



DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 09, 2026, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> 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. Taco Bell Site Development Plan Review

A site plan review of a proposed Taco Bell Restaurant at 60 N 400 E

2. Traffic Request - Pole Canyon

A review of a traffic control device along Canyon Road

MEETING MINUTES APPROVAL

3. Meeting Minutes - May 12, 2026

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:

Stephanie Christensen, City Recorder



McCLURE™
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763

Ankeny, IA | Carroll, IA
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 Coralville, IA | Council Bluffs, IA
 Fort Dodge, IA | Sioux City, IA
 Columbia, MO | Macon, MO
 North Kansas City, MO | Springfield, MO
 Lenexa, KS
 Portsmouth, NH

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

REVISIONS
 05.20.2026 CITY COMMENTS

PROJECT INFO
 2025002749

ENGINEER B. KEMP
DRAWN BY J. ALVAREZ
CHECKED BY B. KEMP

SANTAQUIN TACO BELL
 60 N 400 E ST.
 SANTAQUIN, UT 84655
 SITE DEVELOPMENT PLANS
 COVER SHEET

DRAWING NO.
 T1

SANTAQUIN TACO BELL RESTAURANT SITE DEVELOPMENT PLANS

LOCATED IN:
**60 N 400 STREET
 SANTAQUIN , UTAH**

PROJECT SUMMARY

CURRENT ZONING: C-1 COMMERCIAL
 CURRENT USE: UNDEVELOPED
 PROPOSED USE: RESTAURANT (DRIVE-THRU)
 LAND AREA: 0.720 AC

EXISTING CONDITIONS

TOTAL BUILDING: 0 SF
 TOTAL PAVEMENT: 3,152 SF

PROPOSED CONDITIONS

TOTAL BUILDING 2,285 SF
 TOTAL PAVEMENT 19,462 SF

TOTAL IMPERVIOUS: 3,152 SF
 TOTAL PERVIOUS: 28,214 SF

TOTAL IMPERVIOUS 21,747 SF
 TOTAL PERVIOUS 9,619 SF

TOTAL PROPERTY AREA: 31,366 SF

TOTAL PROPERTY AREA 31,366 SF

PARKING REQUIREMENTS

CITY REQUIREMENT: RESTAURANTS, DRIVE-THRU: 1 SPACE PER 4 SEATS = 22/4 = 6 STALLS

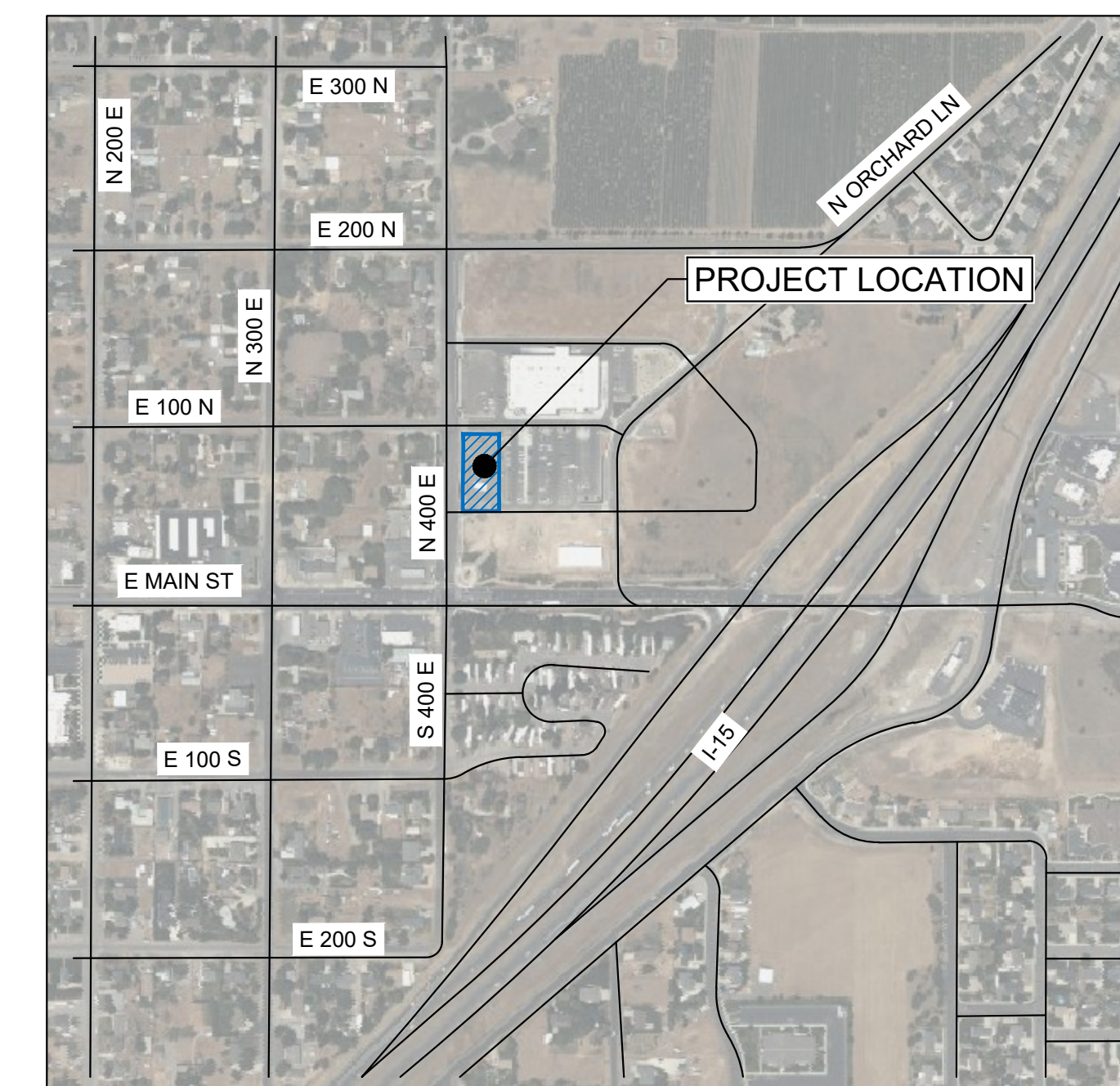
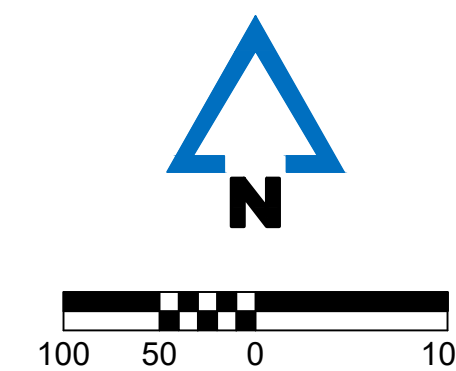
TOTAL PARKING STALLS PROVIDED:
 14 AUTO STALLS, INCLUDING 1 ACCESSIBLE STALL

SHEET LIST TABLE

NUMBER	SHEET TITLE
T1	COVER SHEET
T1.1	GENERAL NOTES
E1	EXISTING CONDITIONS
C1	SITE PLAN
C2	DIMENSION PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
C6	CONSTRUCTION DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS
C11	CONSTRUCTION DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & NOTES
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS
VT	VEHICLE TURNING MOVEMENT PLAN
LO	LIGHTING PLAN



LOCATION MAP - SANTAQUIN, UTAH



VICINITY MAP
 NOT TO SCALE
 SANTAQUIN, UTAH COUNTY, UTAH

CONTACTS:

OWNER/DEVELOPER:
 DDO-UTAH, LLC
 PO BOX 4179
 KINGMAN, AZ 86402

ENGINEER:
 McCLURE ENGINEERING COMPANY
 1700 SWIFT AVE., SUITE 100
 NORTH KANSAS CITY, MO 64116
 PHONE: 816-756-0444
 CONTACT: BRIAN KEMP

SURVEYOR:
 AWA ENGINEERING
 2010 NORTH REDWOOD RD
 SALT LAKE CITY, UT 84116
 PHONE: 801-521-8529



**TACO
 BELL™**

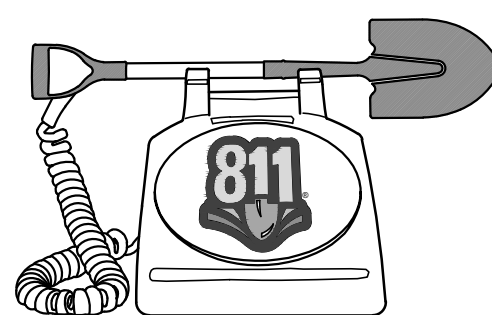
UTILITY CONTACTS:

ROCKY MOUNTAIN POWER: ELECTRIC
 PHONE: 1-888-221-7070

QUESTAR: GAS
 PHONE: 1-800-323-5517

CITY OF SANTAQUIN WATER DEPARTMENT
 110 S. CENTER STREET
 SANTAQUIN, UT 84655
 PHONE: 801-754-3211

CITY OF SANTAQUIN PUBLIC WORKS
 110 S. CENTER STREET
 SANTAQUIN, UT 84655
 PHONE: 801-754-3211



Know what's below.
 Call before you dig.

GENERAL NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC INFORMATION, AND SITE FEATURES SHOWN ARE BASED UPON A FIELD SURVEY CONDUCTED BY AWA ENGINEERING OF SALT LAKE CITY, UTAH IN DECEMBER OF 2025.
- PLANS REFERENCE UTAH STATE PLANES; NAD83 DATUM, CENTRAL ZONE, US FOOT.
- PROPERTY LOCATED AT 60 NORTH 400 EAST STREET, SANTAQUIN, UTAH.
- ASSESSORS MAP: RIDLEY'S SUBDIVISION, LOT 3.
- ZONING DISTRICT: C1 - GENERAL COMMERCIAL
- EXISTING USE: VACANT GRAVEL LOT
PROPOSED USE: FAST FOOD RESTAURANT (2,285 SF) WITH DRIVE-THRU
- WRITTEN DIMENSIONS ON THIS PLAN SET SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR IS ADVISED TO EXERCISE CAUTION WHEN SCALING REPRODUCED PLANS AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION MUST COMPLY WITH THE APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF SANTAQUIN, COMMONWEALTH OF UTAH, AND ALL RELEVANT FEDERAL AGENCIES.
- ALL SITE AND BUILDING CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION FOR THIS PROJECT. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND ANY STANDARD CONSTRUCTION DRAWINGS PROVIDED BY THE OWNER AND/OR DEVELOPER.
- LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORDS AVAILABLE TO THE ENGINEER AND ARE NOT GUARANTEED. LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING ANY WORK.
- THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH DIGSAFE AT 811 PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO FABRICATION AND/OR INSTALLATION.
- ALL CONSTRUCTION IN PUBLIC RIGHTS OF WAY SHALL CONFORM TO THE APPLICABLE LOCAL REGULATIONS INCLUDING PUBLIC WORKS AND ENGINEERING STANDARDS, COMMONWEALTH OF UTAH, AND UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REQUIREMENTS.
- DURING OPERATIONS WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL EMPLOY TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNING ARRANGEMENTS IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- CONTRACTOR TO MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
- THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS ISSUED BY LOCAL, STATE, AND FEDERAL AGENCIES.

DEMOLITION NOTES:

- DEMOLITION ACTIVITIES SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONNEL AND PREVENTING DAMAGE TO ADJACENT STRUCTURES AND SITE IMPROVEMENTS DURING DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT FROM THE MUNICIPALITY PRIOR TO COMMENCEMENT OF THE WORK.
- DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH PUBLIC ACCESS AREAS INCLUDING ROADS, SIDEWALKS, AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH DIGSAFE AT 811 PRIOR TO ANY EXCAVATION. ALL EXISTING UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER.
- USE WATER OR ALTERNATIVE APPROVED DUST CONTROL METHODS TO LIMIT THE AMOUNT OF DUST IN THE AIR DURING DEMOLITION.
- EXPLOSIVES ARE PROHIBITED UNLESS OTHERWISE NOTED. PERMISSION AND WRITTEN CONSENT MUST BE PROVIDED BY THE DEVELOPER AND AUTHORITIES PRIOR TO USE.
- ALL VOIDS RESULTING FROM DEMOLITION SHALL BE BACKFILLED WITH COMPACTED, GRANULAR MATERIAL FREE OF ORGANICS AND DEBRIS. BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES AND COMPACTED TO 95% OPTIMUM DENSITY.
- ALL DEBRIS AND WASTE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. NO MATERIALS SHALL BE STORED, SOLD, OR BURNED ON SITE.
- SHUT OFF, DISCONNECT, AND SEAL ALL UTILITIES SERVING ANY STRUCTURES INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF THE DEMOLITION ACTIVITY. LOCATE ALL UTILITY, DRAINAGE, AND SANITARY LINES AROUND THE DEMOLITION. PROTECT ALL ACTIVE DRAINAGE OR UTILITY LINES. NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF ANY UTILITY SERVICE INTERRUPTIONS. NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF THE SERVICE.
- FEATURES LABELED ON THE PLANS "TO BE REMOVED" OR "REMOVE AND DISPOSE" ARE DESIGNATED FOR DEMOLITION. ALL OTHER EXISTING FEATURES SHALL REMAIN UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND PLANTINGS, WALLS, PAVEMENTS, AND SITE FEATURES NOT DESIGNATED FOR REMOVAL.
- ANY DAMAGE TO EXISTING ROADWAYS, INFRASTRUCTURE, OR PROPERTIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING GRASS, LANDSCAPED, OR VEGETATED AREAS WITHIN THE LIMITS OF WORK PROPOSED TO BE RECONSTRUCTED AS PAVEMENT, SIDEWALK, OR OTHER STRUCTURE SHALL HAVE ALL PLANTINGS, SHRUBS, MULCHES, TOPSOIL, AND ORGANIC MATERIAL REMOVED TO FULL DEPTH PRIOR TO PREPARING SUBGRADE. TOPSOIL SHALL BE STOCKPILED AND REUSED IN PROPOSED LANDSCAPE AREAS AND/OR REMOVED FROM THE SITE UPON COMPLETION.

GRADING & DRAINAGE NOTES:

- ELEVATIONS SHOWN ARE REFERENCED TO VERTICAL DATUM NAVD88.
- CONTRACTOR SHALL VERIFY EXISTING SITE ELEVATIONS UPON ESTABLISHING CONTROL ON THE SITE. ANY DEVIATIONS BETWEEN EXISTING TOPOGRAPHY AND THAT SHOWN ON THE PLANS SHALL BE IDENTIFIED AND COORDINATED WITH THE ENGINEER.
- ALL PROPOSED STRUCTURES, SIDEWALKS, AND PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLAN GRADES, OR AS OTHERWISE DIRECTED BY THE ENGINEER.

- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- WHERE PROPOSED PAVEMENT MEETS EXISTING, EXISTING PAVEMENT SHALL BE SAWCUT AND A PAVEMENT JOINT SHALL BE INSTALLED TO ENSURE A SMOOTH AND CONTINUOUS GRADE.
- IN LANDSCAPED AREAS, THE TOP/RIM ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS, THE TOP/RIM ELEVATION OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL PROPOSED CATCH BASINS SHALL BE CONSTRUCTED WITH 4-FOOT SUMPS. OUTLETS SHALL BE FITTED WITH AN APPROVED OUTLET HOOD TO PREVENT SEDIMENT MIGRATION.
- ALL PROPOSED STORM DRAINAGE PIPE SHALL BE DUAL-WALL, N-12, SPOIL TIGHT (STIB) CORRUGATED HDPE WITH A SMOOTH INTERIOR AND INTEGRAL BELL & GASKET SPIGOT JOINTS, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35) BELL & GASKET SPIGOT, EXCEPT WITHIN 10 FEET OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED. COORDINATE WITH PLUMBING ENGINEER AND/OR INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD-ADJUSTING GRADES TO ENSURE PROPER DRAINAGE FROM ALL SURFACES.
- ALL ADA ACCESSIBLE WALKWAYS AND CROSSWALKS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE RAMPS SHALL NOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS SHALL NOT EXCEED 2.5 FEET IN ELEVATION CHANGE OR 30 FEET IN LENGTH BEFORE PROVIDING A LEVEL LANDING, NOT EXCEEDING 2% IN ALL DIRECTIONS. ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL COORDINATE THE SCHEDULE AND TIMING OF FINAL GRADING WITH LOAM AND SEEDING OPERATIONS.
- PIPE DATA PROVIDED ON PLANS IS CALCULATED TO CENTER OF STRUCTURE.
- ALL PROPOSED DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

UTILITY NOTES:

- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND BASED ON INFORMATION AVAILABLE TO THE SURVEYOR AND ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE (DIAL 811) AND THE LOCAL WATER DEPARTMENT AND UTILITY PROVIDERS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO HAVE ALL UTILITIES LOCATED AND MARKED.
- THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER. CONTRACTOR SHALL COORDINATE WITH THE LOCAL WATER DEPARTMENT FOR ACCESS TO WATER DURING CONSTRUCTION. USE OF A BACKFLOW PREVENTER MAY BE REQUIRED. APPLICATION AND PAYMENT OF ALL ASSOCIATED FEES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH OSHA TRENCHING AND SHORING REQUIREMENTS FOR ALL UTILITY TRENCHING AND INSTALLATION.
- WATER SERVICE INSTALLATION SHALL CONFORM TO MUNICIPAL AND/OR LOCAL WATER DEPARTMENT STANDARDS.
- ALL NEW ELECTRIC AND COMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE MARKING TAPE FOR ALL UNDERGROUND UTILITIES.
- ALL SEWER SERVICES SHALL BE PVC SDR-35 PIPE, WITH A MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHEN CONDITIONS PREVENT ACHIEVING A SEPARATION OF 10 FEET LATERALLY, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE VERTICAL SEPARATION BETWEEN THE UTILITIES SHALL BE AT LEAST 18 INCHES.
- ALL WATER PIPE SHALL BE SDR9 HDPE UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES
CITY OF SANTAQUIN, UTAH

- ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED PRIOR TO ANY EARTH-DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS APPROVED BY THE CITY.
- THE CONTRACTOR SHALL COMPLY WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL CONSTRUCTION STORMWATER PERMIT AND ALL APPLICABLE CITY OF SANTAQUIN REQUIREMENTS.
- ALL BMPs SHALL BE INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF 0.5 INCHES OR GREATER.

A WRITTEN LOG OF ALL INSPECTIONS, DEFICIENCIES, AND CORRECTIVE ACTIONS SHALL BE MAINTAINED ON-SITE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MADE AVAILABLE TO THE CITY UPON REQUEST.
- ALL BMPs SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. DAMAGED, FAILED, OR INEFFECTIVE BMPs SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED IMMEDIATELY.
- SEDIMENT SHALL BE REMOVED FROM BMPs, INCLUDING SILT FENCE, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS, WHEN ACCUMULATION REACHES ONE-THIRD (1/3) OF THE DEVICE HEIGHT OR AS REQUIRED TO MAINTAIN FUNCTION.
- SEDIMENT TRACKED OR DEPOSITED ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY AND NO LESS THAN DAILY. STREET CLEANING SHALL BE PERFORMED BY MECHANICAL SWEEPING OR OTHER APPROVED METHODS. WASHING SEDIMENT INTO STORM DRAINS IS STRICTLY PROHIBITED.
- STABILIZED CONSTRUCTION ENTRANCES AND EXIT POINTS SHALL BE MAINTAINED TO MINIMIZE TRACKING. ADDITIONAL AGGREGATE SHALL BE PLACED AS NECESSARY TO MAINTAIN EFFECTIVENESS.
- ALL DISTURBED SOILS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE, BUT NO LATER THAN FOURTEEN (14) DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA, UNLESS OTHERWISE APPROVED BY THE CITY.

- SEDIMENT-LADEN RUNOFF SHALL BE RETAINED ON-SITE. NO SEDIMENT OR TURBID WATER SHALL BE ALLOWED TO ENTER THE CITY STORM DRAIN SYSTEM, IRRIGATION SYSTEMS, OR ADJACENT PROPERTIES.
- BMPs DAMAGED OR DISPLACED BY CONSTRUCTION ACTIVITIES OR WEATHER EVENTS SHALL BE REPAIRED OR REINSTALLED IMMEDIATELY.
- THE SWPPP SHALL BE KEPT CURRENT AND ON-SITE AT ALL TIMES. THE SWPPP SHALL BE UPDATED TO REFLECT FIELD CONDITIONS AND ANY CHANGES IN BMPs OR CONSTRUCTION PHASING.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENT RESPONSE NECESSARY TO PREVENT OFF-SITE SEDIMENT DISCHARGE OR POLLUTION.
- THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NECESSARY TO PREVENT WIND EROSION IN ACCORDANCE WITH CITY REQUIREMENTS.
- FAILURE TO COMPLY WITH THESE REQUIREMENTS OR WITH CITY OF SANTAQUIN STORMWATER REGULATIONS MAY RESULT IN STOP WORK ORDERS, FINES, OR OTHER ENFORCEMENT ACTIONS.
- FINAL STABILIZATION SHALL BE ACHIEVED PRIOR TO NOTICE OF TERMINATION (NOT) OF THE UPDES PERMIT AND ACCEPTANCE BY THE CITY OF SANTAQUIN.

LEGEND

BIT	BITUMINOUS
CB	CATCH BASIN
CEM	CEMENT
CLF	CHAINLINK FENCE
CJ	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DMH	DRAIN MANHOLE
EXIST/EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FOOT
MEG	MATCH EXISTING GRADE
OCS	OUTLET CONTROL STRUCTURE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
SS	SANITARY SEWER
TC	TOP OF CURB
TYP	TYPICAL
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
WSO	WATER SHUT OFF
⊙	STREET LIGHT
⊕	UTILITY POLE
⊗	CATCH BASIN
⊙	STORM DRAIN MANHOLE
*	CONIFEROUS TREE
⊕	TREE STUMP
⊕	DECIDUOUS TREE
⊕	WATER SHUT OFF
⊕	FIRE HYDRANT
⊗	GATE VALVE
[HH]	HANDHOLE
[BM]	GAS METER
⊕	BENCHMARK
☆	CONTROL POINT
=====	BACK AND FACE OF CURB
=====	SIDEWALK
=====	PAVEMENT STRIPING
— SAN —	SANITARY SEWER
— STR —	STORM DRAIN
— W —	WATER
— P —	UNDERGROUND ELECTRIC
— G —	GAS
— T —	UNDERGROUND COMMUNICATIONS
□ □ □ □	WOOD GUARDRAIL
— — — —	METAL GUARDRAIL
— — — —	CHAIN LINK FENCE
— — — —	STOCKADE FENCE
— — — —	POST & RAIL FENCE
— — — —	WIRE FENCE
90	CONTOUR ELEVATION
⊙	TREE
⊕	UTILITY POLE
⊕	GUY WIRE
— OHP —	OVERHEAD WIRE
=====	TREELINE
⊕	SIGN
⊕	DRAIN MANHOLE
⊕	CATCH BASIN
⊕	ROOF DRAIN
⊕	CLEANOUT
⊕	VENT
⊕	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	ELECTRIC MANHOLE
⊕	WATER MANHOLE
⊕	MANHOLE
⊕	GAS VALVE
⊕	GAS SHUT OFF
⊕	WATER VALVE
⊕	WATER SHUT OFF
⊕	FIRE HYDRANT
⊕	BOLLARD
⊕	LIGHT POLE



McCLURE™

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Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO | Springfield, MO
Lenexa, KS
Portsmouth, NH

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans. Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

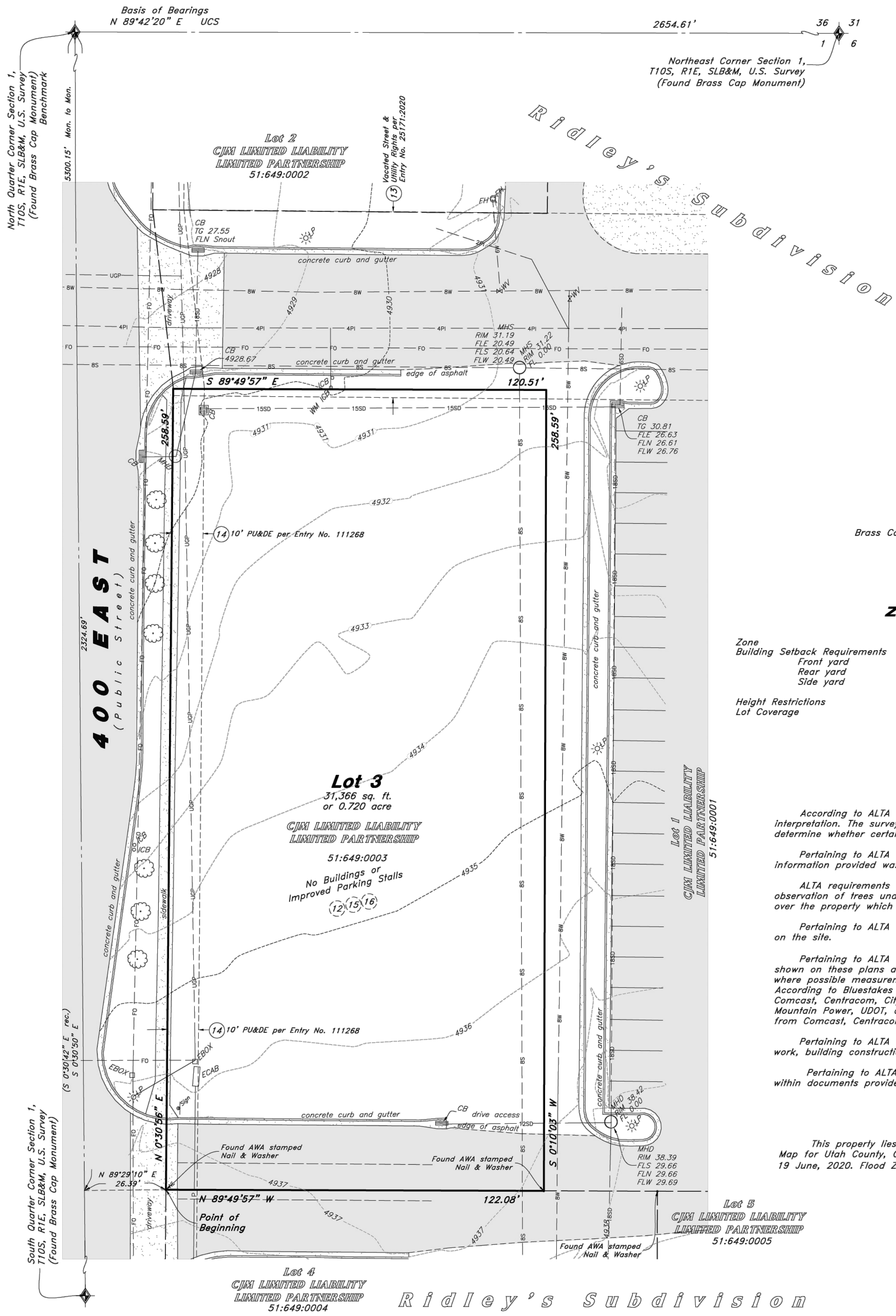
REVISIONS
05.20.2026 CITY COMMENTS

PROJECT INFO
2025002749

ENGINEER **DRAWN BY** **CHECKED BY**
B. KEMP J. ALVAREZ B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
GENERAL NOTES

DRAWING NO.
T1.1



THIS SHEET NOT TO SCALE
Scale: 1" = 20'

Legend

- | | | | |
|--|------------------------|--|-------------------------|
| | Asphalt | | Property Line |
| | Concrete | | Easement Line |
| | Contour | | Adjoiner Line |
| | Section Corner | | Sanitary Sewer Line |
| | Manhole | | Cullinary Water Line |
| | Catch Basin | | Storm Drain Line |
| | Fire Hydrant | | Gas Line |
| | Water Valve | | Overhead Power |
| | Gas Meter | | Underground Power |
| | Power Pole | | Telecommunications Line |
| | Guy Wire | | Fence Line |
| | Sign | | Section Line |
| | Inlet Box | | Center Line |
| | Light Pole | | Fiber Optic Line |
| | Telecommunications Box | | |
| | Electrical Box | | |
| | Deciduous Tree | | |

Benchmark

Brass Cap Monument for the North Quarter Corner Section 1,
T10S, R1E, SLB&M Elevation = 4876.80 feet
(NGVD29 UTM EL = 4876.97')

Zoning Information

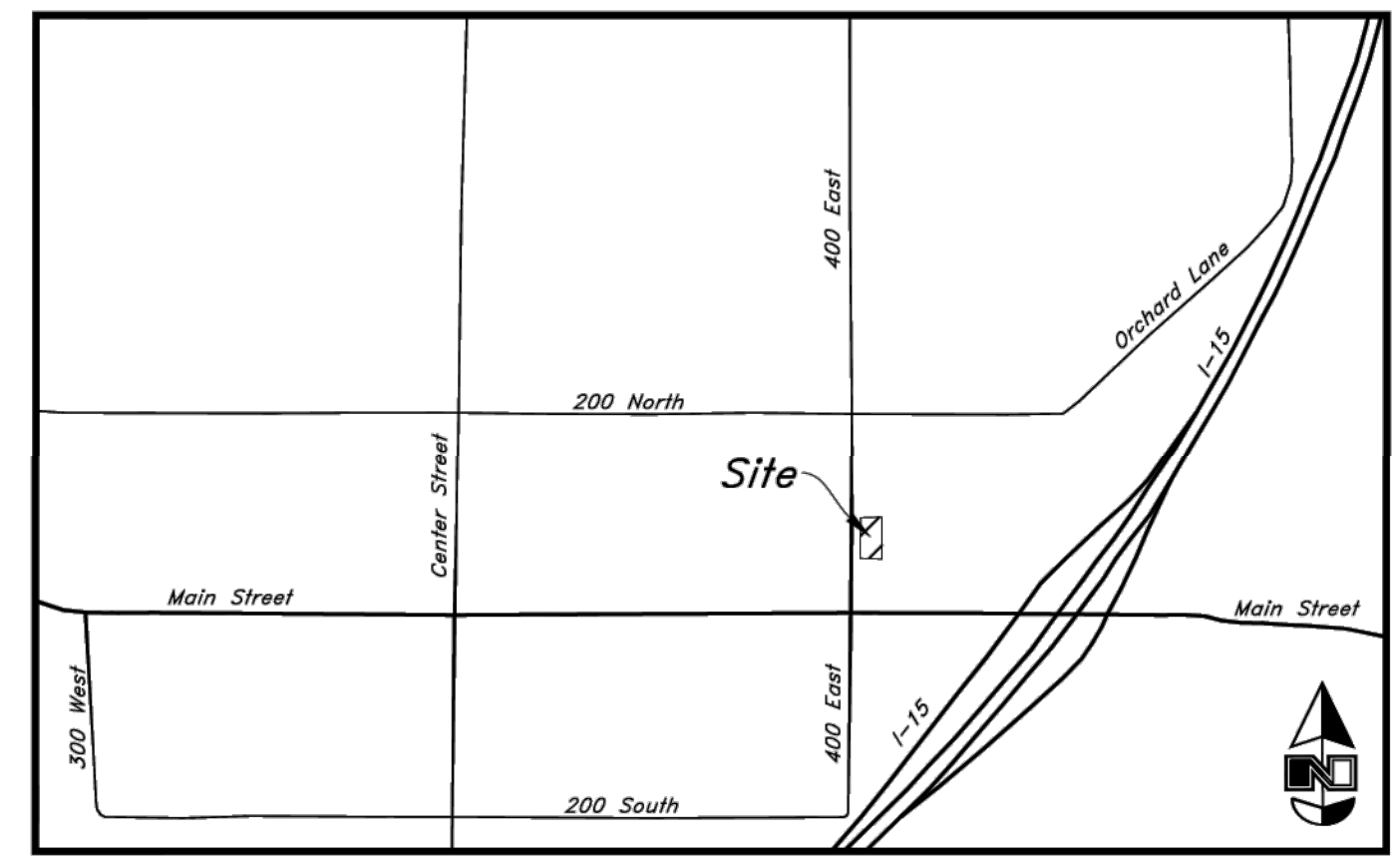
Zone	=	C-1 (General Commercial)
Building Setback Requirements	=	
Front yard	=	10'
Rear yard	=	5' (10' from Private Street/ Drive Aisle Curb)
Side yard	=	5' (10' from Private Street/ Drive Aisle Curb)
Height Restrictions	=	48'
Lot Coverage	=	None

Notes

- According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.
- Pertaining to ALTA Table A Item No. 6: No zoning report or letter was supplied for review, information provided was found on the Santaquin City Zoning Website.
- ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.
- Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.
- Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: AT&T, Comcast, Centracom, City of Santaquin, Naphi City, Enbridge, Lumen, Utopia Fiber, Rocky Mountain Power, UDOT, and Zayo. The Surveyor has requested maps and received no responses from Comcast, Centracom, and Enbridge Gas.
- Pertaining to ALTA Table A Item No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.
- Pertaining to ALTA Table A Item No. 18: No plottable offsite easements were revealed within documents provided.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, City of Santaquin and Incorporated Areas Map Number 49049C0975F dated 19 June, 2020. Flood Zone X is defined as "Area of Minimal Flood Hazard"



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Brian Kemp from McClure Vision prerequisite to the development of this property.

This Survey retraces and honors Lot 3 of Ridley's Subdivision recorded under Entry No. 111268:2020.

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

This Survey honors road dedications to Santaquin City per Entry No. 25170:2020.

No Property Corners were placed with this Survey.

Title Information

- This survey was completed using Title Report File No. NCSUT01800 dated October 23, 2025 from Fidelity National Title Insurance Company:
- The following survey related items circled (Solid) from Schedule B, Part II of the title report are plotted on the survey:
- The following survey related items circled (Dashed) from Schedule B, Part II of the title report blanket all or a portion of this site but contain nothing to plot:
- The following survey related items not circled from Schedule B, Part II of the title report could not be plotted:
- (12) A Resolution Approving a Development Agreement recorded October 7, 2019 as Entry No. 101935:2019 of Official Records. Blankets lots of Ridley's Subdivision, details previous dedications and vacations of public streets.
 - (13) A Warranty Deed conveys a vacated 100 North Street, being recorded February 27, 2020 as Entry No. 25171:2020 of Official Records. Said vacation is made expressly subject to all existing rights of way and easements of all public utilities of any and every description now located in, on, under or over the confines of the herein described property. Also, Subject to the rights of entry thereon for the purpose of inspecting, maintaining, repairing, replacing, removing, altering or rerouting said utilities. Vacated 100 North Street is north of subject Lot 3.
 - (14) Easements and notes as shown on the plat of Ridley's Subdivision being recorded July 31, 2020 as Entry No. 111268 and Map Filing 17189 of Official Records.
 - (15) A Memorandum of Lease and Grants of Permanent Easements recorded February 16, 2023 as Entry No. 9709:2023 of Official Records. A lease to McDonalds on Lot 7 establishing cross access and utility provisions spanning common areas of the Subdivision.
 - (16) A Covenant Not to Compete recorded February 16, 2023 as Entry No. 9710:2023 of Official Records. Restricts lots in the subdivision from selling hamburgers. Blankets site.
- * Exception No.'s 1-11 and 18 are general and/or standard exceptions that do not reveal matters of survey.
- ** Exception No. 17 describes and affects this site but does not reveal survey matters.

Record Description

Lot 3, Ridley's Subdivision, according to the official plat thereof, on file and of record in the office of the Utah County Recorder.

Certification

To McClure Vision, DDO-Utah, L.L.C., a Utah limited liability company, CJM Limited Liability Limited Partnership, an Idaho limited partnership, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 8, 9, 11(a), 13, 16, 18 and 19 of Table A thereof. The fieldwork was completed on November 25, 2025.

Date: 12 Dec, 2025

David M. Hamilton
Utah PLS No. 12966234



DESIGNED BY:	DH
DRAFTED BY:	LC
CLIENT NAME:	McClure Vision
DATE:	25-222 as



ALTA / NSPS Land Title Survey
Taco Bell Santaquin
60 North 400 East Street
City of Santaquin, Utah County, Utah
A Part of the Northeast Quarter of Section 1, T10S, R1E, SLB&M, U.S. Survey

9 Dec, 2025
SHEET NO. 1



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REVISIONS
 05.20.2026 CITY COMMENTS

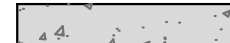




PROJECT INFO
 2025002749

ENGINEER: B. KEMP DRAWN BY: J. ALVAREZ CHECKED BY: B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
SITE PLAN

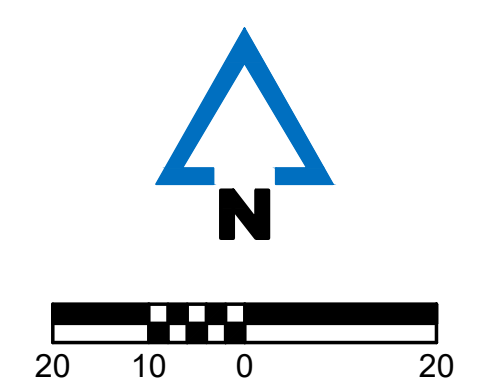
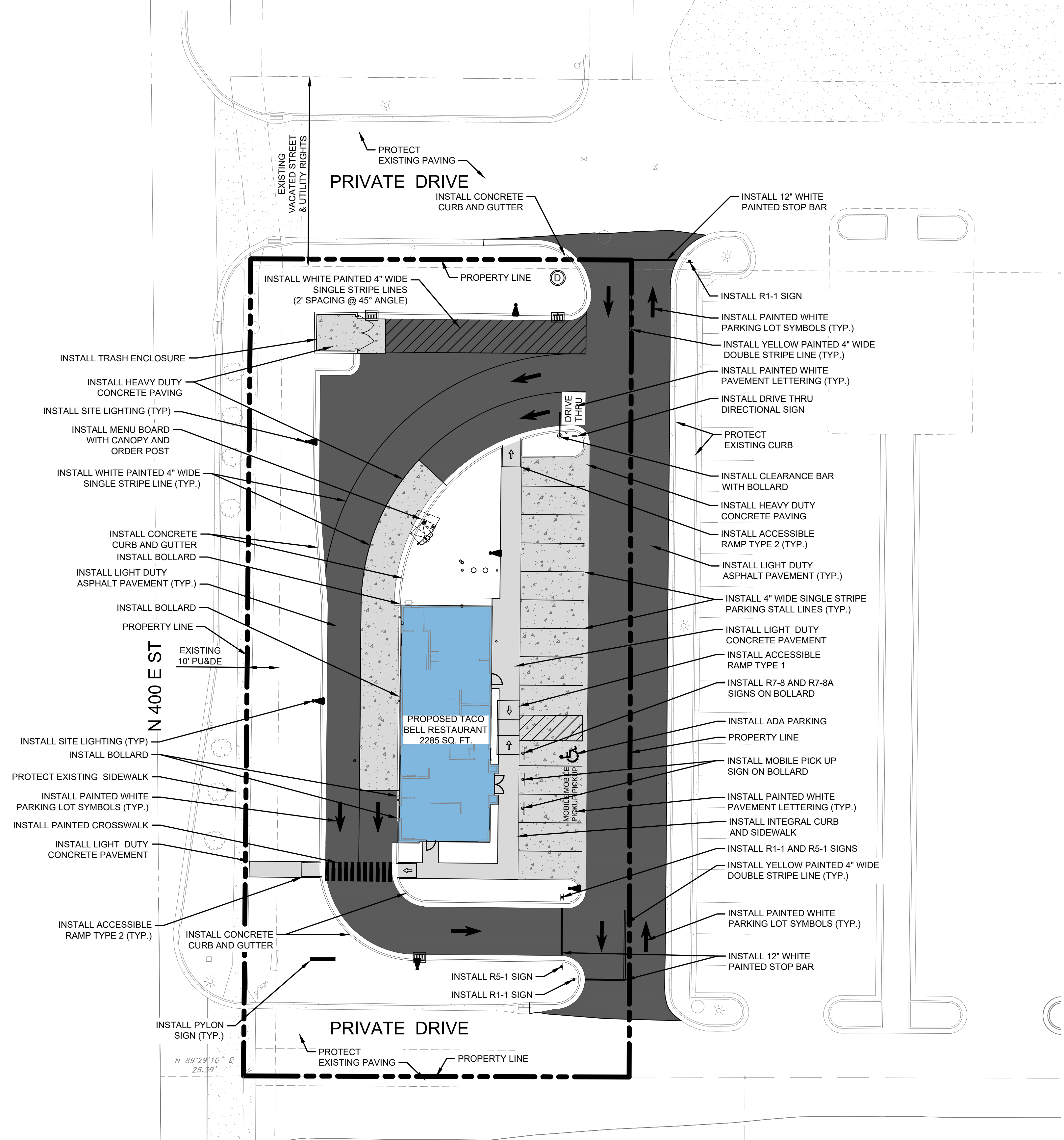
DRAWING NO.
C1

LEGEND

-  HEAVY DUTY CONCRETE PAVEMENT (FOR PARKING/DUMPSTER ENCLOSURE/ DRIVE THRU LANE)
-  SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
-  ASPHALT PAVEMENT
-  BUILDING FOOTPRINT
-  PROPOSED PROPERTY LINE

NOTES:

1. SEE SHEET T1.1 FOR GENERAL NOTES



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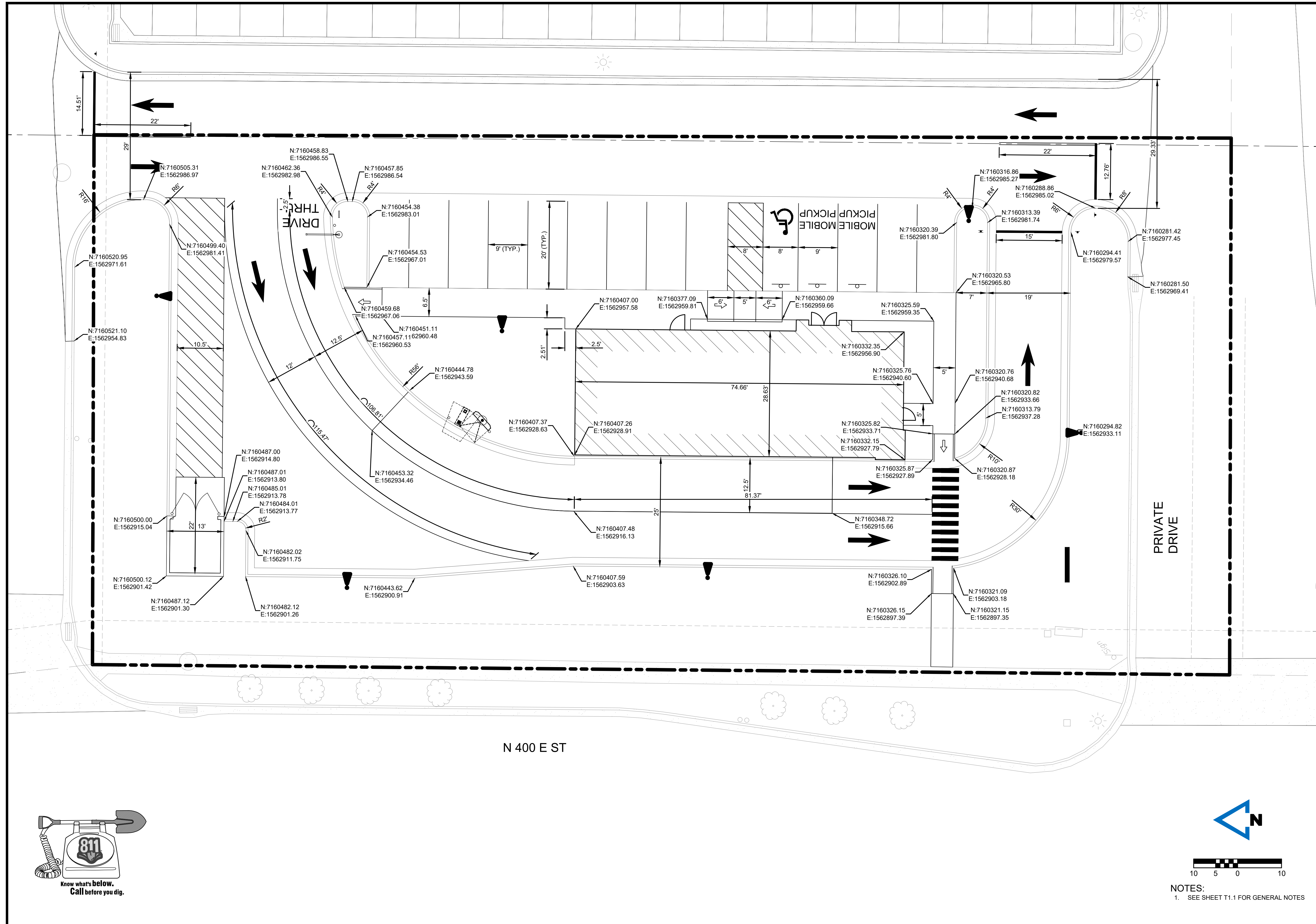
REVISIONS
 05.20.2026 CITY COMMENTS

PROJECT INFO
 2025002749

ENGINEER: B. KEMP DRAWN BY: J. ALVAREZ CHECKED BY: B. KEMP

SANTAQUIN TACO BELL
 60 N 400 E ST.
 SANTAQUIN, UT 84655
 SITE DEVELOPMENT PLANS
 DIMENSION PLAN

DRAWING NO.
C2



NOTES:
 1. SEE SHEET T1.1 FOR GENERAL NOTES



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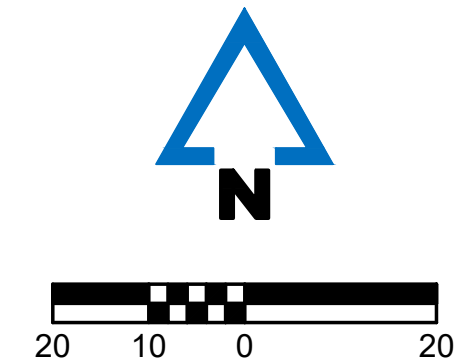
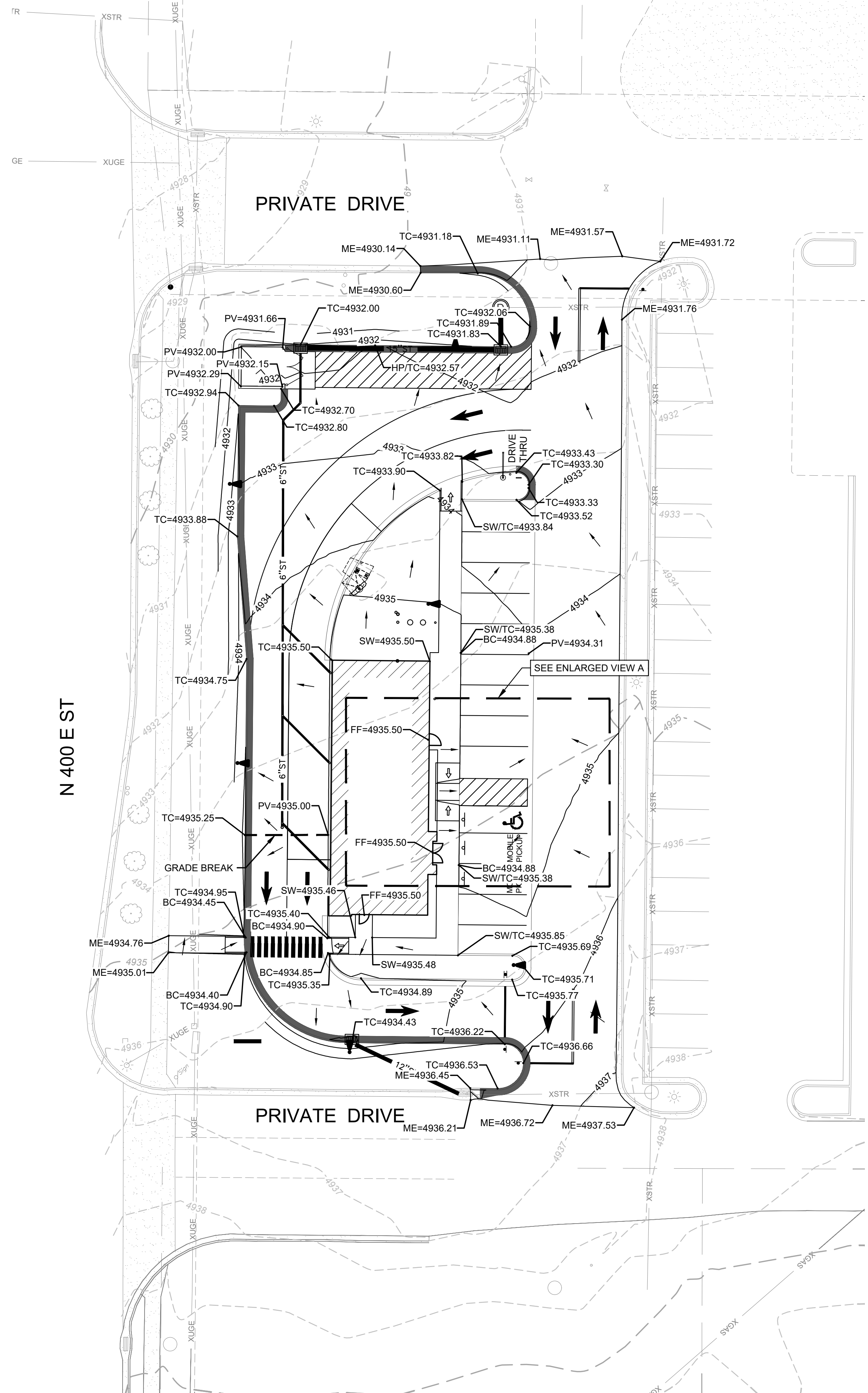
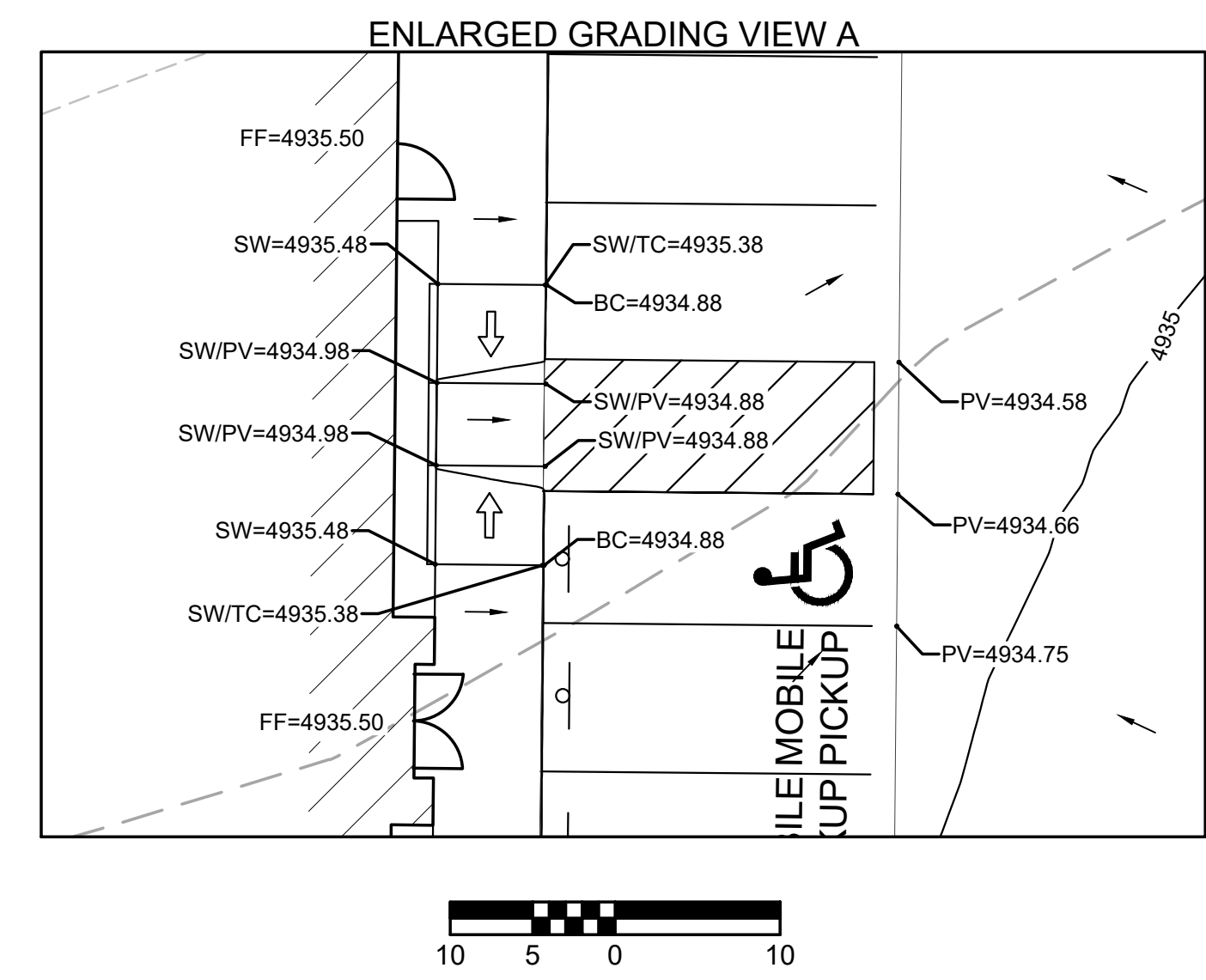
ENGINEER B. KEMP **DRAWN BY** J. ALVAREZ **CHECKED BY** B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
GRADING AND DRAINAGE PLAN

DRAWING NO.
C3

- LEGEND:**
- DRY CURB
 - WET CURB
 - - - 499 EXISTING 1' CONTOUR
 - - - 500 EXISTING 5' CONTOUR
 - 499 PROPOSED 1' CONTOUR
 - 500 PROPOSED 5' CONTOUR
 - GRADE BREAK
- SPOT ELEVATION LEGEND:**
- SW = TOP OF SIDEWALK ELEVATION
 - PV = TOP OF PAVEMENT ELEVATION
 - TC = TOP OF CURB
 - BC = BOTTOM OF CURB
 - TG = TOP OF GROUND
 - FF = FINISHED FLOOR ELEVATION
 - HP = HIGH POINT
 - ME = MATCH ELEVATION
 - ↘ = DRAINAGE DIRECTION

NOTE:
 SEE SHEET T1.1 FOR GENERAL NOTES.



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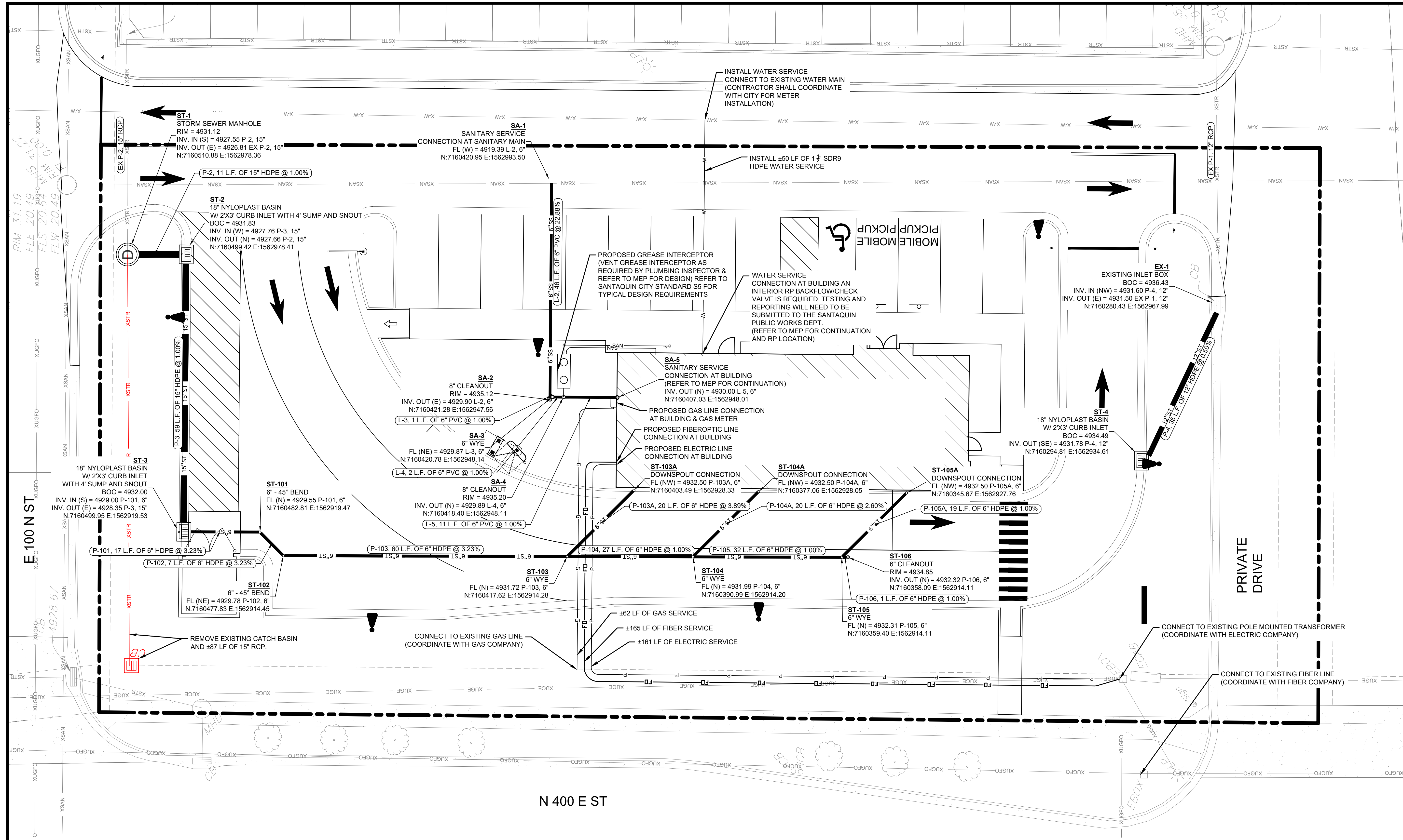
REVISIONS
 05.20.2026 CITY COMMENTS

PROJECT INFO
 2025002749

ENGINEER DRAWN BY CHECKED BY
 B. KEMP J. ALVAREZ B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
UTILITY PLAN

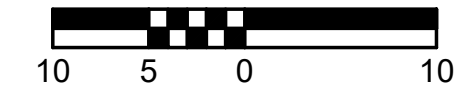
DRAWING NO.
C4



LEGEND

- XSAN --- EX. SANITARY SEWER LINE
- XSTR --- EX. STORM SEWER LINE
- X-W --- EX. WATER LINE
- XOHP --- EX. OVERHEAD ELECTRIC LINE
- XUGFO --- EX. UNDERGROUND FIBER LINE
- SS --- NEW SANITARY SEWER LINE
- ST --- NEW STORM SEWER LINE
- W --- NEW WATER LINE
- FO --- NEW FIBEROPTIC LINE
- P --- NEW ELECTRIC LINE
- G --- NEW GAS LINE
- --- PROPERTY LINE

NOTE:
 SEE SHEET T1.1 FOR GENERAL NOTES.





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REVISIONS
 05.20.2026 CITY COMMENTS



PROJECT INFO
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ENGINEER: B. KEMP DRAWN BY: J. ALVAREZ CHECKED BY: B. KEMP

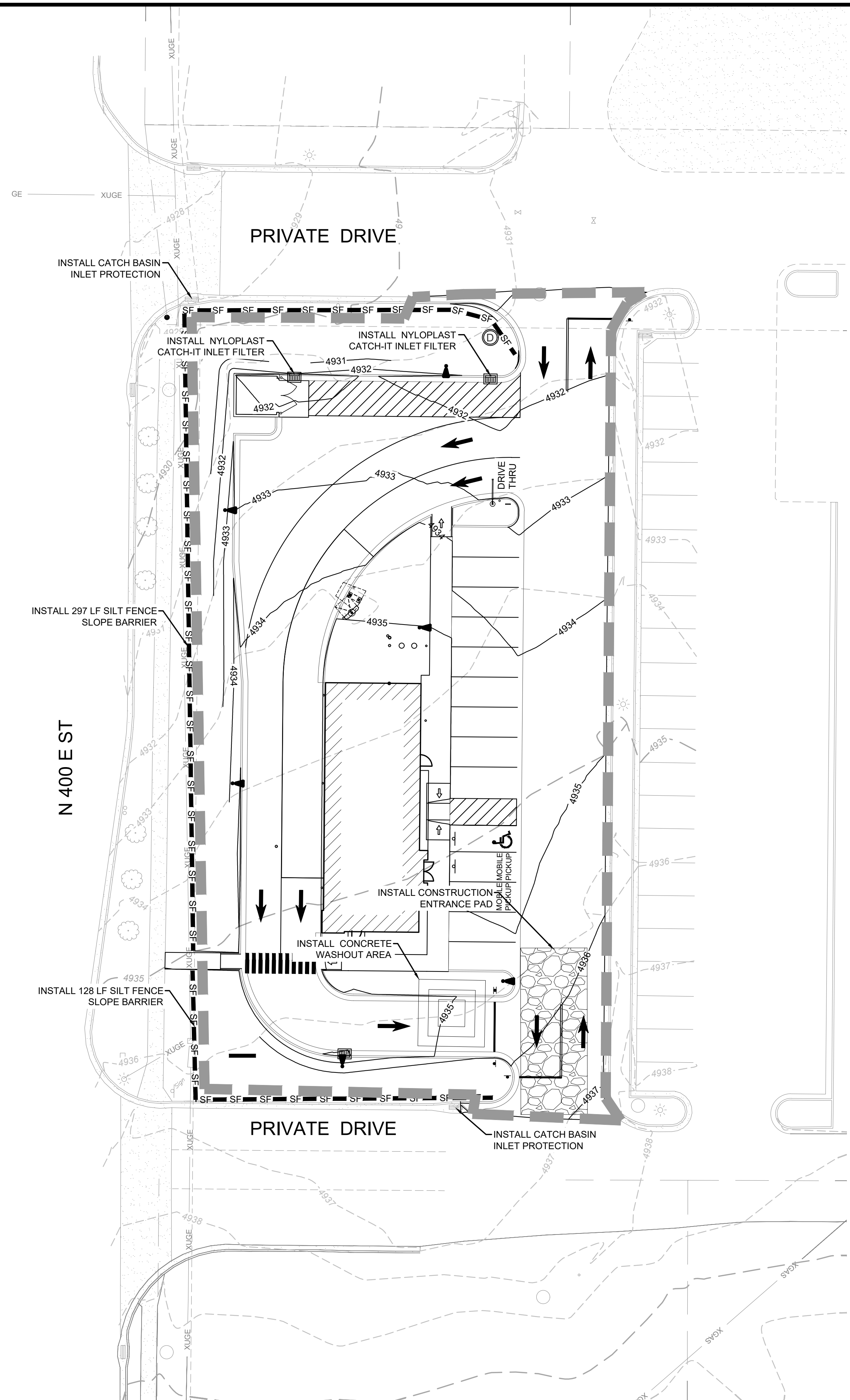
SANTAQUIN TACO BELL
 60 N 400 E ST.
 SANTAQUIN, UT 84655
 SITE DEVELOPMENT PLANS
 EROSION CONTROL PLAN

DRAWING NO.
C5

LEGEND:

- - - 4499 - - - EXISTING 1' CONTOUR
- - - 4500 - - - EXISTING 5' CONTOUR
- 4499 — PROPOSED 1' CONTOUR
- 4500 — PROPOSED 5' CONTOUR
- ▬▬▬ LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE SLOPE BARRIER
-  GRAVEL CONSTRUCTION SITE ENTRANCE.
-  CONCRETE WASHOUT AREA.

NOTE:
 SEE SHEET T1.1 FOR GENERAL NOTES.





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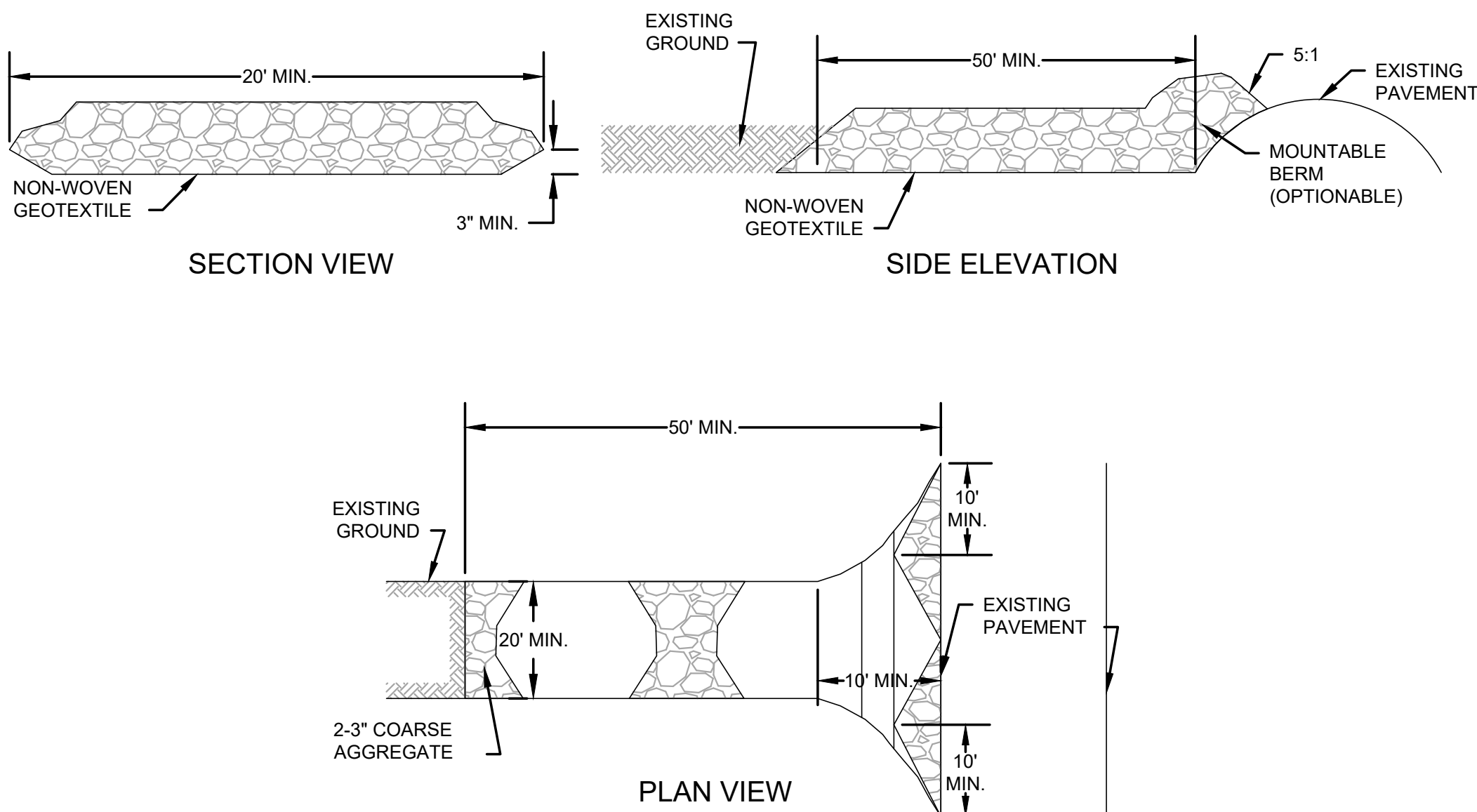
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 05.20.2026 CITY COMMENTS

PROJECT INFO
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ENGINEER B. KEMP **DRAWN BY** J. ALVAREZ **CHECKED BY** B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
CONSTRUCTION DETAILS

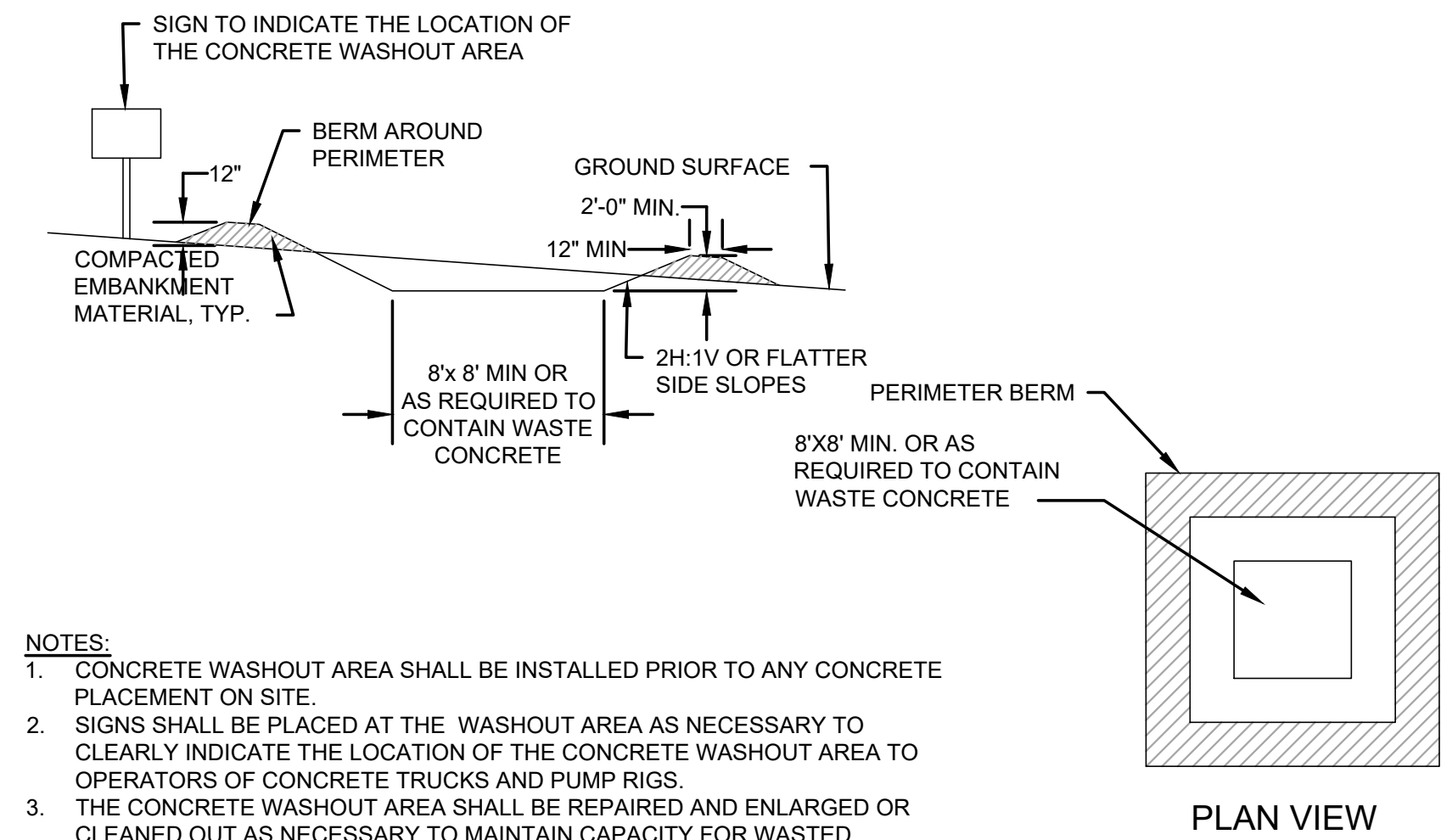
DRAWING NO.
C6



- TEMPORARY CONSTRUCTION ENTRANCE PAD NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2%, CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H:1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 4. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
 5. PLACE STONE TO DIMENSIONS AND GRADE AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
 6. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
 7. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.

- TROUBLESHOOTING:**
1. IF RUNOFF CONTROL IS INADEQUATE TO THE EXTENT THAT SEDIMENT WASHES ONTO THE PUBLIC ROAD, INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES.
 2. IF SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL, INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC.
 3. IF THE PAD IS TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC, EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY.

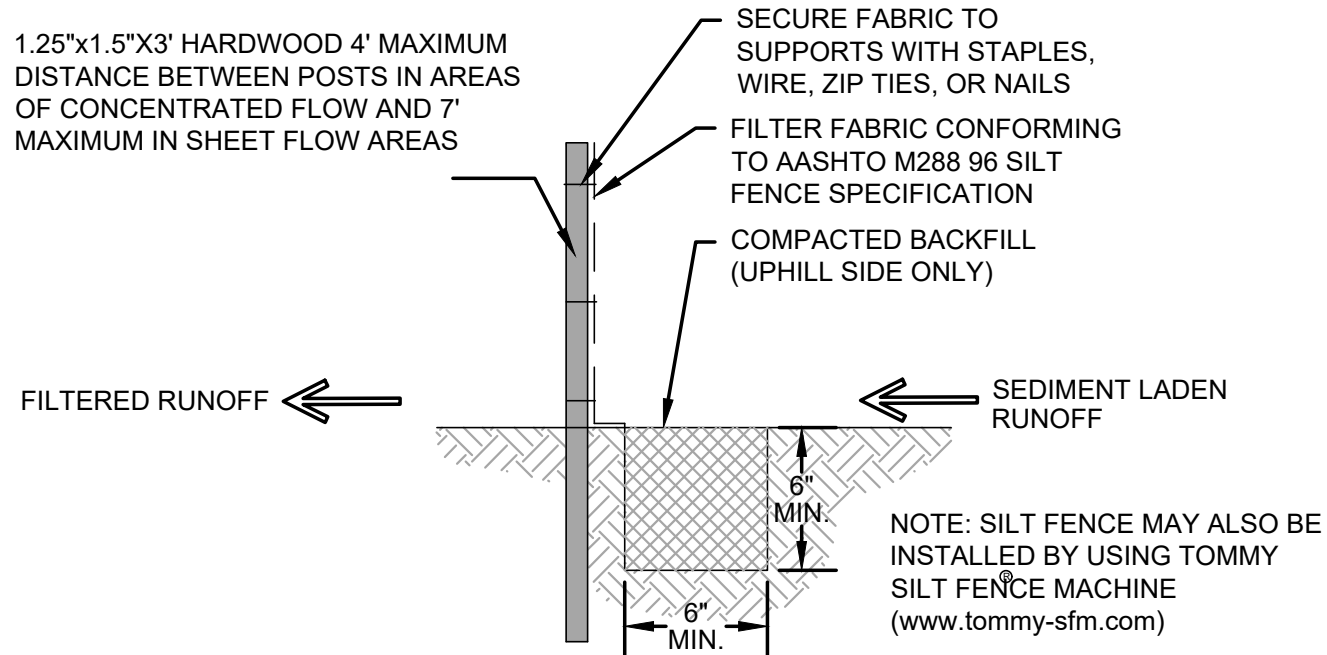
- INSPECTION AND MAINTENANCE:**
1. INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER 1/2 INCH OR GREATER STORM EVENTS.
 2. RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL.
 3. TOPDRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED.
 4. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
 5. REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED.



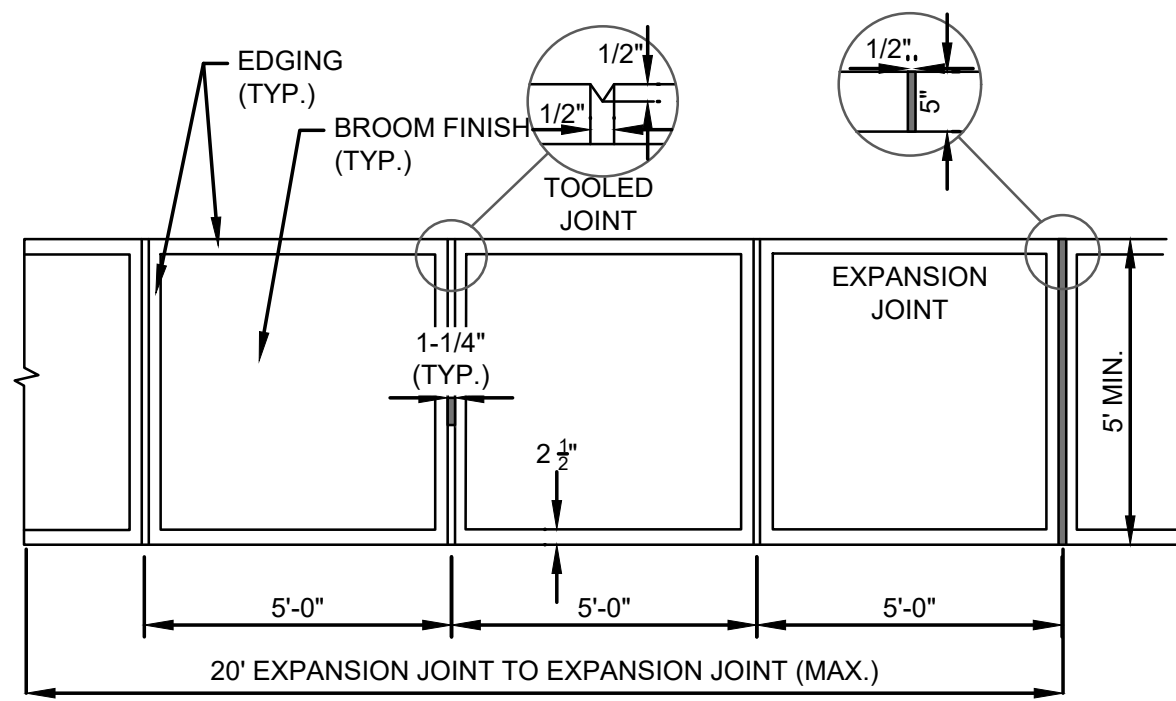
- NOTES:**
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. SIGNS SHALL BE PLACED AT THE WASHOUT AREA AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONSTRUCTION SITE ENTRANCE PAD
 NOT TO SCALE

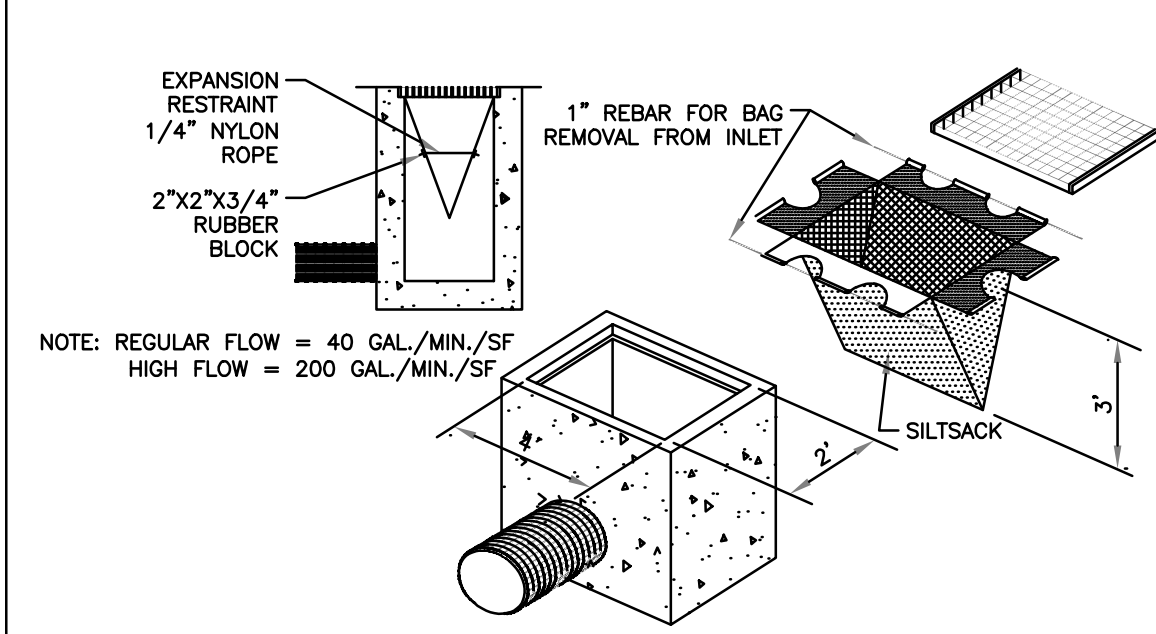
CONCRETE WASHOUT AREA
 NOT TO SCALE



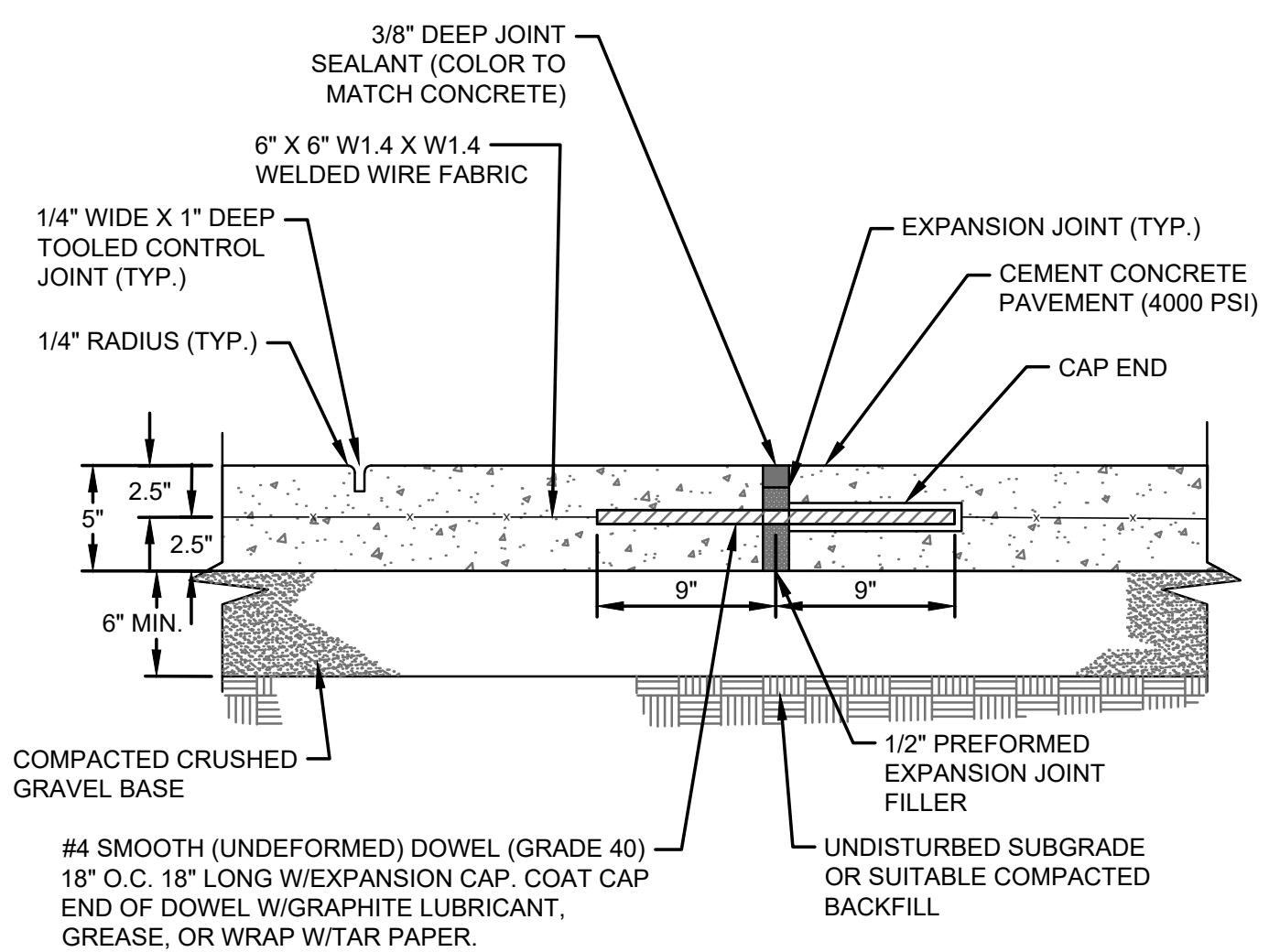
SILT FENCE SLOPE BARRIER
 NOT TO SCALE



CONCRETE SIDEWALK AND JOINT EDGING
 NOT TO SCALE



CATCH BASIN INLET PROTECTION
 NOT TO SCALE



CEMENT CONCRETE SIDEWALK AND JOINT
 NOT TO SCALE

- NOTES:**
1. MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC OR DOWEL.
 2. CONTROL JOINTS TO BE LOCATED 5 FT. ON CENTER.
 3. EXPANSION JOINTS TO BE LOCATED 20 FT. ON CENTER.

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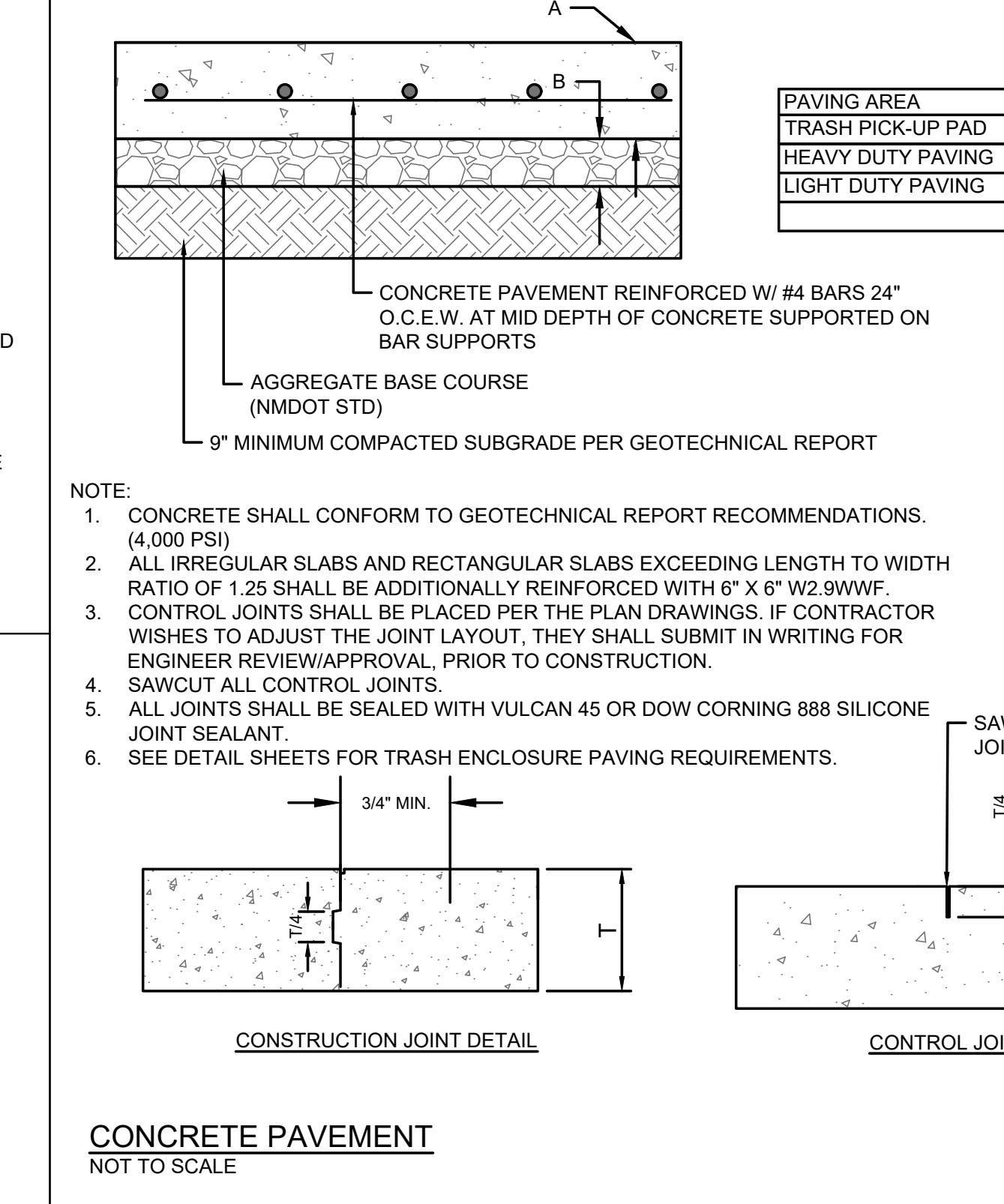
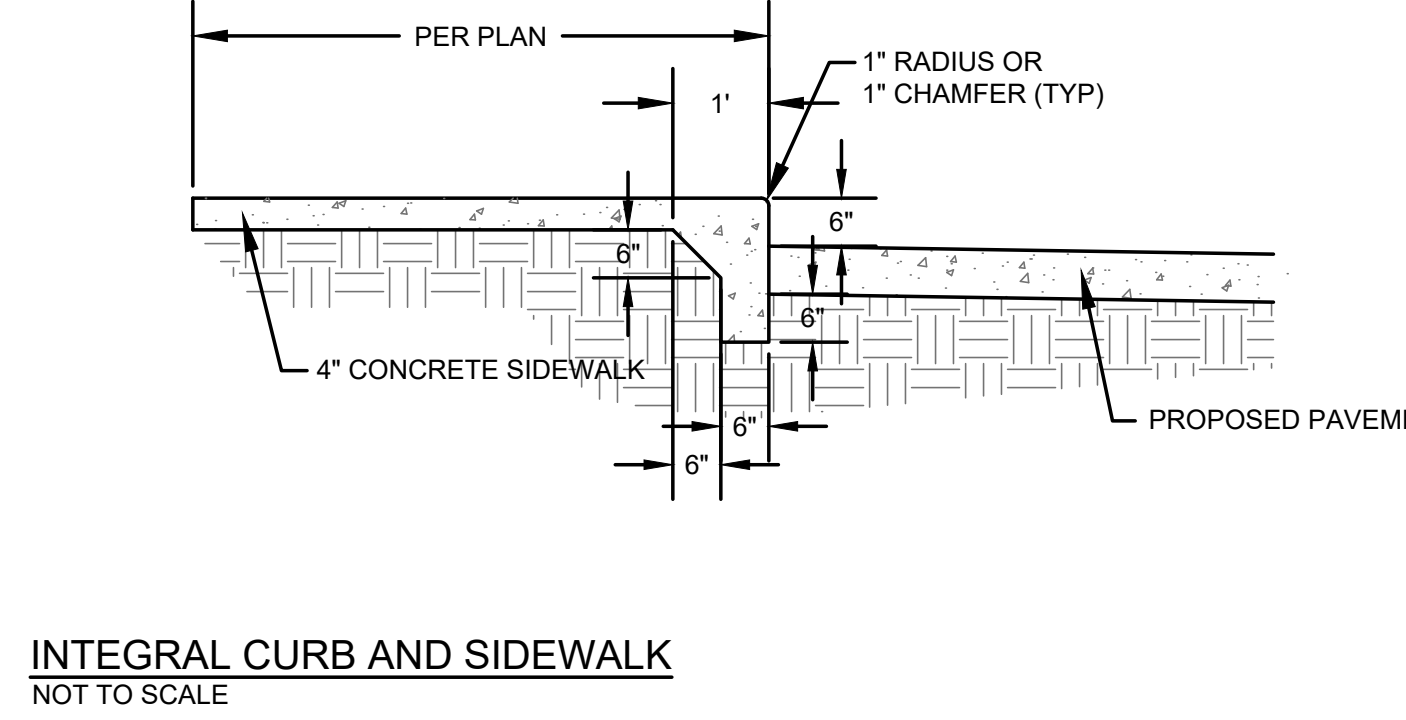
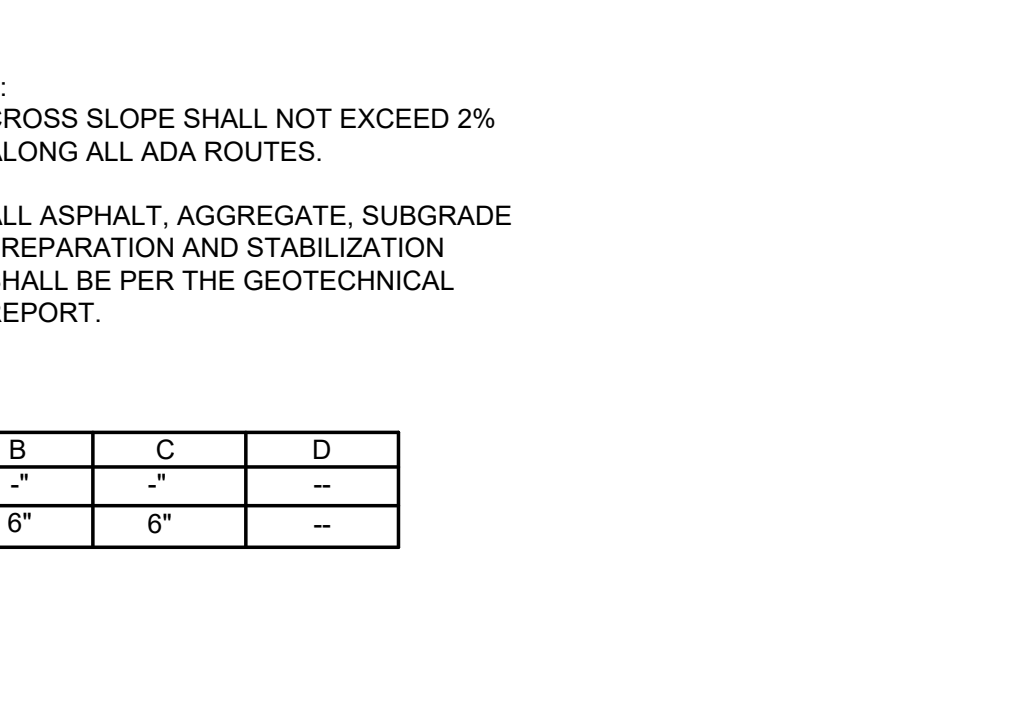
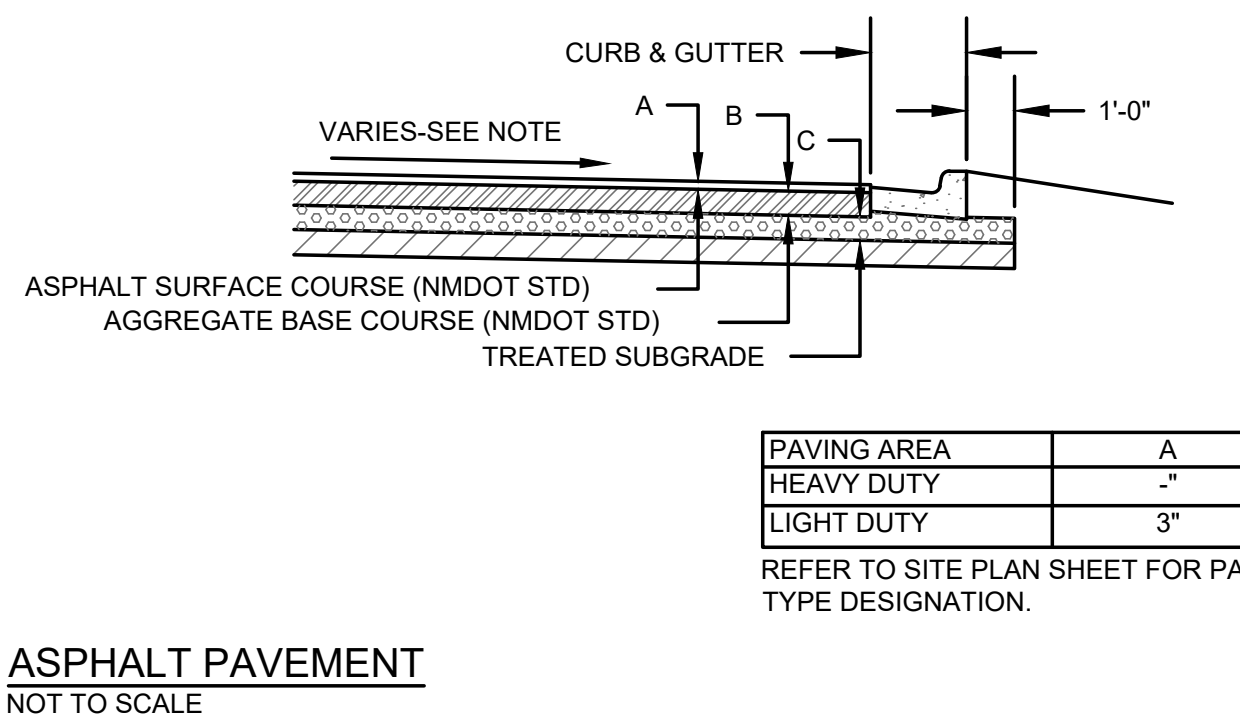
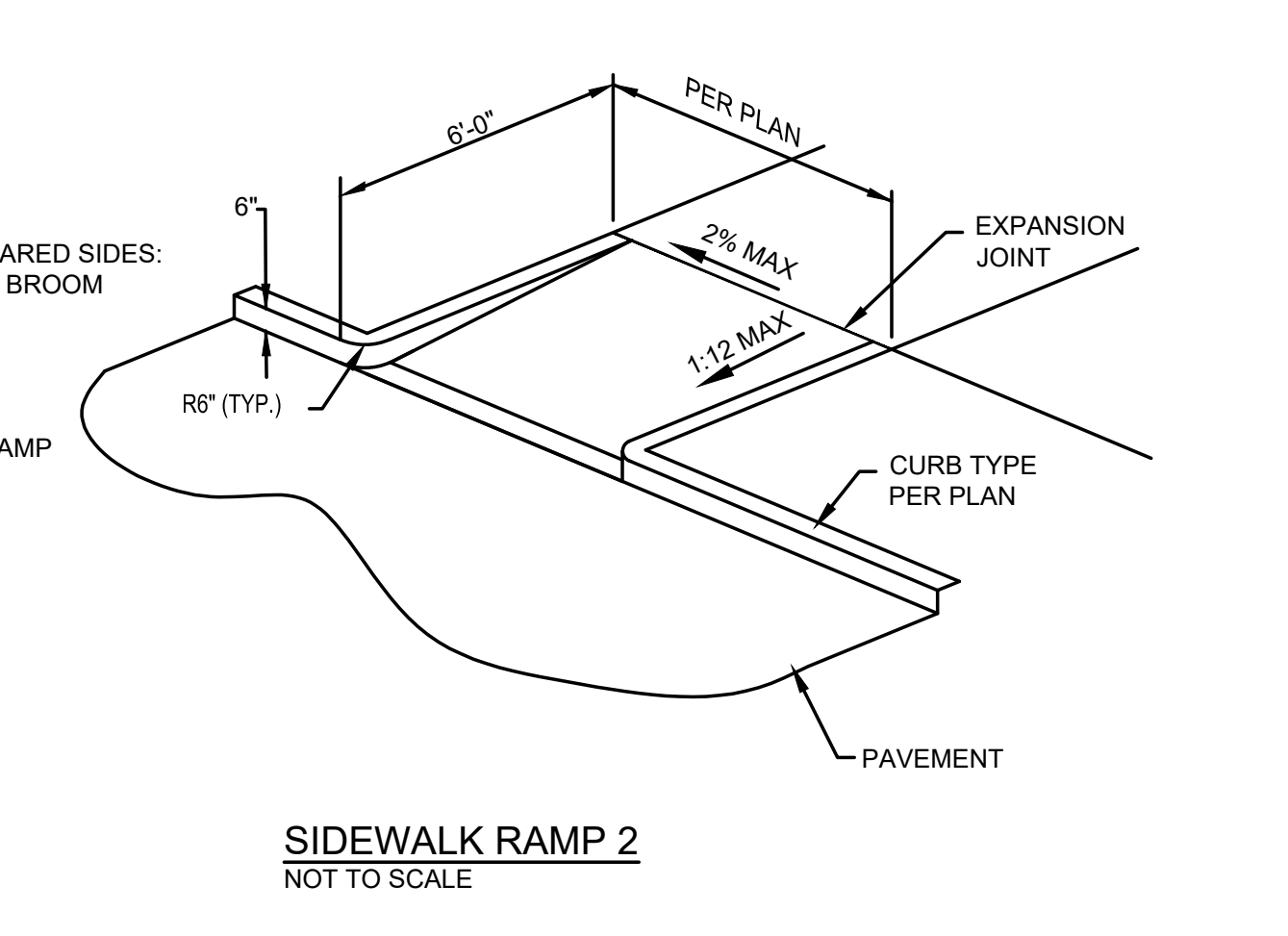
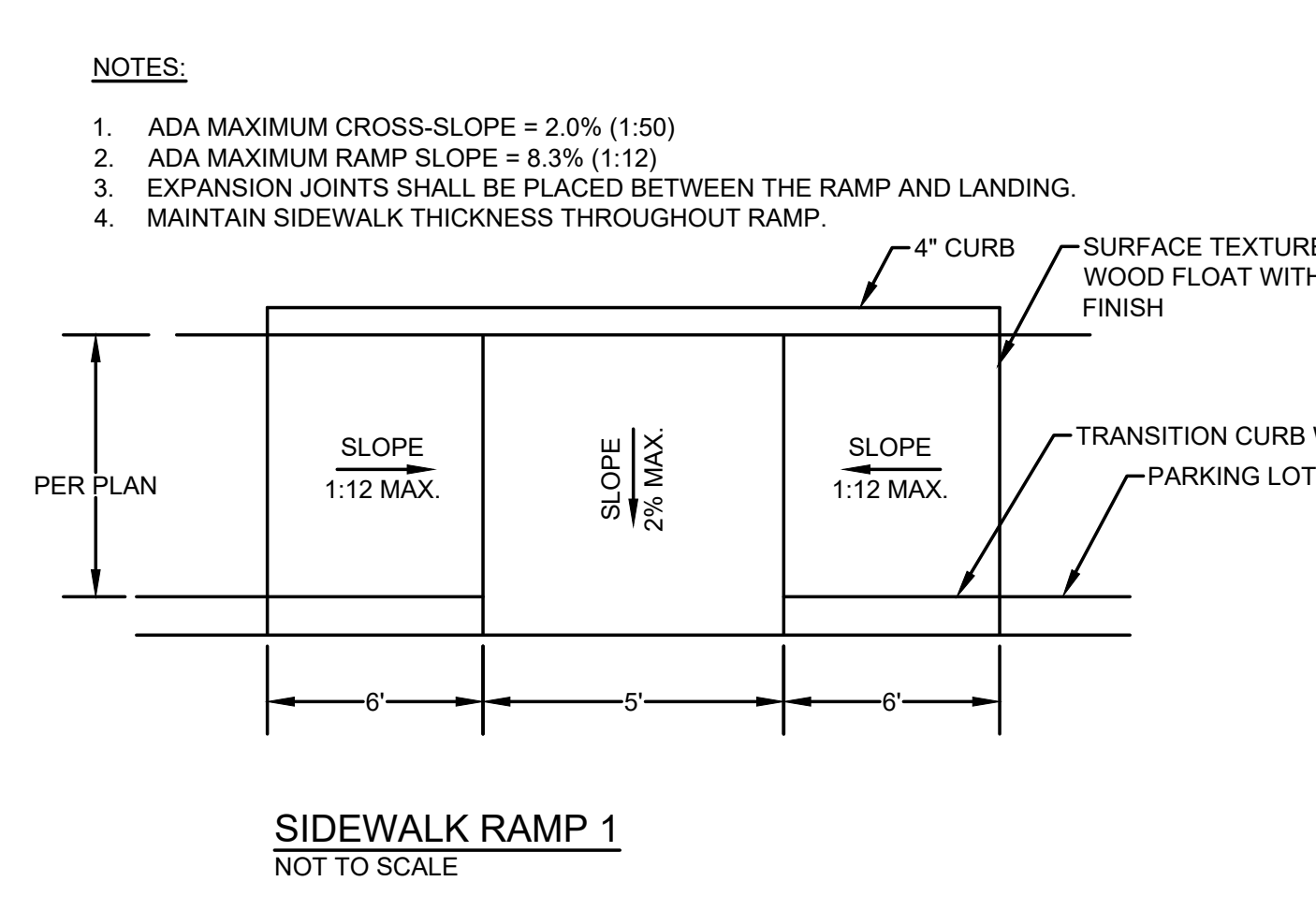
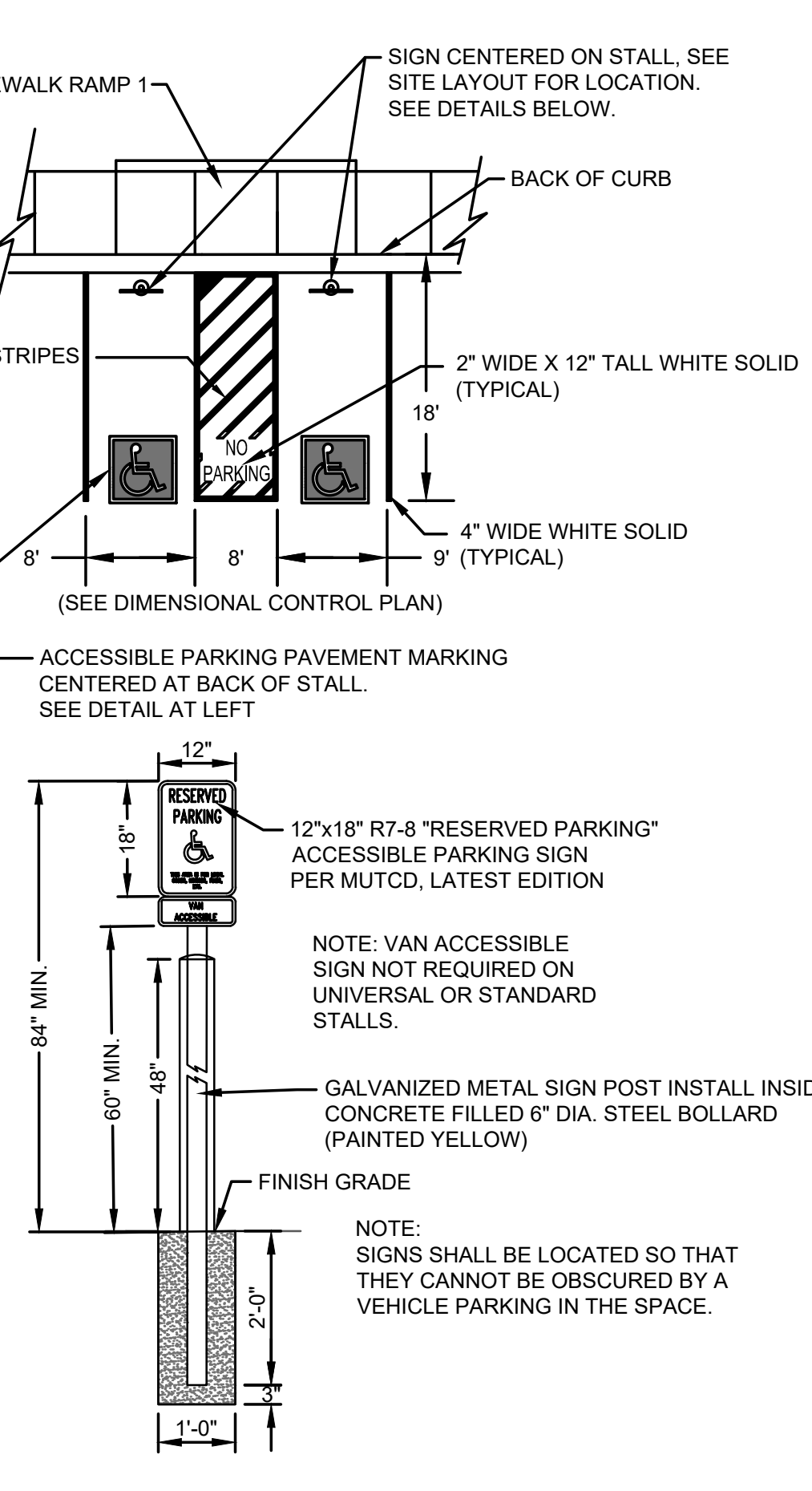
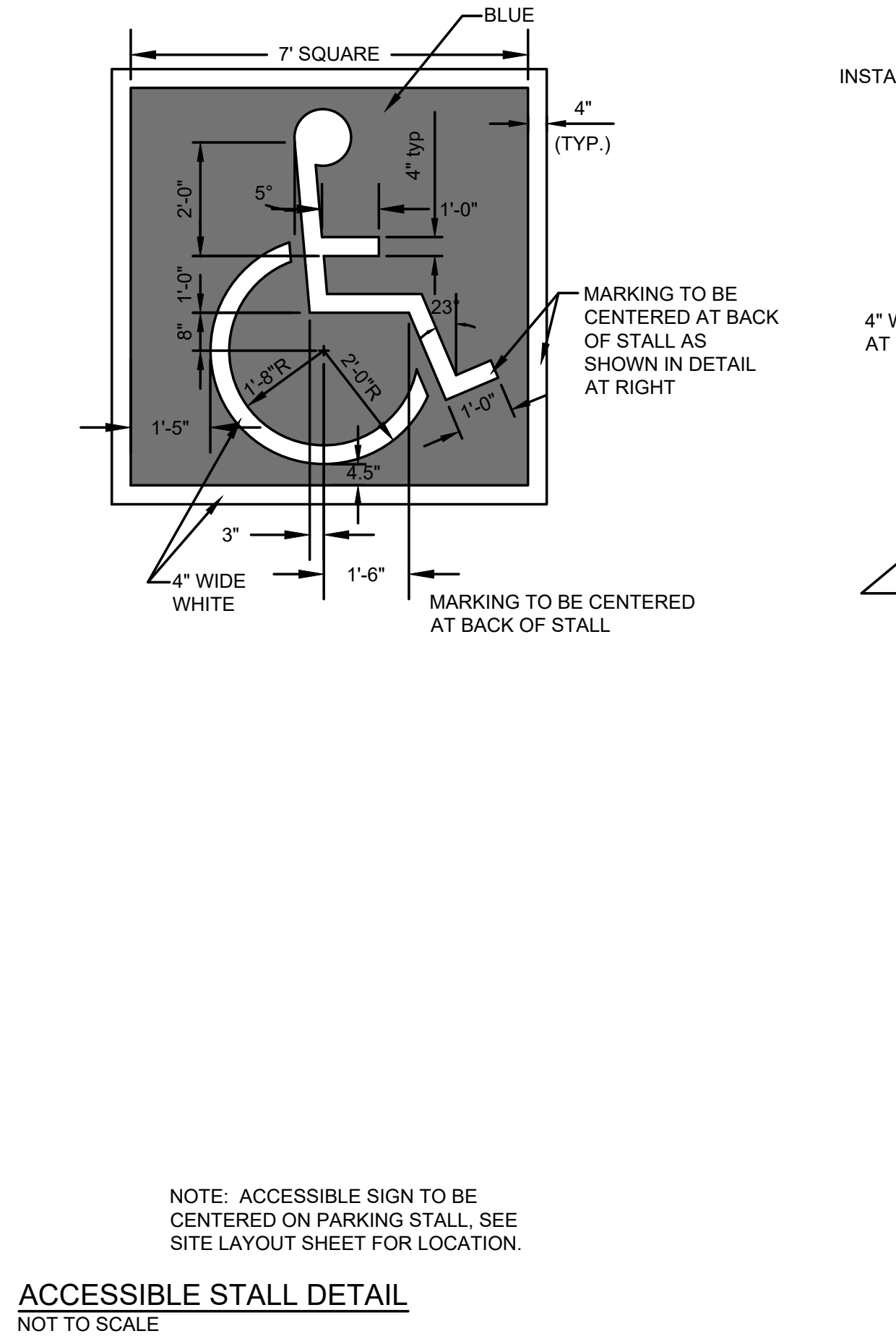
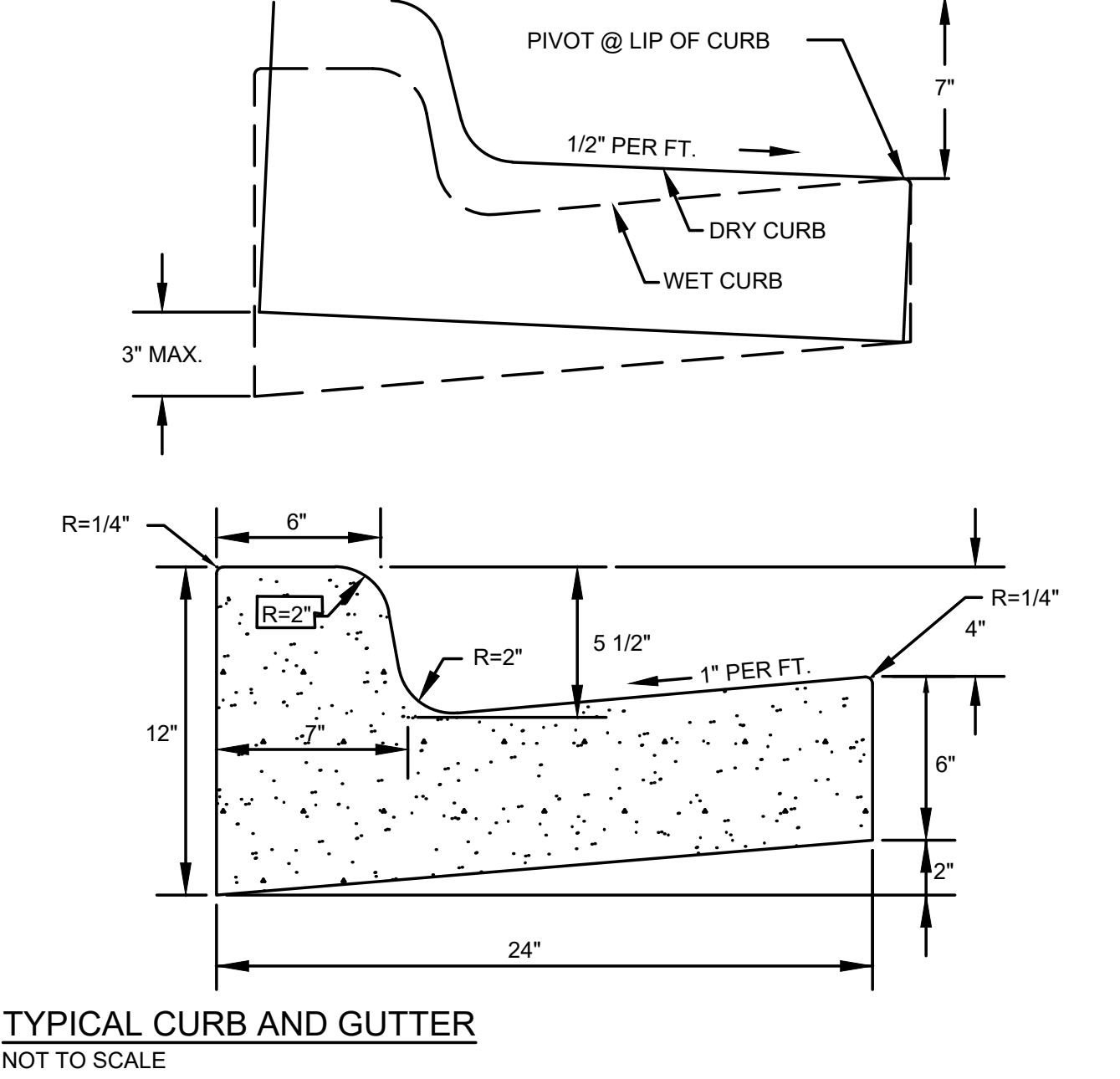
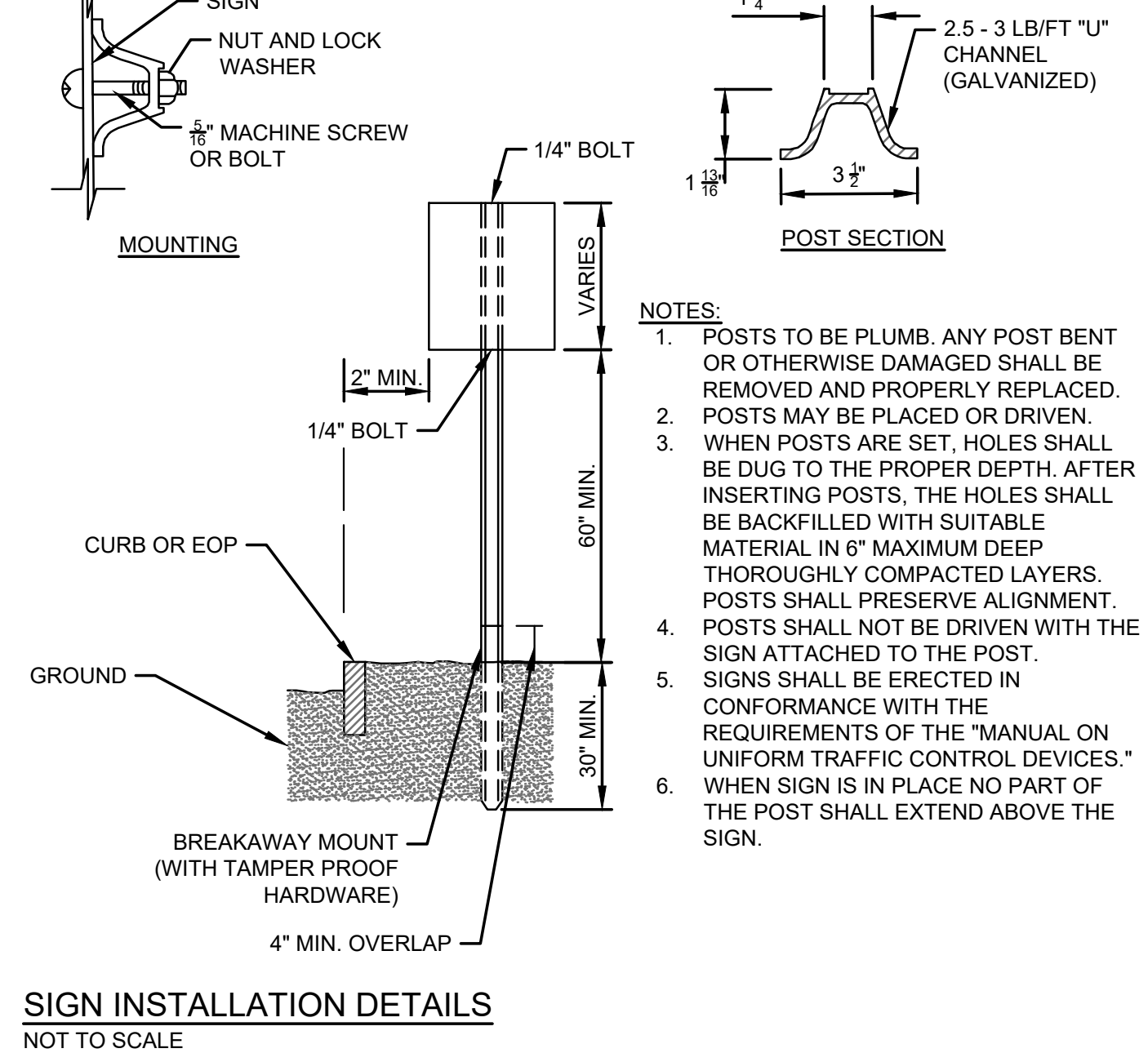
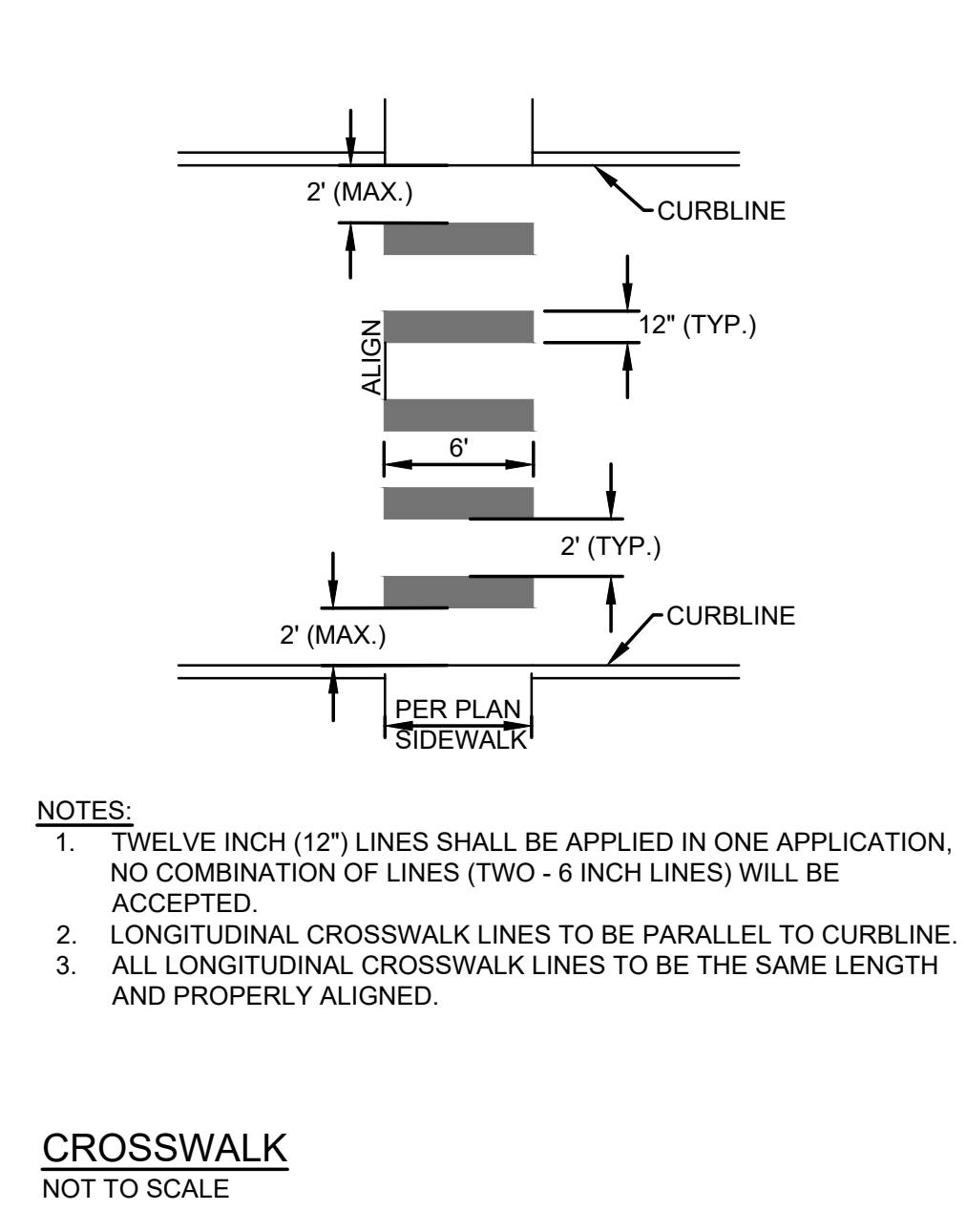
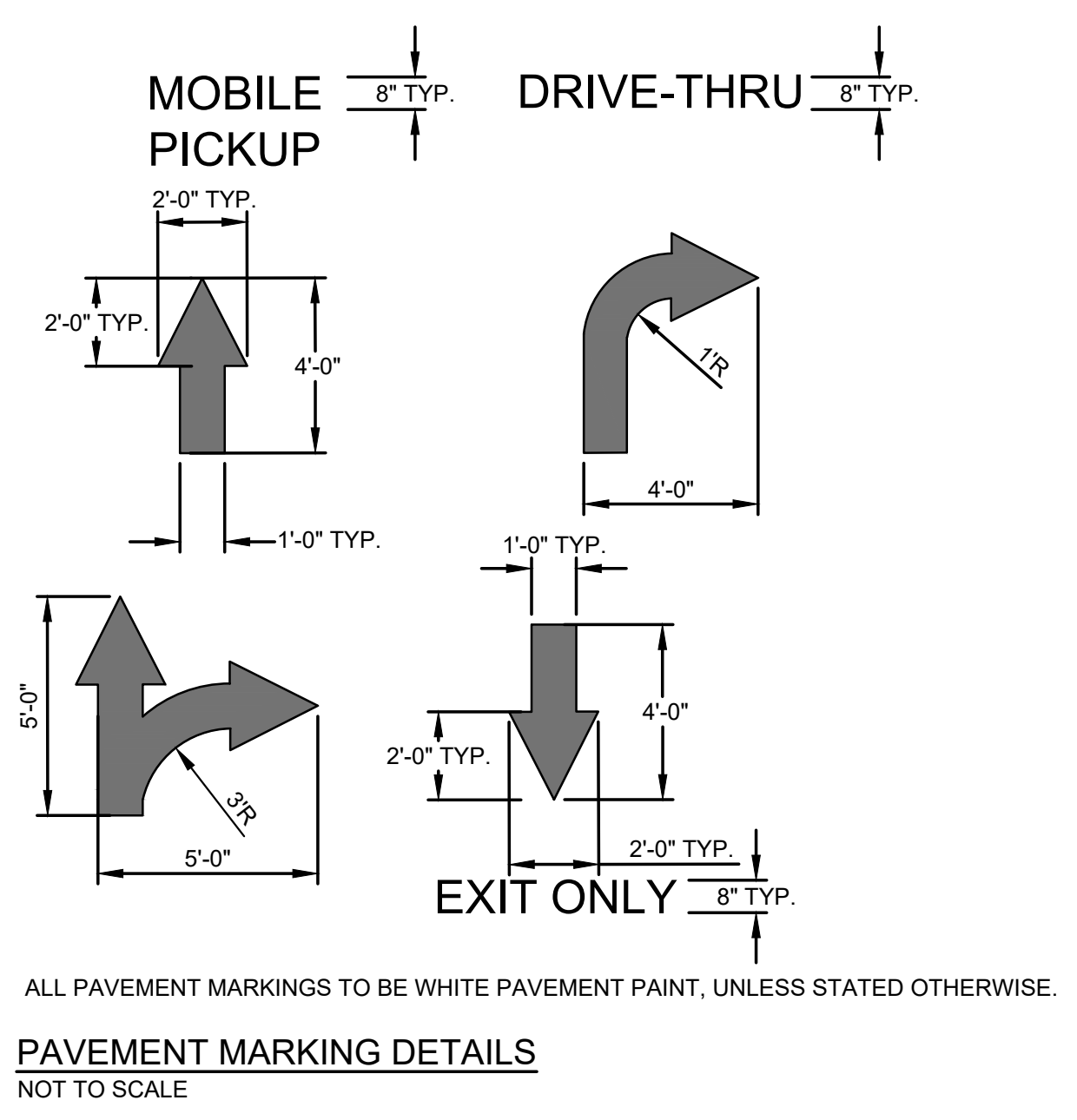
REVISIONS
 05.20.2026 CITY COMMENTS

PROJECT INFO
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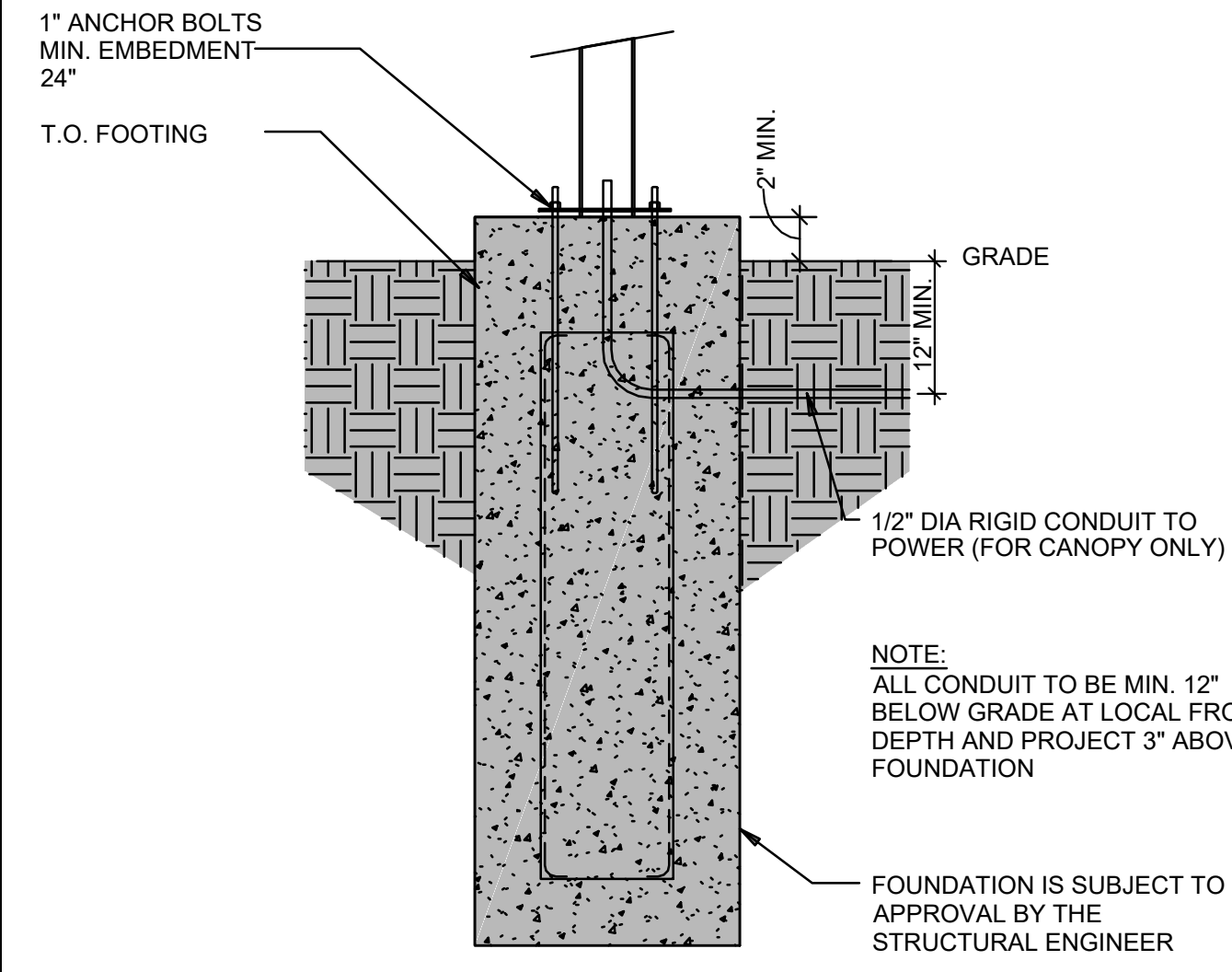
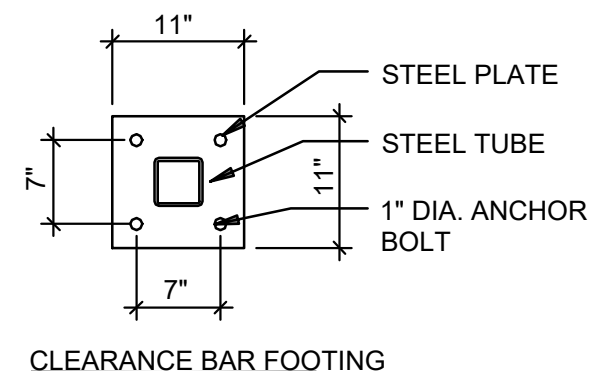
ENGINEER J. KEMP
DRAWN BY J. ALVAREZ
CHECKED BY B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
CONSTRUCTION DETAILS

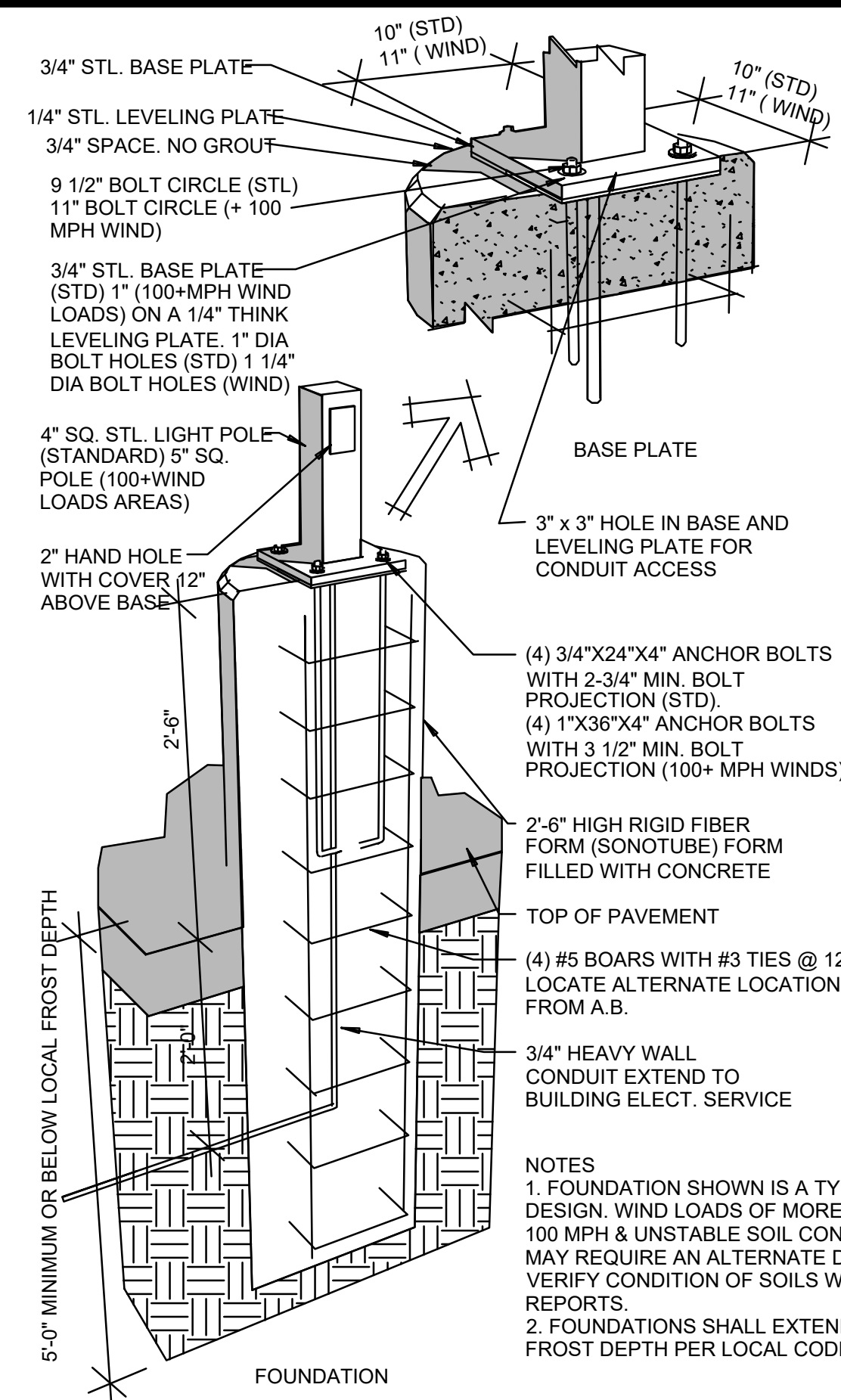
DRAWING NO.
C7



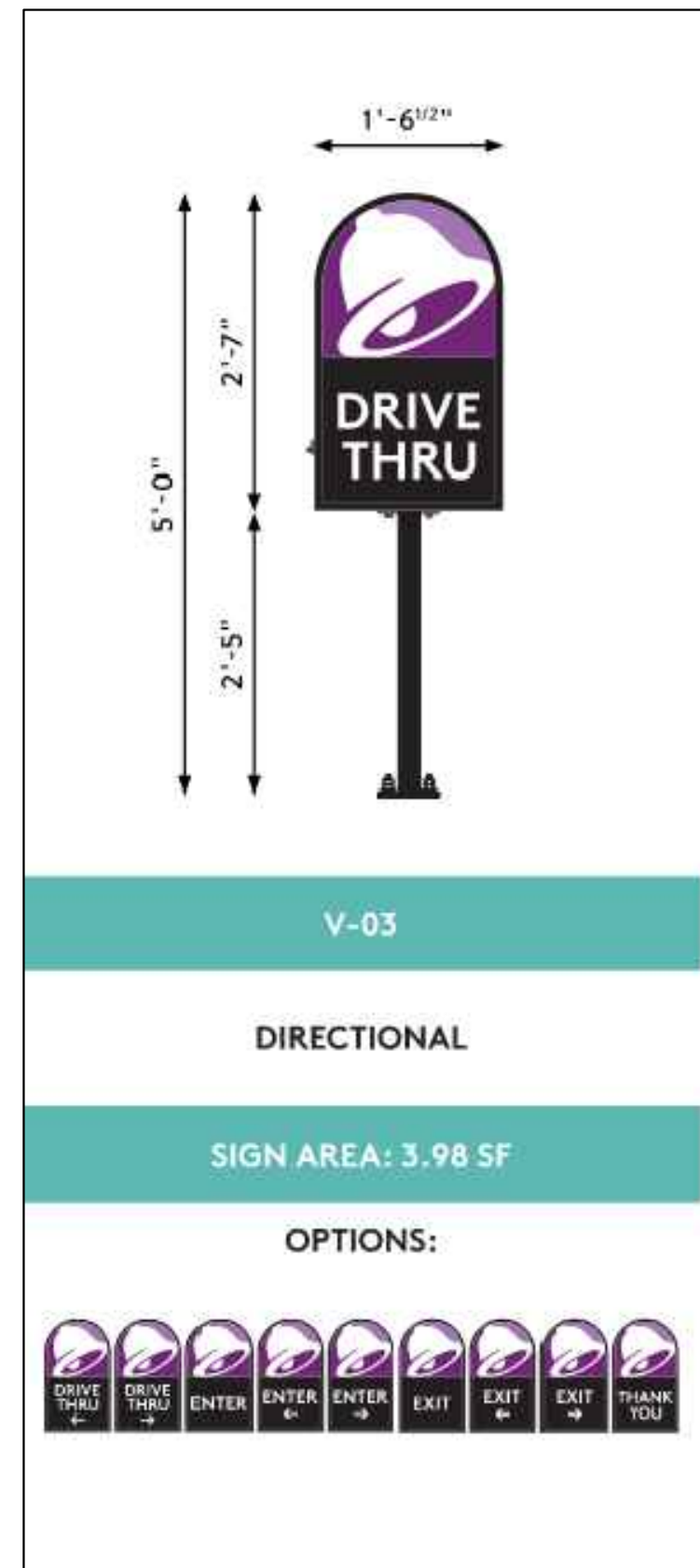
NOTE: REFER TO CURRENT CUT SHEETS FOR FOOTING BOLT DETAILS



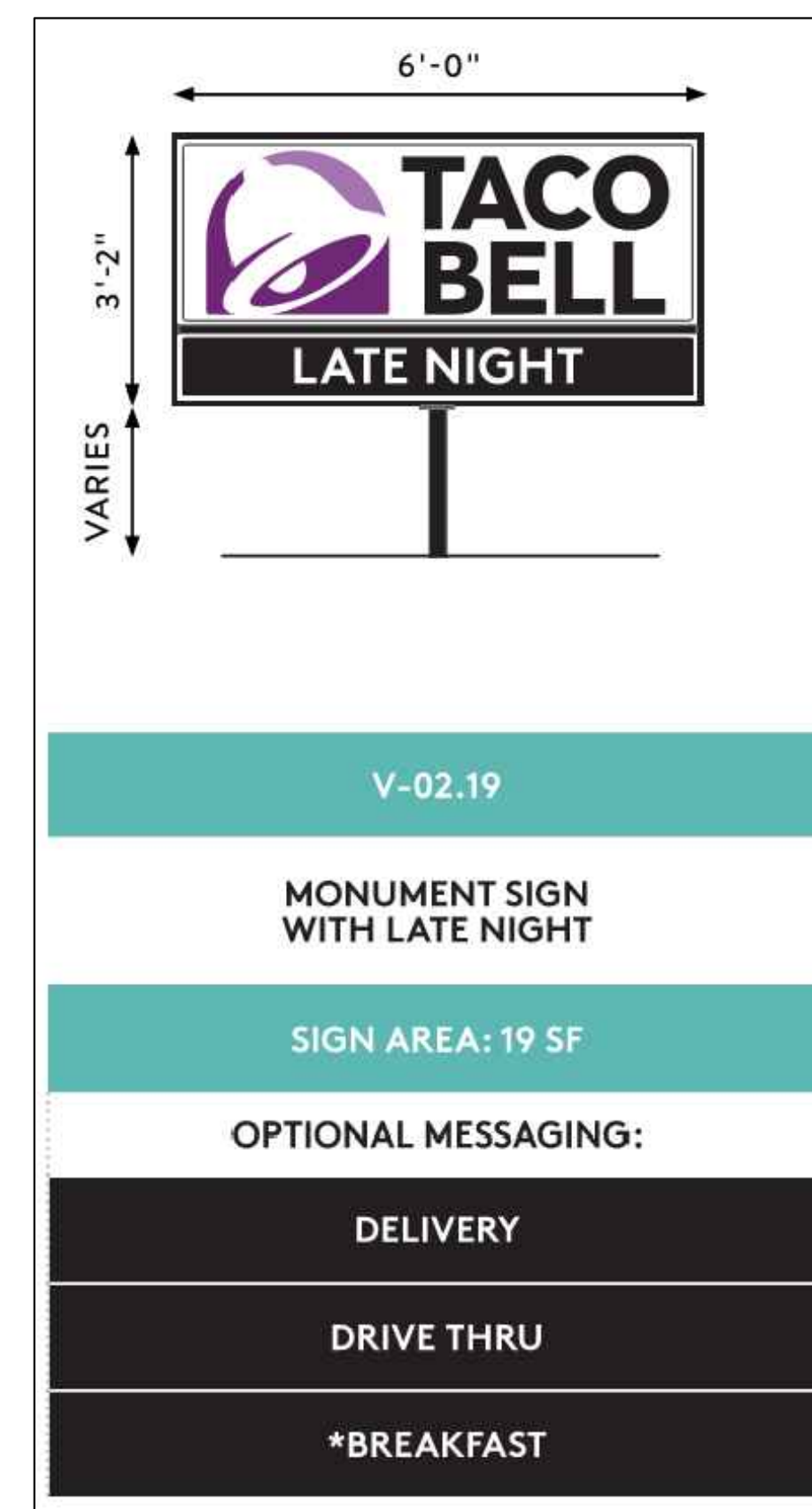
CLEARANCE BAR FOOTING DETAIL
NOT TO SCALE



LIGHT POLE FOOTING DETAIL
NOT TO SCALE



DRIVE THRU SIGN DETAIL
NOT TO SCALE



MONUMENT SIGN DETAIL
NOT TO SCALE

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REVISIONS
05.20.2026 CITY COMMENTS

PROJECT INFO
2025002749

ENGINEER DRAWN BY CHECKED BY
B. KEMP J. ALVAREZ B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
CONSTRUCTION DETAILS

DRAWING NO.
C8

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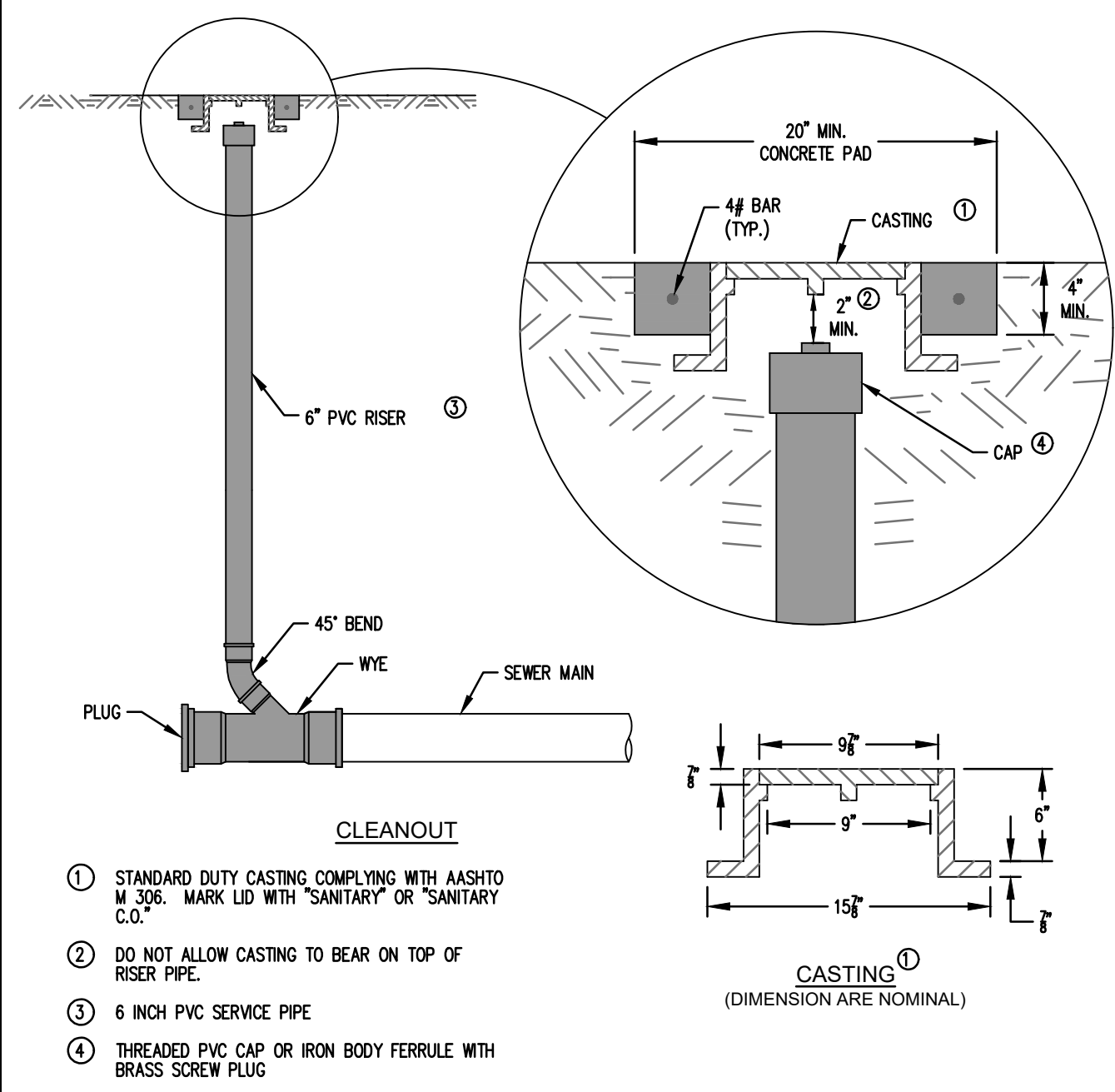
REVISIONS
05.20.2026 CITY COMMENTS

PROJECT INFO
2025002749

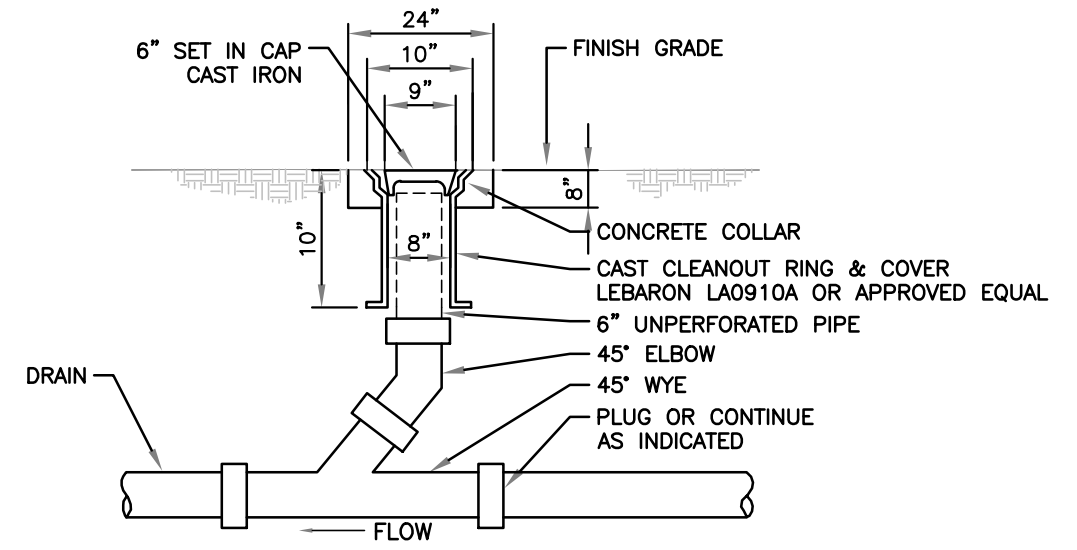
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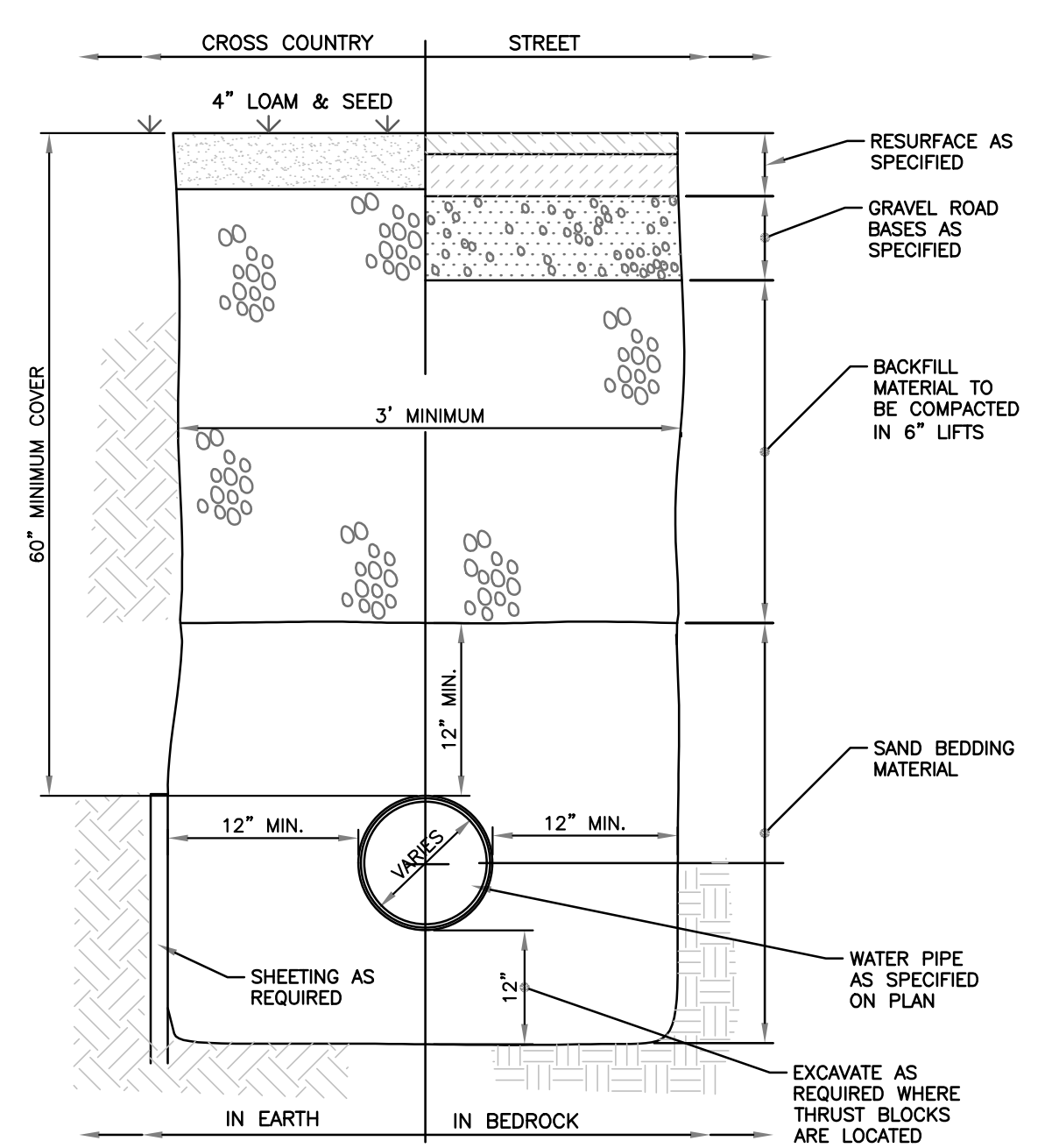
DRAWING NO.
C10



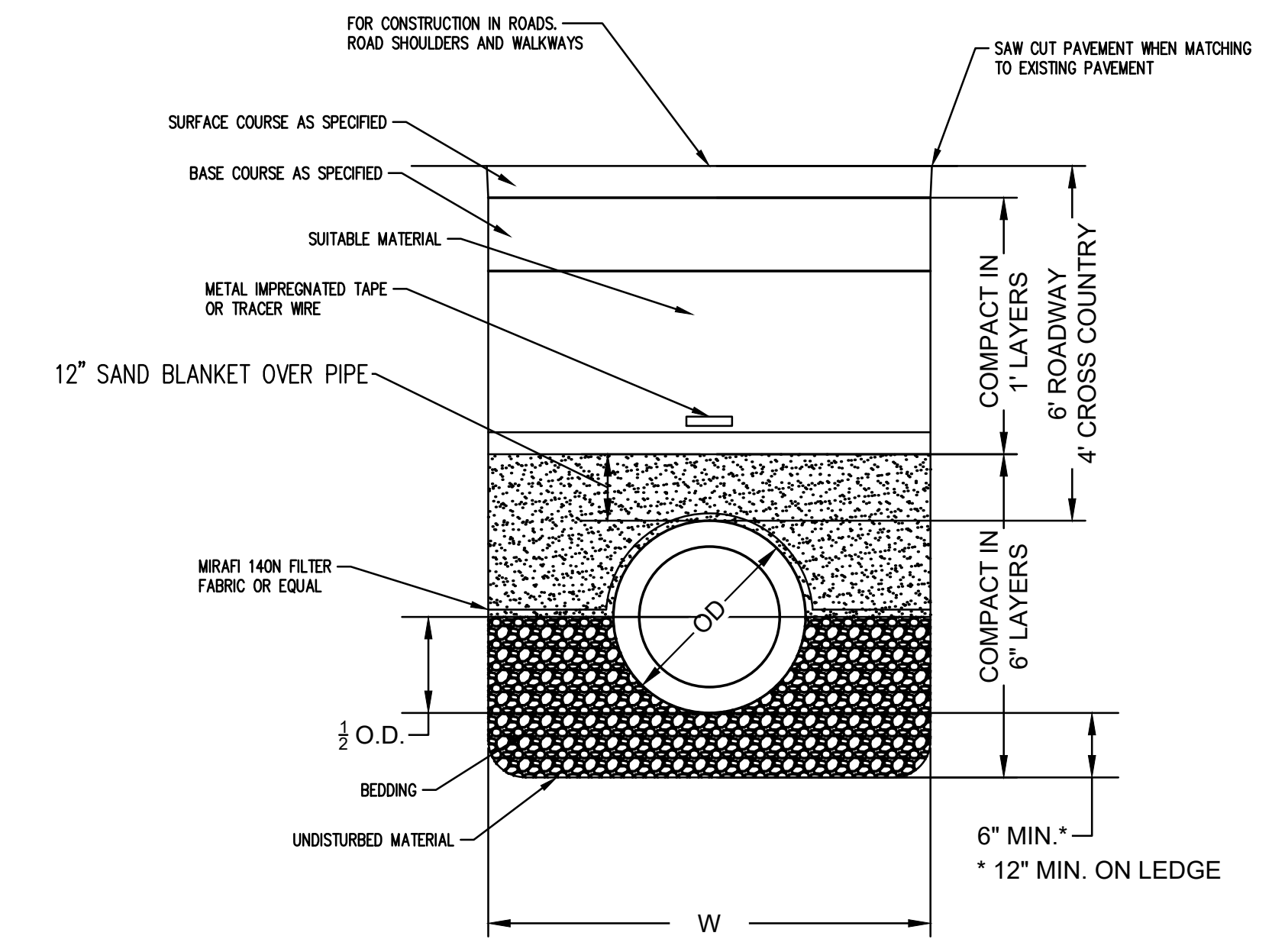
SANITARY SEWER CLEANOUT
NOT TO SCALE



TYPICAL DRAIN CLEANOUT
NOT TO SCALE



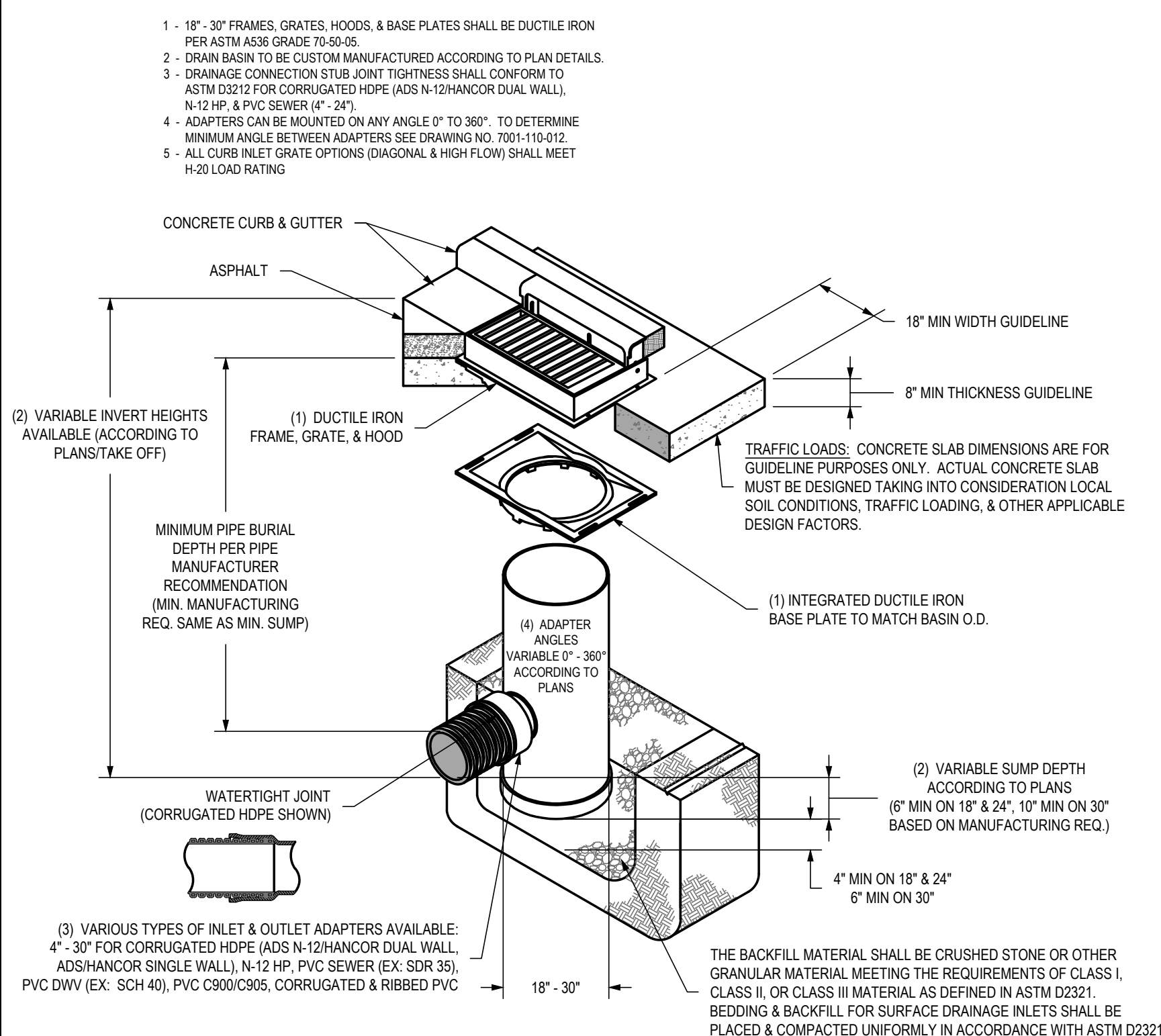
TRENCH SECTION FOR WATER SERVICE
NOT TO SCALE



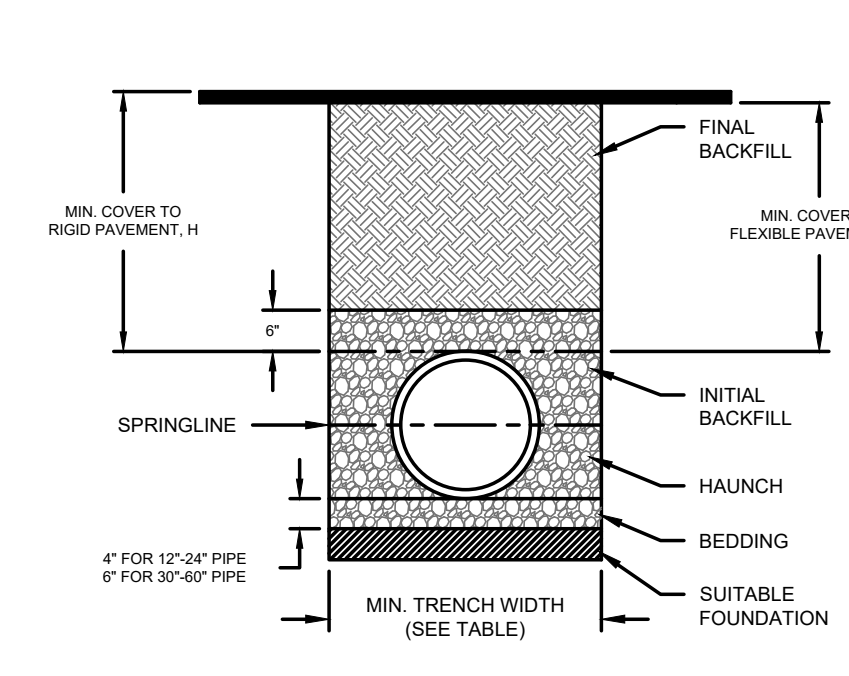
CONTRACTOR TO INSULATE WHERE COVER IS LESS THAN 6' OF COVER IN PAVEMENT AND 4' IN LANDSCAPE AREAS WITH 2" RIGID INSULATION. INSULATION MUST BE POSITIONED ABOVE THE BLANKET MATERIAL AND EXTEND ACROSS THE FULL WIDTH OF THE TRENCH, IN COMPLIANCE WITH ENV_WQ704.11(F)

W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" ABOVE THE PIPE. FOR PIPES 15" NOMINAL DIAMETER OR LESS, W SHALL BE 24" PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

SANITARY SEWER TRENCH
NOT TO SCALE



NYLOPLAST DRAIN BASIN WITH CURB INLET
NOT TO SCALE



NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO THE DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

NYLOPLAST STORM SEWER TRENCH DETAILS
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1629mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*

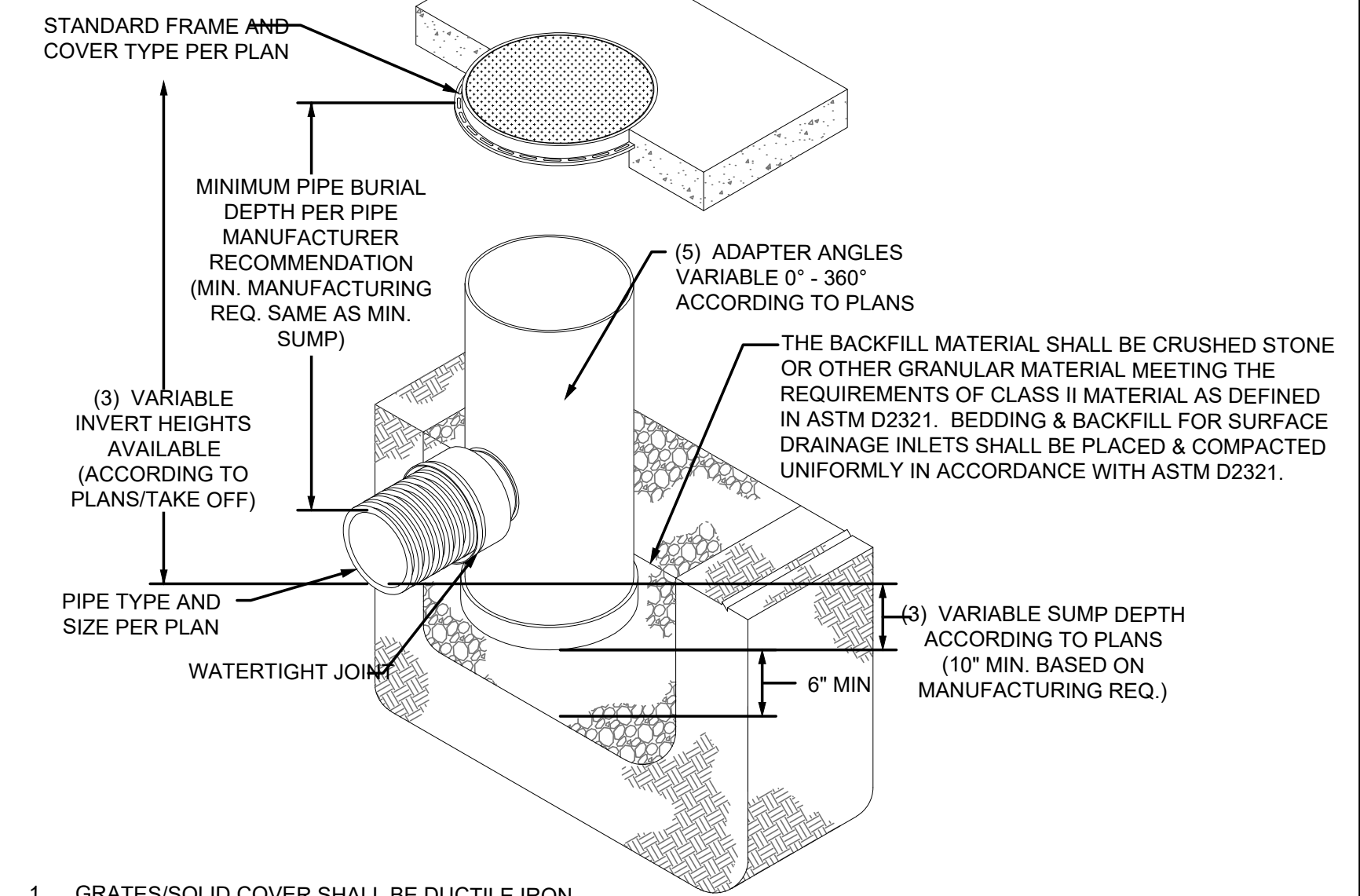
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-20	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER **SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I			CLASS II			CLASS III		
	COMPACTED	DUMPED	95%	90%	95%	95%	95%	95%	
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	16 (5.5m)	16 (5.5m)	16 (5.5m)	16 (5.5m)	
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)	21 (6.4m)	21 (6.4m)	21 (6.4m)	
8" (200mm)	52 (15.7m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)	16 (4.9m)	16 (4.9m)	16 (4.9m)	
10" (250mm)	58 (17.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)	18 (5.5m)	18 (5.5m)	18 (5.5m)	
12" (300mm)	65 (19.5m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	
15" (375mm)	72 (21.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)	18 (5.5m)	18 (5.5m)	18 (5.5m)	
18" (450mm)	80 (24.4m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	17 (5.2m)	
24" (600mm)	96 (29.3m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)	14 (4.3m)	14 (4.3m)	14 (4.3m)	
30" (750mm)	112 (34.1m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)	14 (4.3m)	14 (4.3m)	14 (4.3m)	
36" (900mm)	128 (39.0m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)	13 (4.0m)	13 (4.0m)	13 (4.0m)	
42" (1050mm)	144 (43.9m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)	11 (3.4m)	11 (3.4m)	11 (3.4m)	
48" (1200mm)	160 (48.8m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)	12 (3.7m)	12 (3.7m)	12 (3.7m)	
60" (1500mm)	192 (58.5m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)	12 (3.7m)	12 (3.7m)	12 (3.7m)	

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF



- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" TALL DUE TO SHIPPING RESTRICTIONS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
- A CONCRETE INVERT IS TO BE POURED AND HAND-SHAPED FOR ALL NYLOPLAST BASINS.
- NORTHING AND EASTING COORDINATES ON PLAN INDICATE CENTER POINT OF BASIN.

NYLOPLAST JUNCTION STRUCTURE
NOT TO SCALE



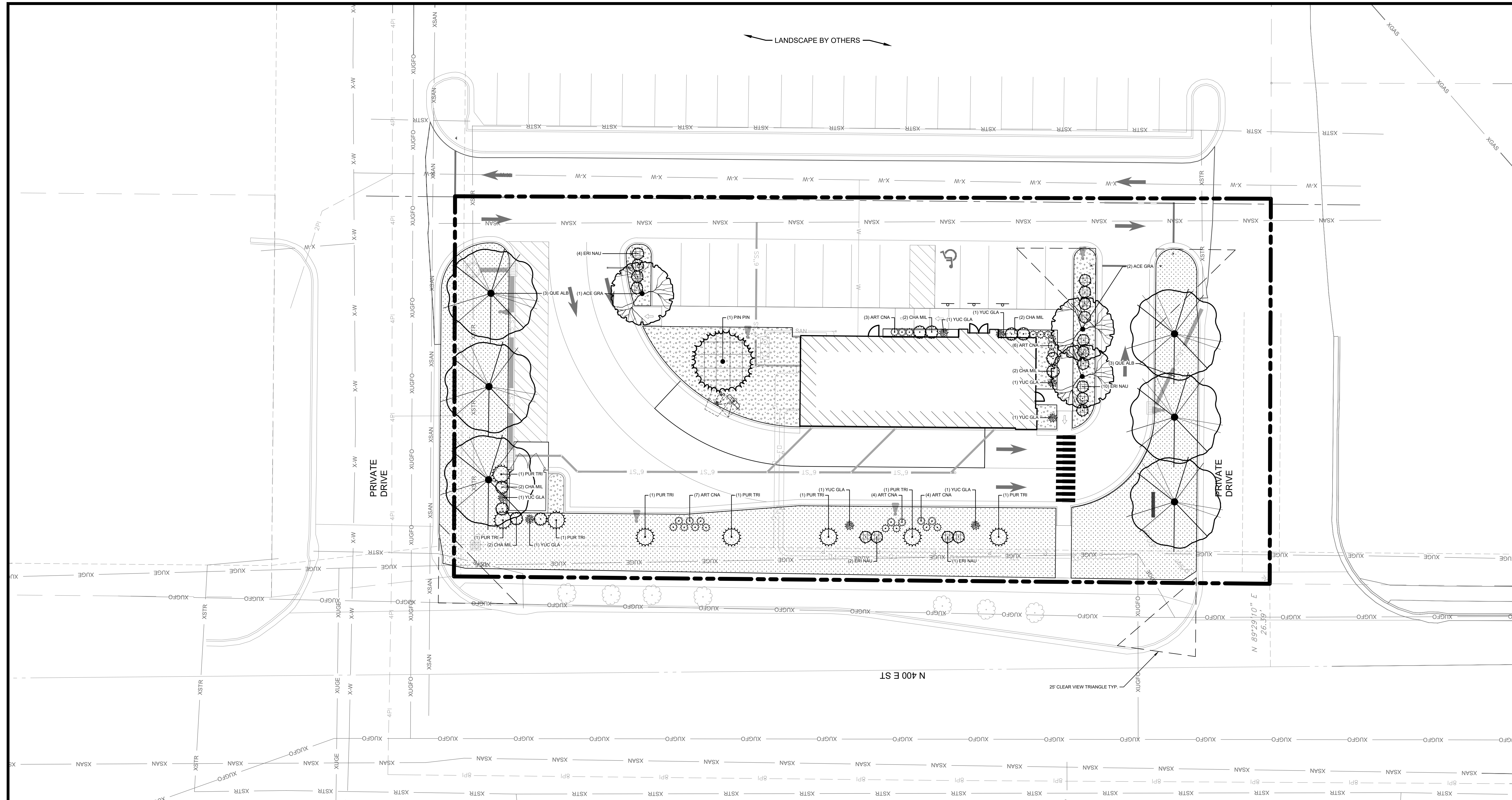
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REVISIONS

PROJECT INFO
 2025002749-000

ENGINEER: JA DRAWN BY: AD CHECKED BY: JR



SANTAQUIN, UTAH LANDSCAPE REQUIREMENT TABLE

CODE:	REQUIREMENT:	CALCULATIONS	PROVIDED:	NOTES:
10.52.030.B.8 - MINIMUM LANDSCAPE REQUIREMENTS	ZONE C1 = 10% MINIMUM LANDSCAPE AREA	.72 AC LOT @ 10% = MINIMUM .072 AC (3,137 SF) OF LANDSCAPE AREA	22 AC (9,681 SF) PROVIDED	
10.52.030.C.2.c - LANDSCAPE YARDS AND SCREENING	1 TREE PER 40 LF OF PROPERTY LINE ABUTTING FRONT AND SIDE STREETS	N 400 E ST.: 258 LF OF FRONTAGE @ 1 TREE PER 40 LF = 6.45 TREES REQUIRED N ACCESS.: 122 LF OF FRONTAGE @ 1 TREE PER 40 LF = 3.05 TREES REQUIRED S ACCESS.: 21 LF OF FRONTAGE @ 1 TREE PER 40 LF = 3.01 TREES REQUIRED	7 EXISTING TREES PROVIDED 3 NEW TREES PROVIDED 3 NEW TREES PROVIDED	
10.52.030.C.5 - UTILITY SCREENING	ALL UTILITY EQUIPMENT TO BE SCREENED WITH VEGETATION OR CONSTRUCTED WALL	N/A	PROVIDED PER PLAN	
10.52.030.D.1 - BUILDING LANDSCAPE	6' WIDE BEDS ALONG 50% OF BUILDING WALL FACING ARTERIAL OR COLLECTOR STREETS	N 400 E ST.: PROVIDED PER PLAN	PROVIDED PER PLAN	
10.52.030.D.2 - TRASH ENCLOSURE	MINIMUM 5' WIDE BED ON 3 SIDES W/ MIN 4 SHRUBS PER SIDE	N/A	5' WIDE BEDS ON 2 SIDES	
10.52.030.E.1 - LANDSCAPE AREAS	6% OF INTERIOR PARKING LOT TO BE LANDSCAPED	6,267 SF OF PARKING AREA @ 6% = 376 SF REQUIRED	516 SF PROVIDED	
10.50.030.E.4 - PLANTER ISLANDS	1 SHADE TREE + 4 SHRUBS PER 80 SF OF PLANTER AREA	270 SF OF PLANTER ISLANDS = 3.38 SHADE TREES + 13.5 SHRUBS	3 SHADE TREES + 14 SHRUBS PROVIDED	
10.52.030.F.11 2-5	LAWN SHALL NOT BE LESS THAN 8' WIDE AT ITS NARROWEST	PROVIDED PER PLAN		
	LAWN SHALL NOT BE INSTALLED IN PARK STRIPS >25% SLOPE	PROVIDED PER PLAN		
	LAWN SHALL NOT EXCEED 25% OF TOTAL LANDSCAPE AREA	22 AC (9,681 SF) OF LANDSCAPE AREA @ 25% = .055 AC (2,420 SF) MAX LAWN AREA		

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LANDSCAPE PLAN

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DRAWING NO.

L1

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	ACE GRA	3	Acer grandidentatum / Bigtooth Maple	B&B, 2" Cal.
	PIN PIN	1	Pinus edulis / Pinyon Pine	B&B, 8-12' Ht
	QUE ALB	6	Quercus alba / White Oak	B&B, 2" Cal.
SHRUBS				
	ART CNA	24	Artemisia cana / Silver Sagebrush	5 gal
	CHA MIL	10	Chamaebatiaria millefolium / Fernbush	5 gal
	ERI NAU	18	Ericameria nauseosa / Rubber Rabbitbrush	5 gal
	PUR TRI	8	Purshia tridentata / Antelope Bitterbrush	5 gal
	YUC GLA	8	Yucca glauca / Soapweed	5 gal
GROUND COVERS				
	RCK MLH	1,902 sf	2-6" Rio Cobble / From Old Mill Landscape Supply or Approved Equal	% OF REQUIRED LANDSCAPED AREA
	FESCUE	7,822 sf	Turf type tall fescue blend	80%

LANDSCAPE NOTES:

- FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS AND THE CITY OF SANTAQUIN'S STANDARD LANDSCAPE SPECIFICATIONS
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.

- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.

IRRIGATION NOTES:

- DELEGATED DESIGN: CONTRACTOR SHALL ENGAGE A QUALIFIED DESIGN PROFESSIONAL TO PREPARE DESIGN DRAWING(S) FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT.
- ANY EXISTING IRRIGATION SYSTEM ON THE PROJECT SITE SHALL BE REVIEWED BY THE DESIGN PROFESSIONAL, INCLUDING ALL CONNECTIONS TO EXISTING WATER SOURCES AND EXPANDABILITY OF ANY EXISTING CONTROLLERS. CONTRACTOR SHALL MATCH EQUIPMENT TYPE TO ENSURE COMPATIBILITY WITH ANY EXISTING SYSTEM.
- IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- INSTALL (2) 4" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING.
- IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO DRIP IS PERMITTED.
- COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER.

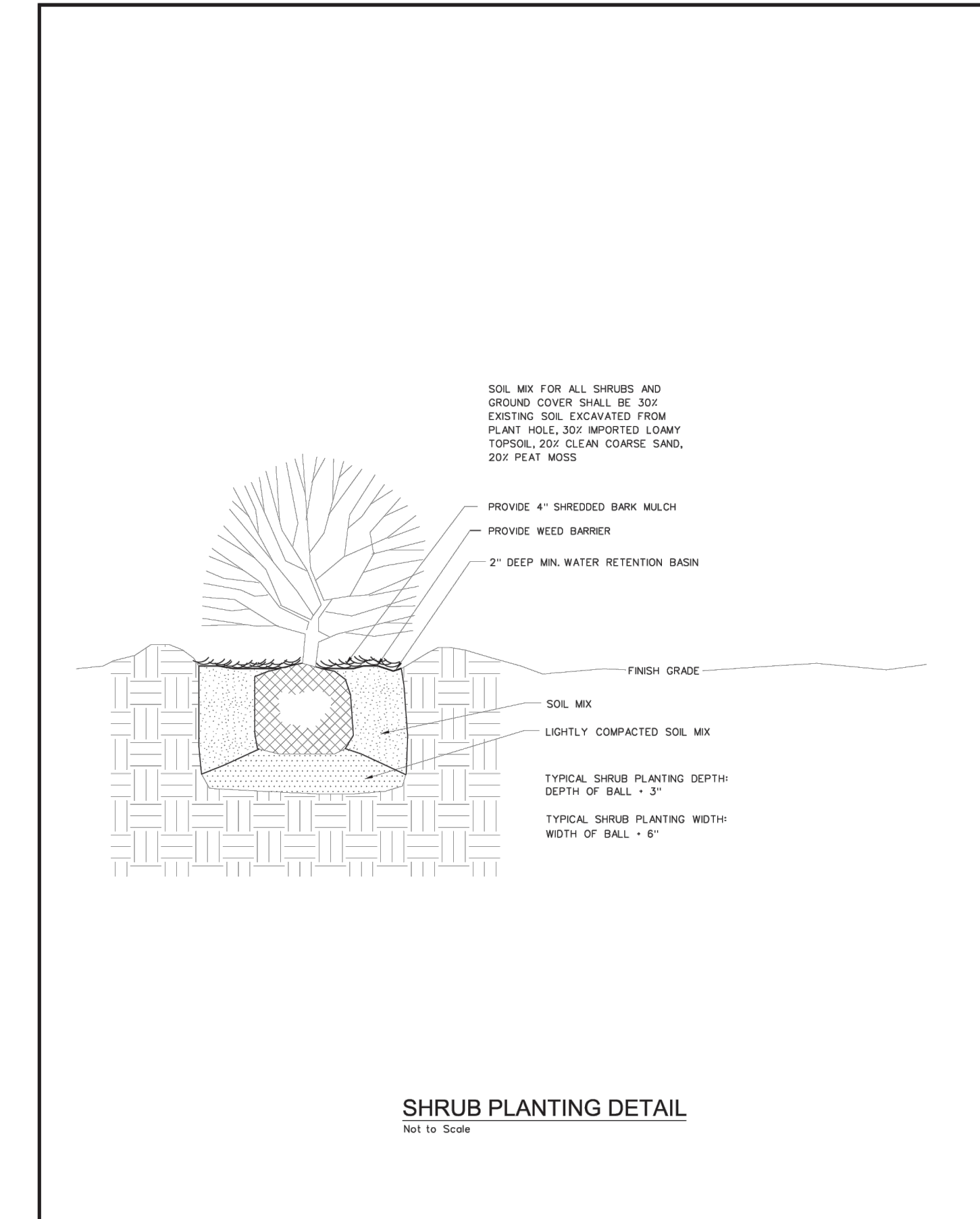
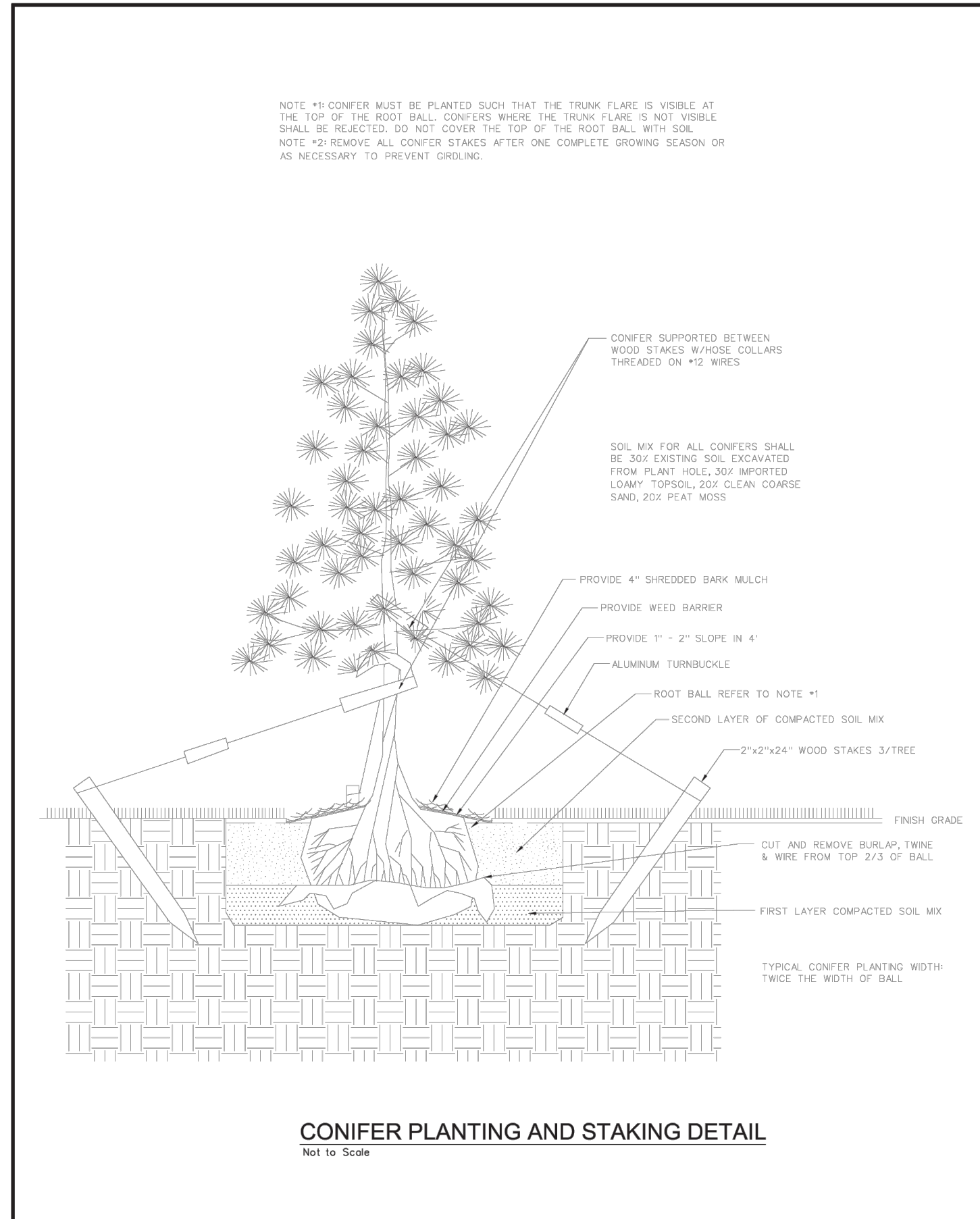
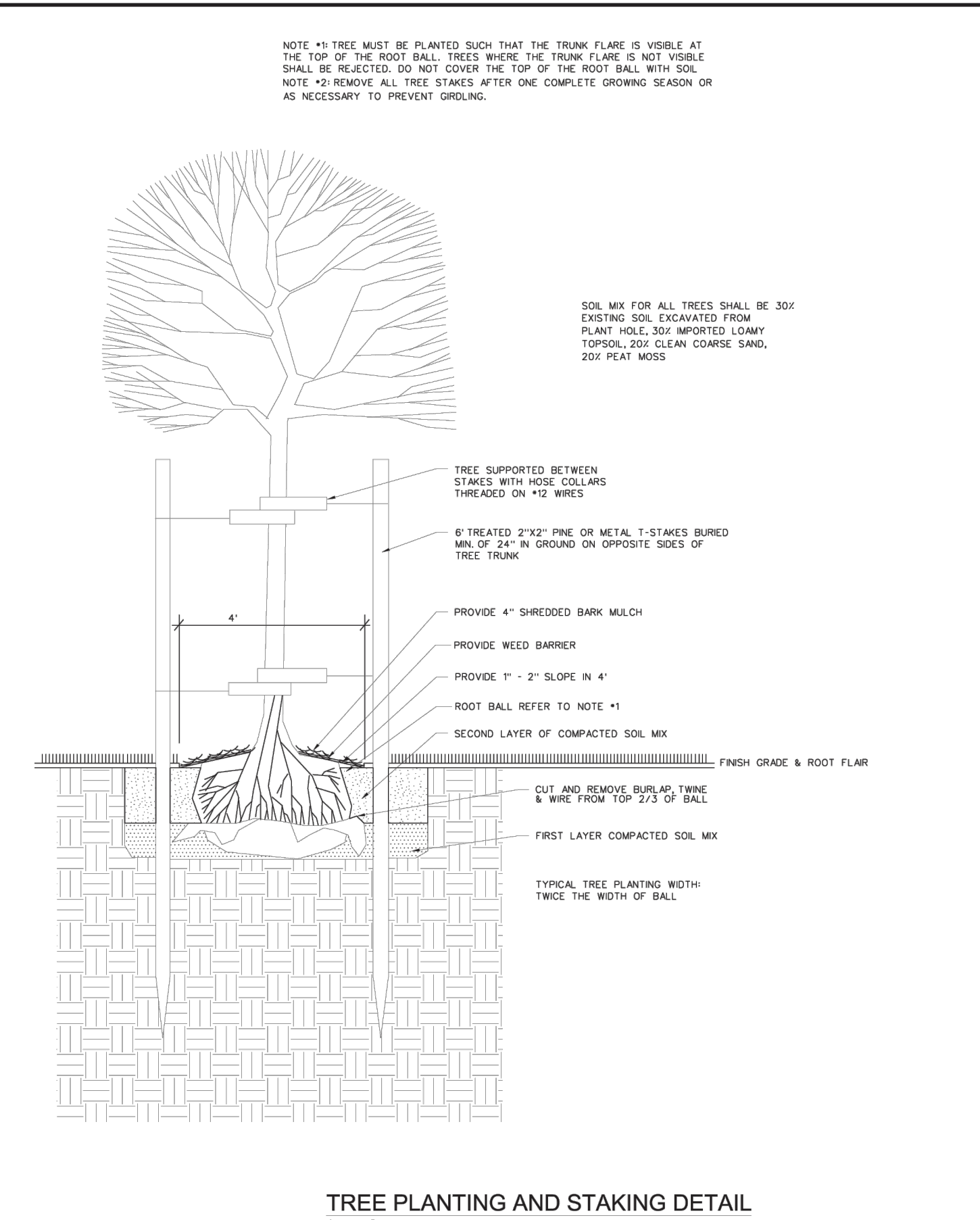
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REVISIONS

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ENGINEER DRAWN BY CHECKED BY
JA AD JR



STATEMENT OF WORK		TREE PLANTING & STAKING DETAIL		LA1	
SANTAQUIN CITY		SANTAQUIN CITY		SANTAQUIN CITY	
110 SOUTH CENTER STREET		110 SOUTH CENTER STREET		110 SOUTH CENTER STREET	

STATEMENT OF WORK		CONIFER PLANTING & STAKING DETAIL		LA2	
SANTAQUIN CITY		SANTAQUIN CITY		SANTAQUIN CITY	
110 SOUTH CENTER STREET		110 SOUTH CENTER STREET		110 SOUTH CENTER STREET	

STATEMENT OF WORK		SHRUB PLANTING DETAIL		LA3	
SANTAQUIN CITY		SANTAQUIN CITY		SANTAQUIN CITY	
110 SOUTH CENTER STREET		110 SOUTH CENTER STREET		110 SOUTH CENTER STREET	

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LANDSCAPE DETAILS & NOTES
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L2



1700 Swift Ave., Suite 100
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Portsmouth, NH

NOTICE:
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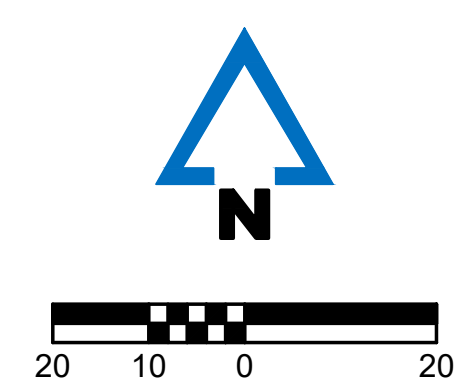
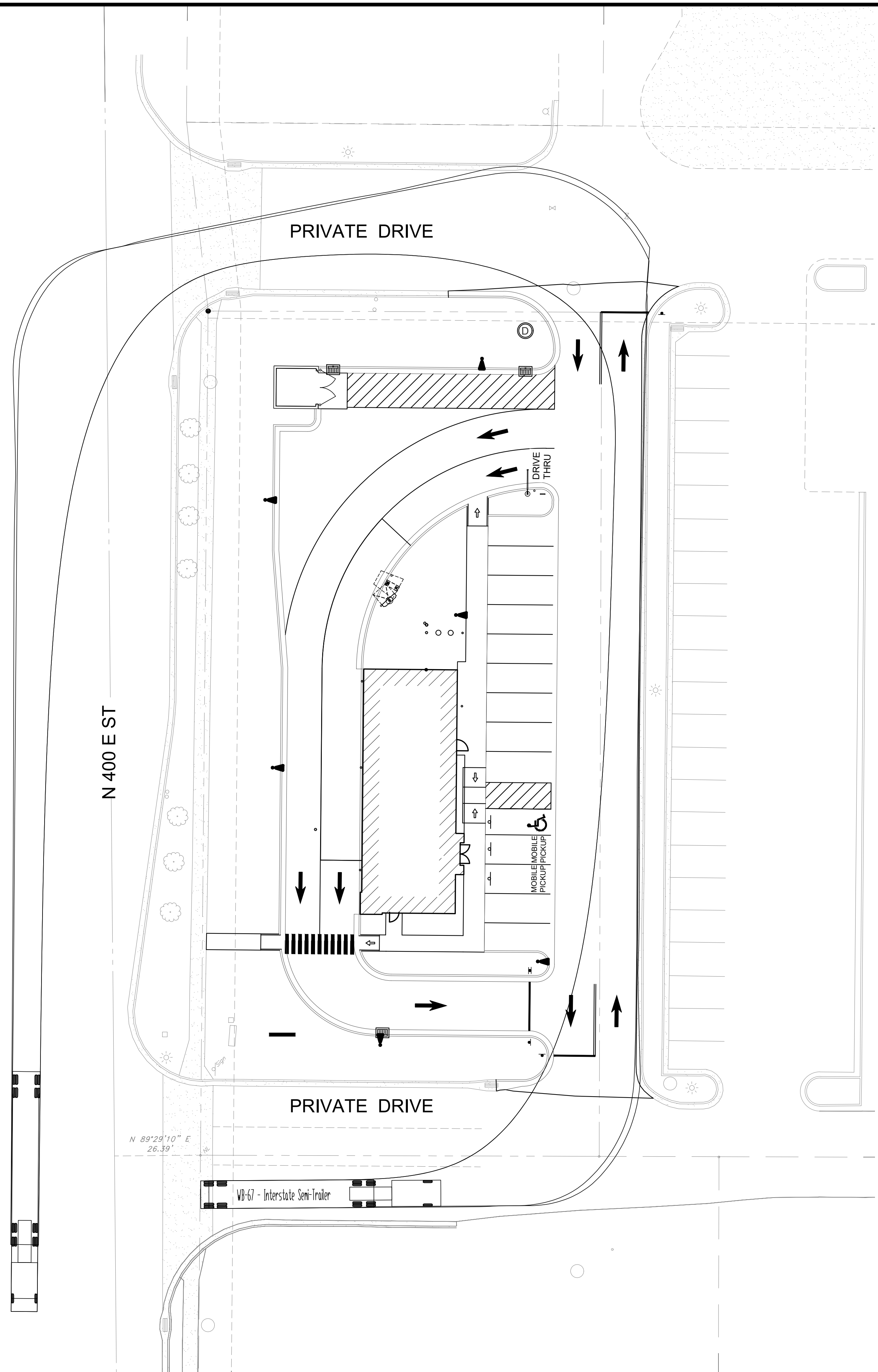
REVISIONS
05.20.2026 CITY COMMENTS

PROJECT INFO
2025002749

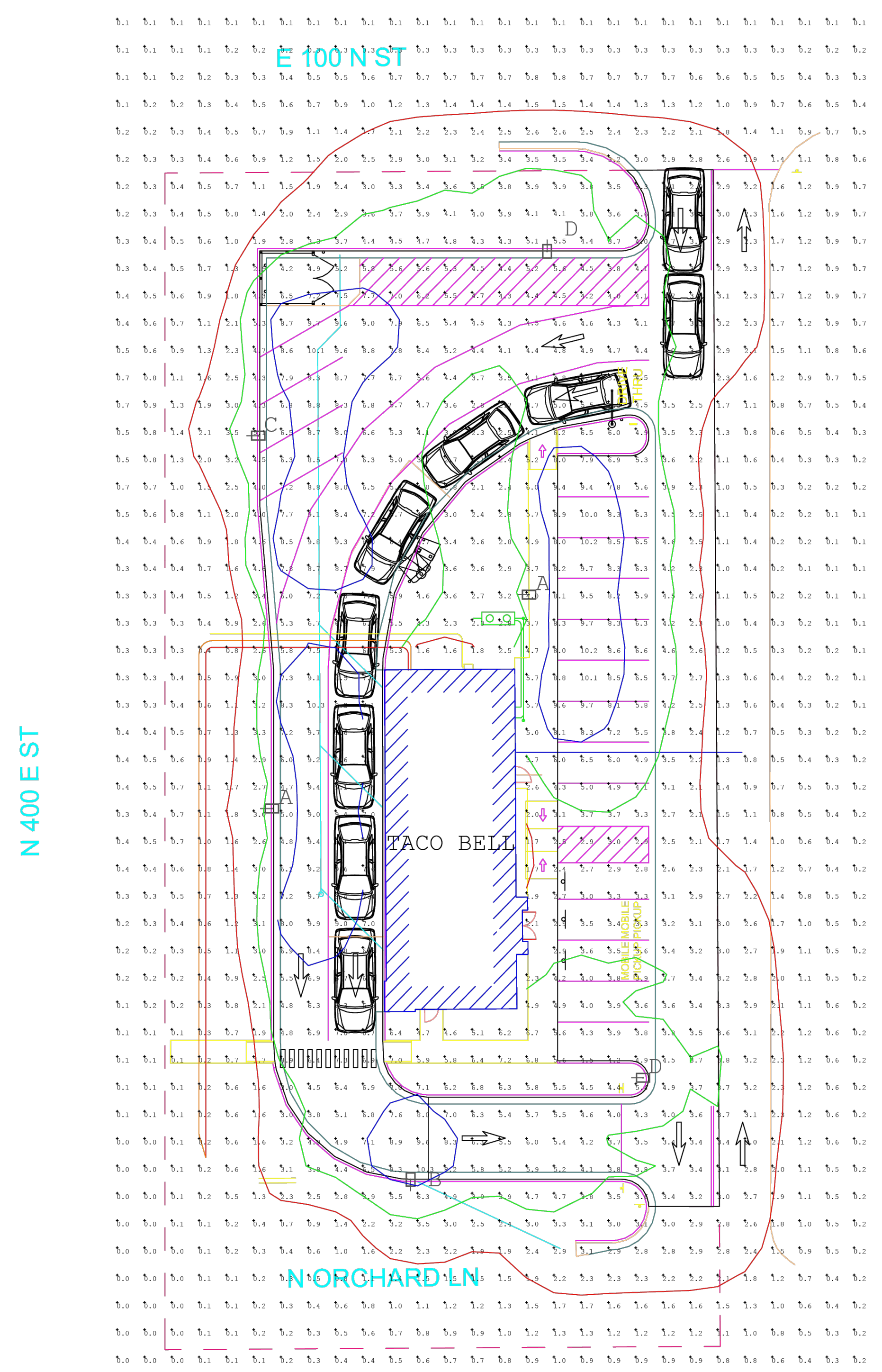
ENGINEER DRAWN BY CHECKED BY
B. KEMP J. ALVAREZ B. KEMP

SANTAQUIN TACO BELL
60 N 400 E ST.
SANTAQUIN, UT 84655
SITE DEVELOPMENT PLANS
VEHICLE TURNING MOVEMENT PLAN
P:\2025002749\004\DRAWINGS\CIVIL\25-2749 TELK.DWG

DRAWING NO.
VT



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TACO BELL
 SANTAQUIN, UT
 MARCH 20, 2026

ACCUSERV LIGHTING & EQUIPMENT
 877-707-7378
 DESIGNED BY: JOHN BUJAKE
 jbujake@accu-serv.com
 QUOTATIONS BY: TESSA PARISE
 tparise@accu-serv.com

Calculation Summary

Light	AVG	Max	Min	Avg/Min	Max/Min
EXTERIOR	2.76	10.3	0.0	8.6	8.6
EXTERIOR DRIVE/PURV SURFACES	3.39	12.3	2.1	2.66	4.90

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire	LF	CU	Luminaire	Mounting	Description
A	1	A	Single	29751	0.300	4000K	146	20	VP-2-320L-210-4K7-3-UNV-A-DRT / SES-17.3-40-01-A-B3-DRT
B	1	B	Single	20791	0.300	4000K	146	20	VP-2-320L-143-4K7-4F-UNV-A-DRT / SES-17.3-40-01-A-B3-DRT
C	1	C	Single	22514	0.300	4000K	229	20	VP-2-320L-210-4K7-4F-UNV-A-DRT / SES-17.3-40-01-A-B3-DRT
D	1	D	Single	26727	0.300	4000K	239	20	VP-ST-2-72L-240-4K7-3RW-UNV-A-DRT / SES-17.3-40-01-A-B3-DRT

NOTES: FIXTURE MOUNTING HEIGHT NOT TO EXCEED 20' AFG
 POLE BASES ARE 2"-4" AFG

BEACON
 design. performance. technology.

VIPER Area/Site
 VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (66, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlights control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASOUB) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD fence
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

MICROSTRIKE OPTICS

CONTROL TECHNOLOGY

SERVICE PROGRAMS

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures.
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(s) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>)
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

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REVISIONS
 05.20.2026 CITY COMMENTS

PROJECT INFO
 2025002749

ENGINEER: J. KEMP
 DRAWN BY: J. ALVAREZ
 CHECKED BY: B. KEMP

SANTAQUIN TACO BELL
 60 N 400 E ST.
 SANTAQUIN, UT 84655

SITE DEVELOPMENT PLANS
 LIGHTING PLAN

DRAWING NO.
 LO



DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, Fire Marshall Allen Duke and City Manager Norm Beagley

Excused: Assistant City Manager Jason Bond

Others in Attendance: Engineer Megan Wilson, Community Development Director Morgan Brim, Deputy City Recorder Gwen Butters and Applicant Brian Kemp.

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

NEW BUSINESS

1. Taco Bell Site Plan

Lundell introduced the agenda item, explaining that the proposal is for a new Taco Bell building site plan located along 400 East, north of the existing Fizz building and adjacent to Macey's grocery store parking lot, within the current gravel area between Macey's parking lot and 400 East.

Elmer referred to page four of the packet and stated that city code states that parking requirements are based on one parking space per four seats. Elmer requested the occupancy count to verify compliance with parking standards. Elmer also noted that the plans reference the dumpster enclosure requiring landscaping on three sides, but only two sides are currently shown. In addition, details for the trash enclosure will need to be provided to ensure it matches the building design.

Elmer stated that architectural renderings will require a separate review by the Architectural Review Committee, which can be scheduled at any point during the process. Elmer requested notification when the applicant is ready to proceed. All signage will require separate permits, which can be submitted through Citizenserve in the same manner as the site plan application. Elmer noted that the pole for the monument sign will need to be concealed.

Beagley noted that all comments will also be provided in redline format for reference, though applicants are welcome to take notes during the meeting.

Spadafora asked whether the addresses were from the original plat, Lundell confirmed they were.

Callaway stated that he visited the site and observed that the irrigation meter shown on the plans appears to currently be in use by the Macey's. The meter ID numbers were provided for staff for further review. Callaway noted that a connection on the backside of the meter should still be possible. The existing 2-inch meter is expected to be sufficient, as the landscaping likely will not require more than a 1-inch line. Callaway also noted that the plans show an RP backflow preventor device on the irrigation line, which is not required for irrigation water and may be removed. An RP device will be required if connected to culinary water. Coordination with the City regarding the culinary water meter will occur later in the process, and Callaway indicated there are several placement options available. Callaway added that the sewer connection appears straightforward and did not anticipate any additional utility concerns.

Duke had no comments.

Beagley advised Callaway to further investigate the existing irrigation line beyond the meter to confirm whether it currently serves the Macey's development, noting that accidentally damaging a shared 2-inch irrigation line could impact on existing landscaping. Beagley also asked for clarification regarding the culinary water connection, specifically whether the discussion related to the meter size or the connection location. Callaway confirmed that it is the location of connection and placement of meter. Beagley noted that the improvements would not be located within the city right-of-way, as there is no park strip or similar area available to accommodate them.

Lundell noted that the plans currently show a 1½-inch copper service line and suggested that a poly line may be a better option for installation. Callaway agreed and the applicant indicated that they would likely proceed with poly pipe instead of copper.

Lundell added that, as part of the building permit process, the site will be required to install an RP check valve with the building. The device must be tested, with test results submitted to the Public Works Department, and ongoing periodic testing will also be required.

Spadafora asked whether a grease trap would be installed at the rear of the building, and Lundell confirmed that a grease trap is required and shown on the provided plans

Wall asked whether North Orchard Lane is a city or private road. Lundell responded that, aside from 400 East, all roads within the development should be assumed private. Wall stated that Public Safety would prefer a stop sign before entering North Orchard Lane, though the City could not require it on private property. Lundell confirmed that stop signs and "No Entry" signs are already shown on the site plan.

Wall also raised concerns regarding two trees shown on the landscape plan near the drive-through exit, noting they could obstruct visibility for vehicles exiting the site. He referenced a similar issue near Little Caesars, where a tree was later removed due to visibility concerns, and recommended relocating the trees. Lundell stated the landscaping could be adjusted while still meeting tree requirements. Beagley suggested relocating the two trees farther west, away from North Orchard Lane and the curve along 400 East. Beagley also requested that the street names be removed from the site plan to avoid confusion and suggested labeling the roadway as "Private Access" or simply "Access," noting that the area is private property providing access to the surrounding buildings.

Beagley asked for clarification regarding the two lanes shown on the plans, specifically whether both were intended as drive-through ordering lanes. The applicant clarified that one lane functions as a bypass or slip lane to allow vehicles to exit or pass through the drive-through queue if needed.

Lundell reiterated that the trash enclosure must use materials consistent with the main building and requested that enclosure details be included with the architectural submittal, noting the site's prominent location and potential Architectural Review Committee review. Beagley also requested that a sight triangle be added to the plans to evaluate visibility near the dumpster and proposed tree locations for vehicles exiting onto 400 East, helping ensure landscaping does not create visibility concerns.

Lundell noted that the project will connect to the existing storm drain facility serving the overall site. He requested verification that the existing retention pond east of the Macy's building has adequate capacity to accommodate the additional stormwater volume, although the original site design appears to have anticipated service to this pad site. Lundell also reminded the applicant to reference the City's grease trap standards, specifically Standard Specification S5. In addition, while storm drain curb inlet snouts are not required for this private system, Lundell strongly recommended their installation to improve long-term maintenance for the property owner.

Lundell also confirmed with the applicant that no outdoor dining is proposed for the site, noting that unplanned outdoor seating added later can negatively impact required parking.

Elmer explained that the landscape plan should identify the percentage of each landscaping material used, as City code limits decorative materials such as crushed rock to no more than 50% of the landscaped area. Additional live plant material may therefore be required. Beagley clarified that the added plantings do not necessarily need to be trees and could include shrubs or similar vegetation.

Beagley stated that, due to the remaining outstanding issues related to storm drainage and other discussed items, it would be appropriate to table the application and bring it back once the revisions are complete.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Taco Bell Site Plan.
Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Absent

The motion passed.

MEETING MINUTES APPROVAL
2. April 14, 2026

Wall made a motion to approve the DRC meeting minutes from April 14, 2026.
Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes

Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Absent

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:26 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder

DRAFT