



DEVELOPMENT REVIEW COMMITTEE

Tuesday, December 14, 2021, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Ridley's Phase 2 Preliminary/Final Plat Review

A preliminary/final review of a 3-lot commercial subdivision located at approximated Main Street and 500 E.

2. Tanner (Eklof) Lot Split Concept Review

A concept review of a single lot split located at approximately 439 S. 200 W.

3. Timber Valley Preliminary Review

A preliminary review of a proposed 3-lot subdivision located at 465 N. 500 W.

4. Scenic Ridge Estates Preliminary Review

A preliminary review of a 18-lot subdivision located east of 430 S., including parcel numbers: 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.

5. Stratton Acres Preliminary Review

A preliminary review of a 37-lot subdivision located at approximately 200 E. and Royal Lane Drive.

MEETING MINUTES APPROVAL

6. November 2, 2021


7. November 9, 2021

8. November 16, 2021

AJOURNMENT

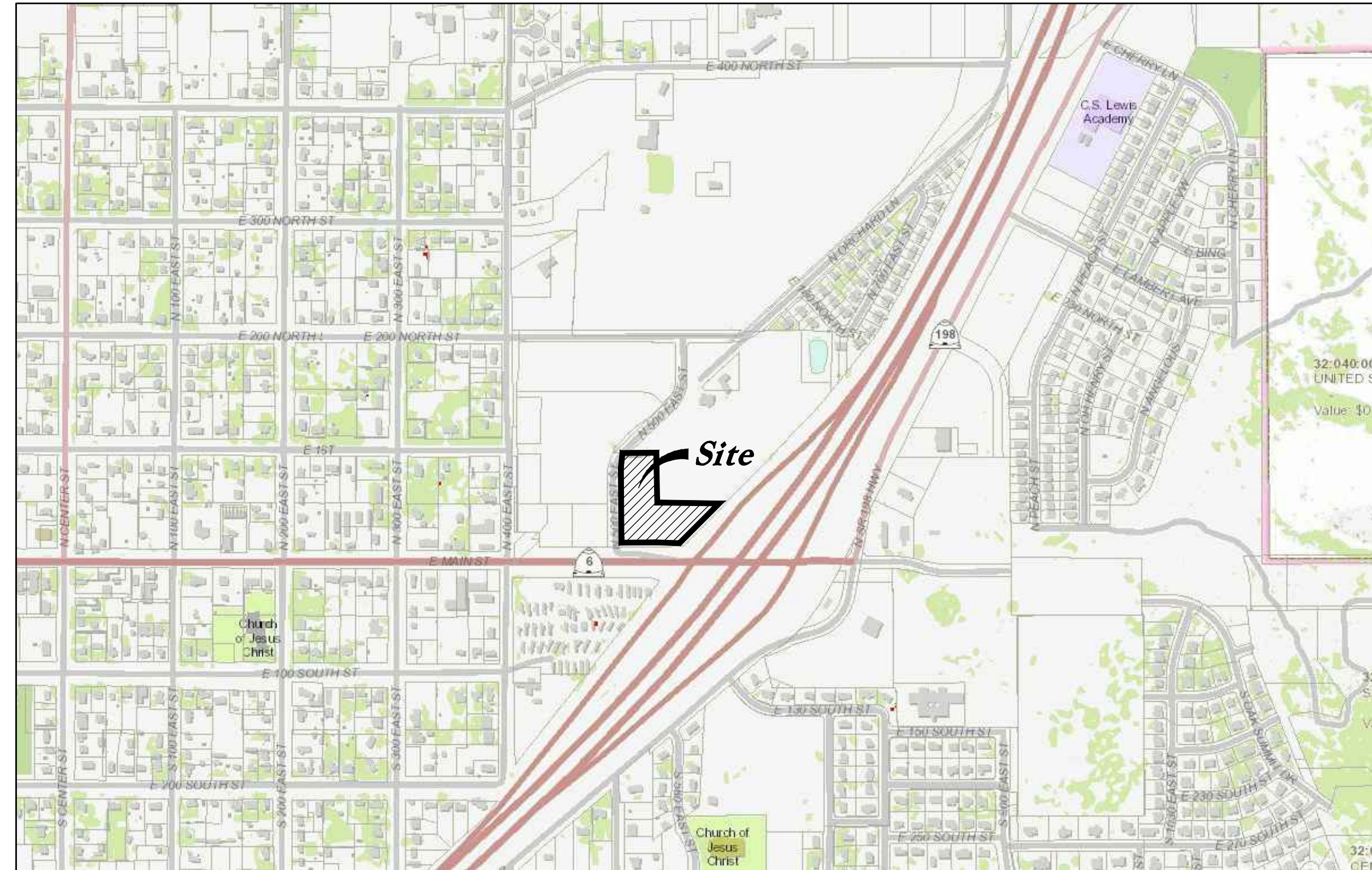
CERTIFICATE OF MAILING/POSTING

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: 
K. Aaron Shirley, City Recorder

Ridley's Subdivision Phase 2

500 East Main Street
Santaquin, UT, 84655



Vicinity Map
Not to Scale

Civil Sheet Index

| | |
|------|-----------------------------|
| C0.0 | Cover Sheet |
| C0.1 | Preliminary Plat |
| C1.0 | Demolition Plan |
| C1.1 | Phasing Plan |
| C2.1 | Site Plan |
| C2.1 | Grading Plan |
| C3.0 | Overall Utility Plan |
| C3.1 | Sewer Main Plan and Profile |
| C3.2 | Water Main Plan and Profile |
| C3.3 | Water Main Plan and Profile |
| C4.1 | Details |
| C4.2 | Details |
| C5.1 | Erosion Control Plan |
| C5.2 | Erosion Control Details |

Abbreviations

| | | | |
|------|---|------|--------------------------------------|
| BCR | Begin Curb Return | PT | Point of Tangency |
| BOL | Ballard | PVC | Polyvinyl Chloride |
| BRW | Finish Grade - Bottom of Retaining Wall | PVI | Point of Vertical Intersection |
| CATV | Cable Television Box | RCP | Reinforced Concrete Pipe |
| CB | Catch Basin | RD | Roof Drain |
| CMP | Corrugated Metal Pipe | SB | Signal Box |
| COB | Cleanout Box | SD | Storm Drain |
| COTG | Cleanout to Grade | SDMH | Storm Drain Manhole |
| EA | Edge of Asphalt | SMH | Sewer Manhole |
| EB | Electrical Box | SP | Signal Pole |
| EC | End of Curve | SS | Sanitary Sewer |
| ECR | End Curb Return | SVZ | Sight Visibility Zone |
| GB | Grade Break | SW | Secondary Water |
| GM | Gas Meter | TA | Top of Asphalt |
| HB | Hose Bib | TB | Telephone Box |
| HP | High Point | TBC | Top Back of Curb |
| I | Irrigation Line | TG | Top of Grate |
| ICB | Irrigation Control Box | TMH | Telephone Manhole |
| Lip | Lip of Gutter | TP | Top of Concrete |
| LP | Light Pole | TRW | Finish Grade - Top of Retaining Wall |
| MH | Manhole | TW | Top of Walk |
| Mon | Monument | VC | Vertical Curve |
| PC | Point of Curvature | VPC | Vertical Point of Curve |
| PCC | Point of Compound Curvature | VPT | Vertical Point of Tangency |
| PI | Point of Intersection | WL | Waterline |
| PM | Power Meter | WP | Working Point |
| PP | Power Pole | WV | Water Valve |

Legend

| | | |
|-------------------------------|-----------------------------|------------------------------|
| Proposed Curb & Gutter | Existing Improvements | Existing Asphalt |
| Proposed Open Face C & G | Existing Concrete | Existing Concrete |
| Proposed Asphalt | Existing Inlet Box | Existing Catch Basin |
| Proposed Concrete | Existing Manhole | Existing Fire Hydrant |
| Proposed Truncated Domes | Existing Water Valve | Existing Overhead Power Line |
| Proposed Inlet Box | Existing Water | Existing Sewer |
| Proposed Catch Basin | Existing Secondary Water | Existing Storm Drain |
| Proposed Manhole | Existing Gas | Existing Power |
| Proposed Transformer | Existing Telephone | Existing Telephone |
| Proposed Meter Box | Existing Fence | Flowline |
| Proposed Water Meter | Existing Power Line | Centerline |
| Proposed Comba Box | Existing Contour | Existing Spot |
| Proposed Fire Hydrant | Existing Light Pole | Existing Street Light |
| Proposed Water Valve | Existing Building | Existing Telephone Box |
| Proposed Water Line | Existing Telephone Box | Existing Power Meter |
| Proposed Sanitary Sewer | Existing Power Meter | Existing Electrical Box |
| Proposed Storm Drain | Existing Electrical Box | Existing Electrical Cabinet |
| Proposed Conduit Line | Existing Gas Meter | Existing Water Meter |
| Proposed Power Line | Existing Irrig. Control Box | Existing Ballard |
| Proposed Gas Line | Existing Hose Bib | Working Point |
| Proposed Fire Line | Existing Deciduous Tree | Existing Coniferous Tree |
| Proposed Secondary Water Line | Detail Number | Sheet Number |
| Proposed Roof Drain | | |
| Proposed Fence | | |
| Ridge line | | |
| Grade Break | | |
| Proposed Contour | | |
| Direction of Drainage | | |
| Proposed Spot | | |
| ADA Accessible Route | | |
| Property Line | | |
| Sawcut Line | | |
| Proposed Light Pole | | |
| Proposed Street Light | | |
| Proposed Building | | |
| Existing Power Pole | | |
| Existing Power Pole w/ Guy | | |
| Existing Utility Marker | | |
| Existing Post | | |

Santaquin City Notes

It is important for the developer and the general contractor to 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. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

Santaquin City Note to Developers & General Contractors

All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

Property Owner

CJM Limited
621 Washington Street South
Twin Falls, Idaho 83301-5519

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 523-8828 - AWAengineering.com

Cover Sheet
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 78938
SHAUN H. YOUNG
11/23/21
STATE OF UTAH

22 Nov, 2021

SHEET NO.

C0.0

21-132sub

North Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)

East Street
(Public Street)

East Street
(Public Street)

East Street
(Public Street)

400

(Public Street)

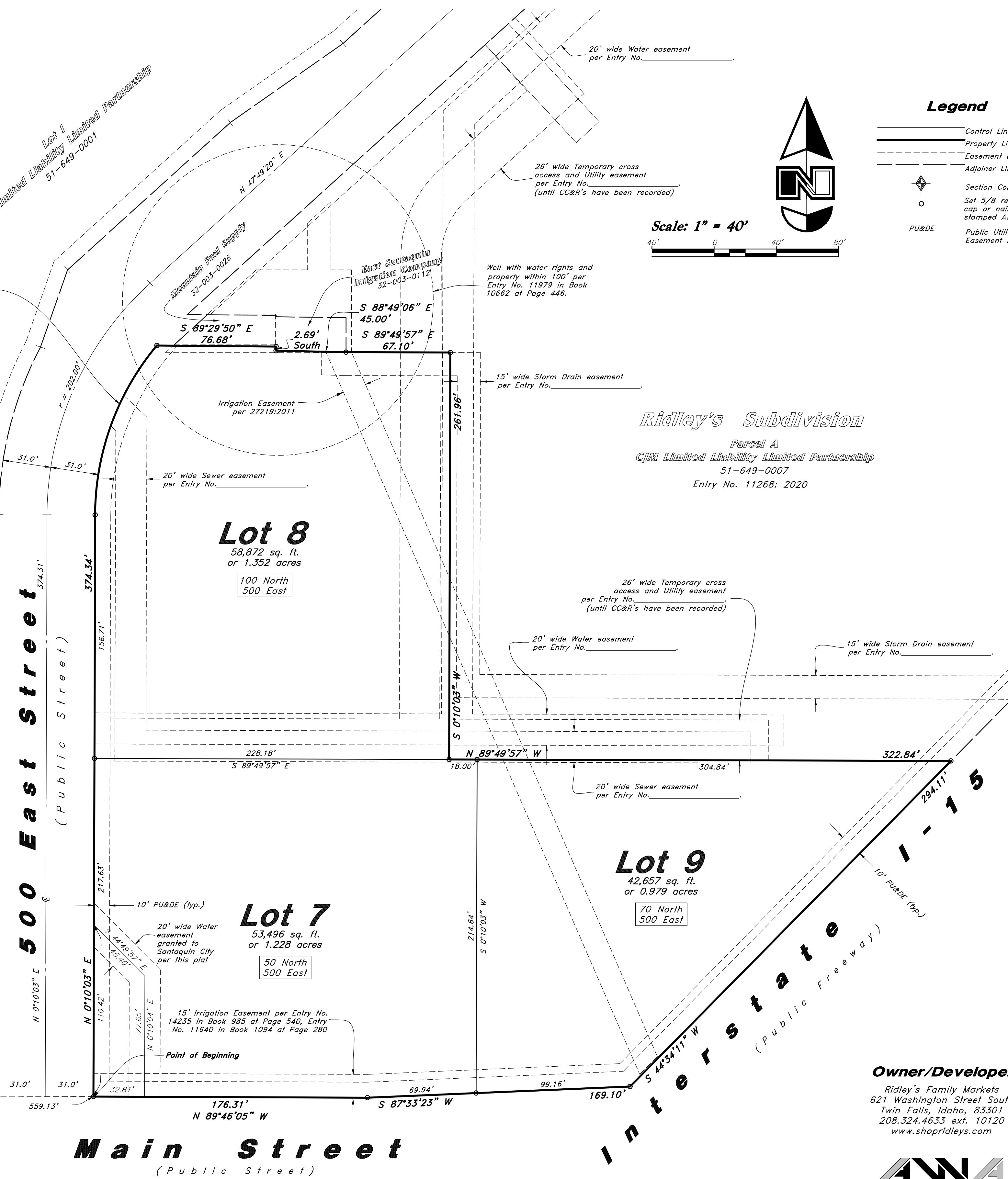
Ridley's Subdivision
Entry No. 11268: 2020

Lot 6
CJM Limited Liability Limited Partnership
51-649-0006

Lot 1
CJM Limited Liability Limited Partnership
51-649-0001

Basis of Bearings
N 89°42'20" E UCS

$\Delta = 39^{\circ}40'40''$
 $R = 171.00'$
 $L = 118.42'$
 $LC = 118.07'$
N 20°00'23" E

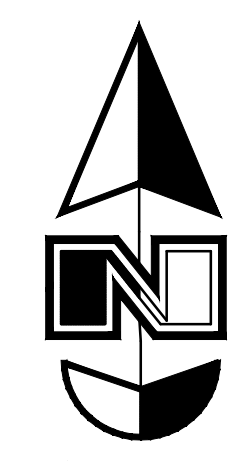


South Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)

Ridley's Subdivision, Plat B

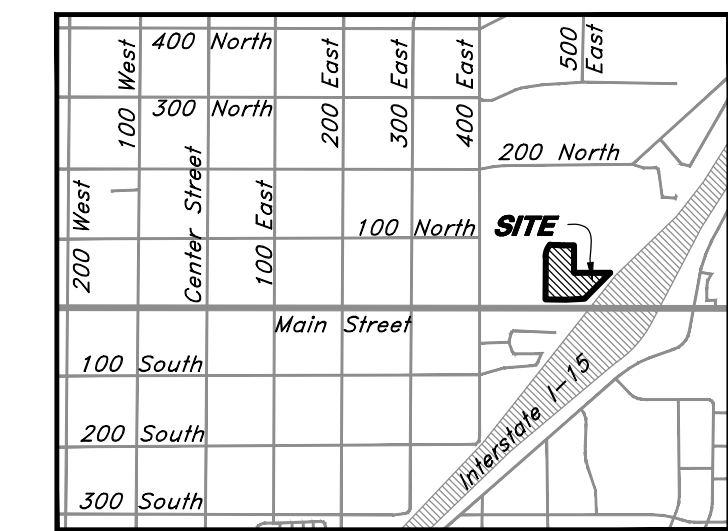
A part of Parcel A, Ridley's Subdivision, of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah 2021

Scale: 1" = 40'



- Legend**
- Control Line
 - Property Line
 - Easement Line
 - Adjoiner Line
 - Section Corner
 - Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA
 - Public Utility and Drainage Easement in favor of Santaquin City
 - PU&DE

2654.61'
36
31
1
6
Northeast Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)



Vicinity Map (Not to Scale)

Narrative

This Subdivision was requested by Ridley's Family Markets in order to create 3 Lots.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridleys Subdivision

Property corners will be set upon completion of site construction.

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 effect 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
d. Any other provision of law

Approved this _____ day of _____, 20____,
Rocky Mountain Power Company
By-_____
Title-_____

Dominion Energy

a Questar Corporation

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided 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 owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Approved this _____ Day of _____
A.D. 20____

By:
Title:
DOMINION ENERGY, a Questar Corporation

LUMEN

Approved by Lumen this _____ Day of _____ A.D. 20____

Lumen

Acknowledgment

State of _____
County of _____

On this _____ day of _____, 20____, personally appeared before me, Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is the Director of CJM Limited Liability Limited Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

Owner/Developer
Ridley's Family Markets
621 Washington Street South
Twin Falls, Idaho, 83301
208.324.4633 ext. 10120
www.shopridleys.com



Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Ridley's Subdivision, Plat B

Description

A part of Parcel A, Ridley's Subdivision recorded as Entry No. 111268:2020 and as Map No. 17189 Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at the point of intersection of the North line of Main Street and the East line of 500 East Street as it exists at 31.00 foot half-width located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and 559.13 feet South 89°46'05" East along said North line from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 374.34 feet along said East line to a point of curvature; thence Northeasterly along the arc of a 171.00 foot radius curve to the right a distance of 118.42 feet (Central Angle equals 39°40'40" and Long Chord bears North 20°00'23" East, 116.07 feet); thence South 89°29'50" East 76.68 feet along the Southerly line of an Agreement recorded as Entry No. 72273:2010 of Official Records monumented by an existing boundary line fence to the Westerly line of a Warranty Deed recorded as Entry No. 27219:2011 of Official Records as it exists on the ground; thence South 2.69 feet along said Westerly line to the Southwest Corner thereof; thence South 88°49'06" East 45.00 feet along an existing fence monumenting the Southerly line of said Warranty Deed as it exists on the ground to the Southeastery Corner thereof; thence South 89°49'57" East 67.10 feet; thence South 0°10'03" West 261.96 feet; thence South 89°49'57" East 322.84 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 294.11 feet along said Northwesterly line to said North line of Main Street; thence along said North line the following two courses: South 87°33'23" West 169.10 feet; and North 89°46'05" West 176.31 feet to said East line of 500 East Street as it exists at 31.00 foot half-width and the point of beginning.

Contains 155,025 sq. ft.
Or 3.559 acres
3 Lots

Date: _____ Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat B

and do hereby dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those certain public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This _____ Day of _____ AD, 20____.

CJM Limited Liability Limited Partnership

by: Mark Ridley
its: Director

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____, day of _____, A.D. 20____.

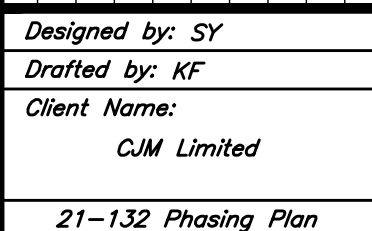
City Mayor _____ Attest _____
City Recorder (See Seal Below)

Ridley's Subdivision, Plat B

A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey City of Santaquin, Utah County, Utah

| | | |
|----------------|--------------------|---------------------|
| Surveyors Seal | City Engineer Seal | Clerk-Recorder Seal |
| | | |

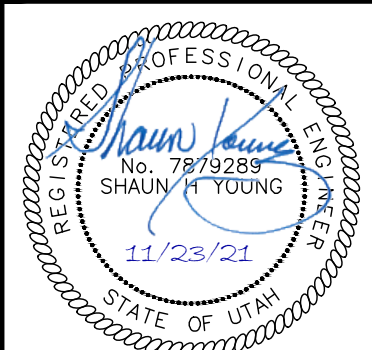




AW
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

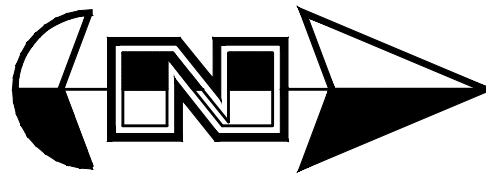
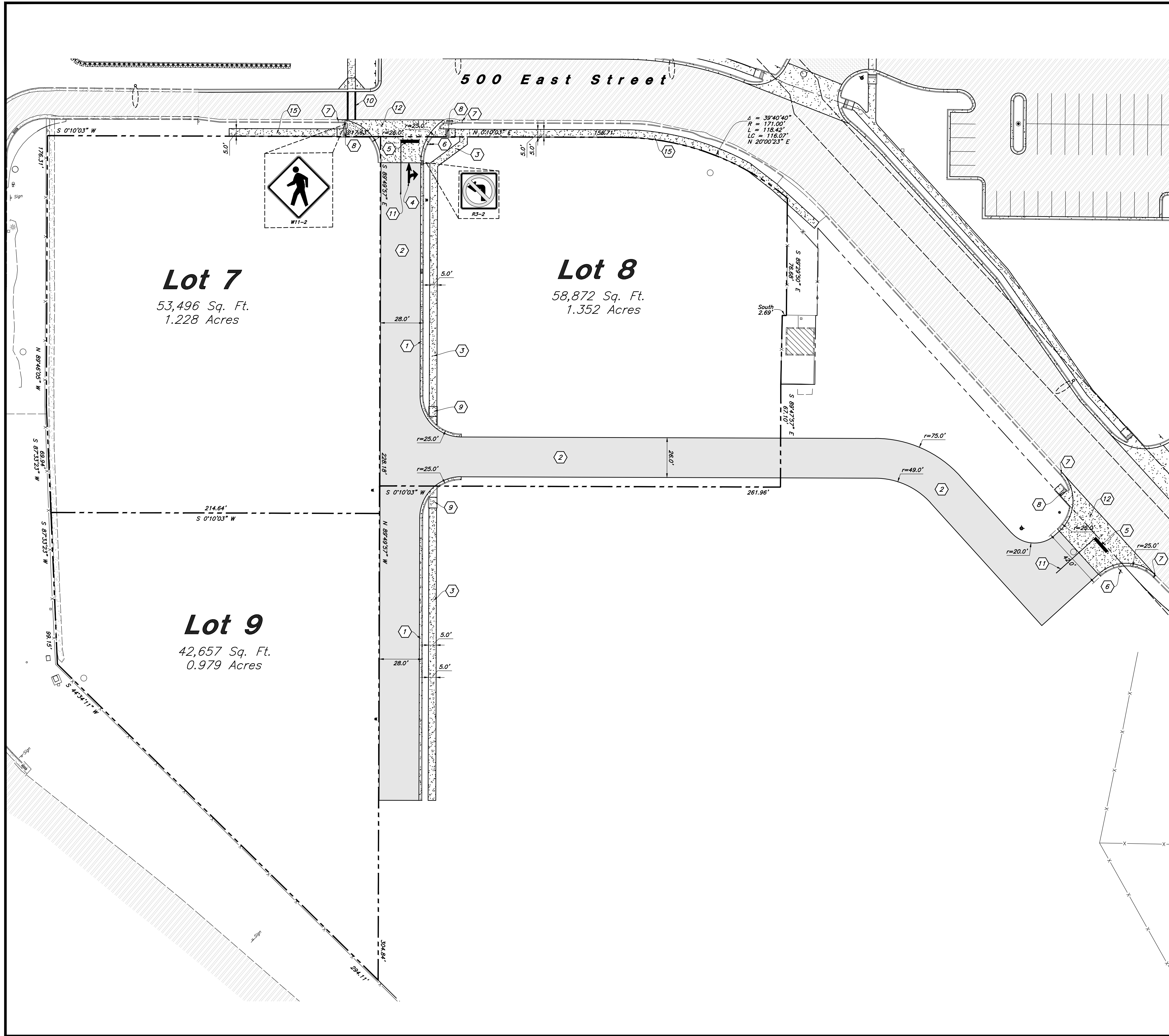
Phasing Plan

Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah



22 Nov, 2021

SHEET NO.
C1.0



Scale: 1" = 30'

30' 0 30' 60'

Site Data
Overall Area = 155,025 s.f. (3.559 ac.)
Lot 7 Area = 53,496 s.f. (1.228 ac.)
Lot 8 Area = 58,872 s.f. (1.352 ac.)
Lot 9 Area = 42,657 s.f. (0.979 ac.)

- Site Construction Notes**
1. Const. 24" Curb & Gutter (1/4" C4.1)
 2. Const. Asphalt Paving (2" C4.1)
 3. Const. Concrete Sidewalk (3" C4.1)
 4. Const. Directional Arrows per MUTCD
 5. Const. 24" White Stop Bar
 6. Const. Stop Sign per MUTCD R1-1
 7. Connect to Existing Improvements and Match Grade Elevation
 8. Const. Pedestrian Ramp per Santaquin City Standards
 9. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
 10. Const. 12" White Paint Stripe Pedestrian Crossing, Contractor Shall Provided 15 mils Min. Thickness
 11. Const. 4" Yellow Paint Stripe (Typ.) Contractor Shall Provided 15 mils Min. Thickness
 12. Const. Concrete Paving (4" C4.1)
 13. Const. Left Turn Prohibition Sign per MUTCD R3-2
 14. Const. Pedestrian Traffic Sign per MUTCD W11-2
 15. Const. Concrete Sidewalk per Santaquin City Standards (8" C4.2)

- General Site Notes:**
1. All dimensions are to back of curb unless otherwise noted.
 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
 5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

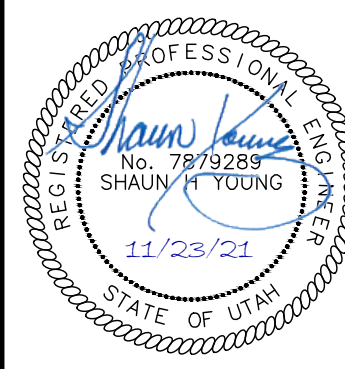
Survey Control Note:
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
21-132 SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

Site Plan
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah



22 Nov, 2021
SHEET NO.
C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive rod and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with topographic information performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. *Open face gutter shall be constructed where drainage is directed away from curb.*
2. *Open face gutter locations are indicated by shading and notes on the grading plan.*
3. *It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.*
4. *Refer to the typical details for standard and open face curb and gutter dimensions.*
5. *Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.*
6. *Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.*

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

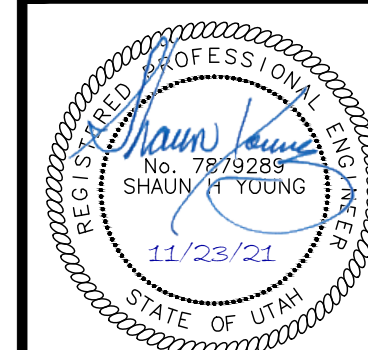
| |
|-----------------------------|
| Designed by: SY |
| Drafted by: KF |
| Client Name: CJM Limited |
| 21-132 GR |

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Grading Plan

Ridley's Subdivision Phase 2

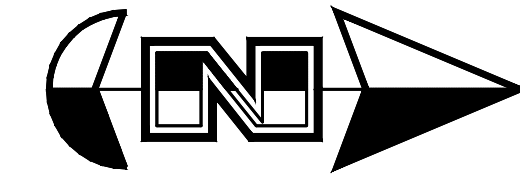
500 East and Main Street
Santaquin, Utah County, Utah



22 Nov, 2021

SHEET NO.

C2.1



Scale: 1" = 40'

General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type 'K'

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

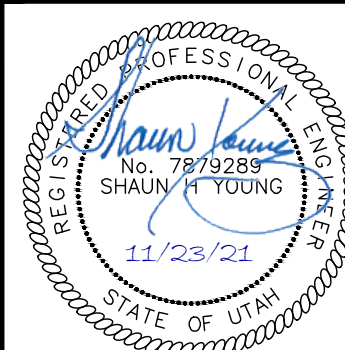
CAUTION:

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahleengineering.net

Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah



22 Nov, 2021

SHEET NO.

C3.0

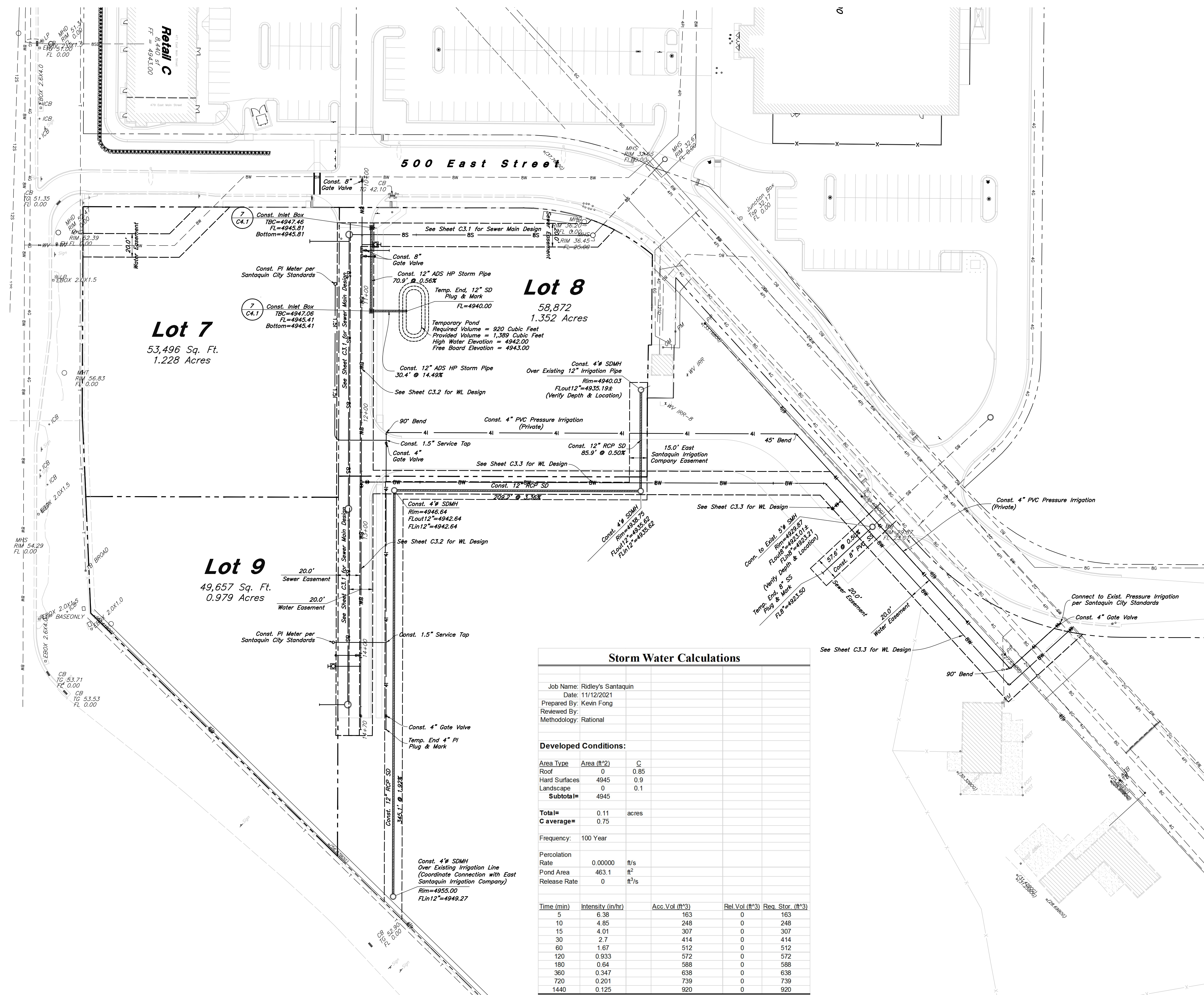
Storm Water Calculations

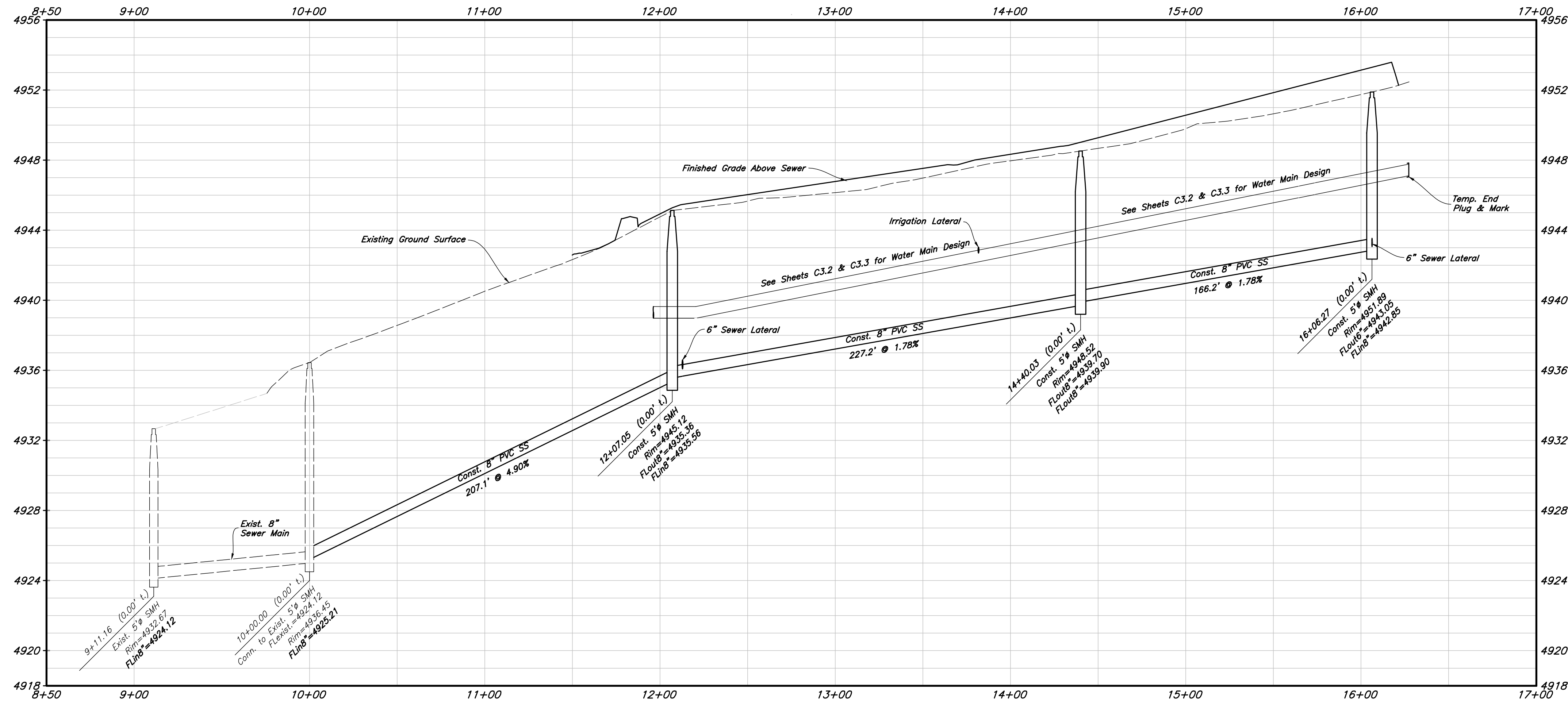
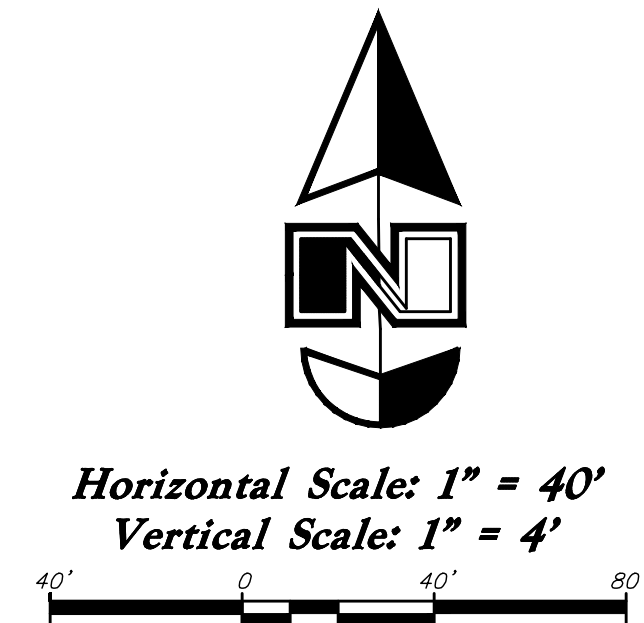
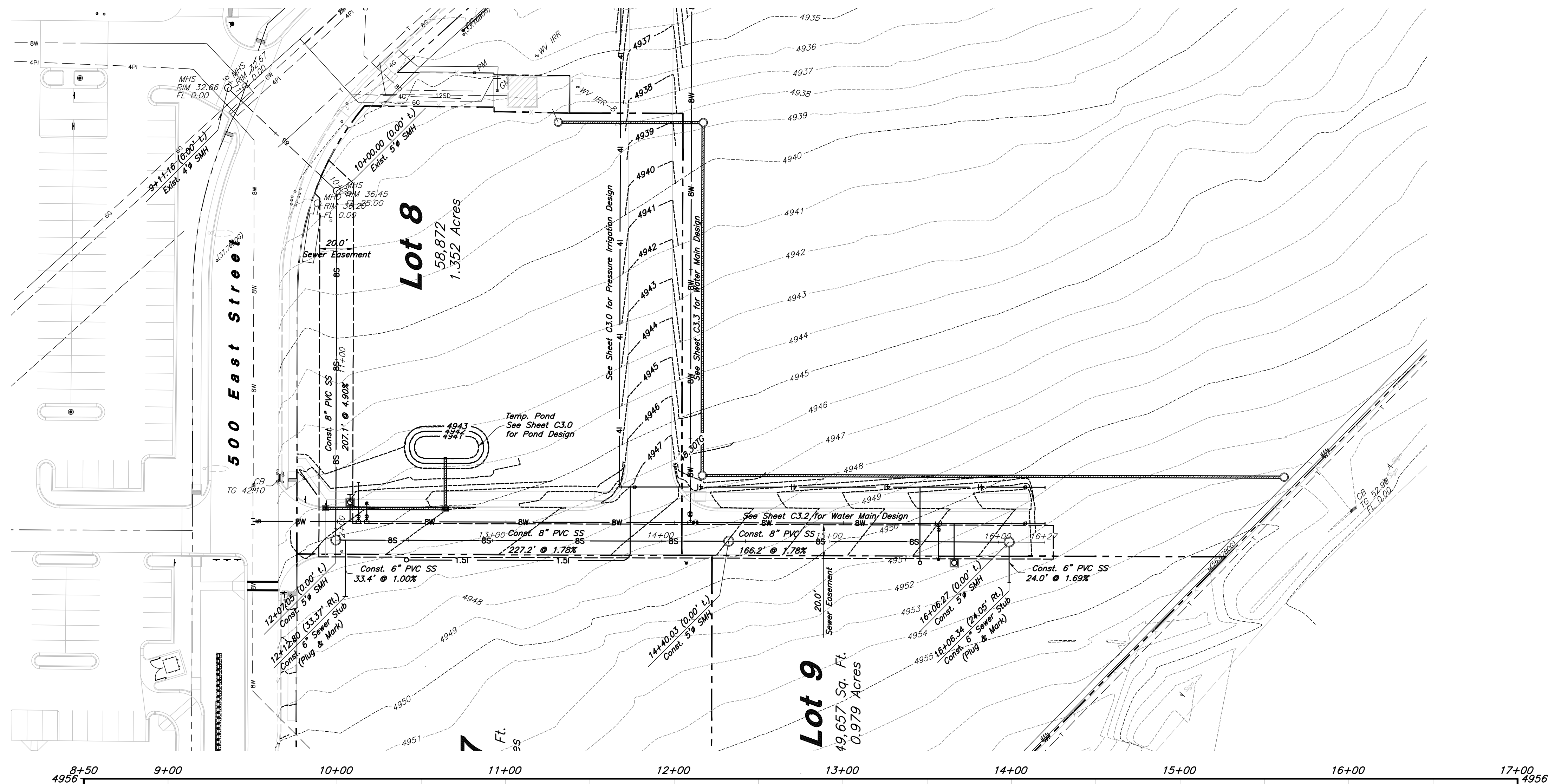
| | | | | |
|------------------------------|-------------------------|-----------------------------|-----------------------------|-------------------------------|
| Job Name: Ridley's Santaquin | | | | |
| Date: 11/12/2021 | | | | |
| Prepared By: Kevin Fong | | | | |
| Reviewed By: | | | | |
| Methodology: Rational | | | | |
| Developed Conditions: | | | | |
| Area Type | Area (ft ²) | C | | |
| Roof | 0 | 0.85 | | |
| Hard Surfaces | 4945 | 0.9 | | |
| Landscape | 0 | 0.1 | | |
| Subtotal= | 4945 | | | |
| Total= | 0.11 | acres | | |
| C average= | 0.75 | | | |
| Frequency: 100 Year | | | | |
| Percolation Rate | 0.00000 | ft/s | | |
| Pond Area | 463.1 | ft ² | | |
| Release Rate | 0 | ft ³ /s | | |
| Time (min) | Intensity (in/hr) | Acc. Vol (ft ³) | Rel. Vol (ft ³) | Req. Stor. (ft ³) |
| 5 | 6.38 | 163 | 0 | 163 |
| 10 | 4.85 | 248 | 0 | 248 |
| 15 | 4.01 | 307 | 0 | 307 |
| 30 | 2.7 | 414 | 0 | 414 |
| 60 | 1.67 | 512 | 0 | 512 |
| 120 | 0.933 | 572 | 0 | 572 |
| 180 | 0.64 | 588 | 0 | 588 |
| 360 | 0.347 | 638 | 0 | 638 |
| 720 | 0.201 | 739 | 0 | 739 |
| 1440 | 0.125 | 920 | 0 | 920 |

Lot 8
58,872
1.352 Acres

Lot 7
53,496 Sq. Ft.
1.228 Acres

Lot 9
49,657 Sq. Ft.
0.979 Acres





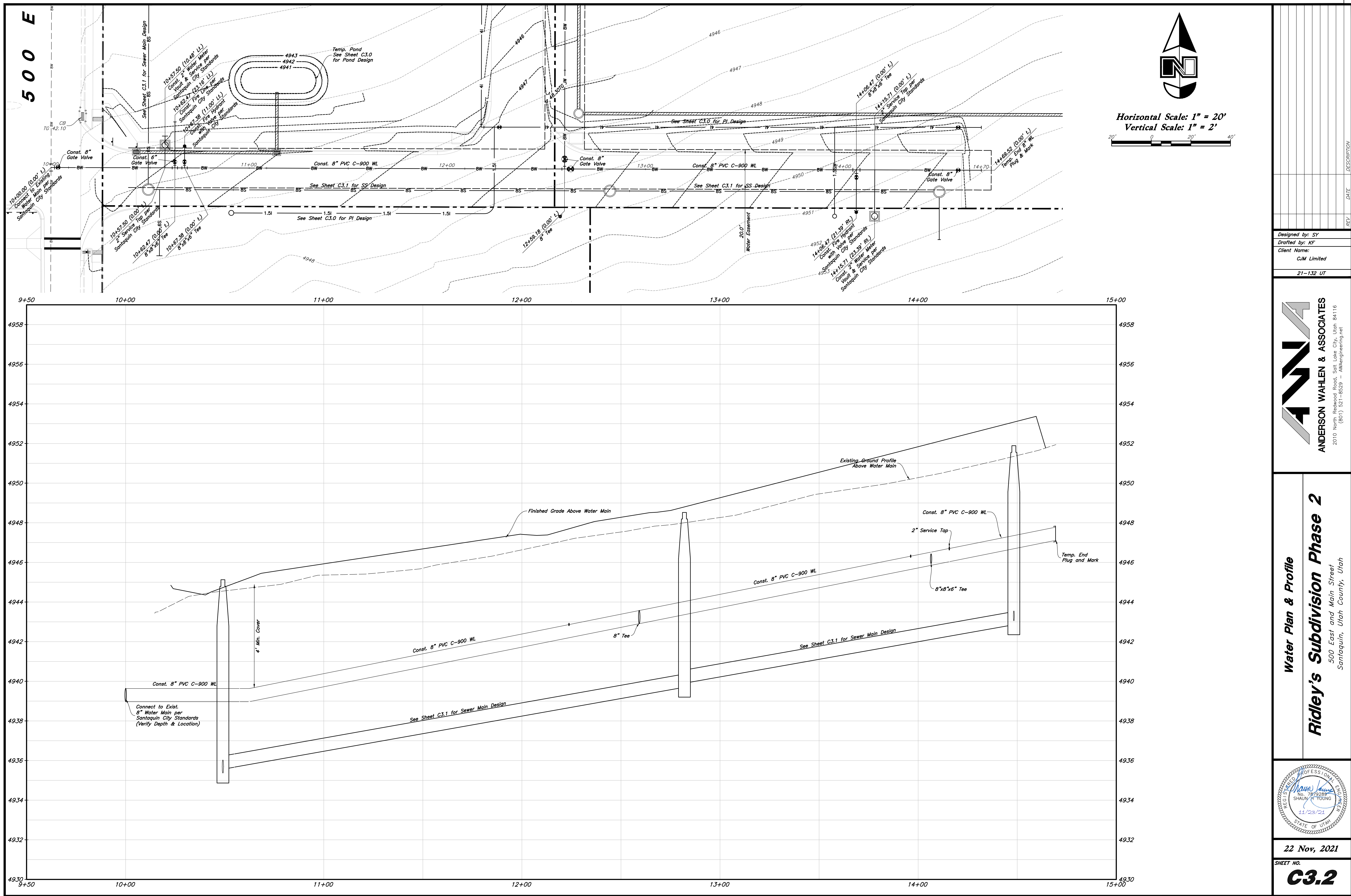
Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
21-132 UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahleengineering.net

Sewer Plan & Profile
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah

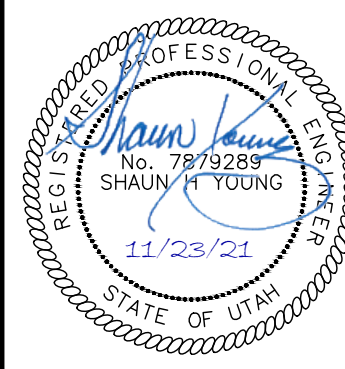
REGISTERED PROFESSIONAL ENGINEER
No. 799388
SHAUN T. YOUNG
11/25/21
STATE OF UTAH

22 Nov, 2021
SHEET NO.
C3.1

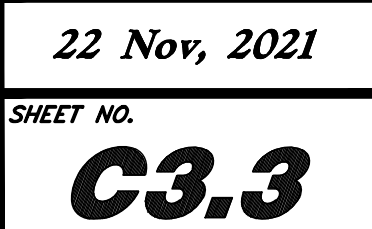
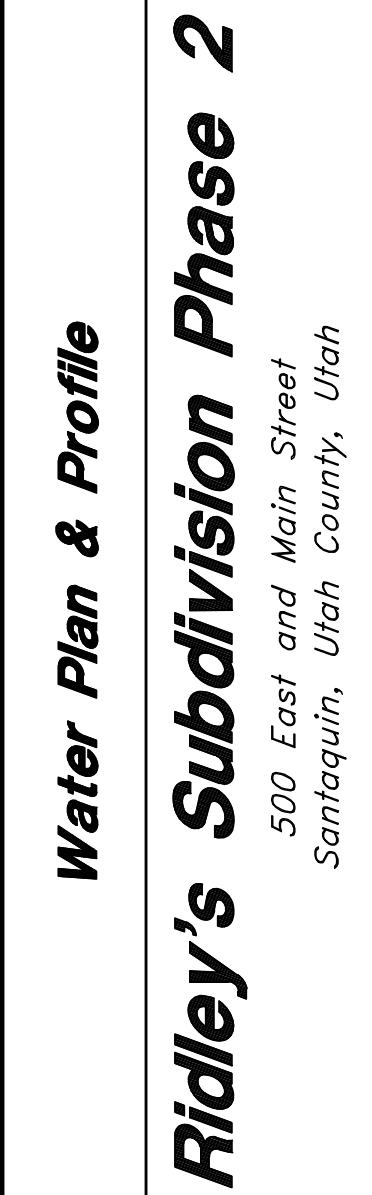
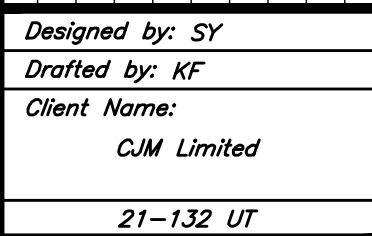


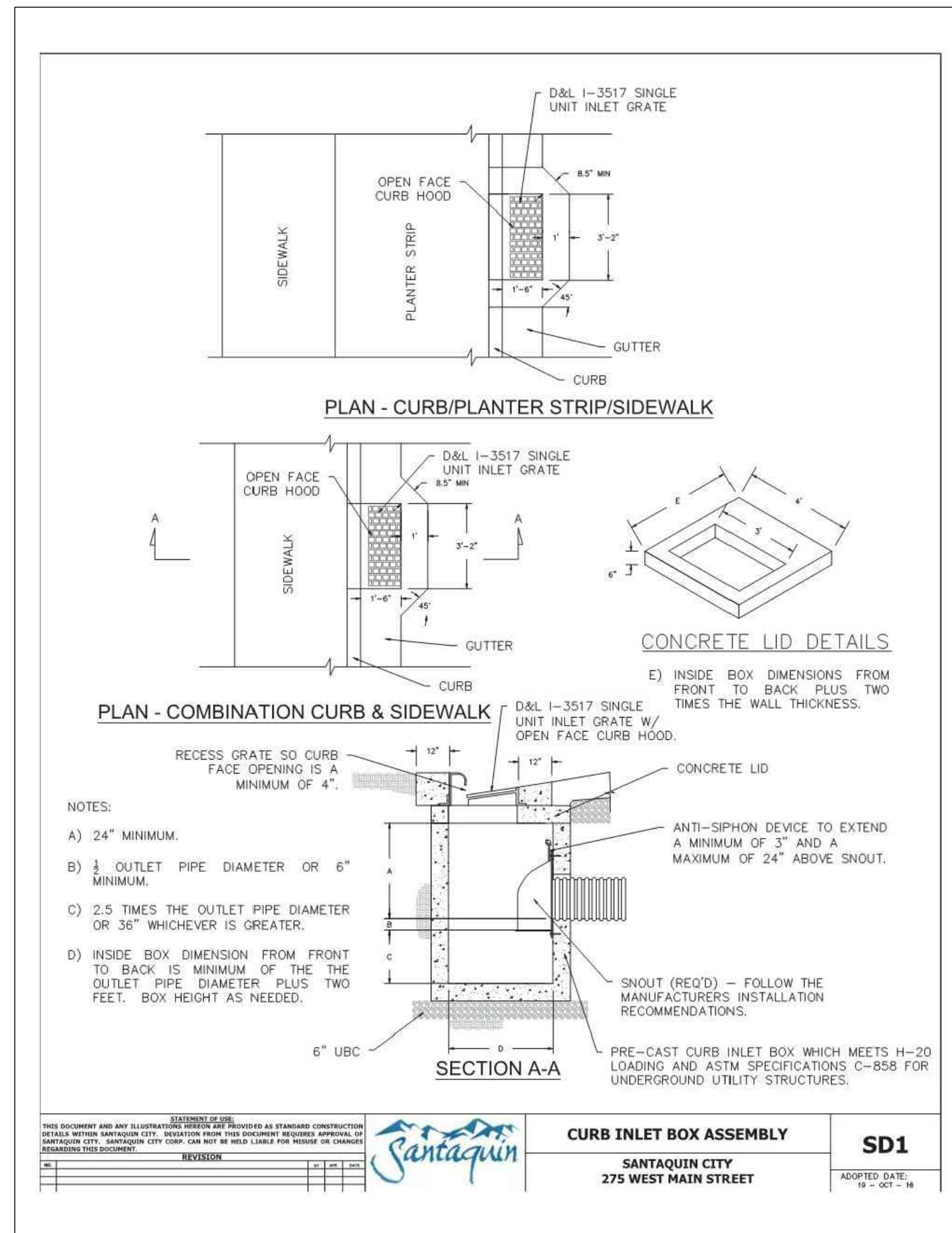
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Water Plan & Profile
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah



22 Nov, 2021
SHEET NO. **C3.2**

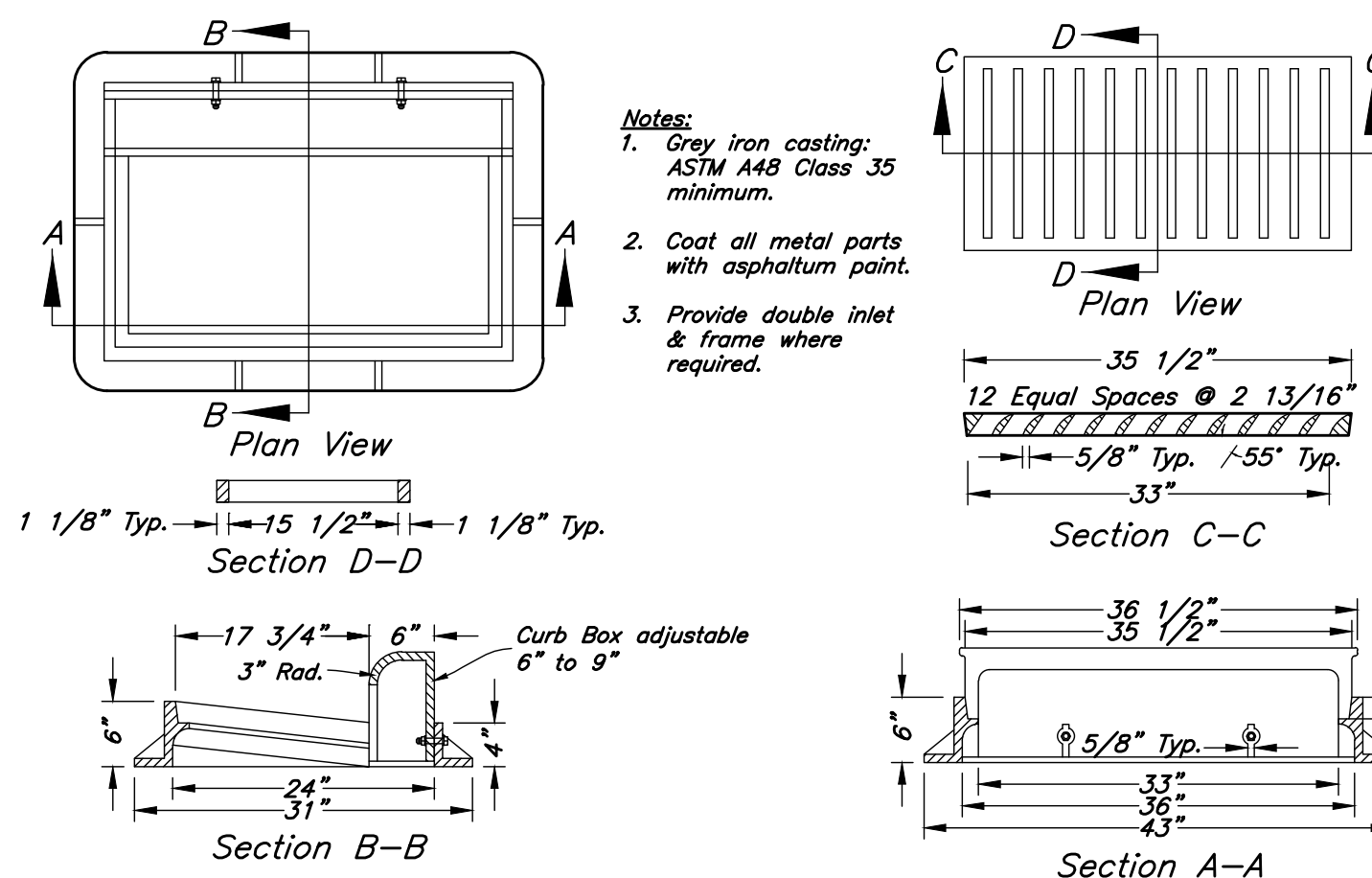




Santaquin City Std. Dwg. SD1 Curb Inlet Box Assembly

7

Not to Scale

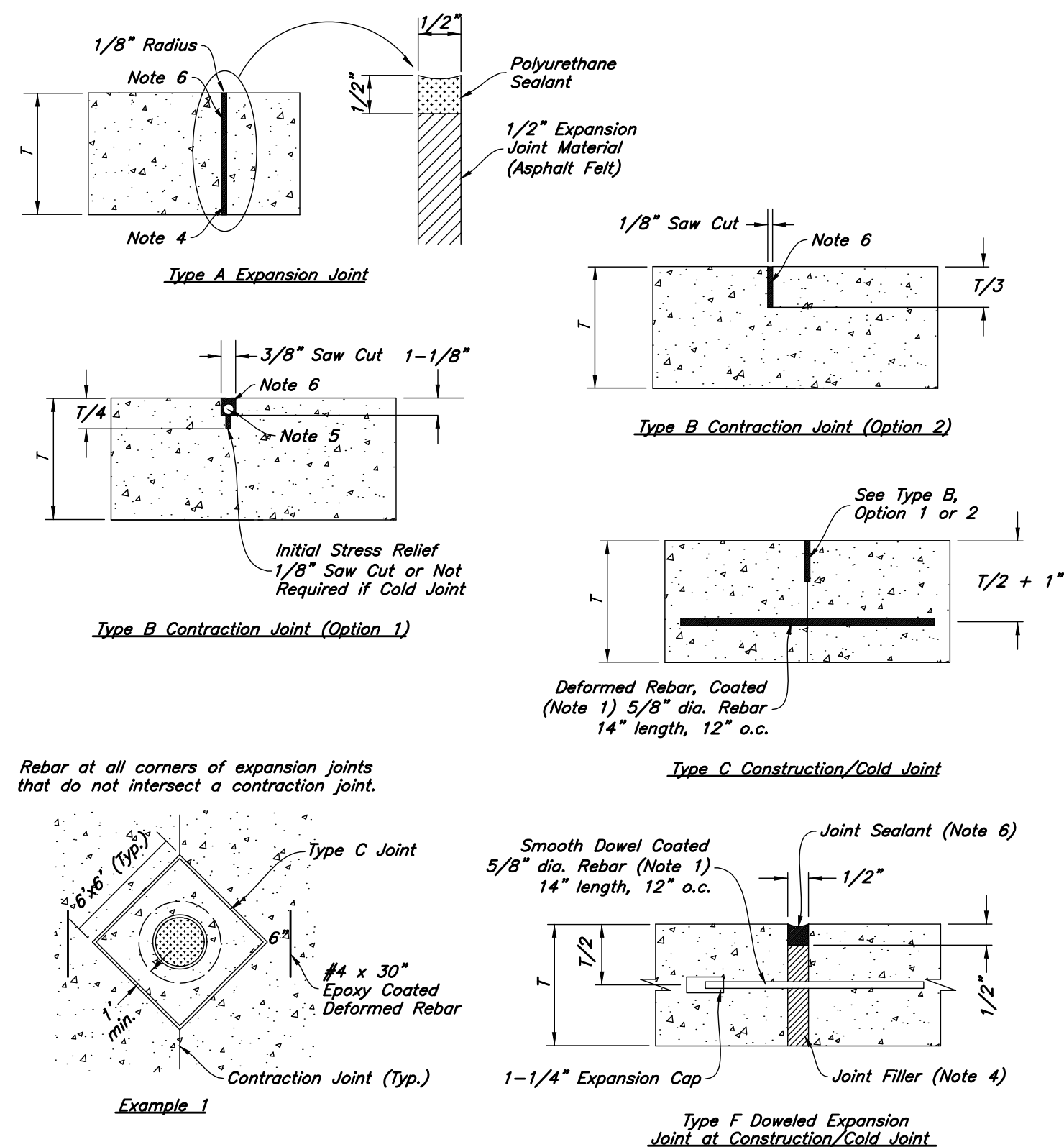


Inlet Grate Frame

6

Not to Scale

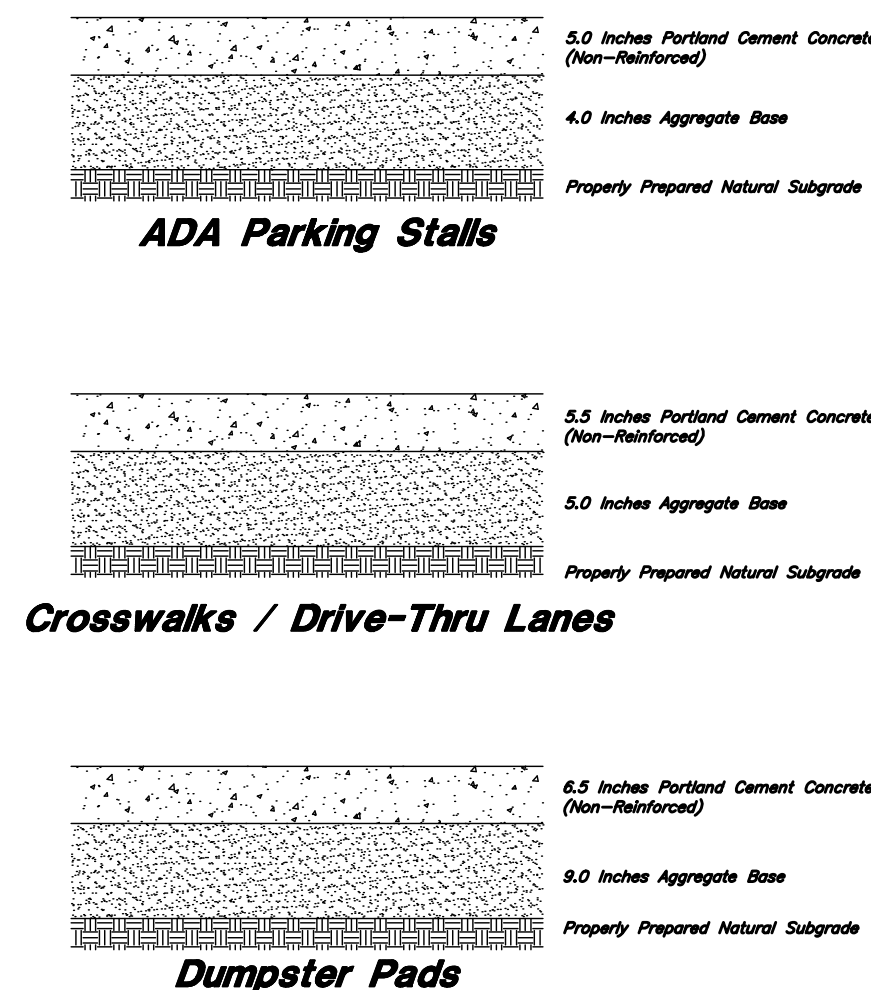
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D894. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



Concrete Joint Detail

5

Not to Scale



(Private) Concrete Paving Section

4

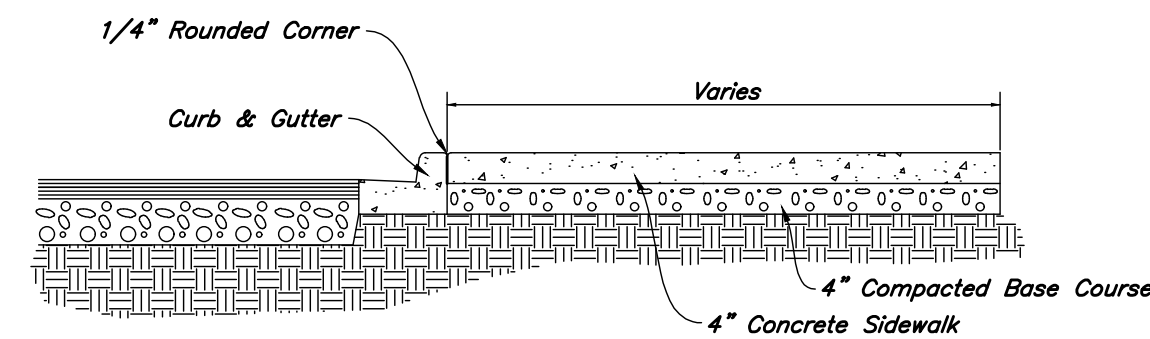
Not to Scale

Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

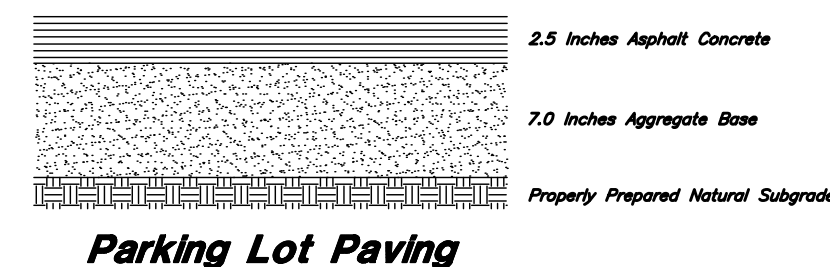
- Make expansion joints full depth, see joint detail
- Place expansion joint at all cold joints
- Expansion joints are required at the start or end of curb radius



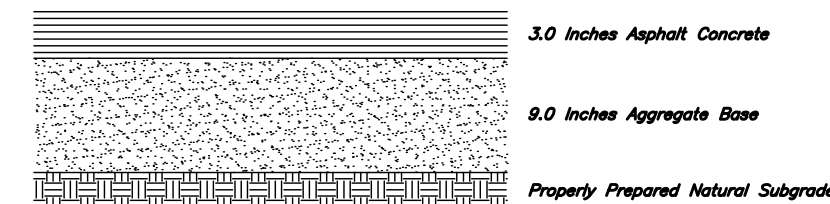
(Private) Typical Sidewalk Detail

3

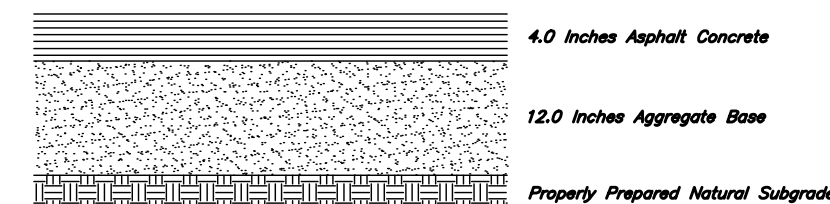
Not to Scale



Parking Lot Paving



Internal Roadway Paving



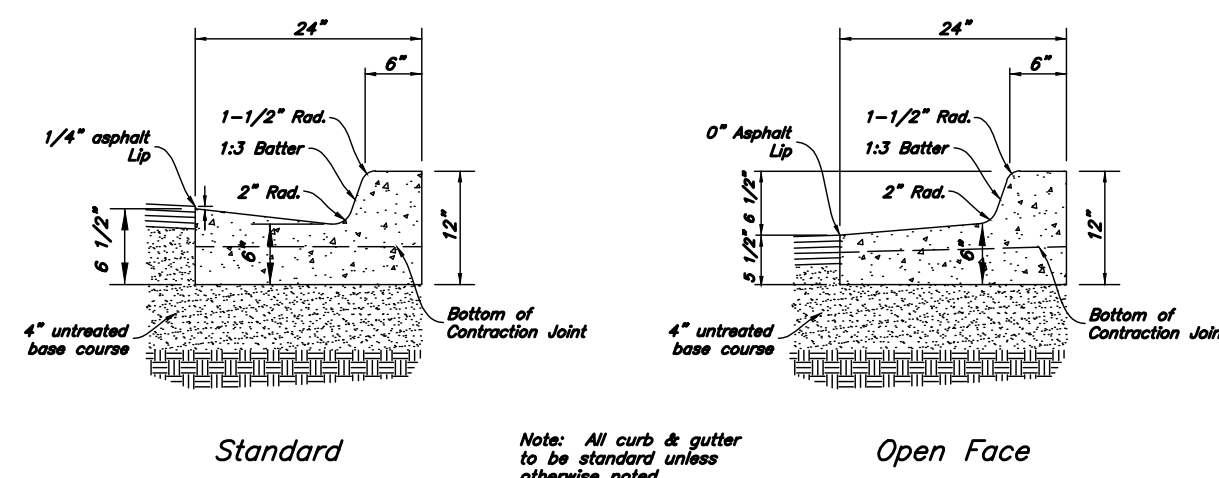
Truck Lane Paving

(Private) Asphalt Sections

2

Not to Scale

- Contraction Joints**
 - Spacing = 10' o.c., see joint detail
 - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
 - Make expansion joints full depth, see joint detail
 - Place expansion joint at all cold joints
 - Expansion joints are required at ends of all radii 0.08.
 - Required 5'-0" on each side of drainage structure
 - Required at 90'-0" maximum intervals in straight curb and gutter
 - Provide 66 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (5" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) 66 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light brown finish on all exterior concrete



(Private) 24" Curb And Gutter

1

Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahlen@engineering.net

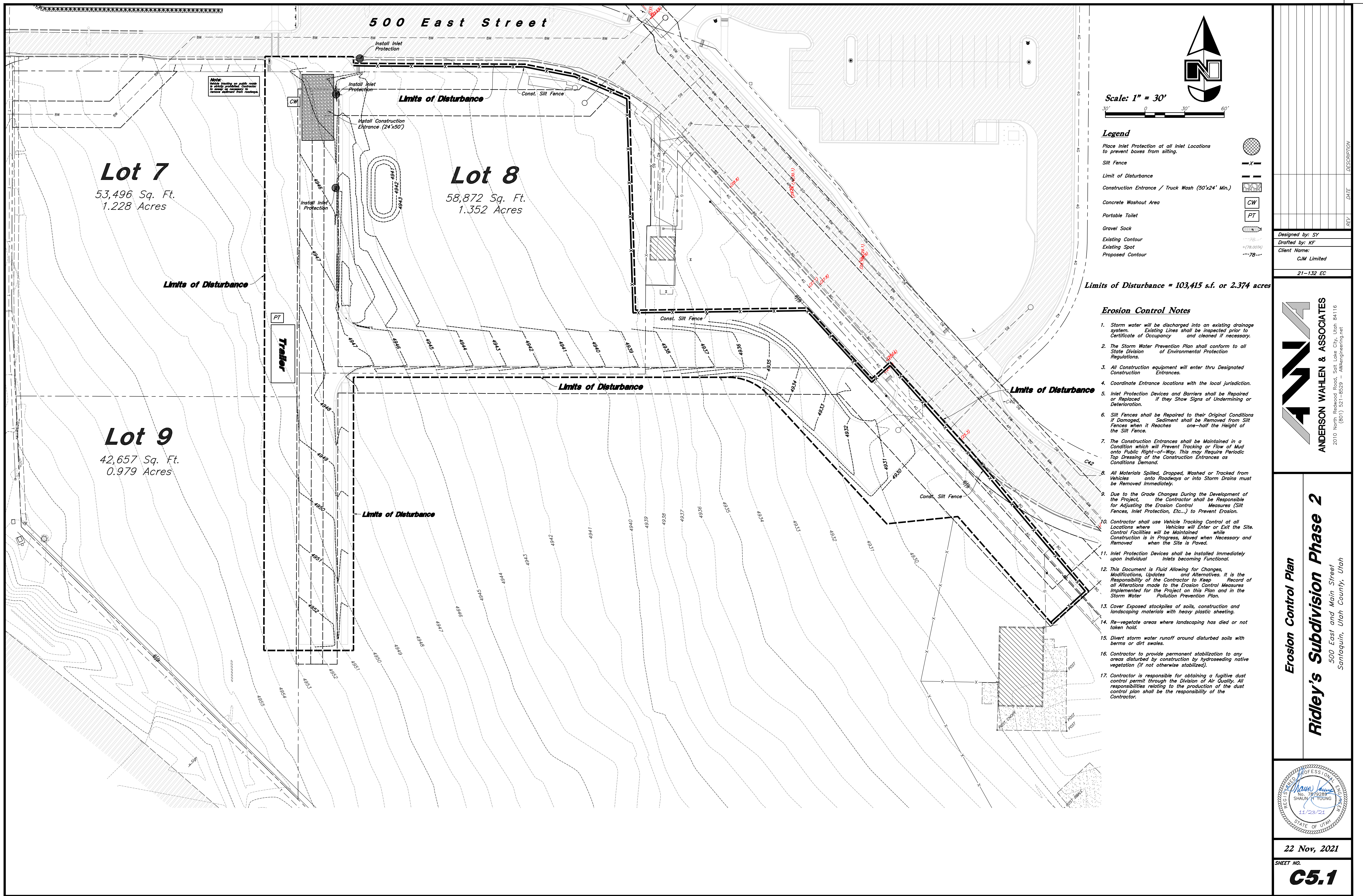
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah

SHAUN T. YOUNG
REGISTERED PROFESSIONAL ENGINEER
No. 7791388
11/23/21
STATE OF UTAH

22 Nov, 2021

SHEET NO.

C4.1



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWEngineering.net

Erosion Control Plan
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER
Shaun Young
No. 7919388
SHAUN YOUNG
11/25/21
STATE OF UTAH

22 Nov, 2021
SHEET NO.
C5.1

6

Not Used

Not to Scale

3

Silt Fence Section

Not to Scale

5

Not Used

Not to Scale

2

Inlet Protection

Not to Scale

4

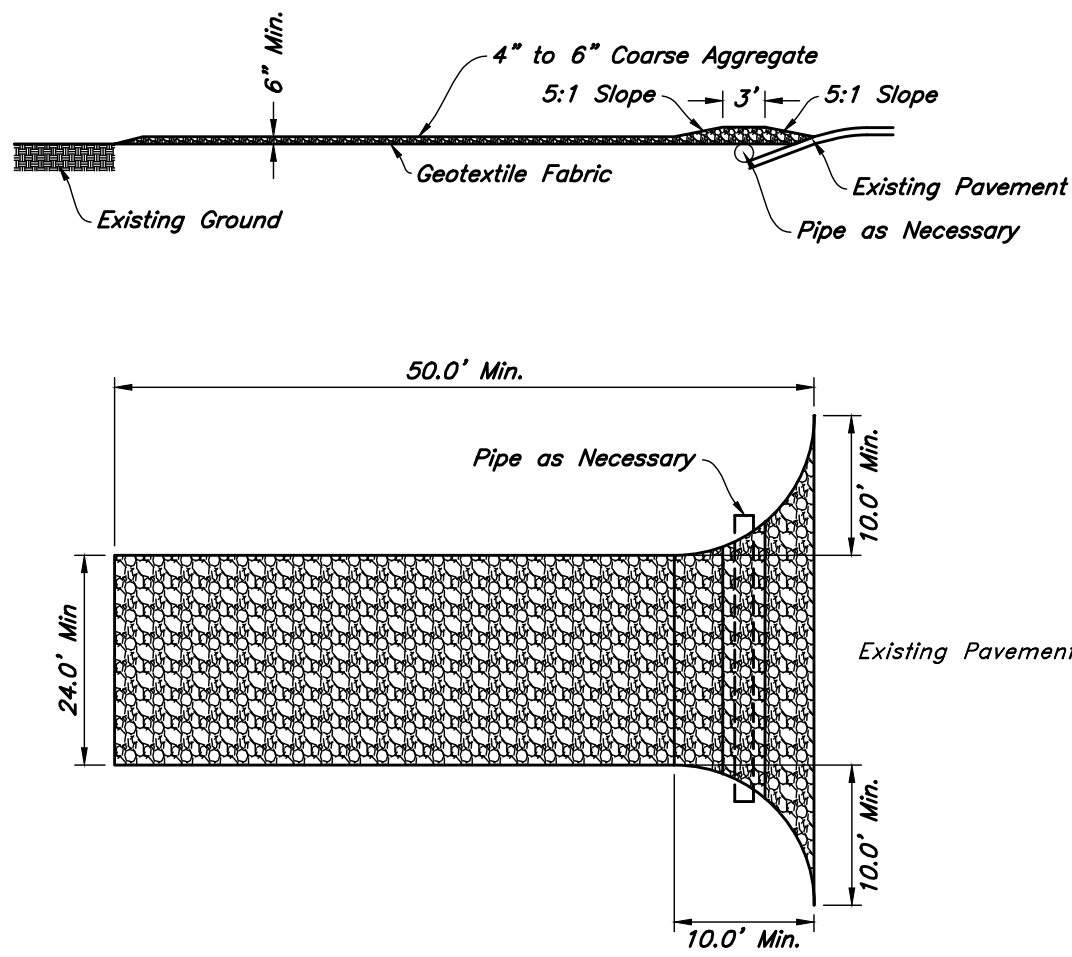
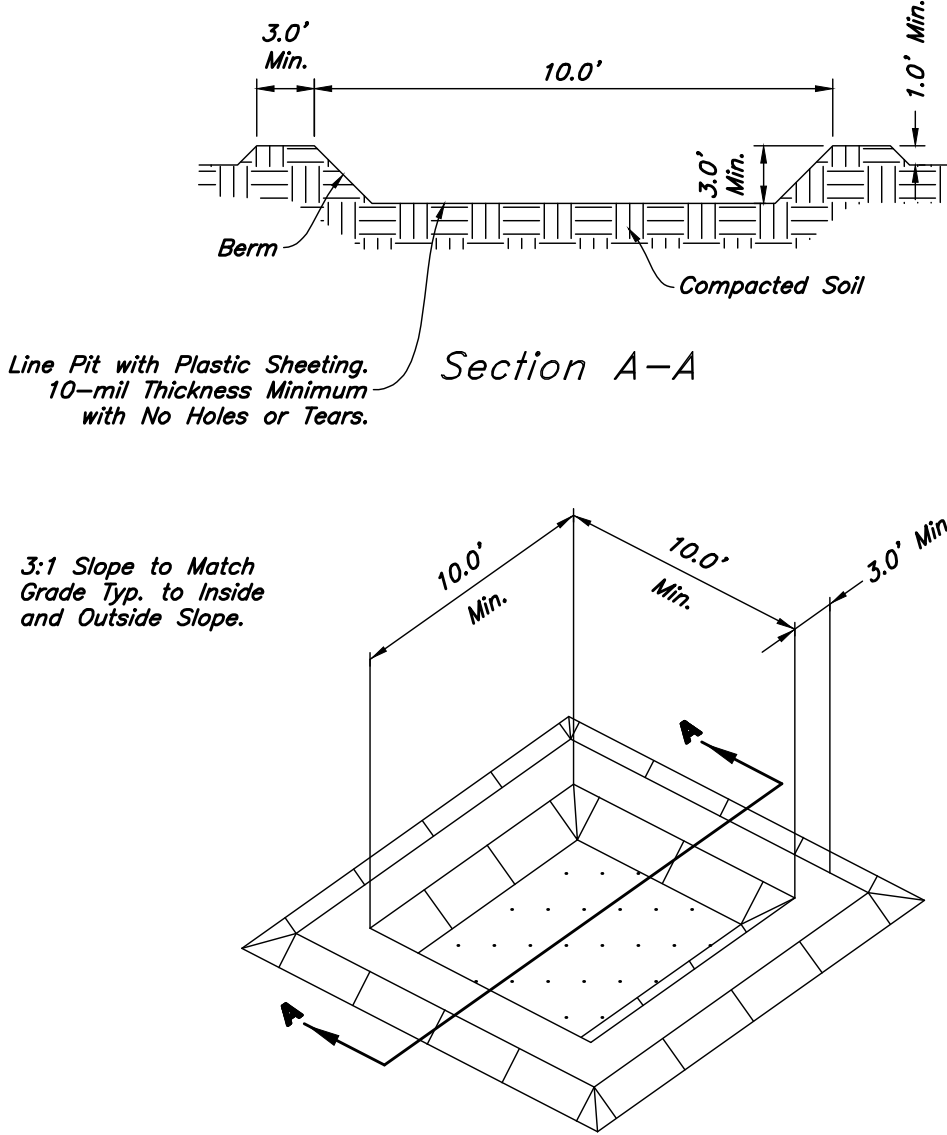
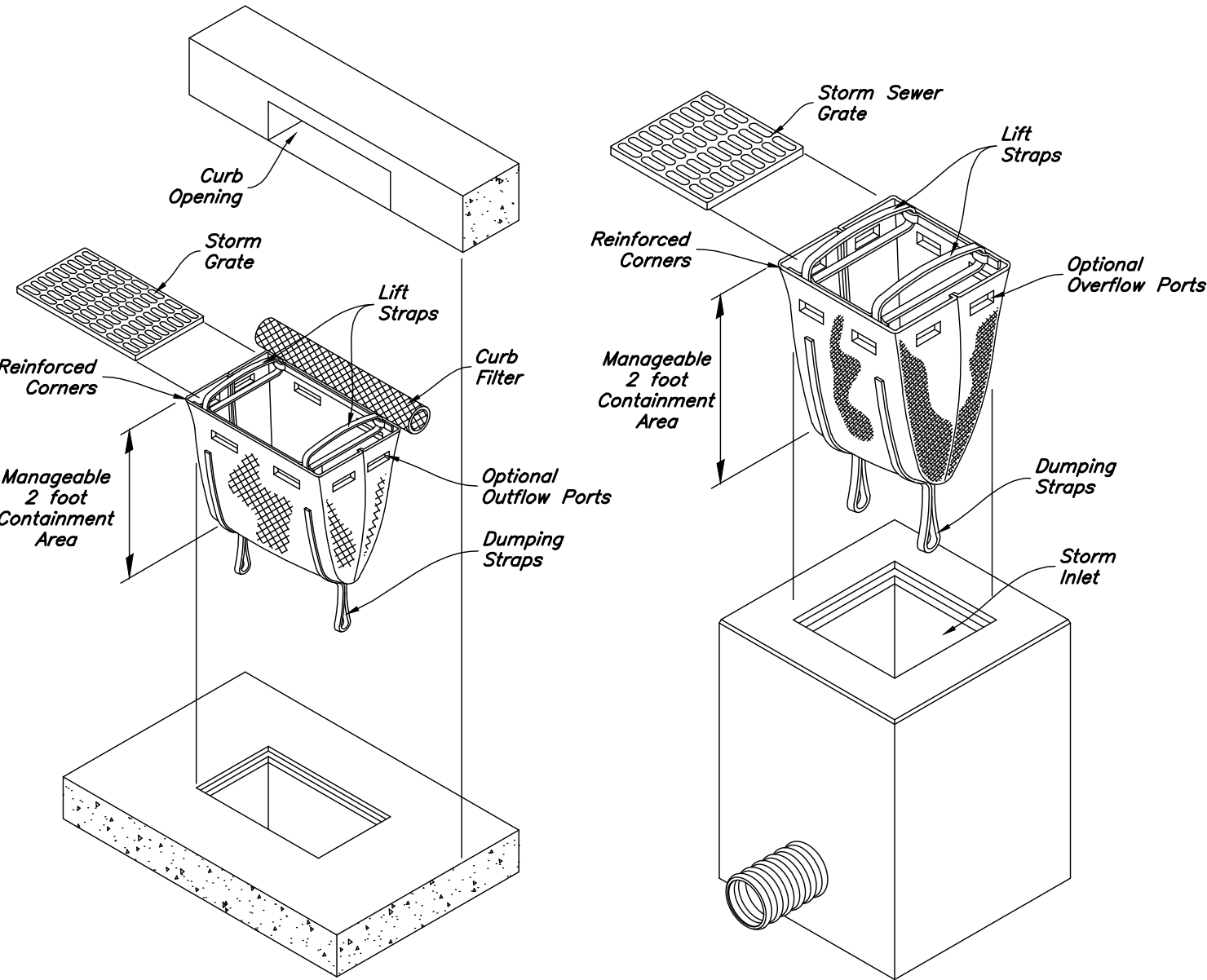
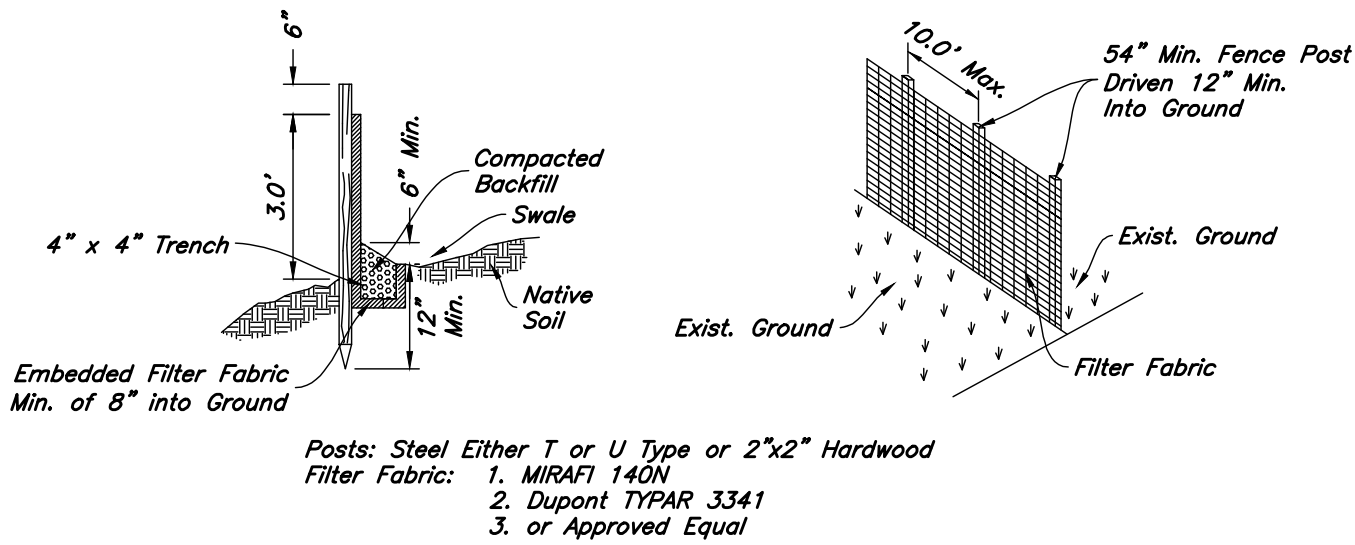
Concrete Washout

Not to Scale

1

Stabilized Construction Entrance

Not to Scale

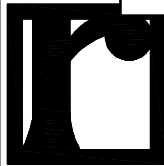


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AWAengineering.net

Erosion Control Details
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER
Shaun A. Young
No. 799288
SHAUN A. YOUNG
11/23/21
STATE OF UTAH

22 Nov, 2021
SHEET NO.
C5.2



**REDWOOD
ENGINEERING**
291 E. 950 S. OREM, UTAH 84058
P: 801.426.6500 E: info@redwoodeng.com
www.redwoodeng.com

EKLOF LOT SPLIT
439 S 200 W SANTAQUIN UTAH

RICHARD EKLOF
1881 W. TRAVERSE PARKWAY
LEHI, UT 84043
801.850.3160

[illegible]

| | |
|-----------|--|
| PROJECT # | |
|-----------|--|

CAD DWG FILE:
SKETCH PLAN.dwg

DRAWN BY:

CHECKED BY:

#####

DESIGNED BY

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

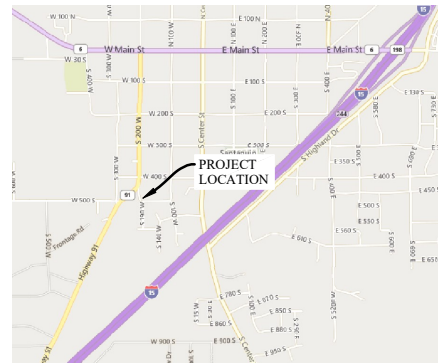
SHEET TITLE:

— — —

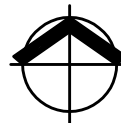
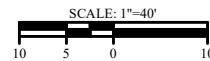
SHEET NAME:


CONCEPT

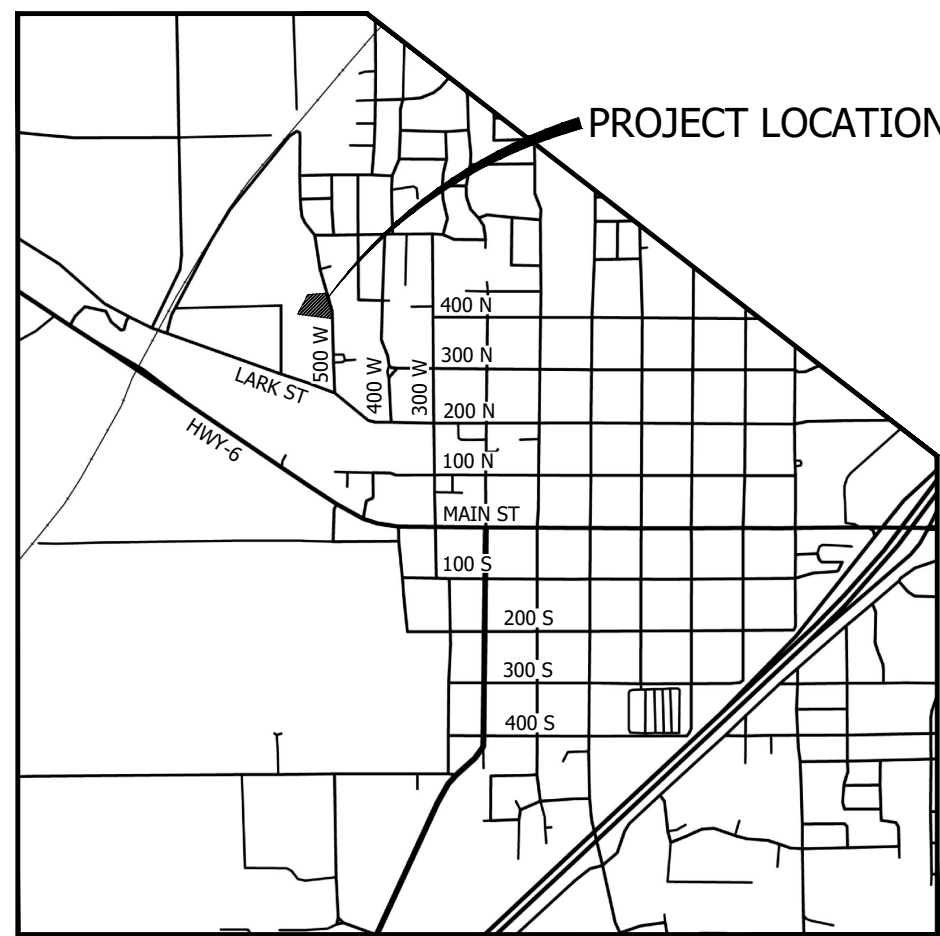
SHEET 1 OF 1



NOTE:
ZONE: R8
MIN. LOT SIZE: 8000 SF
MIN. LOT WITH: 80 FT
INFILL 20% REDUCTION
MIN. INFILL LOT AREA: 6400 SF
MIN. INFILL LOT WITH: 64 FT



NOTE SCALE

 LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2" - SCALE ACCORDINGLY)



VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

| | |
|------|-------------------------|
| C-1 | COVER SHEET |
| C-2 | DEMOLITION PLAN |
| C-3 | UTILITY PLAN |
| C-4 | EROSION CONTROL PLAN |
| D-1 | DETAIL SHEET |
| D-2 | EROSION CONTROL DETAILS |
| EX-1 | PLAT SHEET |

| DENSITY TABLE | |
|---------------------------|----------------|
| ZONING CLASSIFICATION | R-10 |
| TOTAL NUMBER OF LOTS | 3 |
| TOTAL ACREAGE | 1.60 AC |
| TOTAL ACREAGE IN LOTS | 1.60 AC |
| TOTAL R.O.W. ACREAGE | 0 AC |
| TOTAL OPEN SPACE ACREAGE | 0 AC |
| TOTAL UNBUILDABLE ACREAGE | 0 AC |
| GROSS DENSITY | 1.875 UNITS/AC |

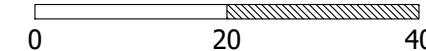
NOTE:

1) 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 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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



PROJECT OVERVIEW

SCALE: 1" = 20'

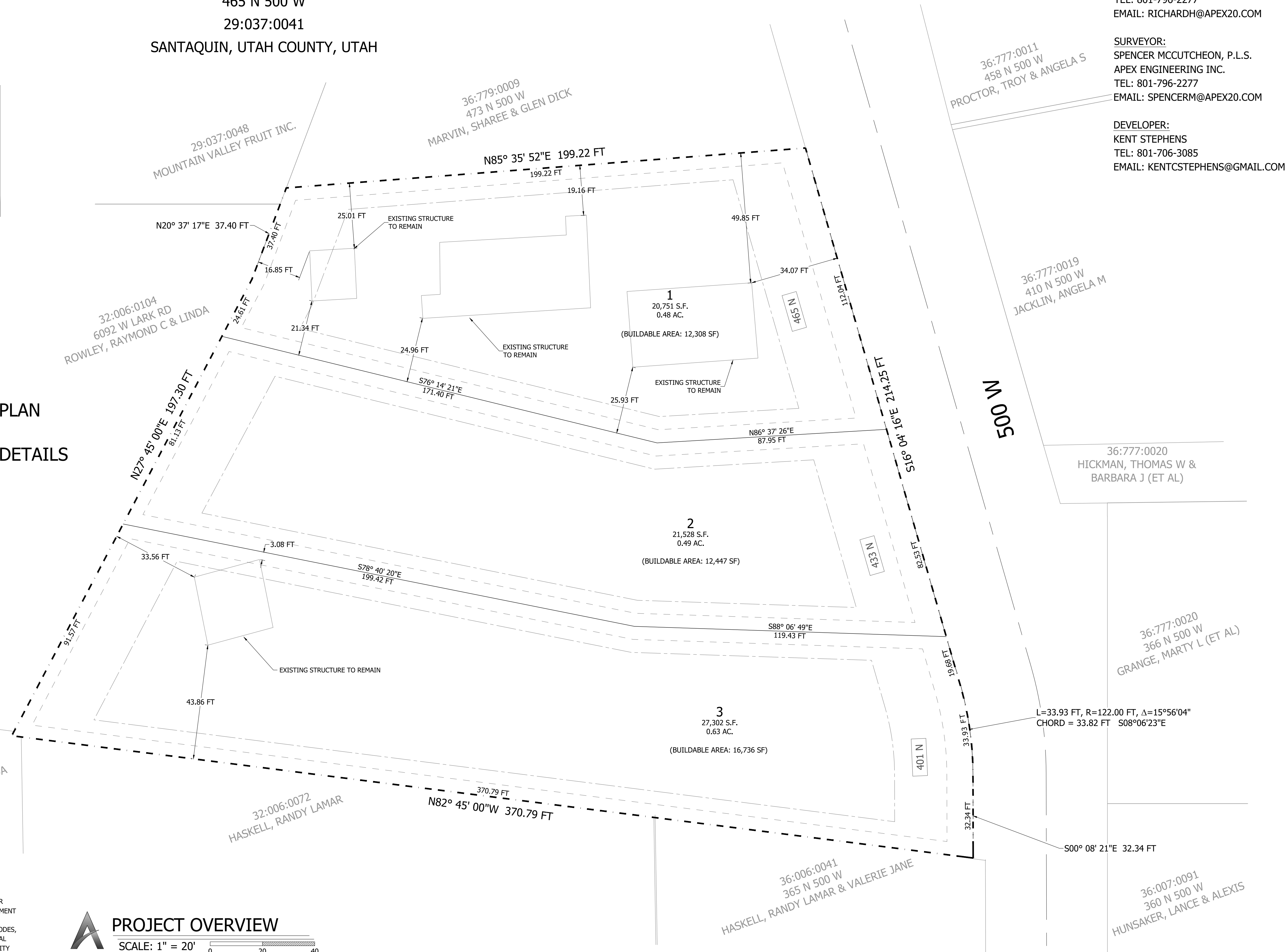


TIMBER VALLEY SUBDIVISION

465 N 500 W

29:037:0041

SANTAQUIN, UTAH COUNTY, UTAH



ENGINEER

RICHARD HATFIELD, P.E.

APEX ENGINEERING INC.

TEL: 801-796-2277

EMAIL: RICHARDH@APEX20.COM

SURVEYOR:

SPENCER MCCUTCHEON, P.L.S.

APEX ENGINEERING INC.

TEL: 801-796-2277

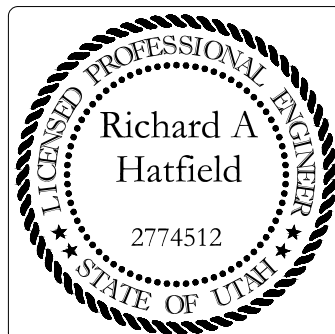
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:

KENT STEPHENS

TEL: 801-706-3085

EMAIL: KENTCSTEPHENS@GMAIL.COM

TIMBER VALLEY SUBDIVISION
COVER SHEET

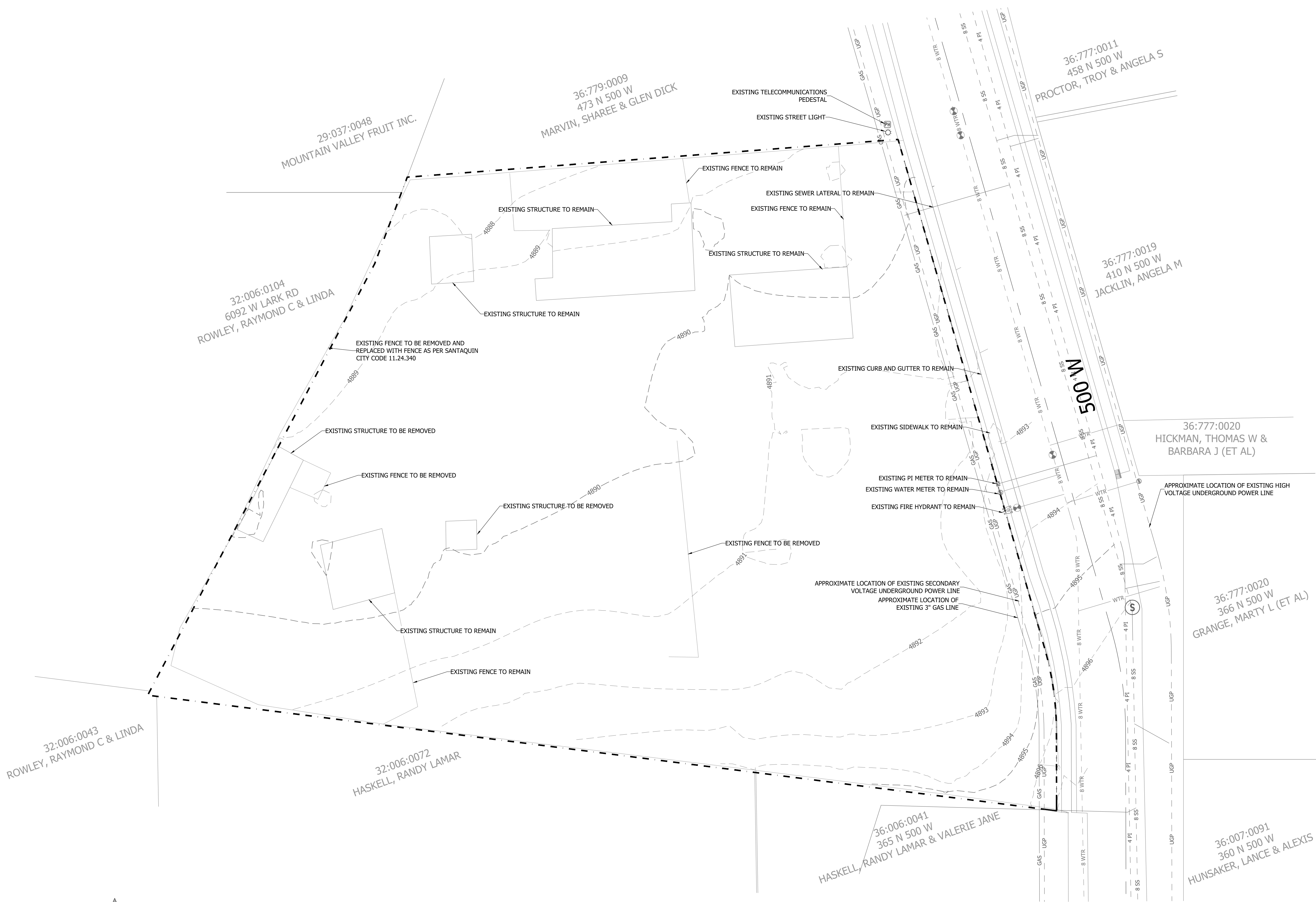
DRAWING:

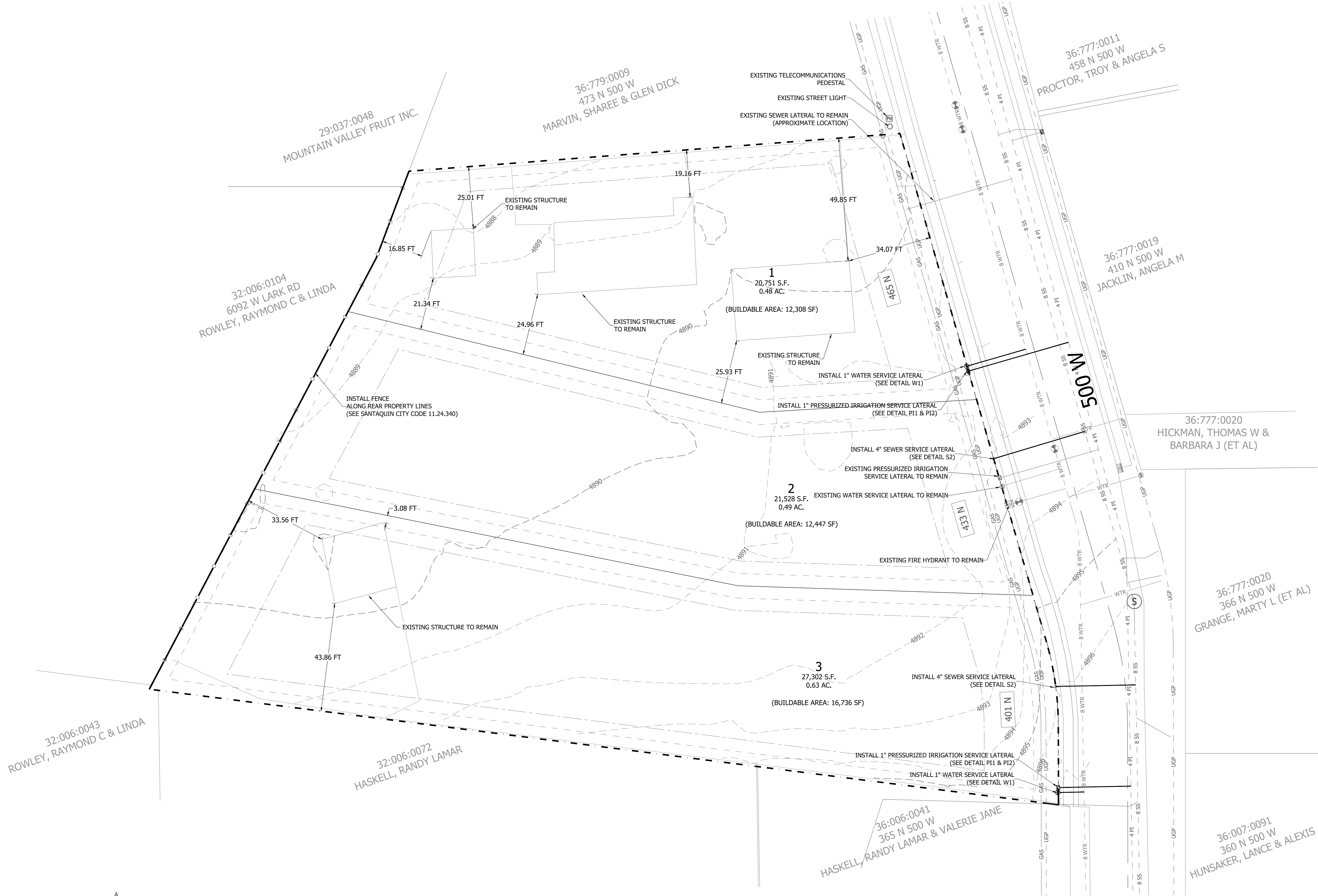
C-1

DATE: 11-15-2021

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

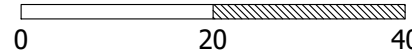
FOR: KENT STEPHENS





UTILITY PLAN

SCALE: 1" = 20'

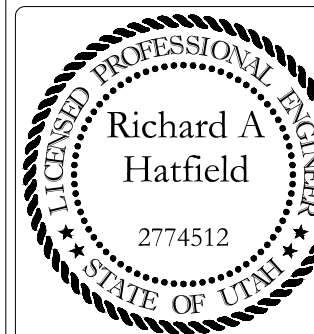


PRELIMINARY- NOT FOR CONSTRUCTION



REVISIONS

| DATE | BY | REMARKS |
|------|----|---------|
| | | |
| | | |
| | | |
| | | |



TIMBER VALLEY SUBDIVISION UTILITY PLAN

DRAWING:








C-3

FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH


DATE: 11-15-2021

LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  BOUNDARY OF PROJECT
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  INLET PROTECTION
-  PORTABLE TOILET
-  CONCRETE WASHOUT

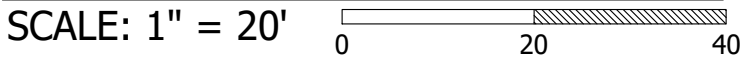
GENERAL STORM WATER POLLUTION PREVENTION PLAN

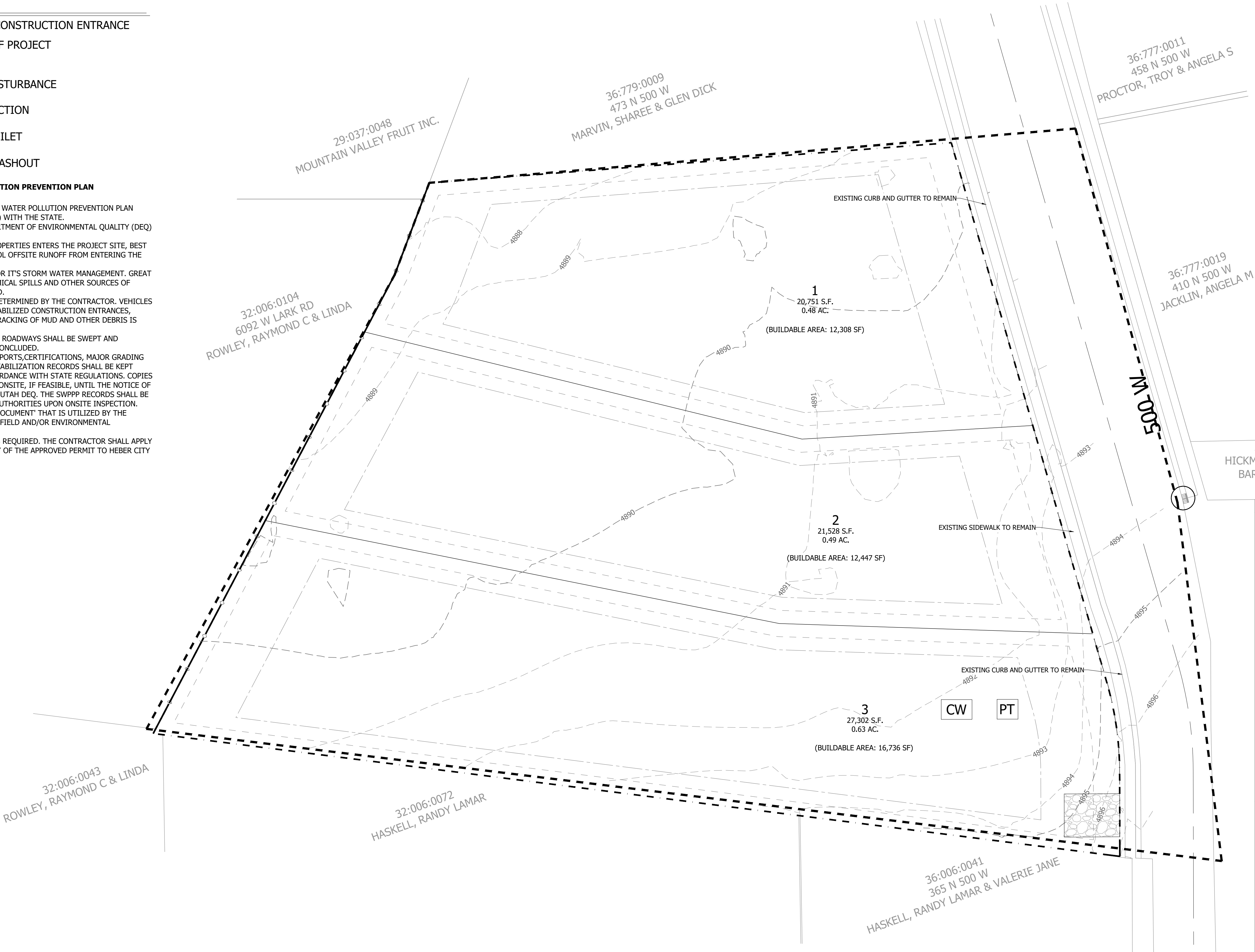
- NOTES:
- A. THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
- B. THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
- C. IF AT ANY TIME RUNOFF FROM ADJACENT PROPERTIES ENTERS THE PROJECT SITE, BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL OFFSITE RUNOFF FROM ENTERING THE SITE SHALL BE IMPLEMENTED.
- D. THIS PROJECT UTILIZES 100% RETENTION FOR IT'S STORM WATER MANAGEMENT. GREAT CARE MUST BE TAKEN TO ENSURE THAT CHEMICAL SPILLS AND OTHER SOURCES OF ONSITE POLLUTION SOURCES ARE PREVENTED.
- E. VEHICLE ENTRANCE LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. VEHICLES MUST EXIT THE SITE ONLY THROUGH THE STABILIZED CONSTRUCTION ENTRANCES, ESPECIALLY DURING TIMES WHEN VEHICLE TRACKING OF MUD AND OTHER DEBRIS IS LIKELY.
- F. SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
- G. THE SWPPP, INSPECTION & MAINTENANCE REPORTS,CERTIFICATIONS, MAJOR GRADING RECORDS, AND TEMPORARY & PERMANENT STABILIZATION RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ONSITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE UTAH DEQ. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO REGULATORY AUTHORITIES UPON ONSITE INSPECTION.
- H. THIS SWPPP IS INTENDED TO BE 'WORKING DOCUMENT' THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
- I. A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

 NORTH

EROSION CONTROL PLAN

SCALE: 1" = 20'

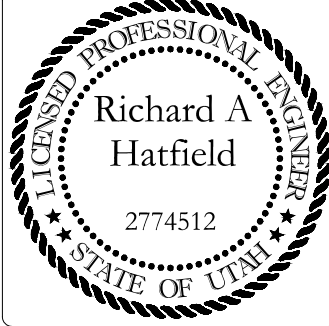




PRELIMINARY- NOT FOR CONSTRUCTION

 APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

| REVISIONS | |
|-----------|----|
| DATE | BY |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

 Richard A. Hatfield
2774512
STATE OF UTAH

TIMBER VALLEY SUBDIVISION

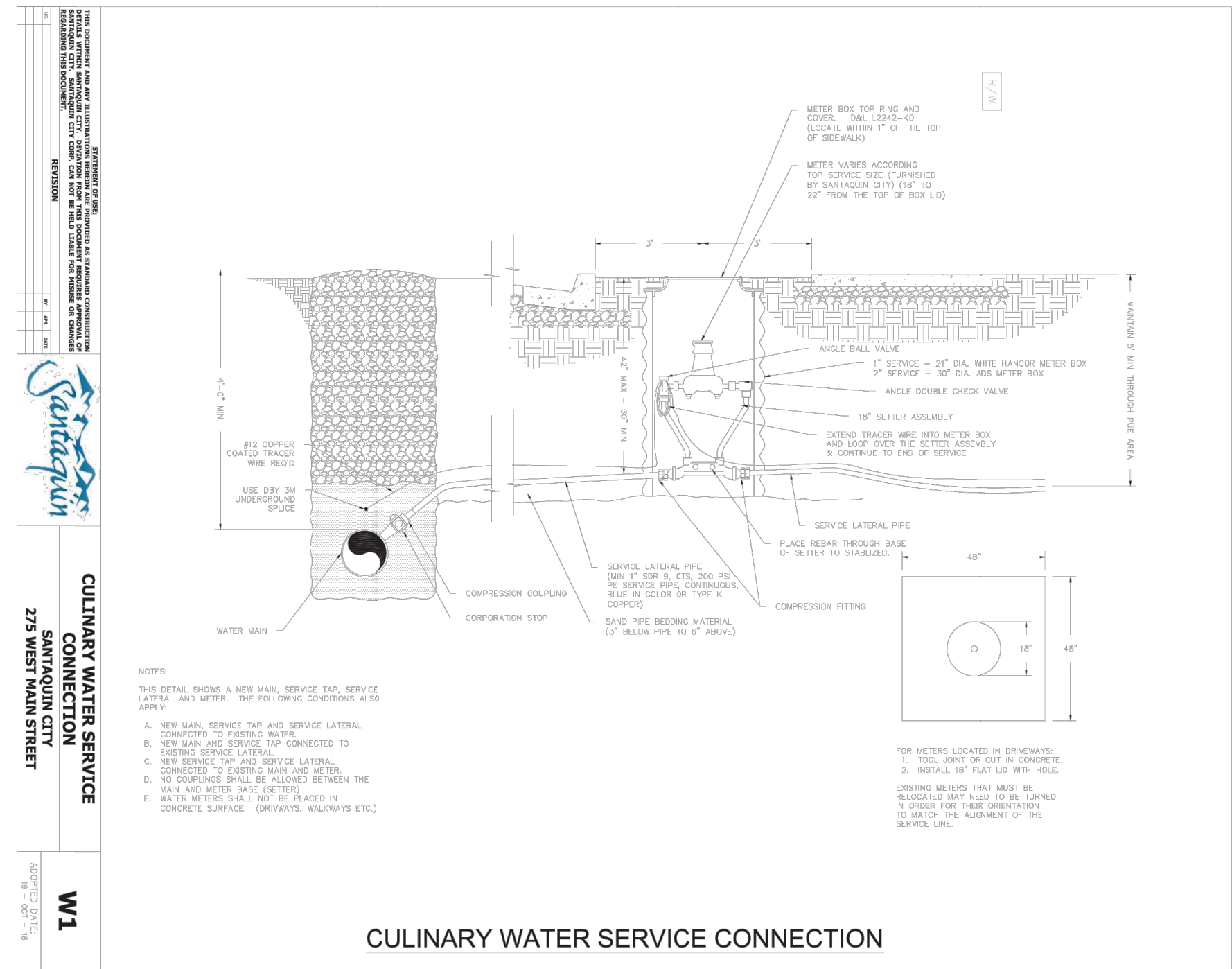
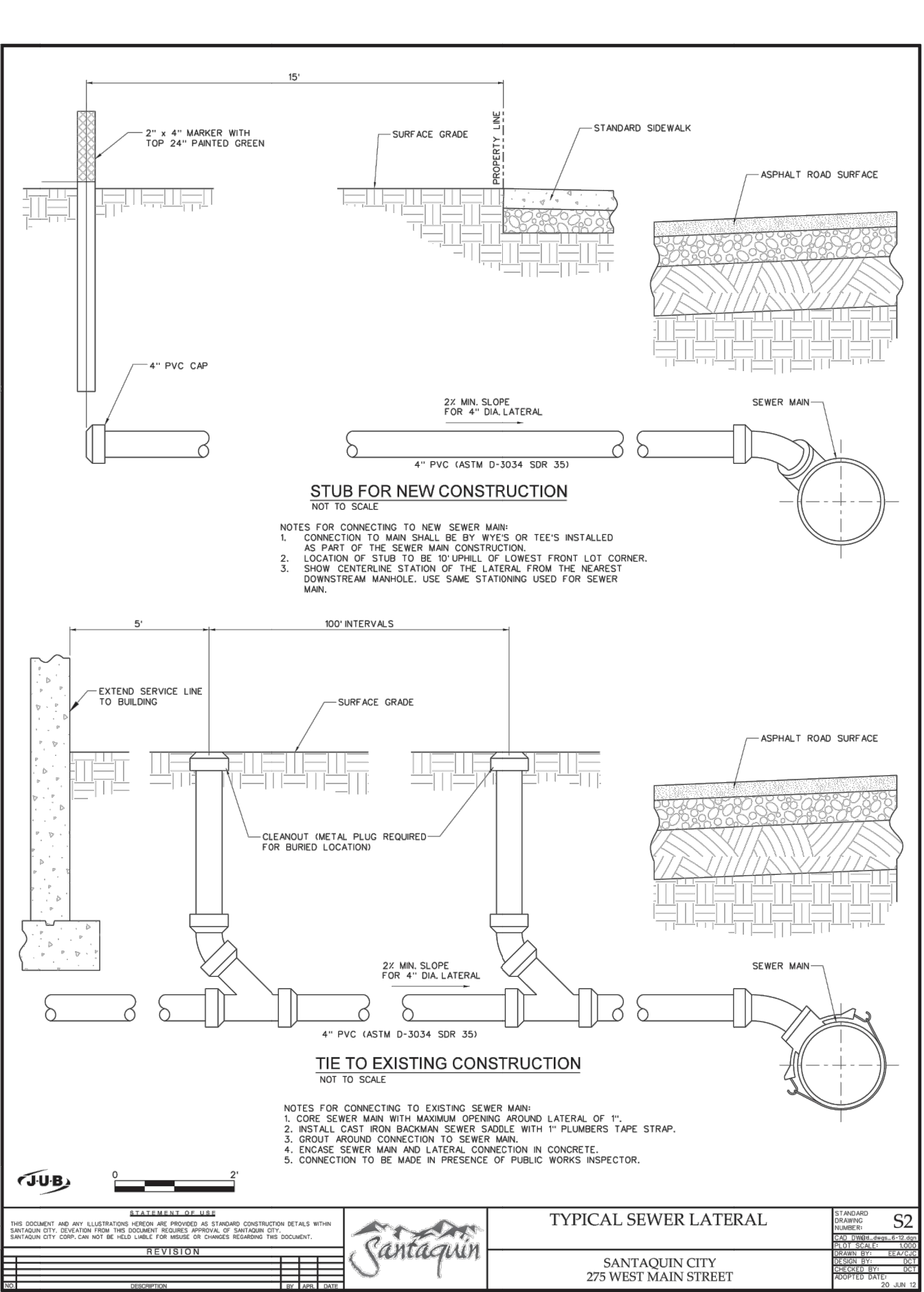
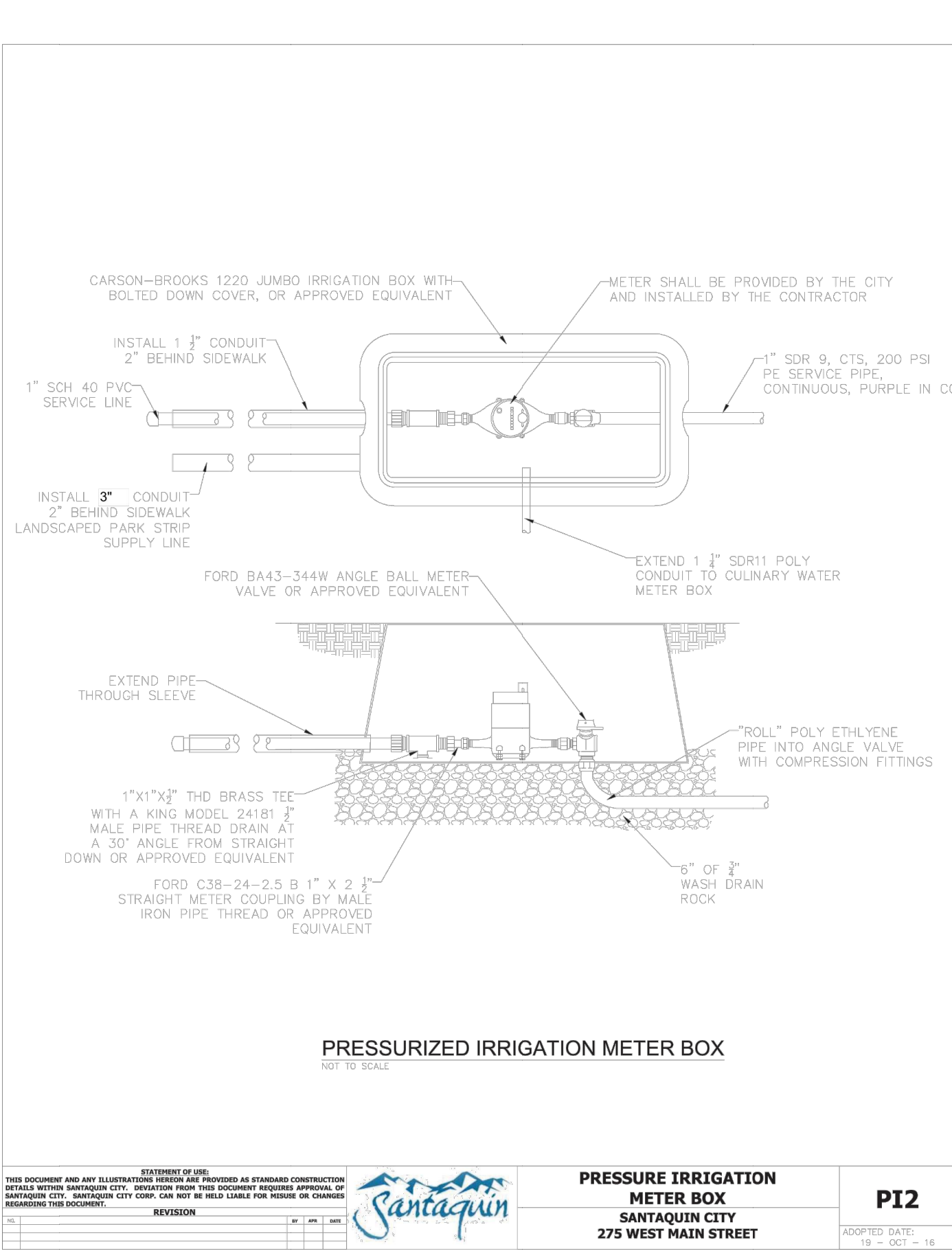
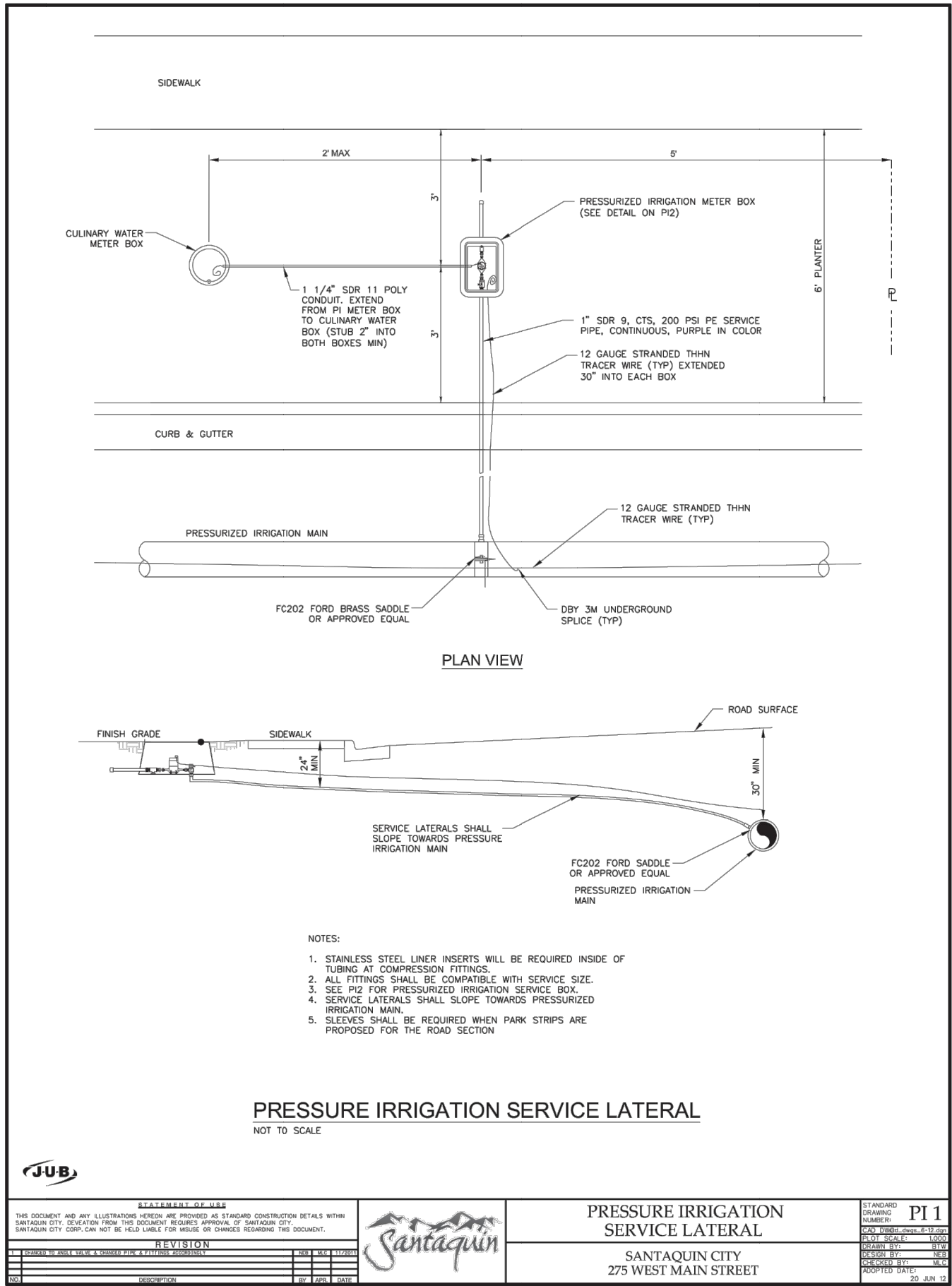
EROSION CONTROL PLAN

FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

DATE: 11-15-2021

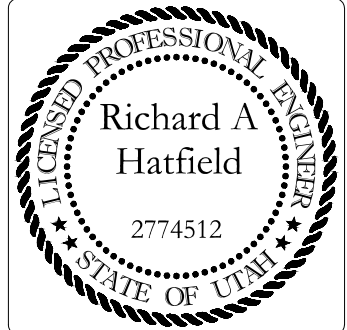
DRAWING: C-4



PRELIMINARY- NOT FOR CONSTRUCTION



| REVISIONS | |
|-----------|----|
| DATE | BY |
| | |
| | |
| | |



TIMBER VALLEY SUBDIVISION
DETAIL SHEET

FOR: KENT STEPHENS

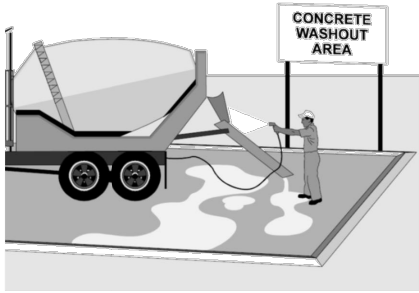
DRAWING: D-1

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

DATE: 11-15-2021

CONCRETE WASHOUT

DESCRIPTION:
CONCRETE WORK, ESPECIALLY CONCRETE WASH-OUT ACTIVITIES GENERATE WATER AND SLURRY CONTAINING FINE PARTICLES OFTEN HAVING A HIGH PH (CAUSTIC), WHICH IS DETRIMENTAL TO STORMWATER QUALITY AS WELL AS ANY AQUATIC LIFE NEARBY. THE DISCHARGE OF CONCRETE WASHOUT WATERS ARE PROHIBITED UNDER THE CSP UNLESS MANAGED BY AN APPROPRIATE CONTROL. THE CONCRETE WASTE MANAGEMENT GUIDELINES AND PRACTICES PROVIDED IN THIS BMP ARE INTENDED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF CONCRETE WASTES INTO THE STORM DRAIN SYSTEM AND WATERWAYS.



- APPLICATION:**
- CONCRETE WASTE MANAGEMENT GUIDELINES AND PRACTICES ARE TO BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS WHERE CONCRETE OR MORTAR IS USED, WHERE CONCRETE DUST AND DEBRIS RESULT FROM DEMOLITION ACTIVITIES AND CONCRETE TRUCK WASHOUT OCCURS.
 - WHERE SLURRIES CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE GENERATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, GROOVING, AND HYDRO-CONCRETE DEMOLITION.
 - WHERE CONCRETE TRUCKS AND OTHER CONCRETE-HANDLING EQUIPMENT ARE EMPTIED AND/OR WASHED ON-SITE.

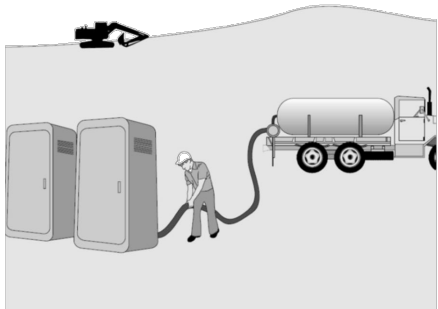
- LIMITATIONS:**
- MULTIPLE WASHOUTS MAY BE NEEDED TO ASSUME ADEQUATE CAPACITY AND TO ALLOW FOR EVAPORATION.

- DESIGN AND IMPLEMENTATION:**
- EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON THE CONCRETE WASTE MANAGEMENT TECHNIQUES DESCRIBED HEREIN.
 - PCC AND AC WASTE SHALL NOT BE ALLOWED TO ENTER STORM DRAINS OR WATERWAYS.
 - PCC AND AC WASTE SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN CONFORMANCE WITH STANDARD SPECIFICATIONS SECTION 107.
 - COLLECT SLURRY RESIDUE AND PLACE IN A TEMPORARY CONTAINMENT FACILITY AND ALLOW SLURRY TO DRY. DRIED SLURRIES SHALL BE PROPERLY DISPOSED BEFORE PROJECT COMPLETION.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FEET, WHERE PRACTICAL, FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES, UNLESS DETERMINED INFEASIBLE BY THE ENGINEER. EACH FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 - A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY ADVISING CONCRETE EQUIPMENT OPERATORS ON THE LOCATION OF THE WASHOUTS AND THEIR PROPER USE.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - TEMPORARY WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 - WASH CONCRETE ONLY FROM MIXER TRUCK CHUTES INTO APPROVED DESIGNATED CONCRETE WASH OUT FACILITY.
 - HARDENED CONCRETE WASTE IN WASHOUT FACILITIES SHALL BE BROKEN UP, REMOVED, AND DISPOSED OF PER BMP MM-05 CONSTRUCTION DEBRIS AND LITTER MANAGEMENT. HARDENED CONCRETE CAN BE BROKEN UP AND INCORPORATED INTO FILL AS APPROVED BY THE ENGINEER.
 - BELOW-GRADE CONCRETE WASHOUT FACILITIES SHALL BE LINED MATERIAL. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 40-MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
 - THE SOIL BASE SHALL BE PREPARED FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE PLASTIC LINING MATERIAL.

- MAINTENANCE AND INSPECTION:**
- MONITOR ON-SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE, MAINTAINING LINERS, AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
 - WHEN THE WASHOUT IS 75% FULL (NOT INCLUDING FREEBOARD), IT MUST BE CLEANED, OR A NEW WASHOUT CONSTRUCTED.
 - ENSURE SIGNAGE IS PROPERLY MAINTAINED AT ALL ONSITE TEMPORARY WASHOUT FACILITIES.

PORTABLE TOILET / SANITARY WASTE

DESCRIPTION:
THE MAJORITY OF CONSTRUCTION WORK REQUIRES TEMPORARY OR PORTABLE SANITARY/SEPTAGE FACILITIES TO BE PROVIDED ON-SITE FOR EMPLOYEES AND STAFF. THIS BMP PROVIDES GUIDELINES AND PRACTICES TO MINIMIZE THE LIKELIHOOD OF SANITARY/SEPTAGE WASTE FROM PORTABLE TOILETS REACHING THE STORM DRAIN SYSTEM OR WATERCOURSES.



- APPLICATION:**
- CONSTRUCTION SITES THAT UTILIZE PORTABLE TOILETS.
- LIMITATIONS:**
- CONTRACTS ARE REQUIRED FOR ON-SITE SERVICING OF PORTABLE TOILETS, CONSEQUENTLY OVERSIGHT OF VENDOR SERVICING ACTIVITIES MAY BE NECESSARY.

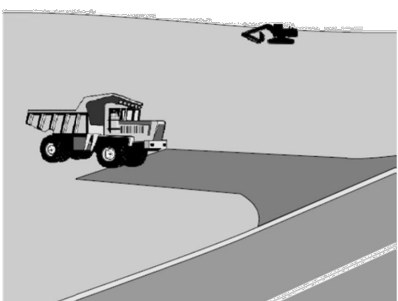
- DESIGN AND IMPLEMENTATION:**
- EDUCATION**
- THE CONTRACTOR SHOULD EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON SANITARY/SEPTAGE WASTE STORAGE AND DISPOSAL PROCEDURES.
 - THE CONTRACTOR SHOULD EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS OF POTENTIAL DANGERS TO HUMANS AND THE ENVIRONMENT FROM SANITARY/SEPTAGE WASTES.

- APPLICATION PRACTICES**
- TEMPORARY SANITARY FACILITIES SHALL BE LOCATED AWAY FROM WATERWAYS AND DRAINAGE FACILITIES (OUTSIDE OF STORMWATER FLOW AREAS).
 - ALL PORTABLE TOILETS MUST BE FIRMLY SECURED TO PREVENT OVERTURNING. STAKE TOILETS TO THE GROUND SURFACE (ALL FOUR CORNERS) OR USE TRAILER MOUNTED UNITS.
 - WASTEWATER SHALL BE PROPERLY DISPOSED AND NEVER DISCHARGED OR BURIED.
 - ENSURE THAT SANITARY/SEPTIC FACILITIES ARE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE PROVIDER.
 - USE ONLY LICENSED SANITARY/SEPTAGE WASTE HAULERS TO CLEAN AND PUMP OUT THE UNITS.
 - PLACE TOILETS AT CONVENIENT LOCATIONS TO ENCOURAGE USE.
 - LOCATE TOILETS IN SECURE AREAS OF THE CONSTRUCTION SITE TO AVOID VANDALISM.
 - DO NOT SITUATE PORTABLE TOILETS IN AREAS WHERE THEY MAY BE KNOCKED OVER BY EQUIPMENT OF VEHICLES.
 - REPORT ALL DISCHARGES OF PORTABLE TOILETS TO THE ENGINEER IMMEDIATELY.

- MAINTENANCE AND INSPECTION:**
- MAINTAIN, CLEAN, REPAIR AND SERVICE PORTABLE TOILETS AS REQUIRED.
 - INSPECT FOR LEAKS OR OTHER ISSUES AT LEAST WEEKLY.
 - ARRANGE A REGULAR MAINTENANCE SCHEDULE FOR CLEANING AND EMPTYING.

STABILIZED CONSTRUCTION ENTRANCE

DESCRIPTION:
A STABILIZED CONSTRUCTION ENTRANCE IS A DEFINED POINT OF ACCESS TO ENTER OR EXIT A CONSTRUCTION SITE THAT IS STABILIZED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO ADJACENT ROADS BY CONSTRUCTION VEHICLES AND EQUIPMENT. EXAMPLES INCLUDE: AGGREGATE PADS, STEEL PLATES WITH RIBS (I.E. WHEEL SHAKERS), AND WASH RACKS.



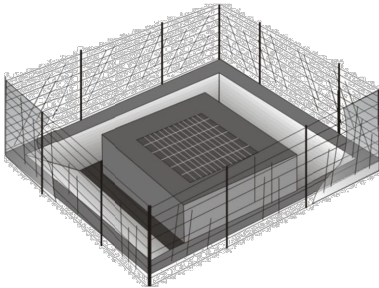
- APPLICATION:**
CONSTRUCTION PROJECTS WHERE SEDIMENT AND OTHER MATERIALS HAVE THE POTENTIAL TO BE TRACKED OFF-SITE.
- LIMITATIONS:**
SITE CONDITIONS WILL DICTATE THE ACTUAL DESIGN.

- DESIGN AND CONSTRUCTION**
- DESIGNATE DEDICATED ENTRANCES AND EXITS AND REQUIRE ALL CONSTRUCTION TRAFFIC TO USE THESE POINTS OF ACCESS.
 - INSTALL SIGNS DIRECTING TRAFFIC TO THE DESIGNATED APPROACHES.
 - LIMIT VEHICLE SPEEDS ON ALL UNPAVED ROUTES AND PARKING AREAS TO LIMIT DUST GENERATION.
 - PROPERLY GRADE CONSTRUCTION ENTRANCES AND EXITS TO PREVENT RUNOFF FROM FLOWING ONTO PAVED ROADS.
 - AVOID SITING EXITS AT DIPS, LOW SPOTS, AND AREAS THAT REMAIN WET AFTER PRECIPITATION.
 - ROUTE RUNOFF FROM STABILIZED APPROACH TO DESIGNATED AREAS AND RETAIN THE RUNOFF ON-SITE.
 - DESIGN STABILIZED APPROACHES TO SUPPORT THE HEAVIEST ANTICIPATED VEHICLES AND EQUIPMENT.
 - STABILIZED APPROACHES SHOULD BE A MINIMUM OF 15 FEET WIDE BY 50 FEET LONG (OR THE LENGTH OF THE LONGEST HAUL TRUCK, WHICHEVER IS GREATER). AGGREGATE MATERIAL SHALL BE AT LEAST 8 INCHES DEEP AND CONSIST OF 2"-3" ROCK RIPRAP. GEOTEXTILE SHALL BE PLACED UNDER THE AGGREGATE MATERIAL.
 - INSTALL WHEEL SHAKERS CONSISTING OF CONSTRUCTED/MANUFACTURED STEEL PLATES WITH RIBS. RIBBED OR CORRUGATED STEEL PLATES MUST BE MANUFACTURED TO SUPPORT ALL EXPECTED VEHICLE/EQUIPMENT LOADS.
 - WHEEL SHAKERS WITH LESS THAN 4 INCHES OF SOIL STORAGE SPACE BELOW THE TOP OF THE RACK SHOULD BE INSTALLED OVER 6 INCHES OF COARSE AGGREGATE.

- MAINTENANCE AND INSPECTION:**
- INSPECT DAILY FOR DAMAGE AND TO ASSESS BMP EFFECTIVENESS.
 - REMOVE AGGREGATE, SEPARATE, AND DISPOSE OF SEDIMENT IF AGGREGATE BECOMES LADEN WITH SEDIMENT. ADD ADDITIONAL AGGREGATE WHEN NEEDED.
 - INSPECT ROADWAYS FOR TRACKED MATERIALS DAILY AND REMOVE/DISPOSE TRACKED MATERIALS.

STORM DRAIN INLET PROTECTION

DESCRIPTION:
BMP'S MUST BE IMPLEMENTED WHEN WORKING NEAR INLETS TO MINIMIZE THE POTENTIAL FOR SITE GENERATED DEBRIS OR SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM. THERE ARE NUMEROUS TECHNIQUES, DEVICES AND METHODS USED TO PROTECT STORM DRAIN INLETS, RANGING FROM GRAVEL BAGS, INLET FILTER SACKS, PADS, AND SILT FENCING. INLET PROTECTION IS A TEMPORARY BMP INTENDED TO KEEP SEDIMENT AND DEBRIS FROM ENTERING THE STORM SEWER SYSTEM UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE. INLET PROTECTION IS THE LAST LINE OF DEFENSE TO PREVENTING SEDIMENT AND DEBRIS FROM ENTERING THE STORM SEWER SYSTEM; THEREFORE, IT IS NECESSARY TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WITHIN INLET DRAINAGE AREAS AS APPROPRIATE.



- APPLICATION:**
THIS PRACTICE IS TO BE IMPLEMENTED WHERE THERE IS AN INLET TO THE STORM SEWER SYSTEM THAT HAS THE POTENTIAL TO RECEIVE SEDIMENT OR OTHER DEBRIS FROM A CONSTRUCTION SITE. AN INLET IS TYPICALLY IN THE FORM OF A STANDARD DROP INLET, BUT MAY INCLUDE CURB CUTS, GRATES, DRAINAGE AND OVERFLOW STRUCTURES.

- LIMITATIONS:**
- INLET PROTECTION MEASURES CAN RESULT IN PONDED WATER ON THE ROADWAY. POORLY DRAINED ROADWAYS AND STANDING WATER MAY PRESENT A HAZARD TO DRIVERS. INLET PROTECT SHOULD BE PULLED DURING LARGER EVENTS TO MINIMIZE THIS RISK.
 - SHOULD UPSTREAM EROSION AND/OR SEDIMENT CONTROLS BE INADEQUATE, INLET PROTECTION MEASURES MAY BECOME OVERWHELMED WITH SEDIMENT AND DEBRIS.
 - LOCAL REGULATIONS MAY DICTATE THE USE OF INLET PROTECTION MEASURES.

- DESIGN AND CONSTRUCTION:** IDENTIFY STORM DRAIN INLETS WITH POTENTIAL TO RECEIVE STORMWATER RUNOFF. DETERMINE IF STORM DRAIN INLET PROTECTION IS NEEDED, AND WHICH TYPE OF DEVICE TO INSTALL.
- FILTER FABRIC FENCE INLET PROTECTION IS APPROPRIATE IN OPEN AREAS SUBJECT TO SHEET FLOW AND FOR FLOWS LESS THAN 0.5 FT³/S.
 - GRAVEL BAG BARRIERS FOR INLET PROTECTION ARE RECOMMENDED. SEDIMENT LOGS SHOULD NOT BE USED FOR INLET PROTECTION UNLESS EFFECTIVELY WEIGHTED/ANCHORED DOWN TO PROVIDE SUFFICIENT CONTACT WITH THE UNDERLYING SURFACE.
 - EXCAVATED INLET SEDIMENT TRAPS ARE APPROPRIATE WHERE RELATIVELY HEAVY FLOWS ARE EXPECTED, AND OVERFLOW CAPABILITY IS NEEDED. THIS METHOD SHALL BE USED FOR DRAIN INLETS REQUIRING PROTECTION IN AREAS WHERE FINISHED GRADE IS ESTABLISHED.

- COMMON INLET PROTECTION APPLICATIONS**
- **SILT FENCE INLET PROTECTION:** SILT FENCING CAN BE USED TO PROTECT INLETS IN APPLICATIONS WHERE THE SURROUNDING AREA IS UNPAVED. INSTALL SILT FENCING AROUND THE PERIMETER OF THE INLET ALLOWING FOR SLOPE AND TOE CONSTRAINTS. DO NOT USE SILT FENCING AS FILTER FABRIC UNDERNEATH THE INLET GRATE ITSELF.
 - **GRAVEL BAG INLET BARRIERS:** GRAVE BAG BARRIERS ARE RECOMMENDED COMMON ROADWAY INLET PROTECTION. THE OBJECTIVE OF THIS BMP IS TO SLOW THE FLOW AND ALLOW SIMPLE SEDIMENTATION BEHIND THE GRAVEL BAGS. GRAVEL BAGS SHOULD BE PLACED IN A MANNER THAT SLOWS AND DETAINS MOST SMALL STORMWATER EVENTS WITH NO SHORT CIRCUITING.
 - **VENDOR PRODUCTS:** MANY PROPRIETARY DEVICES AND PRODUCTS ARE AVAILABLE FOR STORM DRAIN INLET PROTECTION. IF USED, THESE PRODUCTS SHALL BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S RECOMMENDATIONS.

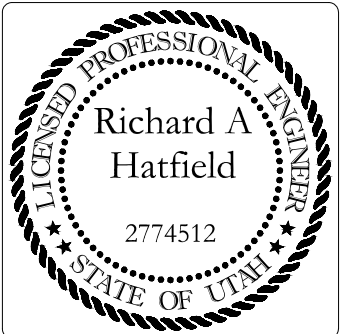
- REQUIREMENTS:**
- INLET PROTECT SHALL BE IMPLEMENTED IN A MANNER THAT AVOIDS PONDING AND ENCROACHMENT UPON ROADWAY TRAFFIC OR ADJACENT PROPERTY.
 - REMOVE AND PROPERLY DISPOSE OF ALL INLET PROTECTION DEVICES AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER NEEDED.
 - BRING THE DISTURBED AREA TO FINAL GRADE, AND SMOOTH AND COMPACT THE AREA IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. STABILIZE, AS APPROPRIATE, ALL DISTURBED AREAS AROUND THE INLET.

- MAINTENANCE AND INSPECTION:**
- INSPECT AREAS FOR ADEQUATE DRAINAGE.
 - ENSURE INLET PROTECTION MEASURES ARE NOT IMPACTING MOTORIST TRAFFIC.
 - ACCUMULATED SEDIMENT AND DEBRIS IS REMOVED AND DISPOSED OF ACCORDINGLY.



Apex
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

| REVISIONS | | REMARKS | |
|-----------|----|---------|--|
| DATE | BY | | |
| | | | |
| | | | |
| | | | |
| | | | |



TIMBER VALLEY SUBDIVISION

EROSION CONTROL DETAIL SHEET

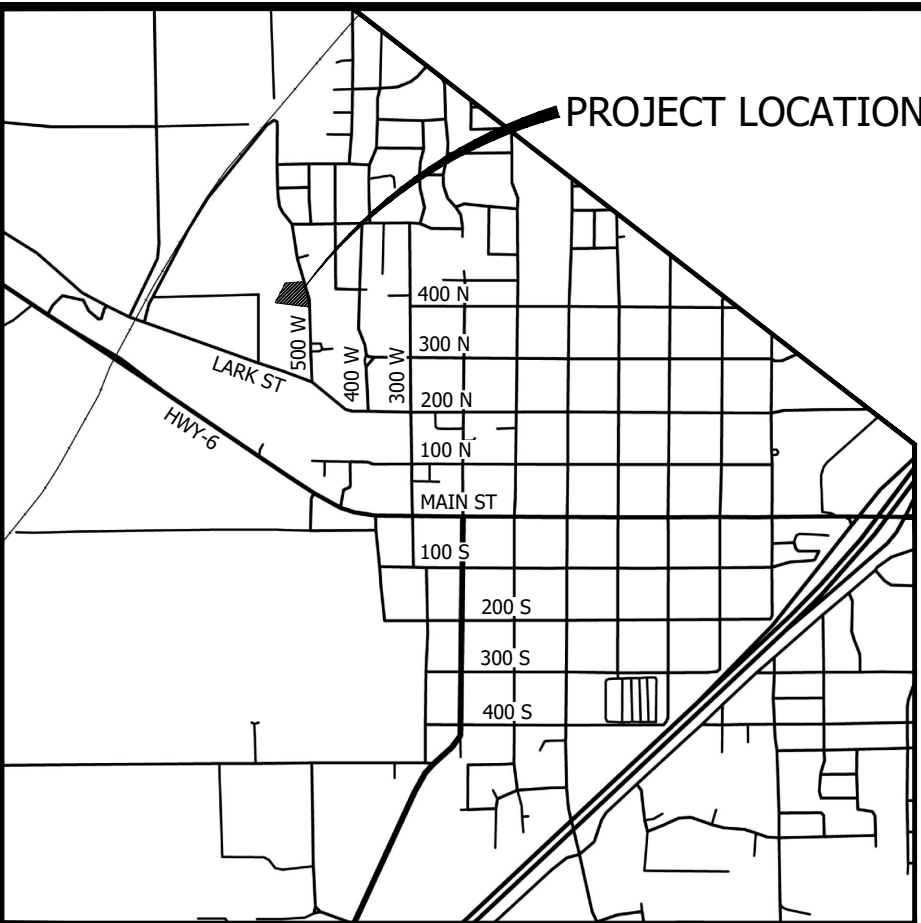
FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

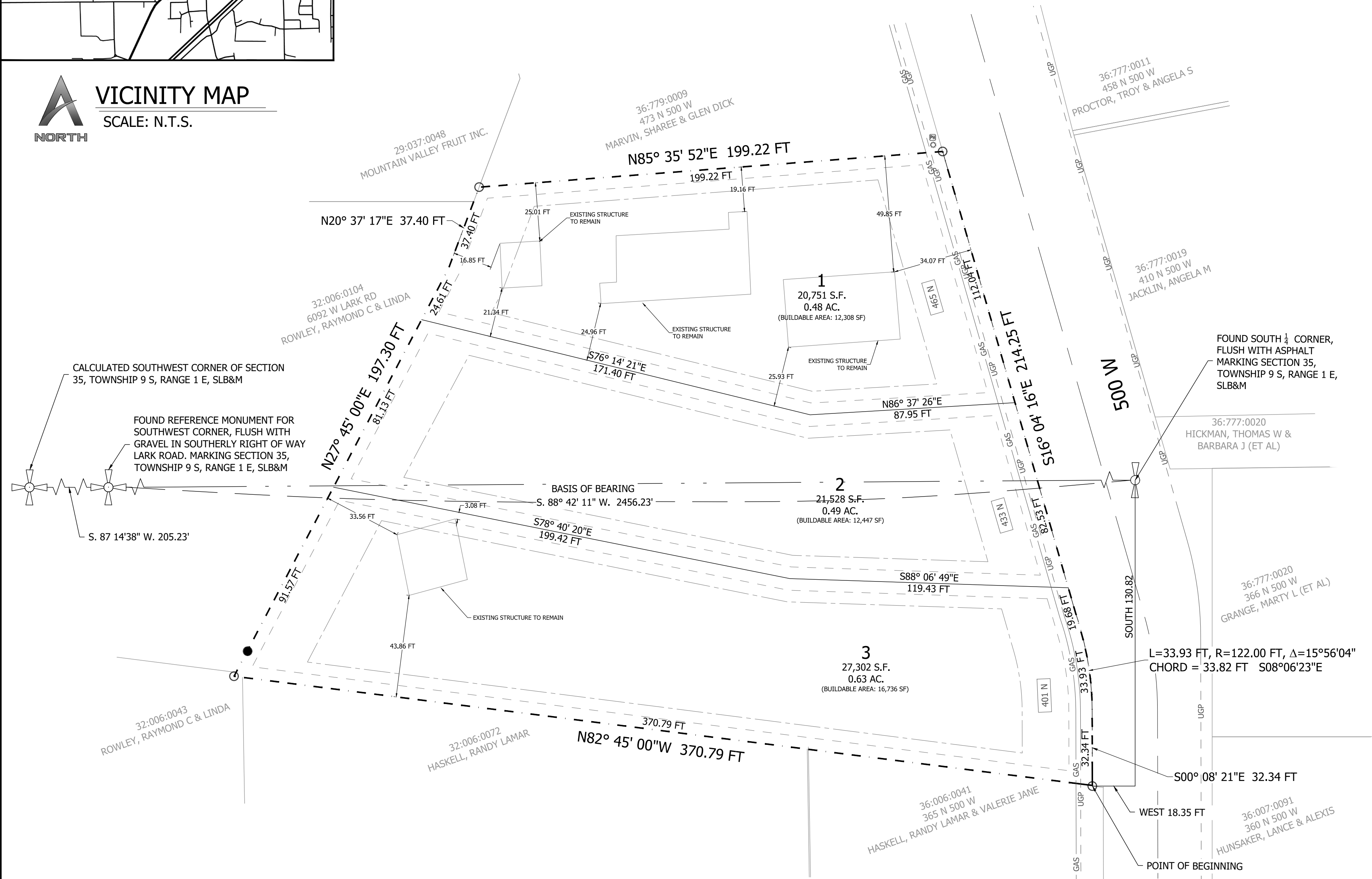
DATE: 11-15-2021

DRAWING: D-2

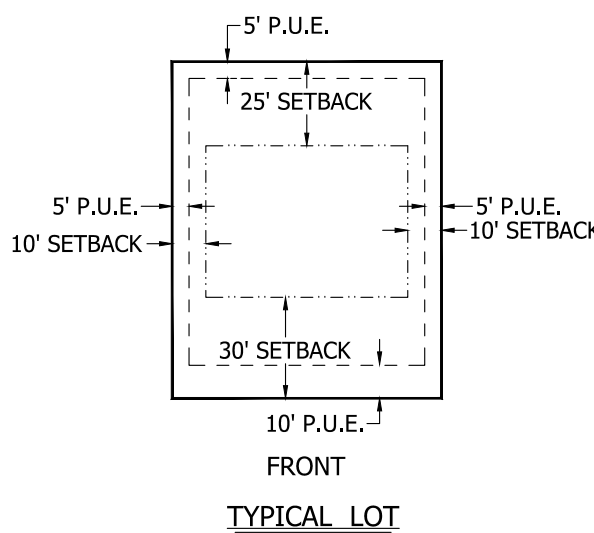
PRELIMINARY- NOT FOR CONSTRUCTION



VICINITY MAP
SCALE: N.T.S.



NOTE:
1) 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.



SETBACK AND EASEMENT DETAIL

LEGEND

- SET 3/8" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- ✚ FOUND GOVERNMENT MONUMENT



ENGINEER
RICHARD HATFIELD, P.E.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
SPENCER MCCUTCHEON, P.L.S.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:
KENT STEPHENS
TEL: 801-706-3085
EMAIL: KENTCSTEPHENS@GMAIL.COM



Scale: 1" = 30'

PLOT DATE: 12 NOVEMBER 2021

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 10719099. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TIMBER VALLEY SUBDIVISION PLAT "A" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES PARTIALLY WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST REFERENCE CORNER OF SAID SECTION 35 (2456.53 FEET S 88° 42' 11" W) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF 500 WEST, SAID POINT BEING 130.82 SOUTH AND 18.35 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. RUNNING THENCE, N 82° 45' 00" W 370.79 FEET TO A SET REBAR AND CAP MARKED "APEX 10719099". THENCE, N 27° 45' 00" E 197.30 FEET ALONG THE WESTERLY BOUNDARY. THENCE, N 20° 37' 17" E 37.40 FEET TO A FOUND REBAR AND CAP MARKED "BLP PLUS 186408". THENCE, N 85° 35' 52" E 199.22 FEET ALONG THE NORTHERLY BOUNDARY TO A SET REBAR AND CAP MARKED "APEX 10719099" ON THE WEST RIGHT OF WAY OF SAID 500 WEST. THENCE, S 16° 04' 16" E FOR A DISTANCE OF 214.25 FEET ALONG SAID WESTERLY RIGHT OF WAY OF 500 WEST TO A POINT OF CURVATURE. SOUTHEASTERLY 33.93 FEET ALONG A 122 RADIUS CURVE TO THE RIGHT FOLLOWING SAID 500 WEST THROUGH A DELTA ANGLE OF 15° 56' 04" (NOTE: CHORD BEARS S 08° 06' 23" E 33.82 FEET). THENCE, S 00° 08' 21" E 32.34 FEET ALONG SAID WEST RIGHT OF WAY OF 500 WEST TO A SET REBAR AND CAP MARKED "APEX 10719099" AND TO THE POINT OF BEGINNING

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS TIMBER VALLEY SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF ____, 2021.

SIGNED KENT STEPHENS, OWNER

DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S
COUNTY OF UTAH S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D. 2021, BY KENT STEPHENS, AND HAS AUTHORITY TO EXECUTE

THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 2021 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

DATE

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED 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 OF 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER

DATE

CENTRACOM

DATE

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK

DATE

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF ____, 20 ____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

TIMBER VALLEY SUBDIVISION PLAT "A" A RESIDENTIAL SUBDIVISION

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

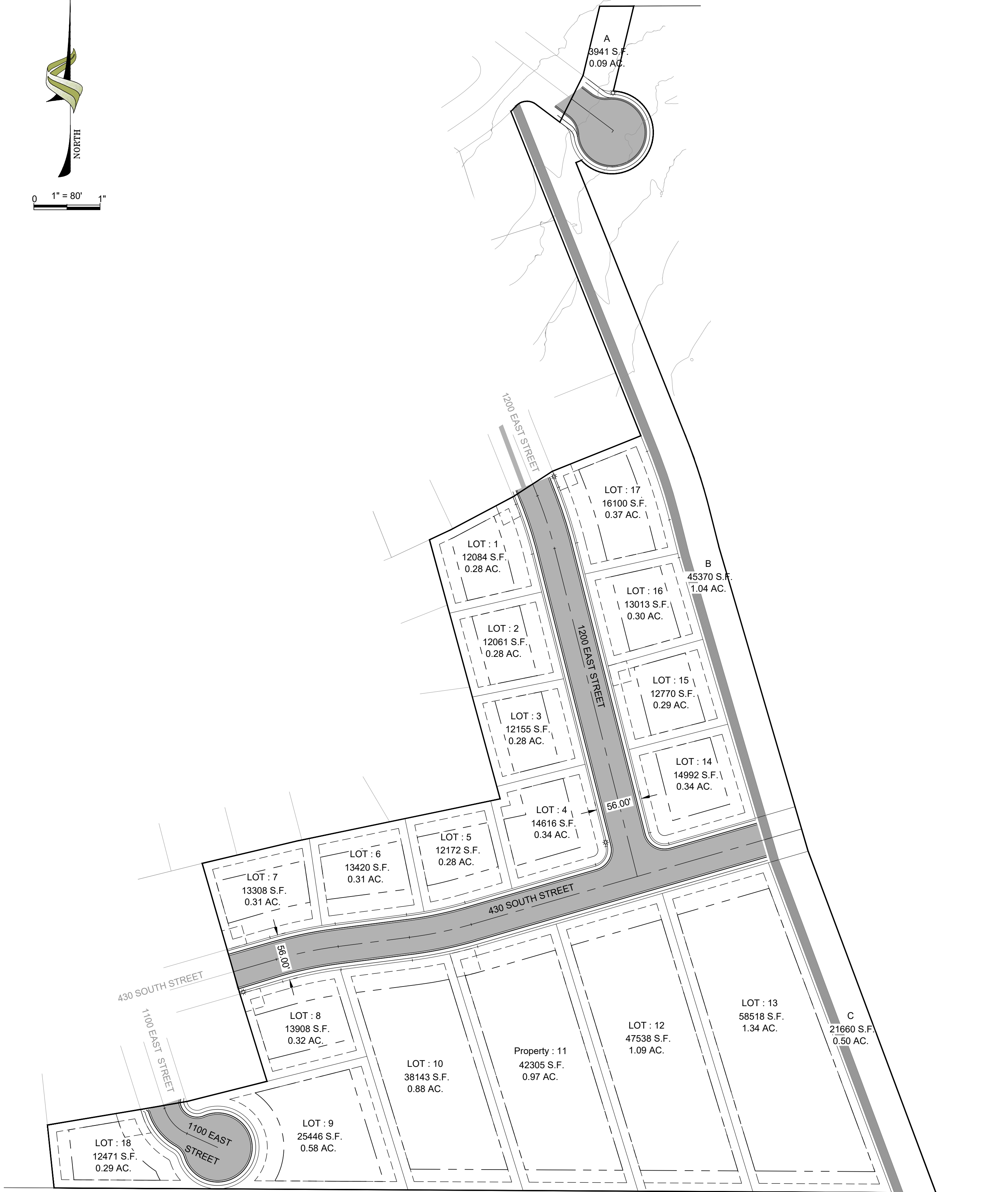
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



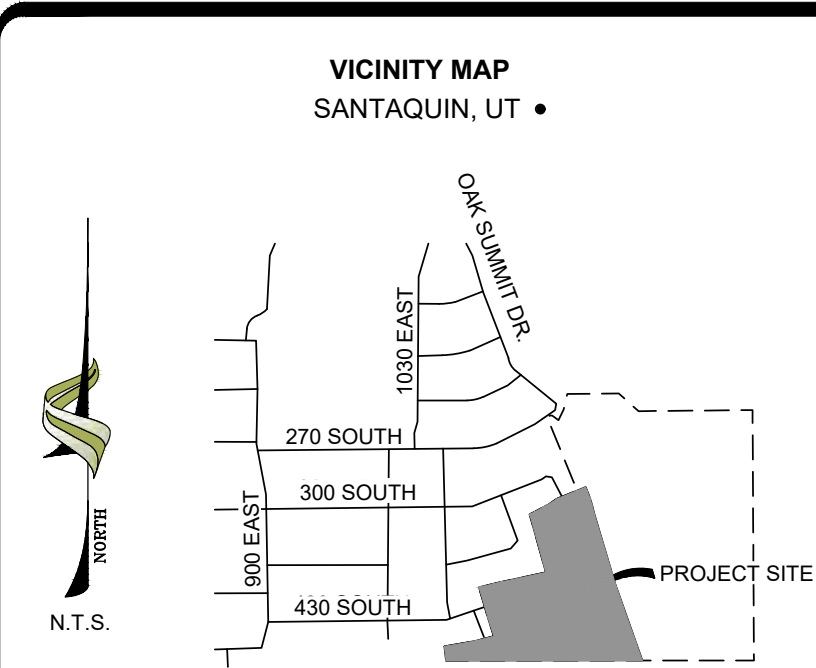
SHEET INDEX

| | |
|----------|-----------------------------------|
| SHEET 1 | COVER SHEET |
| 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 |
| SHEET 9 | OVERALL STORM DRAIN |
| SHEET 10 | SLOPE MAP |
| SHEET 11 | CONSTRUCTION TRAFFIC MAP |
| SHEET 12 | OVERALL GRADING PLAN |
| SHEET 13 | PLAN AND PROFILE (DEFER TO FINAL) |
| SHEET 14 | PLAN AND PROFILE (DEFER TO FINAL) |
| SHEET 15 | PLAN AND PROFILE (DEFER TO FINAL) |
| SHEET 16 | PLAN AND PROFILE (DEFER TO FINAL) |
| SHEET 17 | DETAIL SHEET |
| SHEET 18 | DETAIL SHEET |
| SHEET 19 | DETAIL SHEET |

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-16) WILL BE PROVIDED AT FINAL SUBMISSION



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



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 |

WARNING

CALL BLUE STAKES



REVISIONS

| | |
|-----------|----------|
| 1. | |
| | |
| | |
| | |
| | |
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | 20SM4196 |

SCALES

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

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

SCENIC RIDGE
COVER SHEET

PLAN SET:

PRELIM

SHEET

1

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

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

6" 6"
6" 6" (C)

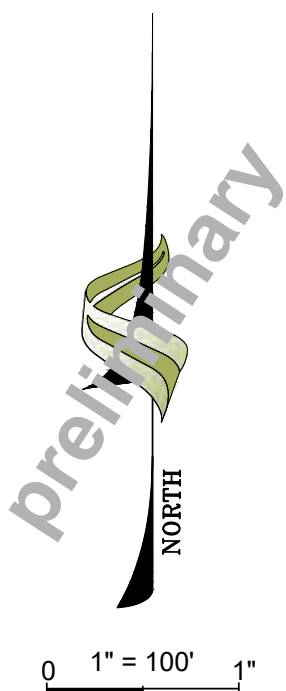
6" 6"
6" 6" (B)

6" 6"
6" 6" (B)

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
S 1/4 COR SECTION 6,
T10S, R2E, SLB&M

| STATE PLANE COORDINATES (GROUND) | | |
|----------------------------------|-------------|-------------|
| LETTER / ITEM | NORTHING | EASTING |
| (A) SW COR SEC 6 | 7157331.487 | 1565531.199 |
| (B) S 1/4 COR SEC 6 | 7157316.552 | 1568203.696 |
| (C) CEN SEC 6 | 7159912.253 | 1568203.979 |
| (D) BOUNDARY CORNER (P.O.B.) | 7157325.788 | 1566549.570 |
| (E) BOUNDARY CORNER | 7157401.853 | 1566541.578 |
| (F) BOUNDARY CORNER | 7157420.661 | 1566654.249 |
| (G) BOUNDARY CORNER | 7157430.243 | 1566709.951 |
| (H) BOUNDARY CORNER | 7157454.584 | 1566806.943 |
| (I) BOUNDARY CORNER | 7157560.152 | 1566774.231 |
| (J) BOUNDARY CORNER | 7157613.952 | 1566758.690 |
| (K) BOUNDARY CORNER | 7157718.057 | 1566728.613 |
| (L) BOUNDARY CORNER | 7157745.511 | 1566845.210 |
| (M) BOUNDARY CORNER | 7157795.944 | 1567088.692 |
| (N) BOUNDARY CORNER | 7158109.144 | 1567003.380 |
| (O) BOUNDARY CORNER | 7158120.690 | 1567028.092 |
| (P) BOUNDARY CORNER | 7158160.958 | 1567104.150 |
| (Q) BOUNDARY CORNER | 7158191.957 | 1567152.055 |
| (R) BOUNDARY CORNER | 7158234.728 | 1567258.806 |
| (S) BOUNDARY CORNER | 7158626.632 | 1567101.786 |
| (T) BOUNDARY CORNER | 7158632.815 | 1567107.516 |
| (U) BOUNDARY CORNER | 7158633.017 | 1567107.696 |
| (V) BOUNDARY CORNER | 7158635.411 | 1567131.941 |
| (W) BOUNDARY CORNER | 7158613.673 | 1567160.837 |
| (X) BOUNDARY CORNER | 7158670.129 | 1567188.930 |
| (Y) BOUNDARY CORNER | 7158753.853 | 1567209.101 |
| (Z) BOUNDARY CORNER | 7158754.015 | 1567250.284 |
| (AA) BOUNDARY CORNER | 7158651.288 | 1567225.539 |
| (BB) BOUNDARY CORNER | 7158567.581 | 1567186.931 |
| (CC) BOUNDARY CORNER | 7158564.950 | 1567180.363 |
| (DD) BOUNDARY CORNER | 7158253.361 | 1567305.204 |
| (EE) BOUNDARY CORNER | 7158234.560 | 1567312.772 |
| (FF) BOUNDARY CORNER | 7158145.367 | 1567341.827 |
| (GG) BOUNDARY CORNER | 7158100.719 | 1567353.092 |
| (HH) BOUNDARY CORNER | 7157734.598 | 1567460.353 |
| (II) BOUNDARY CORNER | 7157319.832 | 1567615.418 |

GROUND SCALE FACTOR: 1.00032797511374



| Line Table | | |
|------------|---------|-------------|
| Line # | Length | Direction |
| L100 | 76.48 | N05°59'52"W |
| L101 | 114.23 | N80°31'23"E |
| L102 | 56.52 | N80°14'20"E |
| L103 | 100.00 | N75°54'45"E |
| L104 | 110.52 | N17°12'59"W |
| L105 | 56.00 | N16°06'43"W |
| L106 | 108.36 | N16°06'53"W |
| L107 | 119.79 | N76°45'02"E |
| L108 | 248.65 | N78°17'52"E |
| L109 | 324.61 | N15°14'13"W |
| L110 | 27.28 | N64°57'27"E |
| L111 | 86.06 | N62°06'06"E |
| L112 | 57.06 | N57°05'35"E |
| L113 | 115.00 | N68°09'58"E |
| L114 | 422.19 | N21°50'02"W |
| L115 | 0.27 | N41°45'56"E |
| L116 | 36.16 | S53°02'45"E |
| L117 | 63.06 | N26°27'21"E |
| L118 | 86.12 | N13°32'43"E |
| L119 | 41.18 | N89°46'31"E |
| L120 | 105.67 | S13°32'43"W |
| L121 | 7.08 | S68°09'58"W |
| L122 | 335.67 | S21°50'02"E |
| L123 | 20.27 | S21°55'30"E |
| L124 | 46.05 | S14°09'41"E |
| L125 | 381.51 | S16°19'43"E |
| L126 | 442.80 | S20°29'56"E |
| L127 | 1065.86 | N89°40'47"W |

| Curve Table | | | | | |
|-------------|--------|---------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C100 | 8.43 | 1763.98 | 0°16'26" | N42°49'31"E | 8.43 |
| C101 | 26.76 | 18.00 | 85°10'47" | N84°21'35"E | 24.36 |
| C102 | 196.89 | 50.00 | 225°37'06" | S24°45'31"W | 92.18 |
| C103 | 93.88 | 692.82 | 7°45'49" | S18°02'36"E | 93.81 |

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 A POINT ON THE QUARTER SECTION LINE ALSO BEING THE SOUTHEAST CORNER OF LOT 35, OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1018.39 FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE 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 (7) COURSES: (1) NORTH 05°59'52" WEST 76.48 FEET; (2) NORTH 80°31'23" EAST 114.23 FEET TO THE WESTERLY LINE OF 1100 EAST STREET; (3) NORTH 80°14'20" EAST 56.52 FEET TO THE EASTERLY LINE OF 1100 EAST STREET; (4) NORTH 75°54'45" EAST 100.00 FEET; (5) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET; (6) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (7) 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 78°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 248.65 FEET; AND (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' THE FOLLOWING FIVE (5) 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 280.78 FEET TO THE SOUTHEAST CORNER OF LOT 85; OAK SUMMIT PLAT 'E' (ENTRY #12871, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG SAID EASTERLY, WESTERLY AND SOUTHERLY LINES THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 21°50'02" WEST 141.41 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET AND THE BEGINNING OF A NON-TANGENT CURVE; (2) NORTHEASTERLY ALONG THE ARC OF A 1763.98 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 8.43 FEET (CENTRAL ANGLE EQUALS 0°16'26" AND LONG CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET) TO A POINT OF TANGENCY; (3) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (4) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.76 FEET (CENTRAL ANGLE EQUALS 85°10'47" AND LONG CHORD BEARS NORTH 84°21'35" EAST 24.36 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; (5) SOUTH 53°02'45" EAST 36.16 FEET; (6) NORTH 26°27'21" EAST 63.06 FEET; (7) NORTH 13°32'43" EAST 86.12 FEET; AND (8) NORTH 89°46'31" EAST 41.18 FEET; THENCE SOUTH 13°32'43" WEST 105.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 196.89 FEET (CENTRAL ANGLE EQUALS 225°37'06" AND LONG CHORD BEARS SOUTH 24°45'31" WEST 92.18 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 68°09'58" WEST 7.08 FEET; THENCE SOUTH 21°50'02" EAST 335.67 FEET; THENCE SOUTH 21°55'30" EAST 20.27 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 692.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.88 FEET (CENTRAL ANGLE EQUALS 7°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 93.81 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14°09'41" EAST 46.05 FEET; THENCE SOUTH 16°19'43" EAST 381.51 FEET; THENCE SOUTH 20°29'56" EAST 442.80 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°40'47" WEST 1065.86 FEET ALONG SAID QUARTER SECTION TO THE POINT OF BEGINNING.

CONTAINS 540,765 SQ. FT. OR 12.41 ACRES, +/-

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2021 BY THE _____ PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

UTILITY APPROVAL

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

ROCKY MOUNTAIN POWER: _____ DATE: _____
CETRACOM: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

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 _____, 2021
DOMINION ENERGY
BY: _____
TITLE: _____

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 PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2021, A.D.

BY: _____ DATE _____
X - TITLE
CENTRAL BANK

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____, 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 _____, UTAH

STATE OF UTAH } S.S.
COUNTY OF _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

(NOTARY STAMP)

GENERAL PLAT NOTES

- 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.
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER _____, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS:
FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 FEET.
SIDE YARD - 10.0 FEET.
REAR YARD - 25.0 FEET.
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS CENTRAL BANK, PER WARRANTY DEED, ENTRY NUMBER 14417-2016, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32.040.0042, 32.040.0045 AND 32.040.0047.

SURVEYOR'S CERTIFICATE

I, 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 _____, 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

DATE

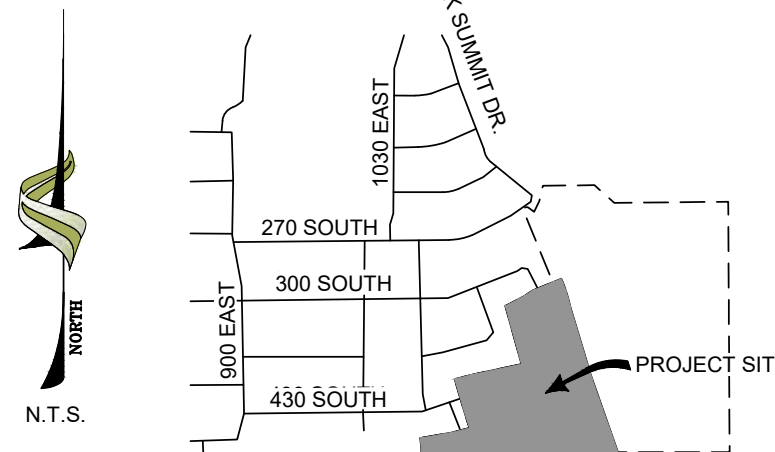
PROPERTY OWNER
CENTRAL BANK
95 N. UNIVERSITY AVENUE
PROVO, UTAH, 84601
PROPERTY DEVELOPER
BASTIAN HOMES, LLC
1184 S. 1150 W.
PAYSON, UTAH, 84651

DRAWING DATES / REVISIONS
ORIGINAL PRELIMINARY 04/05/2021

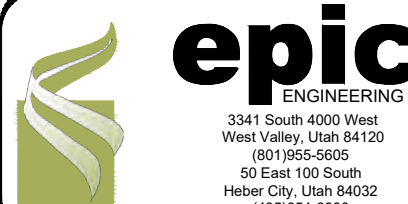
LEGEND
SECTION CORNER (FOUND)
SECTION LINE
BOUNDARY LINE
PARCEL LINE
SET MONUMENT (AS NOTED)
FOUND MONUMENT
CHAIN LINK FENCE
WIRE FENCE
EDGE OF ASPHALT

VICINITY MAP

SANTAQUIN, UT •



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



PROJECT #: 20SM4196
DATE: 11/01/2021
SHEET NO: 1 OF 3

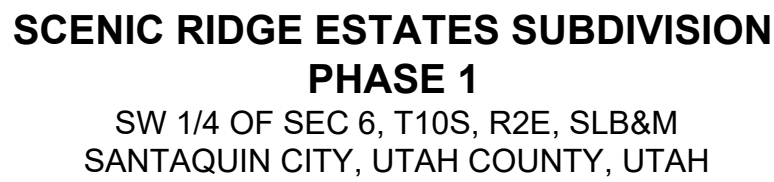
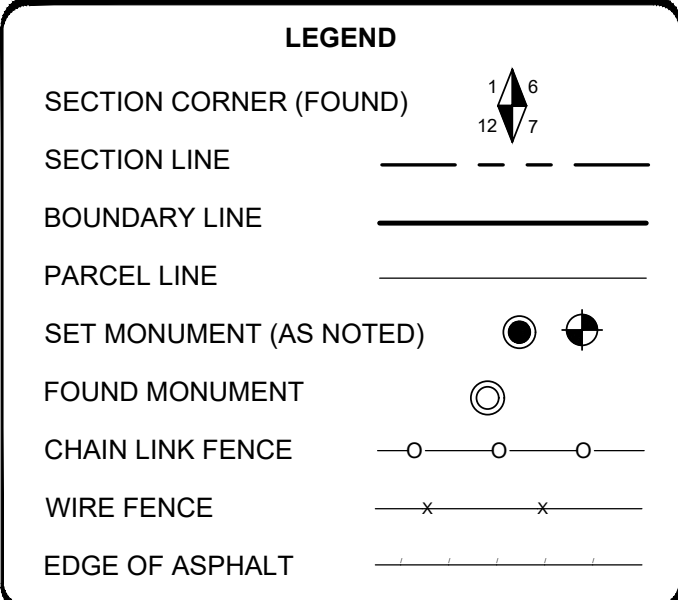
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

0 1" = 60' 1"



NORTH

preliminary

OAK SUMMIT PLAT 'B'
(ENTRY NO. 11320)



| | |
|---------------|------------------|
| CITY ENGINEER | CLERK - RECORDER |
| (SEAL) | (SEAL) |

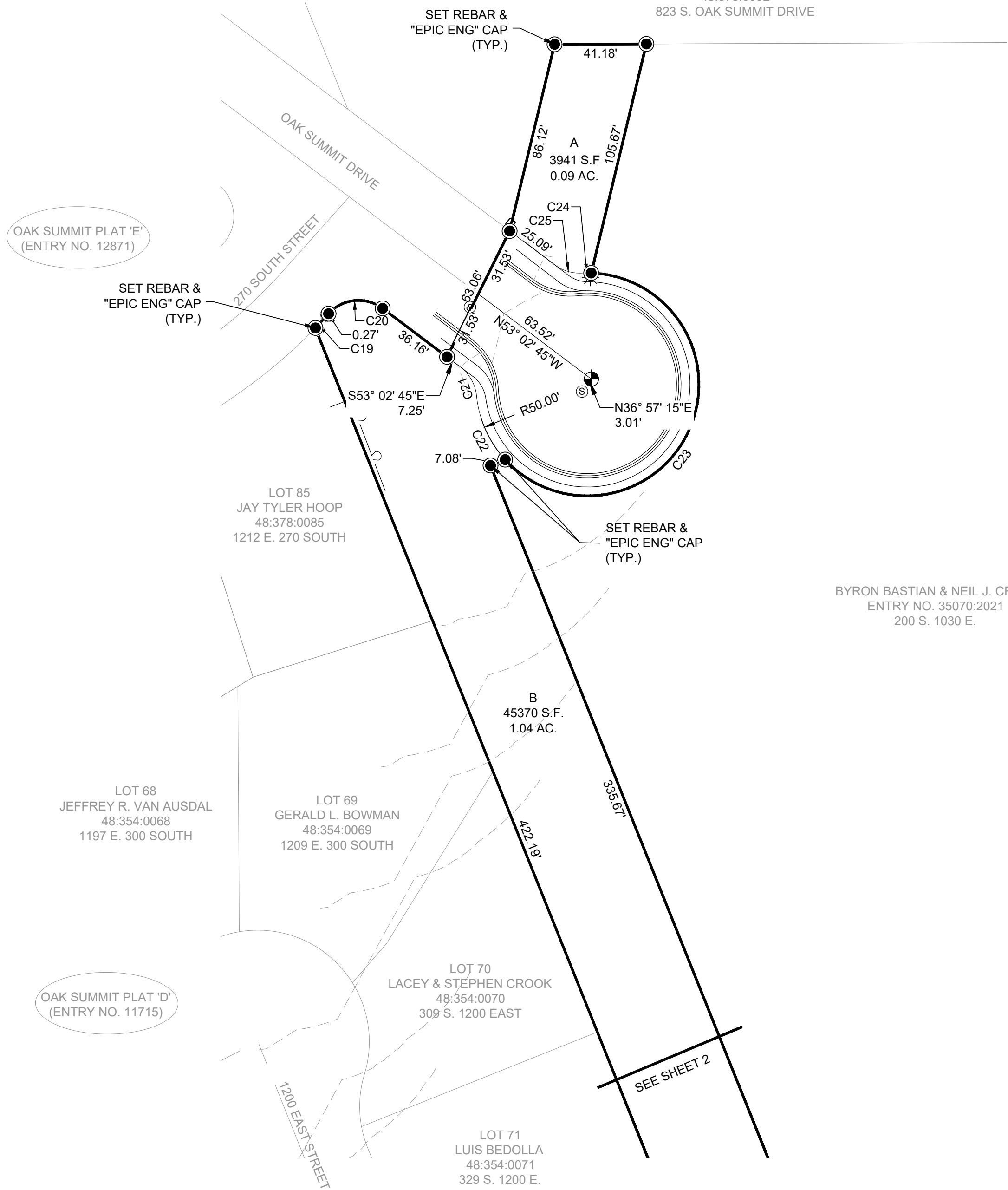
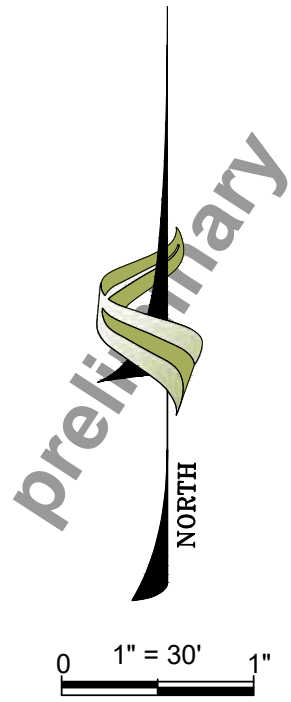
| | | | |
|---|---|----------------------------|-------------------------------|
|  <p>3341 South 4000 West West Valley City, Utah 84120 (801)555-5505 50 East 100 South Heber City, Utah 84032 (435)654-6600</p> |  | | PROJECT #: 20SM4196 |
| | DRAWN: JF | DATE: 11/01/2021 | |
| CHECKED: TG | CHECKED: TG | SHEET NO: 2 OF 3 | |

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 118.39 | S16°19'43"E |
| L2 | 46.99 | N14°09'41"W |
| L3 | 20.31 | S21°55'30"E |
| L200 | 53.89 | N73°53'17"E |
| L201 | 15.35 | S21°50'02"E |
| L202 | 3.61 | S17°31'48"E |
| L203 | 40.79 | S65°36'13"E |

| Curve Table | | | | | |
|-------------|--------|---------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 63.21 | 472.00 | 7°40'21" | N17°59'52"W | 63.16 |
| C2 | 27.66 | 18.00 | 88°02'41" | N29°51'39"E | 25.02 |
| C3 | 50.60 | 472.00 | 6°08'33" | N76°57'16"E | 50.58 |
| C4 | 21.56 | 472.00 | 2°37'00" | N81°20'02"E | 21.55 |
| C5 | 16.22 | 528.00 | 1°45'35" | N81°45'45"E | 16.22 |
| C6 | 64.46 | 528.00 | 6°59'40" | N77°23'07"E | 64.42 |
| C7 | 71.11 | 472.00 | 8°37'54" | S78°12'14"W | 71.04 |
| C8 | 1.01 | 472.00 | 0°07'21" | S82°34'52"W | 1.01 |
| C9 | 45.84 | 528.00 | 4°58'28" | S80°09'19"W | 45.83 |
| C10 | 34.88 | 528.00 | 3°47'05" | S75°46'32"W | 34.87 |
| C11 | 28.89 | 18.00 | 91°57'19" | S60°08'21"E | 25.89 |
| C12 | 70.71 | 528.00 | 7°40'21" | S17°59'52"E | 70.65 |
| C13 | 87.10 | 642.82 | 7°45'49" | S18°02'36"E | 87.04 |
| C18 | 93.88 | 692.82 | 7°45'49" | S18°02'36"E | 93.81 |
| C19 | 8.43 | 1763.98 | 0°16'26" | N42°49'31"E | 8.43 |
| C20 | 26.76 | 18.00 | 85°10'47" | N84°21'35"E | 24.36 |
| C21 | 15.61 | 19.00 | 47°03'59" | S29°30'46"E | 15.17 |
| C22 | 31.81 | 50.00 | 36°27'10" | S24°12'21"E | 31.28 |
| C23 | 196.89 | 50.00 | 225°37'06" | S24°45'31"W | 92.18 |
| C24 | 4.19 | 50.00 | 4°48'14" | N89°32'52"E | 4.19 |
| C25 | 13.20 | 19.00 | 39°48'30" | S72°57'00"E | 12.94 |
| C26 | 20.93 | 12.50 | 95°56'55" | N65°28'17"W | 18.57 |
| C27 | 177.06 | 50.00 | 202°53'36" | N11°59'30"W | 98.01 |
| C28 | 63.04 | 50.00 | 72°14'06" | S52°41'50"E | 58.94 |
| C29 | 11.49 | 15.00 | 43°54'15" | S38°31'52"E | 11.21 |
| C30 | 58.49 | 78.00 | 42°57'55" | S39°00'48"E | 57.13 |
| C200 | 76.40 | 500.00 | 8°45'16" | N78°15'54"E | 76.32 |
| C201 | 76.44 | 500.00 | 8°45'33" | N78°15'46"E | 76.36 |
| C202 | 66.96 | 500.00 | 7°40'21" | S17°59'52"E | 66.91 |



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



500' 00' 22"W 2596.70'

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
S 1/4 COR SECTION 6,
T10S, R2E, SLB&M

LEGEND

SECTION CORNER (FOUND)

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (AS NOTED)

FOUND MONUMENT

CHAIN LINK FENCE

WIRE FENCE

EDGE OF ASPHALT

VICINITY MAP
SANTAQUIN, UT

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

epic
ENGINEERING
3344 South 4200 West
West Valley, Utah 84120
(801) 965-4900
50 East 100 South
Hobart City, Utah 84032
(435) 954-6800

0 1" = 60'

DRAWN: JF

CHECKED: TG

PROJECT #:
20SM4196

DATE:
11/01/2021

SHEET NO:
3 OF 3

N:\PROJECTS\SEAGLES WEST\DWGS\PHASE 1\PRELIM\2021\1012.DWG

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 2021 BY THE _____ PLANNING COMMISSION.

DIRECTOR - SECRETARY _____

CHAIRMAN, PLANNING COMMISSION _____

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



CONSTRUCTION NOTES

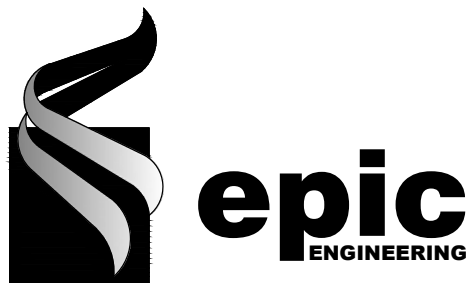
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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



REVISIONS

| | |
|-----------|----------|
| 1. | |
| | |
| | |
| | |
| | |
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | 20SM4196 |

SCALES

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

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

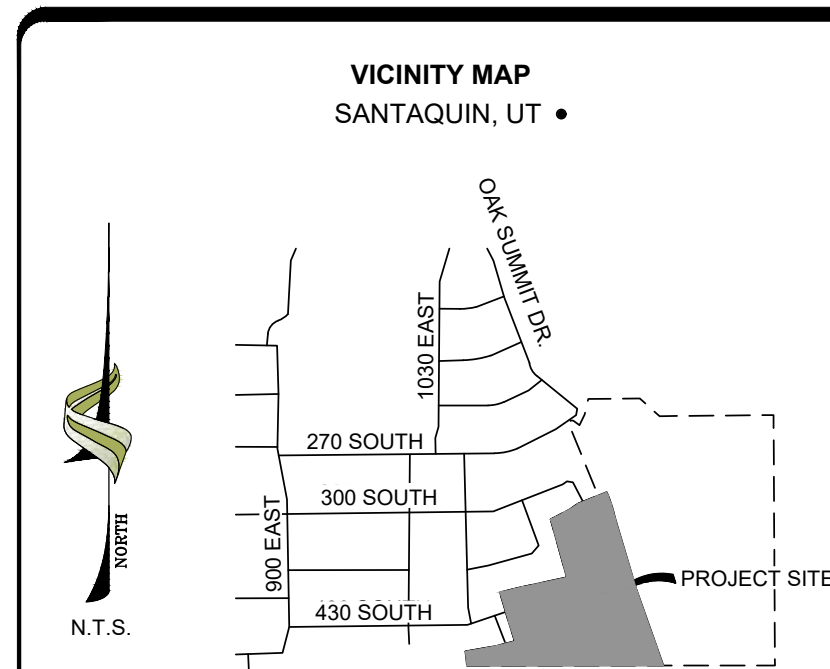
OVERALL AREA PLAN

PLAN SET:

PRELIM

SHEET

5

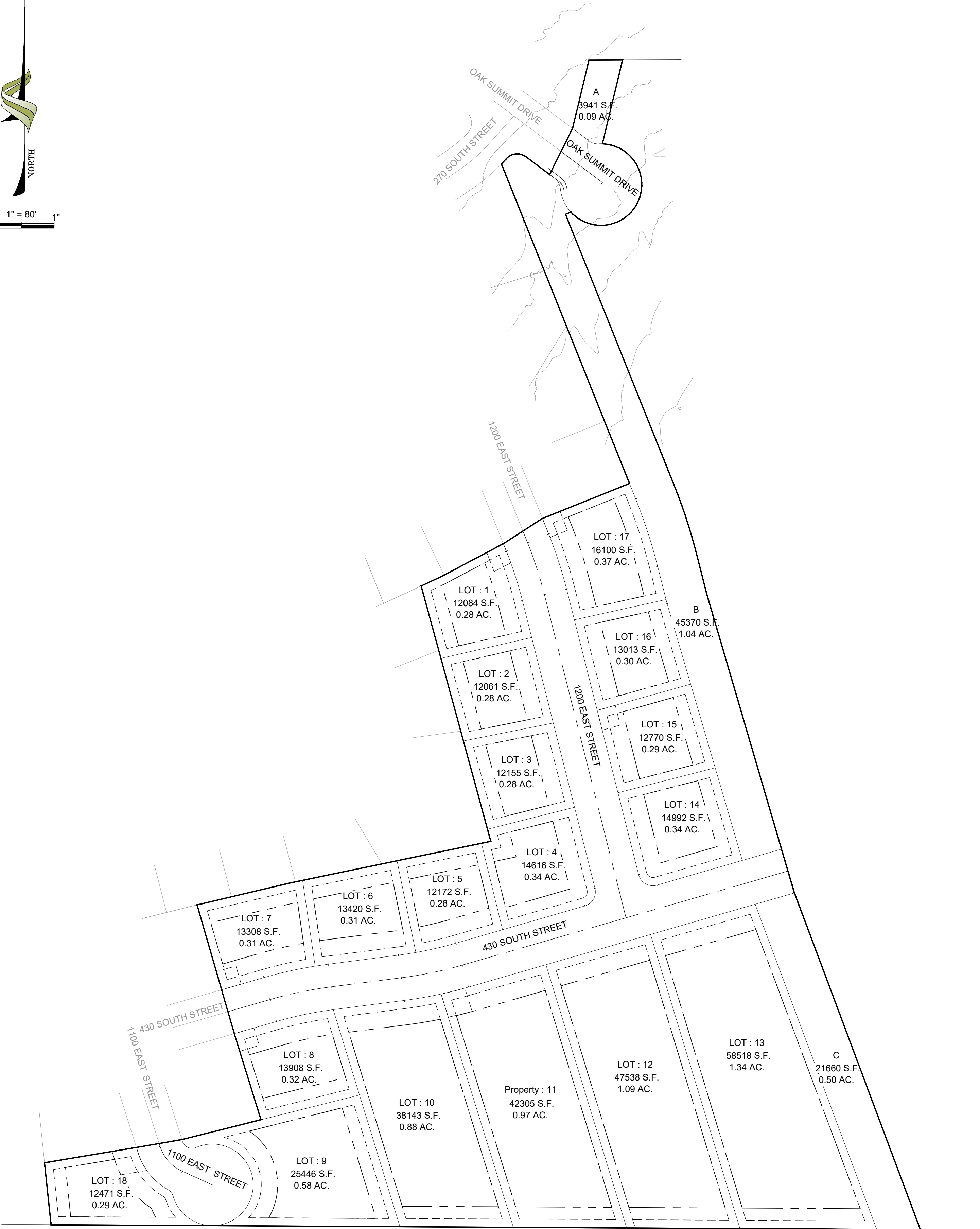


SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



| DENSITY TABLE | | |
|-----------------------------|--------------------------------|------|
| ZONE | R-12 | |
| LOTS | 18 RESIDENTIAL 3 OPEN SPACE | |
| TOTAL ACREAGE | 12.41 +/- | 100% |
| LOT ACREAGE | 8.87 +/- | 72% |
| STREET RIGHT-OF-WAY ACREAGE | 1.91 +/- | 15% |
| OPEN SPACE ACREAGE | 1.63 +/- | 13% |



NOTE:
SEE SHEET 3 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION.

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

WARNING
CALL BLUE STAKES

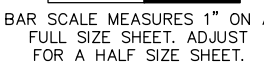


REVISIONS

| | |
|-----------|----------|
| 1. | |
| | |
| | |
| | |
| | |
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | 20SM4196 |

SCALES

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



PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

LOT LAYOUT

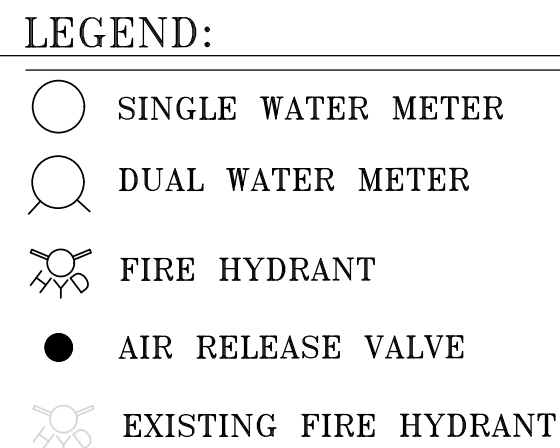
PLAN SET:

PRELIM














SHEET


6

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



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.

 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



| | |
|----------------|--|
| DATE: 11/01/21 | |
| DRAWN: JF | |
| DESIGNER: JF | |
| REVIEWED: JNS | |
| PROJECT # | |
| 20SM4196 | |

PROJECT NAME:

SCENIC RIDGE
PHASE 1

| | |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM | 7 |

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



LEGEND:
(SS) GRAVITY SEWER SERVICE LATERAL

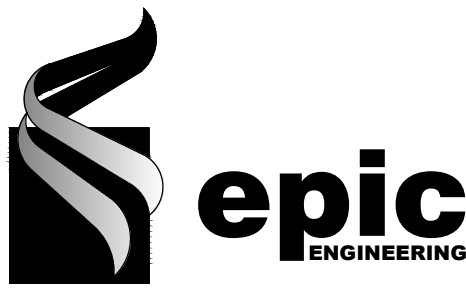
CONSTRUCTION NOTES

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



REVISIONS

| | |
|-----------|----------|
| 1. | |
| | |
| | |
| | |
| | |
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | 20SM4196 |

SCALES

| | |
|-------------------|--------|
| HORIZ: | 1"=60' |
| VERT: | N/A |
| (24" x 36" SHEET) | |

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

OVERALL
PROPOSED SEWER

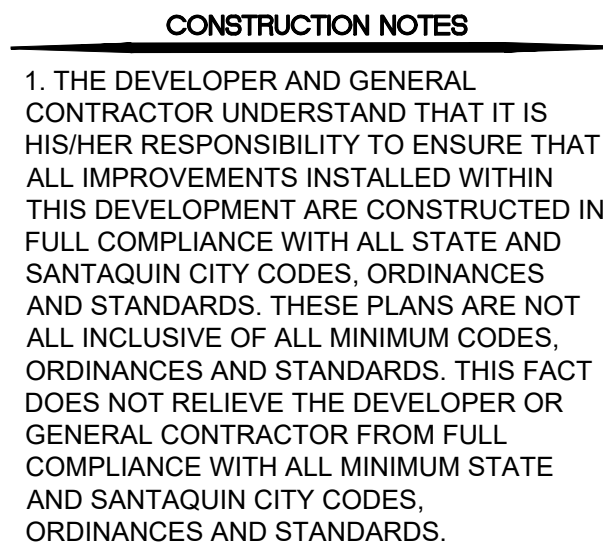
PLAN SET:

PRELIM

SHEET

8

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



NOTE:
UTILITIES FROM THE CUL DE
SAC TO BE DETERMINED AT
FINAL SUBMISSION.


| 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 |
| X | EXIST BARBED WIRE FENCE |

WARNING
CALL BLUE STAKES



| REVISIONS | |
|-----------|--|
| 1. | |
| | |
| | |
| | |
| | |

| | |
|-----------|----------|
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | |
| 20SM4196 | |

| SCALES | |
|--|--|
| <p>HORIZ: 1"=60'</p> <p>VERT: N/A</p> <p>(24" x 36") SHEET</p> |  <p>BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.</p> |

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

OVERALL
STORM DRAIN

| | |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM | 9 |

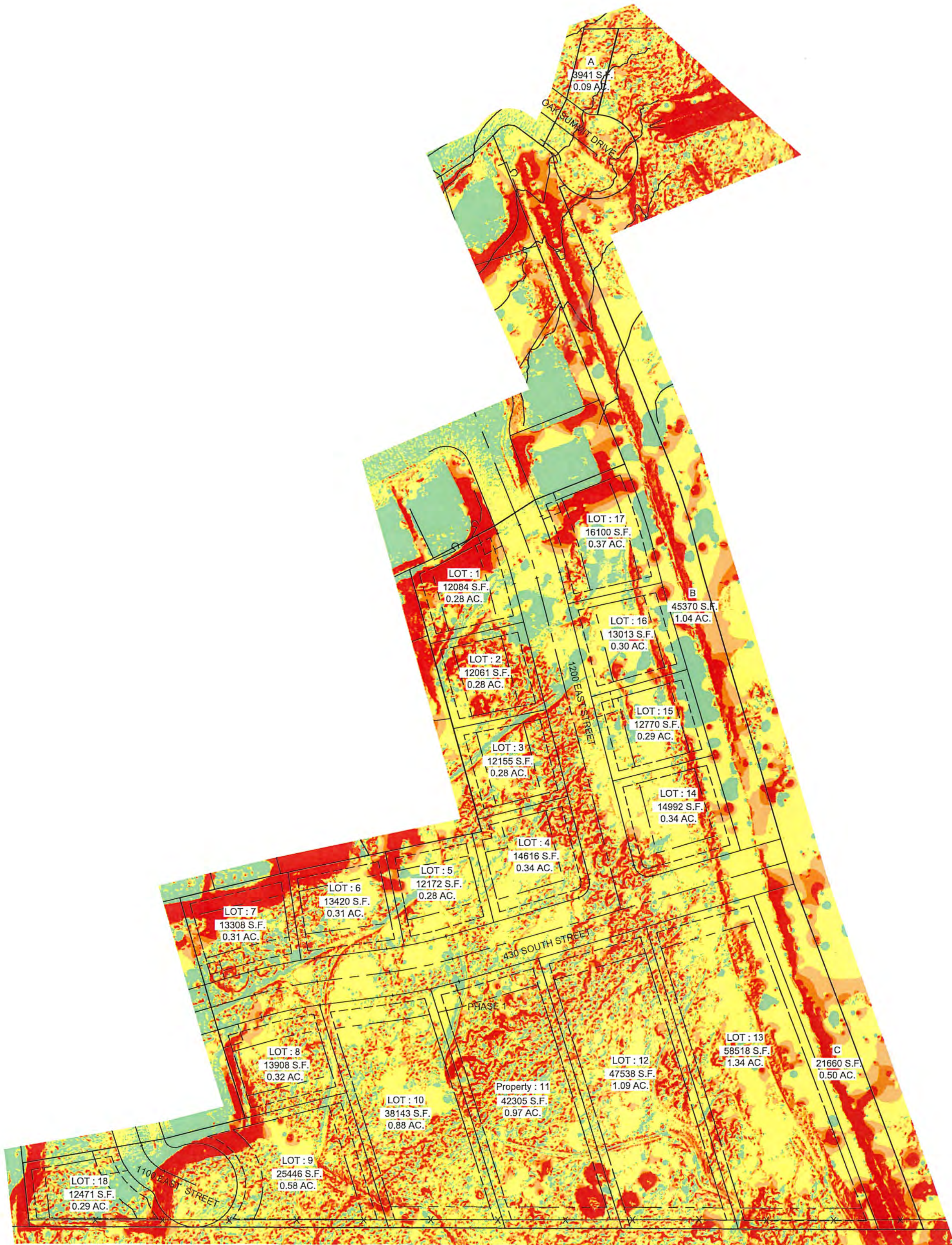
SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



SLOPE TABLE

| | |
|------------------|----------|
| 0% TO 10.00% | Green |
| 10.00% TO 20.00% | Yellow |
| 20.00% TO 25.00% | Orange |
| 25.00% TO 30.00% | Red |
| 30% + | Dark Red |



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 |
| X--- | EXIST BARBED WIRE FENCE |

WARNING
CALL BLUE STAKES



REVISIONS

| | |
|----|--|
| 1. | |
| | |
| | |
| | |
| | |

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

SCALES

| | |
|-------------------|---|
| HORIZ: 1"=60' | 0 1" |
| VERT: N/A | |
| (24" x 36" SHEET) | BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET. |

PROJECT NAME:
SCENIC RIDGE
PHASE 1

SHEET TITLE:
OVERALL
SLOPE MAP

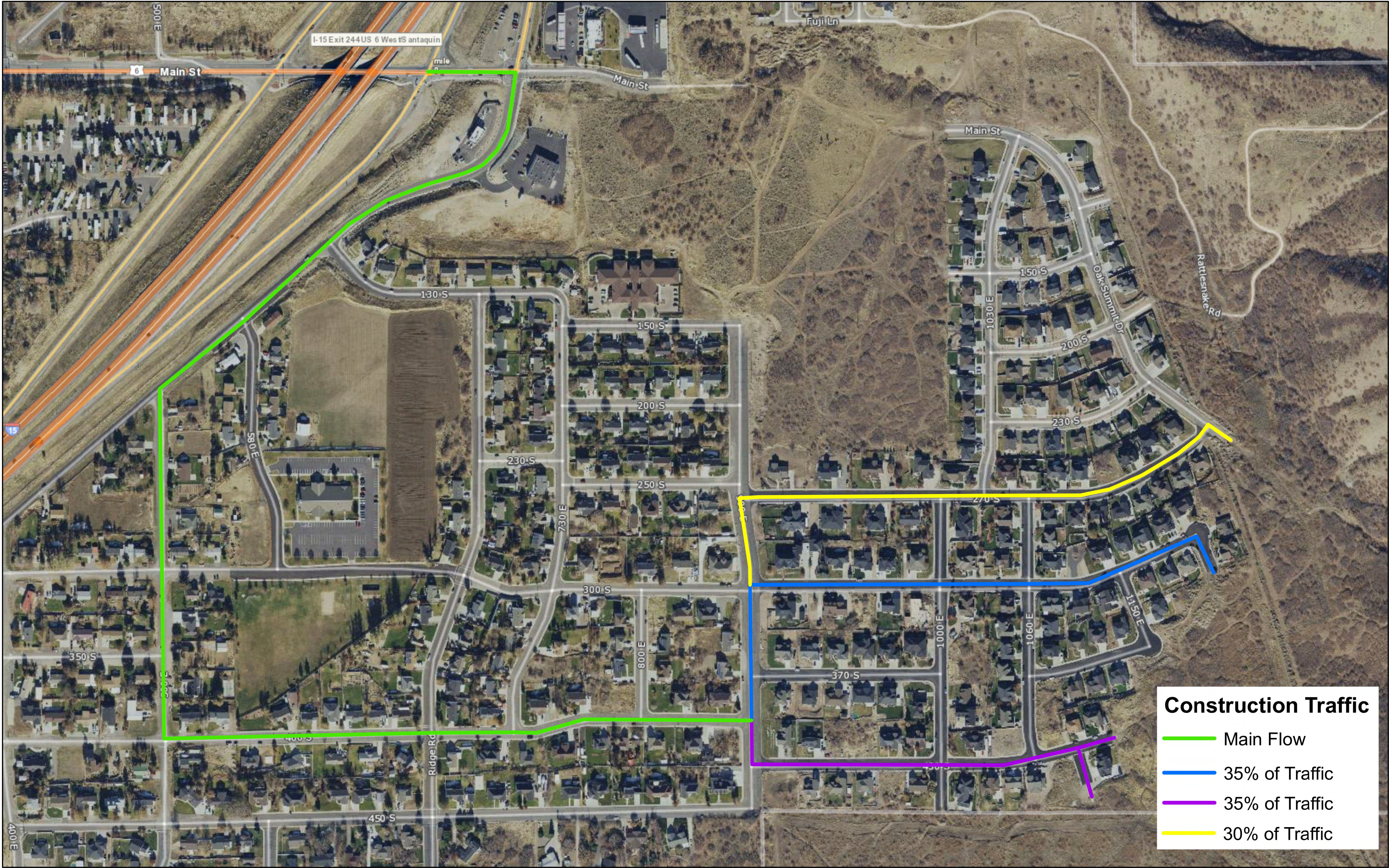
| | |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM | 10 |



NOT TO SCALE

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



Construction Traffic

- Main Flow
- 35% of Traffic
- 35% of Traffic
- 30% of Traffic

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



REVISIONS

| | |
|----|--|
| 1. | |
| | |
| | |
| | |

DATE: 11/01/21

DRAWN: JF

DESIGNER: JF

REVIEWED: JNS

PROJECT #

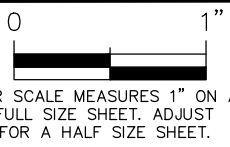
20SM4196

SCALES

HORIZ: N.T.S.

VERT: N/A

(24" x 36" SHEET)



PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

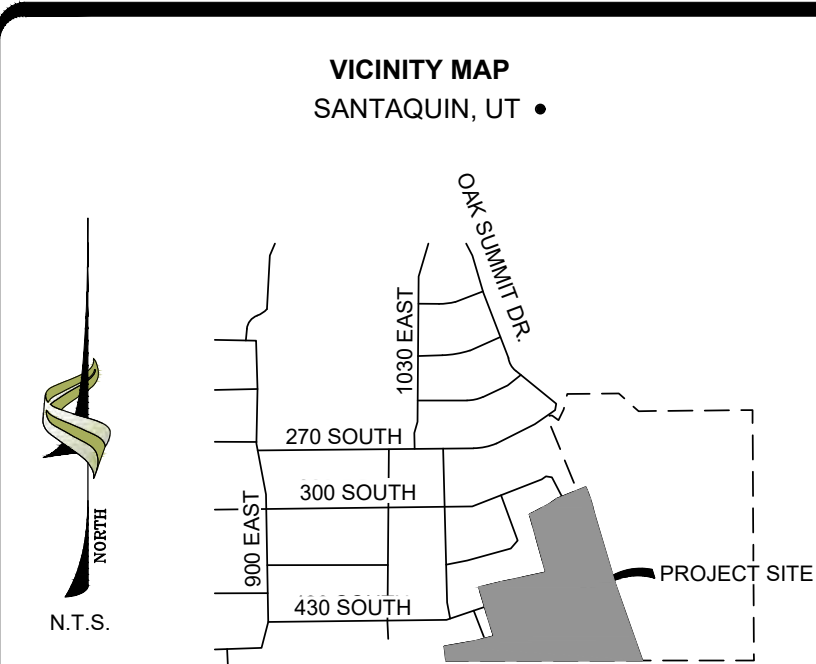
CONSTRUCTION
TRAFFIC MAP

PLAN SET:

PRELIM

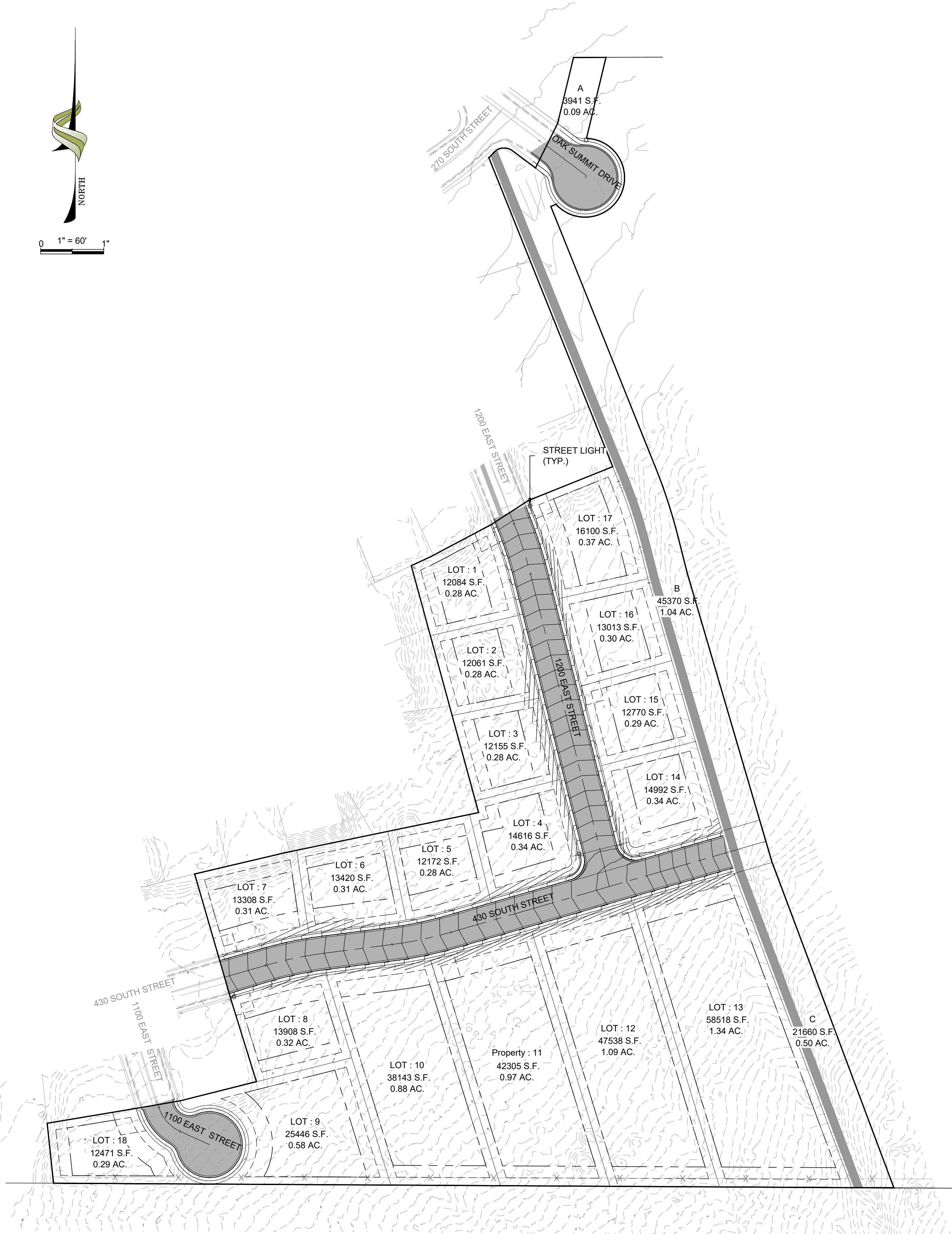
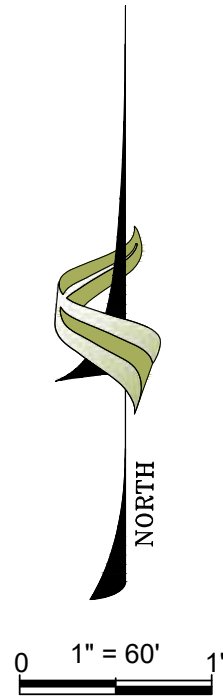
SHEET

11



SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



NOTE:
TRAIL AND OPEN SPACE IMPROVEMENTS TO
BE BONDED FOR COMPLETION AFTER
DEBRIS BASINS ARE CONSTRUCTED

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 |
| X | EXIST BARBED WIRE FENCE |

WARNING

CALL BLUE STAKES



REVISIONS

| | |
|----|--|
| 1. | |
| | |
| | |
| | |

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

SCALES

HORIZ: 1"=60'
VERT: N/A
(24" x 36" SHEET)

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

OVERALL
GRADING PLAN

PLAN SET:

PRELIM


SHEET

12



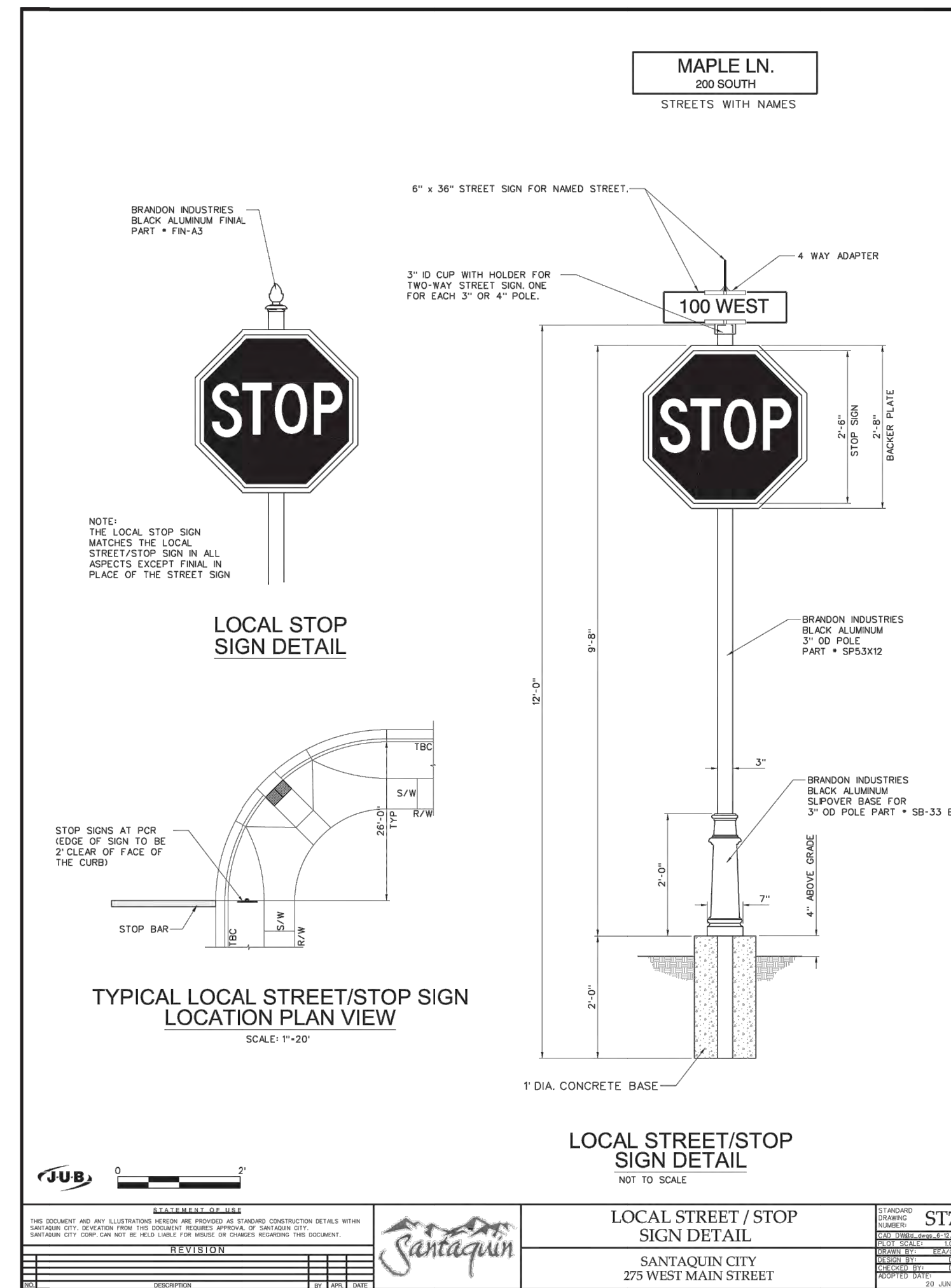
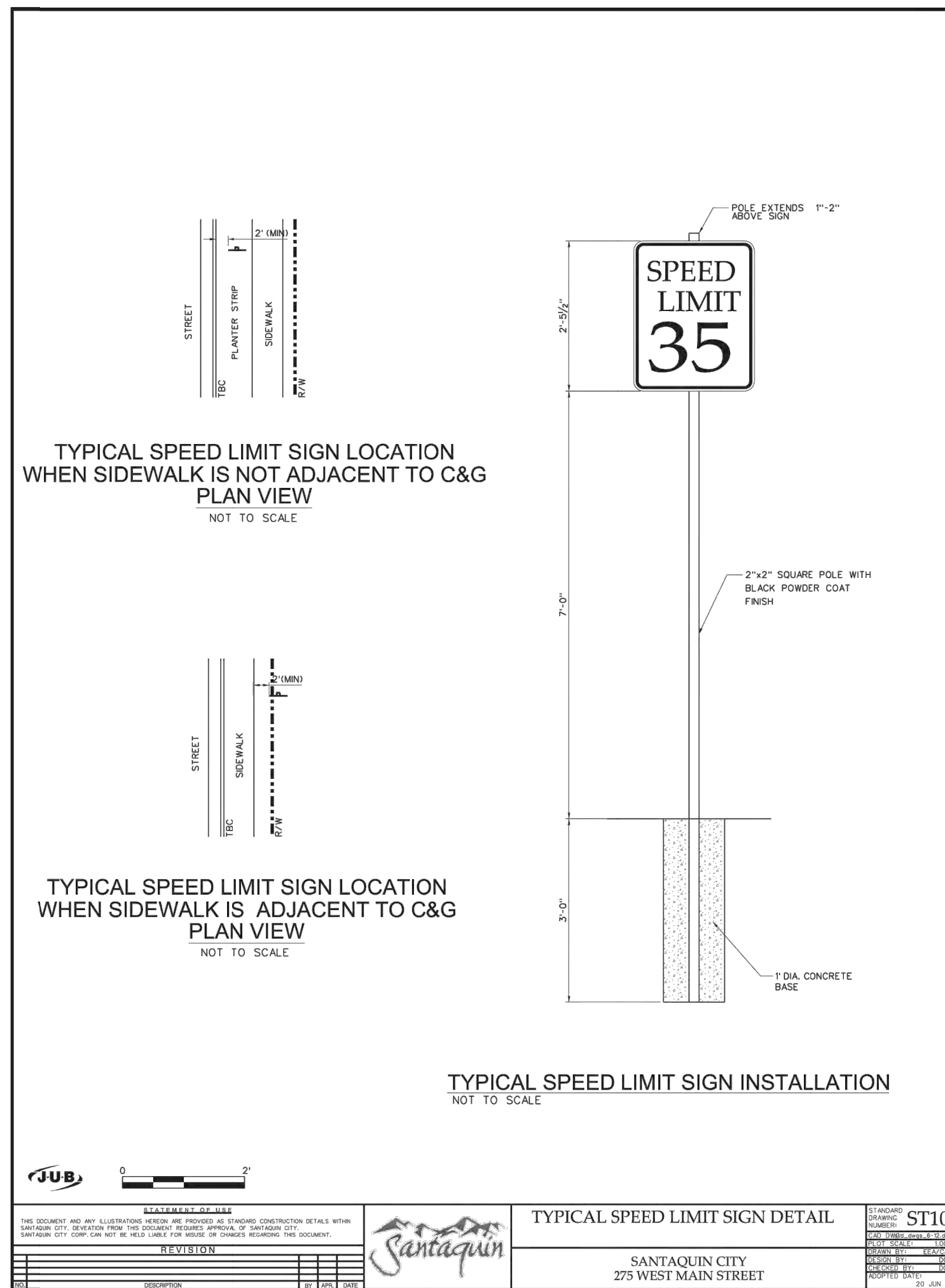
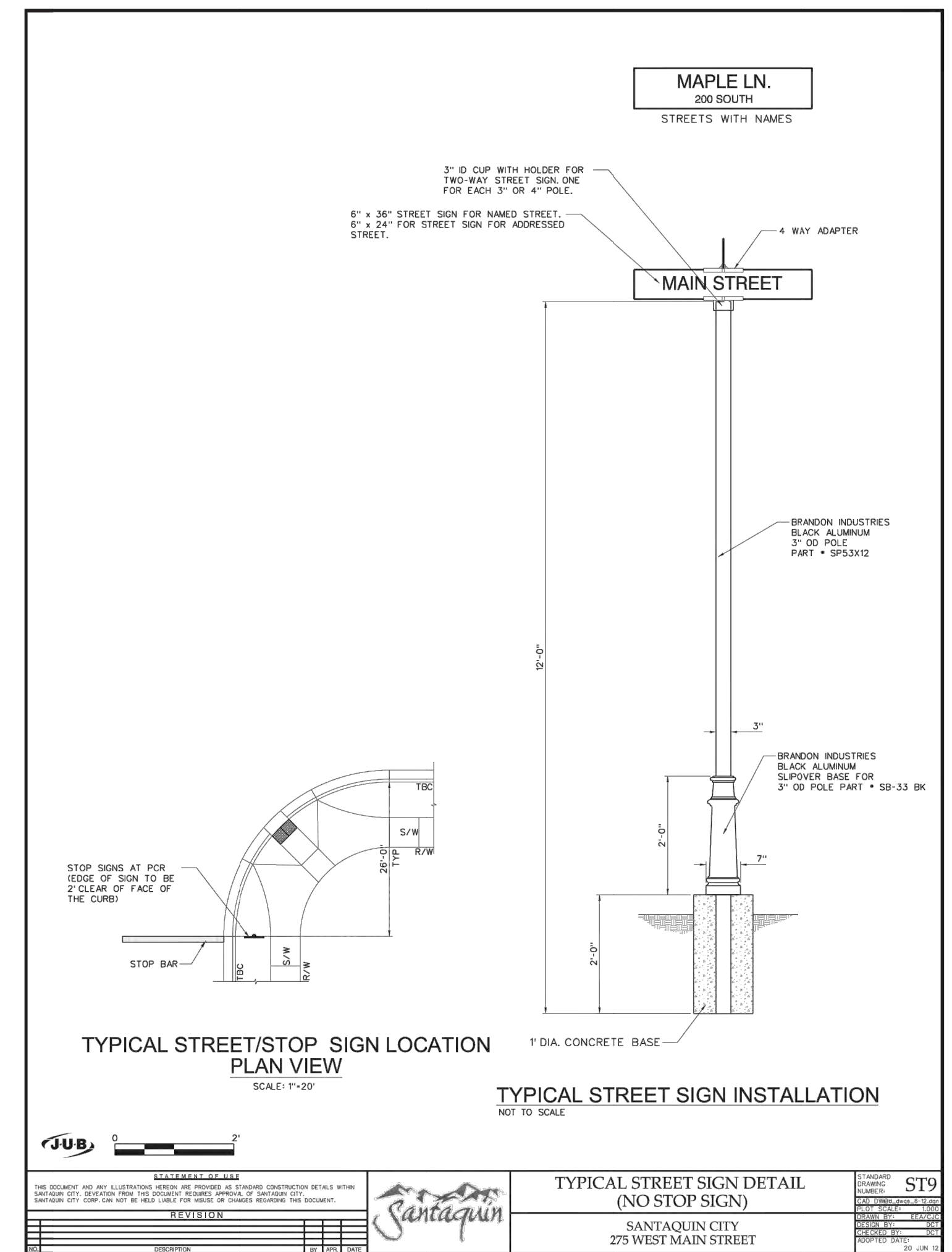
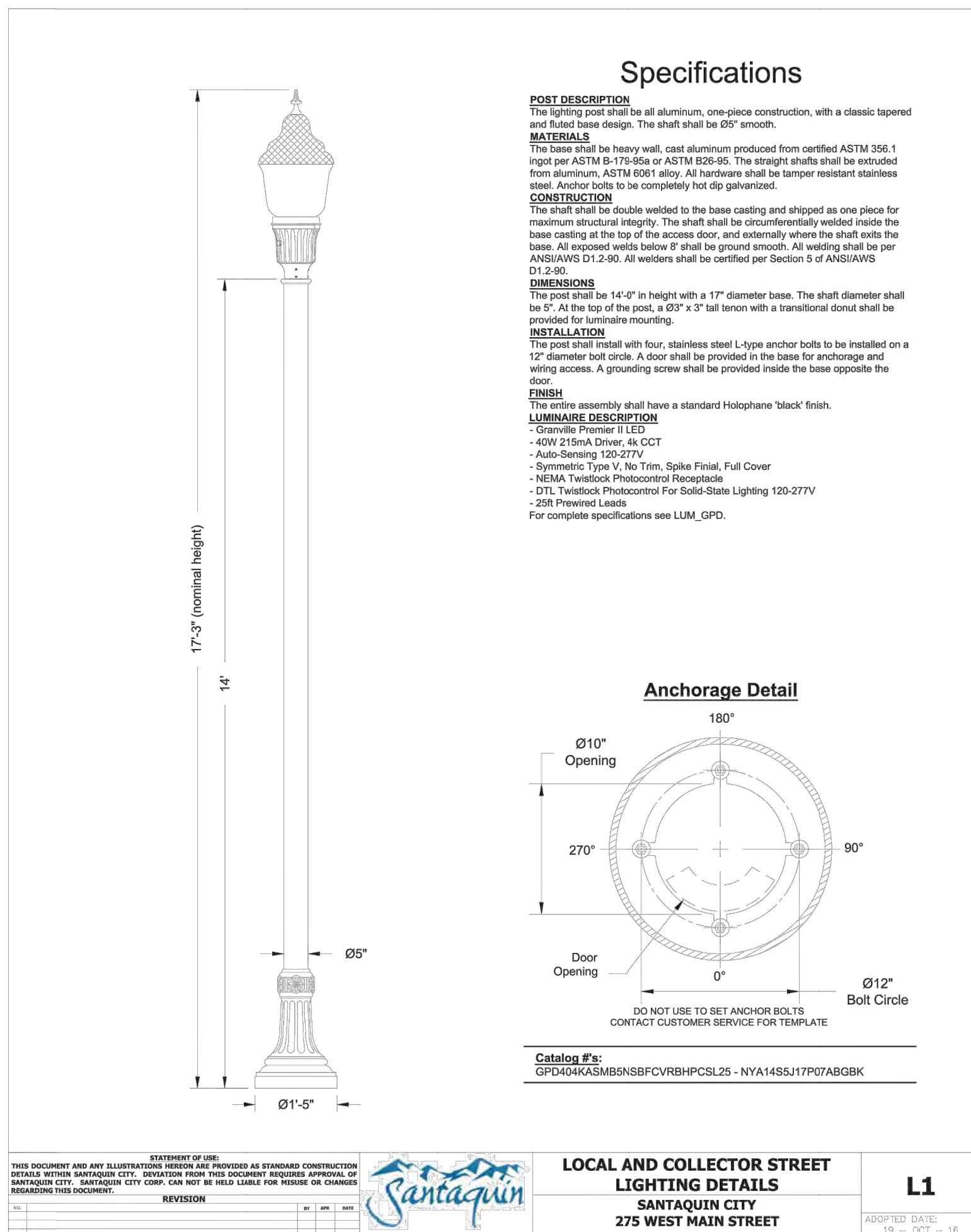
| LEGEND | |
|--------|-----------------------|
| ————— | EXIST EDGE OF ROAD |
| ————— | EXIST MAJOR CONTOUR |
| ————— | EXIST MINOR CONTOUR |
| ————— | EXIST DITCH FLOW LINE |
| ————— | NEW EDGE OF ROAD |
| ————— | NEW MAJOR CONTOUR |
| ————— | NEW MINOR CONTOUR |
| ————— | NEW DITCH FLOW LINE |
| —————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



| SCALES | |
|--|---|
| <p>HORIZ: 1"=80'</p> <p>VERT: N/A</p> <p>(24" x 36" SHEET)</p> | <div style="text-align: center;">  <p>0 1"</p> </div> <p>BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.</p> |

| | |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM | 17 |





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

REVISIONS

| | |
|-----------|----------|
| 1. | |
| DATE: | 11/01/21 |
| DRAWN: | JF |
| DESIGNER: | JF |
| REVIEWED: | JNS |
| PROJECT # | 20SM4196 |

SCALES

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

PROJECT NAME:

SCENIC RIDGE
PHASE 1

SHEET TITLE:

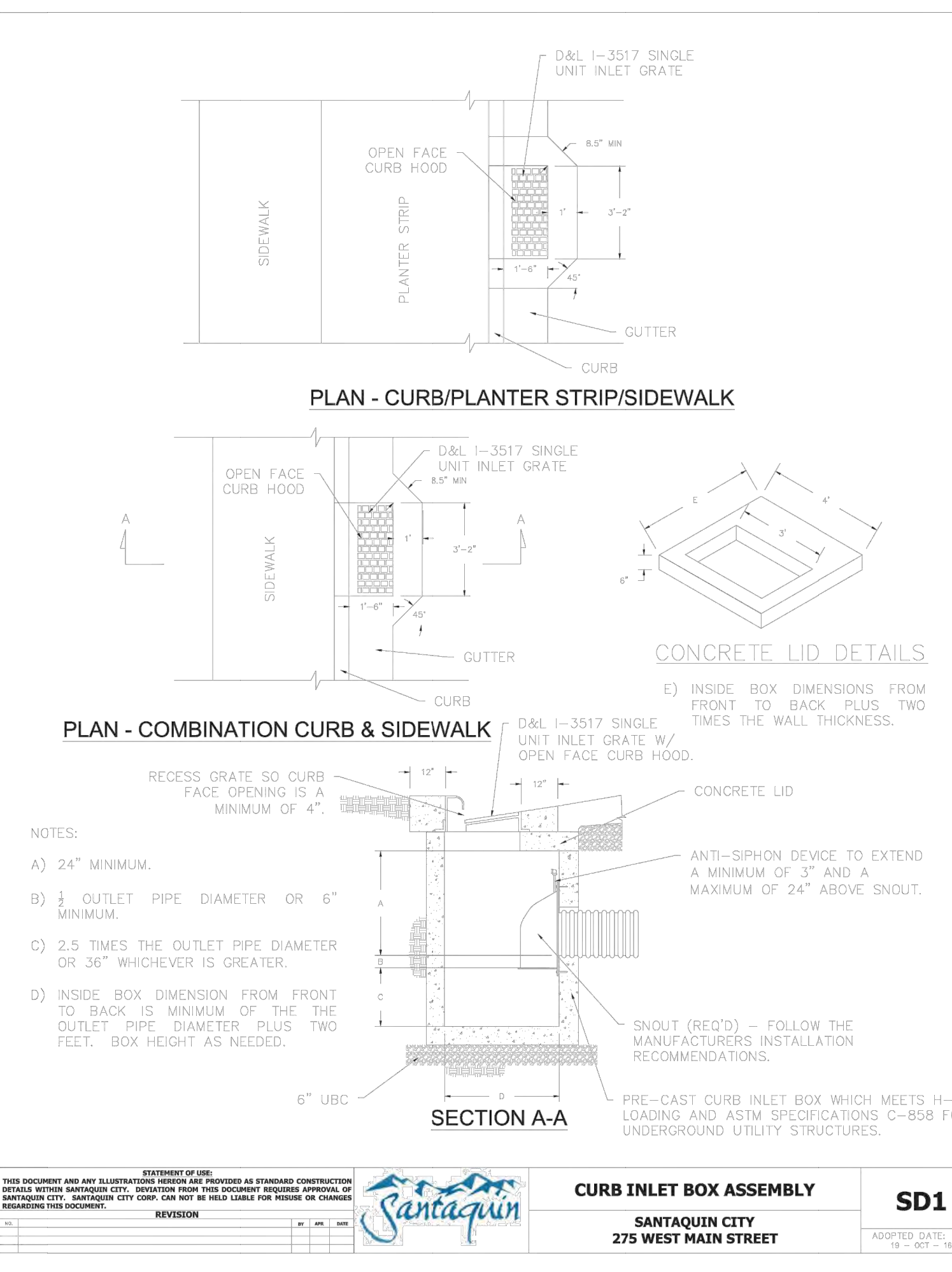
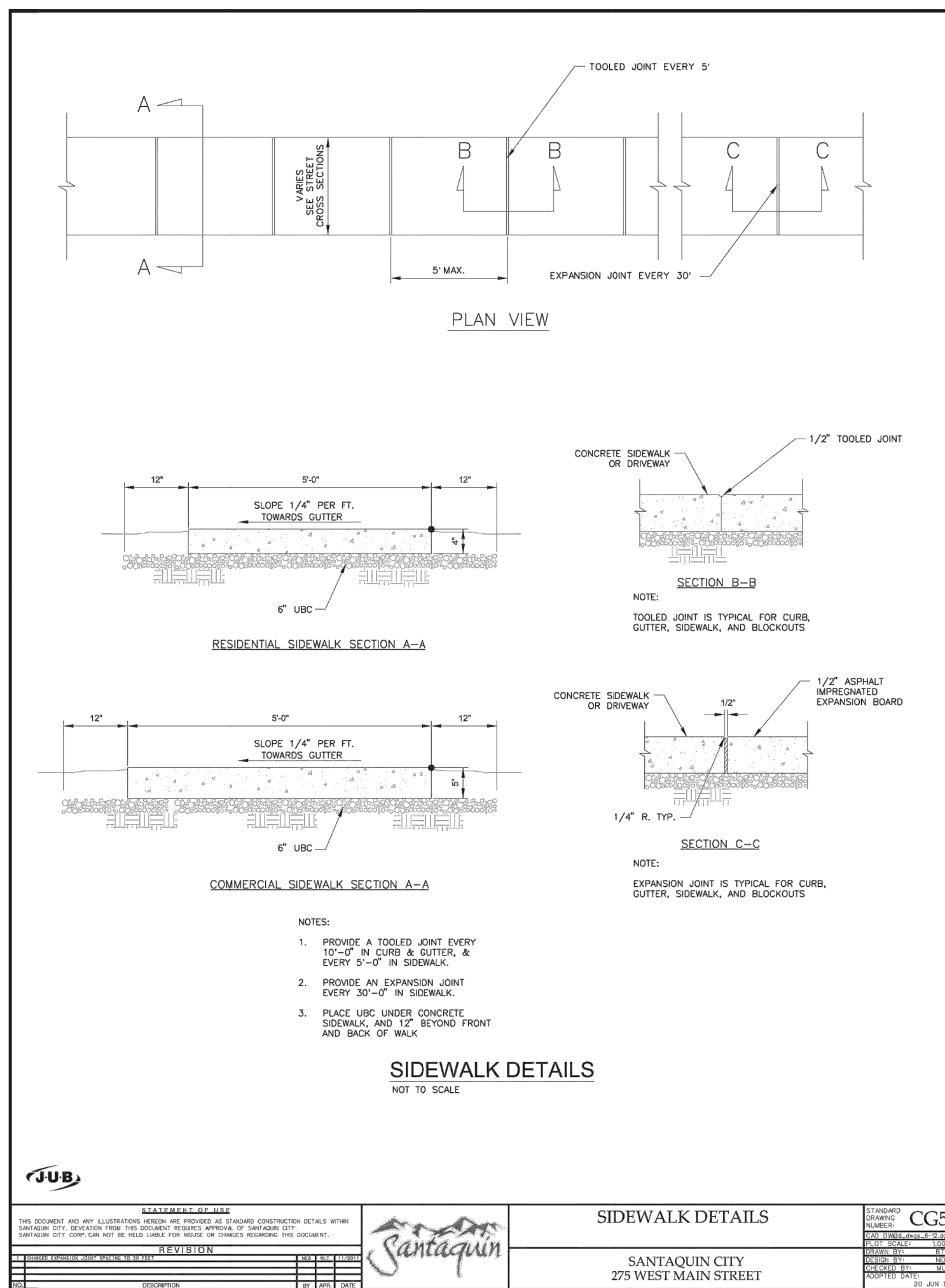
DETAIL SHEET 2

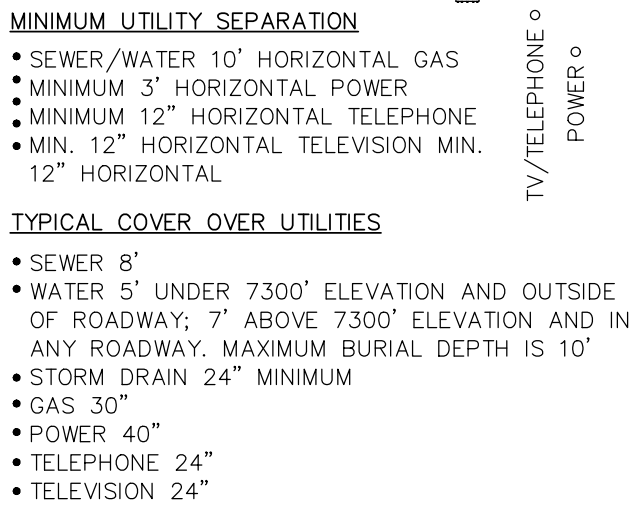
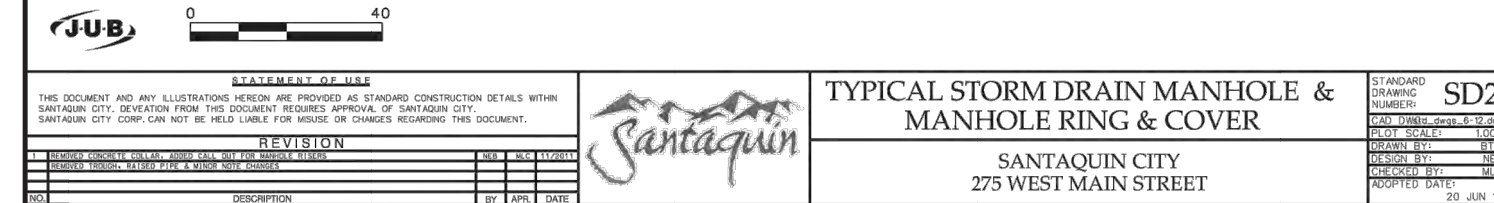
PLAN SET:

PRELIM

SHEET

18





- 1) 18" MINIMUM VERTICAL CLEARANCE WHERE CLOSER THAN 10' OR AT SEWER/WATER CROSSING. OR AS ESTABLISHED BY JSSD.
- 2) CUT/FILL SLOPES ARE 3(H):1(V) BELOW A HEIGHT OF 5 FEET AND 2(H):1(V) ABOVE A HEIGHT OF 5 FEET AND SHALL BE PROTECTED WITH AMERICAN GREEN C-350 MATTING, OR APPROVED EQUAL.

| 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 |
| X————— | EXIST BARBED WIRE FENCE |

WARNING
CALL BLUE STAKES



DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

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

SCENIC RIDGE
PHASE 1

DETAIL SHEET 3

| | |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM | 19 |

SITE DEVELOPMENT CONSTRUCTION PLANS

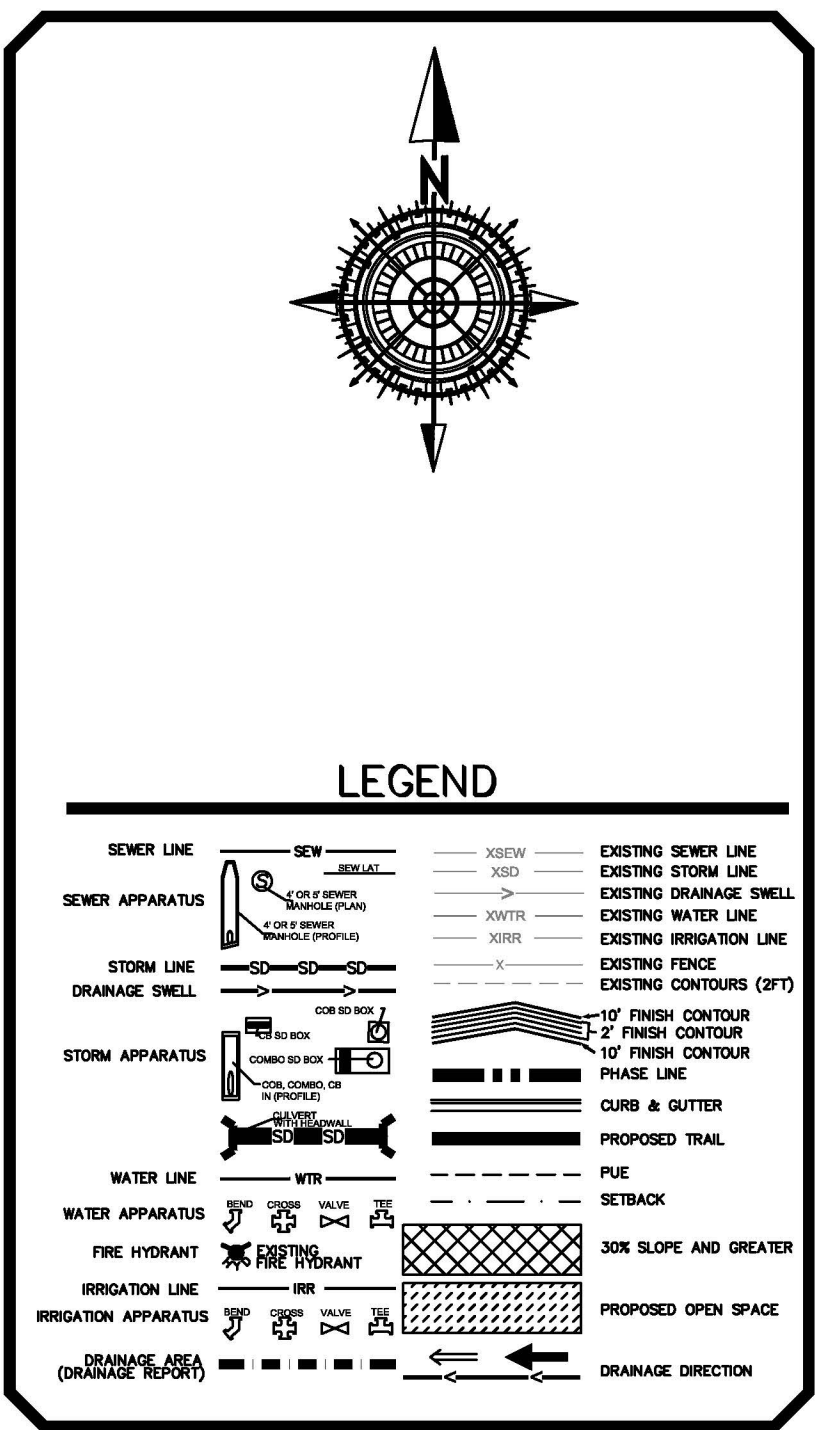
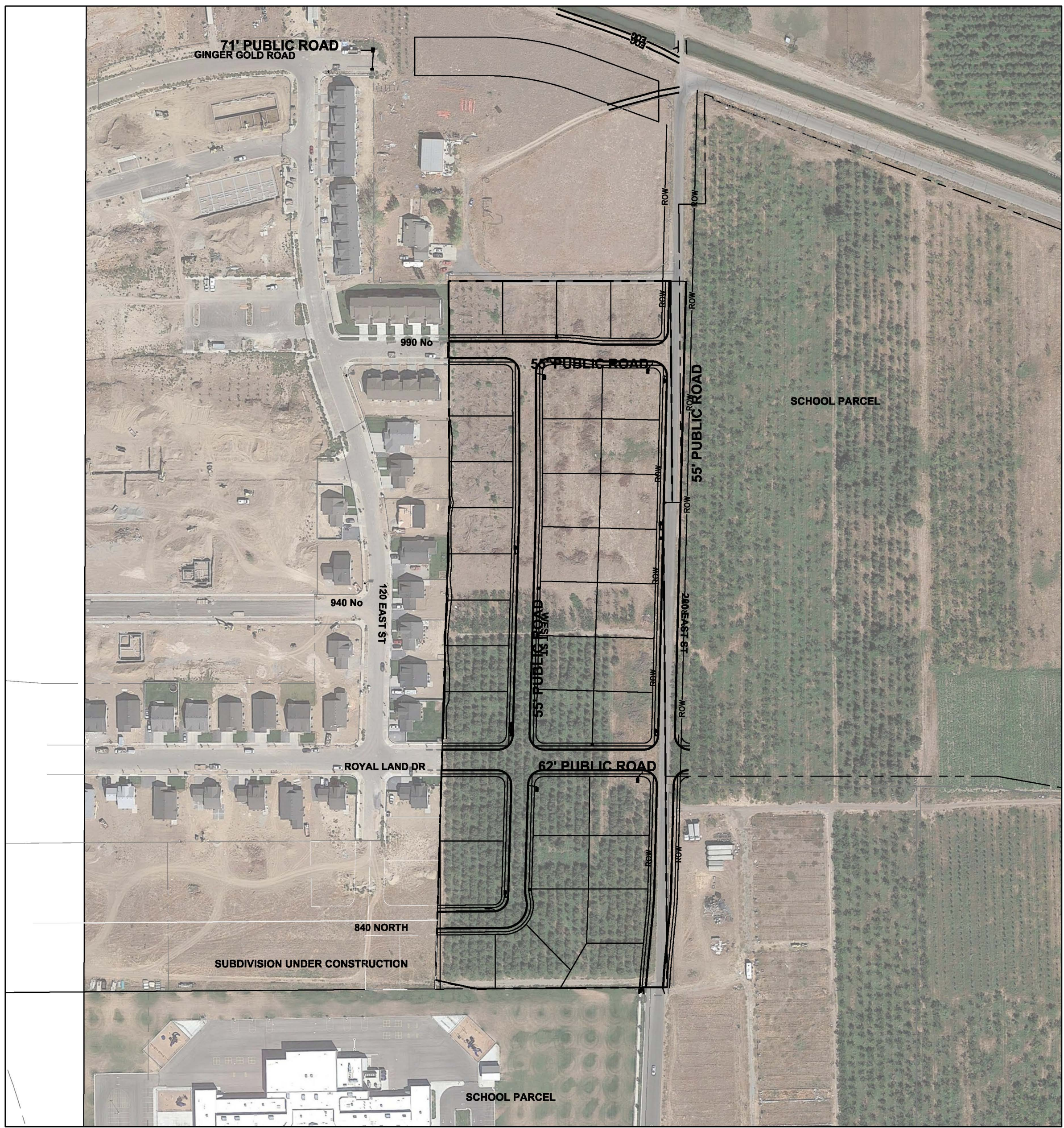
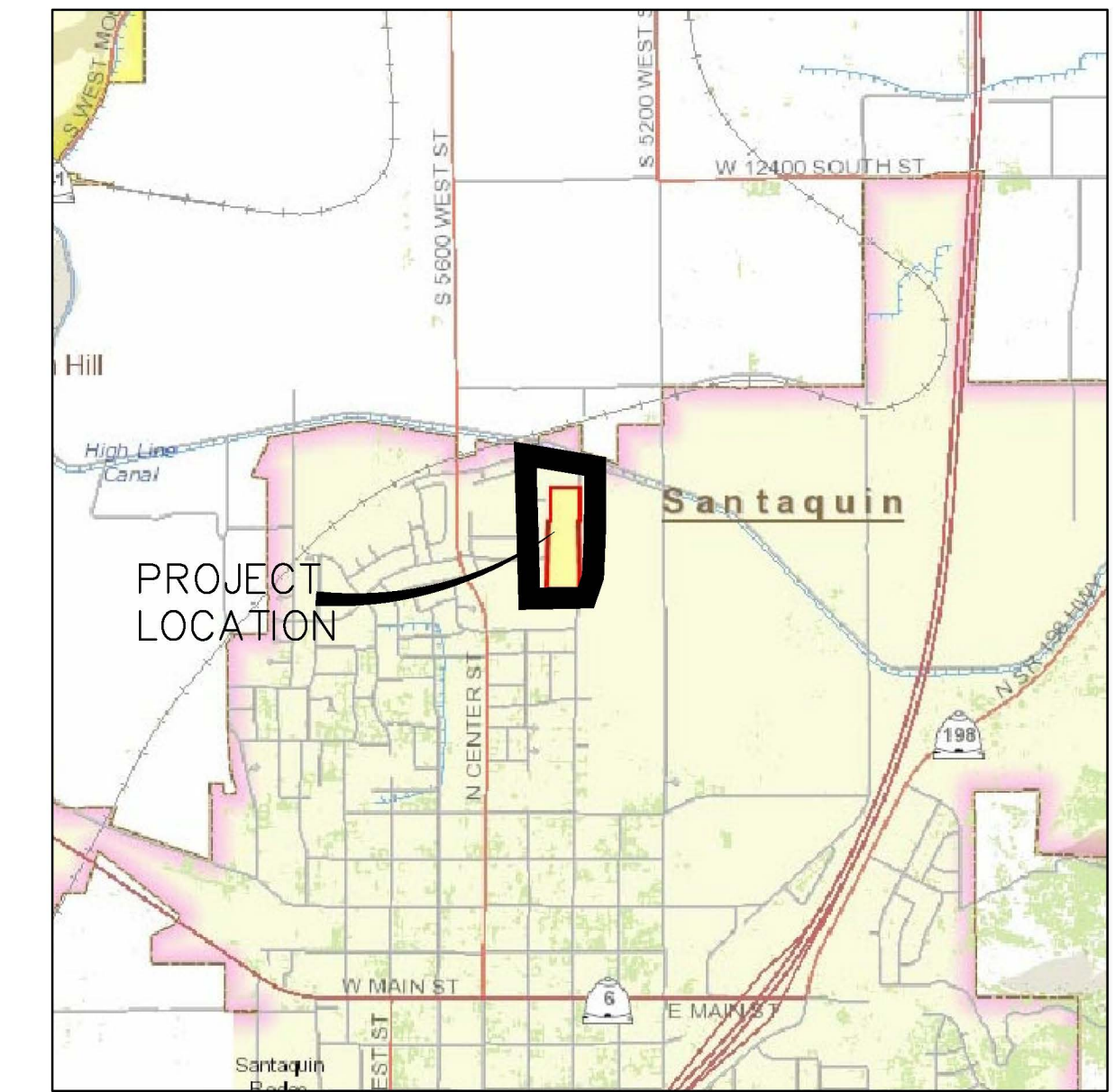
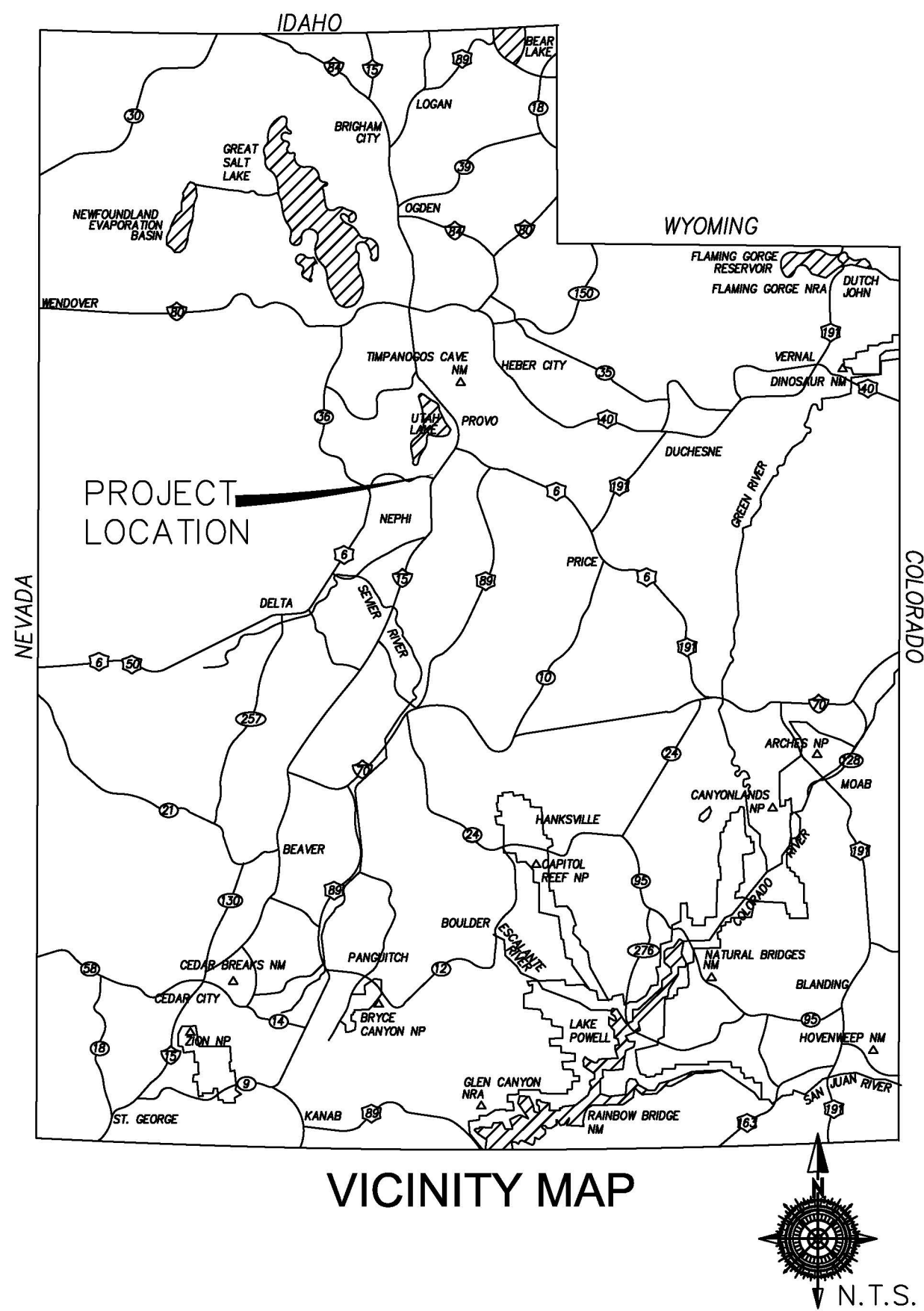
STRATTON ACRES

SUBDIVISION PHASE 1

LOCATION

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

PRELIMINARY
NOVEMBER 8TH, 2021



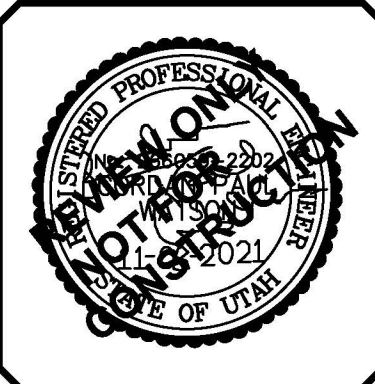
| REVISIONS | | | |
|-----------|-------------|------|-----------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| # | DESCRIPTION | DATE | SHEETS AFFECTED |

| INDEX OF SHEETS | |
|-----------------|---------------------------------------|
| 1 | TITLE SHEET |
| 1A | PROJECT NOTES |
| | BOUNDARY SURVEY |
| | PLAT |
| 2 | EXISTING CONDITIONS/DEMOLITION PLAN |
| 3 | OVERALL SITE PLAN |
| | |
| G1-G2 | 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 | 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 |

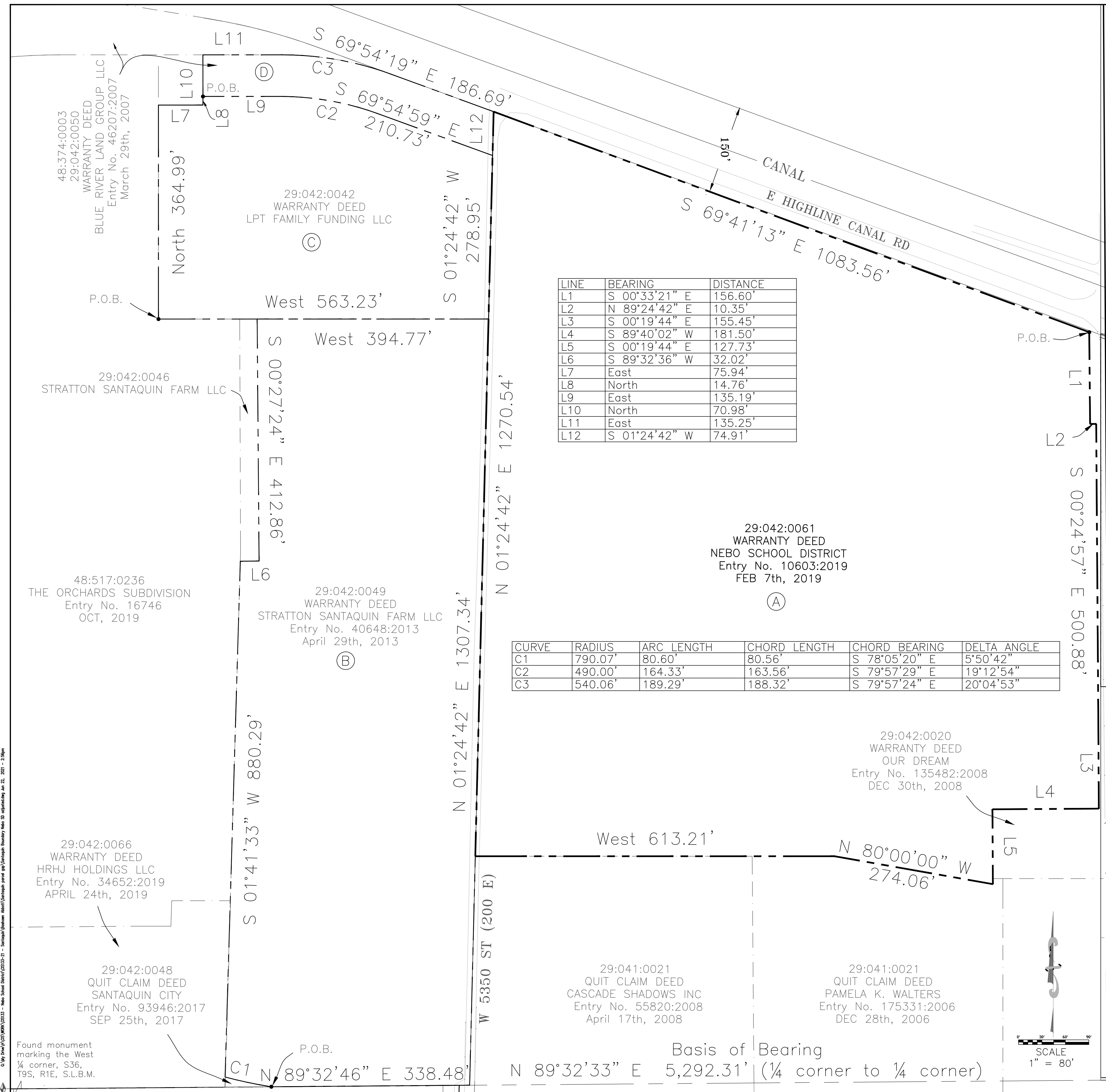


GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



SHEET NO. 1



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°33'21" E | 156.60' |
| L2 | N 89°24'42" E | 10.35' |
| L3 | S 00°19'44" E | 155.45' |
| L4 | S 89°40'02" W | 181.50' |
| L5 | S 00°19'44" E | 127.73' |
| L6 | S 89°32'36" W | 32.02' |
| L7 | East | 75.94' |
| L8 | North | 14.76' |
| L9 | East | 135.19' |
| L10 | North | 70.98' |
| L11 | East | 135.25' |
| L12 | S 01°24'42" W | 74.91' |

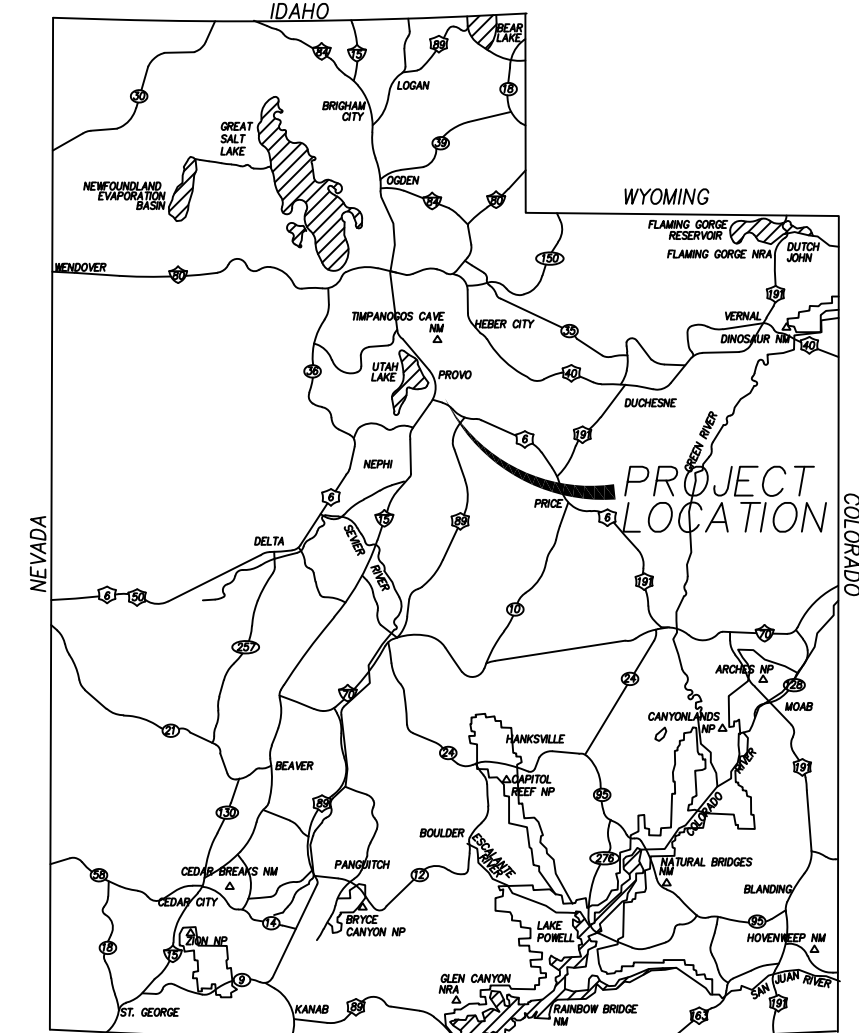
BOUNDARY SURVEY

(A) A parcel of land located within the NW¼ of Section 36, Township 9 South, Range 1 East, Salt Lake Base & Meridian, more particularly described by metes and bounds as follows:

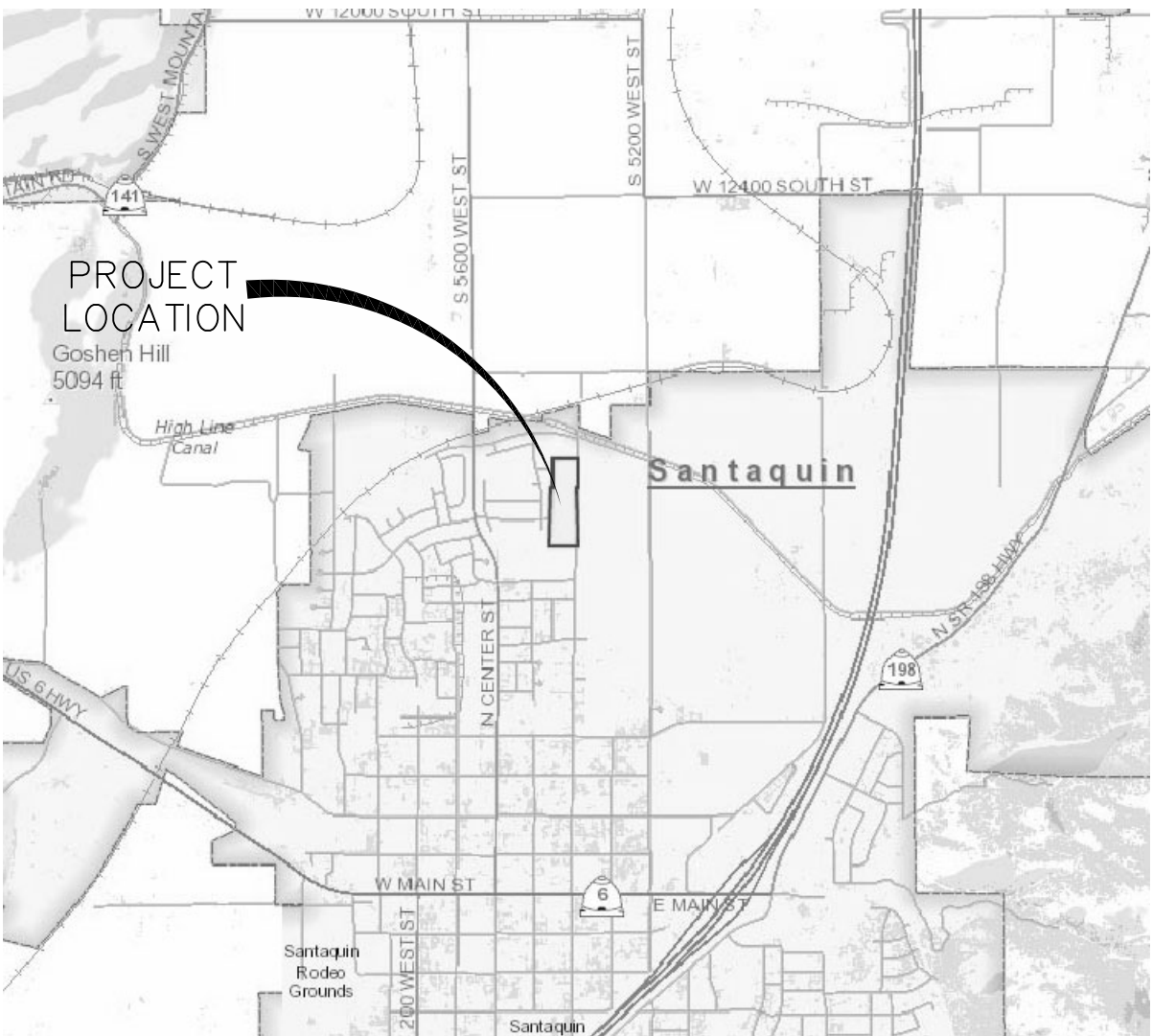
STRATTON ACRES SUBDIVISION

PROJECT LOCATED IN THE SOUTH HALF OR THE NORTHWEST CORNER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

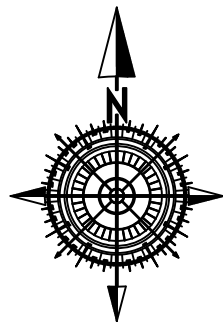
PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
4. 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.
5. THIS PROJECTION IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURAL PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

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 800-366-8832. Approved this _____ day of _____, 20____.

QUESTAR GAS COMPANY

By: _____
Title _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
CENTRACOM COMPANY
BY- _____ TITLE _____

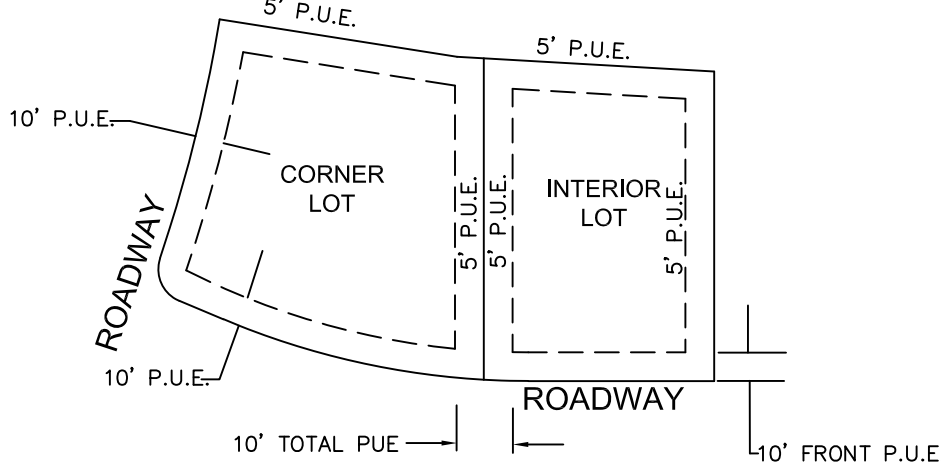
CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
CENTURY LINK COMPANY
BY- _____ TITLE _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
ROCKY MOUNTAIN POWER COMPANY
BY- _____ TITLE _____

TYPICAL LOT P.U.E. DETAILS



INTERIOR AND CORNER LOTS

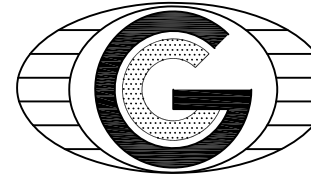
NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 5 FEET PUE REAR,
AND 5' PUE SIDE LOT LINES.

NOT TO
SCALE

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, _____, 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
RESIDING IN _____ COUNTY

SANTAQUIN CITY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SHEET NO

1
2

SURVEYORS SEAL

CITY RECORDER SEAL

CITY-COUNTY
ENGINEER SEAL

COUNTY RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPC CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. AND THE PLAT IS STRATTON ACRES, 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 RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

BOUNDARY 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-target 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

DATE:

OWNER'S DEDICATION AND CONSENT TO RECORD

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.

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

STRATTON ACRES LLC
KAMERON SPENCER (MANAGER)

STRATTON ACRES SUBDIVISION

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY ADMINISTRATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR

APPROVED _____
ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK- RECORDER
(SEE SEAL BELOW)

PROJECT LOCATED IN THE SOUTH HALF OR THE NORTHWEST CORNER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN










ROADWAY DEDICATION
ENTRY#
BOOK

CASCADE SHADOWS INC
29:04:1:0176



SCALE IN FEET
50' (24"x36" SIZE ONLY)

LPT FAMILY FUNDING LC
29:042:0042

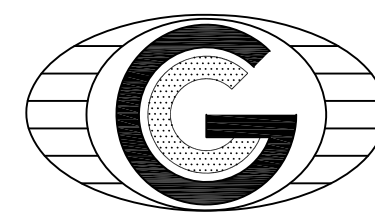
-  PHASE BOUNDARY LINE
 SECTION LINE
 CENTER LINE
 P.U.E. LINE
 SETBACKS
 EXISTING UDOT MONUMENT
 SECTION CORNER
 NEW ROAD MONUMENT
 EXISTING REBAR AND CAP



SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

SHEET NO

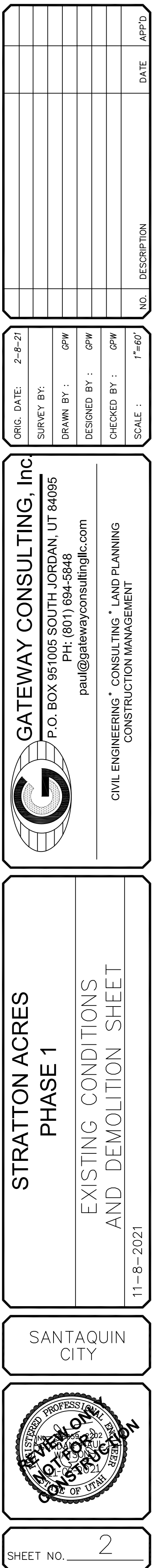
2

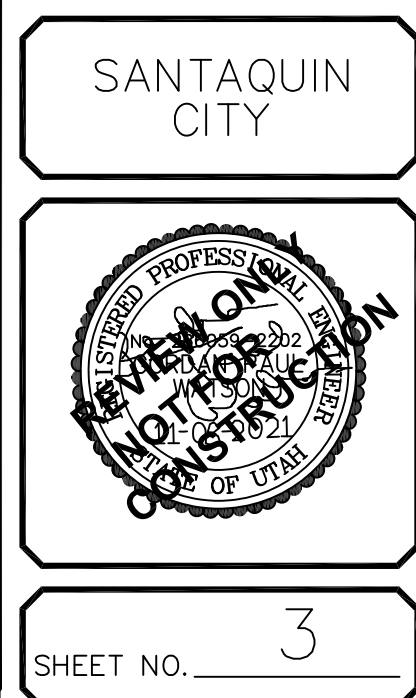
2

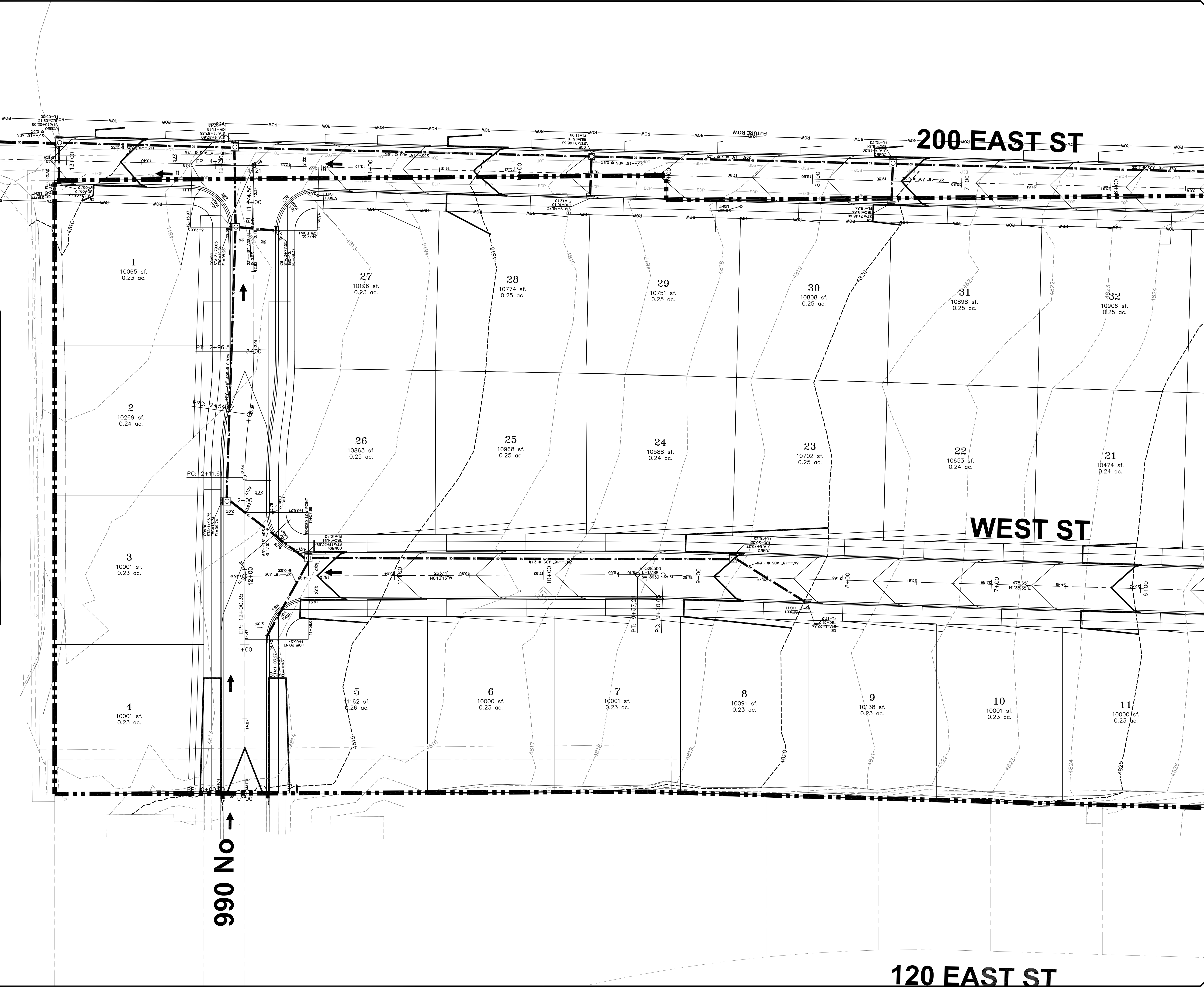
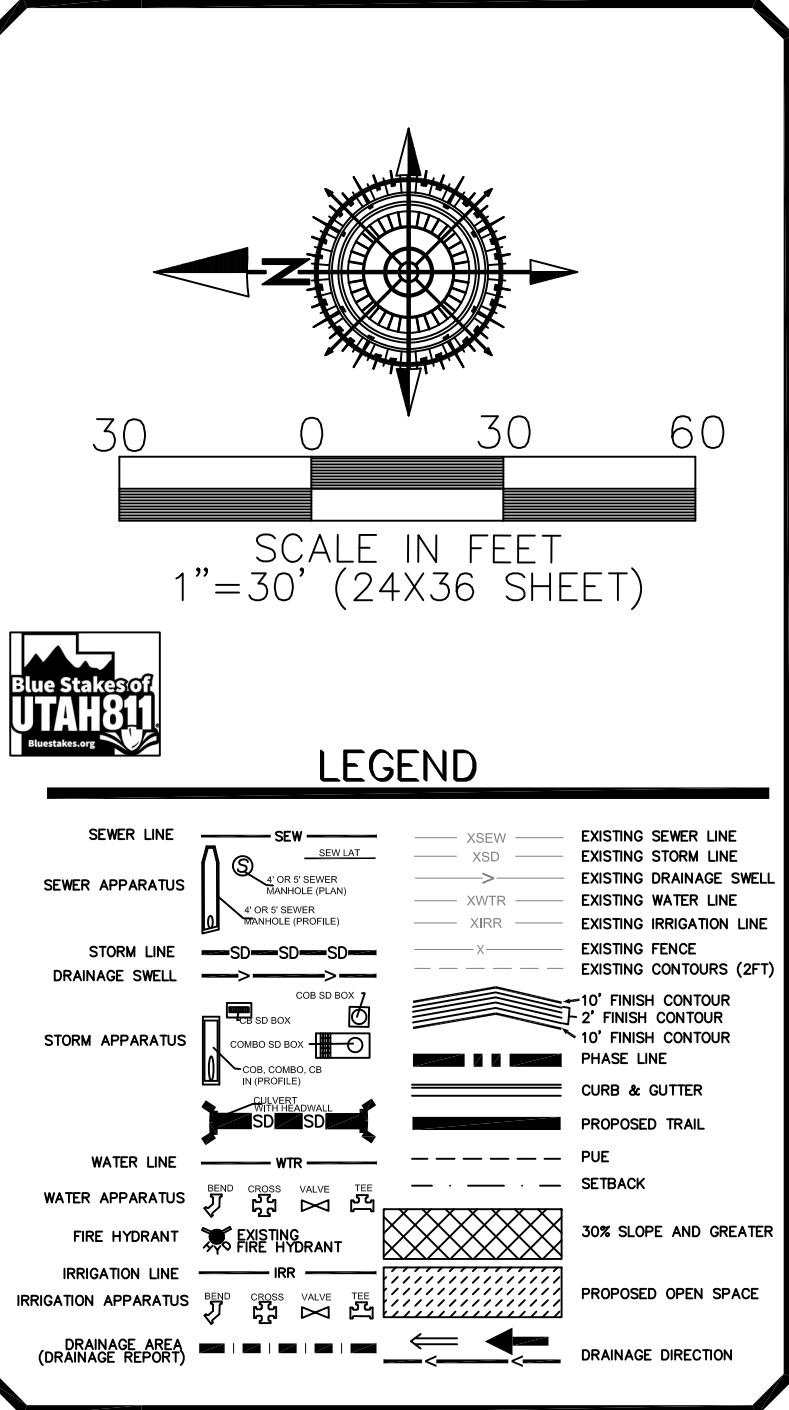
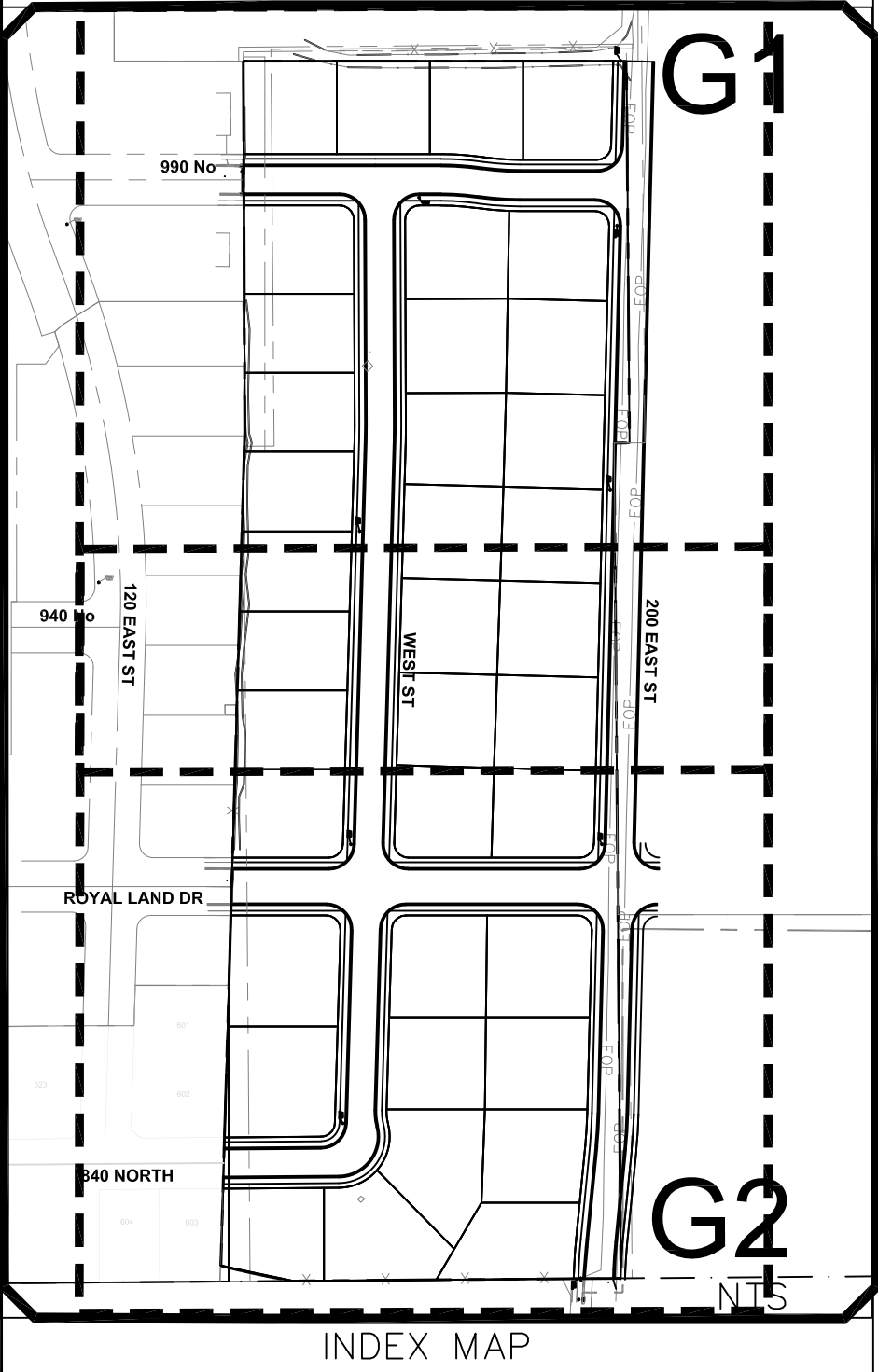
SANTAQUIN CITY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FE
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER




[illegible]



| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|--------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | GPW |
| DRAWN BY: | GPW |
| DESIGNED BY: | GPW |
| CHECKED BY: | GPW |
| SCALE: | 1"=30' |



GATEWAY CONSULTING, Inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

STRATTON ACRES

PHASE 1

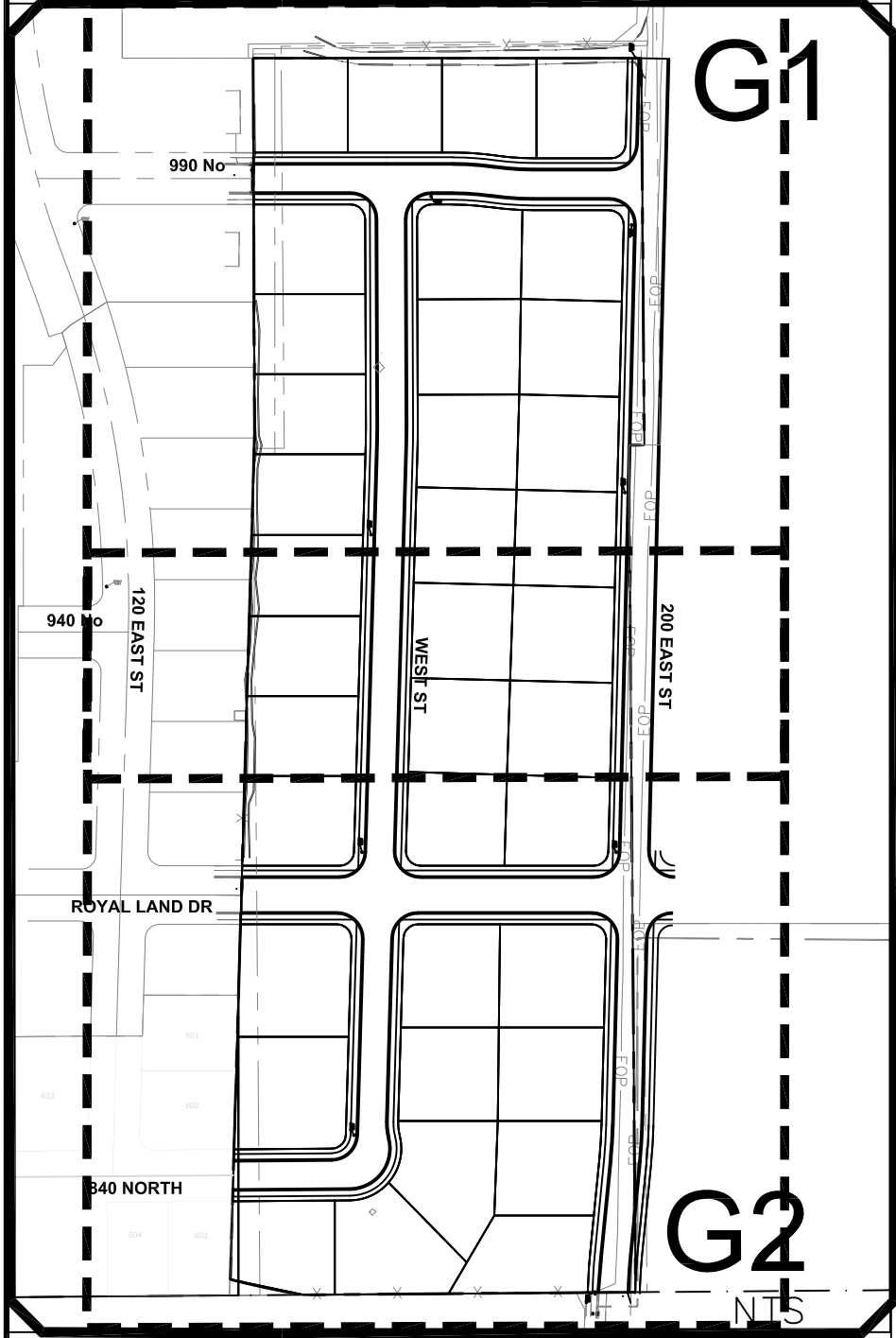
GRADING

11-8-2021

SANTAQUIN CITY



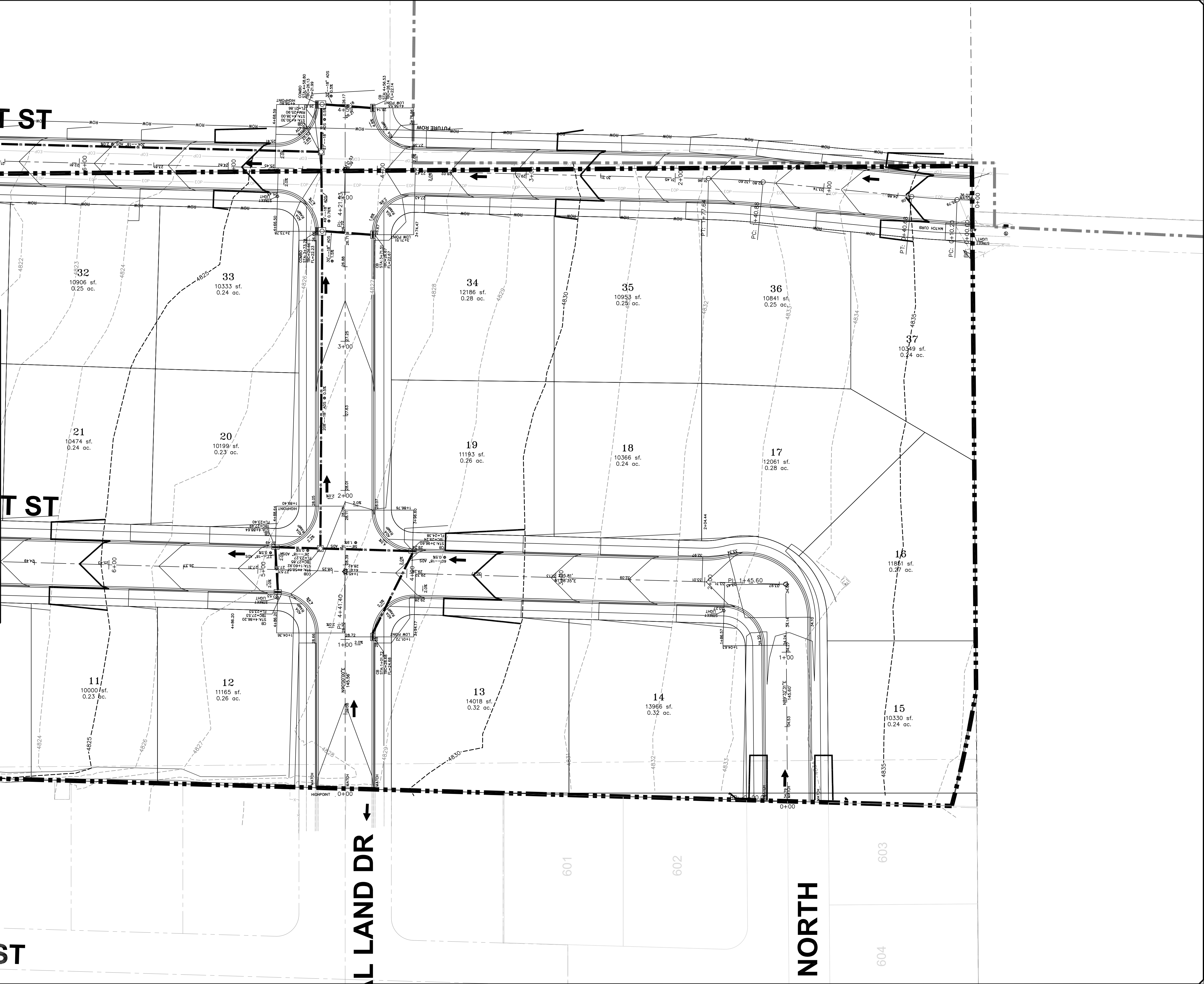
SHEET NO. **G1**



SCALE IN FEET
1"=30' (24X36 SHEET)

LEGEND

| | | | |
|---------------------------------|-----|--------------------------|--------------------------|
| SEWER LINE | SEW | EXISTING SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | SEW | EXISTING STORM LINE | EXISTING STORM LINE |
| STORM LINE | SD | EXISTING DRAINAGE SHELL | EXISTING DRAINAGE SHELL |
| DRAINAGE SHELL | SD | EXISTING WATER LINE | EXISTING WATER LINE |
| STORM APPARATUS | SD | EXISTING IRRIGATION LINE | EXISTING IRRIGATION LINE |
| WATER LINE | WTR | EXISTING FENCE | EXISTING FENCE |
| WATER APPARATUS | WTR | EXISTING CONTOURS (2FT) | EXISTING CONTOURS (2FT) |
| FIRE HYDRANT | FH | 10' FINISH CONTOUR | 10' FINISH CONTOUR |
| IRRIGATION LINE | IRR | 2' FINISH CONTOUR | 2' FINISH CONTOUR |
| IRRIGATION APPARATUS | IRR | 10' FINISH CONTOUR | 10' FINISH CONTOUR |
| DRAINAGE AREA (DRAINAGE REPORT) | DA | PHASE LINE | PHASE LINE |
| | | CURB & GUTTER | CURB & GUTTER |
| | | PROPOSED TRAIL | PROPOSED TRAIL |
| | | PUE | PUE |
| | | SETBACK | SETBACK |
| | | 30% SLOPE AND GREATER | 30% SLOPE AND GREATER |
| | | PROPOSED OPEN SPACE | PROPOSED OPEN SPACE |
| | | DRAINAGE DIRECTION | DRAINAGE DIRECTION |



| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|--------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | GPW |
| DRAWN BY: | GPW |
| DESIGNED BY: | GPW |
| CHECKED BY: | GPW |
| SCALE: | 1"=30' |

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

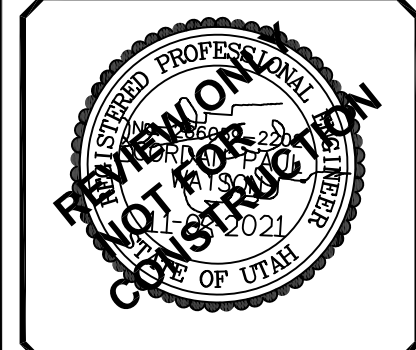
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

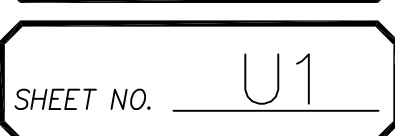
GRADING

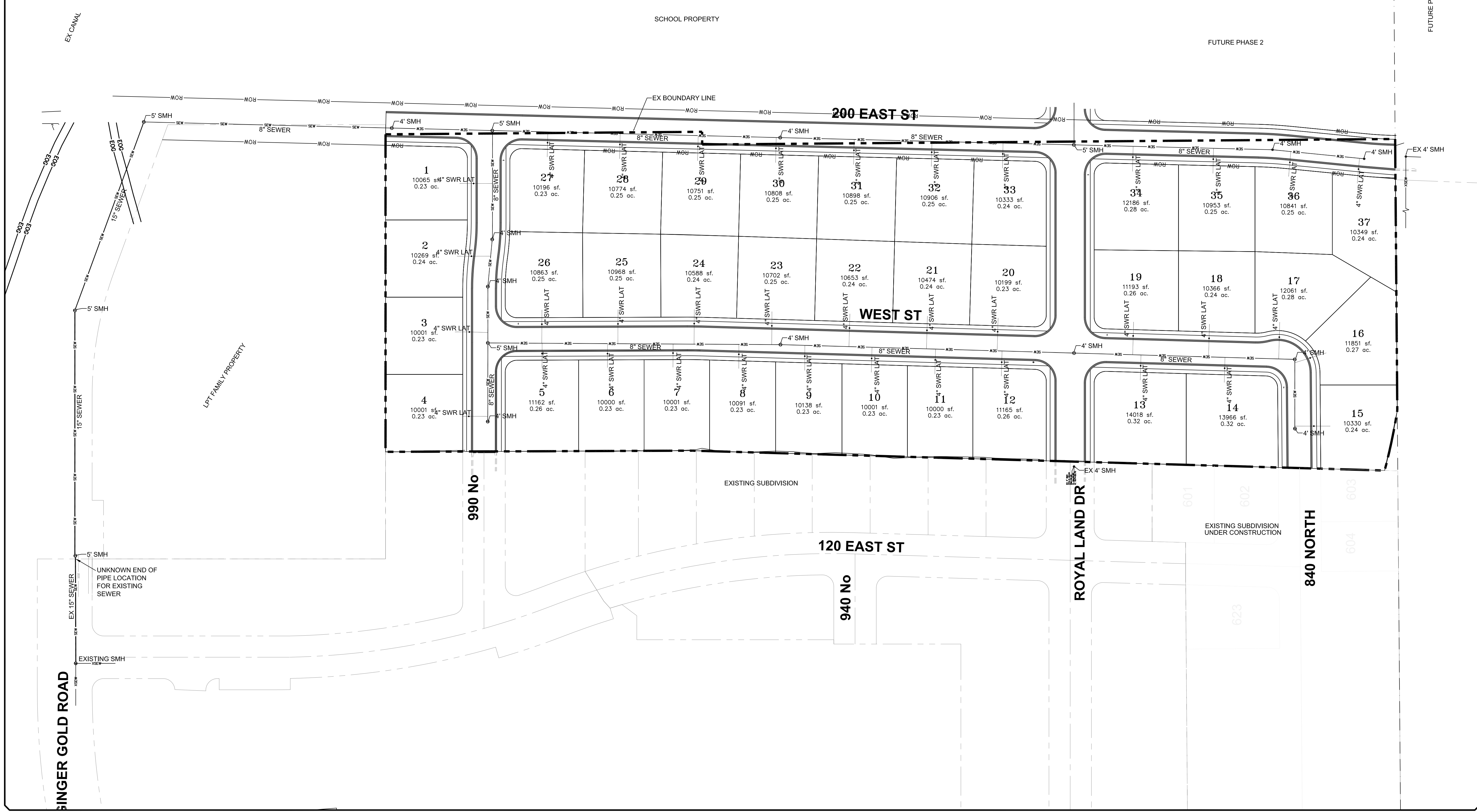
11-8-2021

SANTAQUIN CITY



SHEET NO. G2






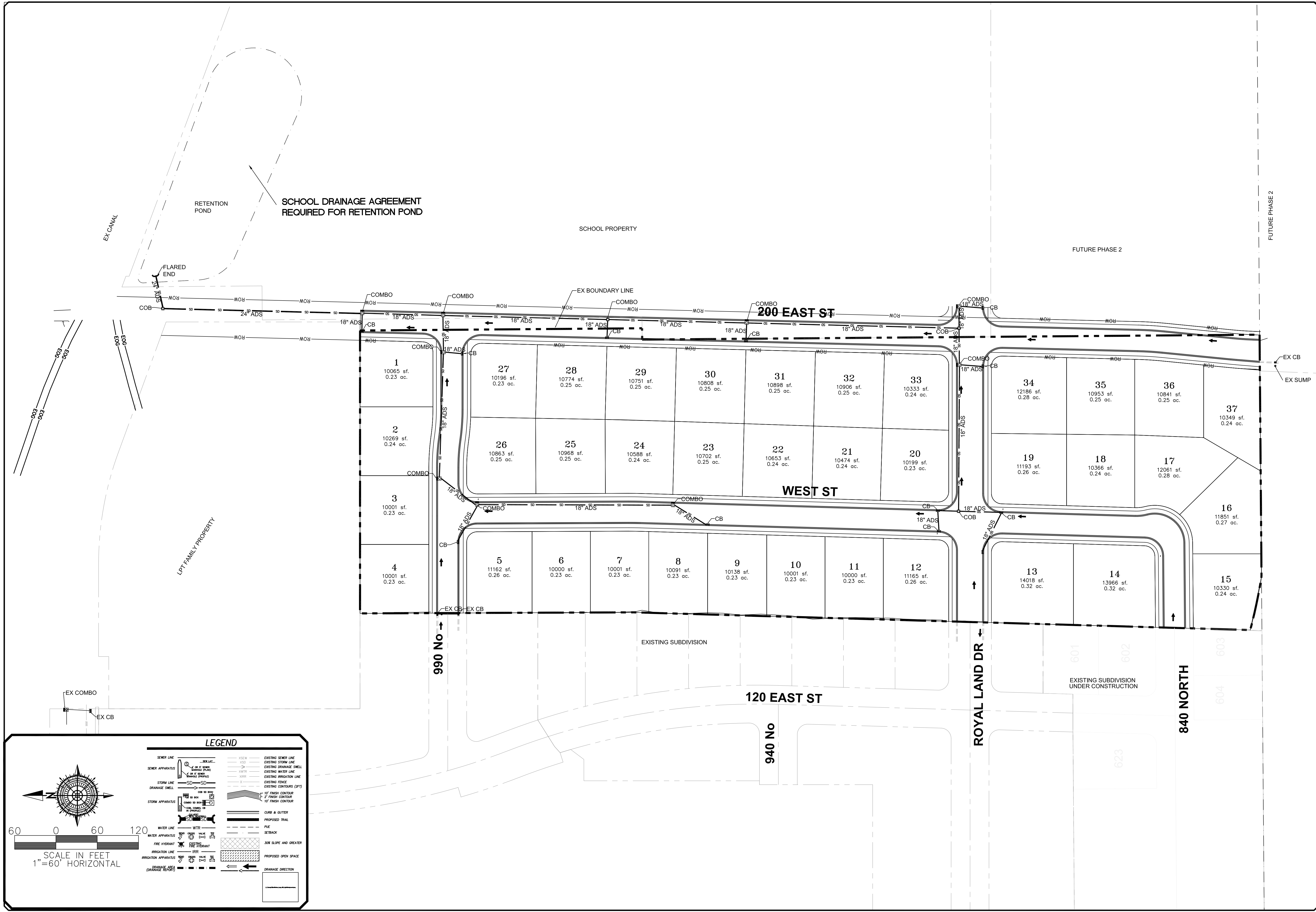
| | |
|---------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | 1"=60' |

STRATTON ACRES PHASE 1

SEWER UTILITY SHEET

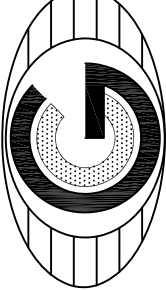
PRINT DATE: 11-8-21

| | |
|---|--|
| SANTAQUIN CITY | |
|  | |
| SHEET NO. <u>U2</u> | |



| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|--------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | GPW |
| DRAWN BY: | GPW |
| DESIGNED BY: | GPW |
| CHECKED BY: | GPW |
| SCALE: | 1"=60' |



GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

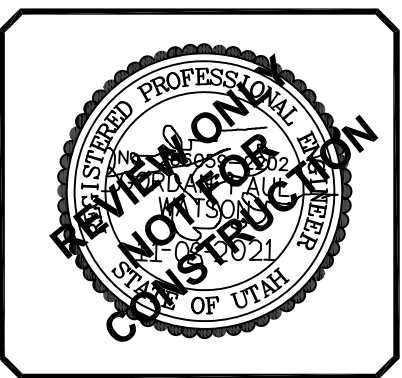
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**STRATTON ACRES
PHASE 1**

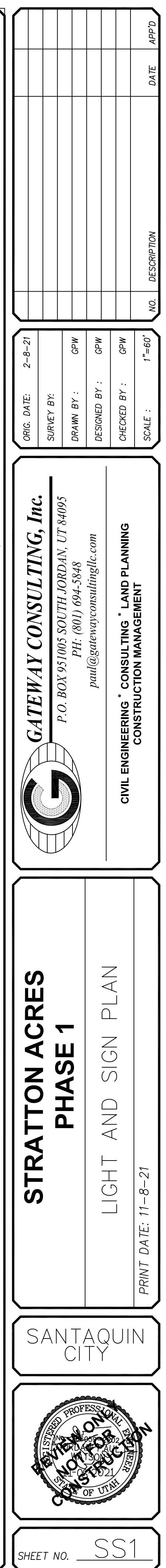
STORM UTILITY SHEET

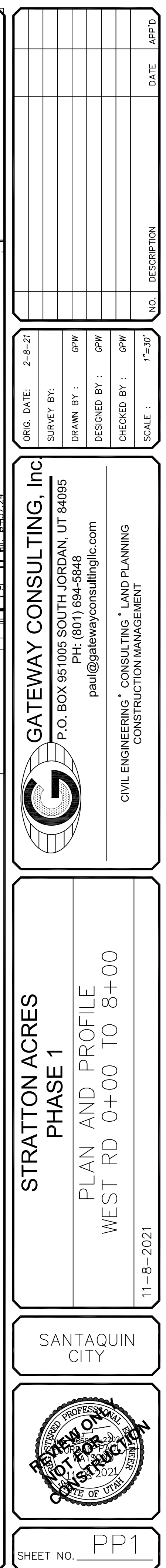
PRINT DATE: 11-8-21

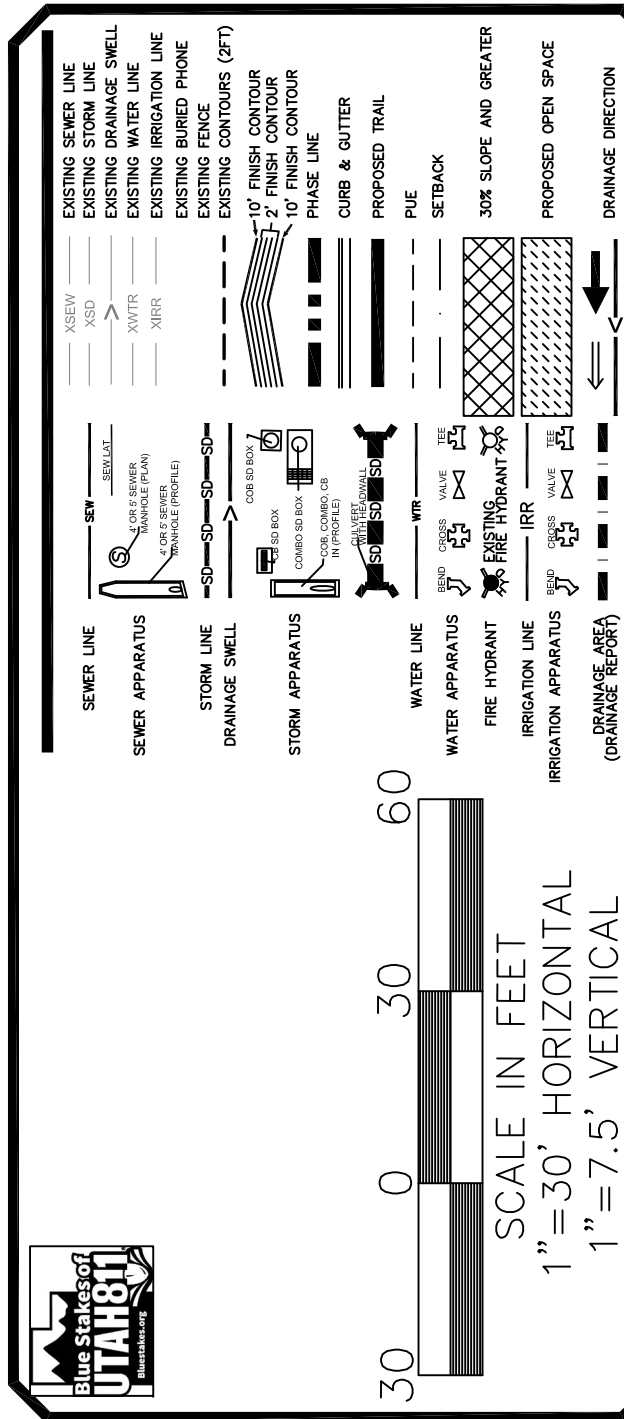
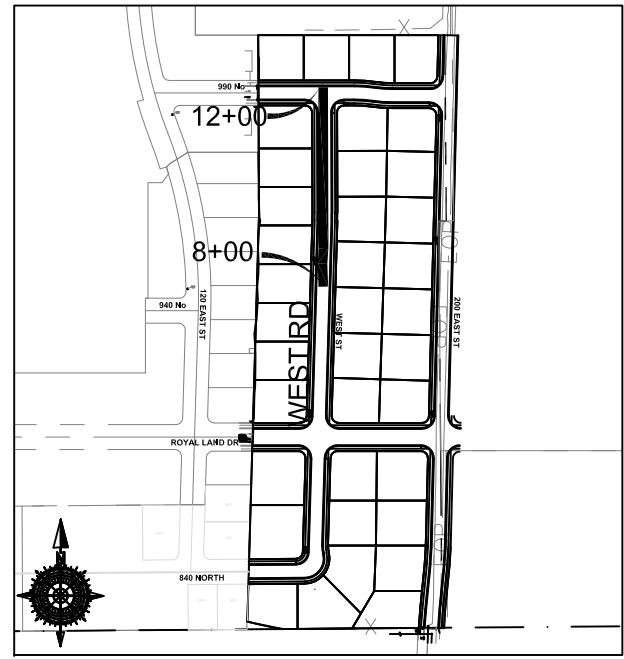
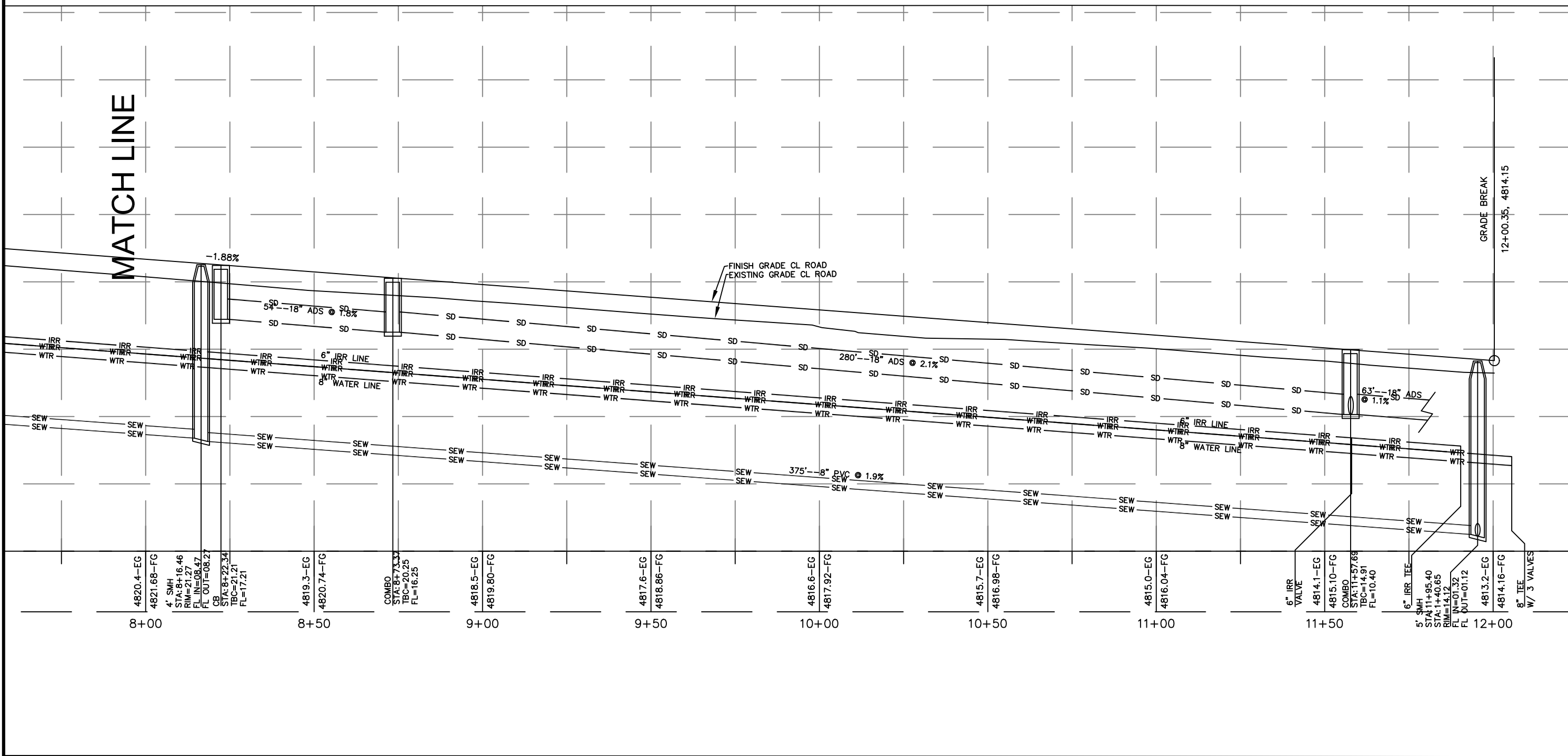
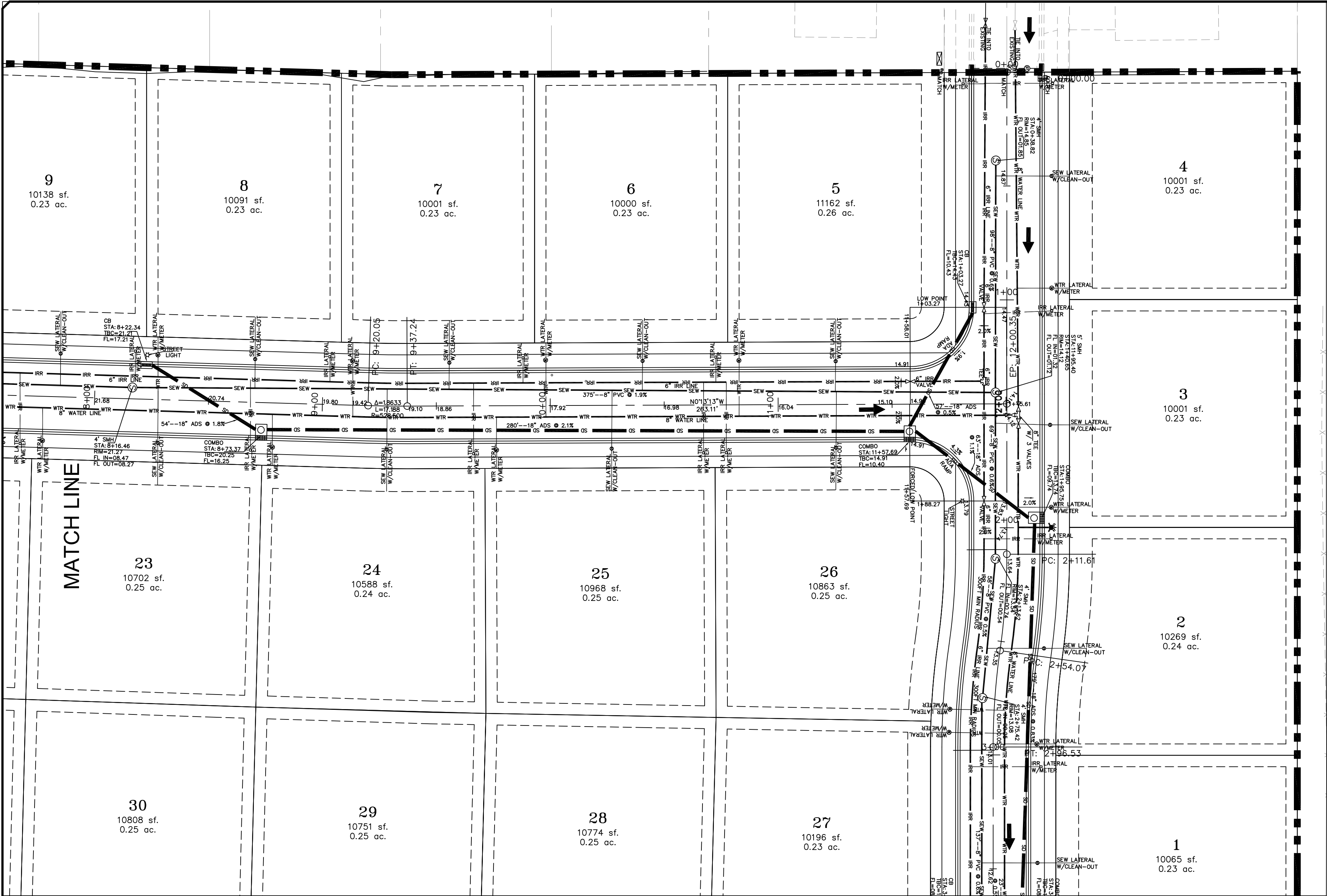
SANTAQUIN CITY



SHEET NO. **U3**

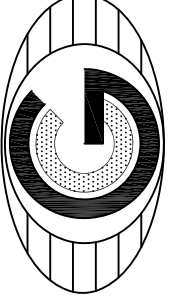






| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|--------------|--------|
| ORIG. DATE: | 2-6-21 |
| SURVEY BY: | GPW |
| DRAWN BY: | GPW |
| DESIGNED BY: | GPW |
| CHECKED BY: | GPW |
| SCALE: | 1"=30' |



GATEWAY CONSULTING, Inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

STRATTON ACRES

PHASE 1

PLAN AND PROFILE

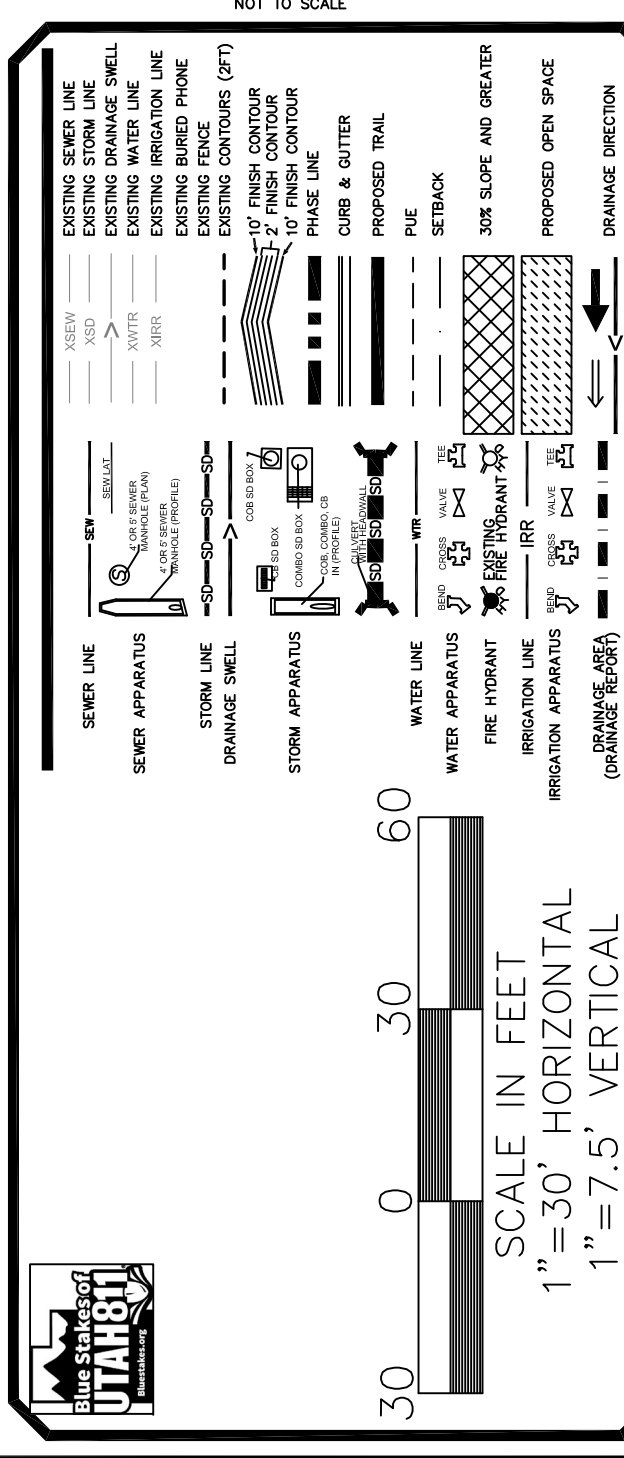
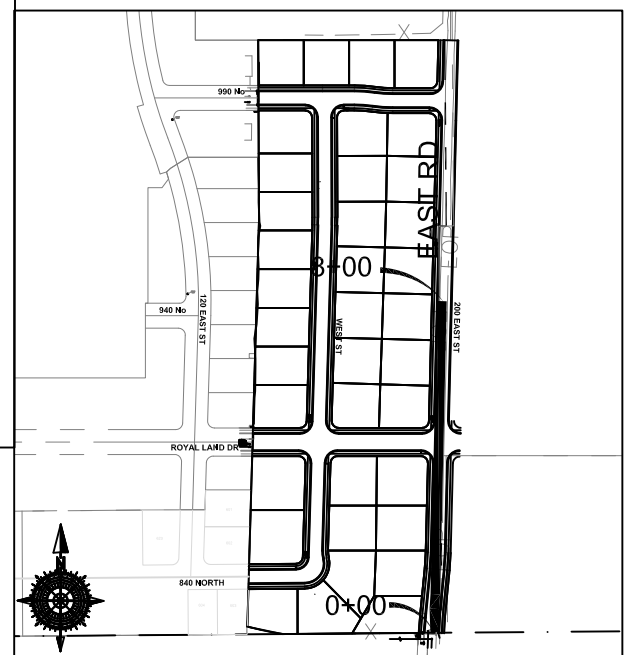
WEST RD 8+00 TO 12+00

11-8-2021

SANTAQUIN CITY




SHEET NO. PP2

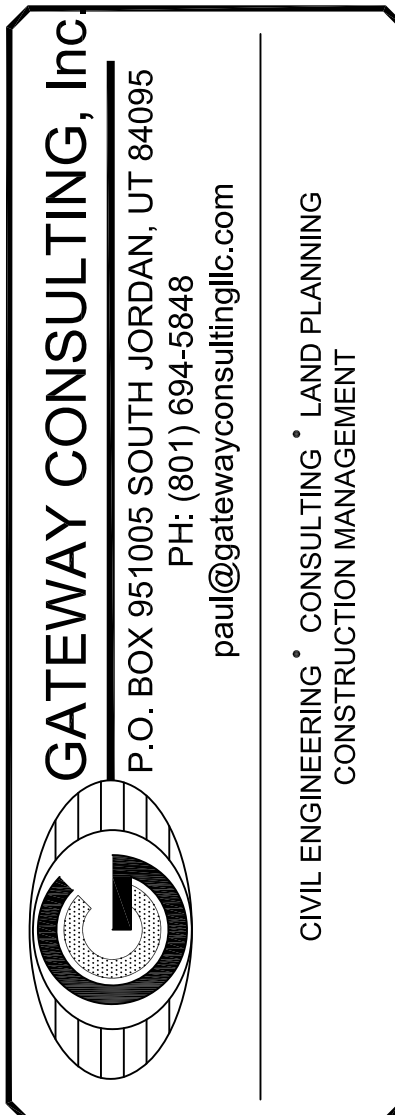


| | |
|---------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | 1"=30' |

STRATTON ACRES
PHASE 1
PLAN AND PROFILE
EAST RD 0+00 TO 8+00
11-8-2021

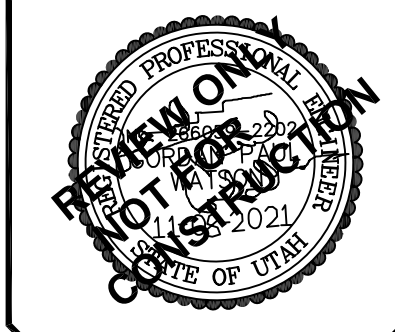


SHEET NO. PP3



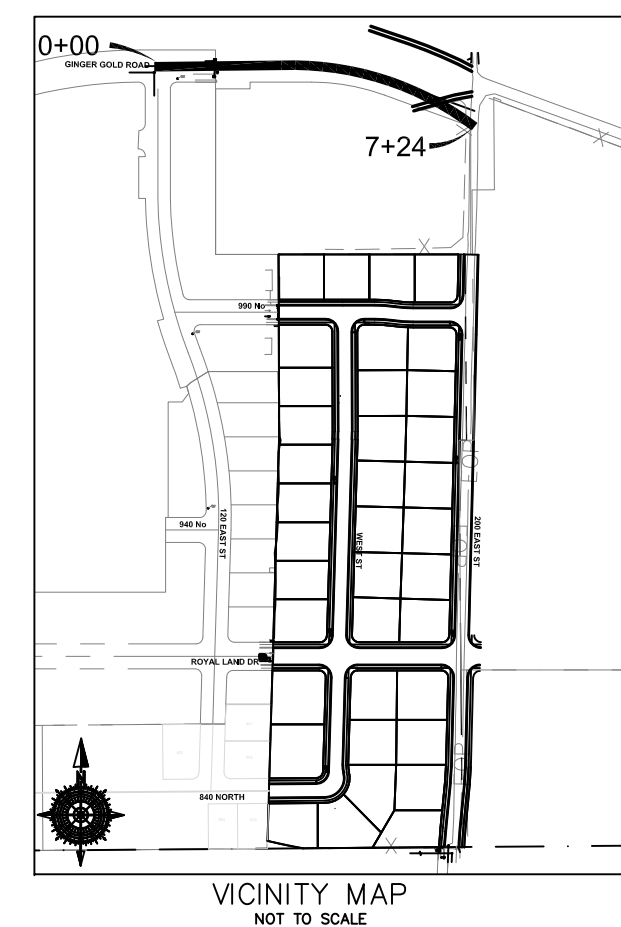
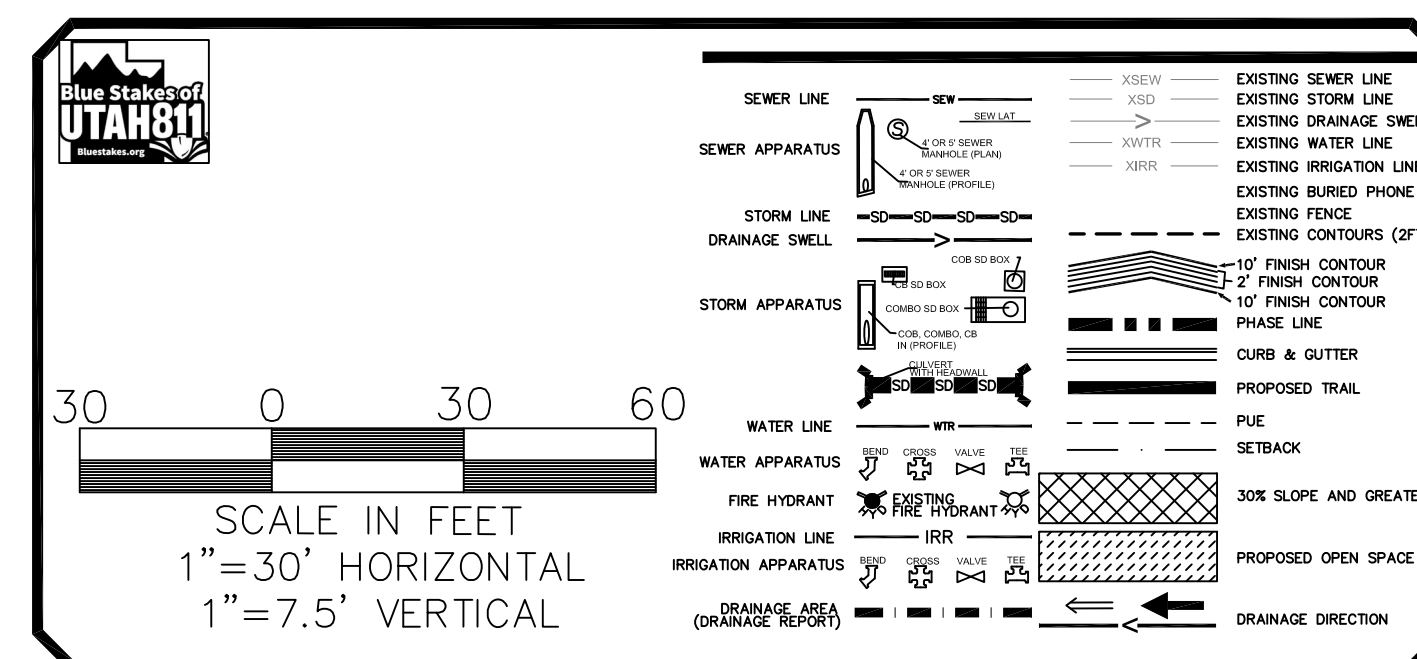
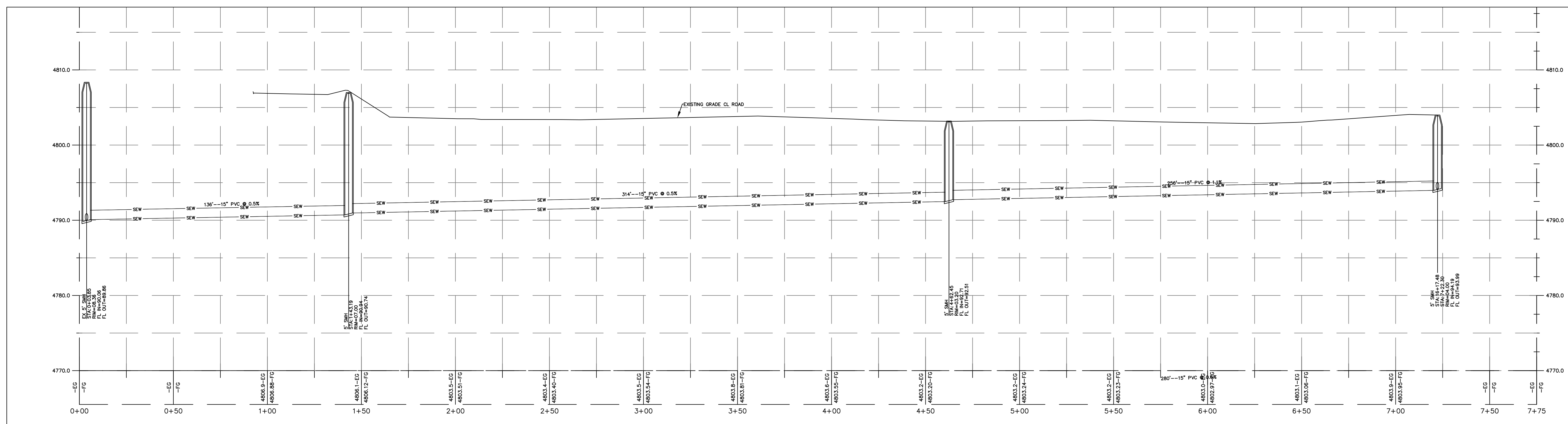
STRATTON ACRES
PHASE 1

SANTAQUIN
CITY




SHEET NO. PP4

| |
|---|
| ORG. DATE: 2-8-21 SURVEY BY: DRAWN BY : GFW DESIGNED BY : GFW CHECKED BY : GFW SCALE : 1"=30' NO. DESCRIPTION DATE APP'D |
|---|

[illegible]

| | |
|---------------|---------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | 1"= 30' |

GATEWAY CONSULTING, Inc

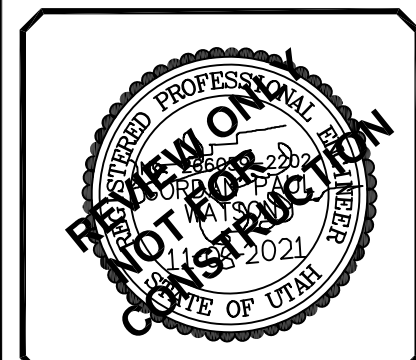


P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com

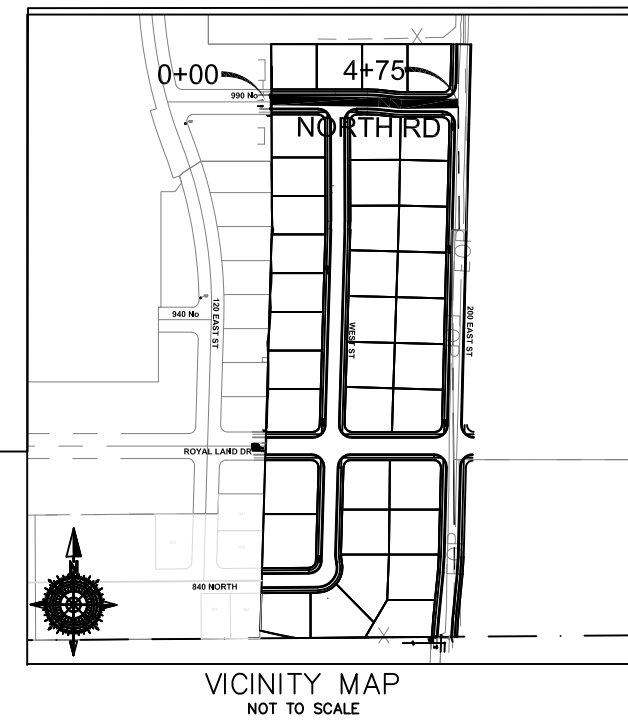
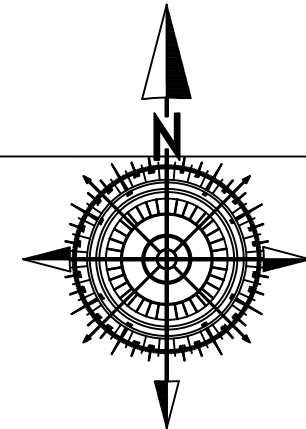
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

| |
|--|
| STRATTON ACRES PHASE 1 |
| GINGER GOLD (OFF SITE) 0+00 TO 7+50 |
| 11-8-2021 |

SANTAQUIN
CITY



SHEET NO. PP5



PLAN AND PROFILE
NORTH RD 0+00 TO 4+

11-8-2021

SANTAQUIN
CITY



SHEET NO. PP6

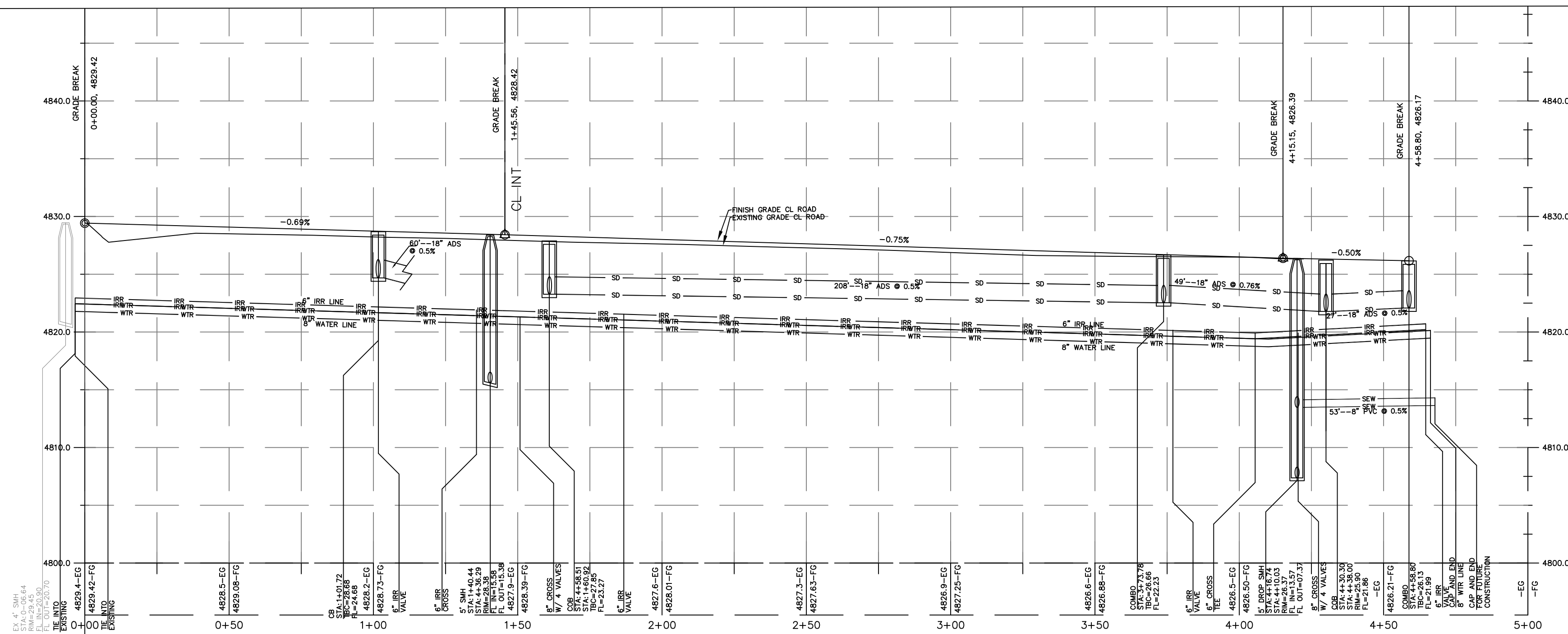
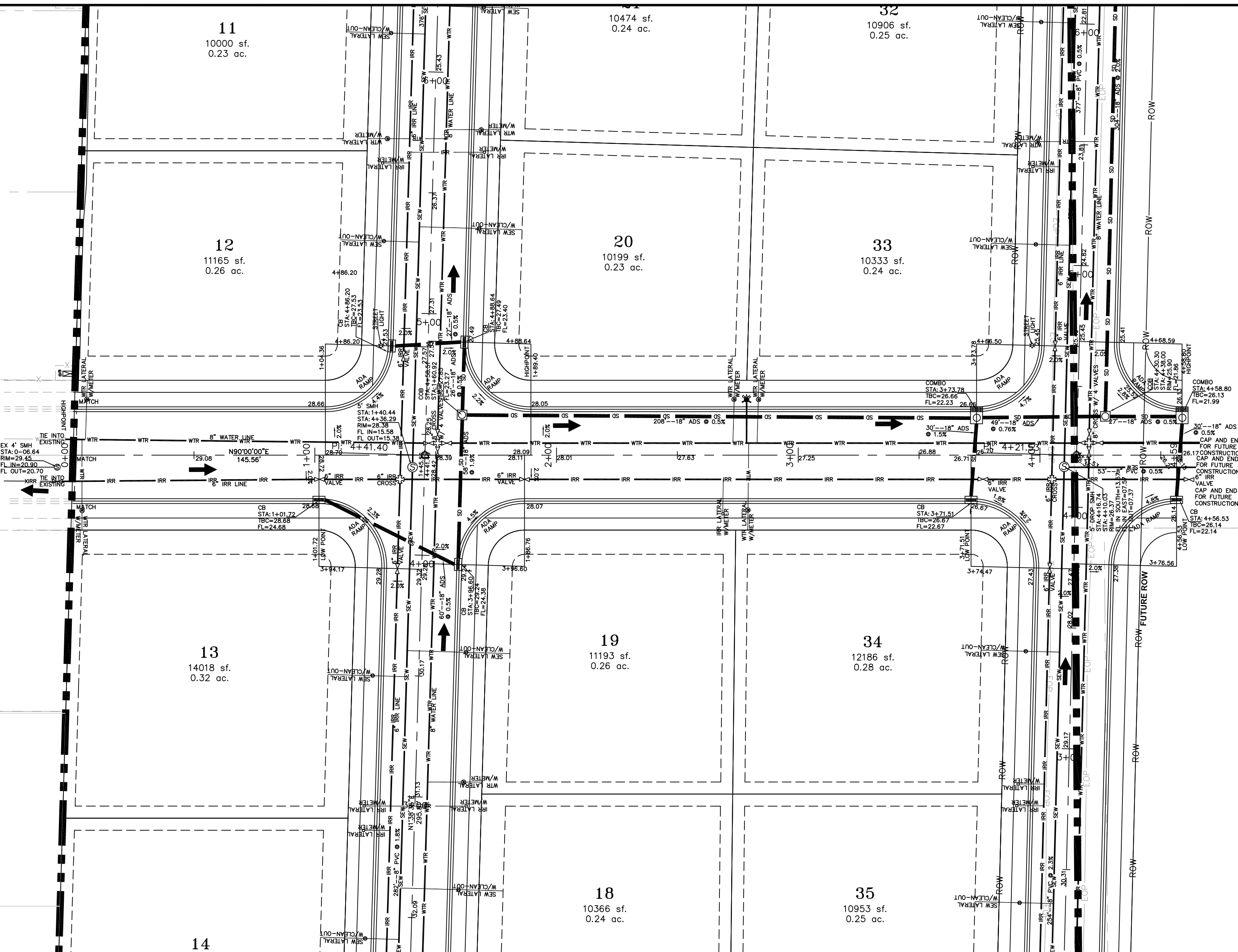
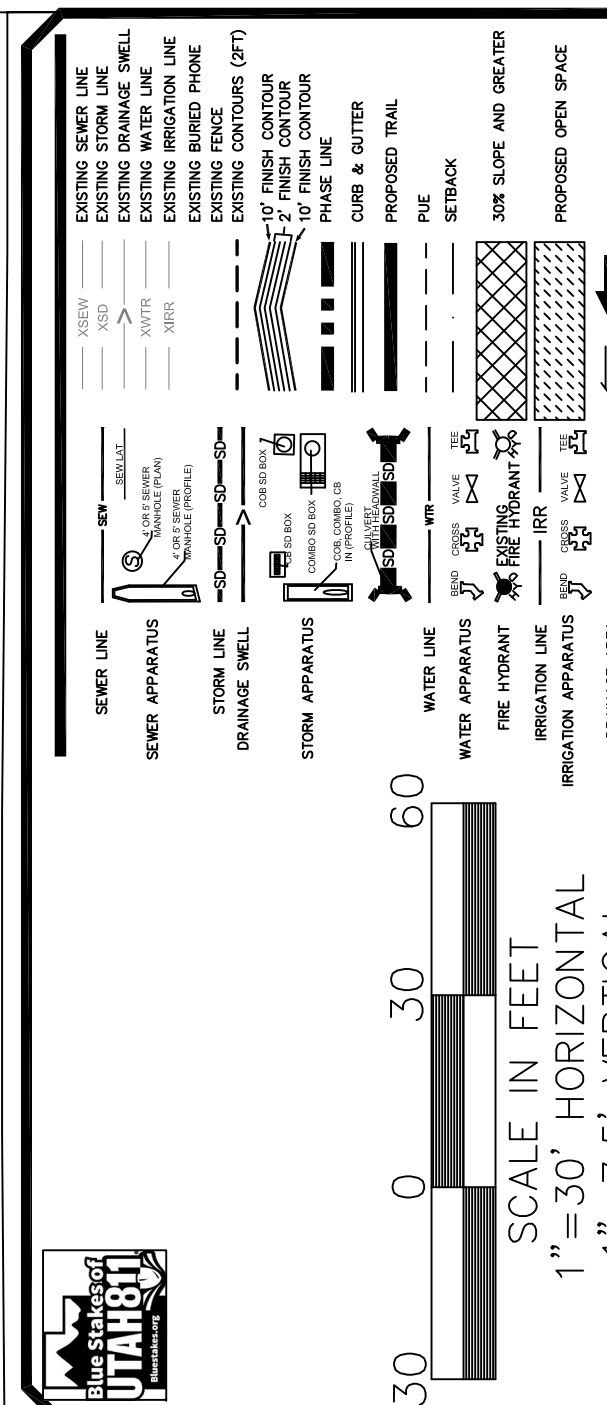
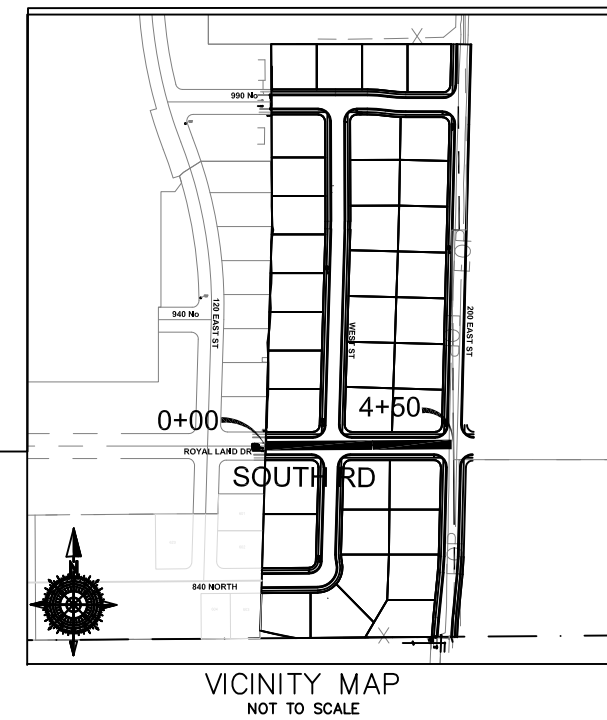
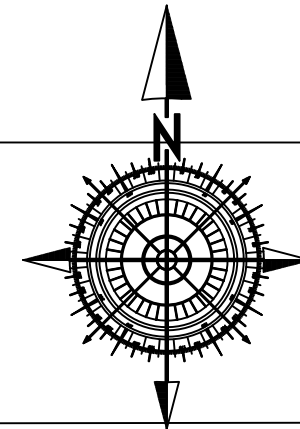
| |
|--------------------|
| ORIG. DATE: 2-8-21 |
| SURVEY BY: |
| DRAWN BY : GPW |
| DESIGNED BY : GPW |
| CHECKED BY : GPW |
| SCALE : 1"= 30' |

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


PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

[illegible]



GATEWAY CONSULTING, Inc

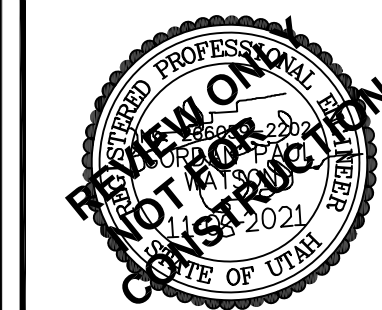
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (601) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

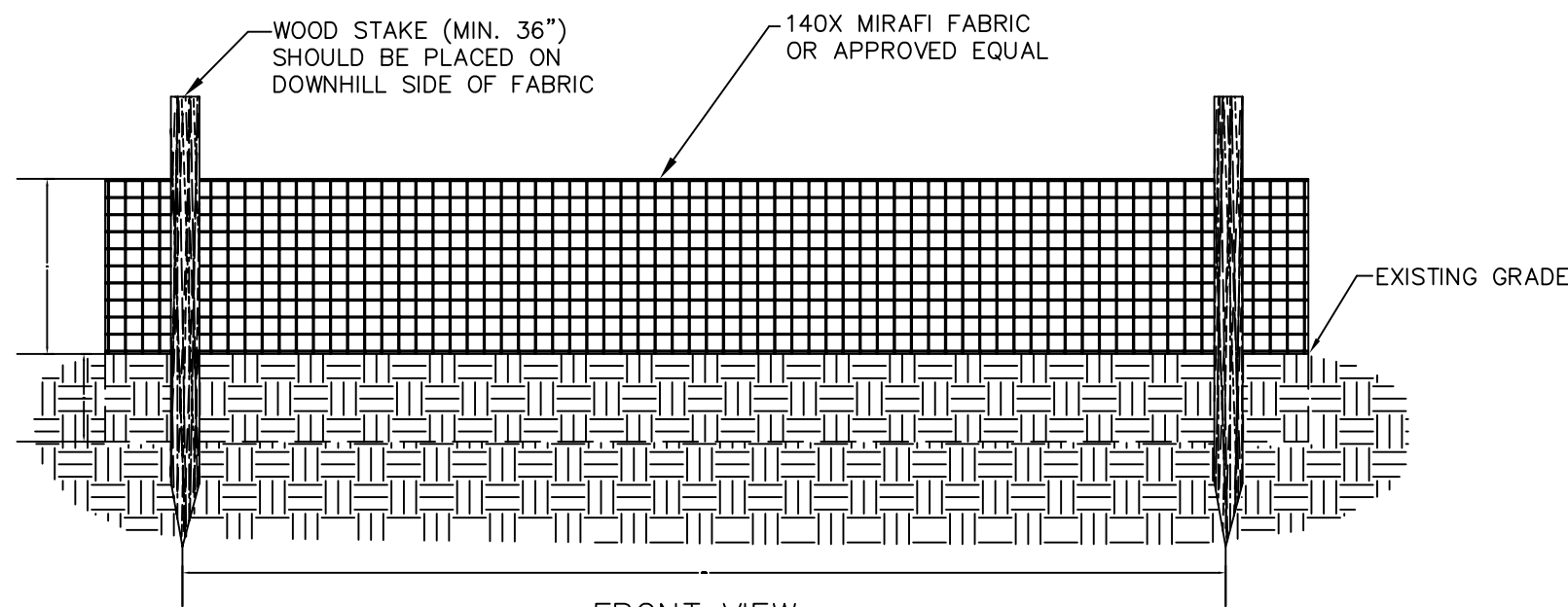
[illegible]

STRATTON ACRES
PHASE 1
PLAN AND PROFILE
SOUTH RD 0+00 TO 4+50
11-8-2021

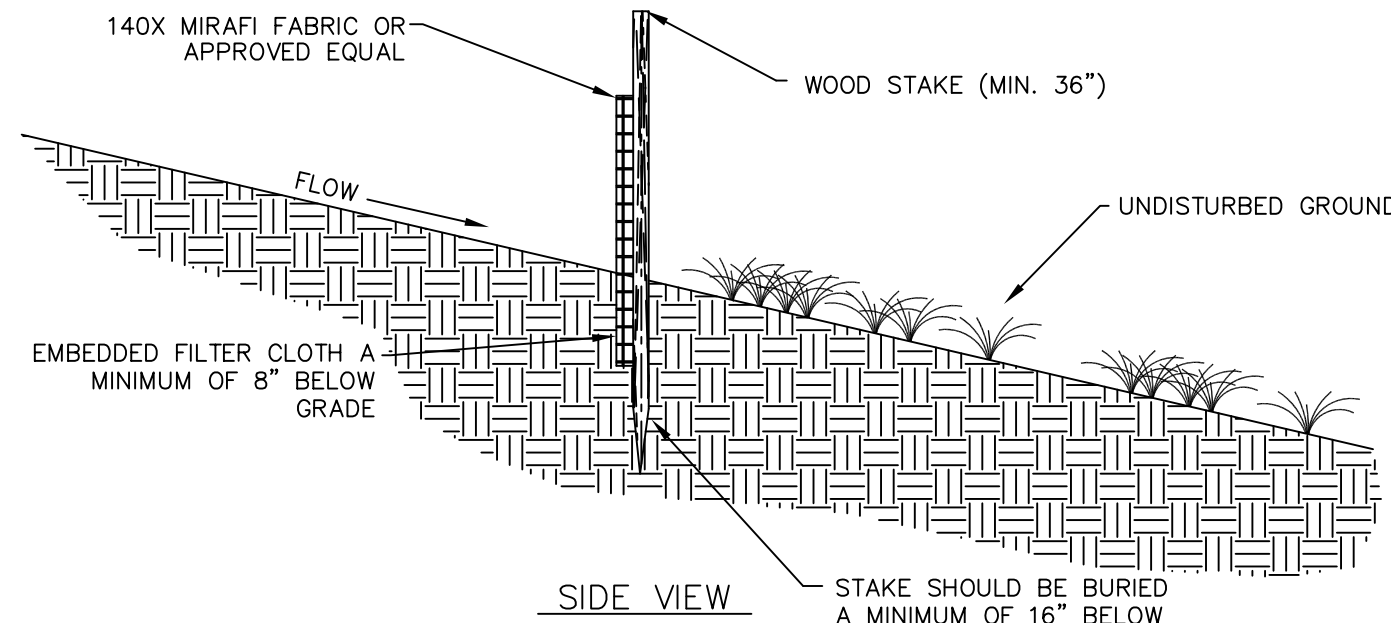
SANTAQUIN
CITY



SHEET NO. PP7

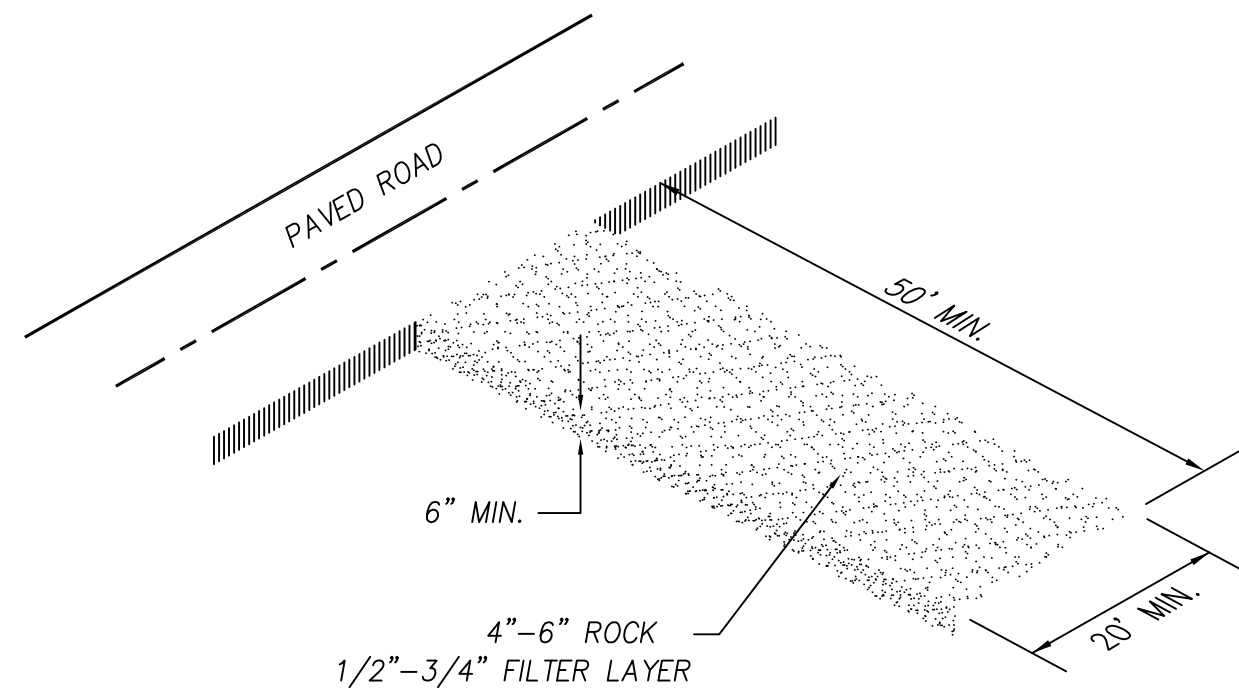


FRONT VIEW



SIDE VIEW

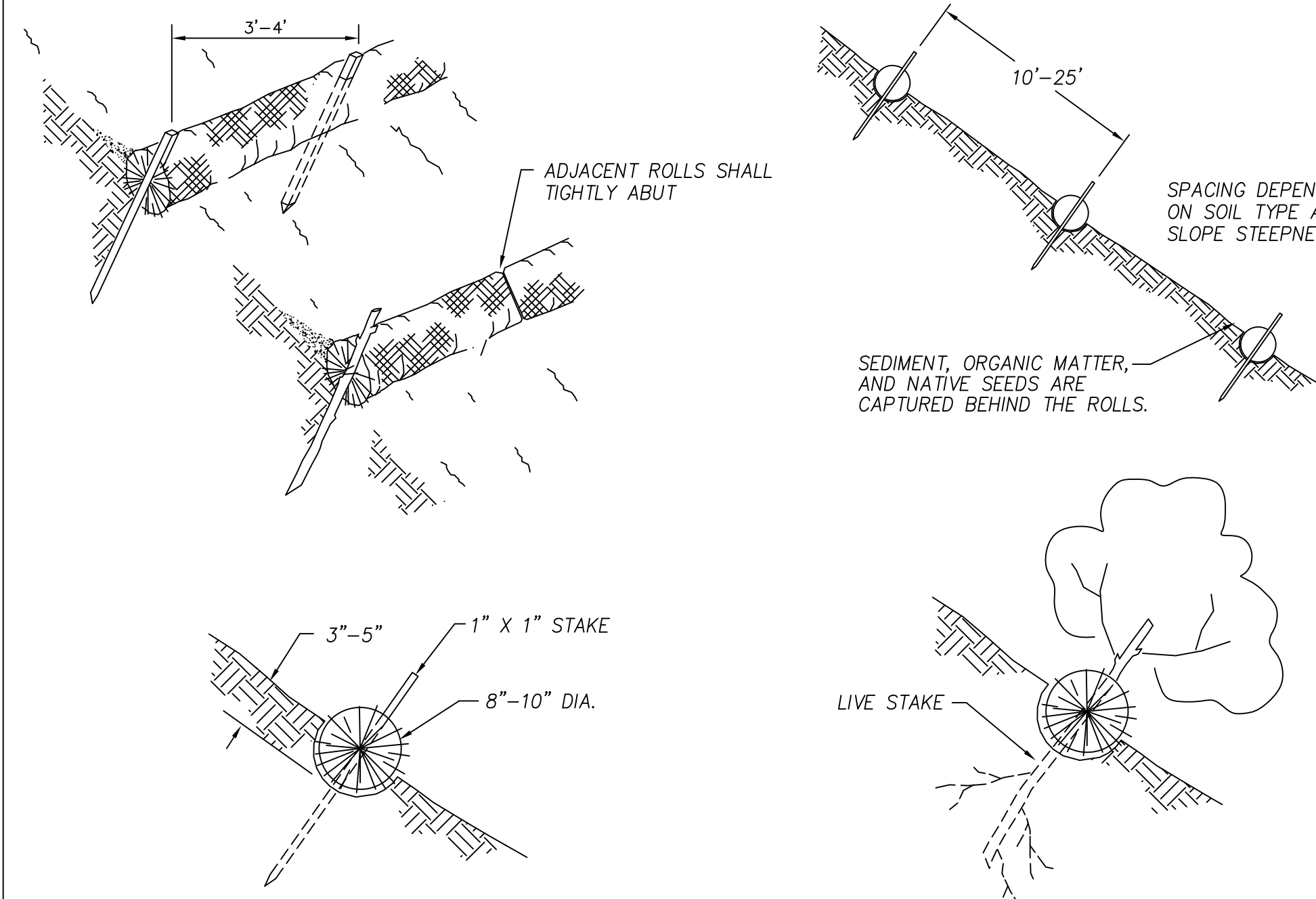
SILT FENCE DETAIL
NOT TO SCALE



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-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
- 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
- 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

VEHICLE TRACKING DETAIL
NOT TO SCALE



NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

STRAW WATTLE (SILT FENCE ALTERNATIVE)
NOT TO SCALE

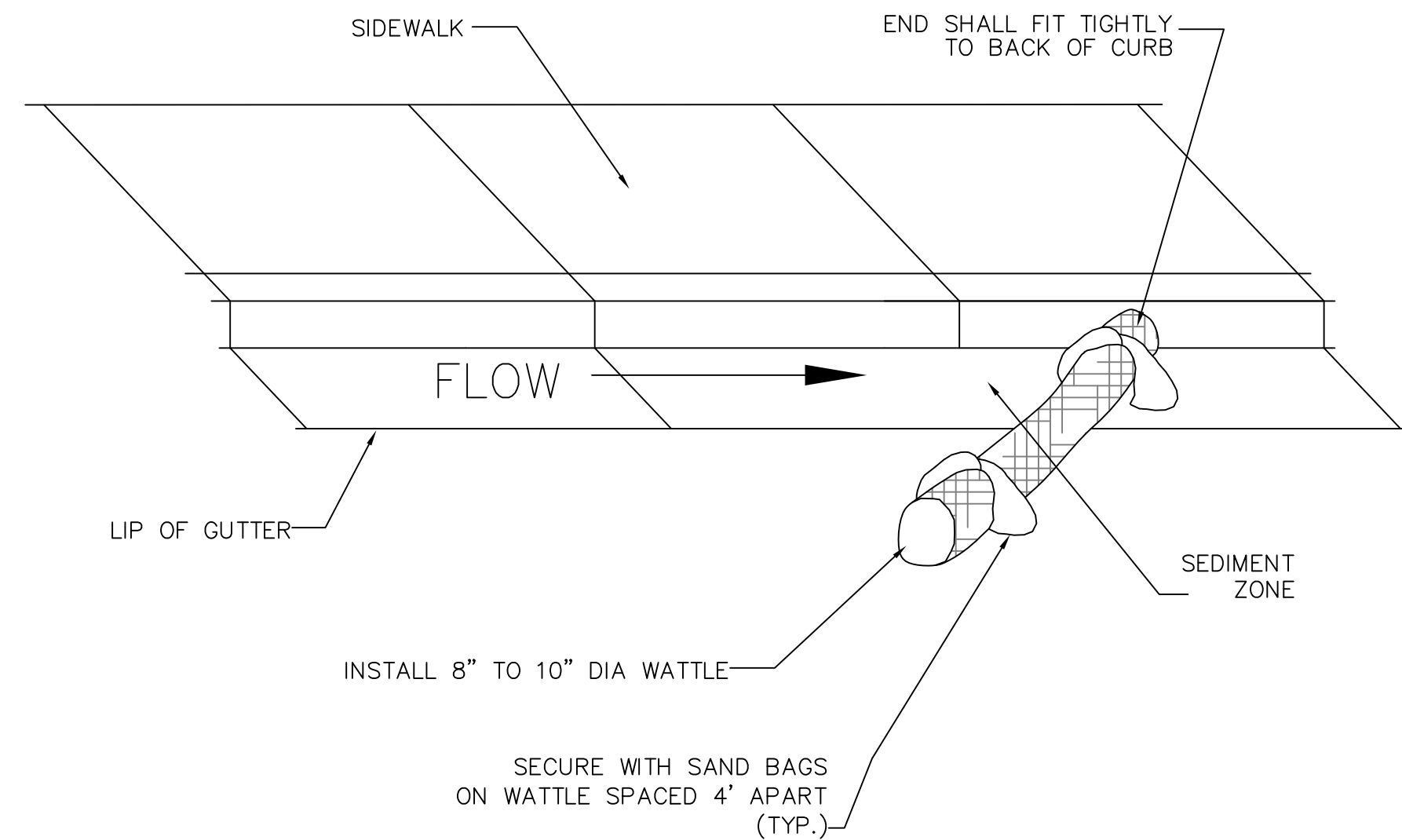
NOTE:

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.

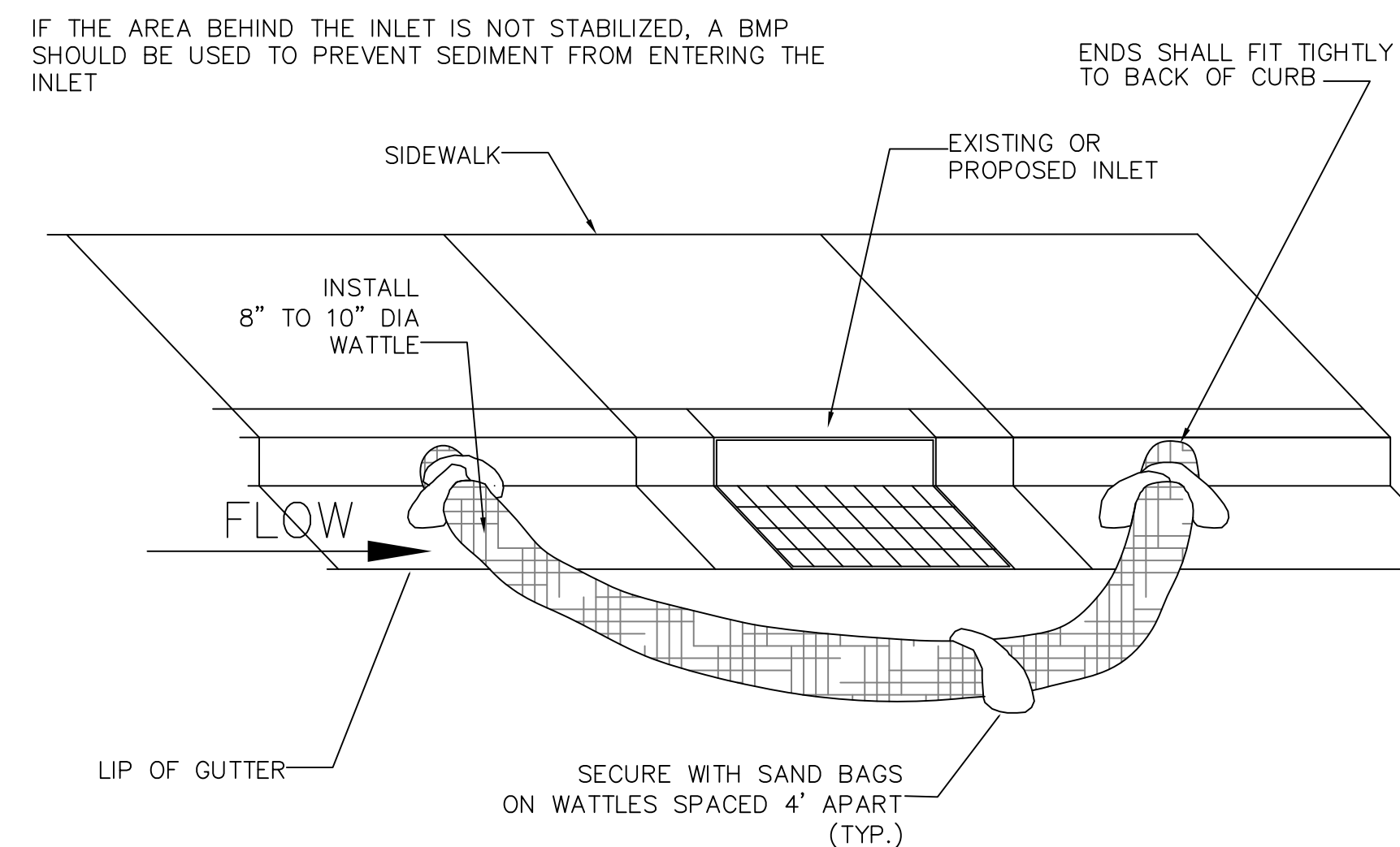
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



NOTE:

INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS
NOT TO SCALE

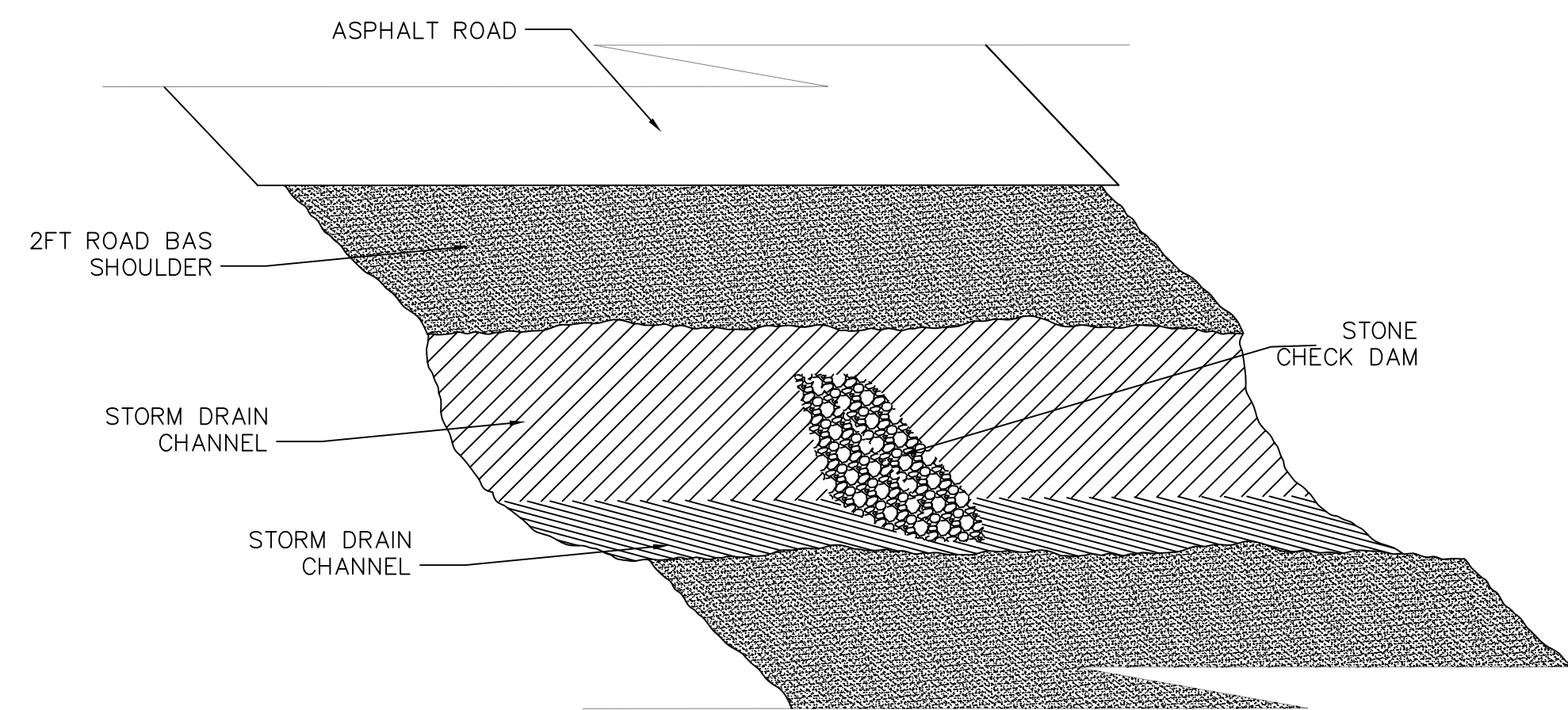
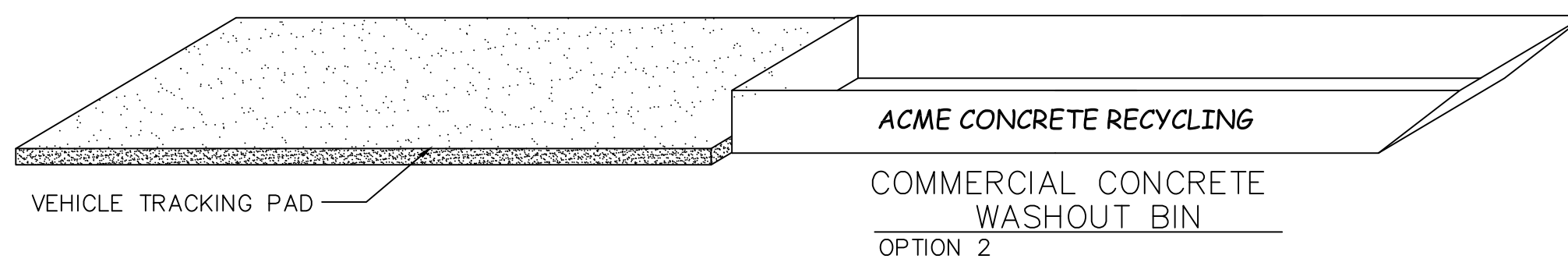
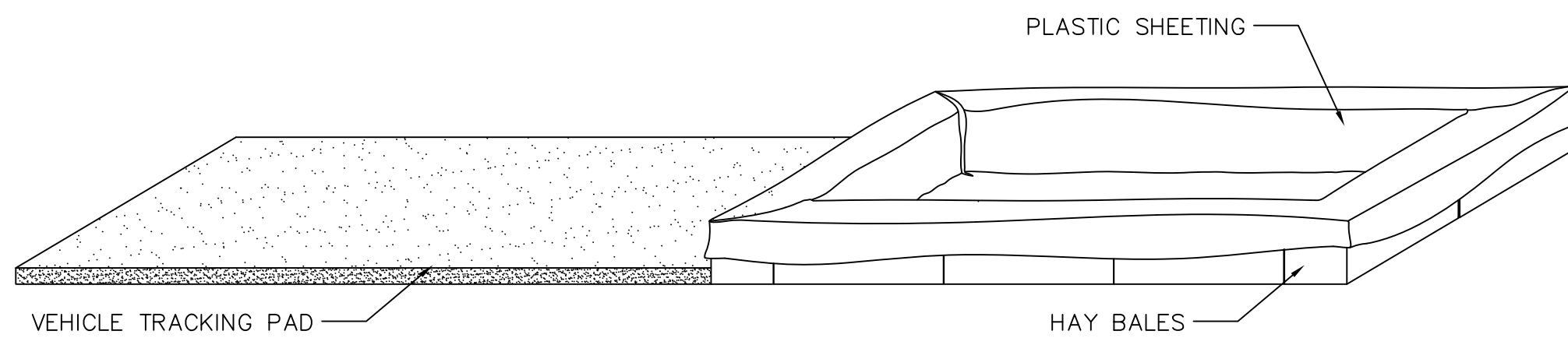
BMP

- 1-AVOID 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 DITCHES, STREETS OR STREAMS
- 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
- 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN 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 PROPERLY
- 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 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
NOT TO SCALE



NOTE:

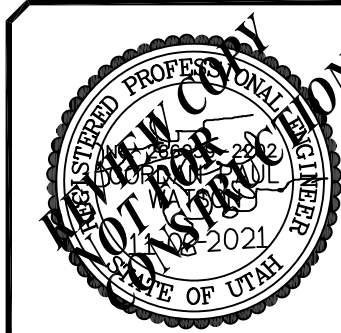
- 1. PLACE A CHECK DAM AT EVERY 100 LINER FEET OF DRAIN CHANNEL
- 2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
- 3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
- 4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

See SATAQUIN CITY specifications for further information.

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

**STRATTON ACRES
PHASE 1
EROSION CONTROL
DETAILS and NOTES**

SATAQUIN
CITY



SHEET NO. **ER-2**



DRC Meeting Minutes
Tuesday, November 2, 2021

DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Chief Rod Hurst, Fire Chief Ryan Lind, City Manager Ben Reeves (Attending via Zoom) and Assistant City Manager Norm Beagley.

Others in Attendance: Staff Planner Ryan Harris. Tony Trane and Bronson Tatton representing Santaquin Estates. Shaun Young, and Luke Howarth representing the Ridley's Commercial Subdivision.

Mr. Lundell called the meeting to order at 10:12 a.m.

NEW BUSINESS

Santaquin Estates Preliminary Review

A preliminary review of a proposed 77-lot residential subdivision located at approximately Main Street and 900 E.

Mr. Lundell explained that this is a proposed 77 lot subdivision, it is a proposed Planned Unit Development (PUD). He stated the DRC is looking at the subdivision review portion of the proposal.

Building Official: Mr. Spadafora stated that addressing will be taken care of at a later stage. Mr. Lundell clarified that it is the City's understanding that this development would be completed in one phase.

Public Works: Mr. Lundell indicated that this subdivision is on the border of a pressure zone for the pressurized irrigation and culinary systems. A Pressure Reducing Valve (PRV) is shown on the Northeast side of the development plans. He explained that staff has contacted their modeling Engineering Firm to ensure that the PRV's will be placed in the correct areas for the pressure zones. Mr. Callaway noted that data is being gathered on 900 E. and 150 S. with a pressure logger.

Fire: Chief Lind pointed out a fire hydrant shown on 940 E., he asked if it could be moved to lot 50 or 51 so a fire truck can connect either direction of the intersection if needed.

Police: Chief Hurst asked about the proposed plans for the green space along Main Street. He expressed that he is concerned about the flow of traffic down Main Street. He suggested that on street parking should not be allowed on at least one side of Main Street to avoid bottle necking traffic. Chief Hurst asked how steep the grading will be on 900 E. and the Frontage Road? Mr. Trane answered that he is unsure of the amount, but there will be a slope on those streets. Chief Hurst recommended to red curb from 900 E. down to the Frontage Road to avoid street parking.

Mr. Beagley explained that Staff has discussed the potential of parallel parking on the North side of Main Street that could act as a trail head. This would take the place of the park strip and sidewalk and the improvements could be moved into the retention basin. Mr. Beagley stated

DRC Meeting Minutes
November 2, 2021
Page 2 of 3

that this isn't a requirement but could be a benefit for the project if the PUD is approved. Mr. Trane indicated that they have flexibility in that area.

Engineering/Planning and Zoning: Mr. Lundell indicated that there is a considerable amount of Engineering and Planning and Zoning redlines that will be provided to the developer. Mr. Lundell recommended that this proposal be tabled so these items can be addressed.

No comments from Administration.

Motion: Mr. Reeves motioned to table the Santaquin Estates Preliminary Review until the Engineering and Planning and Zoning redlines are addressed. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Ridley's 3-lot Commercial Subdivision Preliminary/Final Review

A preliminary/final review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.

Mr. Lundell explained that this subdivision qualifies for the streamlined process because it is 3 lots or less; in which the preliminary and final review are combined. The Planning Commission would be the final approving body.

Building Official: Mr. Spadafora stated that the proposed addressing is sufficient.

Public Works: Mr. Callaway noted the water line coming off Main Street into Lot 7. He indicated that he would rather have it located further into the street, or a Public Utility Easement (PUE) would be needed. Mr. Young stated that the water connection in lot 7 is existing. Mr. Callaway recommended that a valve be added going North in the intersection of lots 8 and 9.

Mr. Beagley explained that there is an existing easement for the irrigation pipe which runs through this development. Mr. Lundell added that the existing pipe is very shallow. Mr. Beagley indicated that the owner said that they would be willing to give that easement up, if the pipeline would be moved either along lot lines, or somewhere where it could still service the distribution box by the freeway from the well. Mr. Young asked where it services to? Mr. Beagley clarified that it pumps from the well, into a distribution box near the freeway interchange, and then flows in a pipe along the freeway right of way northeasterly. Mr. Young indicated that they would coordinate with the irrigation company.

Mr. Lundell noted that there are abandoned pipes along the east side of the well property.

Engineering: Mr. Lundell indicated that there are repeated redlines regarding the easements for the proposed waterline along 500 East. Because those easements would be outside the platted area, a separate written legal description needs to be provided. Mr. Lundell also pointed out a missing sewer easement.

Mr. Lundell recommended that a fire hydrant be placed to the East midway along 500 E. for future use. He suggested that this proposal be tabled until the redlines are addressed.

No comments from Fire or Police.

**DRC Meeting Minutes
November 2, 2021
Page 3 of 3**

Motion: Mr. Reeves motioned to table the Ridley's 3-lot commercial subdivision preliminary/final review until the redlines are addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Chief Lind motioned to adjourn at 10:49 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder



DRC Meeting Minutes
Tuesday, November 9, 2021

DRC Members in Attendance: Officer Russ Woodland, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves, and Assistant City Manager Norm Beagley.

Others in Attendance: Staff Planner Ryan Harris. Race Ostler representing the Ostler Subdivision. Kent Stephens property owner and developer for the Timber Valley Concept Review. Chad Lillinquist and Brad Gilson representing the Summit Ridge Commercial Phase A Final Plat Review.

Mr. Beagley called the meeting to order at 10:13 a.m.

Ostler Subdivision Concept Review

A concept review of a proposed 5-lot subdivision located at 421 S. 100 W.

Planning and Zoning: Mr. Bond noted that this is a concept plan. Since it's 5 lots, preliminary approval will need to come from the City Council. He explained that the infrastructure isn't in place and this development is located within the core area of town. He stated that the adjacent subdivisions do have curb and gutter. Mr. Bond indicated that Staff wouldn't recommend a deferral agreement in this case since the location for the infrastructure is known within the area. He explained that the applicant is asking for infill reduction for lot number 2. This would require Planning Commission approval.

Engineering: Mr. Beagley noted that the proposed pressurized irrigation line needs to be shown on the plans. Staff can provide GIS utility locations. He stated that the existing utilities and service connections need to be shown for the current home. He stated that the remaining engineering redlines will be provided to the developer.

Mr. Beagley explained that no action is taken today for this agenda item. A public hearing will be held tonight for this item at the Planning Commission meeting.

Mr. Race Ostler asked for more information regarding deferral agreements. Mr. Bond explained that deferral agreements are common for areas within the core area of town where the infrastructure locations are unknown. The improvements will need to be installed regardless of whether a deferral agreement is approved or not. A deferral agreement merely determines at what time those improvements will be required. Mr. Bond clarified that without a development agreement the developer has the option of bonding or building the improvements 'at risk'. He clarified that if a bond is in place, the lots can be marketed and sold while the improvements are being constructed. Otherwise, the improvements need to be fully completed prior to the recordation and sale of the lots.

No comments from Police, Fire, Building Official, Public Works, or Administration.

**DRC Meeting Minutes
November 9, 2021
Page 2 of 3**

Timber Valley Concept Review

A concept review of a proposed 3-lot subdivision located at 465 N. 500 W.

Planning and Zoning: Mr. Bond explained that this is an administrative action which will be approved or denied based on if it meets code or not.

Engineering: Mr. Beagley explained that this subdivision is eligible for a streamlined process since it is 3 lots or less. Preliminary and final review can be done concurrently, the Planning Commission is the land use authority.

Administration: Mr. Reeves noted that there is a pressure reducing valve located in 500 W. He suggested that the developer check with Public Works. Mr. Beagley indicated that Staff can provide GIS utility data on request. Mr. Bond noted that there is already existing curb, gutter, and sidewalk in the area. He noted that the utility laterals will need to be provided for the lots.

Mr. Reeves asked if there are existing structures on the property? Mr. Stephens indicated that they would have the area surveyed and remove the structure if needed. Mr. Bond added that any permanent structure would need to be shown on the plans.

Mr. Stephens explained that he wanted to keep the open feel of the area and the existing lots surrounding it by subdividing larger lots instead of the minimum R-10 zoning.

No comments from Police, Fire, Building Official, or Public Works.

Summit Ridge Commercial Phase A Final Plat Review

A final review of 1-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

Engineering: Mr. Beagley stated that the name of the Mona Road should be South Ridge Farms Road, so it matches the Utah County Parcel Map. He asked that the developer show the proposed addressing as provided by staff. He noted that the table needs to be paired down to just address one lot. He clarified that this is located within the Planned Community (PC) zone which is subject to Commercial C-1 regulations.

Mr. Beagley asked the Fire Chief if the 25-foot width drive access is too narrow? Chief Lind answered that it meets code, but it may limit turning radius for semis. Mr. Beagley indicated in other commercial subdivisions have provided a 30-foot opening which is more appropriate for the use. Mr. Gilson stated that they could provide a turning radius between 30- 35 feet. Mr. Beagley explained that they won't likely be able to use the existing storm drain sumps/inlets. He explained that City standards have changed, and they need to meet current standards.

Planning and Zoning: Mr. Bond noted that sidewalk isn't shown on the North side of the lot along Summit Ridge Parkway. He explained that there is a trail along Summit Ridge Parkway near the railroad tracks. The city would like to see this trail perpetuated to the East side of the freeway. He asked that this improvement be noted on the plan. Mr. Beagley explained that this is for staff to work out with the development agreement.

No comments from Police, Fire, Building Official or Public Works.

**DRC Meeting Minutes
November 2, 2021
Page 3 of 3**

Motion: Mr. Reeves motioned to approve the Summit Ridge Commercial Phase A Final Plat Review contingent to redlines. Chief Lind seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

October 26, 2021

Motion: Chief Lind motioned to approve the DRC minutes from October 26, 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Bond motioned to adjourn the meeting at 10:38 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder



DRC Meeting Minutes
Tuesday, November 16, 2021

DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves.

Others in Attendance: Assistant City Manager Norm Beagley, and Staff Planner Ryan Harris. Bronson Tatton and Tony Trane representing the Santaquin Estates Preliminary Review.

Mr. Lundell called the meeting to order at 10:03 a.m.

NEW BUSINESS

Santaquin Estates Preliminary Review

A preliminary review of a proposed 77-lot residential subdivision located at approximately Main Street and 900 E.

Mr. Lundell noted that this item was tabled at a previous DRC meeting.

Public Works: Mr. Callaway stated that he likes the connection of Main Street.

Fire: Chief Lind indicated that he appreciates the area they have bumped out the road into the green space to allow parking on Main Street.

Planning and Zoning: Mr. Bond pointed out that in this iteration of the development, there is an addition of a pocket park in the Northeast corner of the development. He explained that this 'pocket park' will be contiguous to city owned property which is being used for retention. This would allow it to be a larger improved park. Mr. Bond clarified that there are no off-site open space or improvements in this proposal because it meets the 15% open space requirement. He explained that the City is considering improving more of the trail corridor along 900 E. to the south of the development through a negotiation as part of the development agreement. The developer would fully improve the trail corridor to the corner (270 South), and the city would reimburse the developer through park impact fees. He also noted that a connection is shown to the existing asphalt trail along Main Street. This will be perpetuated by the developer to the corner of Main Street and 940 E.

Mr. Bond stated that the preliminary plans and the development agreement will be moving concurrently through the review process. He noted that the plans don't call out the recreational amenities, but these details are included in the development agreement. The developer will provide money in lieu of improvements for the retention basin area so the retention basin can be built prior to the amenities. Mr. Bond suggested that signage be installed along the parking area on Main Street.

DRC Meeting Minutes
November 16, 2021
Page 2 of 2

Engineering: Mr. Lundell indicated that the storm drain report comments will need to be addressed. He explained that after the City's water model engineering company looked at the best way to serve the development with water, it was determined that the whole development can be serviced off the lower pressure zone. This means only one PRV will need to be installed within the proposed subdivision at the east end of Main Street. Mr. Lundell clarified that a P.I. main line will not be needed within Main Street. He explained that cross gutters are no longer allowed in the streets. Because of this, the proposed cross gutter along 980 E. and 150 S. intersection would need to be removed and the storm drain will need to extend to the south side of the intersection. Mr. Lundell added that a note will be required on the plat indicating that the open space is dedicated to Santaquin City.

Administration: Mr. Reeves thanked the developer for their patience and noted that the developer has worked to address Staff, UDOT's and the Public's comments and concerns. He explained that the retention basin is needed to protect the homes of the entire community. The traffic in the area will be improved from the connection of Main Street to Oak Summit and the 900 E. connection to the north. Mr. Reeves noted that this development has also added 5 acres of commercial space to the community.

Motion: Mr. Reeves motioned to recommend approval to the Planning Commission for the Santaquin Estates Preliminary Plan with the following conditions: That the development agreement accompany this proposal, that the open space and amenities be defined, and that the engineering redlines be addressed. Mr. Bond seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Reeves motioned to adjourn at 10:24 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder

DRAFT