



PLANNING COMMISSION

Tuesday, May 13, 2025, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Amsource Commercial Preliminary Plan](#)

[The Planning Commission will review the Amsource Commercial preliminary plan located at approximately 900 East and Main Street.](#)

OTHER BUSINESS

2. [Meeting Minutes Approval](#)

[April 22, 2025](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:

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

Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission

From: Jason Bond, Assistant City Manager

Date: May 9, 2025

RE: **Amsource Commercial Subdivision Preliminary Plan**

The Amsource commercial subdivision is located southwest of the intersection of Main Street and 900 East. The subdivision consists of 5 lots on 5.4 acres.

This subdivision is proposed to be developed in two phases with Lot 5 being the second phase. The main purpose for this is because of the timing of some businesses that are interested in building in this subdivision. The phasing helps manage the accesses that needs to be provided. Aside from the expected accesses that will service the site, it is anticipated before recordation that an access easement will be acquired with the existing business to the west (Big O Tires). This access may be appropriately gated with crash gates and only used for emergency purposes.

Other things to be aware of are future plans for this developer to work with UDOT on property acquisition along the frontage of Main Street to accommodate future upgrades to the interchange and the surrounding area. Another future item to address will be the extension of 900 East as it wraps around to the west. This will be addressed when the second phase (Lot 5) is built on. The development agreement indicates that the developer may need to construct this road based on the timing of when this happens but the City will ultimately pay for the road with reimbursements.

The DRC has reviewed the plans and has made the following recommendation:

Assistant Manager Bond made a motion to recommend approval of the Amsource Commercial Preliminary Subdivision on the condition that all redlines be addressed prior to it being scheduled for a Planning Commission meeting. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall, Yes; Public Works Director Jason Callaway, Yes; Fire Chief Ryan Lind, Yes; Assistant City Manager Jason Bond, Yes; Planner Aspen Stevenson, Yes; Building Official Randy Spadafora, Yes; City Engineer Jon Lundell, Yes.

The motion passed.

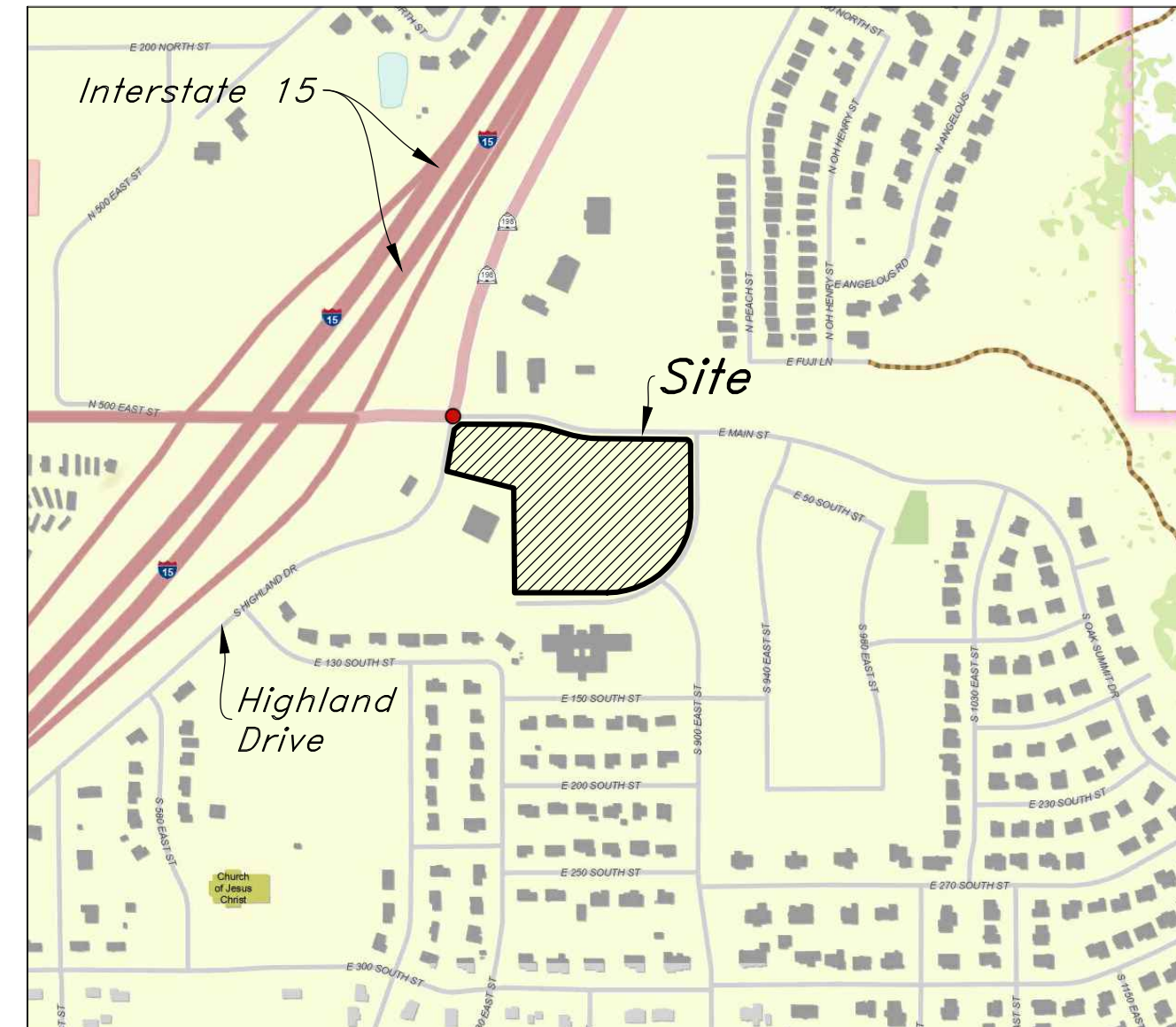
The applicant has since addressed all the City's redlines.

The Planning Commission is the land use authority for subdivision preliminary plans. After approval, the subdivision will need to get final approval from the DRC before the plat is recorded and before any development or construction begins.

Recommended Action: Motion to approve the Amsource 5-lot Commercial Subdivision with the condition that a cross-access easement with the property to the west be obtained before recordation of the subdivision plat.

Amsource Santaquin

Main Street & Highland Drive Santaquin, Utah, 84655



Civil Sheet Index

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C2.1	Phasing Plan
C2.2	Grading Plan
C3.1	Grading Details
C3.2	Utility Plan
C3.3	Waterline Plan & Profile
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C4.1	Sewer Plan & Profile
C4.2	Details
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C5.1	Erosion Control Plan - Pre-Construction
C5.2	Erosion Control Plan - During Construction
C5.3	Erosion Control Details

Abbreviations

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

Legend

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

Developer:

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

Civil Engineer:

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

Geotechnical Engineer:

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

Overall Site Data Table

Zoning Designation: C-1 General Commercial

Total Number of Lots: 5

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

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

Impervious Area Provided = 20,676 s.f.

Santaquin City Notes

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

Santaquin City Note to Developers & General Contractors

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

Flood Zone

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

Basis of Bearings

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

Benchmark

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

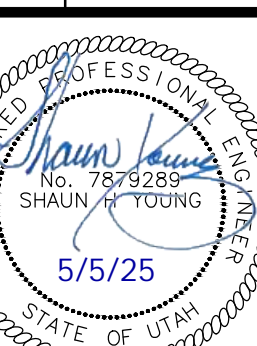
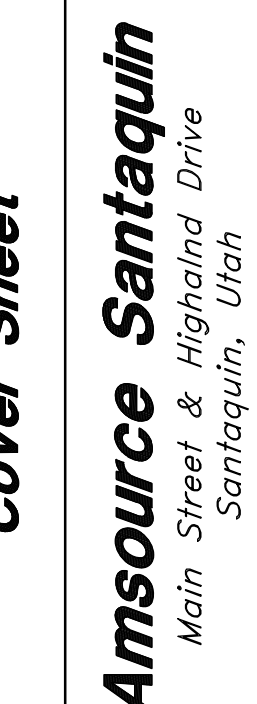
Legal Description

File No. 2251028:

Lot 1, Plat "A" PARKER VIEW SUBDIVISION, also Amending Parcel 5, Maverik Subdivision, Santaquin, Utah, according to the Official Plat thereof on file in the Office of the Recorder, Utah County, Utah.

File No. 2266491:

Lot 76, Plat "A", SANTAQUIN ESTATES, a residential Subdivision, according to the Official Plat thereof recorded April 12, 2023, as Entry No. 22969/2023, as Map Filing No. 18709, in the Office of the Utah County Recorder.

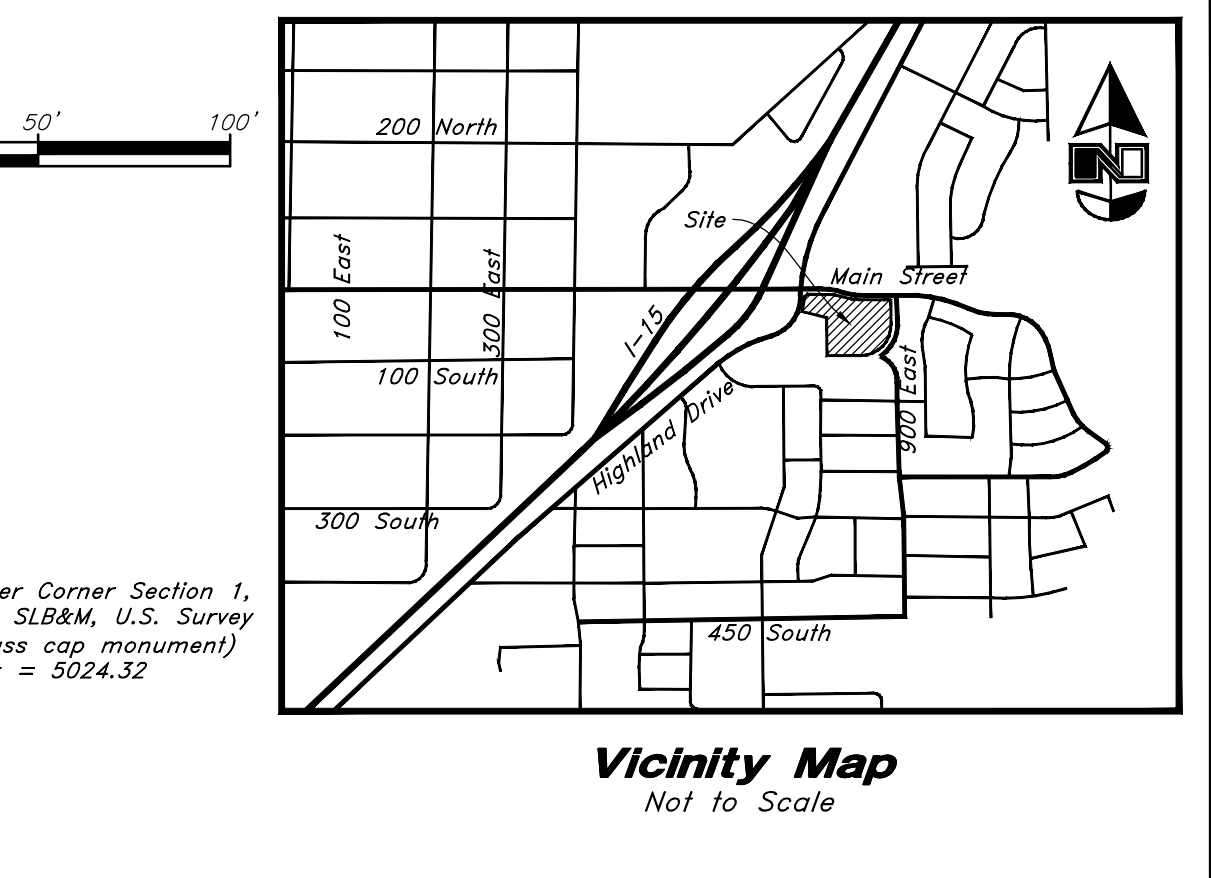
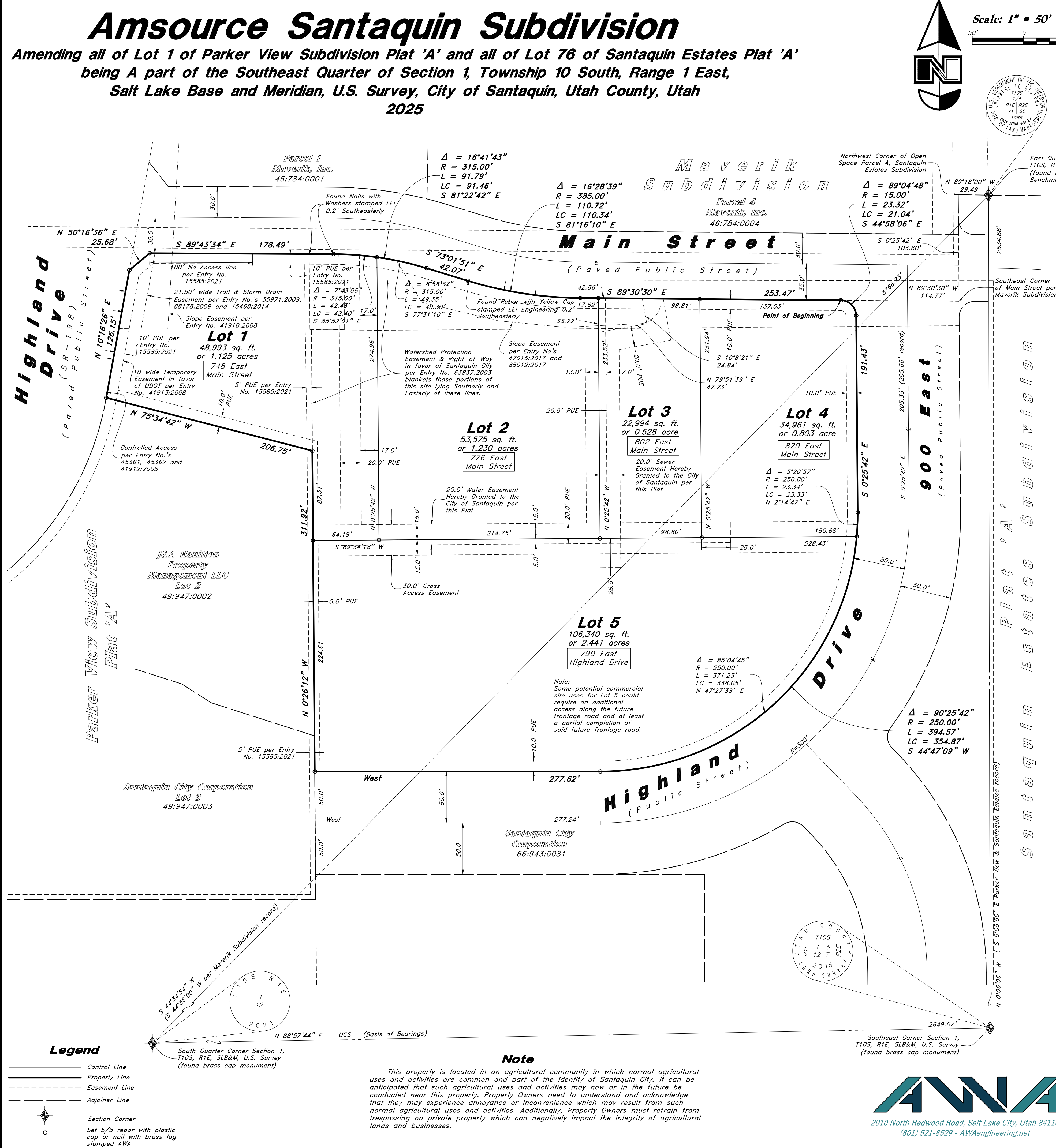


30 Apr, 2025

SHEET NO.

C0.0

24-043sub



Vicinity Map
Not to Scale

Narrative
This Subdivision was requested by Amsource Development in order to amend the existing Lots 1 and 76 and create 6 Lots.

This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.

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

Acknowledgment
State of _____ } ss
County of _____

On this _____ day of _____, 20____, personally appeared before me, Peter Evans the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Manager of BCP Development Inc., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

A Notary Public

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this _____ day of _____, 20____,
Rocky Mountain Power Company
By: _____
Title: _____

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____.
BY: _____
TITLE: _____

Lumen/Centurylink
Approved by Lumen this _____ Day of _____ A.D. 20____.
Lumen/Centurylink

Comcast
Approved by Comcast this _____ Day of _____ A.D. 20____.
Lumen/Centurylink

Acknowledgment
State of _____ } ss
County of _____

On this _____ day of _____, 20____, personally appeared before me, John Gaskill the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Owner of Amsource SQ1, LLC., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

A Notary Public

Surveyor's Certificate

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

Amsource Santaquin Subdivision

Description

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

Beginning at a point of curvature and the Northeast corner of said Lot 76 on the Southerly line of Main Street as it exists at 35.00 foot half-width, located 29.49 feet North 89°18'00" West to the Northwest Corner of Open Space Parcel A of said Santaquin Estates Subdivision; 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Maverik Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 in the Official Records of Utah County; and 114.77 feet North 89°30'30" West along said Southerly line of Main Street per said Maverik Subdivision from a Brass Cap Monument found marking the East Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.32 feet (Central Angle equals 89°04'48" and Long Chord bears South 44°58'06" East 21.04 feet) to a point of tangency on the Westerly line of 900 East Street as it exists at 50.00 foot half-width; thence South 0°25'42" East 191.43 feet along said Westerly line to a point of curvature; thence Southwesterly along the arc of a 250.00 foot radius curve to the right a distance of 394.57 feet (Central Angle equals 90°25'42" and Long Chord bears South 44°47'09" West 354.87 feet) to a point of tangency on the Northerly line of Highland Drive as it exists at 50.00 foot half-width; thence South 277.62 feet along said Northerly line to a point on the Easterly line of said Parker View Subdivision Plat 'A'; thence North 0°26'12" West 311.92 feet along said Easterly line to the Northeast corner of Lot 2 of said Parker View Subdivision Plat 'A'; thence North 75°34'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northwest corner thereof on the Easterly line of State Route 195; thence North 10°16'26" East 126.15 feet along said Easterly line; thence North 50°16'36" East 25.68 feet to said Southerly line of Main Street; thence along said Southerly line the following five courses: South 89°43'34" East 178.49 feet to a point of curvature; Southeasterly along the arc of a 315.00 foot radius curve to the right a distance of 91.79 feet (Central Angle equals 16°41'43" and Long Chord bears South 81°22'42" East 91.46 feet) to a point of tangency; South 73°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the left a distance of 110.72 feet (Central Angle equals 16°28'39" and Long Chord bears South 81°16'10" East 110.34 feet) to a point of tangency; and South 89°30'30" East 253.47 feet to the point of beginning.

Contains 266,863 sq. ft.
Or 6.126 acres
5 Lots

Date: _____ David M. Hamilton
Utah PLS No. 12966234

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

Amsource Santaquin Subdivision

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

In witness whereby I have hereunto set my hand This _____ Day of _____ AD, 20____.

BCP Development Inc.

by: Peter Evans
its: Manager

Planning Commission Approval
Approved this _____ Day of _____, AD 20____, by the Santaquin City Planning Commission.

Chairperson, Planning Commission _____ Date _____

Director - Secretary _____ Date _____

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

Surveyors Seal

City Engineer Seal

Clerk-Recorder Seal

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

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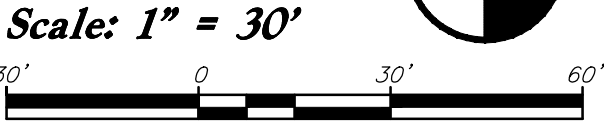
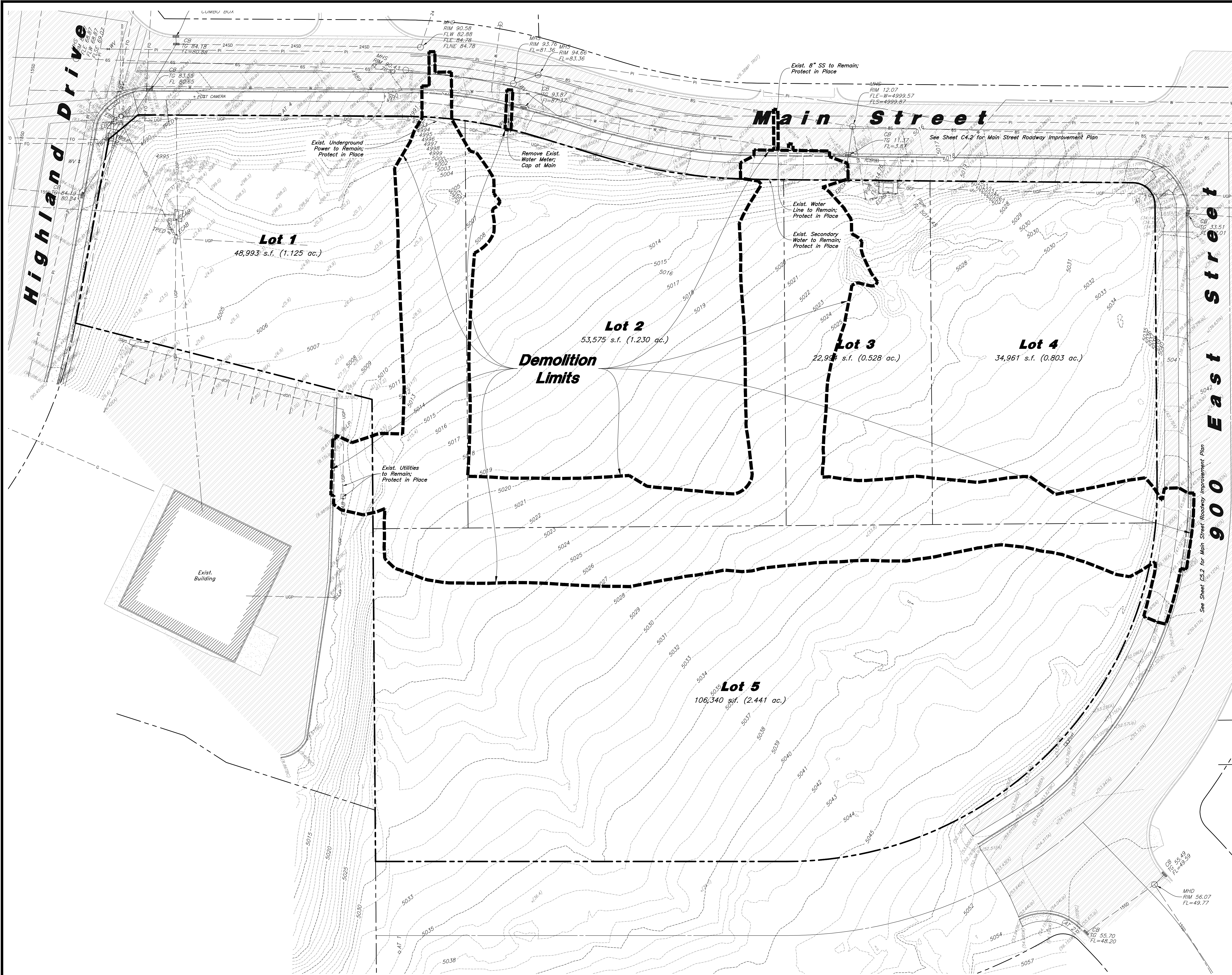
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Surveyors Seal

City Engineer Seal

Clerk-Recorder Seal





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

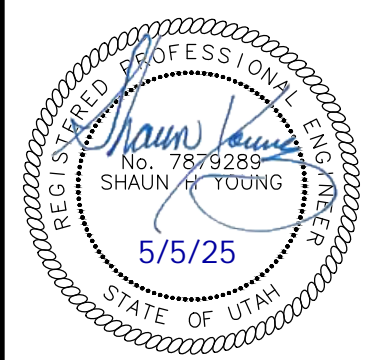
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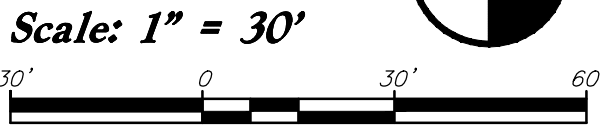
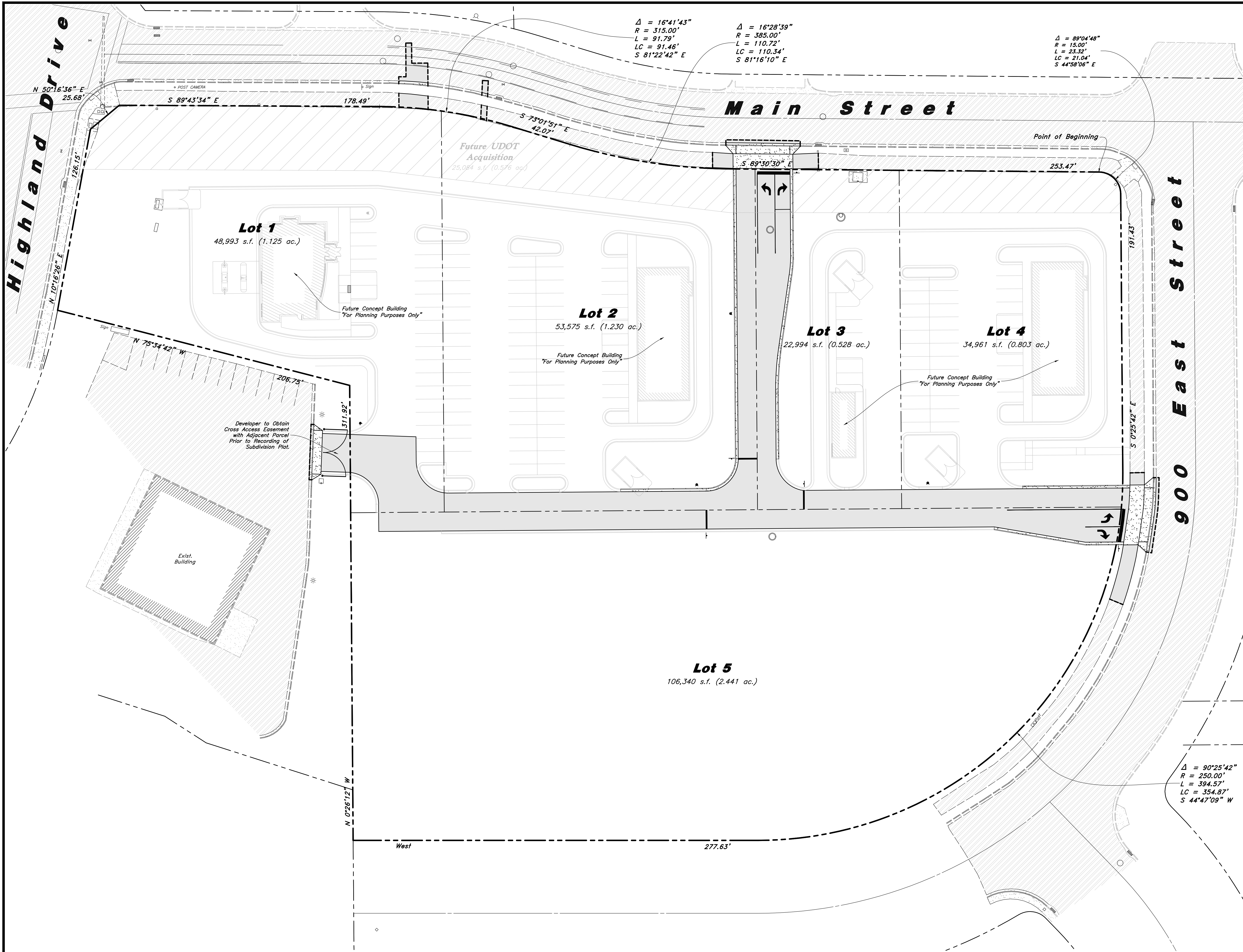
Designed by: JW
Drafted by: JW
Client Name:
Amsource
24-043 DM



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



30 Apr, 2025
SHEET NO.
C0.1



Hatch Legend

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

Overall Site Data Table

Zoning Designation:
C-1 General Commercial

Total Number of Lots: 5

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

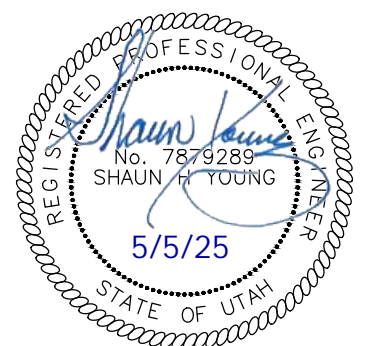
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Impervious Area Provided = 20,676 s.f.

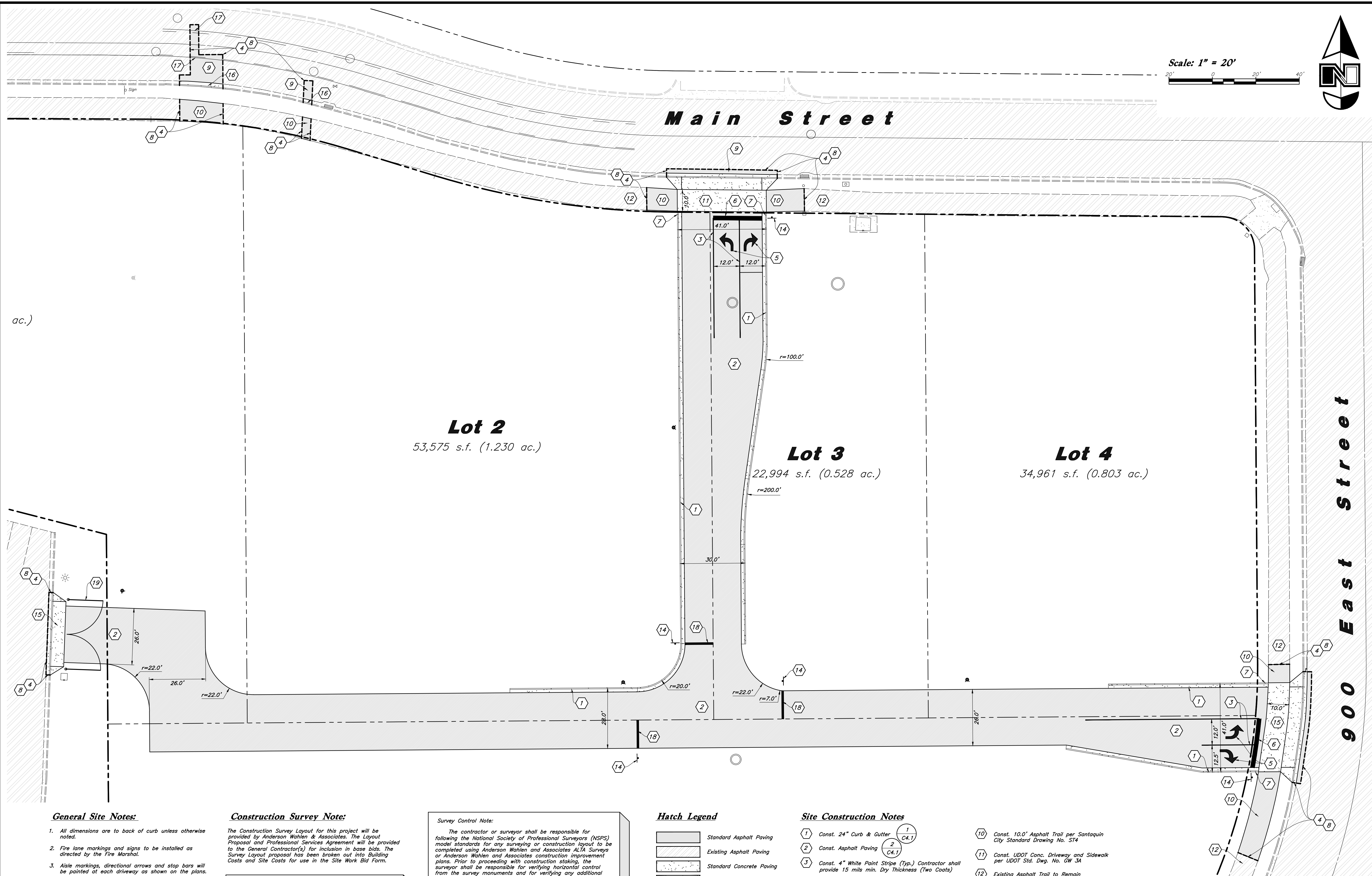
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 SP



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



30 Apr, 2025
SHEET NO. **C1.0**

**General Site Notes:**

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

Construction Survey Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

Survey Control Note:

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

Hatch Legend

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

Site Construction Notes

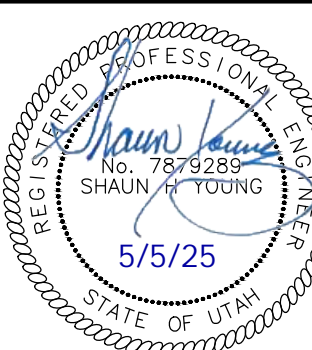
1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
4. Sawcut; Provide Smooth Clean Edge
5. Const. Directional Arrows per MUTCD
6. Const. 24" White Stop Bar (5 C4.1)
7. Const. Curb Transition (6 C4.1)
8. Conn. and Match Existing Improvements
9. Const. Asphalt Paving per UDOT Design Stds. 7" PG 64-34/PG-64 or Better HMA over 6" Untreated Base Course over 12" Granular Borrow

10. Const. 10.0' Asphalt Trail per Santaquin City Standard Drawing No. ST4
11. Const. UDOT Conc. Driveway and Sidewalk per UDOT Std. Dwg. No. GW 3A
12. Existing Asphalt Trail to Remain
13. Const. Asphalt Paving per Santaquin City Standards
14. Const. Stop Sign per MUTCD R1-1 (5 C4.1)
15. Const. Driveway Approach with Park Strip per Santaquin City Standard Drawing No. CG3
16. Const. Curb and Gutter per Santaquin City Standard Drawing No. CG4
17. Const. 4" Solid Double Yellow Paint Stripe per UDOT Dwg. No. DM 9.2

18. Const. 12" White Stop Bar
19. Const. Breakaway Gate per Santaquin City Standards

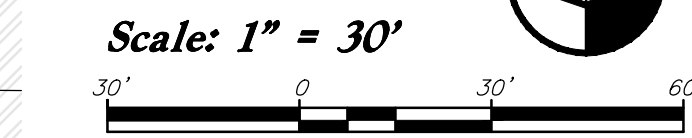
Site Plan**Amsource Santaquin**

Main Street & Highland Drive
Santaquin, Utah

**30 Apr, 2025**

SHEET NO.

C1.1



Phase 1 - Site Data Table

Zoning Designation: C-1

C-1 General Commercial


Total Number of Lots: 5

Total Site Area = 129,461 s.f. (2.972 ac.)

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

Impervious Area Provided = 20,676 s.f.

Phase 2 - Site Data Table

Zoning Designation: 

C-1 General Commercial

Total Number of Lots: 1

Total Site Area = 106,340 s.f. (2.441 ac.)

- Lot 5 = 106,340 s.f. (2.441 ac.)

Impervious Area Provided = 0 s.f.

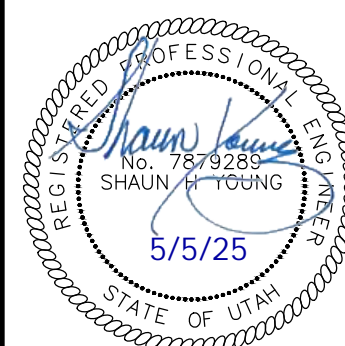
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 SP



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AVAengineering.net

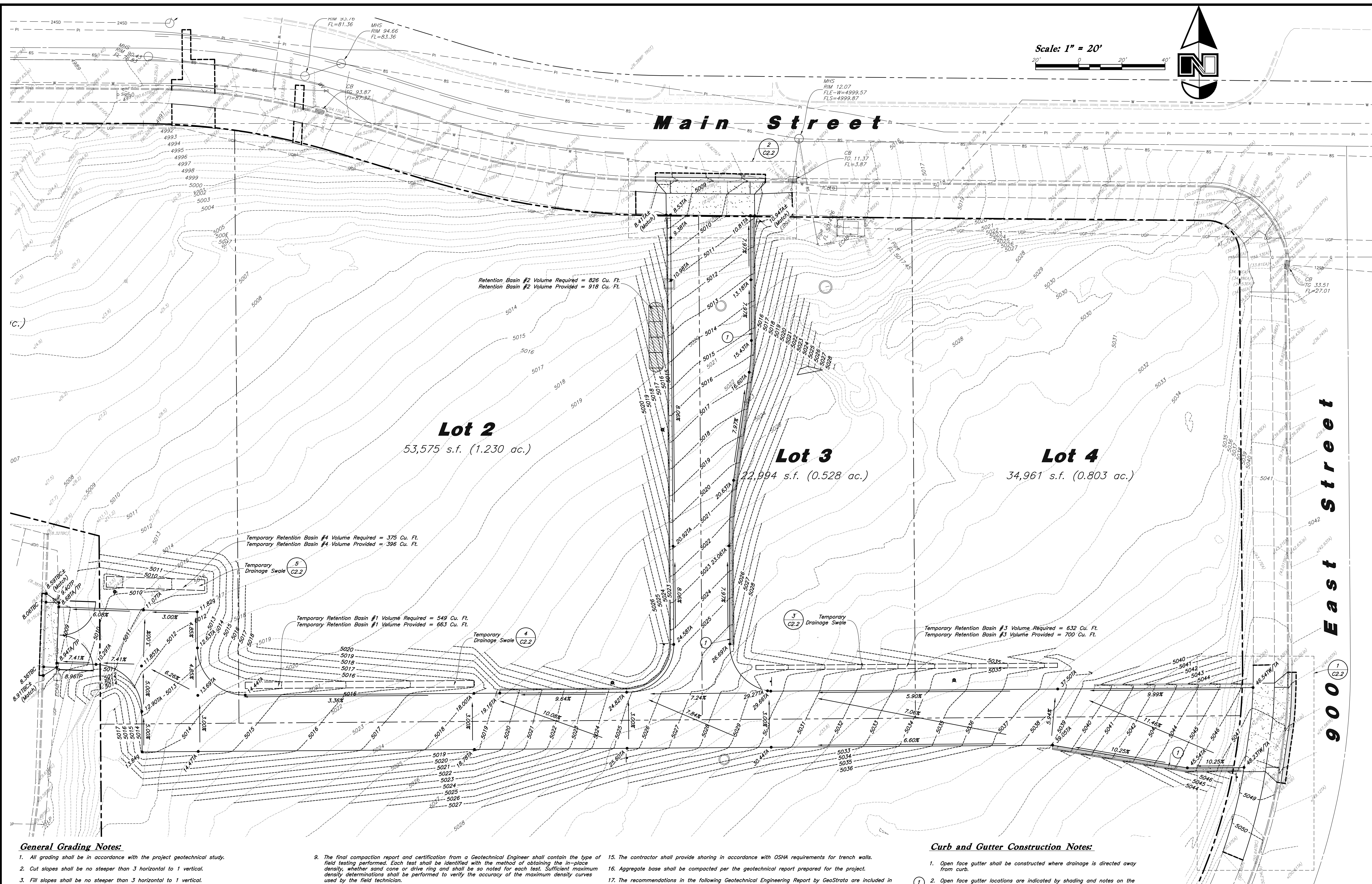
Phasing Plan

Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

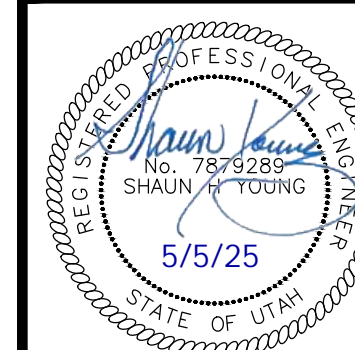
SHEET NO.
C1.2



Designed by: JW
 Drafted by: JW
 Client Name:
 Amsource
 24-043 GR - Phase 1



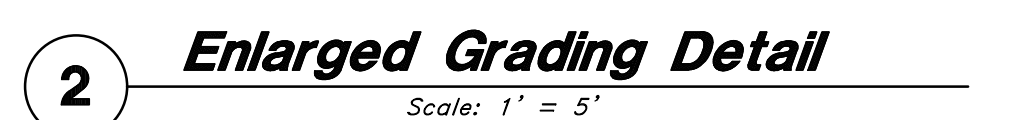
Grading Plan
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



30 Apr, 2025

SHEET NO.

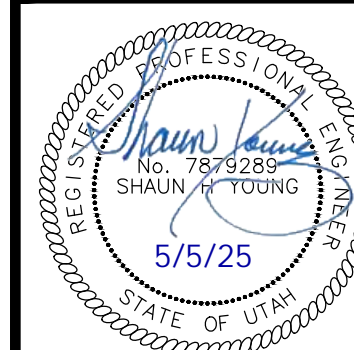
C2.1



*Note:
2.0% - 3.0% Cross Slope from
Edge of Asphalt at Sawcut to New Lip
of Gutter. Field Verify Cross Slope
Prior to Forming or Pouring Concrete.*

Grading Details

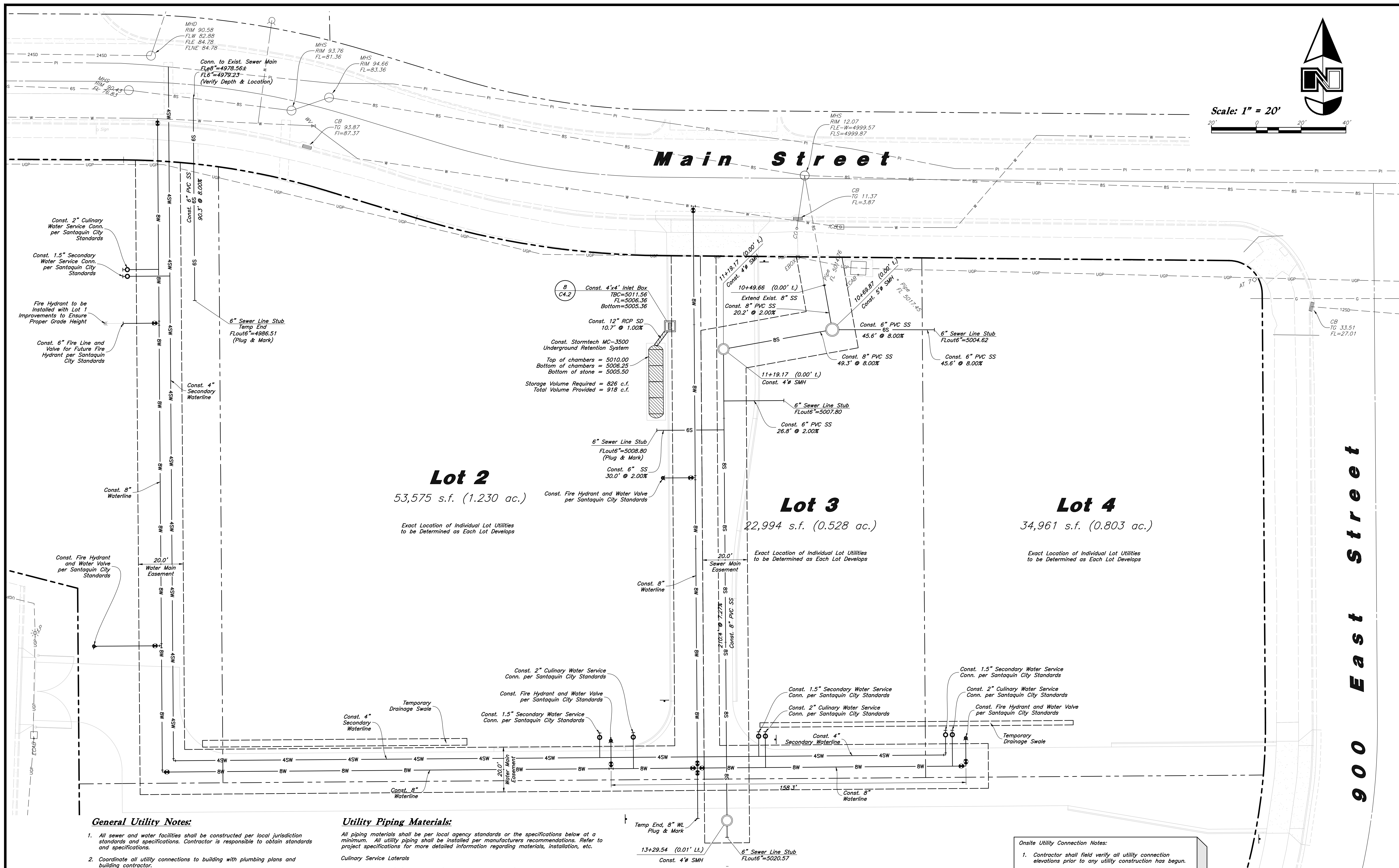
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

SHEET NO.

C2.2



General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

- 12" pipes or smaller — Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger — Reinforced Concrete Pipe, ASTM C76, Class III

Onsite Utility Connection Notes:

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

Storm Drain & Sanitary Sewer Note:

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

CAUTION :

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

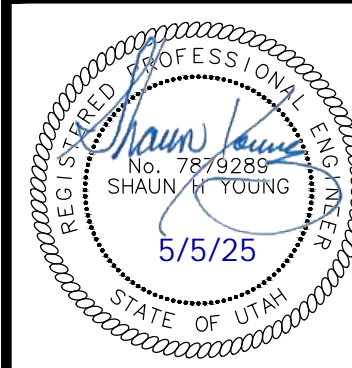


PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by barning over the pipes.

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



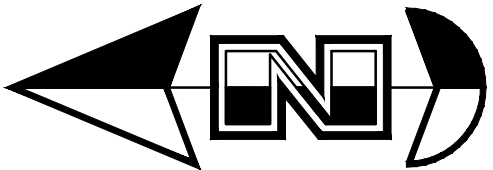
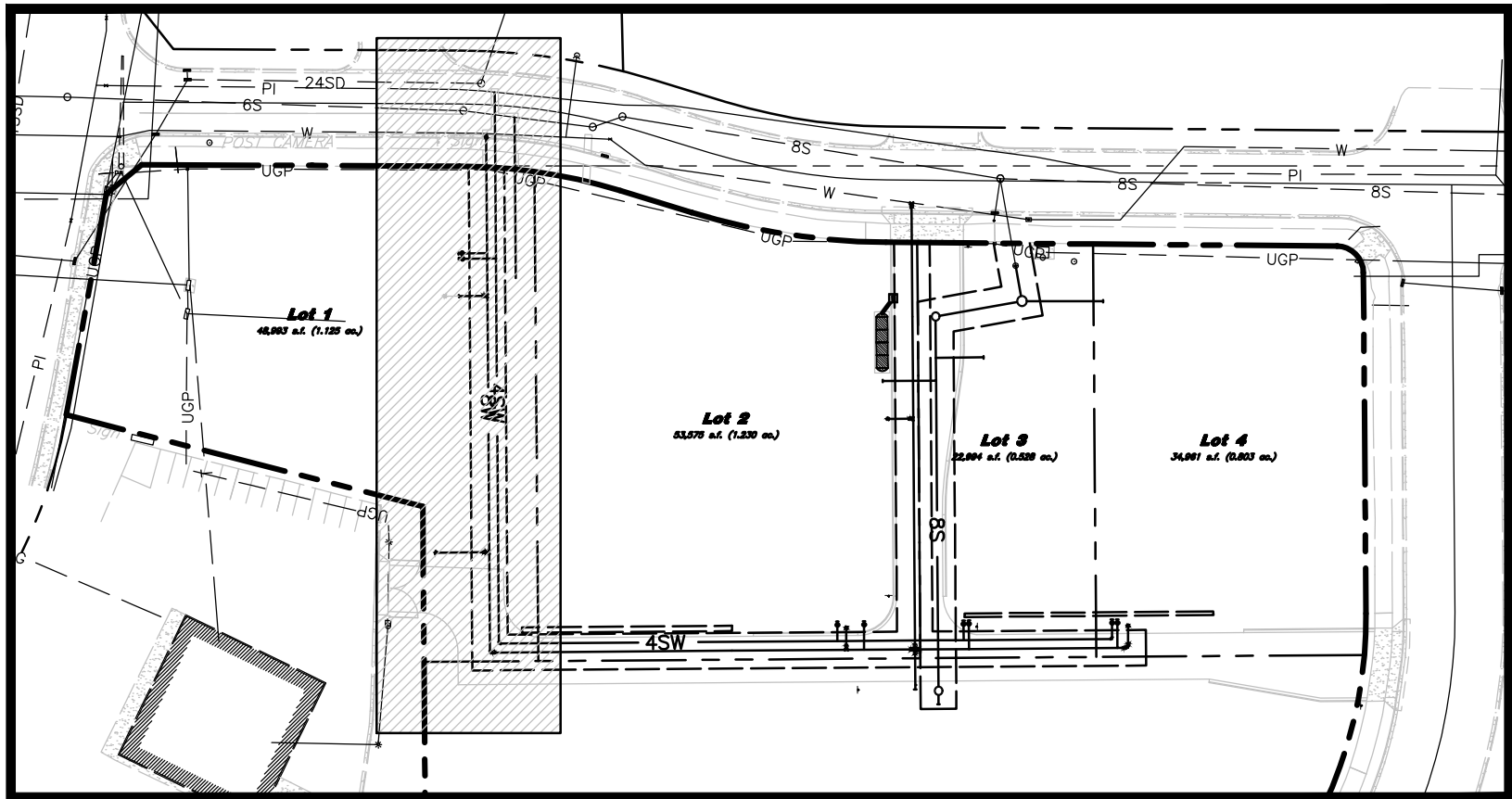
Utility Plan
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



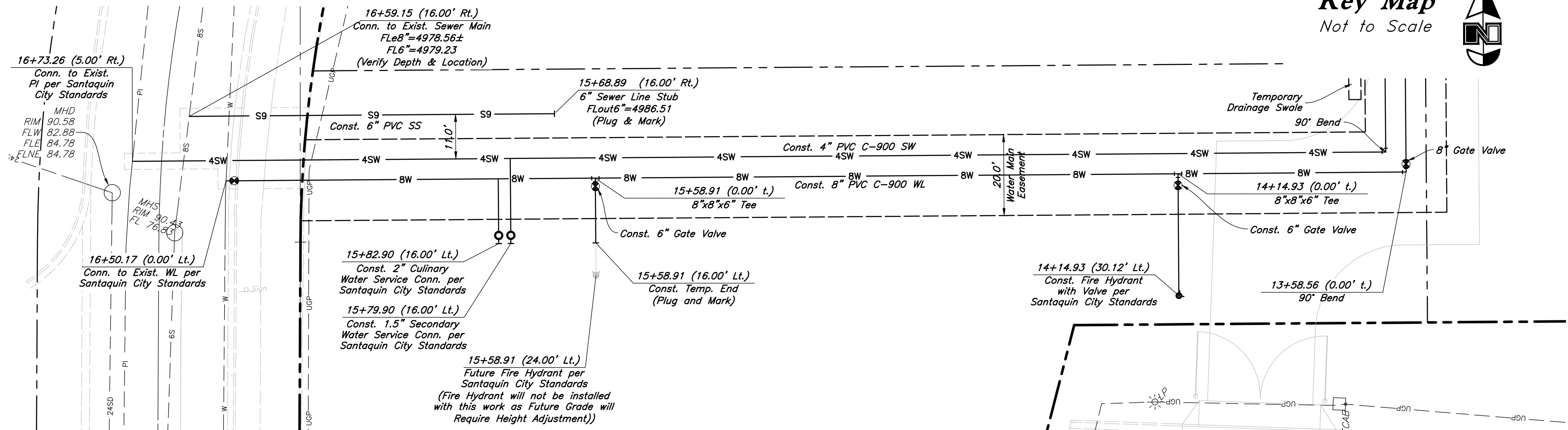
30 Apr, 2025

SHEET NO.

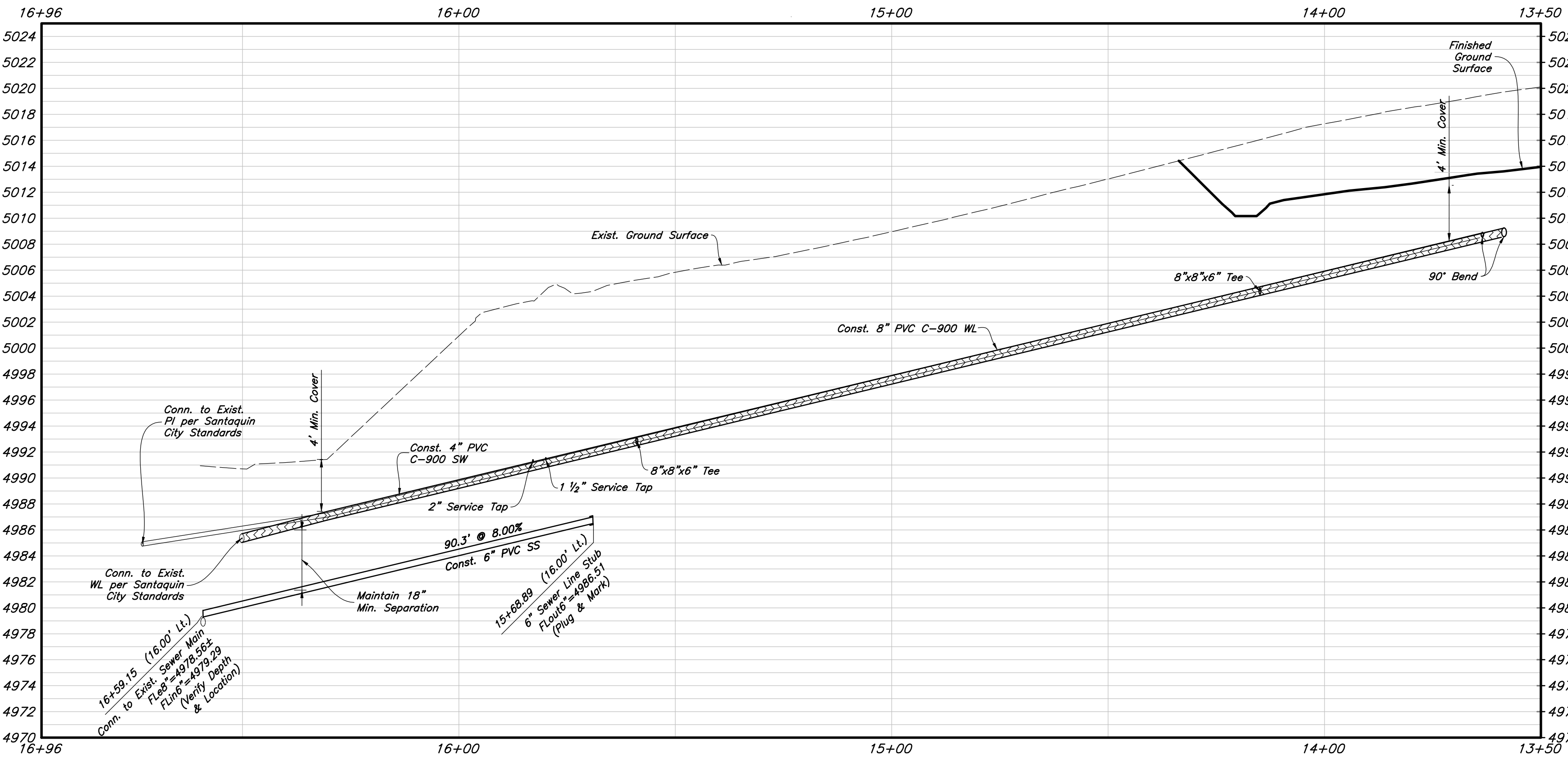
C3.1



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



Plan View



Profile View

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

Onsite Utility Connection Notes:

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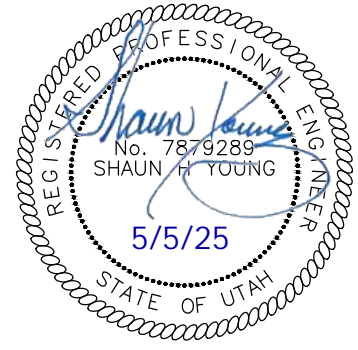
Storm Drain & Sanitary Sewer Note:

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

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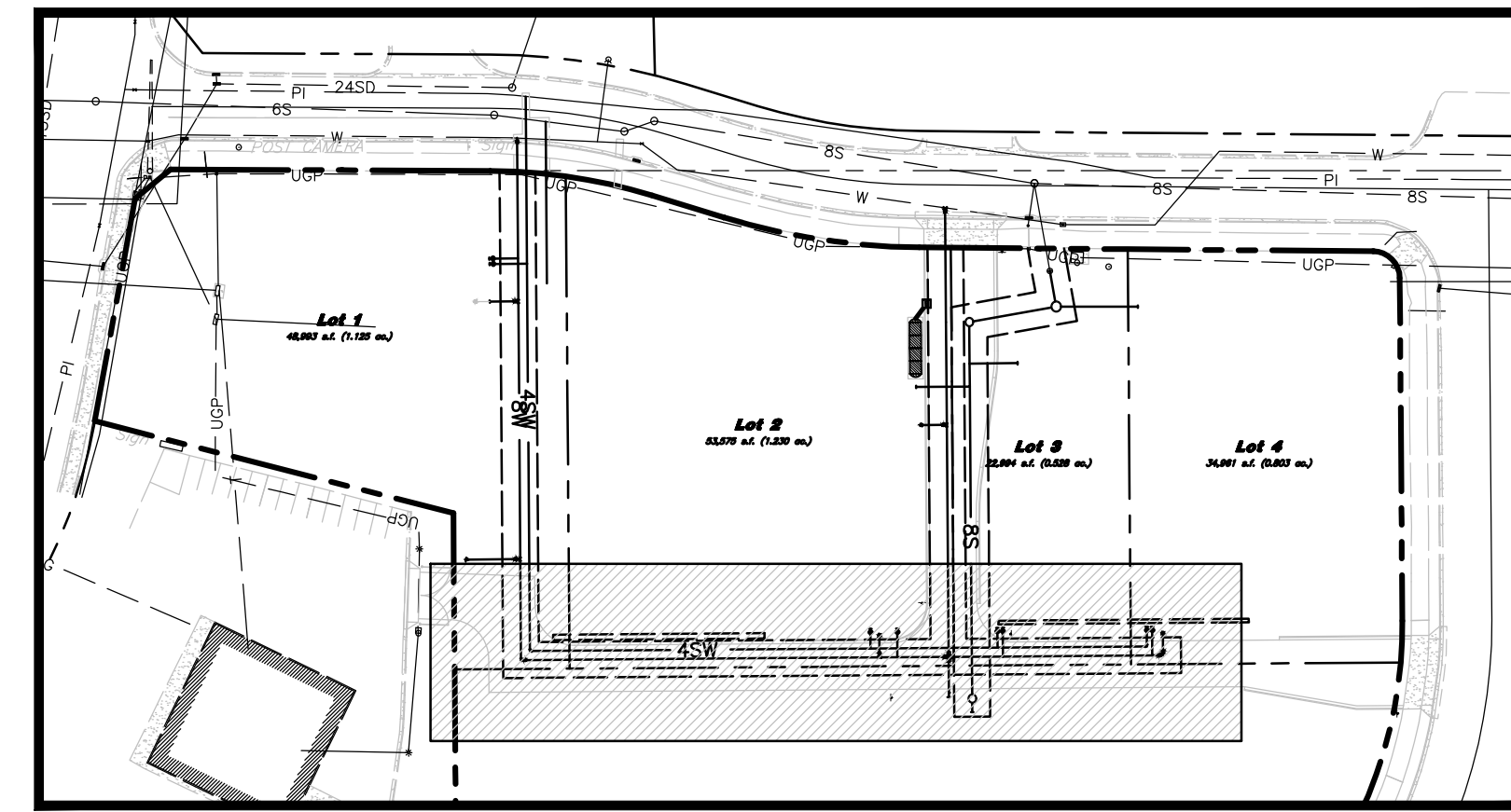
Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

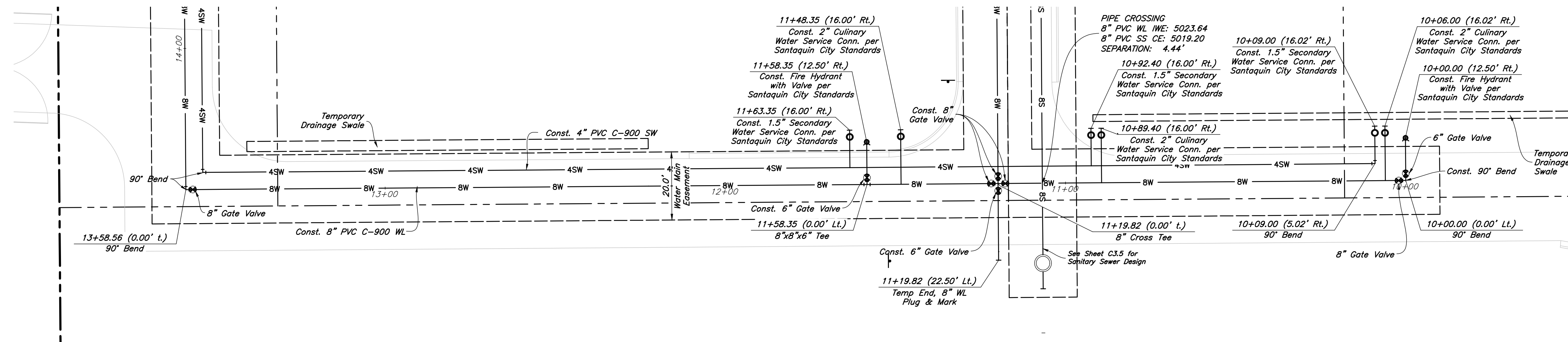
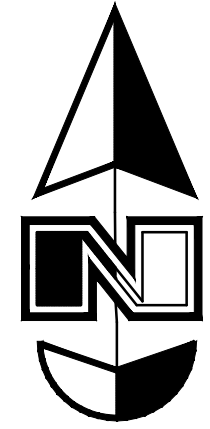
SHEET NO.

C3.2

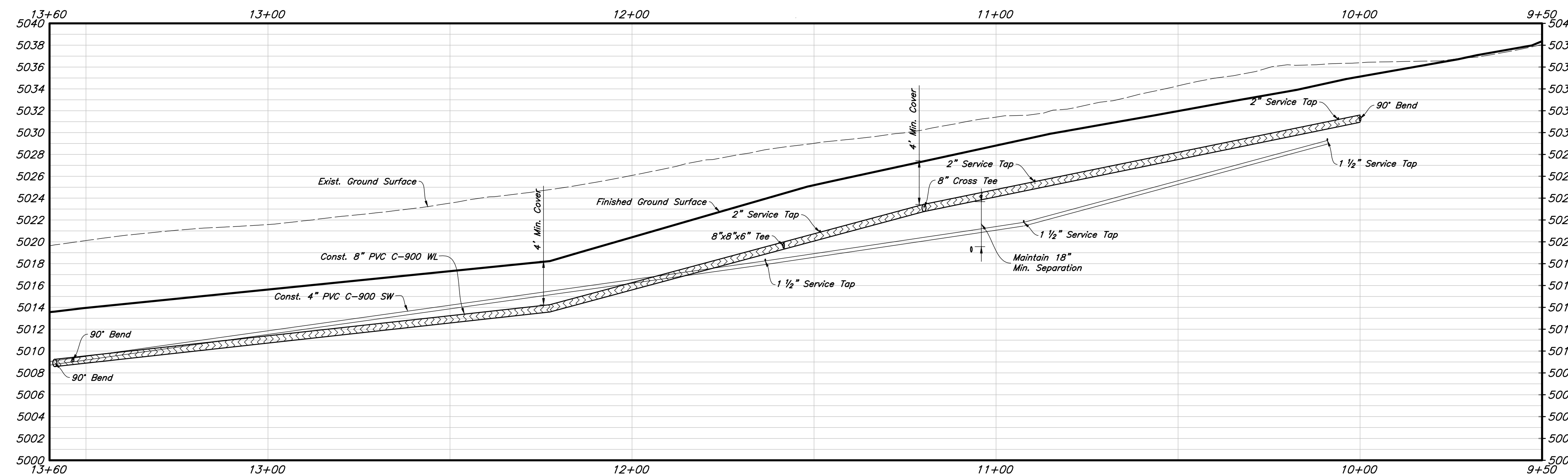


Key Map
Not to Scale

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



Plan View



Profile View

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

Onsite Utility Connection Notes:

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

Storm Drain & Sanitary Sewer Note:

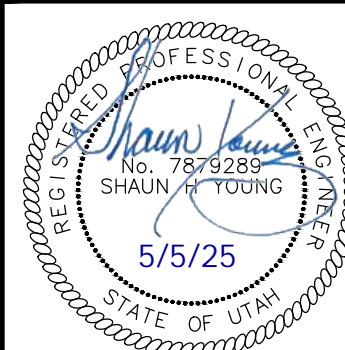
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

CAUTION :

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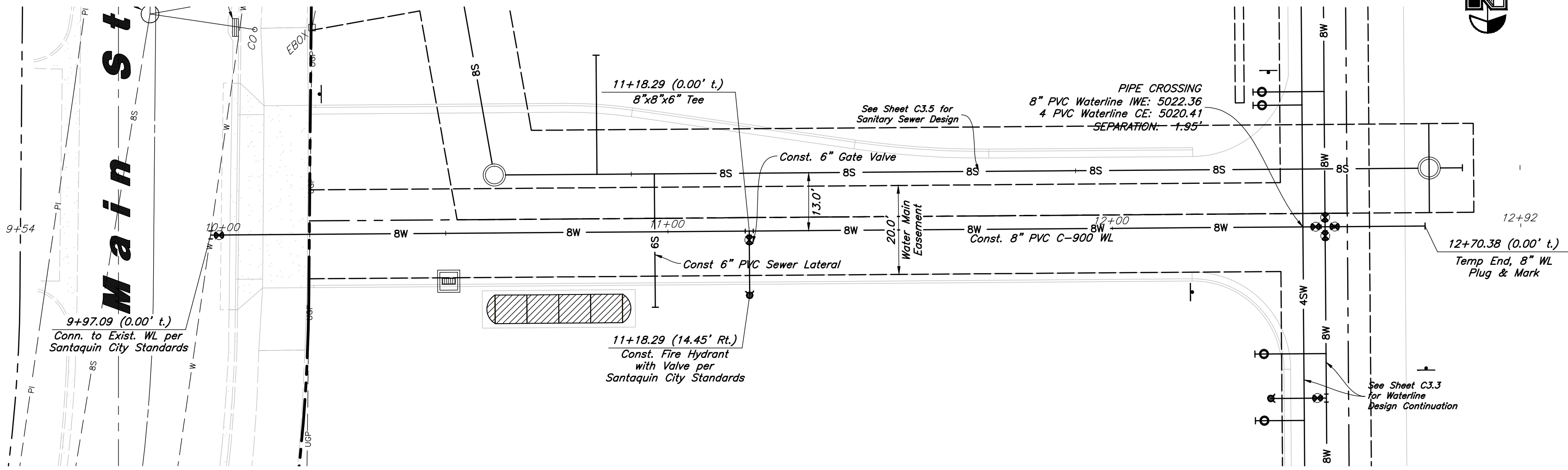
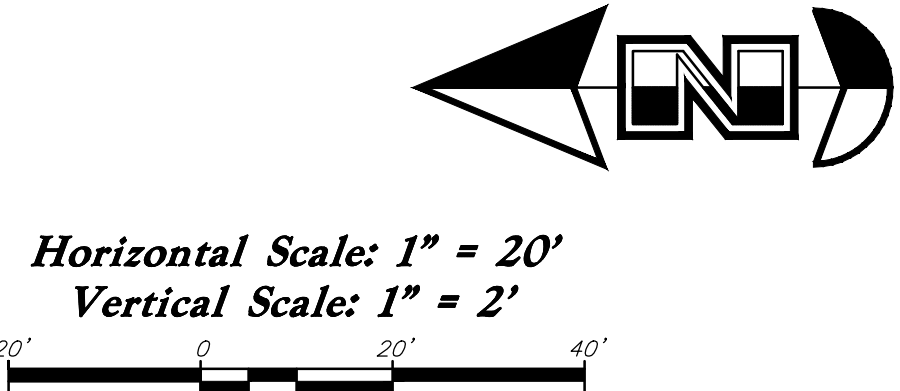
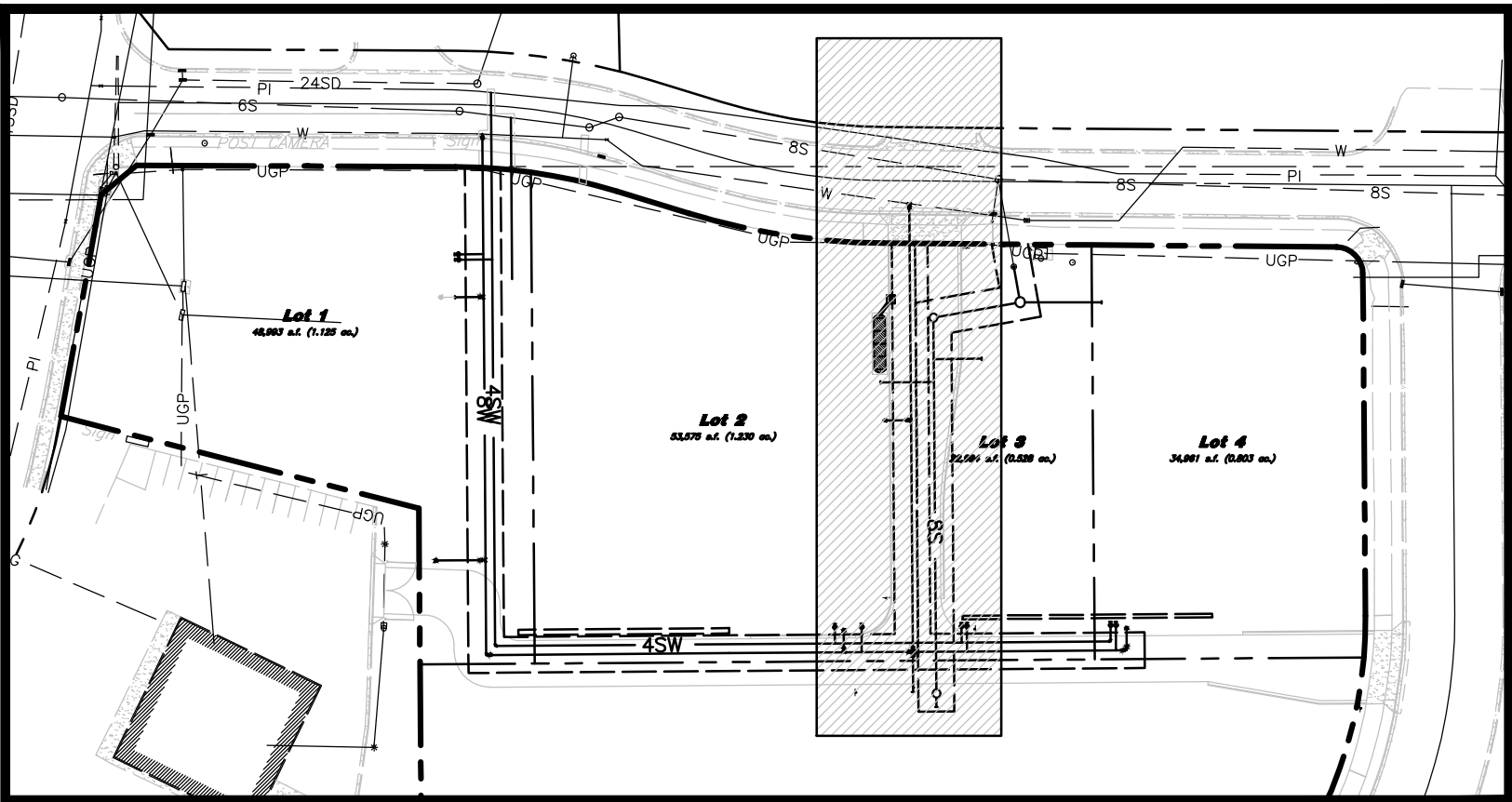
Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



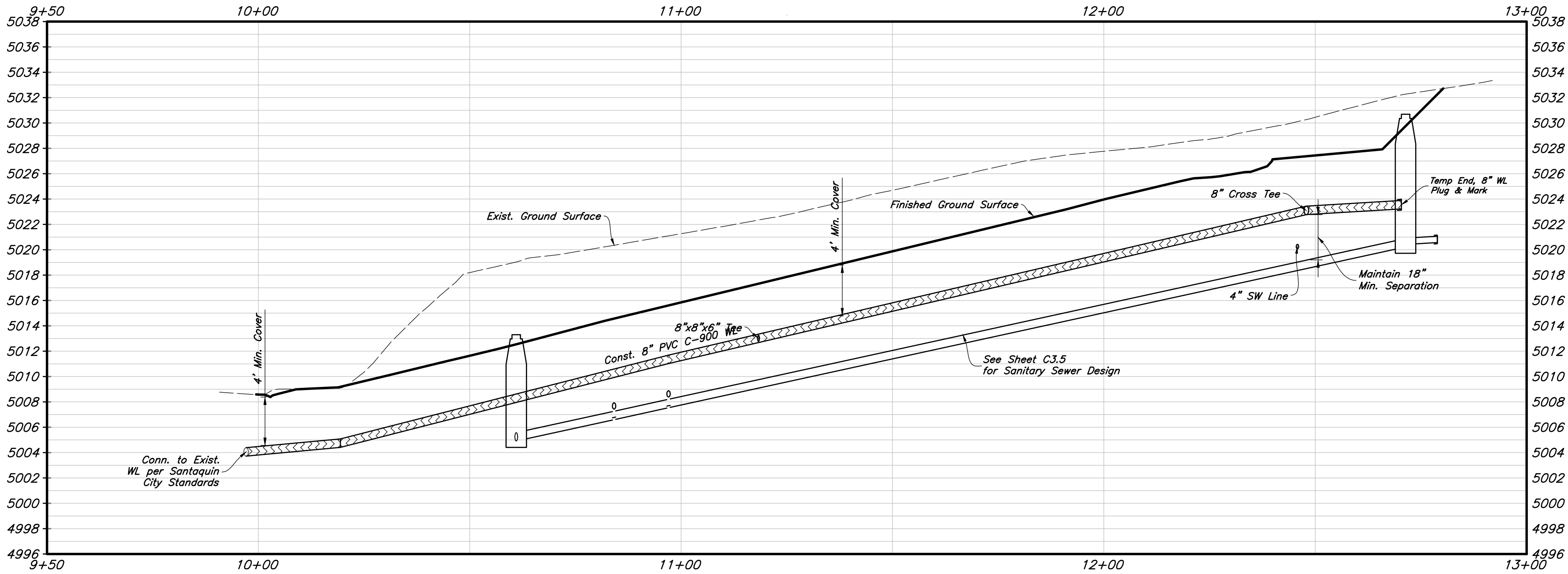
30 Apr, 2025

SHEET NO.

C3.3



Plan View



Profile View

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

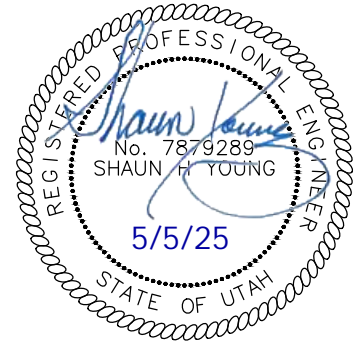
- Onsite Utility Connection Notes:
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest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

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

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



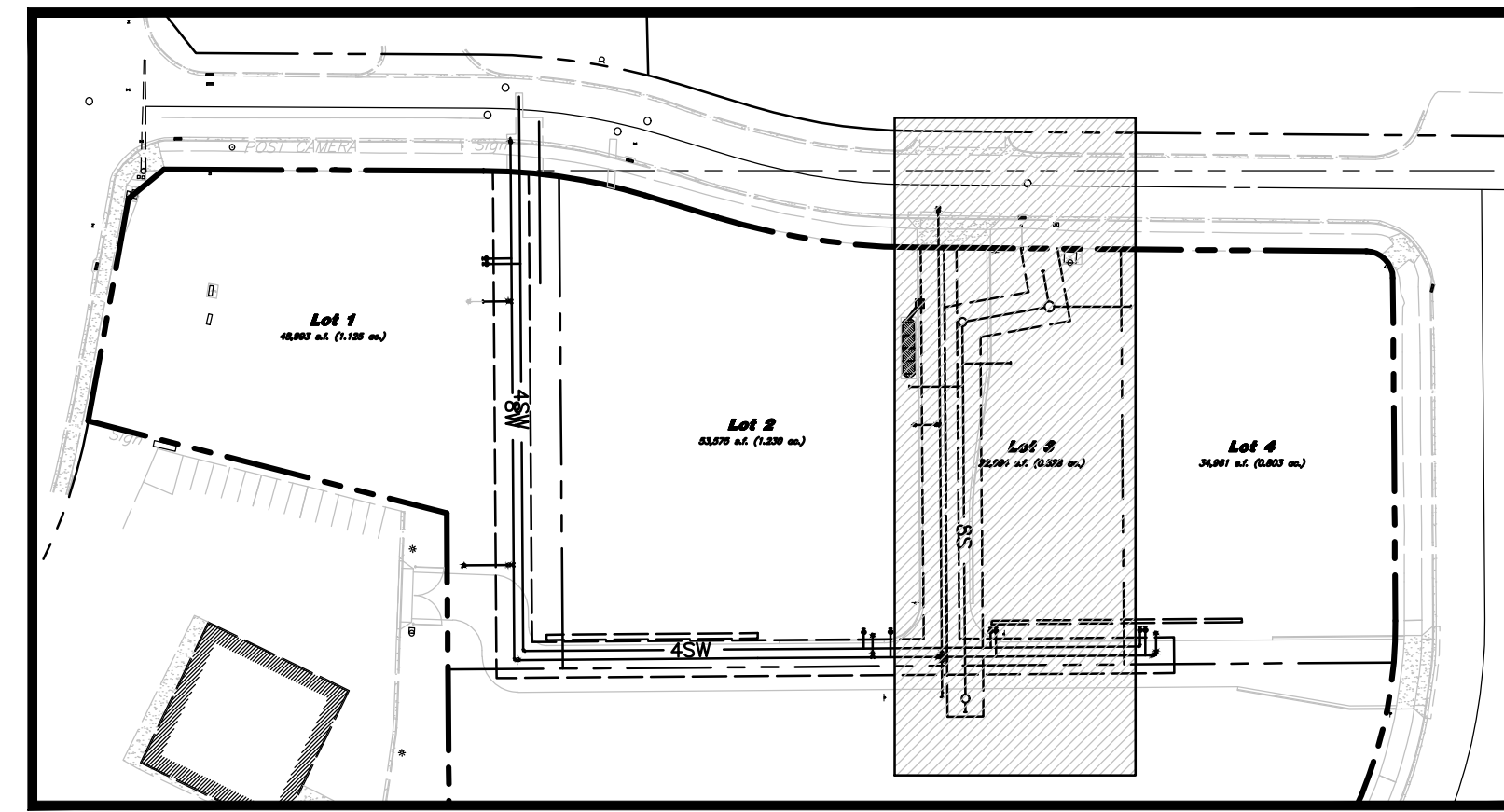
Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



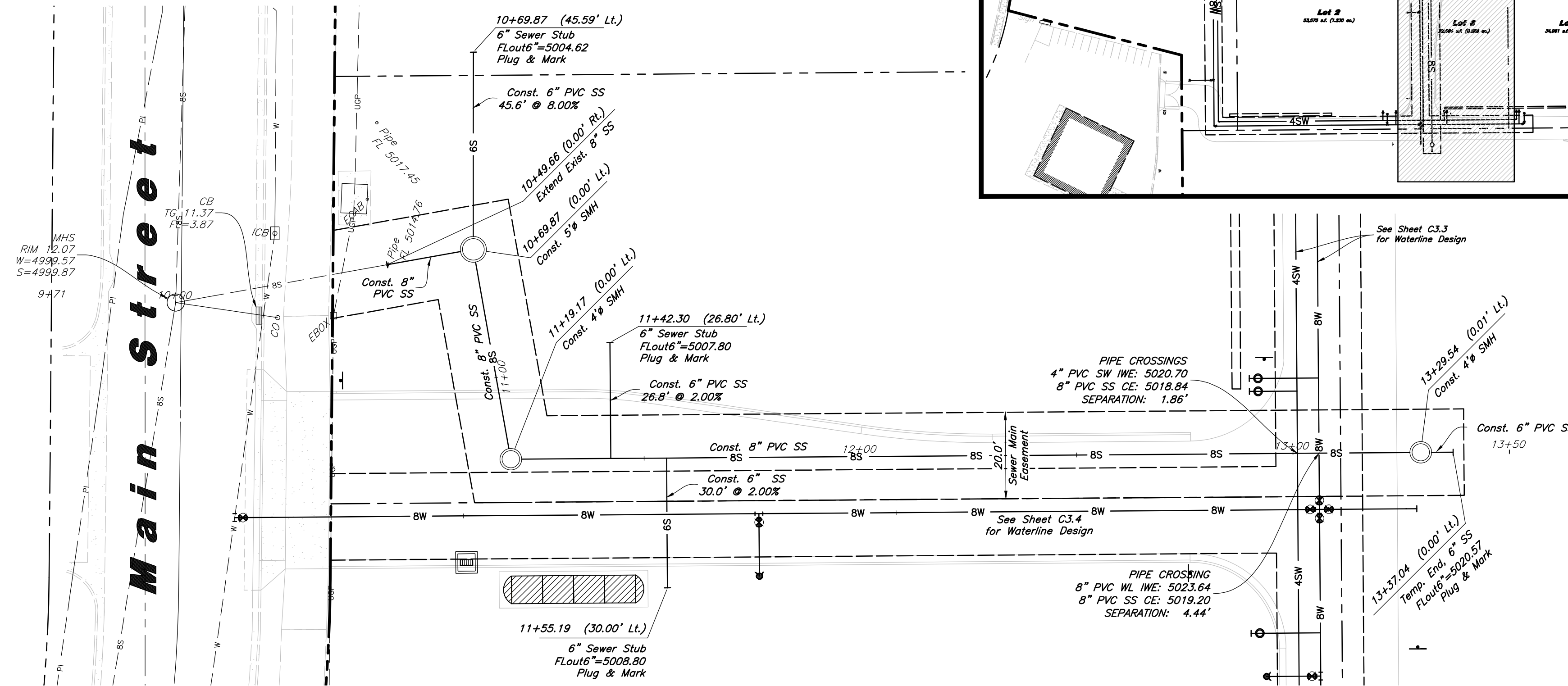
30 Apr, 2025
SHEET NO.
C3.4

Key Map

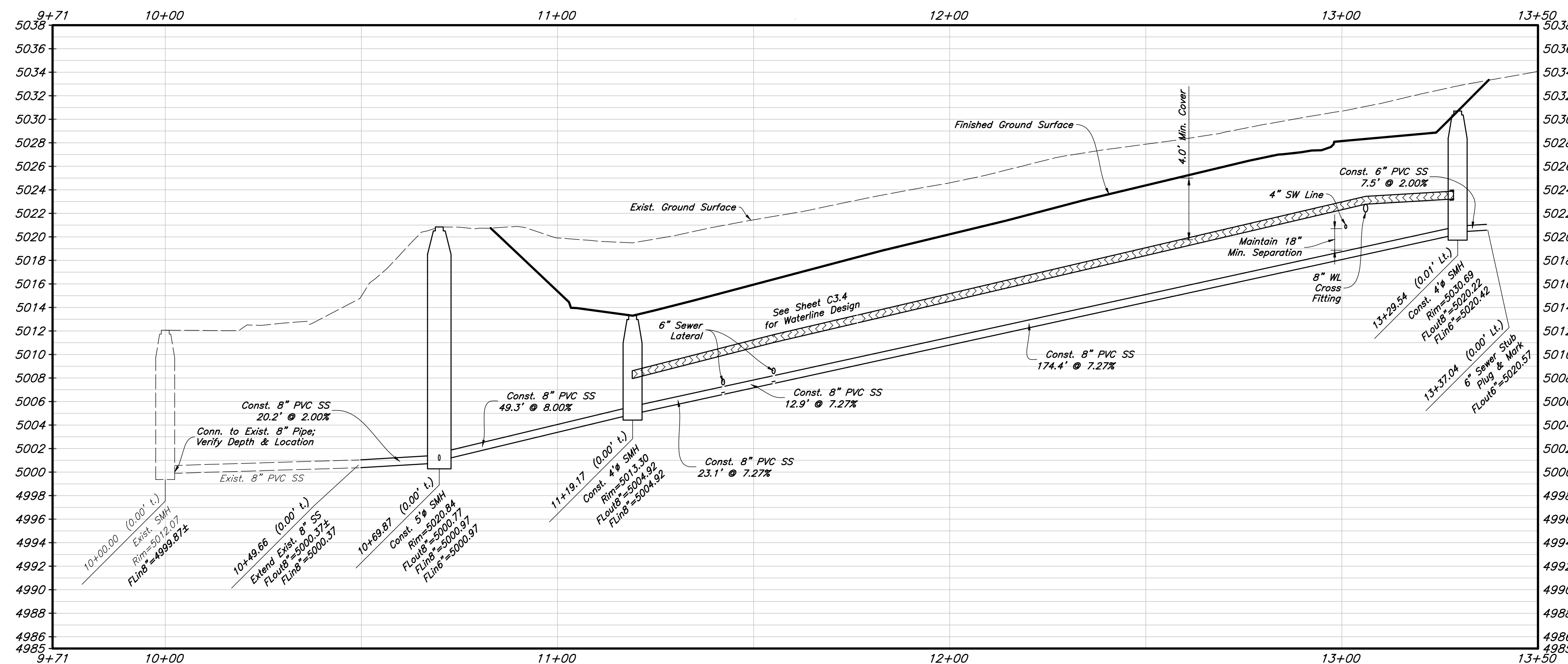
Not to Scale



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan View



Profile View

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

Onsite Utility Connection Notes:

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- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:

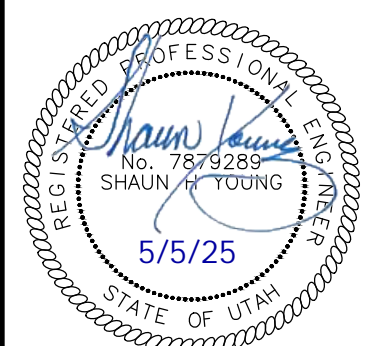
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

CAUTION :

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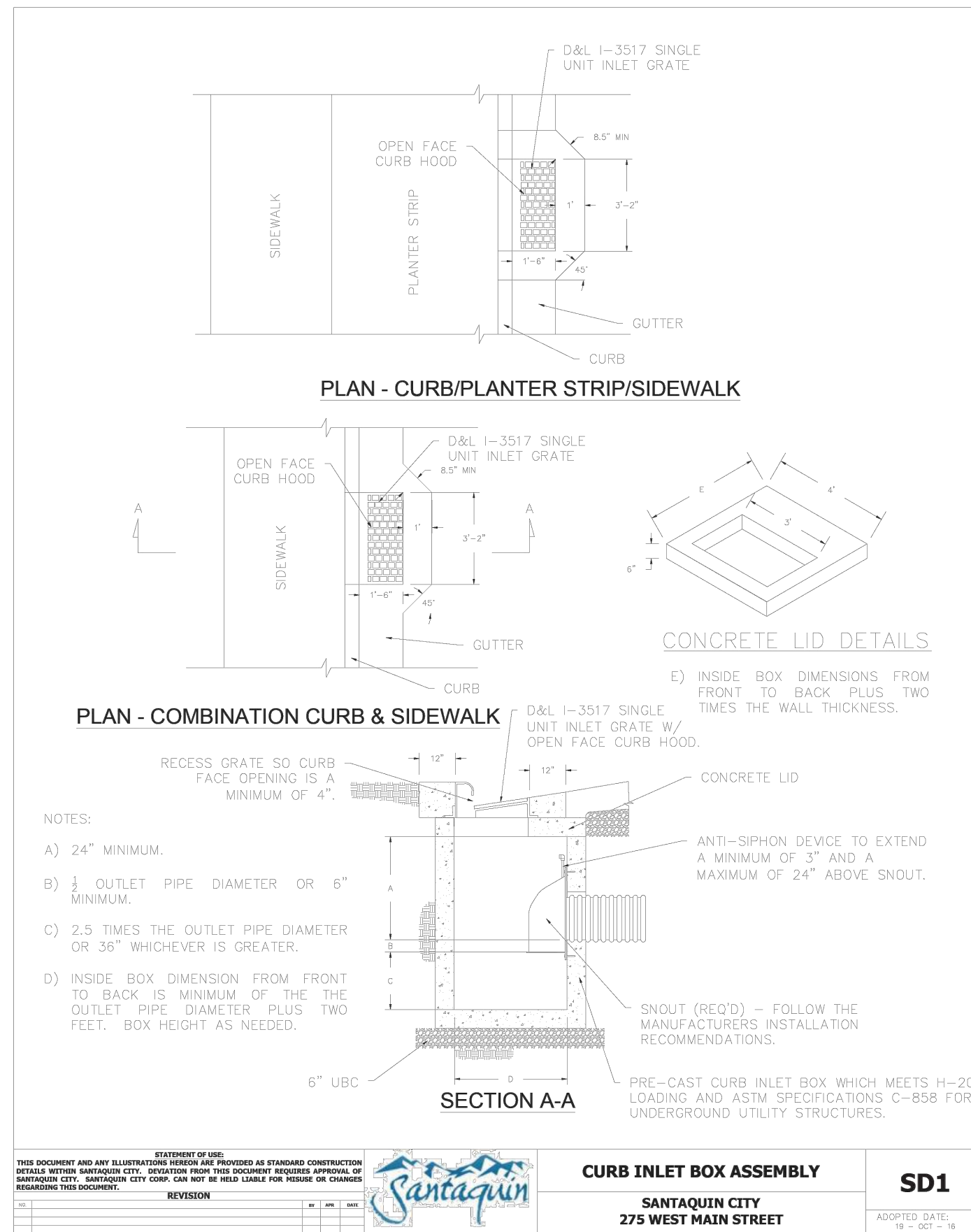
Sewer Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

SHEET NO.

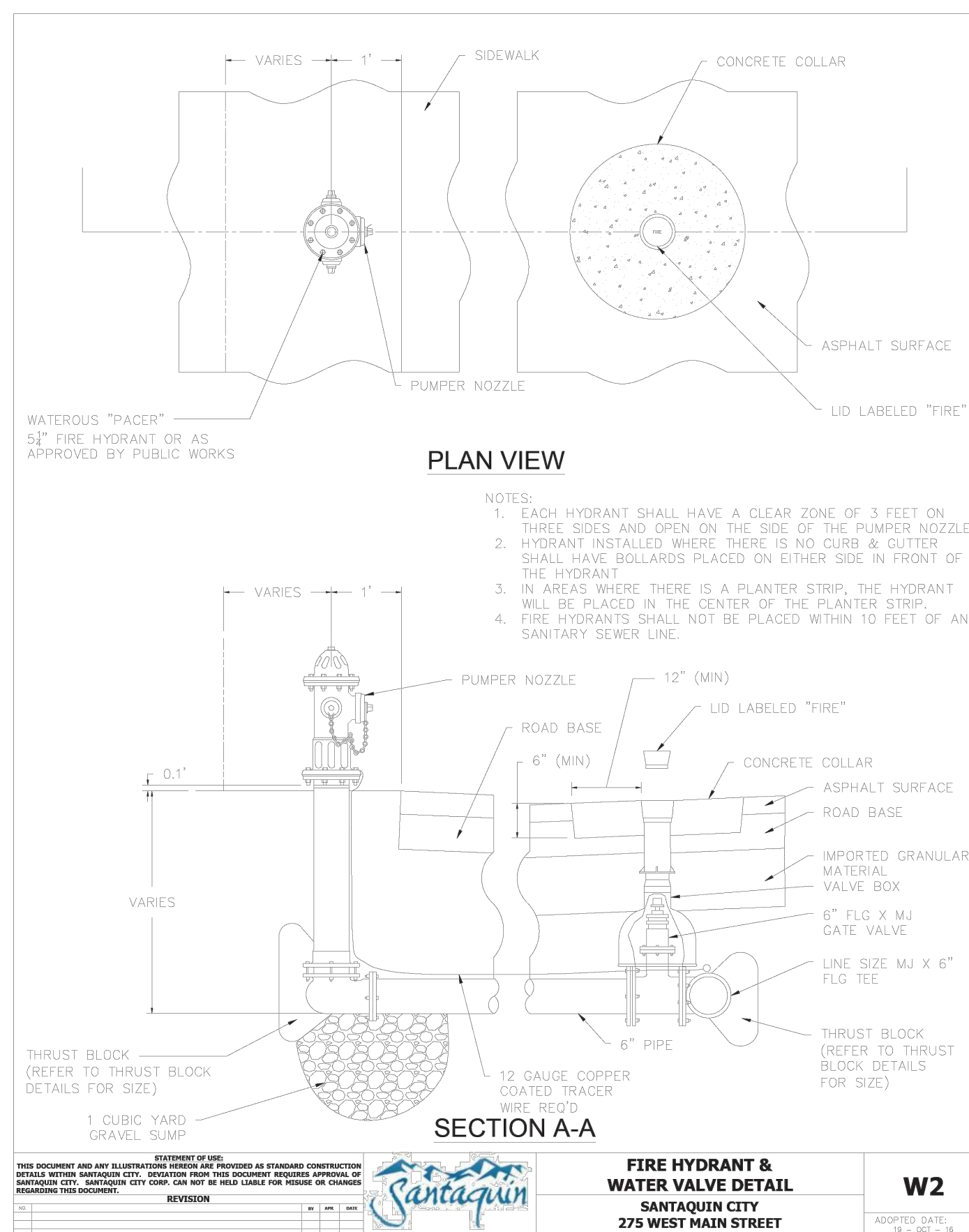
C3.5



Santaquin City - Curb Inlet Box Assembly

8

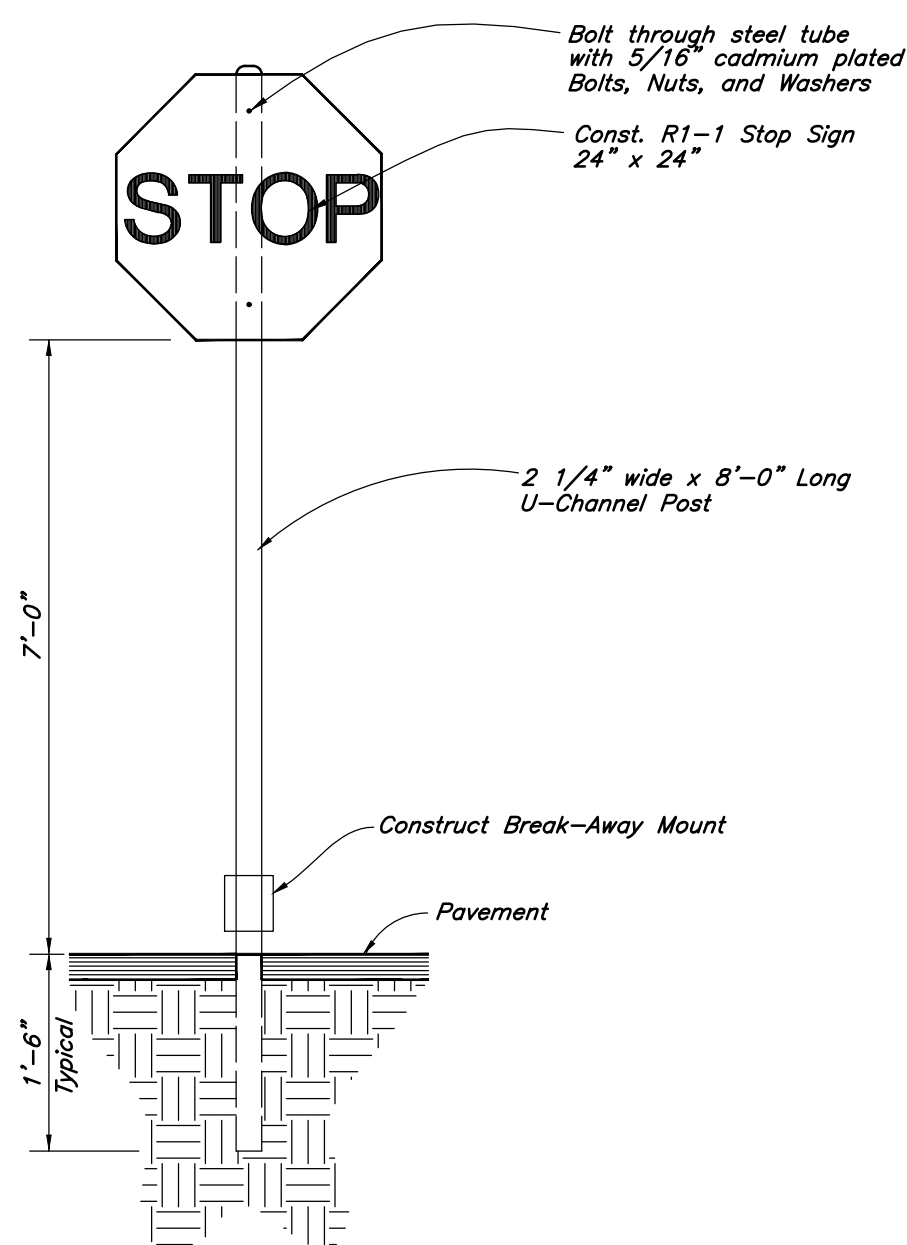
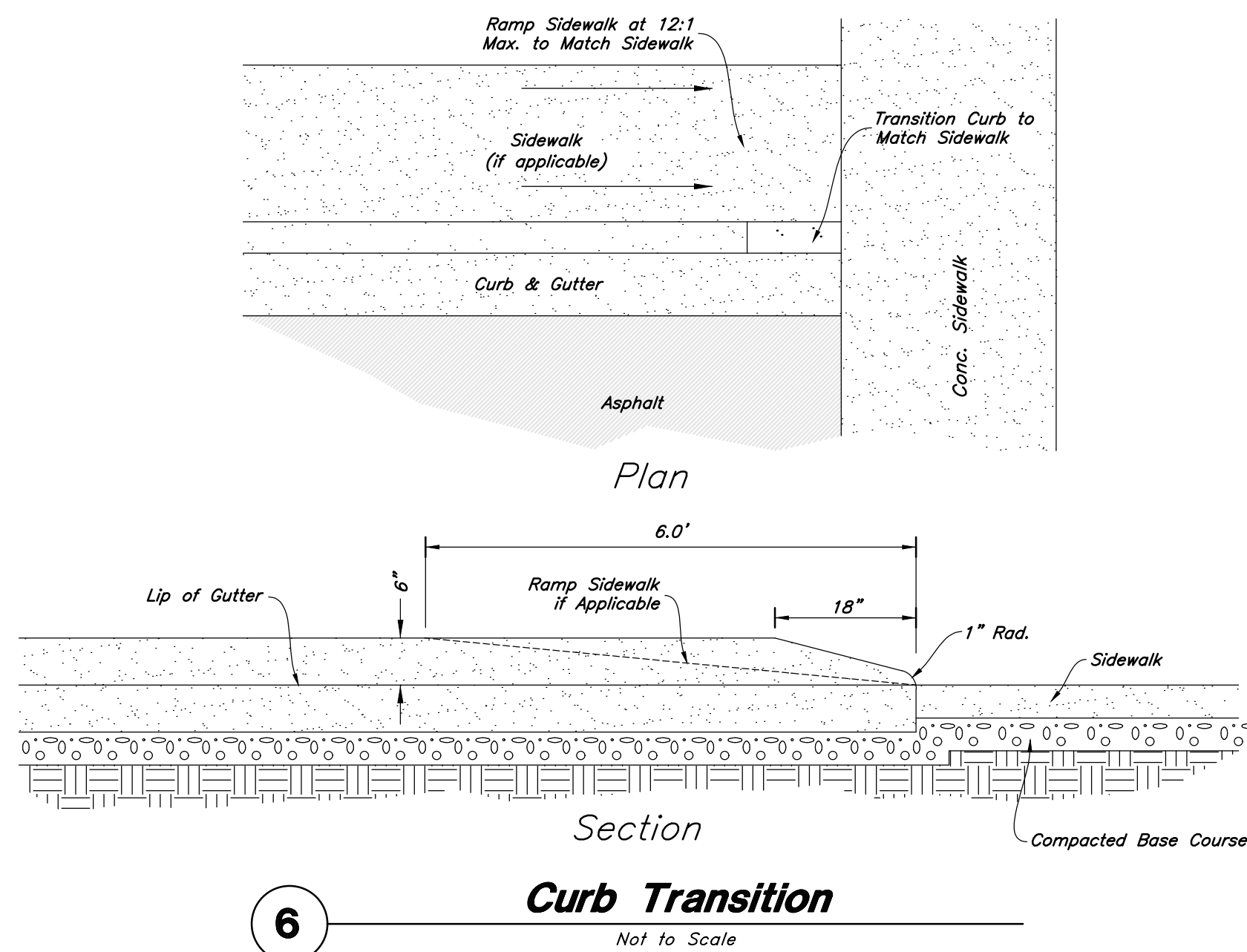
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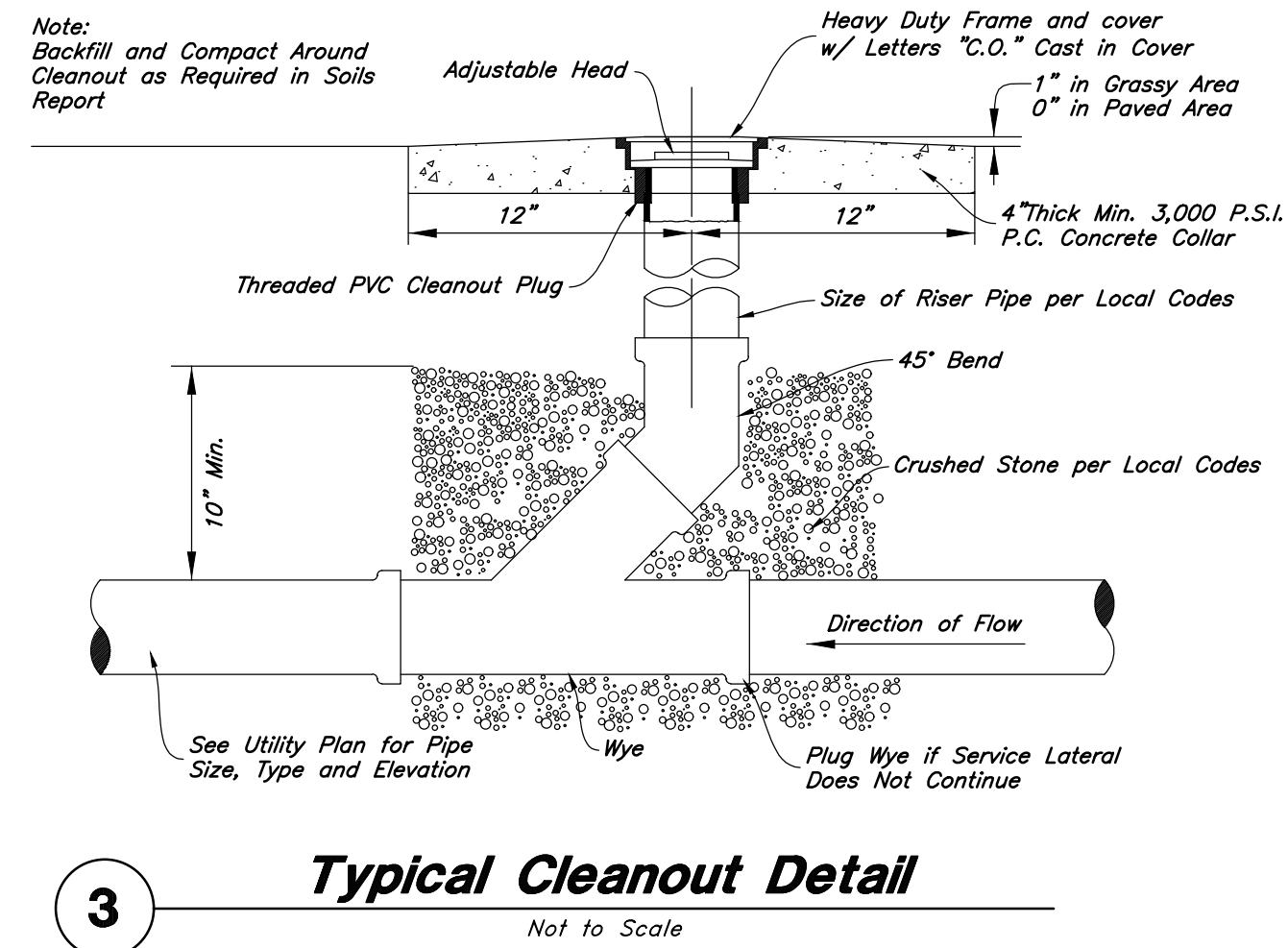
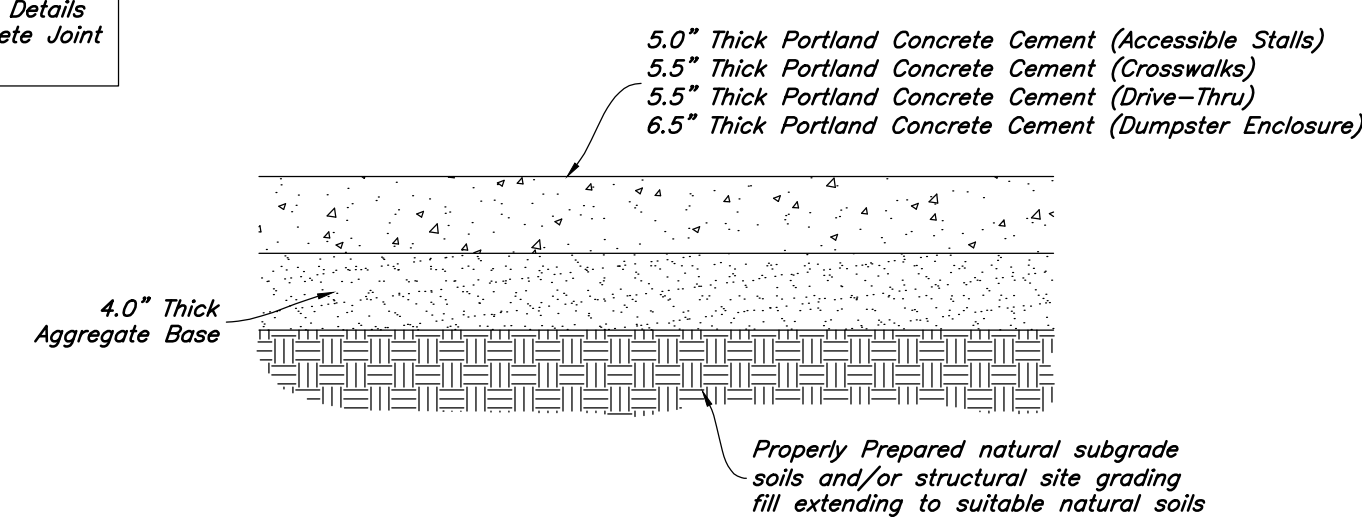
Santaquin City - Typical Trench Section

7

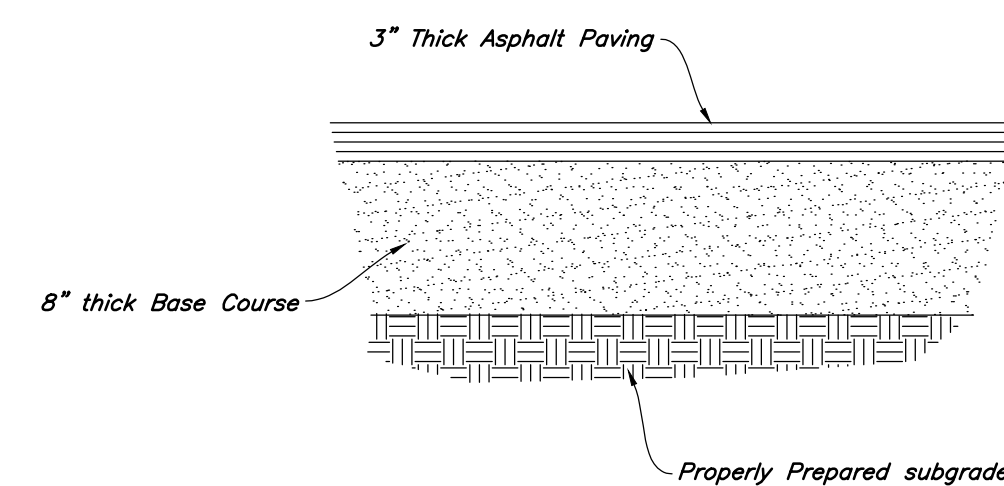
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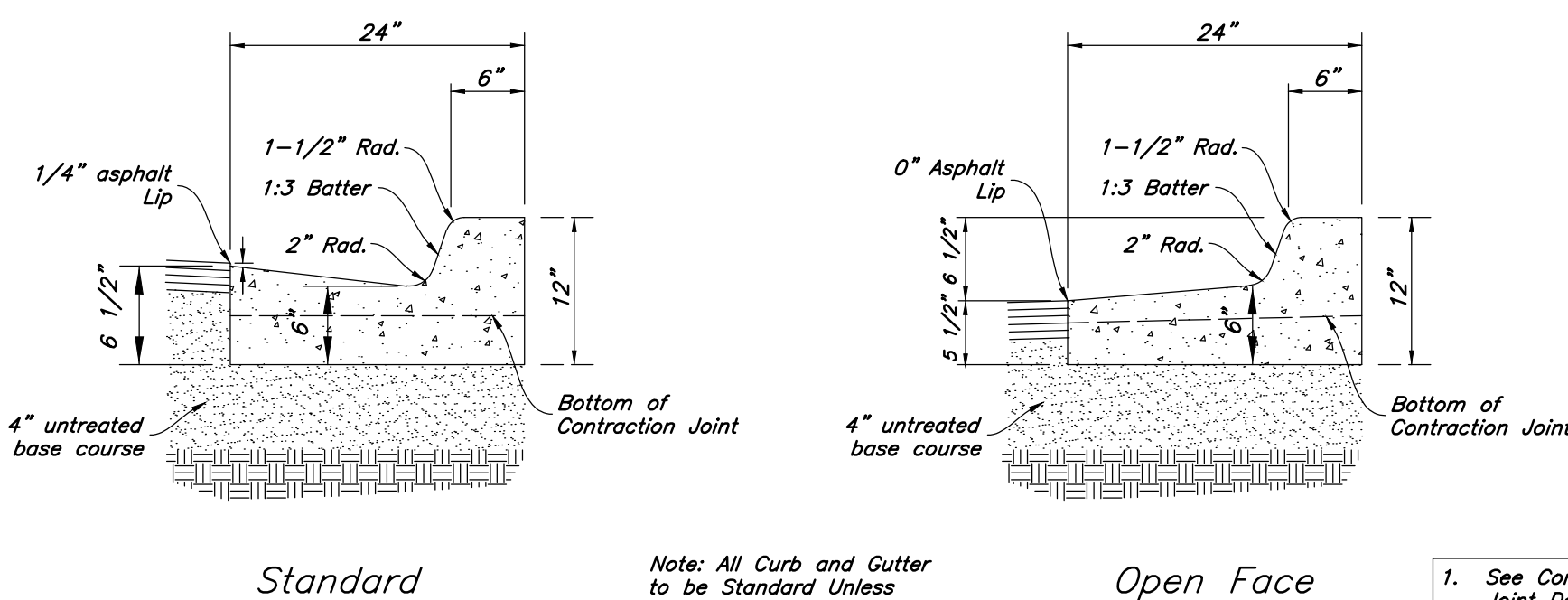
- See Geotechnical Report for Project for Future Details
- See Concrete Joint Detail



- See Geotechnical Report for Project



- Contraction Joints**
 - Spacing = 10' o.c., see joint detail
 - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
 - Make expansion joints full depth, see joint detail
 - Place expansion joint at all cold joints
 - Expansion joints are required at ends of all radii 0.08.
 - Required 5'-0" on each side of drainage structures
 - Required at 90'-0" maximum intervals in straight curb and gutter
 - Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (1/2" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete

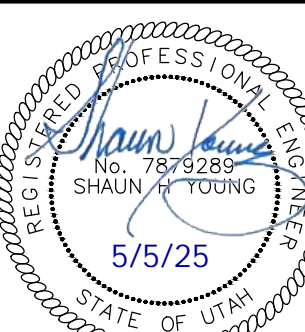


- See Concrete Joint Detail



Details

Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

SHEET NO.

C4.1

**Santaquin City -
Not Used**

Not to Scale

**Santaquin City -
Typical Trench Section**

Not to Scale

**Santaquin City -
Typical Sewer Manhole**

Not to Scale

**Santaquin City -
Driveway Approach with Park Strip**

Not to Scale

16

14

12

10

**Santaquin City -
Curb & Gutter and Cross Gutter Details**

Not to Scale

**Santaquin City -
Typical Sewer Lateral**

Not to Scale

**Santaquin City -
Culinary Water Service Connection**

Not to Scale

**Santaquin City -
Highland Drive Cross Section**

Not to Scale

15

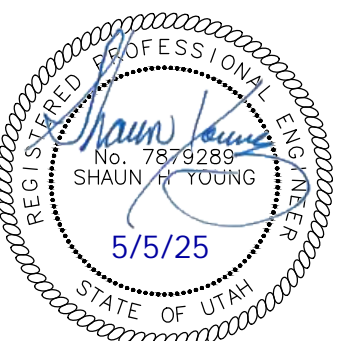
13

11

9

Details

Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

SHEET NO.

C4.2

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

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



User Inputs

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

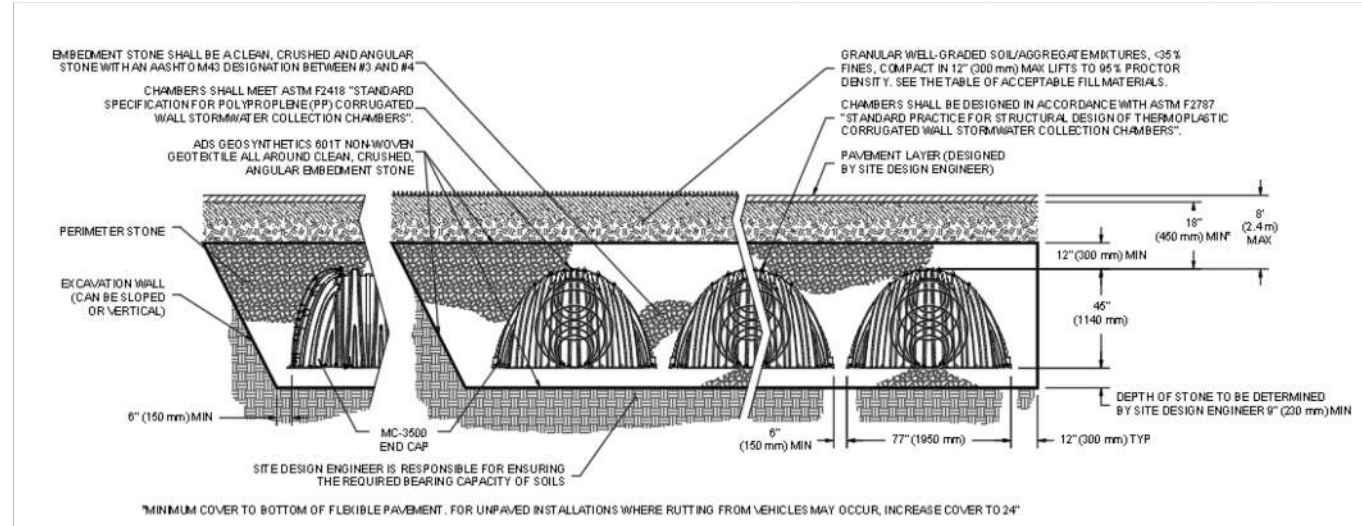
Results

System Volume and Bed Size

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

System Components

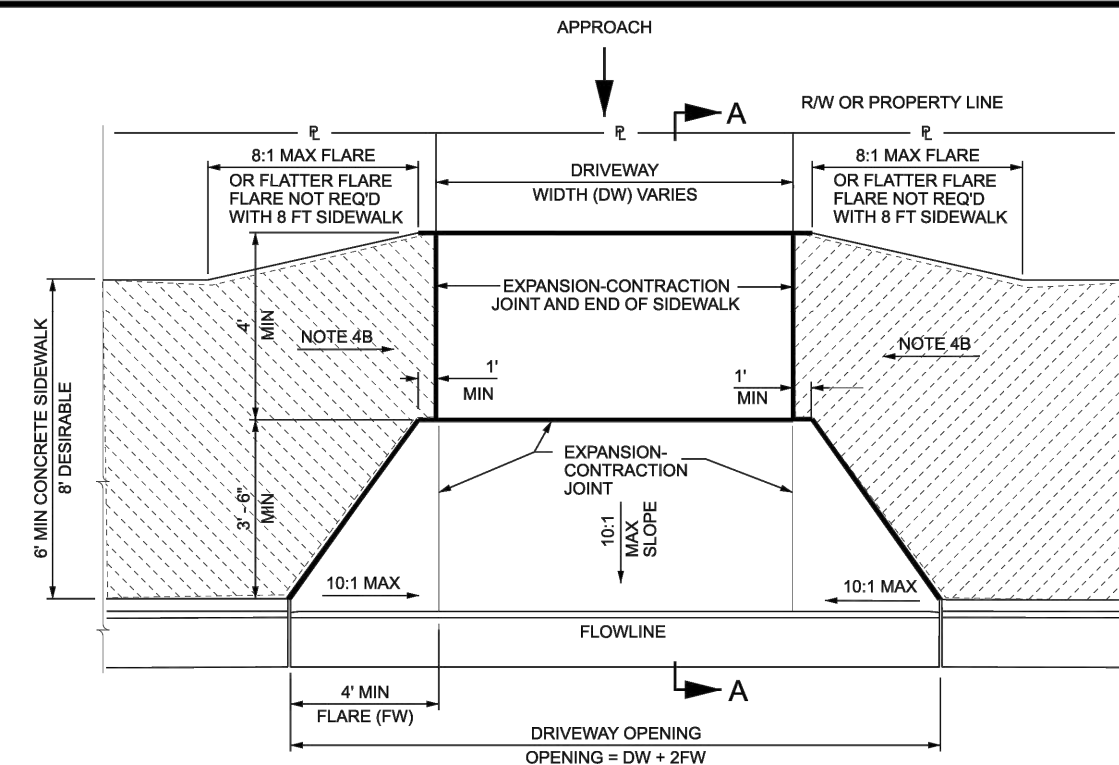
Amount Of Stone Required: 42 cubic yards
 Volume Of Excavation (Not Including Fill): 60 cubic yards
 Total Non-woven Geotextile Required: 141 square yards
 Woven Geotextile Required (excluding Isolator Row): 0 square yards
 Woven Geotextile Required (Isolator Row): 38 square yards
 Total Woven Geotextile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



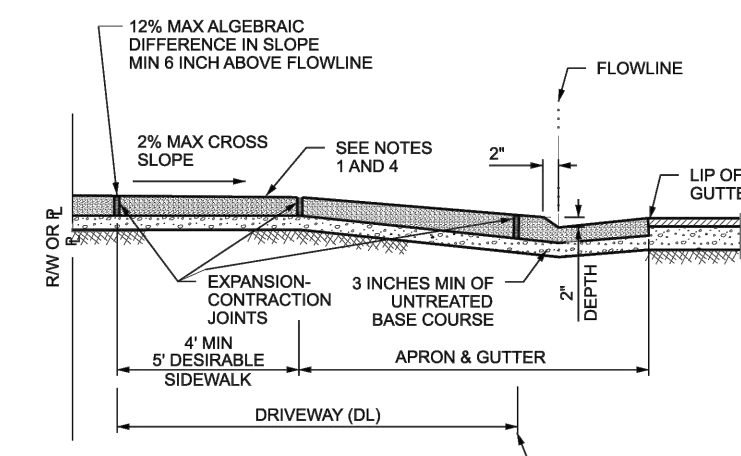
ADS Stormtech MC-3500 System Specifications

18

Not to Scale

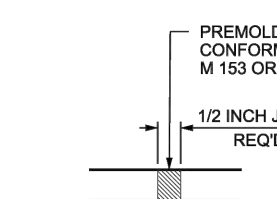


FLARED DRIVEWAY WITH ADJACENT SIDEWALK

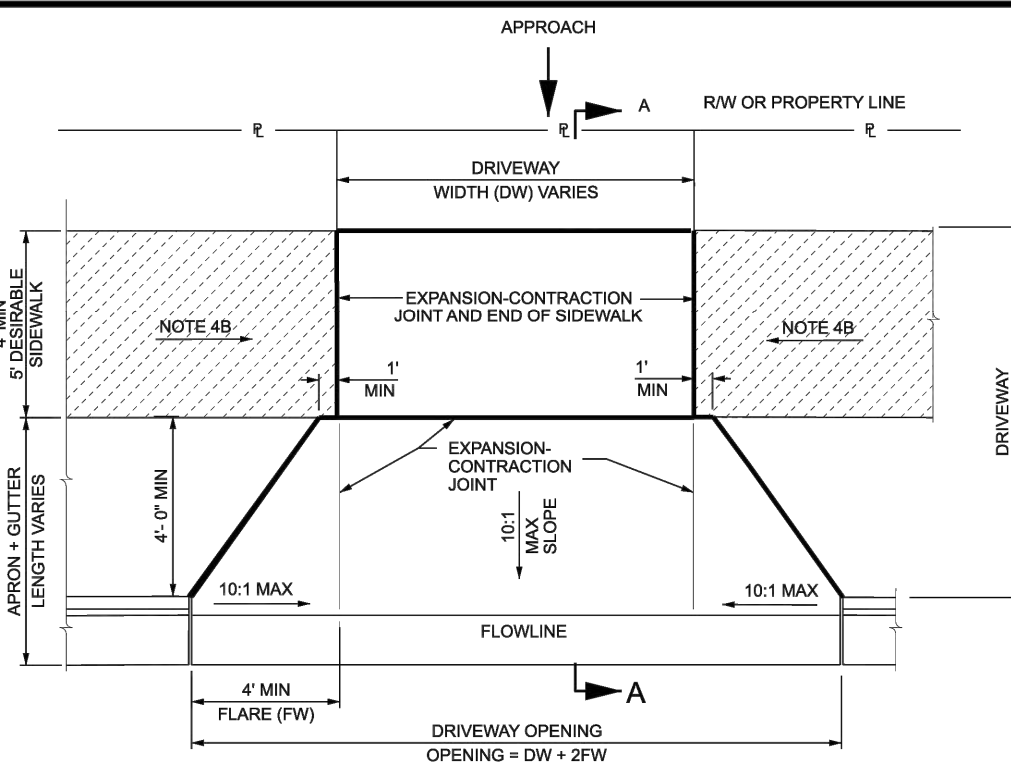


SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	19 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²
ADD (DL/DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL



FLARED DRIVEWAY WITH PARKSTRIP

NOTES:

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

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION
6	ISSUED FOR CONSTRUCTION
7	ISSUED FOR CONSTRUCTION
8	ISSUED FOR CONSTRUCTION
9	ISSUED FOR CONSTRUCTION
10	ISSUED FOR CONSTRUCTION

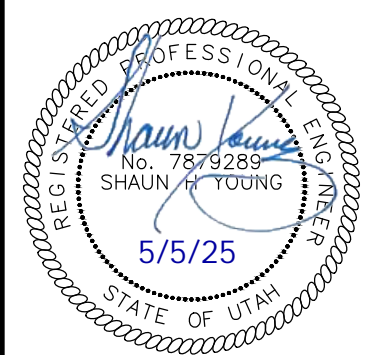
UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
 SALT LAKE CITY, UTAH
 8" STANDARD DRAWING EDITION
 2025 Standard Drawing

CONCRETE DRIVEWAYS
 AND SIDEWALKS
 STANDARD DRAWING TITLE

STD. DRAW. NO.
 GW 3A

Details

Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



30 Apr, 2025

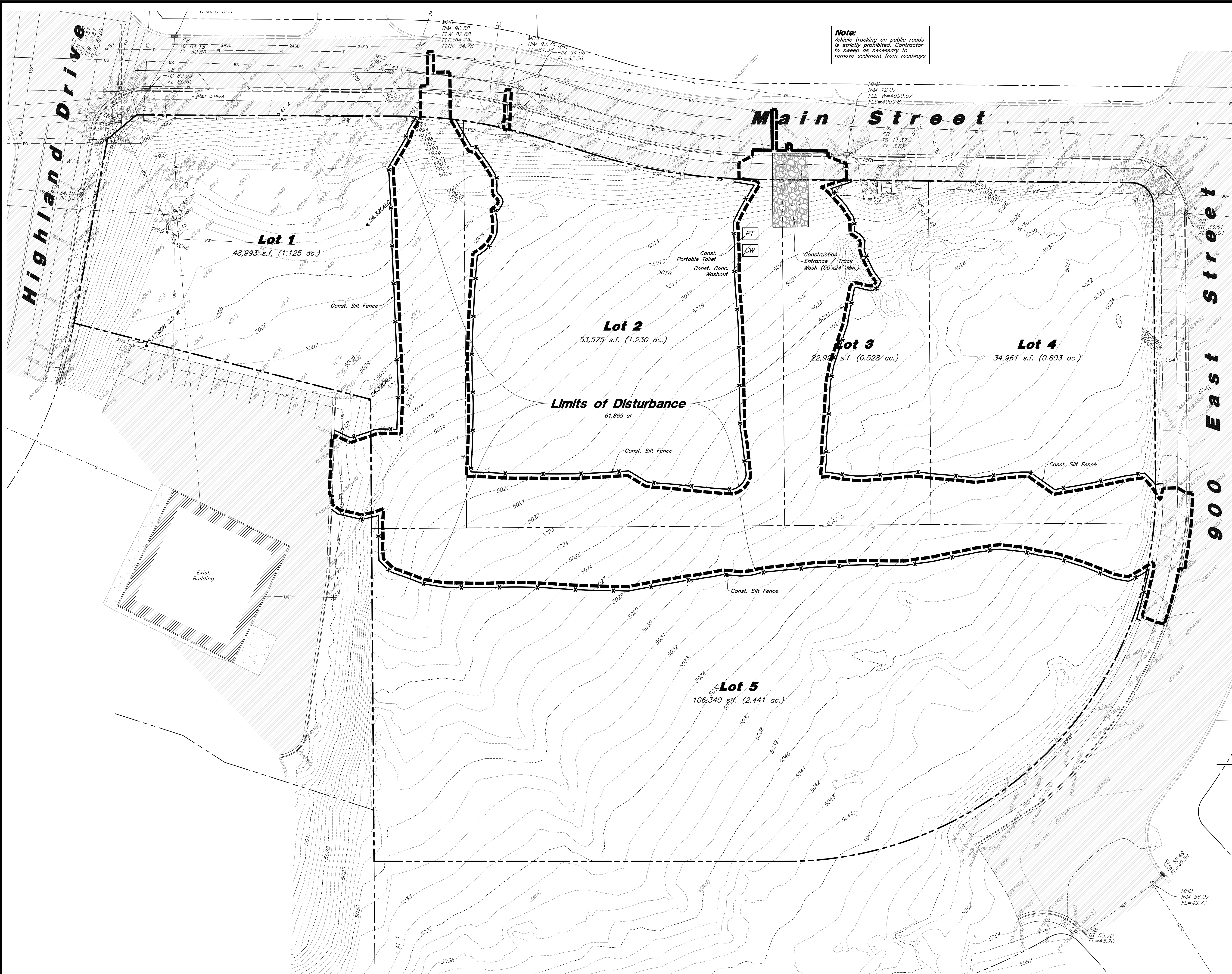
SHEET NO.

C4.3

UDOT - Concrete Driveways and Sidewalks

Not to Scale

17



Scale: 1" = 30'

Legend

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

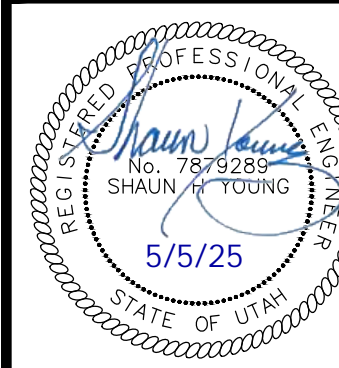
Erosion Control Notes

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

Erosion Control Plan - Pre-Construction

Amsource Santaquin

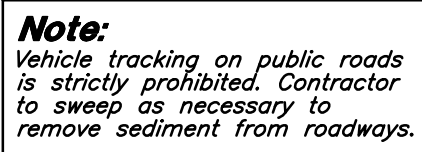
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025

SHEET NO.

C5.1



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

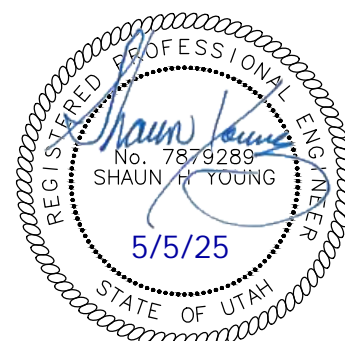
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment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

Amsource Santaquin

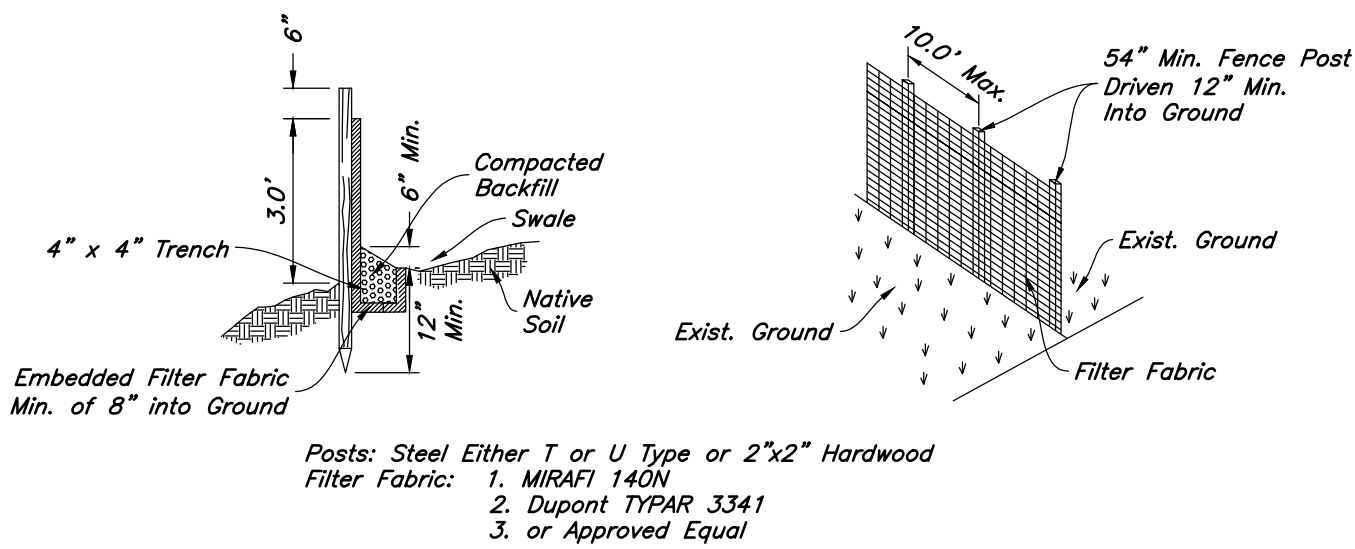


2010 North Redwood Road, Salt Lake City, Utah 84116

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



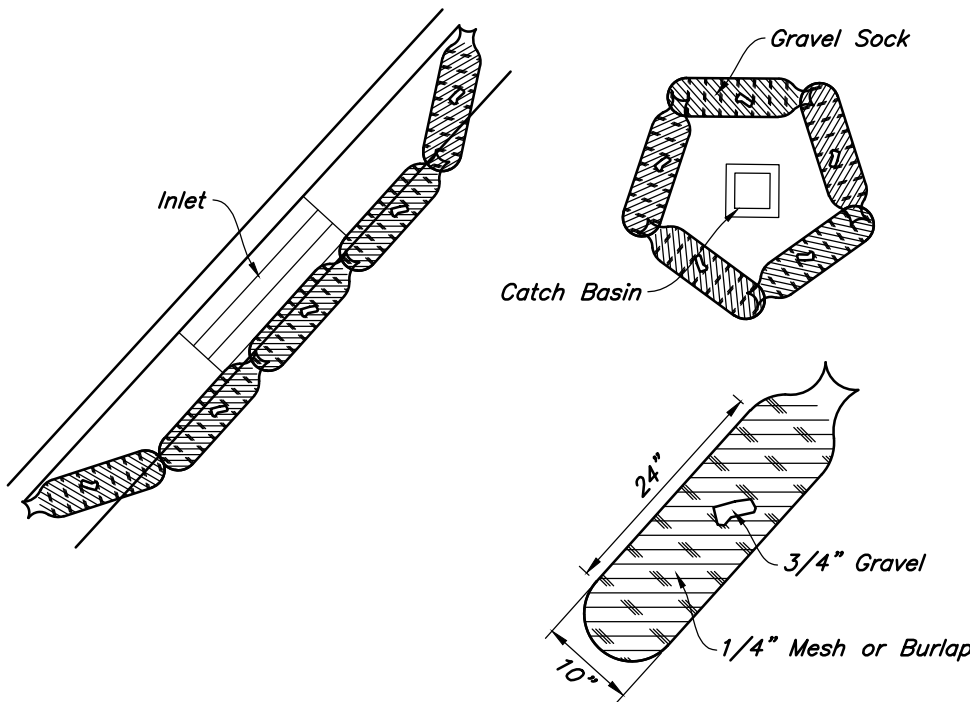
30 Apr, 2025
SHEET NO.
C5.2



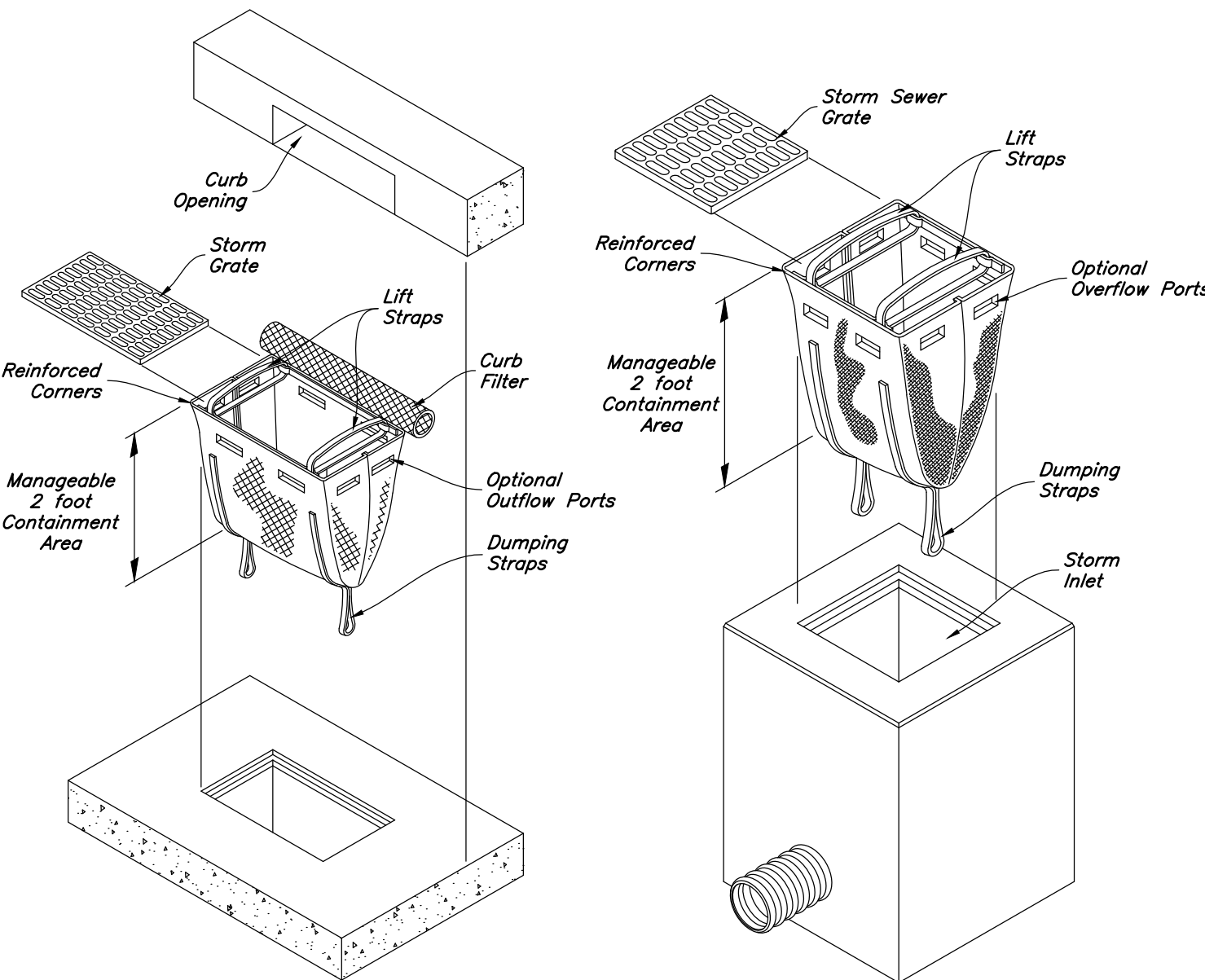
- Notes:
- 1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 - 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 - 3. Collected material shall be removed when "bulges" develop in the silt fence.

6 **Not Used**
Not to Scale

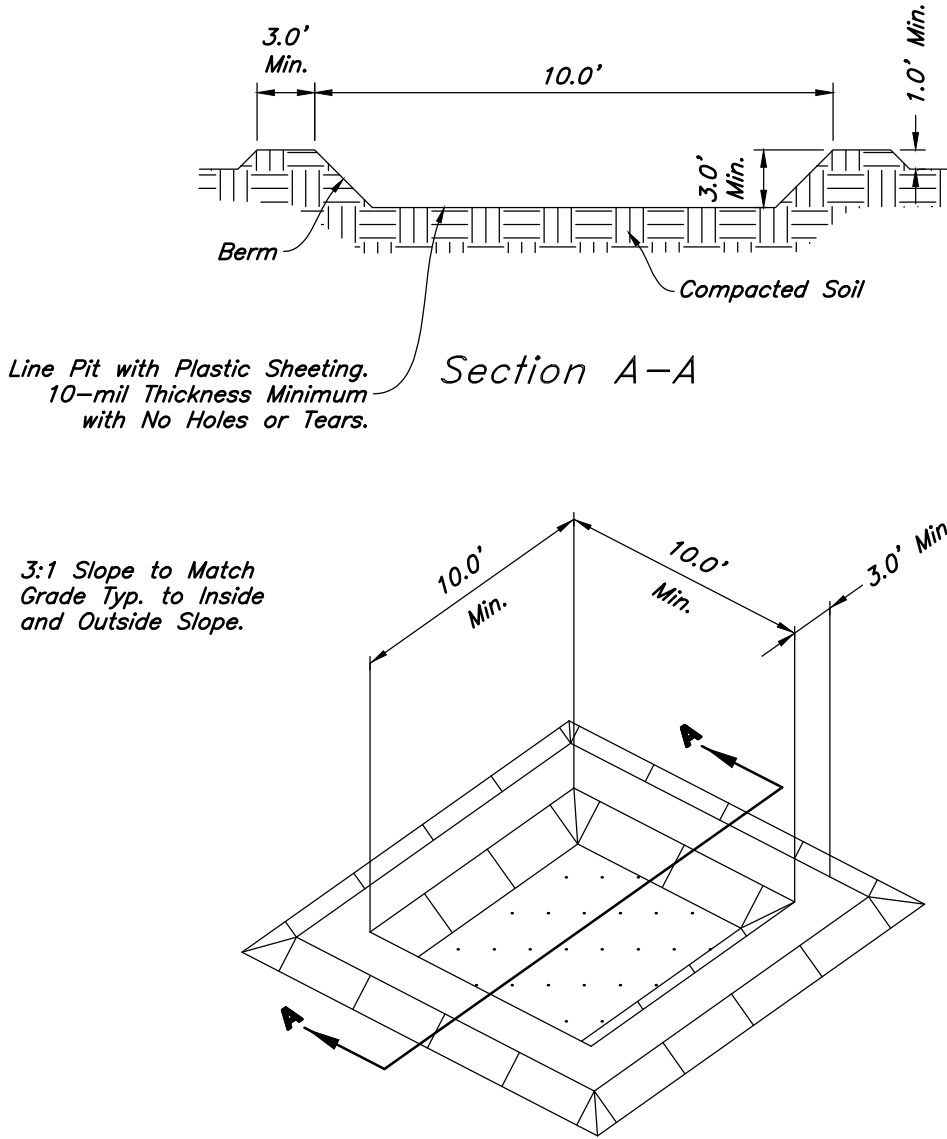
3 **Silt Fence Section**
Not to Scale



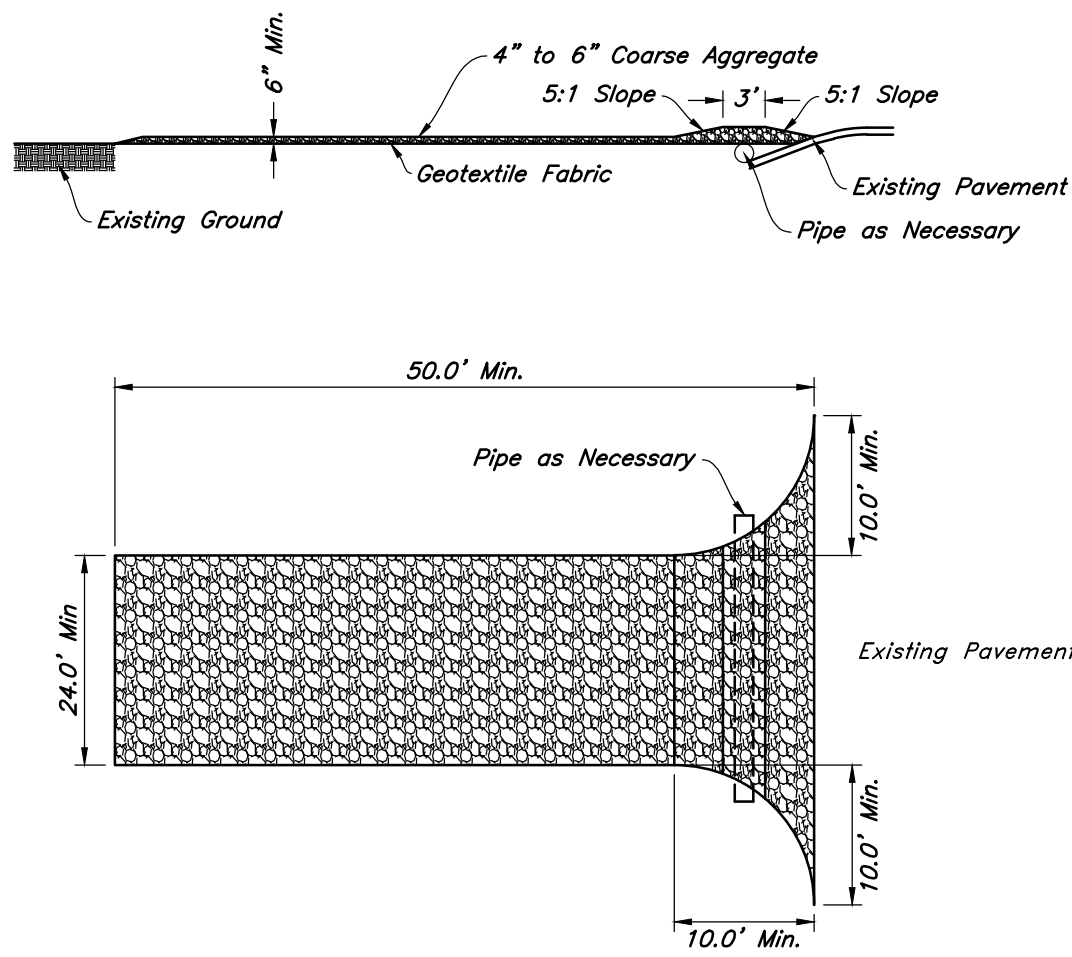
5 **Gravel Sock Sediment Barrier**
Not to Scale



2 **Dandy Sack Inlet Protection**
Not to Scale



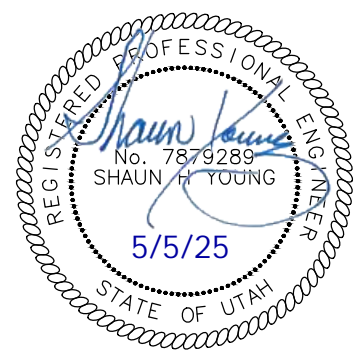
4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale



Erosion Control Details
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



30 Apr, 2025
SHEET NO.
C5.3



Planning Commission Members in Attendance: Commissioners Trevor Wood, BreAnna Nixon, Drew Hoffman, Jessica Tolman, and LaDawn Moak

Commissioners Mike Weight and Michael Romero were excused from the meeting.

Others in Attendance: Planner Aspen Stevenson, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, and Recorder Amalie Ottley.

No members of the public attended the meeting.

Commission Chair Wood called the meeting to order at 7:09 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Hoffman led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:01 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:01 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Modifications to Affordable Housing Requirements in Planned Unit Developments

Planner Stevenson introduced the proposed code amendment which updates Santaquin City Code Title 10 Chapter 20 Section 170 to include a six percent (6%) density increase for developments that build ten percent (10%) of total units to the minimum unit size. The proposed code amendment will satisfy Strategy 5 of the Moderate Incoming Housing plan which is to implement zoning incentives for moderate income units in new developments.

Commission Chair Wood opened the Public Hearing at 7:02 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:02 p.m.

Commissioner Nixon made a motion to recommend approval of the proposed code amendment, which modifies moderate income housing density bonuses within the planned unit development (PUD) to meet a moderate income housing strategy. Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes

Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

2. PUBLIC HEARING: Amendments to Site Plans and Annexations Processes

Planner Stevenson introduced a proposed code amendment which modifies Santaquin City Code 10.68.040, 10.68.060, 10.68.070, 10.68.080, 10.68.120, and 10.68.130 to remove flow charts and update site plan process language to match current operations and meet state code.

Commission Chair Wood opened the Public Hearing at 7:05 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:05 p.m.

Planner Stevenson explained that removing the flow charts from the City Code and having them on the website for viewing makes it easier for staff to update the flow charts.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment, which removes flow charts and modifies site plan process language. Commissioner Nixon seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

3. PUBLIC HEARING: Property Line Code Amendment

Planner Stevenson introduced a proposed code amendment to Santaquin City Code 11.08.20, 11.20.110 and 11.20.120 to meet requirements in Senate Bill 104. The proposed ordinance will create definitions for boundary adjustments and boundary establishment simple and full. In addition to updating the process of how property lines can be moved. Lot line adjustments will be replaced with boundary establishments and parcel boundary adjustments will be split between simple and full with different requirements for each. Simple boundary adjustments do not affect public property, public right of way or the public utility easement.

Commission Chair Wood opened the Public Hearing at 7:10 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:10 p.m.

Commissioner Moak made a motion to recommend approval of the proposed code amendment, which modifies how property lines can be moved to meet state code. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

4. PUBLIC HEARING: Multi-Family Development Dumpster Requirement Amendment

Planner Stevenson introduced a proposed code amendment which modifies Santaquin City Code (SCC) 10.16.60 to include a requirement that multi-family developments with three or more units use dumpsters instead of individual trash receptacles. This code amendment comes as a request from Police and Fire who are concerned about accessing these developments in an emergency when there are individual receptacles. The utilities department has also requested that when a master meter is used, which is three units or more, dumpsters be required so utility accounts don't have to be created for trash only.

Commission Chair Wood opened the Public Hearing at 7:13 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:13 p.m.

Commissioner Hoffman made a motion to recommend approval of the proposed code amendment to require dumpsters in multiple-family developments with three units or more. Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Moak made a motion to approve the March 25, 2025 Meeting Minutes. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

Senior Planner Harris went over items for upcoming Planning Commission meetings.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:18 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood