



DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 14, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETING PARTICIPATION

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P71CfQ>

Comments may be submitted to PublicComment@Santaquin.org for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:

<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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. McDonald's Drive-In Restaurant Site Plan Review

A commercial site plan review for a proposed restaurant business which will be located at 38 N. 500 E.

2. Ostler Subdivision Final Plan Review

Final Plan review for the Ostler 5-lot subdivision located at 421 South 100 West

3. Scenic Ridge Estates Preliminary Review

A preliminary review of an 8-lot subdivision located east of 430 S., including parcel numbers 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.

4. Stratton Acres Preliminary Review

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

MEETING MINUTES APPROVAL

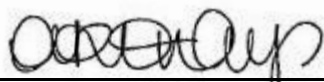
- 5.** May 24, 2022

ADJOURNMENT

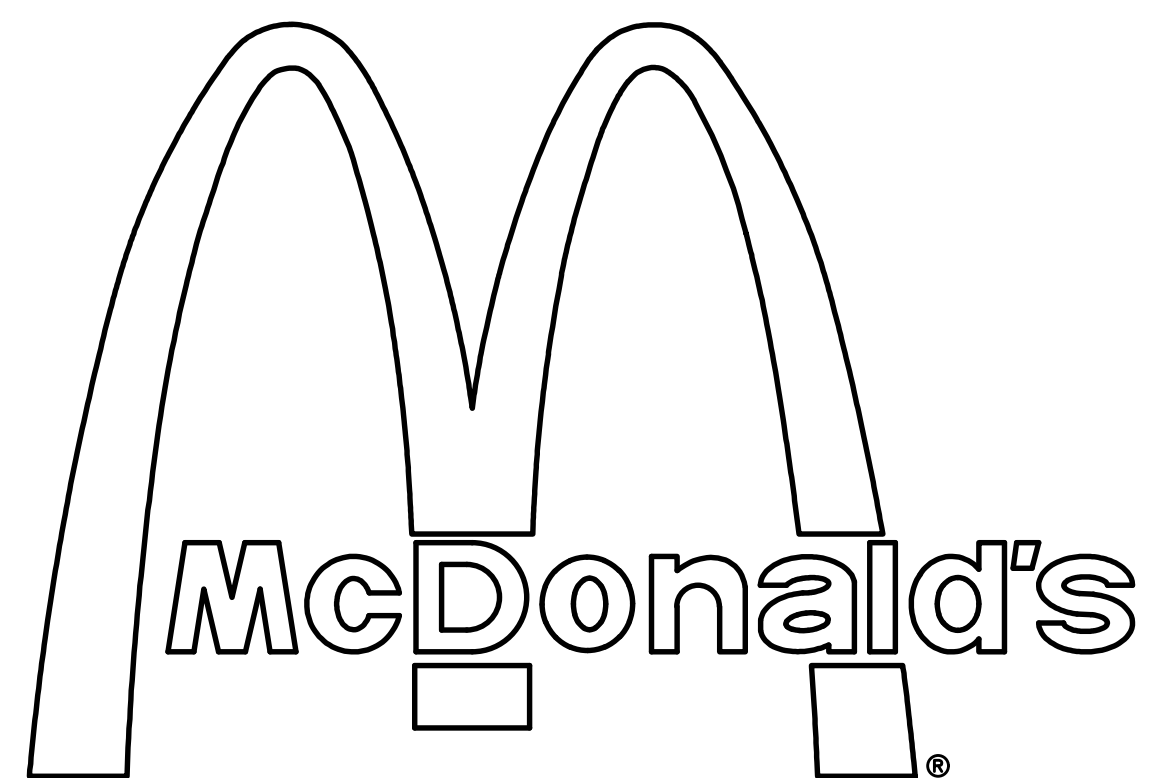
CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:

A handwritten signature in black ink, appearing to read "A. Ottley", written over a horizontal line.

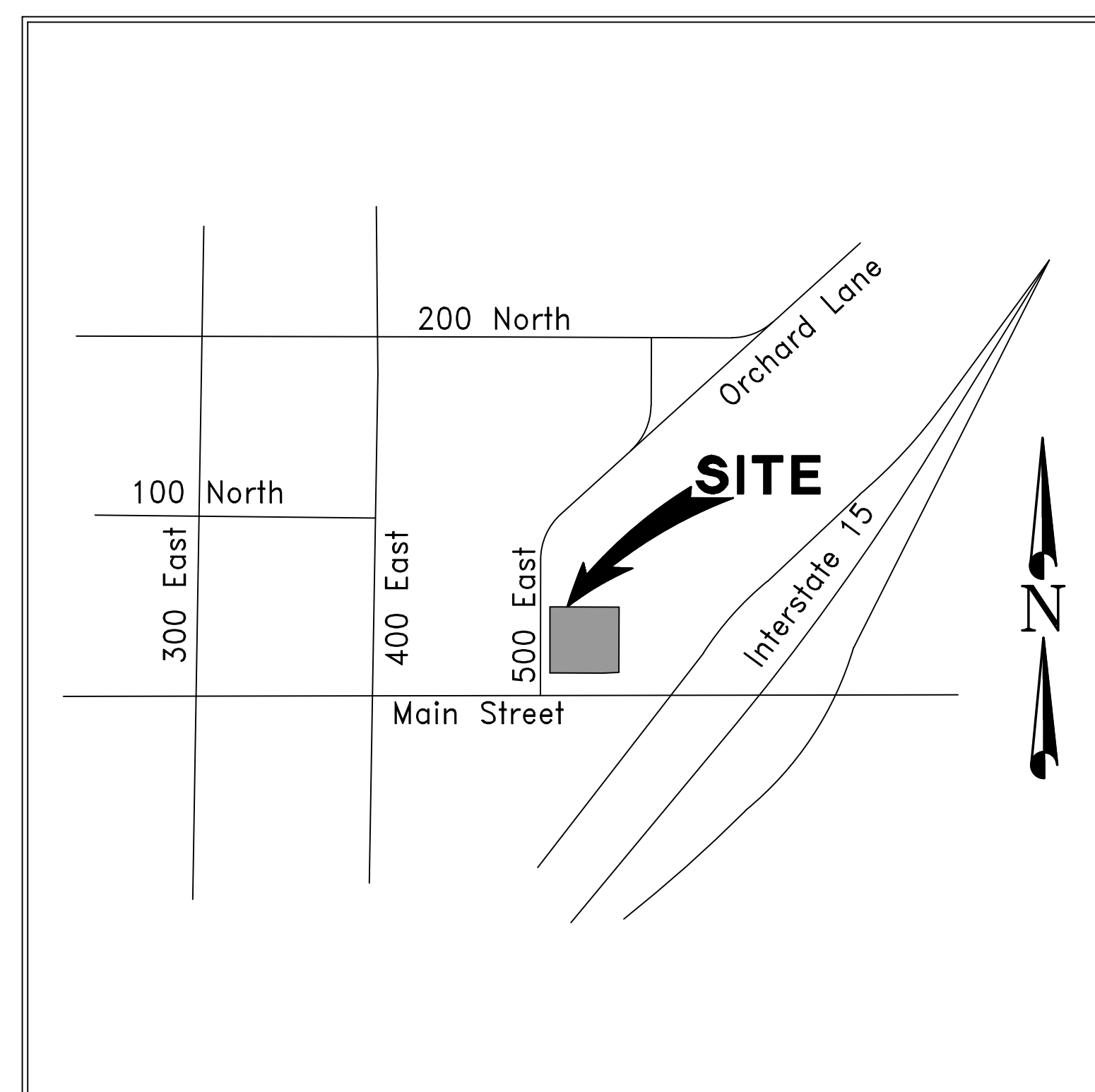
Amalie R Ottley, City Recorder



38 NORTH 500 EAST SANTAQUIN, UTAH

SITE 043-0320

SITE IMPROVEMENT PLANS (CIVIL PACKAGE)



Vicinity Map
Not to Scale

ISSUE DATE	DESCRIPTION	REVISION
4/15/2022	CITY SUBMITTAL #1	
5/25/2022	CITY SUBMITTAL #2	A

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

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

INDEX OF SHEETS		
REVISION	SHEET NO.	SHEET
		COVER SHEET
	1 of 2	ALTA/ACSM LAND TITLE SURVEY
	2 of 2	ALTA/ACSM LAND TITLE SURVEY
	A GN-1	GENERAL NOTES
	A DM-1	SITE DEMOLITION PLAN
	A SP-1	SITE IMPROVEMENT PLAN
	A SP-1A	SITE DRIVE THRU LAYOUT
	A SP-1B	VEHICLE QUEUING EXHIBIT
	A SP-2	SITE UTILITY PLAN
	A SP-3	SITE GRADING & DRAINAGE PLAN
	A DT-1	DRIVE THRU DETAILS (DIGITAL PLATFORM)
	A DT-2	DRIVE THRU DETAILS (DIGITAL PLATFORM)
	A DT-3	DRIVE THRU DETAILS (DIGITAL PLATFORM)
	A SD-1	SITE DETAILS (McDONALD'S)
	A SD-2	SITE DETAILS (McDONALD'S)
	A SD-3	TRASH ENCLOSURE/STORAGE BLDG. DETAILS
	A SD-4	MISCELLANEOUS SITE DETAILS
	A SD-5	MISCELLANEOUS SITE DETAILS
	A SD-6	ADA STANDARD DETAILS
	A SD-7	STORM DRAINAGE DETAILS
	A SD-8	SANTAQUIN CITY DETAILS
	A LS-1	LANDSCAPE PLAN
	A LS-2	IRRIGATION PLAN
	A EC-1	EROSION CONTROL PLAN
	A LTG-1	LIGHTING PLAN
	A2.0	BUILDING ELEVATIONS
	A2.1	BUILDING ELEVATIONS
		BUILDING COLOR ELEVATIONS

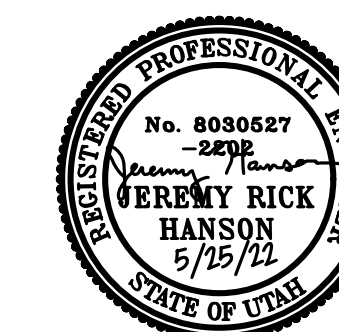
FOR
McDONALD'S CORPORATION

4643 South Ulster Street, Suite 1300
Denver, Colorado 80237
(303) 779-0444

PREPARED BY



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



SURVEYOR'S CERTIFICATE:

To McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation, Cottonwood Title Insurance Agency, Inc. and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The original fieldwork was completed on October 9, 2020.

RECORD DESCRIPTION

PARCEL 1:

A parcel of land located in PARCEL A, RIDLEY'S SUBDIVISION, a part of the Northeast quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at the Southwest corner of Parcel A, Ridley's Subdivision, said corner being South 00°30'50" East 2,555.26 feet along the West line of the Northeast quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian and South 89°46'05" East 559.13 feet from the North quarter corner of said Section 1; thence along the East line of 500 East Street North 00°10'03" East 217.95 feet; thence South 89°47'57" East 228.03 feet; thence South 00°14'20" West 215.67 feet to the Southerly line of said Parcel A; thence along said line the following two courses: 1) South 87°33'23" West 51.51 feet and 2) North 89°46'05" West 176.31 feet to the POINT OF BEGINNING.

PARCEL 2:

The non-exclusive easements, appurtenant to Parcel 1 above, for vehicular parking, vehicular and pedestrian ingress and egress, utilities and storm sewer lines, as created by and defined in that certain Ground Lease and Shopping Center Addendum attached thereto dated April 20, 2021, as said Ground Lease and Addendum are evidenced by a Memorandum of Lease recorded _____, 2021 as Entry No. _____ in Book _____ at Page _____, within those portions of the following described property intended for such purposes:

That parcel of land conveyed to CJM Limited Liability Limited Partnership, an Idaho limited partnership in Quit-Claim Deed recorded February 11, 2021 as Entry No. 26503:2021 in the office of the Utah County Recorder, described as follows:

A portion of a parcel of land for public right-of-way that is being vacated. Said parcel is situated in the Northeast quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian. Said portion is described as follows:

Beginning at a point located on the North right-of-way of State Highway 6 (Santaquin Main Street), which point is South 00°30'42" East 2561.97 feet along the quarter section line and North 89°29'18" East 497.19 feet from the North quarter corner of said Section 1; thence North 00°10'03" East 115 feet; thence South 89°41'02" East 31 feet; thence South 00°10'03" East 115 feet to the North right-of-way of said State Highway 6; thence North 89°41'02" West 31 feet along said right-of-way to the point of beginning.

and

Lots 1, 2, 3, 4, 5 and 6, and PARCEL A, RIDLEY'S SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 31, 2020 as Entry No. 111268:2020.

EXCEPT THEREFROM the following described land:

A parcel of land located in PARCEL A, RIDLEY'S SUBDIVISION, a part of the Northeast quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

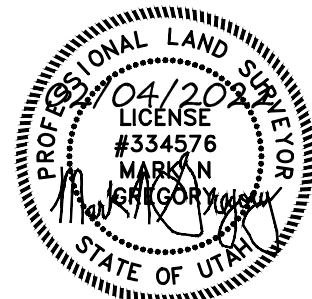
Beginning at the Southwest corner of Parcel A, Ridley's Subdivision, said corner being South 00°30'50" East 2,555.26 feet along the West line of the Northeast quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian and South 89°46'05" East 559.13 feet from the North quarter corner of said Section 1; thence along the East line of 500 East Street North 00°10'03" East 217.95 feet; thence South 89°47'57" East 228.03 feet; thence South 00°14'20" West 215.67 feet to the Southerly line of said Parcel A; thence along said line the following two courses: 1) South 87°33'23" West 51.51 feet and 2) North 89°46'05" West 176.31 feet to the point of beginning.

FIELD DESCRIPTION (Subject Property)

A parcel of land being proposed Lot 7, Ridley's Subdivision, Plat B, said parcel located in Parcel A, Ridley's Subdivision, a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at the Southwest Corner of Parcel A, Ridley's Subdivision, said corner being South 00°30'50" East 2,555.26 feet along the west line of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian and South 89°46'05" East 559.13 feet from the North Quarter Corner of said Section 1, and thence along the east line of 500 East Street North 00°10'03" East 217.63 feet; thence South 89°49'57" East 246.18 feet; thence South 00°10'03" West 214.64 feet to the southerly line of said Parcel A; thence along said line the following two courses: 1) South 87°33'23" West 69.94 feet and 2) North 89°46'05" West 176.31 feet to the POINT OF BEGINNING. Said parcel contains 53,496 square feet or 1.228 acres, more or less.

Date: February 4, 2022



Mark N Gregory
P.L.S.No. 334576

NARRATIVE:

The purpose of this survey is retrace Parcel A, Ridley's Subdivision in order to perform an ALTA/NSPS Land Title Survey on a portion of said Parcel A. The North and South Quarter Corners of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian and said Ridley's Subdivision plat are used to control the location of said subdivision as shown hereon.

The vertical benchmark for this survey is the Utah County monument found marking the South Quarter Corner of said Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, elevation 5078.38.

A commitment for title insurance prepared by Cottonwood Title Insurance Agency, Inc. (File No. 129278-WHF, dated March 26, 2021) was provided and relied upon for this survey.

Table A, Item 20 was specified to include statements if the title exceptions "affect" or "do not affect" the subject property as detailed in the McDonald's Survey Order Form and Minimum Requirements. These statements are shown in (parenthesis).

BASIS OF BEARING:

The basis of bearing for this survey is South 00°30'50" East between the North and South Quarter Corners of said Section 20 per the plat of Ridley's subdivision.

SURVEYOR'S NOTES:

- This survey complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements.
- The subject property is located in a Zone Designation of X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0975F, with a date of identification of July 17, 2002, for Community No. 49049C in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. No map has been printed for this area.
- A zoning report or letter was not provided. The subject property is located in a C1 General Commercial District. Per Title 10 of the Santaquin City Code. Per Chapter 10.20.120 the front maximum setback is 10 feet. the minimum side and rear yard set back is 0 or 10 if shared or 5 feet. The web site address for Santaquin City is https://www.santaquin.org/.
- There are no parking spaces located on the subject property.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in right-of-way lines and no observed evidence of recent street or sidewalk construction.
- No field delineation of wetlands was provided and no markers were observed at the time of this survey.

SCHEDULE B - EXCEPTIONS:

Cottonwood Title Insurance Agency, Inc. File No. File No. 129278-WHF, dated March 26, 2021.

Exceptions No. 1-8: Will be eliminated and the (affect on the subject property can not be determined from the information provided)

Exception No. 9: Taxes (affect the subject property)

Exception No. 10: Intentionally deleted by the Title Company

Exception No. 11: The Land is located within the boundaries of Santaquin City, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder. Survey findings: The subject property is within the blanket areas indicated. (affects the subject property)

Exception No. 12: Certificate of Incorporation establishing the creation of the Santaquin Special Service District recorded May 17, 2007 as Entry No. 72904:2007. Survey findings: The subject property is located within the boundary of the District cited and is subject to its terms. (affects the subject property)

Exception No. 13: Certificate of Creation of the Utah Valley Dispatch Special Service District recorded October 22, 2008 as Entry No. 114949:2008. Survey findings: The subject property is located within the boundary of the District cited and is subject to its terms. (affects the subject property)

Exception No. 14: Certificate of Creation of the Santaquin Community Development and Renewal Agency recorded December 8, 2010 as Entry No. 106901:2010. Survey findings: The subject property is located within the boundary of the Agency cited and is subject to its terms. (affects the subject property)

Exception No. 15: Certificate of Creation of the Santaquin Special Service District for Road Maintenance recorded June 26, 2014 as Entry No. 43844:2014. Survey findings: The subject property is located within the boundary of the District cited and is subject to its terms. (affects the subject property)

Exception No. 16: Resolution No. 10-04-2019 recorded October 7, 2019 as Entry No. 101935:2019. Survey findings: The subject property is located within the boundary of the Development Area cited and is subject to its terms. (affects the subject property)

Exception No. 17: Minerals of whatsoever kind, subsurface and surface substances that may be produced from the Land. Survey findings: The issues cited in this exception are not matters of survey. (the affect on the subject property can not be determined from the information provided)

Exception No. 18: Claim, right, title or interest to water or water rights whether or not shown by the public records. Survey findings: (the affect on the subject property can not be determined from the information provided)

Exceptions No. 19 - 27: Intentionally deleted by Title Company

Exception No. 28: Rights of tenant(s) in the Land... Survey findings: (the affect on the subject property can not be determined from the information provided)

Exception No. 29: Any lien, or right to a lien... Survey findings: (the affect on the subject property can not be determined from the information provided)

Exception No. 30: Easements, notes and restrictions as shown on the plat of Ridley's Subdivision, recorded July 31, 2020 as Entry No. 111268:2020. Survey findings: The Easements shown on the subdivision plat that are on the subject property are shown. (affect the subject property)

Exception No. 31: Subject to the following matters disclosed on that certain survey prepared by Dominion Engineering Associates, L.C., having been certified under the date of December 17, 2020, as Project No. 3308-03, by Mark N. Gregory, a Professional Land Surveyor holding License No. 334576: a. Evidence of excavation; b. 4" concrete wall; c. 14" concrete pipe; d. 12" concrete pipe; e. 4" concrete head walls & f. concrete ditch. Survey findings: The conditions described are shown on the subject property. (affect the subject property)

Exception No. 32: Taxes for Parcel No. 32-003-0104. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 33: Taxes for Parcel No. 51-649-0001 under previous Parcel No. 32-003-0085. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 34: Taxes for Parcel No. 51-649-0002 under previous Parcel No. 32-003-0121. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 35: Taxes for Parcel No. 51-649-0003 under previous Parcel No. 32-003-008. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 36: Taxes for Parcel No. 51-649-0004 under previous Parcel No. 32-003-0085. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 37: Taxes for Parcel No. 51-649-0005 under previous Parcel No. 32-003-0086. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 38: Taxes for Parcel No. 51-649-0006 under previous Parcel No. 32-003-0092. Survey findings: The parcel indicated is not a part of the subject property. (does not affect)

Exception No. 39: Survey findings: The parcel indicated is a part of the subject property. (affects the subject property)

Exception No. 40: Same as Exception 11 (affects the subject property)

Exception No. 41: Same as Exception 12 (affects the subject property)

Exception No. 42: Same as Exception 13 (affects the subject property)

Exception No. 43: Same as Exception 14 (affects the subject property)

Exception No. 44: Same as Exception 15 (affects the subject property)

Exception No. 45: Same as Exception 16 (affects the subject property)

Exception No. 46: Same as Exception 17 (the affect on the subject property can not be determined from the information provided)

Exception No. 47: Same as Exception 18 (the affect on the subject property can not be determined from the information provided)

Exception No. 48: Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company recorded January 8, 1929, as Entry No. 191, in Book 269, at Page 466. Survey findings: The area indicated does not include the subject property. (does not affect)

Exception No. 49: Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded January 8, 1929, as Entry No. 192, in Book 269, at Page 466. Survey findings: The area indicated does not include the subject property. (does not affect)

Exception No. 50: Rights of access to I-15 have been relinquished to the State Road Commission of Utah by Warranty Deed recorded September 21, 1964 as Entry No. 14234 in Book 985 at Page 538 of official records. Survey findings: The subject property is not adjacent to I-15. (does not affect)

Exception No. 51: Easement in favor of Summit Creek Irrigation Company recorded September 21, 1964, as Entry No. 14235, in Book 985, at Page 54. Survey findings: The area described is not on the subject property. (does not affect)

Exception No. 52: Rights of access to I-15 have been relinquished to the State Road Commission of Utah by Warranty Deed recorded February 5, 1965 as Entry No. 1818 in Book 999 at Page 618 of official records. Survey findings: The area described does not include the subject property. (does not affect)

Exception No. 53: Any right, title or interest of the East Santaquin Irrigation Company as disclosed by that certain Warranty Deed recorded October 18, 1966 as Entry No. 11979 in Book 10662 at Page 446. Survey findings: The location described is not on the subject property. (does not affect)

Exception No. 54: Easements for irrigation and incidental purposes as disclosed by that certain Final Order of Condemnation, dated October 13, 1967 and recorded October 25, 1967 as Entry No. 11640 in Book 1094 at Page 280. Survey findings: (affect on the subject property can not be determined from the information provided)

Exception No. 55: An easement for irrigation and incidental purposes recorded October 13, 1981 as Entry No. 29732 in Book 1942 at Page 722. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 56: An easement for irrigation and incidental purposes recorded September 15, 1981 as Entry No. 27112 in Book 1937 at Page 623. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 57: Easement for an irrigation ditch recorded September 15, 1981, as Entry No. 27113, in Book 1937, at Page 624. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 58: Right of Way Easement recorded January 19, 1982, as Entry No. 1364, in Book 1960, at Page 140. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 59: An easement for ingress, egress, and pipeline purposes recorded November 19, 1986 as Entry No. 39643 in Book 2358 at Page 557. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 60: Rights of access to I-15, US-91 and Highway 6 have been relinquished to the Utah Department of Transportation by Quit Claim Deed recorded November 4, 1991 as Entry No. 43533 in Book 2851 at Page 76. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 61: Easement in favor of PacifiCorp, dba Utah Power & Light Company recorded January 7, 1998, as Entry No. 1462, in Book 4486, at Page 684. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 62: An easement for irrigation and incidental purposes recorded April 7, 2011 as Entry No. 27219:2011. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 63: Easement and Road Maintenance Agreement recorded December 30, 2015 as Entry No. 116714:2015. Survey findings: Describes the road along the west side of the subject property. (does not affect)

Exception No. 64: Same as Exception 16 (affects the subject property)

Exception No. 65: Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street, public utilities, and incidental purposes, that portion of the Land lying within the bounds of former Orchard Lane or 100 North Street. Survey findings: (affect on the subject property can not be determined from the information provided)

Exception No. 66: Terms, conditions, easements, restrictions... recorded February 27, 2020 as Entry No. 25172:2020. Survey findings: The described location is not on the subject property. (does not affect)

Exception No. 67: A Ground Lease recorded April 3, 2020 as Entry No. 43653:2020; a Leasehold Construction Deed of Trust recorded April 3, 2020 as Entry Number 43654:2020 & a Request for Copy of Notice of Default and Notice of Sale recorded April 3, 2020 as Entry No. 43658:2020. Survey findings: All three documents reference "future Lot 1, of the forthcoming Ridley's Subdivision" which is northwest across the road from the subject property. (does not affect)

Exception No. 68: A Right-of-Way and Easement Grant, in favor of Questar Gas Company dba Dominion Energy Utah recorded April 9, 2020, as Entry No. 46152:202. Survey findings: The location described and shown is not on the subject property. (does not affect)

Exception No. 69: Right-of-Way and Easement Grant, in favor of Questar Gas Company dba Dominion Energy Utah recorded April 9, 2020, as Entry No. 46155:2020. Survey findings: The location described and shown is not on the subject property. (does not affect)

Exception No. 70: Survey findings: Easements, notes and restrictions as shown on the plat of Ridley's Subdivision, recorded July 31, 2020 as Entry No. 111268:2020. Survey findings: Same as Exception 30 and are shown. (affect the subject property)

Exception No. 71: The UCC Financing Statement recorded August 10, 2020 as Entry No. 116576:2020. Survey findings: The document references "future Lot 1, of the forthcoming Ridley's Subdivision" which is northwest across the road from the subject property. (does not affect)

Exception No. 72: The Resolution 08-05-1010 Approving a Re-Conveyance of Property to CJM Property recorded September 23, 2020 as Entry No. 145899:2020. Survey findings: The document references the area of the public road westerly of the subject property. (does not affect)


Exception No. 73: Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Survey findings: The issues cited in this exception are not matters of survey. (the affect on the subject property can not be determined from the information provided)

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DRAWN	MNG 11/20	CHECKED	DOM 11/20
DESIGNED		PROJECT ENGINEER	
APPROVED		DLP	
		PROJECT MANAGER	

MCDONALD'S USA, LLC

SANTAQUIN CITY, UTAH COUNTY, UTAH

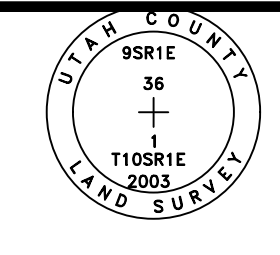


Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

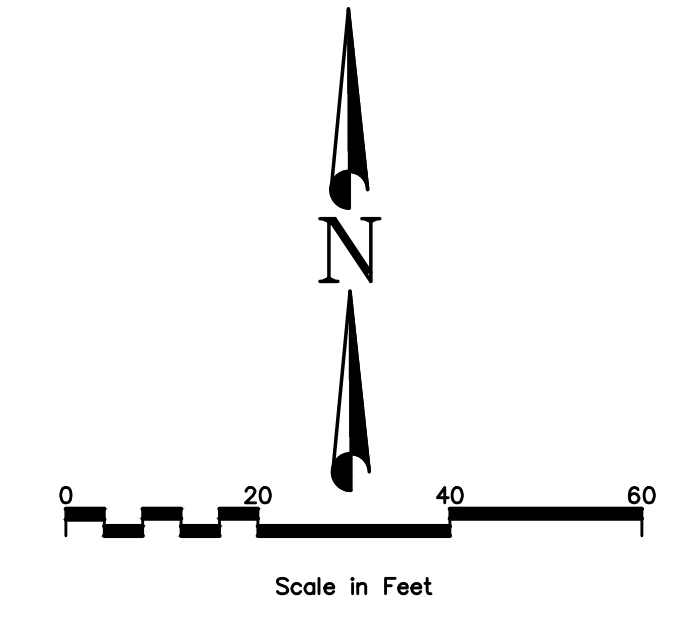
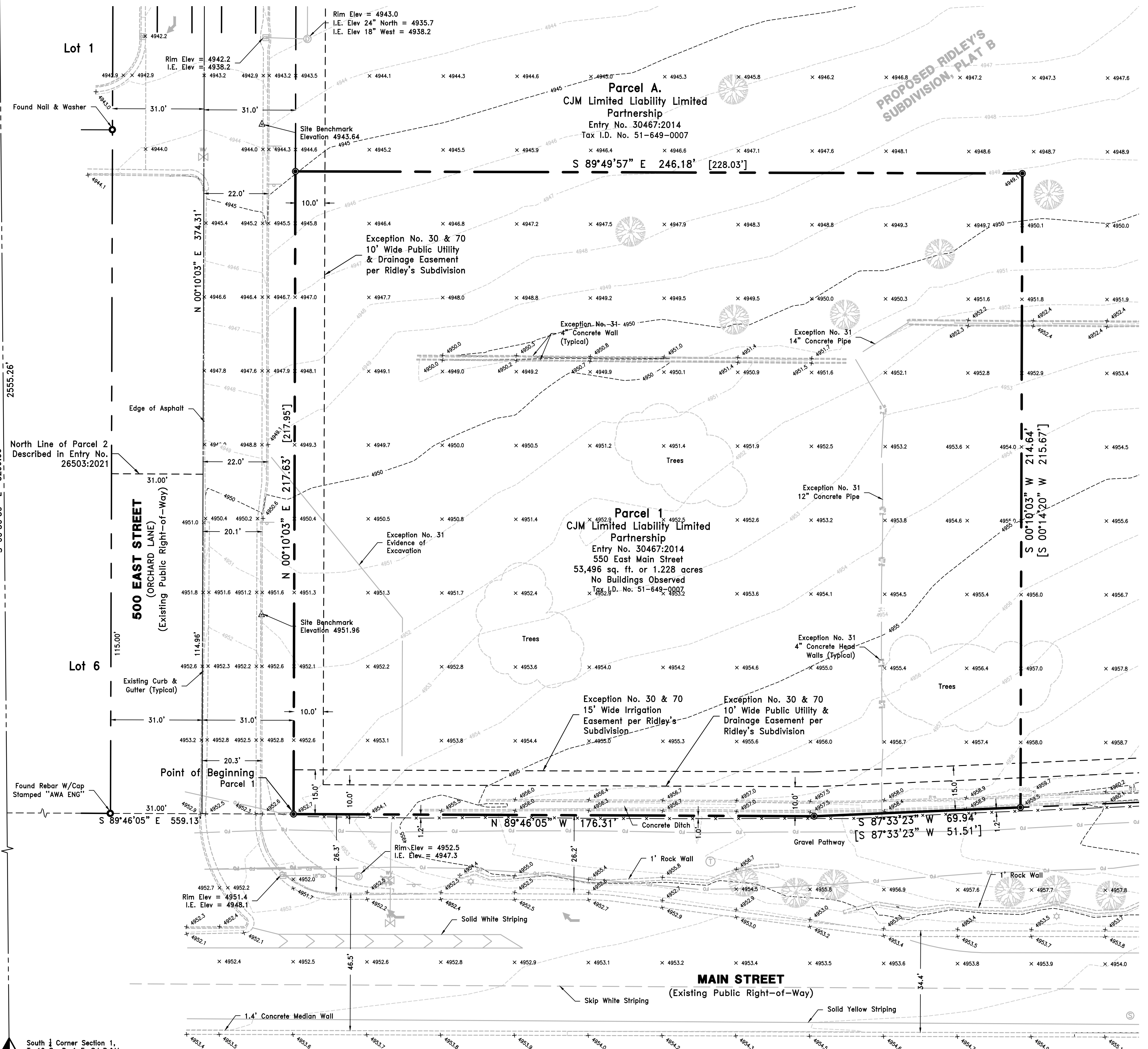
IN THE NE 1/4 SECTION 1, T10S, R1E, SLB&M

ALTA/NSPS LAND TITLE SURVEY LC 43-0320

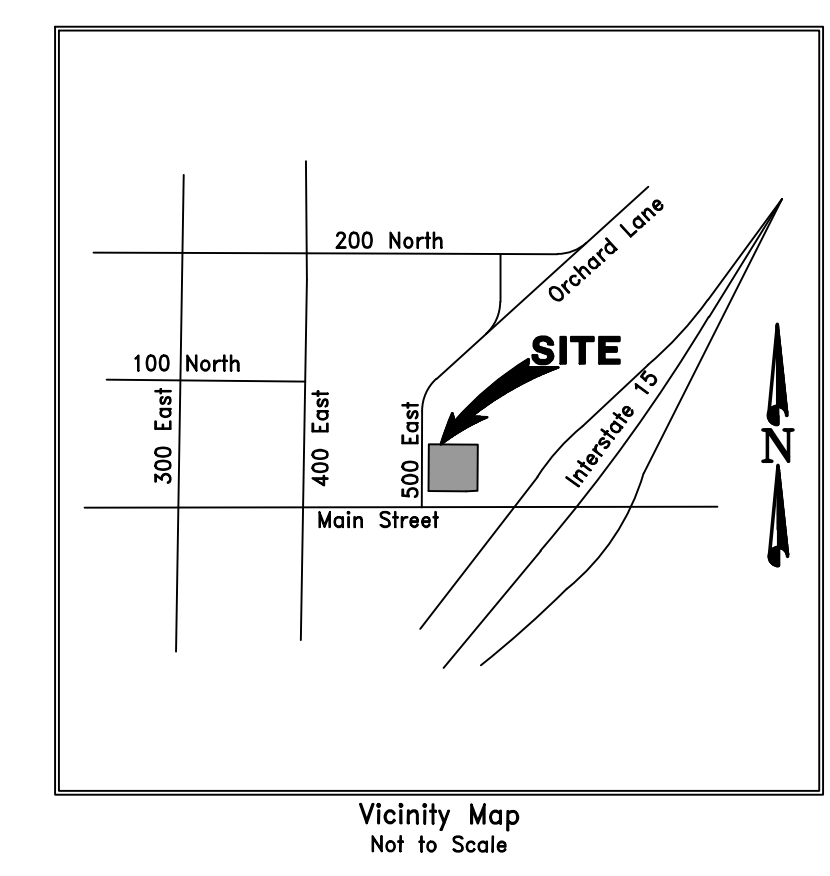
PROJECT NO.		3308-03	
SHEET NO.		1 of 2	
NO.	REVISIONS	BY	DATE
2	Update boundary & benchmark	BJE	2.3.22
1	New Title Com & Extra Item 20	JDP	7.19.21
FILE NAME:		SCALE:	
		1"=20'	



North 1/4 Corner Section 1,
T. 10 S., R. 1 E. S.L.B.&M. Found
Utah County Brass Monument



- LEGEND**
- Section Corner Monument (As Noted)
 - Property Boundary Line
 - Right-of-Way Line
 - Section Line
 - Centerline
 - Easement Line
 - Set Rebar W/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
 - Found Property Monument (As Noted)
 - Edge of Existing Improvements (As Noted)
 - Existing Wire Fence
 - Existing Storm Drain Line
 - Existing Water Line
 - Existing Fiber Optic Line
 - Existing Elevation Contour Line
 - Existing Electric Box, Meter, Light Pole
 - Existing Water Valve, Man Hole Fire Hydrant
 - Existing Catch Basin
 - Existing Irrigation Valve
 - Existing Fiber Optic Box
 - Existing Deciduous Tree



UTILITY COMPANIES

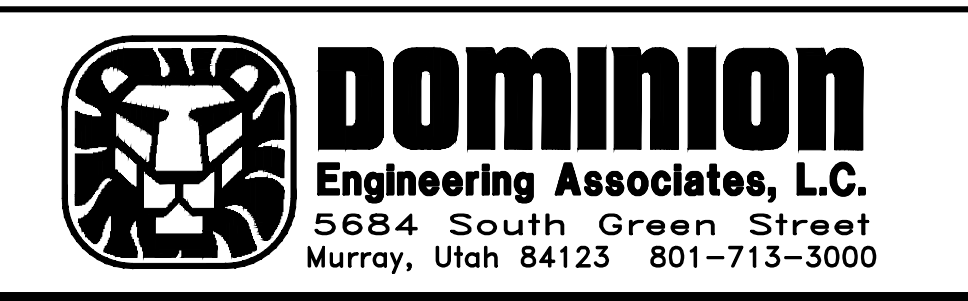
Telephone	CenturyLink	1-800-603-6000
Power	Rocky Mountain Power	1-888-221-7070
Natural gas	Dominion Energy	1-800-323-5517
Sewer	Santaquin City	801-754-3211
Water	Santaquin City	801-754-3211

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DRAWN	MNG 11/20	CHECKED	DOM 11/20
DESIGNED		PROJECT ENGINEER	
APPROVED		DLP	
		PROJECT MANAGER	

MCDONALD'S USA, LLC

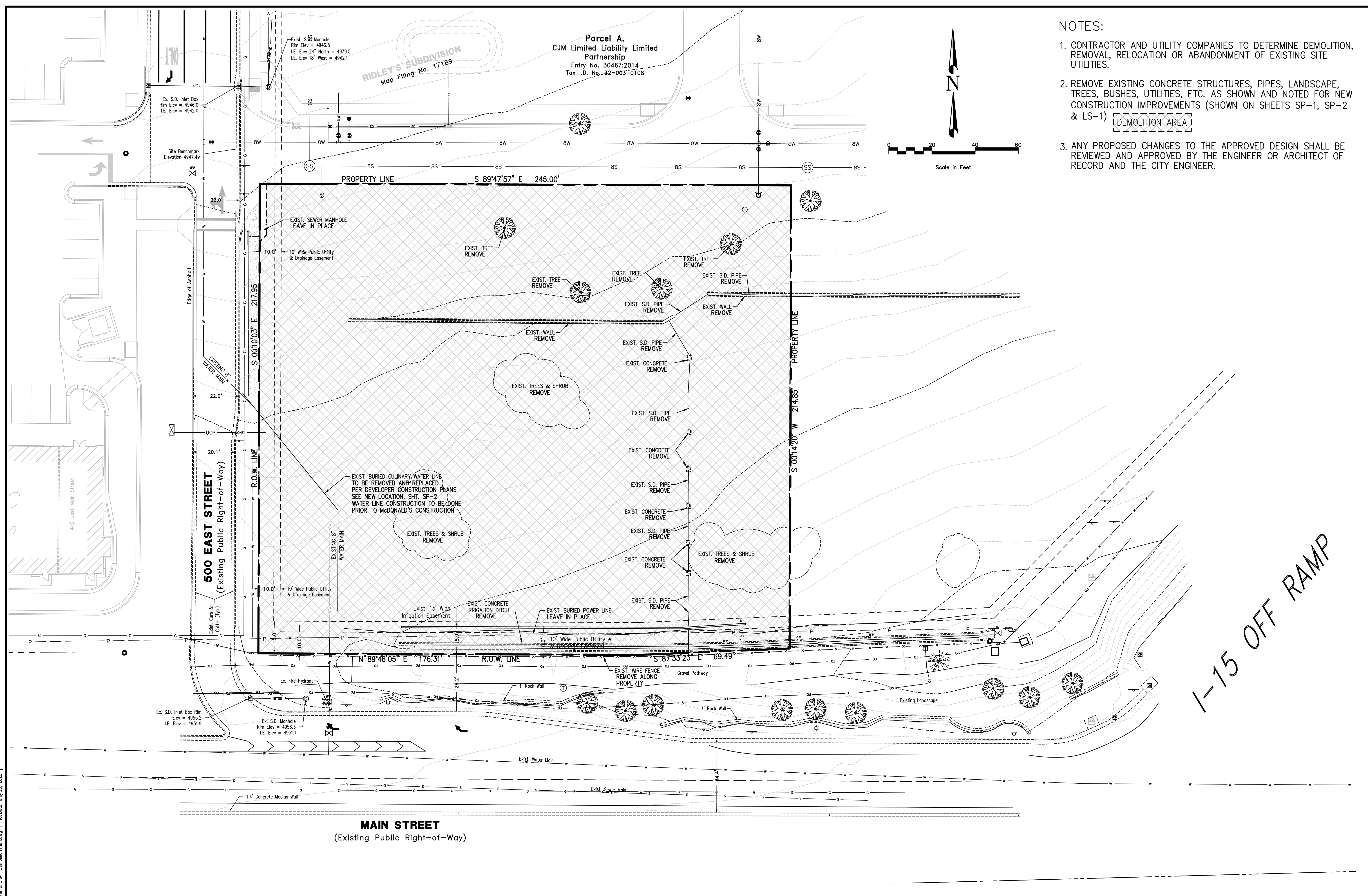
SANTAQUIN CITY, UTAH COUNTY, UTAH



IN THE NE 1/4 SECTION 1, T10S, R1E, SLB&M

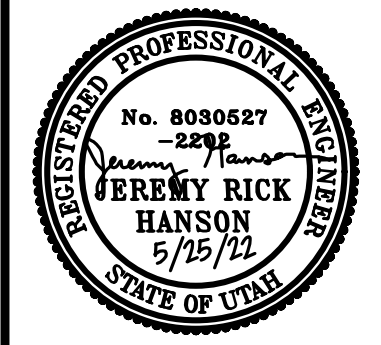
ALTA/NSPS LAND TITLE SURVEY LC 43-0320

PROJECT NO.		3308-03	
SHEET NO.		2 of 2	
NO.	REVISIONS	BY	DATE
2	Update boundary & benchmark	BJE	2.3.22
1	New Title Com & Extra Item 20	JDP	7.19.21
FILE NAME:		SCALE:	
		1"=20'	



- NOTES:
1. CONTRACTOR AND UTILITY COMPANIES TO DETERMINE DEMOLITION, REMOVAL, RELOCATION OR ABANDONMENT OF EXISTING SITE UTILITIES.
 2. REMOVE EXISTING CONCRETE STRUCTURES, PIPES, LANDSCAPE, TREES, BUSHES, UTILITIES, ETC. AS SHOWN AND NOTED FOR NEW CONSTRUCTION IMPROVEMENTS (SHOWN ON SHEETS SP-1, SP-2 & LS-1) [DEMOLITION AREA]
 3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

REV	DATE	REVISIONS PER CITY COMMENTS	DESCRIPTION
A	5/25/22		



PREPARED BY:
DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

FOR: **MCDONALD'S CORPORATION**
 1000 DAVIS - JAY BROOK LUNDE 6001
 THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION. THE CONTRACT DOCUMENTS WILL BE PREPARED WITHOUT WRITING AN INDICATION OF THE CONTRACT DOCUMENTS WILL BE PREPARED AND NOT BE SHARED FOR USE BY OR ON BEHALF OF THE CONTRACTOR OR ANY OTHER PARTY. THE CONTRACT DOCUMENTS WILL BE PREPARED ON A NON-RECURRING BASIS AND WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS.

DATE ISSUED: _____
 DATE REVIEWED: _____
 REVIEWED BY: _____
 STD. ISSUE DATE: _____

TITLE: **MCDONALD'S SITE IMPROVEMENT PLANS**
 SANTAQUIN, UTAH
 DESCRIPTION: **SITE DEMOLITION PLAN**

SHEET NO. **DM-1**

OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
 SITE ADDRESS: 043-0320 38 NORTH 500 EAST, SANTAQUIN, UTAH

UTILITY CONTACTS		
WATER	SANTAQUIN CITY - JON LUNDELL	801-754-1974
STORM	SANTAQUIN CITY - JON LUNDELL	801-754-1974
SEWER	SANTAQUIN CITY - JON LUNDELL	801-754-1974
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	DOMINION ENERGY - DAVE CHRISTENSEN	801-853-6586
TELEPHONE	CENTURYLINK	801-974-8130
HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7332

SITE DEMOLITION PLAN

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

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

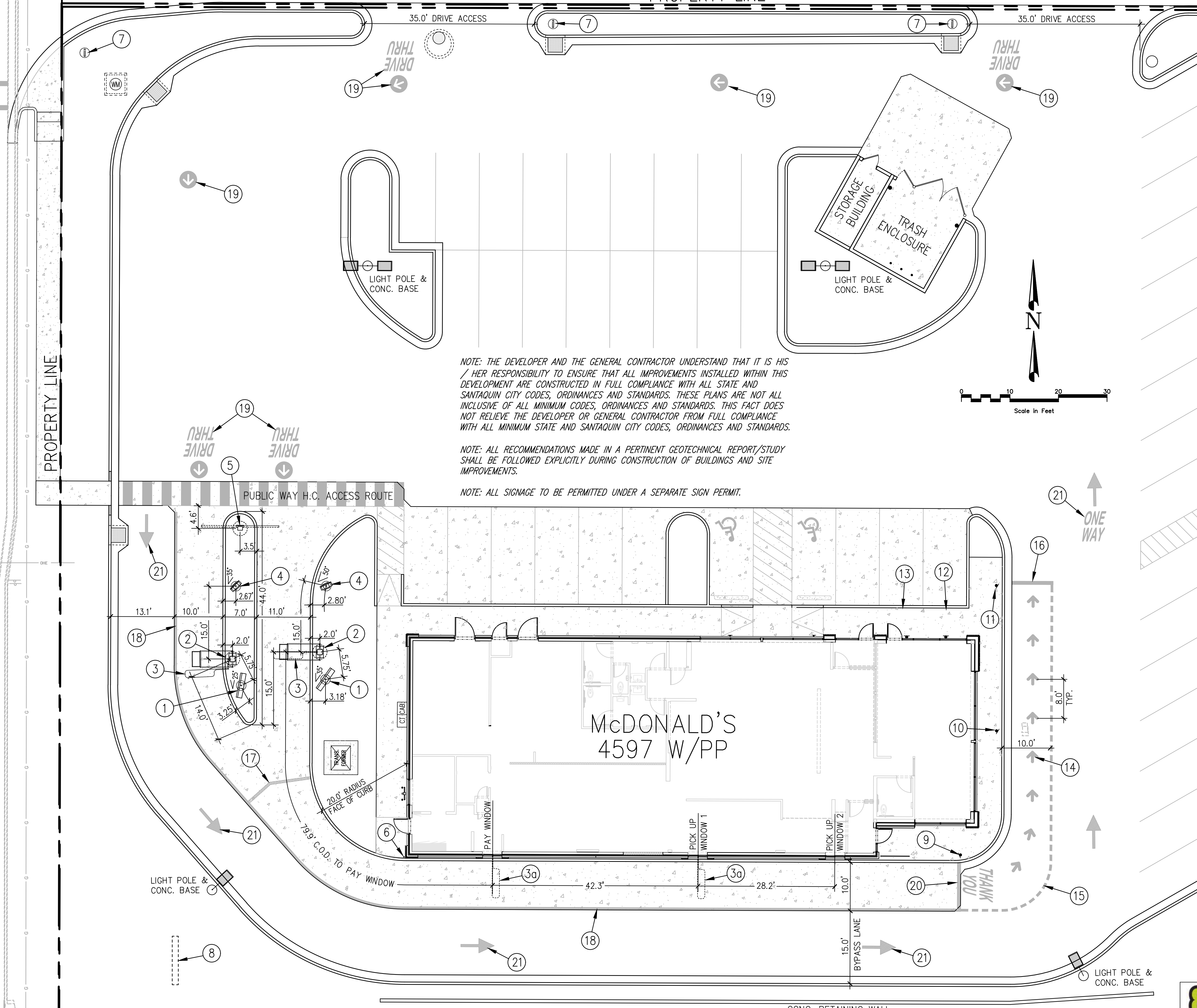


UTILITY NOTE
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500 EAST STREET

29' WIDE ACCESS DRIVE

PROPERTY LINE



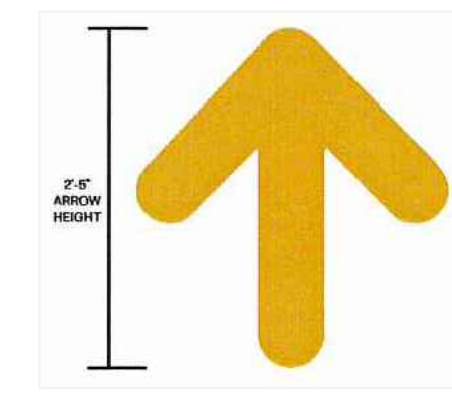
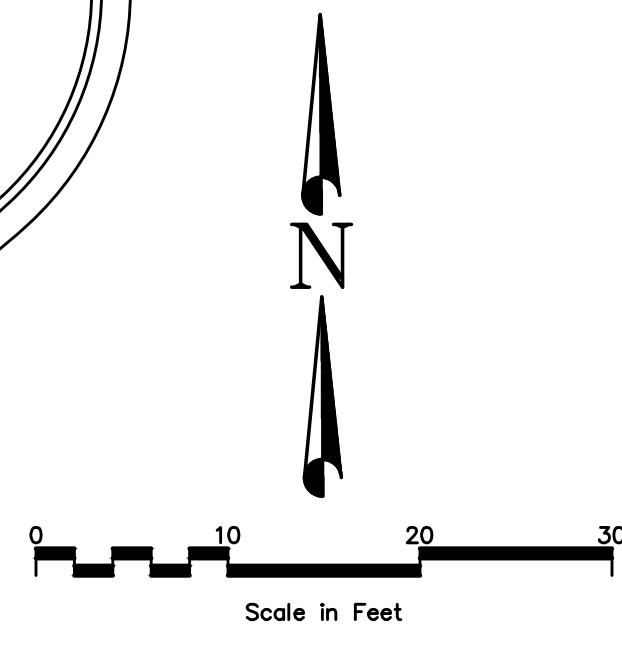
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NOTE: ALL SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT.

SITE PLAN NOTES SCHEDULE

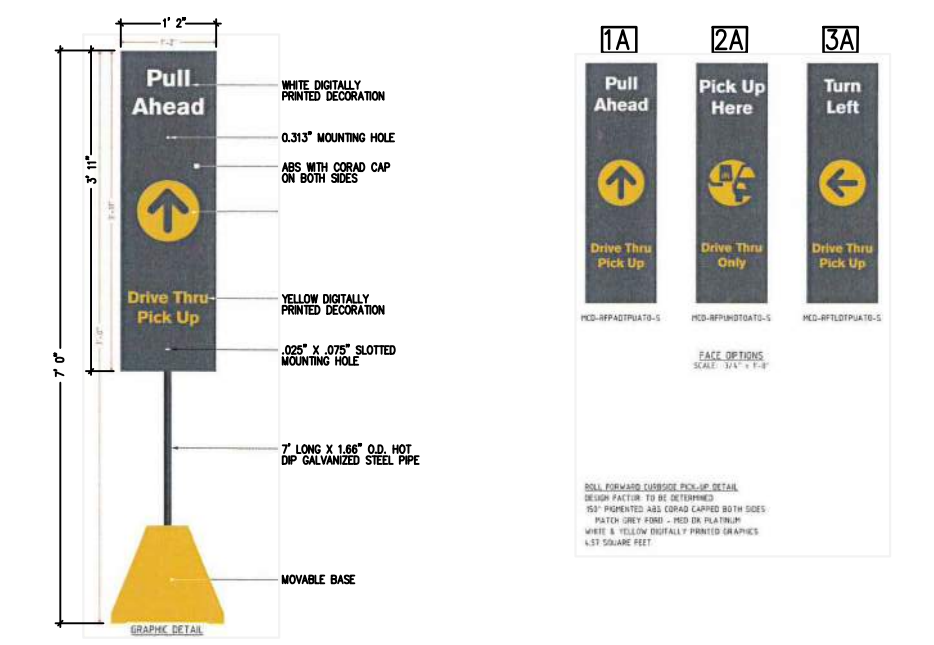
- 1 DIGITAL MAIN MENU BOARD, SEE DETAILS, SHEET DT-2
- 2 ORDER HERE CANOPY, SEE DETAIL, SHT. SD-2
- 3 VEHICLE DETECTOR LOOP, SEE DETAILS, SHEET DT-1
- 3a VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS
- 4 DIGITAL PRE-BROWSE MENU BOARD, SEE DETAILS, SHEET DT-2
- 5 "DOUBLE ARM GATEWAY" /HEIGHT DETECTOR SIGN WITH "ANY LANE/ANY TIME" SIGN ATTACHED, SEE DETAILS, SHT. SD-1
- 6 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
- 7 DIRECTIONAL SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-2
- 8 MONUMENT SIGN (APPROXIMATE LOCATION)
- 9 ROLL FORWARD TURN LEFT SIGN - SEE DETAIL 3A THIS SHEET
- 10 ROLL FORWARD PULL AHEAD SIGN - SEE DETAIL 1A THIS SHEET
- 11 ROLL FORWARD PICK UP SIGN - SEE DETAIL 2A THIS SHEET
- 12 MOBILE ORDER SIGN 1 - SEE DETAIL 1B THIS SHEET
- 13 MOBILE ORDER SIGN 2 - SEE DETAIL 1B THIS SHEET
- 14 ROLL FORWARD DIRECTIONAL ARROW PAVEMENT MARKING (TYP.) SEE DETAIL THIS SHEET
- 15 ROLL FORWARD 6-INCH YELLOW DASHED STRIPING PER MCDONALD'S STANDARDS
- 16 ROLL FORWARD 8-INCH YELLOW STRIPE PER MCDONALD'S STANDARDS
- 17 6-INCH YELLOW STRIPING (MERGE POINT) PER MCDONALD'S STANDARDS
- 18 6-INCH YELLOW STRIPING (TYP.) PER MCDONALD'S STANDARDS
- 19 PAINT GRAPHICS, MARKINGS PAINTED PMS123 YELLOW AROUND SITE (TYP.) PER MCDONALD'S STANDARDS
- 20 8-INCH YELLOW STRIPING (TYP.) PER MCDONALD'S STANDARDS
- 21 PAINT GRAPHICS WHITE DIRECTIONAL PAINT MARKINGS AROUND SITE



PAINT ARROW
NOT TO SCALE



MOBILE ORDER SIGNAGE
NOT TO SCALE



ROLL FORWARD SIGNAGE
NOT TO SCALE



UTILITY NOTE
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REVISIONS PER CITY REVIEW COMMENTS	DATE	DESCRIPTION
A	5/25/22	

REGISTERED PROFESSIONAL ENGINEER	No. 8030527
JEREMY RICK	HANSON
5/15/19	STATE OF UTAH

DOMINION Engineering Associates, L.C.
 5084 South Green Street
 Murray, Utah 84123 801-713-3000

PREPARED BY:	MCDONALD'S CORPORATION
OFFICE ADDRESS:	4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237
PREPARED FOR:	MCDONALD'S CORPORATION
DATE:	
REVIEWED BY:	
DATE REVIEWED:	
DATE ISSUED:	

TITLE:	MCDONALD'S SITE IMPROVEMENT PLANS
DESCRIPTION:	SANTAQUIN, UTAH
SHEET NO.:	SITE DRIVE-THRU LAYOUT PLAN
SITE ID:	043-0320 38 NORTH 500 EAST, SANTAQUIN, UTAH

Parcel A.
CJM Limited Liability Limited
Partnership
Entry No. 30467:2014
Tax I.D. No. 32-003-0108

RIDLEY'S SUBDIVISION
Map Filing No. 17189

Temporary Detention Pond
(By Developer)

Ex. S.D. Inlet Box
Rim Elev = 4946.0
I.E. Elev = 4942.0

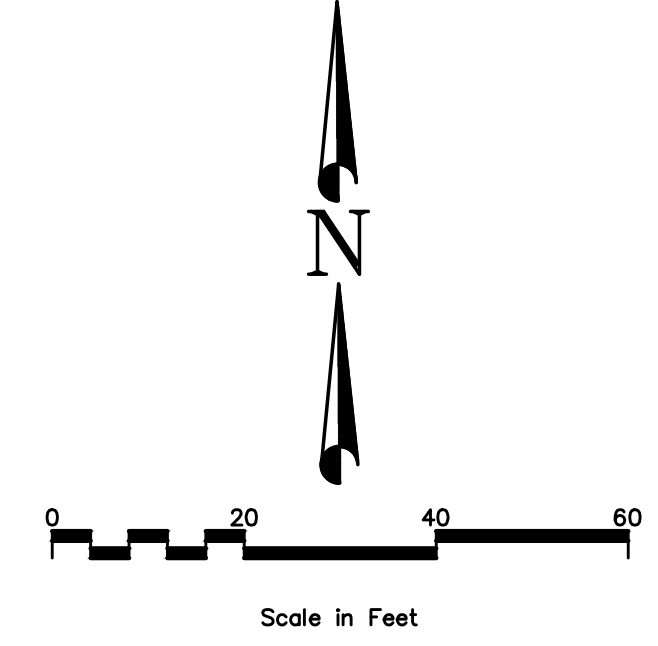
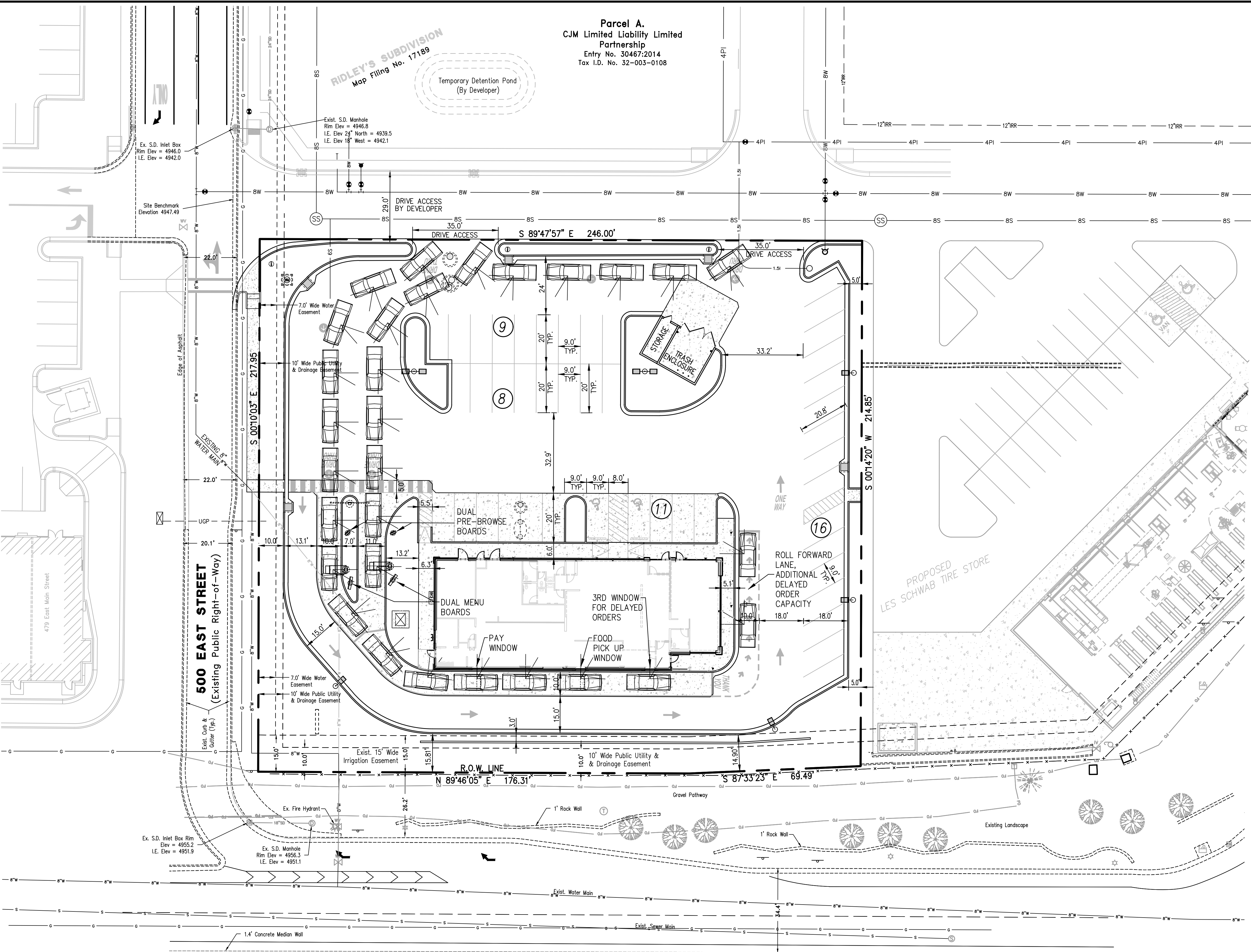
Ex. S.D. Manhole
Rim Elev = 4946.8
I.E. Elev 2' North = 4939.5
I.E. Elev 14' West = 4942.1

Site Benchmark
Elevation 4947.49

500 EAST STREET
(Existing Public Right-of-Way)

MAIN STREET
(Existing Public Right-of-Way)

VEHICLE QUEUING EXHIBIT



QUEUING SUMMARY

VEHICLE CAPACITY BEFORE MENU BOARDS = 19 VEHICLES
 VEHICLE CAPACITY FROM MENU BOARDS TO PICK UP WINDOW = 8 VEHICLES
 DELAYED ORDER CAPACITY (THIRD WINDOW AND ROLL FORWARD LANE) = 3 VEHICLES
 TOTAL ON SITE QUEUING CAPACITY = 30 VEHICLES

PROJECT DATA CHART

SANTAQUIN CITY ZONING	COMMERCIAL
TOTAL GROSS ACREAGE	1.23 ACRES (53,491 S.F.)
TOTAL GROSS RESTAURANT AND STORAGE BUILDING TOTAL GROSS AREA	5,406 S.F. (10.11%)
TOTAL GROSS HARDSCAPE AREA	37,214 S.F. (69.57%)
TOTAL PROP. LANDSCAPE	10,872 S.F. (20.32%)
PARKING REQUIREMENTS: 1 STALL PER 125 SQ. FT. OF TOTAL BUILDING SQUARE FOOTAGE 5,250 ÷ 125 = 42 STALLS REQUIRED	
PROVIDED PARKING STALLS	44

GENERAL NOTES:

- ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E. MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 11/9/2020
- ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
- CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1st STREET, BOX 588 NEW ROCHELLE, NY 10802

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

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UTILITY CONTACTS		
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STORM	SANTAQUIN CITY - JON LUNDELL	801-754-1974
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ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	DOMINION ENERGY - DAVE CHRISTENSEN	801-853-6586
TELEPHONE	CENTURYLINK	801-974-8130
HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7332

REVISIONS PER CITY REVIEW COMMENTS	DESCRIPTION
5/25/22	DATE
A	REV

REG. PROFESSIONAL ENGINEER
 No. 8080527
 JEREMY RICK
 HANSON
 5/15/18
 STATE OF UTAH

PREPARED BY:
DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

OFFICE ADDRESS
 DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

DATE ISSUED: _____
 DATE REVIEWED: _____
 DATE REVISION: _____
 DATE ISSUE: _____

DRAWN BY: _____
 STD. ISSUE DATE: _____

REVIEWED BY: _____
 DATE REVIEWED: _____

DATE ISSUED: _____
 DATE REVIEWED: _____
 DATE REVISION: _____
 DATE ISSUE: _____

TITLE: **McDONALD'S SITE IMPROVEMENT PLANS**
 DESCRIPTION: **SANTAQUIN, UTAH**
 VEHICLE QUEUING EXHIBIT

SHEET NO. **SP-1B**

Parcel A.
CJM Limited Liability Limited Partnership
Entry No. 30467-2014
Tax I.D. No. 32-003-0108

RIDLEY'S SUBDIVISION
Map Filing No. 17189

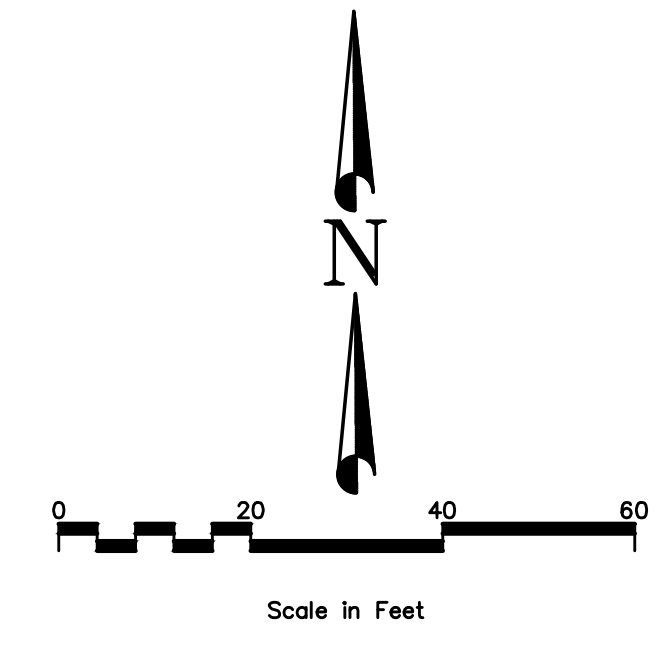
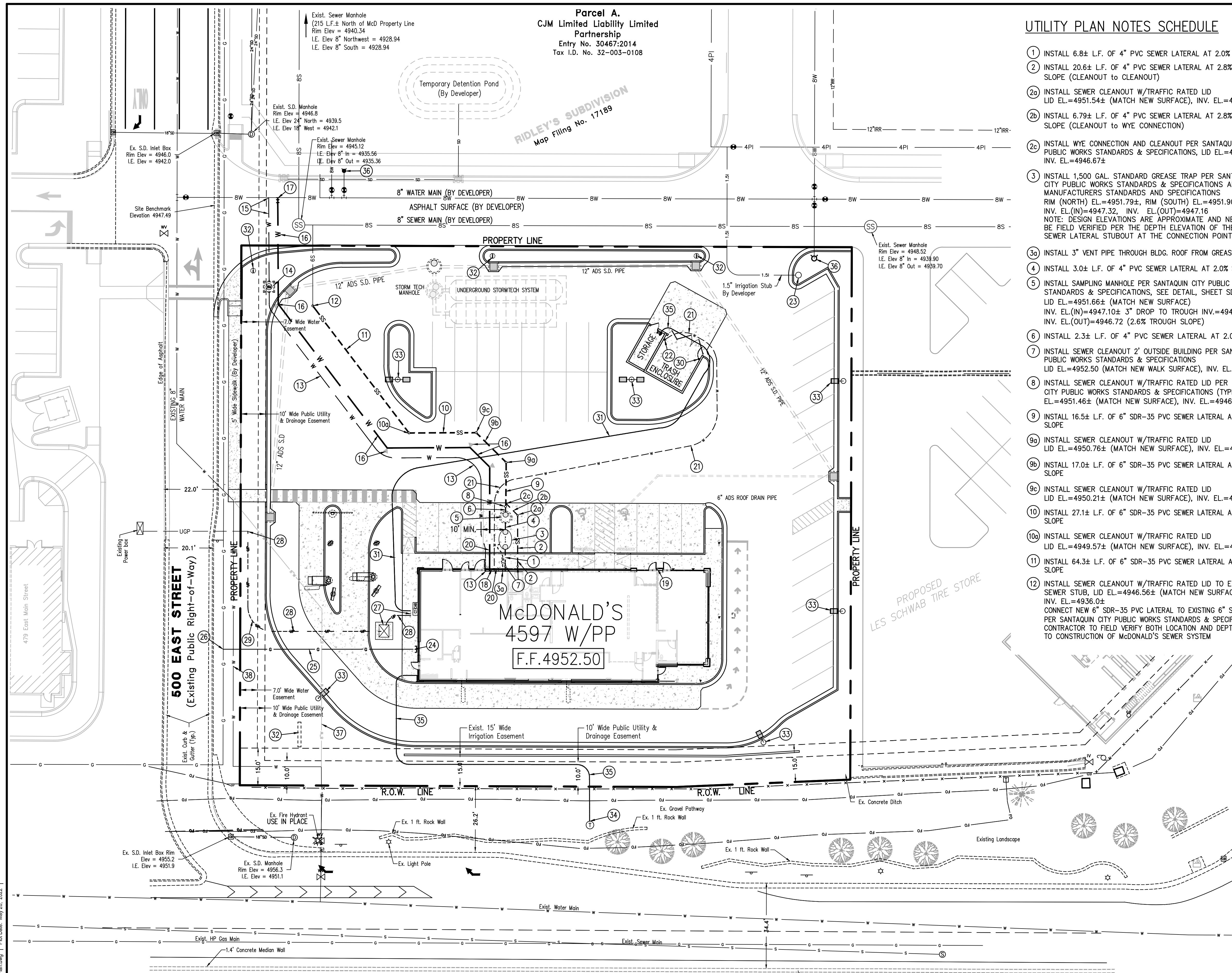
UTILITY PLAN NOTES SCHEDULE

- 1 INSTALL 6.8± L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE
- 2 INSTALL 20.6± L.F. OF 4" PVC SEWER LATERAL AT 2.8% SLOPE (CLEANOUT TO CLEANOUT)
- 2a INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID LID EL.=4951.54± (MATCH NEW SURFACE), INV. EL.=4946.86±
- 2b INSTALL 6.79± L.F. OF 4" PVC SEWER LATERAL AT 2.8% SLOPE (CLEANOUT TO WYE CONNECTION)
- 2c INSTALL WYE CONNECTION AND CLEANOUT PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, LID EL.=4951.470, INV. EL.=4946.67±
- 3 INSTALL 1,500 GAL. STANDARD GREASE TRAP PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS AND MANUFACTURERS STANDARDS AND SPECIFICATIONS RIM (NORTH) EL.=4951.79±, RIM (SOUTH) EL.=4951.90± INV. EL.(IN)=4947.32, INV. EL.(OUT)=4947.16
NOTE: DESIGN ELEVATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED PER THE DEPTH ELEVATION OF THE EXIST. SEWER LATERAL STUBOUT AT THE CONNECTION POINT
- 3a INSTALL 3" VENT PIPE THROUGH BLDG. ROOF FROM GREASE TRAP
- 4 INSTALL 3.0± L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE
- 5 INSTALL SAMPLING MANHOLE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL, SHEET SD-6 LID EL.=4951.66± (MATCH NEW SURFACE)
INV. EL.(IN)=4947.10± 3" DROP TO TROUGH INV.=4946.85
INV. EL.(OUT)=4946.72 (2.6% TROUGH SLOPE)
- 6 INSTALL 2.3± L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE
- 7 INSTALL SEWER CLEANOUT 2' OUTSIDE BUILDING PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS LID EL.=4952.50 (MATCH NEW WALK SURFACE), INV. EL.=4947.44±
- 8 INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS (TYPICAL) LID EL.=4951.46± (MATCH NEW SURFACE), INV. EL.=4946.67±
- 9 INSTALL 16.5± L.F. OF 6" SDR-35 PVC SEWER LATERAL AT MIN. 8.5% SLOPE
- 9a INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID LID EL.=4950.76± (MATCH NEW SURFACE), INV. EL.=4945.26±
- 9b INSTALL 17.0± L.F. OF 6" SDR-35 PVC SEWER LATERAL AT MIN. 8.5% SLOPE
- 9c INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID LID EL.=4950.21± (MATCH NEW SURFACE), INV. EL.=4943.81±
- 10 INSTALL 27.1± L.F. OF 6" SDR-35 PVC SEWER LATERAL AT 8.5% SLOPE
- 10a INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID LID EL.=4949.57± (MATCH NEW SURFACE), INV. EL.=4941.49±
- 11 INSTALL 64.3± L.F. OF 6" SDR-35 PVC SEWER LATERAL AT 8.5% SLOPE
- 12 INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID TO EXIST. 6" SEWER STUB, LID EL.=4946.56± (MATCH NEW SURFACE) INV. EL.=4936.0±
CONNECT NEW 6" SDR-35 PVC LATERAL TO EXISTING 6" SEWER STUB PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS CONTRACTOR TO FIELD VERIFY BOTH LOCATION AND DEPTH PRIOR TO CONSTRUCTION OF McDONALD'S SEWER SYSTEM
- 13 INSTALL 163± L.F. OF 2" POLYETHYLENE WATERLINE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
- 14 INSTALL 2" WATER METER AND VALVE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
- 15 INSTALL 34.0± L.F. OF 2" POLYETHYLENE WATERLINE AND MAKE TAP CONNECTION TO EXISTING 8" WATER MAIN PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
- 16 INSTALL 200± L.F. OF 6" PVC C900 WATER LINE W/TRACER WIRE, INSTALL 45° BENDS AND THRUST BLOCKING AS SHOWN (FIRE PROTECTION) AT MIN. 4 FT. COVER TO TOP OF PIPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- 17 INSTALL 8"x 6"x 8" TAPPING TEE WITH 6" GATE VALVE AND CONNECT NEW 6" PVC C900 WATER LINE (FIRE) TO EXIST. 8" WATER MAIN PER SANTAQUIN CITY PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS ALL JOINTS TO HAVE ADEQUATE THRUST BLOCKING
- 18 INSTALL WALL TYPE INDICATOR VALVE (WIV) PER FIRE DEPT. REQUIREMENTS
- 19 INSTALL KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
- 20 INSTALL FIRE DEPT. CONNECTION (FDC) PER FIRE DEPT. REQUIREMENTS
- 21 INSTALL 153± L.F. OF 3/4" POLYETHYLENE WATER LINE AT MIN. 4' COVER FROM THE MAIN BUILDING TO HOSE BIBB IN TRASH ENCLOSURE
- 22 INSTALL FREEZE-PROOF HOSE BIBB WITH BACKFLOW PREVENTOR
- 23 EXISTING 1.5" PVC IRRIGATION PIPE CONNECTION, INSTALL IRRIGATION METER PER SANTAQUIN CITY STANDARDS
- 24 INSTALL EXTERNAL GAS METER - APPROXIMATE LOCATION
- 25 INSTALL 77± L.F. OF GAS LINE - APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE SIZE AND LOCATION WITH GAS COMPANY
- 26 GAS LINE CONNECTION POINT TO EXIST. GAS LINE (APPROX. LOCATION) CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE AND SIZE OF EXISTING GAS LINE BEFORE NEW LINE TO BUILDING IS INSTALLED
- 27 NEW 3ph PADMOUNT TRANSFORMER AND CT CABINET (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECIFICATIONS (CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER)
- 28 INSTALL UNDERGROUND POWER SERVICE CONDUITS FROM CT CABINET TO NEW TRANSFORMER AND FROM TRANSFORMER TO CONNECTION POINT (CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER)
- 29 CONDUIT ELBOWS TO BE FIBERGLASS WITH MINIMUM 4 FT. RADIUS PER ROCKY MOUNTAIN POWER STANDARDS
- 30 INSTALL 1-INCH CONDUIT RISER FOR POWER TO TRASH ENCLOSURE
- 31 INSTALL 243± L.F. OF 1" CONDUIT FOR POWER TO TRASH ENCLOSURE AND STORAGE BUILDING
- 32 INSTALL CONDUIT TO THE BUILDING FOR POWER ON ALL NEW DIRECTIONAL SIGNS AND NEW MONUMENT SIGN - TYPICAL (SEPARATE SIGN PERMIT)
- 33 INSTALL LOT LIGHTING POLES, SEE DETAILS, SHT. LTG-1
- 34 EXISTING TELEPHONE BOX - USE IN PLACE (POSSIBLE CONNECTION POINT FOR COMMUNICATION CONDUIT TO NEW BUILDING)
- 35 INSTALL 140± L.F. OF COMMUNICATION CONDUIT PER CENTURYLINK COMMUNICATIONS STANDARDS & SPECIFICATIONS
- 36 EXISTING FIRE HYDRANT (BY DEVELOPER) - LEAVE IN PLACE
- 37 EXISTING WATER MAIN TO BE RELOCATED BY DEVELOPER, SEE DEVELOPMENT IMPROVEMENT PLANS
- 38 PROPOSED WATER MAIN TO BE RELOCATED BY DEVELOPER, SEE DEVELOPMENT IMPROVEMENT PLANS



PREPARED BY: MCDONALD'S CORPORATION
 TITLE: MCDONALD'S SITE IMPROVEMENT PLANS
 DRAWN BY: [Blank]
 STD. ISSUE DATE: [Blank]
 REVIEWED BY: [Blank]
 DATE REVIEWED: [Blank]
 DATE ISSUED: [Blank]
 OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
 DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

DESCRIPTION: MCDONALD'S SITE IMPROVEMENT PLANS
 SITE ID: 043-0320 38 NORTH 500 EAST, SANTAQUIN, UTAH
 SHEET NO.: SP-2



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

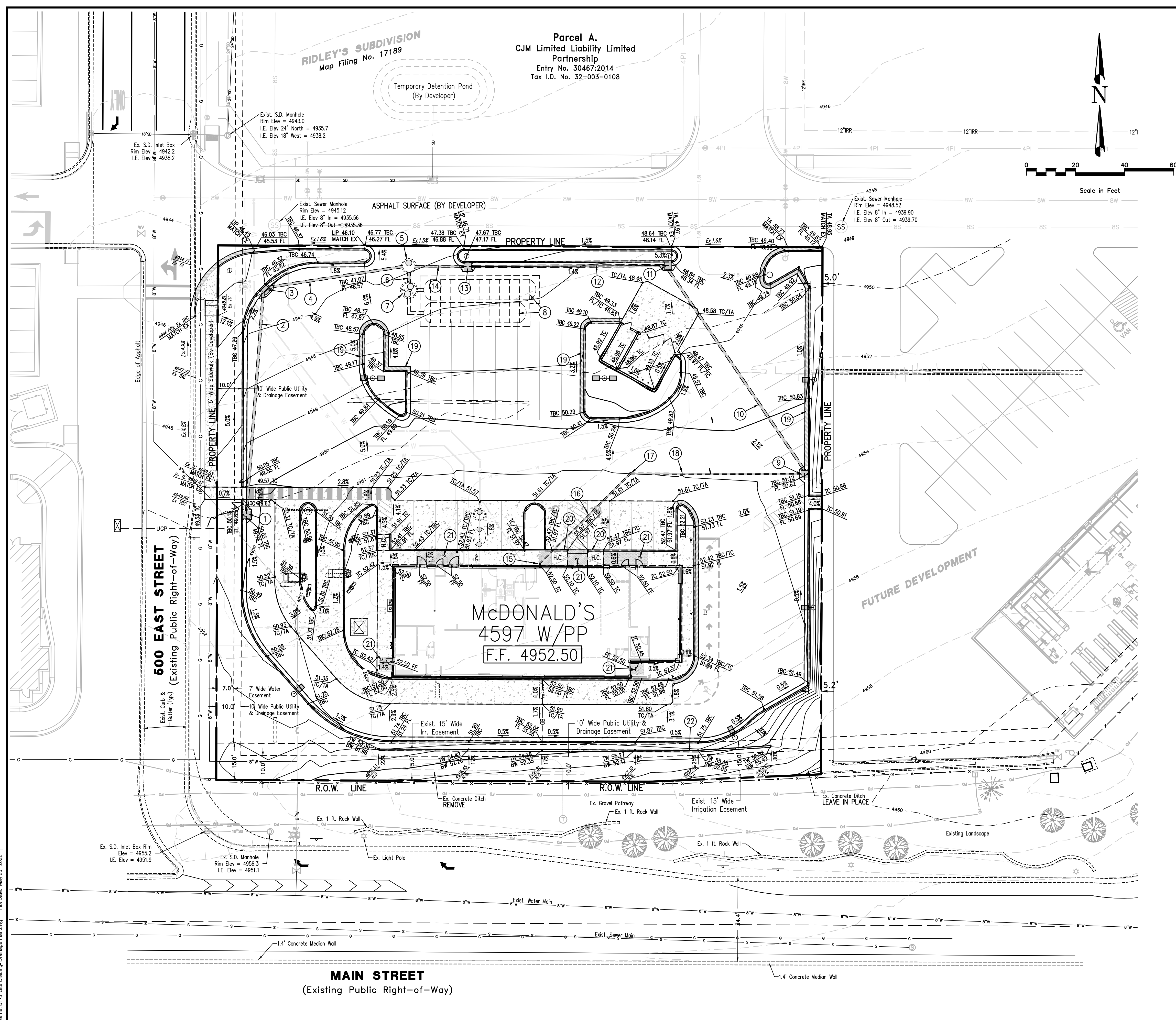
NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TESTS AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. 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 POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

UTILITY CONTACTS		
WATER	SANTAQUIN CITY - JON LUNDELL	801-754-1974
STORM	SANTAQUIN CITY - JON LUNDELL	801-754-1974
SEWER	SANTAQUIN CITY - JON LUNDELL	801-754-1974
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	DOMINION ENERGY - DAVE CHRISTENSEN	801-853-6586
TELEPHONE	CENTURYLINK	801-974-8130
HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7332

SITE UTILITY PLAN



GRADING PLAN NOTES SCHEDULE

- ① INSTALL 3'x3' CURB INLET CATCH BASIN WITH FRAME AND FLAT GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL SD-1, SHT. SD-8 GRATE EL.=4949.73 INV.(OUT) EL.=4947.23 SUMP EL.=4944.23
- ② INSTALL 89.9± L.F. OF 12" ADS PIPE AT 4.3% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- ③ INSTALL 3'x3' CURB INLET CATCH BASIN WITH FRAME AND FLAT GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL SD-1, SHT. SD-8 GRATE EL.=4945.82 INV. EL.=4943.32 SUMP EL.=4940.32
- ④ INSTALL 55.7± L.F. OF 12" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
- ⑤ INSTALL 5' DIA. S.D. MANHOLE WITH SOLID LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS LID EL.=4947.56 INV.(IN-W) EL.=4942.21 INV.(IN-E) EL.=4942.21 INV.(OUT) EL.=4937.60
- ⑥ INSTALL 4.9± L.F. OF 15" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- ⑦ INSTALL 72" DIA. PRECAST CONCRETE FLAT FLOOR BASE MANHOLE WITH CONCRETE WEIR PER SANTAQUIN CITY PUBLIC STANDARDS & SPECIFICATIONS, AND MANUFACTURER'S SPECIFICATIONS. LID TO MATCH FINISH GRADE. LID EL.= 4947.2± INV.(IN) EL.= 4937.50 INV.(OUT) EL.= 4937.50 BOTTOM CONC. FLOOR EL.= 4936.50 SEE DETAILS SHEET SD-7
- ⑧ INSTALL MC-4500 STORMTECH WATER DETENTION SYSTEM WITH ISOLATOR ROW AT 45.72 FT. LONG, WITH 10 CHAMBERS AND END CAPS AND SECOND ROW AT 41.69 FT. LONG WITH 9 CHAMBERS AND END CAPS AS SHOWN PER MANUFACTURER'S AND SANTAQUIN CITY STANDARDS & SPECIFICATIONS SEE DETAILS SHEET SD-7
- ⑨ INSTALL 3'x3' CURB INLET CATCH BASIN WITH FRAME AND FLAT GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL SD-1, SHT. SD-8 GRATE EL.=4950.62 INV. EL.=4946.83 SUMP EL.=4943.83
- ⑩ INSTALL 99.0± L.F. OF 12" ADS PIPE AT 1.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- ⑪ INSTALL 3'x3' CURB INLET CATCH BASIN WITH FRAME AND FLAT GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL SD-1, SHT. SD-8 GRATE EL.=4948.34 INV. EL.=4945.84 SUMP EL.=4942.84
- ⑫ INSTALL 78.6± L.F. OF 12" ADS PIPE AT 1.7% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- ⑬ INSTALL 3'x3' CURB INLET CATCH BASIN WITH FRAME AND FLAT GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL SD-1, SHT. SD-8 GRATE EL.=4947.13 INV. EL.=4944.49 SUMP EL.=4941.49
- ⑭ INSTALL 20.0± L.F. OF 12" ADS PIPE AT 11.4% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- ⑮ INSTALL 2.0± L.F. OF 6" ADS ROOF DRAIN PIPE AND ADS 45' BEND AT 3.0% SLOPE, INV. EL.(OUT OF BLDG.)=4950.50
- ⑯ INSTALL 51.3± L.F. OF 6 INCH ADS ROOF DRAIN PIPE AT 3.8% SLOPE INV. EL. (OUT OF 45' BEND)=4950.44±
- ⑰ INSTALL ADS ROOF DRAIN PIPE CLEANOUT LID EL.=4950.99±, INV. EL.(IN-OUT)=4948.49±
- ⑱ INSTALL 69.0± L.F. OF 6 INCH ADS ROOF DRAIN PIPE AT 2.4% SLOPE CONNECT INTO CURB INLET CATCH BASIN AT INV. EL.=4946.83
- ⑲ REVERSE PAN GUTTER (HATCHED AREA - TYPICAL)
- ⑳ TAPER CURB DOWN TO BOTTOM OF RAMP ELEVATION
- ㉑ LANDING AREA (5'x5' MIN.) PER ADA STANDARDS AND SPECIFICATIONS, TYPICAL ALL DOORS, TOP AND BOTTOM H.C. RAMPS, SEE DETAILS, SHEET SD-SD-6
- ㉒ 8-INCH WIDE CONCRETE RETAINING WALL, SEE DETAIL, SHT. SD-4

GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.-MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 11/9/2020
5. ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY:
FORREST PERMA-SIGN 1-800-214-8765
9292 1st STREET, BOX 588 www.forrestpermosigns.com
NEW ROCHELLE, NY 10802

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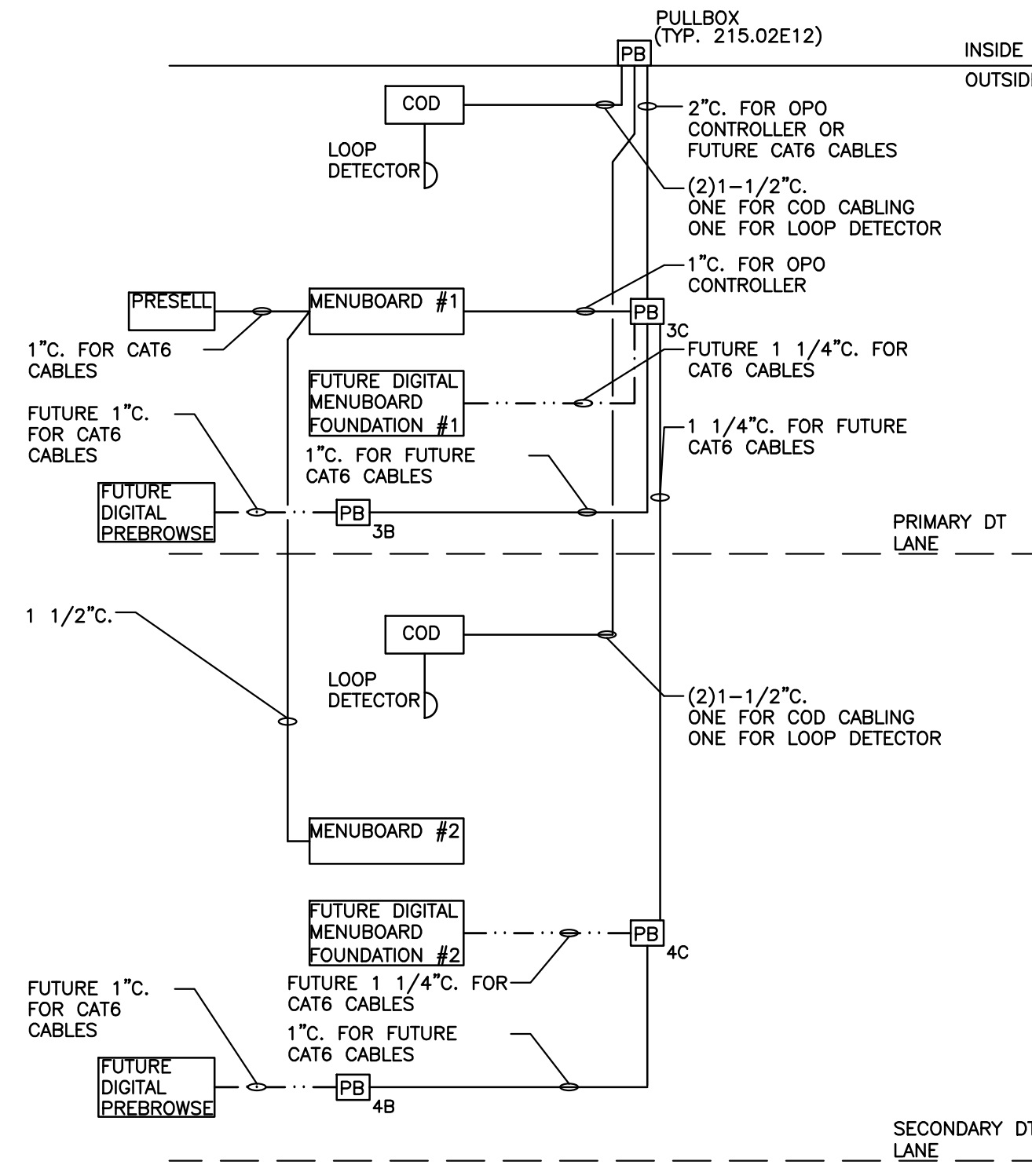


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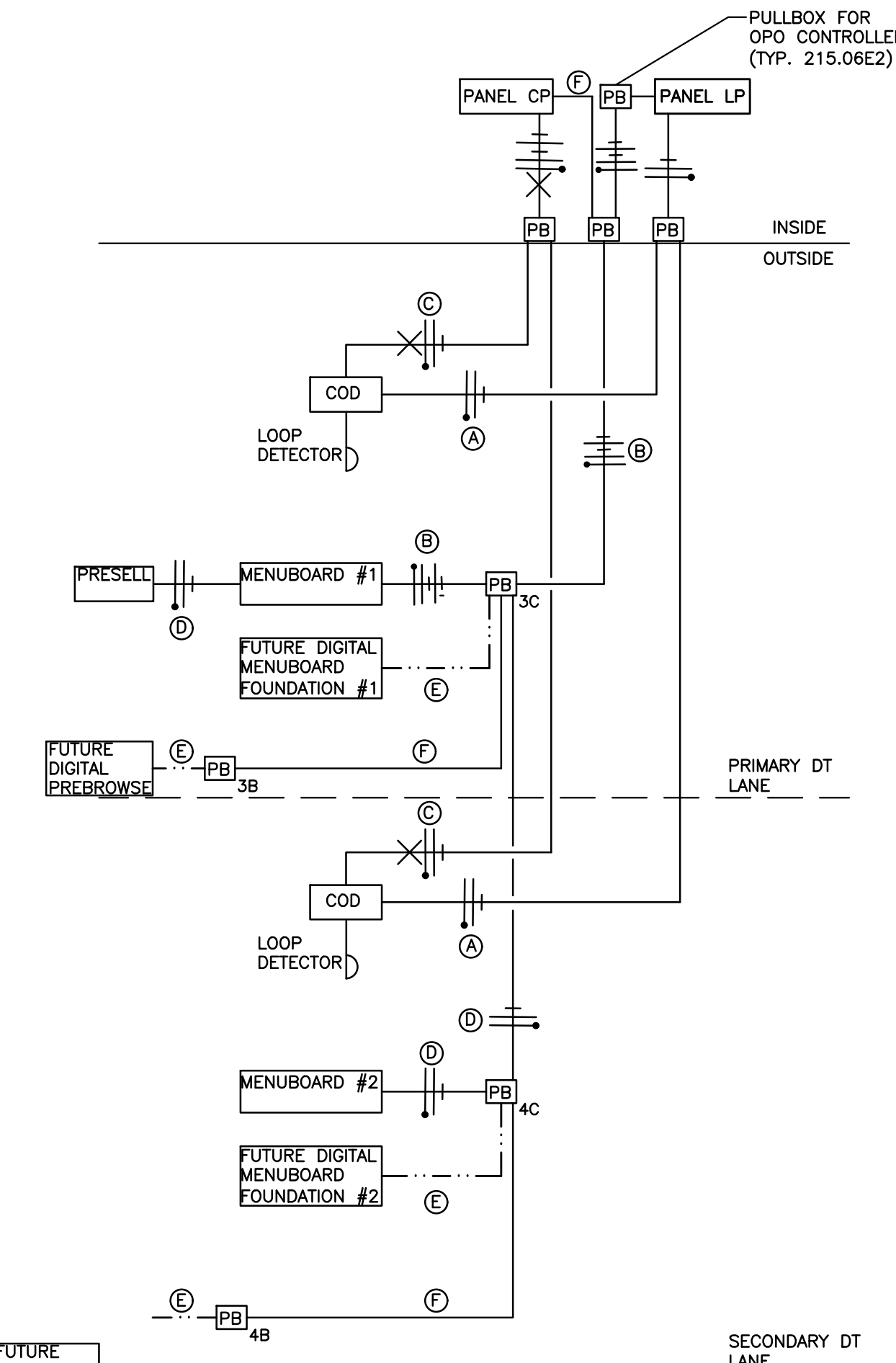
UTILITY CONTACTS		
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HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7332

SITE GRADING-DRAINAGE PLAN

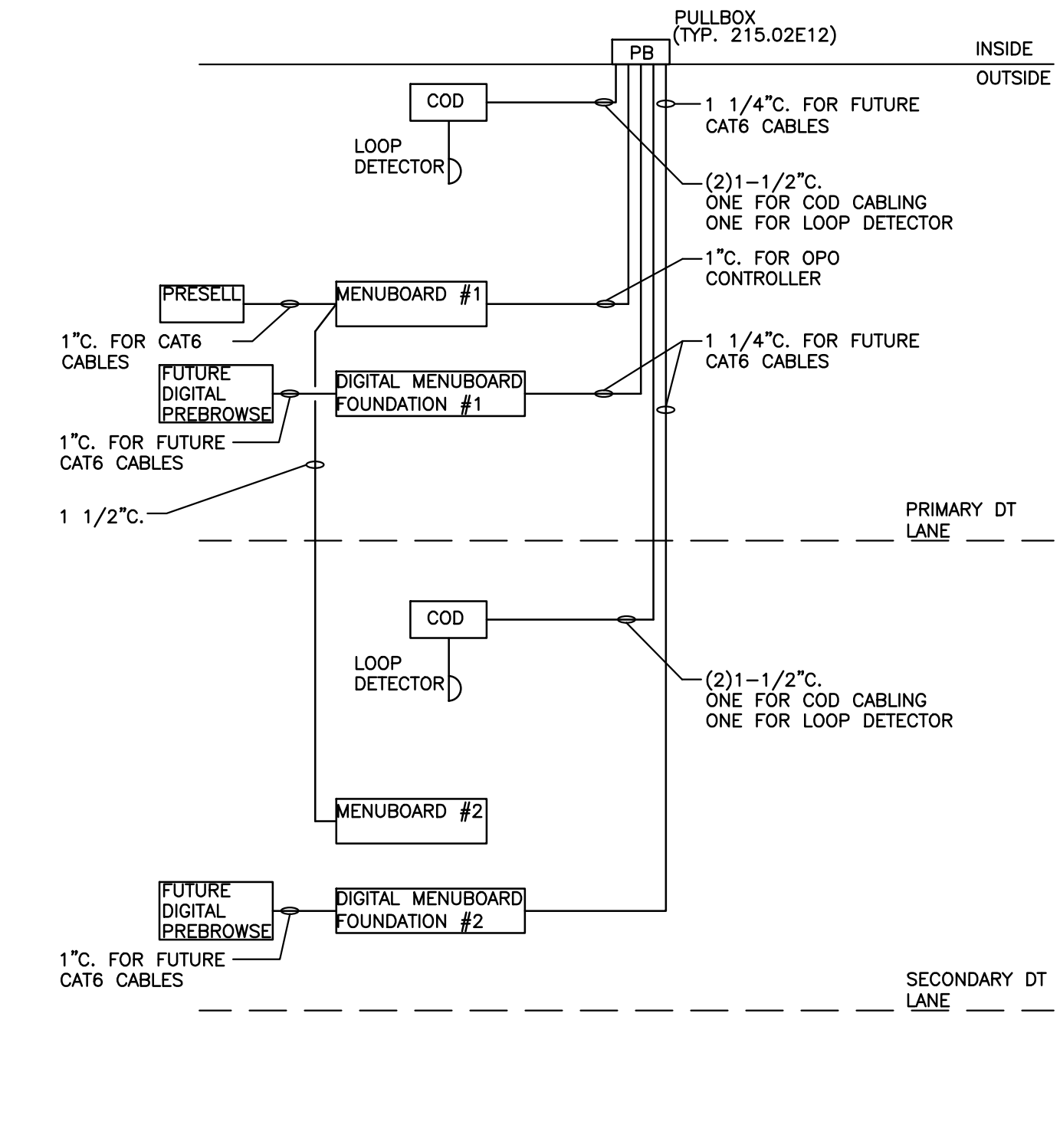
Job No. 2308 Path: P:\MCDONALD\Santaquin\CAD\ File Name: SP-3_Site Grading-Drainage Plan.dwg Plot Date: May 26, 2022	<p>REGISTERED PROFESSIONAL ENGINEER No. 8080527 JEREMY RICK HANSON 5/12/20 STATE OF UTAH</p> <p>DOMINION Engineering Associates, L.C. 5084 South Green Street Murray, Utah 84123 801-713-3000</p>						
<p>McDONALD'S CORPORATION 1000 DAVIS - 5th FLOOR, SUITE 6001 THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.</p>	<p>REVISIONS PER SANTAQUIN CITY REVIEW COMMENTS</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>5/12/22</td> <td></td> </tr> </table>	REV	DATE	DESCRIPTION	A	5/12/22	
REV	DATE	DESCRIPTION					
A	5/12/22						
<p>PREPARED BY: MCDONALD'S CORPORATION</p> <p>OFFICE ADDRESS: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237</p>	<p>DATE ISSUED: _____</p> <p>DATE REVIEWED: _____</p> <p>DATE REVISION: _____</p> <p>DATE ISSUE DATE: _____</p>						
<p>TITLE: MCDONALD'S SITE IMPROVEMENT PLANS SANTAQUIN, UTAH DESCRIPTION: SITE GRADING-DRAINAGE PLAN</p> <p>SHEET NO. SP-3</p>	<p>SITE ID: 043-0320</p> <p>SITE ADDRESS: 38 NORTH 500 EAST, SANTAQUIN, UTAH</p>						



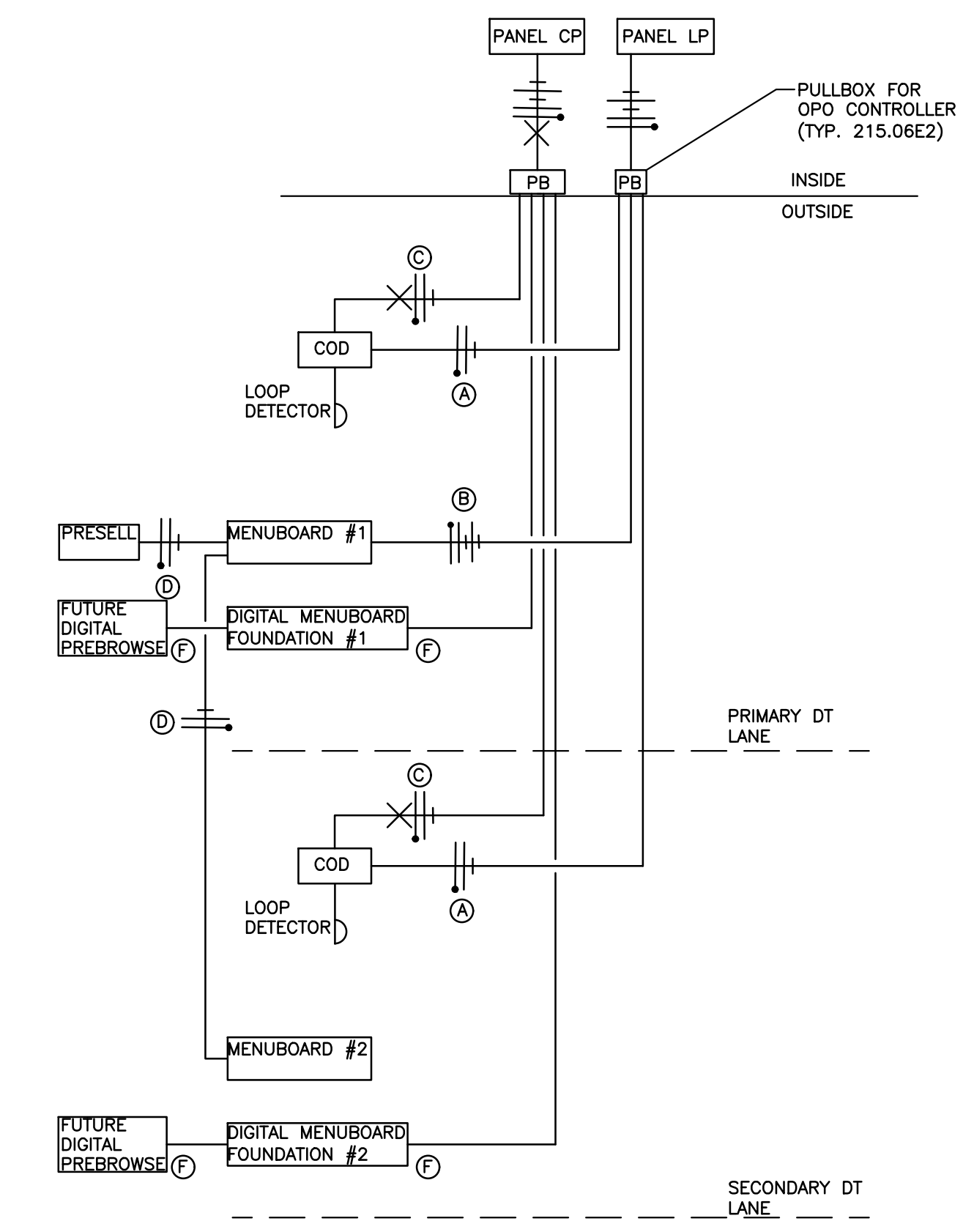
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 E-DT NOT TO SCALE



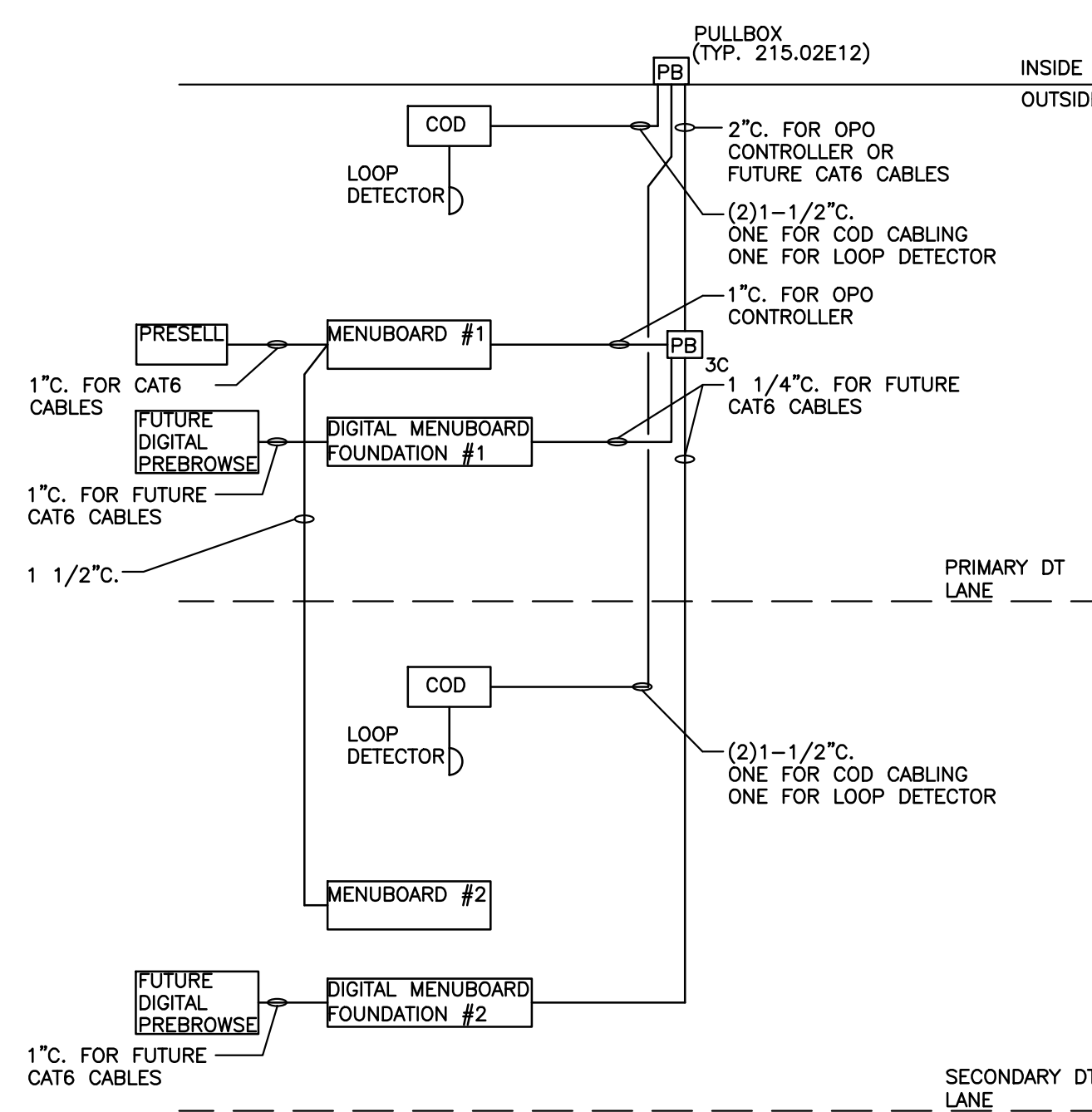
2 DT POWER DIAGRAM (OPTION 1.0)
 E-DT NOT TO SCALE



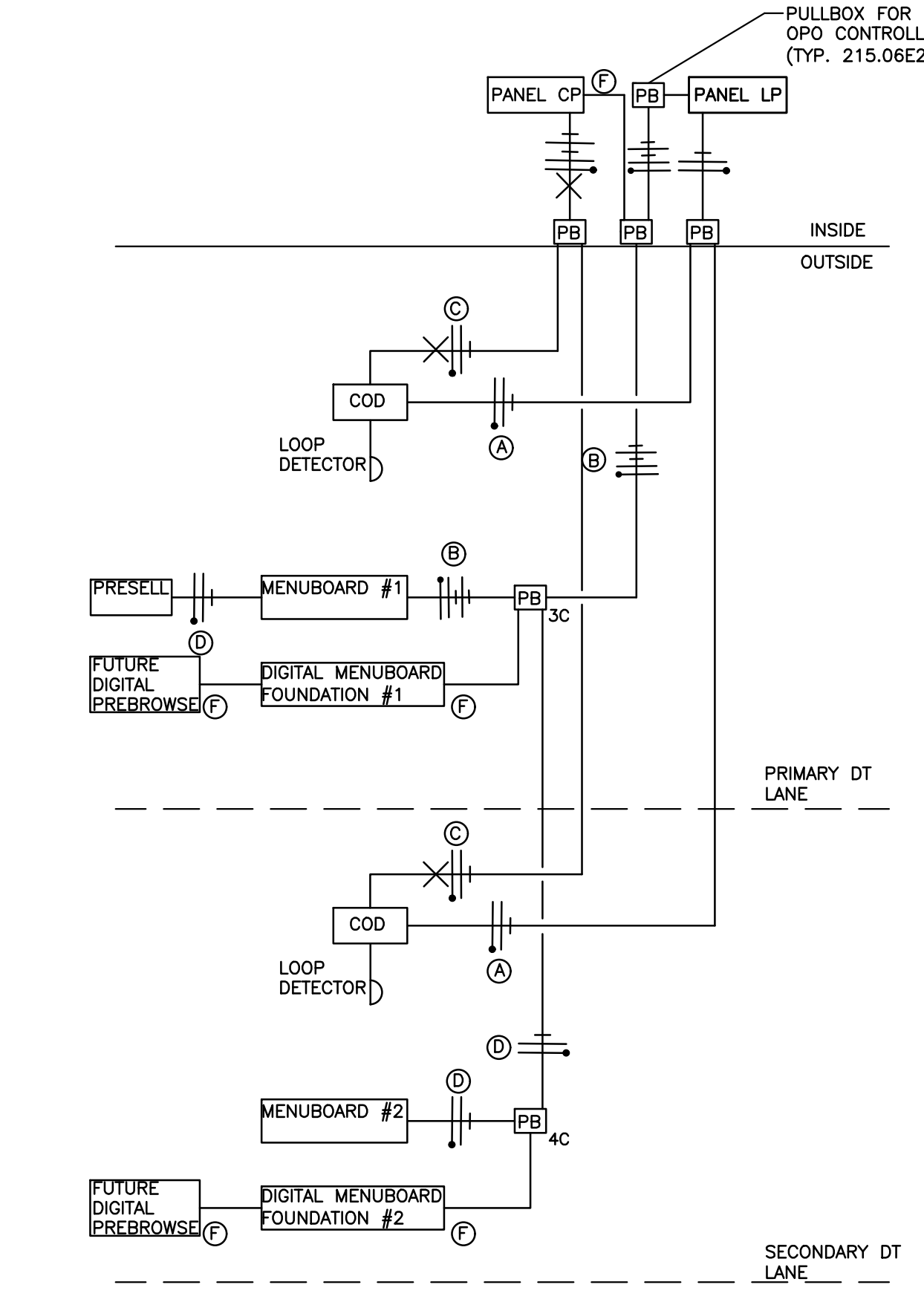
3 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0A)
 E-DT NOT TO SCALE



4 DT POWER DIAGRAM (OPTION 2.0A)
 E-DT NOT TO SCALE



5 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0B)
 E-DT NOT TO SCALE



6 DT POWER DIAGRAM (OPTION 2.0B)
 E-DT NOT TO SCALE

GENERAL NOTES:

- COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.
- ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUARTZITE OR EQUAL.

ELECTRICAL POWER NOTES:

- PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

- Ⓐ 2#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)
- Ⓑ 4#12 & 1#12 GND., 3/4" TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).
- Ⓒ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).
- Ⓓ 2#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)
- Ⓔ FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL POWER.
- Ⓕ 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.

KEY:

- CONDUIT
- - - CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)
- PB PULLBOX
- XX SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.

REVISIONS PER CITY REVIEW COMMENTS	DESCRIPTION
5/25/22	
REV	DATE
A	5/25/22

PREPARED BY: **DOMINION Engineering Associates, L.C.**
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

REGISTERED PROFESSIONAL ENGINEER
 No. 8080627
 JEREMY RICK HANSON
 5/15/17
 STATE OF UTAH

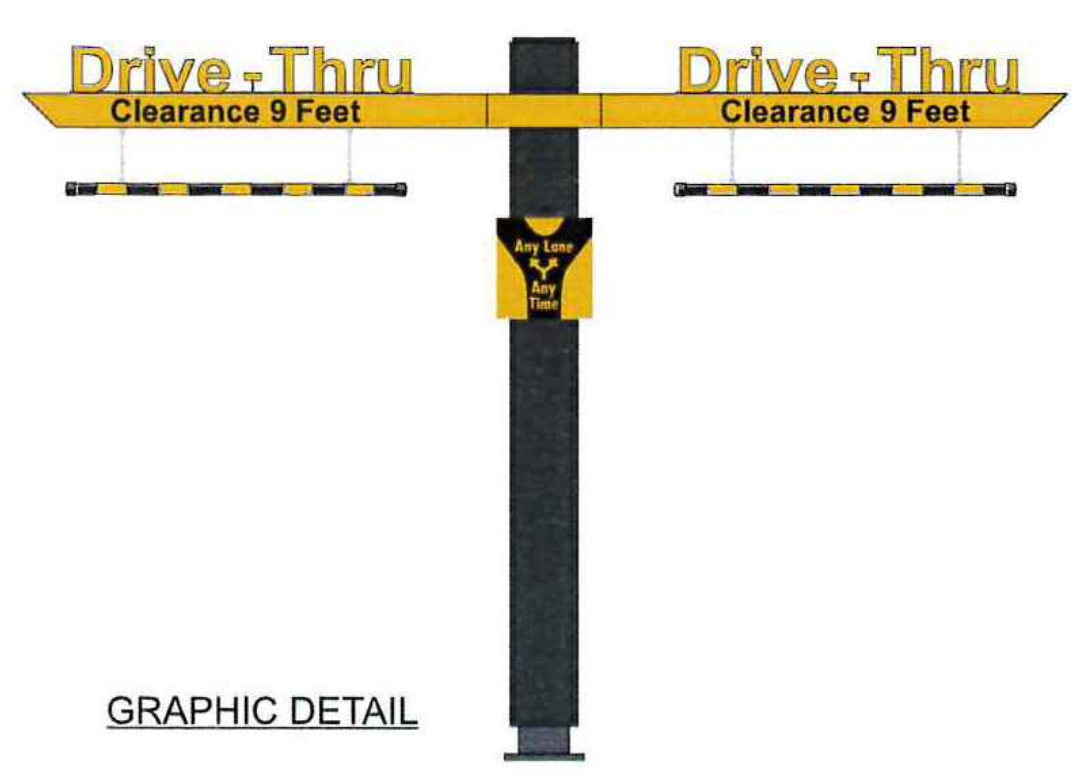
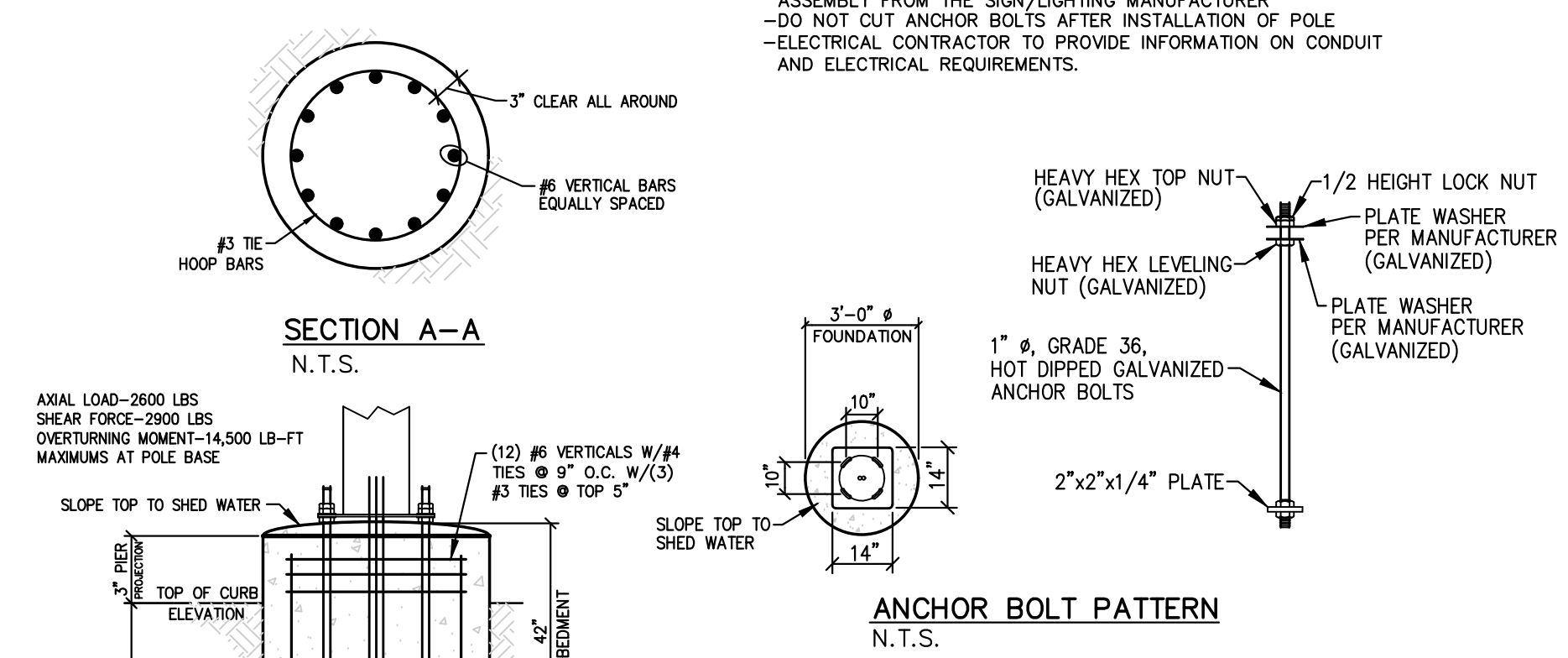
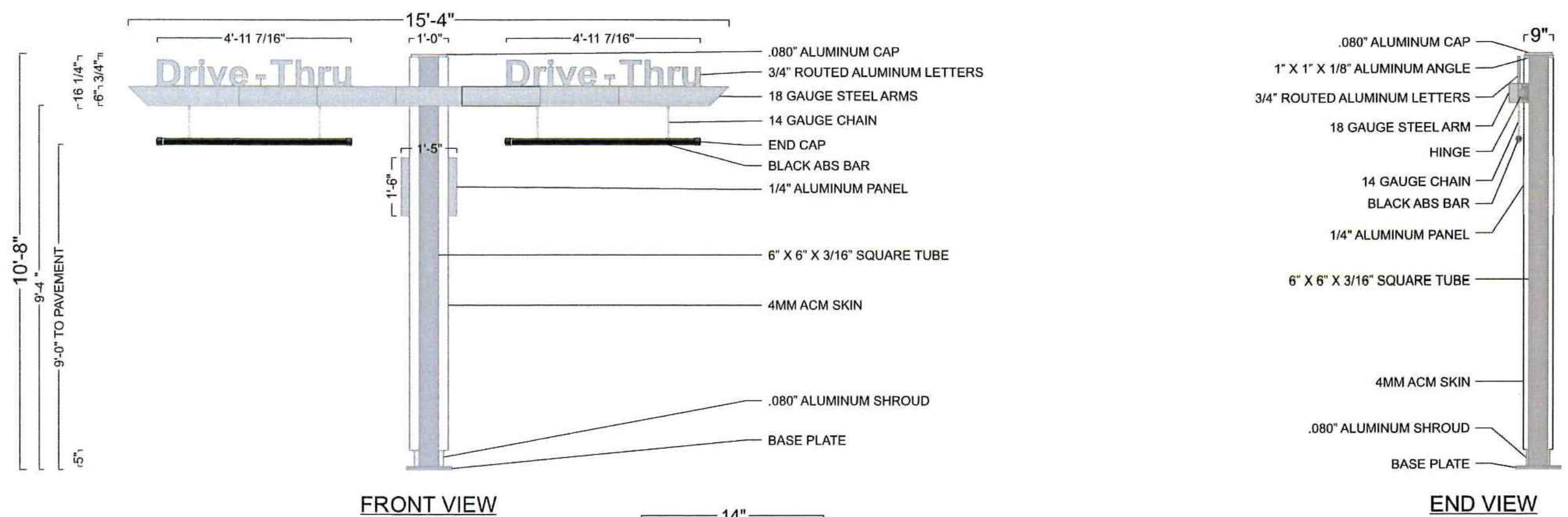
McDONALD'S CORPORATION
 KFC DRIVE - 1440 BROOK HILLS BLVD. #021
 DENVER, CO 80237

PREPARED FOR: **McDONALD'S SITE IMPROVEMENT PLANS**
 SANTAQUIN, UTAH

DESCRIPTION: **DRIVE-THRU DETAILS**

SITE ADDRESS: **DRIVE-THRU WIRING DETAILS**
 043-0320 | 38 NORTH 500 EAST, SANTAQUIN, UTAH

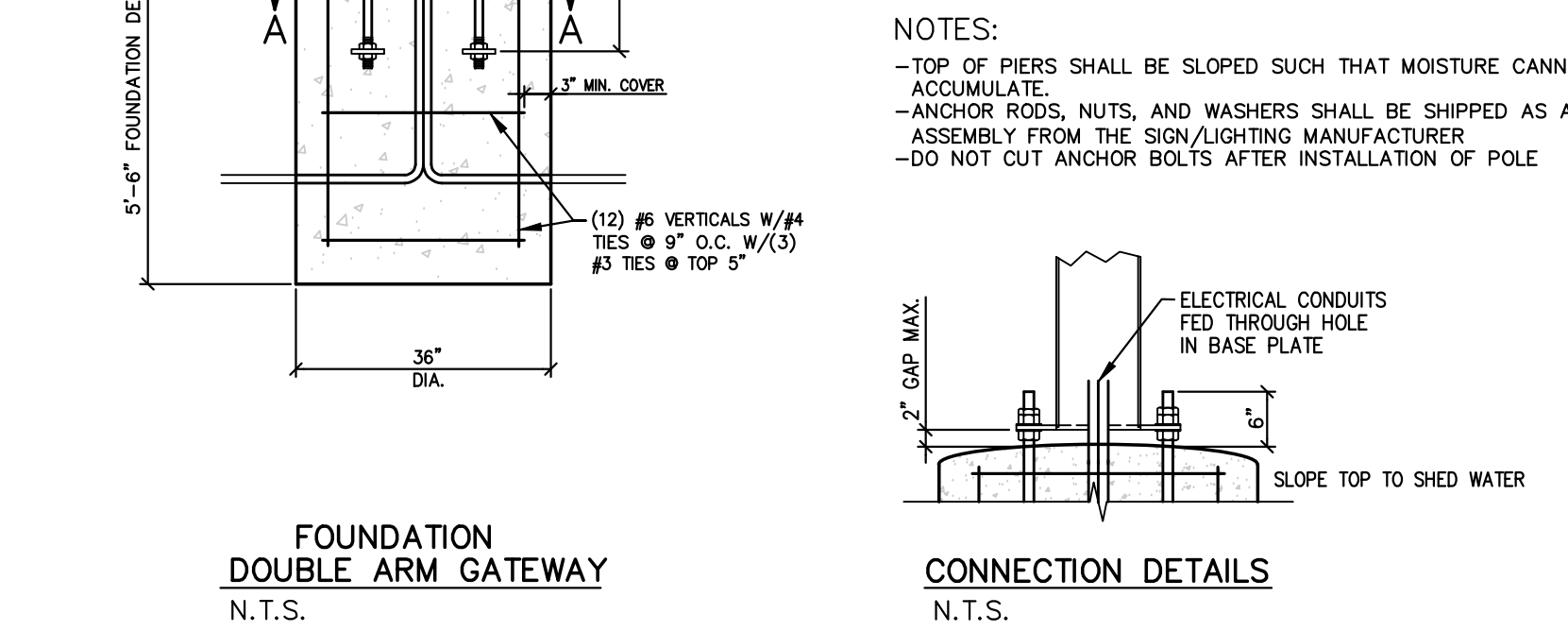
SHEET NO. **DT-3**



PANEL DETAIL
 1/4\"/>

SWING ARM DETAIL
 DESIGN FACTOR: TBD
 18 GAUGE STEEL ARM WITH HINGE
 W/ 1ST SURFACE PAINT AND VINYL DECORATION:
 ■ MATCH PMS 123 C GOLD - SWING ARM
 ■ 7725-12 BLACK - "CLEARANCE 9 FEET" COPY
 ■ BLACK - COPY OUTLINE

"DRIVE-THRU" LETTER DETAIL
 3/4\"/>



DOUBLE ARM GATEWAY/CLEARANCE SIGN BASE FOUNDATION DETAIL
 WIND SPEED: 115 MPH EXPOSURE "C"

GENERAL NOTES:

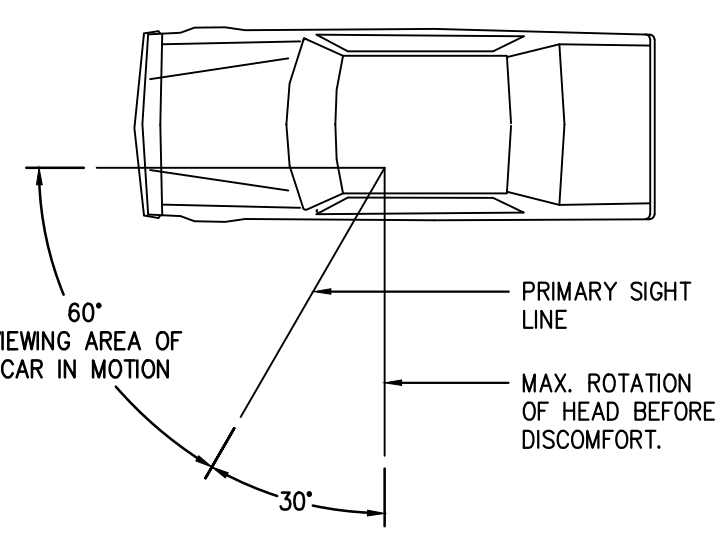
- THE FOLLOWING CODES WERE USED IN DESIGN:
 -IBC 2015
 -ASCE 7-10
 -ACI 318-14
- WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
- EXPOSURE C
- 50 PSF SNOW LOADING
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

CONCRETE:

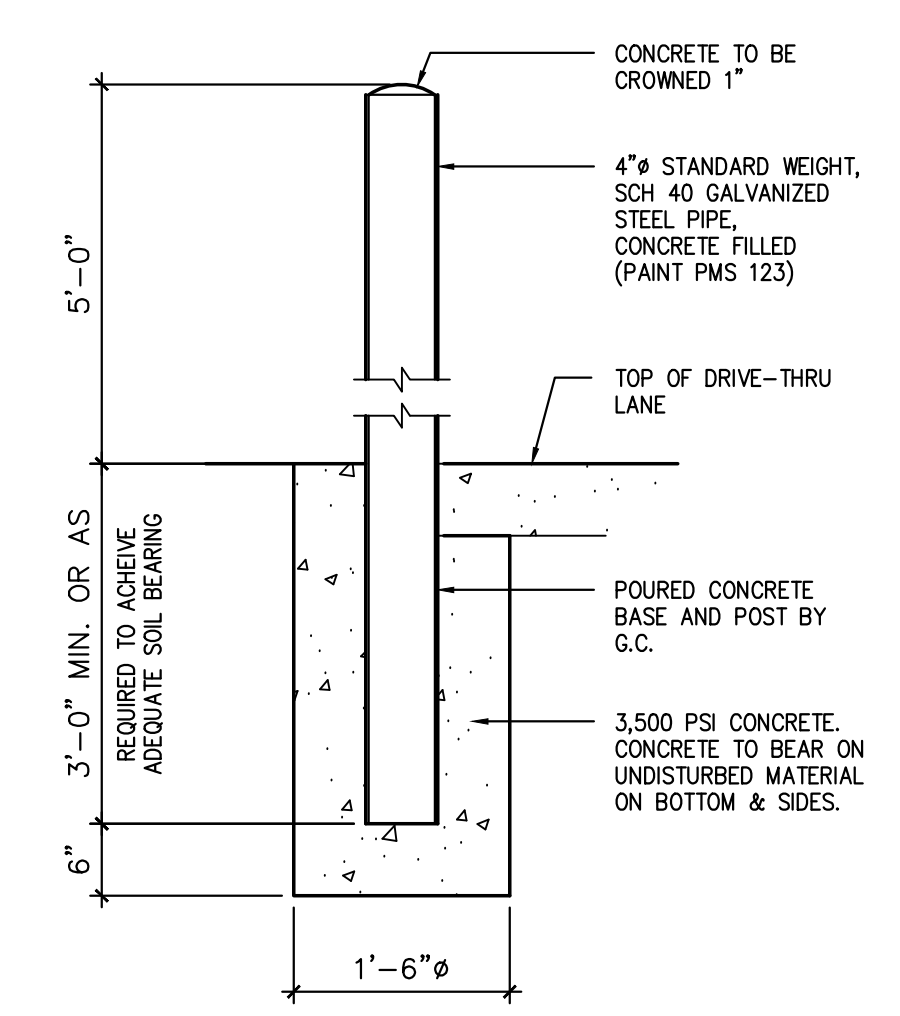
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENTERTAINMENT SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
- CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
- ASTM A-615, GR 60 REBAR, BLACK

STEEL:

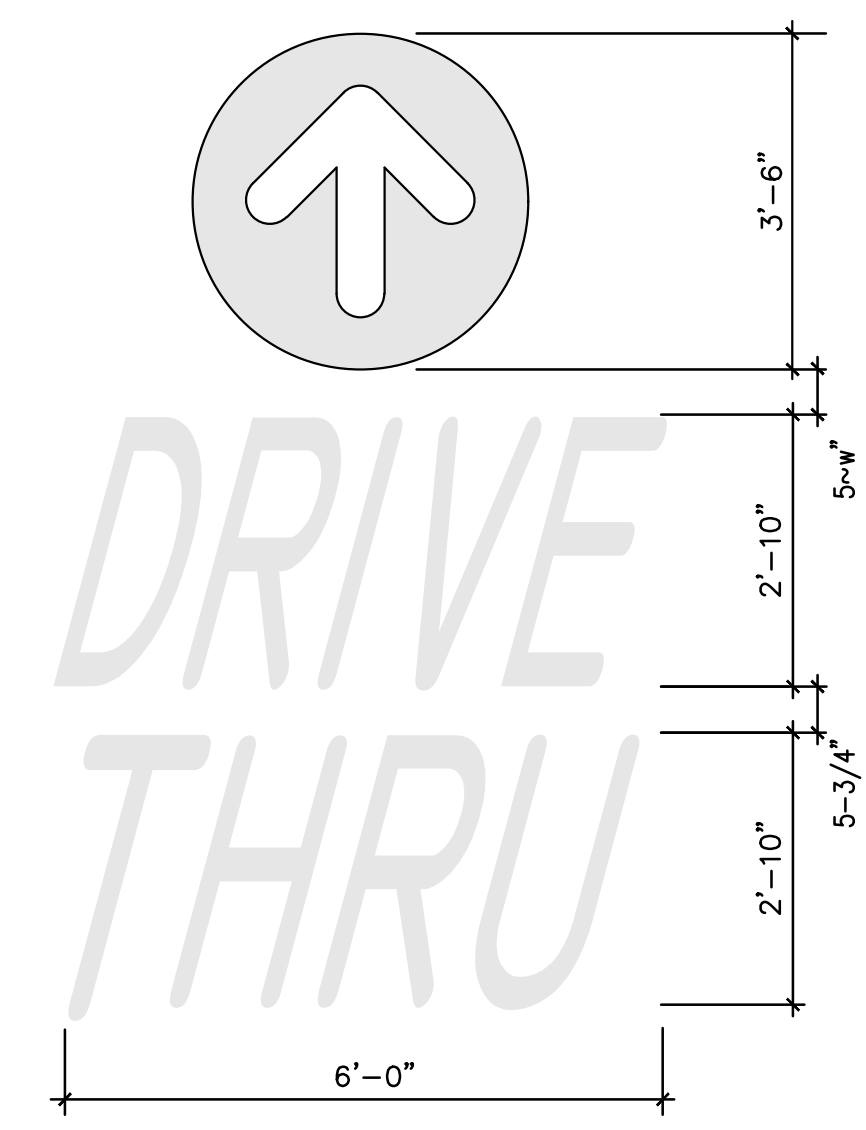
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A; HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION



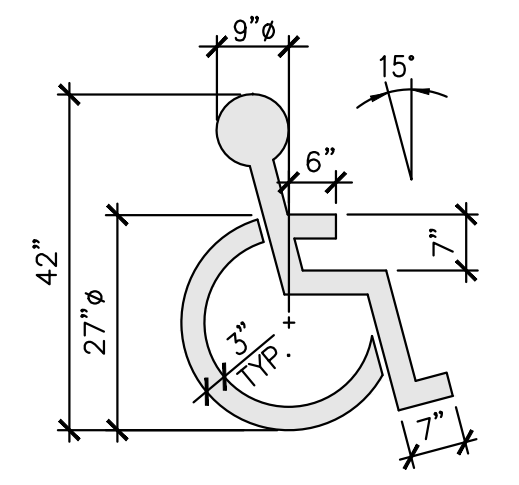
VEHICLE SIGHT LINES
 N.T.S.



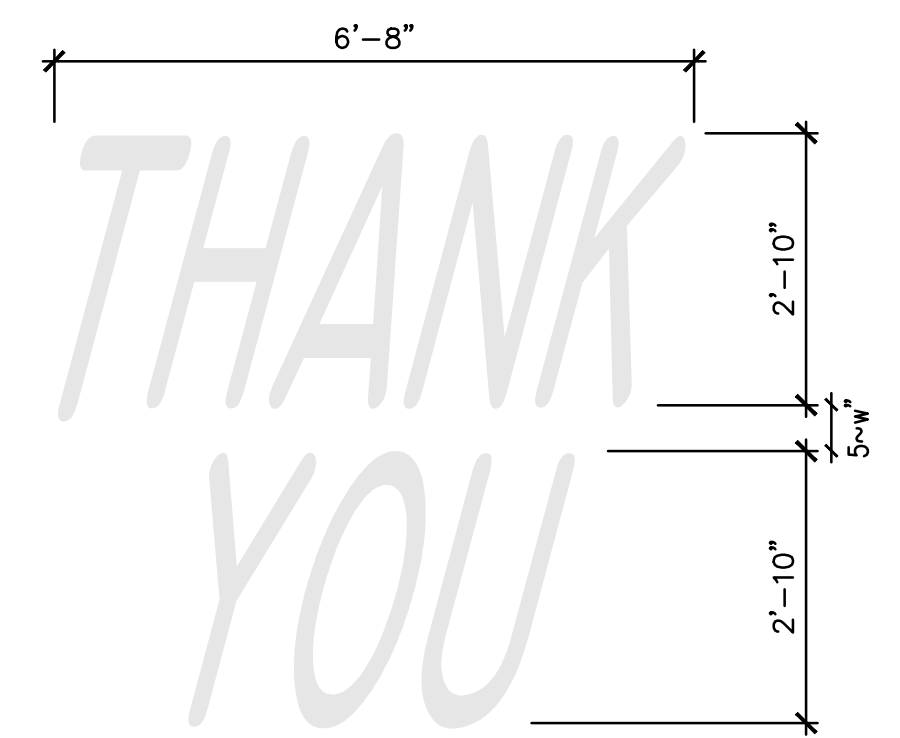
DRIVE THRU BOLLARD FOUNDATION
 N.T.S.



PAINTED "DRIVE THRU"
 N.T.S.



PAINTED HANDICAPPED PARKING SYMBOL
 N.T.S.



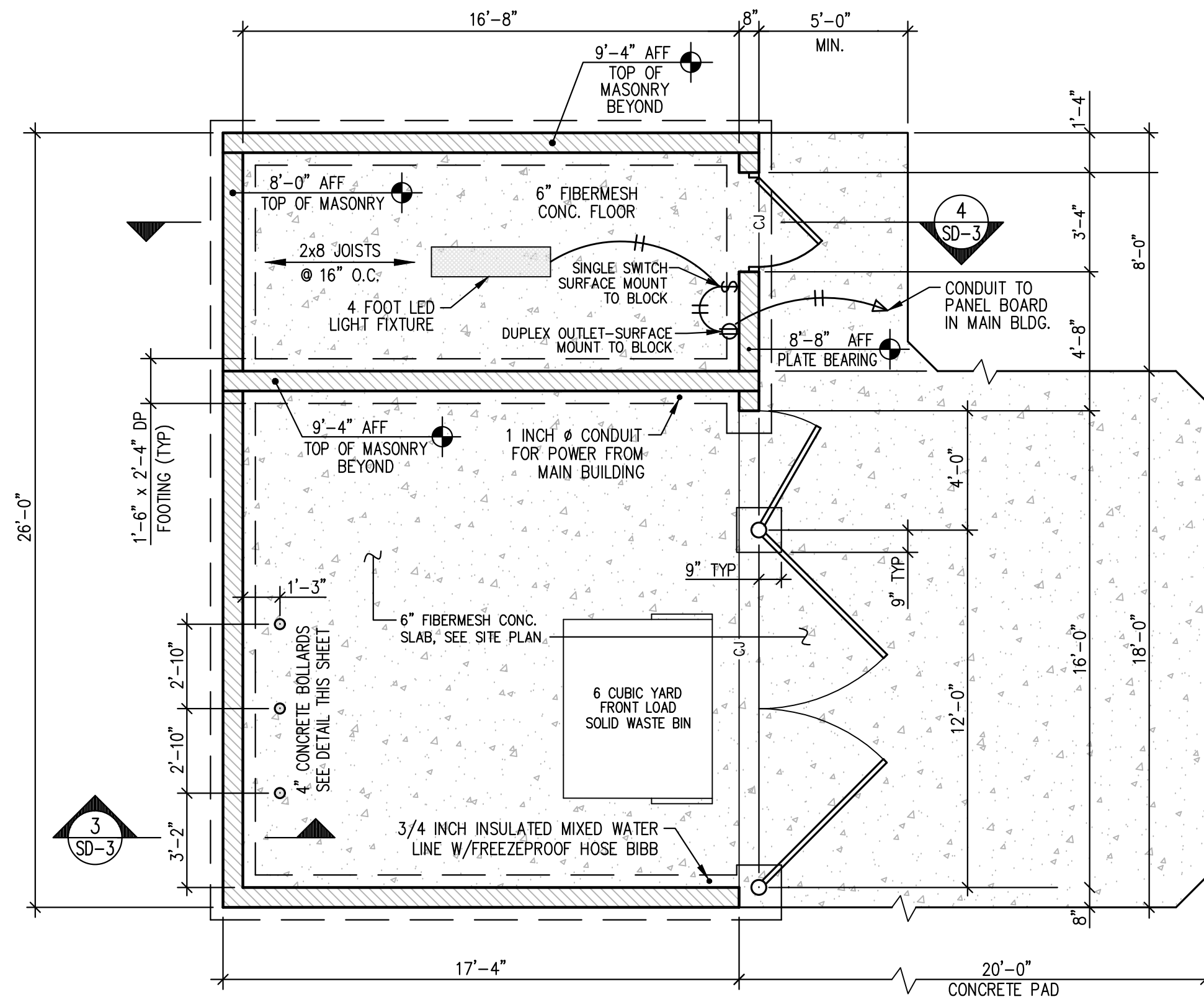
PAINTED "THANK YOU"
 N.T.S.

Item 1.	REV	DATE	DESCRIPTION
	A	5/25/22	REVISIONS PER CITY REVIEW COMMENTS

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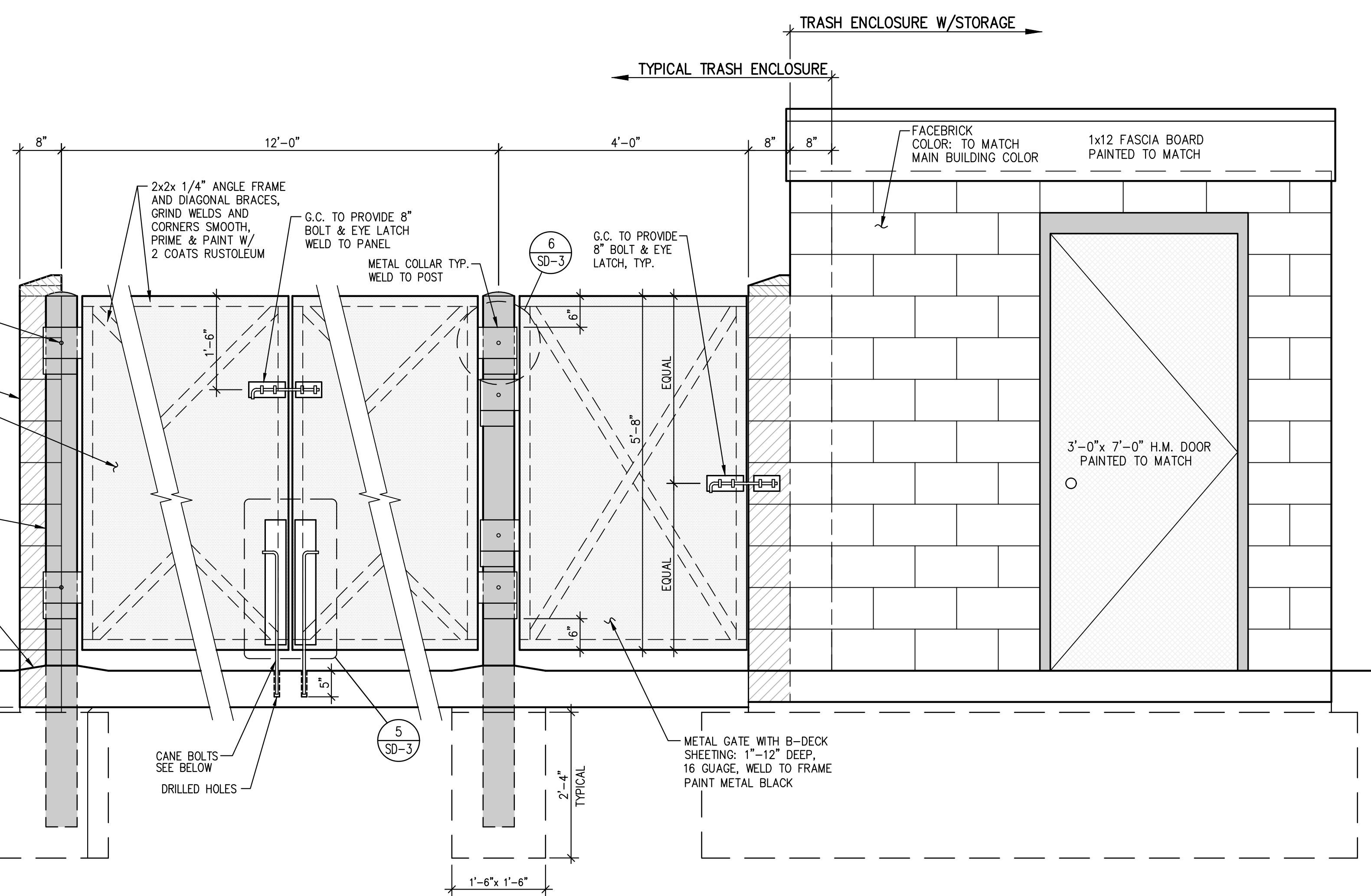
McDONALD'S CORPORATION PREPARED FOR:	TITLE: McDONALD'S SITE IMPROVEMENT PLANS SANTAQUIN, UTAH DESCRIPTION: FOUNDATION AND MISCELLANEOUS DETAILS DRIVE-THRU DETAILS
DRAWN BY: _____ STD ISSUE DATE: _____ REVIEWED BY: _____ DATE REVIEWED: _____ DATE ISSUED: _____	OFFICE ADDRESS: _____ DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

SHEET NO.	SD-1
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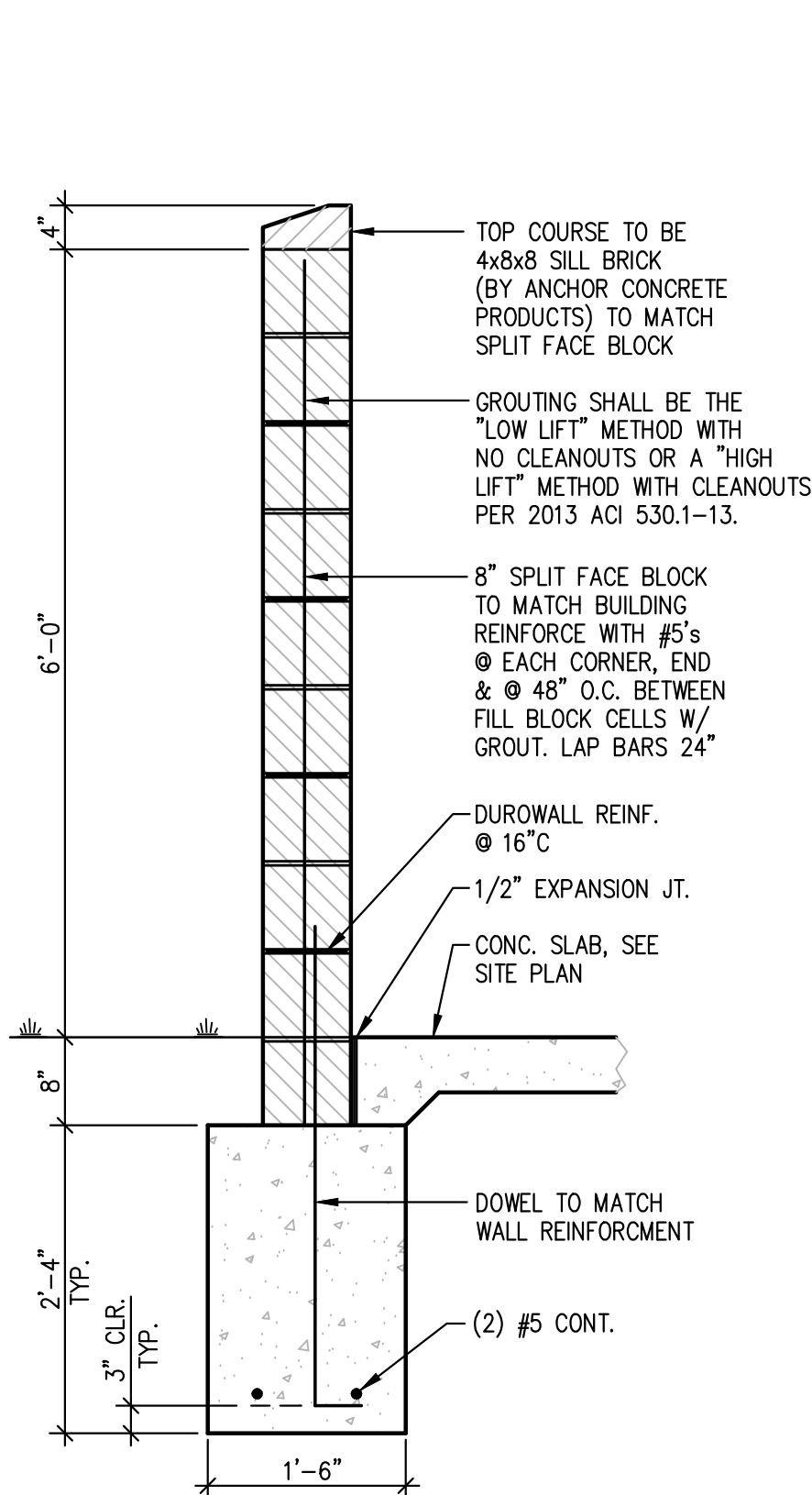
1 TRASH ENCLOSURE WITH LOCKABLE STORAGE

SD-3 1/4" = 1'-0"



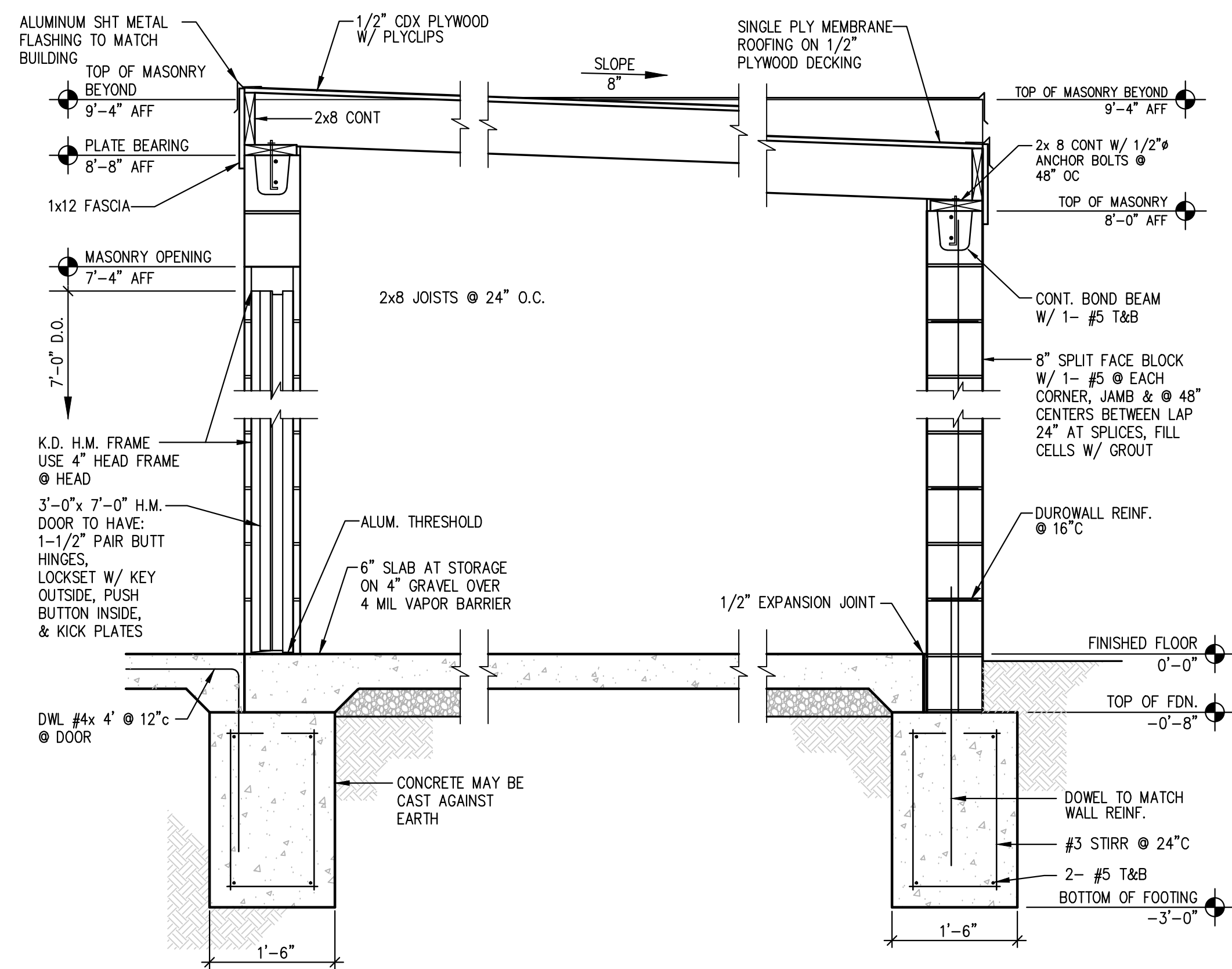
2 TRASH ENCLOSURE GATE AND MOUNTING DETAILS

SD-3 3/4" = 1'-0"



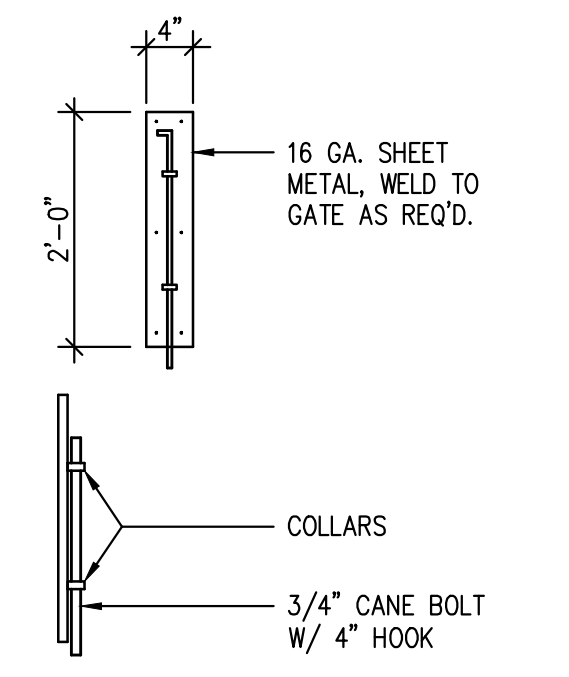
3 TYPICAL WALL SECTION

SD-3 3/4" = 1'-0"



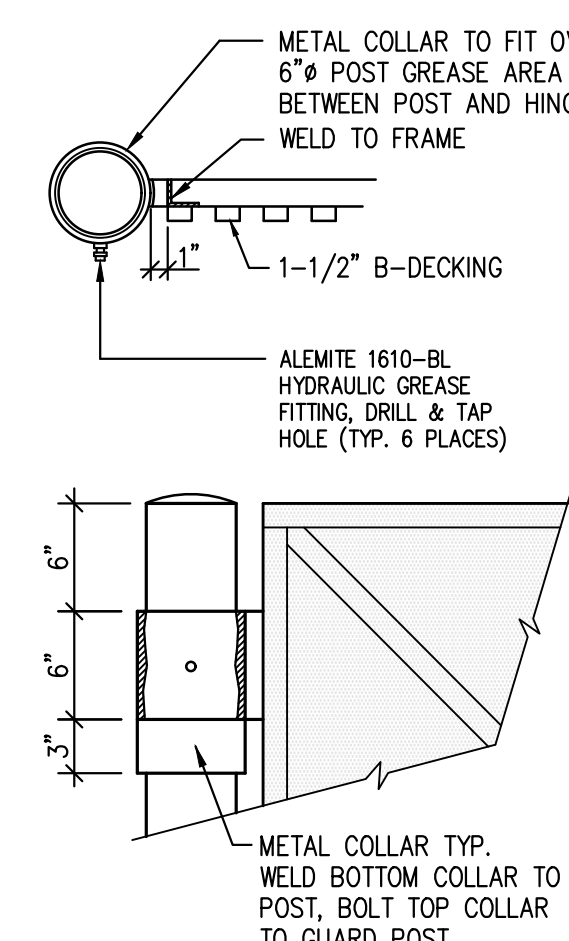
4 SECTION THRU STORAGE ROOM

SD-3 3/4" = 1'-0"



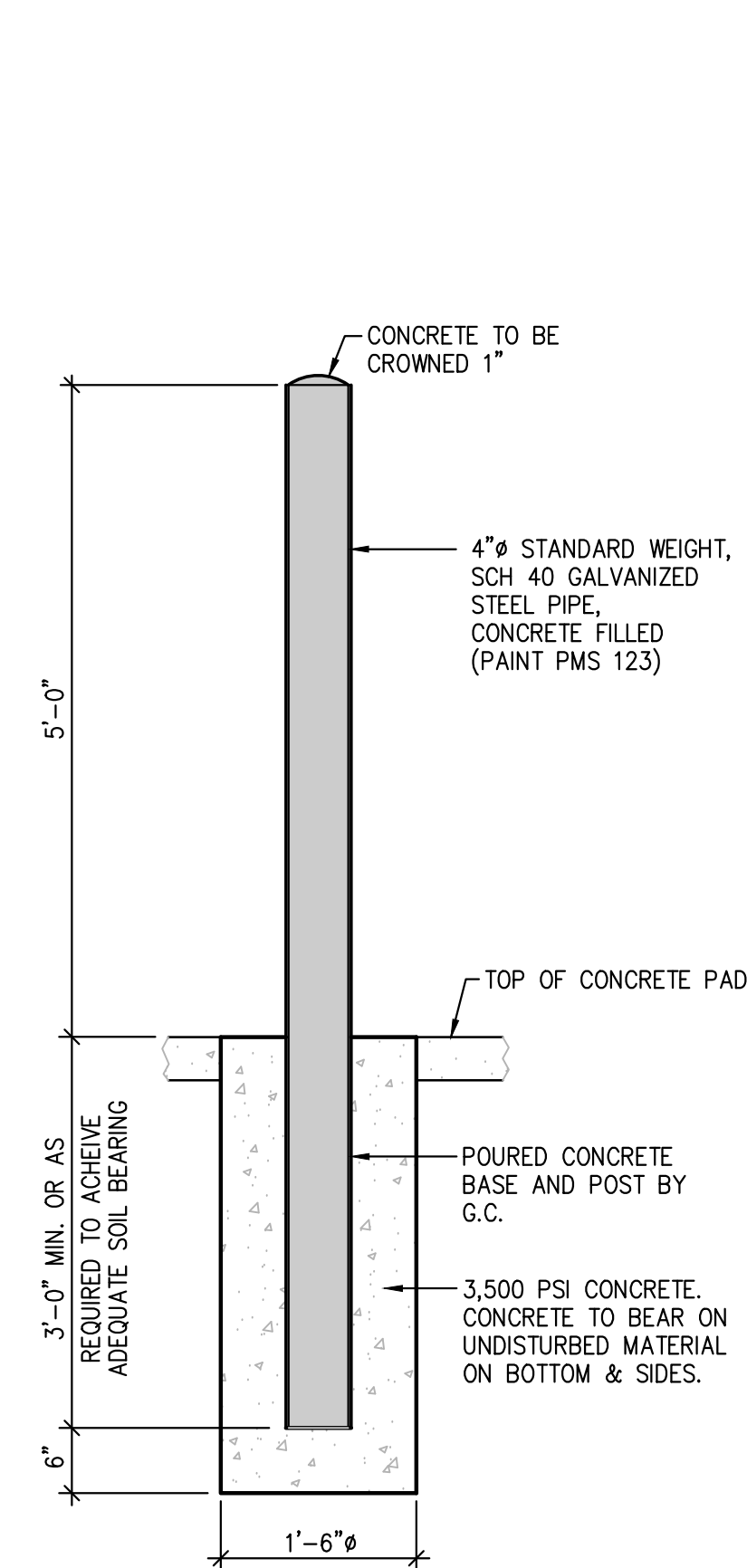
5 BOLT DETAILS

SD-3 NOT TO SCALE



6 HINGE DETAILS

SD-3 NOT TO SCALE

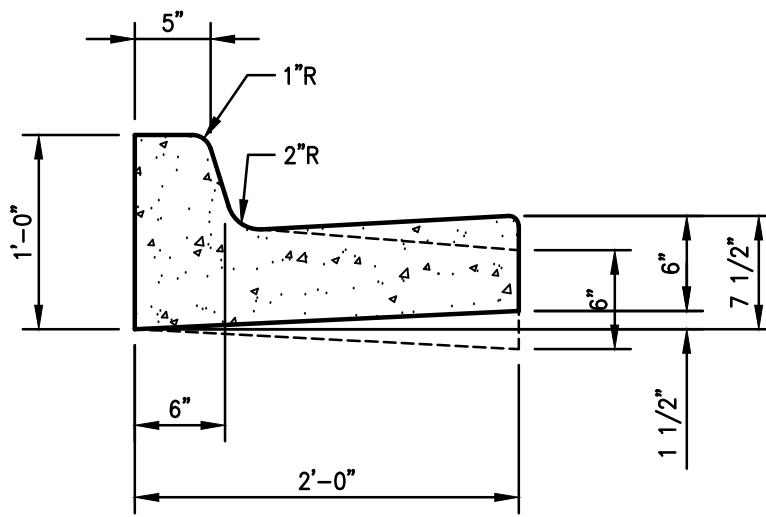


7 4" CONCRETE BOLLARD

SD-3 3/4" = 1'-0"

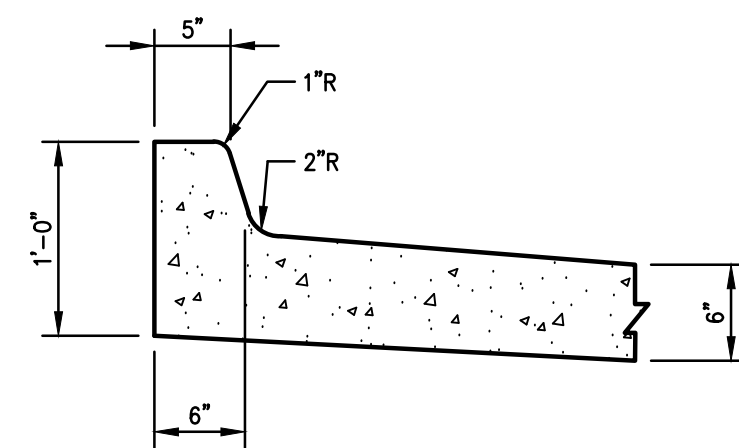
SHEET NO.	SD-3	
	TITLE	MCDONALD'S SITE IMPROVEMENT PLANS SANTIAQUIN, UTAH TRASH ENCLOSURE/STORAGE BLDG. DETAILS
DATE	04-3-2020	38 NORTH 500 EAST, SANTIQUIN, UTAH
PREPARED BY	MCDONALD'S CORPORATION	OFFICE ADDRESS
DRAWN BY	DATE	DATE ISSUED
STD. ISSUE DATE	REVIEWED BY	DATE REVIEWED
REVISIONS	DATE	DESCRIPTION
A	5/25/22	REVISIONS PER CITY REVIEW COMMENTS
R.L.	BY	Item 1.

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

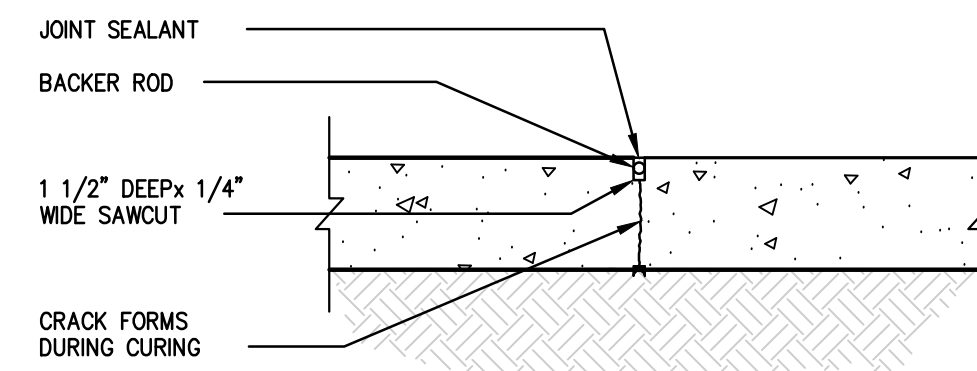


NOTES:
 1. PROVIDE CONTRACTION JOINTS @ 15' CC & EXPANSION JOINTS @ 75' CC
 2. REFER TO GRADING PLAN FOR SPILL GUTTER

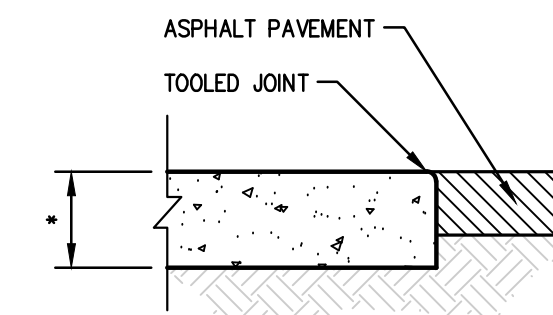
1 CONCRETE CURB & GUTTER
 SD4 1" = 1'-0"



2 INTEGRAL CONCRETE CURB & GUTTER
 SD4 1" = 1'-0"

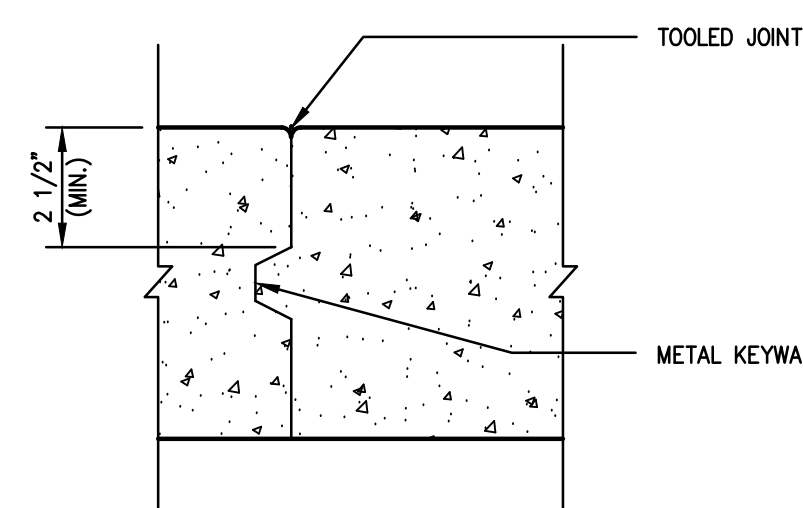


3 CONTRACTION JOINT
 SD4 1" = 1'-0"

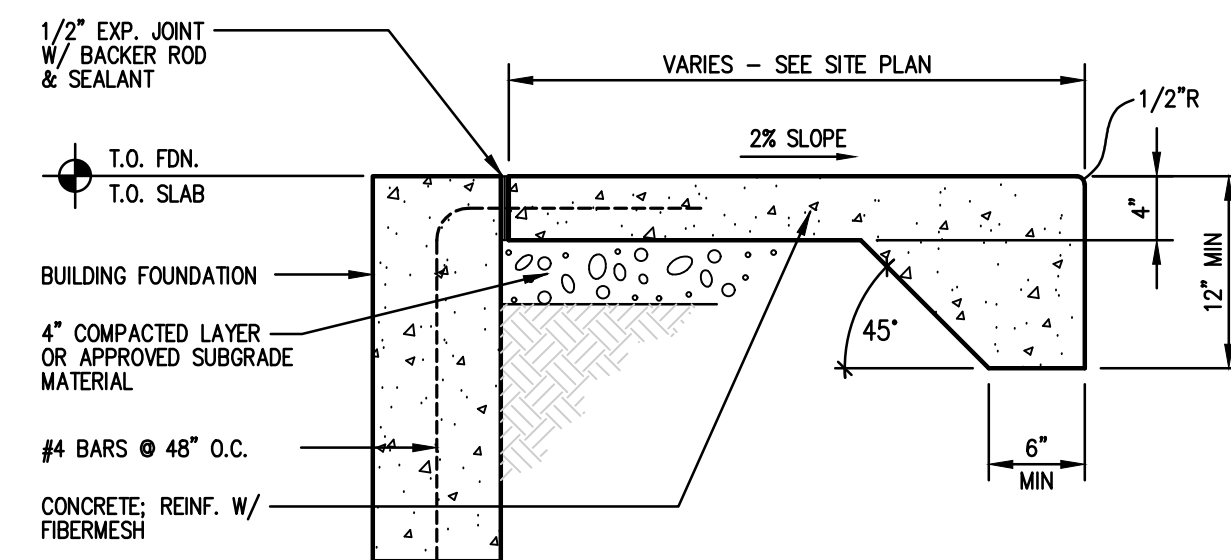


* SEE SITE PLAN

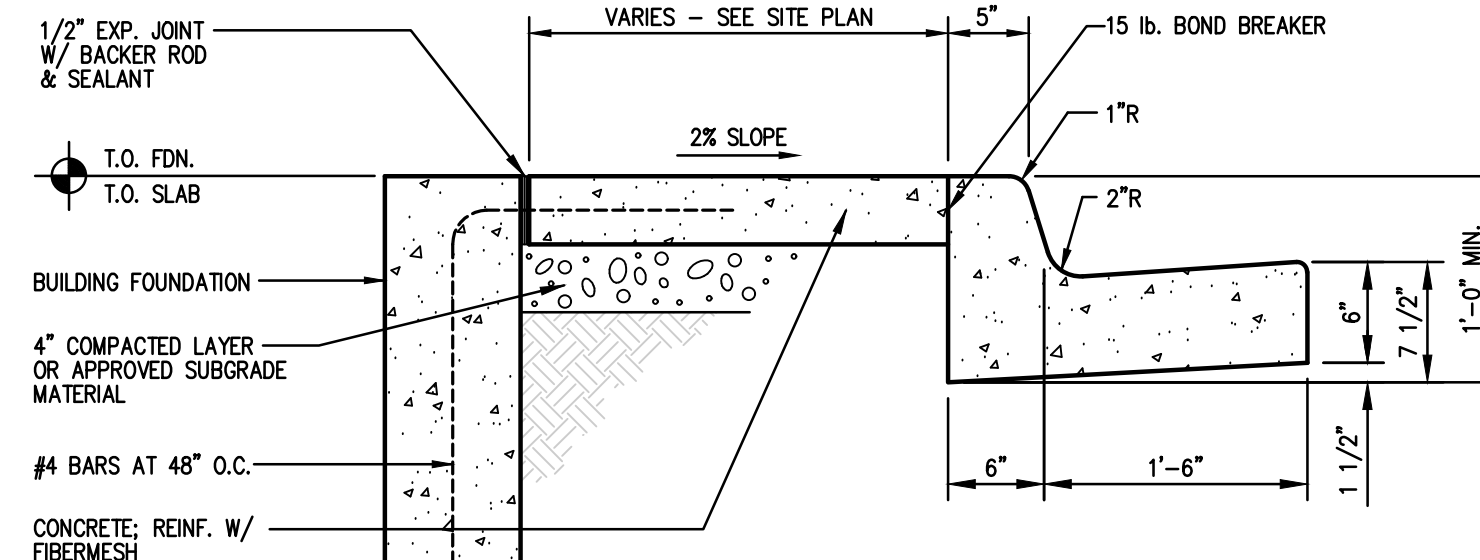
4 TERMINAL JOINT W/ASPHALT PAVEMENT
 SD4 1" = 1'-0"



5 CONSTRUCTION JOINT
 SD4 3" = 1'-0"

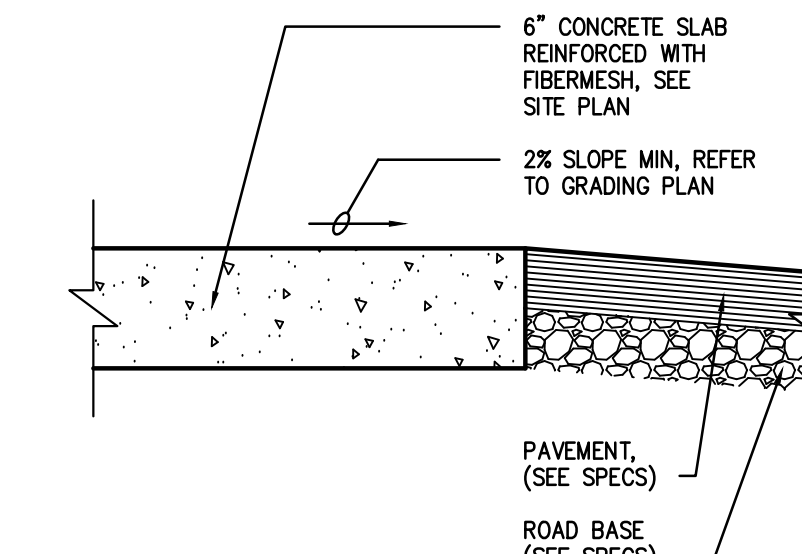


6 SIDEWALK AT BACK OF BUILDING
 SD4 1" = 1'-0"



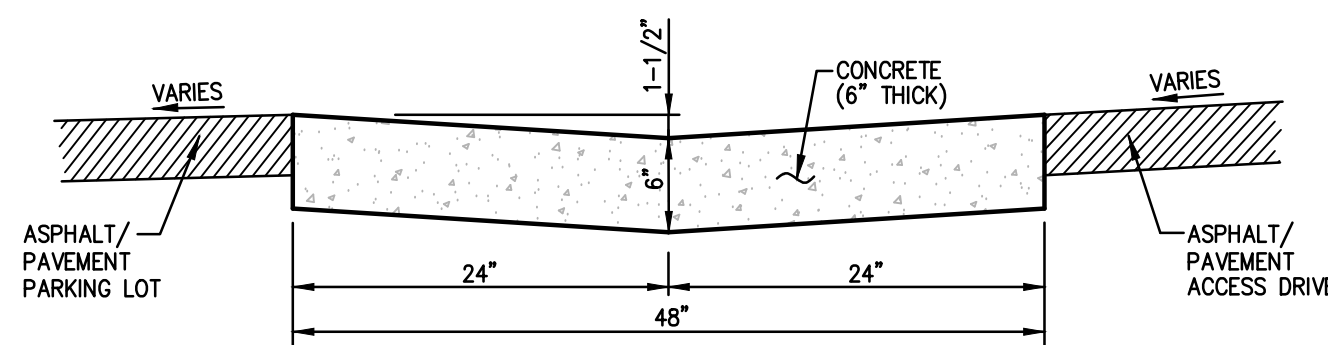
NOTES:
 1. PROVIDE CONTRACTION JOINTS AT 15' C.C. AND EXPANSION JOINTS AT 75' C.C.

7 CONCRETE BUILDING WALK
 SD4 1" = 1'-0"

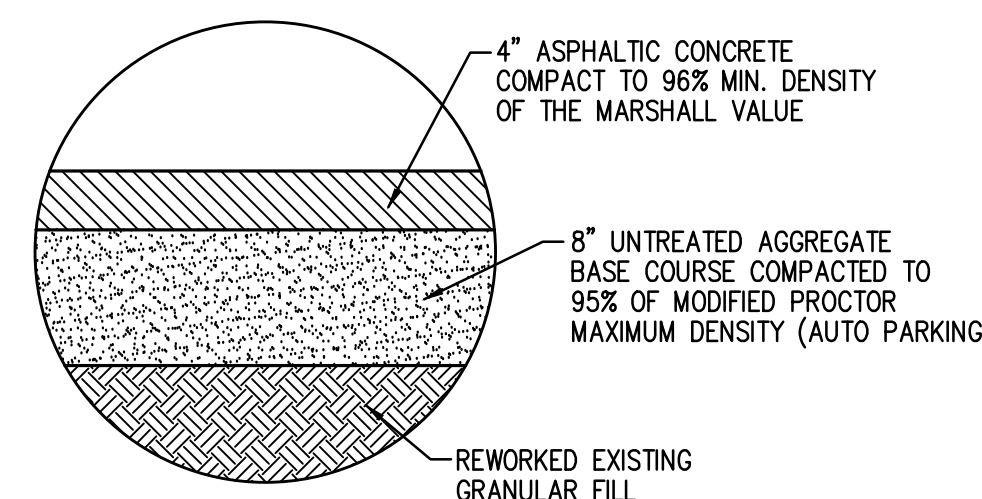


NOTE:
 SLOPE PAVEMENT FOR PROPER DRAINAGE, SEE GRADING PLAN

8 DRIVE THRU LANE DETAIL
 SD4 1-1/2" = 1'-0"

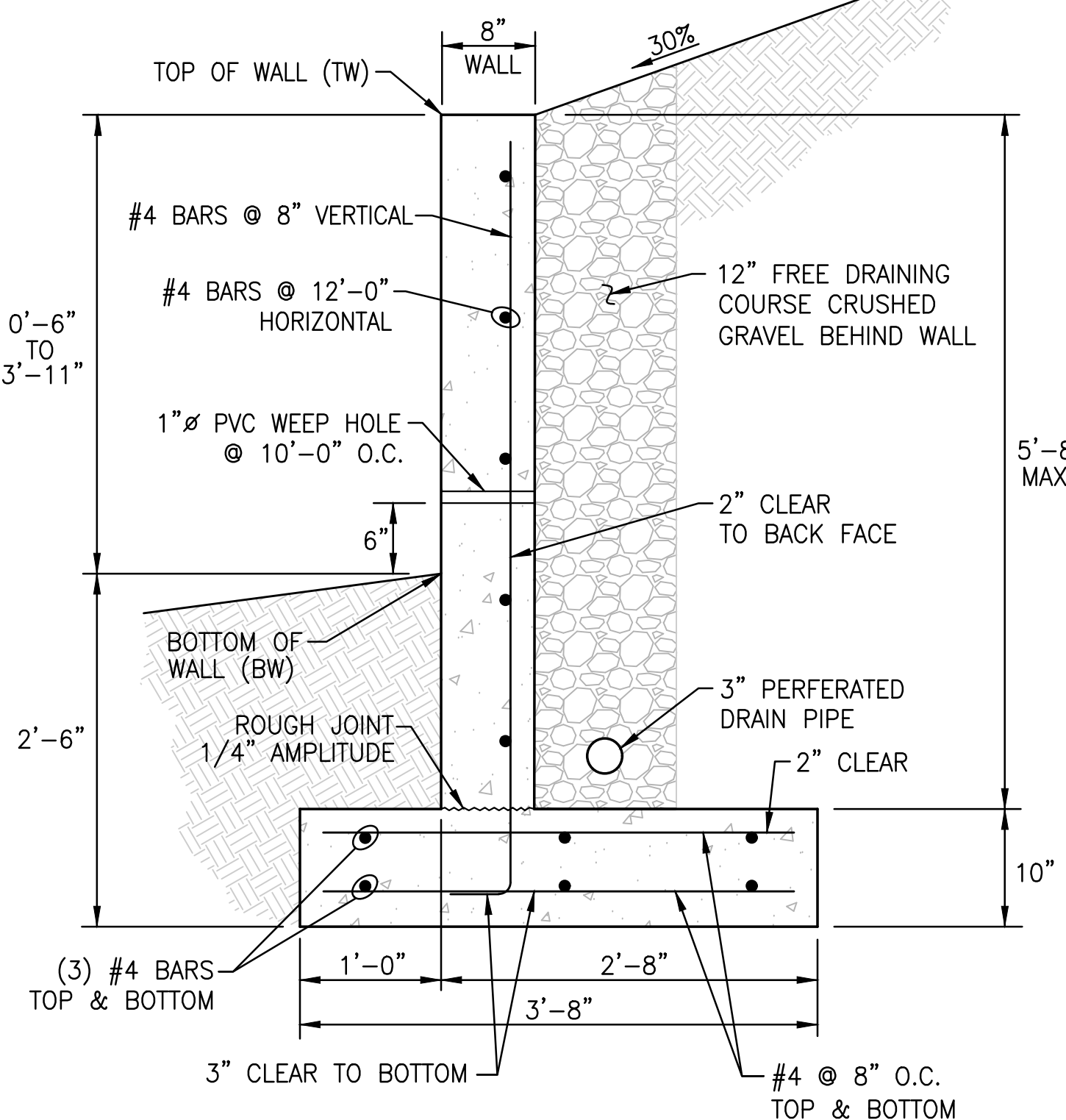


9 48" CONCRETE WATERWAY
 SD4 1" = 1'-0"

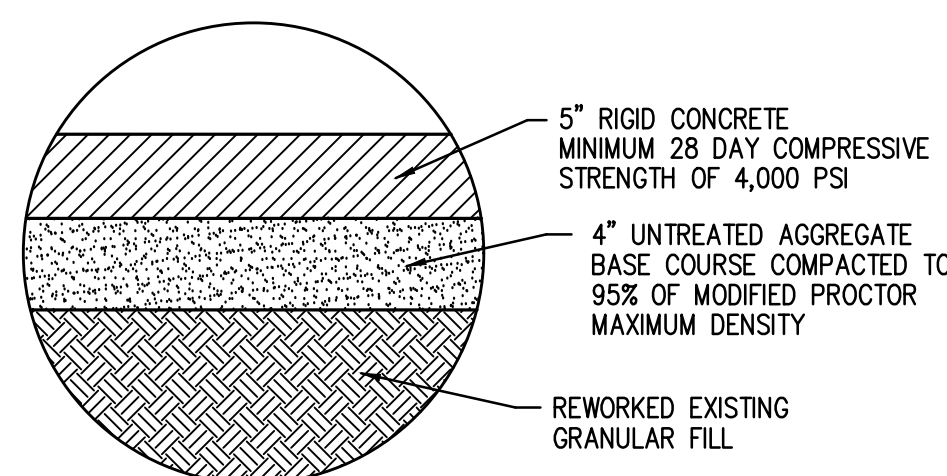


NOTE:
 SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

10 ASPHALT FLEXIBLE PAVEMENT SECTION
 SD4 N.T.S.

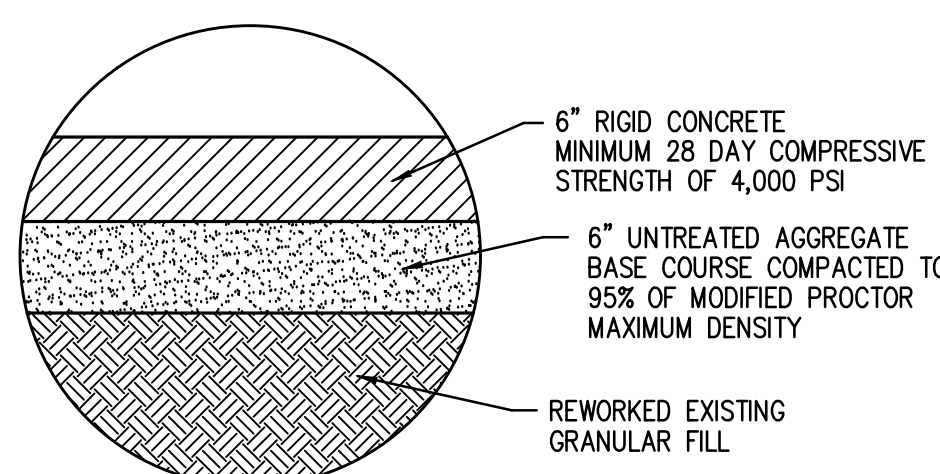


13 TYPICAL CONC. RETAINING WALL DETAIL
 SD4 1" = 1'-0"



NOTE:
 SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

11 CONCRETE RIGID PAVEMENT SECTION
 SD4 N.T.S.



NOTE:
 SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

12 CONCRETE RIGID PAVEMENT SECTION AT DUMPSTER LOCATION
 SD4 N.T.S.

REV	DATE	DESCRIPTION
A	5/25/22	REVISIONS PER CITY REVIEW COMMENTS



DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

PREPARED BY: MCDONALD'S CORPORATION
 1000 DRIVE - JAY BROOK, LUNDS, 60501
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DATE	DATE	DATE	DATE	DATE
ISSUED	ISSUED	ISSUED	ISSUED	ISSUED
REVIEWED	REVIEWED	REVIEWED	REVIEWED	REVIEWED
DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY
DATE	DATE	DATE	DATE	DATE

TITLE: MCDONALD'S SITE IMPROVEMENT PLANS
 SANTAQUIN, UTAH
 DESCRIPTION: MISCELLANEOUS SITE DETAILS
 SHEET NO. SD-4
 SITE ADDRESS: 38 NORTH 500 EAST, SANTAQUIN, UTAH
 OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

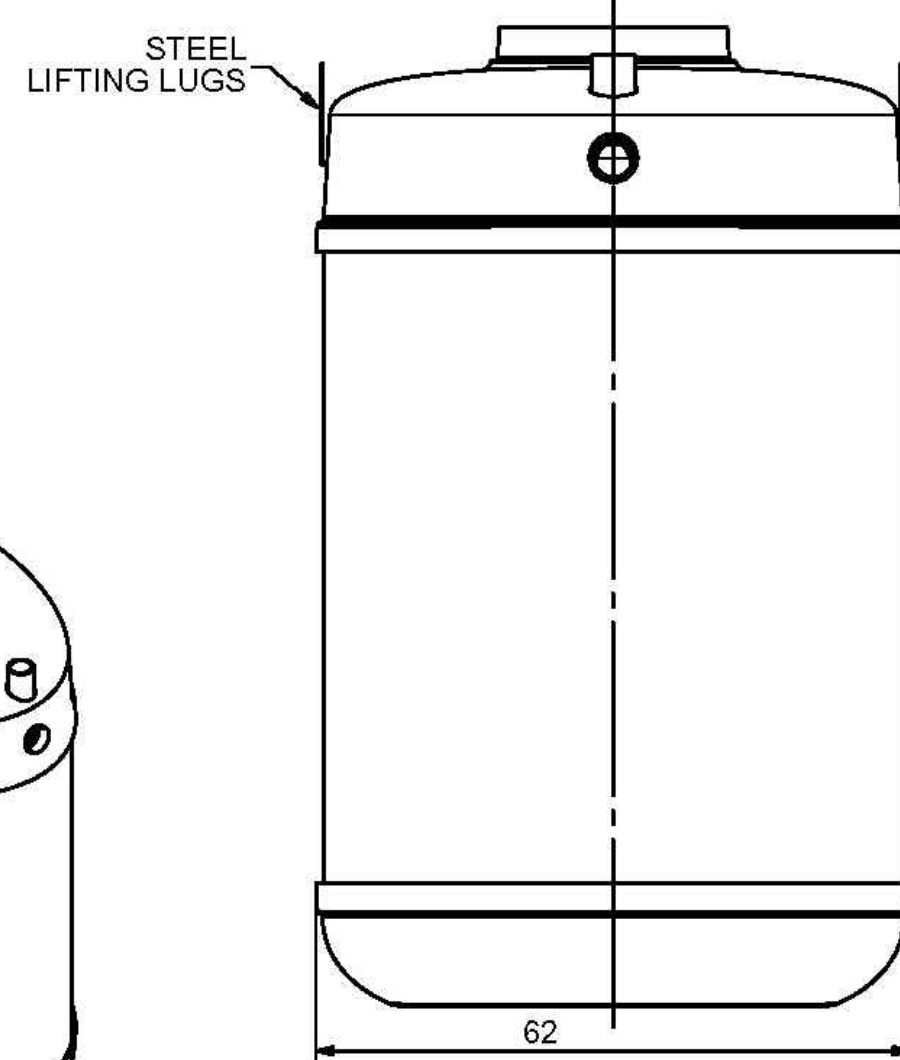
NOTES:

- FOR GRAVITY APPLICATIONS ONLY.
- ALL PROCEPTOR UNITS ARE MANUFACTURED WITH FIBERGLASS REINFORCED PLASTICS. PHYSICAL CHARACTERISTICS AND THICKNESS: POLYESTER RESIN AND E GLASS. MINIMUM THICKNESS 1/4" WALL AND 3/8" TOP AND BOTTOM BOWLS.
- ALL PROCEPTOR UNITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION.
- STANDARD PIPING IS SCH. 40 PVC.
- GM/COMC 500 - 3000 UNITS COME STANDARD WITH 4" INLET AND OUTLET (OTHER PIPE SIZE OPTIONS AVAILABLE ON REQUEST).
- EXTENSION COLLAR TO BE ORDERED TO MEET FINISHED GRADE. CUT ON SITE FOR FINAL ADJUSTMENT AND CALKED WITH SIKAFLEX BY CONTRACTOR FOR WATERTIGHT SEAL.
- COVERS AVAILABLE FOR H20 TRAFFIC LOADING, PEDESTRIAN LOADING OR ABOVE GROUND INSTALLATION.
- CONSULT GREEN TURTLE FOR OTHER SIZES.
- 30 YEAR WARRANTY AGAINST LEAKS, AND STRUCTURAL FAILURE.
- U.S. PATENT #5,746,912, CDN PATENT #2,195,922

SPECIFICATIONS

PIPE SIZE: 4 INCH PVC SCH 40
 INSTALLATION: BURIED
 ACCESSWAY SIZE: 24 INCHES

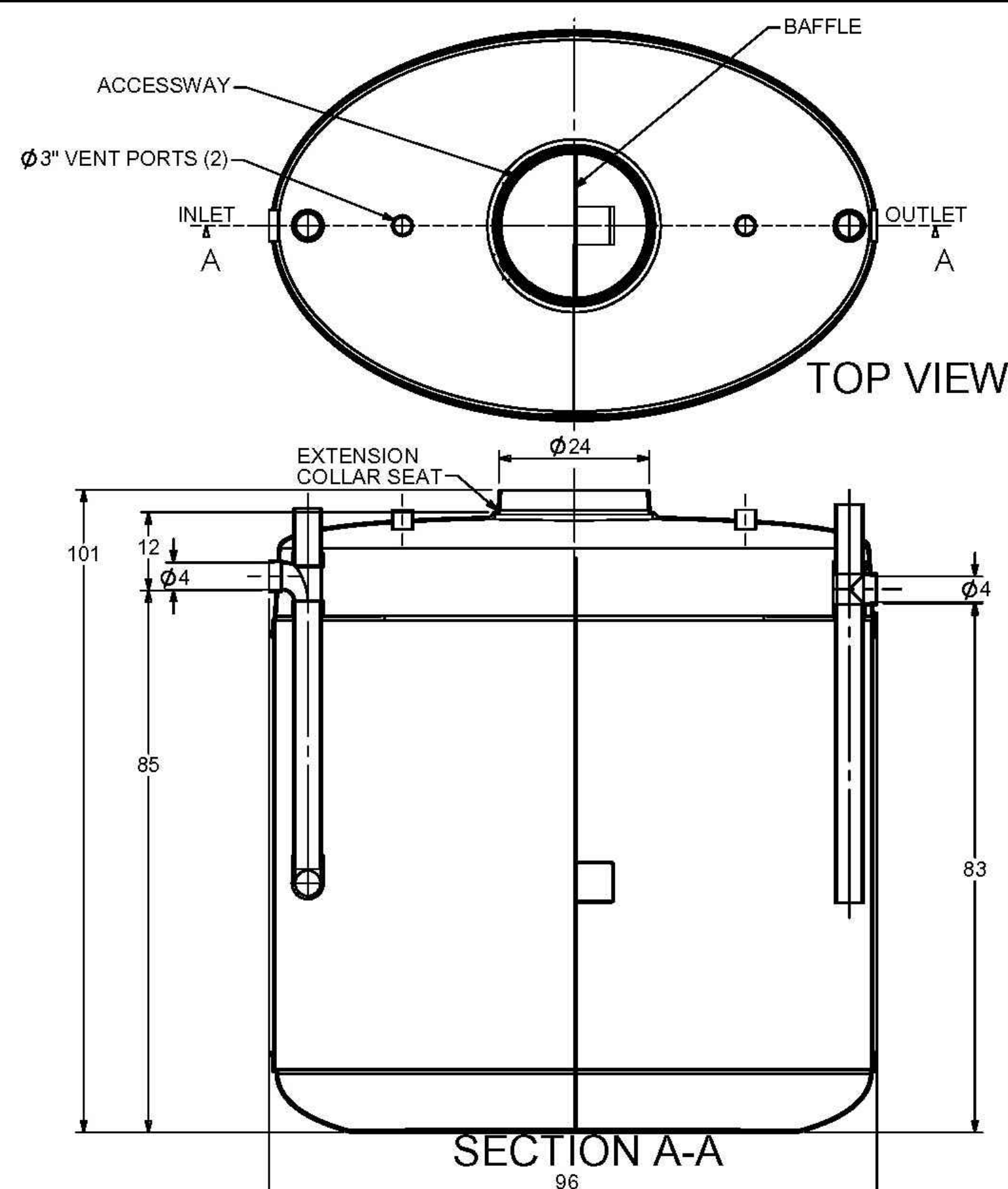
OPTIONS



SIDE VIEW

TOTAL WET VOLUME: 1500 GAL
 MAX OIL CAPACITY: 819 GAL
 MAX SOLIDS CAPACITY: 540 GAL

CONSULT LOCAL AUTHORITIES FOR MINIMUM SIZE OF SEPARATORS



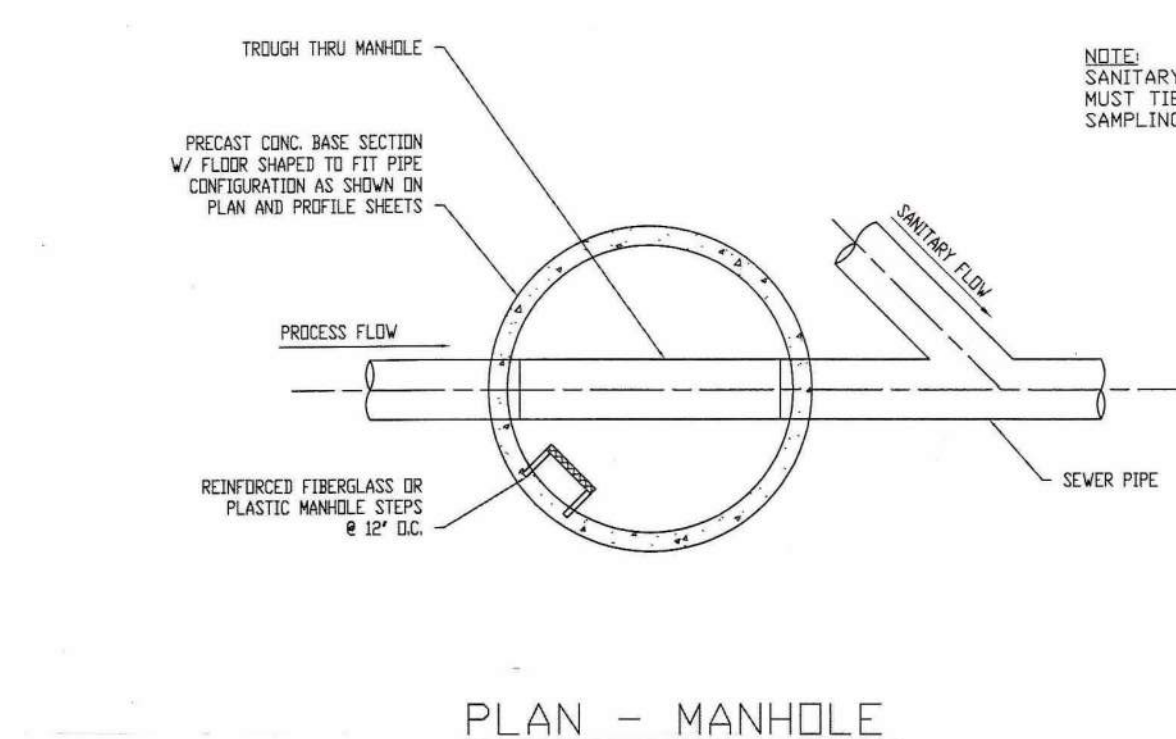
1,500 GAL. GREASE PROCEPTOR-PLAN VIEW

N.T.S.

TITLE: PROCEPTOR OIL SEPARATOR OMC 1500		REV. DATE	DRAWN
ALL DIMENSIONS IN INCHES		1	
PROJECT: WO:		2	
NOTES:		3	JUNE 15, 2005
		4	JANUARY 4, 2007
		5	NOV. 11, 2009
		6	MARCH 14, 2012
		7	JUNE 24, 2016
		8	APRIL 13, 2017
		9	
		10	
DRAWN BY: F. CHANDLER		SCALE: 1/8" = 1'-0"	
DRAWN DATE: 9/14/04		DO NOT SCALE DRAWING	

Proceptor
ZURN

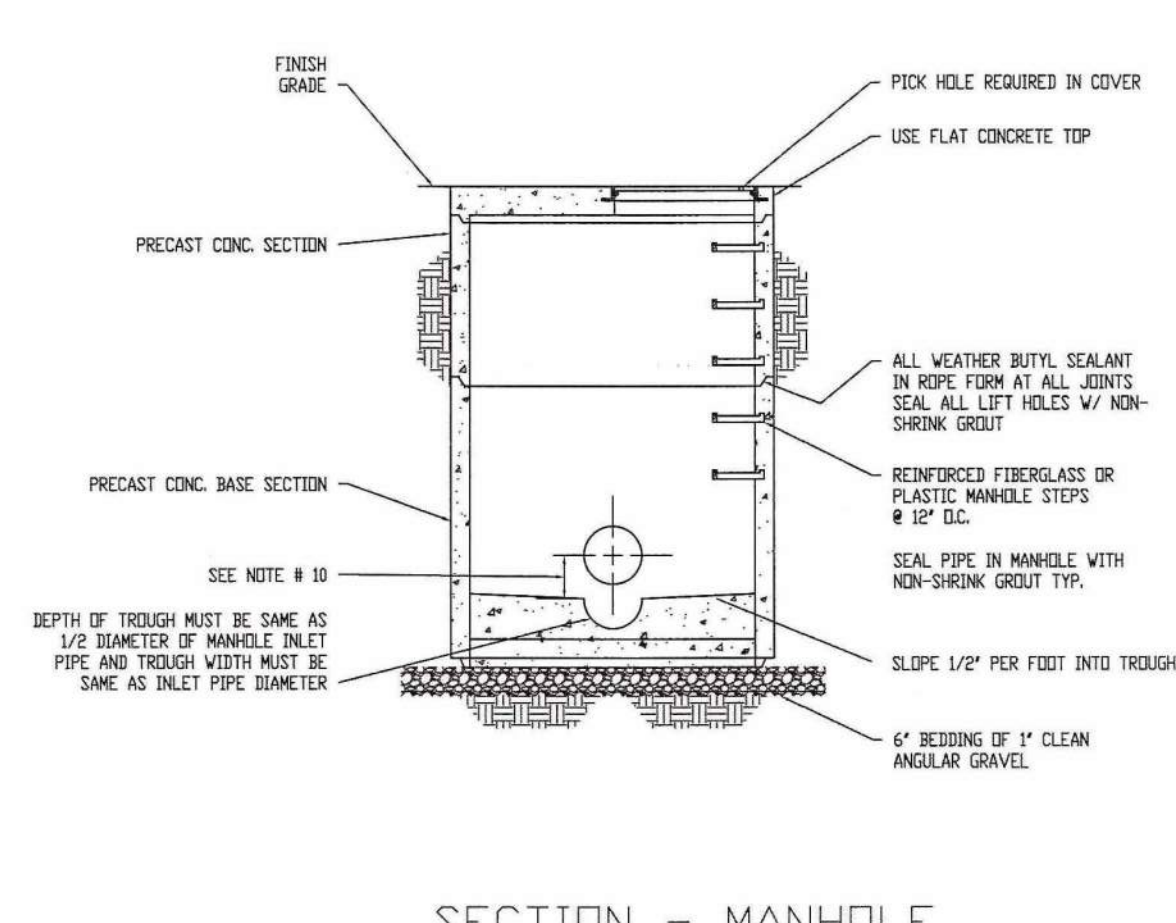
SIZE: A OMC 1500
 SCALE: 1/8" = 1'-0" REV. 8



- NEEDS:**
1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVWRP PRIOR TO BACKFILLING IS REQUIRED.
 2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
 3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 4. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
 5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1 1/2 INCHES.
 6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
 7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
 - A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PSF PLUS TRUCK SURCHARGES.
 - B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
 8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
 9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
 10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THRU THE MANHOLE.

SAMPLING MANHOLE - EXAMPLE DETAIL

N.T.S.



NFPA THRUST BLOCK DATA

THRUST BLOCK SIZE CHART

FEATURE	SIZE (IN)	BEARING AREA FT ²
45° BEND	6"	2.9
TEE/DEAD END	6"	5.4

Note: See Table A.10.6.1(b) in the 2019 NFPA 24 Standards for more information.

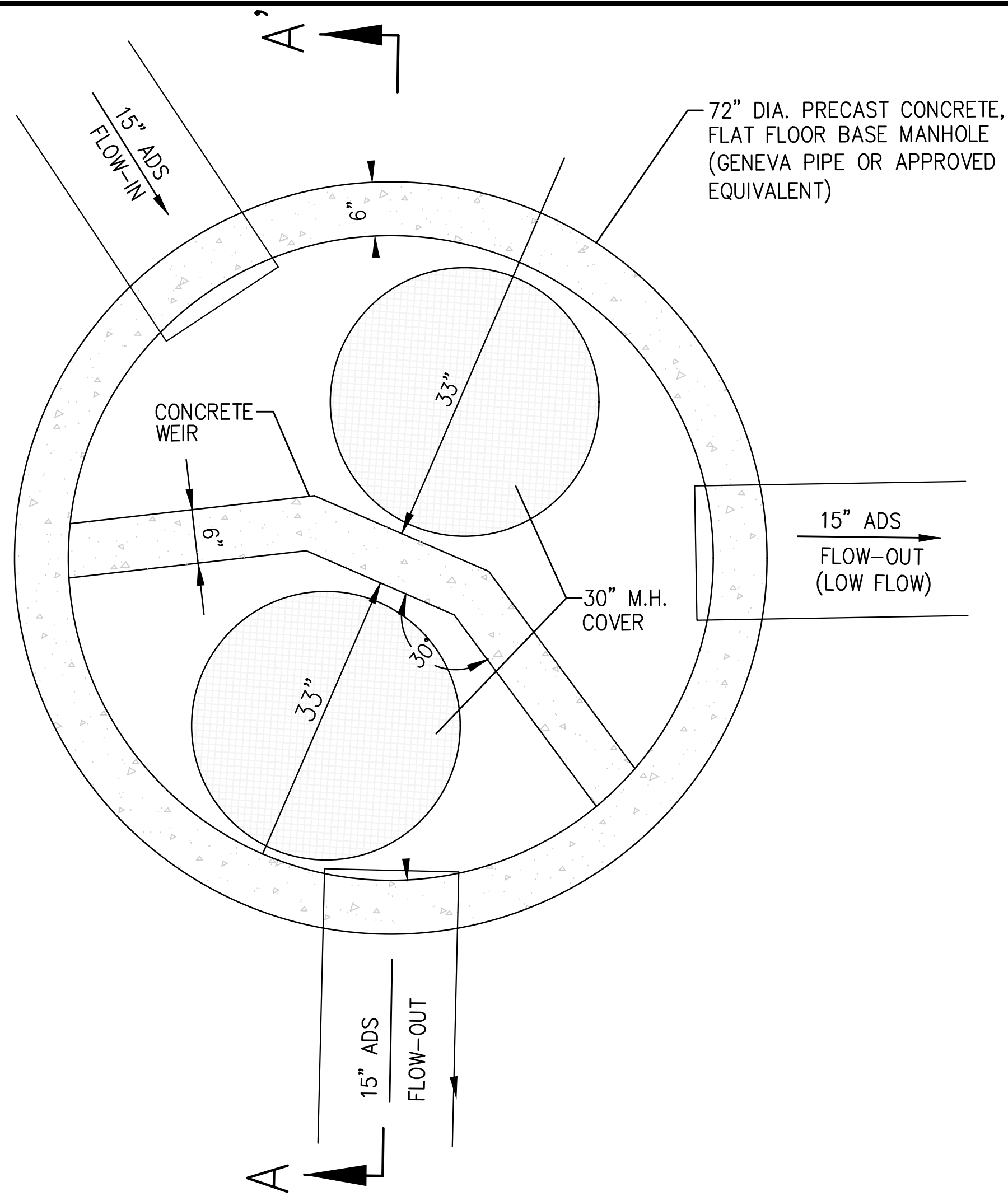
THRUST BLOCK DETAILS

N.T.S.

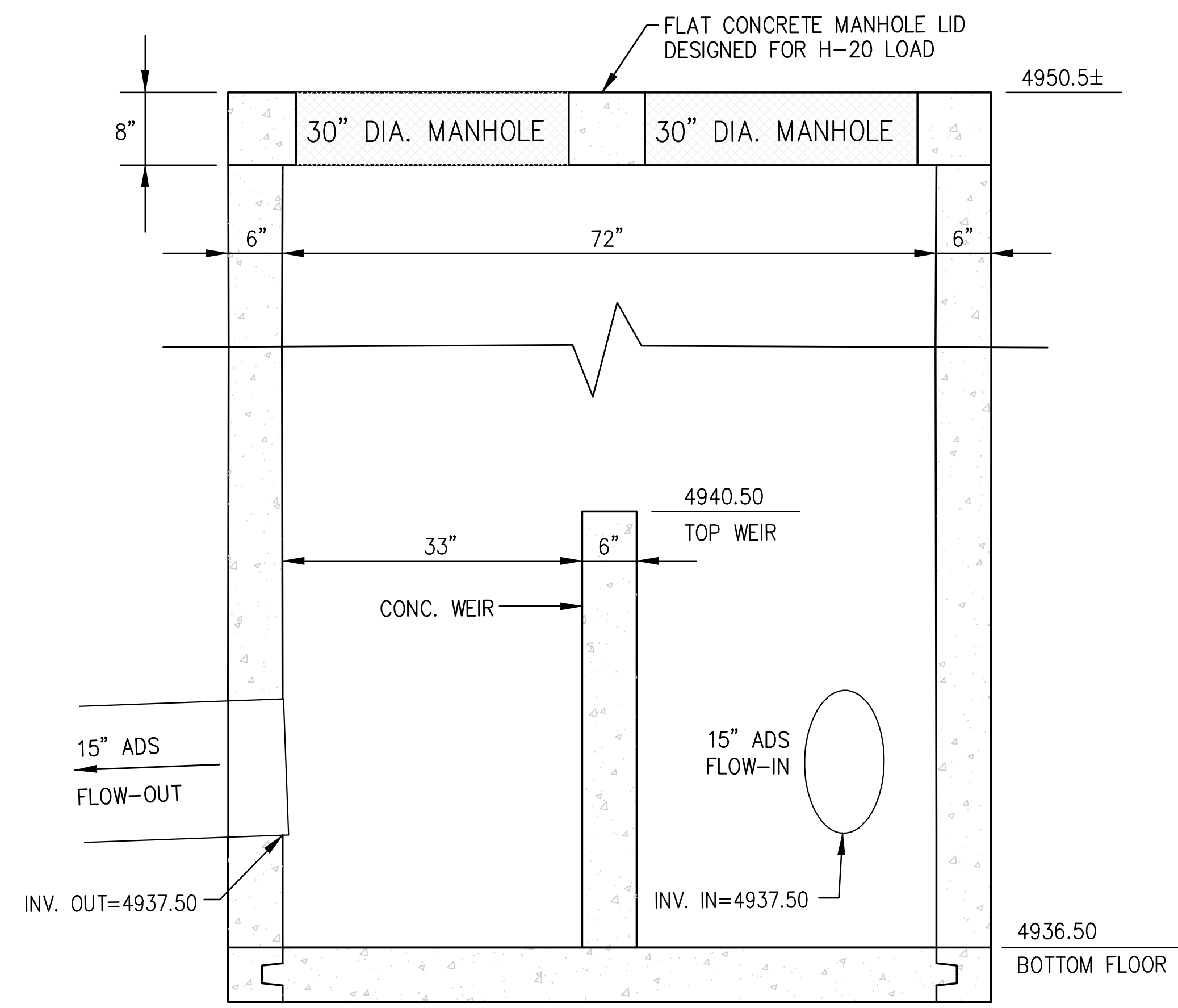
SHEET NO.	SD-5
TITLE	McDONALD'S SITE IMPROVEMENT PLANS SANTAQUIN, UTAH
DESCRIPTION	MISCELLANEOUS SITE DETAILS
SITE ID	043-0320 38 NORTH 500 EAST, SANTAQUIN, UTAH
PREPARED BY	McDONALD'S CORPORATION
DRAWN BY	
STD. ISSUE DATE	
REVIEWED BY	
DATE REVIEWED	
DATE ISSUED	
OFFICE ADDRESS	4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
REVISIONS PER CITY REVIEW COMMENTS	
REV.	A
DATE	5/25/22
DESCRIPTION	

REGISTERED PROFESSIONAL ENGINEER
 No. 8030627
 JEREMY RICK
 HANSON
 5/15/22
 STATE OF UTAH

DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000



PLAN VIEW
 SCALE: 1"=1'-0"



SECTION A-A'
 SCALE: 1"=1'-0"
 72" PRECAST MANHOLE DETAIL

User Inputs

Chamber Model: MC-4500

Outlet Control Structure: No

Project Name: McDonald's

Engineer: N/A

Project Location: Utah

Measurement Type: Imperial

Required Storage Volume: 3700 cubic ft.

Stone Porosity: 40%

Stone Foundation Depth: 12 in.

Stone Above Chambers: 12 in.

Average Cover Over Chambers: 24 in.

Design Constraint Dimensions: (45 ft. x 60 ft.)

Results

System Volume and Bed Size

Installed Storage Volume: 4005.62 cubic ft.

Storage Volume Per Chamber: 106.50 cubic ft.

Number Of Chambers Required: 19

Number Of End Caps Required: 4

Chamber Rows: 2

Maximum Length: 51.49 ft.

Maximum Width: 19.42 ft.

Approx. Bed Size Required: 963.11 square ft.

System Components

Amount Of Stone Required: 168.90 cubic yards

Volume Of Excavation (Not Including Fill): 249.70 cubic yards

Total Non-woven Geotextile Required: 389.18 square yards

Woven Geotextile Required (excluding Isolator Row): 21.23 square yards

Woven Geotextile Required (Isolator Row): 106.67 square yards

Total Woven Geotextile Required: 127.91 square yards

STORMTECH MC-4500 SYSTEM DETAILS

McDonalds - Santaquin - Property						
Drainage Calculations						
100 Year, 24 Hour Event (Santaquin)						
Proposed Detained Basin						
Restriction Rate (cfs/ac)		0.00				
Total Area (ac)		1.14				
Total Area (sf)		49622				
Infiltration rate (in/hr)		6.0				
Infiltration surface length (ft)		51.0				
Length of Perf Pipe (ft)		20				

Land Use	%	C	Area (sf)
Roof	11	0.9	5406
Paved	69	0.9	34352
Landscaped	20	0.15	9864
		0.75	

Lapsed Time (min)	Rainfall Intensity (in/hr)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
5	5.04	0.42	1304	0	42.50	1262
10	3.84	0.64	1987	0	85.00	1902
15	3.32	0.83	2577	0	127.50	2450
30	2.24	1.12	3478	0	255.00	3223
60	1.40	1.40	4347	0	510.00	3837
120	0.78	1.56	4844	0	1020.00	3824
180	0.56	1.68	5317	0	1530.00	3687
360	0.32	1.92	5862	0	3060.00	2902
720	0.19	2.28	7080	0	6120.00	960
1440	0.11	2.64	8198	0	12240.00	-4042

Summary	
Required retention storage (cf)	3837
Unit storage per acre (cf/ac)	3368
Allowable release rate (cfs)	0.0000

McDonalds - Santaquin - Access Road						
Drainage Calculations						
100 Year, 24 Hour Event						
Proposed Detained Basin - East						
Restriction Rate (cfs/ac)		0.00				
Total Area (ac)		0.13				
Total Area (sf)		5581				
Infiltration rate (in/hr)		0.0				
Infiltration surface length (ft)		0.0				
Length of Perf Pipe (ft)		0				

Land Use	%	C	Area (sf)
Roof	0	0.9	0
Paved	100	0.9	5581
Landscaped	0	0.15	0
		0.90	

Lapsed Time (min)	Rainfall Intensity (in/hr)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	4.01	1.00	420	0	0.00	420
30	2.70	1.35	565	0	0.00	565
60	1.67	1.67	699	0	0.00	699
360	0.35	2.08	871	0	0.00	871
720	0.20	2.41	1010	0	0.00	1010
1440	0.13	3.00	1256	0	0.00	1256

Summary	
Required retention storage (cf)	1256
Unit storage per acre (cf/ac)	9801
Allowable release rate (cfs)	0.0000

Retention in Pond				
Elevation	Area (ft ²)	Volume (ft ³)	Volume (ft ³)	
4945.00	206	0	0	
4946.00	633	420	420	
4947.00	1,136	884	1,304	HIGH WATER
4948.00	1,709	1,422	2,726	TOP OF POND

STORM WATER DRAINAGE CALCULATIONS

REVISIONS PER CITY REVIEW COMMENTS											
REV											
DATE											
5/25/22											
A											

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MCDONALD'S CORPORATION
 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

5684 South Green Street
 Murray, Utah 84123 801-713-3000

TITLE: MCDONALD'S SITE IMPROVEMENT PLANS
 SANTAQUIN, UTAH
 DESCRIPTION: STORM DRAINAGE DETAILS & CALCS.
 SHEET NO. SD-7

PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 2/3 NATIVE SOIL, 1/3 TOPSOIL AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEIOUS MATTER, AND STONES LARGER THAN 1". THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLDS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FOUR INCHES (4") IN ALL SOD AREAS, SHRUB BEDS, FLOWERING ANNUAL BEDS, AND GROUNDCOVER AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. MULCH FOR ANNUALS AND SPREADING PERENNIAL GROUND COVER AREAS SHALL BE SOIL PEP. SEE PLANS FOR MULCH TYPES IN OTHER LANDSCAPE AREAS. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

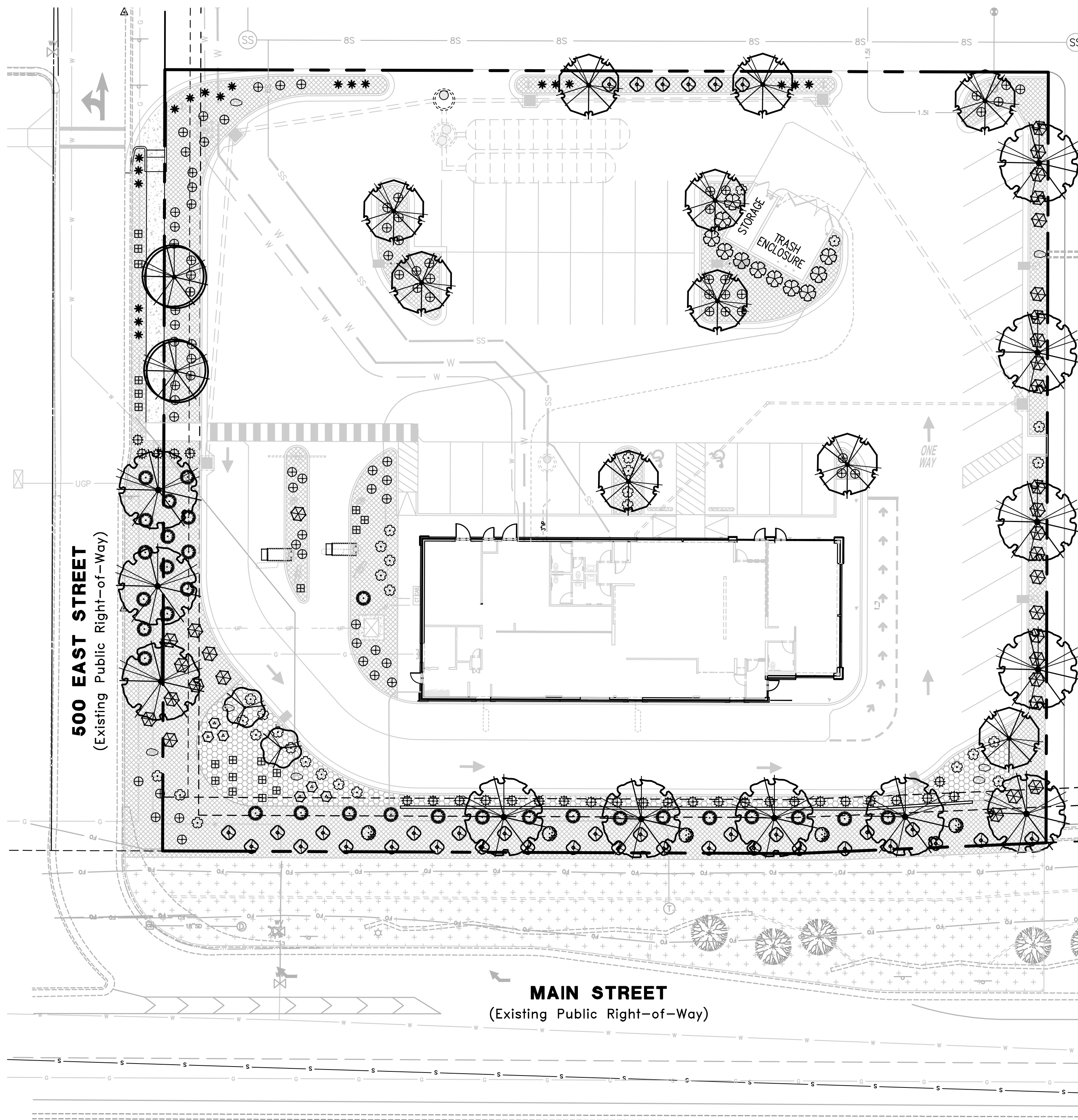
13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

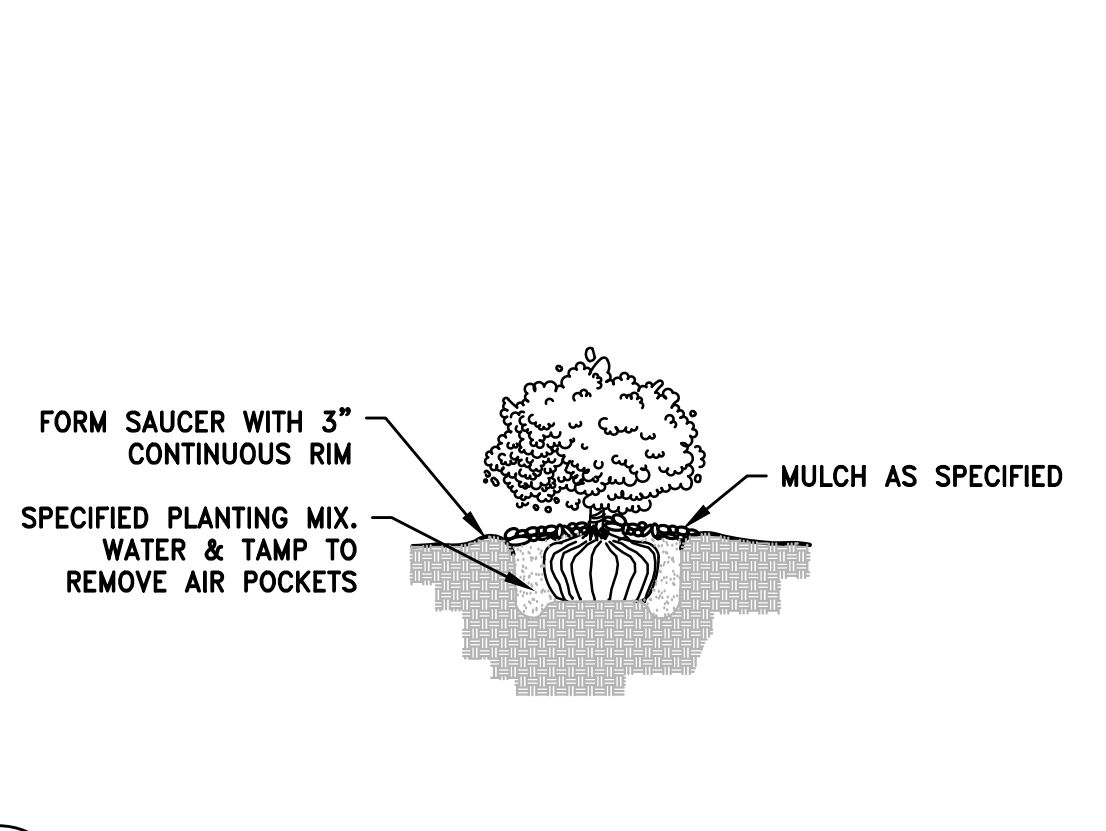
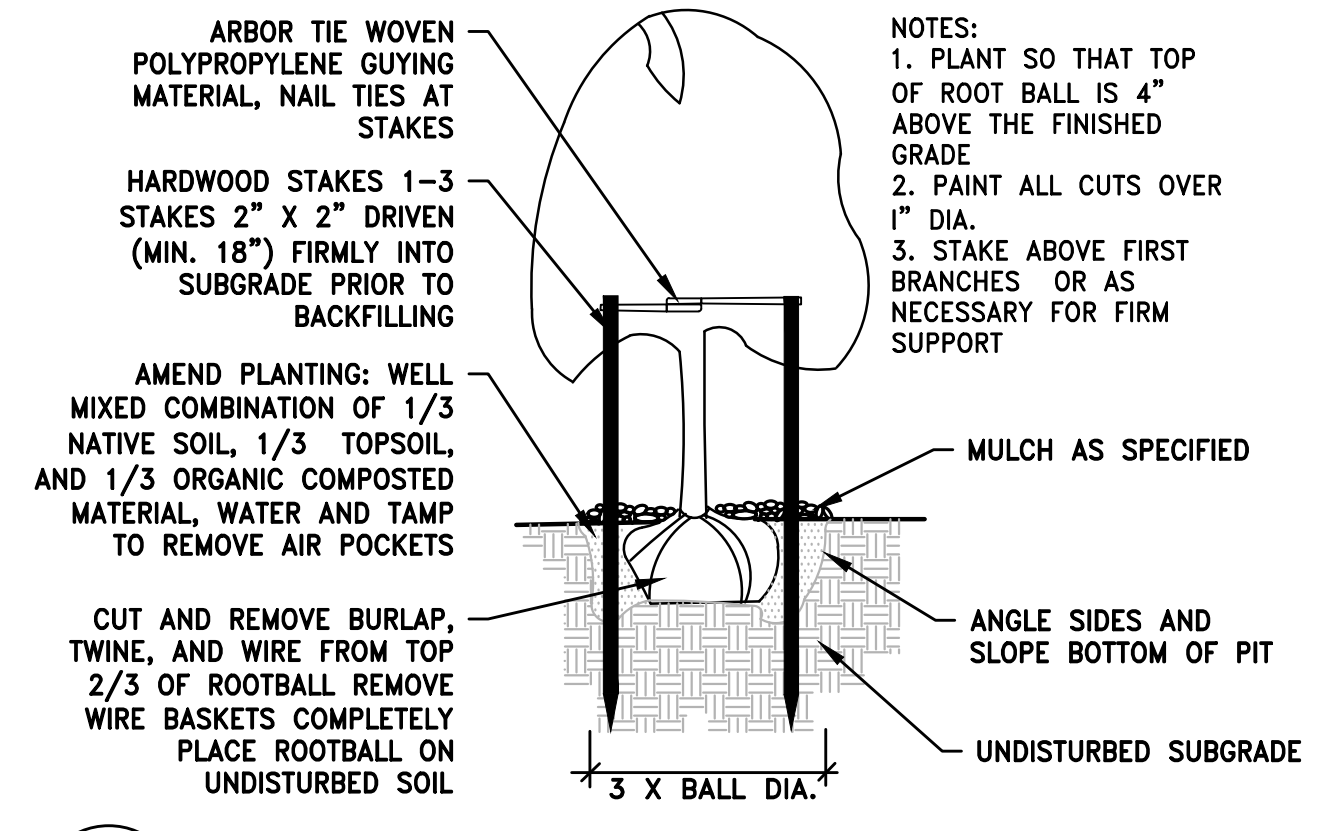
16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".



PLANT SCHEDULE

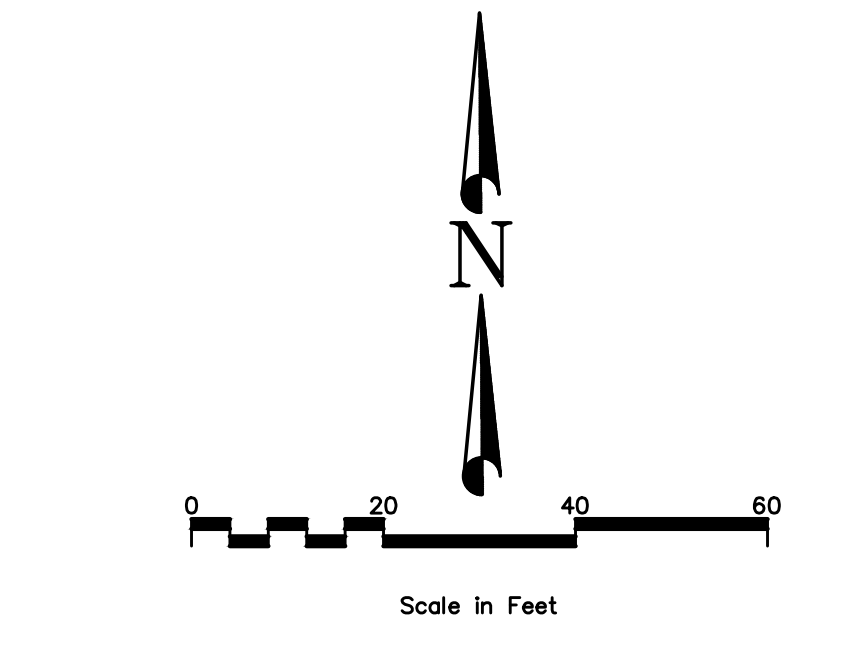
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CERCIS CANADENSIS 'COVEY' TM / LAVENDER TWIST EASTERN REDBUOD	15 GAL		2
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER GALLERY PEAR	B + B	2" CAL	2
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B + B	1.75" CAL	10
	TILIA CORDATA / LITTLELEAF LINDEN	B + B	2" CAL	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL		6
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	5 GAL		33
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		11
	FORSYTHIA X INTERMEDIA 'KOLGOLD' TM / MAGICAL GOLD FORSYTHIA	2 GAL		5
	PINUS MUGO 'SLOWMOUND' / MUGO PINE	5 GAL		30
	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL		36
	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIRAEA	5 GAL		30
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		28
	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		20
	LAVANDULA ANGSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL		20
	FENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		80
GROUNDCOVER / MULCH				QTY
	4" DEPTH OF 1/2" TAN TO CREAM COLORED ROCK OVER DEWITT PRO5 (OR EQUAL) WEED BARRIER			11,512 SF
	4" DEPTH OF 1" GRAY CRUSHED ROCK OVER DEWITT PRO5 (OR EQUAL) WEED BARRIER			1,745 SF
	LANDSCAPE BOULDER 8-12 CF			7 BOULDERS
	EXISTING LANDSCAPE TO REMAIN			



TREE PLANTING AND STAKING
SCALE: NTS

SHRUB PLANTING
SCALE: NTS

LANDSCAPE PLAN



NOTE: THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS / HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SALT LAKE 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 SALT LAKE CITY CODES, ORDINANCES AND STANDARDS.

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. 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 POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



Item 1.

REV. DATE DESCRIPTION

5/25/22 A REVISIONS PER CITY REVIEW COMMENTS

PREPARED BY: **DOMINION Engineering Associates, L.C.**
DARRIN L. PERKES
No. 378426
05/15/22
STATE OF UTAH

5084 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR: **MCDONALD'S CORPORATION**
KROC DRIVE - JAY BROOK, UTAH 84051

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DRAWN BY: _____
STD. ISSUE DATE: _____
REVIEWED BY: _____
DATE REVIEWED: _____
DATE ISSUED: _____

TITLE: **MCDONALD'S SITE IMPROVEMENT PLANS**
SANTAQUIN, UTAH
LANDSCAPE PLAN

SITE ID: 043-0320 38 NORTH 500 EAST, SANTAQUIN, UTAH
DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

SHEET NO. **LS-1**

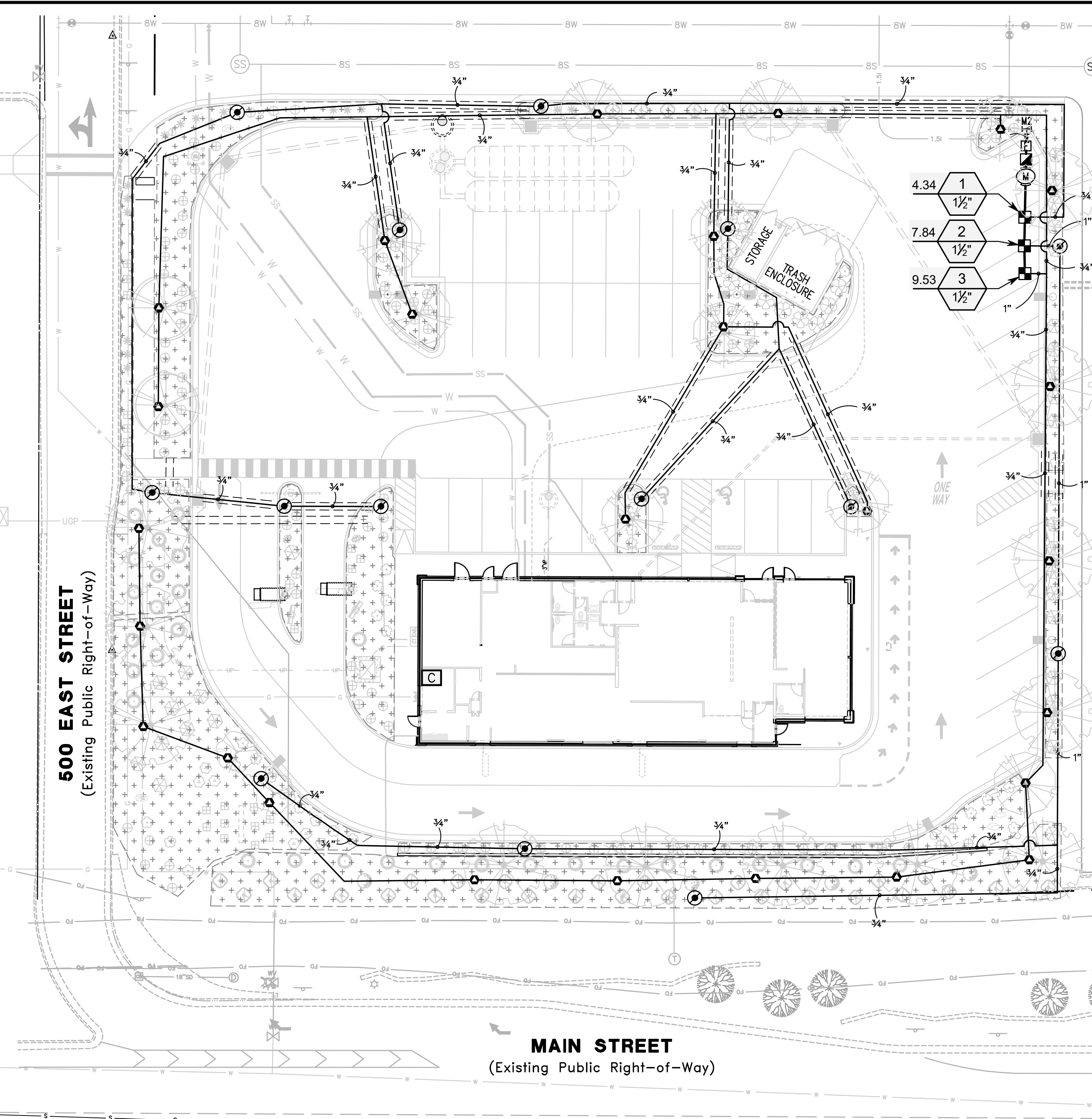
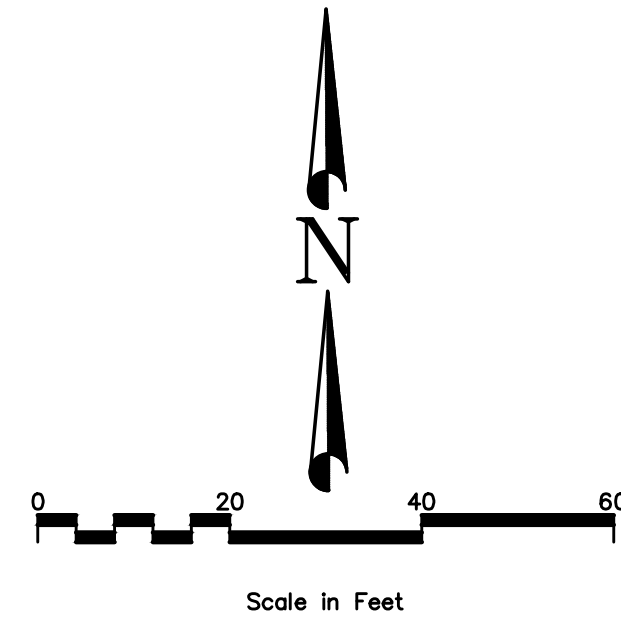
IRRIGATION NOTES

- IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
- IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
- IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
- IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 60 P.S.I. OR OVER 80 P.S.I.
- IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.). ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
- IRRIGATION MAIN LINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
- THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
- CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL, USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
- RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING LINES (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
- CONTROL VALVES ARE TO BE INSTALLED IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
- QUICK COUPLERS SHALL BE INSTALLED WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
- IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
- ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
- SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
- THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
- UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
- DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.

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

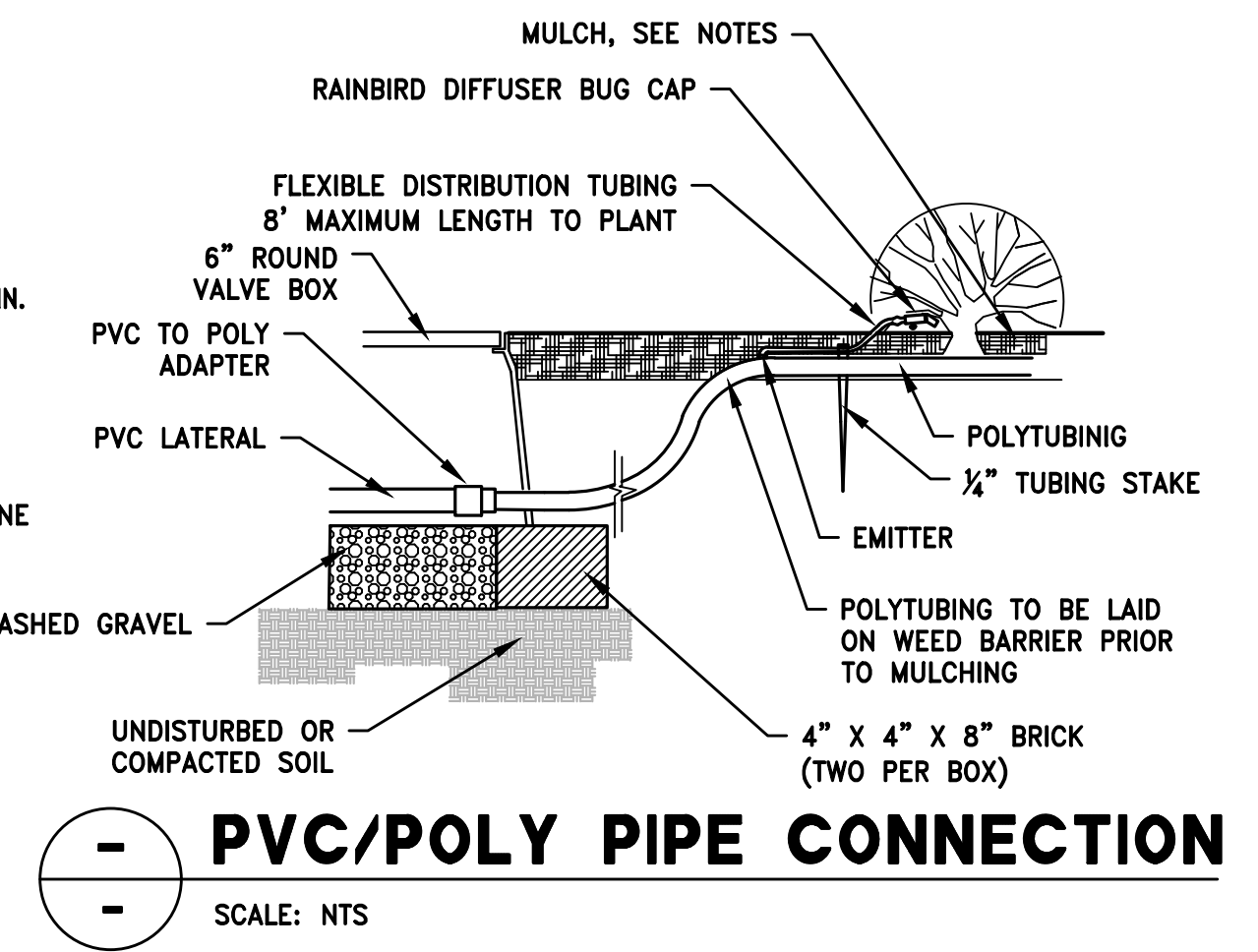
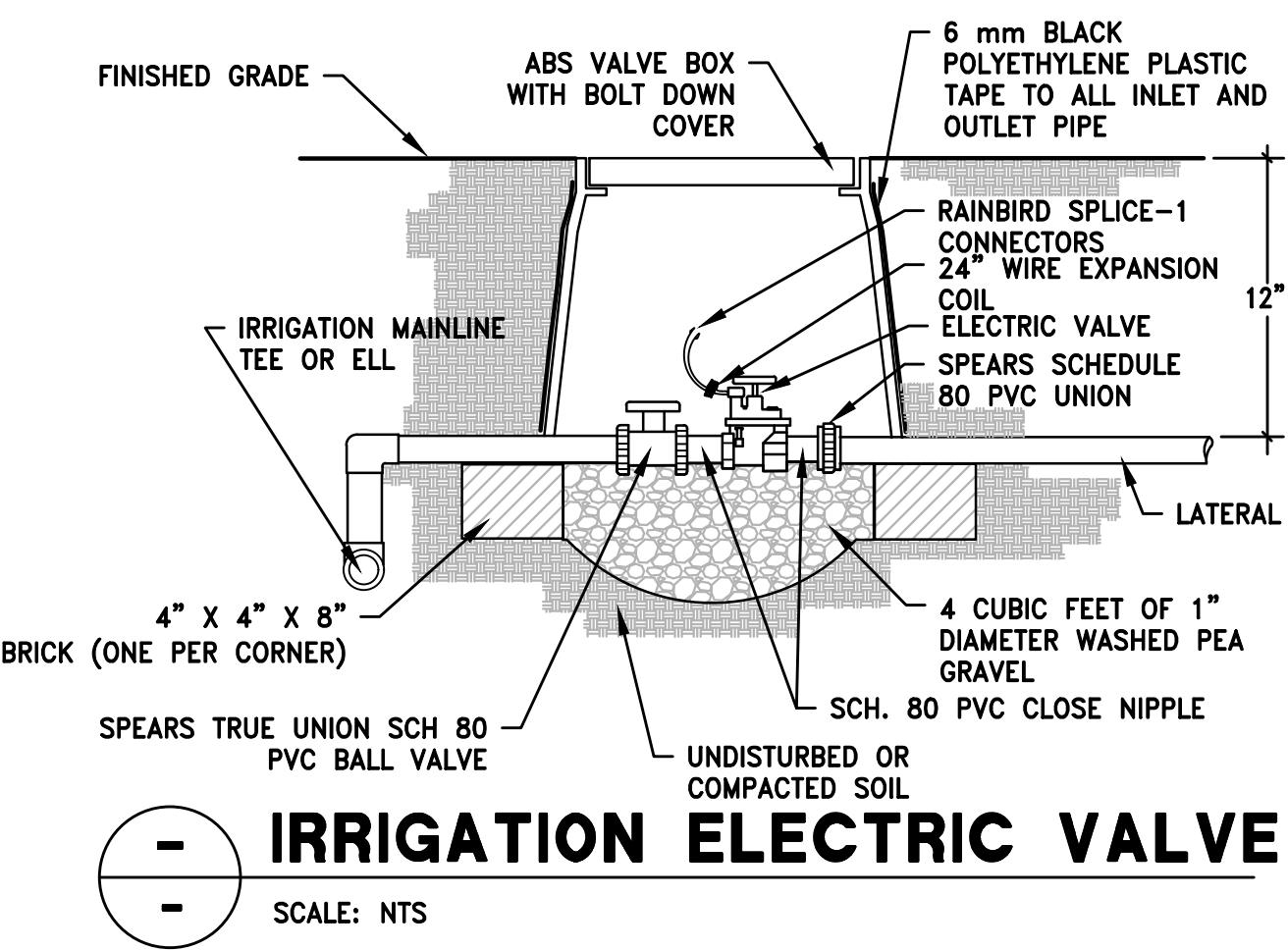
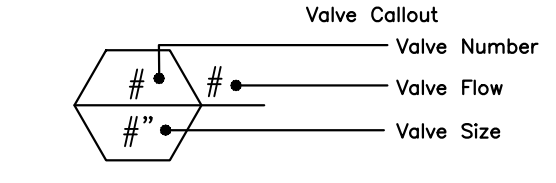
NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

UTILITY NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERTICAL EXPLANATIONS. 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 POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD XCZ-150-LCDR HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTERS. FLOW RANGE: 1.5-62 GPM.	3
○	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	14
●	RAINBIRD XDF-09-12 DRIFLINE TREE RINGS 2 DRIFLINE RINGS USING 12" EMITTER SPACING @ .9 GPH, 12" SPACING FROM TRUNK TO FIRST RING AND 24" SPACING FROM TRUNK TO SECOND RING. INSTALL ONE (1) RAINBIRD PC-05 EMITTER WITH STAKE AND BUG CAP PER TREE RING FOR OPERATION INDICATOR.	26
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 3 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)	12,262 S.F. 296 292
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
Ⓜ	RAIN BIRD PESB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
ⓐ	RAIN BIRD ESP4M3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. INCLUDE LINK WIFI SMART MODULE.	1
ⓑ	AMIAD 1" FILTER AMIAD 1" MANUAL PLASTIC FILTER, NPT THREAD, STAINLESS STEEL SCREEN ELEMENT, ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
ⓓ	POINT OF CONNECTION 1 1/2"	1
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,244 L.F.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	39.1 L.F.
----	PIPE SLEEVE: PVC CLASS 200 SDR 21	594.8 L.F.



IRRIGATION PLAN

Item 1.

DL	REVISIONS PER CITY	REVIEW COMMENTS
BL	DATE	DESCRIPTION
A	5/25/22	

LANDSCAPE ARCHITECT
DARRIN L. PERKES
No. 37876
12/15/14
STATE OF UTAH

DOMINION
Engineering Associates, L.C.
5084 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED BY: [Signature]

McDONALD'S CORPORATION
1000 DOWNSIDE BLVD., SUITE 6000, BROOMFIELD, CO 80020
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

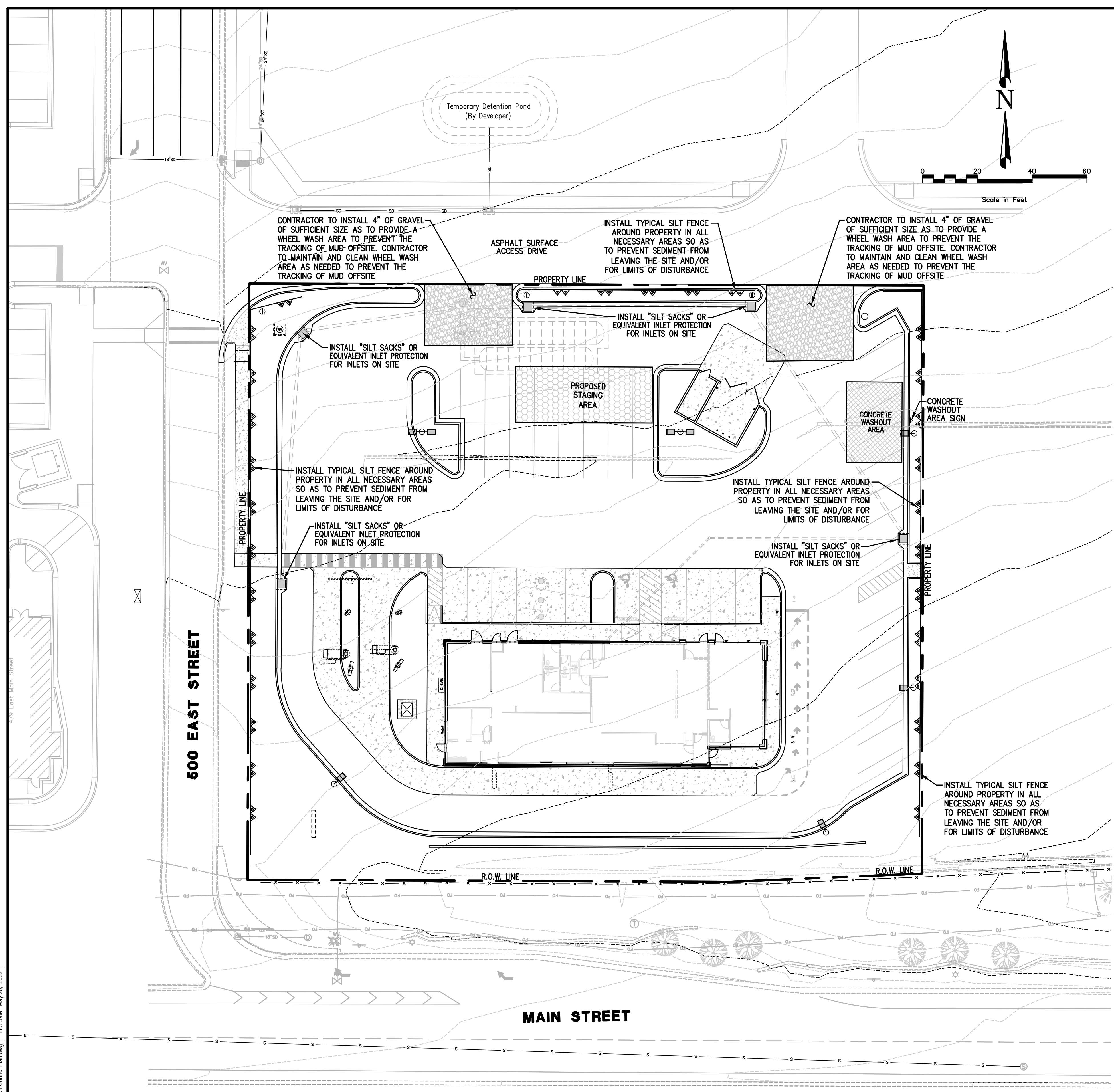
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DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

DRAWN BY	DATE
STY	ISSUE
REVIEWED BY	DATE
DATE REVIEWED	DATE
DATE ISSUED	DATE

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
SANTAQUIN, UTAH
DESCRIPTION: LANDSCAPE PLAN

SHEET NO. **LS-2**

SITE ADDRESS: 39 NORTH 500 EAST, SANTAQUIN, UTAH
SITE ID: 043-0320



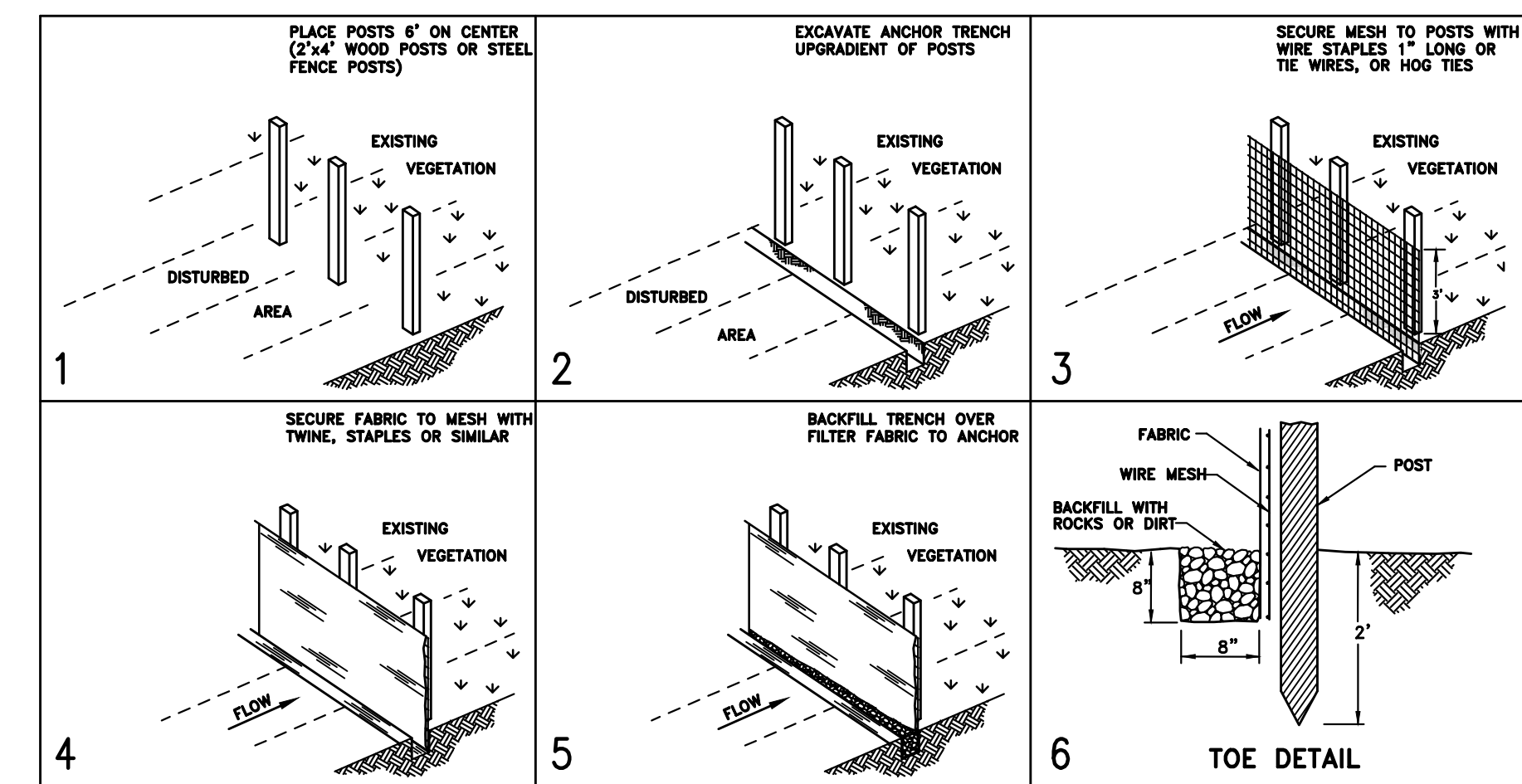
EROSION CONTROL PLAN

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:

- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
- SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
- PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCHBASINS



LIMITATIONS:

- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%)
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 cfs
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE

INSTALLATION:

- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PREASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

NOTES

1. THE CONTRACTOR SHALL MAINTAIN EARTHWORK SURFACES TRUE AND SMOOTH AND PROTECTED FROM EROSION. WHERE EROSION OCCURS THE CONTRACTOR SHALL PROVIDE FILL OR SHALL EXCAVATE AS NECESSARY TO RETURN EARTHWORK SURFACES TO THE GRADE AND FINISH SPECIFIED.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM – NO SITE CLEARING OF LOT SHALL BE ALLOWED UNTIL RESPECTIVE LOT CONSTRUCTION BEGINS EXCEPT FOR FILL PLACEMENT.
3. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.

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

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. 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 POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

Job# 3308 | Path P:\MCDONALD\Santaquin\CAD | File Name: EC-1 Erosion Control Plan.dwg | Plot Date: May 26, 2022

<p>DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000</p>	
<p>PREPARED BY: MCDONALD'S CORPORATION KPOC DRIVE - JAM BROOK, UTAH 84051</p>	<p>OFFICE ADDRESS: DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237</p>
<p>TITLE: MCDONALD'S SITE IMPROVEMENT PLANS SANTAQUIN, UTAH</p>	<p>DESCRIPTION: EROSION CONTROL PLAN</p>
<p>DRAWN BY: —</p>	<p>DATE ISSUED: —</p>
<p>STD. ISSUE DATE: —</p>	<p>REVIEWED BY: —</p>
<p>DATE REVIEWED: —</p>	<p>DATE REVIEWED: —</p>
<p>SHEET NO. EC-1</p>	<p>ITEM NO. EC-1</p>
<p>REVISIONS PER CITY REVIEW COMMENTS</p>	<p>REVISIONS PER CITY REVIEW COMMENTS</p>
<p>REV. DATE</p>	<p>REV. DATE</p>
<p>BY</p>	<p>BY</p>
<p>BY</p>	<p>BY</p>



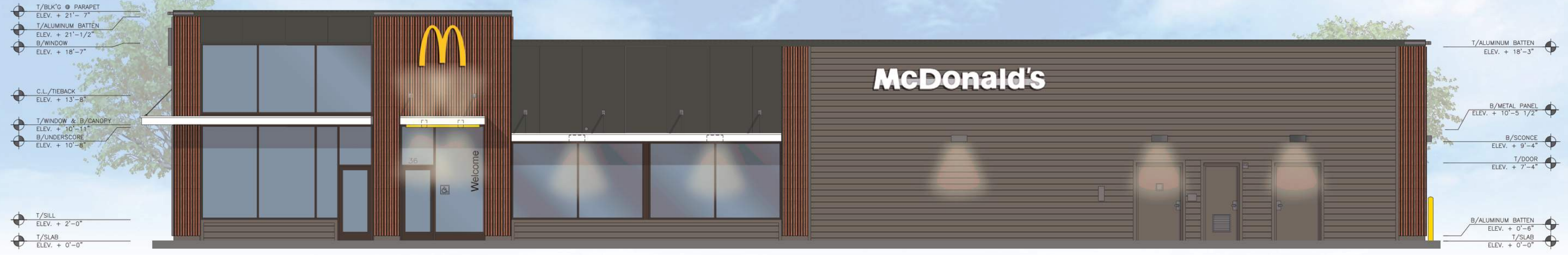
Front Elevation

Materials Legend

- Hardie Plank (Main Building)
"Aged Pewter"
- Aluminum Battens
"Wood grain"
- Alpolic
"RAL 7022"
- Paint (Accent)
"Gautlet Gray"
- Aluminum Canopy (Prefinished Metal)
"White"
- Aluminum Trellis (Prefinished Metal)
"RAL 7022"
- Aluminum Trellis (Underscore)
"Gold"
- Metal Coping
"Weathered Zinc"
- Metal Coping
"RAL 7022"
- Storefront System
"Dark Bronze"



Rear Elevation



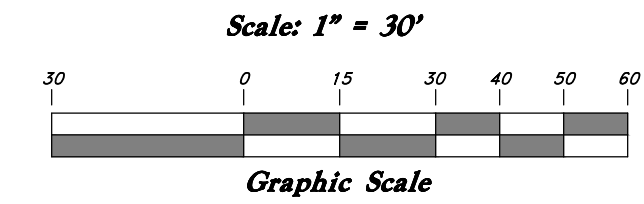
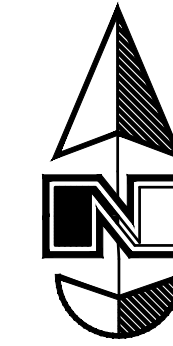
Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Ostler Subdivision

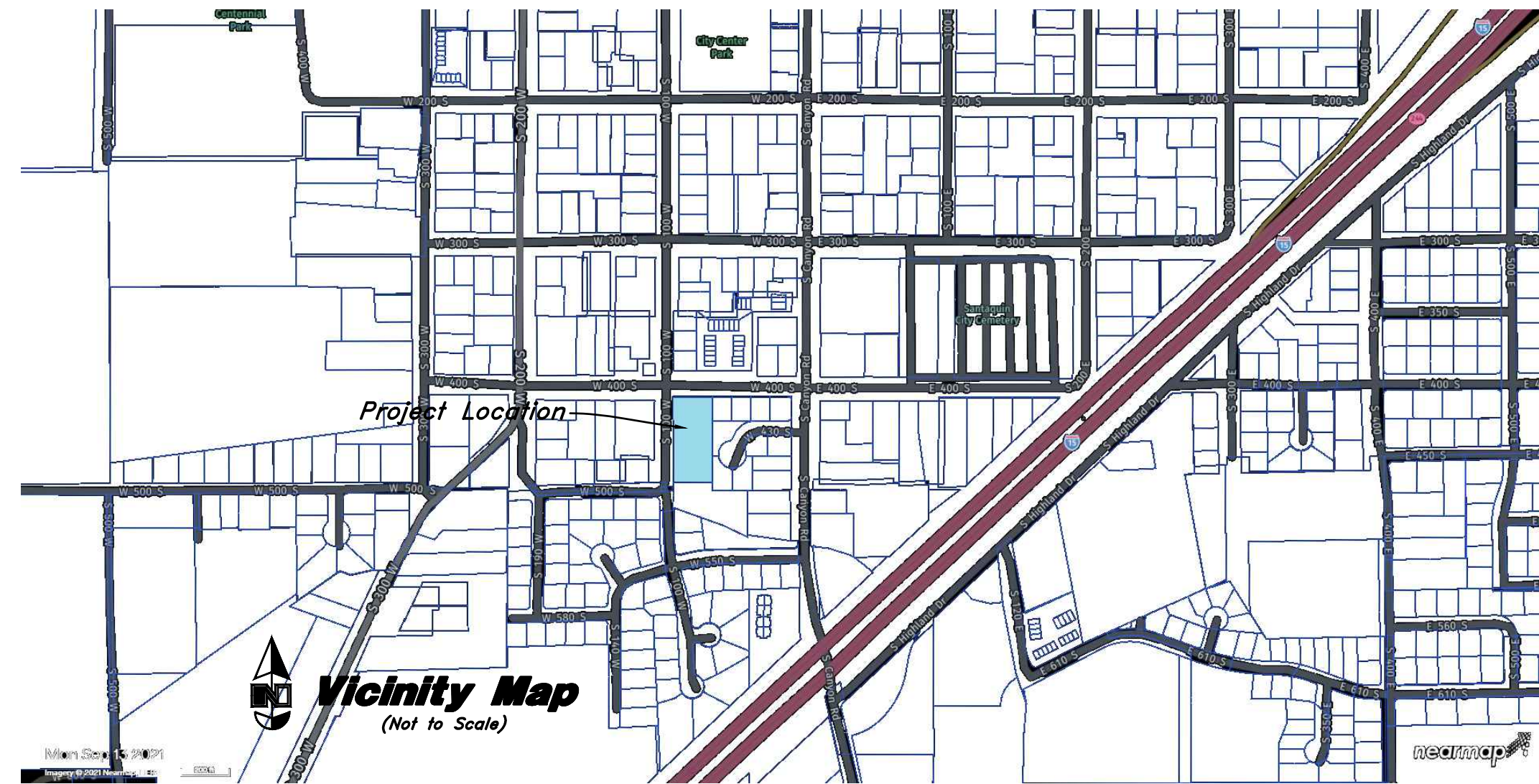
All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin
 Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,
 SLB&M, U.S. Santaquin, Utah County, Utah
 February, 2022



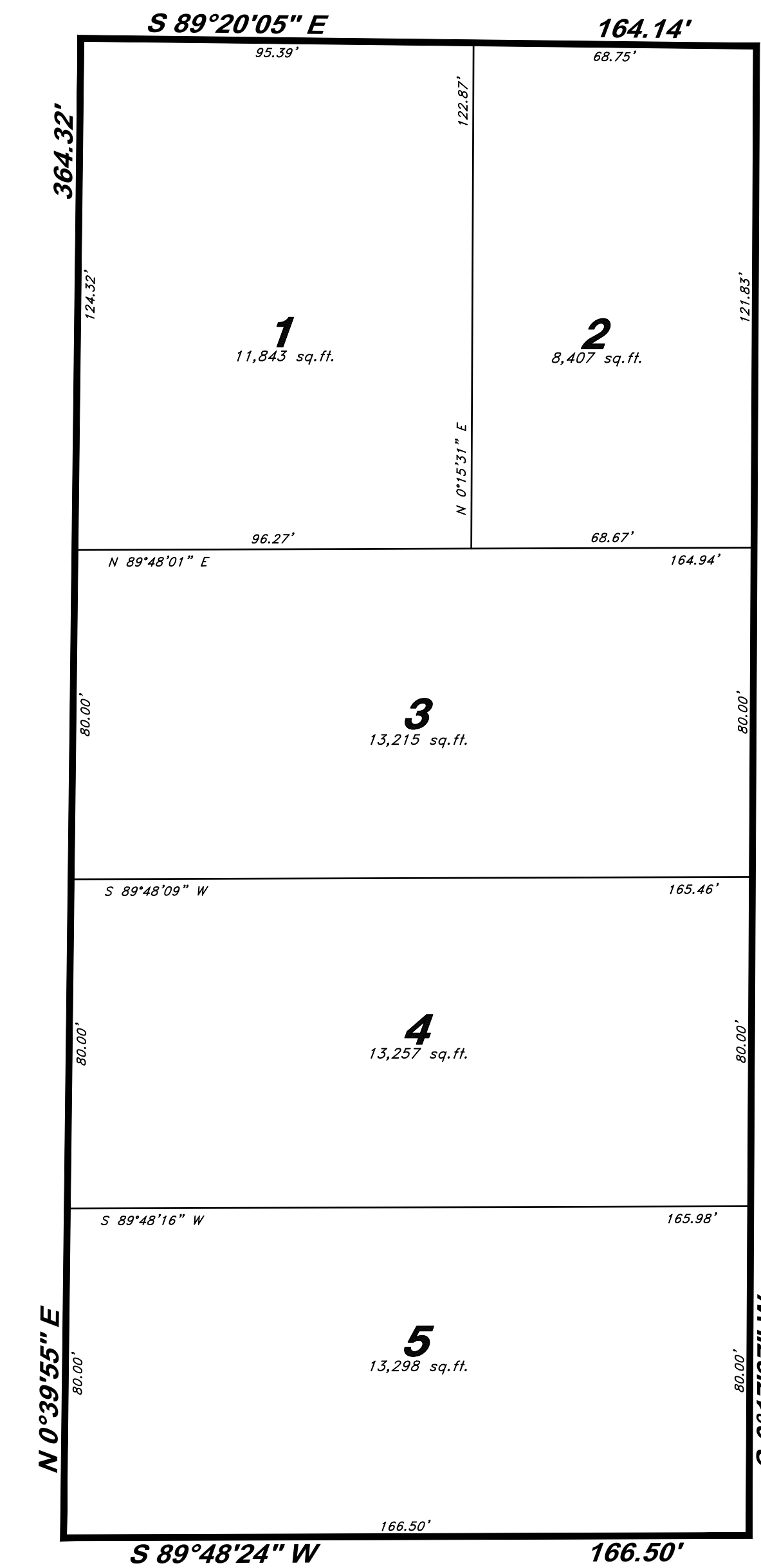
Sheet List

Cover Sheet	CV
Demolition Plan	C0
Site Plan	C1
Grading Plan	C2
Utility Plan	C3
Improvement Details	C4
Improvement Details	C5

400 South
 Public Right of Way



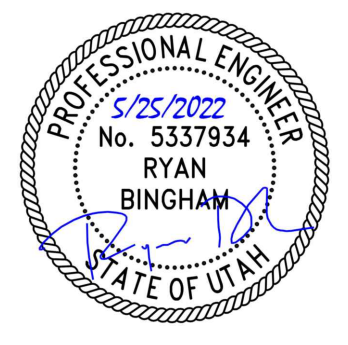
100 West
 Public Right of Way



STANDARD NOTES

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NO.	DESCRIPTION	DATE	REV.



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 B.L.C (801) 521-0222 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Cover Sheet
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

May, 2022

SHEET NO.

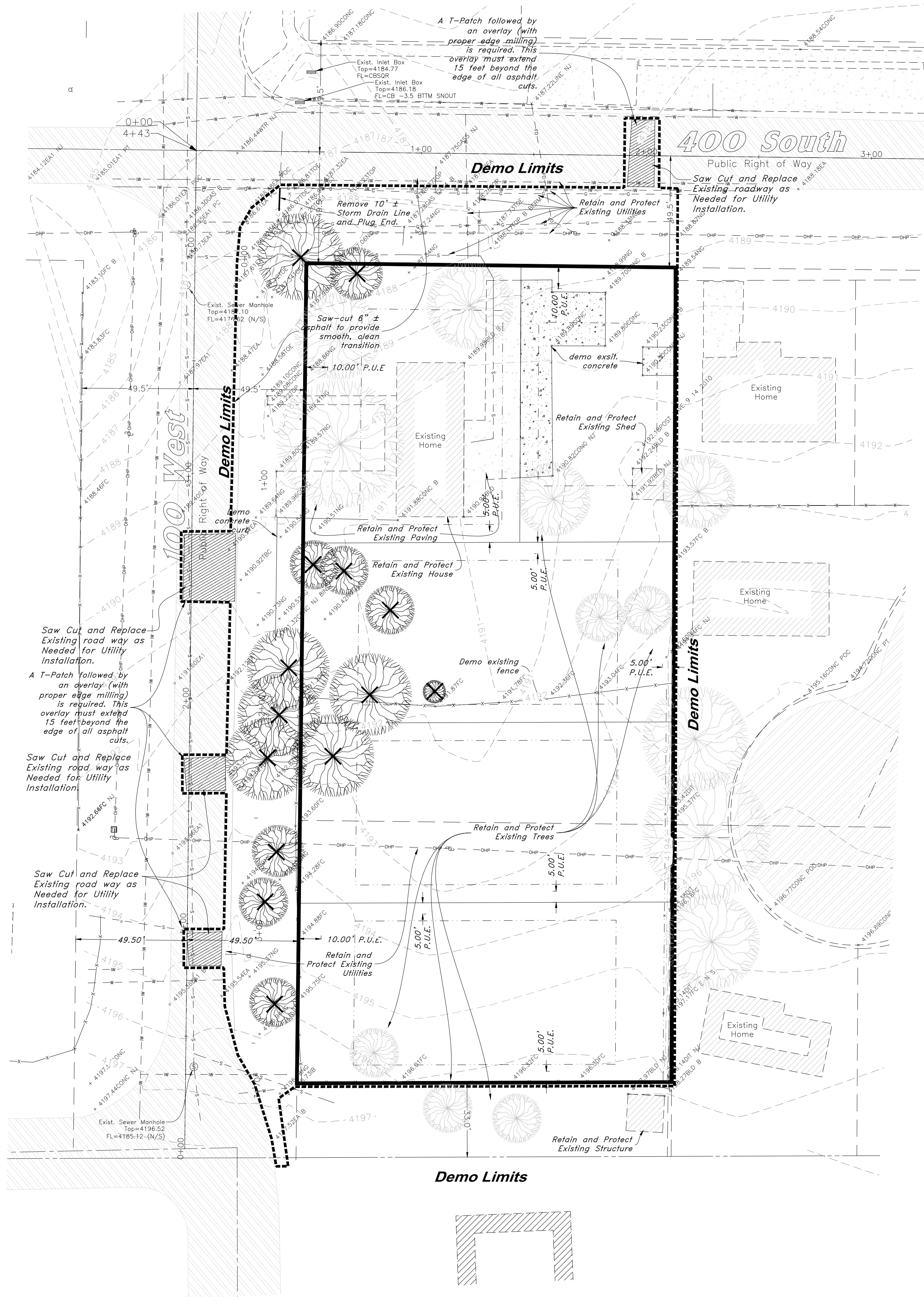
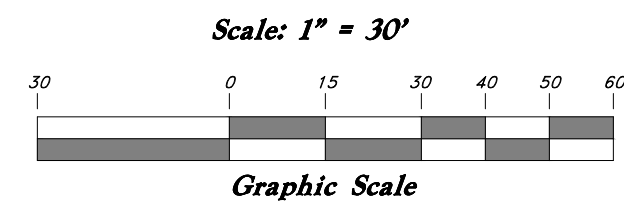
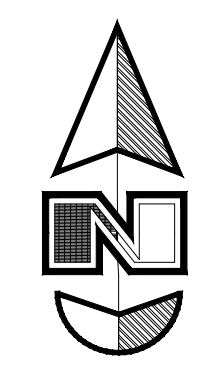
CV

21N752

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Exist. Fire Hydrant	⊙	Finished Contour	— 90 —
Fire Department Connection	⊙	Exist. Contour	— 90 —
Post Indicator Valve	⊙	Finished Grade	— 90 —
Exist. Water Valve	⊙	Ridge Line	95.321A
Water Valve	⊙	Direction of Flow	— R —
Sanitary Sewer	— S —	Existing Asphalt	[Hatched]
Culinary Water	— W —	New Asphalt	[Hatched]
Gas Line	— G —	Heavy Duty Asphalt	[Hatched]
Irrigation Line	— IW —	Existing Concrete	[Hatched]
Storm Drain	— SD —	New Concrete	[Hatched]
Telephone Line	— T —	Demo'd Road Base	[Hatched]
Secondary Waterline	— SW —	24" High Back Curb & Gutter	[Hatched]
Power Line	— P —	Demo Tree	[Hatched]
Fire Line	— F —	Tree To Remain in Place	[Hatched]
Land Drain	— LD —	P.U.E.	[Hatched]
Power pole w/guy	⊙		
Light pole	⊙		
Fence	— X —		
Flowline of ditch	— OF —		
Overhead Power line	— OP —		
Corrugated Metal Pipe	— CP —		
Concrete Pipe	— CP —		
Reinforced Concrete Pipe	— RCP —		
Ductile Iron	— DI —		
Polyvinyl Chloride	— PVC —		
Top of Asphalt	— TA —		
Edge of Asphalt	— EA —		
Centerline	— CL —		
Flowline	— FL —		
Finish Floor	— FF —		
Top of Curb	— TC —		
Top of Wall	— TW —		
Public Utility Easement	— P.U.E. —		

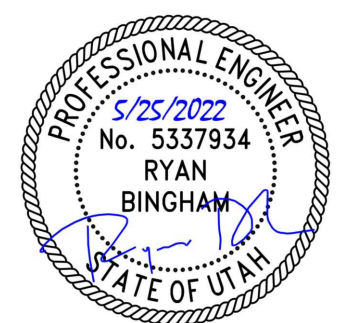


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General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site. Except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- A roadway excavation permit will be needed and appropriate bonding in place for any open trenching within the asphalt to install utilities (i.e.: Power, Sewer, Gas, Etc.)



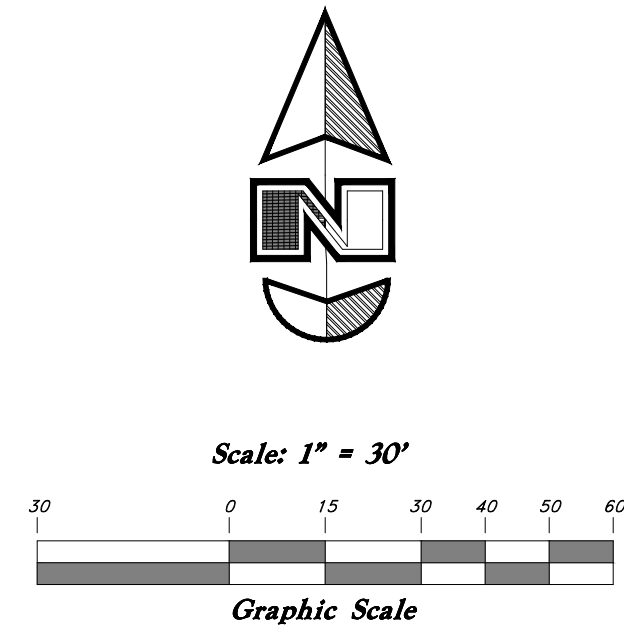
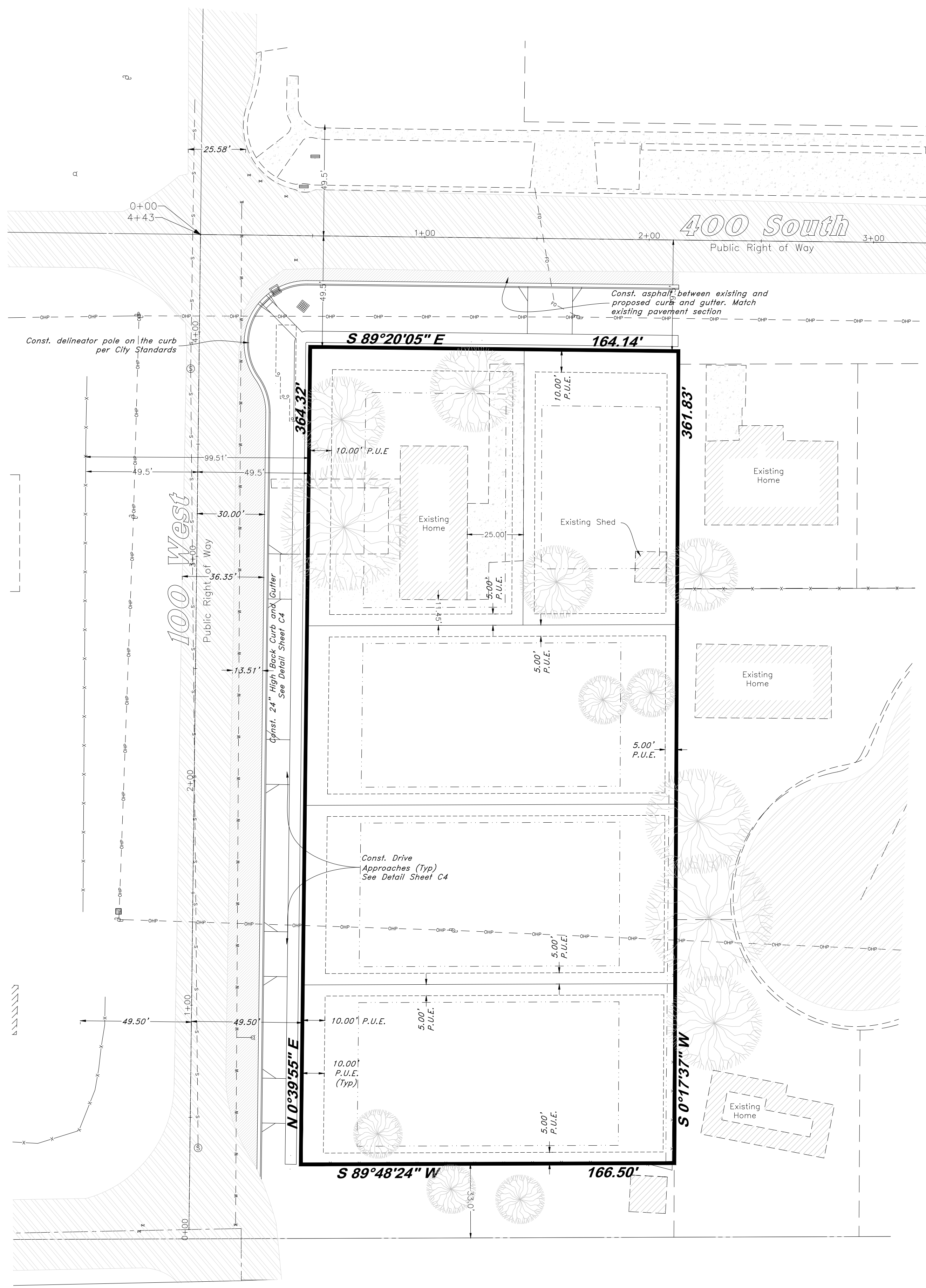
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Demolition Plan
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&M, U.S. Survey

May, 2022





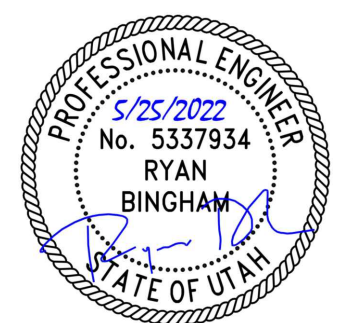
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole		Top of Walk	TW
Water Manhole		Top of Concrete	TCN
Storm Drain Manhole		Natural Ground	NG
Cleanout		Finish Grade	FG
Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	-90-
Fire Hydrant		Exist. Contour	-90-
Fire Department Connection		Finished Grade	95.33TA
Post Indicator Valve		Exist. Grade	95.721A
Exist. Water Valve		Ridge Line	-R-
Water Valve		Direction of Flow	->
Sanitary Sewer		Existing Asphalt	
Culinary Water		New Asphalt	
Gas Line		Heavy Duty Asphalt	
Irrigation Line		Existing Concrete	
Storm Drain		New Concrete	
Telephone Line		Demo'd Road Base	
Secondary Waterline		24" High Back Curb & Gutter	
Power Line		Existing Concrete	
Fire Line		New Concrete	
Land Drain		Demo Tree	
Power pole		Tree To Remain in Place	
Power pole w/guy			
Light Pole			
Fence			
Flowline of ditch			
Overhead Power line			
Corrugated Metal Pipe			
Concrete Pipe			
Reinforced Concrete Pipe			
Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			

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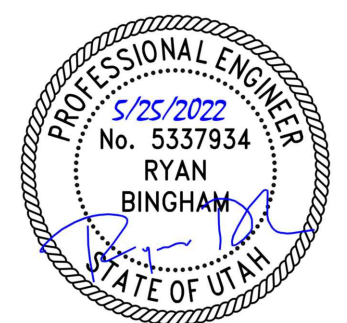
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Site Plan

Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&M, U.S. Survey

May, 2022

SHEET NO. **C1**



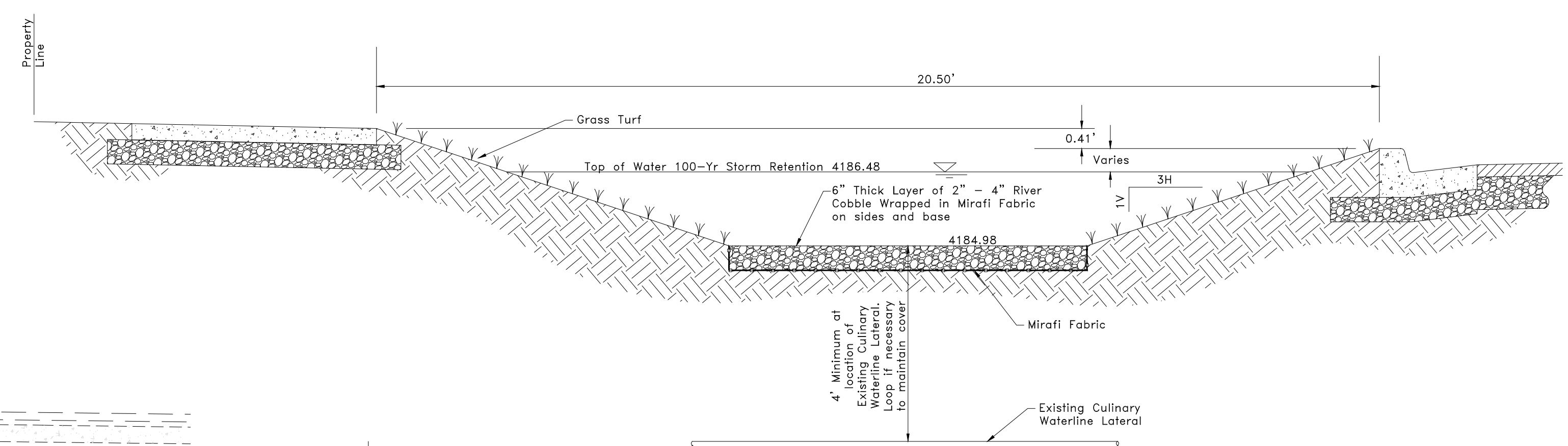
GREAT BASIN ENGINEERING
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MAIN (801)594-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Grading Plan
Ostler Subdivision
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S16&17M, U.S. Survey

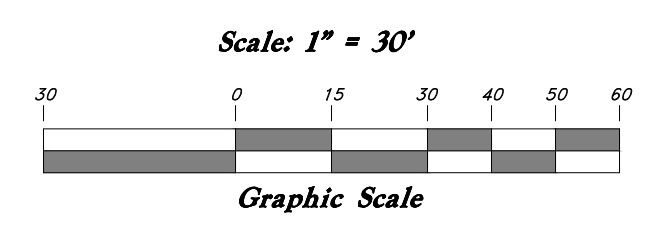
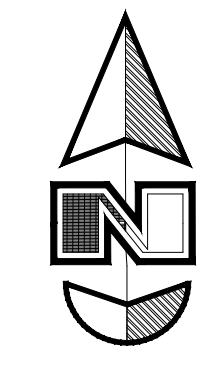
May, 2022

SHEET NO.

G2



1 Detention Section A-A
Scale: 1" = 2'



- General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
 2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 3. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 4. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 5. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 6. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 7. All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.

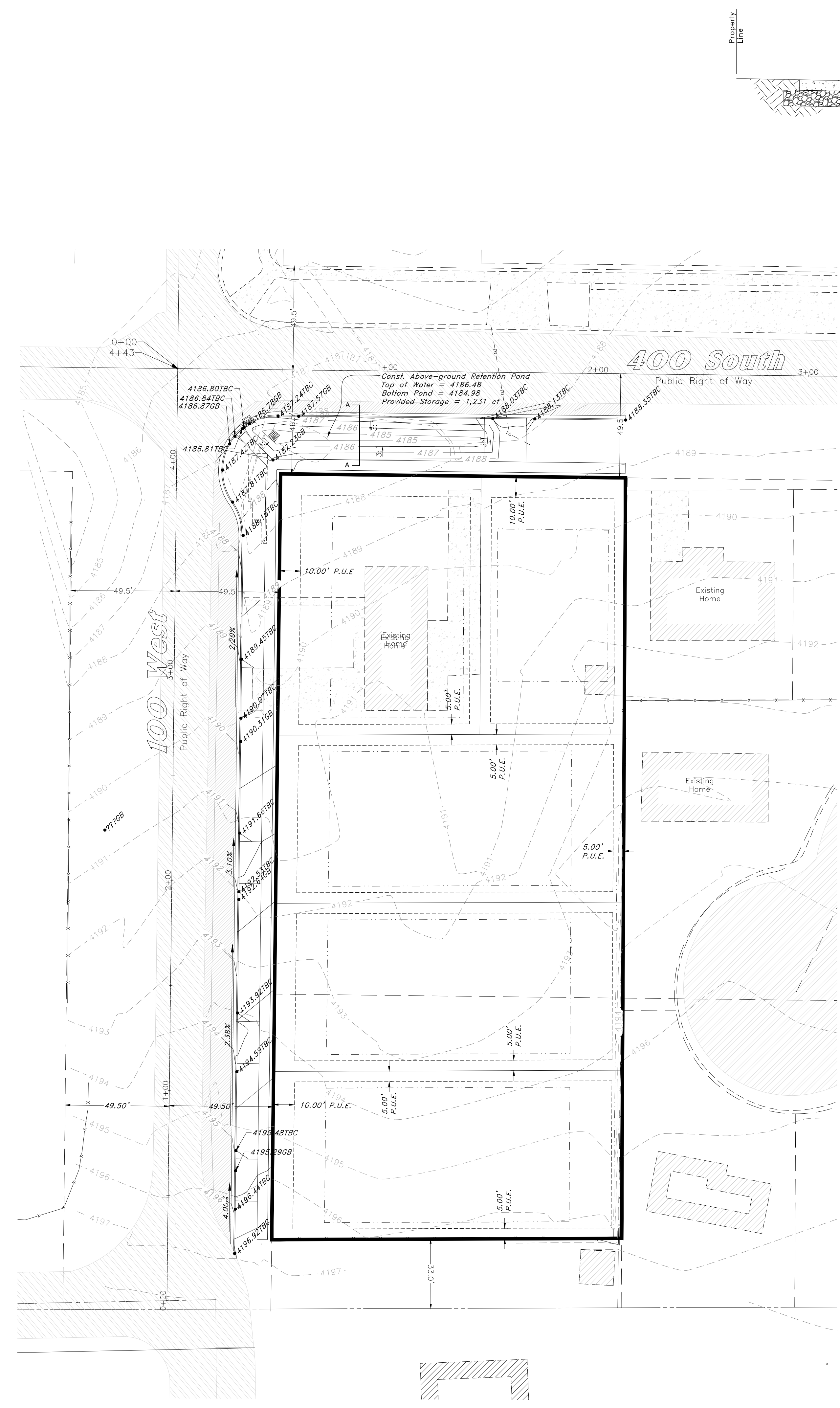
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	(S)	Top of Walk	(TW)
Water Manhole	(W)	Top of Concrete	(TCN)
Storm Drain Manhole	(SD)	Natural Ground	(NG)
Cleanout	(C)	Finish Grade	(FG)
Electrical Manhole	(E)	Match Existing	(ME)
Catch Basins	(CB)	Fire Department Connection	(FDC)
Exist. Fire Hydrant	(FH)	Finished Contour	(90)
Fire Hydrant	(F)	Exist. Contour	(95.337A)
Fire Department Connection	(FDC)	Exist. Grade	(95.327A)
Post Indicator Valve	(PIV)	Ridge Line	(R)
Exist. Water Valve	(WV)	Direction of Flow	(D)
Water Valve	(W)		
Sanitary Sewer	(SS)	Existing Asphalt	(AS)
Culinary Water	(CW)	New Asphalt	(NA)
Gas Line	(G)	Heavy Duty Asphalt	(HDA)
Irrigation Line	(I)	Existing Concrete	(EC)
Storm Drain	(SD)	New Concrete	(NC)
Telephone Line	(T)		
Secondary Waterline	(SW)	Demo'd Road Base	(DRB)
Power Line	(P)		
Fire Line	(F)	24" High Back Curb & Gutter	(C&G)
Land Drain	(LD)		
Power pole	(PP)		
Power pole w/guy	(PPG)		
Light Pole	(LP)		
Fence	(F)		
Flowline of ditch	(FLD)		
Overhead Power line	(OHP)		
Corrugated Metal Pipe	(CMP)		
Concrete Pipe	(CP)		
Reinforced Concrete Pipe	(RCP)		
Ductile Iron	(DI)		
Polyvinyl Chloride	(PVC)		
Top of Asphalt	(TA)		
Edge of Asphalt	(EA)		
Centerline	(CL)		
Flowline	(FL)		
Finish Floor	(FF)		
Top of Curb	(TC)		
Top of Wall	(TWL)		
Public Utility Easement	(PUE)		
		Tree to Remain in Place	(TRIP)

STANDARD NOTES

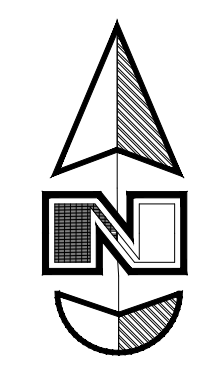
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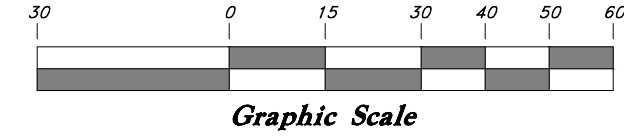
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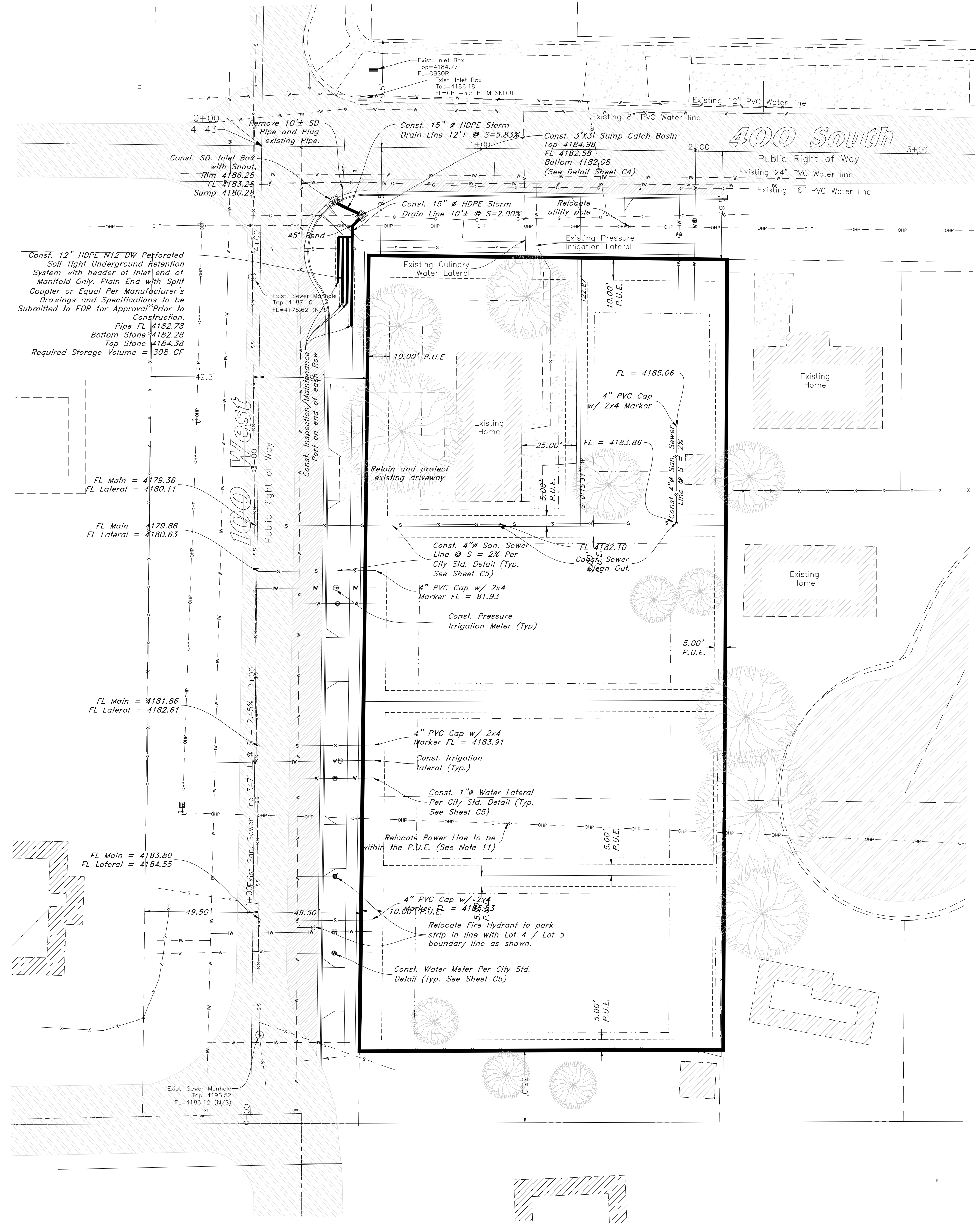
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Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	-90-
Fire Hydrant		Exist. Contour	-90-
Fire Department Connection		Finished Grade	95.33TA
Post Indicator Valve		Exist. Grade	95.72TA
Exist. Water Valve		Ridge Line	-R-
Water Valve		Direction of Flow	-R-
Sanitary Sewer		Existing Asphalt	
Culinary Water		New Asphalt	
Gas Line		Heavy Duty Asphalt	
Irrigation Line		Existing Concrete	
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Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			



Scale: 1" = 30'

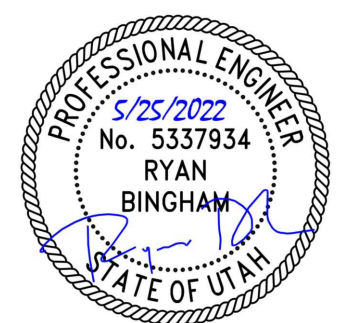


Graphic Scale



STANDARD NOTES

1. The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum Codes, Ordinances and Standards. This fact does not relieve the developer or general contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.
2. All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)594-4515 S.L.C.(801)521-0222 FAX (801)592-7540
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Utility Plan

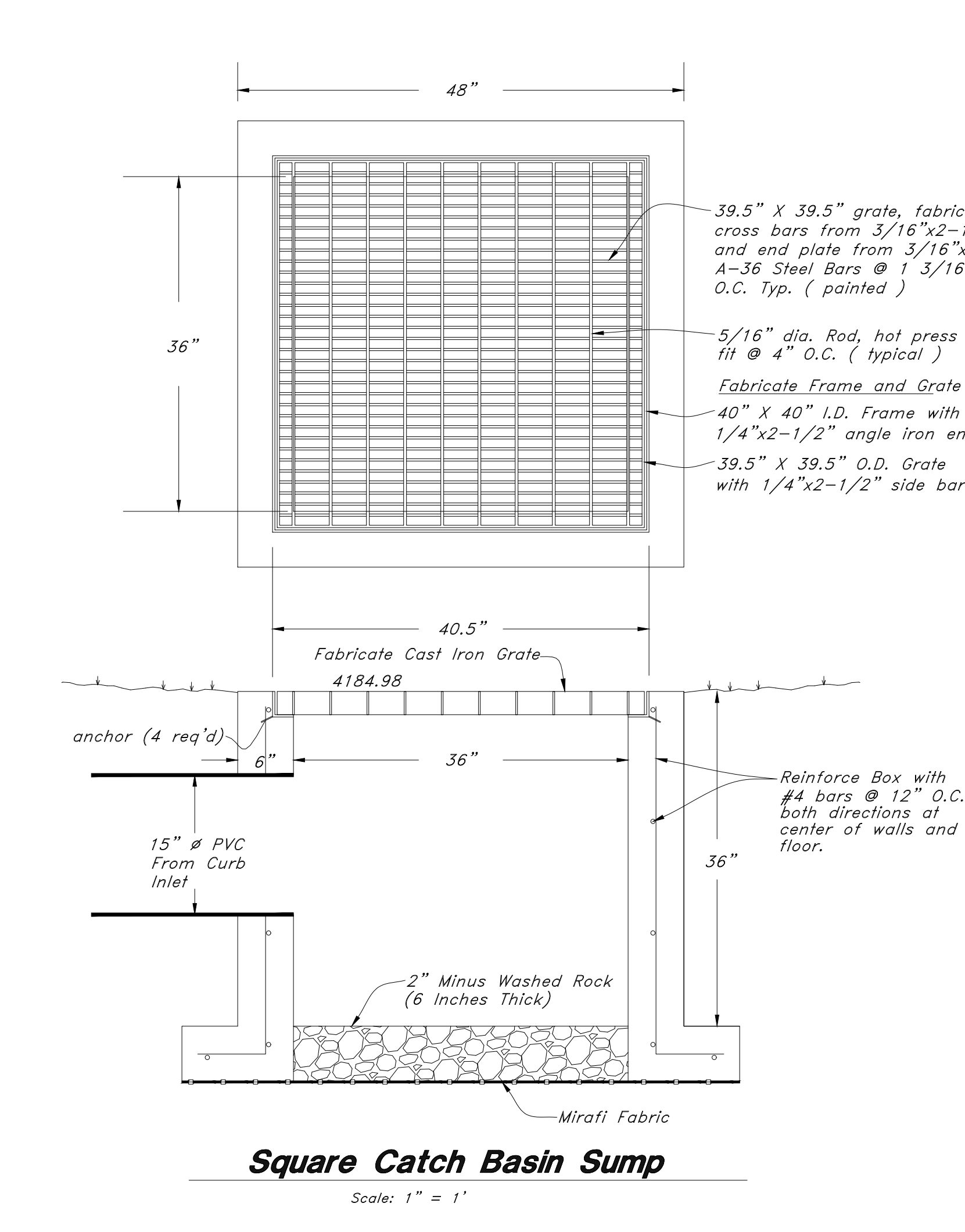
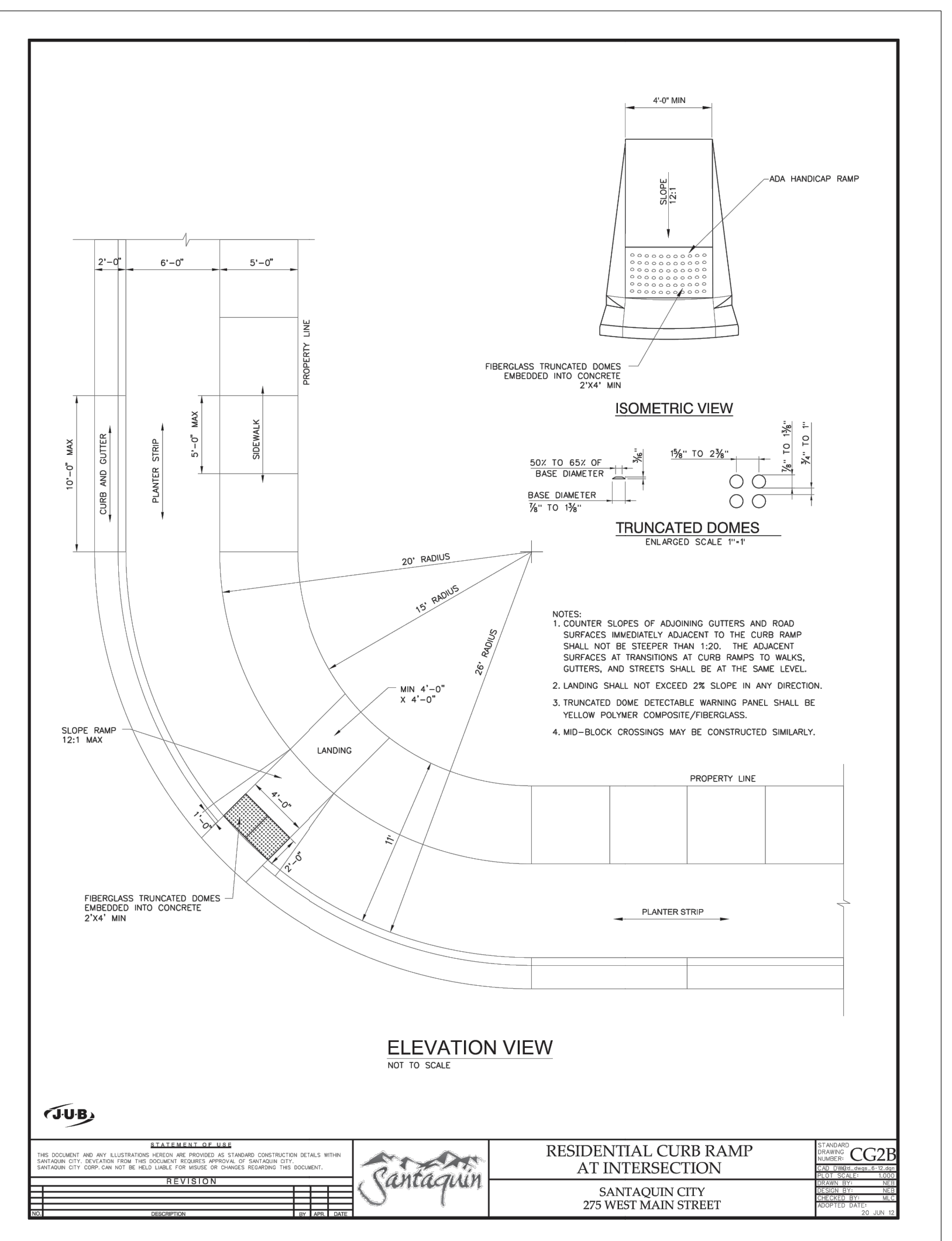
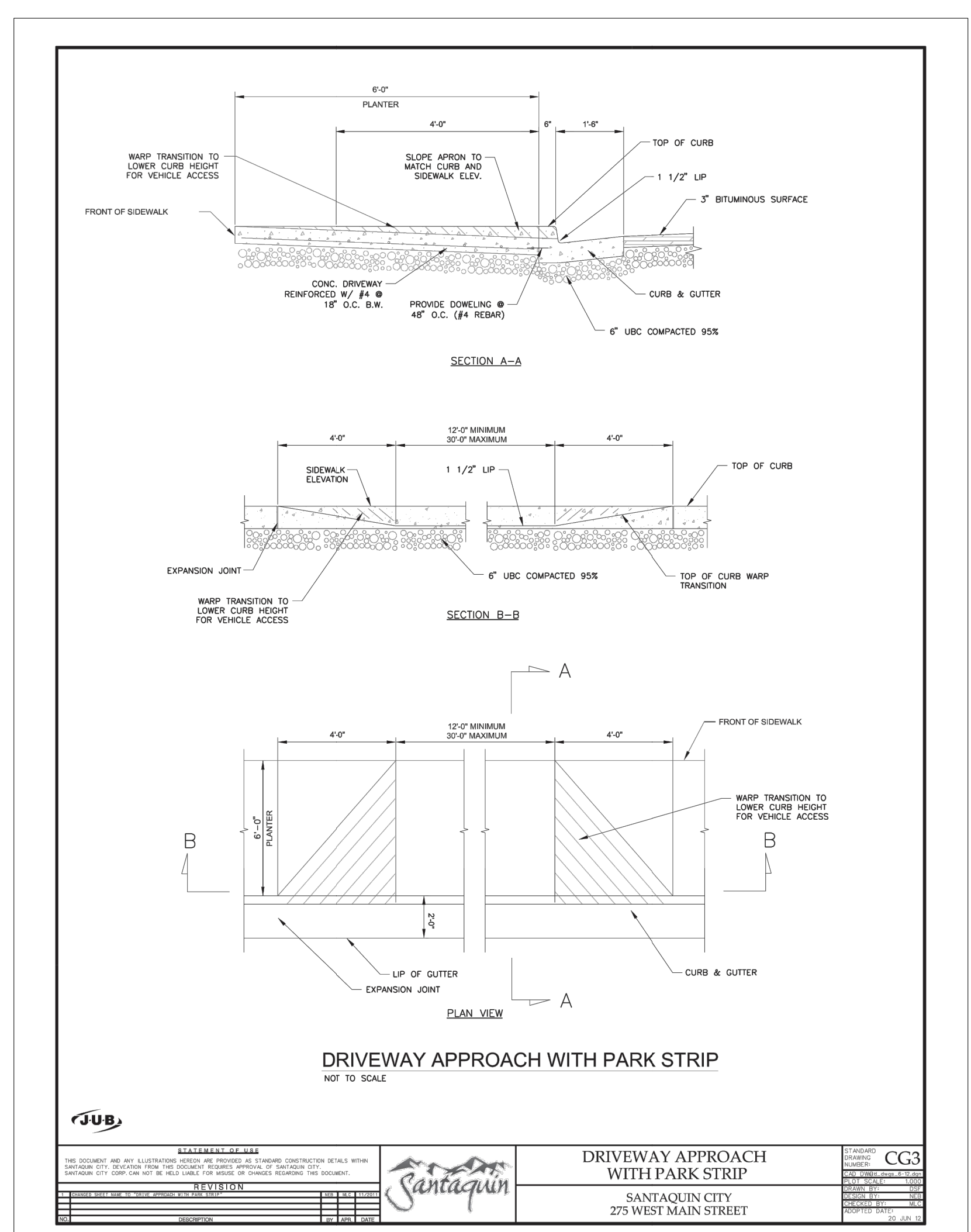
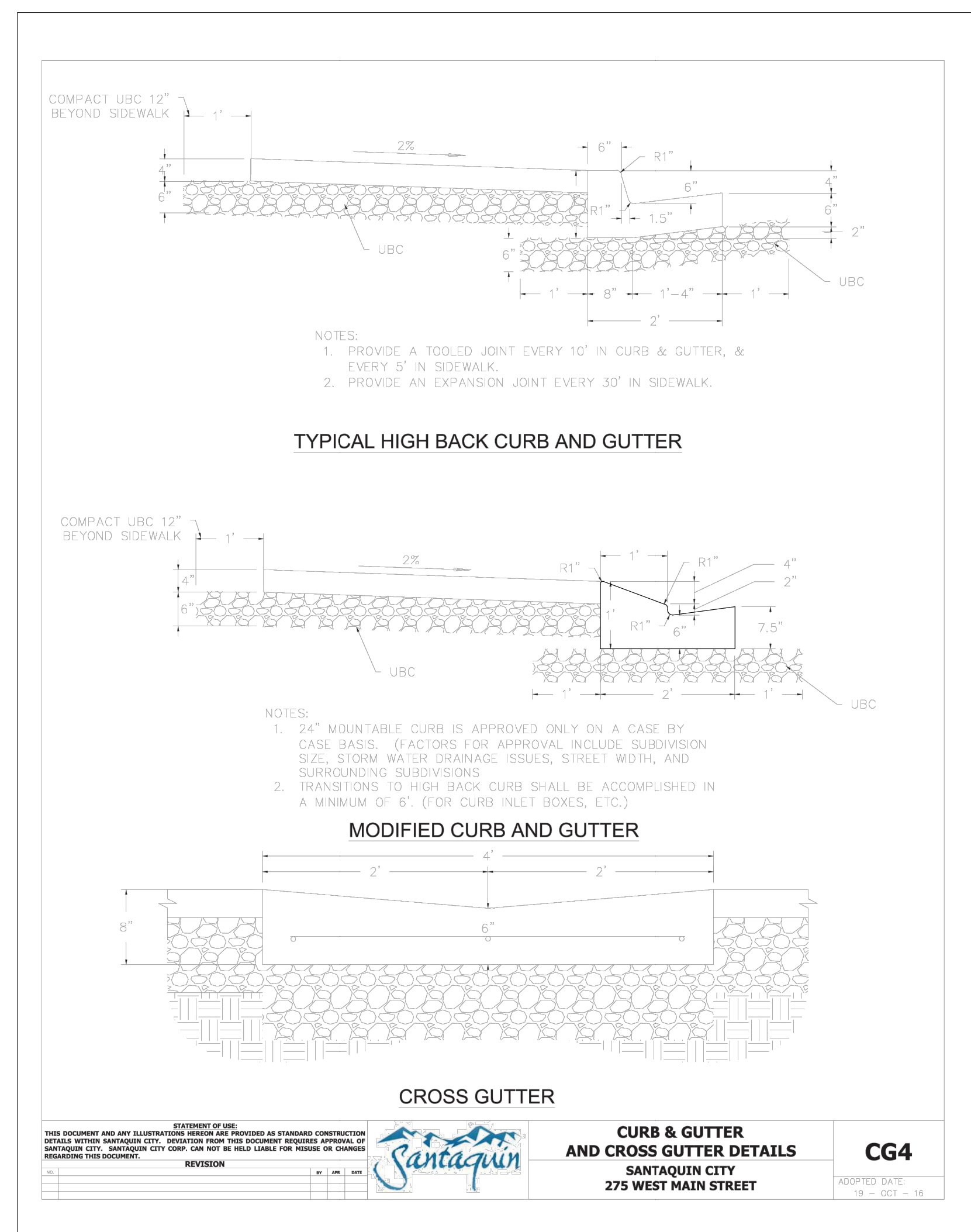
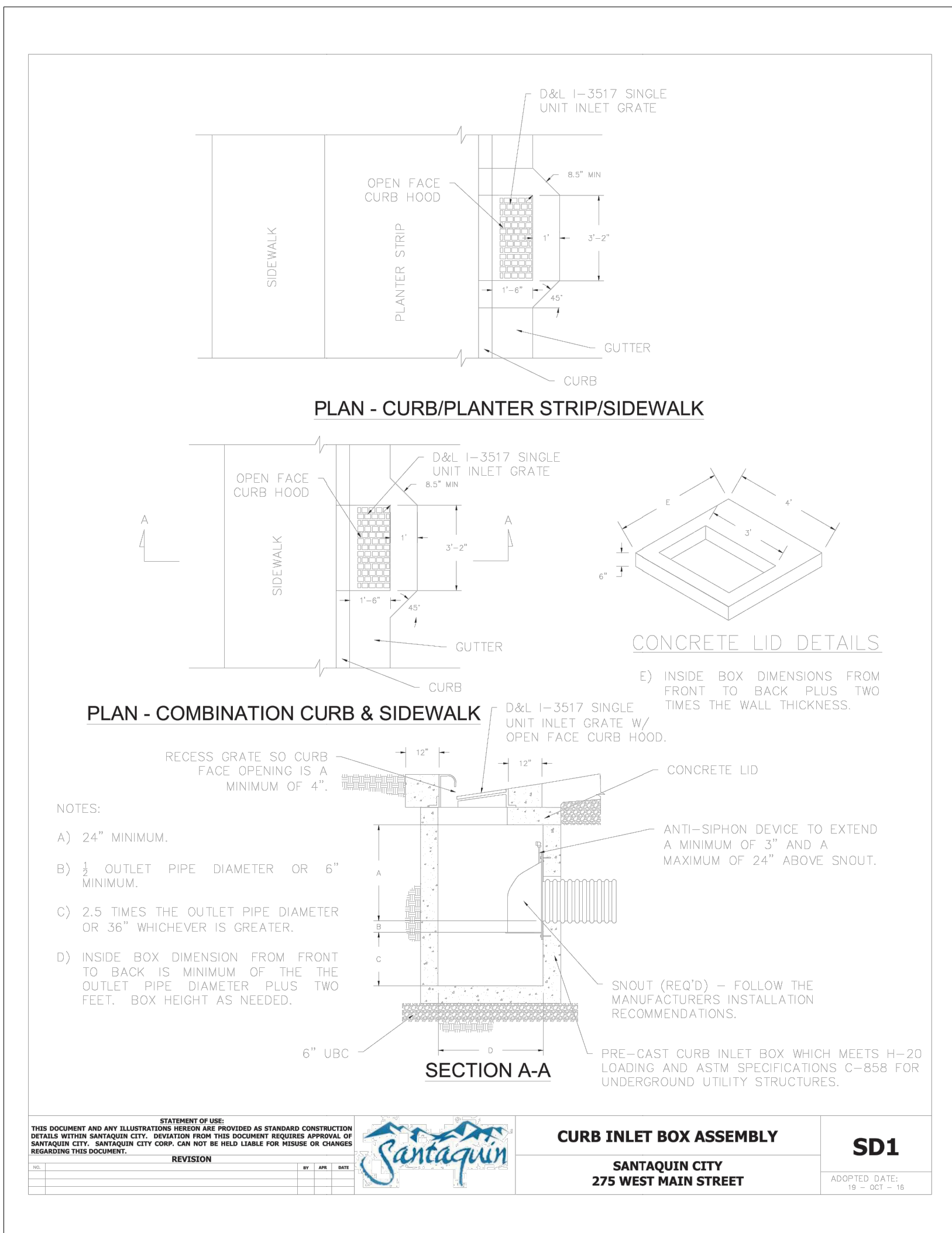
Ostler Subdivision

Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S1B&M, U.S. Survey

May, 2022

SHEET NO.

C3



REV	DATE	DESCRIPTION



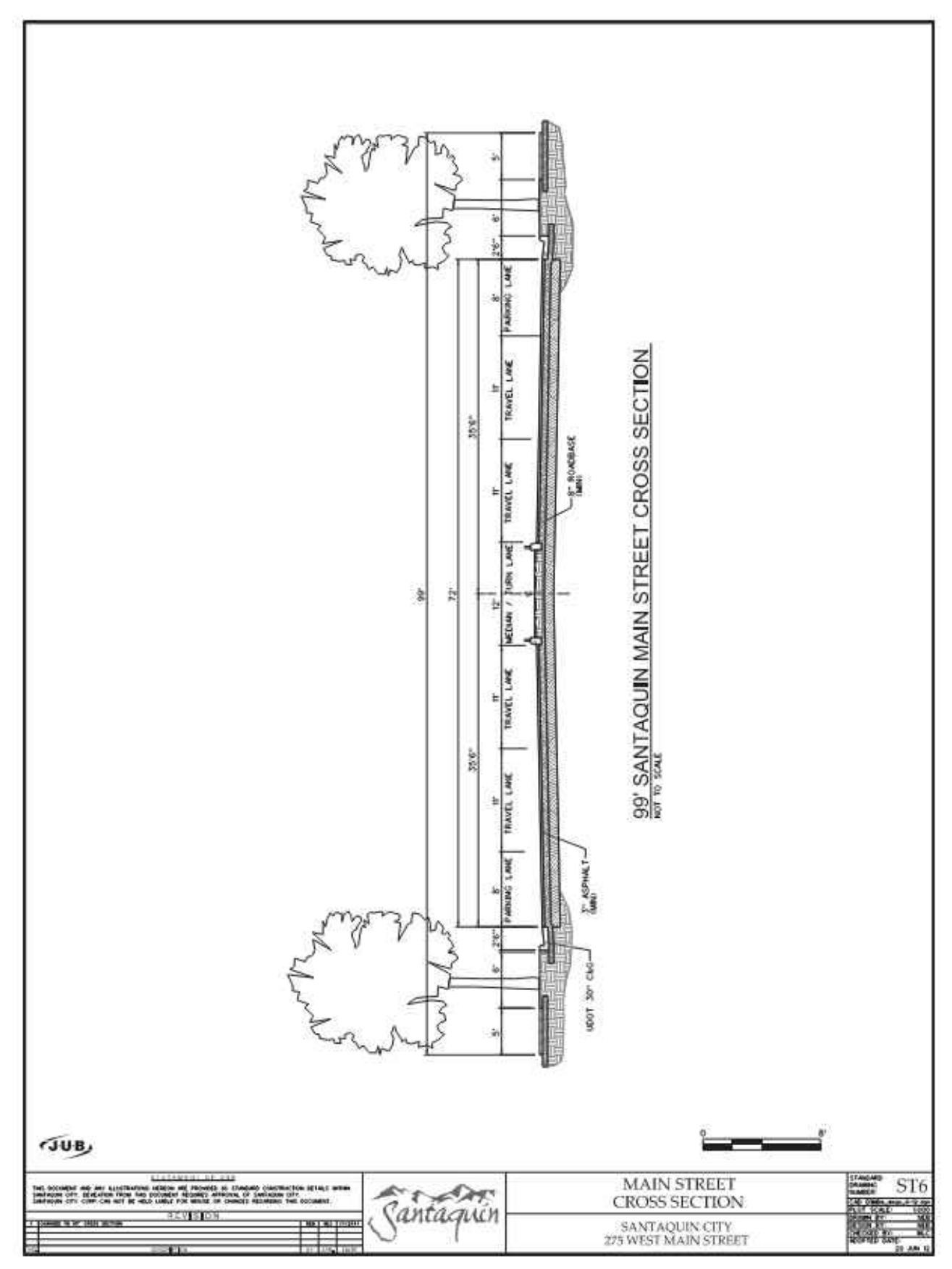
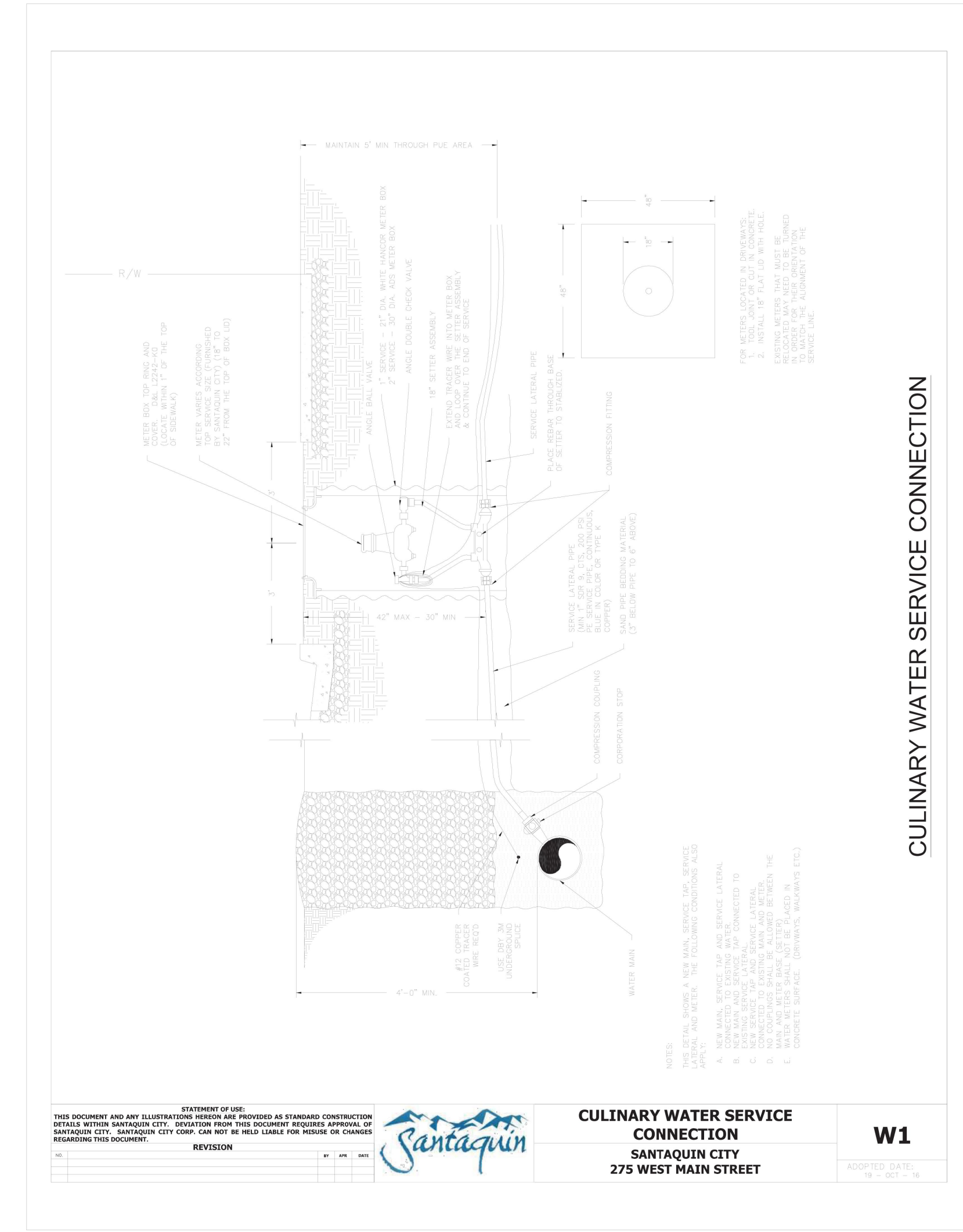
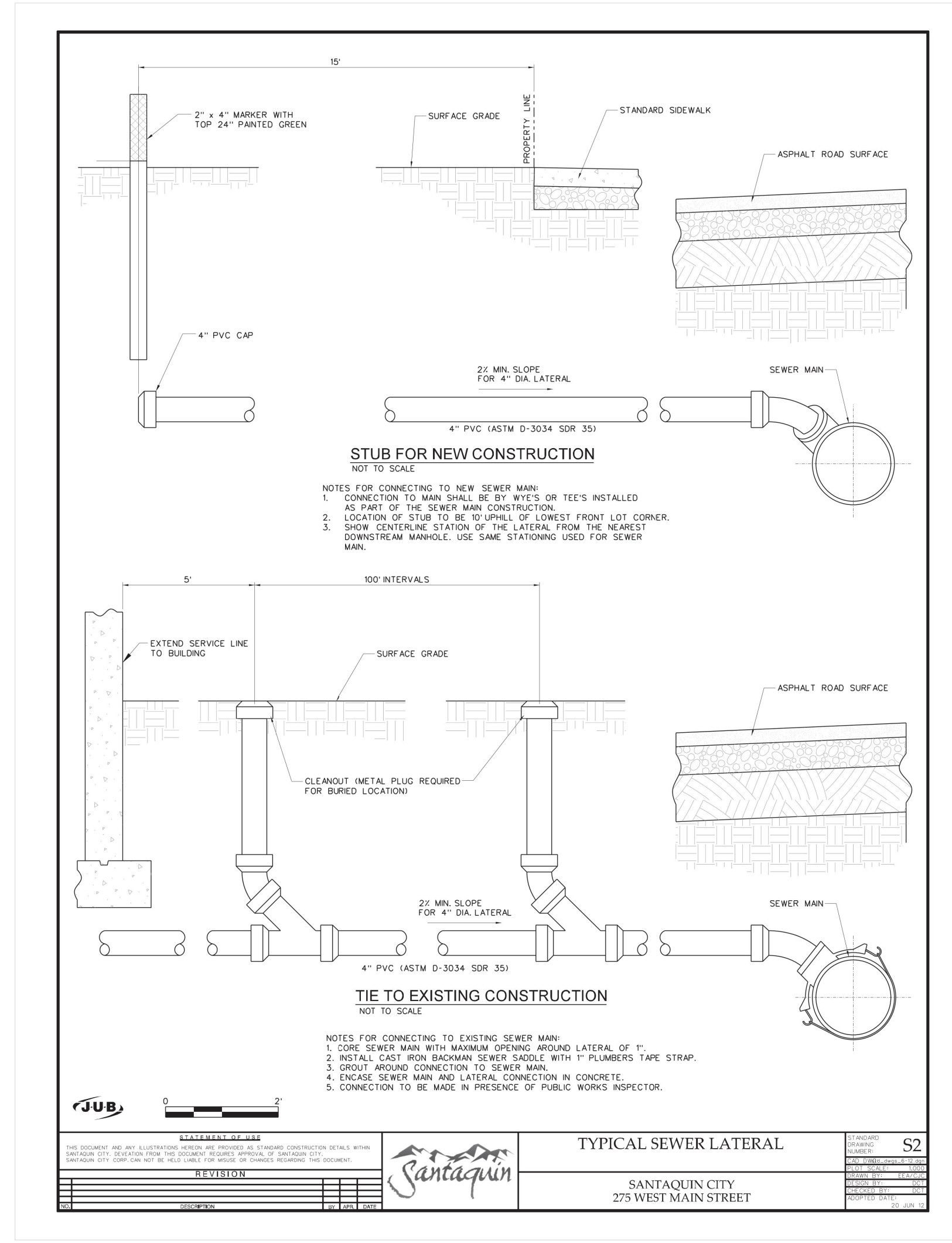
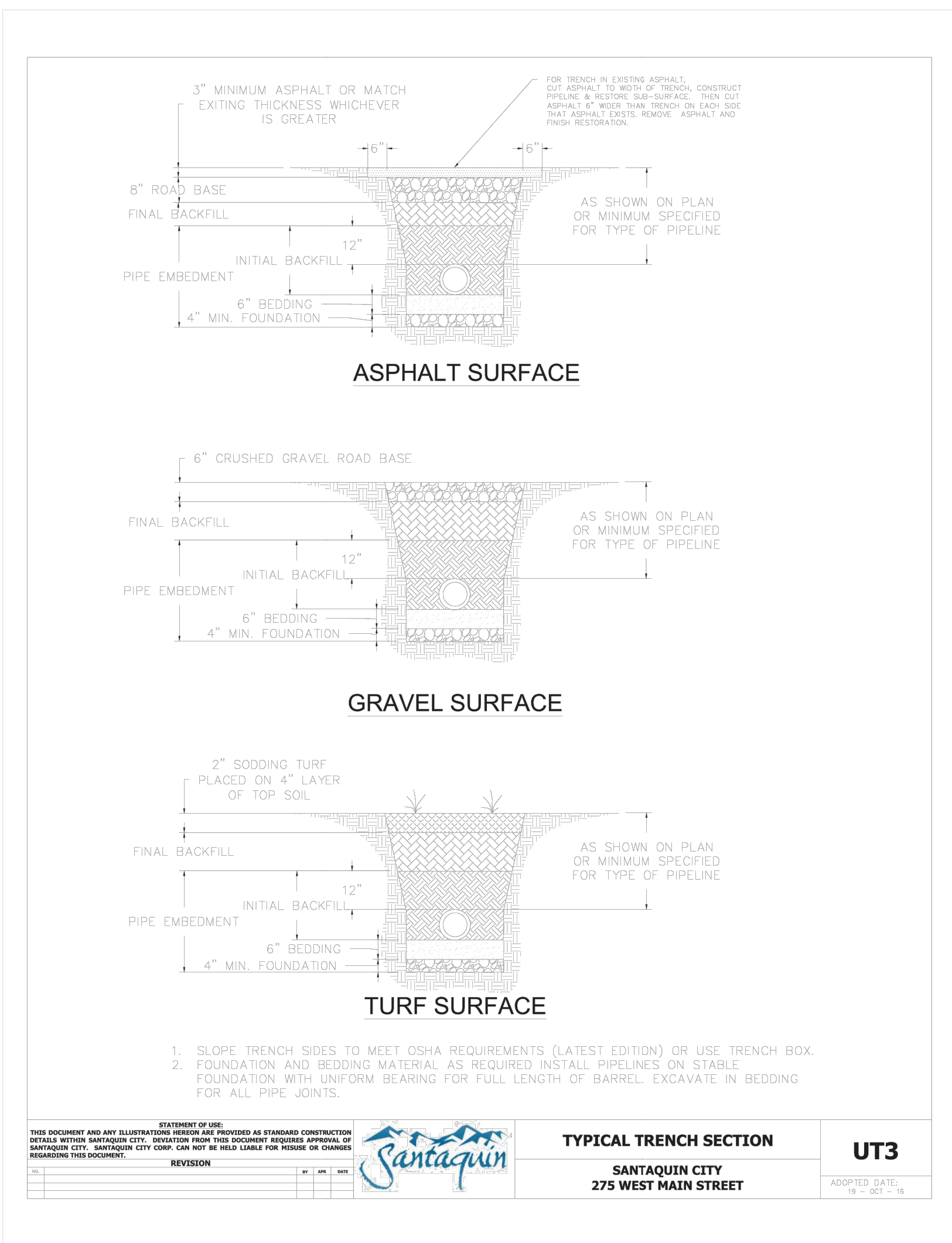
GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, SUITE 100, SALT LAKE CITY, UT 84141
 MAIN (801) 994-4515, FAX (801) 992-7544
 WWW.GREATBASINENGINEERING.COM

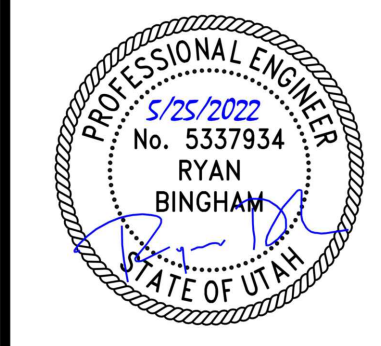
Improvement Details

Ostler Subdivision

Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S1B&M, U.S. Survey



REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST DGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Improvement Detail
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&17M, U.S. Survey

May, 2022

SHEET NO.
G5

Tuesday, May 31, 2022

Santaquin City Planning and Engineering

Scenic Ridge Estates

Re: Preliminary Subdivision Submittal #4

Summary

The proposed development, Scenic Ridge Estates, seeks to add 8 single-family residential homes along the eastern bench of Santaquin City. This development will connect two existing stub roads, 1200 East and 430 South and provide 1 stub road for future development along the eastern side of the debris channel. A debris channel was installed in 2002/2003 and bisects the overall property. All development will be on the western side of the debris channel. This preliminary submittal seeks to address all the County codes and requirements for development. The following brief explanations can be further examined in the submitted design package and supporting documentation.

History

This property has been subject to several conceptual developments, and two preliminary submittals over the years and this proposed development seeks to meet the unique challenges that this lot presents. Throughout the scoping process of this application, several key factors were discussed that brought up concerns. We have sought to address those concerns as explained below.

Geotechnical Hazards

In order to understand the geotechnical hazards that exist in this area, a full fault stability study was conducted on the property, including 5 fault trenches on the hillside. The fault stability study was written as a stand-alone assessment and has been included with this submittal.

In addition to the fault stability study, a full preliminary geotechnical report was completed with 8 test pits distributed throughout the property. This preliminary geotechnical report will be finalized with the percolation testing that was performed in conjunction with the proposed storm drain system. The preliminary geotechnical report has been included in this submittal.

As discussed in the summary, the property is bisected by a debris channel that was installed in 2002/2003 to protect the residents of Santaquin City following the fires that ravaged the hillside. As part of this development, we will develop a trail on the downhill side of the debris channel. Existing vegetation will be preserved to protect the integrity and functionality of the debris channel. In areas where necessary, we propose flexamat or equal riprap to stabilize the bottom and sides of the debris channel. Please see Trail section, it is the developer's intent to bond or enter into an agreement for the timing of the trail work.

Debris Basin

In future development a debris basin will likely be located on the eastern side of the property, as the location of this basin has not been finalized and will not affect this phase of development, it is not shown on our proposed development. This will be addressed in future phases of development.

Debris Channel

The existing debris channel will be protected and preserved to promote public safety. A trail is proposed as discussed below. We propose to bond or enter an agreement with the City to perform the work on the trail once the debris basins are constructed.

Fire

The addition of a paved trail to the existing debris channel will provide a fire break for the development and residents around the development. In addition, we are dedicating a 50' wide strip including the trail and debris channel that can be further maintained by the Fire Department to ensure extra fire precautions. Fire flows have been a concern in the area, our proposed development will add 4 fire hydrants to the area. These fire hydrants will be fed by a booster station (see Water below). These 4 additional fire hydrants have been designed to meet the Santaquin City code for fire flows and pressures.

Water

Residents in the area have voiced concern over water pressures and the effect that the proposed development will have on their water pressure. To prevent any negative affects to existing water pressures, our development has been reduced to 8 lots that all meet the City's level of service (LOS) for both culinary and pressure irrigation. In addition to these 8 lots, dry culinary and pressure irrigation lines will be installed to facilitate connection to higher pressures (be it tank or pump) with future development.

Traffic

A traffic analysis has been conducted to assess the existing roadway network and infrastructure in comparison to Santaquin City's Transportation Masterplan, and the existing and planned Level of Service. The proposed development will add 8 single-family residences distributed across two roadways. These roadways, 1200 E and 430 S will connect to existing stub roads from the previous subdivision our property shares borders with.

The proposed roadways are designed to Santaquin City codes, with 430 E at a maximum of 10% and 1200 E at a maximum of 11%. 1200 E is allowed to be steeper due to its westerly aspect. All roadways meet code for slope, no variance is necessary. See Hillside Overlay Code.

Construction Traffic

In an effort to control and mitigate traffic concerns raised by the City and Citizens, we have included a construction traffic map that will be dispersed to contractors and sub-contractors. This routing will allow construction traffic to take a route with less turns. We invite the City to provide additional

comment on this routing. We would also like to encourage citizens to call the police immediately if they witness any unsafe or dangerous situations.

Storm Drain

This proposed development is located in an area that does not have regional detention capacities. As such, per Santaquin City code, our development will consist of underground infiltration galleries that have been oversized to safely detain the entire 100-year storm event plus a factor of safety. This initial system will handle the majority of the storm events the development will see. In the event of a large event, the major system will consist of roadways and curb and gutter to direct storm water. Please see the storm drain report and calculations.

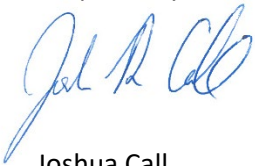
Trails

As mentioned above, a trail will be constructed and dedicated to the City. This trail is in line with the City's recreational trail master plan and will also provide safety in the form of a fire break as explained above. This trail will run parallel to the existing debris channel and the debris channel will be preserved.

Lot Size

All 8 single-family residential lots will have at least 12,000 square feet as indicated on the plat. The booster pump station lot will be smaller than 12,000 square feet, however, this lot will be dedicated to the City with the booster pump station installed. As it is not a developable lot, this size should not cause any issues.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Joshua Call'.

Joshua Call

Epic Engineering, P.C.

435-654-6600

Onsite Drainage Analysis for Scenic Ridge Estates

Summary

Storm water from the proposed development will be collected in catch basins along two proposed roadways. This storm water will then be directed via underground piping into underground infiltration galleries. This is the initial system. Each underground infiltration gallery is sized to completely detain the 100-year storm event. All piping on site will be 18". The highest cfs requirement of all the basins during the 100-year storm event is 2.13 CFS, an 18" pipe will adequately handle the required flows. The major system is composed of the streets and curb and gutter and can pass storm events greater than the 100-year storm flows.

1 Post Development Flows

The proposed development is crossed by a debris channel on the eastern boundary. Storm water flows from above the channel will be diverted by the channel around the site. As such the total watershed area that includes the disturbed areas and the offsite areas that contribute to the watersheds is approximately 10.28 acres. Upon development of the subject property, the watershed is divided up into 6 individual sub basins, 4 current and 2 future. Please see the following map.

Please note that Basin 2 and 3 are future basins, necessary dry infrastructure will be installed in the roadway to facilitate future development without cutting the roadway. Receiving basins 1 and 4 have been upsized to handle the storm water generated by the roadway areas until future development as shown on the storm water map.

Storm water flows were calculated for several storm events, including the 2, 5, 10, 25, 50 and 100-year storm events. Those calculations are broken down by each basin and shown in the attached calculation sheets.

1.1 Existing Debris Channel

An existing debris channel was installed between 2002 and 2003 to provide protection to the resident's in Santaquin City from Debris Flows following fires along the eastern bench of the city. In the development of this subdivision, the existing debris channel will be dedicated to the city. It is proposed that a 10' wide asphalt trail will be installed and minor grading to level out the trail. Vegetation and existing channel features will be preserved to ensure safety and protection of this proposed and existing communities. It is our understanding that the developer intends to bond for this work, but for the summary of this report, the existing channel must be preserved.

2 Storm Water Storage

The runoff from the proposed basins was used in sizing the underground infiltration galleries in the initial systems for the development. The storm water runoff will be conveyed to the infiltration galleries via sheet flow, surface flow and catch basins. It is anticipated that the infiltration galleries will consist of Stormbrixx cells or equivalent. The calculations for layout of the Stormbrixx systems are included in this submittal.

Each infiltration gallery is sized to adequately detain the 100-year storm event as shown in the attached calculations. In all systems, the infiltration gallery is oversized and capable of detaining the entire storm event. The infiltration galleries are anticipated to infiltrate at a rate of 10 min/inch based on percolation testing performed by Epic Engineering.

3 Piping

The pipes were sized to accommodate the peak flow for the 100-year storm. The pipe flow requirements for each basin are attached, the maximum flow rate for the 100-year storm is in Basin 4, which anticipates 2.13 cfs. The minimum pipe size of 18" was determined by calculating the flow where the pipe has the least amount of slope (.4%) along the entire length to ensure there are no choke points that will result in the pipes backing up. In all cases, flow capacity exceeds demands for all piping.



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 1

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5314	ft
End Elevation	5276	ft
Length of Overland Flow	400	ft
Slope	9.500	%
Tc	12.54	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]-->	sq ft		
Asphalt Roadway	6511.23	0.95	0.14
Single Family Residential	32282.59	0.25	0.19
Detention Pond		0.1	0.00
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	0.89	0.37	0.33
Total Area (sq ft)	38794		
Tc	12.54	min	
Tc	0.21	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	1.08	0.35	0.0061
2	1.37	0.45	0.0078
5	1.90	0.62	0.0108
10	2.36	0.77	0.0134
25	3.08	1.11	0.0192
50	3.73	1.46	0.0253
100	4.47	1.83	0.0316

Flow Demand for Pipe/Culvert	1.11	cfs
------------------------------	------	-----



Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 1

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]->	sq ft			
Asphalt Roadway	6511.23	0.95	0.14	
Single Family Residential	32282.59	0.25	0.19	
Detention Pond	0.00	0.1	0.00	
Residential (Suburban)	0.00	0.4	0.00	
Residential	0.00	0.4	0.00	
Building Roof	0.00	1	0.00	
Total Area (acres)	0.89	0.37	0.33	
Total Area (sq ft)	38793.82			

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0		cfs				
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	258	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method								
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention	
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³	
0.083	6.430	0.891	0.367	2.10	631	11	621	
0.17	4.900	0.891	0.367	1.60	962	22	941	
0.25	4.050	0.891	0.367	1.33	1193	32	1161	
0.5	2.720	0.891	0.367	0.89	1602	65	1538	
1	1.690	0.891	0.367	0.55	1991	129	1862	
2	0.947	0.891	0.367	0.31	2232	258	1974	
3	0.652	0.891	0.367	0.21	2305	387	1918	
6	0.354	0.891	0.367	0.12	2503	774	1729	
12	0.206	0.891	0.367	0.07	2913	1548	1365	
24	0.128	0.891	0.367	0.04	3619	3096	523	

100 Year Retention Basin Volume 1,974 ft³ OR 0.05 AF

Factor of Safety	1
Recommended Minimum Retention Basin Volume	1,973.53 ft ³
Retention Basin Volume	0.05 acre-ft

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 2

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5338	ft
End Elevation	5300	ft
Length of Overland Flow	380	ft
Slope	10.000	%
Tc	10.78	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]->	sq ft		
Asphalt Roadway	9841.70	0.95	0.21
Single Family Residential	25769.62	0.25	0.15
Detention Pond		0.1	0.00
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	0.82	0.44	0.36
Total Area (sq ft)	35611		
Tc	10.78	min	
Tc	0.18	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	1.15	0.42	0.0062
2	1.47	0.53	0.0079
5	2.03	0.74	0.0109
10	2.52	0.91	0.0136
25	3.29	1.31	0.0195
50	3.98	1.73	0.0257
100	4.77	2.16	0.0321

Flow Demand for Pipe/Culvert **1.31** cfs



Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 2

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]-->	sq ft			
Asphalt Roadway	9841.70	0.95	0.21	
Single Family Residential	25769.62	0.25	0.15	
Detention Pond	0.00	0.1	0.00	
Residential (Suburban)	0.00	0.4	0.00	
Residential	0.00	0.4	0.00	
Building Roof	0.00	1	0.00	
Total Area (acres)	0.82	0.44	0.36	
Total Area (sq ft)	35611.32			

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0		cfs				
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	290	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method							
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³
0.083	6.430	0.818	0.443	2.33	699	12	687
0.17	4.900	0.818	0.443	1.78	1066	24	1042
0.25	4.050	0.818	0.443	1.47	1321	36	1285
0.5	2.720	0.818	0.443	0.99	1775	73	1702
1	1.690	0.818	0.443	0.61	2206	145	2061
2	0.947	0.818	0.443	0.34	2472	290	2182
3	0.652	0.818	0.443	0.24	2553	435	2118
6	0.354	0.818	0.443	0.13	2772	870	1902
12	0.206	0.818	0.443	0.07	3226	1740	1486
24	0.128	0.818	0.443	0.05	4009	3480	529
100 Year Retention Basin Volume			2,182	ft ³	OR	0.05	AF

Factor of Safety	1
Recommended Minimum Retention Basin Volume	2,181.91 ft ³
Retention Basin Volume	0.05 acre-ft

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 3

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5429	ft
End Elevation	5311	ft
Length of Overland Flow	950	ft
Slope	12.421	%
Tc	23.04	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]->	sq ft		
Asphalt Roadway	9850.32	0.95	0.21
Single Family Residential	16000.00	0.25	0.09
Native	205924.99	0.1	0.47
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	5.32	0.15	0.78
Total Area (sq ft)	231775		
Tc	23.04	min	
Tc	0.38	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	0.80	0.63	0.0199
2	1.03	0.80	0.0254
5	1.42	1.11	0.0351
10	1.77	1.38	0.0436
25	2.30	1.97	0.0626
50	2.79	2.61	0.0827
100	3.34	3.25	0.1032

Flow Demand for Pipe/Culvert **1.97** cfs



Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 3

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]-->	sq ft			
Asphalt Roadway	9850.32	0.95	0.21	
Single Family Residential	16000.00	0.25	0.09	
Native Residential (Suburban)	205924.99	0.1	0.47	
Residential	0.00	0.4	0.00	
Residential Building Roof	0.00	0.4	0.00	
Building Roof	0.00	1	0.00	
Total Area (acres)	5.32	0.15	0.78	
Total Area (sq ft)	231775.31			

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0	cfs					
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	573	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method								
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention	
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³	
0.083	6.430	5.321	0.146	5.01	1503	24	1480	
0.17	4.900	5.321	0.146	3.82	2291	48	2244	
0.25	4.050	5.321	0.146	3.16	2841	72	2769	
0.5	2.720	5.321	0.146	2.12	3816	143	3673	
1	1.690	5.321	0.146	1.32	4742	287	4455	
2	0.947	5.321	0.146	0.74	5314	573	4741	
3	0.652	5.321	0.146	0.51	5488	860	4629	
6	0.354	5.321	0.146	0.28	5960	1719	4241	
12	0.206	5.321	0.146	0.16	6936	3438	3498	
24	0.128	5.321	0.146	0.10	8619	6876	1743	

100 Year Retention Basin Volume 4,741 ft³ OR 0.11 AF

Factor of Safety	1
Recommended Minimum Retention Basin Volume	4,741.20 ft ³
Retention Basin Volume	0.11 acre-ft

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 4

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5429	ft
End Elevation	5311	ft
Length of Overland Flow	950	ft
Slope	12.421	%
Tc	22.09	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]-->	sq ft		
Asphalt Roadway	7282.88	0.95	0.16
Single Family Residential	10666.00	0.25	0.06
Native	73074.59	0.1	0.17
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	2.09	0.19	0.39
Total Area (sq ft)	91023		
Tc	22.09	min	
Tc	0.37	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	0.82	0.32	0.0097
2	1.05	0.41	0.0124
5	1.46	0.56	0.0172
10	1.81	0.70	0.0213
25	2.36	1.01	0.0306
50	2.86	1.33	0.0404
100	3.42	1.66	0.0505

Flow Demand for Pipe/Culvert	1.01	cfs
------------------------------	-------------	-----



Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 4

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]-->	sq ft			
Asphalt Roadway	7282.88	0.95	0.16	
Single Family Residential	10666.00	0.25	0.06	
Native Residential (Suburban)	73074.59	0.1	0.17	
Residential	0.00	0.4	0.00	
Building Roof	0.00	0.4	0.00	
Total Area (acres)	2.09	0.19	0.39	
Total Area (sq ft)	91023.47			

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0		cfs				
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	290	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method								
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention	
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³	
0.083	6.430	2.090	0.186	2.49	748	12	736	
0.17	4.900	2.090	0.186	1.90	1140	24	1116	
0.25	4.050	2.090	0.186	1.57	1414	36	1377	
0.5	2.720	2.090	0.186	1.05	1899	73	1826	
1	1.690	2.090	0.186	0.66	2359	145	2214	
2	0.947	2.090	0.186	0.37	2644	290	2354	
3	0.652	2.090	0.186	0.25	2731	435	2296	
6	0.354	2.090	0.186	0.14	2965	870	2095	
12	0.206	2.090	0.186	0.08	3451	1740	1711	
24	0.128	2.090	0.186	0.05	4289	3480	809	
100 Year Retention Basin Volume			2,354	ft ³	OR	0.05 AF		
					Factor of Safety	1		
					Recommended Minimum Retention Basin Volume	2,354.20 ft ³		
					Retention Basin Volume	0.05 acre-ft		

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 6

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5330	ft
End Elevation	5283	ft
Length of Overland Flow	515	ft
Slope	9.126	%
Tc	10.40	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]-->	sq ft		
Asphalt Roadway	12324.11	0.95	0.27
Single Family Residential	14487.00	0.25	0.08
Native		0.1	0.00
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	0.62	0.57	0.35
Total Area (sq ft)	26811		
Tc	10.40	min	
Tc	0.17	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	1.16	0.41	0.0059
2	1.49	0.52	0.0075
5	2.06	0.73	0.0104
10	2.55	0.90	0.0129
25	3.33	1.29	0.0185
50	4.03	1.70	0.0244
100	4.83	2.13	0.0305

Flow Demand for Pipe/Culvert	1.29	cfs
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Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 6

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]-->	sq ft			
Asphalt Roadway	12324.11	0.95	0.27	
Single Family Residential	14487.00	0.25	0.08	
Native Residential (Suburban)	0.00	0.1	0.00	
Residential	0.00	0.4	0.00	
Building Roof	0.00	0.4	0.00	
Total Area (acres)	0.62	1	0.00	
Total Area (sq ft)	26811.11	0.57	0.35	

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0		cfs				
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	259	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method								
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention	
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³	
0.083	6.430	0.615	0.572	2.26	679	11	668	
0.17	4.900	0.615	0.572	1.72	1035	22	1013	
0.25	4.050	0.615	0.572	1.43	1283	32	1250	
0.5	2.720	0.615	0.572	0.96	1723	65	1658	
1	1.690	0.615	0.572	0.59	2141	129	2012	
2	0.947	0.615	0.572	0.33	2400	259	2141	
3	0.652	0.615	0.572	0.23	2478	388	2090	
6	0.354	0.615	0.572	0.12	2691	776	1915	
12	0.206	0.615	0.572	0.07	3132	1551	1580	
24	0.128	0.615	0.572	0.05	3892	3103	789	
100 Year Retention Basin Volume			2,141	ft ³	OR	0.05 AF		
					Factor of Safety	1		
					Recommended Minimum Retention Basin Volume	2,140.95 ft ³		
					Retention Basin Volume	0.05 acre-ft		

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor



Date: 5/24/2021
 By: Devin Earl
 Approved: KW

Post Development Runoff Calculations Using Rational Method

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Basin	Basin 7

Choose the Design Storm Event		
Duration	24	hrs
Year	25	yr

Time of Concentration (Using the FAA method)		
Start Elevation	5332	ft
End Elevation	5275	ft
Length of Overland Flow	525	ft
Slope	10.857	%
Tc	8.59	min (Enter C-values to calc correctly)

Site Conditions			
Cover	Area	C Value*	Weighted average
[Choose unit]-->	sq ft		
Asphalt Roadway	12826.74	0.95	0.28
Single Family Residential	10049.14	0.25	0.06
Native		0.1	0.00
Residential (Suburban)		0.4	0.00
Residential		0.4	0.00
Building Roof		1	0.00
Total Area (acres)	0.53	0.64	0.34
Total Area (sq ft)	22876		
Tc	8.59	min	
Tc	0.14	hrs	

*C values found in Table below

Storm Event			
Storm Event (yrs)	i (in/hr)	Q (cfs)	Volume (ac-ft)
1	1.28	0.43	0.0051
2	1.64	0.55	0.0066
5	2.28	0.77	0.0091
10	2.82	0.95	0.0113
25	3.68	1.37	0.0162
50	4.45	1.80	0.0213
100	5.33	2.25	0.0266

Flow Demand for Pipe/Culvert	1.37	cfs
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Date: 1/20/2022
 By: Devin Earl
 Approved: KW

Theoretical Basin Size Using Rational Method Calculations

Site Parameters	
Project	Scenic Ridge Estates
Location	Utah County, Utah
Specific Location of Basin	Basin 7

Choose Design Storm		
Duration	24	hrs
Year	100	yr

Site Conditions				
Cover	Area	C Value*	Weighted average	Comments
[Choose unit]-->	sq ft			
Asphalt Roadway	12826.74	0.95	0.28	
Single Family Residential	10049.14	0.25	0.06	
Native Residential (Suburban)	0.00	0.1	0.00	
Residential	0.00	0.4	0.00	
Building Roof	0.00	1	0.00	
Total Area (acres)	0.53	0.64	0.34	
Total Area (sq ft)	22875.88			

*C Values found in Runoff Calcs Tab

Discharge/Infiltration/Evaporation							
Allowable Discharge	0		cfs				
Infiltration		Sump Sizing		Perforated Trench		Evaporation	
i (min/in)	10	Diam (ft)	0	Pipe Diam (in)	0	e (in/year)	0
Factor of Safety	1	Depth below surface (ft)	0	Trench Width (ft)	0	e (in/day)	0.000
		Gravel Width beyond sump (ft)	0	Gravel Depth (ft)	0	e (ft/day)	0.000
		Gravel Width below sump (ft)	0	Trench Length (ft)	0		
		Gravel Porosity	0	Gravel Porosity	0	e (ft ³ /day)	0
		Quantity of Sumps	0				
Infiltration Surface Area (SF)	259	Storage Capacity (CF)	0.0	Storage Capacity (CF)	0.0		

100 Year Storm Retention Basin Sizing Calculations: Rational Method								
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention	
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³	
0.083	6.430	0.525	0.642	2.17	651	11	640	
0.17	4.900	0.525	0.642	1.65	992	22	970	
0.25	4.050	0.525	0.642	1.37	1230	32	1198	
0.5	2.720	0.525	0.642	0.92	1652	65	1587	
1	1.690	0.525	0.642	0.57	2053	129	1924	
2	0.947	0.525	0.642	0.32	2301	259	2042	
3	0.652	0.525	0.642	0.22	2376	388	1988	
6	0.354	0.525	0.642	0.12	2580	776	1804	
12	0.206	0.525	0.642	0.07	3003	1551	1451	
24	0.128	0.525	0.642	0.04	3732	3103	629	
100 Year Retention Basin Volume			2,042	ft ³	OR	0.05 AF		
					Factor of Safety	1		
					Recommended Minimum Retention Basin Volume	2,042.03 ft ³		
					Retention Basin Volume	0.05 acre-ft		

Reference Tables	
Recurrence Interval (year)	C factor
1	1
2	1
5	1
10	1
25	1.1
50	1.2
100	1.25

Coefficient can not exceed 1.0 with adjustment factor
 Coefficient can not exceed 1.0 with adjustment factor

StormBrixx SD Basin 1 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **1,974** CF

Provided Volume: **2,163** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	8	16.08 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 32

Area 258.5878

StormBrixx SD Basin 2 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **2,182** CF

Provided Volume: **2,434** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	9	18.05 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 36

Area 290.24

StormBrixx SD Basin 3 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **4,741** CF

Provided Volume: **4,868** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	6	23.95 LF	(Modules oriented in LONG direction)
Width:	12	23.95 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 72

Area 573.7941

StormBrixx SD Basin 4 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **2,354** CF

Provided Volume: **2,434** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	9	18.05 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 36

Area 290.24

StormBrixx SD Basin 5 Volume Calculator

Model SD	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **773** CF

Provided Volume: **1,623** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	9	18.05 LF	(Modules oriented in SHORT direction)
Height:	2	6.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 36

Area 290.24

StormBrixx SD Basin 6 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **2,141** CF

Provided Volume: **2,163** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	8	16.08 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 32

Area 258.5878

StormBrixx SD Basin 7 Volume Calculator

<u>Model SD</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>	<u>Volume</u>	<u>Void Ratio:</u>
Half-Module Dimensions:	47.24 in	23.62 in	19.44 in		
Full-Module Dimensions:	47.24 in	23.62 in	35.98 in	23.23 CF	97.0%
MAX. INSTALL DEPTH (TO BOTTOM INVERT): 14.0'					

Proposed System Sizing

Design Check: **OK**

Req'd Volume: **2,042** CF

Provided Volume: **2,163** CF

	<u># of Modules</u>	<u>System Dimensions</u>	
Length:	4	16.08 LF	(Modules oriented in LONG direction)
Width:	8	16.08 LF	(Modules oriented in SHORT direction)
Height:	3	9.00 LF	(MAX. HEIGHT = 9 FT , i.e. 3 MODULES)

Total Modules: 32

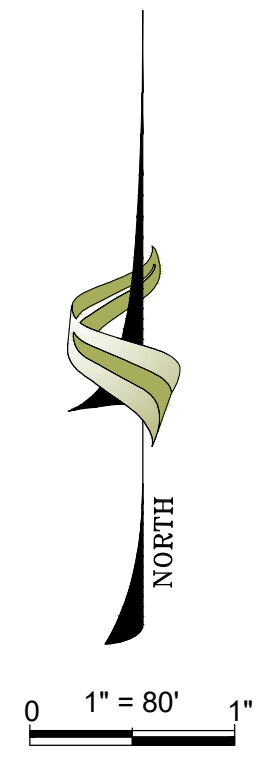
Area 258.5878

5/31/22

SHEET INDEX

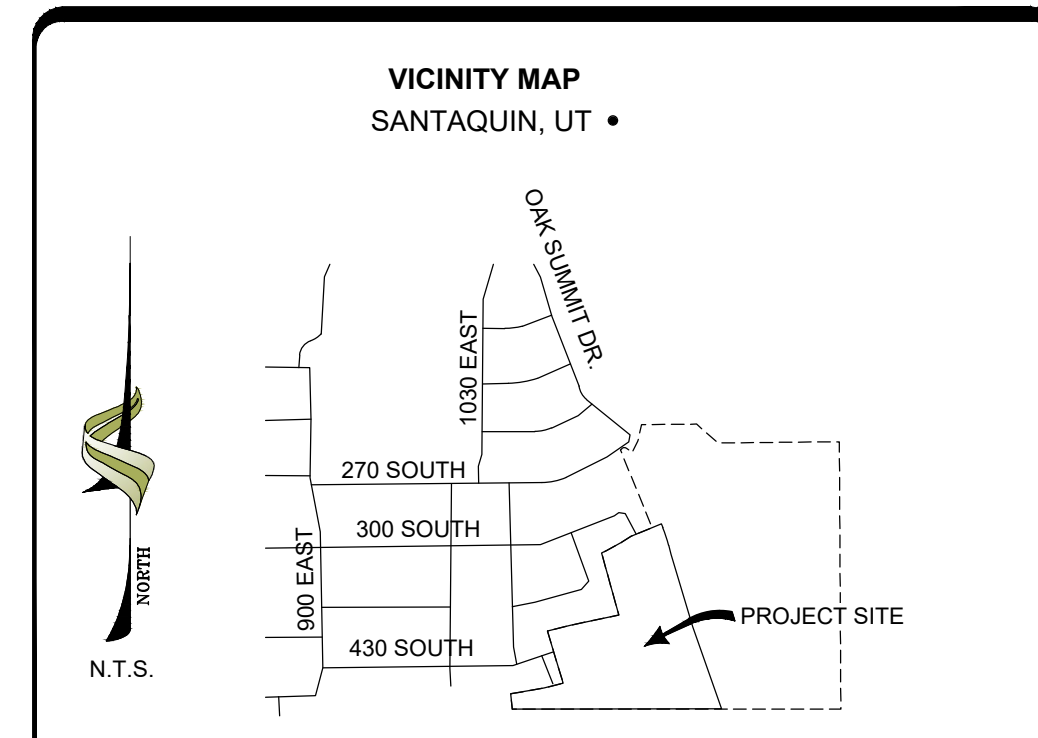
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SHEET 2	PLAT (SHEET ONE)
SHEET 3	PLAT (SHEET TWO)
SHEET 4	PLAT (SHEET THREE)
SHEET 5	OVERALL AREA PLAN
SHEET 6	LOT LAYOUT
SHEET 7	OVERALL WATER
SHEET 8	OVERALL SEWER
SHEET 9	OVERALL STORM DRAIN
SHEET 10	SLOPE MAP
SHEET 11	CONSTRUCTION TRAFFIC MAP
SHEET 12	OVERALL GRADING PLAN
SHEET 13	PLAN AND PROFILE (430 SOUTH STREET)
SHEET 14	PLAN AND PROFILE (1200 EAST STREET)
SHEET 15	DETAIL SHEET
SHEET 16	DETAIL SHEET
SHEET 17	DETAIL SHEET

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-14) WILL BE PROVIDED AT FINAL SUBMISSION



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

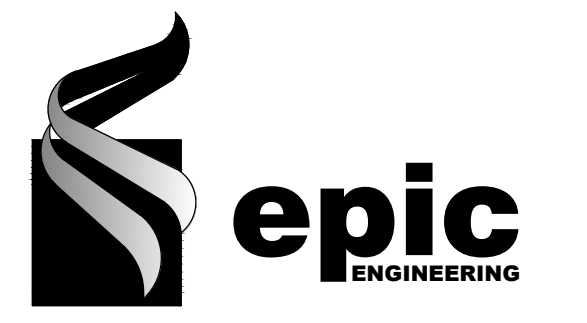
PROPERTY DEVELOPER
 BASTIAN HOMES, LLC
 1184 S. 1150 W.
 PAYSON, UTAH, 84651



CONSTRUCTION NOTES

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

WARNING
 CALL BLUE STAKES



REVISIONS

1.	

DRAWN:	BJW
DESIGNER:	RJM
REVIEWED:	RJM
PROJECT #	20SM4196

SCALES

HORIZ:	1"=80'
VERT:	1"=10'
(24" x 36" SHEET)	

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

PROJECT NAME:
 SCENIC RIDGE ESTATES

SHEET TITLE:
 OVERALL AREA PLAN

PLAN SET:	SHEET
PRELIM	1

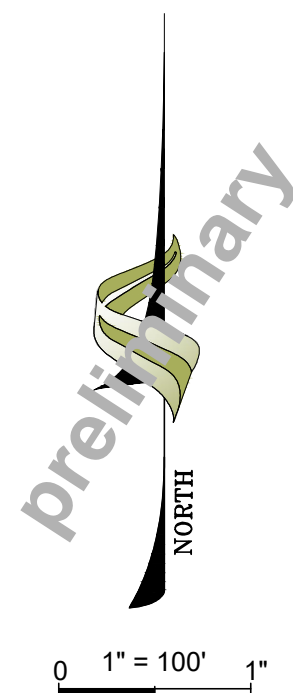
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SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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

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

STATE PLANE COORDINATES (GROUND)		
LETTER / ITEM	NORTHING	EASTING
(A) SW COR SEC 6	7157331.487	1565531.199
(B) S 1/4 COR SEC 6	7157316.552	1568203.696
(C) CEN SEC 6	7159912.253	1568203.979
(D) BOUNDARY CORNER (P.O.B.)	7157454.584	1566806.943
(E) BOUNDARY CORNER	7157560.152	1566774.231
(F) BOUNDARY CORNER	7157613.952	1566758.690
(G) BOUNDARY CORNER	7157718.057	1566728.613
(H) BOUNDARY CORNER	7157745.511	1566845.210
(I) BOUNDARY CORNER	7157795.944	1567088.692
(J) BOUNDARY CORNER	7158109.144	1567003.380
(K) BOUNDARY CORNER	7158120.690	1567028.092
(L) BOUNDARY CORNER	7158160.958	1567104.150
(M) BOUNDARY CORNER	7158191.957	1567152.055
(N) BOUNDARY CORNER	7158234.728	1567258.806
(O) BOUNDARY CORNER	7158626.63	1567101.785
(P) BOUNDARY CORNER	7158632.815	1567107.515
(PP) BOUNDARY CORNER	7158633.016	1567107.695
(Q) BOUNDARY CORNER	7158636.626	1567130.099
(R) BOUNDARY CORNER	7158245.907	1567286.644
(S) BOUNDARY CORNER	7158227.092	1567294.218
(T) BOUNDARY CORNER	7158140.474	1567322.434
(U) BOUNDARY CORNER	7158095.458	1567333.792
(V) BOUNDARY CORNER	7157996.895	1567362.668
(W) BOUNDARY CORNER	7157956.541	1567219.199
(X) BOUNDARY CORNER	7157682.787	1567288.273
(Y) BOUNDARY CORNER	7157617.292	1567061.610
(Z) BOUNDARY CORNER	7157600.888	1566982.656
(AA) BOUNDARY CORNER	7157589.769	1566896.545
(BB) BOUNDARY CORNER	7157587.090	1566878.542
(CC) BOUNDARY CORNER	7157480.752	1566911.222

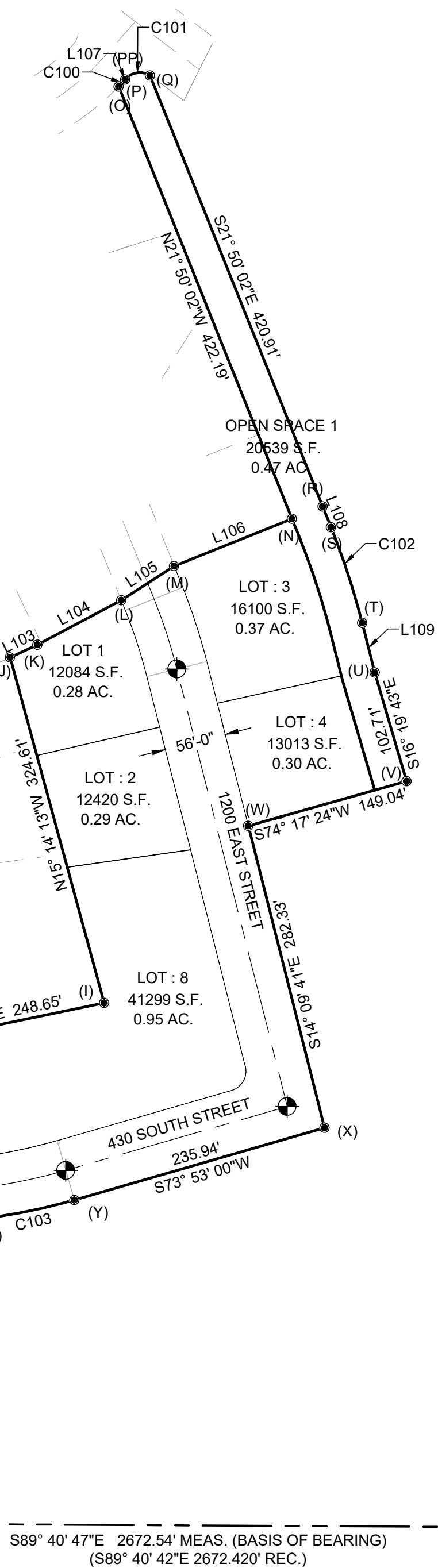


GENERAL PLAT NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS. (SEE SHEET 2)
- FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD) REAR YARD - 25.0 FEET. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS BYRON BASTIAN AND NEIL J. CRAIG, PER WARRANTY DEED, ENTRY NUMBER 35070.2021, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C101	24.55	18.00	78°09'09"	N80°50'48"E	22.69
C102	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C103	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C104	17.19	472.00	2°05'13"	S81°28'35"W	17.19

Line Table		
Line #	Length	Direction
L100	110.52	N17°12'59"W
L101	56.00	N16°06'43"W
L102	108.36	N16°06'53"W
L103	27.28	N64°57'27"E
L104	86.06	N62°06'06"E
L105	57.06	N57°05'35"E
L106	115.00	N68°09'58"E
L107	0.27	N41°45'56"E
L108	20.28	S21°55'30"E
L109	46.43	S14°09'41"E
L110	86.83	S82°38'32"W
L111	111.25	S17°05'00"E
L112	107.51	S75°54'45"W



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

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

SUBDIVISION BOUNDARY DESCRIPTION

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

BEGINNING AT SOUTHEAST CORNER LOT 37 OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1276.33' FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE AND 130.24' NORTH 00°14'50"W WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID OAK SUMMIT PLAT 'B' THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET; (2) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (3) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 5; OAK SUMMIT PLAT 'C' (ENTRY #11714, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'C' THE FOLLOWING THREE (3) COURSES: (1) NORTH 76°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 235.65 FEET; (3) NORTH 15°14'13" WEST 324.61 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73, OAK SUMMIT PLAT 'D' (ENTRY #11715, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'D' AND THE EASTERLY AND SOUTHERLY LINE OF OAK SUMMIT PLAT 'E' (ENTRY #12871 UTAH COUNTY RECORDER'S OFFICE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 64°57'27" EAST 27.28 FEET; (2) NORTH 62°06'06" EAST 86.06 FEET TO THE WESTERLY LINE OF 1200 EAST STREET; (3) NORTH 57°05'35" EAST 57.06 FEET TO THE EASTERLY LINE OF 1200 EAST STREET; (4) NORTH 68°09'58" EAST 115.00 FEET; AND (5) NORTH 21°50'02" WEST 422.19 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET TO THE BEGINNING OF A 1763.98 NONTANGENT CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC 8.43 FEET (CENTRAL ANGLE EQUALS 0°26'26" CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET); (7) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (8) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.55 FEET (CENTRAL ANGLE EQUALS 78°09'09" AND LONG CHORD BEARS NORTH 80°50'46" EAST 22.69 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; THENCE SOUTH 21°50'02" EAST 420.86 FEET; THENCE SOUTH 21°55'30" EAST 20.28 FEET TO THE BEGINNING OF TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 672.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.17 FEET (CENTRAL ANGLE EQUALS 07°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 91.10 FEET); THENCE SOUTH 14°09'41" EAST 46.43 FEET; THENCE SOUTH 16°19'43" EAST 102.71 FEET; THENCE SOUTH 74°17'24" WEST 149.03 FEET; THENCE SOUTH 14°09'41" EAST 282.33 FEET; THENCE SOUTH 73°53'00" WEST 235.94 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 528.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.72 FEET (CENTRAL ANGLE EQUALS 08°45'33" AND LONG CHORD BEARS SOUTH 78°15'46" EAST 80.64 FEET); THENCE SOUTH 82°38'32" WEST 86.83 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 472.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.19 FEET (CENTRAL ANGLE EQUALS 02°05'13" AND LONG CHORD BEARS NORTH 81°28'35" EAST 17.19 FEET); THENCE SOUTH 17°05'00" EAST 111.25 FEET; THENCE SOUTH 75°54'45" WEST 107.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,200.25 SQ. FT. OR 4.76 ACRES, +/-

ACCEPTANCE BY LEGISLATIVE BODY		CITY ENGINEER	CLERK - RECORDER
THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, 2022.			
APPROVED MAYOR OF SANTAQUIN _____	ENGINEER (SEE SEAL) _____		
ATTEST - CLERK RECORDER (SEE SEAL) _____		(SEAL)	(SEAL)

UTILITY APPROVAL	
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.	
ROCKY MOUNTAIN POWER: _____ DATE: _____	
CETRACOM: _____ DATE: _____	
CENTURY LINK: _____ DATE: _____	

DOMINION ENERGY	
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.	
APPROVED THIS ____ DAY OF _____, 2022	
BY: _____	
TITLE: _____	

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2022, A.D.

BY: _____ DATE _____
BYRON BASTIAN - OWNER

BY: _____ DATE _____
NEIL J. CRAIG - OWNER

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY _____ WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

STATE OF UTAH } S.S.
COUNTY OF _____ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY _____ WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

STATE OF UTAH } S.S.
COUNTY OF _____ }

MY COMMISSION EXPIRES: _____

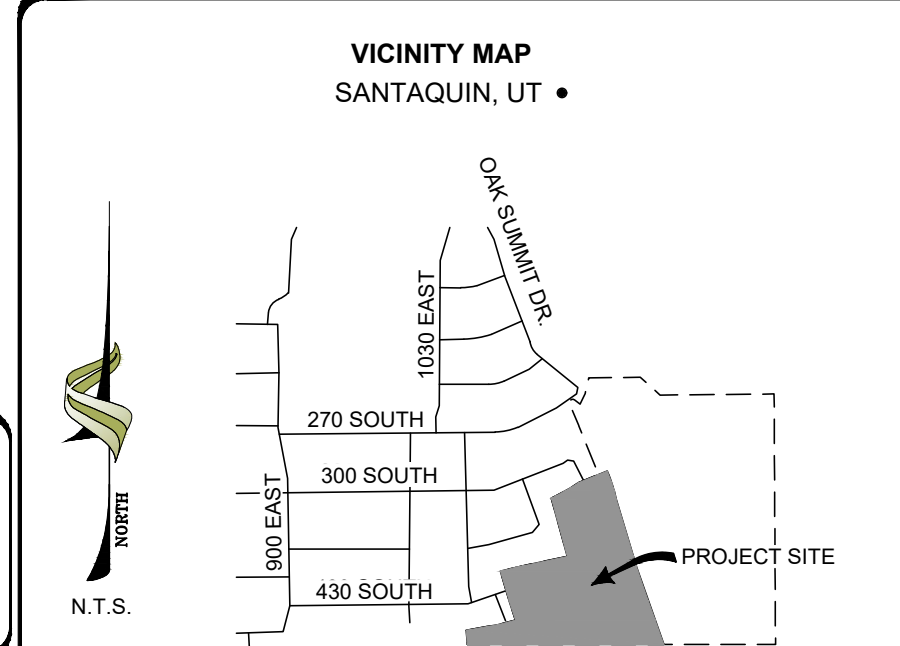
MY COMMISSION NUMBER: _____ (NOTARY STAMP)

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY EPIC ENGINEERING PC, AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-654-6800, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1**.

TRAVIS R. GOWER
P.L.S. 6439364

DATE _____



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

DRAWING DATES / REVISIONS	
ORIGINAL PRELIMINARY	04/05/2021
REVIEWED PRELIMINARY	12/21/2021

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

SCENIC RIDGE ESTATES SUBDIVISION PHASE 1

SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801) 955-2605
63 East 100 South
Heber City, Utah 84032
(435) 864-0900

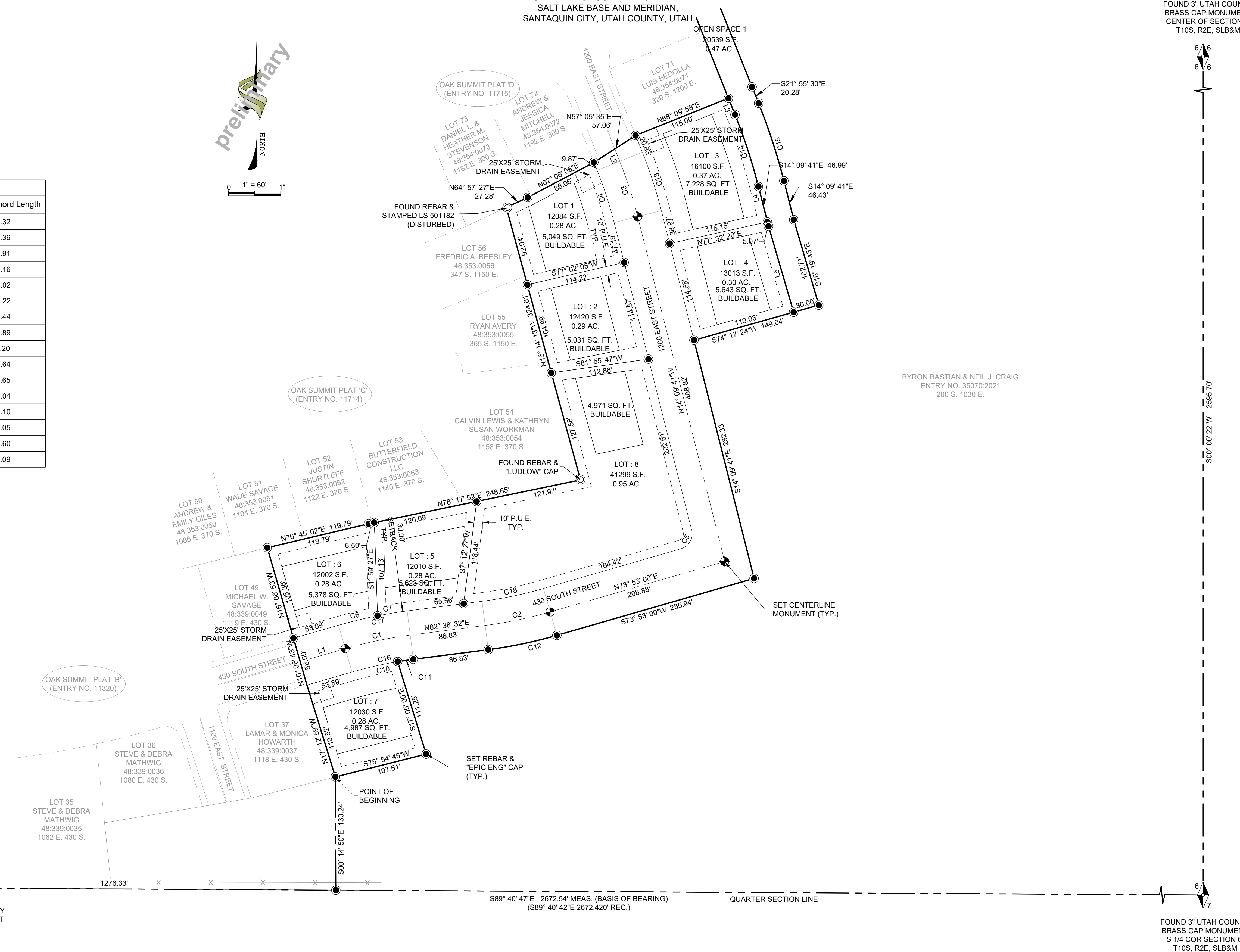
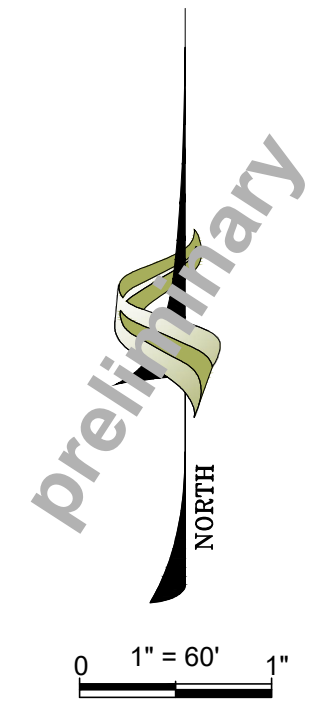
PROJECT #: 20SM4196
DRAWN: CS DATE: 04/26/22
CHECKED: TG SHEET NO: 1 OF 2

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

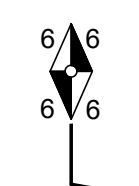
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

Line Table		
Line #	Length	Direction
L1	53.89	N73°53'17"E
L2	15.35	N21°50'02"W
L3	20.31	N21°55'30"W
L4	41.92	N14°09'41"W
L5	102.95	N16°19'43"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.40	500.00	8°45'16"	N78°15'54"E	76.32
C2	76.44	500.00	8°45'33"	N78°15'46"E	76.36
C3	66.96	500.00	7°40'21"	N17°59'52"W	66.91
C4	63.21	472.00	7°40'21"	N17°59'52"W	63.16
C5	27.66	18.00	88°02'41"	N29°51'39"E	25.02
C6	46.23	528.00	5°01'01"	N76°23'47"E	46.22
C7	34.44	528.00	3°44'15"	N80°46'25"E	34.44
C10	53.92	472.00	6°32'41"	N77°09'37"E	53.89
C11	18.20	472.00	2°12'34"	S81°32'15"W	18.20
C12	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C13	70.71	528.00	7°40'21"	S17°59'52"E	70.65
C14	87.10	642.82	7°45'49"	N18°02'36"W	87.04
C15	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C16	72.12	472.00	8°45'16"	N78°15'54"E	72.05
C17	80.67	526.88	8°46'23"	N78°15'54"E	80.60
C18	72.16	472.00	8°45'33"	N78°15'46"E	72.09

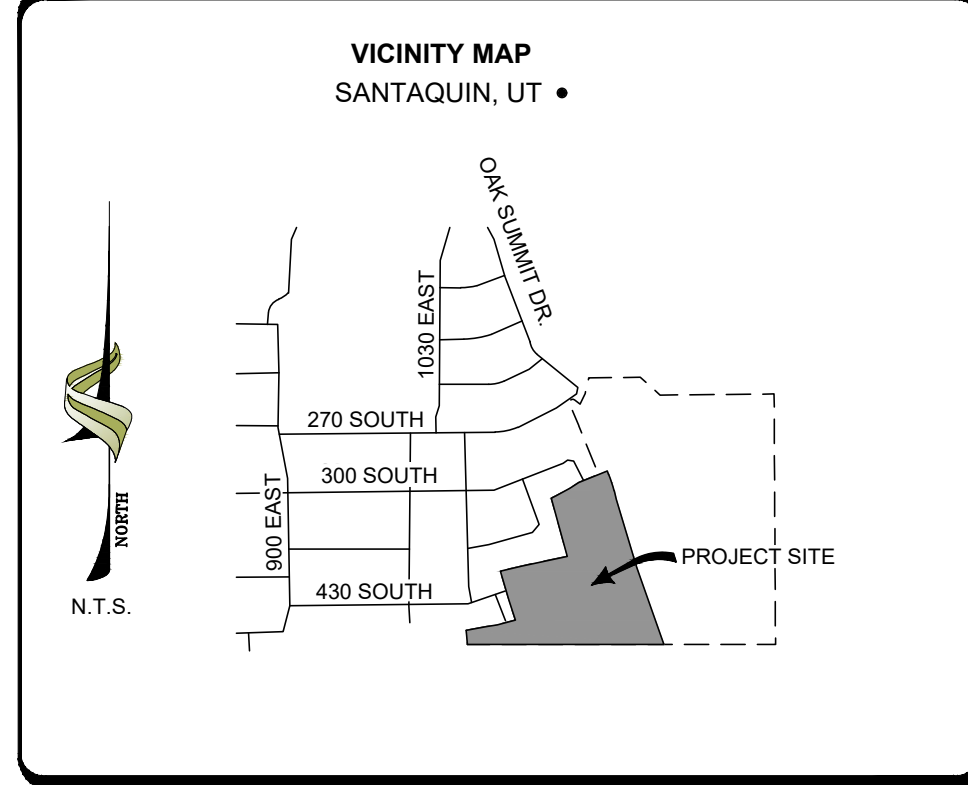


FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
CENTER OF SECTION 6,
T10S, R2E, SLB&M



BYRON BASTIAN & NEIL J. CRAIG
ENTRY NO. 35070:2021
200 S. 1030 E.

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



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

epic ENGINEERS
3341 South 4000 West
West Valley, Utah 84120
(801) 955-2605
93 East 100 South
Hobart City, Utah 84032
(435) 654-0900

PROJECT #:
20SM4196
DRAWN: CS DATE: 04/26/22
CHECKED: TG SHEET NO: 2 OF 2

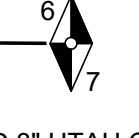
FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M



S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)
(S89° 40' 42"E 2672.420' REC.)

LYLE J. SMART FAMILY
PARTNERSHIP -
SANTAQUIN DISTRICT
32:041:0001

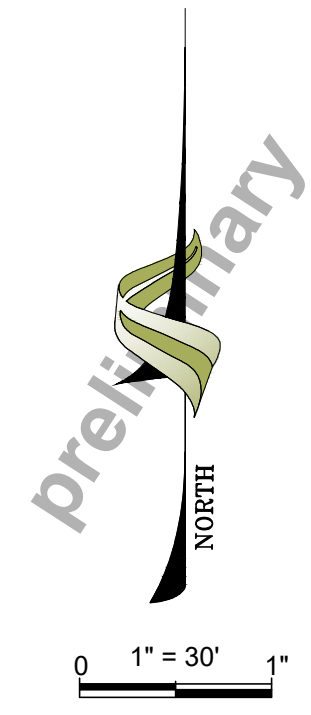
FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
S 1/4 COR SECTION 6,
T10S, R2E, SLB&M



ACCEPTANCE BY LEGISLATIVE BODY		CITY ENGINEER	CLERK - RECORDER
THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF ___, 2022.			
APPROVED MAYOR OF SANTAQUIN	ENGINEER (SEE SEAL)		
ATTEST - CLERK RECORDER (SEE SEAL)			
		(SEAL)	(SEAL)

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



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

OAK SUMMIT PLAT 'E'
(ENTRY NO. 12871)

LOT 92
STEPHEN CHERRINGTON
48:378:0092
823 S. OAK SUMMIT DRIVE

OAK SUMMIT PLAT 'E'
(ENTRY NO. 12871)

Line Table		
Line #	Length	Direction
L301	0.27	N41°45'56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C300	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C301	24.55	18.00	78°09'09"	N80°50'46"E	22.69

BYRON BASTIAN & NEIL J. CRAIG
ENTRY NO. 35070:2021
200 S. 1030 E.

LOT 68
JEFFREY R. VAN AUSDAL
48:354:0068
1197 E. 300 SOUTH

LOT 69
GERALD L. BOWMAN
48:354:0069
1209 E. 300 SOUTH

OAK SUMMIT PLAT 'D'
(ENTRY NO. 11715)

LOT 70
LACEY & STEPHEN CROOK
48:354:0070
309 S. 1200 EAST

LOT 71
LUIS BEDOLLA
48:354:0071
329 S. 1200 E.

OPEN SPACE 1
20539 S.F.
0.47 AC.

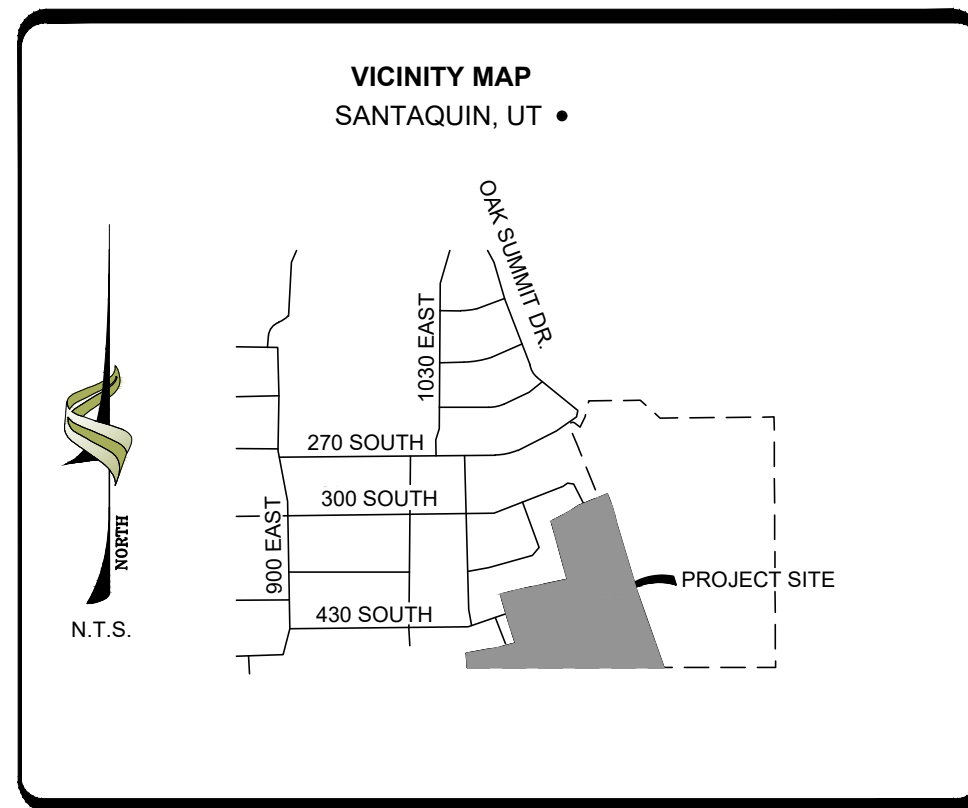
SEE SHEET 2

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

S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)
(S89° 40' 42"E 2672.420' REC.)
QUARTER SECTION LINE

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

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



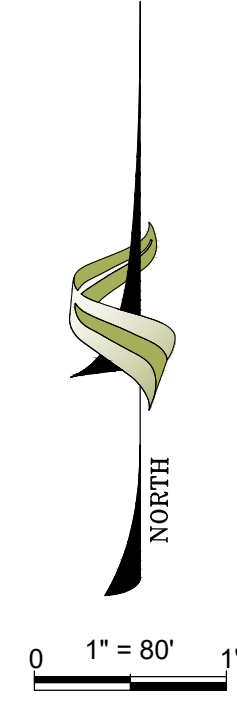
**SCENIC RIDGE ESTATES SUBDIVISION
PHASE 1**
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

	0 1" = 60' 1"	PROJECT #: 20SM4196
	DRAWN: JF	DATE: 05/31/2022
	CHECKED: TG	SHEET NO.: 3 OF 3

ACCEPTANCE BY LEGISLATIVE BODY		CITY ENGINEER	CLERK - RECORDER
THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF ___, 2022.			
APPROVED MAYOR OF SANTAQUIN	ENGINEER (SEE SEAL)		
ATTEST - CLERK RECORDER (SEE SEAL)			
	(SEAL)	(SEAL)	

N:\PROJECTS\2020\SM\PROJECTS\BEAGLES\NEST\DWGS\SHEETS\PHASE 1\PRELIM\20211012.DWG

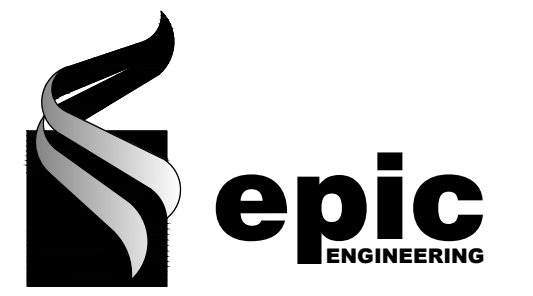
5/31/22



CONSTRUCTION NOTES

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

WARNING
CALL BLUE STAKES



REVISIONS

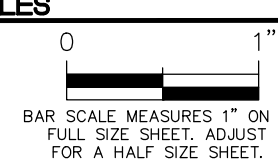
1.

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

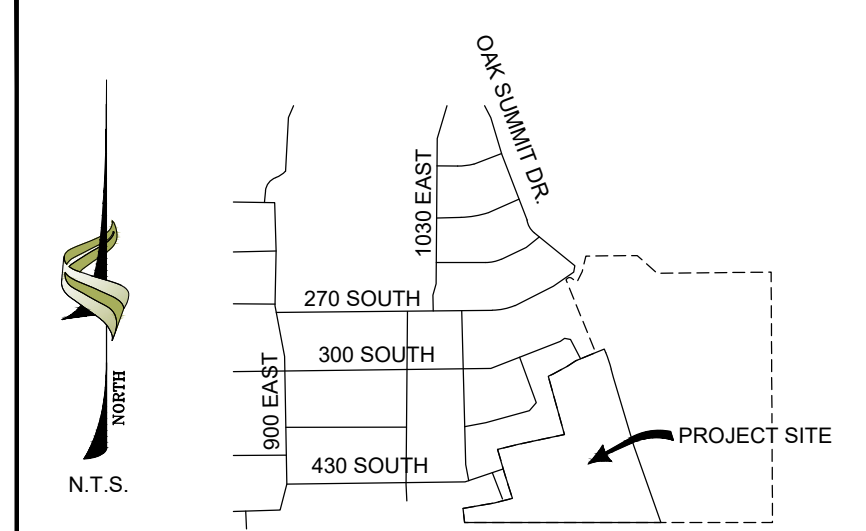
PROJECT #
20SM4196

SCALES

HORIZ: 1"=80'
VERT: 1"=10'
(24" x 36" SHEET)



VICINITY MAP
SANTAQUIN, UT •



PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

OVERALL AREA PLAN

PLAN SET:

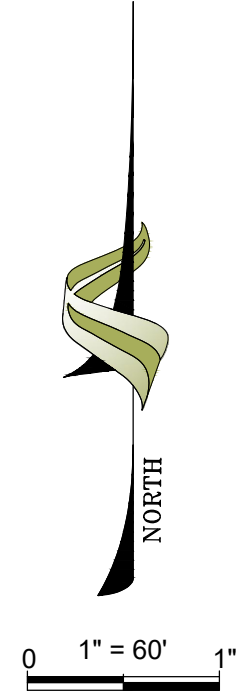
PRELIM

SHEET

5

S:\PROJ\SMALL PROJECTS\2020 PROJECTS\Scenic Ridge Estates - ScenicRidge\DWG\Scenic Ridge 7 (of 8) - Prelim - Resolution.dwg

5/31/22

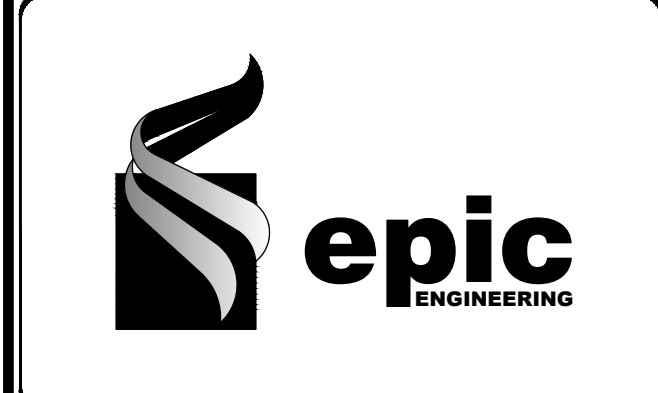


- LEGEND:**
- (SS) GRAVITY SEWER SERVICE LATERAL
 - (SS) GRAVITY SEWER SERVICE LATERAL CAPPED FOR FUTURE

CONSTRUCTION NOTES

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

WARNING
CALL BLUE STAKES



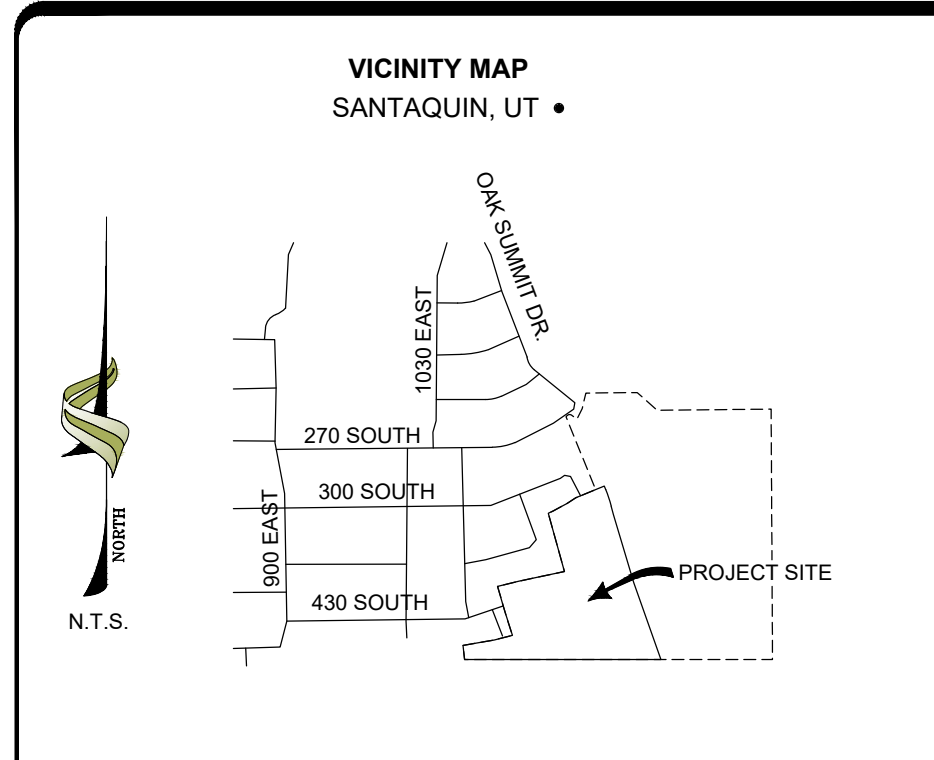
REVISIONS	
1.	
DRAWN: BJW	
DESIGNER: RJM	
REVIEWED: RJM	
PROJECT #	
20SM4196	

SCALES	
HORIZ: 1"=60'	
VERT: 1"=10'	
(24" x 36" SHEET)	

PROJECT NAME:
SCENIC RIDGE ESTATES

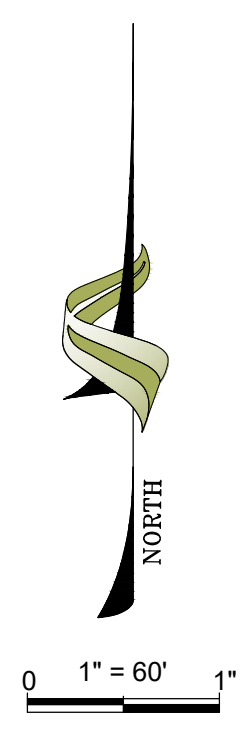
SHEET TITLE:
SEWER MASTER PLAN

PLAN SET:	SHEET
PRELIM	8



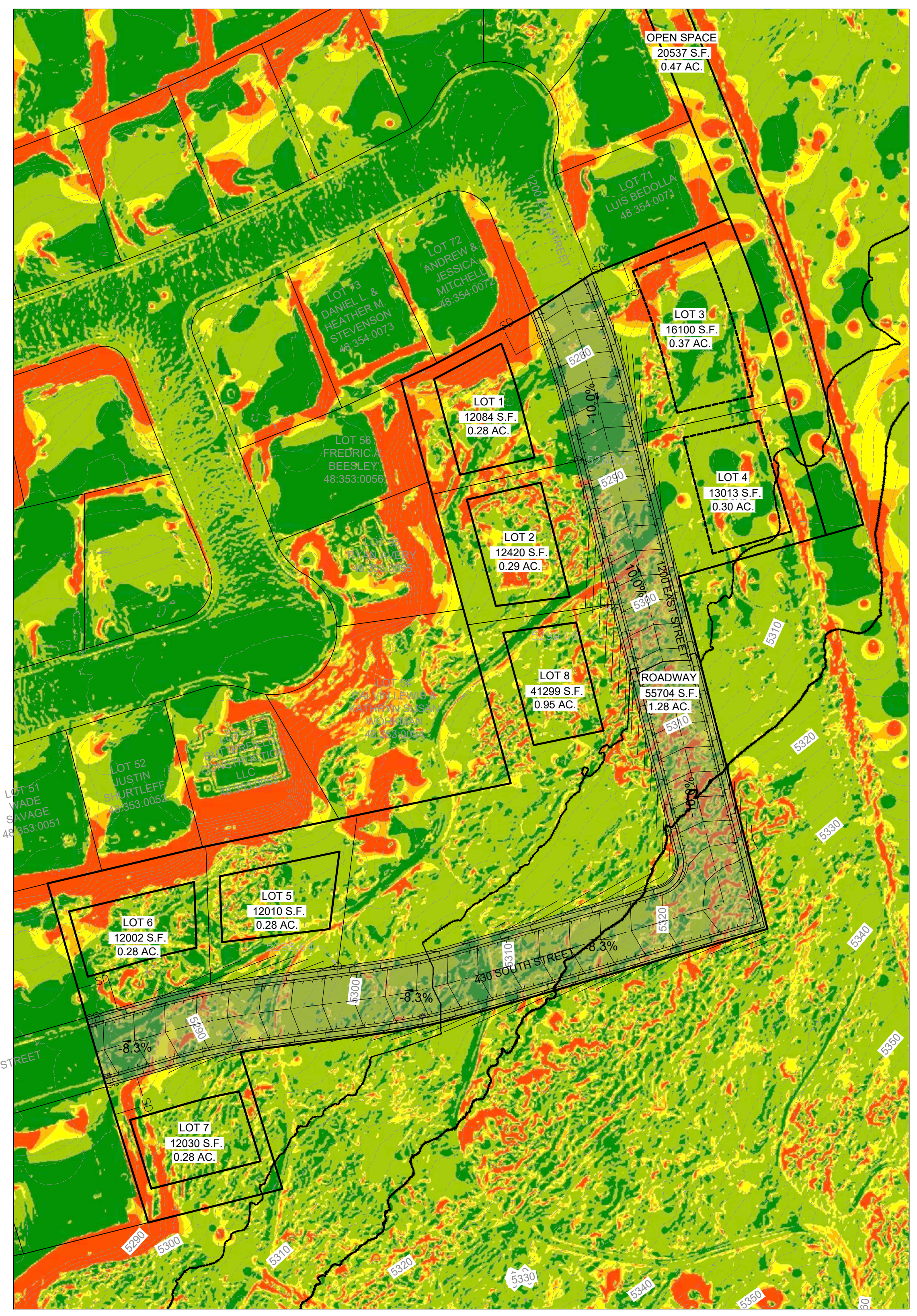
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5/31/22



SLOPE TABLE

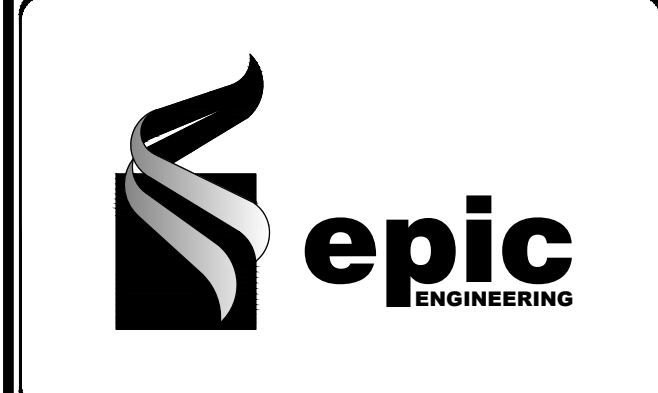
	0 - 10
	10 - 20
	20 - 25
	25 - 30
	30+



CONSTRUCTION NOTES

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

WARNING
CALL BLUE STAKES



REVISIONS

1.	

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT #
20SM4196

SCALES

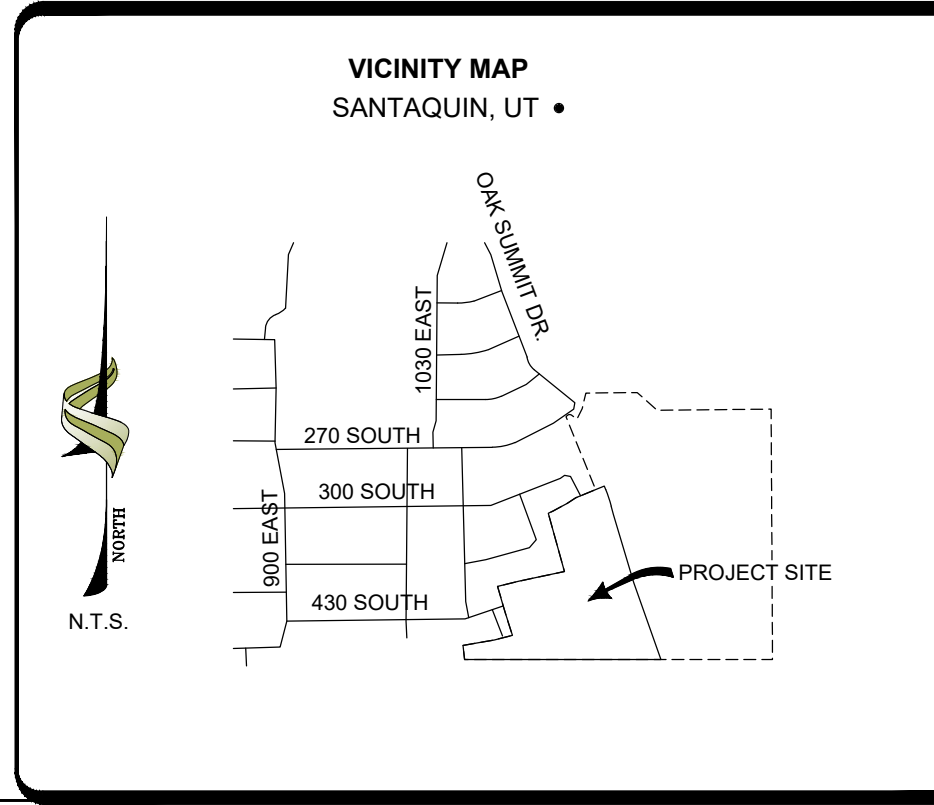
HORIZ:	1"=60'
VERT:	1"=10'
(24" x 36" SHEET)	

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

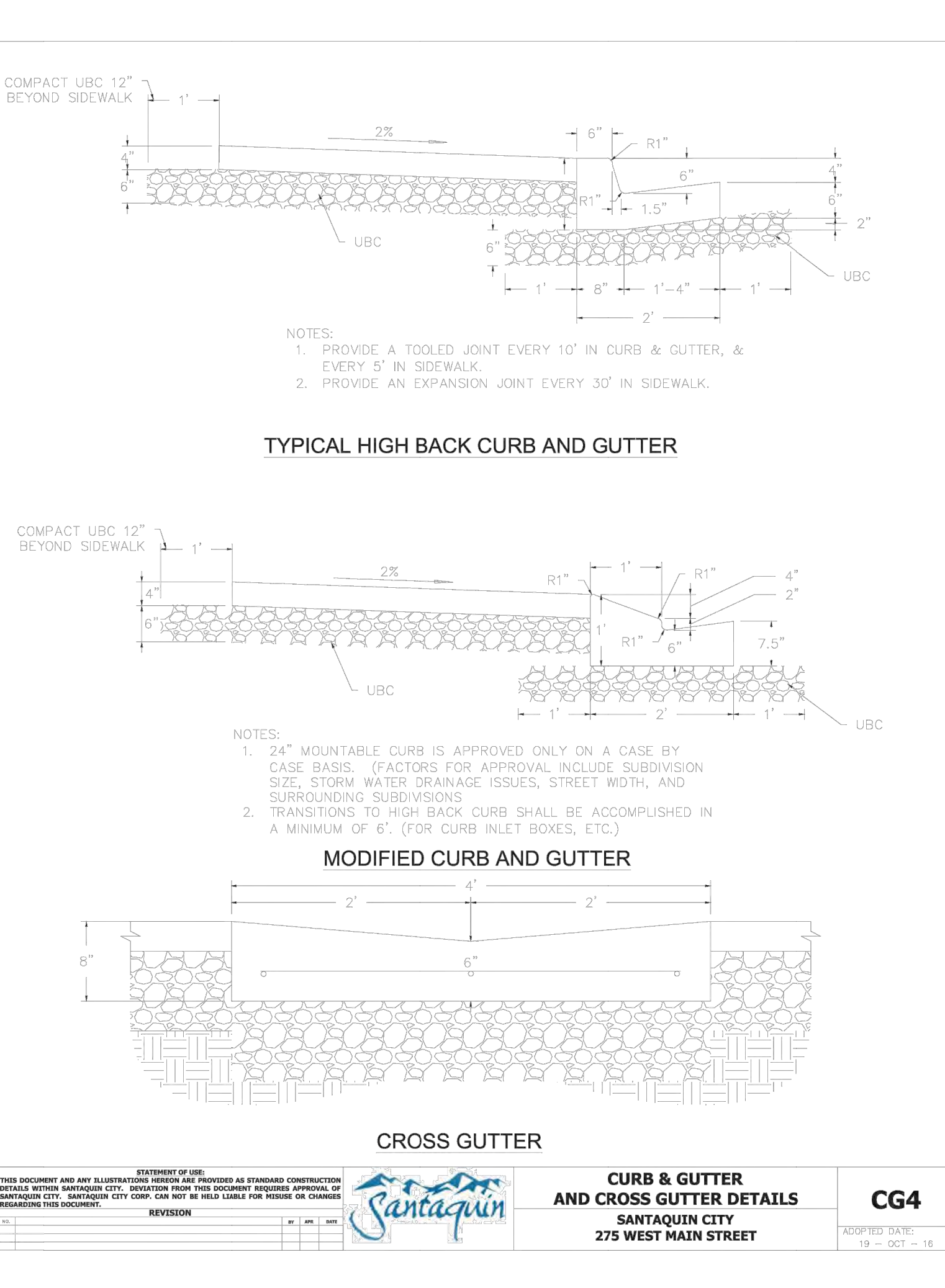
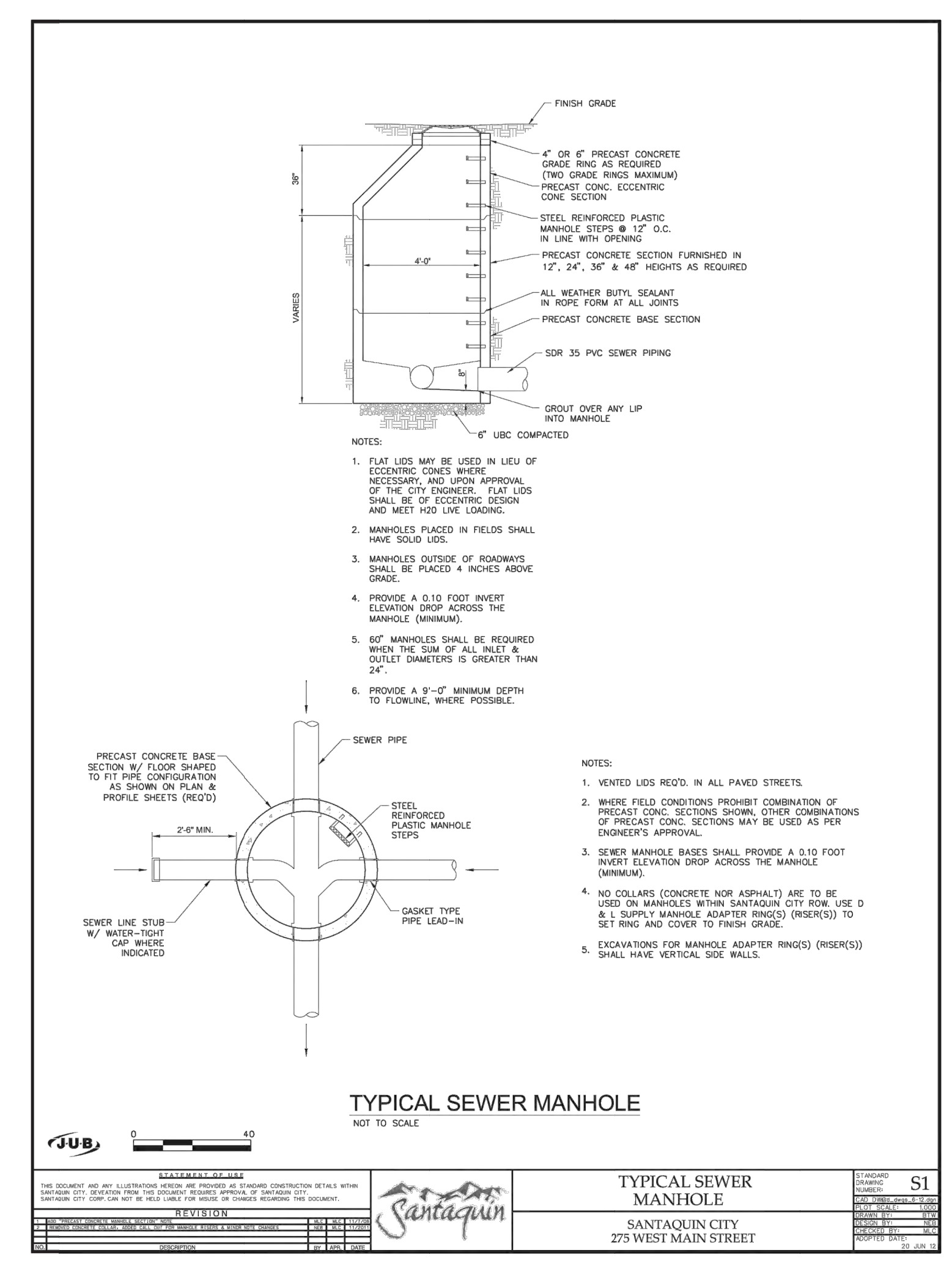
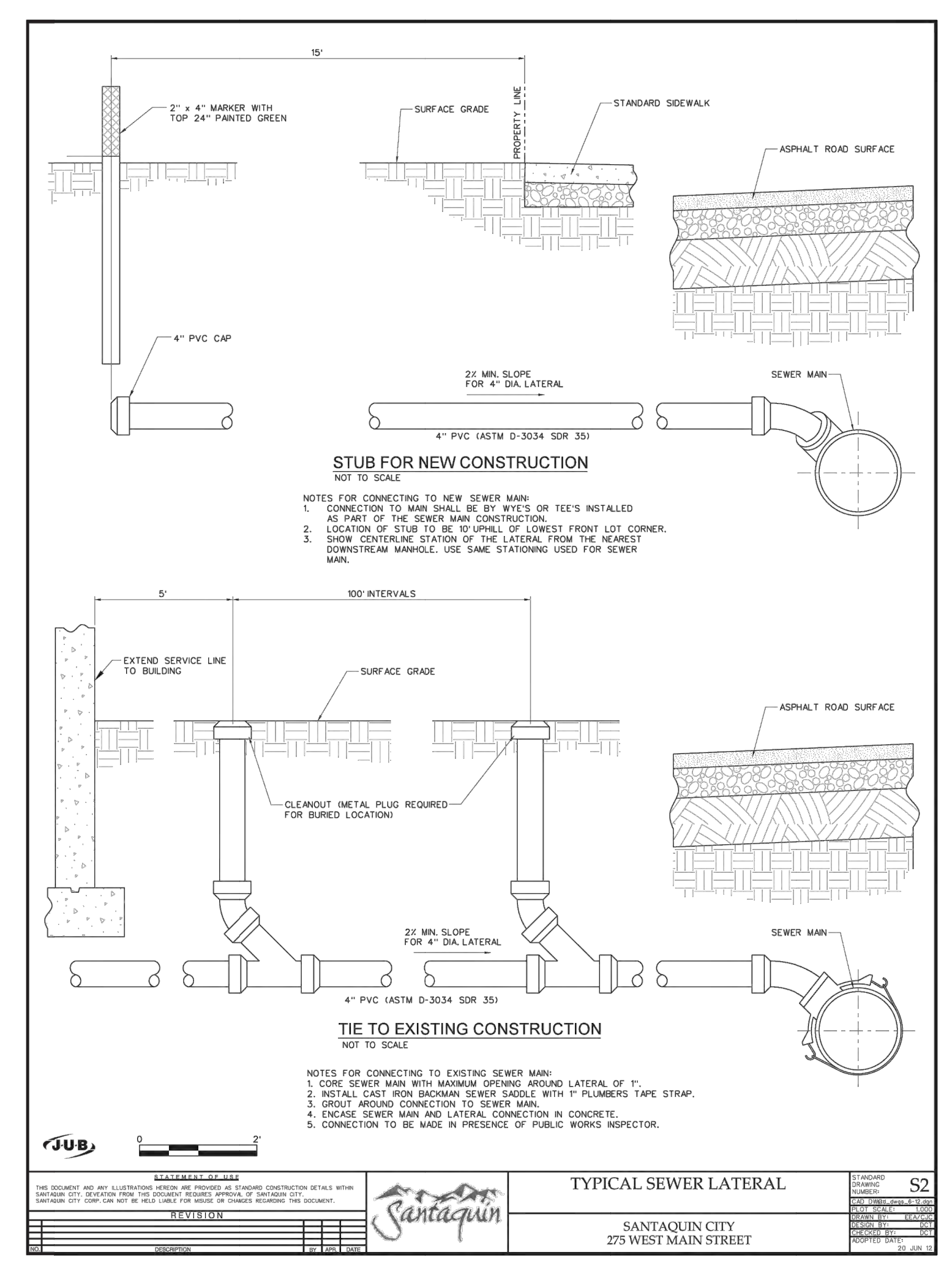
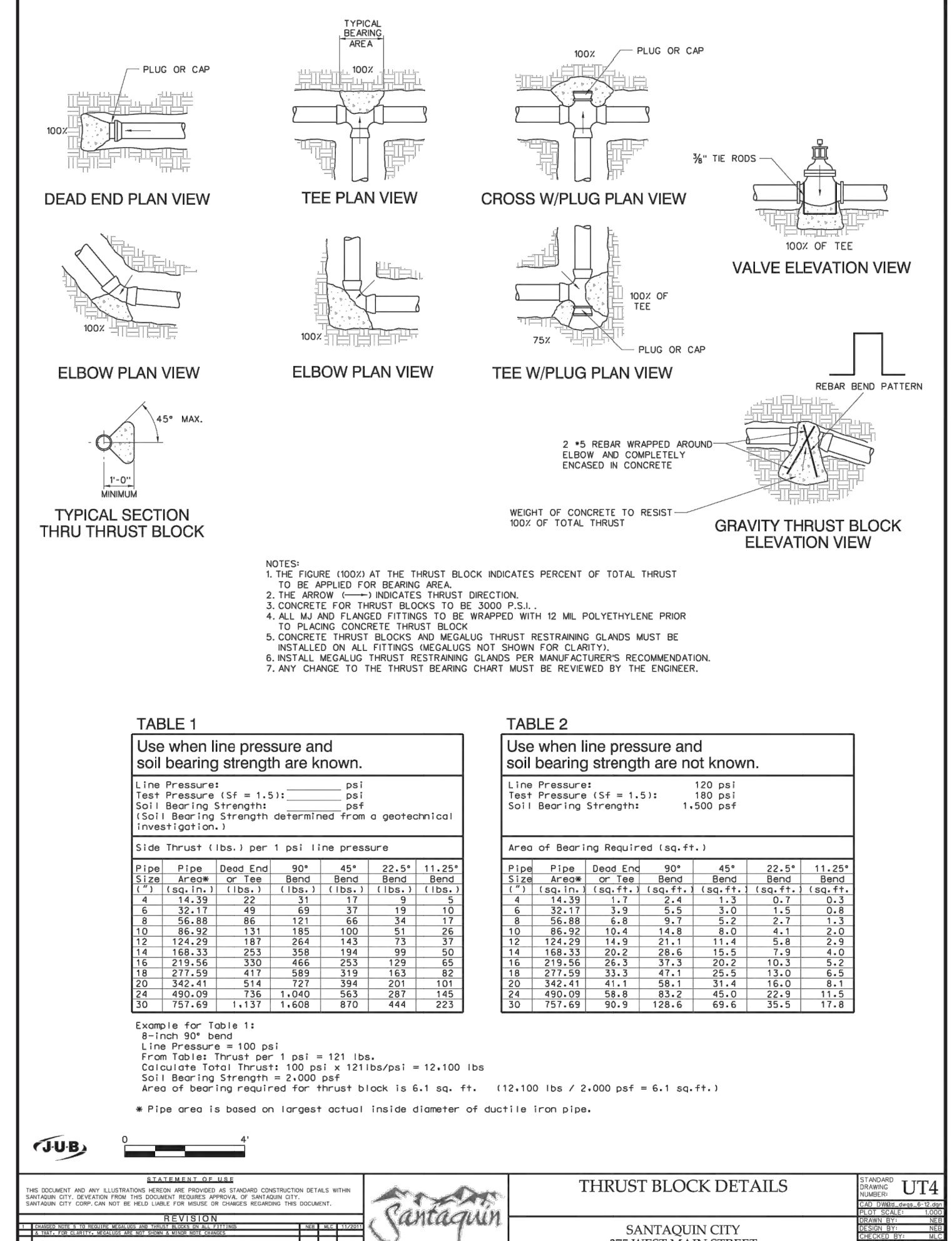
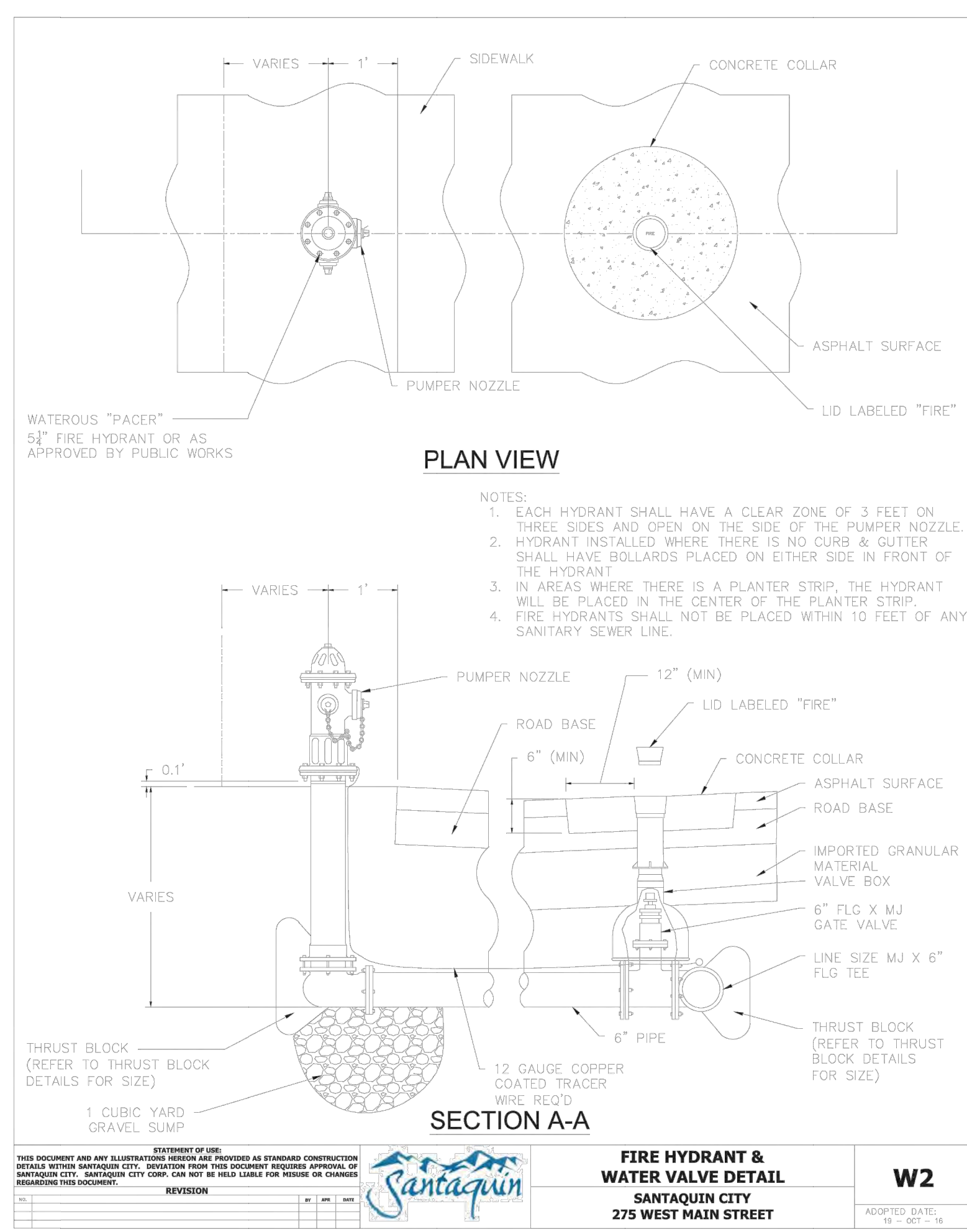
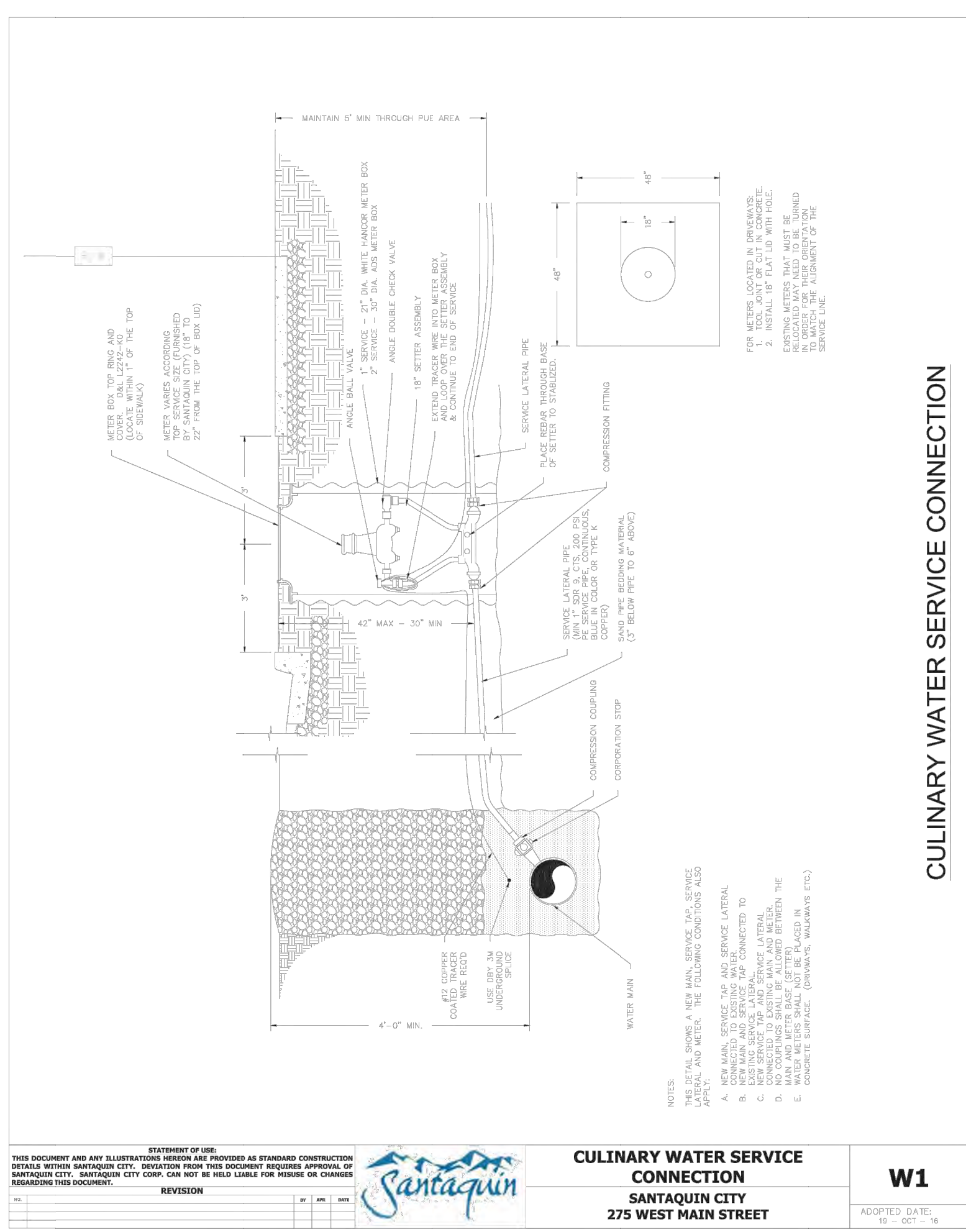
PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
OVERALL SLOPE MAP

PLAN SET:	SHEET
PRELIM	10



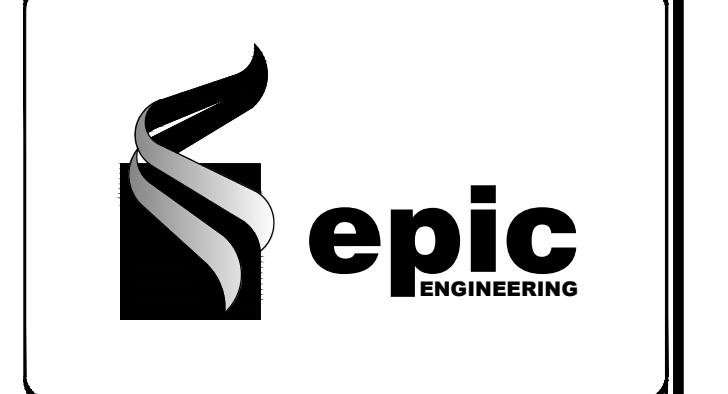
S:\PROJ\SMALL PROJECTS\2020 PROJECTS\Scenic Ridge Estates - ScenicRidge\DWG\Scenic Ridge 7 Lot Remnant Resolution.dwg



CONSTRUCTION NOTES

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

WARNING
CALL BLUE STAKES



REVISIONS

No.	Description	Date
1.		

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

SCALES

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

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

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
DETAIL SHEET 1

PLAN SET: SHEET

PRELIM 15

Specifications

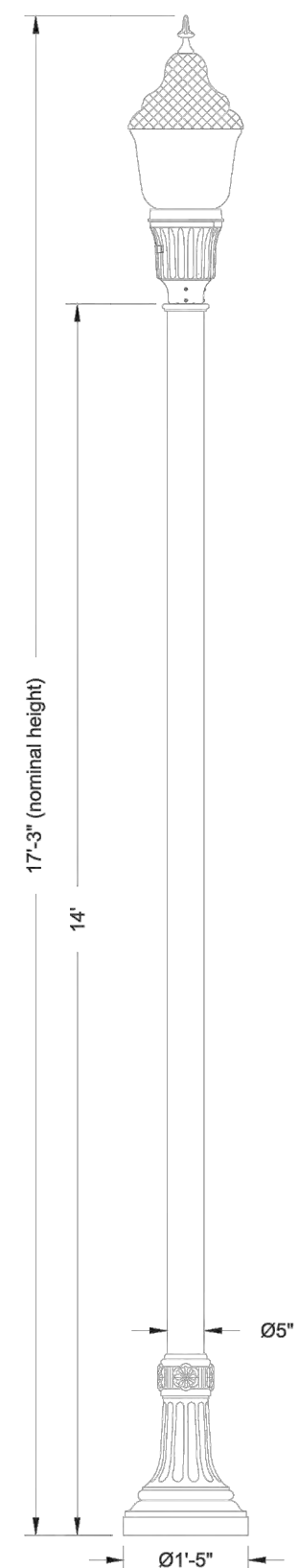
POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 60° smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 7000 series aluminum alloy. The shaft shall be extruded from certified ASTM 6061-T6 aluminum alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized.

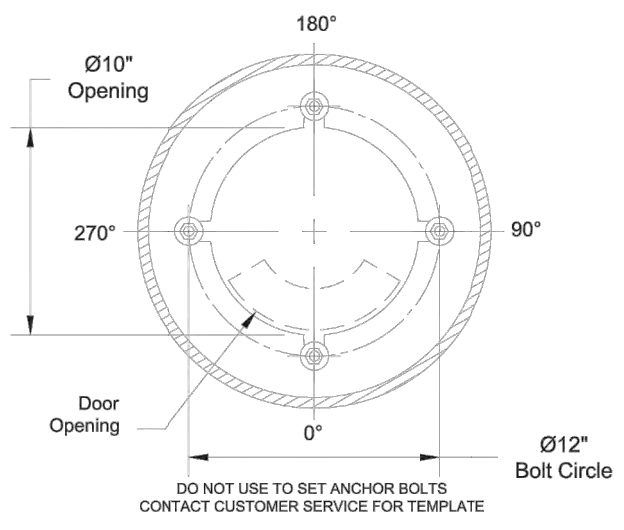
CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft meets the base. All exposed welds below 8" shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

FINISH
The entire assembly shall have a standard Holograph "black" finish.

LUMINAIRE DESCRIPTION
- Granville Premier II LED
- 40W 2700K Driver: 4x CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twilock Photocontrol (Photopack)
- DTL Twilock Photocontrol For Solid-State Lighting 120-277V
- 2GR Prewired Leads
For complete specifications see LUM_GPD.



Anchorage Detail



Catalog #s:
GPDH0KASMBNSBFCVBRHPCSL2S - NYA145S/17P07ABCBK

STATEMENT OF WORK: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTIQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTIQUIN CITY, SANTIQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHANGES REGARDING THIS DOCUMENT.

REVISION:

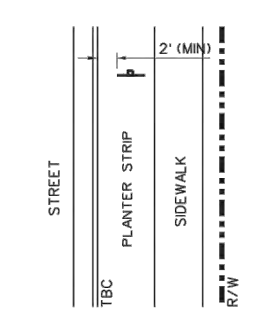
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Santaquin LOCAL AND COLLECTOR STREET LIGHTING DETAILS SANTIQUIN CITY 275 WEST MAIN STREET

ST1

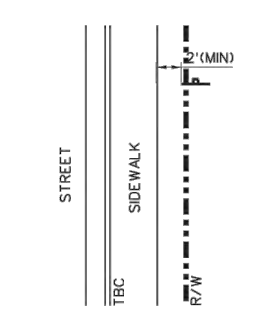
ADOPTED DATE: 18 - OCT - 18

TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G PLAN VIEW

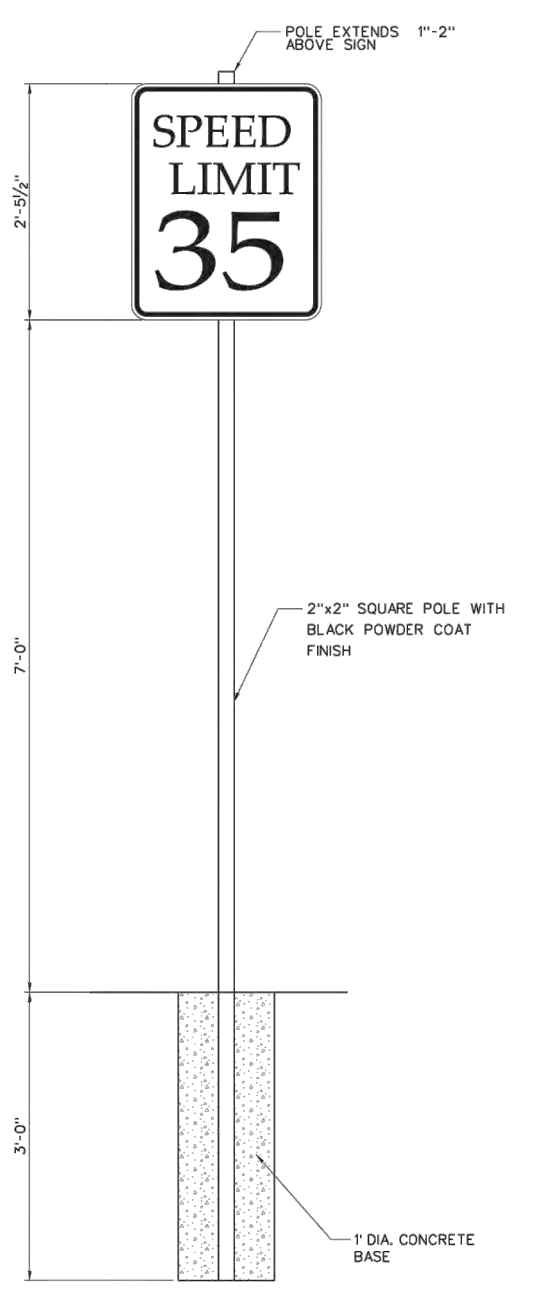


NOT TO SCALE

TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS ADJACENT TO C&G PLAN VIEW



NOT TO SCALE



TYPICAL SPEED LIMIT SIGN INSTALLATION

NOT TO SCALE

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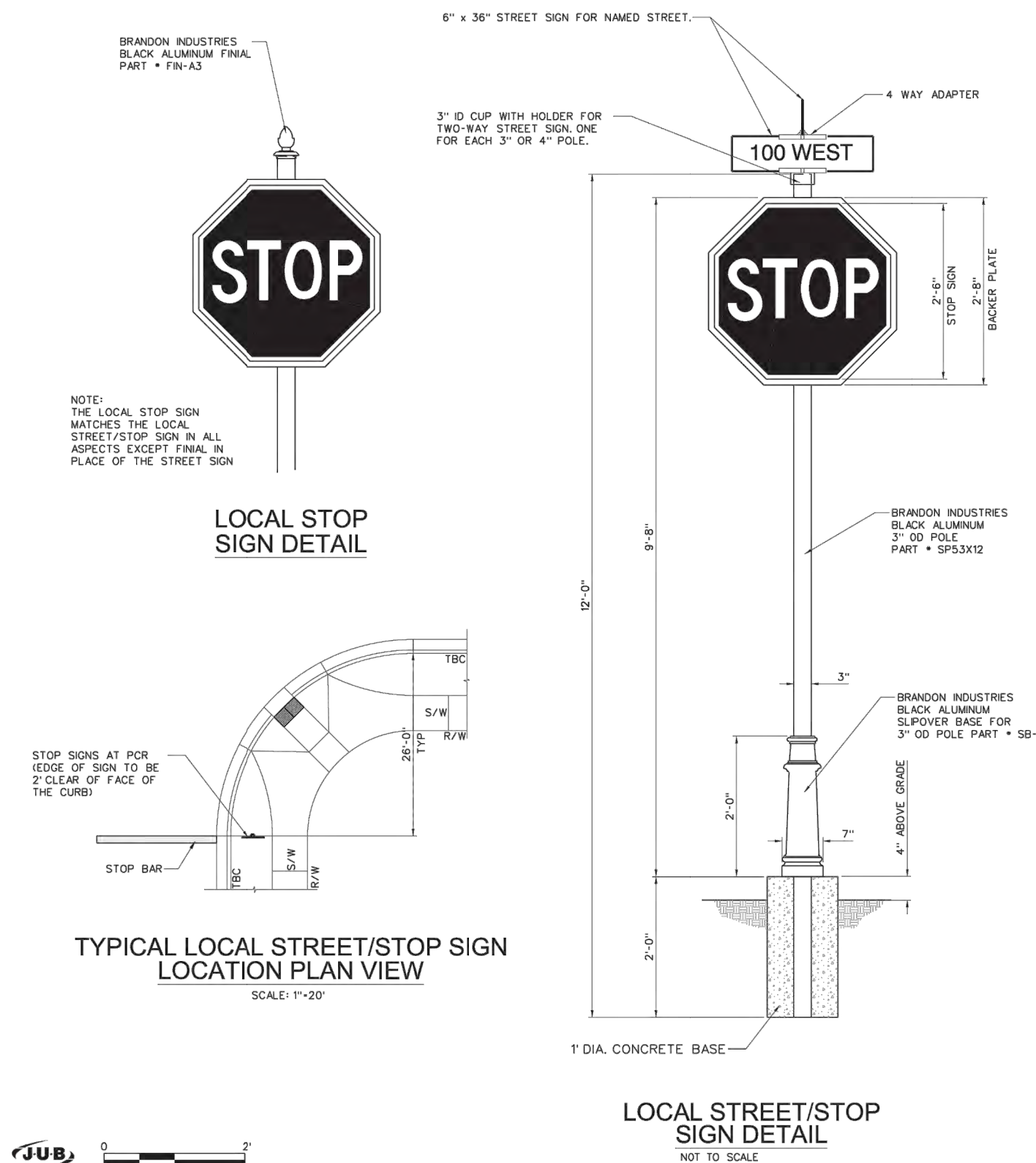
REVISION:

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Santaquin TYPICAL SPEED LIMIT SIGN DETAIL SANTIQUIN CITY 275 WEST MAIN STREET

ST10

ADOPTED DATE: 18 - OCT - 18



STATEMENT OF WORK: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTIQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTIQUIN CITY, SANTIQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHANGES REGARDING THIS DOCUMENT.

REVISION:

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Santaquin LOCAL STREET/STOP SIGN DETAIL SANTIQUIN CITY 275 WEST MAIN STREET

ST17

ADOPTED DATE: 18 - OCT - 18

CONSTRUCTION NOTES

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LEGEND

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

WARNING
CALL BLUE STAKES

epic ENGINEERING

REVISIONS

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

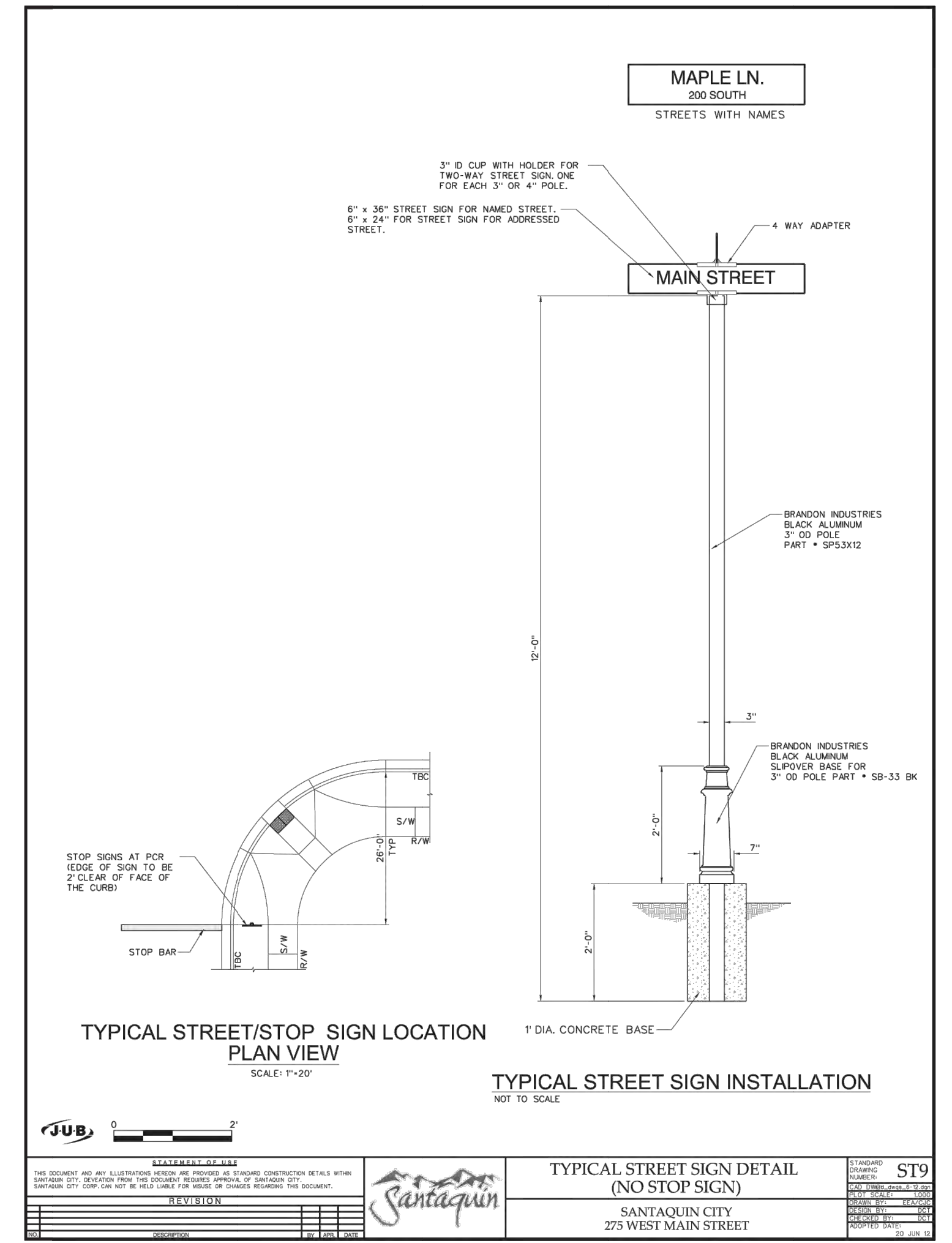
SCALES

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

PROJECT NAME: SCENIC RIDGE ESTATES

SHEET TITLE: DETAIL SHEET 2

PLAN SET: PRELIM SHEET: 16



STATEMENT OF WORK: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTIQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTIQUIN CITY, SANTIQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHANGES REGARDING THIS DOCUMENT.

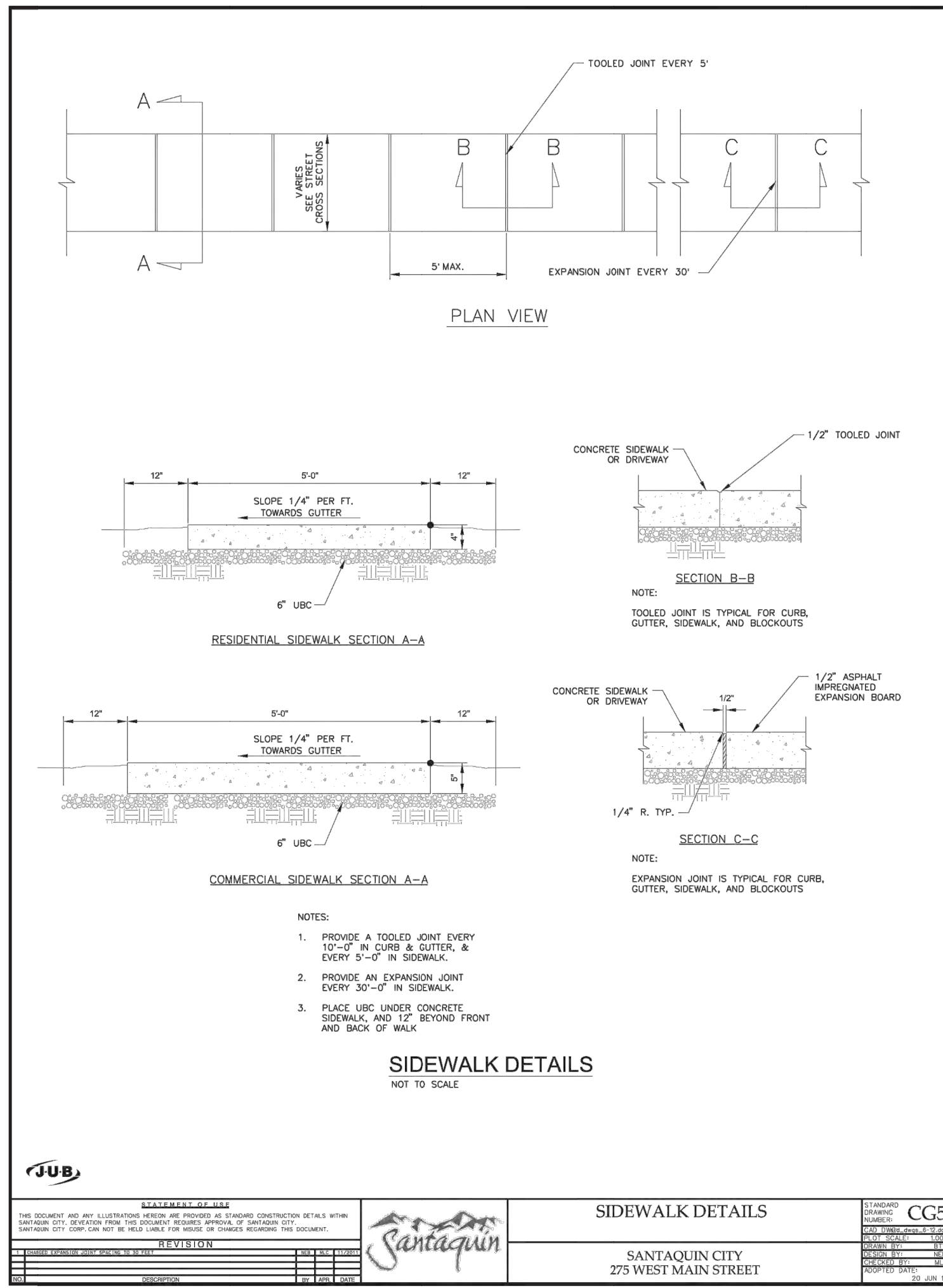
REVISION:

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Santaquin TYPICAL STREET SIGN DETAIL (NO STOP SIGN) SANTIQUIN CITY 275 WEST MAIN STREET

ST9

ADOPTED DATE: 18 - OCT - 18



STATEMENT OF WORK: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTIQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTIQUIN CITY, SANTIQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHANGES REGARDING THIS DOCUMENT.

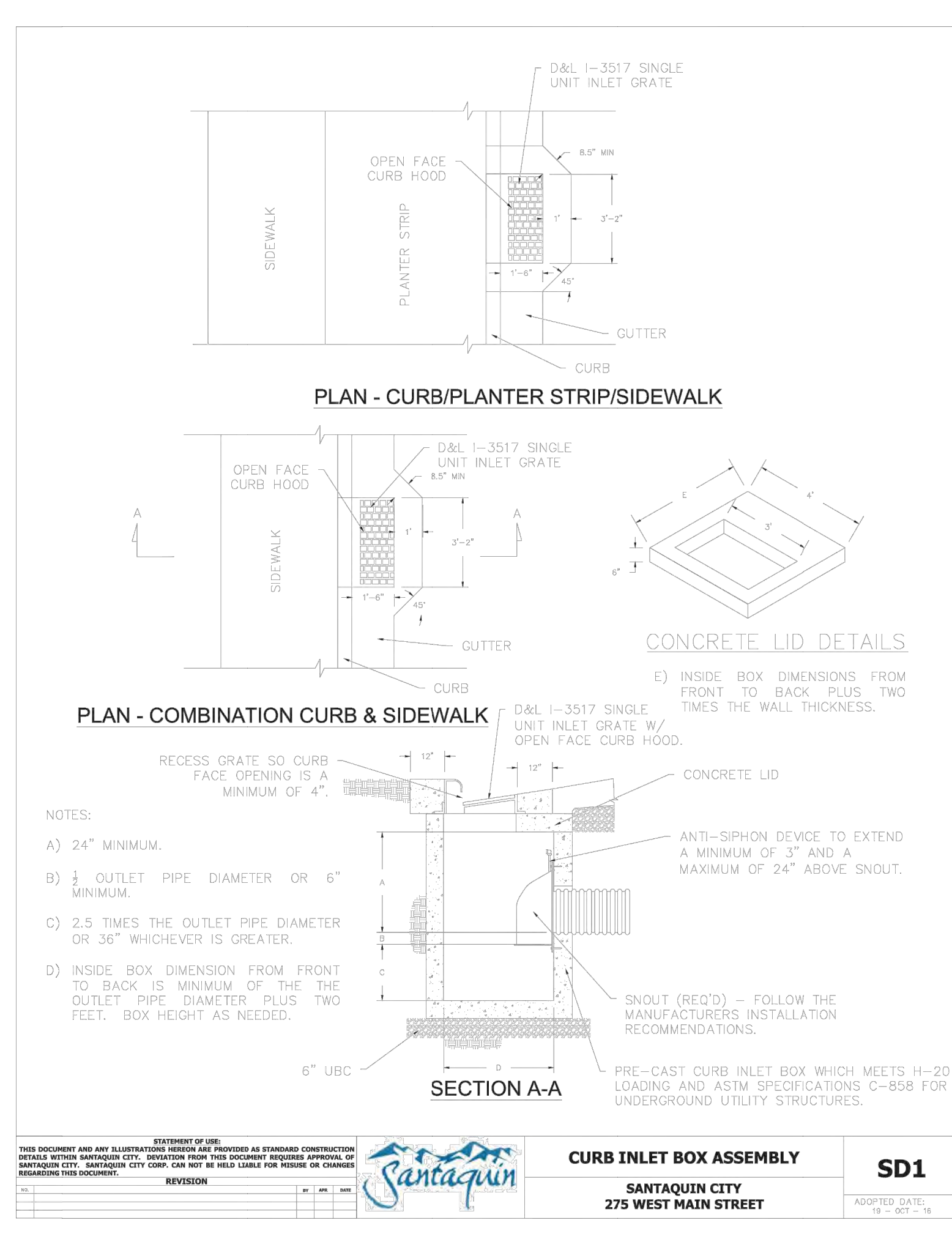
REVISION:

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Santaquin SIDEWALK DETAILS SANTIQUIN CITY 275 WEST MAIN STREET

CG5

ADOPTED DATE: 18 - OCT - 18



STATEMENT OF WORK: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTIQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTIQUIN CITY, SANTIQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHANGES REGARDING THIS DOCUMENT.

REVISION:

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Santaquin CURB INLET BOX ASSEMBLY SANTIQUIN CITY 275 WEST MAIN STREET

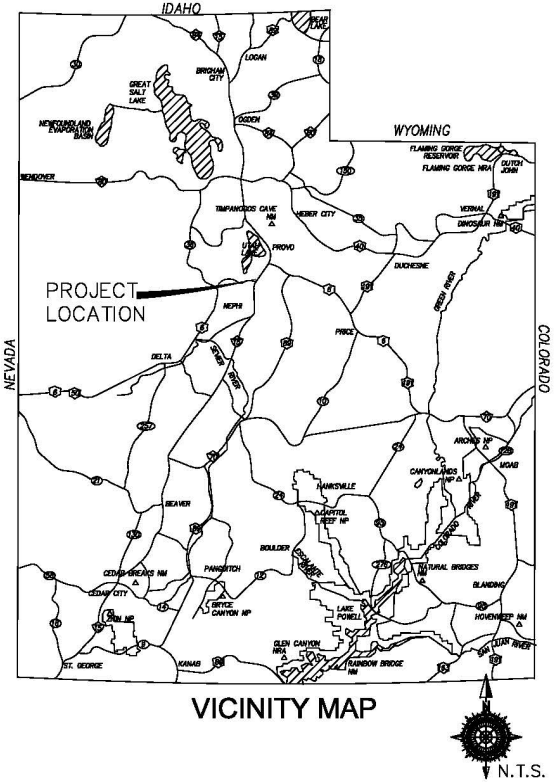
SD1

ADOPTED DATE: 18 - OCT - 18

SITE DEVELOPMENT CONSTRUCTION PLANS

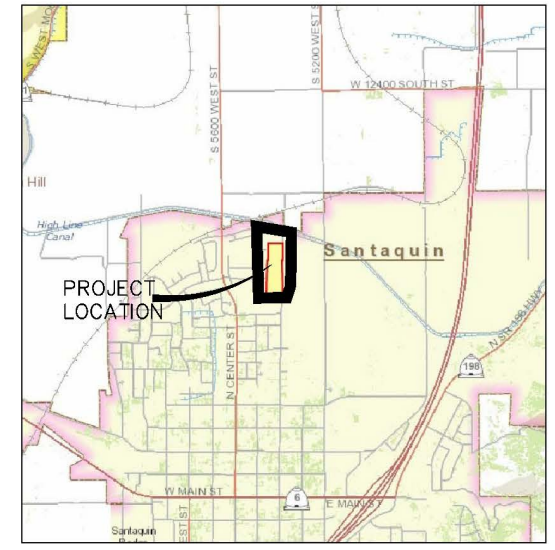
STRATTON ACRES

SUBDIVISION PHASE 1



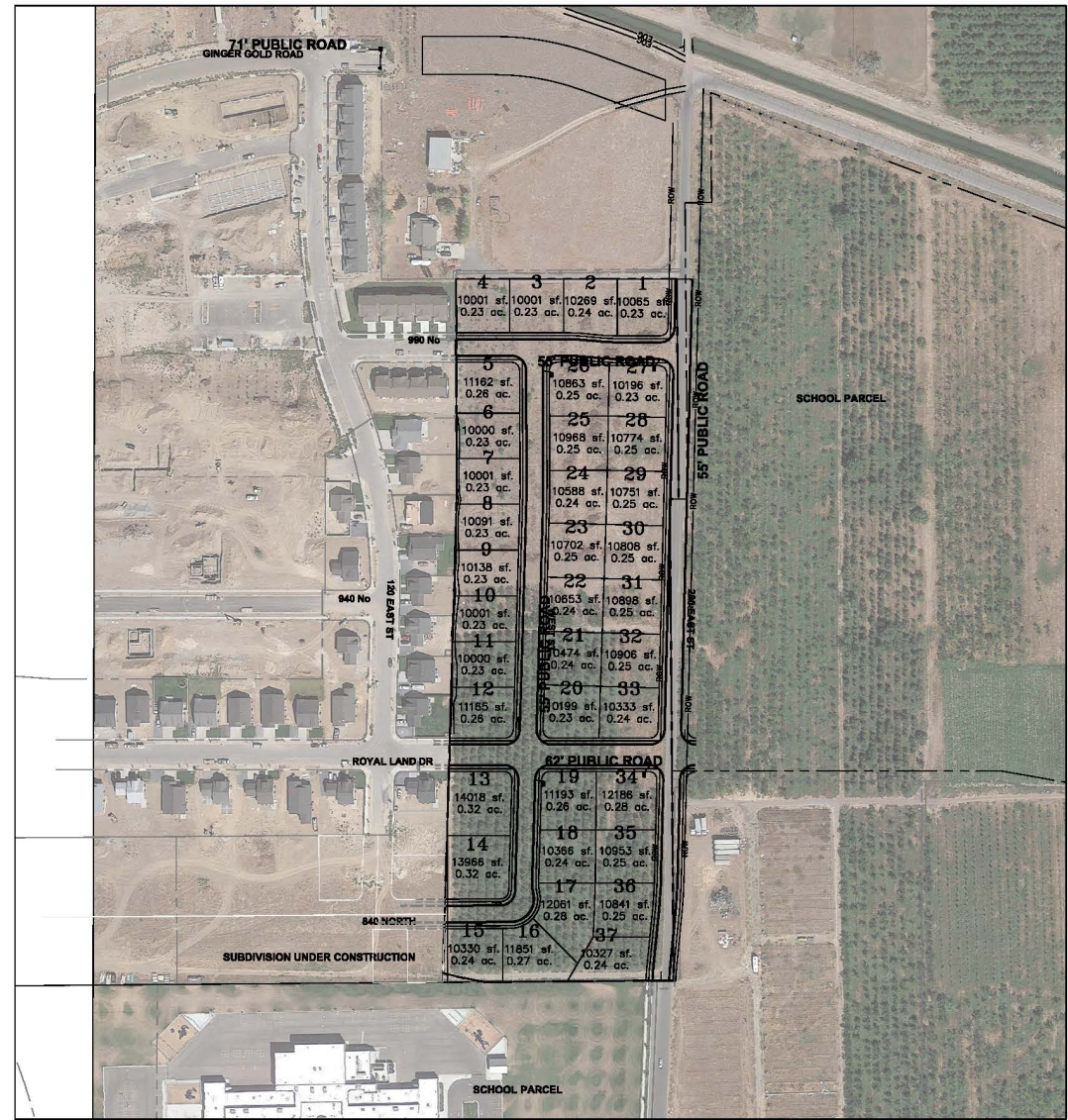
LOCATION
 CENTER OF THE NORTHWEST QUARTER
 OF SECTION 36
 TOWNSHIP 9 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY
MAY 11th, 2021

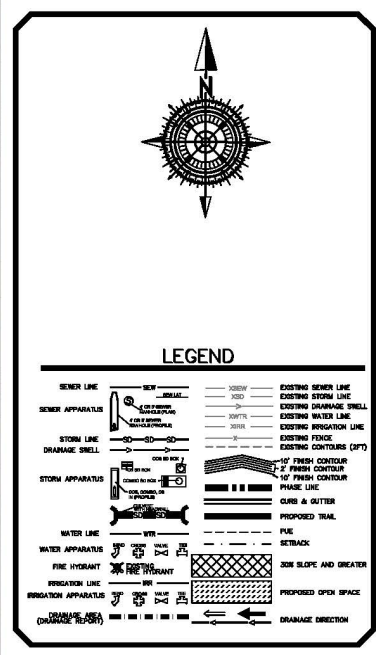


PROPERTY OWNER:
 STRATTON ACRES LLC
 KAMERON SPENCER
 847 E DRAPER MEADOW LANE
 DRAPER, UTAH 84020
 801-330-0546

ENGINEER:
 GATEWAY CONSULTING INC.
 PAUL WATSON
 PO BOX 951005
 RIVERTON, UTAH 84095
 801-694-5848



NOTE:
 The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.



REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G1-G3	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	WEST ROAD 0+00 to 8+00
PP2	WEST ROAD 8+00 to 12+00
PP3	EAST ROAD 0+00 to 8+00
PP4	EAST ROAD 8+00 to 16+50
PP5	GINGER ROAD 0+00 to 7+50
PP6	NORTH ROAD 0+00 to 4+75
PP7	SOUTH ROAD 0+00 to 4+50
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL NOTES AND DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	STREET LIGHT AND SIGNAGE DETAILS

ZONE	R-10
LOTS	37
ACREAGE	12.39ac.
ACREAGE LOTS	9.19ac.
ACREAGE ROW	3.20ac.
DENSITY	3 lots to the ac.

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

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
 CONSTRUCTION MANAGEMENT



STRATTON ACRES SUBDIVISION PHASE 1
5-11-2022

CONSTRUCTION NOTES

- 1. All work to be done in conformity to SATAQUIN CITY standards and specification and as directed by the SATAQUIN CITY engineer or his representatives.
2. All sewer and water system construction shall be in accordance with SATAQUIN CITY standards and specifications. Contractor to obtain current standards from the SATAQUIN CITY.
3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.
4. Contractor responsible for protection of all utilities shown or not shown.
5. Contractor shall be responsible to obtain and pay for necessary permits.
6. Contractors shall attend all pre-construction conferences.
7. Contractor shall be responsible for all public safety and OSHA standards.
8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.
9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with SATAQUIN CITY standards.
10. All culinary water lines shall be per SATAQUIN CITY standards.
11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.
12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.
13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.
14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted green.
15. All sewer laterals will be marked with a "S" stamped into the curb above.
16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.
17. All culinary water laterals will be marked with a "W" on the curb above.
18. Contractor to verify as build sewer laterals for building FF design. Existing sewer lateral to govern.

MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES

- 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SATAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERETO UNLESS OTHERWISE STATED. TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.I.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.
2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SATAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.
3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) 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.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
8) THE 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 EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE EXISTING UTILITIES, STRUCTURES, AND OTHER FACILITIES. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
14) THE CONTRACTOR AGREES THAT:
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BE OFF THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF BY THE CONTRACTOR'S EXPENSE.
15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL EXTEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLES MAY BE DONE BY AN UNBIDDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING, ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.
18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
19) THE 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
20) 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 OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
21) 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, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.
22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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.
23) PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
24) BENCHMARK: ELEVATION: 4759.858 DESCRIPTION: NORTHWEST CORN SEC 36, 19S, 11E, S18&M FOUND 3" BRASS CAP

DEWATERING NOTES

- 1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NOISE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN OPERATIONS TO A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE CONTRACTOR TO HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOLDS," DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UICEDS (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO EXPOSE THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE OF THE PROJECT. THE VARIOUS ITEMS OF WORK, IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) 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 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH TO THE 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.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL-ADMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ALL LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PIPE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICE OF PIPE.
6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS: * TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS * TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS

SURFACE IMPROVEMENTS

- 1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-WELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR, SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SATAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SATAQUIN CITY DEVELOPMENT GUIDELINES.
5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SATAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

NOTES

The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santiquin 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.

CLEARING AND GRADING NOTES

- 1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SATAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERETO AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.
2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.
3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SATAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY, FOR ADDITIONAL EROSION CONTROL INFORMATION. SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.
4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK, COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF CMT ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL, AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

Table with columns: ORG. DATE, SURVEY BY, DRAWN BY, DESIGNED BY, CHECKED BY, SCALE, NO., DESCRIPTION, DATE, APPD.

GATEWAY CONSULTING, Inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5846 paul@gatewayconsultinginc.com CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1 PROJECT NOTES AND CONTACT INFORMATION 5-11-2022 PLOT DATE:

SANTAQUIN CITY PROFESSIONAL SEAL AND SIGNATURE AREA SHEET NO. 1A

BOUNDARY SURVEY

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

Beginning at a point that lies S 00°20'15" E 1371.20 feet along the Quarter Section Line and 27.63 feet West from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, S.L.B.&M.; thence S 00°33'21" E 156.60 feet along the West line of a Warranty Deed as recorded in Utah County Recorder's office Entry No. 56278; thence N 89°24'42" E 10.35 feet along the South line said Warranty Deed to the West line of 5200 West Street the following 2 courses, (1) S 00°24'57" E 500.88 feet; (2) thence S00°19'44"E 155.45 feet; thence S 89°40'02" W 181.50 feet; thence S 00°19'44" E 127.73 feet; thence N 80°00'00" W 274.06 feet; thence West 613.21 feet to the centerline of 5350 West Street; thence N 01°24'42" E along said centerline 1,270.54 feet to the South right-of-way line of the Strawberry Highline Canal; thence S 69°41'13" E 1,083.56 feet to the point of beginning.

The above described parcel of land contains 1,122,030 square feet, or 25.76 acres more or less (as described).

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

Beginning at a point that lies 1215.52 feet N 89°32'33" E along the Quarter Section line from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, S.L.B.&M.; thence N 89°32'46" E 338.48 feet to the centerline of 5350 West St; thence N 01°24'42" E along said centerline 1,307.34 feet; thence West 394.77 feet; thence S 00°27'24" E 412.86 feet; thence S 89°32'36" W 32.02 feet to the West boundary line of The Orchards Subdivision Plat "G-1"; thence along said boundary line S 01°41'33" W 880.29 feet; thence along a curve turning to the left with an arc length of 80.60', with a radius of 790.07', (with a chord bearing of S 78°05'20" E, and a chord length of 80.56') to the point of beginning.

The above described parcel of land contains 531,767 square feet, or 12.21 acres more or less (as described).

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

Beginning at a point that lies 1319.30 feet North and 1022.92 feet East from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, S.L.B.&M.; Said point also being a corner of the Orchards Subdivision Plat "A-11", thence North 364.99 feet along said subdivision line; thence East 75.94 feet; thence North 14.76 feet to the South line of a Warranty Deed as recorded in Utah County Recorder's office Entry No. 46207:2007; thence along said Warranty Deed the following 3 courses, (1) East 135.19 feet; (2) thence along a curve turning to the right with an arc length of 164.33' and a radius of 490.00', (with a chord bearing of S 79°57'29" E, and a chord length of 163.56'); (3) thence S 69°54'59" E 210.73 feet to the centerline of W 5350 St; thence along said centerline S 01°24'42" W 278.95 feet; thence West 563.23 feet to the point of beginning.

The above described parcel of land contains 200,062 square feet, or 4.59 acres more or less (as described).

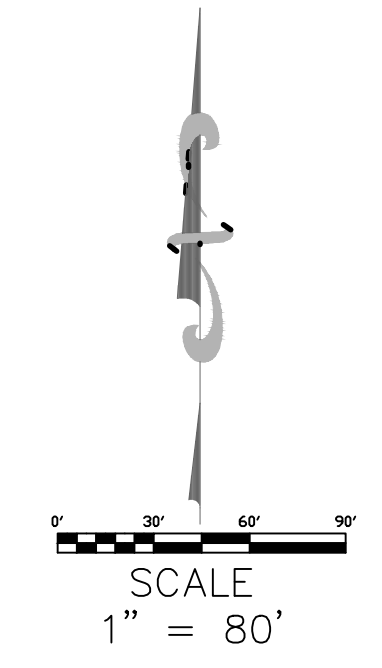
(D) A parcel of land located within the NW¼ of Section 36, Township 9 South, Range 1 East, Salt Lake Base & Meridian, more particularly described by metes and bounds as follows:

Beginning at a point on the West line of Deed Entry No. 20349-2000 in the Utah County Recorder's Office located N 89°32'33" E along the Quarter Section line 1098.90 feet and North 1690.31 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, S.L.B.&M.; thence North 70.98 feet along said Deed line; thence East 135.25 feet; thence along a curve turning to the right with an arc length of 189.29' and a radius of 540.06', (with a chord bearing of S 79°57'24" E and a chord length of 188.32') to the Southerly right-of-way line of Strawberry Highline Canal; thence along said right-of-way line S 69°54'19" E 186.69 feet to the centerline of W 5350 St; thence along said centerline S 01°24'42" W 74.91 feet; thence N 69°54'59" W 210.73 feet; thence with a curve turning to the left with an arc length of 164.33' and a radius of 490.00', (with a chord bearing of N 79°57'29" W, and a chord length of 163.56'); thence West 135.19 feet to the point of beginning.

The above described parcel of land contains 36,292 square feet, or 0.83 acres more or less (as described).

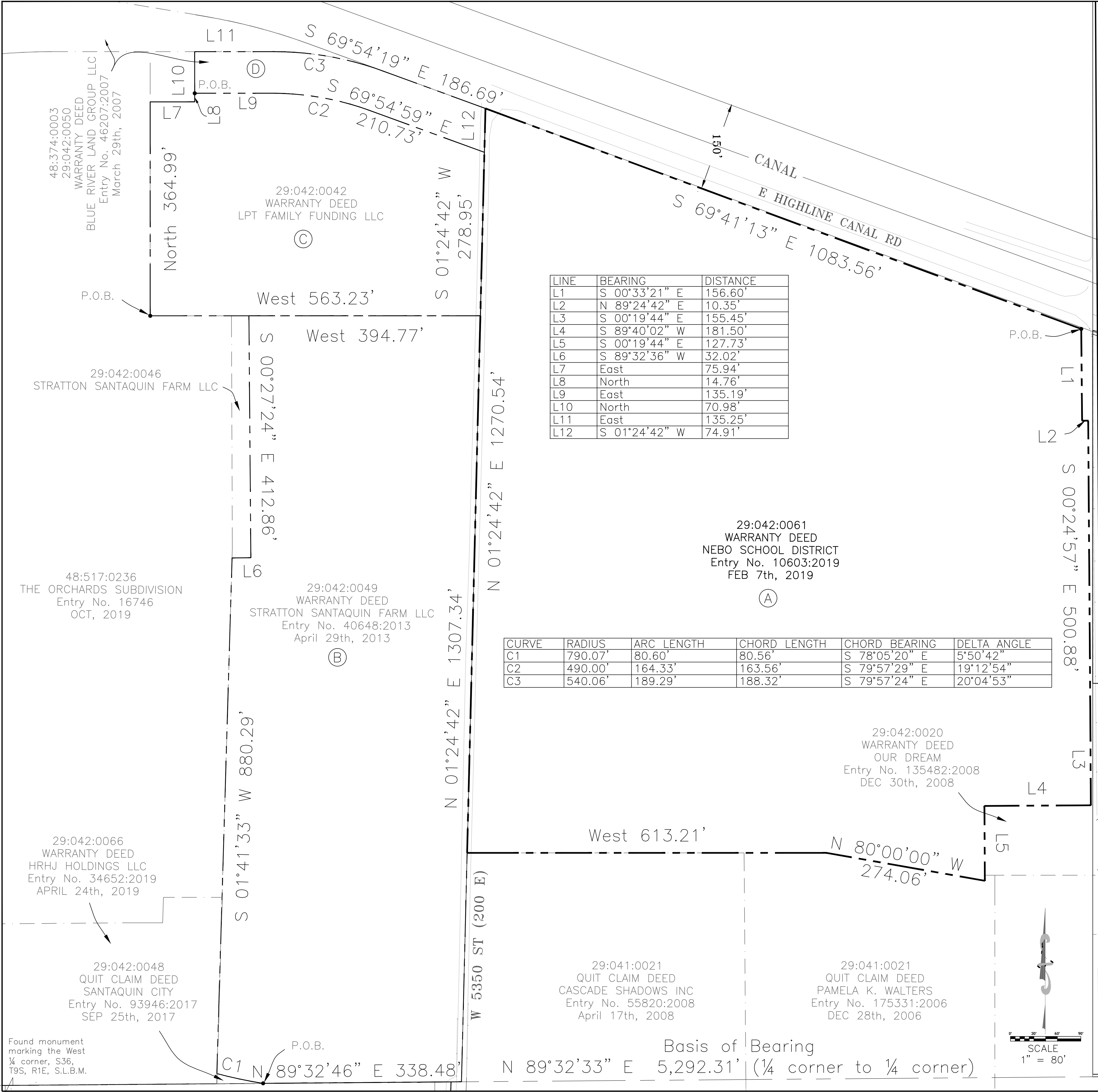
LINE	BEARING	DISTANCE
L1	S 00°33'21" E	156.60'
L2	N 89°24'42" E	10.35'
L3	S 00°19'44" E	155.45'
L4	S 89°40'02" W	181.50'
L5	S 00°19'44" E	127.73'
L6	S 89°32'36" W	32.02'
L7	East	75.94'
L8	North	14.76'
L9	East	135.19'
L10	North	70.98'
L11	East	135.25'
L12	S 01°24'42" W	74.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	790.07'	80.60'	80.56'	S 78°05'20" E	5°50'42"
C2	490.00'	164.33'	163.56'	S 79°57'29" E	19°12'54"
C3	540.06'	189.29'	188.32'	S 79°57'24" E	20°04'53"



LEGEND

SECTION LINE	— — — — —
PARENT PARCEL	— — — — —
AFFECTED PARCEL	- - - - -
OTHER DEED LINE	- - - - -



48:374:0003
WARRANTY DEED
BLUE RIVER LAND GROUP LLC
Entry No. 46207:2007
March 29th, 2007

29:042:0042
WARRANTY DEED
LPT FAMILY FUNDING LLC

29:042:0046
STRATTON SANTAQUIN FARM LLC

48:517:0236
THE ORCHARDS SUBDIVISION
Entry No. 16746
OCT, 2019

29:042:0049
WARRANTY DEED
STRATTON SANTAQUIN FARM LLC
Entry No. 40648:2013
April 29th, 2013

29:042:0066
WARRANTY DEED
HRHJ HOLDINGS LLC
Entry No. 34652:2019
APRIL 24th, 2019

29:042:0048
QUIT CLAIM DEED
SANTAQUIN CITY
Entry No. 93946:2017
SEP 25th, 2017

29:041:0021
QUIT CLAIM DEED
CASCADE SHADOWS INC
Entry No. 55820:2008
April 17th, 2008

29:041:0021
QUIT CLAIM DEED
PAMELA K. WALTERS
Entry No. 175331:2006
DEC 28th, 2006

29:042:0020
WARRANTY DEED
OUR DREAM
Entry No. 135482:2008
DEC 30th, 2008

Found monument marking the West ¼ corner, S36, T9S, R1E, S.L.B.M.

Found monument marking the East ¼ corner, S36, T9S, R1E, S.L.B.M.

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AGREEMENT OF CIS PROFESSIONAL LAND SURVEYING FOR THE PREPARATION OF THIS SURVEY. THIS SURVEY IS THE PROPERTY OF CIS PROFESSIONAL LAND SURVEYING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CIS PROFESSIONAL LAND SURVEYING.

SURVEYOR'S NOTE & CERTIFICATION
CIS PROFESSIONAL LAND SURVEYING
4850 SOUTH 200 WEST
SALT LAKE CITY, UT 84143
PHONE 435.680.0816
FAX 435.680.0816
EMAIL CIS@CISPLS.COM

LICENSE NO.
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
NO. 5561206
CORY I. SQUIRE

NO.	REVISIONS	BY	DATE
1	PRELIM	LSP	6/27/2021

PREPARED BY
CIS PROFESSIONAL LAND SURVEYING
1026 NORTH 300 WEST
NEPHI, UTAH 84648
PHONE 435.680.0816
EMAIL CIS@CISPLS.COM

PREPARED FOR
NEBO SCHOOL DISTRICT
CLIENT ADDRESS

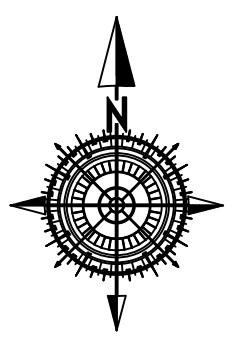
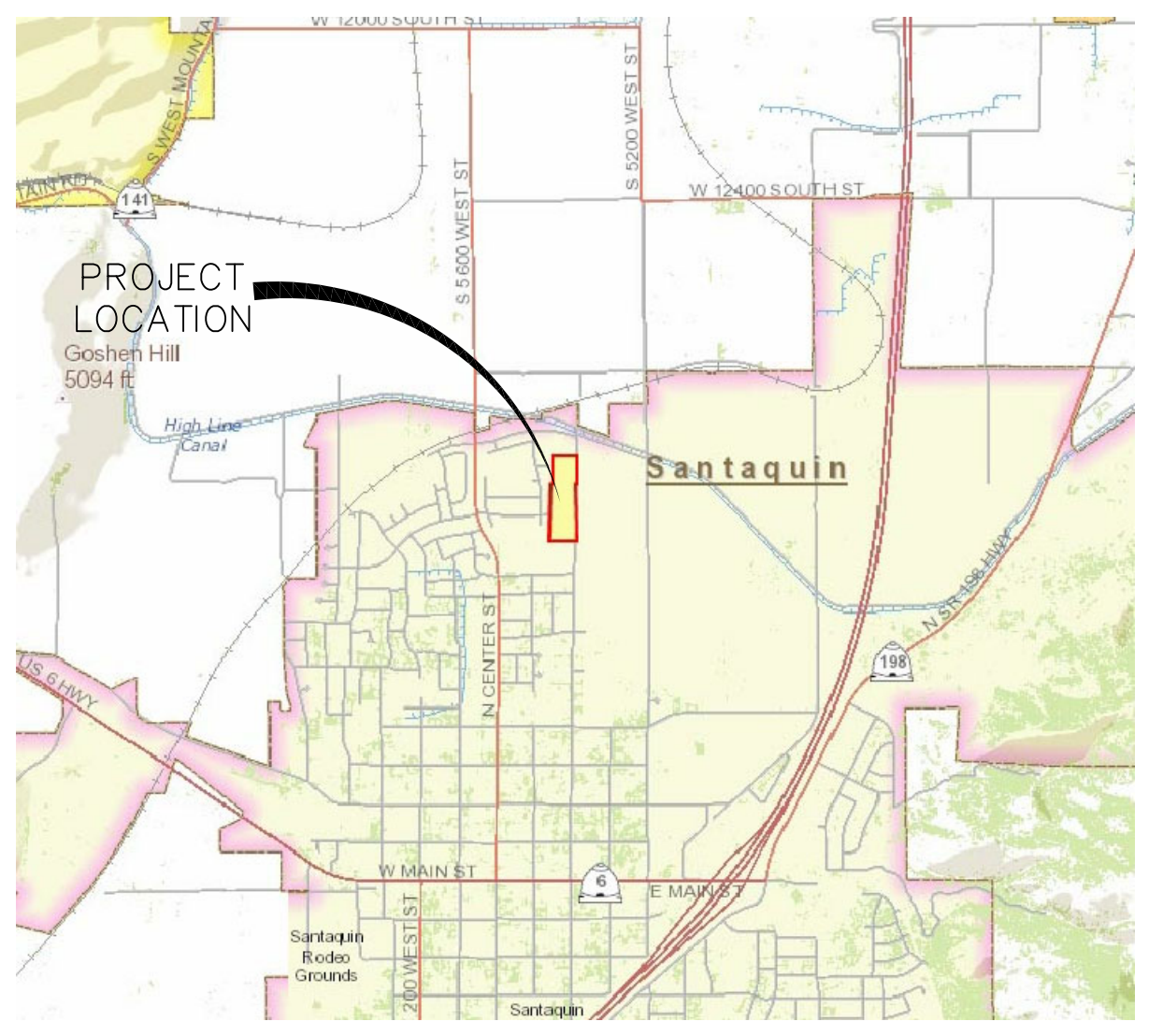
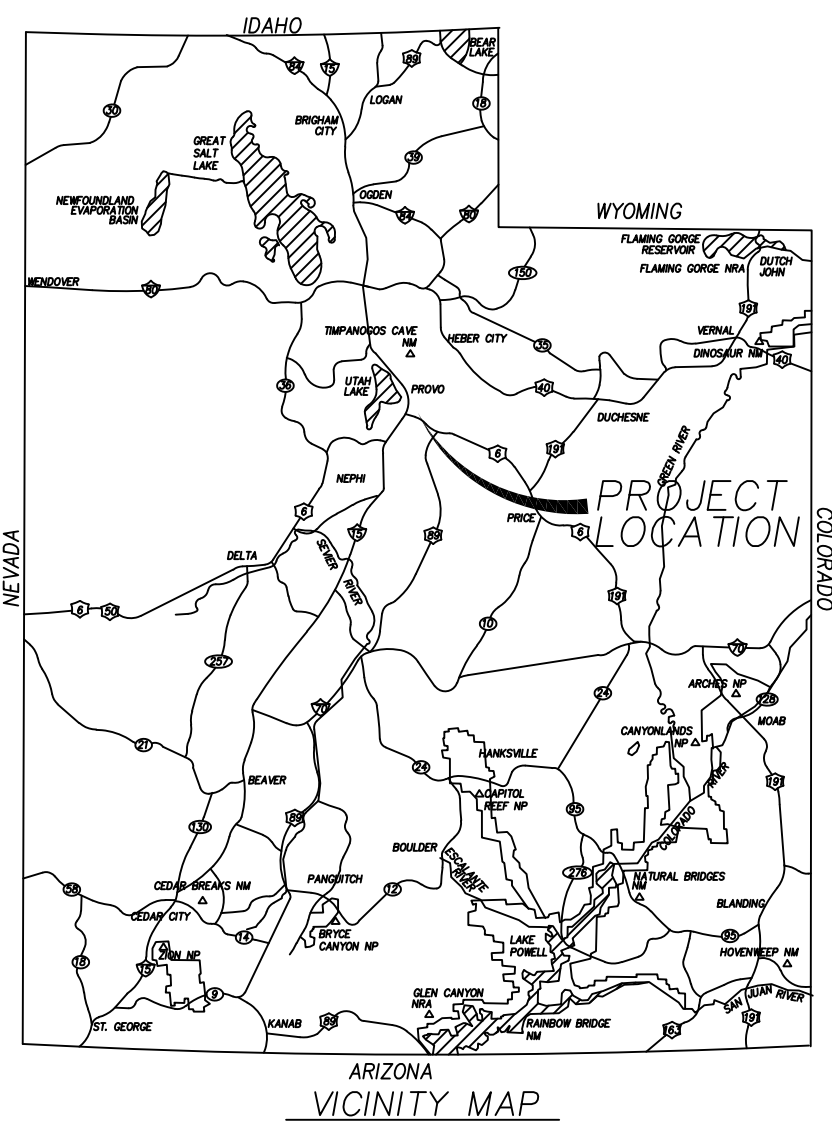
SITE LOCATION
LOCATED WITHIN N¼ SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1
EAST,
SALT LAKE BASE & MERIDIAN
PROJECT ADDRESS

SHEET 1 OF 1

STRATTON ACRES SUBDIVISION PHASE 1

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

PRELIMINARY PLAT



SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH
PEGP CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE
LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL
LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I
HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED
BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS
AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. AND THE PLAT IS STRATTON
ACRES SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE
DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN
DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM
RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY
ME ON THE GROUND.

BOUNDARY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number
102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section
line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36,
Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner
of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East
Quarter Corner of said Section 36; and running thence along the easterly boundary line of
said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10
feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the
Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860;
thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The
Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East,
409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96
feet to a point the quarter section line; thence South 89°32'33" West, along said quarter
section line, 351.58 feet to a point on a non-target 790.00 foot radius curve to the right;
thence 79.47 feet along said curve through a central angle of 05°45'50" (chord bears North
78°07'37" West, 79.44 feet); thence North 01°38'35" East, 301.17 feet to the point of
beginning.

Contains: 12.39 Acres

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS
OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON
AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS,
BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS,
EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE
PERPETUAL USE OF THE PUBLIC.

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

NOTES:

1. TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. NDOBUT - NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
4. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
5. THIS PROJECTION IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURAL PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.
Approved this _____ day of _____, 20_____
QUESTAR GAS COMPANY

By: _____
Title _____

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

STRATTON ACRES LLC
KAMERON SPENCER (MANAGER)

PROJECT ENGINEER:

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ S.S.
On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn acknowledged to me that _____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

STRATTON ACRES SUBDIVISION PHASE 1

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

ACCEPTANCE BY ADMINISTRATIVE BODY

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

APPROVED BY MAYOR _____
APPROVED _____ ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

CENTRACOM ACCEPTANCE

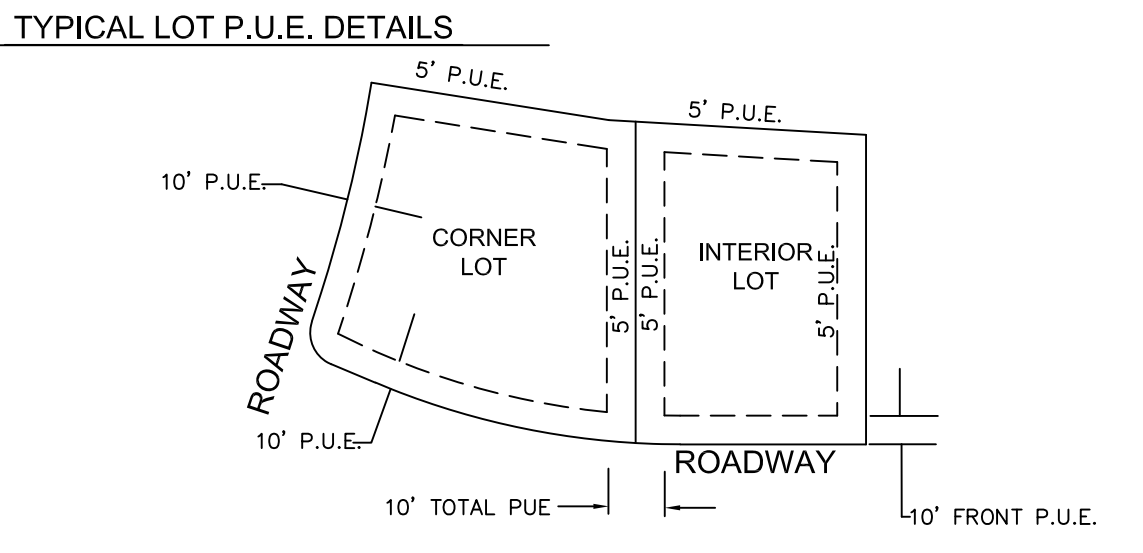
APPROVED THIS _____ DAY OF _____, A.D. 20_____
CENTRACOM COMPANY
BY- _____ TITLE _____

CENTURY LINK ACCEPTANCE

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

ROCKY MOUNTAIN POWER ACCEPTANCE

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



INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT
NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 5 FEET PUE REAR, AND 5' PUE SIDE LOT LINES.
NOT TO SCALE

SANTAQUIN CITY RECORDER

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

COUNTY RECORDER

SHEET NO

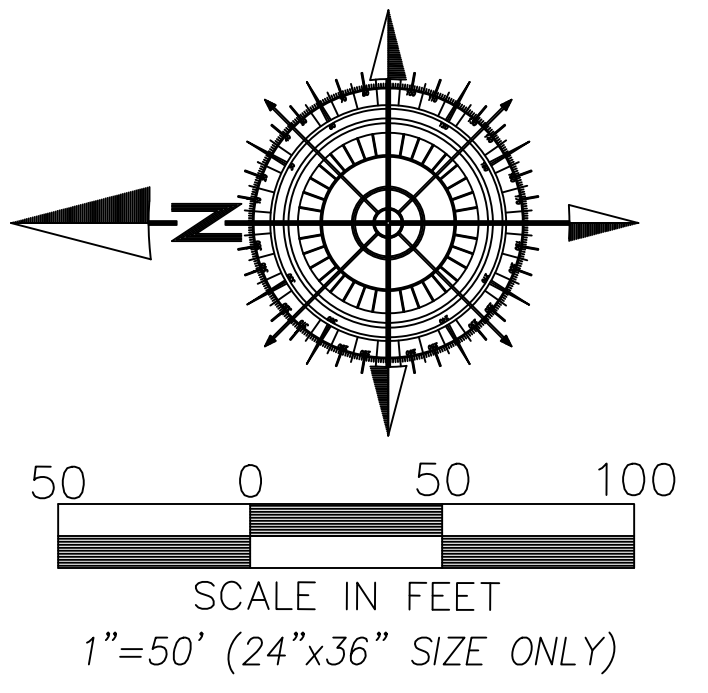
1 / 2

SURVEYORS SEAL CITY RECORDER SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

STRATTON ACRES SUBDIVISION PHASE 1

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

LOT	ADDRESS
1	XXX EAST 990 NORTH
2	XXX EAST 990 NORTH
3	XXX EAST 990 NORTH
4	XXX EAST 990 NORTH
5	XXX NORTH 120 EAST
6	XXX NORTH 120 EAST
7	XXX NORTH 120 EAST
8	XXX NORTH 120 EAST
9	XXX NORTH 120 EAST
10	XXX NORTH 120 EAST
11	XXX NORTH 120 EAST
12	XXX NORTH 120 EAST
13	XXX NORTH 120 EAST
14	XXX NORTH 120 EAST
15	XXX NORTH 120 EAST
16	XXX NORTH 120 EAST
17	XXX NORTH 120 EAST
18	XXX NORTH 120 EAST
19	XXX NORTH 120 EAST
20	XXX NORTH 120 EAST
21	XXX NORTH 120 EAST
22	XXX NORTH 120 EAST
23	XXX NORTH 120 EAST
24	XXX NORTH 120 EAST
25	XXX NORTH 120 EAST
26	XXX NORTH 120 EAST
27	XXX NORTH 200 EAST
28	XXX NORTH 200 EAST
29	XXX NORTH 200 EAST
30	XXX NORTH 200 EAST
31	XXX NORTH 200 EAST
32	XXX NORTH 200 EAST
33	XXX NORTH 200 EAST
34	XXX NORTH 200 EAST
35	XXX NORTH 200 EAST
36	XXX NORTH 200 EAST
37	XXX NORTH 200 EAST



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

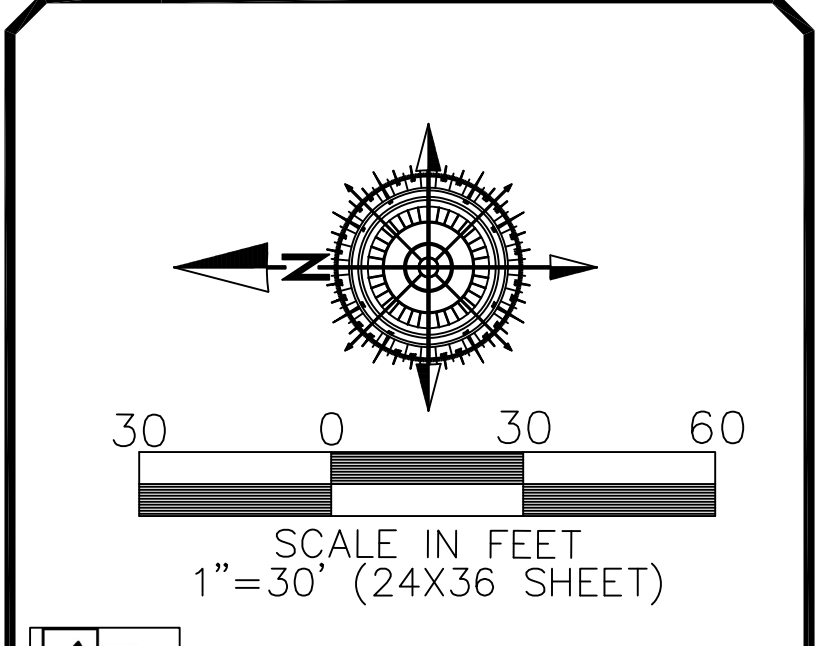
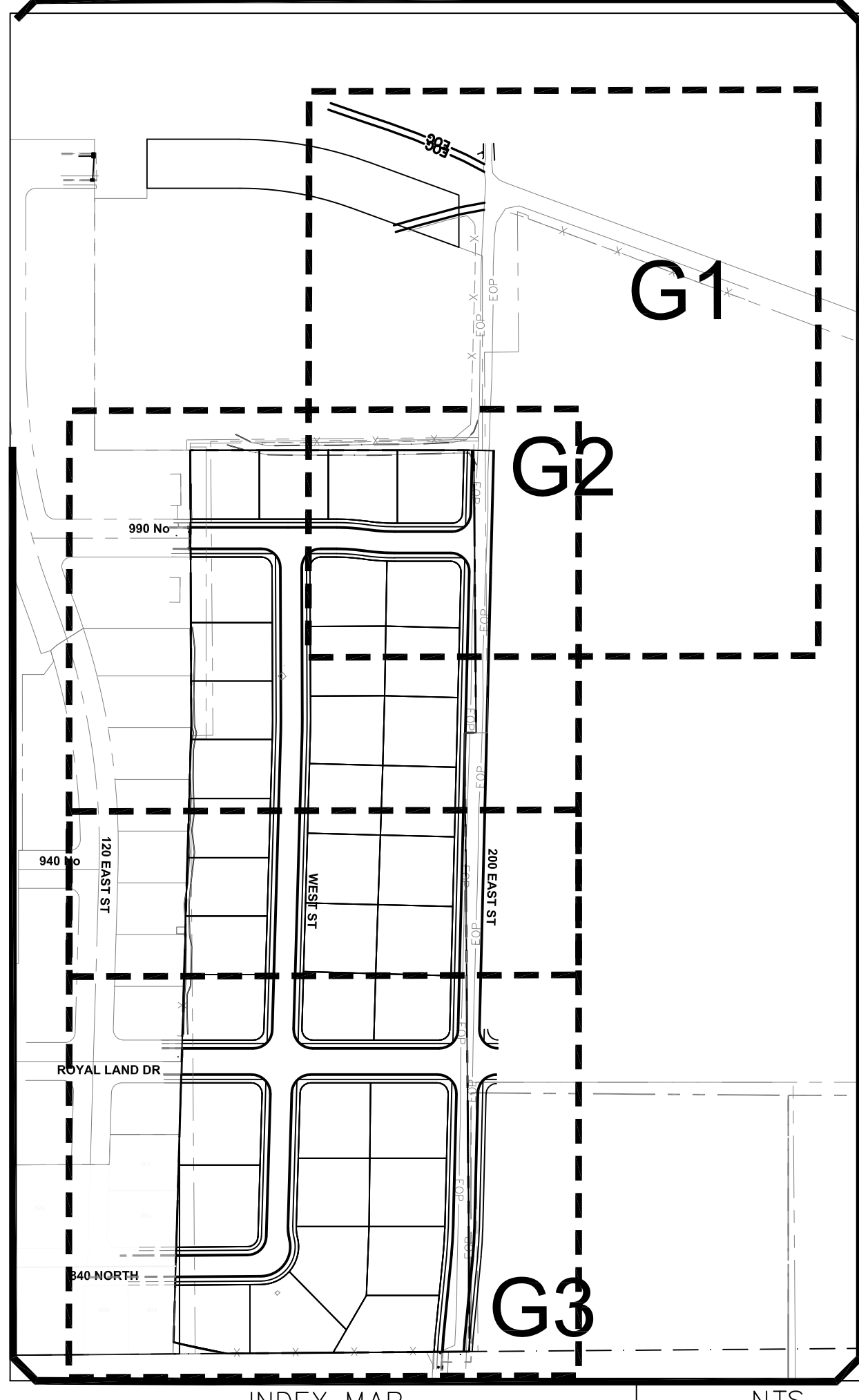
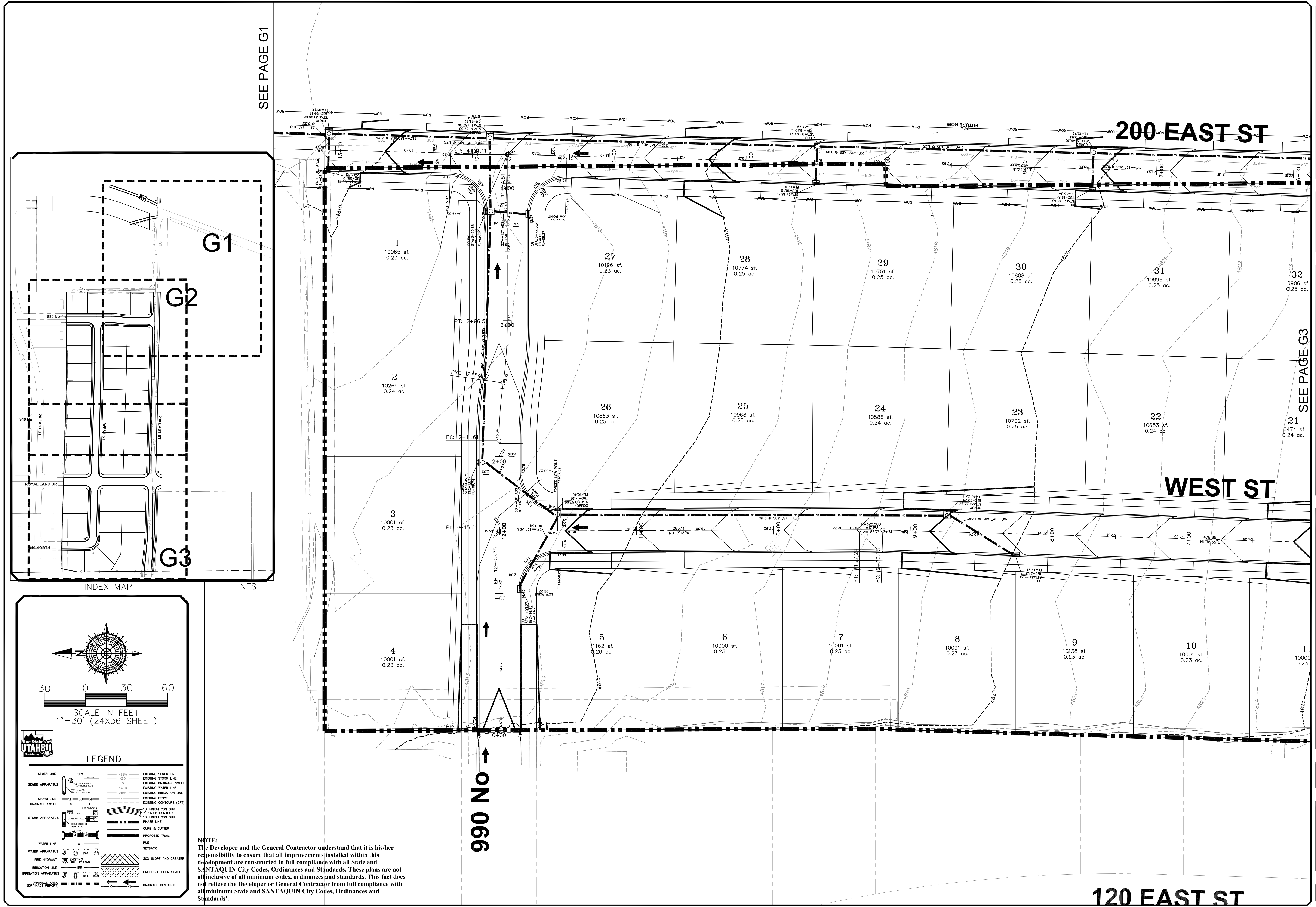
SURVEYOR OF RECORD:
SURVEYOR LOGO HERE

PROJECT ENGINEER:

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

SHEET NO
2 / 2

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



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (PNT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	7' FINISH CONTOUR
IRRIGATION APPARATUS (DRAINAGE REPORT)	10' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	SOIL SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and SANTAQUIN City Codes, Ordinances and Standards.

NO.	DESCRIPTION	DATE	APP'D

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

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

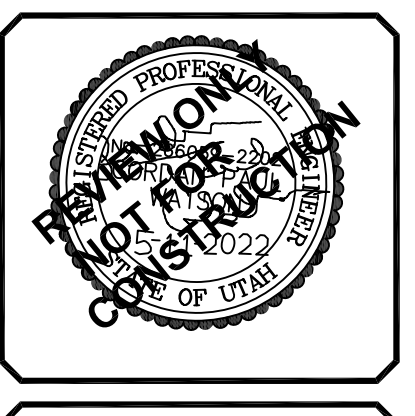
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

**STRATTON ACRES
 PHASE 1**

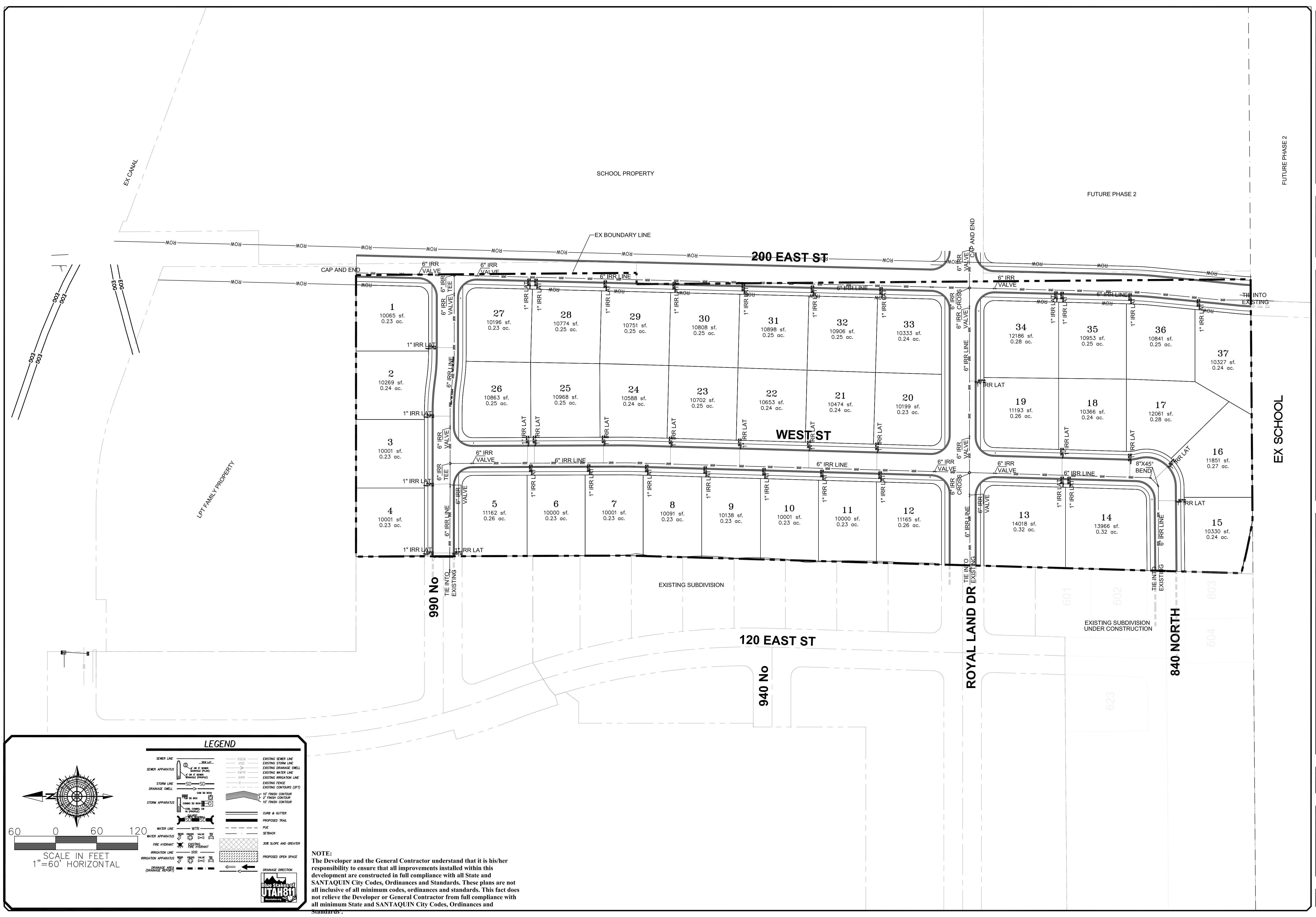
GRADING

5-11-2022

SANTAQUIN CITY



SHEET NO. G2



LEGEND

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPARATUS		EXISTING STORM LINE
	STORM LINE		EXISTING STORM LINE SHELL
	STORM APPARATUS		EXISTING WATER LINE
	WATER LINE		EXISTING IRRIGATION LINE
	FIRE HYDRANT		EXISTING FENCE
	IRRIGATION APPARATUS		EXISTING CONTOURS (DTI)
	DRAINAGE LINE		10' FINISH CONTOUR
	DRAINAGE SHELL		2' FINISH CONTOUR
	10' FINISH CONTOUR		10' FINISH CONTOUR
	2' FINISH CONTOUR		CLASS A GUTTER
	CLASS B GUTTER		PROPOSED TRAIL
	PROPOSED TRAIL		FILE
	FILE		SETBACK
	SETBACK		SLOPE AND GREATER
	SLOPE AND GREATER		PROPOSED OPEN SPACE
	PROPOSED OPEN SPACE		DRAINAGE DIRECTION

SCALE IN FEET
1"=60' HORIZONTAL

Blue Stakes of UTAH 811

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

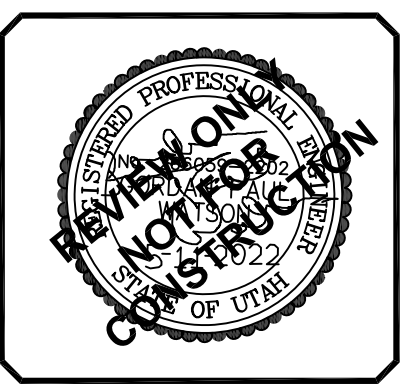
ORIG. DATE: 2-8-21
 SURVEY BY: GPM
 DRAWN BY: GPM
 DESIGNED BY: GPM
 CHECKED BY: GPM
 SCALE: 1"=60'

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

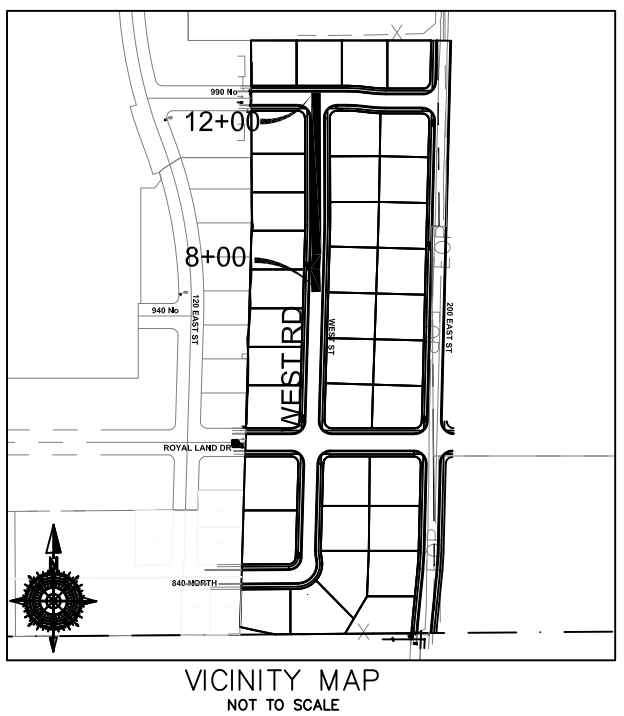
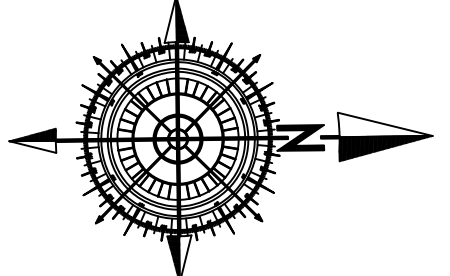
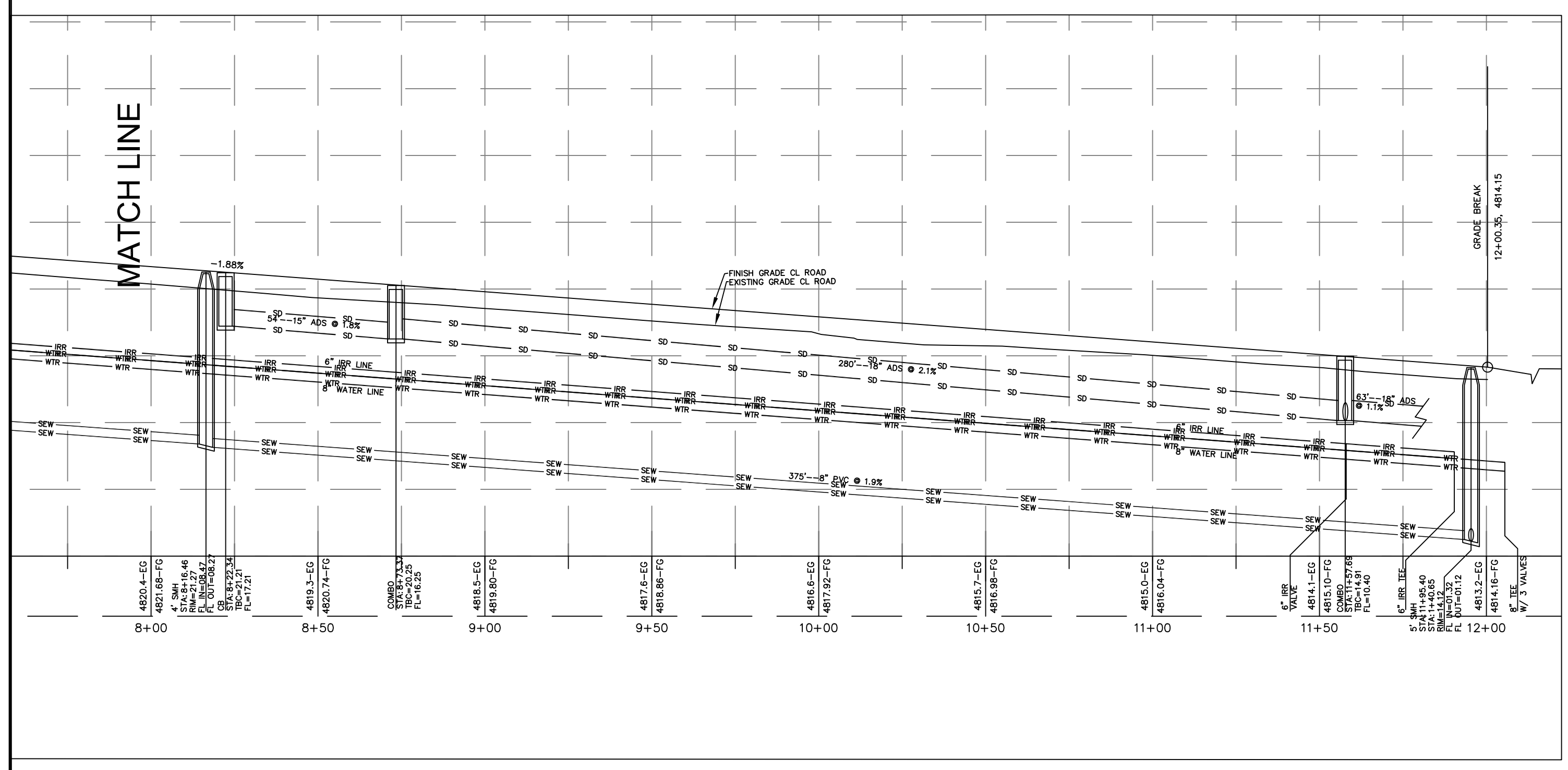
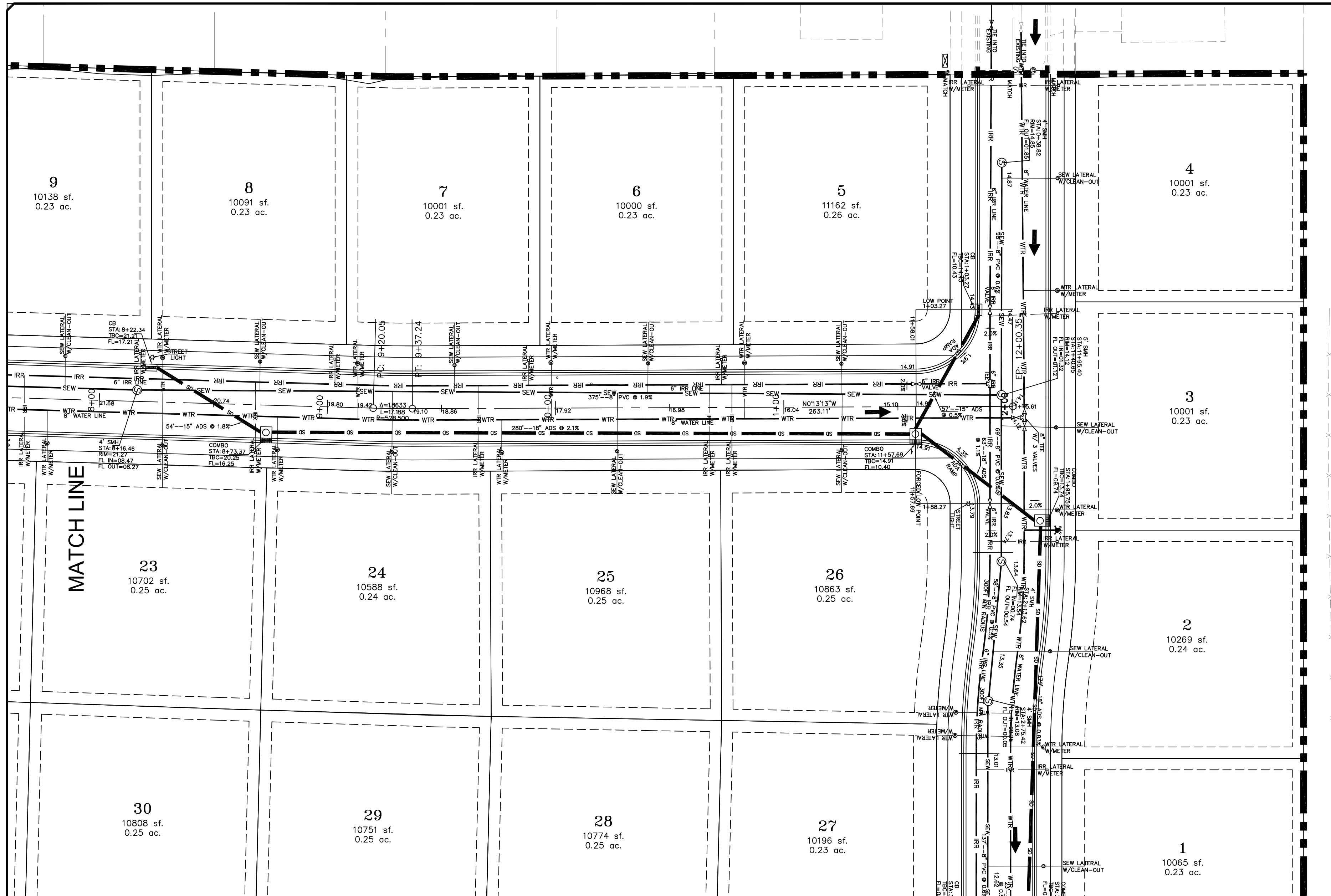
CIVIL ENGINEERING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1
 IRRIGATION UTILITY SHEET
 PRINT DATE: 5-11-2022

SANTAQUIN CITY



SHEET NO. **U4**



LEGEND

- EXISTING CENTER LINE
- EXISTING WATER LINE
- EXISTING DRAINAGE SWELL
- EXISTING BARED PHONE
- EXISTING CONTOUR (FT)
- FINISH CONTOUR (FT)
- PHASE LINE
- PIPE & OFFSET
- PROPOSED TAIL
- PIPE
- SETBACK
- USE SLOPE AND GREATER
- USE SLOPE AND GREATER
- USE SLOPE AND GREATER
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE

SCALE IN FEET
 1" = 30' HORIZONTAL
 1" = 7.5' VERTICAL

UTAH

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

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

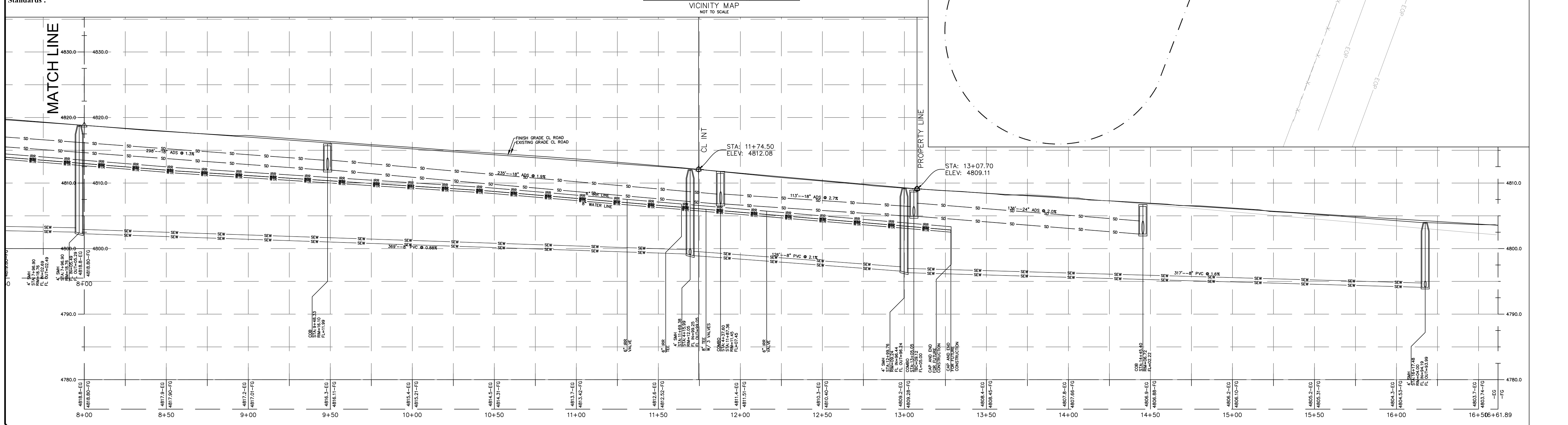
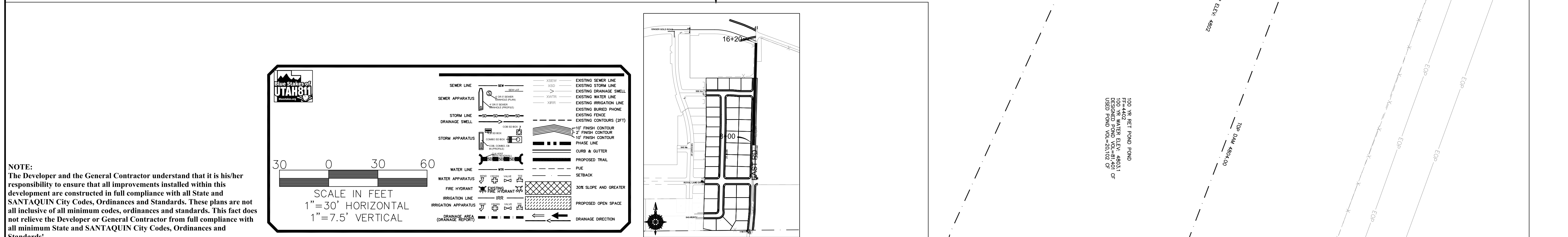
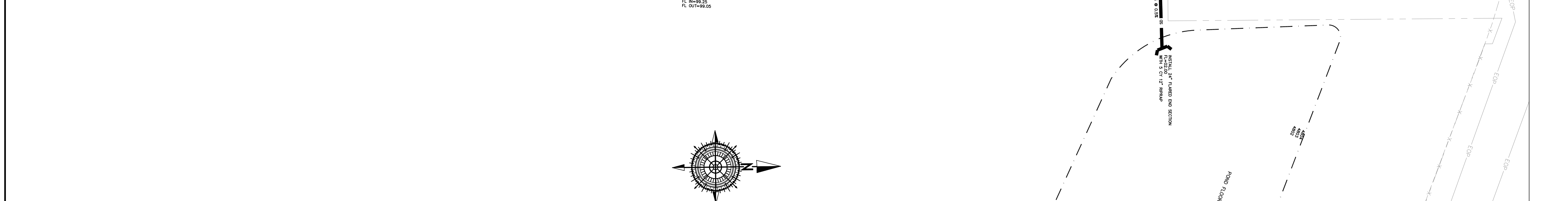
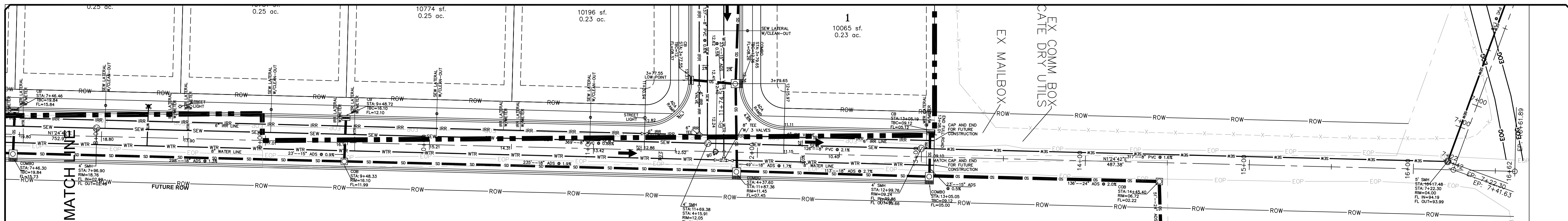
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1
PLAN AND PROFILE
 WEST RD 8+00 TO 12+00
 5-11-2022

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER
PAUL J. JORDAN
 2022
 STATE OF UTAH

SHEET NO. **PP2**



NOTE:
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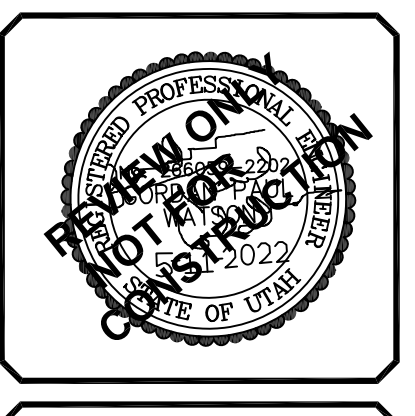
NO.	DESCRIPTION	DATE	APP'D

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

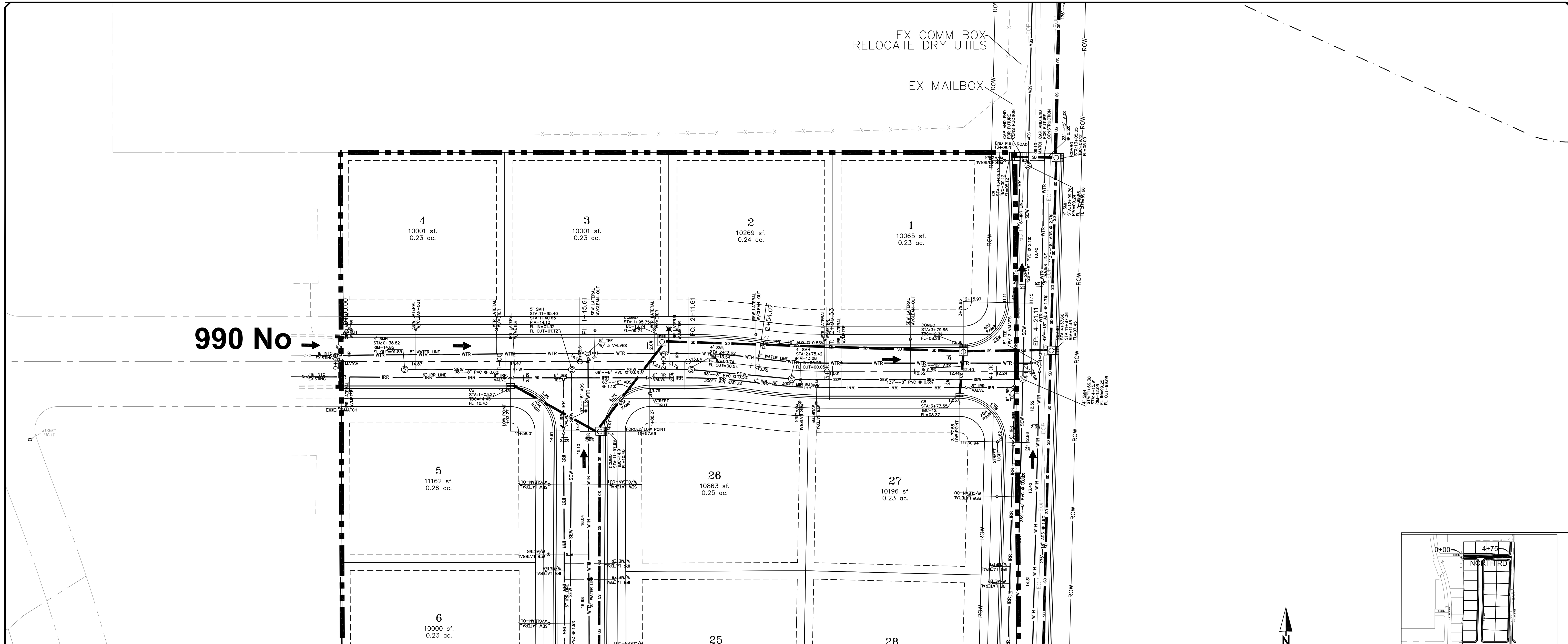
GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com
 CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

**STRATTON ACRES
 PHASE 1
 PLAN AND PROFILE
 EAST RD 8+00 TO 16+50**
 5-11-2022

SANTAQUIN CITY



SHEET NO. **PP4**

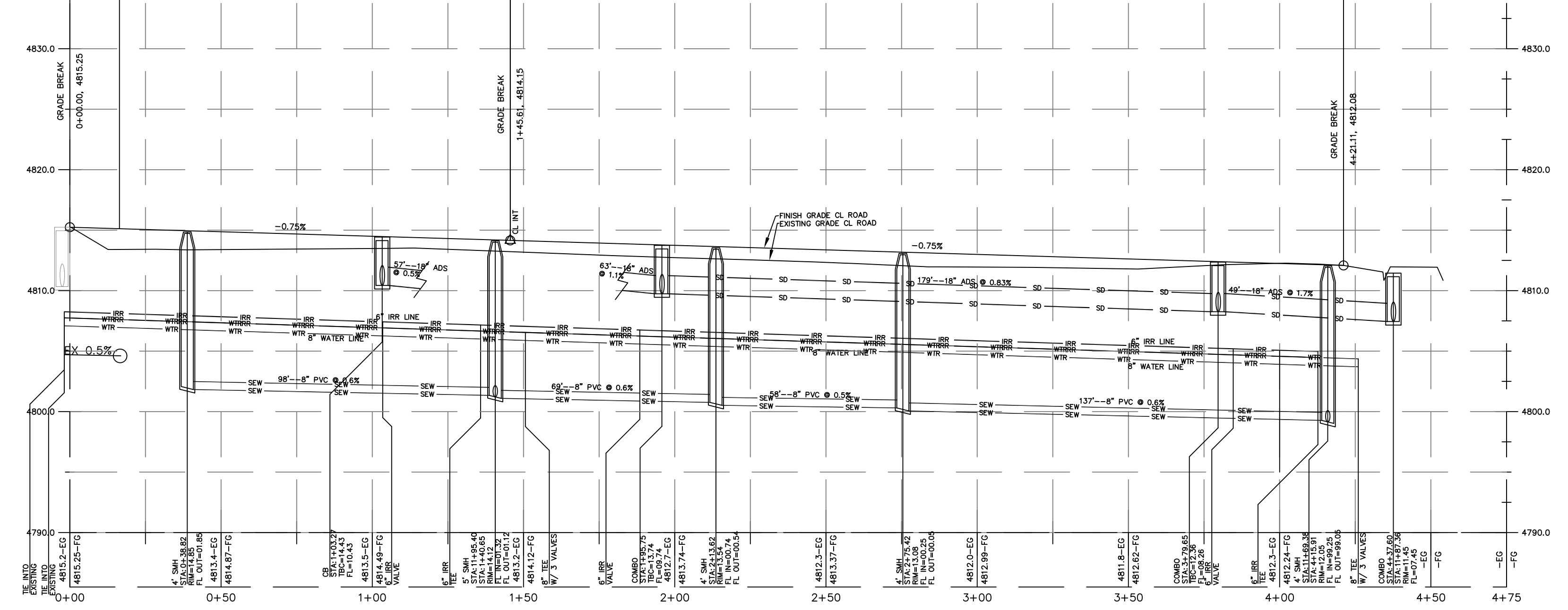
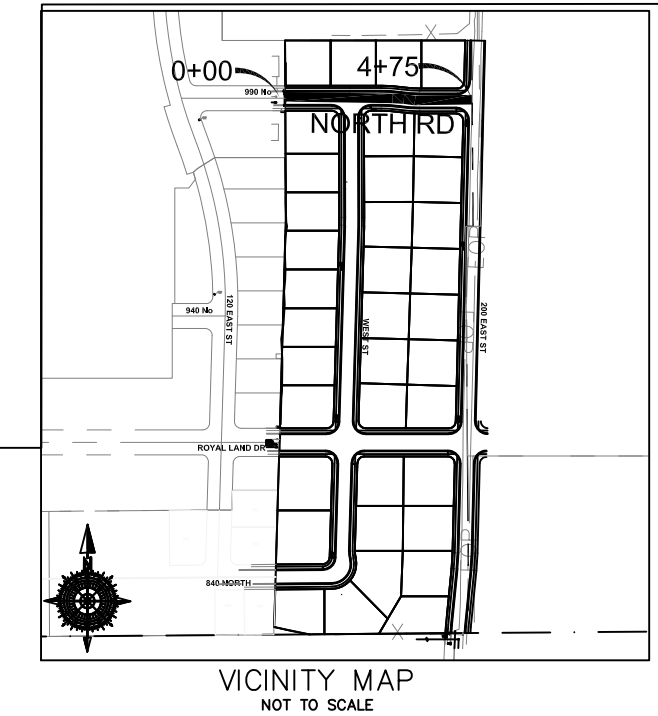
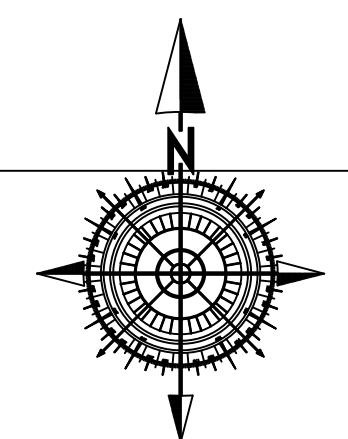


990 No

4 10001 sf. 0.23 ac.
 3 10001 sf. 0.23 ac.
 2 10269 sf. 0.24 ac.
 1 10065 sf. 0.23 ac.

5 11162 sf. 0.26 ac.
 26 10863 sf. 0.25 ac.
 27 10196 sf. 0.23 ac.

6 10000 sf. 0.23 ac.
 25
 28



LEGEND

- EXISTING CENTER LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING BARED PHONE
- EXISTING CONDUIT (CPT)
- FINISH CENTERLINE
- FINISH LINE
- PIPE LINE
- PIPE & OUTER
- PROPOSED TAIL
- PIPE
- SETBACK
- USE SLOPE AND GREATER
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

SCALE IN FEET
 1" = 30' HORIZONTAL
 1" = 7.5' VERTICAL

UTAH
 REGISTERED PROFESSIONAL ENGINEER
 2022
 COLLEGE OF UTAH

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

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

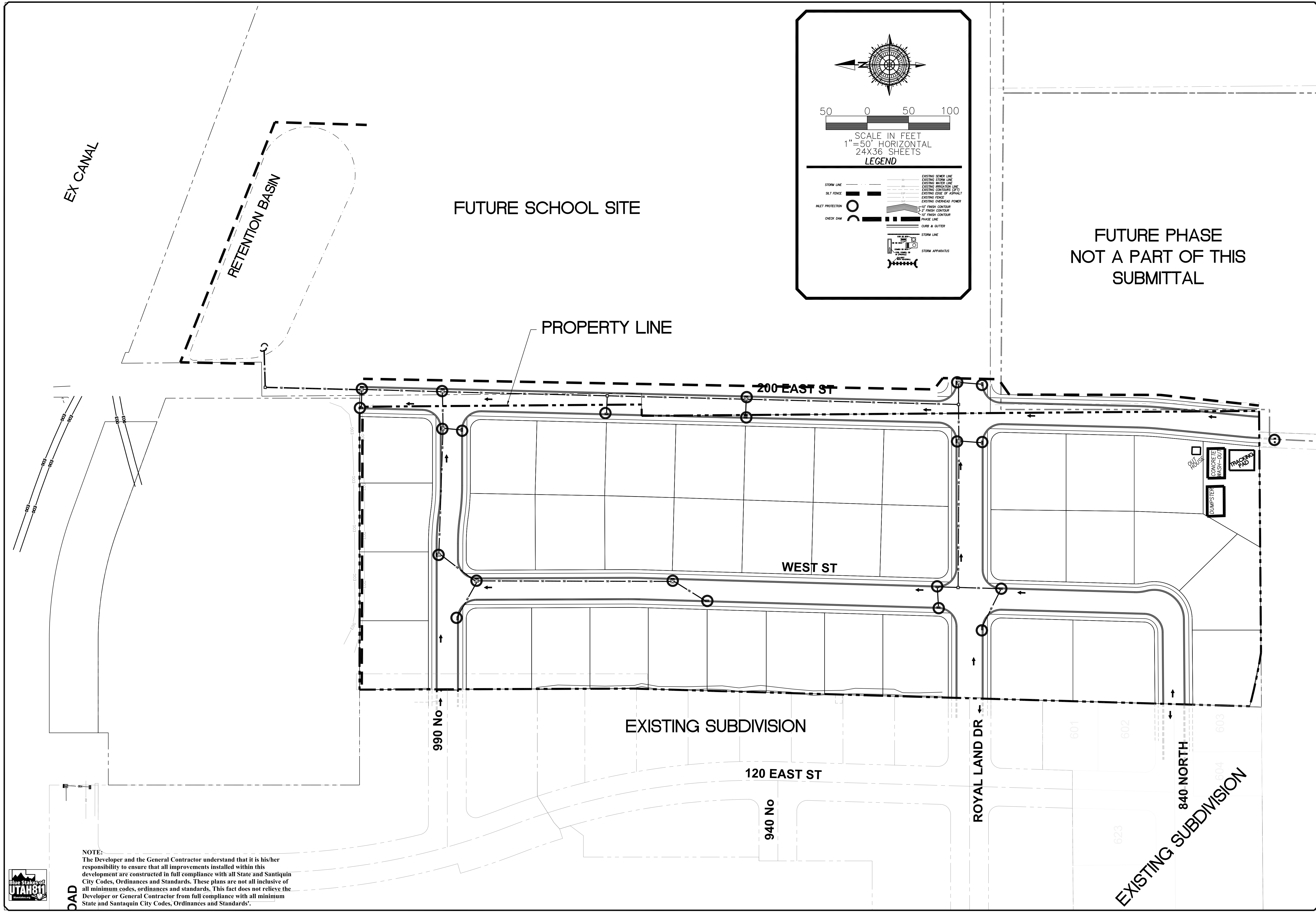
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

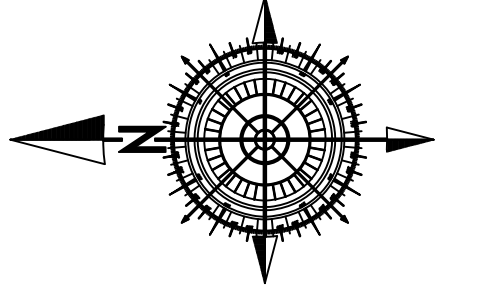
**STRATTON ACRES
 PHASE 1
 PLAN AND PROFILE
 NORTH RD 0+00 TO 4+75**

5-11-2022

SANTAQUIN CITY

SHEET NO. **PP6**



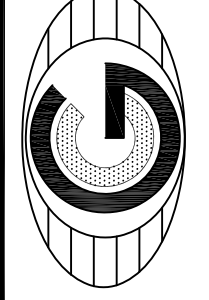

 50 0 50 100
 SCALE IN FEET
 1" = 50' HORIZONTAL
 24X36 SHEETS
LEGEND

STORM LINE	EXISTING SEWER LINE	EXISTING STORM LINE
SILT FENCE	EXISTING WATER LINE	EXISTING WATER LINE
INLET PROTECTION	EXISTING BRUSH LINE	EXISTING CONTOUR (2 FT)
CHECK DAM	EXISTING COG OF ASPHALT	EXISTING FENCE
	EXISTING OVERHEAD POWER	10' FINISH CONTOUR
		2' FINISH CONTOUR
		10' FINISH CONTOUR
		PHASE LINE
		CURB & GUTTER
		STORM LINE
		STORM APPARATUS

**FUTURE PHASE
 NOT A PART OF THIS
 SUBMITTAL**

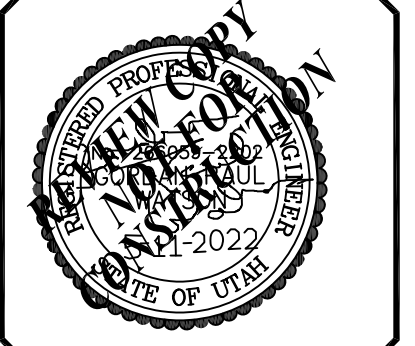
NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE: 2-8-21	SCALE: 1"=100'
SURVEY BY: GPM	CHECKED BY: GPM
DRAWN BY: GPM	DESIGNED BY: GPM

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**STRATTON ACRES
 PHASE 1**
 STORM WATER POLLUTION
 PREVENTION PLAN
 PRINT DATE: 5-11-2022

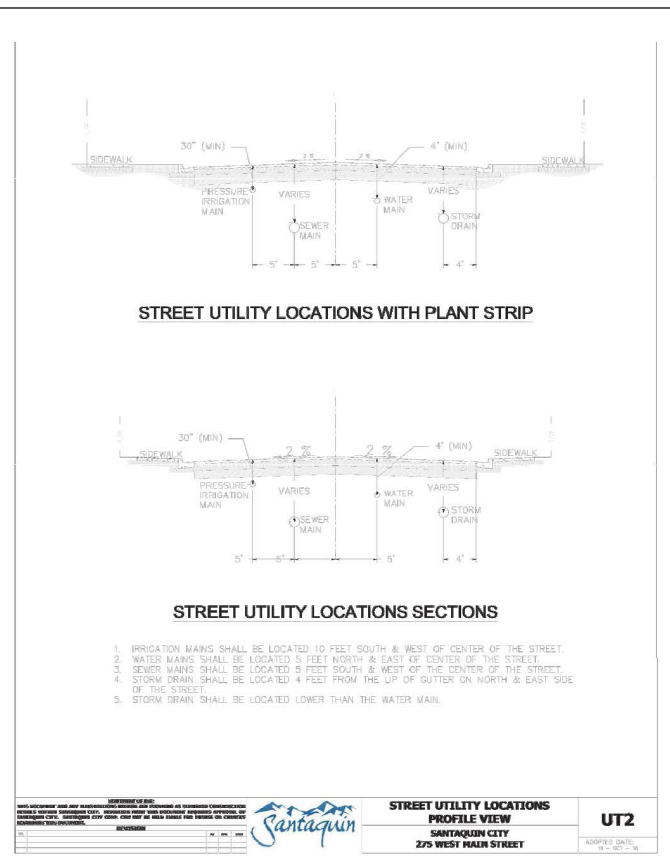
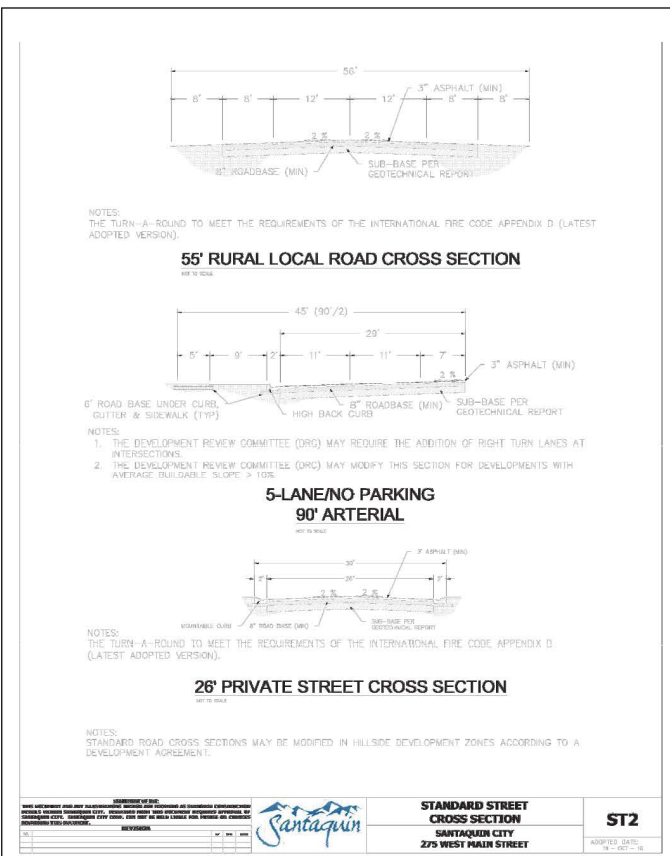
SANTAQUIN
 CITY



SHEET NO. SWPPP

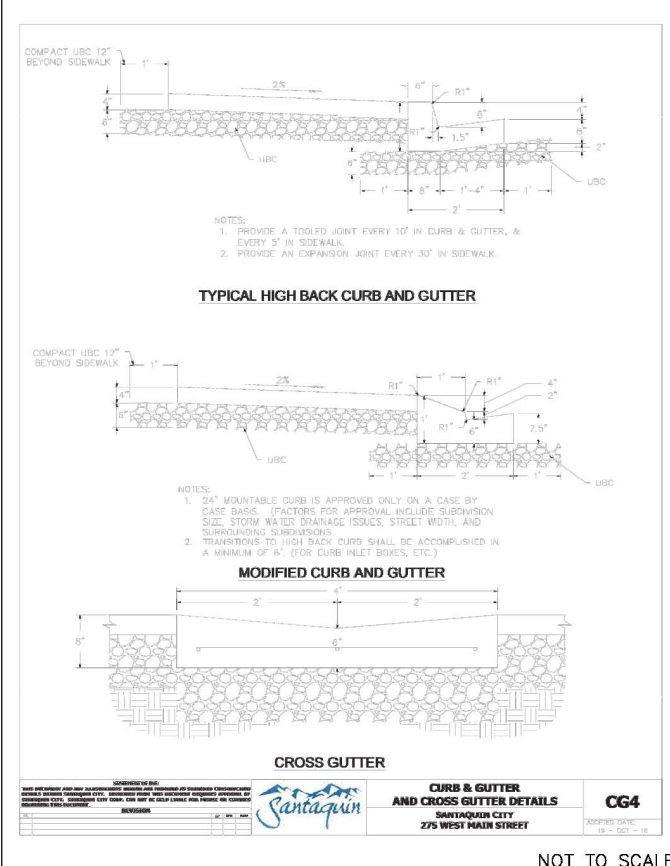
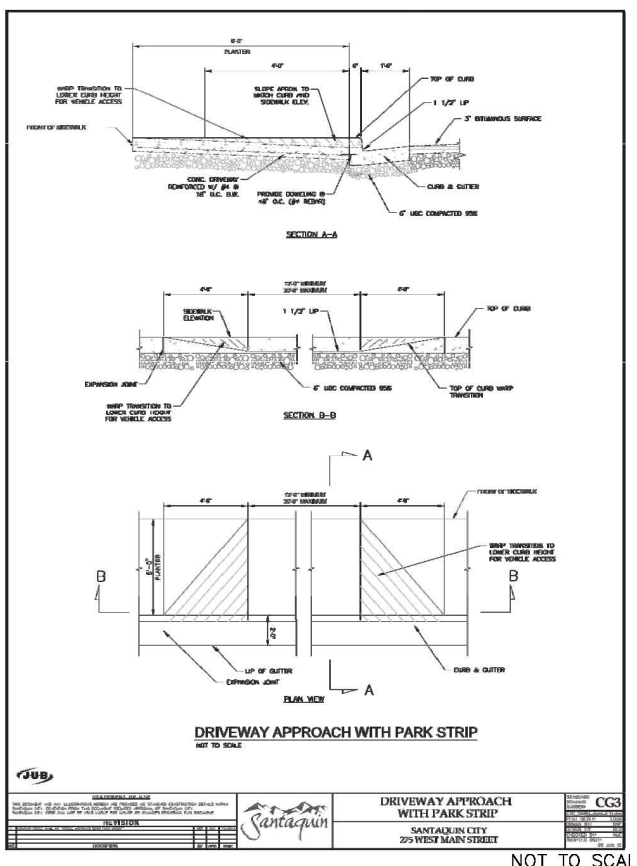
NOTE:
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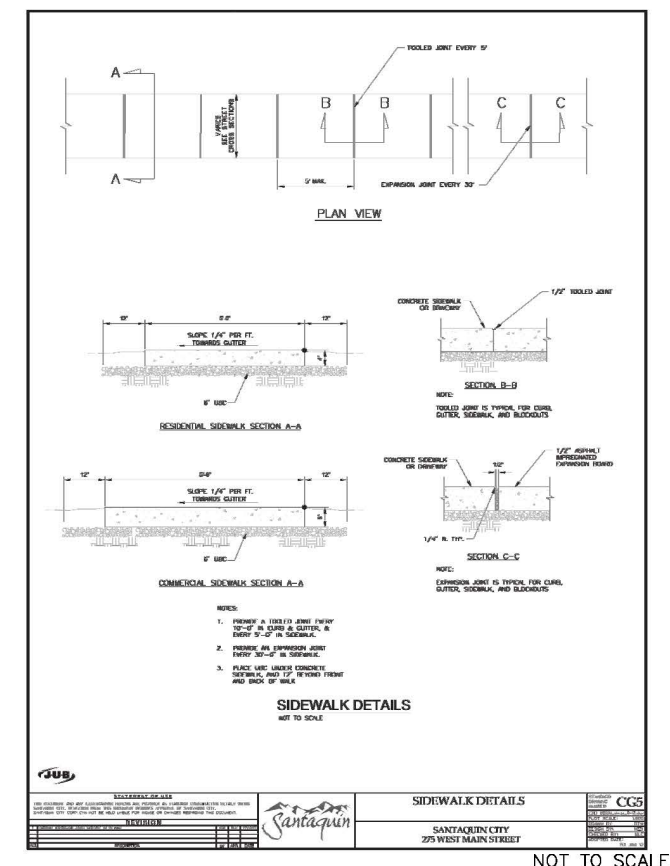


STANDARD STREET CROSS SECTION
 SANTAQUIN CITY
 275 WEST MAIN STREET
ST2
 NOT TO SCALE

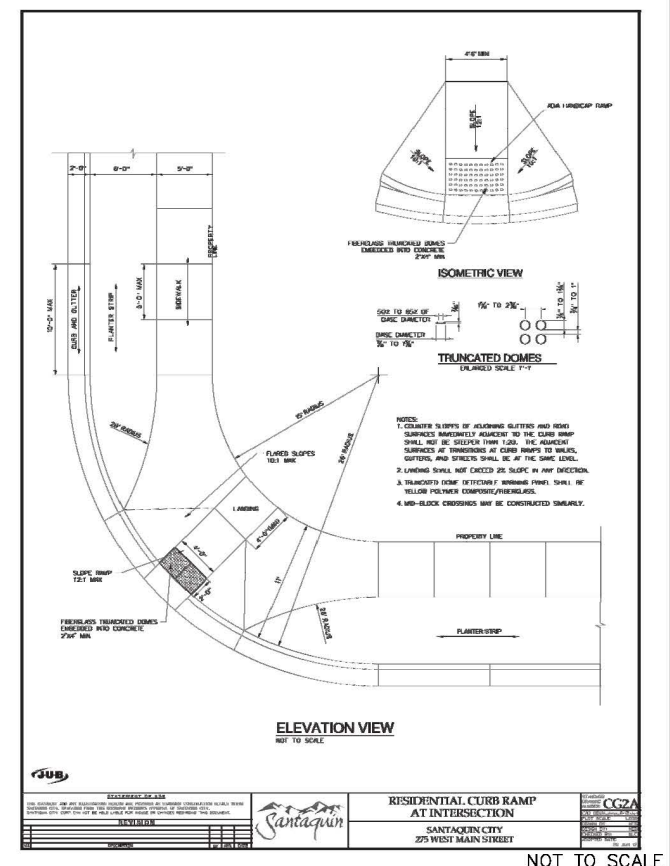
STREET UTILITY LOCATIONS PROFILE VIEW
 SANTAQUIN CITY
 275 WEST MAIN STREET
UT2
 NOT TO SCALE



CURB & GUTTER AND CROSS GUTTER DETAILS
 SANTAQUIN CITY
 275 WEST MAIN STREET
CG4
 NOT TO SCALE



SIDEWALK DETAILS
 SANTAQUIN CITY
 275 WEST MAIN STREET
CG5
 NOT TO SCALE



RESIDENTIAL CURB RAMP AT INTERSECTION
 SANTAQUIN CITY
 275 WEST MAIN STREET
CG6
 NOT TO SCALE

NO.	DESCRIPTION	DATE	APP.
1			
2			

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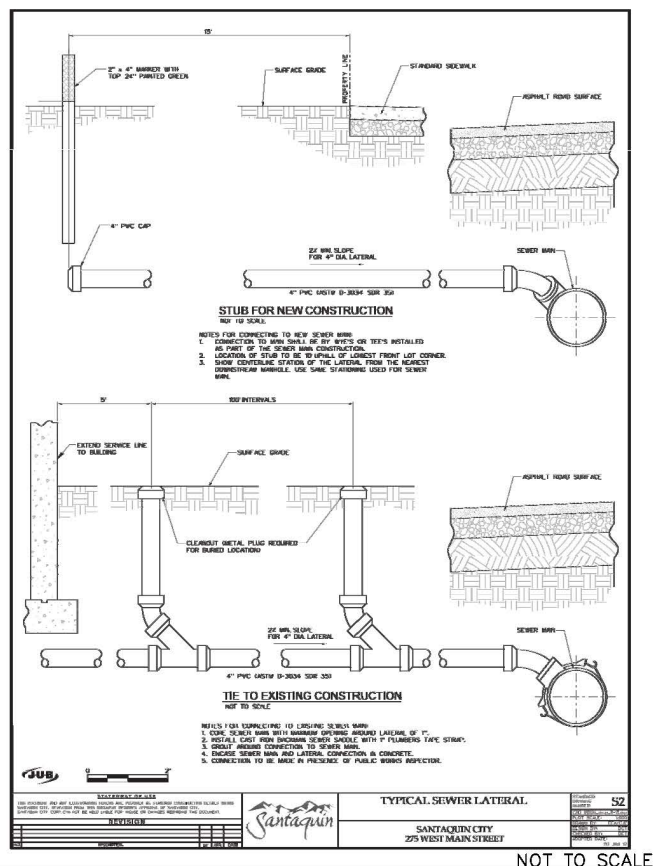
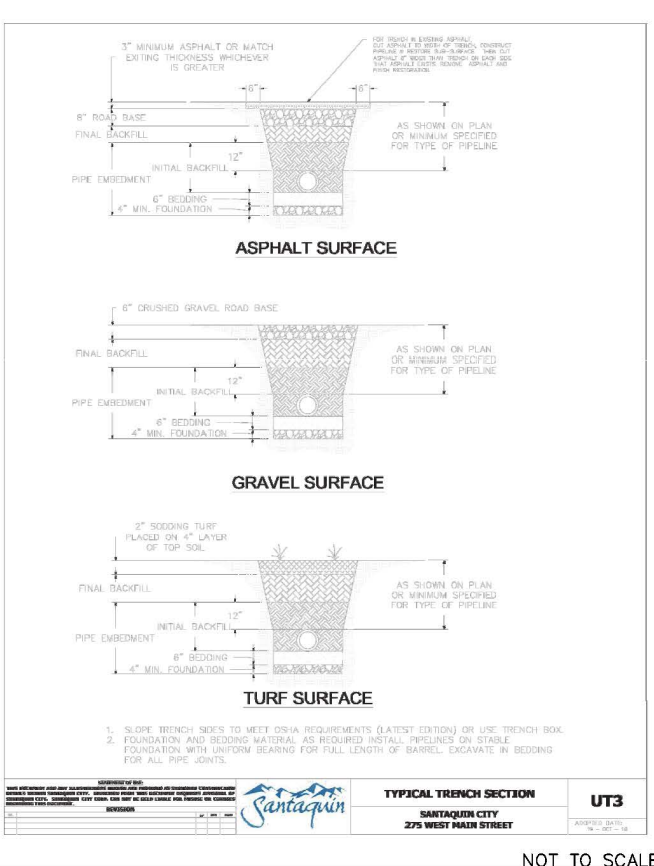
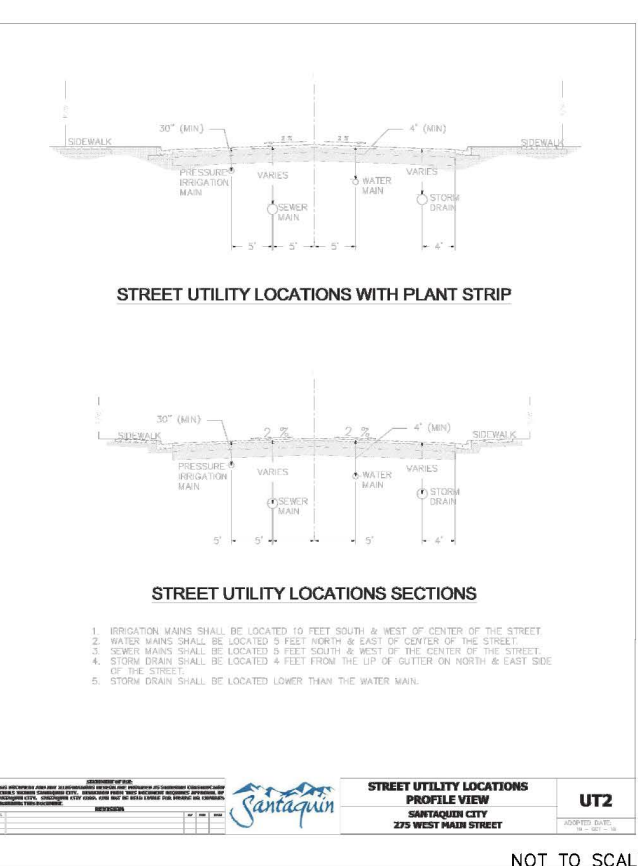
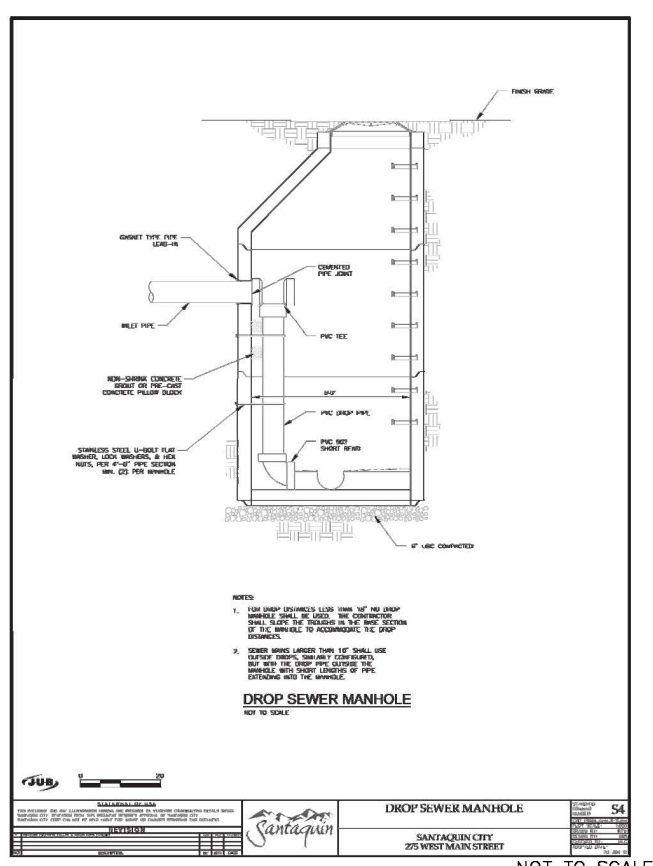
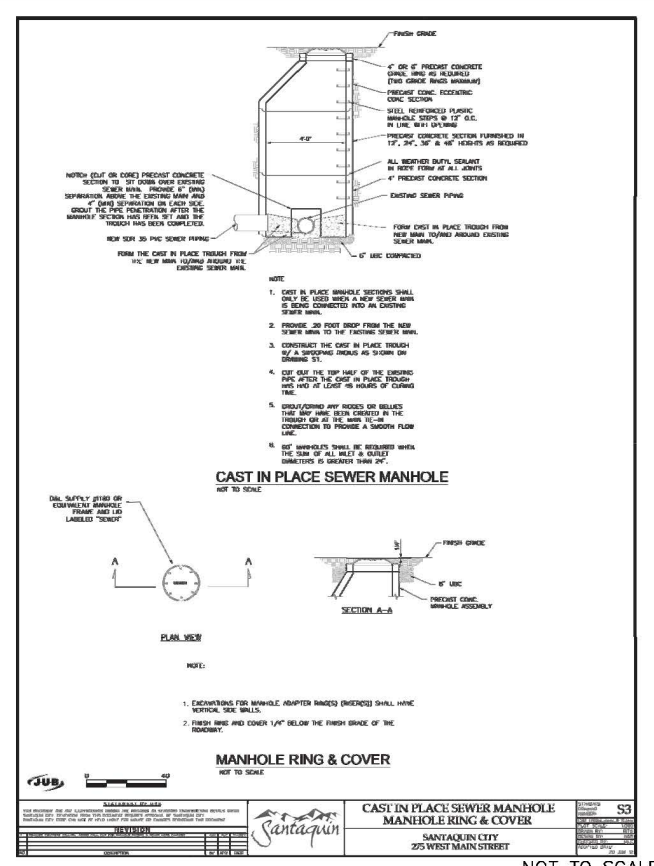
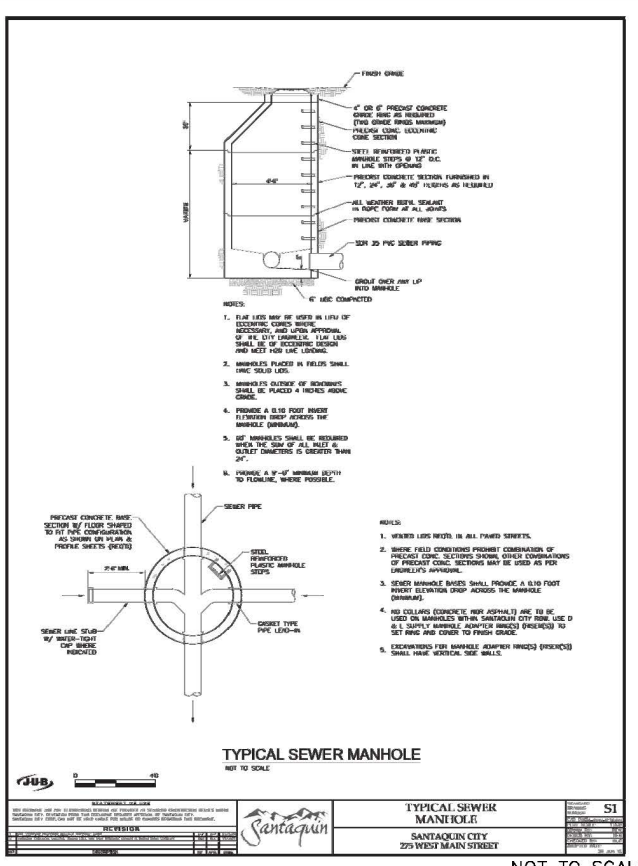
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 CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1
STREET DETAILS
 PRINT DATE: 5-11-2022

SANTAQUIN CITY



SHEET NO. **D1**



NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE:	2-8-21
DRAWN BY:	GFW
DESIGNED BY:	GFW
CHECKED BY:	GFW
SCALE:	N/A

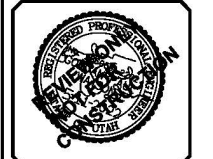
GATEWAY CONSULTING, Inc.
P.O. BOX 957005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultinginc.com

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CONSTRUCTION MANAGEMENT**

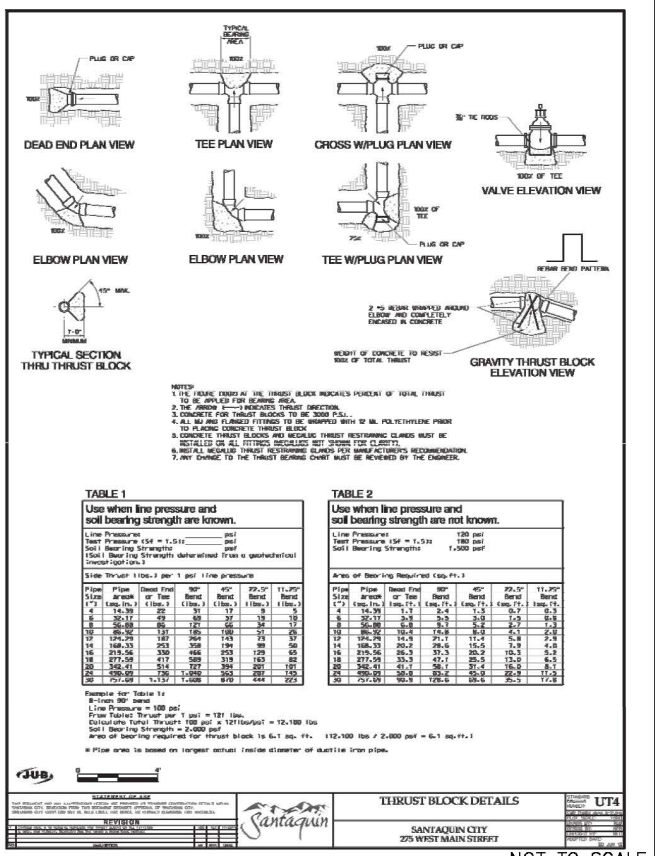
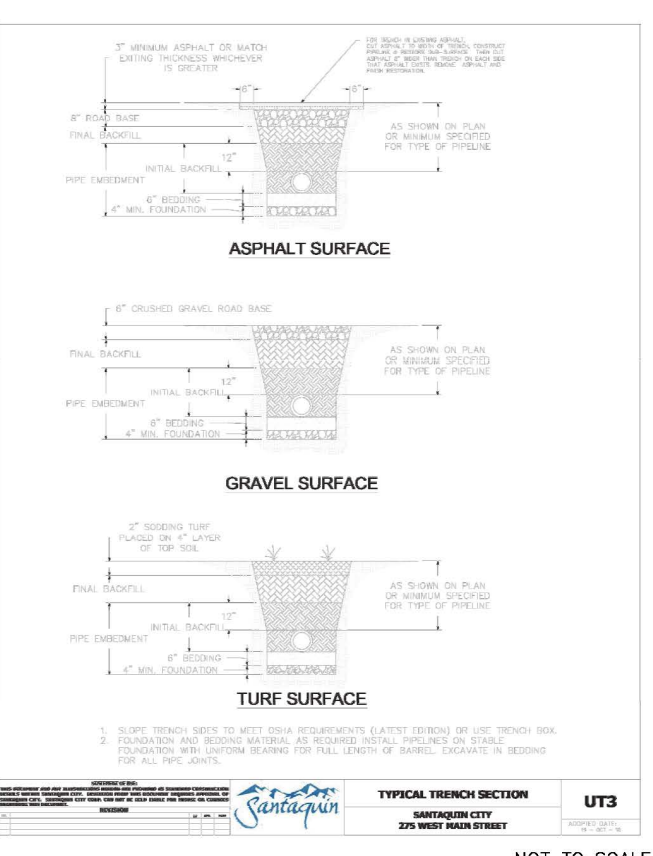
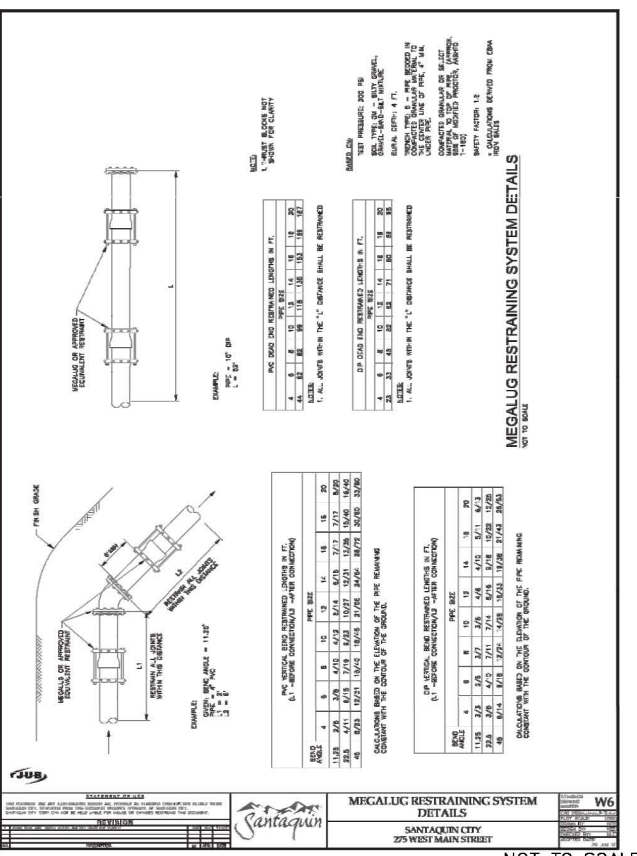
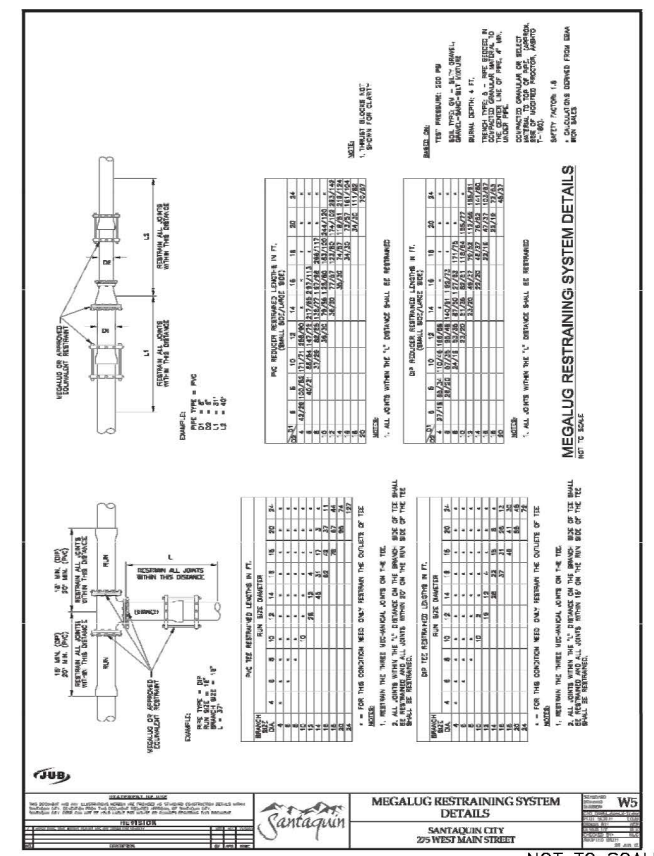
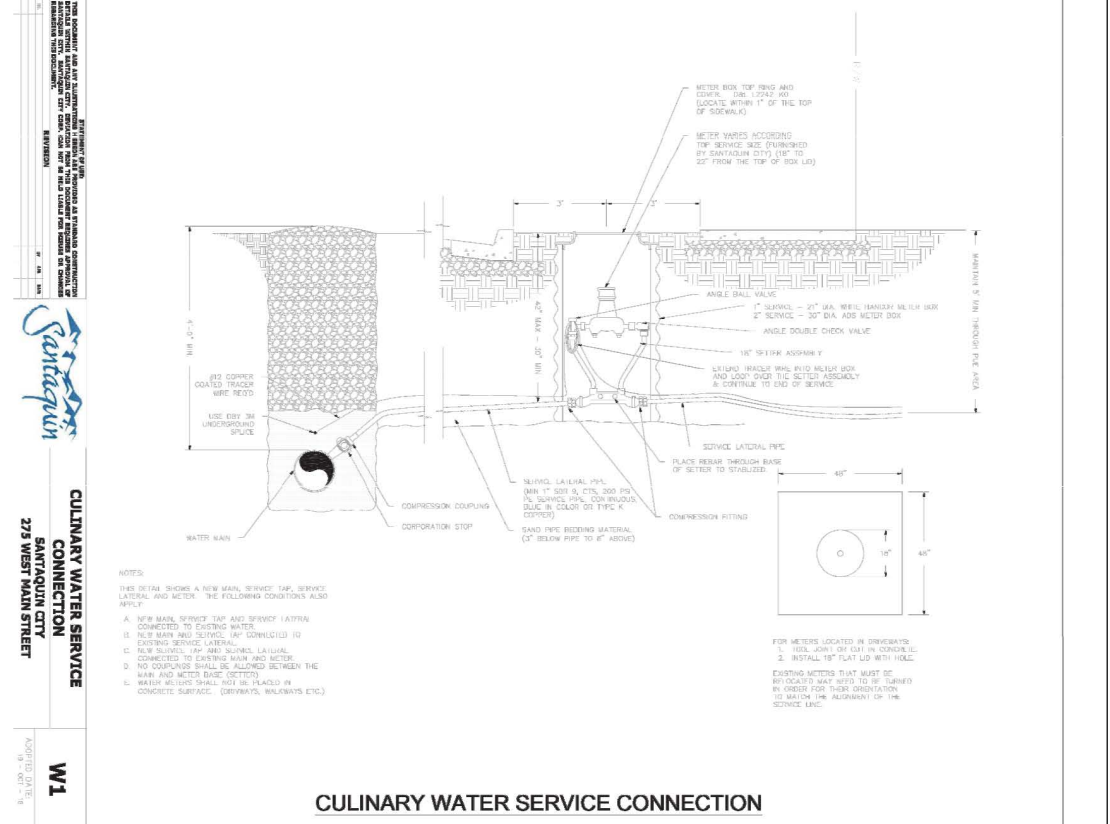
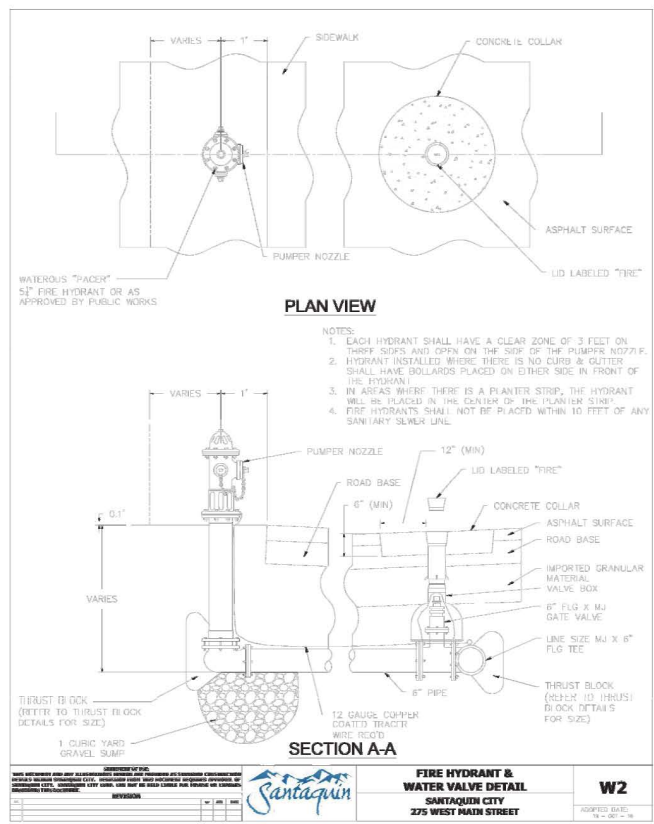
**STRATTON ACRES
PHASE 1
SEWER DETAILS**

5-11-2022

SANTAQUIN CITY



SHEET NO. D2



NO.	DESCRIPTION	DATE	APP.

ORIG. DATE: 2-8-21
 DRAWN BY: GPW
 DESIGNED BY: GPW
 CHECKED BY: GPW
 SCALE: N/A

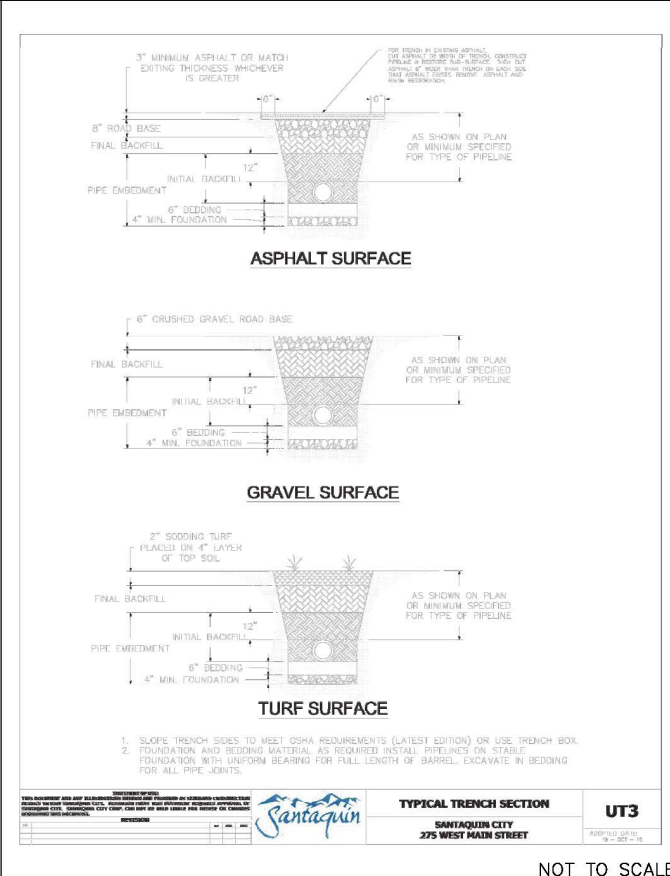
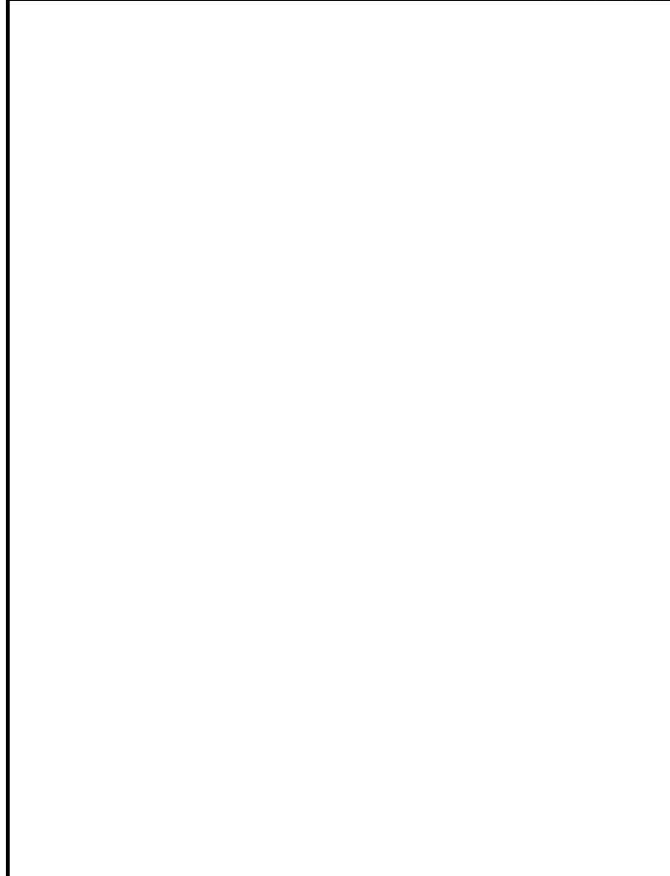
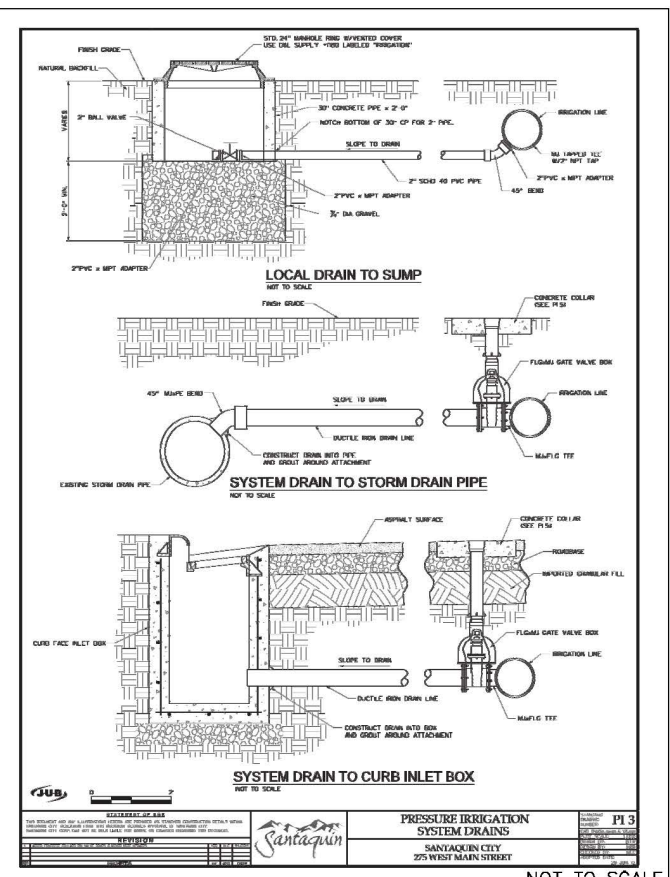
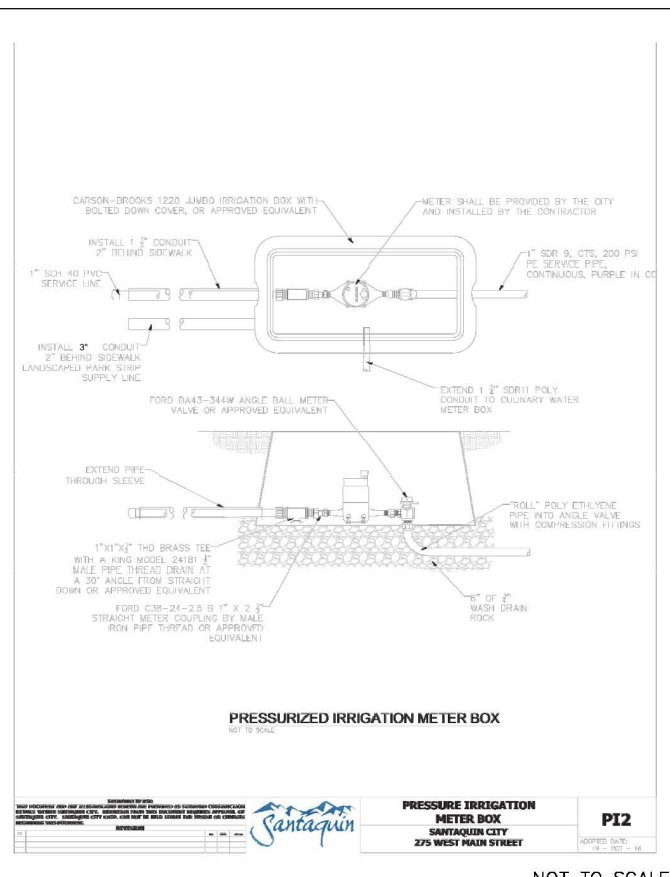
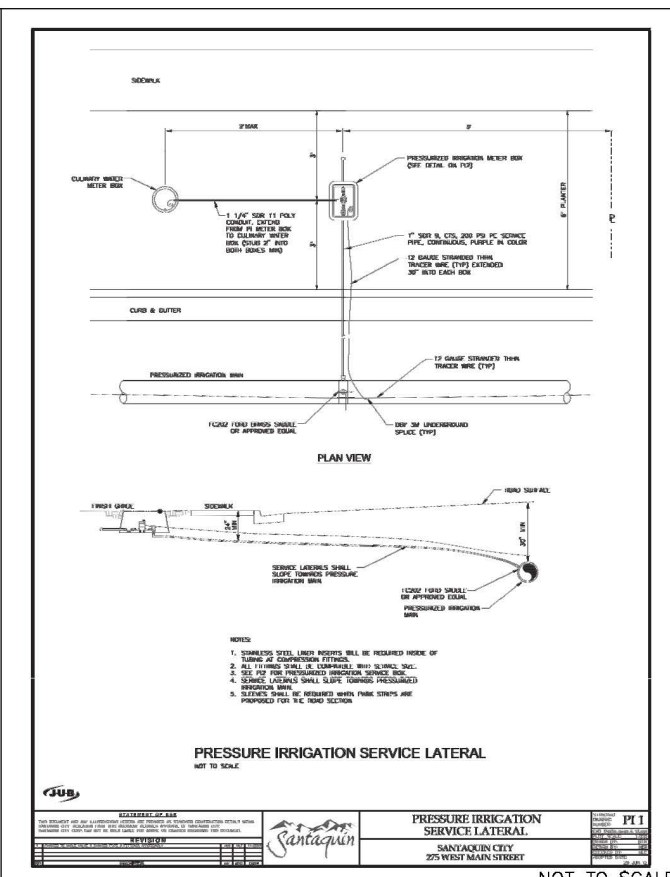
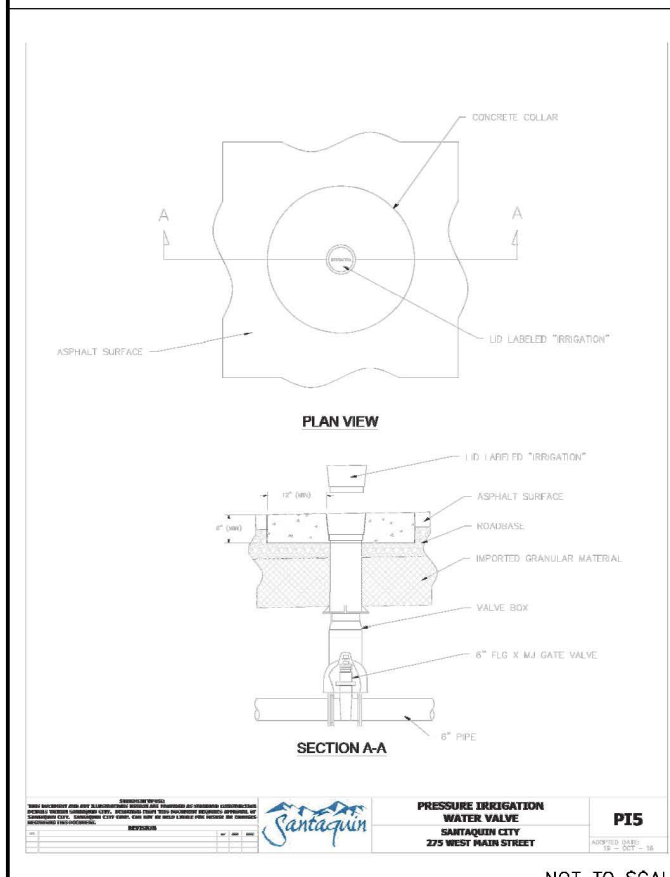
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**STRATTON ACRES
 PHASE 1
 WATER DETAIL**

5-11-2022

SANTAQUIN CITY



April 8, 2022

Mr. Kameron Spencer
Stratton Acres LLC
847 Draper Meadow Ln
Draper, UT 84020

RE: Infiltration Test Results
Stratton Acres/School Site
About 1040 North 200 East
Santaquin, Utah
CMT Job No. 18257

Mr. Spencer,


As you requested and authorized, CMT performed an infiltration test at the site on Thursday, April 7, 2022. The location of the test was approximately 39.9942 degrees latitude and -111.7805 degrees longitude.

At the time of the infiltration test, a test pit was excavated to a depth of about 5 feet at the approximate location of the proposed detention basin. The soils observed in the test pit visually consisted of about 4.5 feet of brown sandy gravel overlying brown Silty Clay (CL). The infiltration test was performed by digging a shallow hole with a shovel at a depth of about 3 feet within the test pit, filling the hole water and measuring the rate of water drop with time. This procedure (filling the hole with water and measuring the water drop rate) was repeated until two successive readings were the same. The infiltration rate obtained was 4 minutes per inch. A factor of safety should be applied in design to account for some potential siltation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

If you have any questions, please call.

Sincerely,
CMT Engineering Laboratories



William G. Turner, P.E.
Senior Geotechnical Engineer

Conveyance Summary Table

Project Description: Stratton Acres PH1
5/12/2022

Project # _____
 Prepared By: GPW

CULVERT #	Type	Mannings	Width or Diameter (feet)	Depth (feet)	Side slopes (hz/1 vt)	Length (feet)	Slope (%)	Full Velocity (ft/sec)	Maximum Capacity (cfs)	Peak Design Flowrate					
										2-year		10-year		100-year	
										(cfs)	(% Full)	(cfs)	(% Full)	(cfs)	(% Full)
P101	Circular	0.012	1.25			57	0.50%	4.04	4.96					0.90	18.1%
P102	Circular	0.012	1.5			63	0.65%	5.21	9.20					1.80	19.6%
P103	Circular	0.012	1.5			179	0.83%	5.88	10.40					1.80	17.3%
P104	Circular	0.012	1.25			23	0.50%	4.04	4.96					1.00	20.2%
P105	Circular	0.012	1.5			51	0.50%	4.57	8.07					2.90	35.9%
P106	Circular	0.012	1.5			114	2.70%	10.61	18.75					8.10	43.2%
P107	Circular	0.012	1.25			26	0.50%	4.04	4.96					0.30	6.0%
P108	Circular	0.012	1.5			236	1.70%	8.42	14.88					5.10	34.3%
P109	Circular	0.012	1.25			26	0.90%	5.42	6.66					0.70	10.5%
P110	Circular	0.012	1.25			26	1.20%	6.26	7.69					0.90	11.7%
P111	Circular	0.012	1.5			305	2.00%	9.13	16.14					3.30	20.5%
P112	Circular	0.012	1.5			52	0.90%	6.13	10.82					3.00	27.7%
P113	Circular	0.012	1.25			30	1.50%	7.00	8.59					1.50	17.5%
P114	Circular	0.012	1.5			208	0.50%	4.57	8.07					1.60	19.8%
P115	Circular	0.012	1.25			60	0.50%	4.04	4.96					0.80	16.1%
P116	Circular	0.012	1.5			58	1.90%	8.90	15.73					1.50	9.5%
P117	Circular	0.012	1.5			26	0.50%	4.57	8.07					0.40	5.0%
P118	Circular	0.012	1.25			27	0.50%	4.04	4.96					0.30	6.0%
P119	Circular	0.012	1.5			54	1.80%	8.66	15.31					0.90	5.9%
P120	Circular	0.012	1.25			54	1.80%	7.67	9.41					0.80	8.5%
P121	Circular	0.012	1.5			298	1.20%	7.07	12.50					4.40	35.2%
P122	Circular	0.012	1.25			30	0.50%	4.04	4.96					0.40	8.1%
P123	Circular	0.012	2			285	1.30%	8.92	28.02					8.50	30.3%
P124	Circular	0.012	2			47	0.50%	5.53	17.38					8.50	48.9%
P125	Circular	0.012	1.5			27	0.50%	4.57	8.07					0.40	5.0%

notes

Strtton ph1
ON-SITE RETENTION 100 YEAR STORM - RATIONAL FORMULA

5/11/2022

100 year storm
 Total area **539,675** SF
 Total area = 12.39 ACRES

SOIL PERC RATE (MIN/IN)= 20 geotec report=4
 PERC RATE (FT/SEC)= 6.94444E-05
 DESINGED POND VOL (CF) 81401
 POND SF= 38053
 CFS PERC RATE= **2.64**
 POND EXCESS CAPACITY (CF)= **61,299**

POND VOL			
ELEV:	AREA (SF)	VOL (CF)	RUNNING VOL
4802	38053	19027	19027 POND FF
4803	40686	40686	59713 (100 YR STORM)
4804	43376	21688	81401 TOPB BANK

retention soil released Q (cfs)= 2.64

Tc (min)= 10
 WEIGHTED 'C' = 0.40 SINGLE FAMILY
 Perc. Rate at Retention Pond (CFS)= 2.643
 Allowed discharge rate (CFS)= 2.643

LAPSED TIME (MIN.)	ACCUM. RAINFALL (IN/HR.)	CA	ACCUM. FLOW (CF)	ALLOWED DISCHARGE (CF)	REQUIRED STORAGE (CF)	NOAA rainfall data (100 YEAR)
15	3.99	4.96	17,786.97	2,378	15,409	0.997
30	2.68	4.96	23,906.26	4,757	19,150	1.34
60	1.66	4.96	29,615.22	9,513	20,102	1.66
120	0.93	4.96	33,004.92	19,027	13,978	1.85
180	0.63	4.96	33,896.94	28,540	5,357	1.9
360	0.34	4.96	36,573.02	57,080	-20,506	2.05
720	0.20	4.96	42,638.79	114,159	-71,520	2.39
1440	0.12	4.96	51,915.84	228,318	-176,402	2.91

HEC-HMS DRAINAGE AREA INPUT SHEET

Project Description: stratton acres
5/12/2022

Project # _____
 Prepared By: GPW

Sheet _____
 Of _____

DRAINAGE BASIN	HEC-HMS INPUT INFORMATION			SCS CURVE NUMBER CALCULATION PARAMETERS										LAG TIME CALCULATION PARAMETERS						
	CN	Area	Lag	Overall Area (AC)	LOT			Landscaping		roadway (hard surface)		natural		<LAND USE 5>		Width (feet)	Delta Z (feet)	Slope (ft/ft)	S	Lag (hours)
	(weighted)	(Sq. Miles)	(minutes)		Area	81	Area	70	Area	98	Area	66.6	Area	<SCS #>						
101	85	0.001016	10	0.65	0.39	48.6	0.06	6.5	0.2	30.2					100	2	0.02	1.7350	0.17	
102	83	0.003703	23	2.37	1.92	65.6	0.08	2.4	0.37	15.3					400	9	0.0225	2.0073	0.39	
103	85	0.001547	18	0.99	0.64	52.4	0.06	4.2	0.29	28.7					250	4	0.016	1.7215	0.30	
104	93	0.000188	2	0.12			0.02	11.7	0.1	81.7					10	1	0.1	0.7143	0.03	
105	96	0.000066	1	0.04			0.003	5.0	0.039	91.0					10	1	0.1	0.4167	0.02	
106	94	0.000269	1	0.172			0.025	10.2	0.147	83.8					10	1	0.1	0.6462	0.02	
107	83	0.001806	22	1.156	0.945	66.2	0.046	2.8	0.165	14.0					355	8	0.022535	2.0498	0.37	
108	92	0.000381	2	0.244			0.053	15.2	0.191	76.7					10	1	0.1	0.8793	0.03	
109	83	0.002213	22	1.416	1.199	68.6	0.042	2.1	0.175	12.1					340	7	0.020588	2.0810	0.37	
110	82	0.001738	22	1.112	0.986	71.8	0.028	1.8	0.098	8.6					330	7	0.021212	2.1623	0.36	
111	84	0.001977	23	1.265	0.959	61.4	0.065	3.6	0.241	18.7					350	6	0.017143	1.9512	0.38	
112	92	0.000194	2	0.124			0.027	15.2	0.097	76.7					10	1	0.1	0.8810	0.03	
113	92	0.000286	2	0.183			0.039	14.9	0.144	77.1					10	1	0.1	0.8657	0.03	
114	83	0.002425	22	1.552	1.242	64.8	0.058	2.6	0.252	15.9					340	6	0.017647	1.9977	0.37	
115	92	0.000180	2	0.115			0.025	15.2	0.09	76.7					10	1	0.1	0.8798	0.03	
116	84	0.000584	15	0.374	0.28	60.6	0.016	3.0	0.078	20.4					167	2	0.011976	1.8942	0.25	
117	88	0.000125	14	0.08			0.03	26.3	0.05	61.3					167	2	0.011976	1.4286	0.23	
118	81	0.000438	16	0.28			0.17	42.5	0.11	38.5					167	2	0.011976	2.3457	0.27	
119	88	0.000344	14	0.22			0.08	25.5	0.14	62.4					167	2	0.011976	1.3872	0.23	
120	92	0.000438	12	0.28			0.06	15.0	0.22	77.0					167	2	0.011976	0.8696	0.20	

**DRC Meeting Minutes
May 24, 2022**



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Derek Spencer on behalf of the Fire Department, Community Development Director Jason Bond, City Manager Norm Beagley, Police Officer Russ Woodland.

Others in Attendance: Planner Ryan Harris, Assistant Camille Moffat, Assistant Kathy Swenson, Recorder Amalie Ottley, Steve Larsen and Ken Burg on behalf of Grey Cliffs Subdivision, and Shawn Herring on behalf of Vistas West.

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

Grey Cliffs Subdivision Preliminary Review

A preliminary review of a proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.

The Fire Department had no concerns.

Public Works Director Jason Callaway discussed the Connectors Agreement and inquired about a possible mechanism to pay for the long-term O&M over the lift station.

Commented [AO1]: Is O&M right? ONM?

The DRC discussed an identified earthquake fault line that runs through the proposed subdivision. In order to protect the water and sewer lines in an earthquake event, HDPE and ductal iron pipes will be installed. Steve Larsen brought up the possible troubles with matching grades (slopes) to the HDPE. City Manager Beagley spoke about making sure that shrinkage and expansion due to temperature fluctuation is taken into consideration when the HDPE pipes are installed.

Commented [NB2R1]: Correct. O&M stands for operation and maintenance.

Commented [AO3]: Is HDPE right? (Too many acronyms!)

Police Officer Woodland reviewed turn-in driveways, specifically lots 10-11 and 205-206, and his concern for possible blind spots when residents are backing out of their properties. City Manager Beagley stated that by addressing those lots where the homes will front the proper road, and not double addressing/fronting those lots, the police department's concerns should be able to be addressed. The applicants can address the police department's concerns by marking driveway placements and specifications on the plats.

Director Bond commended the applicants on the open spaces and parks that run along the fault line that include specific parking spaces and wider sidewalks for residents. Parcel Area A will remain a natural space that will include trails for the public to enjoy in the area. Director Bond appreciated the efforts the applicant has made to include amenities for residents in the neighborhood.

Engineering: Jon Lundell pointed out that Parcel E is labeled as open space and asked for more information on what is happening with that parcel as it is outside of the current Development Agreement. Jon Lundell addressed the conservation easements that look like separate lots. For clarification purposes, Engineer Lundell asked the developer to change the solid line to a hatched/dashed line to show that they are a combined lot. Manager Beagley and Director Bond also stated that those conservation easement areas are unbuildable and should be indicated/labeled as such

**DRC Meeting Minutes
May 24, 2022**

for potential buyers on plat legends. Director Bond also discussed Parcel E and the potential for future owners to make it a xeriscape feature of the development. On other sheets, Engineer Lundell pointed out discrepancies in overall legal descriptions and boundaries. The DRC discussed changes that need to be made to lines on the plat to make sure that conservation easements aren't showing any frontage to roads, specifically on lot 229. Any infiltration galleries, utilities, or sewer lines must be included in an easement written specifically to Santaquin City. Pump stations must be sized appropriately to accommodate future growth within the area. Examples must be shown for proposed fencing around the parks and public areas.

City Manager Beagley stated that the plans are consistent with the mass-grading that is underway as well as the Development Agreement and the proposed number of lots. Easements in favor of Santaquin City for stormwater draws/ravines must be shown on the plats as well as the lower storm drain itself. Manager Beagley recommended to start the process for the lift and booster pump station reimbursement and connectors agreements, if desired by the developer.

Motion: Director Bond made a motion for the Grey Cliffs Subdivision to move forward with a positive recommendation to the Planning Commission with the condition that all redlines be addressed before being put on the Planning Commission agenda. Motion seconded by Jason Callaway.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 1 Final Review

A final review of a proposed 42-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Manager Beagley inquired about offsite sewer lines for phases 1 and 2. The developer engineer indicated that there are notes on the plan sets that address the order of completion for the phases and required sewer lines.

Engineering: Engineer Lundell pointed out that mailbox locations in the neighborhood must be approved by the Post Office. Per city code, the proposed 15-foot trail corridor cross-section must be expanded to 20 feet. Profiles of trail grading need to be provided on the plans. Engineer Lundell asked for clarification for what is shown on the plans for the construction on the corner of Sage Berry Drive. Should a monument sign be placed in that area, city laterals to the north of the sign should not be

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impacted. Engineer Lundell inquired about grading to the storm drain that comes off the curb inlet on Vista Ridge Drive and asked how it will tie-in to surrounding lots. Those specifications must be added to the plans. Manager Beagley pointed out that a note must be added to build the embankment and grading first and install those pipes afterward, per city standards.

Motion: City Manager Beagley made a motion to approve Final Plat 1 with the conditions that redlines and items discussed in the meeting be addressed. Officer Woodland seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 2 Final Review

A final review of a proposed 8-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

Public Works Director Jason Callaway inquired about access and phase numerations.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: City Manager Beagley made a motion to approve Final Plat 2 with the conditions that redlines and items discussed in the meeting be addressed. Public Works Director Callaway seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 3 Final Review

A final review of a proposed 7-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

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Public Works Director Jason Callaway addressed the irrigation plan for clocks, timers, and valves at the proposed park/retention basin. Director Callaway inquired about signage or naming of the park.

Officer Woodland confirmed the addition of parking spaces at the park area are a good thing for parking in the area.

Engineering: Jon Lundell stated that irrigation notes are not included on the specific plan sets for Phase 3 but must be added after meeting with Public Works. Playground equipment details must also be added to the plans and include approval from the HOA.

Motion: Public Works Director Callaway made a motion to approve Final Plat 3 with the conditions that redlines and items discussed in the meeting be addressed. Officer Woodland seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 4 Final Review

A final review of a proposed 22-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: Officer Woodland made a motion to approve Final Plat 4 with the conditions that redlines and items discussed in the meeting be addressed. Manager Beagley seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 5 Final Review

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A final review of a proposed 16-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: Derek Spencer made a motion to approve Final Plat 5 with the conditions that redlines and items discussed in the meeting be addressed. Director Bond seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

**MEETING MINUTES APPROVAL
May 10, 2022**

Motion: Public Works Director Jason Callaway motioned to approve the minutes from May 10, 2022. Motion seconded by Officer Woodland.

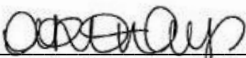
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:54 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder