



DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 23, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Griffin Subdivision Preliminary/Final Plan

A preliminary/final review of a 2-lot subdivision located at 270 S 300 E.

2. Provstgaard Acres Plat B Concept Plan

A concept review of a 2-lot subdivision located at approximately 39 E 900 S.

3. Les Schwab Site Plan

A site plan review of a proposed tire retail store located at 98 N. 500 E.

4. Silver Oaks Phase 1 Final Plan

A final review for Phase 1 of a 165-lot subdivision located at approximately 590 W Main Street

5. Santaquin Peaks Subdivision Final Plan

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

MEETING MINUTES APPROVAL

6. May 9, 2023

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

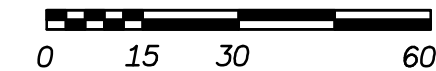
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and on the State 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:

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

Amalie R. Ottley, City Recorder



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

OWNER/DEVELOPER

CONTACT: ANDREW GRIFFIN
PHONE: 435-619-3465

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

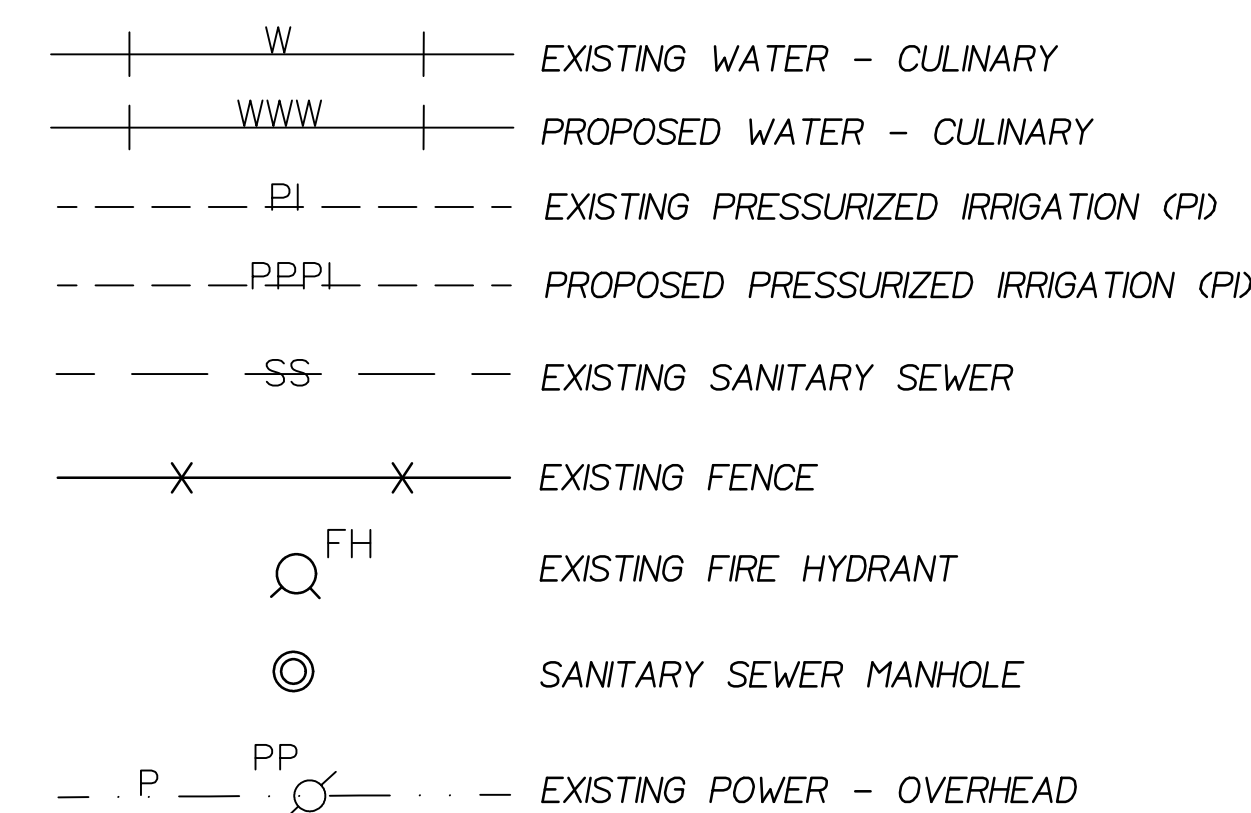
SETBACK REQUIREMENTS

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

UTILITY STATEMENT:

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

LEGEND



NOTES:

PRELIMINARY – NOT FOR CONSTRUCTION

SITE PLAN SHEET

GRIFFIN SUBDIVISION PLAT "A"

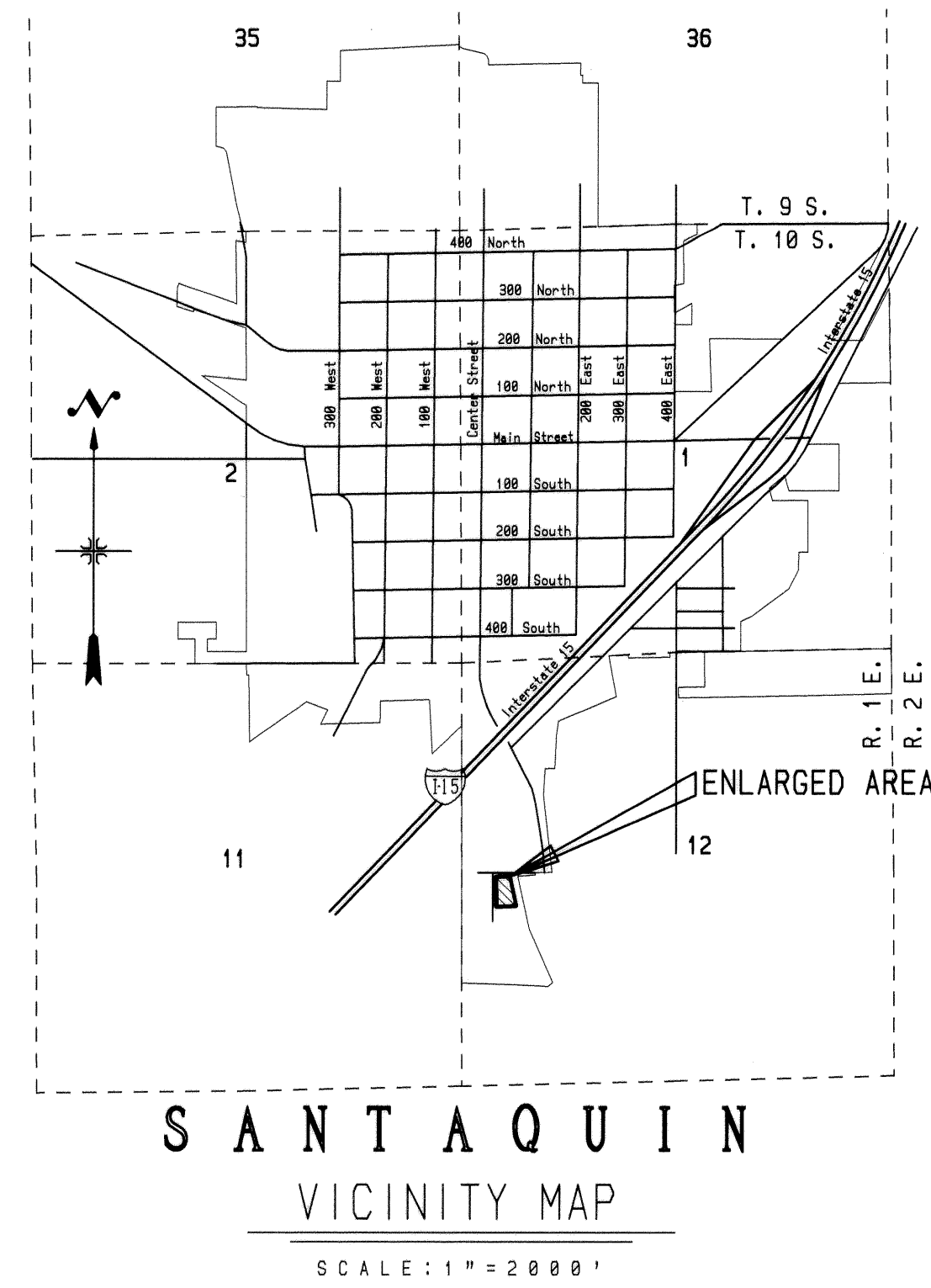
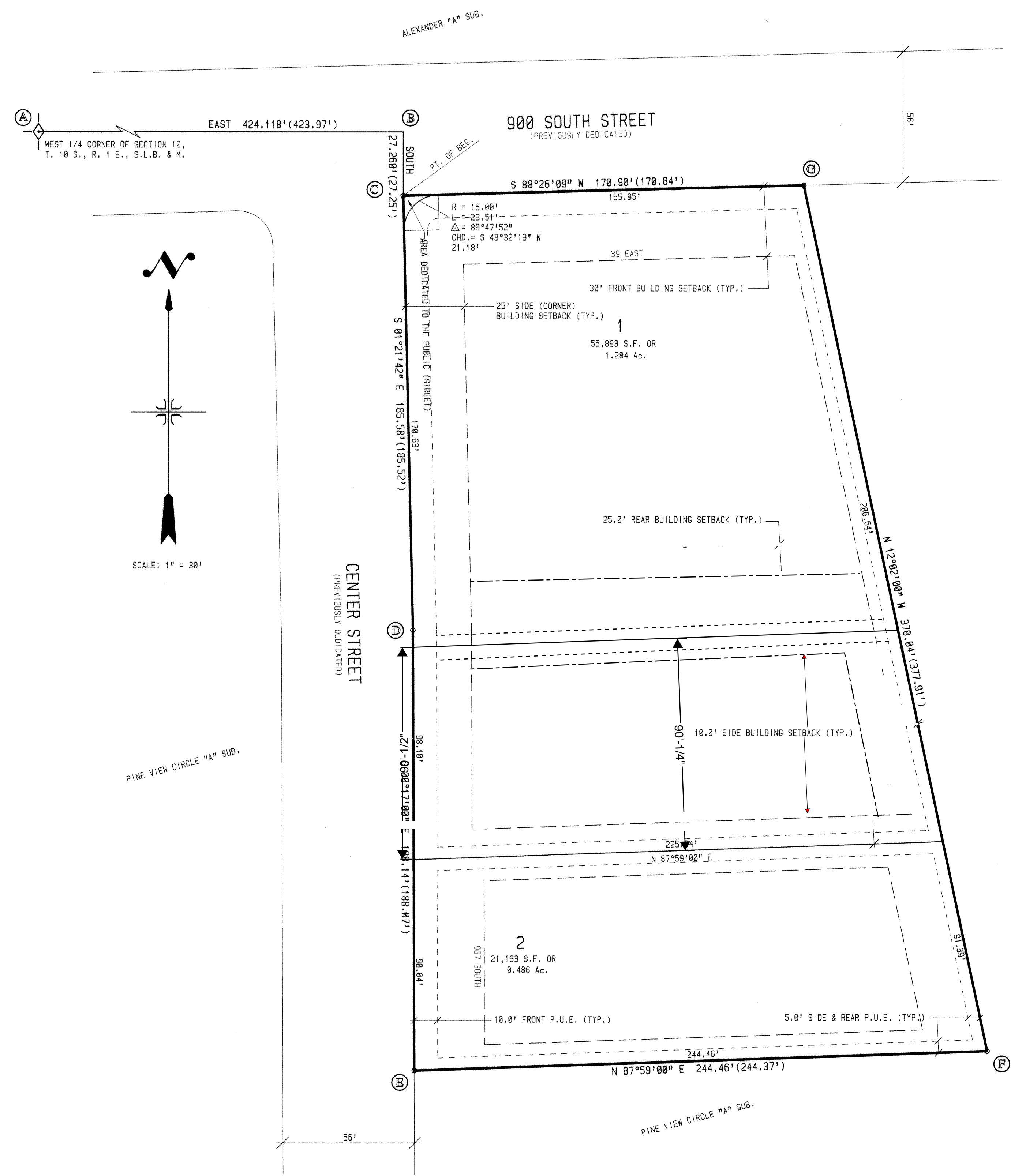
D
C
A

PART OF:
SANTAQUIN TOWNSITE
BLOCK 9, PLAT "B"
SEC. 1, T. 10 S., R. 1 E. S.L.B.M.

| | | |
|----|---------|----------|
| M. | DATE | 04-29-23 |
| | SCALE | 1" = 30' |
| | JOB NO. | 2207 |

DCA SURVEYING 669 RIVER ROCK DR
SANTAQUIN, UTAH, 84655
801-609-2134

R
55 SHEET:
2 OF 2



| STATE PLANE COORDINATES | | |
|-------------------------|--------------|----------------|
| POINT # | NORTHING | EASTING |
| A | 592,870.7600 | 1,920,015.8900 |
| B | 592,870.7600 | 1,920,439.8622 |
| C | 592,843.5092 | 1,920,439.8622 |
| D | 592,658.0437 | 1,920,444.2707 |
| E | 592,469.9706 | 1,920,445.2008 |
| F | 592,478.5702 | 1,920,689.4224 |
| G | 592,848.1725 | 1,920,610.6362 |
| GRID FACTOR = 0.9996565 | | |



LES SCHWAB TIRE CENTER CONSTRUCTION PLANS

SANTAQUIN, UT

DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

UTILITY COMPANY

SANITARY SEWER
JON LUNDELL
CITY OF SANTAQUIN
(801) 754-1974

GAS
DAVE CHRISTENSEN
DOMINION ENERGY
(801) 853-6586

WATER
JON LUNDELL
CITY OF SANTAQUIN
(801) 754-1974

POWER
ROCKY MOUNTAIN POWER
(888) 221-7070

PHONE/CABLE
CENTURYLINK
(801) 974-8130

LEGAL DESCRIPTION

LOT 9
RIDLEY'S SUBDIVISION, PLAT B, BEING A PART OF PARCEL A, RIDLEY'S SUBDIVISION RECORDED
AS ENTRY NO. 111268, 2020 AND AS MAP NO. 17189, OFFICIAL RECORDS OF UTAH COUNTY,
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SANTAQUIN, UTAH COUNTY, UTAH

BASIS OF BEARINGS

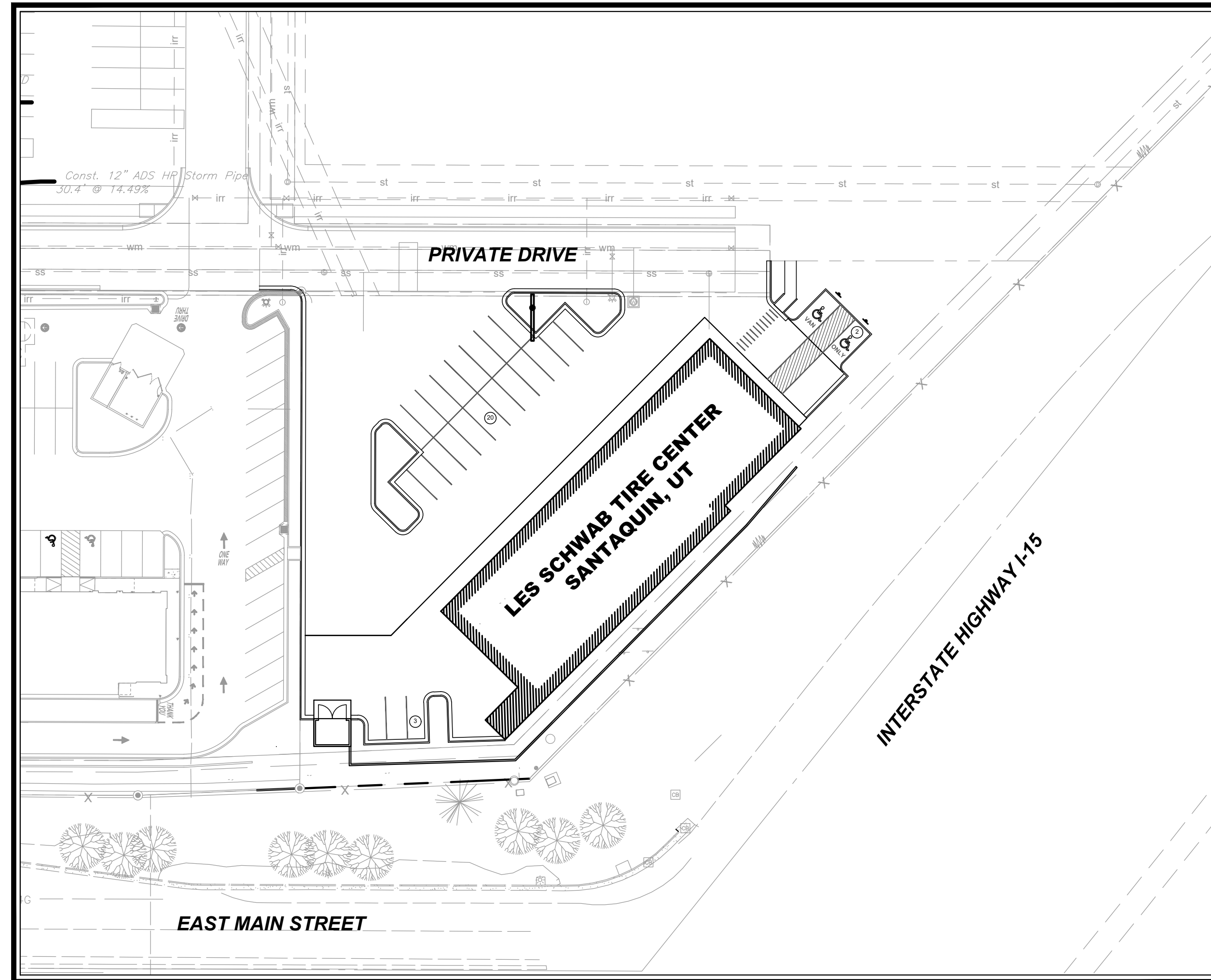
BASIS OF BEARING IS: A LINE BETWEEN MONUMENTS FOUND FOR NORTH QUARTER CORNER
AND THE NORTHEAST CORNER OF SECTION 1 WAS ASSIGNED THE UCS BEARING OF NORTH
89°42'20" EAST.

PROJECT ZONING

ZONING C-1: GENERAL COMMERCIAL



VICINITY MAP



SITE MAP

1" = 40'
NORTH

SHEET LIST

GENERAL

G000 COVER SHEET

CIVIL

C001 GENERAL NOTES AND LEGEND
C002 EXISTING CONDITIONS AND DEMOLITION PLAN
C100 SITE PLAN
C200 GRADING & DRAINAGE PLAN
C300 UTILITY PLAN
C400 CIVIL DETAILS
C401 CIVIL DETAILS
C402 CIVIL DETAILS

LANDSCAPE

L101 PLANTING PLAN
L401 IRRIGATION PLAN
L501 LANDSCAPE DETAILS

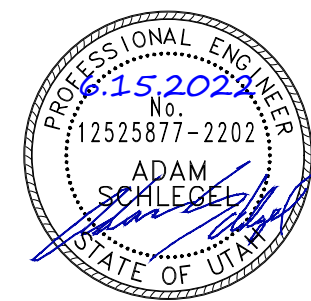
SIGNAGE

SP SIGNAGE SITE PLAN

SIGN-C SIGN ELEVATIONS

SIGN-B PYLON SIGN

500 EAST MAIN ST
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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ENTITLEMENT SUBMITTAL

6.2.2022
DRAWN BY | BEATTY
CHECKED BY | AUBE
REVISIONS

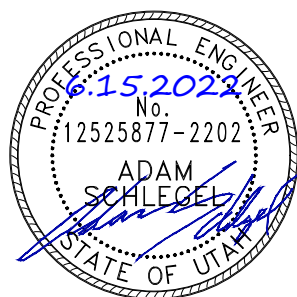
ARCHITECT
CUSHING TERRELL
CORY NELSON
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

CIVIL ENGINEER
CUSHING TERRELL
ADAM SCHLEGEL, PE
411 E MAIN STREET SUITE 101
BOZEMAN, MT 59715
(406) 922-7111

ELECTRICAL ENGINEER
CUSHING TERRELL
MIKE BEGLINGER, PE
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 577-5618

LANDSCAPE ARCHITECT
CUSHING TERRELL
ANGELA HANSEN
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 577-5618

GEOTECHNICAL ENGINEER
GORDON GEOTECHNICAL, INC
4426 SOUTH CENTURY DRIVE
SUITE 100
SALT LAKE CITY, UT 84123
(801) 327-9600



ABBREVIATIONS

| | | | |
|----------|-------------------------------------|---------|--------------------------------------|
| @ | AT | LT | LEFT |
| AB | ABANDONED | MEG | MATCH EXISTING GRADE |
| AHJ | AUTHORITIES HAVING JURISDICTION | MH | MANHOLE |
| APPROX | APPROXIMATE | MTR | METER |
| ASCE | AMERICAN SOCIETY OF CIVIL ENGINEERS | NTS | NOT TO SCALE |
| BC | BACK OF CURB | OC | ON CENTER |
| BCR | BACK OF CURB RADIUS | OH, OHP | OVERHEAD, OVERHEAD POWER |
| BM | BENCHMARK | OHU | OVERHEAD UTILITIES |
| BOT | BOTTOM | PB | PULL BOX |
| BP | BURIED POWER | PC | POINT OF CURVATURE |
| BT | BURIED TELEPHONE | PIP | PROTECT IN PLACE |
| BW | BOTTOM OF WALL | ℓ, PL | PROPERTY LINE |
| C&G | CURB & GUTTER | PP | POWER POLE |
| CATV, TV | CABLE TELEVISION | PRC | POINT OF REVERSE CURVE |
| CI | CAST IRON | PT | POINT OF TANGENCY |
| CIPP | CURED IN PLACE PIPE | PVC | POLYVINYL CHLORIDE PIPE |
| ℓ, CL | CENTERLINE | RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE | RIM | RIM OF MANHOLE LID OR GRATE |
| CO | CLEANOUT | ROW | RIGHT OF WAY |
| D, DIA | DIAMETER | SF | SQUARE FOOT, SQUARE FEET |
| DG | DECOMPOSED GRANITE | SP | SPECIAL PROVISIONS |
| DI | DUCTILE IRON | SS | SANITARY SEWER |
| DIP | DUCTILE IRON PIPE | SSMH | SANITARY SEWER MANHOLE |
| DOM | DOMESTIC WATER | ST | STORM DRAIN |
| DW | DRIVEWAY | STA | STATION |
| DWG | DRAWING | STCB | STORM CATCH BASIN |
| EG | EXISTING GRADE | STCI | STORM CURB INLET |
| ELEC, E | ELECTRIC | STD | STANDARD |
| EL, ELEV | ELEVATION | STMH | STORM MANHOLE |
| EOP, EP | EDGE OF PAVEMENT | STYD | STORM YARD DRAIN |
| ESCP | EROSION AND SEDIMENT CONTROL PLAN | SW | SIDEWALK |
| EX | EXISTING | SWPPP | STORMWATER POLLUTION PREVENTION PLAN |
| FC | FACE OF CURB | SY | SQUARE YARD |
| FG | FINISHED GRADE | T, TEL | TELEPHONE |
| FH, HYD | FIRE HYDRANT | TA | TOP OF ASPHALT |
| FL | FLOW LINE | TBC | TOP BACK OF CURB |
| FT | FOOT, FEET | TC | TOP OF CONCRETE |
| G | GAS | TEMP | TEMPORARY |
| GM | GAS METER | TRANS | TRANSITION |
| GV | GAS VALVE | TW | TOP OF WALL |
| GW | GUY WIRE | TYP | TYPICAL |
| HP | HIGH PRESSURE | VCP | VITRIFIED CLAY PIPE |
| IE | INVERT ELEVATION | WM | WATER MAIN |
| INT | INTERSECTION | WV | WATER VALVE |
| IRR | IRRIGATION | W/ | WITH |
| L | LENGTH | Δ | DELTA |
| LF | LINEAL FOOT, LINEAR FEET | | |
| LS | LANDSCAPING | | |

LEGEND

| EXISTING | PROPOSED | |
|----------|----------|--------------------------------------|
| | | ASPHALT |
| | | CONCRETE |
| | | HEAVY DUTY CONCRETE |
| | | REINFORCED CONCRETE |
| | | GRAVEL |
| | | LANDSCAPE |
| | | WATER MAIN |
| | | FIRE SERVICE |
| | | DOMESTIC WATER SERVICE |
| | | STORM DRAIN |
| | | SANITARY SEWER |
| | | BURIED POWER |
| | | OVERHEAD POWER |
| | | BURIED TELEPHONE |
| | | BURIED GAS |
| | | BURIED FIBER OPTIC |
| | | FENCE - CHAINLINK |
| | | FENCE - WOODEN |
| | | FENCE - BARBED WIRE |
| | | BUILDING |
| | | BUILDING ROOF OVERHANG |
| | | VERTICAL CURB |
| | | CURB AND GUTTER |
| | | CURB AND GUTTER - CATCH |
| | | CURB AND GUTTER - SPILL |
| | | VEGETATION EXTENTS |
| | | PROPERTY LINE - SUBJECT |
| | | PROPERTY LINE - ADJACENT |
| | | EASEMENT |
| | | CONTROL POINT |
| | | FOUND PROPERTY CORNER AS NOTED |
| | | FIRE HYDRANT/ CONTROL POINT HYDRANT |
| | | WATER VALVE |
| | | WATER SHUTOFF |
| | | WATER WELL |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN INLET STRUCTURE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN OUTLET STRUCTURE |
| | | STORM DRAIN ROOF DOWNSPOUT |
| | | STORM DRAIN CLEANOUT |
| | | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER CLEANOUT |
| | | UTILITY POLE |
| | | GUY WIRE |
| | | LIGHT POLE (ONE LIGHT AND DIRECTION) |
| | | LIGHT POLE |
| | | TRANSFORMER |
| | | POWER METER OR POWER HANDHOLE |
| | | GAS METER |
| | | TELEPHONE PEDESTAL |
| | | IRRIGATION CONTROL VALVE |
| | | POLE SIGN AND DOUBLE POLE SIGN |
| | | BOLLARD (OR AS NOTED) |
| | | PARKING STALL COUNT |
| | | DECIDUOUS TREE |
| | | CONIFEROUS TREE |
| | | BUSH |

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF SANTAQUIN AND UTAH COUNTY, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, SANTAQUIN, UTAH AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A UTAH LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
12. IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE SANTAQUIN A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

1. ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "REPORT GEOTECHNICAL STUDY PROPOSED LES SCHWAB TIRE CENTER NORTHWEST CORNER OF MAIN STREET AND THE I-15 SOUTHBOUND OFF- RAMP, SANTAQUIN, UTAH" BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED OCTOBER 6, 2021.
2. ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

PROJECT CONDITIONS

- STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNERS REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
- EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

SITE PREPARATION

- PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
- MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

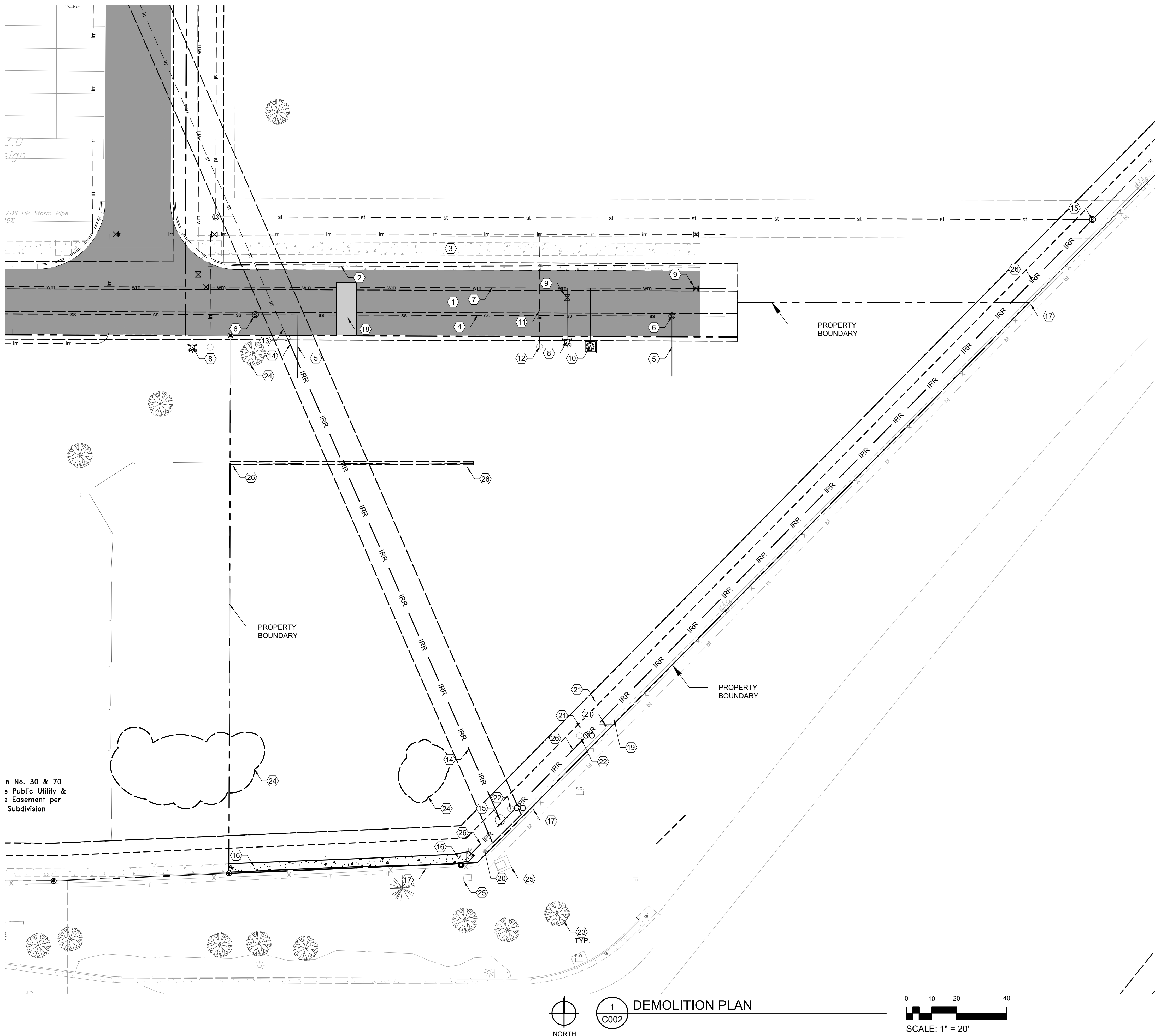
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

GENERAL NOTES

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS

#KEYNOTES

- EXISTING ASPHALT ROADWAY TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING SANITARY SEWER LINE TO REMAIN.
- EXISTING SANITARY SEWER STUB OUT INSTALLED WITH ROADWAY IMPROVEMENTS.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- EXISTING PUBLIC WATERLINE TO REMAIN.
- EXISTING FIRE HYDRANT AND SUPPLY LINE TO REMAIN.
- EXISTING PUBLIC WATER VALVE TO REMAIN.
- EXISTING WATER METER AND SERVICE LINE TO REMAIN.
- EXISTING IRRIGATION LINE TO REMAIN.
- EXISTING IRRIGATION WATER METER TO REMAIN.
- EXISTING IRRIGATION LINE TO BE ABANDONED, CAP LINE AT NORTH PROPERTY LINE.
- REMOVE AND DISPOSE OF EXISTING IRRIGATION LINE.
- EXISTING IRRIGATION MANHOLE TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING IRRIGATION CHANNEL. SEE PLANS FOR MCDONALDS FOR CONDITIONS WEST OF WESTERN PROPERTY LINE.
- EXISTING FENCE TO REMAIN.
- REMOVE AND DISPOSE OF ASPHALT PAVEMENT AS REQUIRED TO INSTALL NEW FIRE SUPPRESSION WATERLINE.
- EXISTING OVERHEAD TELEPHONE LINE TO REMAIN.
- EXISTING OVERHEAD TELEPHONE POLE TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING SIGN & FOUNDATION.
- REMOVE AND DISPOSE OF EXISTING CLEANDOUT TO REMAIN.
- EXISTING TREE TO REMAIN.
- REMOVE EXISTING TREE & STUMP.
- EXISTING POWER BOX TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING 14" IRRIGATION PIPING, SEE SHEET C300 FOR NEW LINE TO BE INSTALLED.



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED, PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

GENERAL NOTES

SITE OFFSETS, PARKING, AND LAND DEVELOPMENT REQUIREMENTS
DEVELOPED PER SANTAQUIN, UT MUNICIPAL CODE (M.C.).

CURRENT ZONING: GENERAL COMMERCIAL

SITE OFFSETS: SANTAQUIN, UT - M.C. 10.20.120
SITE PARKING: SANTAQUIN, UT - M.C. 10.48.040
LANDSCAPING: SANTAQUIN, UT - M.C. 10.52.030

EXISTING BOUNDARIES, PAVEMENTS, AND LAND FEATURES WERE IMPORTED
WITH EXTERNAL SURVEY RECEIVED FROM AWA ENGINEERING.

EXISTING SURVEY DWG ID: SANTAQUIN - PHASE 2 (7-26-21)

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

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

GENERAL NOTES

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#KEYNOTES

1. ASPHALT PAVEMENT. SEE DETAIL 1/C400.
2. CONCRETE SIDEWALK. SEE DETAIL 3/C400.
3. CONCRETE PAVEMENT. SEE DETAIL 8/C402.
4. CURB & GUTTER (CATCH), SEE DETAIL 3/C402.
5. CURB & GUTTER (SPILL), SEE DETAIL 4/C402.
6. CURB & GUTTER (LAYDOWN) SEE DETAIL 9/C402.
7. CONCRETE HEADER CURB. SEE DETAIL 2/C400.
8. SIDEWALK TO BE FLUSH WITH BUILDING AND ASPHALT PAVEMENT.
9. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
10. ADA RAMP WITH DETECTIBLE WARNING PANEL. SEE DETAILS 6/C400.
11. ADA SIGNAGE. SEE DETAIL 4/C400.
12. ACCESSIBLE PARKING STRIPING. SEE DETAIL 5/C400.
13. FIRE LANE NO PARKING SIGN (MUTCD R7-1). MOUNT SIGN SIMILAR TO DETAIL 4/C400.
14. 4" WIDE PAINTED WHITE STRIPING (TYPICAL).
15. CONCRETE CAST IN PLACE RETAINING WALL PER DETAIL 10/C402. SEE GRADING PLANS FOR TOP OF WALL, FINISH GRADE ON HIGH AND LOW SIDES AND TOP OF FOOTING ELEVATIONS.
16. CATCH BASIN, SEE GRADING PLAN.
17. STORM DRAIN MANHOLE, SEE GRADING PLANS.
18. 1000 GALLON PRECAST GREASE INTERCEPTOR PER DETAIL 2/C402.
19. MEDIAN TYPE STORM DRAIN CATCH BASIN, SEE GRADING SHEET FOR MORE INFORMATION.
20. 1' X 6' W/ 4' SPACING PAINTED CROSSWALK.
21. PYLON SIGN, SEE SIGNAGE SITE PLAN AND ELEVATIONS.

PARKING TABLE

| BUILDING | STALL MINIMUM | PROVIDED STALLS | ADA REQUIRED SPACES |
|-------------|---------------|-----------------|---------------------|
| TIRE CENTER | 9'X20' | 25 | 2 |

1. PARKING REQUIREMENTS: 2 PER 1,000 SF GFA. (5) PER SECTION 10.48.040 = 5 SPACES

CODE DEVELOPMENT STANDARDS

| | |
|---------------|-------|
| FRONT | 10 FT |
| SIDE | 5 FT |
| INTERIOR SIDE | 5 FT |
| REAR | 5 FT |
| MAX HEIGHT | 48 FT |

REQUIRED 90° PARKING SPACE SIZE: 9' X 20'
MINIMUM AISLE WIDTH: 24'

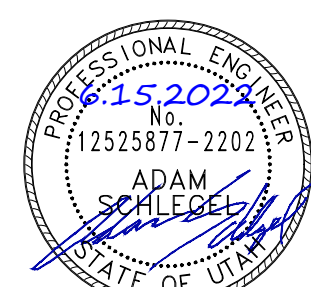
SITE DATA

CURRENT ZONING:
TOTAL AREA OF PROPERTY:
BUILDING SQUARE FOOTAGE:
PARKING LOT AREA:
LANDSCAPING AREA:
CONCRETE WALK AREA:
CONCRETE DRIVE AREA:

GENERAL COMMERCIAL (C-1)
1.014 AC. (44,186 SF)
8,605 SF
16,301 SF
11,990 SF
1,747 SF
4,071 SF

500 EAST MAIN ST
SANTAQUIN, UT 84655

LES SCHWAB TIRE CENTER - SANTAQUIN, UT



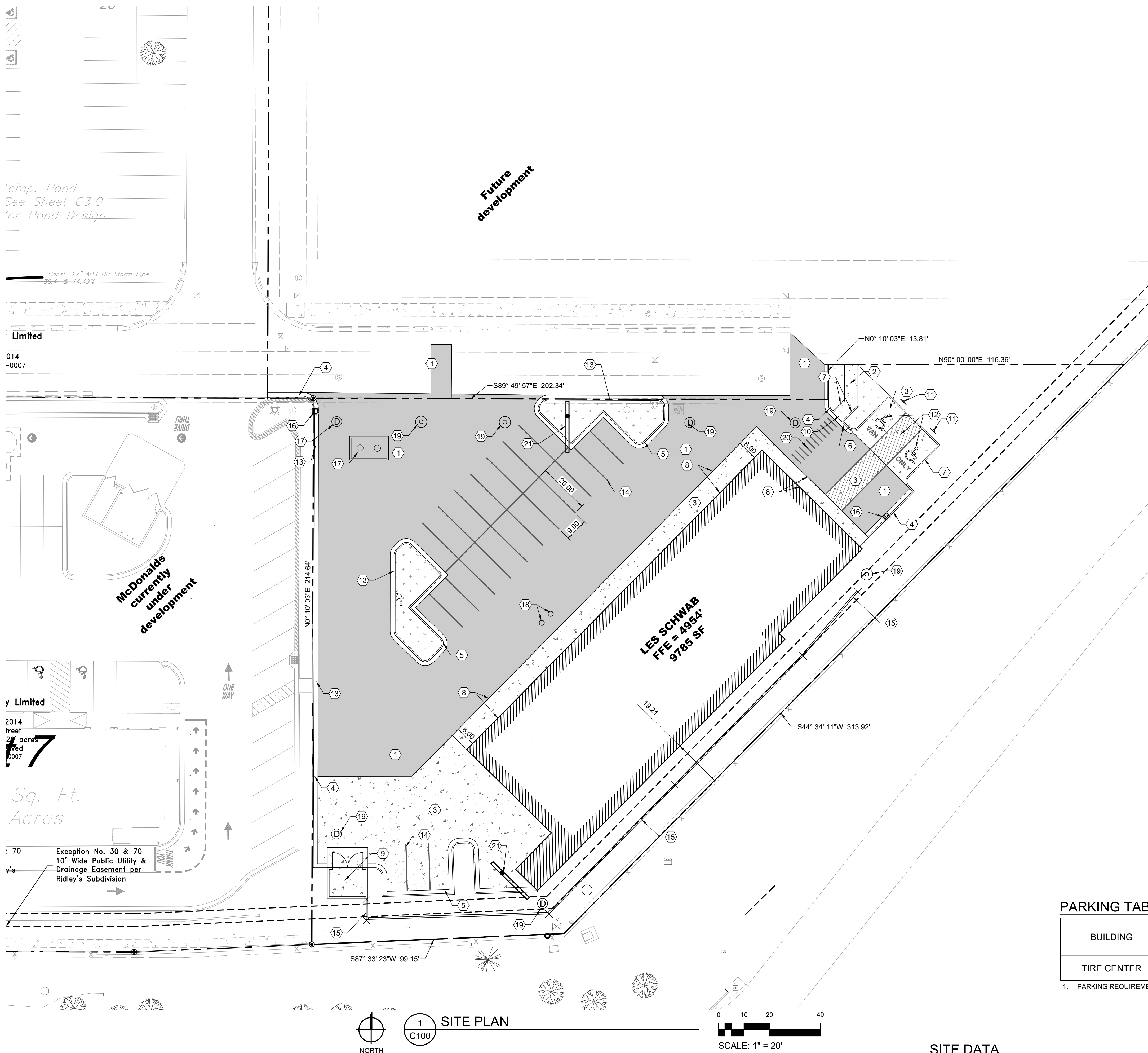
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ENTITLEMENT SUBMITTAL

6.2.2022
DRAWN BY | BEATTY
CHECKED BY | AUBE
REVISIONS

SITE
PLAN

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GRADING NOTES

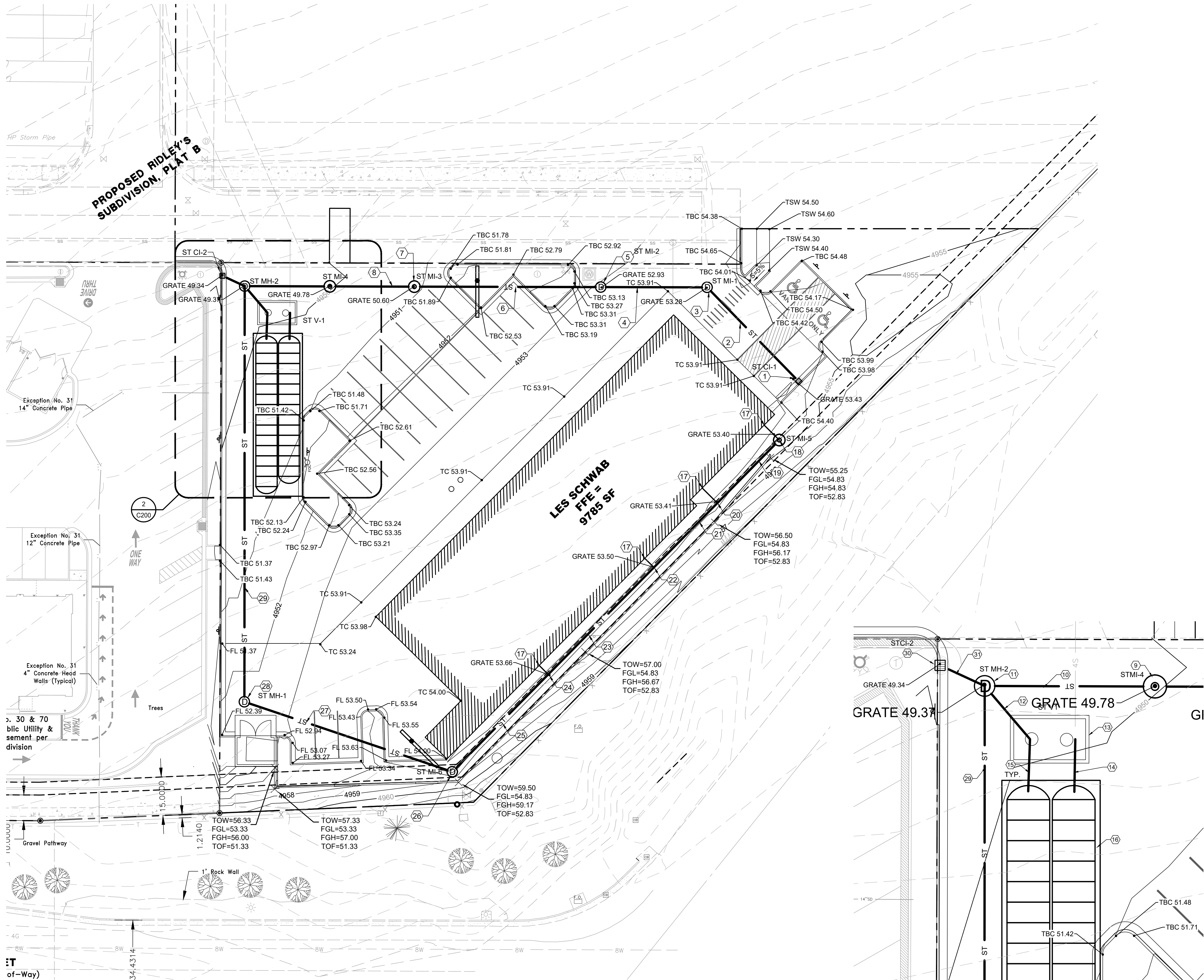
1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 4900 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

KEYNOTES

1. INSTALL 3'x3' CURB INLET CATCH BASIN (STCI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD-1 ON SHEET C400. GRATE EL.=4953.43 INV.(OUT) EL.=4949.82, SUMP ELEV = 4947.82
2. INSTALL 50± L.F. OF 8" ADS PIPE AT 2% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS
3. INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4953.28 INV.(IN) EL.=4948.88 INV.(OUT) EL.=4948.78, SUMP ELEV=4945.78
4. INSTALL 45± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS.
5. INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-2) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4952.93 INV.(IN) EL.=4947.95 INV.(OUT) EL.=4947.85, SUMP ELEV=4944.85
6. INSTALL 70± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS.
7. INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-3) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4950.60 INV.(IN) EL.=4946.56 INV.(OUT) EL.=4946.46, SUMP ELEV=4943.46
8. INSTALL 34± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATION.
9. INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-4) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4949.78 INV.(IN) EL.=4945.89 INV.(OUT) EL.=4945.79, SUMP ELEV=4942.79
10. INSTALL 34± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATION
11. INSTALL 5' DIA. S.D. MANHOLE (ST MH-2) WITH SOLID LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD2 ON SHEET C-400, LID EL.=4949.37, INV.(IN-E) EL.=4945.21, INV.(IN-NW) EL.=4945.54, INV.(IN-S) EL.=4944.76 INV.(OUT) EL.=4943.44
12. INSTALL 14± L.F. OF 12" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
13. INSTALL 8'x12'x7' DEEP PRECAST CONCRETE VAULT (ST V1) WITH 8 ADS BAYFILTER CHAMBERS PER SANTAQUIN CITY PUBLIC STANDARDS & SPECIFICATIONS, AND MANUFACTURER'S SPECIFICATIONS. LID TO MATCH FINISH GRADE. LID EL.= 4949.85± INV.(IN/NW) EL.= 4943.35 INV.(OUT E) EL.= 4943.15 INV.(OUT S) EL. 4943.15 BOTTOM CONC. FLOOR EL.= 4940.15, SEE DETAILS SHEET 2/C-402.
14. INSTALL 11± L.F. OF 12" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
15. INSTALL 11± L.F. OF 12" ADS PIPE AT 3.6% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
16. INSTALL MC-4500 STORMTECH WATER DETENTION SYSTEM WITH ISOLATOR ROWS AT 45.72 FT. LONG, WITH 14 CHAMBERS ON ONE ROW AND 13 CHAMBERS ON THE SECOND ROW AND END CAPS AS SHOWN PER MANUFACTURER'S AND SANTAQUIN CITY STANDARDS & SPECIFICATIONS. BASE OF CHAMBERS EL.=4942.75. SLOPE SIDEWALLS PER GEOTECHNICAL AND OSHA REQUIREMENTS
17. INSTALL 6" ROOF DRAIN LEADER, 6" ELBOW, AND TRANSITION BOOT TO CONNECT TO ROOF DRAIN LEADER.
18. INSTALL 18" ADS MEDIAN INLET CATCH BASIN (STMI-4) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4954.20, INV.(OUT) EL.=4950.79, SUMP ELEV=4947.79.
19. INSTALL 37' OF 8" HDPE PIPE AT 1.6% SLOPE
20. INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4950.26, MATCH SPRINGLINE.
21. INSTALL 37' OF 8" HDPE PIPE AT 1.6% SLOPE
22. INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4949.67, MATCH SPRINGLINE
23. INSTALL 56' OF 8" HDPE PIPE AT 1.6% SLOPE
24. INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4947.70, MATCH SPRINGLINE
25. INSTALL 56' OF 12" HDPE PIPE AT 1.6% SLOPE
26. INSTALL 24" ADS MEDIAN CATCH BASIN (STMI-6) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4950.09, INV.(IN) EL.= 4947.87, INV.(OUT) EL.=4947.77, SUMP ELEV=4944.77.
27. INSTALL 86' OF 15" HDPE PIPE AT 1.6% SLOPE
28. INSTALL 5' DIA. S.D. MANHOLE (ST MH-1) WITH SOLID LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD2 ON SHEET C-400, LID EL.=4950.75 INV.(IN-SE) EL.=4947.47, INV.(OUT) EL.=4947.37, SUMP ELEV=4944.37
29. INSTALL 163' OF 15" HDPE PIPE AT 1.6% SLOPE
30. INSTALL 3'x3' CURB INLET CATCH BASIN (STCI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4949.34 INV.(OUT) EL.=4945.74, SUMP ELEV = 4944.74
31. INSTALL 10± L.F. OF 8" ADS PIPE AT 2% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS



GRADING LEGEND

- PROPOSED SLOPE
- PROPOSED GRADE BREAK
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FLOW LINE ELEVATION
- MATCH EXISTING GRADE ELEVATION
- TOP OF CONCRETE ELEVATION

GRADING & DRAINAGE PLAN

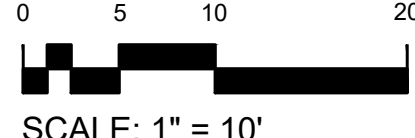
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ENLARGED INFILTRATION PLAN

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1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

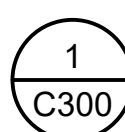
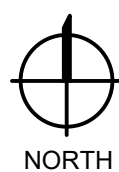
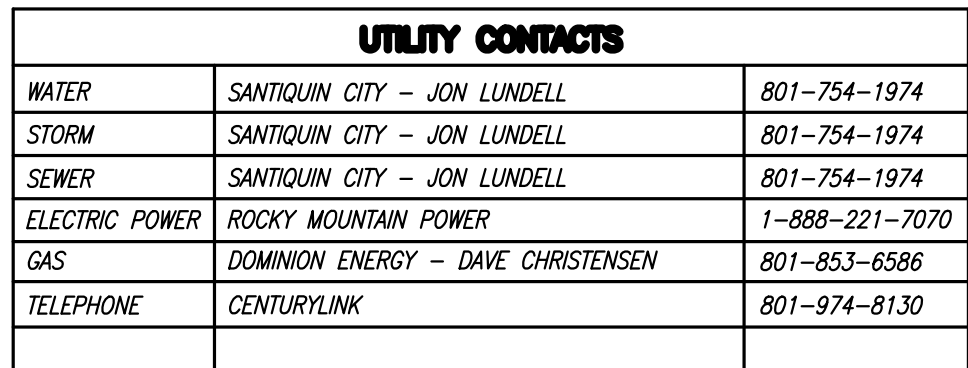
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2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

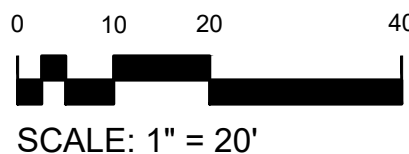
1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT SANTIAGO STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE HDPE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE SANTIAGO STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
4. THE MINIMUM DEPTH OF DRY TRENCH TOP OF PIPE FOR WATER LINES IS 6.0 FT. WHERE AT LEAST 6.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
5. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE THE MINIMUM DEPTH OF DRY TRENCH TO THE FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
7. ANY EXISTING OR NEW VALVES THAT CONTROL THE SANTIAGO WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE SANTIAGO STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING SANTIAGO STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
10. ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
11. PER THE CURRENT STATE OF UTAH ENVIRONMENTAL AGENCY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie, CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT ENVIRONMENTAL QUALITY PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

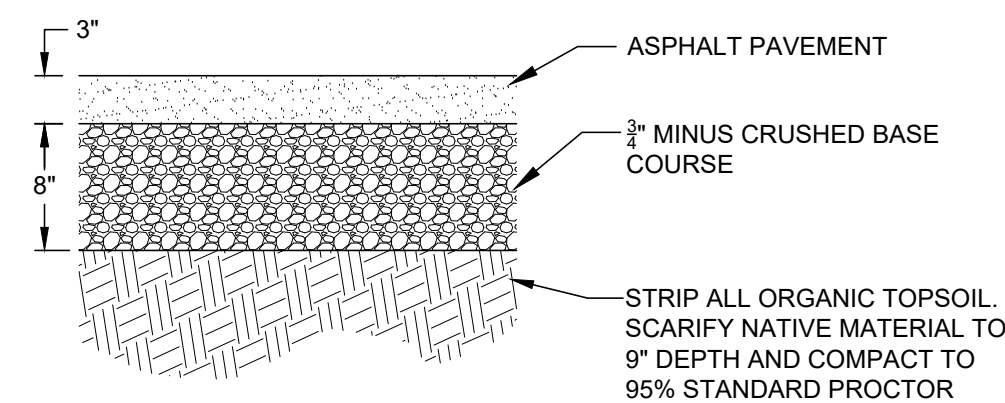
1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SANTIQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CITY OF SANTIQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT MPWSS & ANY APPLICABLE CITY OF SANTIQUIN MODIFICATIONS.
4. PRIOR TO TESTING, THE CONTRACTOR SHALL VERIFY ALL ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER ENVIRONMENTAL QUALITY PROCEDURES AND OBSERVED BY A DESIGNATED OWNER'S INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY OF SANTIQUIN AND UTAH COUNTY MASTER SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY OF SANTIQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
7. AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDEREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDEREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
8. PRIOR TO MANDEREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
9. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

1. EXISTING PUBLIC WATERLINE.
2. INSTALL 8"x8"x8" DI TEE, 8" TRANSITION COUPLING, 8" GATE VALVE W/ VALVE BOX PER DETAILS 2/C401. RETRAIN JOINTS PER DETAILS 3/C416 AND 4/C401. RETRAIN JOINTS AND PROVIDE THRUST BLOCKS PER DETAIL 1/C401.
3. PVC SCH 40 FIRE SUPPRESSION LINE, LENGTH = 2' BIF LF. PER DETAIL 5/C402.
4. 2" X 45° BEND DI BEND W/ RESTRAINED JOINTS AND THRUST BLOCK PER DETAIL 1/C401.
5. CONNECT TO BUILDING. SEE FIRE PROTECTION PLANS FOR EXACT CONNECTION LOCATION AND CONTINUATION.
6. FIRE PUMP INSIDE BUILDING. SEE FIRE SUPPRESSION PLANS.
7. REMOVE POST TYPE FIRE DEPARTMENT CONNECTION PER SANTAUQUIN FIRE DEPARTMENT REQUIREMENTS AND PER DETAIL 7/C402. RETRAIN ALL JOINT ON FIRE DEPARTMENT CONNECTION AND PIPING BACK TO FIRE RISER ROOM.
8. 6" DUCTILE IRON, (TOTAL LENGTH 140' LF.) PER DETAIL 5/C402.
9. 6" X 45° DI BEND, WITH RESTRAINED JOINTS, AND THRUST BLOCK PER DETAIL 1/C401.
10. EXISTING FIRE HYDRANT TO REMAIN.
11. EXISTING SANITARY SEWER SERVICE LATERAL.
12. INSTALL SAS 4" X 4" WYE AND TERMINAL CLEANOUT PER DETAIL 6/C401.
13. 4" PVC SDR 26 SANITARY SEWER PIPE SET @ 2% MIN. SLOPE, PER DETAIL 5/C402.
14. 4" X 4" X 4" SAS WYE.
15. SAS DOUBLE CLEANOUT PER DETAIL 5/C401.
16. VENT PIPING FROM SAND OIL INTERCEPTOR. SEE PLUMBING PLANS FOR CONNECTION.
17. EXISTING WATER METER. CONTRACTOR TO FIELD VERIFY SIZE.
18. 1.5" X 2" REDUCER.
19. 2" PVC SCH 80 WATERLINE. MIN BURY DEPTH OF 48", PER DETAIL 5/C402.
20. 2" X 45° BEND PVC SCH 80 WATERLINE.
21. 2" X 90° ELBOW PVC SCH 80 WATERLINE.
22. CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
23. 1,000 GAL PER HOUR FABRICATED CONCRETE SAND OIL SEPARATOR PER DETAIL 2/C402.
24. NEW HOPE IRRIGATION PIPING (14' TO EXISTING EXISTING) TO BE INSTALLED IN SAME ALIGNMENT AND ELEVATIONS AS EXISTING IRRIGATION LATERAL PIPING.

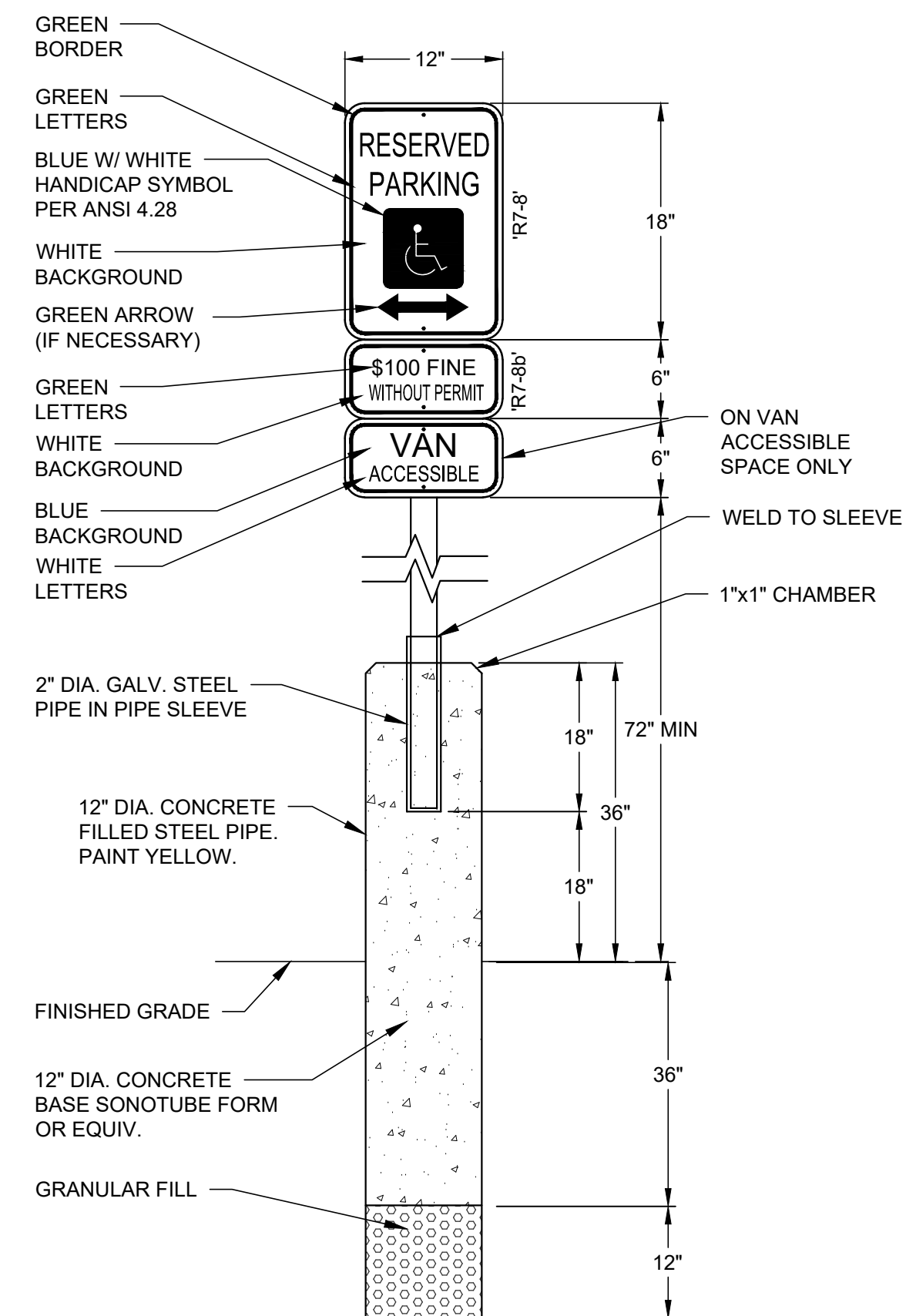
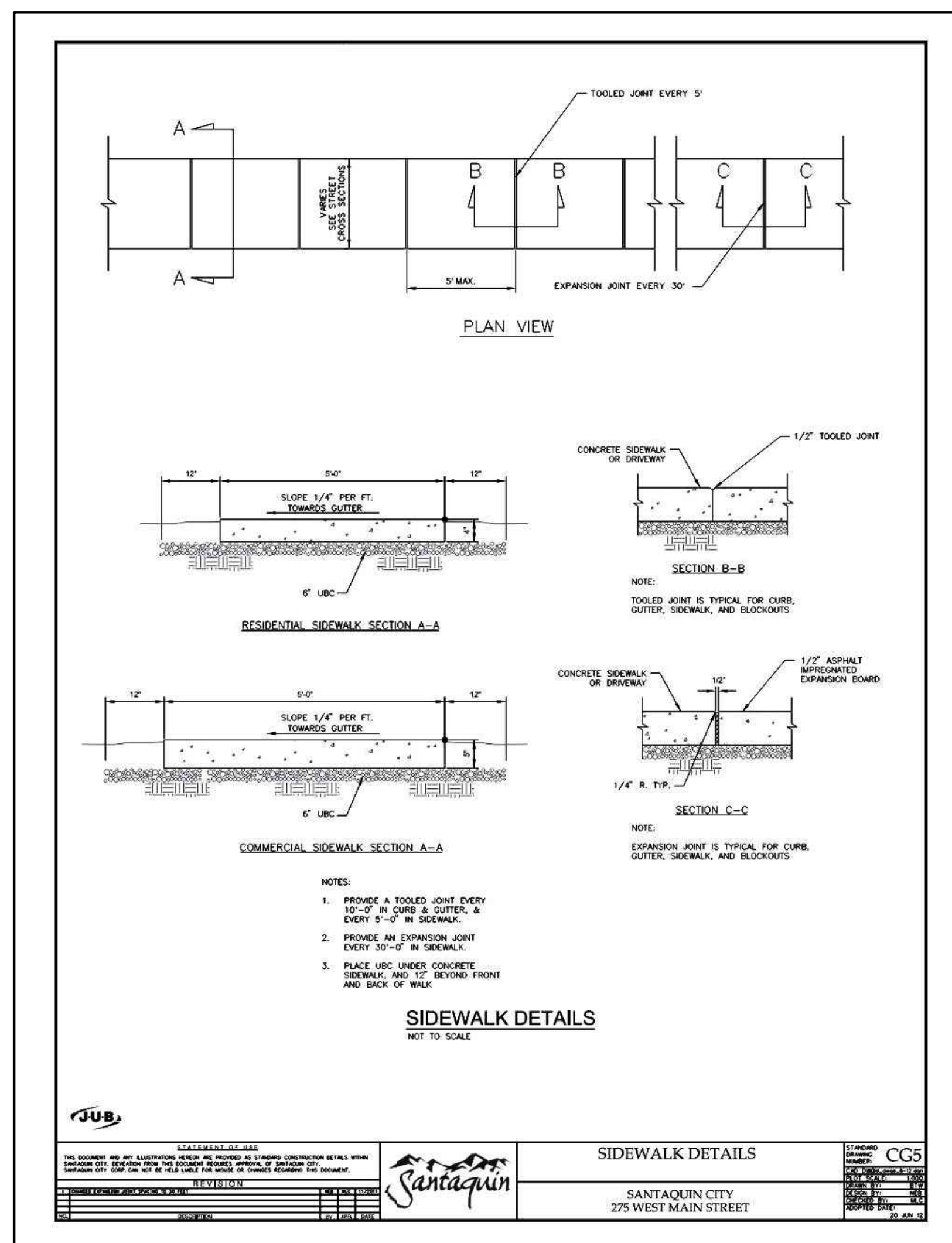
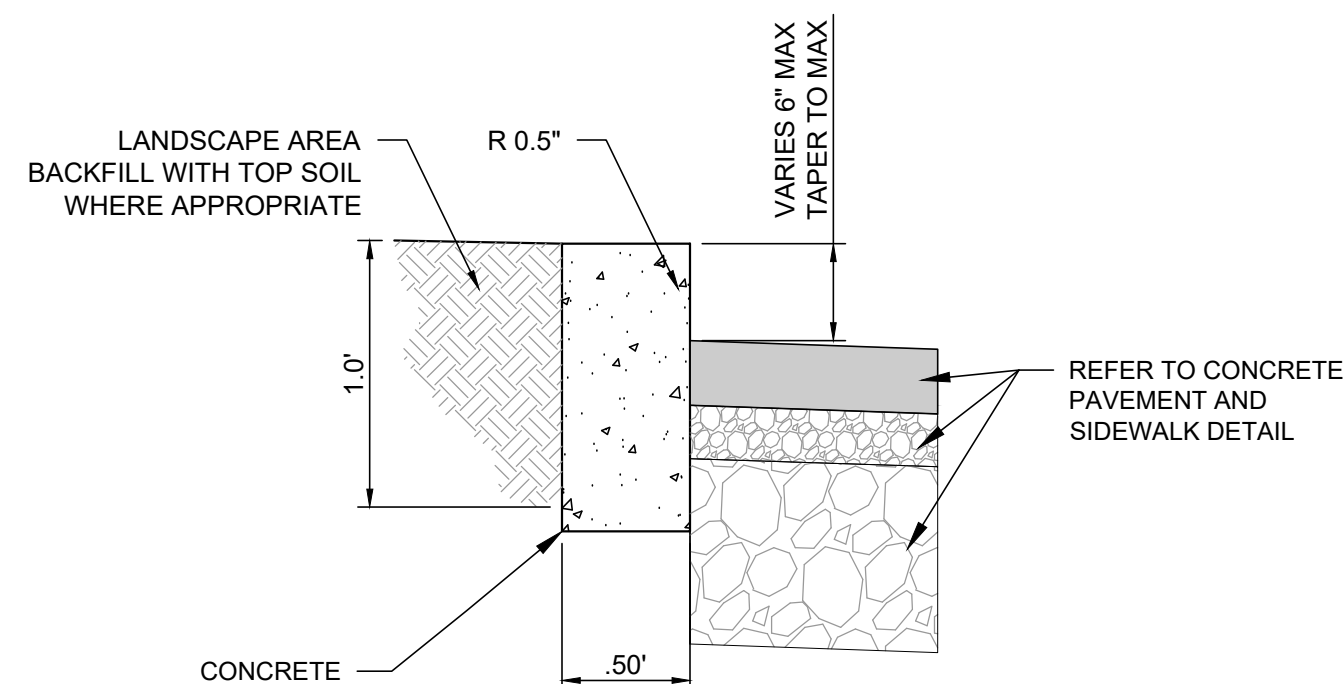


UTILITY PLAN

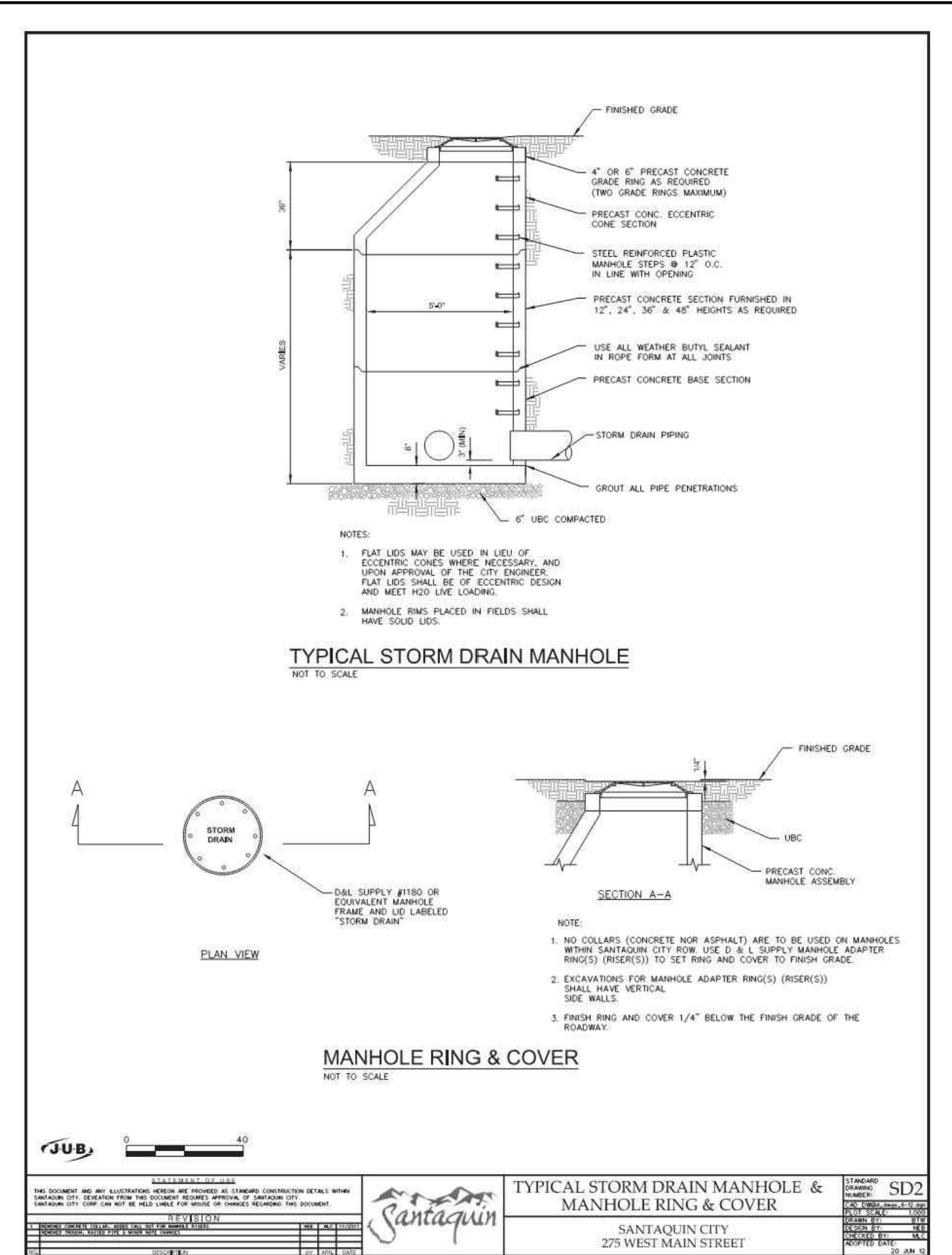
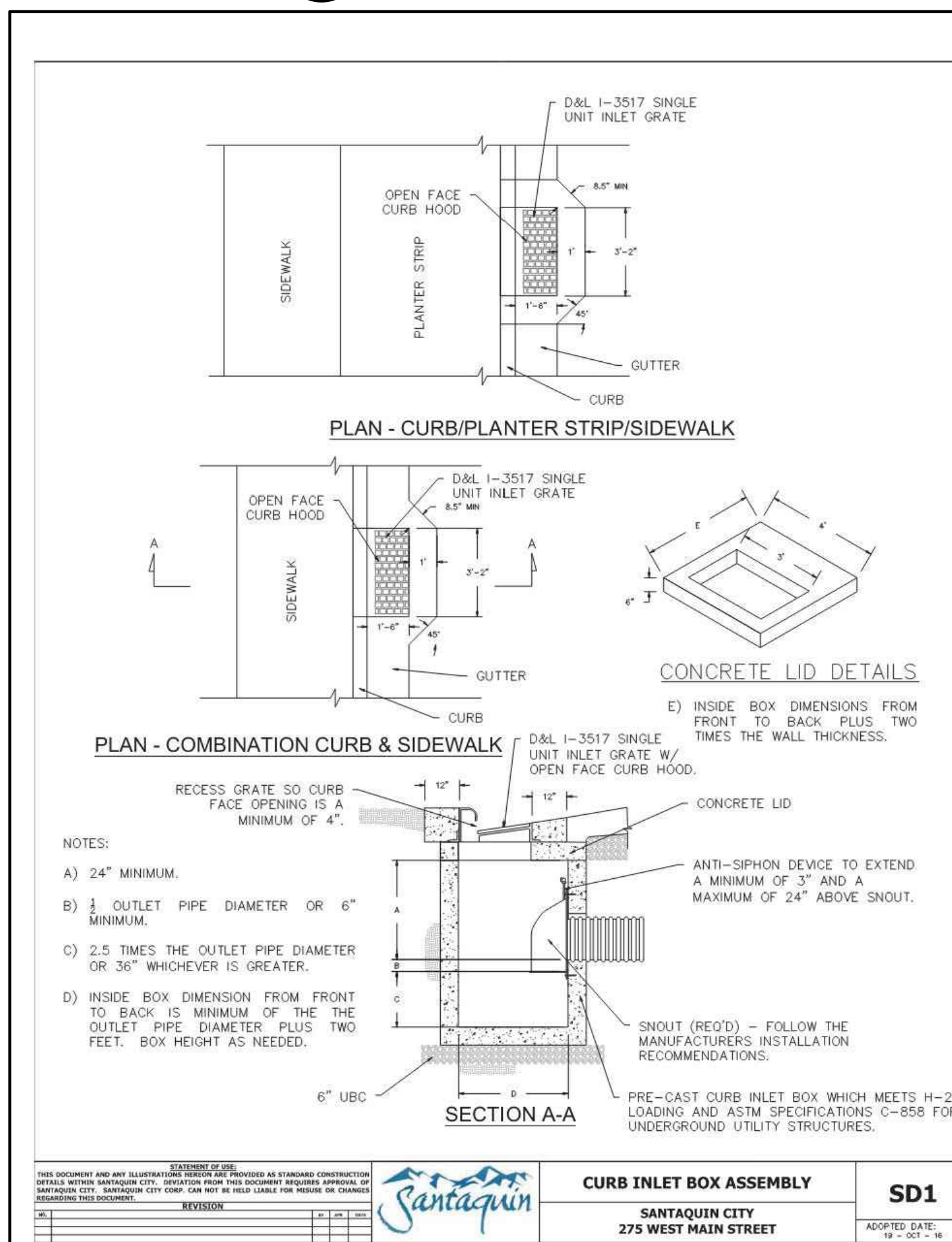
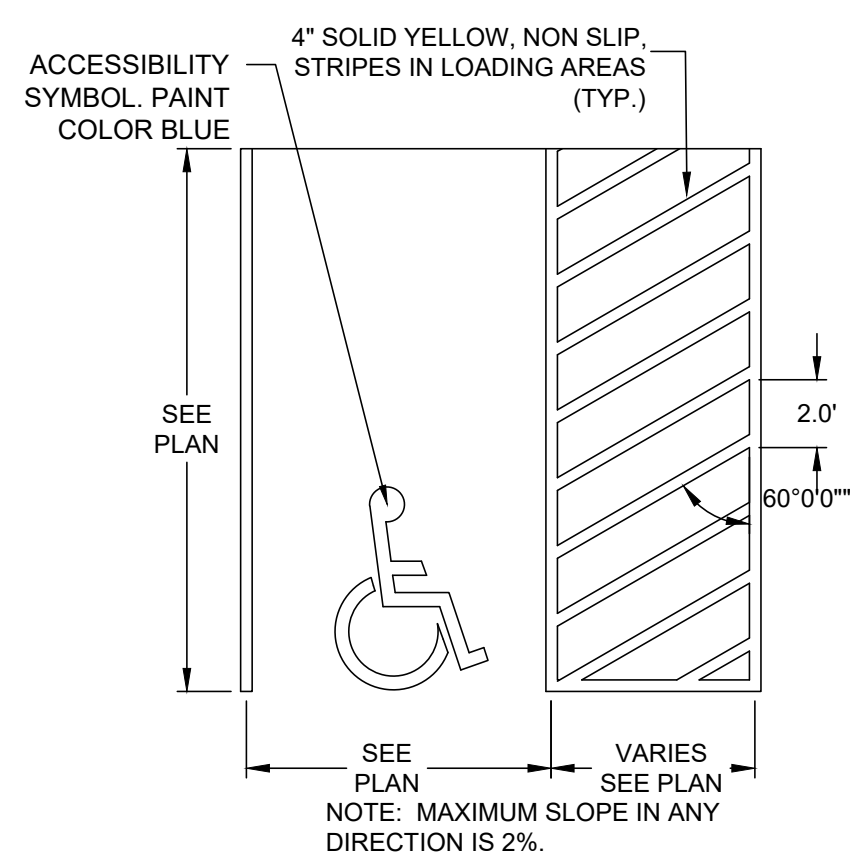
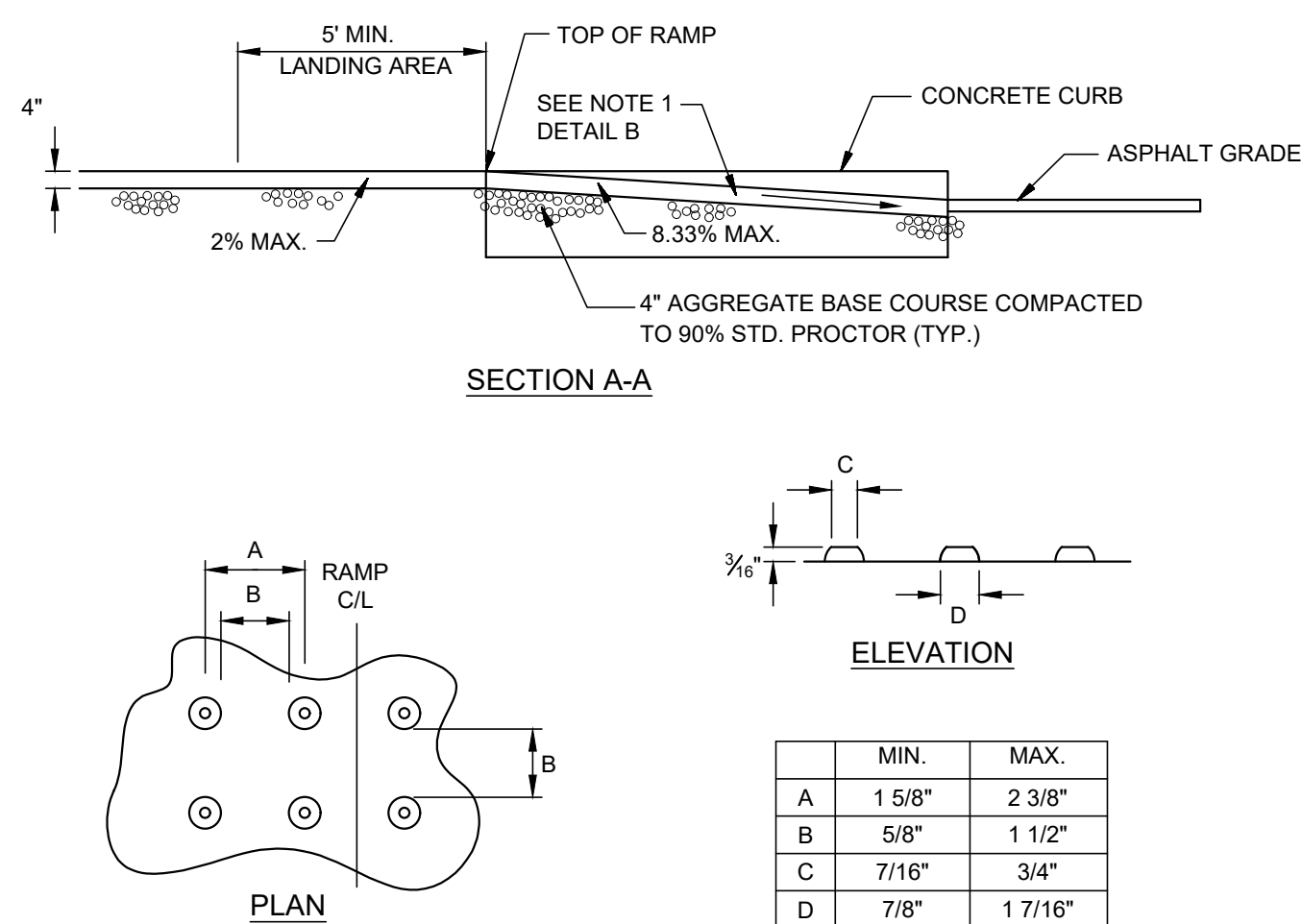
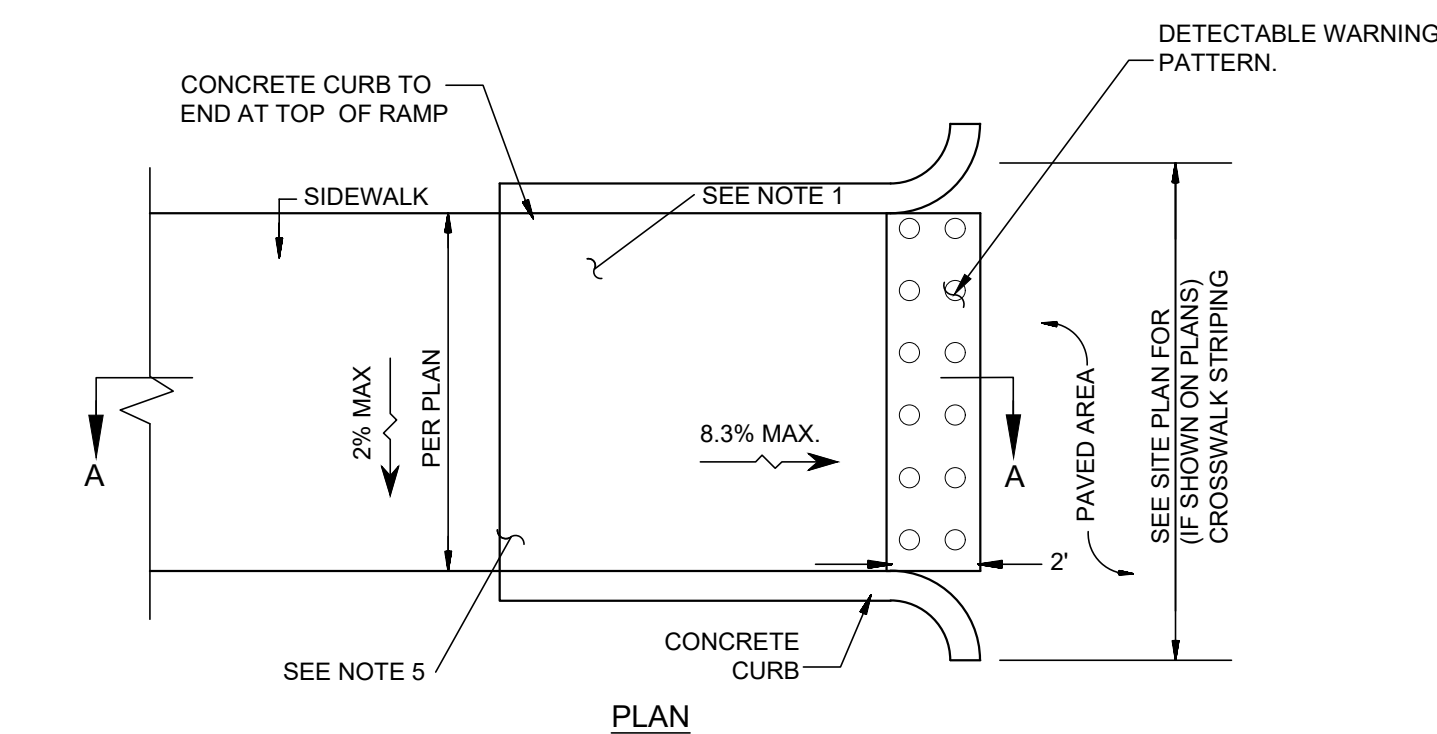


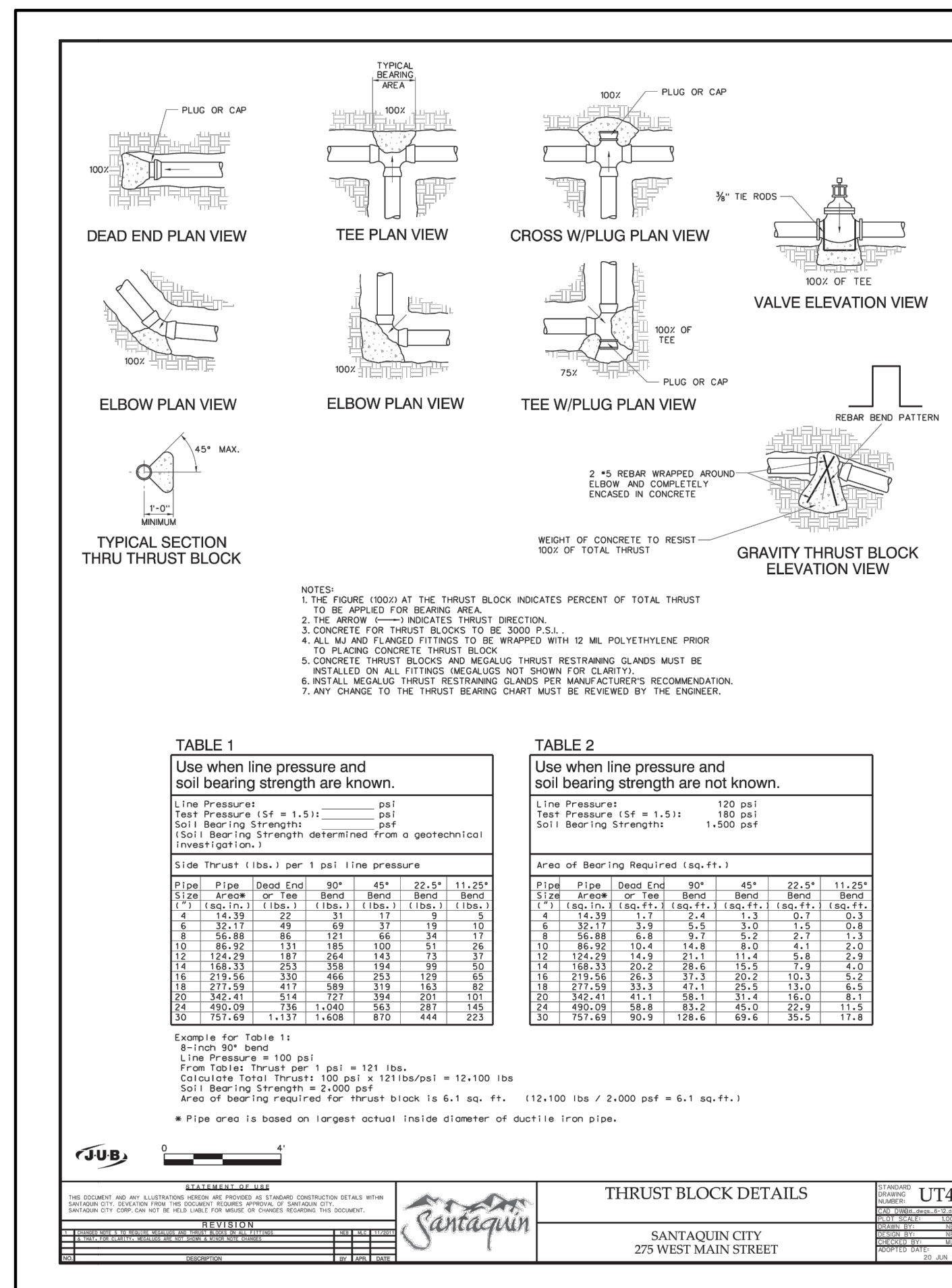


- NOTES:
1. GRADE TO THE SUBGRADE DEPTH, EXTENDING THE TYPICAL SECTION TO AT LEAST 1 HORIZONTAL FOOT BEYOND ANY CURB AND GUTTER.
 2. SCOPY TO A DEPTH OF AT LEAST 9 INCHES AND DETERMINE THE SCARIFIED SURFACE.
 3. COMPACT THE WETTED, SCARIFIED SURFACE TO A STANDARD RELATIVE COMPACTION OF AT LEAST 95 PERCENT. THE SUBGRADE MAY BE TOO COARSE TO HAVE A RELATIVE PROCTOR MOISTURE DENSITY CURVE AND, SIMILAR TO THE PERIMETER FOOTING AND SLAG-ON-GRADED SUBGRADES, THE MAXIMUM DRY DENSITY MAY NEED TO BE ESTABLISHED IN THE FIELD. LHM RECOMMENDS USING A PORTLAND CEMENT COMPACTOR HAVING AN OPERATING WEIGHT OF AT LEAST 25,000 LBS AND A CENTRIFUGAL FORCE OF AT LEAST 50,000 POUNDS.
 4. PROVIDE A 12-INCH COMPACTED THICKNESS OF 3/4-INCH CRUSHED AGGREGATE OVER THE MEET. THE MEET SHALL BE A MINIMUM OF 12 INCHES THICK. SUCH AS ASPHALT AND CONCRETE CAN BE BLENDED AND USED AS THE BASE, PROVIDED THEY MEET THE GRADATION RECOMMENDATION.
 5. COMPACT THE BASE COURSE TO A STANDARD RELATIVE COMPACTION OF AT LEAST 95 PERCENT.
 6. GRADE THE FINAL SURFACE TO DRAIN STORMWATER TO DRY WELL SLUMPS OR OTHER CITY-APPROVED STORMWATER DETENTION AREA.
 7. PERFORMANCE REQUIREMENTS FOR THE ASPHALT COMPACTION AND THE PLANT MIX SURFACING AGGREGATE PER MONTANA PUBLIC WORKS.

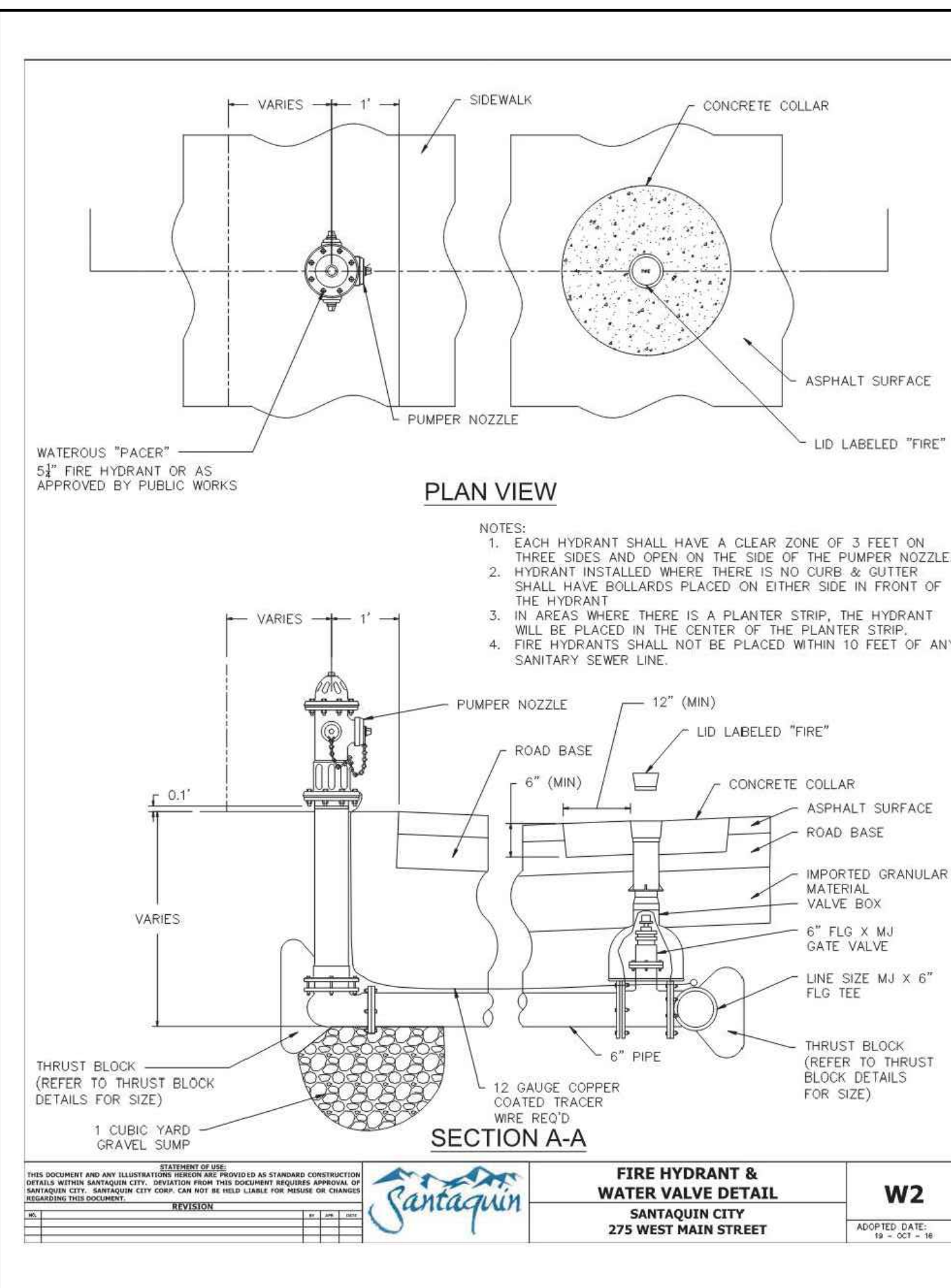


NOTE: SIGN SHALL BE IN ACCORDANCE WITH MUTCD AND APPLICABLE
LOCAL JURISDICTIONAL STANDARDS. AN APPROVED EQUAL IS ALLOWABLE.

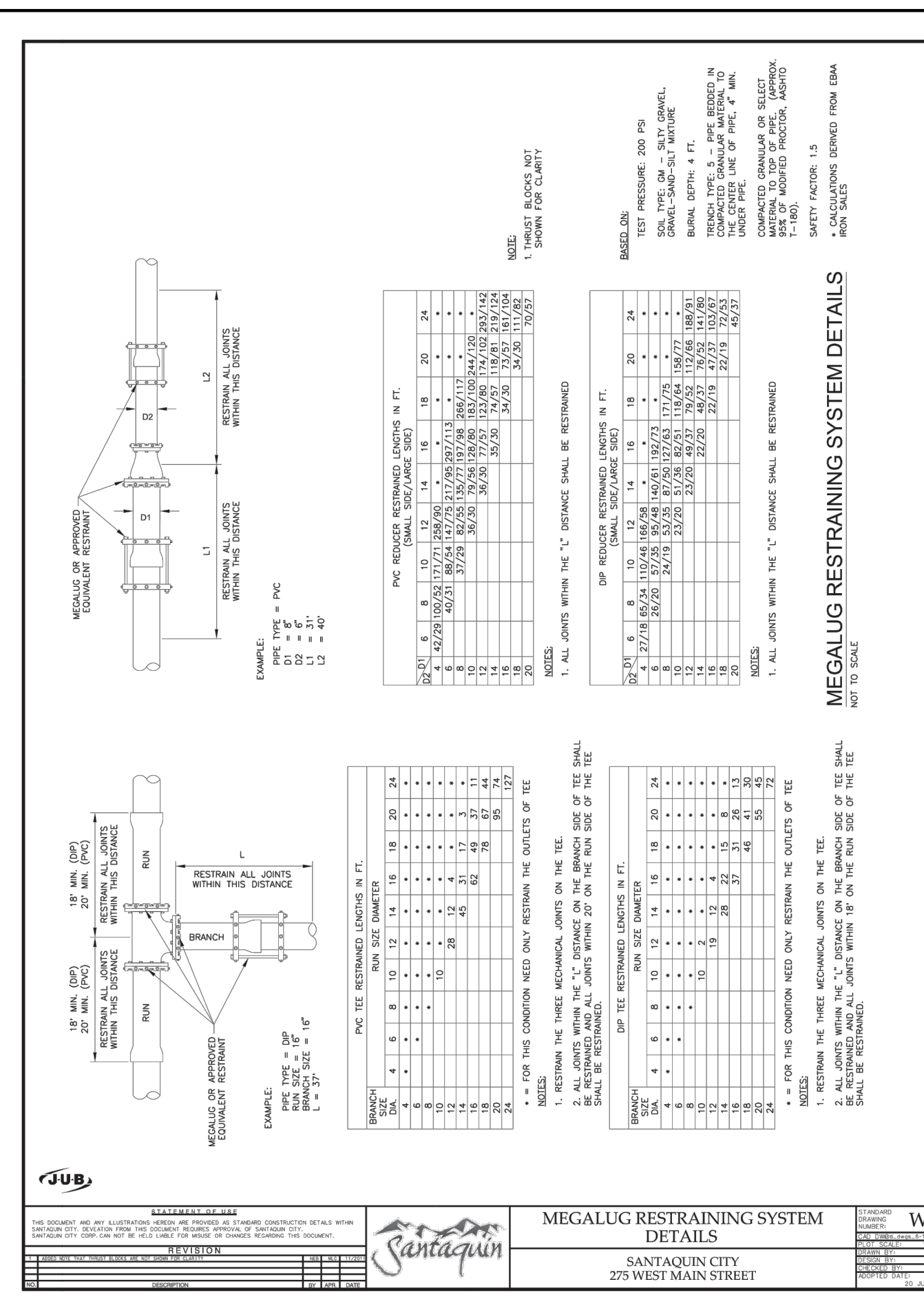




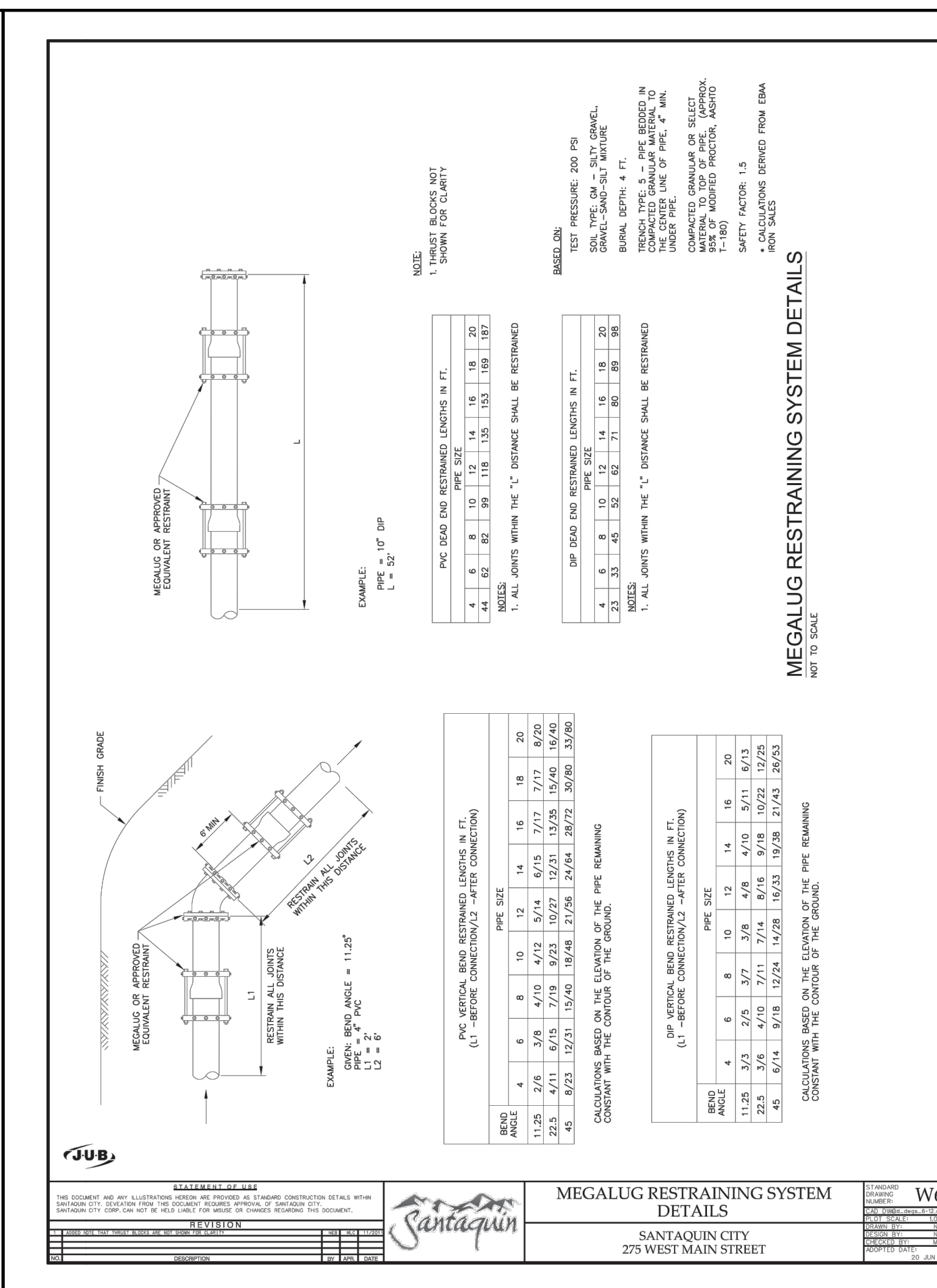
1 THRUST BLOCK
C401 NOT TO SCALE



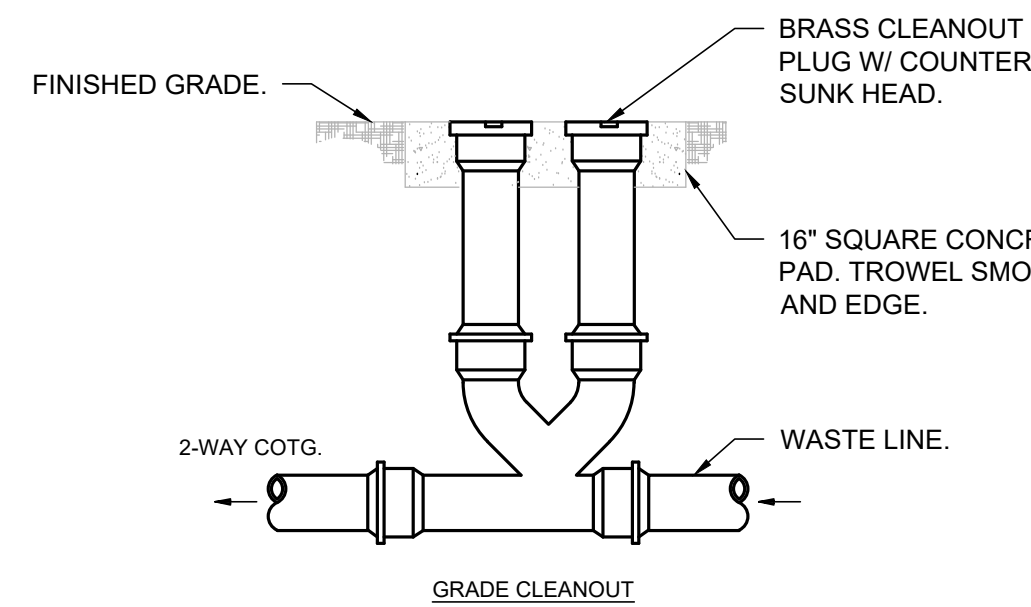
2 C401 FIRE HYDRANT & WATER VALVE NOT TO SCALE



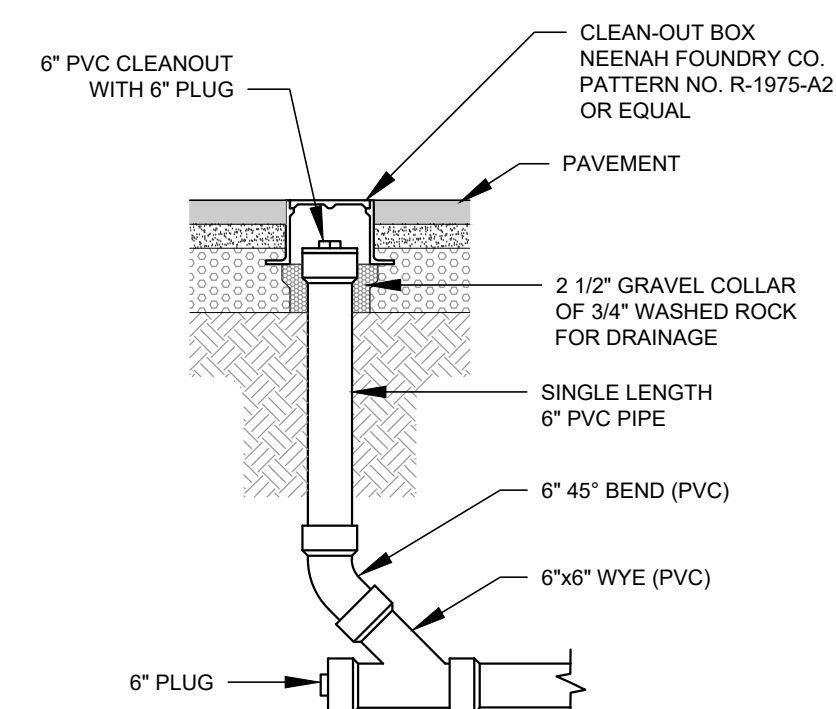
3 MEGALUG RESTRAINING SYSTEM
C401 NOT TO SCALE



4 MEGALUG RESTRAINING SYSTEM
C401 NOT TO SCALE



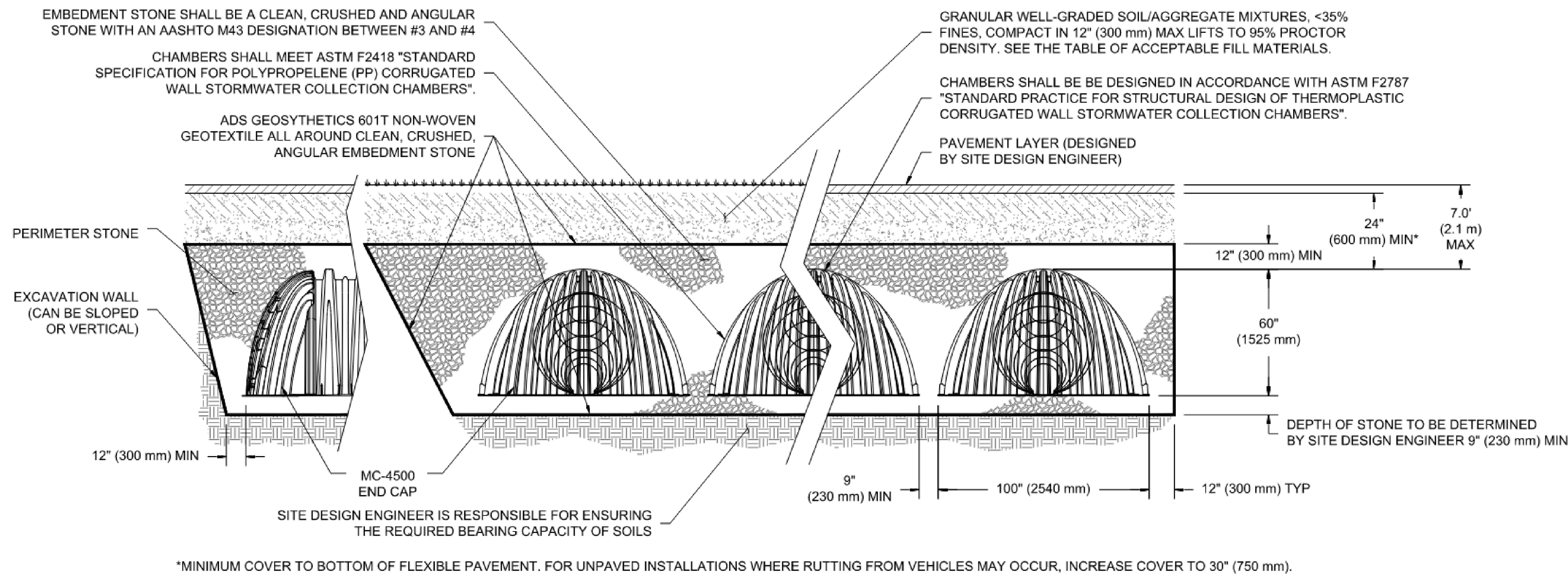
5 2-WAY SEWER CLEANOUT
C401 NOT TO SCALE



6
C401

TERMINAL SEWER CLEANOUT

NOT TO SCALE



7 ADS MC-4500 INFILTRATION CHAMBER
C401 NOT TO SCALE



1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUD JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: 800-821-6710

NOTE* NYLOPLAST DRAIN BASIN DETAIL RECEIVED VIA
ADVANCED DRAINAGE SYSTEMS, INC.



- C402 NOT TO SCALE



1. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8"
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
3. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
4. CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT.



1. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8".
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P, C, S, P, T, S, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
3. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
4. CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT



1. ALL VISIBLE EDGES AND JOINTS SHALL BE ROUNDED WITH A 1/4" RADIUS EDGING TOOL.
2. CONCRETE SHALL BE M-4000 WITH 3/4" MAX. AGGREGATE, MIN. 28 DAY STRENGTH OF 4000 PSI, 6% +/- 1.5% AIR ENTRAINMENT AND MAX SLUMP OF 4".
3. ALL JOINTS SHALL BE SAW CUT.

ALL PIPE BEDDING AND TRENCH BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-99

ALL TRENCH CONSTRUCTION SHALL CONFORM TO CURRENT OHIO STANDARDS - EXCAVATIONS

INSTALL DETECTABLE WARNING TAPE AND TONER WIRE ON ALL WATER MAINS AND SEWER FORCE MAINS PER CITY STANDARDS.

BEDDING, HAUNCHING & INITIAL BACKFILL SHALL BE A CLEAN SAND MEETING USCS CLASSIFICATION SYSTEM SW, OR A CLASS 1 MATERIALS AS DEFINED IN ASTM D 2321 WITH A MAXIMUM GRAIN SIZE OF 3/4" AND MEETING MIGRATION REQUIREMENTS OF THE SAME STANDARD (SECTION X.1.8)



1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
 2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
 3. THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL
- *REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

*REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.



1. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MIN. DEPTH OF 3/4" AND MIN. WIDTH OF 1/8".
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, AND CURB RETURNS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.



1. PROVIDE EXPANSION JOINTS AT 20' O.C. INTERRUPT HORIZONTAL REINFORCING AT JOINTS.
2. PROVIDE 3" CLEAR MINIMUM ON ALL REBAR
3. RETAINED HEIGHT: 30" AND BELOW:
 - 3.1. HEEL: 1'-3", TOE: 0'-9"
4. RETAINED HEIGHT: >30" TO 48"
 - 4.1. HEEL: 2'-9", TOE: 0'-9"



SILVER OAKS PHASE 1

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

APRIL 2023

OWNER/DEVELOPER CONACT INFO:
DEREK TERRY – FIG DEVELOPMENT
(435) 668–6844
3278 WEST 1150 SOUTH
PROVO, UT 84601

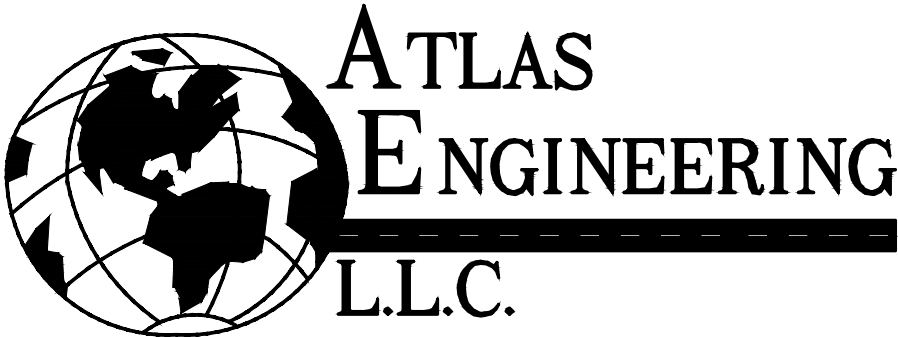
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

- GENERAL NOTES:
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCE AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

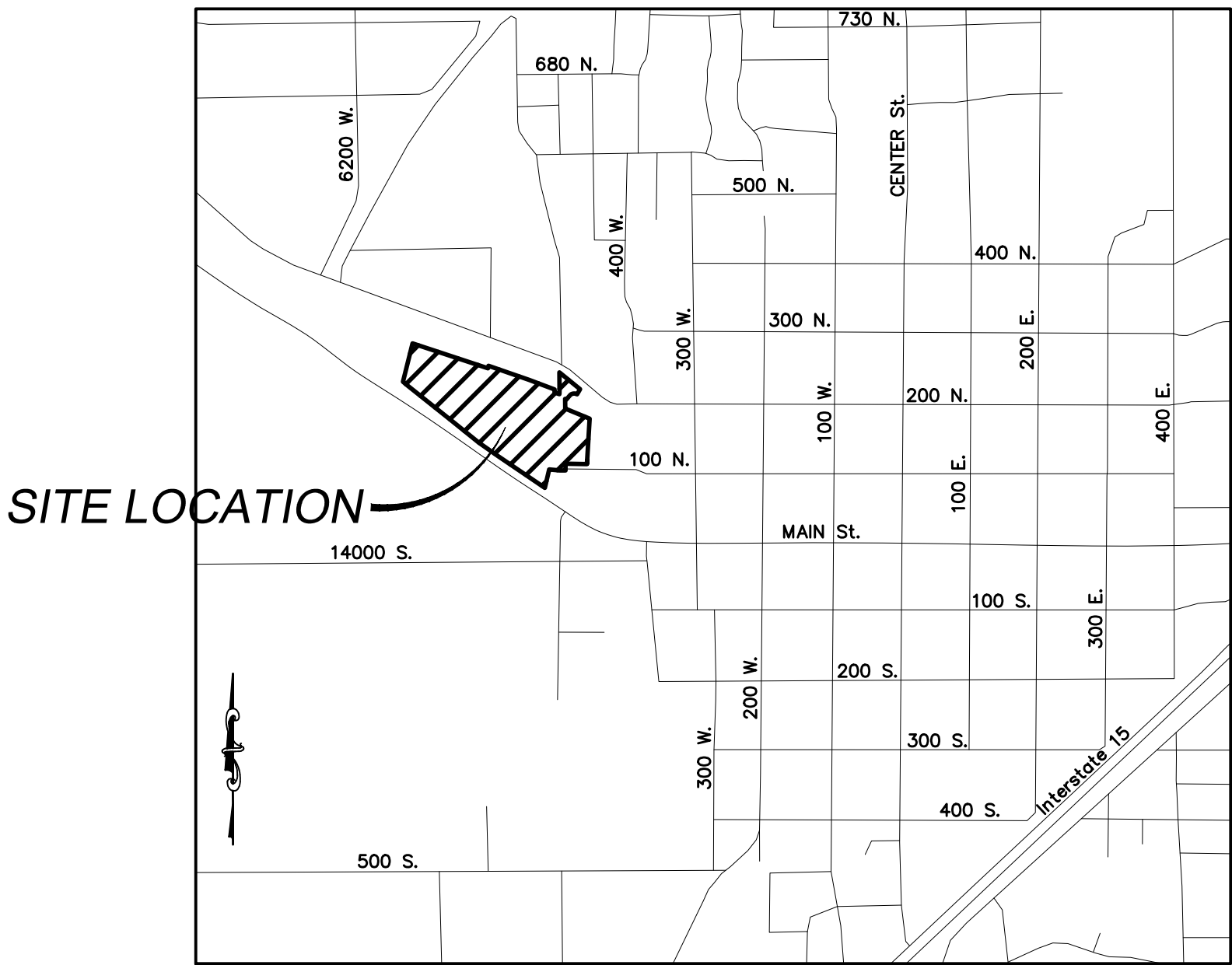
-SHEET INDEX-

| SHEET | SHEET NAME |
|-------|---|
| 1 | COVER & INDEX |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4A | FINAL PLAT |
| 4B | FINAL PLAT |
| 5 | EXISTING TOPOGRAPHY PLAN |
| 6 | DETAIL SHEET |
| 7 | FIRE ACCESS/OPEN SPACE PLAN |
| 8 | PHASING PLAN |
| 9A | TBC PLAN |
| 9B | TBC PLAN |
| 9C | TBC PLAN |
| 9D | TBC PLAN |
| PP–01 | PLAN & PROFILE – 100 NORTH – STA. 11+00 TO STA. 14+80 |
| PP–02 | PLAN & PROFILE – 500 WEST – STA. 10+00 TO STA. 15+00 |
| PP–03 | PLAN & PROFILE – 500 WEST – STA. 15+00 TO STA. 19+20 |
| PP–04 | PLAN & PROFILE – SUNCREST AVENUE – STA. 10+00 TO STA. 13+00 |
| PP–05 | PLAN & PROFILE – SUNCREST AVENUE – STA. 13+00 TO STA. 15+70 |
| PP–06 | PLAN & PROFILE – EMPRESS STREET – STA. 10+00 TO STA. 14+50 |
| PP–07 | PLAN & PROFILE – EMPRESS STREET – STA. 14+50 TO STA. 18+50 |
| PP–08 | PLAN & PROFILE – EMPRESS STREET – STA. 18+50 TO STA. 23+92.72 |
| PP–09 | PLAN & PROFILE – FROST STREET – STA. 23+92.72 TO STA. 28+00 |
| PP–10 | PLAN & PROFILE – FROST STREET – STA. 28+00 TO STA. 31+00 |
| PP–11 | PLAN & PROFILE – MADISON AVENUE – STA. 31+00 TO STA. 34+50 |
| PP–12 | PLAN & PROFILE – CARDINAL STREET – STA. 10+00 TO STA. 13+00 |
| PP–13 | PLAN & PROFILE – CARDINAL STREET – STA. 13+00 TO STA. 16+80 |
| PP–14 | PLAN & PROFILE – BABCOCK LANE – STA. 10+00 TO STA. 12+30 |
| PP–15 | PLAN & PROFILE – LORING AVENUE – STA. 10+00 TO STA. 12+30 |
| PP–16 | PLAN & PROFILE – HALFORD AVENUE – STA. 10+00 TO STA. 12+30 |
| PP–17 | PLAN & PROFILE – US–6(MAIN STREET) – STA. 10+00 TO STA. 15+00 |
| PP–18 | PLAN & PROFILE – US–6(MAIN STREET) – STA. 15+00 TO STA. 18+40 |
| SS–01 | PLAN & PROFILE – OFFSITE SEWER – STA. 10+00 TO STA. 15+50 |
| SS–02 | PLAN & PROFILE – OFFSITE SEWER – STA. 15+50 TO STA. 21+00 |

BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
CONTAINING 20.50 ACRES.



PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
–NTS–

DATA TABLE:
OVERALL GROSS ACRES: 20.50
COMMERCIAL GROSS ACRES:1.17
FLEX SPACE GROSS ACRES:3.75
RESIDENTIAL GROSS ACRES:15.58
ZONING: RC & CLM

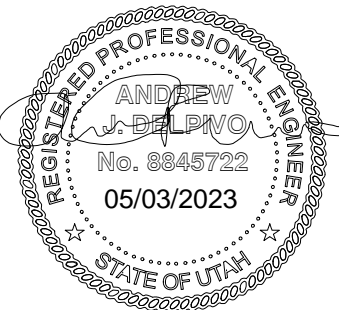
TOTAL # OF UNITS=165
GARAGES=165
PARKING STALLS=192
SHARED PARKING AGREEMENT STALLS=21
TOTAL PARKING PROVIDED=378
PARKING REQ'D=378
OPEN SPACE=4.08 acres
STREET ROW DEDICATION=6.00 acres

FLEX SPACE:
PARKING STALLS=143
16,000 SF OF RETAIL
37,000 SF OF WAREHOUSE
RETAIL STALLS REQ'D=80
WAREHOUSE STALLS REQ'D=37
COMMERCIAL SPACE STALLS REQ'D=25

TOT LOTS: 4,844 SF
DOG PARK: 4,894 SF
PICKLEBALL COURT: 880 SF
TOTAL AMENITIES: 10,658 SF

ALTERATION OF COMMERCIAL AND FLEX SPACE
AREAS SHALL REQUIRE A PLAT AMENDMENT.

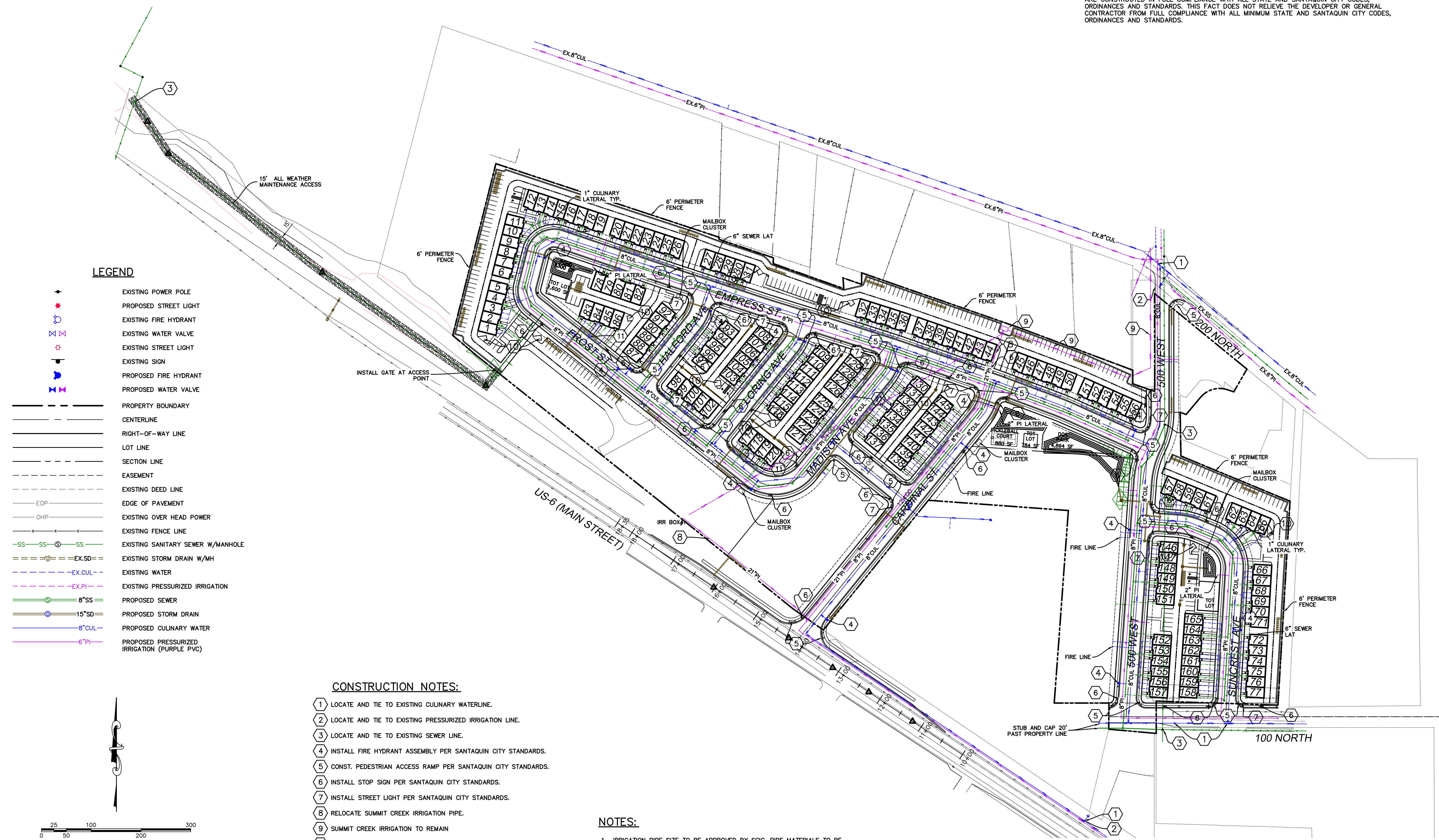
CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.



LEGEND

(APPLIES TO ALL SHEETS)

| | |
|---------------|--|
| --- | PROPERTY BOUNDARY |
| --- | CENTERLINE |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE |
| --- | SECTION LINE |
| --- | EASEMENT |
| --- | EXISTING DEED LINE |
| --- | EDGE OF PAVEMENT |
| --- | EXISTING OVER HEAD POWER |
| --- | EXISTING FENCE LINE |
| SS--SS--SS | EXISTING SANITARY SEWER W/ MANHOLE |
| ==SD== | EXISTING STORM DRAIN W/ MH |
| --- | EXISTING WATER |
| --- | EXISTING PRESSURIZED IRRIGATION |
| SS--SS--SS | PROPOSED SEWER |
| SD--SD--SD | PROPOSED STORM DRAIN |
| CUL--CUL--CUL | PROPOSED CULINARY WATER |
| PI--PI--PI | PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC) |



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

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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 CODES, ORDINANCES AND STANDARDS.

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CAD\FINAL\02 - SITE PLAN.DWG

SITE PLAN

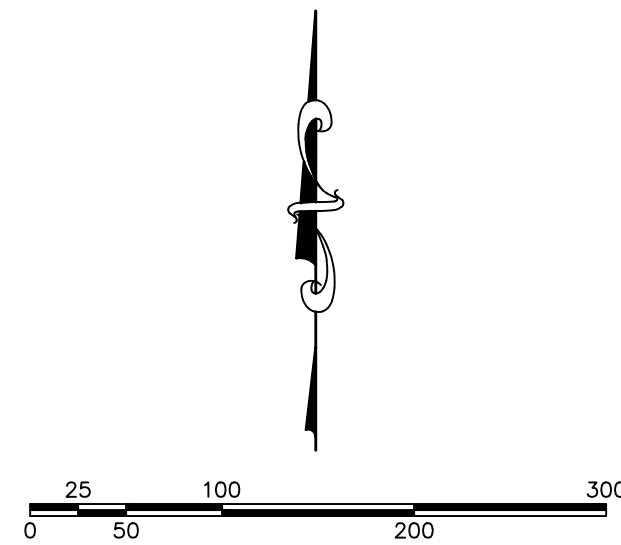
SANTAQUIN, UTAH

SHEET NO.

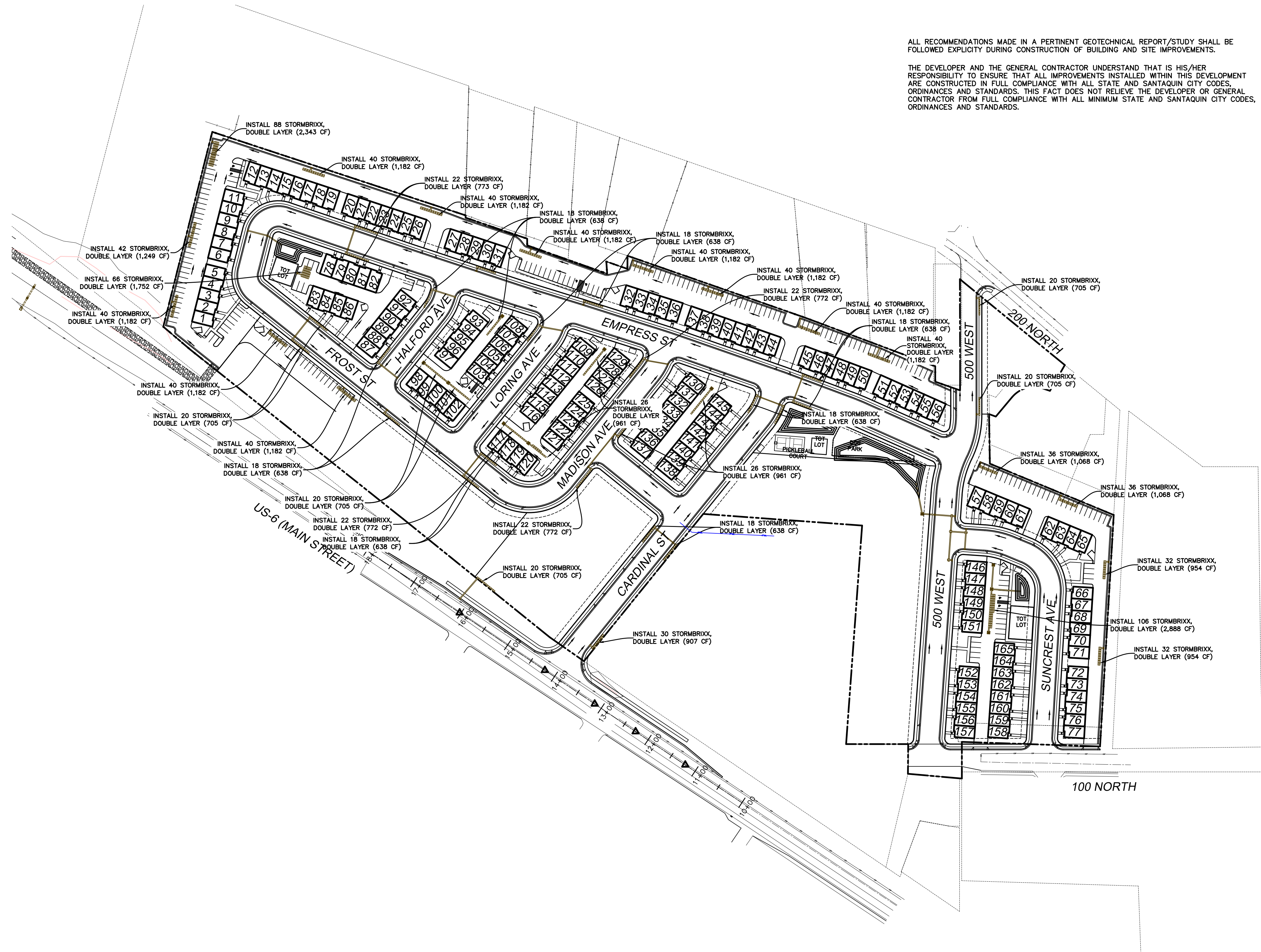
2

| REVISIONS | | BY | DATE |
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| NO. | | | |

- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



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

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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 CODES, ORDINANCES AND STANDARDS.

SHEET NO.
3

| REVISIONS | | BY | DATE |
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| 10 | | | |
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GRADING PLAN

SANTAQUIN, UTAH

SILVER OAKS
ATLAS
ENGINEERING
L.L.C.

PHASE 1

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

2021.121-008 ERCANBRACK SANTAQUIN.CADD.FINAL.03-GRADING PLANDWG

17

| CURVE TABLE | | | | | |
|-------------|---------|----------|-------------|-------------|------------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 59.34' | 50.00' | 55.92' | S74°00'00"W | 68°00'04" |
| C2 | 61.82' | 37.50' | 55.05' | S61°32'07"W | 94°26'55" |
| C3 | 43.07' | 37.50' | 40.74' | S18°35'37"E | 65°48'33" |
| C4 | 124.97' | 80.00' | 112.64' | N83°45'01"E | 89°30'09" |
| C5 | 25.81' | 75.00' | 25.68' | N28°38'34"E | 19°43'04" |
| C6 | 27.17' | 75.00' | 27.02' | N28°37'17"E | 20°45'19" |
| C7 | 36.40' | 100.00' | 36.20' | N28°34'17"E | 20°51'20" |
| C8 | 34.53' | 100.00' | 34.36' | N29°06'24"E | 19°47'07" |
| C9 | 19.76' | 1000.00' | 19.76' | S72°19'20"E | 1°07'57" |
| C10 | 9.17' | 1000.00' | 9.17' | N72°37'33"W | 0°31'31" |
| C11 | 27.46' | 1000.00' | 27.46' | N71°34'36"W | 1°34'24" |
| C12 | 30.79' | 500.00' | 30.78' | N67°44'58"W | 3°31'41" |
| C13 | 68.02' | 150.00' | 67.44' | N12°59'25"E | 25°58'49" |
| C14 | 76.51' | 200.00' | 76.05' | S15°01'13"W | 21°55'11" |
| C15 | 48.27' | 150.00' | 48.07' | N76°43'11"W | 18°26'22" |
| C16 | 89.70' | 72.50' | 84.09' | S72°03'23"W | 70°53'14" |
| C17 | 11.14' | 500.00' | 11.14' | N70°09'06"W | 1°16'36" |
| C18 | 21.04' | 122.50' | 21.01' | N4°55'13"E | 9°50'26" |
| C19 | 18.18' | 10.00' | 15.78' | N61°55'39"E | 104°10'27" |
| C20 | 32.48' | 527.50' | 32.48' | N67°44'58"W | 3°31'41" |
| C21 | 11.75' | 527.50' | 11.75' | N70°09'06"W | 1°16'36" |
| C22 | 28.21' | 1027.50' | 28.21' | N71°34'36"W | 1°34'24" |
| C23 | 9.42' | 1027.50' | 9.42' | N72°37'33"W | 0°31'31" |
| C24 | 19.22' | 972.50' | 19.22' | S72°19'20"E | 1°07'57" |
| C25 | 8.75' | 972.50' | 8.75' | S71°29'54"E | 0°30'56" |
| C26 | 107.15' | 65.00' | 95.42' | S61°32'07"W | 94°26'55" |
| C27 | 74.66' | 65.00' | 70.62' | S18°35'37"E | 65°48'33" |
| C28 | 68.81' | 107.50' | 67.64' | S69°50'04"E | 36°40'21" |
| C29 | 99.12' | 107.50' | 95.65' | N65°24'51"E | 52°49'48" |
| C30 | 15.71' | 10.00' | 14.14' | S83°59'57"W | 90°00'00" |
| C31 | 15.71' | 10.00' | 14.14' | N6°00'03"W | 90°00'00" |
| C32 | 29.09' | 472.50' | 29.09' | N67°44'58"W | 3°31'41" |
| C33 | 16.10' | 10.00' | 14.42' | S64°21'51"W | 92°14'42" |
| C34 | 46.19' | 127.50' | 45.94' | N28°37'13"E | 20°45'27" |
| C35 | 15.71' | 10.00' | 14.14' | N25°47'17"W | 90°00'14" |
| C36 | 25.04' | 72.50' | 24.91' | N29°06'24"E | 19°47'07" |
| C37 | 15.71' | 10.00' | 14.14' | N83°59'57"E | 90°00'00" |
| C38 | 15.71' | 10.00' | 14.14' | S6°00'03"E | 90°00'00" |
| C39 | 35.05' | 127.50' | 34.94' | N31°07'22"E | 15°45'09" |
| C40 | 15.00' | 10.00' | 13.64' | S66°13'42"W | 85°57'48" |
| C41 | 12.37' | 72.50' | 12.35' | N34°06'45"E | 9°46'24" |
| C42 | 17.73' | 10.00' | 15.50' | N21°34'08"W | 101°35'20" |
| C43 | 15.23' | 10.00' | 13.80' | S63°41'38"W | 87°14'41" |
| C44 | 33.86' | 102.50' | 33.71' | N29°32'07"E | 18°55'40" |
| C45 | 15.79' | 10.00' | 14.20' | S6°14'59"E | 90°29'51" |
| C46 | 82.01' | 52.50' | 73.92' | N83°45'01"E | 89°30'09" |
| C47 | 10.77' | 47.50' | 10.74' | N32°30'23"E | 12°59'08" |
| C48 | 17.26' | 10.00' | 15.20' | N23°26'15"W | 98°54'08" |
| C49 | 20.31' | 1027.50' | 20.31' | S72°19'20"E | 1°07'57" |
| C50 | 15.61' | 10.00' | 14.08' | S63°30'50"W | 89°27'36" |
| C51 | 35.27' | 102.50' | 35.10' | N28°38'34"E | 19°43'04" |
| C52 | 15.71' | 10.00' | 14.14' | S6°29'54"E | 90°00'00" |
| C53 | 15.82' | 10.00' | 14.08' | N83°45'01"E | 89°30'09" |
| C54 | 16.35' | 47.50' | 16.27' | N28°38'34"E | 19°43'04" |
| C55 | 15.80' | 10.00' | 14.21' | N26°29'10"W | 90°32'24" |

| CURVE TABLE | | | | | |
|-------------|---------|----------|-------------|-------------|-----------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C56 | 16.48' | 10.00' | 14.68' | S61°32'07"W | 94°26'55" |
| C57 | 11.49' | 10.00' | 10.86' | S18°35'37"E | 65°48'33" |
| C58 | 15.71' | 10.00' | 14.14' | N83°30'06"E | 90°00'00" |
| C59 | 11.42' | 10.00' | 10.81' | N33°15'56"W | 65°26'22" |
| C60 | 2.79' | 10.00' | 2.78' | N7°26'33"E | 15°58'37" |
| C61 | 45.15' | 227.50' | 45.07' | S9°44'45"W | 11°22'14" |
| C62 | 80.49' | 177.50' | 79.80' | N12°59'25"E | 25°58'49" |
| C63 | 65.99' | 172.50' | 65.59' | S15°01'13"W | 21°55'11" |
| C64 | 15.71' | 10.00' | 14.14' | S40°56'22"E | 90°00'00" |
| C65 | 57.12' | 177.50' | 56.88' | N76°43'11"W | 18°26'22" |
| C66 | 123.72' | 100.00' | 115.98' | N32°03'23"W | 70°53'14" |
| C67 | 15.38' | 10.00' | 13.91' | S40°40'54"E | 88°08'17" |
| C68 | 15.71' | 10.00' | 14.14' | S49°03'38"W | 90°00'00" |
| C69 | 39.42' | 122.50' | 39.25' | N76°43'11"W | 18°26'22" |
| C70 | 55.67' | 45.00' | 52.19' | N32°03'23"W | 70°53'14" |
| C71 | 15.12' | 10.00' | 13.72' | N46°41'37"E | 86°36'46" |
| C72 | 16.42' | 10.00' | 14.63' | S42°58'11"E | 94°03'38" |
| C73 | 14.64' | 10.00' | 13.37' | N46°00'04"E | 83°52'53" |
| C74 | 9.00' | 1000.00' | 9.00' | S71°29'54"E | 0°30'56" |
| C75 | 9.25' | 1027.50' | 9.25' | S71°29'54"E | 0°30'56" |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S1°20'49"W | 4.13' |
| L2 | S0°00'00"E | 27.27' |
| L3 | S70°45'01"E | 46.53' |
| L4 | S30°00'00"W | 52.67' |
| L5 | N72°00'00"W | 13.88' |
| L6 | S40°00'00"W | 44.97' |
| L7 | S0°58'00"E | 87.85' |
| L8 | S71°10'53"E | 115.14' |
| L9 | S0°01'23"W | 11.74' |
| L10 | S70°28'44"E | 150.20' |
| L11 | N84°57'48"W | 95.86' |
| L12 | N70°00'00"W | 12.79' |
| L14 | N0°21'44"E | 34.04' |
| L15 | N88°06'09"W | 244.70' |
| L16 | S0°00'00"E | 64.91' |
| L20 | N55°00'24"W | 73.99' |
| L21 | N4°00'00"W | 21.60' |
| L22 | S70°45'00"E | 39.68' |
| L23 | N0°00'00"E | 23.23' |
| L26 | S18°14'38"W | 33.19' |
| L27 | S18°08'37"W | 25.79' |
| L28 | N18°47'02"E | 47.52' |
| L29 | S19°12'50"W | 40.48' |
| L30 | S85°56'22"E | 72.38' |
| L31 | S67°30'00"E | 28.03' |
| L34 | S38°59'57"W | 254.82' |
| L35 | N38°30'06"E | 172.29' |
| L38 | S38°59'57"W | 83.04' |
| L39 | S38°59'57"W | 160.50' |
| L41 | S71°45'22"E | 117.25' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L42 | S72°53'19"E | 62.00' |
| L43 | S72°53'19"E | 33.27' |
| L48 | N51°29'54"W | 33.81' |
| L50 | N18°47'02"E | 9.66' |
| L51 | N16°16'32"E | 31.06' |
| L52 | S65°59'07"E | 126.00' |
| L53 | S65°46'08"E | 17.52' |
| L54 | S69°30'48"E | 126.00' |
| L55 | S0°07'31"E | 50.21' |
| L56 | N50°32'28"E | 55.02' |
| L57 | S70°47'24"E | 168.00' |
| L58 | S70°26'06"E | 16.09' |
| L59 | S72°21'48"E | 105.00' |
| L60 | S59°06'09"E | 39.59' |
| L61 | N83°55'43"E | 36.07' |
| L62 | S71°45'22"E | 105.00' |
| L63 | S69°04'57"E | 45.29' |
| L64 | S71°45'22"E | 147.00' |
| L65 | S71°45'22"E | 15.00' |
| L66 | S71°45'22"E | 168.00' |
| L67 | S51°38'33"E | 84.33' |
| L68 | N12°51'49"W | 103.61' |
| L69 | N14°06'45"E | 126.00' |
| L70 | N14°06'45"E | 11.12' |
| L71 | N14°06'45"E | 105.00' |
| L72 | N79°50'18"E | 51.56' |
| L73 | N43°39'18"W | 101.50' |
| L74 | N83°09'29"W | 85.66' |
| L75 | S28°31'25"W | 24.35' |
| L76 | S71°14'26"E | 84.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L77 | S71°14'26"E | 105.00' |
| L78 | N73°37'29"E | 48.81' |
| L79 | N82°55'21"E | 44.22' |
| L80 | N38°30'06"E | 126.00' |
| L81 | S36°22'28"E | 38.33' |
| L82 | S53°45'08"W | 39.28' |
| L83 | N89°06'02"W | 55.91' |
| L84 | N51°00'03"W | 105.00' |
| L85 | S23°52'13"W | 38.32' |
| L86 | S2°04'05"W | 61.58' |
| L87 | N38°59'57"E | 126.00' |
| L88 | N38°59'57"E | 105.00' |
| L89 | N59°08'22"E | 45.54' |
| L90 | N8°52'15"W | 11.22' |
| L91 | N52°30'09"E | 43.20' |
| L92 | S51°29'54"E | 84.00' |
| L93 | S51°34'34"E | 32.50' |
| L94 | S17°12'06"E | 61.37' |
| L95 | N38°59'57"E | 105.00' |
| L96 | N38°59'57"E | 15.00' |
| L97 | N38°59'57"E | 84.00' |
| L98 | S85°47'31"E | 44.38' |
| L99 | S41°48'06"E | 46.90' |
| L100 | S38°59'57"W | 168.00' |
| L101 | S80°16'28"W | 62.90' |
| L102 | N62°03'40"W | 52.13' |
| L103 | S38°59'57"W | 168.00' |
| L104 | N86°13'22"W | 82.11' |
| L105 | S81°17'24"W | 64.02' |
| L106 | S38°59'57"W | 168.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L107 | S39°56'26"E | 52.13' |
| L108 | S33°21'53"W | 47.86' |
| L109 | S67°30'00"E | 105.00' |
| L110 | S67°30'00"E | 35.48' |
| L111 | S67°30'00"E | 84.00' |
| L112 | N47°27'45"E | 51.84' |
| L113 | S15°53°30"W | 133.94' |
| L114 | S3°23'14"W | 126.00' |
| L115 | S3°23'14"W | 15.00' |
| L116 | S3°23'14"W | 126.00' |
| L117 | S62°58'08"E | 31.66' |
| L118 | S84°10'14"W | 24.38' |
| L119 | S4°03'23"W | 168.00' |
| L120 | N54°15'39"W | 28.21' |
| L121 | S29°58'47"E | 12.71' |
| L122 | S4°03'35"W | 126.00' |
| L123 | S4°03'35"W | 61.00' |
| L124 | S4°03'35"W | 126.00' |
| L125 | S76°38'24"W | 43.28' |
| L126 | N90°00'00"E | 12.75' |
| L127 | N18°47'02"E | 10.37' |

NOTES

1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. PROJECT TO BE COMPLETED IN 2 PHASE(S).

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. CONTAINING 20.50 ACRES.

OWNER/DEVELOPER INFO:

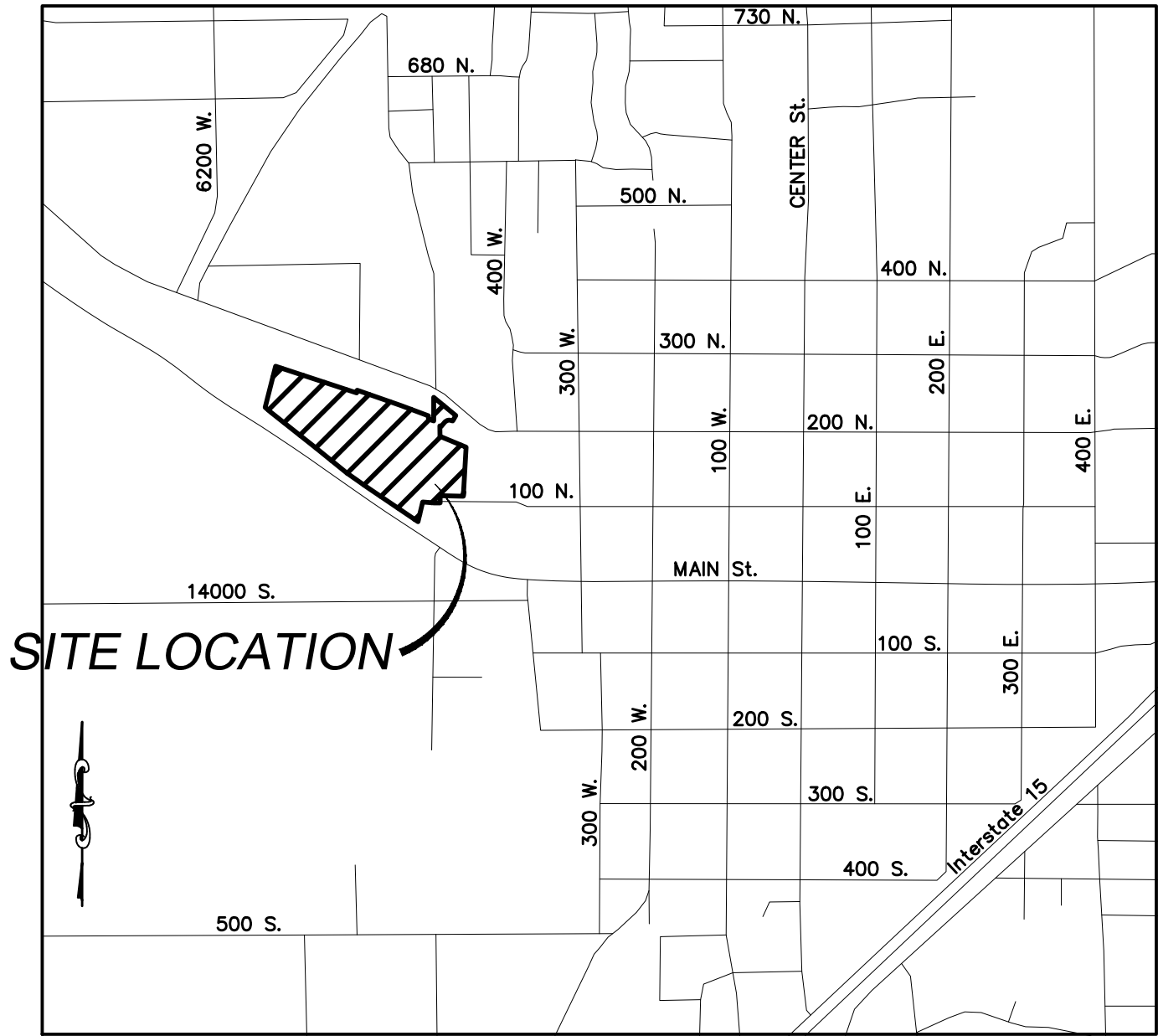
DEREK TERRY – FIG DEVELOPMENT
(435) 668-6844
3278 WEST 1150 SOUTH
PROVO, UT 84601

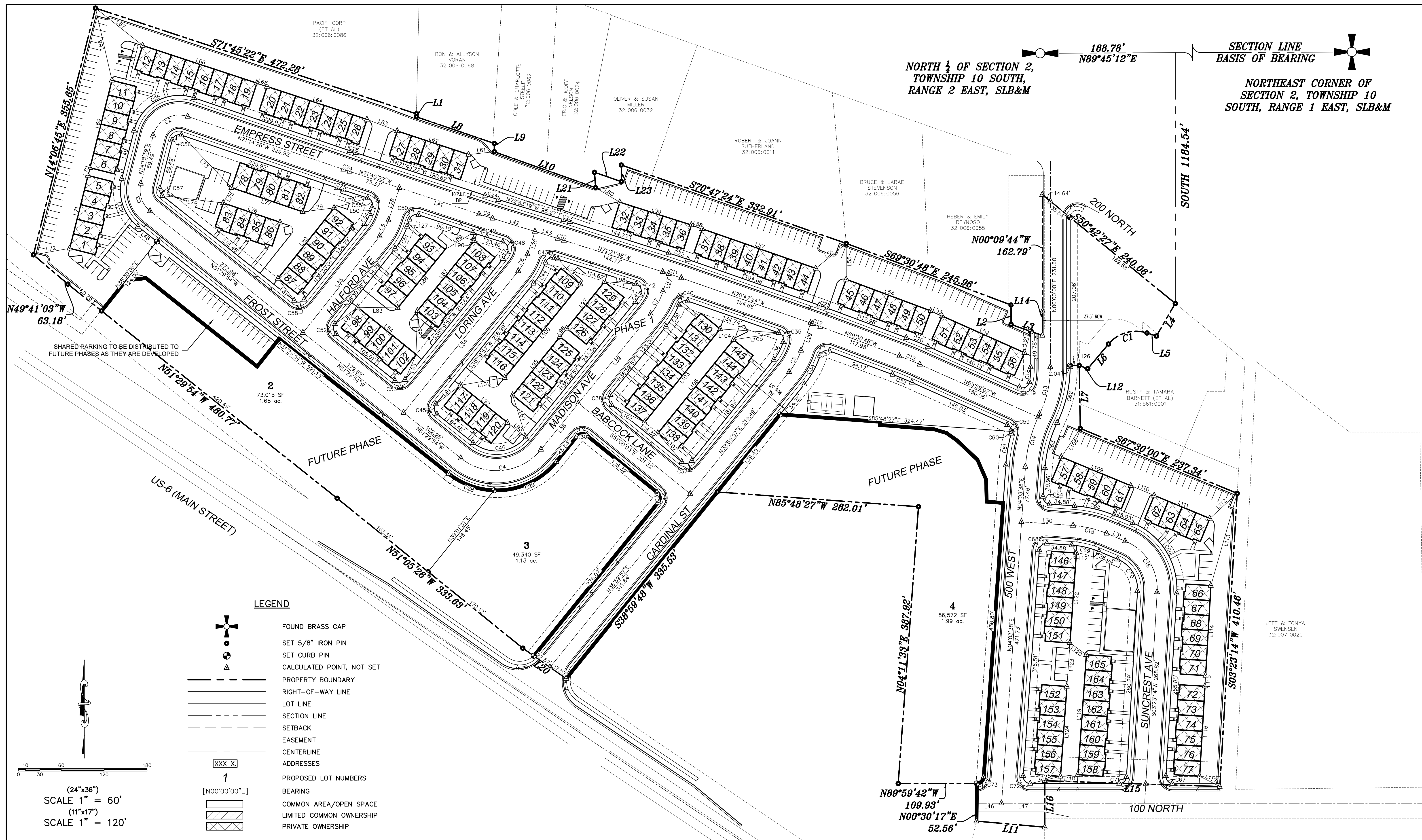
ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DATA TABLE

ZONING LOT 1 = RC ZONE
ZONING LOT 2, 3, 4 = CLM
RC ZONE ACREAGE=15.71 ACRES
CLM ZONE ACREAGE=4.80 ACRES





| | | | | | |
|-----------------|--|--|-------|--|--|
| DESIGNED BY: | | | DATE: | | |
| DRAWN BY: | | | DATE: | | |
| CHECKED BY: | | | DATE: | | |
| APPROVED: | | | DATE: | | |
| COGO FILE: | | | DATE: | | |
| REV. COGO FILE: | | | DATE: | | |
| BY | | | DATE | | |
| REV. COGO FILE: | | | DATE | | |
| NO. | | | DATE | | |
| REVISIONS | | | DATE | | |
| BY | | | DATE | | |
| REV. COGO FILE: | | | DATE | | |

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

SILVER OAKS PLAT "A"

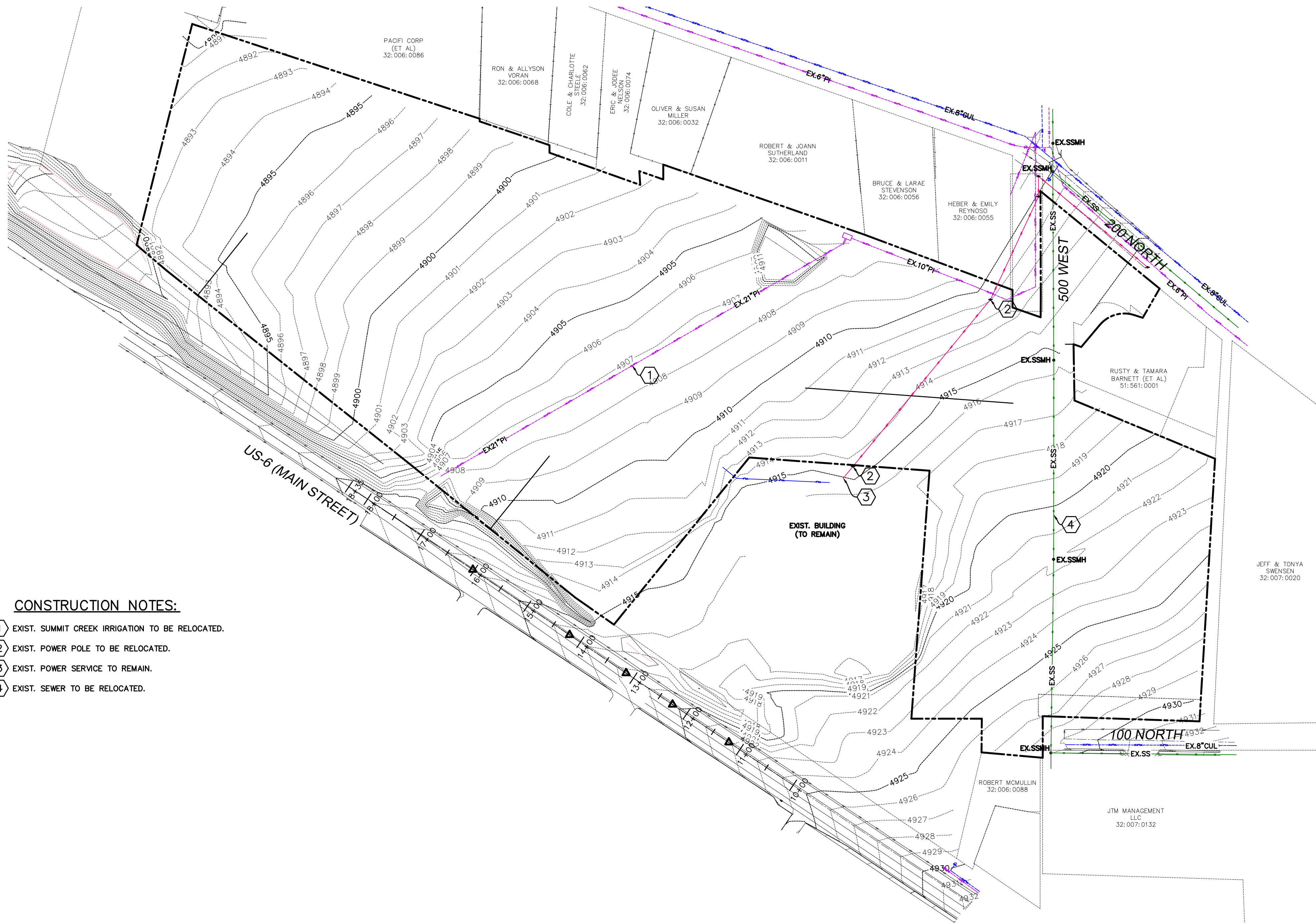
CONTAINING 165 UNITS, 3 LOTS AND 20.50 ACRES.
LOCATED IN THE NORTH 1/4 CORNER OF SECTION 2, OF TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

PLAT MAP

SANATAQUIN, UTAH

SHEET

2 OF 2



CONSTRUCTION NOTES:

- 1 EXIST. SUMMIT CREEK IRRIGATION TO BE RELOCATED.
- 2 EXIST. POWER POLE TO BE RELOCATED.
- 3 EXIST. POWER SERVICE TO REMAIN.
- 4 EXIST. SEWER TO BE RELOCATED.

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

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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 CODES, ORDINANCES AND STANDARDS.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO.

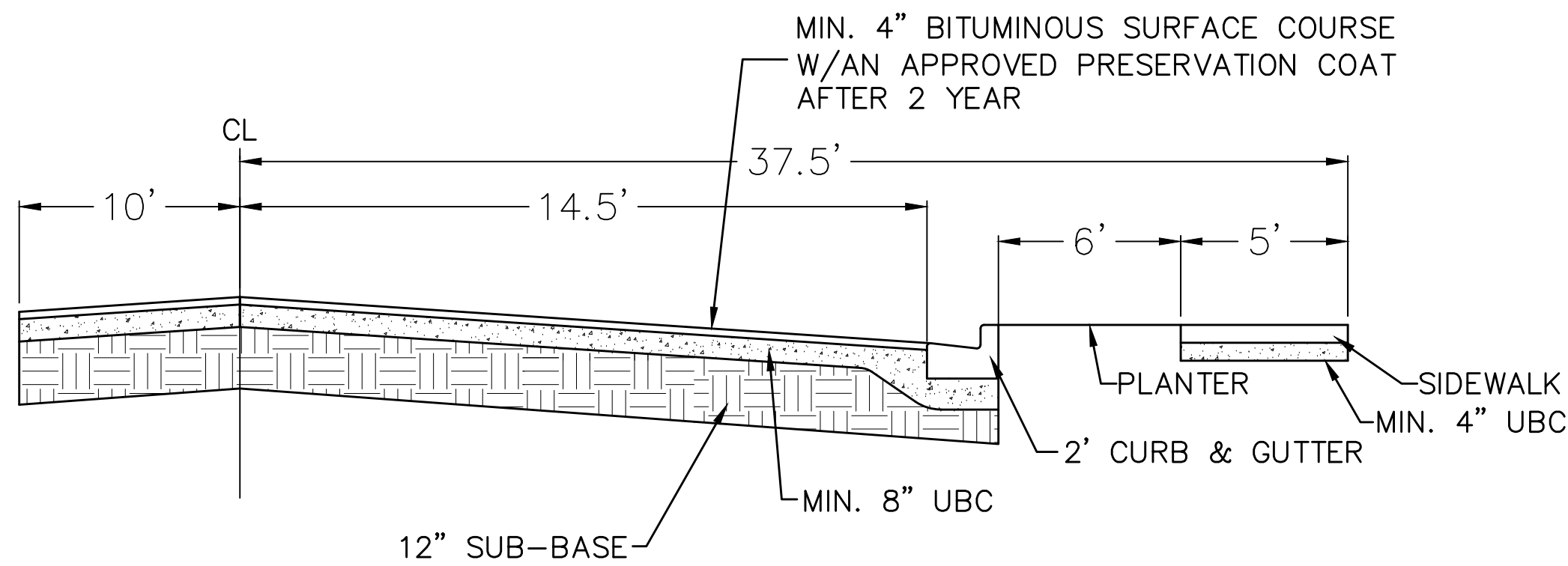
5

EXISTING TOPOGRAPHY

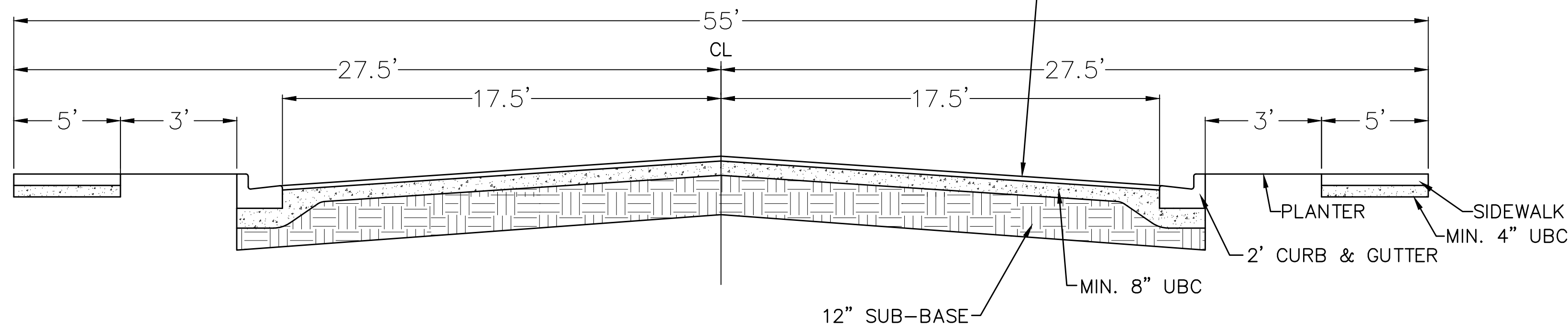
SANTAQUIN, UTAH

SILVER OAKS
ATLAS ENGINEERING
PHASE 1
L.L.C.
PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

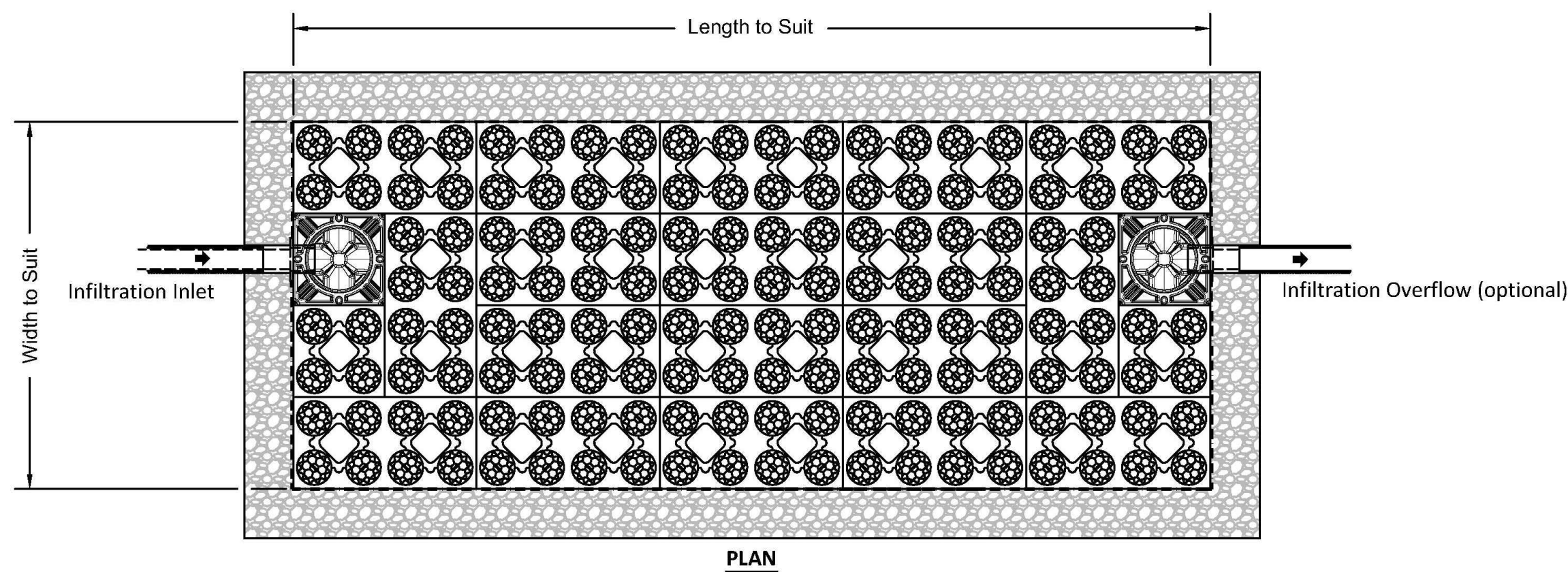
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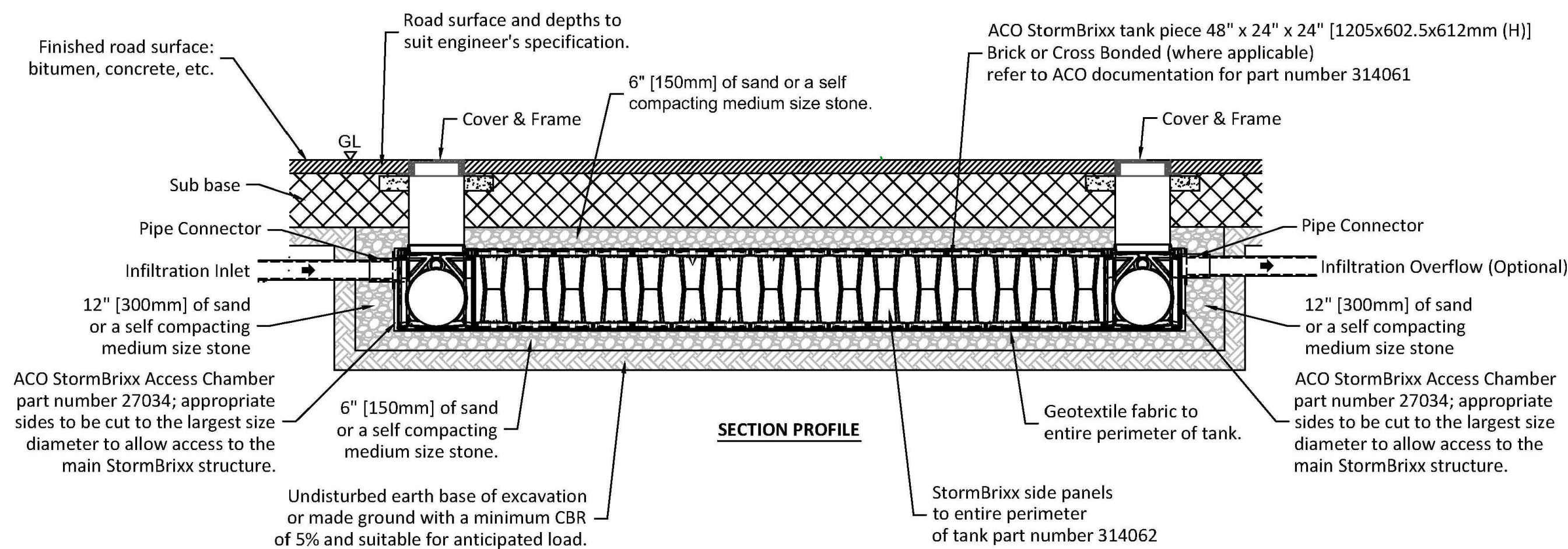
500 WEST CROSS SECTION
-NTS-



55' TYPICAL CROSS SECTION
-NTS-



PLAN



SECTION PROFILE

| Minimum cover depths (1) over the top of ACO StormBrixx | |
|--|--------------------------------|
| Location | Minimum cover depth ft (m) (4) |
| Non-Trafficked areas i.e. Landscaping | |
| Car parks, vehicles up to 5512lbs gross mass | 1.97 (0.6) |
| Car parks, occasional vehicles greater than 5512lbs (3) gross mass | 2.46 (0.75) |
| Occasional HGV traffic up to 97,003lbs GVW (HA loading) | Please consult with ACO |

- (1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
- (2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
- (3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
- (4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com

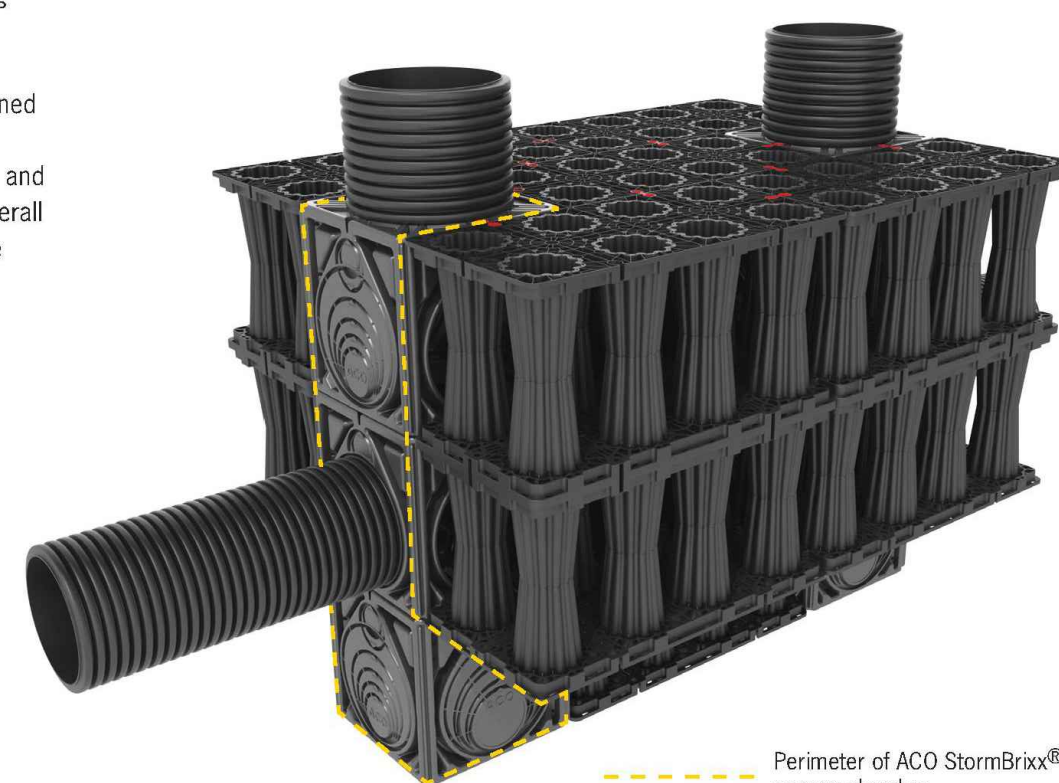
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



Perimeter of ACO StormBrixx® access chamber



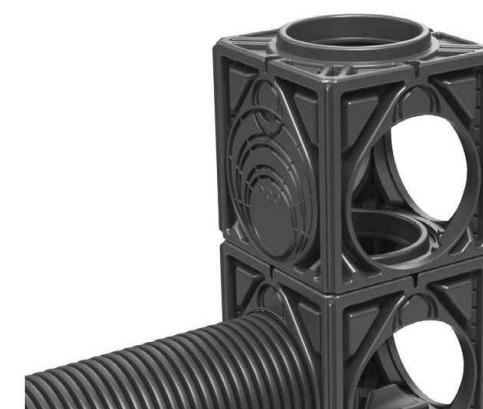
Cut unit at guides for required pipe connection. Push up to 2.5' (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.



www.ACOStormBrixx.us

| | | | | |
|----------------|---|--|---|---|
| SBD-1L-RA | INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE) | | ACO Polymer Products, Inc. | |
| DATE: 11/24/15 | INSTALLATION DRAWING - ACO STORMBRIXX | | 825 W. Beechcroft St Casa Grande, AZ 85122 Tel: 520-421-9888 Fax: 520-421-9899 | 9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 |
| ISSUE: A | Arizona Tel: 888-490-9552 | e-mail: info@acousa.com | Ohio Tel: 800-543-4764 | South Carolina Tel: 800-543-4764 |

SHEET NO.

6

DETAIL SHEET

SANTAQUIN, UTAH

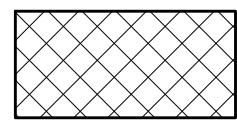
SILVER OAKS
ATLAS ENGINEERING
PHASE 1
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
L.L.C.

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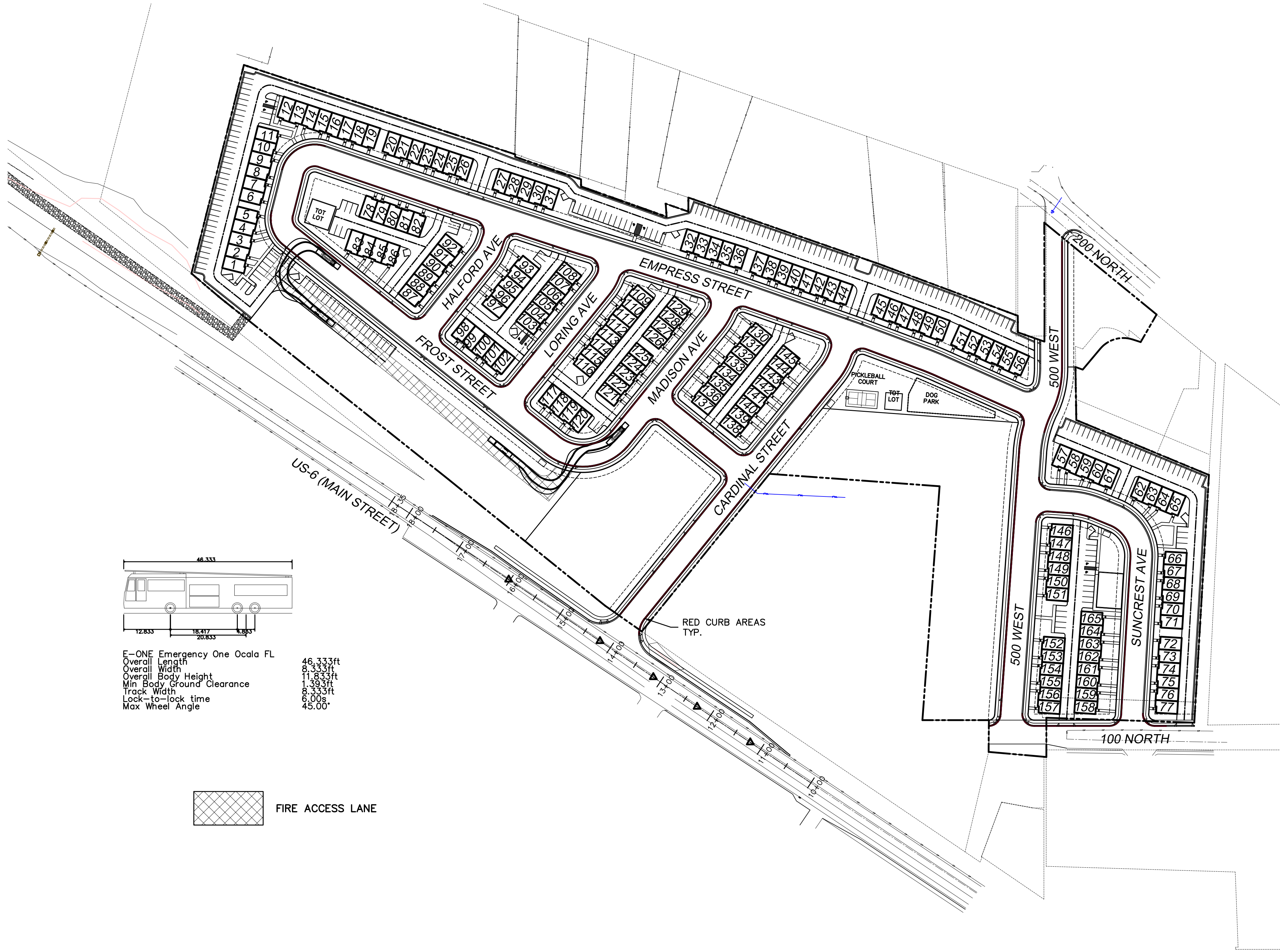
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



| | |
|------------------------------|----------|
| E-ONE Emergency One Ocala FL | |
| Overall Length | 46.333ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.833ft |
| Min Body Ground Clearance | 1.333ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |



FIRE ACCESS LANE



**SILVER OAKS
PHASE 1**
ENGINEERING
L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

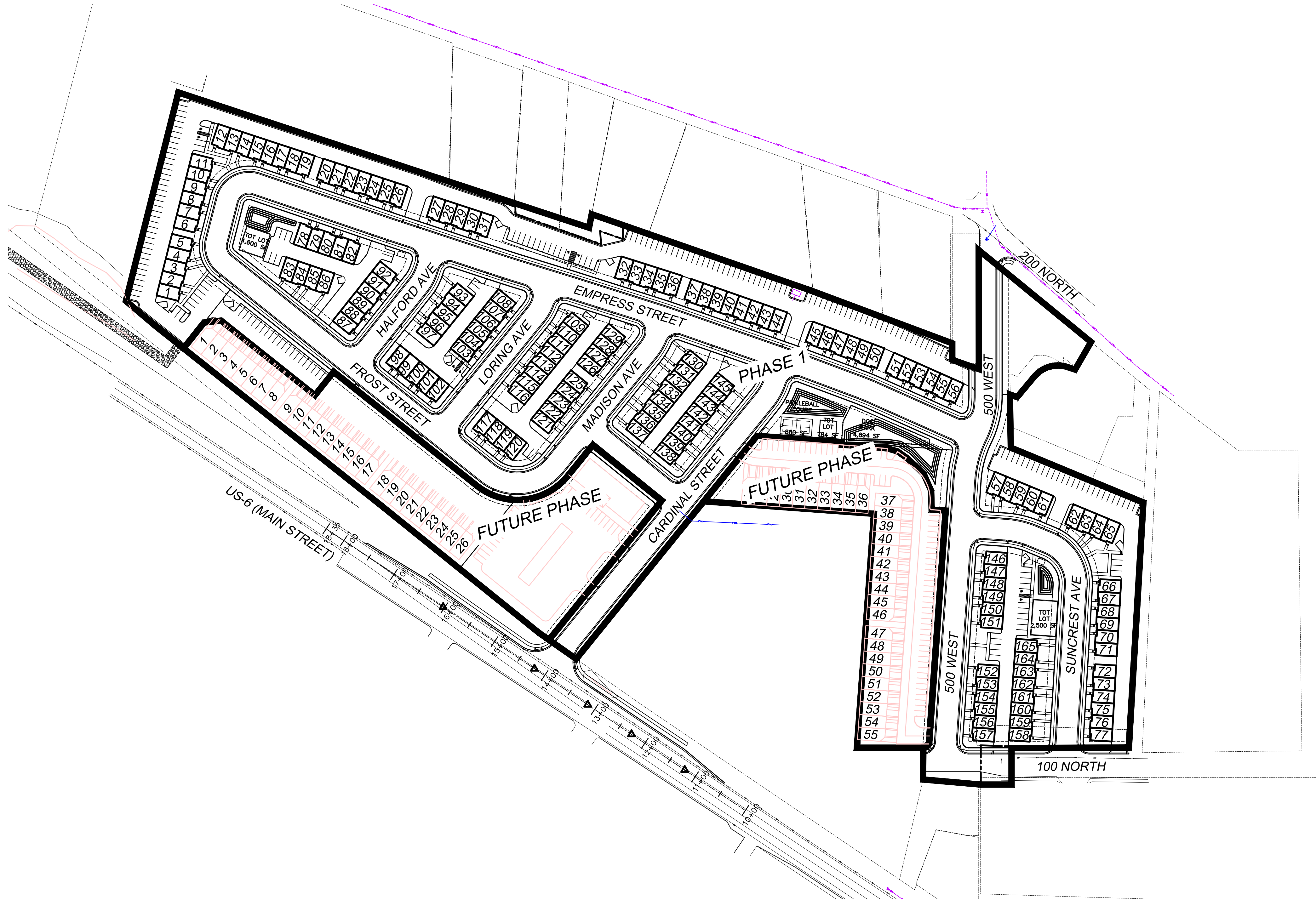
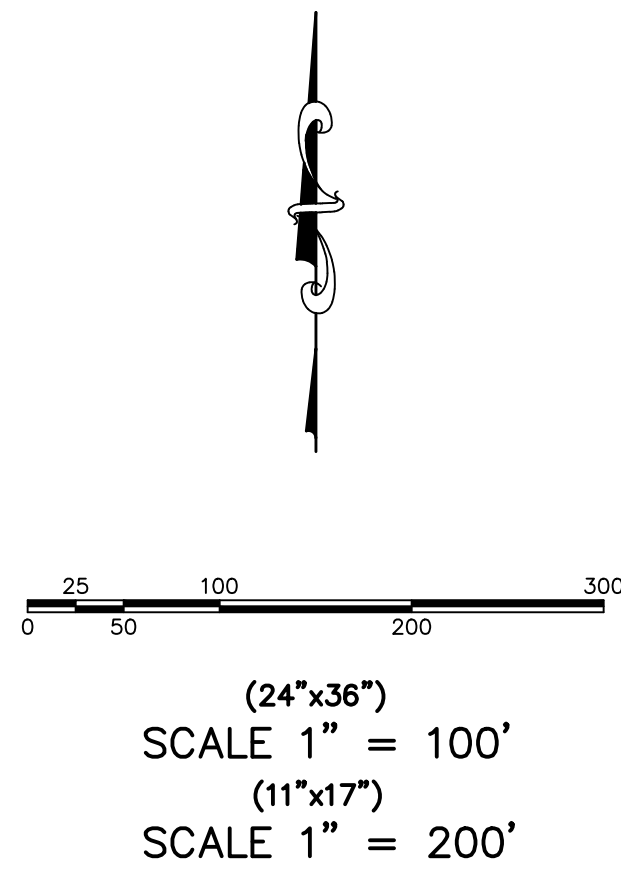
FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

7

| REVISIONS | | NO. | BY | DATE |
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SILVER OAKS

PHASE 1

ENGINEERING

L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

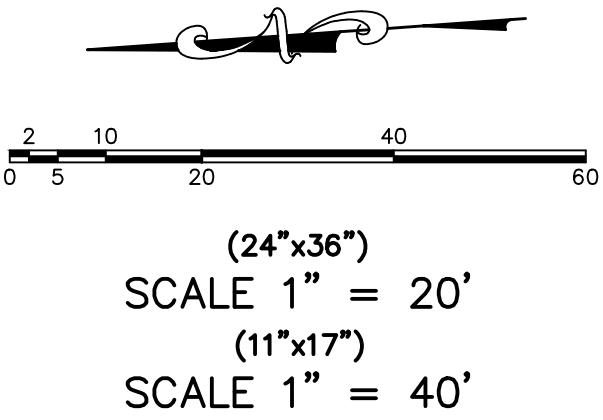
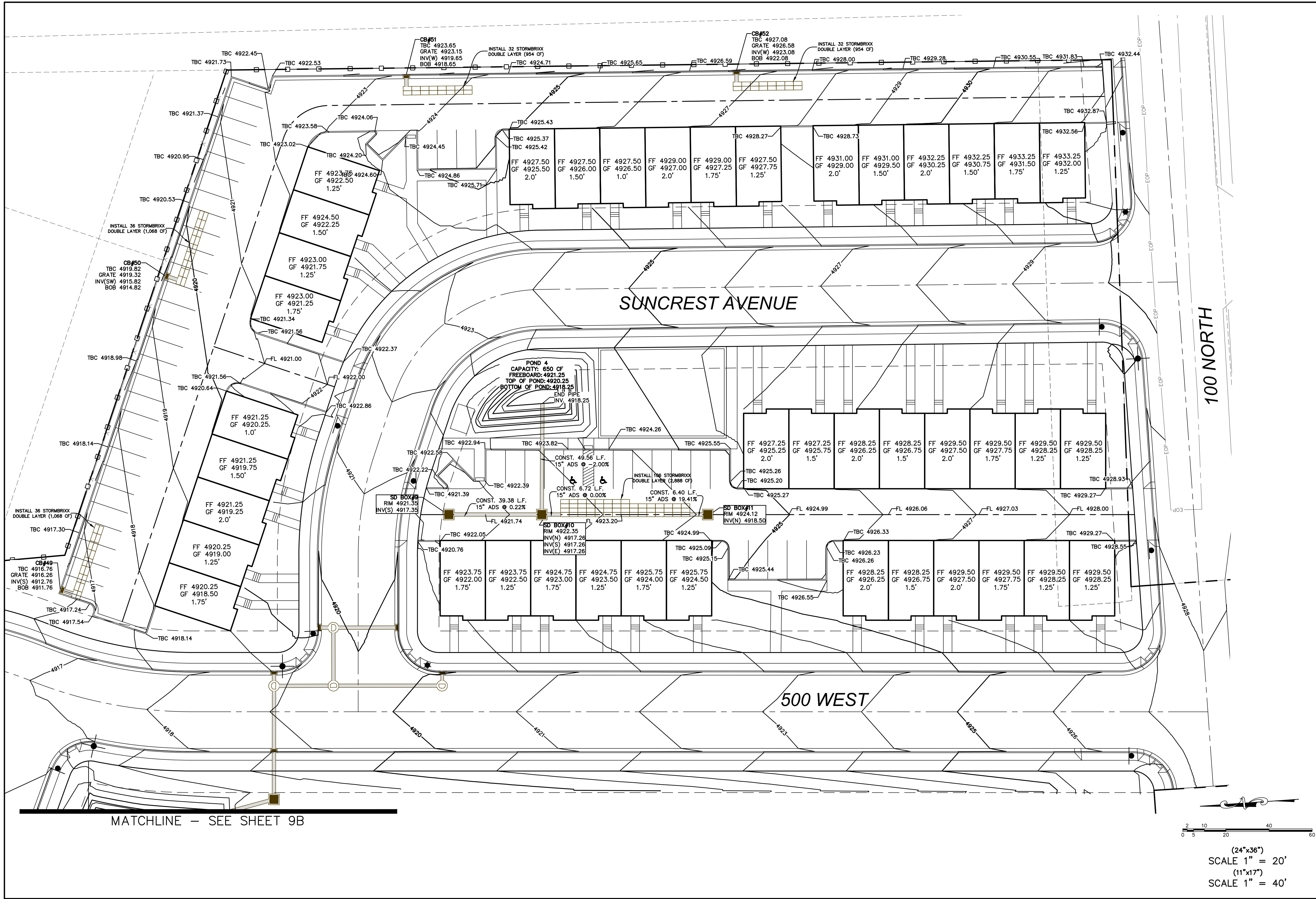
PHASING PLAN

SANTAQUIN, UTAH

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SHEET NO.

8



SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 100
SPANISH FORK, UT 84660

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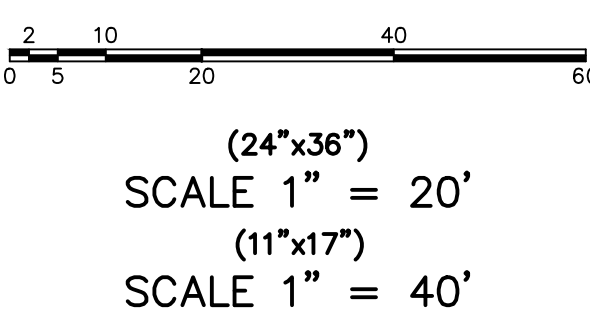
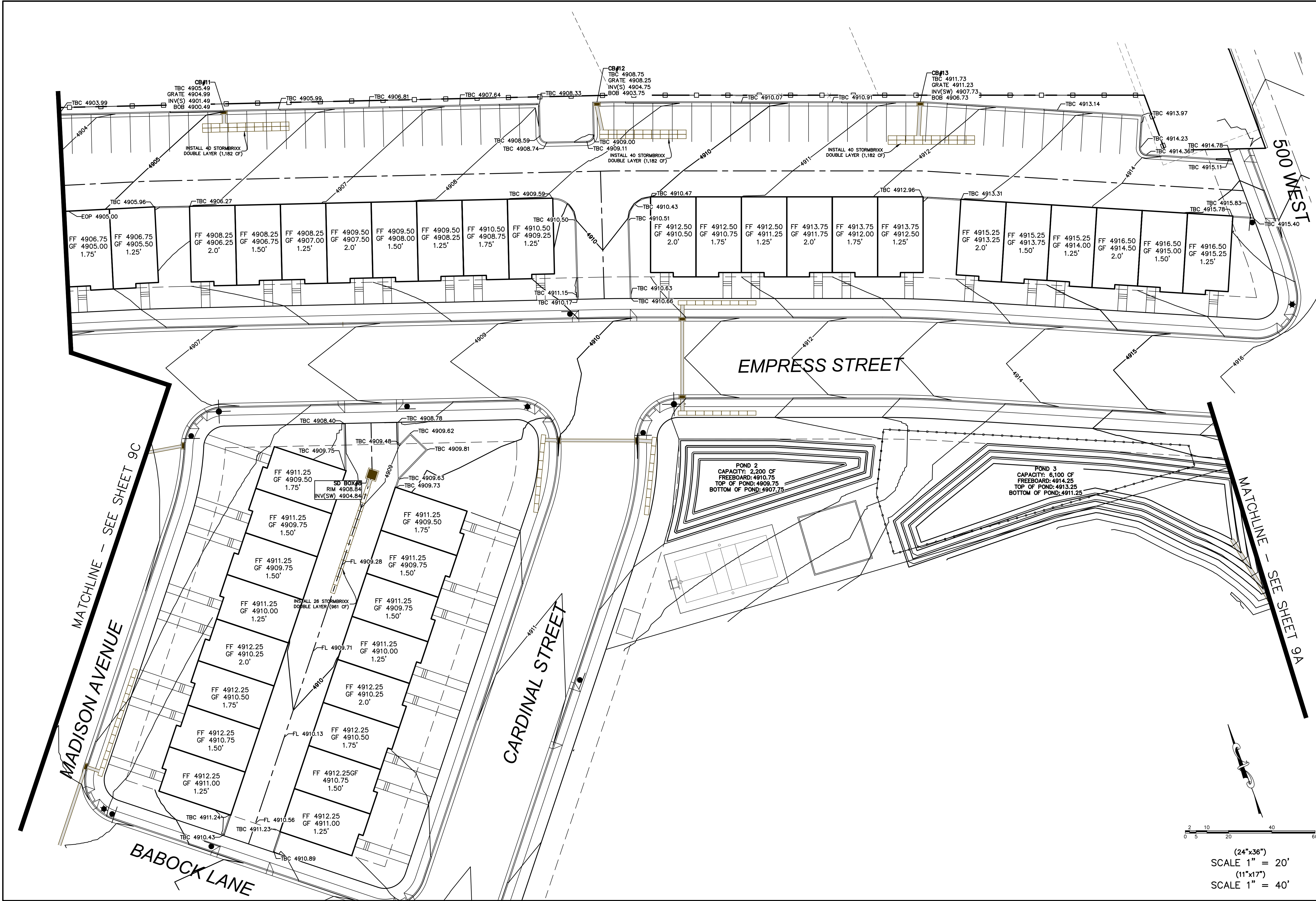
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SANTAQUIN, UTAH

SHEET NO.

9A

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SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 W., SUITE 16A
SPANISH FORK, UT 84660

TBC PLAN

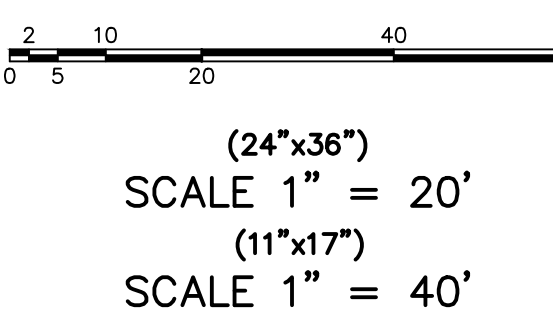
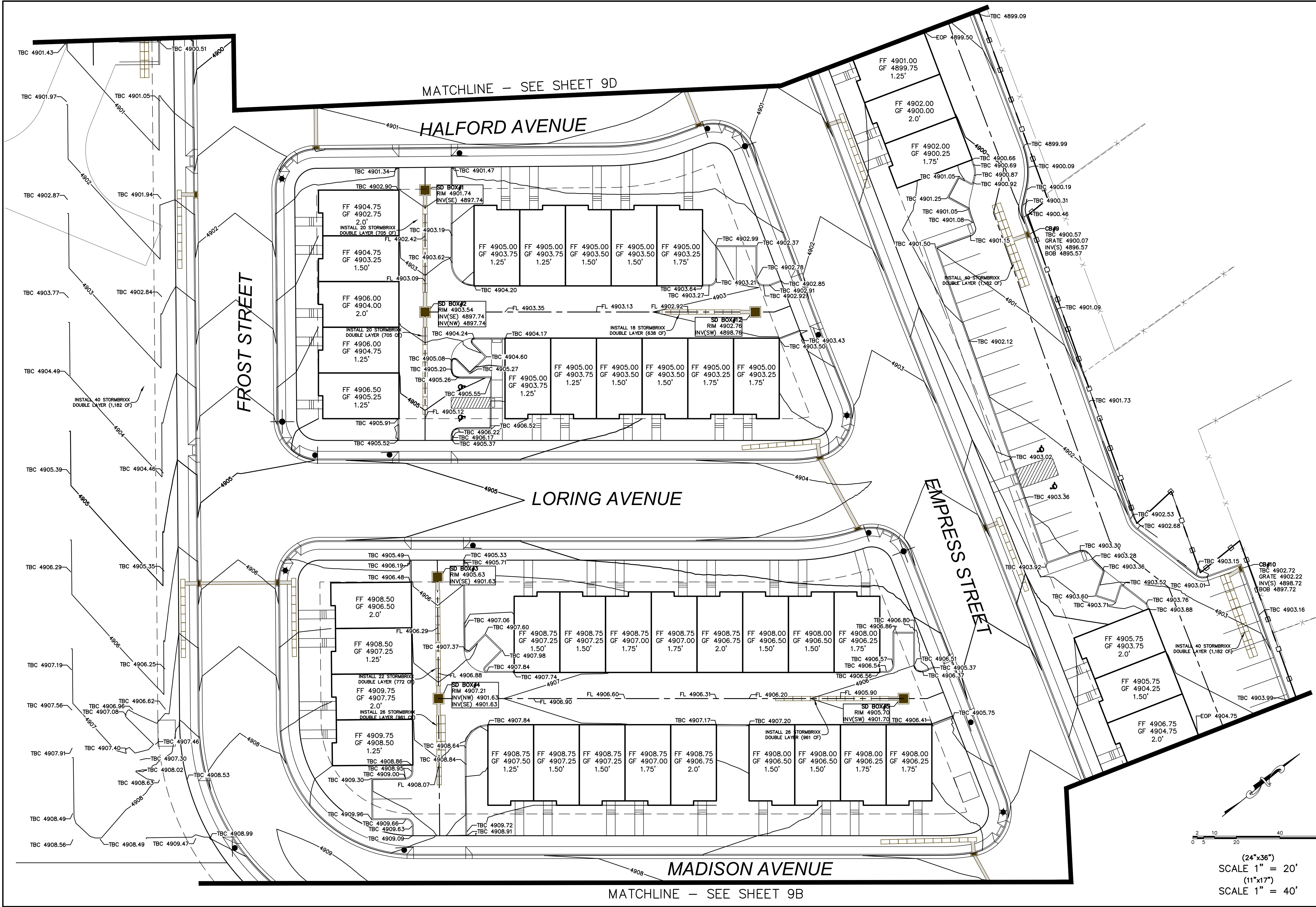
SANTAQUIN, UTAH

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SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 100
SPANISH FORK, UT 84660

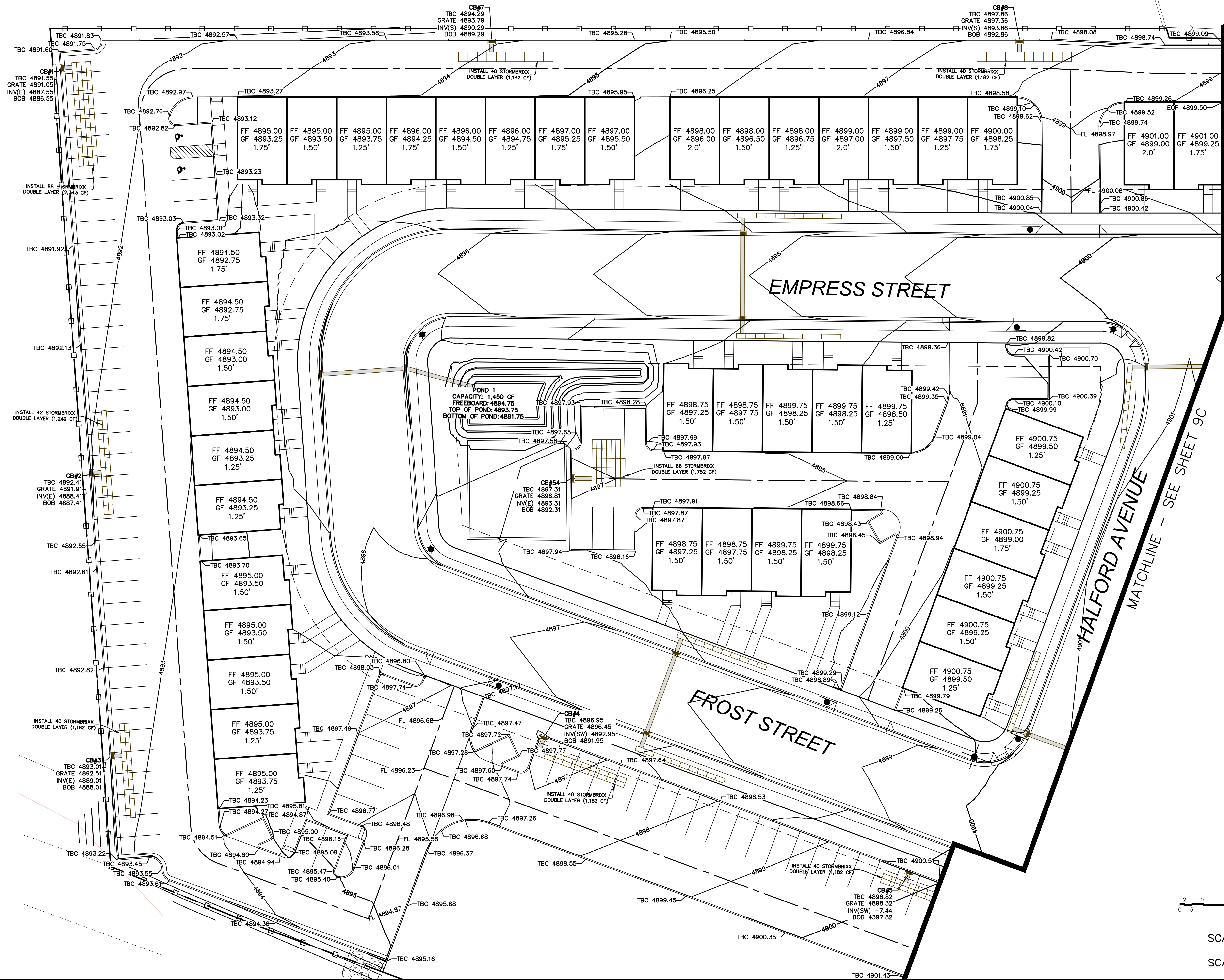
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TBC PLAN

SANTAQUIN, UTAH



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO.
9D

| NO. | DATE | BY | REVISIONS |
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TBC PLAN

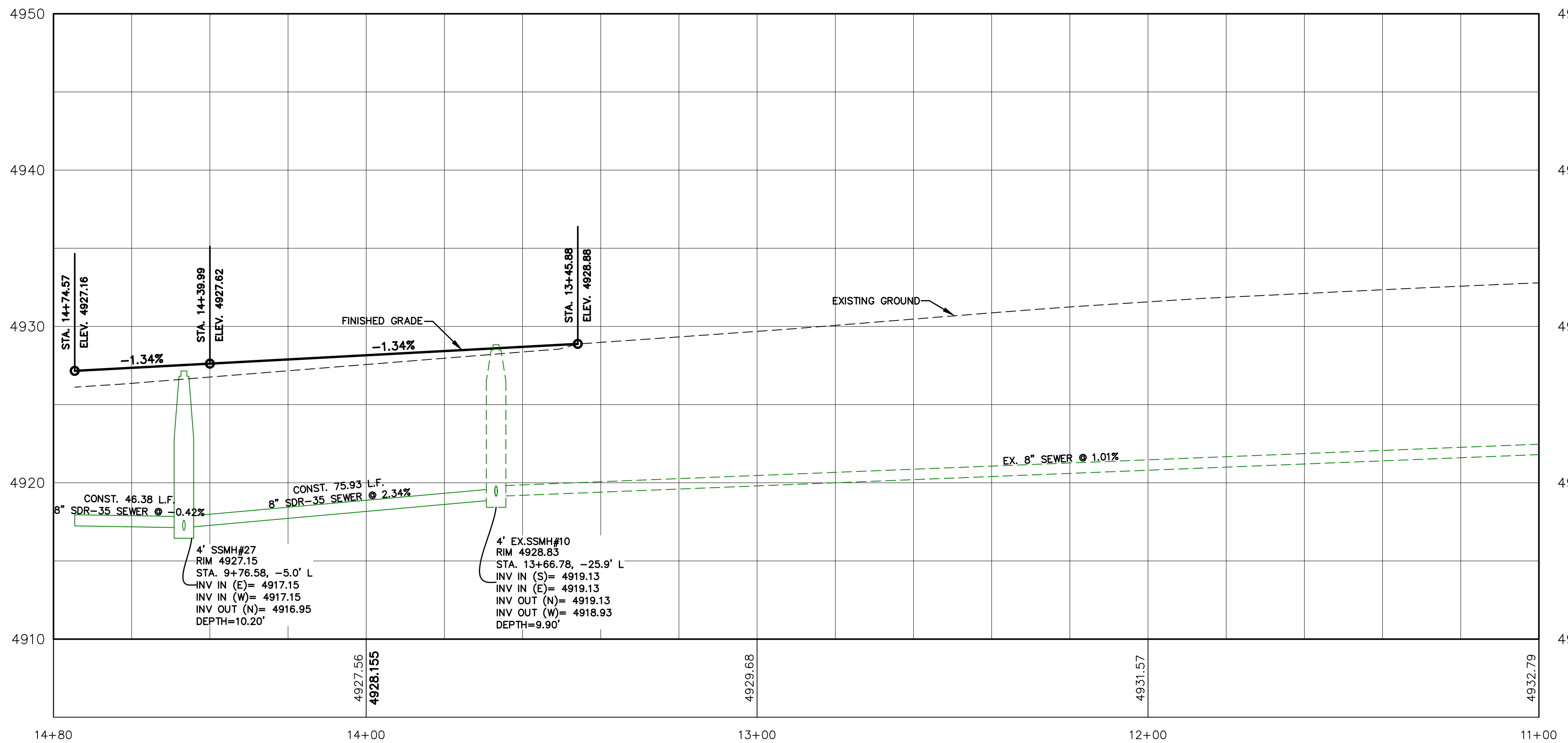
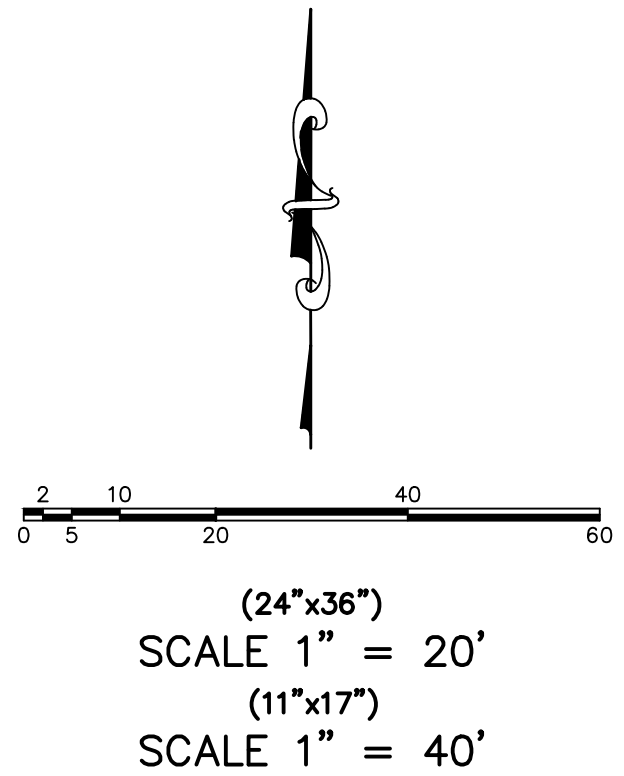
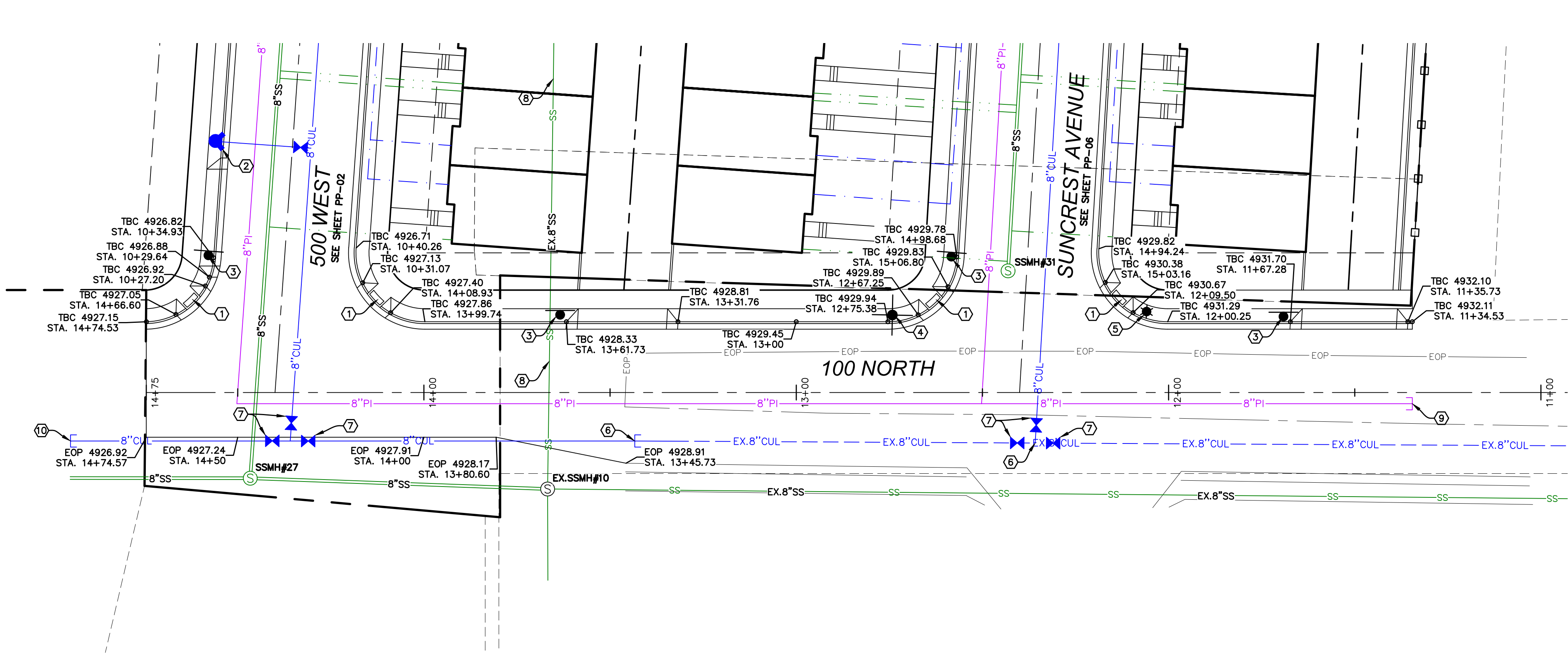
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 100
SPANISH FORK, UT 84660

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SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 16A
SPANISH FORK, UT 84660

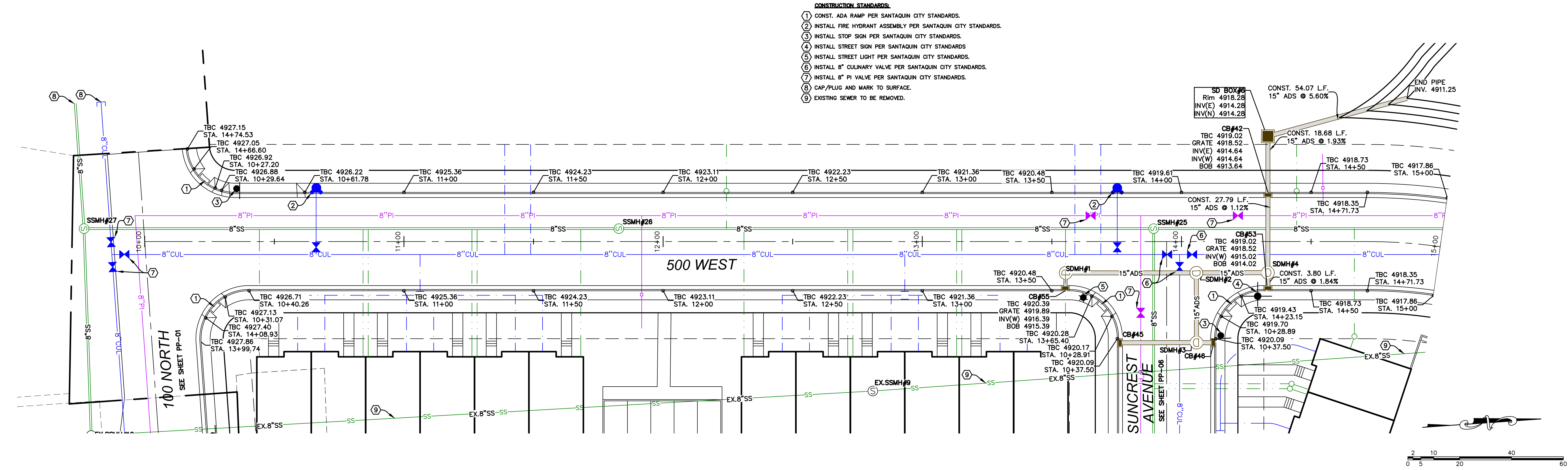
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100 NORTH
STA. 11+00 TO STA. 14+75

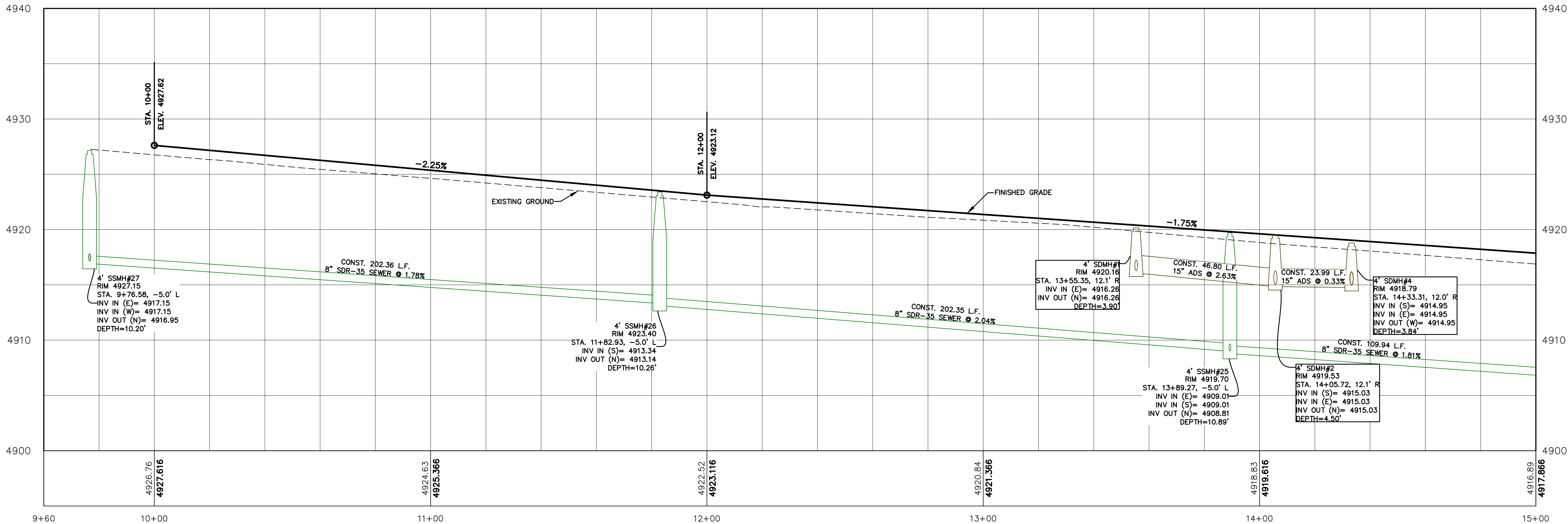
SANTAQUIN, UTAH

SHEET NO.
PP-01

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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-02

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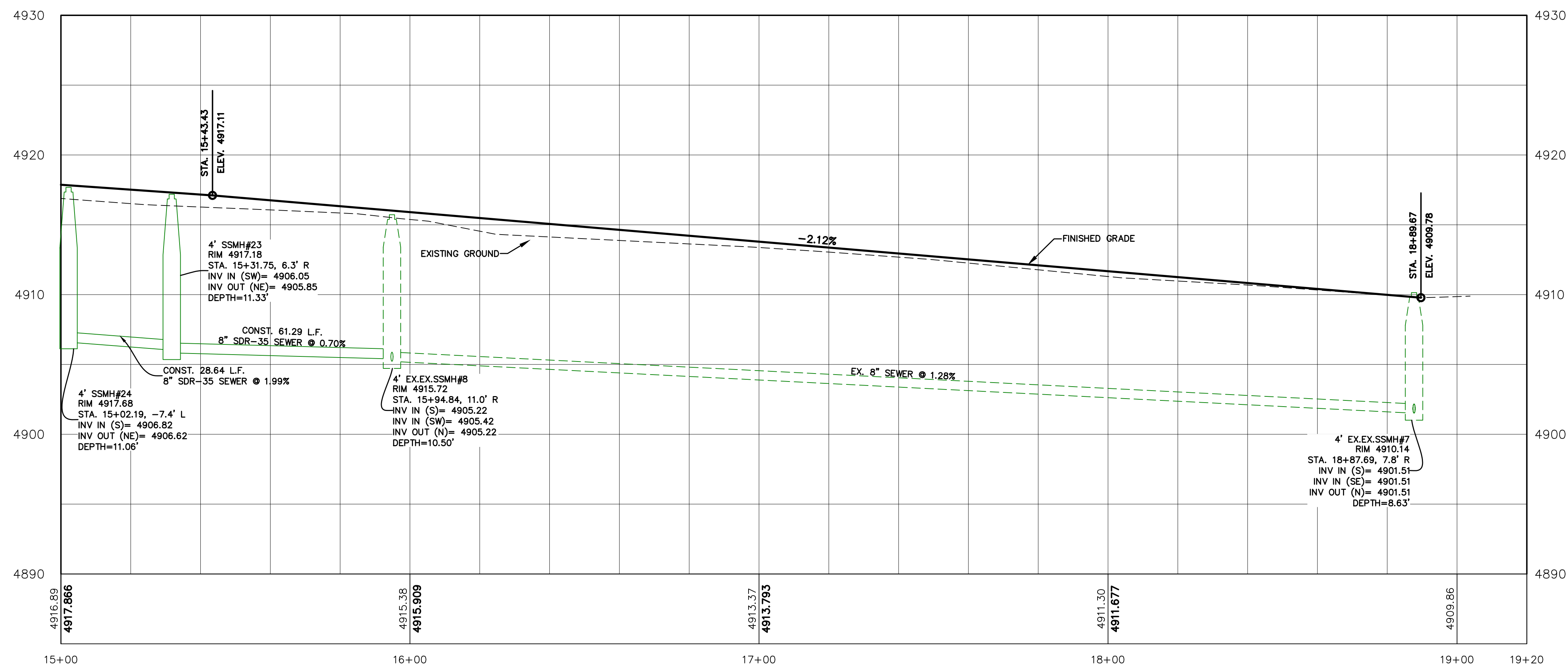
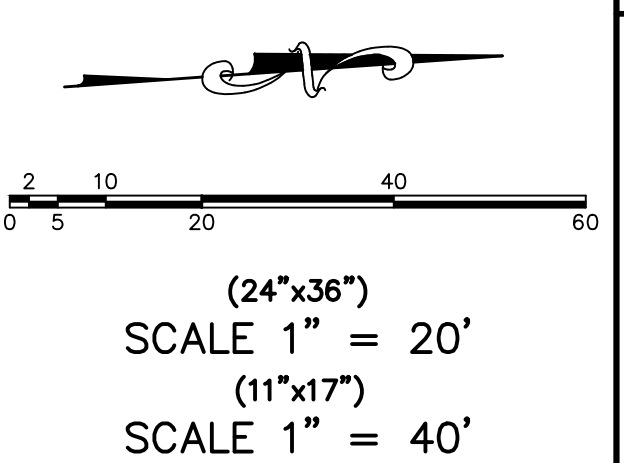
500 WEST
STA. 10+00 TO STA. 15+00

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 1A
SPANISH FORK, UT 84660



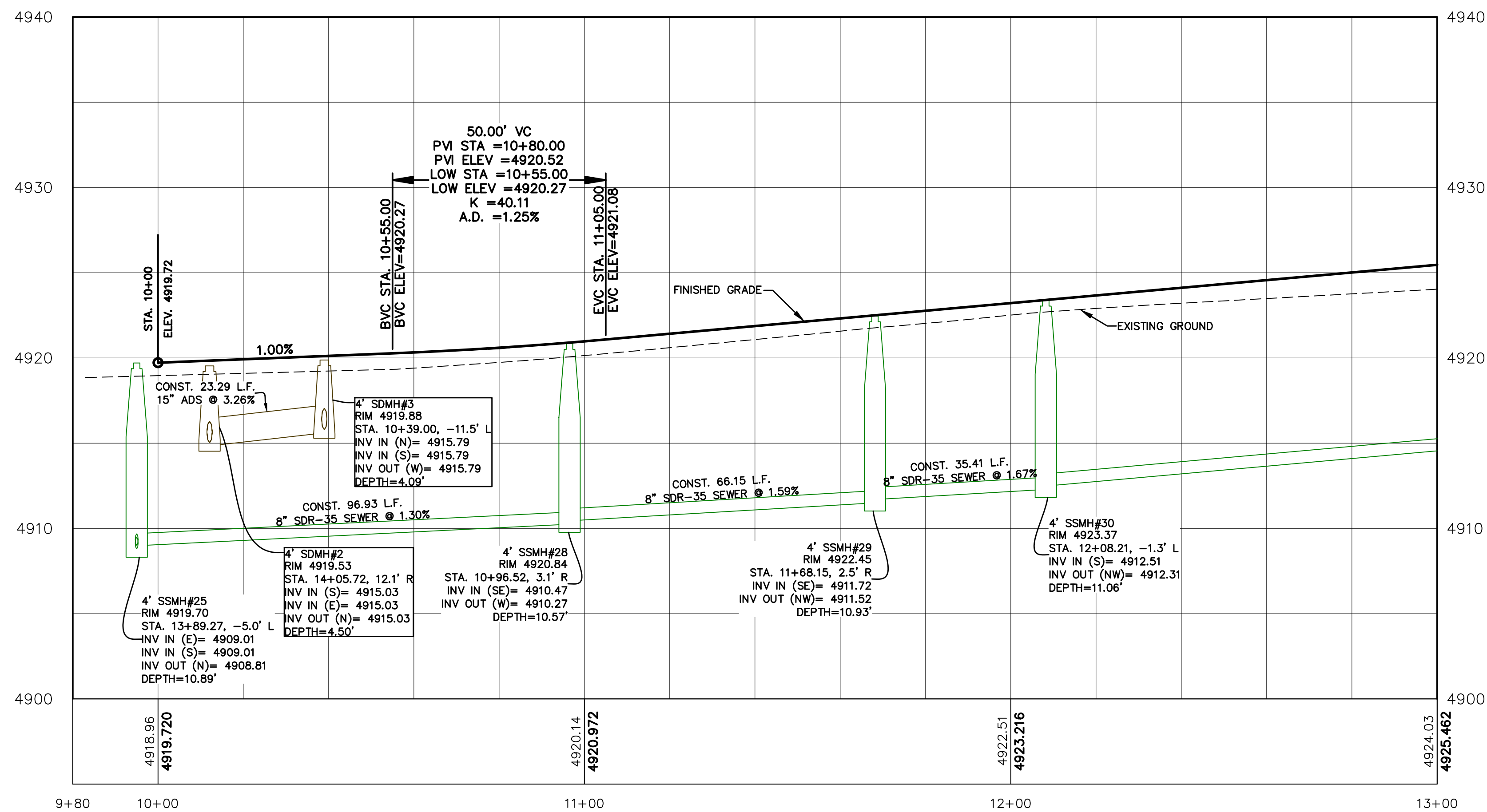
PP-03

SANTAQUIN, UTAH

ATLAS

L.L.C.

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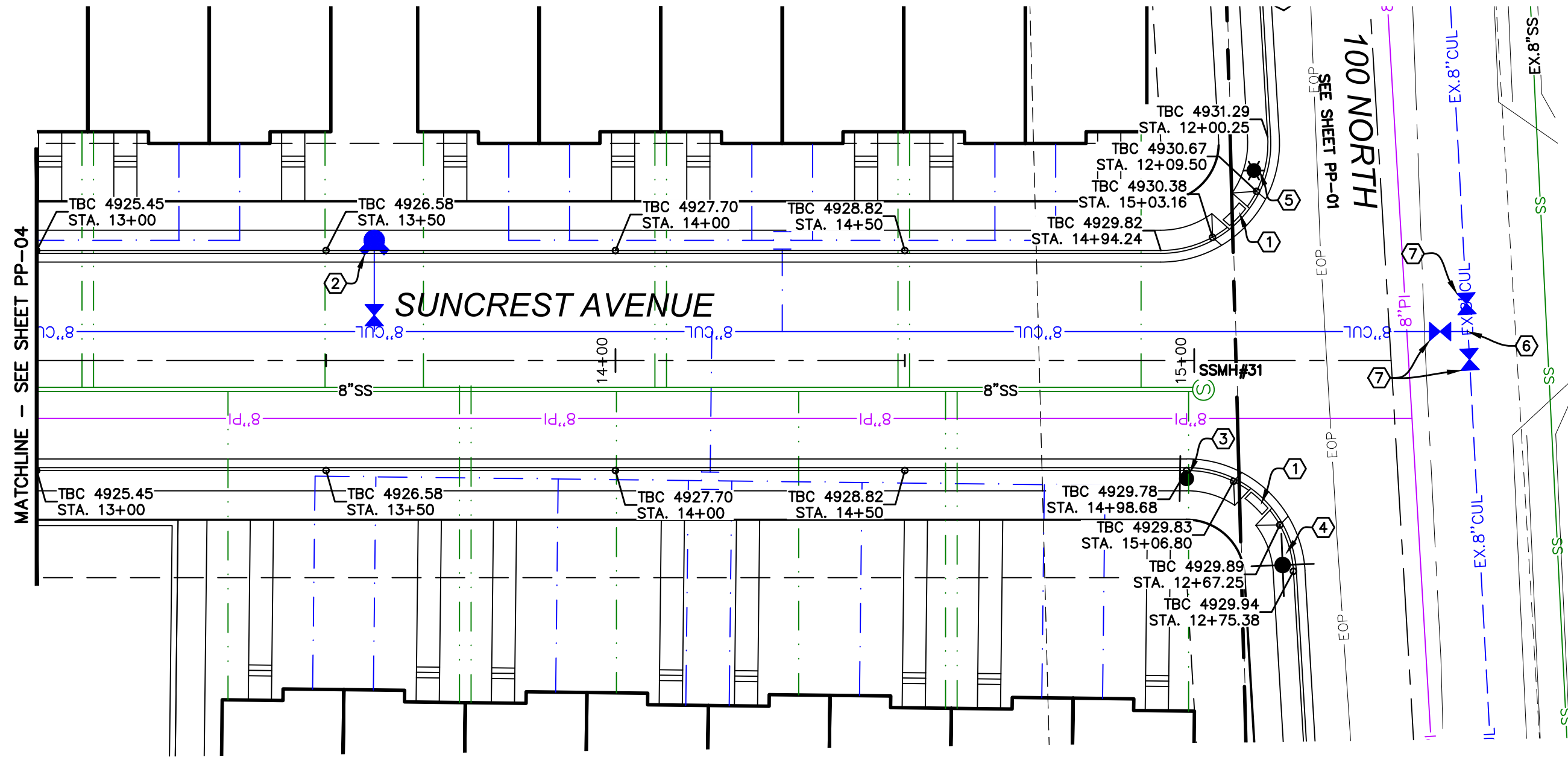
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PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

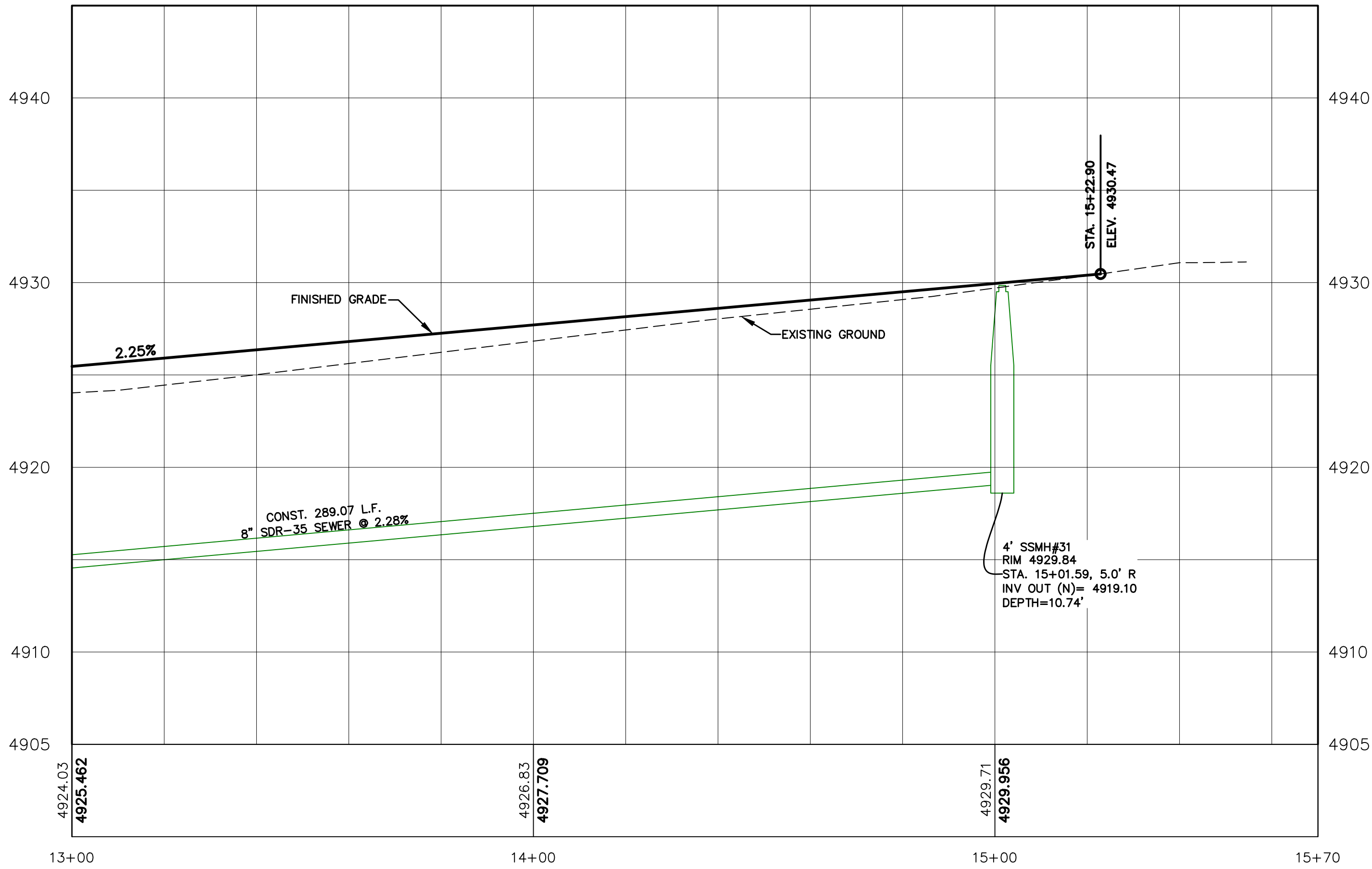
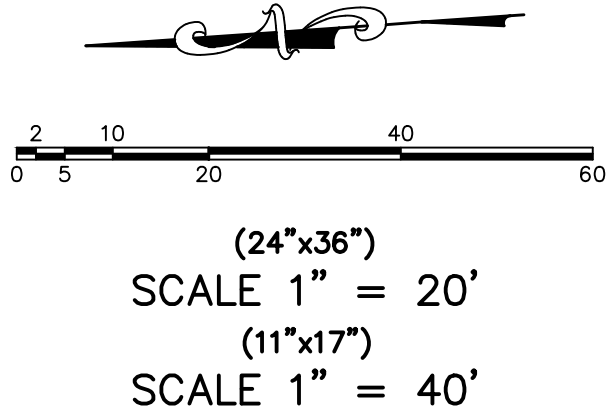
SANTAQUIN, UTAH

PP-04

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| NO. | REVISIONS | BY | DATE | |



- CONSTRUCTION STANDARDS:**
1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 6. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
 7. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.



SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.

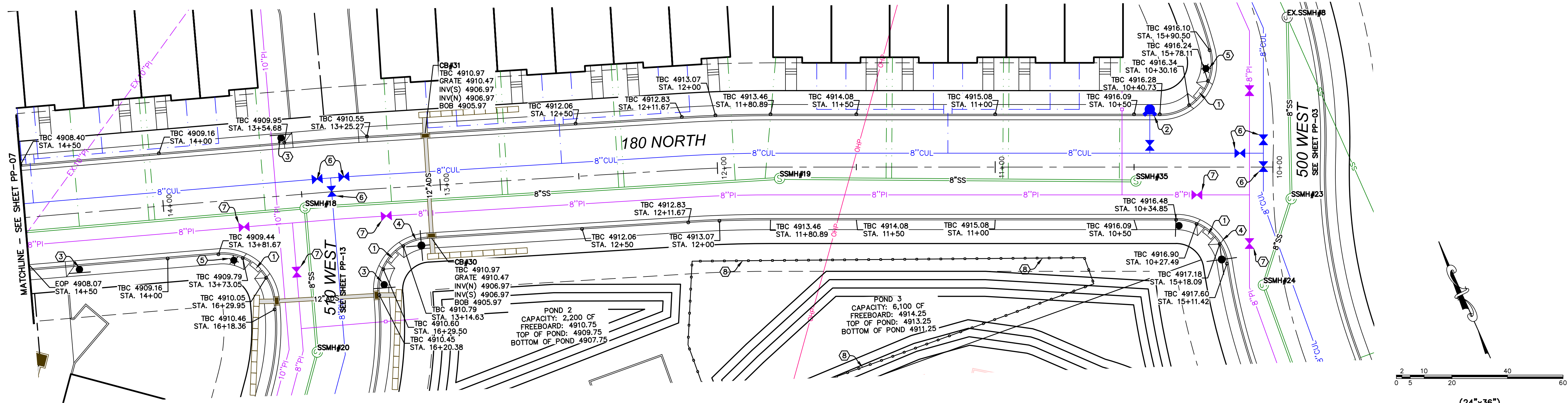
PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

SUNCREST AVENUE
STA. 13+00 TO STA. 15+50

SANTAQUIN, UTAH

SHEET NO.
PP-05

| NO. | REVISIONS | BY | DATE |
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- CONSTRUCTION STANDARDS:
1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
 8. INSTALL 6" CHAINLINK FENCE FOR DOG PARK.

SHEET NO.

PP-06

180 NORTH
STA. 10+00 TO STA. 14+50

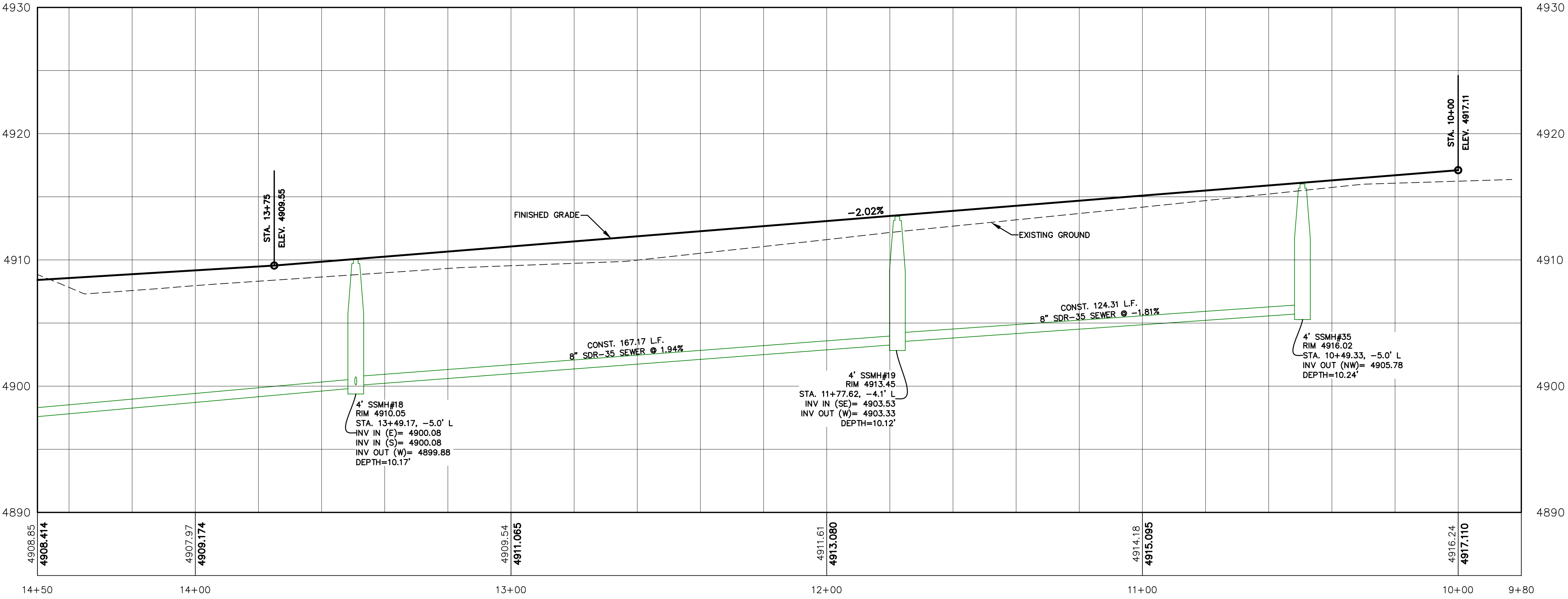
SANTAQUIN, UTAH

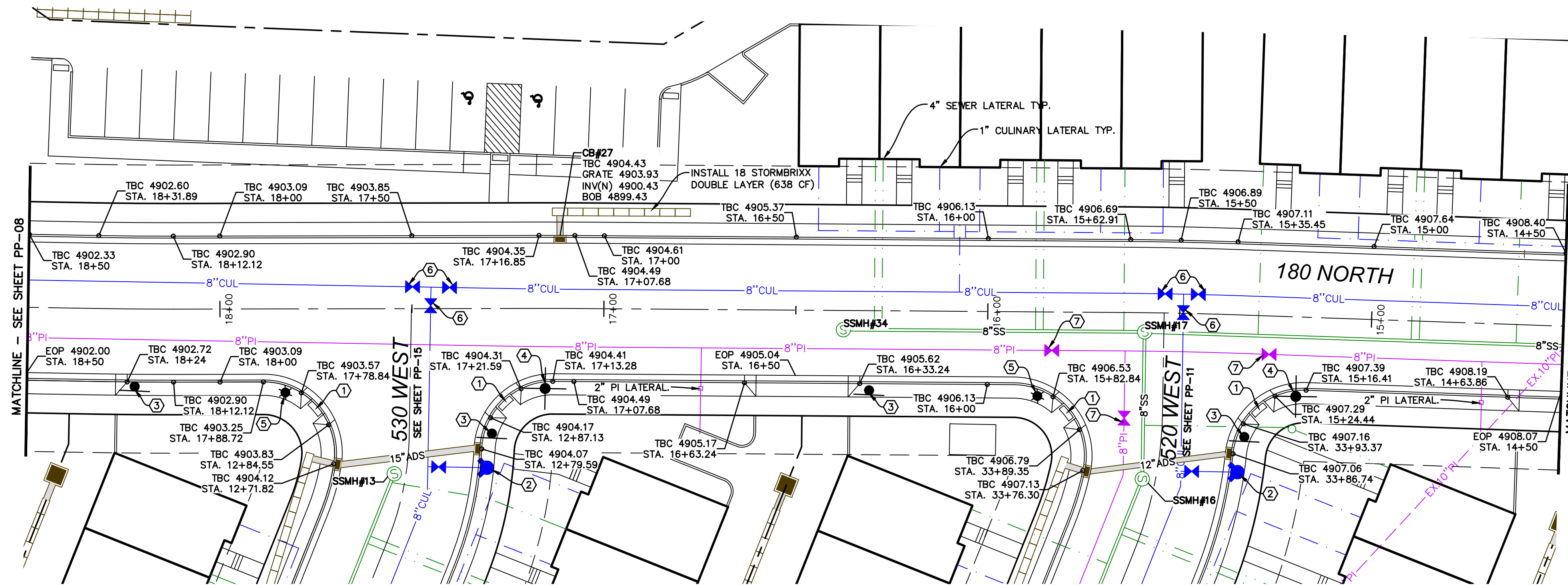
SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

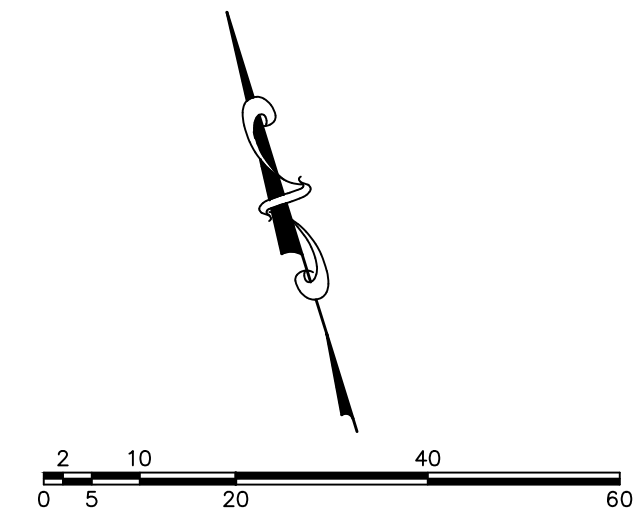
PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

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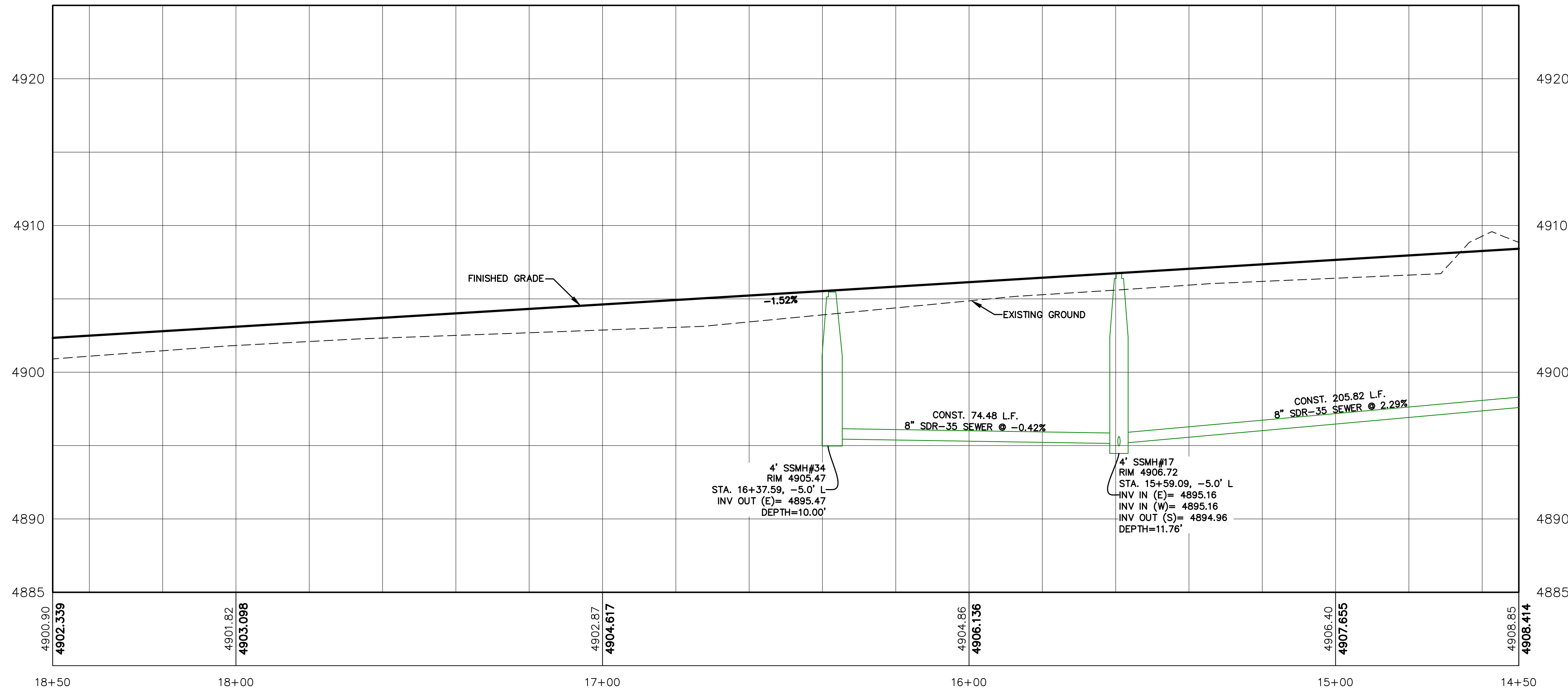




- CONSTRUCTION STANDARDS:**
- ① CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 - ③ INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 - ④ INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 - ⑤ INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - ⑥ INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 - ⑦ INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
 - ⑧ INSTALL 6" CHAINLINK FENCE FOR DOG PARK.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.

PP-07

180 NORTH
STA. 14+50 TO STA. 18+50

SANTAQUIN, UTAH

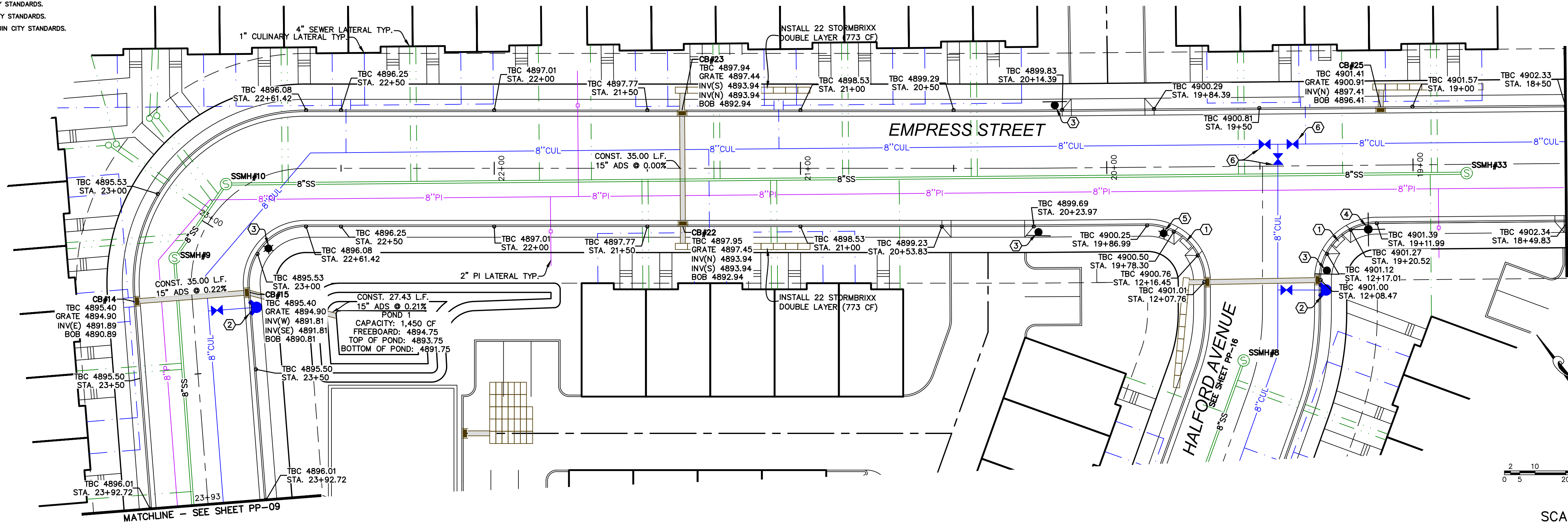
SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

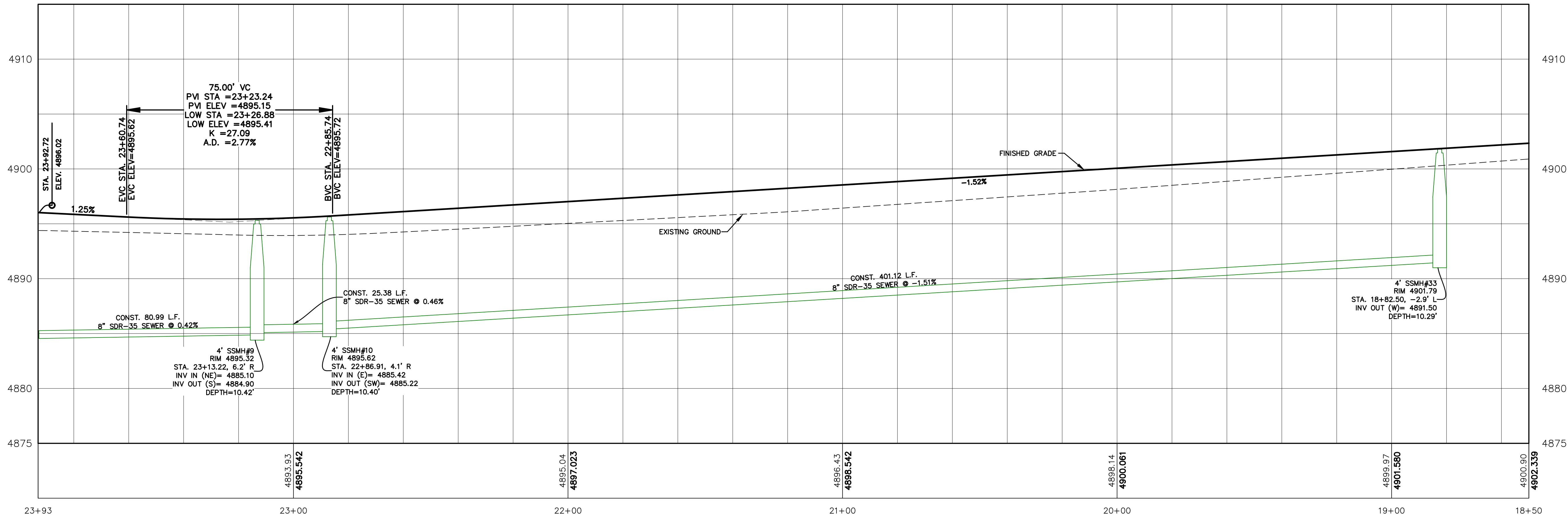
PHONE: 801-655-0566
945 E. 800 N., SUITE 1A
SPANISH FORK, UT 84660

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- CONSTRUCTION STANDARDS:
- 1 CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - 2 INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 - 3 INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 - 4 INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 - 5 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - 6 INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.

PP-08

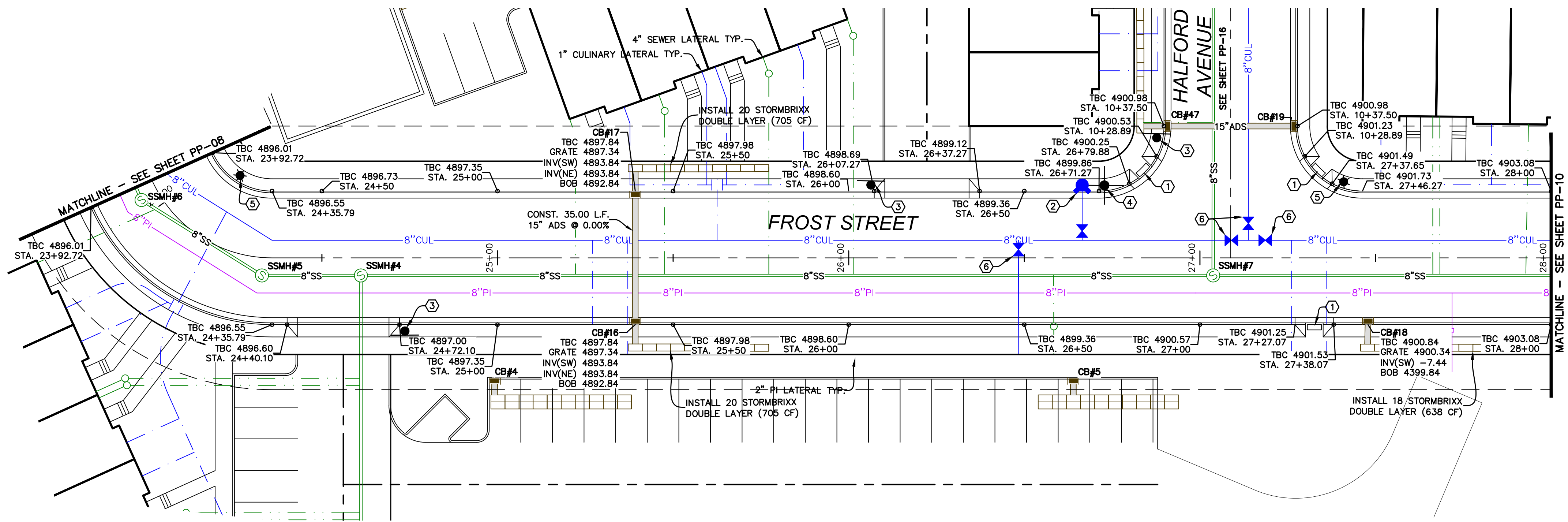
EMPRESS STREET
STA. 18+50 TO STA. 23+92.72

SANTAQUIN, UTAH

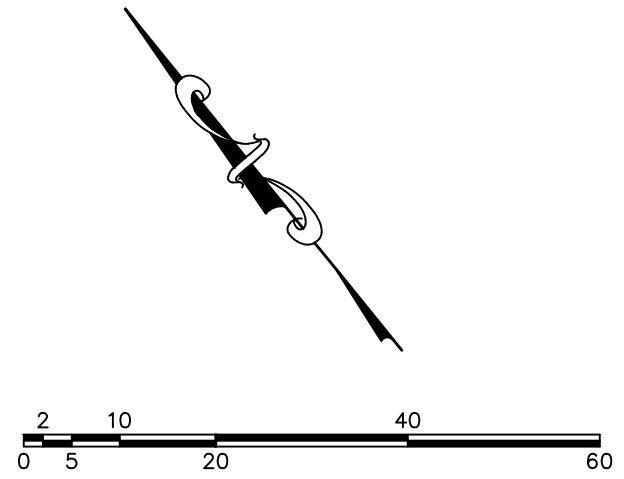
SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.
PHONE: 801-655-0566
945 E. 800 W, SUITE 1A
SPANISH FORK, UT 84660

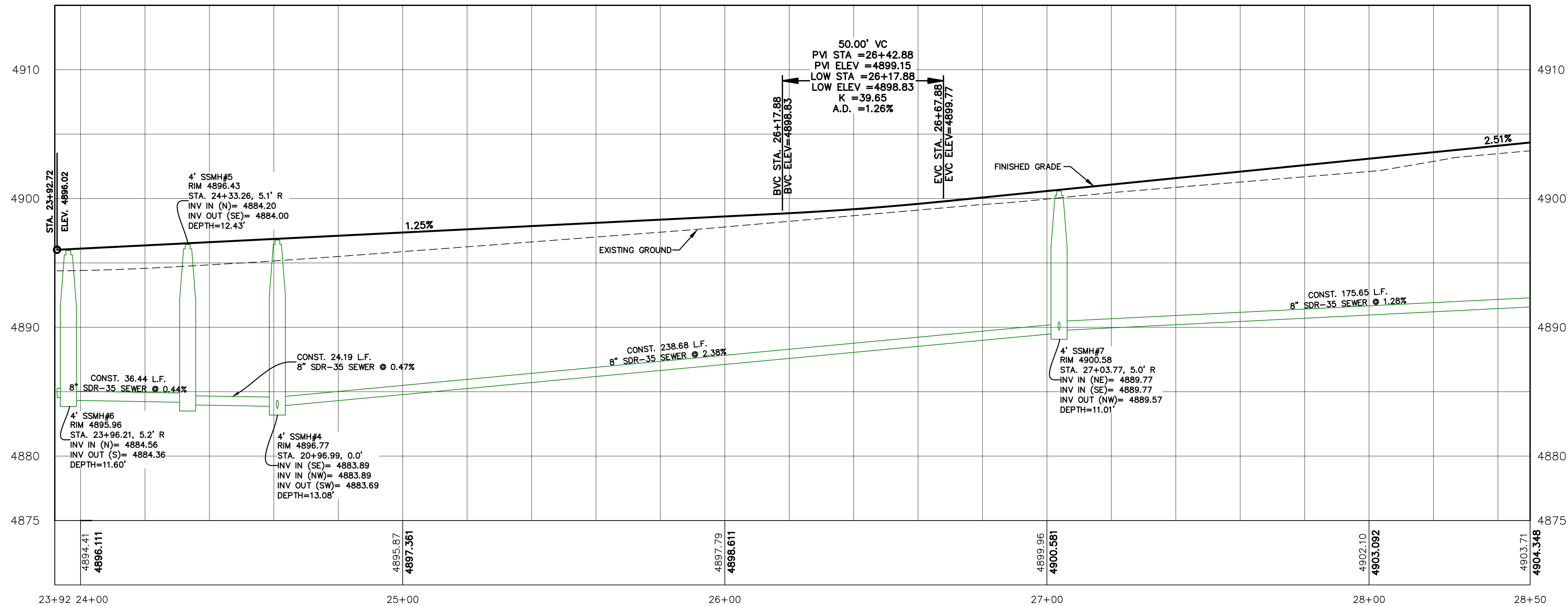
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- CONSTRUCTION STANDARDS:
1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.

PP-09

FROST STREET
STA. 23+92.72 TO STA. 28+00

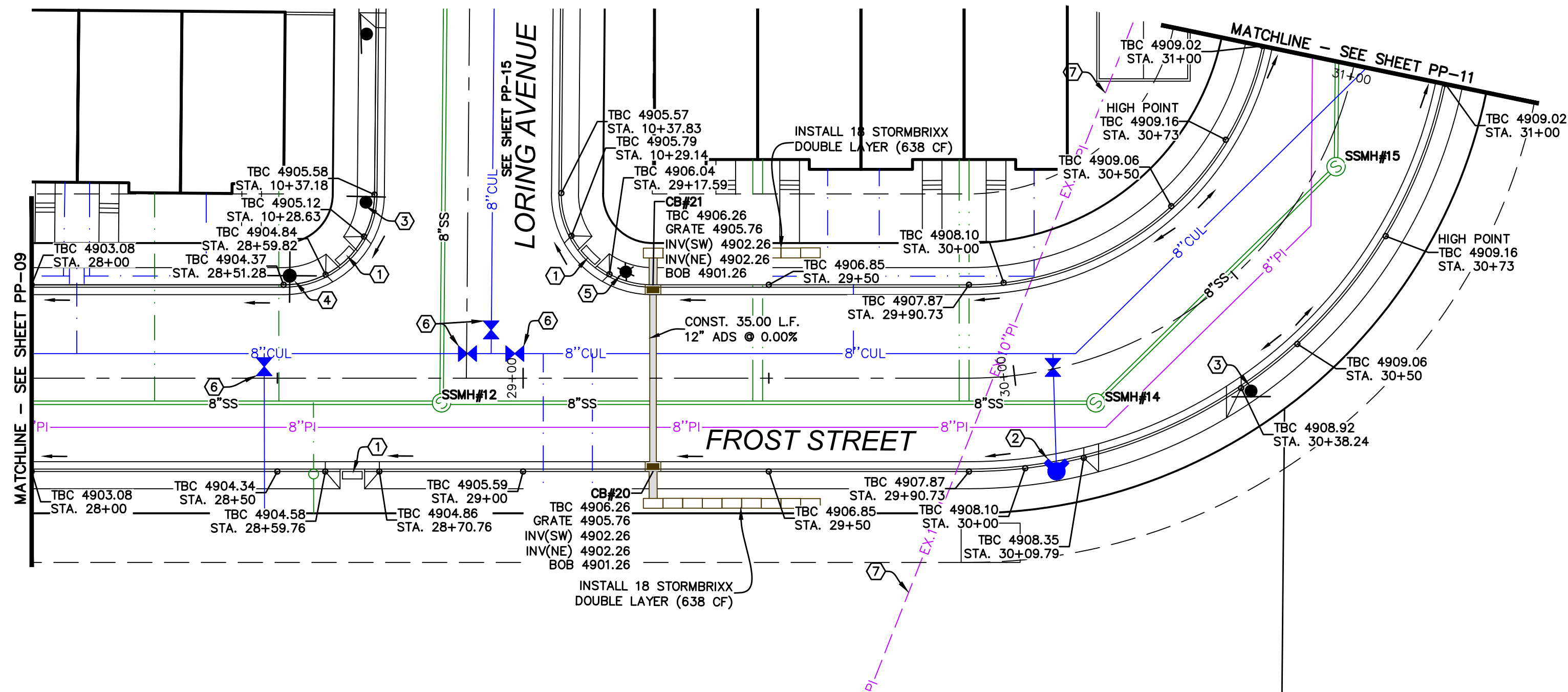
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

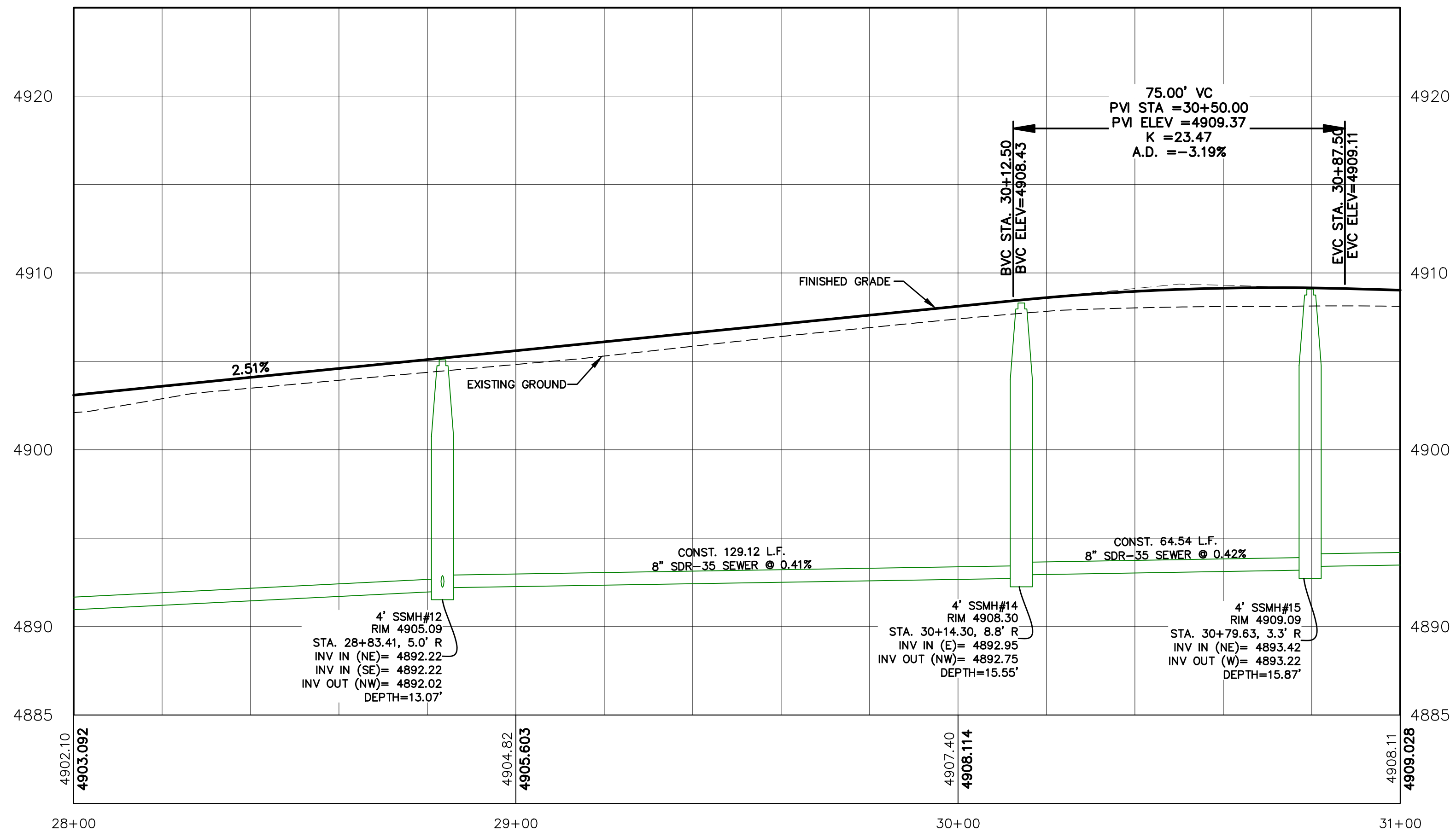
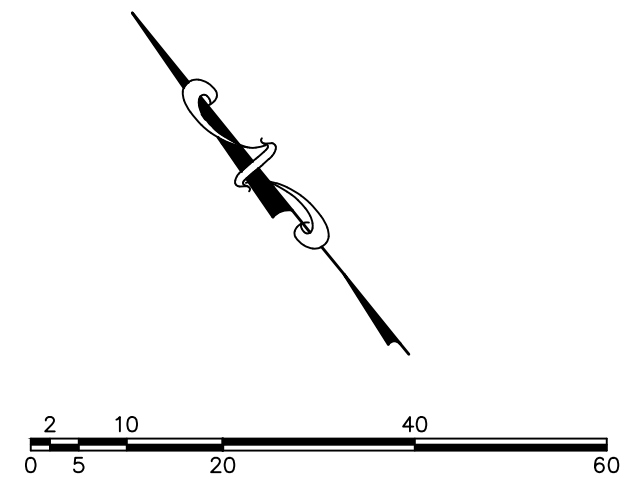
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 1A
SPANISH FORK, UT 84660

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- CONSTRUCTION STANDARDS:**
1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 7. EXISTING PRESSURIZED IRRIGATION TO BE REMOVED.



SHEET NO.

PP-10

FROST STREET
STA. 28+00 TO STA. 31+00

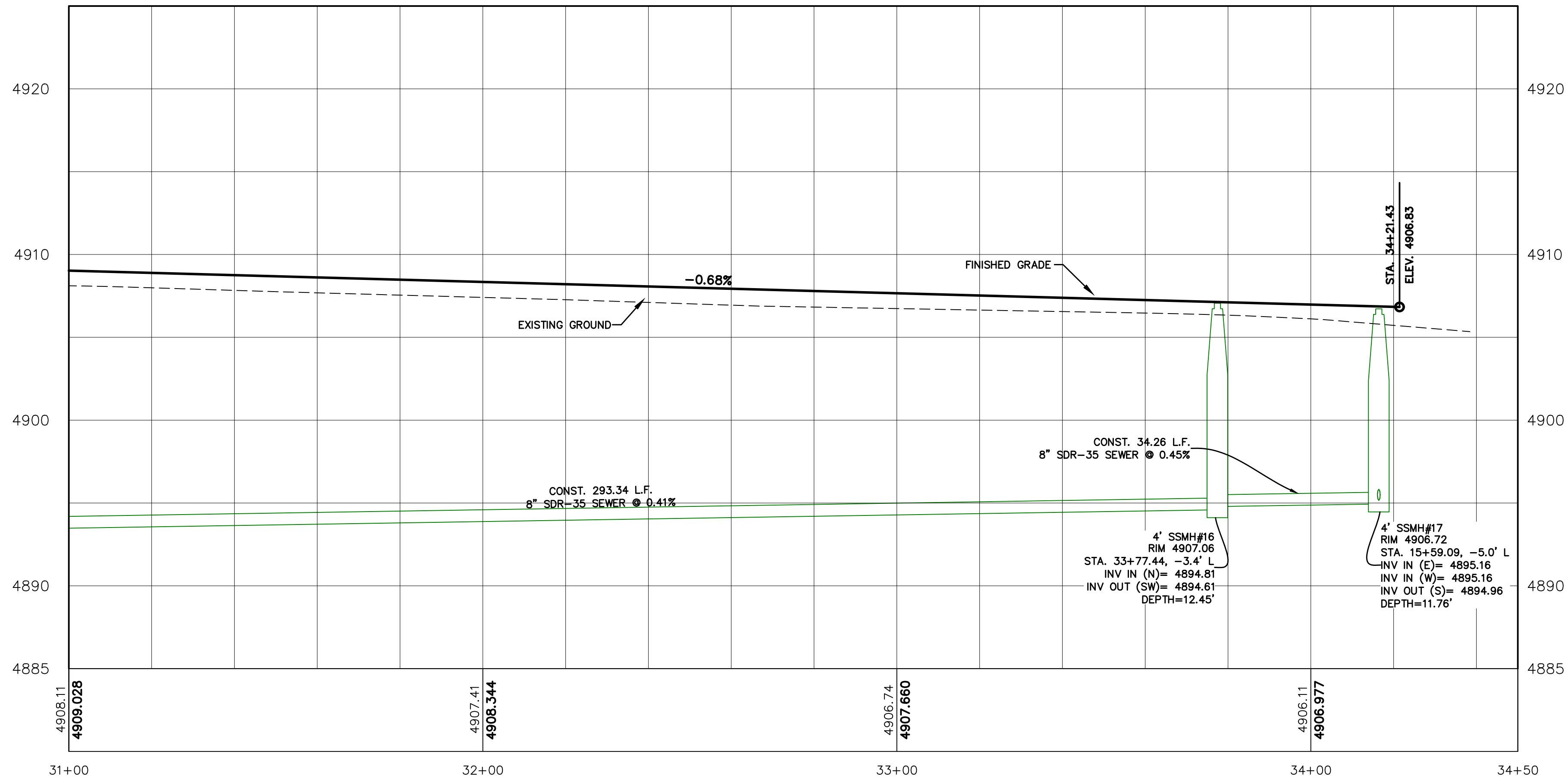
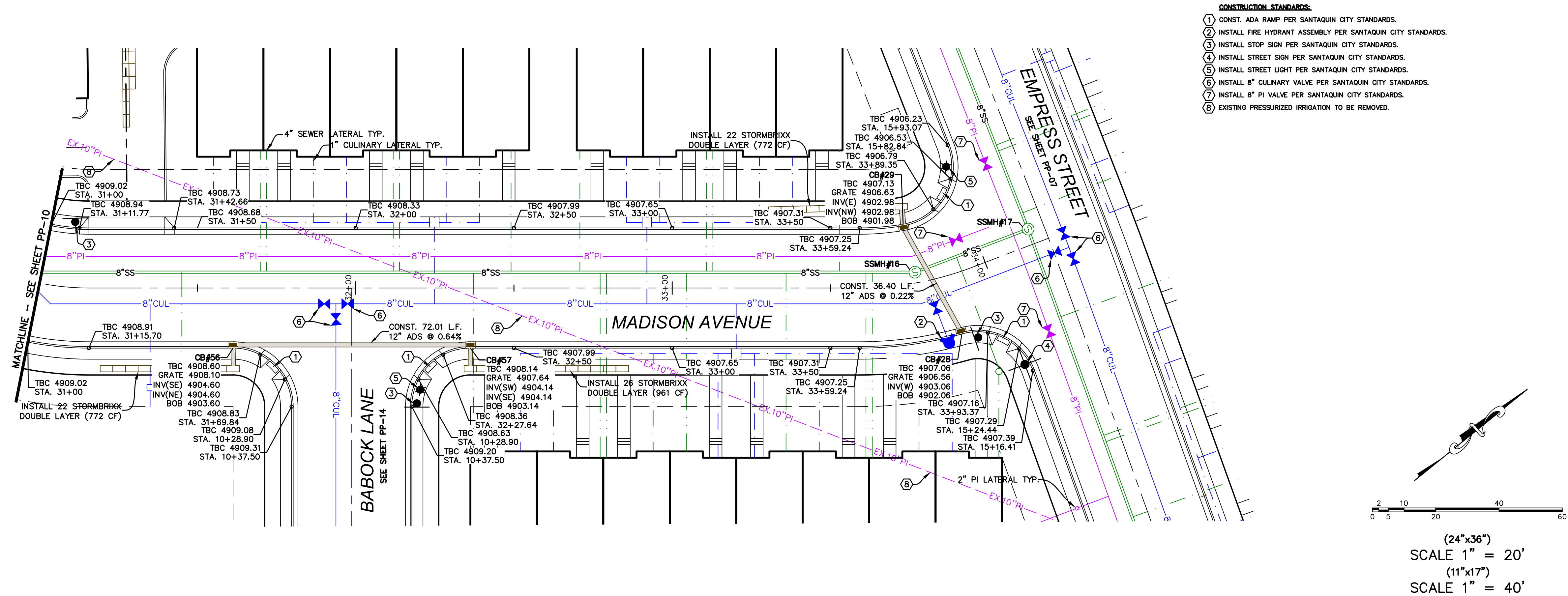
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

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SHEET NO.
PP-11

MADISON AVENUE
STA. 31+00 TO STA. 34+50

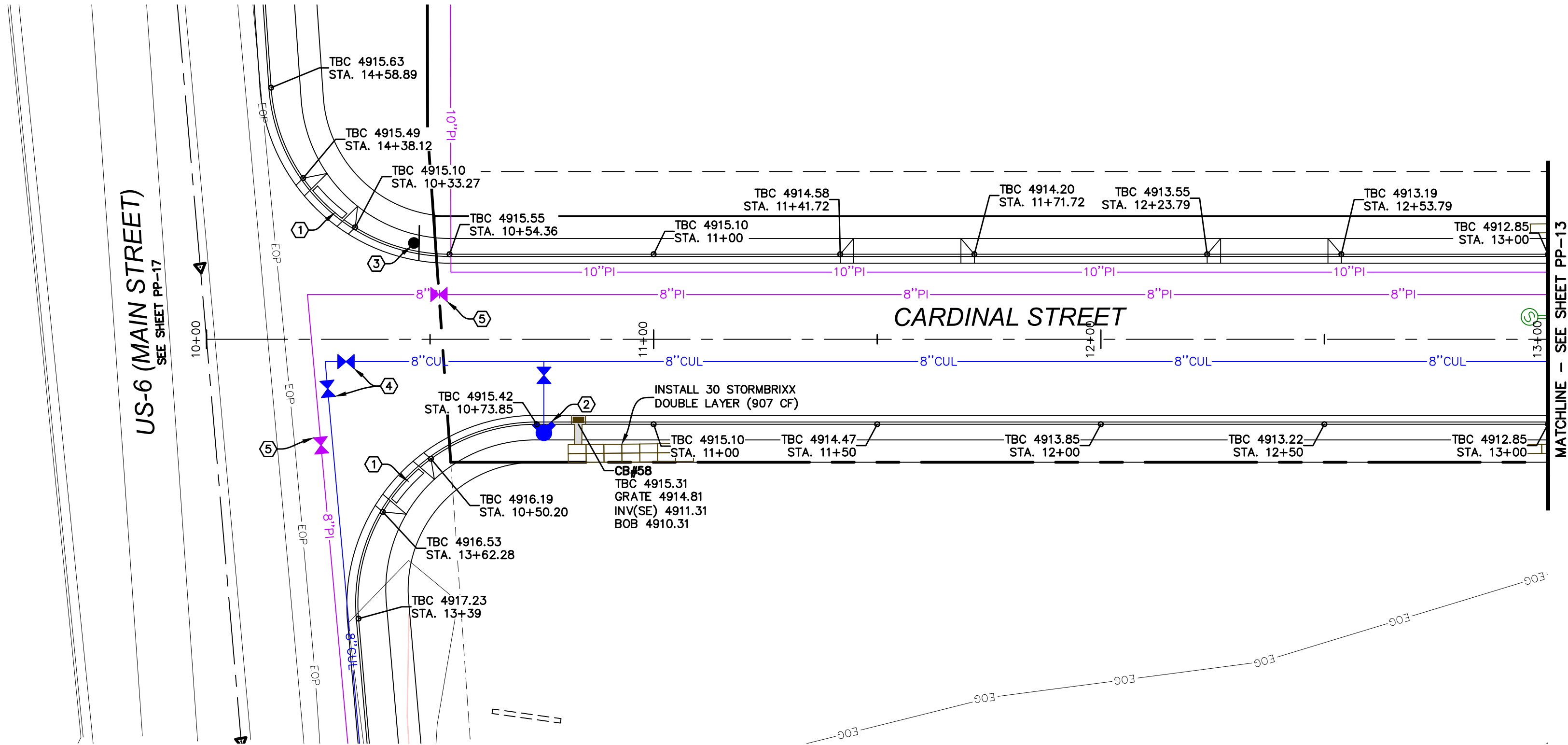
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 W., SUITE 1A
SPANISH FORK, UT 84660

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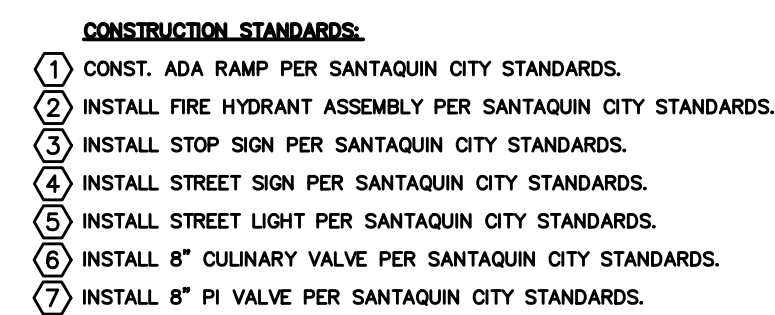
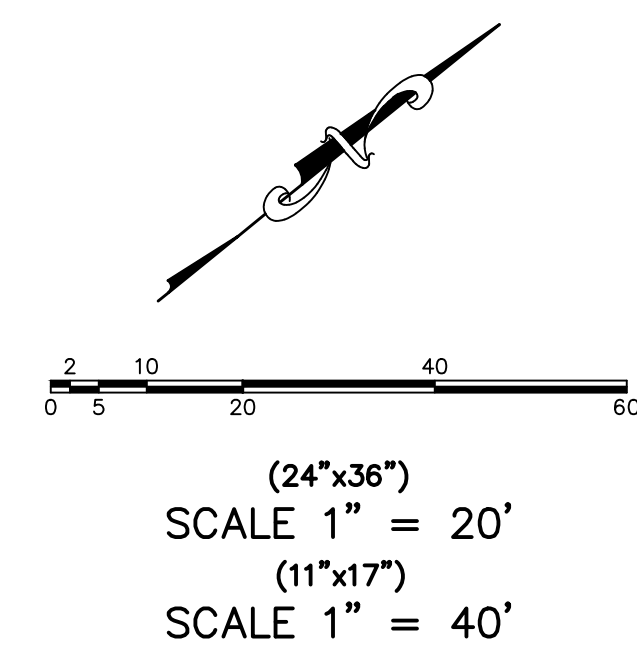
CARDINAL STREET
STA. 10+00 TO STA. 13+00

PP-12

SPANISH FORK, UT 84660

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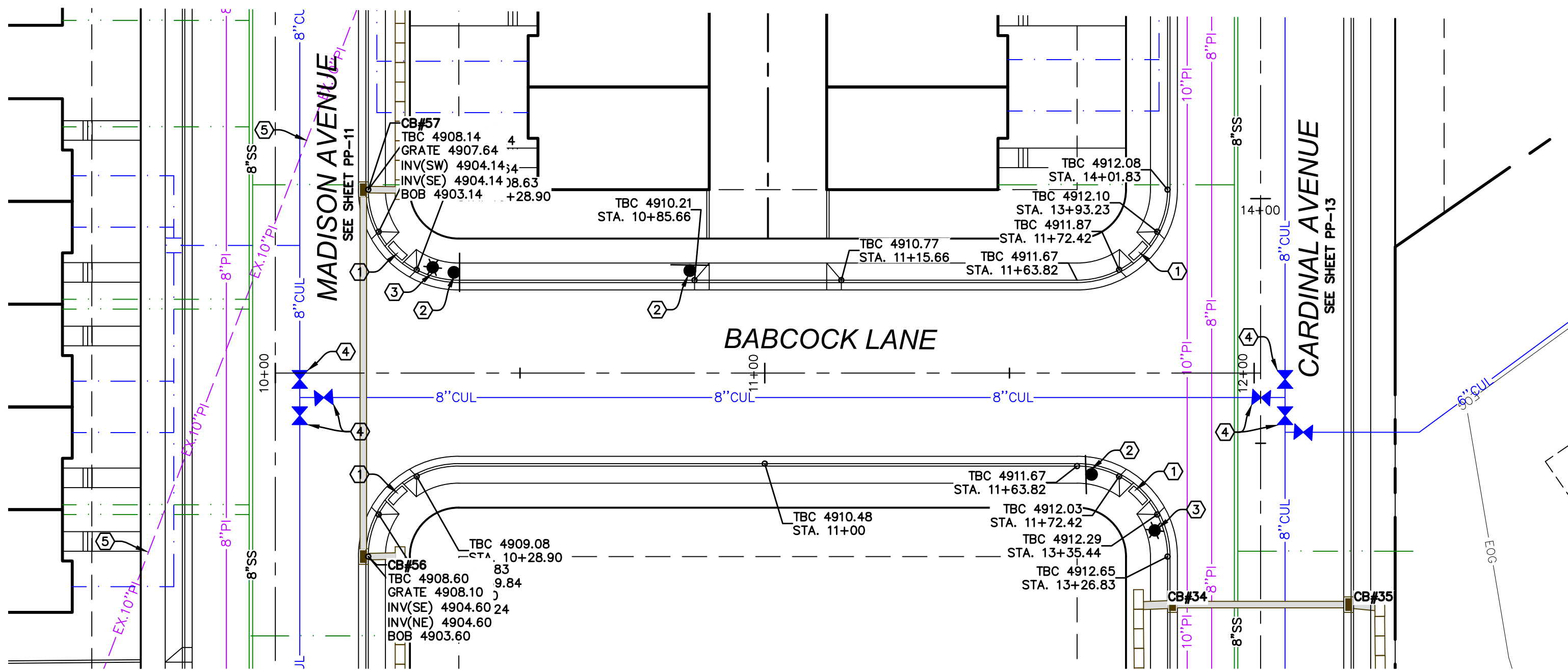
CARDINAL STREET
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SANTAQUIN, UTAH

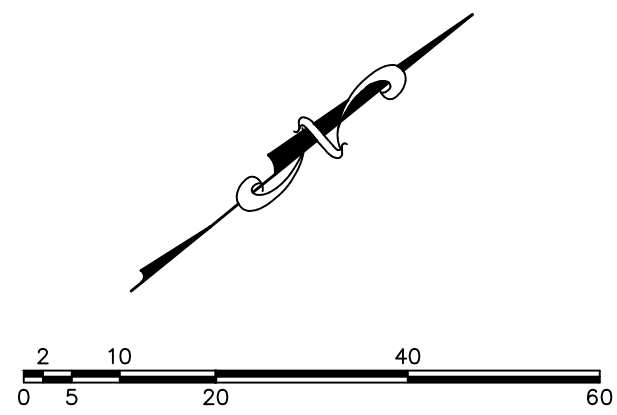
SILVER OAKS PHASE 1



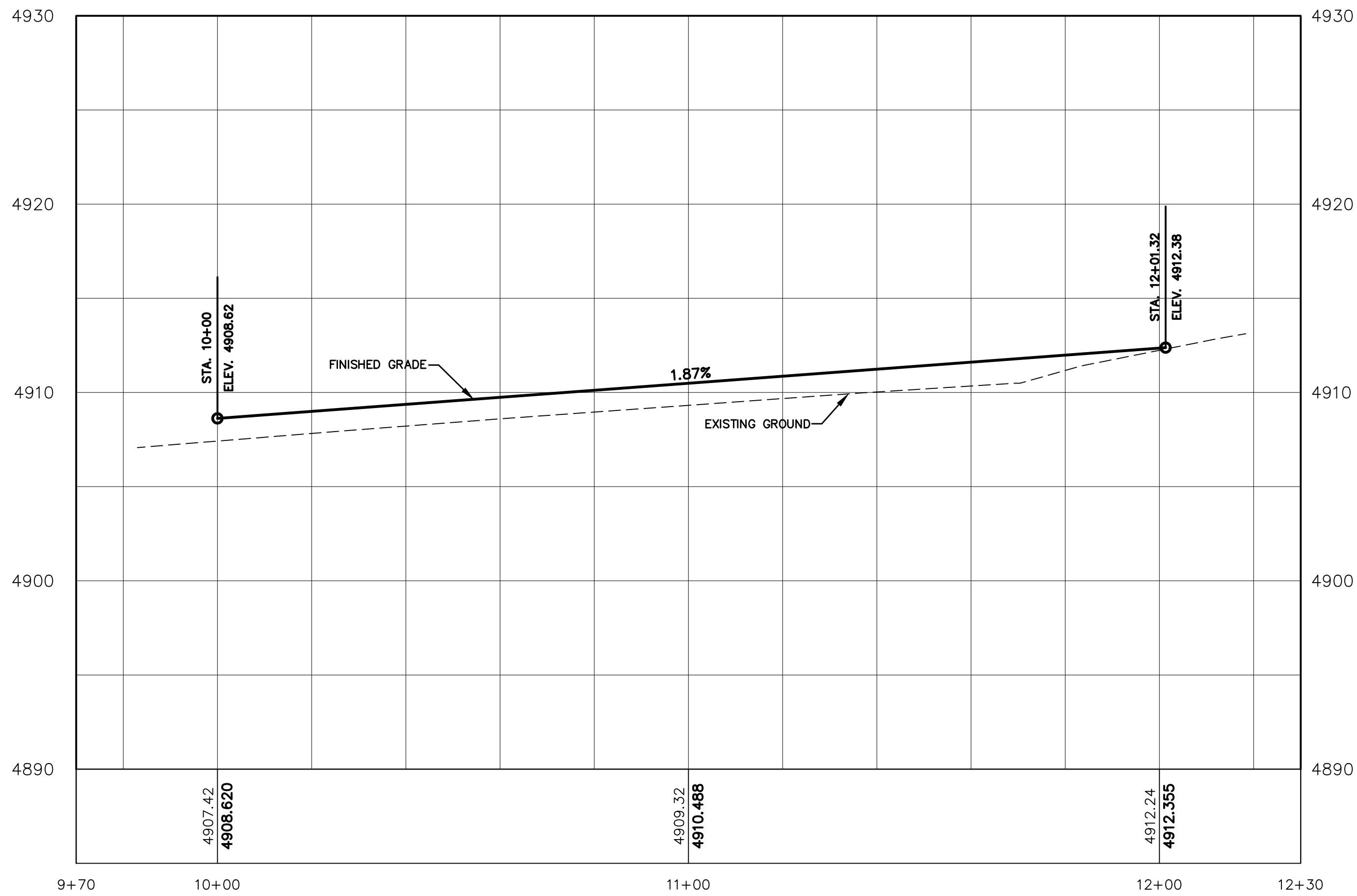
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- CONSTRUCTION STANDARDS:**
- 1 CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - 2 INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 - 3 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - 4 INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 - 5 EXISTING 10" PRESSURIZED IRRIGATION TO BE REMOVED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SILVER OAKS PHASE 1



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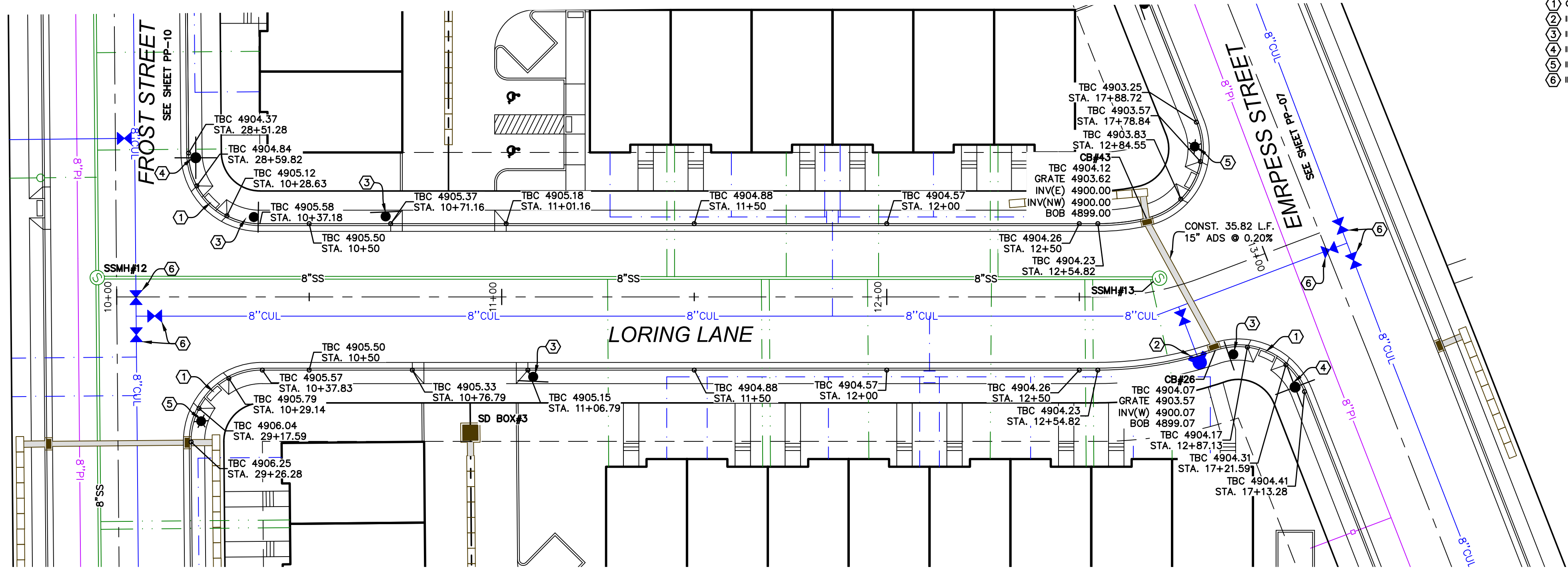
BABCOCK LANE
STA. 10+00 TO STA. 12+20

SANTAQUIN, UTAH

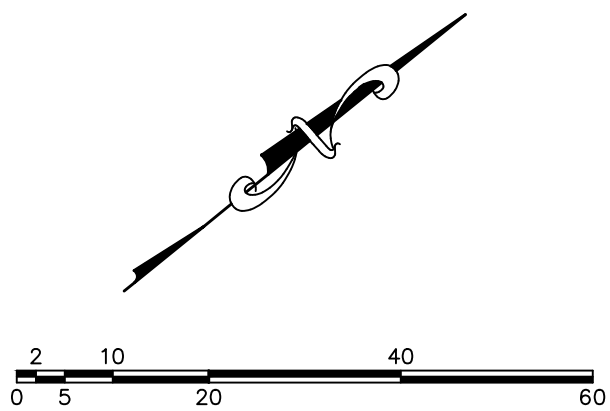
SHEET NO.

PP-14

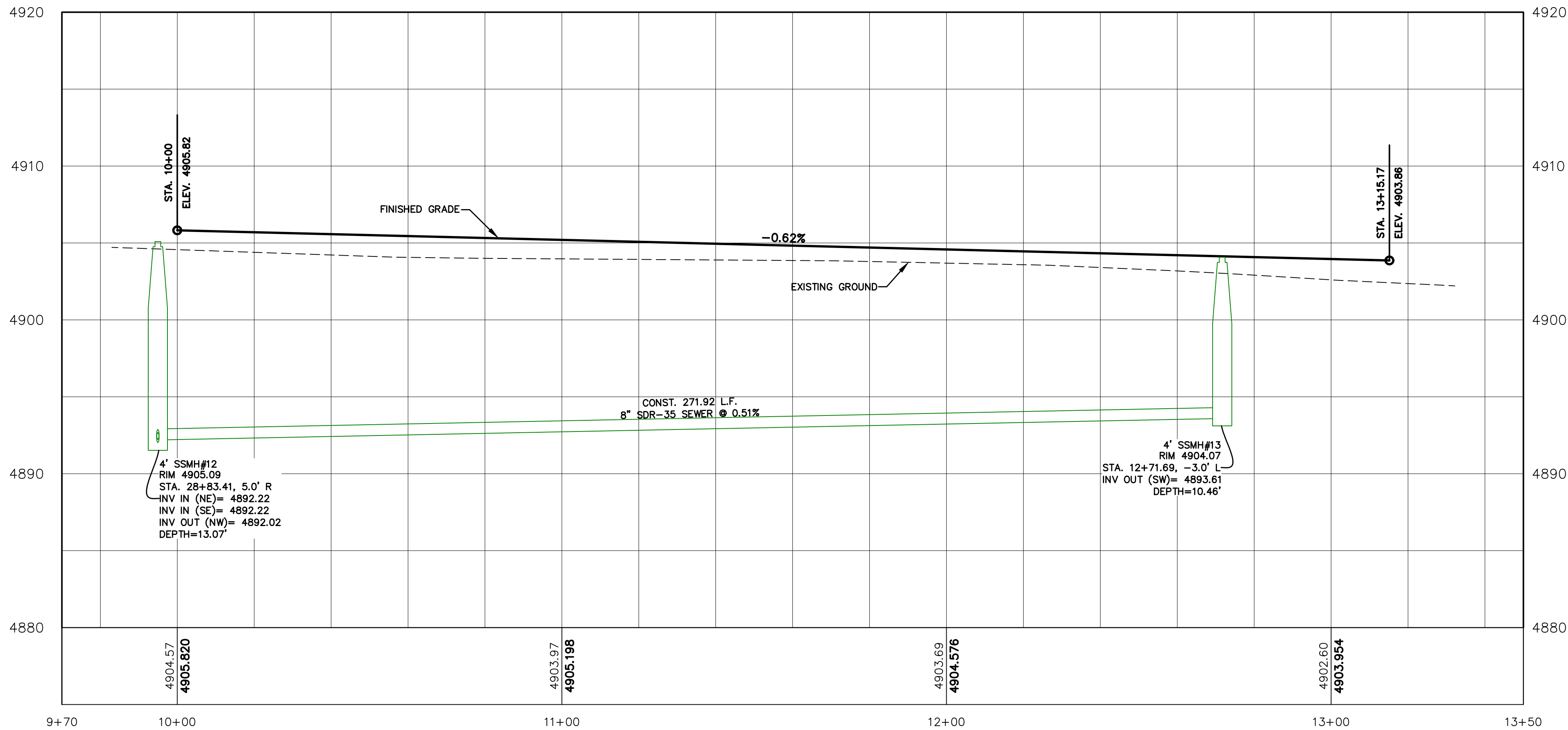
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- CONSTRUCTION STANDARDS:**
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 5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.

PP-15

LORING AVENUE
STA. 10+00 TO STA. 13+50

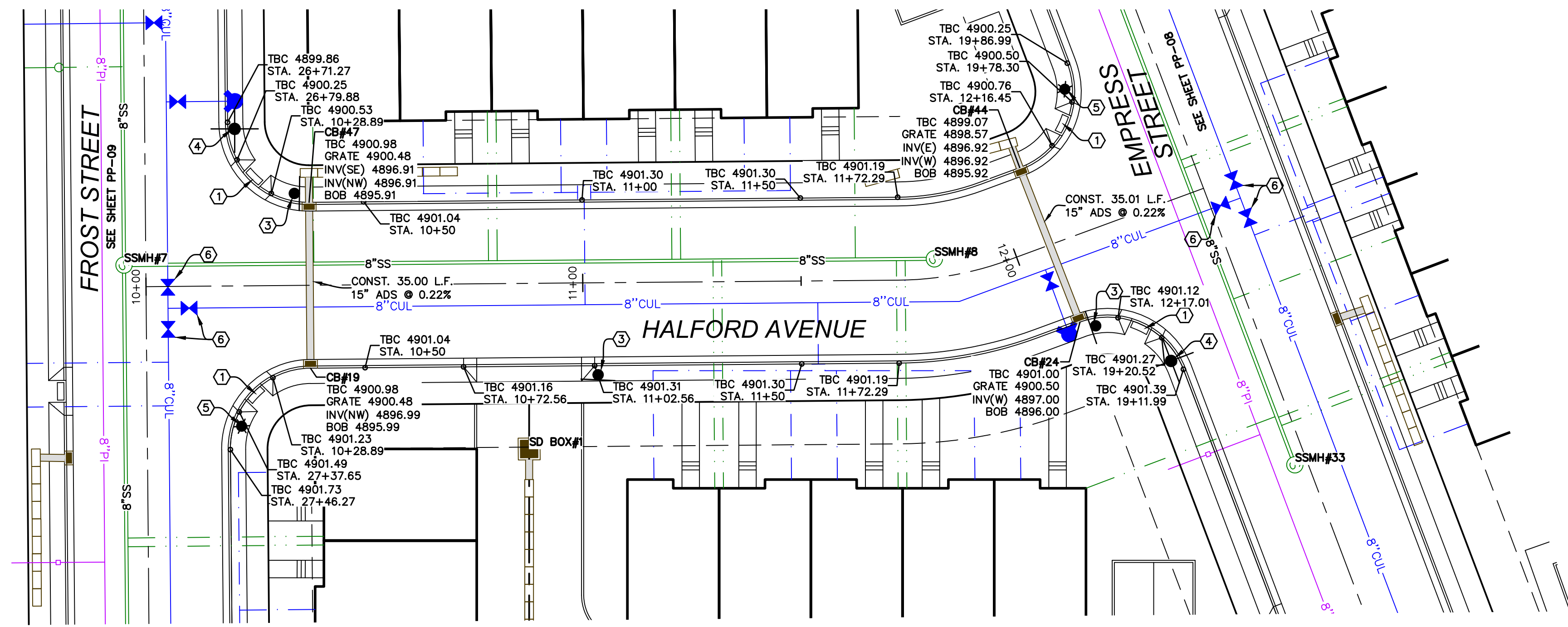
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

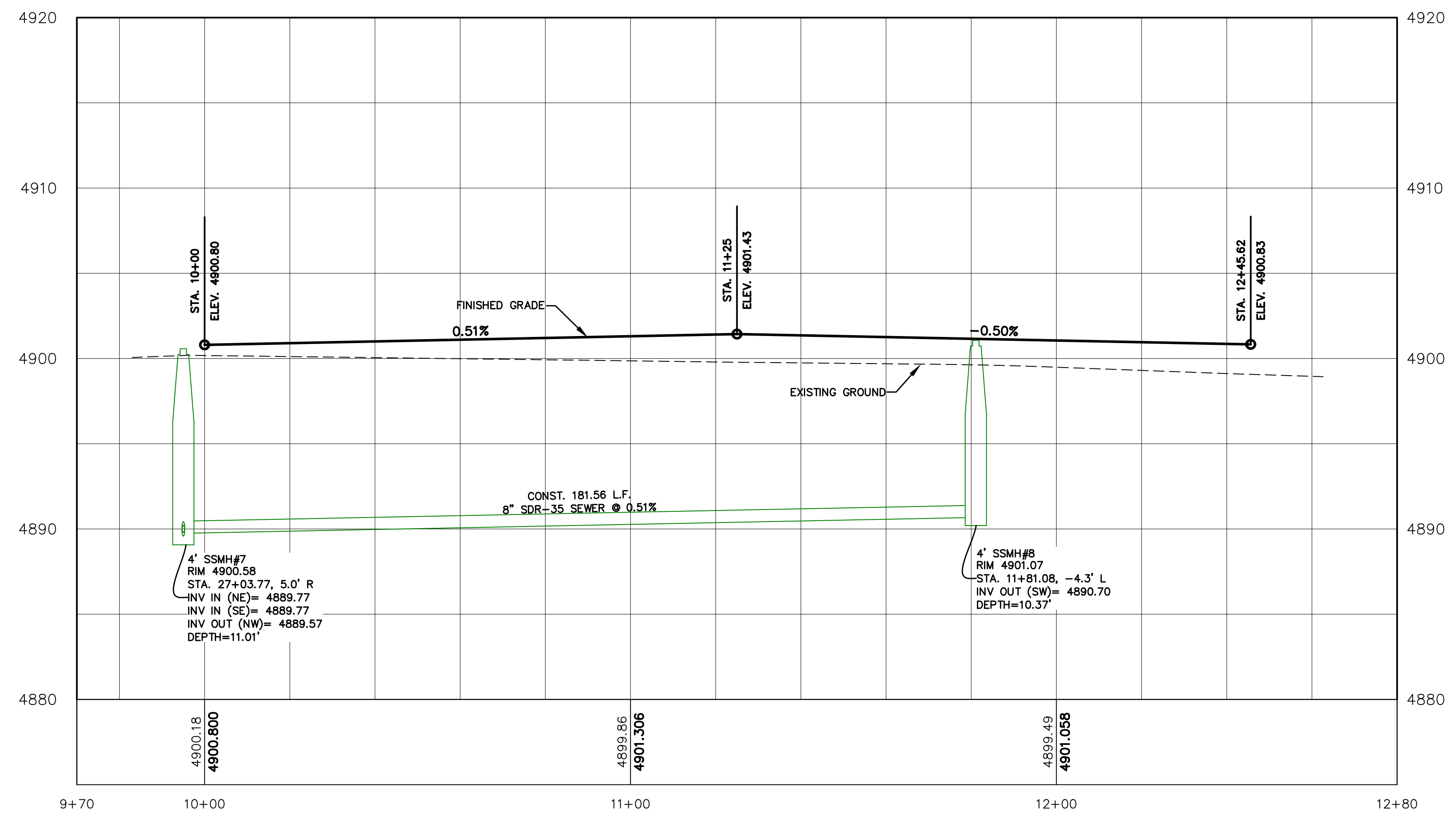
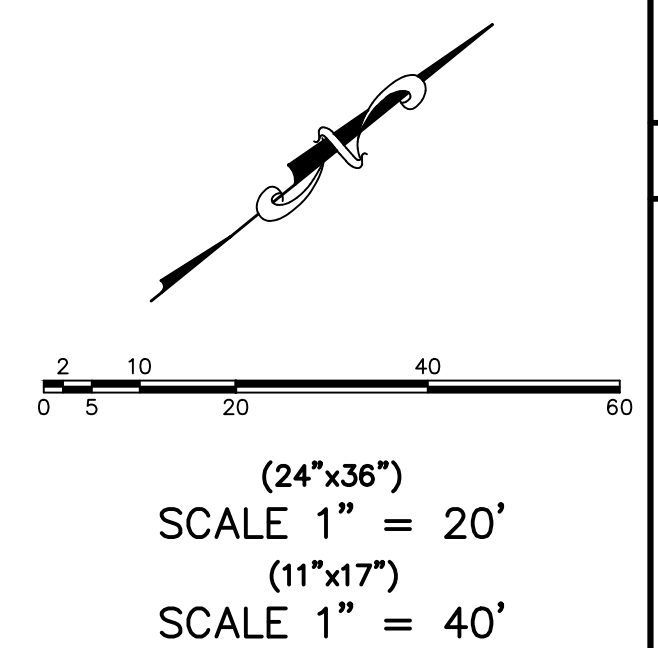
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

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- CONSTRUCTION STANDARDS:**
- ① CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 - ③ INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 - ④ INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 - ⑤ INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - ⑥ INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.



SILVER OAKS PHASE 1



PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

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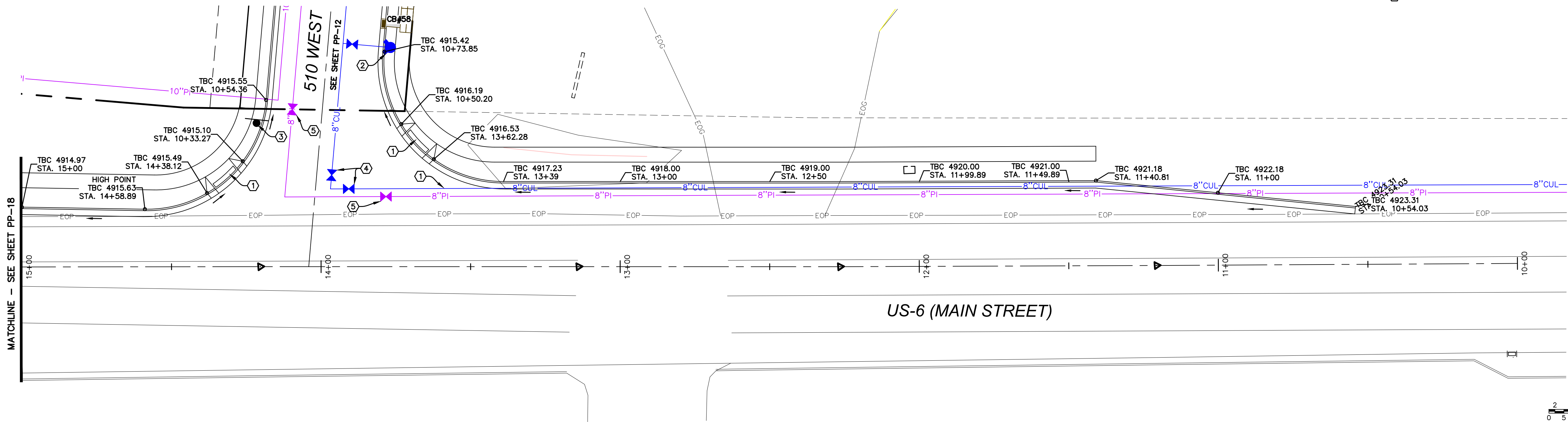
530 WEST
STA. 10+00 TO STA. 13+50

SANTAQUIN, UTAH

SHEET NO.

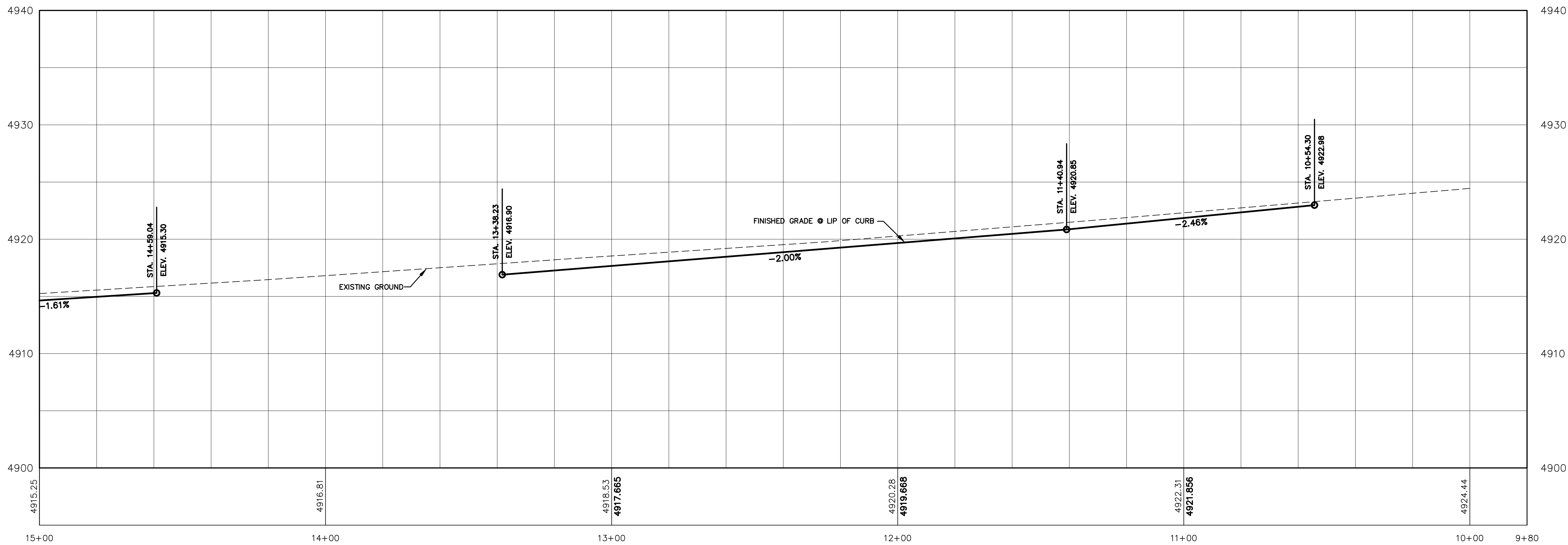
PP-16

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- CONSTRUCTION STANDARDS:**
1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 5. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.

PP-17

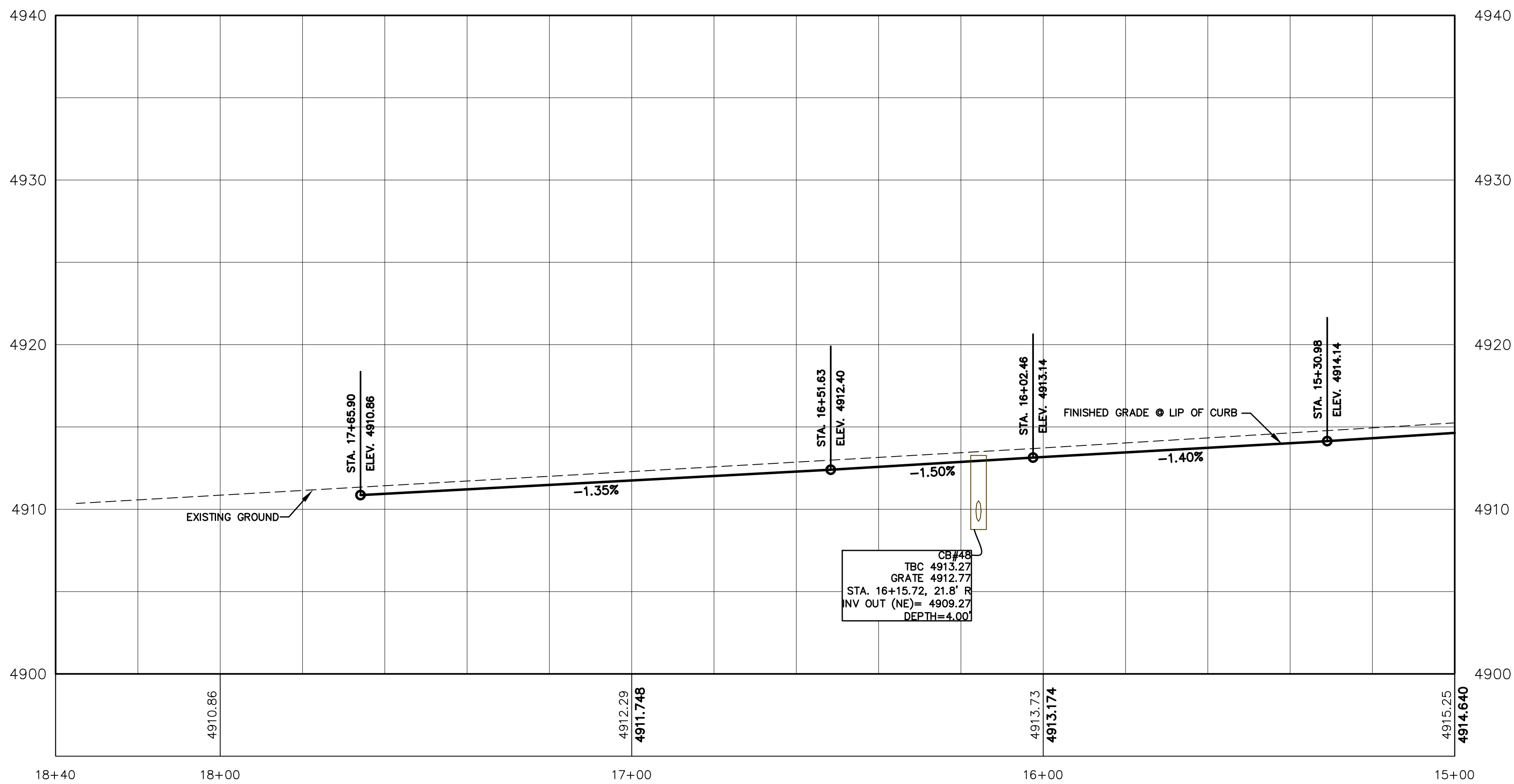
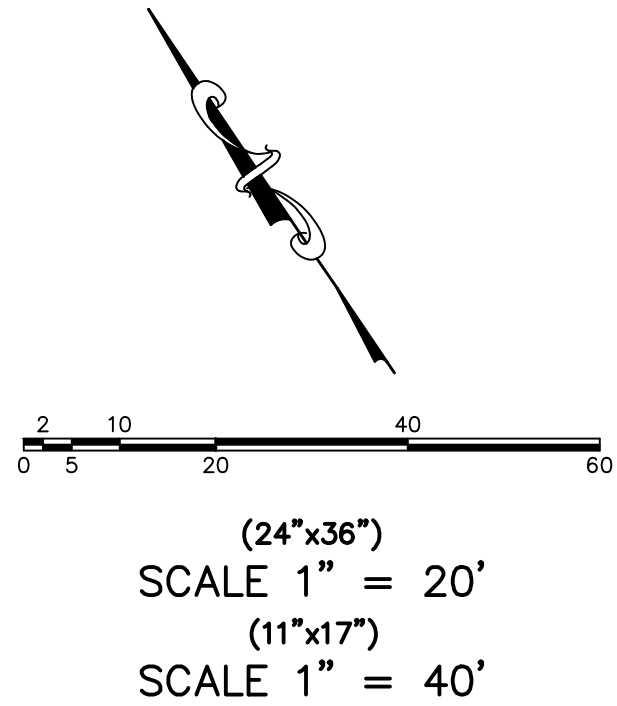
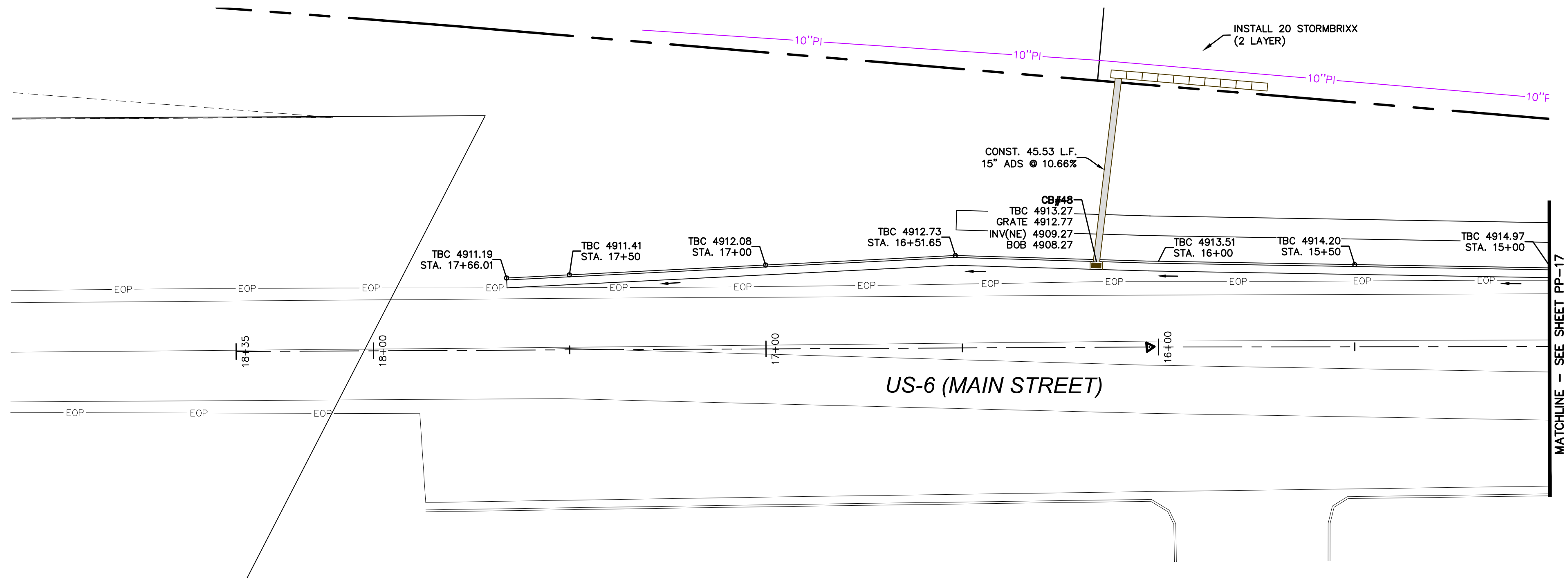
US-6 (MAIN STREET)
STA. 10+00 TO STA. 15+00

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS
ENGINEERING
L.L.C.
PHONE: 801-655-0566
945 E. 800 N, SUITE 1A
SPANISH FORK, UT 84660

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SILVER OAKS PHASE 1

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

945 E. 800 N, SUITE 1A

SPANISH FORK, UT 84660

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US-6 (MAIN STREET)


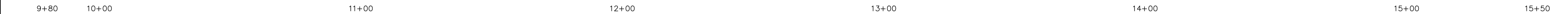
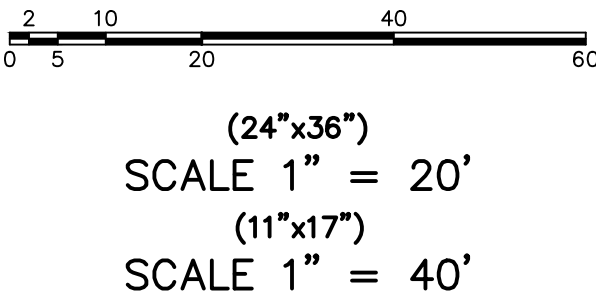
STA. 15+00 TO STA. 18+40

SANTAQUIN, UTAH

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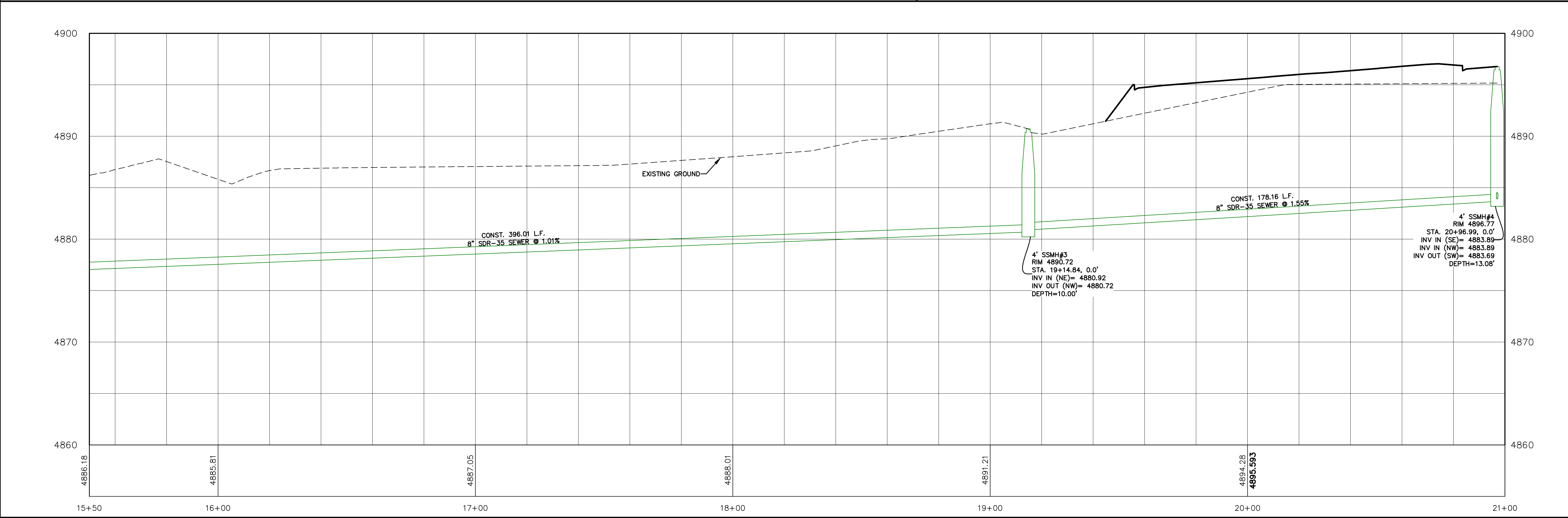
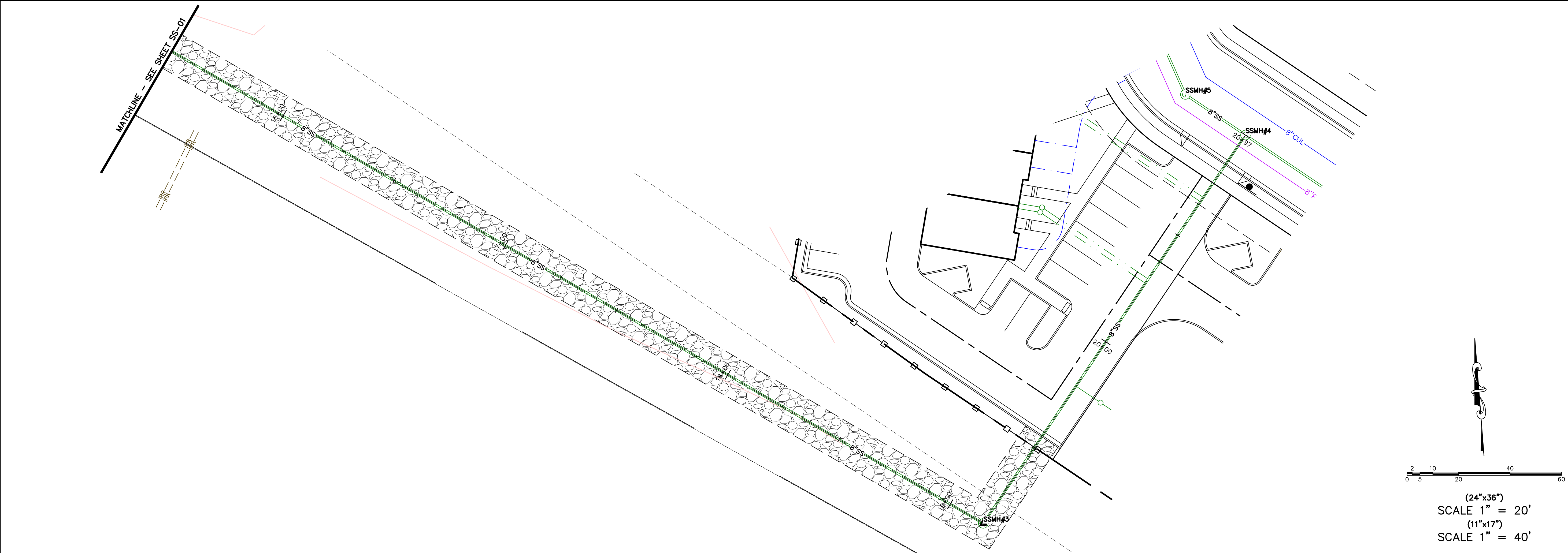
**ATLAS
ENGINEERING
L.L.C.**

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SANTAQUIN, UTAH

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SILVER OAKS PHASE 1

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

945 E. 800 N, SUITE 1A

SPANISH FORK, UT 84660

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OFFSITE SEWER

STA. 15+50 TO STA. 21+00

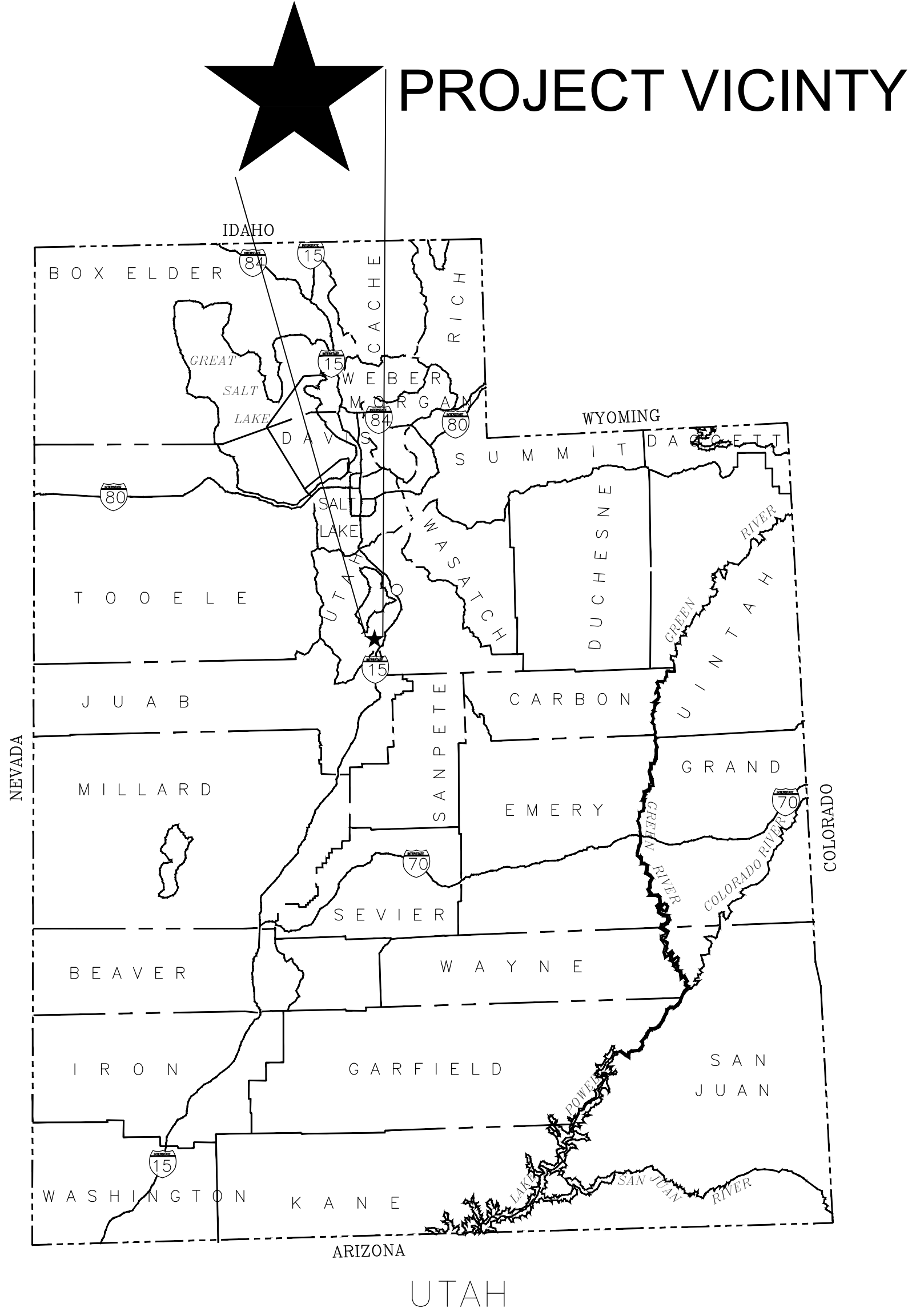
SANTAQUIN, UTAH

SHEET NO.

SS-02

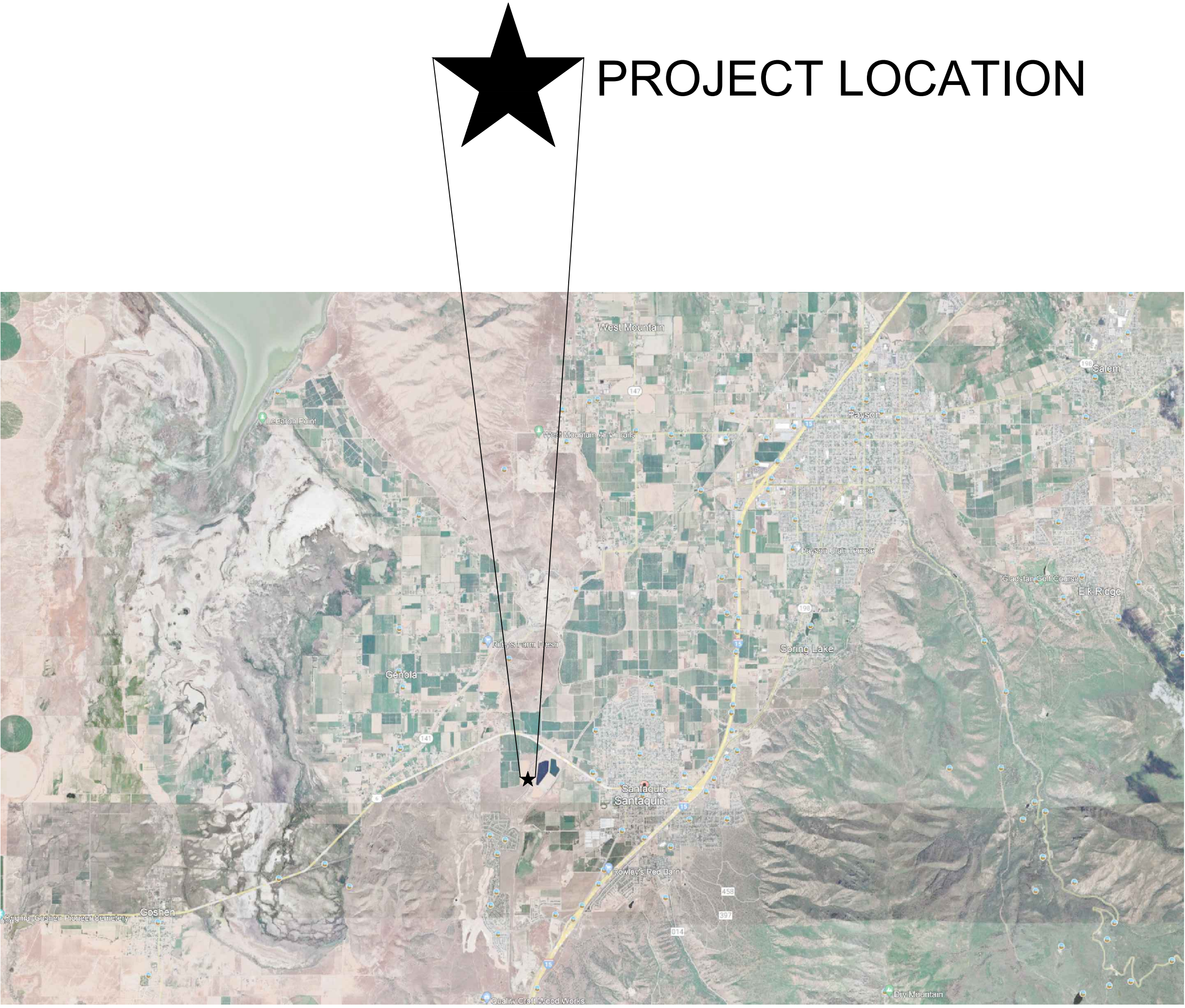
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SANTAQUIN PEAKS INDUSTRIAL PARK



PROJECT VICINTY MAP
NTS

SANTAQUIN, UTAH
MAY 2023

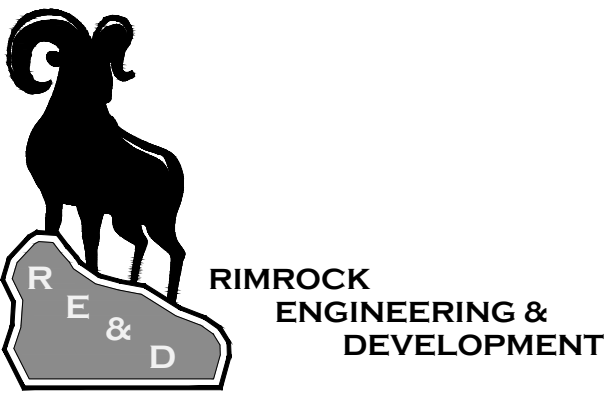


PROJECT LOCATION MAP
NTS

SHEET INDEX

| TITLE PAGE | TITLE |
|--------------------------|----------------|
| SHEET INDEX | INDEX |
| PHASE PLAN | PHASE |
| OVERALL SITE PLAN | 1.0 |
| OVERALL UTILITY PLAN | 1.1 |
| OVERALL STORM WATER PLAN | 1.2 |
| SIGNAGE PLAN | 1.3 |
| PLAN AND PROFILE | PP-1 THRU PP-4 |
| DETAILS | D1.1-D1.2 |

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

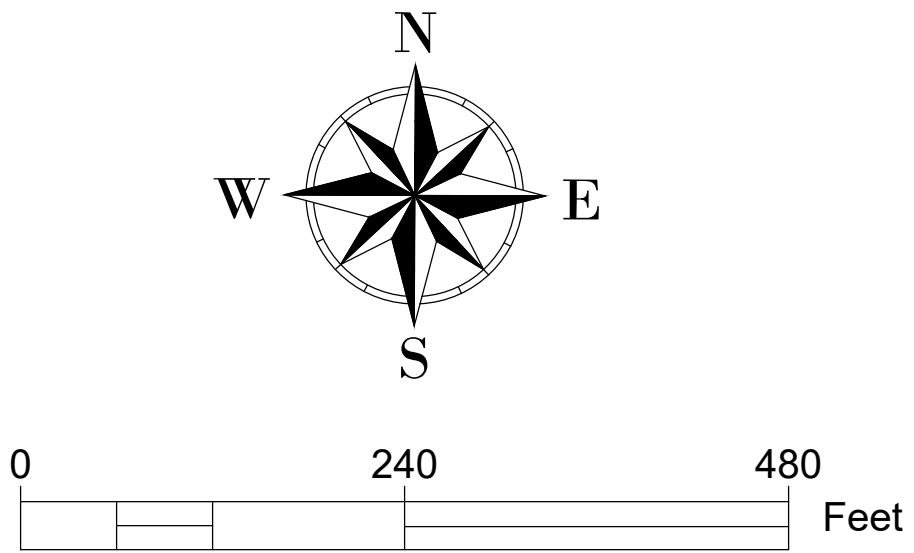


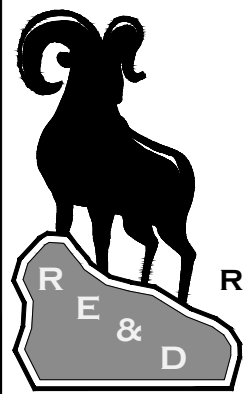
PREPARED BY :
**RIMROCK ENGINEERING &
DEVELOPMENT**

CONTACT: JOE SANTOS

5/3/2023

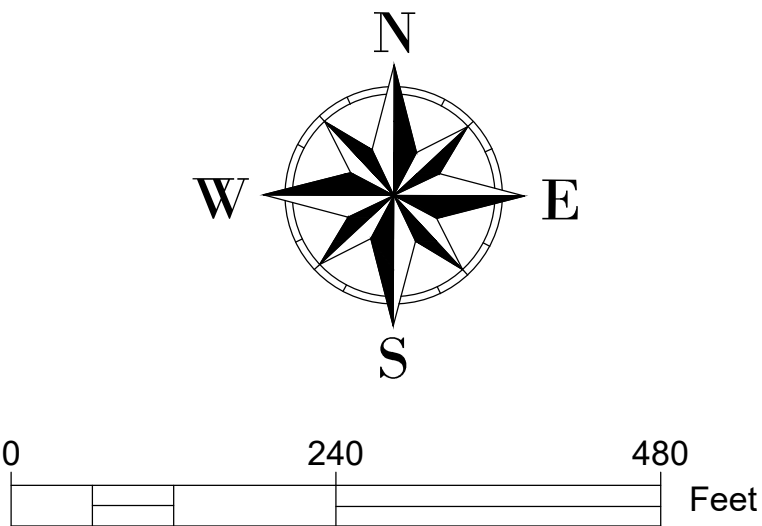
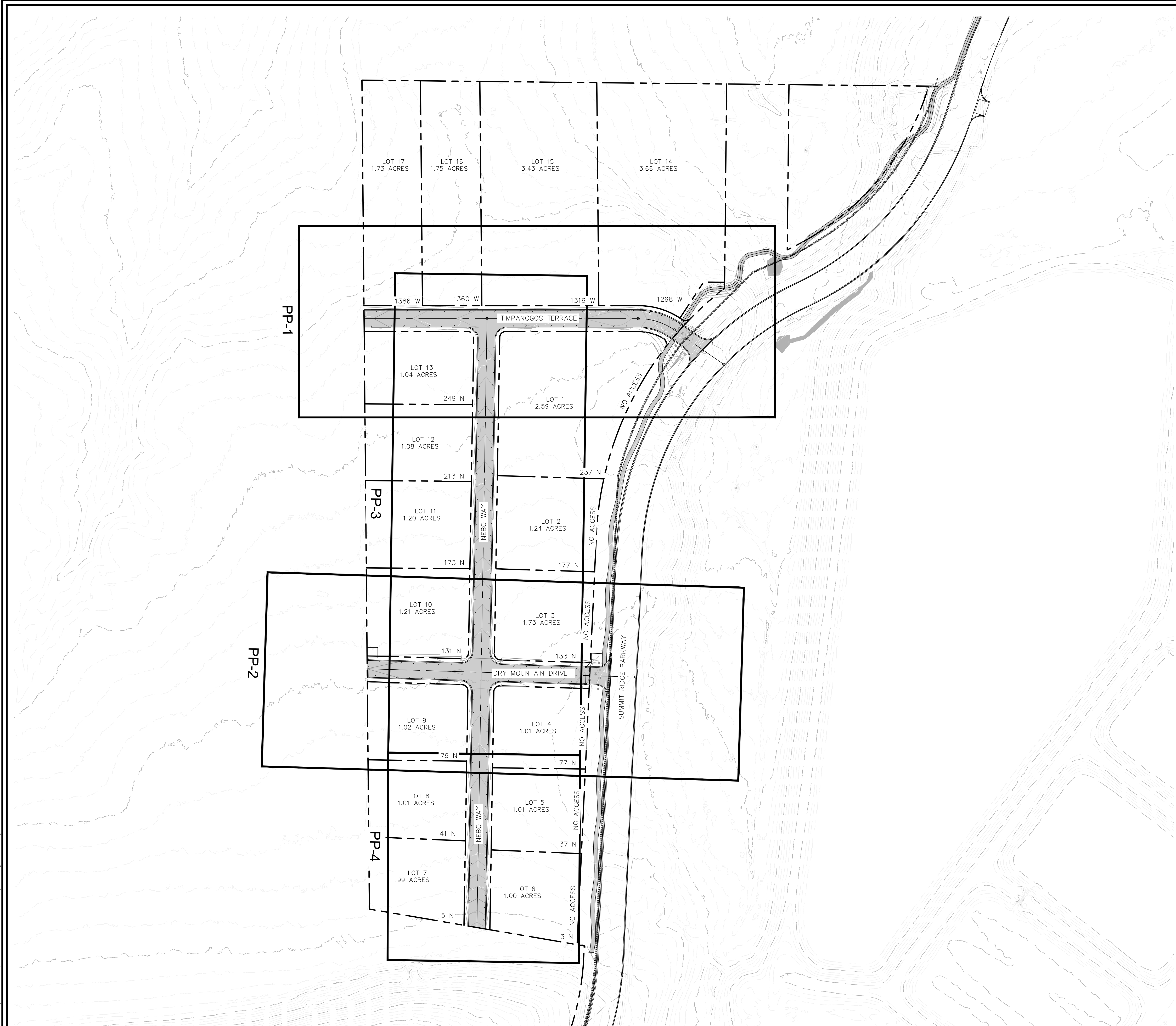
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| SHEET NOTES | |
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| SHEET LEGEND | |
| PLAN REVISIONS | |
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|  RIMROCK ENGINEERING & DEVELOPMENT | |
| CAD TECH: CRS DESIGNER: CRS Q&A: JNS | CALL BLUE STAKES PRIOR TO DIGGING |
| PROJECT NAME | |
| SANTAQUIN PEAKS INDUSTRIAL PARK | |
| SHEET NAME | |
| OVERALL SITE | |
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| REVIEW SET 5/3/23 | SHEET NUMBER 1.0 |

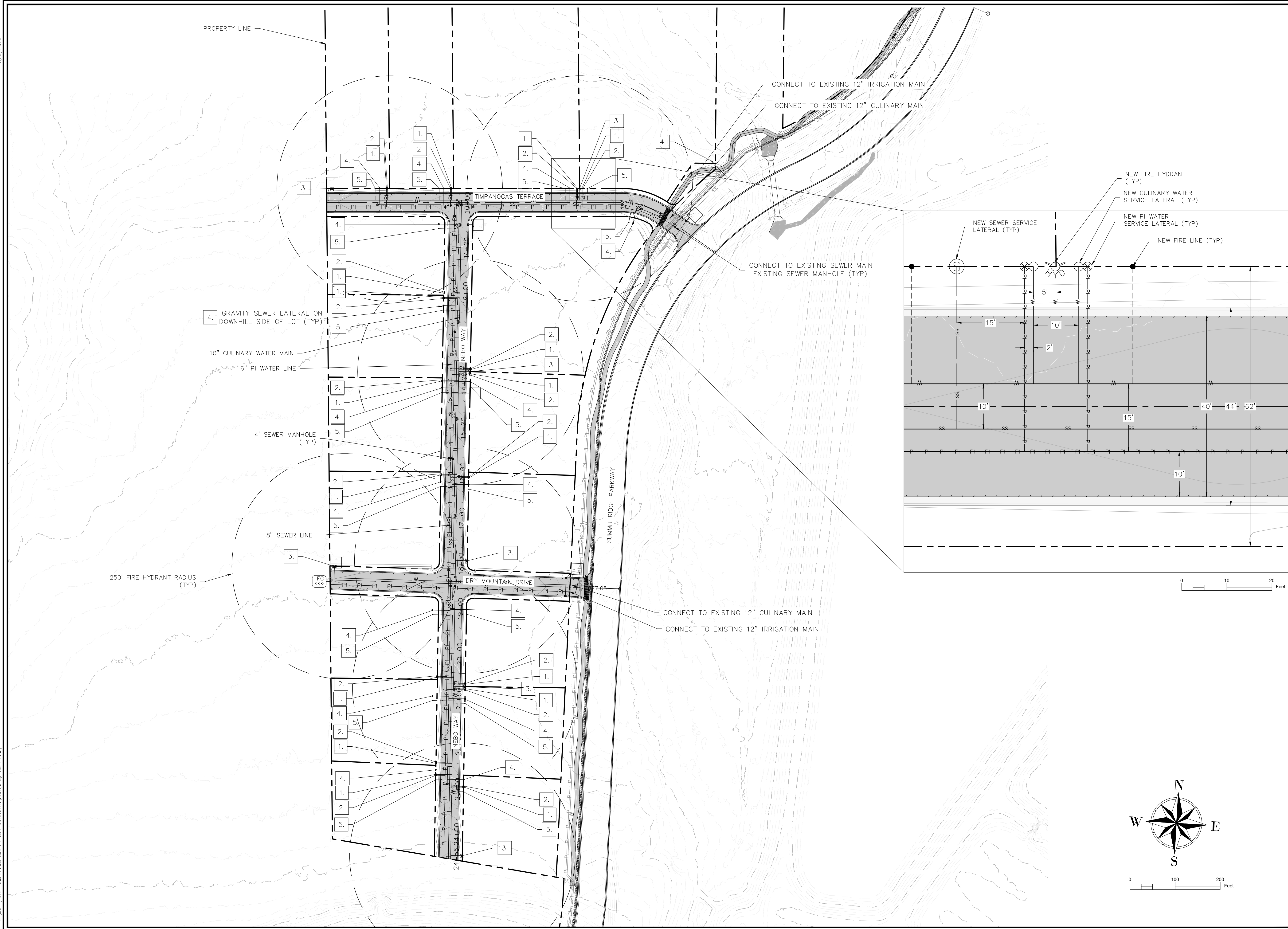
5/3/2023

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| SHEET NOTES | |
| 1. | |
| SHEET LEGEND | |
| PLAN REVISIONS | |
| A. | |
|  RIMROCK ENGINEERING & DEVELOPMENT | |
| CAD TECH: CRS DESIGNER: CRS Q&A: JNS | CALL BLUE STAKES PRIOR TO DIGGING |
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| SANTAQUIN PEAKS INDUSTRIAL PARK | |
| SHEET NAME | |
| INDEX | |
| PLAN SUBMITTAL: FINAL | |
| REVIEW SET 5/3/23 | SHEET NUMBER INDEX |

5/3/2023
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SHEET NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND

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

NEW CULINARY WATER —w—
NEW PI WATER —PI—PI—PI—
NEW SEWER —SS—
NEW FIRE LINE - - - - -

PLAN REVISIONS

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RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

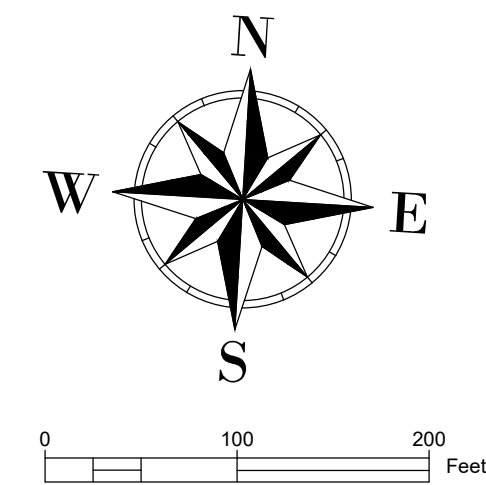
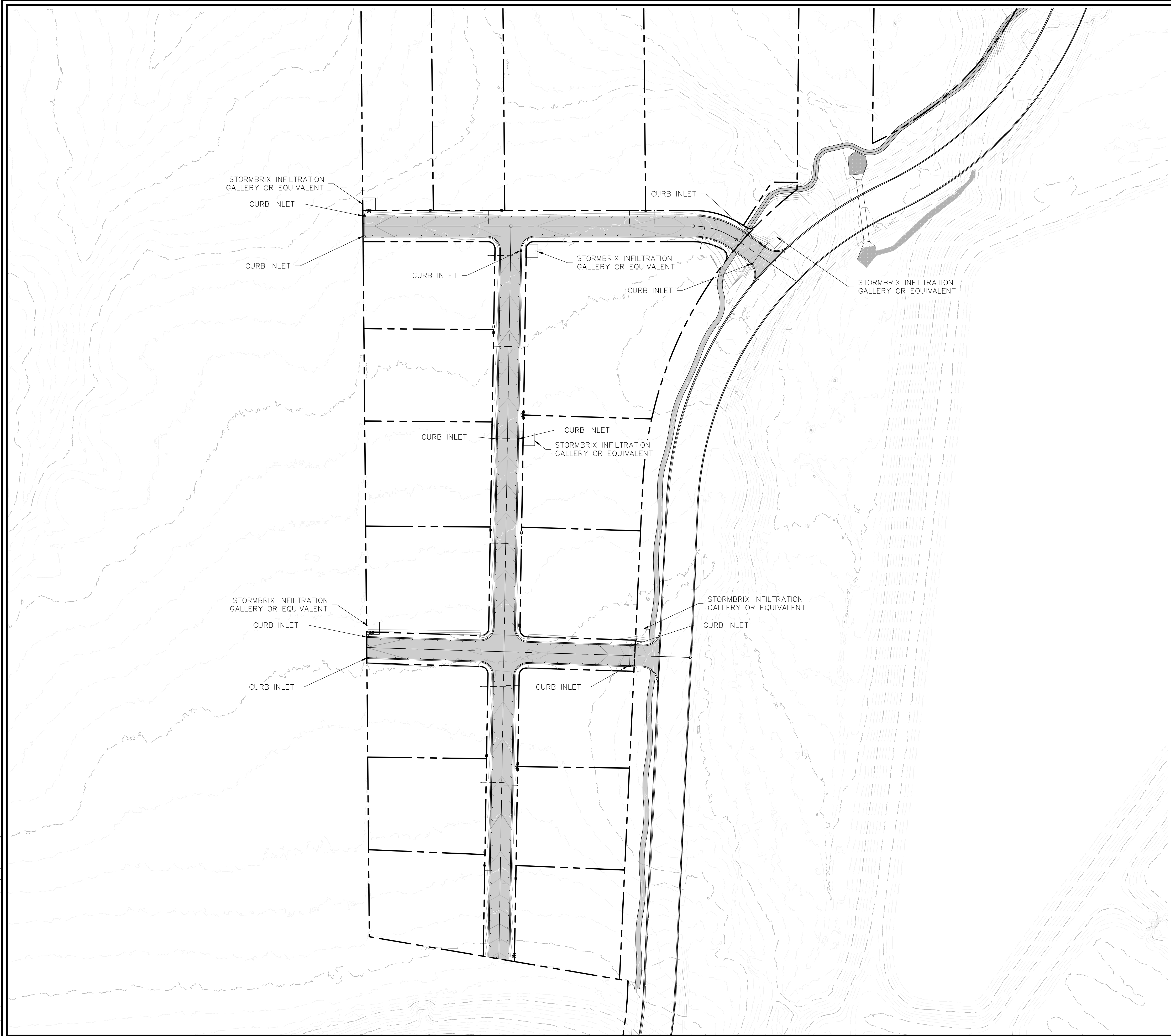
**OVERALL UTILITY
PLAN**

PLAN SUBMITTAL: **FINAL**

**REVIEW SET
5/3/23**

SHEET NUMBER
1.1

5/3/2023
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SHEET NOTES

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

PLAN REVISIONS

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CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

**CALL BLUE
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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL STORMWATER
PLAN**

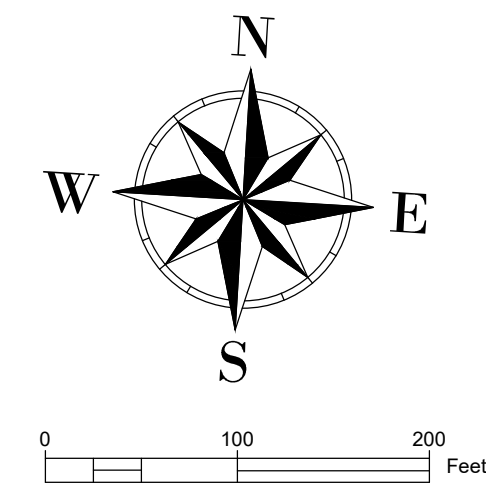
PLAN SUBMITTAL: **FINAL**

**REVIEW SET
5/3/23**

SHEET NUMBER
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5/3/2023

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SHEET NOTES

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PLAN REVISIONS

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CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

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**SANTAQUIN PEAKS
INDUSTRIAL PARK**

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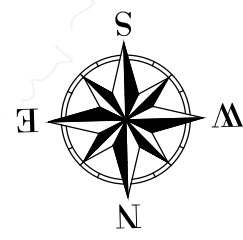
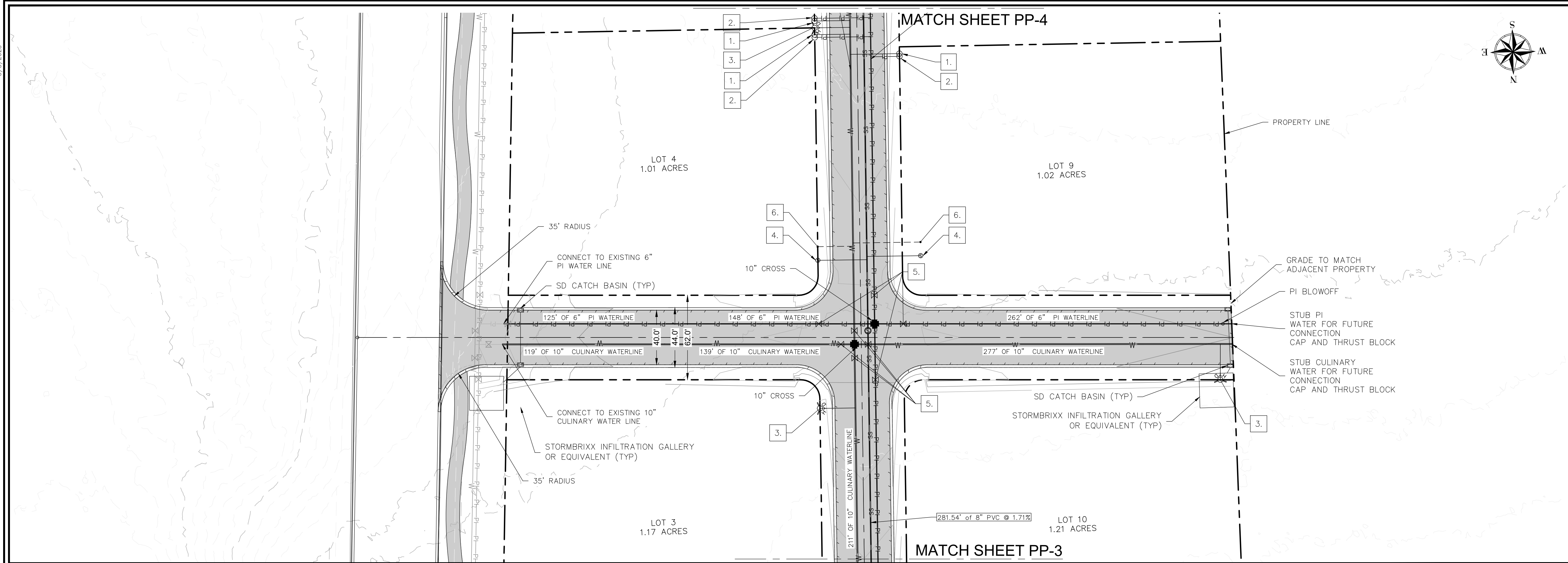
SIGNAGE PLAN

PLAN SUBMITTAL: **FINAL**

**REVIEW SET
5/3/23**

SHEET NUMBER
1.3

5/3/2023



SHEET NOTES

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SHEET LEGEND

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| 1. | | SINGLE WATER METER |
| 2. | | PRESSURE IRRIGATION METER |
| 3. | | FIRE HYDRANT |
| 4. | | GRAVITY SEWER SERVICE LATERAL |
| 5. | | GATE VALVE |
| 6. | | FIRE LINE |
- NEW CULINARY WATER W
- NEW PI WATER PI
- NEW SEWER SS

PLAN REVISIONS

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RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

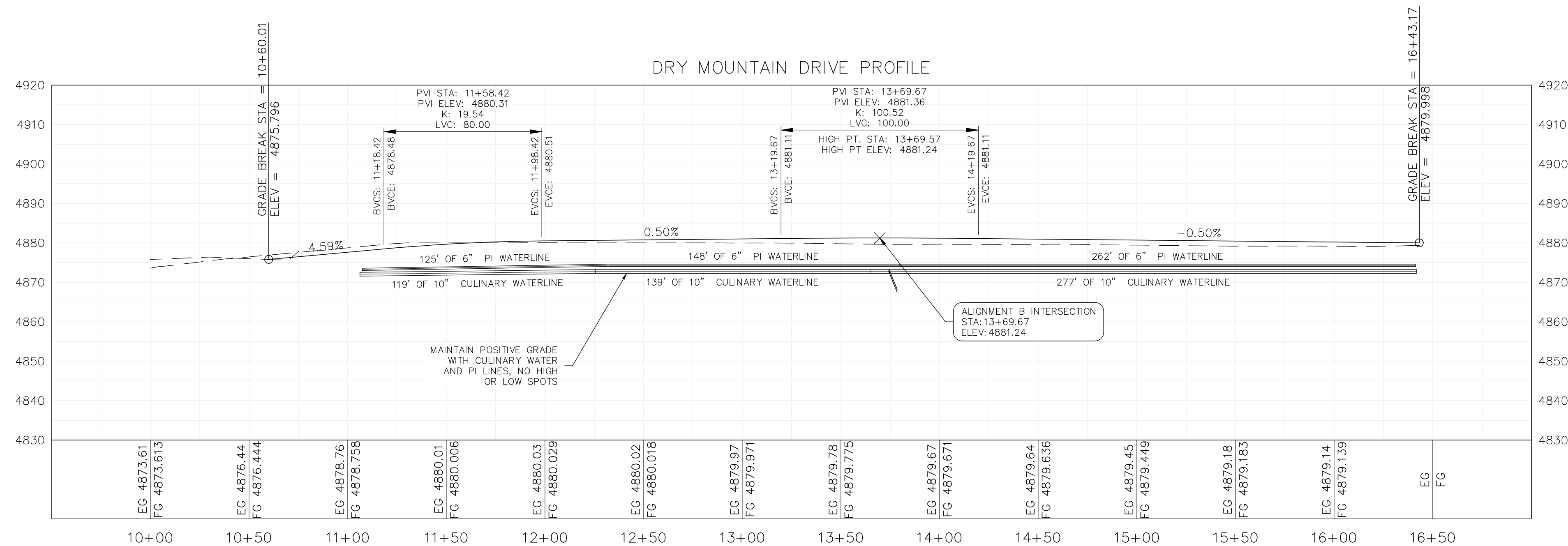
PLAN AND PROFILE

PLAN SUBMITTAL: **FINAL**

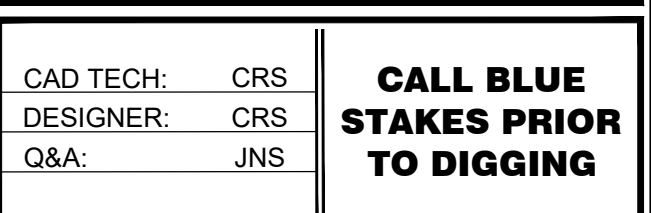
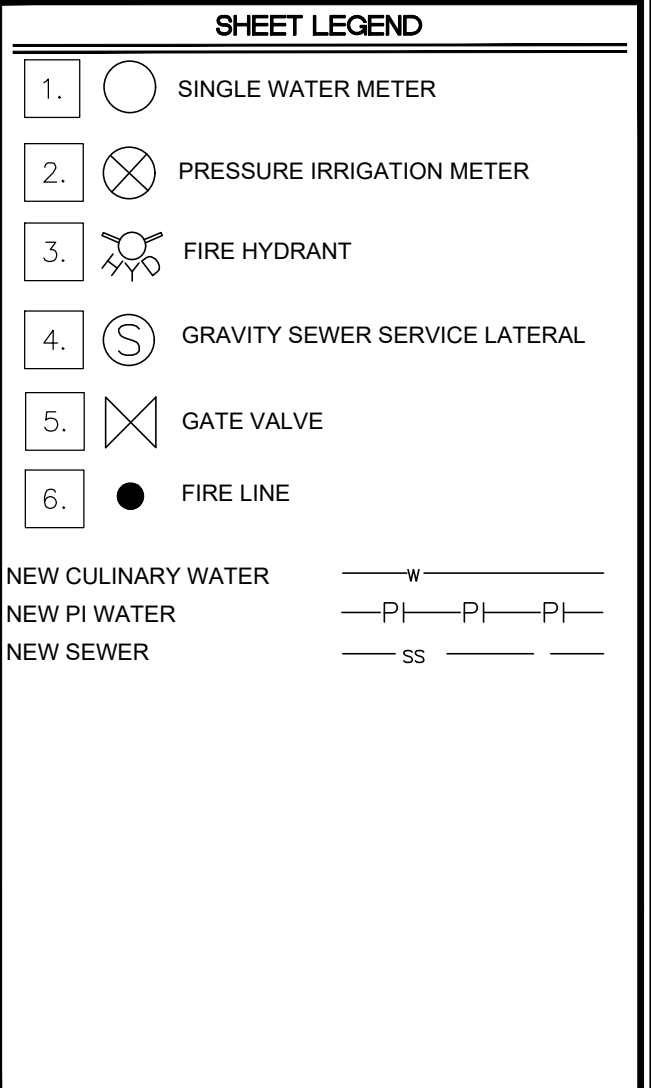
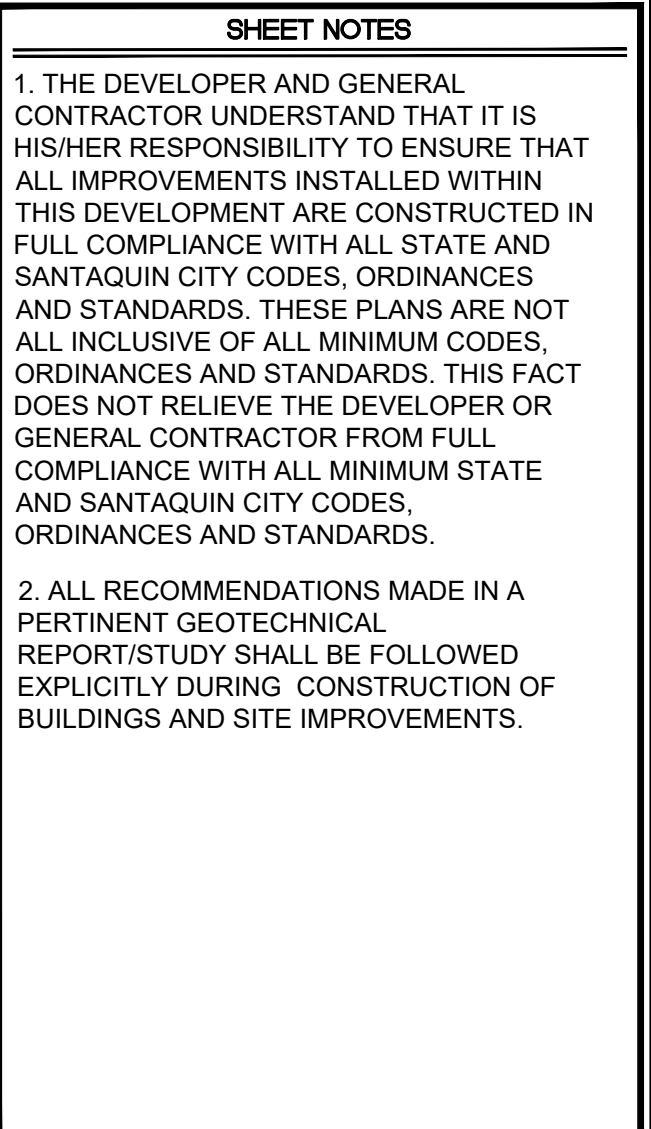
REVIEW SET
5/3/23

SHEET NUMBER
PP-2

DRY MOUNTAIN DRIVE PROFILE



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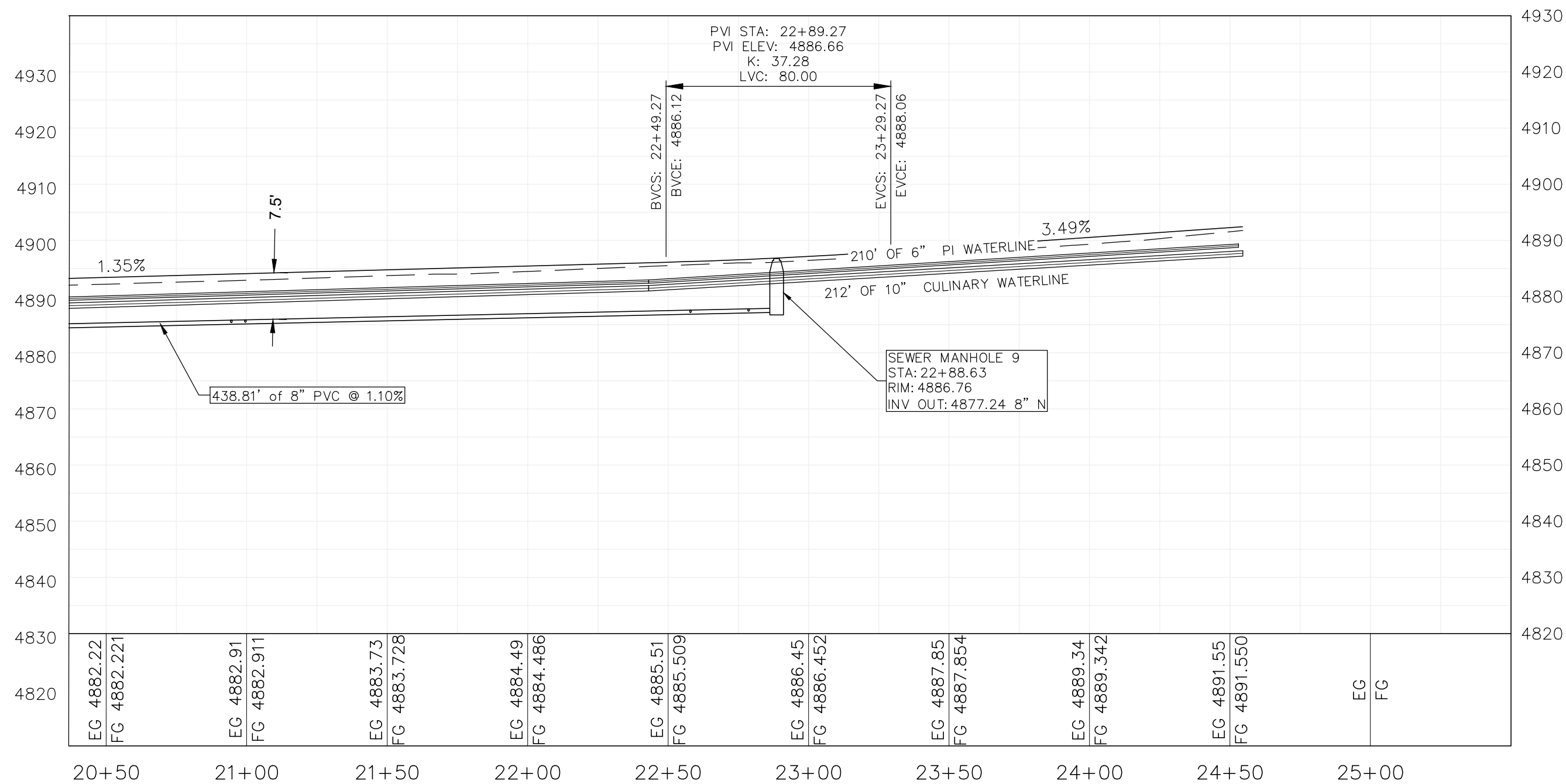
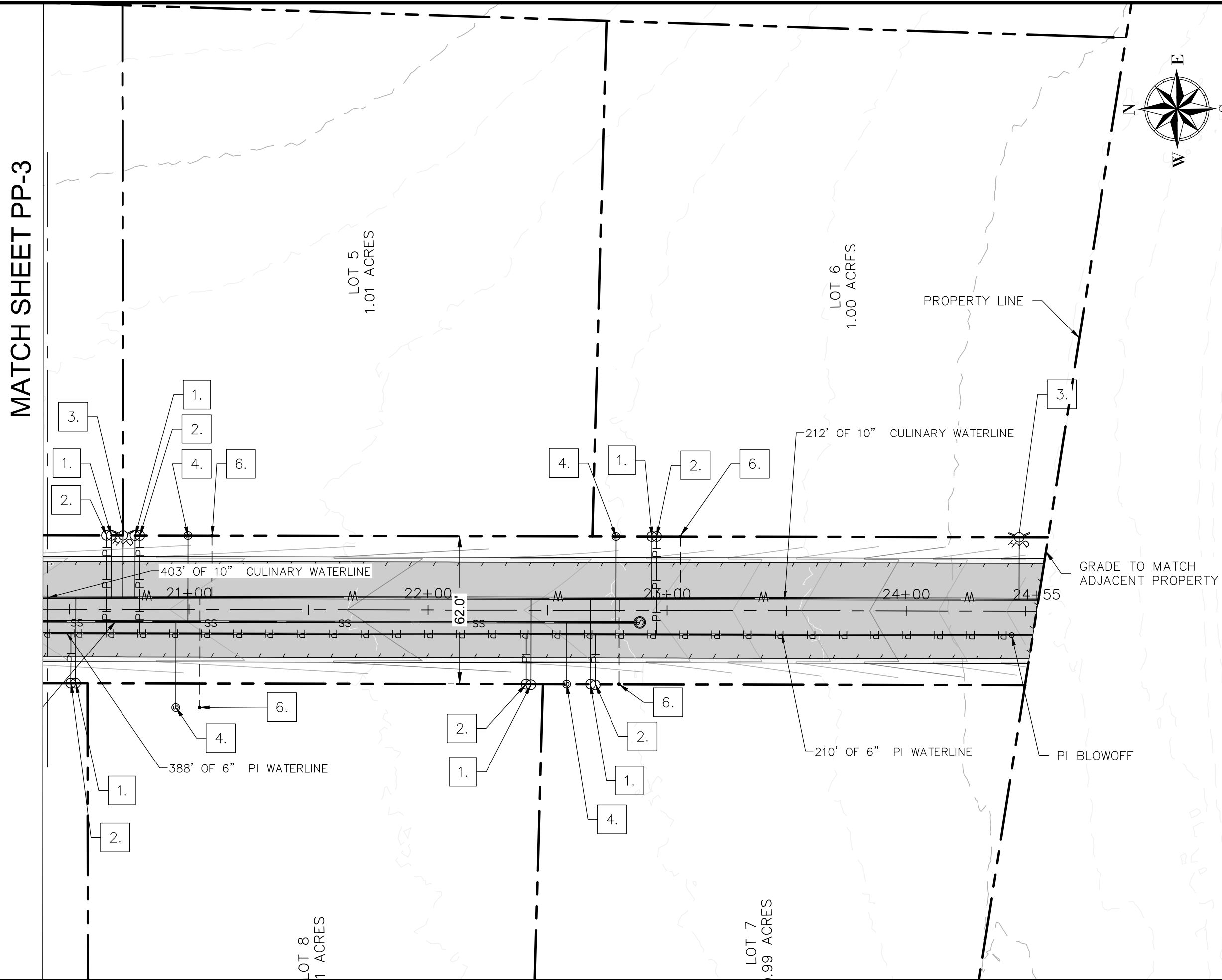
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5/3/2023

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SHEET NOTES

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

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

NEW CULINARY WATER ——— W ———
NEW PI WATER ——— PI ——— PI ———
NEW SEWER ——— SS ———

PLAN REVISIONS

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RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

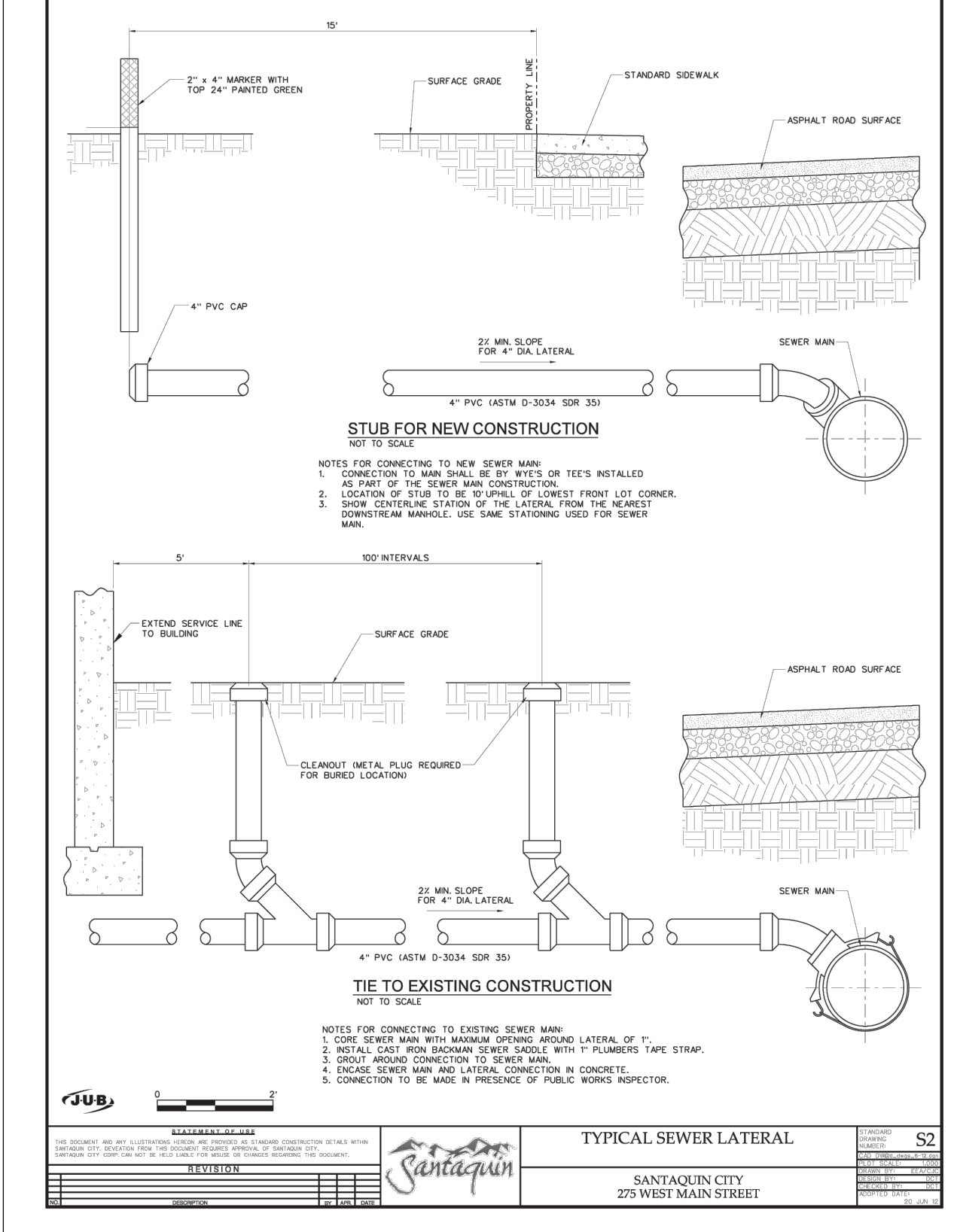
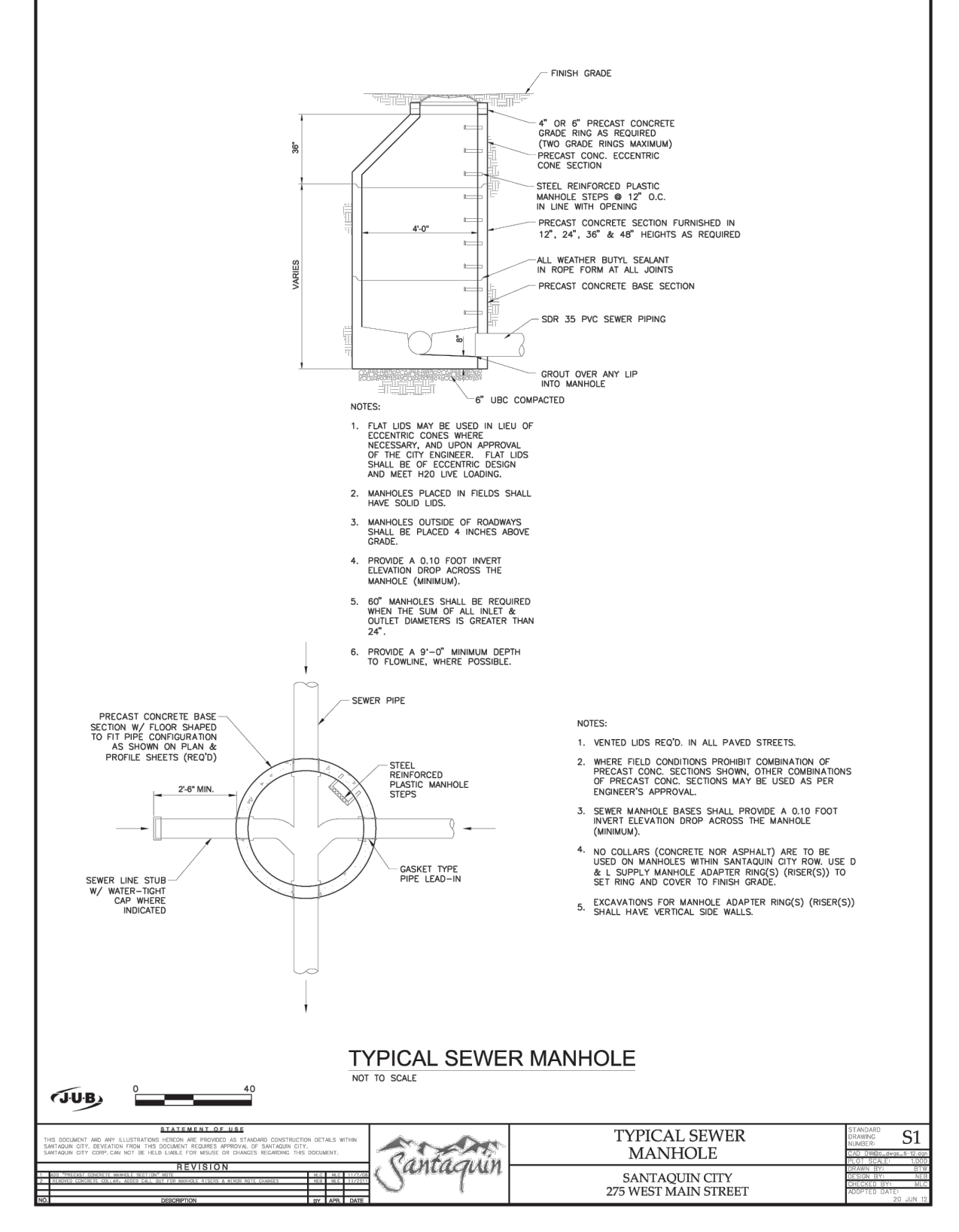
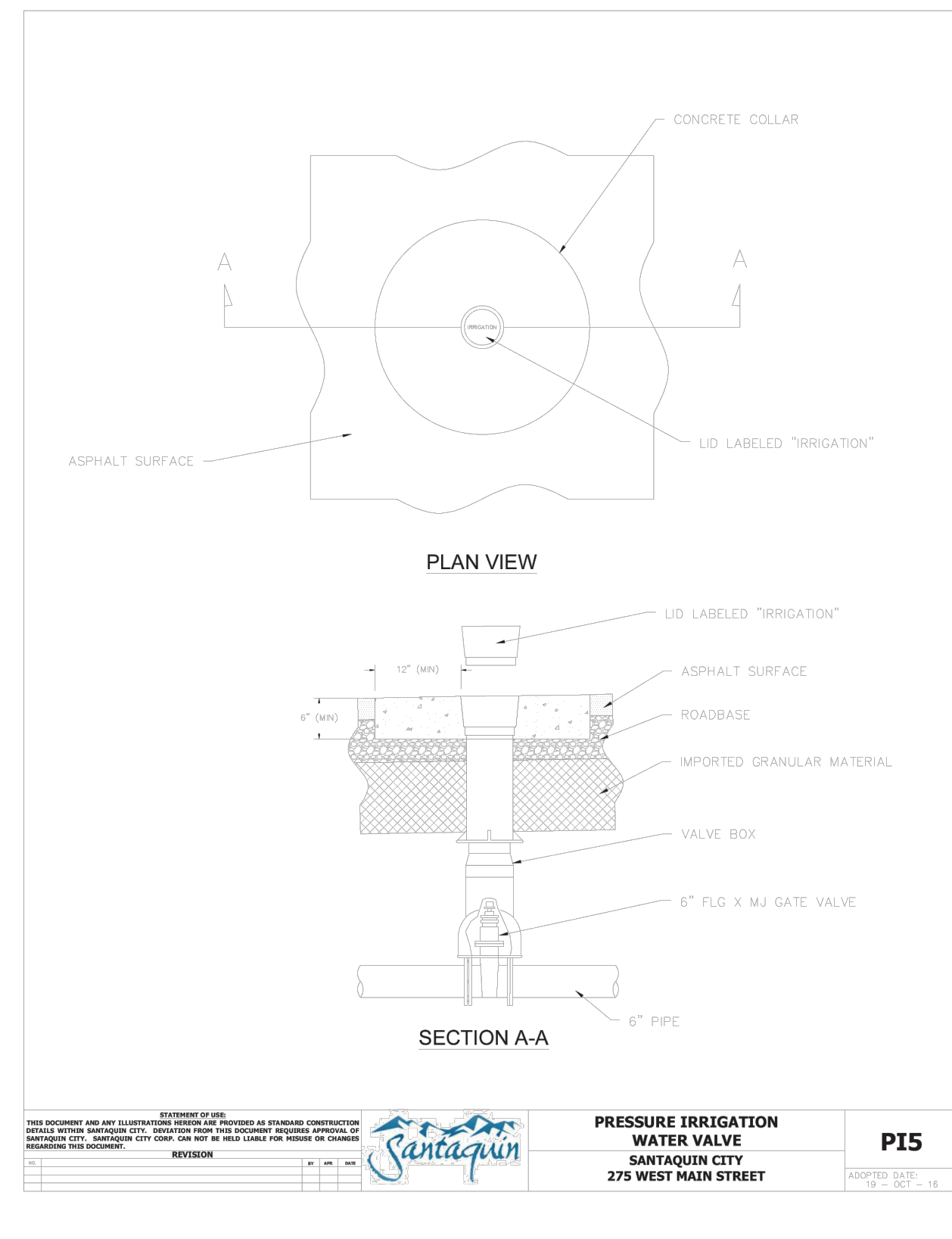
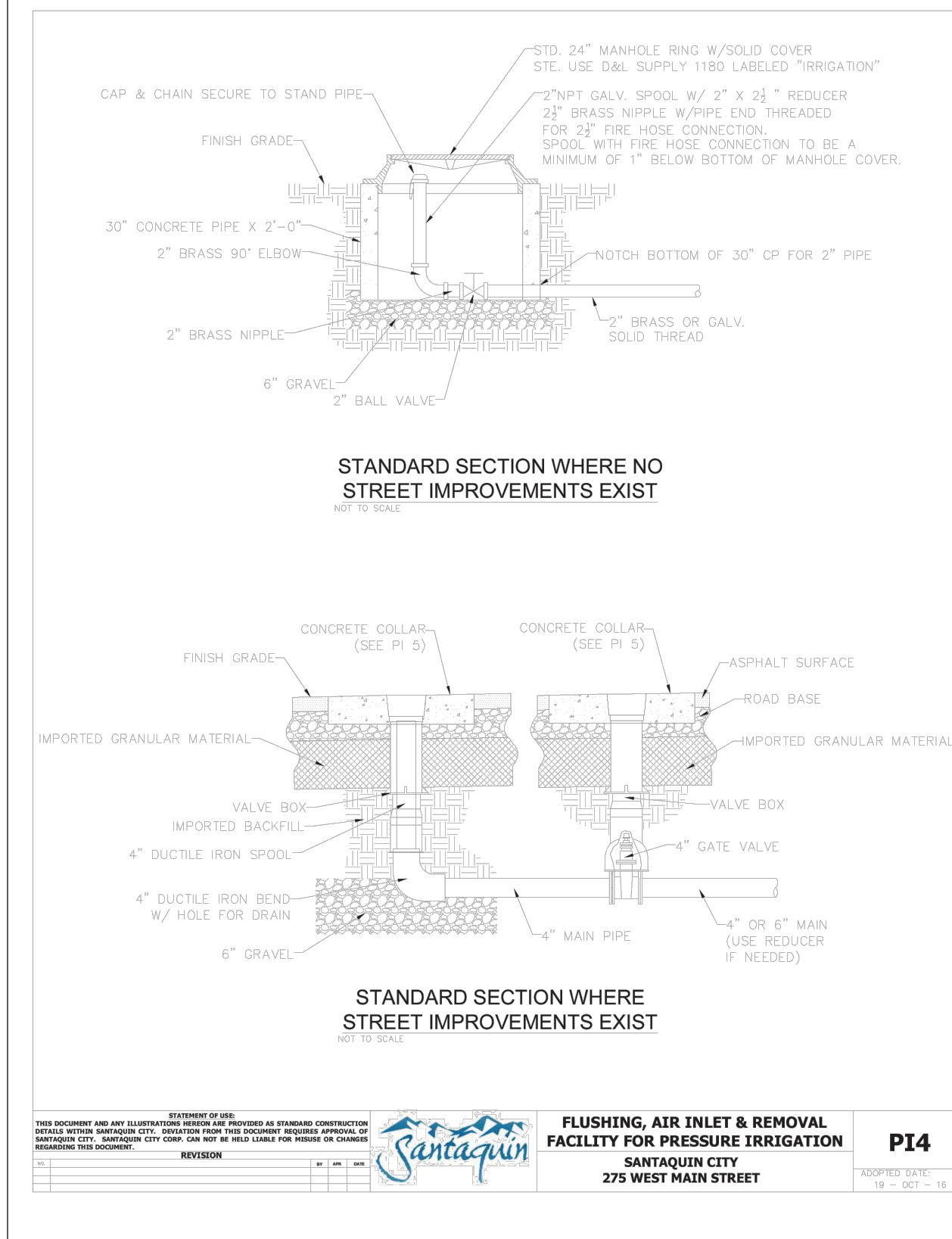
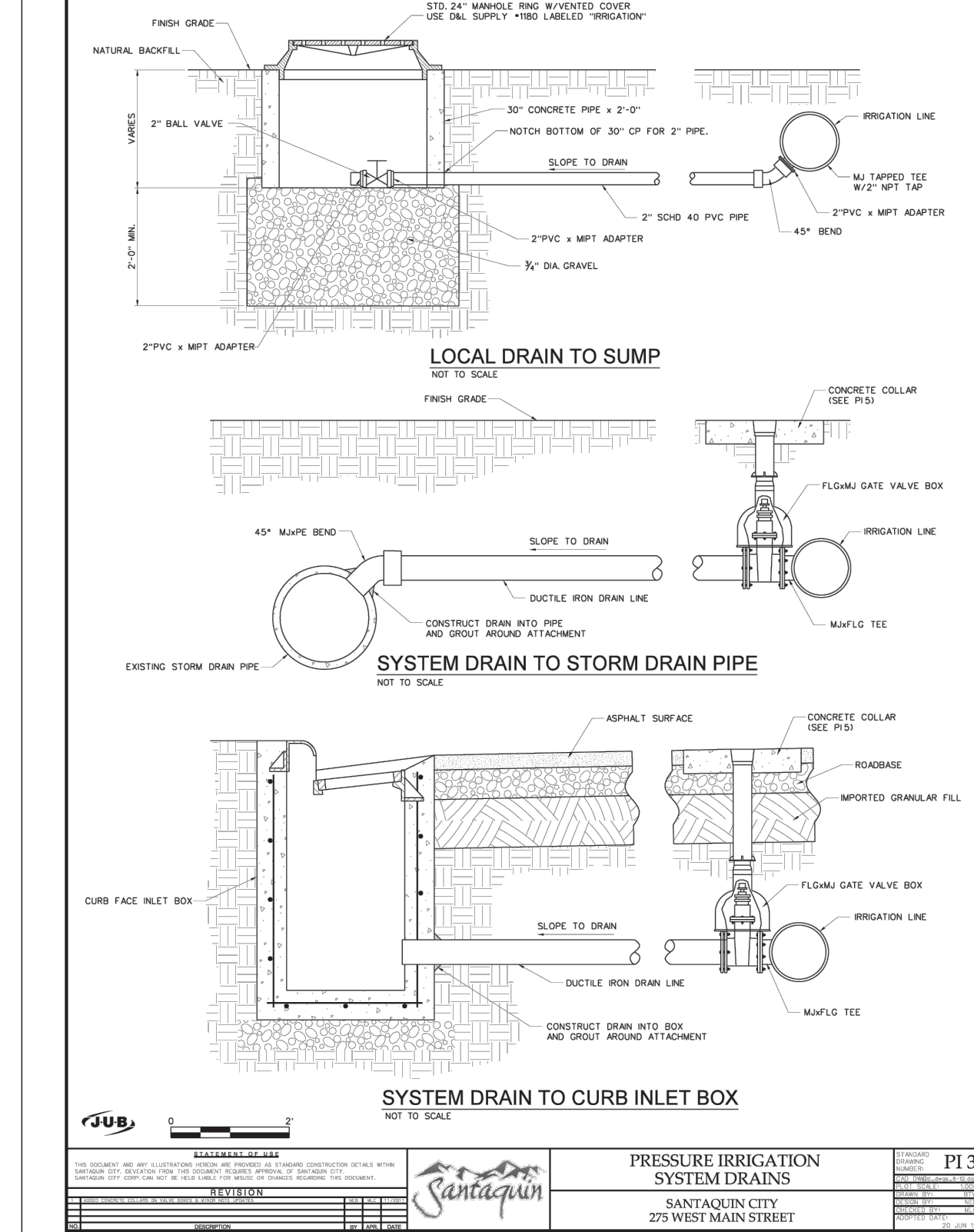
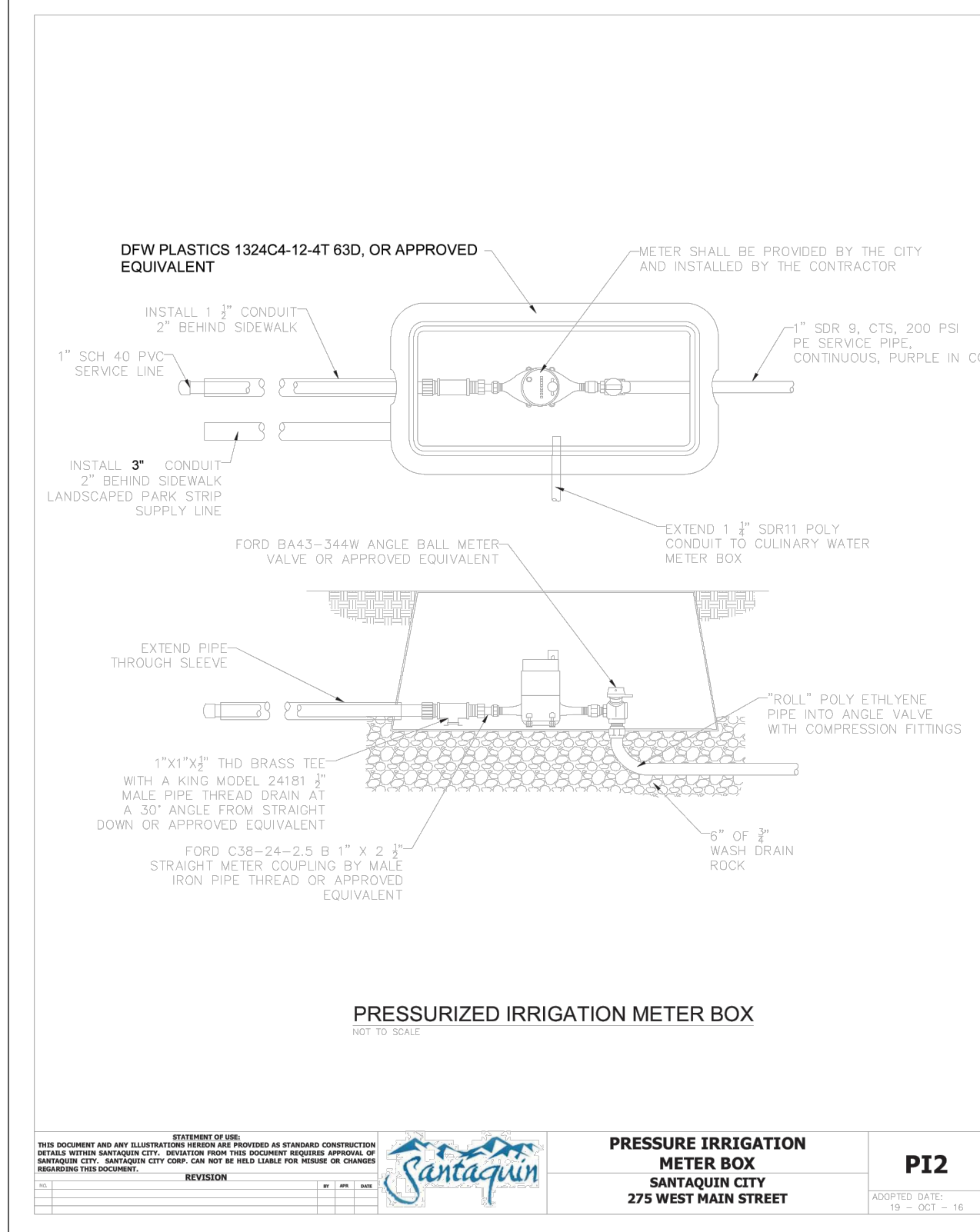
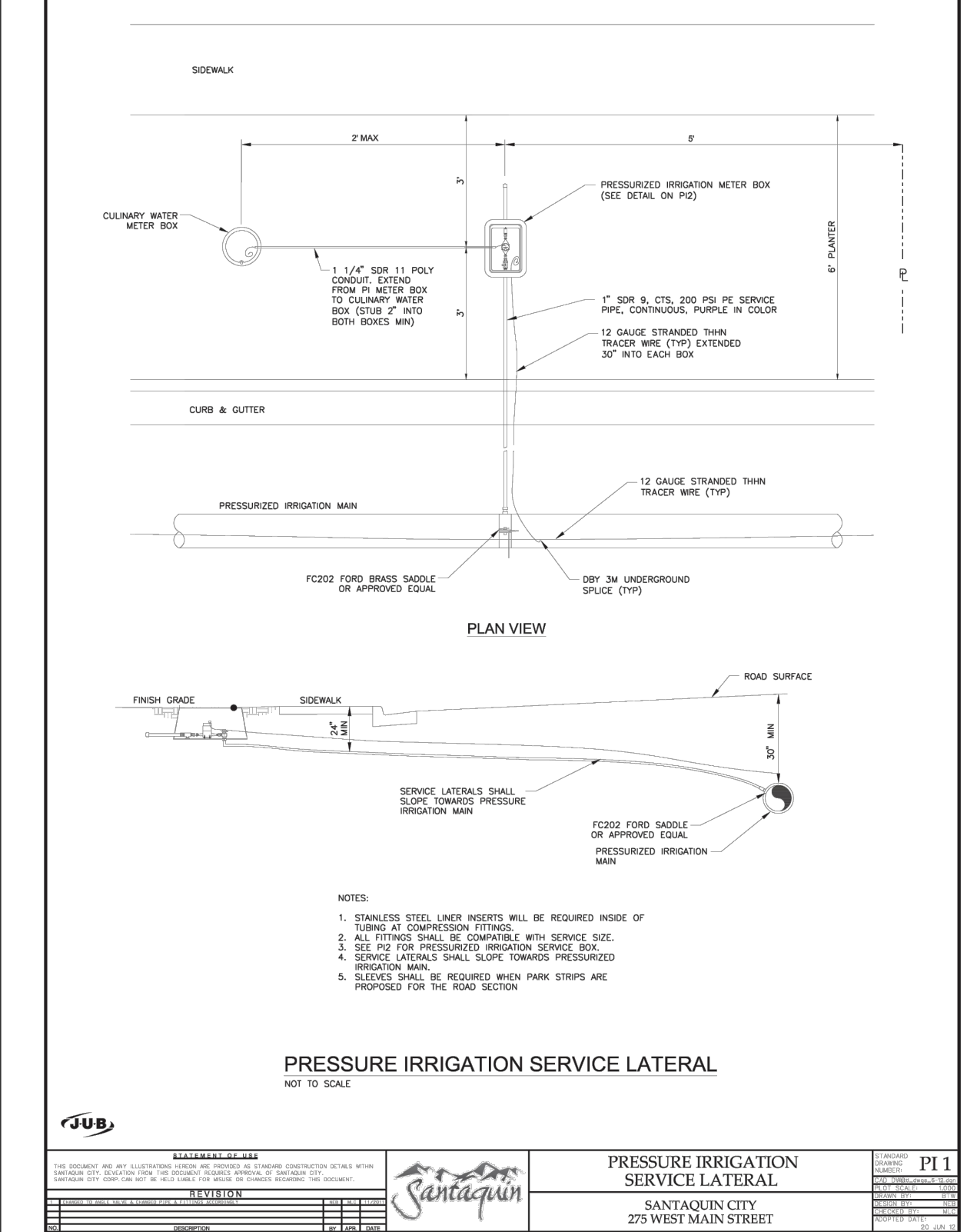
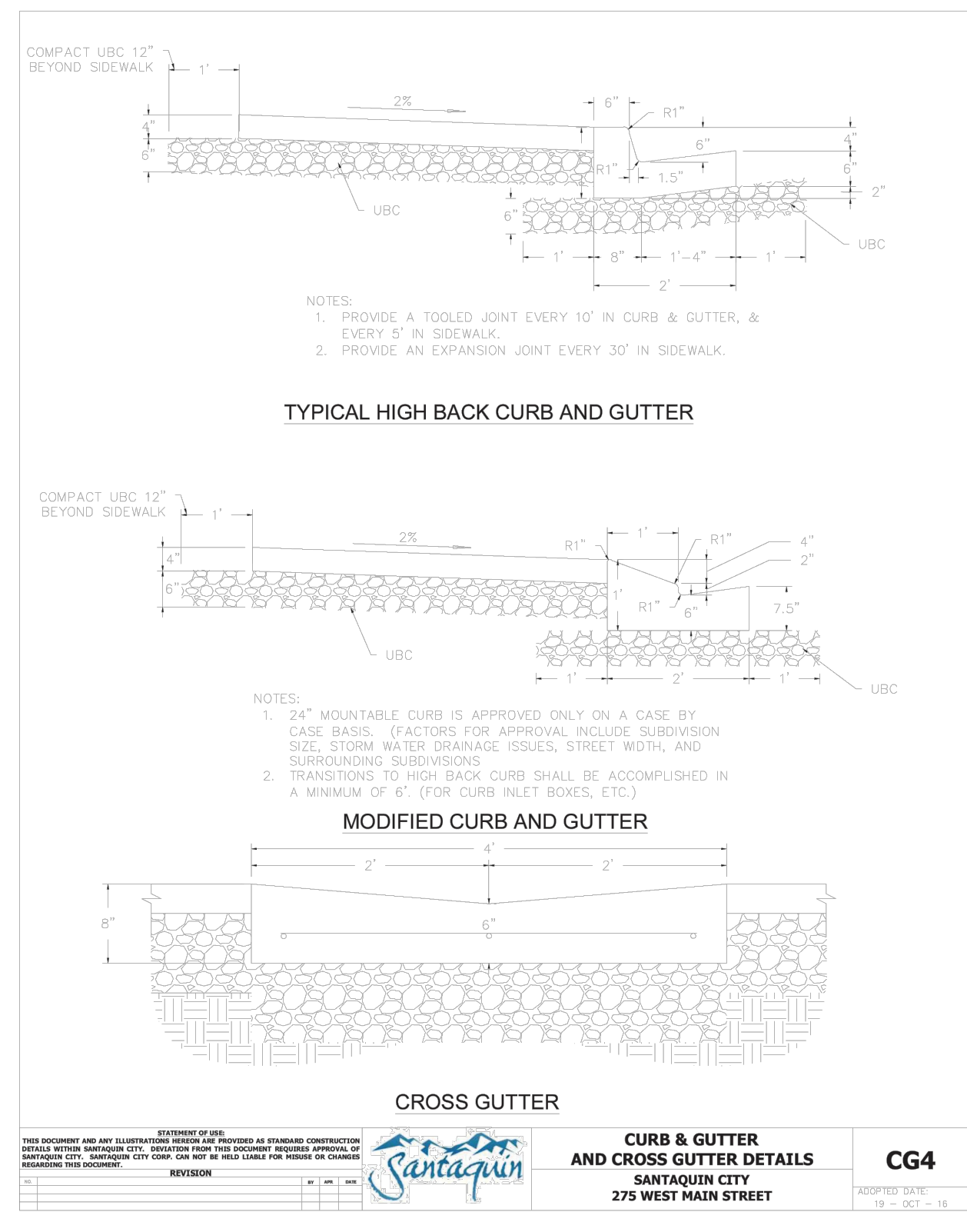
PLAN AND PROFILE

PLAN SUBMITTAL: **FINAL**

**REVIEW SET
5/3/23**

SHEET NUMBER
PP-4

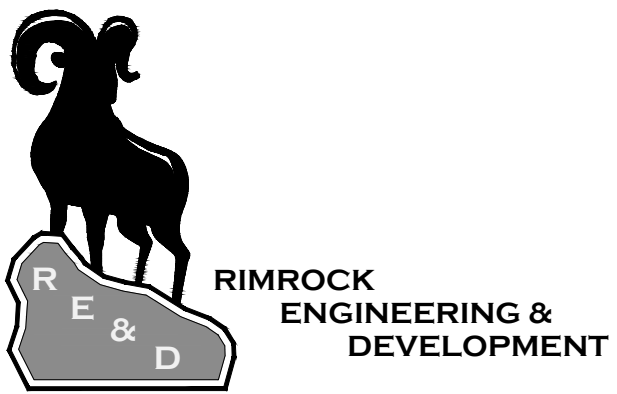
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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS



CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME

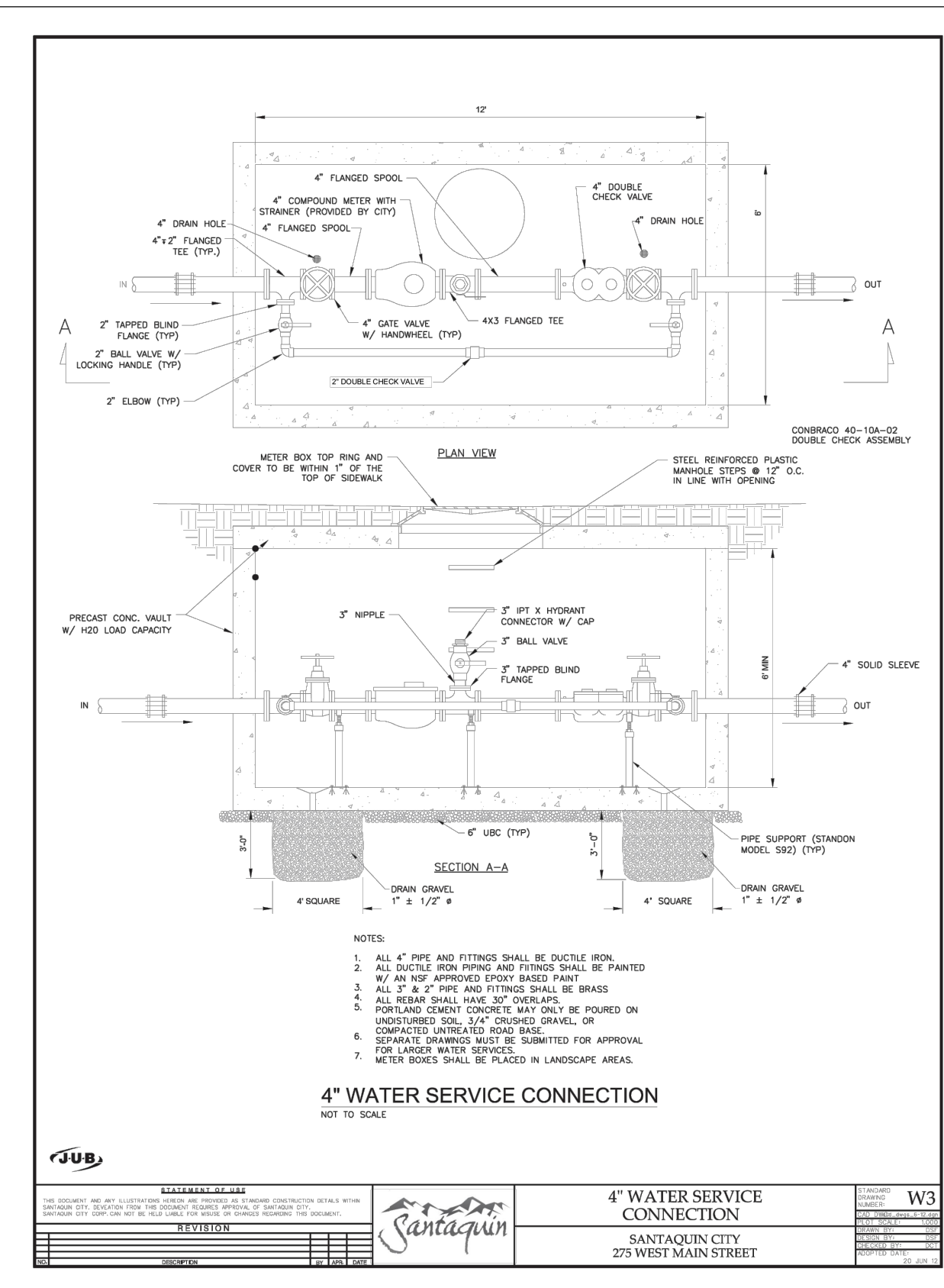
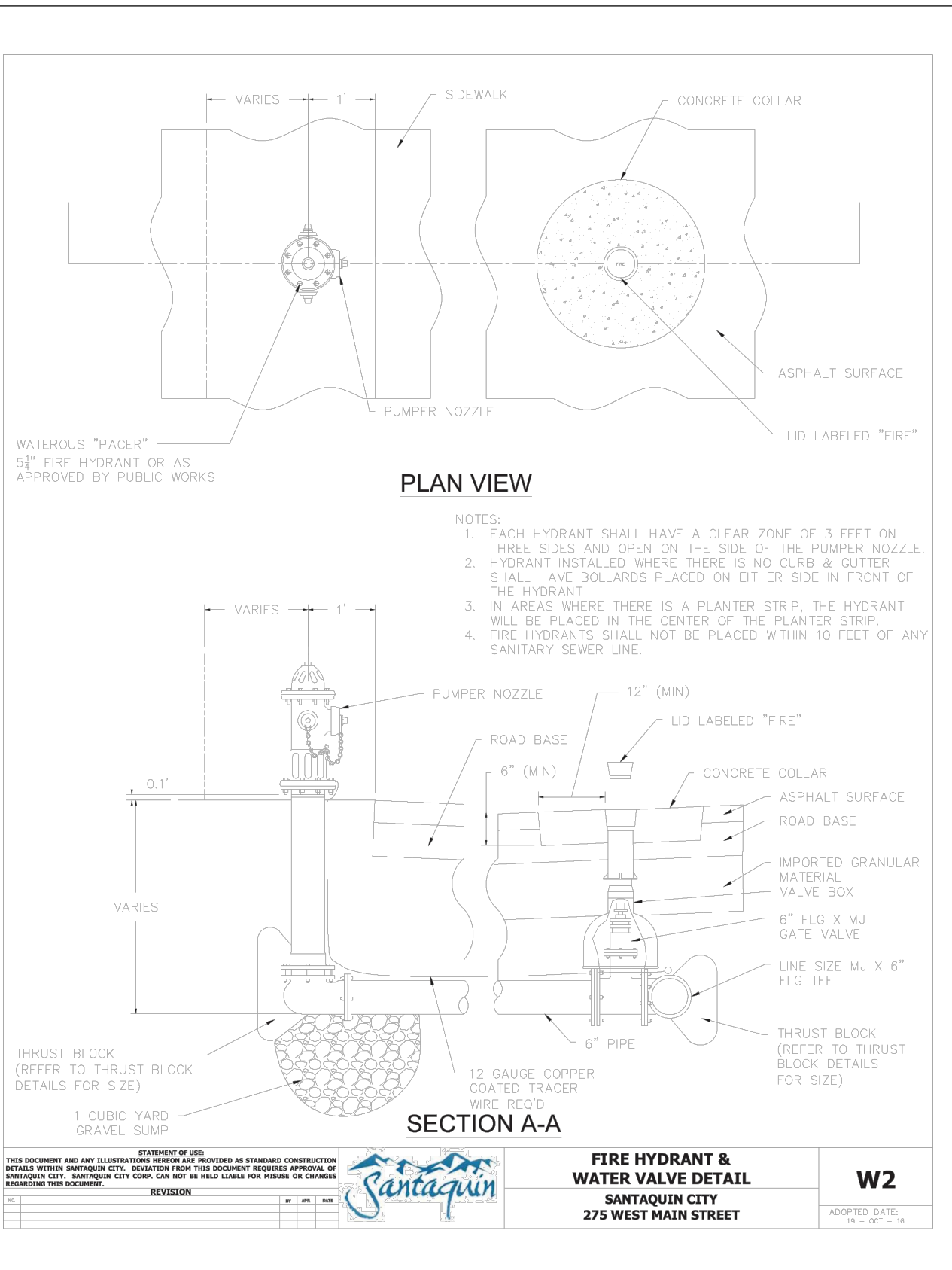
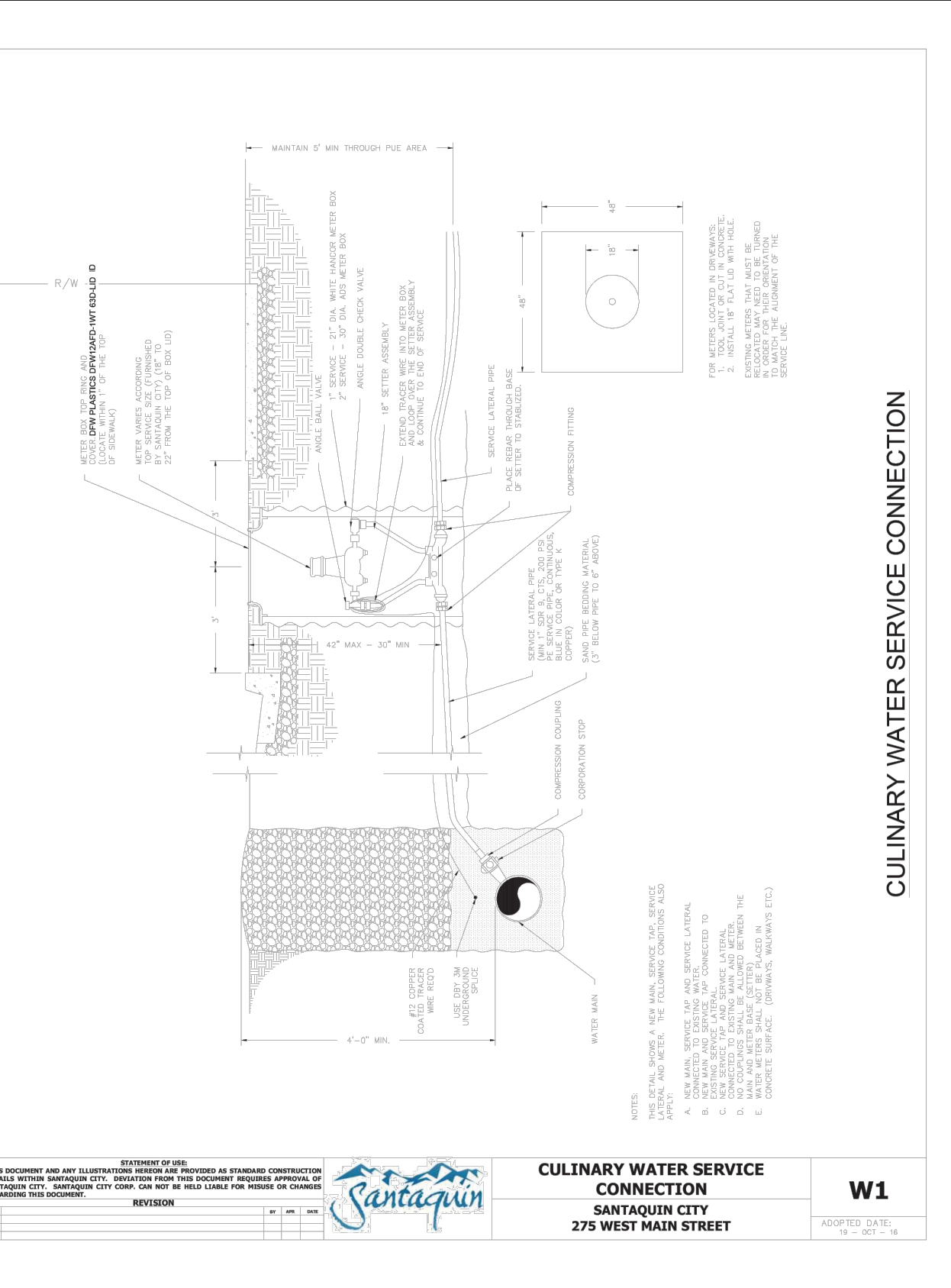
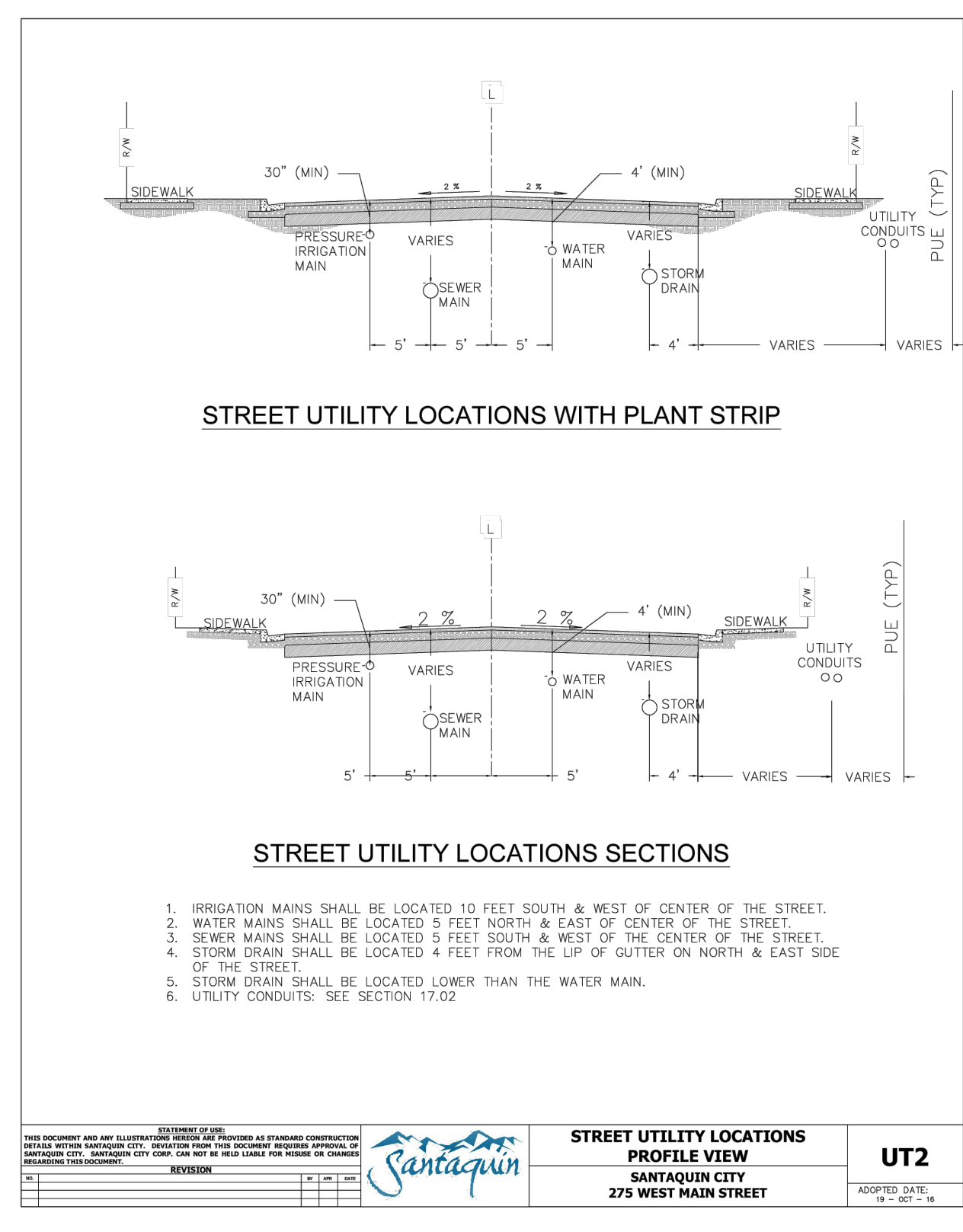
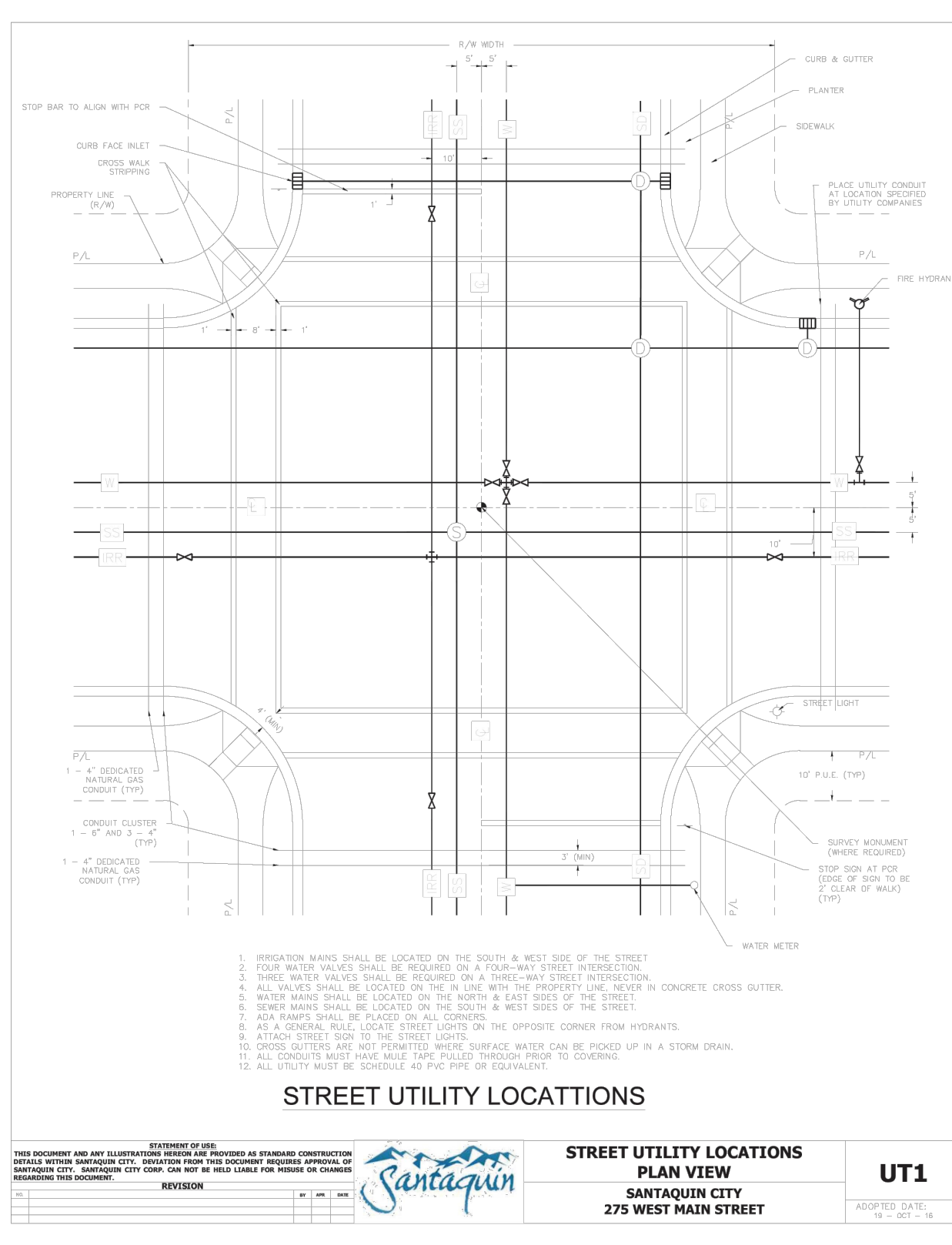
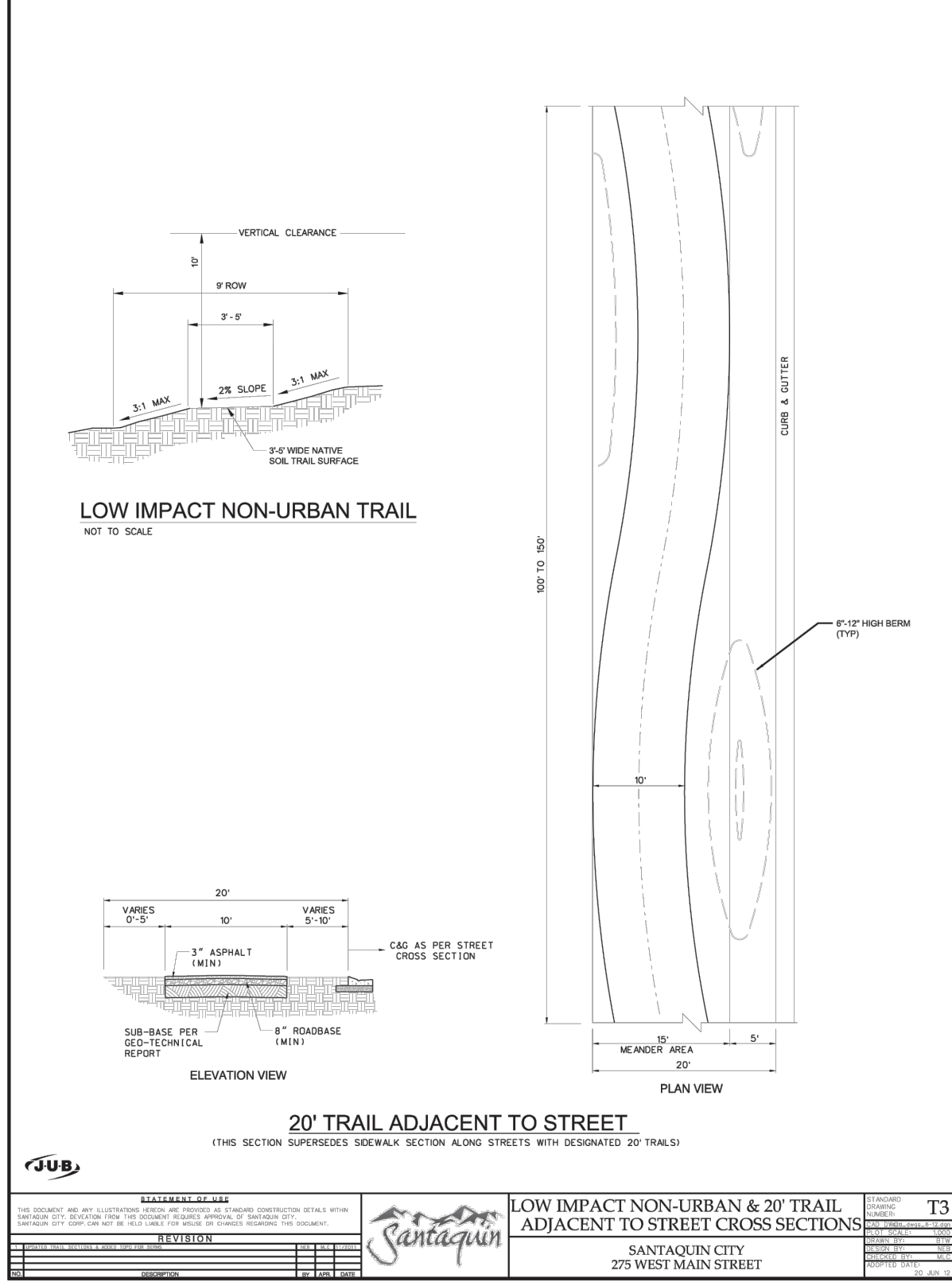
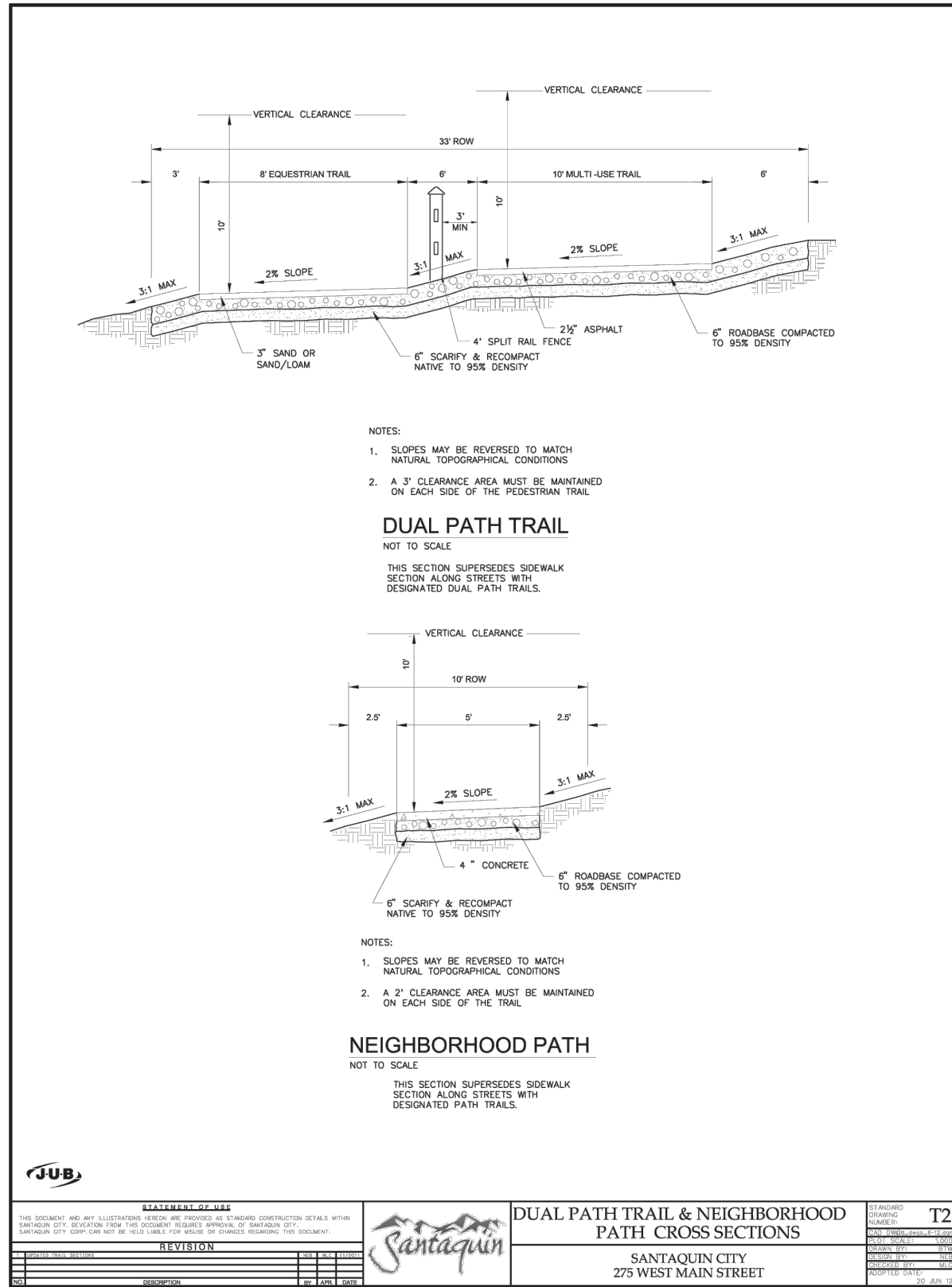
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 5/3/23
SHEET NUMBER
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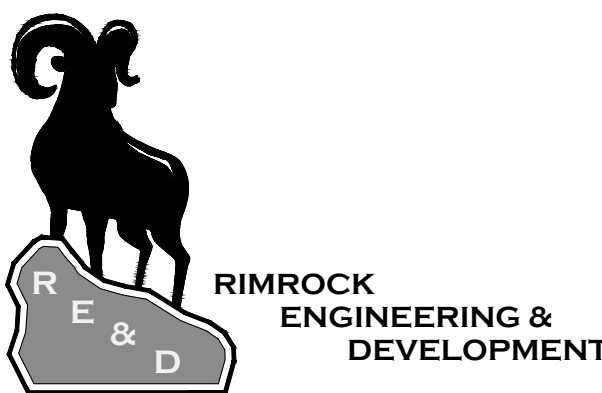
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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS



CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
DETAILS

PLAN SUBMITTAL: **FINAL**

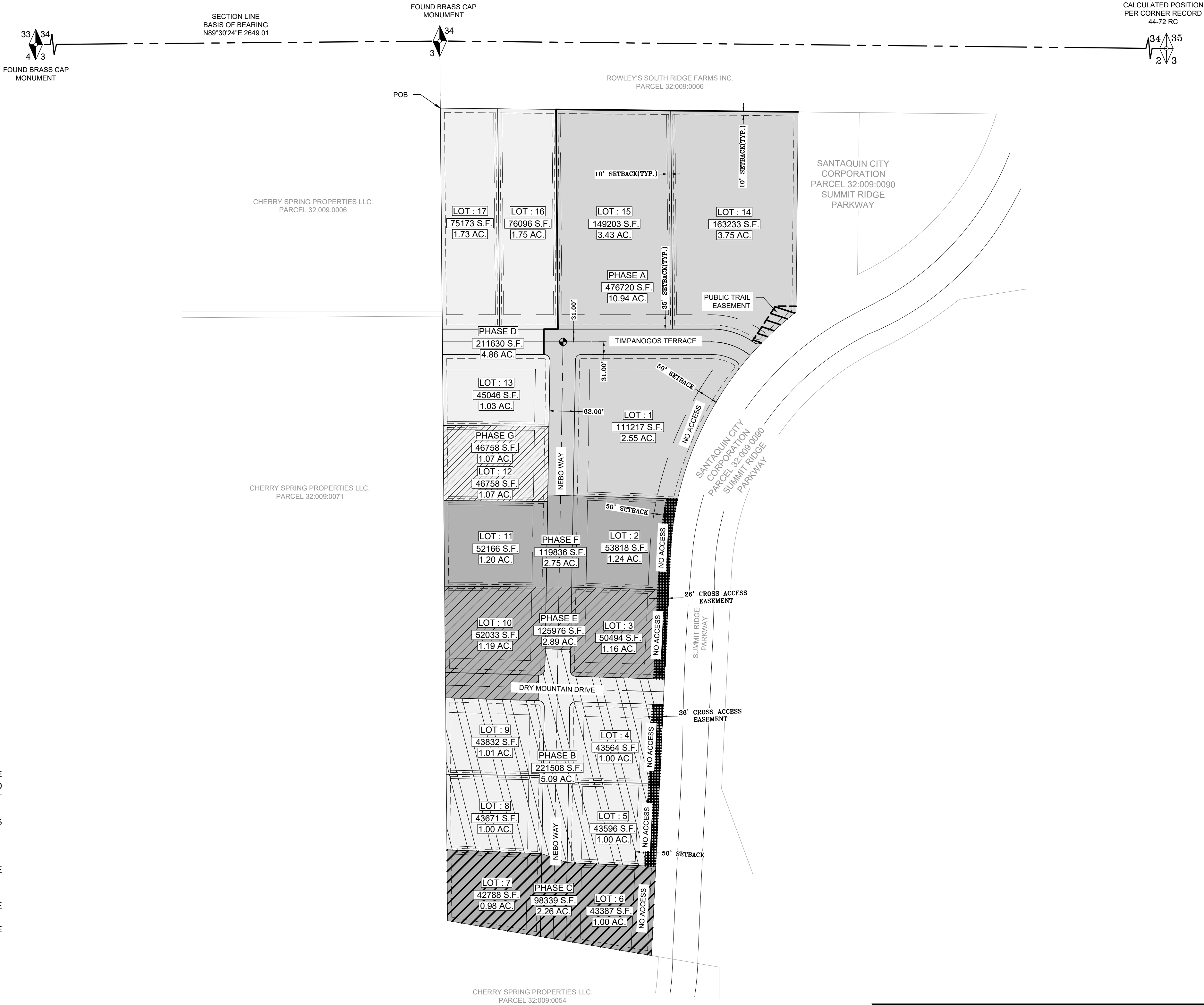
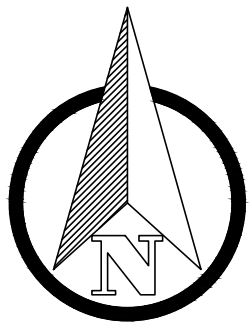
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5/3/23

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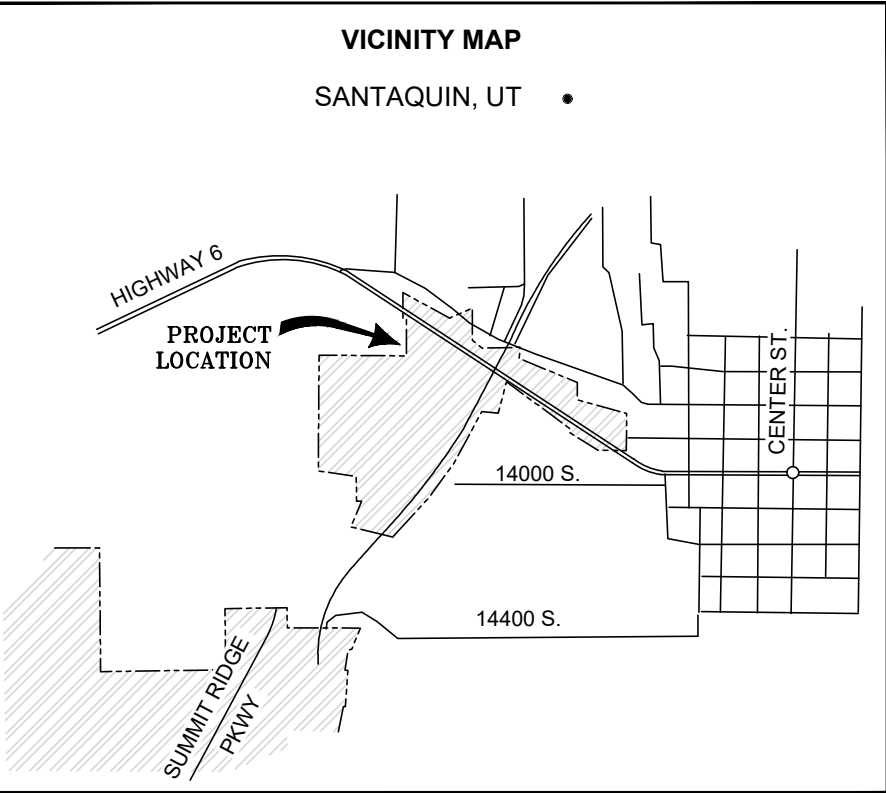
SANTAQUIN PEAKS INDUSTRIAL PARK
PHASING PLAN

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



GENERAL PLAT NOTES

- ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- LOT SETBACKS ARE AS FOLLOWS :
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS.
SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE.
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY.
- LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.



SECTION CORNER (FOUND)
SECTION LINE
BOUNDARY LINE
PARCEL LINE
SET MONUMENT (AS NOTED)
CENTERLINE MONUMENT

PHASE A (10.94 AC.)

PHASE D (5.93 AC.)

PHASE F (2.75 AC.)

PHASE G (1.07 AC.)

PHASE E (2.89 AC.)

PHASE B (5.09 AC.)

PHASE C (2.26 AC.)

26' CROSS ACCESS EASEMENT

RIMROCK
ENGINEERING &
DEVELOPMENT

SANTAQUIN PEAKS INDUSTRIAL PARK
PHASING PLAN

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK
1" = 150'
DRAWN: AP
CHECKED: JS
PROJECT # XXXXXX
DATE: 05/03/2023
SHEET NO: 1 OF 1



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

Others in Attendance: Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Mike Andersen (Nebo School District), Brent Neil (Holiday Oil), Cameron Duncan (Ensign Engineering).

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

1. Nebo School District Animal Structure Site Plan

A site plan review of a public education facility located at approximately 400 East and E. Highline Canal Road.

Mike Andersen from Nebo School District attended the meeting.

Engineer Lundell presented the Nebo School District Animal Structure Site Plan indicating that the plan had been tabled at a previous DRC meeting in order for redlines to be addressed. Since then, the city and the school district have met to go over the redlines. In response to redlines the district has added two fire hydrants to the property in order to provide emergency fire services. To service the water line the site plans show an 8-inch water line on the south end of the site traveling east on Royal Land Drive connecting to a 6-inch water line that then travels north connecting to the site.

Fire Chief Lind thanked the applicant for the installation of the fire hydrants at the site. He inquired if the School District will be installing a lock on the gate on their own or if they would prefer that the Fire Department do that. Mr. Anderson stated that a fire gate lock will be used, and a key will be provided to the Fire Department for access.

Building Official Spadafora had no comments.

Police Chief Hurst had no comments.

Public Works Director Callaway inquired where the water meter would be located. Engineer Lundell pointed out that the meter would be installed on the south 8-inch line that would be a private line for the time-being.

Manager Beagley encouraged the applicant to install the 8-inch water line according to city standards so that any future growth or road installation along that line will be fully inspected and installed accordingly. Manager Beagley also inquired if the road will be open cut on 200 East to connect the water line at that location. The applicant indicated that the plans are to open cut the road through a permit with the city and easement along the private property. Engineer Lundell confirmed that the permit and easement have been obtained.

Director Callaway discussed the possibility of putting in a smaller meter in order to save costs rather than the large 8-inch meter as planned. The DRC discussed how a smaller line and meter may be added to both meet code and save significant costs.

Manager Beagley made a motion to approve the site plan with the condition that the applicant be allowed to install a smaller meter on the south end of the property should they choose to do so. Chief Lind seconded the motion.

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

Motion passed unanimously in favor.

2. Holiday Oil Expansion Site Plan

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

Brent Neil with Holiday Oil and Cameron Duncan with Ensign Engineering attended the meeting.

Engineer Lundell presented the Holiday Oil Expansion Site plan indicating that the plan had been tabled at a previous DRC meeting in order for various redlines and a possible code change to be addressed. The code change was approved allowing the DRC to make exceptions to the 30-foot access rule to be increased to 50-feet on a case-by-case basis. Mr. Duncan pointed out that plans were sent an hour prior to the meeting addressing the redline comments. Engineer Lundell added that the major redline concerns from the previous meeting were separation of storm drain tanks, access widths, landscaping, powerline placement, and the addition of fire hydrants. Because the plans were submitted so close to the meeting, city staff did not have a chance to review the plans.

Building Official Spadafora had no comments.

Police Chief Hurst had no comments.

Fire Chief Lind thanked the applicant for adding the fire hydrants to the plans and removing the trees from the egress/ingress line of sight.

Assistant Manager Bond made a motion to approve the Holiday Oil Expansion Site Plan on the condition that redline comments to be reviewed and approved by the Engineering Department. He added the access width exception be approved at 50-feet wide.

Manager Beagley inquired if the applicant is still working with Rocky Mountain power to make sure power is placed underground. Engineer Lundell confirmed the powerlines are included in the redlines.

Manager Beagley seconded the motion.

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| Police Chief Rodney Hurst | Yes |
| Public Works Director Jason Callaway | Yes |

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

Motion passed unanimously in favor.

3. Traffic Control Request (645 Stone Brook Lane)

Engineer Lundell presented a traffic control request that was submitted by a resident for a child with disabilities on Stone Brook Lane in the Summit Ridge neighborhood.

Building Official Spadafora inquired where the sign would be placed if it were approved. The DRC discussed the public utility easements and right-of-way on Stone Brook Lane and the difficulty of placing a sign on either side. Engineer Lundell and Manager Beagley added that the guidelines provided by the Manual on Uniform Traffic Control Devices (MUTCD) for similar signage would have to be taken into consideration if the request was approved.

Police Chief Hurst expressed his concerns with signs being placed in and around the city and being tracked should families move or change locations. Engineer Lundell addressed previous denials for signage mentioning studies have been conducted showing no significant improvement in safety because of sign fatigue and a false sense of security.

Director Callaway echoed Chief Hurst's concerns. He stated that traffic in that neighborhood is minimal and there may be better ways to address residents' concerns. He also added his own concerns for maintenance of these types of signs.

Fire Chief Lind had no comments.

Assistant Manager Bond echoed Engineer Lundell's statements regarding a false sense of security for neighborhoods with these signs. He added that if residents are concerned about speeding in the area, an officer may be placed there to observe and monitor public safety.

Public Works Director Callaway made a motion to deny the traffic control request at 645 Stone Brook Lane. Police Chief Hurst seconded the motion.

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

Motion passed unanimously. The request was denied.

4. Meeting Minutes Approval

Manager Beagley motioned to approve meeting minutes from April 11th and April 25th, 2023. Chief Lind seconded the motion.

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

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:24 a.m.

Jon Lundell, Engineer



Amalie R. Ottley, Recorder