



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 11, 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. Griffin Subdivision Concept Plan**

A concept plan review of a 2-lot subdivision located at 270 S. 300 E.

**2. Holiday Oil Expansion Site Plan**

A proposed site plan expansion of the existing gas station located at 330 E. Main Street.

**3. Santaquin Peaks Preliminary Plan**

A preliminary review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway

### MEETING MINUTES APPROVAL

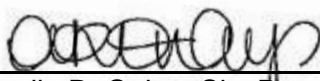
- 4.** March 28, 2023

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda 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

SURVEYOR CERTIFICATE

I, DALE C. ASHCRAFT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NO. 4938807 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED THE TRACT OF LAND IN ACCORDANCE WITH SECTION 17-23-17, OF SAID UTAH CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, AND EASEMENTS, AND THAT IT HAS BEEN COORECTLY SURVEYED, AND MONUMENTED AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 1, Block 9, Plat B Santaquin City Townsite Survey, said point being N90°00'00"W 704.54 feet and N0°00'00"E 949.71 feet from the South 1/4 Corner of Section 1, Township 10 South, Range 1 East of the Salt Lake Base and Meridian (Note: The South 1/4 Corner of said Section 1 is S88°57'51"W 2641.15 feet from the Southeast corner of said Section 1 being a Utah County Brass Cap monument dated 2015), and running thence N90°00'00"W 85.00 feet; thence N0°00'00"E 120.00 feet; thence N90°00'00"W 80.00 feet; thence N0°00'00"E 127.50 feet; thence N90°00'00"E 165.00 feet; thence S0°00'00"W 247.50 feet to the Point of Beginning, containing 0.717 acres.

DATE \_\_\_\_\_ SURVEYOR (see seal below) \_\_\_\_\_

OWNERS CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNERS ("OWNER" WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFY THAT: THE OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND HAVE CAUSED THIS PLAT TO BE PREPARED AS THE PLAT "A" GRIFFIN SUBDIVISION. OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE PLAT AND HERBY SUBMITS THE DESCRIBED LAND TO BE DIVIDED INTO LOTS AND STEETS AS SHOWN HEREON. OWNER HEREBY DEDICATES ALL ROADWAYS AND UTILITY EASEMENTS AS REFLECTED ON THE MAP AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER AND STORM DRAIN EASEMENT.

ANDREW ALAN GRIFFIN JR. \_\_\_\_\_

DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH S.S. \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_  
ENGINEER  
(See seal below)

ATTEST \_\_\_\_\_  
CLERK-RECORDER  
(See seal below)

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

DIRECTOR-SECRETARY \_\_\_\_\_

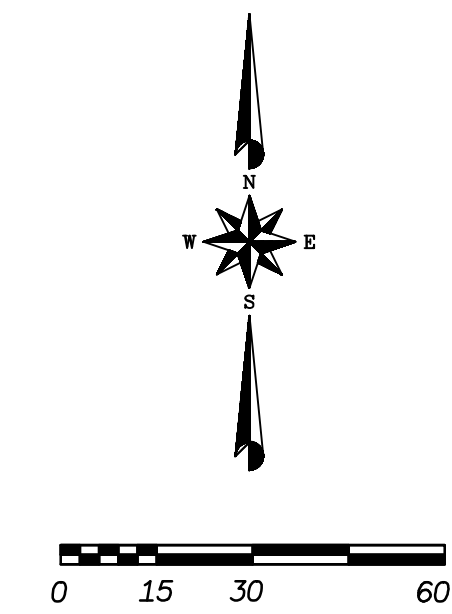
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

PRELIMINARY, PLAT "A"  
GRIFFIN SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH  
SCALE 1" = 30'

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

PRELIMINARY  
PLAT "A"  
GRIFFIN SUBDIVISION



SCALE 1" = 30'  
FOR 24" X 36" PAPER

LEGEND

- SECTION CORNER AS DESCRIBED
- ONE-QUARTER CORNER AS DESCRIBED
- SET 5/8 INCH IRON ROD PLS 4938807
- PLAT B, BLK 9
- ADJOINING PROPERTY
- BUILDING SETBACK

NOTE: FOUND PROPERTY CORNERS - NOT SHOWN HEREON  
A BEST FIT ANALYSIS OF FOUND  
SURVEY CORNERS AND FENCES THROUGHOUT  
BLOCKS 8, 9, 16, & 17 HAS BEEN PERFORMED.

**CENTRACOM ACCEPTANCE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CENTRACOM COMPANY  
BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

**CENTURY LINK ACCEPTANCE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CENTURY LINK COMPANY  
BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

**ROCKY MOUNTAIN POWER ACCEPTANCE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
ROCKY MOUNTAIN POWER COMPANY  
BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

**DOMINION ENERGY ACCEPTANCE**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DOMINION ENERGY GAS COMPANY  
BY - \_\_\_\_\_  
TITLE - \_\_\_\_\_

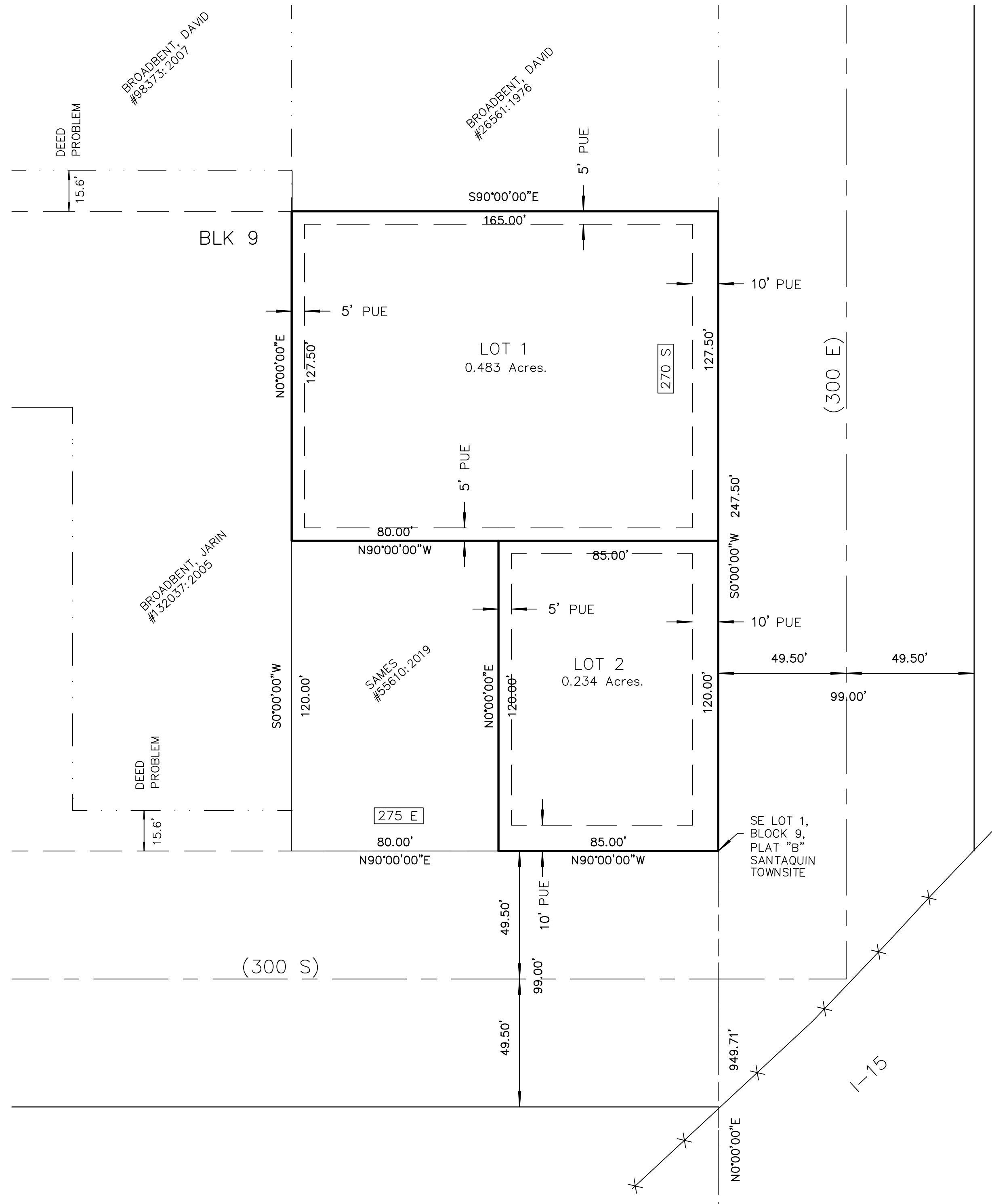
NOTES

- ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
- ALL ROADWAY AREA IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
- A 10' "PUE" EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOT LINES, A 5' "PUE" IS RESEVED ALONG THE SIDE AND BACK OF ALL LOT LINES.

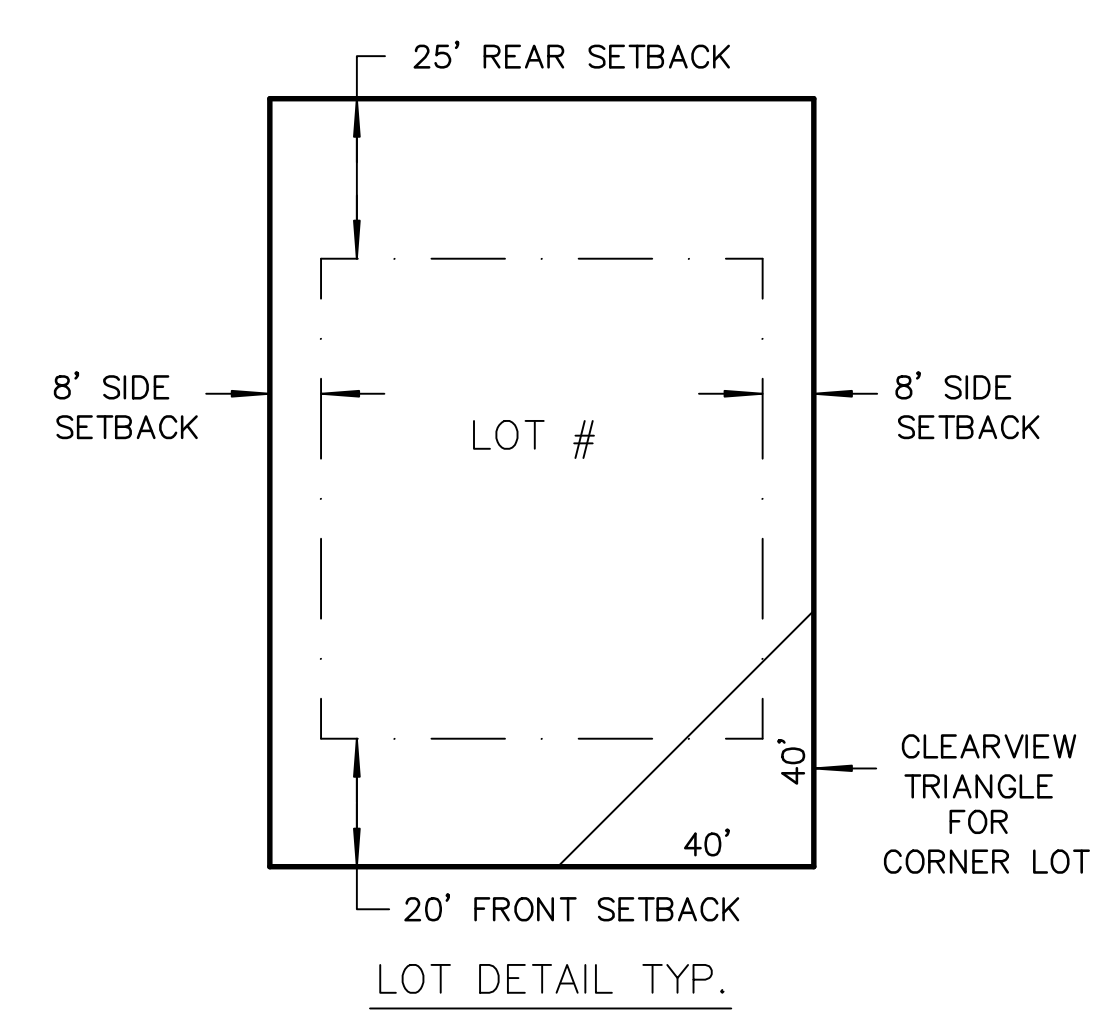
VICINITY MAP



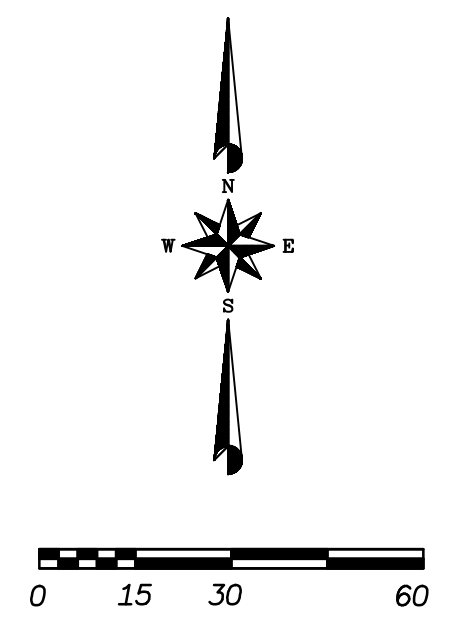
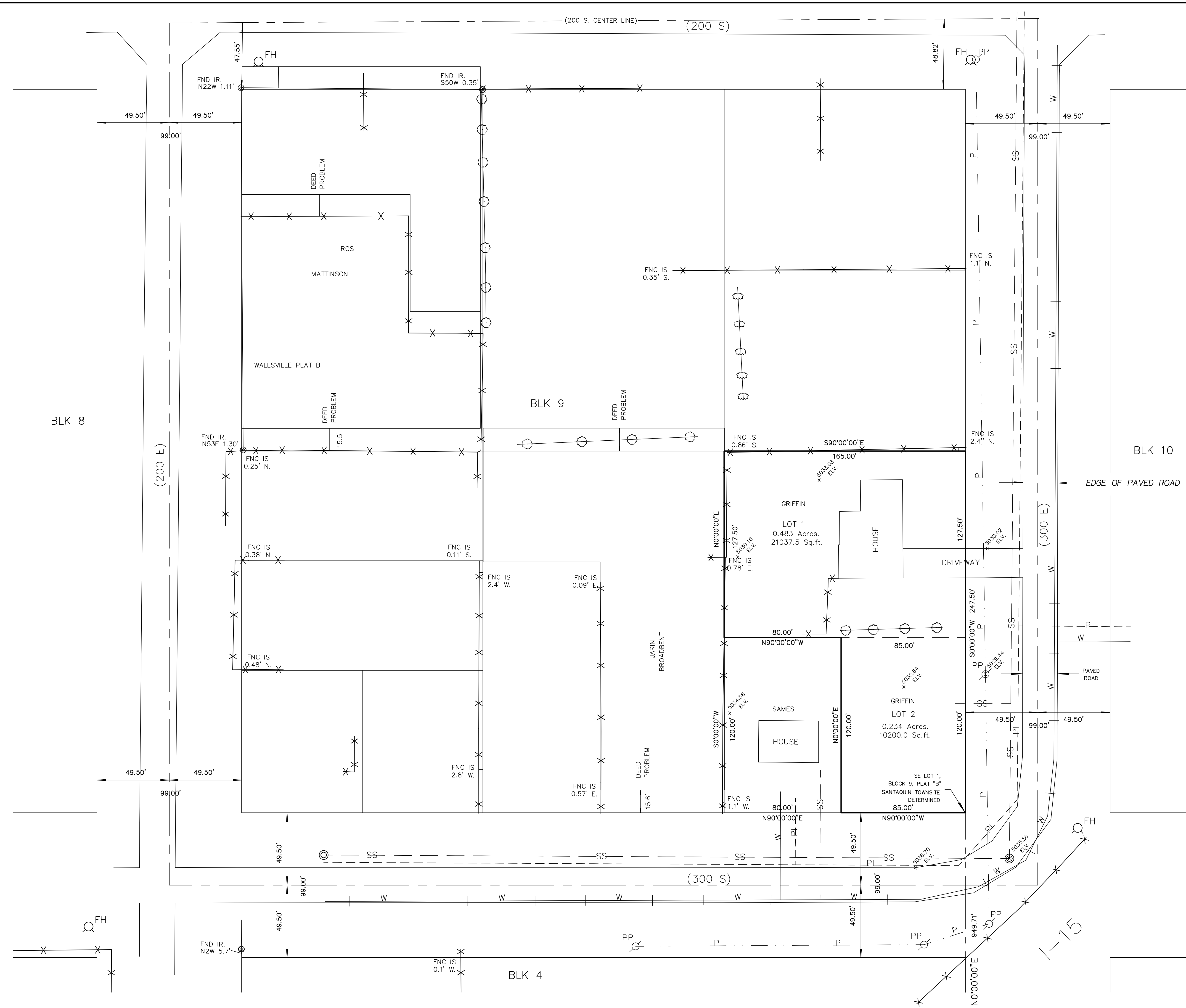
PROJECT LOCATION



**SETBACK REQUIREMENTS**  
FRONT TO GARAGE 25'  
FRONT TO LIVING SPACE 20'  
FRONT TO PORCH 10'  
SIDE = 8'  
REAR = 25'



**DCA SURVEYING** 669 RIVER ROCK DR  
SANTAQUIN, UTAH, 84655  
PHONE: 801-609-2134  
DATE: 03-24-2023



SCALE 1" = 30'  
FOR 24" X 36" PAPER

**OWNER/DEVELOPER**

CONTACT: ANDREW GRIFFIN  
PHONE: 435-619-3465

SITE ADDRESS: 270 S. 300 E.  
SANTAQUIN, UT.  
84655

**SETBACK REQUIREMENTS**

- FRONT TO GARAGE 25'
- FRONT TO LIVING SPACE 20'
- FRONT TO PORCH 10'
- SIDE = 8'
- REAR = 25'

**UTILITY STATEMENT:**

The underground utilities shown have been drawn from general information provided by the City of Santaquin. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated and that they are to be used for preliminary purposes only. The Surveyor has not physically located the underground utilities.

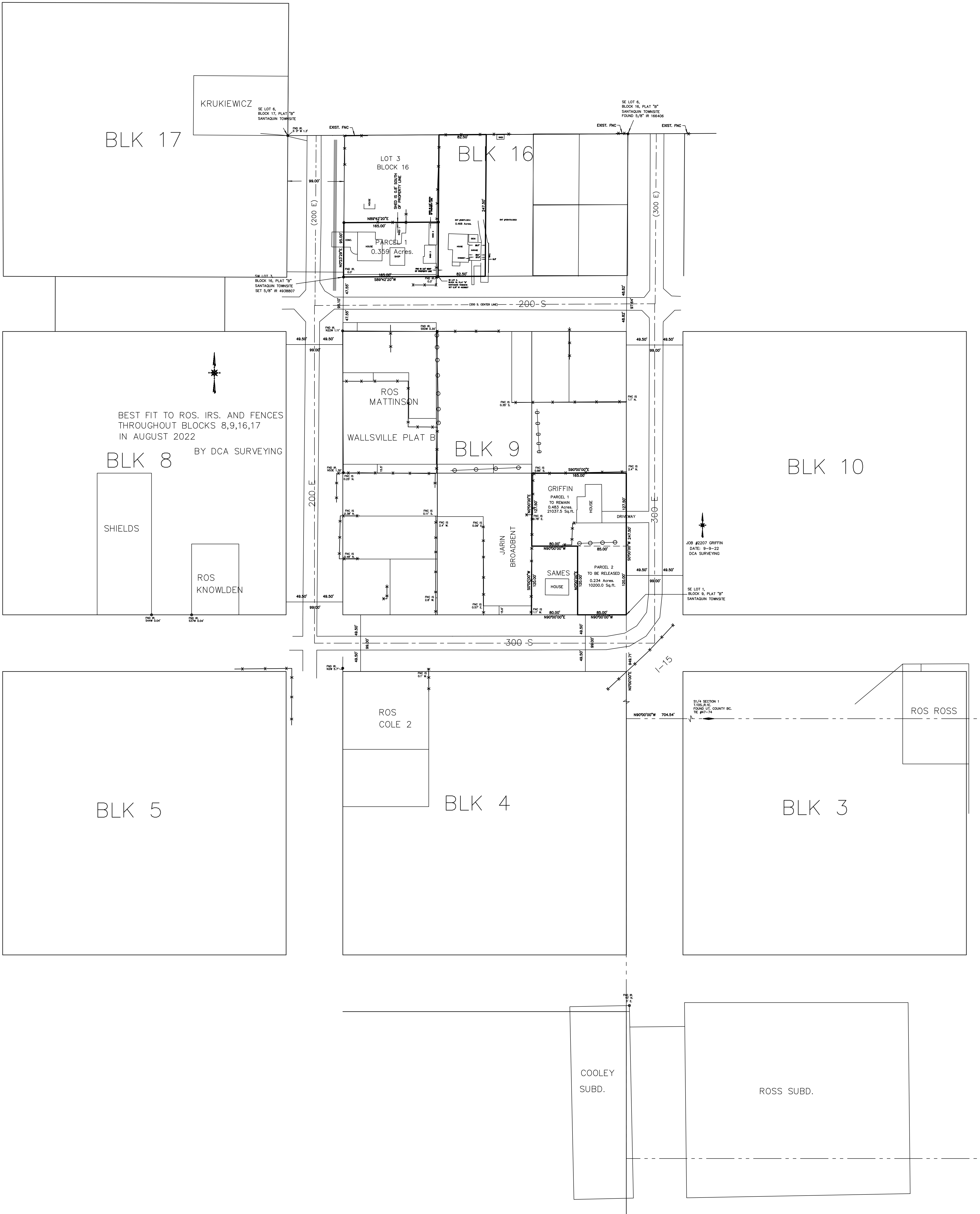
**LEGEND**

- W — EXISTING WATER - CULINARY
- - - PI - - - EXISTING PRESSURIZED IRRIGATION (PI)
- - - SS - - - EXISTING SANITARY SEWER
- X X EXISTING FENCE
- ⊙ FH EXISTING FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- P - PP - - EXISTING POWER - OVERHEAD

NOTES:  
PRELIMINARY - NOT FOR CONSTRUCTION

**SITE PLAN SHEET**

<b>GRIFFIN SUBDIVISION PLAT "A"</b>		
<b>D C A</b>	PART OF: SANTAQUIN TOWNSITE BLOCK 9, PLAT "B"	DATE 03-24-23
	SEC. 1, T. 10 S., R. 1 E. S.L.B.M.	SCALE 1" = 30'
	<b>DCA SURVEYING</b> 689 RIVER ROCK DR SANTAQUIN, UTAH, 84655 801-609-2134	JOB NO. 2207 SHEET: 2 OF 2



KRUKIEWICZ  
SE LOT 6,  
BLOCK 17, PLAT "B"  
SANTAQUIN TOWNSITE

BLK 17

SE LOT 6,  
BLOCK 16, PLAT "B"  
SANTAQUIN TOWNSITE  
FOUND 5/8" R 166406

BLK 16

LOT 3  
BLOCK 16

PARCEL 1  
0.359 Acres.

SE 1/4 SECTION 1,  
T10S, R10E,  
COUNTY BC,  
STATE OF IOWA  
PLAT # 166406

SE 1/4 SECTION 1,  
T10S, R10E,  
COUNTY BC,  
STATE OF IOWA  
PLAT # 166406



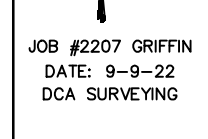
BEST FIT TO ROS. IRS. AND FENCES  
THROUGHOUT BLOCKS 8,9,16,17  
IN AUGUST 2022  
BY DCA SURVEYING

BLK 8

SHIELDS

ROS  
KNOWLDEN

BLK 10



JOB #2207 GRIFFIN  
DATE: 9-9-22  
DCA SURVEYING

SE LOT 1,  
BLOCK 9, PLAT "B"  
SANTAQUIN TOWNSITE

BLK 9

ROS  
MATTINSON

WALLSVILLE PLAT B

JARIN  
BROADBENT

GRIFFIN  
PARCEL 1  
TO REMAIN  
0.483 Acres,  
21037.5 Sq. Ft.

SAMES  
HOUSE  
PARCEL 2  
TO BE RELEASED  
0.234 Acres,  
10200.0 Sq. Ft.

ROS  
COLE 2

BLK 4

BLK 5

BLK 3

ROS ROSS

1/4 SECTION 1  
T10S, R10E,  
COUNTY BC,  
STATE OF IOWA  
PLAT # 166406

COOLEY  
SUBD.

ROSS SUBD.





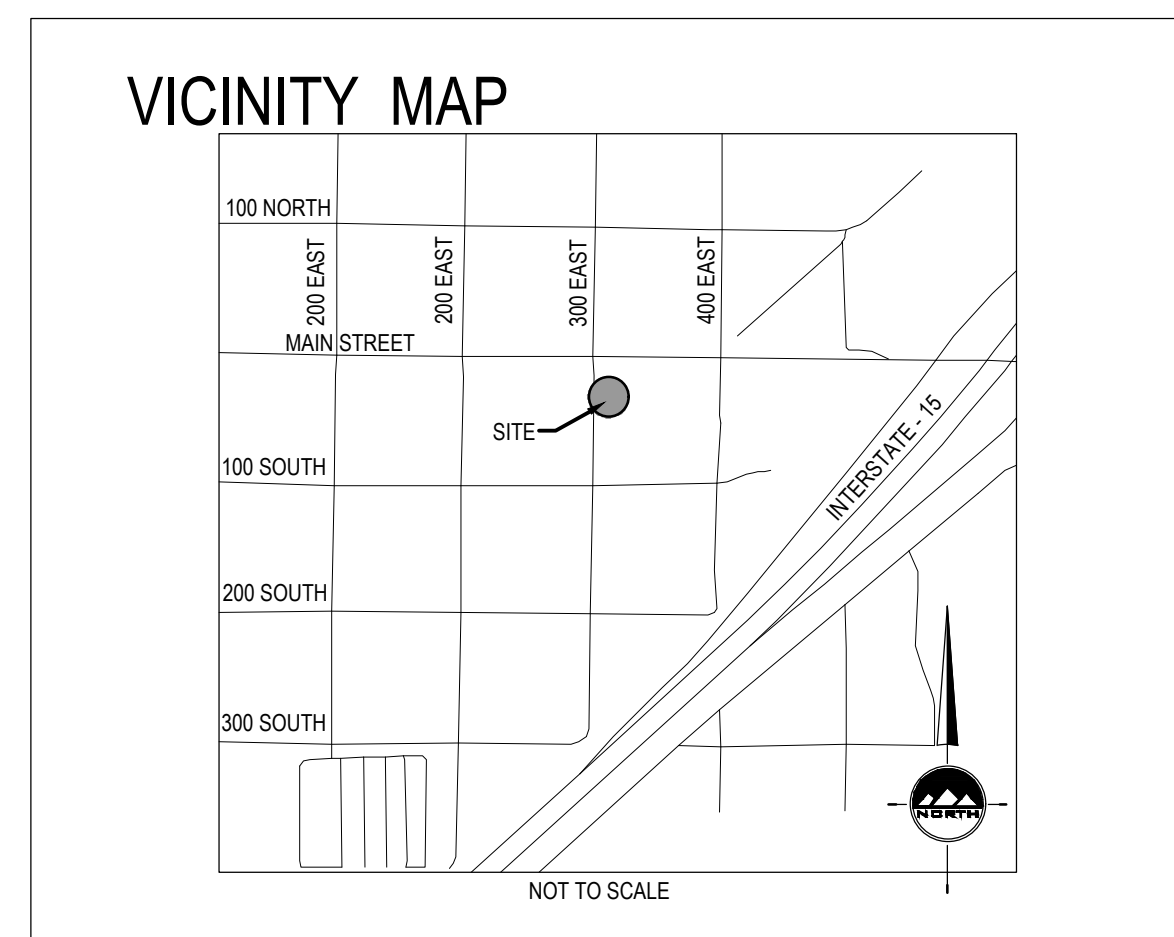
**BENCHMARK**  
 NORTH QUARTER CORNER OF SECTION 01,  
 TOWNSHIP 9 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4880.90'

# HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST  
 SANTAQUIN, UTAH

## INDEX OF DRAWINGS

1 OF 1	ALTA SURVEY
C-001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL
C600	DETAILS
PH100	PHOTOMETRIC PLAN
L100	LANDSCAPE PLAN
L200	IRRIGATION PLAN
L300	LANDSCAPE AND IRRIGATION DETAILS



### GENERAL NOTES

- ALL WORK SHALL CONFORM TO SANTAQUIN STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTHWEST QUARTER CORNER OF SECTION 1, T9S, R1E, SALT LAKE BASE AND MERIDIAN ELEV. = 4880.90'

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 CIVIL 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 ENGINEER.

### NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

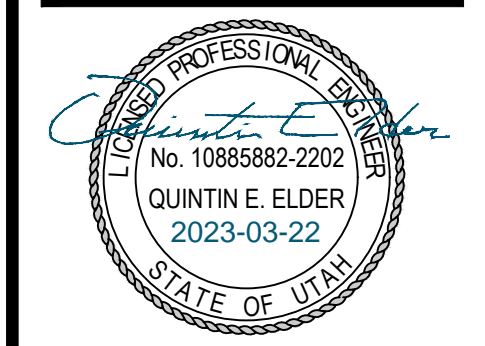
**WWW.ENSIGNENG.COM**

FOR:  
 HOLIDAY OIL  
 3115 WEST 2100 SOUTH  
 WEST VALLEY CITY, UTAH

CONTACT:  
 SCOTT WAGSTAFF  
 PHONE: 801-473-7002



HOLIDAY OIL SANTAQUIN  
 45 SOUTH 300 EAST  
 SANTAQUIN, UTAH



### COVER SHEET

PROJECT NUMBER: 6458A  
 PRINT DATE: 10/25/2022  
 DRAWN BY: MM  
 CHECKED BY: QRE  
 PROJECT MANAGER: CGD

C000

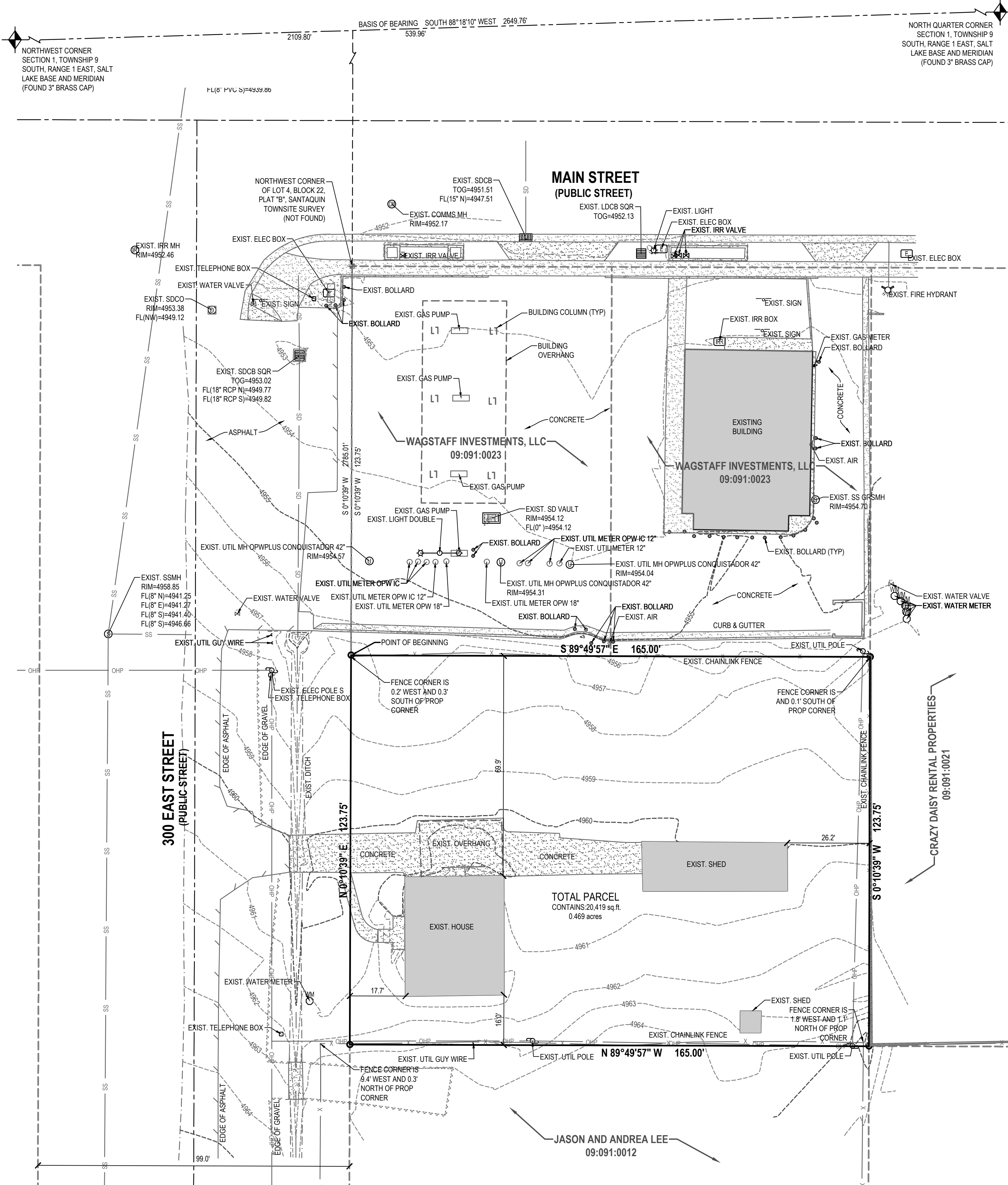
**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

ELEV = 4880.90'



**LEGEND**

◆ SECTION CORNER	--- ADJACENT RIGHT OF WAY
⊕ MONUMENT	— RIGHT OF WAY
○ EXIST REBAR AND CAP	--- CENTERLINE
⊕ SET ENSIGN REBAR AND CAP	--- PROPERTY LINE
⊕ WATER METER	--- ADJACENT PROPERTY LINE
⊕ WATER MANHOLE	--- DEED LINE
⊕ WATER VALVE	--- TANGENT LINE
⊕ FIRE HYDRANT	--- EXIST DITCH FLOW LINE
⊕ SECONDARY WATER VALVE	--- FENCE
⊕ IRRIGATION VALVE	--- EDGE OF ASPHALT
⊕ SANITARY SEWER MANHOLE	--- SS SANITARY SEWER LINE
⊕ STORM DRAIN CLEAN OUT	--- SD STORM DRAIN LINE
⊕ STORM DRAIN CATCH BASIN	--- LD LAND DRAIN LINE
⊕ STORM DRAIN COMBO BOX	--- W CULINARY WATER LINE
⊕ STORM DRAIN CULVERT	--- SW SECONDARY WATER LINE
⊕ SIGN	--- IRR IRRIGATION LINE
⊕ ELECTRICAL BOX	--- OHP OVERHEAD POWER LINE
⊕ UTILITY MANHOLE	--- E ELECTRICAL LINE
⊕ UTILITY POLE	--- G GAS LINE
⊕ LIGHT	--- EXISTING CONTOURS
⊕ CABLE BOX	--- CONCRETE
⊕ TELEPHONE BOX	--- BUILDING
⊕ GAS METER	--- PUBLIC DRAINAGE EASEMENT
⊕ TREE	--- DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
⊕ SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title and Topographic Survey for use by the client. The Basis of Bearing is the line between the North Quarter Corner of Section 1 and the Northwest Corner of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and measures South 88°18'10" West 2649.76 feet.

**COMMITMENT DESCRIPTION**

Commencing 7.50 rods South of the Northwest corner of Lot 4, Block 22, Plat "B", Santaquin Townsite Survey; thence East 10 rods; thence South 7.50 rods; thence West 10 rods; thence North 7.50 rods to the place of beginning.

**AS-SURVEYED DESCRIPTION**

A parcel of land situate in the Southwest Quarter of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of 300 East Street, said point being South 0°10'39" West 123.75 feet from the Northwest Corner of Lot 4, Block 22, Plat "B", Santaquin Townsite Survey, said point also being South 88°18'10" West 539.96 feet and South 0°10'39" West 2785.01 feet from the Northwest Quarter Corner of Section 1, Township 9 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°49'57" East 165.00 feet;  
thence South 00°10'39" West 123.75 feet;  
thence North 89°49'57" West 165.00 feet to the Easterly Right-of-Way line of 300 East Street;  
thence North 00°10'39" East 123.75 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 20,419 Square Feet or 0.469 Acres.

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH 84119

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-873-7002

To: (i)Wagstaff Investments, LLC, and (ii)Old Republic 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof.

The fieldwork was completed on November 2, 2022.

Date of Plat or Map: November 7, 2022.

Date: 11/07/22

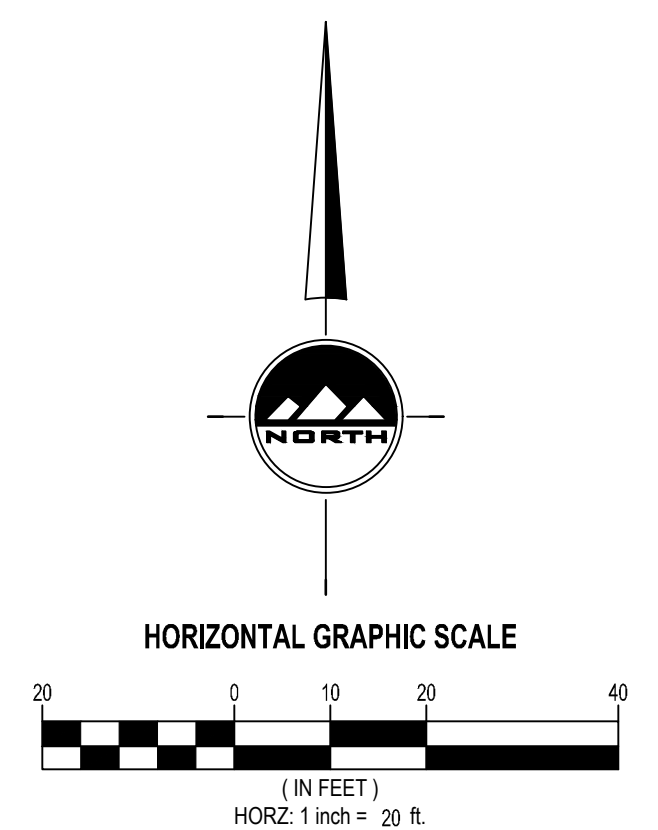
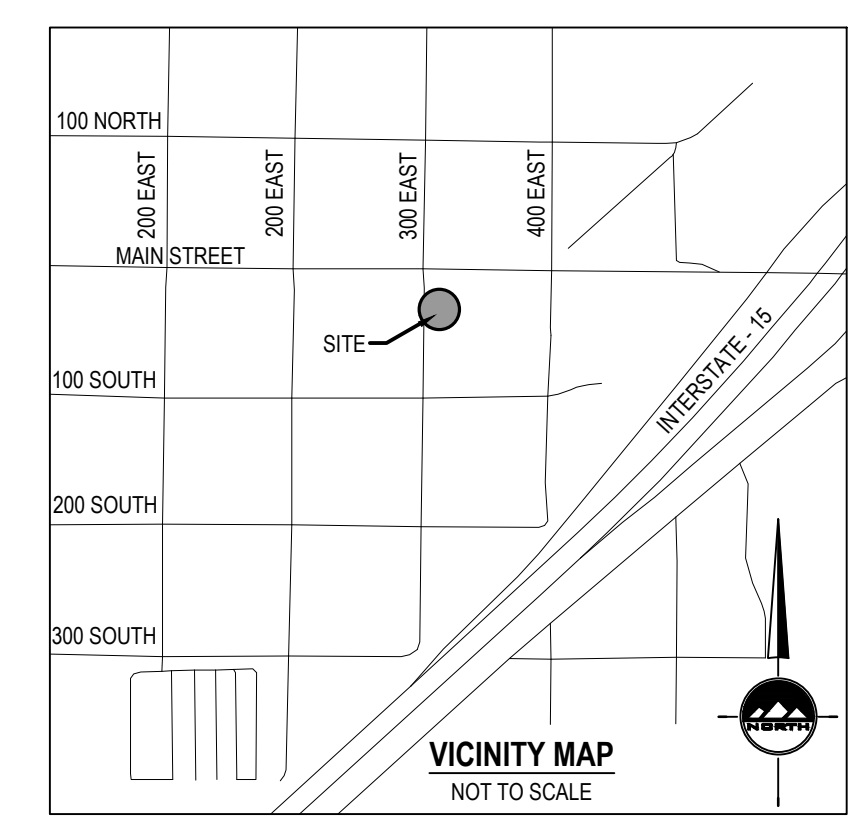
Patrick M. Harris  
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Old Republic Title Insurance Company, of Orem, Utah under Commitment No. 2266547SM, dated effective May 3, 2022.

Schedule B-2 Exceptions

- 2022 General Property Taxes are accruing as a lien and are not yet due and payable. 2021 General Property Taxes have been PAID in the amount of \$ 1,449.34. Tax ID No. 09-091-0016
- Subject property is included within the boundaries of Tax District 190 and is subject to the charges and assessments thereof. For status of the account contact: - Santaquin (801-754-3211)
- Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof.
- Water rights, or claims or title to water.
- Deed of Trust  
Dated: October 6, 2021  
Trustor: Emmanuel Chavez  
Trustee: Highland Title  
Beneficiary: MERS, Inc., solely as nominee for Rock Canyon Bank  
Amount: \$180,000.00  
Recorded: October 12, 2021  
Entry No.: 174233-2021, of the Official Records
- Deed of Trust  
Dated: March 17, 2022  
Trustor: Emmanuel Chavez AKA Emmanuel Chavez-Rodriguez  
Trustee: America First Federal Credit Union  
Beneficiary: America First Federal Credit Union  
Amount: \$100,000.00  
Recorded: March 28, 2022  
Entry No.: 38352-2022, of the Official Records

- TABLE A**
- Monuments to be placed at all major corners of the boundary of the surveyed property.
  - Parcel address is 45 South 300 East, Santaquin Utah.
  - Parcel is located in Flood Zone X, per FEMA FIRM map 49049C0975F effective June 19, 2020.
  - Parcel contains 20,419 square feet or 0.469 acres.
  - Contours are shown at 1.0 foot intervals.
  - Utilities are shown on survey.
  - Adjacent owners are shown on survey.
  - Distance to nearest intersecting street is shown on survey.
  - Subject parcels are currently under construction.
  - No change to current street right-of-way at time of survey.
  - All portable easements are shown on survey.
  - Minimum amount of professional liability insurance has been met.



LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 1 TOWNSHIP 9 SOUTH, RANGE 1  
EAST SALT LAKE BASE AND MERIDIAN  
SANTAQUIN, UTAH COUNTY, UTAH

Item 2

**ENSIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
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**HOLIDAY OIL - SANTAQUIN  
ALTA-NSPS LAND TITLE AND TOPOGRAPHIC SURVEY  
45 SOUTH 300 EAST  
SANTAQUIN, UTAH**

PROFESSIONAL LAND SURVEYOR  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH

**ALTA/NSPS  
LAND TITLE AND  
TOPOGRAPHIC SURVEY**

PROJECT NUMBER: 6458A    PRINT DATE: 11/7/22  
DRAWN BY: S. LEWIS    CHECKED BY: P. HARRIS  
PROJECT MANAGER: P. HARRIS

**1 OF 1**





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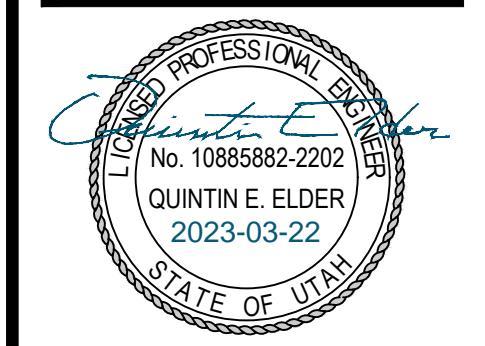
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HOLIDAY OIL SANTAQUIN
45 SOUTH 300 EAST
SANTAQUIN, UTAH



GENERAL NOTES

PROJECT NUMBER: 6458A
PRINT DATE: 10/25/2022
DRAWN BY: MM
CHECKED BY: QRE
PROJECT MANAGER: CGD

C001

GENERAL NOTES

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE REFERRED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT FLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS/HER WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARINGS OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POT-HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY THE DEPTH OF UTILITIES IN THE FIELD BY "PROBING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNATED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-962-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 0230 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- 1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS/HER OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE GEOTECHNICAL REPORT AND ALL RELATED APPENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS/HER WORK FORCE.
11. IT SHALL BE 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.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFT-OVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. 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. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes APWA, AR, ASTM, AWWA, BOS, BVC, C, CB, CF, CO, COMM, CONC, CONIT, DIA, DIP, ELEC, ELEV, EOA, EVC, EW, EXIST, FF, FG, FH, FL, GB, GF, GV, HC, HP, IRR, K, LD, LF, LP, MEX, MH, MJ, NG, NC, NO, O, OCEW, OHP, PC, PCC, PI, PIV, PRO, PRO, PT, P/V, P/V, PVT, R, RD, ROW, S, SAN SWR, SD, SEC, SS, STA, SW, TBC, TOG, TOA, TOC, TOF, TOW, TOS, TYP, VC, WV, W.

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

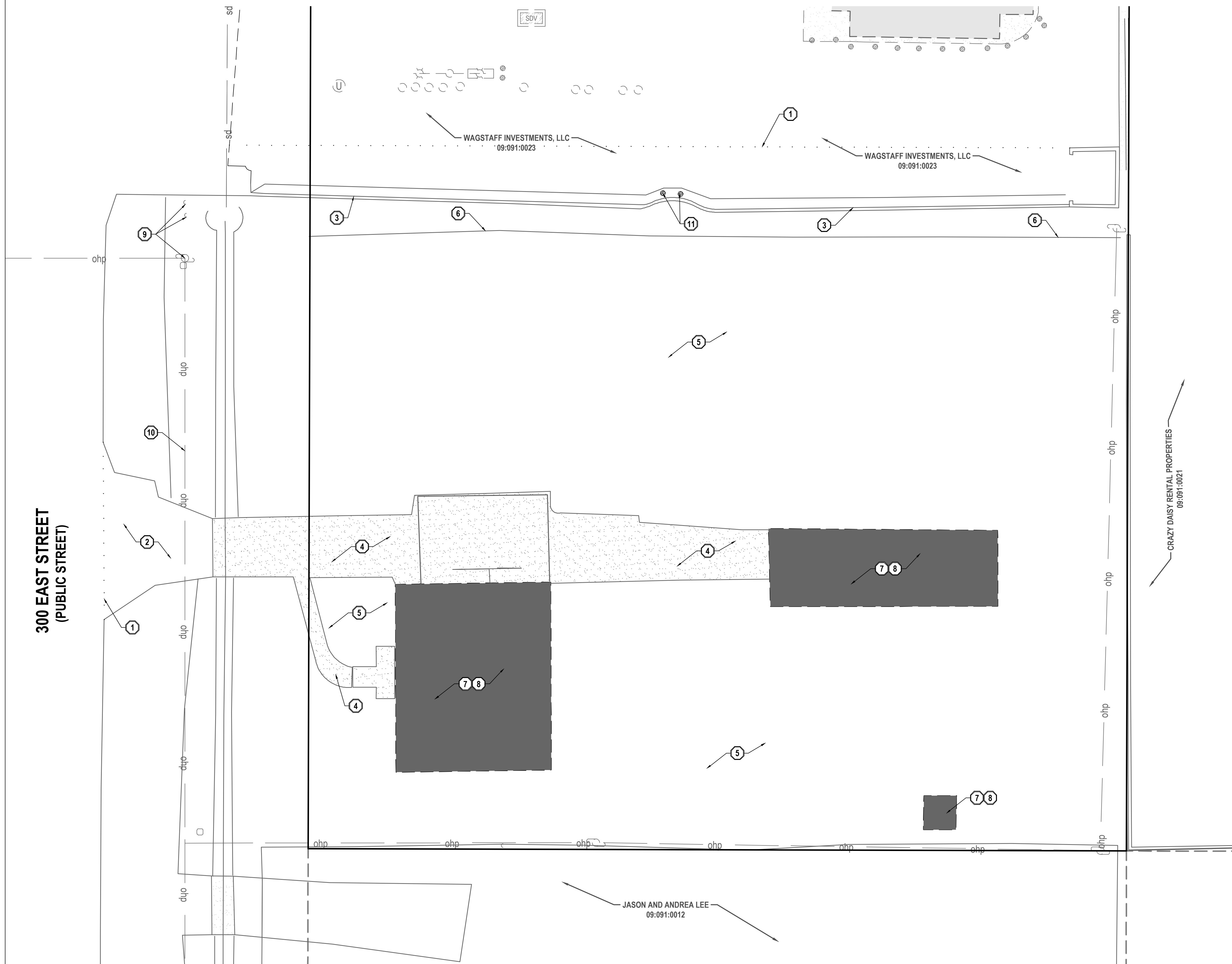
Legend table with 3 columns: Symbol, Description, and Line Style. Includes SECTION CORNER, EXISTING MONUMENT, PROPOSED MONUMENT, EXISTING REBAR AND CAP, SET ENSIGN REBAR AND CAP, EXISTING WATER METER, PROPOSED WATER METER, EXISTING WATER MANHOLE, PROPOSED WATER MANHOLE, EXISTING WATER BOX, EXISTING WATER VALVE, PROPOSED WATER VALVE, EXISTING FIRE HYDRANT, PROPOSED FIRE HYDRANT, EXISTING FIRE DEPARTMENT CONNECTION, EXISTING SECONDARY WATER VALVE, PROPOSED SECONDARY WATER VALVE, EXISTING IRRIGATION BOX, EXISTING IRRIGATION VALVE, EXISTING IRRIGATION VALVE, EXISTING SANITARY SEWER MANHOLE, PROPOSED SANITARY SEWER MANHOLE, EXISTING SANITARY CLEAN OUT, EXISTING STORM DRAIN CLEAN OUT BOX, PROPOSED STORM DRAIN CLEAN OUT BOX, EXISTING STORM DRAIN INLET BOX, EXISTING STORM DRAIN CATCH BASIN, PROPOSED STORM DRAIN CATCH BASIN, EXISTING STORM DRAIN COMBO BOX, PROPOSED STORM DRAIN COMBO BOX, EXISTING STORM DRAIN CLEAN OUT, EXISTING STORM DRAIN CULVERT, PROPOSED STORM DRAIN CULVERT, TEMPORARY SAG INLET PROTECTION, TEMPORARY IN-LINE INLET PROTECTION, ROOF DRAIN, EXISTING ELECTRICAL MANHOLE, EXISTING ELECTRICAL BOX, EXISTING TRANSFORMER, EXISTING UTILITY POLE, EXISTING LIGHT, PROPOSED LIGHT, EXISTING GAS METER, EXISTING GAS MANHOLE, EXISTING GAS VALVE, EXISTING TELEPHONE MANHOLE, EXISTING TELEPHONE BOX, EXISTING TRAFFIC SIGNAL BOX, EXISTING CABLE BOX, EXISTING BOLLARD, PROPOSED BOLLARD, EXISTING SIGN, PROPOSED SIGN, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, EXISTING FLOW DIRECTION, EXISTING TREE, DENSE VEGETATION.

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4880.90'



**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO2, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
  - 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
  - 3 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
  - 4 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE DRIVEWAY/SIDEWALK.
  - 5 REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - 6 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
  - 7 REMOVE AND DISPOSE OF EXISTING BUILDING STRUCTURE.
  - 8 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
  - 9 REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND GUY WIRES. COORDINATE WITH LOCAL POWER COMPANY.
  - 10 OVERHEAD POWER LINES TO BE RELOCATED. COORDINATE WITH LOCAL POWER COMPANY.
  - 11 REMOVE AND PROPERLY DISPOSE OF EXISTING BOLLARDS.
  - 12 LIMIT OF DISTURBANCE.
  - 13 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



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**LAYTON**  
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**TOOELE**  
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**CEDAR CITY**  
Phone: 435.865.1453

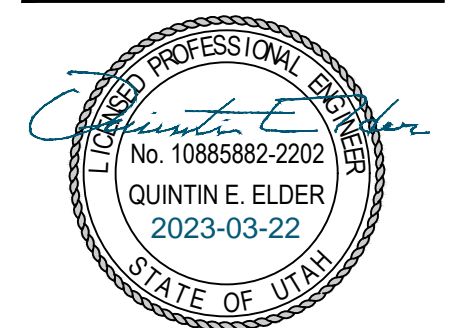
**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH  
CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-473-7022



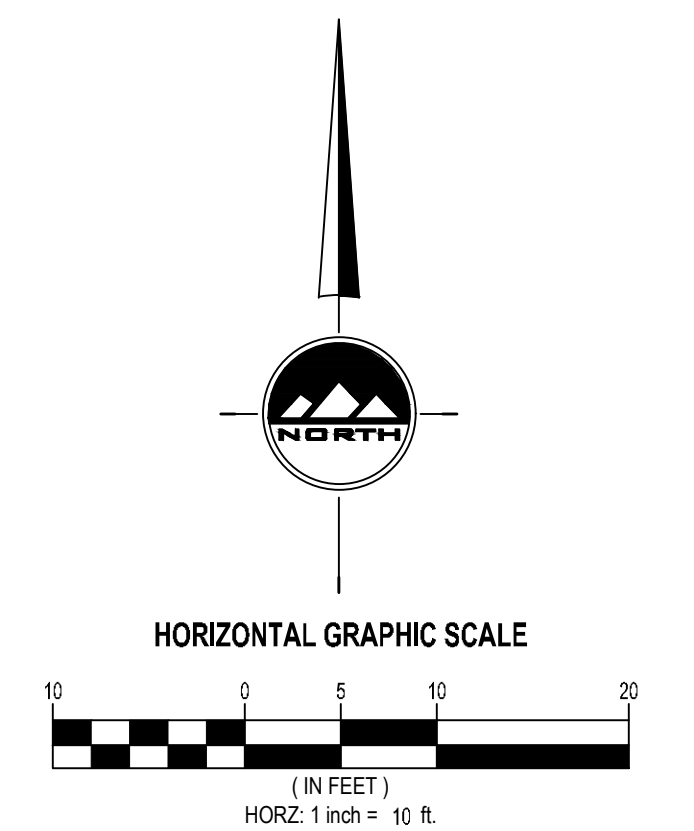
**HOLIDAY OIL SANTAQUIN**  
**45 SOUTH 300 EAST**  
**SANTAQUIN, UTAH**



**DEMOLITION PLAN**

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

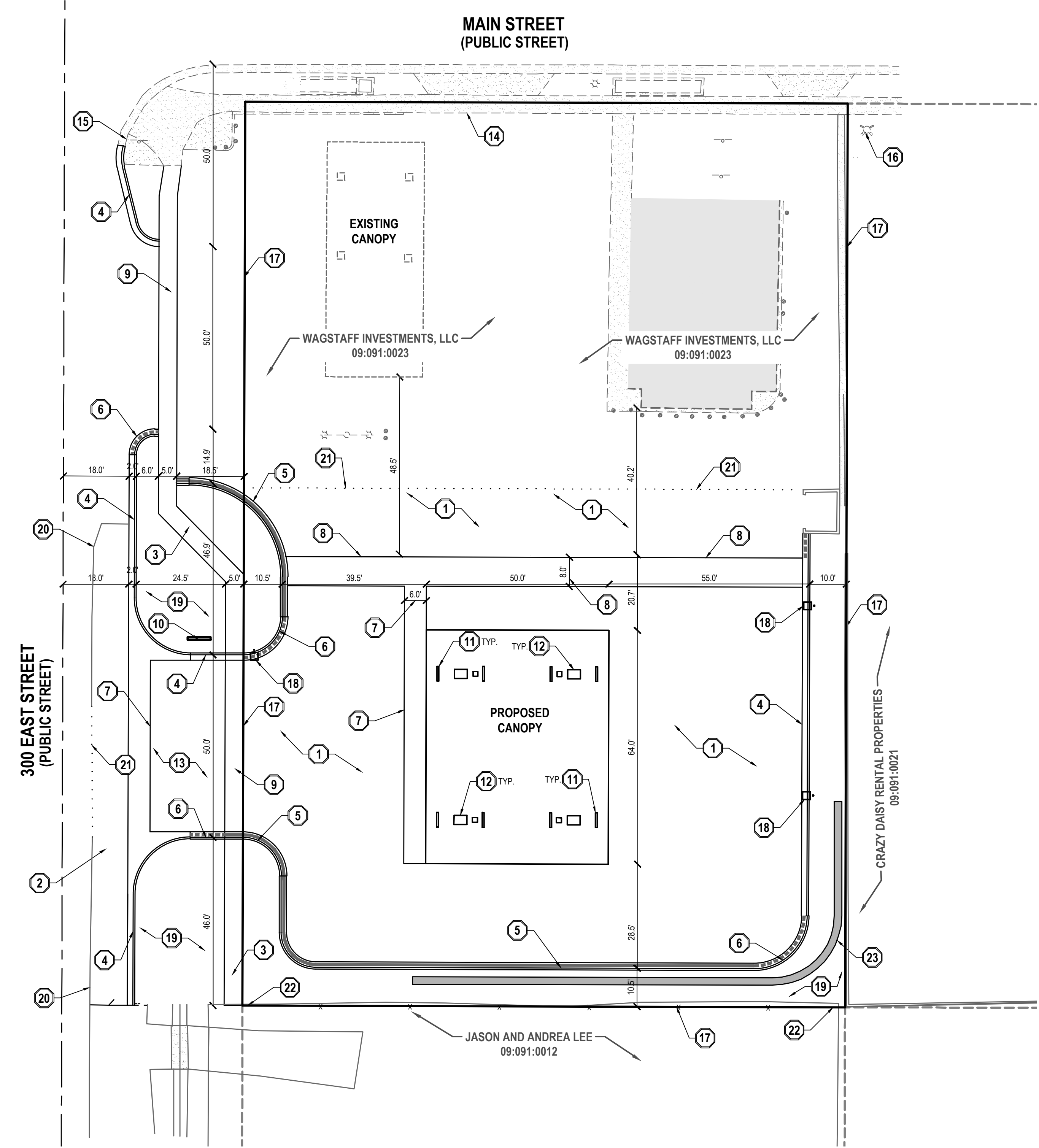
**C100**



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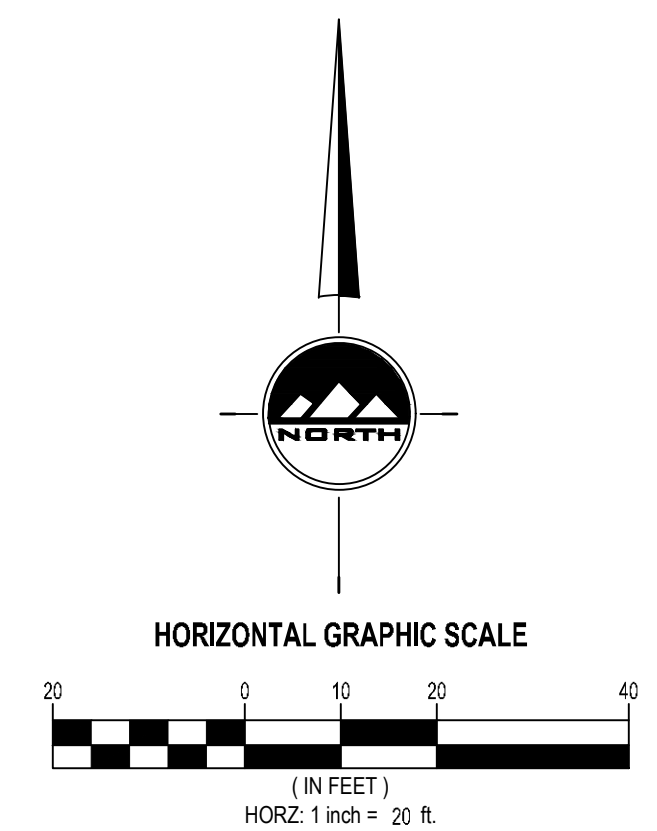
**BENCHMARK**  
 NORTH QUARTER CORNER OF SECTION 01,  
 TOWNSHIP 9 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4880.90'



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE LOCAL AGENCY JURISDICTION'S DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  4. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  5. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
  6. ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTION'S CURRENT DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  7. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
  8. PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
  9. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  10. ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTION'S DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  11. ALL DIMENSIONS FROM CURB AND GUTTER ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
  12. THE CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING IN PDF FORMAT TO HOLIDAY OIL UPON COMPLETION OF THE PROJECT. A SCANNED COPY OF THE PLANS WITH CLEAR, LEGIBLE HAND WRITTEN NOTES IS ACCEPTABLE AND SHOULD INCLUDE ANY MODIFICATIONS THAT OCCUR DURING CONSTRUCTION, INCLUDING WATER, SEWER, STORM DRAIN, POWER AND ANY OTHER BURIED UTILITY.

**SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 CONCRETE PAVEMENT: 5.5" THICK CONCRETE WITH 5' UNTREATED BASE COURSE PER DETAIL 1/C600.
- 2 ASPHALT PAVEMENT: 3" THICK CONCRETE WITH 8' UNTREATED BASE COURSE DETAIL 4/C600.
- 3 4" THICK CONCRETE SIDEWALK/PATIO WITH 6' UNTREATED BASE COURSE PER APWA PLAN NO. 231.
- 4 24" HIGH BACK CURB AND GUTTER PER SANTAQUIN STANDARD DRAWING CG4 HIGHBACK AND SPECIFICATIONS.
- 5 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3/C600.
- 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 7 6" WIDE WATERWAY PER APWA PLAN 211 AND SPECIFICATIONS. SEE SHEET C600.
- 8 8" WIDE WATERWAY PER APWA PLAN 211 AND SPECIFICATIONS. SEE SHEET C600.
- 9 8" THICK CONCRETE SIDEWALK/PATIO WITH 6' UNTREATED BASE COURSE AND PER SANTAQUIN CITY'S STANDARD DETAIL CG5.
- 10 MONUMENT SIGN. SEPARATE SIGN PERMIT.
- 11 UPSIDE DOWN "U" CONCRETE BOLLARD. TYPE AND MATERIAL TO BE PROVIDED BY OWNER.
- 12 GAS PUMP. DESIGN BY OTHERS.
- 13 OPEN DRIVE APPROACH PER APWA STANDARD PLAN 225.
- 14 EXISTING SIDEWALK.
- 15 EXISTING CURB AND GUTTER.
- 16 EXISTING FIRE HYDRANT.
- 17 PROPERTY LINE.
- 18 16' TALL LIGHT POLE, SEE PHOTOMETRIC PLAN.
- 19 NEW LANDSCAPING. SEE LANDSCAPE PLANS.
- 20 EXISTING ASPHALT EDGE.
- 21 SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- 22 NEW 6" VINYL FENCE ALONG SOUTH PROPERTY LINE.
- 23 ROCK RETAINING WALL PER DETAIL 10/600. SEE GRADING PLAN FOR ELEVATIONS.



Item 2.

**SALT LAKE CITY**  
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 Sandy, UT 84070  
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**LAYTON**  
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**TOOELE**  
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**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
 HOLIDAY OIL  
 3115 WEST 2100 SOUTH  
 WEST VALLEY CITY, UTAH

CONTACT:  
 SCOTT WAGSTAFF  
 PHONE: 801-473-7002

**HOLIDAY OIL SANTAQUIN**  
 45 SOUTH 300 EAST  
 SANTAQUIN, UTAH

**SITE PLAN**

PROJECT NUMBER: 6458A      PRINT DATE: 10/25/2022  
 DRAWN BY: MM      CHECKED BY: QRE  
 PROJECT MANAGER: CGD

**C200**



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**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN

ELEV = 4880.90'

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE SANTAQUIN STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS. PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
  - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
  - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 49XX.XX ON THESE PLANS.
  - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
  - CONTRACTOR TO ENSURE THAT BOXES ARE SIZED TO ACCOMMODATE PIPE SIZES.
  - PERMANENT UNDERGROUND DETENTION FACILITY TO BE OWNED AND MAINTAINED BY OWNER OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE GOVERNING AGENCY.
  - STORM DRAIN INFRASTRUCTURE WITHIN PROPERTY IS PRIVATE, TO BE OWNED AND MAINTAINED BY OWNER OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE GOVERNING AGENCY.

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INSTALL 10 STORMTECH MC-7200 CHAMBERS AND 2 END CAPS STORAGE CHAMBERS TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SUBMITTAL MUST BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE MANUFACTURER PRIOR TO STARTING CONSTRUCTION.
    - TOP OF GRAVEL = 4953.40
    - TOP OF CHAMBER = 4951.90
    - BOTTOM OF CHAMBER = 4946.90
    - BOTTOM OF GRAVEL = 4946.15
    - 25-YR RETENTION STORAGE REQUIRED = 3,400 CU. FT.
    - 25-YR RETENTION STORAGE PROVIDED = 3,539 CU. FT.
  - PIPE OUTFALL PER APWA PLAN NO. 323 WITH TRASH RASTER.
  - INCREASE IN NON-RETAINED IMPERVIOUS AREA 1,307 S.F.
  - RIGHT-OF-WAY AREA TO BE RETAINED IN PRIVATE SD CHAMBER SYSTEM 1,198 S.F.



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**RICHFIELD**  
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**WWW.ENSIGNENG.COM**

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-673-7002



**HOLIDAY OIL SANTAQUIN**

**45 SOUTH 300 EAST**

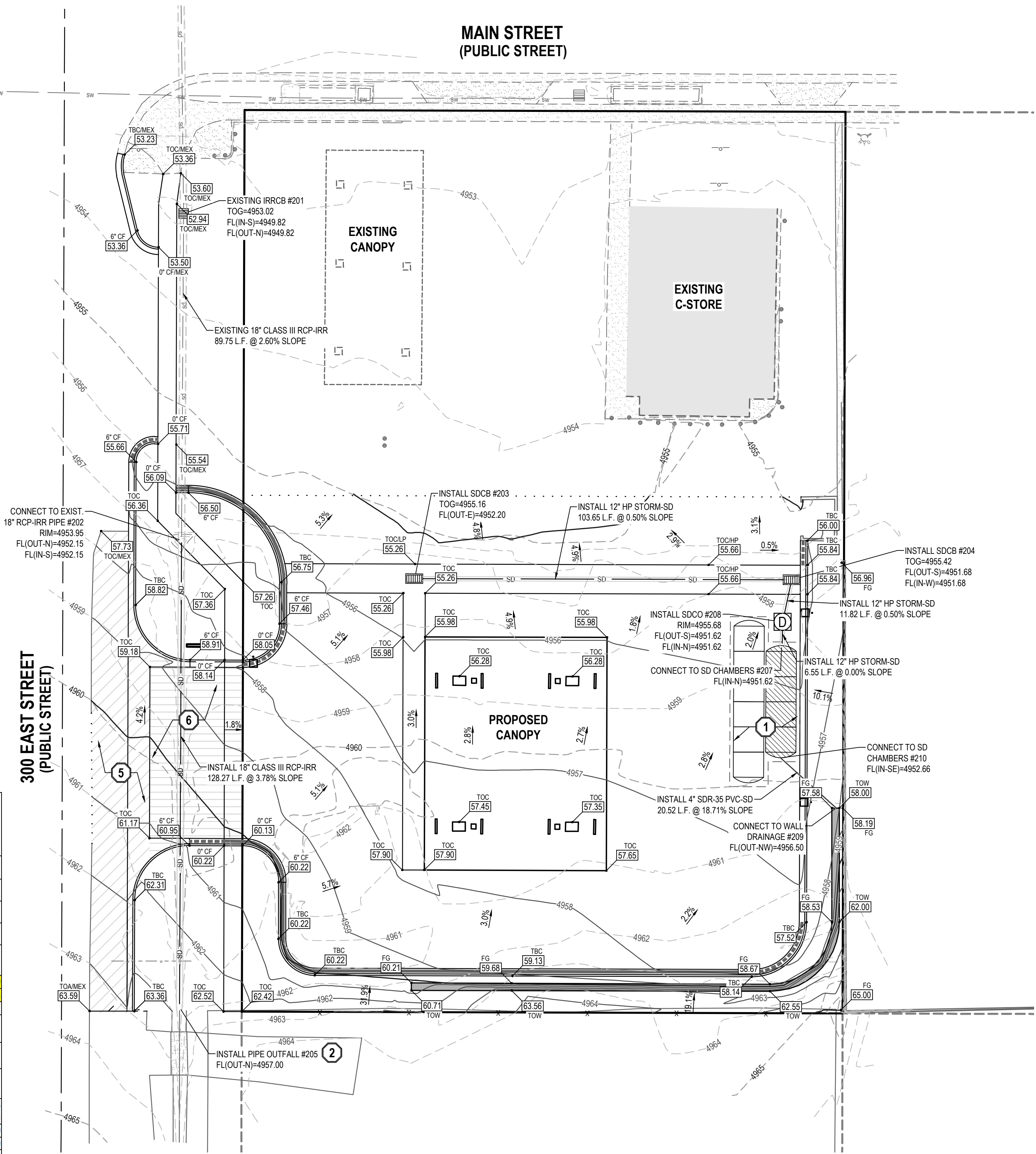
**SANTAQUIN, UTAH**



**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

**C300**

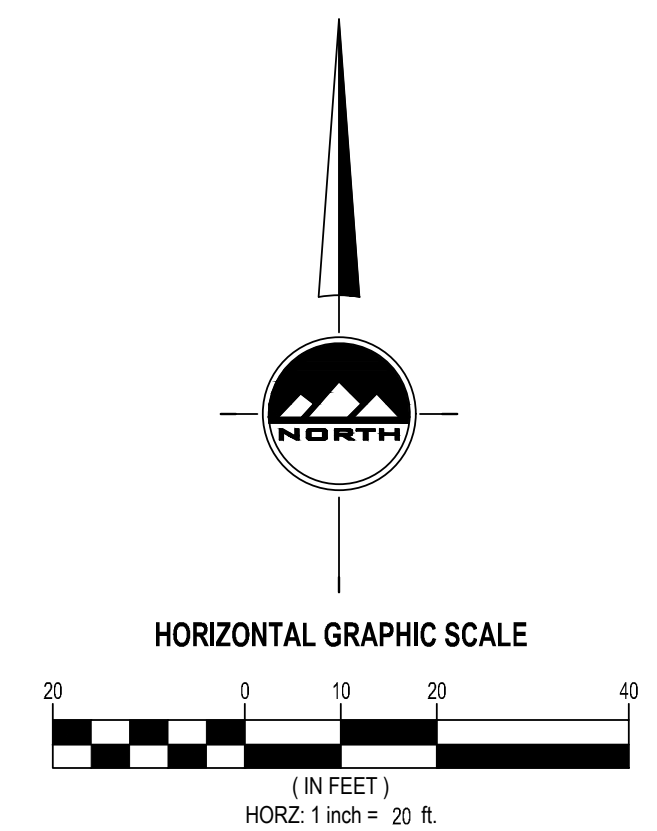


**ON-SITE STORM DRAIN DETENTION**

PROJECT TITLE: HOLIDAY OIL SANTAQUIN  
PROJECT NUMBER: 6458A  
LOCATION: Santaquin, Utah  
OWNER: Holiday Oil  
DESIGNED BY: M. Martinez  
CHECKED BY: Q. Elder  
APPROVED BY: Q. Elder

AREA CALCULATION			
HARDSCAPE AREA	0.39 acres	runoff coeff. C	0.89
LANDSCAPE/NATIVE AREA	0.08 acres	runoff coeff. C	0.44
TOTAL AREA	0.47 acres	WEIGHTED C	0.81

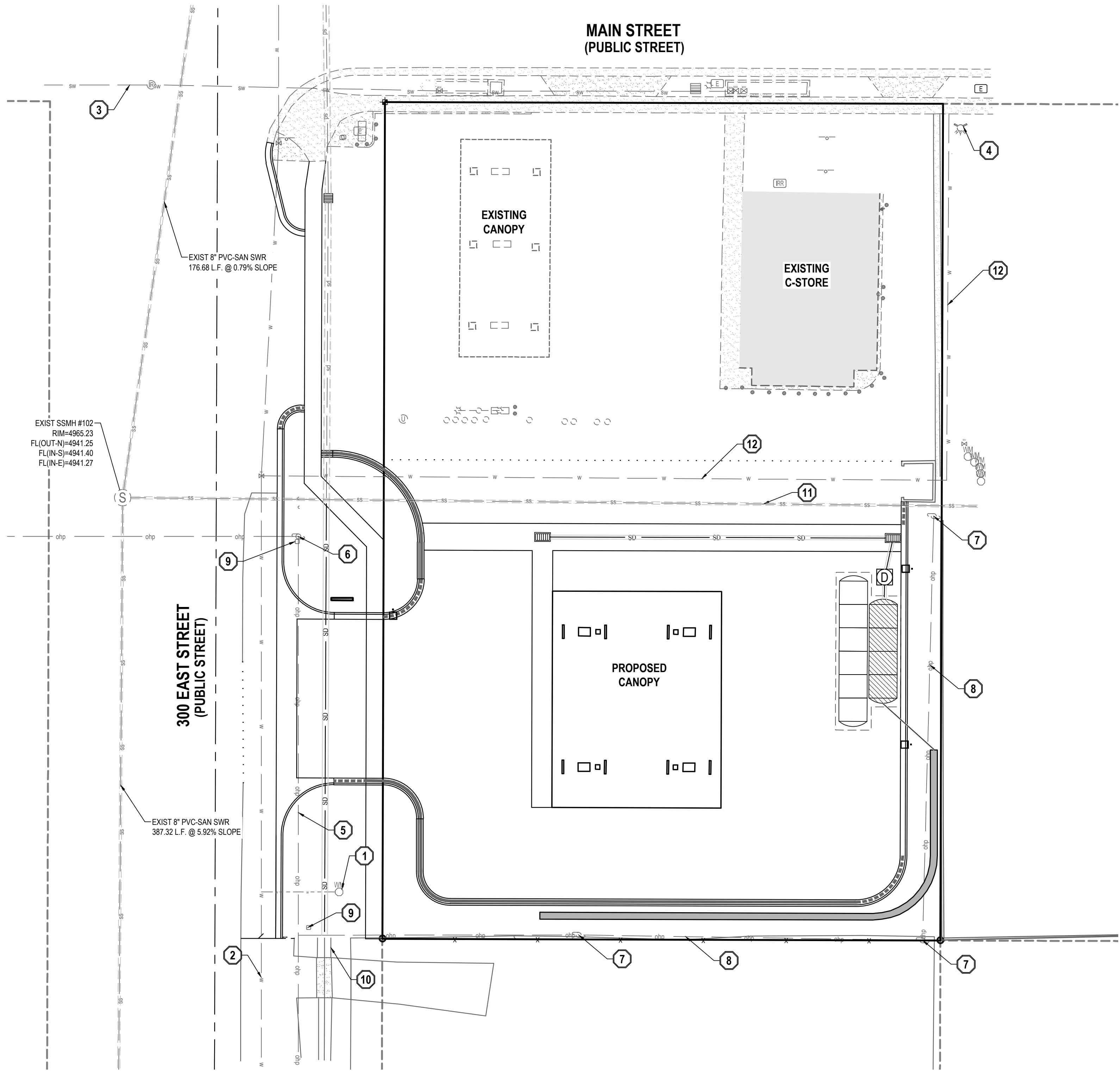
RUNOFF CALCULATION			
25 Year Design Storm			
Allowable Runoff	0 cfs/ac		
Total allowable runoff	0.000 cfs		
Time (min)	CA (Acres)	Precipitation (in/hr)	Storage (ft³)
5	0.38	4.39	503
10	0.38	3.35	768
15	0.38	2.76	949
30	0.38	1.86	1,279
60	0.38	1.15	1,582
120	0.38	0.66	1,802
180	0.38	0.46	1,906
360	0.38	0.27	2,187
720	0.38	0.16	2,657
1440	0.38	0.10	3,400
STORAGE REQUIRED :			3,400
STORAGE PROVIDED :			3,539







**BENCHMARK**  
NORTH QUARTER CORNER OF SECTION 01,  
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SALT LAKE BASE AND MERIDIAN  
ELEV = 4880.90'



**GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACK-FLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY OR APWA'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH GOVERNING AGENCY OR APWA'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- EXISTING WATER METER TO BE ABANDONED AND TERMINATED AT THE MAIN PER SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- EXISTING CULINARY WATER LINE. PROTECT IN PLACE.
- EXISTING SECONDARY WATER LINE. PROTECT IN PLACE.
- EXISTING FIRE HYDRANT. PROTECT IN PLACE.
- POWER LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.
- POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY.
- EXISTING POWER POLE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING POWER LINE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING TELEPHONE BOX TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING IRRIGATION DITCH. PROTECT IN PLACE.
- EXISTING 8" SEWER LATERAL. PROTECT IN PLACE.
- EXISTING 8" FIRE SERVICE LINE. PROTECT IN PLACE.



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

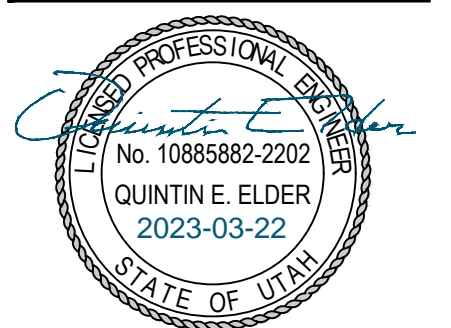
[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
HOLIDAY OIL  
3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH  
CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-973-7002



**HOLIDAY OIL SANTAQUIN**

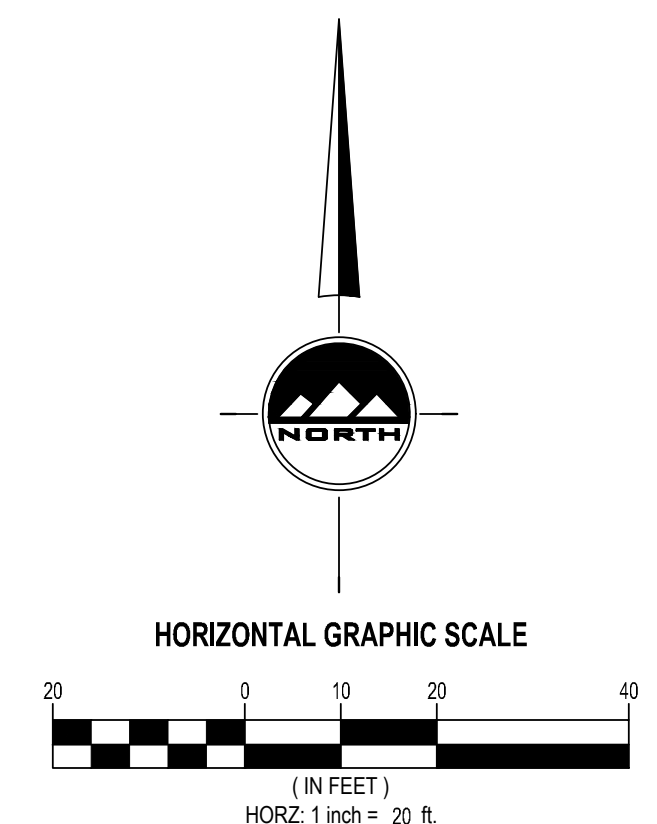
**45 SOUTH 300 EAST  
SANTAQUIN, UTAH**



**UTILITY PLAN**

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

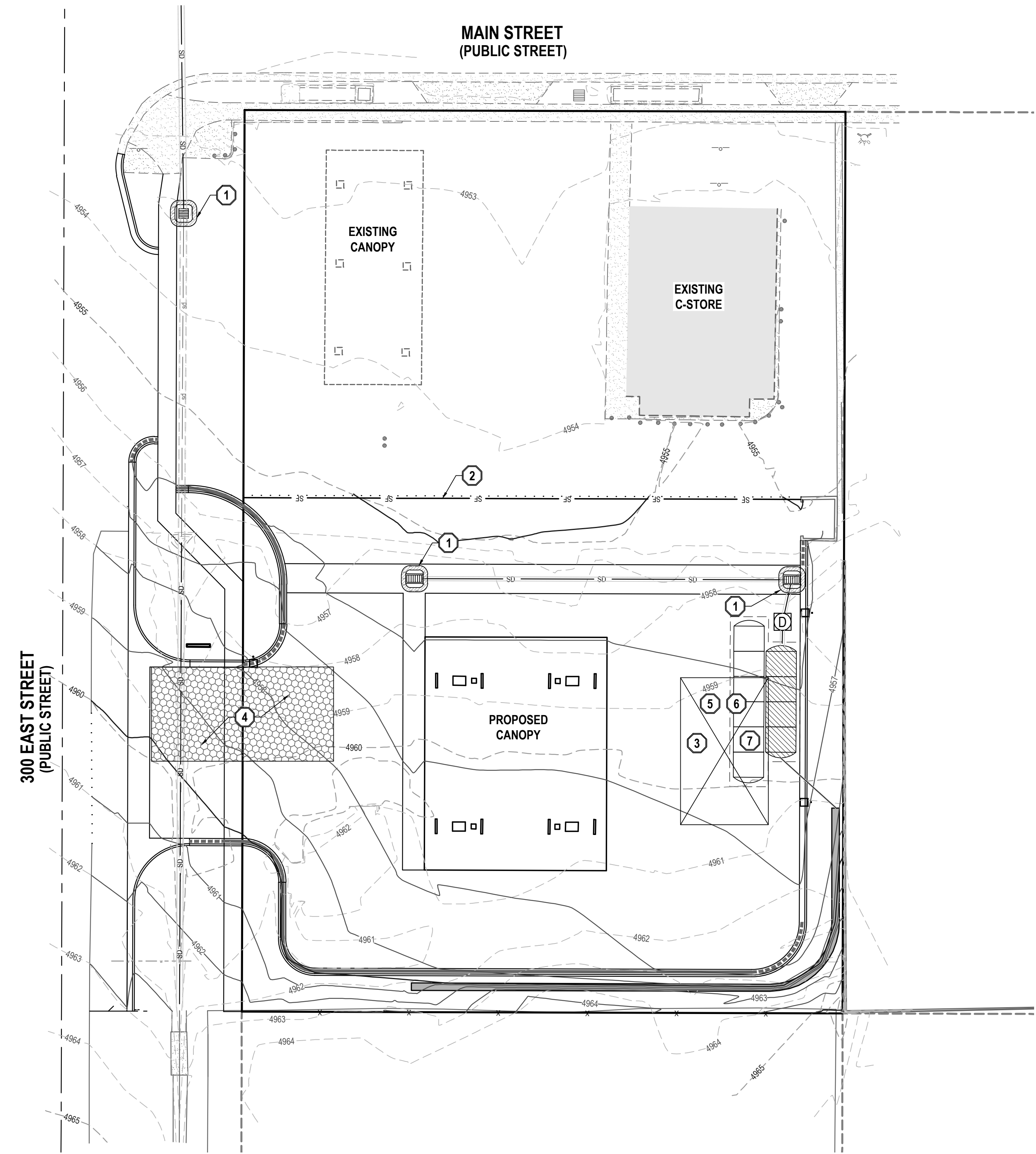
**C400**





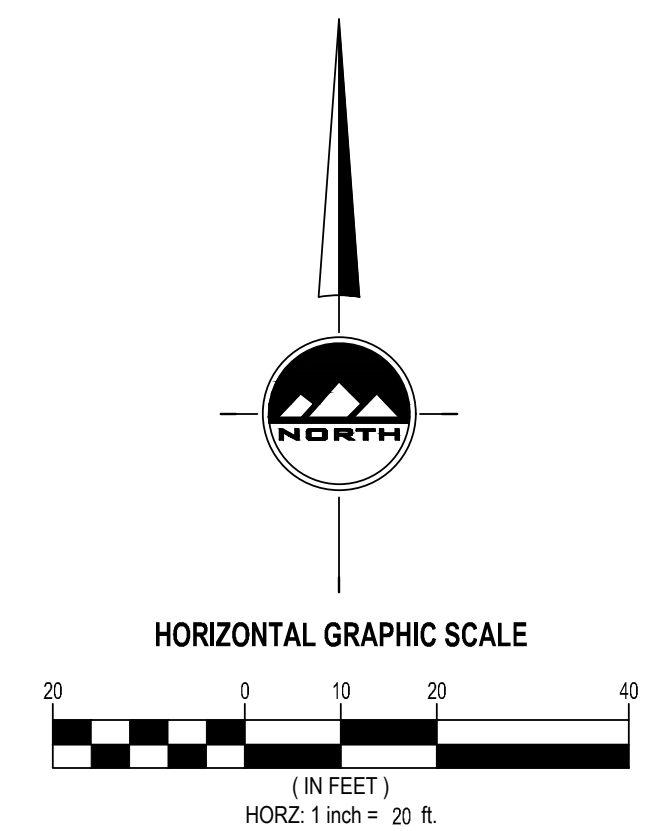
**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
 Know what's below.  
 Call before you dig.

**BENCHMARK**  
 NORTH QUARTER CORNER OF SECTION 01,  
 TOWNSHIP 9 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4880.90'



- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
  - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
  - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
  - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
  - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
  - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
  - PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INLET PROTECTION PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 5/C600
  - TEMPORARY CONSTRUCTION FENCE OR SILT FENCE PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 6/C600.
  - PORTABLE TOILET PER DETAIL 7/C600.
  - VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER SANTAQUIN CITY STANDARD BMP DETAILS. SEE DETAIL 8/C600.
  - CONCRETE WASTE MANAGEMENT PER DETAIL 9/C600.
  - SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
  - SUGGESTED STOCKPILE AREA.



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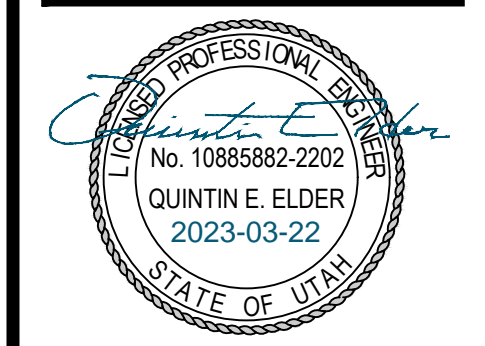
FOR:  
 HOLIDAY OIL  
 3115 WEST 2100 SOUTH  
 WEST VALLEY CITY, UTAH

CONTACT:  
 SCOTT WAGSTAFF  
 PHONE: 801-973-7002



**HOLIDAY OIL SANTAQUIN**

**45 SOUTH 300 EAST**  
**SANTAQUIN, UTAH**



**EROSION CONTROL PLAN**

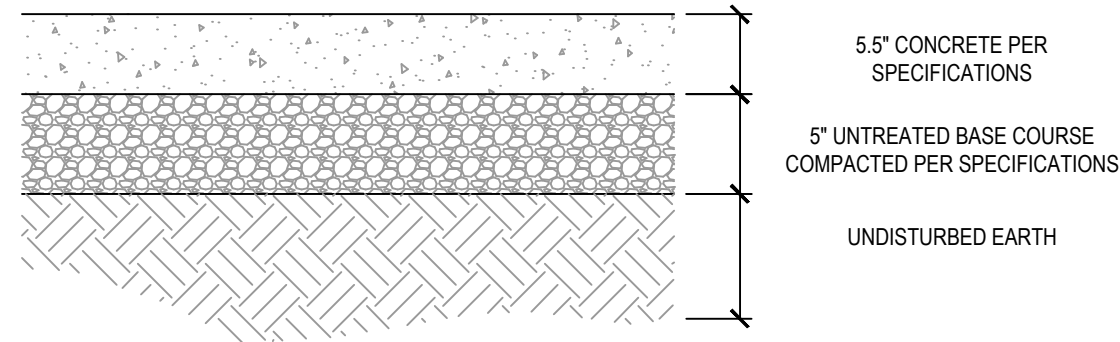
PROJECT NUMBER: 6458A  
 PRINT DATE: 10/25/2022  
 DRAWN BY: MM  
 CHECKED BY: QRE  
 PROJECT MANAGER: CGD

**C500**



**CONCRETE NOTES**

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

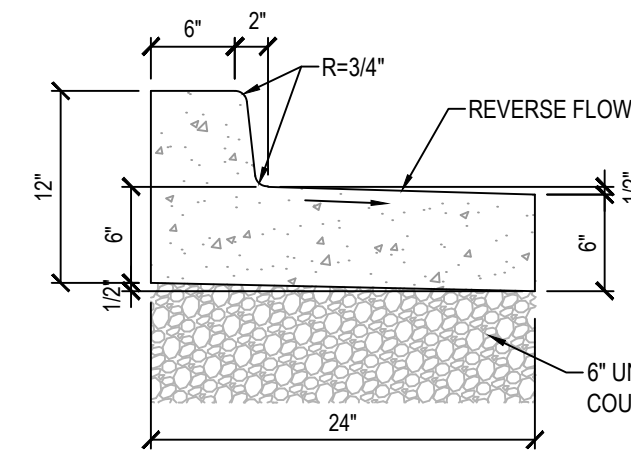


**1 CONCRETE PAVEMENT SECTION**

SCALE: NONE

**3 24" REVERSE PAN CURB AND GUTTER**

SCALE: NONE

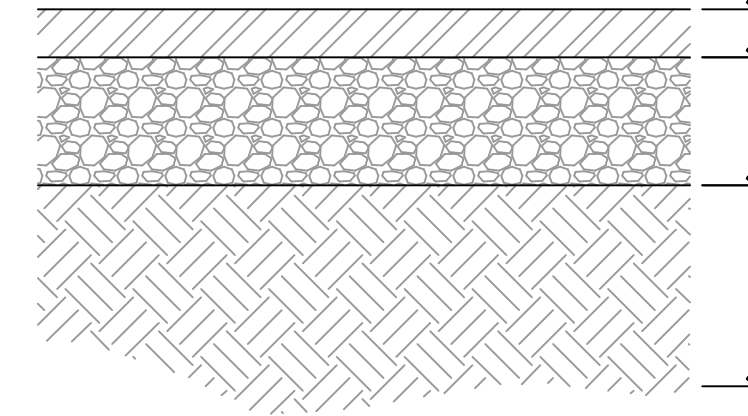


**NOTE:**

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.
2. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.
3. PROVIDE 2" SCORE AT 8' O.C.

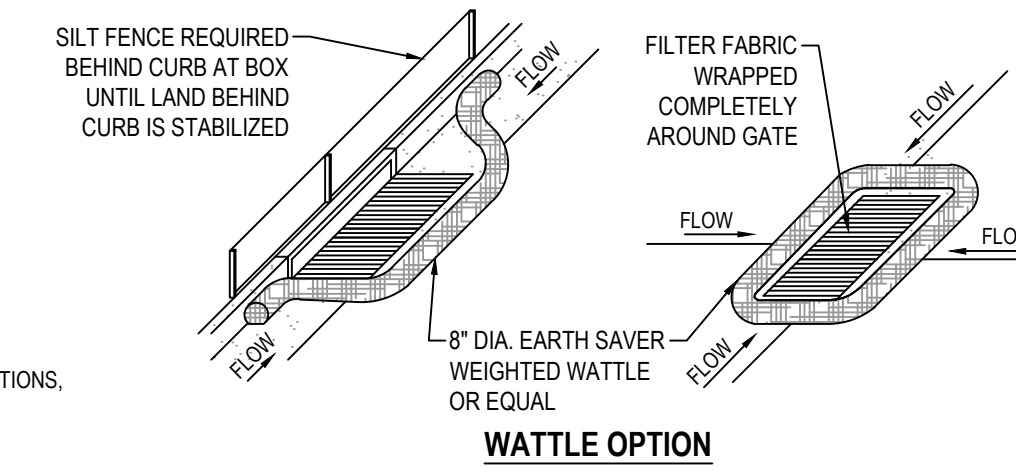
**ASPHALT NOTES**

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

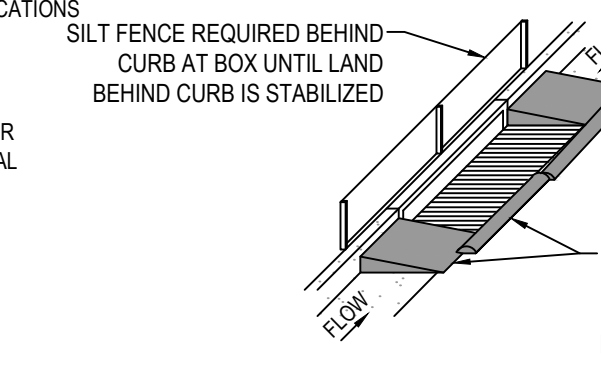


**4 STANDARD ASPHALT SECTION**

SCALE: NONE



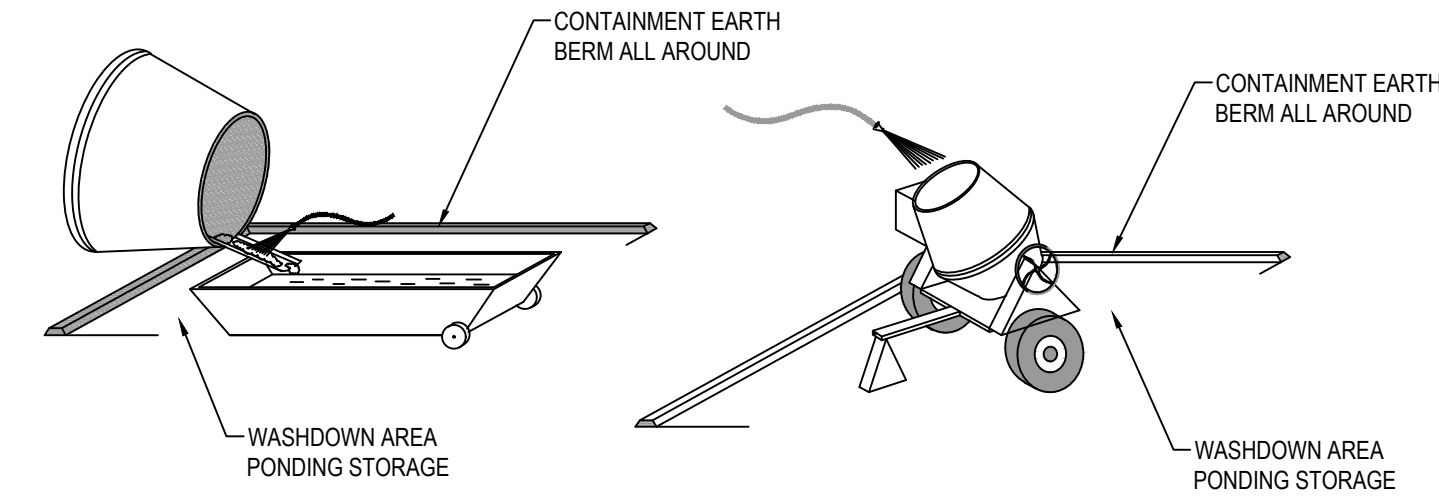
**WATTLE OPTION**



**SANDBAG OPTION**

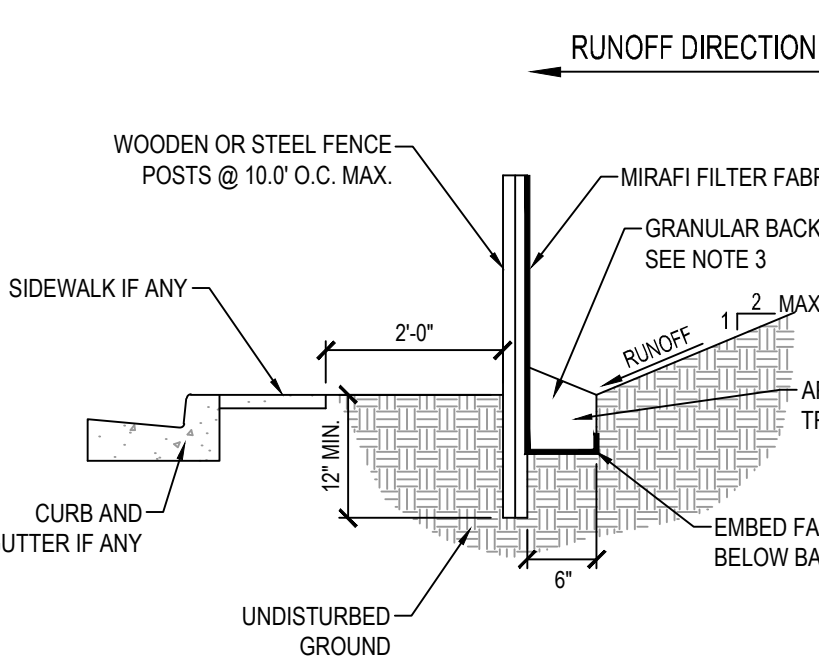
**5 SAG INLET PROTECTION**

SCALE: NONE



**OPTION A**

**OPTION B**



**NOTES:**

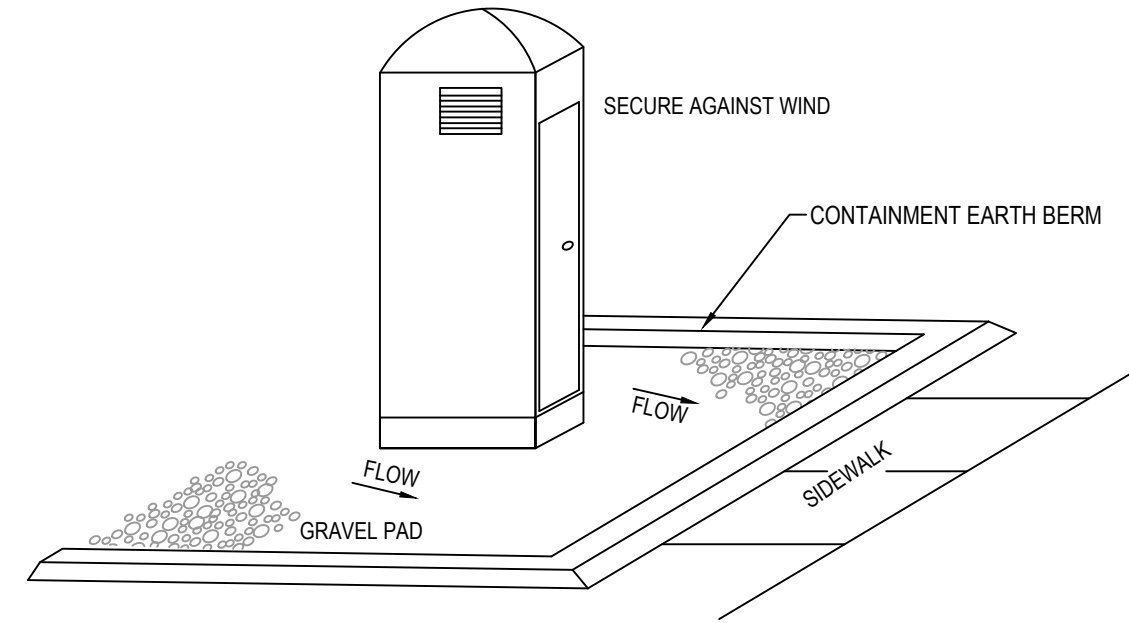
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

**6 TEMPORARY SILT FENCE**

SCALE: NONE

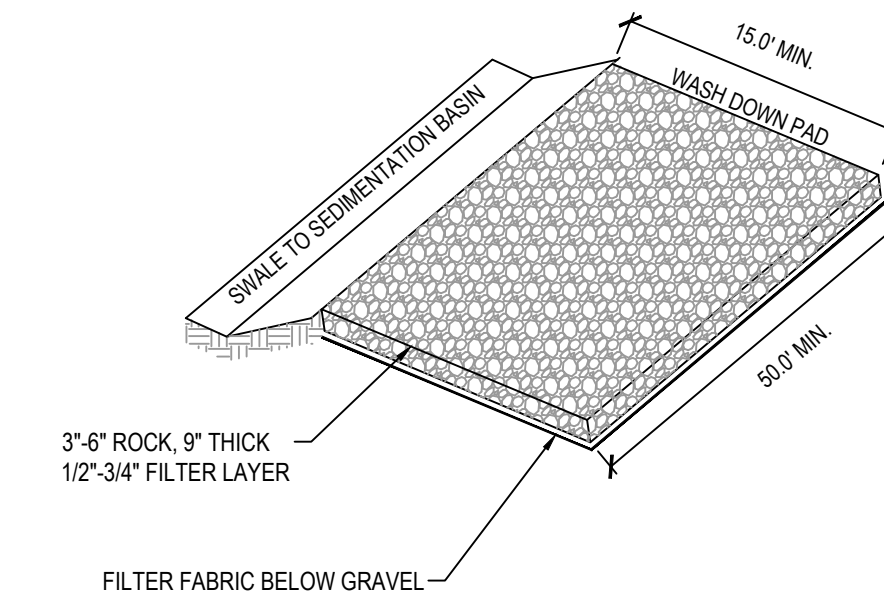
**7 PORTABLE TOILET**

SCALE: NONE



**8 STABILIZED CONSTRUCTION ENTRANCE**

SCALE: NONE

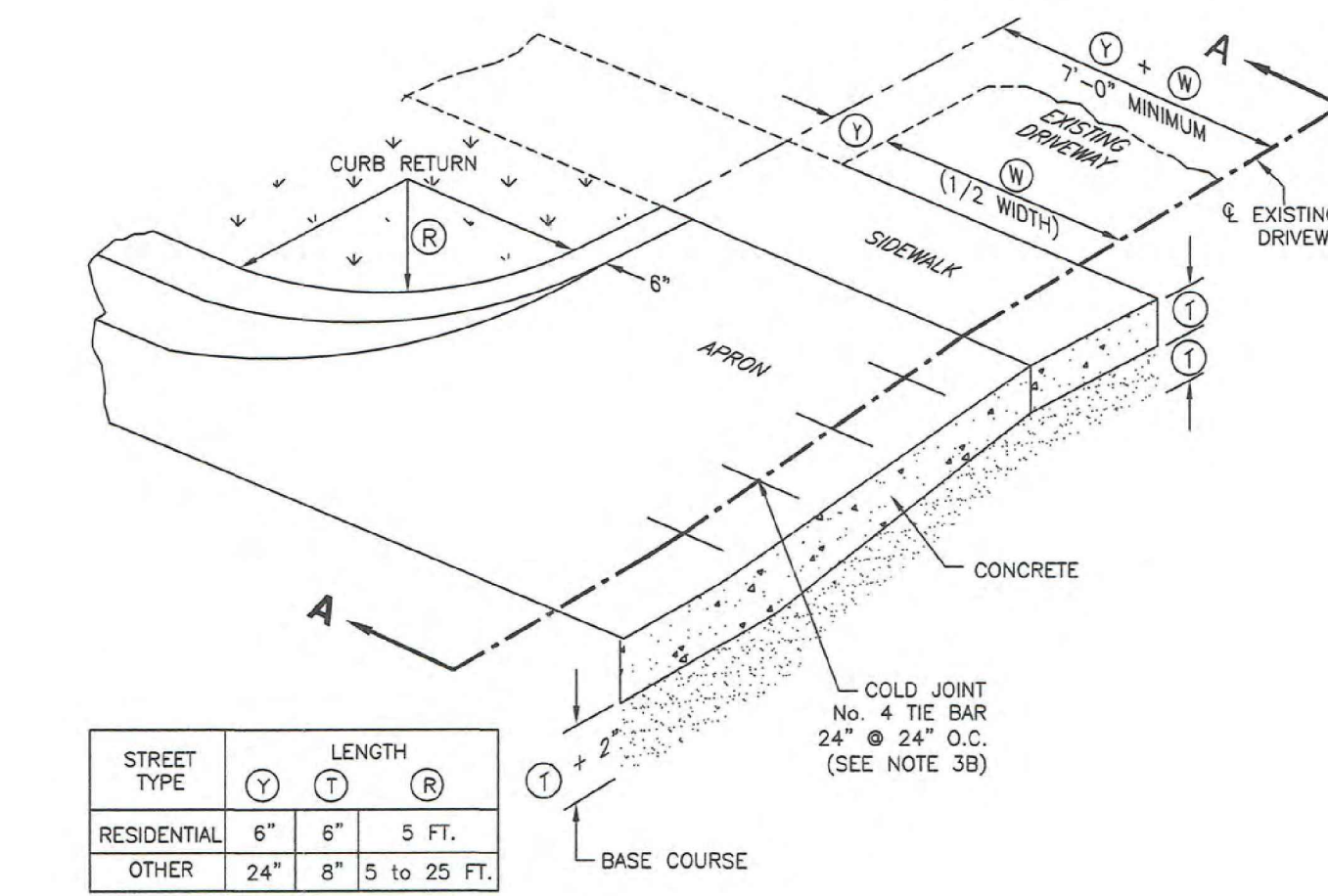


**NOTE:**

1. PLACE SIGN ADJACENT TO ENTRANCE \* CONSTRUCTION TRAFFIC ONLY. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION\*

**9 CONCRETE WASTE MANAGEMENT**

SCALE: NONE



**OBLIQUE**

STREET TYPE	(Y)	(T)	(R)
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 TO 25 FT.

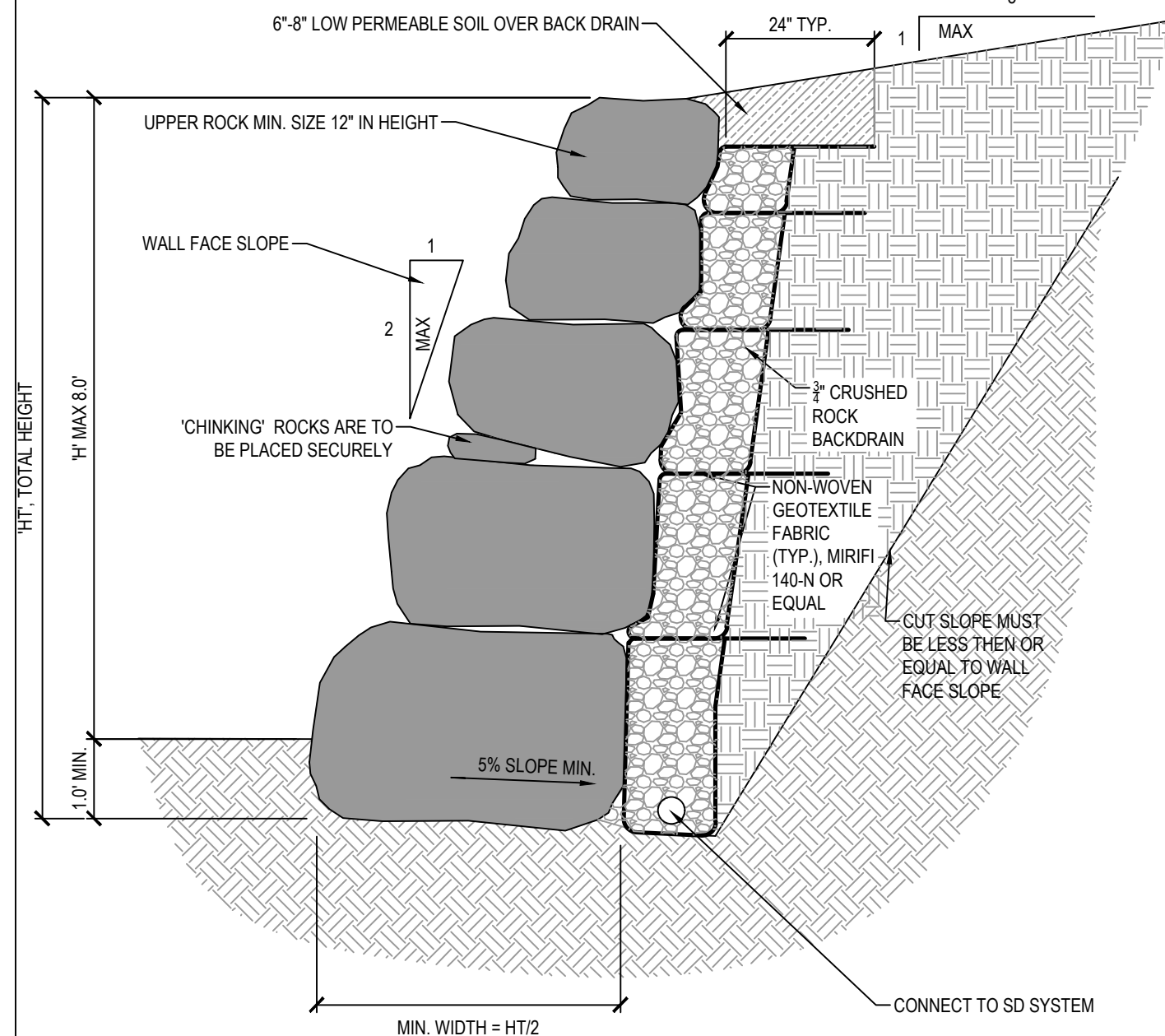
  

STREET TYPE	(A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

**SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS**

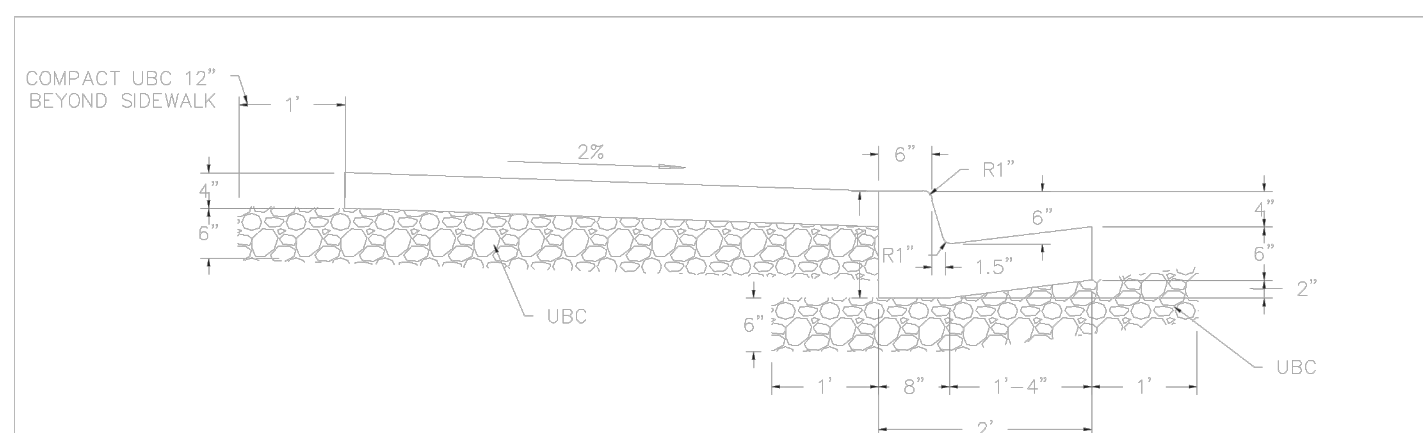
STREET TYPE	(D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE FLAT SURFACE FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO BE QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.

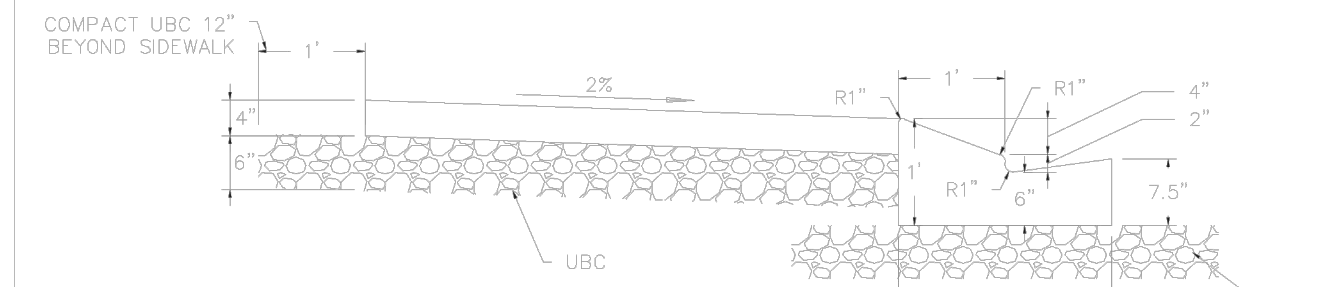


**10 ROCK RETAINING WALL**

SCALE: NONE



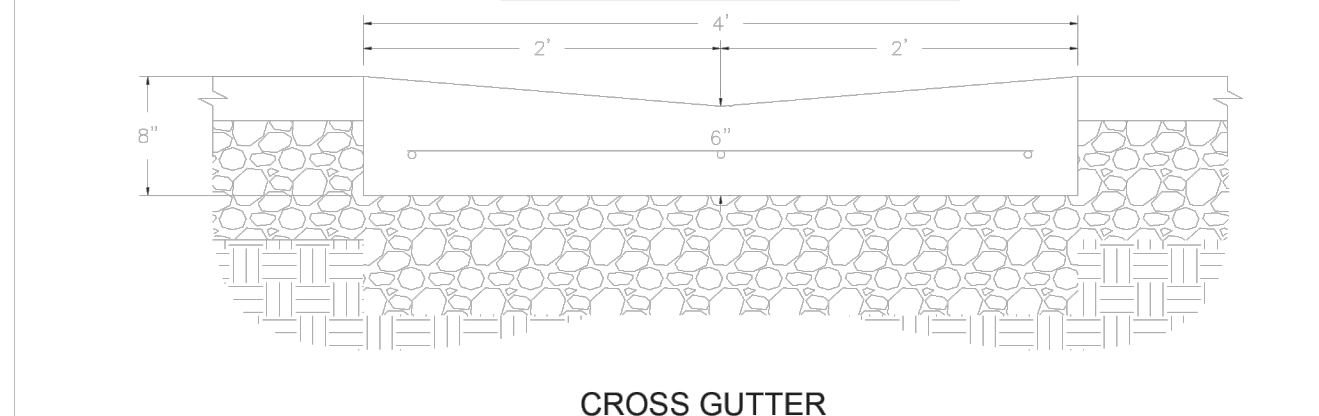
**TYPICAL HIGH BACK CURB AND GUTTER**



**NOTES:**

1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6' (FOR CURB INLET BOXES, ETC.)

**MODIFIED CURB AND GUTTER**



**CROSS GUTTER**

**CURB & GUTTER AND CROSS GUTTER DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
**CG4**



Waterway

Plan 211  
July 2011



Open driveway approach

Plan 225  
December 2009



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FOR:  
HOLIDAY OIL  
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WEST VALLEY CITY, UTAH  
CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-973-7002



HOLIDAY OIL SANTAQUIN  
45 SOUTH 300 EAST  
SANTAQUIN, UTAH

**DETAILS**

PROJECT NUMBER 6458A  
PRINT DATE 10/25/2022  
DRAWN BY MM  
CHECKED BY QRE  
PROJECT MANAGER CGD

C600



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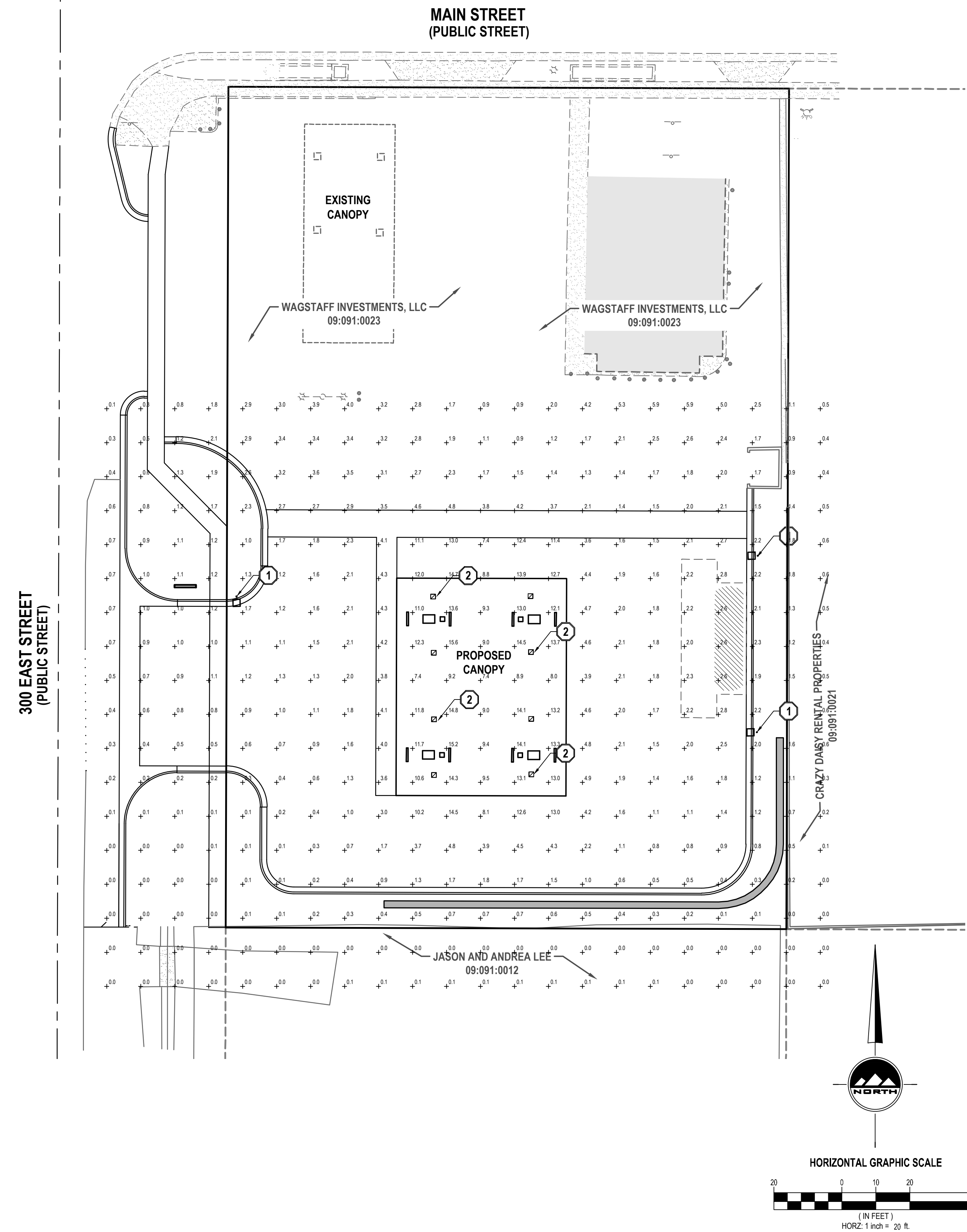
**BENCHMARK**  
NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4880.90'

**PARKING CALCULATION SUMMARY (TOTAL):**  
SITE AVERAGE: 4.0 FC  
MAX. MOUNTING HEIGHT: 16'  
FULL CUTOFF LIGHT POLE FIXTURE AS REQUIRED  
ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT

TYPE	MOUNTING	LAMPS	DESCRIPTION
1	16 POLE	LED	CUTOFF LIGHT FIXTURE SEE LSI SLICE MEDIUM AREA LIGHT SUBMITTAL
2	CANOPY	LED	CUTOFF (FULL RECESS INTO CANOPY) - SEE CPY SERIES - VERSION C SUBMITTAL

SEE SITE ELECTRICAL PLAN FOR CIRCUITING AND FIXTURE TYPES

NOTES:  
1. ALL LIGHTING FIXTURES SHALL BE OF THE FULL CUTOFF VARIETY.  
2. ANGLE SHALL BE DIRECTED DOWNWARD.  
3. BULBS MAY NOT EXCEED 4000K  
4. ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.  
5. ALL SITE LIGHTING SHALL MEET THE STANDARDS OF SANTAQUIN CITY.



Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Slice Medium (SLM)**  
Outdoor LED Area Light

IP66 • UL LISTED • IK08

**OVERVIEW**

Lumen Package	9,000 - 48,000
Wattage Range	65 - 401
Efficacy Range (LPW)	112 - 156
Weight lbs/kg	30 (13.6)

**QUICK LINKS**

Ordering Guide Performance Photometrics Dimensions

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

**Optical System**

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 600nm.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

**Electrical**

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100K Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

**Controls**

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

**Installation**

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing on page 9)

**Warranty**

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

**Listings**

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 36 rated for ANSI C136.31 high vibration applications/applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics US Patent NO. 10,816,165 B2

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiinc.com  
(515) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. Page 1/9 Rev. 12/24/21 SPEC.1923.A.0403

**CPY Series - Version C**  
CPY250® LED Canopy/Soffit Luminaire

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

**Applications:** Petroleum canopies, CNG fueling stations, soffits

**Performance Summary**

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 21,000

**Efficacy:** Up to 165 LPW

**CRI:** Minimum 70 CRI (40K, 50K, 57K), 80 CRI (30K), 90 CRI (140K, 50K)

**CCT:** 3000K, 4000K, 5000K, 5700K

**Limited Warranty:** 5 years on luminaire/10 years on Colorfast DuraGuard® finish/5 years on PML sensor/1 year on field-installed accessories

IP66 Rated (select models only)

Class 1, Division 2 Hazardous Location for select models

\*See [www.designlights.com](http://www.designlights.com) for warranty terms.

**Accessories**

**Field-Installed**

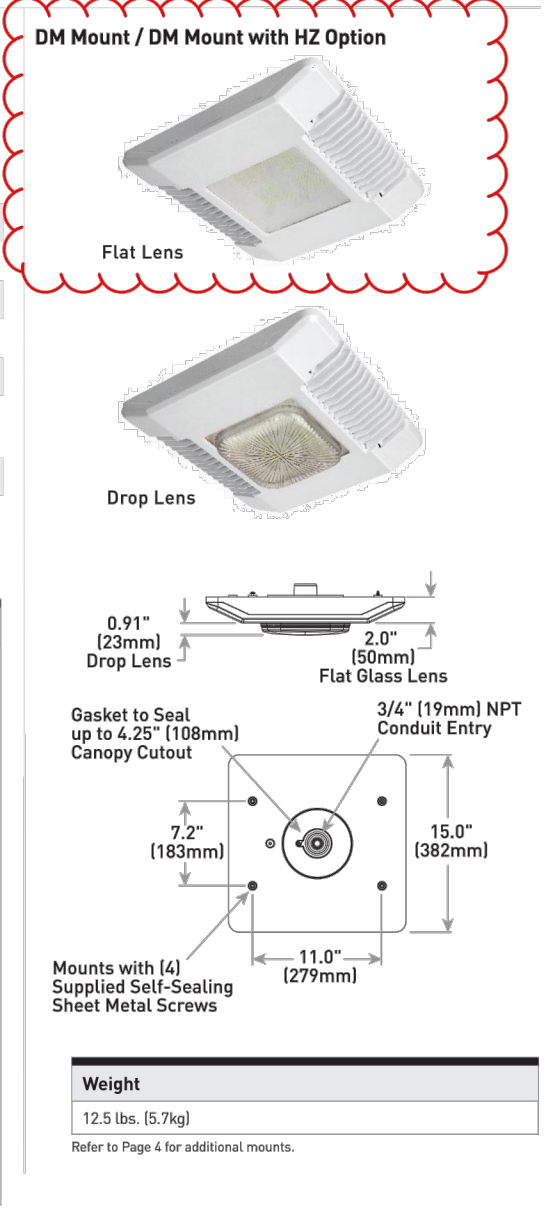
**Direct Mount Luminaires**  
Canopy Upgrade Kits 118 ga. steel, except where noted:  
CPY-UPG100 - for use with Cree Lighting CAN-DM Luminaires, 14 ga. 5052 aluminum  
XA-BDC2M - for use with Esco Franke, 21.60" (549mm) square, white  
XA-BDC2W - for use with Esco Franke, 22.80" (580mm) square, white  
XA-BDC2PW - for use with LSI Dakota or Masters, 22.30" (567mm) square, white  
XA-BDC2SW - for use with WhiteWay Rovers or Rip-A-Lite, 20.60" (523mm) square, white  
XA-BDC2FW - for use with Esco Franke, 18.00" (457mm) square, white  
XA-BDC2SW - for use with LSI Richmond or WhiteWay Civic, 23.00" (584mm) x 13.00" (330mm), white

**Direct Mount Junction Box/Sem Kit**  
XA-BDC2JB04 - 4.8" (122mm) H x 3/4" (19mm) NPT Stem  
- No electrical

**Direct Mount Bezel Plates**  
XA-BDC2BP6 - 24.17" (615mm) Bezel Plate Only 118 ga. steel, white  
XA-BDC2BP20W - 24.17" (615mm) Bezel Plate Only 118 ga. steel w/12" (305mm) Bezel Plate 118 ga. steel, white  
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (273mm x 379mm)

**Pendant Mount Luminaires**  
Pendant Mount Kits  
XA-PS12017 - 17" (427mm) pendant aluminum  
XA-PS18017 - 17" (427mm) pendant aluminum  
XA-PS2017 - 15" (381mm) pendant aluminum  
- Includes two conduit fittings and 3/4" x 1/2" NPT pipe threaded on two ends

**Hand-Held Remote**  
XA-SD0003  
- For successful implementation of the programmable multi-level system, a minimum of one hand-held remote is required.  
Synapse® SimplySnap 10W Interface (DM10-220P)  
- 120V-277V  
- Requires other Synapse components to complete system.  
- Refer to DM10-220P spec sheet for details.



**Ordering Information**  
Example: CPY250-C-13L-57K7-D-UL-DM-SV

Product	Version	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Color Options	Controls	Options
CPY250	C								
CPY250	C	2L 2,000 Lumens	300K	D	UL Universal 120-277V	DM Direct Mount	BLK Black	Non-Dimming	10KV 15KV/25KA Surge Suppression
		4L 4,000 Lumens	400K	D	UL Universal 120-277V	DM Direct Mount	BLK Black	Non-Dimming	10KV 15KV/25KA Surge Suppression
		8L 8,000 Lumens	500K	D	UL Universal 120-277V	DM Direct Mount	BLK Black	Non-Dimming	10KV 15KV/25KA Surge Suppression
		12L 12,000 Lumens	500K	D	UL Universal 120-277V	DM Direct Mount	BLK Black	Non-Dimming	10KV 15KV/25KA Surge Suppression
		21L 21,000 Lumens	5700K	D	UL Universal 120-277V	DM Direct Mount	BLK Black	Non-Dimming	10KV 15KV/25KA Surge Suppression

\*Lumen Package codes identify approximate light output only. Actual Lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumens table for specific lumen values.

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Canada: [creeled.com-canada.com](http://creeled.com-canada.com) T 800.473-1234

Item 2

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3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-873-7002

**HOLIDAY OIL SANTAQUIN**  
45 SOUTH 300 EAST  
SANTAQUIN, UTAH

**PHOTOMETRIC PLAN**

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

**PH100**

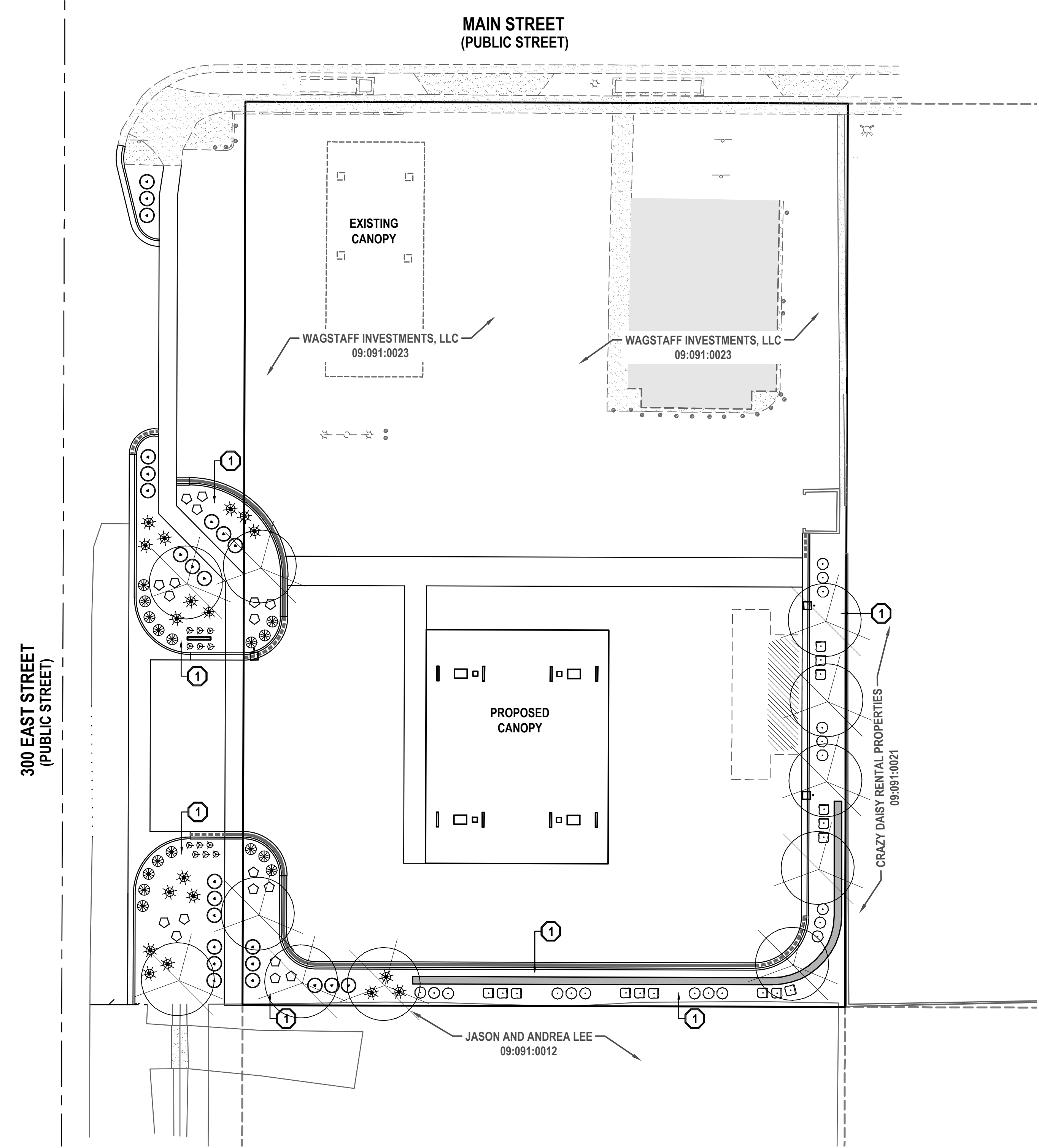


**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4880.90'



**Landscape**

**Trees**

Qty	Symbol	Common Name	Botanical Name	Plant Size
11		Amur Maple	Acer ginnala	2" Cal.

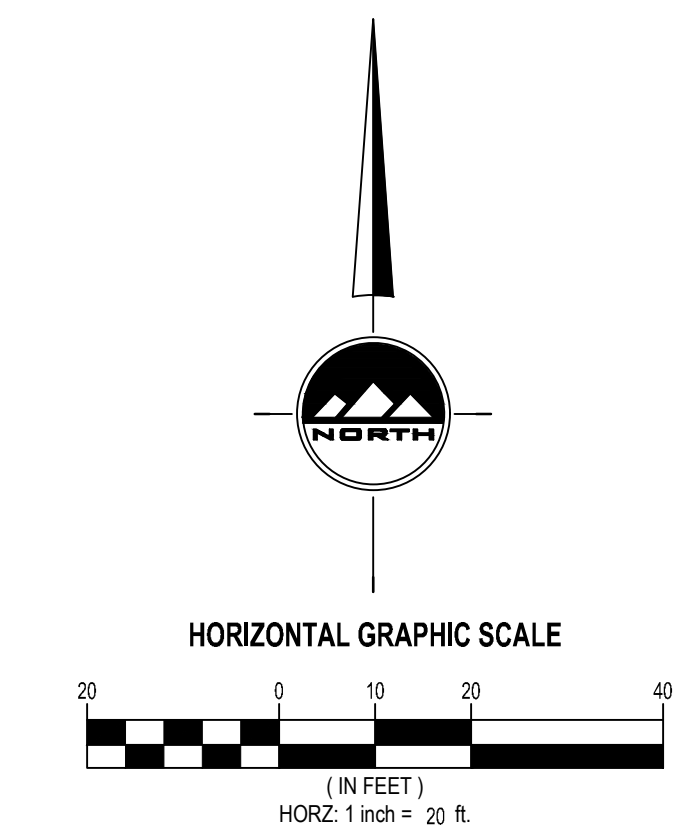
**Shrubs**

Qty	Symbol	Common Name	Botanical Name	Plant Size
18		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
24		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
18		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
16		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
18		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
15		Boxwood, Littleleaf	Buxus microphylla	5 Gallon

**Annuals-Perennials**

Qty	Symbol	Common Name	Botanical Name	Plant Size
12		Daylily	Hemerocallis	1 Gallon

① In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



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HOLIDAY OIL SANTAQUIN

45 SOUTH 300 EAST  
SANTAQUIN, UTAH

**LANDSCAPE PLAN**

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

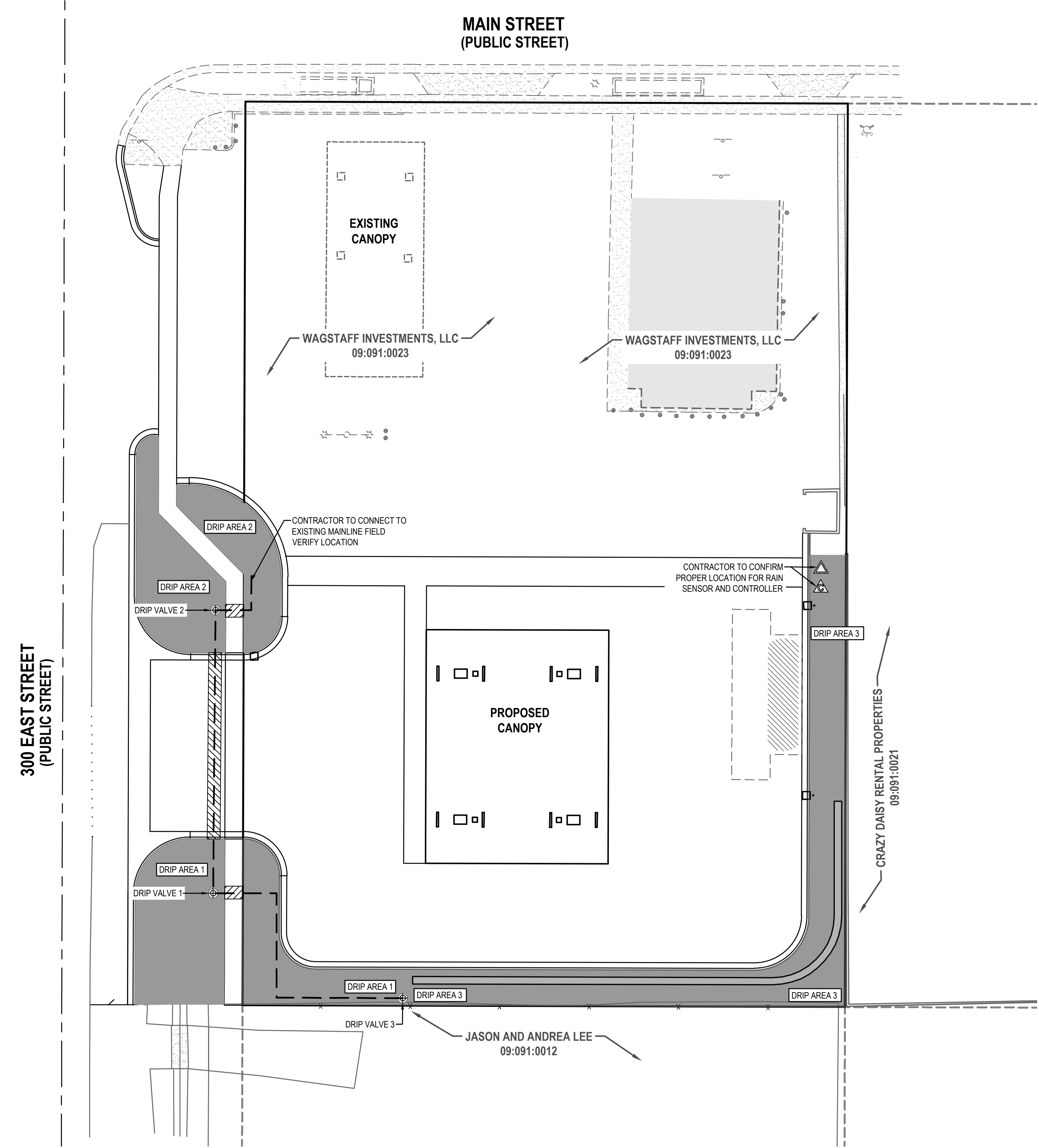
**L100**

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**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 01,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4880.90'



**Irrigation**

Qty	Symbol	Description
3	⊕	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
	—	Mainline - Schedule 40 PVC
1	⊠	1 inch meter
1	⚠	Rain Bird RSD-BEX Rain Sensor
1	⚠	Rain Bird ESP-LX Plus Controller with Metal Pedestal
1	⊗	Mueller 1" Brass Stop and Waste
1	RPZ	RPZ Backflow Prevention Device
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

\*Install 2 emitters per shrub, 4 emitters per tree

\*\* NOTES \*\*  
THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

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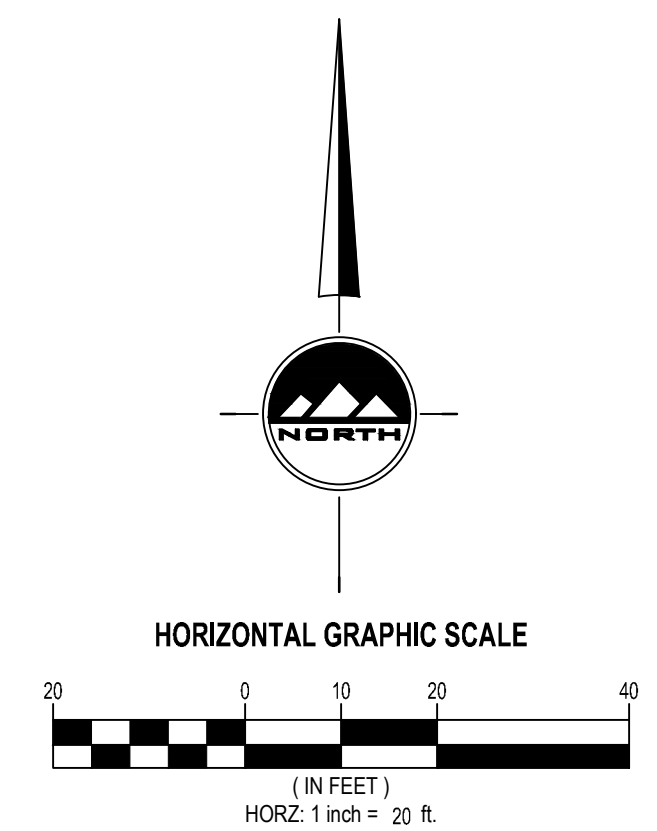
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3115 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH

CONTACT:  
SCOTT WAGSTAFF  
PHONE: 801-973-7002



**HOLIDAY OIL SANTAQUIN**

**45 SOUTH 300 EAST**  
**SANTAQUIN, UTAH**



**IRRIGATION PLAN**

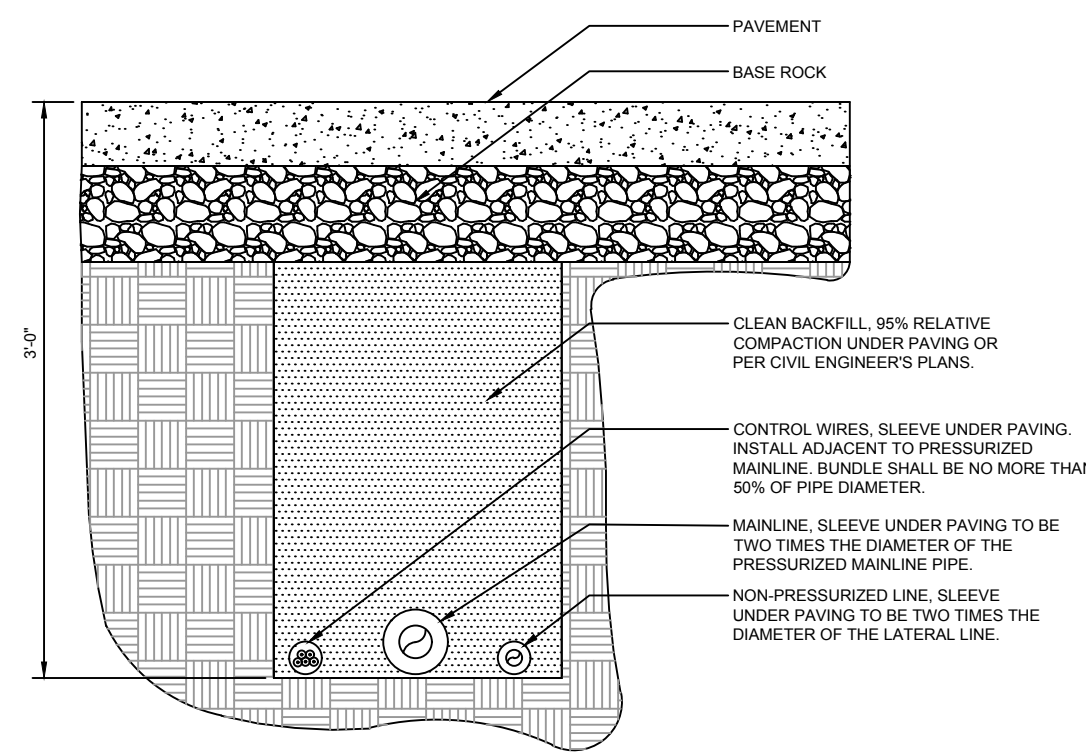
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PRINT DATE: 10/25/2022

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CHECKED BY: QRE

PROJECT MANAGER: CGD

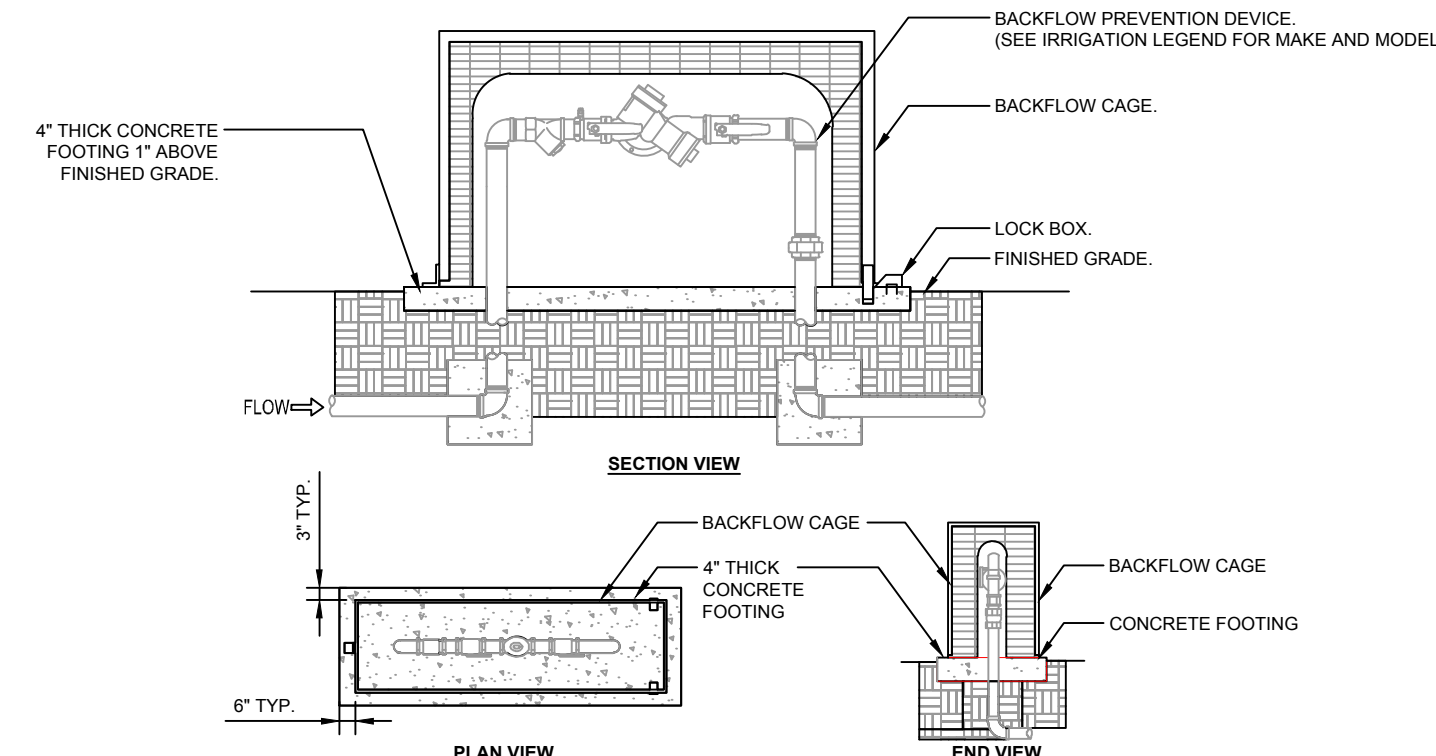
**L200**





- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
  - ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
  - ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
  - END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

9 PIPE BENEATH PAVEMENT SCALE: NONE



- NOTES:
- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
  - LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.
  - CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

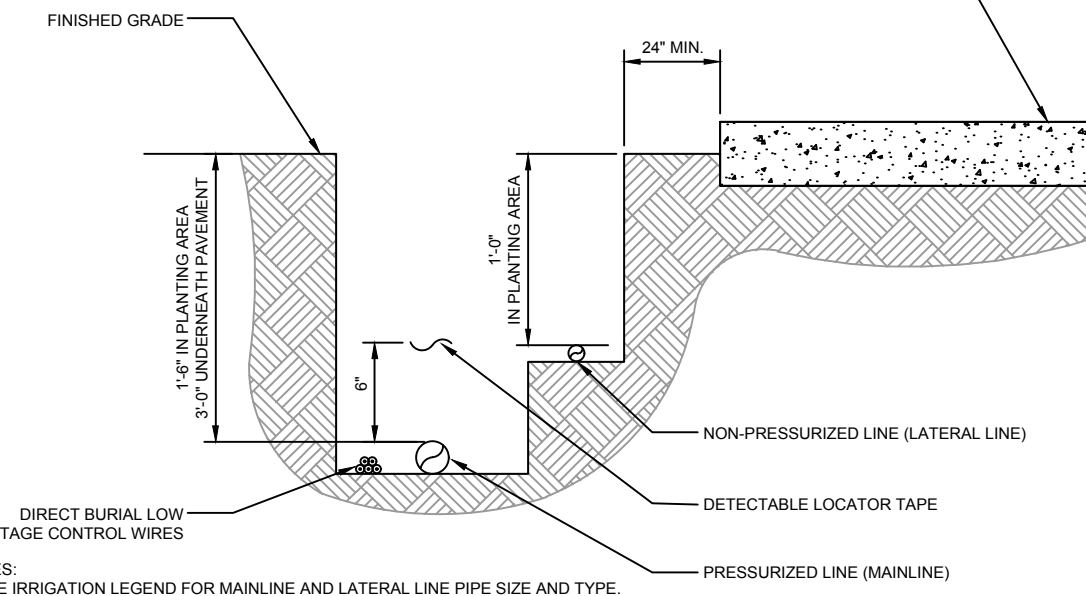
10 BACKFLOW CAGE SCALE: NONE

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
- CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
- PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:  
A. 4" TOPSOIL IN ALL SOD AREAS  
B. 6" TOP SOIL IN ALL PLANTER BEDS
- WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

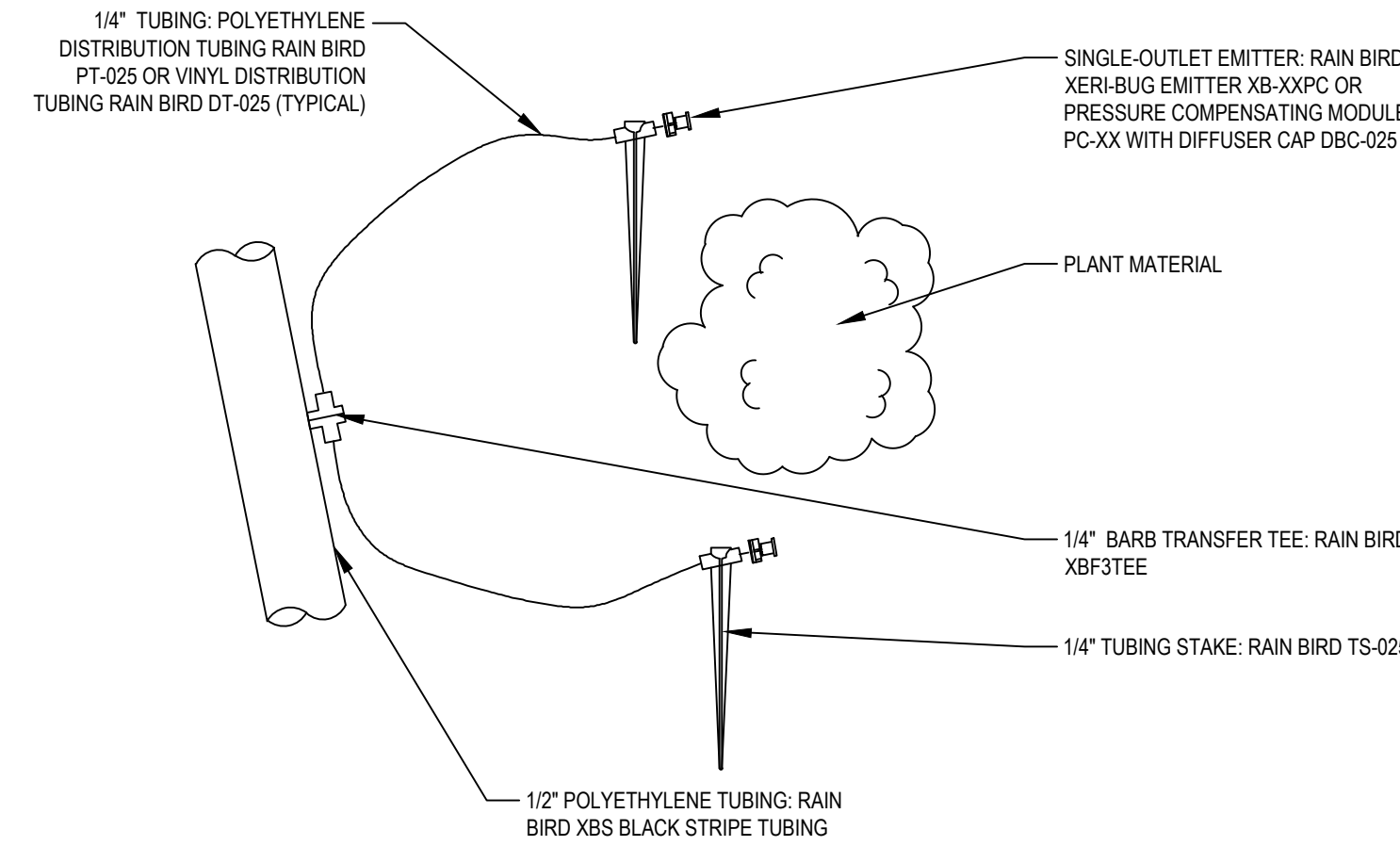
IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
- PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
- TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
- ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
- ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
- DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPARATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES. MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
- ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
- FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
- CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCIBLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
- THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.

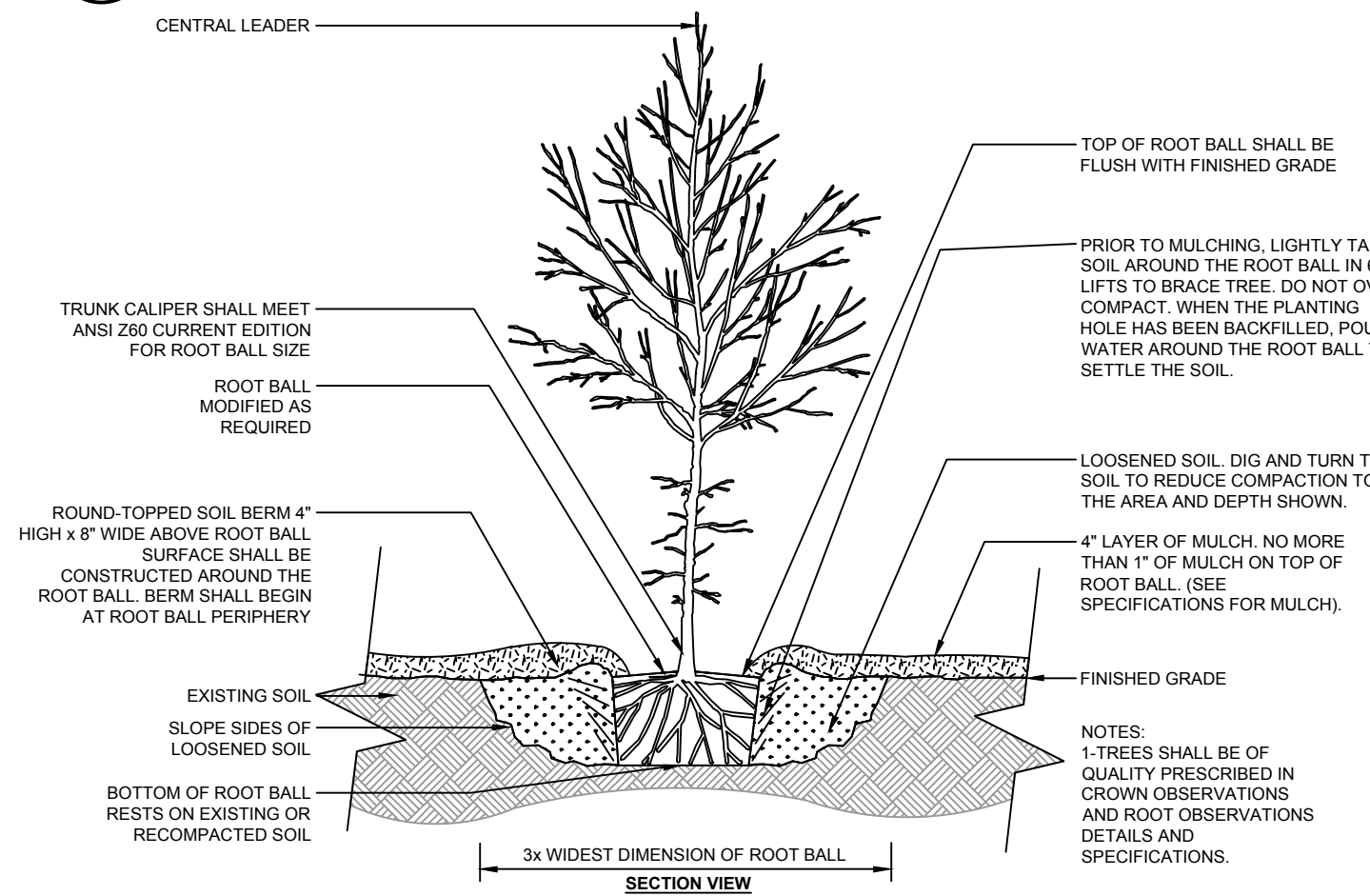


- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
  - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT (IF REQUIRED).
  - WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
  - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

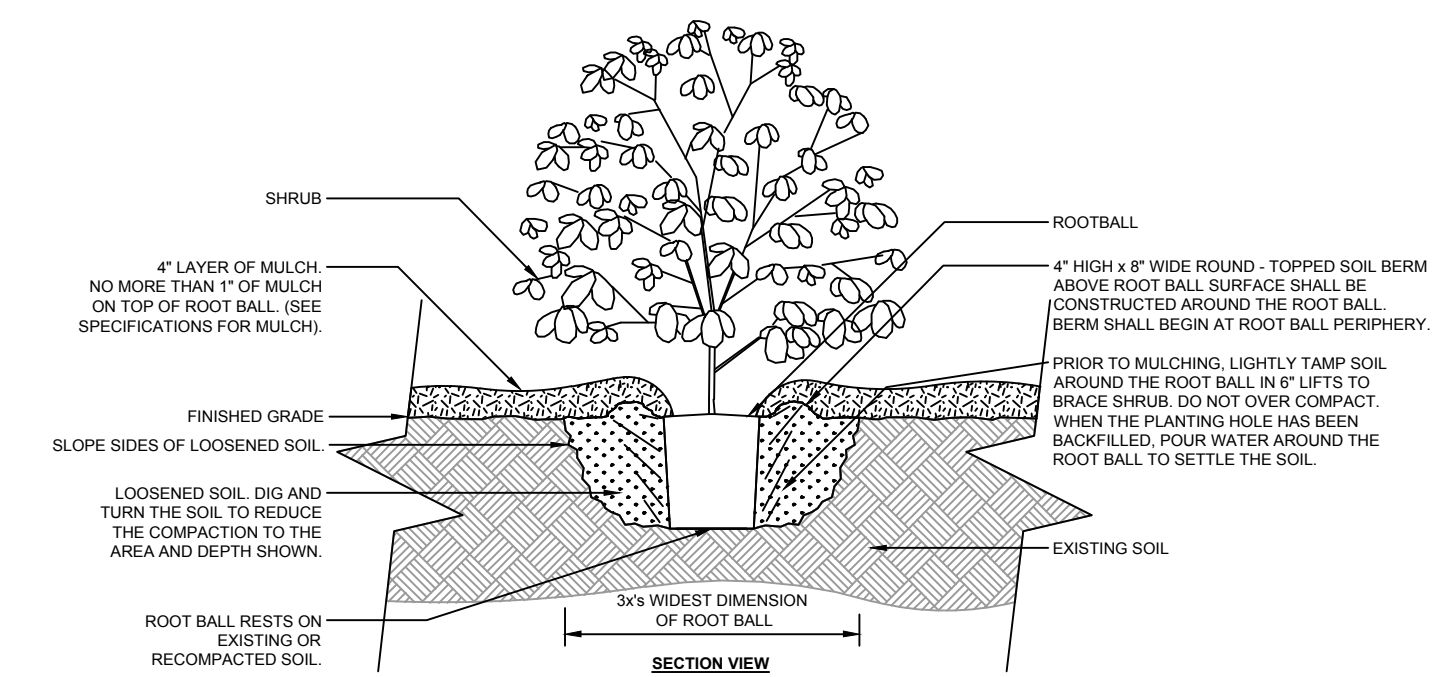
5 IRRIGATION TRENCHING SCALE: NONE



6 DRIP DETAIL SCALE: NONE

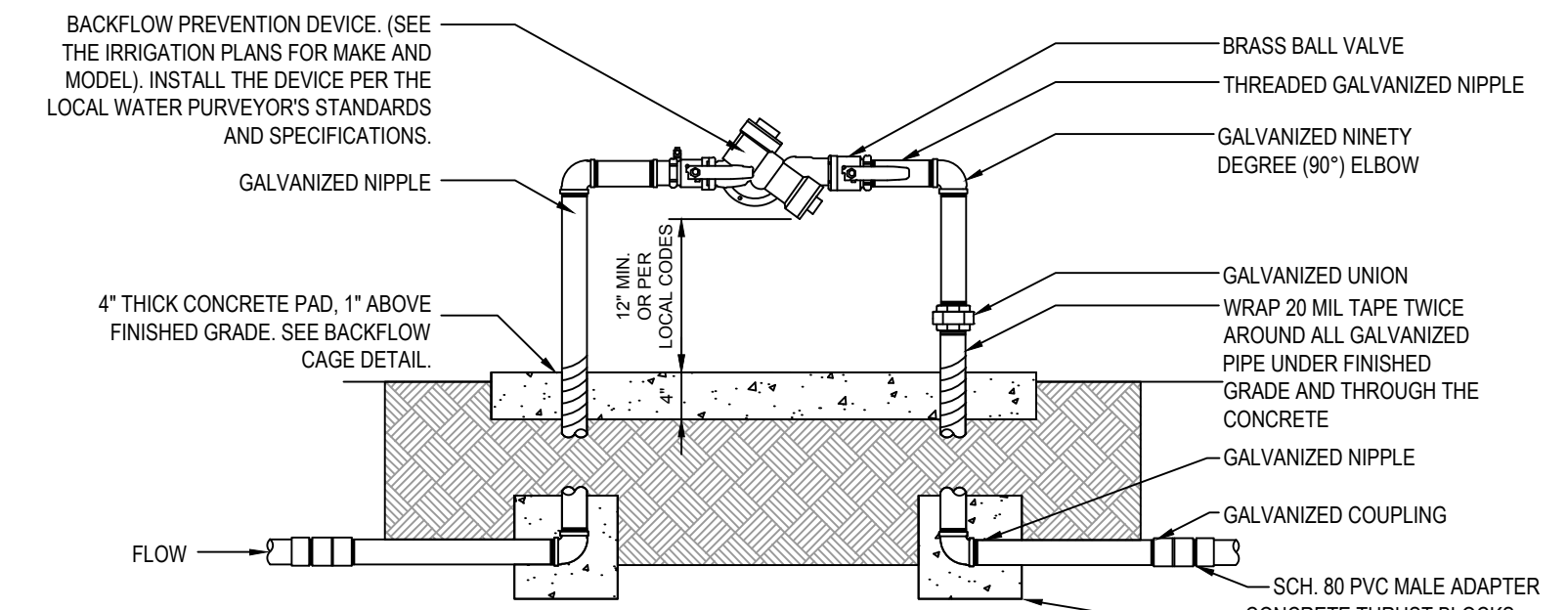


7 TREE PLANTING DETAIL SCALE: NONE



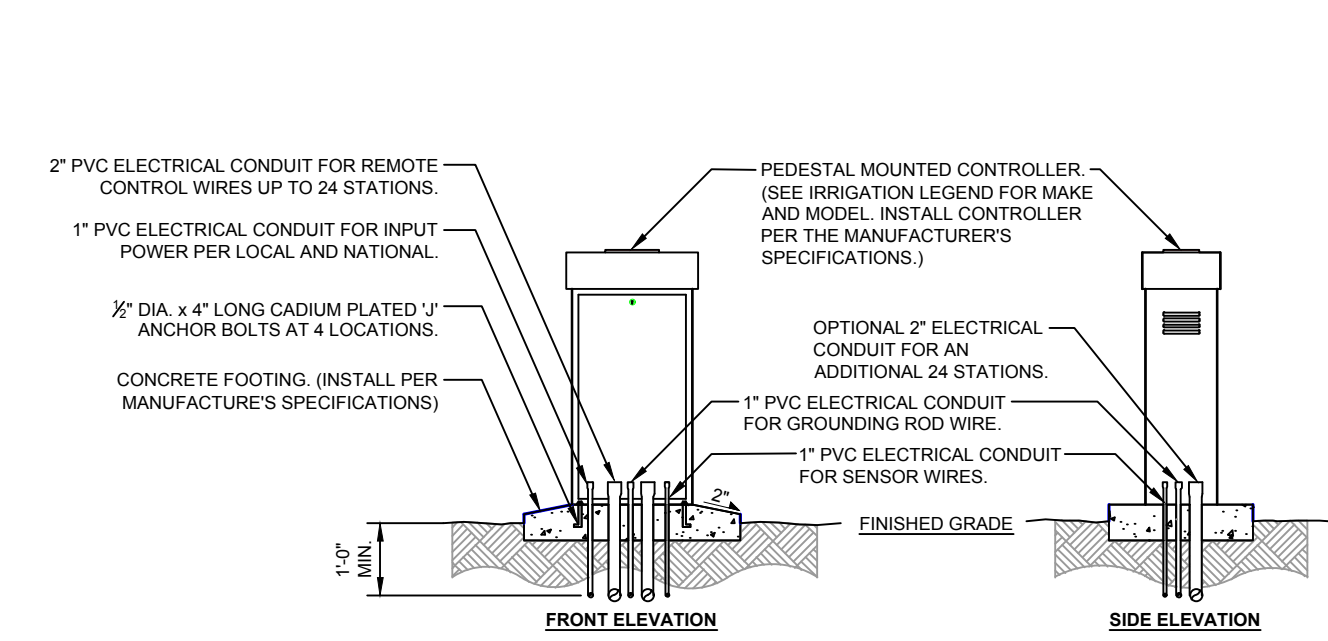
- NOTES:
- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
  - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

8 SHRUB PLANTING DETAIL SCALE: NONE



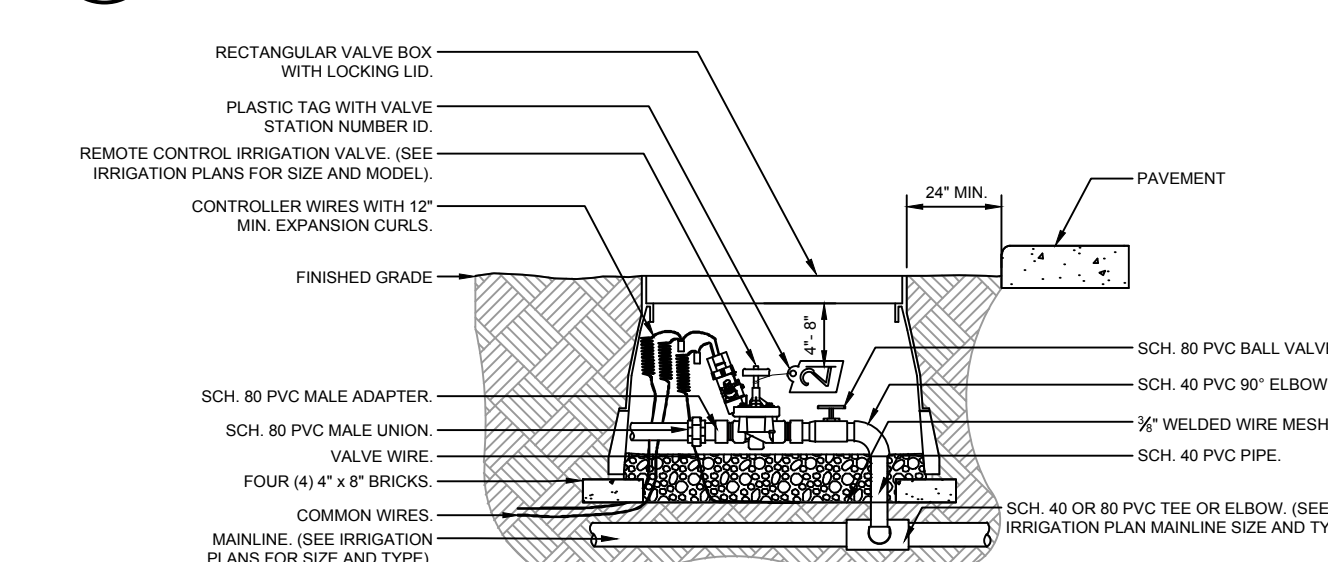
- NOTE:
- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
  - GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
  - SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
  - BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
  - BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
  - SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
  - ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
  - ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTER SCALE: NONE



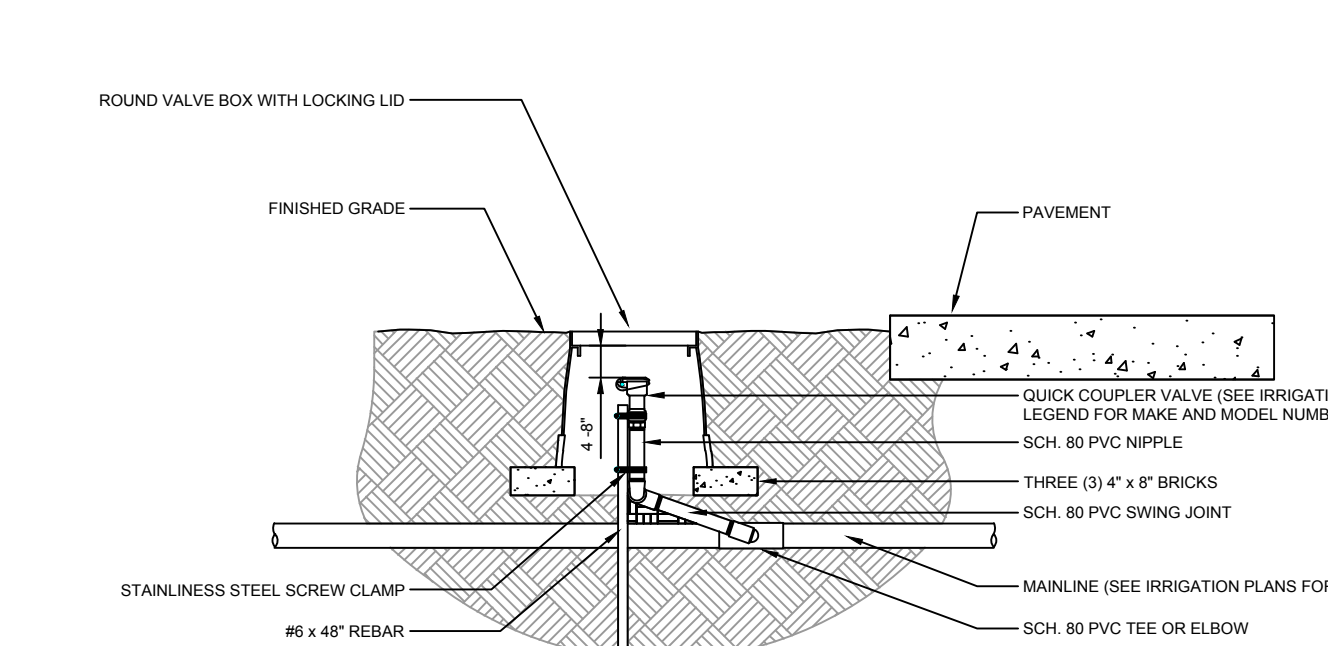
- NOTE:
- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.
  - GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE 3/4" IN DIA. x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.
  - ET STATION TO BE INSTALLED NO FURTHER THAN 8' AWAY FROM THE CONTROLLER AND A MINIMUM OF 18" OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANDS, TREES, OR UTILITIES.

2 IRRIGATION CONTROLLER SCALE: NONE



- NOTE:
- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
  - COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
  - ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DRY-4 CONNECTORS OR APPROVED EQUAL.
  - VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
  - MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).
  - ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
  - VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

3 CONTROL VALVE SCALE: NONE



- NOTE:
- ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
  - VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  - ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
  - VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

4 QUICK-COUPLING VALVE SCALE: NONE



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PHONE: 801-973-7002



HOLIDAY OIL SANTAQUIN  
45 SOUTH 300 EAST  
SANTAQUIN, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
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LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 6458A  
PRINT DATE: 10/25/2022  
DRAWN BY: MM  
CHECKED BY: QRE  
PROJECT MANAGER: CGD

L300

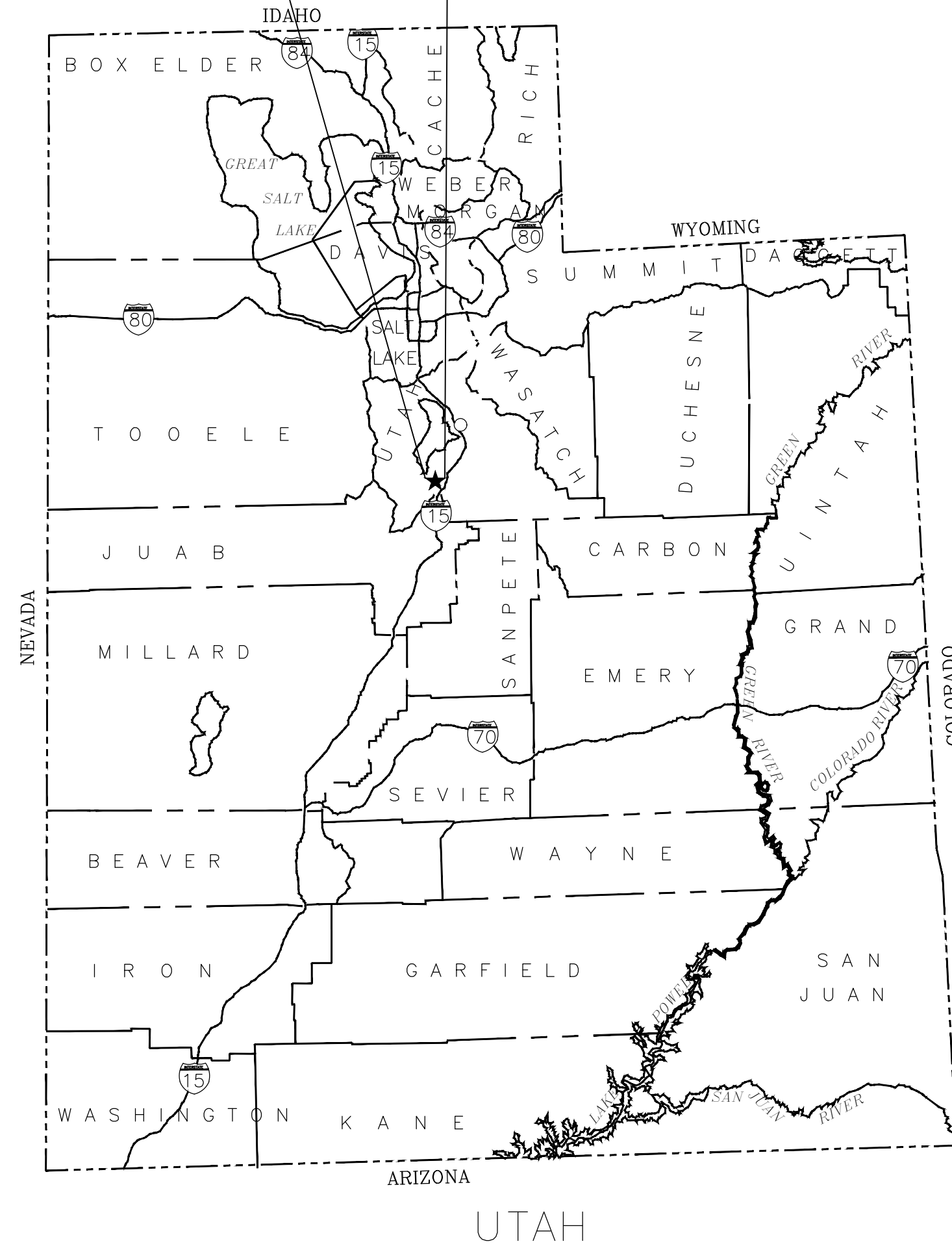


3/28/2023

# SANTAQUIN PEAKS INDUSTRIAL PARK

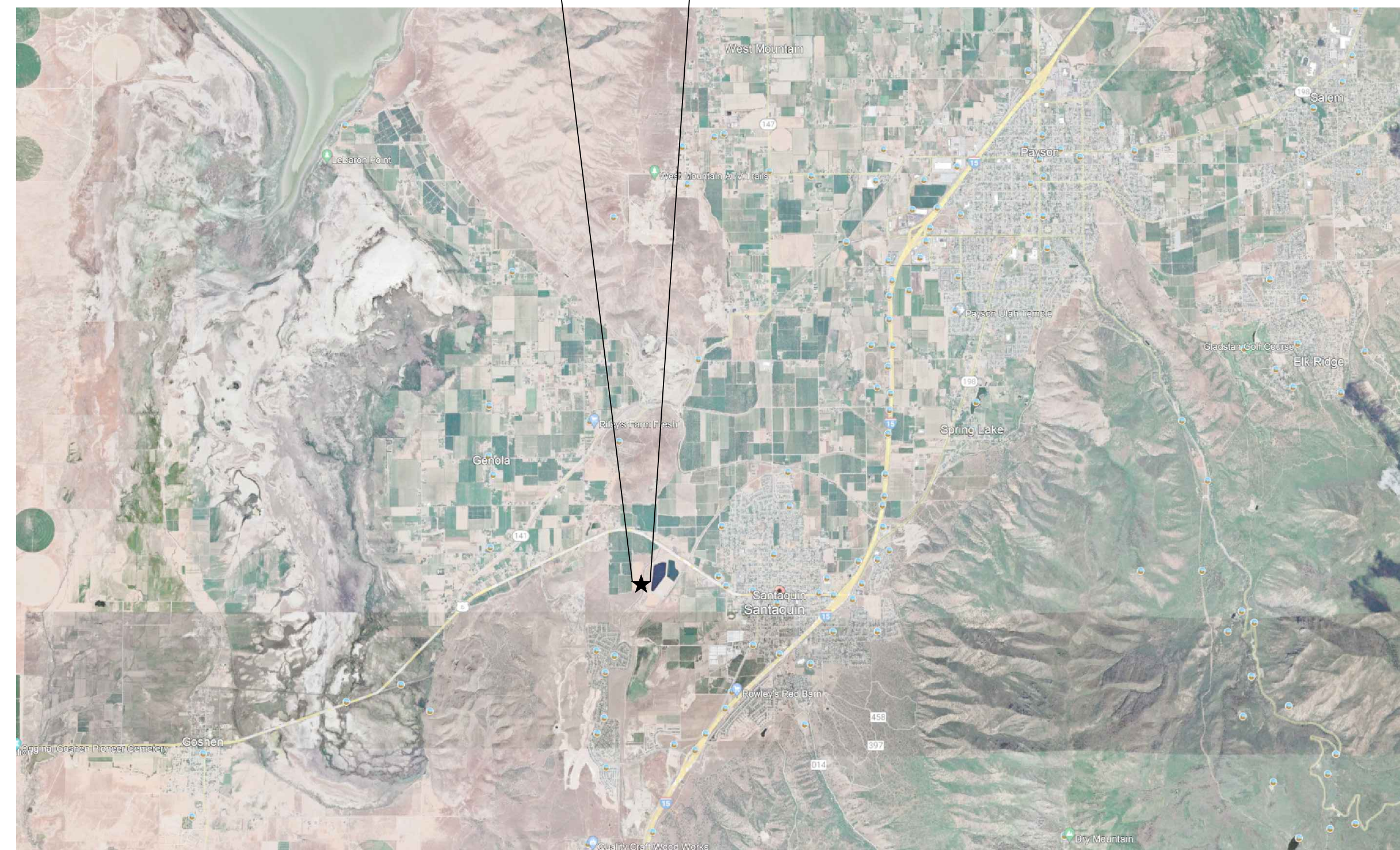
SANTAQUIN, UTAH  
03/29/2023

★ PROJECT VICINTY



PROJECT VICINTY MAP  
NTS

★ PROJECT LOCATION

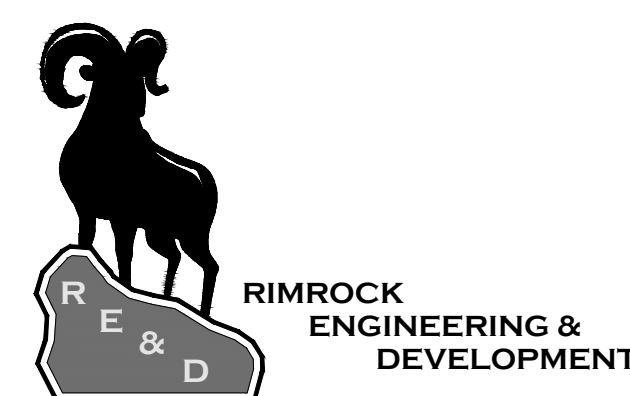


PROJECT LOCATION MAP  
NTS

SHEET INDEX

TITLE PAGE	TITLE
SHEET INDEX	INDEX
PHASE PLAN	PHASE
OVERALL SITE PLAN	1.0
OVERALL UTILITY PLAN	1.1
OVERALL STORM WATER PLAN	1.2
PLAN AND PROFILE	PP-1 THRU PP-4
DETAILS	D1.1-D1.3

GENERAL NOTE:  
THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN RECOMMENDATIONS FOR THIS PROJECT. VARIATIONS FROM THE CONDITIONS PORTRAYED ON THIS SITE OFTEN OCCUR IN SMALL AREAS WHICH ARE SOMETIMES SUFFICIENT TO REQUIRE MODIFICATIONS TO THE DESIGN. THUS IT IS IMPORTANT THAT WE (THE PROJECT ENGINEERS) OBSERVE OR ARE MADE AWARE OF THESE CHANGES. IN SO DOING WE RESERVE THE RIGHT TO MAKE SOUND ENGINEERING JUDGMENTS TO PROVIDE A SUITABLE SOLUTION OR CHANGE TO THESE PLANS IN ORDER TO ENSURE THE PERFORMANCE OF THE FACILITIES IN THIS PROJECT.

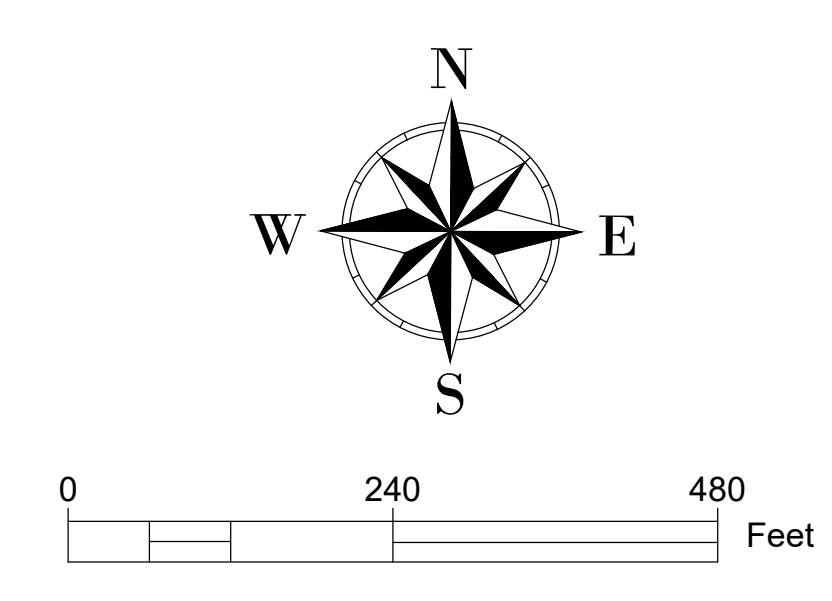
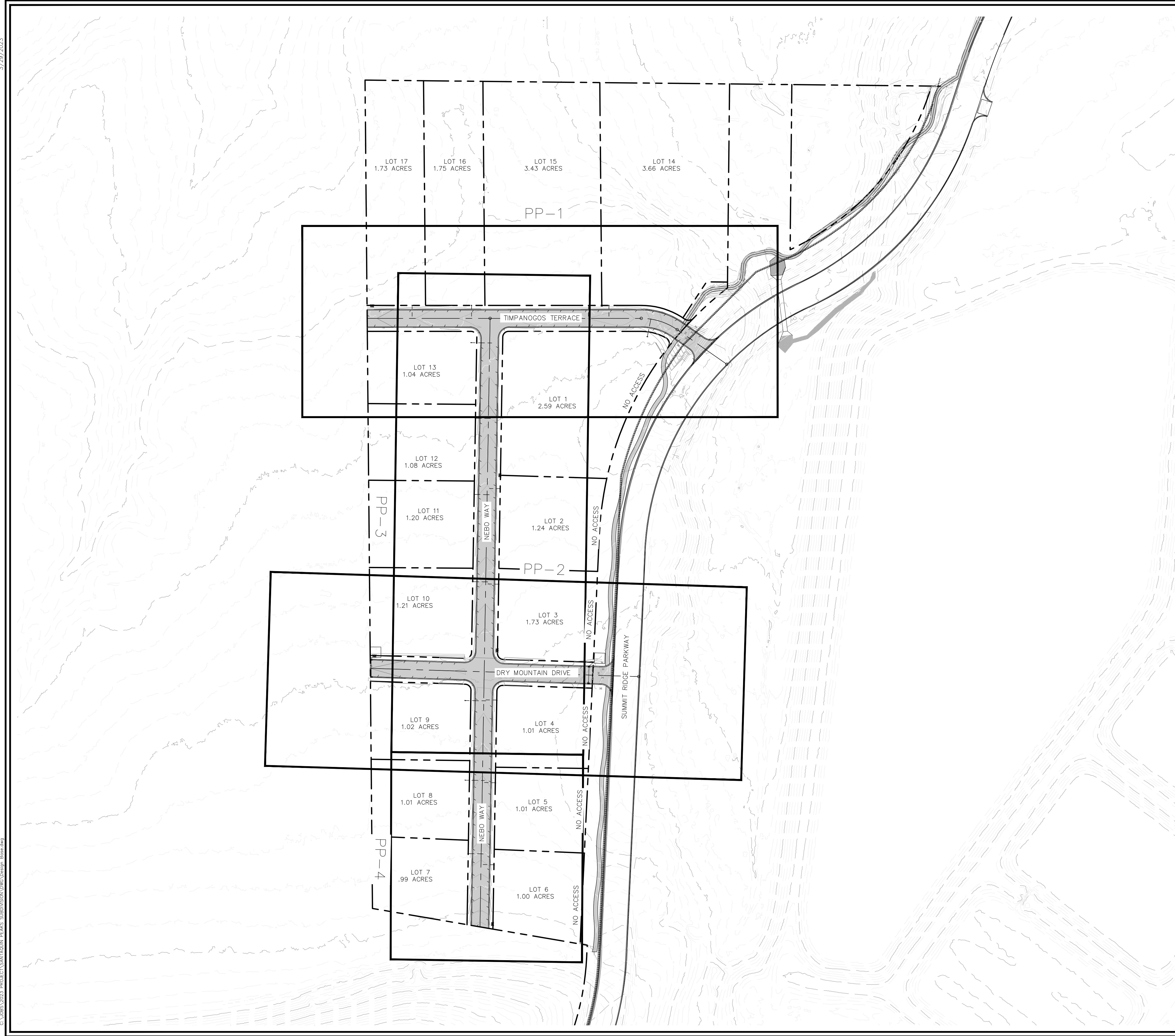


PREPARED BY :  
**RIMROCK ENGINEERING &  
DEVELOPMENT**

CONTACT: JOE SANTOS



3/29/2023  
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SHEET NOTES	
1.	

SHEET LEGEND	

PLAN REVISIONS	
A.	



CAD TECH: XXX	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER: XXX	
Q&A: XXX	

PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**INDEX**

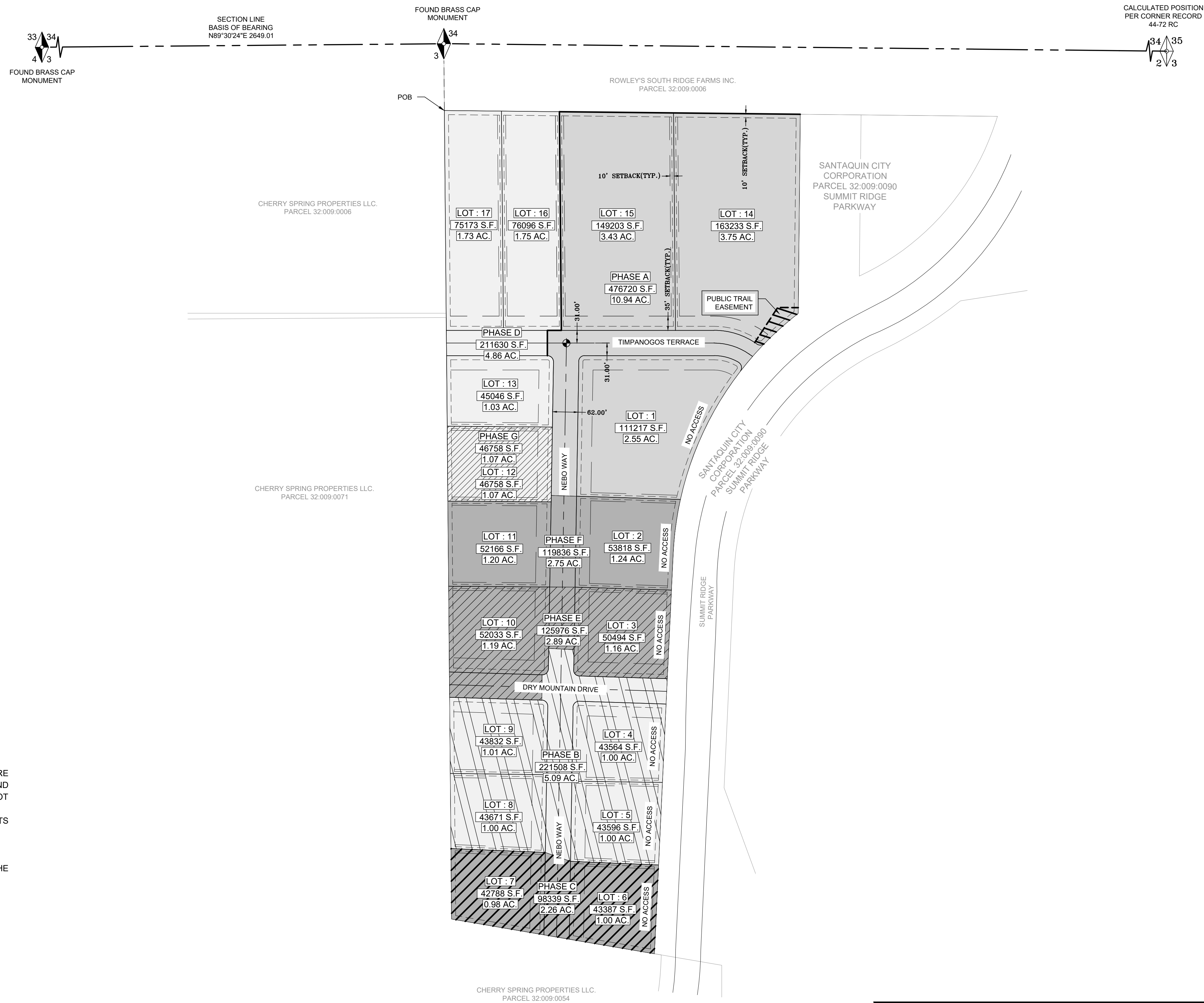
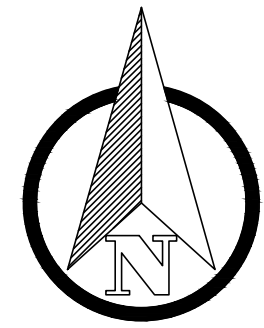
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<b>REVIEW SET</b> 3/29/23	SHEET NUMBER <b>INDEX</b>
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3/10/2023

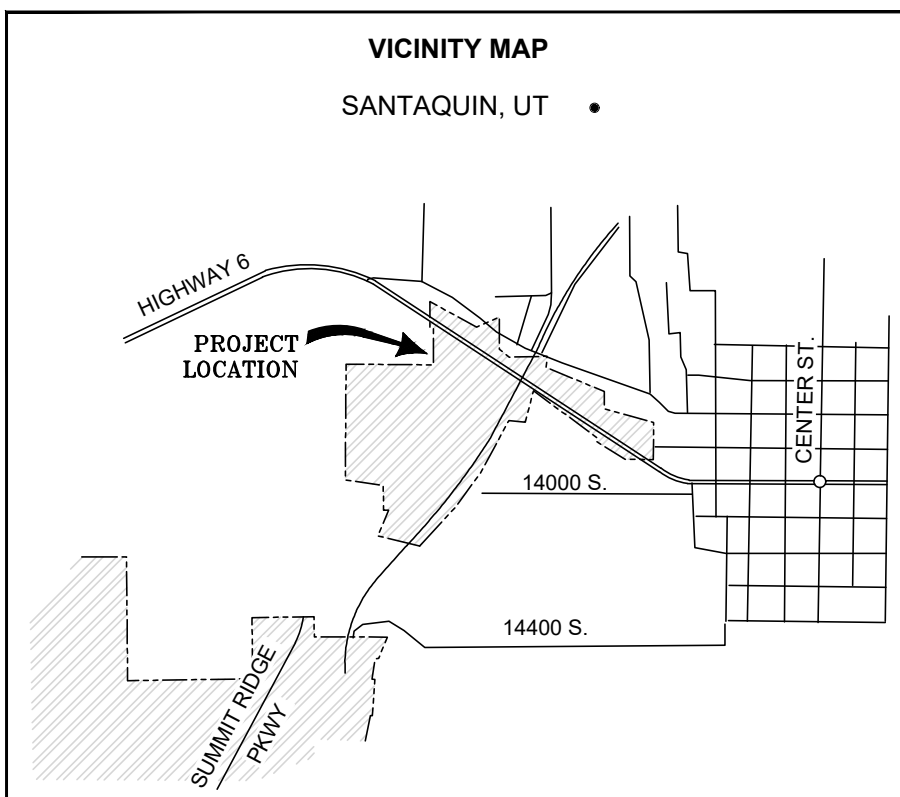
# SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 1 EAST AND  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH



### GENERAL PLAT NOTES

- ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- LOT SETBACKS ARE AS FOLLOWS:  
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS.  
SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE.  
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.



**LEGEND**

- SECTION CORNER (FOUND) [Symbol]
- SECTION LINE [Symbol]
- BOUNDARY LINE [Symbol]
- PARCEL LINE [Symbol]
- SET MONUMENT (AS NOTED) [Symbol]
- CENTERLINE MONUMENT [Symbol]

[Symbol] PHASE A (10.94 AC.)	[Symbol] PHASE E (2.89 AC.)
[Symbol] PHASE D (5.93 AC.)	[Symbol] PHASE B (5.09 AC.)
[Symbol] PHASE F (2.75 AC.)	[Symbol] PHASE C (2.26 AC.)
[Symbol] PHASE G (1.07 AC.)	

**SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN**

**PROJECT NAME**  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

**1" = 150'**

DRAWN: AP	DATE: 03/15/2023
CHECKED: JS	SHEET NO: 1 OF 1

**RIMROCK ENGINEERING & DEVELOPMENT**

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3/29/2023  
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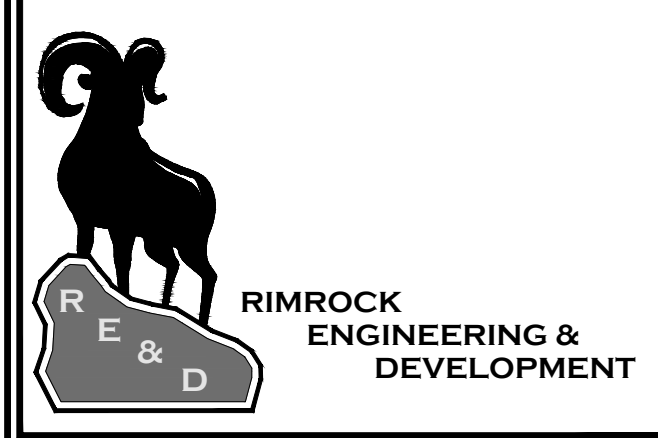
SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.	
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CAD TECH: XXX	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER: XXX	
Q&A: XXX	

PROJECT NAME

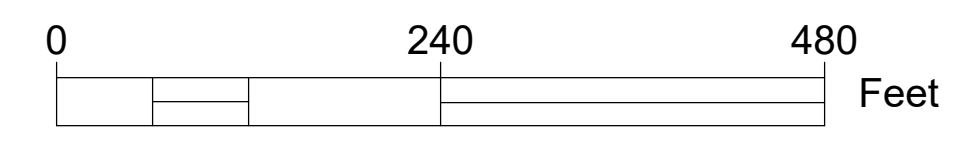
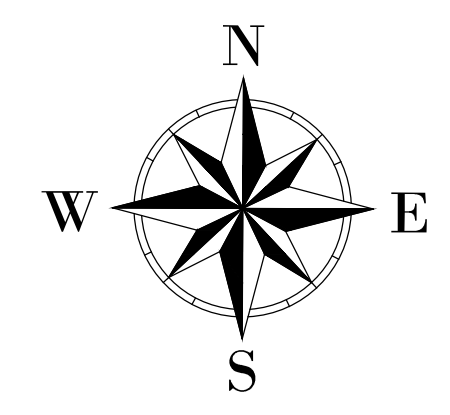
**SANTAQUIN PEAKS  
INDUSTRIAL PARK**

SHEET NAME

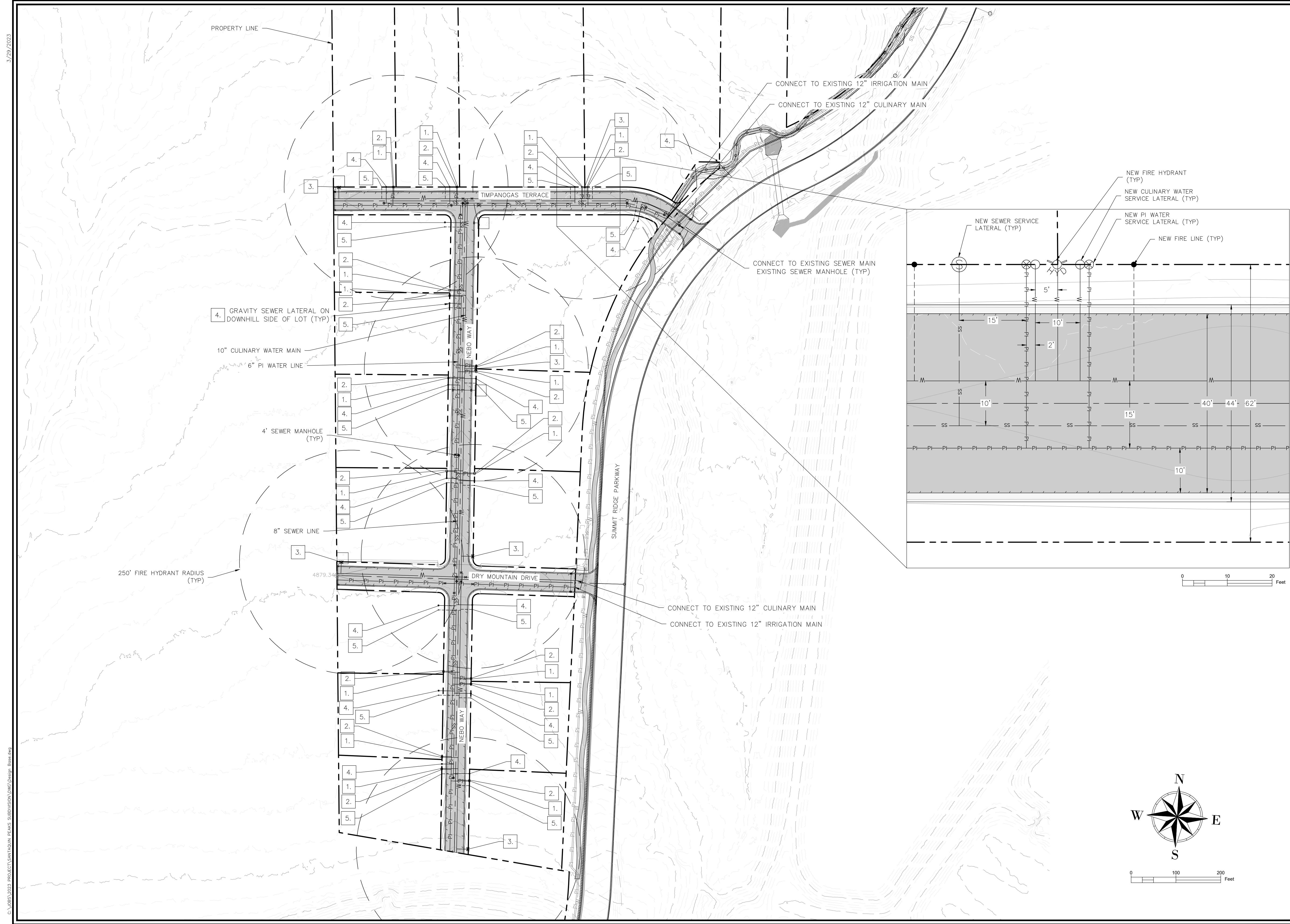
**OVERALL SITE**

PLAN SUBMITTAL: PRELIMINARY

<b>REVIEW SET</b> 3/29/23	SHEET NUMBER <b>1.0</b>
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**SHEET NOTES**

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

1.		SINGLE WATER METER
2.		PRESSURE IRRIGATION METER
3.		FIRE HYDRANT
4.		GRAVITY SEWER SERVICE LATERAL
5.		FIRE LINE

NEW CULINARY WATER      — w —  
 NEW PI WATER              — Pi — Pi — Pi —  
 NEW SEWER                  — ss —  
 NEW FIRE LINE              - - - - -

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**PLAN REVISIONS**

A.	
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**RIMROCK ENGINEERING & DEVELOPMENT**

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CAD TECH: XXX	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER: XXX	
Q&A: XXX	

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PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

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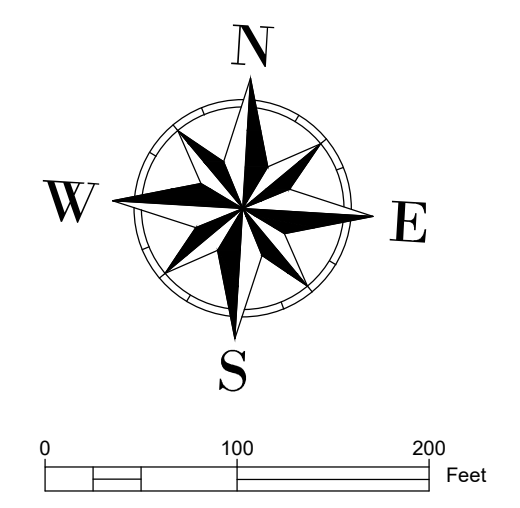
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**OVERALL UTILITY PLAN**

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PLAN SUBMITTAL: PRELIMINARY

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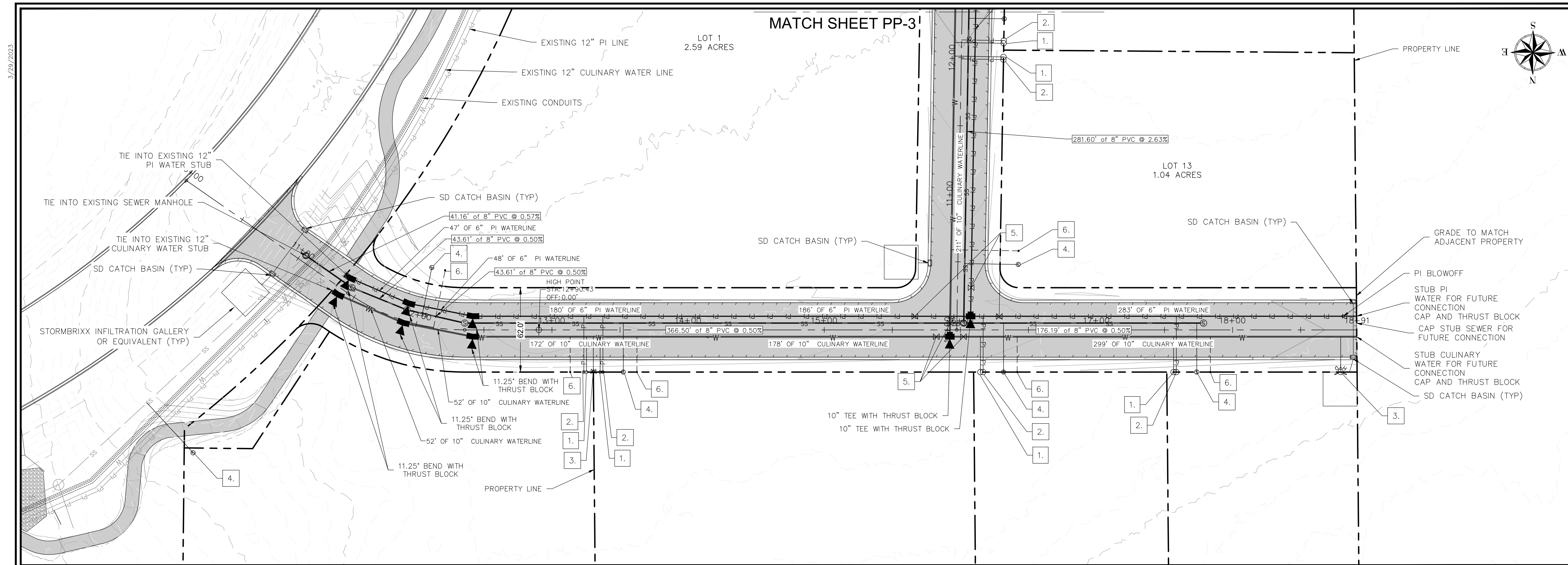
REVIEW SET 3/29/23	SHEET NUMBER <b>1.1</b>
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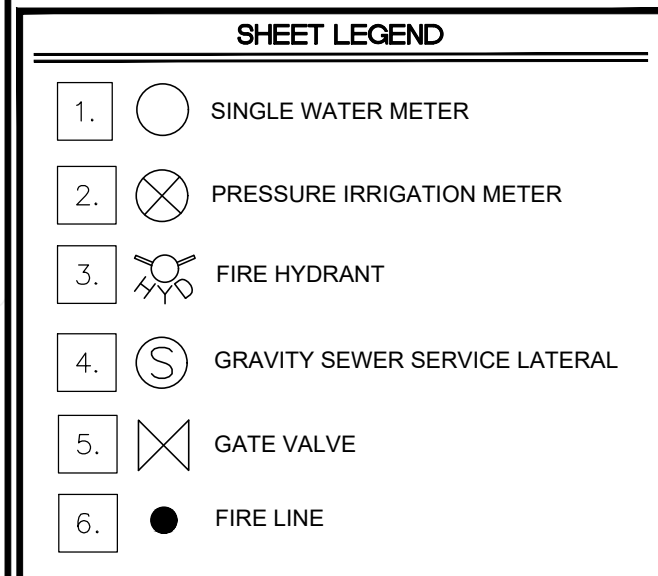






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**PLAN REVISIONS**

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CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

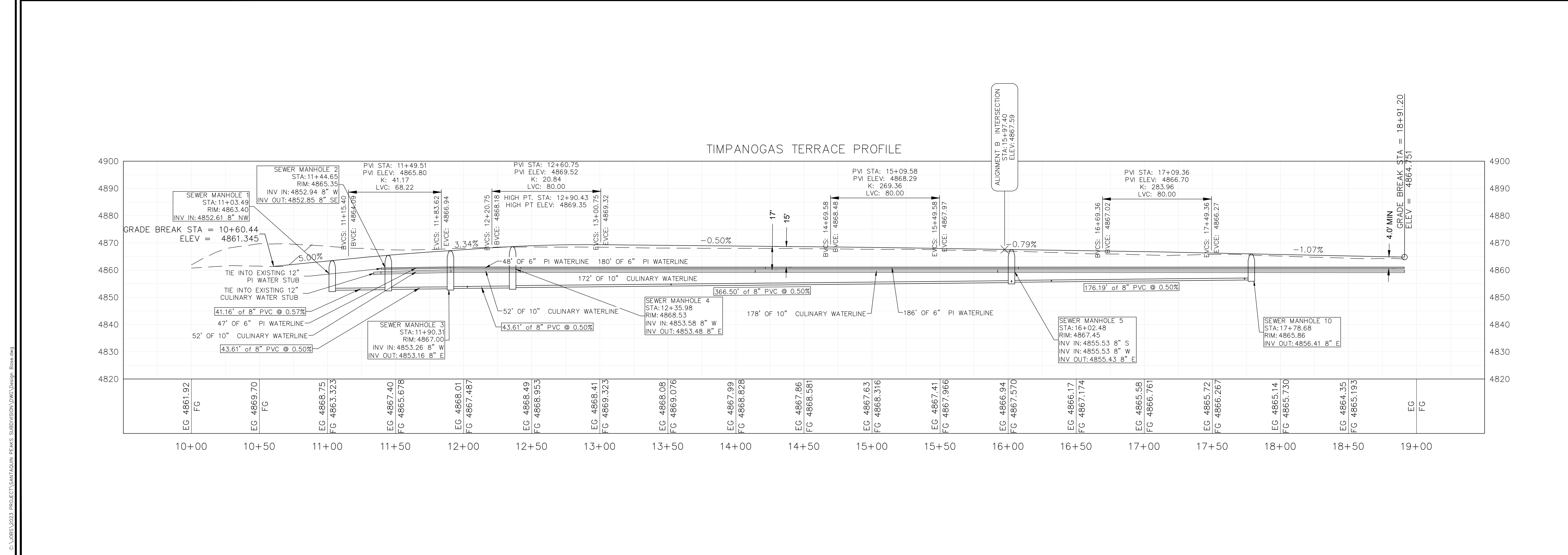
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**SANTAQUIN PEAKS INDUSTRIAL PARK**

**SHEET NAME**  
**PLAN AND PROFILE**

PLAN SUBMITTAL: PRELIMINARY

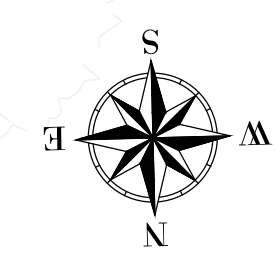
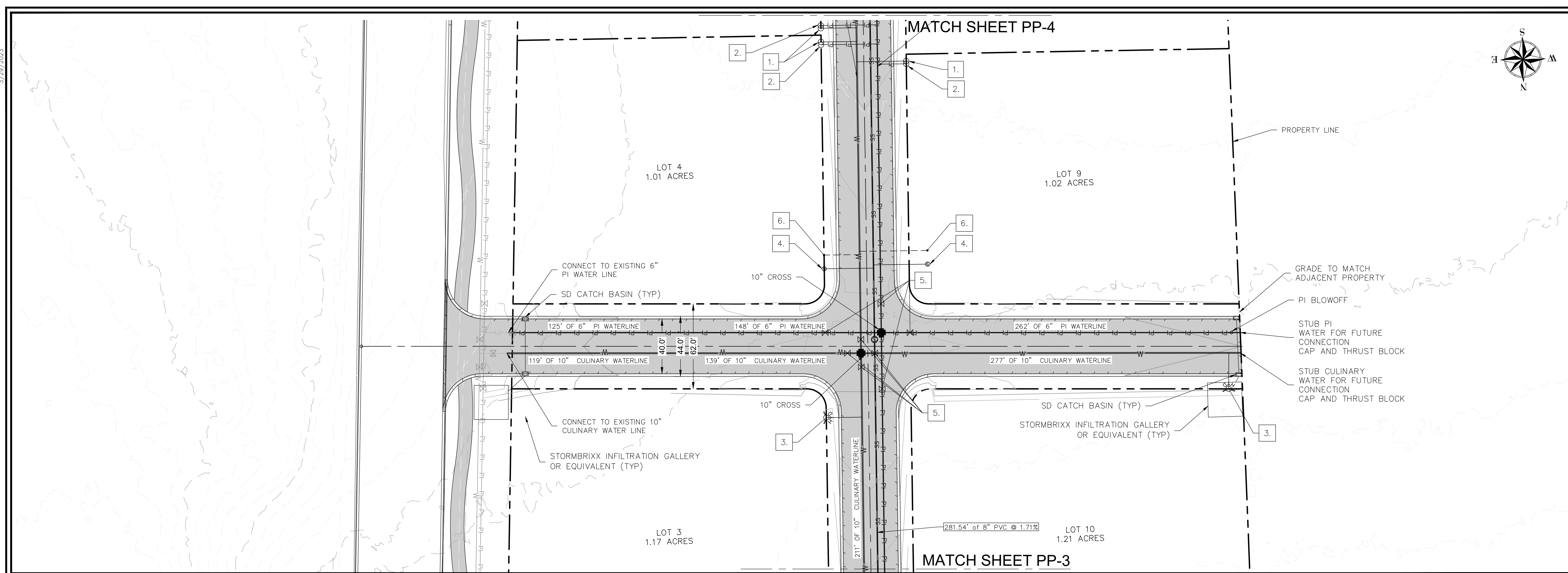
REVIEW SET  
 3/29/23

SHEET NUMBER  
**PP-1**



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**SHEET LEGEND**

1.		SINGLE WATER METER
2.		PRESSURE IRRIGATION METER
3.		FIRE HYDRANT
4.		GRAVITY SEWER SERVICE LATERAL
5.		GATE VALVE
6.		FIRE LINE

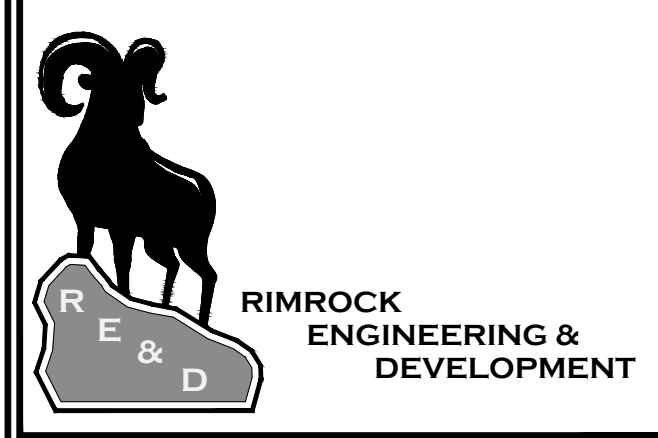
NEW CULINARY WATER — W —

NEW PI WATER — PI — PI — PI —

NEW SEWER — SS —

**PLAN REVISIONS**

A.	
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CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**

**SANTAQUIN PEAKS INDUSTRIAL PARK**

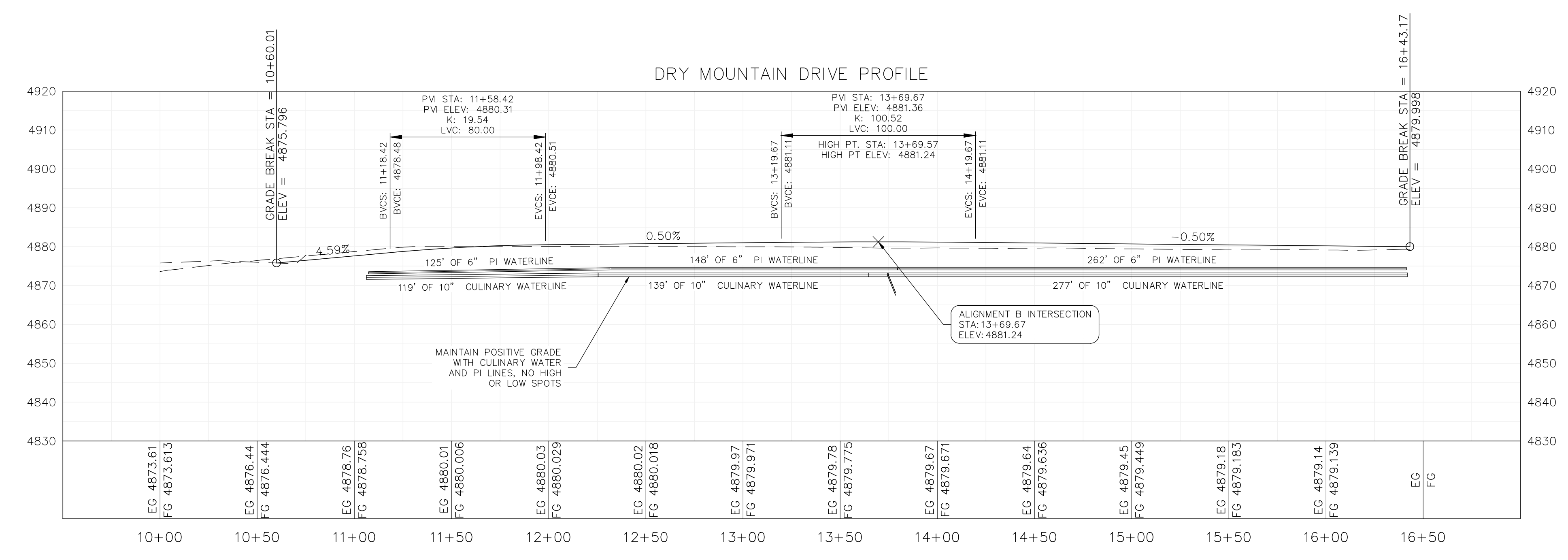
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**PLAN AND PROFILE**

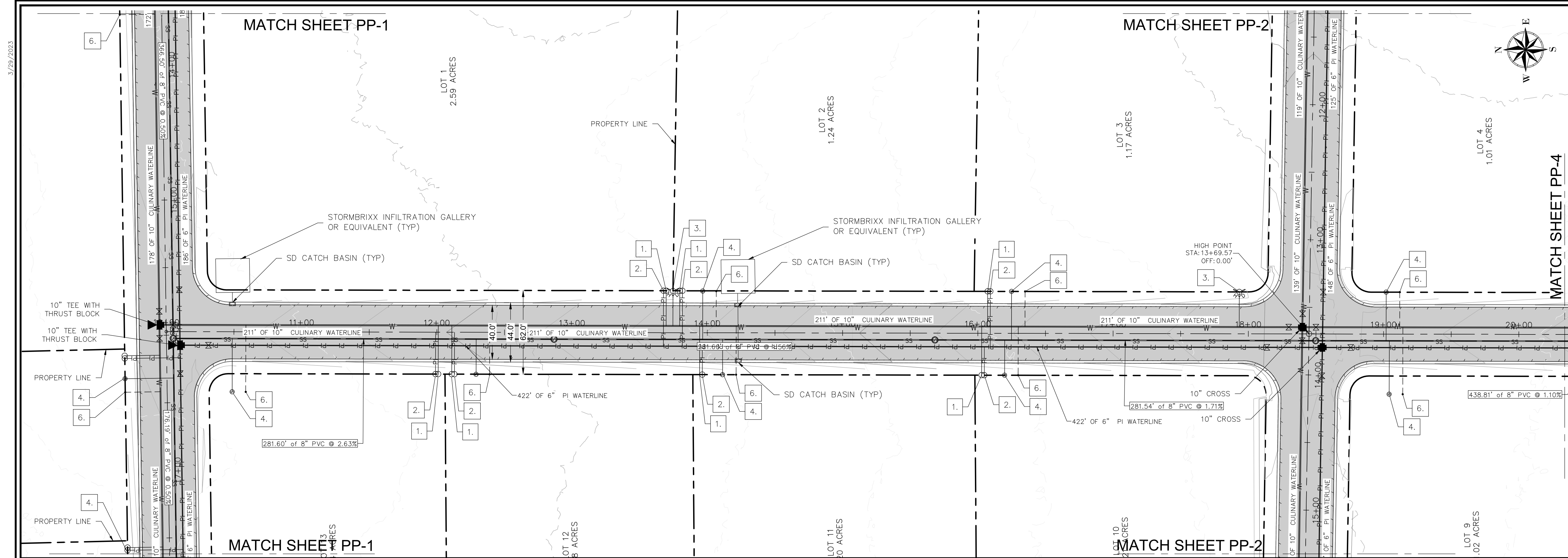
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REVIEW SET 3/29/23

SHEET NUMBER **PP-2**

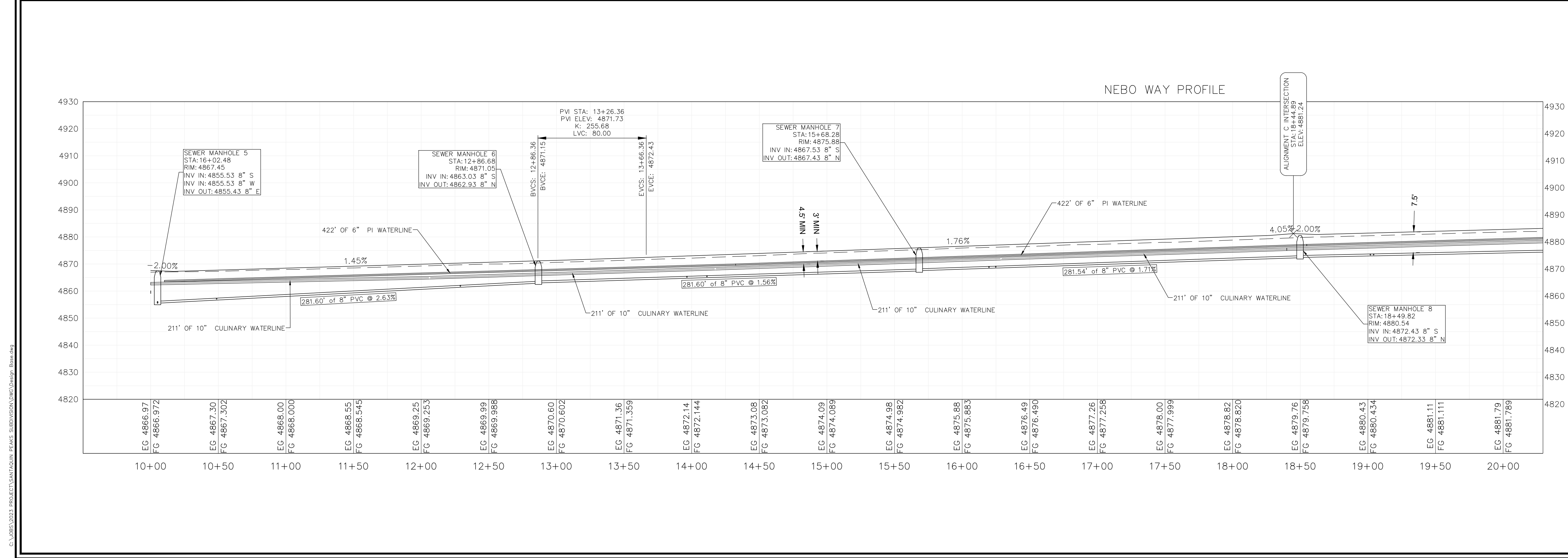
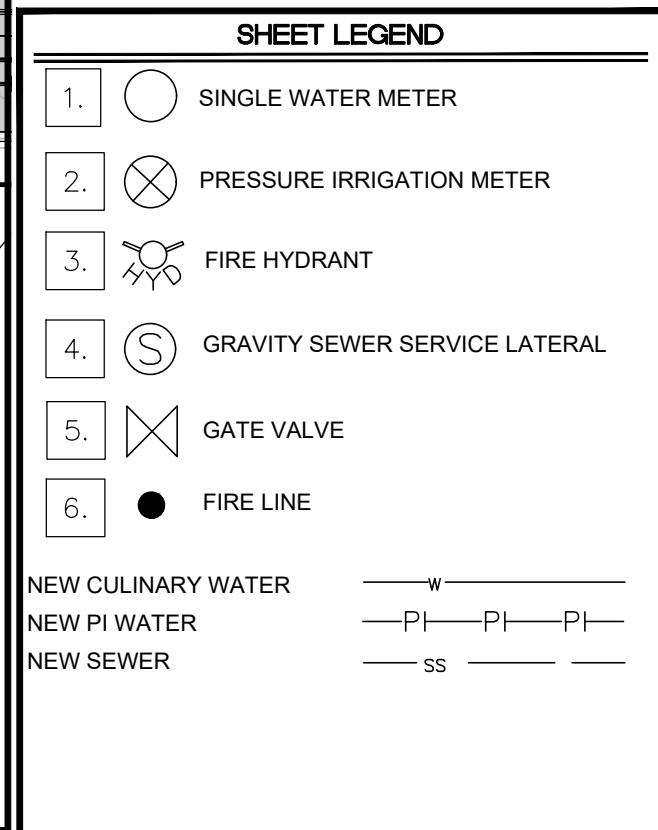






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**PLAN REVISIONS**

A.	
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CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**

**SANTAQUIN PEAKS INDUSTRIAL PARK**

**SHEET NAME**

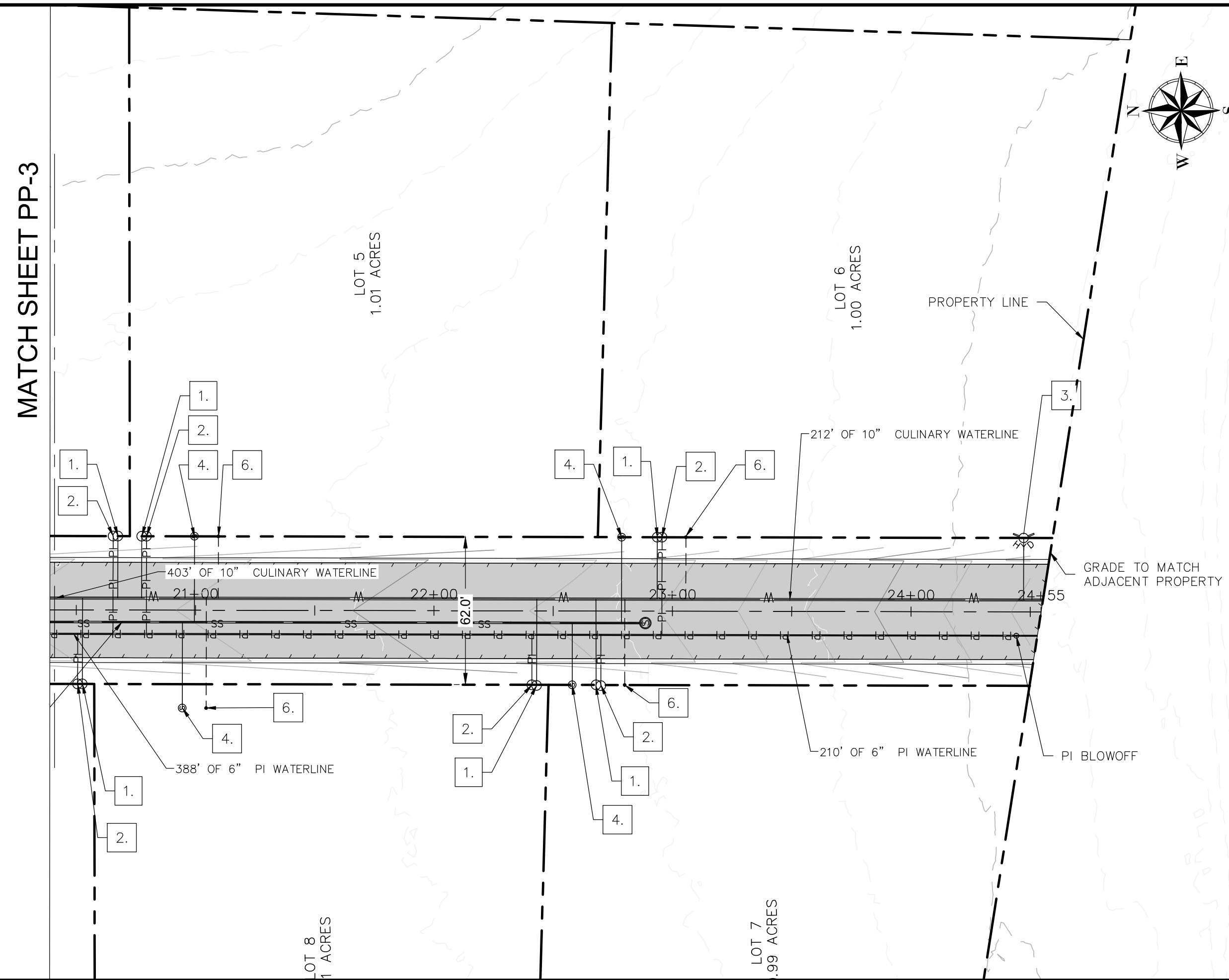
**PLAN AND PROFILE**

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 3/29/23

SHEET NUMBER **PP-3**

3/29/2023

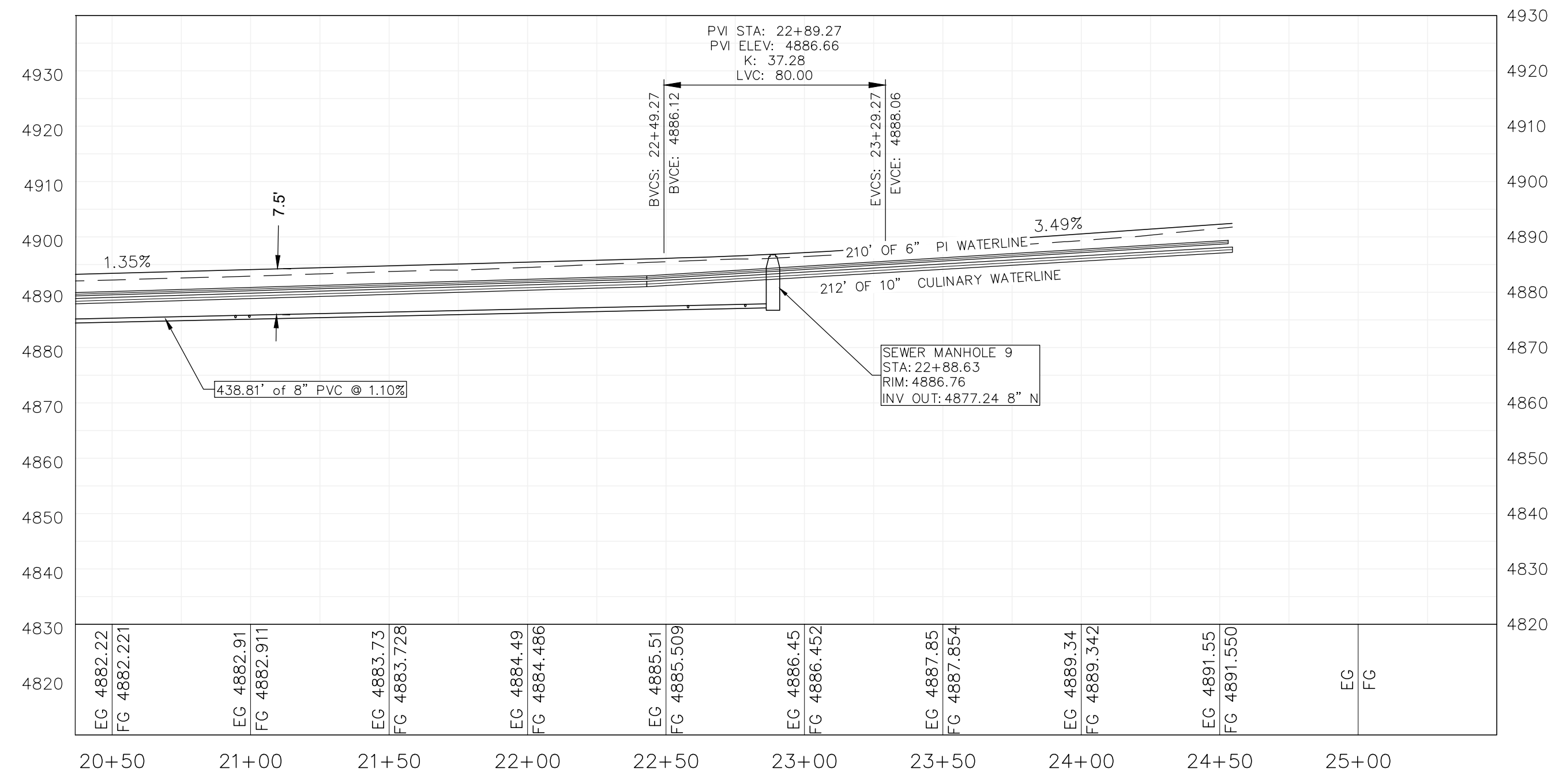


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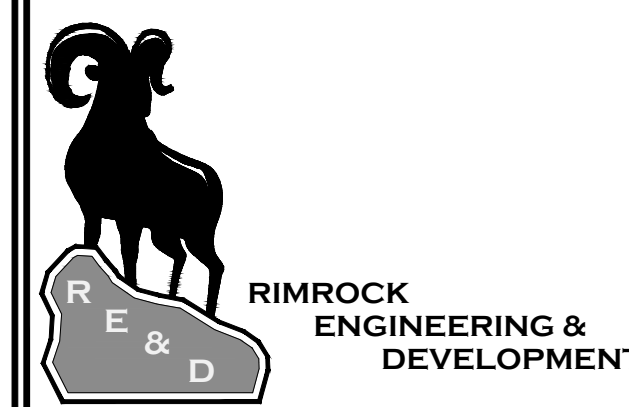
**SHEET LEGEND**

- 1. ○ SINGLE WATER METER
  - 2. ⊗ PRESSURE IRRIGATION METER
  - 3. ⚡ FIRE HYDRANT
  - 4. Ⓢ GRAVITY SEWER SERVICE LATERAL
  - 5. ⊗ GATE VALVE
- NEW CULINARY WATER ——— w ———  
 NEW PI WATER ——— PI ——— PI ———  
 NEW SEWER ——— SS ———



**PLAN REVISIONS**

A.	



CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**PLAN AND PROFILE**

PLAN SUBMITTAL: PRELIMINARY

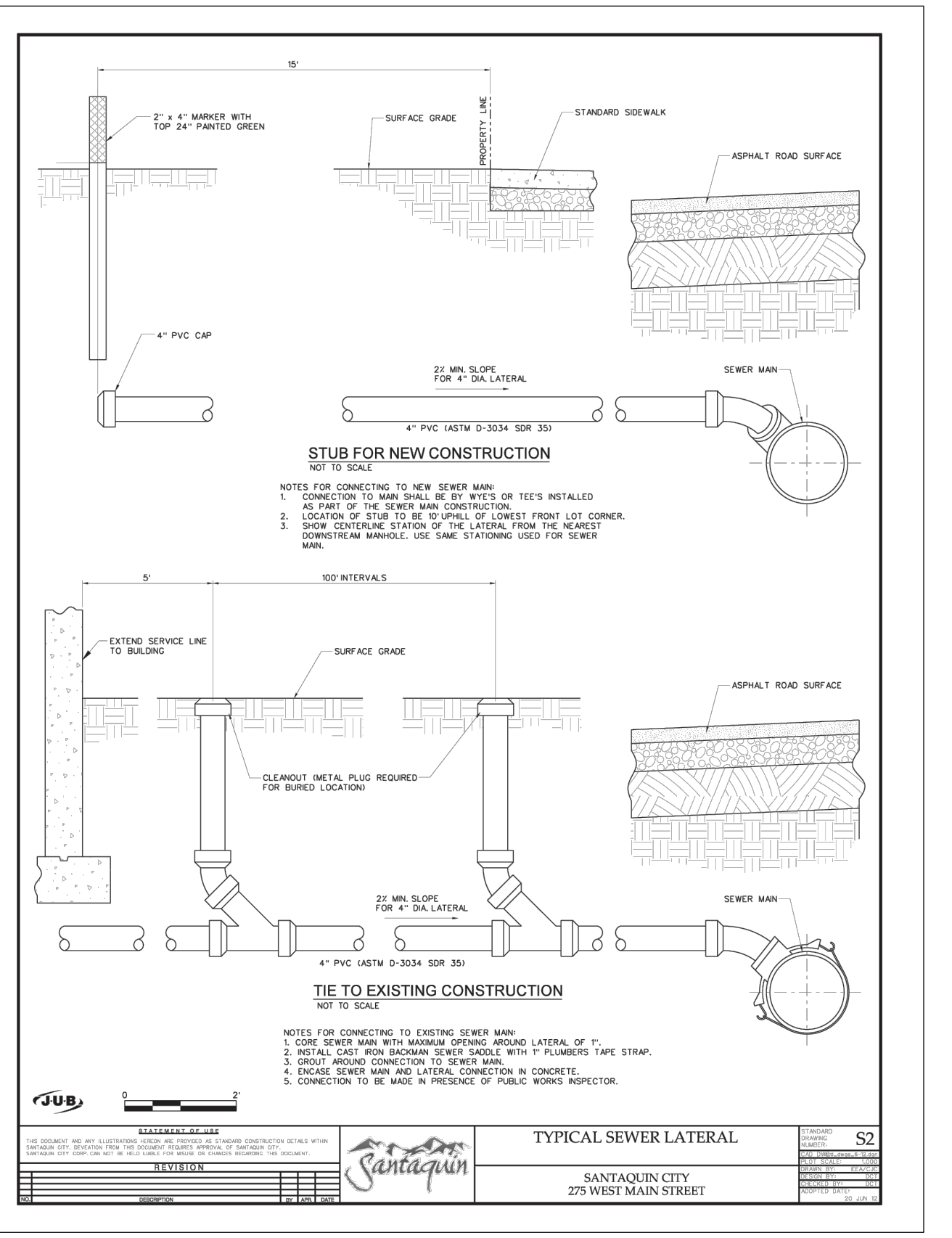
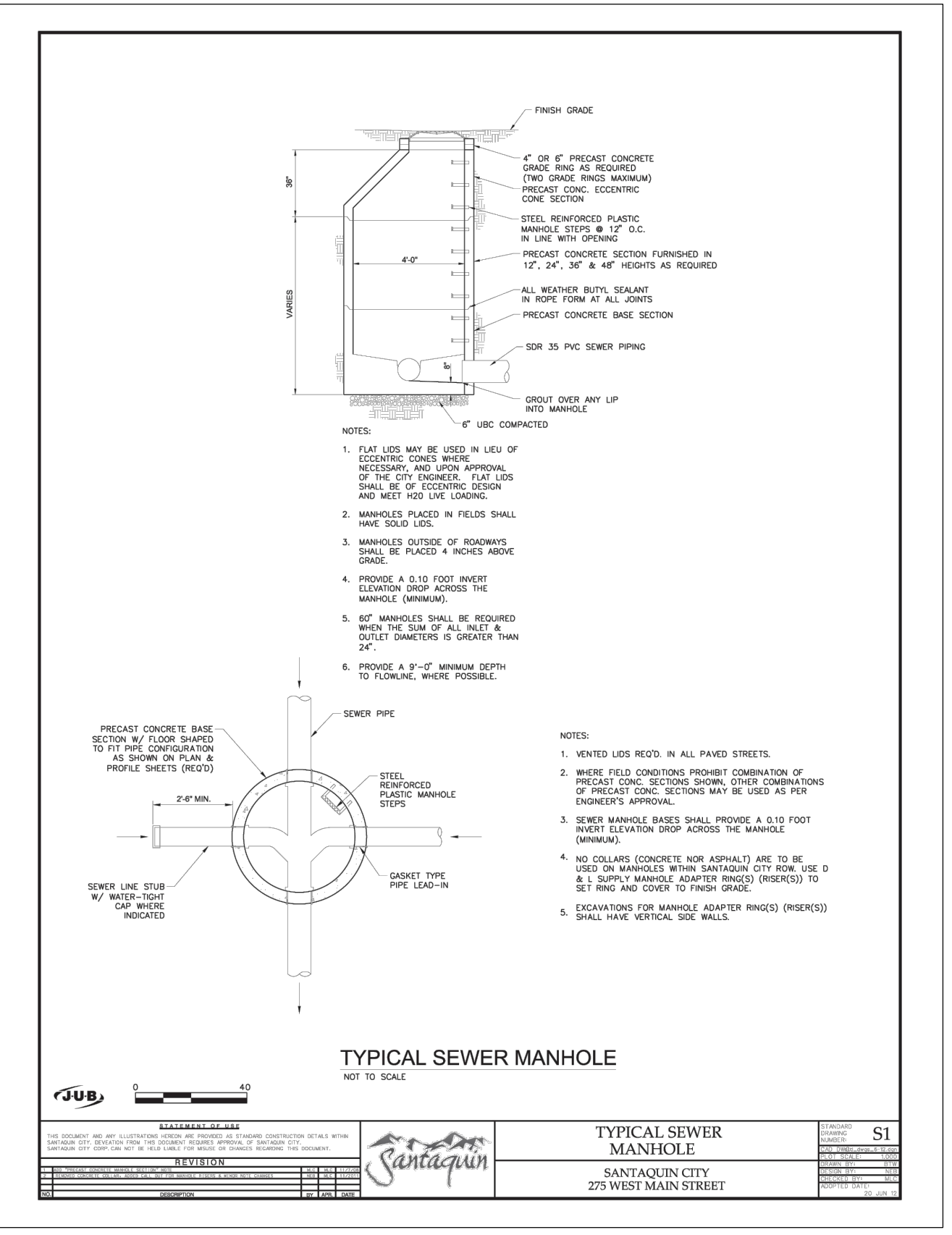
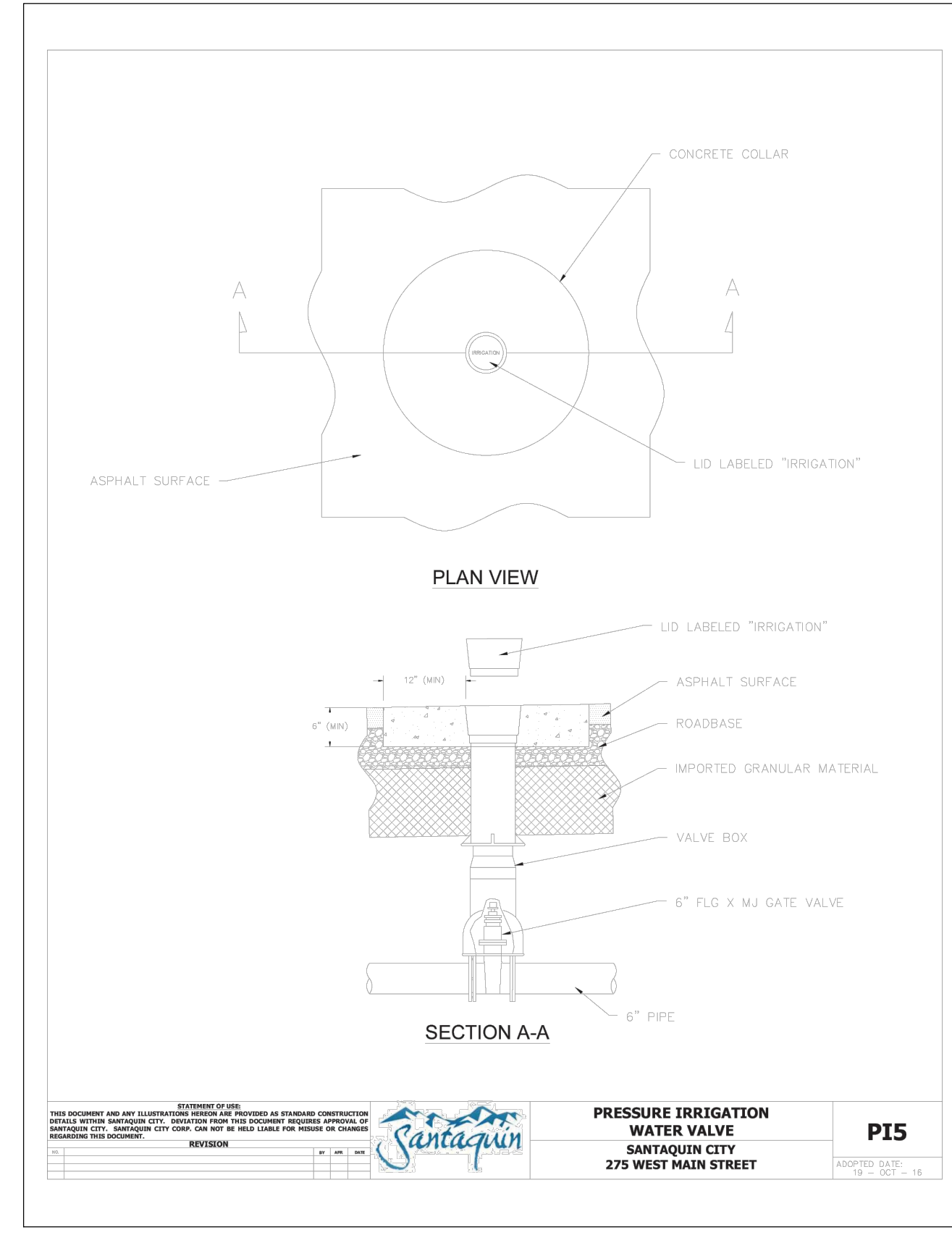
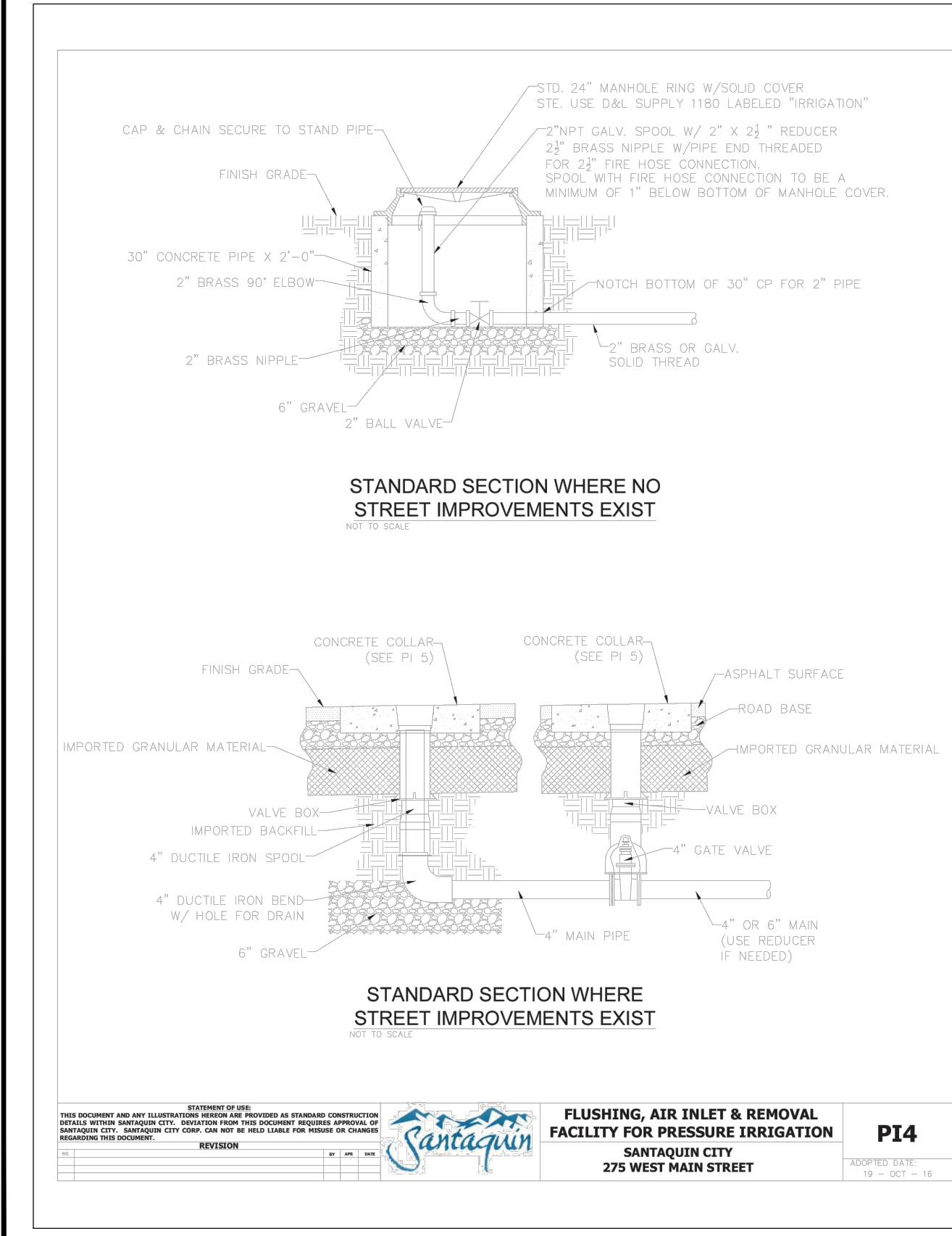
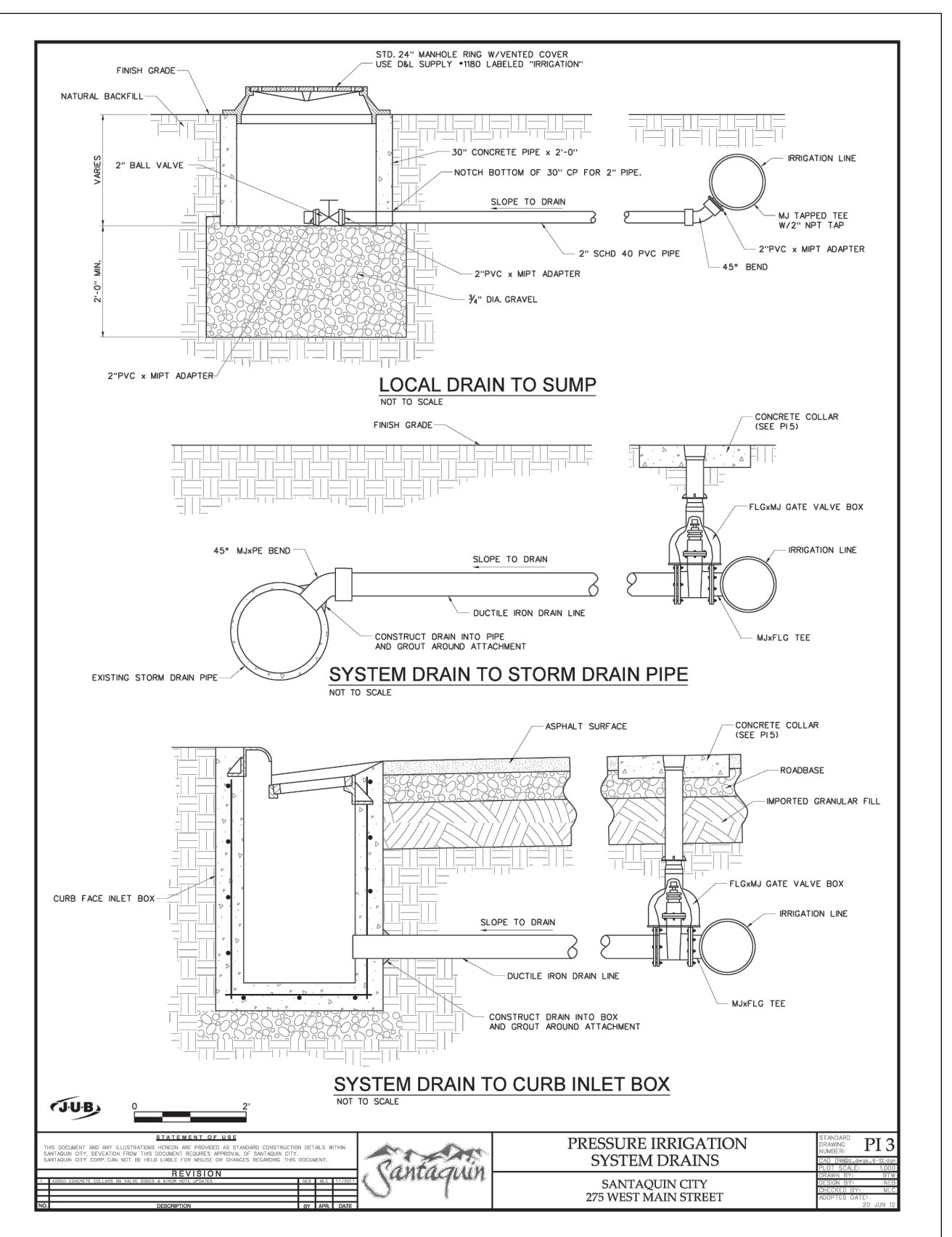
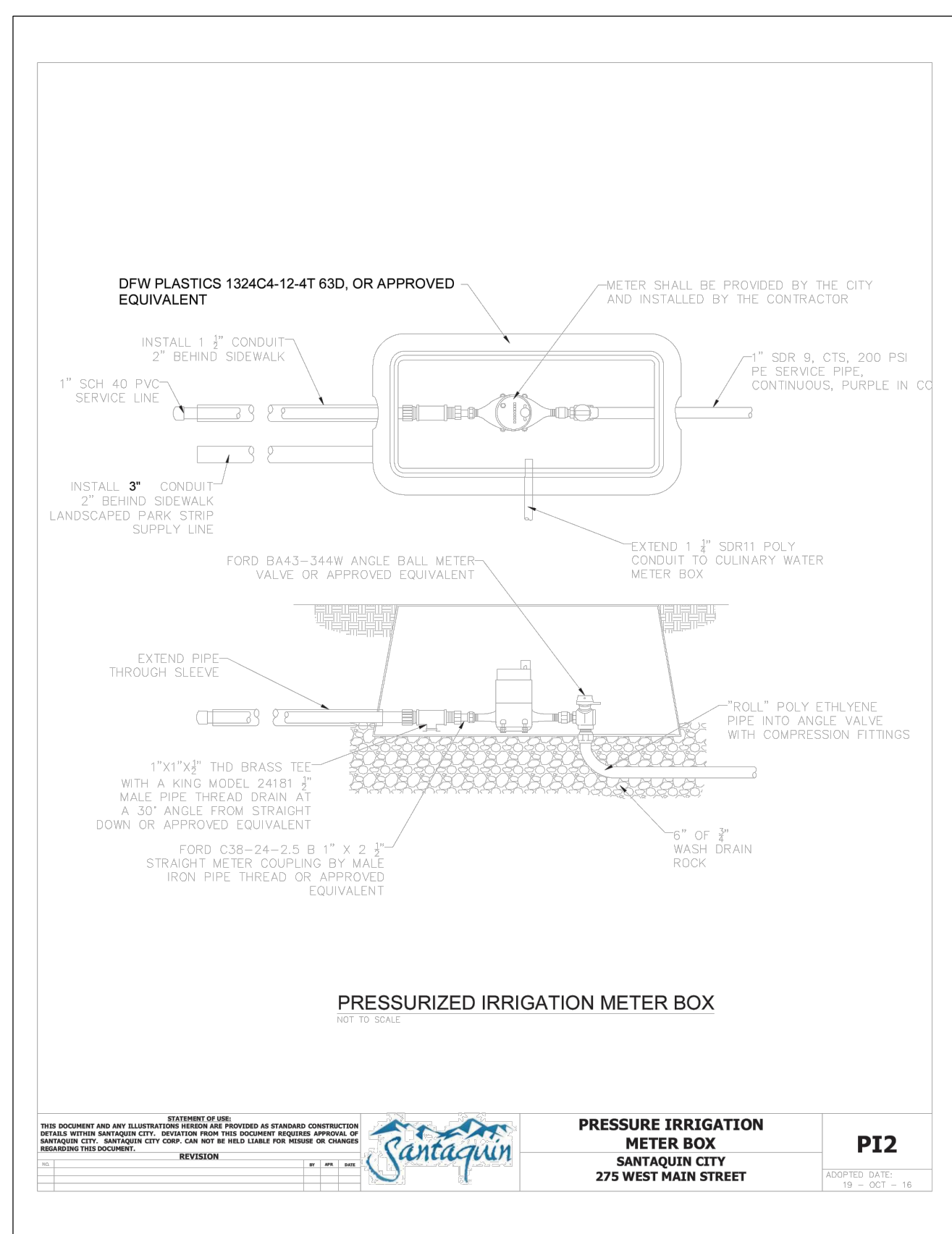
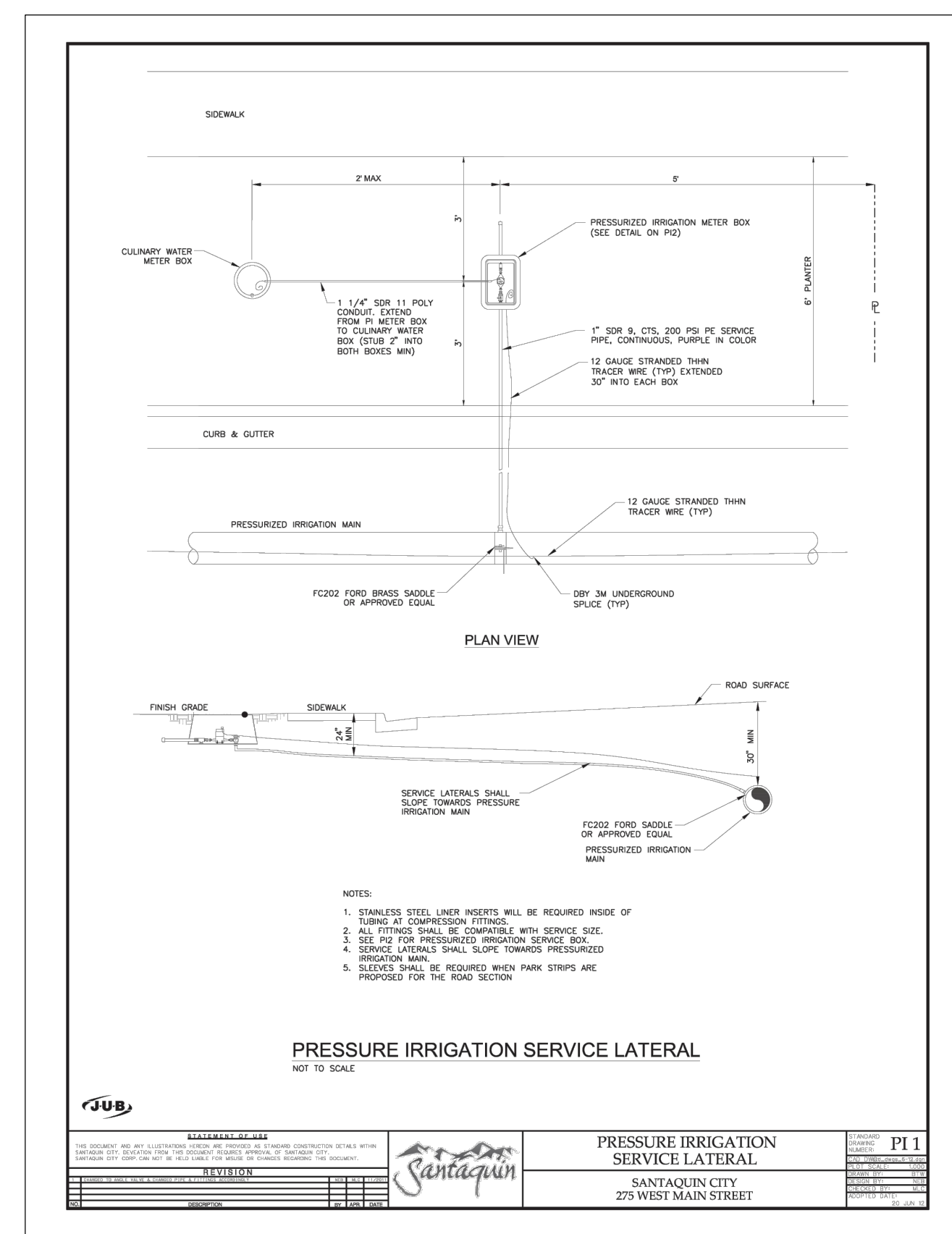
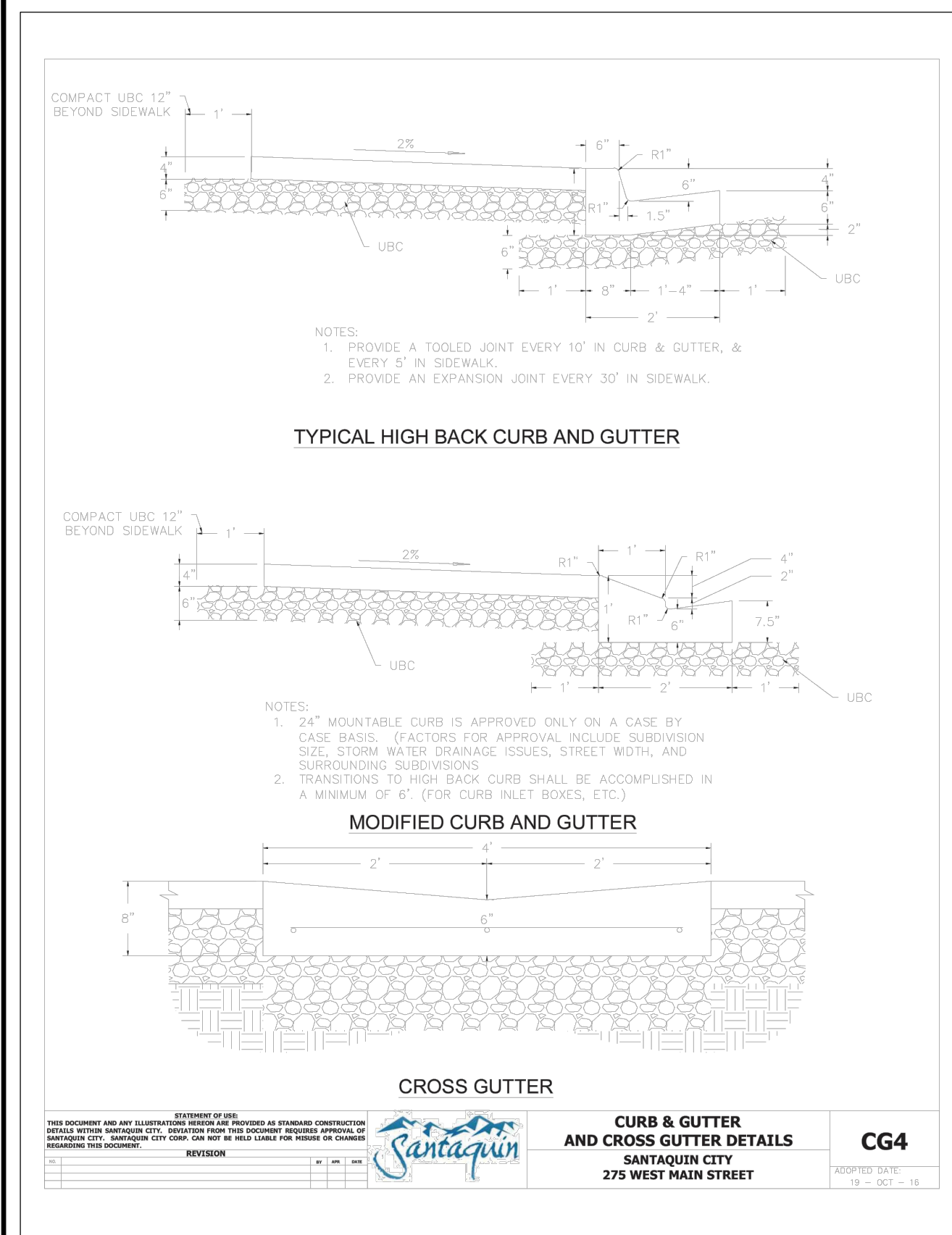
REVIEW SET  
 3/29/23

SHEET NUMBER  
**PP-4**

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3/29/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (DWG DETAILS) (DWG)



**SHEET NOTES**

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**SHEET LEGEND**

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**PLAN REVISIONS**

NO.	DESCRIPTION

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**RIMROCK ENGINEERING & DEVELOPMENT**

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**CALL BLUE STAKES PRIOR TO DIGGING**

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**PROJECT NAME**  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

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**SHEET NAME**  
**DETAILS**

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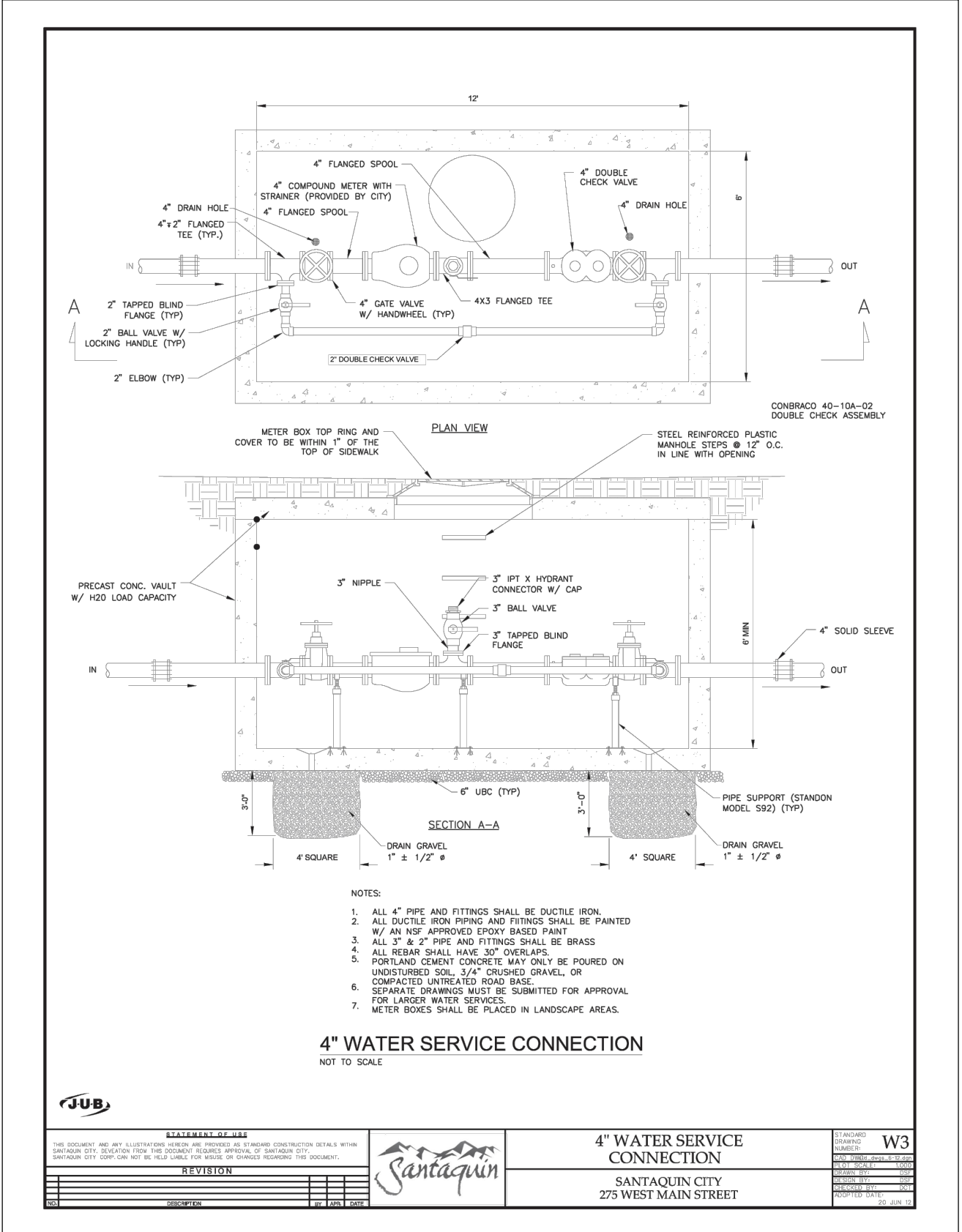
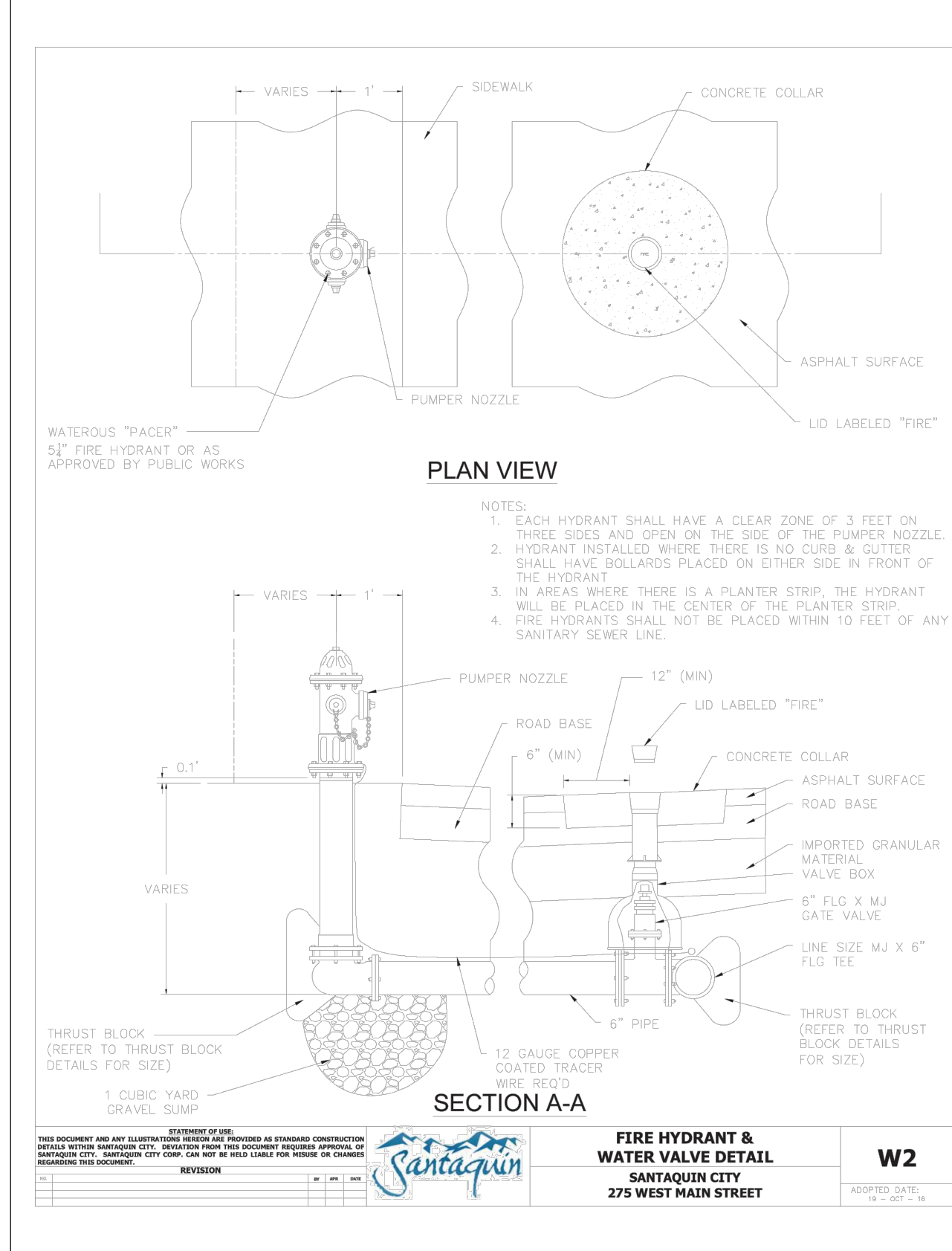
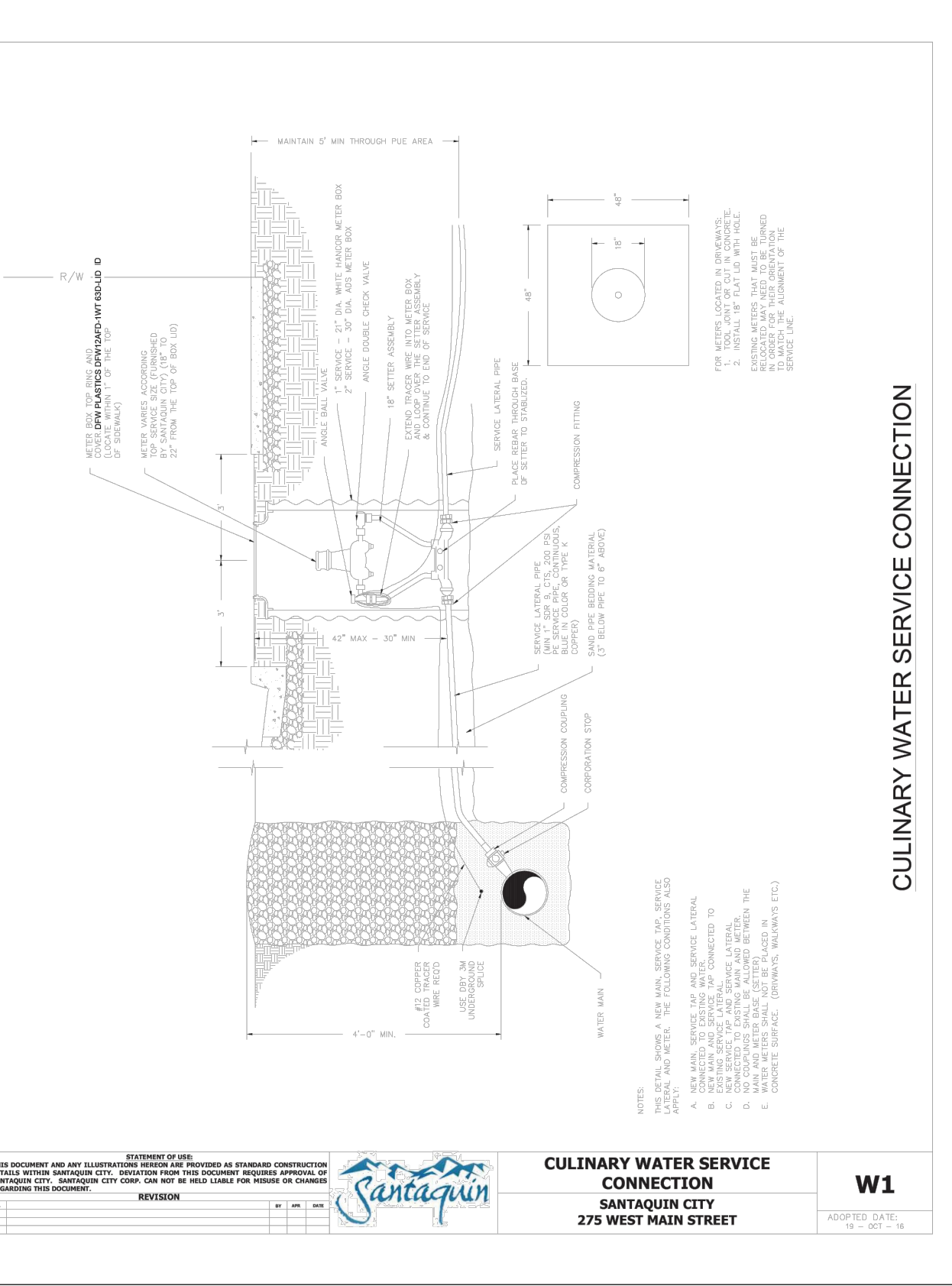
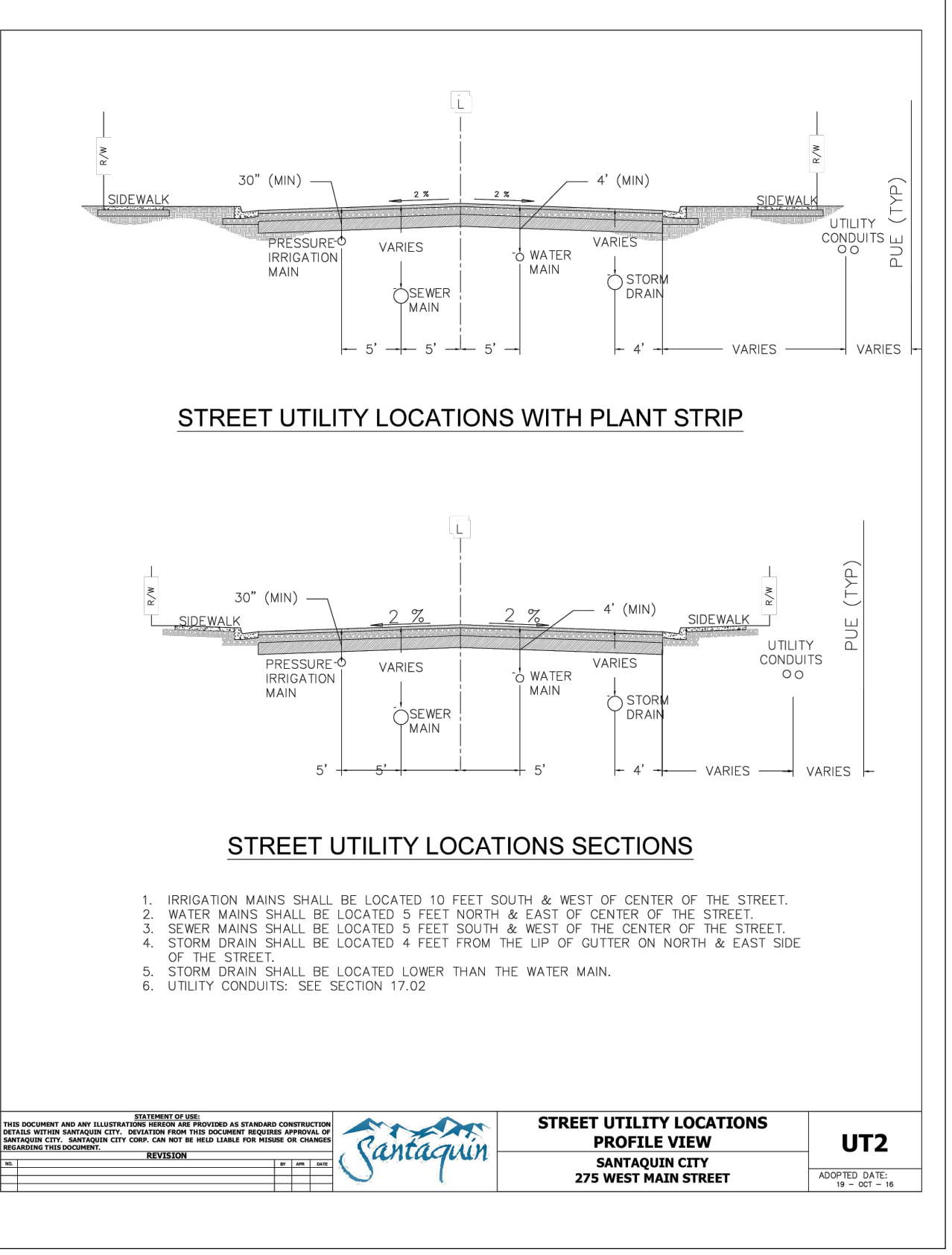
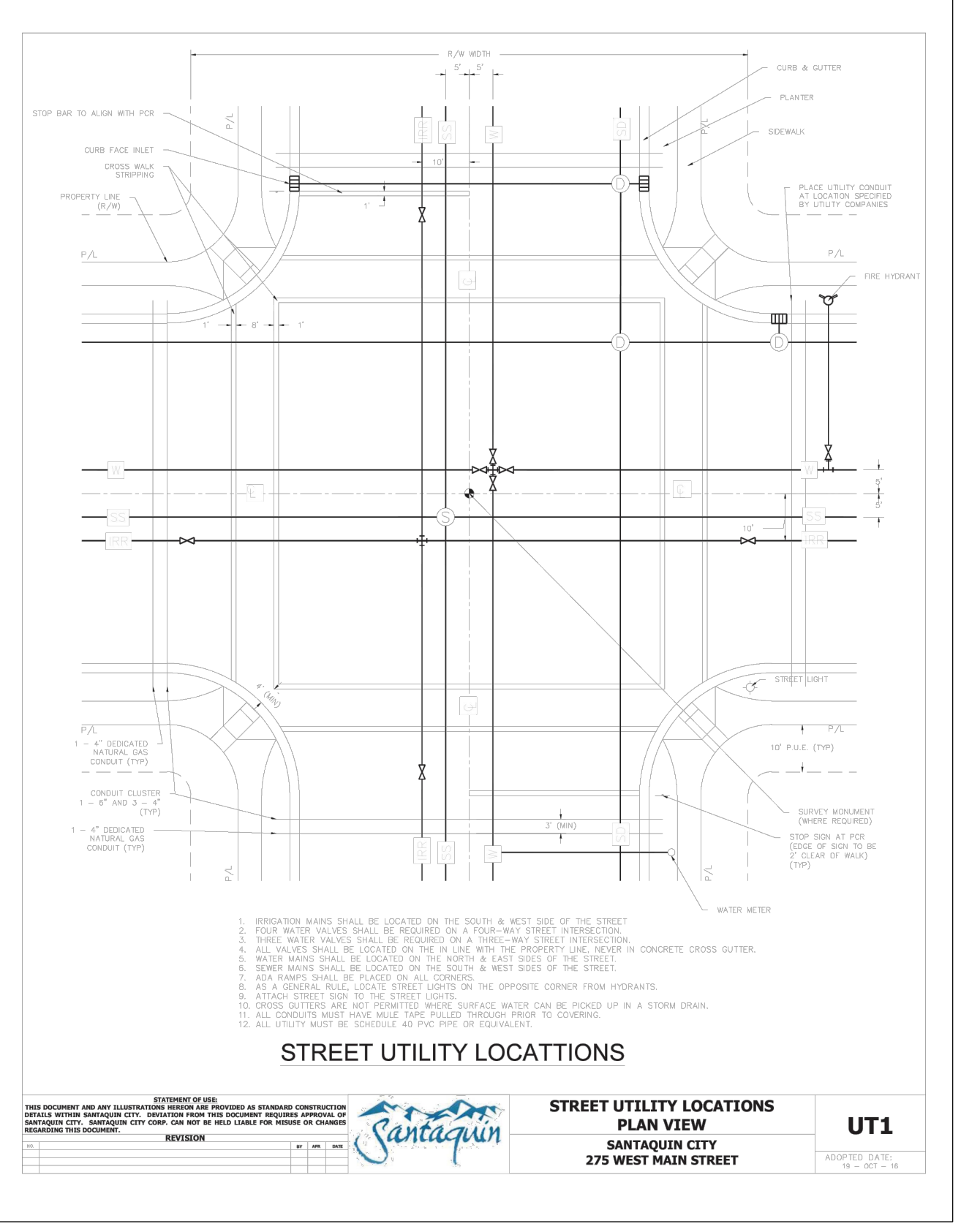
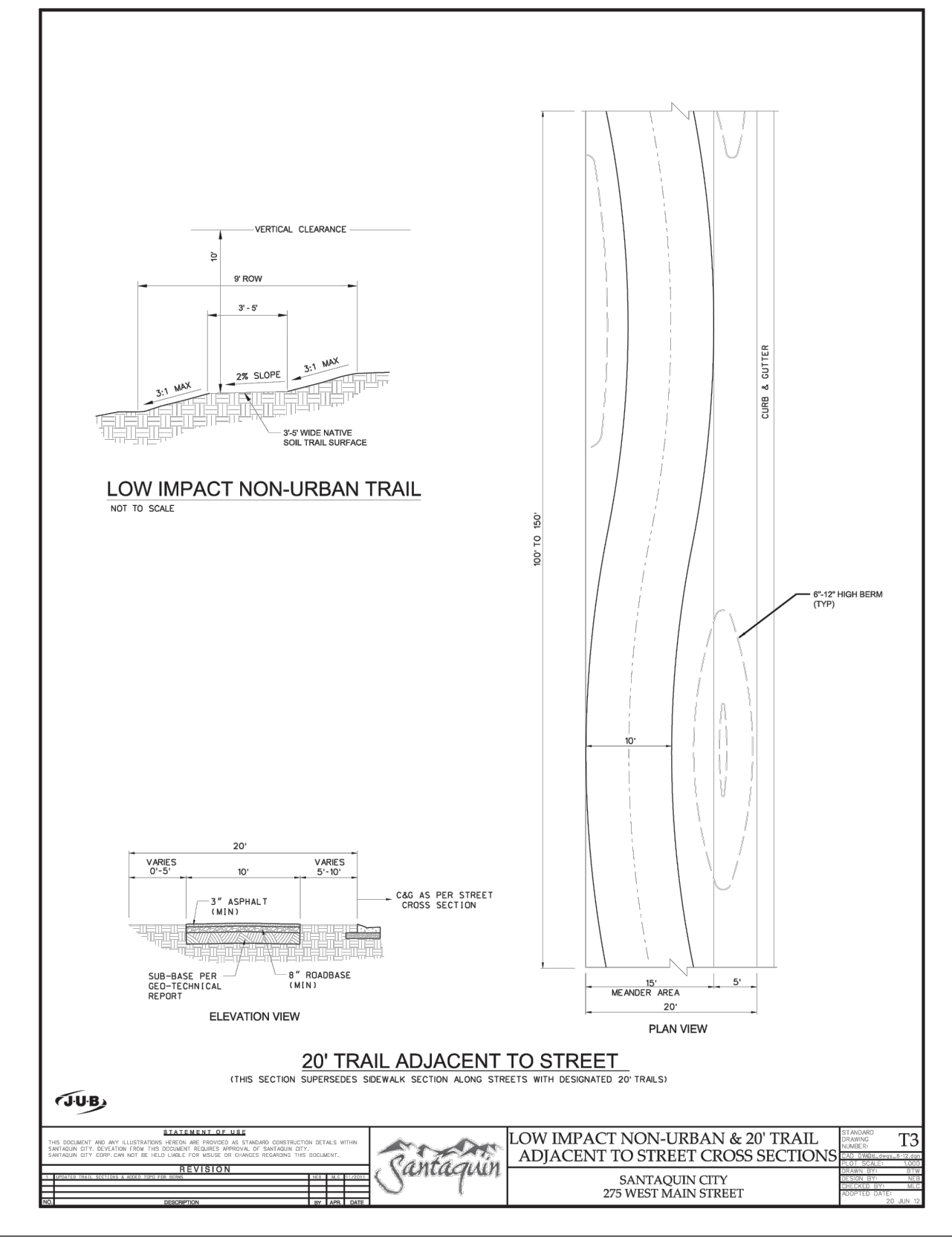
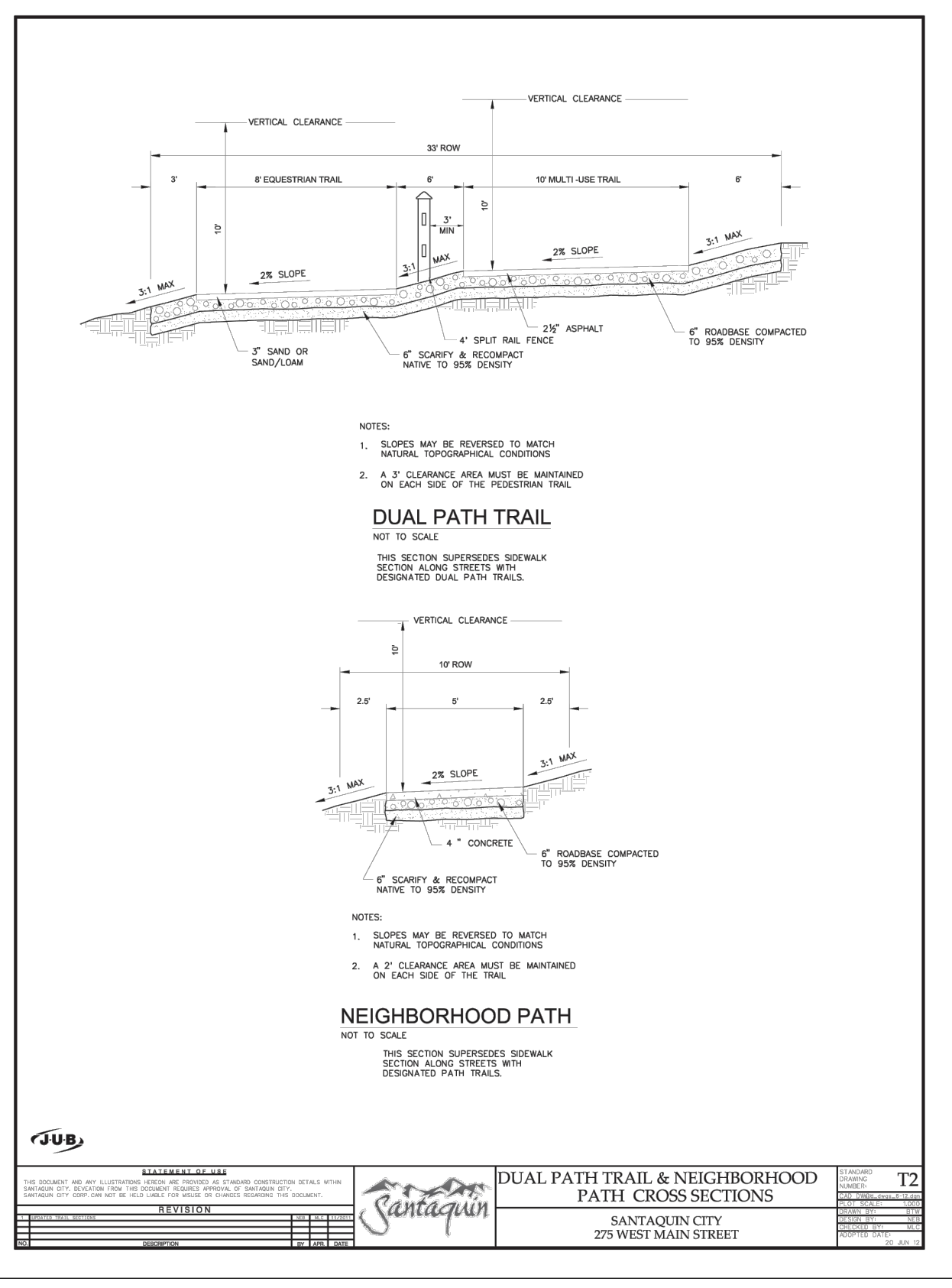
**PLAN SUBMITTAL:** PRELIMINARY

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**REVIEW SET 3/29/23**      **SHEET NUMBER D1.1**



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**SHEET NOTES**

**SHEET LEGEND**

**PLAN REVISIONS**

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

**SHEET NAME**  
**DETAILS**

**PLAN SUBMITTAL:** PRELIMINARY

**REVIEW SET 3/29/23** **SHEET NUMBER D1.2**

**RIMROCK ENGINEERING & DEVELOPMENT**





**DRC Members in Attendance:** Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Police Chief Rod Hurst, City Manager Norm Beagley

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Officer Kayson Shepherd, Tod Rowley, Jace Rowley, Derek Terry (FIG), AJ DelPivo (Atlas Engineering), Marc Bing, and Isaac Riches via Zoom.

Various members of the public also attended the meeting.

Building Official Randy Spadafora and Fire Marshall Taylor Sutherland were excused from the meeting.

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

### **Rowley's Red Barn Expansion Site Plan**

*A proposed site plan expansion of the existing Rowley's Red Barn located at 901 S 300 W.*

Isaac Riches attended the meeting via Zoom. Rod and Jace Rowley attended the meeting in person.

Fire Chief Lind pointed out that a fire hydrant needs to be added close to the loading dock on the back northeast side of the building. Chief Lind and Engineer Lundell also addressed the need for identifying the building fire sprinkler connection on the plans for the fire risers and FDC sprinkling system. Mr. Riches confirmed with Chief Lind that three separate dedicated water lines will be connected to the building site for fire hydrants, the building fire sprinkling system, and culinary. Engineer Lundell inquired about looping the water line between the hydrants. Chief Lind confirmed that the fire hydrants and FDC sprinkling system need to be looped into the city's main system.

Public Works Director Jason Callaway had no comments.

Police Chief Hurst recommended that the 32-foot ingress/egress to the north RV parking area be increased in size. The DRC informed the applicant that, per city code, the entryway may be increased up to 40 feet with an approved exception from the DRC. Chief Hurst inquired about the purpose of the crosswalk. Assistant Manager Bond and the applicants indicated that the crosswalk will be used during the time that the Red Barn is hosting events (Fall Festival, U-pick season, etc.). Chief Hurst had concerns about people parking on the roadway. Director Callaway recommended that signs be installed close to the crosswalk to alert drivers. Members of the DRC discussed city and state guidelines regarding crosswalks and signage.

Assistant Manager Bond brought up the requirement to schedule an Architectural Review Committee meeting per city code. He also pointed out that uses for the building need to be labeled on the plans so calculations for parking needs can be completed. He went on to say that the city code requires improvements such as curb, gutter, and sidewalk to be installed along the building frontage but indicated that the improvements as presented may be looked at in a future agreement. Manager Beagley added that any agreement would be reviewed by the City Council.

Engineer Lundell addressed a lot line adjustment and consolidation on the plans indicating that as long as it doesn't create any additional parcels, there shouldn't be issues recording with Utah County.



Engineer Lundell also brought up the servicing of outdoor irrigation, assuming that the Rowley’s will take care of irrigation with their own private water shares. However, because indoor water use will increase, additional water dedication may need to take place. Engineer Lundell addressed city code requirements for dumpster enclosures. Engineer Lundell recommended that due to parking stall depths, sidewalk widths be increased, adding that both measurements for the sidewalk and parking stalls meet current City code. He pointed out that details and labeling for use in the courtyard area needs to be added to the plans so that parking requirements can be calculated. Potential sewer flows and data also needs to be added to the plans so that effluent going into the city’s treatment plant can be calculated. Engineer Lundell agrees with the proposed topography on the plans and the method in which storm water will be controlled. He added that easements will be required for the sewer line traveling along 780 South on private property. Mr. Riches added that the Rowley’s intend to preserve the right-of-way along the front face of the property should the road need to be widened in the future. Engineer Lundell inquired about the southern access on the plans pointing out the potential for the property on that line being outside of the current right-of-way. Mr. Riches and members of the DRC discussed the location of the southern ingress/egress and the possibility of easements on that property, including the area the parallels the proposed water line along private access. Manager Beagley discussed the city code requirement for any retaining wall over 4 feet tall to be engineered. Mr. Riches indicated that the plans for the large retention wall on the east of the property will be over 4 feet. Manager Beagley confirmed that a separate building permit will be required for the retaining wall. Engineer Lundell went over the requirements for controlling a 100-year storm event and storm drainage. Manager Beagley pointed out that obtaining percolation rates will help in determining what size of retention will be required at the site including designated water flows into the neighboring retention ponds. Engineer Lundell addressed additional details for curb inlets and sumps in pipes underneath the parking lot. Engineer Lundell pointed out that the requirements for the trash enclosure would entail materials similar in color to the original building. Lastly, Engineer Lundell pointed out notes and recommendations for landscaping.

City Manager Beagley made a motion to table the Rowley’s Red Bard Expansion to allow for redlines and agreements to be addressed. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

**Silver Oaks Preliminary Plan**

*A preliminary plan review of a 165-lot subdivision located at approximately 590 W. Main Street.*

Derek Terry and AJ DelPivo attended the meeting.

Fire Chief Lind pointed out that fire hydrants are required to be placed within 100 feet of any fire department connection (FDC) and are missing on the plans near the area labeled “Flexible Space”. He



also stated that fire hydrants should be placed adjacent to each building and accessible from the south sides of unit numbers 8,9, 17, and 18.

Director Callaway stated that the irrigation line that currently exists on the property is not called out accurately on the plans in relation to sizing. He also pointed out that water meters are not showing on the plans. Members of the DRC and the applicants discussed meter requirements and appropriate pipe sizing for the units.

Chief Hurst addressed missing stop signs on Main Street and 200 North and the intersection of Street #5 and Street #1. He inquired about the landscaping plans addressing site triangles for tree placement. He encouraged the applicant to check the city's requirements for landscaping plans.

Assistant Manager Bond noted that the applicant received conditional approval from the Architectural Review Committee on the residential units. He pointed out that shared parking hasn't been noted on the plans and should be agreed upon and clarified. A formal agreement of the shared parking plan then needs to be provided to the city.

Manager Beagley inquired if street names and addressing has been taken into consideration. Assistant Manager Bond added that the building department would like to start working on addressing for the site.

Engineer Lundell added that landscape end caps in the parking lots need to be appropriate widths. He also pointed out city code requirements for measurements around the trash enclosures. Engineer Lundell stated that notes on the plans need to match land uses for all areas of the plans. Engineer Lundell also discussed the need for an easement and access to the offsite sewer line that runs west of the property and along UDOT right-of-way. Director Callaway added that as the sewer line is being built, a truck needs to be able to access the line for future maintenance needs. Engineer Lundell pointed out that a water line needs to be run on the north side street of the convenience store to provide a second point of connection. Due to the narrowness of 500 West, the curb needs to be painted red so that parking along that road won't occur. Engineer Lundell thanked the applicant for working with the city to provide wider asphalt throughout the development. Chief Hurst added that stop signs need to be added to the new road added north of the convenience store.

Assistant Manager Bond inquired if there were any points of concern holding the development back in engineering or infrastructure. Engineer Lundell indicated that the current redlines for items such as easements will be coordinated through the engineering department. Manager Beagley inquired about the phasing plan and stated that the sewer line easement will need to be approved with UDOT prior to beginning the first phase.

Police Chief Hurst made a motion to recommend approval of the Silver Oaks Preliminary Plan with the condition that redlines be addressed adding that the plans would not be included on a Planning Commission agenda until the redlines are sufficiently addressed. Public Works Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes



Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

**Z.L. Goodall Plat A Subdivision Concept Plan**

*A concept plan review of a 2-lot subdivision located at 159 S. 300 E.*

Marc Bing attended the meeting.

Fire Chief Lind had no comments.

Public Works Director Callaway encouraged the applicant to double check the sewer and water lines on the property so that depths are confirmed when it's time to build.

Manager Beagley pointed out that the subdivision has a current "Waiver of Protest" on the property and will remain in place as the plans move forward. The Waiver of Protest attends that improvements such as curb, gutter, and sidewalk have been waived until a future date.

Engineer Lundell pointed out that the plans currently show a side 10-foot PUE that may be adjusted to 5 feet. He went on to say that the correlating setbacks should be added to the plan set. Engineer Lundell went over the options for pulling the lateral for culinary water across the road without having to cut the road itself, adding that if the road is cut, bonding and an overlay would be required.

As the plan is still in the concept phase, no action was taken.

**Meeting Minutes Approval**

Manager Beagley made a motion to approve the DRC Meeting Minutes from March 14, 2023. Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

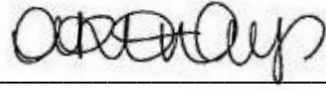
**Adjournment**

The meeting was adjourned at 11:14 a.m.



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Jon Lundell, Engineer



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Amalie R. Ottley, Recorder