



DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 14, 2026, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. 130 S Church Street 2-Lot Subdivision Final Plan Review
2. Citadel Storage Units Preliminary Subdivision Plan Review
3. Traffic Request - Child at Play Sign at approximately 300 W 300 N
4. Traffic Request - Road Striping on Frontage Road and Highland Drive

MEETING MINUTES APPROVAL

5. June 23, 2026

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:

Stephanie Christensen, City Recorder

ENBRIDGE GAS UTAH ACCEPTANCE

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Questar Gas Company
dba Enbridge Gas Utah.

Approved this _____ day of _____, 20____ By _____
Title _____

ROCKY MOUNTAIN POWER

- 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.
- Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

ROCKY MOUNTAIN POWER

DATE

AGRICULTURAL COMMUNITY NOTE

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	253.00	204.41	46°17'30"	198.89	S 63°52'38" E
C2	60.00	82.69	78°57'59"	76.30	S 85°20'54" E
C3	50.00	38.48	44°5'44"	37.54	S 67°54'46" E
C4	15.00	23.56	90°0'1"	21.21	N 45°2'21" E
C5	15.00	23.56	89°59'59"	21.21	N 44°57'39" W
C6	50.00	38.48	44°5'44"	37.54	S 67°59'30" W
C7	60.00	123.19	117°38'12"	102.66	N 75°14'16" W
C8	60.00	74.97	71°35'16"	70.18	N 19°22'28" E
C9	60.00	280.85	268°11'27"	86.18	N 0°2'22" E
C10	18.00	28.27	90°0'0"	25.46	S 85°43'53" E
C11	256.00	206.82	46°17'18"	201.24	S 63°52'32" E
C12	228.00	197.86	49°43'15"	191.71	S 65°35'30" E
C13	60.00	1.80	1°43'7"	1.80	S 8°20'32" E
C14	60.00	7.56	7°13'4"	7.55	S 12°48'38" E
C15	60.00	7.51	7°10'0"	7.50	S 20°0'10" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 3°15'8" W	100.84'
L2	S 86°44'52" E	4.15'
L3	S 70°21'49" W	20.05'
L4	N 19°38'11" W	15.00'
L5	N 70°21'49" E	20.90'
L6	N 79°52'59" W	42.89'
L7	N 10°7'1" E	30.00'
L8	S 79°52'59" E	41.26'

VICINITY MAP



Scale 1" = 50'

SURVEYOR:

AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 88°58'10" East along section line 961.96 feet and North 1430.52 feet from the South Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 3°15'08" East along the boundary of Eagle Crest Estates Plat "B" a distance of 453.00 feet; thence North 49°16'07" East along the easterly right-of-way line of Highland Drive a distance of 170.75 feet; thence South 40°43'53" East 2.82 feet; thence North 49°16'07" East 0.44 feet; thence along the boundary of Santaquin Ridge Plat "C" the following two courses and distances: 1) South 40°43'53" East 93.03 feet, and 2) along the arc of a 253.00 foot radius curve to the left 204.41 feet through a central angle of 46°17'30" (chord bears South 63°52'38" East 198.89 feet); thence South 3°15'08" West 264.73 feet; thence South 26°14'12" East 54.49 feet; thence along the arc of a 60.00 foot radius non-tangent curve to the right 82.69 feet through a central angle of 78°57'59" (chord bears South 85°20'54" East 76.30 feet and radius bears South 34°49'59" East); thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°54'46" East 37.54 feet); thence South 89°57'38" East 120.11 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°0'0"1" (chord bears North 45°02'21" East 21.21 feet); thence South 89°57'39" East 6.00 feet; thence South 0°02'21" West along the boundary of Santaquin Ridge Plat "C" a distance of 88.00 feet; thence North 89°57'39" West 6.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve to the left 23.56 feet through a central angle of 89°59'59" (chord bears North 44°57'39" West 21.21 feet); thence North 89°57'38" West 120.11 feet; thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°59'30" West 37.54 feet); thence along the arc of a 60.00 foot radius curve to the right 123.19 feet through a central angle of 117°38'12" (chord bears North 75°14'16" West 102.66 feet); thence South 70°21'49" West 118.33 feet; thence North 86°44'52" West 271.32 feet to the point of beginning.

Area = 201,332 sq.ft. or 4.622 Acres, Contains 1 Lot

Basis of Bearing is North 88°58'10" East along Section line from the South Quarter Corner to the Southeast Corner of said Section 1.

OWNER'S DEDICATION

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

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

MARK B. HALES

JOAN B. HALES

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ 20____ BY _____ WHO REPRESENTED THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE PLANNING COMMISSION.

CHAIRMAN

DIRECTOR / SECRETARY

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY CENTRACOM.

BY

TITLE

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY CENTURY LINK.

BY

TITLE

PLAT "A"

130 SOUTH STREET CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M

SANTAQUIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal

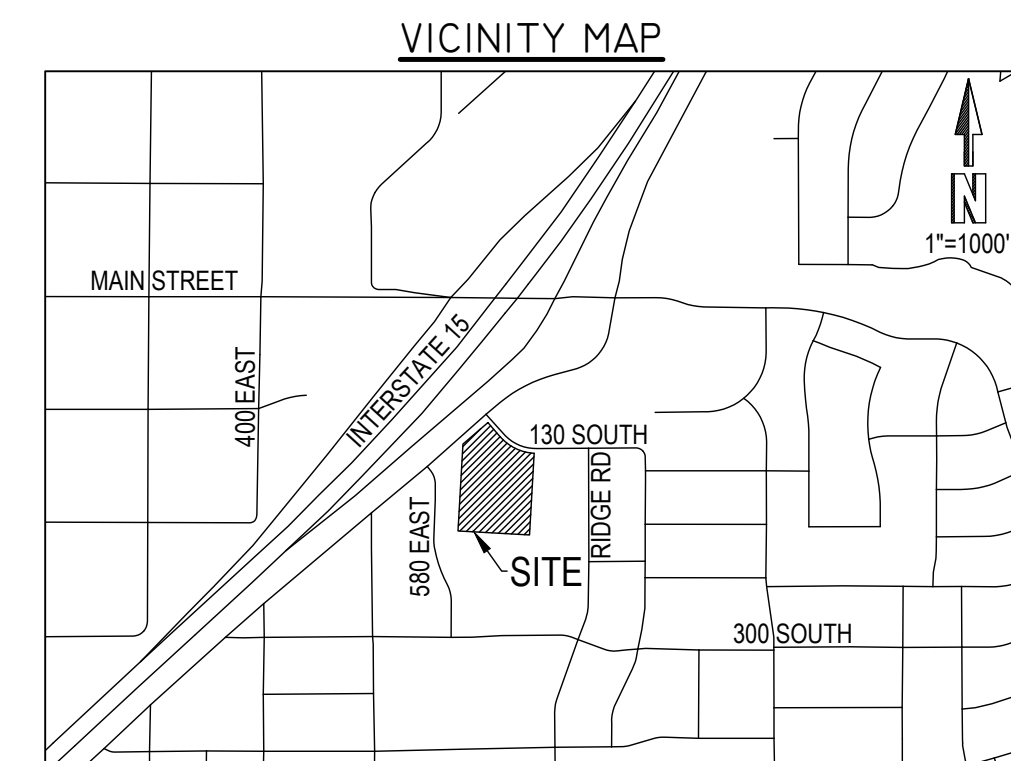
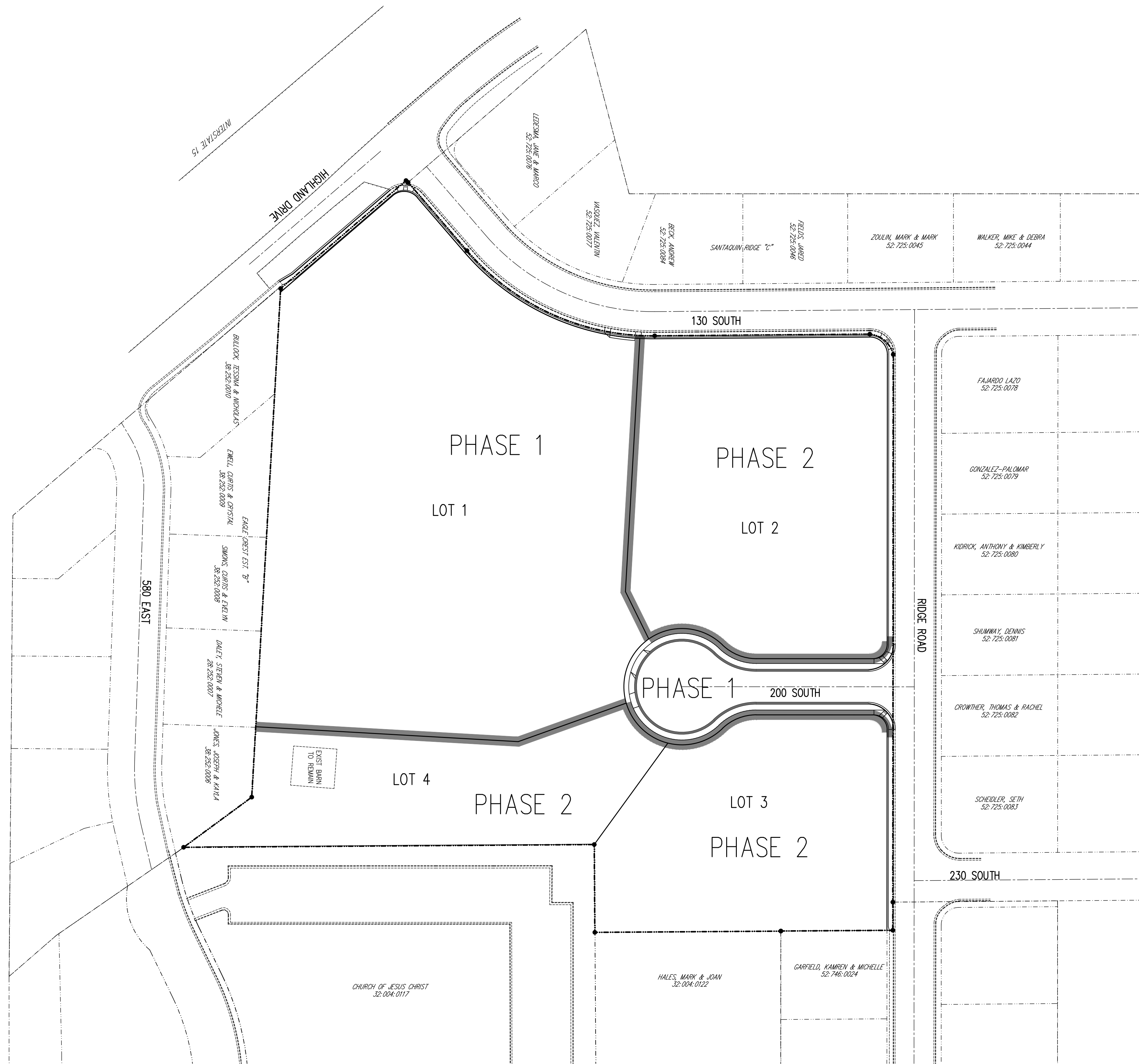
Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal

County Recorder Seal

130 SOUTH STREET CHURCH SUBDIVISION



SHEET INDEX

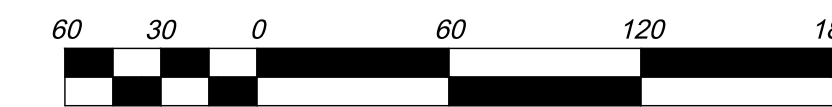
- C1 COVER SHEET & PHASING PLAN
- PLAT
- U1 UTILITY PLAN
- G1 STORM DRAIN & GRADING PLAN
- PP1 HIGHLAND DRIVE TBC PLAN/PROFILE
- PP2 200 SOUTH PLAN/PROFILE
- PP3 SEWER PLAN/PROFILE
- SWP1 EROSION CONTROL PLAN
- D1 DETAIL SHEET
- D2 DETAIL SHEET
- D3 DETAIL SHEET

GENERAL NOTES

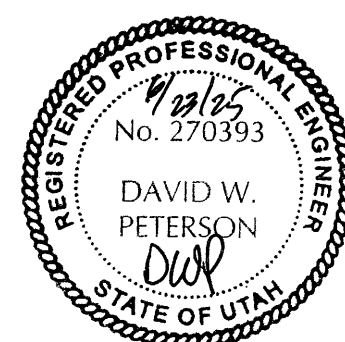
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THE DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

LAND USE TABULATIONS

ZONE:	R-10
NUMBER OF LOTS:	4
TOTAL AREA:	9.124 ACRES
LOT AREA:	8.520 ACRES
ROAD DEDICATION:	0.604 ACRES
DENSITY:	0.44 LOTS/ACRE



Scale 1" = 60'



BENCH MARK

SOUTH QUARTER CORNER, SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5082.91 (NAVD88)

REVISIONS

Rev.	Date	Description
1	05/06/26	REVISED PER CITY COMMENTS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

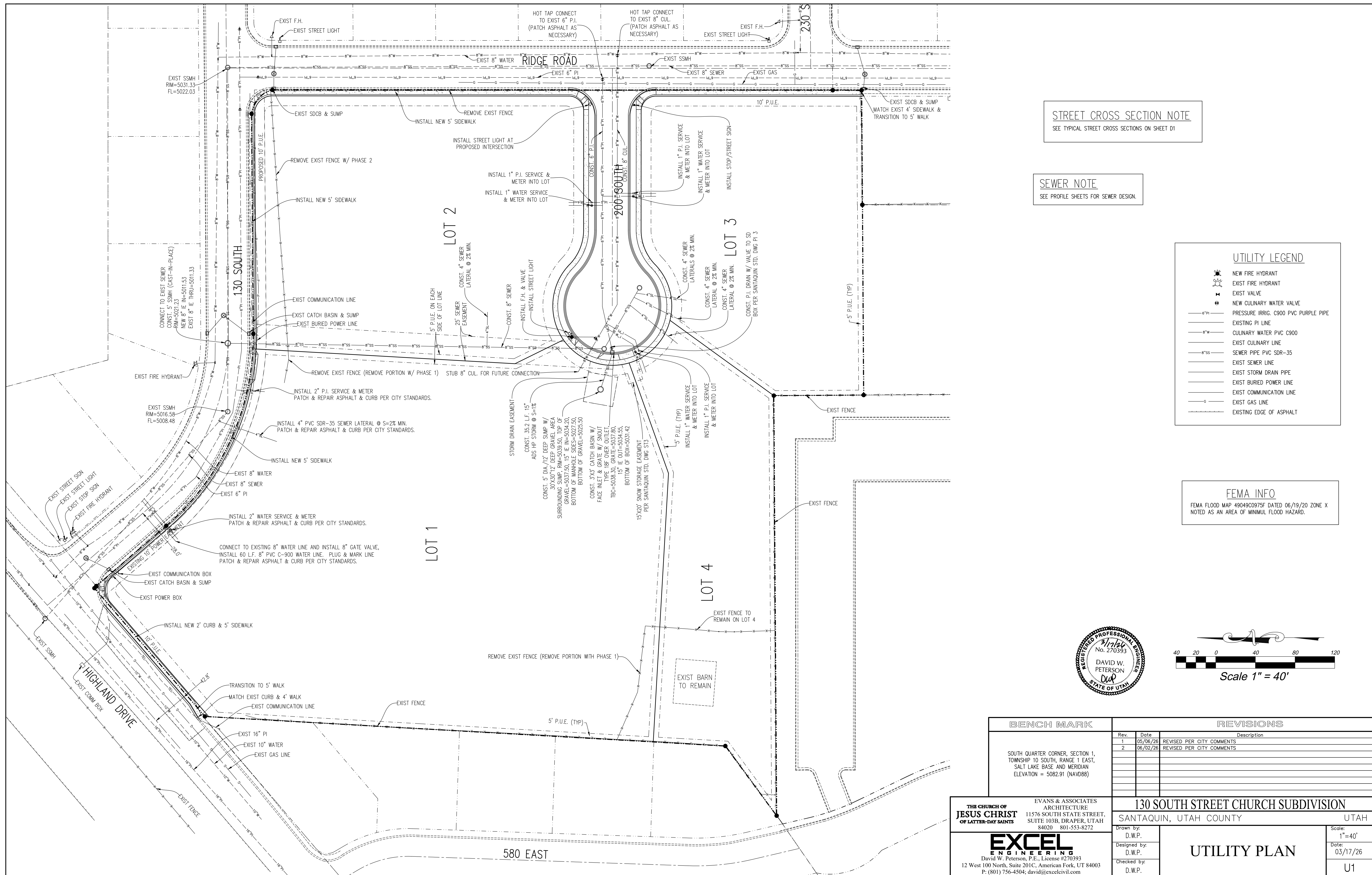
EVANS & ASSOCIATES ARCHITECTURE
11576 SOUTH STATE STREET,
SUITE 103B, DRAPER, UTAH 84020 801-553-8272

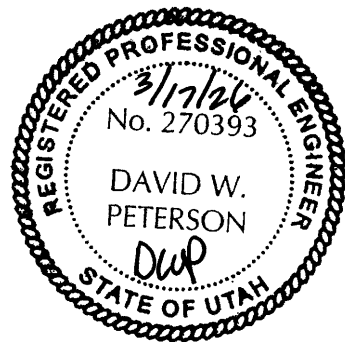
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

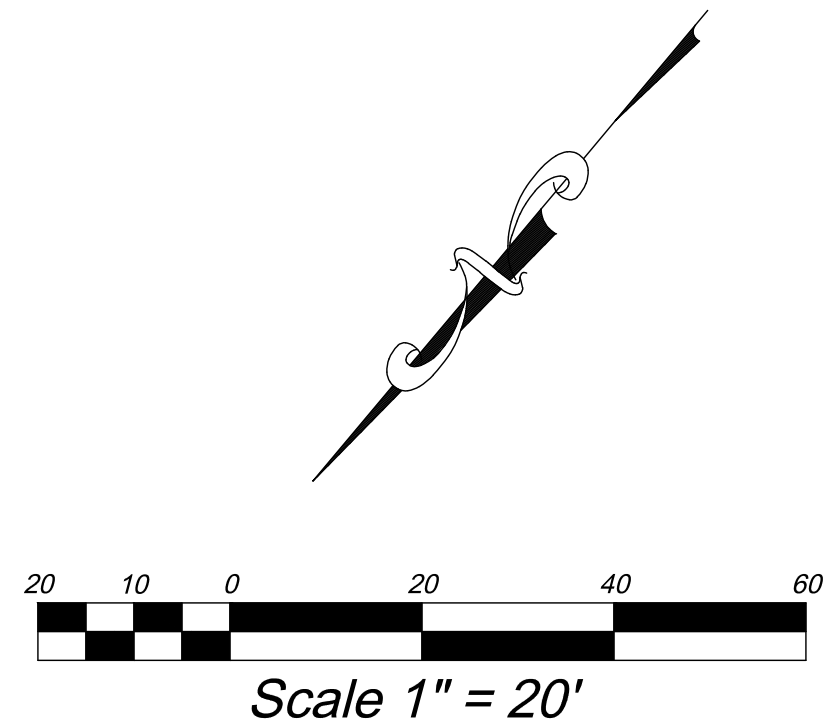
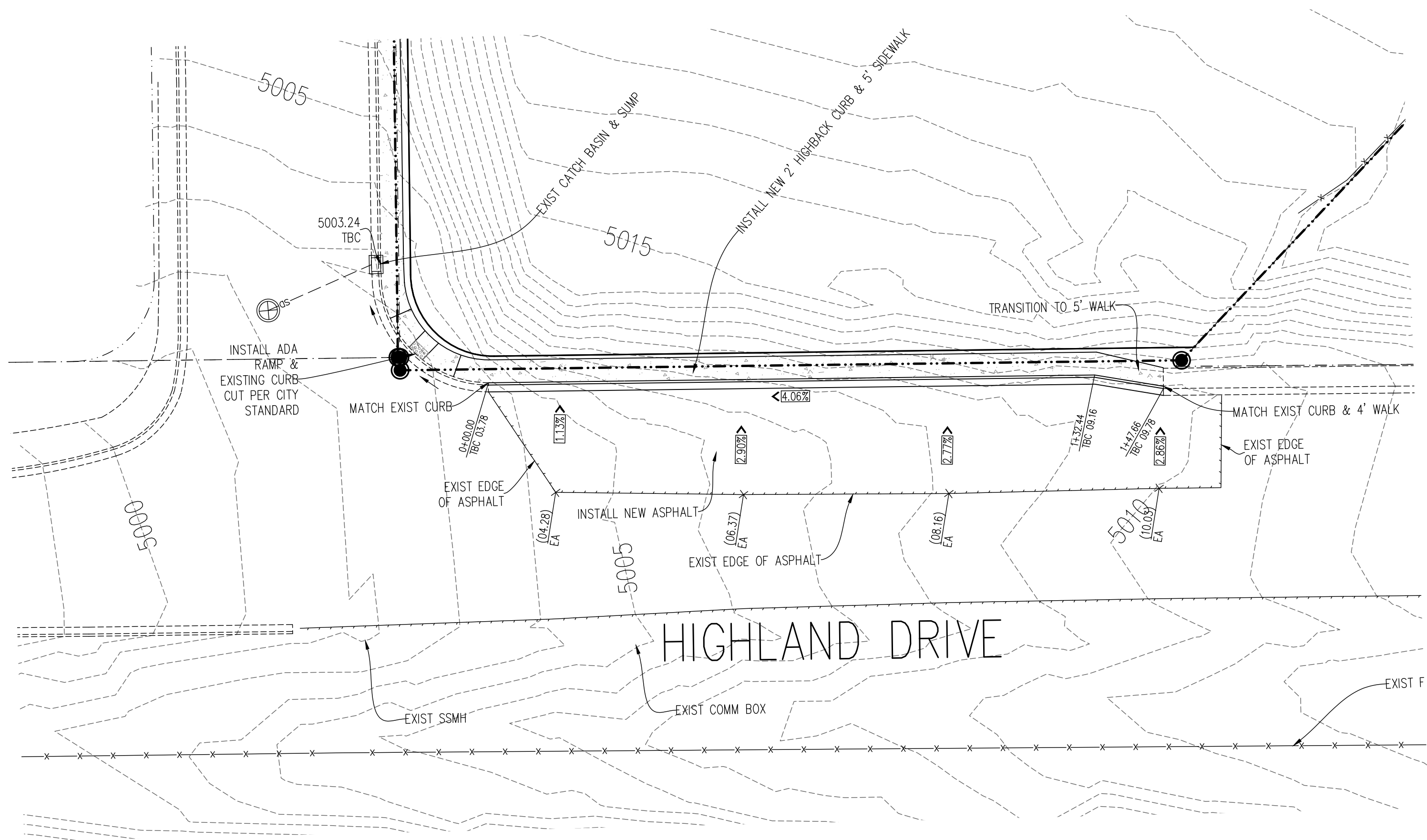
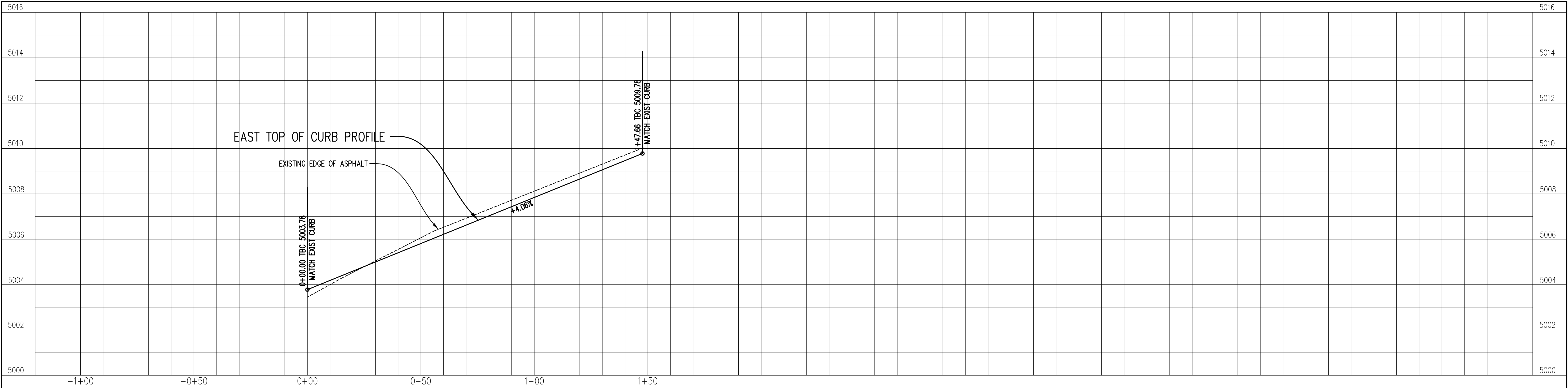
130 SOUTH STREET CHURCH SUBDIVISION

SANTAQUIN, UTAH COUNTY	UTAH
Drawn by: D.W.P.	Scale: 1"=60'
Designed by: D.W.P.	Date: 03/17/26
Checked by: D.W.P.	C1

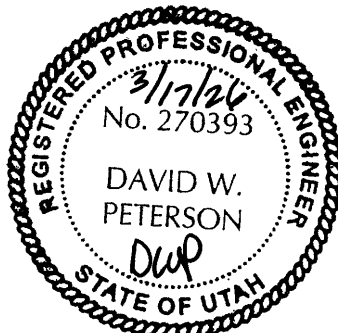
COVER SHEET & PHASING PLAN







HIGHLAND DRIVE TBC PLAN/PROFILE

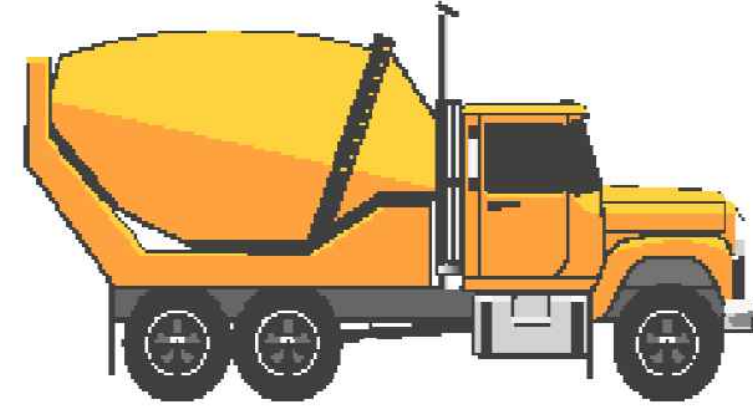


BENCH MARK		REVISIONS		THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS		EVANS & ASSOCIATES ARCHITECTURE		130 SOUTH STREET CHURCH SUBDIVISION		SANTAQUIN, UTAH COUNTY		HIGHLAND DRIVE TBC PLAN/PROFILE		UTAH	
SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88)	Rev.	Date	Description	David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	Scale: 1"=20' Date: 03/17/26 PP1								
	1	05/06/26	REVISED PER CITY COMMENTS												

SANTAQUIN, UTAH COUNTY		UTAH
Drawn by: D.W.P.	200 SOUTH PLAN/PROFILE	Scale: 1"=20'
Designed by: D.W.P.		Date: 03/17/26
Checked by: D.W.P.		PP2

BMP: Concrete Waste Management

CWM

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

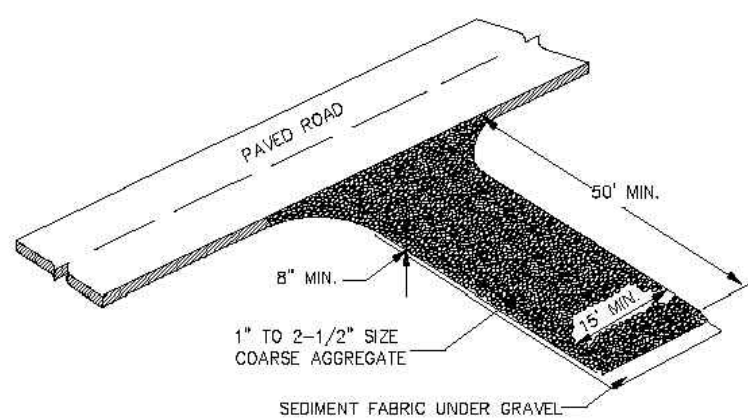
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Stabilized Construction Entrance and Wash Area

SCEWA

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off-site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Adapted from Salt Lake County BMP Fact Sheet

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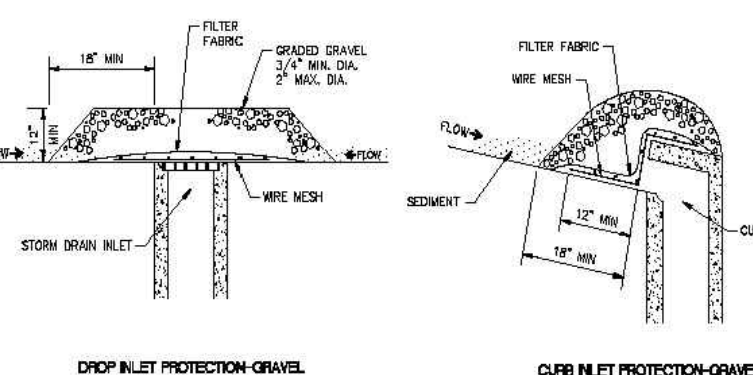
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Inlet Protection - Gravel

IPG

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:

Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:

- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12 inches, over the filter fabric and extending 18 inches past the grate in all directions.

LIMITATIONS:

- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:

- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
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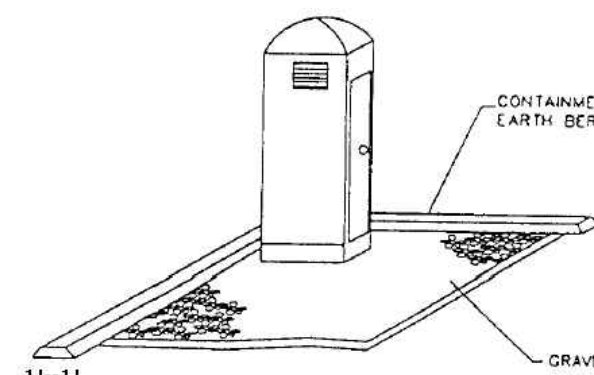
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Portable Toilets

PT

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Temporary on-site sanitary facilities for construction personnel.

APPLICATION:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- Stake toilets to prevent them from tipping.

LIMITATIONS:

No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

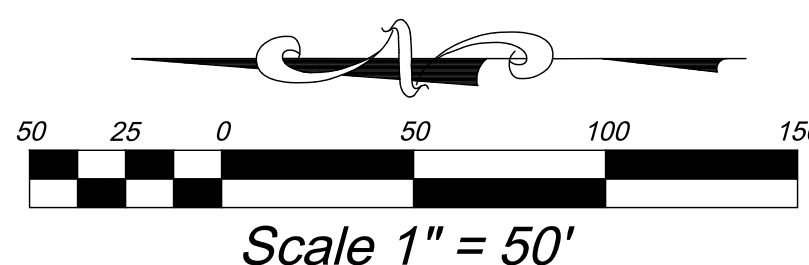
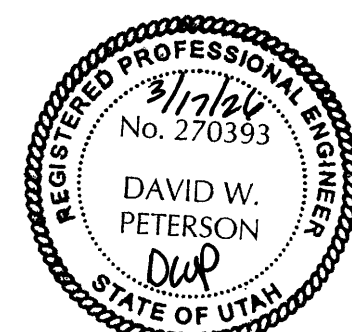
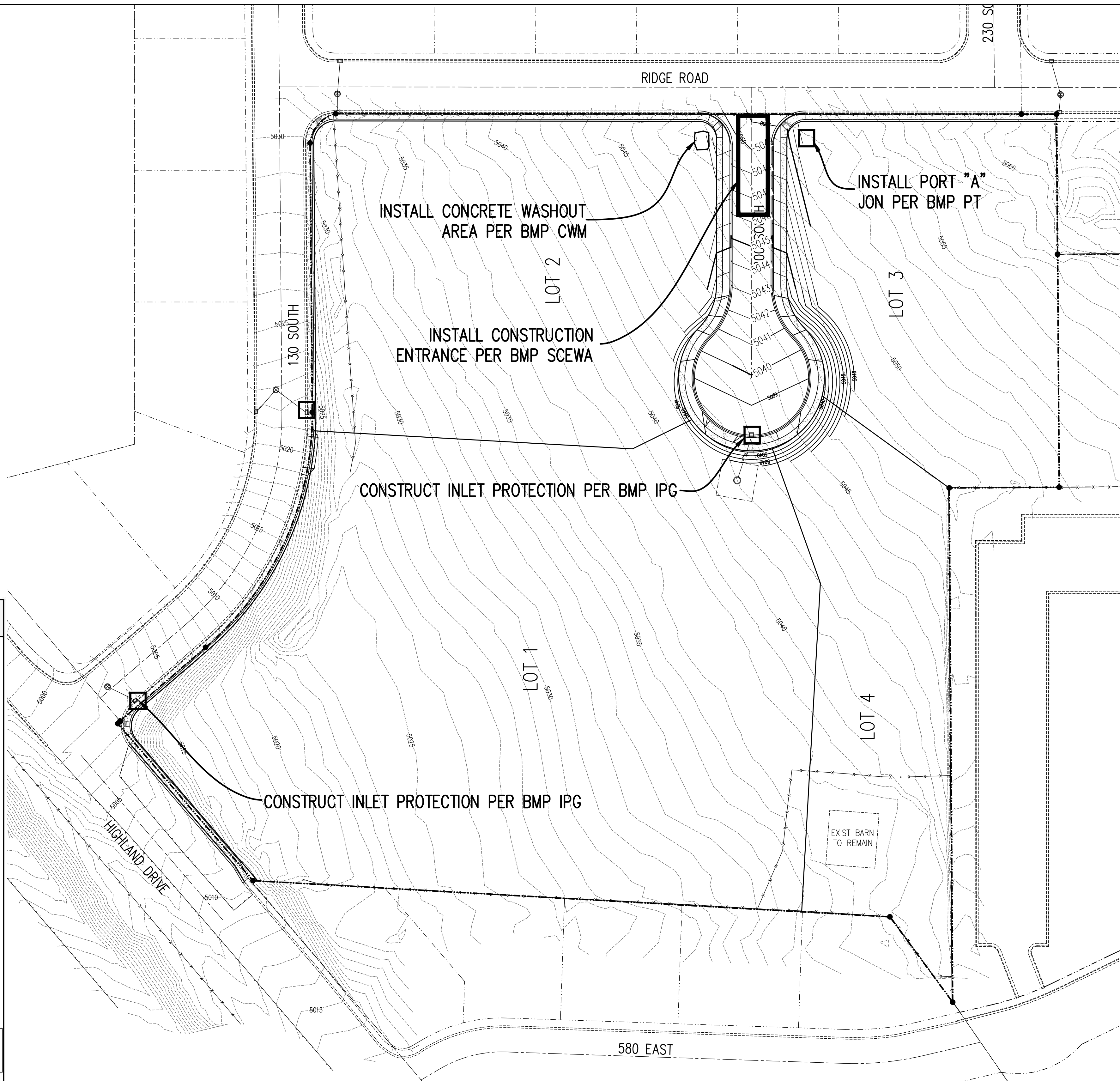
- Sediment
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IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

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**BENCH MARK**

SOUTH QUARTER CORNER, SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5082.91 (NAVD88)

REVISIONS

Rev.	Date	Description
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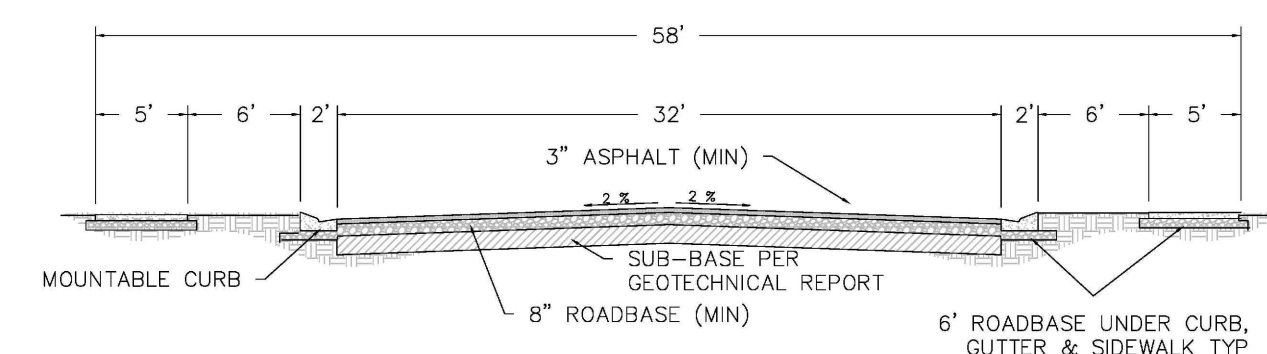
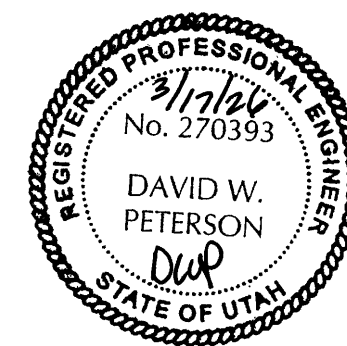
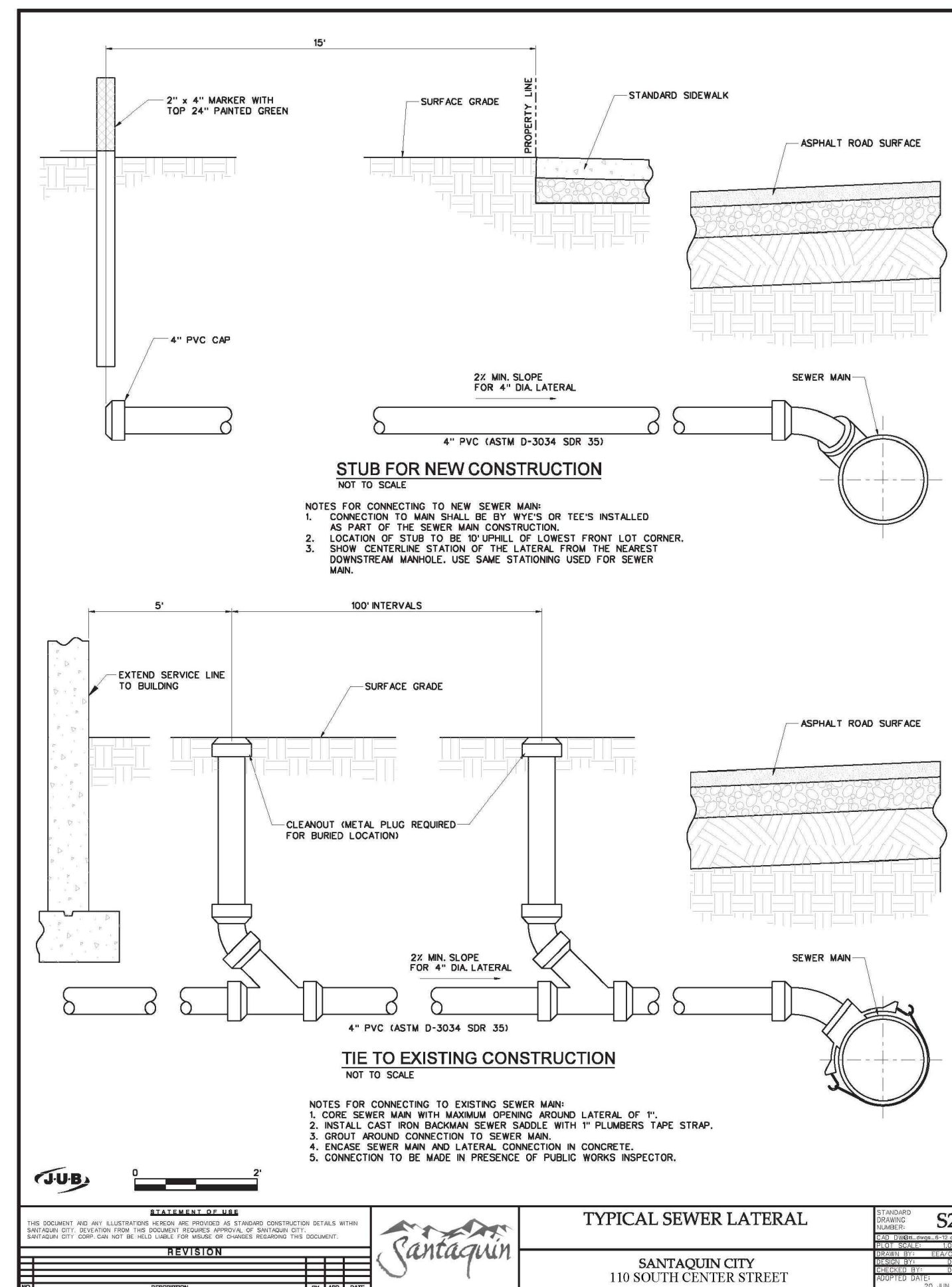
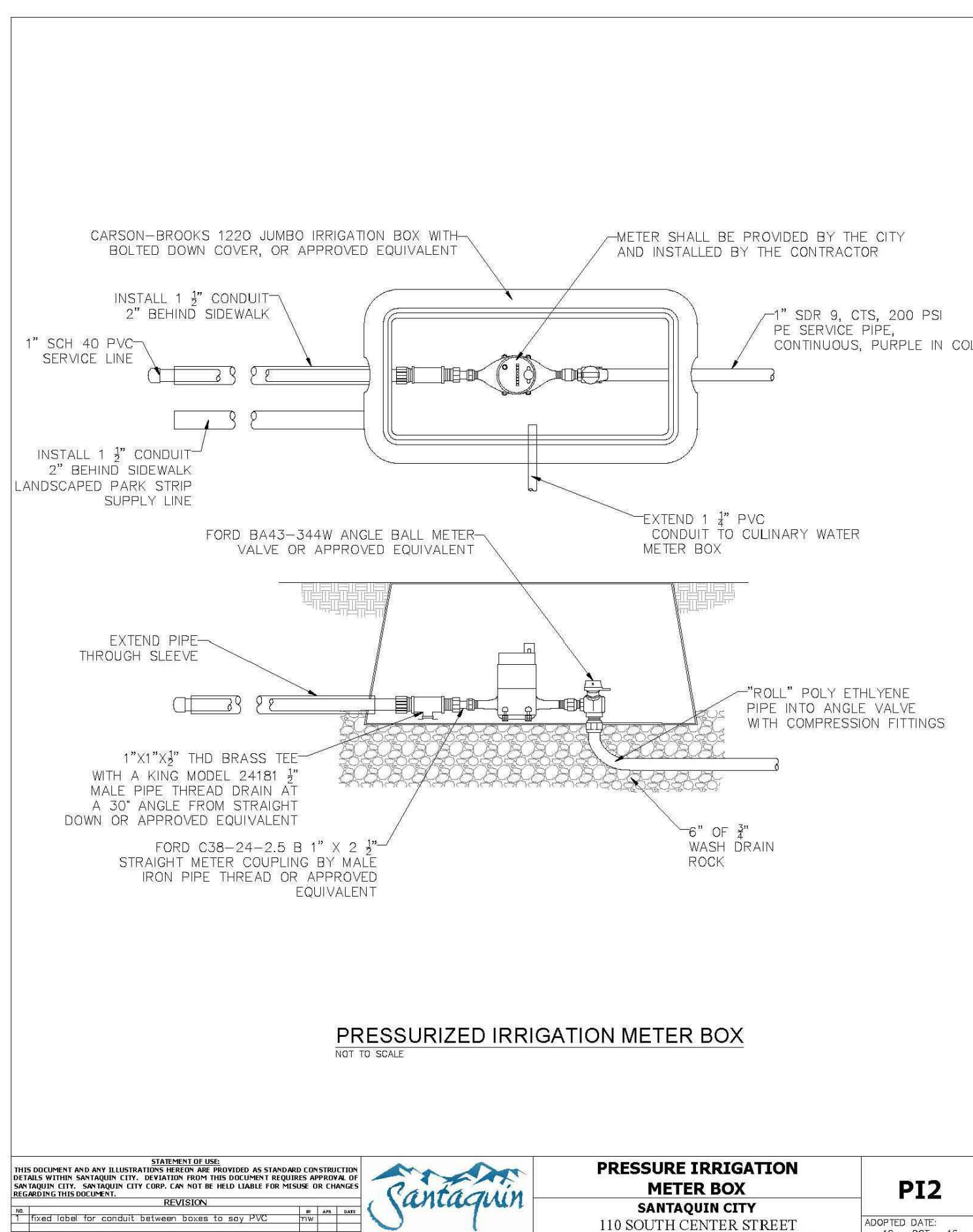
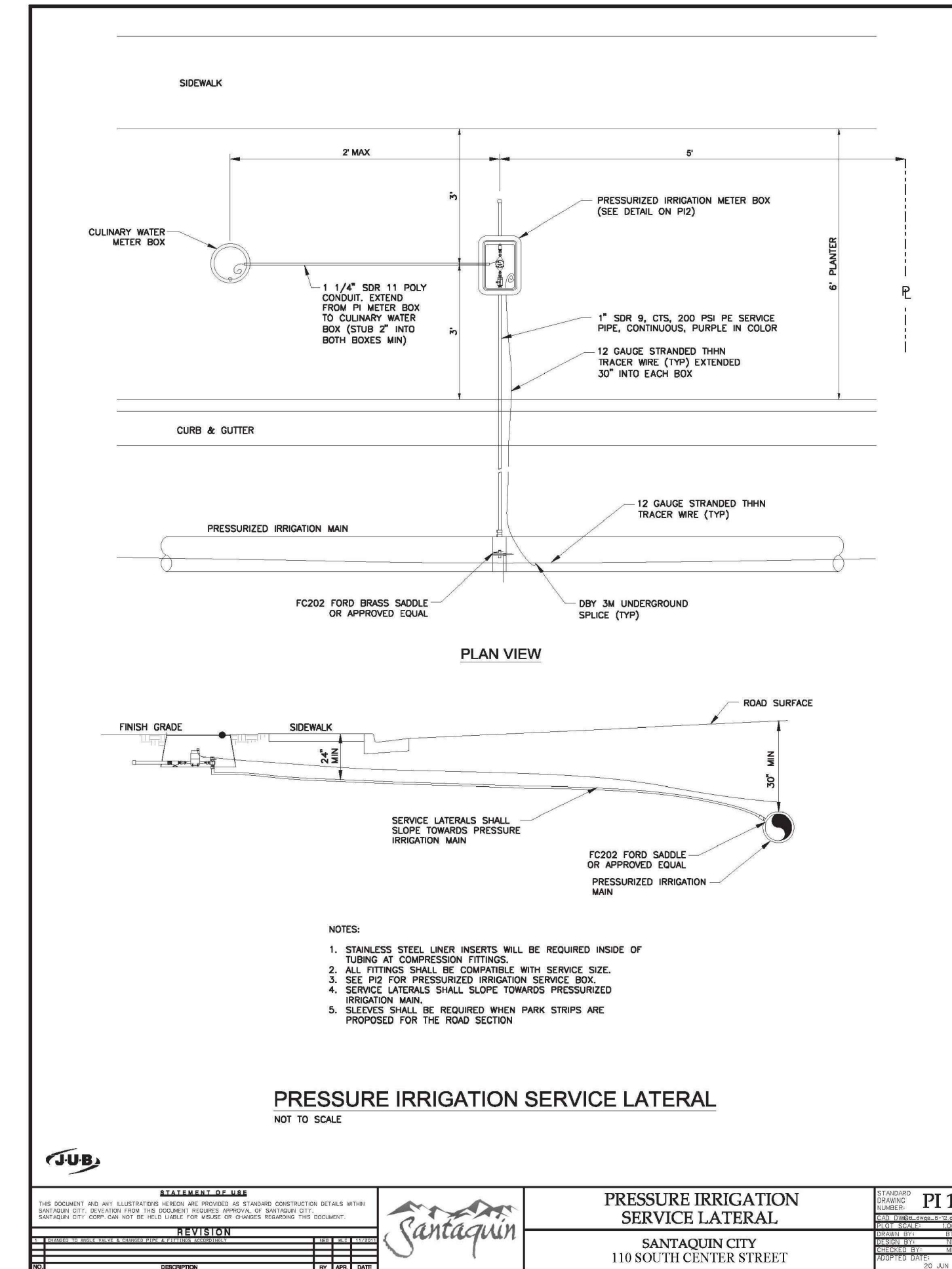
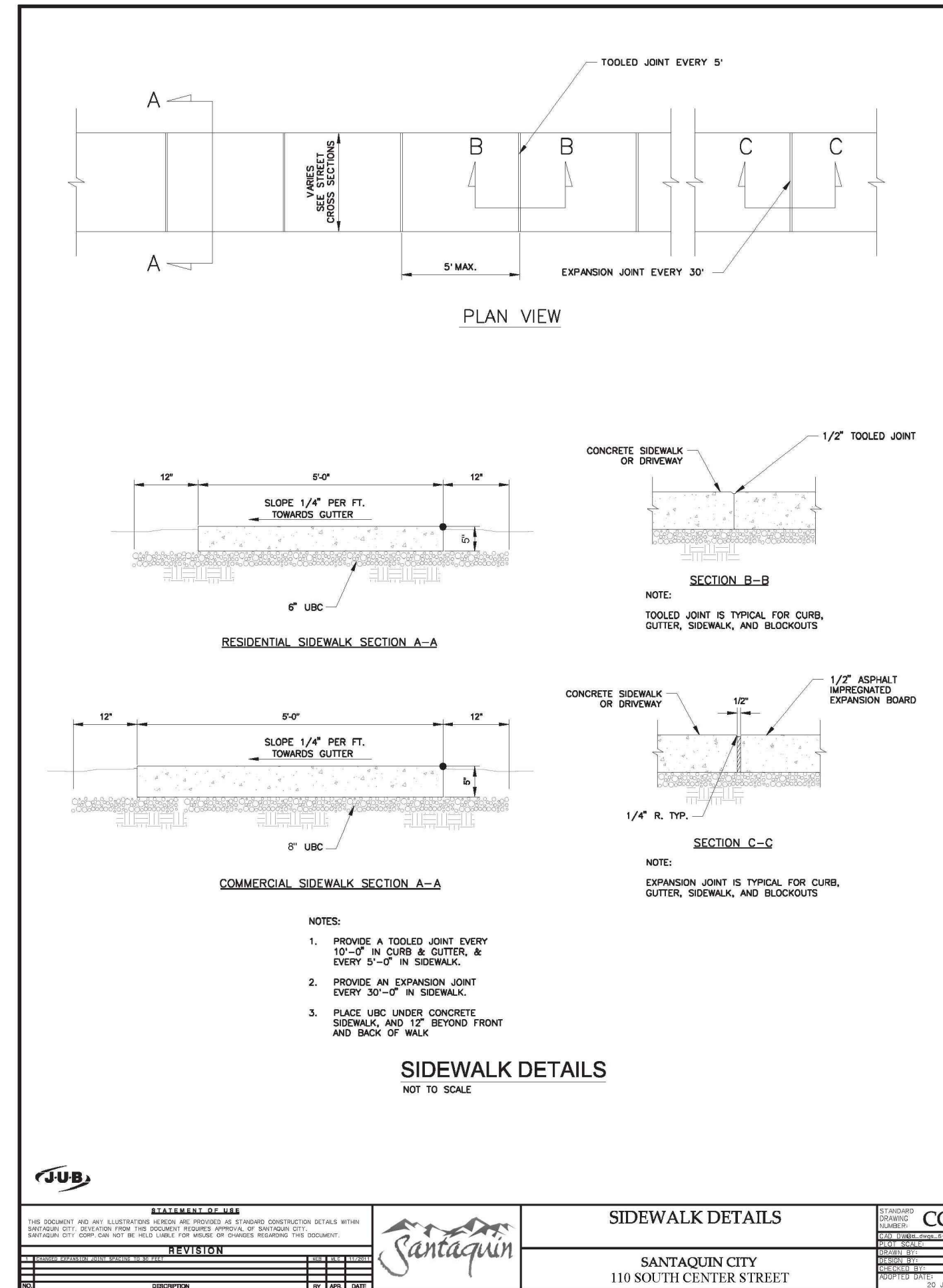
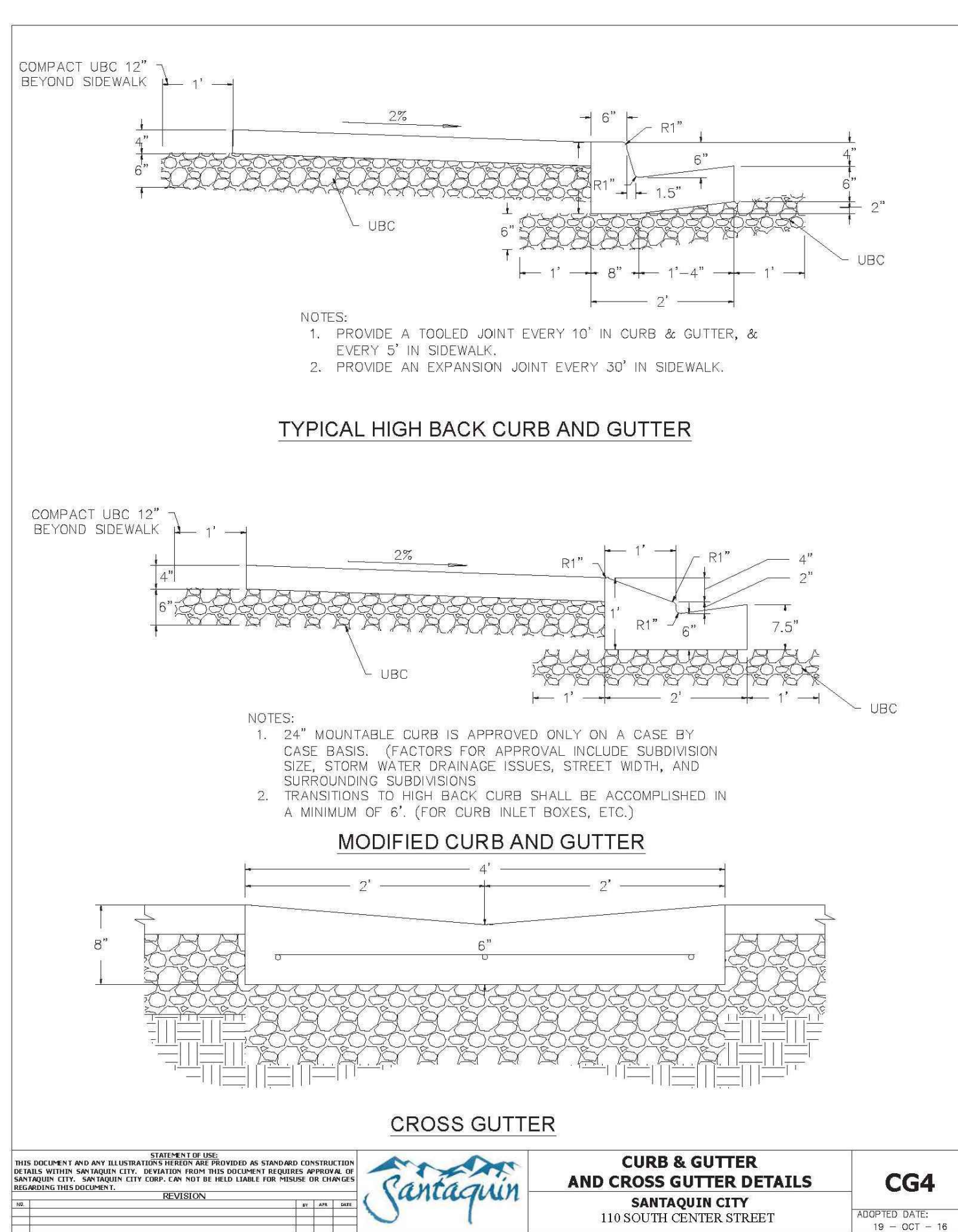
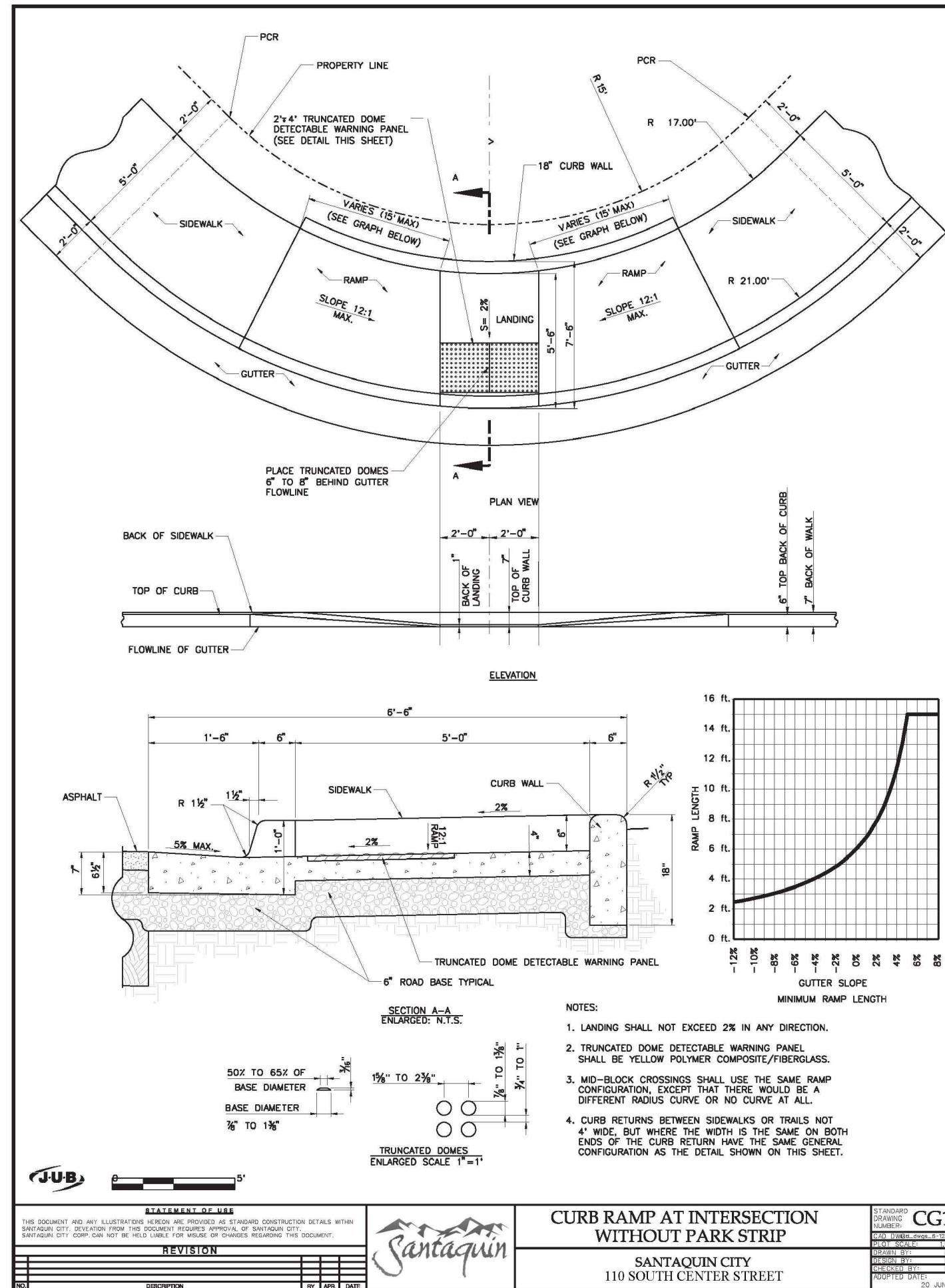
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272		130 SOUTH STREET CHURCH SUBDIVISION SANTAQUIN, UTAH COUNTY UTAH	
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EROSION CONTROL PLAN	
Drawn by: D.W.P.	Designed by: D.W.P.	Checked by: D.W.P.	Scale: 1"=50' Date: 03/17/26 SWP1

SWPPP BOOKLET NOTE:

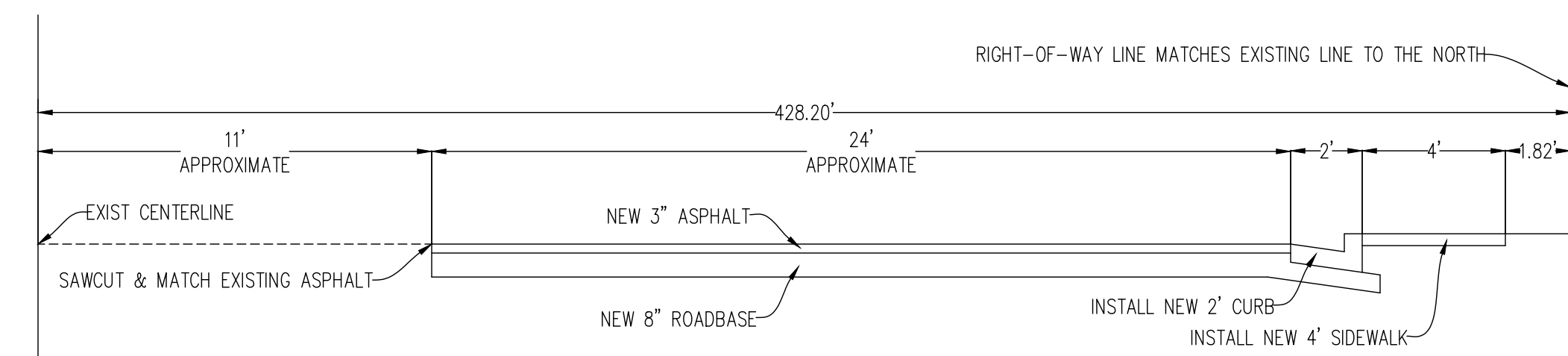
CONTRACTOR IS RESPONSIBLE TO PREPARE AND SUBMIT A COMPLETE STORM WATER PREVENTION PLAN BOOKLET WITH FULL DETAILS BASED ON THE EPA SWPPP STANDARD TEMPLATE. THIS BOOKLET INCLUDES A COPY OF THE NOTICE OF INTENT AND AN ACKNOWLEDGEMENT LETTER OBTAINED FROM STATE AFTER APPLYING FOR AN NOI PERMIT.

EROSION CONTROL PLAN NOTES:

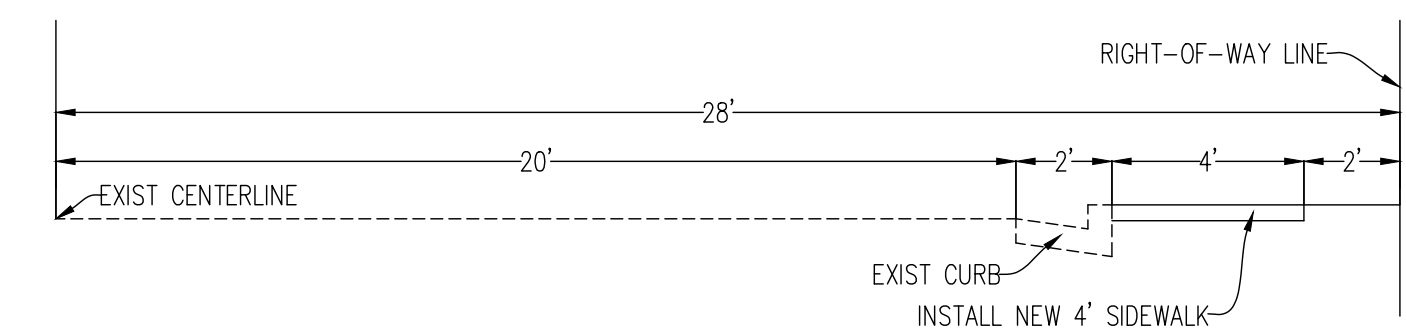
1. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA
2. INSTALL CONCRETE WASHOUT AREA. SEE BMP CWM
3. INSTALL PORT "A" JON. SEE BMP PT
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION. SEE BMP IPG.
5. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
6. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.



200 SOUTH STREET CROSS-SECTION

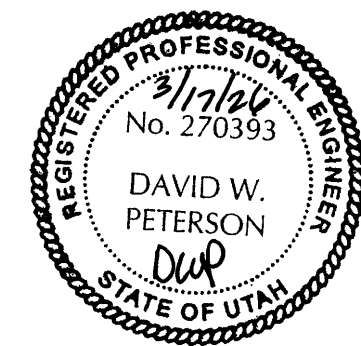
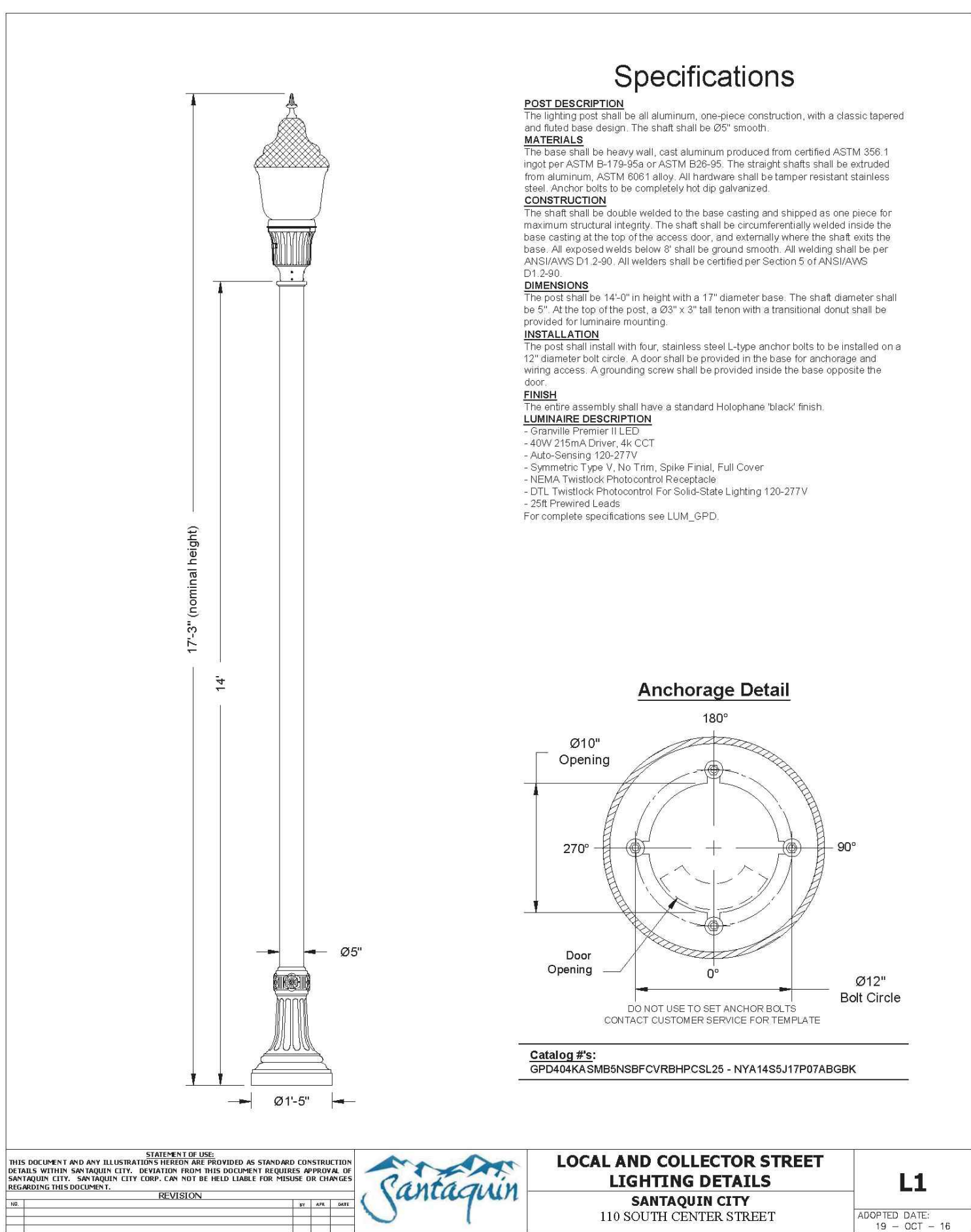
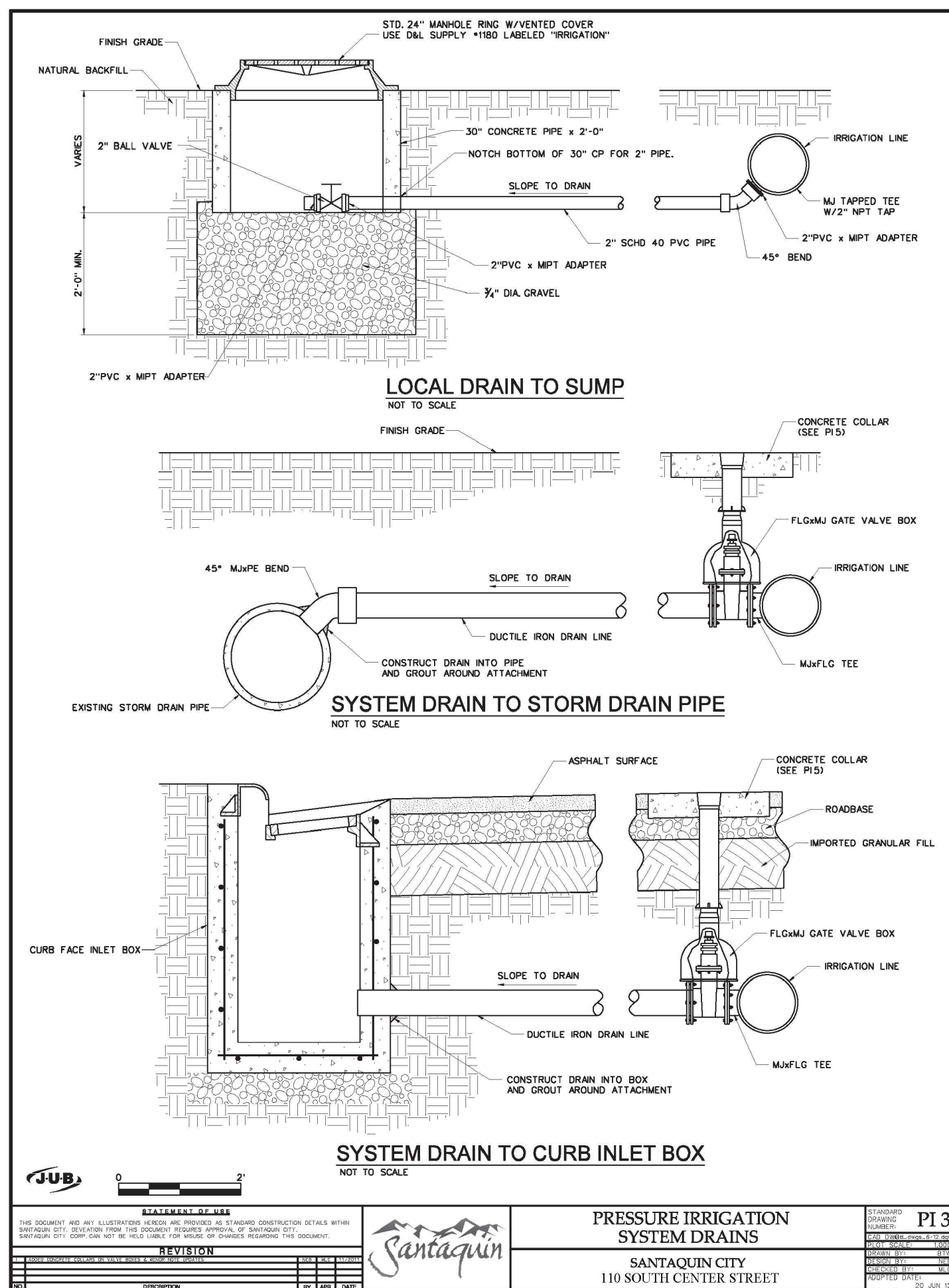
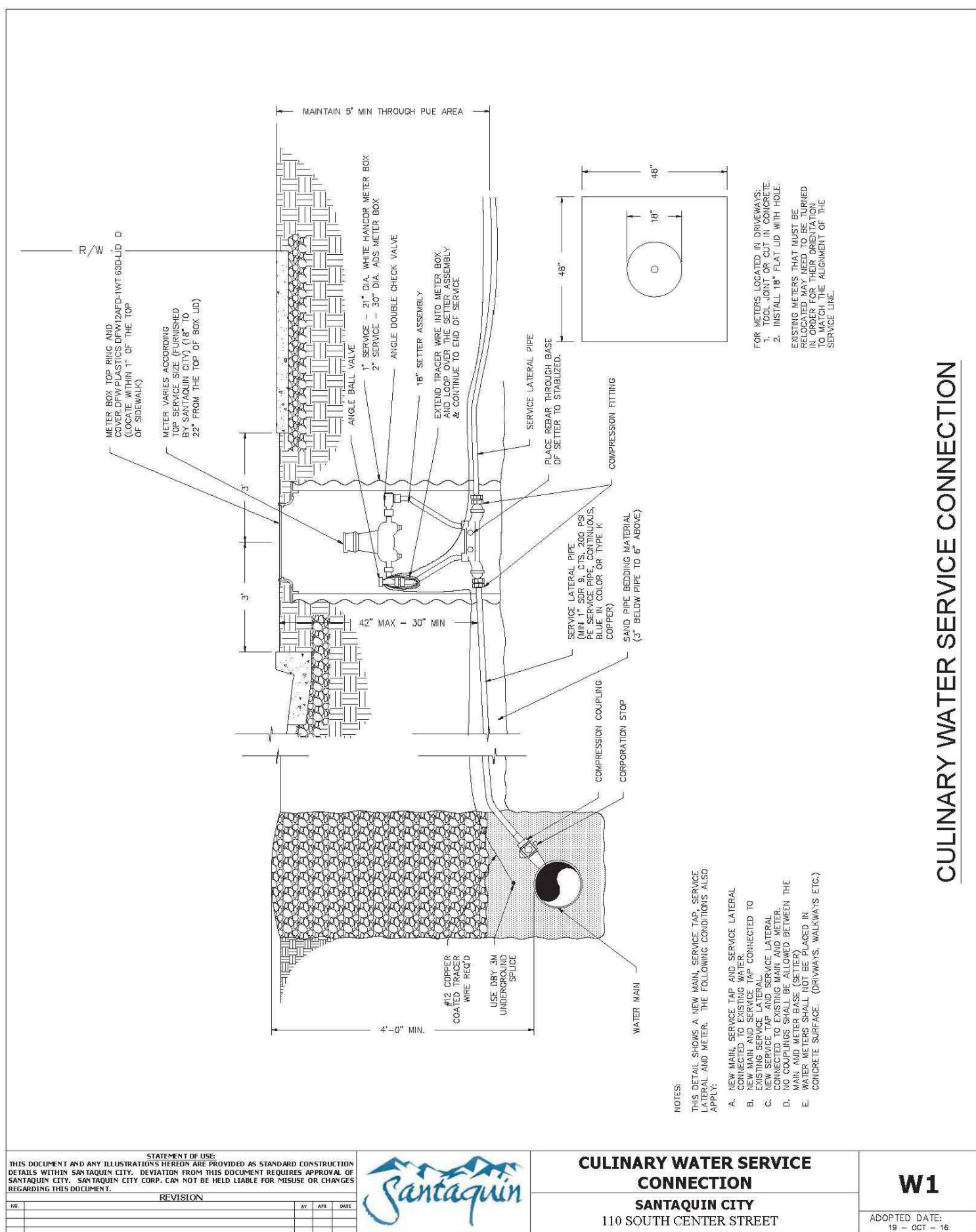


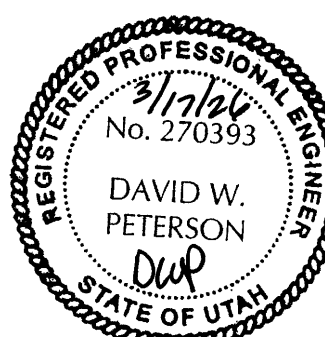
HIGHLAND DRIVE 1/2 STREET CROSS-SECTION



130 SOUTH & RIDGE ROAD 1/2 STREET CROSS-SECTION

REVISIONS			THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS		EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272		130 SOUTH STREET CHURCH SUBDIVISION SANTAQUIN, UTAH COUNTYUTAH			
Rev.	Date	Description	EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P:(801) 756-4504; david@excelscivil.com		Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.		DETAIL SHEET		Scale: NTS	
1	05/06/26	REVISED PER CITY COMMENTS							Date: 03/17/26	
									D1	

[illegible]



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

EXC

ENGINEER

David W. Peterson,
12 West 100 North, Suite 200
P. (801) 756-4504;

REVISIONS		
Rev.	Date	Description
1	05/06/26	REVISED PER CITY COMMENTS

130 SOUTH STREET CHURCH SU

SANTAQUIN, UTAH COUNTY

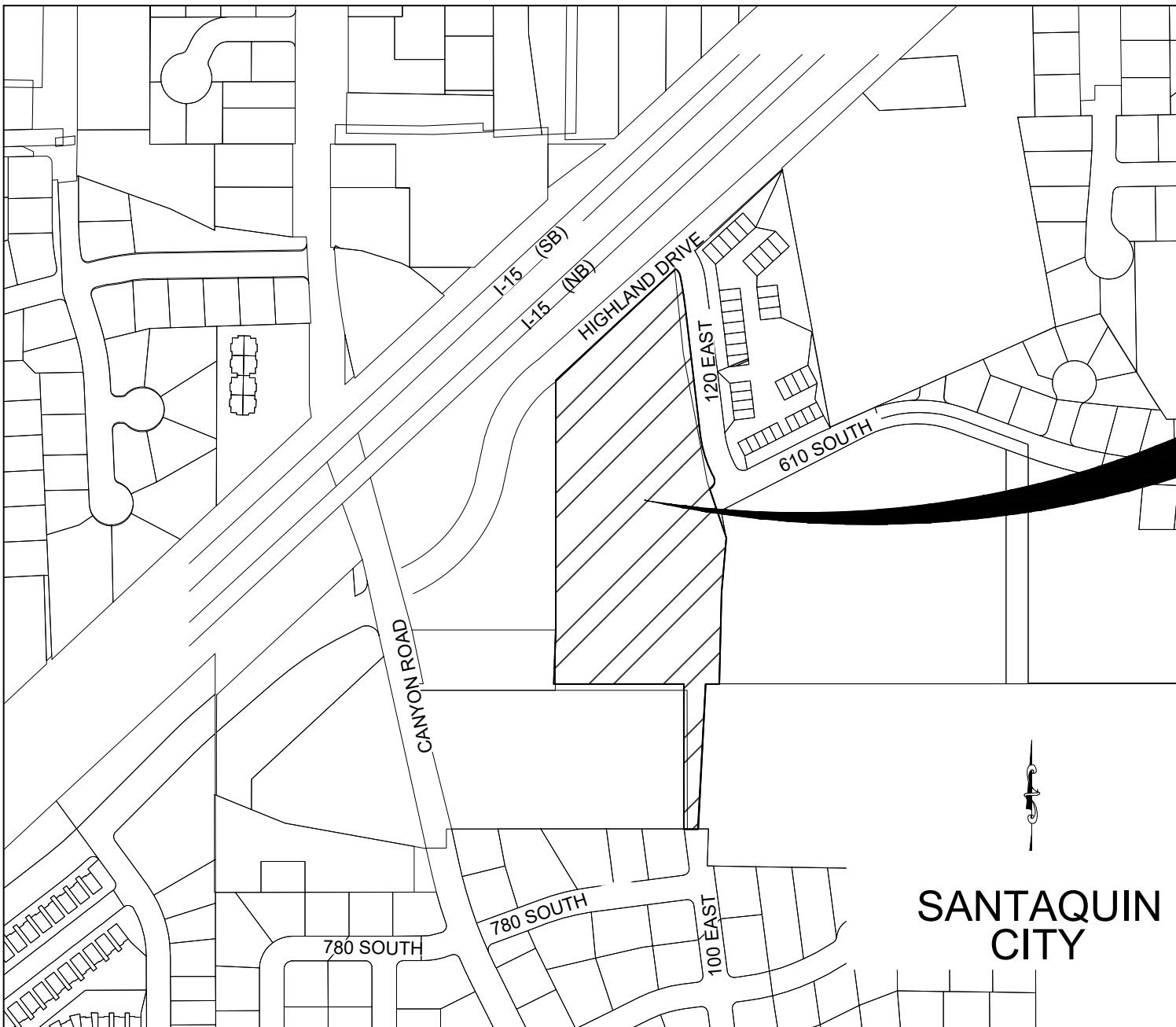
Drawn by: D.W.P.	DETAIL SHEET
Designed by: D.W.P.	
Checked by: D.W.P.	
D.W.P.	

CITADEL SANTAQUIN STORAGE UNITS CONSTRUCTION PLANS

CV	COVER
0.00	EXISTING CONDITIONS
1.00	SITE PLAN
1.01	GRADING PLAN
1.02	UTILITY PLAN
2.00-2.09	PLAN & PROFILE SHEETS
2.10-2.11	SD PROFILES
3.00	SCI&CC IRRIGATION PLAN & PROFILE
4.00-4.01	RETAINING WALL PLAN SHEETS
5.00-5.03	DETAIL SHEETS

560 South 120 East
Santaquin, Utah

JULY 31, 2025



PROJECT LOCATION

VICINITY MAP

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.

ARCHITECT:
JORDAN ARCHITECTS
DAVID MEINECKE
949-388-8090
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CALIFORNIA 92672

GEOTECHNICAL ENGINEER:
CMT TECHNICAL SERVICES
JEFFREY EGBERT, P.E.
801-810-8193
496 E 1750 N SUITE B
VINEYARD, UTAH 84057

ENGINEER:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
801-377-1790
578 EAST 770 NORTH
OREM, UTAH 84097

OWNER:
RIDGEPOINT MANAGEMENT GROUP, LLC
HEATH JOHNSTON
801-764-9191
947 SOUTH 500 EAST #100
AMERICAN FORK, UTAH 84003



Know what's below.
Call before you dig

- EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR:
- (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.
- (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.
- (E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.
- (F) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.
- (G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE SANTAQUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF SANTAQUIN WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.
9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.
10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE PAYSON CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.
15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.
19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

PRINT DATE: 7/30/2025

SANTAQUIN, UTAH

COVER SHEET

Location:

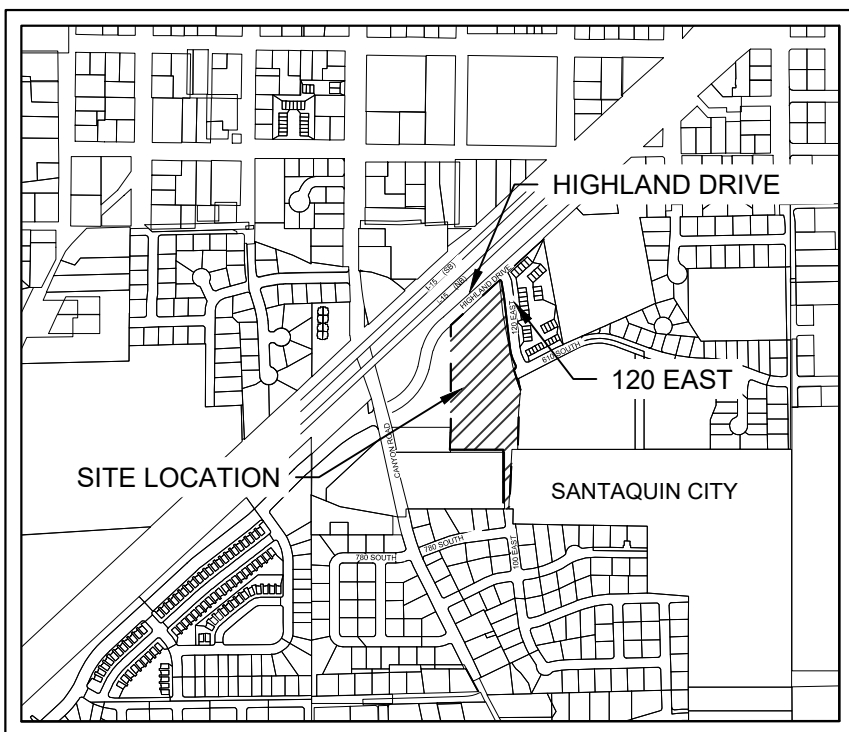
Drawing Name:

PROJECT NO.
2023.018

SHEET
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CITADEL SANTAQUIN STORAGE PLAT "A"

SITUATE IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, SANTAQUIN,
UTAH COUNTY, UTAH



LEGEND

- SUBDIVISION PROPERTY CORNER
- LOT CORNER
- CALCULATED POINT (NOT SET)
- SECTION CORNER MONUMENT (NTS)
- PROPERTY LINE
- LOT LINE.
- PUBLIC ROW TO BE DEDICATED TO SANTAQUIN CITY. 1.36 ACRES (59,133 SQ. FT.)
- A NEW IRRIGATION EASEMENT CENTERED ON THE EXISTING IRRIGATION IMPROVEMENTS. SEE IRRIGATION EASEMENT BOUNDARY DESCRIPTIONS BELOW

NEW IRRIGATION EASEMENT BOUNDARY DESCRIPTION

A IRRIGATION EASEMENT SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 47°09'15" E 1.00 FEET, THENCE S 47°06'14" E 496.92 FEET, THENCE N 21°56'00" E 23.19 FEET, THENCE S 18°42'48" E 15.35 FEET, THENCE S 21°56'00" W 15.38 FEET, THENCE S 47°06'14" E 20.66 FEET, THENCE S 04°52'37" W 50.77 FEET, THENCE N 47°06'14" W 21.10 FEET, THENCE S 02°30'23" W 296.10 FEET, THENCE N 00°00'00" W 40.04 FEET, THENCE N 02°30'23" E 331.88 FEET, THENCE N 47°06'14" W 449.78 FEET, THENCE N 00°00'00" W 53.24 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.78 ACRES (33,806 SQ. FT.)

LINE TABLE

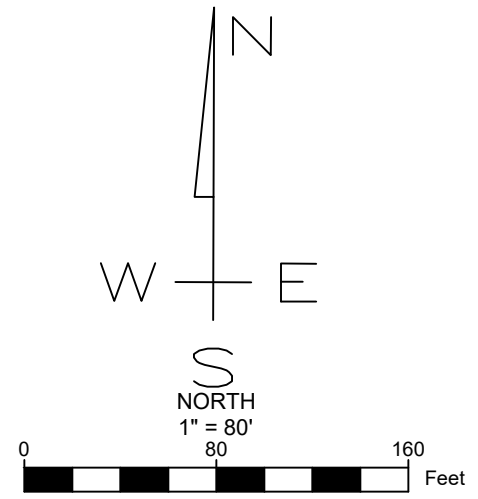
LINE	LENGTH	DIRECTION
L1	53.34'	S42°09'40"E
L2	82.18'	S75°38'37"E
L3	67.32'	N71°33'48"E
L4	33.24'	N62°14'51"E
L5	30.40'	N62°14'51"E
L6	75.83'	N7°16'15"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"
C4	5.57'	15.00'	5.54'	N10°38'43"E	21°17'26"
C5	16.12'	127.00'	16.11'	N3°38'07"W	7°16'15"
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°16'15"
C7	92.47'	12337.19'	92.47'	N7°05'51"W	0°25'46"
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"
C9	90.17'	83.00'	85.80'	N31°07'25"E	62°14'51"
C10	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"
C11	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



NOTES:

- EACH LOT IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE APPLICABLE SETBACK REQUIREMENTS FOUND IN THE MUNICIPAL CODE OF SANTAQUIN CITY.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPART THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 10-9a601 et seq> ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

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 EASEMENT. 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.

APPROVED THIS ____ DAY OF _____, 20____

BY - _____

TITLE - _____

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF, 20____, BY _____, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF SANTAQUIN 644 LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF SANTAQUIN 644 LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

SURVEYOR'S CERTIFICATE

I, JAXON THOMAS BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

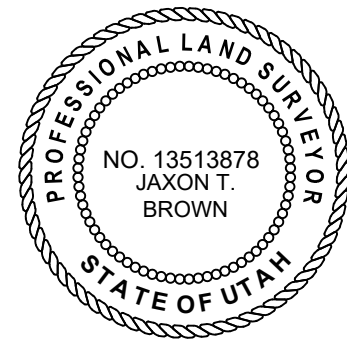
BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N 47°09'15" E 371.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF 120 EAST STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE COURSES: 1) ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53°21'43", HAVING A RADIUS OF 19.01 FEET, AND WHOSE LONG CHORD BEARS S 36°45'49" E 17.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 2) S 12°28'00" E 13.59 FEET, 3) S 09°08'19" E 55.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 4) ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00°38' 56", HAVING A RADIUS OF 12337.19 FEET, AND WHOSE LONG CHORD BEARS S 06°59'16" E 139.72 FEET, 5) S 06°39'25" E 151.49 FEET TO THE BEGINNING OF A CURVE, 6) ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17°33'27", HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS S 15°28'08" E 88.52 FEET, 7) S 24°12'52" E 18.66 FEET, 8) S 14°13'07" W 19.87 FEET, 9) S 32°17'52" W 9.26 FEET TO A POINT ON A LINE DESCRIBED IN ENTRY 78948:2024, THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) S 18°42'48" E 116.70 FEET, 2) S 04°52'37" W 123.94 FEET, 3) S 01°26'49" W 209.10 EXTENDING TO A POINT ON A LINE DESCRIBED IN ENTRY 48922:2013, THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S 90°00'00" W 42.36 FEET TO A NON-TANGENT CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 21°17'26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 10°38'43" W 5.54 FEET, THENCE S 00°00'00" E 230.17 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 127.00 FEET, AND WHOSE LONG CHORD BEARS S 03°38'07" E 16.11 FEET, THENCE S 07°16'15" E 78.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTRY SIDE ESTATES PLAT "D" OF OFFICIAL RECORDS, THENCE ALONG SAID BOUNDARY N 89°59'34" W 52.42 FEET, THENCE N 07°16'15" W 72.13 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 178.00 FEET, AND WHOSE LONG CHORD BEARS N 03°38'07" W 22.70 FEET, THENCE N 00°00'00" W 221.09 FEET, THENCE N 89°59'34" W 276.59 FEET, THENCE N 00°00'00" W 705.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 7.15 ACRES (311,432 SQ. FT.)±

SURVEYOR'S SEAL



JAXON THOMAS BROWN
PLS 13513878

DATE: _____

OWNER'S DEDICATION

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

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

OWNER: SANTAQUIN 644 LLC

PRINT: _____ SIGNED: _____
(MANAGER) (MANAGER)

OWNER: BROADBENT, JARIN & JAMI AS HUSBAND & WIFE

PRINT: _____ SIGNED: _____
(JARIN BROADBENT) (JARIN BROADBENT)

PRINT: _____ SIGNED: _____
(JAMI BROADBENT) (JAMI BROADBENT)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SANTAQUIN, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20____

CITY ENGINEER

(SEE SEAL BELOW)

CITY COUNCIL

CITY COUNCIL

CITY COUNCIL

APPROVED BY MAYOR

ATTEST CITY RECORDER

UTAH COUNTY RECORDER

PLAT "A" CITADEL SANTAQUIN STORAGE

A STORAGE UNIT DEVELOPMENT
SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SANTAQUIN, UTAH COUNTY, UTAH
SCALE: 1" = 60'
SHEET 1 OF 1

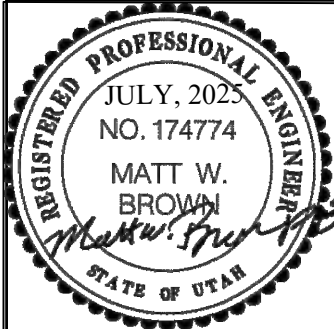
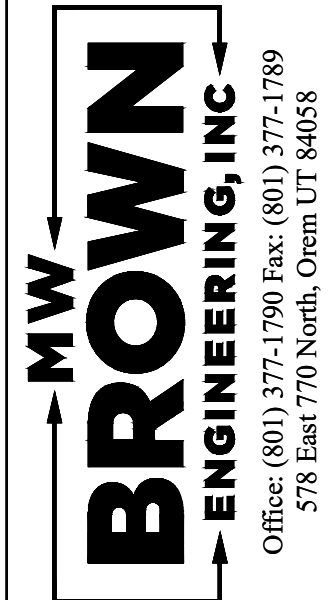
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL



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

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

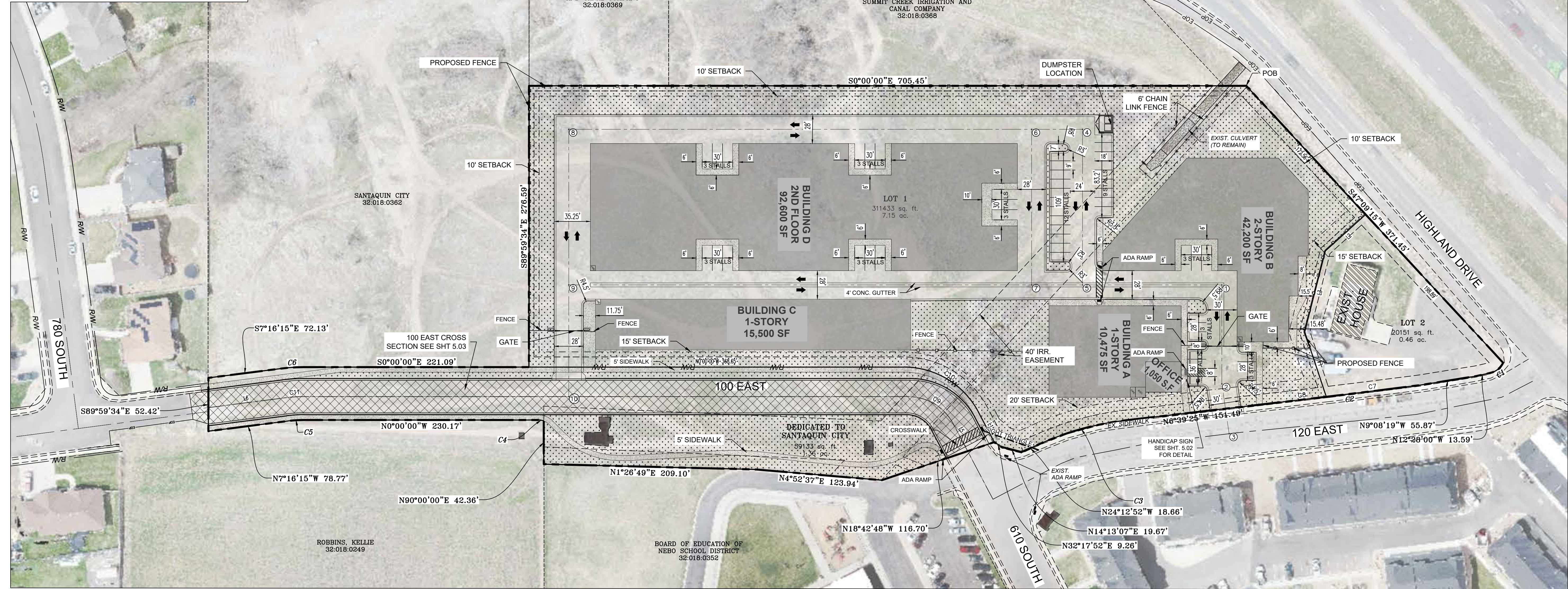
Title: CITADEL SANTAQUIN STORAGE UNITS

Location: SANTAQUIN, UTAH

Drawing Name: EXISTING CONDITIONS

PROJECT NO
2023.018

SHEET NO.
0.00



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"S
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"S
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"W
C4	5.57'	15.00'	5.54'	N10°38'43"E	211°7'26"W
C5	16.12'	127.00'	16.11'	S3°38'07"W	7°16'15"S
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°26'15"W
C7	92.47'	12337.19'	92.47'	N7°05'51"E	0°15'46"S
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"S
C9	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"W
C10	90.17'	80.00'	85.80'	N31°07'25"E	62°14'51"W
C11	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"S

SITE INFORMATION	
DESCRIPTION	PROJECT DATA
TYPE OF BLDG	Self Storage
TYPE OF CONSTRUCTION	Type IIB
TYPE OF OCCUPANY	S-1
NUMBER OF STORIES	1 & 2
FIRE SUPPRESSION	NFPA-13 Sprinkler System

SITE TABULATIONS		
DESCRIPTION	SQ. FT.	ACRES
PARCEL SIZE	232,148	5.33
PARKING LOT AREA	63,061	1.45
LANDSCAPE AREA	90,946	2.09
STREET RW	32,863	0.75
CONC. WALK AREAS	15,191	0.35

BUILDING AREA TABULATIONS (SF)			
BUILDING	SELF STORAGE	OFFICE	TOTAL
BLDG A - 1 STORY	10,475	1,050	11,525
BLDG B - 2 STORY	42,200		42,200
BUILDING C - 1 STORY	15,500		15,500
BUILDING D - 2 STORY	92,600		92,600
TOTAL GROSS AREA	160,025	1,050	161,075

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1. FIRE SPRINKLERS WILL BE REQUIRED IN BUILDINGS.

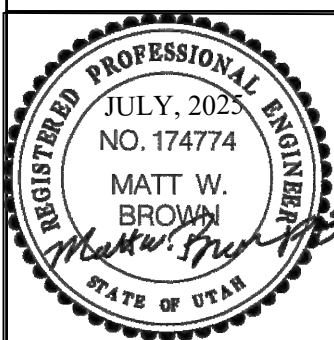
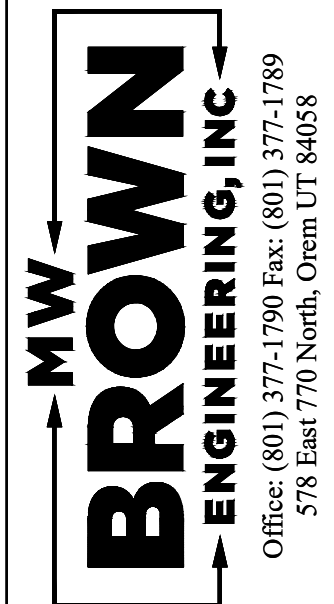
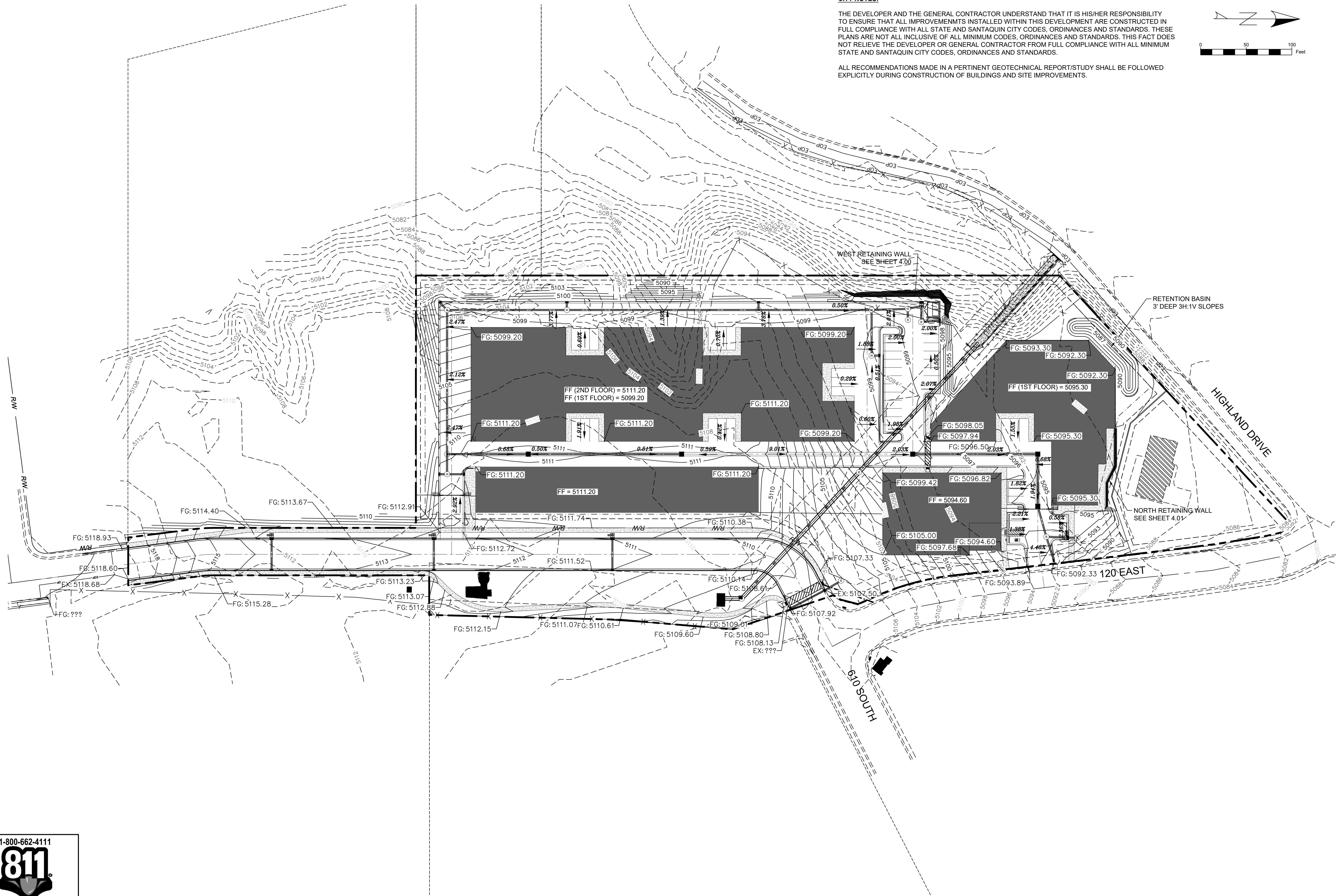
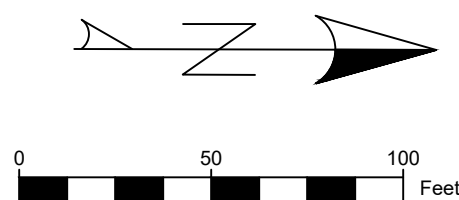
Point Table		
Point #	Northing	Easting
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2	7156589.8199	1561285.6523
3	7156596.9733	1561334.6395
4	7156452.8150	1561035.3491
5	7156452.8180	1561188.3490
6	7156402.7742	1561035.3500
7	7156402.7772	1561188.3500
8	7155947.5230	1561035.3589
9	7155947.5260	1561188.3589
10	7155947.5281	1561298.1511

[illegible]

CITY NOTES:

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Designed _____
 Drawn _____
 Checked _____
 Date _____

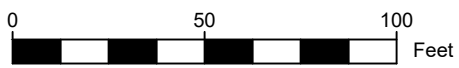
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Location:	SANTAQUIN, UTAH
Drawing Name:	GRADING PLAN

PROJECT NO.
2023.018

SHEET NO.
1.01



Know what's **below**.
Call before you dig.



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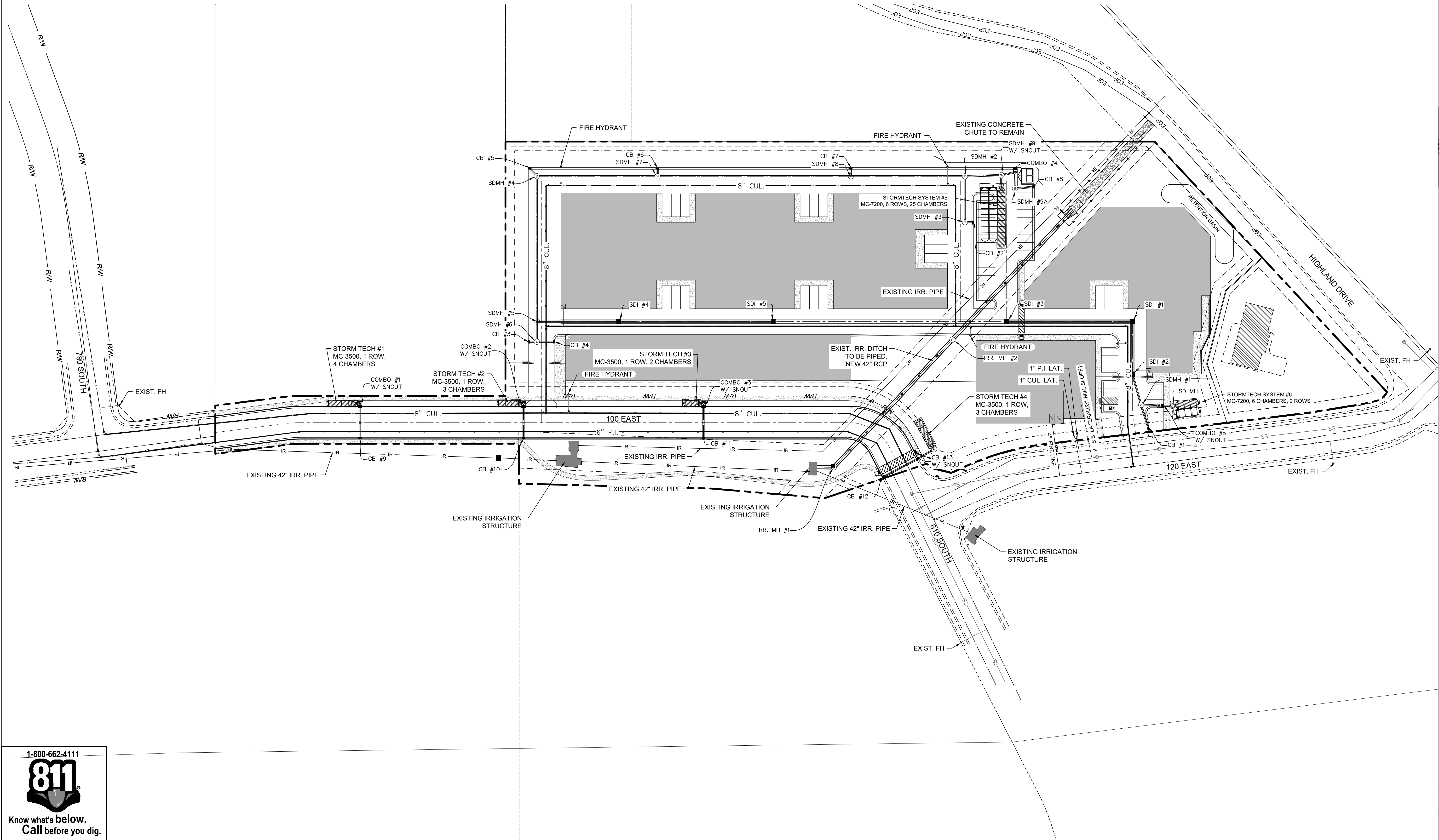
REGISTERED PROFESSIONAL ENGINEER
JULY, 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

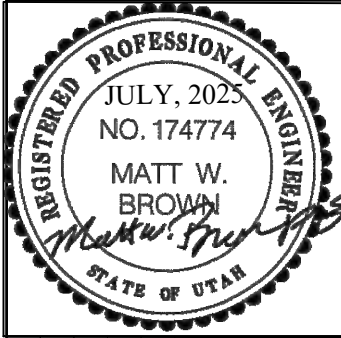
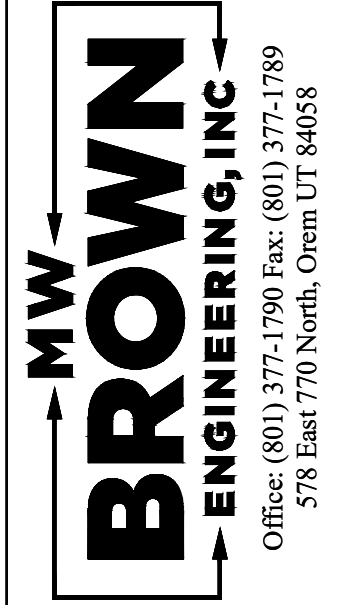
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Title:	CITADEL SANTAQUIN STORAGE UNITS
Location:	SANTAQUIN, UTAH
Drawing Name:	UTILITY PLAN

SHEET NO.
1.02

3



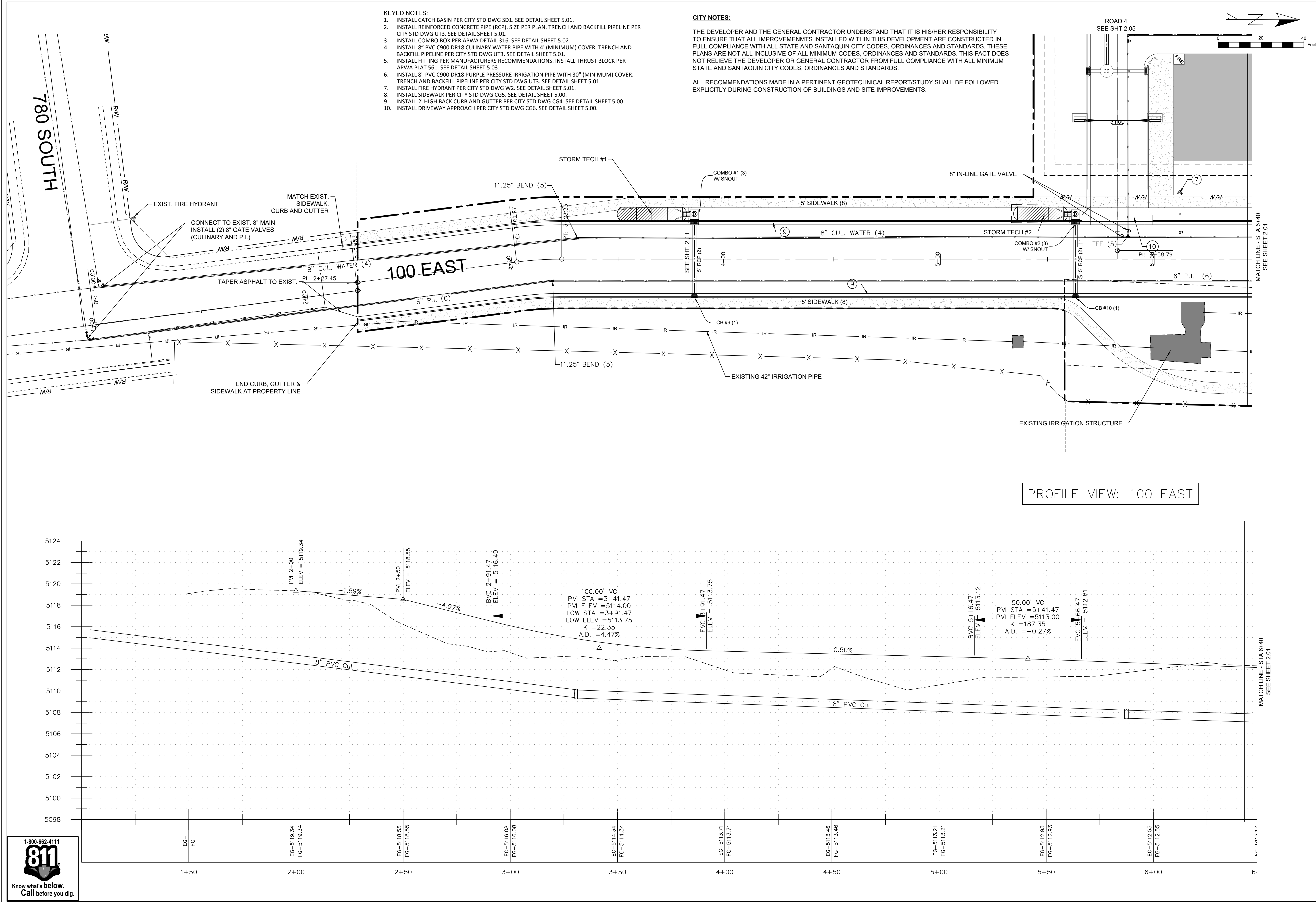


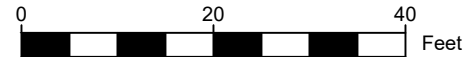
REVISIONS		Notes
No.	Date	By

Designed _____
Drawn _____
Checked _____
Date _____

Title: CITADEL SANTAQUIN STORAGE UNITS
Location: SANTAQUIN, UTAH
Drawing Name: 100 EAST P&P

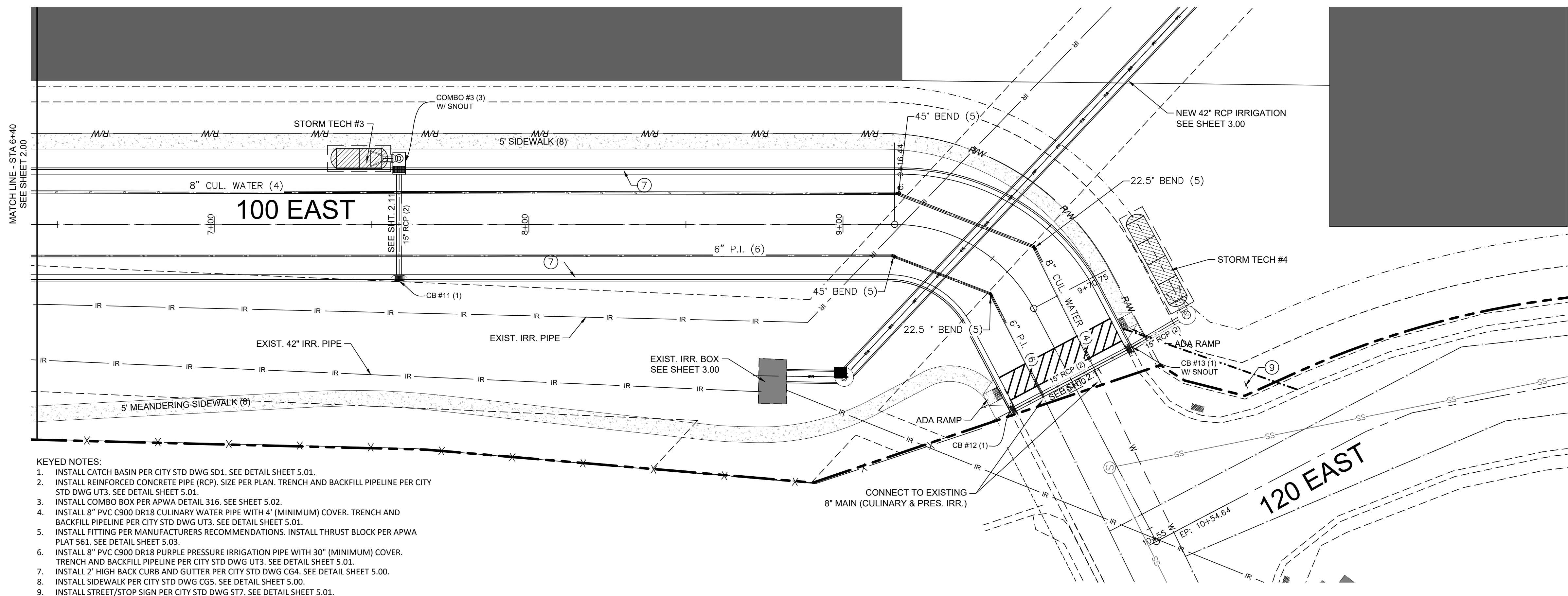
PROJECT NO.
2023.018
SHEET NO.
2.00



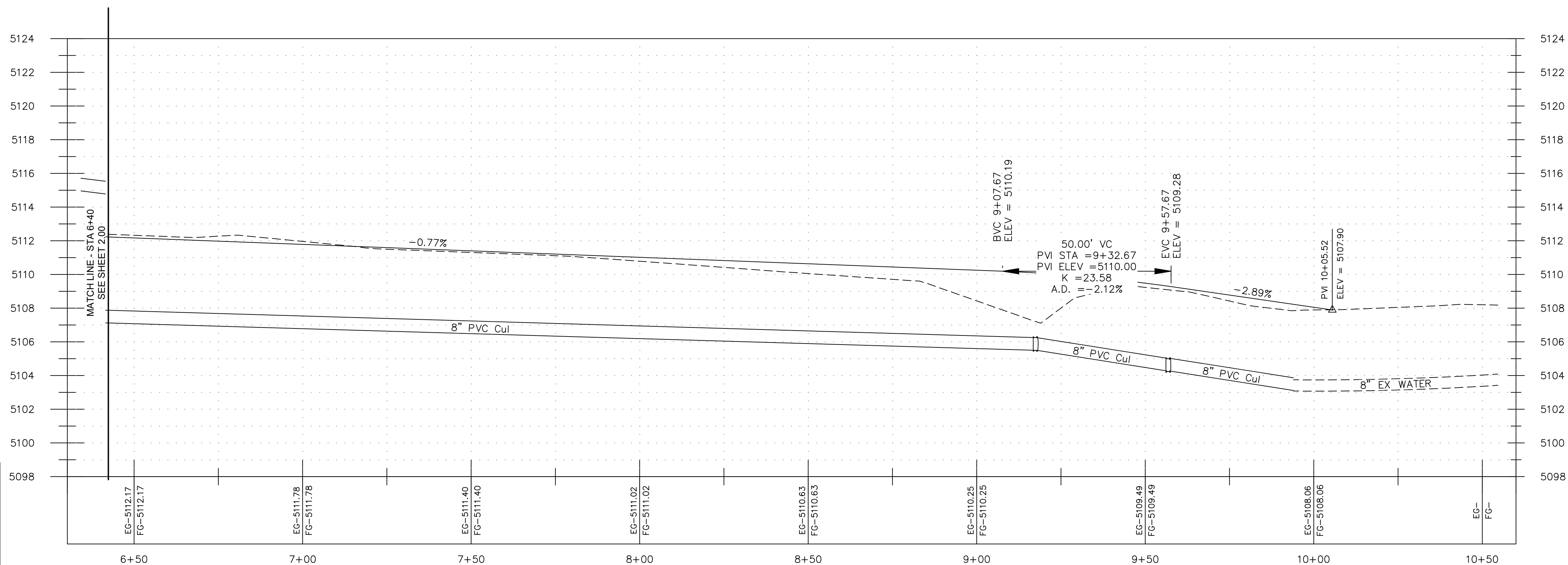


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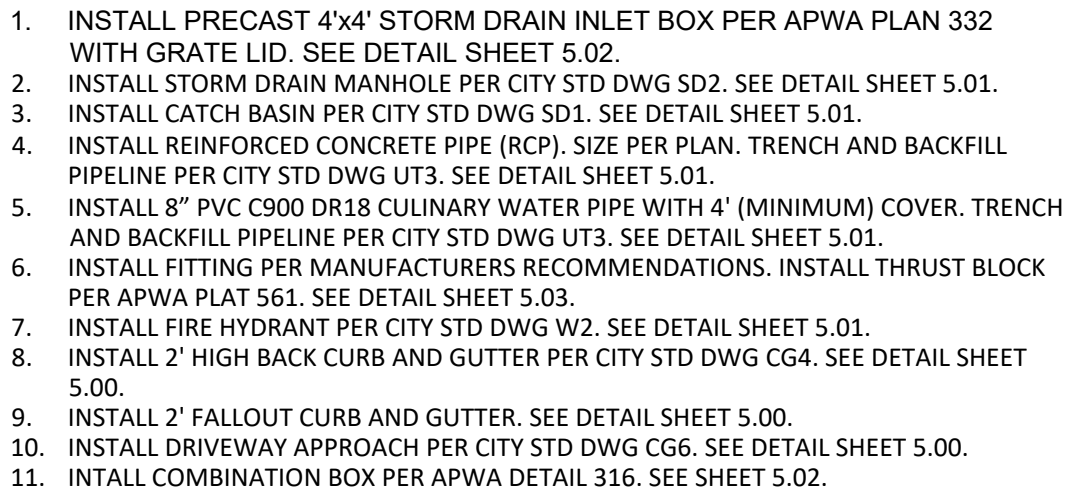
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

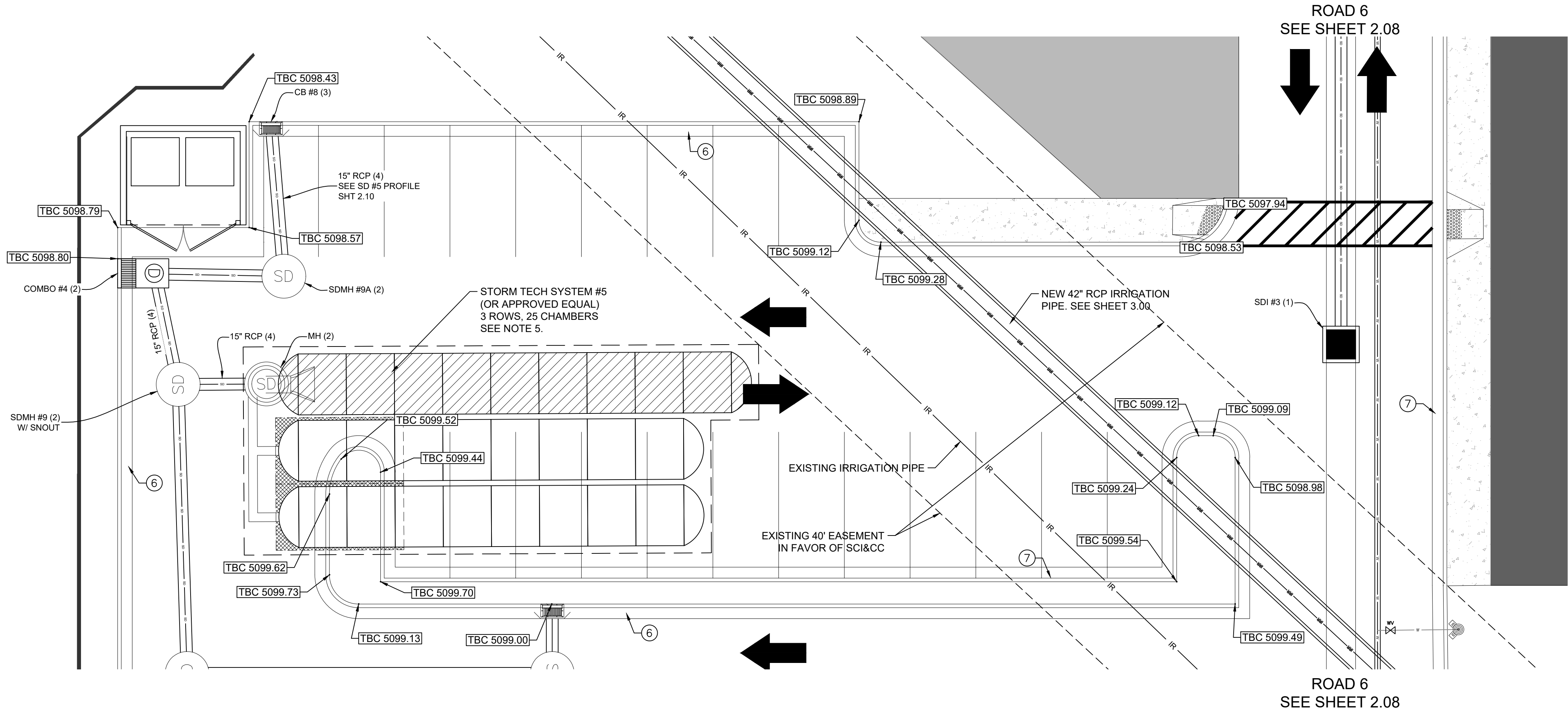


- KEYED NOTES:**
1. INSTALL CATCH BASIN PER CITY STD DWG SD1. SEE DETAIL SHEET 5.01.
 2. INSTALL REINFORCED CONCRETE PIPE (RCP) SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 5.01.
 3. INSTALL COMBO BOX PER APWA DETAIL 316. SEE SHEET 5.02.
 4. INSTALL 1" PVC C900 DR18 CULINARY WATER PIPE WITH 4" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 5.01.
 5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PLAT 561. SEE DETAIL SHEET 5.03.
 6. INSTALL 8" PVC C900 DR18 PURPLE PRESSURE IRRIGATION PIPE WITH 30" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 5.01.
 7. INSTALL 1" HIGH DENSITY HDPE GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 5.00.
 8. INSTALL SIDEWALK PER CITY STD DWG CG5. SEE DETAIL SHEET 5.00.
 9. INSTALL STREET/STOP SIGN PER CITY STD DWG S17. SEE DETAIL SHEET 5.01.



CITADEL SANTAQUIN STORAGE UNITS					
SANTAQUIN, UTAH					
100 EAST P&P					
Title:					
Location:					
Drawing Name:					
PROJECT NO. 2023.018					
SHEET NO. 2.01					





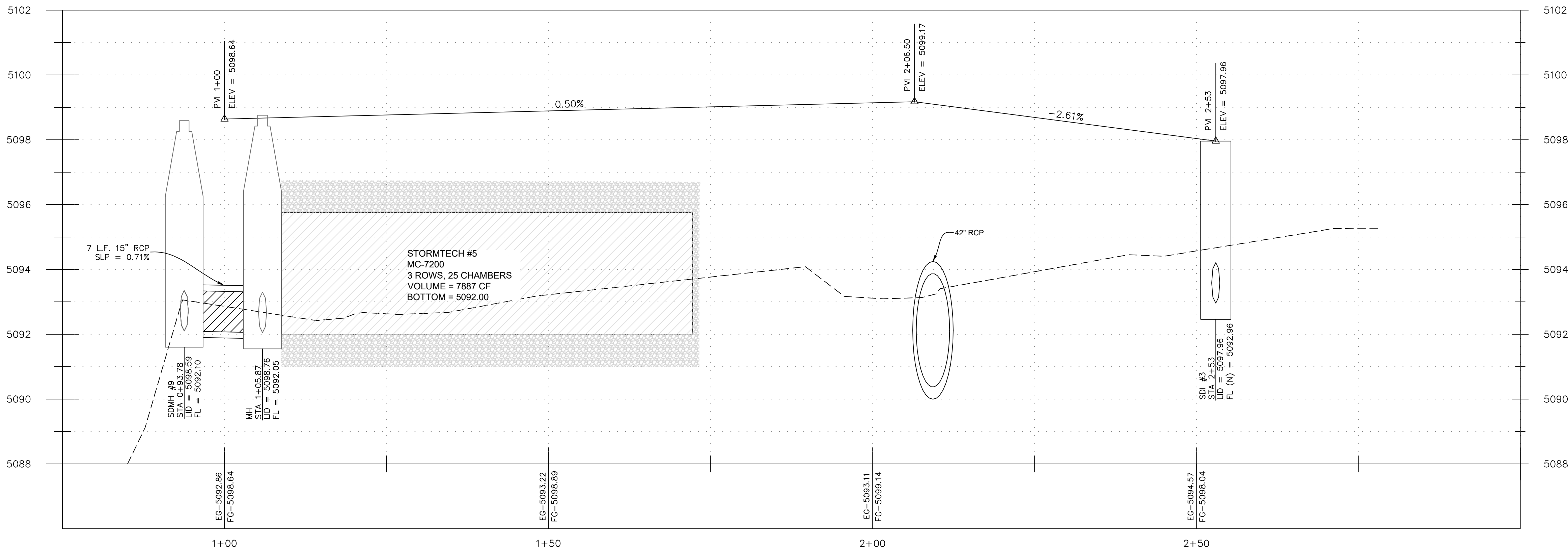
CITY NOTES:

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KEYED NOTES:

1. INSTALL PRECAST 4'X4' STORM DRAIN INLET BOX PER APWA PLAN 332 WITH GRATE LID. SEE DETAIL SHEET 5.02.
2. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG SD2. SEE DETAIL SHEET 5.01.
3. INSTALL CATCH BASIN PER CITY STD DWG SD1. SEE DETAIL SHEET 5.01.
4. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 5.01.
5. UNDERGROUND RETENTION SYSTEM AREA. PROPOSED STORM TECH MC-7200 CHAMBERS (25) WITH SEPARATOR ROW AND 12" STONE ABOVE/BELOW CHAMBERS. DETAIL DRAWINGS OF SYSTEM TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. STORM TECH DETAILS PROVIDED ON SHEET 5.04 ARE FOR REFERENCE ONLY.
6. INSTALL 2' HIGH BACK CURB AND GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 5.00.
7. INSTALL 2' FALLOUT CURB AND GUTTER. SEE DETAIL SHEET 5.00.



Title: CITADEL SANTAQUIN STORAGE UNITS

Location: SANTAQUIN, UTAH

Drawing Name: ROAD 2 P&P

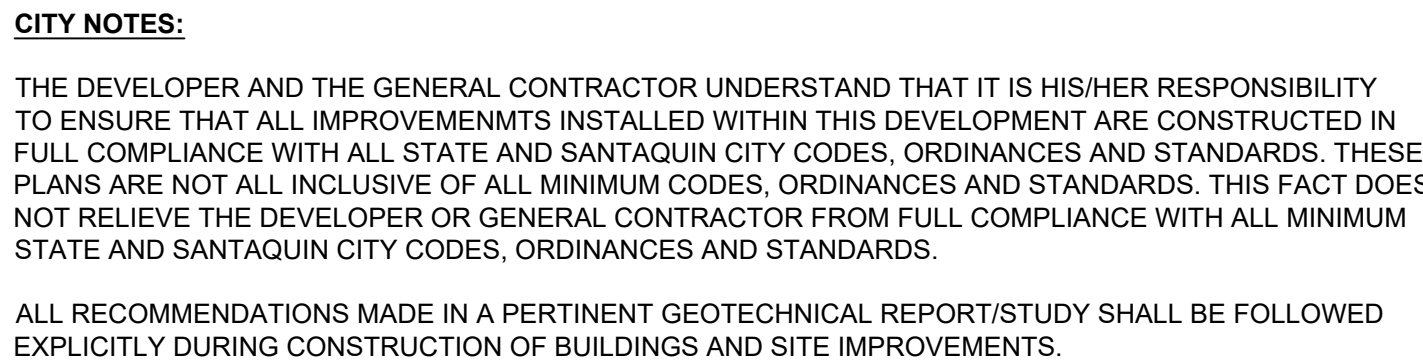
PROJECT NO. 2023.018

SHEET NO. 2.03

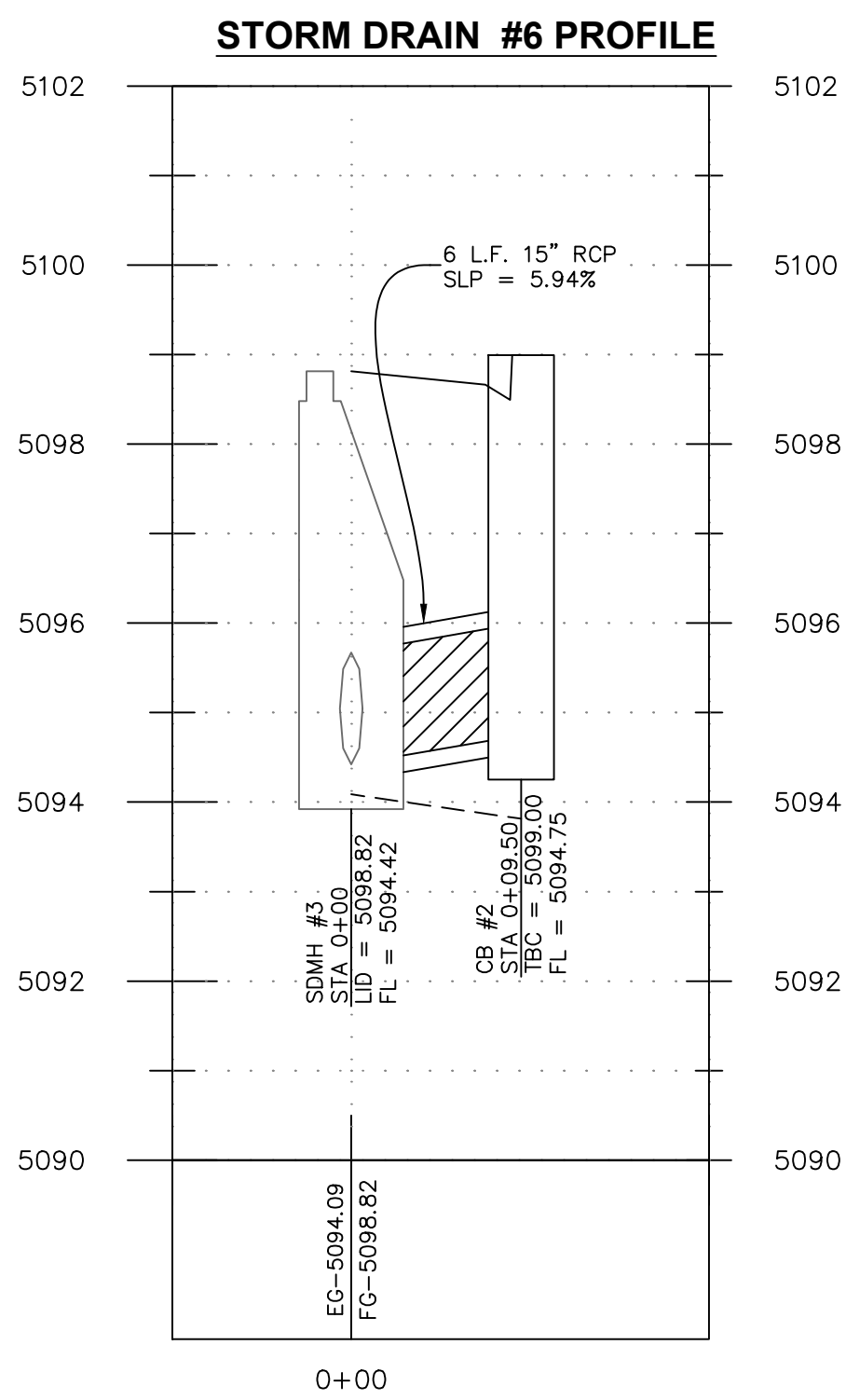


REVISIONS		Notes
No.	Date	By

Designed: _____
Drawn: _____
Checked: _____
Date: _____



- KEYED NOTES:
1. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG 5D2. SEE DETAIL SHEET 5.01.
 2. INSTALL CATCH BASIN PER CITY STD DWG 5D3. SEE DETAIL SHEET 5.01.
 3. INSTALL REINFORCED CONCRETE PIPE (RCP), SIZE PER PLAN, TRENCH AND BACKFILL PER CITY STD DWG 5D4. SEE DETAIL SHEET 5.01.
 4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4" (MINIMUM) COVER, TRENCH AND BACKFILL PIPELINE PER CITY STD DWG U73. SEE DETAIL SHEET 5.01.
 5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PAF 561. SEE DETAIL SHEET 5.03.
 6. INSTALL FIRE HYDRANT PER CITY STD DWG W2. SEE DETAIL SHEET 5.01.
 7. INSTALL 2" HIGH BACK CURB AND GUTTER PER CITY STD DWG G64. SEE DETAIL SHEET 5.00.



1-800-662-4111

811[®]

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Title:	CITADEL SANTAQUIN STORAGE UNITS
Location:	SANTAQUIN, UTAH
Drawing Name:	ROAD 3 P&P

PROJECT NO
2023.018

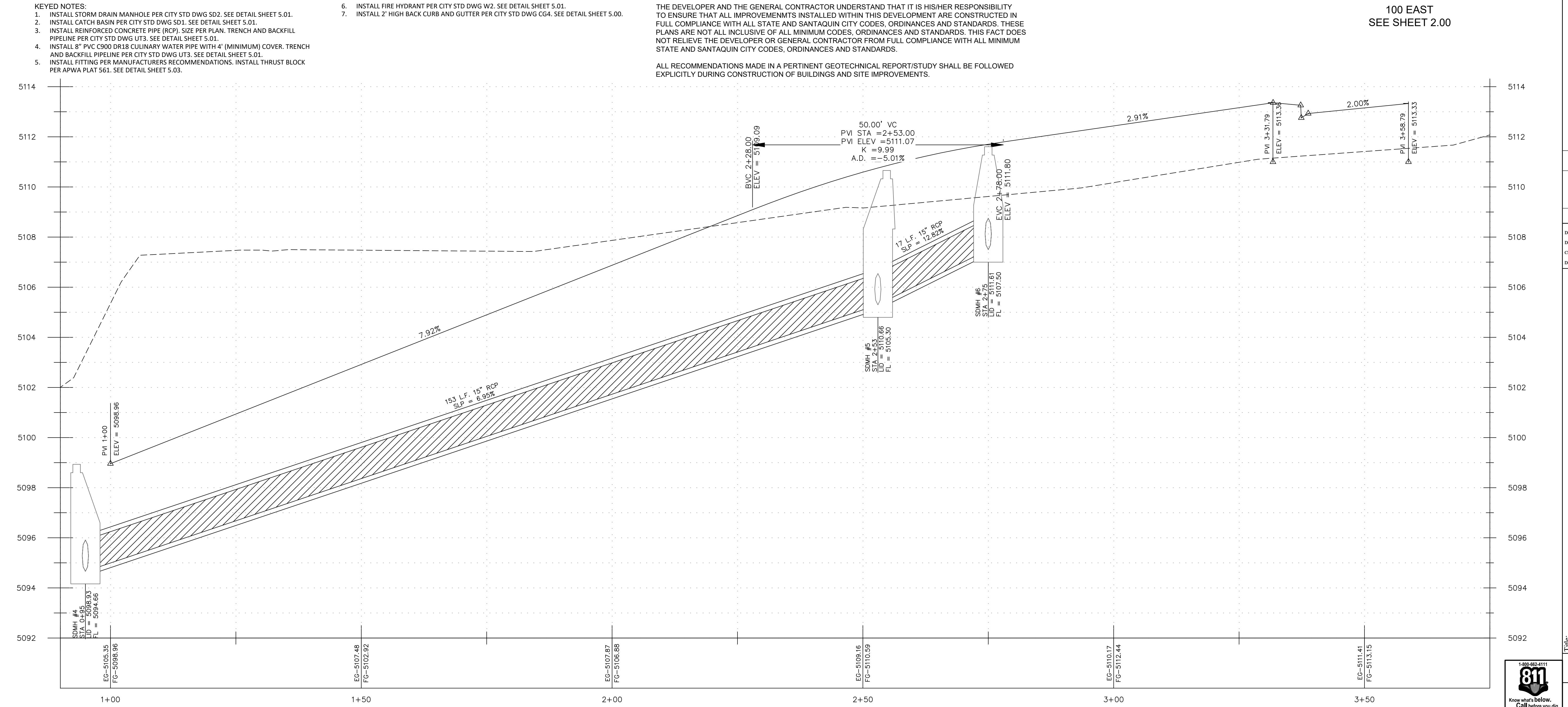
SHEET NO.
2.04

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

REGISTERED PROFESSIONAL ENGINEER
JULY, 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

MW
BROWN
ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058



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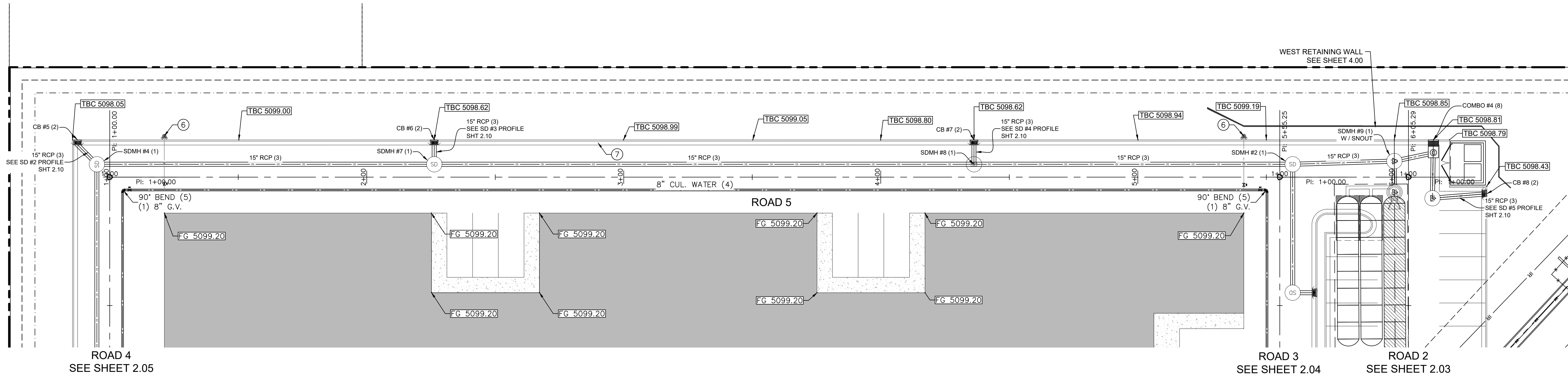
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SHEET NO.
2.05

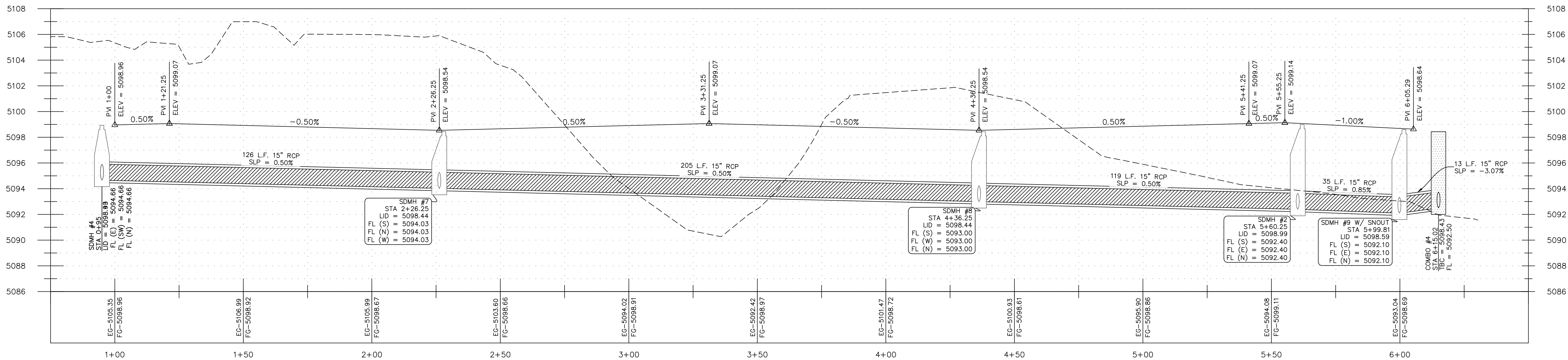
Drawing Name:

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1. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG S2. SEE DETAIL SHEET 5.01.
2. INSTALL CATCH BASIN PER CITY STD DWG S2. SEE DETAIL SHEET 5.01.
3. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG U73. SEE DETAIL SHEET 5.01.
4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG U73. SEE DETAIL SHEET 5.01.
5. INSTALL 12" RCP DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PAF 561. SEE DETAIL SHEET 5.03.
6. INSTALL FIRE HYDRANT PER CITY STD DWG W2. SEE DETAIL SHEET 5.01.
7. INSTALL 2" HIGH BACK CURB AND GUTTER PER CITY STD DWG G4. SEE DETAIL SHEET 5.00.
8. INSTALL COMBINATION BOX PER APWA DETAIL 316. SEE SHEET 5.02



ROAD 5 P&P

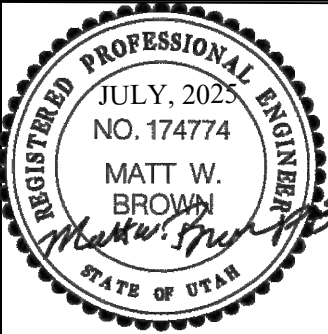
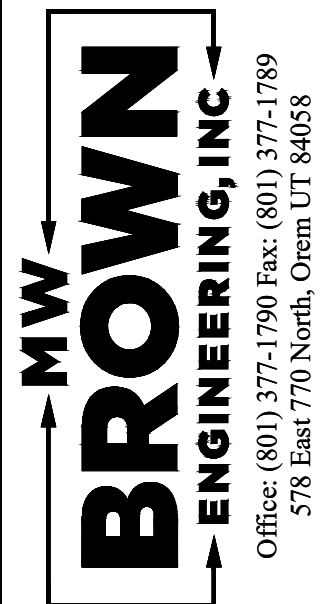
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PROJECT NO
2023.018

SHEET NO.
2.06

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

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 Date _____

Title: CITADEL SANTAQUIN STORAGE UNITS

SANTAQUIN, UTAH

ROAD 6 P&P

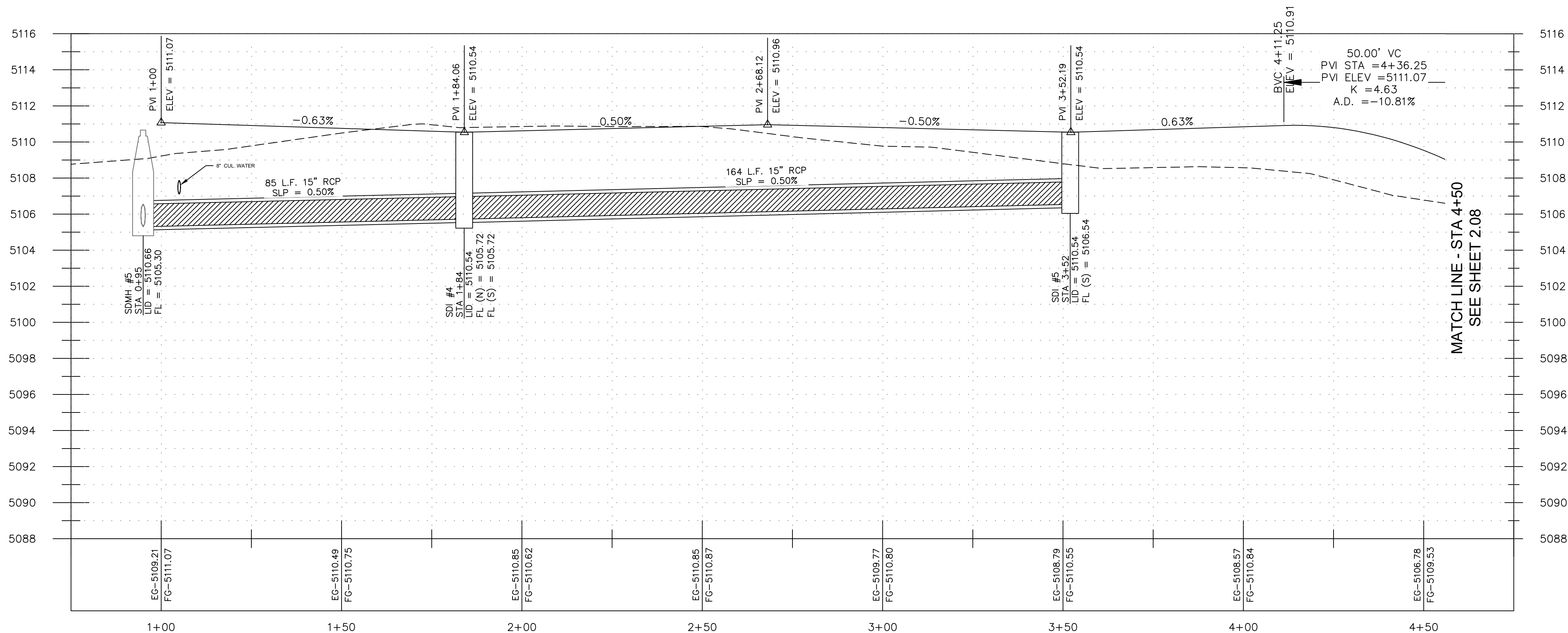
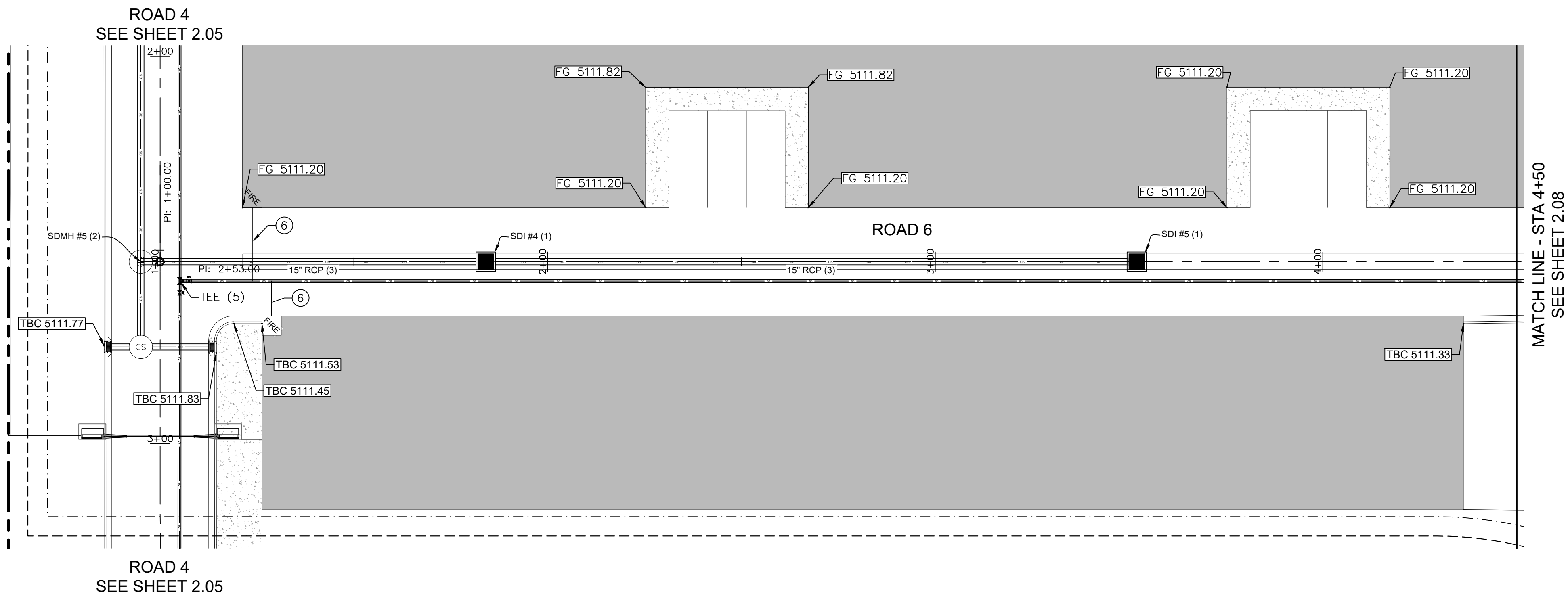
PROJECT NO.
2023.018

SHEET NO.
2.07

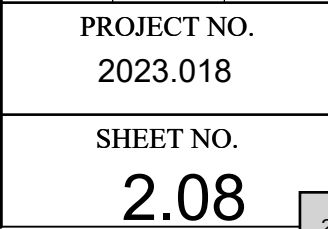
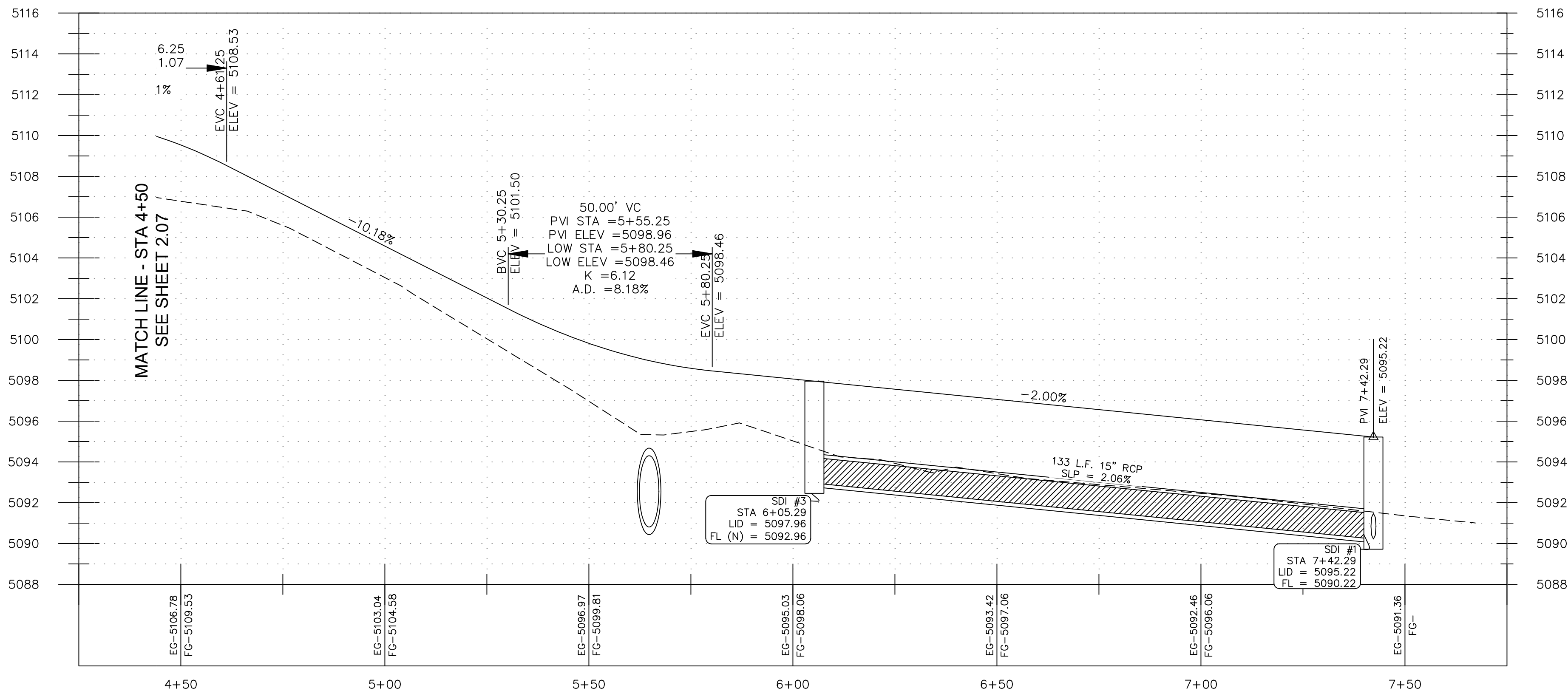
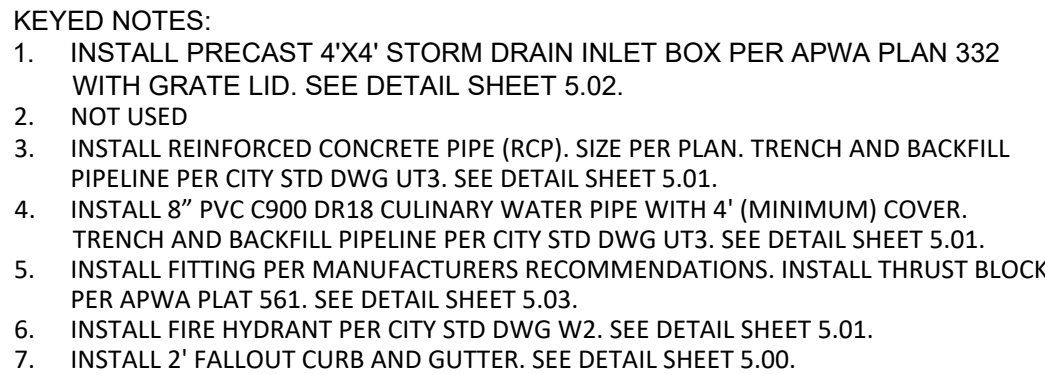


Know what's below.
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- KEY NOTES:
1. INSTALL PRECAST 4'x4" STORM DRAIN INLET BOX PER APWA PLAN 332 WITH GRATE LID. SEE DETAIL SHEET 5.02.
 2. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG 502. SEE DETAIL SHEET 5.01.
 3. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT. SEE DETAIL SHEET 5.01.
 4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT. SEE DETAIL SHEET 5.01.
 5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRU BLOCK PER APWA PLAT 561. SEE DETAIL SHEET 5.03.
 6. INSTALL 4" FIRE LINE PER FIRE RISER DETAIL. SEE DETAIL SHEET 5.02



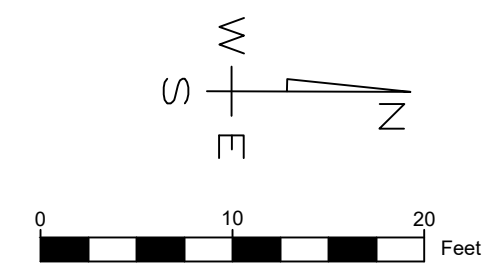
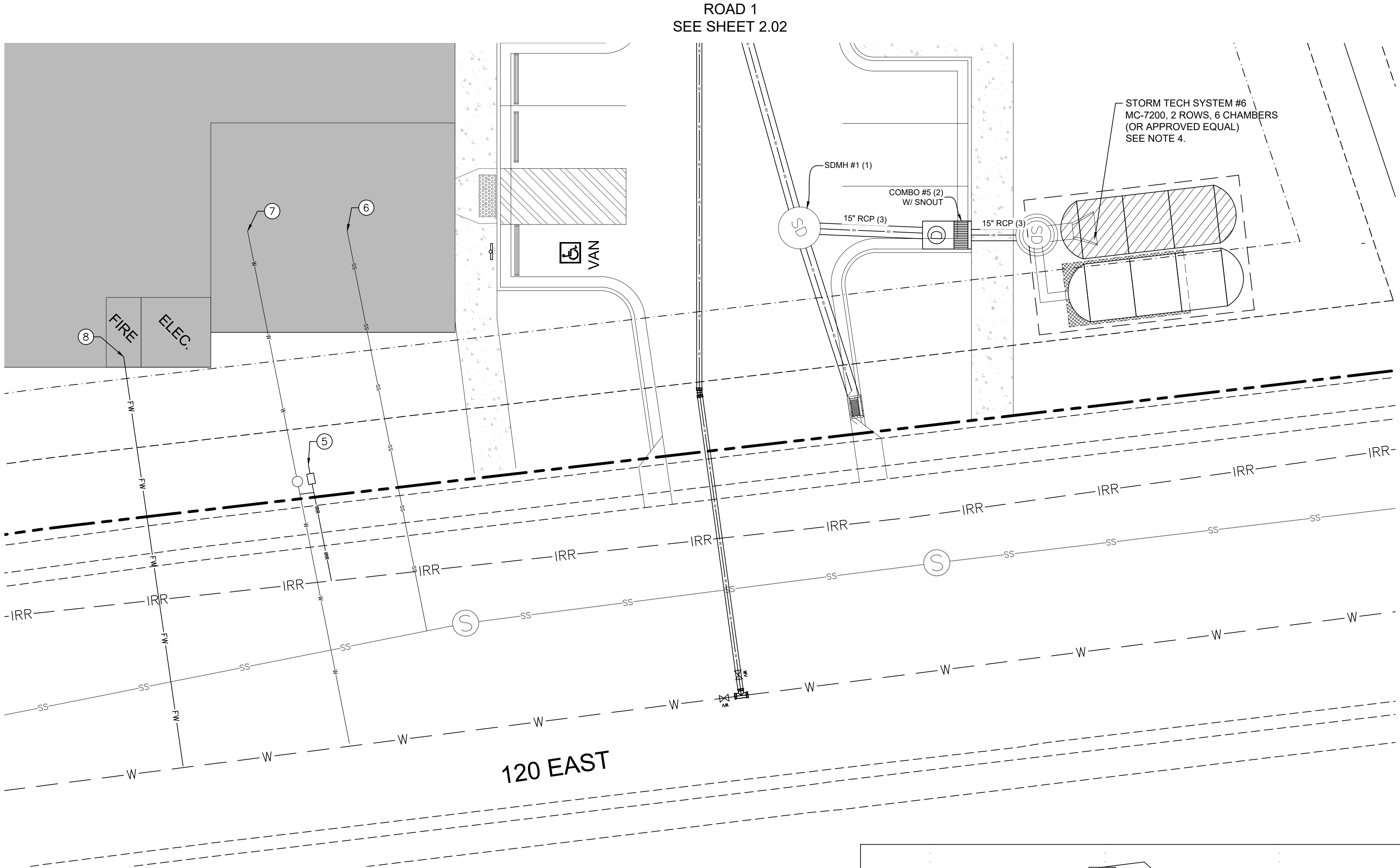
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



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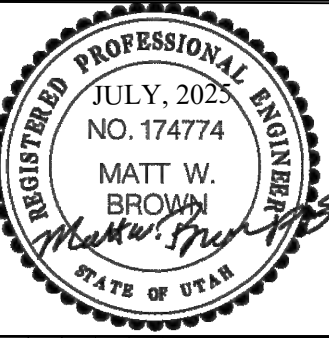
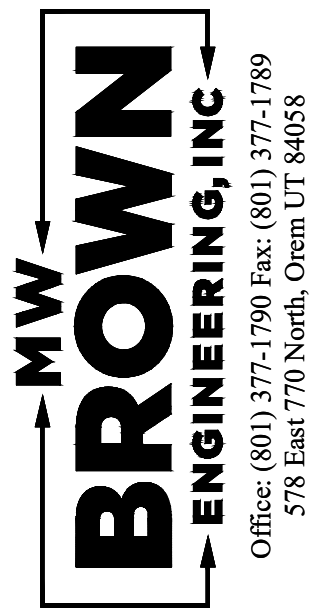
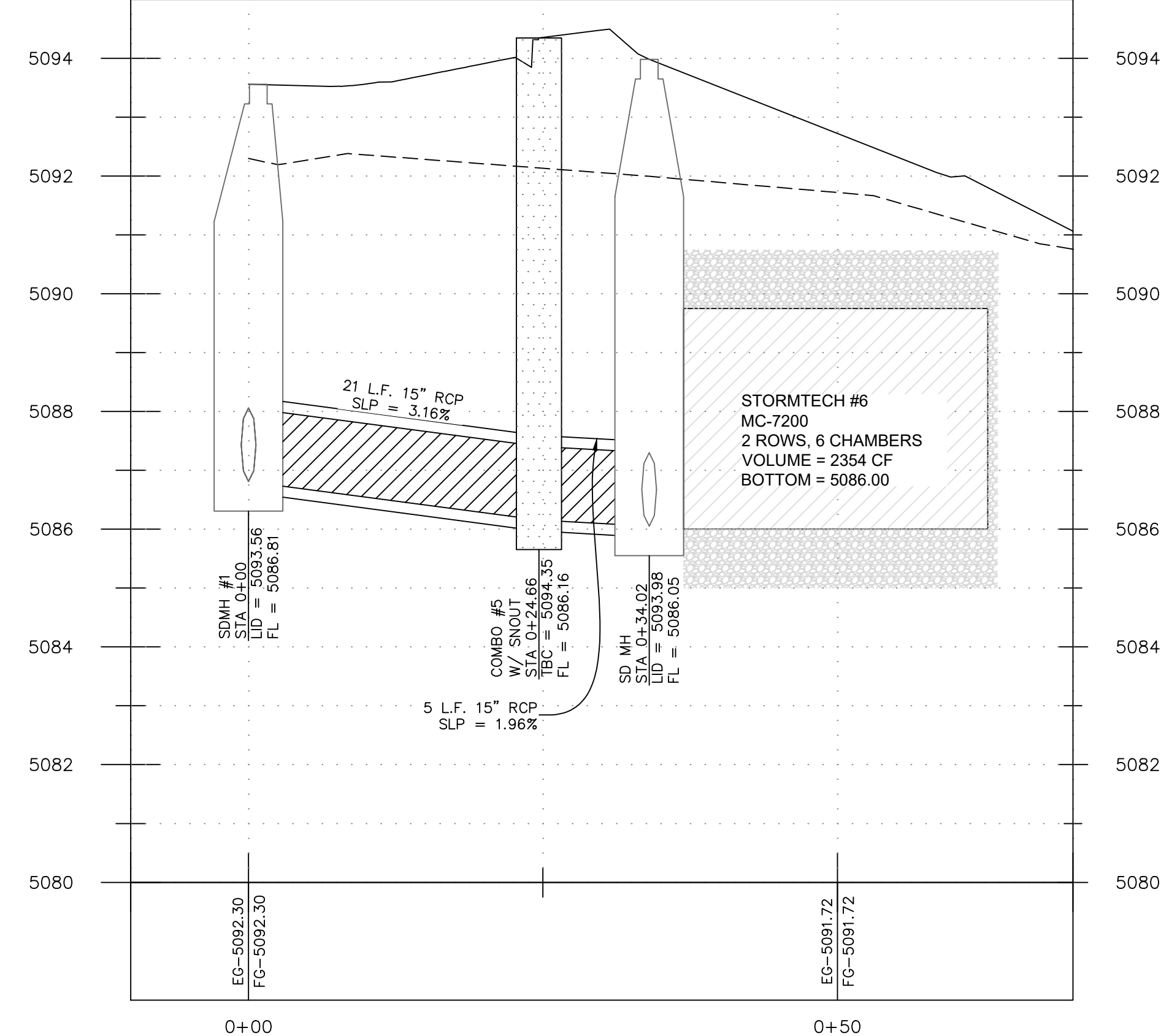


- KEYED NOTES:
1. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG SD2. SEE DETAIL SHEET 5.01.
 2. INSTALL COMBINATION BOX PER APWA PLAN 316. SEE DETAIL SHEET 5.02.
 3. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 5.01.
 4. UNDERGROUND RETENTION SYSTEM AREA. PROPOSED STORM TECH MC-7200 CHAMBERS (6) WITH SEPARATOR ROW AND 12" STONE ABOVE/BELOW CHAMBERS. DETAIL DRAWINGS OF SYSTEM TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 5. INSTALL 1" PRESSURE IRRIGATION SERVICE LATERAL AND METER BOX PER CITY STD DWGS PI1 & PI 2. SEE DETAILS SHEET 5.00.
 6. INSTALL 4" SEWER LATERAL @ 2.0% MIN. SLOPE PER CITY STD DWG S2. SEE DETAIL SHEET 5.01.
 7. INSTALL 1" CULINARY WATER SERVICE PER CITY STD DWG W1. SEE DETAIL SHEET 5.01.
 8. INSTALL 4" FIRE LINE PER FIRER RISER DETAIL. SEE DETAIL SHEET 5.02.

CITY 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.



REVISIONS		Notes
No.	Date	By

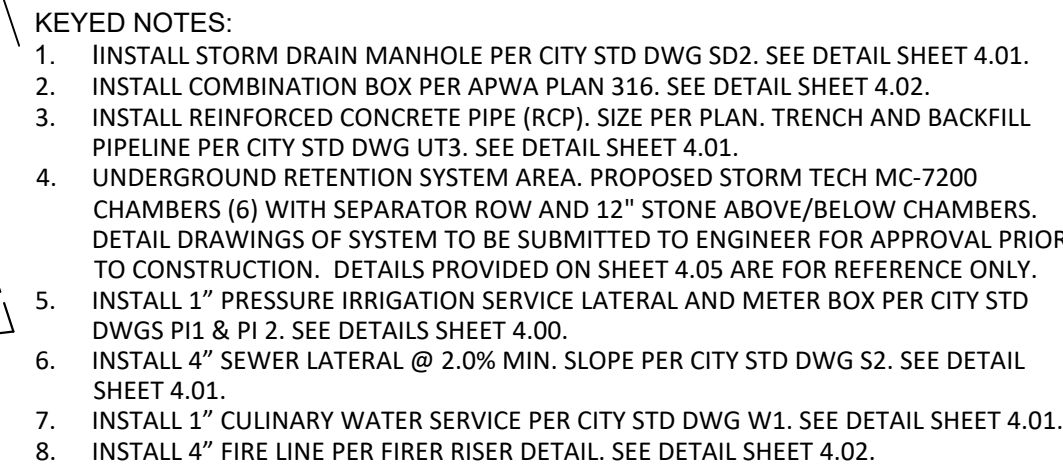
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Date _____

Title: CITADEL SANTAQUIN STORAGE UNITS
Location: SANTAQUIN, UTAH
Drawing Name: STORM TECH SYSTEM #6 P&P

PROJECT NO.
2023.018

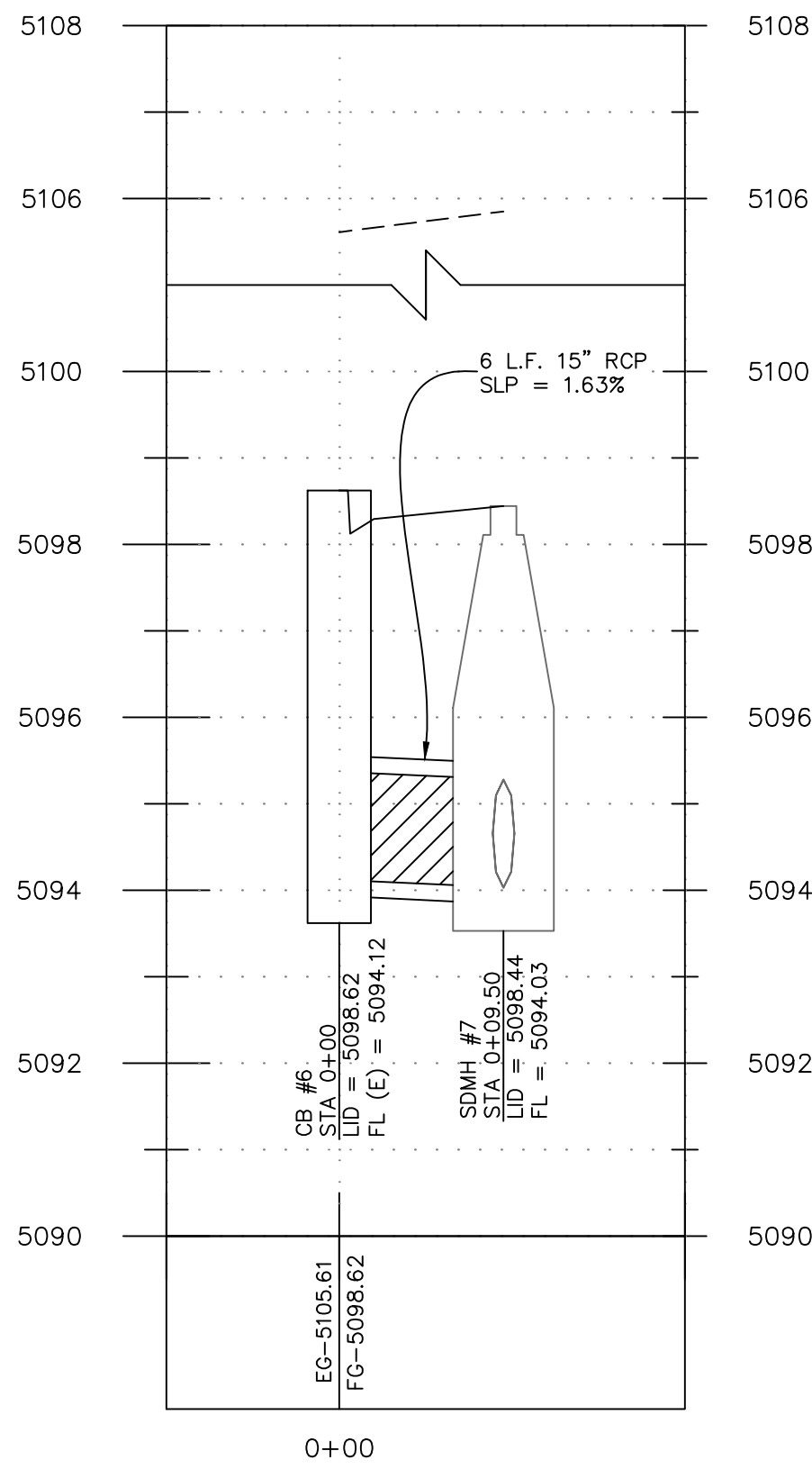
SHEET NO.
2.09



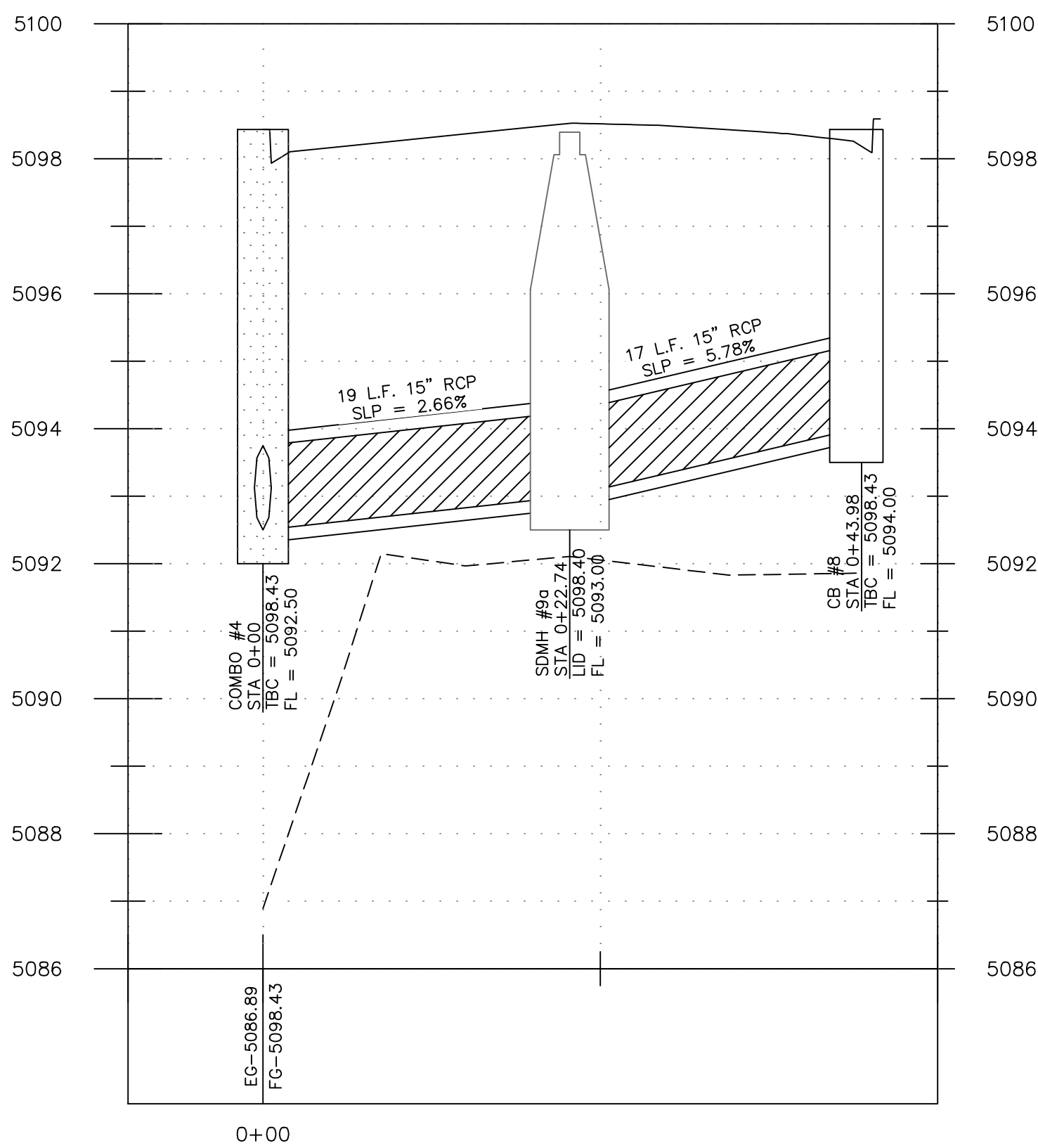


ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

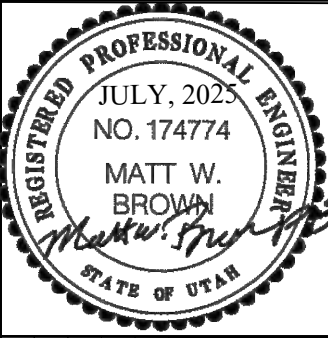
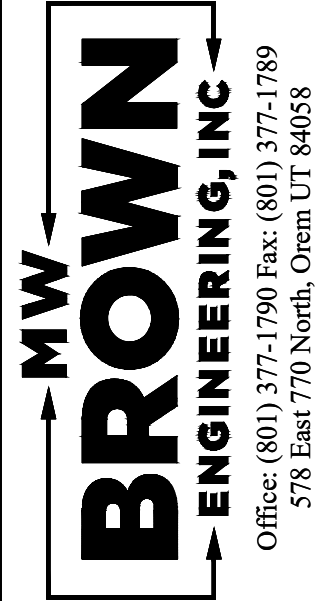
STORM DRAIN #3 PROFILE (PLAN VIEW SHEET 2.06)



STORM DRAIN #5 PROFILE
(PLAN VIEW SHEET 2.03 & 2.06)



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

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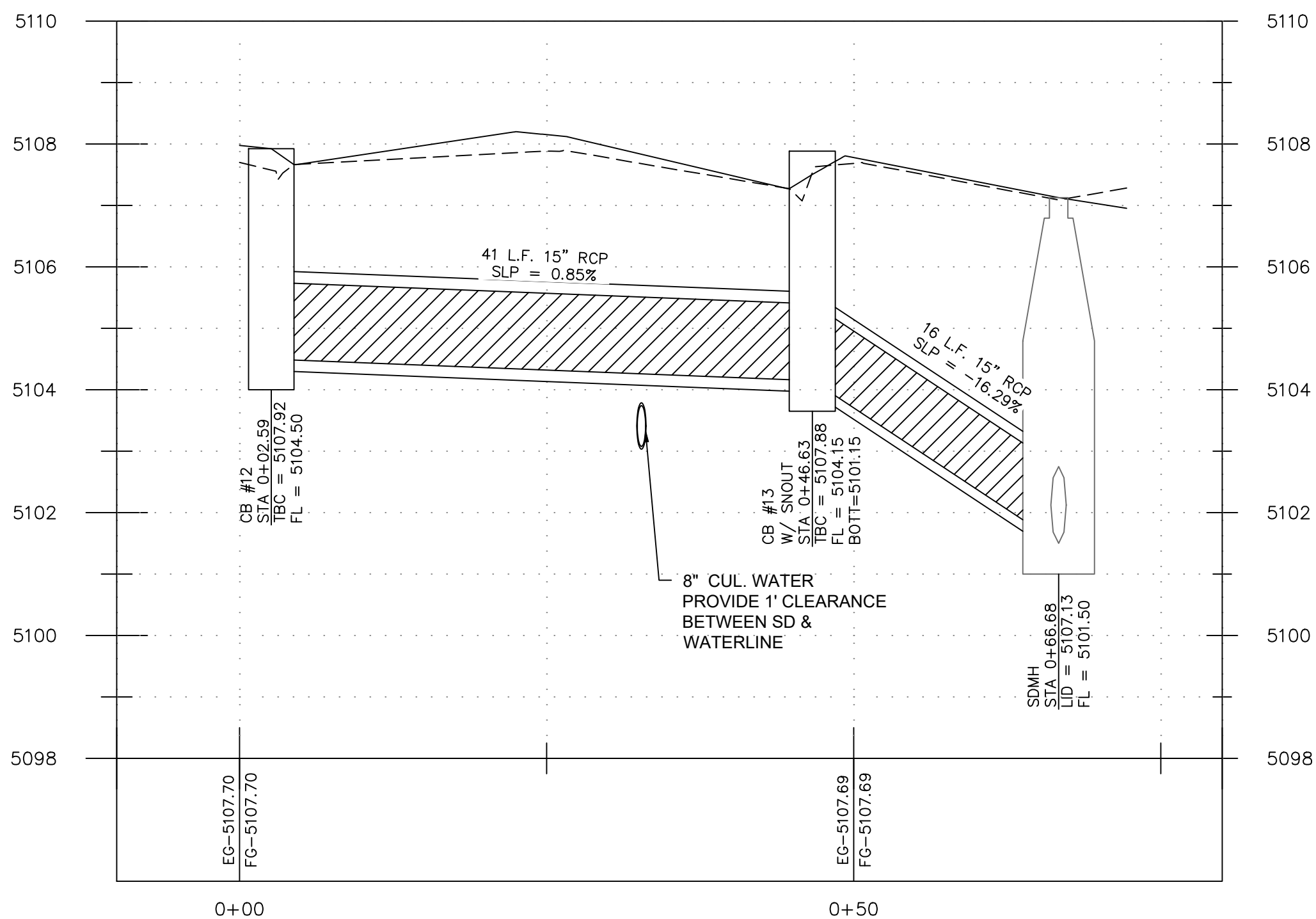
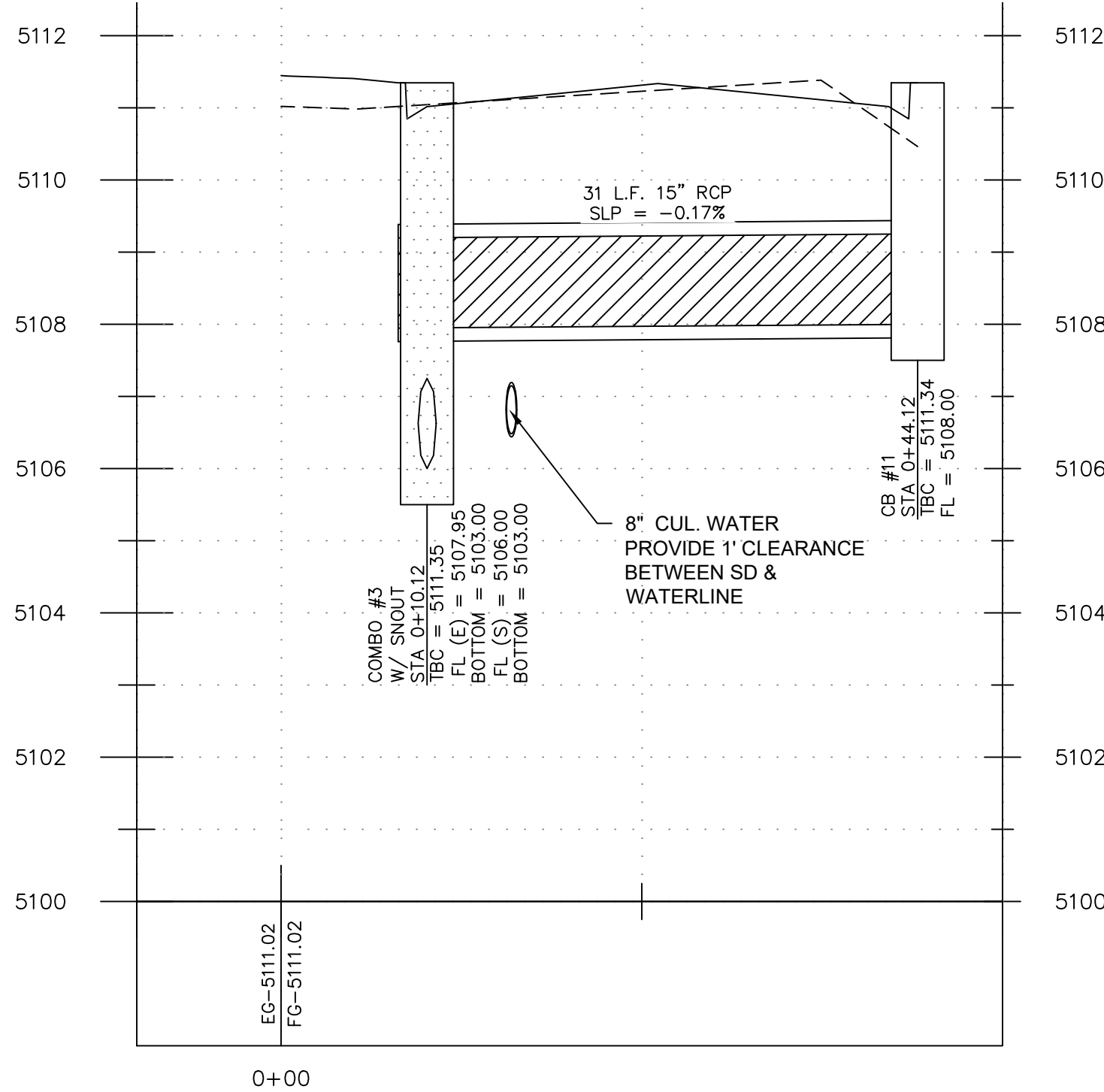
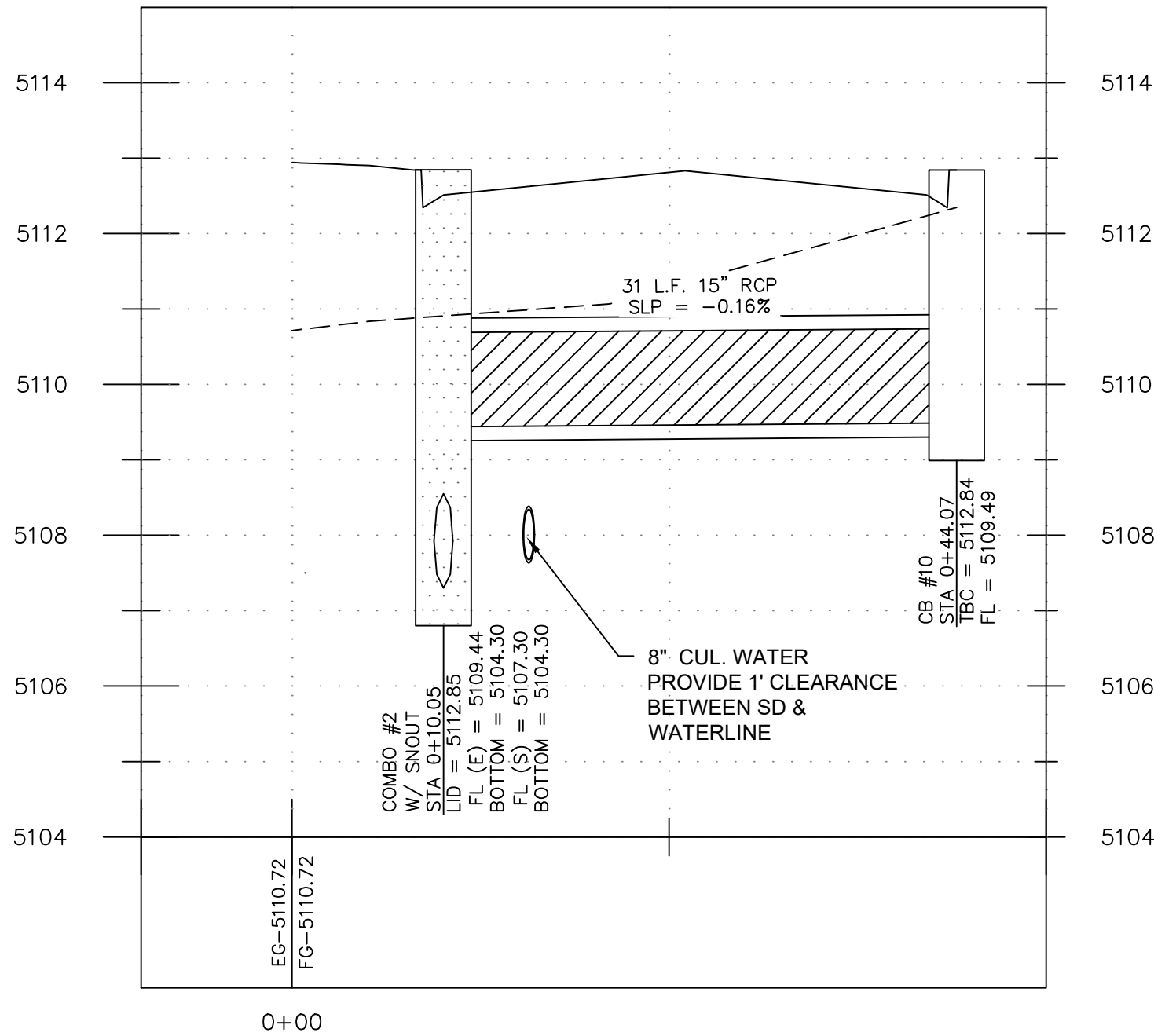
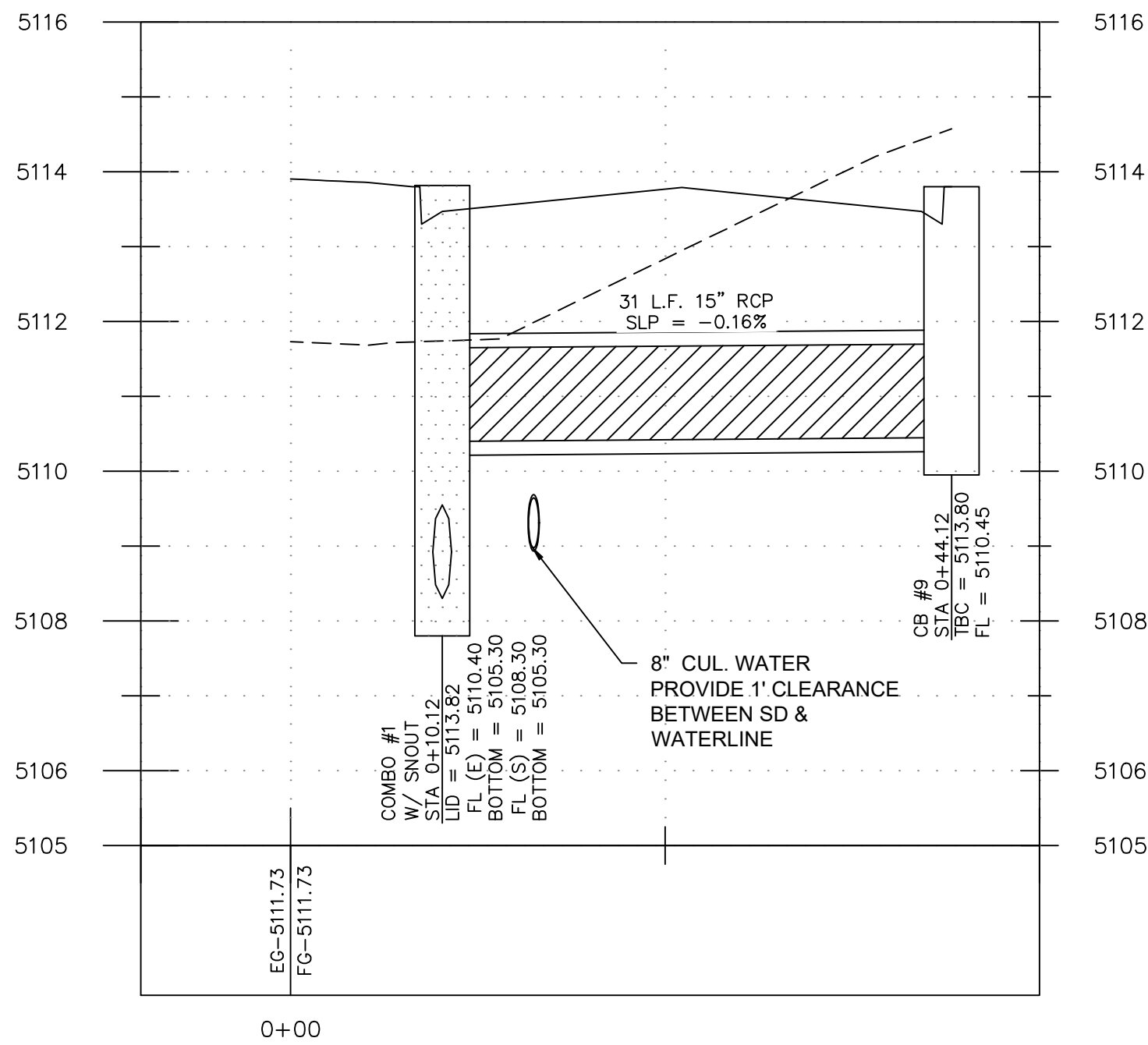
Title: CITADEL SANTAQUIN STORAGE UNITS

SANTAQUIN, UTAH

STORM DRAIN PROFILES

PROJECT NO.
2023.018

SHEET NO.
2.10

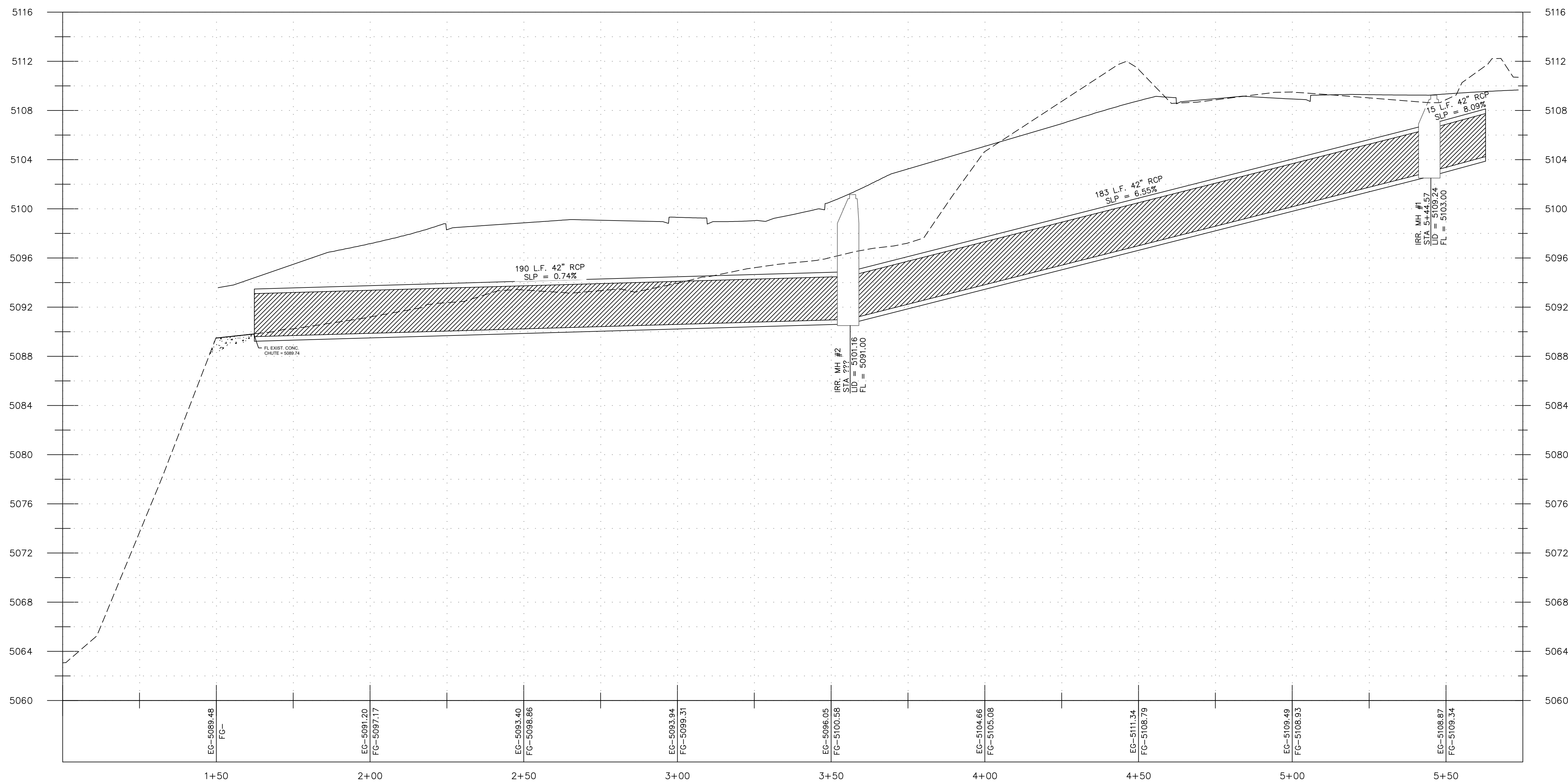
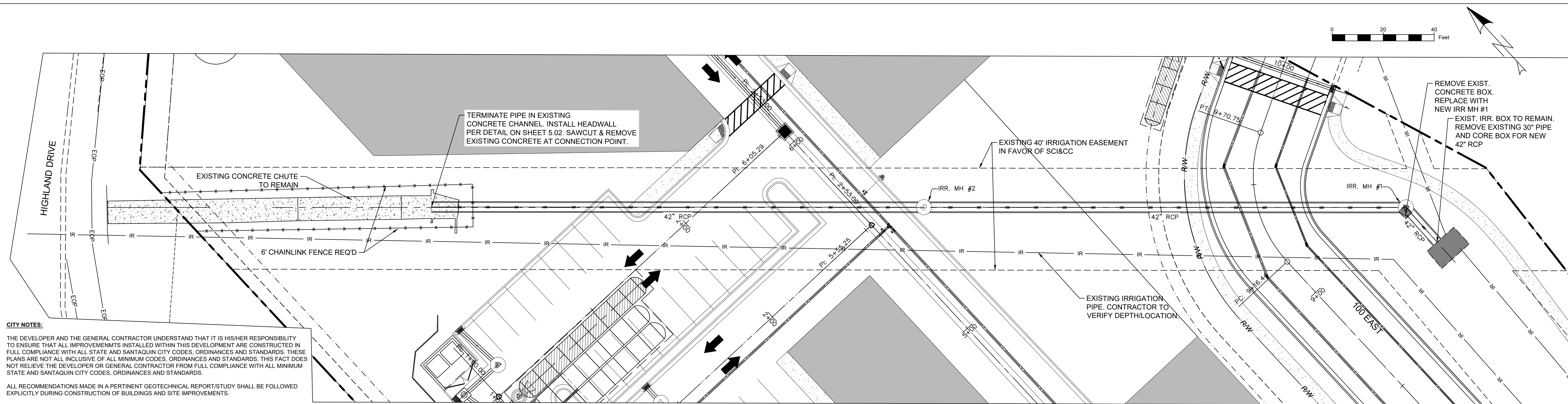


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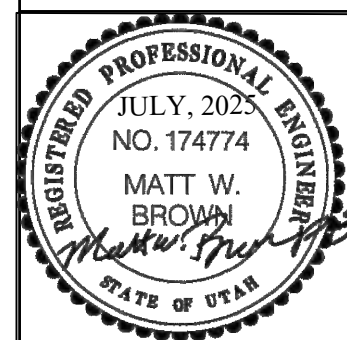
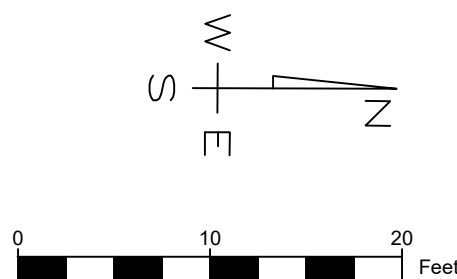
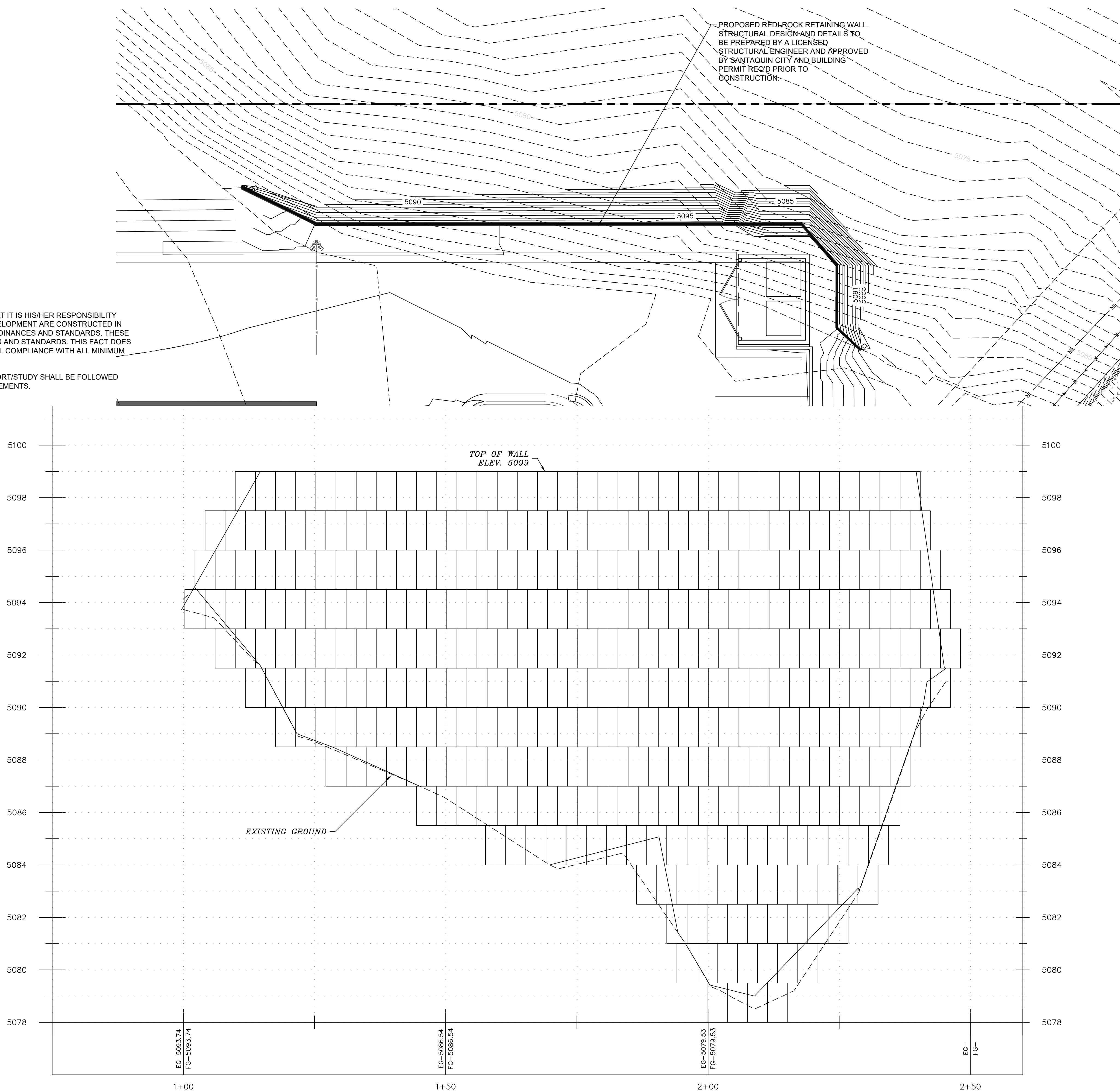
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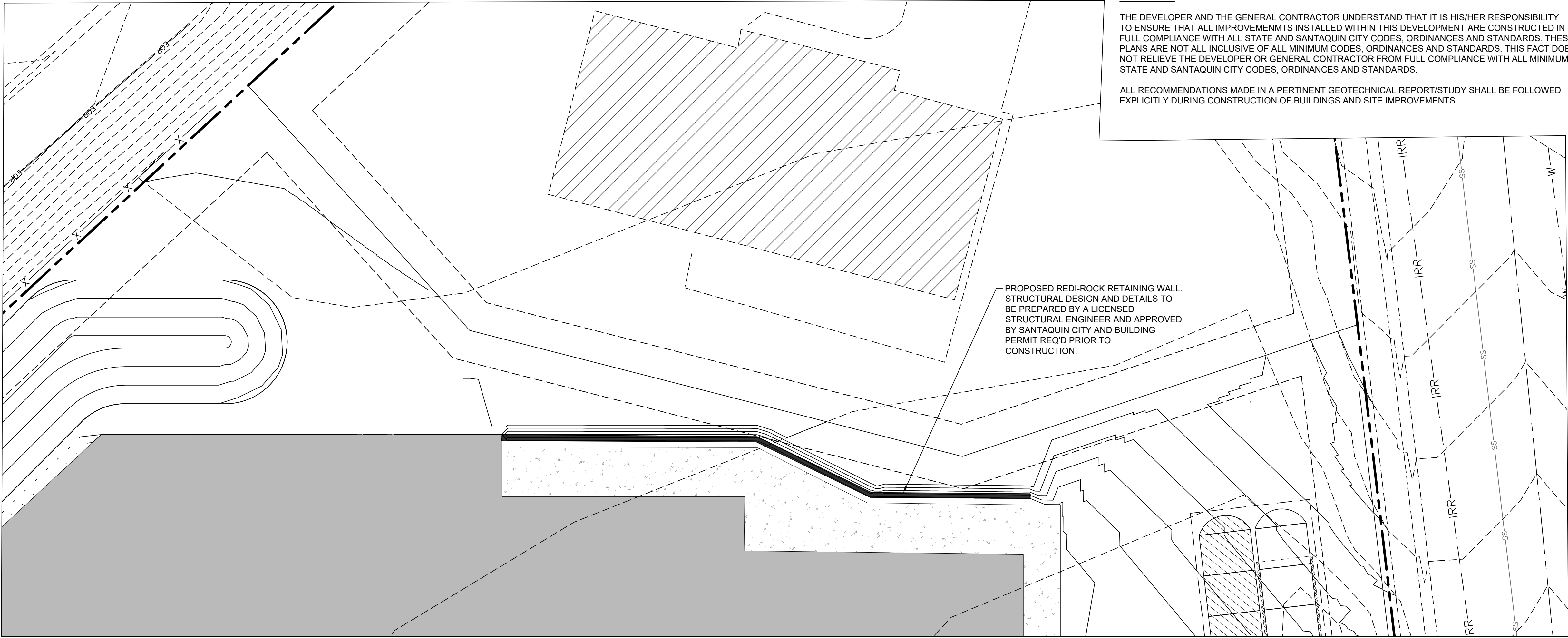
Title: CITADEL SANTAQUIN STORAGE UNITS

SANTAQUIN, UTAH

WEST RETAINING WALL P&P

PROJECT NO.
2023.018

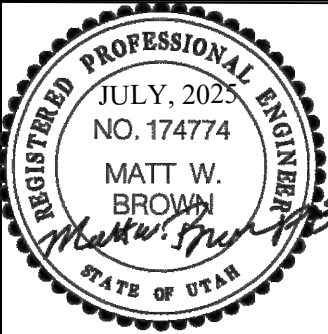
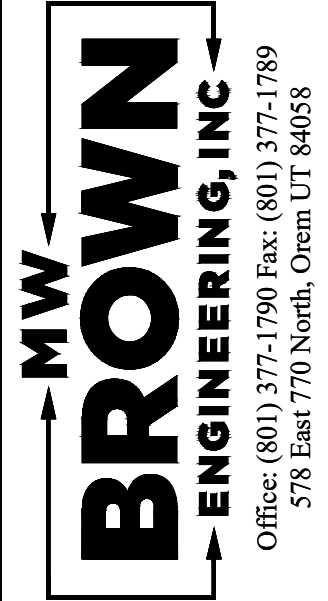
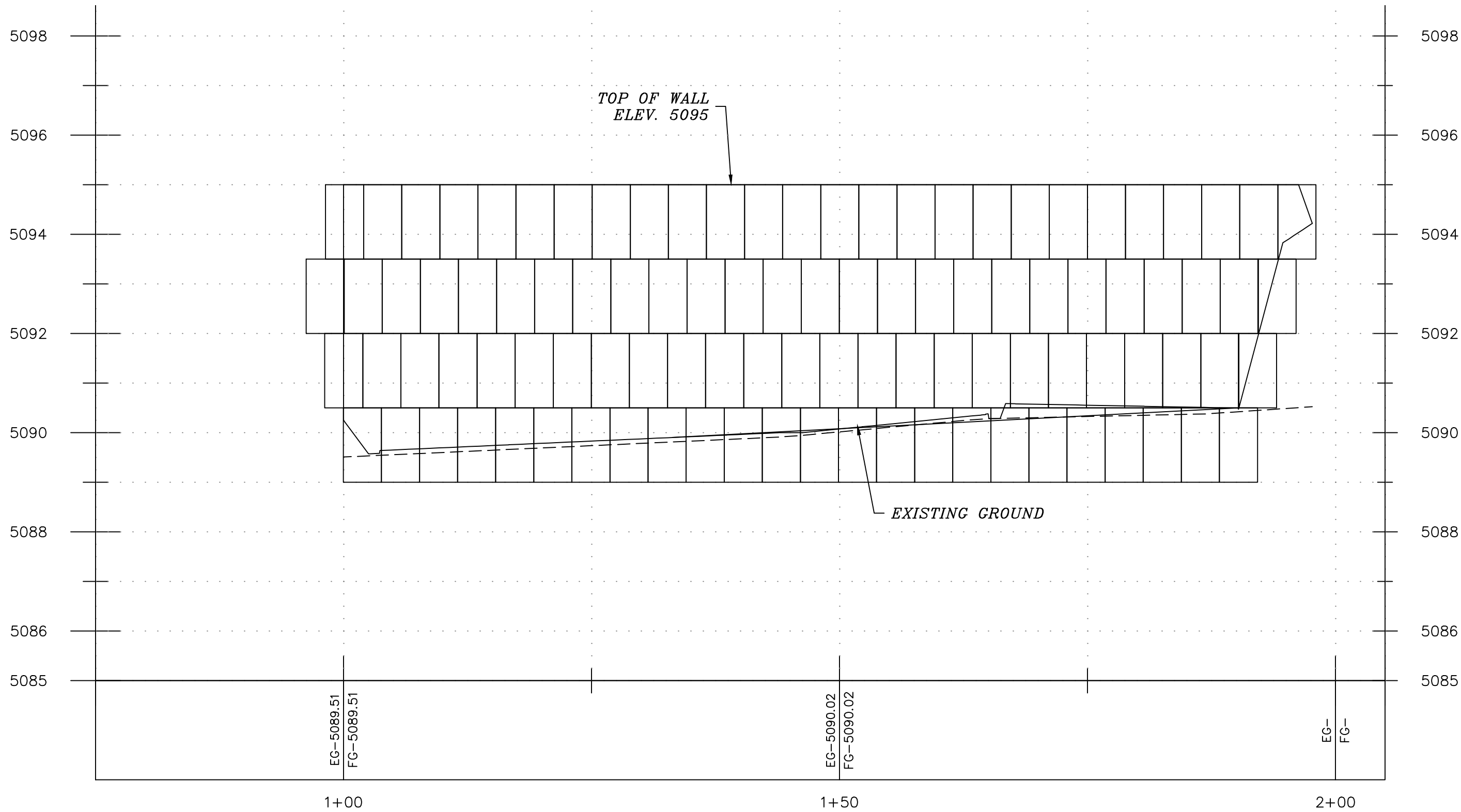
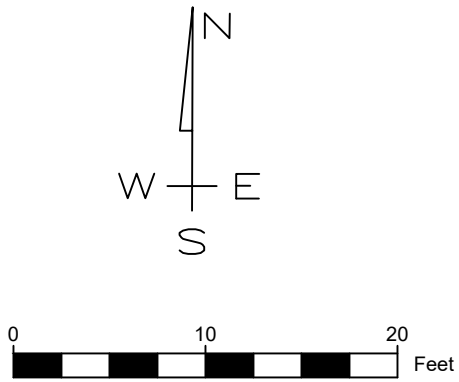
SHEET NO.
4.00



CITY NOTES:

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REVISIONS		No.	Date	By	Notes

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Drawn _____
Checked _____
Date _____

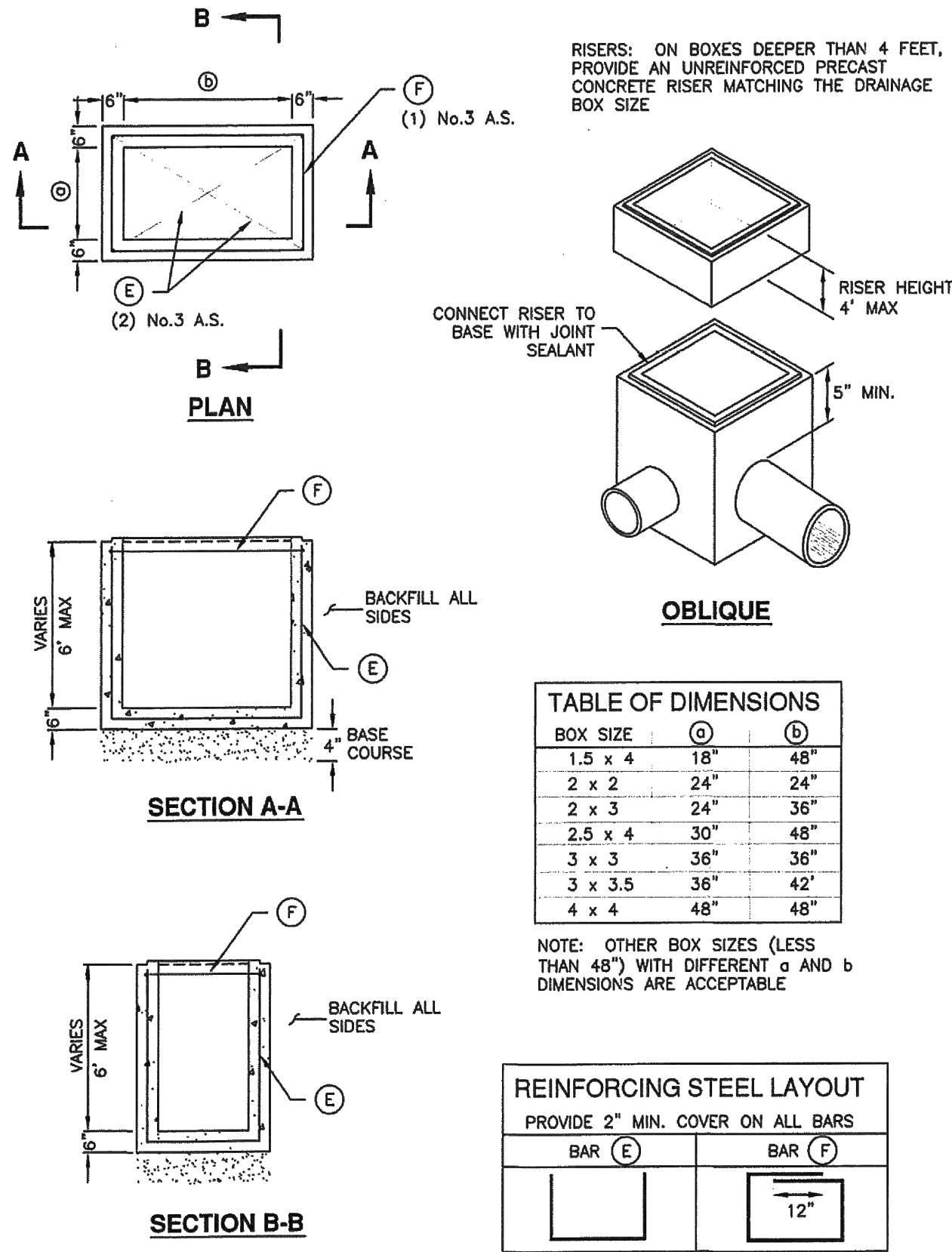
Title: CITADEL SANTAQUIN STORAGE UNITS
Location: SANTAQUIN, UTAH
Drawing Name: NORTH RETAINING WALL P&P

PROJECT NO.
2023.018
SHEET NO.
4.01



Precast box

1. **GENERAL**
- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
- B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
- C. Submit bar design detail for ENGINEER's review.
2. **PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
- E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
- F. Joint Sealant: Rubber-based, compressible.
3. **EXECUTION**
- A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
- B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
- C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
- D. Core Holes:
- 1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
- 2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
- 3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
- E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.



332

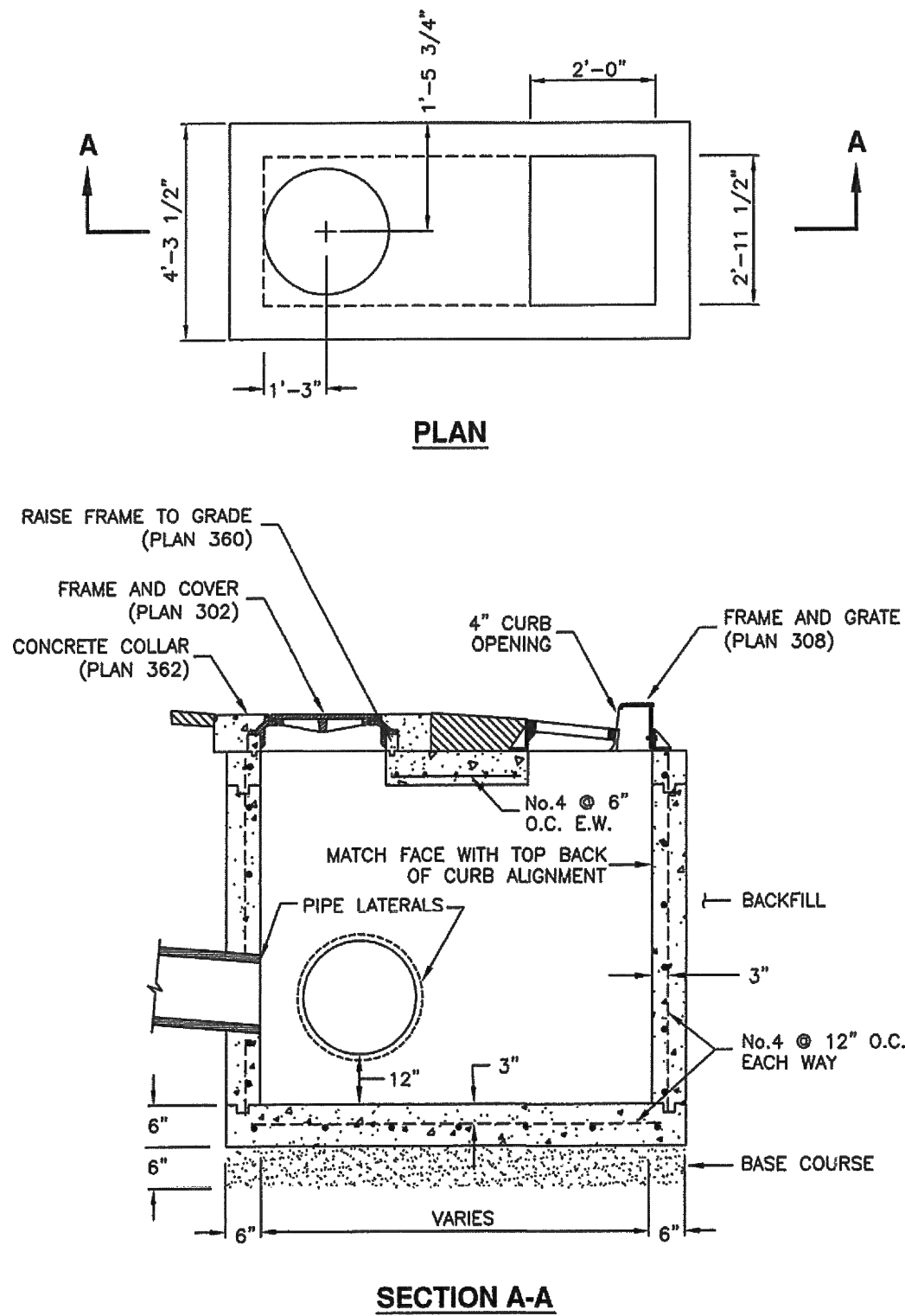


Precast box

Plan
332
June 2010

Combination catch basin and cleanout box

1. **GENERAL**
- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. **EXECUTION**
- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
- C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
- D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



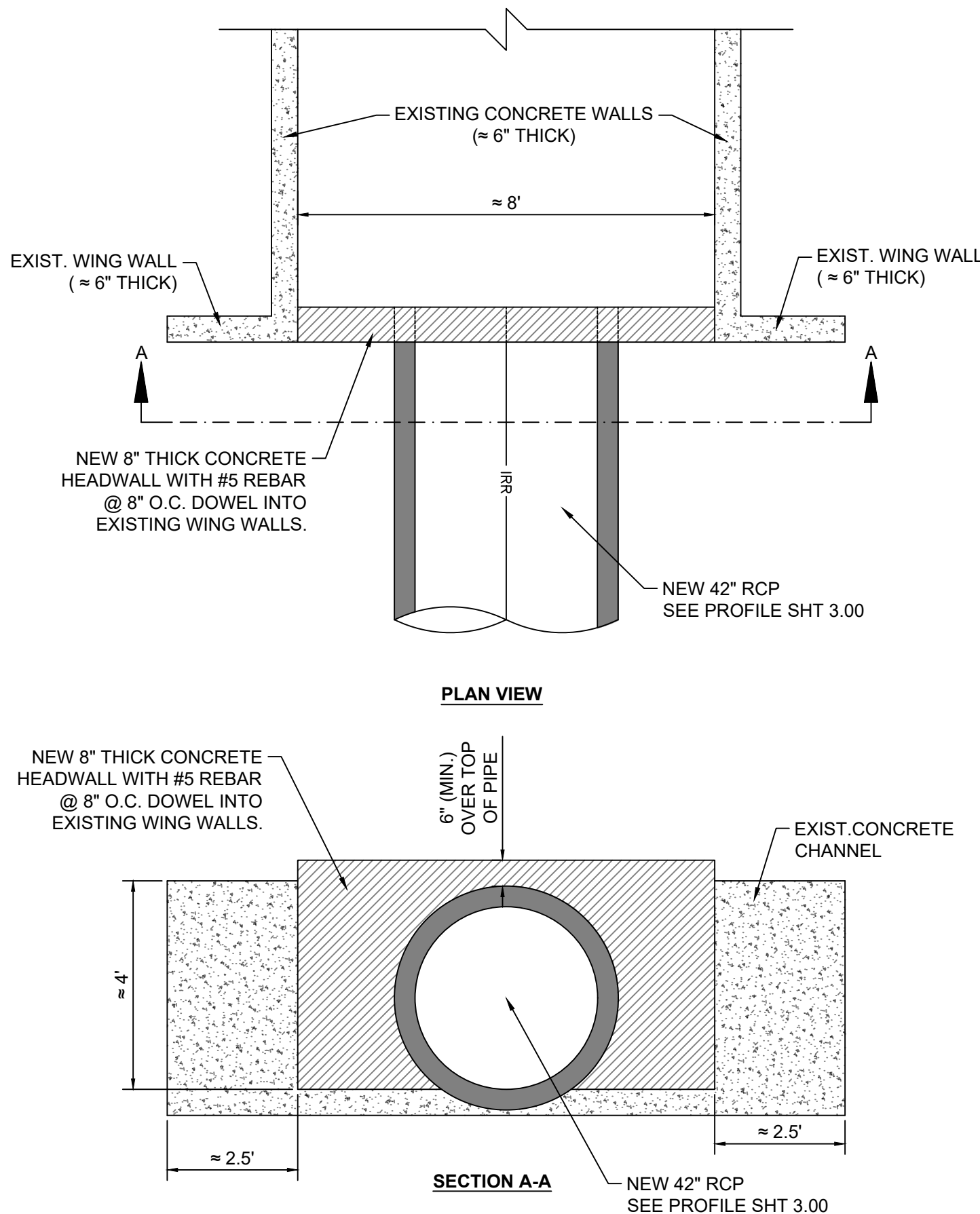
316



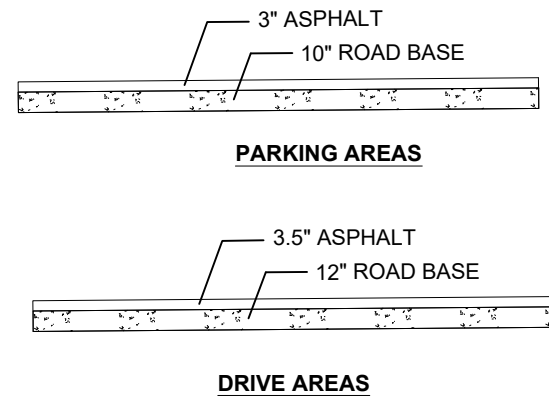
Combination catch basin and cleanout box

Plan
316
March 2011

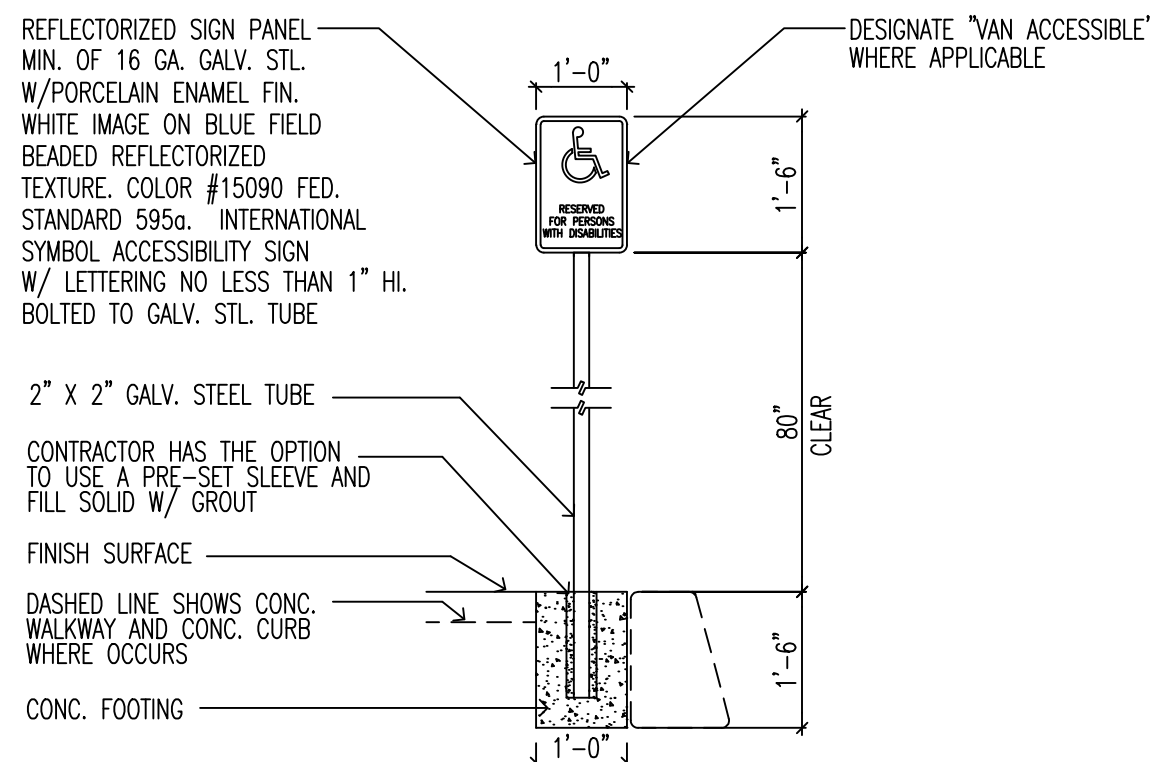
42" RCP IRRIGATION HEADWALL



PAVEMENT SECTIONS



NOTE: PAVEMENT THICKNESSES REFERENCED FROM GEOTECHNICAL ENGINEERING STUDY SECTION 11.0 PREPARED BY CMT TECHNICAL SERVICES.



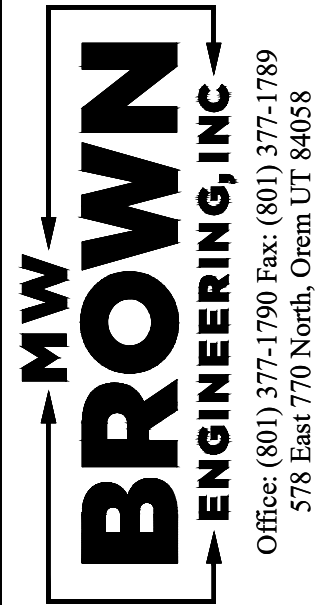
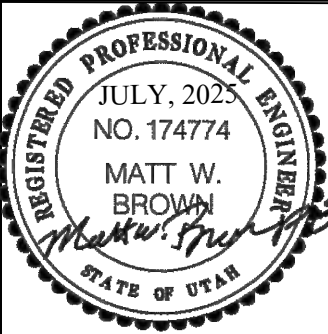
Title: CITADEL SANTAQUIN STORAGE UNITS

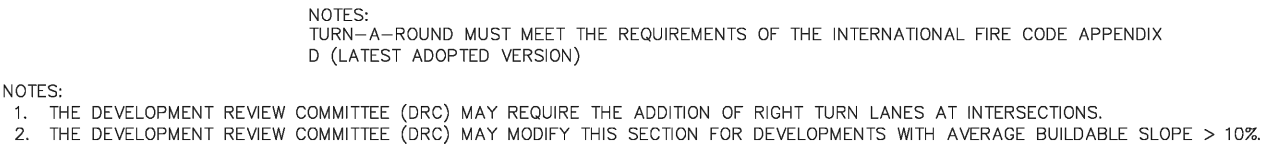
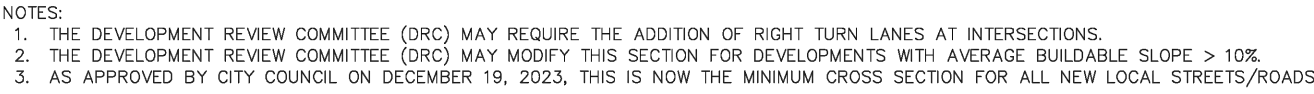
Location: SANTAQUIN, UTAH

Drawing Name: STANDARD DETAILS

PROJECT NO.
2023.018

SHEET NO.
5.02





NOTES:
STANDARD ROAD CROSS SECTIONS MAY BE MODIFIED IN HILLSIDE DEVELOPMENT ZONES ACCORDING TO A DEVELOPMENT AGREEMENT.

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.



**STANDARD STREET
CROSS SECTION**
SANTAQUIN CITY
110 SOUTH CENTER STREET

ST2

ADOPTED DATE:

1. GENERAL

- A. Thrust design for pipe sizes or configurations not shown require special design.
- B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
- C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
- D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
- D. Grease: Non-oxide poly-FM.

3. EXECUTION

- A. Pour concrete against undisturbed soil.
- B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
- C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
- D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
- E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



		MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS		
4"	2	3	2	2	2		
6"	4	5.5	3	2.5	2		
8"	6.5	9.5	5	2.75	2.5		
12"	14	20	11	5.5	3		
14"	19	28.5	14.5	7.5	4		
16"	24	34	18.5	9.5	6		
20"	27	52	28.5	14.5	9		
24"	53	74	41	21	12		
30"	81	114	62	32	16		



Plan
561
August 2010

Title: CITADEL SANTAQUIN STORAGE UNITS

Location: SANTAQUIN, UTAH

Drawing Name: **STANDARD DETAILS**

PROJECT NO.
2023.018

SHEET NO.
5.03

Designed _____
 Drawn _____
 Checked _____
 Date _____

Spice

ΕΠΙΧΕΙΡΗΣΙΑΚΟ ΠΡΟΓΡΑΜΜΑ

५७

21

NO.

REGISTERED PROFESSIONAL ENGINEER
JULY, 2025
NO. 174774
MATT W. BROWN
STATE OF UTAH

MW
BROWN
ENGINEERING, INC.

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058



DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, Fire Marshall Allen Duke and Assistant City Manager Jason Bond.

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Deputy City Recorder Gwen Butters, Applicants Brad McDougal, David Johnson, Kirk Greenhalgh, Jared West and other members of the public.

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

NEW BUSINESS

1. Taco Bell Site Plan Review

A site plan review of a proposed Taco Bell Restaurant at 60 N 400 E.

Lundell introduced the item, explaining that it is located on the west side of the Maceys parking lot. The project has been reviewed previously to address parking requirements and was tabled at the last DRC meeting to allow the applicant to respond to staff comments. The revised plans now include the required number of parking stalls as well as the location of water lines and other utilities. Staff believe the outstanding issues have been satisfactorily addressed.

Elmer stated that Planning and Zoning had no additional comments and confirmed that all previous red line comments had been addressed. In response to Lundell's question regarding parking, Elmer explained that the applicant reduced the bathroom and storage areas to meet the parking requirements. With those revisions, the site now provides the required 17 parking stalls, including the three stalls that were previously restored.

Spadafora stated that the Building Department had no comments.

Callaway stated that the pressurized irrigation system discussed at the previous meeting is now shown on the landscape plans. The existing meter is expected to remain usable, although the connection will need to be field fitted during construction. He recommended that the applicant coordinate the connection with Public Works. Lundell suggested adding a note to the plans requiring coordination with the Public Works Department, so the contractor is aware of the requirement. He added that the connection will also be addressed during the pre-construction meeting.

Wall inquired whether the parking stalls shown satisfy the site's parking requirement or if stalls within the Maceys parking lot should be counted. Lundell confirmed that the Maceys parking stalls are not included in the required parking count.

Duke stated that the Fire Department had no comments.

Bond advised the applicant to contact him once the architectural elevations are ready so an Architectural Review Committee (ARC) meeting can be scheduled. He explained that ARC meetings are held on an as-needed basis and that staff will conduct an initial review to ensure the plans meet the objective design requirements before scheduling the meeting. Lundell noted that ARC approval must be

completed before a building permit can be issued. Elmer added that sign permit applications have not been submitted and will also be required as a separate process from the building permit.

No further comments from the DRC Committee were received.

Wall made a motion to approve the Taco Bell site plan with red lines addressed.
Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Maverik Site Plan Review

A site plan review of a proposed conversion and expansion of an existing gas station at approximately 990 W Summit Ridge Parkway.

Lundell introduced the item, explaining that it is a site plan review for the proposed remodel and expansion of the existing Chevron Kars gas station into a Maverik convenience store. The property is located at the northeast corner of Summit Ridge Parkway and South Ridge Farms Road, and the application includes modifications and an expansion of the existing site.

Elmer noted that the drive aisles existing are 50 feet wide and stated that DRC approval will be needed for that width. She added that the widened drive aisle will also require verification from UDOT. McDougal indicated the applicant may have already received UDOT approval for the access point, but it had not been confirmed prior to the meeting. Lundell requested that the applicant provide a UDOT approval letter, as the access is part of the I-15 expansion project. Bond asked for clarification on the code provision requiring approval for drive aisles wider than 30 feet. Lundell confirmed that an exception is required. Bond then asked whether the exception should be included in the motion or approved separately. Lundell clarified that it should be included as part of the motion and does not require separate action.

Elmer noted that the parking lot landscape islands containing streetlights are still required to include trees. She also explained that City code requires landscaping on three sides of the trash enclosure. McDougal asked whether an exception could be granted where only two sides are available for landscaping. Elmer clarified that if the enclosure is located against the building, landscaping would only be required on the two accessible sides, with a minimum of four shrubs on each side. McDougal also asked whether an exception could be made due to the adjacent accessible parking stalls shown on the plans. Lundell clarified that the hatched area between the two accessible stalls is required for pedestrian access and cannot be used for parking. McDougal acknowledged that the site design would need to be revised to accommodate the landscaping requirements.

Spadafora noted that the property's address should be updated to match the address pattern on the opposite side of the street. Lundell explained that the current address, 1423 Summit Ridge Parkway, is inconsistent because Summit Ridge Parkway is an east-west roadway. He recommended changing the address to 990 W Summit Ridge Parkway and stated that an affidavit will need to be recorded to formalize the change. Spadafora confirmed that the Building Department will prepare and record the affidavit with the County.

Wall stated that the Police Department has no concerns with the proposed address change, and Duke confirmed the Fire Department has no objections.

Spadafora stated that an asbestos survey must be completed before demolition of the existing car wash and submitted with the demolition permit application.

Callaway stated that the site has two culinary water meters, one serving the car wash and one serving the main building. He noted that the Public Works Department will need to disconnect the car wash water meter and sewer line before demolition. He also recommended installing an RP backflow preventer on the main building, noting that one currently exists only on the fire riser. McDougal stated that the applicant will evaluate incorporating the backflow preventer into the project design. Callaway offered assistance if needed.

McDougal explained that the project is planned in two phases to minimize disruption and keep the store open as much as possible. The building remodel is expected to begin within approximately 30 days, while the asphalt and additional drive lanes will follow about 90 days later. He asked whether the existing sewer connection serving the car wash could be repurposed for the proposed RV dump station. Lundell stated that he had the same question and noted that the site plans do not show how the water line will be extended to the RV dump hydrant. Based on the City's utility mapping, he explained that the site's sewer lateral appears to run north to the Frontage Road before continuing west, although the mapping is older and may not be fully accurate. As shown, a new sewer connection may be necessary to serve the RV dump.

Callaway noted that a manhole is located at the northeast corner of the building between the car wash and the main building. Lundell responded that it may be possible to reuse that infrastructure but stated that staff will also need to evaluate whether the proposed RV dump will require additional impact fees, noting that the removal of the existing car wash may offset those requirements.

Bond stated that the committee discussed overall site circulation during its pre-meeting review and considered how RVs would access the proposed dump station. While not a requirement, he suggested evaluating whether relocating the RV dump to the former car wash area would improve traffic flow. He noted that the current location, in the corner, may be difficult for longer vehicles due to limited turning space and could require awkward maneuvers to access. Bond explained that placing the RV dump near the former car wash could provide better access, potentially making use of existing utility infrastructure, and will allow for the displaced parking to be relocated to the current RV dump area. He added that many RVs will likely enter directly from Summit Ridge Parkway, making a more accessible location beneficial. He emphasized that the suggestion was intended to improve site circulation and maneuverability for larger vehicles.

McDougal stated that the applicant will evaluate whether the site layout can be optimized. He explained that one challenge is accommodating both RVs using the dump station and fuel tanker deliveries at the same time, and that keeping the RV dump away from primary traffic areas would help minimize conflicts. Bond reiterated that the suggestion was not a requirement but an opportunity to improve overall site circulation and functionality for both the business and its customers. McDougal acknowledged the recommendation and stated that it would be considered.

Staff and the applicant discussed potential options for drive approach widths, turning radius and applicable design requirements. Additional discussion focused on possible alternative locations for the proposed RV dump to improve site circulation and functionality.

Duke stated that the Fire Department had no comments.

Bond noted that while not currently required, the existing site provides internal access to the adjacent property, and the proposed site plan would eliminate that connection. He encouraged the applicant to consider maintaining future connectivity to support coordinated development and reduce the need for vehicles to enter the public roadway when traveling between neighboring properties. He acknowledged that preserving the connection may affect the proposed location of the RV dump but recommended it be considered during the final site design.

Bond confirmed that the project does not include an expansion of the building. The proposed improvements include removing the existing drive-through window and converting the current dumpster enclosure area into parking stalls. Bond and Lundell discussed the proposed landscaping and recommended that it be clearly identified on the site plan. Lundell also recommended adding the proposed phasing plan to the site plans to clearly identify which improvements must be completed before a Certificate of Occupancy is issued as part of the DRC review.

Spadafora stated that the project will require a demolition permit for the existing car wash, as well as building permits for the store remodel and fuel island improvements. He noted that the applicant may submit these permit applications immediately to help shorten the project timeline. He also reminded the applicant that all required landscaping must be installed or bonded before a Certificate of Occupancy can be issued.

Bond stated that if the project is limited to replacing the signage, Architectural Review Committee (ARC) approval is not required. However, if any exterior modifications to the building are proposed, the applicant must submit architectural renderings and elevations for ARC review. He noted that this submittal may be made at any time and does not need to wait for site plan approval.

No further comments from the DRC Committee were received.

Duke made a motion to table the item until the phasing plan and red line items are addressed. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Heritage Circle Subdivision Preliminary Plan Review

A preliminary plan review of a proposed 6-lot subdivision located at approximately 100 N 100 W

Lundell introduced the item, explaining that this is the second review of the proposed six-lot subdivision located at the corner of 100 North and 100 West. The application was previously tabled, and the City Council has since approved a deferral agreement allowing subdivision improvements along 100 North and 100 West to be deferred. As a result, the current plans do not include sidewalk or roadway improvements along those frontages. Improvements within the cul-de-sac and interior of the subdivision will be completed in accordance with the deferral agreement. Lundell also noted that several required items are missing from the preliminary subdivision plans, including sewer profile drawings showing how the line extends from the site and proposed curb and gutter elevations. He stated that these are significant deficiencies that must be addressed before the application can proceed.

Elmer noted that lots two (2) and five (5) do not meet the 80-foot frontage requirement for the R-8 zone. She explained that the applicant may apply for an infill frontage reduction, which would require Planning Commission approval. She also reiterated a previous comment regarding the double-frontage lots, recommending either a note restricting driveway access or installation of a fence to prevent driveways from being constructed on both street frontages. Lundell added that access to these three lots should be limited to the cul-de-sac, with no access provided from 100 West.

Spadafora stated that the Building Department had no comments.

Callaway stated that red line items need to be addressed for the Public Works Department.

Wall stated that the Police Department had no comments.

Duke stated that the Fire Department had no comments.

Lundell explained that the proposed storm drain design includes a 12-inch pipe extending from the cul-de-sac into the northeast corner of Lot four (4), which presents several concerns. He noted that Public Works would require access for future maintenance, the plans currently show the pipe within an easement on private property, and the easement would limit future development of Lot four (4). He further explained that neither the storm drain nor the sanitary sewer line qualifies to be located within a public utility easement, as those easements are reserved for private utility providers such as Enbridge and Rocky Mountain Power. Separate easements dedicated specifically for the storm drain and sanitary sewer facilities will need to be provided on the subdivision plans.

Bond commented that placing the easement on a residential lot is unusual and asked whether it would be enclosed with a fence or similar feature. He suggested evaluating whether the existing snow storage easement could instead accommodate an infiltration gallery, eliminating the need for a sizable stormwater facility within a residential lot. Lundell responded that infiltration galleries have been used successfully in other locations but noted that they must maintain a minimum five-foot separation from the curb and gutter to meet design requirements.

West explained that available frontage space is limited and that an infiltration gallery was evaluated but would require more area than the proposed detention pond because Storm Tech chambers have a larger footprint. He also noted that the cul-de-sac slopes approximately five to six feet to the north, allowing runoff from the chambers to drain to the pond, which could be accessed from 100 West. Regarding maintenance, West stated that the applicant has no objection to dedicating the facility to the City if necessary and suggested adding a note to the plans requiring the pond area to remain unobstructed for maintenance access. He added that, in the event of a failure, runoff would flow into the street rather than onto a residential lot.

Lundell noted that the plans do not include grading information, making it unclear how deep the proposed detention pond will be. West responded that the pond is currently designed to be approximately two feet deep but could be increased to three feet, allowing for a smaller footprint and relocation closer to the corner of the lot. Bond expressed concern that, if the pond were to fail, runoff could flow toward the homes north of the site rather than into the street. Staff and the applicant continued discussing the pond design, grading, and the surrounding site topography.

Lundell stated that the existing overhead power line along 100 West and 100 North must also be addressed. He noted that it is unclear whether the line is owned by Rocky Mountain Power and that confirmation will be needed to verify the existing and proposed public utility easements. He also stated that the site plan must identify the required streetlights, including one at each intersection and one within the cul-de-sac. In response to Callaway's question, Lundell confirmed that the streetlights will be metered.

No further comments from the DRC Committee were received.

Bond made a motion to table the item until the red line items are addressed.
Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL

4. June 9, 2026

Wall made a motion to approve the DRC meeting minutes from June 9, 2026.
Elmer seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Elmer made a motion to adjourn the meeting.

The meeting was adjourned at 11:00 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder