

Ridley's Subdivision Phase 3

500 East Main Street
Santaquin, UT, 84655



Vicinity Map
Not to Scale

Civil Sheet Index

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Abbreviations

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

Legend

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

Santaquin City Notes

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

Santaquin City Note to Developers & General Contractors

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

Property Owner

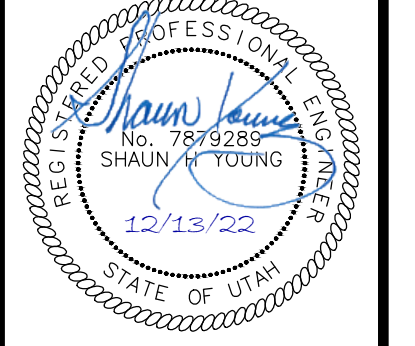
CJM Limited
621 Washington Street South
Twin Falls, Idaho 83301-5519

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: KF
Client Name:
CJM Limited

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awaengineering.net

Cover Sheet
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



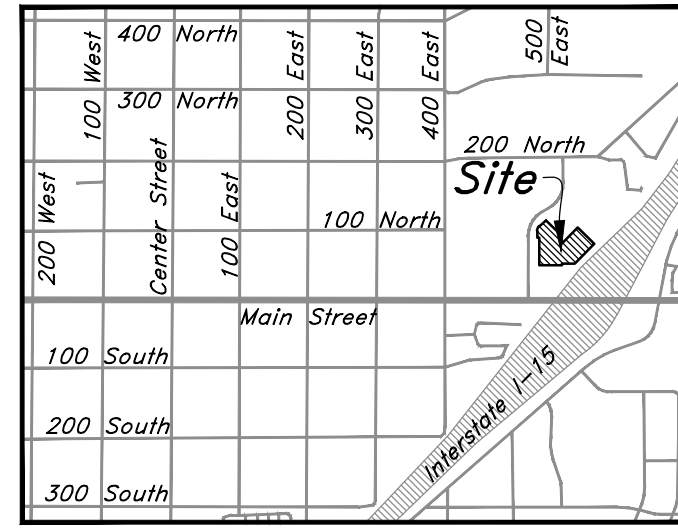
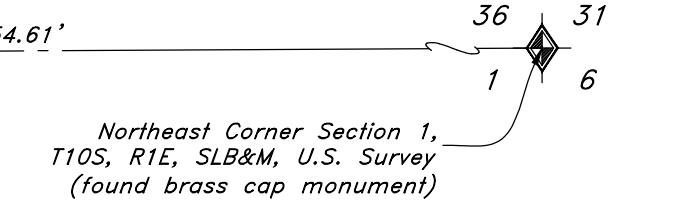
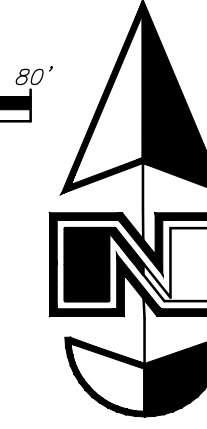
13 Dec, 2022
SHEET NO.
C0.0

Ridley's Subdivision, Plat C

A part of Parcel A, Ridley's Subdivision, of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2023

Scale: 1" = 40'

0 40' 80'



Vicinity Map (Not to Scale)

Legend

- Control Line
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA
- Public Utility and Drainage Easement in favor of Santaquin City

Note

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

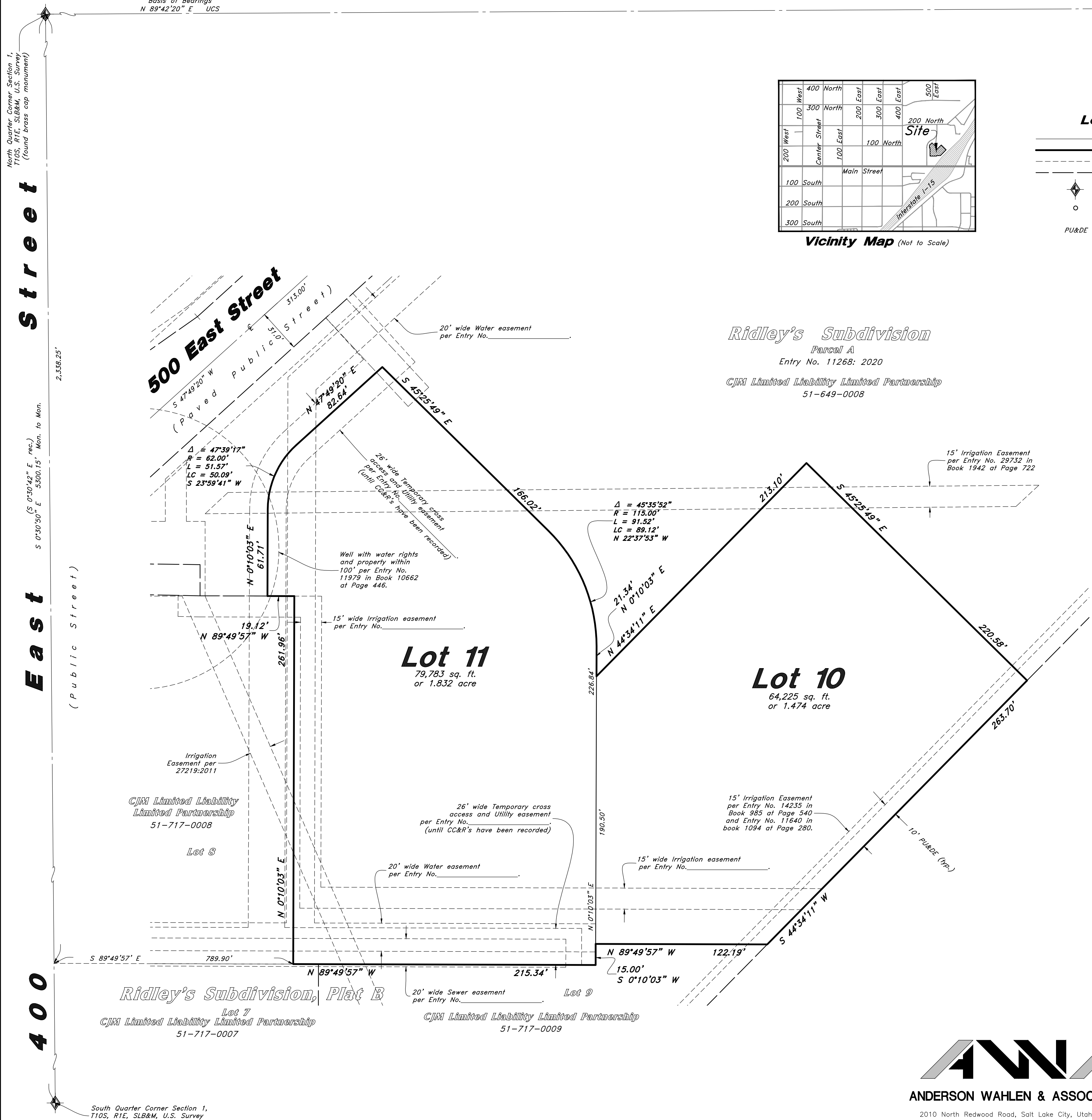
Narrative

This Subdivision was requested by CJM Limited Liability Limited Partnership in order to create 2 Lots.
A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.
This subdivision retraces and honors the underlying 2020 Ridleys Subdivision
Property corners will be set upon completion of site construction.

Ridley's Subdivision

Parcel A
Entry No. 11268: 2020

CJM Limited Liability Limited Partnership
51-649-0008



Contains 144,008 sq. ft.
Or 3.306 acres
2 Lots

Date: _____ Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat
Ridley's Subdivision, Plat C
and do hereby dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those certain public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereof I have hereunto set my hand
This _____ Day of _____ AD, 20____.
CJM Limited Liability Limited Partnership
by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____, day of _____, A.D. 20____.
City Mayor _____ Attest _____
City Recorder (See Seal Below)

Ridley's Subdivision, Plat C

A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

Surveyors Seal

City Engineer Seal
Clerk-Recorder Seal

Rocky Mountain Power

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

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

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

Dominion Energy

a Questar Corporation
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Approved this _____ Day of _____
A.D. 20____
By: _____
Title: _____
DOMINION ENERGY, a Questar Corporation

LUMEN

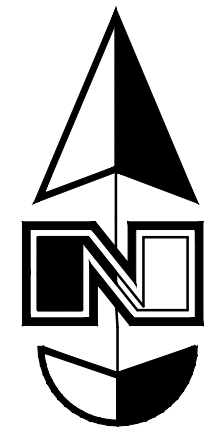
Approved by Lumen this _____ Day of _____ A.D. 20____
By: _____
Title: _____
Lumen

Acknowledgment

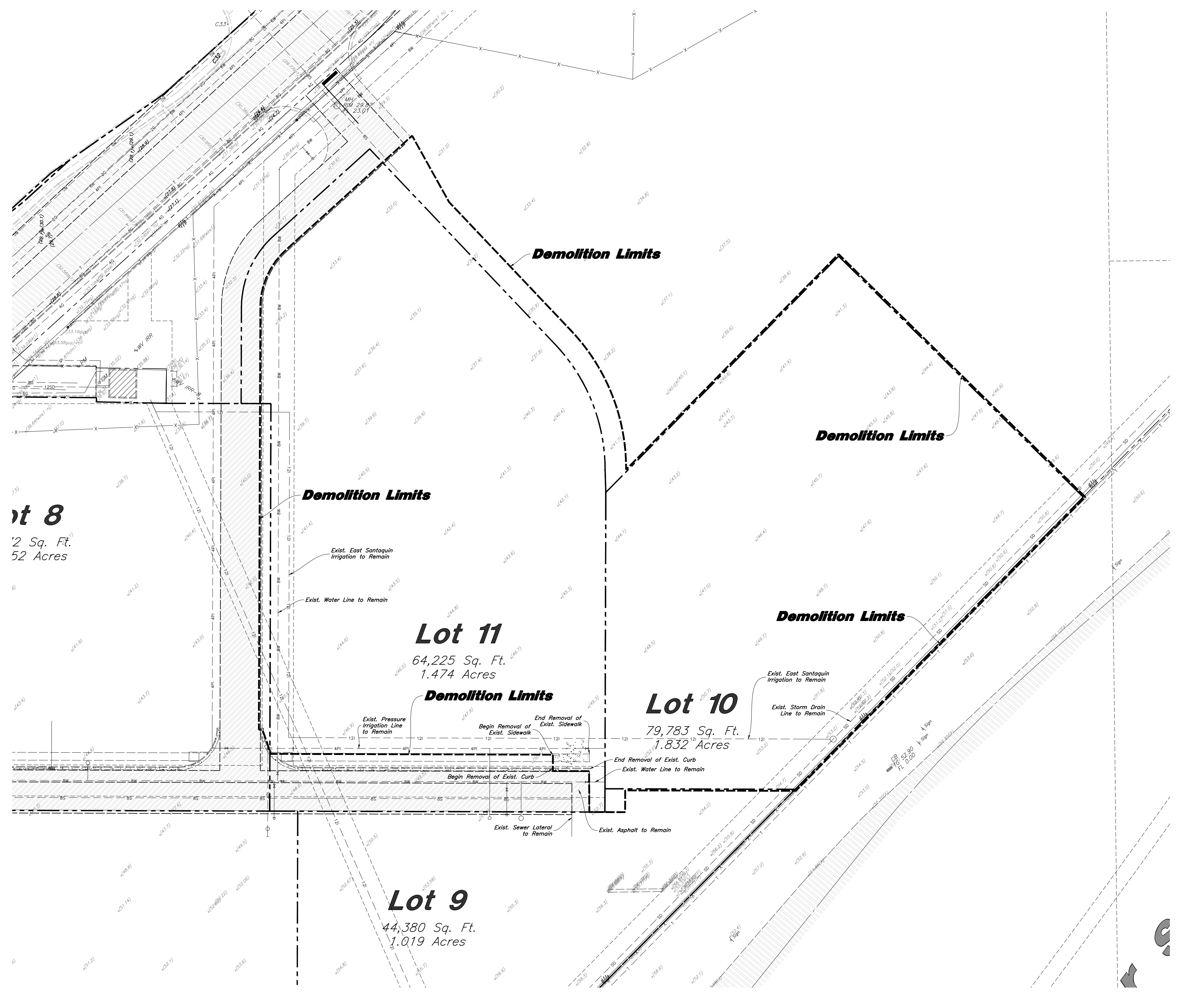
State of _____
County of _____ } ss
On this _____ day of _____, 20____ personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of CJM Limited Liability Limited Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Idaho

A Notary Public





Scale: 1" = 30'



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

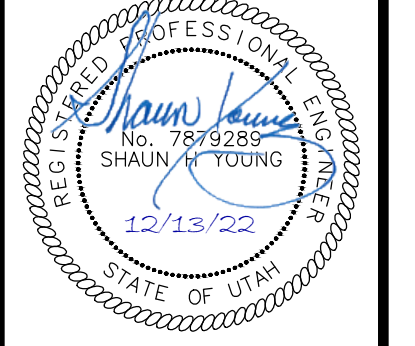
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

REV	DATE	DESCRIPTION

Designed by: SY
 Drafted by: KF
 Client Name:
 CJM Limited
 22-194 DM

AWA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - awaengineering.net

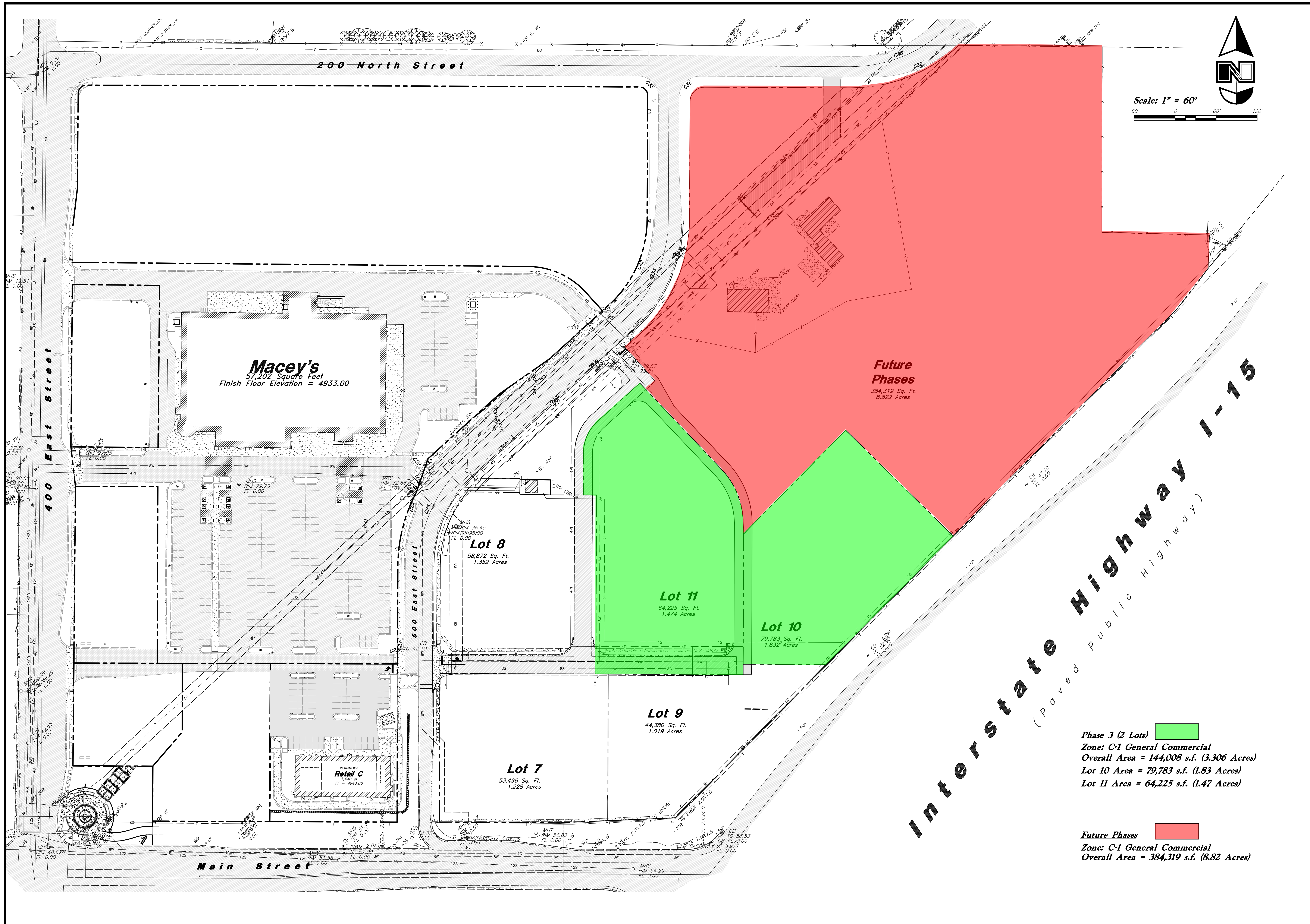
Demolition Plan
Ridley's Subdivision Phase 3
 500 East and Main Street
 Santaquin, Utah County, Utah



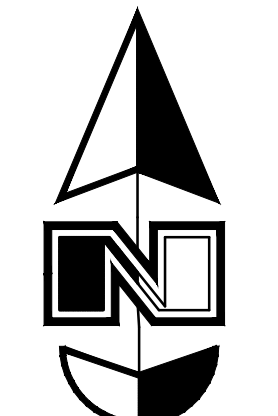
13 Dec, 2022
 SHEET NO.

C0.1

Know what's below. **811**
 Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111



Scale: 1" = 60'



Phase 3 (2 Lots)
 Zone: C-1 General Commercial
 Overall Area = 144,008 s.f. (3.306 Acres)
 Lot 10 Area = 79,783 s.f. (1.83 Acres)
 Lot 11 Area = 64,225 s.f. (1.47 Acres)

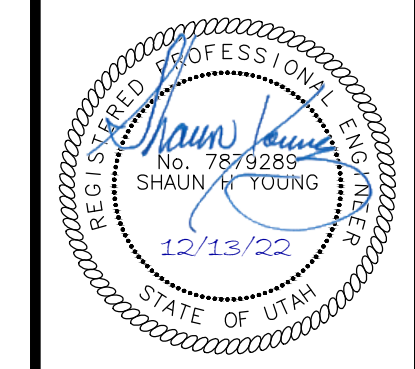
Future Phases
 Zone: C-1 General Commercial
 Overall Area = 384,319 s.f. (8.82 Acres)

REV	DATE	DESCRIPTION

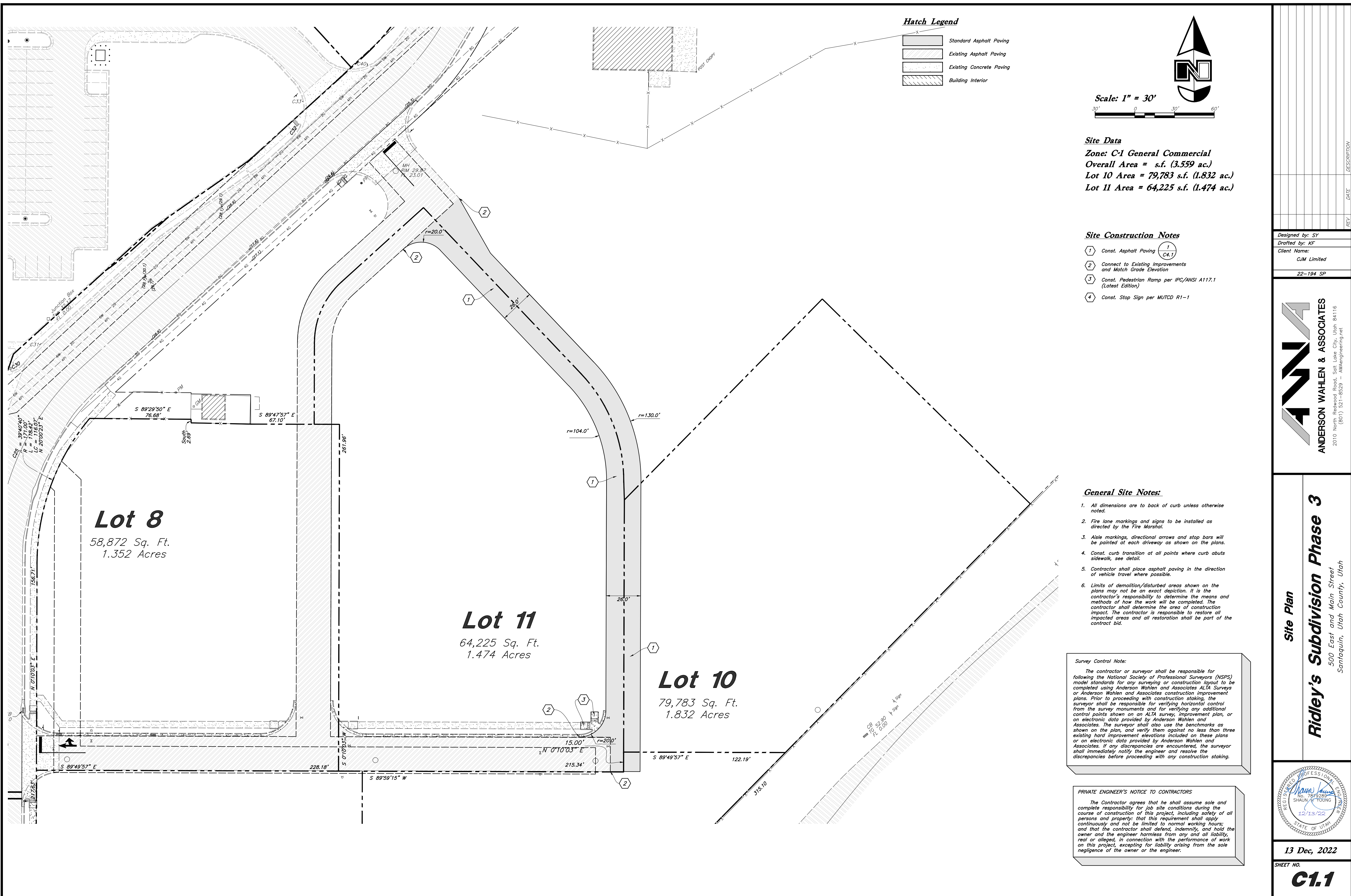
Designed by: SY
 Drafted by: KF
 Client Name:
 CJM Limited
 22-194 Phasing Plan

AWA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - awaengineering.net

Phasing Plan
Ridley's Subdivision Phase 3
 500 East and Main Street
 Santaquin, Utah County, Utah

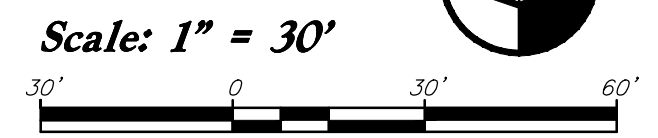


13 Dec, 2022
 SHEET NO.
C1.0



Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Existing Concrete Paving
	Building Interior



Site Data
Zone: C-1 General Commercial
Overall Area = s.f. (3,559 ac.)
Lot 10 Area = 79,783 s.f. (1.832 ac.)
Lot 11 Area = 64,225 s.f. (1.474 ac.)

Site Construction Notes

- ① Const. Asphalt Paving $\frac{1}{C4.1}$
- ② Connect to Existing Improvements and Match Grade Elevation
- ③ Const. Pedestrian Ramp per IPC/ANSI A117.1 (Latest Edition)
- ④ Const. Stop Sign per MUTCD R1-1

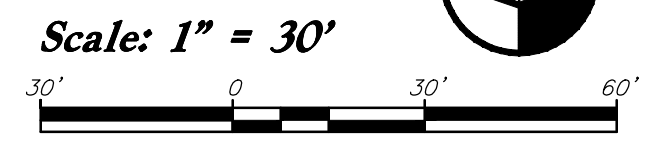
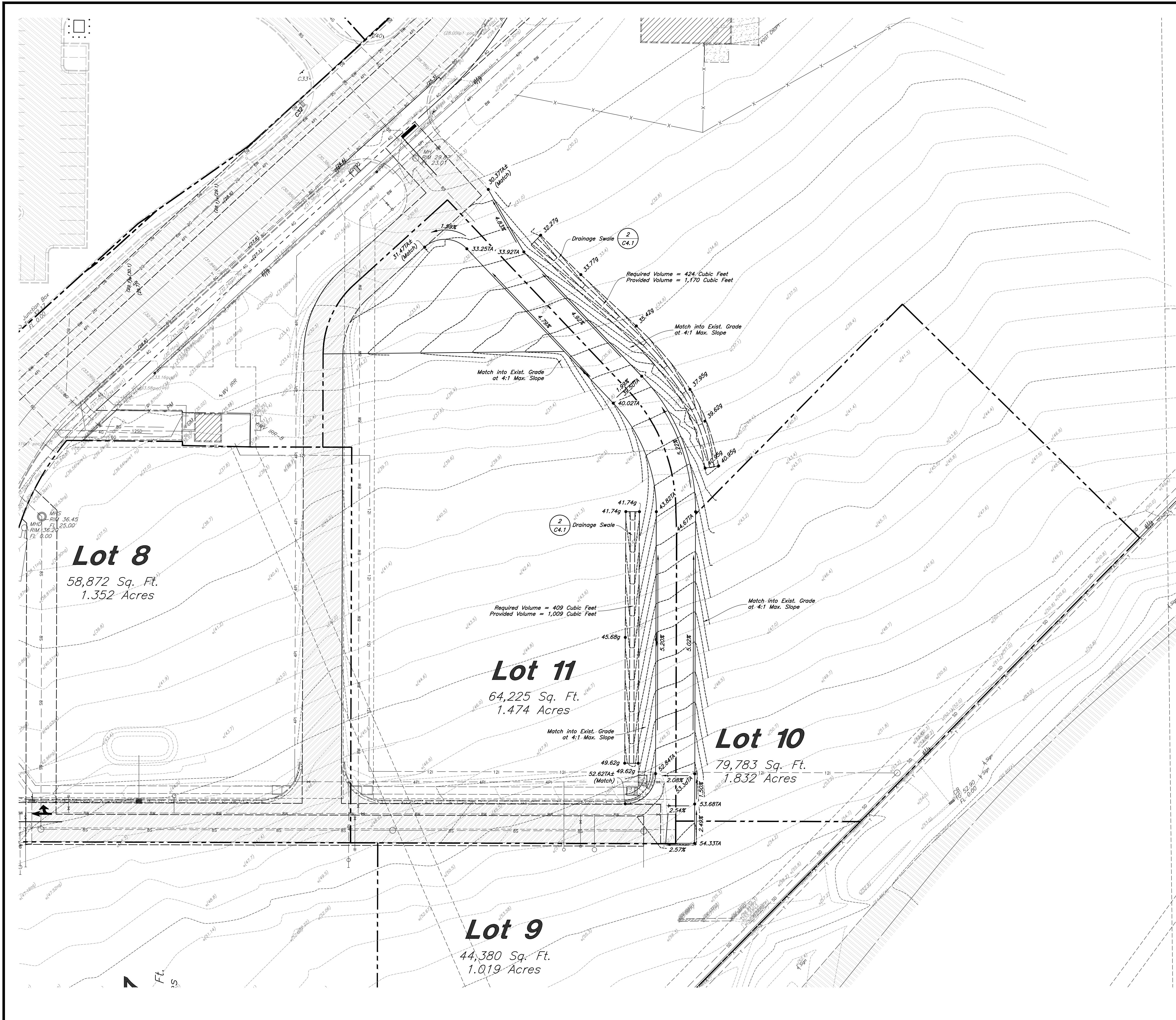
General Site Notes:

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

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

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

<p>ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-6529 - awahlen@awahlen.com</p>	<p>Site Plan</p> <p>Ridley's Subdivision Phase 3 500 East and Main Street Santaquin, Utah County, Utah</p>
<p>13 Dec, 2022</p> <p>C1.1</p>	<p>REG. NO. 78128P SHAWN M. TERRY 12/15/22 STATE OF UTAH</p>



General Grading Notes:

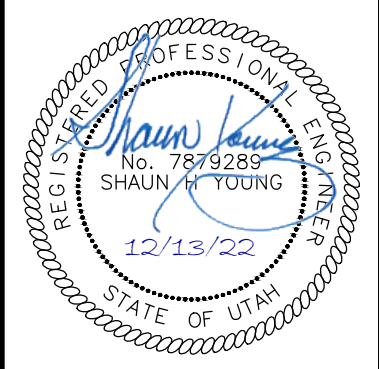
1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be banded into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

REV	DATE	DESCRIPTION

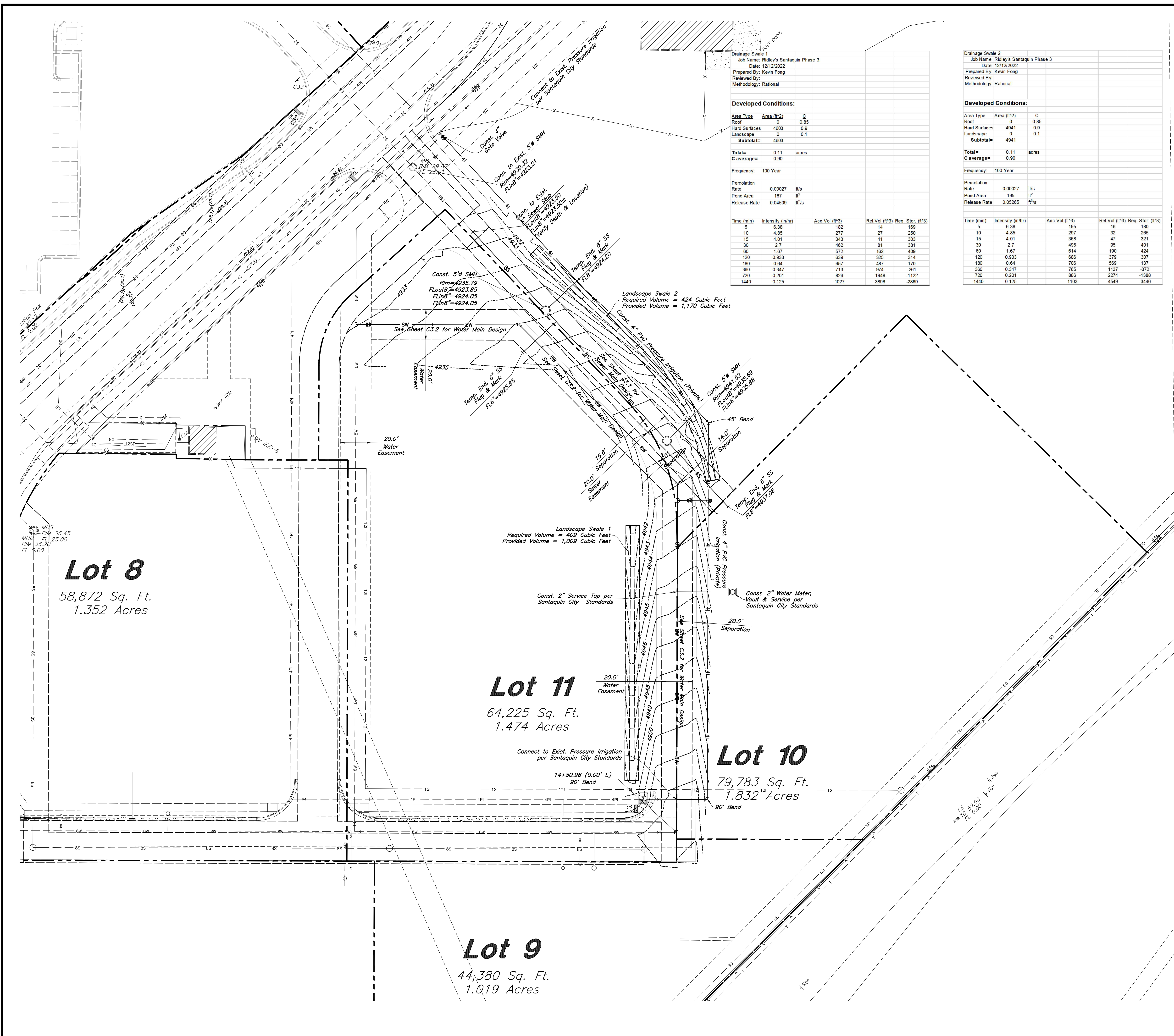
Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
22-194 GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-6529 - awengineering.net

Grading Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



13 Dec, 2022
SHEET NO.
C2.1



Drainage Swale 1
Job Name: Ridley's Santaquin Phase 3
Date: 12/12/2022
Prepared By: Kevin Fong
Reviewed By:
Methodology: Rational

Developed Conditions:

Area Type	Area (ft ²)	C
Roof	0	0.85
Hard Surfaces	4603	0.9
Landscape	0	0.1
Subtotal	4603	
Total	0.11	acres
Coverage	0.90	

Frequency: 100 Year

Time (min)	Intensity (in/hr)	Acc. Vol (ft ³)	Rel. Vol (ft ³)	Req. Stor. (ft ³)
5	6.38	182	14	169
10	4.85	277	27	250
15	4.01	343	41	303
30	2.7	482	81	381
60	1.67	572	162	409
120	0.933	639	325	314
180	0.64	657	457	170
360	0.347	713	974	-281
720	0.201	826	1848	-1122
1440	0.125	1027	3896	-2869

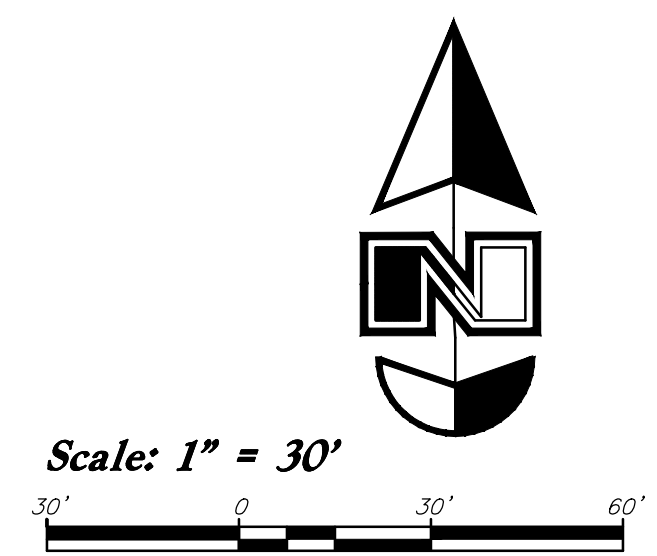
Drainage Swale 2
Job Name: Ridley's Santaquin Phase 3
Date: 12/12/2022
Prepared By: Kevin Fong
Reviewed By:
Methodology: Rational

Developed Conditions:

Area Type	Area (ft ²)	C
Roof	0	0.85
Hard Surfaces	4941	0.9
Landscape	0	0.1
Subtotal	4941	
Total	0.11	acres
Coverage	0.90	

Frequency: 100 Year

Time (min)	Intensity (in/hr)	Acc. Vol (ft ³)	Rel. Vol (ft ³)	Req. Stor. (ft ³)
5	6.38	195	16	180
10	4.85	297	32	265
15	4.01	369	47	321
30	2.7	496	95	401
60	1.67	614	190	424
120	0.933	686	379	307
180	0.64	706	569	137
360	0.347	765	1137	-372
720	0.201	886	2274	-1388
1440	0.125	1103	4548	-3446



General Utility Notes:

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

Utility Piping Materials:

- All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
 - Copper Pipe (Up to 3 inches diameter): Type "K"
- Water Main Lines and Fire Lines**
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

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

Onsite Utility Connection Notes:

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

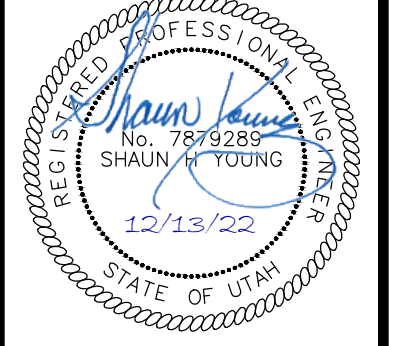
CAUTION:
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: KF
Client Name: CJM Limited
22-194 UT

Overall Utility Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



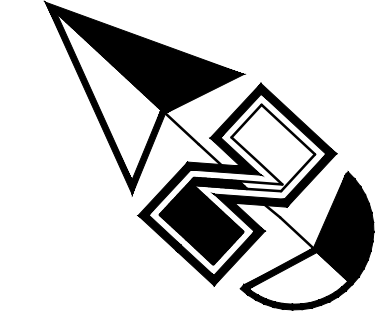
13 Dec, 2022
SHEET NO.
C3.0

Lot 8
58,872 Sq. Ft.
1.352 Acres

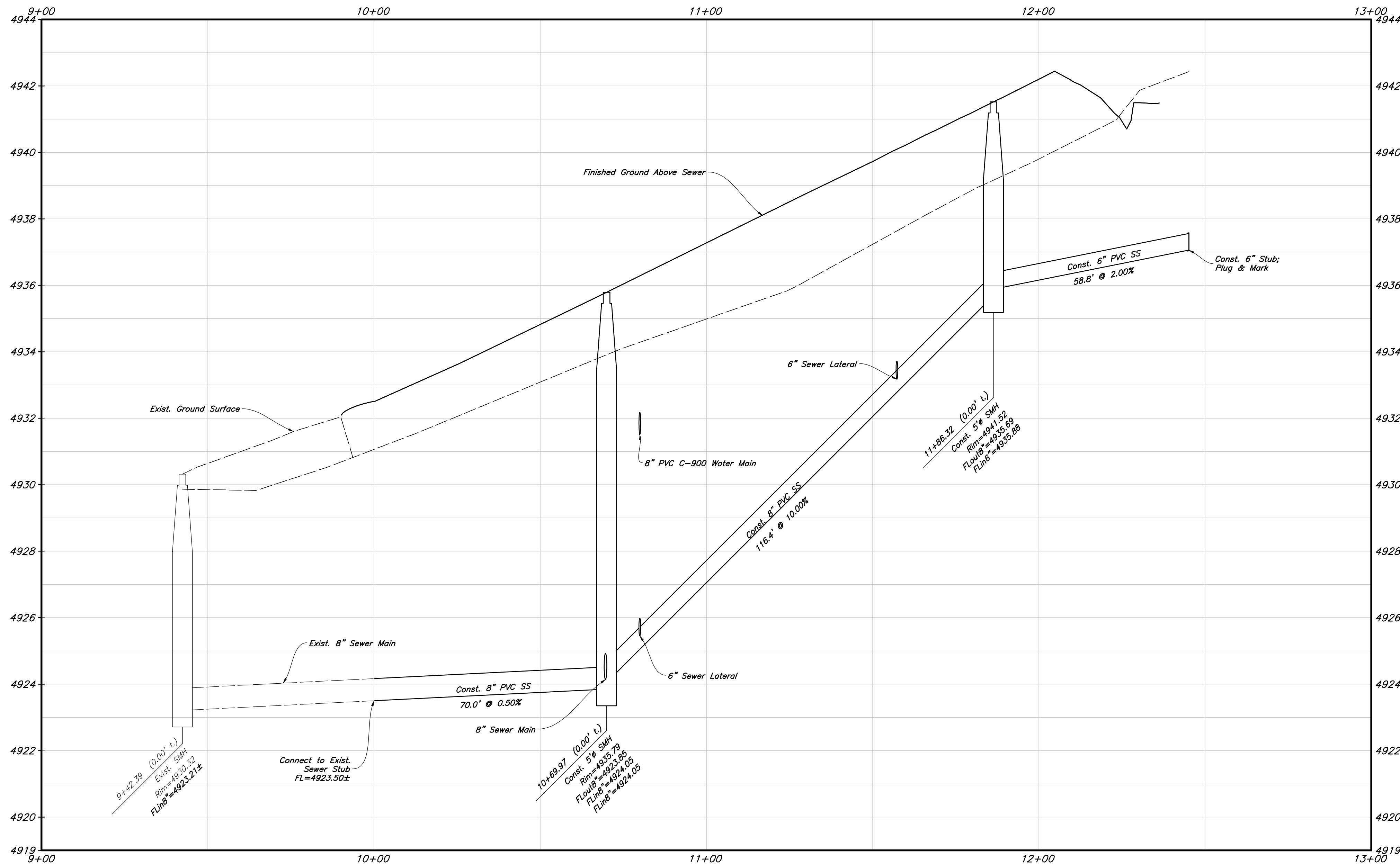
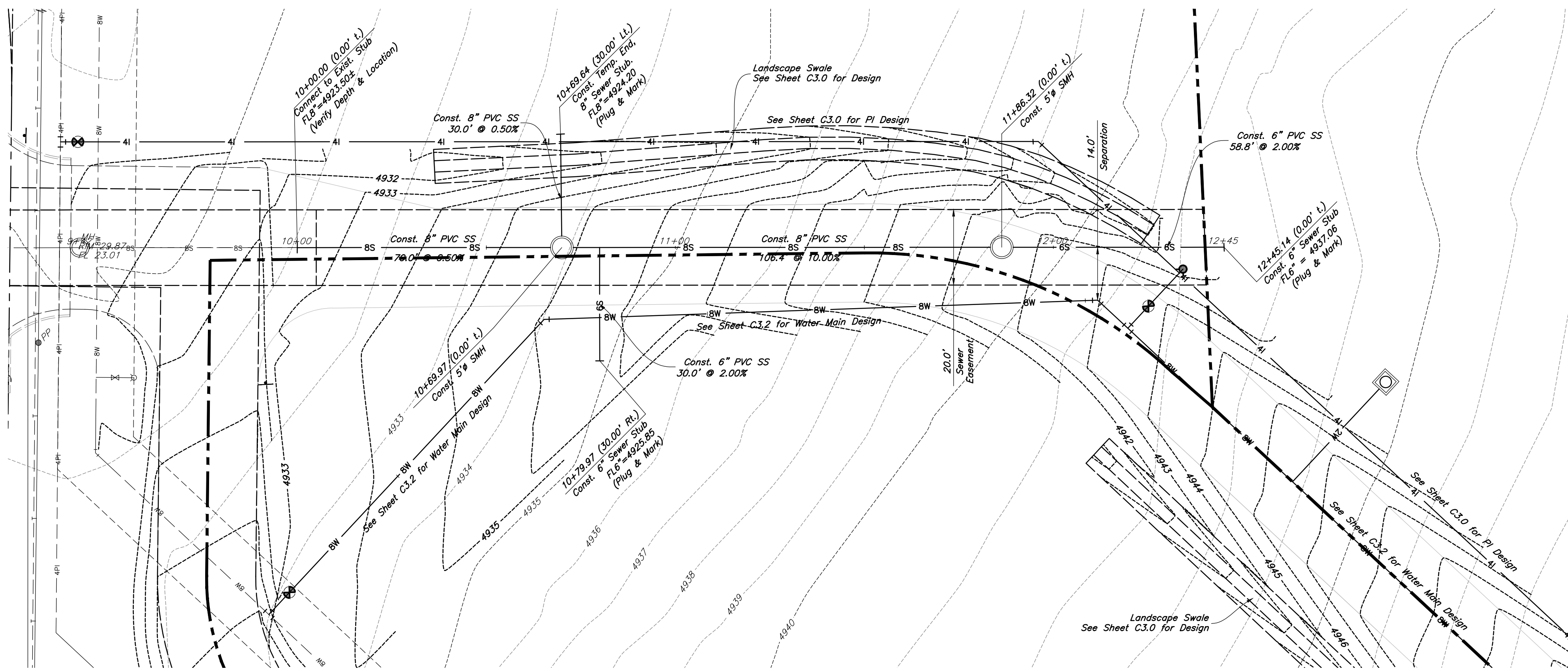
Lot 11
64,225 Sq. Ft.
1.474 Acres

Lot 10
79,783 Sq. Ft.
1.832 Acres

Lot 9
44,380 Sq. Ft.
1.019 Acres



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

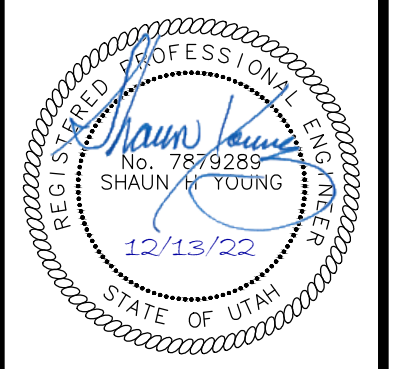


REV	DATE	DESCRIPTION

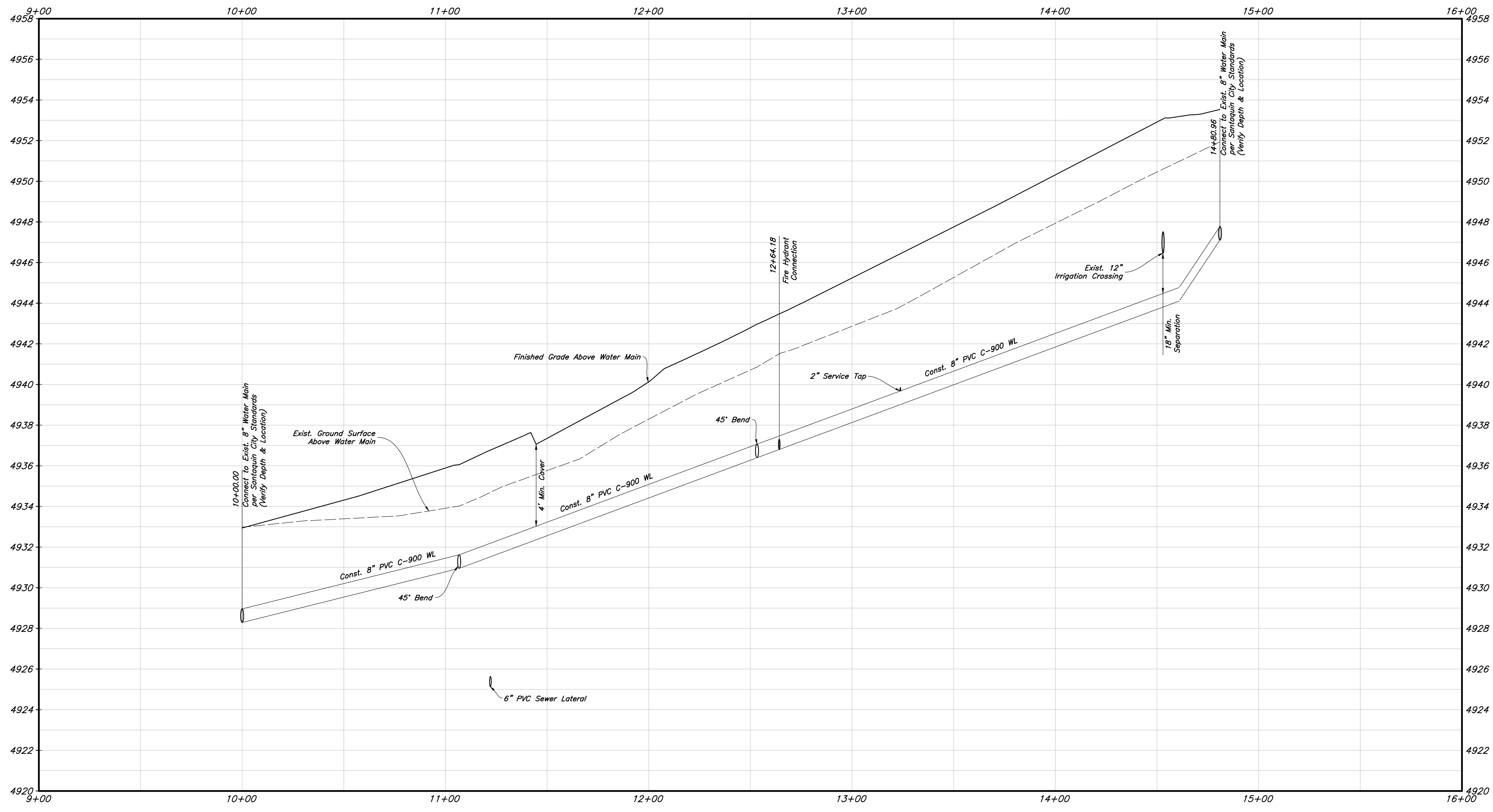
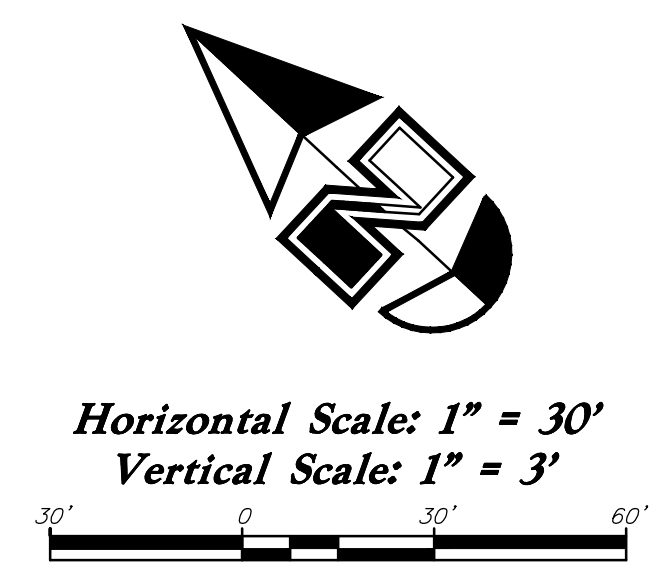
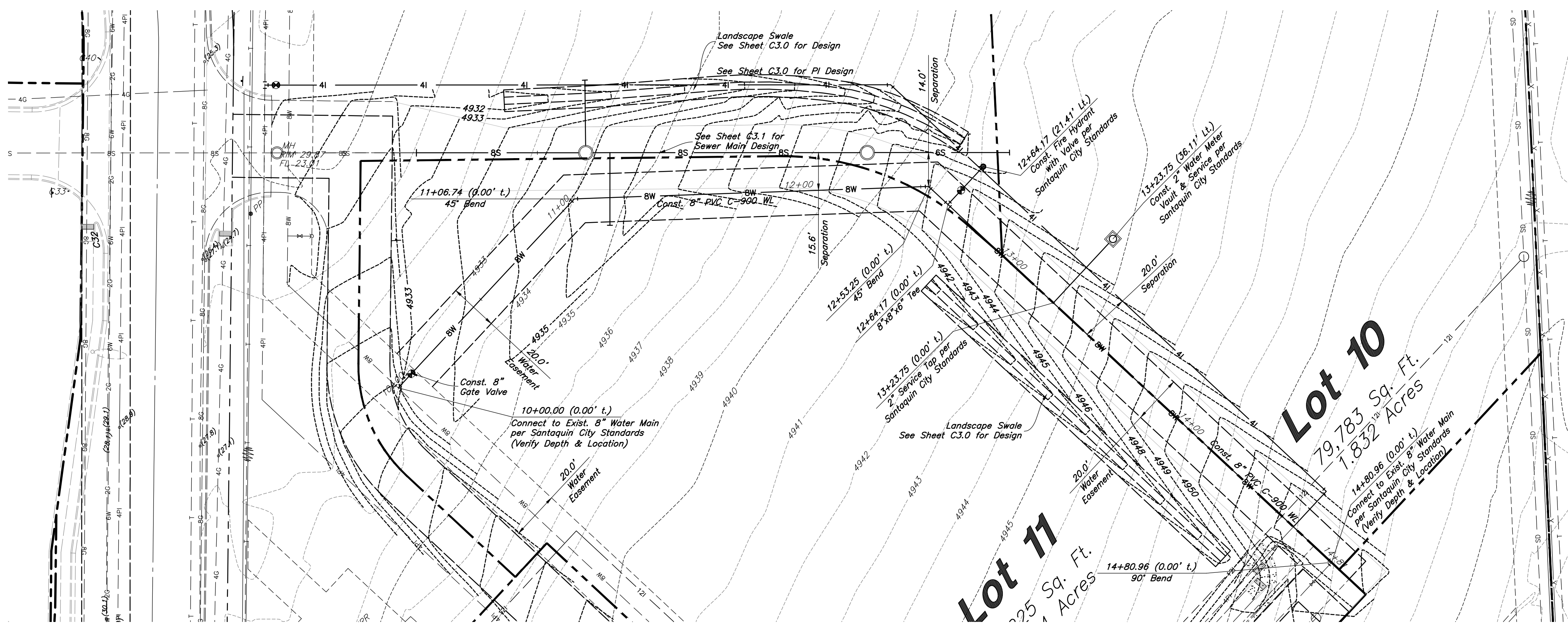
Designed by: SY
Drafted by: KF
Client Name: CJM Limited
22-194 UT

ANWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awaengineering.net

Sewer Main Plan & Profile
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



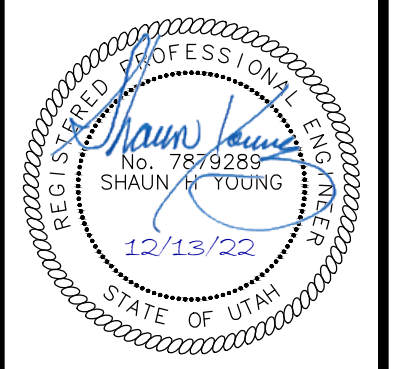
13 Dec, 2022
SHEET NO. **C3.1**



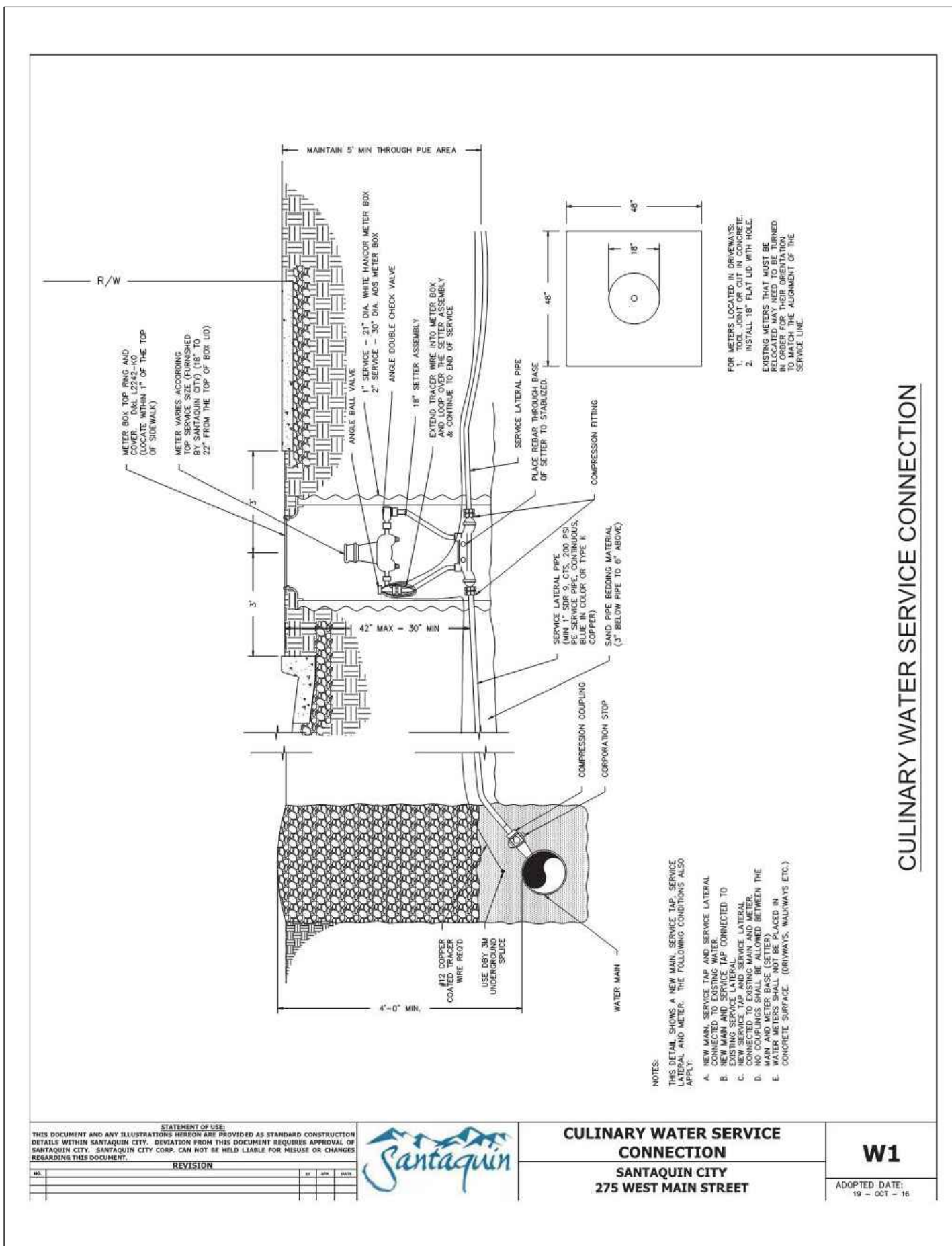
Designed by: SY
 Drafted by: KF
 Client Name:
 CJM Limited
 22-194 UT

ANWA
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 2010 North Redwood Road, Salt Lake City, Utah 84116
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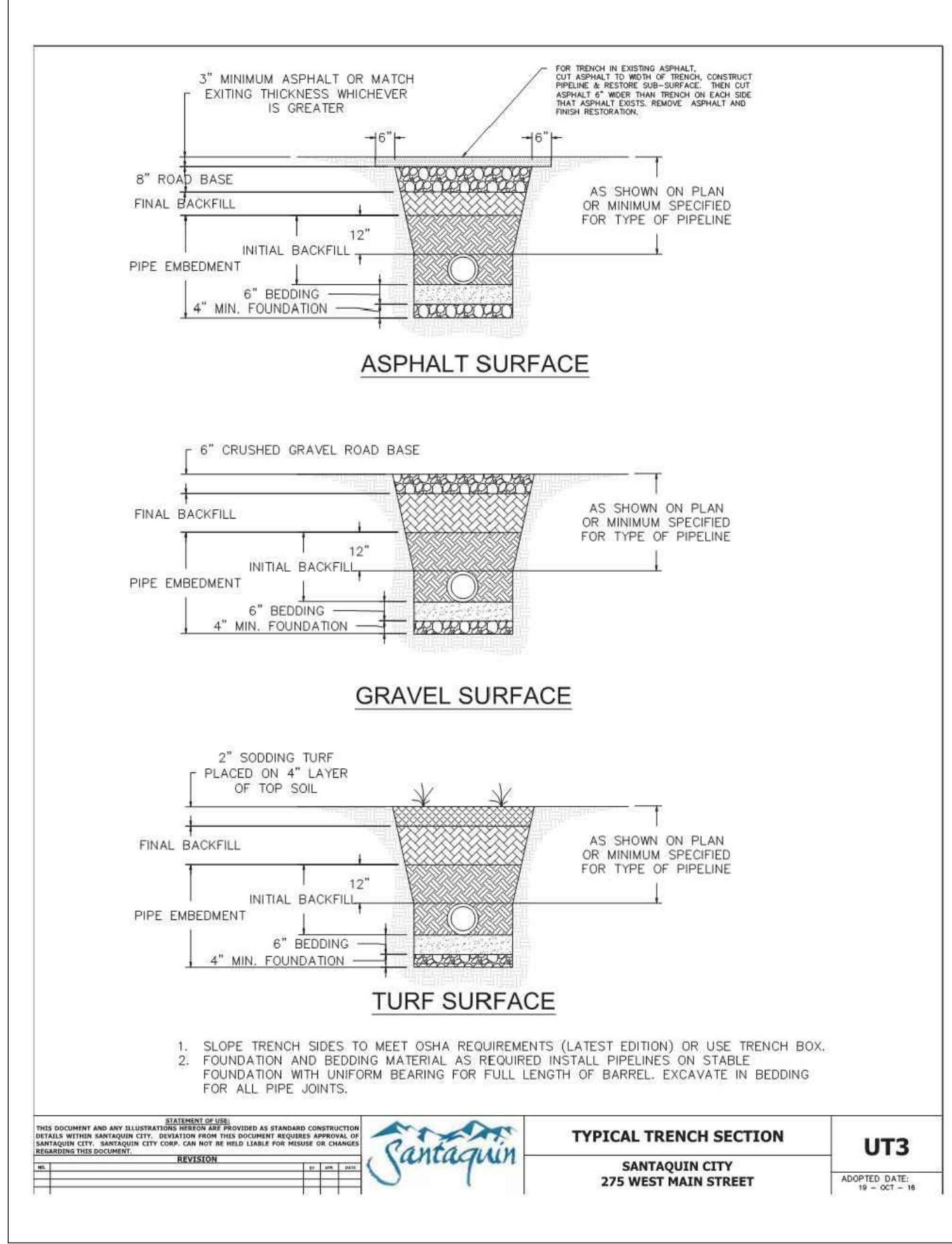
Water Main Plan & Profile
Ridley's Subdivision Phase 3
 500 East and Main Street
 Santaquin, Utah County, Utah



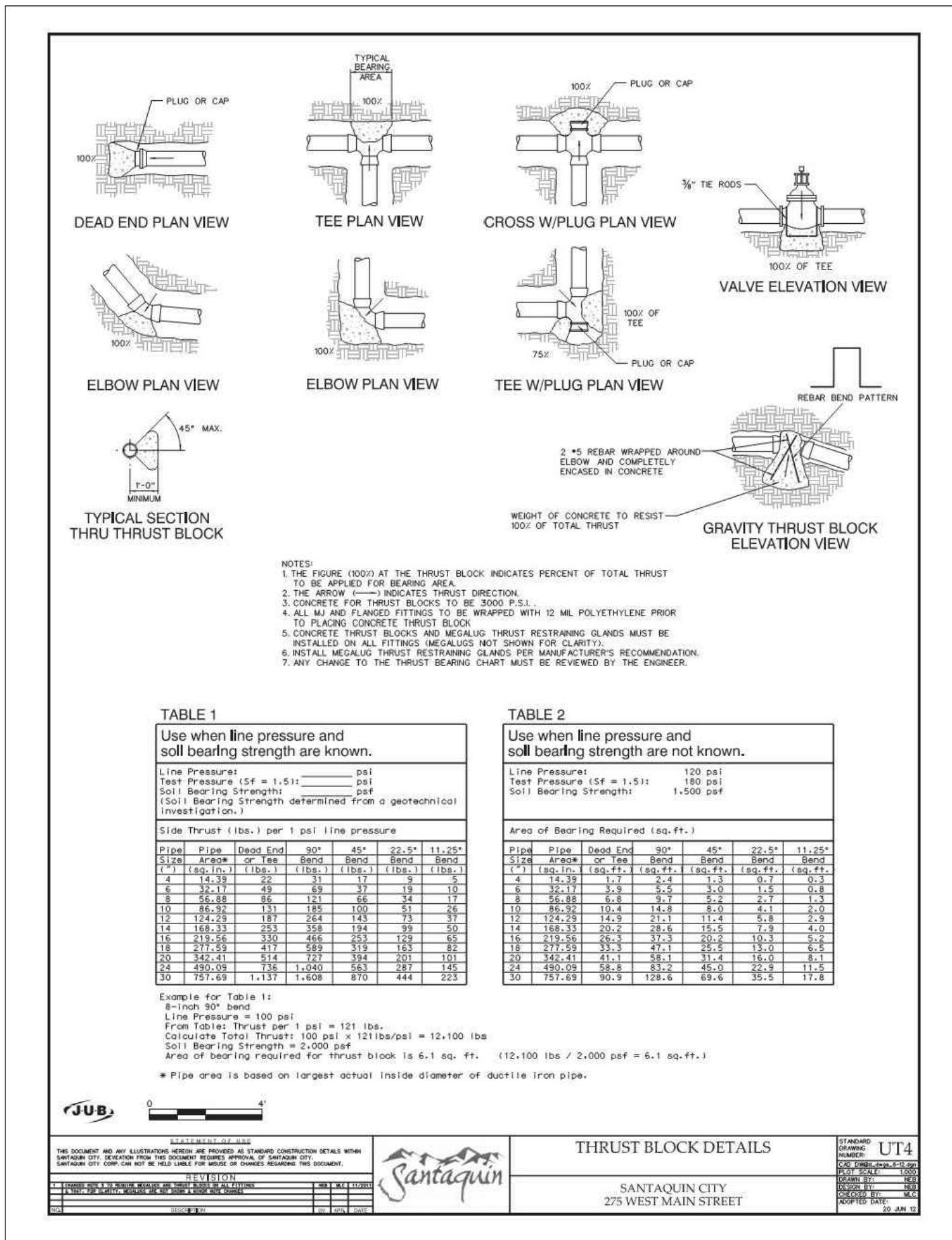
13 Dec, 2022
 SHEET NO.
C3.2



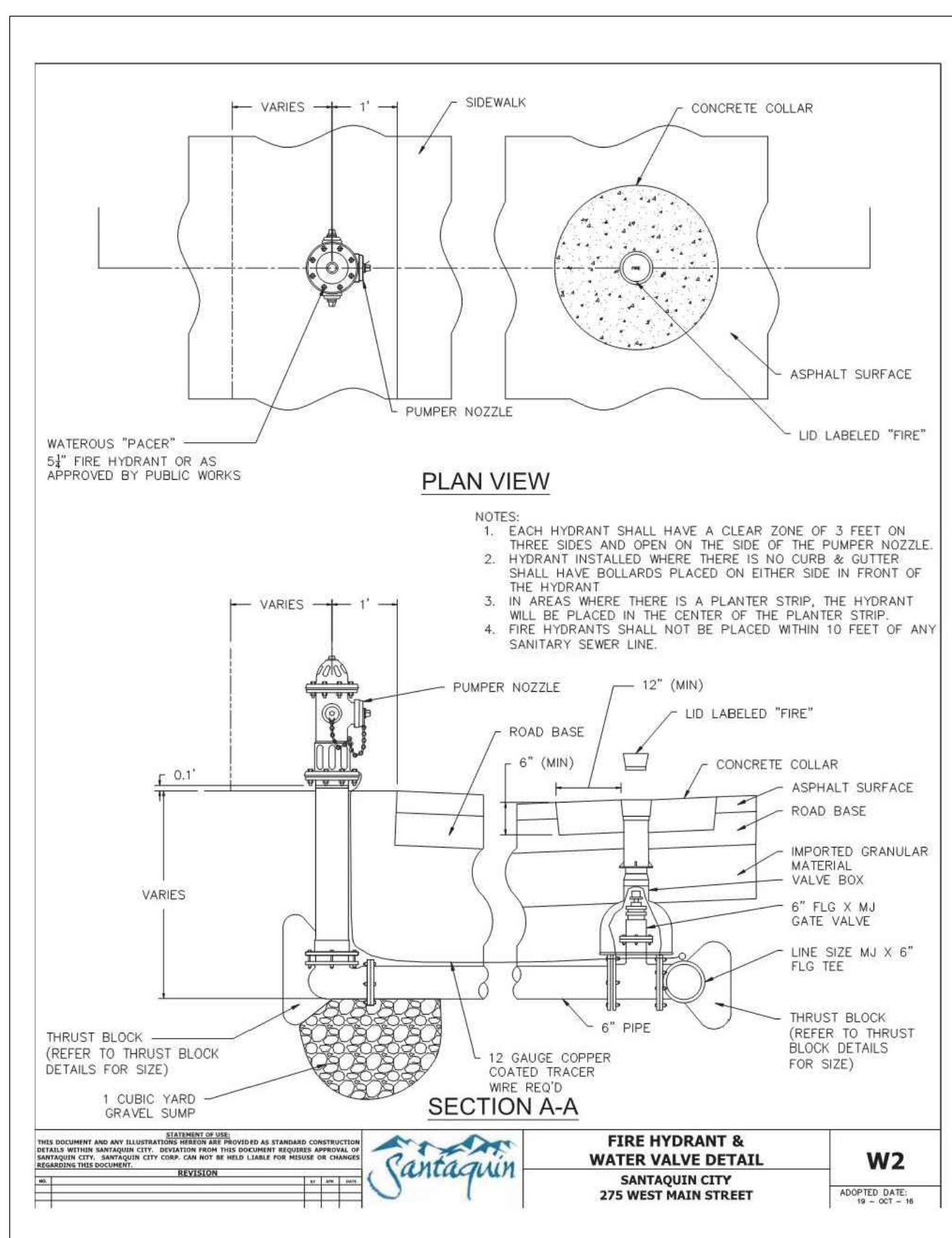
7 Santaquin City Std. Dwg. W1
Culinary Water Service Connection
Not to Scale



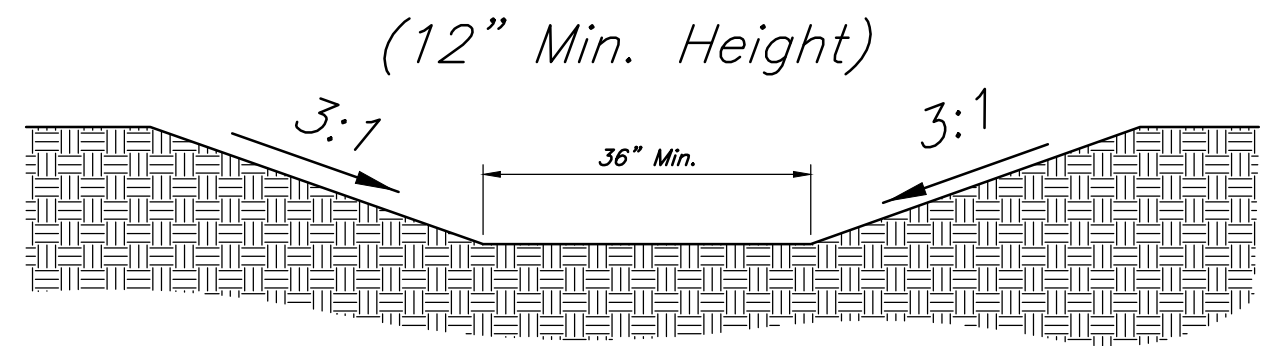
5 Santaquin City Std. Dwg. UT3
Typical Trench Section
Not to Scale



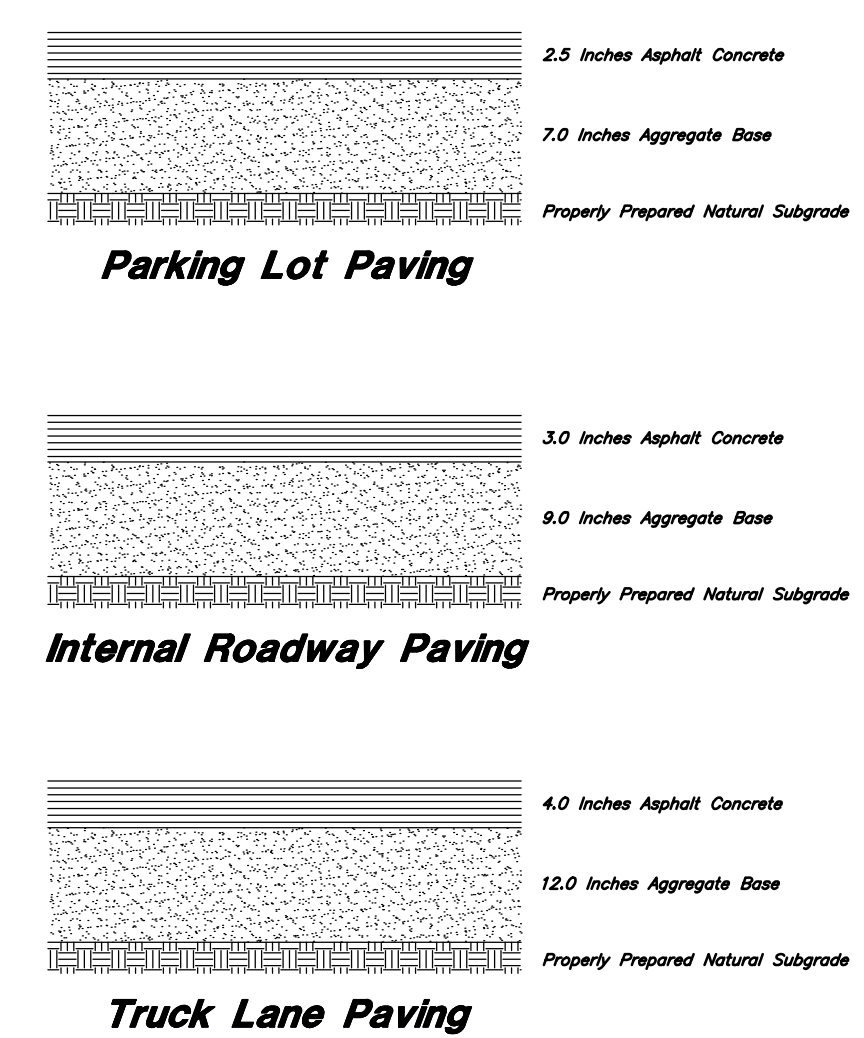
6 Santaquin City Std. Dwg. UT4
Thrust Block Details
Not to Scale



4 Santaquin City Std. Dwg. W2
Fire Hydrant & Water Valve
Not to Scale



2 36" Landscape Swale
Not to Scale



1 (Private)
Asphalt Sections
Not to Scale

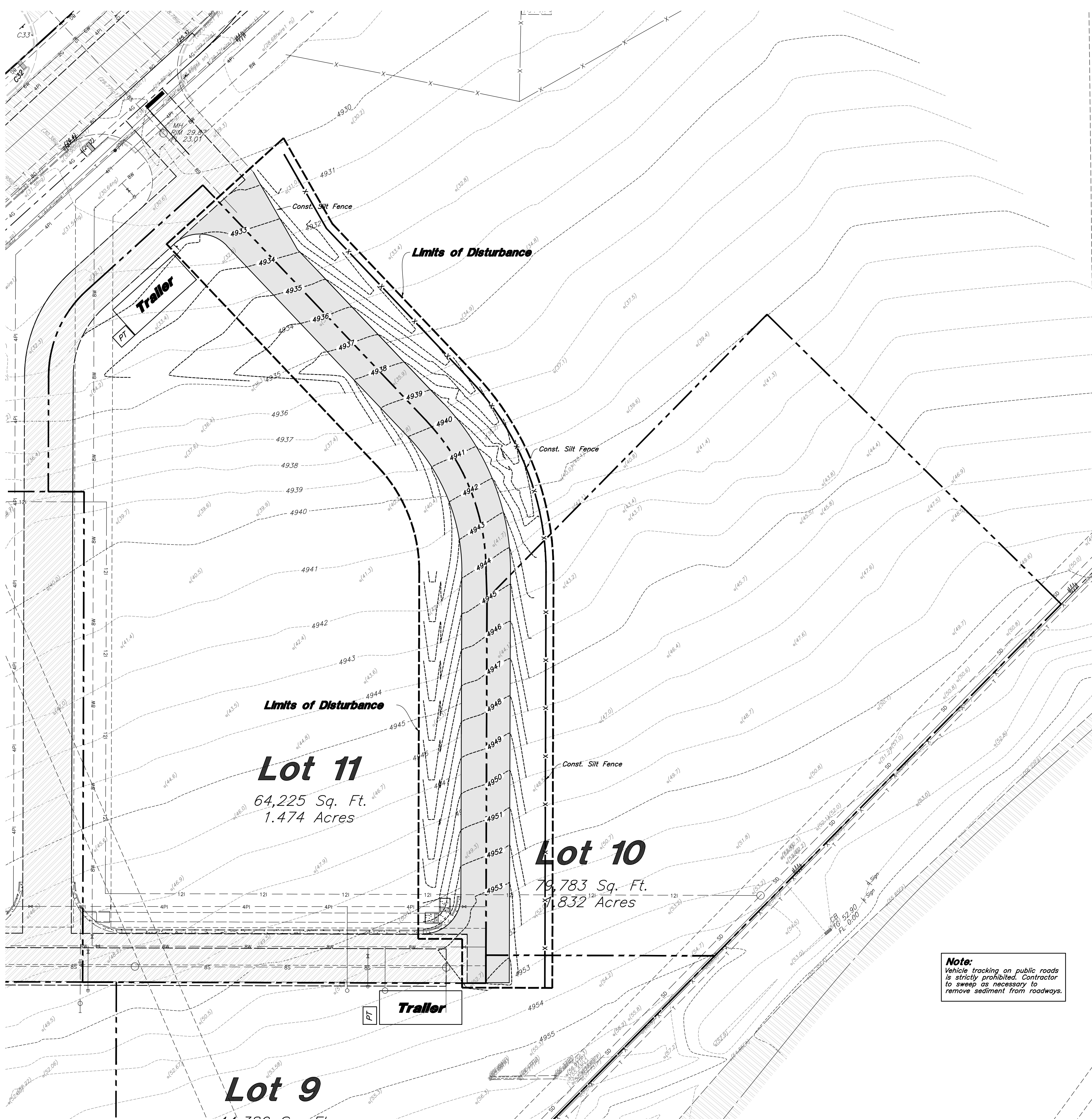
Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
22-194 DT

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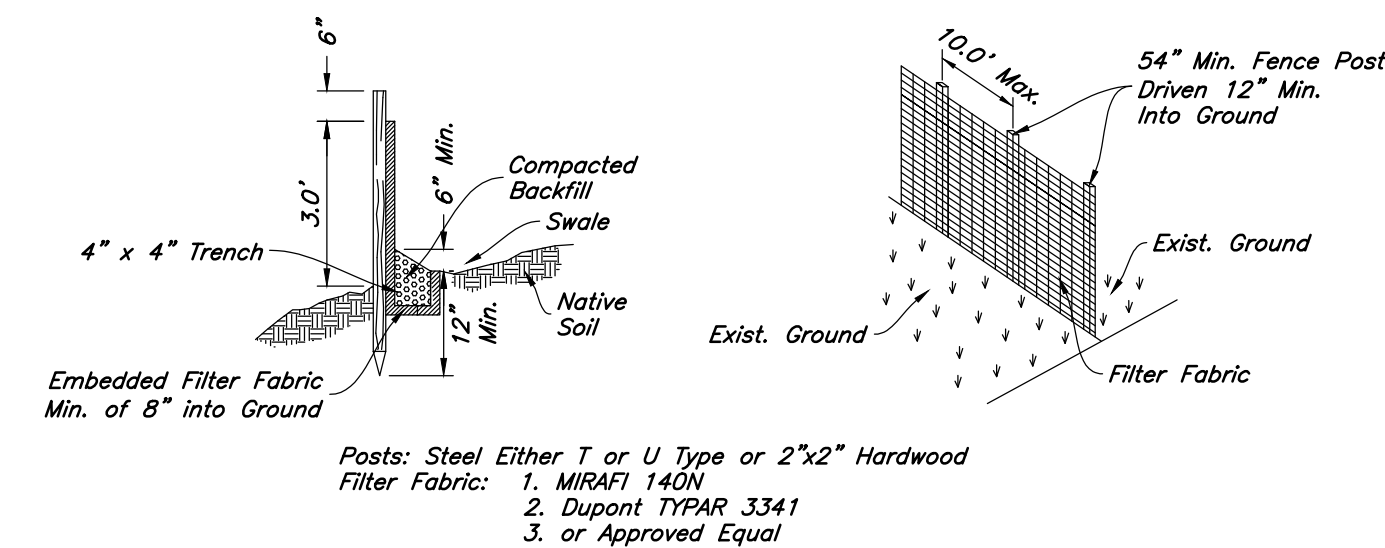
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

REG. NO. 12/13/22
SHAUN M. TIDD
STATE OF UTAH

13 Dec, 2022
SHEET NO.
C4.1

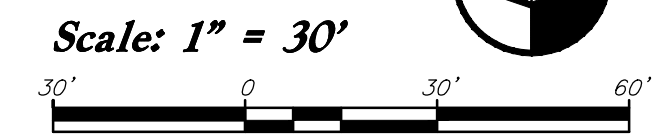


Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



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

1 **Silt Fence Section**
Not to Scale



Legend

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

Designed by: SY
 Drafted by: KF
 Client Name: CJM Limited
 22-194 EC

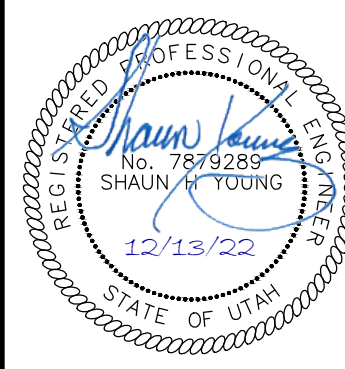
Limits of Disturbance = 103,415 s.f. or 2.374 acres

Erosion Control Notes

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

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-6529 - awahlen@awahlen.com

Erosion Control Plan
Ridley's Subdivision Phase 3
 500 East and Main Street
 Santaquin, Utah County, Utah



13 Dec, 2022

SHEET NO. **C5.1**