



DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 14, 2023, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some 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. Grey Cliffs Plat A Final Plat

A final plan review for the Grey Cliffs Subdivision Plat A located east of State Road 198 and approximately 1082 E. Grey Cliffs Drive.

2. Traffic Control Request (400 S. 200 W.)

MEETING MINUTES APPROVAL


3. October 24, 2023

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

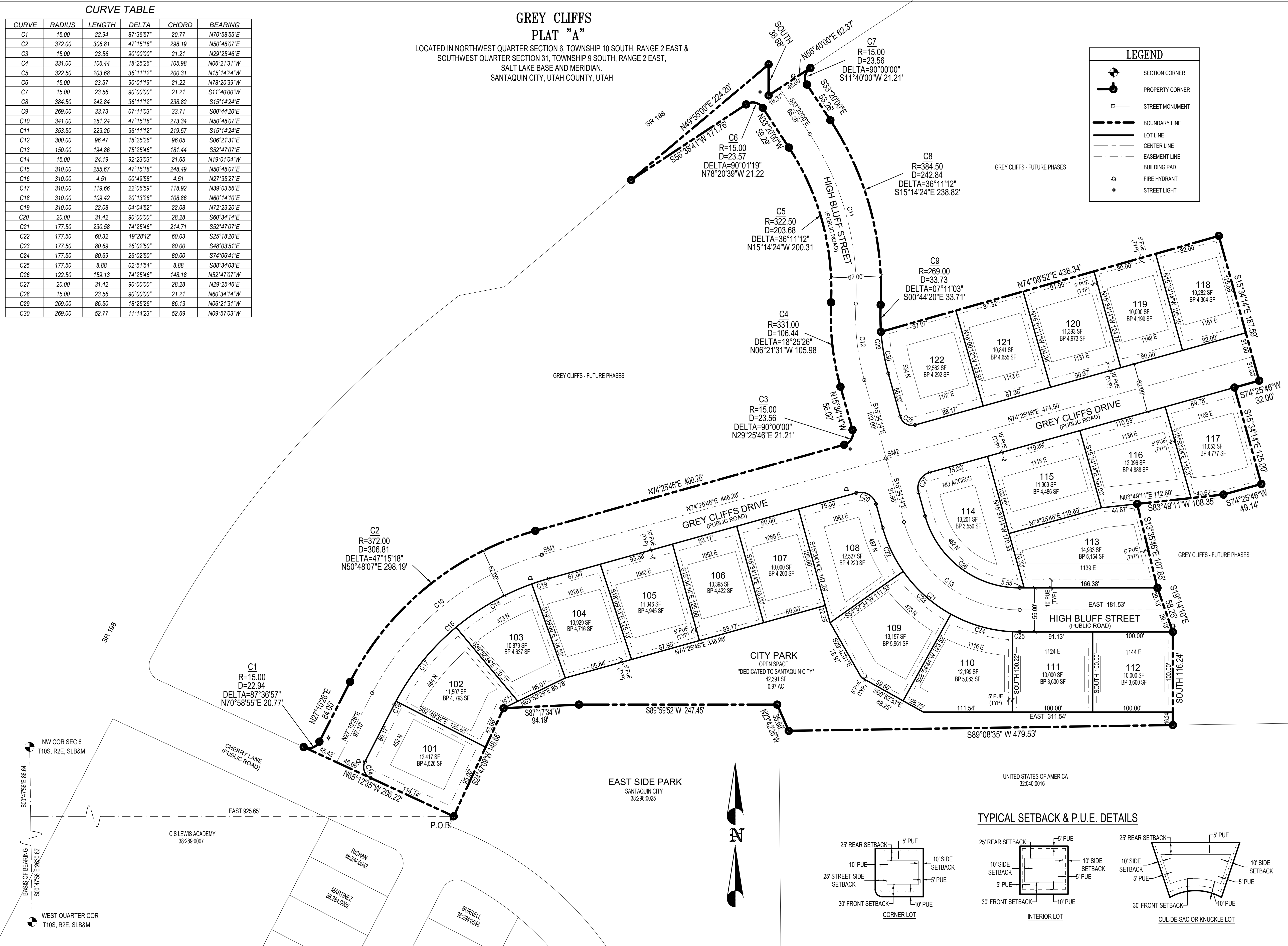
BY:



Amalie R. Ottley, City Recorder

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|--------|--------|-----------|--------|-------------|
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| C20 | 20.00 | 31.42 | 90°00'00" | 28.28 | S60°34'14"E |
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| C30 | 269.00 | 52.77 | 11°14'23" | 52.69 | N09°57'03"W |

GREY CLIFFS PLAT "A"
 LOCATED IN NORTHWEST QUARTER SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST & SOUTHWEST QUARTER SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH



LEGEND

- SECTION CORNER
- PROPERTY CORNER
- STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING PAD
- FIRE HYDRANT
- STREET LIGHT

SURVEYOR'S CERTIFICATE
 I, _____ 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. _____ 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 BELOW HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°47'56" E 1355.49 FEET ALONG THE SECTION LINE & EAST 925.65 FEET FROM THE NORTHWEST CORNER OF SECTION 6, T10S, R2E, SLB&M.

THENCE NORTH 65°12'35" WEST 208.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°36'57" AND A LONG CHORD BEARS N70°58'55"E 20.77 FEET); THENCE NORTH 27°10'28" EAST 84.00 FEET; THENCE ALONG THE ARC OF A 372.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 306.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 47°15'18" AND A LONG CHORD BEARS N50°48'07"E 298.19 FEET); THENCE NORTH 74°25'46" EAST 402.28 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARS N29°25'46"E 21.21 FEET); THENCE NORTH 15°34'14" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 106.44 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°25'26" AND A LONG CHORD BEARS N06°21'31"W 105.98 FEET); THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 203.68 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°11'12" AND A LONG CHORD BEARS N15°14'24"W 200.31 FEET); THENCE NORTH 33°20'00" WEST 59.29 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'19" AND A LONG CHORD BEARS N78°20'39"W 21.22 FEET); THENCE SOUTH 56°38'41" WEST 171.76 FEET; THENCE NORTH 49°55'00" EAST 224.20 FEET; THENCE SOUTH 38.68 FEET; THENCE NORTH 36°40'00" EAST 62.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARS N29°25'46"E 21.21 FEET); THENCE ALONG THE ARC OF A 384.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 242.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°11'12" AND A LONG CHORD BEARS S15°14'24"E 238.82 FEET); THENCE ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°11'03" AND A LONG CHORD BEARS S00°44'20"E 33.71 FEET); THENCE NORTH 74°08'52" EAST 438.34 FEET; THENCE SOUTH 15°34'14" EAST 125.00 FEET; THENCE SOUTH 74°25'46" WEST 32.00 FEET; THENCE SOUTH 13°35'46" EAST 107.85 FEET; THENCE SOUTH 19°14'10" EAST 58.25 FEET; THENCE SOUTH 116.24 FEET; THENCE SOUTH 89°08'35" WEST 479.53 FEET; THENCE NORTH 23°42'26" WEST 35.69 FEET; THENCE SOUTH 89°59'52" WEST 247.45 FEET; THENCE SOUTH 87°17'34" WEST 94.19 FEET; THENCE SOUTH 24°47'09" WEST 148.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 431,842 SF OR 9.91 AC

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, PUBLIC OPEN SPACE AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, PUBLIC OPEN SPACE, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

GREY CLIFFS PLAT "A"
 LOCATED IN NORTHWEST QUARTER SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST & SOUTHWEST QUARTER SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

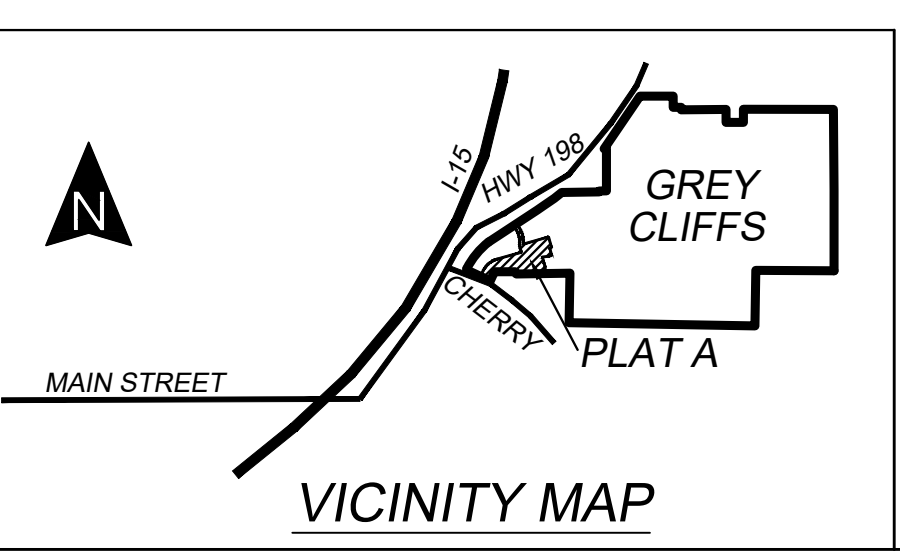
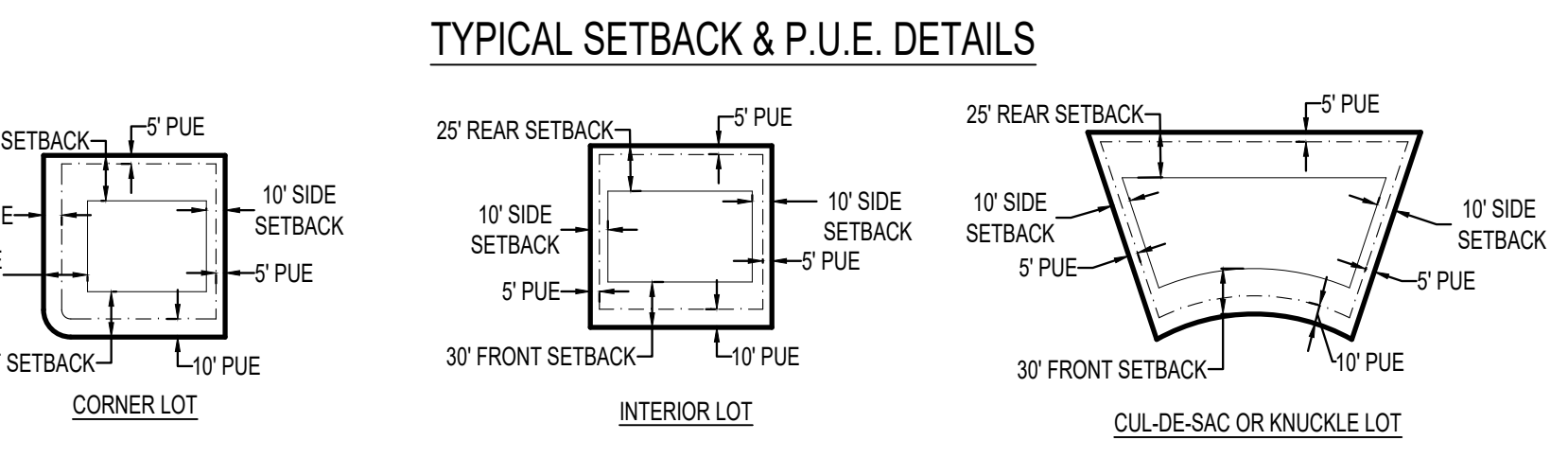
CENTURY LINK ACCEPTANCE
 APPROVED THIS _____ DAY OF _____, A.D. _____
 CENTURY LINK
 BY _____ TITLE _____

ROCKY MOUNTAIN POWER ACCEPTANCE
 APPROVED THIS _____ DAY OF _____, A.D. _____
 ROCKY MOUNTAIN POWER
 BY _____ TITLE _____

CENTRACOM ACCEPTANCE
 APPROVED THIS _____ DAY OF _____, A.D. _____
 CENTRACOM
 BY _____ TITLE _____

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'S RIGHT-OF-WAY DEPARTMENT AT 1 (800) 366-8532.

APPROVED THIS _____ DAY OF _____, A.D. _____
 DOMINION ENERGY _____ TITLE _____



ENGINEER

BERG CIVIL ENGINEERING

1018 N Deer Creek Lane
 Alpine UT, 84001
 office (801) 462-1277
 cell (801) 616-1677

SURVEYOR

AZTEC engineering inc.
 732 N. 780 W.
 AMERICAN FORK, UT, 84003
 aztecengineering@gmail.com

GREY CLIFFS FINAL PLAT A

SHEET INDEX

- C0 COVER
- C1.0 LAYOUT PLAN
- C2.0 UTILITY PLAN
- C3.0 - C3.4 GRADING & DRAINAGE PLANS
- C4.1 - C4.2 GREY CLIFFS PLAN & PROFILE
- C5.1 - C5.2 HIGH BLUFF PLAN & PROFILE
- C6.1 CHERRY LANE IMPROVEMENTS
- C7.1 S.R. 198 IMPROVEMENTS
- C8.1 OPEN SPACE PLAN
- C9.1 OVERALL PHASING PLAN
- DTLI-DTL4 CONSTRUCTION DETAILS

PRELIMINARY PLAN

AREA CALCULATIONS

| | |
|----------------------------------|----------------------|
| PROJECT ACREAGE | = 340.56 AC (100.0%) |
| RESIDENTIAL LOTS (SINGLE FAMILY) | = 76.48 AC (22.5%) |
| COMMERCIAL LOTS | = 26.28 AC (7.7%) |
| STREET DEDICATIONS | = 25.52 AC (7.5%) |
| PRIVATE CONSERVATION EASEMENTS | = 24.83 AC (7.3%) |
| / SENSITIVE LANDS OVER 30% SLOPE | |
| HOA PARCEL (FAMILY CAMP) | = 18.19 AC (5.3%) |
| PUBLIC NATURAL OPEN SPACE | = 154.97 AC (45.5%) |
| / SENSITIVE LANDS OVER 30% SLOPE | |
| TOTAL SENSITIVE LANDS | = 197.99 AC (58.1%) |
| PUBLIC IMPROVED OPEN SPACE | = 14.42 AC (4.2%) |

HILLSIDE OVERLAY

| | |
|--------------------------------|---------------------|
| PROJECT ACREAGE | = 340.56 AC (100%) |
| TOTAL SENSITIVE LANDS | = 197.99 AC (58.1%) |
| NET DEVELOPABLE AREA | = 142.57 AC (41.9%) |
| OPEN SPACEREQ'D (10% NET AREA) | = 14.26 AC |
| IMPROVED OPEN SPACE PROVIDED | = 14.42 AC |

CITY APPROVALS / COMMENTS

UDOT SR 198

WRITTEN APPROVAL FROM UDOT IS REQUIRED BEFORE FINAL PLAT APPROVAL FOR ALL ROADWAYS CONNECTING TO SR-198 AND ALL UTILITIES TO BE CONSTRUCTED WITHIN SR-198.

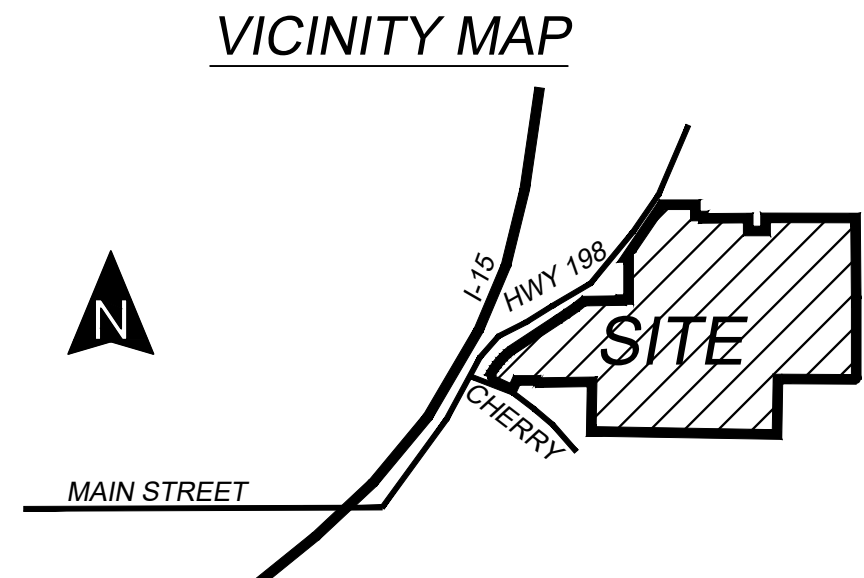
THE PROJECT HAS BEEN DESIGNED TO MEET AT UDOT INTERSECTION SPACING REQUIREMENTS AND UTILITY LOCATIONS.

DENSITY TABULATIONS

| | |
|------------------|----------------------------------|
| ZONING | R-10 / C-1 |
| RESIDENTIAL LOTS | |
| PHASE A | 22 LOTS |
| PHASE B | 29 LOTS |
| PHASE C | 31 LOTS |
| PHASE D | 29 LOTS |
| PHASE E | 33 LOTS |
| PHASE F | 71 LOTS |
| TOTAL | 215 LOTS |
| COMMERCIAL LOTS | 4 LOTS |
| DENSITY | (215+4) / 340.56 0.64 DU/AC |

WILDLAND / URBAN INTERFACE

THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE WILDLAND / URBAN INTERFACE. DEVELOPER TO GAIN APPROVAL OF A FIRE MITIGATION PLAN FROM SANTAQUIN CITY FIRE DEPARTMENT. THE REQUIREMENTS OF THIS FIRE MITIGATION PLAN WILL BE NOTED ON ALL FINAL PLATS OF THE DEVELOPMENT AND DETAILED IN THE DEVELOPMENT AGREEMENT.



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 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.

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

BERG
CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT, 84004
office: (801) 492-1277
cell: (801) 616-1677

| REVISIONS | | | SEAL |
|-----------|------|-------------|------|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|--------|------------|
| FINAL | 10-13-2023 |

PROJECT

DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| COVER | C0 |

CURVE TABLE

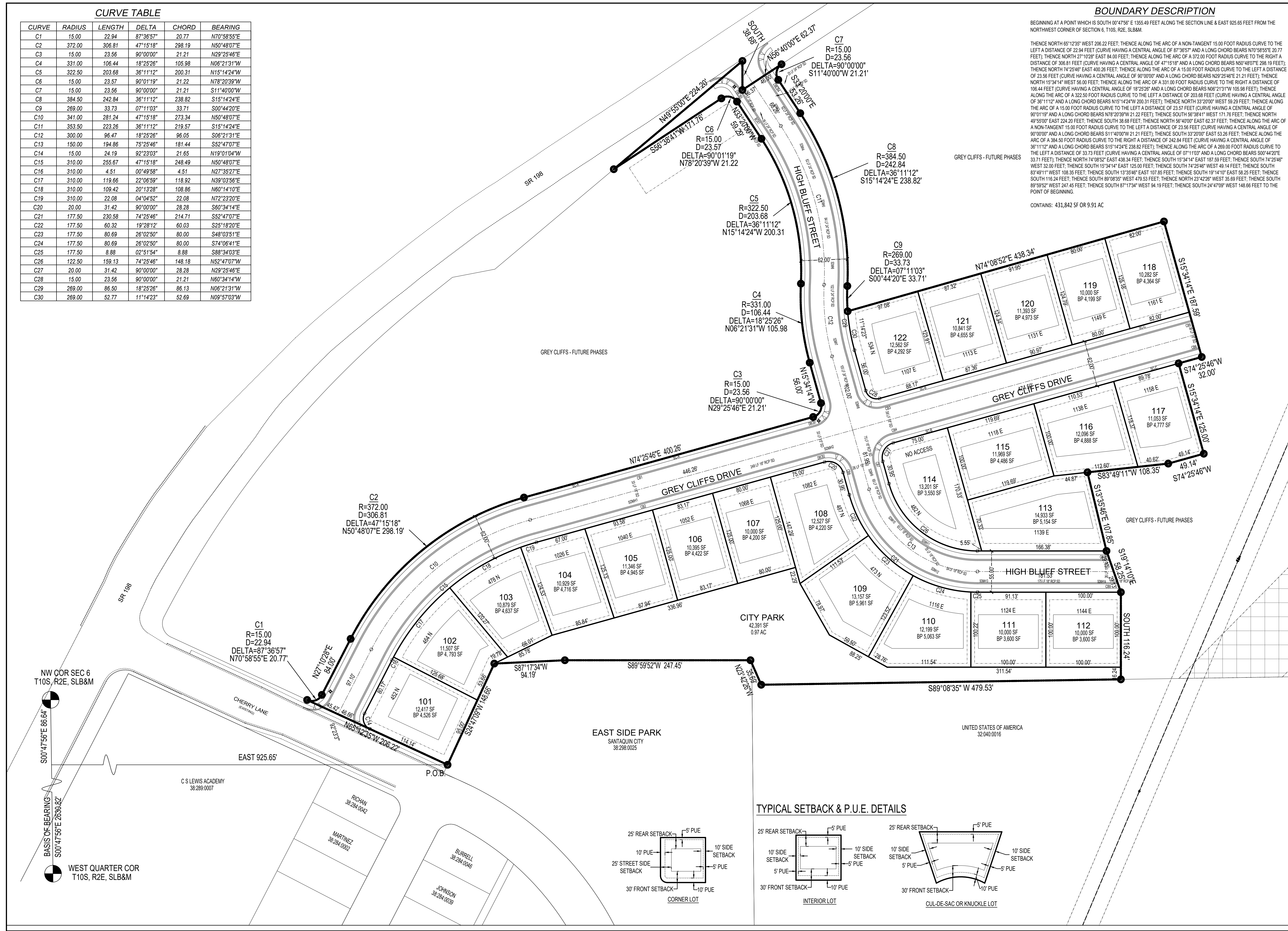
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BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°47'56" E 1355.49 FEET ALONG THE SECTION LINE & EAST 925.65 FEET FROM THE NORTHWEST CORNER OF SECTION 6, T10S, R2E, SLB&M.

THENCE NORTH 65°12'35" WEST 206.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°36'57" AND A LONG CHORD BEARS N70°58'55"E 20.77 FEET); THENCE NORTH 27°02'28" EAST 84.00 FEET; THENCE ALONG THE ARC OF A 372.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 306.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 47°15'18" AND A LONG CHORD BEARS N50°48'07"E 298.19 FEET); THENCE NORTH 74°25'46" EAST 400.26 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARS N29°25'46"E 21.21 FEET); THENCE NORTH 15°34'14" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 106.44 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°25'26" AND A LONG CHORD BEARS N06°21'31"W 105.98 FEET); THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 203.68 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°11'12" AND A LONG CHORD BEARS N15°14'24"W 200.31 FEET); THENCE NORTH 33°20'00" WEST 52.92 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'19" AND A LONG CHORD BEARS N78°20'39"W 21.22 FEET); THENCE SOUTH 56°20'00" EAST 53.26 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARS S11°40'00"E 21.21 FEET); THENCE SOUTH 33°20'00" WEST 52.92 FEET; THENCE ALONG THE ARC OF A 384.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 242.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°11'12" AND A LONG CHORD BEARS S15°14'24"E 238.82 FEET); THENCE SOUTH 56°20'00" EAST 53.26 FEET; THENCE ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°11'03" AND A LONG CHORD BEARS S00°44'20"E 33.71 FEET); THENCE SOUTH 33°20'00" EAST 53.26 FEET; THENCE ALONG THE ARC OF A 341.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 281.24 FEET (CURVE HAVING A CENTRAL ANGLE OF 47°15'18" AND A LONG CHORD BEARS N50°48'07"E 273.34 FEET); THENCE SOUTH 56°20'00" WEST 171.76 FEET; THENCE NORTH 49°50'00" EAST 224.26 FEET; THENCE SOUTH 36.88 FEET; THENCE NORTH 56°40'00" EAST 62.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARS N29°25'46"E 21.21 FEET); THENCE SOUTH 74°25'46" WEST 32.00 FEET; THENCE SOUTH 19°34'14" EAST 125.00 FEET; THENCE SOUTH 74°25'46" WEST 49.14 FEET; THENCE SOUTH 89°49'11" WEST 108.35 FEET; THENCE SOUTH 13°35'46" EAST 107.85 FEET; THENCE SOUTH 19°14'10" EAST 28.25 FEET; THENCE SOUTH 116°24'42" WEST 416.93 FEET; THENCE SOUTH 89°59'52" WEST 247.45 FEET; THENCE SOUTH 87°17'34" WEST 94.19 FEET; THENCE SOUTH 24°47'09" WEST 149.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 431,842 SF OR 9.91 AC



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 60'

BERG CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | SEAL |
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| FINAL | 10-13-2023 |

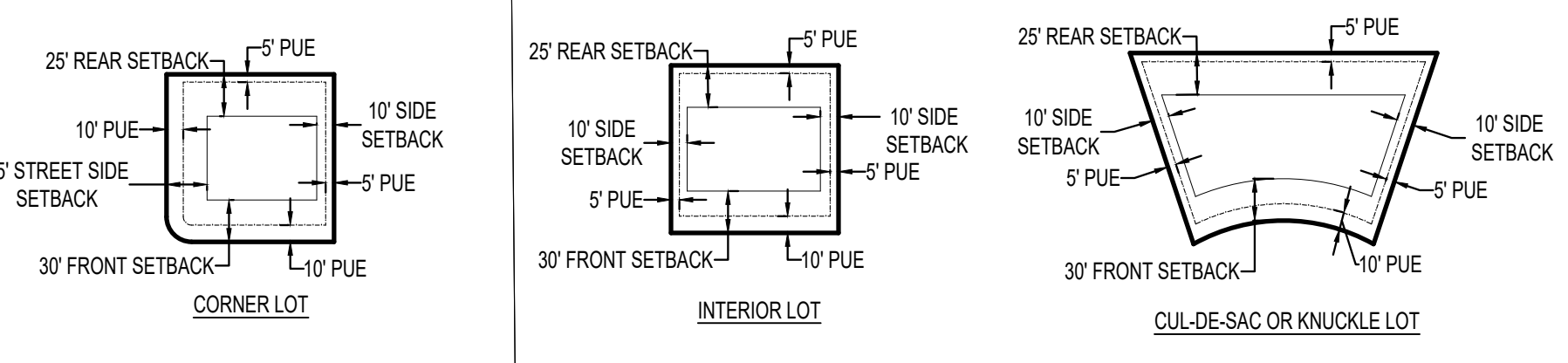
PROJECT

DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS

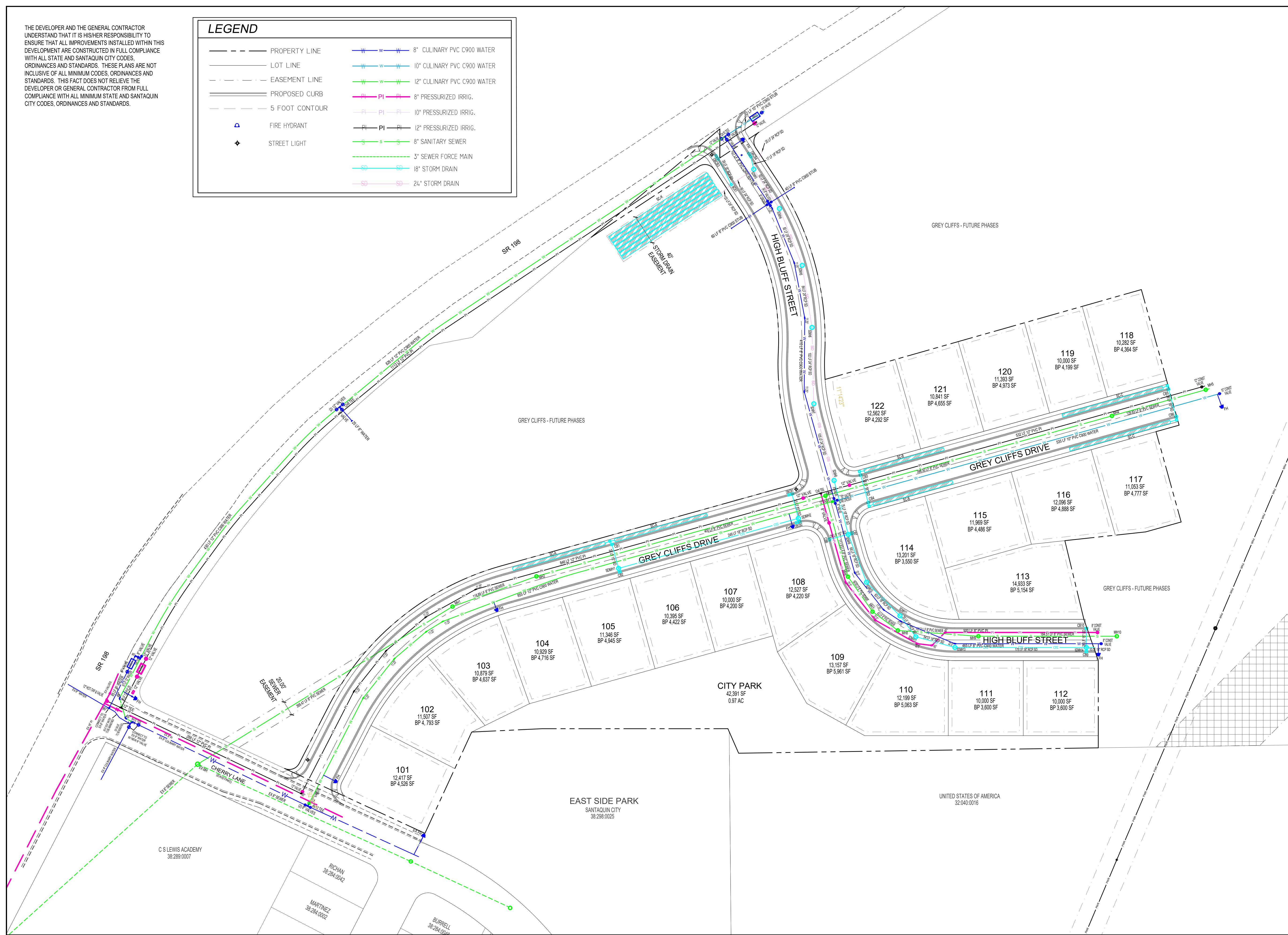
| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| LAYOUT | C1.0 |

TYPICAL SETBACK & P.U.E. DETAILS



THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HISHER 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 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 | | | |
|---------|----------------|-----------|-----------------------------|
| — | PROPERTY LINE | — W — W — | 8" CULINARY PVC C900 WATER |
| --- | LOT LINE | — W — W — | 10" CULINARY PVC C900 WATER |
| - - - - | EASEMENT LINE | — W — W — | 12" CULINARY PVC C900 WATER |
| — | PROPOSED CURB | — P — P — | 8" PRESSURIZED IRRIG. |
| - - - - | 5 FOOT CONTOUR | — P — P — | 10" PRESSURIZED IRRIG. |
| ▲ | FIRE HYDRANT | — P — P — | 12" PRESSURIZED IRRIG. |
| + | STREET LIGHT | — S — S — | 8" SANITARY SEWER |
| | | — S — S — | 3" SEWER FORCE MAIN |
| | | — S — S — | 18" STORM DRAIN |
| | | — S — S — | 24" STORM DRAIN |



DEVELOPMENT

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SCALE: 1" = 60'

BERG
CIVIL ENGINEERING

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Alpine, UT, 84004
office: (801) 492-1277
cell: (801) 616-1677

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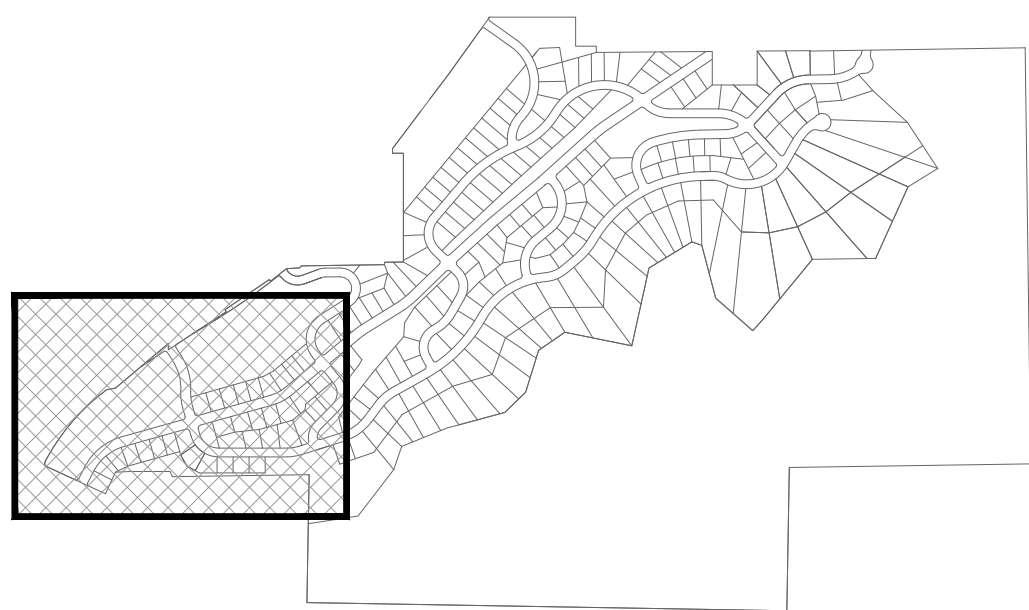
PROJECT

DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| UTILITY | C2.0 |

MAP KEY



DEVELOPMENT

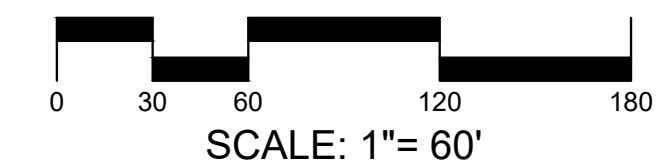
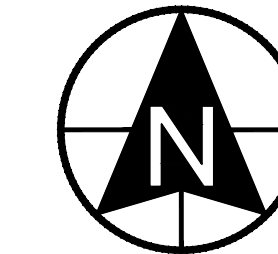


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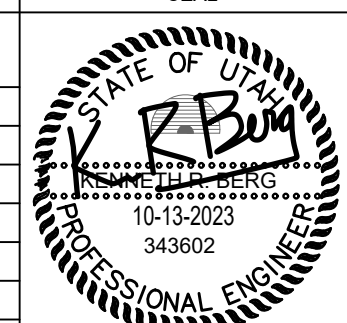


SCALE: 1"= 60'



CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT, 84004
office: (801) 492-1277
cell: (801) 616-1677

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT



DESCRIPTION

**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| GRADING | C3.0 |

GREY CLIFFS - SUBAREA A

100-year storm - STORM CHAMBERS IN GREY CLIFF DR

Preliminary Plan



4/22/2022

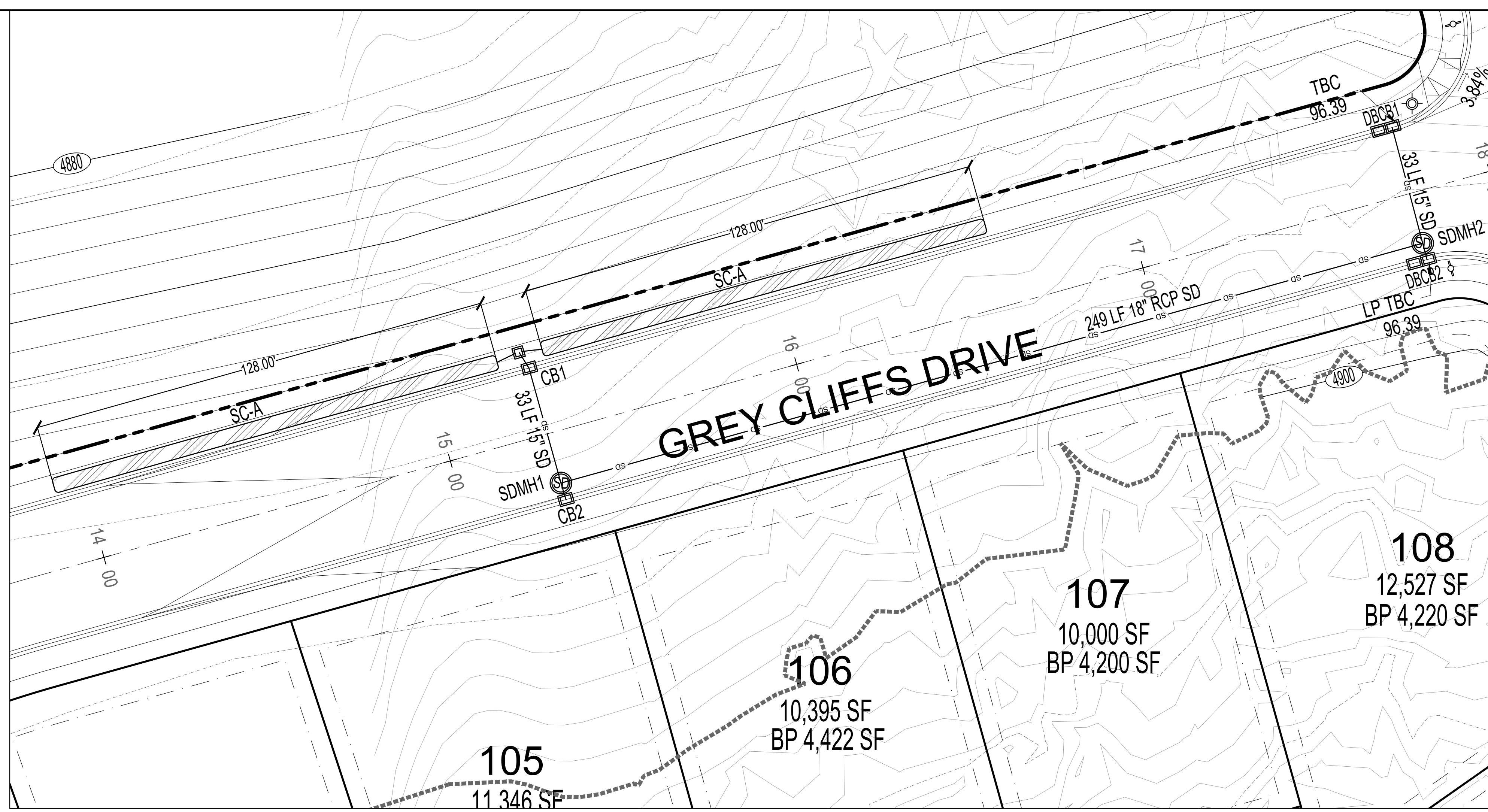
Storm drain calculations were performed using the rational method.

| Hydrologic Calculations CA CALCULATION | | | |
|---|------|-------------------------|-------|
| | C | Area (ft ²) | C * A |
| Overall | | | |
| Residential Lots | 0.42 | 148370 | 62315 |
| Landscaping / Open Space | 0.10 | 107220 | 10722 |
| Totals | | 255590 | 73037 |
| Contributing Acres: | 5.87 | | |
| Q _{allow} | | 3.90 cfs | |
| Perc Rate | | 60 in/hr | |
| Gallery Area | | 2808 sf | |
| Allow Q | | 3.90 cfs | |

| Detention Pond Volume calculations | | | | | |
|------------------------------------|----------------------------|---------------------|------------------------------------|-----------------------------------|-------------------------------------|
| Lapsed Time (min.) | Rainfall Intensity (in/hr) | Total Rainfall (in) | Rainfall Volume (ft ³) | Release Volume (ft ³) | Required Storage (ft ³) |
| A | B | C | D | E | F |
| 5 | 6.37 | 0.57 | 3489 | 1264 | 2226 |
| 10 | 4.85 | 0.81 | 4920 | 2340 | 2580 |
| 15 | 4.00 | 1.00 | 6086 | 3510 | 2576 |
| 30 | 2.70 | 1.35 | 8217 | 7020 | 1197 |
| 60 | 1.67 | 1.67 | 10164 | 14040 | -3876 |
| 120 | 0.94 | 1.87 | 11382 | 28080 | -16698 |
| 180 | 0.64 | 1.92 | 11704 | 42120 | -30416 |
| 360 | 0.35 | 2.09 | 12709 | 84240 | -71531 |
| 1440 | 0.13 | 3.02 | 18405 | 336960 | -318555 |

| | | | |
|---------------------------------|----------------------|----|---------------|
| Required Pond Volume = | 2580 ft ³ | or | 0.059 acre-ft |
| StormTech Chambers (vol/unit) = | 75 ft ³ | | |
| # of StormTech Chambers Req'd = | 36 | | |
| Length of Storage (dual row) = | 128 lf | | |
| Perc Area of Storage = | 2808 sf | | |

Notes:
 A, B, & C are based upon Table 11-12-3-C of the Santaquin City Development Code
 D = C / (12 inches/foot) x total acreage of site x 43,560 s/acre x run-off coefficient, where Q=CIA and V=CIA
 E = an allowable release rate (cfs/acre) x total acreage of site x A x 60 sec.
 F = D - E to determine storage volume



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
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SCALE: 1" = 20'

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
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| REVISIONS | | SEAL |
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| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT

FINAL PLAT "A" CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|-----------------|--------------|
| STORM CHAMBER A | C3.1 |

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)
 CHAMBER STORAGE
 MINIMUM INSTALLED STORAGE*
 WEIGHT

51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
 45.9 CUBIC FEET (1.30 m³)
 74.9 CUBIC FEET (2.12 m³)
 75.9 lbs

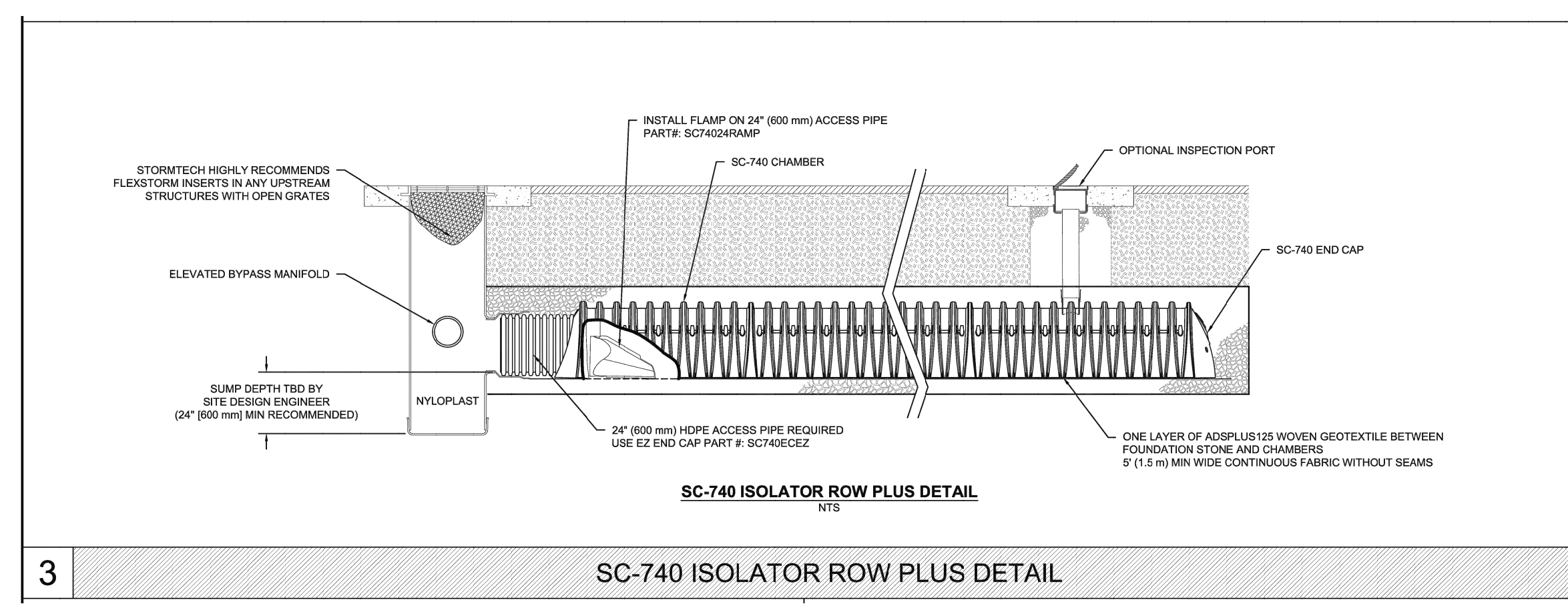
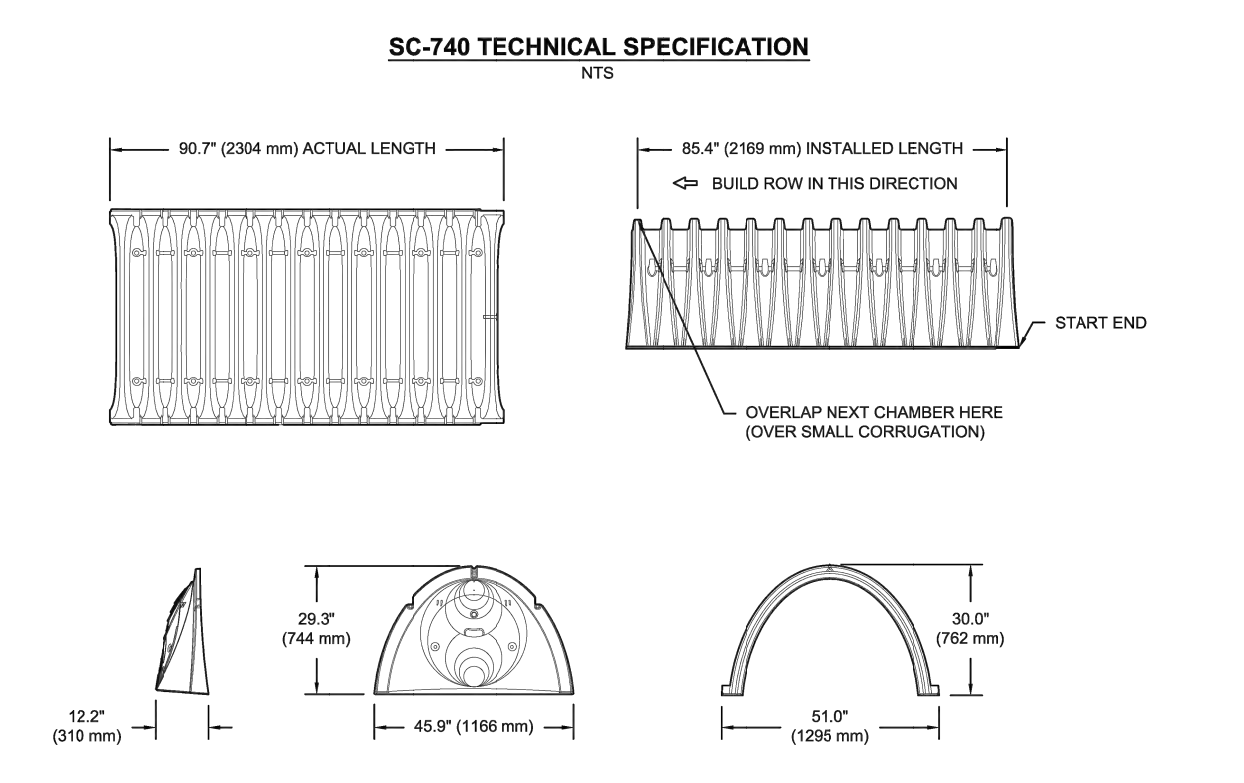
*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

| PART # | STUB | A | B | C |
|-------------------------|--------------|----------------|----------------|--------------|
| SC740EP007 / SC740EP008 | 6" (150 mm) | 10.9" (277 mm) | 18.5" (470 mm) | — |
| SC740EP008 / SC740EP009 | 8" (200 mm) | 12.2" (310 mm) | 16.5" (419 mm) | 0.9" (23 mm) |
| SC740EP009 / SC740EP010 | 10" (250 mm) | 13.4" (340 mm) | 14.5" (368 mm) | 0.6" (15 mm) |
| SC740EP010 / SC740EP011 | 12" (300 mm) | 14.7" (373 mm) | 12.5" (318 mm) | 0.3" (8 mm) |
| SC740EP011 / SC740EP012 | 14" (350 mm) | 16.0" (406 mm) | 10.5" (267 mm) | — |
| SC740EP012 / SC740EP013 | 16" (400 mm) | 17.3" (439 mm) | 8.5" (216 mm) | — |
| SC740EP013 / SC740EP014 | 18" (450 mm) | 18.6" (470 mm) | 6.5" (165 mm) | — |
| SC740EP014 / SC740EP015 | 20" (500 mm) | 20.0" (508 mm) | 4.5" (114 mm) | — |
| SC740EP015 / SC740EP016 | 24" (600 mm) | 21.4" (544 mm) | 2.5" (64 mm) | — |

ALL STUBS, EXCEPT FOR THE SC740E02Z ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-692-2994.

* FOR THE SC740E02Z THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE H-12 STUB SO THAT THE FITTING SITS LEVEL.

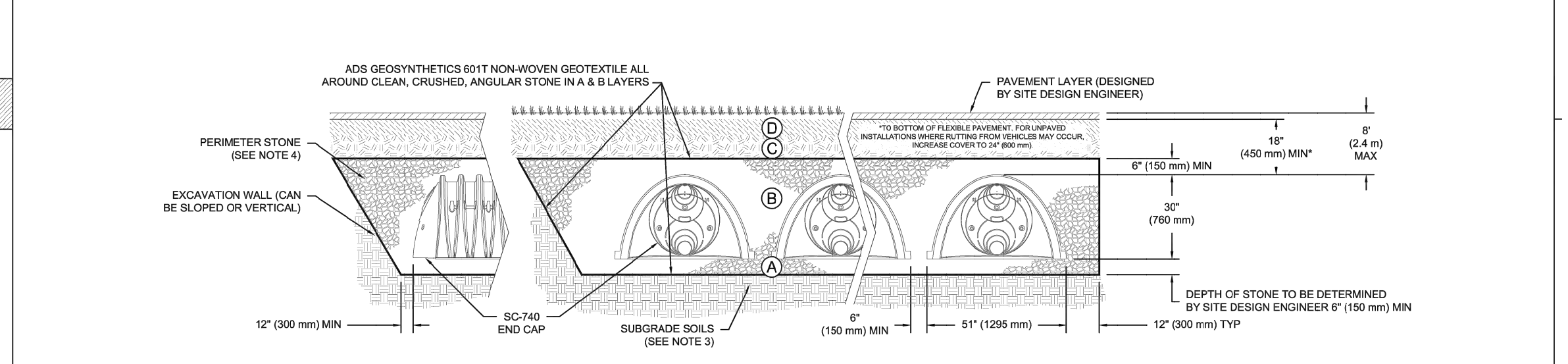
NOTE: ALL DIMENSIONS ARE NOMINAL.



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|---|--|--|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDED STONE (E LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL-AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR AASHTO M33* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTATIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE AASHTO M33* 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE AASHTO M33* 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2} |

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE."
 2. STORMTECH COMPACTATION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 18" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 850 LBS/FT². THE ASC IS DEFINED IN SECTION B.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 850 LBS/FT². THE ASC IS DEFINED IN SECTION B.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-740 CROSS SECTION DETAIL

GREY CLIFFS - SUBAREA B
100-year storm - STORM CHAMBERS IN GREY CLIFF DR
Preliminary Plan



4/22/2022

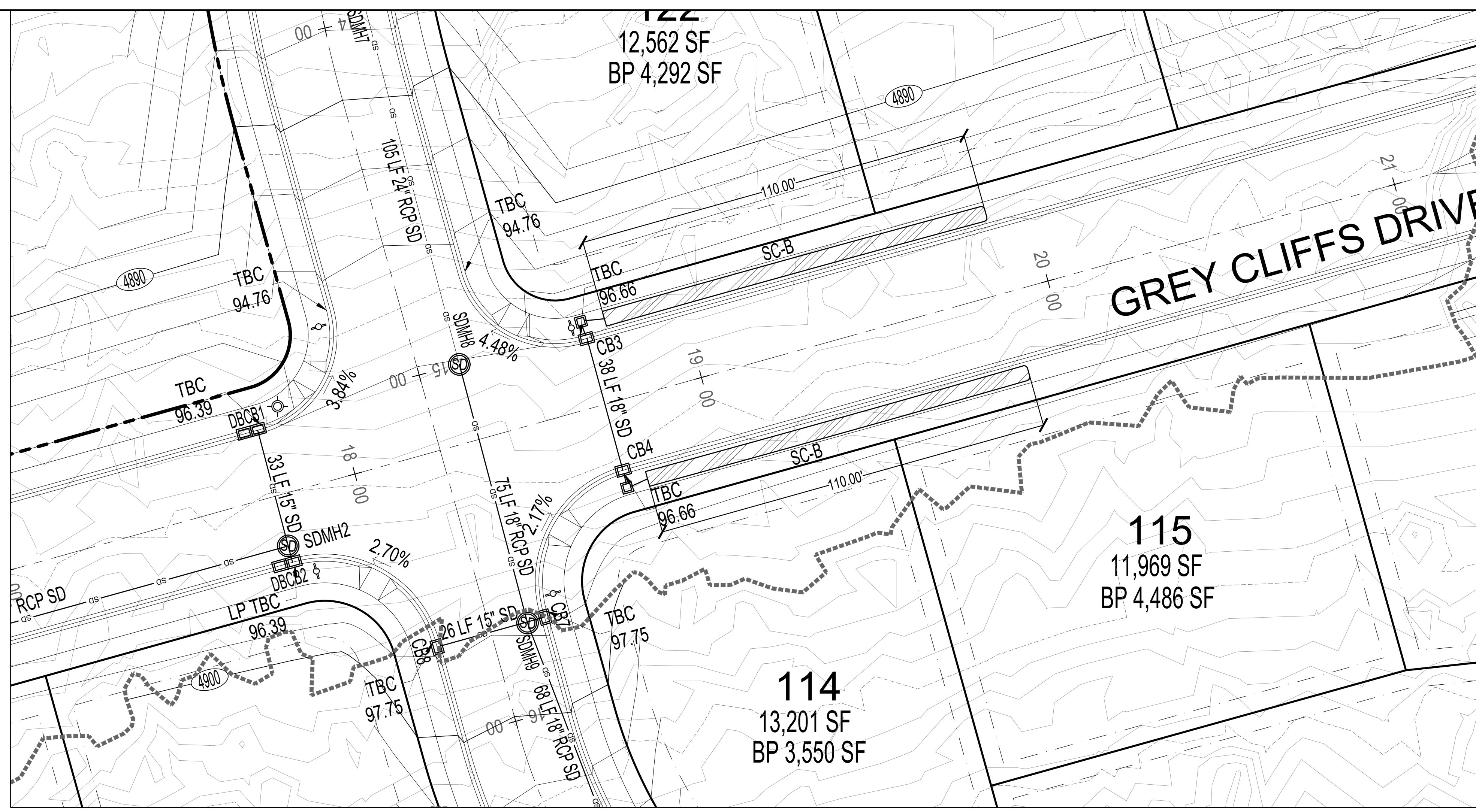
Storm drain calculations were performed using the rational method.

| Hydrologic Calculations | | | |
|--------------------------|------|-------------------------|-------|
| CA CALCULATION | | | |
| | C | Area (ft ²) | C * A |
| Overall | | | |
| Residential Lots | 0.42 | 149275 | 62696 |
| Landscaping / Open Space | 0.10 | 0 | 0 |
| Totals | | 149275 | 62696 |
| Contributing Acres: | 3.43 | | |
| Q _{allow} | | 3.36 cfs | |
| Perc Rate | 60 | in/hr | |
| Gallery Area | 2418 | sf | |
| Allow Q | | 3.36 | cfs |

| Detention Pond Volume Calculations | | | | | |
|------------------------------------|----------------------------|---------------------|------------------------------------|-----------------------------------|-------------------------------------|
| Lapsed Time (min.) | Rainfall intensity (in/hr) | Total Rainfall (in) | Rainfall Volume (ft ³) | Release Volume (ft ³) | Required Storage (ft ³) |
| A | B | C | D | E | F |
| 5 | 6.37 | 0.57 | 2995 | 1088 | 1907 |
| 10 | 4.85 | 0.81 | 4223 | 2015 | 2208 |
| 15 | 4.00 | 1.00 | 5225 | 3023 | 2202 |
| 30 | 2.70 | 1.35 | 7053 | 6045 | 1008 |
| 60 | 1.67 | 1.67 | 8725 | 12090 | -3365 |
| 120 | 0.94 | 1.87 | 9770 | 24180 | -14410 |
| 180 | 0.64 | 1.92 | 10047 | 36270 | -26223 |
| 360 | 0.35 | 2.09 | 10909 | 72540 | -61631 |
| 1440 | 0.13 | 3.02 | 15799 | 290160 | -274361 |

Required Pond Volume = 2208 ft³ or 0.051 acre-ft
 StormTech Chambers (vol/unit) = 75 ft³
 # of StormTech Chambers Req'd = 31
 Length of Storage (dual row) = 110 lf
 Perc Area of Storage = 2418 sf

Notes:
 A, B, & C are based upon Table 11-12-3-C of the Santaquin City Development Code
 D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CIA
 E = an allowable release rate (cfs/acre) x total acreage of site x A x 60 sec.
 F = D - E to determine storage volume



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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935 W. CENTER
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801.785.8458

SCALE: 1" = 20'

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| REVISIONS | | SEAL |
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ACTION DATE

FINAL 10-13-2023

PROJECT

DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS

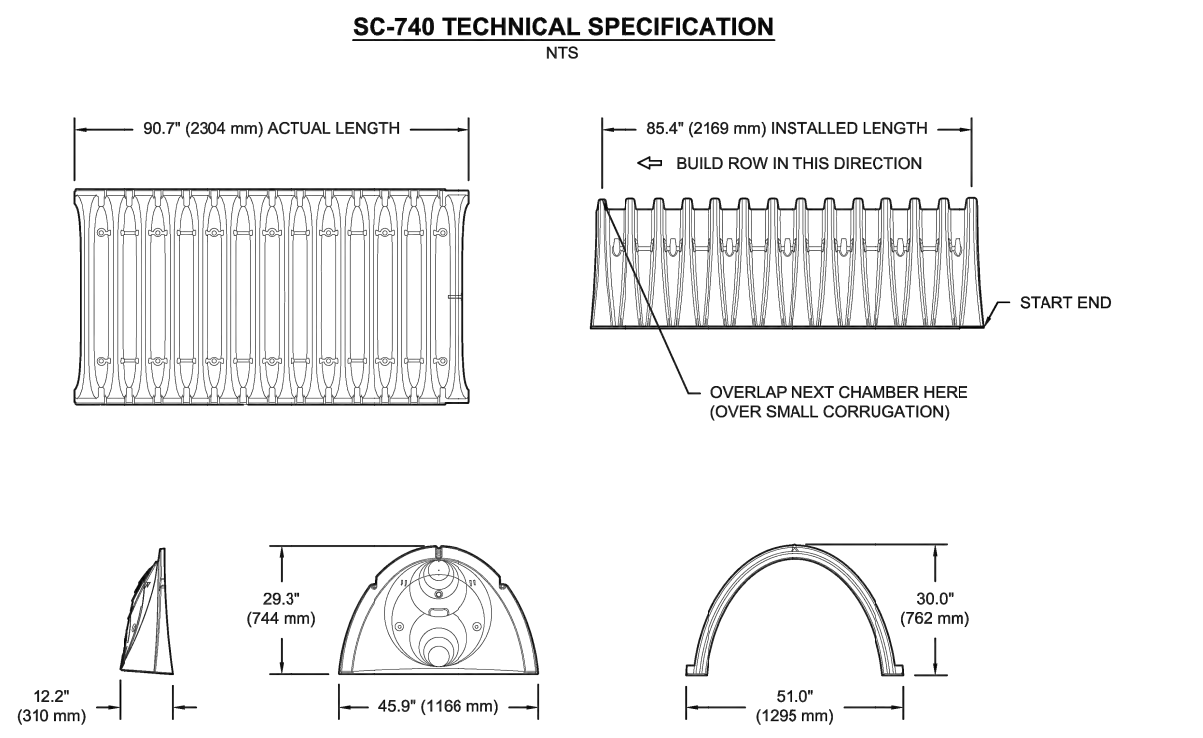
SHEET NAME SHEET NUMBER

STORM CHAMBER B **C3.2**

NOMINAL CHAMBER SPECIFICATIONS

| | |
|---------------------------------|--|
| SIZE (W X H X INSTALLED LENGTH) | 51.0" X 30.0" X 85.4" (1296 mm X 762 mm X 2169 mm) |
| CHAMBER STORAGE | 45.9 CUBIC FEET (1.30 m ³) |
| MINIMUM INSTALLED STORAGE* | 74.9 CUBIC FEET (2.12 m ³) |
| WEIGHT | 75.0 lbs (33.9 kg) |

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



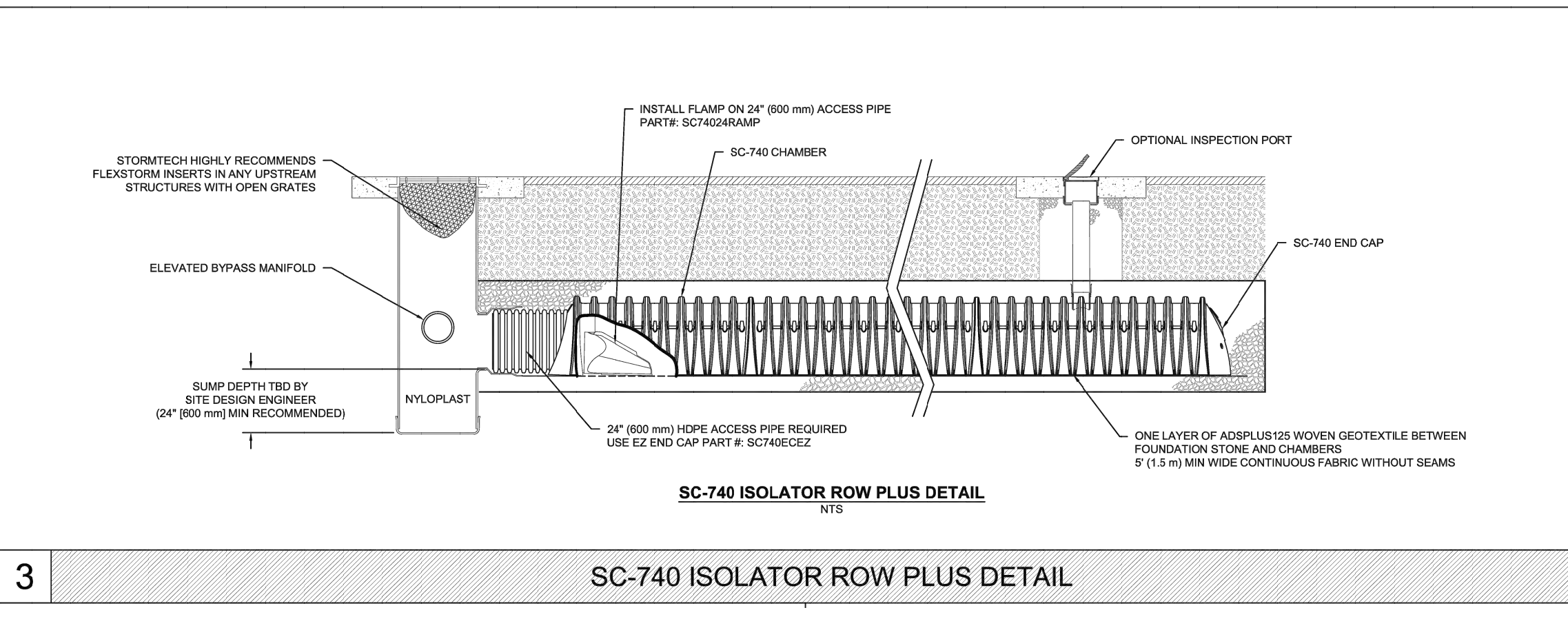
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "B" PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-COLORED END CAPS END WITH "PC"

| PART # | STUB | A | B | C |
|---------------------------|--------------|----------------|----------------|--------------|
| SC740PE06T / SC740PE06TPC | 6" (150 mm) | 10.9" (277 mm) | 18.5" (470 mm) | --- |
| SC740PE08B / SC740PE08BPC | 8" (200 mm) | 12.2" (310 mm) | 16.5" (418 mm) | 0.5" (13 mm) |
| SC740PE10B / SC740PE10BPC | 10" (250 mm) | 13.4" (340 mm) | 14.9" (380 mm) | 0.8" (19 mm) |
| SC740PE12B / SC740PE12BPC | 12" (300 mm) | 14.7" (373 mm) | 12.9" (318 mm) | --- |
| SC740PE15B / SC740PE15BPC | 15" (375 mm) | 18.4" (467 mm) | 9.0" (229 mm) | 1.2" (30 mm) |
| SC740PE18B / SC740PE18BPC | 18" (450 mm) | 19.7" (500 mm) | 5.0" (127 mm) | 1.8" (45 mm) |
| SC740PE24B / SC740PE24BPC | 24" (600 mm) | 18.5" (470 mm) | --- | 0.1" (3 mm) |

ALL STUBS, EXCEPT FOR THE SC740CEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

*FOR THE SC740CEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

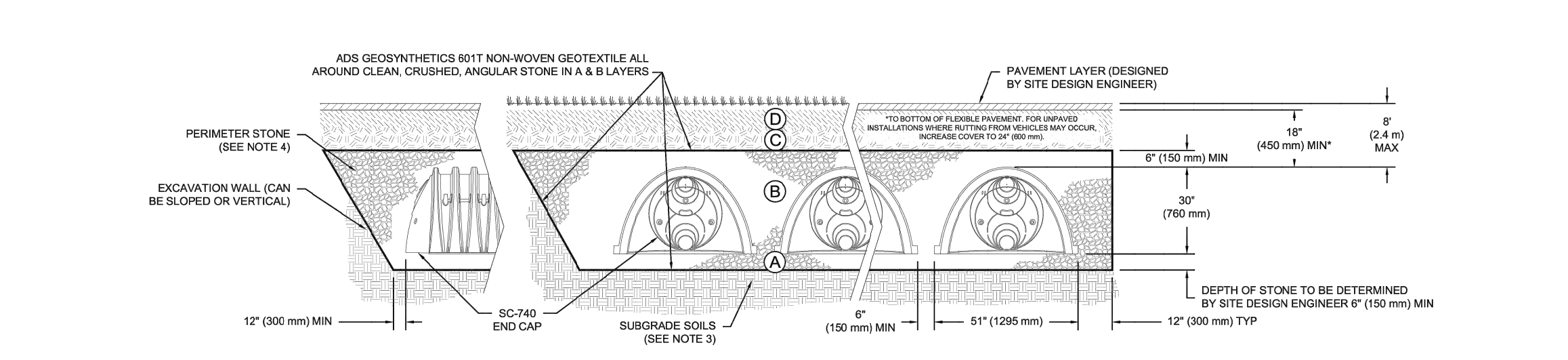
NOTE: ALL DIMENSIONS ARE NOMINAL



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|--|---|---|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER. | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (A LAYER) TO 1" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M445 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M33 ² 3, 357, 4, 467, 5, 56, 57 |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M33 ² 3, 357, 4, 467, 5, 56, 57 |

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INSTALLATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAMPING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418 AND (b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 22° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

GREY CLIFFS - SUBAREA C
100-year storm - STORM CHAMBERS IN GREY CLIFF DR
Preliminary Plan



Storm drain calculations were performed using the rational method.

Hydrologic Calculations
CA CALCULATION

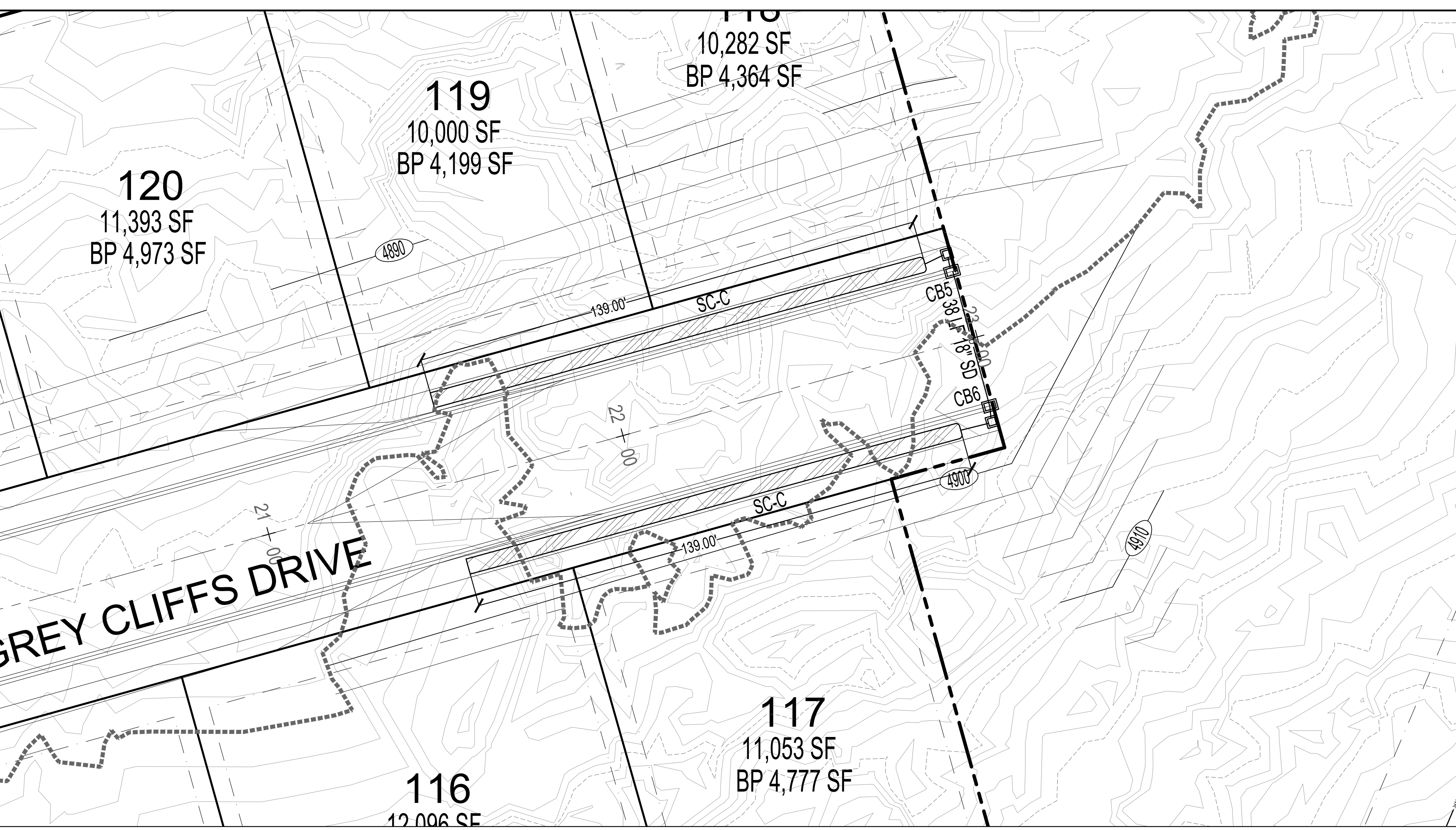
Table with columns: Overall, Residential Lots, Landscaping / Open Space, Totals. Rows: C, Area (ft²), C * A.

Detention Pond Volume calculations

Table with columns: Lapsed Time (min.), Rainfall intensity (in/hr), Total Rainfall (in), Rainfall Volume (ft³), Release Volume (ft³), Required Storage (ft³). Rows: A, B, C, D, E, F.

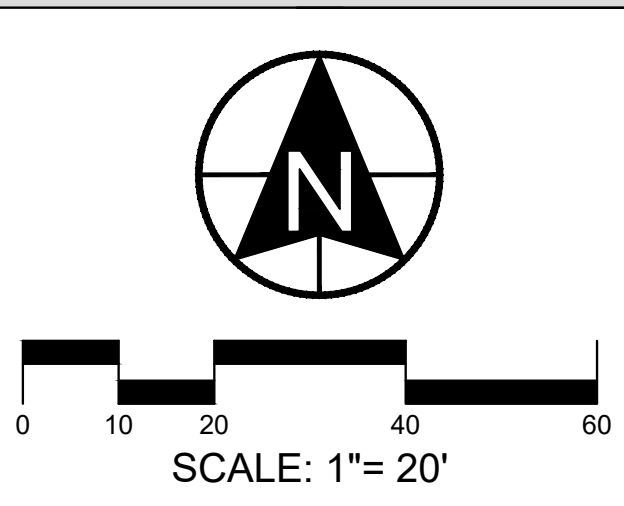
Summary table: Required Pond Volume = 2819 ft³, StormTech Chambers (vol/unit) = 75 ft³, # of StormTech Chambers Req'd = 39, Length of Storage (dual row) = 139 lf, Perc Area of Storage = 3042 sf.

Notes: A, B, & C are based upon Table 11-12-3-C of the Santaquin City Development Code... F = D - E to determine storage volume.



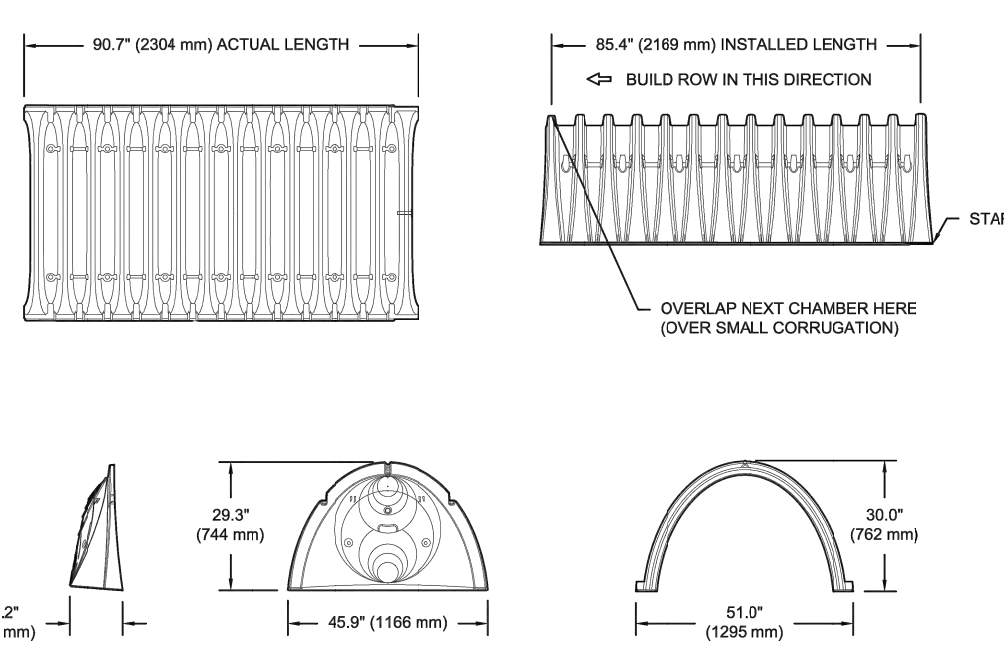
DEVELOPMENT
GreyCliffs ESTATES
700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER
GREY CLIFFS LLC.
935 W. CENTER
LINDON, UT 84042
801.785.8458



BERG CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT, 84004
Office: (801) 492-1277
Cell: (801) 616-1677

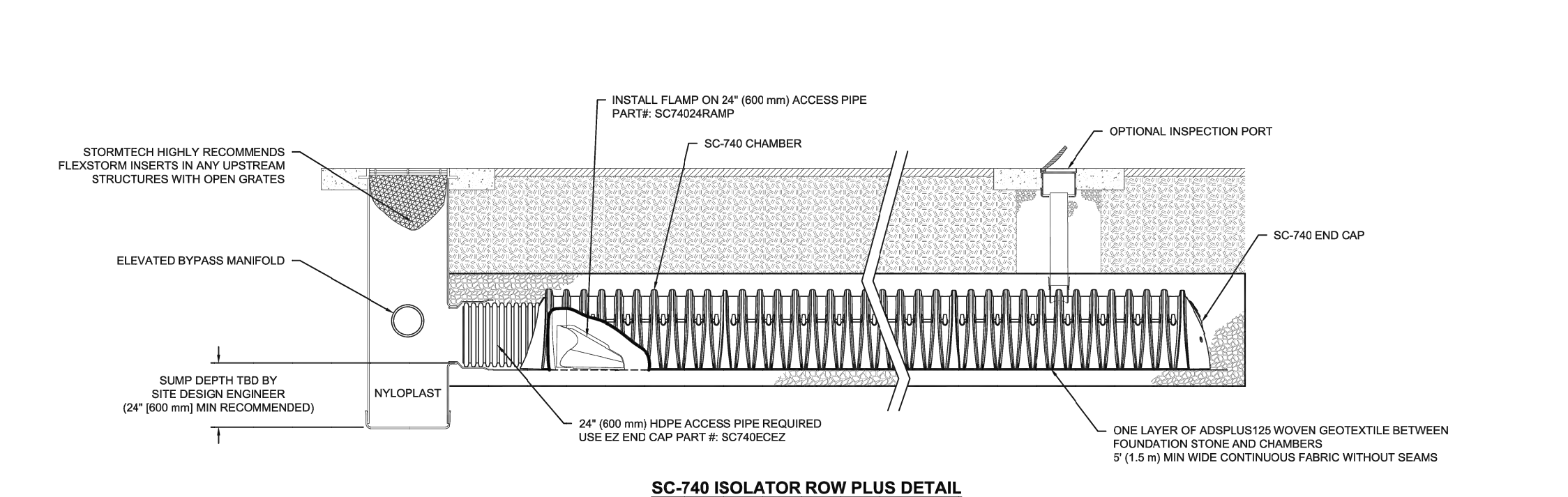
SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS
SIZE: 18" X 18" (457 mm X 457 mm)
CHAMBER STORAGE: 45.9 CUBIC FEET (1,300 m³)
MINIMUM INSTALLED STORAGE: 79.0 CUBIC FEET (2,220 m³)
WEIGHT: 75.0 lbs. (33.6 kg)

Table with columns: PART #, STUB, A, B, C. Lists various chamber part numbers and their dimensions.

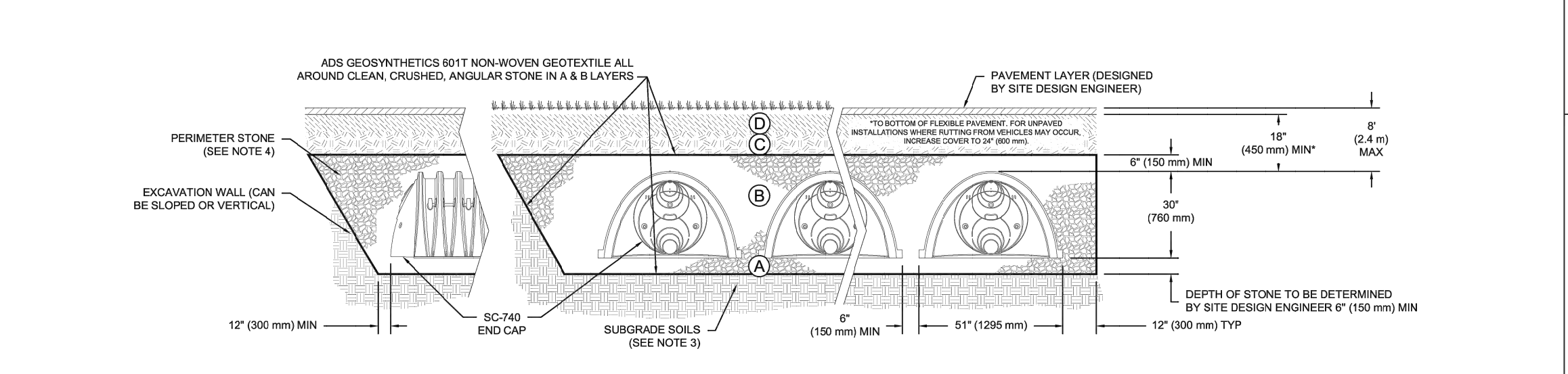
ALL STUBS, EXCEPT FOR THE SC740CEZ2E ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-3944.



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Details fill material requirements for layers D, C, B, A.

PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN PLACE...



NOTES: 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418... 2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2107... 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE...

REVISIONS table with columns: NO., DATE, DESCRIPTION, SEAL. Includes a professional engineer seal for R. B. Bump.

ACTION table with columns: ACTION, DATE. Shows 'FINAL' action on '10-13-2023'.

PROJECT
GreyCliffs ESTATES

DESCRIPTION
FINAL PLAT "A" CONSTRUCTION DRAWINGS

SHEET NAME: STORM CHAMBER C
SHEET NUMBER: C3.3

GREY CLIFFS - SUBAREA K
100-year storm - STORM CHAMBERS ALONG SR-198
 Preliminary Plan



Storm drain calculations were performed using the rational method.

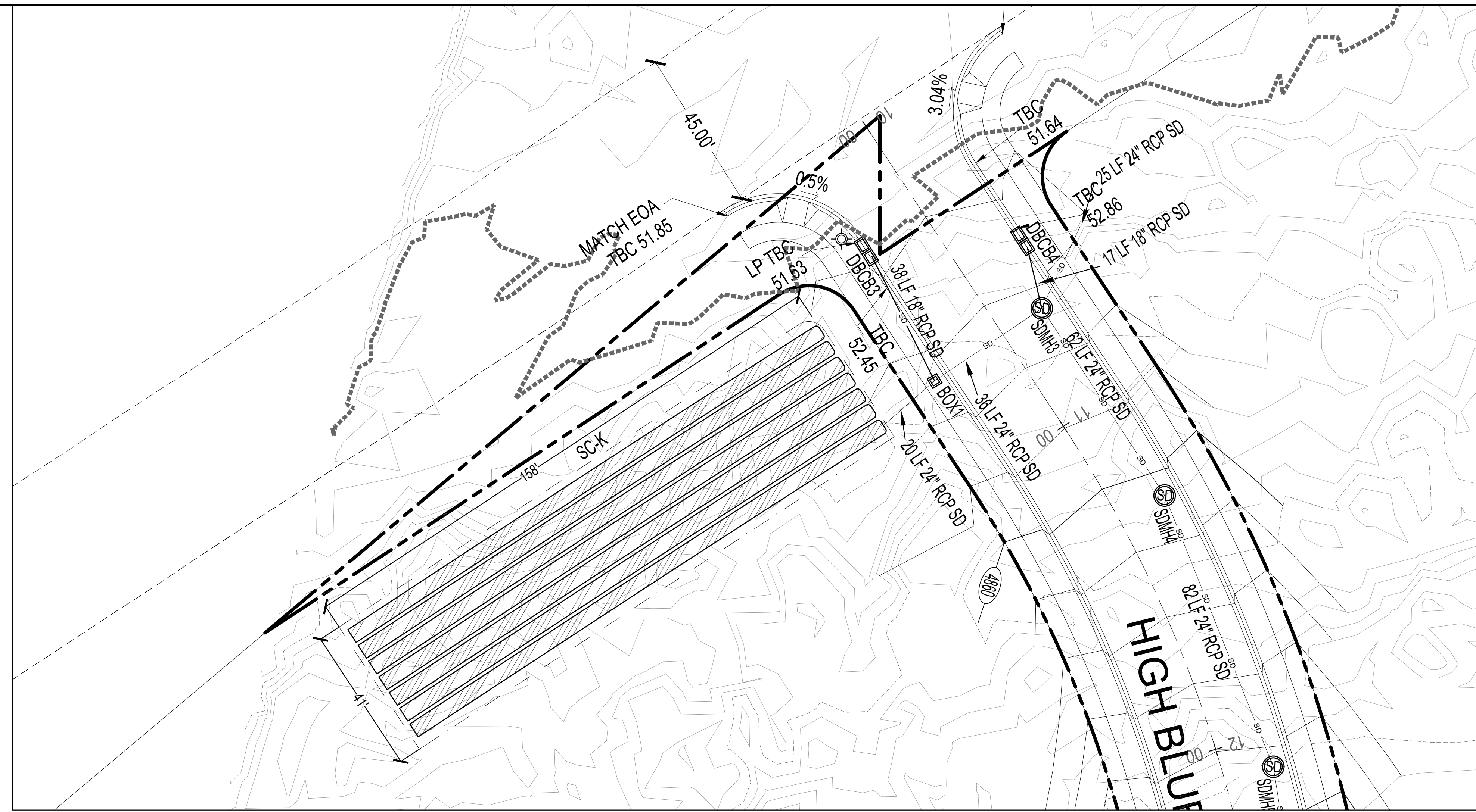
4/22/2022

| Hydrologic Calculations | | | |
|--------------------------|------|-------------------------|--------|
| CA CALCULATION | | | |
| | C | Area (ft ²) | C * A |
| Overall | | | |
| Commercial Area | 0.65 | 304033 | 197621 |
| Residential Lots | 0.42 | 0 | 0 |
| Landscaping / Open Space | 0.10 | 0 | 0 |
| Totals | | 304033 | 197621 |
| Contributing Acres: | 6.98 | | |
| Q _{allow} | | 10.35 cfs | |
| Perc Rate | | 60 | in/hr |
| Gallery Area | | 7449 | sf |
| Allow Q | | 10.35 | cfs |

| Detention Pond Volume calculations | | | | | |
|------------------------------------|----------------------------|---------------------|------------------------------------|-----------------------------------|-------------------------------------|
| Lapsed Time (min.) | Rainfall intensity (in/hr) | Total Rainfall (in) | Rainfall Volume (ft ³) | Release Volume (ft ³) | Required Storage (ft ³) |
| A | B | C | D | E | F |
| 5 | 6.37 | 0.57 | 9441 | 3352 | 6089 |
| 10 | 4.85 | 0.81 | 13312 | 6208 | 7105 |
| 15 | 4.00 | 1.00 | 16488 | 9311 | 7157 |
| 30 | 2.70 | 1.35 | 22232 | 18623 | 3610 |
| 60 | 1.67 | 1.67 | 27502 | 37245 | -9743 |
| 120 | 0.94 | 1.87 | 30796 | 74490 | -43694 |
| 180 | 0.64 | 1.92 | 31669 | 111735 | -80066 |
| 360 | 0.35 | 2.09 | 34386 | 223470 | -189084 |
| 1440 | 0.13 | 3.02 | 49801 | 893880 | -844709 |

| | | | |
|---------------------------------|----------------------|--------|---------------|
| Required Pond Volume = | 7157 ft ³ | or | 0.164 acre-ft |
| StormTech Chambers (vol/unit) = | 75 ft ³ | | |
| # of StormTech Chambers Req'd = | 96 | | |
| Length of Storage (per row) = | 136 lf | # rows | 5 |
| Perc Area of Storage = | 7449 sf | | |

Notes:
 A, B, & C are based upon Table 11-2-3-C of the Santaquin City Development Code
 D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CIA
 E = an allowable release rate (cfs/acre) x total acreage of site x 60 sec.
 F = D - E to determine storage volume



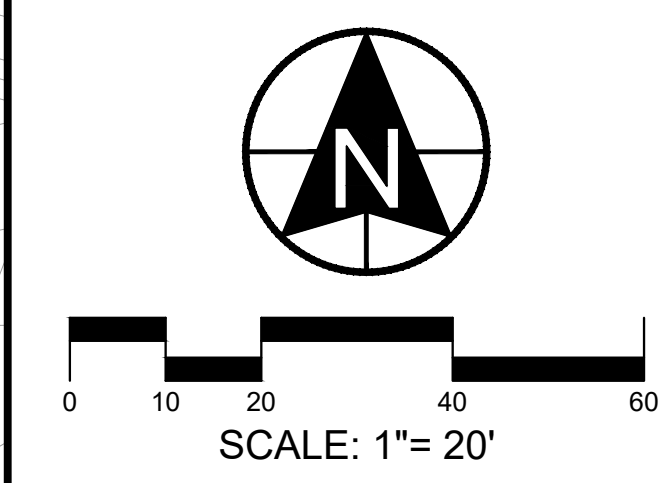
DEVELOPMENT

700 N SR198
 SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
 LINDON, UT 84042
 801.785.8458



1018 N Deer Crest Lane
 Alpine UT, 84004
 office (801) 492-1277
 cell (801) 616-1677

| REVISIONS | | SEAL |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PROJECT

DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|-----------------|--------------|
| STORM CHAMBER K | C3.3 |

NOMINAL CHAMBER SPECIFICATIONS

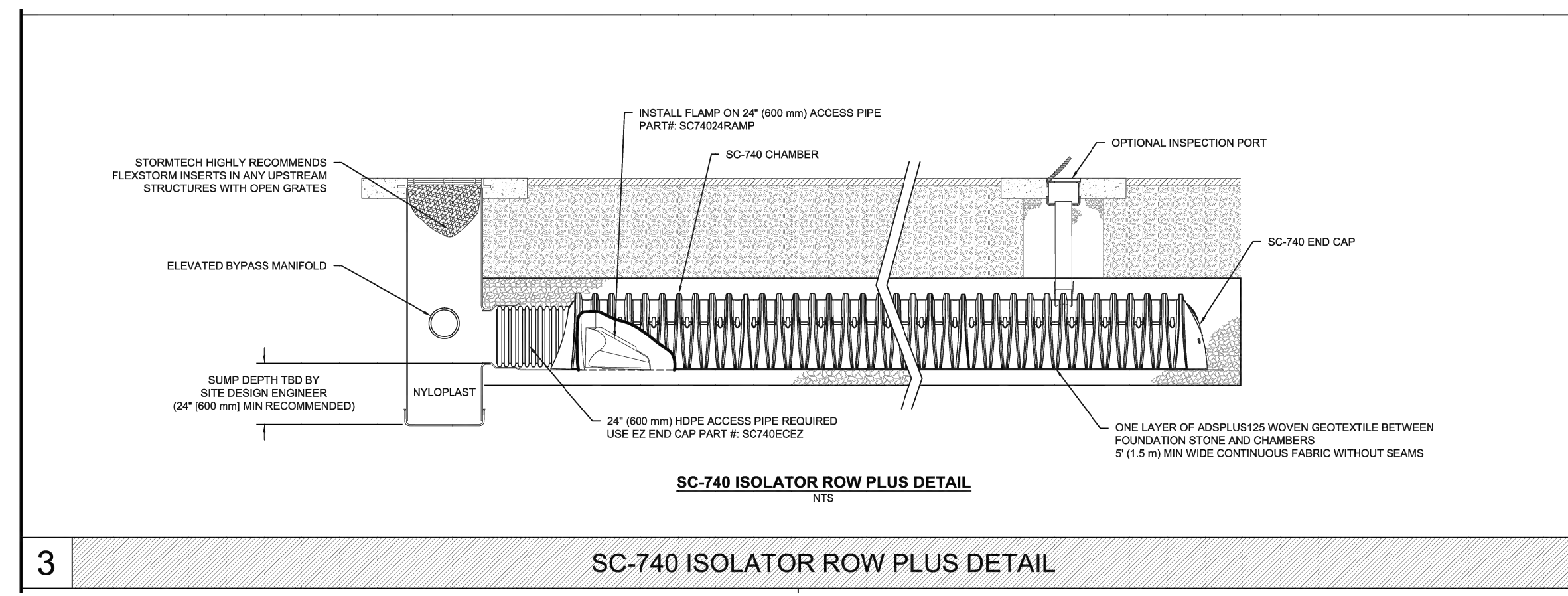
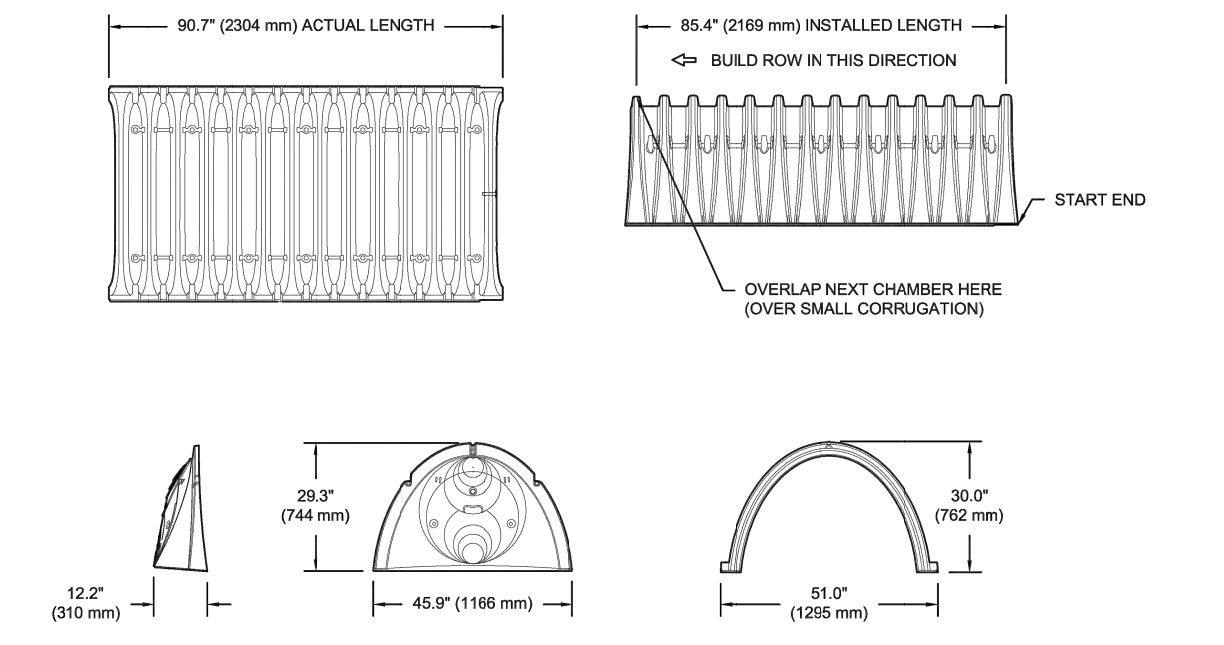
| | |
|---------------------------------|--|
| SIZE (W X H X INSTALLED LENGTH) | 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm) |
| CHAMBER STORAGE | 45.9 CUBIC FEET (1,300 m ³) |
| MINIMUM INSTALLED STORAGE* | 74.9 CUBIC FEET (2,12 m ³) |
| WEIGHT | 75.0 lbs. (33.6 kg) |

*ASSUMES 0" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

SC-740 TECHNICAL SPECIFICATION

| PART # | STUB | A | B | C |
|---------------------------|--------------|----------------|----------------|--------------|
| SC740PE06T / SC740PE06TPC | 6" (150 mm) | 10.9" (277 mm) | 18.5" (470 mm) | 0.5" (13 mm) |
| SC740PE08T / SC740PE08TPC | 8" (200 mm) | 12.2" (310 mm) | 16.5" (419 mm) | 0.9" (23 mm) |
| SC740PE10T / SC740PE10TPC | 10" (250 mm) | 13.4" (340 mm) | 14.5" (368 mm) | 0.7" (18 mm) |
| SC740PE12T / SC740PE12TPC | 12" (300 mm) | 14.7" (373 mm) | 12.5" (318 mm) | 1.2" (30 mm) |
| SC740PE15T / SC740PE15TPC | 15" (375 mm) | 16.4" (467 mm) | 9.0" (229 mm) | 1.3" (33 mm) |
| SC740PE18T / SC740PE18TPC | 18" (450 mm) | 19.7" (500 mm) | 5.0" (127 mm) | 1.9" (47 mm) |
| SC740PE24T / SC740PE24TPC | 24" (600 mm) | 18.5" (470 mm) | --- | 0.1" (3 mm) |

ALL STUBS, EXCEPT FOR THE SC740CEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.
 * FOR THE SC740CEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.
 NOTE: ALL DIMENSIONS ARE NOMINAL

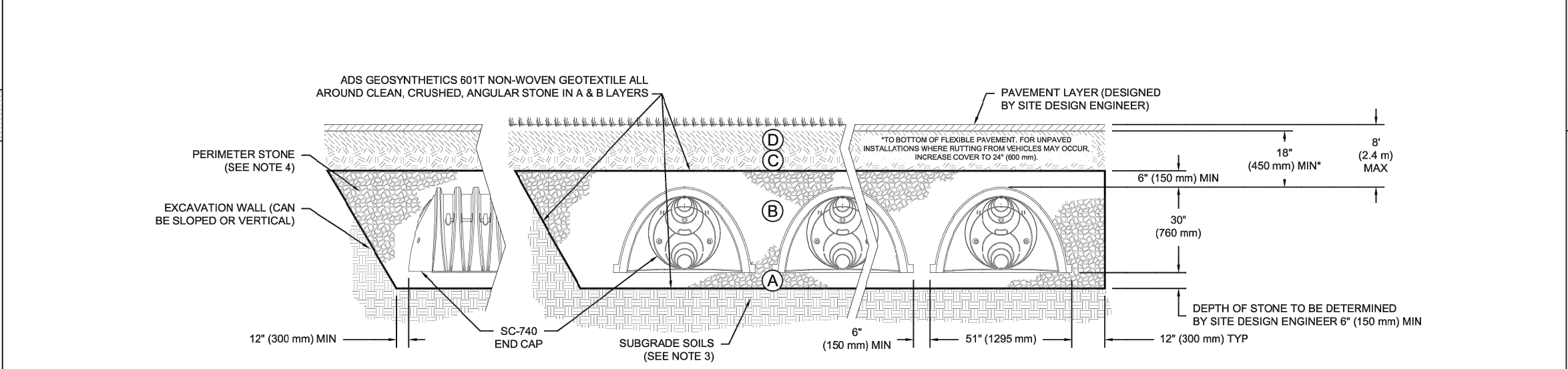


3 SC-740 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT | |
|-------------------|--|---|--|---|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER. | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. | |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE SUBGRADE TO THE TOP OF LAYER 'B' ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 3S7, 4, 4F7, 5, 5S, 5T, 6, 6S, 7, 7S, 8, 8S, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 98% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER-CROSS FORCE NOT TO EXCEED 12,000 lb (53 kN) DYNAMIC FORCE NOT TO EXCEED 30,000 lb (89 kN) |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43 3, 3S7, 4, 4F7, 5, 5S, 5T | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43 3, 3S7, 4, 4F7, 5, 5S, 5T | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2} |

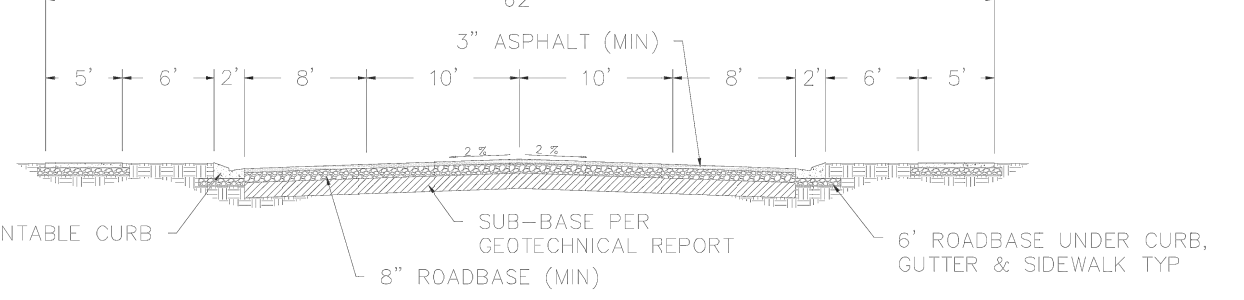
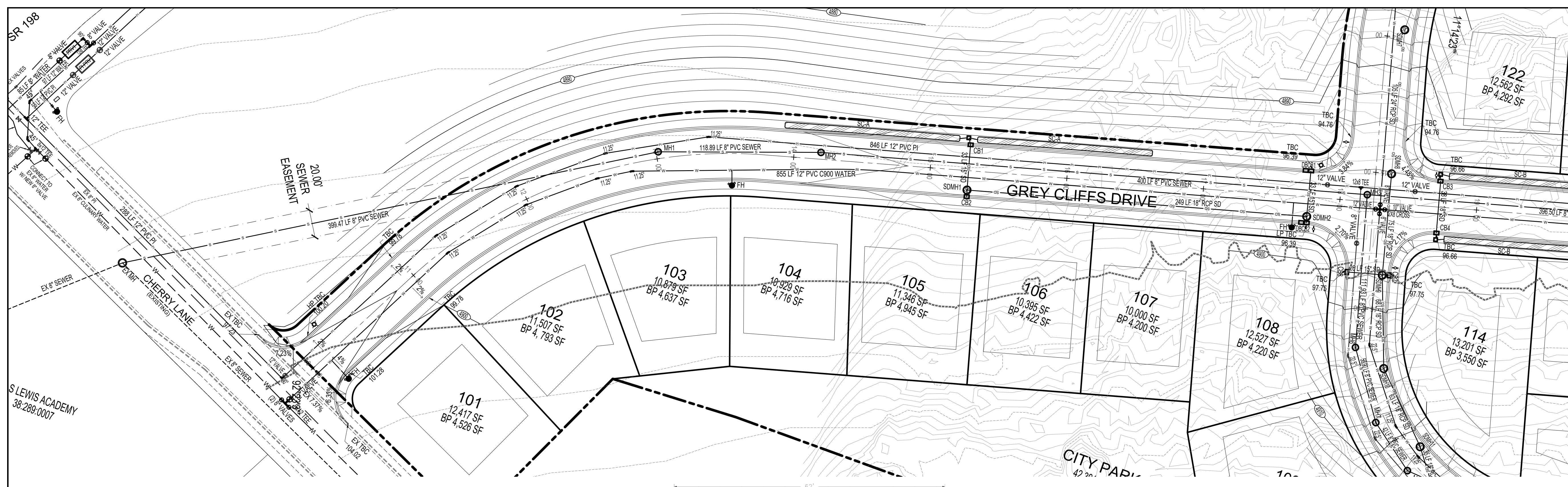
PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FLAT COVERS WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

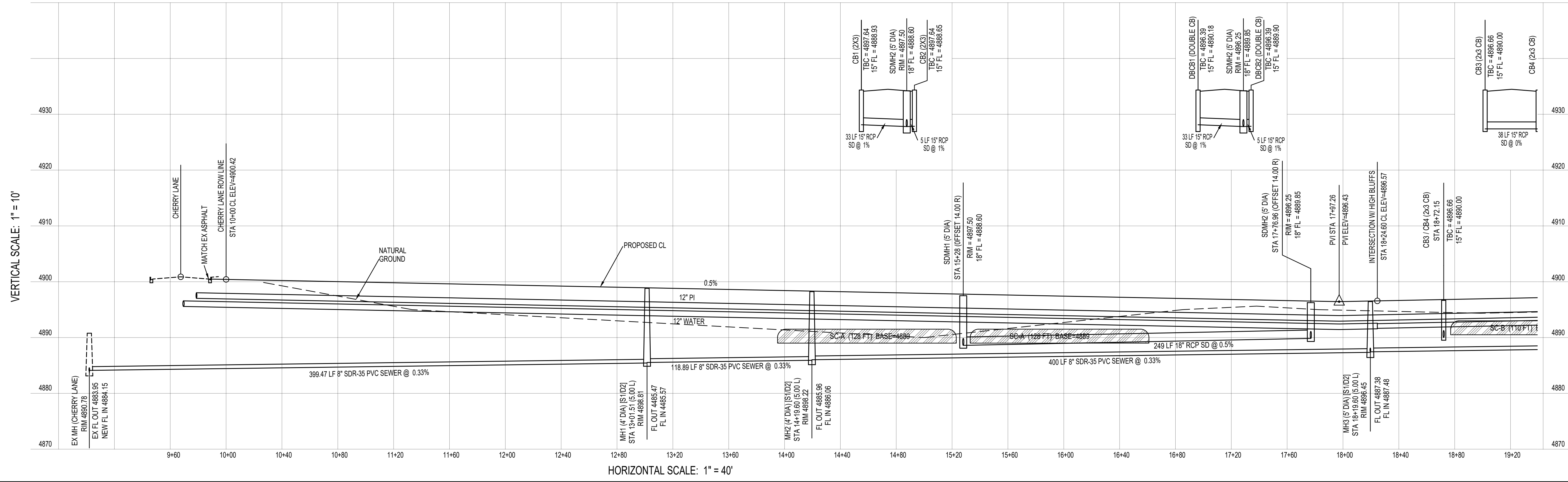
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.4 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-740 CROSS SECTION DETAIL



- NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
GREY CLIFFS DR



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 40'

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | SEAL |
|-----------|------------------|------|
| NO. | DATE DESCRIPTION | |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

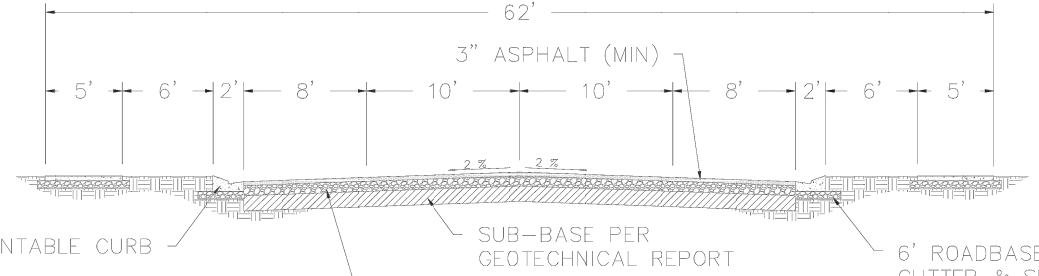
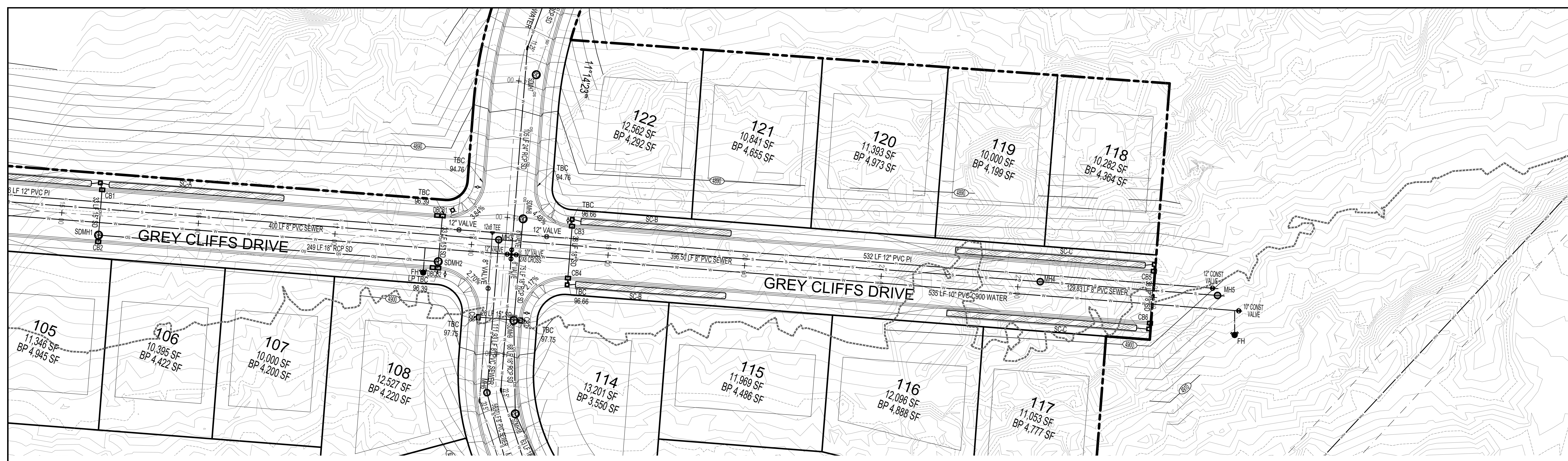
| ACTION | DATE |
|--------|------------|
| FINAL | 10-13-2023 |

PROJECT

DESCRIPTION

**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

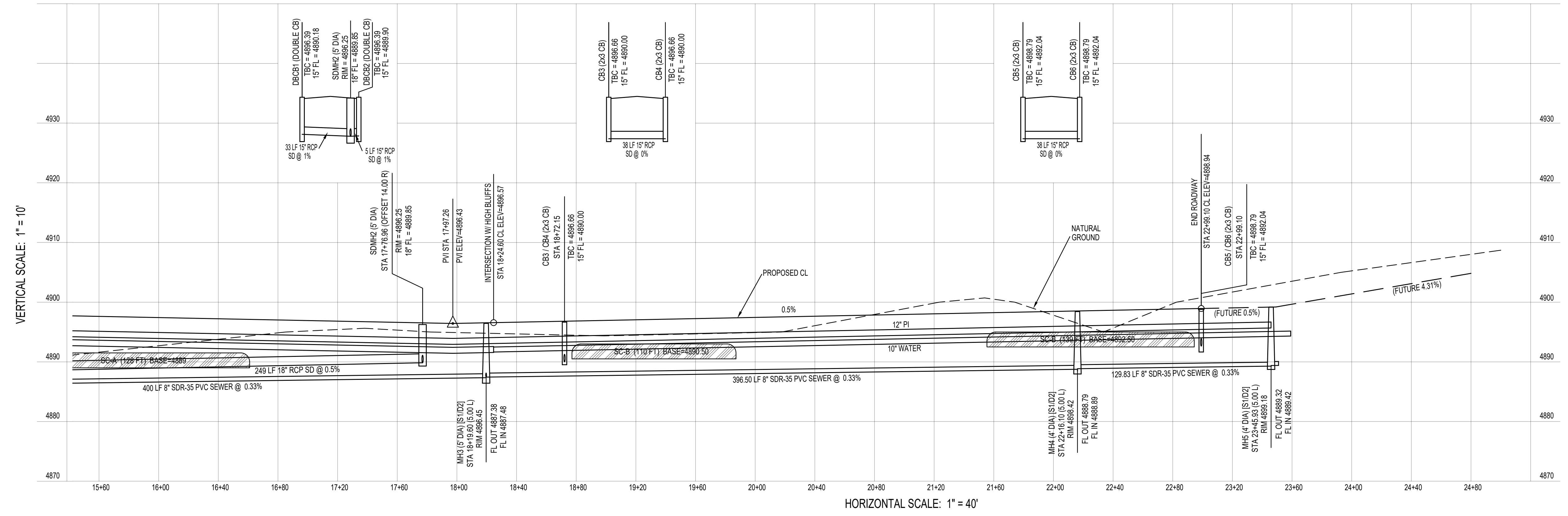
| SHEET NAME | SHEET NUMBER |
|----------------|--------------|
| GREY CLIFFS DR | C4.1 |



NOTES:
 1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

2-LANE/PARKING BOTH SIDES
 62' MAJOR LOCAL

GREY CLIFFS DR



DEVELOPMENT

700 N SR198
 SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
 LINDON, UT 84042
 801.785.8458

SCALE: 1" = 40'

1018 N Deer Crest Lane
 Alpine, UT, 84004
 office (801) 492-1277
 cell (801) 616-1677

| REVISIONS | | | SEAL |
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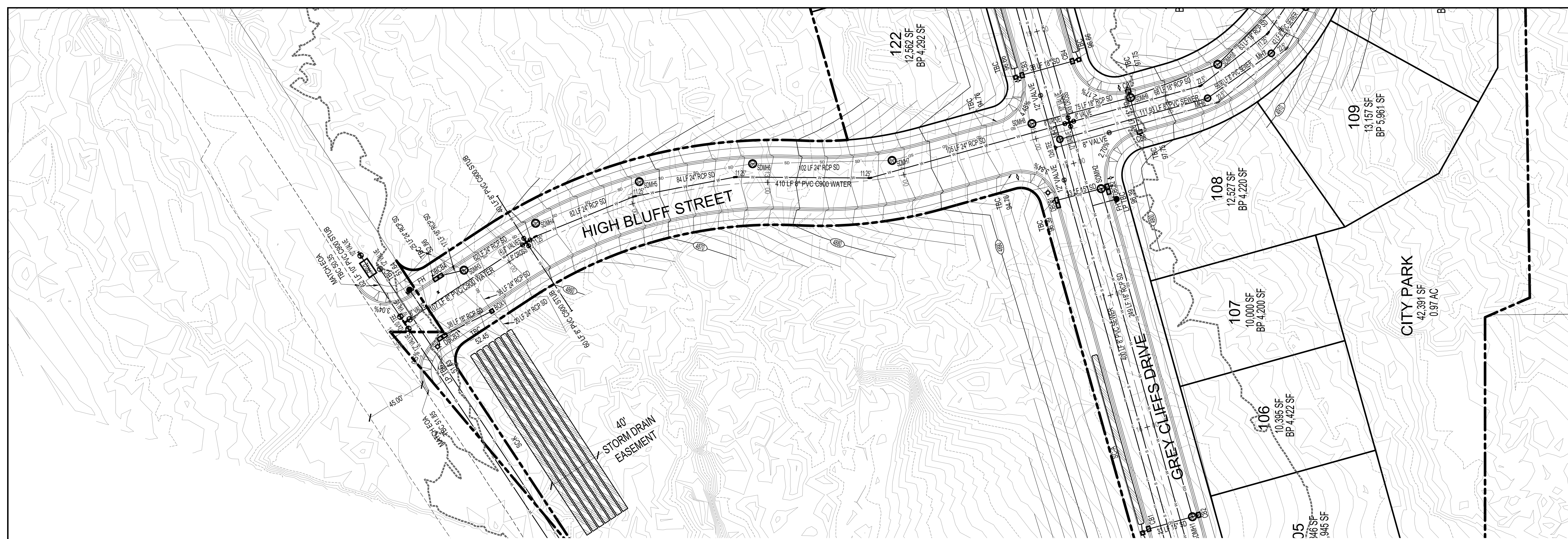
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| FINAL | 10-13-2023 |

PROJECT

DESCRIPTION

**FINAL PLAT "A"
 CONSTRUCTION
 DRAWINGS**

| SHEET NAME | SHEET NUMBER |
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| GREY CLIFFS DR | C4.2 |



DEVELOPMENT

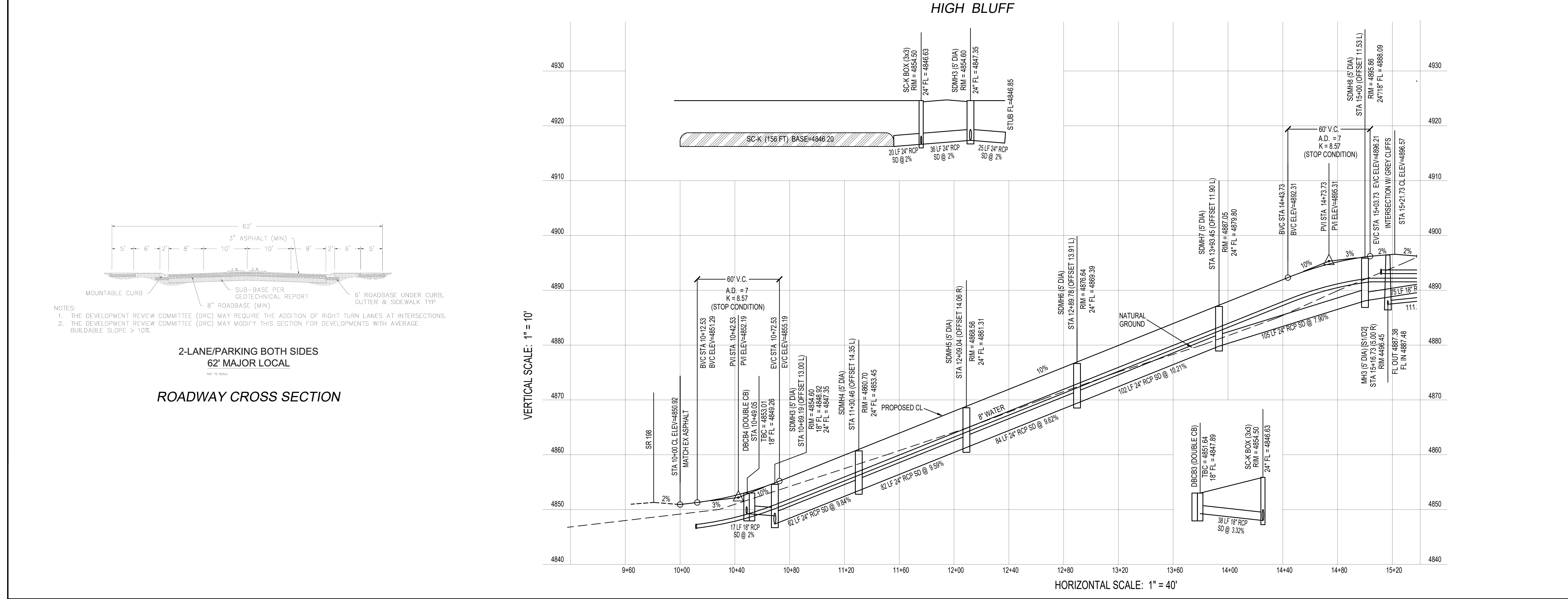
700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1" = 40'



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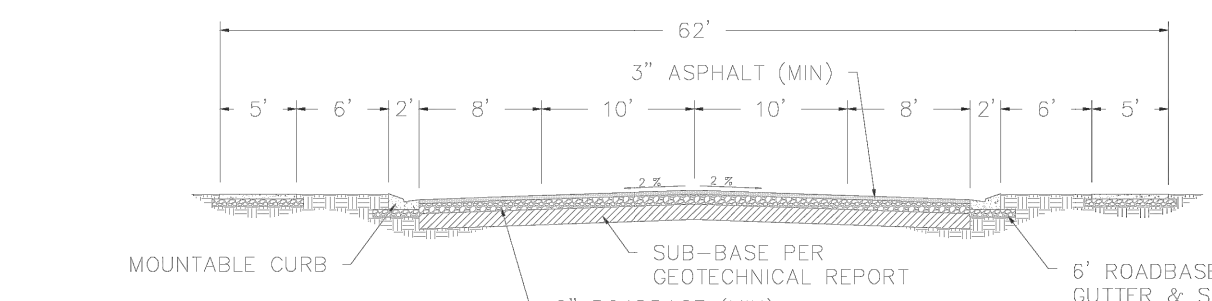
| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT

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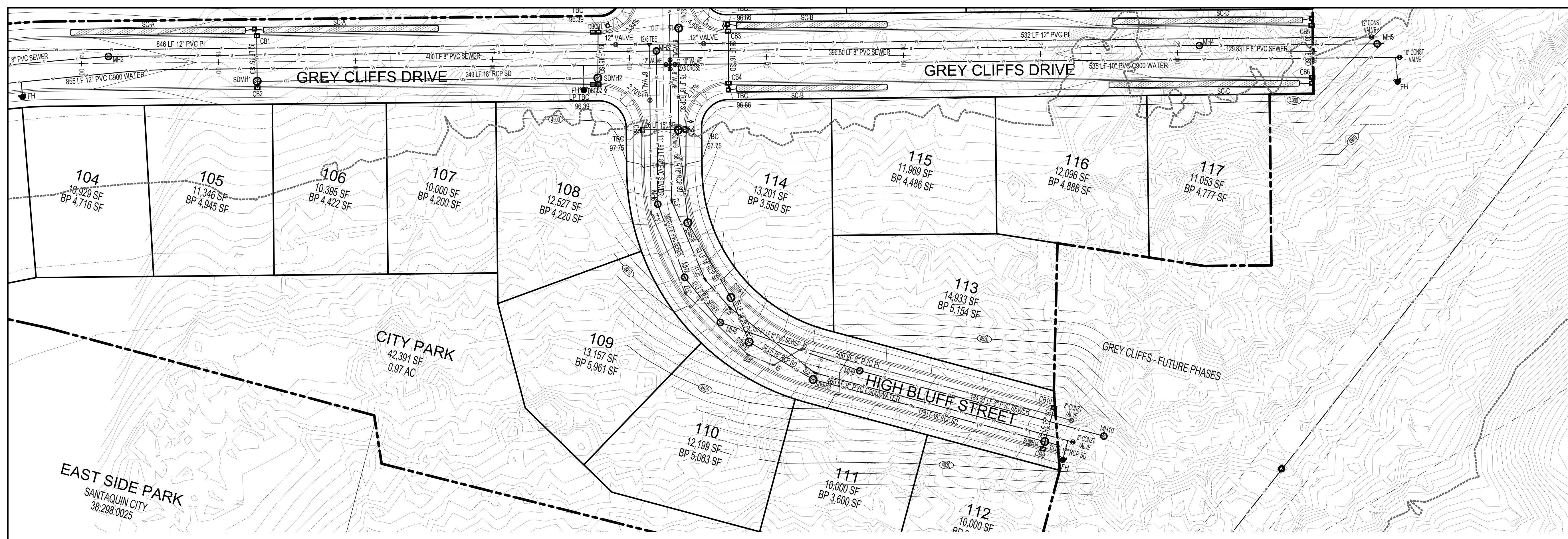
**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

| SHEET NAME | SHEET NUMBER |
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| HIGH BLUFF | C5.1 |



- NOTES:
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 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
ROADWAY CROSS SECTION



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 40'

BERG
CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

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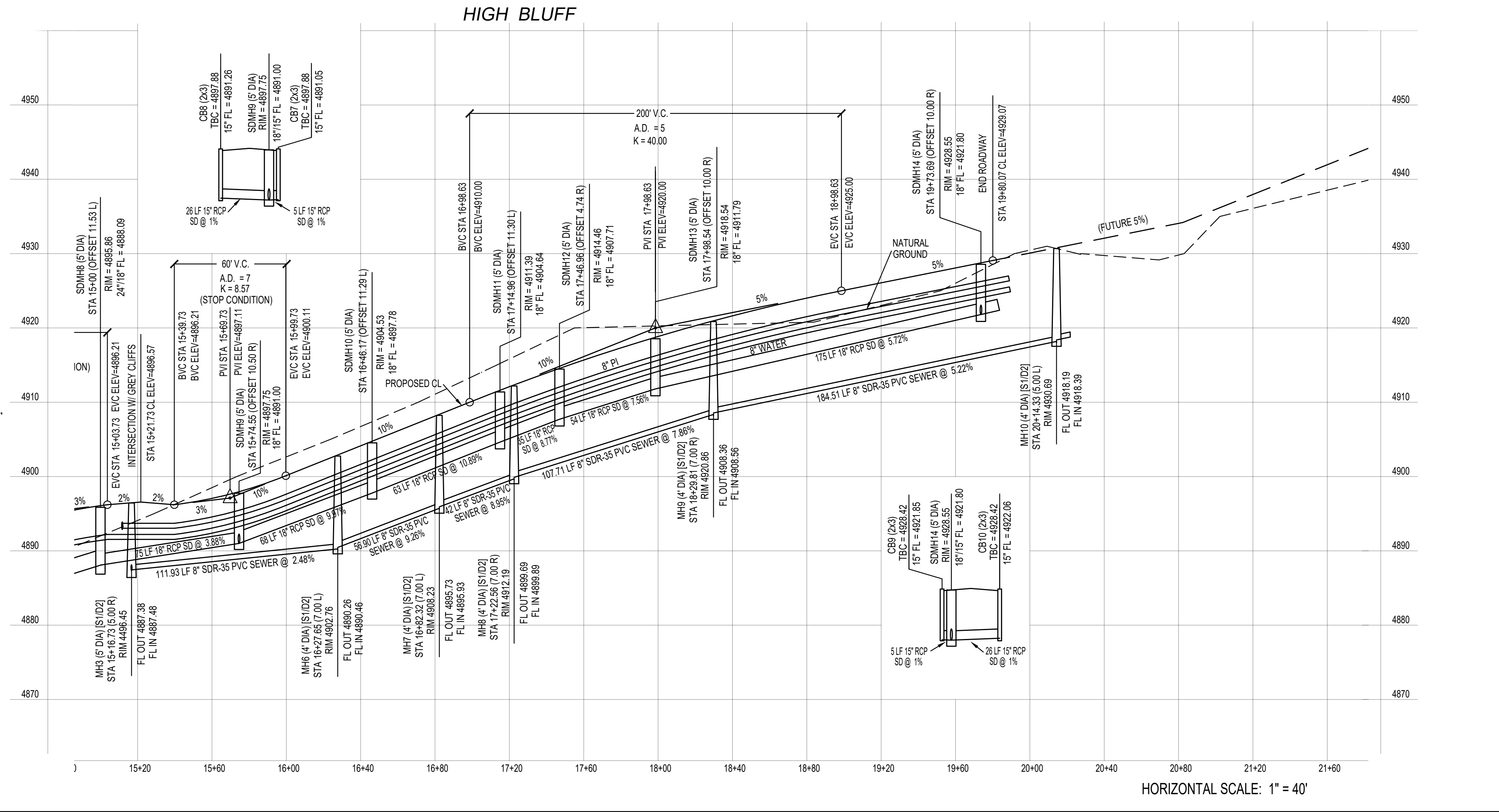
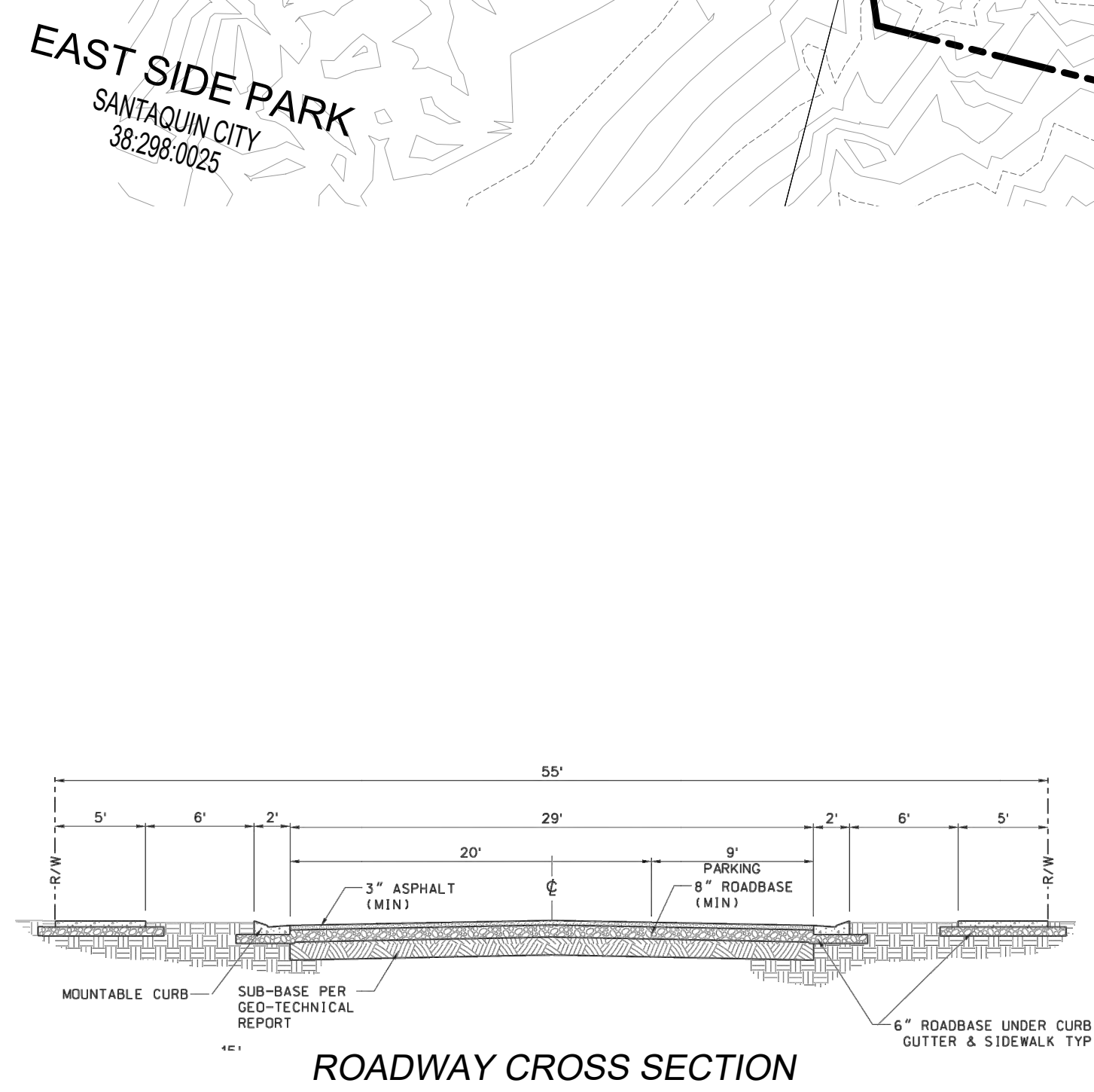
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| ACTION | DATE |
| FINAL | 10-13-2023 |

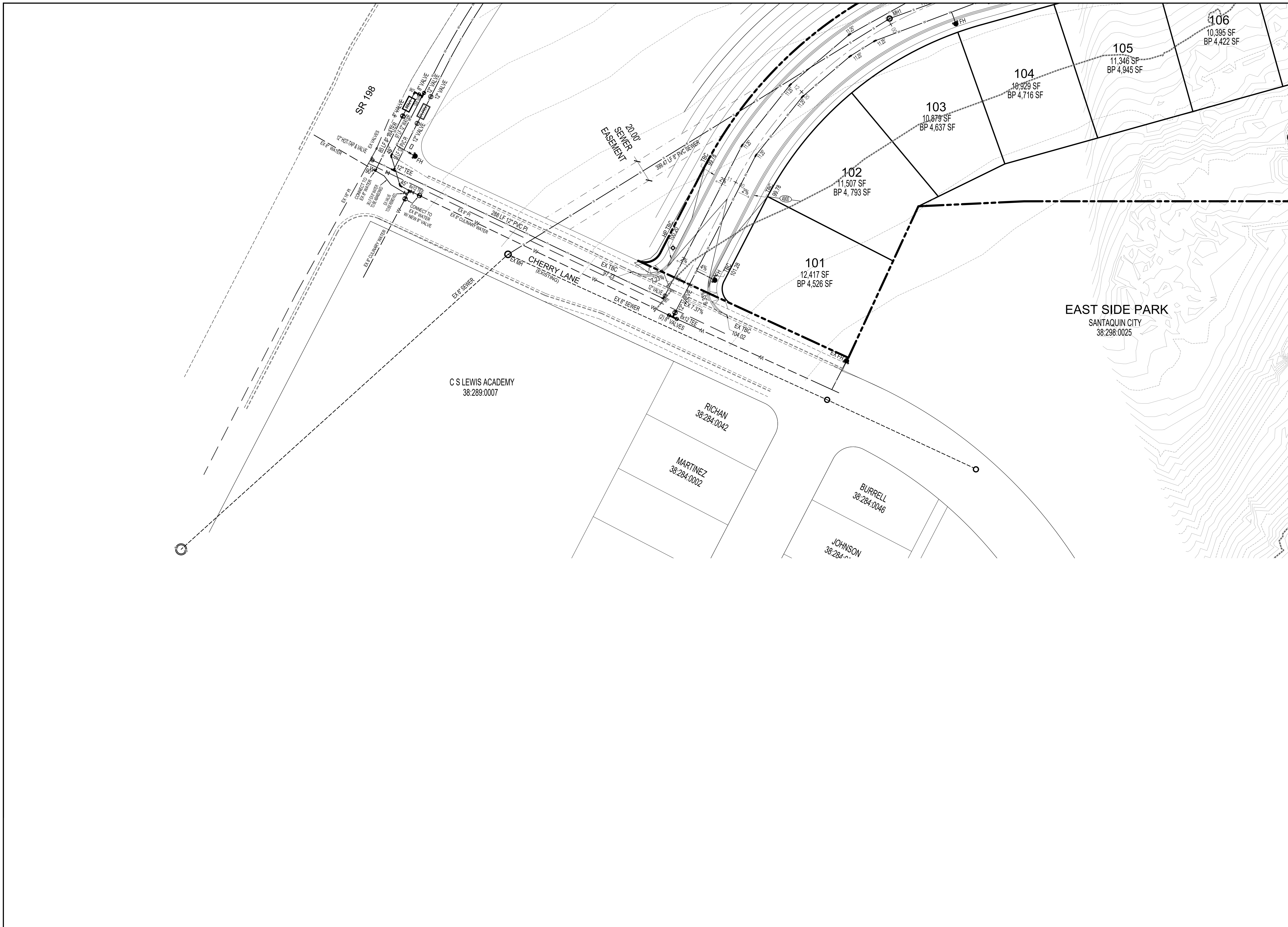
PROJECT

DESCRIPTION


FINAL PLAT "A" CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
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| HIGH BLUFF | C5.2 |





DEVELOPMENT

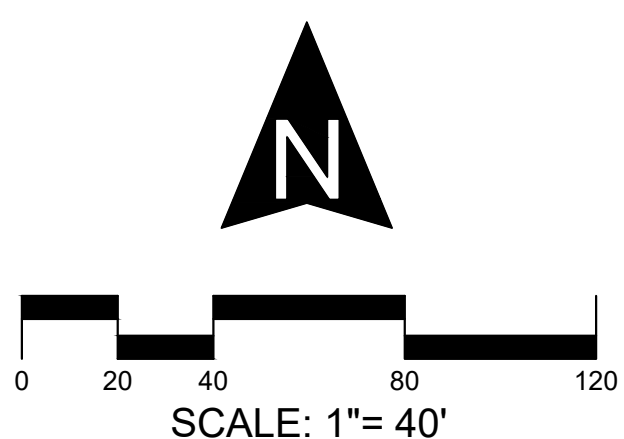


700 N SR198
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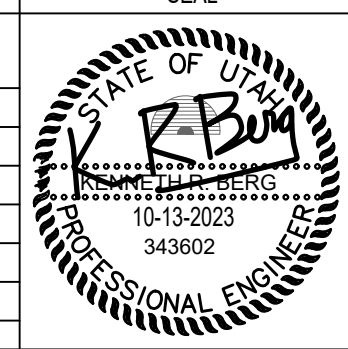


SCALE: 1" = 40'



BERG CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT, 84004
office: (801) 492-1277
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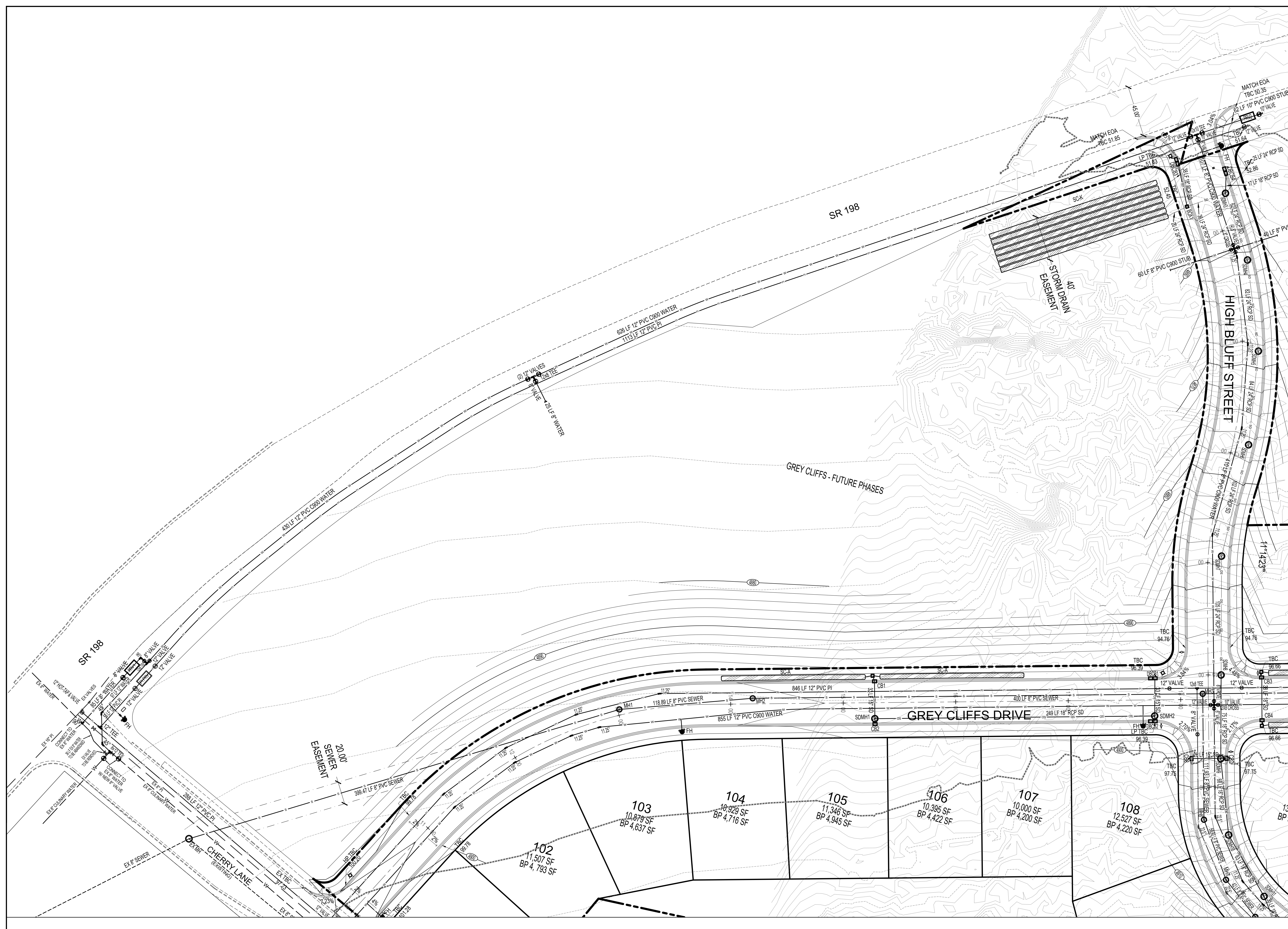
PROJECT



DESCRIPTION

**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

| SHEET NAME | SHEET NUMBER |
|---------------|--------------|
| CHERRY STREET | C6.1 |



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1" = 40'

BERG CIVIL ENGINEERING
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Alpine, UT, 84004
office: (801) 492-1277
cell: (801) 616-1677

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| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT

DESCRIPTION

**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| SR 198 | C7.1 |



FENCING LEGEND
 VINYL (6 FT) ——— 1025 LF
 UNITED STATES OF AMERICA
 32:040:0016

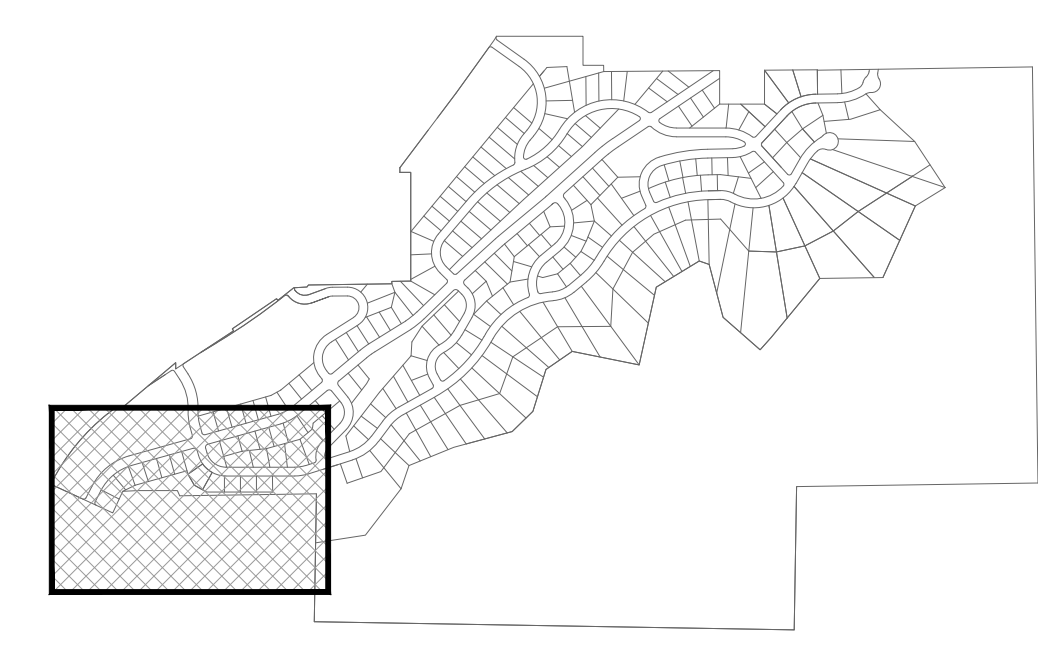
LANDSCAPE TABULATIONS

| | | | | |
|--|---------------------------|------------------------------------|---------------|-----------|
| | Sunburst Honey Locust | Gleditsia triacanthos var. inermis | 2 in. Caliper | 4 ea |
| | Royal Raindrops Crabapple | Malus x 'JFS-KW5' Royal Raindrops | 2 in. Caliper | 2 ea |
| | Norway Spruce | Picea abies | 2 in. Caliper | 4 ea |
| | Lawn | Sod | | 36,900 sf |
| | Native Grass | City approved mix | | 5,260 sf |



VINYL FENCE (6 FT)

MAP KEY



NOTE:
 ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

700 N SR198
 SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
 LINDON, UT 84042
 801.785.8458

SCALE: 1" = 40'

BERG CIVIL ENGINEERING
 1018 N Deer Crest Lane
 Alpine, UT, 84004
 office: (801) 492-1277
 cell: (801) 616-1677

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| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT

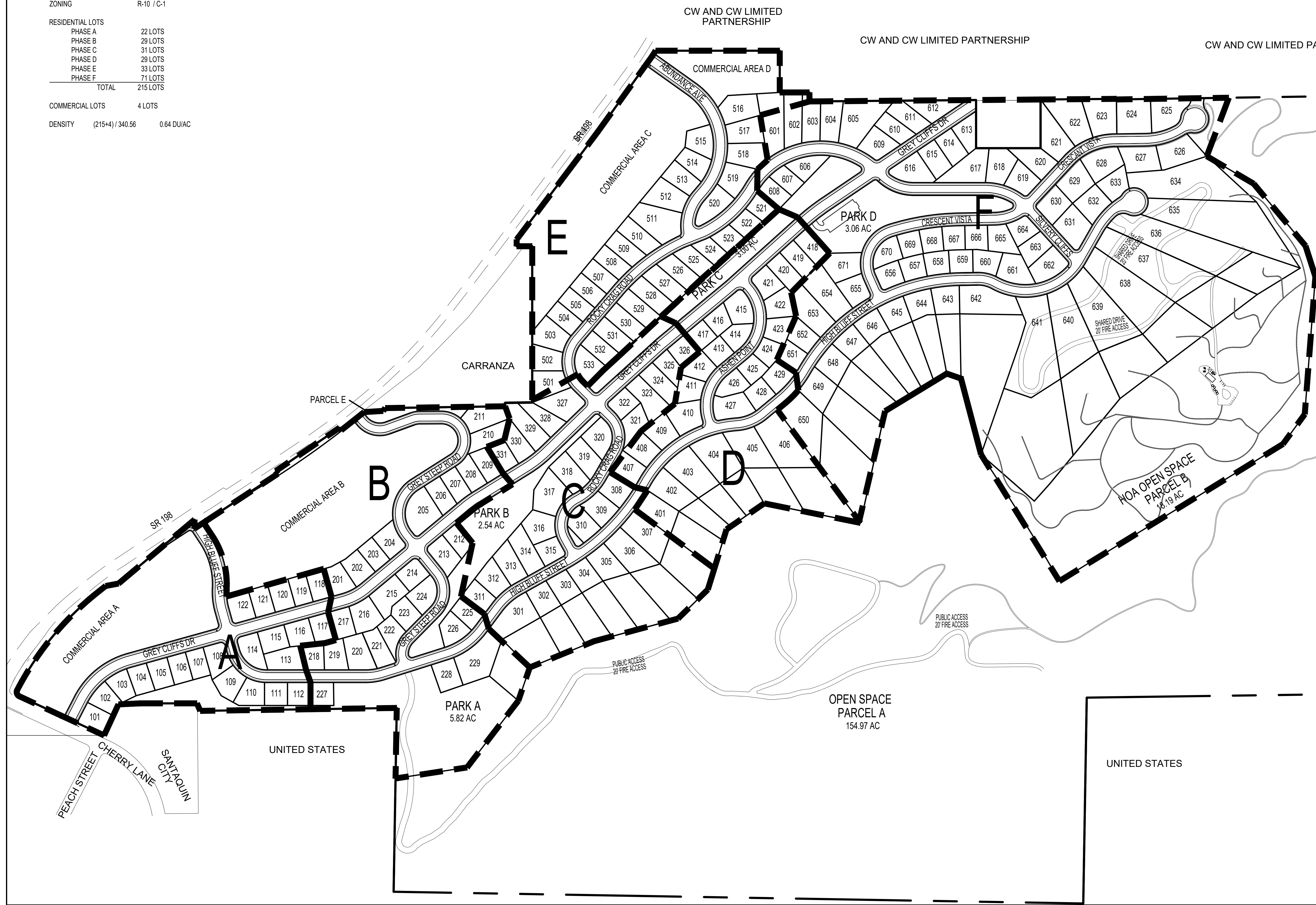
DESCRIPTION

FINAL PLAT "A" CONSTRUCTION DRAWINGS


| SHEET NAME | SHEET NUMBER |
|-------------|--------------|
| UPPER TRAIL | C8.1 |

DENSITY TABULATIONS

| | | |
|------------------|------------------|------------|
| ZONING | R-10 / C-1 | |
| RESIDENTIAL LOTS | | |
| PHASE A | 22 LOTS | |
| PHASE B | 29 LOTS | |
| PHASE C | 31 LOTS | |
| PHASE D | 29 LOTS | |
| PHASE E | 33 LOTS | |
| PHASE F | 71 LOTS | |
| TOTAL | 215 LOTS | |
| COMMERCIAL LOTS | 4 LOTS | |
| DENSITY | (215+4) / 340.56 | 0.64 DU/AC |



DEVELOPMENT

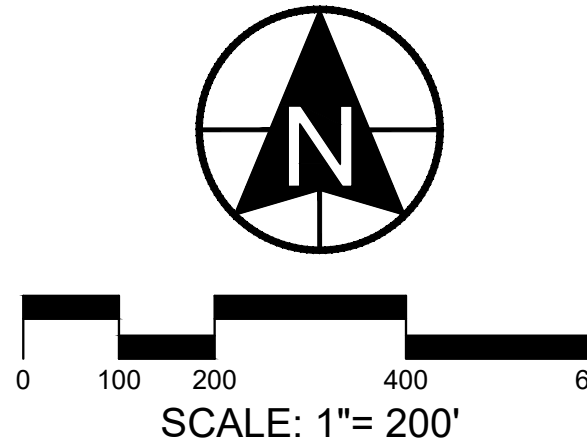


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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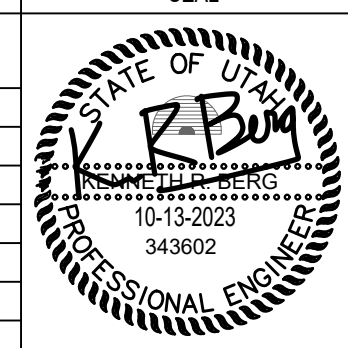


SCALE: 1"= 200'



BERG CIVIL ENGINEERING

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| ACTION | DATE |
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| FINAL | 10-13-2023 |

PROJECT



DESCRIPTION

**FINAL PLAT "A"
CONSTRUCTION
DRAWINGS**

| SHEET NAME | SHEET NUMBER |
|----------------------|--------------|
| OVERALL PHASING PLAN | C9 |

Santaquin City Corporation

Request for Traffic Control Device

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



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

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

| Applicant Information | | |
|--|--------------------------------------|-------------------------------|
| Applicant Name: Ben Rees | | |
| Telephone: 385-221-9237 | Alternate Telephone: 801-609-1378 | Email: benrees88@gmail.com |
| Requested Traffic Control Device Information | | |
| Address of Proposed Traffic Control Device: Corner of 400 South 200 West | | |
| Type of Traffic Control Device Requested: Stop sign with crossing | | |
| Description and Justification for the Request | | |
| <p>This intersection has blind spots and has a couple dozen children crossing it every morning throughout the school year. And with more houses houses being developed I'm sure there will be more kids. For 2 years I've crossed this road with multiple kids 2 times a day going to school and back. I've lived @ this intersection for 42 years and my family has for 80+ years. People drive 35 and not 25.</p> | | |
| Applicable Exhibits | | |
| Please attach any drawing, map, or other information that can illustrate your request. | | |

If needed I will go door to door to get a petition signed or whatever we need to do to make this happen. Please and thank B. J. R.



DRC Members in Attendance: City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Chief Ryan Lind.

Others in Attendance: Recorder Amalie Ottley, Engineer in Training Megan Wilson, Planner Camille Moffat.

Engineer Lundell called the meeting to order at 10:02 a.m.

1. Access Requirements Code Discussion

A continued discussion regarding access requirements on Main Street and other areas of town with regards to Santaquin City Code 10.48.050E "Access to Parking Facilities" which reads:

"Any development with a single point of access (ingress and egress) shall have a maximum ADT (average daily trips) of two hundred fifty (250) trips. Any development that exceeds an ADT of two hundred fifty (250) shall provide a secondary access for ingress to and egress from the site."

Members of the DRC have discussed possible code changes regarding access requirements for the past two DRC meetings as well as interdepartmentally. Members of the DRC also met with the Utah Department of Transportation (UDOT) to discuss the topic. City Engineer Jon Lundell listed the following potential options as a result of those discussions.

- No Change action (i.e. let the code stand as is. No change to the number of ADT or to 2nd access requirement)
- Increase the ADT requirement for a second access to 500 ADT.
- Increase the ADT requirement for a second access to 500 ADT. There would be an exception for properties along a UDOT road. Properties along a UDOT road can have one access with a 30-foot width minimum.
- Remove the code and not regulate access requirements.
- Require a larger 50-foot width access for UDOT roads only with 30' being used for normal access (ingress/egress) plus an immediately adjacent 20' access for public safety, with a "crash gate" or a chain that could be used for ingress (public safety) and egress (the general public) in the event of an emergency.

Engineer Lundell indicated that UDOT's minimum access width is 30-feet. UDOT also imposes requirements for access spacing adjacent to other accesses. Manager Beagley indicated that after meeting with UDOT that they review commercial site plans on a case-by-case basis and their number one priority is public safety. As UDOT's requirements are determined on a case-by-case basis, it would be extremely difficult for Santaquin City to make City Code requirements completely in line with UDOT. Manager Beagley also indicated that after visiting with a local car wash business in a nearby city that their Average Daily Trips (ADT) can be upwards of 750 on average daily with a potential of 1,200 on busy days (Saturday). Fire Chief Lind expressed his approval of the option that would increase the second access requirement to 500 ADT. Assistant Manager Bond discussed the need to set criteria and language in the code that would support future decisions and not have commercial access decisions be based arbitrarily or on a case-by-case basis. Director Callaway inquired how much of the access requirements or queuing issues can be left solely up to UDOT. Assistant Manager Bond and Manager Beagley discussed the importance of considering public safety with regards to acquiescing requirements solely to

UDOT. Chief Lind stated that he does not agree with removing the access code requirements completely. Manager Beagley agreed with Chief Lind stating that any access regulations should be for UDOT facilities, such as Main Street, only and not for other developments in other parts of the city on smaller City side streets/roads. Officer Shepherd agreed with Chief Lind's comments.

Assistant Manager Bond made a motion to recommend to the Planning Commission and City Council an increase of ADT to 500 on UDOT roads only, no change to ADT for single access on City owned rights-of-way and allowing site queuing and internal circulation requirements to remain the same. Manager Beagley seconded the motion.

| | |
|--------------------------------------|-----|
| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed unanimously.

Meeting Minutes Approval

Manager Beagley made a motion to approve the September 12th, 2023 and September 26th 2023 meeting minutes. Fire Chief Lind seconded the motion.

| | |
|--------------------------------------|-----|
| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

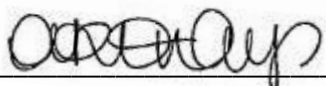
The motion passed unanimously.

Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:34 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder