



DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 11, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Amsource Commercial Preliminary Subdivision

A preliminary plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

MEETING MINUTES APPROVAL


2. February 25, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:



Amalie R. Ottley, City Recorder

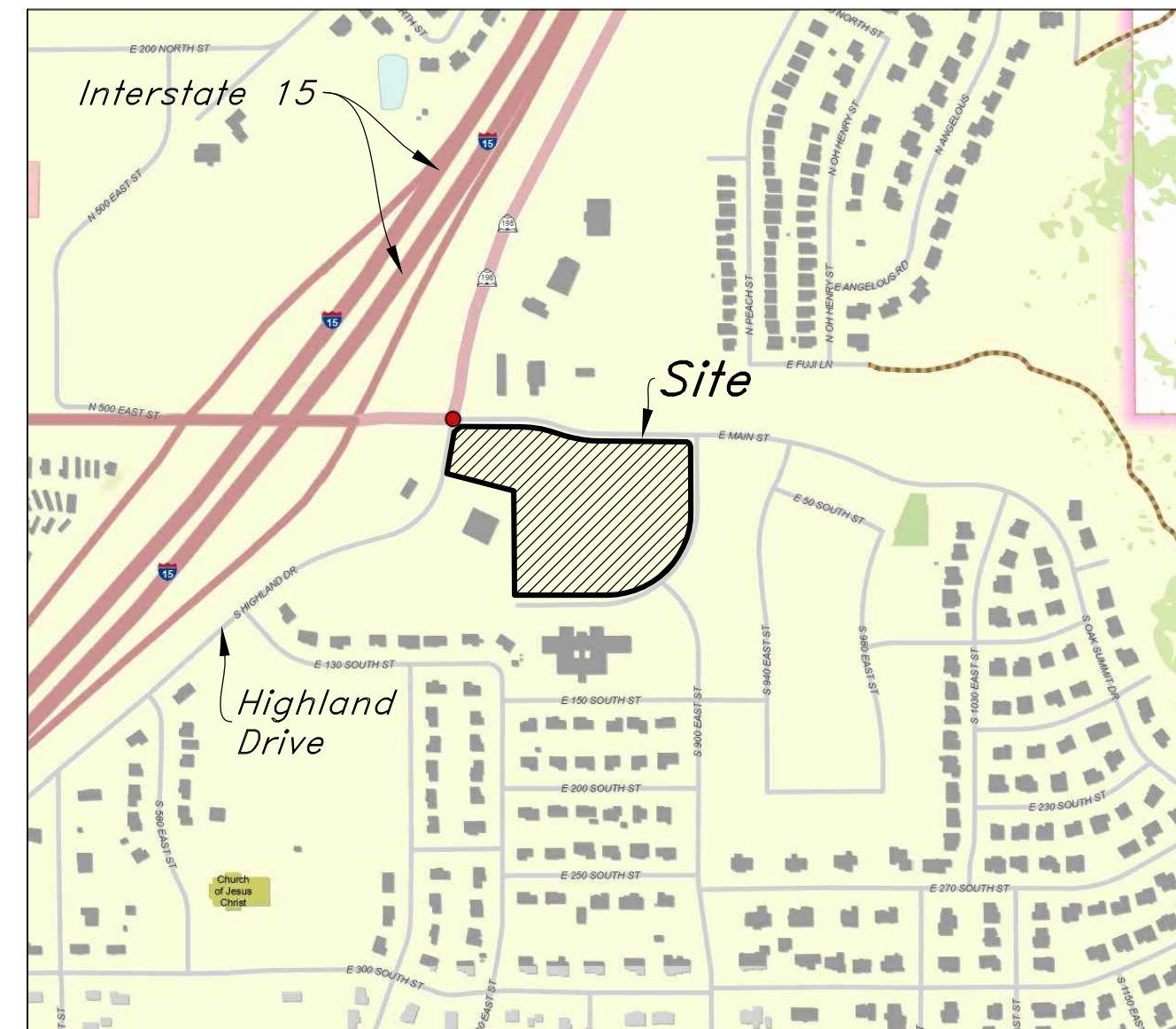
Amsource Santaquin

Main Street & Highland Drive Santaquin, Utah, 84655

Developer:
Corner Partners, LLC
Address: 3307 West 200 South, Suite
3003 Salt Lake City, Utah 84101
Phone: (801) 111-1234

Civil Engineer:
AWA
Address: 2010 North Redwood Road
Salt Lake City, Utah 84116
Phone: (801) 111-1234

Geotechnical Engineer:
GSH
Address: 473 West 4800 South
Salt Lake City, Utah 84123
Phone: (801) 685-9190



Vicinity Map
Not to Scale

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

Legend	
Proposed Curb & Gutter	Existing Improvements
Proposed Open Face C & G	Existing Asphalt
Proposed Asphalt	Existing Concrete
Proposed Concrete	Existing Inlet Box
Proposed Truncated Domes	Existing Catch Basin
Proposed Inlet Box	Existing Manhole
Proposed Catch Basin	Existing Fire Hydrant
Proposed Manhole	Existing Water Valve
Proposed Transformer	Existing Overhead Power Line
Proposed Meter Box	Existing Water
Proposed Water Meter	Existing Secondary Water
Proposed 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 Fiber Optic
Proposed Conduit Line	Existing Fence
Proposed Power Line	Flowline
Proposed Gas Line	Centerline
Proposed Fire Line	Existing Contour
Proposed Fiber Optic	Existing Spot
Proposed Secondary Water Line	Existing Light Pole
Proposed Roof Drain	Existing Street Light
Proposed Fence	Existing Building
Ridge line	Existing Telephone Box
Grade Break	Existing Power Meter
Proposed Contour	Existing Electrical Box
Direction of Drainage	Existing Electrical Cabinet
Proposed Spot	Existing Gas Meter
ADA Accessible Route	Existing Water Meter
Property Line	Existing 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	Detail Number
Existing Utility Marker	Sheet Number
Existing Post	

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Subdivision Plat
C1.0	Demolition Plan
C1.1	Overall Site Plan
C2.1	Site Plan
C2.2	Phase 1 Grading Plan
C3.1	Grading Details
C3.2	Utility Plan
C3.3	Waterline Plan & Profile
C3.4	Waterline Plan & Profile
C3.5	Waterline Plan & Profile
C4.1	Sewer Plan & Profile
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details

Overall Site Data Table

Zoning Designation: C-1 General Commercial
Total Number of Lots: 5
Total Site Area = 235,801 s.f. (5.413 ac.)
- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)
- Lot 5 = 106,340 s.f. (2.441 ac.)
Impervious Area Provided = 20,676 s.f.

Santaquin City Notes

It is important for the developer and the general contractor to understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all state and Santaquin City codes, ordinances and standards. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

Santaquin City Note to Developers & General Contractors
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0975F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Benchmark

Brass Cap Monument for the East Quarter of Section 1, T10S, R1E, SLB&M Elevation = 5024.32 feet (Ortho Height, Geoid 18)

Legal Description

File No. 2251028:
Lot 1, Plat "A", PARKER VIEW SUBDIVISION, also Amending Parcel 5, Maverik Subdivision, Santaquin, Utah, according to the Official Plat thereof on file in the Office of the Recorder, Utah County, Utah.
File No. 2266491:
Lot 76, Plat "A", SANTAQUIN ESTATES, a residential Subdivision, according to the Official Plat thereof recorded April 12, 2023, as Entry No. 22969:2023, as Map Filing No. 18709, in the Office of the Utah County Recorder.



Item 1.

DESIGNED BY: JW
DRAWN BY: JW
CLIENT: Amsource
DATE: 24-043 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 921-8629 - AllWaysEngineering.net

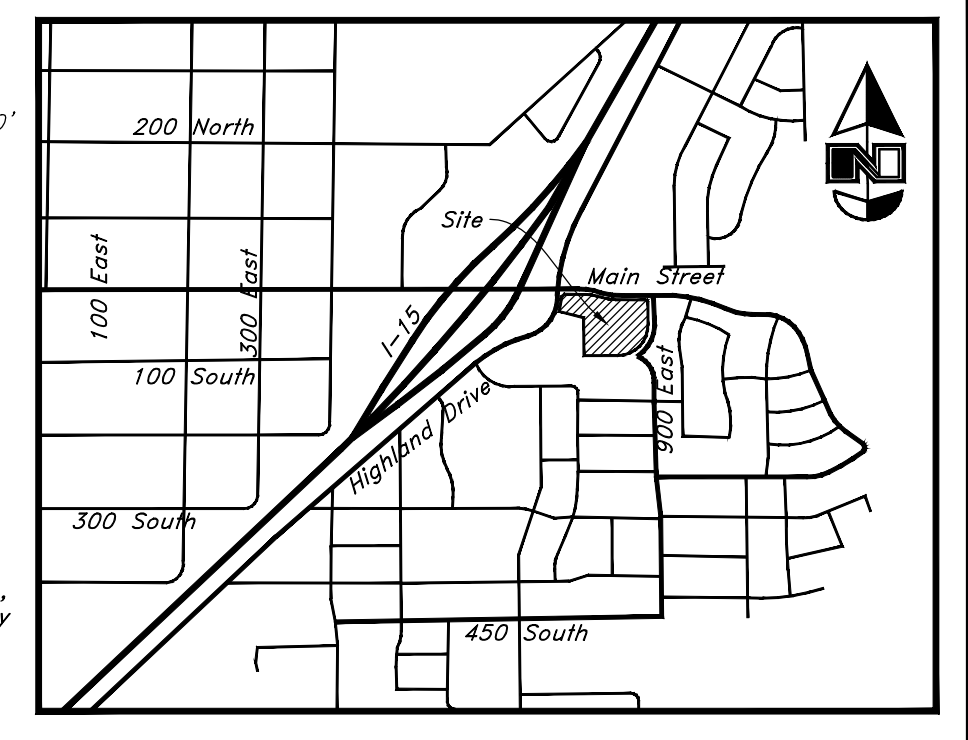
Cover Sheet
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah

19 Feb, 2025
SHEET NO. CO.0

Amsource Santaquin Subdivision

Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being a part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah 2025

Scale: 1" = 50'



Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Amsource Santaquin Subdivision

Description

Amending all of Lot 1 of Parker View Subdivision Plat 'A' recorded as Entry No. 15585:2021 and as Map No. 17506 in the Official Records of Utah County and all of Lot 76 of Santaquin Estates Plat 'A' recorded as Entry No. 22969:2023 in the Official Records of Utah County, located within the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in the City of Santaquin, Utah County, Utah:

Beginning at a point of curvature and the Northeast corner of said Lot 76 on the Southerly line of Main Street as it exists at 35.00 foot half-width, located 29.49 feet North 89°18'00" West to the Northwest Corner of Open Space Parcel A of said Santaquin Estates Subdivision; 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Maverik Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 in the Official Records of Utah County; and 114.77 feet North 89°30'30" West along said Southerly line of Main Street per said Maverik Subdivision from a Brass Cap Monument found marking the East Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.32 feet (Central Angle equals 89°04'48" and Long Chord bears South 44°58'06" East 21.04 feet) to a point of tangency on the Westerly line of 900 East Street as it exists at 50.00 foot half-width; thence South 0°25'42" East 191.43 feet along said Westerly line to a point of curvature; thence Southwesterly along the arc of a 250.00 foot radius curve to the right a distance of 394.57 feet (Central Angle equals 90°25'42" and Long Chord bears South 44°47'09" West 354.87 feet) to a point of tangency on the Northerly line of Highland Drive as it exists at 50.00 foot half-width; thence West 277.62 feet along said Northerly line to a point on the Easterly line of said Parker View Subdivision Plat 'A'; thence North 0°26'12" West 311.92 feet along said Easterly line to the Northeast corner of Lot 2 of said Parker View Subdivision Plat 'A'; thence North 75°34'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northwest corner thereof on the State Route 125; thence North 10°16'26" East 126.15 feet along said Easterly line; thence North 50°16'36" West 25.68 feet to said Southerly line of Main Street; thence along said Southerly line the following five courses: South 89°43'34" East 178.49 feet to a point of curvature; Southeasterly along the arc of a 315.00 foot radius curve to the right a distance of 91.79 feet (Central Angle equals 16°41'43" and Long Chord bears South 81°22'42" East 91.46 feet) to a point of tangency; South 73°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the left a distance of 110.72 feet (Central Angle equals 16°28'39" and Long Chord bears South 81°16'10" East 110.34 feet) to a point of tangency; and South 89°30'30" East 253.47 feet to the point of beginning.

Narrative

This Subdivision was requested by Amsource Development in order to amend the existing Lots 1 and 76 and create 6 Lots.
This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.
A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Acknowledgment

State of _____ } ss
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, Peter Evans the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Manager of BCP Capital, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
A Notary Public

Contains 266,863 sq. ft.
Or 6.126 acres
5 Lots
Date: _____ David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Amsource Santaquin Subdivision
and do hereby grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand this _____ Day of _____ AD, 20____.
Amsource SQ1, LLC
by: John Gaskill
its: Owner

In witness whereby I have hereunto set my hand this _____ Day of _____ AD, 20____.
BCP Capital, LLC
by: Peter Evans
its: Manager

Approval by Legislative Body

The Planning Commission of the City of Santaquin, County of Utah, hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____, day of _____, A.D. 20____.

City Mayor _____ Attest _____
City Recorder (See Seal Below)
City Planning Commission _____

Amsource Santaquin Subdivision

Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being a part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

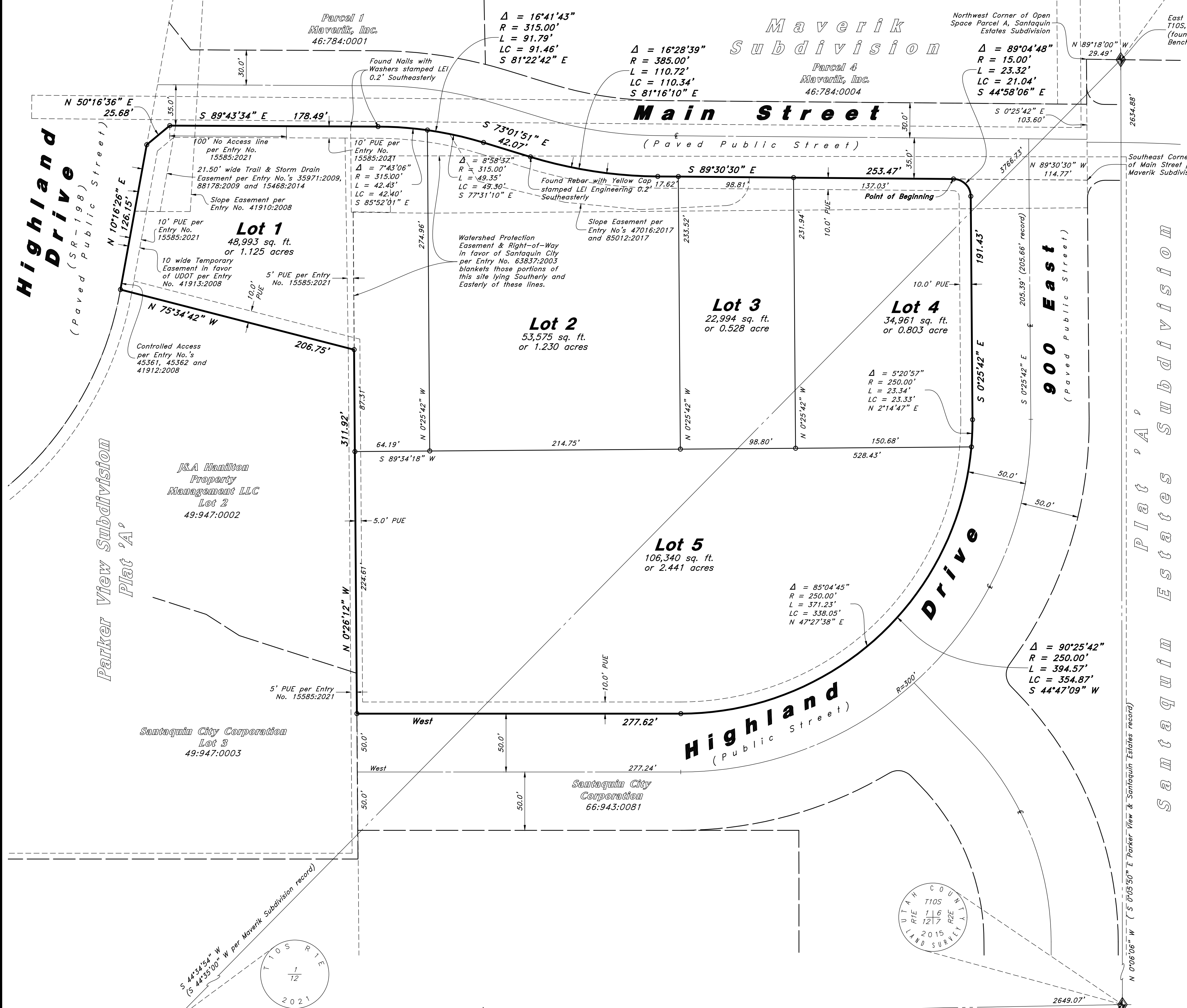
Surveyors Seal
David M. Hamilton
12966234
City Engineer Seal
Clerk-Recorder Seal

Lumen/Centurylink Comcast

Approved by Lumen this _____ Day of _____ A.D. 20____.
BY: _____
TITLE: _____
Approved by Comcast this _____ Day of _____ A.D. 20____.
BY: _____
TITLE: _____

Acknowledgment

On this _____ day of _____, 20____, personally appeared before me, John Gaskill the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Owner of Amsource SQ1, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
A Notary Public

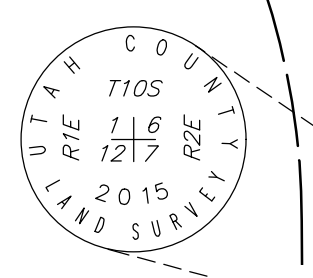


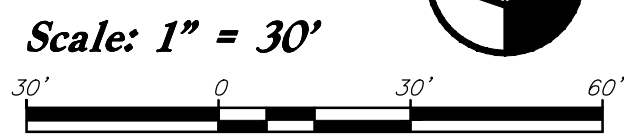
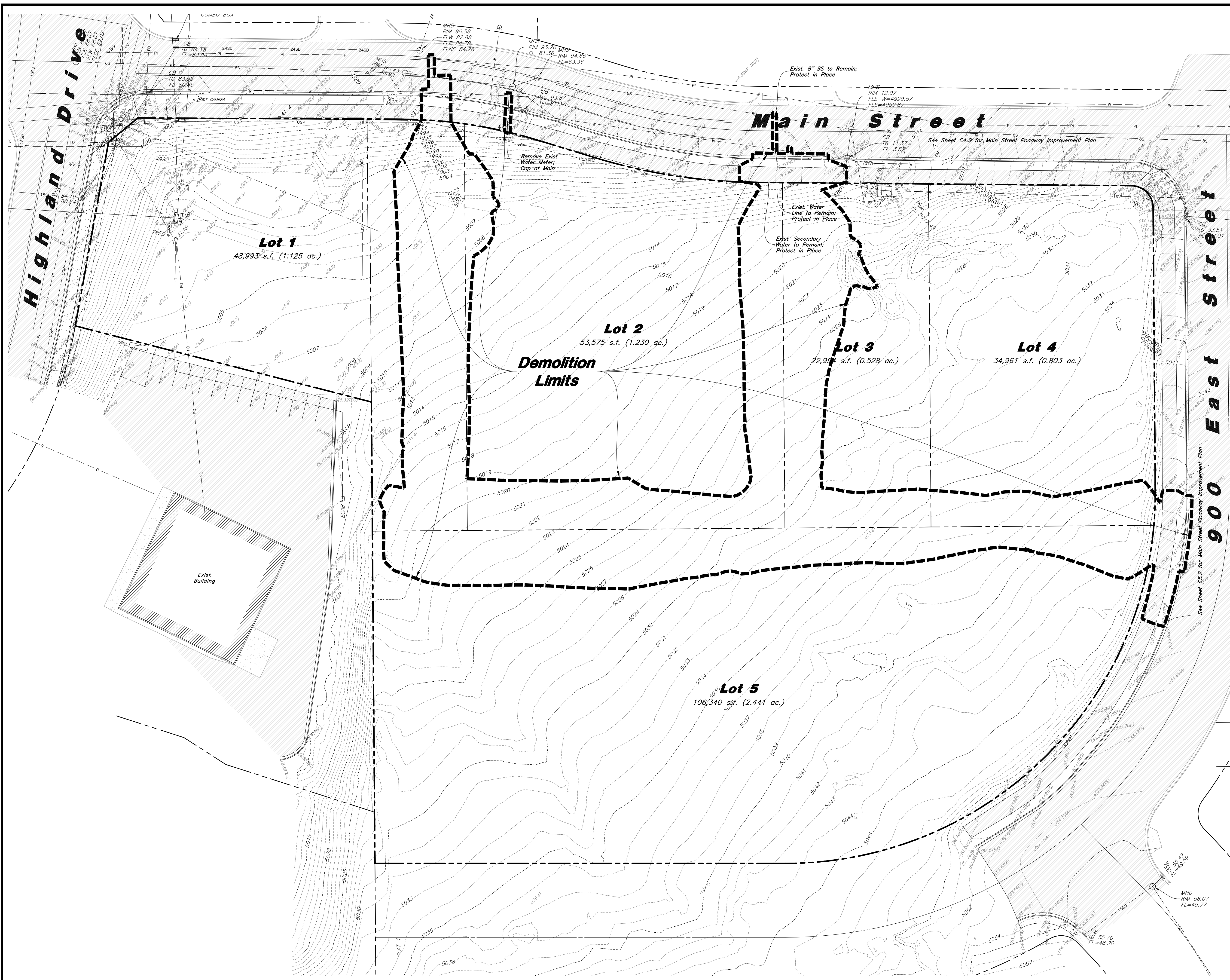
Legend

Control Line
Property Line
Easement Line
Adjoiner Line
Section Corner
Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA

Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from 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.





General Demolition Notes:

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

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

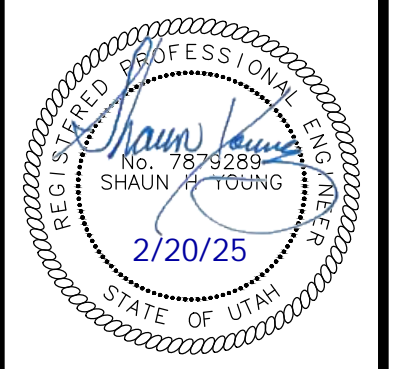


REV	DATE	DESCRIPTION

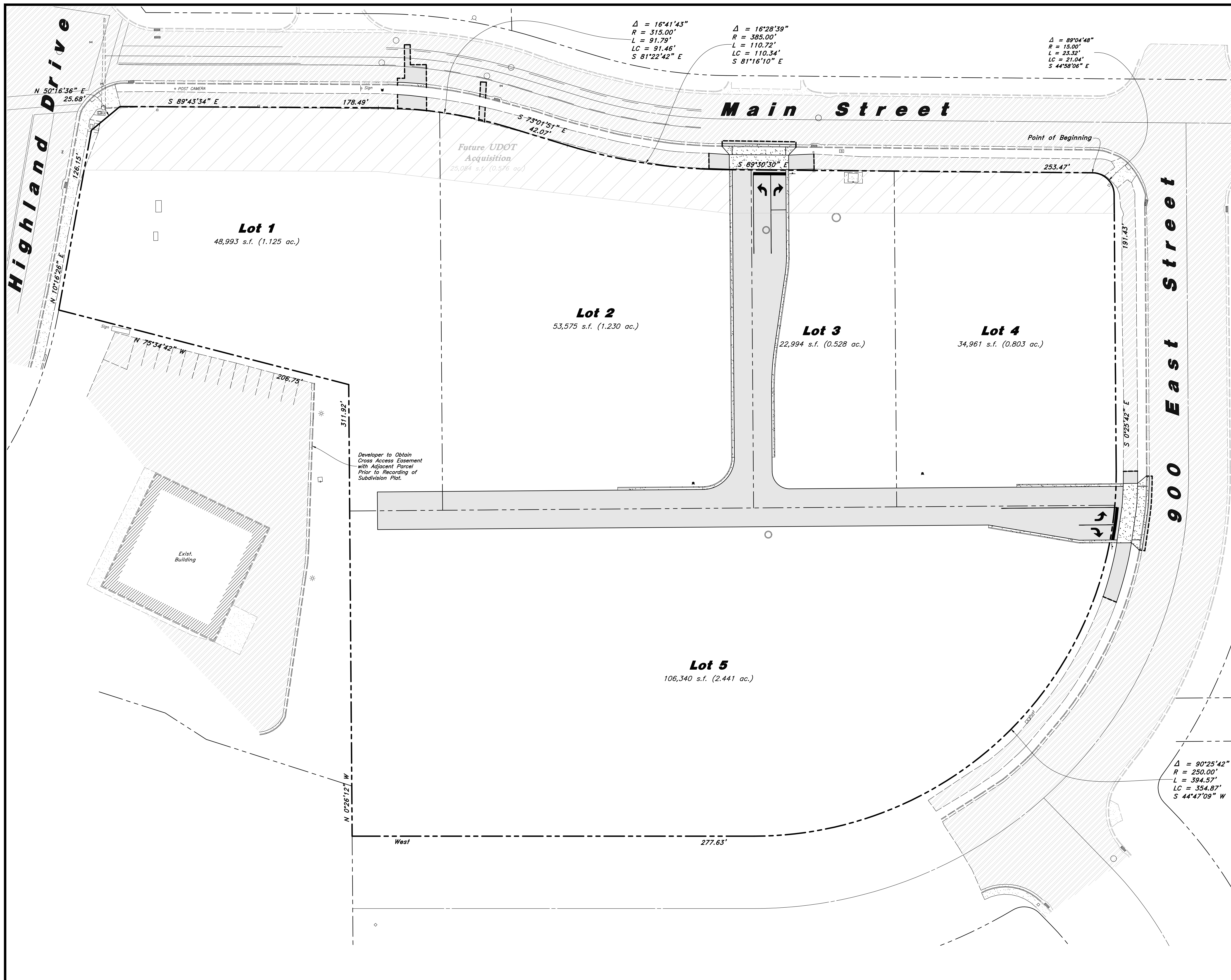
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 DM



Demolition Plan
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO.
C0.1



Scale: 1" = 30'

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

Overall Site Data Table

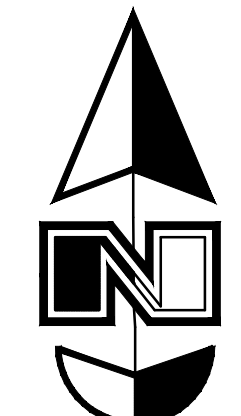
Zoning Designation: C-1 General Commercial

Total Number of Lots: 5

Total Site Area = 235,801 s.f. (5.413 ac.)

- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)
- Lot 5 = 106,340 s.f. (2.441 ac.)

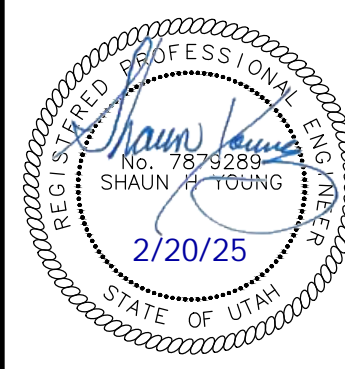
Impervious Area Provided = 20,676 s.f.



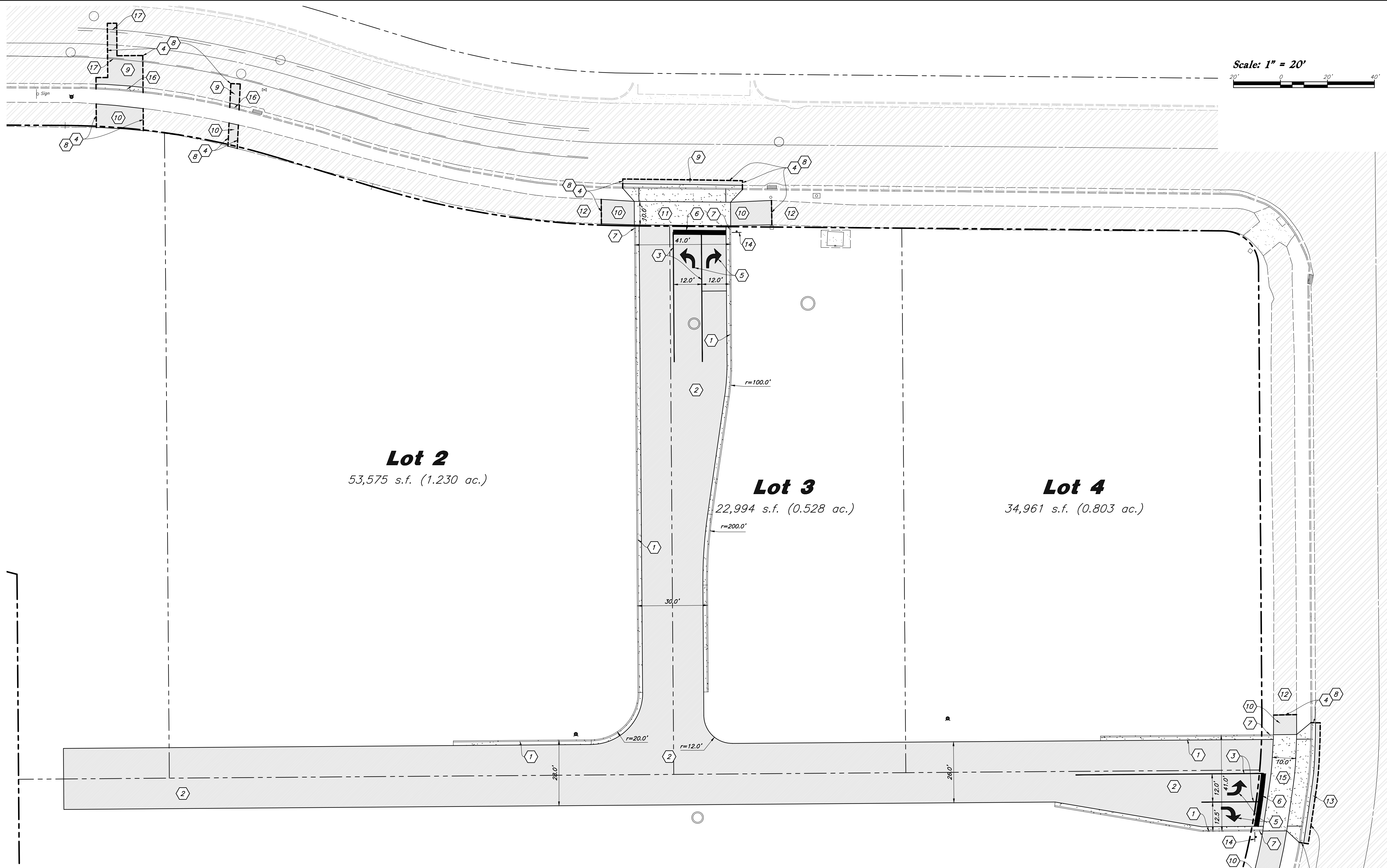
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 SP



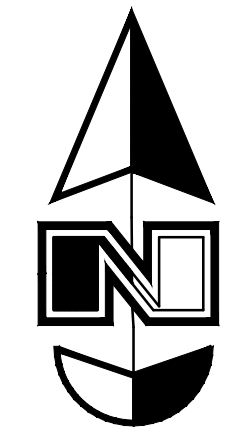
Overall Site Plan
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO.
C1.0



Scale: 1" = 20'



Lot 2
53,575 s.f. (1.230 ac.)

Lot 3
22,994 s.f. (0.528 ac.)

Lot 4
34,961 s.f. (0.803 ac.)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

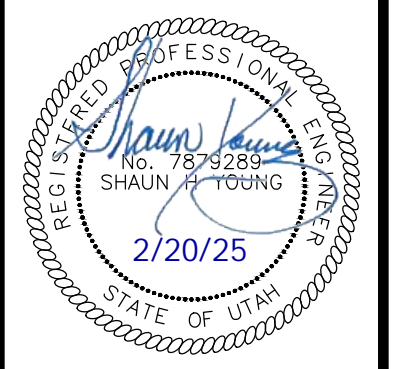
1. Const. 24" Curb & Gutter (C4.1)
2. Const. Asphalt Paving (C4.1)
3. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
4. Sawcut; Provide Smooth Clean Edge
5. Const. Directional Arrows per MUTCD
6. Const. 24" White Stop Bar (C4.1)
7. Const. Curb Transition (C4.1)
8. Conn. and Match Existing Improvements
9. Const. Asphalt Paving per UDOT Design Stds. 7" PG 64-34/PG-64 or Better HMA over 6" Untreated Base Course over 12" Granular Borrow
10. Const. 10.0' Asphalt Trail per Santaquin City Standard Drawing No. ST4
11. Const. UDOT Conc. Driveway and Sidewalk per UDOT Std. Dwg. No. GW 3A
12. Existing Asphalt Trail to Remain
13. Const. Asphalt Paving per Santaquin City Standards
14. Const. Stop Sign per MUTCD R1-1 (C4.1)
15. Const. Driveway Approach with Park Strip per Santaquin City Standard Drawing No. CG3
16. Const. Curb and Gutter per Santaquin City Standard Drawing No. CG4
17. Const. 4" Solid Double Yellow Paint Stripe per UDOT Dwg. No. DM 9.2

REV	DATE	DESCRIPTION

Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 SP

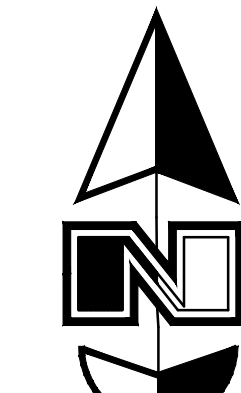


Site Plan
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah

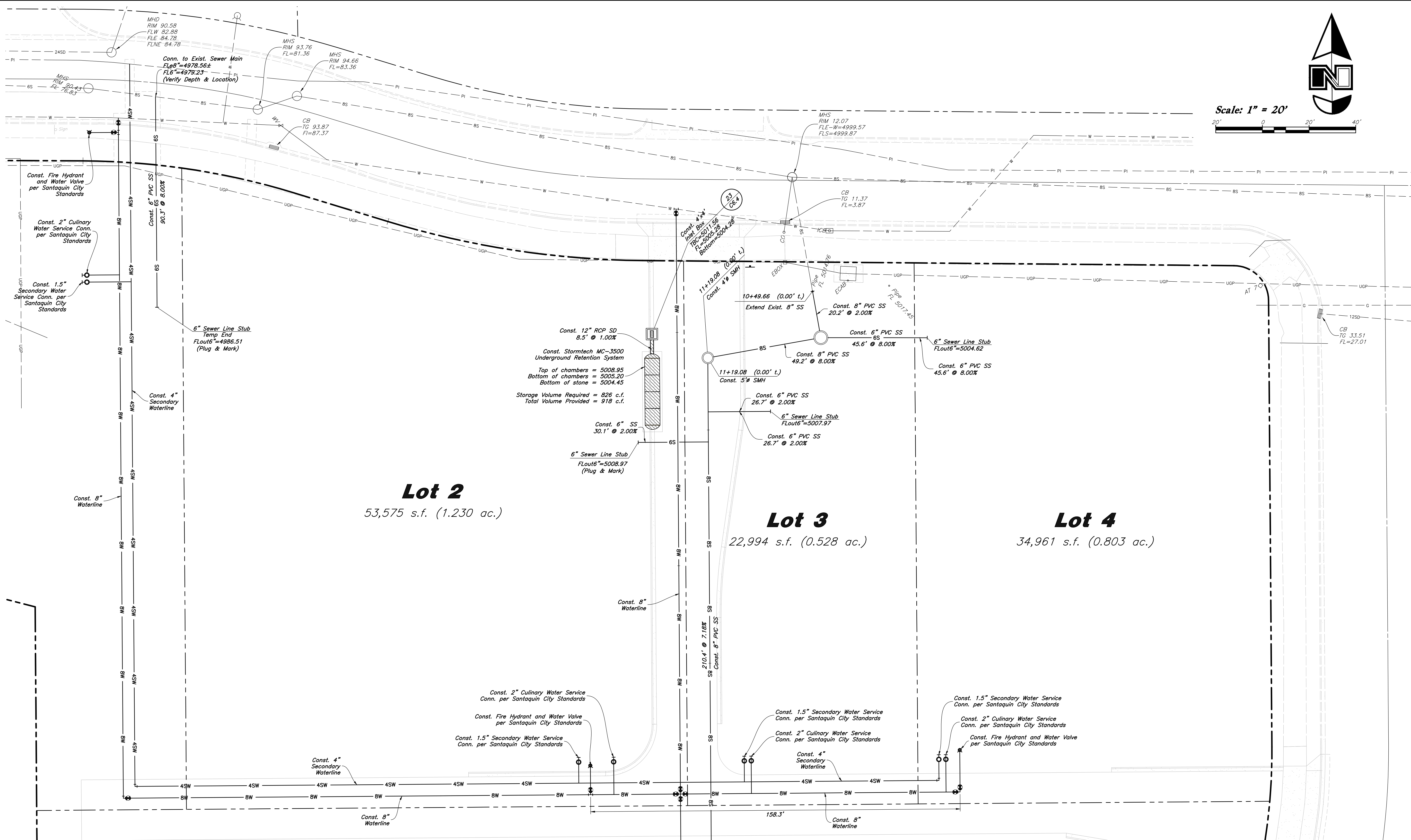


19 Feb, 2025

SHEET NO.
C1.1



Scale: 1" = 20'
20' 0 20' 40'



Lot 2
53,575 s.f. (1.230 ac.)

Lot 3
22,994 s.f. (0.528 ac.)

Lot 4
34,961 s.f. (0.803 ac.)

General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- 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.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, 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.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

- All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
 - Copper Pipe (Up to 3 inches diameter): Type "K."
- Water Main Lines and Fire Lines**
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- Storm Drain Lines**
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
 - 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravel lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the onsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:

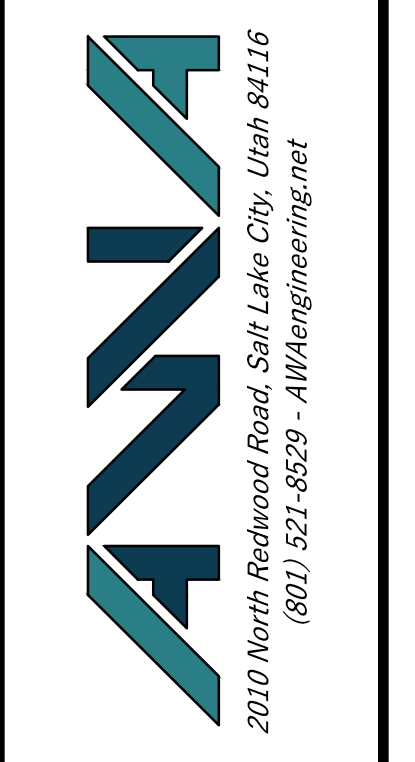
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



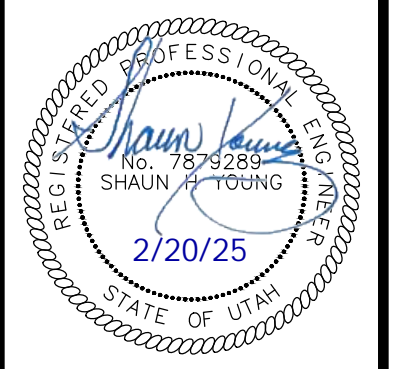
PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

REV	DATE	DESCRIPTION

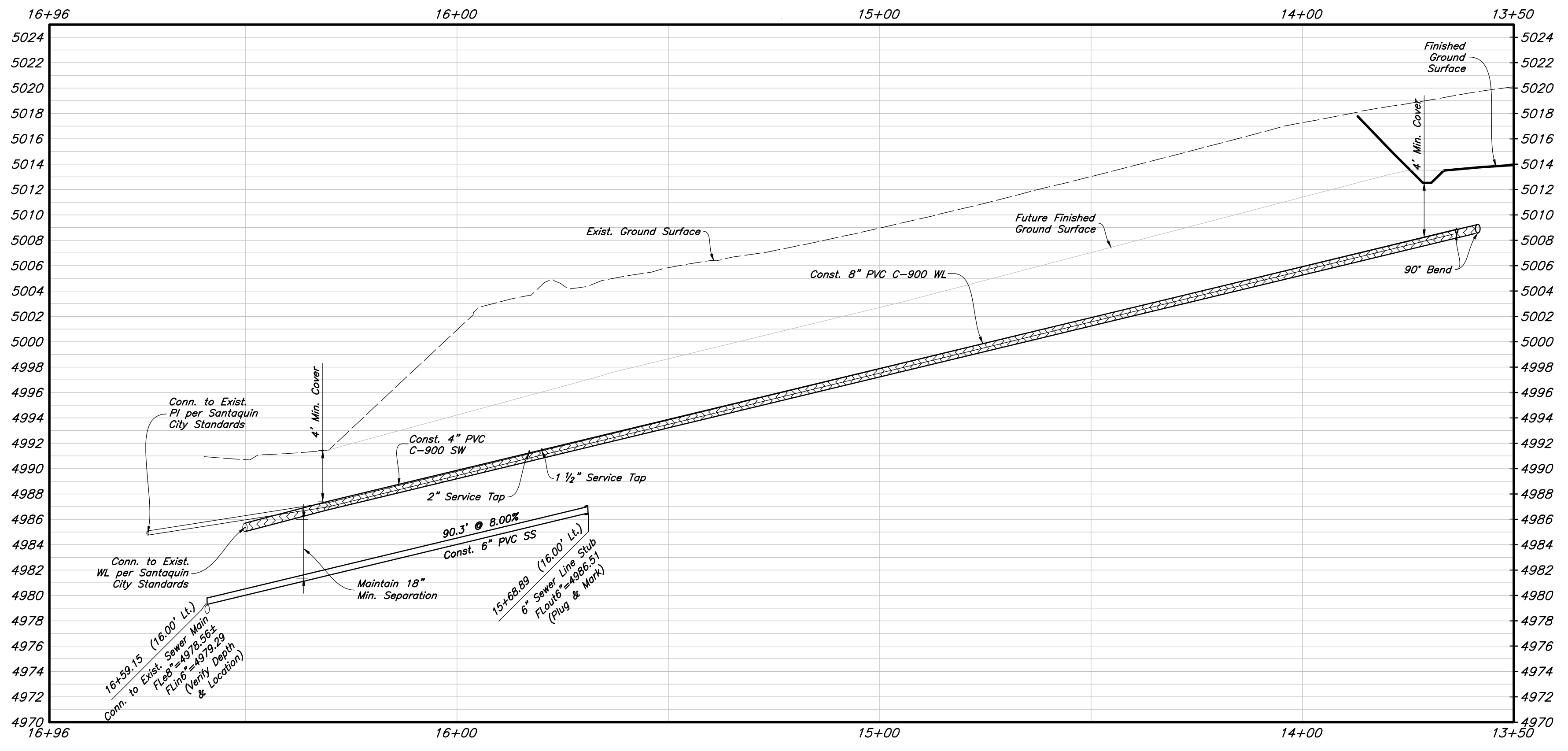
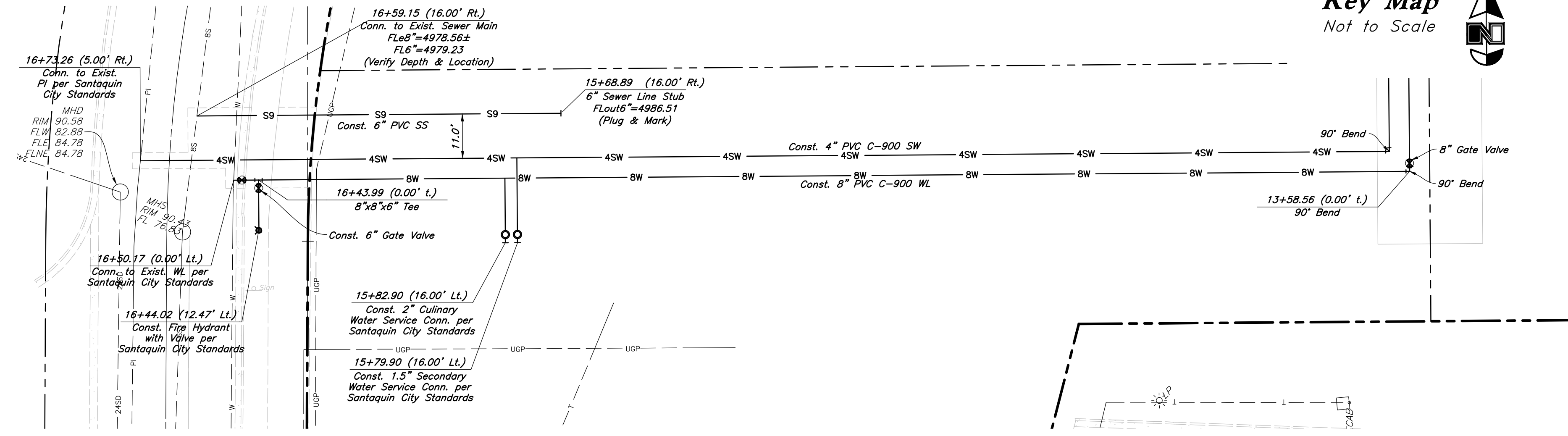
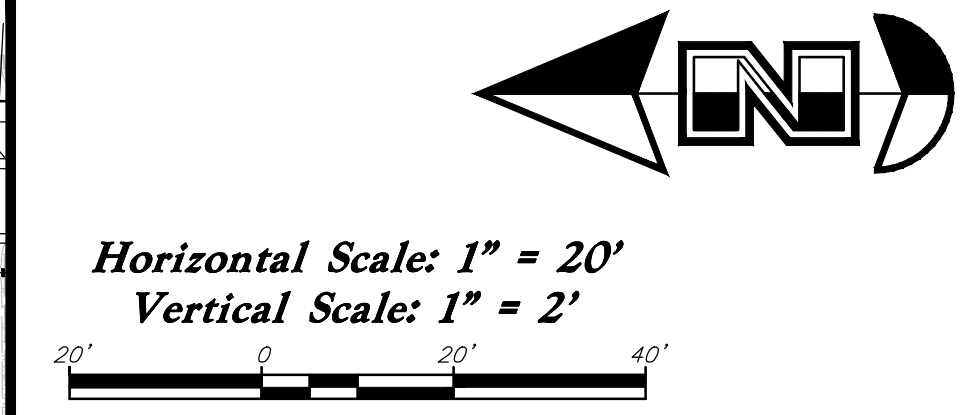
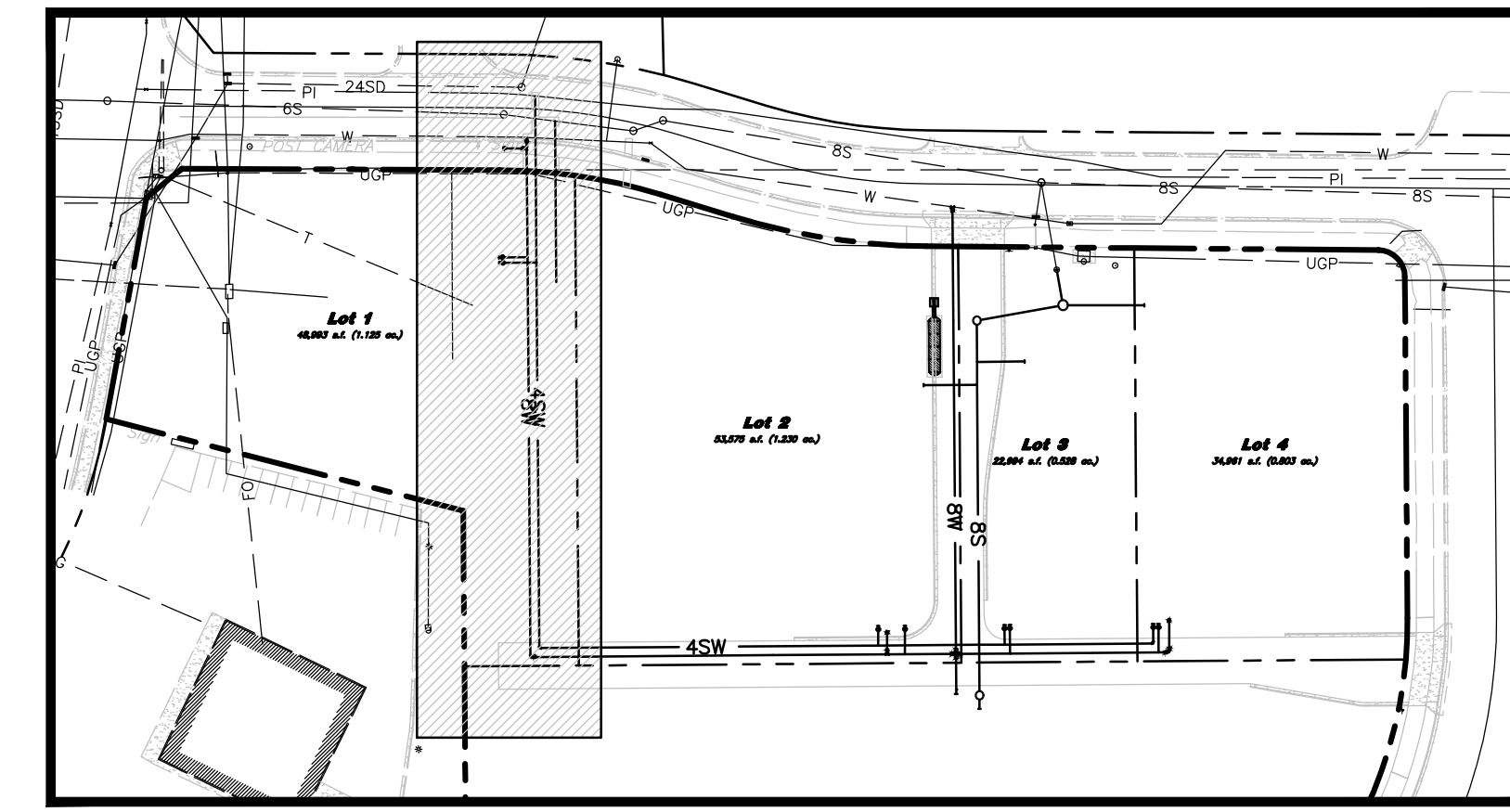
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 UT



Utility Plan
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025
SHEET NO.
C3.1

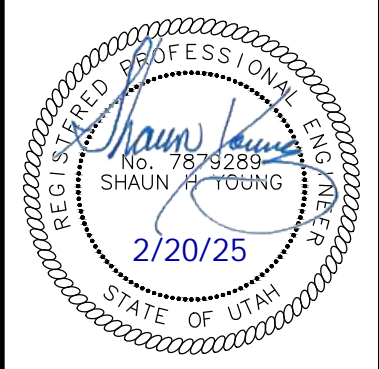


PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
 - Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

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



19 Feb, 2025

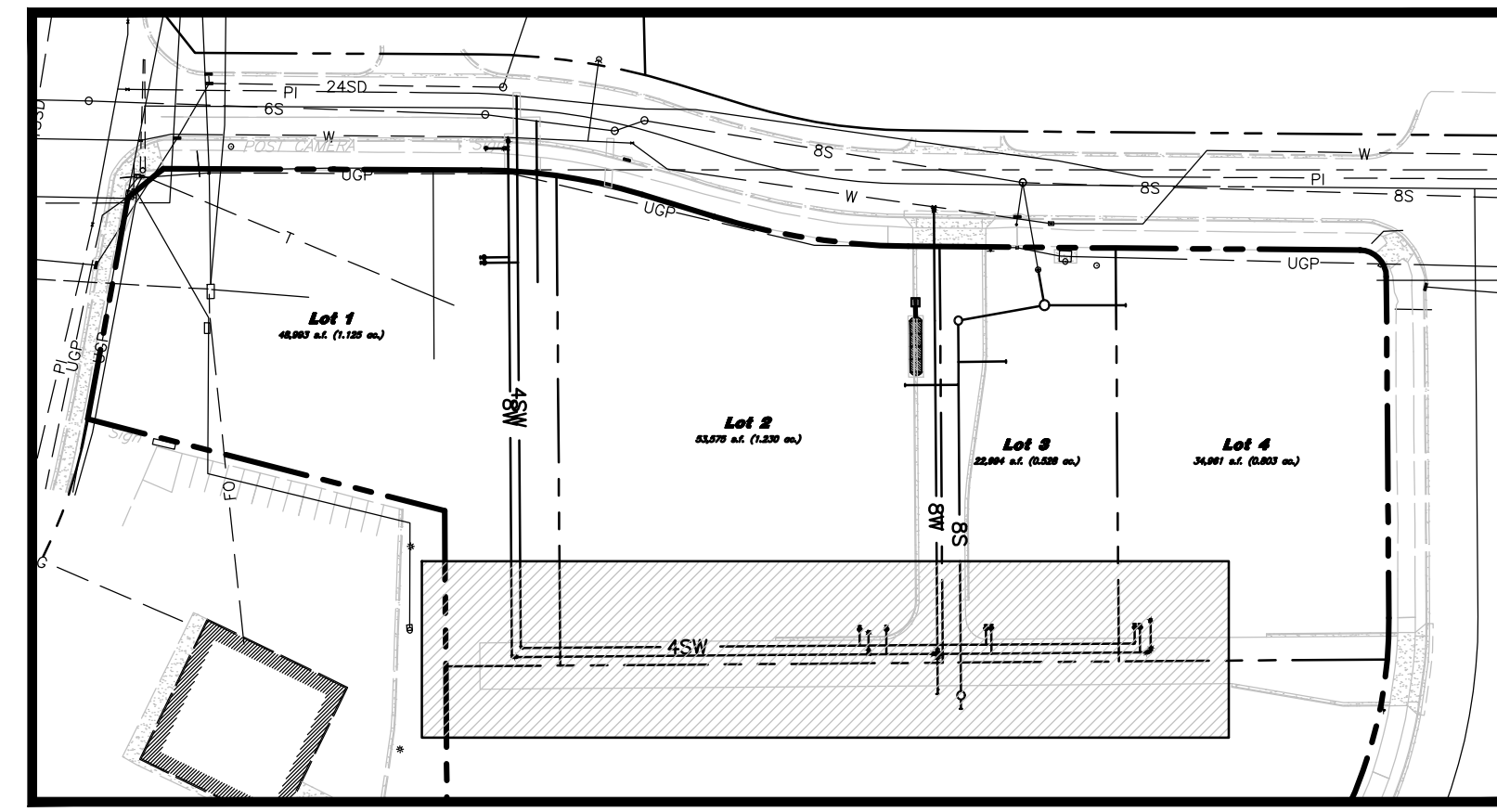
SHEET NO. **C3.2**

AMSA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AllWiring.net

REV	DATE	DESCRIPTION

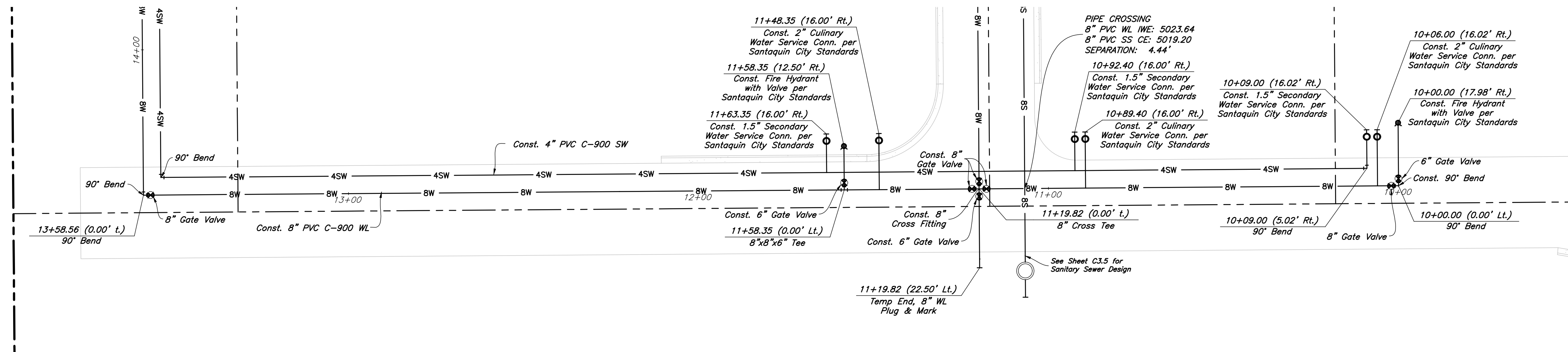
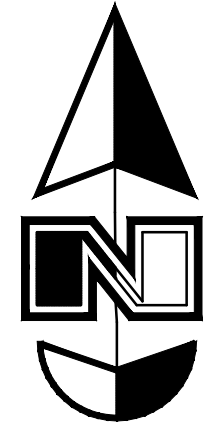
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 UT

Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah

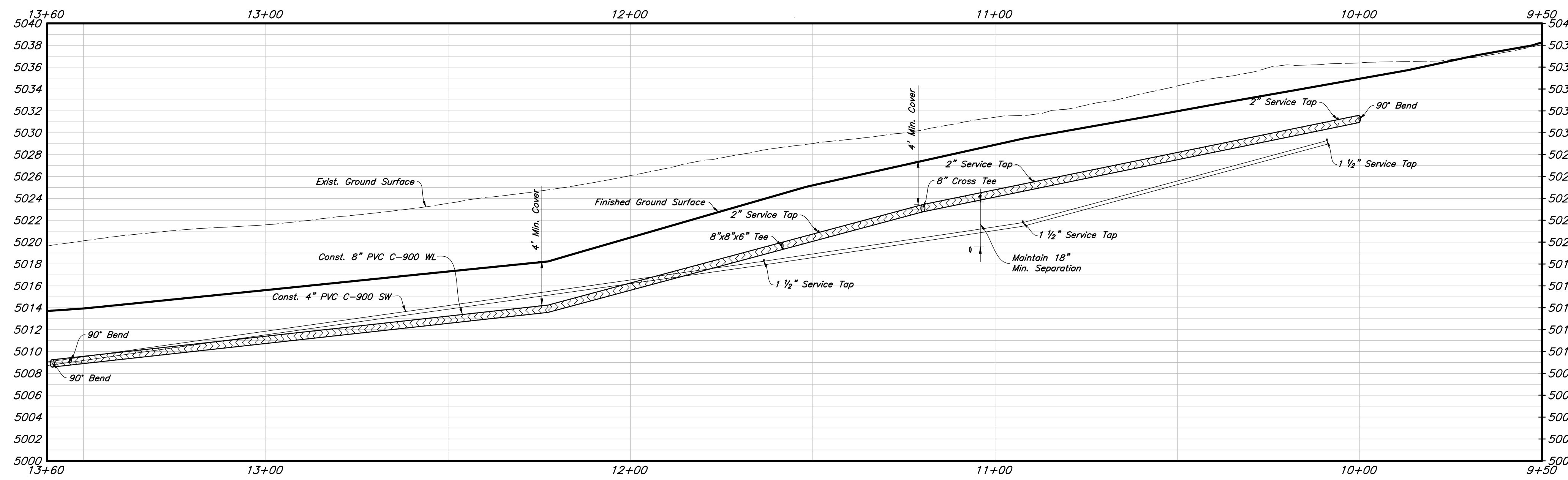


Key Map
Not to Scale

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



Plan View



Profile View

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

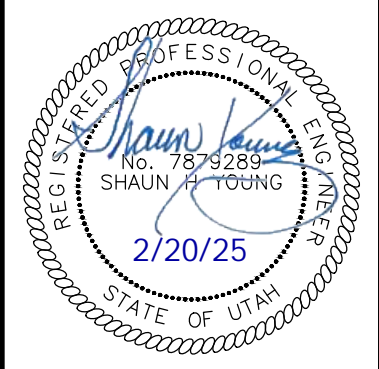
- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravelly lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
 - Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

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

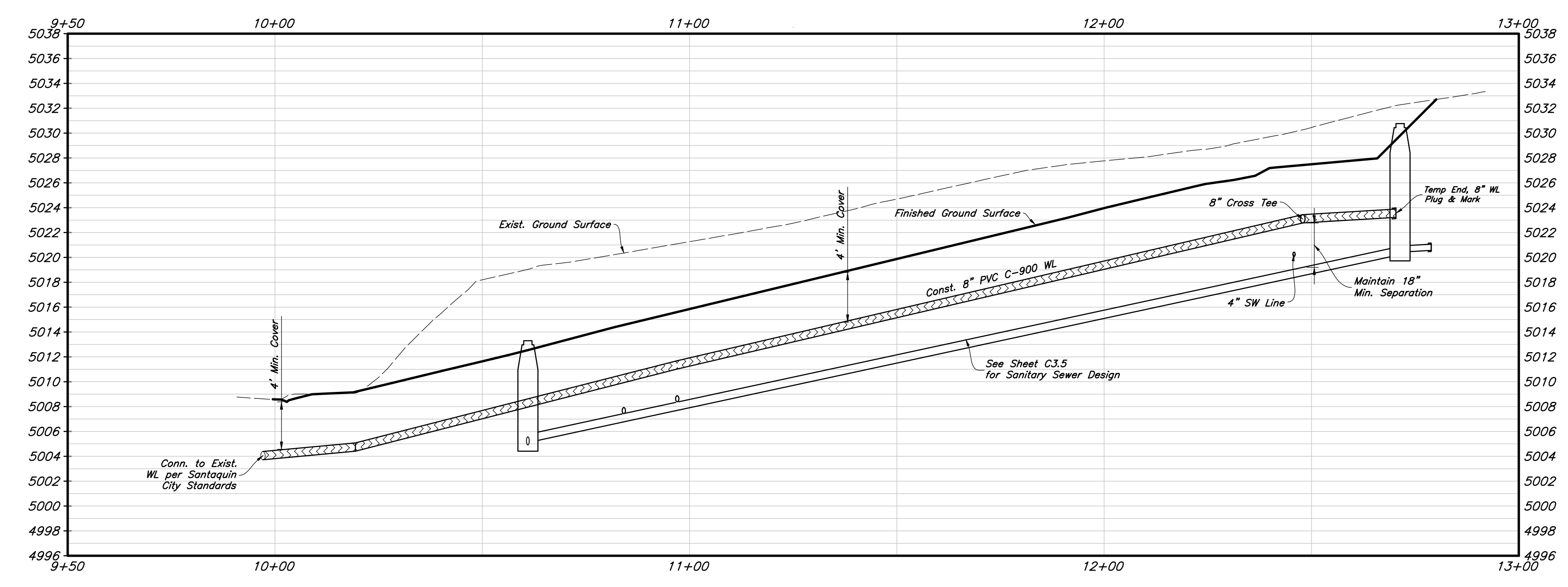
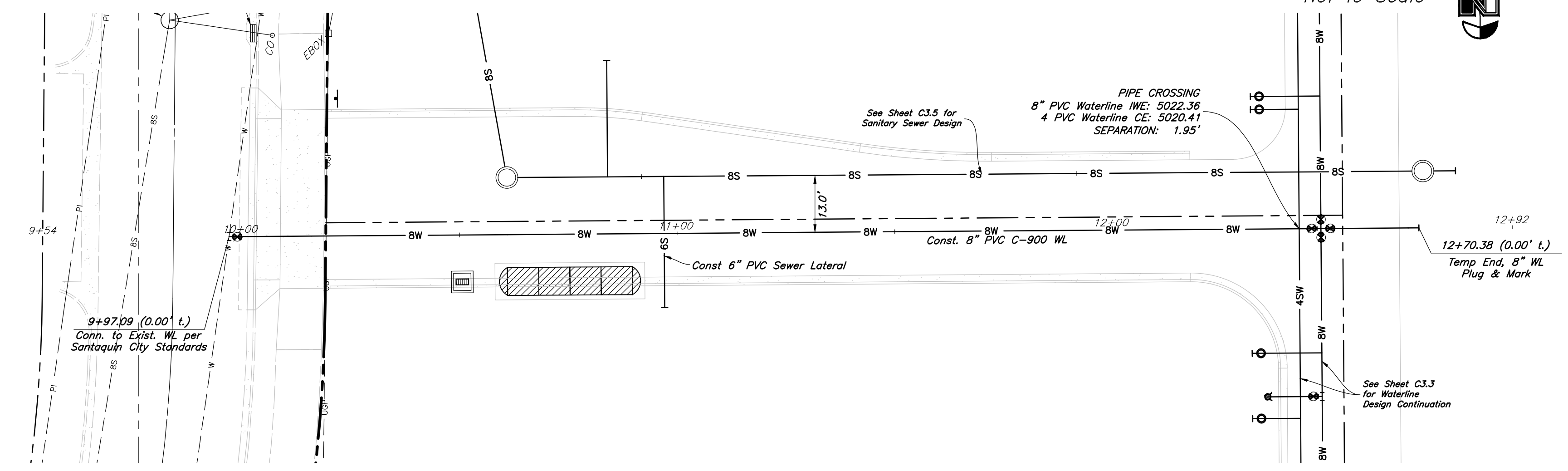
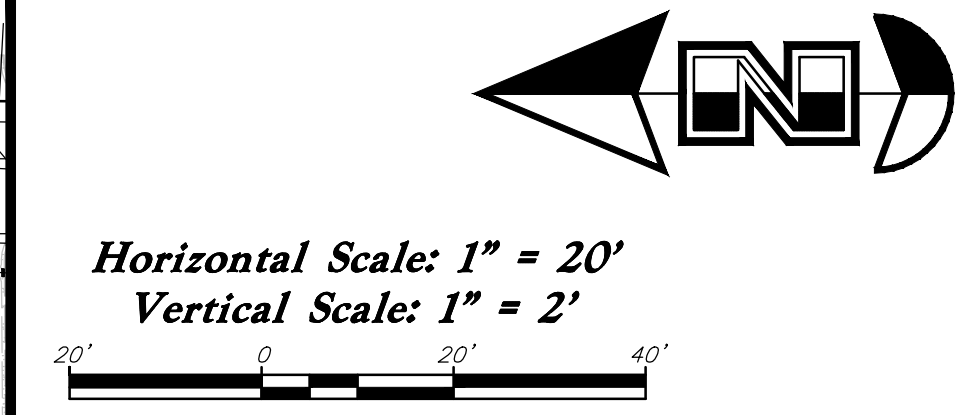
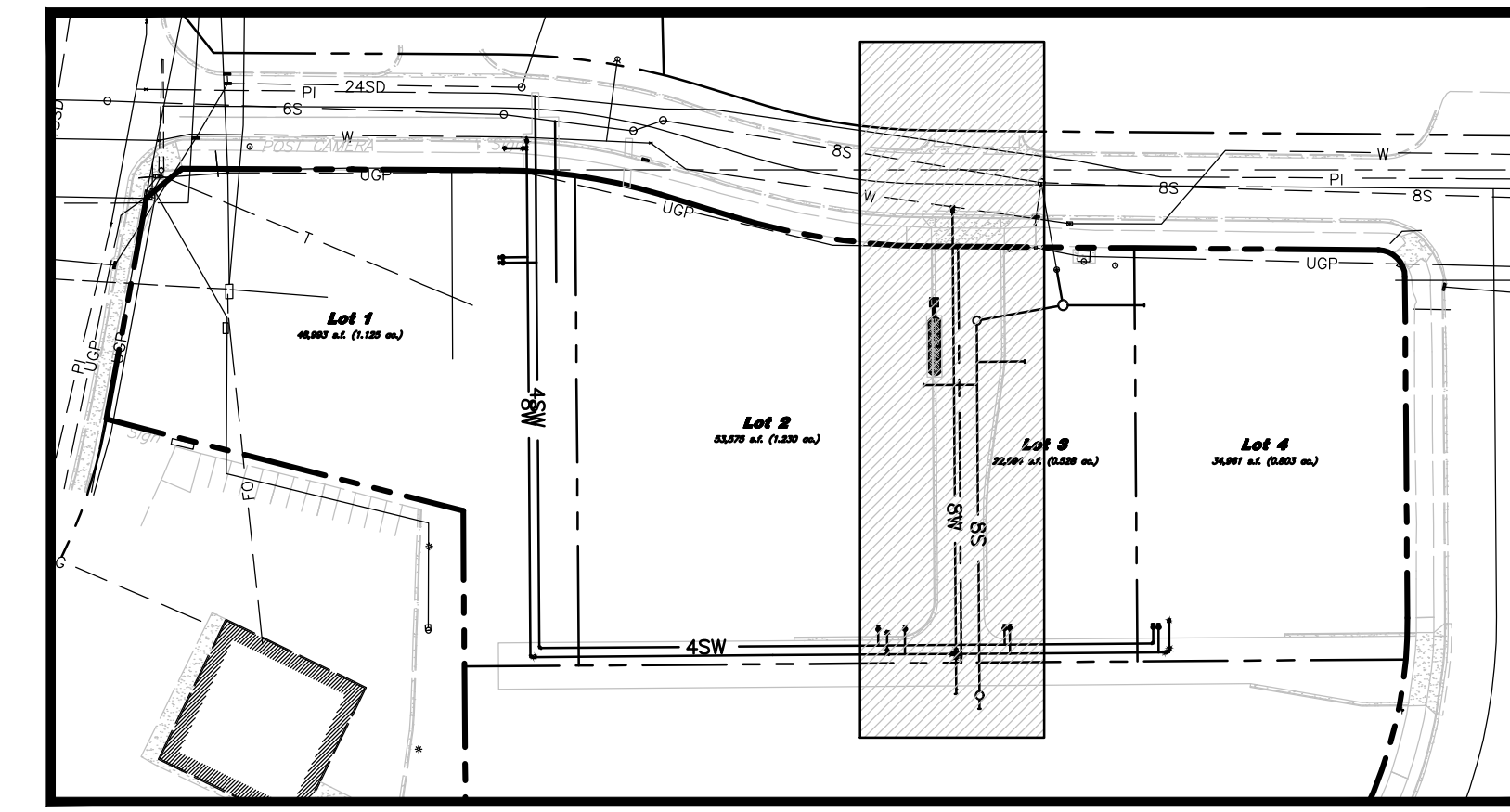


Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025

SHEET NO.
C3.3

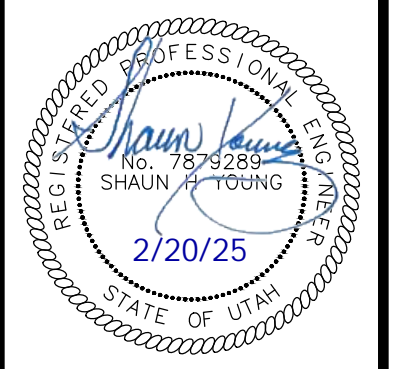


PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
 - Construction of any onsite utilities prior to the onsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

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



19 Feb, 2025

SHEET NO.
C3.4

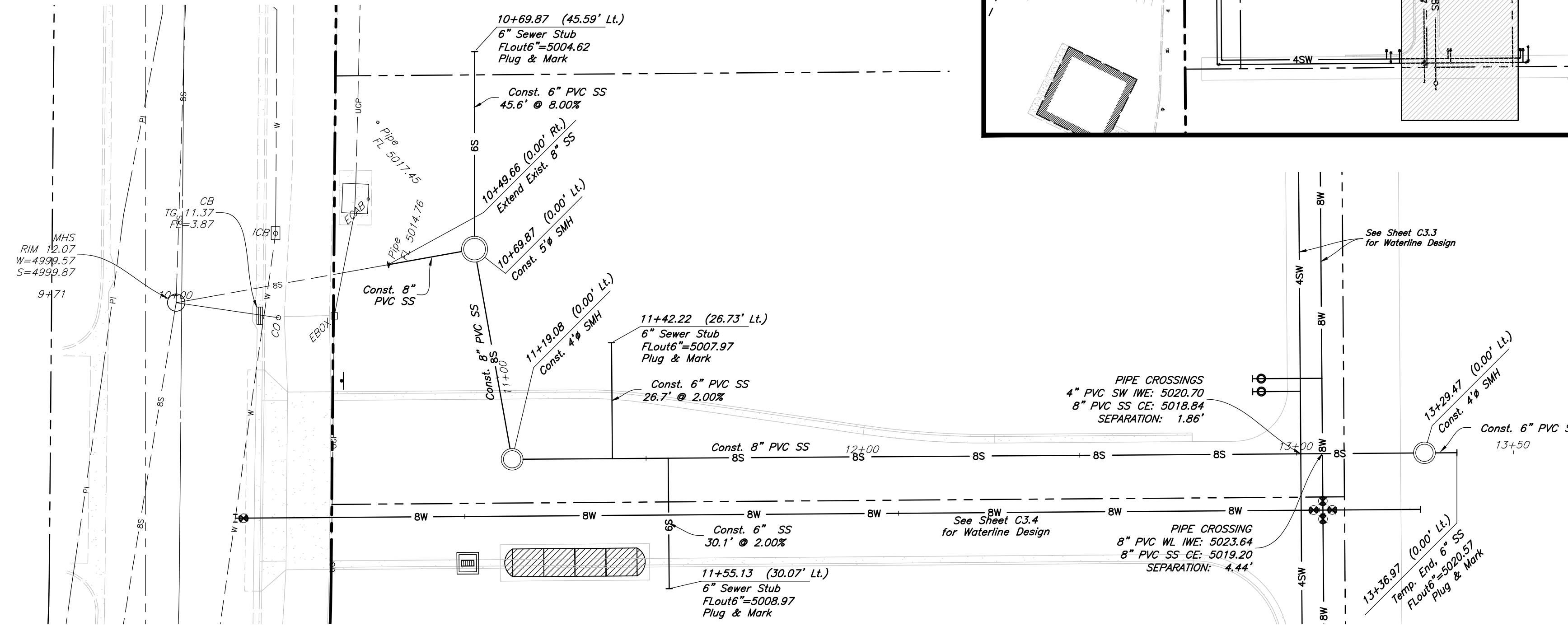
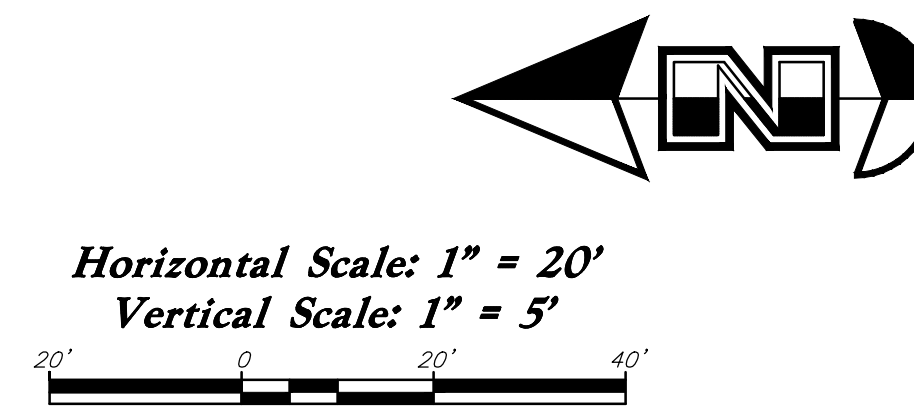
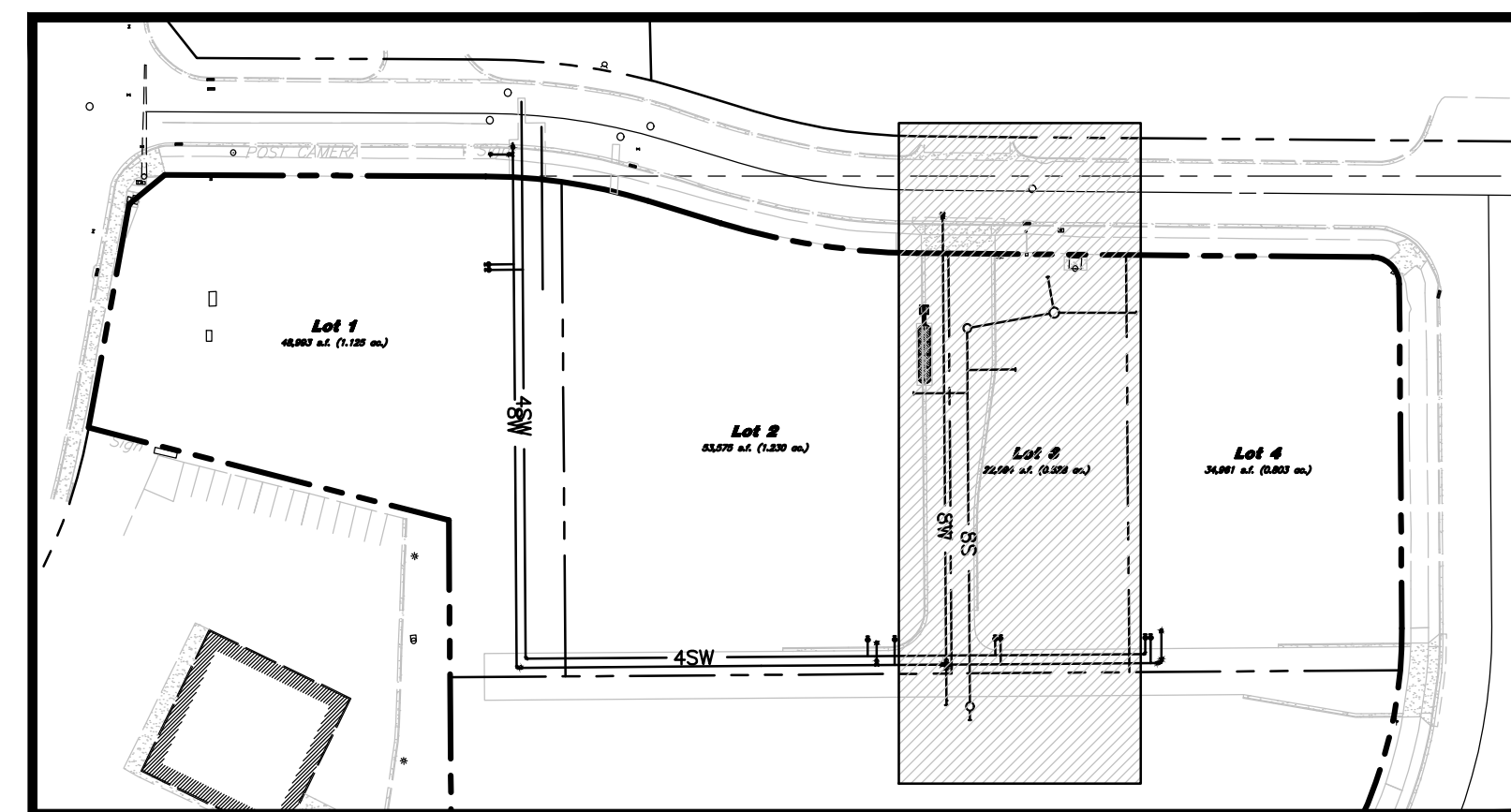
AMSA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 527-8629 - AllWiring.net

Waterline Plan & Profile
Amsource Santiquin
Main Street & Highland Drive
Santiquin, Utah

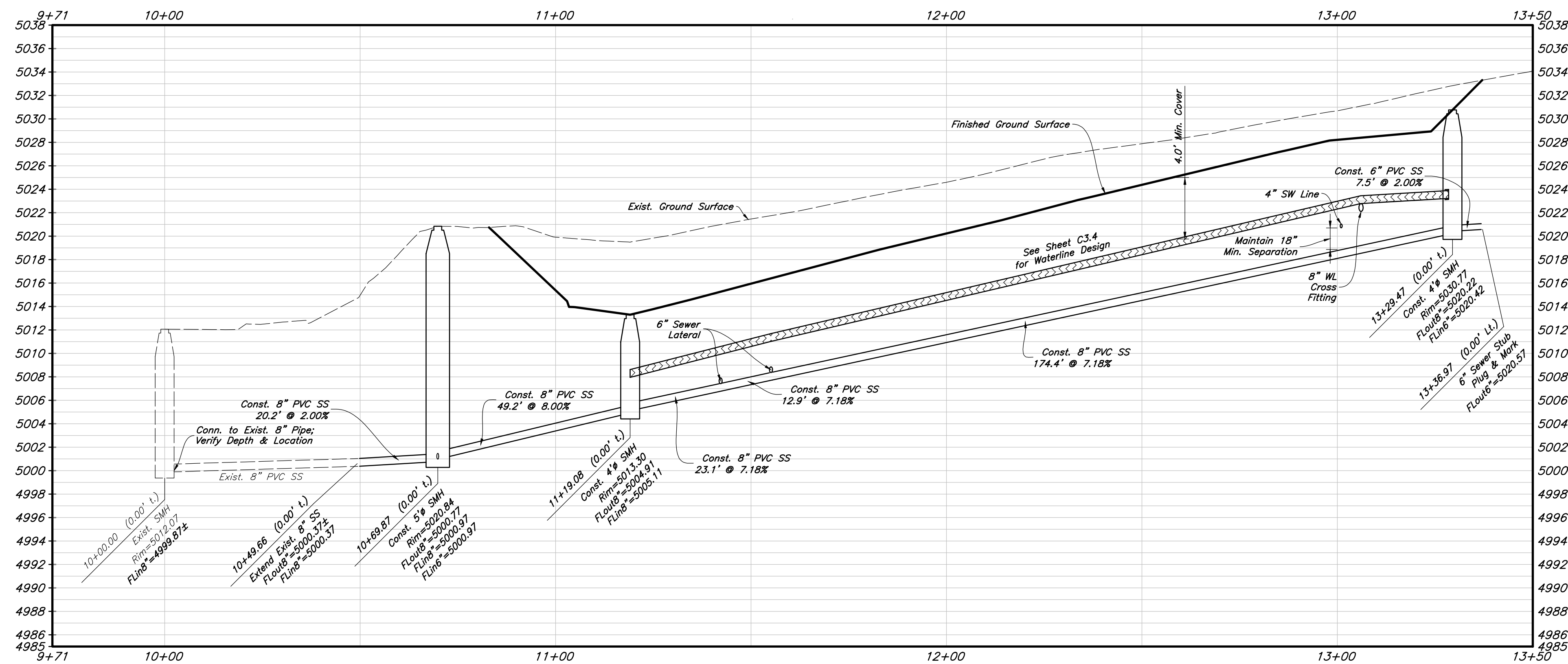
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 UT

REV	DATE	DESCRIPTION

Key Map Not to Scale



Plan View



Profile View

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravel lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
 - Construction of any onsite utilities prior to the onsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

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

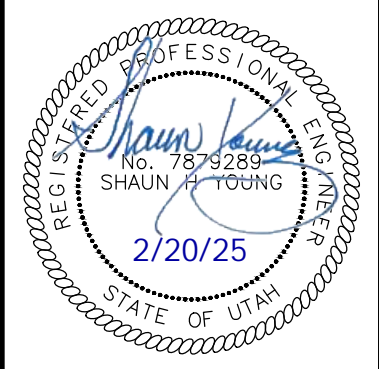


REV	DATE	DESCRIPTION

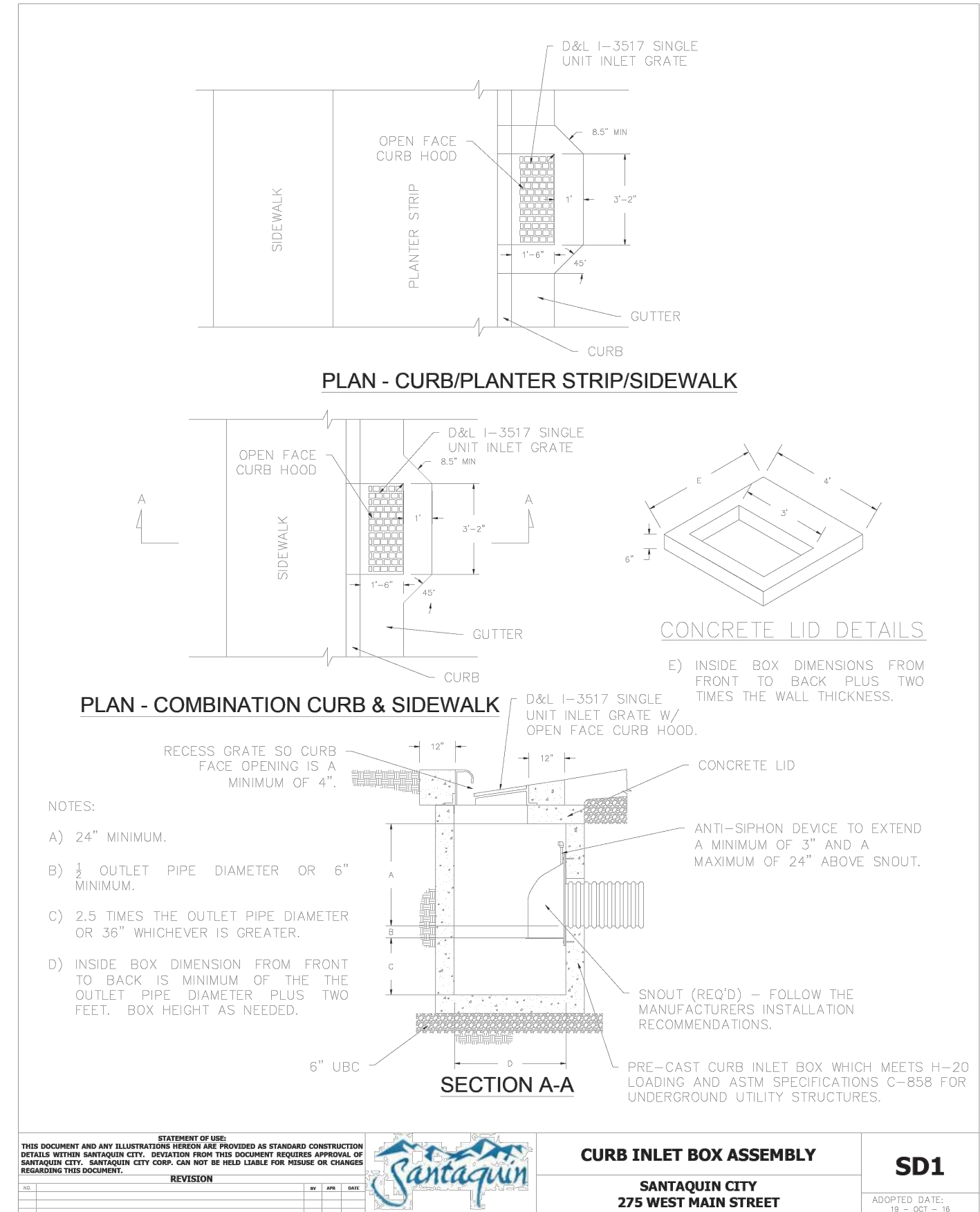
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AllWiring.net

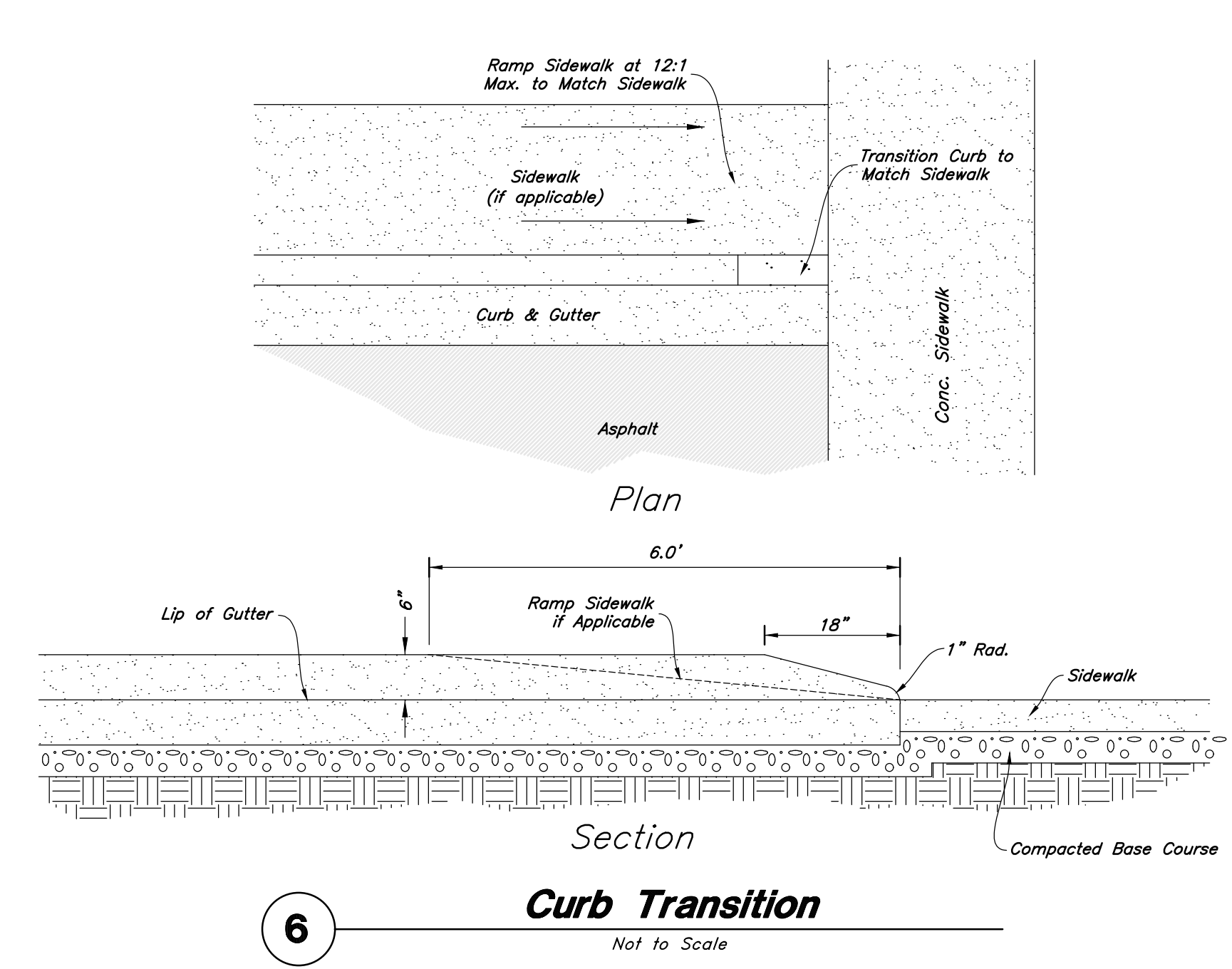
Sewer Plan & Profile
Amsource Santequin
Main Street & Highland Drive
Santequin, Utah



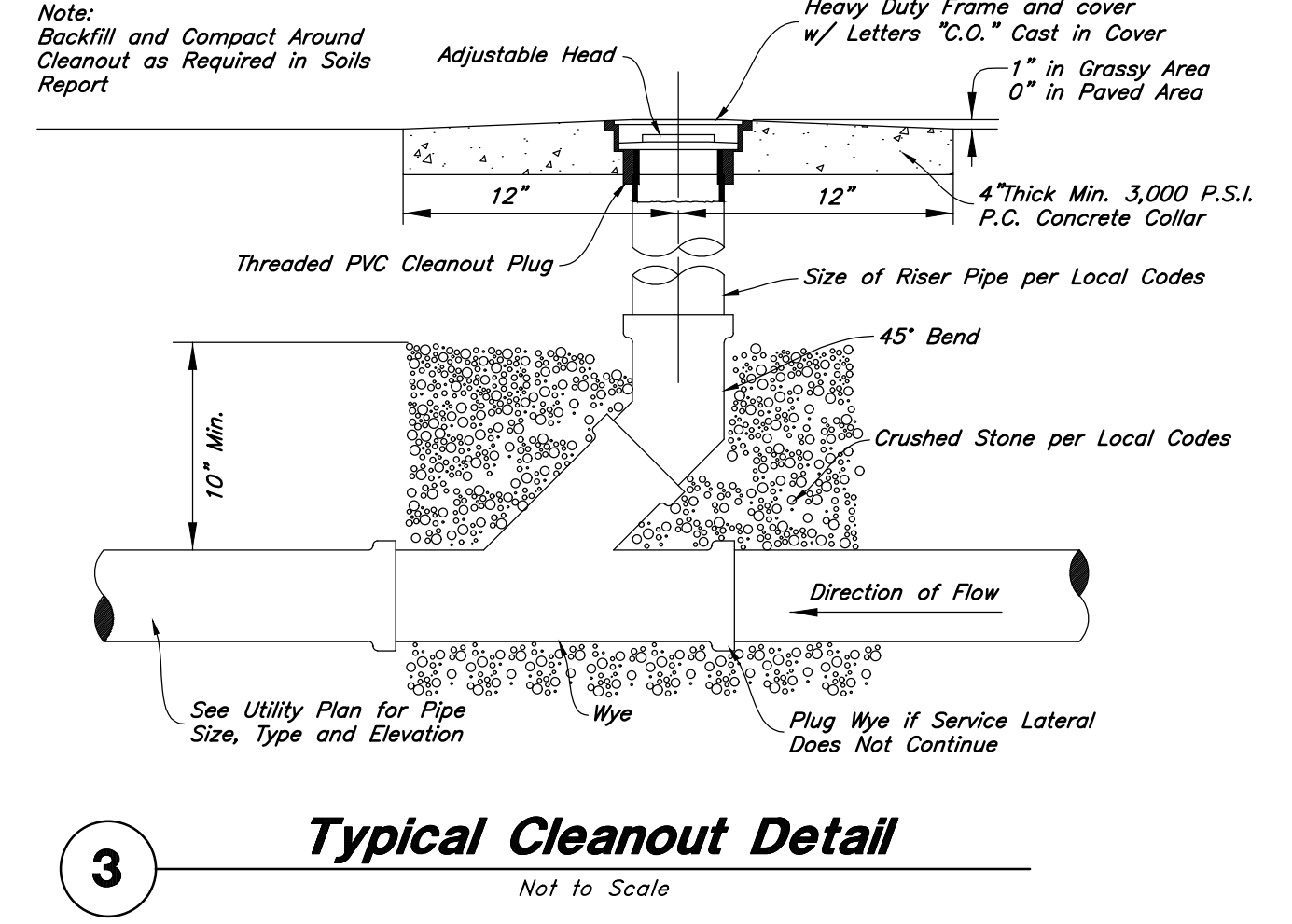
19 Feb, 2025
SHEET NO.
C3.5



Santaquin City - Curb Inlet Box Assembly
Not to Scale

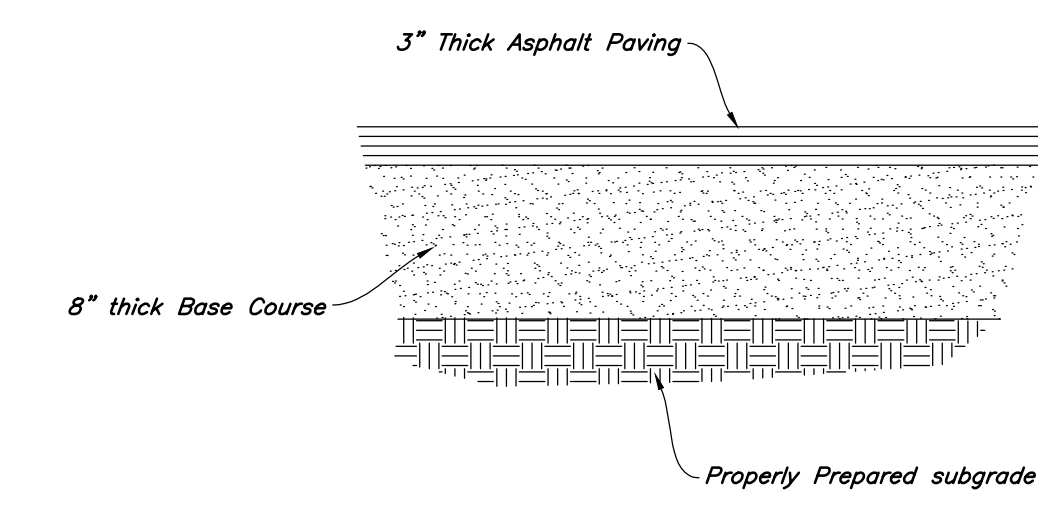


Curb Transition
Not to Scale

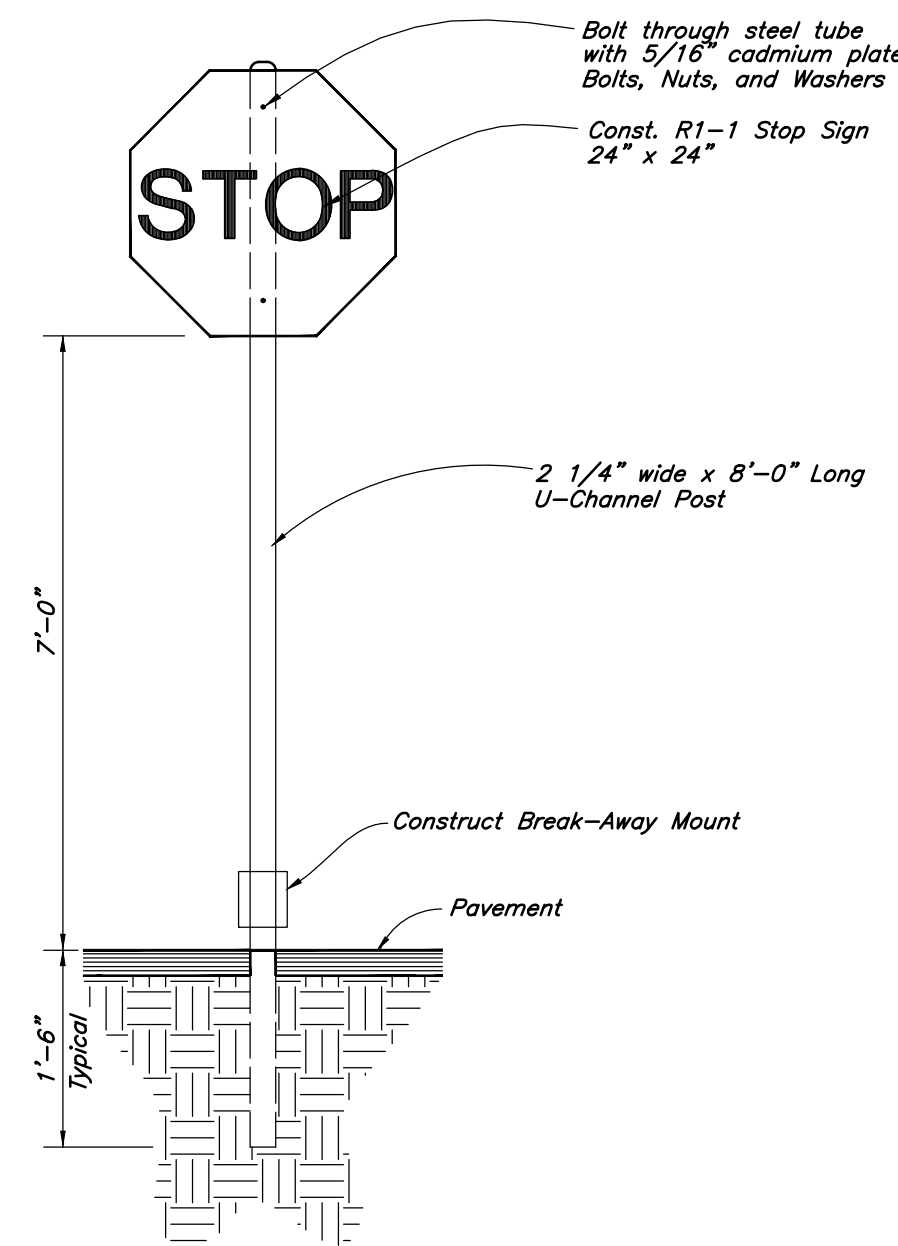


Typical Cleanout Detail
Not to Scale

1. See Geotechnical Report for Project

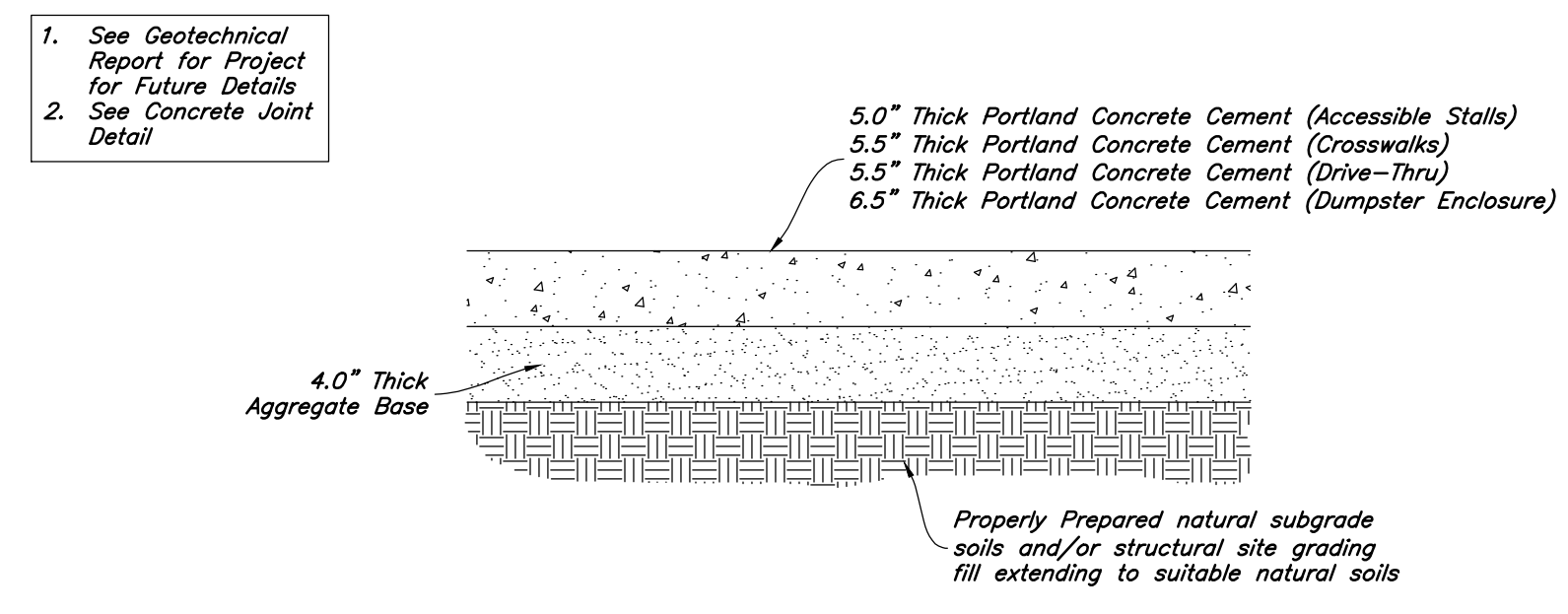


Standard Asphalt Section
Not to Scale

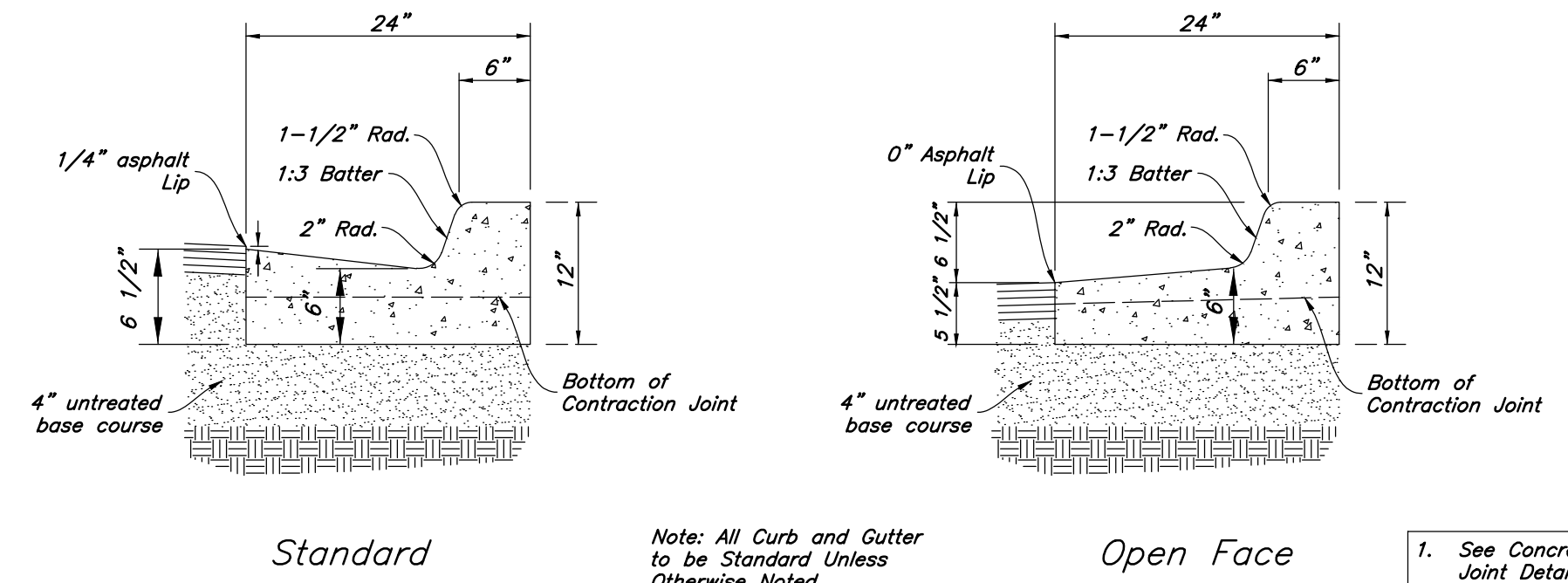


Stop Sign
Not to Scale

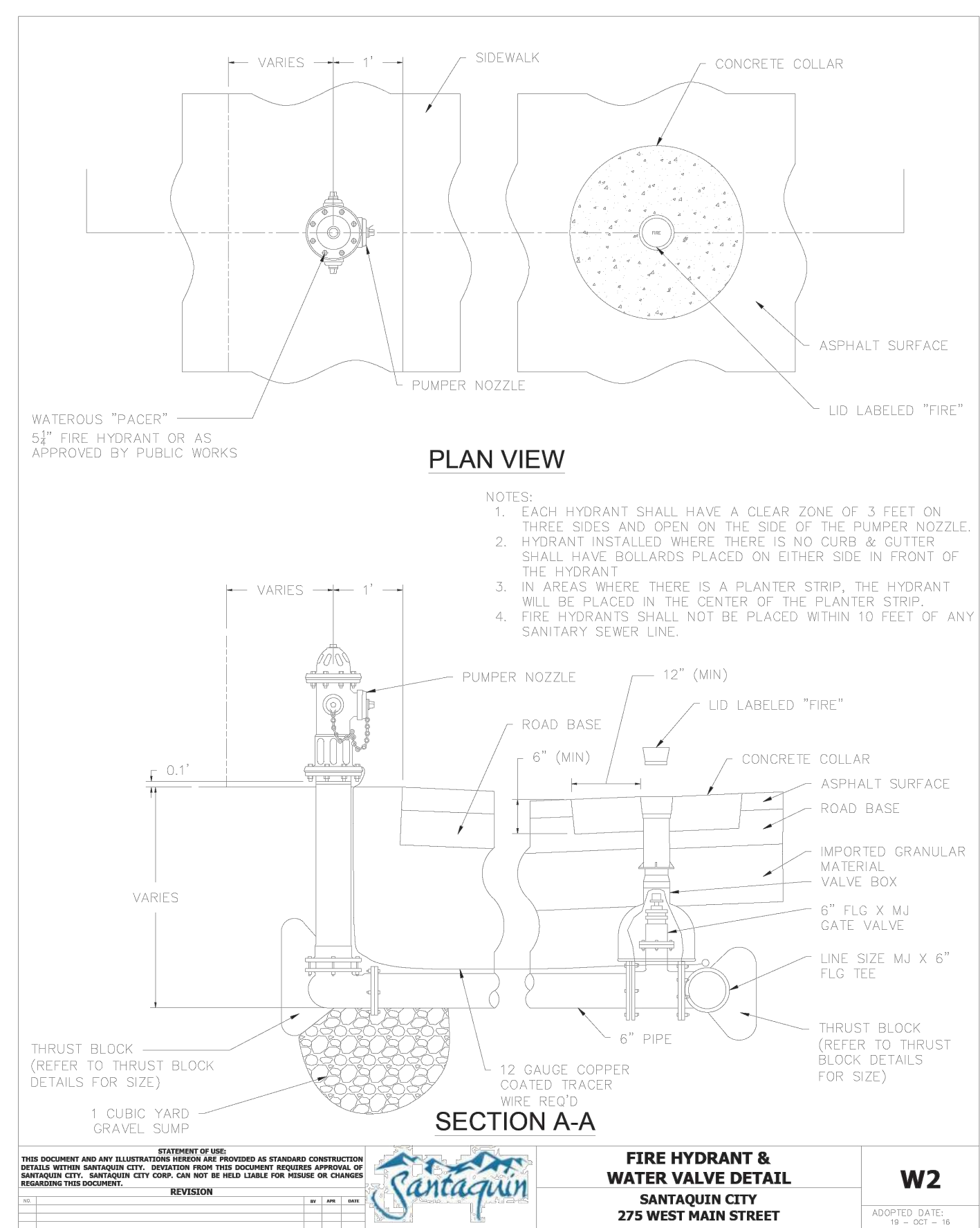
- Contraction Joints**
 - Spacing = 10' o.c., see joint detail
 - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
 - Make expansion joints full depth, see joint detail
 - Place expansion joint at all cold joints
 - Expansion joints are required at ends of all radii 0.0B.
 - Required 5'-0" on each side of drainage structures
 - Required at 90'-0" maximum intervals in straight curb and gutter cap through expansion joints (1/2" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete



Concrete Paving Section
Not to Scale



24" Curb And Gutter
Not to Scale



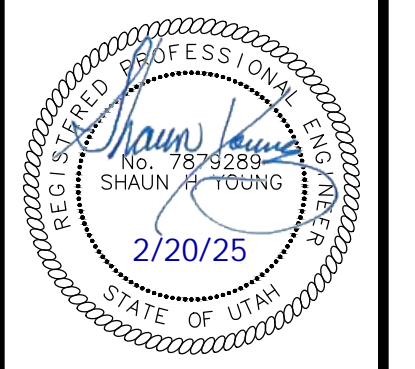
Santaquin City - Typical Trench Section
Not to Scale

REV	DATE	DESCRIPTION

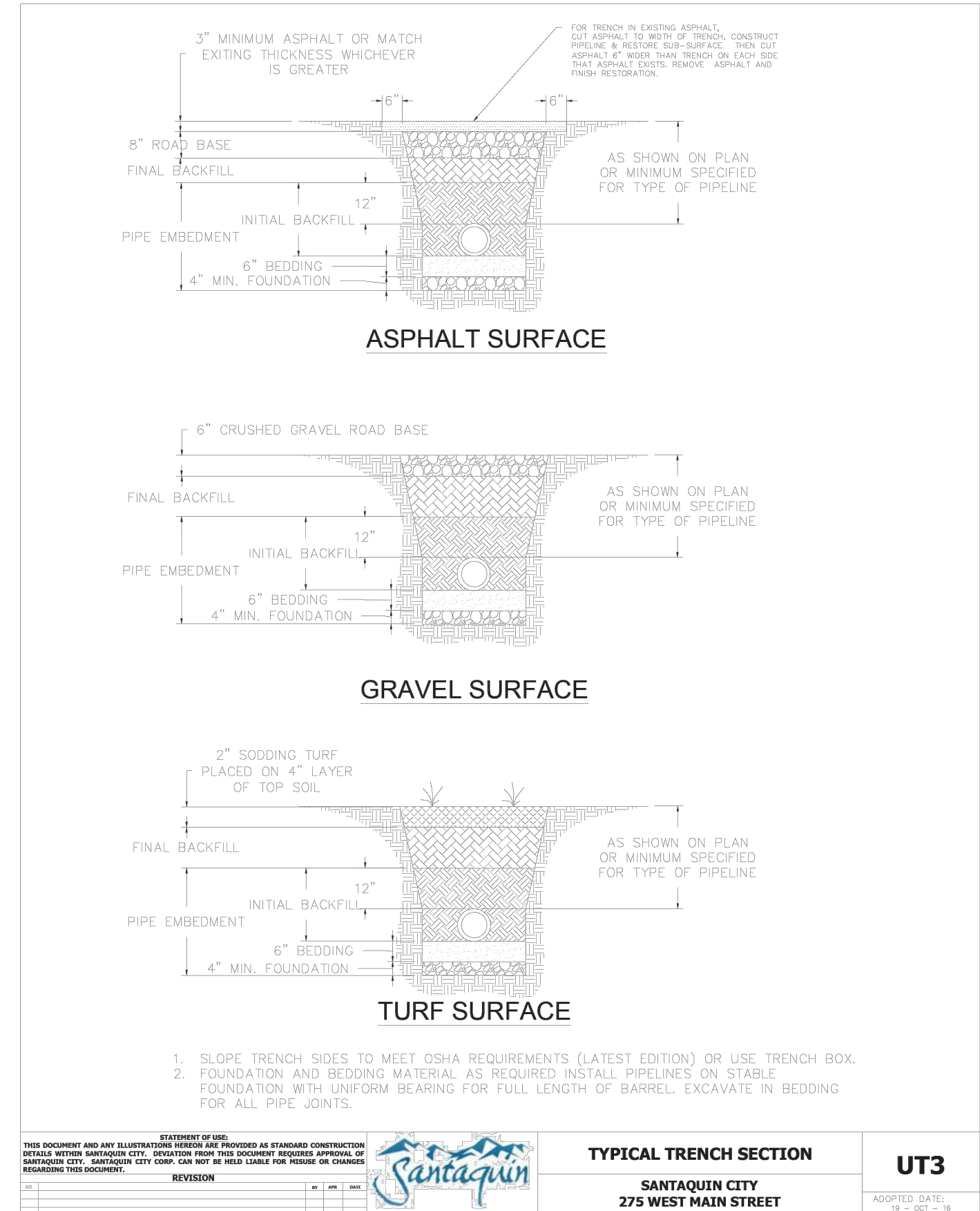
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 DT



Details
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah

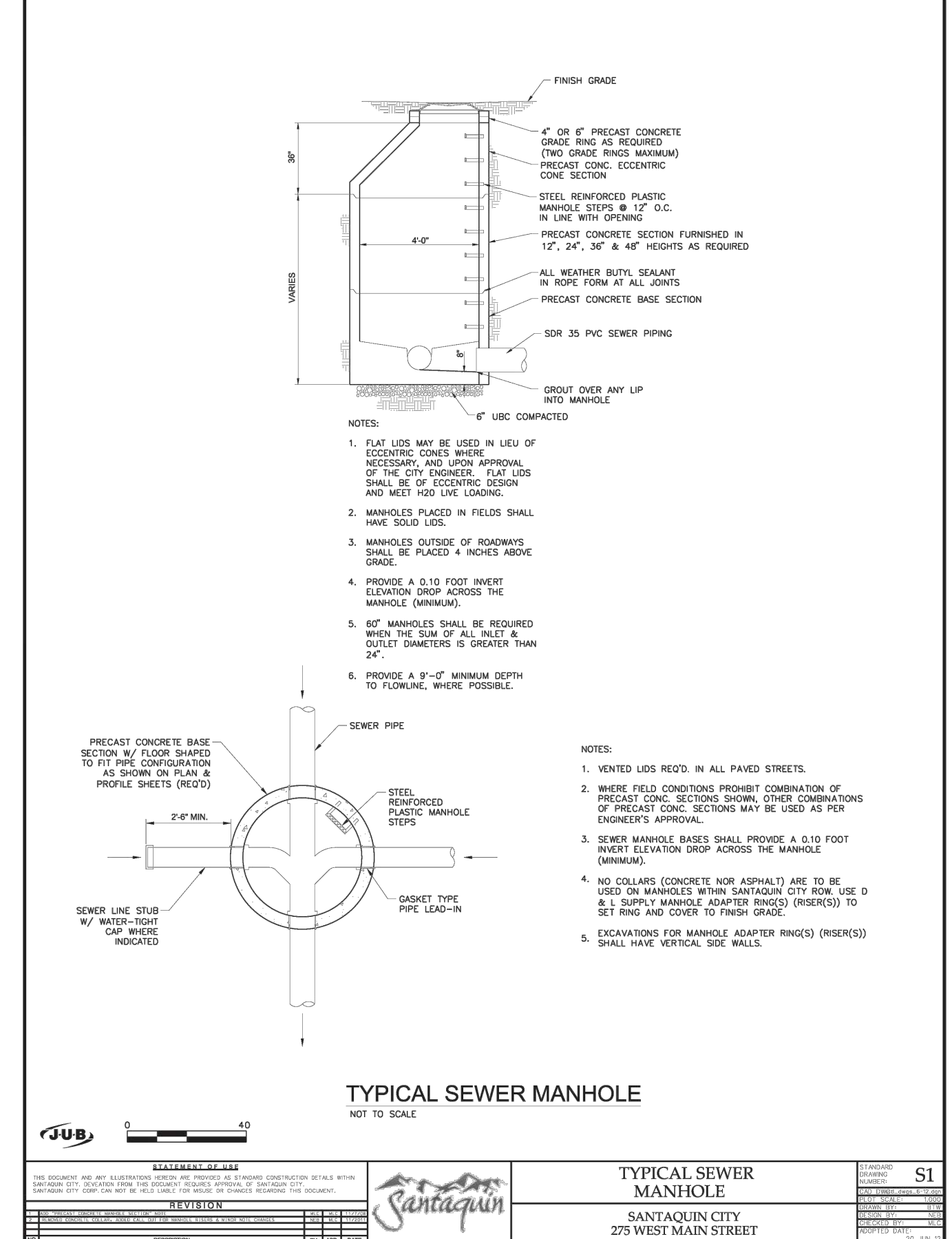


19 Feb, 2025
SHEET NO.
C4.1



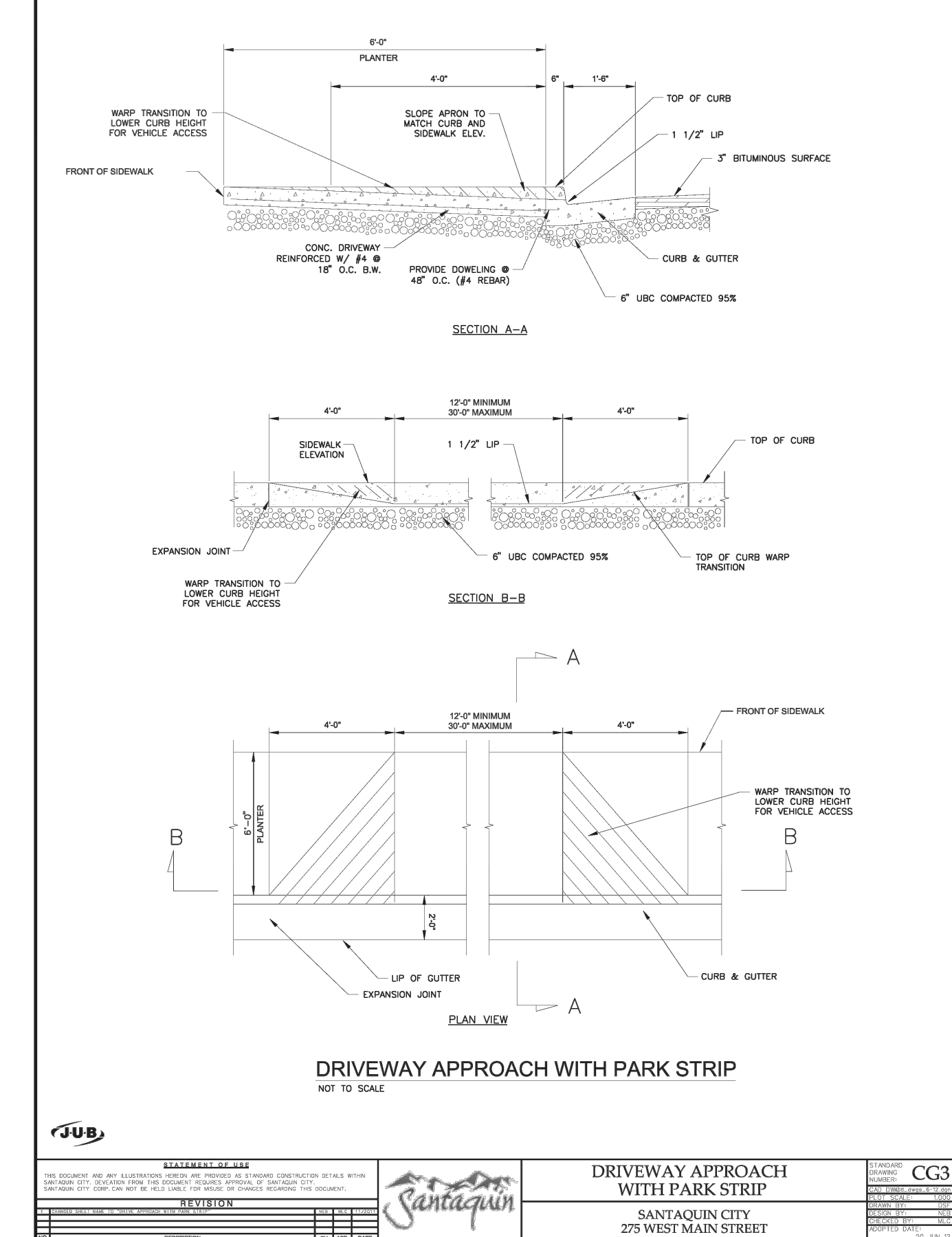
TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

14 **Santaquin City - Typical Trench Section**
Not to Scale



TYPICAL SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

12 **Santaquin City - Typical Sewer Manhole**
Not to Scale



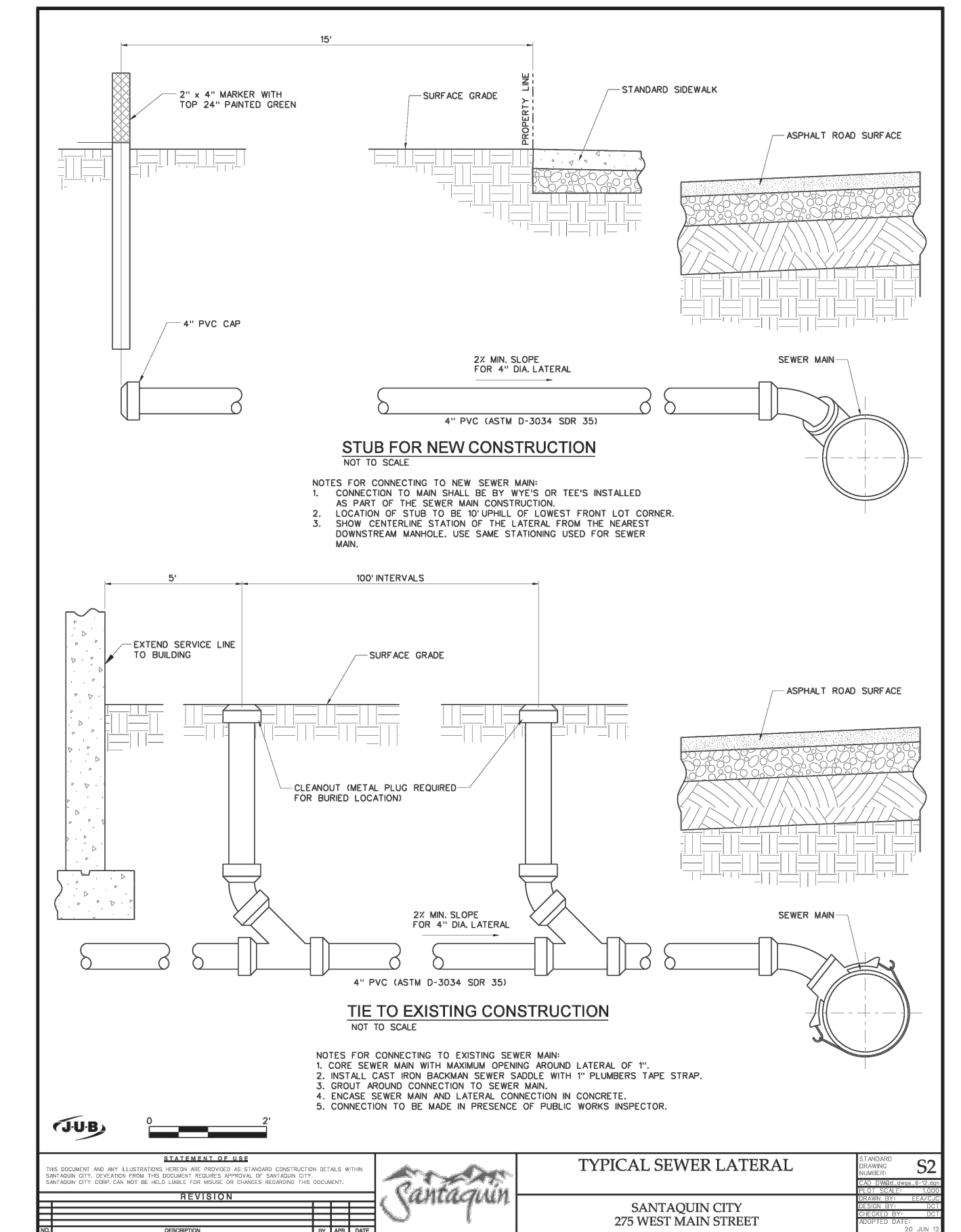
DRIVEWAY APPROACH WITH PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET

10 **Santaquin City - Driveway Approach with Park Strip**
Not to Scale



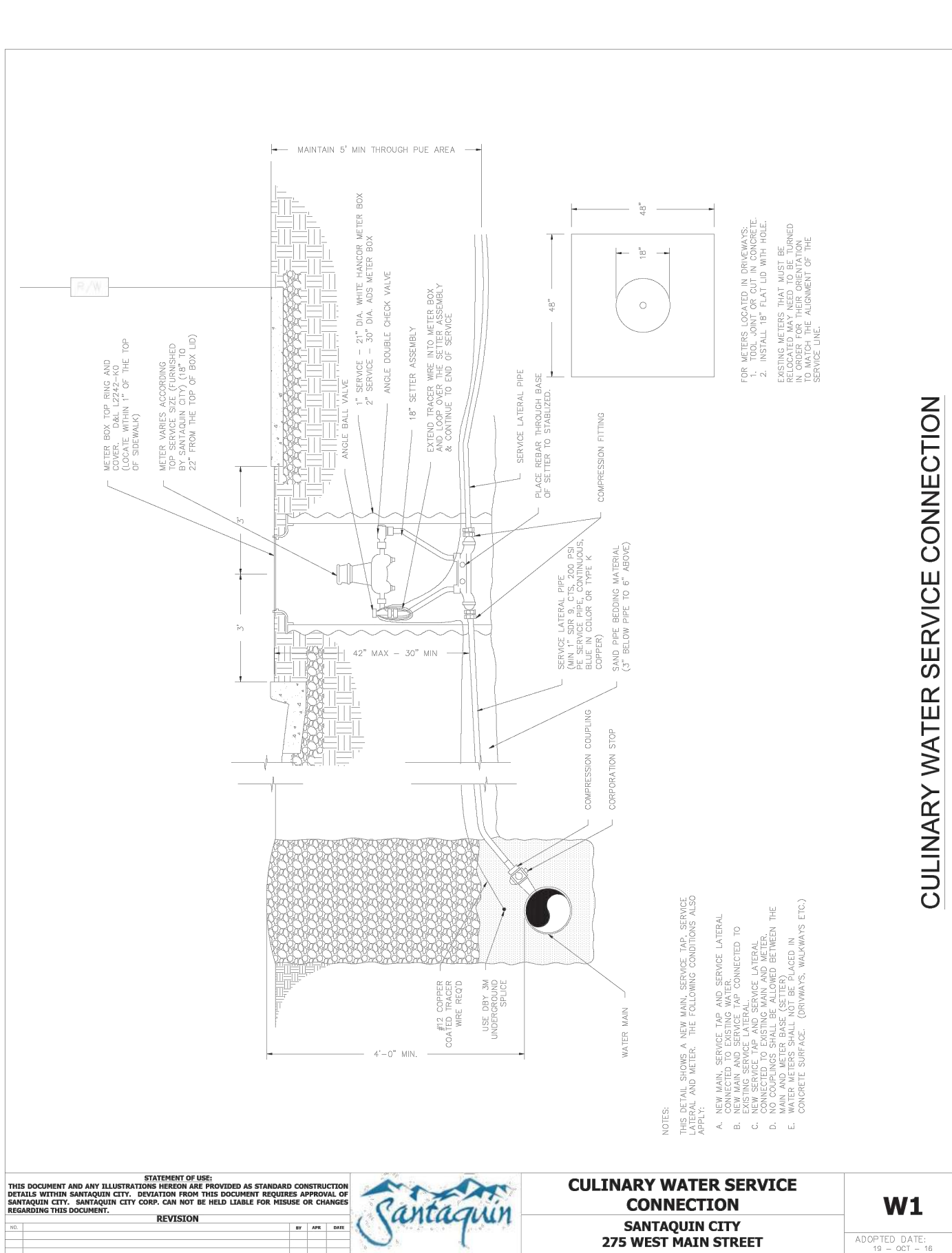
TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

16 **Santaquin City - Not Used**
Not to Scale



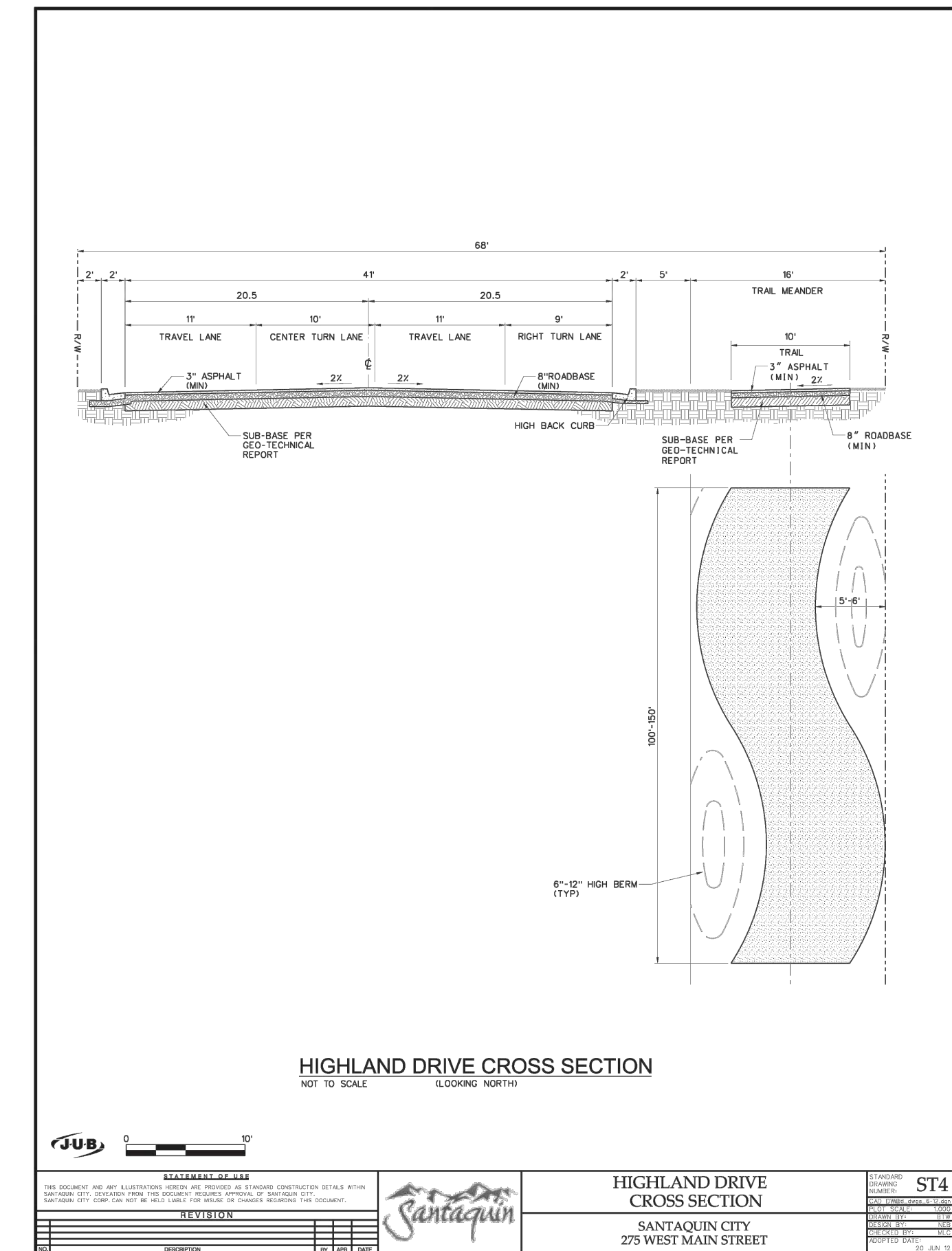
TYPICAL SEWER LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

13 **Santaquin City - Typical Sewer Lateral**
Not to Scale



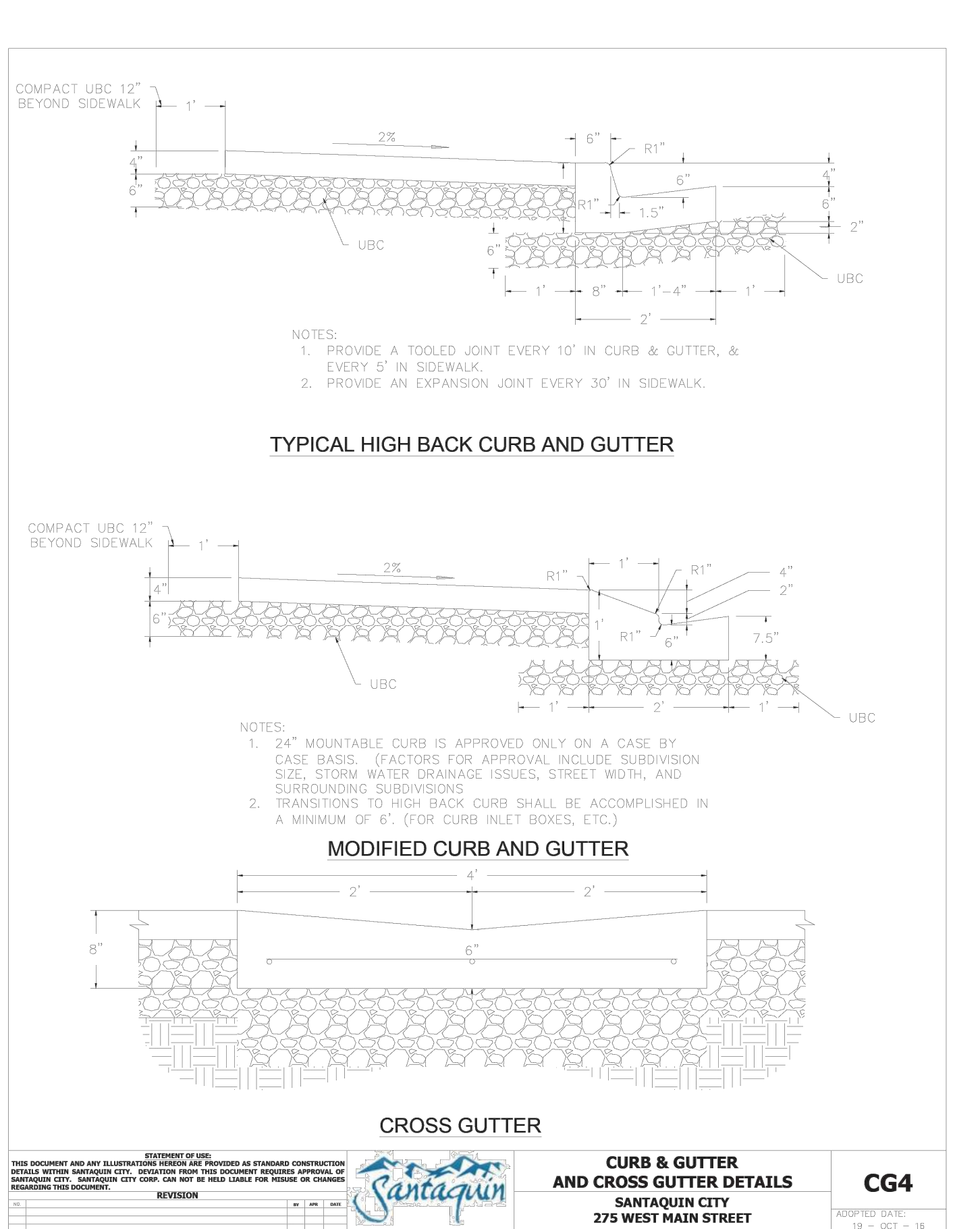
CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

11 **Santaquin City - Culinary Water Service Connection**
Not to Scale



HIGHLAND DRIVE CROSS SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

9 **Santaquin City - Highland Drive Cross Section**
Not to Scale



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

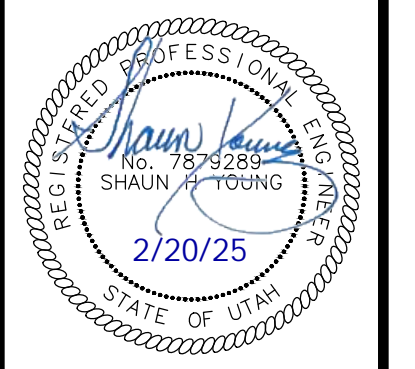
15 **Santaquin City - Curb & Gutter and Cross Gutter Details**
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 DT



Details
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025
SHEET NO. **C4.2**



User Inputs

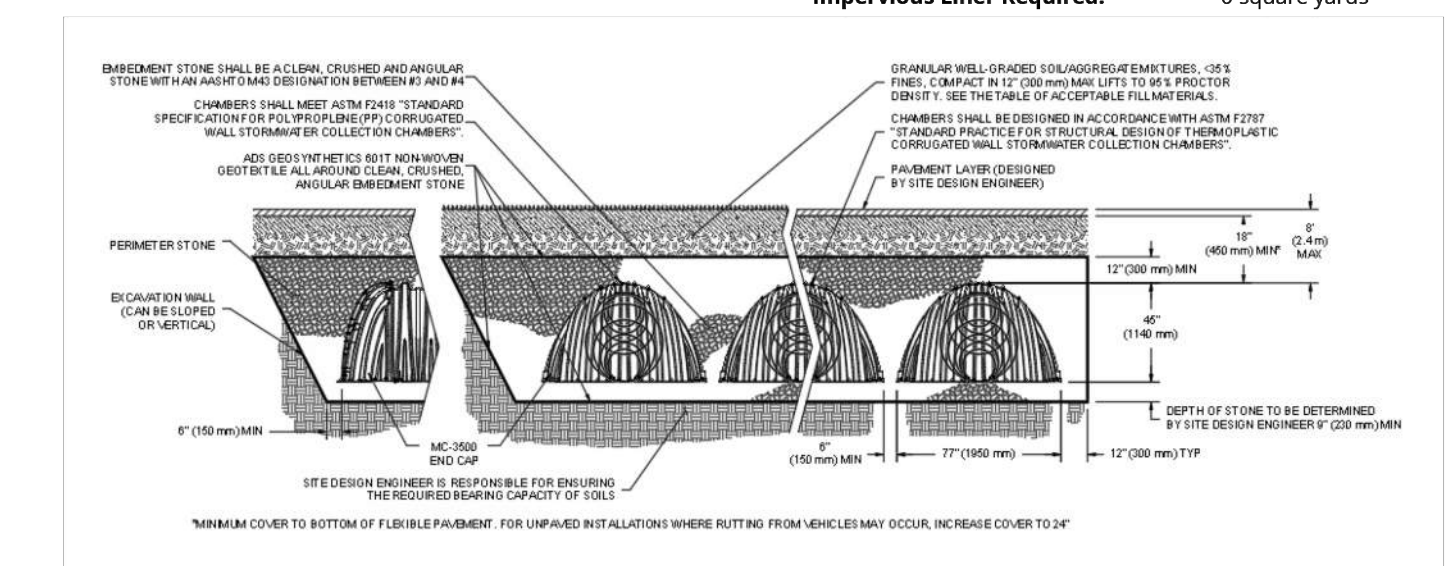
Chamber Model: MC-3500
 Outlet Control Structure: No
 Project Name: Amsource Santaquin
 Engineer: Jordan Webb
 Project Location: Utah
 Measurement Type: Imperial
 Required Storage Volume: 826 cubic ft.
 Stone Porosity: 40%
 Stone Foundation Depth: 9 in.
 Stone Above Chambers: 12 in.
 Design Constraint Dimensions: (20 ft. x 80 ft.)

Results

System Volume and Bed Size
 Installed Storage Volume: 918.92 cubic ft.
 Storage Volume Per Chamber: 109.90 cubic ft.
 Number Of Chambers Required: 4
 Number Of End Caps Required: 2
 Chamber Rows: 1
 Maximum Length: 34.42 ft.
 Maximum Width: 8.42 ft.
 Approx. Bed Size Required: 289.67 square ft.
 Average Cover Over Chambers: N/A.

System Components

Amount Of Stone Required: 42 cubic yards
 Volume Of Excavation (Not Including Fill): 60 cubic yards
 Total Non-woven Geotextile Required: 141 square yards
 Woven Geotextile Required (excluding Isolator Row): 0 square yards
 Woven Geotextile Required (Isolator Row): 38 square yards
 Total Woven Geotextile Required: 38 square yards
 Impervious Liner Required: 0 square yards



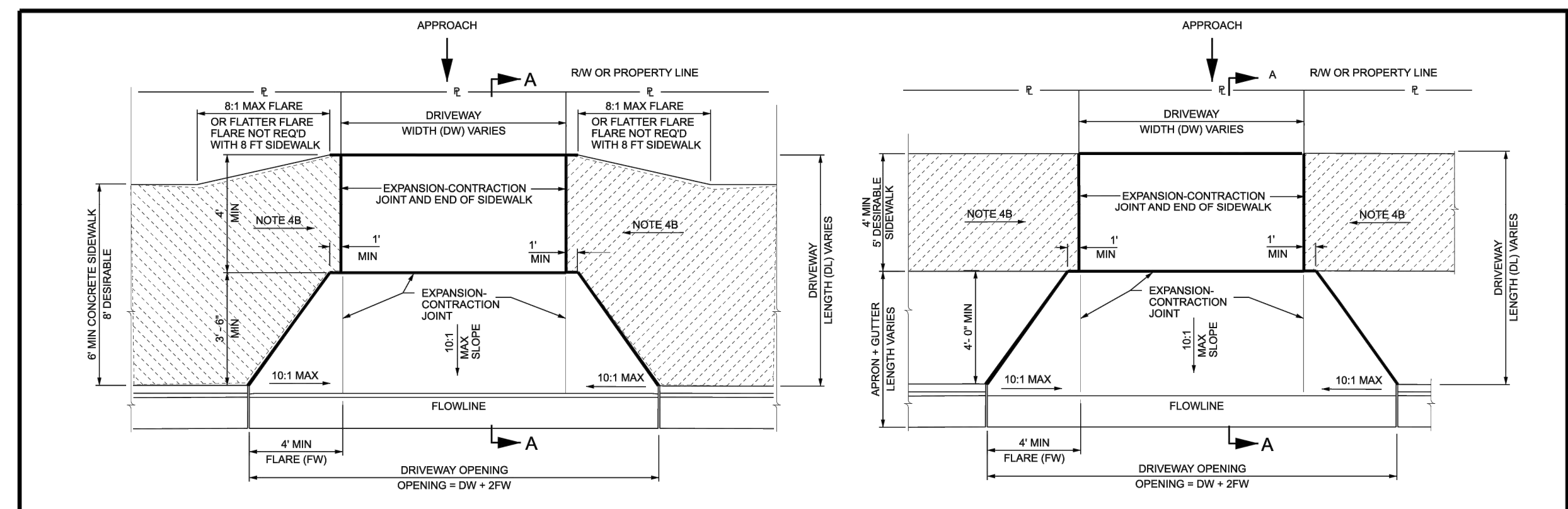
ADS Stormtech MC-3500 System Specifications

18

Not to Scale

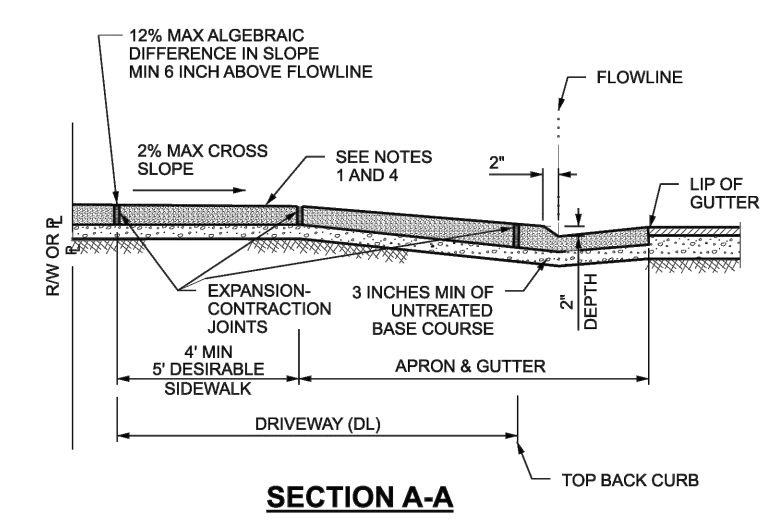
REV	DATE	DESCRIPTION

Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 DT



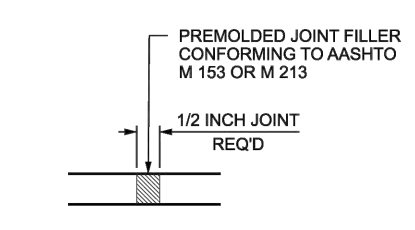
FLARED DRIVEWAY WITH ADJACENT SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP



FLARED DRIVEWAY	FLARE AREA
3 FT	18 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²

ADD (DL, WDW) FOR TOTAL QUANTITY
 QUANTITY CALCULATED USING A 6 INCH CURB



EXPANSION-CONTRACTION JOINT DETAIL

- NOTES:
- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
 - MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT. Laterally AND LONGITUDINALLY SPACED EQUALLY.
 - PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK ADJUTS THE DRIVEWAY.
 - FLARED CONCRETE DRIVEWAY
 - RESIDENTIAL - 6 INCH THICK, COMMERCIAL - 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
 - DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON. APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET, THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 8 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
 - USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
 - REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.

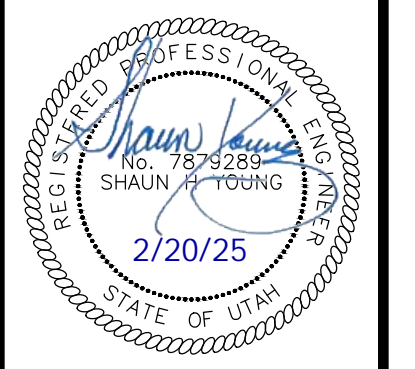
NO.	REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION
 SALT LAKE CITY, UTAH
 8" STANDARD DRAWING EDITION
 2025 Standard Drawing

CONCRETE DRIVEWAYS AND SIDEWALKS

SHEET NO. GW 3A

Details
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



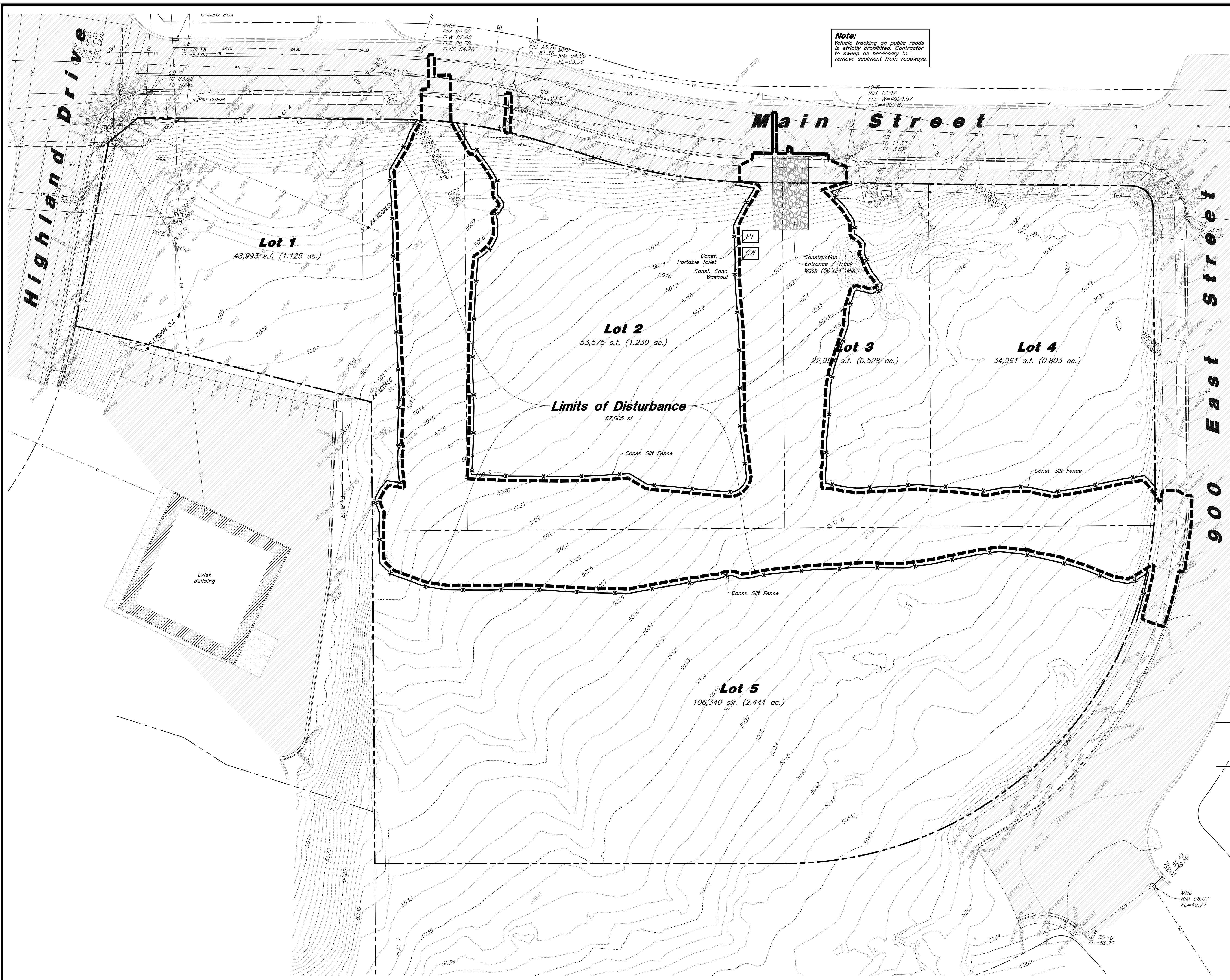
19 Feb, 2025

SHEET NO. **C4.3**

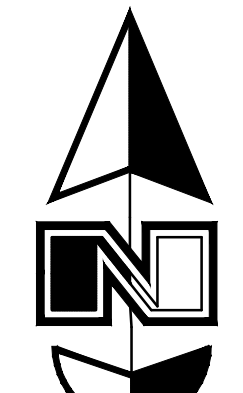
17

UDOT - Concrete Driveways and Sidewalks

Not to Scale



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



Scale: 1" = 30'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.		2	C5.3
Silt Fence		3	C5.3
Limit of Disturbance		1	C5.3
Construction Entrance / Truck Wash (50'x24' Min.)		4	C5.3
Concrete Washout Area		5	C5.3
Portable Toilet			
Gravel Sock			
Existing Contour			
Existing Spot			
Proposed Contour			

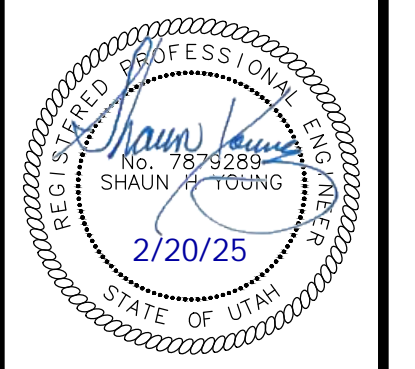
- Erosion Control Notes**
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
 -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

REV	DATE	DESCRIPTION

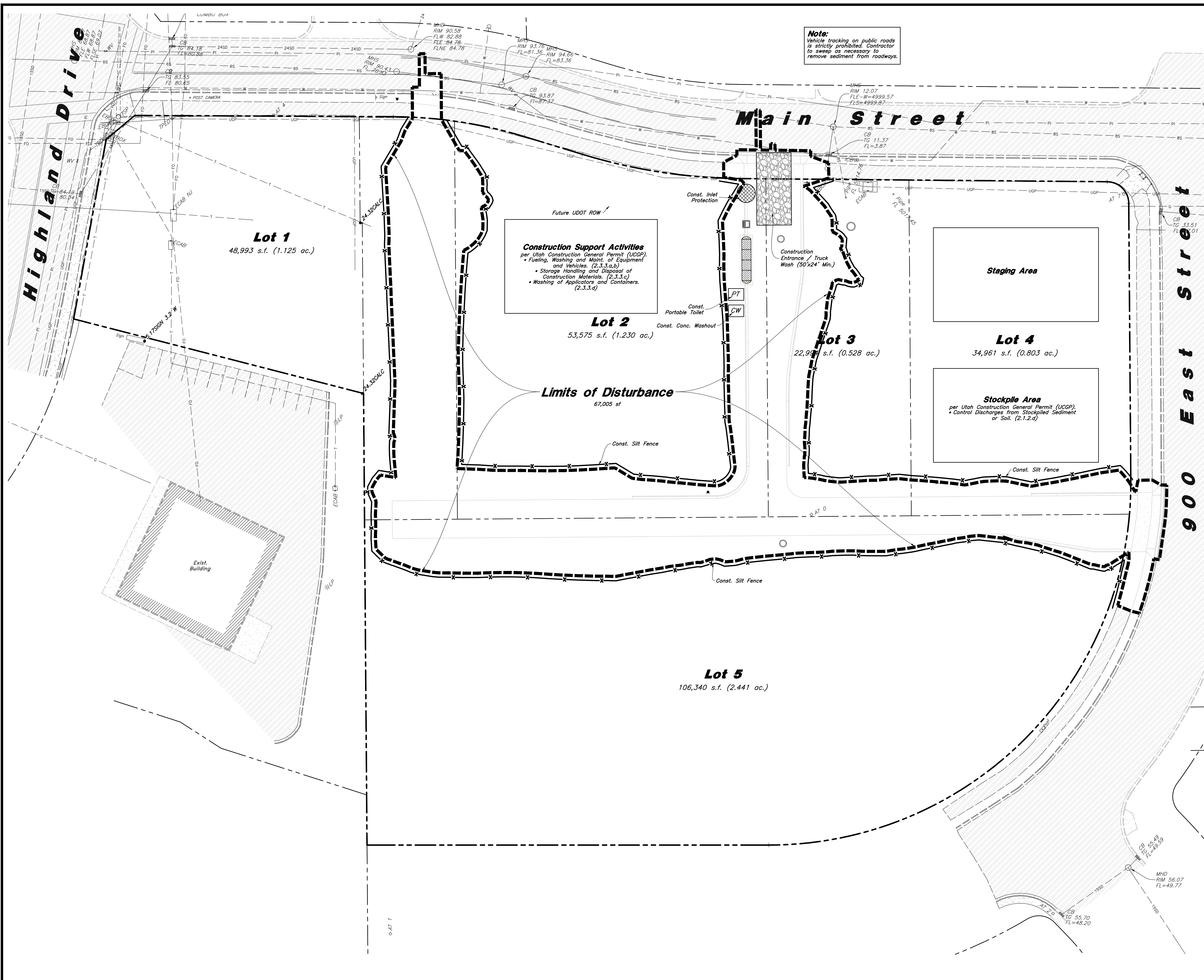
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 527-8629 - AllWatersEngineering.net

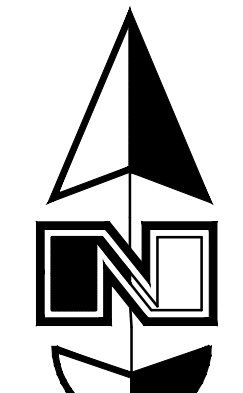
Erosion Control Plan - Phase 1
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO.
C5.1



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



Scale: 1" = 30'



Legend

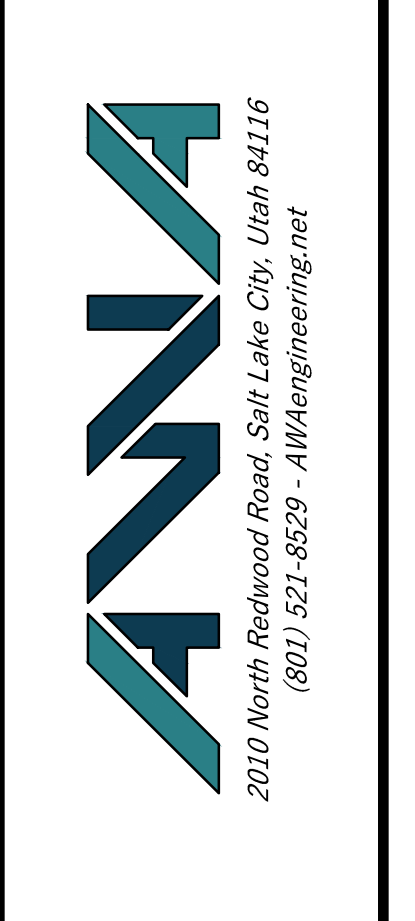
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting. (Symbol: 2) C5.3
- Silt Fence (Symbol: 3) C5.3
- Limit of Disturbance (Symbol: 1) C5.3
- Construction Entrance / Truck Wash (50'x24' Min.) (Symbol: 4) C5.3
- Concrete Washout Area (Symbol: CW) C5.3
- Portable Toilet (Symbol: PT) C5.3
- Gravel Sock (Symbol: 5) C5.3
- Existing Contour (Symbol: ---78---) (78.00'±)
- Existing Spot (Symbol: ---78---) (78.00'±)
- Proposed Contour (Symbol: ---78---) (78.00'±)

Erosion Control Notes

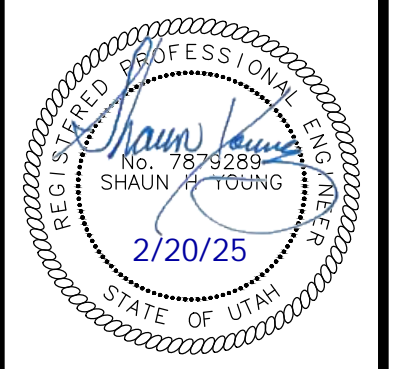
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment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

REV	DATE	DESCRIPTION

Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 EC2



Erosion Control Plan - Phase 2
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO. **C5.2**



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Planner Aspen Stevenson, Police Lieutenant Mike Wall, Fire Chief Ryan Lind, and City Manager Norm Beagley.

Senior Planner Ryan Harris and Public Works Director Jason Callaway were excused from the meeting

Others in Attendance: Assistant City Manager Jason Bond, Recorder Amalie Ottley, EIT Megan Wilson, City Council Member Art Adcock, Alex Rugg (Centracom), Kirk Greenhalgh (Greenhalgh Construction), BJ Ryan (Lennar Homes), Kameron Spencer (Bella Vista), and other members of the public.

Engineer Lundell called the items on the agenda in a different order as some items would take less time to review than others.

Santaquin Peaks Lot #14 Site Plan (Greenhalgh) (Item #2)

A site plan review of lot #14 in the Santaquin Peaks Industrial Subdivision located at approximately 1268 Timpanogos Terrace.

The applicant, Kirk Hunsaker, attended the meeting.

Planner Stevenson indicated that an additional 4 parking stalls need to be added to meet the 25-parking stall requirement. She also indicated that the applicant needs to submit irrigation and photometric plans for the site. Engineer Lundell clarified that the 25-parking stall requirement is based on the usage of the site. Planner Stevenson added that fencing must be installed and must meet the vinyl coated chain link fencing with privacy slats to meet the purchase agreement requirements.

Building Official Spadafora had no comments.

Lieutenant Wall had no comments.

Fire Chief Lind indicated that according to the International Fire Code (IFC) requirements and due to the size of the building, fire sprinklers will need to be installed. Chief Lind's redlines also include required access into a dedicated riser room, that a pressurized irrigation valve (PIV) is not needed, and a fire hydrant must be within 100 feet of the fire department connection (FDC).

Manager Beagley indicated that a recorded agreement and easement must be in place for the use of the adjacent lot and for cross access that will historically be associated with the land if/when ownership changes on either of the lots.

Engineer Lundell pointed out minor redlines regarding landscaping. The applicant indicated he believed there to be an approval for reduced parking. City staff indicated they will research the development and purchase agreement to find an answer regarding any reduction in parking. Engineer Lundell added that pedestrian access must be provided between the site and the trail along Summit Ridge Parkway. He also pointed out some minor landscaping redlines. Lastly, Engineer Lundell stated that the applicant's architectural renderings must be approved by the Community Development and Renewal Agency of Santaquin City (CDRA) and Architectural Review Committee (ARC) prior to building permits being issued.

Manager Beagley made a motion to approve the Greenhalgh Santaquin Peaks Lot #14 site plan contingent on the redlines being addressed. Fire Chief Lind seconded the motion. Planner Stevenson indicated that the access, which is larger than 30-feet, would need to be approved by the DRC.

Manager Beagley amended his motion to approve the Greenhalgh Santaquin Peaks Lot #14 site plan to include the size of the larger access and still contingent on redlines being addressed. Fire Chief Lind seconded the motion

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Silver Oaks Site Plan Update (Item #3)

A request to modify the Silver Oaks site plan located at approximately 590 W. Main Street.

The applicant Lennar Homes is proposing that the dumpsters for the site be removed, and the neighborhood be serviced by individual cans for each residence. BJ Ryan, a representative for the applicant, attended the meeting. He indicated the reason for the change was that the site was originally designed for renters. Lennar Homes is currently planning the community for homeowners rather than renters. He indicated that the garbage cans would fit sufficiently in garages without impeding parking. Manager Beagley clarified with the applicant that the garbage cans would be placed in the garage alleyways on garbage days and picked up the same day and would be governed by a Homeowners Association (HOA) Covenants, Conditions & Restrictions (CC&Rs).

Planner Stevenson had no comments

Building Official Spadafora had no comments.

Lieutenant Mike Wall expressed concerns about public safety as vehicles have a hard time getting by multiple garbage cans. He indicated that it will be expected that the HOA will keep homeowners in compliance.

Fire Chief Lind had no comments.

City Manager Beagley had no comments.

Engineer Lundell informed the applicant that the CC&Rs will need to be submitted to the city for approval including the new requirements for garbage cans.

Lieutenant Wall inquired about stop signs on the site. Members of the DRC discussed the future of the commercial buildings in the subdivision in conjunction with the stop signs shown on the plans. Staff indicated that they would take into consideration the stop signs with future development of the commercial portions of the subdivision.

Manager Beagley made a motion to approve the request for the change to the site plan, allowing for individual trash cans rather than dumpsters at the site with the condition that CC&Rs be updated to reflect that the HOA will manage trash pick-up and can distribution. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Bella Vista Preliminary Plan (Item #1)

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

The applicant, Kameron Spencer, attended the meeting.

Planner Stevenson indicated that there are multiple lots with double frontages that need to be addressed as well as the corner lots, which don't meet the 95-foot frontage requirement. She added that one of the street blocks is longer than 1000 feet, which is not allowed by the City Code.

Building Official Spadafora indicated that addressing is not required at the preliminary plan stage but would like to receive updated plans from the applicant so that addressing can be completed and reviewed.

Lieutenant Wall indicated that the cul-de-sac on 680 North is missing a stop sign.

Fire Chief Lind pointed out that the International Fire Code (IFC) prohibits parking in cul-de-sacs to allow for sufficient turning radii for emergency vehicles.

Manager Beagley addressed the details on 400 East needs to include that the cross section is meeting the full required width. He indicated that the routing and alignment as shown on the plans for the sewer will have to be reviewed and adjusted.

Engineer Lundell indicated that as there were multiple comments addressed in the redlines, that they would not be able to address them all in the meeting, but the DRC has attempted to address the major concerns with the plans as proposed. Engineer Lundell reiterated Planner Stevenson's concerns about the lots on 400 East having double frontage stating that adjustments will have to be made to meet

subdivision requirements in the city code. Kameron Spencer indicated that in coordination with Nebo School District, it made sense to plan the neighborhood in a north to south orientation for future development. Manager Beagley stated that a plat note indicating that there is not to be entry/access to the back of those lots would have to be recorded and a fence should be installed. The applicant stated they would prefer to add a plat note than to build a fence on the east side of the site. Kameron Spencer also pointed out that they are trying to plan and coordinate for the future school site and connectivity. He added that the sewer was planned and re-routed in a way that multiple connections could be accomplished.

Members of the DRC discussed the need to work through revising the sewer routing and connections to be more in line with the City's Master Plan. Engineer Lundell pointed out that an overall phasing plan was not included with the plan set and that notes regarding phasing need to be updated. He noted that each phase needs to stand alone during the construction process. Engineer Lundell also pointed out the proposed half-plus roadway cross-section is prohibited by city code. A half-plus cross-section may be permitted under specific criteria if the adjoining property is not developed. He added that as the property south of the subdivision is currently developed, the full right of way width including asphalt, curb, and gutter must be provided by the applicant. Manager Beagley added that Royal Land Drive will also have to be included in the full width right of way with asphalt, storm drain, curb, and gutter improvements.

Engineer Lundell indicated where cul-de-sacs are missing utility notations on the plans and where laterals for lot #322 will have to be located entirely on the lot and not the adjoining property. He also informed the applicant that appropriate turn arounds meeting fire code will have to be accounted for. Engineer Lundell discussed the retention tanks (R-Tanks) in the area that need to be constructed and rated for heavy traffic. Manager Beagley reiterated the failure of R-Tanks in another area of the City has happened due to misplacement in construction sites. Engineer Lundell pointed out that the current subdivision plans landlock farmland property on the south side of the site. As that property does not have second access or sufficient frontage to their property, it is not allowable for them to be landlocked by another development. Mr. Spencer indicated that they would work with that property owner to make provisions on the site plan to allow for access. Assistant Manager Bond indicated that on the City's Master Plan there is a planned urban trail that may help with the proposed layout. Lastly, Engineer Lundell pointed out minor redlines that will be included with the plans when returned to the applicant.

Fire Chief Lind made a motion to table the Bella Vista Preliminary Plan. Manager Beagley seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval
January 28, 2025
February 11, 2025

Manager Beagley made a motion to approve the meeting minutes from January 28, 2025, and February 11, 2025. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

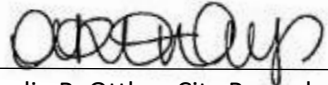
The motion passed.

Adjournment

Lieutenant Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:51 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder