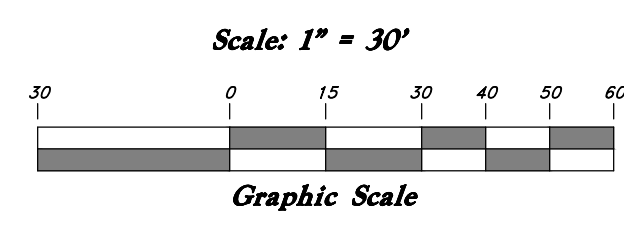
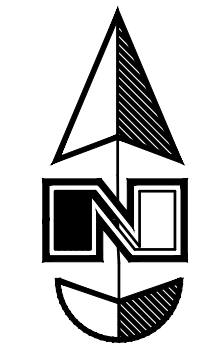


Ostler Subdivision

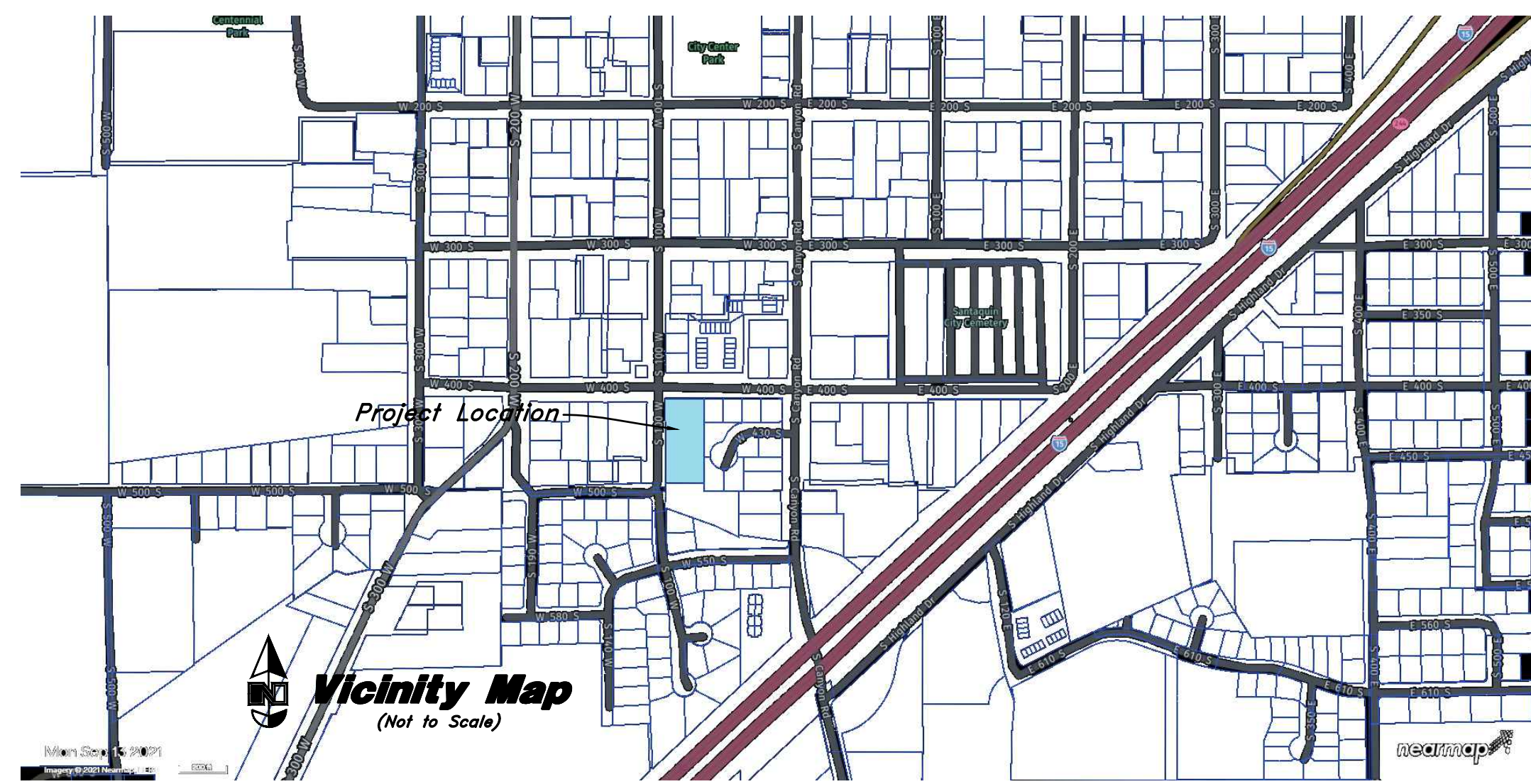
All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin
 Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,
 SLB&M, U.S. Santaquin, Utah County, Utah
 February, 2022



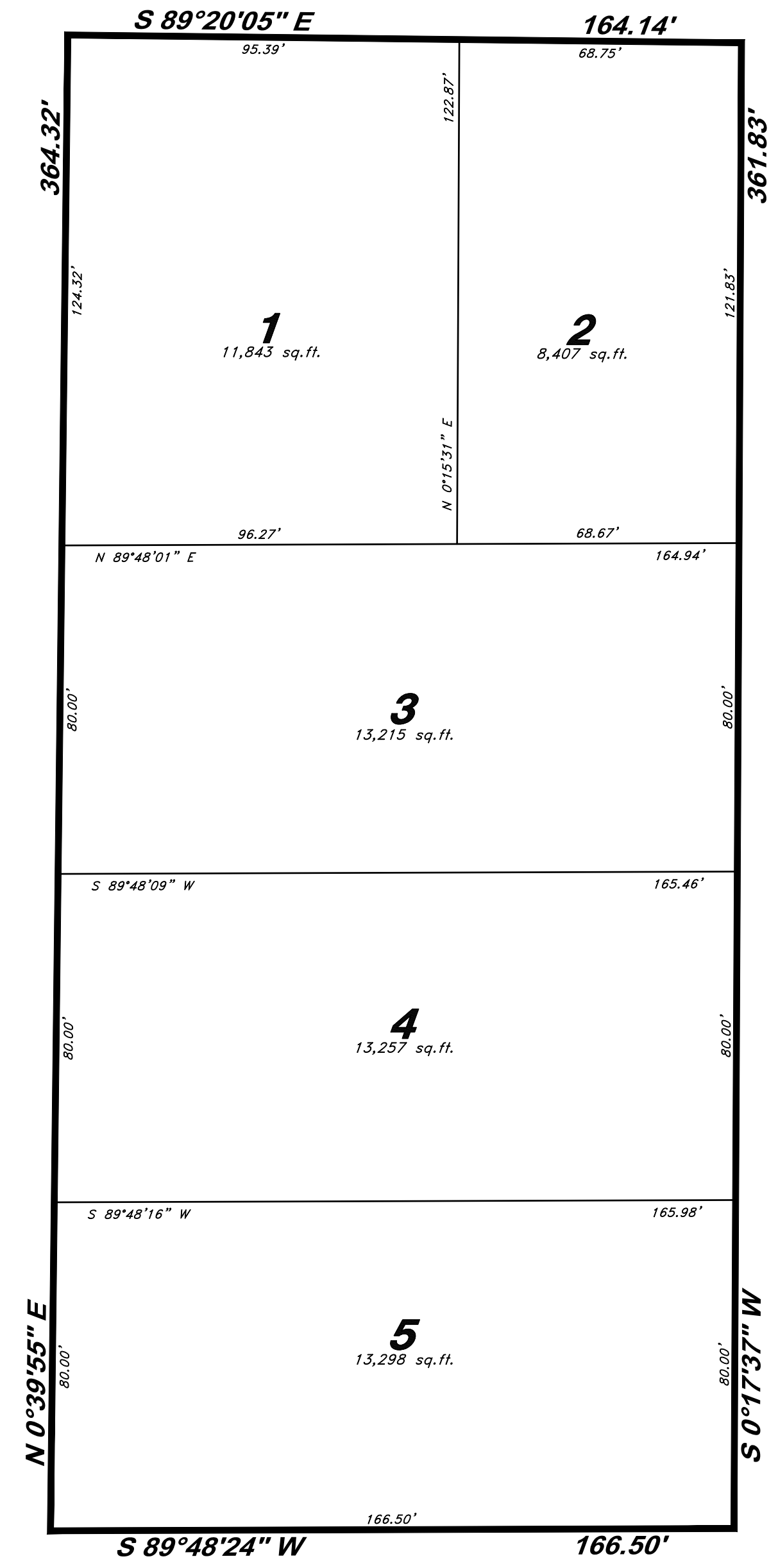
Sheet List

Cover Sheet	CV
Demolition Plan	C0
Site Plan	C1
Grading Plan	C2
Utility Plan	C3
Improvement Details	C4
Improvement Details	C5

400 South
 Public Right of Way



100 West
 Public Right of Way



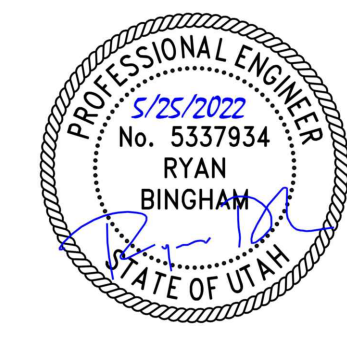
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 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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 WWW.GREATBASINENGINEERING.COM 21N752

ENGINEER:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard PLS
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

Developer:
 Race Ostler
 2255 W 900 N
 Lehi, Utah 84043
 (801) 735-7196



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Cover Sheet
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

May, 2022

SHEET NO.

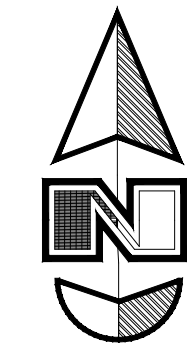
CV

21N752

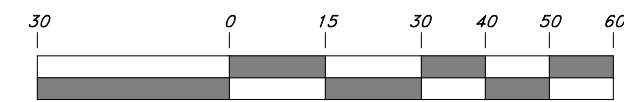
Legend

(Note: All items may not appear on drawing)

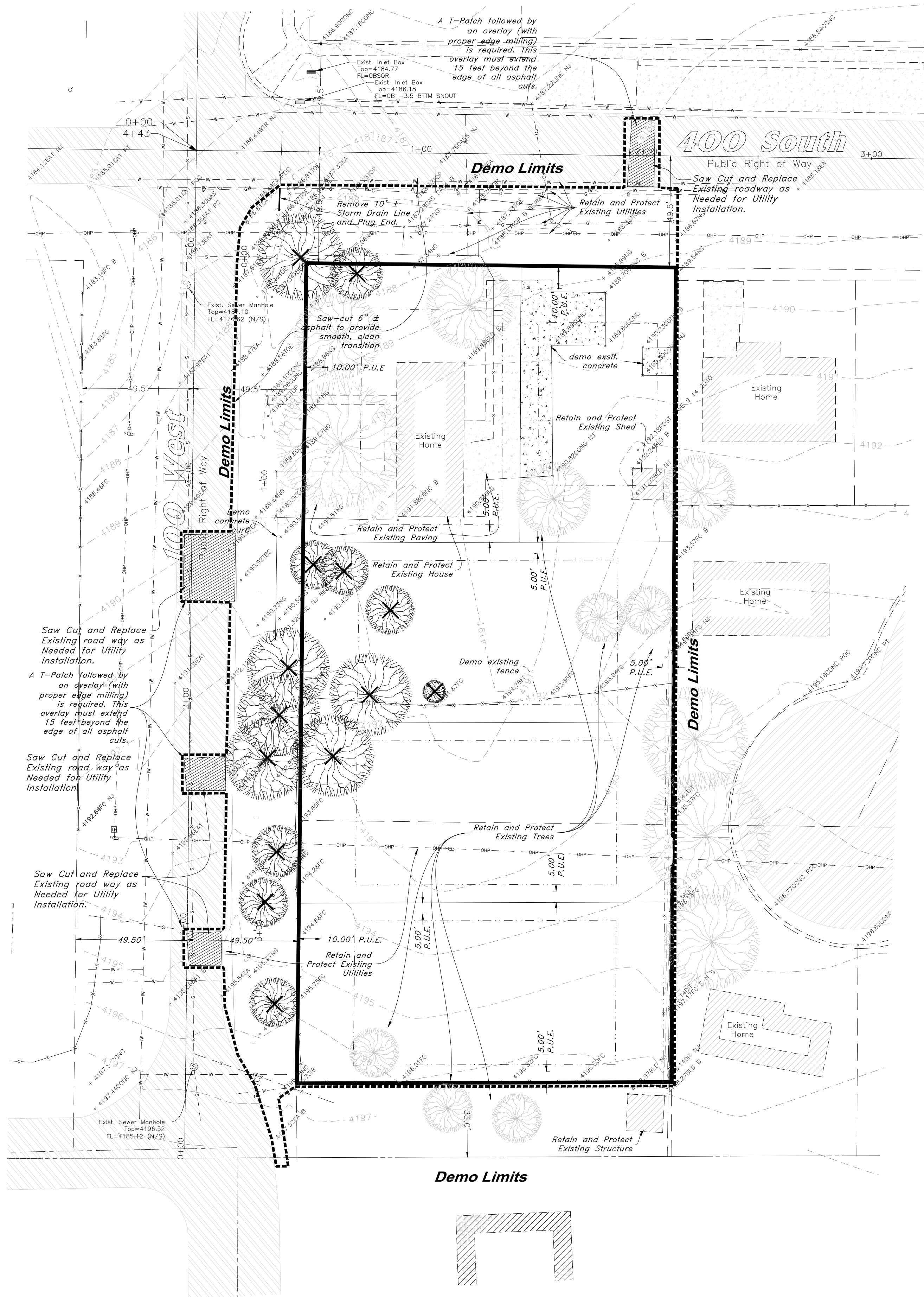
San. Sewer Manhole		Top of Walk	TW
Water Manhole		Top of Concrete	TCN
Storm Drain Manhole		Natural Ground	NG
Cleanout		Finish Grade	FG
Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	— 90 —
Fire Department Connection		Exist. Contour	— 97 —
Post Indicator Valve		Finished Grade	95.33TA
Exist. Water Valve		Ridge Line	95.721A
Water Valve		Direction of Flow	— R —
Sanitary Sewer		Existing Asphalt	
Culinary Water		New Asphalt	
Gas Line		Heavy Duty Asphalt	
Irrigation Line		Existing Concrete	
Storm Drain		New Concrete	
Telephone Line		Demo'd Road Base	
Secondary Waterline		24" High Back Curb & Gutter	
Power Line		Demo Tree	
Fire Line		Tree To Remain in Place	
Land Drain		P.U.E.	
Power pole w/guy			
Light pole			
Fence			
Flowline of ditch			
Overhead Power line			
Corrugated Metal Pipe			
Concrete Pipe			
Reinforced Concrete Pipe			
Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			



Scale: 1" = 30'



Graphic Scale

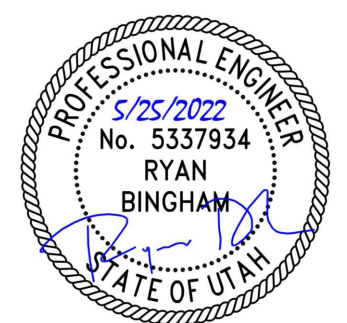


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General Demolition Notes:

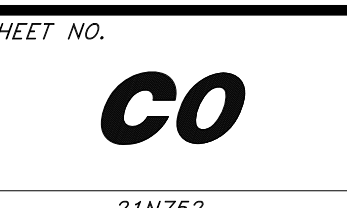
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- All curbs, 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 within demo limits 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.
- Basements and other 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)
- 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.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- 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.
- A roadway excavation permit will be needed and appropriate bonding in place for any open trenching within the asphalt to install utilities (i.e.: Power, Sewer, Gas, Etc.)



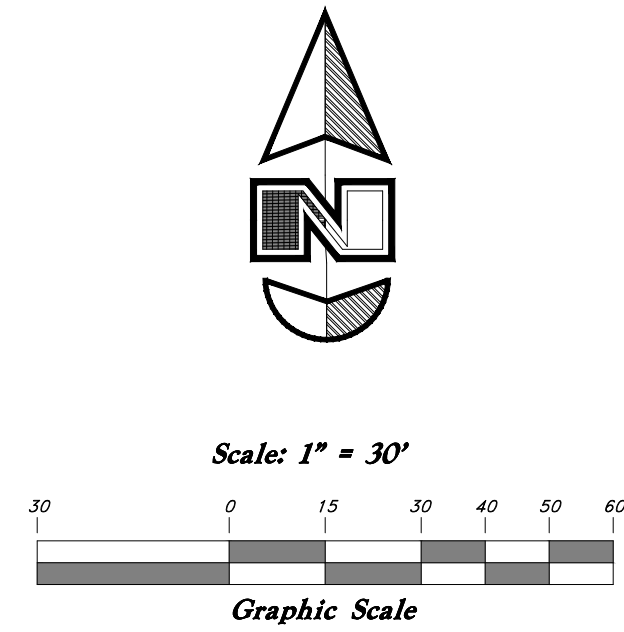
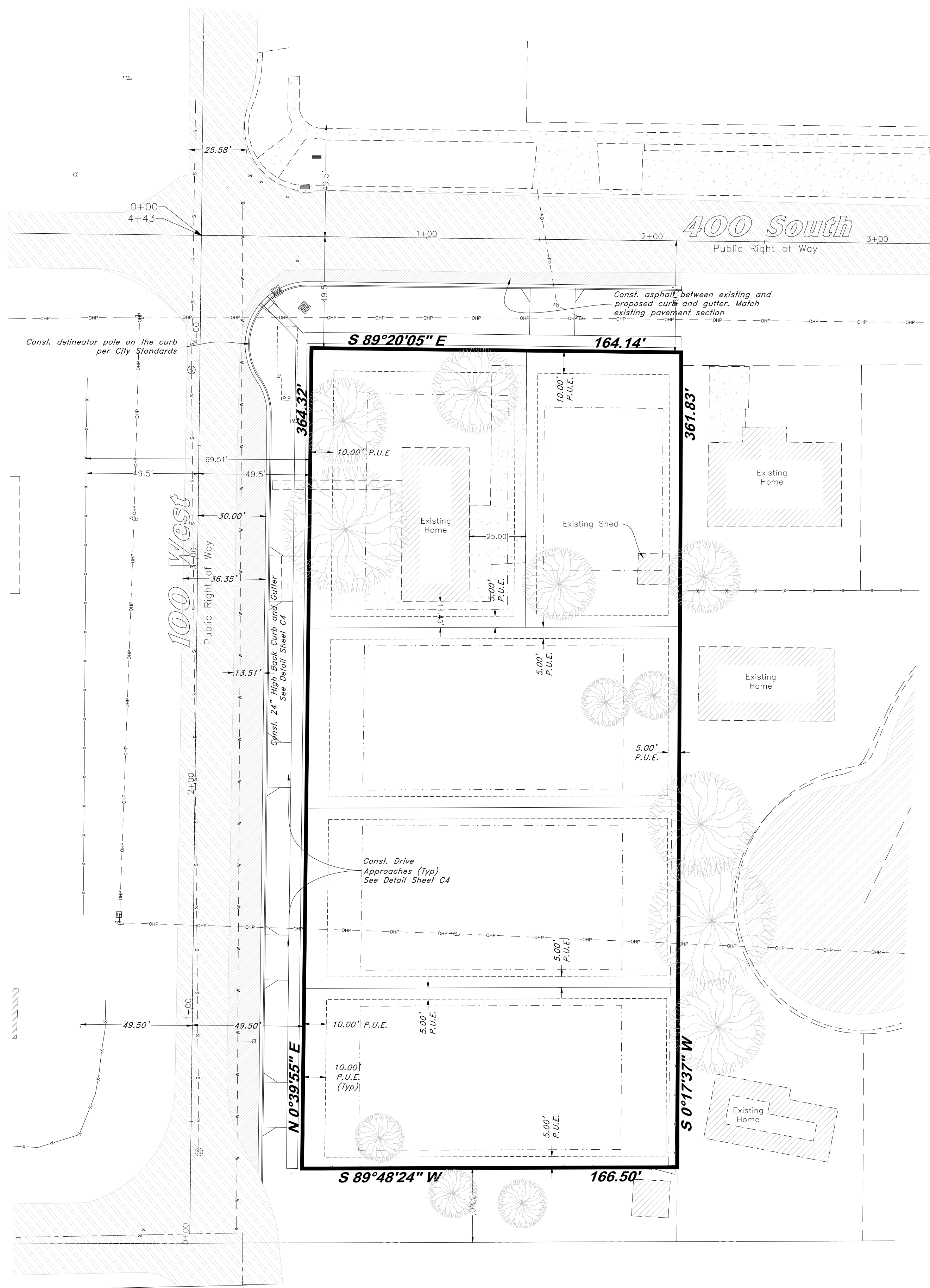
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Demolition Plan
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&M, U.S. Survey

May, 2022



21N752



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Exist. Fire Hydrant	⊙	Finished Contour	-90-
Fire Hydrant	⊙	Exist. Contour	-90-
Fire Department Connection	⊙	Finished Grade	-90-
Post Indicator Valve	⊙	Exist. Grade	95.33TA
Exist. Water Valve	⊙	Ridge Line	95.721A
Water Valve	⊙	Direction of Flow	-R-
Sanitary Sewer	-S-	Existing Asphalt	[Hatched Box]
Culinary Water	-W-	New Asphalt	[Hatched Box]
Gas Line	-G-	Heavy Duty Asphalt	[Hatched Box]
Irrigation Line	-IW-	Existing Concrete	[Hatched Box]
Storm Drain	-SD-	New Concrete	[Hatched Box]
Telephone Line	-T-	Demo'd Road Base	[Hatched Box]
Secondary Waterline	-SW-	24" High Back Curb & Gutter	[Hatched Box]
Power Line	-P-	Demo Tree	[Crossed Circle]
Fire Line	-F-	Tree To Remain in Place	[Circle]
Land Drain	-LD-		
Power pole w/guy	⊙		
Light Pole	⊙		
Fence	-X-X-		
Flowline of ditch	-OHP-		
Overhead Power line	-CMP-		
Corrugated Metal Pipe	-CP-		
Concrete Pipe	-RCP-		
Reinforced Concrete Pipe	-DI-		
Ductile Iron	-PVC-		
Polyvinyl Chloride	-CA-		
Top of Asphalt	-CL-		
Centerline	-FL-		
Flowline	-FF-		
Finish Floor	-TC-		
Top of Curb	-TWL-		
Top of Wall	-P.U.E.		
Public Utility Easement			

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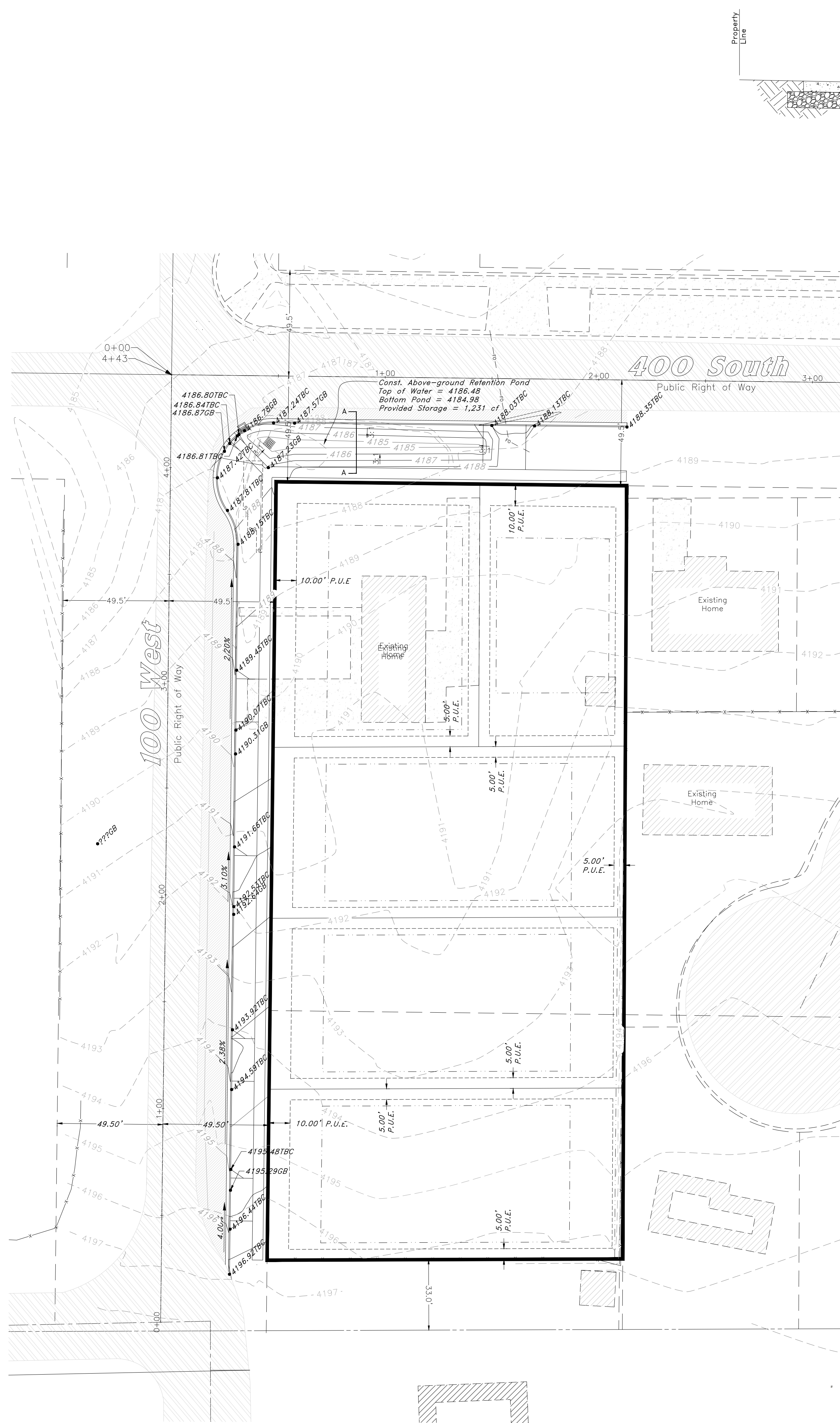
5746 SOUTH 1475 EAST GARDEN, UTAH 84403
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Site Plan

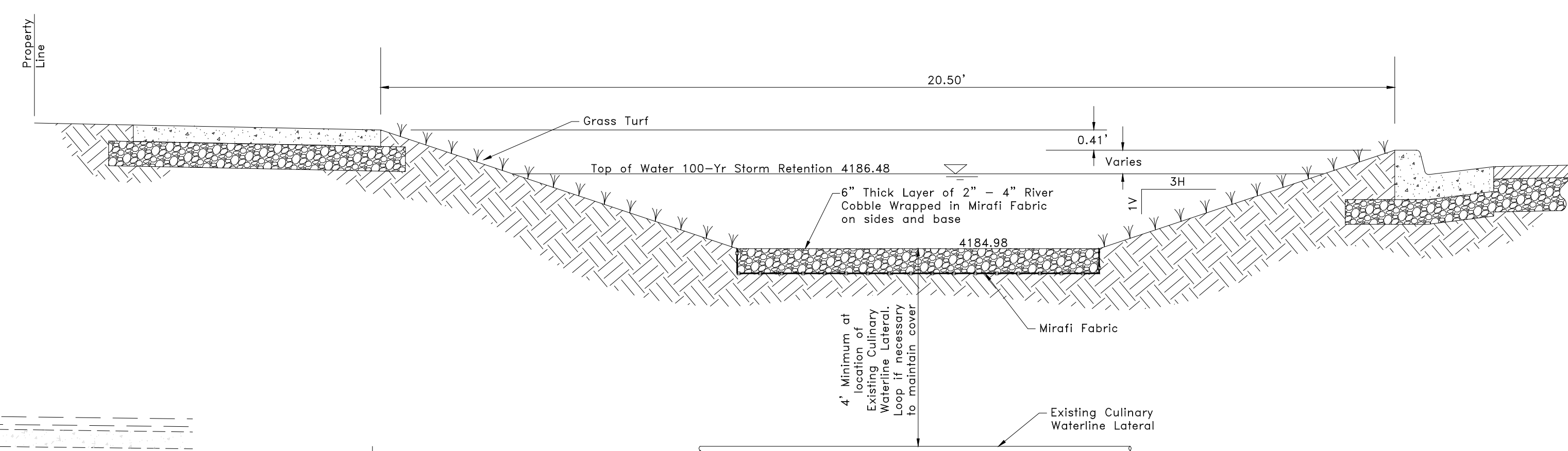
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&M, U.S. Survey

May, 2022

SHEET NO. **C1**

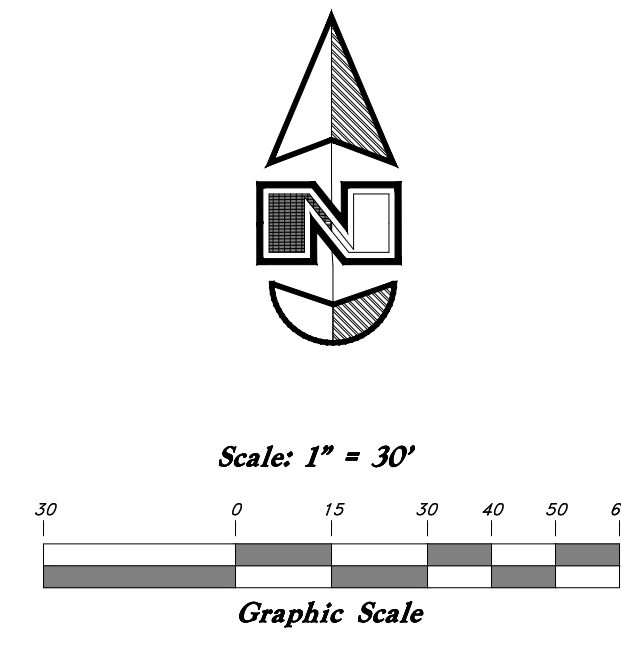


1 Detention Section A-A
Scale: 1" = 2'



General Utility Notes:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. 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.
3. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
4. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
5. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible 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.
6. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
7. All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.

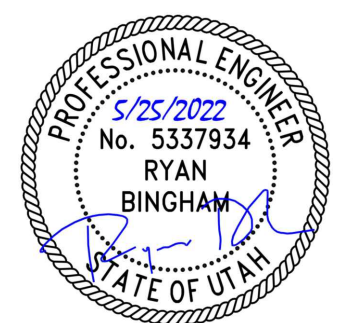


Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Exist. Fire Hydrant	⊙	Finished Contour	-90-
Fire Hydrant	⊙	Exist. Contour	-90-
Fire Department Connection	⊙	Finished Grade	95.337A
Post Indicator Valve	⊙	Exist. Grade	95.327A
Exist. Water Valve	⊙	Ridge Line	R
Water Valve	⊙	Direction of Flow	→
Sanitary Sewer	—S—	Existing Asphalt	▨
Culinary Water	—W—	New Asphalt	▨
Gas Line	—G—	Heavy Duty Asphalt	▨
Irrigation Line	—I—	Existing Concrete	▨
Storm Drain	—SD—	New Concrete	▨
Telephone Line	—T—	Demo'd Road Base	▨
Secondary Waterline	—SW—	24" High Back Curb & Gutter	▨
Power Line	—P—		
Fire Line	—F—		
Land Drain	—LD—		
Power pole	⊙		
Power pole w/guy	⊙		
Light Pole	⊙		
Fence	—X—X—X—		
Flowline of ditch	—DHP—		
Overhead Power line	—OMP—		
Corrugated Metal Pipe	—CP—		
Concrete Pipe	—RCP—		
Reinforced Concrete Pipe	—DI—		
Ductile Iron	—PVC—		
Polyvinyl Chloride	—TA—		
Top of Asphalt	—EA—		
Edge of Asphalt	—CL—		
Centerline	—FL—		
Flowline	—IT—		
Finish Floor	—TC—		
Top of Curb	—TWL—		
Top of Wall	—P.U.E.—		
Public Utility Easement			
		Tree to Remain in Place	⊙

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Grading Plan
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&17M, U.S. Survey

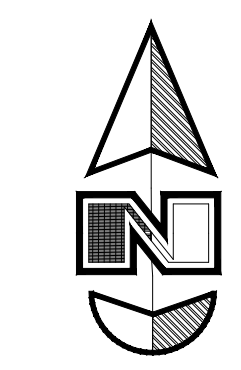
May, 2022

SHEET NO.
G2

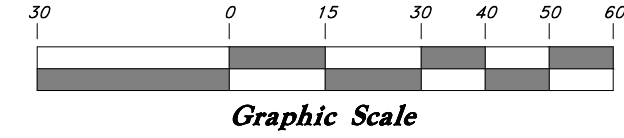
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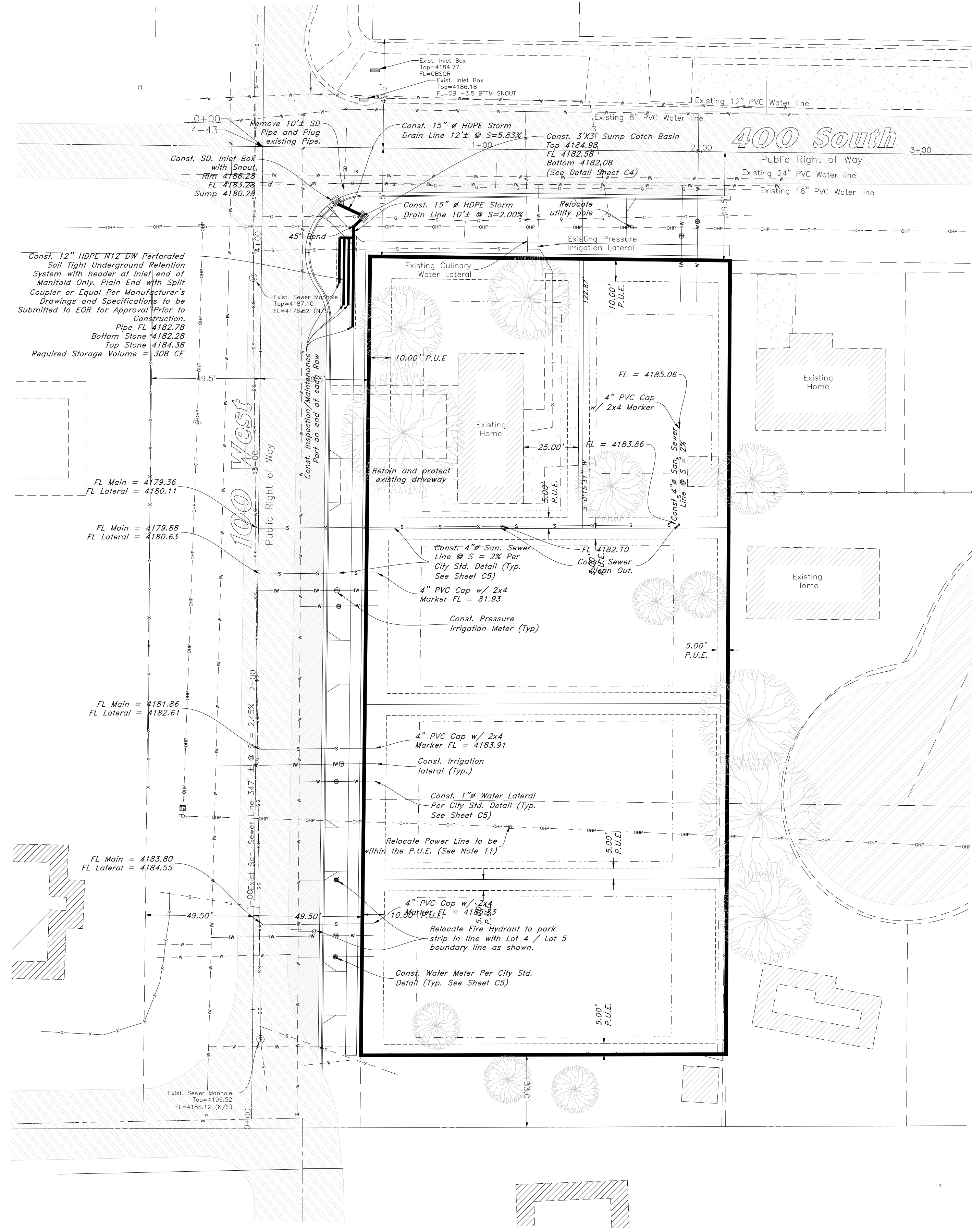
San. Sewer Manhole		Top of Walk	TW
Water Manhole		Top of Concrete	TCN
Storm Drain Manhole		Natural Ground	NG
Cleanout		Finish Grade	FG
Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	-90-
Fire Hydrant		Exist. Contour	-90-
Fire Department Connection		Finished Grade	95.33TA
Post Indicator Valve		Exist. Grade	95.72TA
Exist. Water Valve		Ridge Line	-R-
Water Valve		Direction of Flow	-R-
Sanitary Sewer		Existing Asphalt	
Culinary Water		New Asphalt	
Gas Line		Heavy Duty Asphalt	
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Fire Line		Tree To Remain in Place	
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Power pole w/guy			
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Fence			
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Concrete Pipe			
Reinforced Concrete Pipe			
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Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			



Scale: 1" = 30'

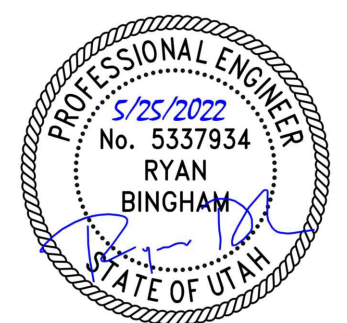


Graphic Scale



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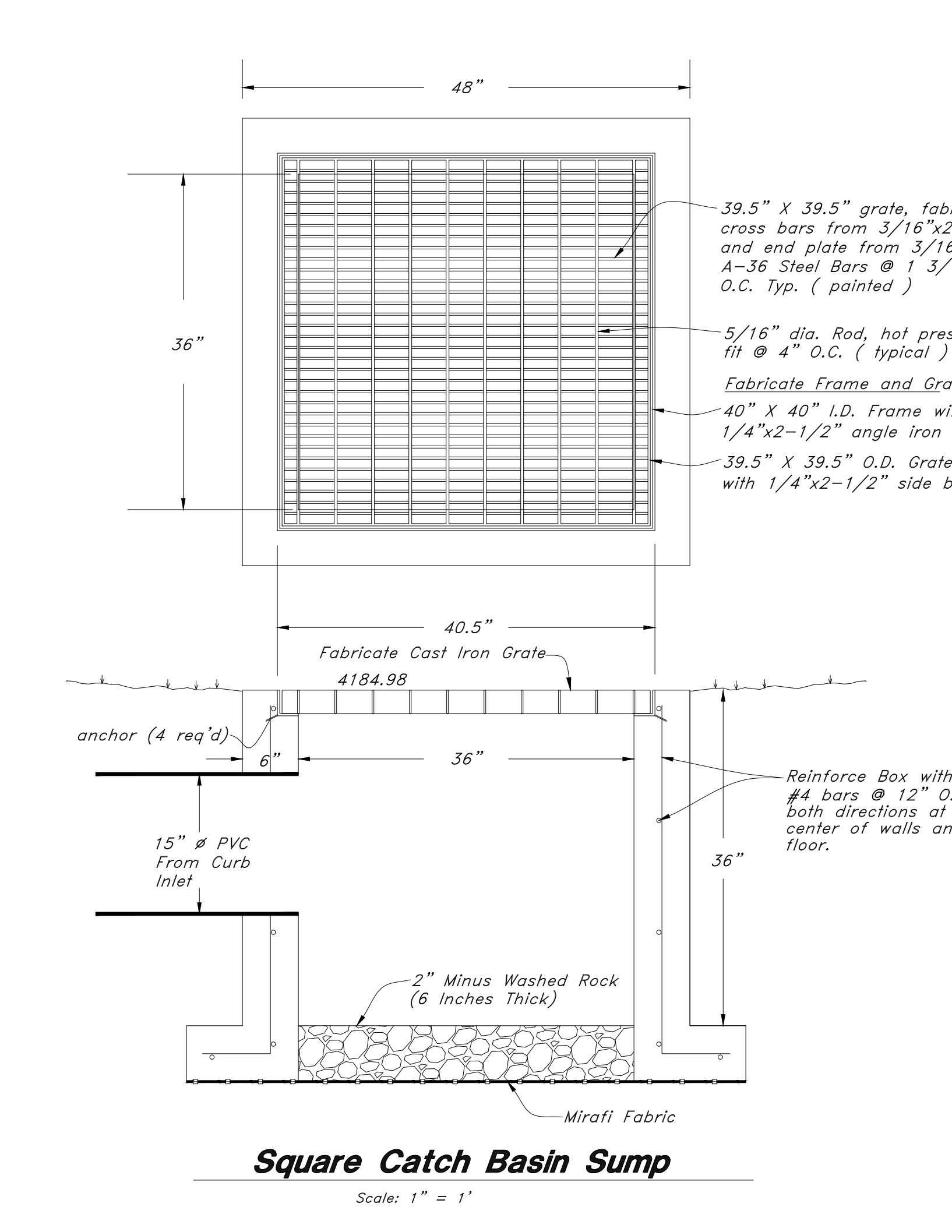
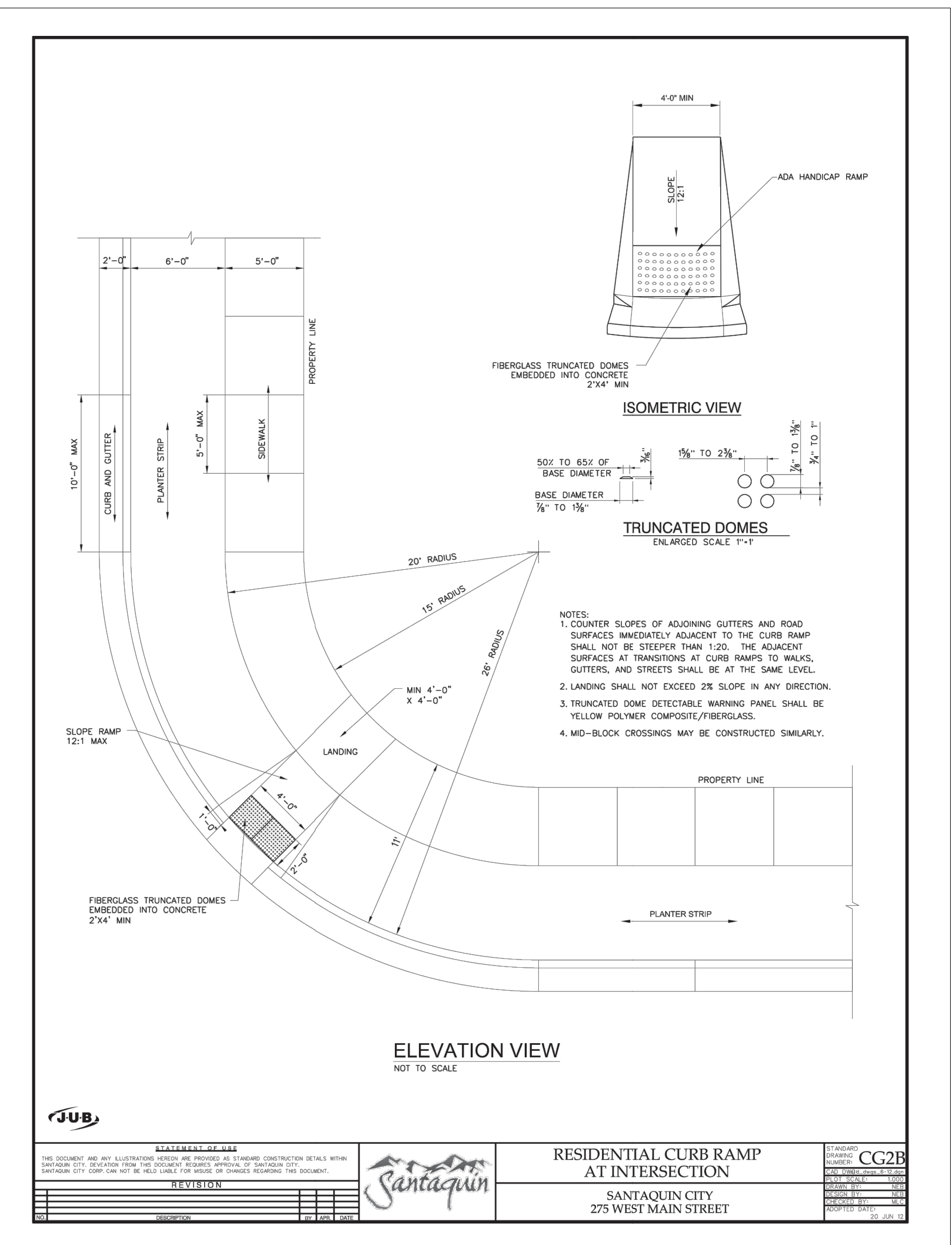
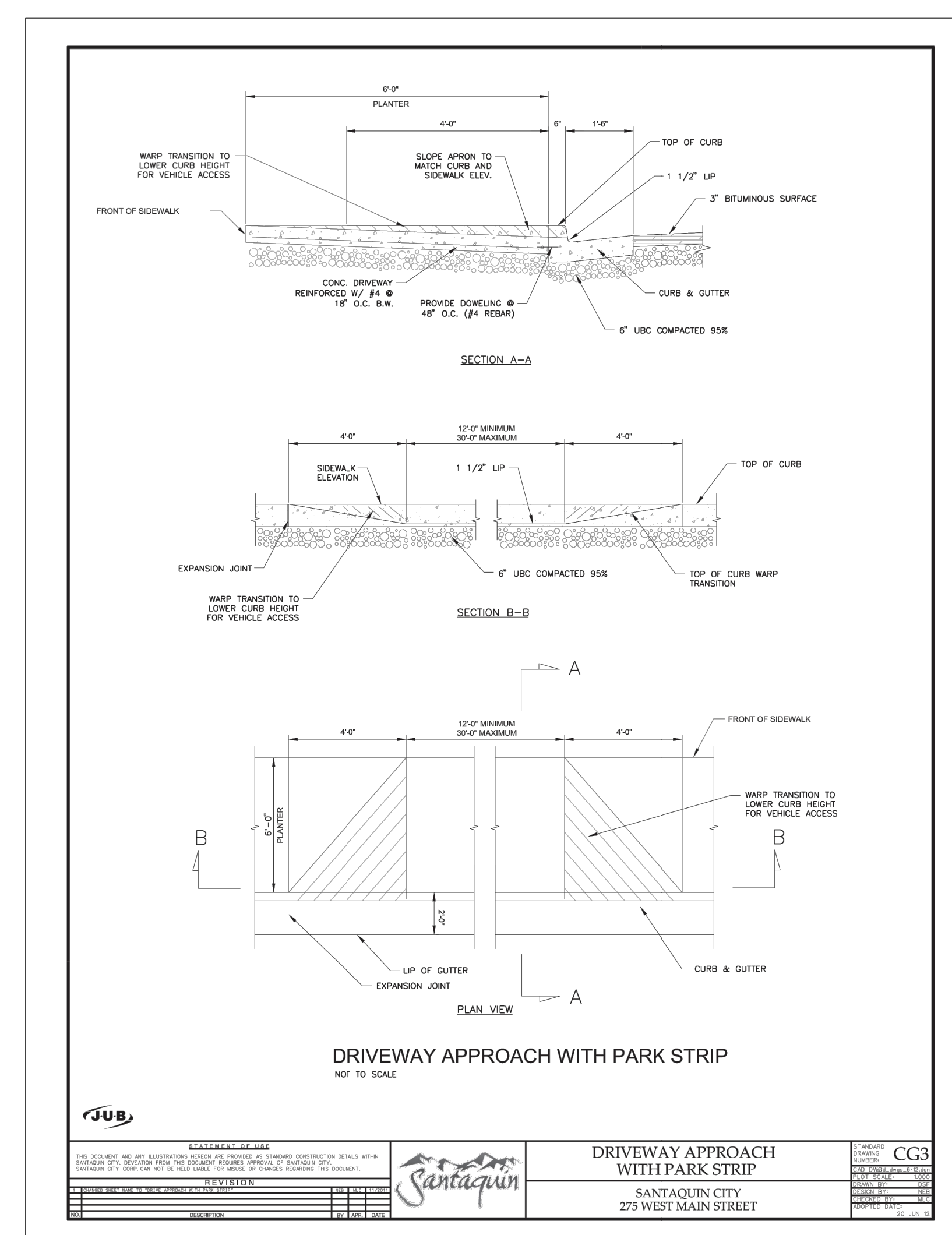
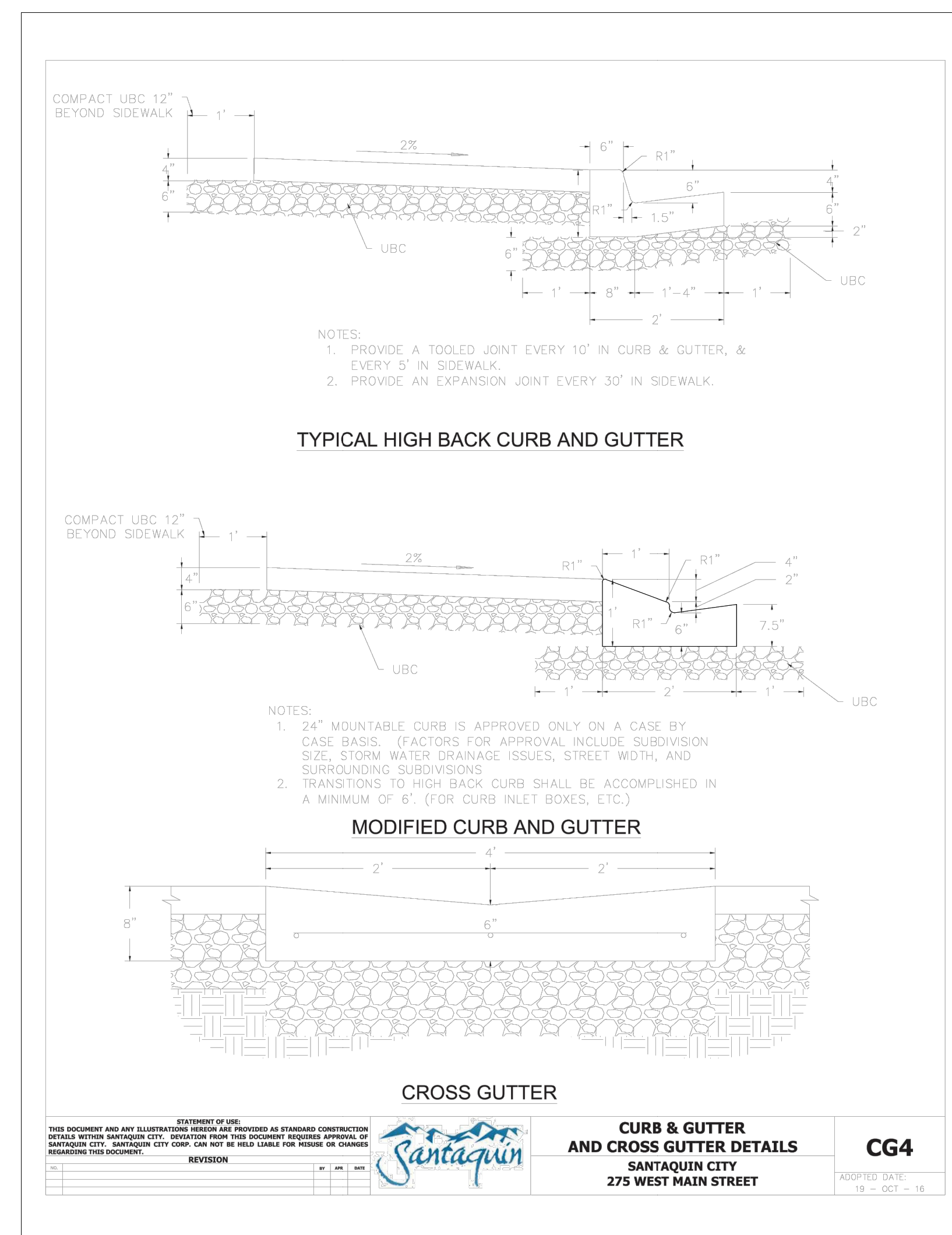
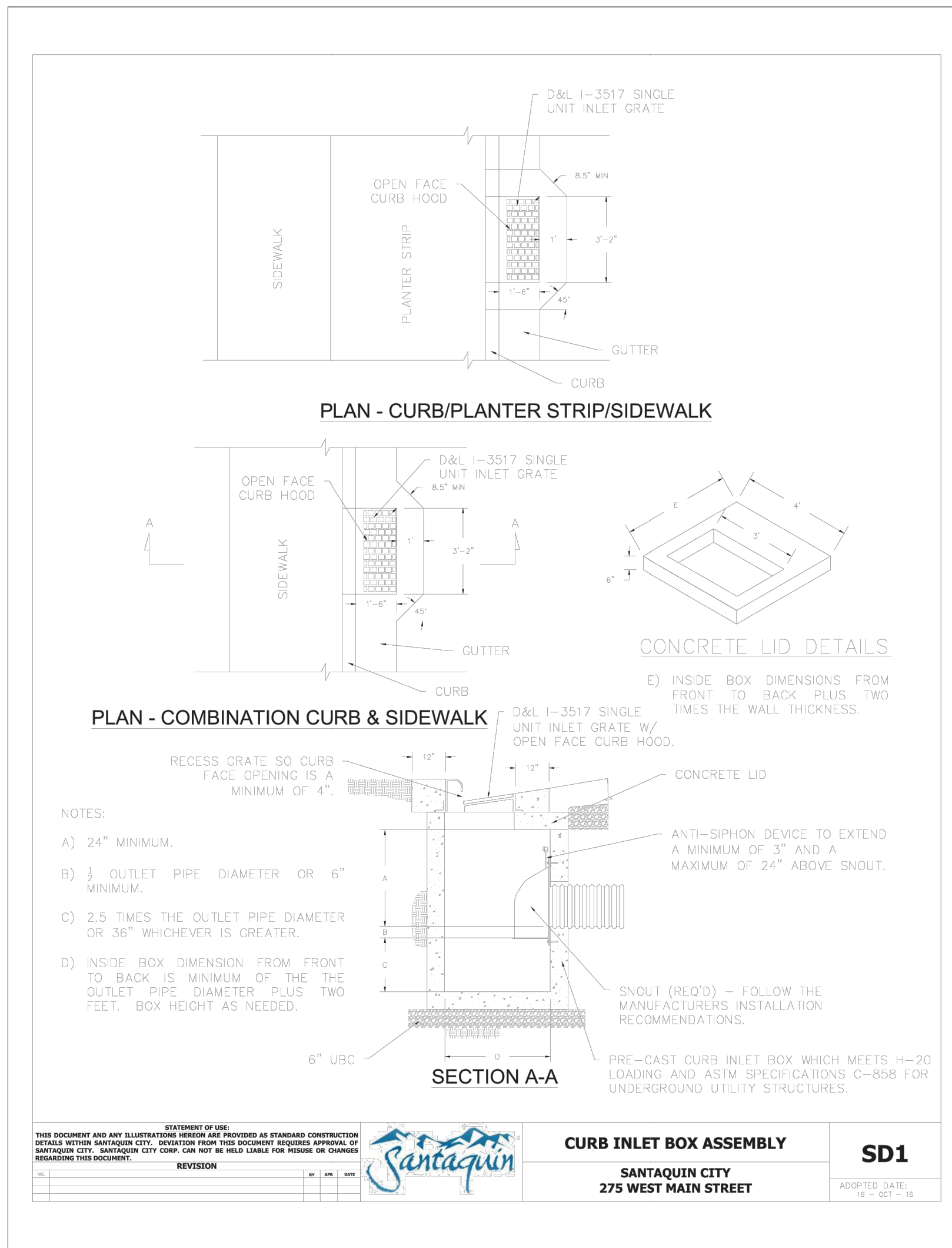
Utility Plan
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S1B&M, U.S. Survey

May, 2022

SHEET NO.

C3

21N752



REV	DATE	DESCRIPTION



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Improvement Details

Ostler Subdivision

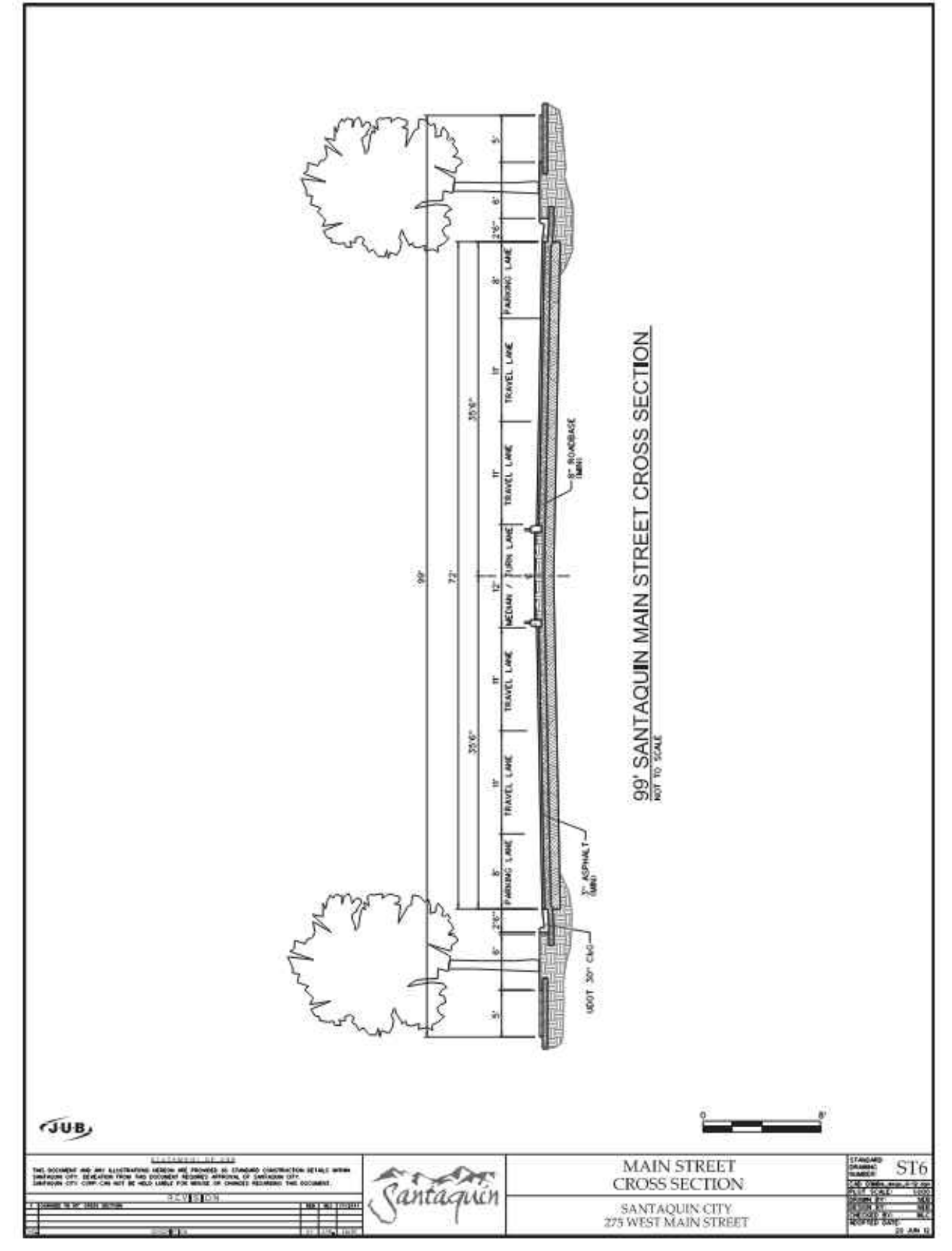
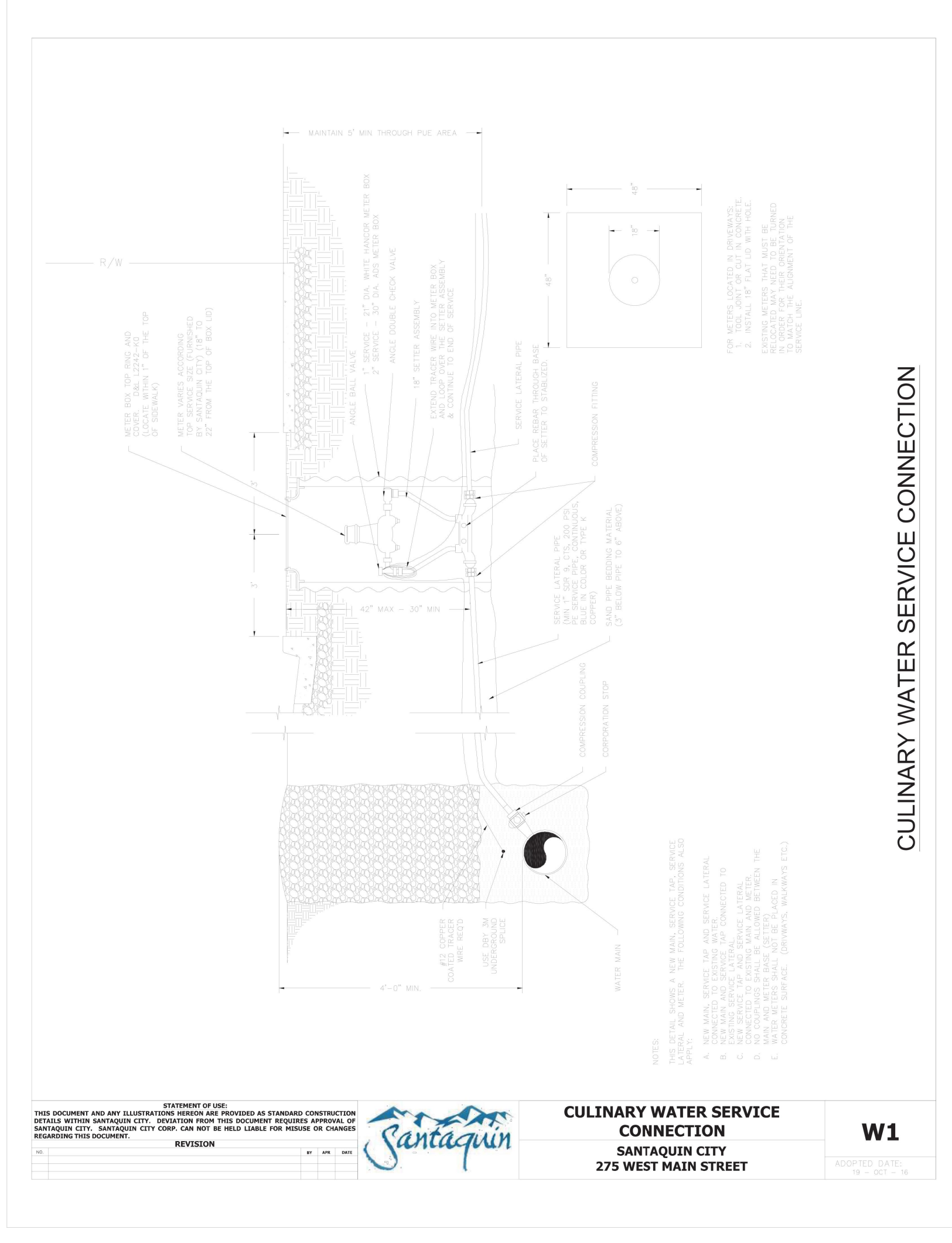
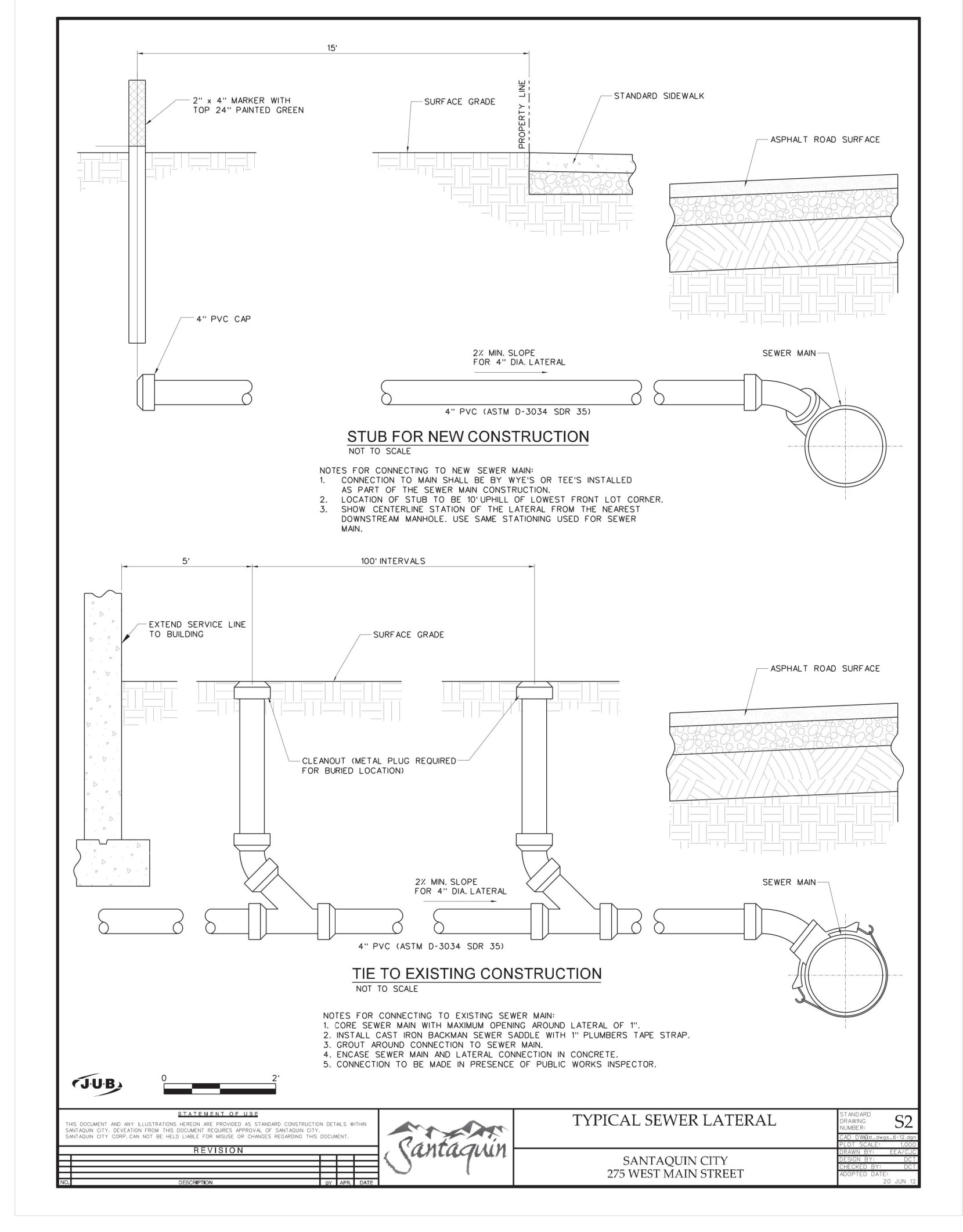
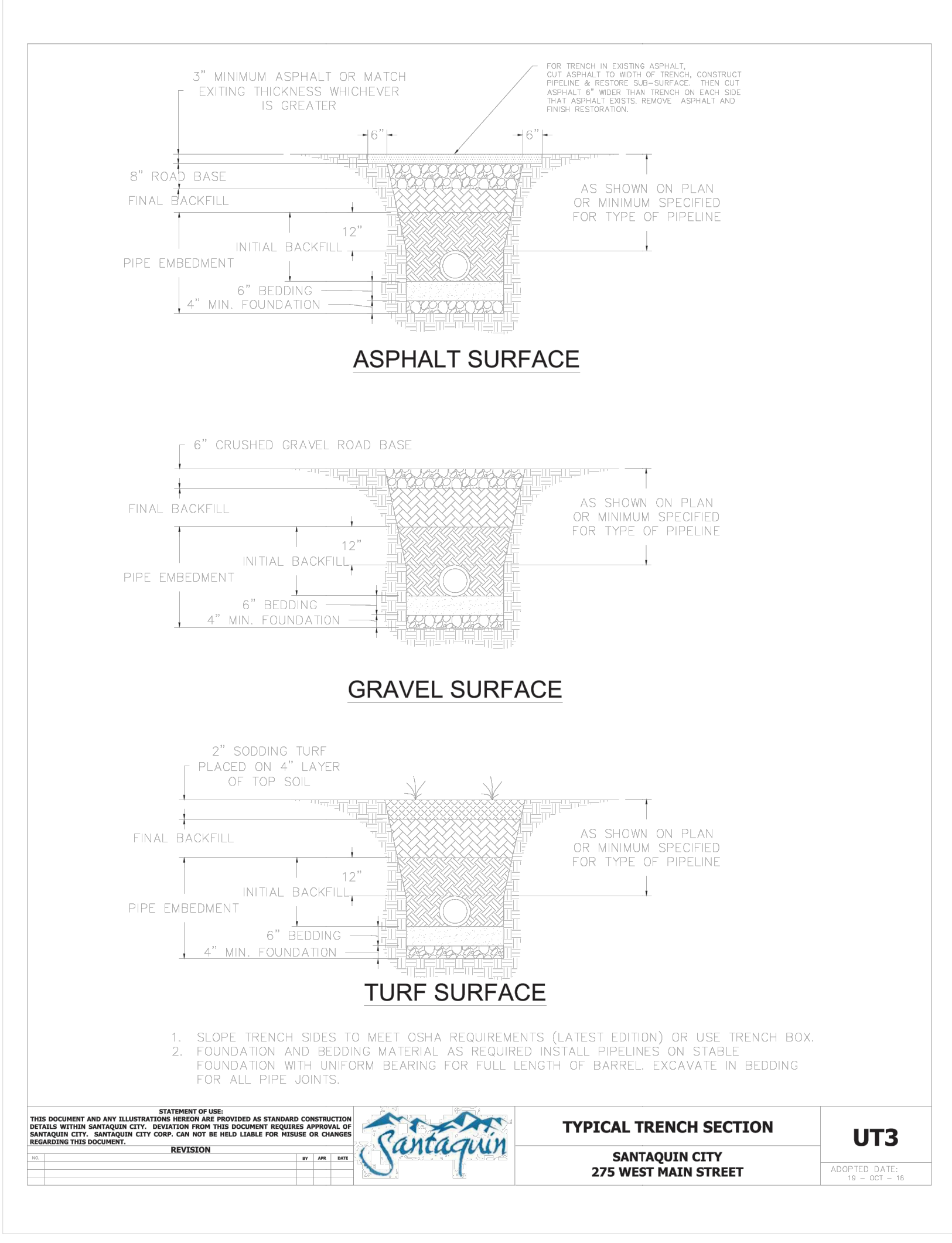
Approx. 400 South and 100 West Street
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May, 2022

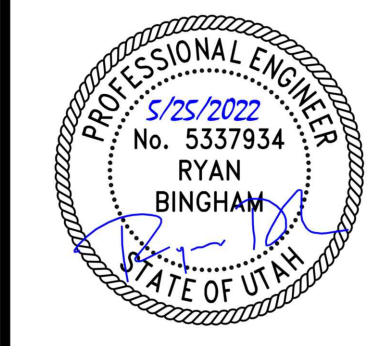
SHEET NO.

C4

21N752



REV	DATE	DESCRIPTION



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Improvement Detail
Ostler Subdivision
 Approx. 400 South and 100 West Street
 Santaquin, Utah County, Utah
 A part of Section 2, T10S, R1E, S16&17M, U.S. Survey