



## DEVELOPMENT REVIEW COMMITTEE

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

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> 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. Ercanbrack Concept Plan**

A concept review of a 165-lot subdivision located a approximately 590 W. Main Street.

**2. Hollow Flats Preliminary Plan**

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

**3. Ridley's Phase III Concept Plan**

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

**4. Nebo School District Animal Structure Site Plan**

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

**5. Traffic Control Request (300 E. 400 S.)**

### MEETING MINUTES APPROVAL

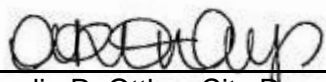
**6. December 13, 2022**

### ADJOURNMENT

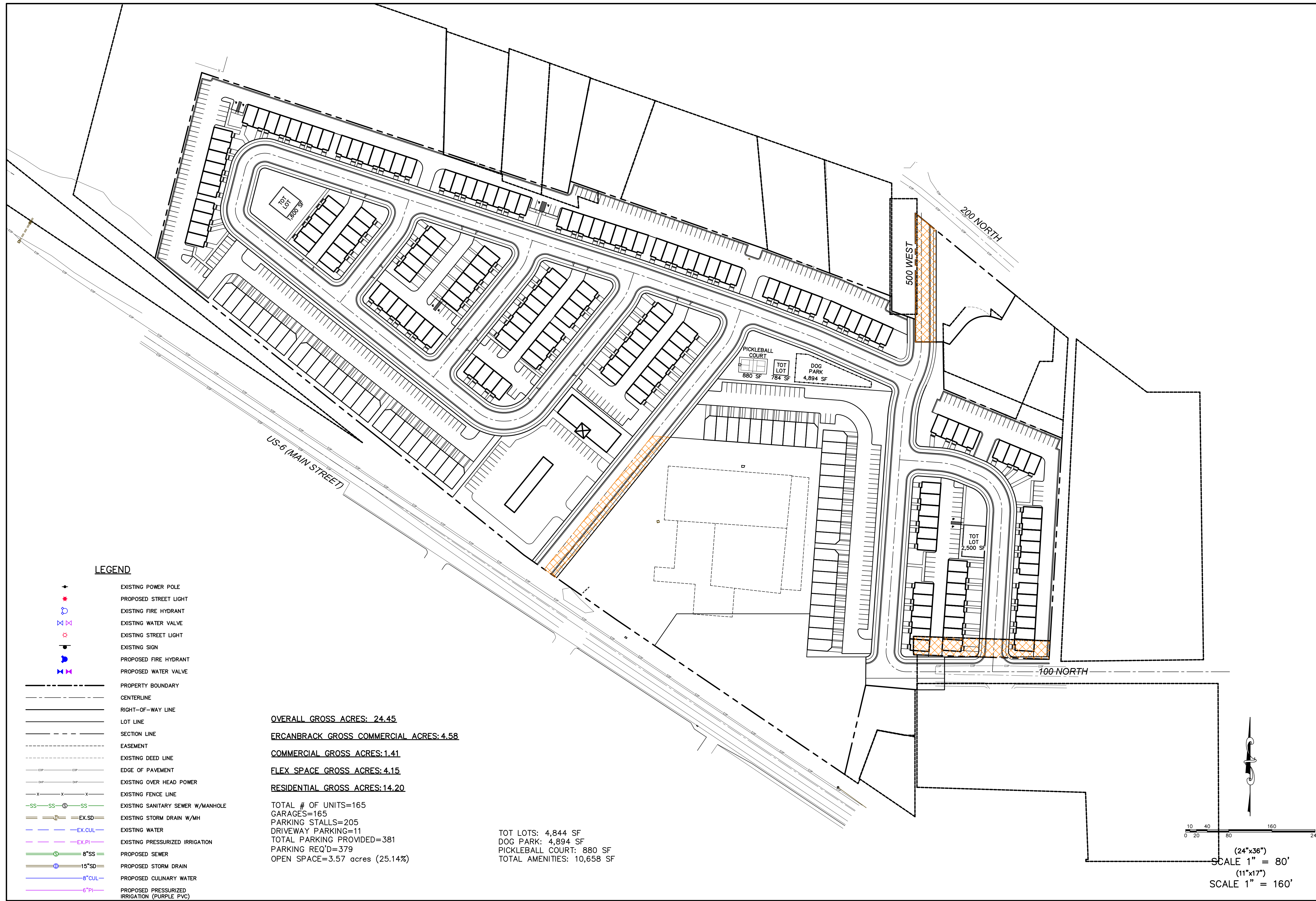
## CERTIFICATE OF MAILING/POSTING

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

BY:



Amalie R. Ottley, City Recorder



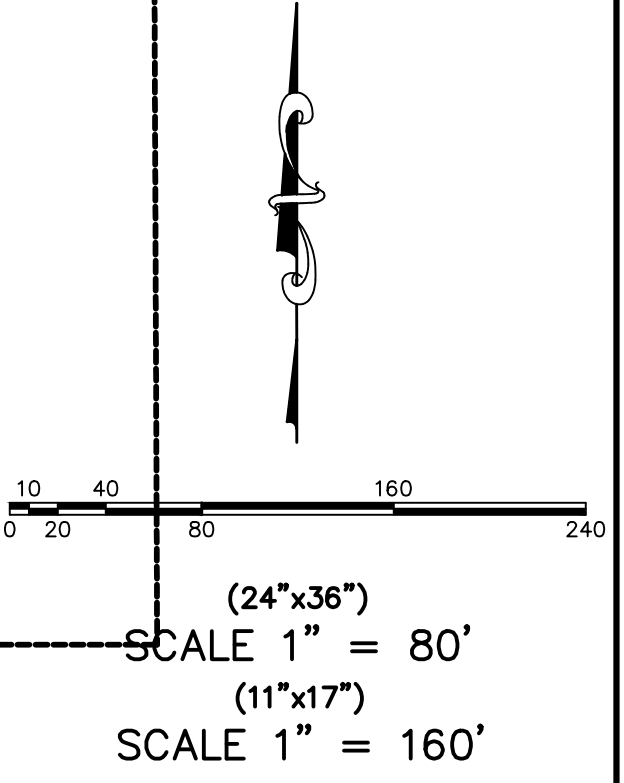
**LEGEND**

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.WATER
- EX.P.I.
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

**OVERALL GROSS ACRES: 24.45**  
**ERCANBRACK GROSS COMMERCIAL ACRES: 4.58**  
**COMMERCIAL GROSS ACRES: 1.41**  
**FLEX SPACE GROSS ACRES: 4.15**  
**RESIDENTIAL GROSS ACRES: 14.20**

TOTAL # OF UNITS=165  
 GARAGES=165  
 PARKING STALLS=205  
 DRIVEWAY PARKING=11  
 TOTAL PARKING PROVIDED=381  
 PARKING REQ'D=379  
 OPEN SPACE=3.57 acres (25.14%)

TOT LOTS: 4,844 SF  
 DOG PARK: 4,894 SF  
 PICKLEBALL COURT: 880 SF  
 TOTAL AMENITIES: 10,658 SF



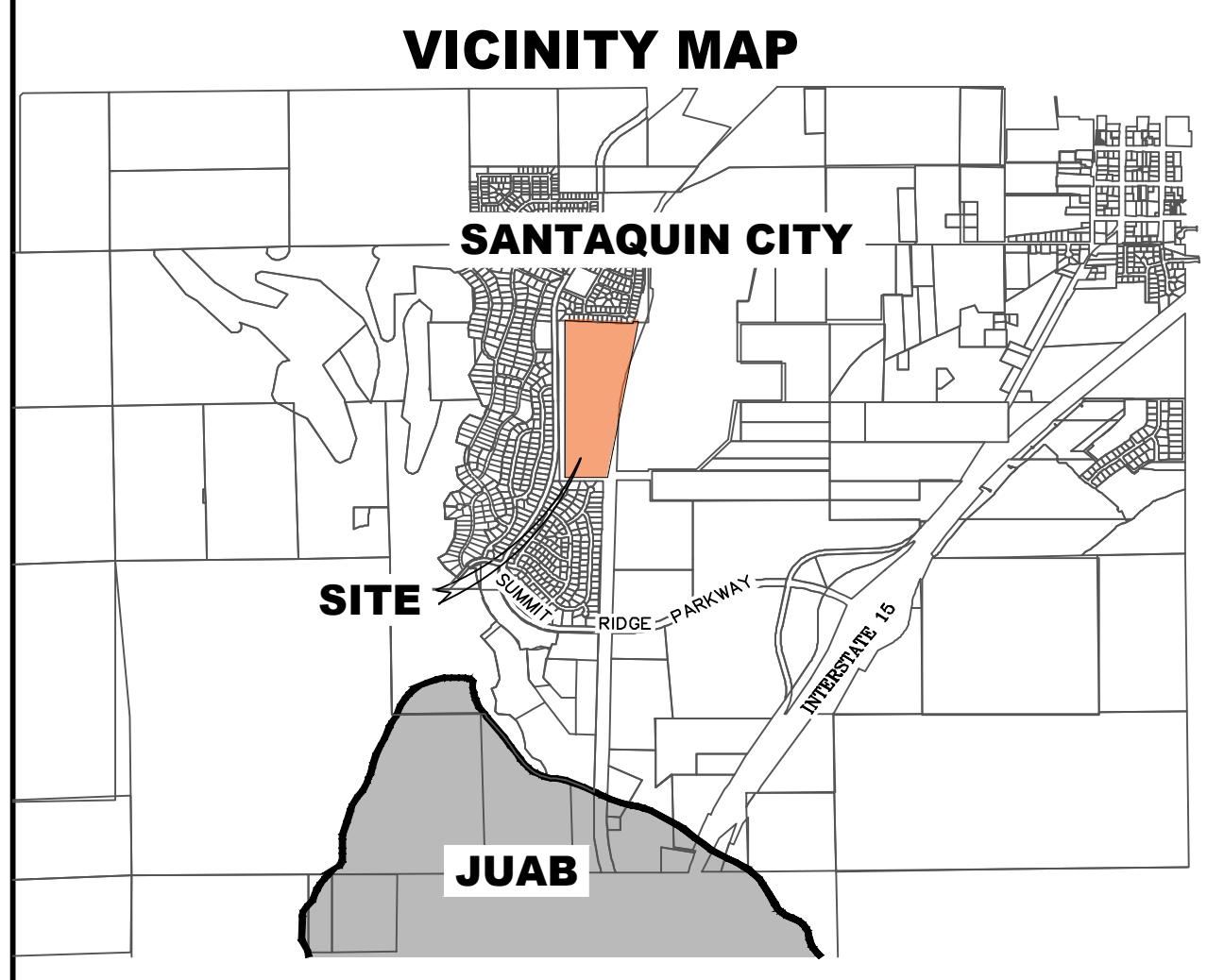
**ERCANBRACK PROPERTY**  
**ATLAS ENGINEERING**  
**L.L.C.**

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

Z:\2021\17-0005-ERCANBRACK\_SANTAQUIN\CAD\PRELIMINARY\ERCANBRACK\_BASE.DWG

SHEET NO.		<b>1</b>	
CONCEPTUAL PLAN		SANTAQUIN, UTAH	
NO.		BY DATE	
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

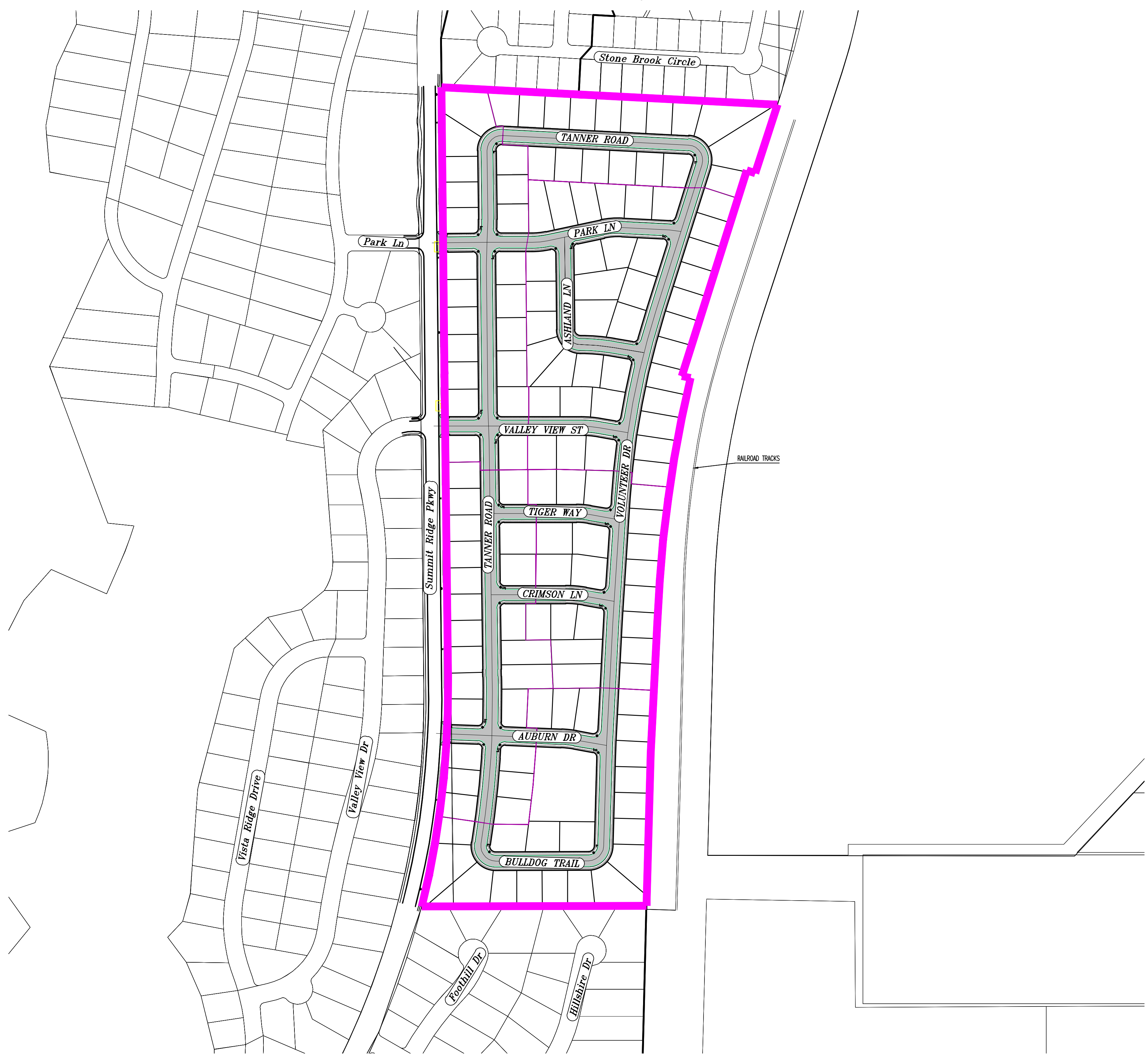
# Tanner Flats @ Summit Ridge - Preliminary Plat / Plans - December 22



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NCBU TO BE LOCATED IN PHASE 1 (3 BOX) AND PHASE 5 (3 BOX)

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.74 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.16 ACRES
ZONE	R-10
DENSITY	2.83 / .duo
NUMBER OF LOTS	140 LOTS

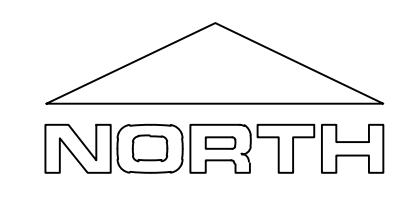
**PROJECT DEVELOPER**  
Skylar Tolbert  
Ivory Development  
801-520-9127  
skylart@ivorydevelopment.com

**PROJECT ENGINEER & SURVEYOR**  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS MAP
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

- NOTES:**
- 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
  - ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
  - ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
  - 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
  - ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
  - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
  - ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

**NOTES TO CONTRACTOR:**  
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



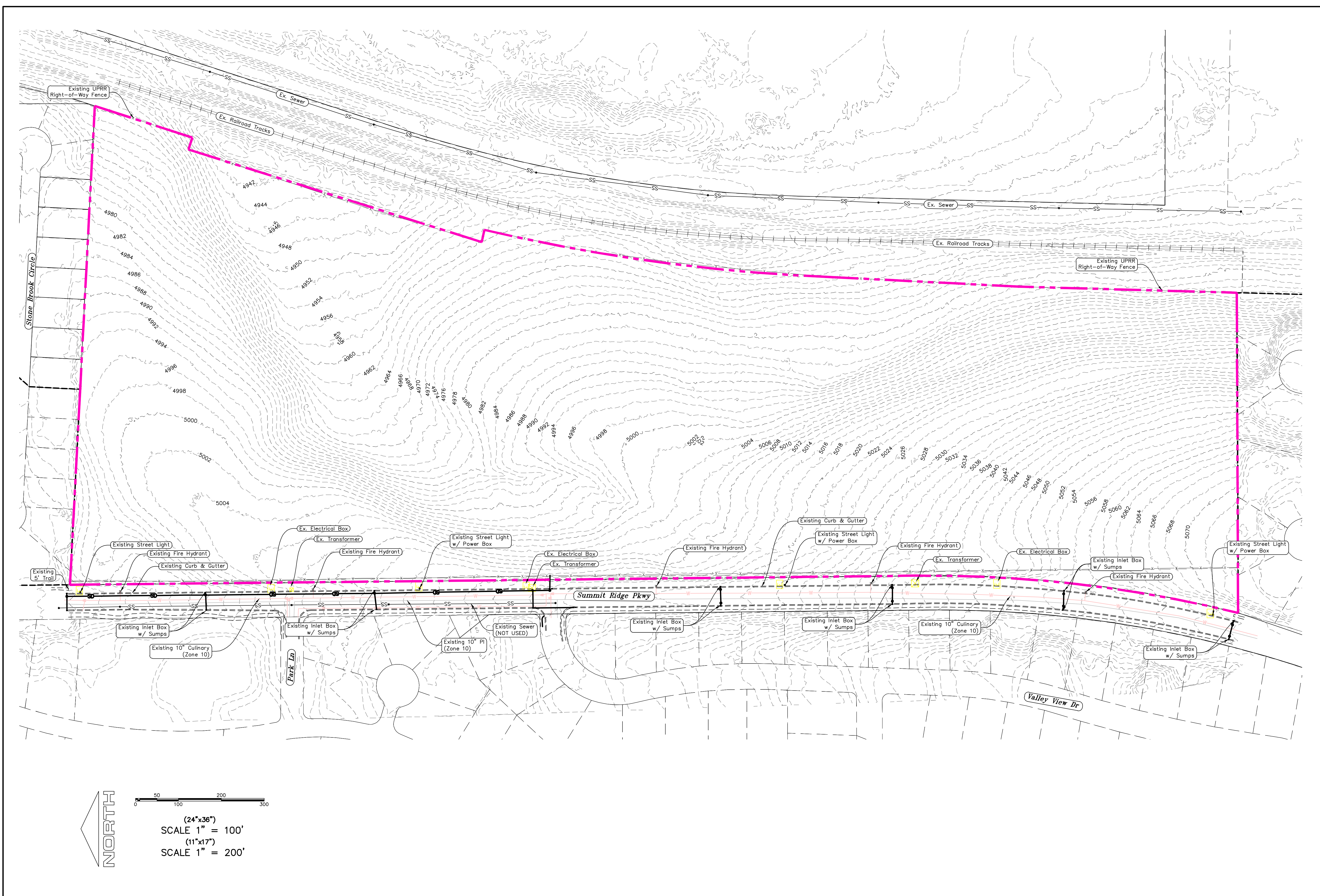
region Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
COVER SHEET & NOTES  
SHEET:  
**CS-01**



region  
Engineering & Surveying  
1776 N. State St. #110  
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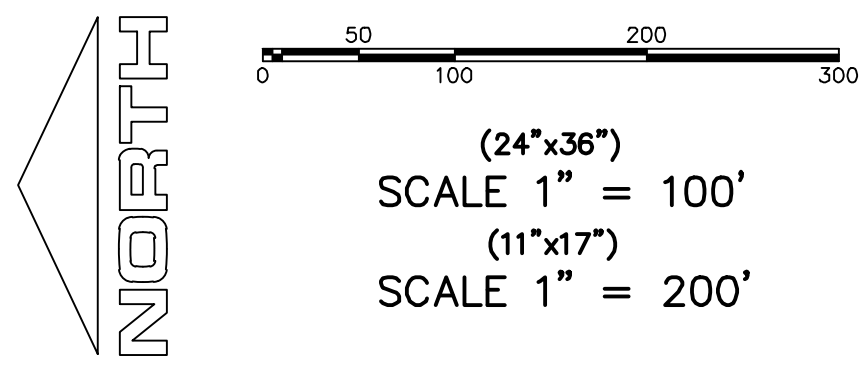
**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

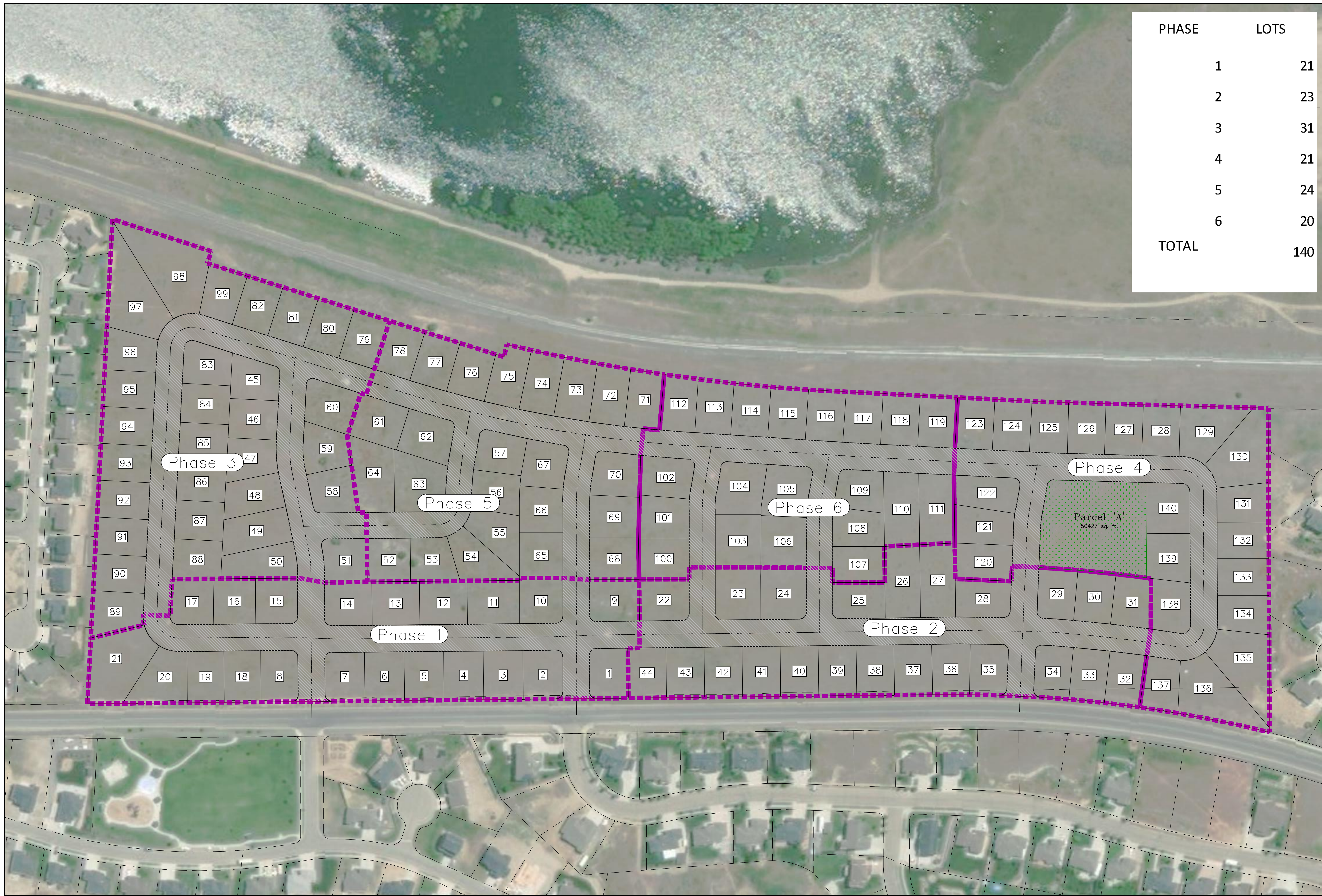
DATE: 12.5.2022  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
EXISTING CONDITIONS  
SHEET:  
EX-01





PHASE	LOTS
1	21
2	23
3	31
4	21
5	24
6	20
<b>TOTAL</b>	<b>140</b>

region  
Engineering & Surveying  
1776 N. State St. #110  
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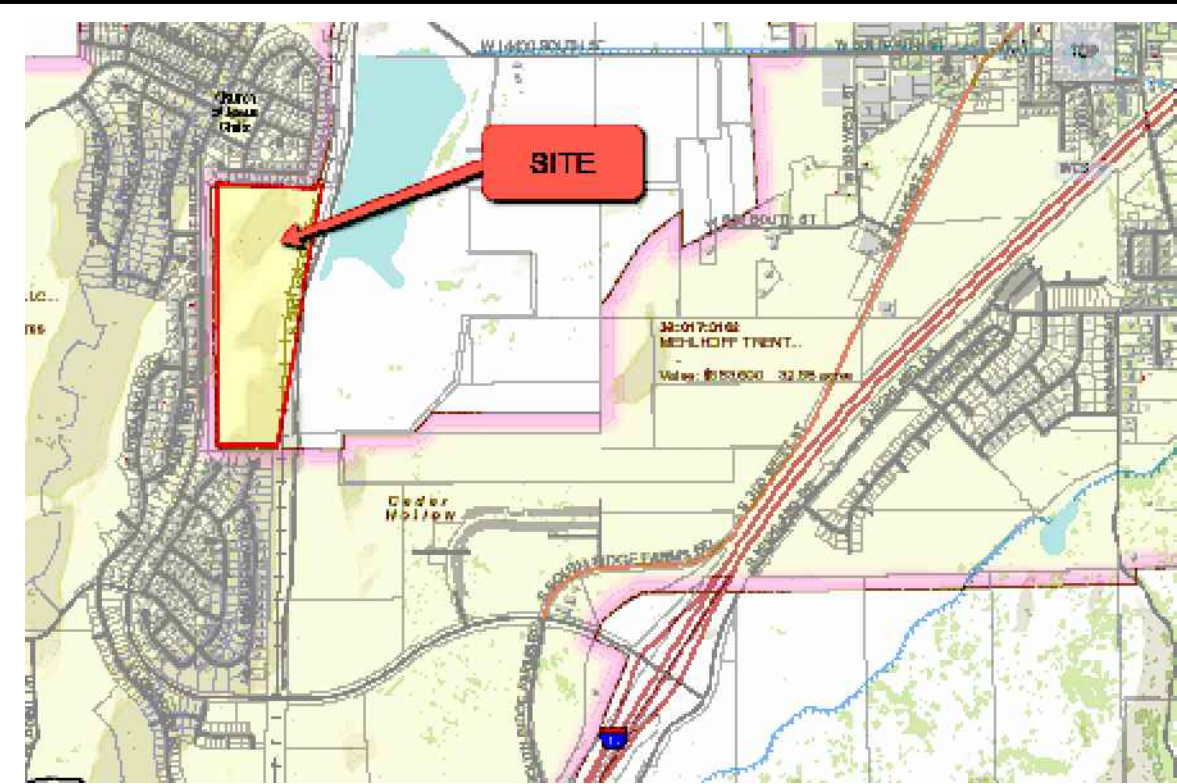


**TANNER FLATS**  
**at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

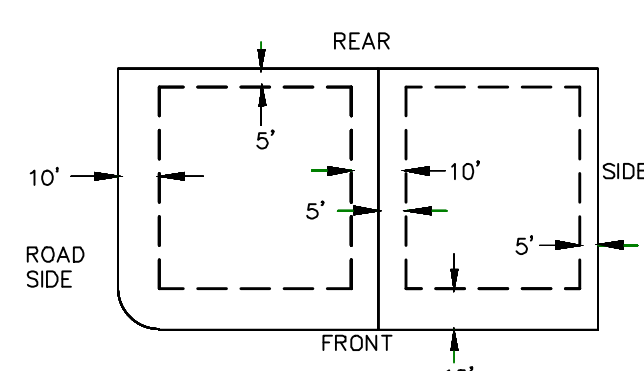
DATE: 12.5.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
PHASE PLAN  
SHEET:  
**PH-01**

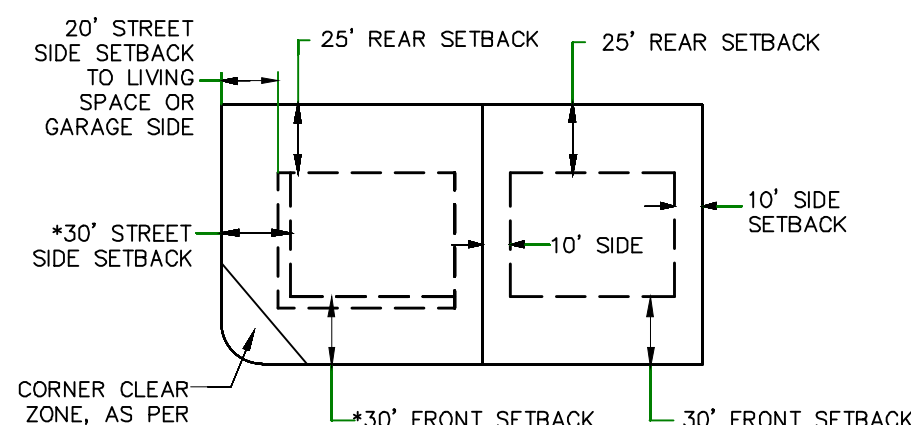
# TANNER FLATS @ SUMMIT RIDGE - PRELIMINARY PLAT -



### PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)

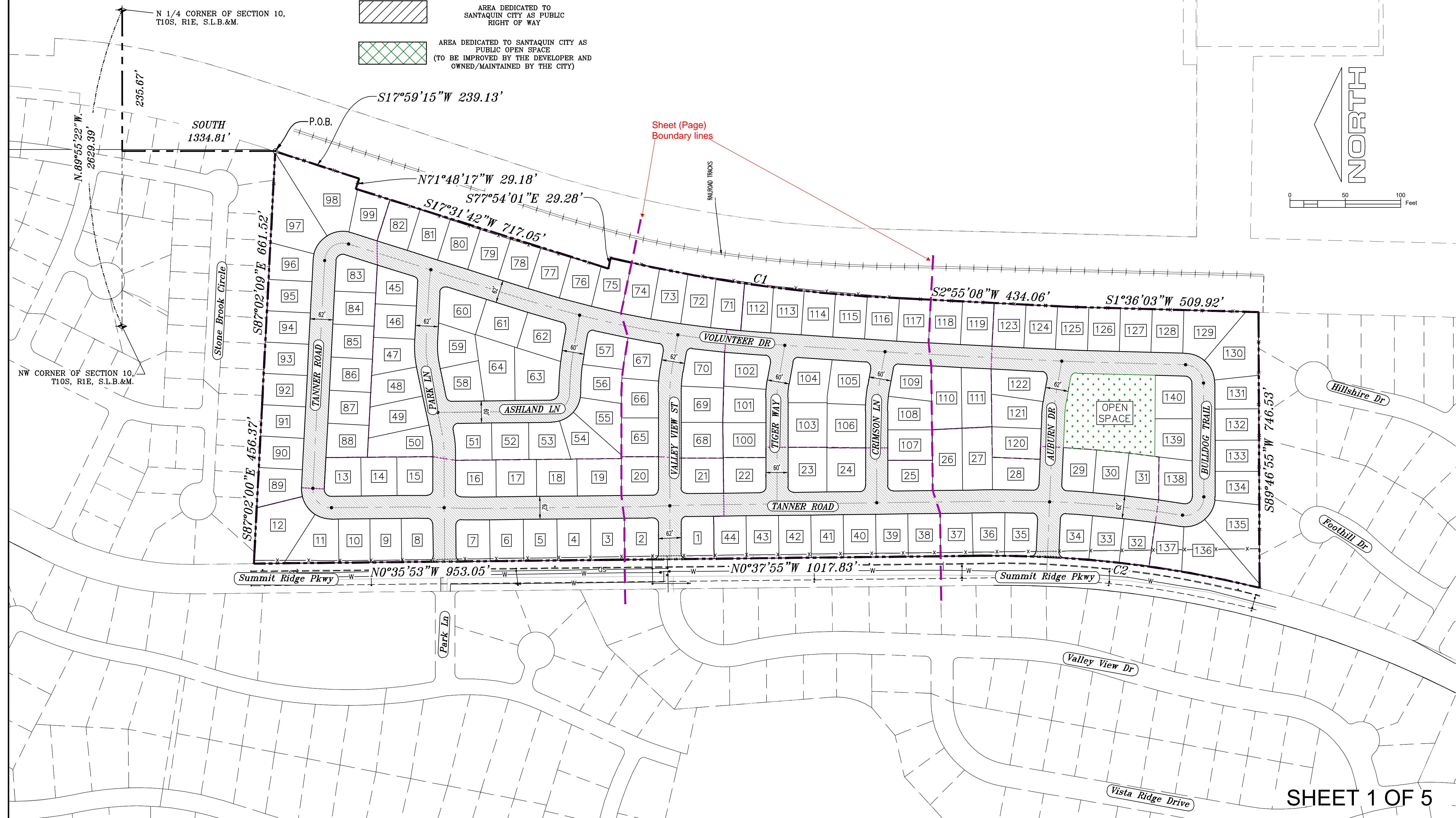


\*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

### LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"

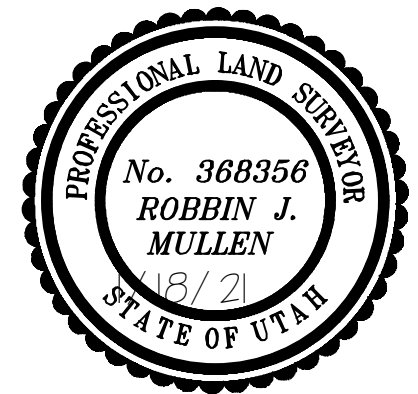


**Surveyor's Certificate**  
I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santiquin, Utah County, Utah.

**Boundary Description**  
A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST; SALT LAKE BASE & MERIDIAN;

Thence, S 17° 59' 15" W for a distance of 239.13 feet to a point on a line.  
Thence, N 71° 48' 17" W for a distance of 29.18 feet to a point on a line.  
Thence, S 17° 31' 42" W for a distance of 717.05 feet to a point on a line.  
Thence, S 77° 54' 01" E for a distance of 29.28 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 11° 01' 21", having a radius of 4261.98 feet, and whose long chord bears S 07° 44' 02" W for a distance of 818.65 feet to a point of intersection with a non-tangential line.  
Thence, S 02° 55' 08" W for a distance of 434.06 feet to a point on a line.  
Thence, S 01° 36' 03" W for a distance of 509.92 feet to a point on a line.  
Thence, S 89° 46' 55" W for a distance of 746.53 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 14° 24' 38", having a radius of 3019.90 feet, and whose long chord bears N 06° 34' 24" E for a distance of 757.54 feet.  
Thence, N 00° 37' 55" W for a distance of 1017.83 feet to a point on a line.  
Thence, N 00° 35' 53" W for a distance of 953.05 feet to a point on a line.  
Thence, S 87° 02' 00" E for a distance of 456.37 feet to a point on a line.  
thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 1913558.5 SQUARE FEET (49.38 ACRES), MORE OR LESS AND CONTAINS 140 LOTS  
BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'



12/5/2022 Date  
Surveyor

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.74 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.16 ACRES
ZONE	R-10
DENSITY	2.83 / duq
NUMBER OF LOTS	140 LOTS

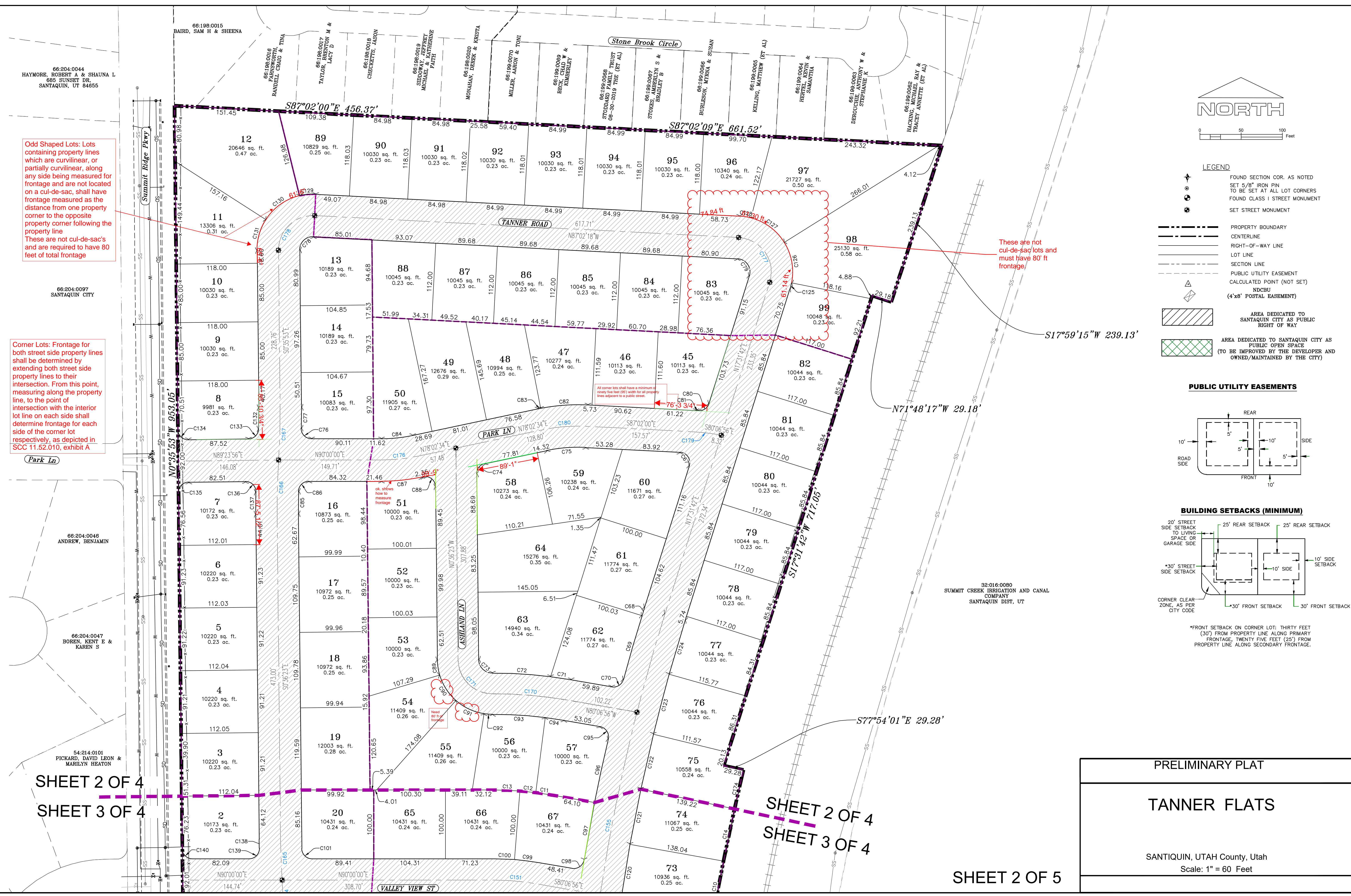
**PROJECT DEVELOPER**  
Skylar Tolbert  
Ivory Development  
801-520-9127  
skylart@ivorydevelopment.com

**PROJECT ENGINEER & SURVEYOR**  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

PRELIMINARY PLAT

## TANNER FLATS

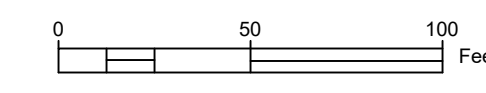
SANTIQUIN, UTAH County, Utah  
Scale: 1" = 100 Feet



**Odd Shaped Lots:** Lots containing property lines which are curvilinear, or partially curvilinear, along any side being measured for frontage and are not located on a cul-de-sac, shall have frontage measured as the distance from one property corner to the opposite property corner following the property line. These are not cul-de-sac's and are required to have 80 feet of total frontage.

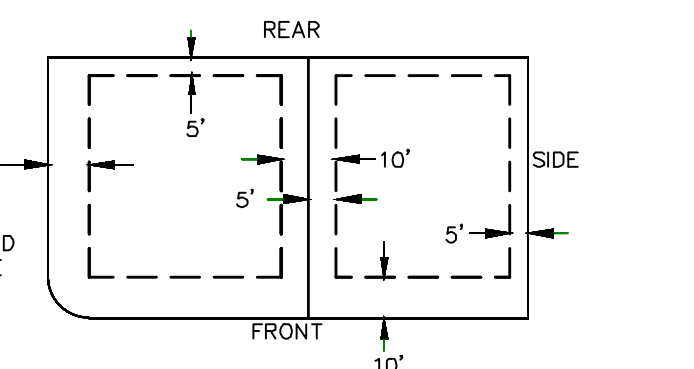
**Corner Lots:** Frontage for both street side property lines shall be determined by extending both street side property lines to their intersection. From this point, measuring along the property line, to the point of intersection with the interior lot line on each side shall determine frontage for each side of the corner lot respectively, as depicted in SCC 11.52.010, exhibit A.

These are not cul-de-sac lots and must have 80' ft frontage.

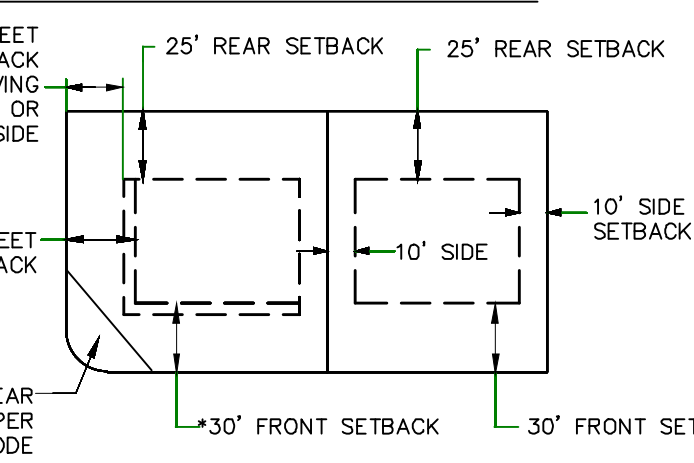


- LEGEND**
- FOUND SECTION COR. AS NOTED
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**PUBLIC UTILITY EASEMENTS**



**BUILDING SETBACKS (MINIMUM)**



\*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 5

PRELIMINARY PLAT

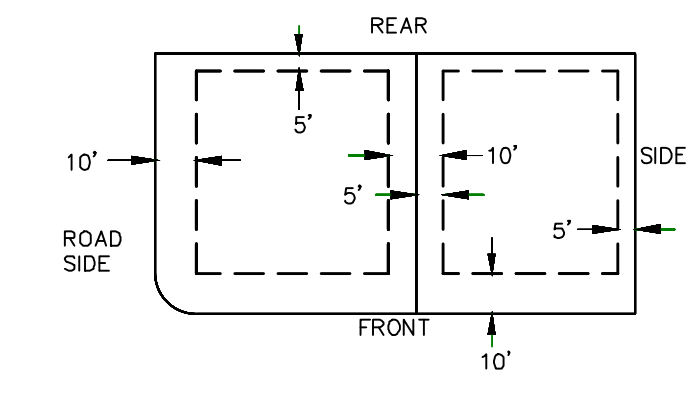
**TANNER FLATS**

SANTQUIN, UTAH County, Utah

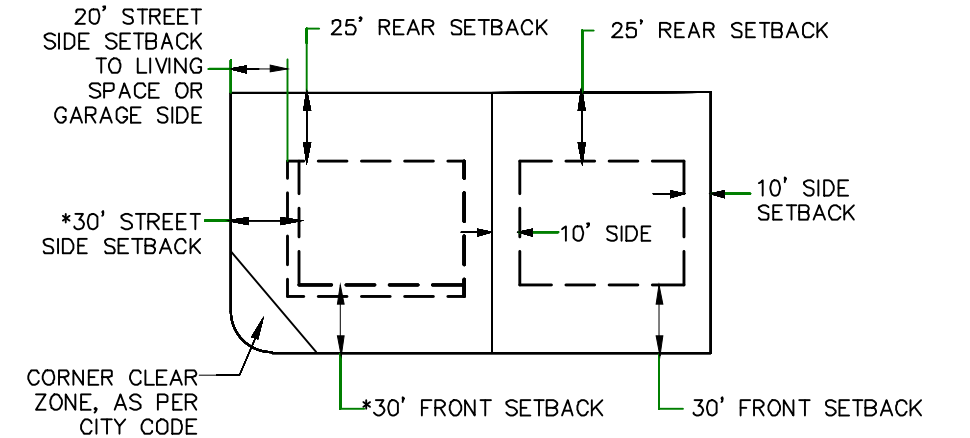
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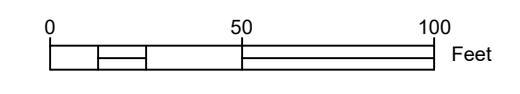
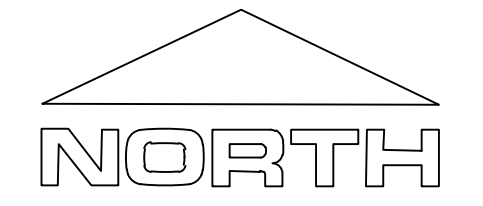
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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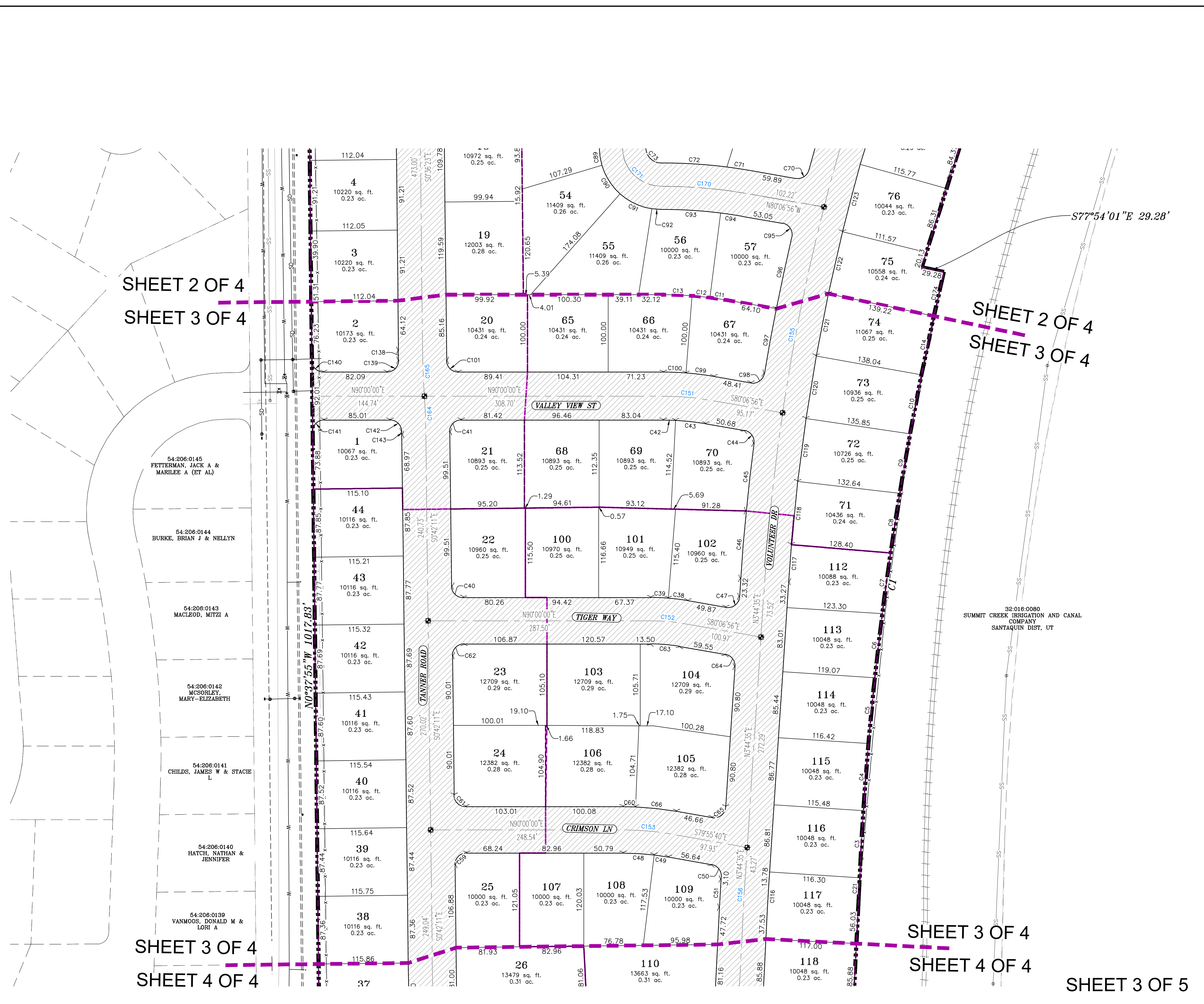
LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
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- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
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PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah  
Scale: 1" = 60 Feet



SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 2 OF 4  
SHEET 3 OF 4

SHEET 3 OF 4  
SHEET 4 OF 4

SHEET 3 OF 4  
SHEET 4 OF 4

SHEET 3 OF 5

54:206:0145  
FETTERMAN, JACK A &  
MARILEE A (ET AL)

54:206:0144  
BURKE, BRIAN J & NELLYN

54:206:0143  
MACLEOD, MITZI A

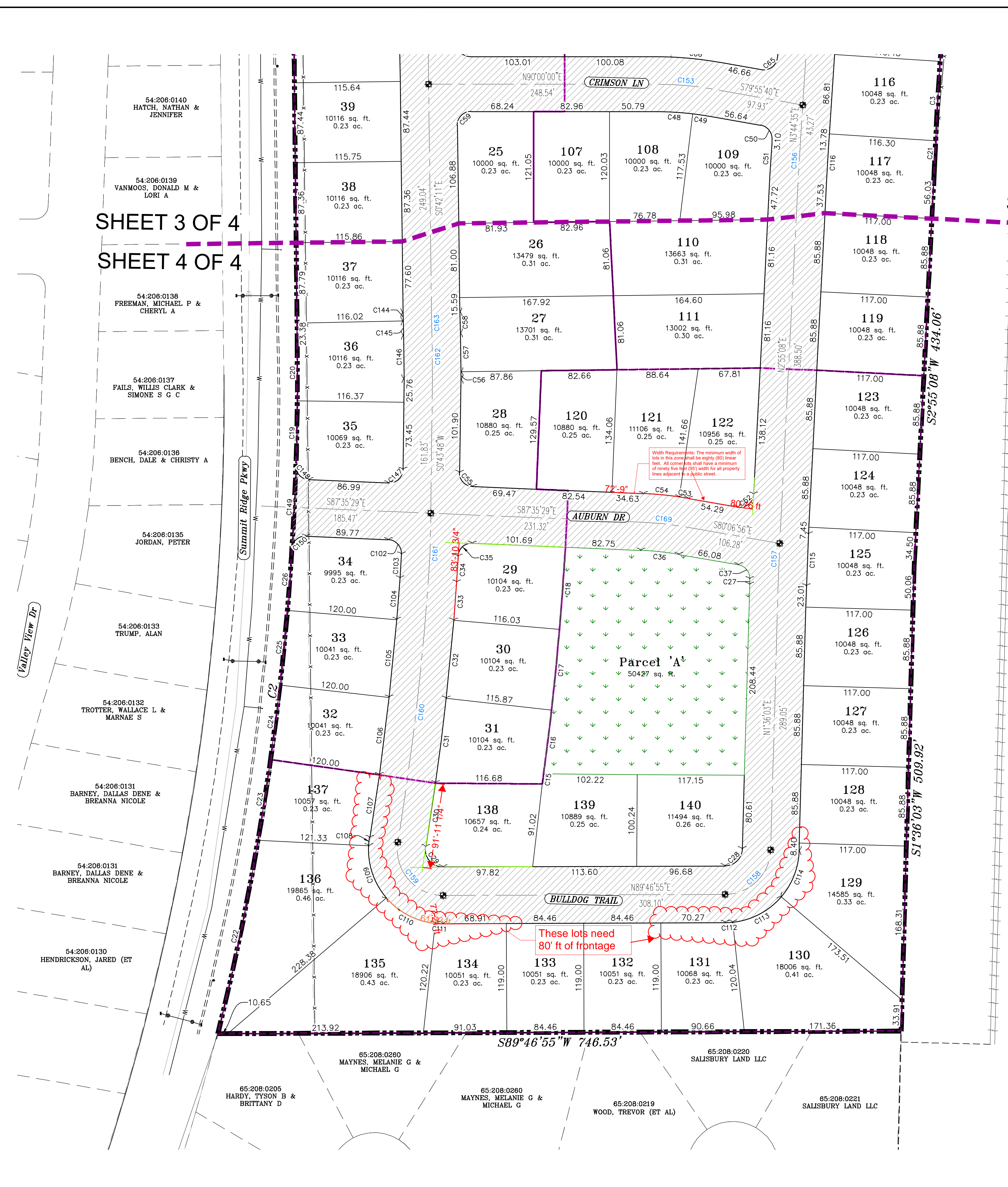
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MCSORLEY,  
MARY-ELIZABETH

54:206:0141  
CHILDS, JAMES W & STACIE  
L

54:206:0140  
HATCH, NATHAN &  
JENNIFER

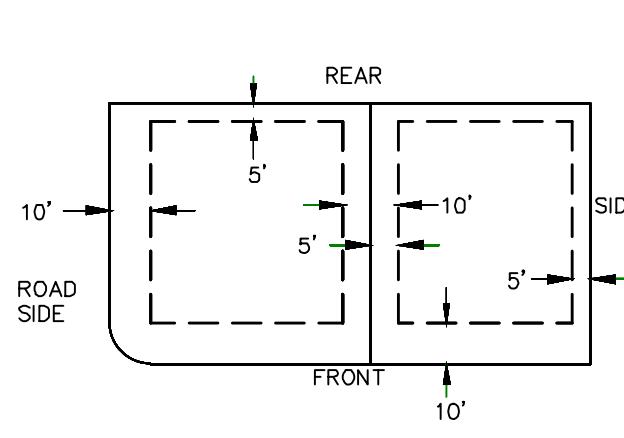
54:206:0139  
VANMOOS, DONALD M &  
LORI A

32:016:0080  
SUMMIT CREEK IRRIGATION AND CANAL  
COMPANY  
SANTAQUIN DIST, UT

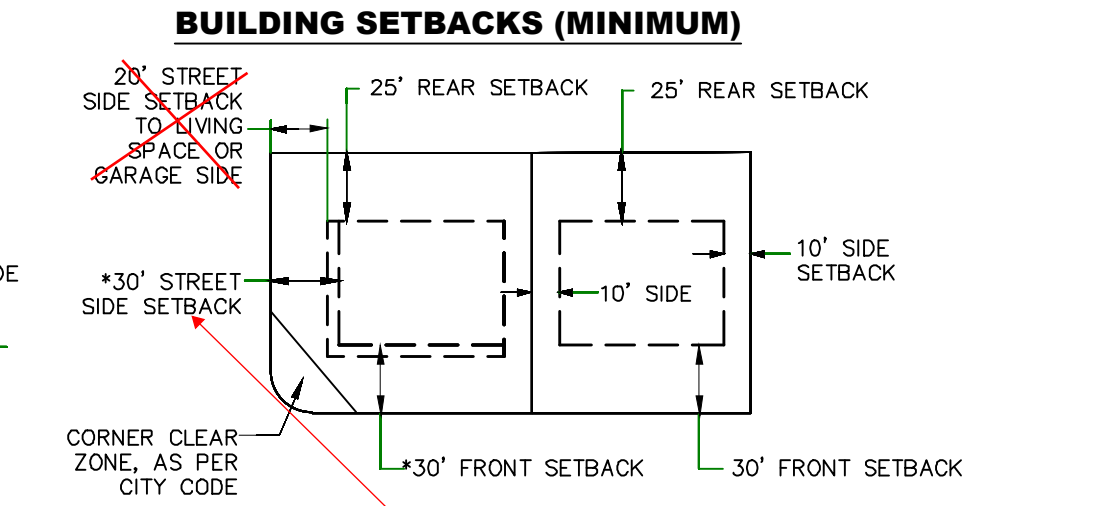


SHEET 3 OF 4  
SHEET 4 OF 4

**PUBLIC UTILITY EASEMENTS**

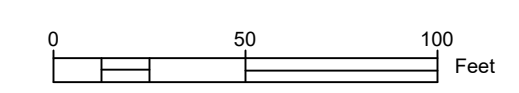
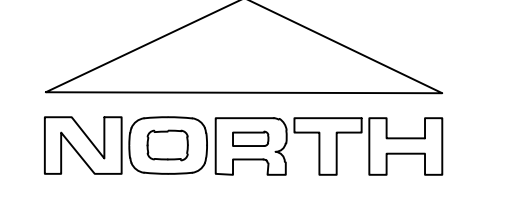


**Dwellings And Other Main Buildings:**  
 Front Setback: Thirty feet (30') from the front lot line.  
 Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.  
 Side Setback: Ten feet (10') from side property line.  
 Rear Setback: Twenty five feet (25') from rear property line.



\*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

32-016-0080  
SUMMIT CREEK IRRIGATION AND CANAL COMPANY  
SANTAQUIN DIST, UT



**LEGEND**

- ⊕ FOUND SECTION COR. AS NOTED
- ⊙ SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- ⊗ FOUND CLASS I STREET MONUMENT
- ⊕ SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
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- CALCULATED POINT (NOT SET)
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- ▩ AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

**PRELIMINARY PLAT**

**TANNER FLATS**

SANTAQUIN, UTAH County, Utah  
Scale: 1" = 60 Feet

SHEET 4 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S74°02'W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"
C3	86.82'	4261.98'	86.82'	S31°15'1"W	11°0'02"
C4	86.78'	4261.98'	86.78'	S42°15'2"W	11°0'00"
C5	85.49'	4261.98'	85.48'	S5°31'21"W	1°08'57"
C6	83.12'	4261.98'	83.12'	S6°39'21"W	1°07'03"
C7	79.14'	4261.98'	79.14'	S7°44'47"W	1°03'50"
C8	77.98'	4261.98'	77.98'	S8°48'09"W	1°02'54"
C9	77.81'	4261.98'	77.81'	S9°50'59"W	1°02'46"
C10	77.69'	4261.98'	77.69'	S10°53'42"W	1°02'40"
C11	22.65'	481.00'	22.64'	S81°27'52"E	2°41'52"
C12	23.42'	481.00'	23.42'	S84°12'29"E	2°47'22"
C13	36.92'	481.00'	36.91'	S87°48'05"E	4°23'50"
C14	77.62'	4261.98'	77.62'	S11°56'20"W	1°02'36"
C15	11.09'	3264.08'	11.09'	S7°46'40"W	0°11'41"
C16	70.15'	3264.08'	70.15'	S7°03'53"W	1°13'53"
C17	88.69'	3264.08'	88.69'	S5°40'14"W	1°33'24"
C18	89.80'	3264.08'	89.80'	S4°06'14"W	1°34'35"
C19	70.60'	3019.90'	70.60'	N11°21'8"E	1°20'22"
C20	61.52'	3019.90'	61.52'	N0°02'54"W	1°10'02"
C21	29.12'	4261.98'	29.12'	S2°25'06"W	0°23'29"
C22	215.74'	3019.90'	215.69'	N11°43'56"E	4°05'35"
C23	89.16'	3019.90'	89.16'	N8°50'23"E	1°41'30"
C24	82.05'	3019.90'	82.04'	N7°12'56"E	1°33'24"
C25	82.05'	3019.90'	82.04'	N5°39'32"E	1°33'24"
C26	66.87'	3019.90'	66.87'	N4°14'46"E	1°16'07"
C27	6.12'	2531.00'	6.12'	N1°40'12"E	0°08'19"
C28	29.24'	19.00'	26.44'	N45°41'29"E	88°10'52"
C29	32.99'	19.00'	29.00'	S40°28'44"E	99°28'43"
C30	70.33'	3201.90'	70.33'	S8°37'52"W	1°15'31"
C31	93.30'	3201.90'	93.30'	S7°10'02"W	1°40'11"
C32	85.59'	3201.90'	85.59'	S5°34'00"W	1°31'54"
C33	41.82'	3201.90'	41.82'	S4°25'36"W	0°44'54"
C34	28.15'	1031.00'	28.15'	S3°16'13"W	1°33'51"
C35	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C36	41.62'	319.00'	41.59'	N83°51'13"W	7°28'33"
C37	21.43'	15.00'	19.65'	N39°11'17"W	81°51'18"
C38	25.50'	280.00'	25.50'	S82°43'30"E	5°13'08"
C39	22.80'	280.00'	22.79'	S87°40'02"E	4°39'56"
C40	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C41	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C42	15.68'	319.00'	15.67'	N88°35'32"W	2°48'56"
C43	39.36'	319.00'	39.33'	N83°39'00"W	7°04'08"
C44	22.94'	15.00'	20.77'	N36°18'45"W	87°36'23"
C45	87.68'	2681.00'	87.67'	N6°33'14"E	1°52'26"
C46	87.68'	2681.00'	87.67'	N4°40'48"E	1°52'26"
C47	25.17'	15.00'	22.32'	N51°48'50"E	96°08'29"
C48	40.12'	335.00'	40.10'	N86°34'08"W	6°51'44"
C49	18.77'	335.00'	18.77'	N81°31'58"W	3°12'36"
C50	21.90'	15.00'	20.01'	N38°05'32"W	83°40'15"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C51	36.41'	2531.00'	36.41'	N3°19'52"E	0°49'27"
C52	25.39'	15.00'	22.46'	N51°24'06"E	96°57'56"
C53	10.37'	381.00'	10.37'	S80°53'42"E	1°33'33"
C54	39.34'	381.00'	39.33'	S84°37'59"E	5°55'00"
C55	23.12'	15.00'	20.90'	S43°25'50"E	88°19'17"
C56	8.39'	1031.00'	8.39'	S0°29'49"W	0°27'59"
C57	42.15'	1031.00'	42.15'	S0°54'27"E	2°20'32"
C58	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C59	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C60	16.13'	395.00'	16.13'	S88°49'49"E	2°20'23"
C61	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C62	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C63	37.95'	220.00'	37.91'	N85°03'28"W	9°53'04"
C64	21.95'	15.00'	20.05'	N38°11'10"W	83°51'31"
C65	25.22'	15.00'	22.35'	N51°54'28"E	96°19'45"
C66	53.31'	395.00'	53.27'	S83°47'39"E	7°43'58"
C67	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C68	12.88'	2681.00'	12.88'	N17°23'27"E	0°16'31"
C69	96.43'	2681.00'	96.43'	N16°13'22"E	2°03'39"
C70	22.17'	15.00'	20.21'	N57°32'18"E	84°41'32"
C71	30.25'	651.00'	30.25'	S81°26'48"E	2°39'45"
C72	84.81'	651.00'	84.75'	S86°30'37"E	7°27'51"
C73	31.29'	20.00'	28.19'	S55°25'28"E	89°38'09"
C74	20.59'	15.00'	19.01'	S38°43'05"W	78°13'57"
C75	57.04'	219.00'	56.88'	S85°30'17"W	14°55'26"
C76	23.85'	15.00'	21.41'	S44°27'14"E	91°05'31"
C77	30.41'	1031.00'	30.41'	S01°44'49"W	1°41'24"
C78	31.03'	19.00'	27.69'	S46°10'55"W	93°33'34"
C79	34.68'	19.00'	30.06'	N34°45'18"W	104°34'01"
C80	19.93'	15.00'	18.49'	N55°35'18"E	76°07'11"
C81	3.34'	281.00'	3.34'	S86°41'33"E	0°40'54"
C82	69.13'	281.00'	68.96'	N85°55'08"E	14°05'44"
C83	4.06'	281.00'	4.06'	N78°27'25"E	0°49'42"
C84	45.70'	219.00'	45.62'	N84°01'17"E	11°57'26"
C85	32.58'	969.00'	32.58'	S02°12'24"W	1°55'35"
C86	23.22'	15.00'	20.97'	S45°39'36"W	88°40'49"
C87	58.64'	281.00'	58.54'	S84°01'17"W	11°57'26"
C88	26.53'	15.00'	23.21'	N51°16'55"W	101°21'03"
C89	22.30'	80.00'	22.23'	N8°35'31"W	15°58'15"
C90	44.43'	80.00'	43.86'	N32°29'17"W	31°49'18"
C91	45.85'	80.00'	45.23'	N64°49'08"W	32°50'23"
C92	12.57'	80.00'	12.56'	N85°44'26"W	9°00'13"
C93	76.63'	591.00'	76.58'	N86°31'40"W	7°25'45"
C94	27.83'	591.00'	27.82'	N81°27'52"W	2°41'52"
C95	24.45'	15.00'	21.83'	N33°25'15"W	93°23'22"
C96	94.20'	2681.00'	94.19'	N12°16'03"E	2°00'47"
C97	84.89'	2681.00'	84.89'	N10°21'14"E	1°48'51"
C98	23.68'	15.00'	21.29'	N54°39'56"E	90°26'16"
C99	36.49'	381.00'	36.47'	S82°51'33"E	5°29'14"
C100	29.24'	381.00'	29.23'	S87°48'05"E	4°23'50"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C101	23.40'	15.00'	21.10'	S45°18'12"E	89°23'37"
C102	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C103	26.32'	969.00'	26.32'	N3°16'27"E	1°33'23"
C104	45.38'	3139.90'	45.38'	N4°27'59"E	0°49'41"
C105	85.31'	3139.90'	85.30'	N5°39'32"E	1°33'24"
C106	85.31'	3139.90'	85.30'	N7°12'56"E	1°33'24"
C107	69.41'	3139.90'	69.41'	N8°37'38"E	1°16'00"
C108	8.99'	81.00'	8.98'	N6°04'56"E	6°21'24"
C109	61.35'	81.00'	59.90'	N18°47'41"W	43°23'49"
C110	61.37'	81.00'	59.92'	N62°11'59"W	43°24'46"
C111	8.92'	81.00'	8.92'	N87°03'44"W	6°18'43"
C112	8.23'	81.00'	8.22'	S86°52'19"W	5°49'12"
C113	61.41'	81.00'	59.95'	S62°14'37"W	43°26'12"
C114	55.03'	81.00'	53.98'	S21°03'47"W	38°55'28"
C115	56.80'	2469.00'	56.80'	S21°53'36"W	1°19'05"
C116	35.52'	2469.00'	35.52'	S3°19'52"W	0°49'27"
C117	48.04'	2619.00'	48.04'	S4°16'07"W	1°03'03"
C118	81.95'	2619.00'	81.95'	S5°41'26"W	1°47'34"
C119	81.95'	2619.00'	81.95'	S7°29'00"W	1°47'34"
C120	81.95'	2619.00'	81.94'	S9°16'34"W	1°47'34"
C121	81.95'	2619.00'	81.94'	S11°04'08"W	1°47'34"
C122	81.95'	2619.00'	81.95'	S12°51'42"W	1°47'34"
C123	90.12'	2619.00'	90.12'	S14°44'38"W	1°58'18"
C124	82.22'	2619.00'	82.22'	S16°37'45"W	1°47'55"
C125	8.74'	81.00'	8.74'	S14°28'08"W	6°11'08"
C126	61.31'	81.00'	59.86'	S10°20'33"E	43°22'16"
C127	61.32'	81.00'	59.87'	S53°43'00"E	43°22'37"
C128	16.45'	81.00'	16.42'	S81°13'18"E	11°38'00"
C129	23.83'	81.00'	23.75'	N84°31'58"E	16°51'27"
C130	61.32'	81.00'	59.87'	N54°24'57"E	43°22'37"
C131	47.11'	81.00'	46.45'	N16°03'53"E	33°19'31"
C132	30.82'	969.00'	30.81'	N0°18'47"E	1°49'20"
C133	23.08'	15.00'	20.87'	N45°18'33"E	88°10'12"
C134	23.56'	15.00'	21.21'	S45°36'07"E	90°00'29"
C135	23.56'	15.00'	21.21'	S44°23'53"W	89°59'31"
C136	24.03'	15.00'	21.54'	N44°42'53"W	91°46'57"
C137	32.08'	1031.00'	32.08'	N0°17'06"E	1°46'59"
C138	12.79'	1031.00'	12.79'	N0°57'43"W	0°42'58"
C139	23.91'	15.00'	21.46'	N44°20'29"E	91°19'02"
C140	23.40'	15.00'	21.10'	S45°18'57"E	89°22'05"
C141	23.73'	15.00'	21.33'	S44°41'03"W	90°37'55"
C142	23.32'	15.00'	21.04'	N45°28'02"W	89°03'56"
C143	3.91'	969.00'	3.91'	N0°49'07"W	0°13'52"
C144	9.16'	1031.00'	9.16'	N0°57'28"W	0°30'32"
C145	15.59'	1031.00'	15.59'	N1°38'43"W	0°51'59"
C146	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C147	24.00'	15.00'	21.52'	N46°34'10"E	91°40'43"
C148	23.42'	15.00'	21.11'	S42°51'30"E	89°27'59"
C149	91.55'	3019.90'	91.55'	S82°44'36"E	1°44'13"
C150	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"

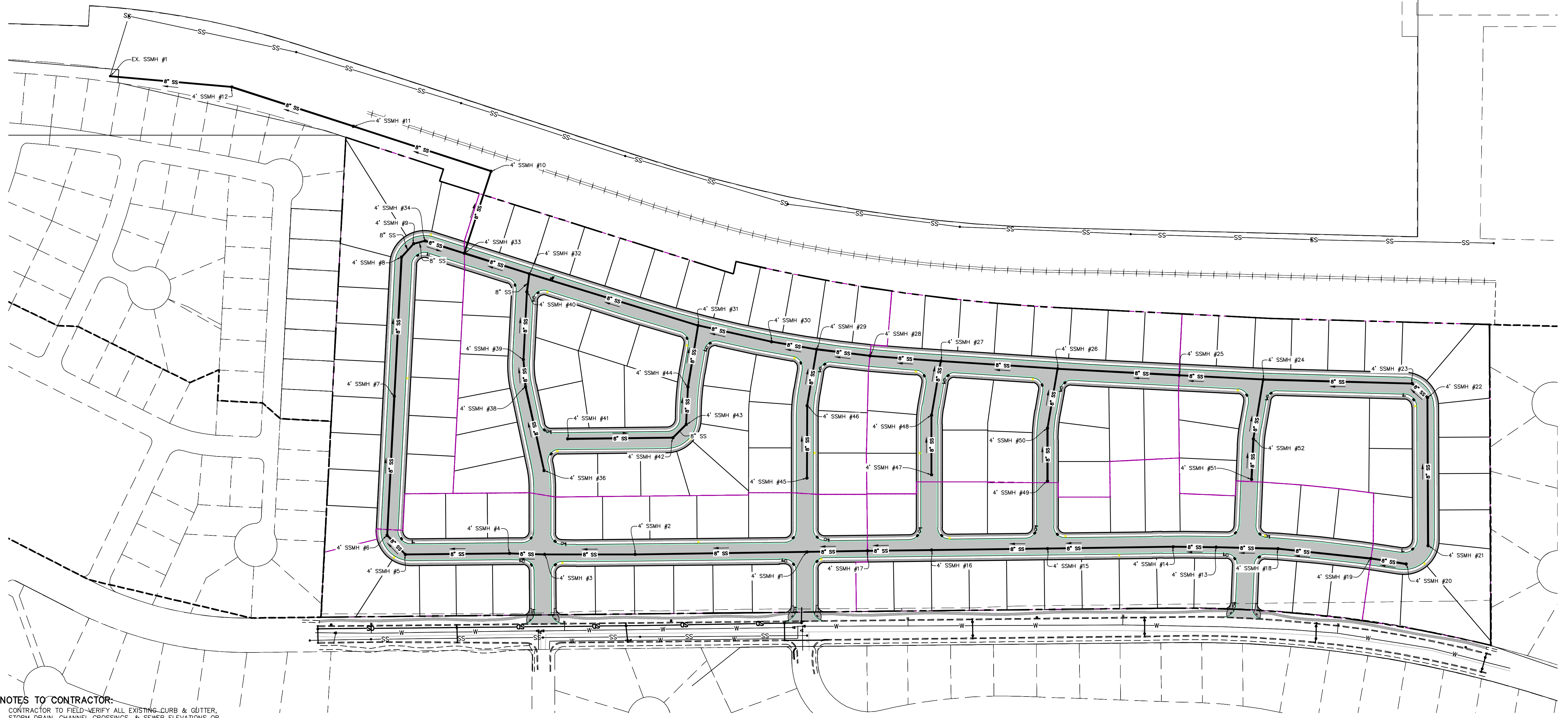
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C151	60.38'	350.00'	60.31'	S85°03'28"E	9°53'04"
C152	43.13'	250.00'	43.08'	S85°03'28"E	9°53'04"
C153	64.17'	365.00'	64.08'	S84°57'50"E	10°04'20"
C155	637.59'	2650.00'	636.05'	N10°38'09"E	13°47'07"
C156	35.96'	2500.00'	35.96'	N3°19'52"E	0°49'27"
C157	57.51'	2500.00'	57.51'	N2°15'36"E	1°19'05"
C158	76.95'	50.00'	69.58'	N45°41'29"E	88°10'52"
C159	86.81'	50.00'	76.31'	S40°28'44"E	99°28'43"
C160	288.23'	3170.90'	288.13'	S6°39'23"W	5°12'29"
C161	57.99'	1000.00'	57.98'	S2°23'29"W	3°19'21"
C162	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C163	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C164	53.58'	1000.00'	53.57'	S2°14'17"E	3°04'11"
C165	55.26'	1000.00'	55.26'	S2°11'23"E	3°09'59"
C166	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C167	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C169	45.67'	350.00'	45.64'	S83°51'13"E	7°28'33"
C170	109.76'	621.00'	109.62'	S85°10'44"E	10°07'36"
C171	78.22'	50.00'	70.49'	S45°25'28"E	89°38'09"
C174	58.35'	4261.98'	58.35'	S12°51'10"W	0°47'04"
C176	52.17'	250.00'	52.08'		

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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

(24"x36")  
SCALE 1" = 120'  
(11"x17")  
SCALE 1" = 240'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



**NOTES TO CONTRACTOR:**  
CONTRACTOR TO FIELD-VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region  
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& Surveying

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Orem, UT 84057  
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regiondesignllc.com

**TANNER FLATS  
at SUMMIT RIDGE**

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
SEWER PLANS

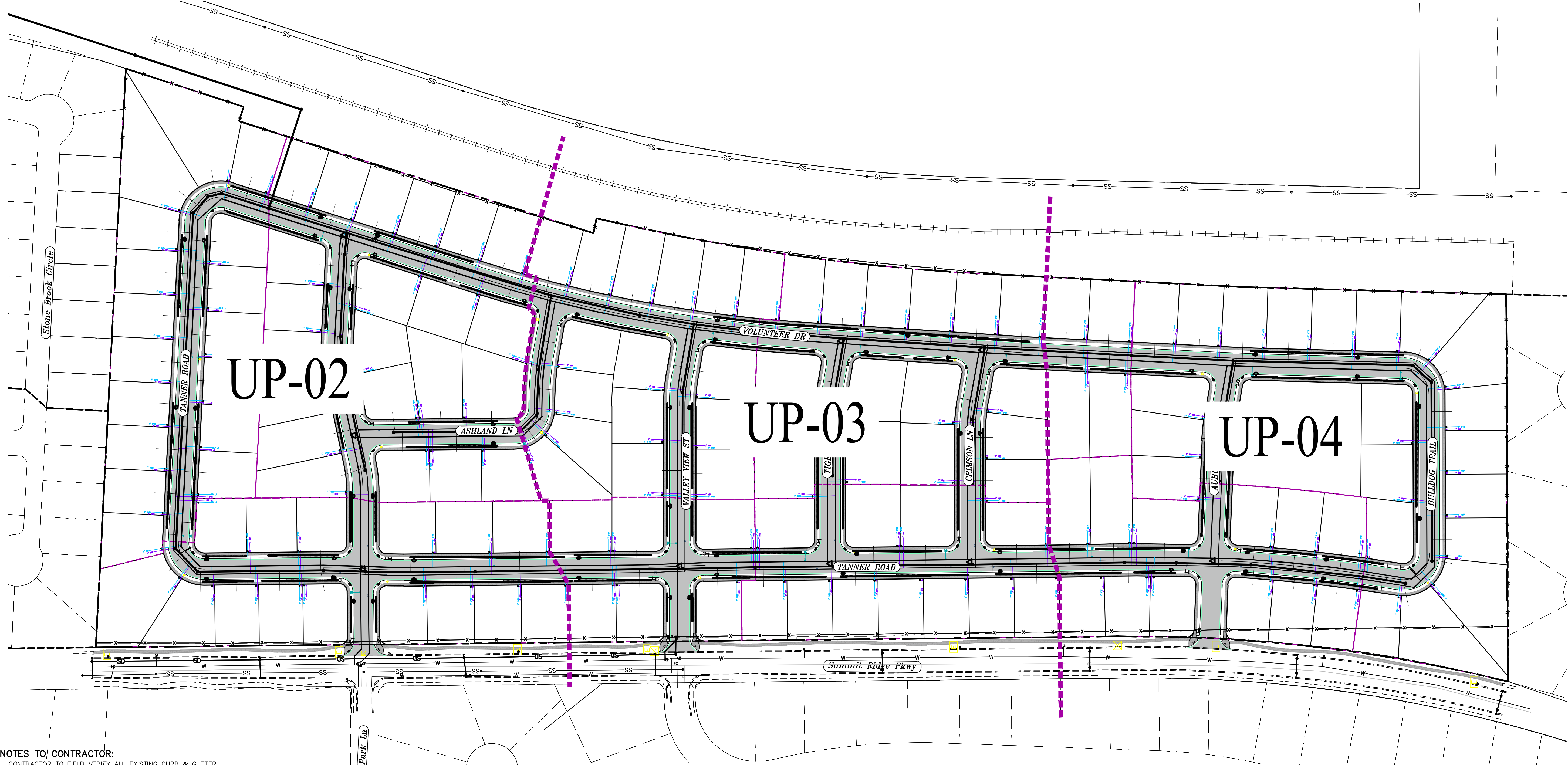
SHEET:  
**SS-01**

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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

(24"x36")  
SCALE 1" = 100'  
(11"x17")  
SCALE 1" = 200'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



**NOTES TO CONTRACTOR:**  
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

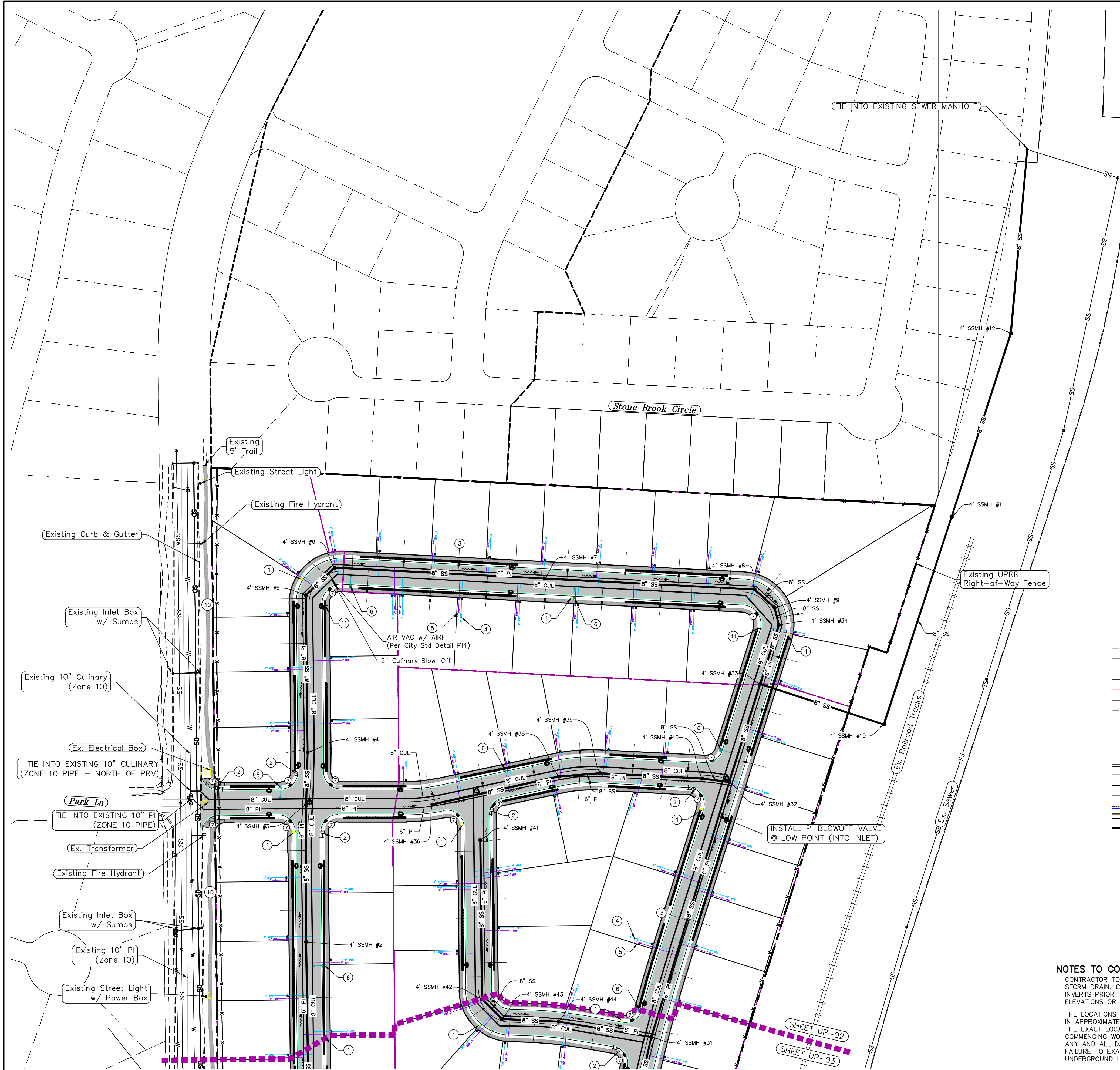
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**TANNER FLATS**  
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 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
 PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
 UTILITY PLANS  
 SHEET:  
**UP-01**



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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 FIRE HYDRANT
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 STREET SIGN ONLY

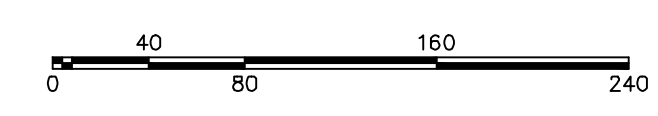
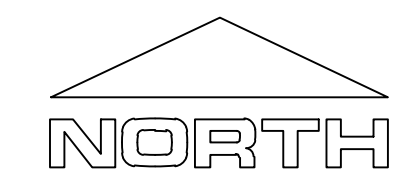
**LEGEND**

---	EXISTING CONTOUR MAJOR	⊗	PROPOSED VALVE (WAT/PI)
---	EXISTING CONTOUR MINOR	⊙	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	⊕	PROPOSED STORM INLET/MANHOLE
---	EXISTING STORM MAIN	⊖	PROPOSED ADA RAMP
---	EXISTING SEWER MAIN	⊗	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	⊙	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	⊕	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	⊖	SET 5/8" IRON PIN
---	PI/WAT/SEWER LATERAL	⊗	TO BE SET AT ALL LOT CORNERS
---	PROPOSED ASPHALT	⊕	FOUND CLASS I STREET MONUMENT
---	PROPOSED CONCRETE	⊖	SET STREET MONUMENT
---	PROPOSED CURB & GUTTER	---	CENTERLINE
---	PROPOSED LOT LINE	---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE	---	LOT LINE
---	RIGHT OF WAY LINE	---	PUBLIC UTILITY EASEMENT
---	PROPOSED STORM MAIN	---	SECTION LINE
---	PROPOSED CUL MAIN	---	R-TANK LID CHAMBERS
---	PROPOSED PI MAIN	---	
---	PROPOSED SEWER MAIN	---	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	---	
---	RESIDENTIAL STREET LIGHT	---	

**NOTES TO CONTRACTOR:**

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'

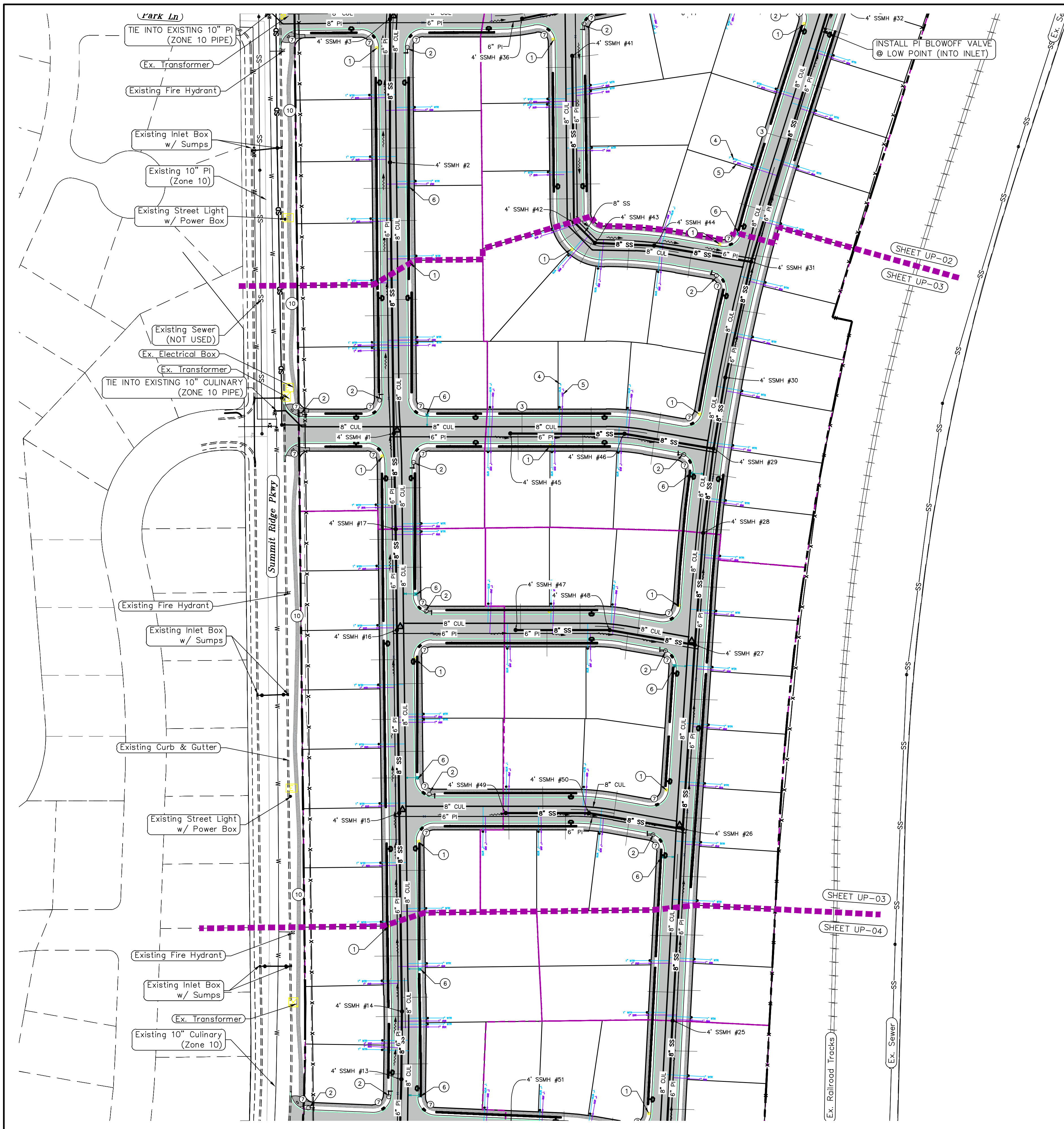
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region  
Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022
PROJECT #
REVISIONS:
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2
3

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-02



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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.

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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- ① RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
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- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ STREET SIGN ONLY

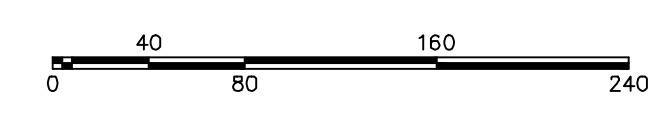
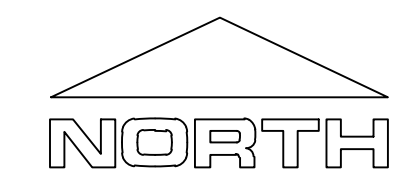
**LEGEND**

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---	EXISTING WATER MAIN	⊙	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	⊕	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	⊖	TO BE SET AT ALL LOT CORNERS
---	PI/WAT/SEWER LATERAL	⊗	FOUND CLASS I STREET MONUMENT
---	PROPOSED ASPHALT	⊕	SET STREET MONUMENT
---	PROPOSED CONCRETE	⊖	CENTERLINE
---	PROPOSED CURB & GUTTER	⊗	RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE	⊙	LOT LINE
---	BOUNDARY LINE	⊕	PUBLIC UTILITY EASEMENT
---	RIGHT OF WAY LINE	⊖	SECTION LINE
---	PROPOSED STORM MAIN	⊗	R-TANK LID CHAMBERS
---	PROPOSED CUL MAIN	⊙	
---	PROPOSED PI MAIN	⊕	
---	PROPOSED SEWER MAIN	⊖	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	⊗	
---	RESIDENTIAL STREET LIGHT	⊙	

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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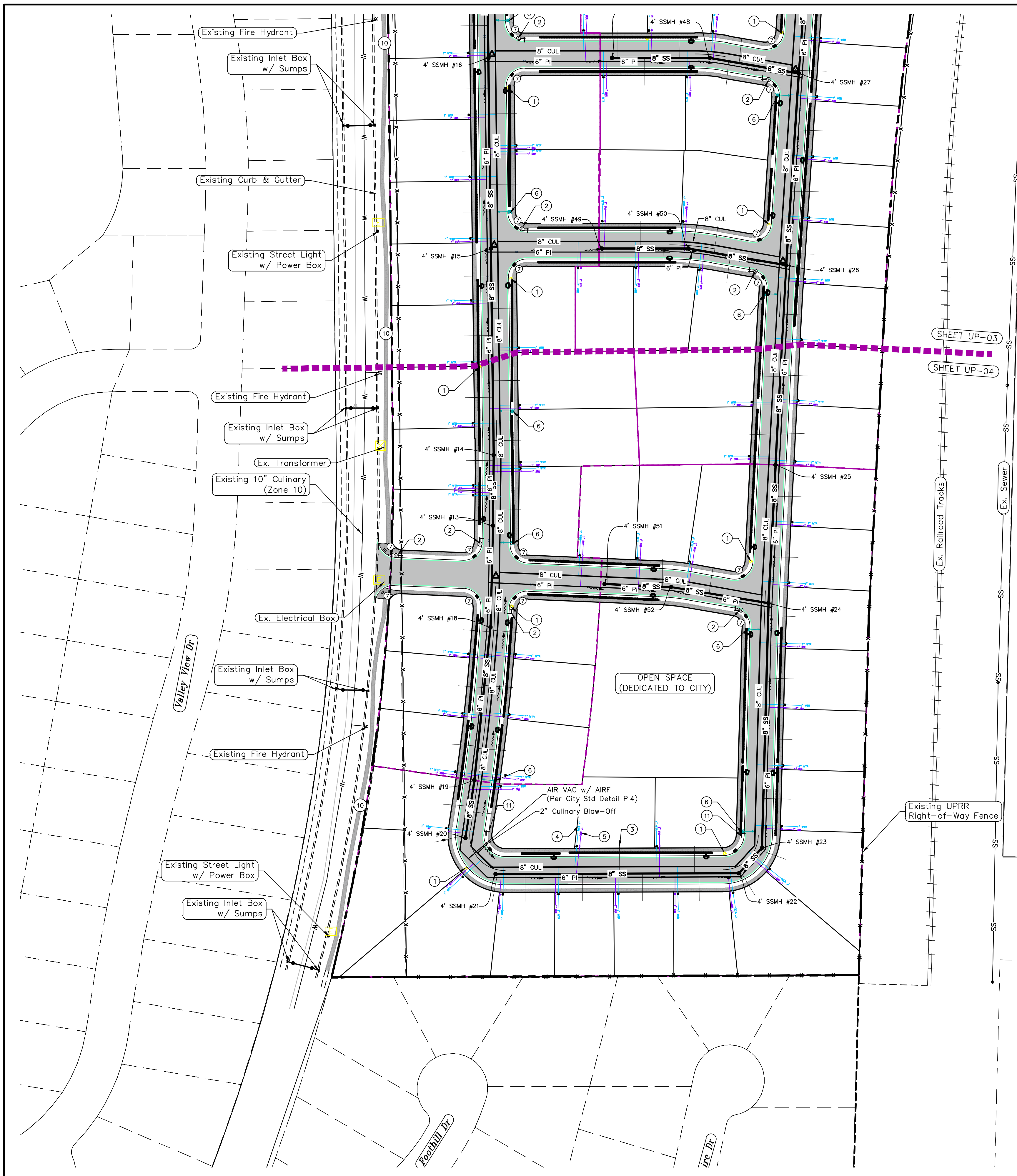
**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-03

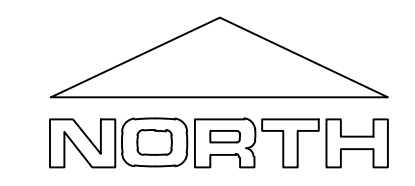


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**LEGEND**

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---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	⊖	
---	RESIDENTIAL STREET LIGHT	⊗	



(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'

**NOTES TO CONTRACTOR:**

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
PROJECT #

REVISIONS:

1	
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3	

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-04

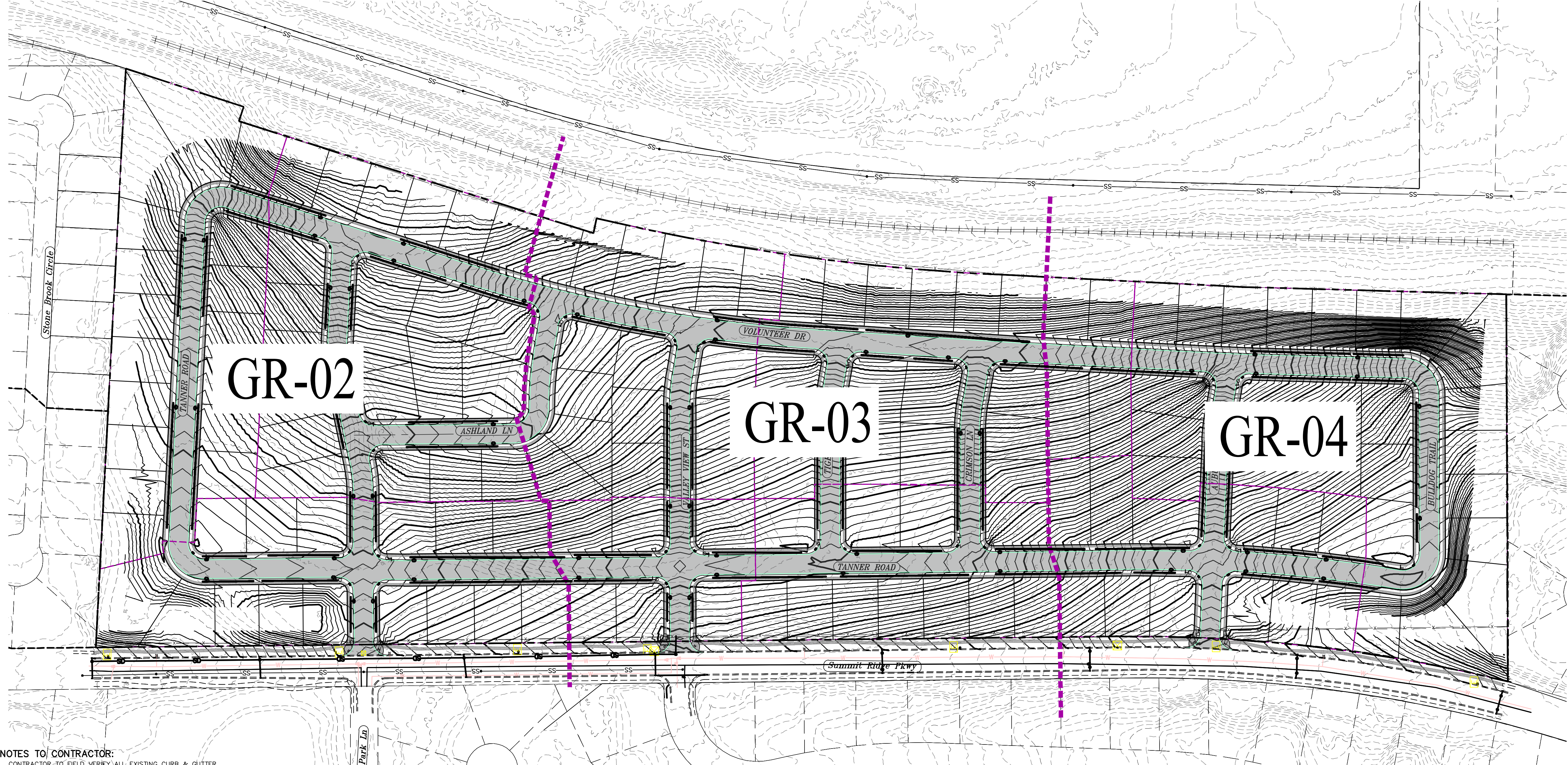


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NORTH

(24"x36")  
SCALE 1" = 100'  
(11"x17")  
SCALE 1" = 200'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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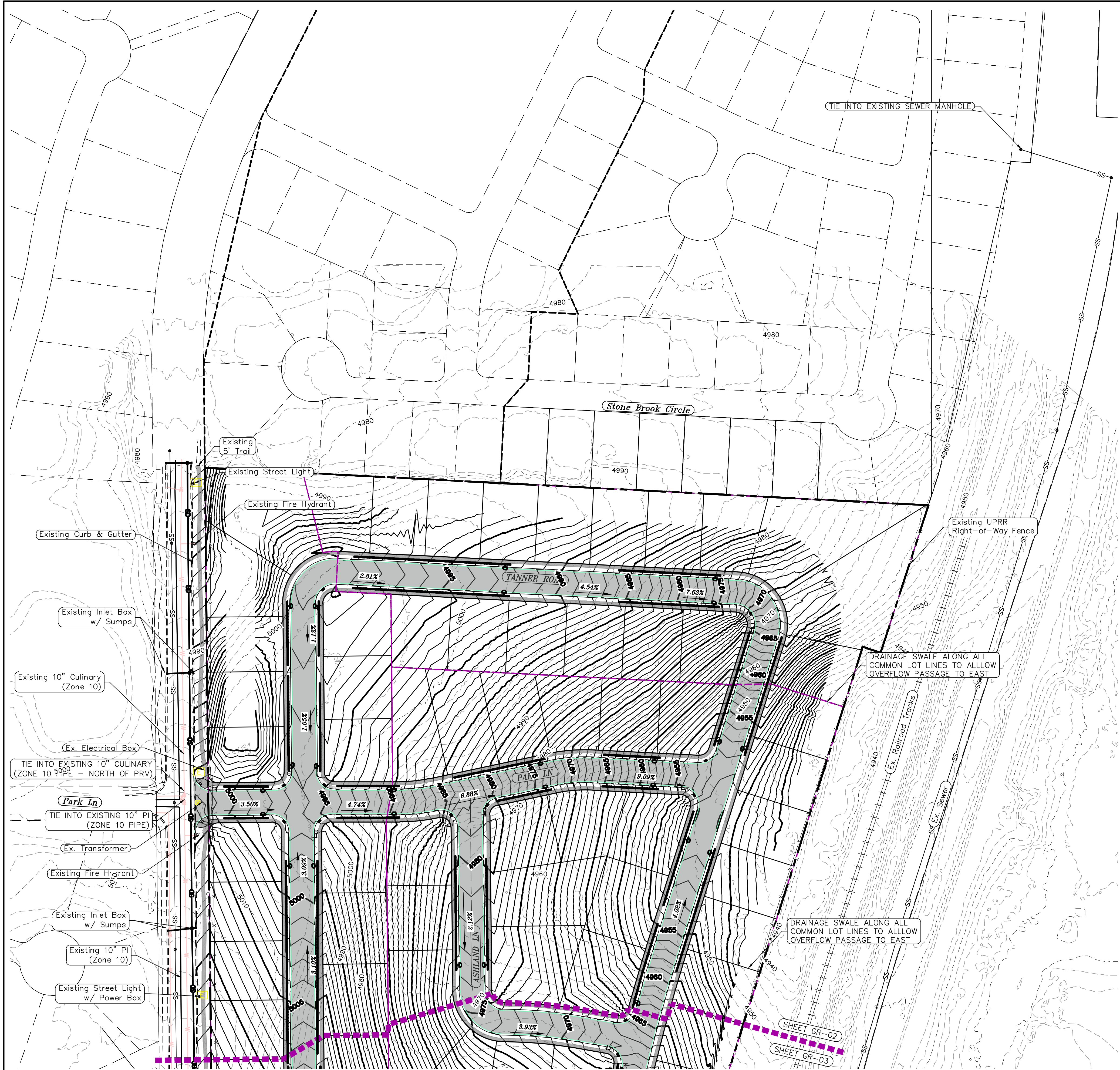
**region**  
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**TANNER FLATS**  
**at SUMMIT RIDGE**  
 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
GRADING PLANS

SHEET:  
**GR-01**

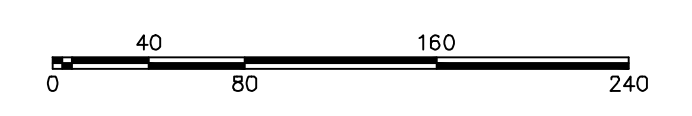
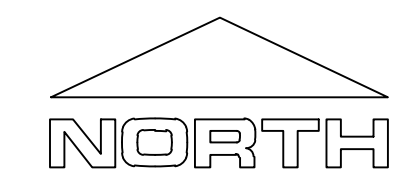


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**LEGEND**

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- - -	EXISTING CONTOUR MINOR	⊙	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	⊕	PROPOSED STORM INLET/MANHOLE
SS	EXISTING STORM MAIN	⊖	PROPOSED ADA RAMP
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---	RESIDENTIAL STREET LIGHT	---	



(24"x36")  
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**at SUMMIT RIDGE**  
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 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

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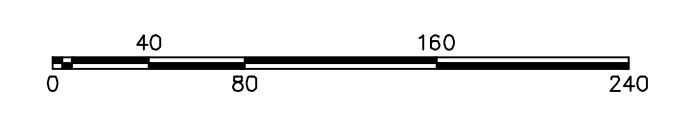
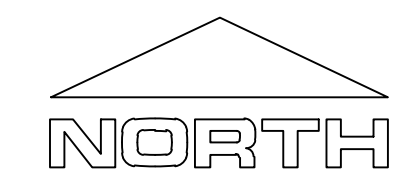
SHEET NAME:  
 GRADING PLANS  
 SHEET:  
**GR-02**



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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

**LEGEND**

---	EXISTING CONTOUR MAJOR	⊗	PROPOSED VALVE (WAT/PI)
---	EXISTING CONTOUR MINOR	⊙	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	⊚	PROPOSED STORM INLET/MANHOLE
---	EXISTING STORM MAIN	⊛	PROPOSED ADA RAMP
---	EXISTING SEWER MAIN	⊜	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	⊝	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	⊞	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	⊠	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
---	PI/WAT/SEWER LATERAL	⊡	FOUND CLASS I STREET MONUMENT
---	PROPOSED ASPHALT	⊣	SET STREET MONUMENT
---	PROPOSED CONCRETE	⊤	CENTERLINE
---	PROPOSED CURB & GUTTER	⊥	RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE	⊦	LOT LINE
---	BOUNDARY LINE	⊧	PUBLIC UTILITY EASEMENT
---	RIGHT OF WAY LINE	⊨	SECTION LINE
---	PROPOSED STORM MAIN	⊩	R-TANK LID CHAMBERS
---	PROPOSED CUL MAIN	⊪	
---	PROPOSED PI MAIN	⊫	
---	PROPOSED SEWER MAIN	⊬	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	⊭	
---	RESIDENTIAL STREET LIGHT	⊮	



(24"x36")  
 SCALE 1" = 80'  
 (11"x17")  
 SCALE 1" = 160'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

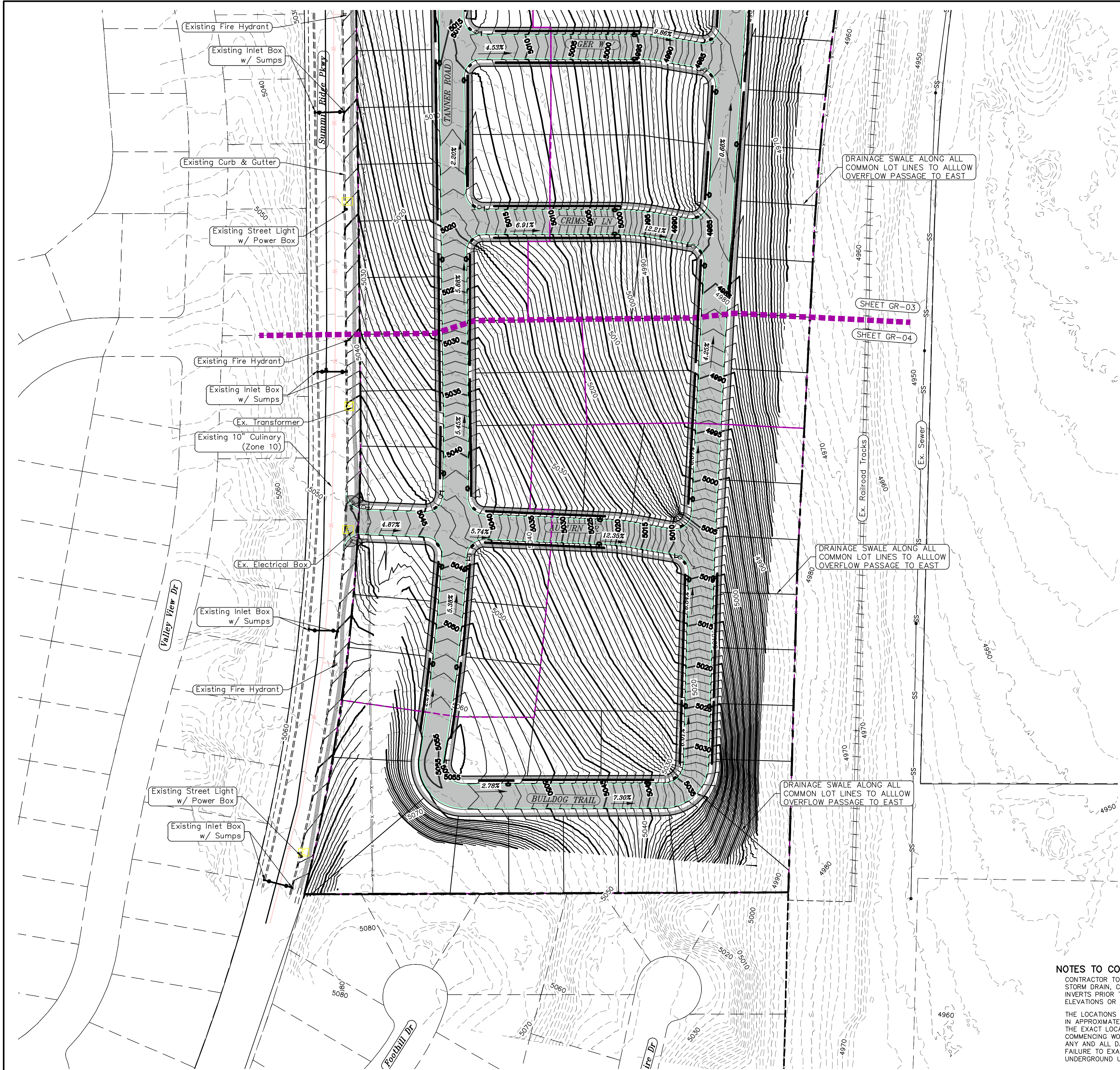
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 Orem, UT 84057  
 P: 801.376.2245  
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**TANNER FLATS  
 at SUMMIT RIDGE**  
 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022
PROJECT #
REVISIONS:
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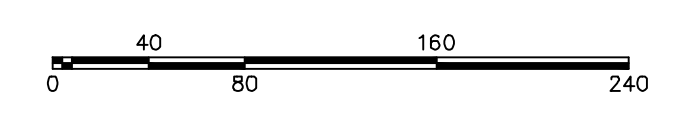
SHEET NAME:	GRADING PLANS
SHEET:	GR-03



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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

**LEGEND**

---	EXISTING CONTOUR MAJOR	⊗	PROPOSED VALVE (WAT/PI)
- - -	EXISTING CONTOUR MINOR	⊙	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	⊕	PROPOSED STORM INLET/MANHOLE
---	EXISTING STORM MAIN	⊖	PROPOSED ADA RAMP
---	EXISTING SEWER MAIN	⊗	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	⊙	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	⊕	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	⊖	SET 5/8" IRON PIN
---	PI/WAT/SEWER LATERAL	⊗	TO BE SET AT ALL LOT CORNERS
---	PROPOSED ASPHALT	⊕	FOUND CLASS I STREET MONUMENT
---	PROPOSED CONCRETE	⊖	SET STREET MONUMENT
---	PROPOSED CURB & GUTTER	---	CENTERLINE
---	PROPOSED LOT LINE	---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE	---	LOT LINE
---	RIGHT OF WAY LINE	---	PUBLIC UTILITY EASEMENT
---	PROPOSED STORM MAIN	---	SECTION LINE
---	PROPOSED CUL MAIN	---	R-TANK LID CHAMBERS
---	PROPOSED PI MAIN	---	
---	PROPOSED SEWER MAIN	---	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	---	
---	RESIDENTIAL STREET LIGHT	---	



(24"x36")  
 SCALE 1" = 80'  
 (11"x17")  
 SCALE 1" = 160'

**NOTES TO CONTRACTOR:**  
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

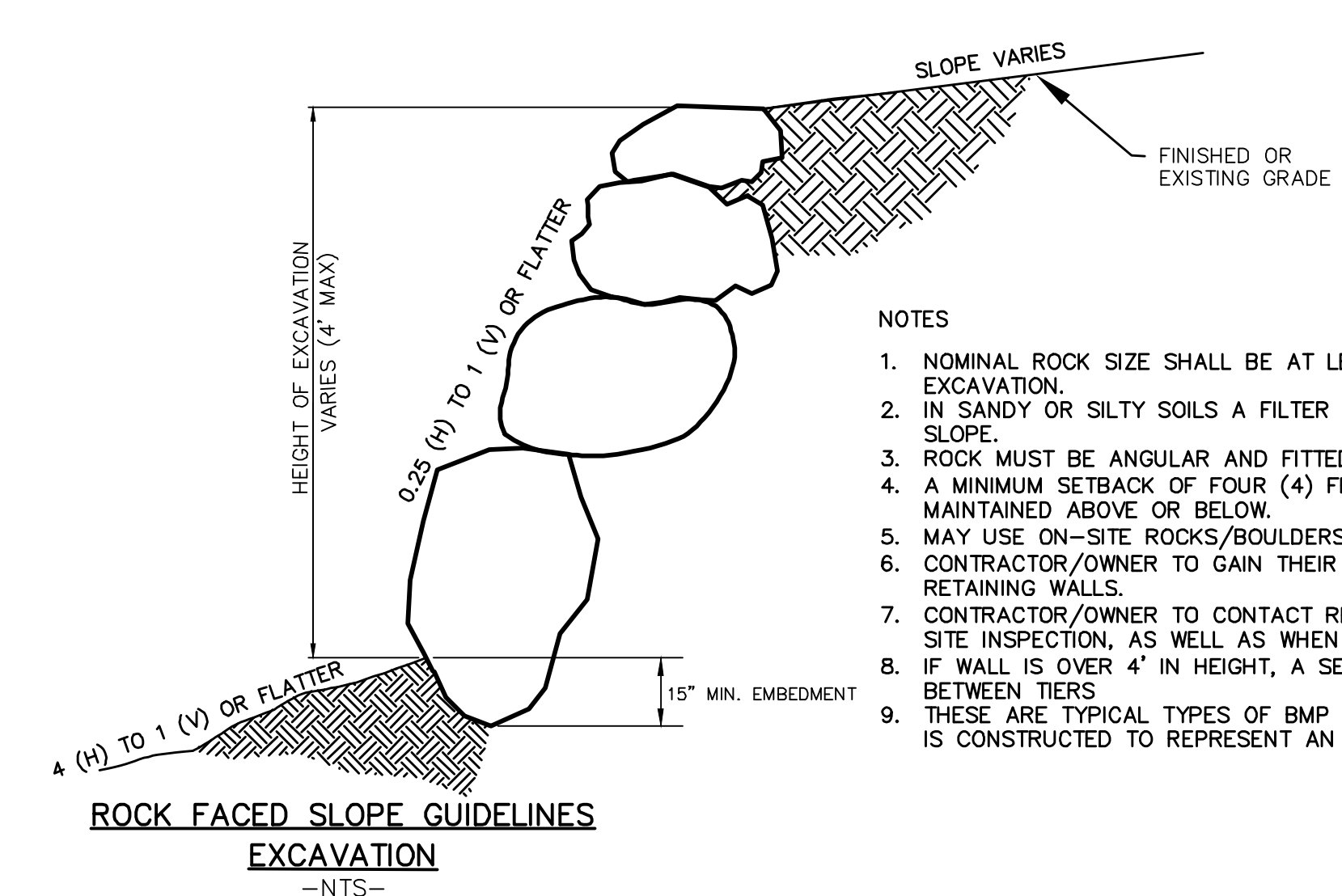
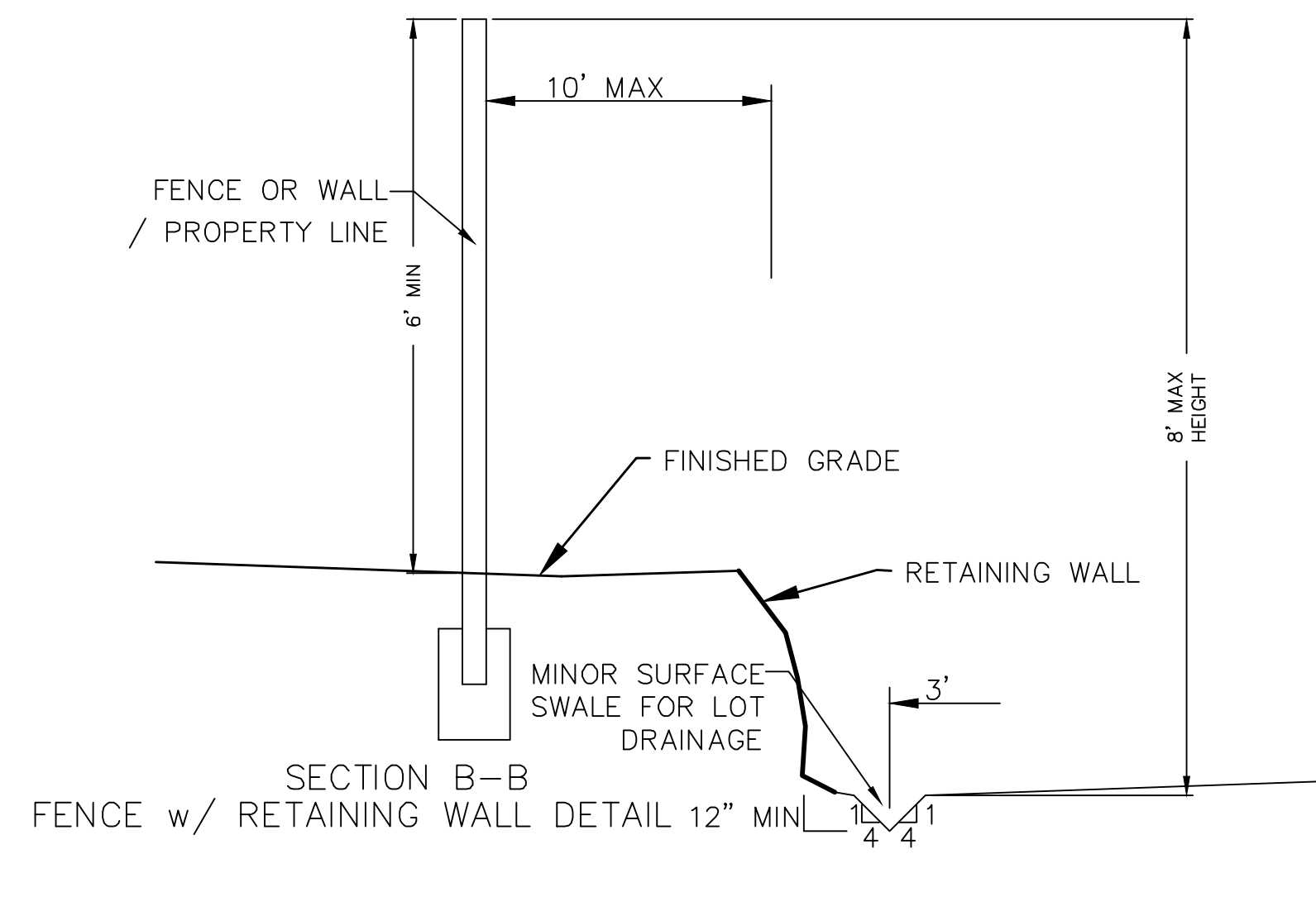
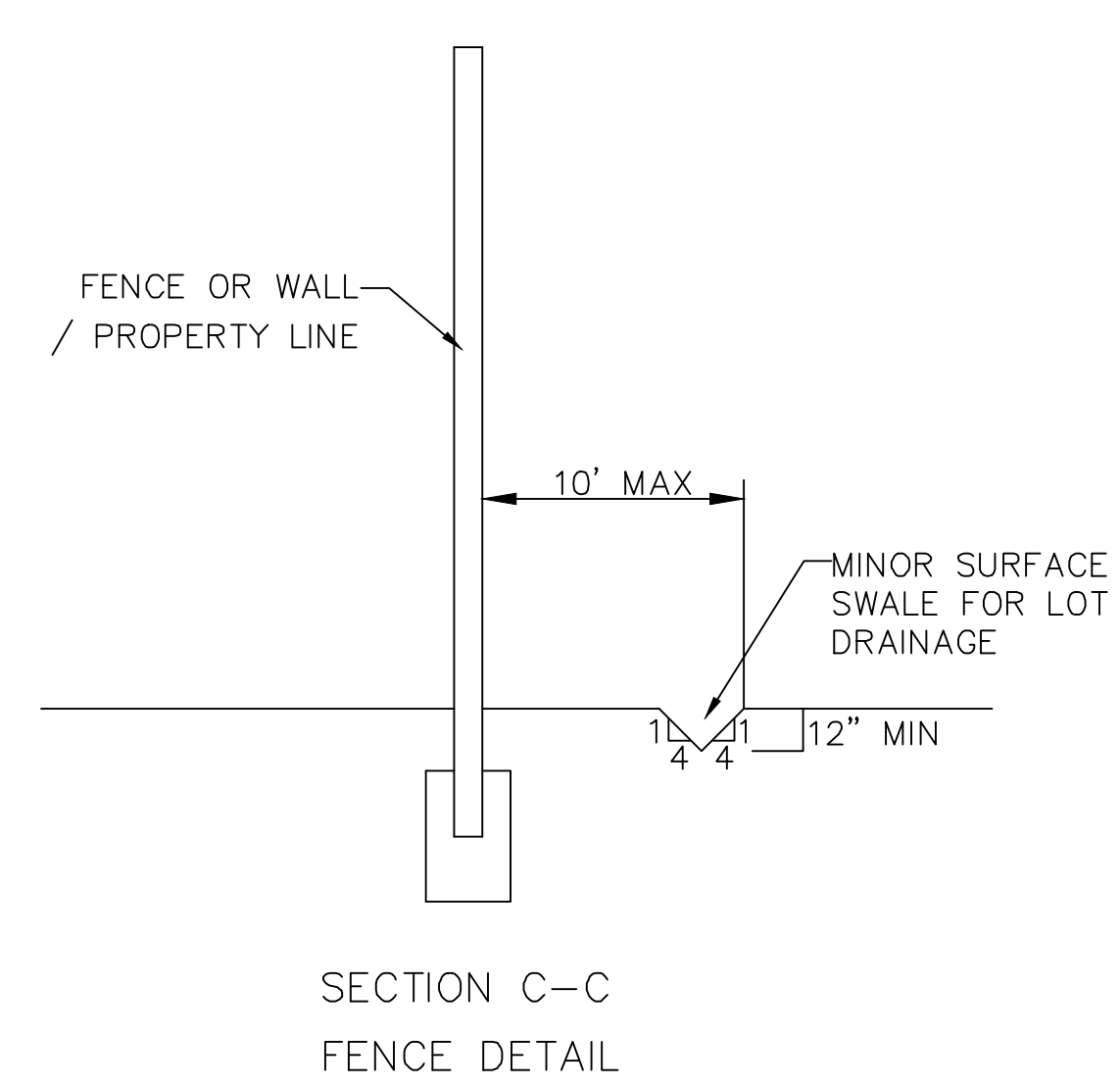
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**region**  
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 Orem, UT 84057  
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**TANNER FLATS  
 at SUMMIT RIDGE**  
 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
 PROJECT #  
 REVISIONS:

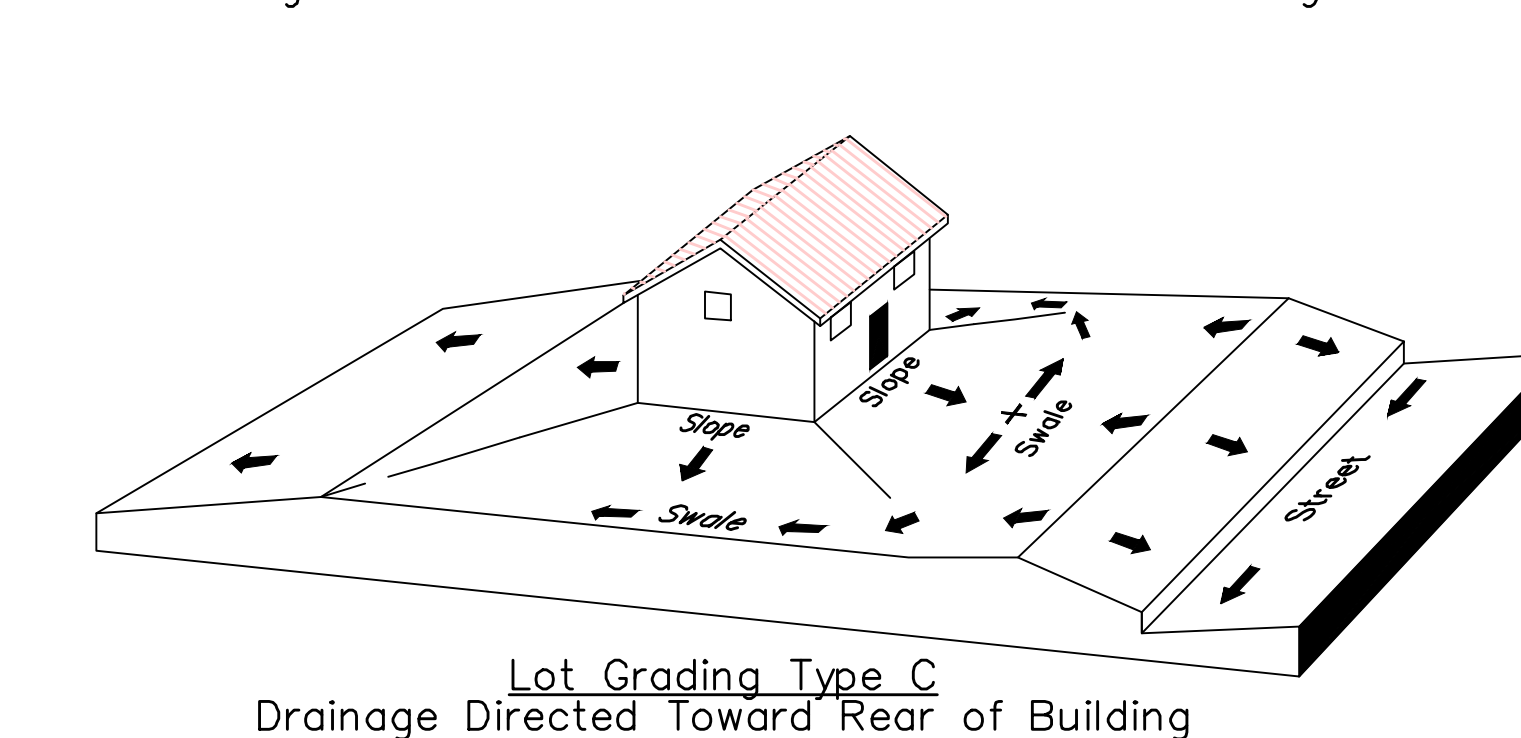
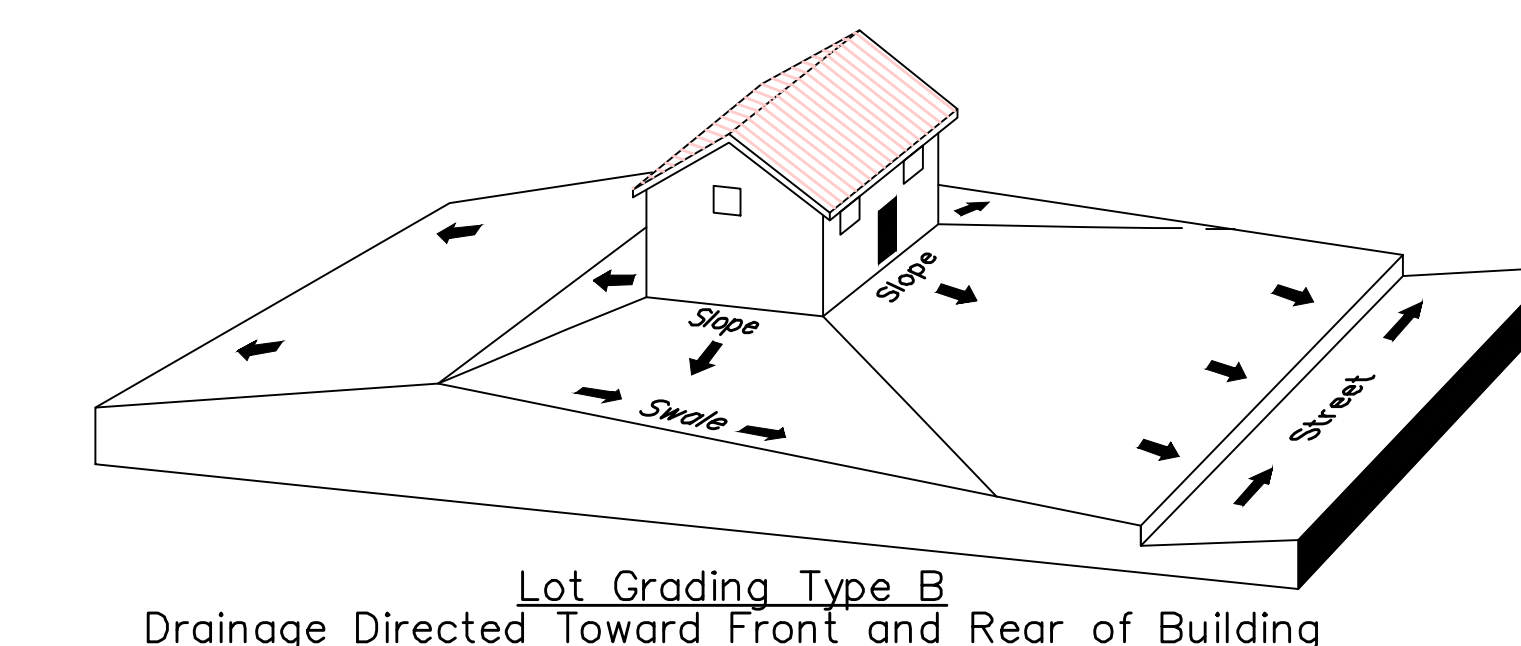
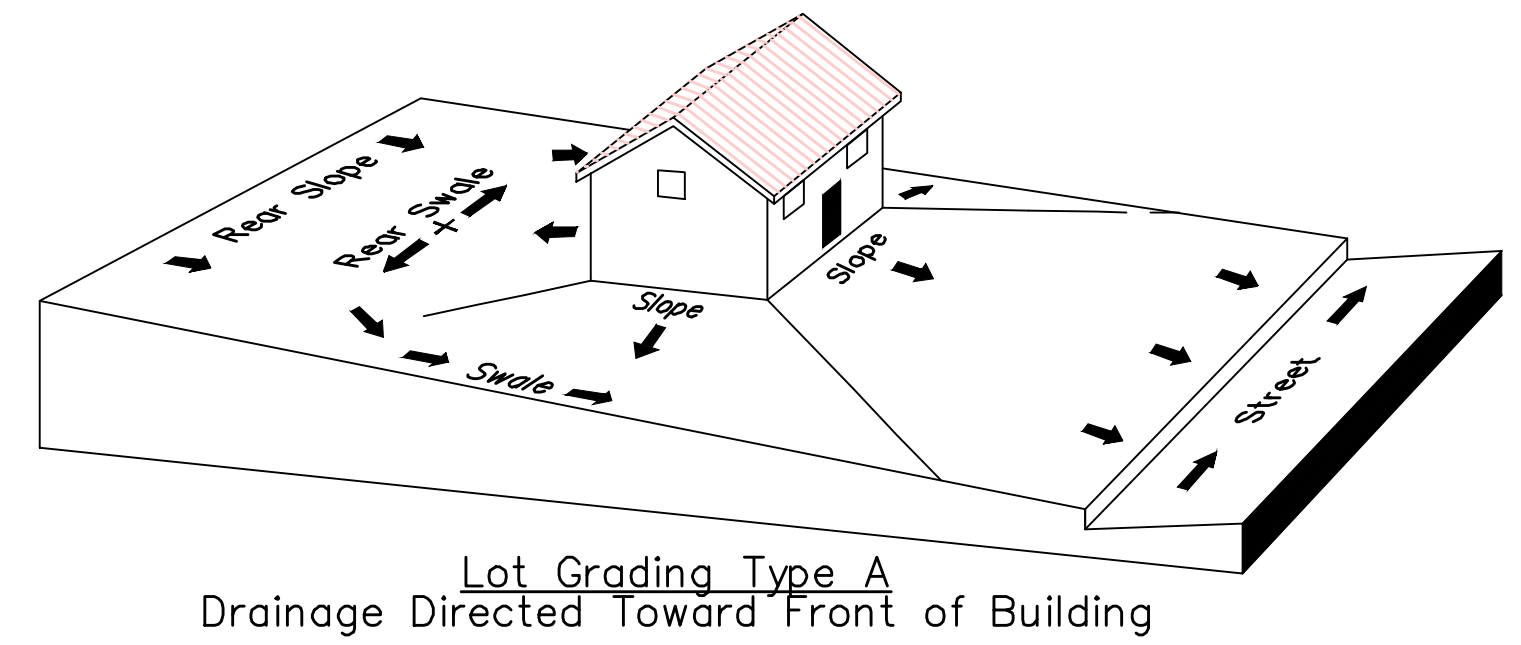
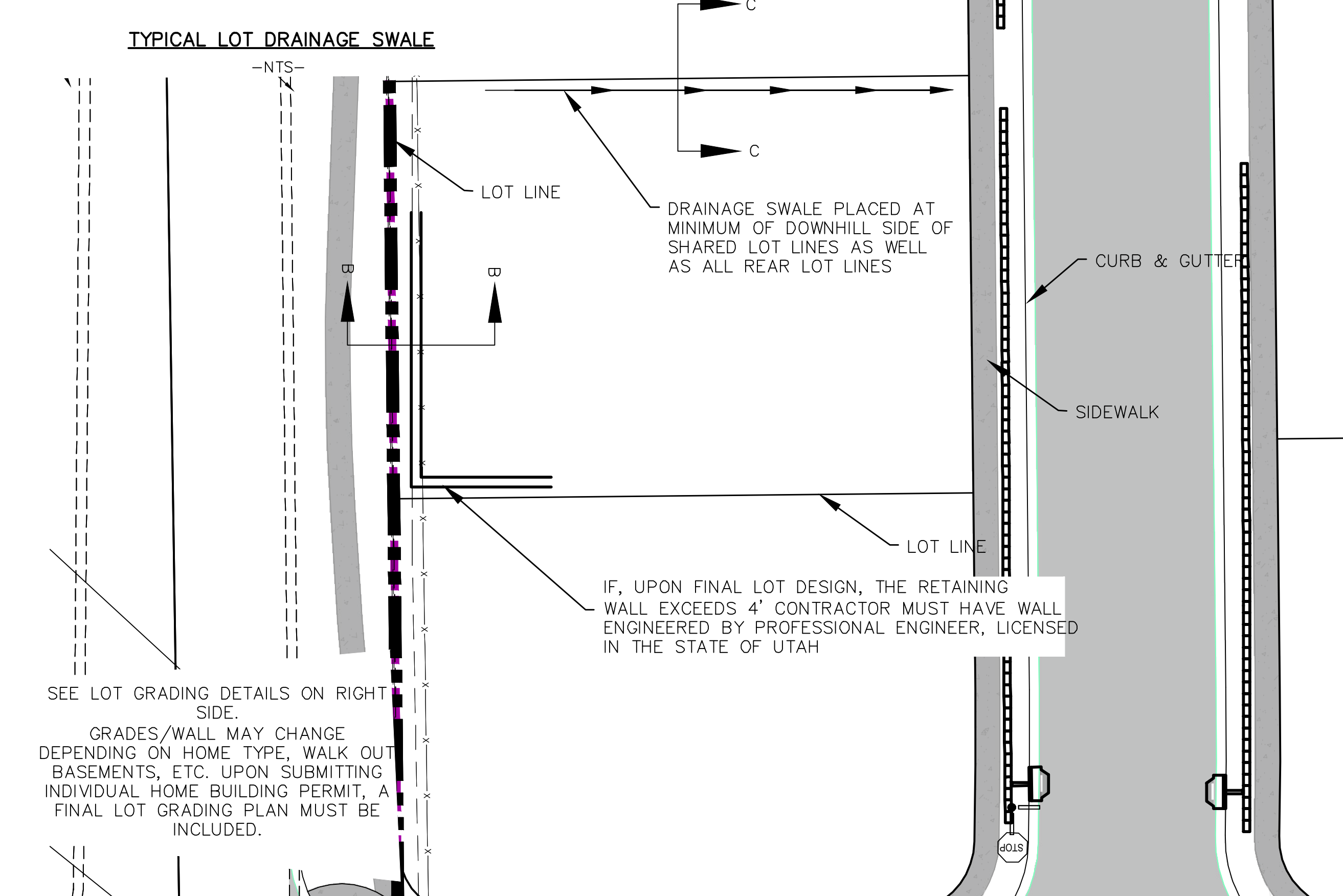
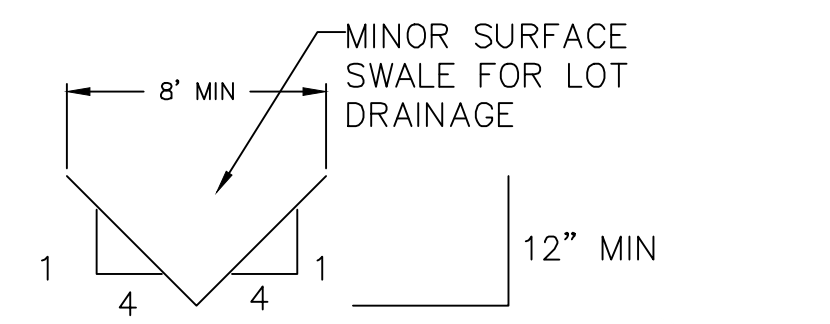
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SHEET NAME:  
 GRADING PLANS  
 SHEET:  
**GR-04**



NOTES

1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



**\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\***

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
GRADING PLANS

SHEET:  
GR-05

**NOTES:**

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
2. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
3. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
5. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
6. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
7. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
8. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

**PROJECT INFORMATION SIGN**

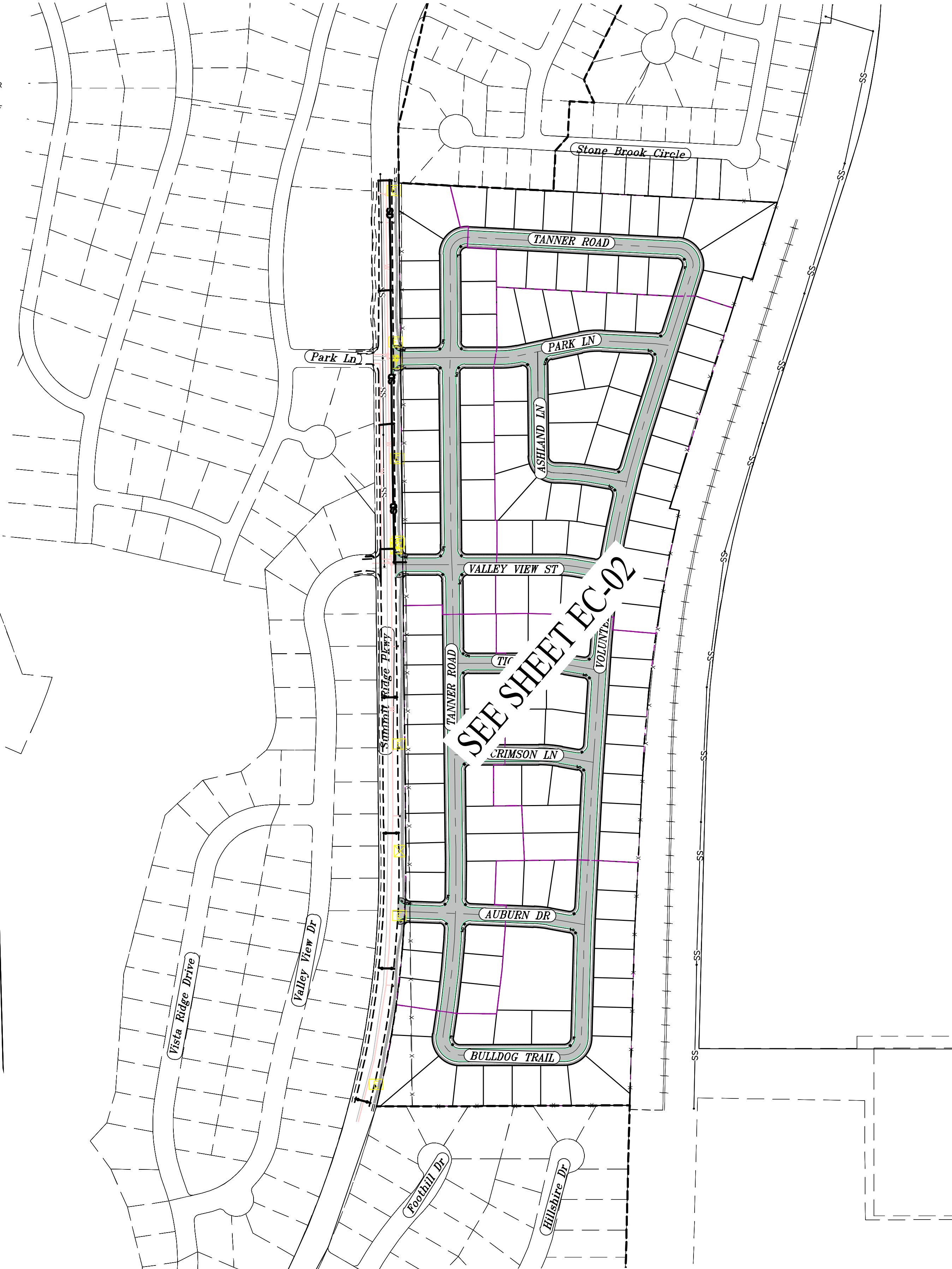
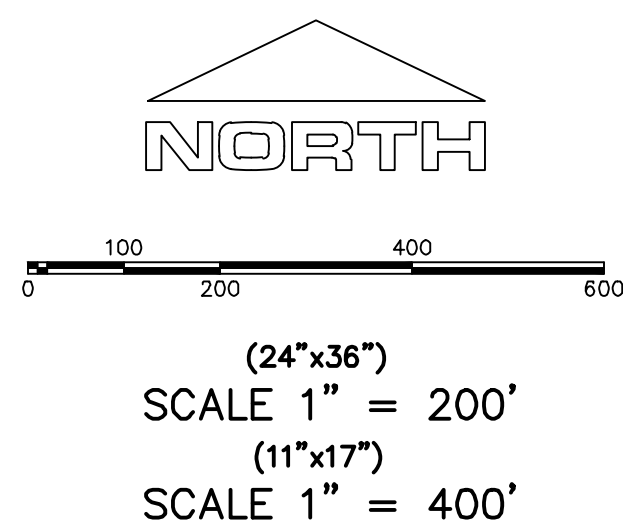
ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
  2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
  3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
  4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.
- DEVELOPER'S NAME  
DAVID SAMPSON
- PROJECT NAME  
THE 10TH & SUMMIT RIDGE - PHASE 1
- PERMIT NUMBER  
(4" Bold Numbers)
- FOR PROJECT SITE CONCERNS CONTACT**  
(6" Uppercase Bold Letters)
- Office Phone Contact ###-###-####  
(4" Bold Numbers)
- Cell Phone Contact ###-###-####  
(4" Bold Numbers)
- IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
313-763-5000  
(3" Uppercase Bold Letters and 3" Bold Numbers)
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
  6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

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**CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)**

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT



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**TANNER FLATS  
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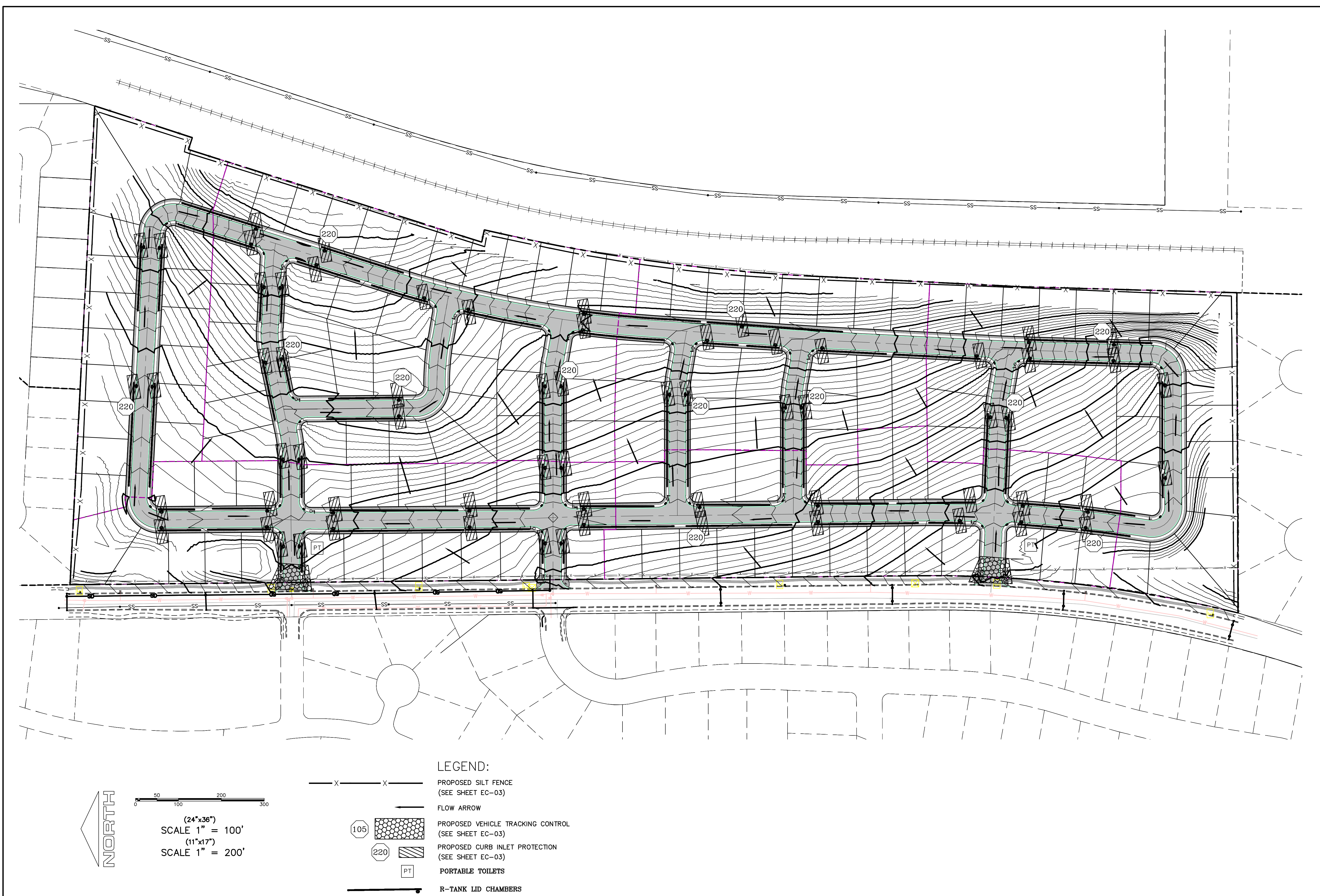
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
EROSION CONTROL PLAN  
SHEET:  
EC-01



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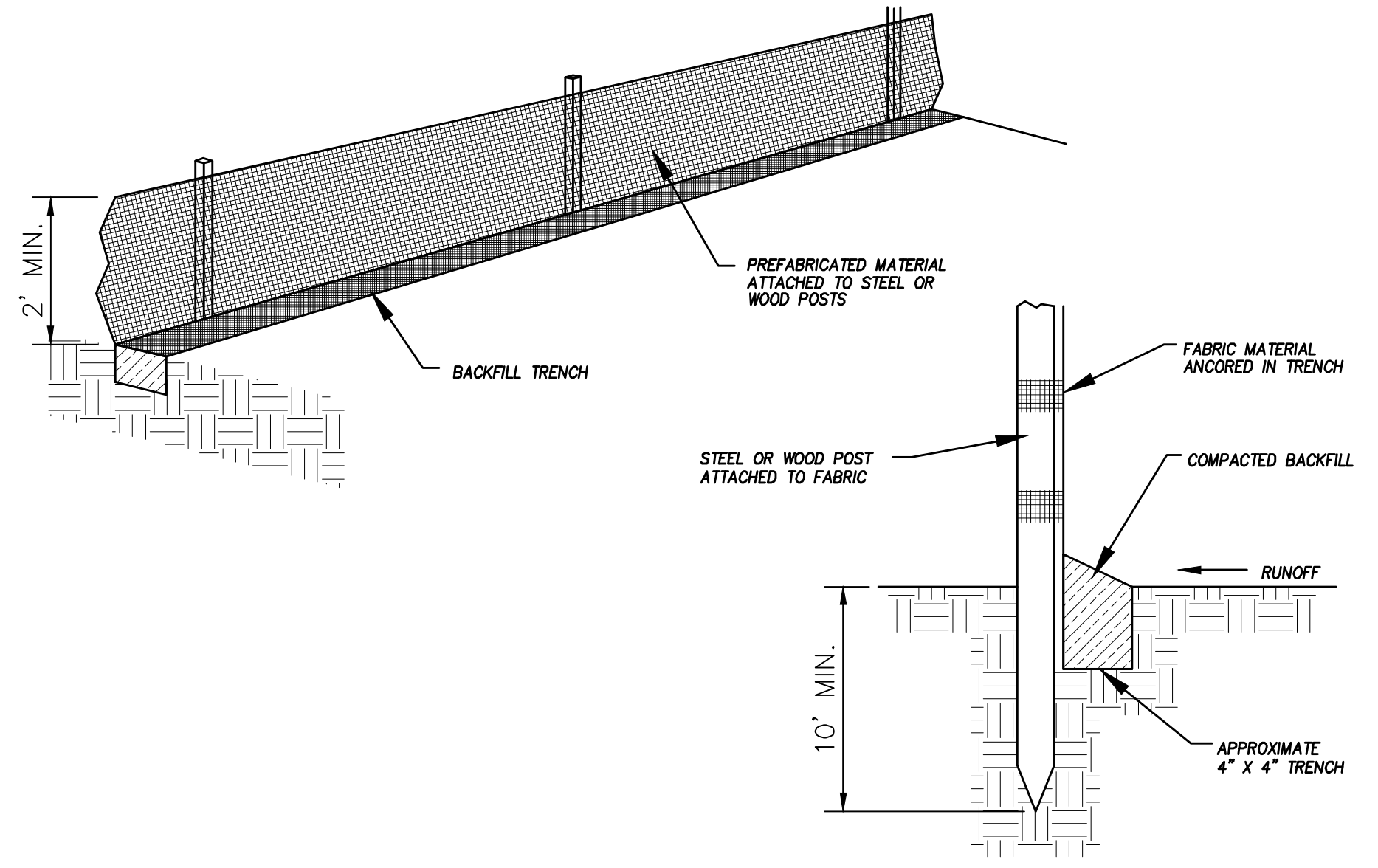

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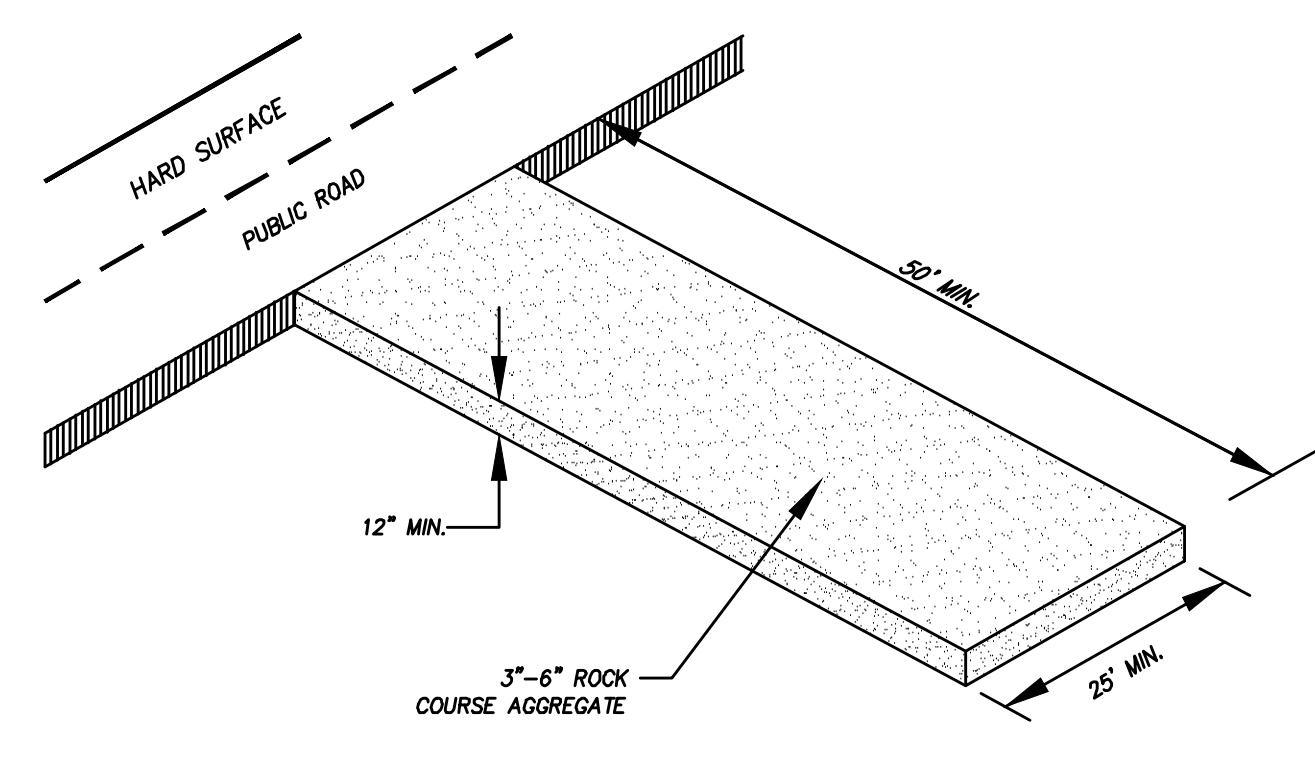
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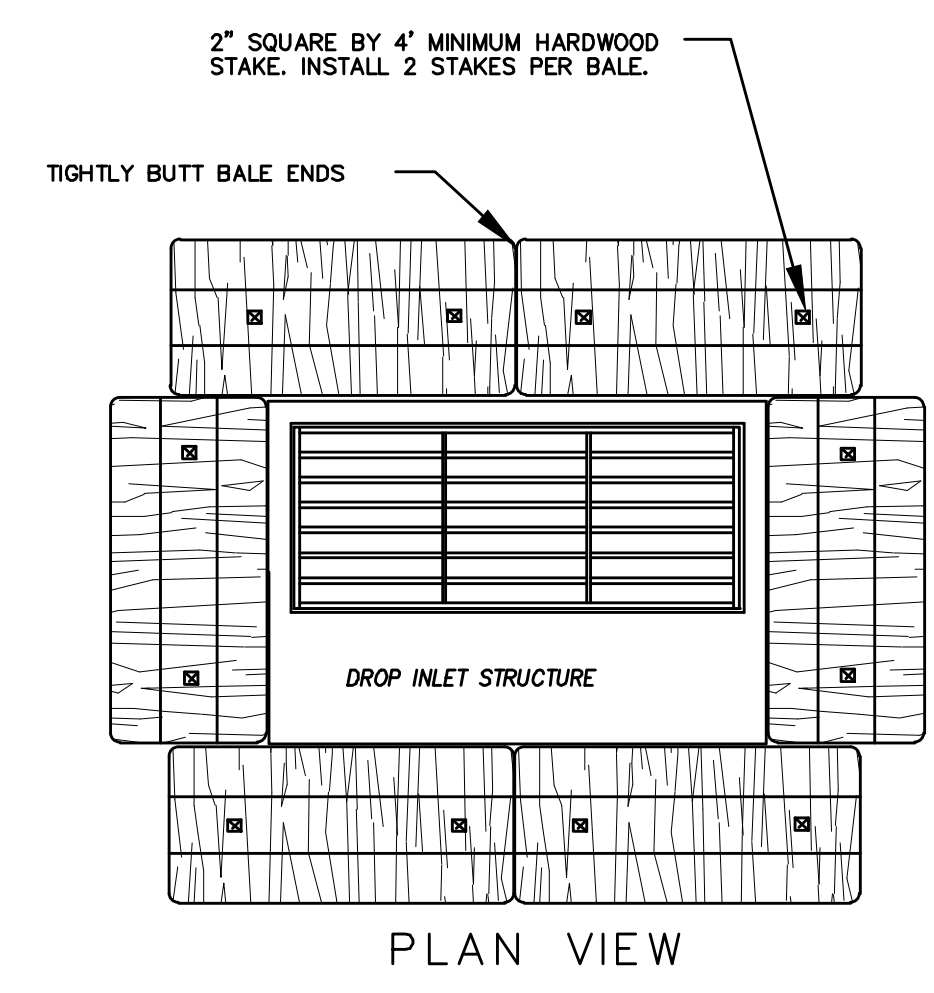
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EROSION CONTROL PLAN  
SHEET:  
EC-02



DETAIL-A  
SILT FENCE DETAIL  
-NTS-

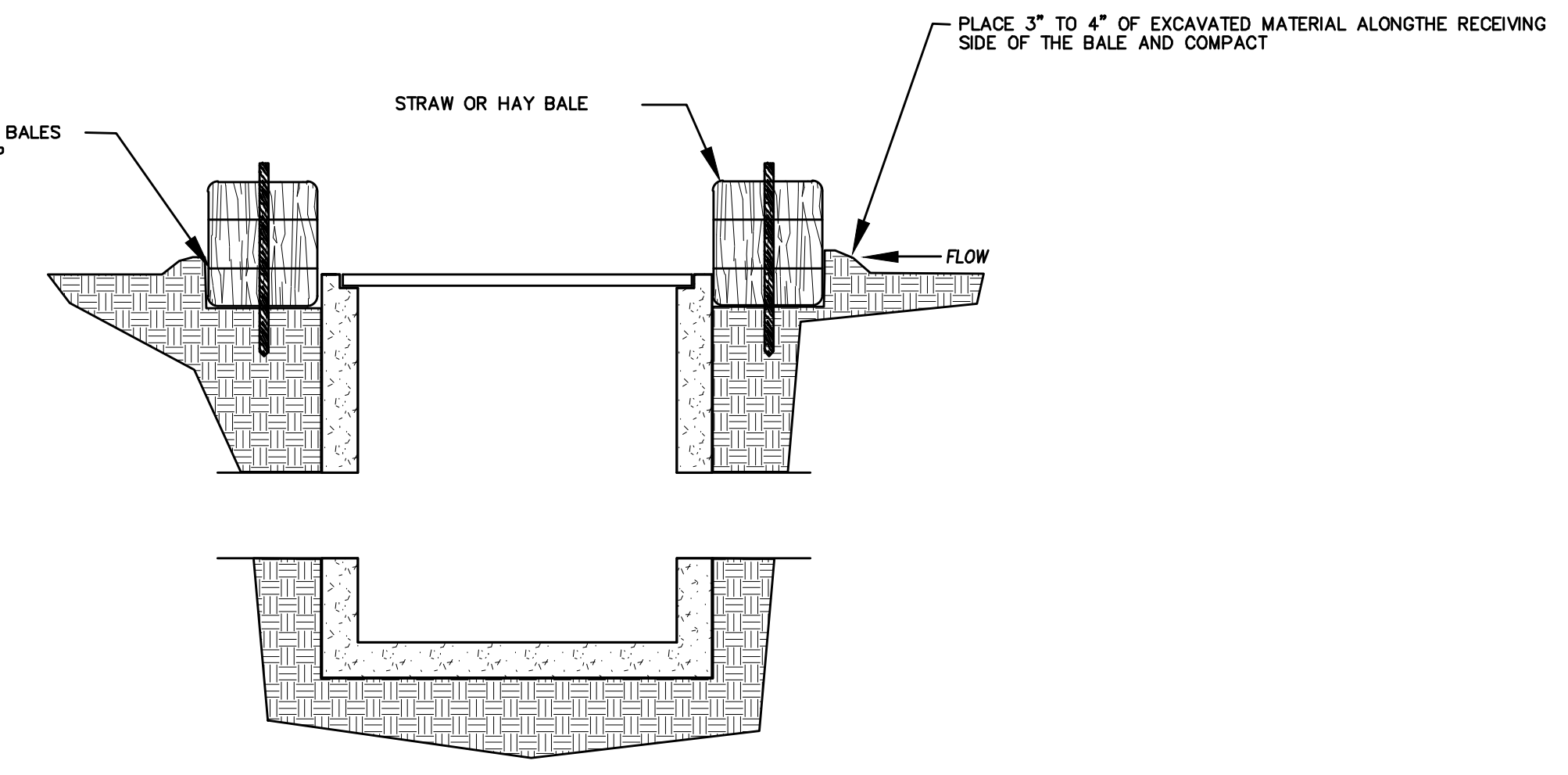


DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



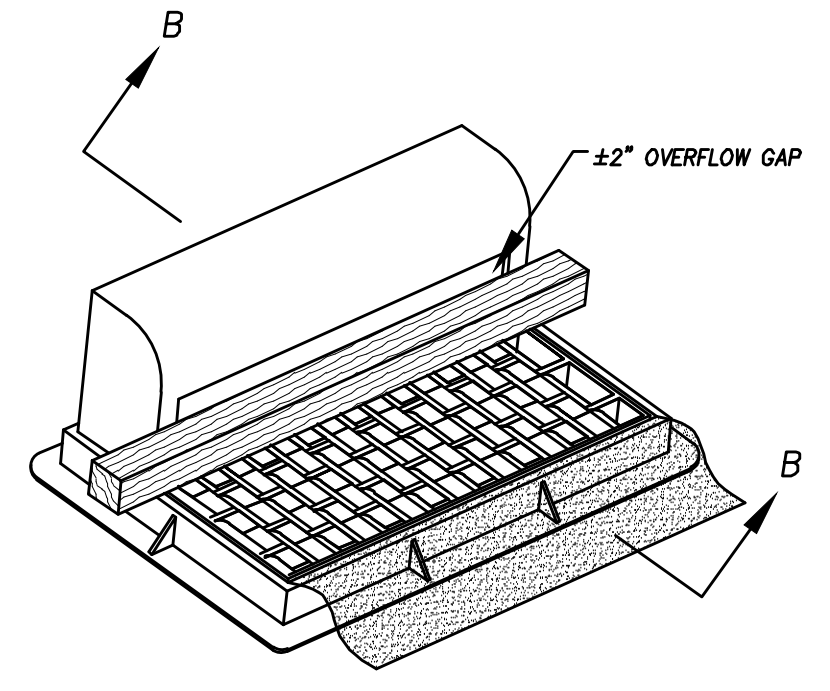
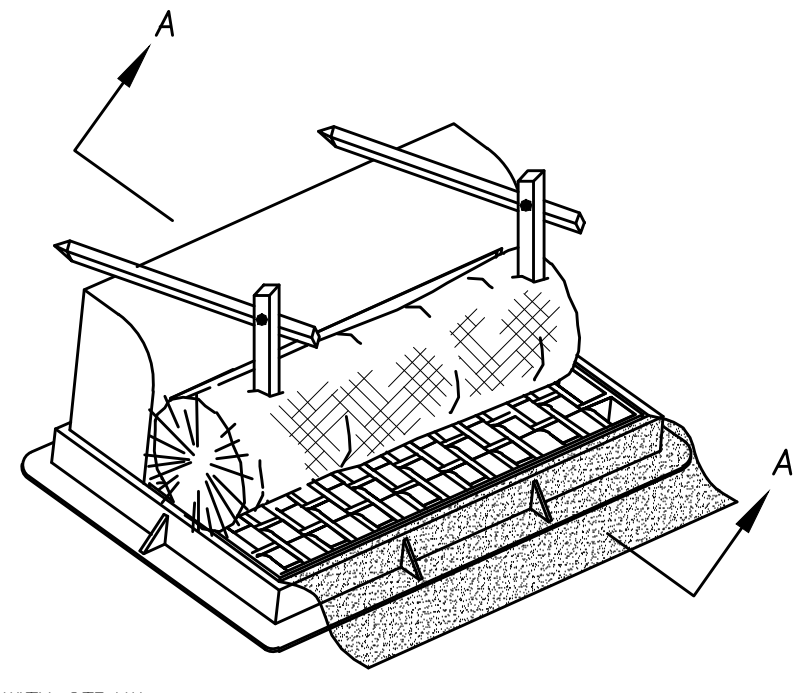
PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
  2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
  3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
  4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
  5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
  6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



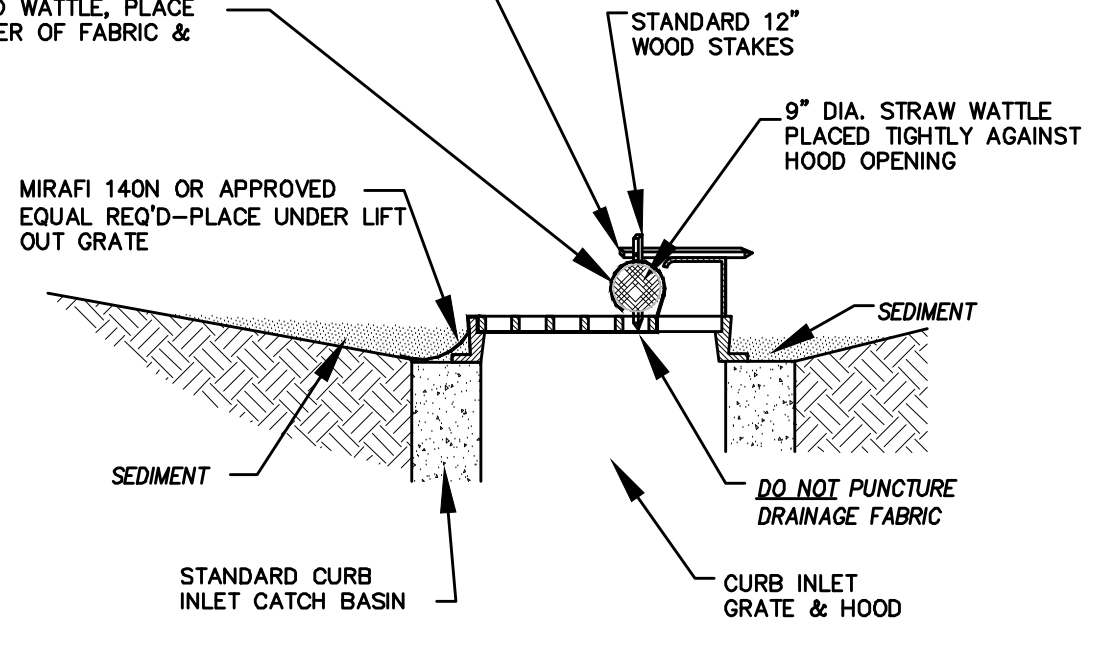
SECTION

DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

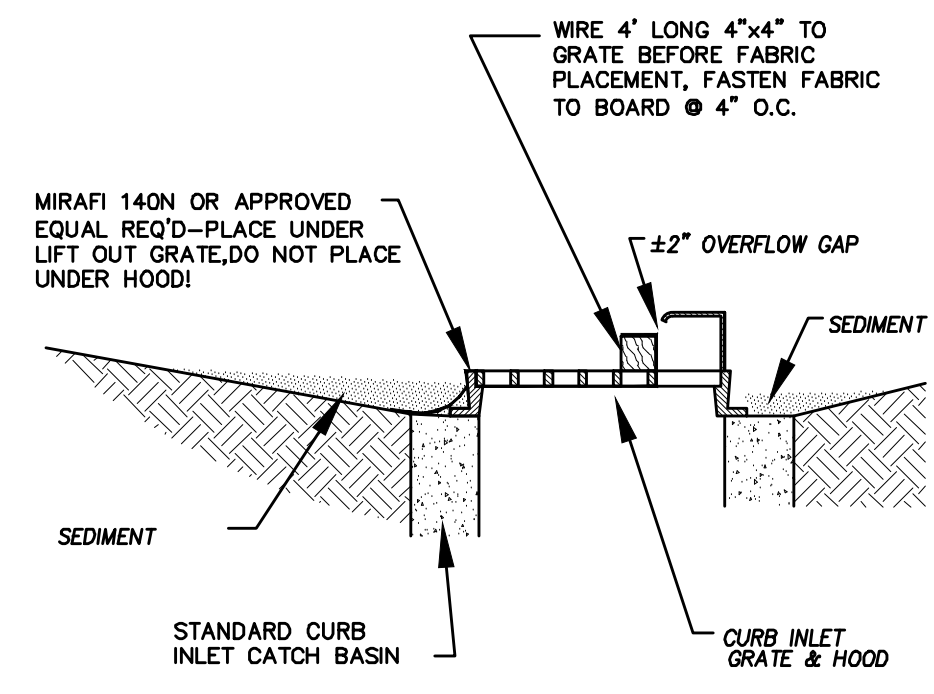


PLACE TOP STAKE NAILED TOGETHER WITH STRAW WATTLE STAKE TO PREVENT WATTLE STAKE FROM PUNCTURING DRAINAGE FABRIC

WRAP DRAINAGE FABRIC AROUND WATTLE, PLACE STAKE THROUGH BOTH TOP LAYER OF FABRIC & STRAW WATTLE



CROSS SECTION A-A  
OPTION A



CROSS SECTION B-B  
OPTION B

\* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL-D  
CURB INLET PROTECTION  
DETAIL FOR EXISTING CATCH BASINS  
ANY OF THE ABOVE OPTIONS MAY BE USED  
NOT TO SCALE

**EROSION CONTROL NOTES**

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE STABILIZED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**TANNER FLATS  
at SUMMIT RIDGE**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

PROJECT #

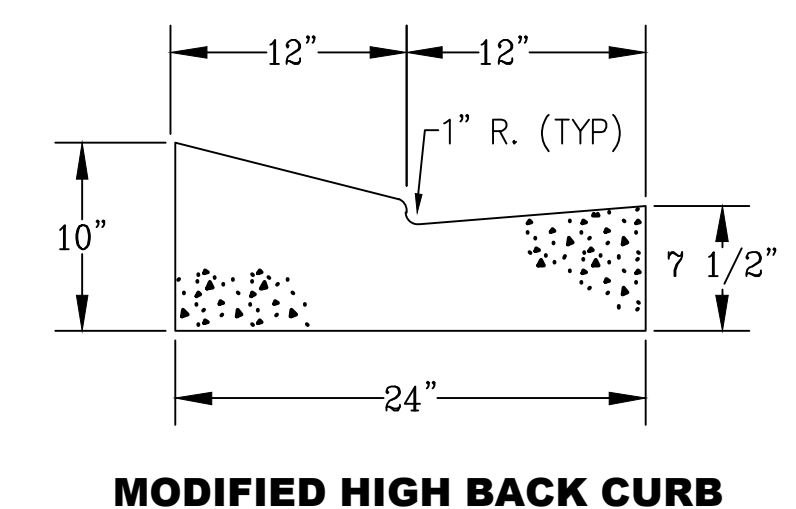
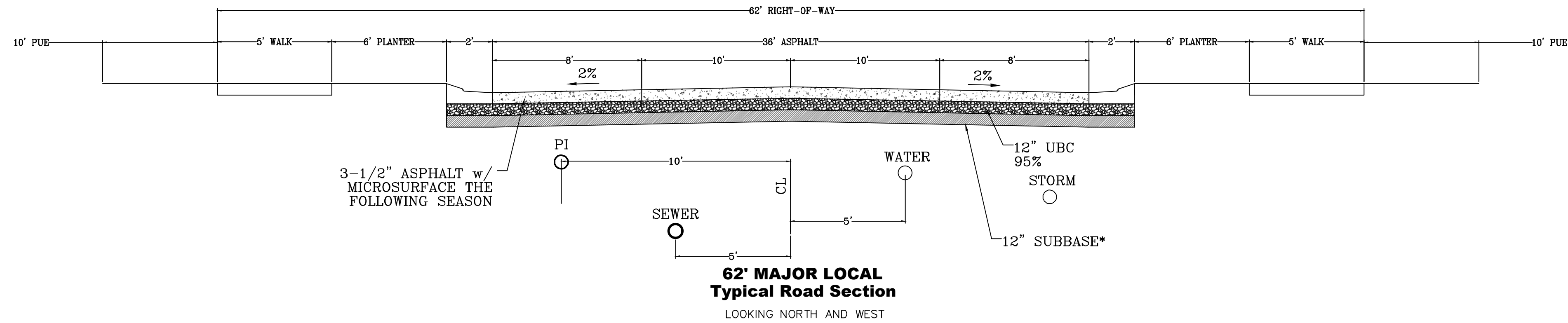
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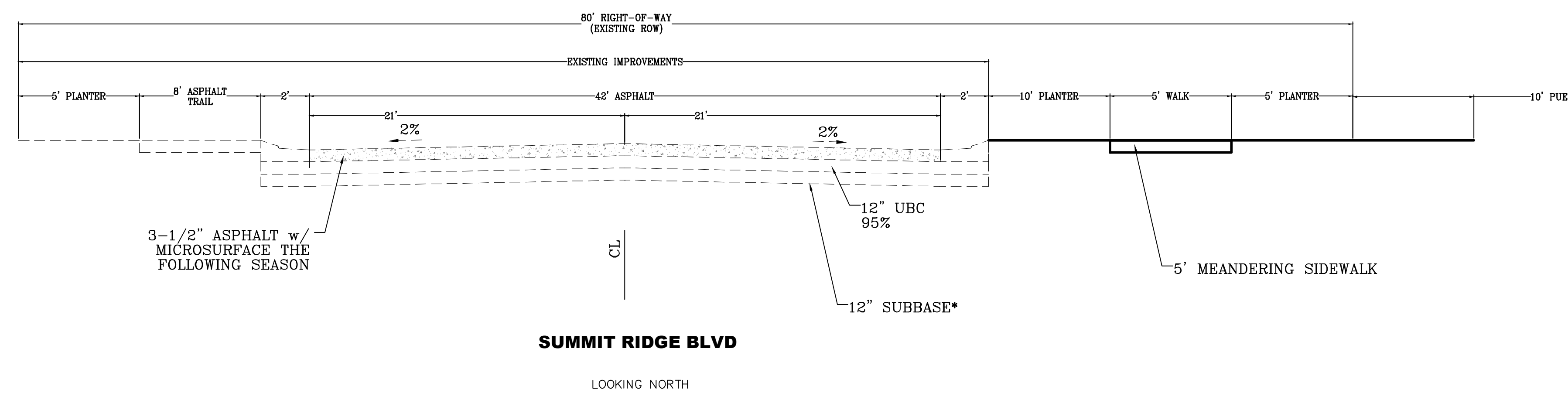
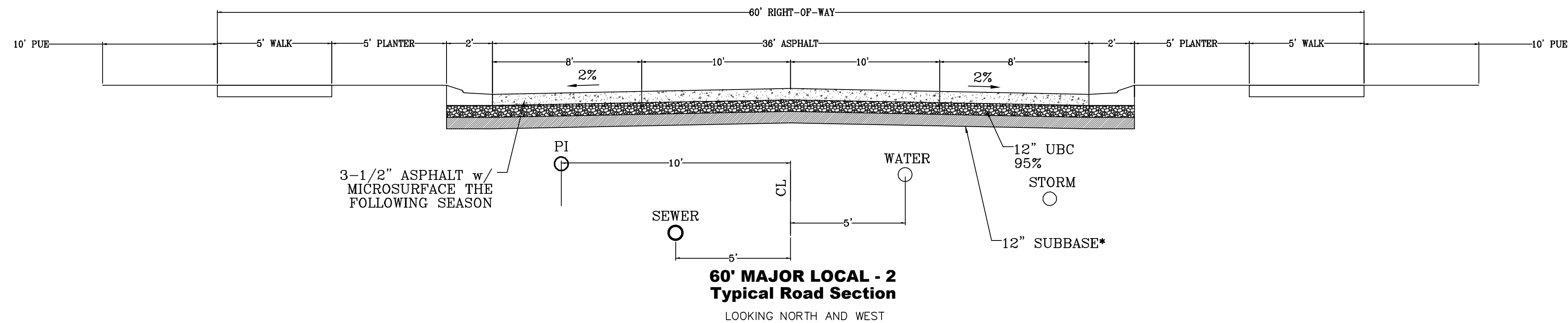
SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:  
**EC-03**





\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



region  
Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**TANNER FLATS  
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

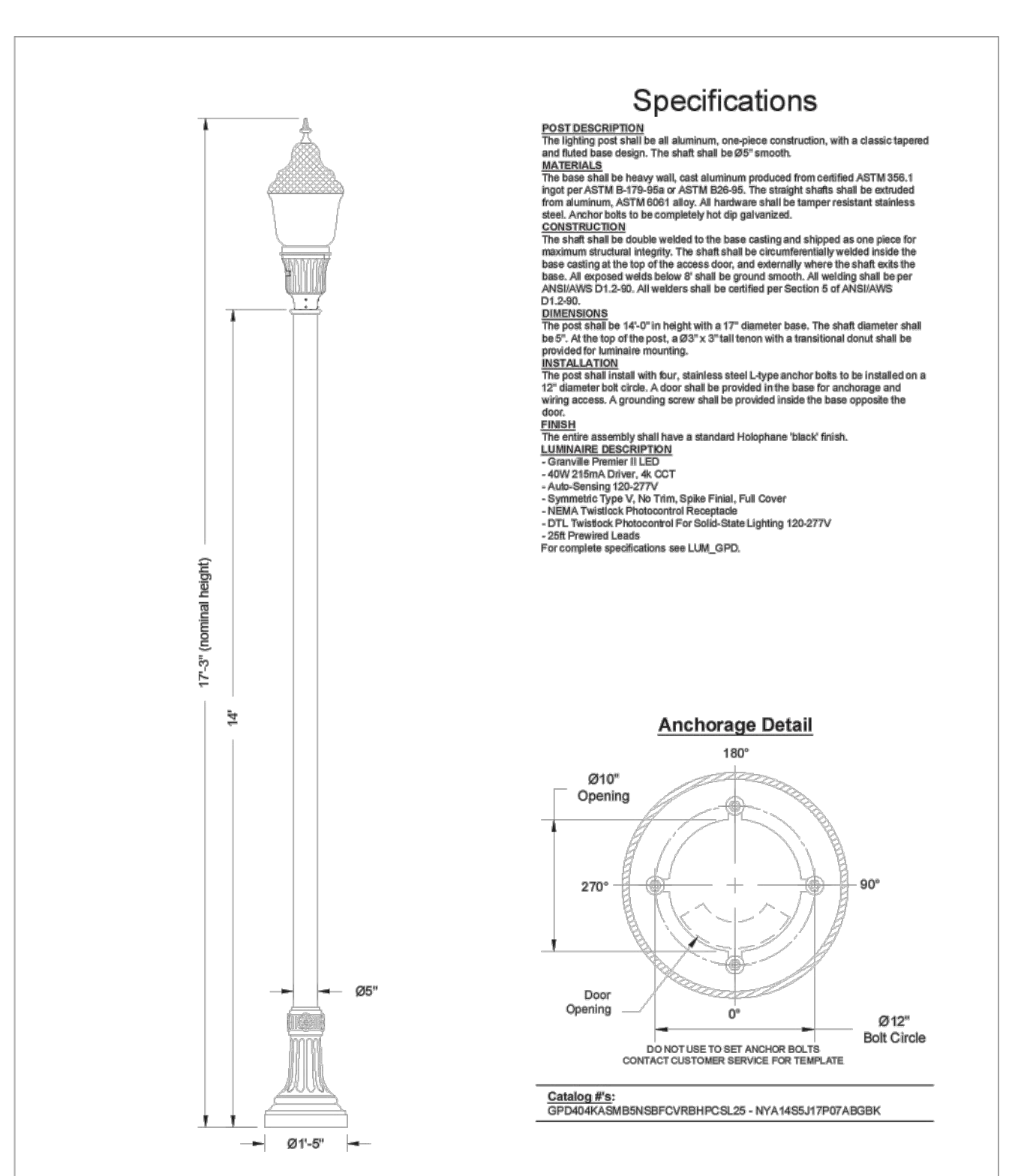
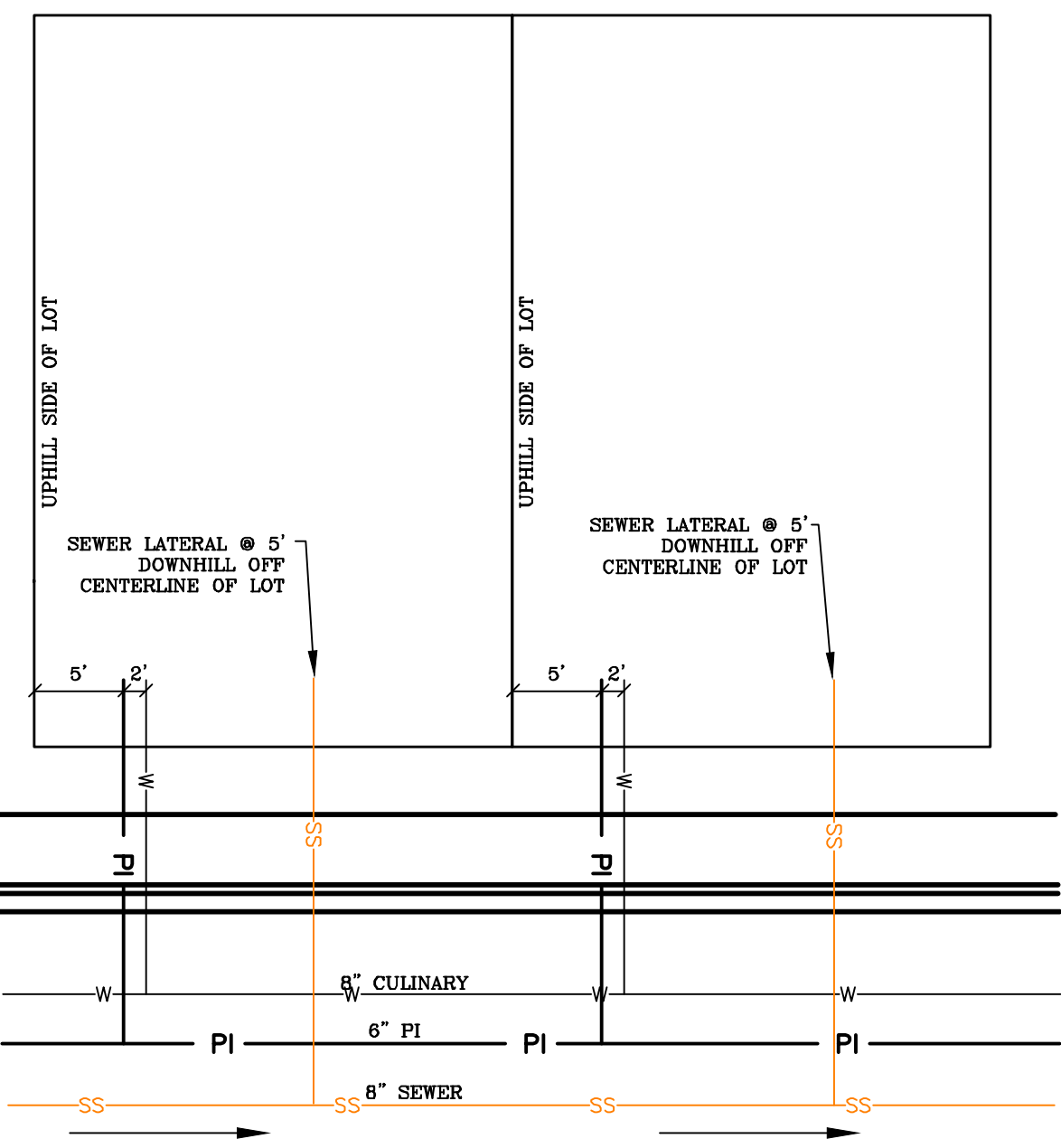
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SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01



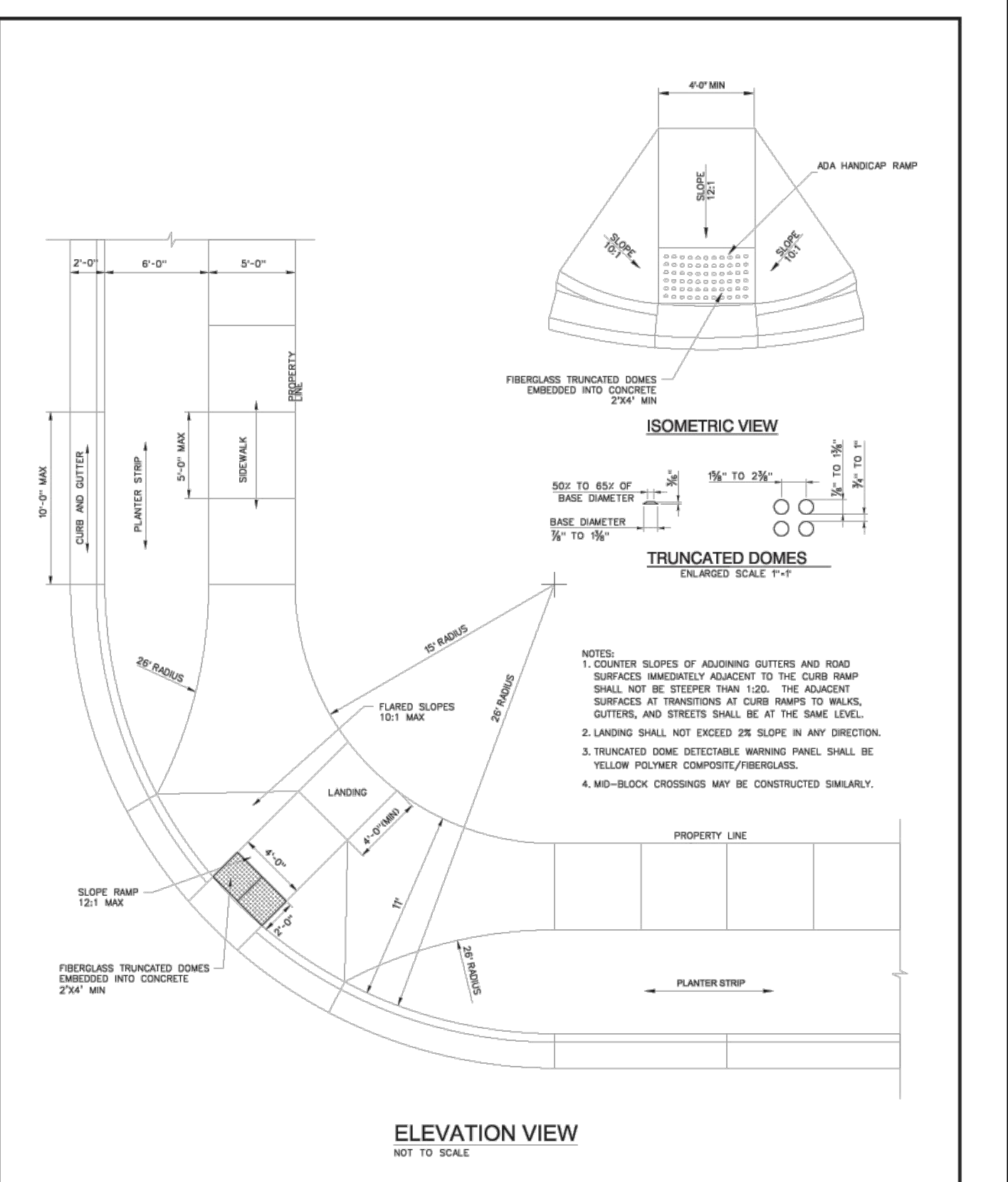
THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN ARE HEREBY TRANSMITTED TO YOU AS A SERVICE OF SANTAQUIN CITY ENGINEERING AND SURVEYING, INC. (SANTAQUIN CITY ENGINEERING AND SURVEYING, INC. IS NOT A CONTRACTOR AND DOES NOT PROVIDE CONTRACT ADMINISTRATION SERVICES). CONTRACT ADMINISTRATION SERVICES ARE PROVIDED BY THE CONTRACTOR. CONTRACT ADMINISTRATION SERVICES ARE PROVIDED BY THE CONTRACTOR. CONTRACT ADMINISTRATION SERVICES ARE PROVIDED BY THE CONTRACTOR.

**Santaquin**

**LOCAL AND COLLECTOR STREET LIGHTING DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**L1**

ADOPTED DATE: 10-1-2018



**RESIDENTIAL CURB RAMP AT INTERSECTION**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**CC2A**

DATE: 12.5.2022

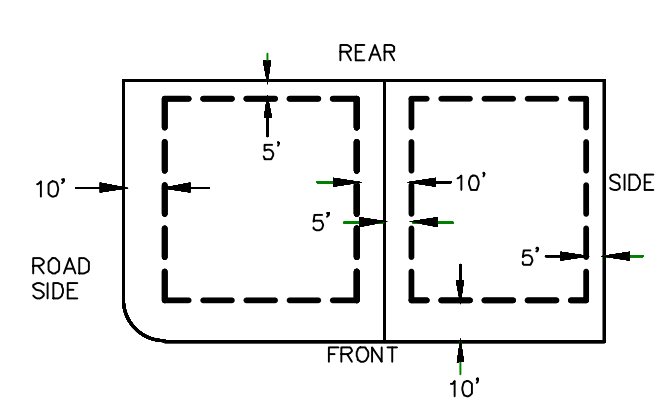
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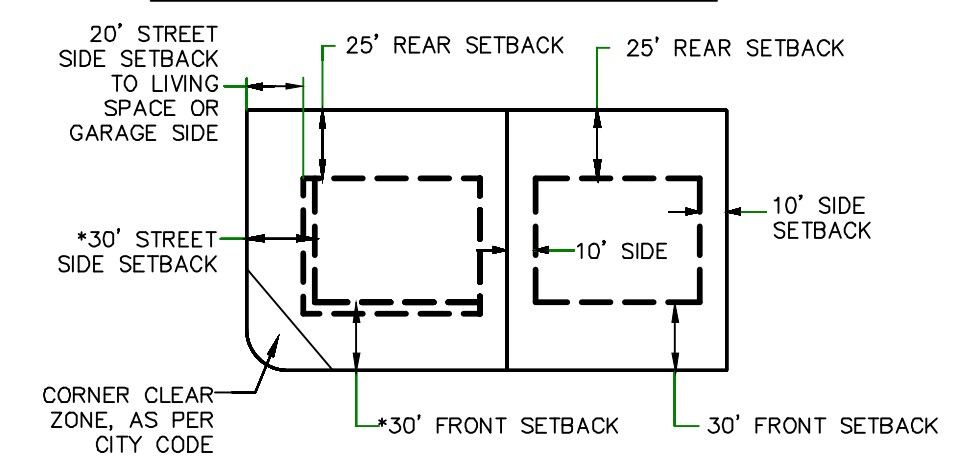
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SHEET NAME: TYPICAL DETAILS  
SHEET: DT-02

**PUBLIC UTILITY EASEMENTS**



**BUILDING SETBACKS (MINIMUM)**



\*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

**region** Engineering & Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**TANNER FLATS at SUMMIT RIDGE**

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 12.5.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: TYPICAL DETAILS  
SHEET: DT-02

# Ridley's Subdivision Phase 3

500 East Main Street  
Santaquin, UT, 84655



Vicinity Map  
Not to Scale

## Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C0.1	Demolition Plan
C1.0	Phasing Plan
C1.1	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
C4.1	Details
C5.1	Erosion Control Plan

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

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

**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**

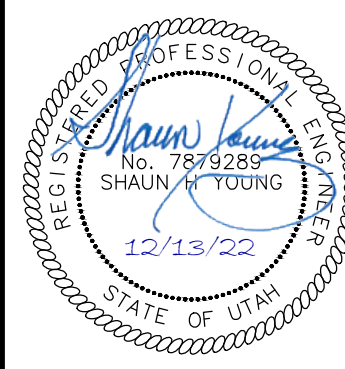
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

**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) 521-8529 - awahleengineering.net

Cover Sheet  
**Ridley's Subdivision Phase 3**  
500 East and Main Street  
Santaquin, Utah County, Utah



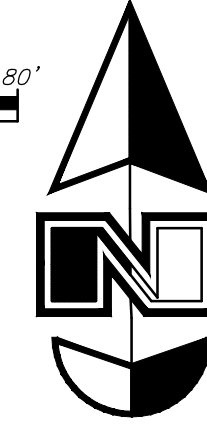
13 Dec, 2022  
SHEET NO.

**C0.0**

# Ridley's Subdivision, Plat C

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  
2023

Scale: 1" = 40'



### 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 relocate 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 C

### Description

A part of Parcel A, Ridley's Subdivision, recorded as Entry No. 111268:2020 and as Map No. 17189 in the 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 Santaquin, Utah County, Utah:

Beginning at the Southeast corner of Lot 8 Ridley's Subdivision, Plat B, recorded as Entry No. 53861:2022 and as Map No. 18320 in the Official Records of Utah County, located 2,338.25 feet South 0°30'50" East along the Quarter Section Line; and 789.90 feet South 89°49'57" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 261.96 feet along the Easterly line of said Lot 8 to the Northeast corner thereof; thence North 89°49'57" West 19.12 feet along the Northerly line of said Lot 8; thence North 0°10'03" East 61.71 feet to a point of curvature; thence Northwesterly along the arc of a 62.00 foot radius curve to the right a distance of 51.57 feet (Central Angle equals 47°39'17" and Long Chord bears North 23°59'42" East 50.09 feet) to a point of tangency; thence North 47°49'20" East 82.64 feet; thence South 45°25'49" East 166.02 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 91.52 feet (Central Angle equals 45°35'52" and Long Chord bears North 22°37'53" East 89.12 feet) to a point of tangency; thence South 0°10'03" West 21.34 feet; thence North 44°34'11" East 213.10 feet; thence South 45°25'49" East 220.58 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 263.70 feet along said Northwesterly line to the Northeasterly corner of Lot 9 of said Ridley's Subdivision Plat B; thence along the Northerly line of said Plat B the following three courses; North 89°49'57" West 122.19 feet; South 0°10'03" West 15.00 feet; and North 89°49'57" West 215.34 feet to said Southeast corner of Lot 8 and the point of beginning.

Contains 144,008 sq. ft.  
Or 3.306 acres  
2 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 C

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 whereof I have hereunto set my hand  
This \_\_\_\_\_ Day of \_\_\_\_\_ AD, 20\_\_\_\_.

\_\_\_\_\_  
CJM Limited Liability Limited Partnership

by: Donald Mark Ridley  
its: Authorized Partner

### 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  
\_\_\_\_\_  
City Recorder ( See Seal Below)

### Ridley's Subdivision, Plat C

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 	Clerk-Recorder Seal
--------------------	---------------------

### Note

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.

### Narrative

This Subdivision was requested by CJM Limited Liability Limited Partnership in order to create 2 Lots.

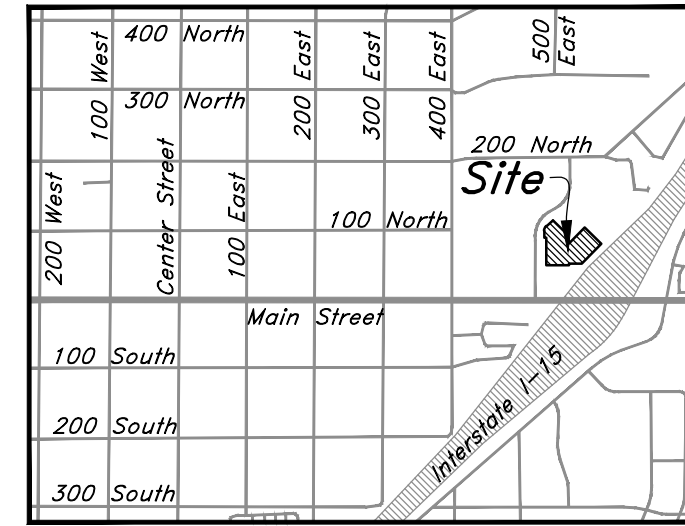
A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridleys Subdivision

Property corners will be set upon completion of site construction.

### 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
- P.U.&D.E. Public Utility and Drainage Easement in favor of Santaquin City



Vicinity Map (Not to Scale)

### Ridley's Subdivision

Parcel A  
Entry No. 11268: 2020

CJM Limited Liability Limited Partnership  
51-649-0008

### 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 recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Rocky Mountain Power Company  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

### Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose 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 or 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, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner 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.

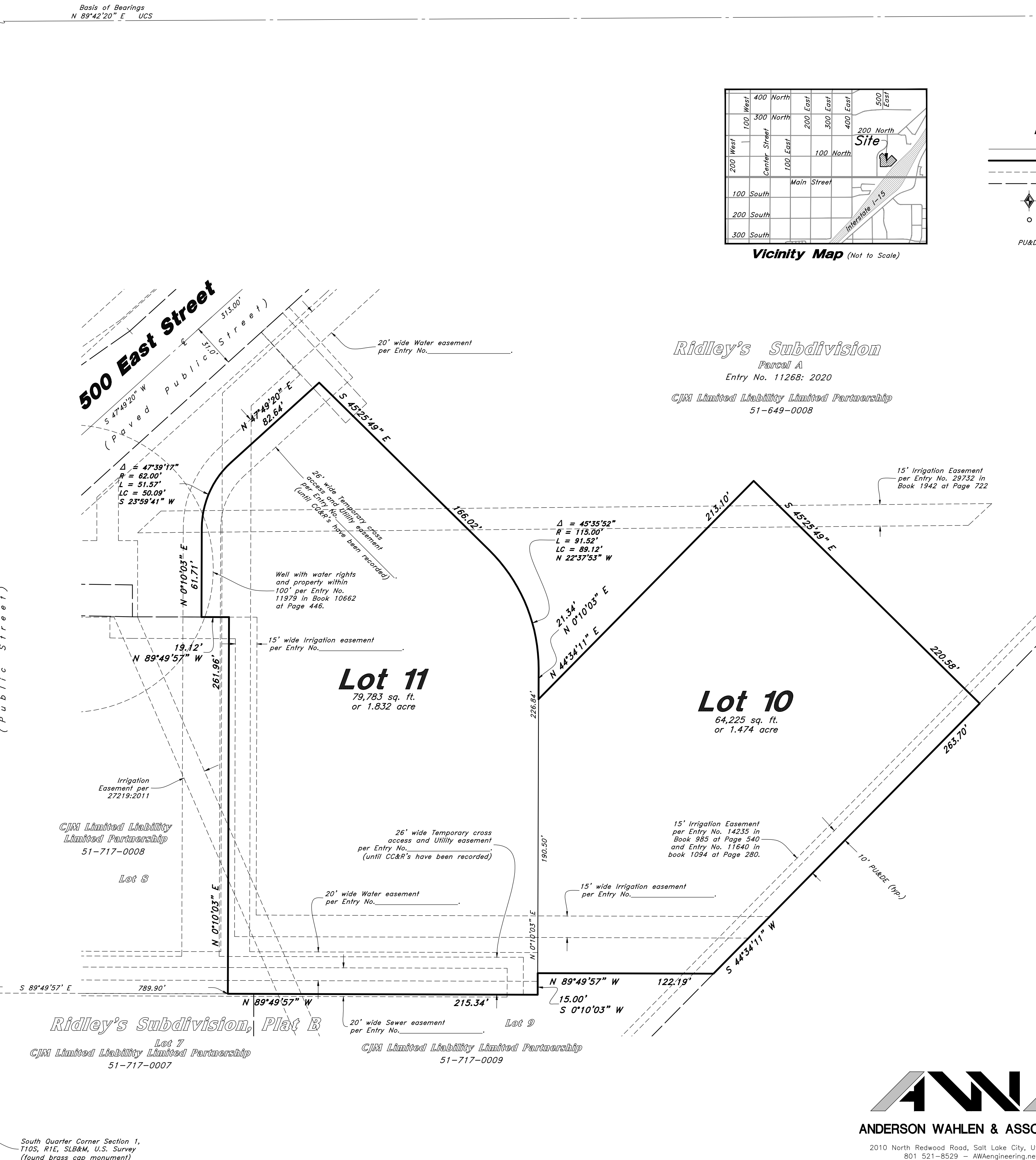
Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Idaho

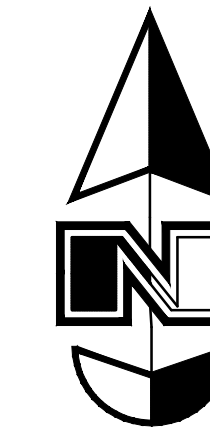
A Notary Public



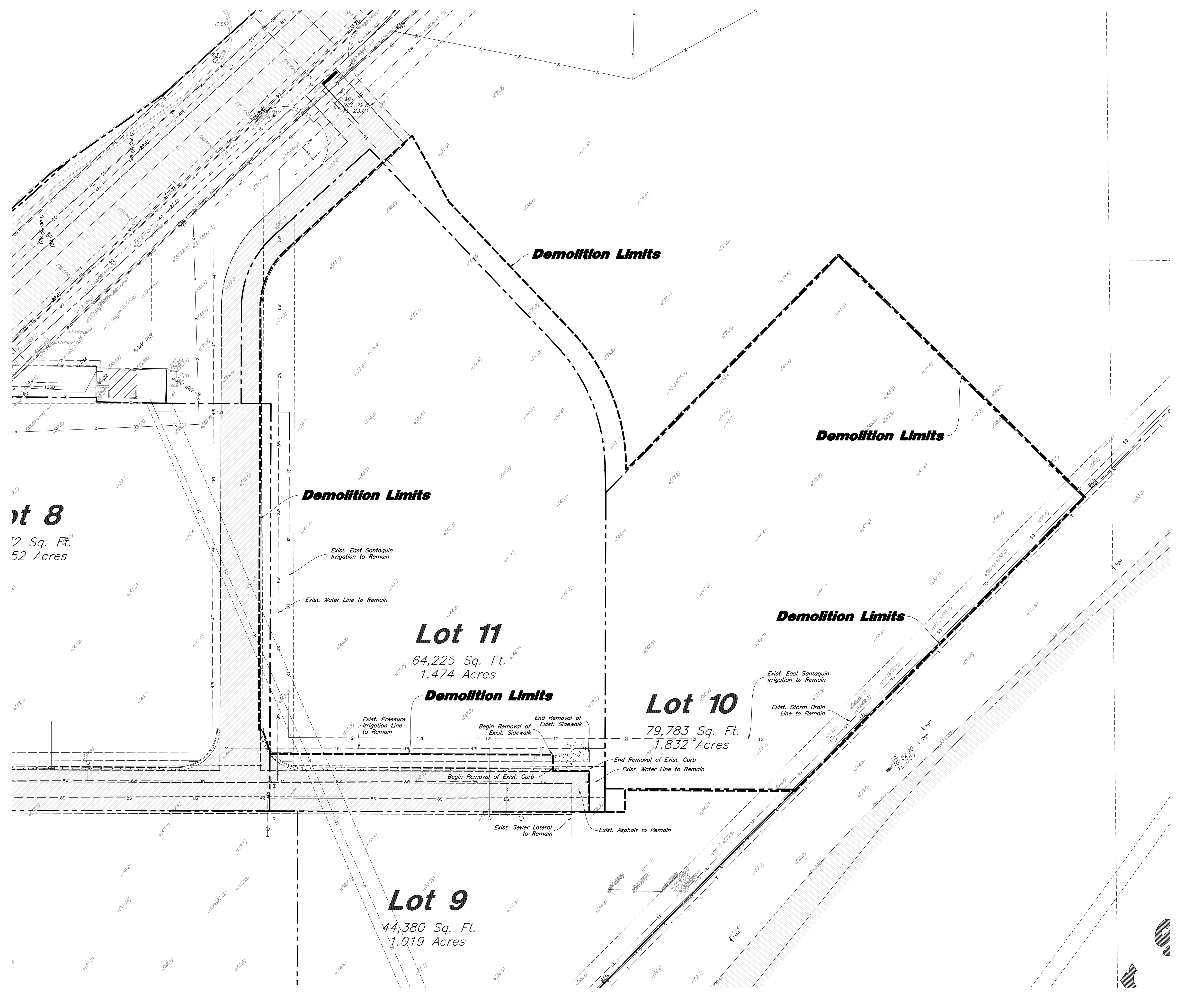
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWAengineering.net

22-194 SUB Plat C  
North Quarter Corner Section 1, T10S, R1E, SLB&M, U.S. Survey (found brass cap monument)  
Street  
East Street  
500 East Street  
East Street  
400 Street  
South Quarter Corner Section 1, T10S, R1E, SLB&M, U.S. Survey (found brass cap monument)





Scale: 1" = 30'



**General Demolition Notes:**

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. 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 solid materials or contaminated soil.
16. 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.

**CAUTION :**

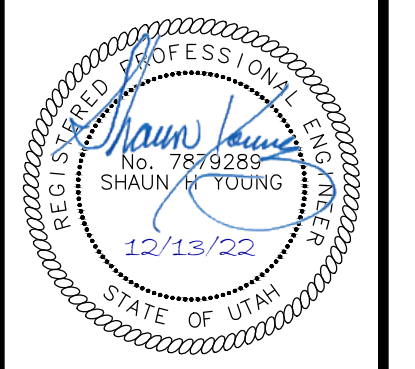
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

REV	DATE	DESCRIPTION

Designed by: SY  
 Drafted by: KF  
 Client Name:  
 CJM Limited  
 22-194 DM

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

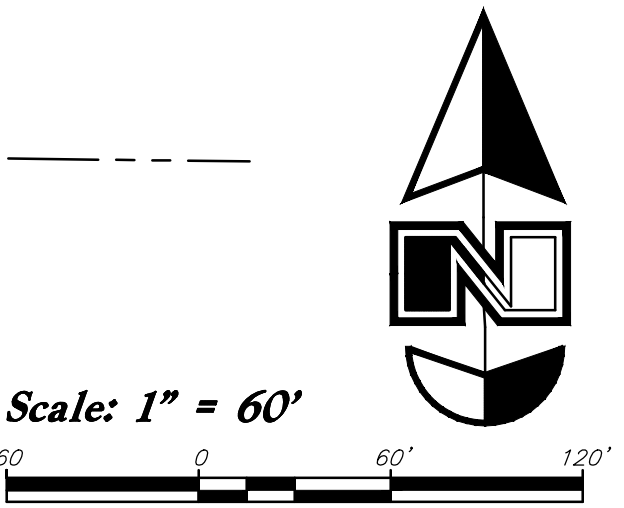
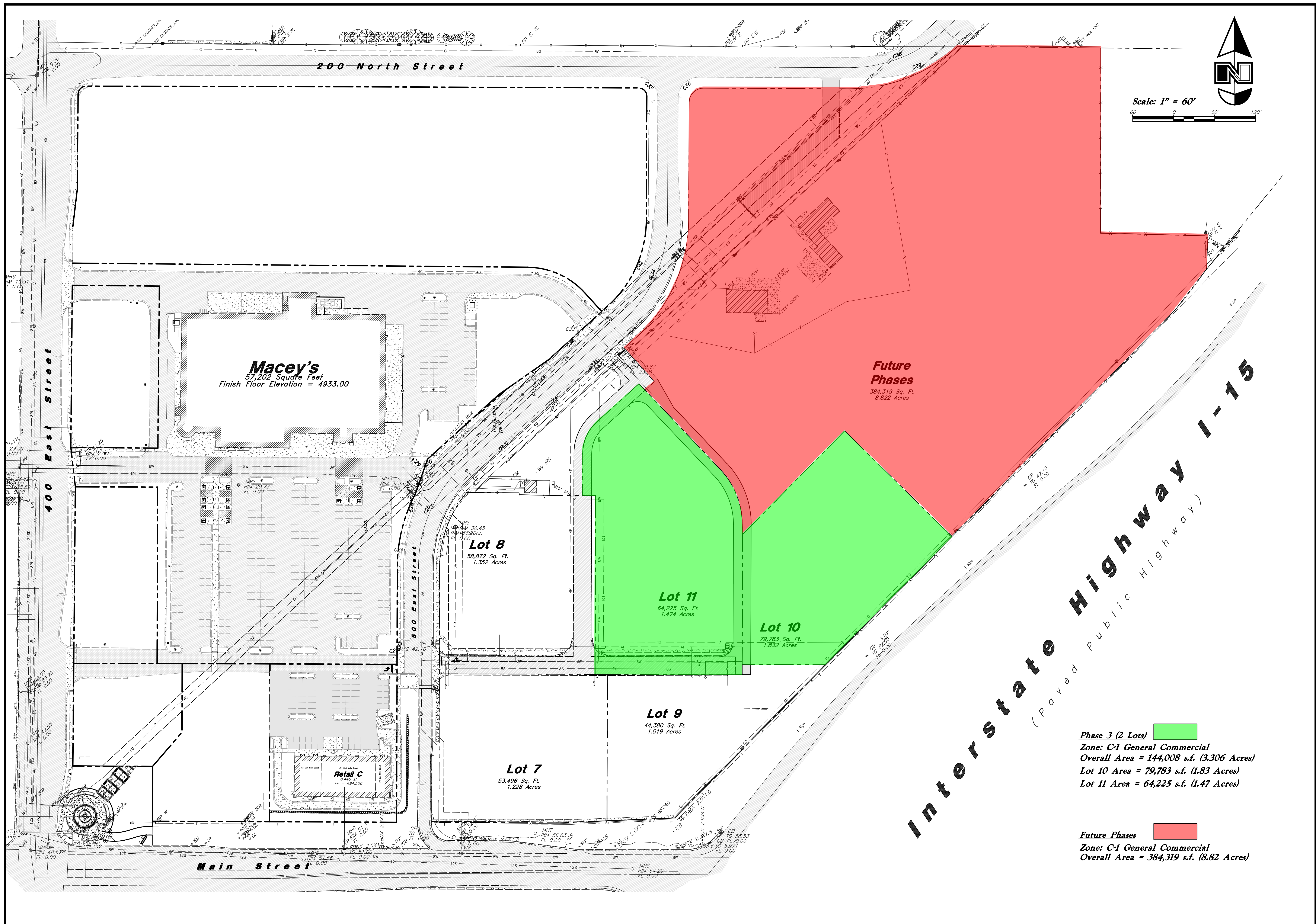
**Demolition Plan**  
**Ridley's Subdivision Phase 3**  
 500 East and Main Street  
 Santaquin, Utah County, Utah



13 Dec, 2022

SHEET NO.  
**C0.1**

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**Phase 3 (2 Lots)** ■  
 Zone: C-1 General Commercial  
 Overall Area = 144,008 s.f. (3.306 Acres)  
 Lot 10 Area = 79,783 s.f. (1.83 Acres)  
 Lot 11 Area = 64,225 s.f. (1.47 Acres)

**Future Phases** ■  
 Zone: C-1 General Commercial  
 Overall Area = 384,319 s.f. (8.82 Acres)

Interstate Highway I-15

(Paved Public Highway)

Designed by: SY  
 Drafted by: KF  
 Client Name:  
 CJM Limited

22-194 Phasing Plan

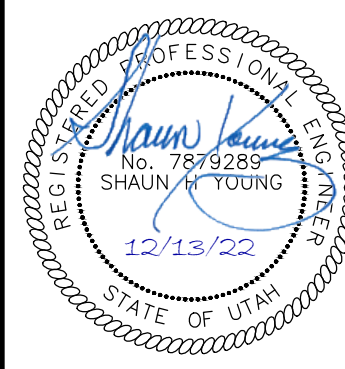
ANWA

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

Phasing Plan

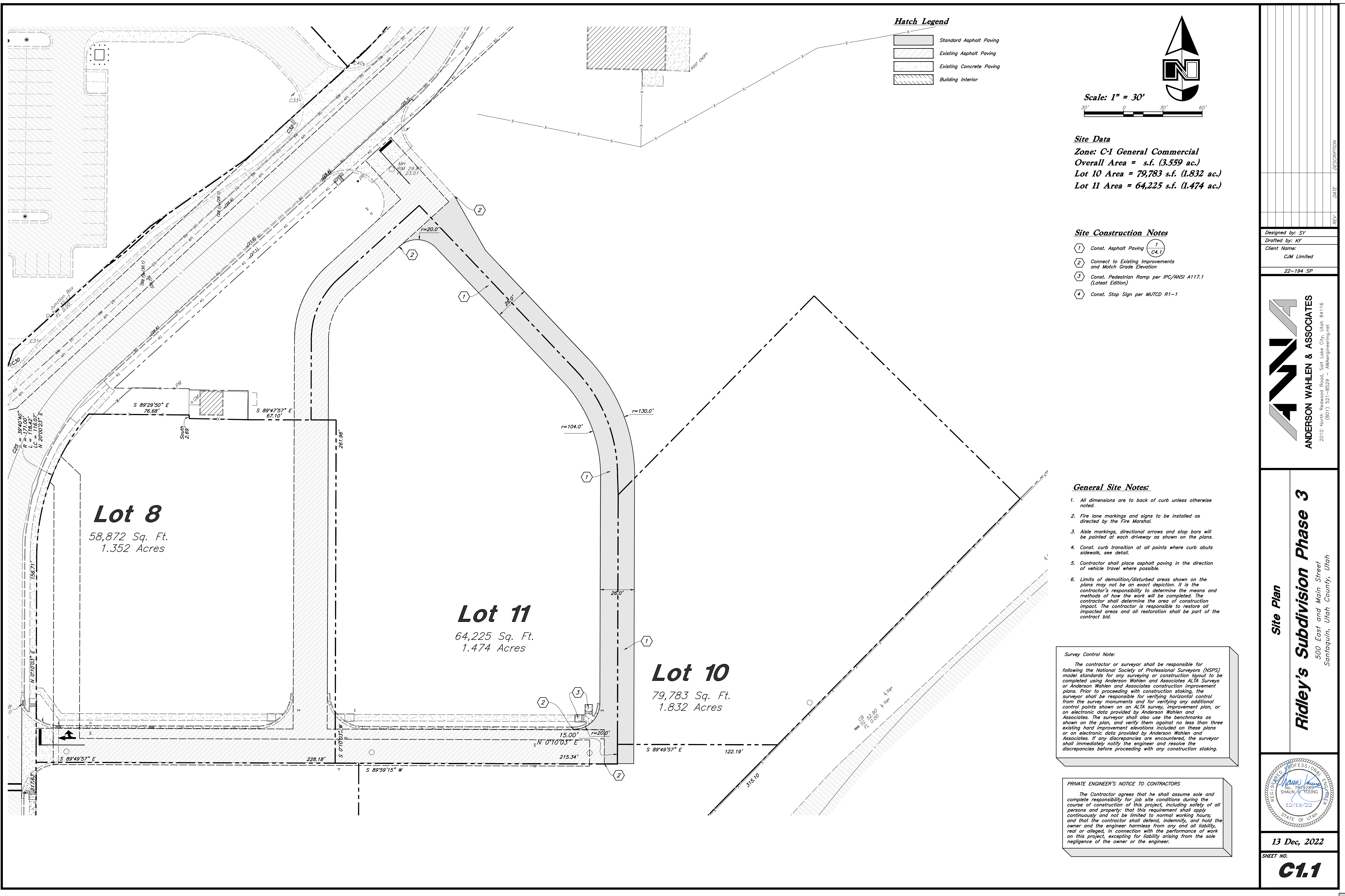
Ridley's Subdivision Phase 3

500 East and Main Street  
 Santaquin, Utah County, Utah



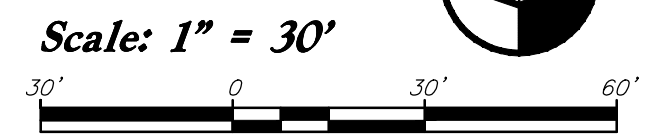
13 Dec, 2022

SHEET NO.  
**C1.0**



**Hatch Legend**

	Standard Asphalt Paving
	Existing Asphalt Paving
	Existing Concrete Paving
	Building Interior



**Site Data**  
**Zone: C-1 General Commercial**  
**Overall Area = s.f. (3,559 ac.)**  
**Lot 10 Area = 79,783 s.f. (1.832 ac.)**  
**Lot 11 Area = 64,225 s.f. (1.474 ac.)**

**Site Construction Notes**

- ① Const. Asphalt Paving  $\frac{1}{C4.1}$
- ② Connect to Existing Improvements and Match Grade Elevation
- ③ Const. Pedestrian Ramp per IPC/ANSI A117.1 (Latest Edition)
- ④ Const. Stop Sign per MUTCD R1-1

**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.

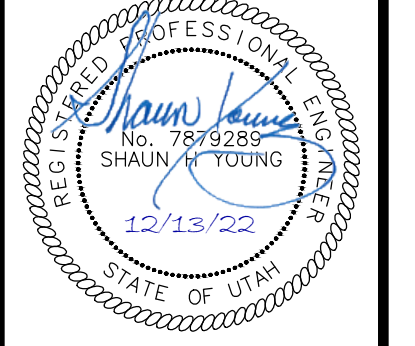
**Survey Control Note:**  
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates 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 an 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.

REV.	DATE	DESCRIPTION

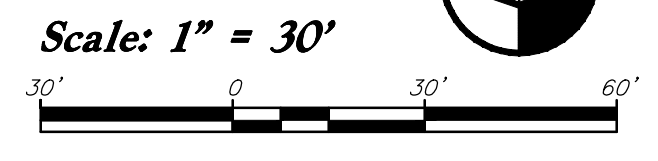
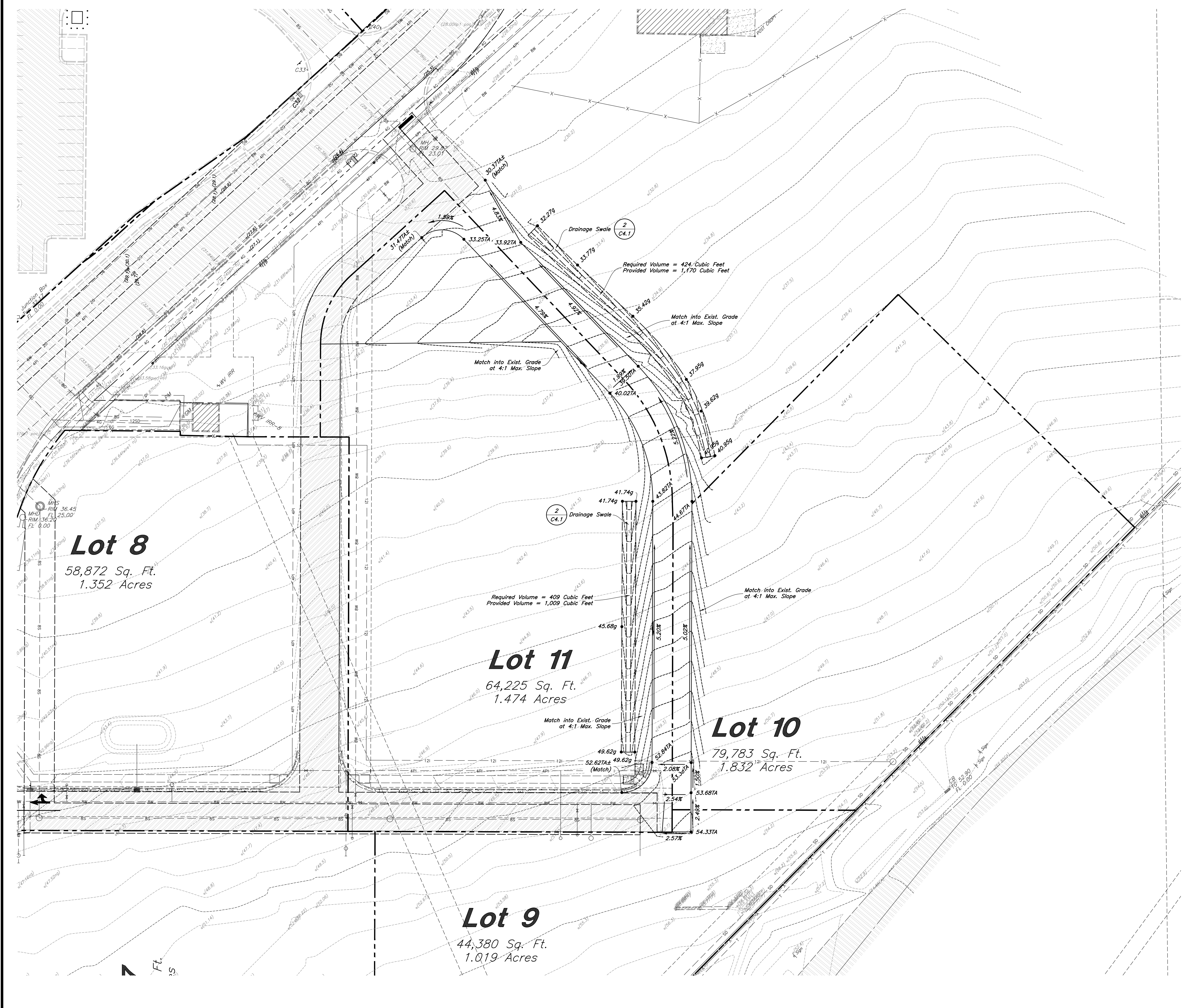
**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-6529 - awaengineering.net

**Site Plan**  
**Ridley's Subdivision Phase 3**  
 500 East and Main Street  
 Santaquin, Utah County, Utah



13 Dec, 2022

SHEET NO. **C1.1**



**General Grading Notes:**

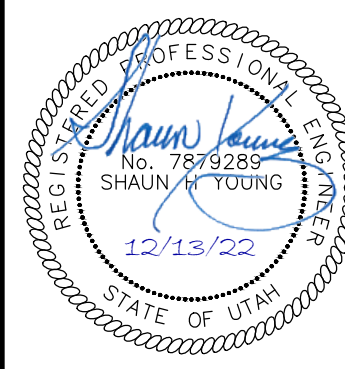
- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be banded into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- 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 ring 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.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- 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.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- As part of the construction documents, owner has provided contractor with a topographic survey 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.
- 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.

Designed by: SY  
 Drafted by: KF  
 Client Name:  
 CJM Limited

22-194 GR

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

**Grading Plan**  
**Ridley's Subdivision Phase 3**  
 500 East and Main Street  
 Santaquin, Utah County, Utah

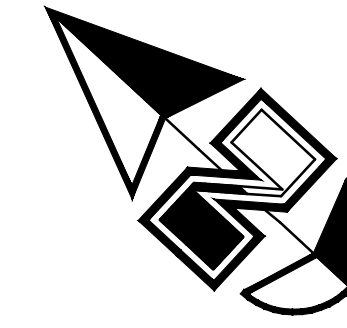


13 Dec, 2022

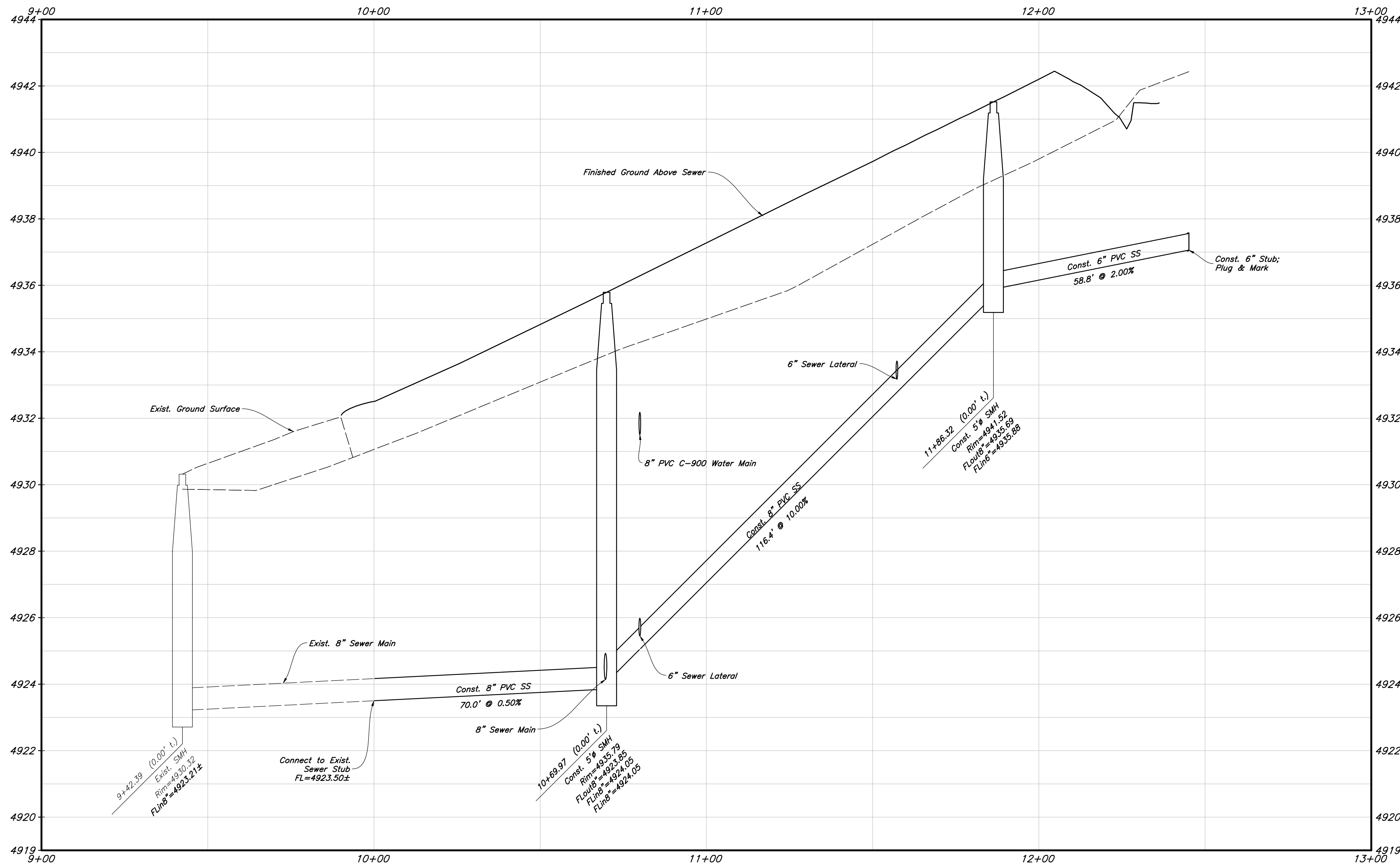
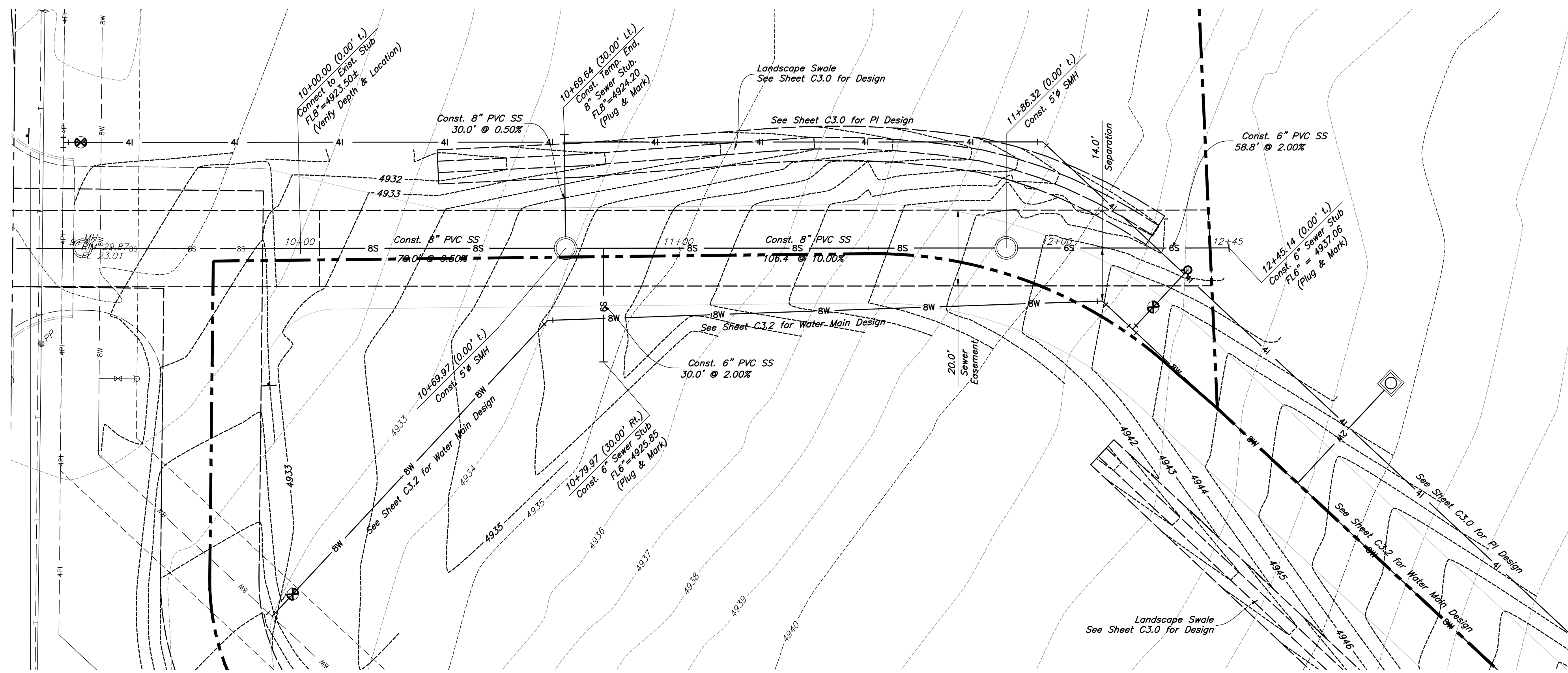
SHEET NO.  
**C2.1**







Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 2'

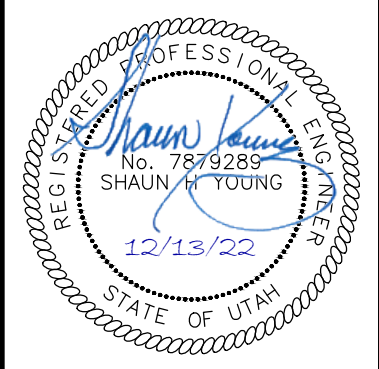


REV	DATE	DESCRIPTION

Designed by: SY  
Drafted by: KF  
Client Name: CJM Limited  
22-194 UT

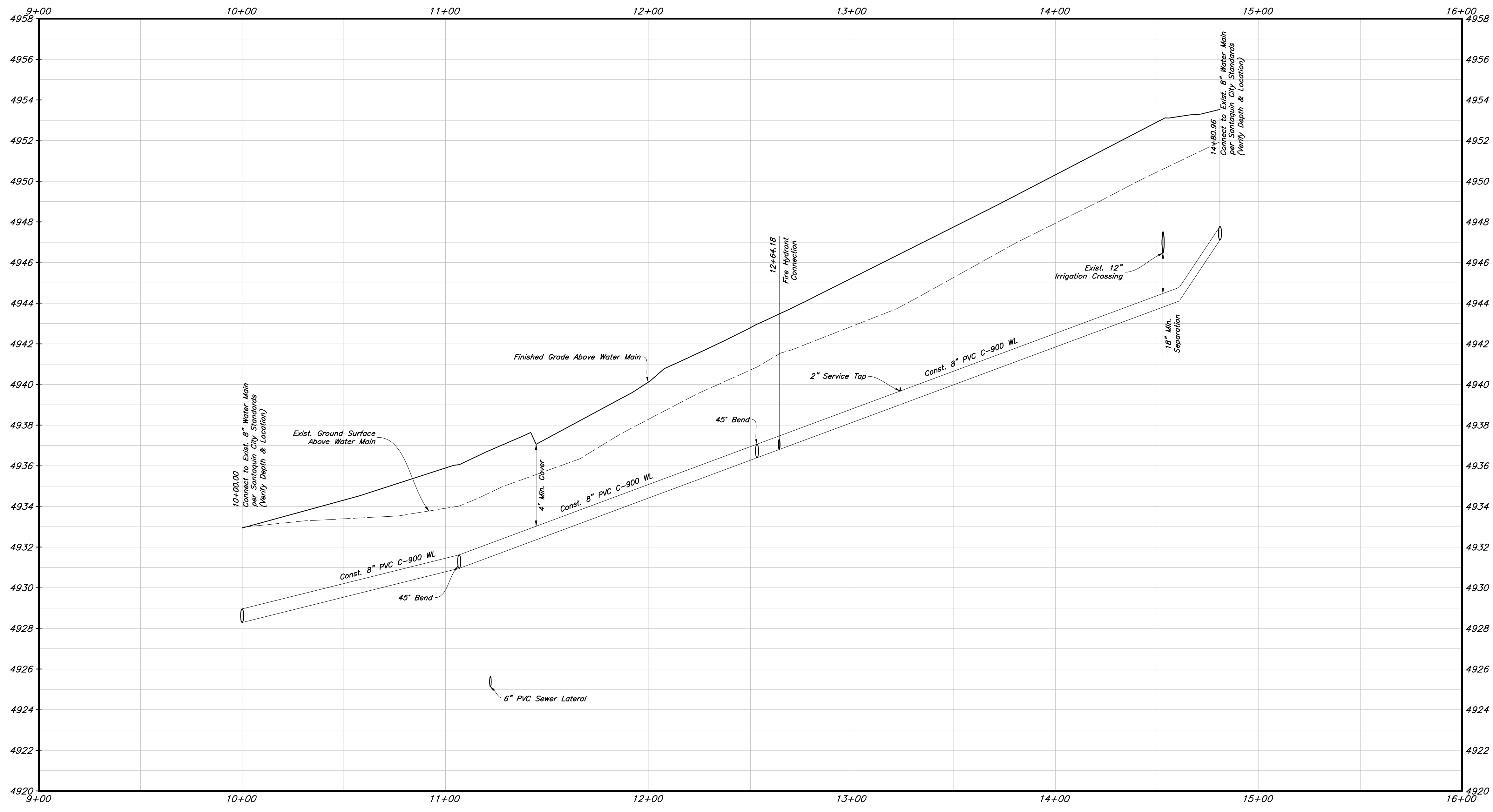
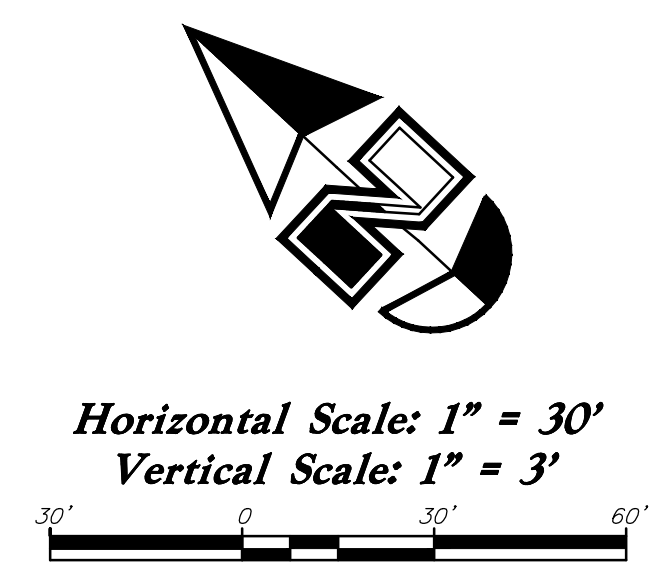
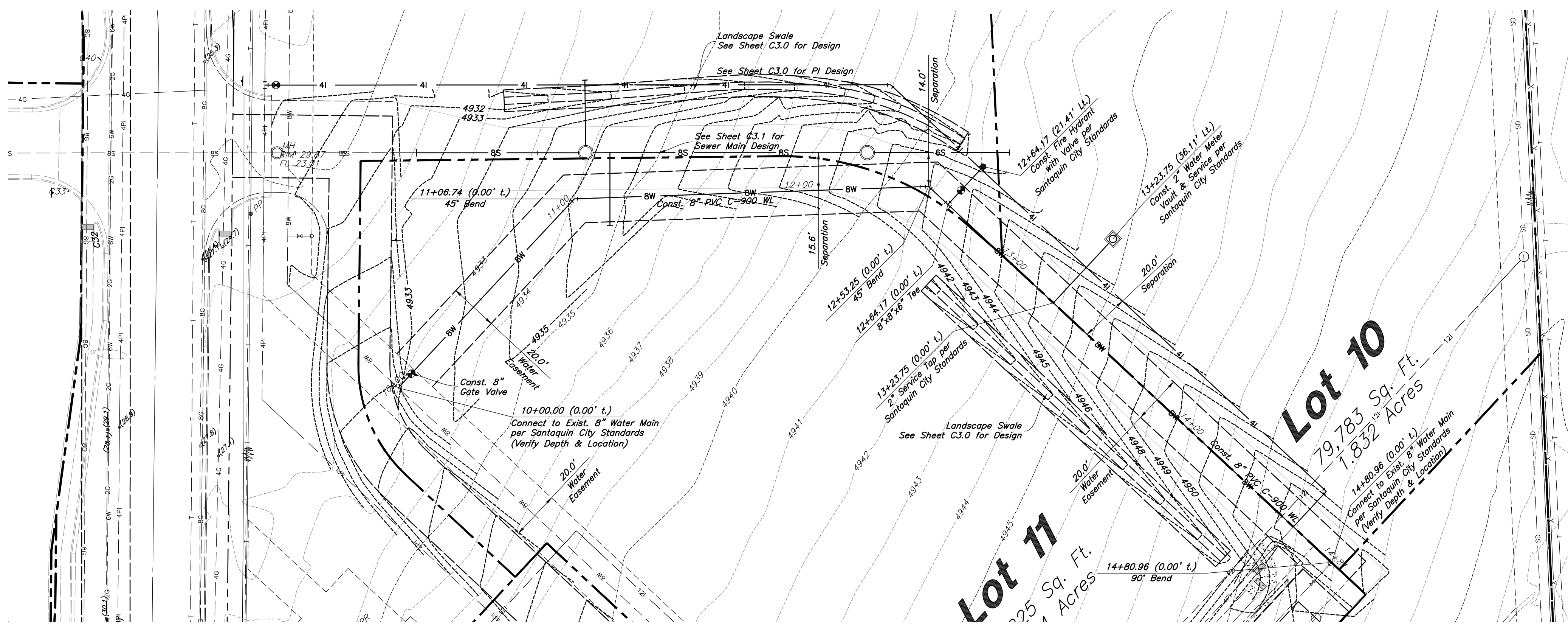
**ANMA**  
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(801) 521-8529 - awaengineering.net

**Sewer Main Plan & Profile**  
**Ridley's Subdivision Phase 3**  
500 East and Main Street  
Saratoga, Utah County, Utah



13 Dec, 2022

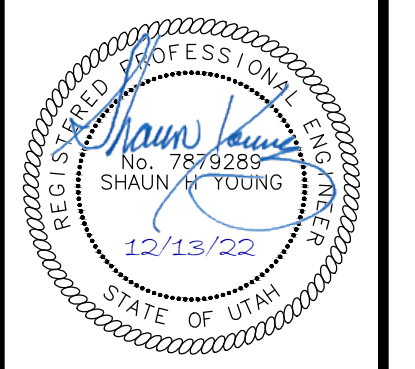
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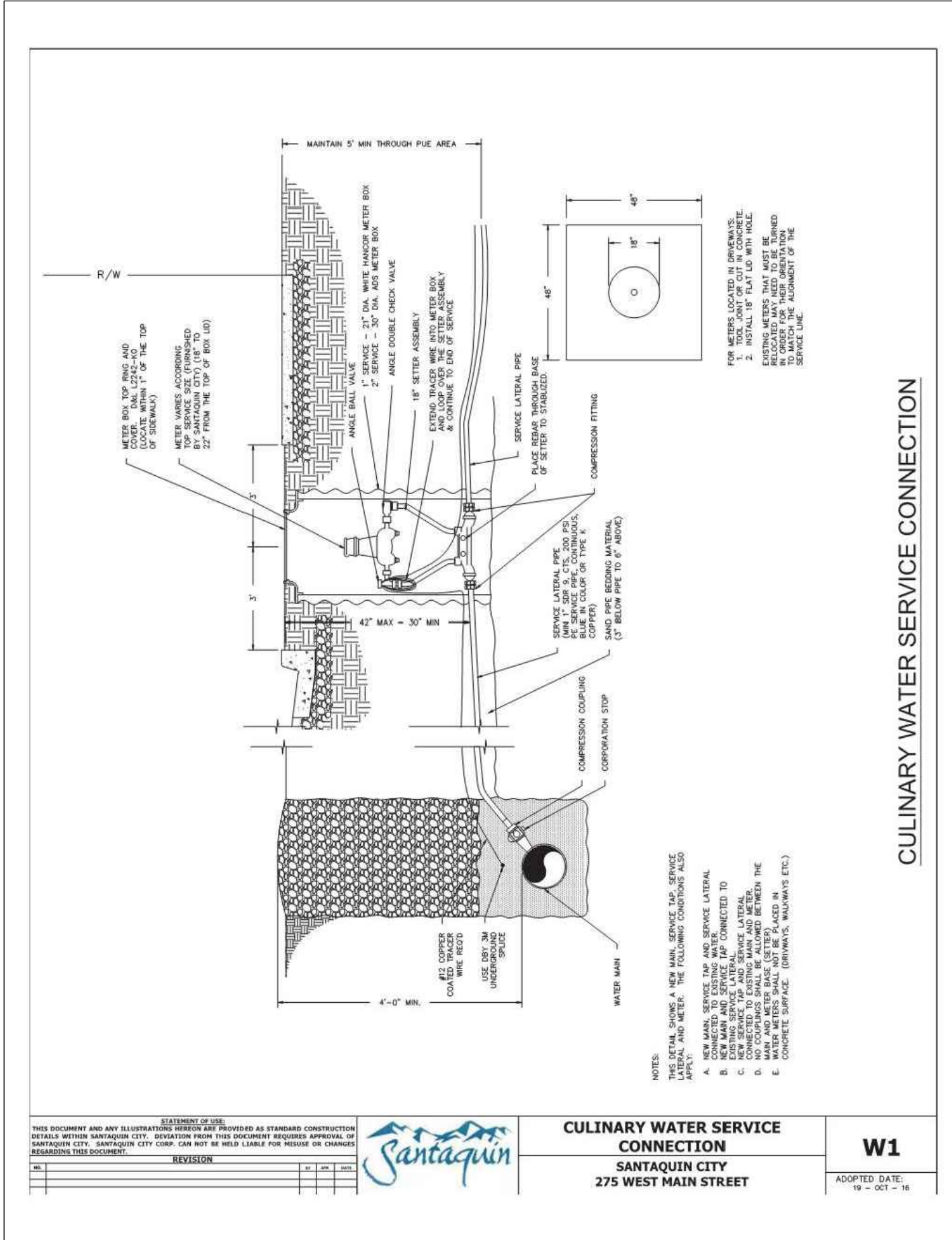
Designed by: SY  
 Drafted by: KF  
 Client Name:  
 CJM Limited  
 22-194 UT

**ANWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
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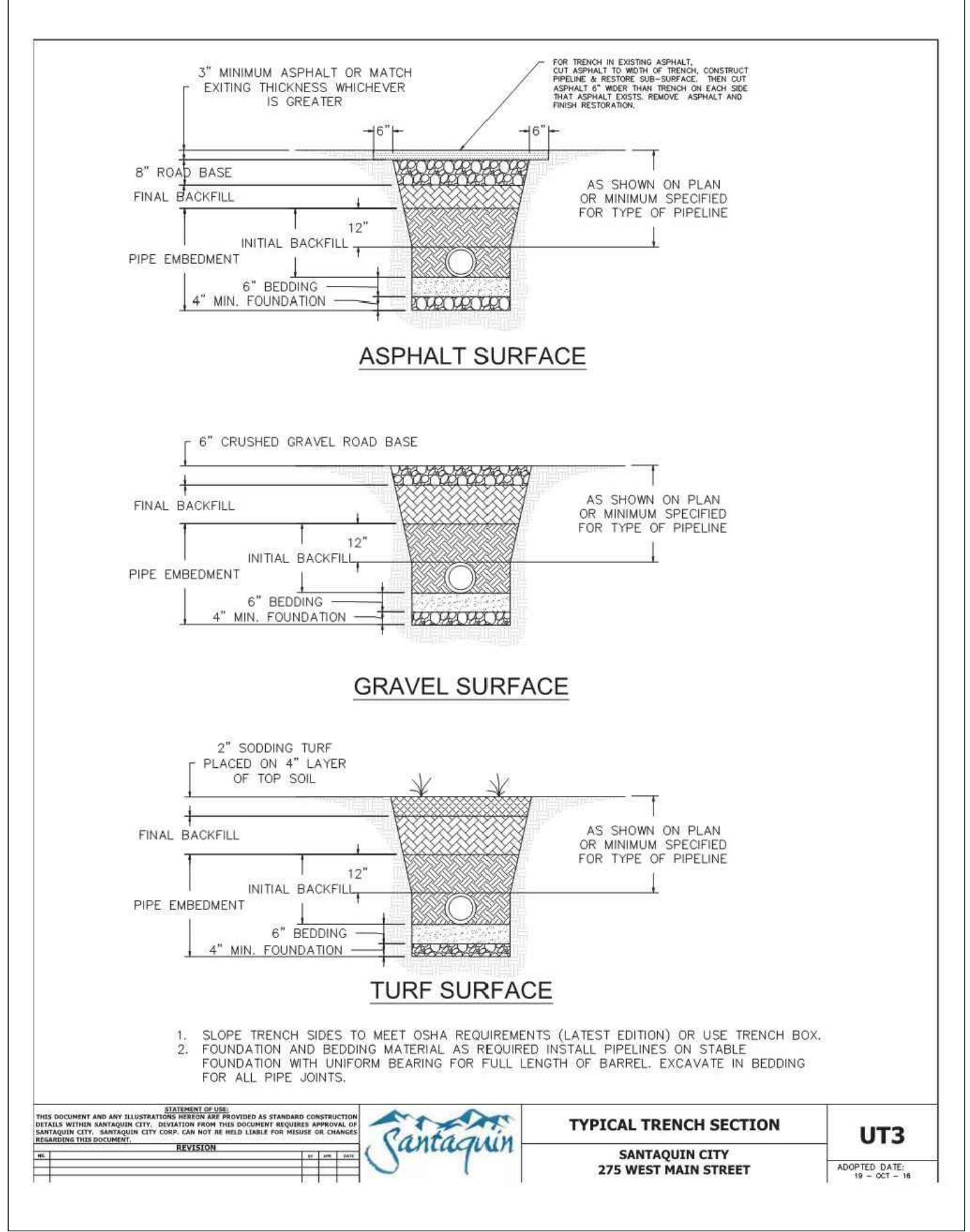
**Water Main Plan & Profile**  
**Ridley's Subdivision Phase 3**  
 500 East and Main Street  
 Santaquin, Utah County, Utah



13 Dec, 2022  
 SHEET NO.  
**C3.2**

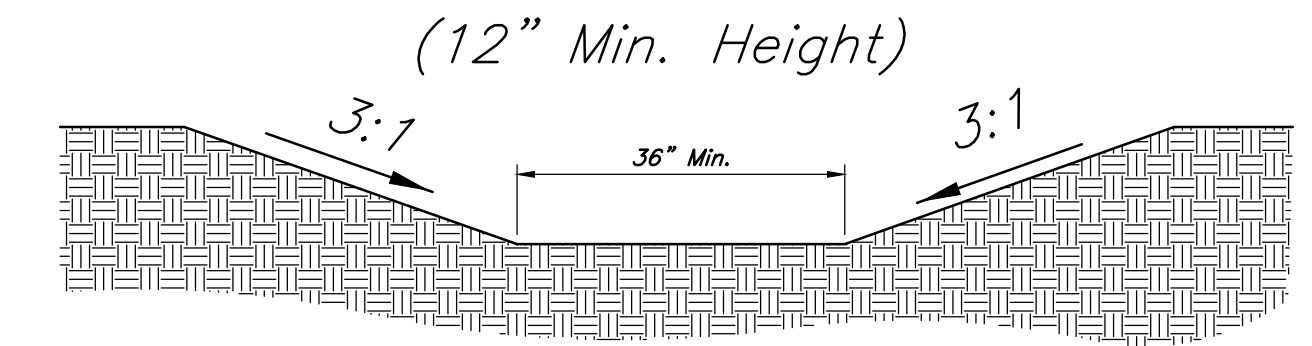


**7** Santaquin City Std. Dwg. W1  
Culinary Water Service Connection  
Not to Scale

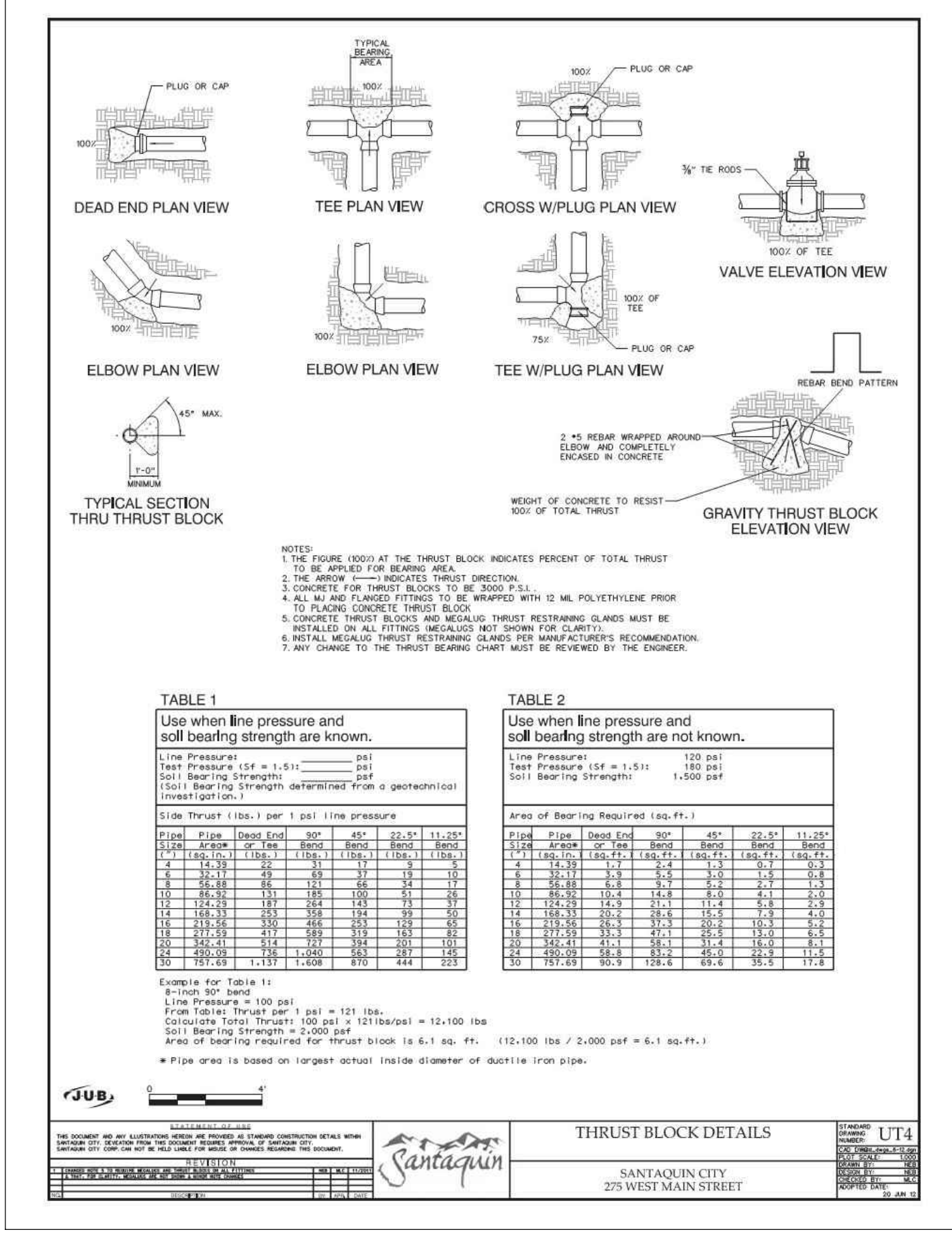


**5** Santaquin City Std. Dwg. UT3  
Typical Trench Section  
Not to Scale

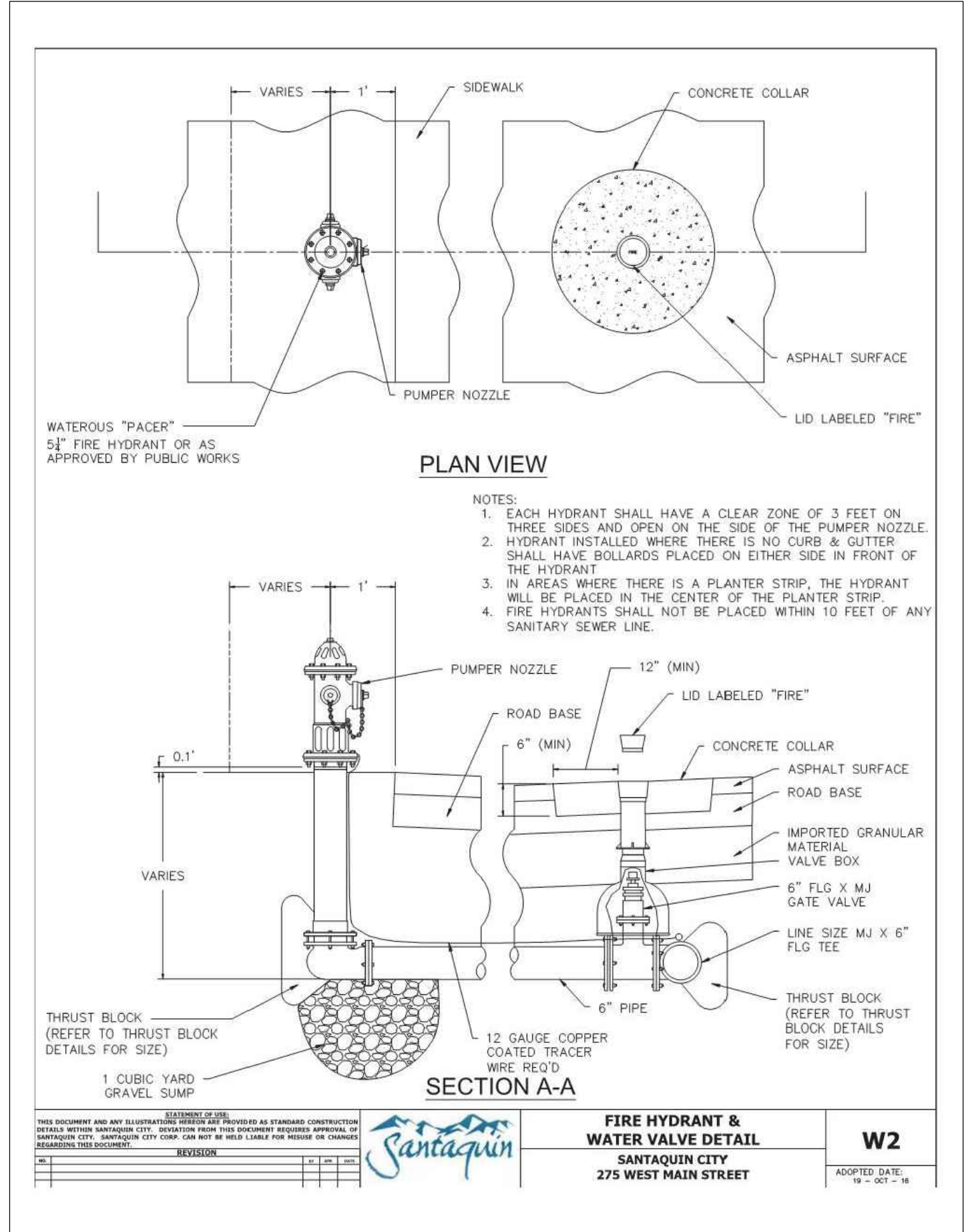
**3** Not Used  
Not to Scale



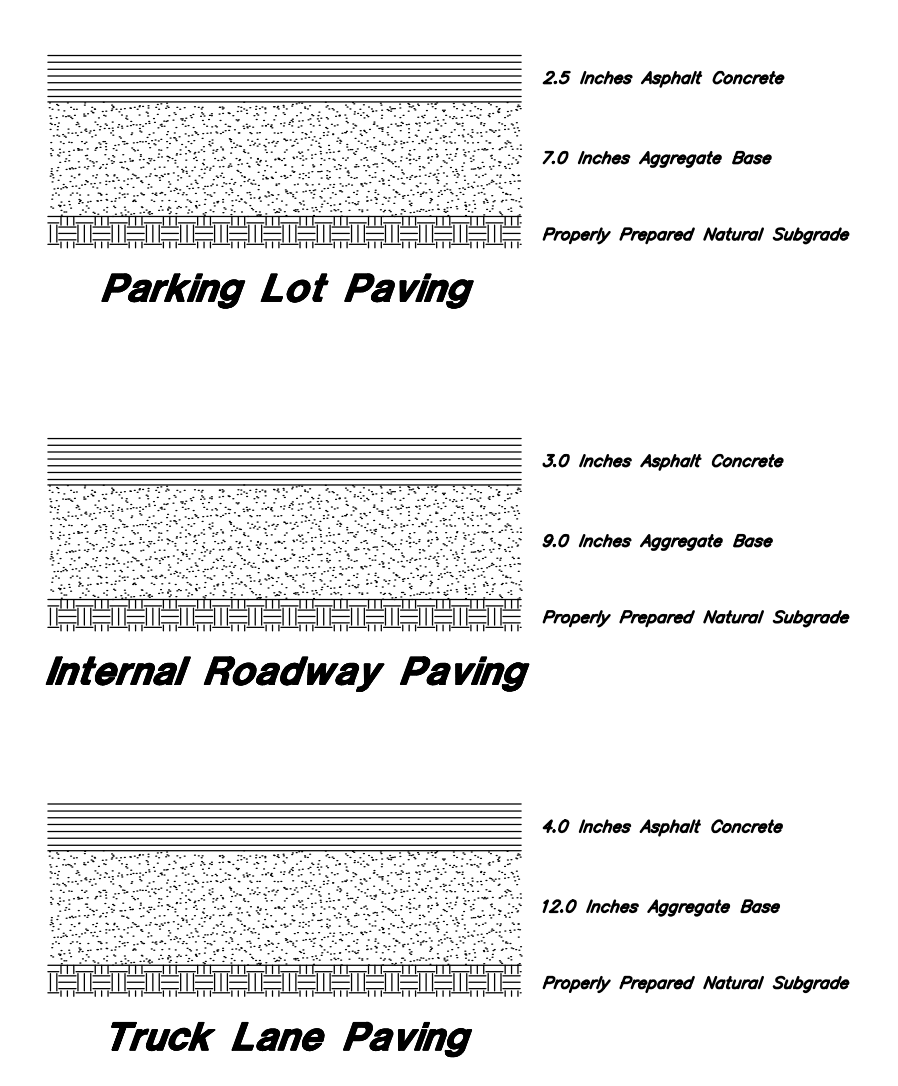
**2** 36" Landscape Swale  
Not to Scale



**6** Santaquin City Std. Dwg. UT4  
Thrust Block Details  
Not to Scale



**4** Santaquin City Std. Dwg. W2  
Fire Hydrant & Water Valve  
Not to Scale



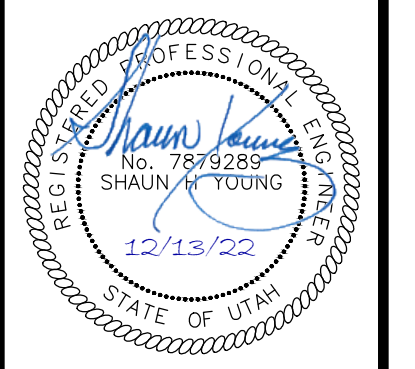
**1** (Private)  
Asphalt Sections  
Not to Scale

REV	DATE	DESCRIPTION

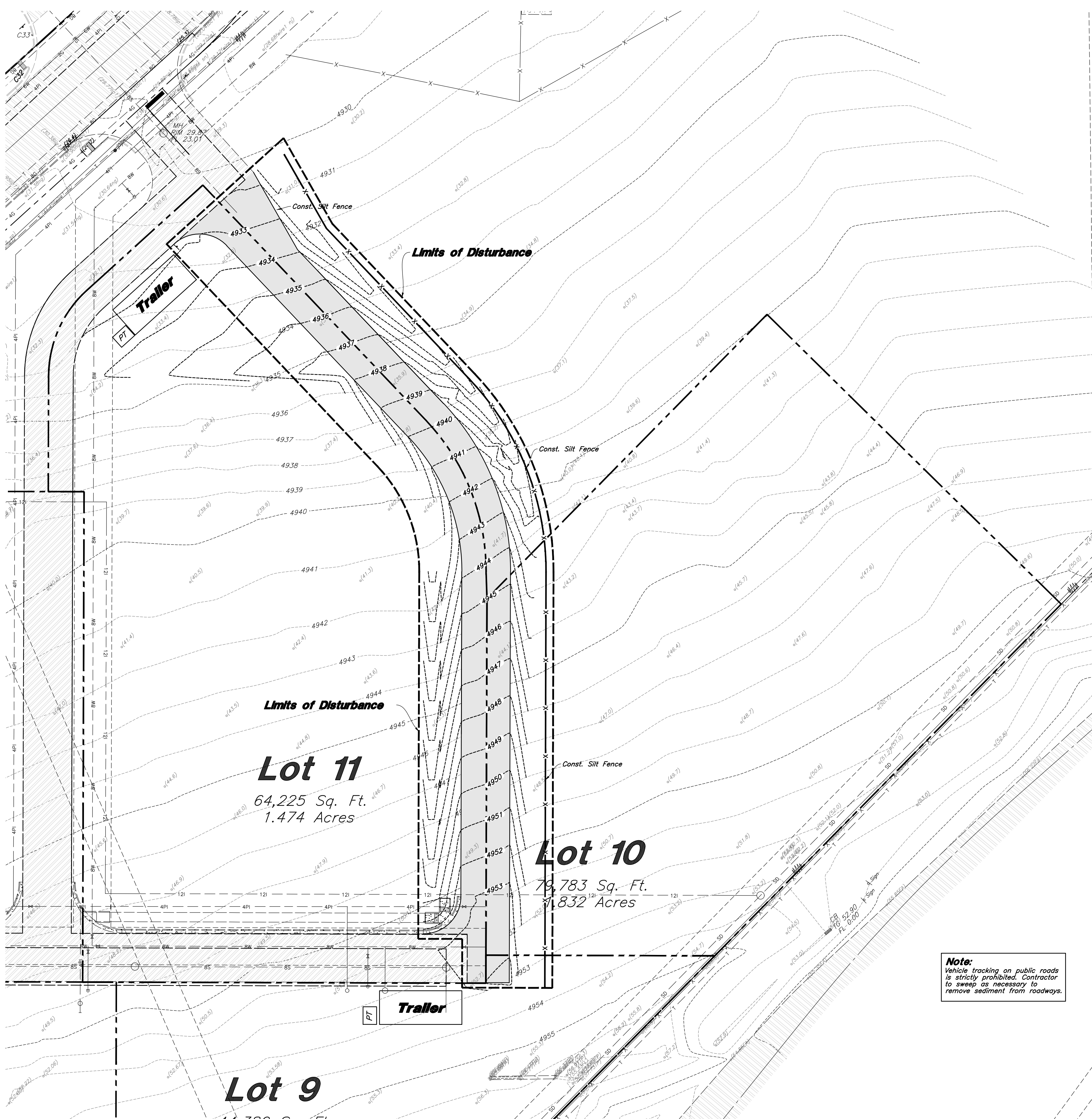
Designed by: SY  
Drafted by: KF  
Client Name:  
CJM Limited  
22-194 DT

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2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - awahengineering.net

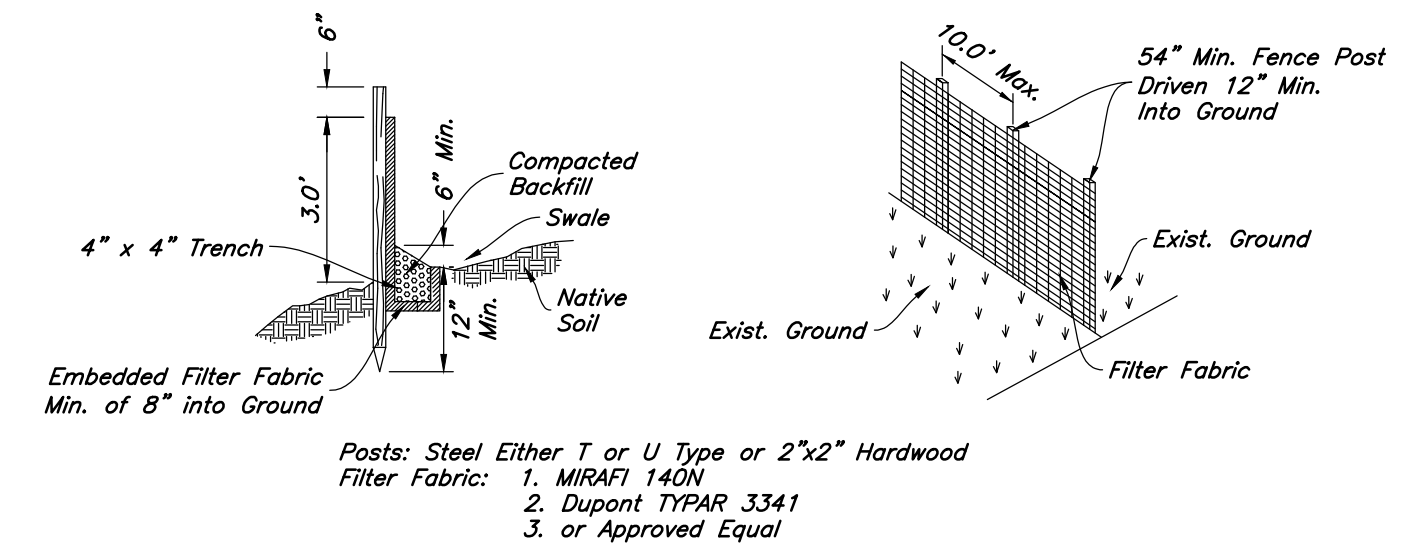
**Details**  
**Ridley's Subdivision Phase 3**  
500 East and Main Street  
Santaquin, Utah County, Utah



13 Dec, 2022  
SHEET NO.  
**C4.1**

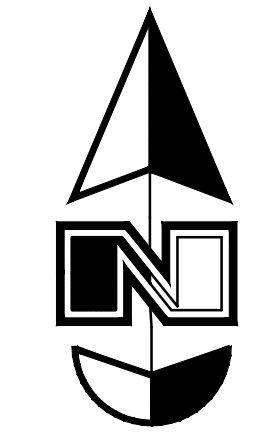


**Note:**  
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
  2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
  3. Collected material shall be removed when "bulges" develop in the silt fence.

**1 Silt Fence Section**  
Not to Scale



Scale: 1" = 30'

**Legend**

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

Designed by: SY  
Drafted by: KF  
Client Name: CJM Limited  
22-194 EC

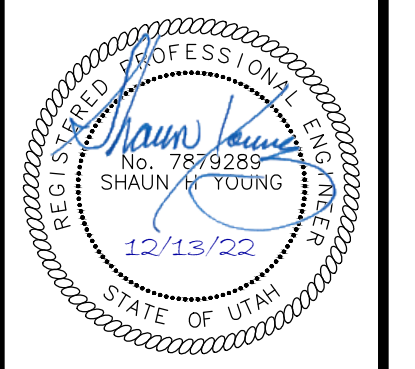
Limits of Disturbance = 103,415 s.f. or 2.374 acres

**Erosion Control Notes**

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-6529 - awahlen@awahlen.com

**Erosion Control Plan**  
**Ridley's Subdivision Phase 3**  
500 East and Main Street  
Saratoga, Utah County, Utah



13 Dec, 2022

SHEET NO. **C5.1**



**LEI**  
- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR CONSTRUCTION

**NEBO SCHOOL DISTRICT**  
SANTAGUIN, UTAH  
**ANIMAL LAB OVER PLAN**

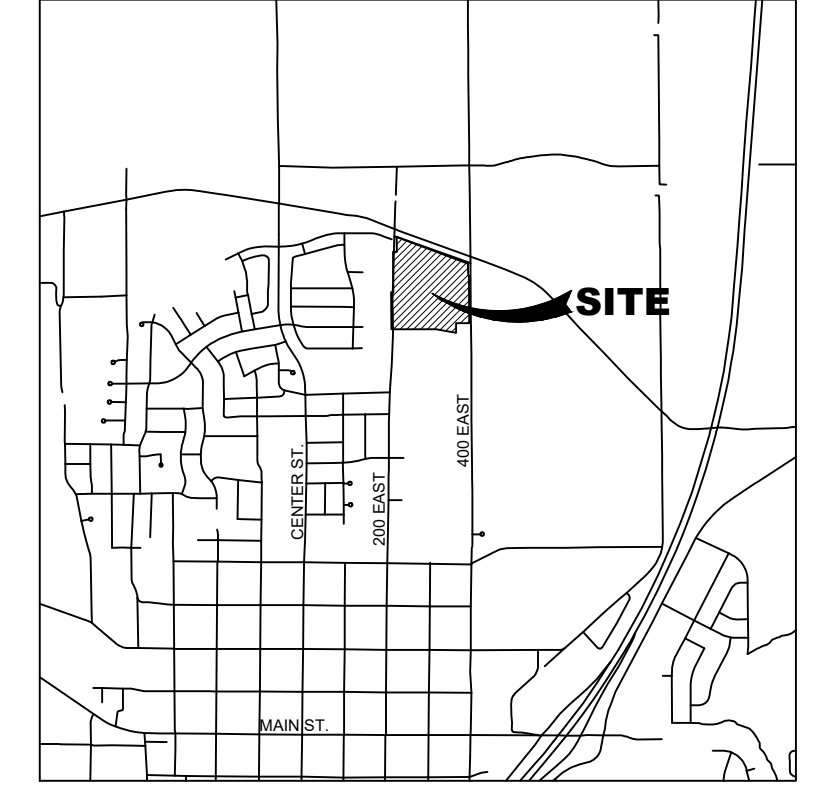
REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:  
**2022-0044**  
DRAWN BY:  
**BAP**  
DESIGNED BY:  
**NKW**  
SCALE:  
**1"=60'**  
DATE:  
**8/23/2022**

SHEET  
**1**

**VICINITY MAP**

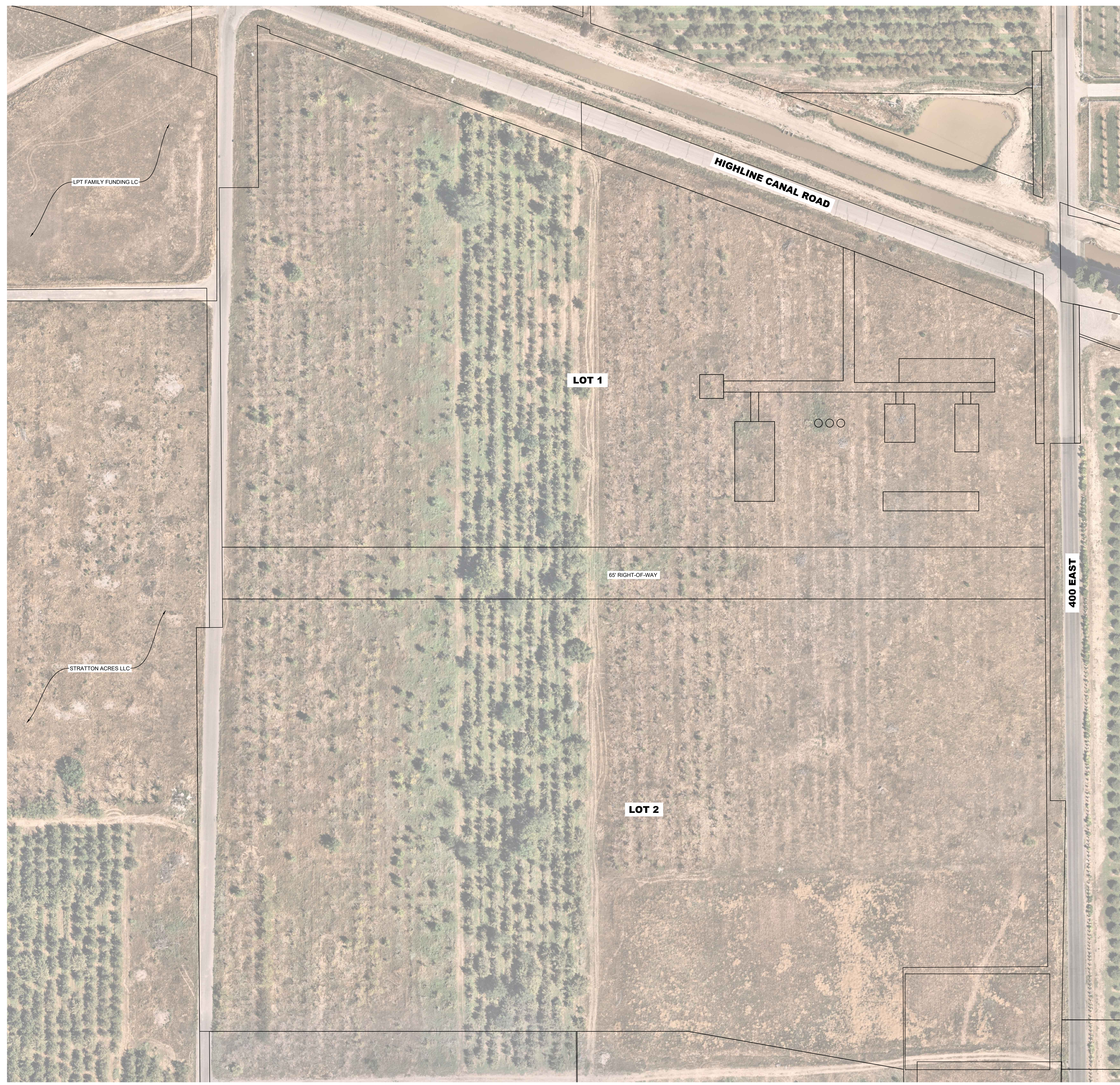
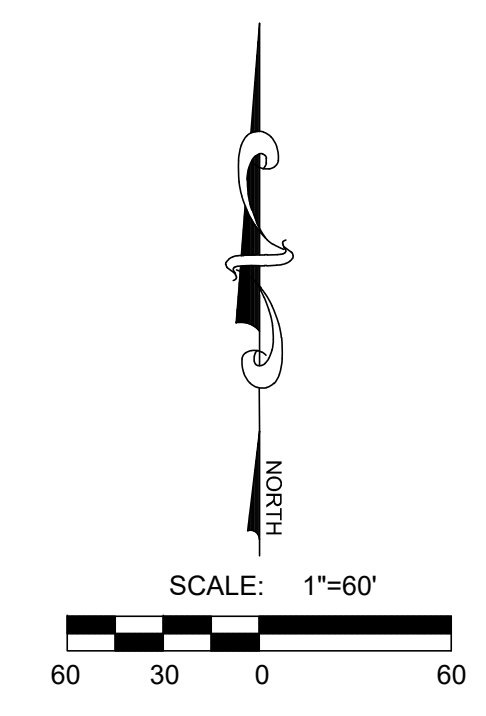


**TABLE OF CONTENTS**

SHEET 1	OVERALL PLAN VIEW
SHEET 2	SITE CONCEPT PLAN

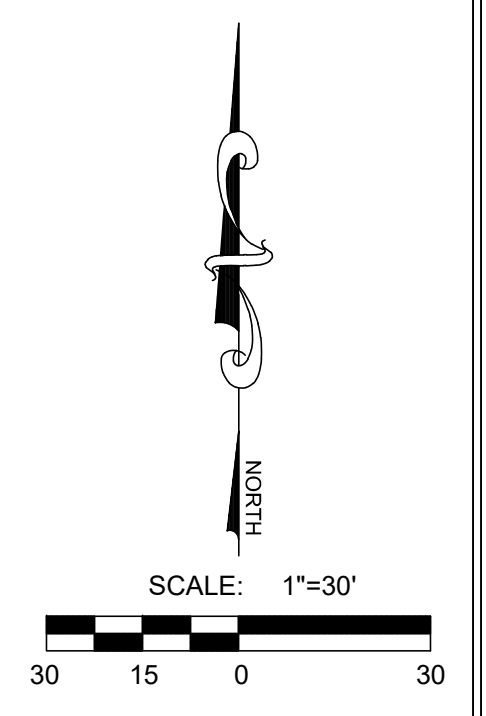
**TABULATIONS**

OVERALL AREA:	25.56 ACRES
LOT 1 AREA:	10.99 ACRES
LOT 2 AREA:	13.03 ACRES
R.O.W. AREA:	1.54 ACRES



**LEGEND**

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SB	---	SEWER PIPE
EX-SB	---	SEWER MANHOLE
EX-SB	---	SEWER SERVICE
EX-SB	---	STORM DRAIN PIPE (RCP)
EX-SB	---	STORM DRAIN MANHOLE
EX-SB	---	CURB INLET
EX-SB	---	COMBO BOX
EX-SB	---	4'x4' CATCH BASIN
EX-SB	---	3'x3' CATCH BASIN
EX-SB	---	INLET/OUTLET W/ GRATE
EX-W	---	CULINARY WATER PIPE
EX-W	---	45" PIPE ELBOW (W)
EX-W	---	22.5" PIPE ELBOW (PI)
EX-W	---	11.25" PIPE ELBOW (W)
EX-W	---	FIRE HYDRANT
EX-W	---	SERVICE & METER (W)
EX-W	---	PRV (W)
EX-W	---	AIR-VAC VALVE (W)
EX-W	---	BLOW-OFF (W)
EX-W	---	TEMP. BLOW-OFF (W)
EX-W	---	VALVE (W & SW)
EX-W	---	TEE
EX-W	---	CROSS
EX-PI	---	PRESSURIZED IRRIGATION
EX-PI	---	45" PIPE ELBOW (PI)
EX-PI	---	22.5" PIPE ELBOW (PI)
EX-PI	---	11.25" PIPE ELBOW (PI)
EX-PI	---	SINGLE SW SERVICE
EX-PI	---	DUAL SW SERVICE
EX-PI	---	AIR-VAC VALVE (PI)
EX-PI	---	BLOW-OFF (SW)
EX-PI	---	TEMP. BLOW-OFF (PI)
EX-PI	---	STOP SIGN
EX-PI	---	STREET SIGN
EX-PI	---	MONUMENT
EX-PI	---	FENCE
EX-PI	---	STREET LIGHT
EX-PI	---	POWER POLE
EX-PI	---	DITCH
EX-PI	---	FIBER OPTIC
EX-PI	---	GAS
EX-PI	---	OVERHEAD POWER
EX-PI	---	FLOW ARROW
EX-PI	---	CONTOURS

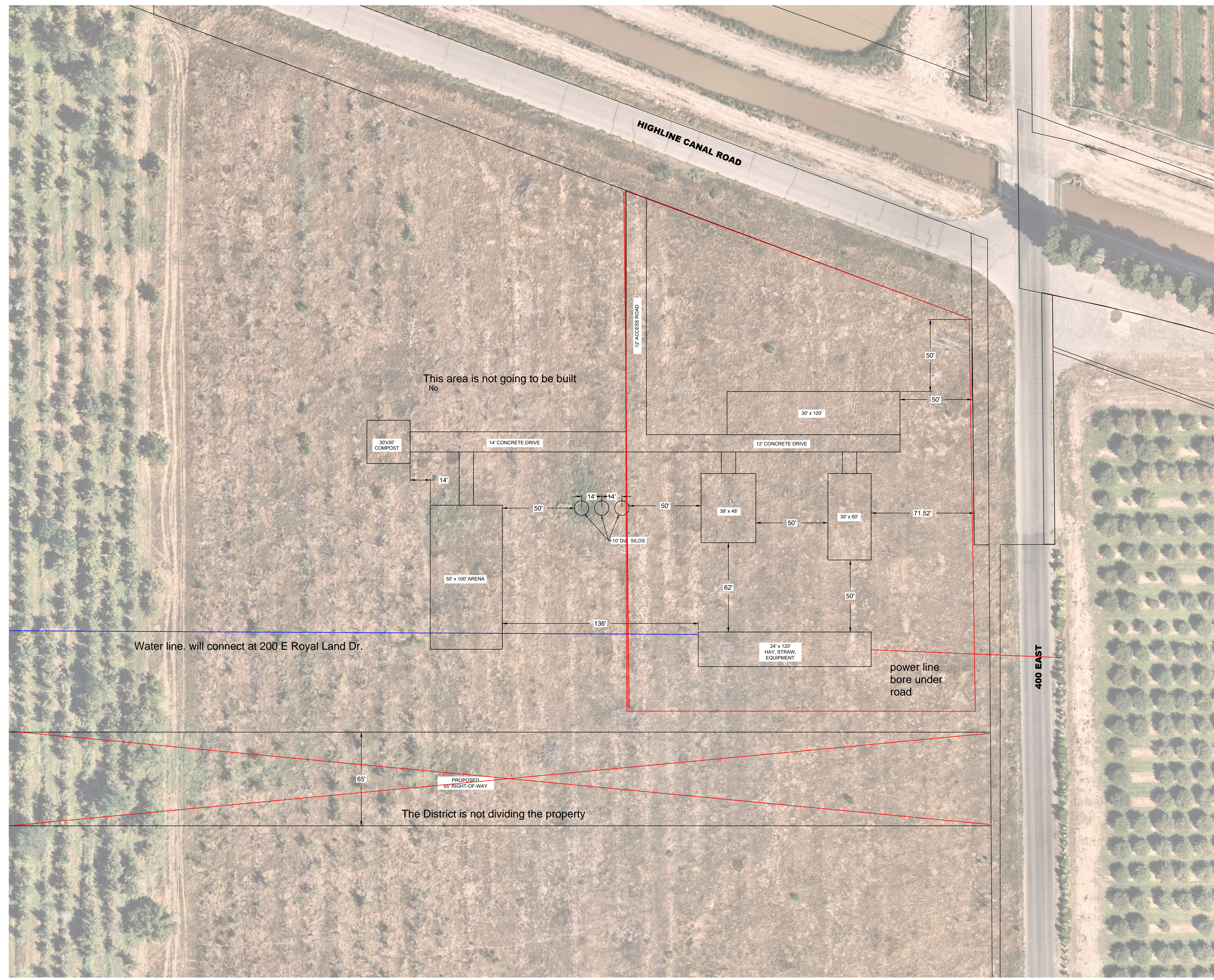


NOT FOR  
CONSTRUCTION

**NEBO SCHOOL DISTRICT**  
 SANTAQUIN, UTAH  
**ANIMAL LAB SITE PLAN**

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:  
**2022-0044**  
 DRAWN BY:  
**BAP**  
 DESIGNED BY:  
**NKW**  
 SCALE:  
**1"=30'**  
 DATE:  
**8/23/2022**



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 2<sup>nd</sup> and 4<sup>th</sup> 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: Karen Evans					
Telephone:	Alternate Telephone:	Email:			
Requested Traffic Control Device Information					
Address of Proposed Traffic Control Device: 300 E 400 S					
Type of Traffic Control Device Requested: Stop sign.					
Description and Justification for the Request					
<table border="1"> <tr> <td> <p>Contact Information                      Name Karen Evans                      Signs: Missing Traffic Sign                      Address of Sign Problem: 300 E 400 S</p> <p>I have a concern regarding the lack of a stop sign at 300 E 400 S. There has never been one there, but there is thru traffic going both directions. Until the past year, 300 East was a cul de sac and I've only seen cars drive through without stopping a few times, but since it is now a thru street with the new development, it is very concerning that there is no stop sign now for the construction vehicles using the street or for the residents that will soon be moving there. It feels very unsafe.</p> </td> <td> </td> <td> </td> </tr> </table>			<p>Contact Information                      Name Karen Evans                      Signs: Missing Traffic Sign                      Address of Sign Problem: 300 E 400 S</p> <p>I have a concern regarding the lack of a stop sign at 300 E 400 S. There has never been one there, but there is thru traffic going both directions. Until the past year, 300 East was a cul de sac and I've only seen cars drive through without stopping a few times, but since it is now a thru street with the new development, it is very concerning that there is no stop sign now for the construction vehicles using the street or for the residents that will soon be moving there. It feels very unsafe.</p>		
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Applicable Exhibits					
Please attach any drawing, map, or other information that can illustrate your request. <b>None Provided</b>					





**DRC Members in Attendance:** Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Department Representative Derek Spencer, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst

**Others in Attendance:** Senior Planner Loren Wiltse, Planner Camille Moffat, Assistant Stephanie Christensen, Recorder Amalie Ottley, Postmaster Jon Mendenhall, Applicant Colby Anderson (CIR Engineering)

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

**AutoZone Site Plan Review**

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

Building Official Randy Spadafora had no comments.

The applicant, Colby Anderson, brought up recent meetings with UDOT in which UDOT expressed concerns about access to the building site from Main Street and required that the drive approach be relocated as the proposed access is too close to the existing post office driveway. The applicants are planning on flipping the site plan to place the proposed building on the east side of the lot.

Public Works Director Callaway brought up water meter sizes and utility connection sizing and location. Engineer Lundell stated that the proposed sewer lines and water lines seem large for the projected volume of water usage at the site. The larger water connections and sewer laterals could affect impact and meter hook-up fees. The DRC indicated our standards require poly pipe material for the water lines. Engineer Lundell brought up potential issues and proposed discussion to relocate service meters away from Main Street and within the Center Street right-of-way. Director Callaway discussed landscaping and trees at the entryway to the site. The DRC discussed the guidelines in the city code that address site triangulation and tree specifications.

Derek Spencer from the Fire Department initially had no comments but did discuss the recommendation of 30 feet for the entry way width to meet fire code standards. UDOT recommended a 26-foot-wide driveway. City Manager Beagley agreed to discuss the driveway standards with UDOT and the applicant in a later meeting. Members of the DRC also recommended that the building be fire sprinkled. As it's not required by code, and it's not a regular occurrence in other site plans, the applicant does not anticipate adding a fire sprinkling system to the building. The location(s) of the hydrants in relation to the site were discussed.

Police Chief Hurst recommended that AutoZone design a shared driveway with the Post Office at the Center Street access point. Manager Beagley pointed out future plans for the Main Street Widening project that included access points for businesses, focused on the Post Office. Members of the DRC, the applicant, and Postmaster Mendenhall discussed how a shared driveway between the two businesses could/would work. The DRC also discussed the fencing, landscaping, and screening requirements at the rear of the site along with USPS.

Assistant Manager Bond brought up the current city code requirements that state that only 2-story businesses are allowed in the Central Business District Zone on Main Street. He stated that the city is willing to look at an amendment to that code as AutoZone currently is proposed as a one-story building. As code amendments may take additional time, he recommended and inquired if AutoZone would be willing to add a mezzanine space to the building to meet the code as it stands now.

The DRC and applicant discussed another access to the property on the west side of the site. The city encouraged connectivity to the existing businesses that will neighbor the AutoZone site.

Engineer Lundell pointed out that a photometric plan for the site must be submitted. He also requested anticipated Average Daily Trips (ADT) numbers for the site. Engineer Lundell addressed parking requirements and width requirements between stalls and the building. The DRC discussed the planned access in and out of the site that could change with the Main Street Widening project anticipated in 2023. Engineer Lundell spoke to the requirement for a storm drain report that includes the infiltration rate and retention. Percolation rates are required to be confirmed by a geotechnical engineer or city engineers. Assistant Manager Bond commended the applicant on the building and landscaping renderings. Manager Beagley brought up a manhole that could potentially come into conflict with the relocation of the building. Manager Beagley stated that the city will work with the applicant to determine what will be required with the manhole when the updated site plans are submitted. Lastly, signage for the site was discussed.

Manager Beagley motioned to table the AutoZone Site Plan Review for a later meeting so that redlines and discussion items may be addressed. Assistant Manager Bond seconded the motion.

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

Motion passed unanimously in favor.

### Meeting Minutes Approval

November 11, 2022

Manager Beagley motioned to approve the DRC Meeting Minutes from November 11, 2022. Building Manager Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes

Building Official Randy Spadafora  
Engineer Jon Lundell

Yes  
Yes

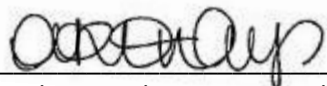
Motion passed unanimously in favor.

**Adjournment**

The meeting was adjourned at 11:07 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder