

SITE PLAN DEVELOPMENT

O'REILLY AUTO PARTS - MAIN STREET

PARCEL NO. 32.007.0013
CITY OF SANTAQUIN, COUNTY OF UTAH, STATE OF UTAH

SYMBOLS LEGEND

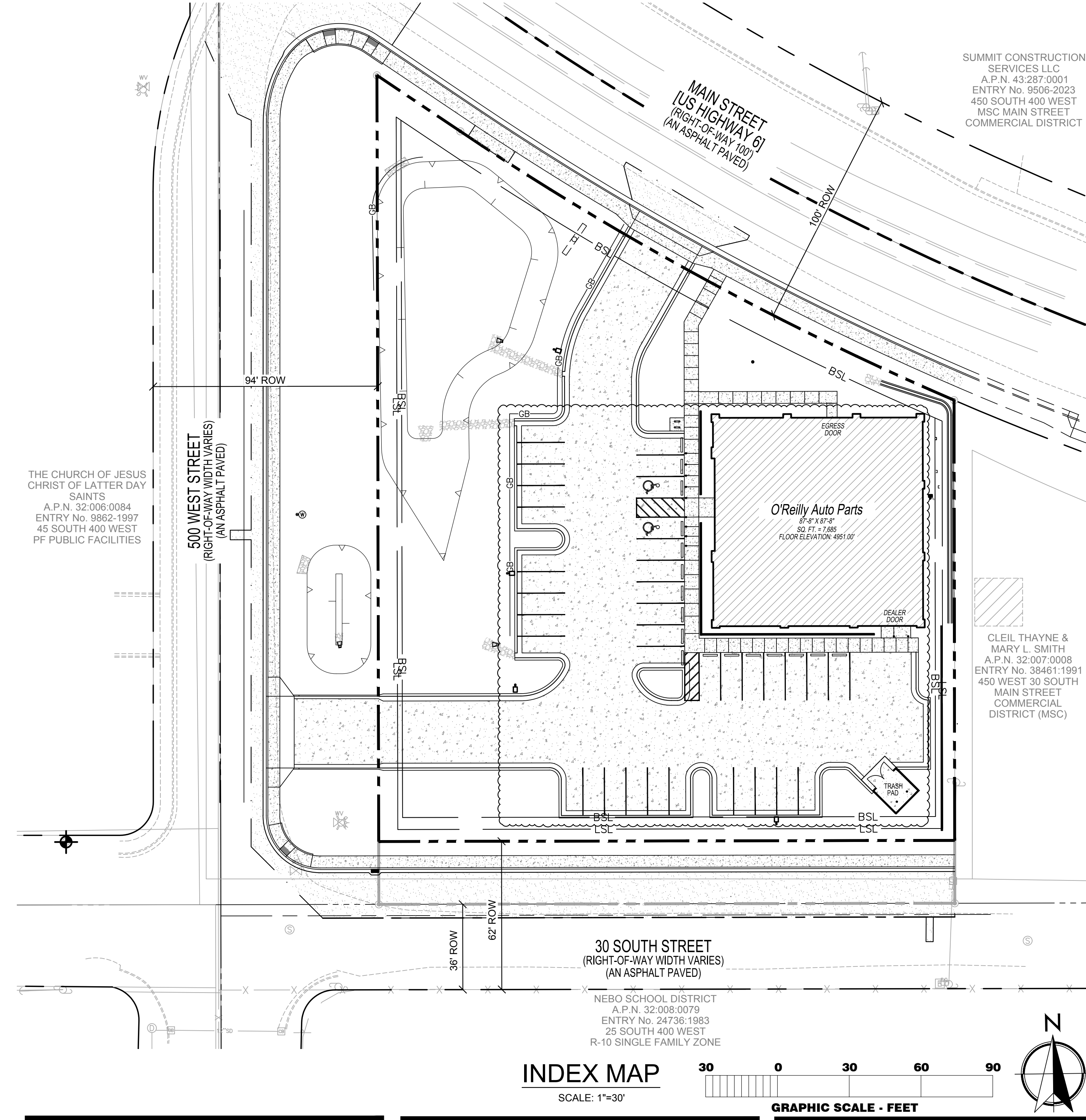
- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - AREA OF ASPHALT
 - AREA OF RIP RAP
 - CONCRETE PAVING BLOCK
 - O'REILLY PROPERTY LINE/ROW
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - RIGHT-OF-WAY LINE
 - BSL BUILDING SETBACK LINE
 - LSL LANDSCAPE SETBACK LINE
 - PROPOSED EASEMENT
 - LIMITS OF DISTURBANCE
 - PROPOSED POLE SIGN LOCATION
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - TOP OF RETENTION POND
 - TOE OF RETENTION POND

ABBREVIATIONS

BUILDING SETBACK LINE	BSL
BACK OF WALK	BW
BOTTOM OF POND	BOP
BOTTOM OF WALL	BOW
CURB CUT	CC
CURB FACE	CF
DESIGN CAPTURE VOLUME	DCV
EXPOSED BACK OF CURB	EC
EXPOSED FOUNDATION	EF
EXISTING GROUND	EG
EXISTING SURFACE	ES
FINISHED FLOOR ELEVATION	FF/FFE
FLOW LINE	FL
FINISHED SURFACE	FS
GRADE BREAK	GB
INVERT	INV
LANDSCAPE SETBACK	LSB
MATCH EXISTING	ME
PROPERTY LINE	PL
SIDEWALK	SW
TOP OF CURB	TC
TOP OF WALL	TOW
TOP OF GRATE	TG
TRASH PAD	TP
WATER SURFACE ELEVATION	WSEL

SHEET INDEX

- C1.0 - COVER SHEET
 - D1.1 - SITE DEMOLITION PLAN
 - C1.1 - SITE GRADING PLAN
 - C1.2 - SITE EROSION CONTROL PLAN
 - C2.1 - SITE DEVELOPMENT PLAN
 - C2.2 - SITE DETAILS
 - C2.3 - REFUSE ENCLOSURE DETAILS
 - C2.4 - CITY STANDARD DETAILS
 - C2.5 - UTILITY DETAILS
 - C2.6 - SITE ACCESSIBILITY CIRCULATION PLAN
 - C2.7 - UDOT STANDARD DETAILS
 - C3.1 - SITE UTILITY PLAN
 - C4.1 - ROAD PLAN
 - C4.2 - MAIN STREET IMPROVEMENTS
- REFERENCE LANDSCAPE PLANS FOR LANDSCAPING DETAILS.



SITE DETAILS

PARCEL AREA:	65,753 SQ. FT.
BUILDING AREA:	59,428 SQ. FT. (FINAL BOUNDARY)
PARKING LOT AREA:	7,453 SQ. FT.
LANDSCAPED AREA:	21,628 SQ. FT.
TOTAL ACREAGE TO BE DEDICATED FOR ROW:	0.145 ACRE
CONCRETE WALK AREA:	1,841 SQ. FT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.

BENCHMARK

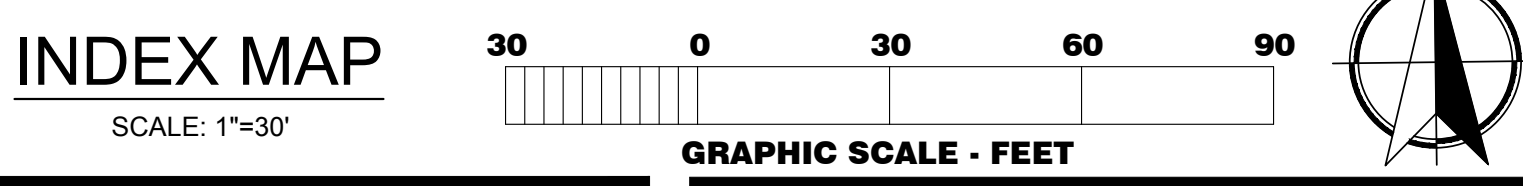
THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED 4894.02 FEET (NAVd88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

NOTE: 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.

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



UTILITY COMPANY CONTACTS

- CULINARY WATER & SANITARY SEWER:**
SANTAQUIN CITY
JON LUNDELL, P.E.
(801)-754-1974
JLUNDELL@SANTAQUIN.ORG
- POWER:**
ROCKY MOUNTAIN POWER
CLAIRE HUNTER
(385) 395-7198
CLAIRE.HUNTER@PACIFICORP.COM
- FIBER OPTIC & PHONE:**
LUMEN/CENTURYLINK
LARRY BUHLER
(385) 479-7357
LARRY.BUHLER@LUMEN.COM
- NATURAL GAS:**
DOMINION ENERGY
SL MAPPING DEPARTMENT
(801) 324-3970
MAP.REQUESTS@DOMINIONENERGY.COM
- CABLE TV & PHONE:**
CENTRACOM INTERACTIVE
ALISA FAATZ
(435) 427-3331
A.FAATZ@CENTRACOM.COM
- FIBER OPTIC:**
UTOPIA FIBER
XIAOTONG WU
(801) 613-3854
XWU@UTOPIANET.ORG
- FIBER OPTIC & TRAFFIC SIGNALS:**
UDOT REGION III
DEGEN LEWIS
(801) 227-8011
DLEWIS@UTAH.GOV

CONTACTS

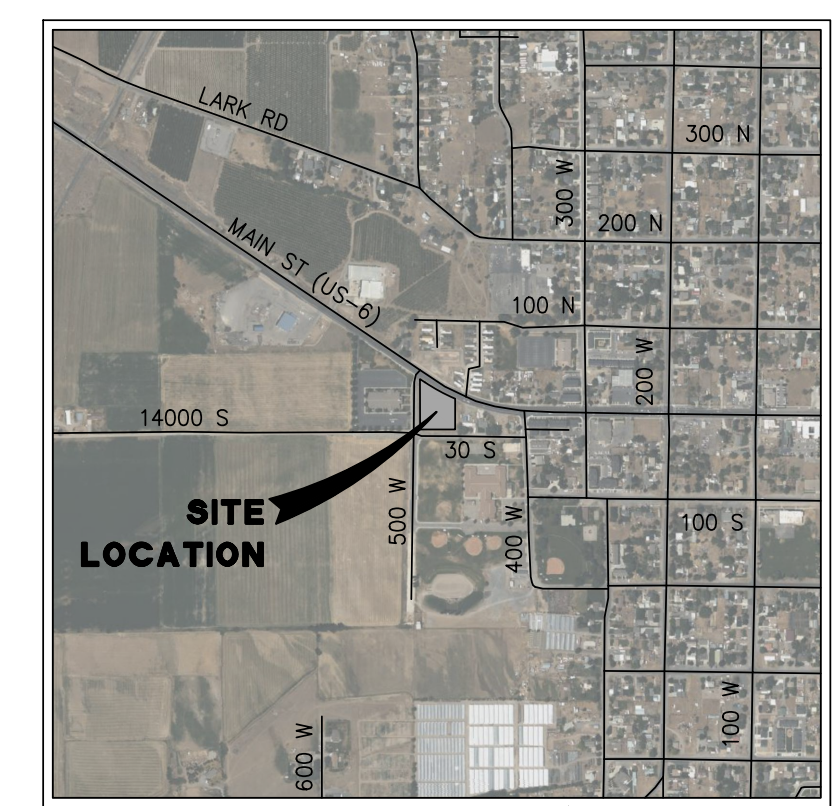
- CIVIL ENGINEER:**
TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: BRANDON HUMANN, PE
405-650-5238
- MEP:**
SMITH-GOTH ENGINEERS, INC.
3855 JEFFERSON AVE.
SPRINGFIELD, MO 65807
(417) 882-1188
- ARCHITECT:**
CRAIG A. SCHNEIDER, AIA
1736 EAST SUNSHINE, SUITE 417
SPRINGFIELD, MO 65804
(417) 862-0558

DEVELOPER/OWNER

O'Reilly AUTO PARTS

O'REILLY AUTO ENTERPRISES, LLC
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

VICINITY MAP



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

6163 East County Road 16
Loveland, CO 80537
p: 970.613.1447
www.tait.com

TAIT & ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta

Since 1914

PROFESSIONAL ENGINEER
No. 2976759
BRANDON HUMANN
11/09/2023
STATE OF UTAH

BRANDON HUMANN
PE 12976759-2202

CRAIG A. SCHNEIDER, AIA
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architec@esterlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
COVER SHEET

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

C1.0

811

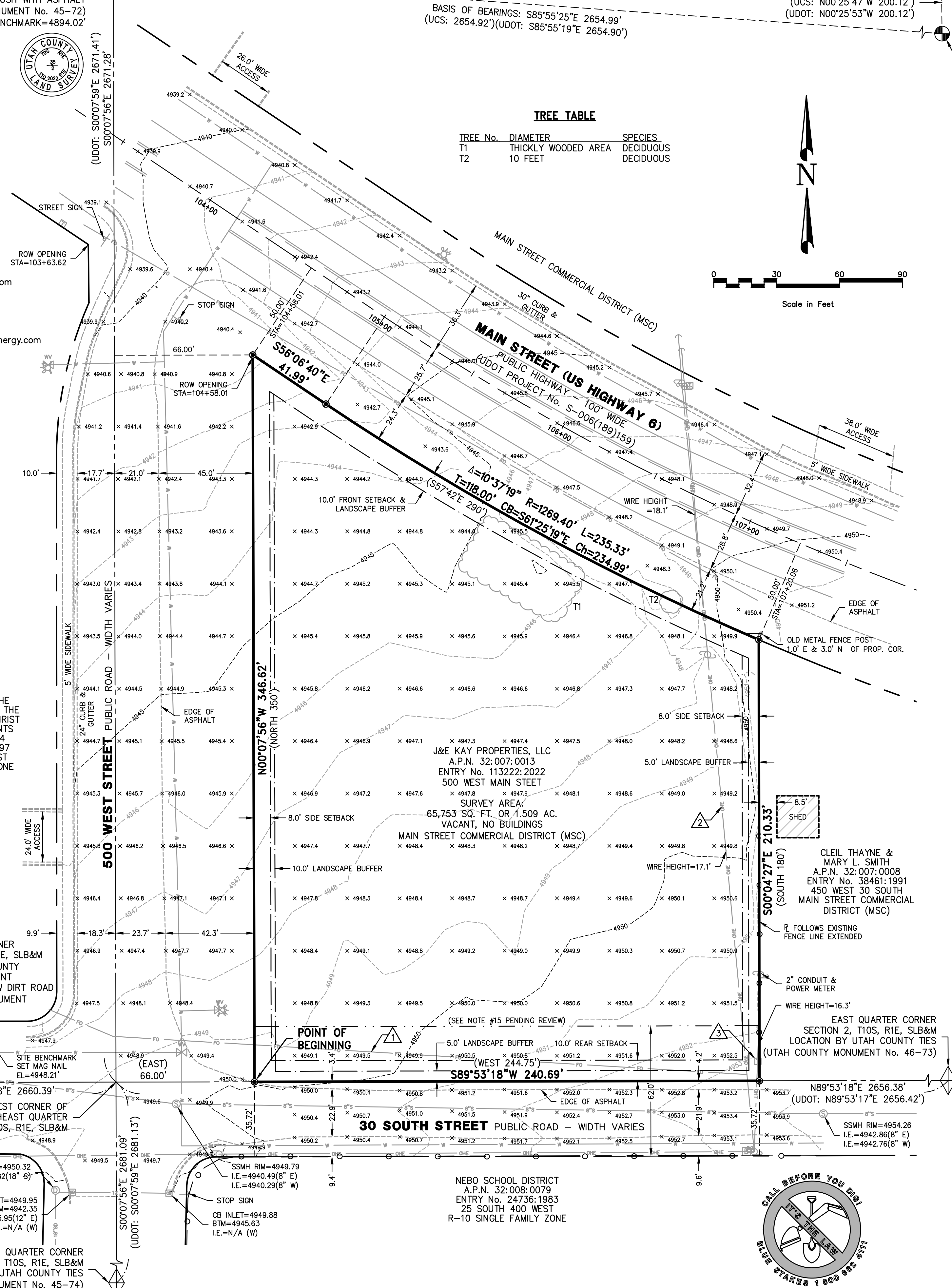
Know what's below
Call before you dig.

UTILITY PROVIDERS
CULINARY WATER & SANITARY SEWER: Santaquin City, Jon Lundell, P.E. (801) 754-1974, jundell@santaquin.org
POWER: Rocky Mountain Power, Claire Hunter (385) 395-7198, claire.hunter@pacifiCorp.com
NATURAL GAS: Dominion Energy, SL Mapping Department (801) 324-3970, map.requests@dominionenergy.com
CABLE TV & PHONE: CentraCom Interactive, Aliso Fautz (435) 427-3331, a.fautz@centracom.com
FIBER OPTIC & PHONE: Lumen/CenturyLink, Larry Buhler (385) 479-7357, larry.buhler@lumen.com
FIBER OPTIC: Utopia Fiber, Xiaotong Wu (801) 613-3854, xwu@utopianet.org
FIBER OPTIC & TRAFFIC SIGNALS: UDOT Region III, Degen Lewis (801) 227-8011, dlewis@utah.gov

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
A.P.N. 32:006:0084
ENTRY No. 9862:1997
45 SOUTH 500 WEST PUBLIC FACILITIES ZONE

WEST QUARTER CORNER SECTION 2, T10S, R1E, SLB&M FOUND 3" UTAH COUNTY BRASS CAP MONUMENT IN CONCRETE, BELOW DIRT ROAD (UTAH COUNTY MONUMENT No. 44-73)

SOUTH QUARTER CORNER SECTION 2, T10S, R1E, SLB&M FOUND 3" UTAH COUNTY BRASS CAP MONUMENT IN CONCRETE, BELOW DIRT ROAD (UTAH COUNTY MONUMENT No. 45-74)



GENERAL NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.
- THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED AS 4894.02 FEET (NAVD88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.
- SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA IDENTIFIED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 49049C0975F, EFFECTIVE DATE: JUNE 19, 2020, FOR COMMUNITY NO. 49227, CITY OF SANTAQUIN. NO MAP HAS BEEN PRINTED FOR THIS AREA.
- PER ZONING VERIFICATION LETTER FROM SANTAQUIN CITY COMMUNITY DEVELOPMENT DEPARTMENT (LOREN WILTSE 801-754-1011), DATED NOVEMBER 17, 2022, THE SUBJECT PROPERTY IS CURRENTLY ZONED MAIN STREET COMMERCIAL DISTRICT (MSC). SANTAQUIN CITY MUNICIPAL CODE 10.20.190 "MAIN STREET BUSINESS DISTRICT ZONE" DISCLOSES THE FOLLOWING MINIMUM BUILDING SETBACK REQUIREMENTS: FRONT - 10 FEET; SIDE - 0 FEET OR 8 FEET IF NOT BUILT TO THE PROPERTY LINE IF MIXED USE OR NONRESIDENTIAL STRUCTURE WITH BUILDING CODE RATED FIREWALL; REAR - 0 FEET IF BUILDING CODE RATED FIREWALL OR 10 FEET FOR LOADING DOCK WITH APPROVED SCREENING. MAXIMUM BUILDING HEIGHT IS 60 FEET FOR NONRESIDENTIAL BUILDINGS. MAXIMUM BUILDING COVERAGE IS 80%. CITY CODE 10.48.040 "NUMBER OF PARKING SPACES REQUIRED" DISCLOSES 5 SPACES PER 1,000 SQUARE FEET IS REQUIRED FOR RETAIL SALES AND SERVICES.
- NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE INDICATIONS SURVEYED ON THE SUBJECT PROPERTY. INFORMATION PROVIDED FROM UTILITY PROVIDERS AND PAINTED MARKINGS PROVIDED BY GPS WORK AUTHORIZATION NO. 522734. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPROMISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- EXISTING UNDERGROUND SANITARY SEWER INFORMATION SHOWN IS PER INFORMATION FROM SANTAQUIN CITY. OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS. EXISTING UNDERGROUND SANITARY SEWER LINES SHOWN ARE 8" DIAMETER PVC PIPE.
- EXISTING UNDERGROUND CULINARY WATER INFORMATION SHOWN IS PER INFORMATION FROM SANTAQUIN CITY. OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS.
- EXISTING UNDERGROUND STORM DRAIN INFORMATION SHOWN IS PER INFORMATION FROM SANTAQUIN CITY. OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS. EXISTING UNDERGROUND STORM DRAIN LINES SHOWN RANGE FROM 12"-18" DIAMETER METAL PIPE.
- NO EVIDENCE OF EXISTING UNDERGROUND GAS LINES OBSERVED. INFORMATION FROM DOMINION ENERGY IS PENDING AT THE TIME OF THIS SURVEY.
- EXISTING UNDERGROUND AND ABOVE GROUND ELECTRIC LINE INFORMATION SHOWN IS PER INFORMATION FROM ROCKY MOUNTAIN POWER, OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS.
- MAIN STREET (US HIGHWAY 6) IS CONSIDERED TO BE AN INTERSTATE HIGHWAY. THE ROADWAY ADJOINING THE NORTHERLY SIDE OF THE SUBJECT PROPERTY HAS TWO TRAVEL LANES WITH A SHARED LEFT TURN LANE. PAVEMENT IS IN GOOD CONDITION. THE SPEED LIMIT FOR MAIN STREET ALONG THE SUBJECT PROPERTY IS 35 MPH. THE RIGHT OF WAY WIDTH TO THE ALONG THE SUBJECT PROPERTY IS 100 FEET AND IS SHOWN. PER SANTAQUIN CITY ENGINEERING DEPARTMENT (JON LUNDELL 801-754-1974) THERE ARE PLANS TO WIDEN MAIN STREET FROM TWO TRAVEL LANES TO FOUR TRAVEL LANES THAT WILL NOT REQUIRE ADDITIONAL PROPERTY FOR THE PROJECT. ANY NEW ACCESS ONTO MAIN STREET WILL NEED TO BE APPROVED BY THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT).
- 500 WEST STREET IS CONSIDERED TO BE A COLLECTOR ROAD. THE ROADWAY ADJOINING THE WESTERLY SIDE OF THE SUBJECT PROPERTY HAS TWO UNPAINTED TRAVEL LANES. PAVEMENT IS IN FAIR CONDITION. THE SPEED LIMIT FOR 500 WEST STREET ALONG THE SUBJECT PROPERTY IS 25 MPH. PER SANTAQUIN CITY ENGINEERING DEPARTMENT (JON LUNDELL 801-754-1974) IT IS NOT ANTICIPATED THAT ADDITIONAL RIGHT OF WAY DEDICATION WOULD BE NEEDED AS THERE IS APPROXIMATELY 93 FEET OF CITY RIGHT OF WAY.
- 30 SOUTH STREET IS CONSIDERED TO BE A LOCAL ROAD. THE ROADWAY ADJOINING THE SOUTHERLY SIDE OF THE SUBJECT PROPERTY HAS TWO UNPAINTED TRAVEL LANES. PAVEMENT IS IN FAIR CONDITION. THE SPEED LIMIT FOR 30 SOUTH STREET ALONG THE SUBJECT PROPERTY IS 20 MPH. PER SANTAQUIN CITY ENGINEERING DEPARTMENT (JON LUNDELL 801-754-1974) IT IS ANTICIPATED THAT ADDITIONAL RIGHT OF WAY DEDICATION WOULD BE NEEDED AS THE EXISTING RIGHT OF WAY IS ONLY APPROXIMATELY 36 FEET AND SANTAQUIN CITY'S CURRENT MINIMUM ROAD WAY WIDTH IS 62 FEET.
- THE ON-SITE MEASUREMENTS WERE CONDUCTED IN WINTER CONDITIONS. SOME FEATURES MAY HAVE BEEN OBSCURED BY SNOW & ICE.

REFERENCES

- COMMITMENT FOR TITLE INSURANCE & ASSOCIATED DOCUMENTATION PREPARED BY STEWART TITLE OF UTAH, INC., TITLE COMMITMENT NO. 1928441, EFFECTIVE DATE: DECEMBER 30, 2022.
- UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE AND DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DATED NOVEMBER 6, 2019.
- UTAH DEPARTMENT OF TRANSPORTATION RECORD OF SURVEY NO. 18-095 (SANTAQUIN MAIN STREET PROJECT NO. S-0006(18)159), PREPARED BY J-U-B ENGINEERS, INC., SIGNED MARCH 20, 2018. RECORDS OF SURVEY NOS. 97-253 & 97-291.

POSSIBLE ENCROACHMENTS

- UNDERGROUND FIBER OPTIC LINE WITH NO APPARENT EASEMENT ALONG SOUTH SIDE OF SUBJECT PROPERTY.
- OVERHEAD ELECTRIC AND TELECOMMUNICATION LINES WITH NO APPARENT EASEMENT ALONG EAST SIDE OF SUBJECT PROPERTY.
- TELECOMMUNICATION BOX WITH NO APPARENT EASEMENT AT SOUTHEAST CORNER OF SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE
To O'Reilly Auto Enterprises, LLC, a Delaware limited liability company; Stewart Title of Utah, Inc. and Stewart Title Guaranty Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The on-site measurements were completed on February 2, 2023. To the best of my knowledge, information and belief, all information hereon is true and accurately shown.

RECORD DESCRIPTION
(Title Commitment No. 1928441, Effective Date: December 30, 2022)
Commencing 66 feet East of the Southwest corner of the Northeast quarter of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 350 feet, more or less, to State Highway right of way boundary, thence South 57'45" East 290 feet, more or less, to property fence; thence South 180 feet, more or less, to South boundary of Quarter Section; thence West 244.75 feet to the place of beginning.
Tax ID No. 32-007-0013
Date: February 17, 2023
James D. Pitkin, PLS
License No. 171546

MEASURED METES & BOUNDS DESCRIPTION
A parcel of land located in the Northeast Quarter of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian, Santaquin City, Utah County, Utah, more particularly described as follows:
BEGINNING at a point 2671.28 feet South 00°07'56" East along the Quarter Section line to the Southwest Corner of the Northeast Quarter of said Section 2 and 66.00 feet North 89°53'18" East along the Quarter Section line from the North Quarter corner of said Section 2 (Basis of Bearings is South 85°55'25" East 2654.99 feet measured between said North Quarter corner and the Reference Corner for the Northeast corner of said Section 2), and running thence along a line parallel to and 66.00 feet perpendicularly distant easterly from said Quarter Section line North 00°07'56" West 346.62 feet to the southerly right-of-way line of Main Street (UDOT Project S-006(18)9159); thence along said right-of-way line the following two (2) courses: (1) South 56°06'40" East 41.99 feet to a point of curvature with a 1269.40 foot radius to the left; thence (2) southeasterly 235.33 feet along the arc of said curve through a central angle of 10°37'19" (chord bears South 61°25'19" East 234.99 feet) to the extension of a fence line and westerly line of a parcel of land described in that certain Warranty Deed recorded September 27, 1991 as Entry No. 38461:1991 in office of the Utah County Recorder; thence along said line South 00°04'27" East 210.33 feet to the Quarter Section line; thence along said Quarter Section line South 89°53'18" West 240.69 feet to the POINT OF BEGINNING.
Contains 65,753 square feet or 1.509 acres, more or less.

SCHEDULE B, PART II EXCEPTIONS
(Title Commitment No. 1928441, Effective Date: December 30, 2022)
1-11 Standard exceptions, not matters of survey and are not shown or addressed.
12 Certificate of Incorporation, establishing the creation of the Santaquin Special Service District, recorded May 17, 2007, as Entry No. 72904:2007 is blanket in nature. Subject property lies within the area described and is not shown.
13 Resolution No. 2008-126, creating and establishing the Utah Valley Dispatch Special Service District, recorded September 30, 2008, as Entry No. 107508:2008. Certificate of Creation of the Utah Valley Dispatch Special Service District, recorded October 22, 2008, as Entry No. 114949:2008. Documents are blanket in nature. Subject property lies within the area described and is not shown.
14 Ordinance No. 11-02-2010, Approving the Creation of a Community Development and Renewal Agency, recorded December 8, 2010, as Entry No. 106903:2010 is blanket in nature. Subject property lies within the area described and is not shown.
15 Certificate of Creation of the Santaquin Special Service District for Road Maintenance, recorded June 26, 2014, as Entry No. 43844:2014 is blanket in nature. Subject property lies within the area described and is not shown.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE (LINE TYPE VARIES)
- SETBACK LANDSCAPE BUFFER LINE
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- REFERENCE MONUMENTS FOUND
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- EXISTING CHAIN LINK FENCE
- EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
- CULINARY WATER LINES ±
- SANITARY SEWER LINES ±
- STORM DRAIN LINES ±
- OVERHEAD POWER LINES ±
- OVERHEAD TELECOMMUNICATION LINES ±
- FIBER OPTIC LINES ±
- NATURAL GAS LINES ±
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE, CATCH BASIN
- EXISTING ELECTRICAL BOX, POWER POLE
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING FIRE HYDRANT
- RECORD BEARINGS AND/OR DISTANCES
- EXISTING ONE FOOT ELEVATION CONTOUR LINE
- EXISTING SPOT ELEVATION
- POSSIBLE ENCROACHMENT REFERENCE NUMBERS
- UTAH COUNTY SURVEYOR
- UDOT

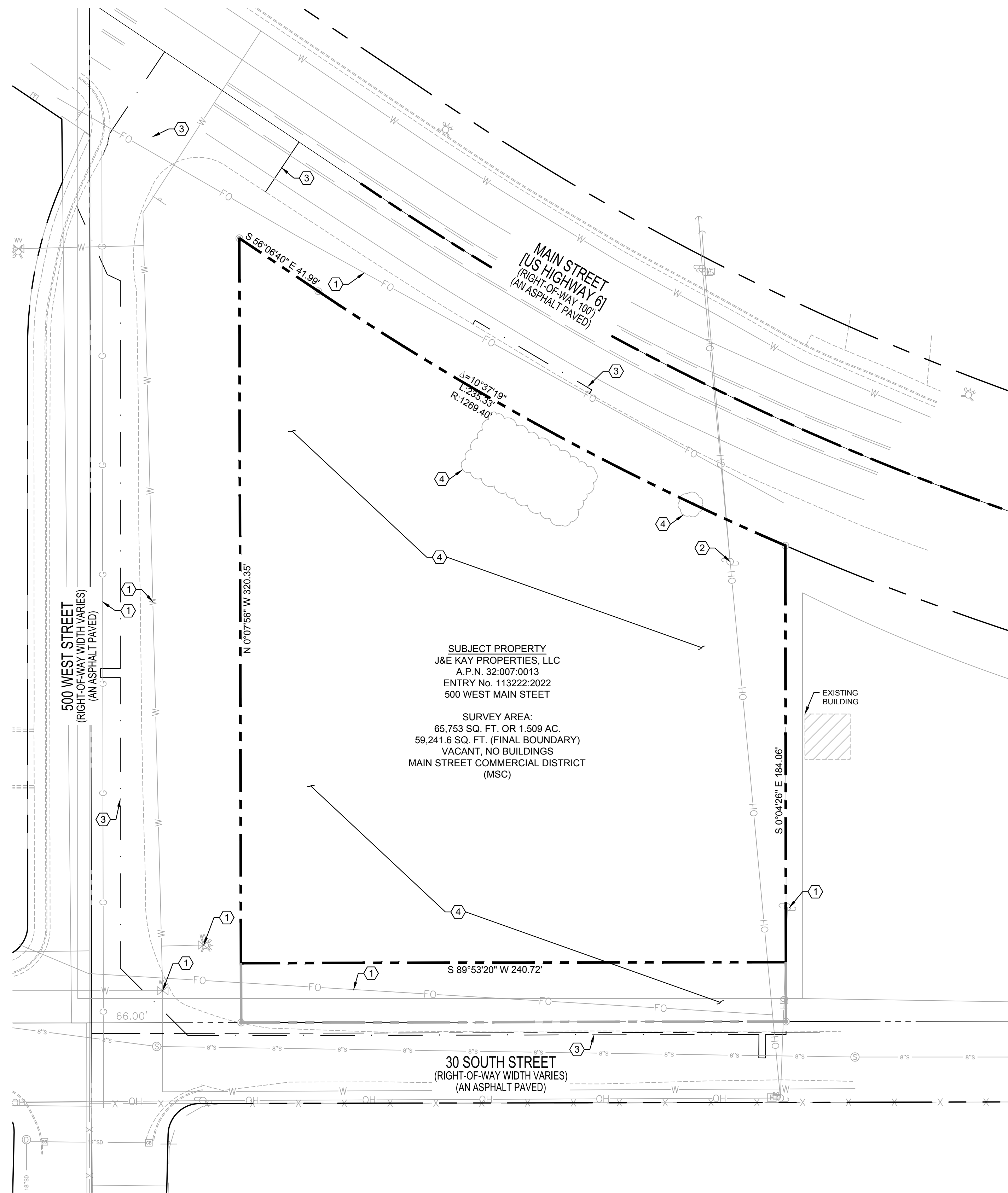
DRAWN BCD 02.2023 **CHECKED** JDP 02.2023
DESIGNED _____ **PROJECT ENGINEER** _____
APPROVED _____ **PROJECT MANAGER** _____

O'REILLY AUTO ENTERPRISES, LLC
SANTAQUIN CITY, UTAH COUNTY, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
500 WEST MAIN STREET
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

PROJECT NO. 3704-01	
SHEET NO. SV1	
1	ADD ZONING LETTER, DEED E.N. TYPDS BCD 02.17.23
0	RELEASED FOR REVIEW JDP 02.13.23
NO.	REVISIONS
	BY
	DATE
	SCALE: 1"=20'



GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 RELOCATE UTILITY POLE
- 3 SAWCUT EXISTING PAVEMENT AS SHOWN.
- 4 CLEAR AND GRUB

BASIS OF BEARING

THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED AS 4894.02 FEET (NAVD88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

BENCHMARK

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH $85^{\circ}55'25''$ EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.

SYMBOLS LEGEND

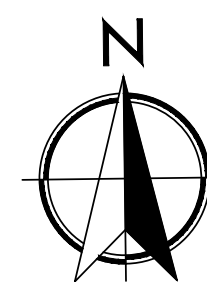
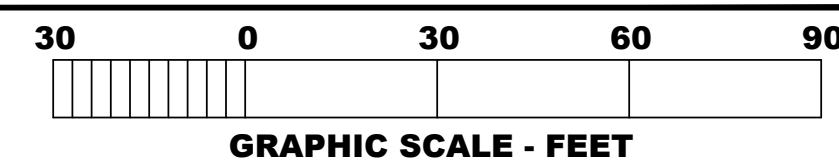
	EXISTING BUILDING
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	ROAD CENTERLINE
	ADJACENT PROPERTY LINE
	EXISTING 8" SEWER MAIN
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING 12" STORM DRAIN LINE
	EXISTING 18" STORM DRAIN LINE
	EXISTING FIBER OPTIC CABLE
	EXISTING MISCELLANEOUS
	EXISTING TREE
	EXISTING FIBER OPTIC BOX
	EXISTING ELECTRICAL BOX
	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SIGN

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1 SITE DEMOLITION PLAN

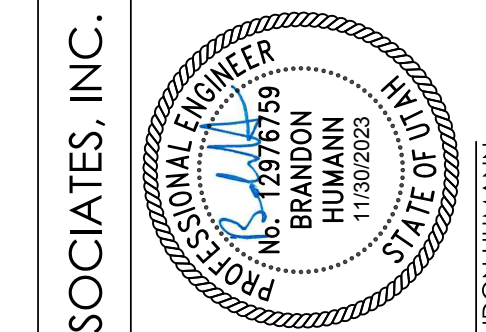
D1.1 SCALE: 1" = 30'-0"



CAUTION:
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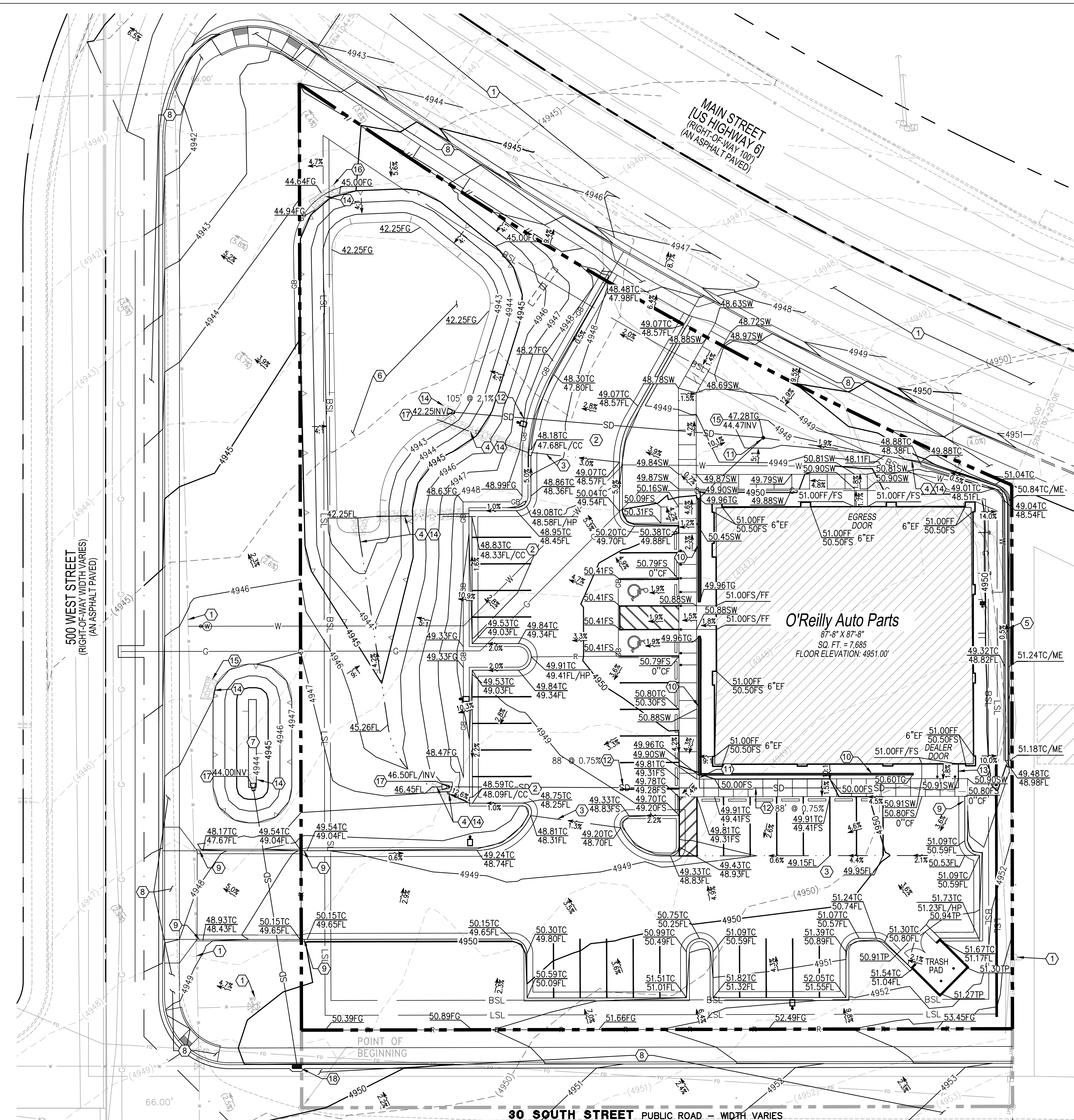
PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT
SITE DEMOLITION PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023

12/01/2023

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Fax: 417.862.3265
e-mail: architec@esterfyschneider.com



1 SITE GRADING PLAN

C1.1 SCALE: 1" = 20'-0"

BASIS OF BEARING

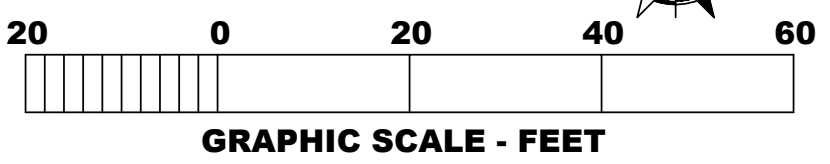
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SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.



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2 ADA DETAIL

C1.1 SCALE: 1" = 10'-0"

SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF RIP RAP
	CONCRETE PAVING BLOCK
	O'REILLY PROPERTY LINE/ROW
	ADJACENT PROPERTY LINE
	PROPOSED GAS SERVICE LINE
	PROPOSED ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED TELEPHONE LINE
	PROPOSED SAWCUT
	PROPOSED RIDGELINE
	PROPOSED SWALE FLOW LINE
	LIMITS OF DISTURBANCE
	PROPOSED POLE SIGN LOCATION
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING SURFACE LABEL
	FINISHED SURFACE LABEL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SLOPE
	PROPOSED SLOPE
	TOP OF RETENTION POND
	TOE OF RETENTION POND

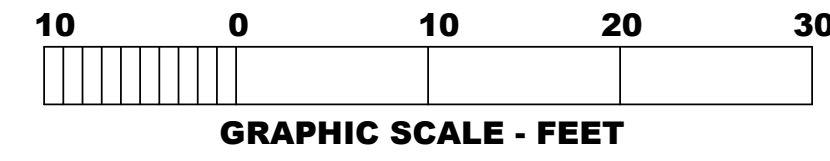
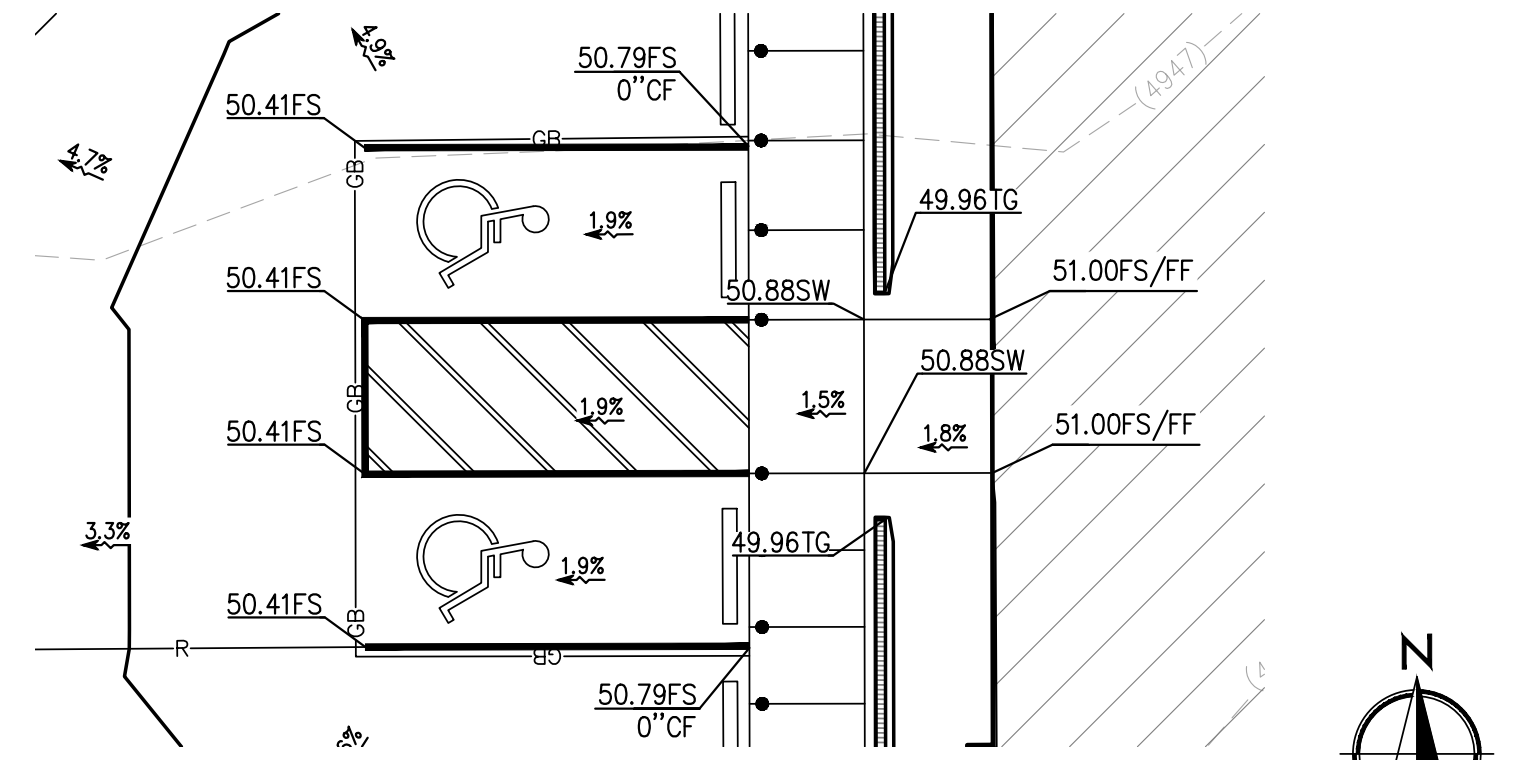
ADA NOTE

ALL ACCESSIBLE PATHS OF TRAVEL ARE TO ABIDE BY THE FOLLOWING PARAMETERS:
 • CROSS-SLOPE NOT TO EXCEED 2%
 • LONGITUDINAL SLOPE NOT TO EXCEED 5%
 • LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 • RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
 • PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

STORMWATER NOTES

ON-SITE STORAGE IS DESIGNED PER THE SANTAQUIN STORM DRAIN MASTER PLAN FOR RETENTION OF THE 100 YEAR, 24 HOUR STORM.
ONSITE RETENTION VOLUMES:
 TOTAL 100 YEAR, 24 HOUR STORM RUNOFF VOLUME = 8463 CF
 POND STORAGE VOLUME AT ELEV 4944.00 = 8990 CF
OFFSITE RETENTION VOLUMES:
 REQUIRED SOUTH STREET 25 YEAR, 6 HOUR RUNOFF VOLUME = 799 CF
 RIGHT OF WAY STORAGE VOLUME AT 4946.00 = 877 CF

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GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEYNOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2' WIDE CURB CUT. REFER TO DETAIL 8/C2.2.
- PROPOSED SWALE IN CONCRETE.
- PROPOSED SWALE IN LANDSCAPE RIPRAP.
- 1' U-GUTTER IN LANDSCAPE CURB. REFER TO DETAIL 9/C2.2.
- PROPOSED ONSITE RETENTION POND.
- PROPOSED OFFSITE RETENTION POND.
- OFFSITE IMPROVEMENTS. SEE SHEETS C4.1 AND C4.2.
- 2' CURB TRANSITION.
- 4' PRESLOPED TRENCH DRAIN. REFER TO DETAIL 11/C2.2.
- 4' TRENCH DRAIN HDPE CONNECTION PIPE. REFER TO C3.1 FOR GRADES.
- 8" HDPE STORM DRAIN PIPE AT GRADES SHOWN.
- ROOF DRAIN MANIFOLD CONNECTION.
- RIP RAP UNDERLINED WITH NONWOVEN GEOTEXTILE FABRIC. TYPE D50-6" RIPRAP TO A DEPTH OF 18".
- 12" AREA DRAIN. REFER TO DETAILS ON SHEET C2.5
- SECONDARY/EMERGENCY OVERFLOW
- 8" HDPE FLARED END SECTION. REFER TO DETAILS ON SHEET C2.5
- STANDARD CITY OF SANTAQUIN CURB INLET. REFER TO DETAIL SD1/C2.5.

THIS PLAN HAS BEEN UPDATED TO REFLECT THE CHANGE IN BUILDING SIZE AND SHIFT IN LOCATION.

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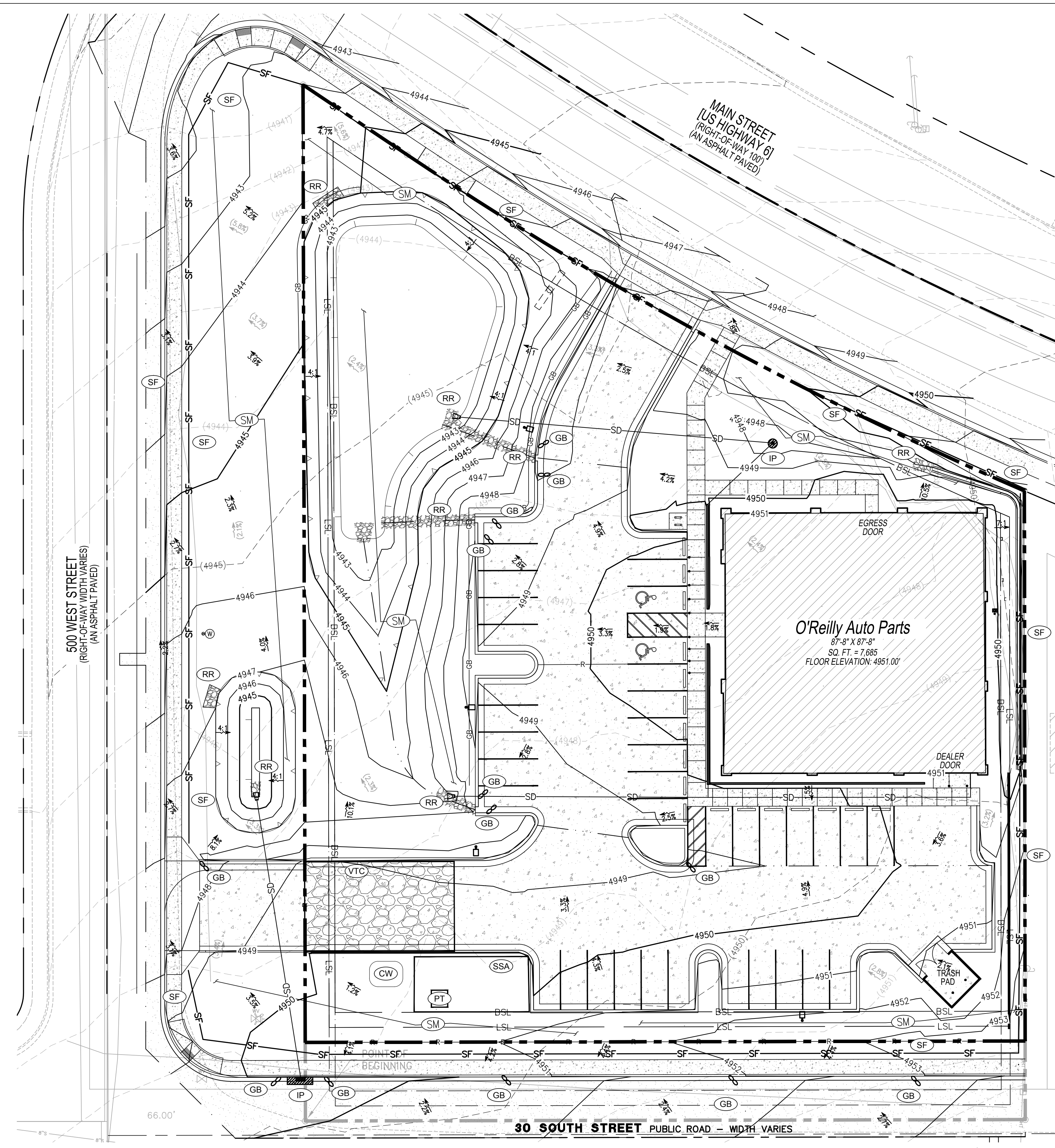
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SITE GRADING PLAN

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EROSION CONTROL & MAINTENANCE PLAN NOTES

- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADINGS AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION WITH A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY CODE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- REFER TO SITE DETAILS FOR SILT FENCE CONSTRUCTION.
- REFER TO COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY STORM WATER MANAGEMENT DURING CONSTRUCTION FIELD GUIDE FOR BEST MANAGEMENT PRACTICES DURING CONSTRUCTION.
- REFUELING AND MAINTENANCE OPERATIONS SHALL TAKE PLACE IN THE DESIGNATED STABILIZED STAGING AREA.

SITE LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - AREA OF ASPHALT
 - AREA OF RIP RAP
 - CONCRETE PAVING BLOCK
 - O'REILLY PROPERTY LINE/ROW
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - RIGHT-OF-WAY LINE
 - BSL - BUILDING SETBACK LINE
 - LSL - LANDSCAPE SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED SAWCUT
 - PROPOSED RIDGELINE
 - PROPOSED SWALE FLOW LINE
 - PROPOSED POLE SIGN LOCATION
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SLOPE
 - PROPOSED SLOPE
 - TOP OF RETENTION POND
 - TOE OF RETENTION POND

STAGE OF CONSTRUCTION NOTES

- PHASE 1 (PRE-CONSTRUCTION)
- INSTALLATION OF EROSION CONTROL SILT FENCE.
 - DEMOLITION OF EXISTING SITE IMPROVEMENTS.
 - REMOVAL OF EXISTING PAVEMENT ON THE SITE.
- PHASE 2 (DURING GRADING, AND PAVING)
- VEHICLE TRACKING CONTROL
 - SANITARY FACILITIES
 - GRAVEL BAGS
 - CONCRETE WASHOUT AREA
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED
- PHASE 3 (POST PAVING)
- PLACEMENT OF FINAL LANDSCAPING ITEMS.
 - REMOVAL OF EROSION CONTROL FENCE.
 - FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS
 - REMOVE REMAINING EROSION CONTROL BMP'S ONCE STABILIZED

EROSION CONTROL SYMBOLS

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CW	[Symbol]
PORTABLE TOILET	PT	[Symbol]
VEHICLE TRACKING CONTROL	VTC	[Symbol]
GRAVEL BAG	GB	[Symbol]
DRAIN INLET PROTECTION	IP	[Symbol]
STABILIZED STAGING AREA	SSA	[Symbol]
SILT FENCE	SF	[Symbol]
AREA OF RIP RAP	RR	[Symbol]
SEEDING & MULCHING	SM	[Symbol]

CONSTRUCTION EGRESS NOTES

- PREFABRICATED CONSTRUCTION EGRESS SHALL BE 12" MINIMUM WIDTH AND 35' MINIMUM LENGTH. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. AGGREGATE BASED CONSTRUCTION EGRESS SHALL BE 12" MINIMUM AND 70' LENGTH WITH A 6" MIN THICKNESS OF STONE (1.5" 3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO STATE FOR ANY ADDITIONAL REQUIREMENTS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER CITY OR STATE REQUIREMENTS.

SITE EXCAVATION REQUIREMENTS

- A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

THIS PLAN HAS BEEN UPDATED TO REFLECT THE CHANGE IN BUILDING SIZE AND SHIFT IN LOCATION.

1 SITE EROSION CONTROL PLAN

C1.2 SCALE: 1" = 20'-0"

BASIS OF BEARING

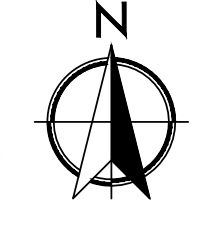
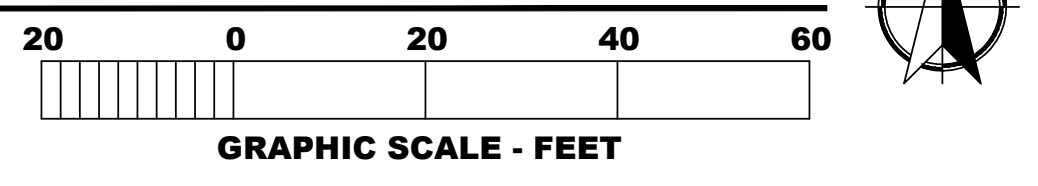
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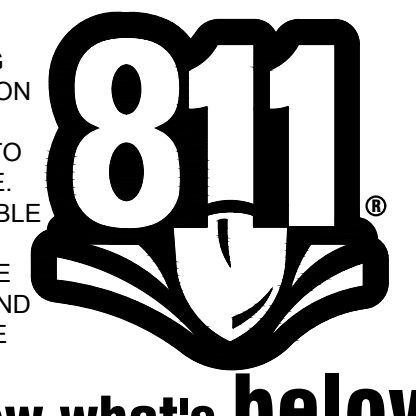
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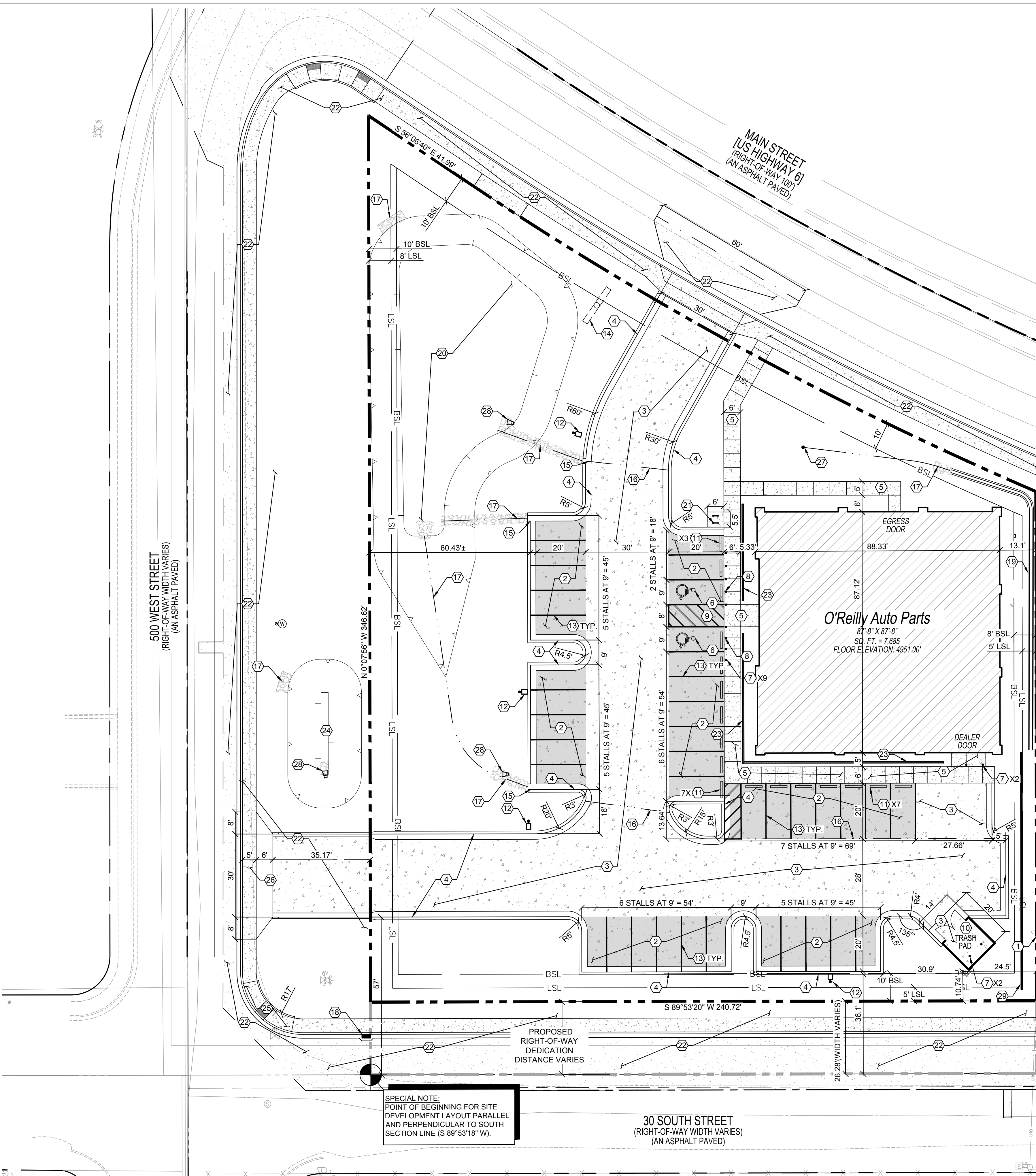
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT
SITE EROSION CONTROL PLAN

O'Reilly AUTO PARTS

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ZONING CODE

ZONING CLASSIFICATION: MSC - MAIN STREET COMMERCIAL
 PROPERTY AREA: 1.36 ACRE (FINAL BOUNDARY)
 PAVEMENT AREA: 0.45 ACRE

PARKING SUMMARY
 PARKING FORMULA: 5 STALLS PER 1,000 SQ.FT. GROSS FLOOR AREA
 SPACE SIZE: 9 FT. X 20 FT.
 SPACES REQUIRED: 38 STALLS
 SPACES PROVIDED: 38 STALLS
 H.C. SPACES PROVIDED: 2 STALLS

BICYCLE SUMMARY
 PARKING FORMULA: 3 STALLS FOR EVERY 25,000 SQ.FT. NOT TO EXCEED 12 PARKING STALLS
 SPACES REQUIRED: 3 STALLS
 SPACES PROVIDED: 4 STALLS

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES

- (1) NOT USED.
- (2) CONCRETE PAVING (LIGHT DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- (3) CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 2/C2.2.
- (4) CONCRETE CURB, REFER TO 3/C2.2 FOR DETAIL.
- (5) CONCRETE SIDEWALK AND/OR DOOR LANDING, REFER TO DETAIL 4/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER 5'X5' MINIMUM, 2% MAX SLOPE.
- (6) ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 5/C2.2.
- (7) STEEL BOLLARD, REFER TO DETAIL 6/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- (8) ACCESSIBLE PARKING SIGN. REFER TO DETAIL 7/C2.2.
- (9) ACCESSIBLE PARKING SPACES WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- (10) MASONRY SCREEN FENCE REFUSE ENCLOSURE, REFER TO C2.3.
- (11) CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1"-6" LONG #4 REBAR.
- (12) PARKING LOT LIGHTING. REFER TO UTILITY SITE PLAN US1 FOR TYPE AND CONSTRUCTION.
- (13) 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- (14) SITE SIGN. REFER TO SHEET SG.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- (15) 2' WIDE CURB CUT. REFER TO DETAIL 10/C2.2.
- (16) PROPOSED SWALE IN CONCRETE.
- (17) PROPOSED SWALE IN LANDSCAPING. RIP RAP UNDERLINED WITH NONWOVEN GEOTEXTILE FABRIC. D50-6" RIPRAP A DEPTH OF 18".
- (18) CITY OF SANTAQUIN STANDARD INLET. REFER TO SD1/C2.5
- (19) 1" U-GUTTER AND LANDSCAPE CURB. REFER TO DETAIL 9/C2.2.
- (20) PROPOSED RETENTION POND, REFER TO C1.1 FOR DETAILS.
- (21) BICYCLE PARKING. REFER TO DETAIL 8/C2.2.
- (22) REFER TO ROAD PLAN C4.1 AND MAIN STREET IMPROVEMENTS C4.2 FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
- (23) 4" PRESLOPED TRENCH DRAIN. REFER TO DETAIL 11/C2.2
- (24) PROPOSED OFF-SITE RETENTION POND, REFER TO C1.1 FOR GRADING DETAILS.
- (25) SIDEWALK CURB RAMP. REFER TO CITY DETAIL CG1 ON SHEET C2.3.
- (26) DRIVE APPROACH. REFER TO CITY DETAIL CG6 ON SHEET C2.3.
- (27) 12" AREA INLET. REFER TO SHEET C2.5
- (28) 8" HDPE PIPE FLARED END SECTION. REFER TO SHEET C2.5
- (29) SCREENING WALL.

BENCHMARK

THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED AS 4894.02 FEET (NAV/D88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT SURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.

SYMBOLS LEDGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEDGEND.

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF LIGHT DUTY CONCRETE
	AREA OF RIP RAP
	CONCRETE PAVING BLOCK
	O'REILLY PROPERTY LINE/ROW
	ADJACENT PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED RIDGELINE
	PROPOSED SWALE FLOW LINE
	LIMITS OF DISTURBANCE
	PROPOSED POLE SIGN LOCATION
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED FIRE HYDRANT
	TOP OF RETENTION POND
	TOE OF RETENTION POND
	STREET CENTERLINE

NOTE: 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.

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

NOTE: THE PROJECT SITE IS LOCATED WITHIN FLOODZONE X, AREA OF MINIMAL FLOOD HAZARD.

THIS PLAN HAS BEEN UPDATED TO REFLECT THE CHANGE IN BUILDING SIZE AND SHIFT IN LOCATION.

CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
SITE DEVELOPMENT PLAN

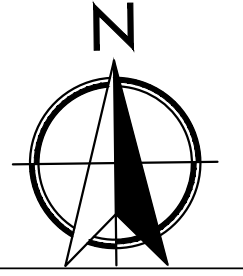
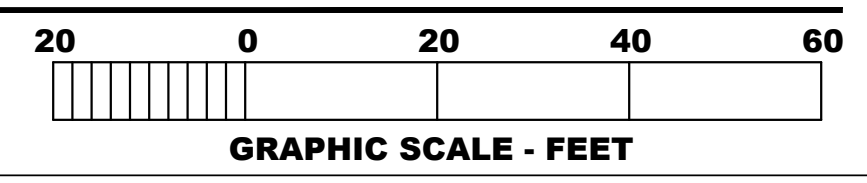
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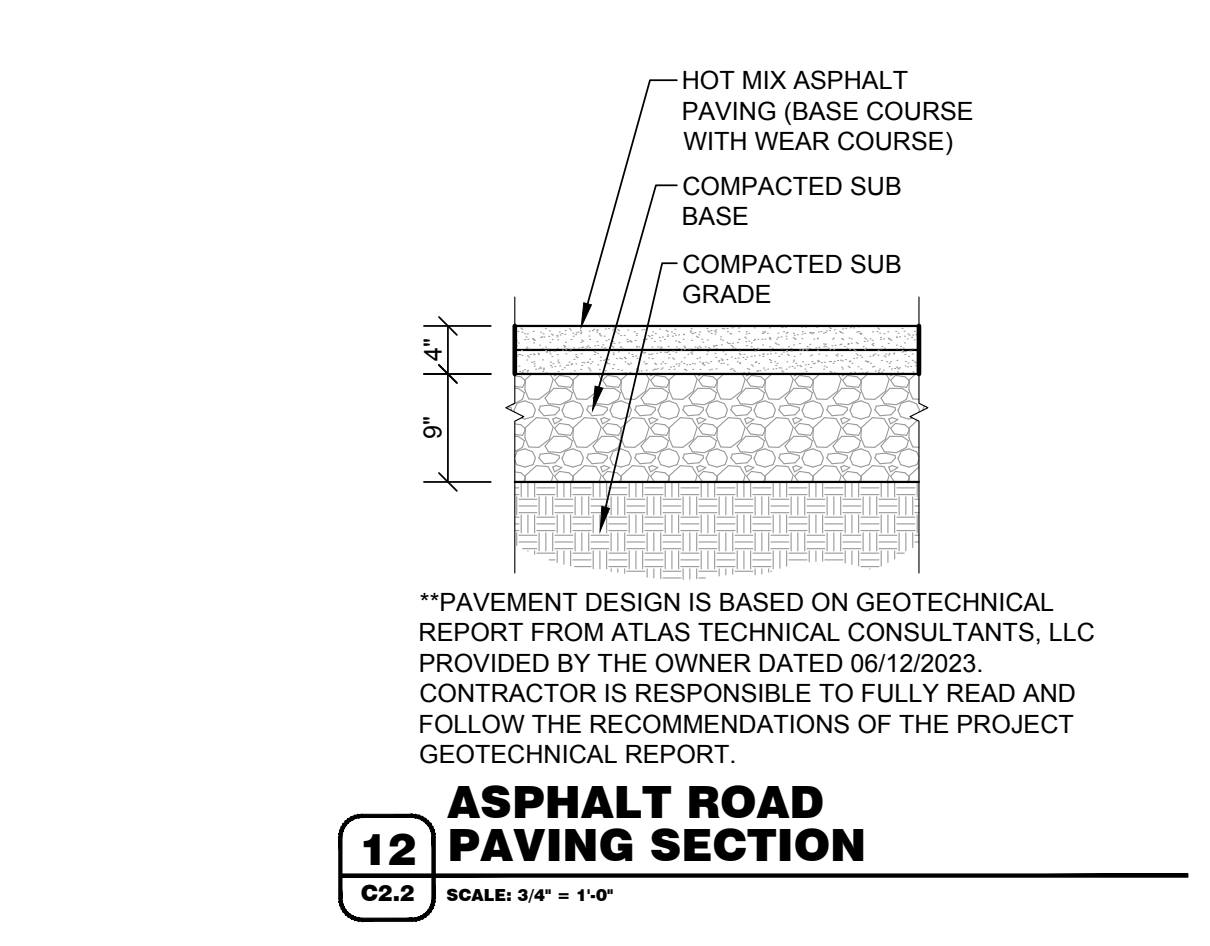
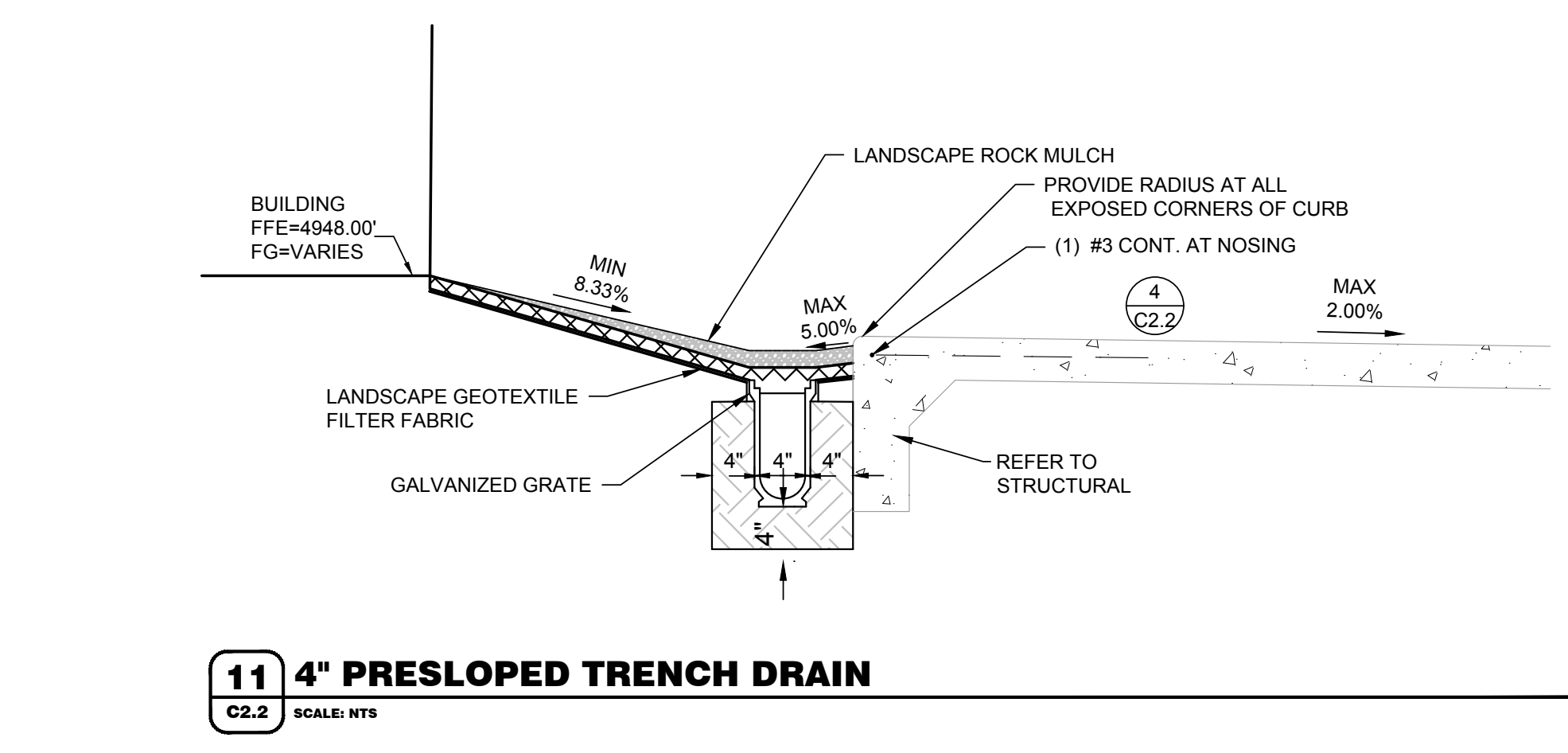
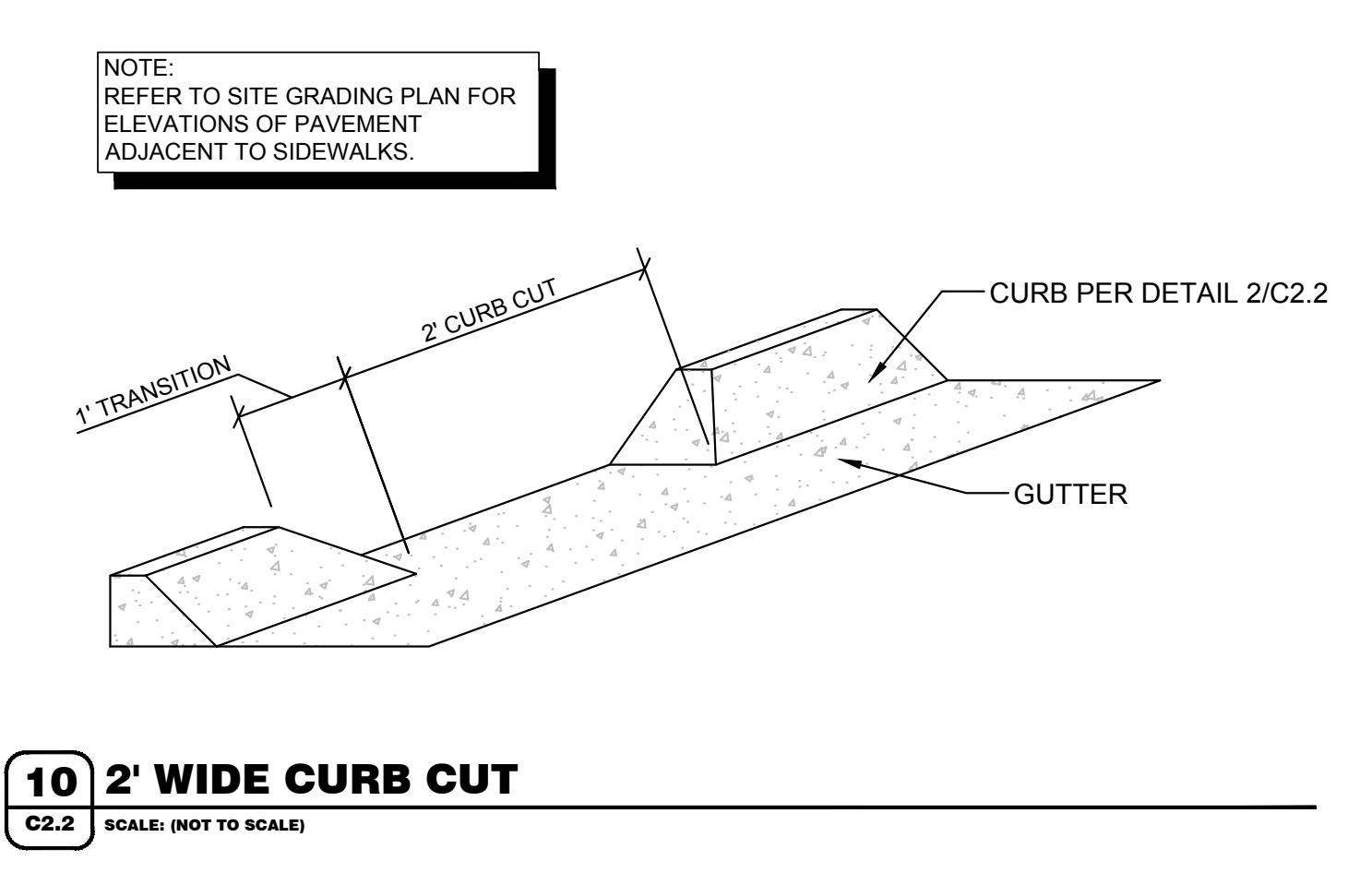
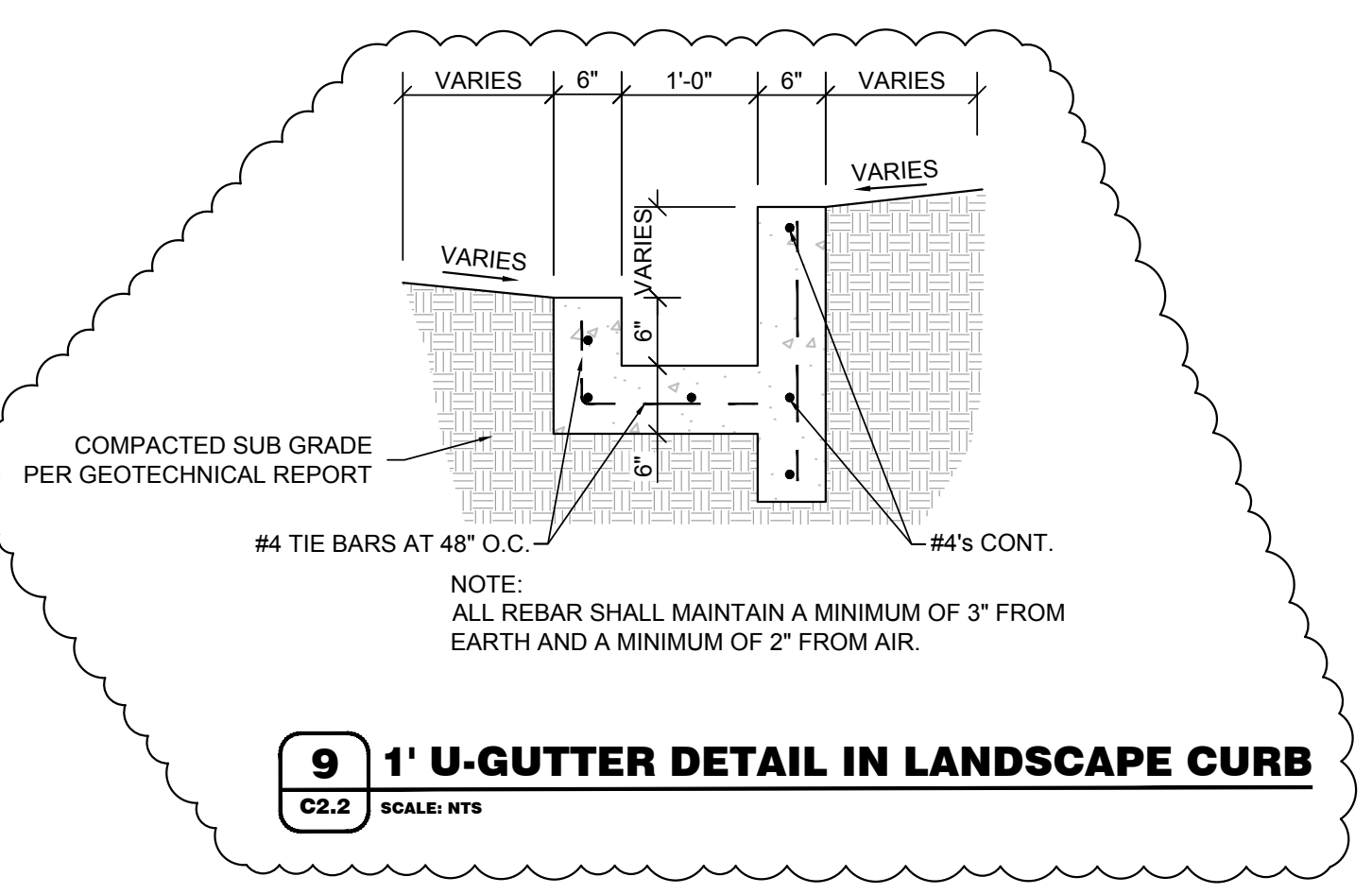
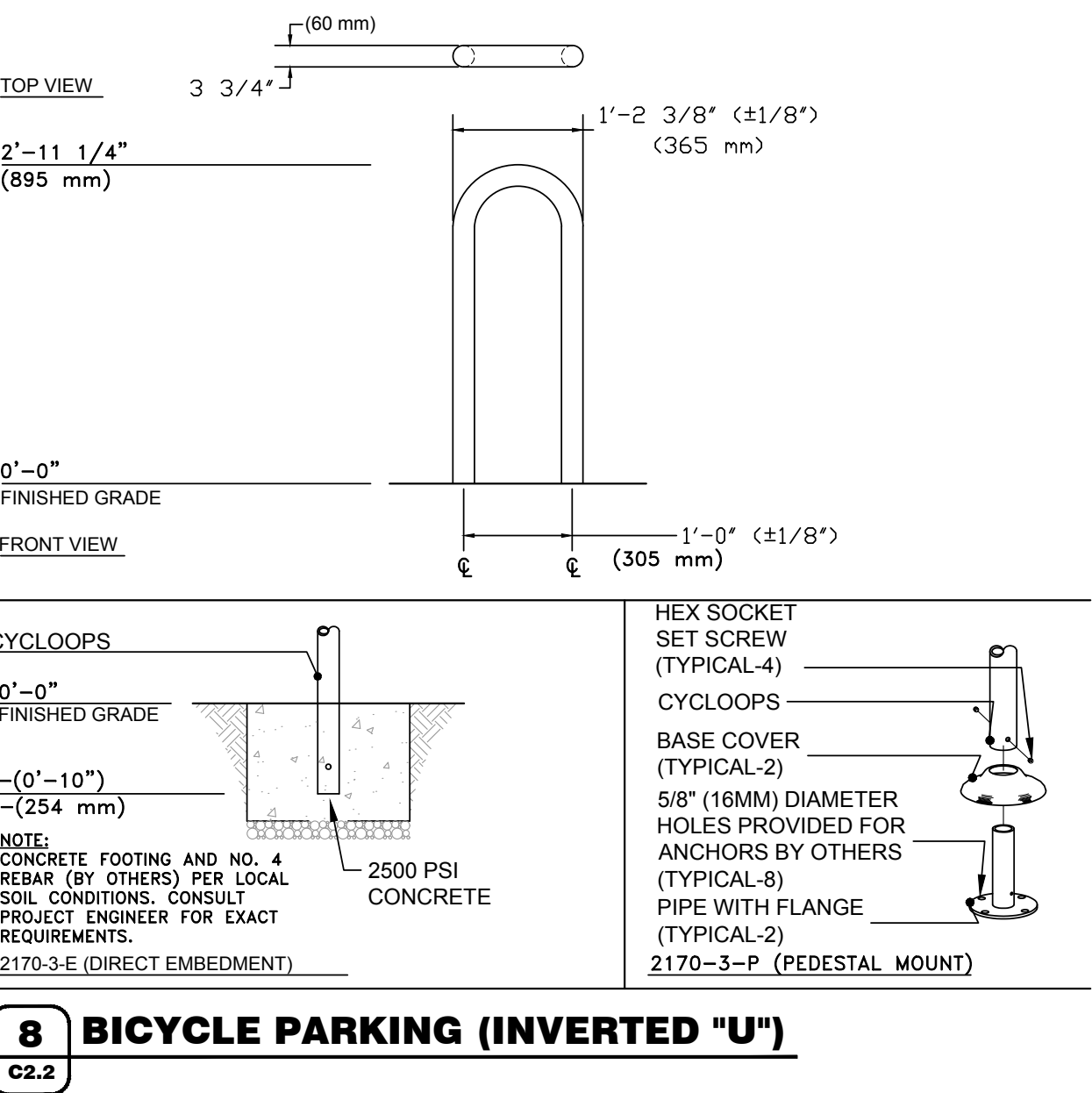
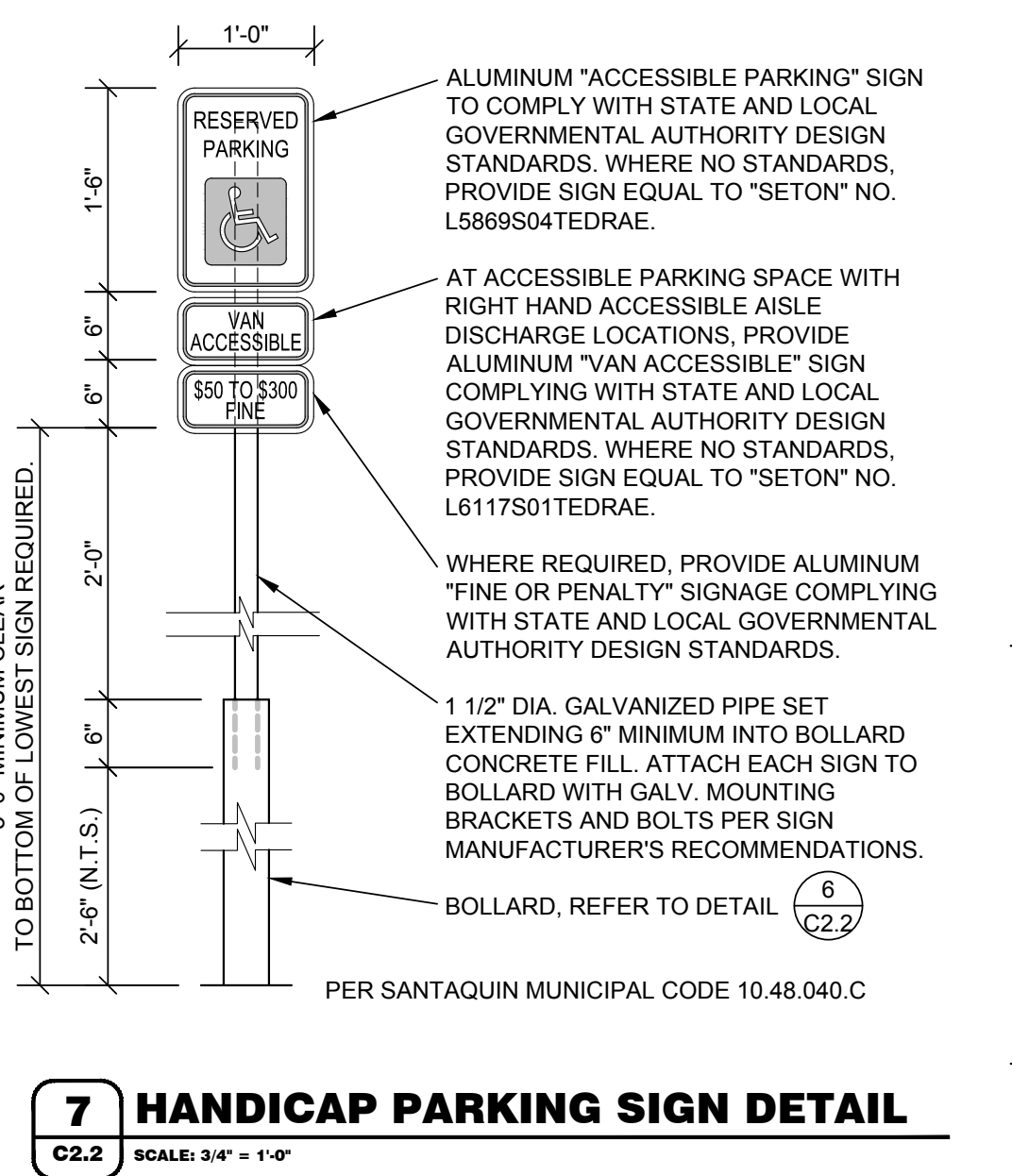
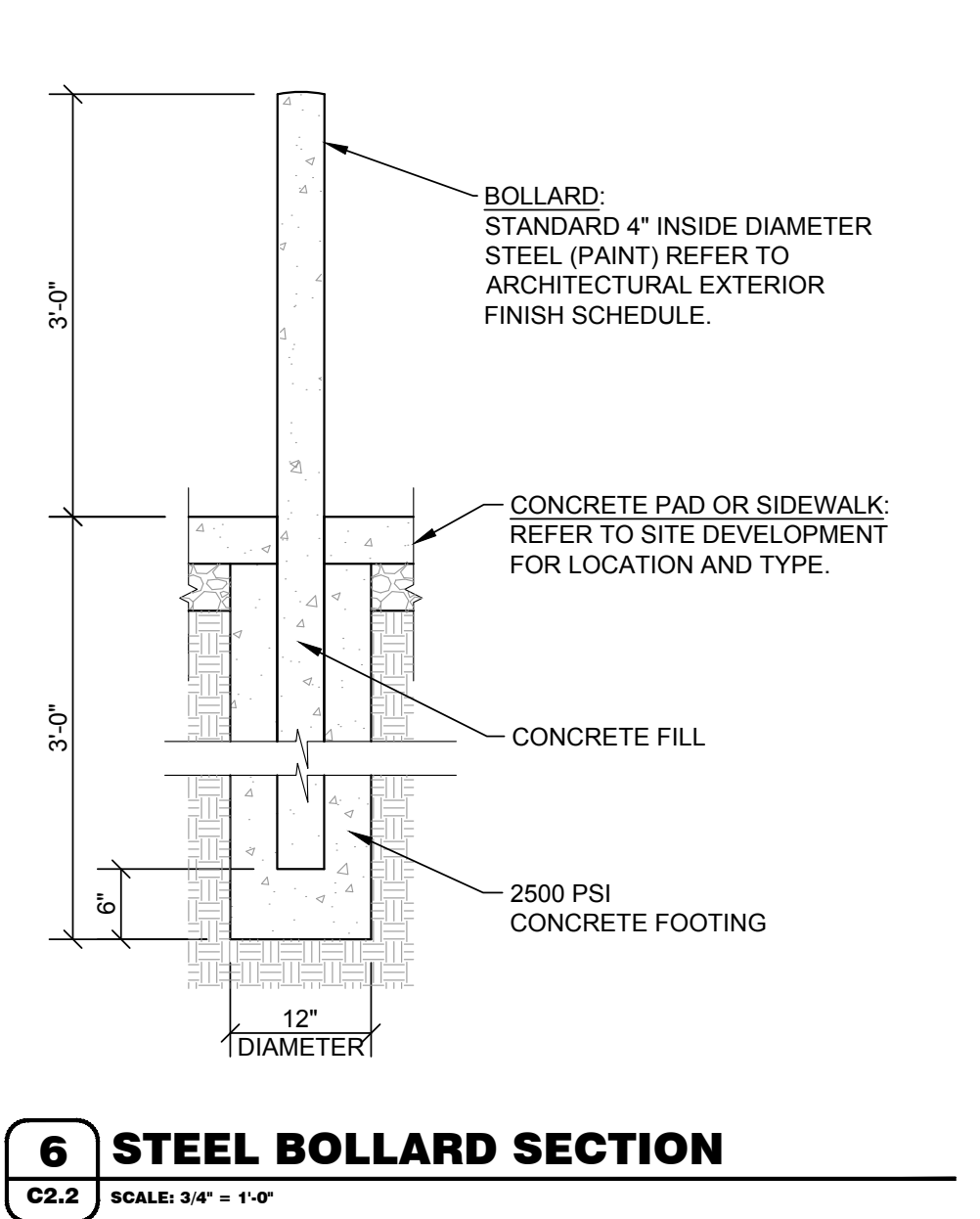
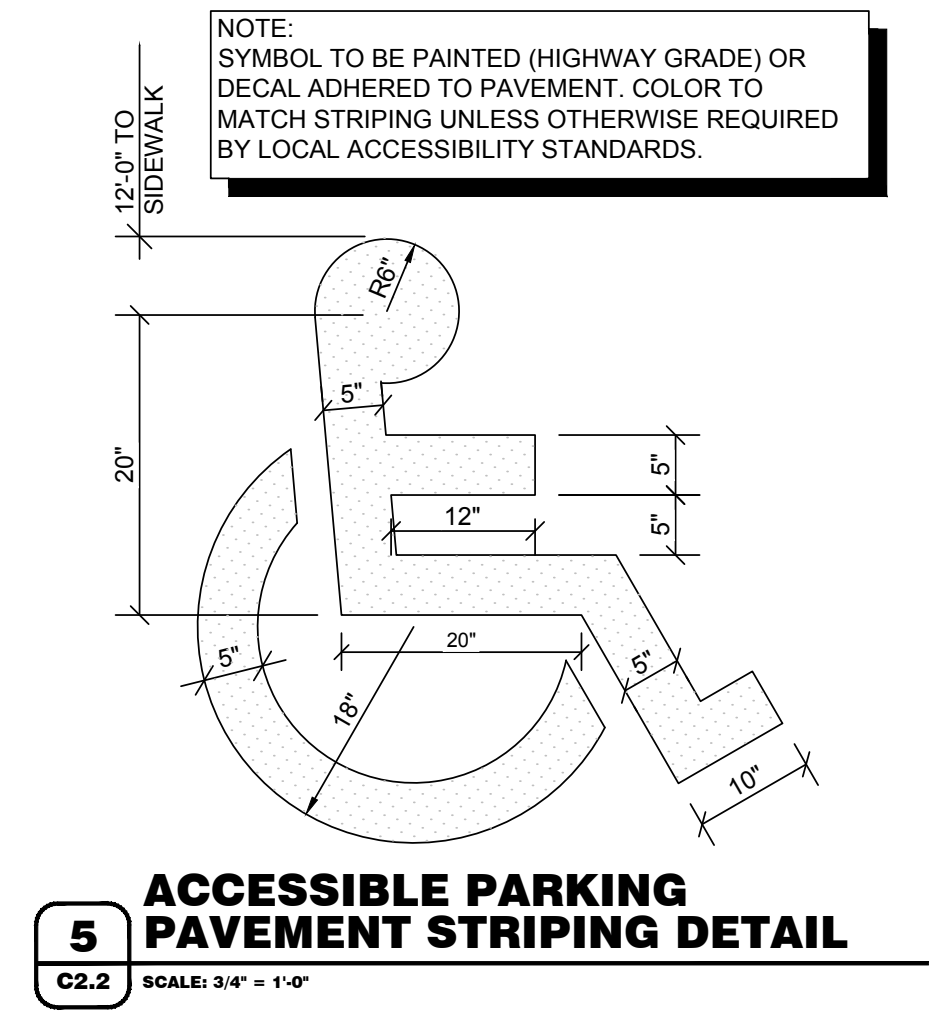
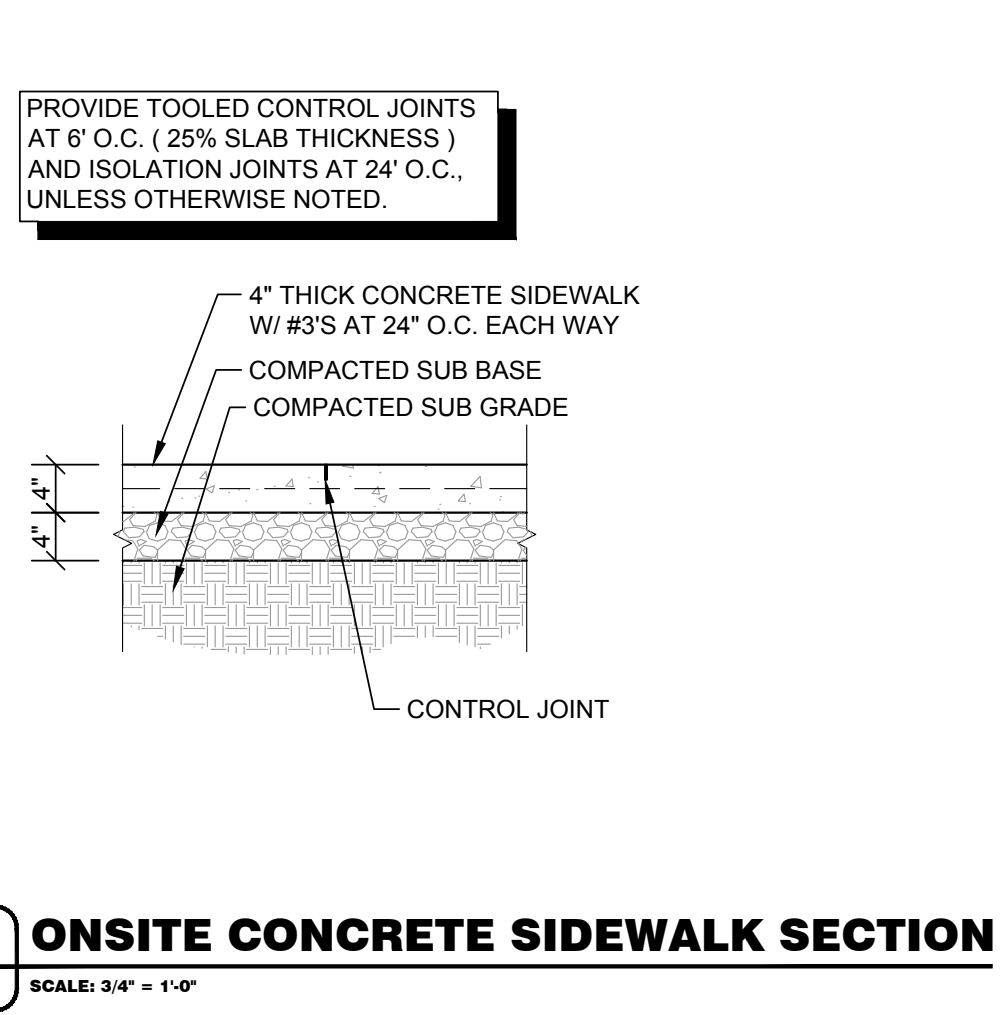
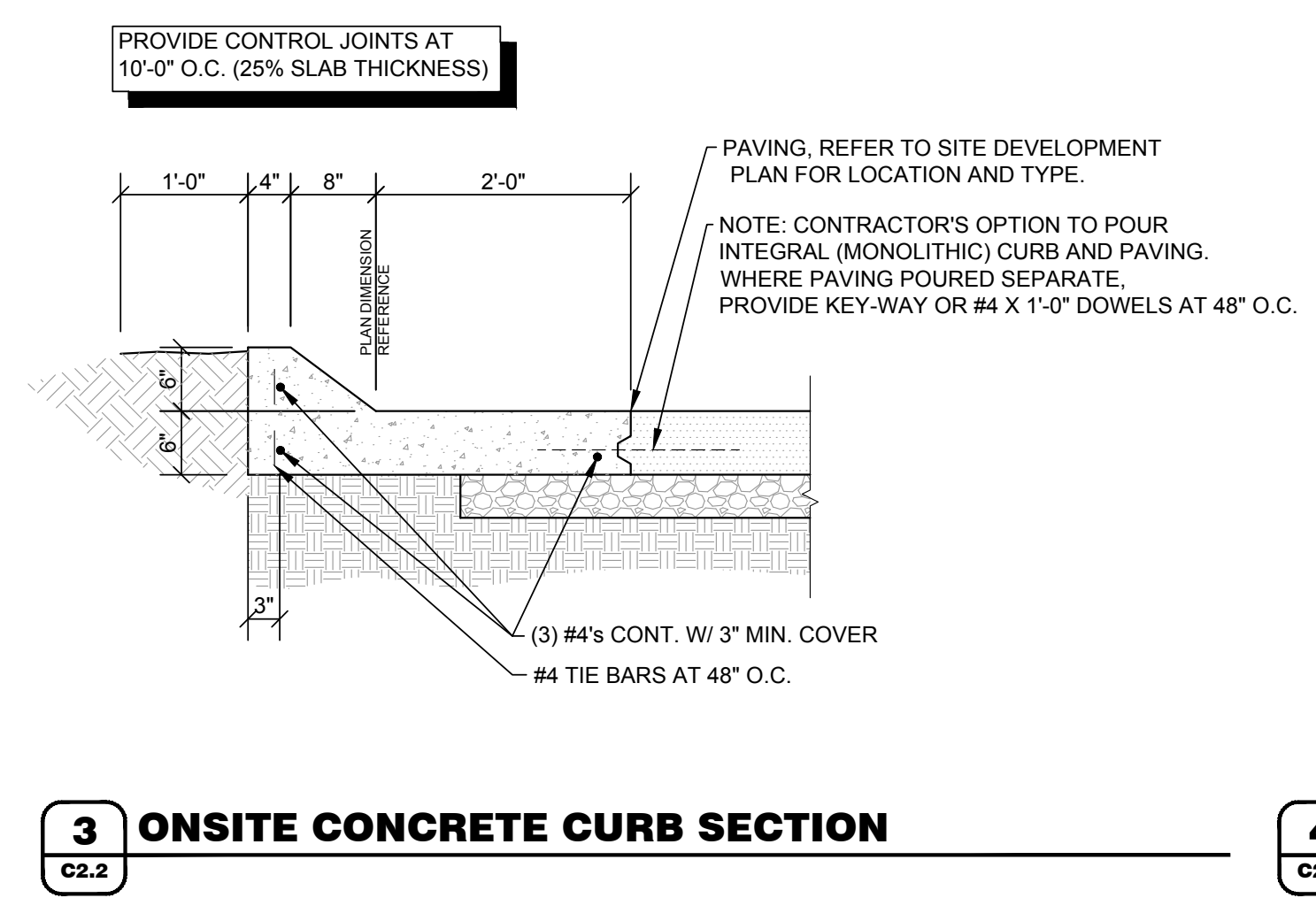
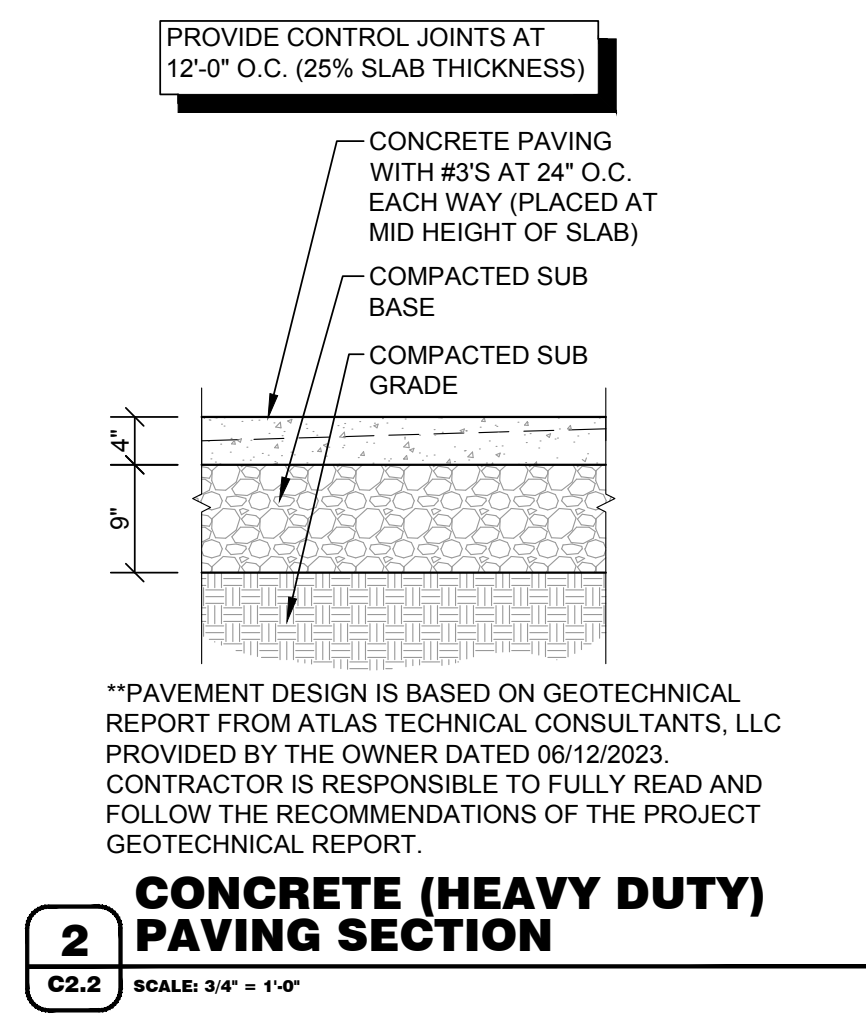
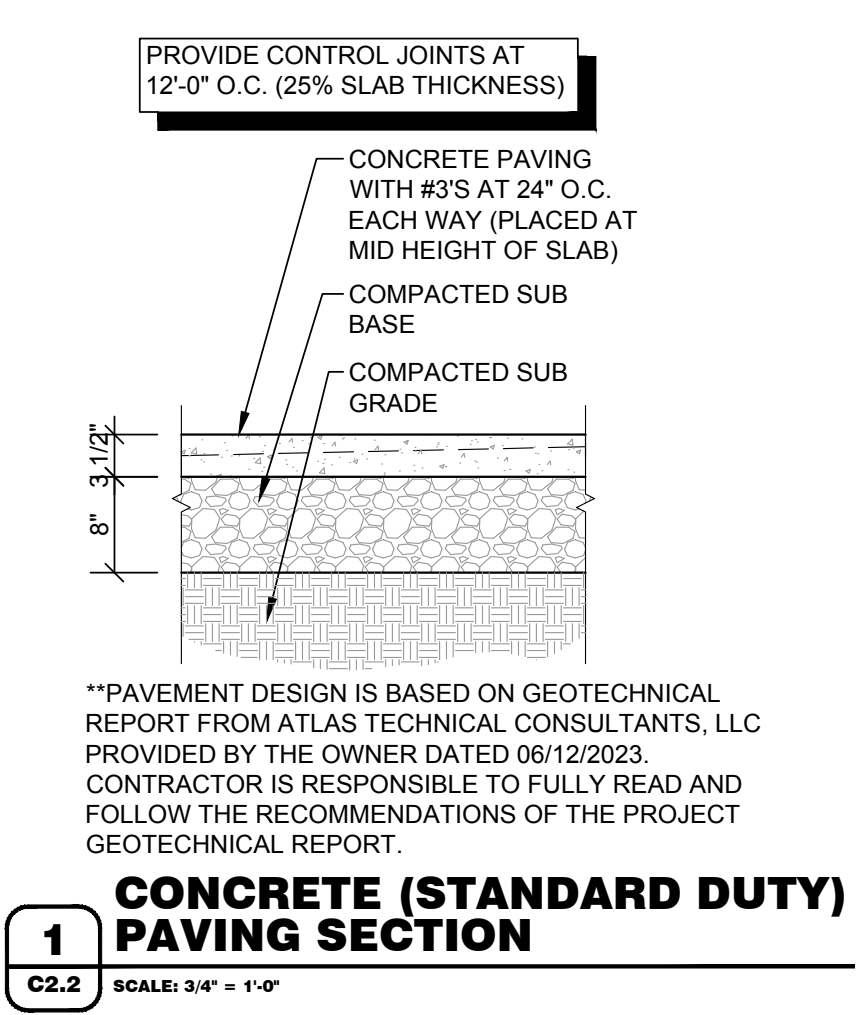
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 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"





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 - (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
 - (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
 - (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

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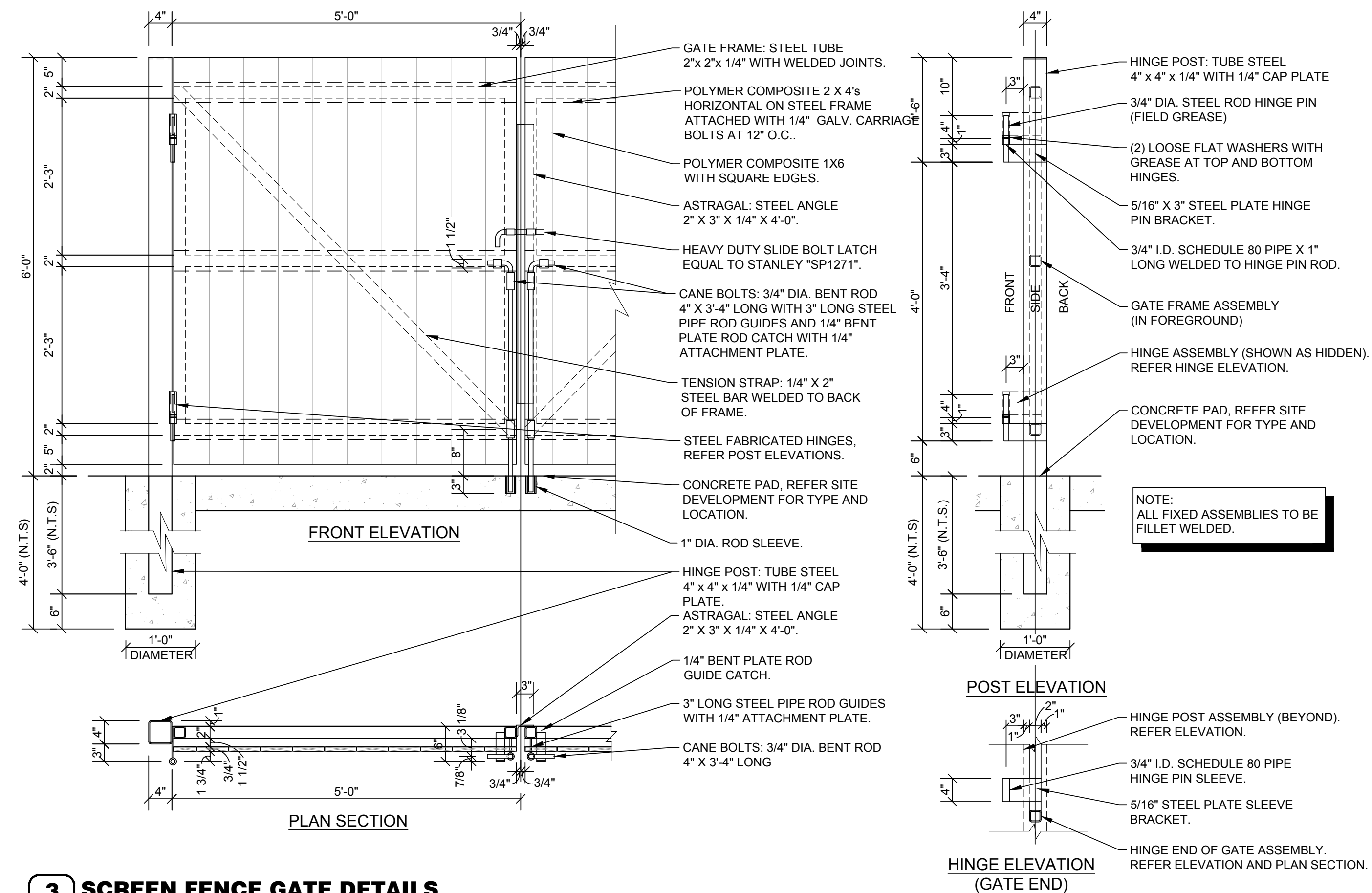
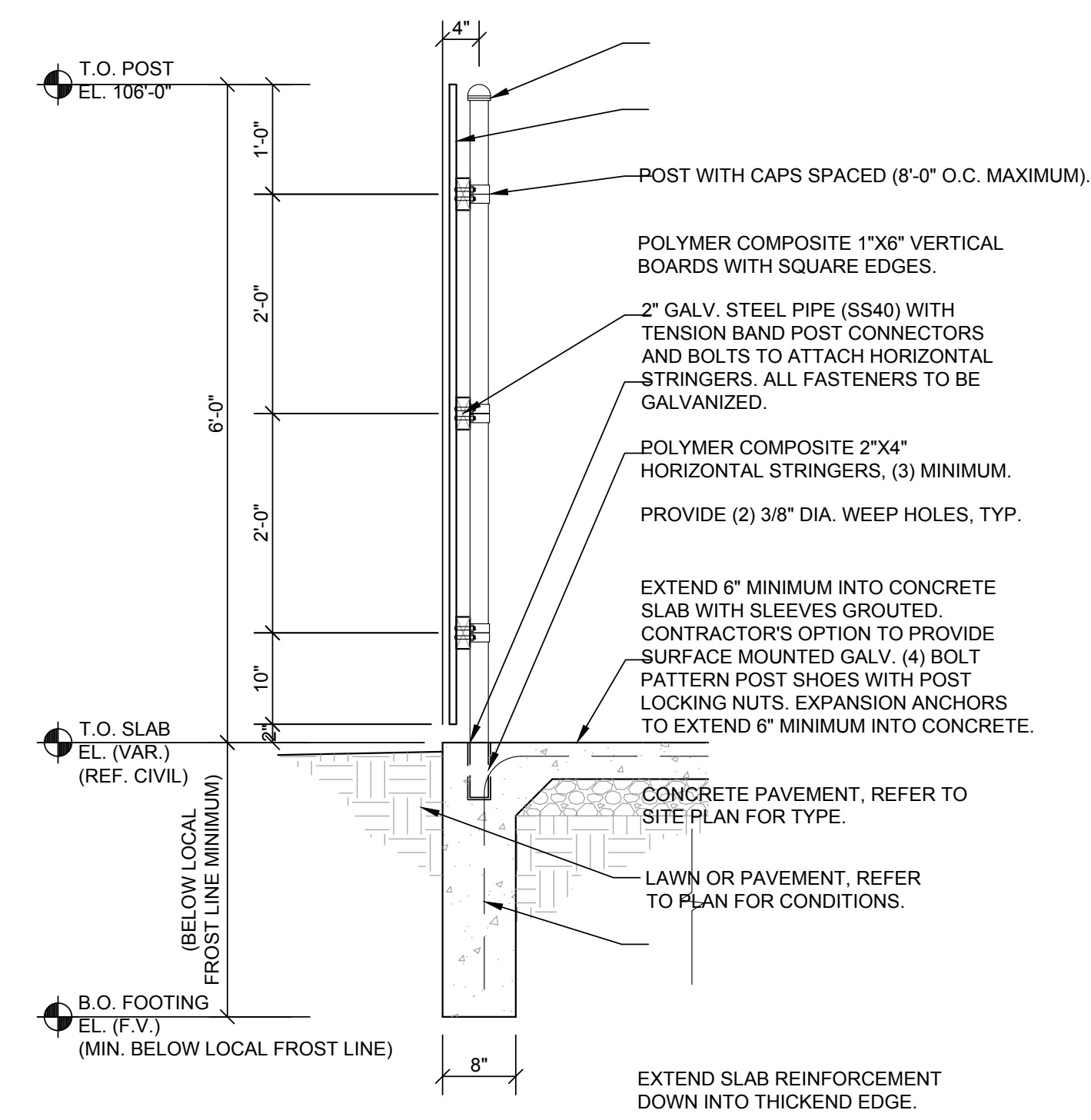
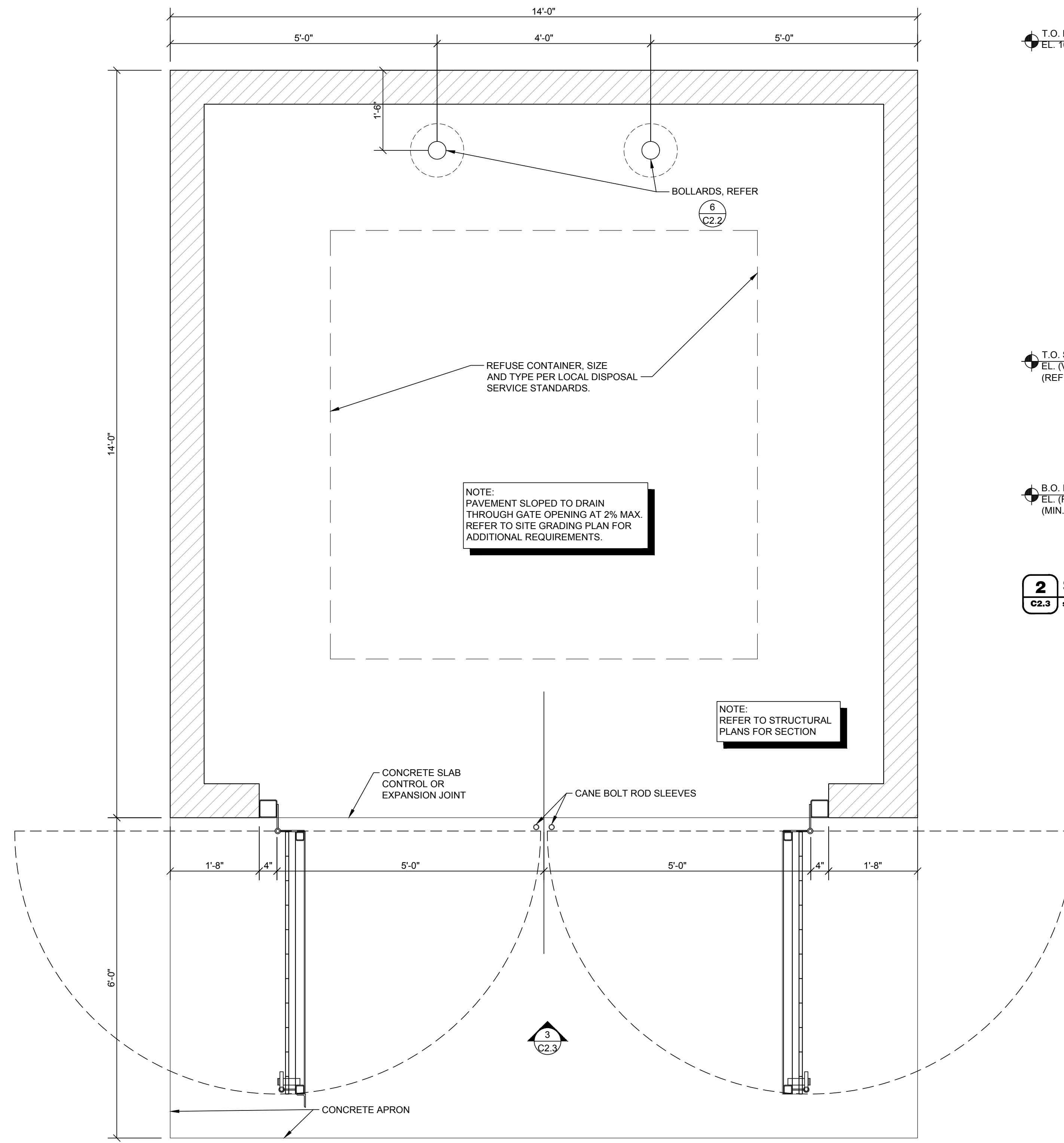
PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 MAIN STREET (US HWY6)
 SANTAQUIN, UT

SITE DETAILS

O'Reilly AUTO PARTS

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 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

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 DATE: 05/26/2023
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GENERAL NOTES

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- (B) DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, MASONRY, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- (C) REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (D) REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES. UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS:
 1. ALL MASONRY SURFACES TO MATCH TEXTURES AND FIELD COLOR OF BUILDING. EXPOSED MASONRY INSIDE ENCLOSURE TO BE PRIMED AND PAINTED (2) COATS OF COLOR TO MATCH ENCLOSURE EXTERIOR MASONRY.
 2. ALL EXPOSED ARCHITECTURAL PRECAST TO BE NATURAL CONCRETE COLOR IN SMOOTH FORM FINISH.
 3. ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS SHERWIN WILLIAMS SW6468 "HUNT CLUB".
 4. POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO "TREX" DECKING SERIES "PEBBLE GREY". FINAL COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD SAMPLES.

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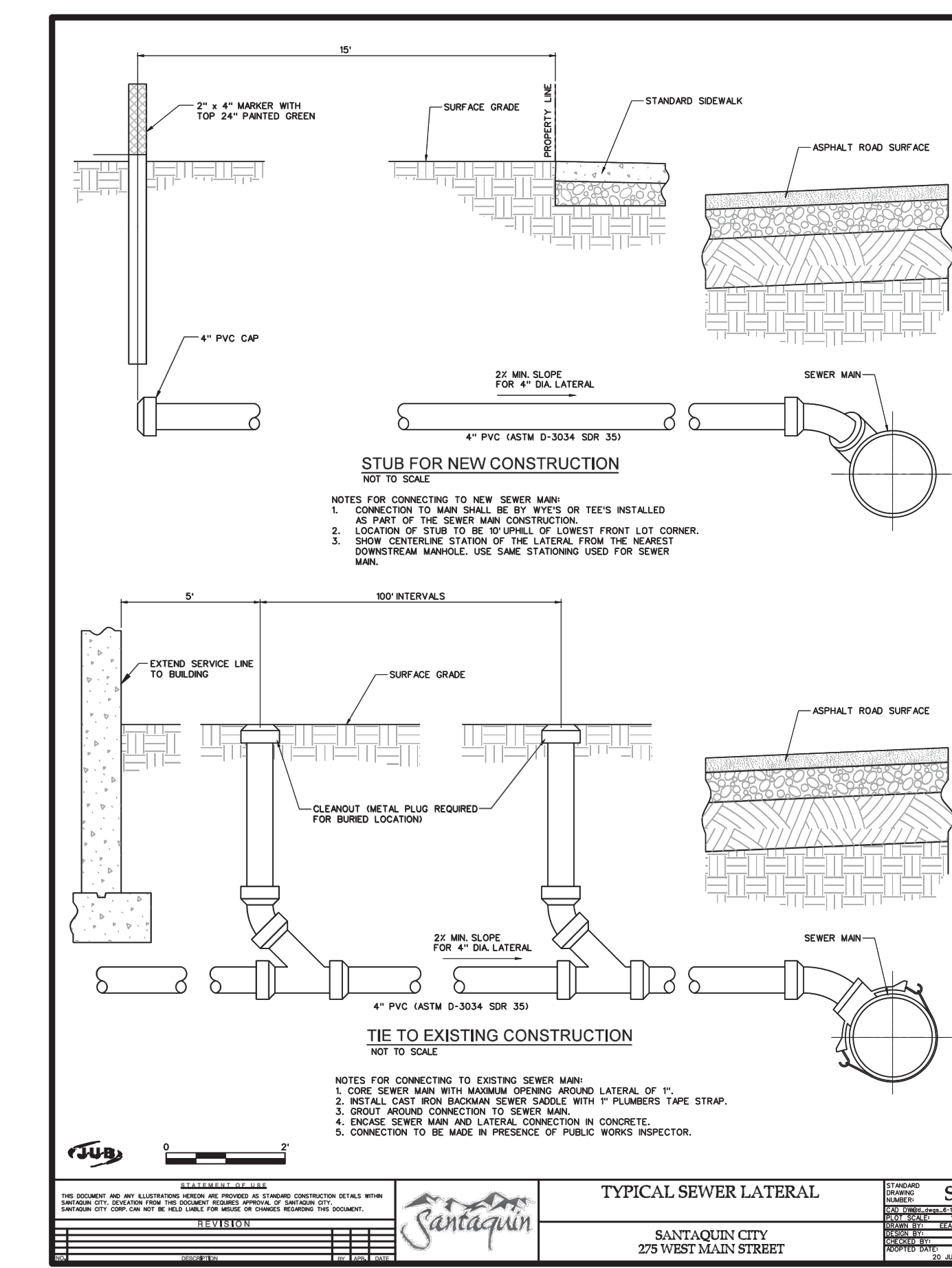
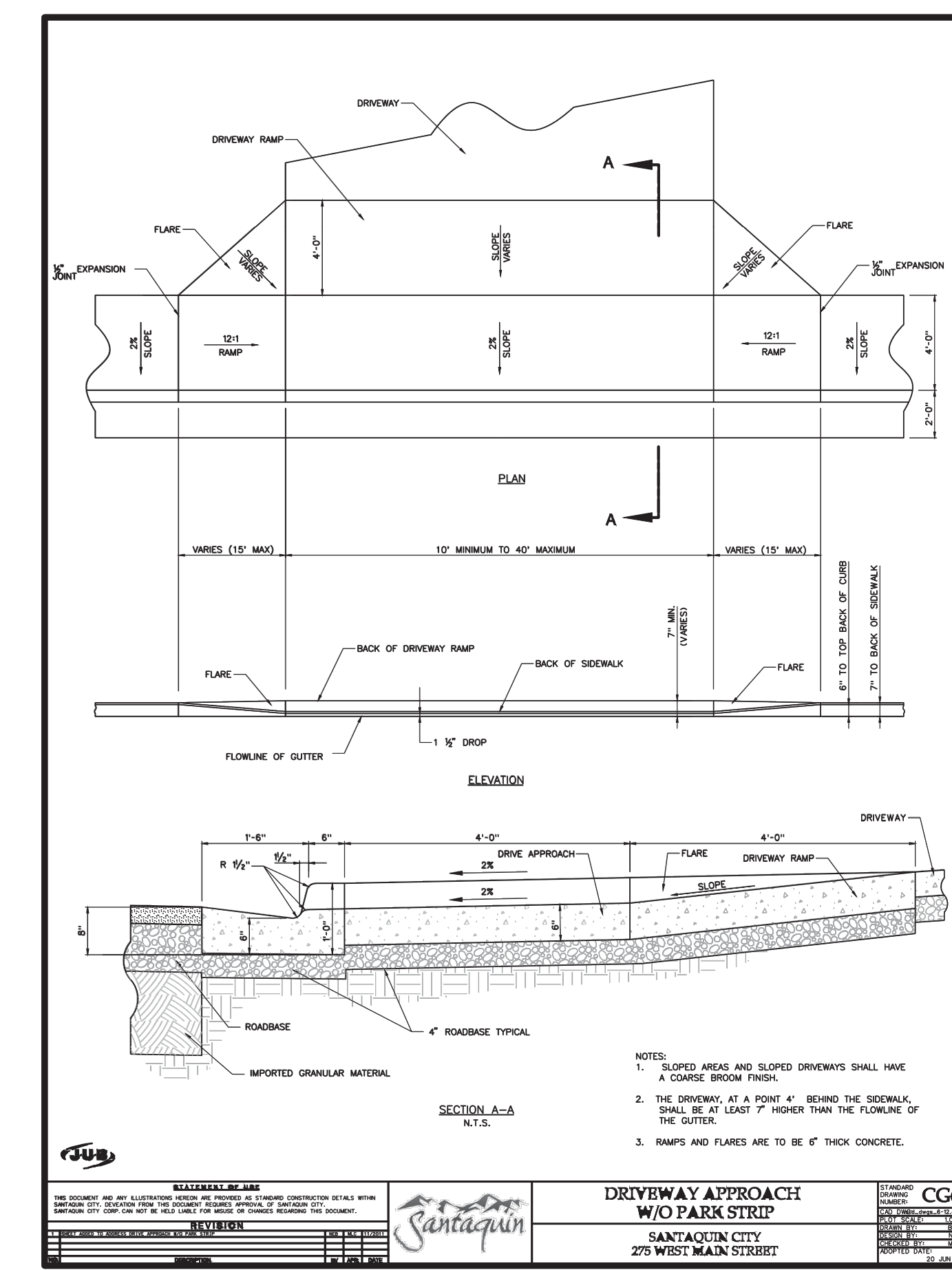
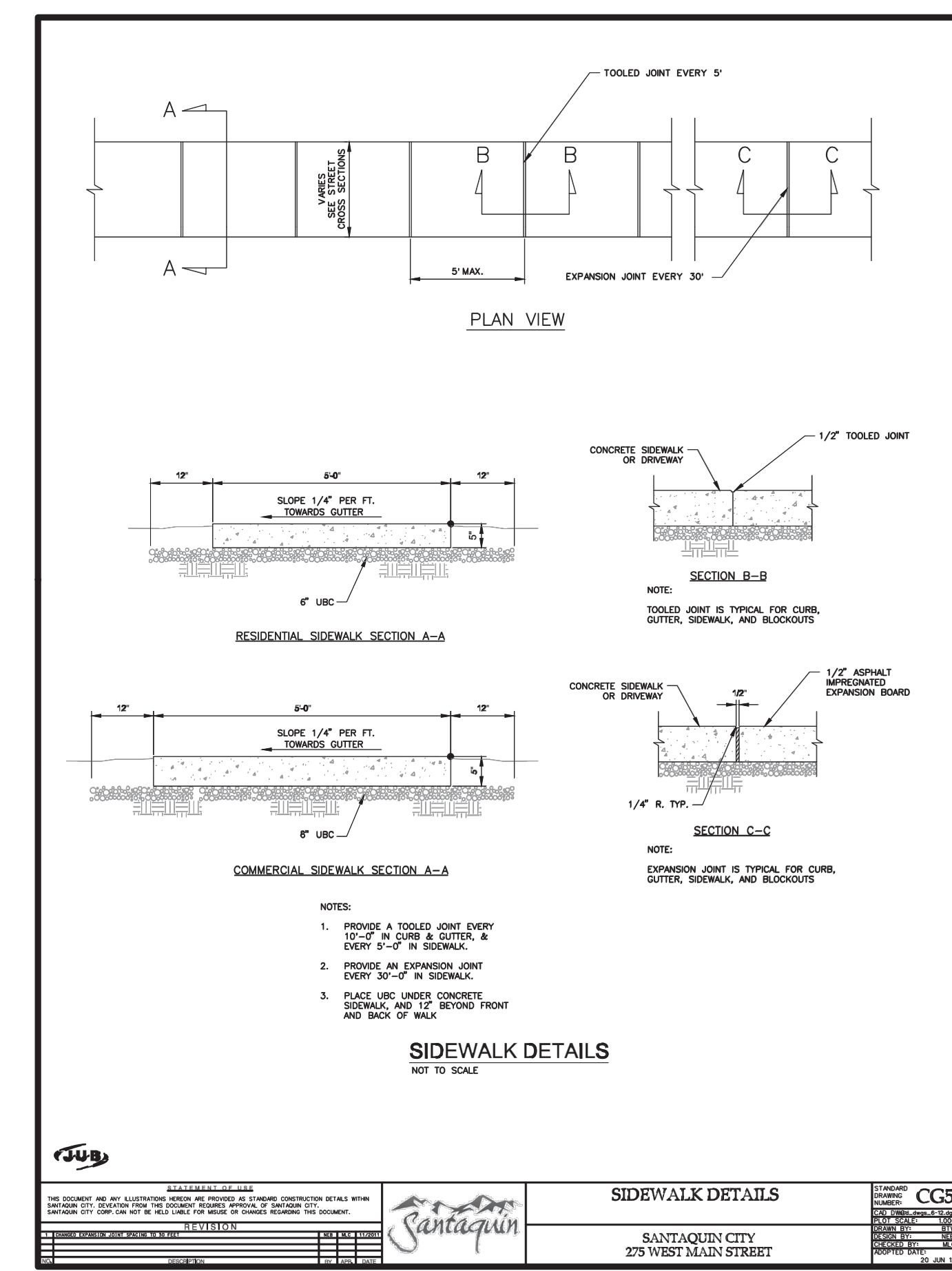
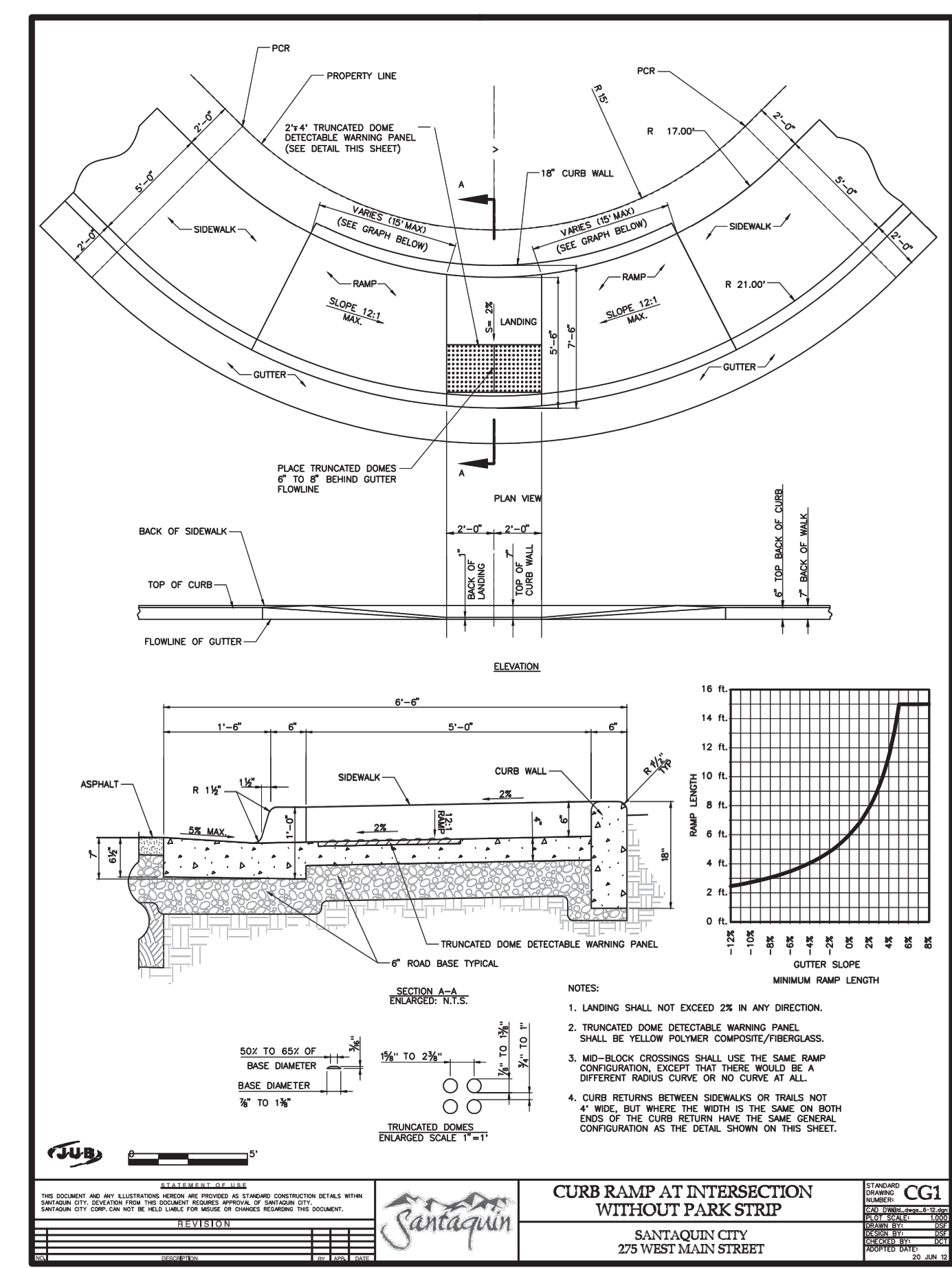
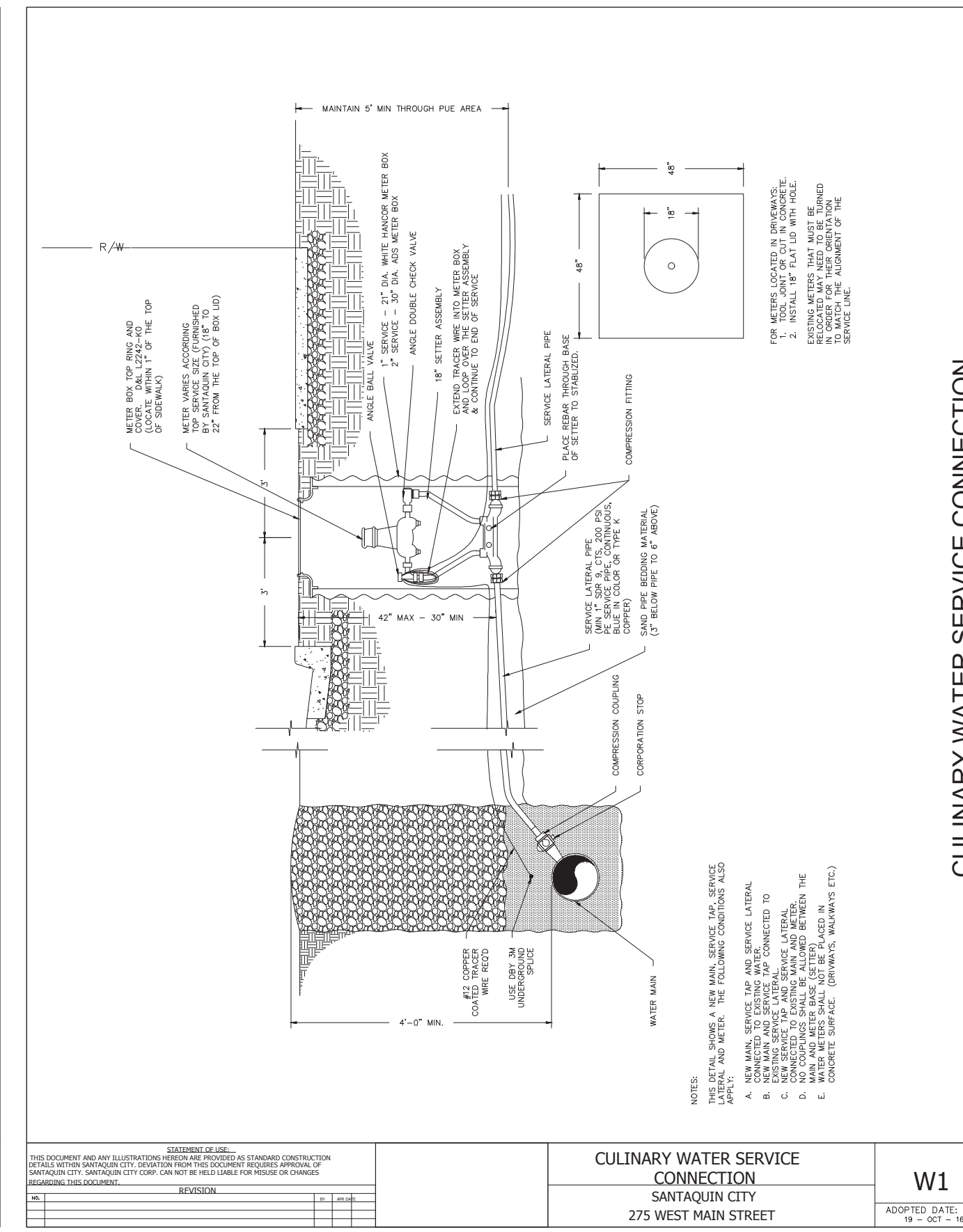
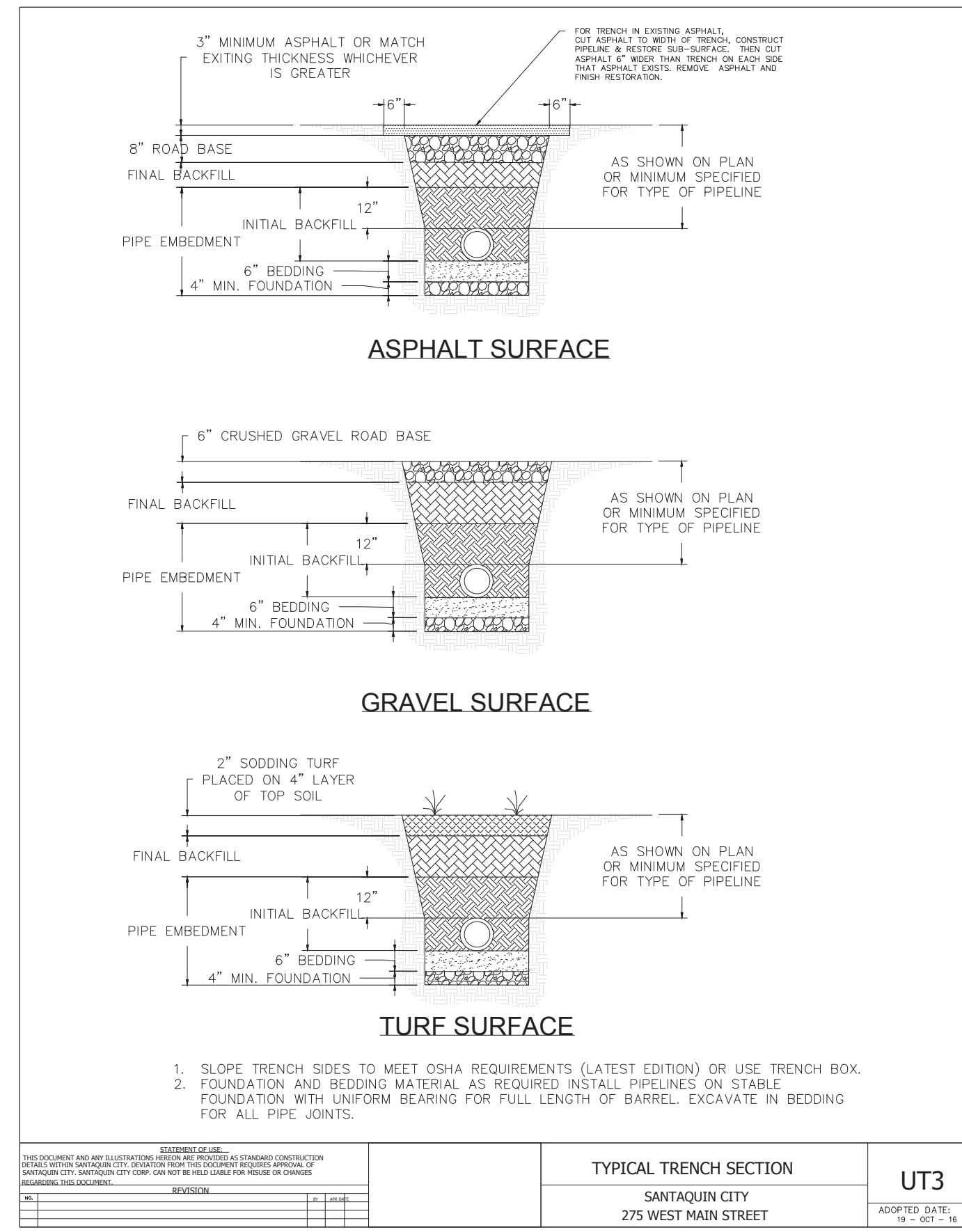
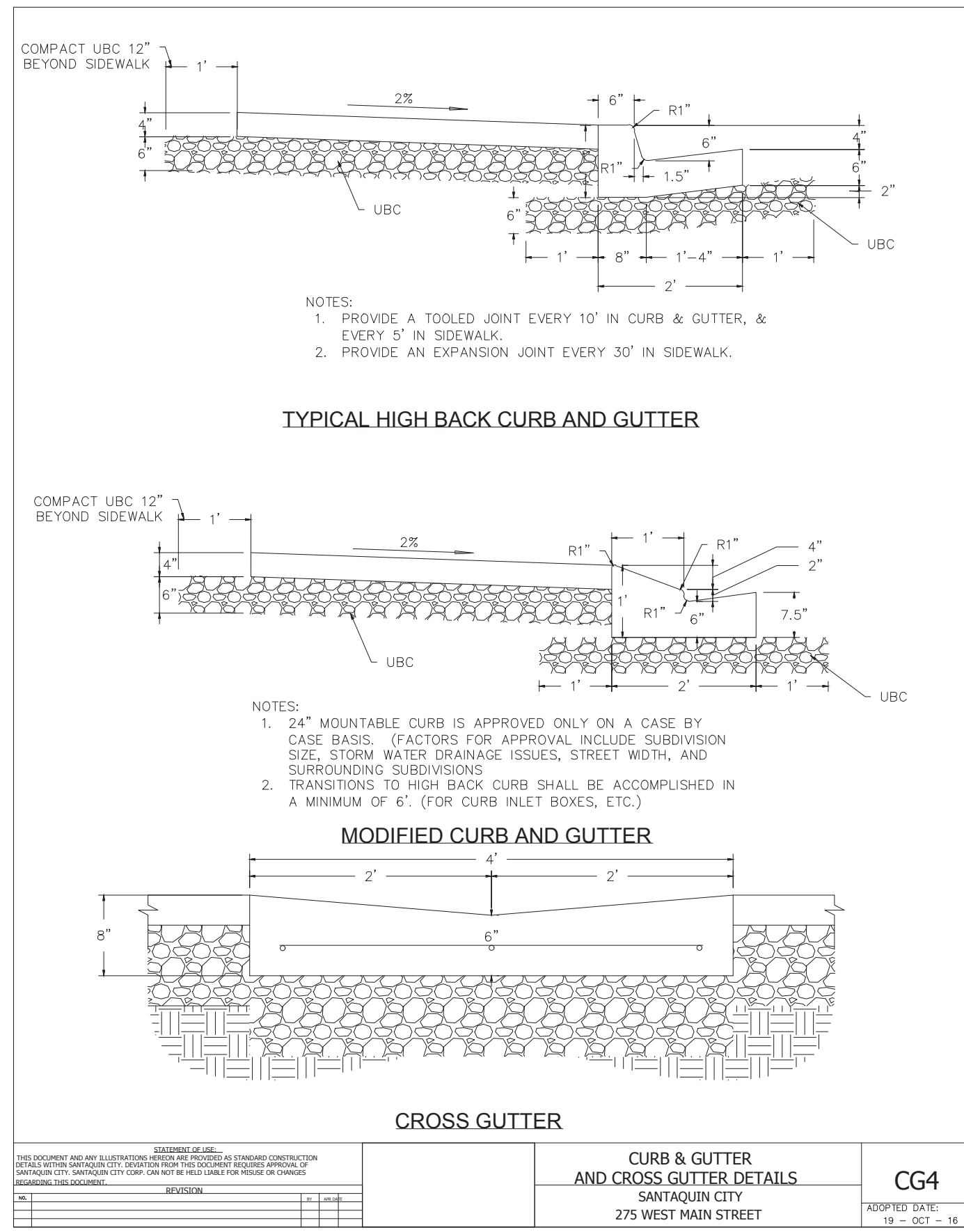
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 BRANDON HUMANN
 No. 2376759
 11/09/2023
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 BRANDON HUMANN
 PE 12976759-2202

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 MAIN STREET (US HWY6)
 SANTAQUIN, UT
REFUSE ENCLOSURE DETAILS

O'Reilly AUTO PARTS
 CORPORATE OFFICES
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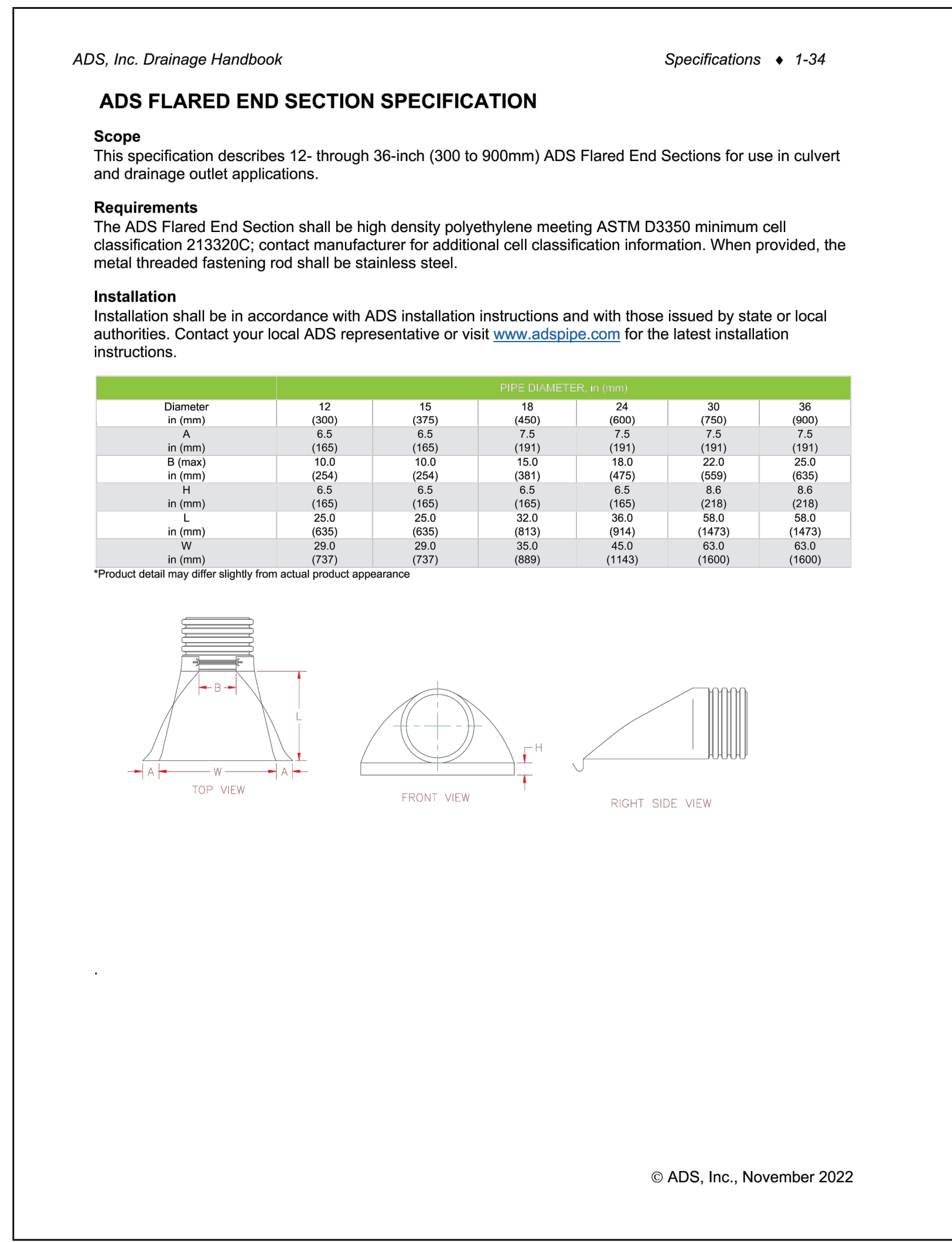
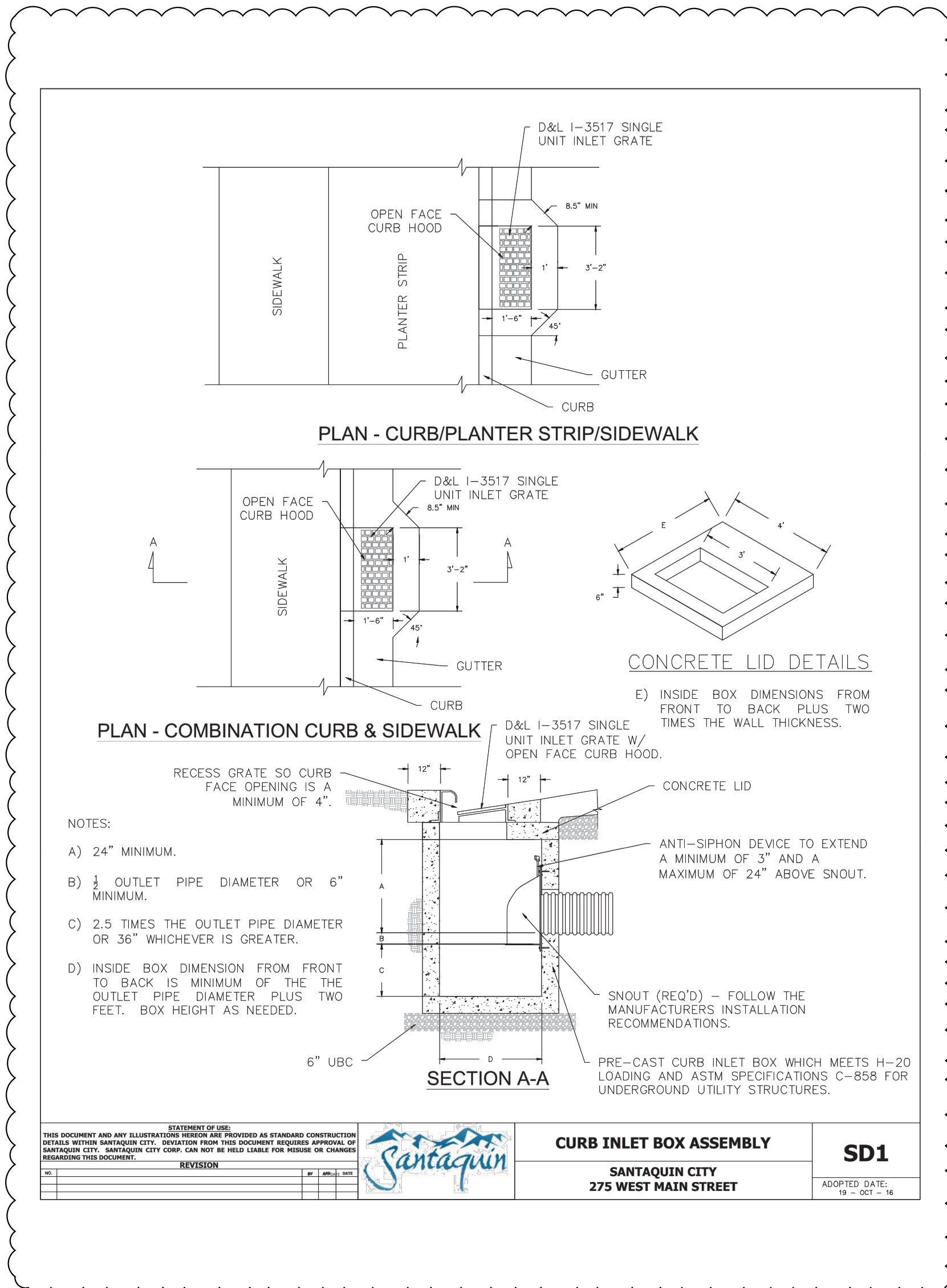
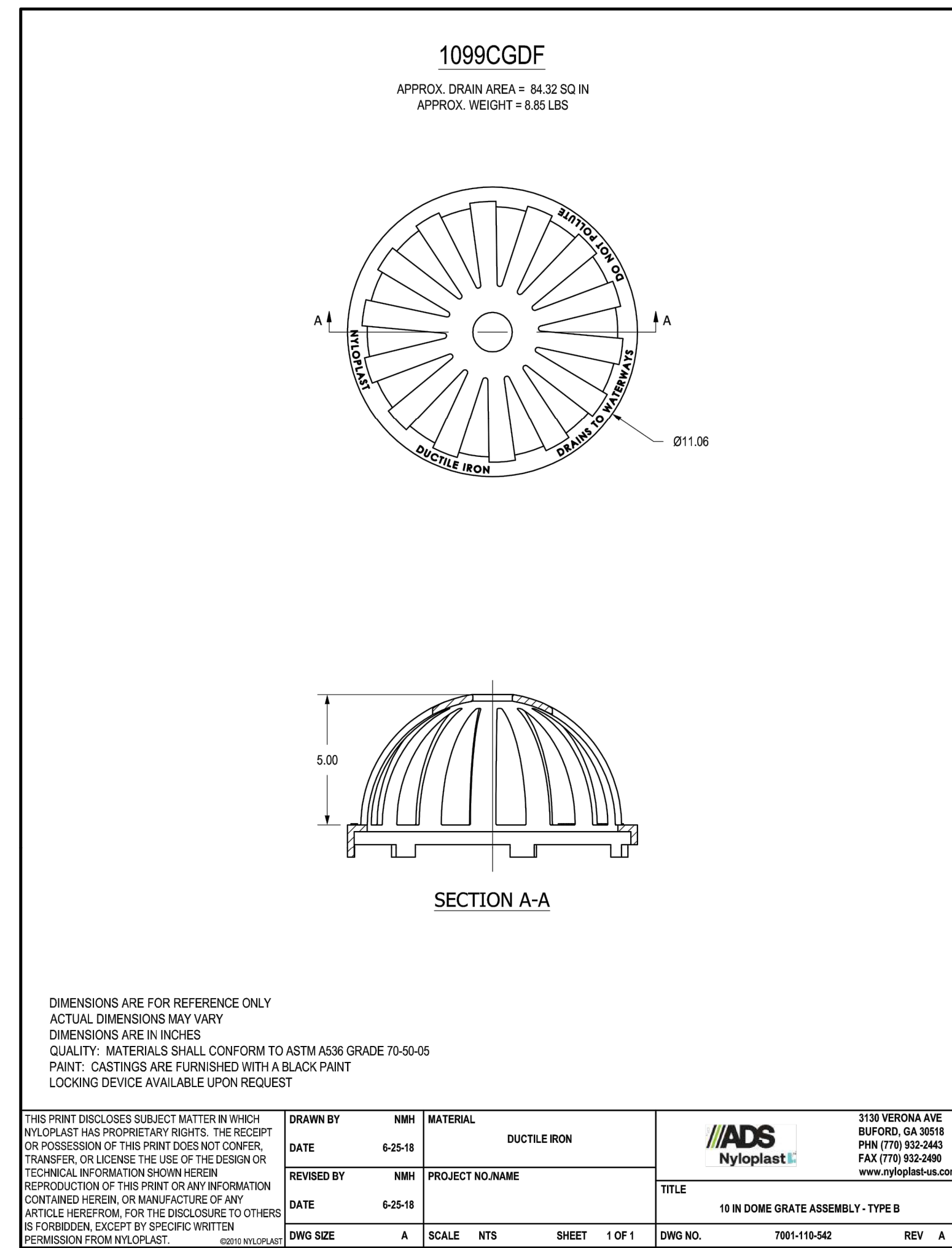
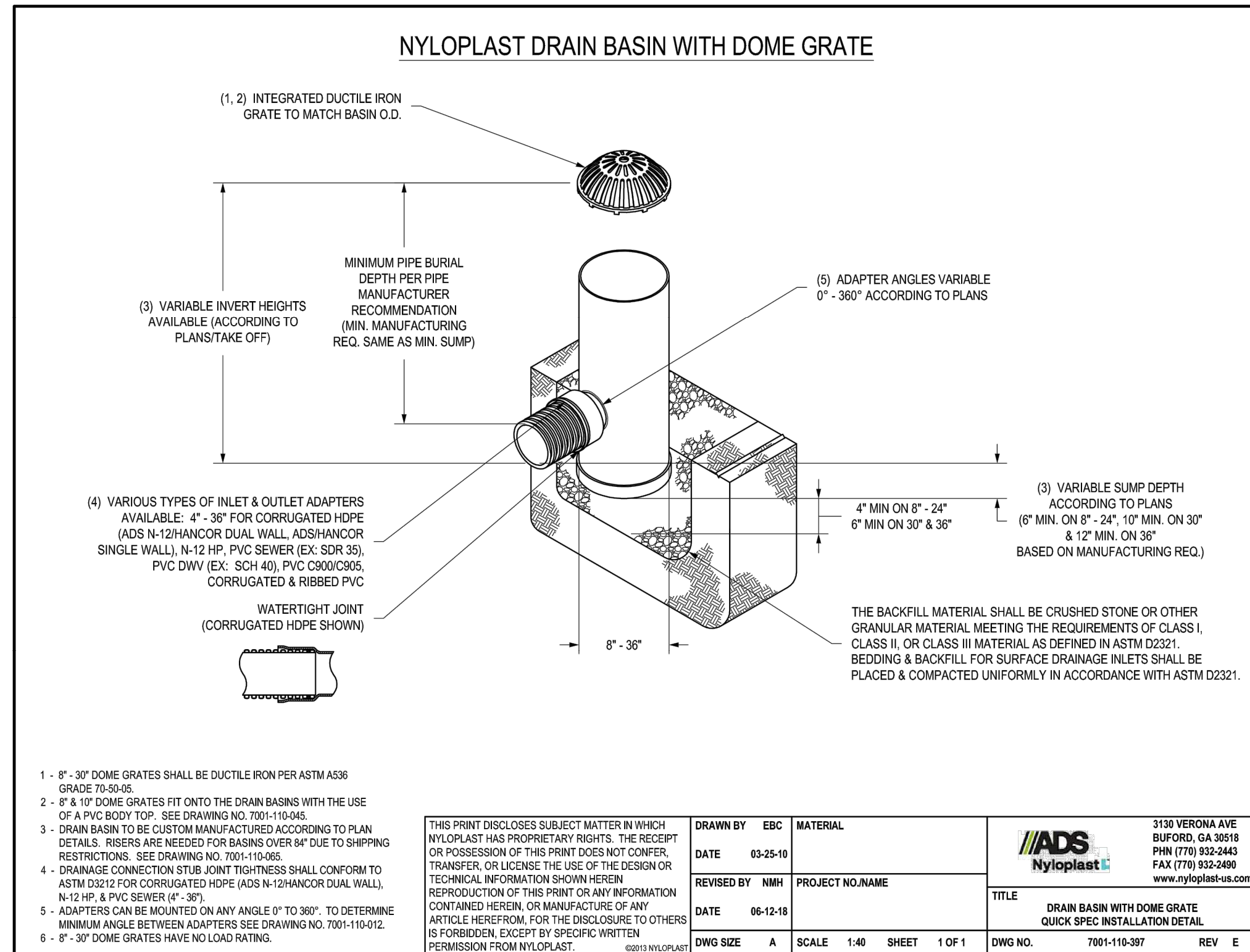
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PROJECT:
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MAIN STREET (US HWY6)
SANTAQUIN, UT
CITY STANDARD DETAILS

O'Reilly AUTO PARTS

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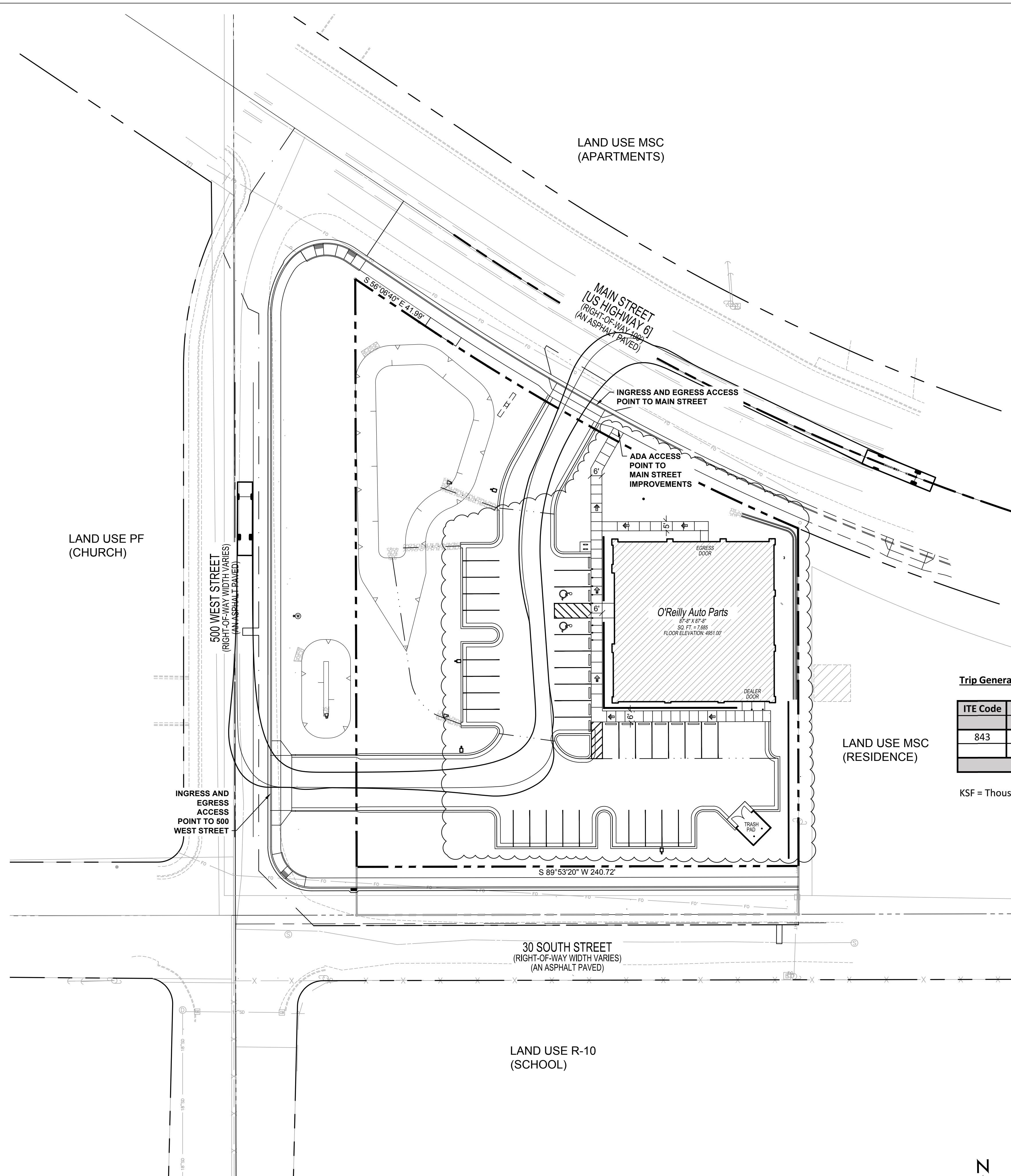
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SANTAQUIN, UT
UTILITY DETAILS

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12/01/2023
C2.5



ZONING CODE

ZONING CLASSIFICATION: MSC - MAIN STREET COMMERCIAL
 PROPERTY AREA: 1.36 ACRE (FINAL BOUNDARY)
 PAVEMENT AREA: 0.45 ACRE

PARKING SUMMARY
 PARKING FORMULA: 5 STALLS PER 1,000 SQ.FT. GROSS FLOOR AREA
 SPACE SIZE: 9 FT. X 20 FT.
 SPACES REQUIRED: 38 STALLS
 SPACES PROVIDED: 40 STALLS
 H.C. SPACES PROVIDED: 2 STALLS

BICYCLE SUMMARY
 PARKING FORMULA: 3 STALLS FOR EVERY 25,000 SQ.FT. NOT TO EXCEED 12 PARKING STALLS
 SPACES REQUIRED: 3 STALLS
 SPACES PROVIDED: 4 STALLS

LAND USE WEST IS PF (PUBLIC FACILITIES)
 LAND USE SOUTH IS R-10
 LAND USE EAST AND NORTH IS MSC (MAIN STREET COMMERCIAL)

BENCHMARK

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EMERGENCY VEHICLE DETAILS

Flumper Fire Truck	40.000'
Overall Length	3.312'
Overall Body Height	0.912'
Min. Body Ground Clearance	0.912'
Track Width	8.321'
Look-Ahead Time	8.321'
Max. Wheel Angle	45.00°

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Trip Generation (ITE 11th Edition)

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips						
			Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
843	Auto Parts Sales	7,453 KSF	54.57	407	2.51	55%	10	45%	9	19	4.90	48%	18	52%	19	37
Total				407			10		9	19			18		19	37

KSF = Thousand Square Feet

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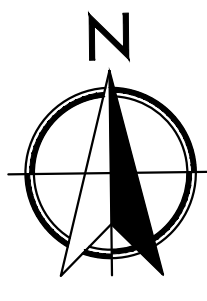
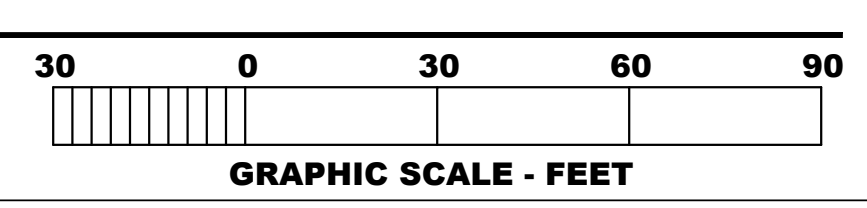
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MAIN STREET (US HWY 6)
SANTAQUIN, UT
SITE ACCESSIBILITY CIRCULATION PLAN

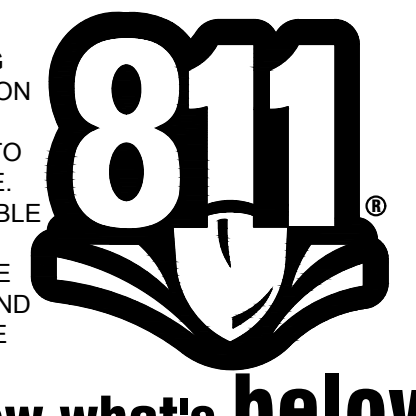
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DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

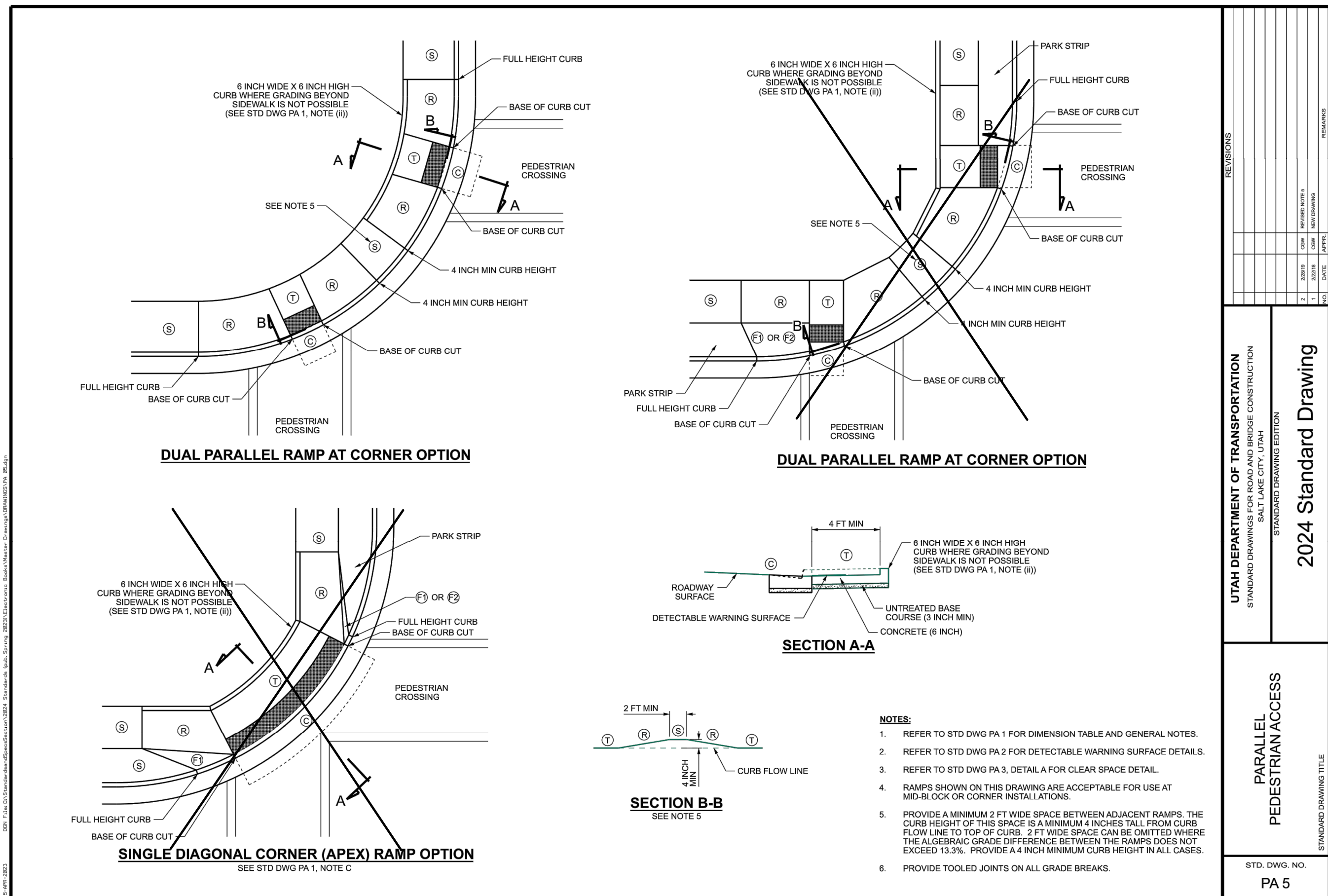
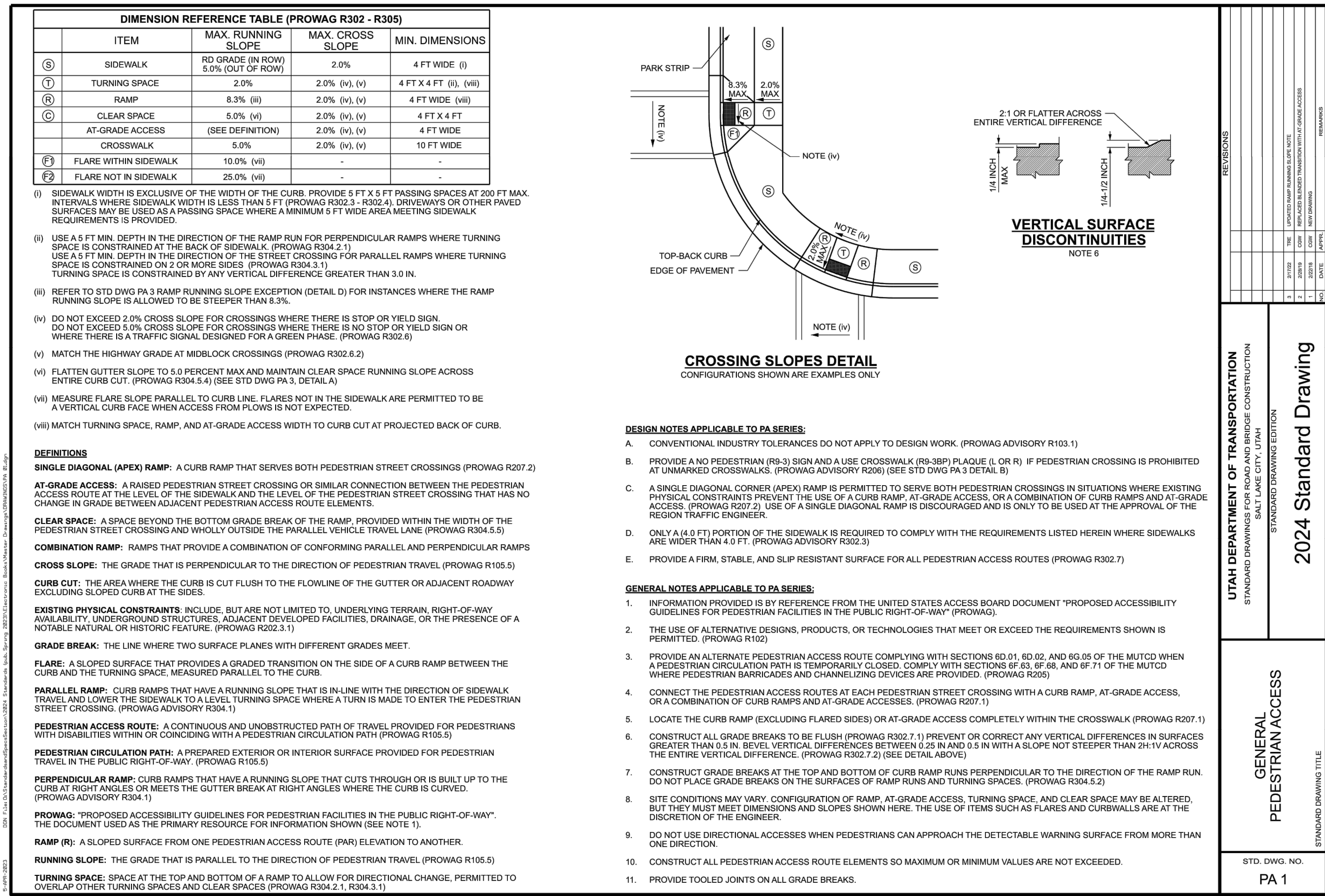
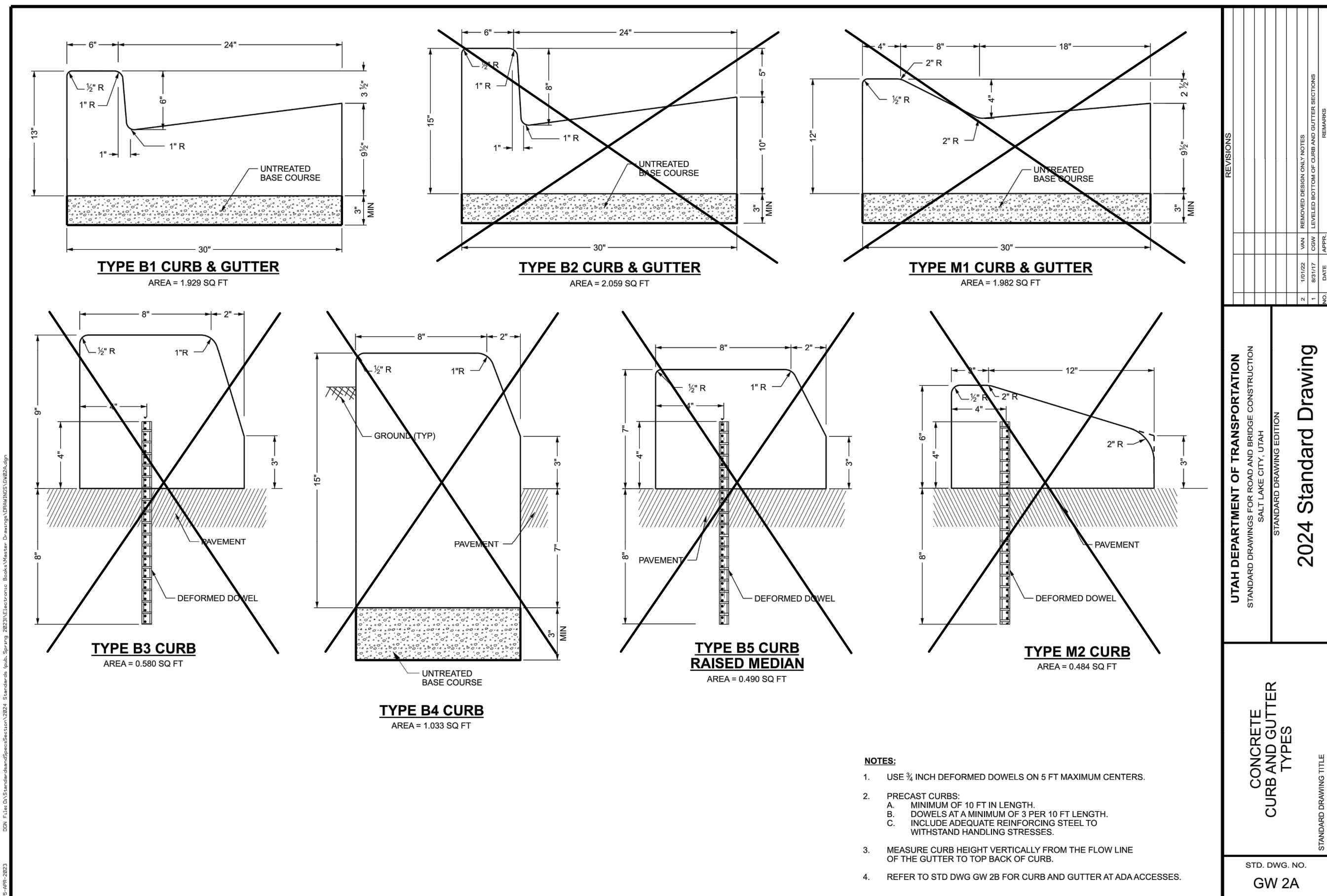
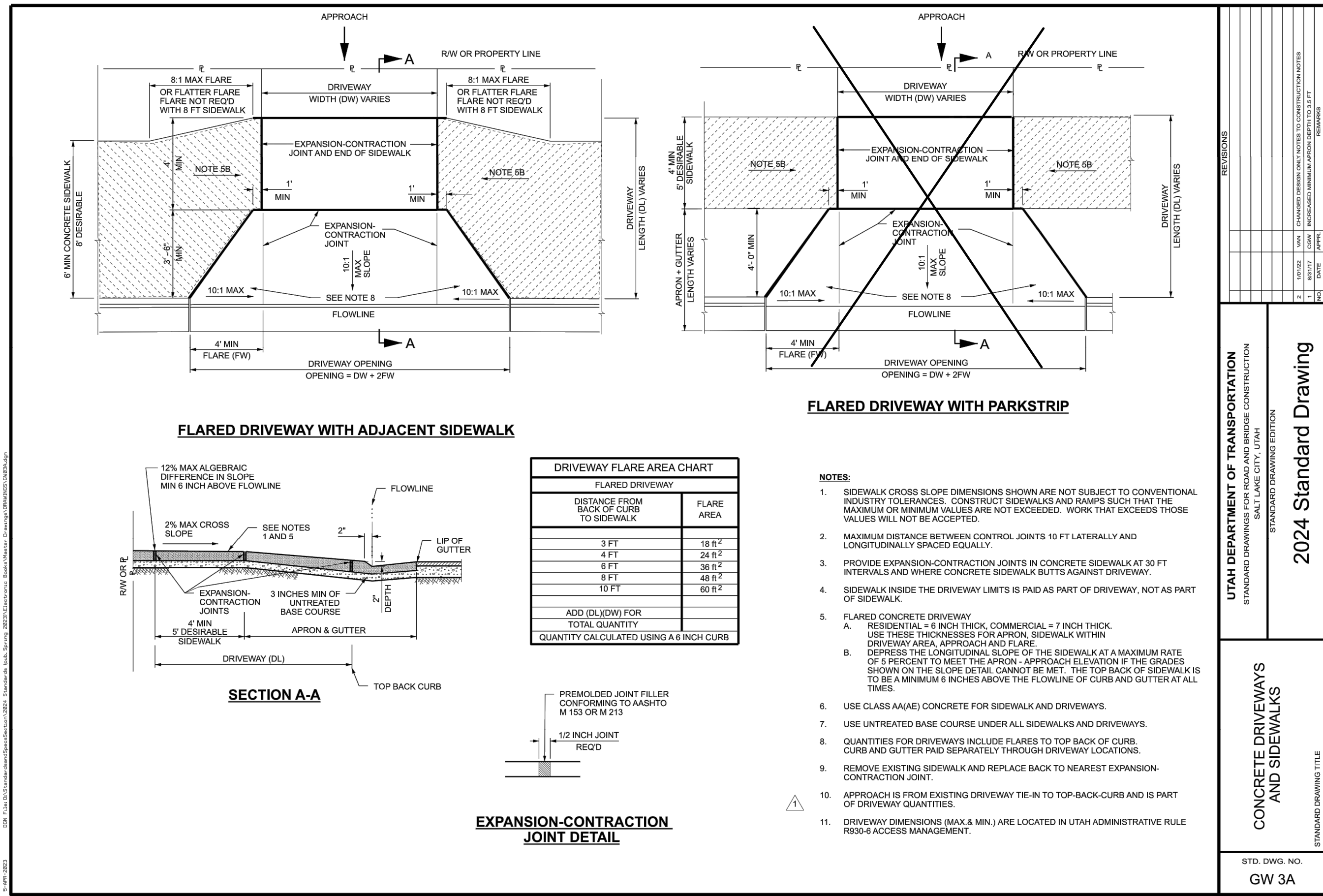
1 SITE ACCESSIBILITY CIRCULATION PLAN
 C2.6 SCALE: 1" = 30'-0"



CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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p: 970.613.1447
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
SACRAMENTO DENVER BOSE
SANTAQUIN, MISSOURI
SINCE 1914

PROFESSIONAL ENGINEER
NO. 2376759
BRANDON HUMANN
11/29/2023
STATE OF COLORADO

BRANDON HUMANN
PE 129747-59-2202

TAIT & ASSOCIATES

TAIT & ASSOCIATES

2024 Standard Drawing

GENERAL PEDESTRIAN ACCESS

STD. DWG. NO. PA 1

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT

UDOT STANDARD DETAILS

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

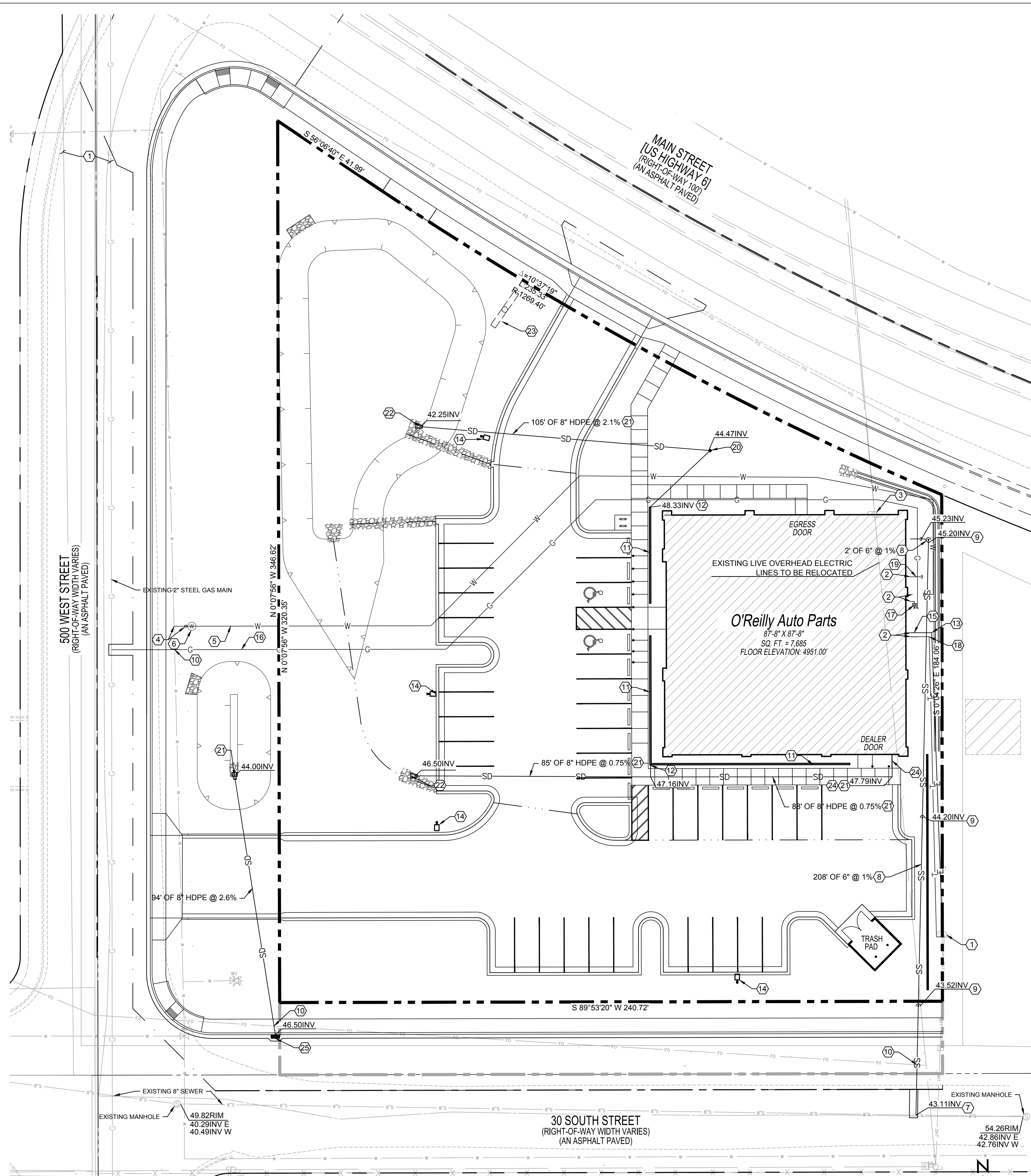
THIS PLAN WAS ADDED TO THE SET.

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

CRAIG A. SCNEIDER, AIA
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@esterlyscneider.com

417-862-0558
Fax: 417-862-3265



KEY NOTES

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 UTILITY CONNECTIONS AT BUILDING. REFER TO US1 FOR DETAIL.
- 3 RELOCATE UTILITY POLE.
- 4 CONNECT 1" DOMESTIC SERVICE LINE TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH THE CITY OF SANTAQUIN FOR SERVICE LINE TAP AND CURB STOP INSTALLATION. REFER TO SANTAQUIN CITY MUNICIPAL CODE SEC 8.04.040 AND SANTAQUIN CITY DETAIL W1. SEE C2.4 FOR DETAIL.
- 5 1" TYPE K COPPER WATER SERVICE LINE. CONTRACTOR TO INSTALL SERVICE LINE FROM METER TO BUILDING. REFER TO CITY DETAIL W1. SEE C2.4 FOR DETAIL.
- 6 1" WATER METER. CITY TO PROVIDE METER FOR CONTRACTOR TO INSTALL. REFER TO SANTAQUIN MUNICIPAL CODE SEC 8.04.040 AND STANDARD DETAIL W1. PROVIDE A 21" DIAMETER WHITE HANCOR METER BOX. REFER TO SANTAQUIN CITY STANDARD DETAIL W1. SEE C2.4 FOR DETAIL.
- 7 CONNECT 6" SEWER SERVICE LINE TO EXISTING 8" SEWER MAIN WITH SADDLE. REFER TO SANTAQUIN CITY MUNICIPAL CODE 8.08.040.H AND SANTAQUIN CITY DETAIL S2. SEE C2.4 FOR DETAIL.
- 8 6" SDR-35 PVC SANITARY SEWER SERVICE LINE AT MINIMUM 1%. REFER TO SANTAQUIN CITY DETAIL S2 AND UT3 FOR TRENCH SECTION. SEE C2.4 FOR DETAILS.
- 9 6" SANITARY CLEANOUT PER SANTAQUIN CITY DETAIL S2. MINIMUM SPACING 100 FEET. SEE C2.4 FOR DETAIL.
- 10 UTILITY CROSSING. CONTRACTOR TO CONFIRM DEPTHS AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 11 4" PRESLOPED TRENCH DRAIN. REFER TO DETAIL C2.2/11.
- 12 4" STORM DRAIN CONNECTION PIPE.
- 13 PROPOSED UNDERGROUND ELECTRIC SERVICE LINE. REFER TO US1 FOR DETAIL.
- 14 PROPOSED LIGHT POLE. REFER TO US1 FOR DETAIL.
- 15 PROPOSED ELECTRIC STRUCTURE. REFER TO US1 FOR DETAIL.
- 16 PROPOSED GAS SERVICE LINE. REFER TO US1 FOR DETAIL.
- 17 PROPOSED GAS STRUCTURE. REFER TO US1 FOR DETAIL.
- 18 PROPOSED UNDERGROUND COMMUNICATION SERVICE LINE. REFER TO US1 FOR DETAIL.
- 19 IRRIGATION STUB SHOWN FOR REFERENCE. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR DETAIL AND METER INFO.
- 20 12" AREA INLET STRUCTURE. REFER TO SHEET C2.5 FOR DETAILS. REFER TO C1.1 FOR ELEVATIONS.
- 21 8" HDPE STORM DRAIN PIPE AT SLOPE SHOWN (MIN 0.75%). REFER TO C2.5 FOR DETAILS. REFER TO C1.1 FOR ELEVATIONS.
- 22 8" HDPE STORM DRAIN PIPE FLARED END SECTION.
- 23 PROPOSED LIGHTED SIGN. REFER TO US1 FOR DETAIL.
- 24 ROOF DRAIN MANIFOLD CONNECTION TO 8" STORM DRAIN PIPE.
- 25 STANDARD CURB INLET. REFER TO DETAIL SD1/C2.5

EXISTING UTILITY NOTE

CONTRACTOR TO CONFIRM MINIMUM BURY DEPTH IS MAINTAINED OVER EXISTING UTILITIES.

EXISTING CONDITIONS NOTES

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS LINES, GAS MAINS LINES, SEWER MAINS LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY RESULTING FROM DAMAGE TO OR MODIFICATIONS OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS / INSTALLATIONS.

NOTE:
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.

NOTE:
ALL RECOMMENDATIONS MADE IN THE PROJECT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SYMBOLS LEDGEN

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEDGEN.
- NEW BUILDING CONSTRUCTION
 - AREA OF RIP RAP
 - CONCRETE PAVING BLOCK
 - O'REILLY PROPERTY LINE/ROW
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - LANDSCAPE SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED GAS SERVICE LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED WATER LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED SAWCUT
 - PROPOSED RIDGELINE
 - PROPOSED SWALE FLOW LINE
 - LIMITS OF DISTURBANCE
 - PROPOSED POLE SIGN LOCATION
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT

UTILITY COMPANY CONTACTS

- CULINARY WATER & SANITARY SEWER:**
DOMINION ENERGY
SL MAPPING DEPARTMENT
JON LUNDELL, P.E.
(801) 324-3970
MAP.REQUESTS@DOMINIONENERGY.COM
JLUNDELL@SANTAQUIN.ORG
- POWER:**
ROCKY MOUNTAIN POWER
CLAIRE HUNTER
(385) 395-7198
CLAIRE.HUNTER@PACIFICORP.COM
- FIBER OPTIC & PHONE:**
LUMEN/CENTURYLINK
LARRY BUHLER
(385) 479-7357
LARRY.BUHLER@LUMEN.COM
- NATURAL GAS:**
DOMINION ENERGY
SL MAPPING DEPARTMENT
(801) 324-3970
MAP.REQUESTS@DOMINIONENERGY.COM
- CABLE TV & PHONE:**
CENTRACOM INTERACTIVE
ALISA FAATZ
(435) 427-3331
A.FAATZ@CENTRACOM.COM
- FIBER OPTIC & TRAFFIC SIGNALS:**
UDOT REGION III
DEGEN LEWIS
(801) 227-8011
DLEWIS@UTAH.GOV

BENCHMARK

THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED 4894.02 FEET (NAVDD88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

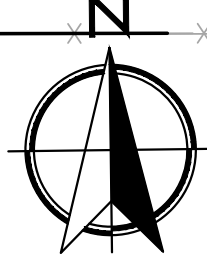
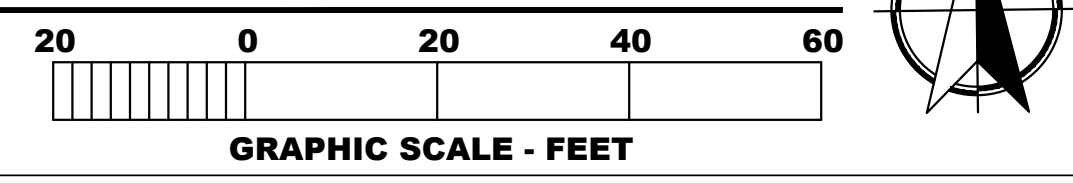
THIS PLAN HAS BEEN UPDATED TO REFLECT THE CHANGE IN BUILDING SIZE AND SHIFT IN LOCATION.



Know what's below
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1 SITE UTILITY PLAN

C3.1 SCALE: 1" = 20'-0"



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ENGINEERING ENVIRONMENTAL BUILDING LAND
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Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta

Since 1964

PROFESSIONAL ENGINEER
NO. 2976759
BRANDON HUMANN
11/09/2023
STATE OF UTAH

BRANDON HUMANN
PE 12976759-2202

CRAIG A. SCNEIDER, AIA
ARCHITECT

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417-862-0558
Fax: 417-862-3265
e-mail: architec@esterlyschneider.com

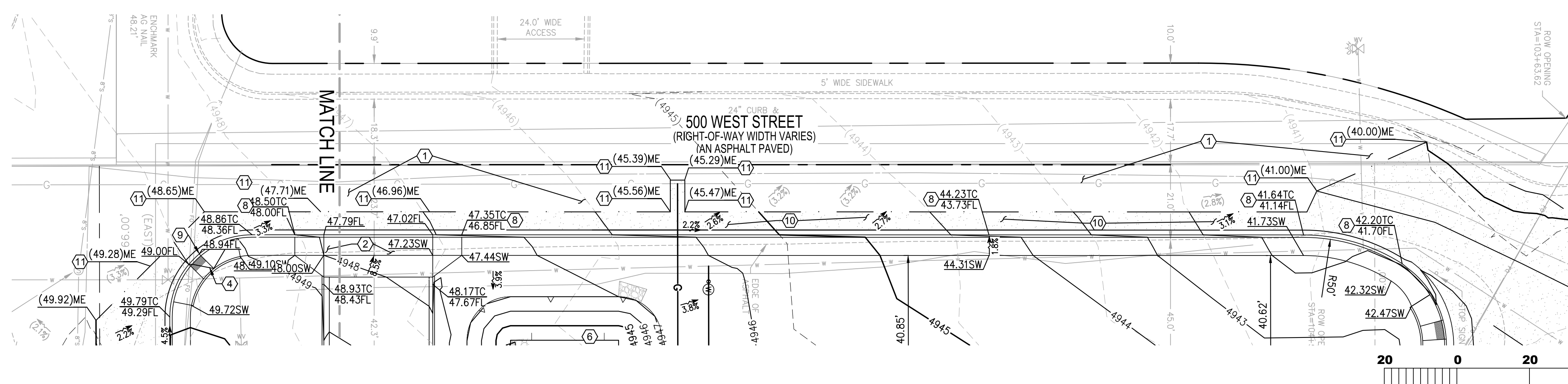
PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
SITE UTILITY PLAN

O'Reilly AUTO PARTS

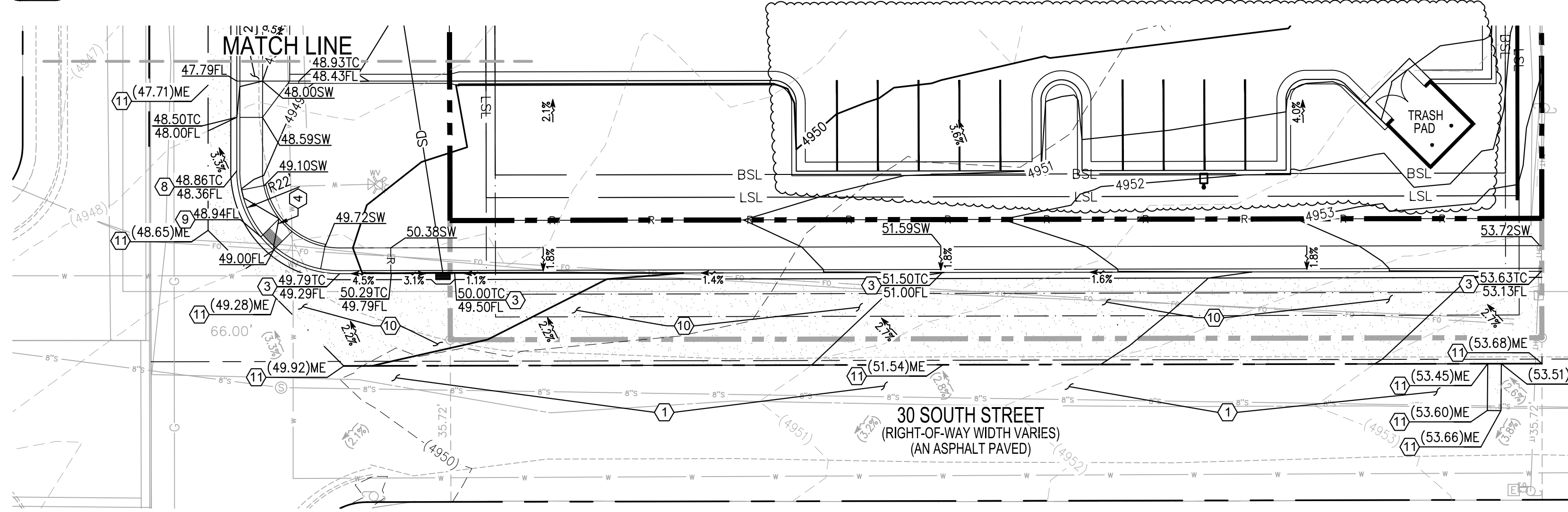
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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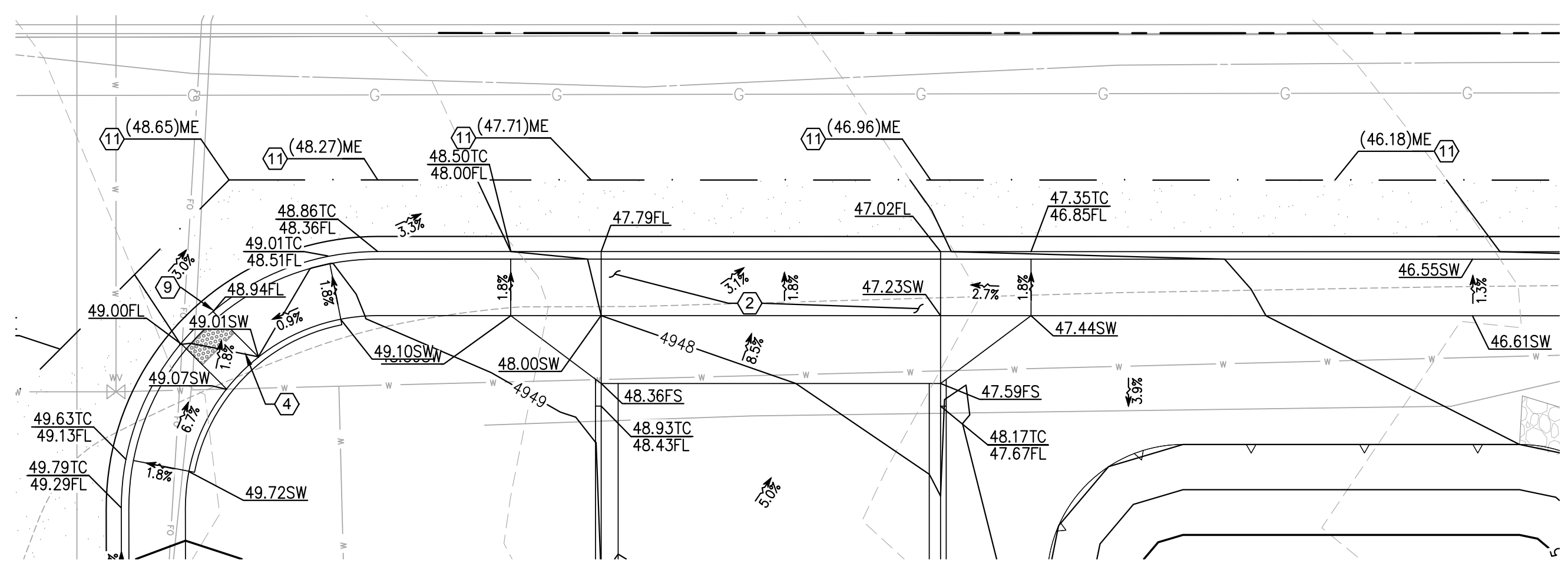
C3.1



1 500 WEST STREET PLAN
 C4.1 SCALE: 1" = 20'-0"



2 30 SOUTH STREET PLAN
 C4.1 SCALE: 1" = 20'-0"



3 ADA RAMP GRADING DETAIL
 C4.1 SCALE: 1" = 10'-0"

BASIS OF BEARING

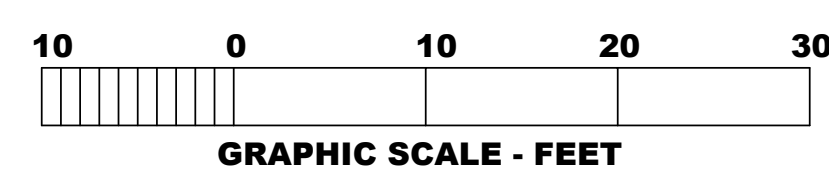
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.

BENCHMARK

THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED 4894.02 FEET (NAVD88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.



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

[Symbol]	AREA OF ASPHALT
[Symbol]	AREA OF RIP RAP
[Symbol]	CONCRETE PAVING BLOCK
[Symbol]	O'REILLY PROPERTY LINE/ROW
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	CENTER LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	LANDSCAPE SETBACK LINE
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED GAS SERVICE LINE
[Symbol]	PROPOSED ELECTRIC LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED SANITARY LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	PROPOSED SAWCUT
[Symbol]	PROPOSED RIDGELINE
[Symbol]	PROPOSED SWALE FLOW LINE
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	PROPOSED POLE SIGN LOCATION
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING SURFACE LABEL
[Symbol]	FINISHED SURFACE LABEL
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	TOP OF RETENTION POND
[Symbol]	TOE OF RETENTION POND

- BSL BUILDING SETBACK LINE
- BW BACK OF WALK
- BOP BOTTOM OF POND
- BOW BOTTOM OF WALL
- CC CURB CUT
- CF CURB FACE
- DCV DESIGN CAPTURE VOLUME
- EC EXPOSED BACK OF CURB
- EF EXPOSED FOUNDATION
- EG EXISTING GROUND
- ES EXISTING SURFACE
- FF/FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- INV INVERT
- LSB LANDSCAPE SETBACK
- ME MATCH EXISTING
- PL PROPERTY LINE
- SW SIDEWALK
- TC TOP OF CURB
- TOW TOP OF WALL
- TP TRASH PAD
- WSEL WATER SURFACE ELEVATION

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL OFF-SITE CONCRETE TO BE 4,000 PSI PER SANTAQUIN SPECIFICATION 12.02, CLASS AA(AE).
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

ADA NOTE

- ALL ACCESSIBLE PATHS OF TRAVEL ARE TO ABIDE BY THE FOLLOWING PARAMETERS:
- CROSS-SLOPE NOT TO EXCEED 2%
 - LONGITUDINAL SLOPE NOT TO EXCEED 5%
 - LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 - RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
 - PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

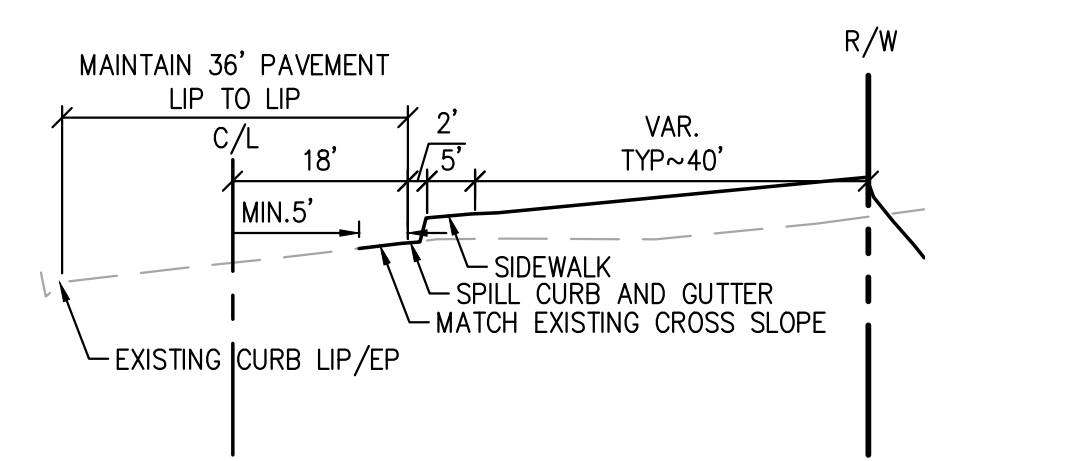
STORMWATER NOTES

RIGHT OF WAY STORAGE IS DESIGNED PER THE SANTAQUIN STORM DRAIN MASTER PLAN FOR RETENTION OF 25 YEAR, 6 HOUR STORM AND MITIGATION OF 100 YEAR, 24 HOUR STORM.

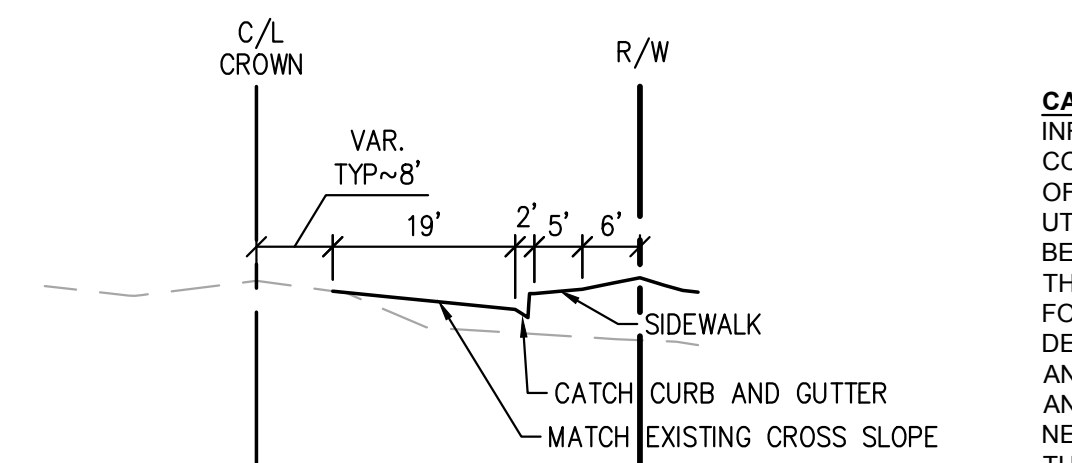
RETENTION VOLUMES:
 REQUIRED SOUTH STREET 25 YEAR, 6 HOUR RETENTION VOLUME = 799 CF
 RIGHT OF WAY STORAGE VOLUME AT 4946.00 = 877 CF
 100 YEAR, 24 HOUR RUNOFF VOLUME = 1523 CF
 STORAGE VOLUME AT 4947.00 = 2082 CF

KEYNOTES

- ① PROTECT EXISTING IMPROVEMENTS IN PLACE.
- ② DRIVEWAY APPROACH W/O PARK STRIP PER SANTAQUIN STANDARD DRAWING CG6 ON SHEET C2.4.
- ③ HIGH BACK CURB AND GUTTER WITH ATTACHED WALK PER SANTAQUIN STANDARD DRAWING CG4 ON SHEET C2.4.
- ④ CURB RAMP AT INTERSECTION PER SANTAQUIN STANDARD DRAWING CG1 ON SHEET C2.4.
- ⑤ STANDARD CURB INLET. REFER TO DETAIL SD1/C2.5
- ⑥ RIGHT OF WAY STORM RUNOFF RETENTION POND.
- ⑦ FUTURE ROAD IMPROVEMENTS.
- ⑧ HIGH BACK CURB AND SPILL GUTTER WITH ATTACHED WALK.
- ⑨ TRANSITION FROM HIGH BACK CURB TO HIGH BACK CURB WITH SPILL GUTTER.
- ⑩ ASPHALT PAVING. REFER TO DETAIL 12/C2.2
- ⑪ GRIND 12" BEYOND SAWCUT AT 3" DEPTH, OVERLAY TO MATCH EXISTING PER SANTAQUIN CITY STANDARD AND SPECIFICATION 10.05.



500 WEST STREET SECTION
 SCALE: N.T.S.



30 SOUTH STREET SECTION
 SCALE: N.T.S.



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6163 East County Road 16
 Loveland, CO 80537

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 STATE OF COLORADO

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 ARCHITECT

1736 East Sunshine, Suite 417
 Springfield, Missouri 65804

417-862-0558
 Fax: 417-862-3265
 e-mail: architec@esterlyscneider.com

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 MAIN STREET (US HWY6)
 SANTAQUIN, UT
 ROAD PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

INSPECTION AND TESTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS TESTING INCLUDING BUT NOT LIMITED TO CONCRETE, FLUSHING, DISINFECTION, LEAK, PRESSURE, BACTERIOLOGICAL, AND COMPACTION. ALL TESTS SHALL MEET MINIMUM ENGINEER REQUIREMENTS. SEE THE CONTRACT DOCUMENTS AND DRAWINGS FOR FREQUENCY OF TESTING. RESULTS ARE TO BE DELIVERED TO SPECIAL INSPECTOR, OWNER AND ENGINEER.
2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ENGINEER AND SPECIAL INSPECTOR FOR INSPECTIONS OF WORK AT APPROPRIATE INTERVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY FOR ADDITIONAL INSPECTIONS THAT ARE THE RESULT OF HIS WORKMANSHIP.

CITY AND UDOT GENERAL NOTES

1. SANTAQUIN CITY AND THE ENGINEER HAVE JURISDICTION OVER THIS SANTAQUIN CITY AND THE ENGINEER HAVE JURISDICTION OVER THIS PROJECT. UDOT HAS JURISDICTION OVER THE HIGHWAY 6 (MAIN STREET) ROADWAY. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.
3. TRAFFIC CONTROL MUST BE APPROVED BY CITY AND UDOT PRIOR TRAFFIC CONTROL MUST BE APPROVED BY CITY AND UDOT PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS IN AND AROUND THIS WORK. REFERENCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD LATEST EDITION FOR WORK ZONE TRAFFIC CONTROL), AND UDOT 2022 STANDARD SPECIFICATIONS AND DRAWINGS.
5. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND, IN PARTICULAR, REQUIREMENTS OF ANY RIGHT-OF-WAY SPECIAL USE PERMIT, OR OTHER PERMIT. ALL WORK SHALL MEET CURRENT OSHA REQUIREMENTS.
6. WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE EFFECTS ON THE ADJACENT PROPERTY AND/OR TO RESTORE IT TO ITS ORIGINAL CONDITION.
7. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF THE WORK.
8. THE CONTRACTOR SHALL ARRANGE FOR, SECURE AND PAY FOR THE CONTRACTOR SHALL ARRANGE FOR, SECURE AND PAY FOR DIRECTLY, ANY AND ALL TEMPORARY UTILITY SUPPLIES (E.G. WATER POWER, AND TELEPHONE) IT MAY REQUIRE FOR EXECUTION OF ITS WORK. THE COST OF SUCH UTILITIES SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM WITH WHICH IT IS ASSOCIATED.
9. SHOULD CONSTRUCTION BE HALTED BECAUSE OF INCLEMENT SHOULD CONSTRUCTION BE HALTED BECAUSE OF INCLEMENT WEATHER CONDITIONS, THE CONTRACTOR WILL COMPLETELY CLEAN UP ALL AREAS AND MAINTAIN THE SURFACE IN GOOD CONDITION DURING THE SHUT-DOWN PERIOD.
10. THE CONTRACTOR'S PERSONNEL, EQUIPMENT, AND OPERATIONS THE CONTRACTOR'S PERSONNEL, EQUIPMENT, AND OPERATIONS SHALL COMPLY FULLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, AND REQUIREMENTS OF EXISTING FEDERAL, UTAH STATE, AND LOCAL GOVERNMENTAL AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR STORMWATER POLLUTION PREVENTION AS A RESULT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN FOR APPROVAL BY THE ENGINEER. IF THE CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE, THE CONTRACTOR SHALL OBTAIN A COPY OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (OTHERWISE KNOWN AS THE CONSTRUCTION GENERAL PERMIT OR CGP) AND SUBMIT A "NOTICE OF INTENT" (NOI/EPA FORM 3510-9 (8/03)) FOR PERMIT COVERAGE UNDER THE GENERAL PERMIT. THE CGP MAY BE FOUND ON THE INTERNET AT <HTTP://WWW.EPA.GOV/NPDES/STORMWATER/CGP> OR BY OR BY CONTACTING THE U.S. EPA OFFICE OF WATER DIRECTLY AT (800) 424-4372. THE NOI MAY BE FILED ELECTRONICALLY AT THE FOLLOWING WEBSITE: <HTTP://CFR.PUB.EPA.GOV/NPDES/STORMWATER/ENJOI.CFM>. THE CGP DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH OTHER REGULATIONS OR CONTRACT REQUIREMENTS REGARDING STORMWATER POLLUTION PREVENTION INCLUDING BUT NOT LIMITED TO: PROTECTION OF SURFACE WATERS, PREVENTION OF SOIL RUNOFF INTO DRAINS, DUST CONTROL, PREVENTION OF TRACKING SOILS TO ADJACENT STREETS, FUEL CONTAINMENT, SPILL CONTROL, ETC.
12. SANTAQUIN CITY WILL OBTAIN APPROVAL FROM SUMMIT CREEK SANTAQUIN CITY WILL OBTAIN APPROVAL FROM SUMMIT CREEK IRRIGATION AND CANAL COMPANY PRIOR TO CONSTRUCTION.
13. ALL WORK SHALL BE CONTAINED IN OR LIMITED TO THE CITY'S ALL WORK SHALL BE CONTAINED IN OR LIMITED TO THE CITY'S PROPERTY, EASEMENTS, OR APPROVED STAGING AREAS.
14. THE GEOTECHNICAL EVALUATION FOR THIS PROJECT IS FOUND IN THE GEOTECHNICAL EVALUATION FOR THIS PROJECT IS FOUND IN THE PROJECT SPECIFICATIONS. RECOMMENDATIONS FROM THE REPORT SHALL BE FOLLOWED. IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS, THE ENGINEER AND THE GEOTECHNICAL ENGINEER WILL APPROVE THE PROPER COURSE OF ACTION. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE SOILS INFORMATION.
15. CONTRACTOR TO PROVIDE, CONSTRUCT, MAINTAIN AND REMOVE A CONTRACTOR TO PROVIDE, CONSTRUCT, MAINTAIN AND REMOVE A TEMPORARY FENCE AROUND THE CONSTRUCTION SITE USED TO PROTECT NEIGHBORING PROPERTIES FROM DAMAGE. CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTION TO SAFE GUARD WORK SITE. PAY ITEM TO BE INCLUDED IN MOBILIZATION.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING VERTICAL AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING VERTICAL AND HORIZONTAL CONTROLS AND ALL CONSTRUCTION STAKING REQUIRED TO COMPLETE THE PROJECT.
17. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND EXISTING IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION ACTIVITIES. ACTIVITIES.
18. DURING CONSTRUCTION, ALL OPEN ENDS OF ALL PIPE LINES AND DURING CONSTRUCTION, ALL OPEN ENDS OF ALL PIPE LINES AND MANHOLE ACCESSES SHALL BE COVERED AND SEALED AT THE END OF THE WORK DAY. WORK ON SUMMIT CREEK IRRIGATION AND CANAL COMPANY FACILITIES TO BE PERFORMED BETWEEN OCTOBER 15TH AND APRIL 1ST.
19. THE MINIMUM COVER FOR ALL WATER LINES SHALL BE 4' UNLESS THE MINIMUM COVER FOR ALL WATER LINES SHALL BE 4' UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
20. THE CONTRACTOR SHALL VERIFY THE LIMITS OF REMOVAL WITH THE THE CONTRACTOR SHALL VERIFY THE LIMITS OF REMOVAL WITH THE LIMITS OF NEW IMPROVEMENTS PRIOR TO DEMOLITION.

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL OFF-SITE CONCRETE TO BE 4,000 PSI PER SANTAQUIN SPECIFICATION 12.02, CLASS AA(AE).
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

ADA NOTE

- ALL ACCESSIBLE PATHS OF TRAVEL ARE TO ABIDE BY THE FOLLOWING PARAMETERS:
- CROSS-SLOPE NOT TO EXCEED 2%
 - LONGITUDINAL SLOPE NOT TO EXCEED 5%
 - LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 - RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
 - PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

SYMBOLS LEGEND

	AREA OF ASPHALT
	AREA OF RIP RAP
	CONCRETE PAVING BLOCK
	O'REILLY PROPERTY LINE/ROW
	ADJACENT PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED GAS SERVICE LINE
	PROPOSED ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED TELEPHONE LINE
	PROPOSED SAWCUT
	PROPOSED RIDGELINE
	PROPOSED SWALE FLOW LINE
	LIMITS OF DISTURBANCE
	PROPOSED POLE SIGN LOCATION
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING SURFACE LABEL
	FINISHED SURFACE LABEL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SLOPE
	PROPOSED SLOPE
	TOP OF RETENTION POND
	TOE OF RETENTION POND

KEYNOTES

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 DRIVEWAY APPROACH W/O PARK STRIP PER UDOT STANDARD DRAWING GW 3A ON SHEET C2.7.
- 3 HIGH BACK CURB AND GUTTER TYPE B1 PER UDOT STANDARD DRAWING GW 2A ON SHEET C2.7.
- 4 CURB RAMP AT INTERSECTION PER UDOT STANDARD DRAWING PA 1 AND PA 5 ON SHEET C2.7.
- 5 TRANSITION FROM HIGH BACK CURB TO HIGH BACK CURB WITH SPILL GUTTER.
- 6 ASPHALT PAVING. REFER TO DETAIL 13/C2.2.
- 7 GRIND 12" BEYOND SAWCUT AT 3" DEPTH, OVERLAY TO MATCH EXISTING PER UDOT STANDARDS.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST 2654.99 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, PER UTAH COUNTY SURVEYOR'S STATE PLAN COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB8M.

BENCHMARK

THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED 4894.02 FEET (NAV88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

SET MAG NAIL IN CONCRETE SIDEWALK 133.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF PROPERTY AS A SITE BENCHMARK. ELEVATION DETERMINED BY GPS MEASUREMENT IS 4948.21 FEET.

GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

ELEVATION ADJUSTMENT NOTE:
MAIN STREET IMPROVEMENTS FOR SANTAQUIN CITY USE ELEVATION DATUM REFERENCE OF THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 1, GIS MONUMENT NUMBER 5101, USING V.R.S. DERIVED ELEVATION. THE ELEVATION REFERENCE FOR THOSE PLANS OF MONUMENT 5101 IS GIVEN AS 4877.21 FEET WITH NAVD89 DATUM. THE ELEVATION FOR SECTION 2 FOR THE MAIN STREET IMPROVEMENTS PROJECT WITH THAT SURVEY CONTROL WAS PROVIDED AS 4890.66, OR 3.36 FEET LOWER THAN THE PUBLISHED ELEVATION OF 4894.02 FEET FOR THE NAVD88 DATUM. ELEVATIONS ON SANTAQUIN CITY PLANS FOR MAIN STREET IMPROVEMENTS HAVE BEEN INCREASED BY SAID 3.36 FEET AND USED FOR THE ELEVATIONS OF THE MAIN STREET IMPROVEMENTS ON THESE PLANS FOR ELEVATION TIES BETWEEN THE PROJECTS.

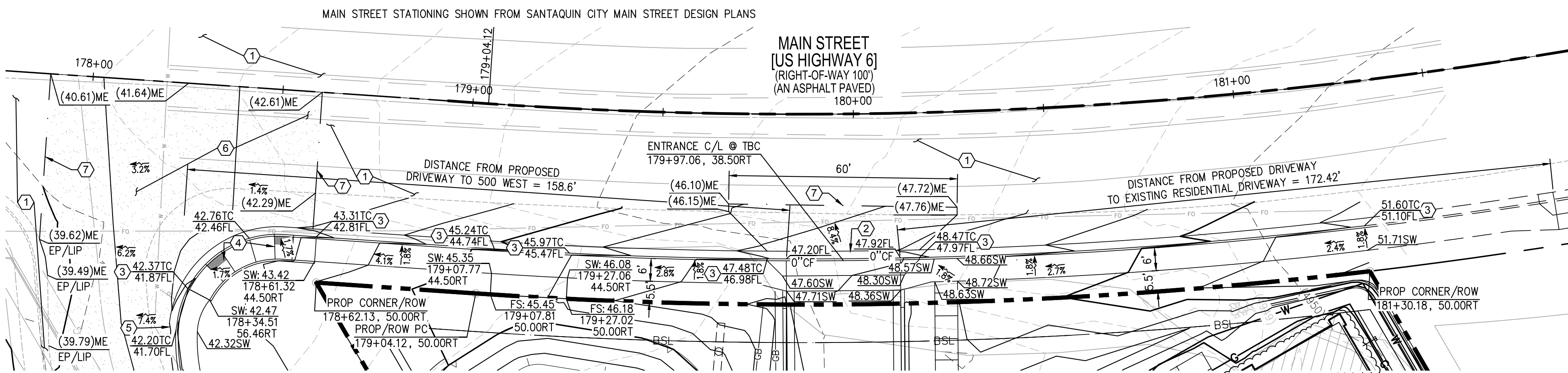
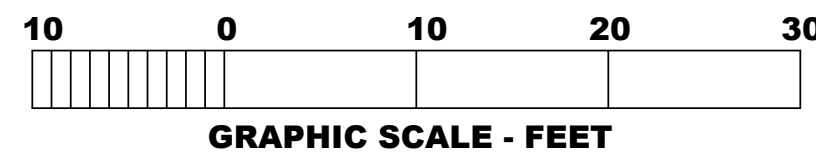
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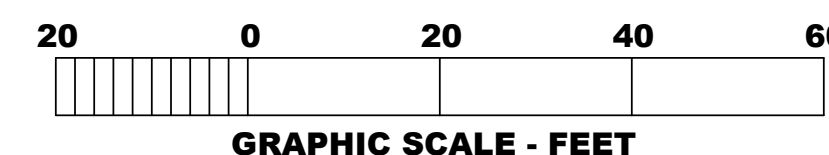
2 ADA RAMP GRADING DETAIL

C4.2 SCALE: 1" = 10'-0"



1 MAIN STREET IMPROVEMENTS

C4.2 SCALE: 1" = 20'-0"



NOTE:
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.

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

BUILDING SETBACK LINE	BSL
CURB FACE	CF
FLOW LINE	FL
FINISHED SURFACE	FS
LANDSCAPE SETBACK	LSB
MATCH EXISTING SIDEWALK	ME
TOP OF CURB	SW

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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STATE OF UTAH
11/29/2023

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT

MAIN STREET IMPROVEMENTS

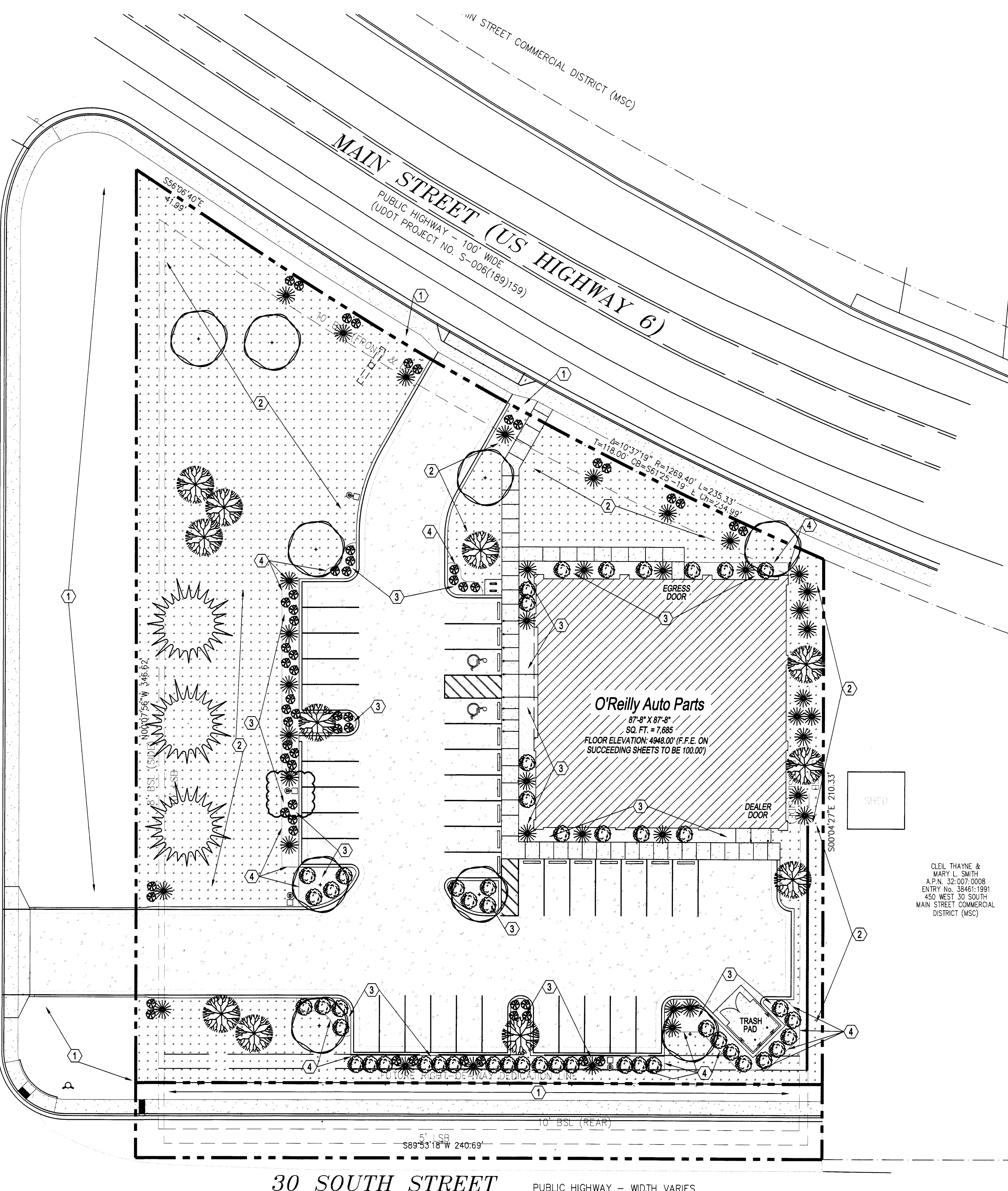
O'Reilly AUTO PARTS

CORPORATE OFFICES
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SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #4704
DATE: 05/26/2023
REVISION
DATE: 08/17/2023
12/01/2023

C4.2

500 WEST STREET PUBLIC HIGHWAY - WIDTH VARIES



30 SOUTH STREET PUBLIC HIGHWAY - WIDTH VARIES

KEY NOTES

- 1 AREA OF HYDRO MULCH OR SEED AND STRAW, UNLESS NOTED OTHERWISE, ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
- 2 AREA OF SOD, REFER TO DETAIL 1/L1.2.
- 3 CREEK GRAVEL, REFER TO DETAIL 2/L1.2.
- 4 LANDSCAPE EDGING, REFER TO DETAIL 2/L1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

- NEW AREA OF LANDSCAPE GRAVEL
- NEW AREA OF SOD

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- C REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSEYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- E NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- F PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- G PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- H WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- I RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- J PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

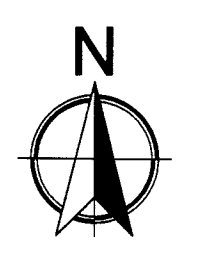
PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY

MARK	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	NOTES
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2" CALIPER MIN.	6/L1.2	WELL BRANCHED, FULL HEAD, 8' HEIGHT MIN., B & B
	EMERALD QUEEN MAPLE	ACER PLANTANOIDES 'EMERALD QUEEN'	2" CALIPER MIN.	5/L1.2	WELL BRANCHED, FULL HEAD, 10' HEIGHT MIN., B & B
	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA 'CORAL SUN'	1 1/2" CALIPER MIN.	5/L1.2	WELL BRANCHED, FULL HEAD, 8' HEIGHT MIN., B & B
	MISS KIM' LILAC HEDGE	SYRINGA PATULA 'MISS KIM'	2' HEIGHT MIN.	4/L1.2	FULL PLANT
	'ROSE GLOW' JAPANESE BARBERRY	BERBERIS THUNBERGII ATROPURPUREA 'ROSE GLOW'	2' HEIGHT MIN.	4/L1.2	FULL PLANT
	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	1' HEIGHT MIN.	4/L1.2	FULL PLANT

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MAIN STREET COMMERCIAL DISTRICT (MSC)

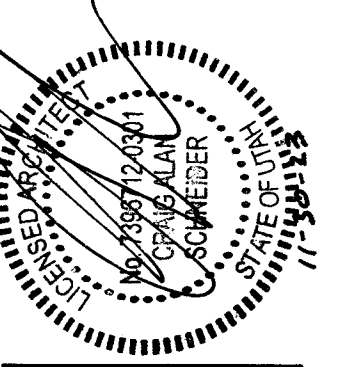
1 LANDSCAPE PLAN
L1.1 SCALE: 1" = 20'-0"



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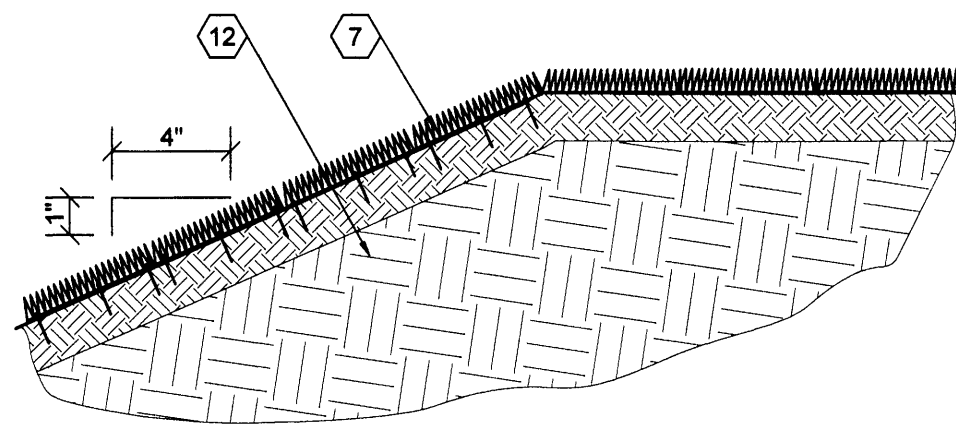


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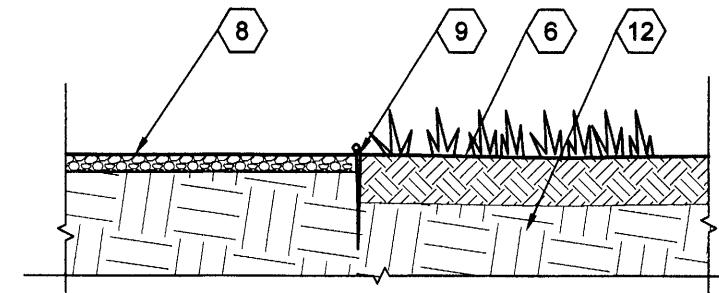
PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT
LANDSCAPE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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DATE:	5-26-23
REVISION	
DATE:	11-2-23
	11-30-23

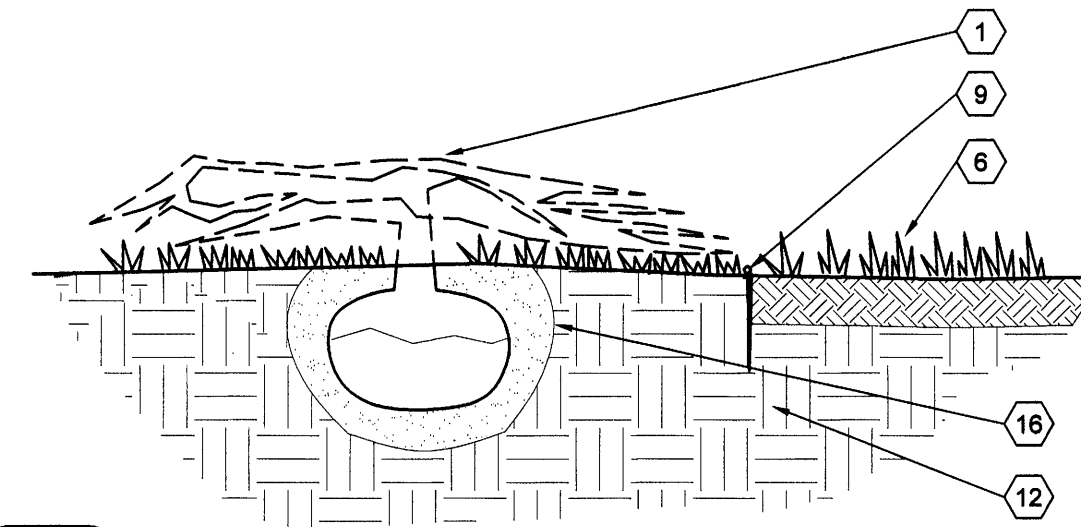


1 SOD DETAIL
L1.2 SCALE: 3/4" = 1'-0"

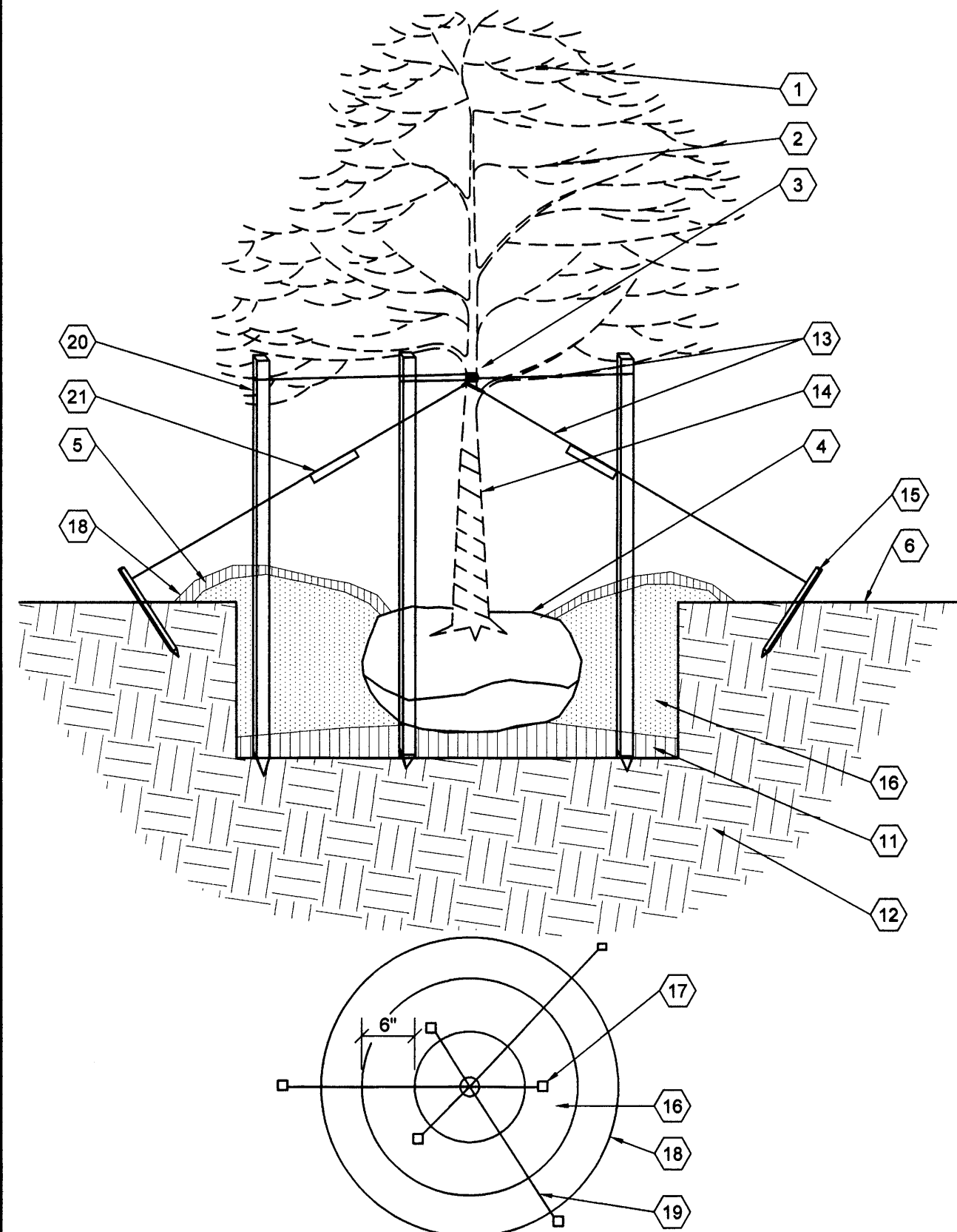


2 LANDSCAPE GRAVEL DETAIL
L1.2 SCALE: 3/4" = 1'-0"

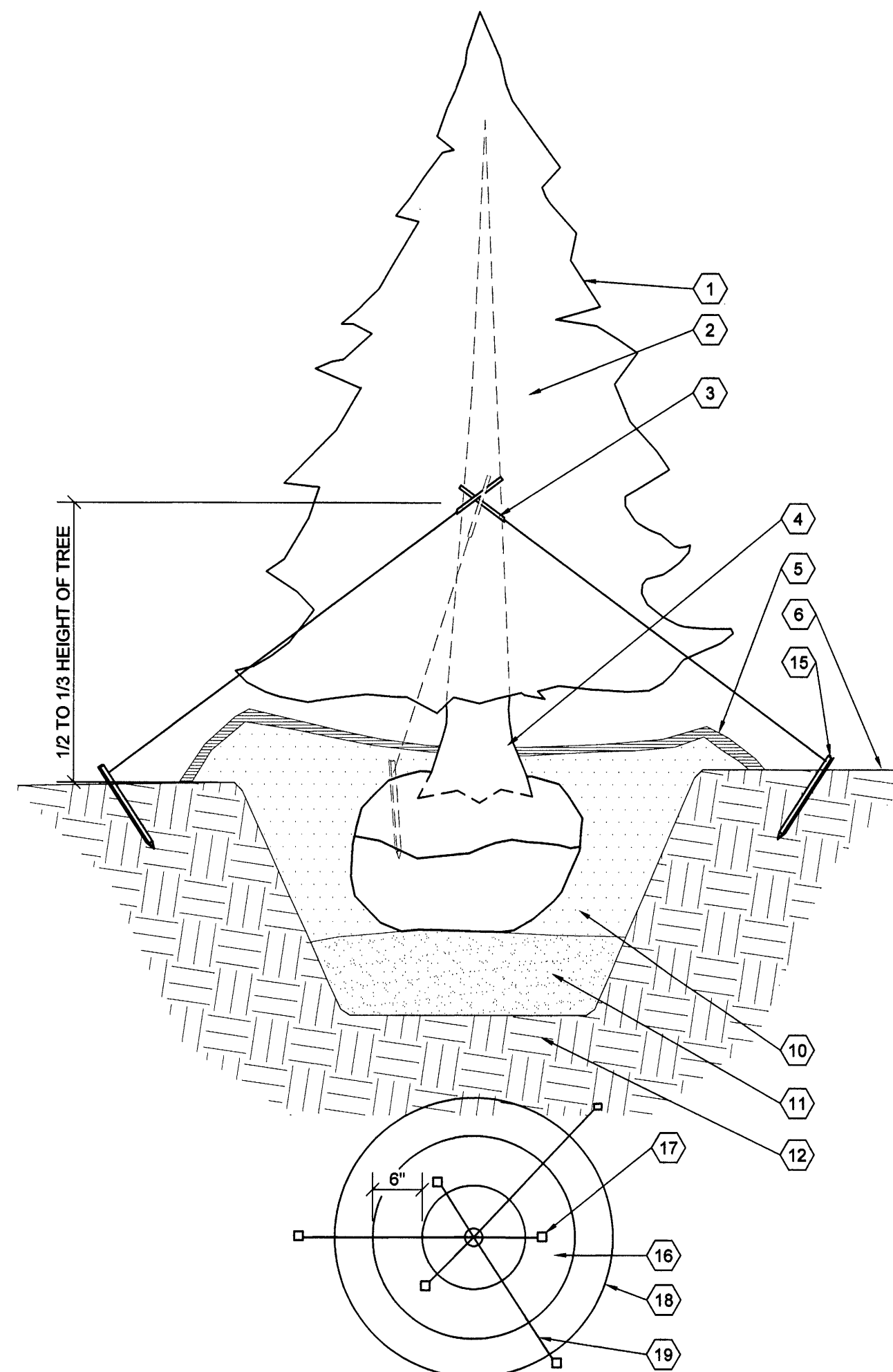
3 NOT USED
L1.2 NOT TO SCALE



4 SMALL SHRUB DETAIL
L1.2 SCALE: 3/4" = 1'-0"



5 LARGE DECIDUOUS TREE
L1.2 SCALE: 3/4" = 1'-0"



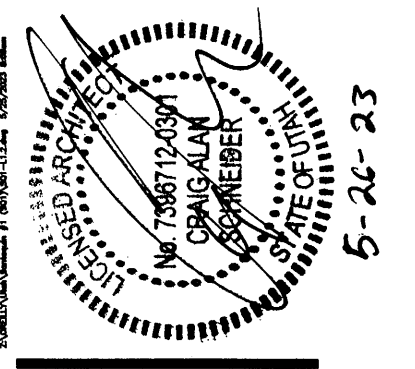
6 LARGE CONIFEROUS TREE
L1.2 SCALE: 3/4" = 1'-0"

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO LANDSCAPE PLAN FOR PLANTING TYPES AND LOCATIONS.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTES

- (1) PLANTING, REFER TO PLANTING SCHEDULE FOR TYPES.
- (2) SET TREE LEVEL AND PLUMB. STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- (3) ENCASE WIRE AROUND TRUNK IN BLACK RUBBER. MOVE UP ABOVE EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
- (4) SET TREE WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
- (5) REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP 5/8" CREEK GRAVEL OVER BLACK 4 MIL. VISQUEEN VAPOR BARRIER OR 3" SHREDDED CYPRESS MULCH OVER BLACK 4 MIL. VISQUEEN VAPOR BARRIER.
- (6) LAWN, REFER TO LANDSCAPE PLAN FOR TYPE AND LOCATIONS. PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- (7) SOD, REFER TO LANDSCAPE PLAN FOR LOCATIONS. PLACE THREE PINS EVERY 2'-0", SPACING EQUALLY. PROVIDE 4" TOPSOIL AT ALL SOD AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- (8) 3" DEEP, 5/8" CREEK GRAVEL OVER BLACK 4 MIL. VISQUEEN VAPOR BARRIER.
- (9) 4" BLACK POLY VINYL EDGING.
- (10) PREFERRED SOIL.
- (11) COMPACTED PLANTING.
- (12) SUB GRADE.
- (13) TWO STRANDS OF WIRE.
- (14) TRUNK WRAP.
- (15) 2" X 2" X 10" WOOD STAKES BURY BELOW FINISH GRADE.
- (16) PREPARED PLANTING MIXTURE.
- (17) TREES 6'-0" IN HEIGHT OR LESS SHALL BE STAKED.
- (18) EXTENTS OF PLANTING BERM TO HOLD WATER.
- (19) TREES TALLER THAN 3'-0" MUST BE TIED.
- (20) 2" X 4" STAKE - OR - METAL FENCE POST.
- (21) 1" X 4" X 10" WHITE WOOD FLAG.

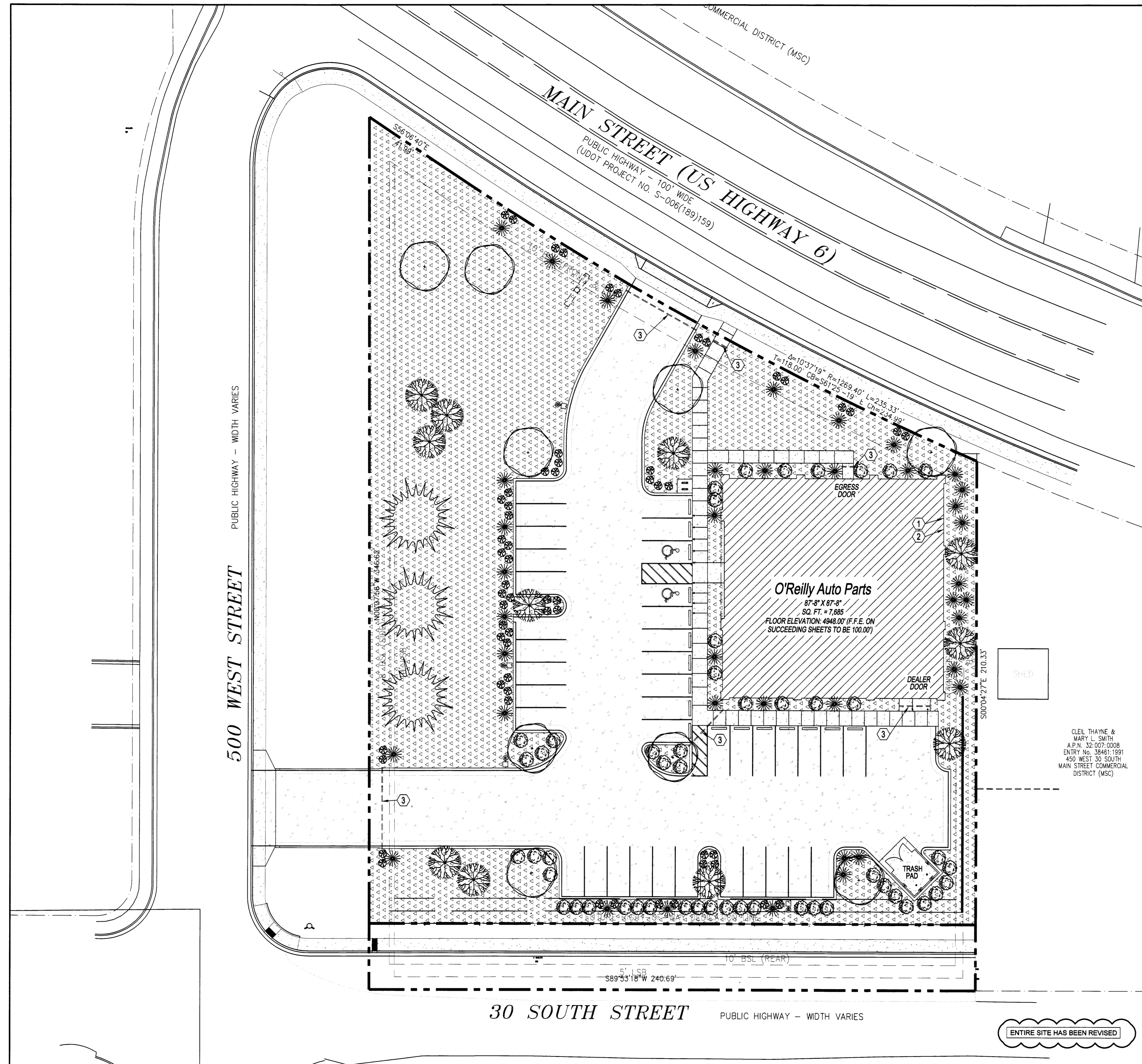


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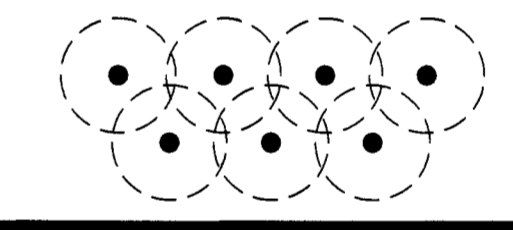


GENERAL NOTES

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- D IRRIGATION SYSTEM TO BE DESIGNED BY CONTRACTOR FOR SHOWN COVERAGE AREAS INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE IRRIGATION SYSTEM IN ACCORDANCE WITH GOVERNING CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL AS SPECIFIED.
- E VERIFY MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO DESIGN AND BEGINNING CONSTRUCTION.
- F COORDINATE IRRIGATION SYSTEM WITH LANDSCAPING AND PLANTING. REFER TO LANDSCAPE PLAN. WHEN TRENCHING AVOID TREE ROOT BALLS AND INSTALL HEADS AT APPROPRIATE LOCATIONS.
- G ADJUST ALL NOZZLES TO AVOID OVERTHROW ON SIDEWALKS, PAVING, WALLS, ROADWAYS, AND BEYOND PROPERTY LINES, UNLESS OTHERWISE INDICATED. THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING. ADJUST ARC AND RADIUS OF REQUIRED SPRINKLERS AS NEEDED.
- H SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.
- I INSTALL RISERS 18" FROM WALLS AND A MINIMUM OF 12" FROM ANY SIDEWALK OR ROAD.
- J TOP OF SPRAY AND ROTOR HEADS SHALL BE SET AT TOP OF SOD OR TOP OF MULCH LAYERS.
- K PROVIDE RAIN SENSOR AND ANTI-FREEZE ASSEMBLY ON IRRIGATION SYSTEM.
- L THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL OWNER GIVES FINAL ACCEPTANCE.
- M ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR HIGHER GRADE.
- N ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000 PSI POURED CONCRETE THRUST BLOCKS.
- P PROVIDE COMPRESSED AIR QUICK CONNECT BRASS FITTING IN VALVE BOX FOR WINTERIZATION. LOCATE AS CLOSE TO WATER SOURCE AS POSSIBLE.

COVERAGE REQUIREMENTS

IRRIGATION HEAD SHALL BE PLACED TO PROVIDE 100% OVERLAP HEAD-TO-HEAD COVERAGE.



KEY NOTES

- 1 APPROXIMATE LOCATION OF LAWN IRRIGATION METER (INSIDE BUILDING) WITH BACK FLOW PREVENTION PER CITY REQUIREMENTS. REFER TO SITE UTILITIES PLAN.
- 2 IRRIGATION CONTROLLER LOCATION INSIDE OF BUILDING. PROVIDE FREEZE SENSOR AND RAIN SENSOR ON OUTSIDE OF BUILDING.
- 3 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT FOR ROUTING OF IRRIGATION SYSTEM. PROVIDE END CAPS AND PULL WIRE.

SYMBOLS LEGEND

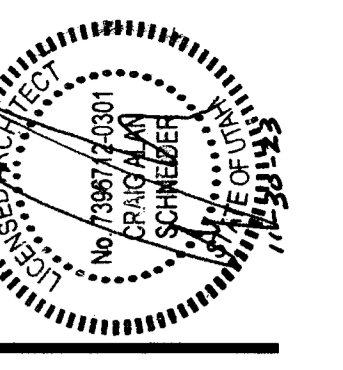
NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

NEW AREA OF IRRIGATION SYSTEM COVERAGE

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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



CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
417.862.3265
e-mail: architect@estieryschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT
LANDSCAPE IRRIGATION PLAN

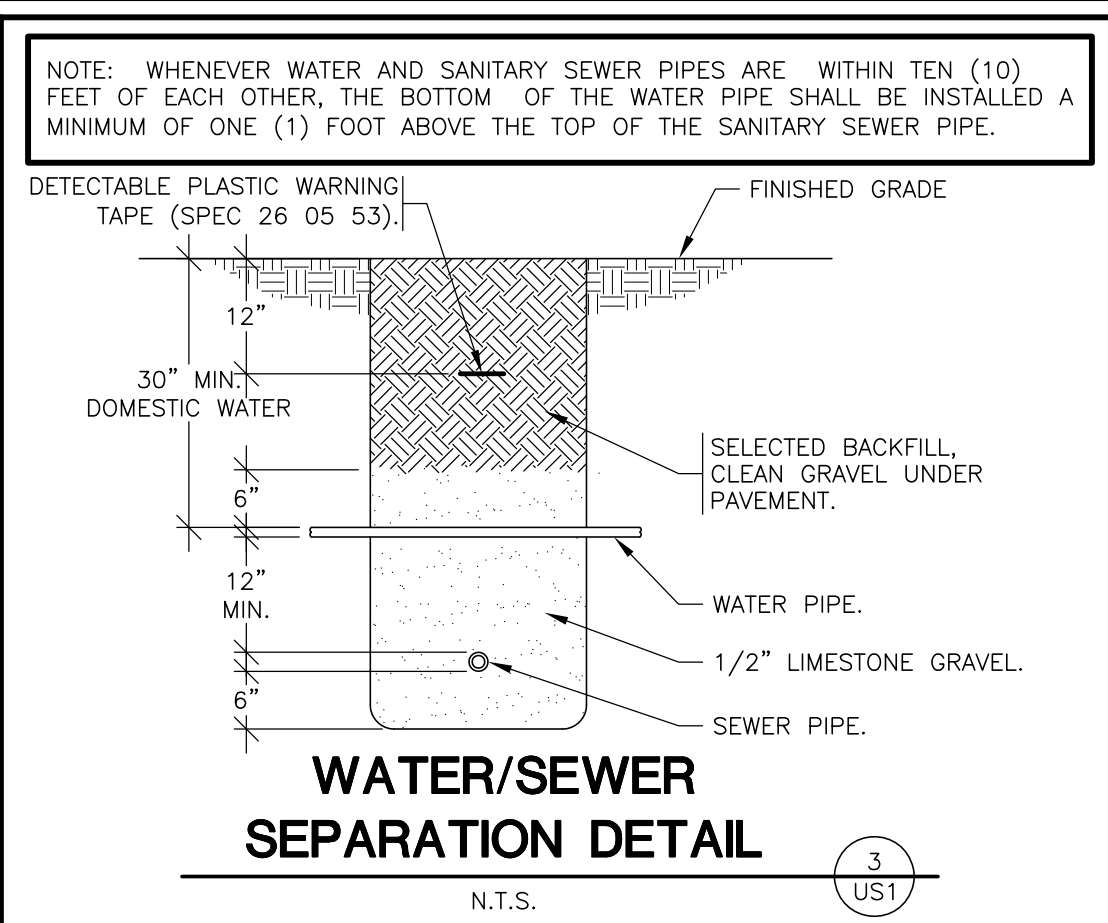
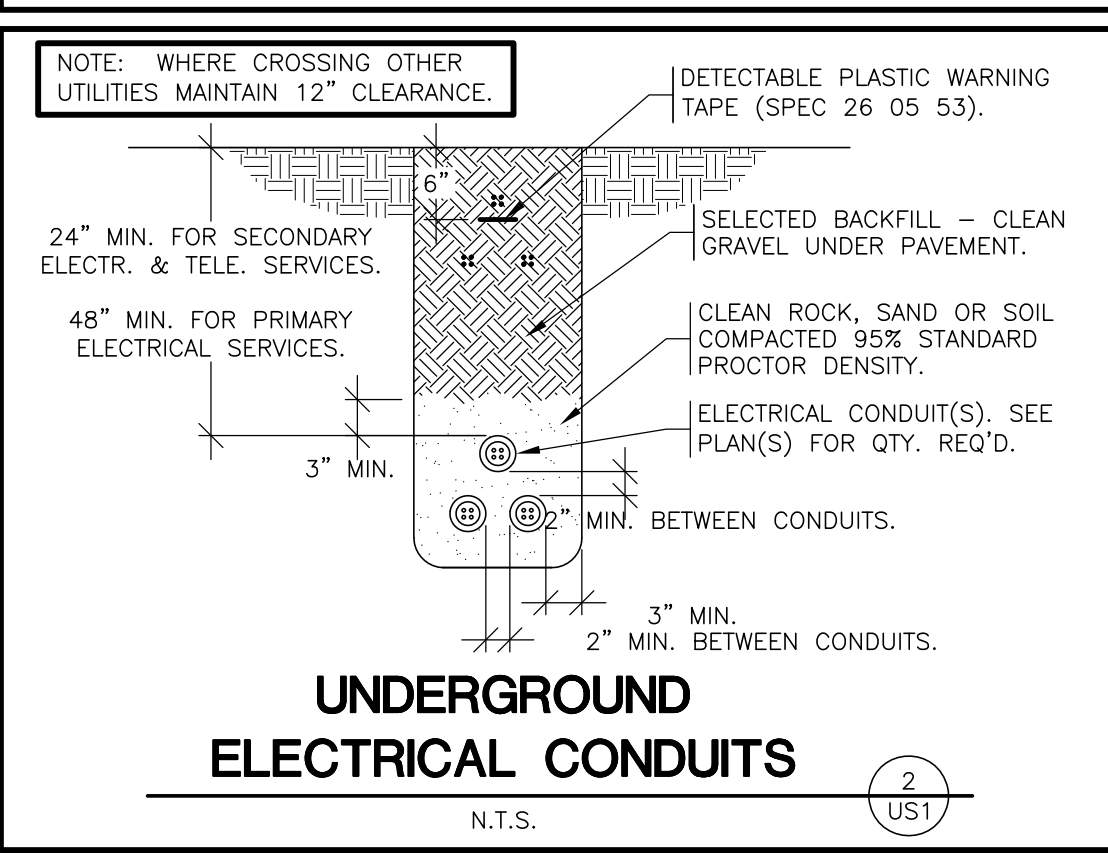
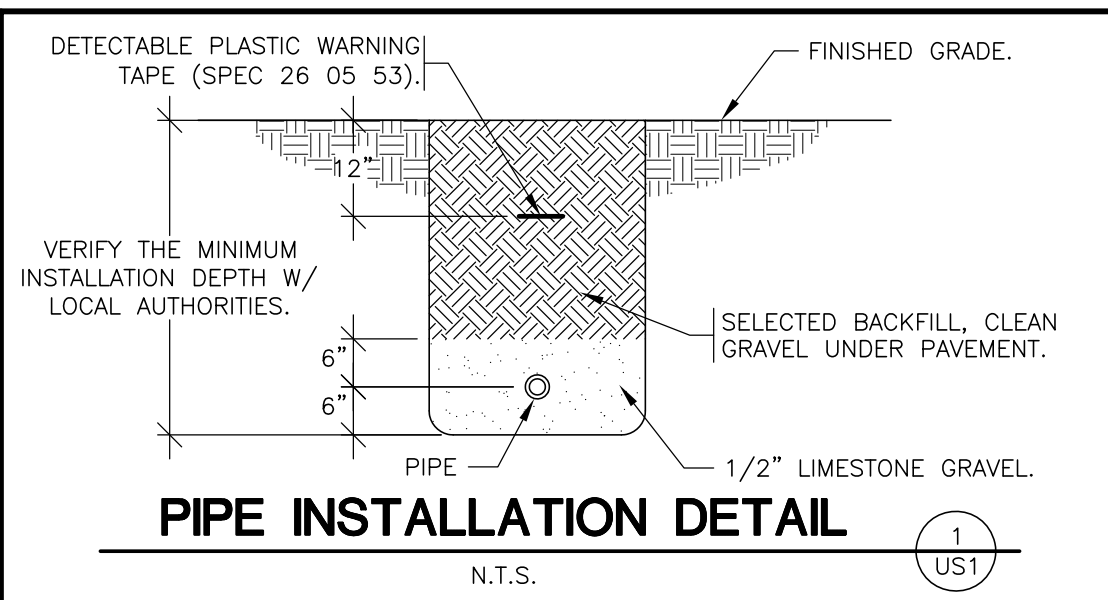
O'Reilly AUTO PARTS
CORPORATE OFFICES:
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4704
DATE:	5-26-23
REVISION	
DATE:	11-30-23

1 LANDSCAPE IRRIGATION PLAN
L2.1 SCALE: 1" = 20'-0"



ENTIRE SITE HAS BEEN REVISED



- ### EXISTING CONDITIONS NOTES
1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

TELEPHONE SERVICE REQUIREMENTS

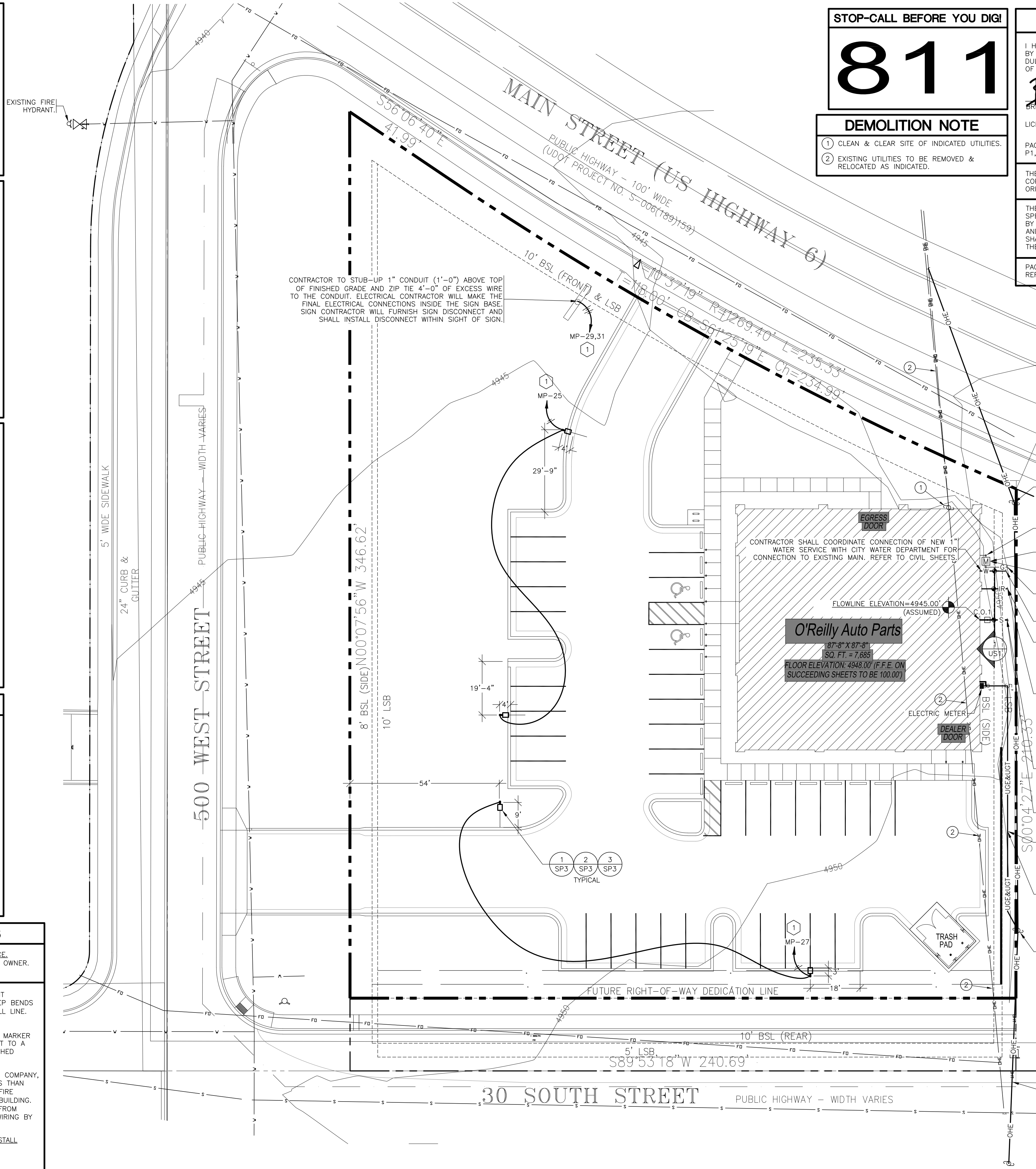
SPECIAL NOTE: NEW PHONE SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTORS TO SCHEDULE INSTALLATION OF U/G TELEPHONE SERVICE CONDUIT WITH OWNER. CONTACT (417) 874-7288.

CONTRACTOR SHALL CONTACT PHONE COMPANY AND VERIFY REQUIRED SIZE OF CONDUIT (2", 3" OR 4" P.V.C. SCHEDULE 40 CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18"-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM U/G ELECTRICAL CONDUIT IN SAME TRENCH.

CAP END OF CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY, IF NECESSARY. OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT A MINIMUM 10' (ft.) ABOVE FINISHED GRADE ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY. PLUS INCLUDE ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE, IN MENTIONED CONDUIT, TO CONTRACTOR INSTALLED 4' X 6' X 3/4" FIRE RETARDING BACKBOARD (IF PLYWOOD, PAINT BOARD W/FIRE RETARDING PAINT) WITHIN BUILDING. CONTRACTOR TO PROVIDE #6 AWG CU. GROUND TO TELEPHONE EQUIPMENT LOCATION FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.

ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE-THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHER HEAD, ETC. COORDINATE WITH OWNER & PHONE CO.



STOP-CALL BEFORE YOU DIG!

811

DEMOLITION NOTE

- 1 CLEAN & CLEAR SITE OF INDICATED UTILITIES.
- 2 EXISTING UTILITIES TO BE REMOVED & RELOCATED AS INDICATED.

STATE OF UTAH LIMITATION

I HEREBY CERTIFY THAT THESE ENGINEERING DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF UTAH.

Brent L. Courter 11/29/23
BRENT L. COURTER (DATE)

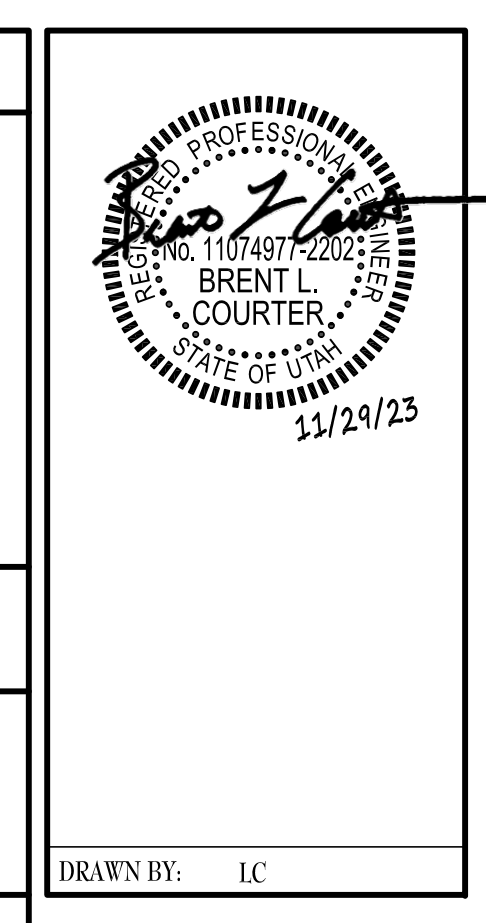
LICENSE RENEWAL DATE IS MARCH 31, 2025

PAGES OR SHEETS COVERED BY THE SEAL: US1, SP1, SP2, SP3, ME1, P1, P2, M1, M2, M3, E1, E2, E3 AND E4.

THE ABOVE-STATED DRAWINGS ARE VALID AND AUTHENTIC ONLY IF EACH COPIED SHEET BEARS THE SEAL, SIGNATURE, AND DATE AFFIXED TO THE ORIGINAL DRAWING BY THE ENGINEER.

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PAGES OR SHEETS DESIGNED BY OTHERS AND INCLUDED ONLY FOR REFERENCE: EM1-0, EM1-1, EM1-2, AND EM1-3



CONTRACTOR CAUTION!!!

VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK, THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM (LIBERTY PUMPS #D4896LSG203-36-S-FRPHD).

PHONE: (518) 346-6161 TO MEET OWNER AND LOCAL REQUIREMENTS.

UTILITIES CONTACTS:

ELECTRIC: ROCKY MOUNTAIN POWER, CLAIRE HUNTER: 385-395-7198
TELEPHONE: CENTURYLINK, LARRY BUHLER: 385-479-7357
WATER: CITY OF SANTAQUIN, JON LUNDELL: 801-754-1974
SEWER: CITY OF SANTAQUIN, JON LUNDELL: 801-754-1974
GAS: DOMINION ENERGY: 801-324-3970

CONTRACTOR TO CONTACT UTILITY COMPANIES FOR TAPPING AND FINAL CONNECTION RESPONSIBILITIES.

NEW UTILITIES

W	WATER SERVICE	P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (SPEC 02700) AND BUILDING PIPING (SPEC 21 13 13, 22 00 00) LOCATED 5'-0" OUTSIDE BUILDING, AS NECESSARY - SPEC 21 13 13 DENOTES LANDSCAPE IRRIGATION.
IR	IRRIGATION SERVICE	
UGE	UNDERGROUND ELECTRIC	
UGT	UNDERGROUND TELEPHONE	
S	SANITARY SEWER	
OHE	OVERHEAD ELECTRIC	
OHT	OVERHEAD TELEPHONE	
G	GAS SERVICE (BY GAS CO.)	

LEGEND:
 Saw Cut (diagonal hatching)
 Bore (dotted pattern)
 Gravel (cross-hatching)

GENERAL NOTE:

PRIOR TO INSTALLATION, GENERAL CONTRACTOR SHALL CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR SHALL CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

EMS KEYNOTE

1 EMS / LIGHTING CONTROL PANEL. SEE EM SHEETS FOR MORE INFORMATION.

SAWCUT NOTE

WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:

- 1) SAWCUTTING PAVING, CONCRETE CURB & GUTTER.
- 2) REMOVAL & TRENCHING.
- 3) INSTALLATION OF UTILITY.
- 4) BACKFILL & COMPACTION.
- 5) INSTALLATION OF NEW PAVING, CONCRETE CURB & GUTTER THAT MATCHES THE EXISTING SURROUNDING PAVING, CURB & GUTTER IN BOTH MATERIAL & ELEVATION.

CONTRACTOR SHALL COORDINATE, OBTAIN & PAY FOR ALL REQUIRED PERMITS & LICENSES TO PERFORM THIS WORK & SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.

METER LOCATION

TWO 1" METERS AND BACKFLOW DEVICES ARE TO BE INSTALLED INSIDE BUILDING, SEE P1 & P2 SHEET FOR LOCATION.

CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO RELOCATE EXISTING POWER POLE AS SHOWN, FOLLOWING POWER CO CLEARANCE REQUIREMENTS. REFER TO UTILITIES CONTACTS THIS SHEET.

APPLY PROTECTIVE COATING PER GAS CODE, PAINT TO MATCH BUILDING.

GAS METER AND GAS SERVICE BY NATURAL GAS SUPPLIER.

TOTAL GAS LOAD 480 MBH.

CONTRACTOR TO COORDINATE GAS SERVICE LOCATION WITH GAS COMPANY. REFER TO CIVIL SHEETS.

NEW 1" COPPER WATER SERVICE.

NEW 1" COPPER WATER LINE.

LAWN SPRINKLER WATER LINE. EXTEND 1" WATER LINE OUT SIDE OF BUILDING, CAP, FLAG AND LEAVE FOR CONNECTION BY OTHERS. CONTRACTOR TO COORDINATE SEE "IRRIGATION PLANS" FOR AREA OF IRRIGATION COVERAGE. FINAL DESIGN AND LAYOUT TO BE DONE BY IRRIGATION CONTRACTOR.

CONTRACTOR TO COORDINATE INSTALLATION AND CONNECTION OF NEW 6" SANITARY SEWER WITH SEWER COMPANY. ALL EXTERIOR WASTE PIPING SHALL HAVE A MINIMUM PITCH OF 1/8 INCH PER FOOT. REFER TO CIVIL SHEETS.

NEW 6" SANITARY SEWER SERVICE.

UNDERGROUND ELECTRIC SERVICE. SEE 2/US1 AND ELEC. SERVICE DIAGRAM (E3 SHEET) FOR REQUIREMENTS.

NEW PHONE SERVICE TO BUILDING SHALL BE UNDERGROUND. GENERAL CONTRACTOR TO SCHEDULE INSTALLATION WITH OWNER. CONTACT (417) 874-7288. SEE TELEPHONE SERVICE REQUIREMENTS THIS SHEET.

EXISTING POWER POLE. PROPOSED NEW 3-PHASE TRANSFORMER BANK AND A 120/208V ELECTRIC DROP TO PROPOSED O'REILLY AUTO PARTS STORE.

CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO RELOCATE OVERHEAD ELECTRIC SERVICE AWAY FROM PROPOSED O'REILLY AUTO PARTS STORE. REFER TO UTILITIES CONTACTS THIS SHEET.

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-0558
Fax: 417-862-3265
e-mail: architect@esterlyschneider.com

ESTERLY SCHNEIDER & ASSOCIATES, INC.
AIA architects & planners

PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY 6)
SANTAQUIN, UT #1
UTILITIES SITE PLAN

REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

O'Reilly AUTO PARTS
CORPORATE OFFICES:
535 S. GILBERT ST. SUITE 100
SANTAQUIN, UT 84658
(417) 862-2674 TELEPHONE

COMM # 4704
DATE: 05-26-2023
REVISION DATE: 08-17-2023
11-29-2023

SGE
SMITH-GOTH ENGINEERS, INC.
8855 S. JEFFERSON AVE. P: 417-882-2200
SPRINGFIELD, MO 65807 F: 417-882-1188
WWW.SMITHGOTH.COM

US1 of 1

11-29-23
SHEET CHANGED
IN ITS ENTIRETY.



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
11/20/2023	Region 3	Santaquin (SQ1)	143920
Physical Address	City	Permit Type	Access Use Type
500 West Main Street	SANTAQUIN	New	Commercial

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
J&E Kay Properties (currently under contract)	Drew Leino	(970) 612-5447	dleino@tait.com


LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0006	159.35			30	8 - Community Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Jeff Wood	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

- A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
- This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
- By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
- All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
- The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
- UDOT may cancel, suspend, or revoke this permit due to:
 - Non-compliance with the permit provisions including terms, conditions, and limitations
 - Deviating from the approved permit provisions without written authorization
 - Misrepresentation(s) discovered on the originating application, or associated documents
 - Adverse weather or traffic conditions



- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.