



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 02, 2021, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Santaquin Estates Preliminary Review**

A preliminary review of a proposed 77-lot residential subdivision located at approximately Main Street and 900 E.

**2. Ridley's 3-lot Commercial Subdivision Preliminary/Final Review**

A preliminary/final review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.

### AJOURNMENT

## 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](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY: K. Aaron Shirley  
K. Aaron Shirley, City Recorder

# SANTAQUIN ESTATES

## PRELIMINARY PLANS

### SANTAQUIN, UTAH

prepared for:  
**FLAGSHIP HOMES**  
170 SOUTH INTERSTATE PLAZA SUITE 250  
LEHI, UT 84043  
PHONE: (801)766-2592

prepared by:  
**TRANE ENGINEERING**  
27 EAST MAIN STREET  
LEHI, UT 84043  
PHONE: (801) 768-4544

**GENERAL NOTES:**

- General Construction Notes:
1. All Mainline piping shall be placed with a minimum of 4'-0" cover over the top of the pipe. Gas lines shall be placed with a minimum of 2'-0" cover.
  2. All new culinary water and pressurized irrigation main line pipe shall be PVC C900 DR 18 class 150 unless otherwise approved by the city.
  3. All new culinary water and pressurized irrigation main line pipe shall be 8" in diameter.
  4. A minimum of 50 PSI static pressure shall be required at all points in the culinary water system within the boundaries of all new subdivisions.
  5. Culinary water service meter boxes shall be located within the 2' strip between the sidewalk and the property line. Meters shall be located only in landscaped areas.
  6. The minimum required fire flow at the fire hydrant locations shall be 1500 GPM.
  7. When required, pressure reducing valve vaults (PRV) shall be located as directed by the City or City Engineer. The City or City Engineer shall provide the contractor with the appropriate downstream pressure setting.
  8. Fire hydrants shall be located at all intersections. The maximum spacing between fire hydrants shall not exceed 500' measured along a public right-of-way.
  9. Air pressure testing dry culinary water or pressurized irrigation pipe lines shall be in accordance with manufacturers recommendations.
  10. Only City personnel shall open and close city water valves, unless otherwise approved in writing by the City.
  11. All water samples for culinary water testing shall be collected and delivered by City personnel. The contractor shall pay for the testing expense.
  12. Tapping into water lines shall not be allowed in groundwater or mud.
  13. All culinary water and pressurized irrigation mainline valves shall be located in line with corner lot property lines. The number of valves shall be as follows: 90° ELL -1 valve Tee -2 valves Cross -3 valves Additional valves may be required by the City.
  14. ELK RIDGE City shall reserve the right to require the developer to submit a soils investigation report that has been prepared by a registered professional engineer. If in the opinion of the City staff or the City Engineer, the development site contains questionable soils or high water table.
  15. All mainline sewer piping sizes 8" to 15" shall be PVC and shall be supplied in lengths no longer than 13'. Main line pipe sizes 18" and larger shall be reinforced concrete pipe.
  16. All sewer service laterals taps on existing lines shall be "insert-a-tee-type" connections.
  17. The maximum depth of any cul-de-sac shall be 400' measured from the start of the road to the beginning of the cul-de-sac. The radius of all cul-de-sacs shall be 50' measured from the center of the cul-de-sac to the top back of curb.
  18. The contractor shall provide, install, and maintain all road construction, barricades, channeling devices, and construction signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for road construction activities.
  19. Traffic access shall be maintained for local residents to properties along construction boundaries.
  20. Work performed with the State Highway rights-of-way shall conform to State of Utah specifications for excavation on State Highway prepared by the Department of Transportation.
  21. All debris resulting from work on the project shall be disposed of by the contractor. The contractor shall make appropriate arrangements for disposal sites at which debris may be lawfully disposed.
  22. No open burning of construction debris shall be allowed.
  23. The contractor shall provide mailboxes and posts according to US Postal Service standards and shall place them in the planter strips at locations designated by the City.
  24. Developers are required to install a minimum of half the right-of-way plus 12'.

**BENCHMARK**

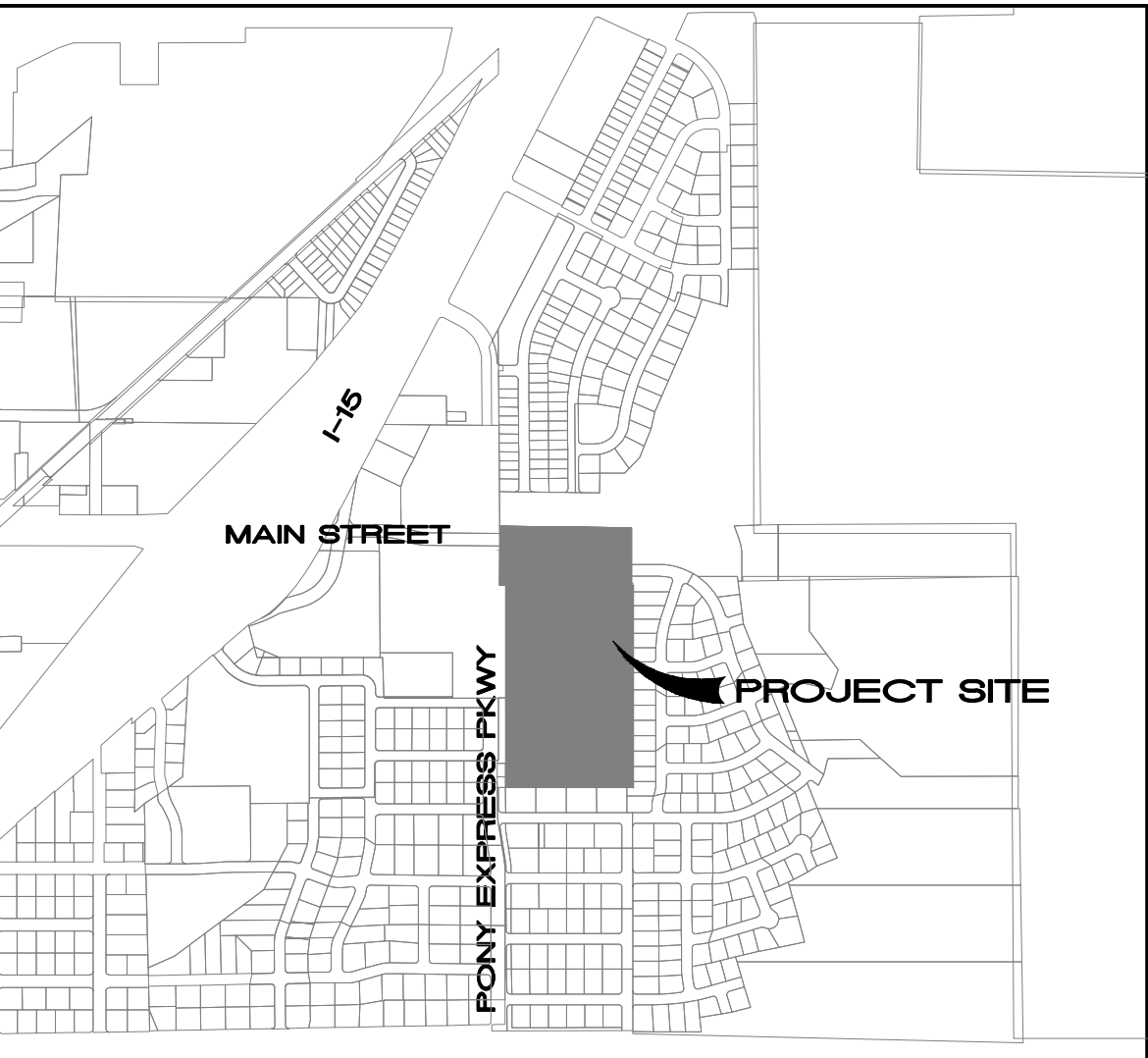
EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 9S, RANGE 2E  
ELEVATION = 4577.63



**SHEET INDEX**

SHEET NO.	SHEET NAME
1	COVER SHEET
2	PRELIMINARY UTILITY PLAN
3	PRELIMINARY GRADING & DRAINAGE PLAN
PLAT	PRELIMINARY PLAT

LAND USE:	
PLAT "A" =	30.86 ACRES
ZONING=	R-10 (PRD)
TOTAL LOTS=	77 LOTS
ACREAGE IN LOTS=	15.15 ACRES
ACREAGE IN ROW=	8.11 ACRES
ACREAGE OPEN SPACE=	2.18 ACRES
ACREAGE COMMERCIAL=	5.42 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE



**VICINITY MAP**



SITE MAP  
NTS



REVISIONS				DESIGNED BY:	TGT
NO.	DATE	DESCRIPTION	BY	DRAWN BY:	TT
1				CHECK BY:	TGT
2				DATE:	7/16/21
3				CDGD FILE:	
4					

J:\FLAGSHIP\HARMONY\dwg\01\_COVER.dwg

**TRANE ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
**27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544**

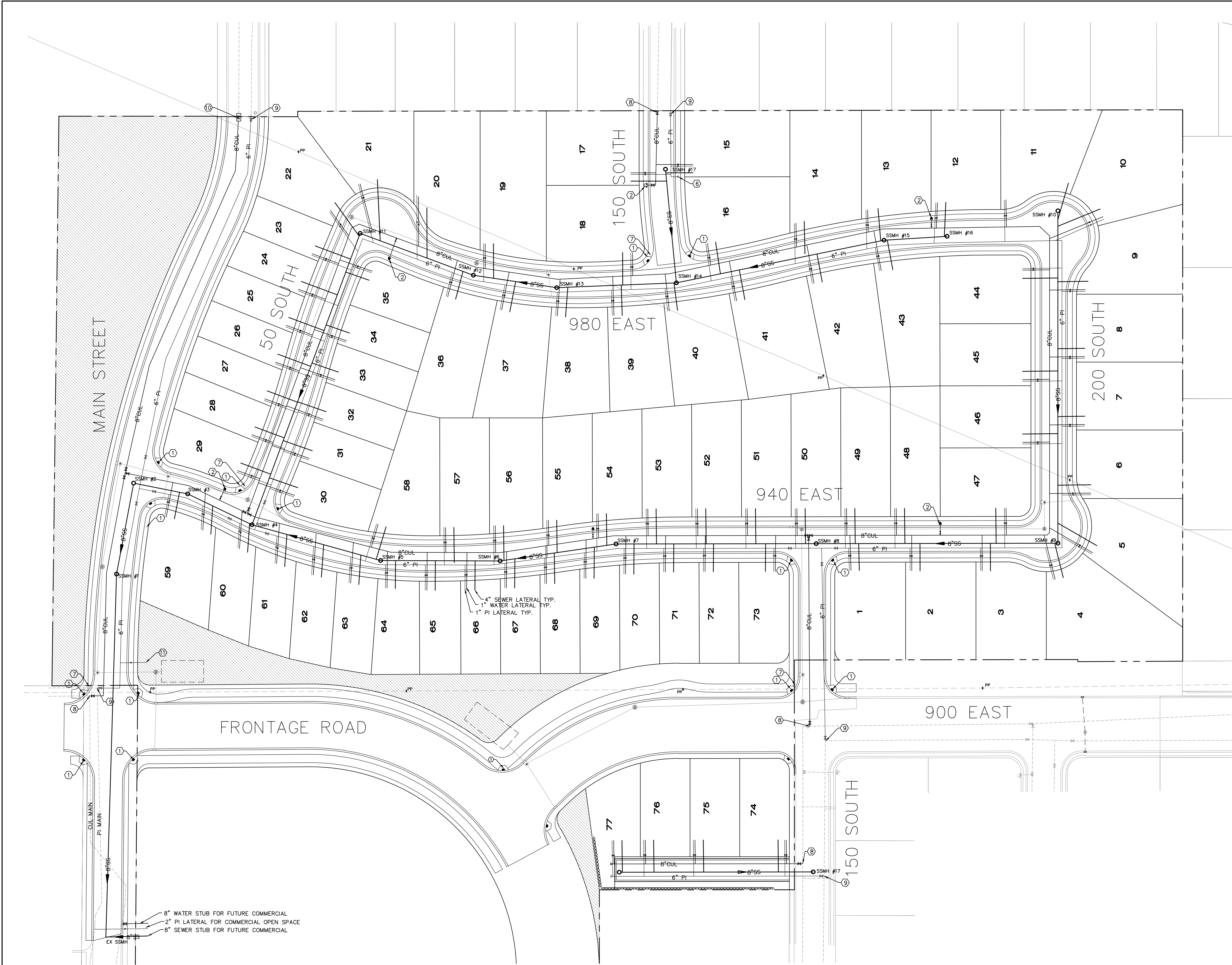
SANTAQUIN, UTAH

*SANTAQUIN ESTATES*  
*A RESIDENTIAL SUBDIVISION*

COVER SHEET

JOB FS HARMONY
SHEET NO. 1



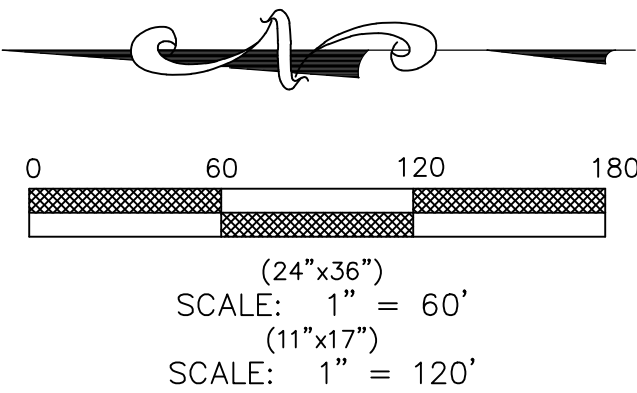


### KEYED NOTES

1. CONSTRUCT ADA RAMP AS PER SANTAQUIN CITY STANDARDS
2. INSTALL FIRE HYDRANT AS PER SANTAQUIN CITY STANDARDS
3. CONSTRUCT 5' CONCRETE SIDEWALK
4. CONNECT INTO EXISTING SEWER. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
5. END AND CAP WATERLINE FOR FUTURE CONSTRUCTION WITH 2" TEMPORARY BLOWOFF
6. INSTALL BLOWOFF AT END OF WATER MAIN
7. STREET AND/OR STOP SIGNS AS PER SANTAQUIN CITY STANDARDS
8. CONNECT INTO EXISTING CULINARY LINE WITH CONSTRUCTION VALVE
9. CONNECT INTO EXISTING PRESSURE IRRIGATION LINE WITH CONSTRUCTION VALVE
10. INSTALL PRV ON CULINARY LINE FOR ZONE SEPARATION AS PER SANTAQUIN CITY STANDARDS.
11. 2" PI LATERAL FOR OPEN SPACE

### UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
3. CULINARY WATER ~ 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER SANTAQUIN CITY STANDARDS.
6. ALL VALVES ARE TO BE FLANGED TO THE TEE.



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1	2/22/21	RED LINES	TT	TGT
2				DRAWN BY: TT
3				CHECK BY: TGT
4				DATE: 10/16/21
				COGO FILE:

**TRANE ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
**27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544**

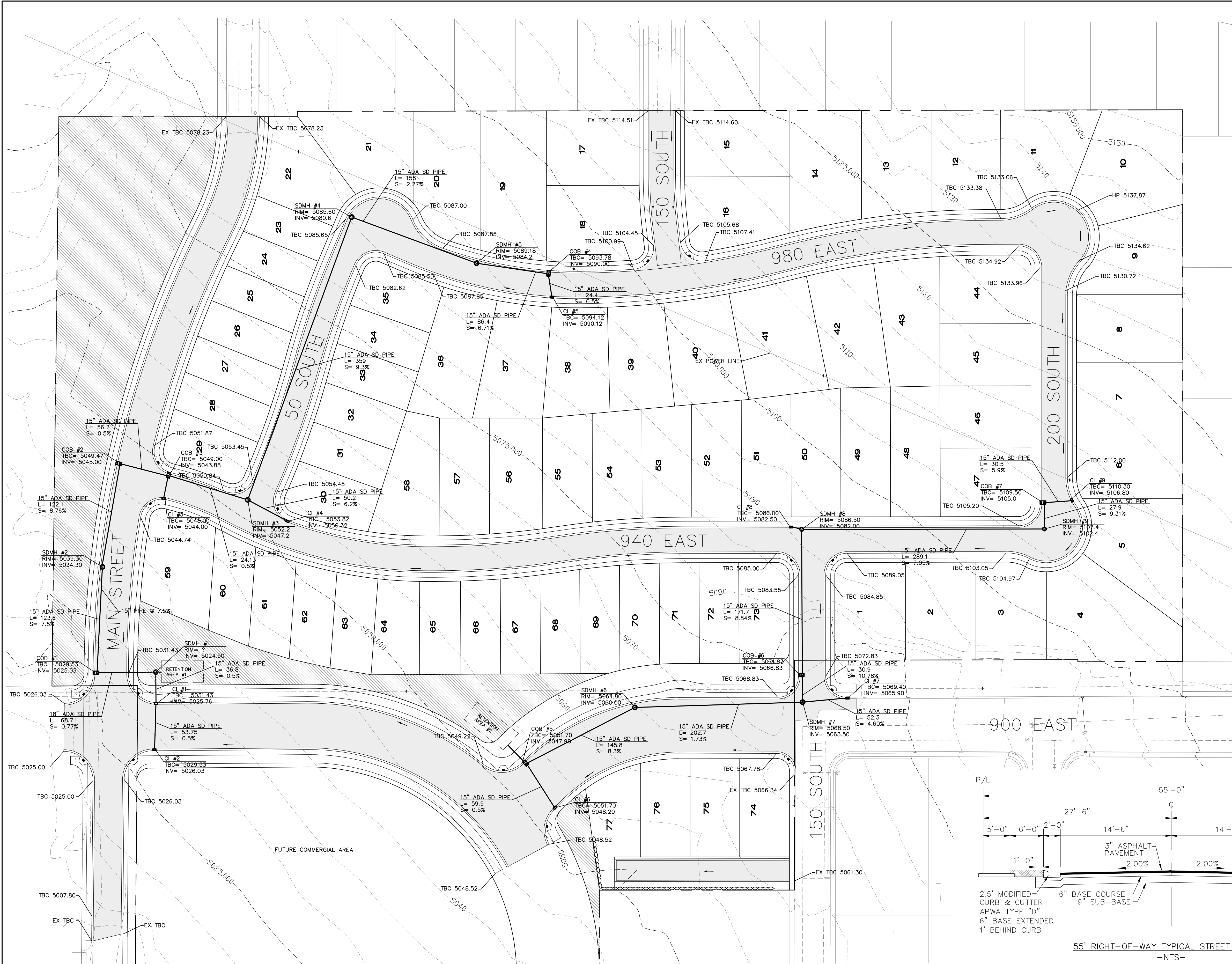
SANTAQUIN, UTAH

**SANTAQUIN ESTATES**  
**A RESIDENTIAL SUBDIVISION**

UTILITY PLAN

JOB  
FS H6  
SHEET NO.  
2





GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.
4. RETENTION AREAS 1 AND 2 TO INCLUDE MC-4500 STORMTECH CHAMBERS OR EQUIVALENT OPEN VOLUME BASED ON PERCOLATION RATES AT THOSE LOCATIONS.

SANTAQUIN ESTATES (AREA NORTH)					
Storm Water Calculations (rational method)					
10/18/2021					
Contributing Area = 14.42 Acres					
Weighted C Value For Contributing Area					
	C	Area (Acres)	Weighted Value		
Hard Surface	0.9	5.32	0.33		
Lot Area	0.1	9.1	0.06		
Total C Value		14.42	0.40		
Intensities for the 6-hr storm event					
25-yr storm event		in/hr			
		0.265			
Percolation Rate					
At Northern Area		0.5 in/min			
Area of Percolation		1600 sq ft			
Retention Calculations for North Area					
Lapsed Time (min)	Rainfall Intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cf)	Percolation Volume (cf)	Required Storage (cf)
A	B	C	D	E	F
360	0.27	1.59	33291	24000	9291
Required Retention Storage = 9291 cf					
Equivalent to 56 MC-4500 Stormtech Chambers					
Notes:					
A, B, & C are based on the NOAA Study for the 230-year Intensity Duration Curve					
D = C/(12 inches/foot) x total acreage of site x 43,560 s/acre x run-off coefficient, where Q=CIA and V=CiA					
E = an allowable release rate (0.2 cfs/acre) x total acreage of site x A x 60 sec.					
F = D - E to determine storage volume					

SANTAQUIN ESTATES (AREA SOUTH)					
Storm Water Calculations (rational method)					
10/18/2021					
Contributing Area = 8.47 Acres					
Weighted C Value For Contributing Area					
	C	Area (Acres)	Weighted Value		
Hard Surface	0.9	3.15	0.33		
Lot Area	0.1	5.32	0.06		
Total C Value		8.47	0.40		
Intensities for the 6-hr storm event					
25-yr storm event		in/hr	0.265		
Percolation Rate					
At Northern Area		0.5 in/min			
Area of Percolation		1000 sq ft			
Retention Calculations for North Area					
Lapsed Time (min)	Rainfall Intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cf)	Percolation Volume (cf)	Required Storage (cf)
A	B	C	D	E	F
360	0.27	1.59	19555	15000	4555
Required Retention Storage = 4555 cf					
Equivalent to 28 MC-4500 Stormtech Chambers					
Notes:					
A, B, & C are based on the NOAA Study for the 25-year Intensity Duration Curve					
$D = C / (12 \text{ inches/foot}) \times \text{total acreage of site} \times 43,560 \text{ s/acre} \times \text{run-off coefficient}$ , where $Q = CIA$ and $V = CiA$					
E = an allowable release rate (0.2 cfs/acre) x total acreage of site x A x 60 s.ec.					
F = D - E to determine storage volume					

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1	2/22/21	RED LINES	TT	DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	7/16/21
4				COGO FILE:	

**TRANE ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
**27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544**

SANTAQUIN, UTAH

**SANTAQUIN ESTATES**  
**A RESIDENTIAL SUBDIVISION**

GRADING/DRAINAGE

JOB  
FS HARMONY  
SHEET NO.  
3



SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, SANTAQUIN, UTAH

Domination Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Domination Energy 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 Domination Energy's right-of-way department at 1-800-366-8532

Dominion Energy

By: \_\_\_\_\_ Title: \_\_\_\_\_

Pursuant to Utah Code Ann 54-3-27 this plot conveys to the owner(s) or operators of utilities facilities a public utility easement along with all the rights and duties described therein.

Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plot and approves this plot solely for the purpose of confirming that the plot is a public utility easement and approximately the location of the public utility easements, but does not warrant their precise location.

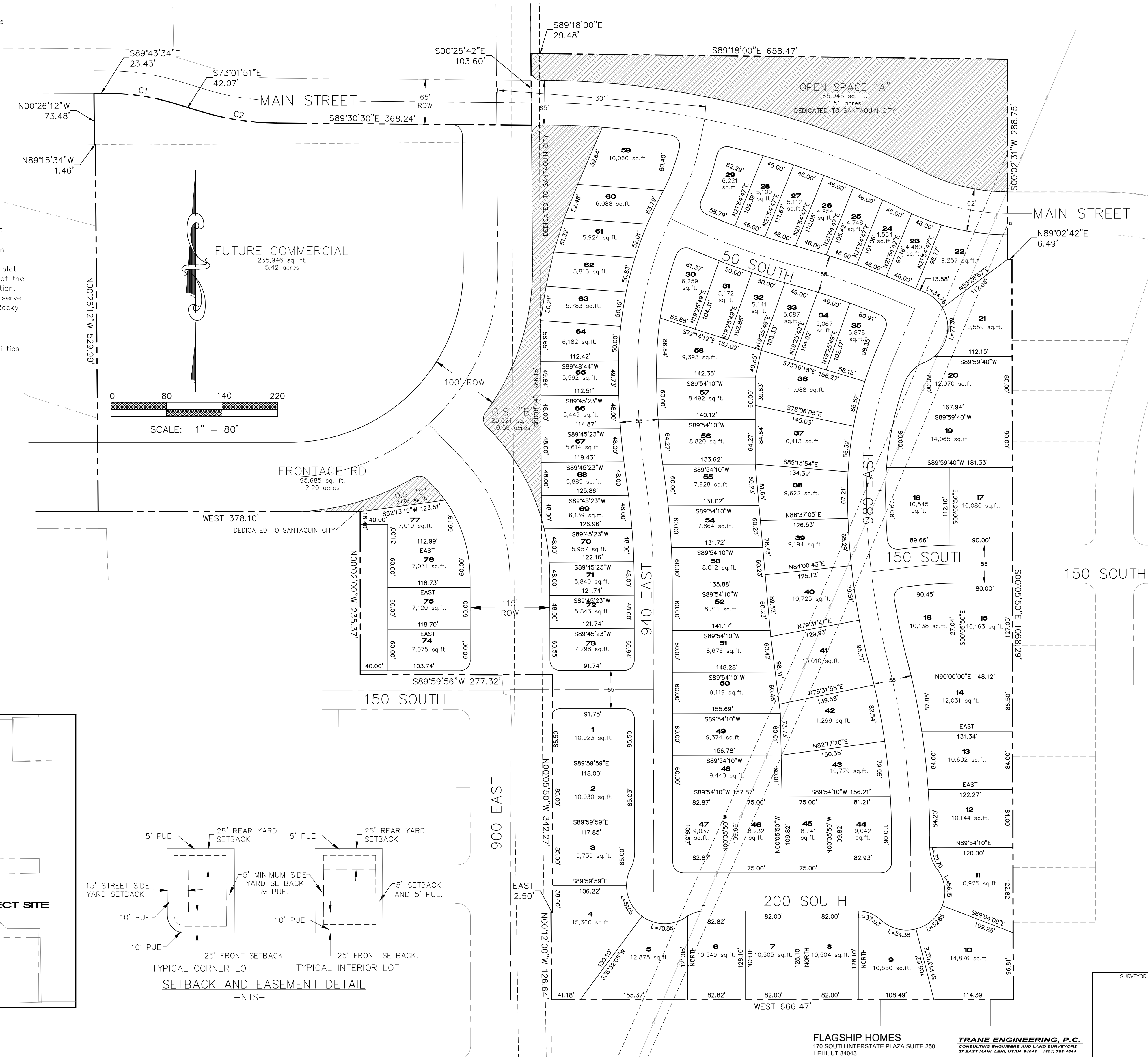
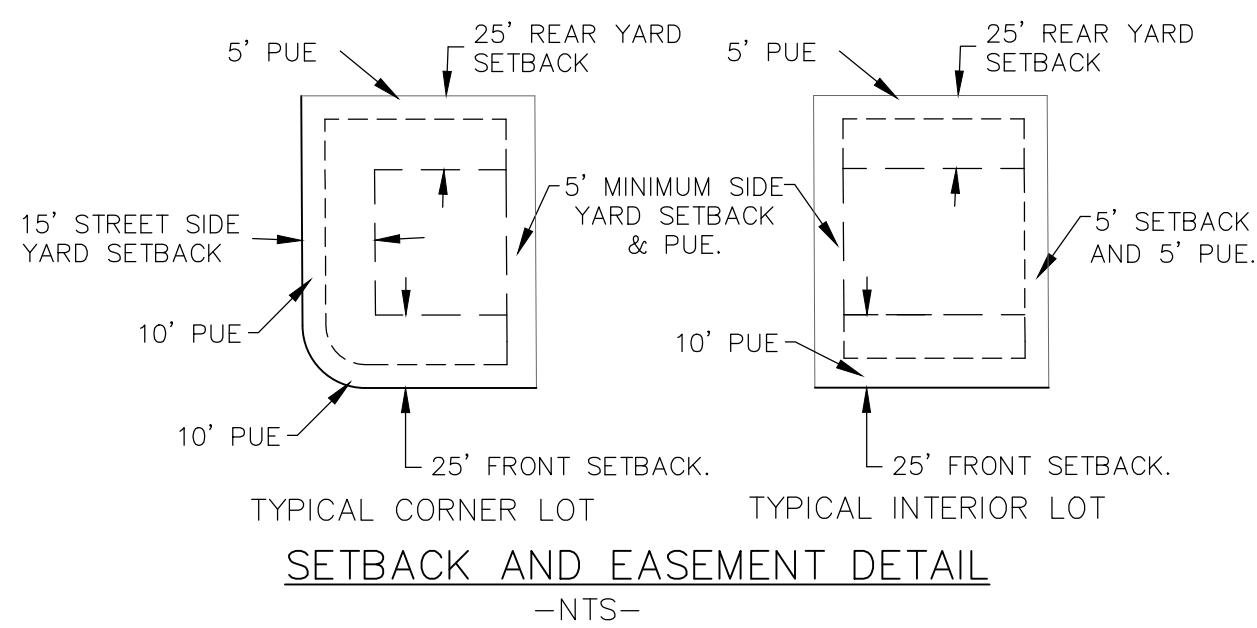
Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.

1. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
  - (1). A recorded easement of right of way
  - (2). The law applicable to prescriptive rights
  - (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
  - (4). Any other provision of law

DATE \_\_\_\_\_

LAND USE:

PLAT "A" =	30.86 ACRES
ZONING=	R-10 (PRD)
TOTAL LOTS=	77 LOTS
ACREAGE IN LOTS=	15.15 ACRES
ACREAGE IN ROW=	8.11 ACRES
ACREAGE OPEN SPACE=	2.18 ACRES
ACREAGE COMMERCIAL=	5.42 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE



**FLAGSHIP HOMES**  
170 SOUTH INTERSTATE PLAZA SUITE 250  
LEHI, UT 84043

**TRANE ENGINEERING, P.C.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

Beginning at the West quarter Corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°18'00" East 658.47 feet to a rebar and cap #166405; thence South 00°02'31" West 288.75 feet; thence North 89°02'42" West 6.49 feet; thence South 00°05'50" East 1068.29 feet; thence West 666.47 feet; thence North 00°12'00" West 126.64 feet; thence East 2.50 feet; thence North 00°05'50" West 342.27 feet; thence South 89°59'56" West 277.32 feet; thence North 00°02'00" West 235.37 feet; thence West 378.10 feet; thence North 00°26'12" West 529.99 feet; thence North 89°15'34" West 1.46 feet; thence North 00°26'12" West 73.48 feet; thence South 89°43'34" East 15.45 feet; thence North 00°26'12" West 109.49 feet along the arc of a 315 foot radius curve to the right, through a central angle of 16°41'45", the chord of which bears South 81°22'43" West 91.47 feet; thence South 73°01'51" East 42.07 feet; thence Southeasterly 110.72 feet along the arc of a 385 foot radius curve to the left, through a central angle of 16°28'39" the chord of which bears South 81°16'11" East 110.34 feet; thence South 89°30'30" East 368.24 feet; thence North 00°25'42" West 103.60 feet; thence South 89°18'00" East 29.48 feet to the point of beginning.

Parcel contains: 30.86 acres

Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian which bears South 00°05'50" East (NAD 27).

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, reservation or exception to the City of Santaquin City, Utah, all streets, water, sewer and utility easements and improvements, and all streets, parks and all other places of public use and enjoyment to Santaquin City, Utah together with all improvements required by the Development Agreement between the undersigned and Santaquin City for the benefit of the City on the inhabitants thereof.

OWNER(S): PRINTED	AUTHORIZED SIGNATURES
_____	_____
_____	_____

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires \_\_\_\_\_ NOTARY PUBLIC SIGNATURE \_\_\_\_\_

\_\_\_\_\_  
COMMISSION NUMBER PRINTED NAME OF NOTARY

The \_\_\_\_\_ of \_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_\_

APPROVED MAYOR OF SANTAQUIN CITY

CITY ENGINEER (See Seal Below) ATTEST BY CITY CLERK-RECORDER (See Seal Below)

PRELIMINARY PLAT

**SANTAQUIN ESTATES**

## A RESIDENTIAL SUBDIVISION

SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL



***500 East Main Street  
Santaquin, Utah County, Utah, 84655***



***Vicinity Map***  
*Not to Scale*

## Civil Sheet Index

<b>C0.0</b>	<b>Cover Sheet</b>
	<b>Preliminary Plat</b>
<b>C1.0</b>	<b>Phasing Plan</b>
<b>C2.0</b>	<b>Grading Plan</b>
<b>C3.0</b>	<b>Utility Plan</b>

## Abbreviations

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

## Legend

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

**Phase 2 (3 Lots)**

**Zone: C-1 General Commercial**  
**Overall Area = 155,025 s.f. (3.559 Acres)**  
**Lot 7 Area = 53,498 s.f. (1.23 Acres)**  
**Lot 8 Area = 58,872 s.f. (1.35 Acres)**  
**Lot 9 Area = 42,657 s.f. (0.98 Acres)**

### Future Phases

**Zone: C-1 General Commercial**  
**Overall Area = 551,830 s.f. (12.67 Acres)**

### Santaquin City Notes

*The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements 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.*

*Santaquin City Note to Developers & General Contractors*

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

[illegible]

Designed by: SY

*Drafted by: KF*

**Client Name:**

*CJM Limited*

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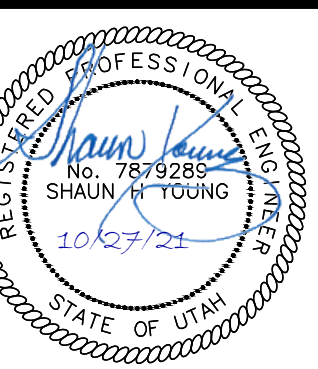
21 132 CLK



***Cover Sheet***

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***Ridley's Subdivision Phase 2***  
500 East and Main Street  
Santaquin, Utah County, Utah



27 Oct, 2021

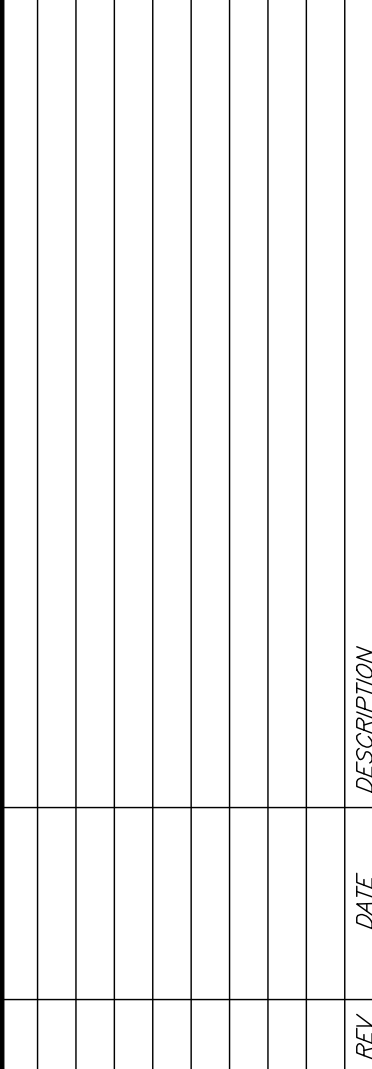
SHEET NO. \_\_\_\_\_

**CO.0**









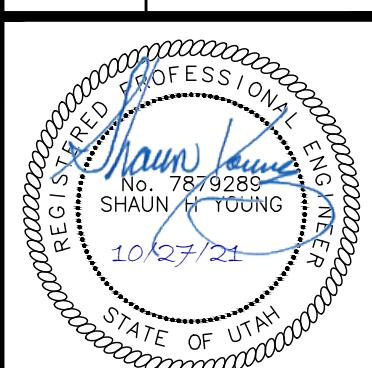
Designed by: SY
Drafted by: KF
Client Name: CJM Limited
21-132 Phasing Plan



***Phasing Plan***

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***Ridley's Subdivision Phase 2***  
500 East and Main Street  
Santaquin, Utah County, Utah

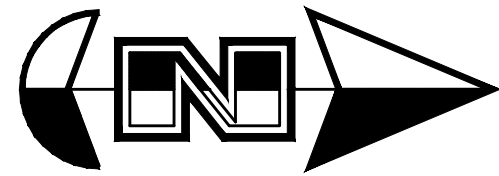
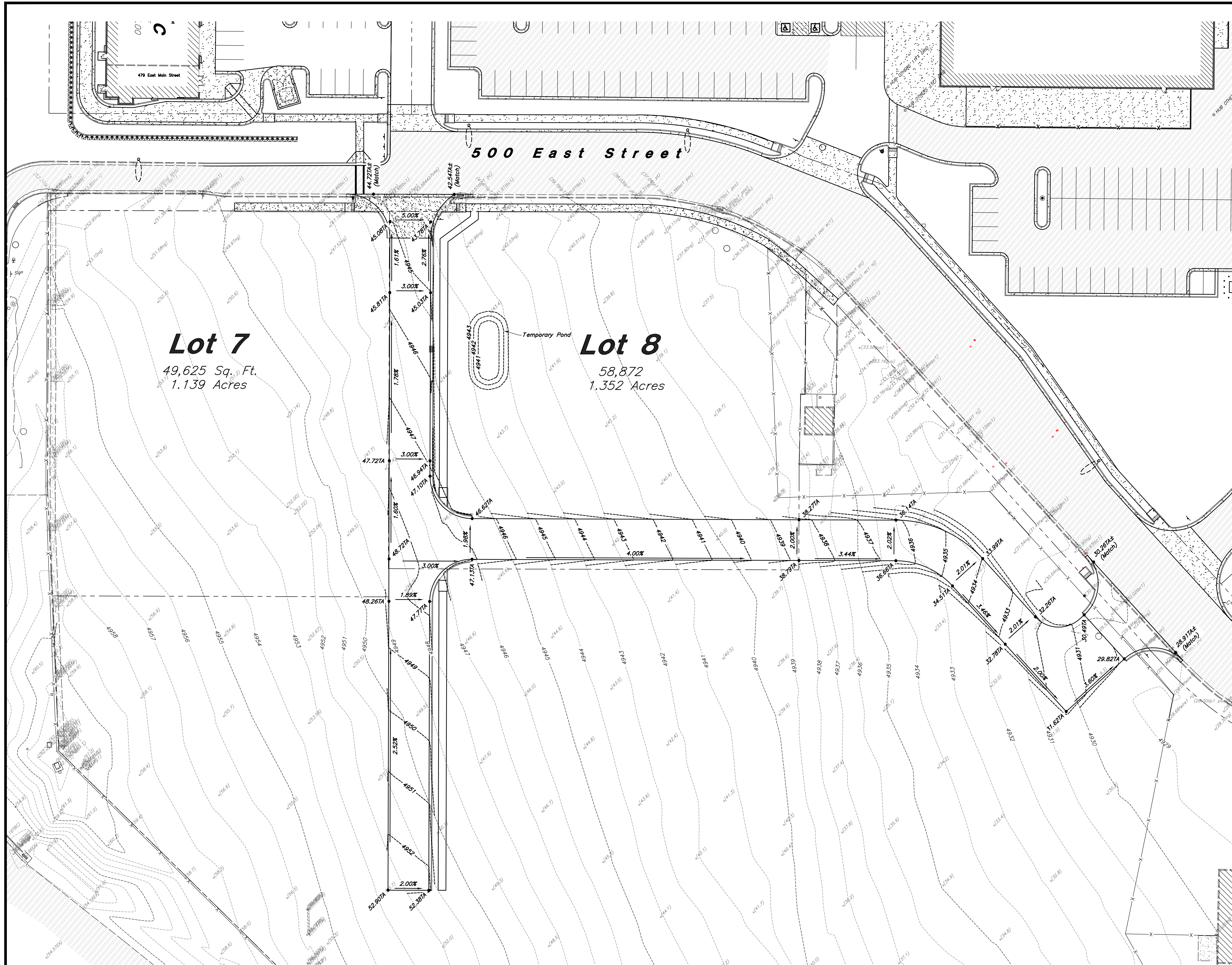


27 Oct, 2021

SHEET NO.

**C1.0**





Scale: 1" = 30'

**General Grading Notes:**

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be banded into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by \_\_\_\_\_ are included in the requirements of grading and site Preparation. The Report is titled "\_\_\_\_\_".
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

**Curb and Gutter Construction Notes:**

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

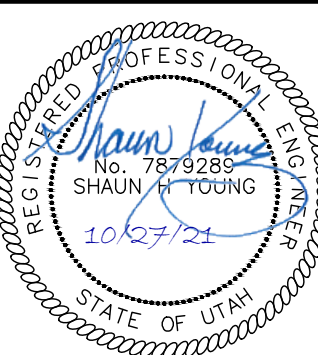
**Sidewalk Construction Notes:**

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Designed by: SY  
Drafted by: KF  
Client Name:  
CJM Limited  
21-132 GR

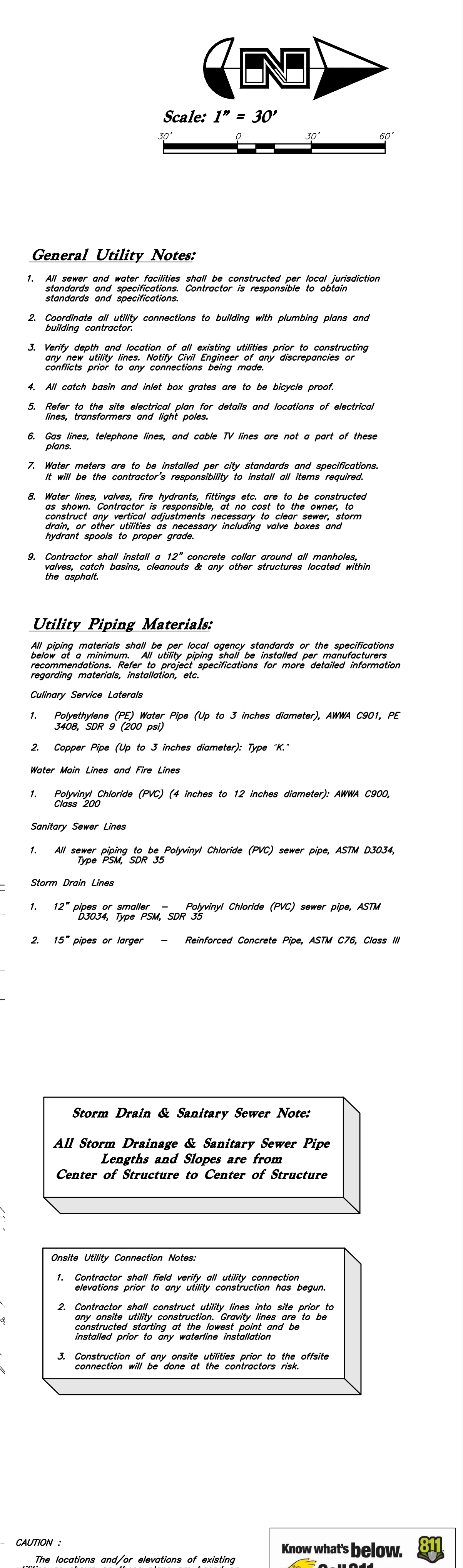
**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AWaengineering.net

**Grading Plan**  
**Ridley's Subdivision Phase 2**  
500 East and Main Street  
Santaquin, Utah County, Utah



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