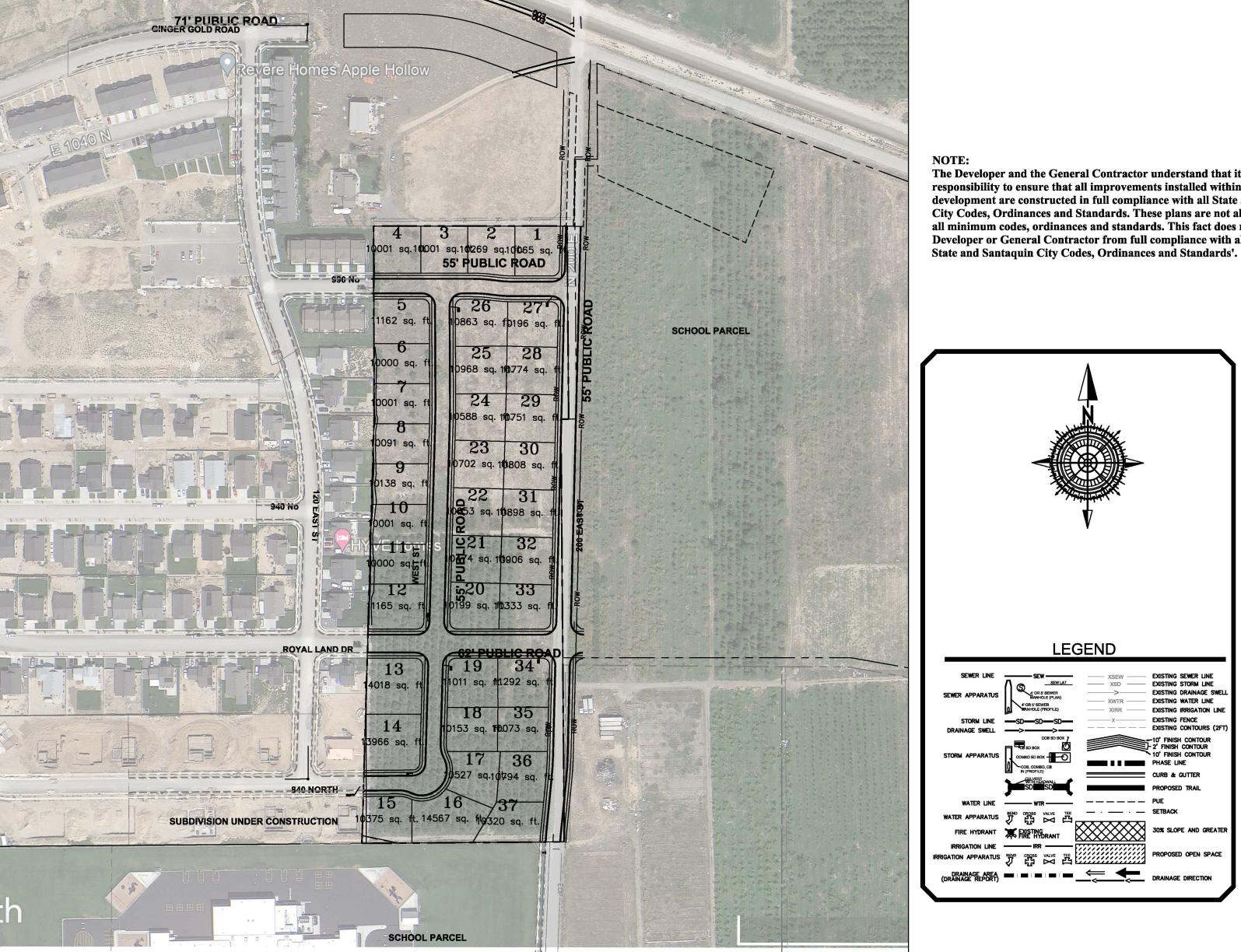
PROPERTY OWNER: STRATTON ACRES LLC KAMERON SPENCER 847 E DRAPER MEADOW LANE DRAPER, UTAH 84020 801-330-0546

LOCATION

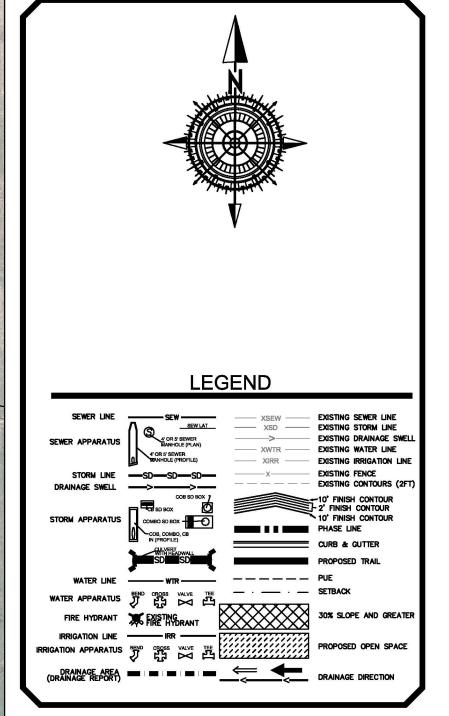
LOCATION

VICINITY MAP

ENGINEER: GATEWAY CONSULTING INC. PAUL WATSON PO BOX 951005 **RIVERTON, UTAH 84095** 801-694-5848



The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santiquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum



| | REVISI | ONS | |
|---|-------------|------|--------------------|
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| | | | |
| | | | |
| # | DESCRIPTION | DATE | SHEETS AFFECTED |

| | INDEX OF SHEETS |
|----------|---------------------------------------|
| 1 | TITLE SHEET |
| 1A | PROJECT NOTES |
| IA | |
| | BOUNDARY SURVEY PLAT |
| 2 | EXISTING CONDITIONS/DEMOLITION PLAN |
| 3 | OVERALL SITE PLAN |
| <u> </u> | OVERALL SHE PLAIN |
| G1-G3 | GRADING SHEETS (1"=30') |
| U1 | CULINARY WATER UTILITY PLAN |
| U2 | SANITARY SEWER UTILITY PLAN |
| U3 | STORM WATER UTILITY PLAN |
| U4 | IRRIGATION UTILITY PLAN |
| | |
| SS1 | LIGHTING / SIGNAGE /STRIPING PLAN |
| | |
| PP1 | WEST ROAD 0+00 to 8+00 |
| PP2 | WEST ROAD 8+00 to 12+00 |
| PP3 | EAST ROAD 0+00 to 8+00 |
| PP4 | EAST ROAD 8+00 to 16+50 |
| PP5 | GINGER ROAD 0+00 to 7+50 |
| PP6 | NORTH ROAD 0+00 to 4+75 |
| PP7 | SOUTH ROAD 0+00 to 4+50 |
| SWPPP | CTODM WATER ROLLITION PREVENTION READ |
| 100 | STORM WATER POLLUTION PREVENTION PLAN |
| ER1-ER2 | EROSION CONTROL NOTES AND DETAILS |
| D1 | STREET DETAILS |
| D2 | SANITARY SEWER DETAILS |
| D3 | CULINARY WATER DETAILS |
| D4 | STORM WATER DETAILS |
| D5 | PRESSURIZED IRRIGATION DETAILS |
| D6 | STREET LIGHT AND SIGNAGE DETAILS |

| ZONE | R-10 |
|--------------|------------------|
| LOTS | 37 |
| ACREAGE | 12.39ac. |
| ACREAGE LOTS | 9.19ac. |
| ACREAGE ROW | 3.20ac. |
| DENSITY | 3 lots to the ac |



paul@gatewayconsultingllc.com









CONSTRUCTION NOTES

Construction Notes

1. All work to be done in conformity to SATAQUIN CITY standards and specification and as directed by the **SATAQUIN CITY engineer or his representatives.** 2. All sewer and water system construction shall be in accordance with SATAOUIN CITY standards and specifications. Contractor to obtain current standards from the SATAQUIN CITY.

3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities. 4. Contractor responsible for protection of all utilities shown or not shown.

5. Contractor shall be responsible to obtain and pay for necessary permits.

6. Contractors shall attend all pre-construction conferences.

7. Contractor shall be responsible for all public safety and OSHA standards.

8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines. 9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with

11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets. 12. Minimum spacing between waterlines and sewer

lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.

13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped

prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings. 14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12"

painted green. 15. All sewer laterals will be marked with a "S" stamped into the curb above.

16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.

17. All culinary water laterals will be marked with a "W" on the curb above. 18. Contractor to verity as build sewer laterals for

building FF design. Existing sewer lateral to govern.

SATAQUIN CITY standards.

10. All culinary water lines shall be per SATAQUIN CITY standards.

SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED

FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SATAQUIN CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE 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 EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

THE SITE OF WORK.

MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

SATAQUIN CITY STANDARD SPECIFICATIONS, LATEST FOITION, AND ALL AMENDMENTS THERETO UNLESS OTHERWISE STATED. TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SATAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

DISTURBANCE AND THE MANUAL FOR FROSION CONTROL WHERE APPLICABLE

I) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING 2) CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES THEIR BID. OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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 AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION. OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL 12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT 13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. 14) THE CONTRACTOR AGREES THAT: CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT OF THE OWNER OR THE ENGINEER. 16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

DEWATERING NOTES:

INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP

THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND

THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT

OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE

TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM

THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL,

PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING

STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR.

SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY

CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER,

THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING

TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL

TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-

DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN

THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING

21) 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. AFTER PROPER

MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL—SIZE AS—BUILT

CONNECTIONS TO SERVICES. PULLBOXES, AND WIRE SIZES. AS—BUILT RECORD DRAWINGS

SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL

IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE

ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND

THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES

AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT

DESCRIPTION: NORTHWEST CORN SEC 36, T9S, R1E, SLB&M

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH

AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY

PERMITS REQUIRED BY SATAQUIN CITY CITY, AND THE STATE OF UTAH FOR

INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE

INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION. FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK.

SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND

EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE

SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE

UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE

PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE

AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

BE CONSTRUCTED UNDER THIS CONTRACT.

OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

ORDERLY MANNER AT ALL TIMES.

AT THE CONTRACTOR'S EXPENSE.

THE FINAL PAYMENT.

BACK CHARGE TO THE CONTRACTOR.

OR REPAIRING EXISTING IMPROVEMENTS.

PREPARED AND SUBMITTED BY THE CONTRACTOR.

MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

APPROVAL AND/OR FINAL ACCEPTANCE.

ELEVATION: 4759.858

SATAQUIN CITY STANDARD SPECIFICATIONS,

REPORT OF GEOTECHNICAL INVESTIGATION.

FOUND 3" BRASS CAP

CLEARING AND GRADING NOTES:

REGULATORY AGENCY.

24) BENCHMARK:

INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

LOSS OR DISTURBANCE.

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR PLANS AND SPECIFICATIONS. THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING:
SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT,
STRICT FOR THE PROPERTY OF THE P STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN OPERATIONS. A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN SUBSTITUTE FOR OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY

> THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED. 10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR 3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY 4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS PREVENT DISTURBANCE OF COMPACTED BACKELL AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR

<u>UNDERGROUND UTILITIES</u>:

GROUNDWATER LEVEL.

THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE FITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES. SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

?) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD. THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO 15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THIS REQUIREMENT SHALL APPLY NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT

> 3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 — EXCAVATIONS, AND SECTION 69 — TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A

4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO WHERE SUCH UNDERGROUND INSTALLATIONS ARE THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE 18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS. THE CONTRACTOR AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND THE START OF ACTUAL EXCAVATION.

PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL,

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILE. TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS: * TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS * TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SATAQUIN CITY FOR H-20 LOAD REQUIREMENTS.

> 8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SATAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE 9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SATAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

> (0) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY TITTINGS AND THRUST BLOCKS

OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS. 12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB,

SURFACE IMPROVEMENTS:

GÜTTER AND STREET PAVING.

ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND 11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY 23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MOISTURE.

> ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR . SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SATAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

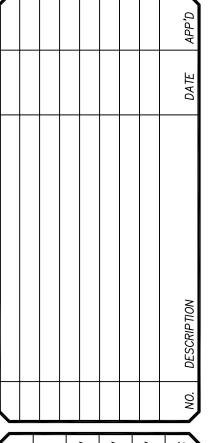
3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK

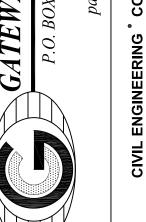
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SATAQUIN CITY DEVELOPMENT GUIDELINES.

5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND 3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE OWNER, CITY OF SATAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND AND ALL STREET LIGHTS ENERGIZED. SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION,

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING. 4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA STATE OF T



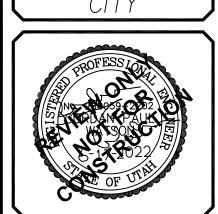




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The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santiquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaguin City Codes, Ordinances and Standards'.

LEGAL DESCRIPTIONS

PARCEL 1: (29-042-0049)

Commencing 17.76 chains East of the Southwest corner of the Northwest quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence East 5.98 chains; thence North 13.59 chains; thence East 25 links; thence North 6.45 chains to a point 20 chains North of the South line of said Northwest quarter; thence West 5.78 chains; thence South 6.45 chains; thence West 50 links; thence South 13.59 chains to the beginning.

ALSO that portion of land acquired by Boundary Line Agreement recorded March 19, 2007 as Entry No.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 89°32'33" East along the quarter section line 1,136.25 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 01°41'33" East 17.18 feet; thence along the arc of a 790.00 foot radius curve (radius bears North 14°48'36" East) 80.27 feet through a central angle of 05°49'18" (Chord: South 78°06'03" East 80.23 feet) to said quarter section line; thence South 89°32'33" West along said quarter section line 79.02 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion of land deeded to Kenyon L. Farley and Irene Farley aka Irene L. Farley by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

PARCEL 2: (29-042-0046)

Commencing North 1323.92 feet and East 1184.66 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 423.05 feet; thence West 22.17 feet; thence North 01°41'33" East 21.06 feet; thence North 00°13'13" West 402 feet; thence East 23.09 feet to the beginning.

SURVEY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 351.58 feet to a point on a non-tanget 790.00 foot radius curve to the right; thence 79.47 feet along said curve through a central angle of 05°45'50" (chord bears North 78°07'37" West, 79.44 feet); thence North 01°38'35" East, 301.17 feet to the point of beginning.

Contains: 12.39 Acres

REFERENCE DOCUMENTS

APPLE HOLLOW AT THE ORCHARDS PLAT A-11 ENTRY: 127545:2019 MAP #16860

THE ORCHARDS PLAT G-1 ENTRY: 1027589:2019 MAP #16746

APPLE VALLEY PLAT A ENTRY: 46147:2018 MAP #16048

LOCATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

FLOOD ZONE

PARCELS LIE WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD COMMUNITY-PANEL NUMBER 49049C0975F, EFFECTIVE DATE: JUNE 19, 2020

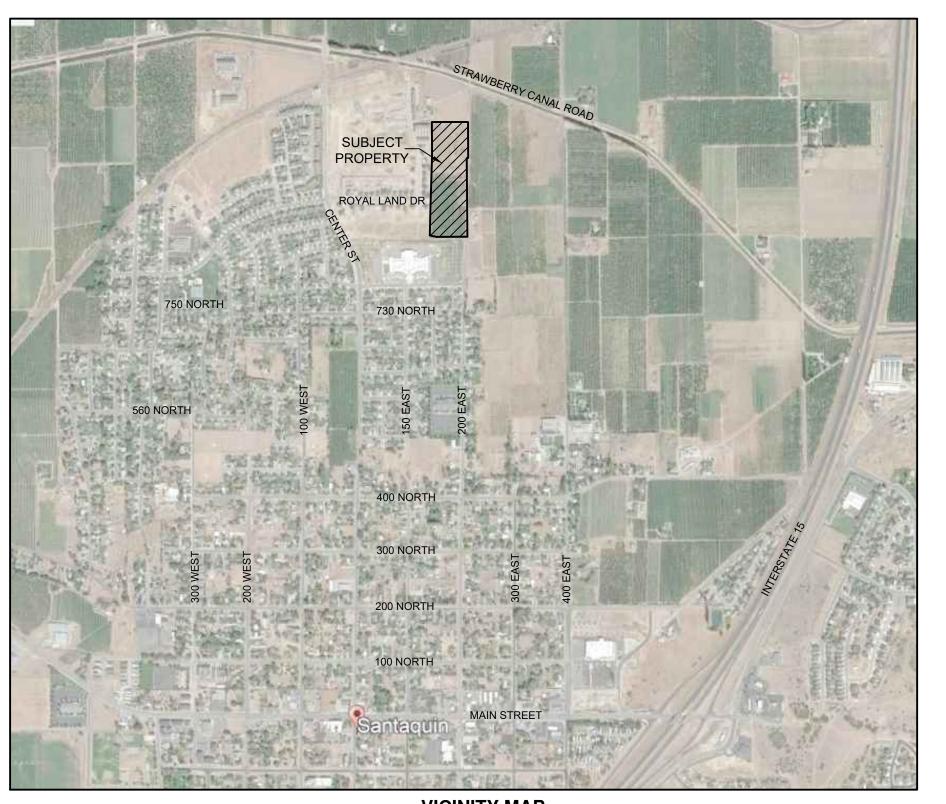
BENCHMARK

EAST 1/4 CORNER SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN NAD83 ELEVATION=4793.24

LEGEND

BOUNDARY LINE ----- ADJOINING PARCELS --- · --- SECTION LINE $\equiv \equiv \equiv \equiv \equiv \equiv \equiv$ EXISTING CURB & GUTTER -, TT, TT, TT, TT EXISTING EDGE OF ASPHALT —×— — ×— — EXISTING FENCE LINE —— — — SWR — — EXISTING SEWER LINE — — — — WTR — EXISTING WATER LINE

SDCB CATCH BASIN SSMH SEWER MANHOLE SDMH STORM DRAIN MANHOLE FH FIRE HYDRANT ICV IRRIGATION CONTROL VALVE



VICINITY MAP (NOT TO SCALE)

TITLE REPORT EXCEPTIONS

Old Republic National Title Insurance Company Cottonwood Title Insurance Agency File Number: 140882-KIF

Commitment Date: January 25, 2021 at 7:30 AM

1.-13. {Not a survey matter}

14. Easement Agreement in favor of Qwest Corporation d/b/a CenturyLink QC, its successors, assigns, lessees, licensees, agents and affiliates to construct, operate, maintain, repair, expand, replace and remove a communication system and incidental purposes, by instrument recorded October 7, 2020, as Entry No. 156593:2020.

NOTE: The legal description appears to contain an error. {Affects Parcel 1 as shown hereon}

15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; C.K. Farms, Inc., as to Parcels 1, 2 and 3; Kimball T. Stratton, as to Parcels 4, 5 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: \$1,315,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10996:2019. (covers Parcel 1 and other land) {Not a survey matter}

Request for Copy of Notice of Default and Notice of Sale be mailed to: President Bank of Utah at 2605 Washington Blvd., Ogden, UT 84401 dated February 5, 2019 and recorded February 8, 2019 as Entry No. 11029:2019.

16. Assignment of Rents recorded February 8, 2019 as Entry No. 10997:2019 as additional security for the payment of the indebtedness secured by said Deed of Trust. (covers Parcel 1 and other land) {Not a survey matter}

17. Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; Kimball T. Stratton, as to Parcels 4 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: \$400,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10998:2019. (covers Parcel 1 and other land) {Not a survey matter}

18. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

19. {Not a survey matter}

NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

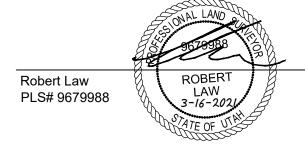
This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

Basis of Bearing is North 89°32'33" East between the East Quarter corner and the West Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian as shown hereon.

SURVEYORS CERTIFICATE

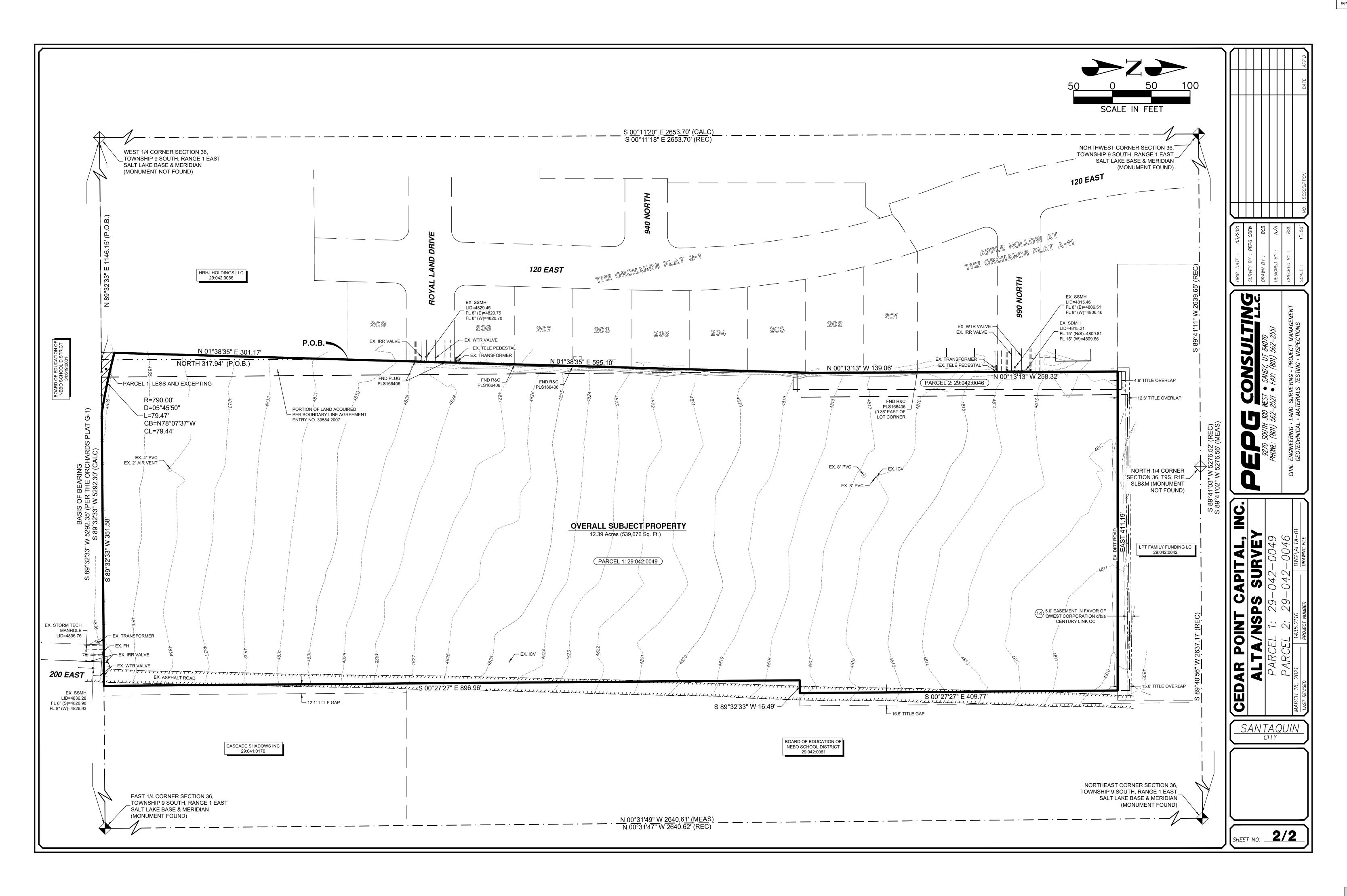
To: Cedar Point Capital, Inc., its successor and/or assigns as their respective interests may appear, Old Republic National Title Insurance Company, and Cottonwood Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: March 9, 2021.



3-16-2021

SANTAQUIN



Item 3.

STRATTON ACRES SUBDIVISION PHASE 1

OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

PRELIMINARY PLAT

i an taquii

SURVEYOR OF RECORD:

VICINITY MAP

SURVEYOR LOGO HERE

duly sworn acknowledged to me that_____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

RESIDING IN_

SHEET NO

NOTES:

- TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNÈRS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- 2. ⊠ NDCBU NEIGHBORHOOD DELIVERY BOX UNIT. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO

INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

- RECEIVING CERTIFICATE OF OCCUPANCY. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE
- SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN

FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN

POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO

UNDERGROUND UTILITY FACILITIES OR

Approved this _____ day of _____20___

d. ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER

APPROVED THIS _

CENTRACOM COMPANY

DOMINION ENERGY QUESTAR CORPORATION

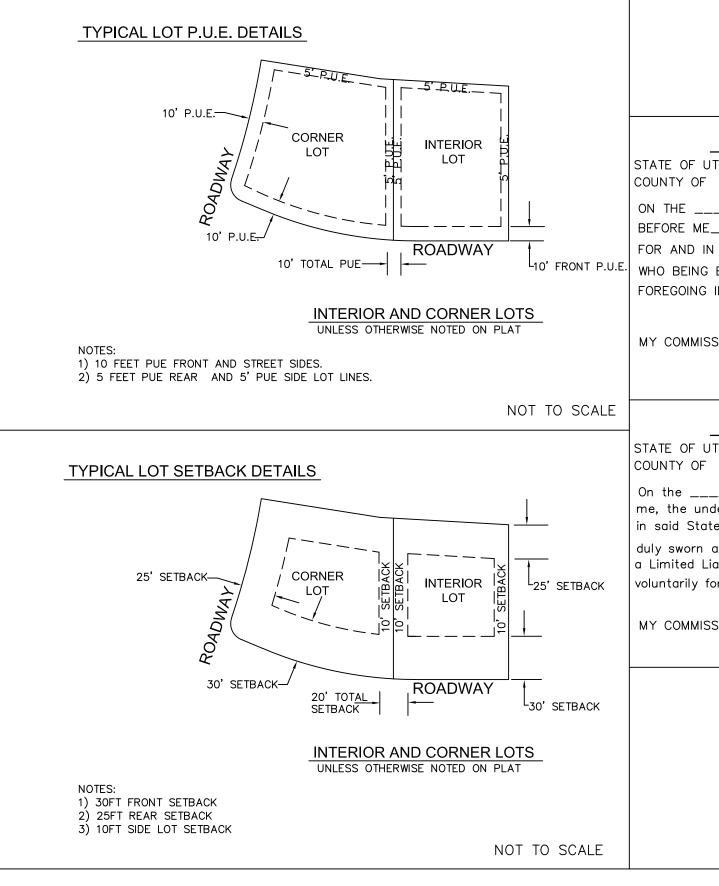
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. Approved this _____ day of____

20____ QUESTAR GAS COMPANY

CENTRACOM ACCEPTANCE

______DAY OF ______, A.D. 20_____

BY-_____TITLE_____ CENTURY LINK ACCEPTANCE APPROVED THIS ______DAY OF _____, A.D. 20_____, CENTURY LINK COMPANY



STATE OF UTAH ON THE _____ DAY OF ______, 20____, PERSONALLY APPEARED PROJECT ENGINEER: BEFORE ME_____, FOR AND IN BEHALF OF ______, GATEWAY CONSULTING, inc WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 MY COMMISSION EXPIRES_____ paul@gatewayconsultingllc.com NOTARY PUBLIC RESIDING IN_____COUNTY LIMITED LIABILITY COMPANY ACKNOWLEDGMENT LIMITED LIABILITY COMPANY ACKNOWLEDGMENT STATE OF UTAH STATE OF UTAH COUNTY OF On the _____day of ______A.D., 20____personally appeared before On the _____day of ______A.D., 20____personally appeared before me, the undersigned Notary Public, in and for said County of____ me, the undersigned Notary Public, in and for said County of_____ in said State of Utah,_____who after being in said State of Utah,______who after being duly sworn acknowledged to me that_____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein MY COMMISSION EXPIRES__ NOTARY PUBLIC NOTARY PUBLIC RESIDING IN_____COUNTY COUNTY RECORDER SEAL UTAH COUNTY RECORDER _BOOK_____PAGE____DATE_ STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _

SCHOOL BOARD ACKNOWLEDGMENT

RECORDED AND FILED AT THE REQUEST OF

COUNTY RECORDER

VICINITY MAP

ME ON THE GROUND.

Contains: 12.40 Acres

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS. BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

OWNER'S DEDICATION AND CONSENT TO RECORD

DATE:

SURVEYOR'S CERTIFICATE

PEPG CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE

BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS

ACRES SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN

DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number

line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36,

RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY

BOUNDARY DESCRIPTION

102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section

Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 429.81 feet, thence North 01°38'35" East, 318.15 feet to the point of beginning.

DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20_____

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

LPT FAMILY FUNDING LC XXXXXXXX (MANAGER)

STRATTON ACRES LLC KAMERON SPENCER (MANAGER)

DAY OF

STRATTON ACRES SUBDIVISION PHASE 1

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,

TOWNSHIP 1 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

A.D. 20

| | ACCEPTANCE | BY | ADMINISTRATIVE | BODY |
|--|------------|----|----------------|------|
|--|------------|----|----------------|------|

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS

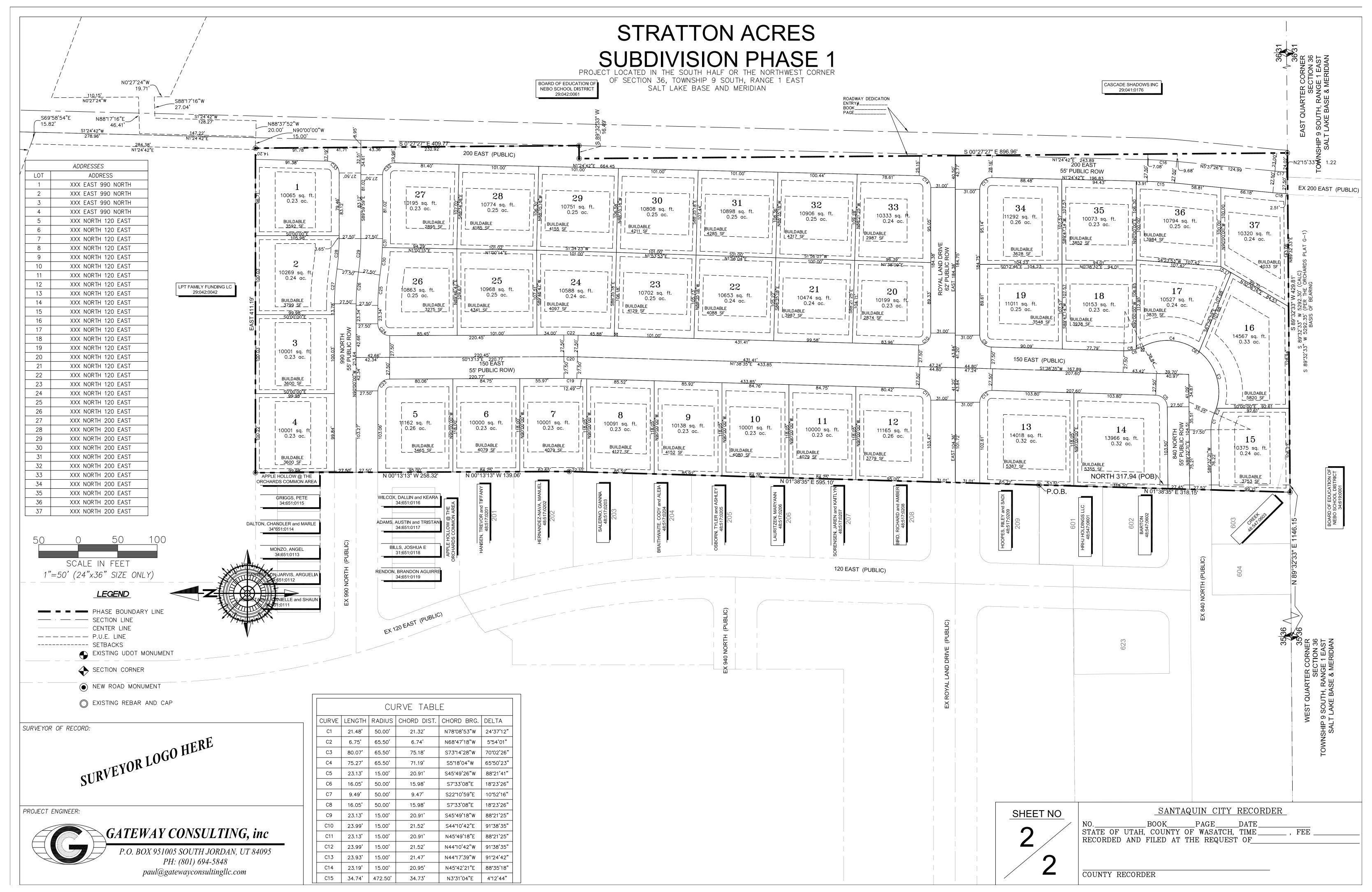
THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF

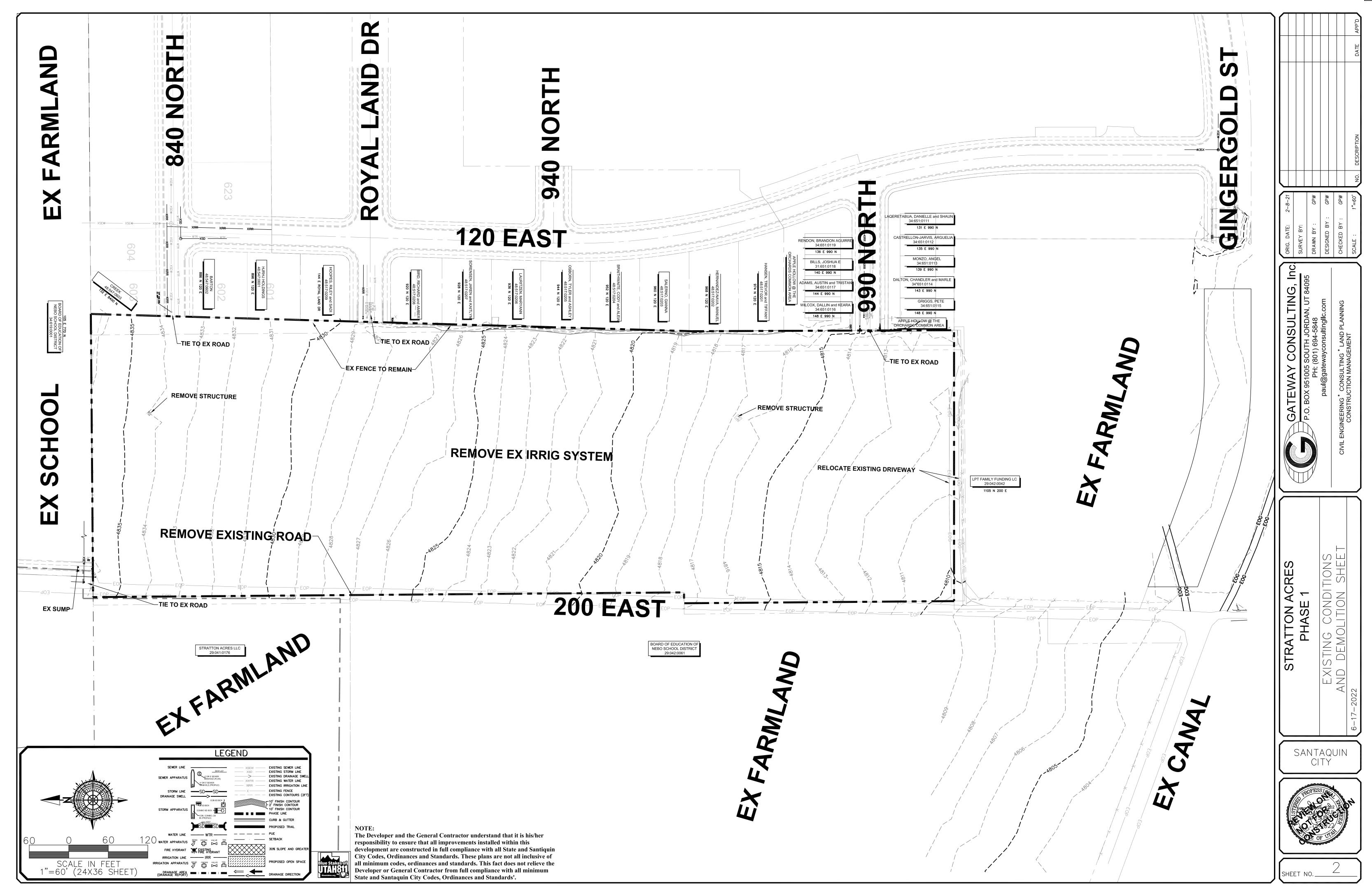
LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE

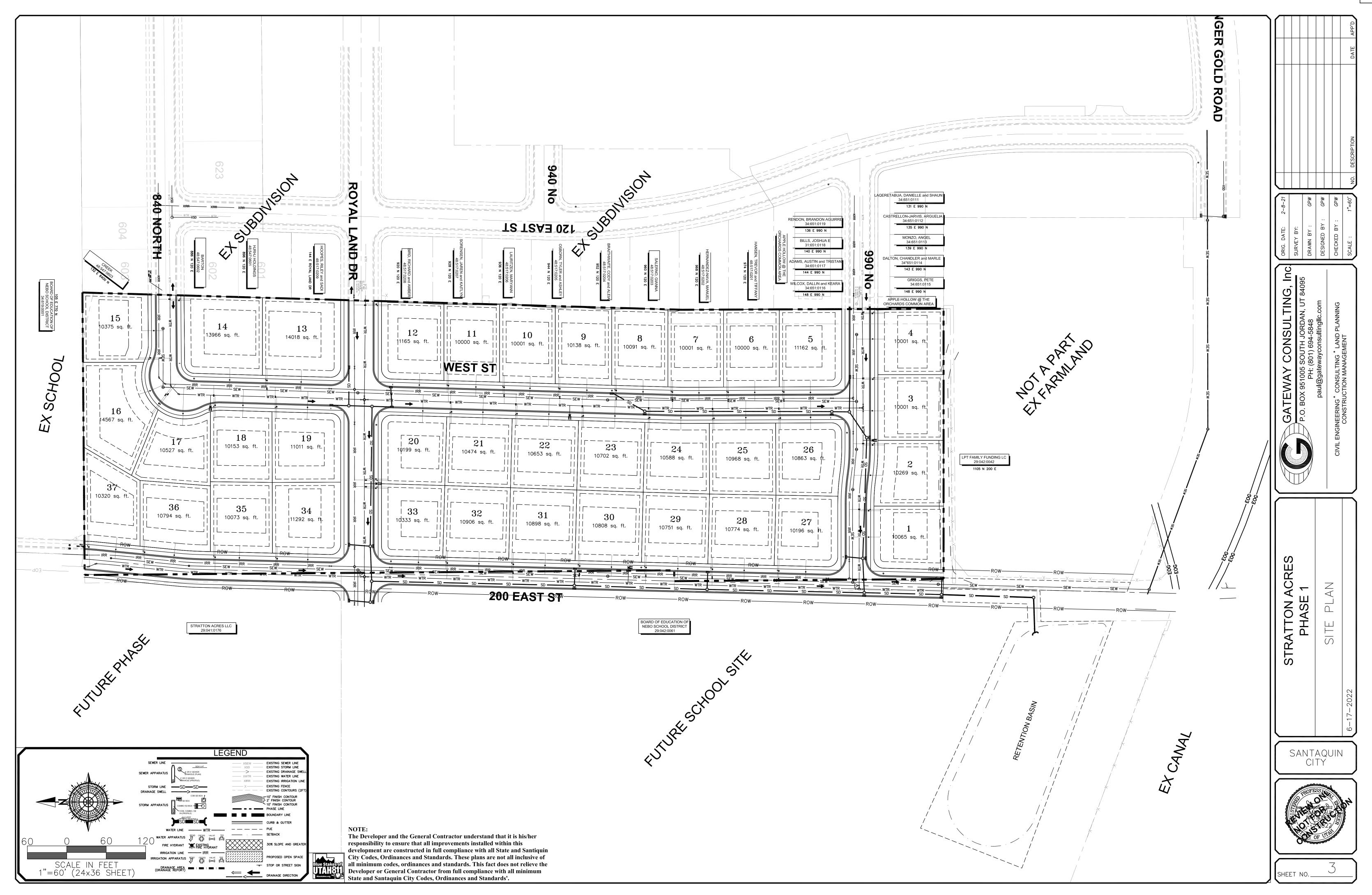
| APPROVED BY MAYOR | _ | |
|-------------------|--------|----------------|
| | | |
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| | _ | |
| | ATTEST | |
| APPROVED | | CLERK-RECORDER |

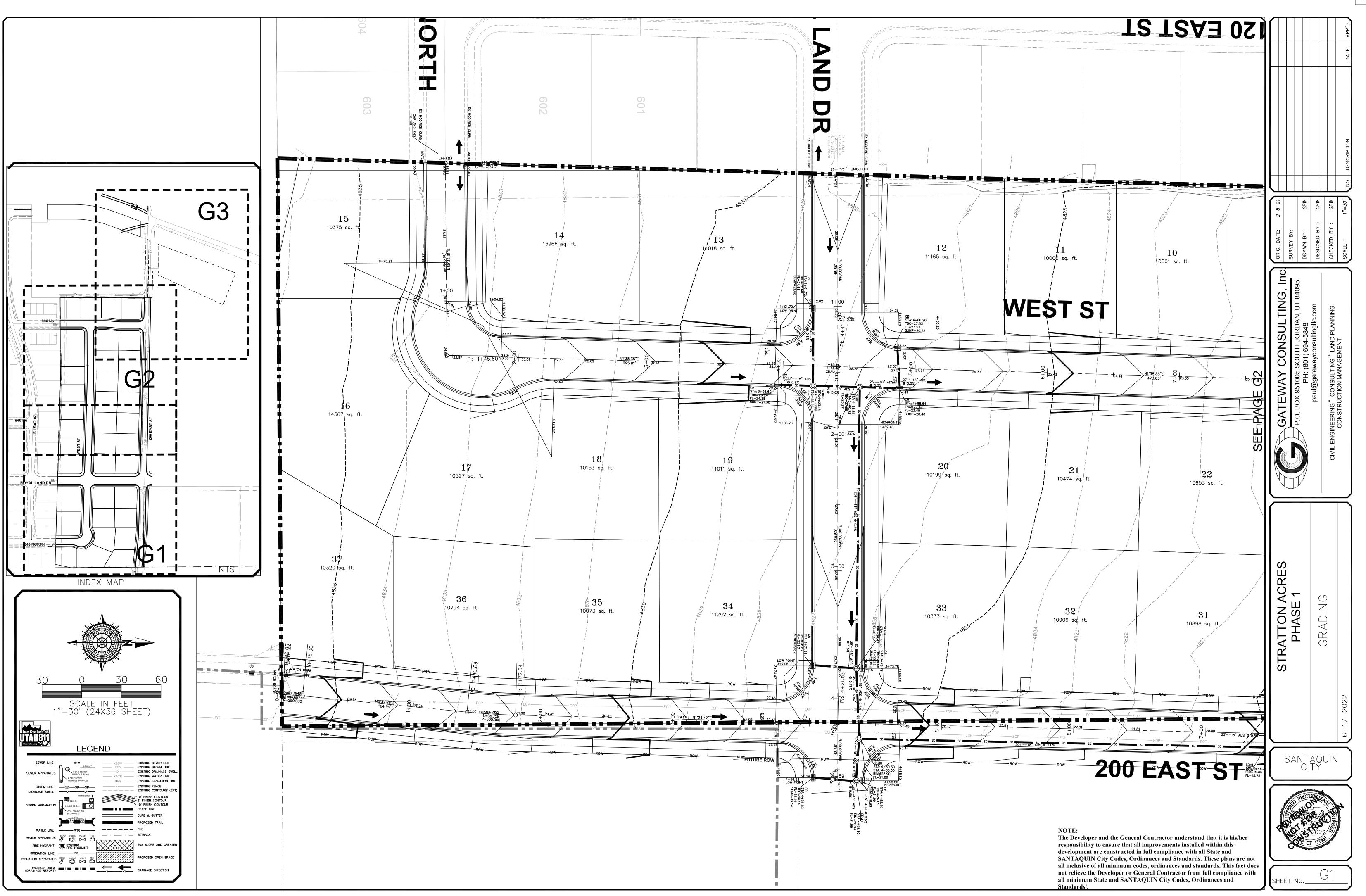
CITY CLERK SEAL SURVEYORS SEAL CITY ENGINEER SEAL

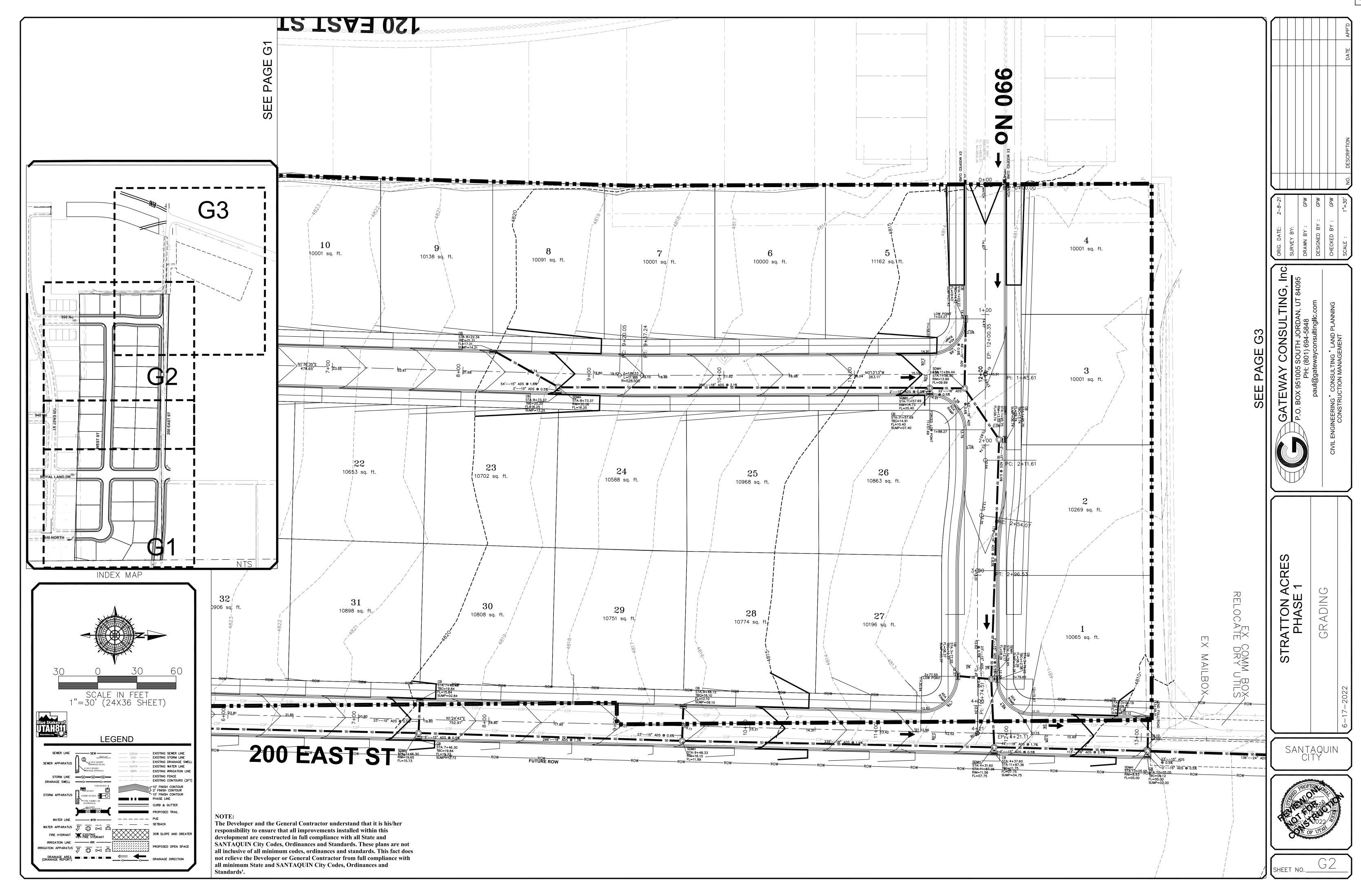
Date 6-17-2022 File: STRATTON ACRES

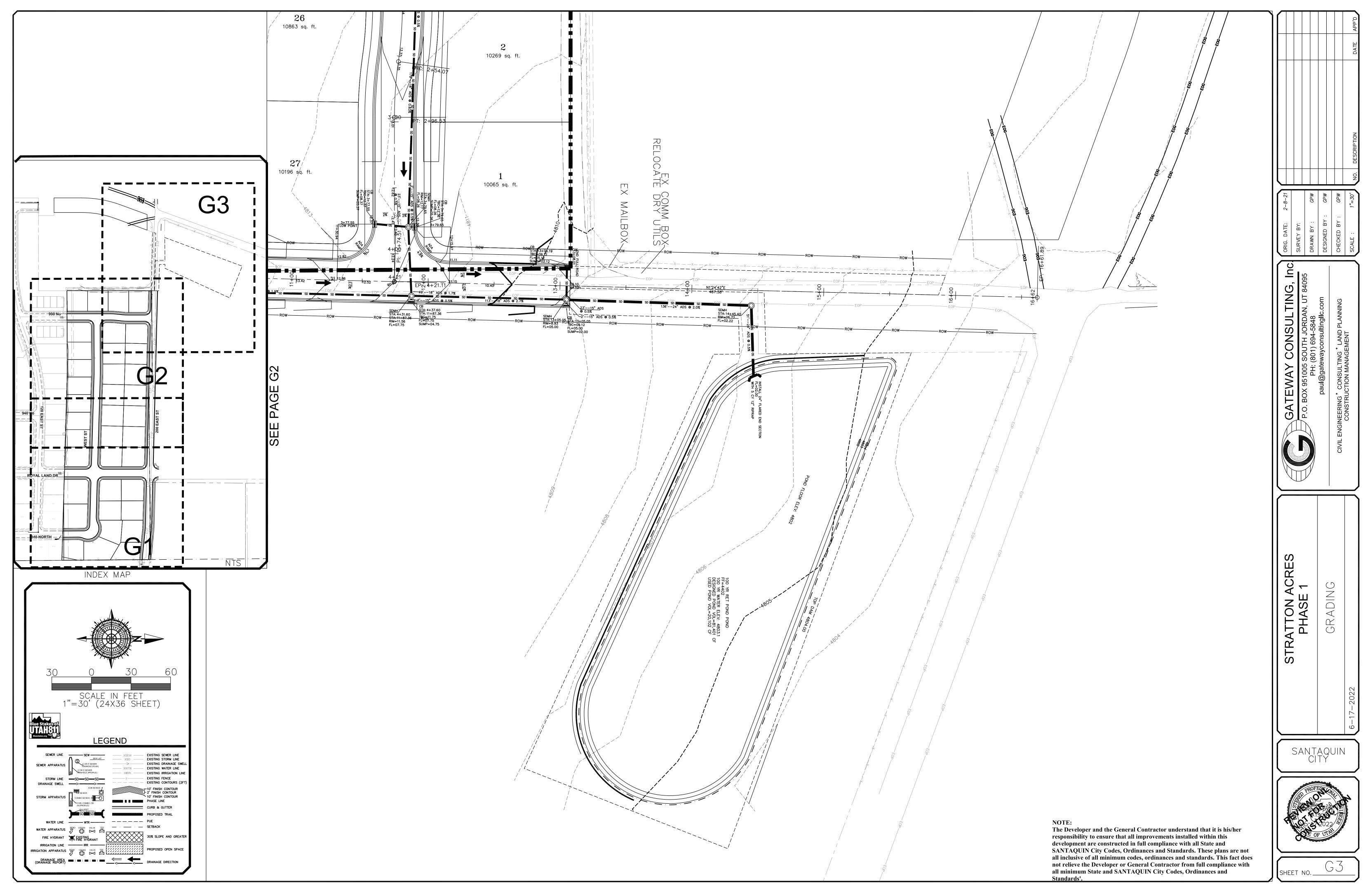


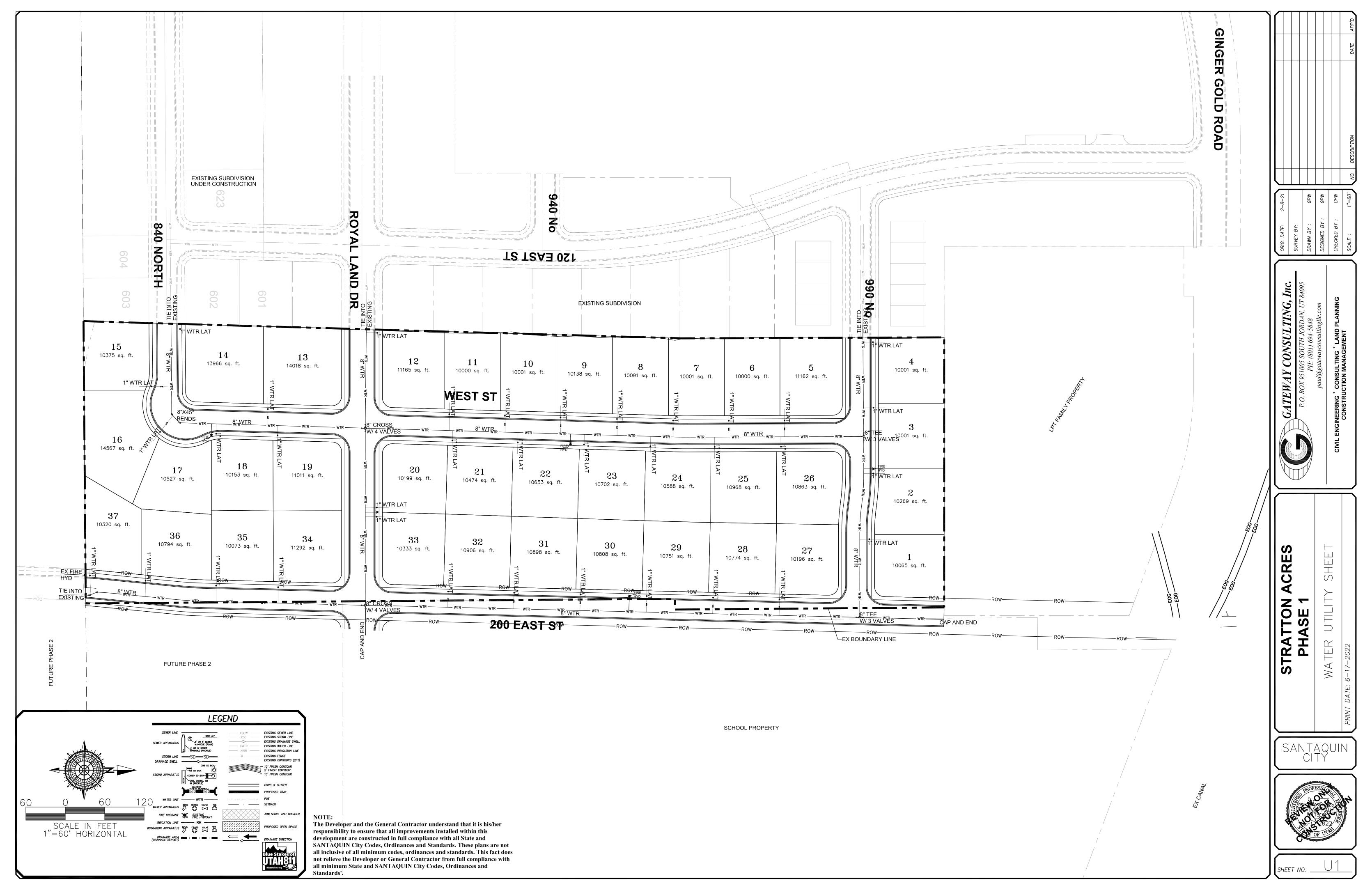


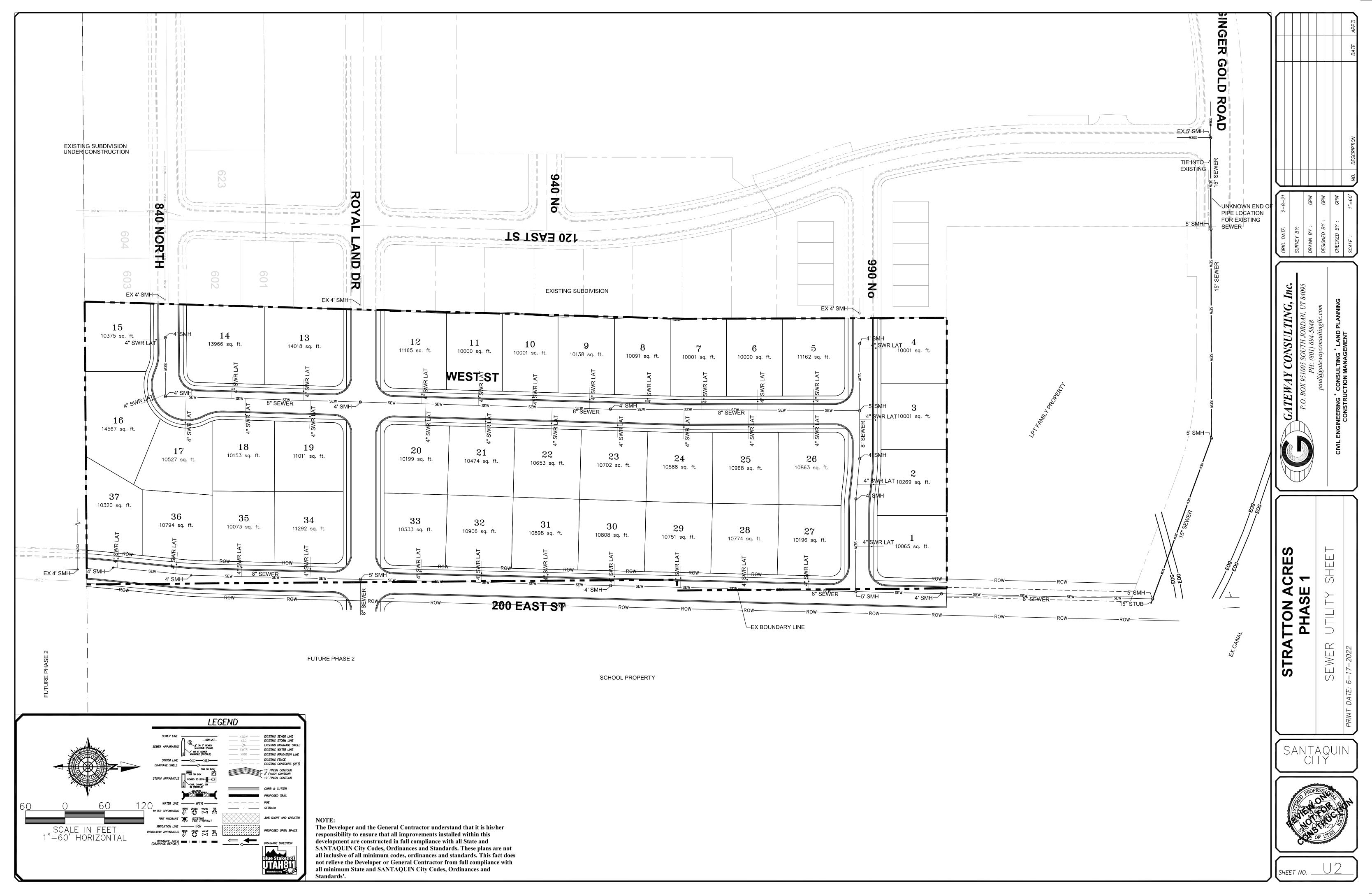


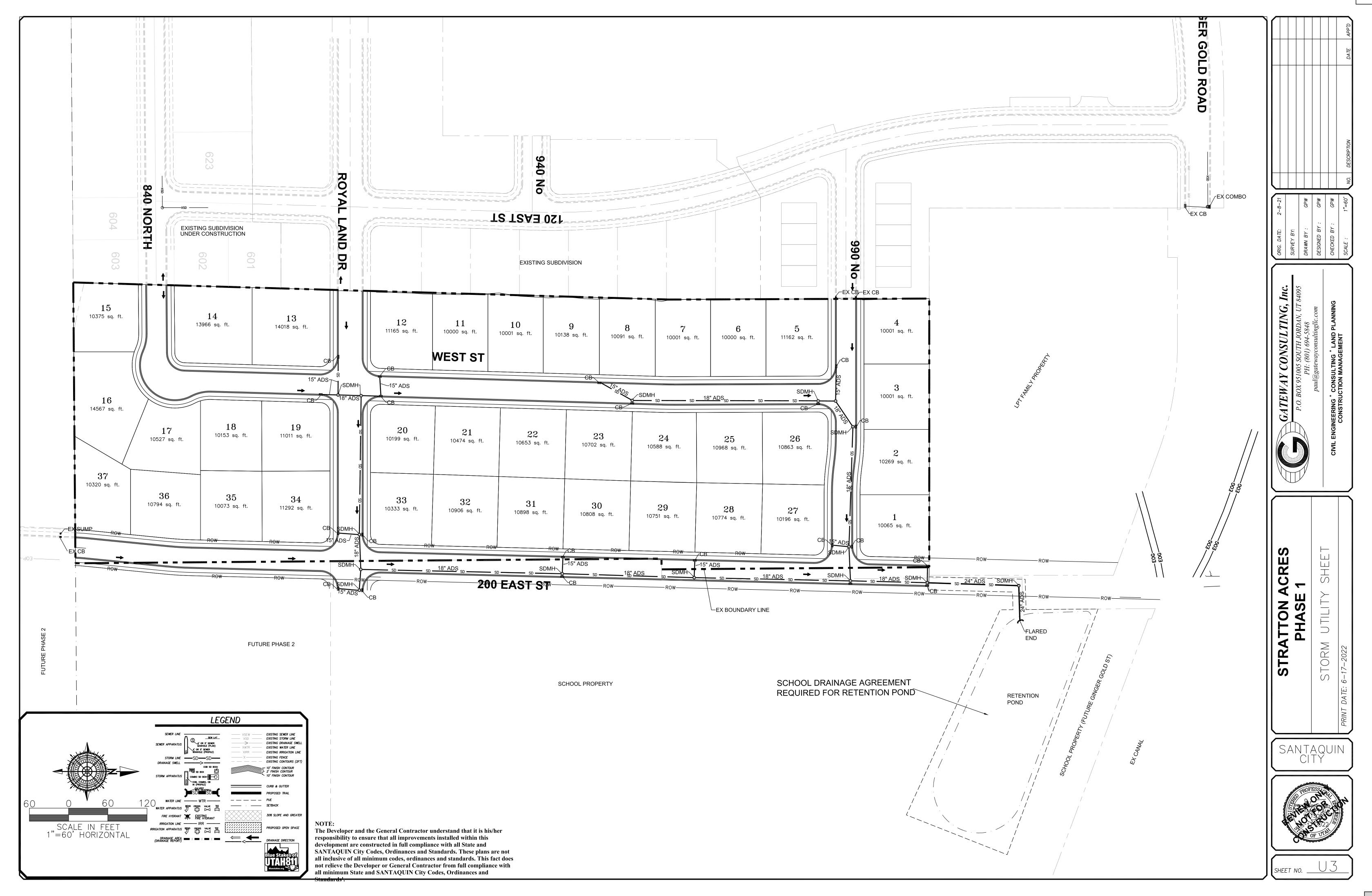


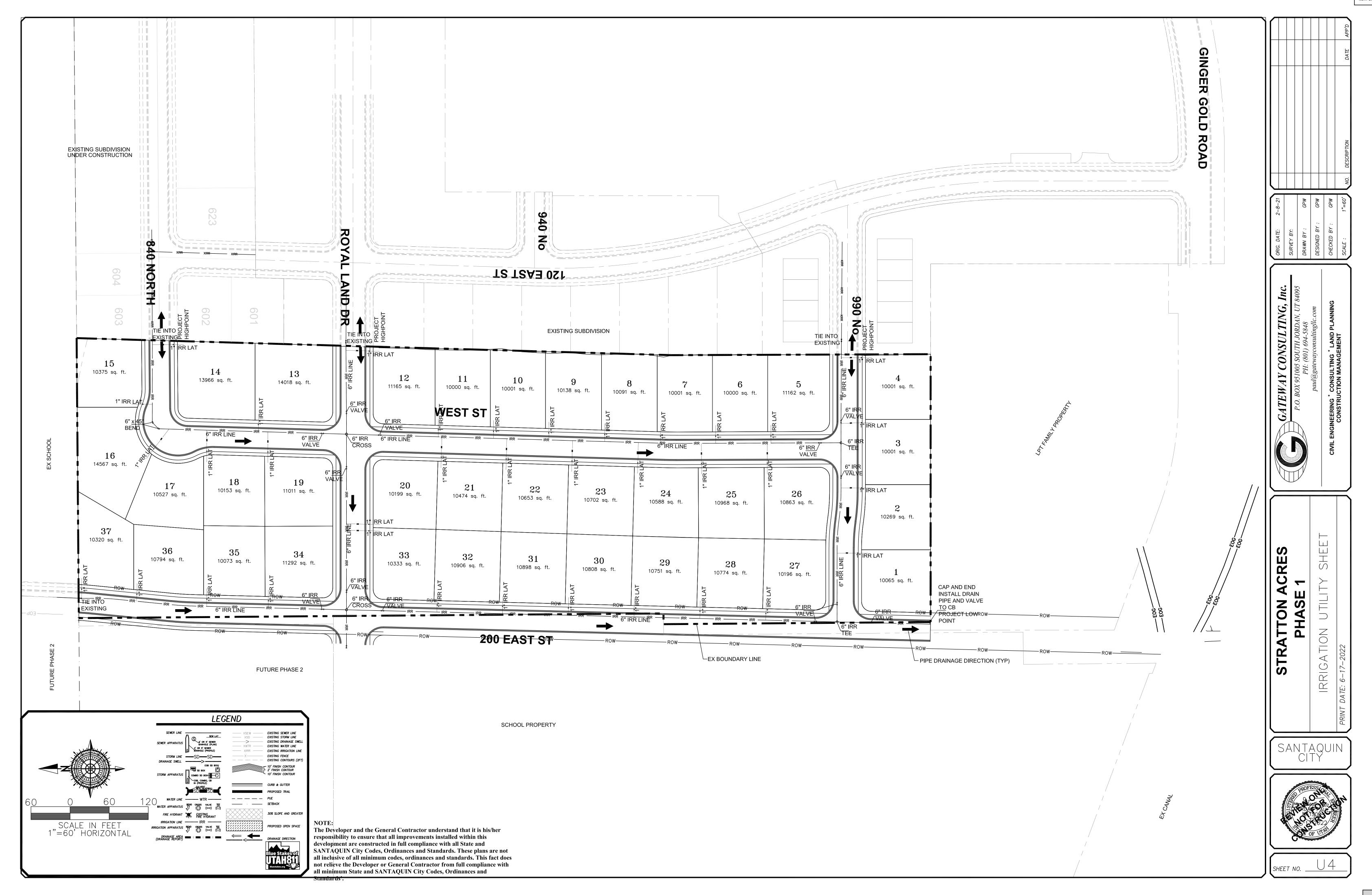


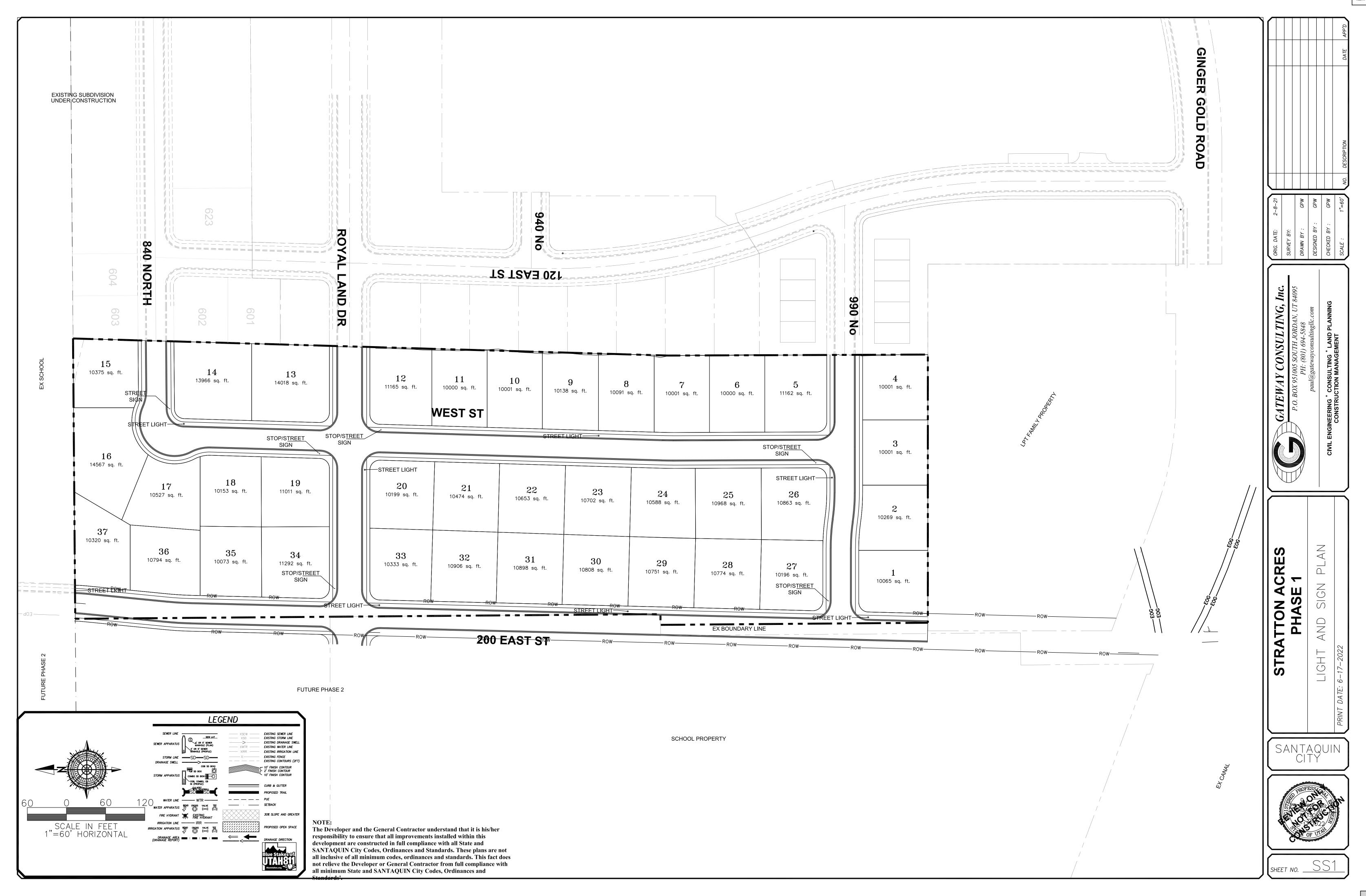


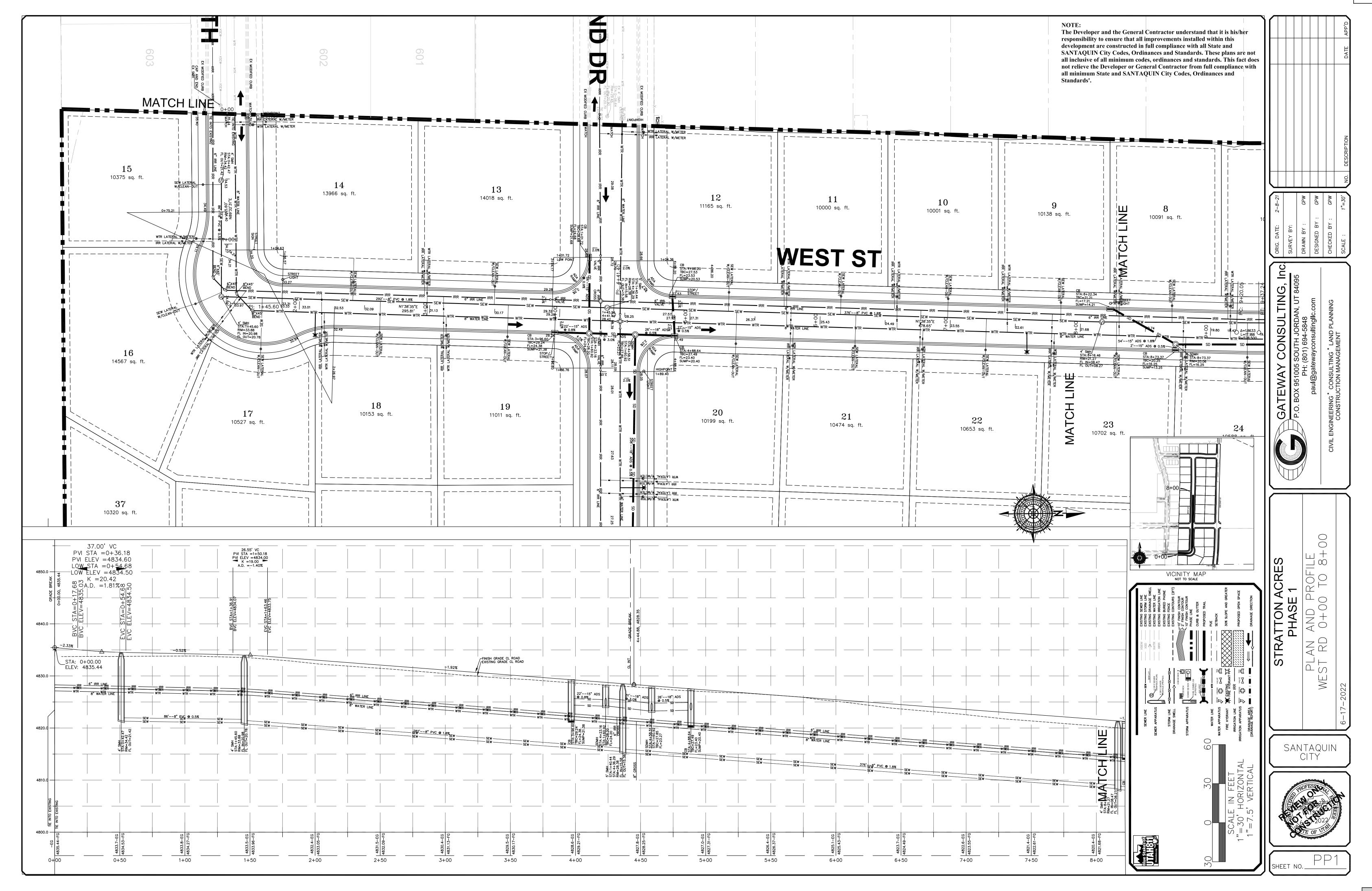


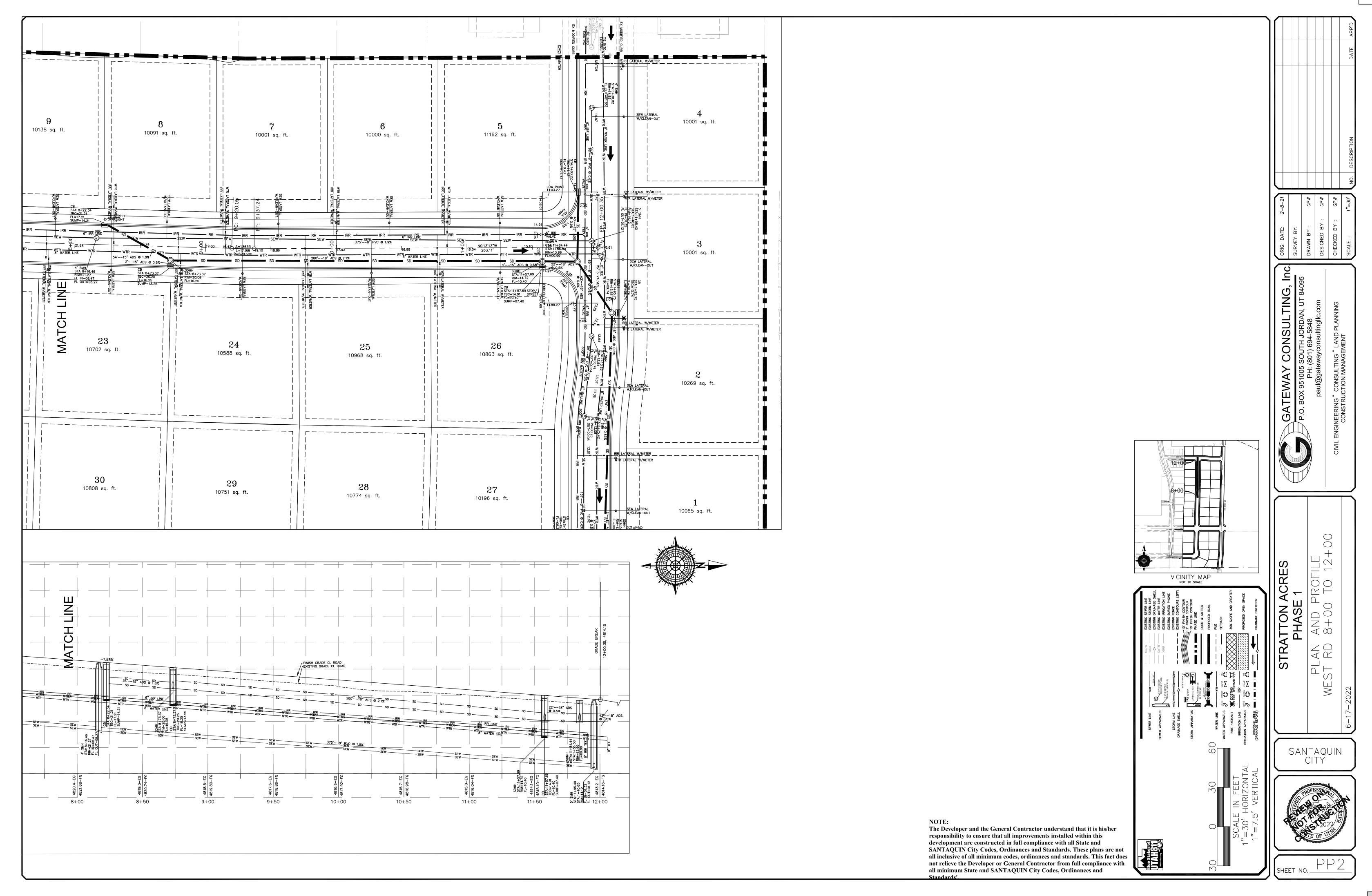


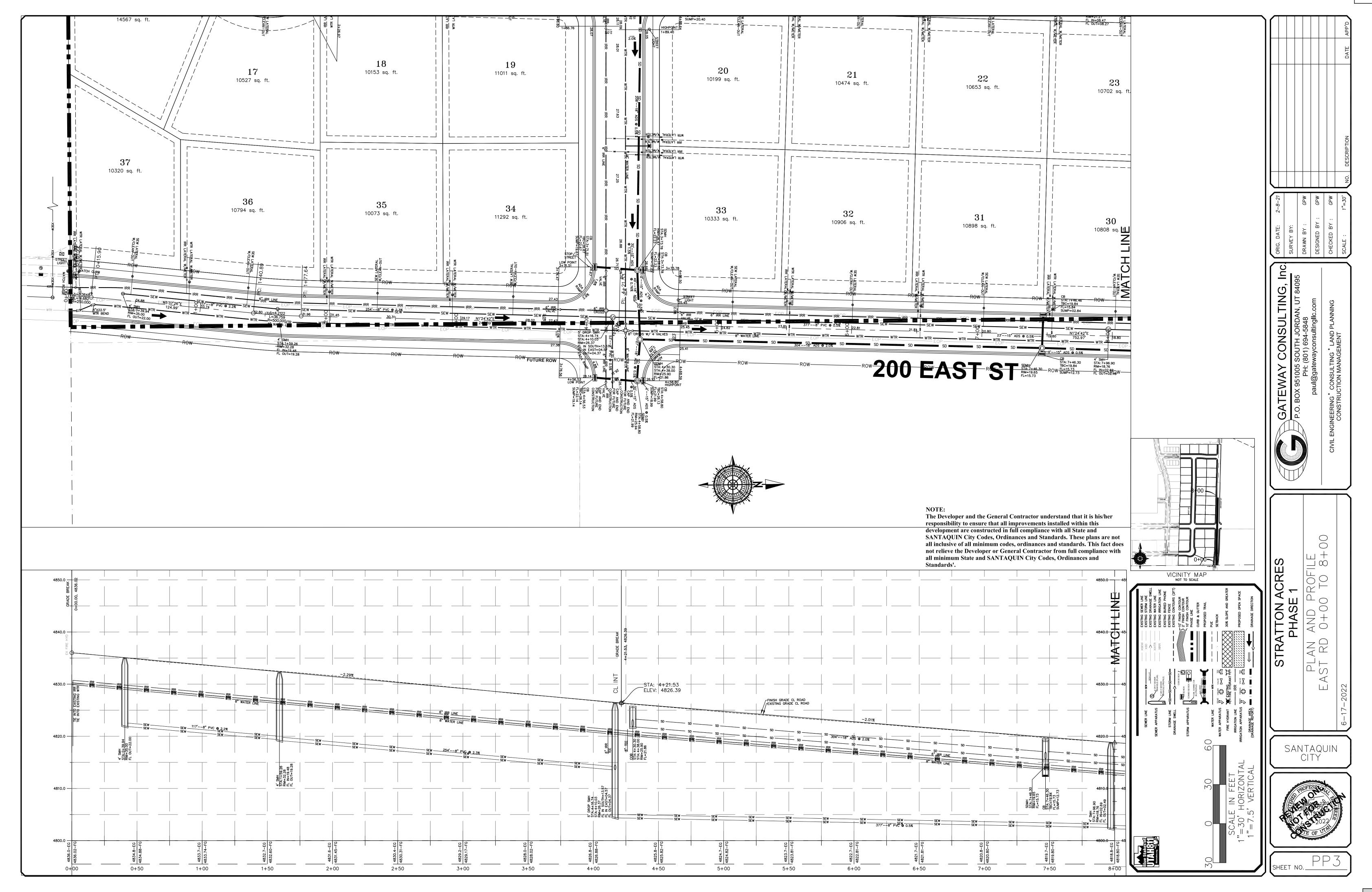


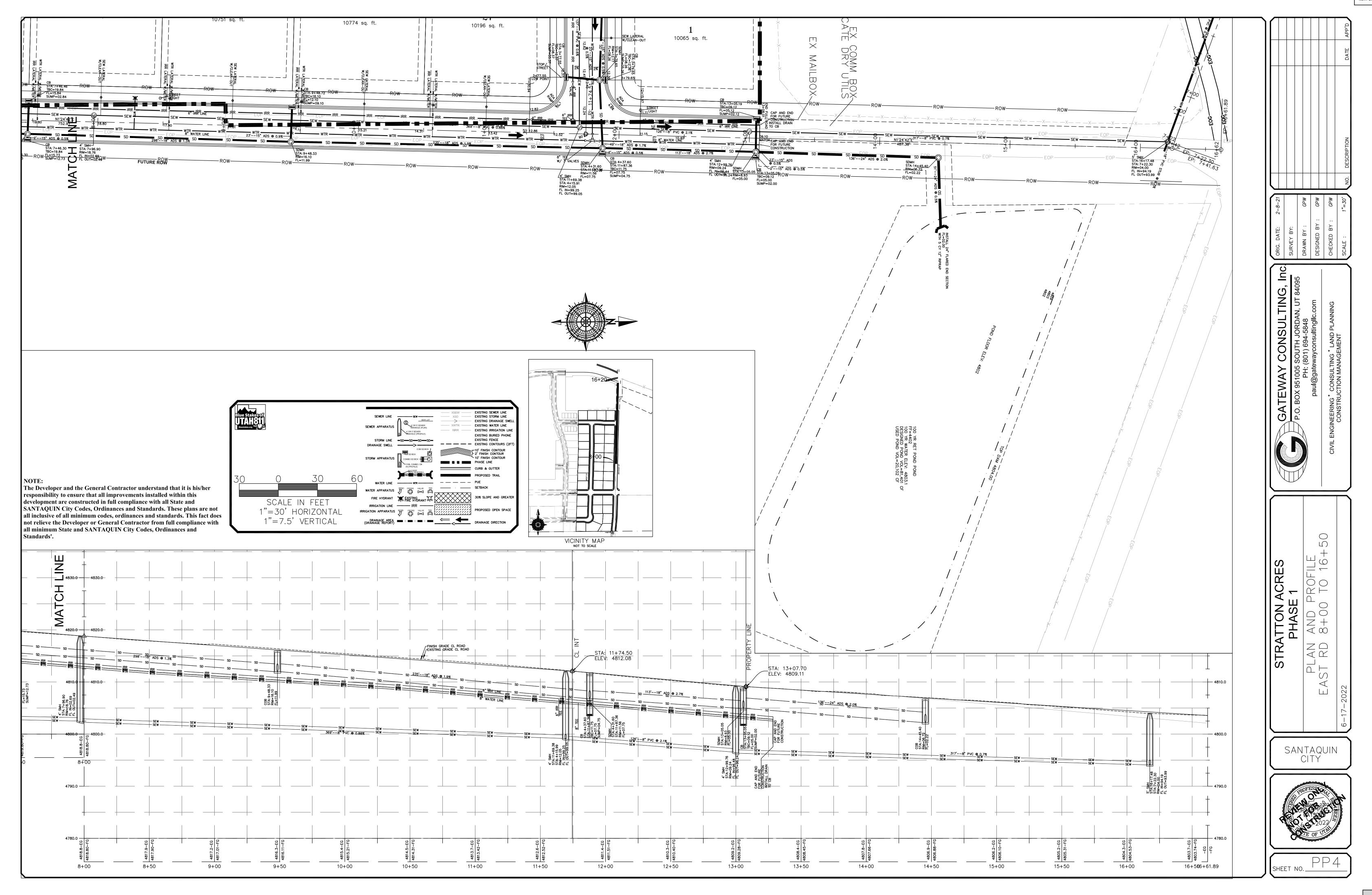


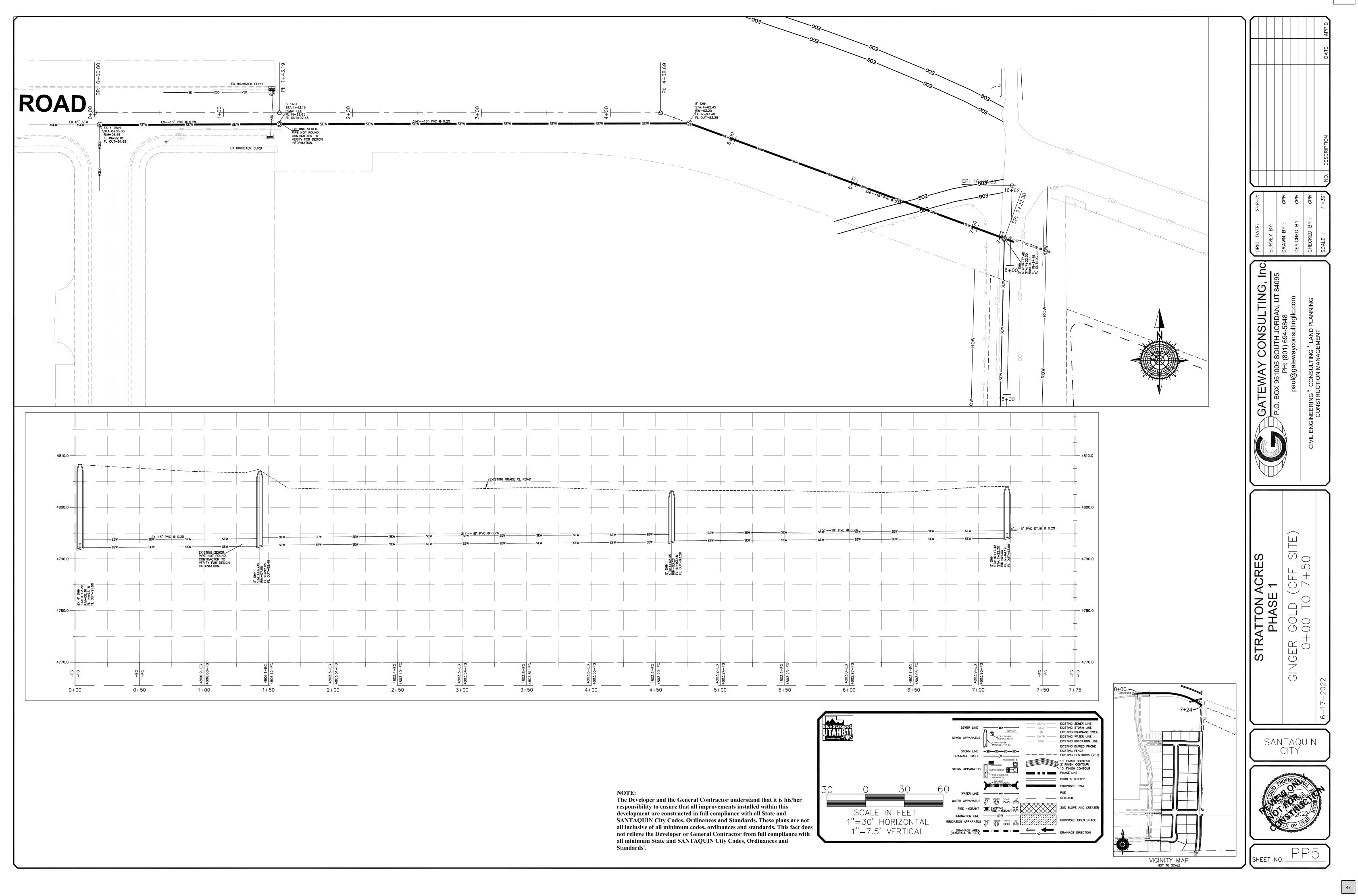


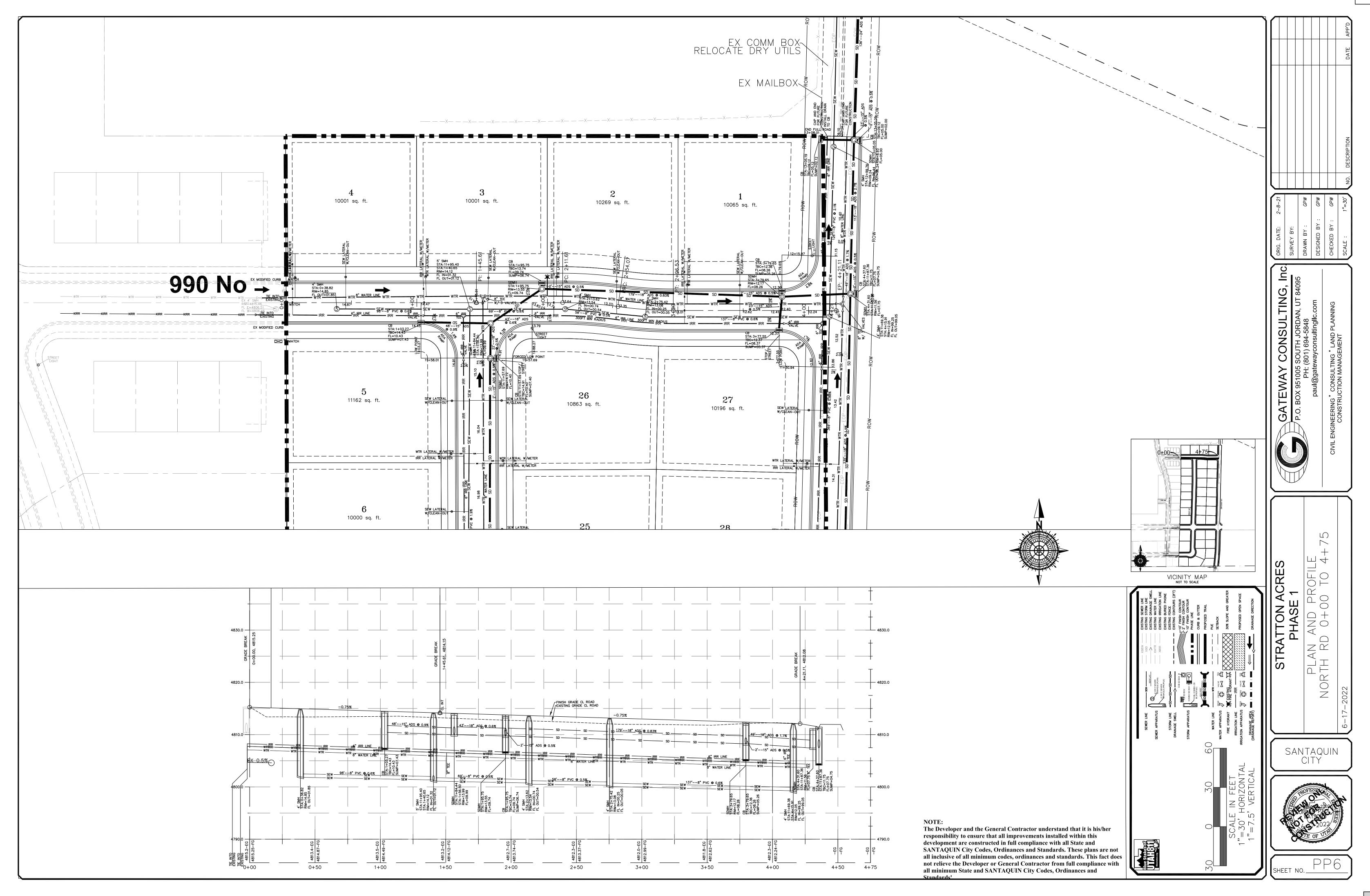


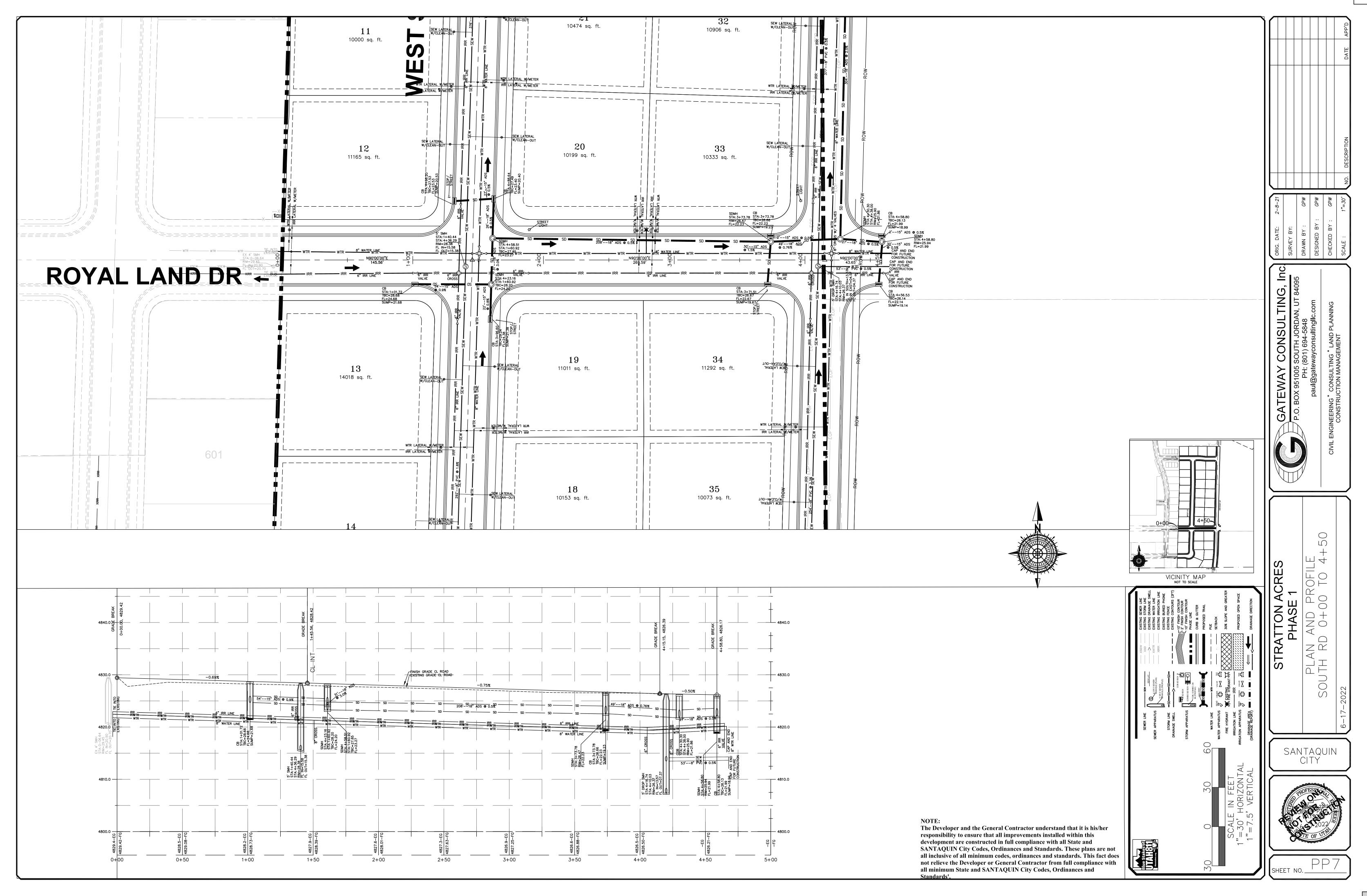


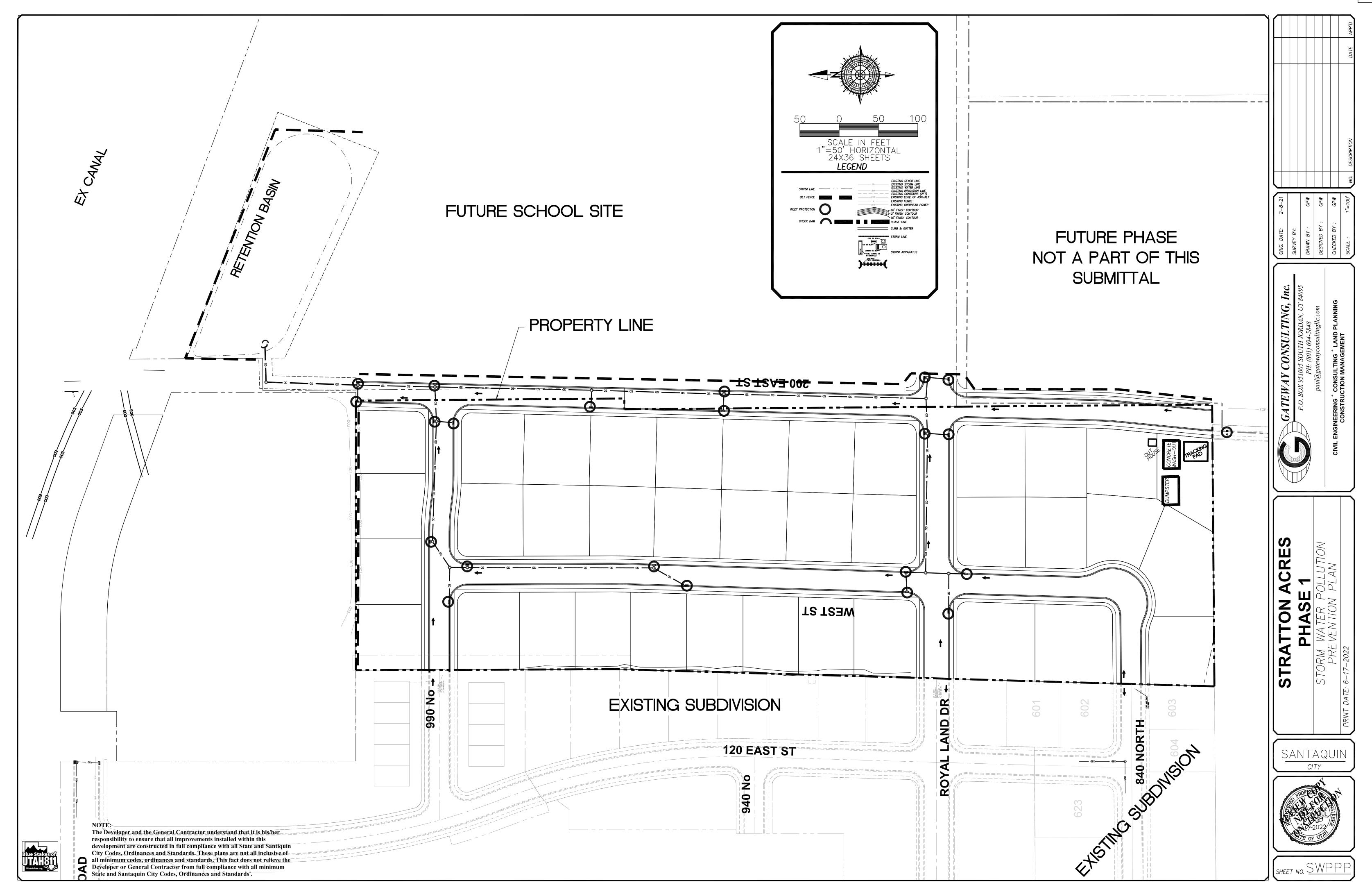












DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SATAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH—WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SATAQUIN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES

% Pure Grass Type
20.00 Hard fescue
15.00 Pubescent wheat grass
15.00 Orchard grass (sod forming)
15.00 smooth brom grass
20.00 Stream bank wheat grass (sod forming)
15.00 Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER.

REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:

 UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING

- UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SATAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

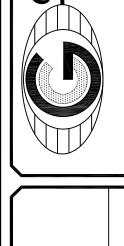
ELEVATION SEEDING WINDOW 4000 TO 6000 FT SEPT. 15 TO DEC. 1 ABOVE 6000 FT SEPT. 1 TO NOV 15

GPW
GPW
M/A
NO. DESCRIPTION

| ONO. DATE: | | |
|---------------|-----|--|
| SURVEY BY: | | |
| DRAWN BY: | ВРМ | |
| DESIGNED BY: | МطЭ | |
| снескер вү: | МطЭ | |
| SCALE: | N/A | |

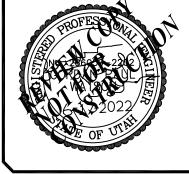
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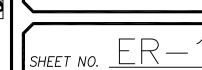
P.O. BOX 951005 SOUTH JORE
PH: (801) 694-584,
paul@gatewayconsulting.



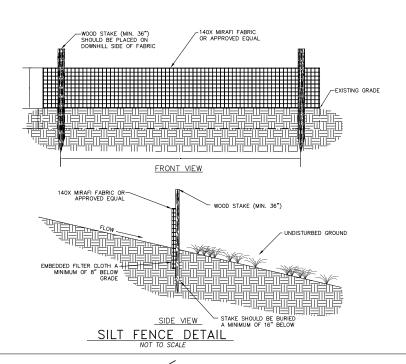
FRATTON ACRES
PHASE 1
EROSION CONTROL

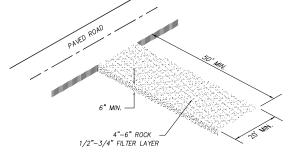
SATAQUIN city





Blue Stakes of UTAH 81





NOTES:

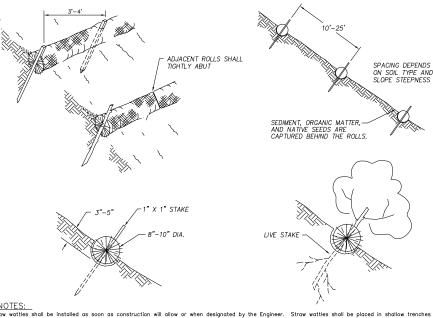
1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%

2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)

3-PLAGE COURSE AGGREGATE, 1TO 2-\$ INCHES SIZE TO A MINIMUM DEPTH OF 8 INCHES 4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL

NOT TO SCALE



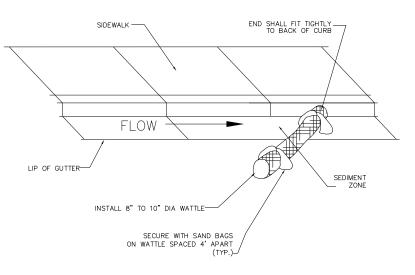
STRAW WATTLE (SILT FENCE ALTERNATIVE)

NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

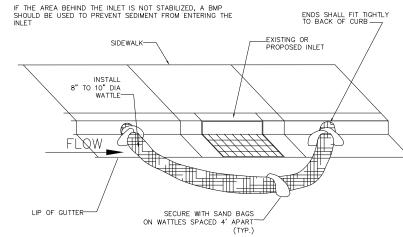
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THI TRAVELED WAY IMMEDIATELY.

PLASTIC SHEETING

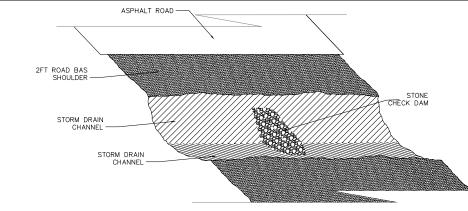


NOTE: INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS



DRAINAGE CHANNEL PROTECTION NOT TO SCALE

NOTE:

1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL

2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL

3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM

4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER. See SATAQUIN CITY specifications for further information.

SATAQUIN

GATEWAY CONSULTING,

ACRE

STRATTON A



SHEET NO. <u>ER</u>

"I—AVDID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITOHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT CONCRETE WASTE INTO WASHOUT PIN ONLY.

USE OF CONCRETE WASHOUT

1—IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.

2—WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP
AND DISPOSED OF PROPERTY

3—NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN
AT THE

END OF EACH WORK DAY.

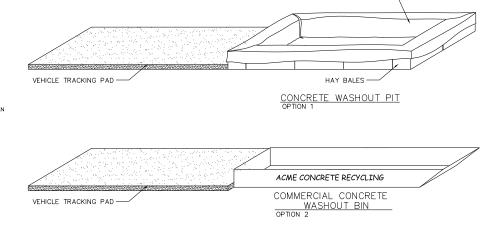
4—INSTALL A PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS

5—INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS.

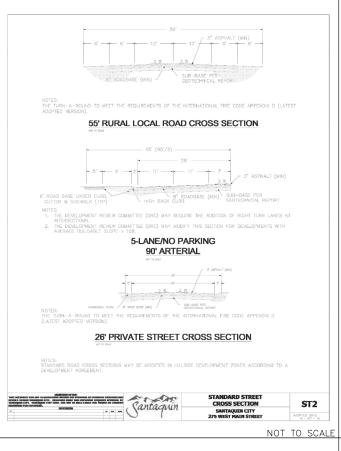
MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON

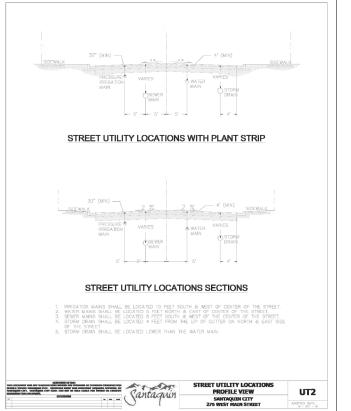
STREETS.

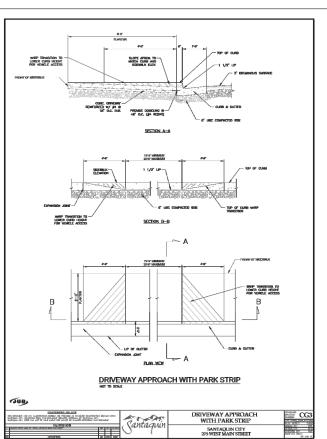
CONCRETE WASHOUT AREA

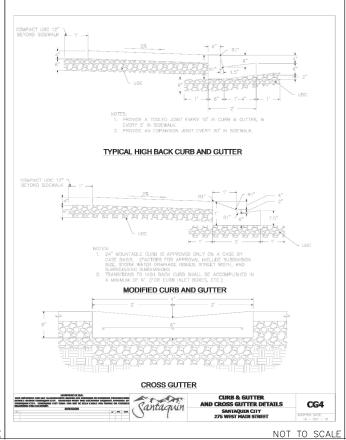


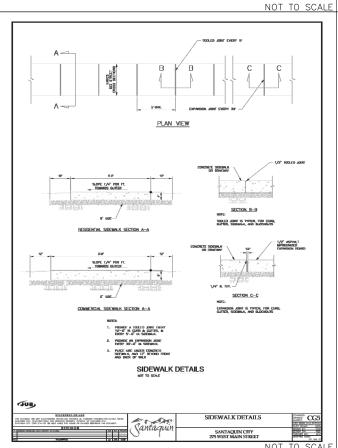


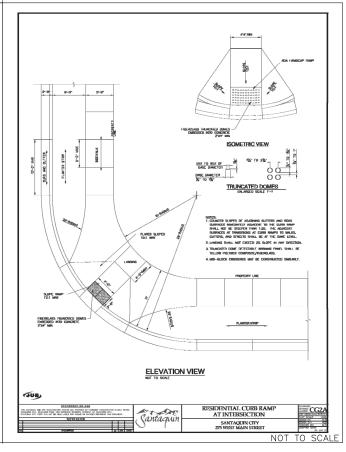


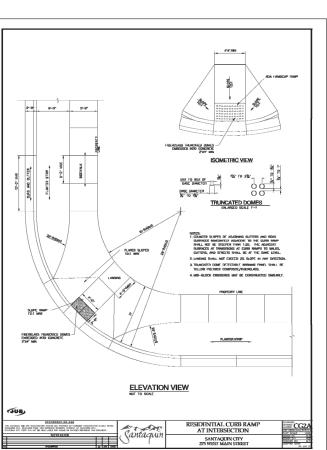
















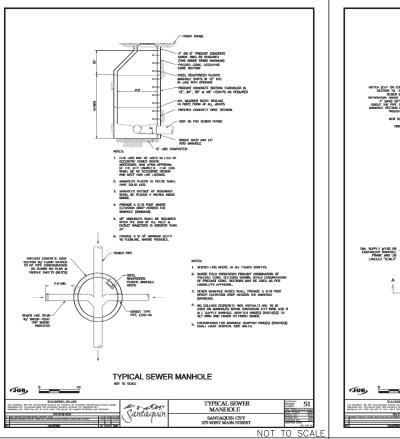
RATTON ACRE PHASE 1 DETAILS ST

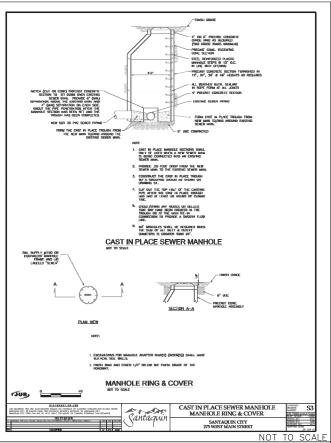
SANTAQUIN

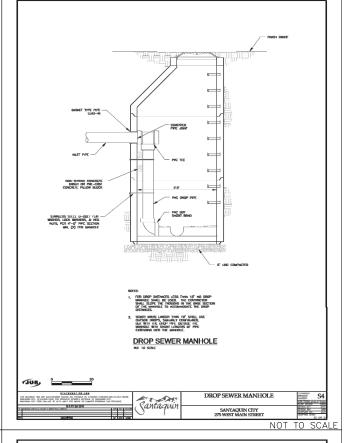
CITY

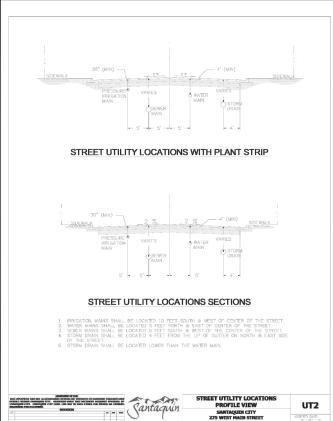
SHEET NO. ___



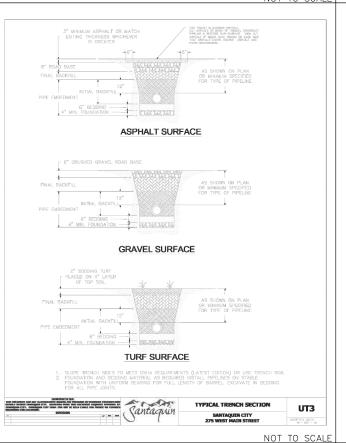


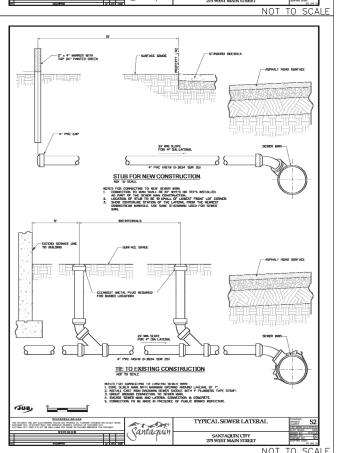






NOT TO SCALE







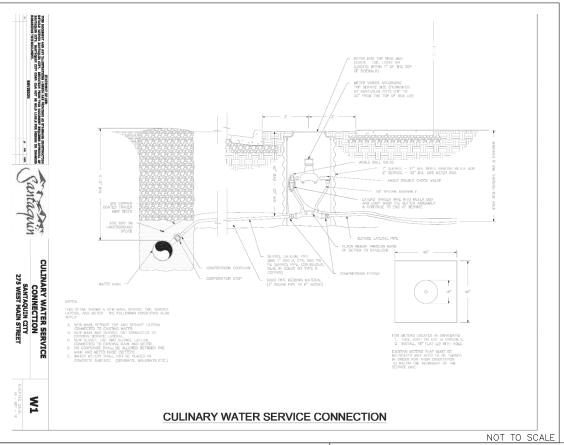
က STRATTON ACRE PHASE 1 DETAILS

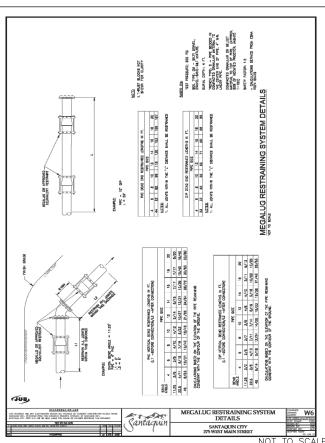
SANTAQUIN



SHEET NO. _







WATEROUS "PACER"

5‡" FIRE HYDRANT OR AS APPROVED BY PUBLIC WORKS

PLAN VIEW

SECTION A-A

pa commune ford since stated in social s

FIRE HYDRANT & WATER VALVE DETAIL

THE PRICE OF THE P

- Gantaquin

DESERBIN ALL JOINTS WITHIN THIS DISEARCE

INTERPRETATION OF THE STATE OF

HEMBICK

LINE SIZE MJ X FLG TEE

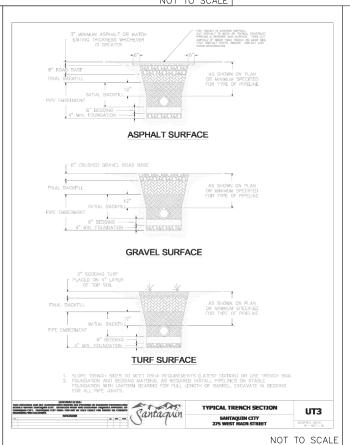
W2

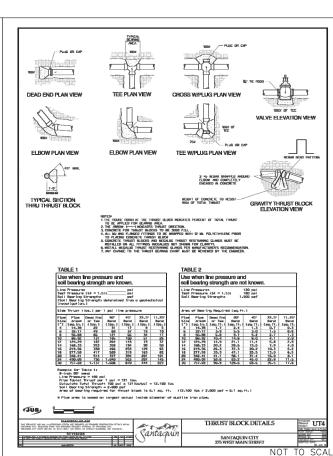
NOT TO SCALE

MEGALUG RESTRAINING SYSTEM DETAILS

I, REFININ THE THREE MEG-ANDUL, JOHNS ON THE TEE.

9, ALL JOHNS WITHIN THE THE DISTANCE ON THE BRANCH BUSS OF THE BHALL BY REFINANCE ON THE BRANCH BUSS OF THE TEE BHALL BY RESTANDING TO THE TEE.







ഗ STRATTON ACRES
PHASE 1 DETAIL WA TER

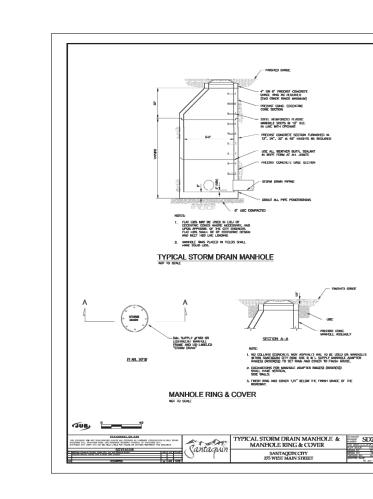
S

SANTAQUIN CITY



SHEET NO. <u>D3</u>

55



- 4" DR 6" PRECIST CONCRETE CHACK: HIME AS INCOUNT! (TWO CRUCE RINGS WINDOW) PREDIST CONC. ECCENTRIC CONE SECTION — STEEL REDECTION PLASTIC MANHOLE STEPS ID 12" D.C. III. LINE WITH OPENING PRECIST CONCRETE SECTION FURNISHED IN 12", 24", 36" & 46" HOGHTS AS REQUIRED USE ALL WEATHER BLITH, SEALANT IN HOYE FORM AT ALL JOINTS PREDIST CONDICTE BASE SECTION

2. EXCAMBIONS FOR MANHOLE MORPIER RINGS) (RISER(S))
SHALL HAVE VERTICAL
SIDE WALLS.

D&L I-3517 SINGLE UNIT INLET GRATE

PLAN - CURB/PLANTER STRIP/SIDEWALK

PLAN - COMBINATION CURB & SIDEWALK

PLAN - COMBINATION CURB & SIDEWALK

RECUSS GRATE SO CURB & SIDEWALK

FACE OPENING IS A

MINIMULAL OF 4**

MINIM

SECTION A-A

SD1

Santaquin



Item 3.

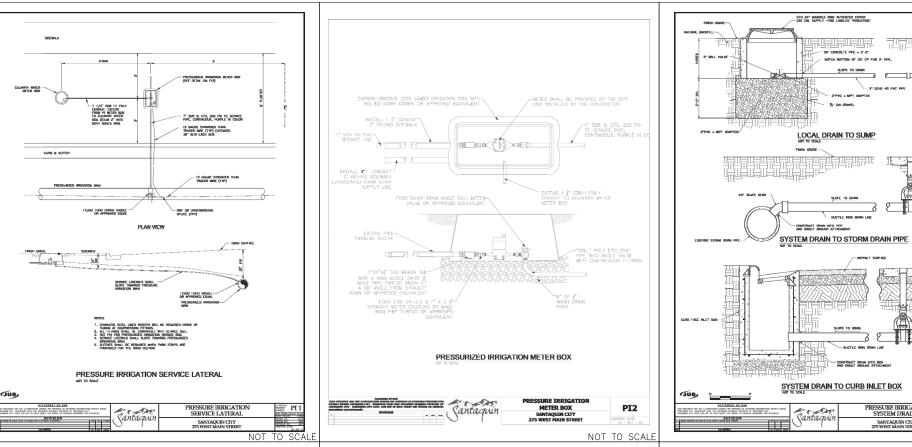
STRATTON ACRES
PHASE 1

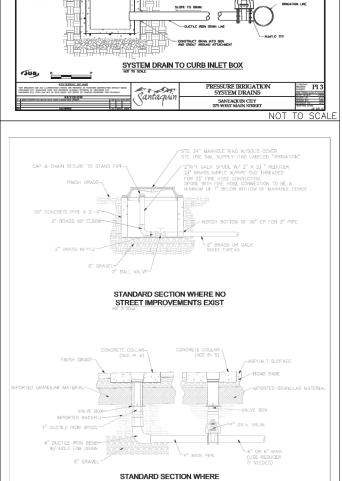
STORM DETAIL

SANTAQUIN









CONCRETE COLLAR

- MANUEL THE

CONCRETE COLLAR
CREE PI SI

Inc.

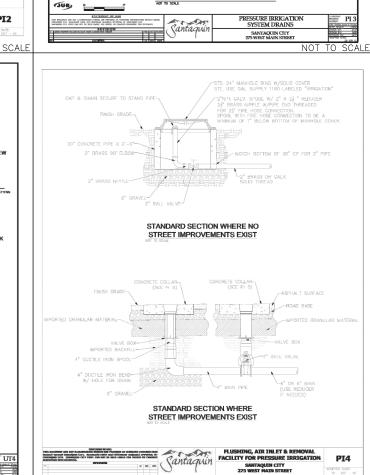
GATEWAY CONSULTING,
P.O. BOX 951005 SOUTH JORDAN, UT 9
PH. (801) 694-5848

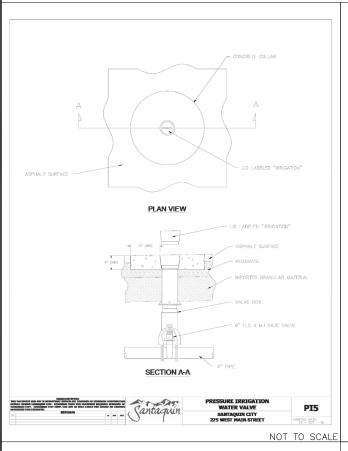
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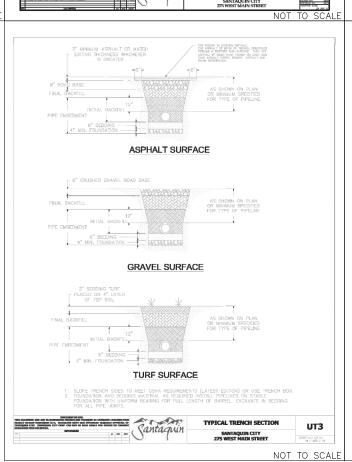
ACRE

STRATTON

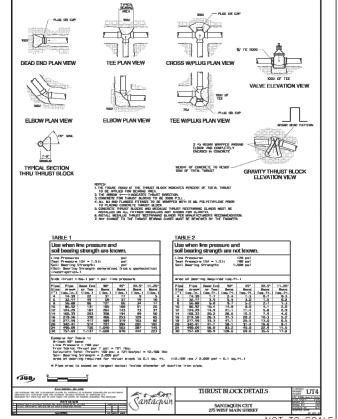
PHASE 1 WA TER







CULINATO WICET





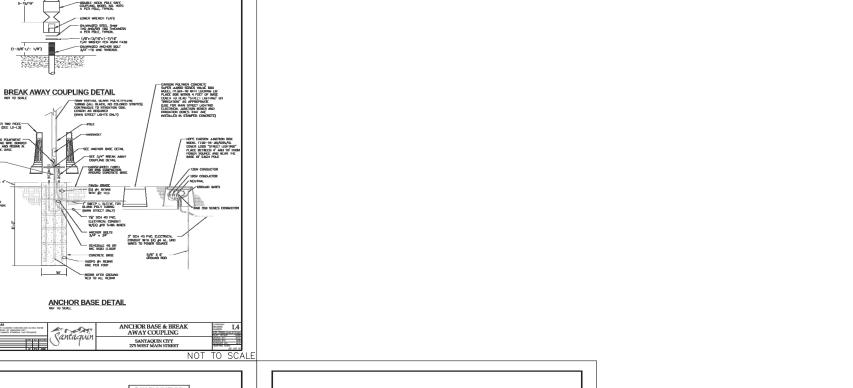
DETAILS

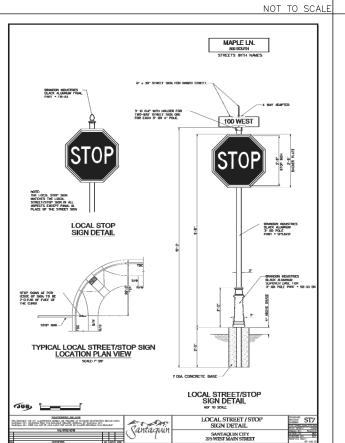
IRRIGA TION

SHEET NO. <u>D5</u>

NOT TO SCALE





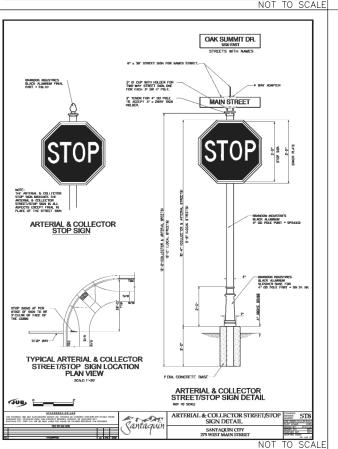


Santaquin

Specifications

LOCAL AND COLLECTOR STREET LIGHTING DETAILS SANTAQUEN CITY 275 WEST MAIN STREET

L1

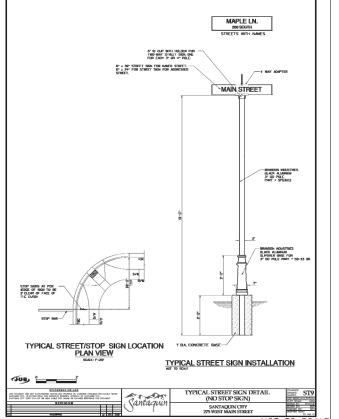


BARE # 6 FOLIPHENT — CHOLHOMG WIFE BONDED TO POLE AND REBAR IN CONCRETE BASE.

TO PROJECT OUT OF CONCRETE DASE 6" MAY

4 DRLIS AT MO DEVALES 3/4" DIA × 18" LENG × 3" HOOK BOLIS TO HARC A 3.5" PROJECTION DICTO TO BE CALMINAZED

NOTE: IF DEPTH CHINGT BE NOT MAISS BUILT BY EDUNGLENT TO MASS SHEWN





GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095

DETAILS SIGN AND LIGHT



SANTAQUIN CITY

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 Section 020 and Title 10 Chapter 20 Section 190 to update and clarify land use definitions and the land use table in the Main Street Business Districts Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on ?, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

ALCOHOLIC BEVERAGE, CLASS A LICENSES <u>ESTABLISHMENT</u>: A license to sell—An <u>establishment that sells</u> beer on the premises, in original sealed containers no larger than two (2) liters (2-1), for consumption off the premises, in accordance with the ordinances of the city, provided beer is not sold by minors, except <u>under the supervision of a person twenty one (21) years of age or older who is on the premises as provided by state law</u>. No beer shall be sold through a drive-up window.

ALCOHOLIC BEVERAGE, CLASS B LICENSEESTABLISHMENT: An establishment that sells beer A license to sell beer in the original containers, and on draft, in containers no larger than two (2) liters (21), for on premises consumption; beer in sealed containers no larger than two (2) liters (21) may be sold for consumption off premises in accordance with the alcoholic beverage control act, and the ordinances of the city.

ALCOHOLIC BEVERAGE, CLASS C <u>LICENSEESTABLISHMENT</u>: A <u>license which entitles</u> restaurant <u>and or private club licensees to that sells liquor</u> and beer for consumption on the premises, and to sell beer in sealed containers no larger than two (2) liters (2 1), for off premises consumption, as specifically defined in, and in accordance with, the alcoholic beverage control act.

ALCOHOLIC BEVERAGE, CLASS D <u>LICENSEESTABLISHMENT</u>: A license which allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.

ALCOHOLIC BEVERAGE, CLASS E—PACKAGE AGENCY: Liquor stores that offer a modest selection of liquor and alcohol products. They may be located in hotels, resorts and as a standalone building. Products are sold for consumption off of the agency premises. This includes state liquor stores.

COMMERCIAL, CONVENIENCE: Establishments which are designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments typically include grocery stores, variety stores, drugstores, dry cleaning, beauty shops, barbershops, or a combination thereof and having floor areas typically less than fifty thousand (50,000) square feet. Convenience stores do not typically include repair garages, automobile sales, service or storage.

COMMERCIAL, RETAIL SALES AND SERVICES: Establishments which primarily engage in the sale of general retail goods and/or accessory services (e.g., businesses within this definition include those which conduct sales and storage entirely within an enclosed structure, with the exception of occasional outdoor "sidewalk" promotions); and businesses specializing in the sale of either general merchandise or convenience goods. Services may include laundromats with coin operated self-service machines, <u>furniture and appliance stores</u>, <u>self-service or full service car washes</u>, and repair services for small household appliances or equipment. Work conducted on the premises may include handicraft production of tangible goods such as pottery, jewelry, picture frames, or leather goods.

DRIVE-IN RETAIL: Any form of merchandising, serving, or dispersing of goods in which service is provided to customers while they remain in their automobiles. but not to include drive-through restaurants.

GARAGE: A building, or part thereof, designed for the parking or temporary storage of automobiles of the occupants <u>and visitors</u> of the premises.

HOTEL As used in this title, the terms "Hotel" and "Motel" have the same meaning. A building or group of buildings containing individual sleeping units, offered, designed and used primarily for the accommodation of short-term guests not to exceed thirty (30) consecutive calendar days or business professionals on temporary assignment, and with automobile parking or storage available. This definition includes auto courts, motor lodges, and tourist courts. To be classified under this definition, the use must have and maintain a functional lobby for check in/out with an entryway for vehicle loading and unloading during check in/out, a luggage storage area, an on site manager twenty four (24) hours a day, housekeeping of rooms at intervals normally no more than forty eight (48) hours, continuous open access for public safety personnel and the use should have at least three (3) or more of the following amenities conveniently located:

Concierge.

Guest laundry.

Guest pool.

Meeting rooms (minimum capacity of 25 people).

Outdoor or indoor sports court.

Recreation room or exercise room.

Restaurant/food service area.

Facilities not meeting the minimum requirements may fall under the definition for multiple-unit or multiple-family dwellings (i.e., apartments).

MOTEL/HOTEL: See definition of Hotel/Motel.

PUBLIC BUILDING: a building which is owned or leased by a federal, state, or local, governmental entity for public administration and/or services.

PUBLIC PARK OR PLAYGROUND: A tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

RESTAURANTS, DRIVE-THROUGH: A use providing preparation and retail sale of food and beverages, which may either be consumed on the premises or dispensed through one or more drive-through lanes.

WEDDING CHAPEL: An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar facilities where weddings are an ancillary use.

Title 10 Chapter 20 Section 190 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE

A. Definition, Objectives, And Characteristics: The Main Street Business Districts Zone consists of the Central Business District (CBD), the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

Characteristics of the district should include:

- 1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
- 2. Business interests should be balanced with the interests of adjacent neighborhoods; and
- 3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
- 4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and
- 5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
- B. Permitted Uses: General land uses within the Main Street <u>Business</u> <u>Commercial</u> Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

| CBD | The area represented as the Central Business District. |
|-----|---|
| MSC | The area represented as the Main Street Commercial area <u>District</u> . |
| MSR | The area represented as the Main Street Residential area District. |
| P | The listed use is a permitted use within the represented area, based on City development standards and ordinances. |
| С | The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances. |
| A | The listed use is only permitted as an accessory use within the represented area. |
| N | The listed use is a prohibited use within the represented area. |

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

| Use | CBD | MSC | MSR |
|---|-----|-----------|------------------|
| Accessory building | | A | A |
| Adult daycare | | P | P |
| Alcoholic beverage class A license (store; beer only) Establishment | P | P | N |
| Alcoholic beverage class B license (bars)Establishment | С | С | N |
| Alcoholic beverage class C license (restaurants/clubs) Establishment | P | С | N |
| Alcoholic beverage class D license (hotel/conventions)Establishment | Р | P | N |
| Alcoholic beverage class E license (liquor store Establishment, etc.) | N | С | N |
| Arcade | A | A | N |
| Art gallery | P | P | P |
| Automotive service and repair, major | N | N | <u>N</u> |
| Automotive service and repair, minor | N | N | N |
| Automotive service station | С | P | N |
| Bakery, commercial | С | P | С |
| Bed and breakfast homes | N | С | P |
| Brewpub | P | С | N |
| Commercial, ancillary | | P | <u>NP</u> |
| Commercial, convenience store | | P | N |
| Commercial, cosmetology | | P | P |
| Commercial, heavy | N | <u>N</u> | <u>N</u> |
| Commercial pParking lot or garage | AN | <u>AP</u> | <u>A-P</u> |
| Commercial, recreation | P | P | С |
| Commercial, repair services | P | P | N |
| Commercial, retail sales and services | | P | N |
| Conference and convention facility | | N | N |
| Convalescent home, rest home, or nursing home | | P | P |
| Dance hall, discotheque | | С | N |
| Daycare center | | P | С |
| Drive-in retail | | P | N |
| Dwelling, Accessory Unit Attached | | N | A |
| Dwelling, Accessory Unit Detached | | N | A |

| Dwelling, Bachelor | N | N | <u>P</u> |
|---|-----------|------------------|------------|
| Dwelling, Bunkhouse | N | N | A |
| Dwelling, caretaker | N | N | A |
| Dwelling, multiple-family | С | С | С |
| Dwelling, single-family detached | N | N | P |
| Dwelling units above first story office, retail or commercial | P | E | C |
| Feedlot | <u>N</u> | <u>N</u> | <u>N</u> |
| Furniture and appliance stores | ₽ | ₽ | N |
| Governmental offices | P | P | P |
| Healthcare facility, assisted living facilities | <u>N</u> | <u>P</u> | <u>P</u> |
| Hotel | P | P | С |
| Impound Yard | <u>N</u> | <u>N</u> | N |
| Institutions | P | P | P |
| <u>Junkyard</u> | <u>N</u> | <u>N</u> | N |
| Library | P | P | P |
| Mixed use development | С | С | С |
| Mobile Home Park | <u>N</u> | <u>N</u> | N |
| Mortuary, funeral home | N | P | С |
| Motel | N | N | N- |
| <u>Park</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Permanent makeup establishment | P | P | NP |
| Private club | P | С | N |
| Professional office or financial services | P | P | P |
| Public or quasi public buildings | <u>CP</u> | <u>CP</u> | € P |
| Public park, private park or playground | P | P | P |
| Public safety building | C | C | P |
| Recreational vehicle <u>court</u> (RV) parks) | N | N | N |
| Religious center | P | P | P |
| Resident healthcare facility | ₽ | P | ₽ |
| Residential facility for persons with a disability See 10.60 | N | N | P |
| Residential facility for the elderly See 10.56 | N | N | P |
| Residential support facility | N | <u>N</u> | <u>C</u> |
| Restaurant | P | P | С |

| Restaurant, with drive-through facilities | N | P | N |
|---|----------|----------|----------|
| School, commercial (art, music, hair, massage) | P | P | С |
| School, public or quasi-public | С | С | С |
| Seasonal businesses | E | P | N |
| Sexually oriented business <u>See 3.24</u> | N | N | N |
| Slaughterhouse | N | <u>N</u> | <u>N</u> |
| Social or reception center | P | С | С |
| Storage Units Facilities | N | <u>N</u> | N |
| Street vendors | P | P | N |
| Tattoo parlor | С | P | N |
| Temporary Uses See 10.16.300 | <u>C</u> | <u>P</u> | N |
| Telecommunications sites. See SCC 10.16.340 paragraph D | | | |
| Tobacco specialty shop in accordance with Utah State Code | P | С | N |
| Transitional treatment home - large | N | N | С |
| Transitional treatment home - small | N | N | С |
| Truck stop | | N | N |
| Transitional victim home | | N | E |
| Veterinary hospital, large animal | | N | N |
| Veterinary hospital, small animal | | P | С |
| Wedding chapels | | P | С |

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered,

and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, ?, 2022. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this ?th day of ? 2022.

| | Daniel M. Olson, Mayor | • |
|---------------------------------|---|----------------------------------|
| | Councilmember Art Adcock Councilmember Elizabeth Montoya Councilmember Lynn Mecham Councilmember Jeff Siddoway Councilmember David Hathaway | Voted Voted Voted Voted |
| ATTEST: | | |
| Amalie R. Ottley, City Recorder | | |

| STATE OF UTAH |) |
|----------------|------|
| |) ss |
| COUNTY OF UTAH |) |

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 2022, entitled

"AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this ^{2th} day of ?, 2022.

Amalie R. Ottley Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

| STATE OF UTAH |) | |
|--|--|--|
| COUNTY OF UTA |) H) |) SS. |
| | ed in three (| Recorder of Santaquin City, Utah, do hereby certify and 3) public places the ordinance, which is attached hereto |
| The t | hree places | s are as follows: |
| 1. 2. 3. | Zions Bar Post Offic City Office | e |
| I further certify that said ordinance. | copies of the | he ordinance so posted were true and correct copies of |
| Amalie R. Ottley Santaquin City Red | corder | |
| The foregoing instr 20, by Amalie R | | acknowledged before me this day of, |
| | | Notary Public |





Planning Commission Members in Attendance: Kylie Lance, BreAnna Nixon, Michael Romero, Andrea Howard, Drew Hoffman

Commissioner Wood was excused from the meeting.

Others in Attendance: Community Development Director Jason Bond, City Council Member Jeff Siddoway, Assistant Penny Reeves, Engineer Jon Lundell, Recorder Amalie Ottley.

Members of the Public included Leslie Yates representing Sunny Day Preschool, Ken Berg with Berg Civil Engineering and Steve Larsen via Zoom representing Grey Cliffs Subdivision, Curtis Rowley, Tabitha Peterson, and Trenya Peterson.

Commission Vice Chair Kylie Lance called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Michael Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner BreAnna Nixon led the pledge of allegiance.

PUBLIC FORUM

Vice Commission Chair opened the Public Forum at 7:08 p.m.

No members of the public wished to address the Planning Commission.

Vice Commission Chair closed the Public Forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Sunny Day Preschool Major Home Occupation Conditional Use Permit

Assistant City Manager Jason Bond presented the application for the Sunny Day Preschool Major Home Occupation Conditional Use Permit. The applicant plans to have a daycare in her home with up to 12 children.

The applicant, Leslie Yates, addressed her plans for the preschool and her intent to fix any gaps in current fencing.

Commissioner Nixon made a motion to approve a conditional use permit for the proposed Sunny Day Preschool with the following conditions:

- All code requirements in Santaquin City Code 10.40.060 be met.
- A business license be obtained before operation of the pre-school.
- Any gaps in fencing be fixed pursuant to City Code.

Commissioner Howard seconded the motion.

Commissioner Wood Absent
Commissioner Lance Yes

Commissioner Hoffman Yes
Commissioner Howard Yes
Commissioner McNeff Absent
Commissioner Nixon Yes
Commissioner Romero Yes
Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

2. Grey Cliffs Subdivision Preliminary Plan

Assistant City Manager Bond and Engineer Jon Lundell discussed the proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space located east of State Road 198 and approximately 600 N. The Planning Commission praised Ken Berg and Steve Larsen on the thought and effort being put into the subdivision.

Commissioner Howard made a motion to forward a positive recommendation to the City Council for the proposed Grey Cliffs subdivision with the following conditions:

- The developer provides the conservation easement details.
- A connectors agreement be provided for review.
- The above stated items be addressed prior to being added to a City Council agenda.

Commissioner Romero seconded the motion.

Commissioner Wood Absent **Commissioner Lance** Yes Commissioner Hoffman Yes **Commissioner Howard** Yes **Commissioner McNeff** Absent **Commissioner Nixon** Yes Commissioner Romero Yes **Commissioner Weight** Absent

Vote was unanimous in favor. Motion passed.

3. PUBLIC HEARING - General Plan

Assistant City Manager Bond introduced the Imagine Santaquin General Plan. He commended the work of the many individuals who worked on the committee to evaluate the General Plan document.

Commission Chair Lance opened the public hearing at 7:49 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Lance closed the public hearing at 7:49 p.m.

Commissioner Hoffman motioned to make a positive recommendation to the City Council to adopt the General Plan with the following conditions:

Change the future land use map to coincide with the current interlocal annexation agreement.

Commissioner Romero seconded the motion.

Commissioner Wood Absent Commissioner Lance Yes Commissioner Hoffman Yes Commissioner Howard Yes **Commissioner McNeff** Absent Commissioner Nixon Yes **Commissioner Romero** Yes Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

4. PUBLIC HEARING - Agriculture Related Amendments

Assistant City Manager Bond spoke to changes in the city code that will add a definition for agritourism and conditionally allowing certain commercial activity on agricultural land in most zones of Santaquin City.

Commission Vice Chair Lance opened the public hearing at 8:18 p.m.

Curtis Rowley spoke to the Planning Commission about the importance in defining the agricultural and agritourism zones in the City Code.

Commission Vice Chair Lance closed the public hearing at 8:21 p.m.

The Planning Commission discussed concerns in animal rights code and land uses with regards to the sizes of lots in potential agricultural zones.

Commissioner Howard makes a motion to table the discussion on Agriculture Related Amendments to the City Code. Commissioner Romero seconded the motion.

Commissioner Wood Absent Commissioner Lance Yes Commissioner Hoffman Yes Commissioner Howard Yes Commissioner McNeff Absent **Commissioner Nixon** Yes **Commissioner Romero** Yes Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

5. PUBLIC HEARING – Land Use Tables & Definitions Related to the Main Street Business Districts Zone Assistant City Manager Bond brought up legal counsel's ongoing attention to the Land Use definitions related to the Main Street Business District and zones.

Commission Vice Chair Lance opened the public hearing at 8:57 p.m.

No members of the public wished to address the Planning Commission.

Commission Vice Chair Lance closed the public hearing at 8:57 p.m.

Commissioner Howard motioned to table the discussion on Land Use Tables & Definitions Related to the Main Street Business District Zone upon further review by legal counsel. Commissioner Romero seconded the motion.

Commissioner Wood Absent **Commissioner Lance** Yes Commissioner Hoffman Yes **Commissioner Howard** Yes Commissioner McNeff Absent Commissioner Nixon Yes **Commissioner Romero** Yes **Commissioner Weight** Absent

Vote was unanimous in favor. Motion passed.

Meeting Minutes Approval - May 24,2022 and May 31, 2022

Commissioner Howard motioned to approve minutes from the May 24th, 2022 meeting. Commissioner Romero seconded the motion.

Commissioner Wood Absent **Commissioner Lance** Yes Commissioner Hoffman Yes **Commissioner Howard** Yes Commissioner McNeff Absent Commissioner Nixon Yes **Commissioner Romero** Yes Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

Commissioner Romero motioned to approve minutes from the May 31st combined City Council and Planning Commission meeting. Commissioner Nixon seconded the motion.

Commissioner Wood Absent
Commissioner Lance Yes
Commissioner Hoffman Yes
Commissioner Howard Yes
Commissioner McNeff Absent
Commissioner Nixon Yes
Commissioner Romero Yes

Item 7.

Santaquin City Planning Commission June 14, 2022

Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

Adjournment-

Commissioner Howard motioned to adjourn the meeting.

The meeting was adjourned at 9:03 p.m.

City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood