

SANTAQUIN VET CLINIC
SITE PLAN
SANTAQUIN, UTAH
PRELIMINARY PLAN SET
MAY 2025

-SHEET INDEX-

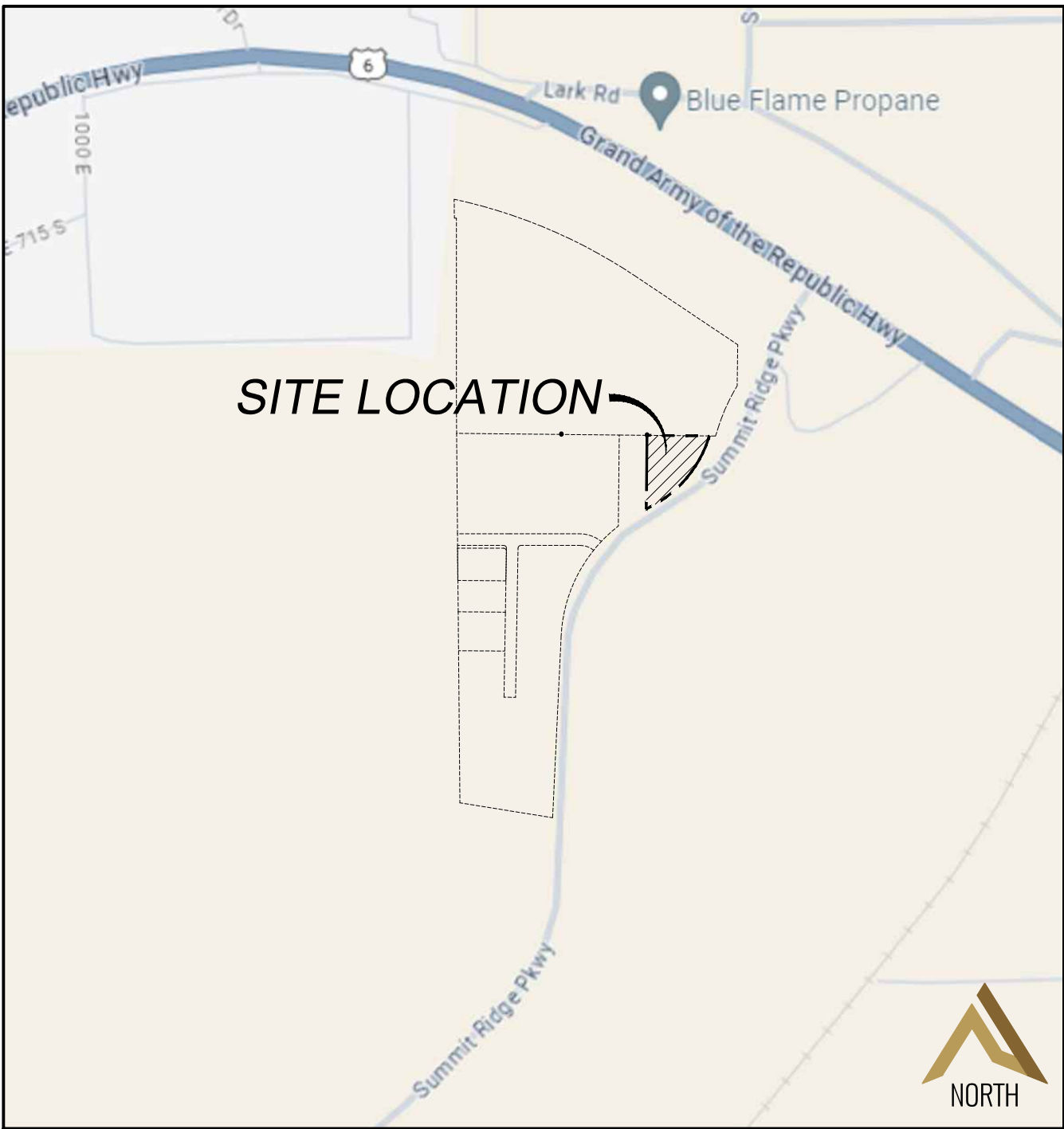
SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY PLAN
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	PHASING PLAN
DT-01	DETAIL SHEET
R.O.S.	RECORD OF SURVEY

DATA TABLE
TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 2
ACREAGE OF BUILDINGS = 0.28
ACREAGE OF DRIVEWAY AND PARKING= 0.88
ACREAGE OF OPEN SPACE/ POND= 0.79
% OF OPEN SPACE = 40.51%
ZONING= I-1
PARKING STALLS PROVIDED: 42 STALLS

- GENERAL NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO: ATLAS ENGINEERING LLC (801) 655-0566 946 E. 800 N. SUITE A SPANISH FORK, UT 84660	OWNER/DEVELOPER JIMMY DEGRAFFENRIED WOODLAND HILLS, UTAH 801-830-5490
--	---

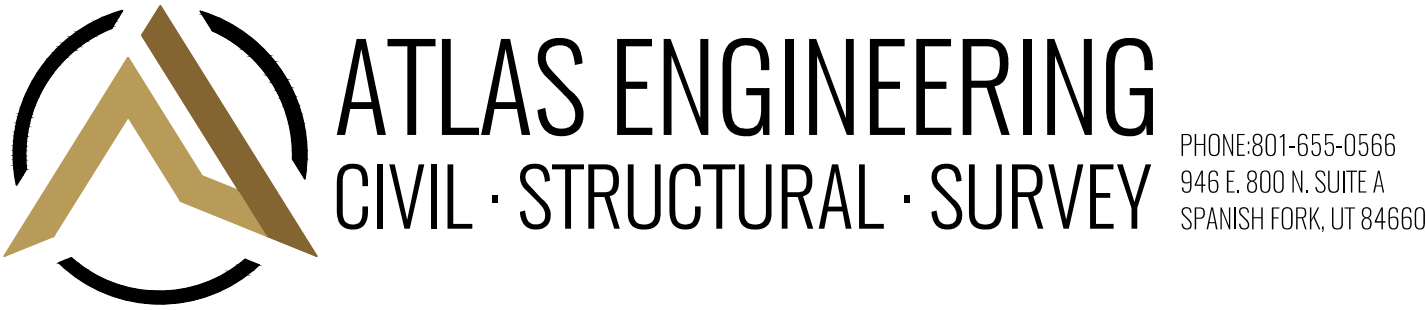


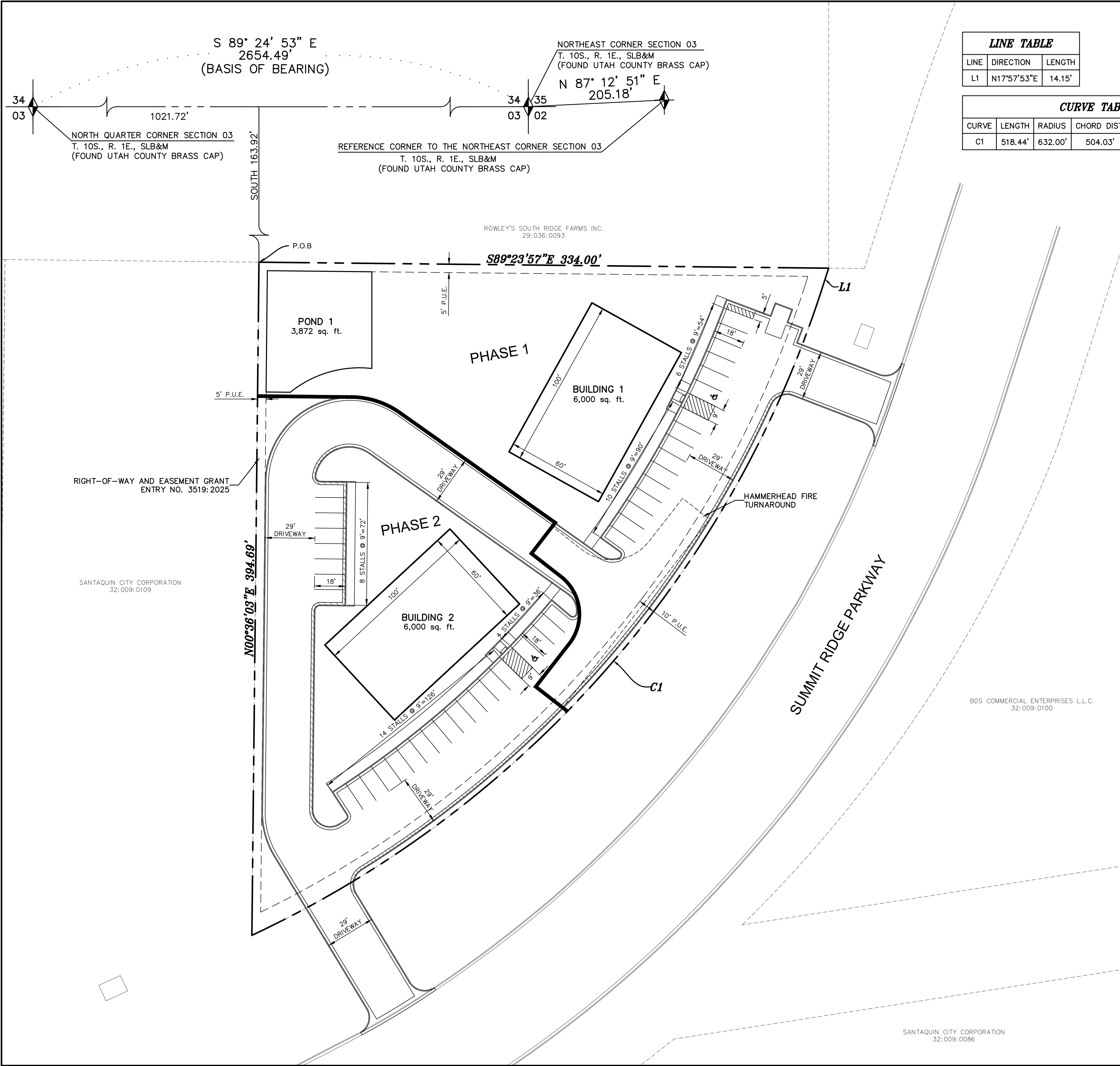
VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB
	LANDSCAPE AREA

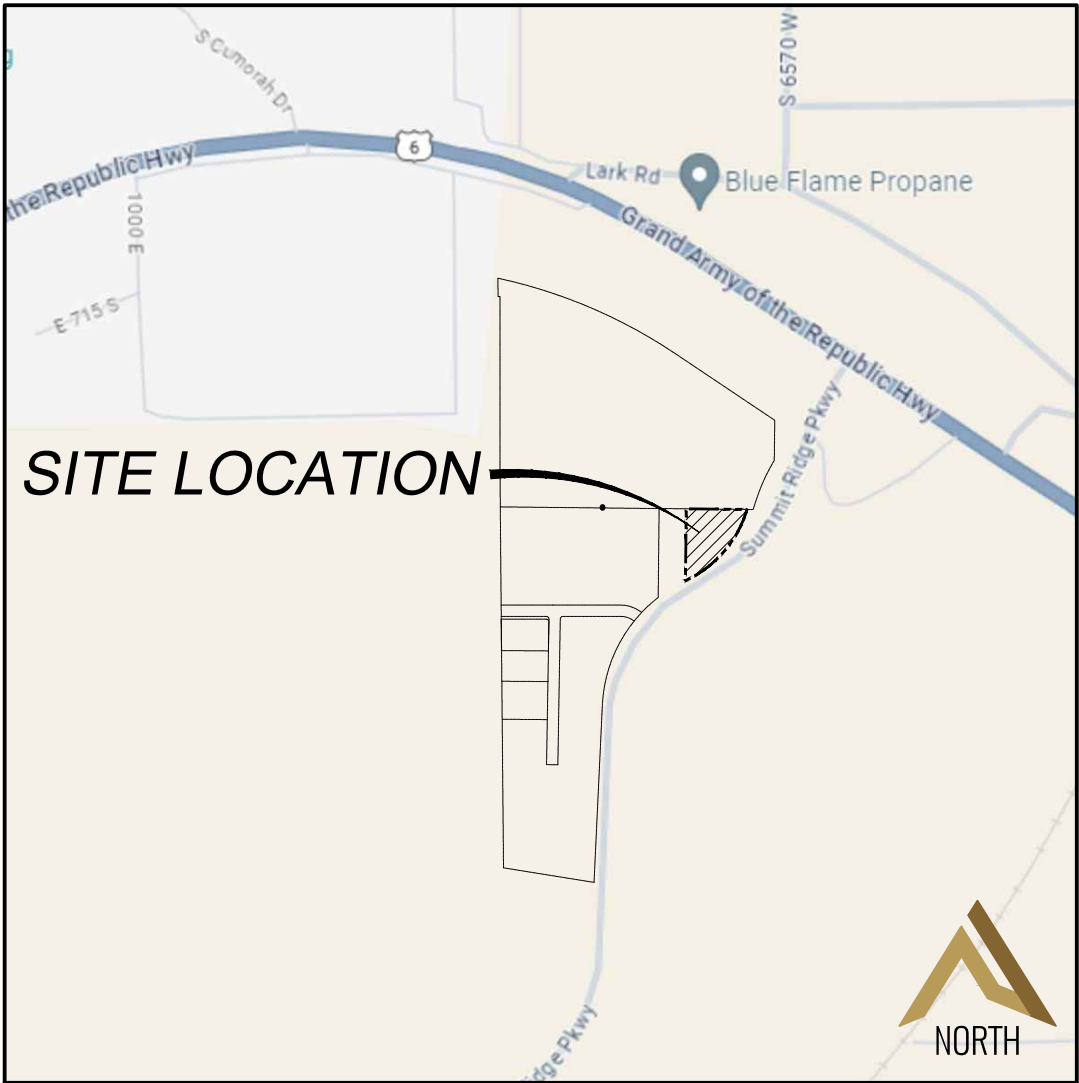
SANTAQUIN VET CLINIC





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N17°57'53"E	14.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	518.44'	632.00'	504.03'	S41°27'55"W	47°00'04"



VICINITY MAP
-NTS-

LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- BEARING
- PROPOSED LOT NUMBERS

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND 163.92 FEET SOUTH; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET; THENCE SOUTHEASTERLY 518.44 FEET ALONG A 632.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

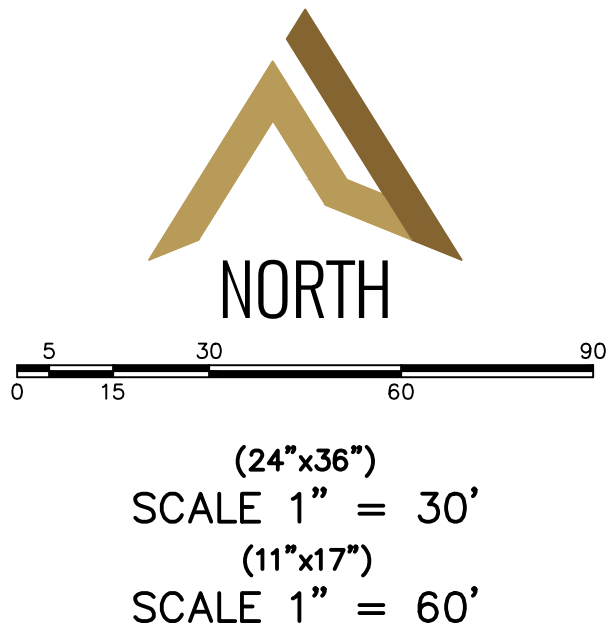
AREA = 85,100 SQUARE FEET OR 1.95 ACRES

- NOTES**
1. VERTICAL DATA BASED ON NAVD 88.
 2. COORDINATE SYSTEM = NAD83
 3. ZONING = I-1

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490

DATA TABLE	
TOTAL ACREAGE=	1.95 ACRES
# BUILDINGS =	2
ACREAGE OF BUILDINGS =	0.28
ACREAGE OF DRIVEWAY AND PARKING=	0.88
ACREAGE OF OPEN SPACE/ POND=	0.79
% OF OPEN SPACE =	40.51%
ZONING=	I-1
PARKING STALLS PROVIDED:	42 STALLS



SHEET NO.
2

NO.	DATE	REVISIONS
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

OVERALL BOUNDARY

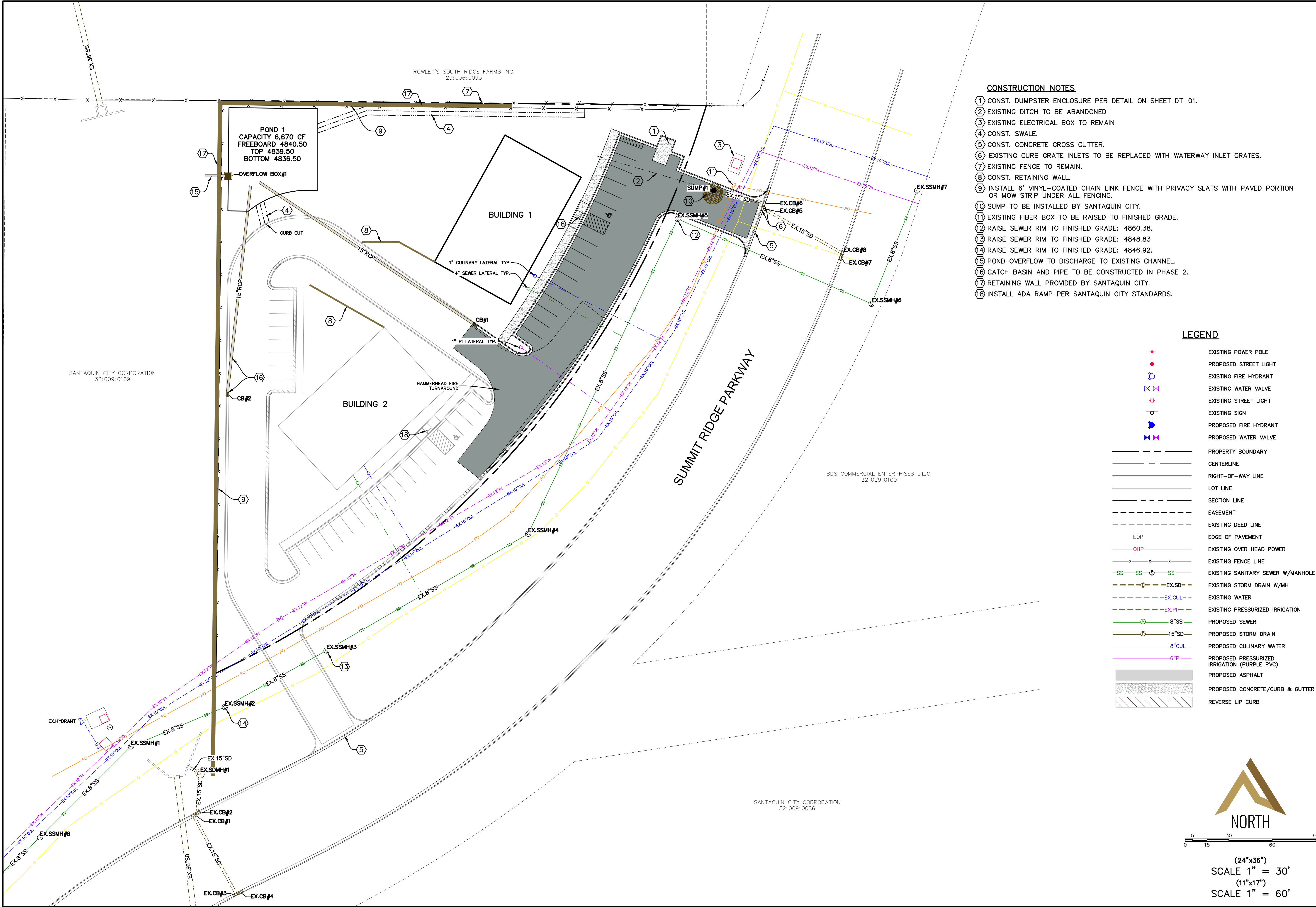
SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\02-OVERALL BOUNDARY.DWG



CONSTRUCTION NOTES

- 1 CONST. DUMPSTER ENCLOSURE PER DETAIL ON SHEET DT-01.
- 2 EXISTING DITCH TO BE ABANDONED
- 3 EXISTING ELECTRICAL BOX TO REMAIN
- 4 CONST. SWALE.
- 5 CONST. CONCRETE CROSS GUTTER.
- 6 EXISTING CURB GRATE INLETS TO BE REPLACED WITH WATERWAY INLET GRATES.
- 7 EXISTING FENCE TO REMAIN.
- 8 CONST. RETAINING WALL.
- 9 INSTALL 6' VINYL-COATED CHAIN LINK FENCE WITH PRIVACY SLATS WITH PAVED PORTION OR MOW STRIP UNDER ALL FENCING.
- 10 SUMP TO BE INSTALLED BY SANTAQUIN CITY.
- 11 EXISTING FIBER BOX TO BE RAISED TO FINISHED GRADE.
- 12 RAISE SEWER RIM TO FINISHED GRADE: 4860.38.
- 13 RAISE SEWER RIM TO FINISHED GRADE: 4848.83
- 14 RAISE SEWER RIM TO FINISHED GRADE: 4846.92.
- 15 POND OVERFLOW TO DISCHARGE TO EXISTING CHANNEL.
- 16 CATCH BASIN AND PIPE TO BE CONSTRUCTED IN PHASE 2.
- 17 RETAINING WALL PROVIDED BY SANTAQUIN CITY.
- 18 INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



SCALE 1" = 30'
 (24"x36")
 (11"x17")
 SCALE 1" = 60'

SHEET NO.

3

OVERALL UTILITY PLAN

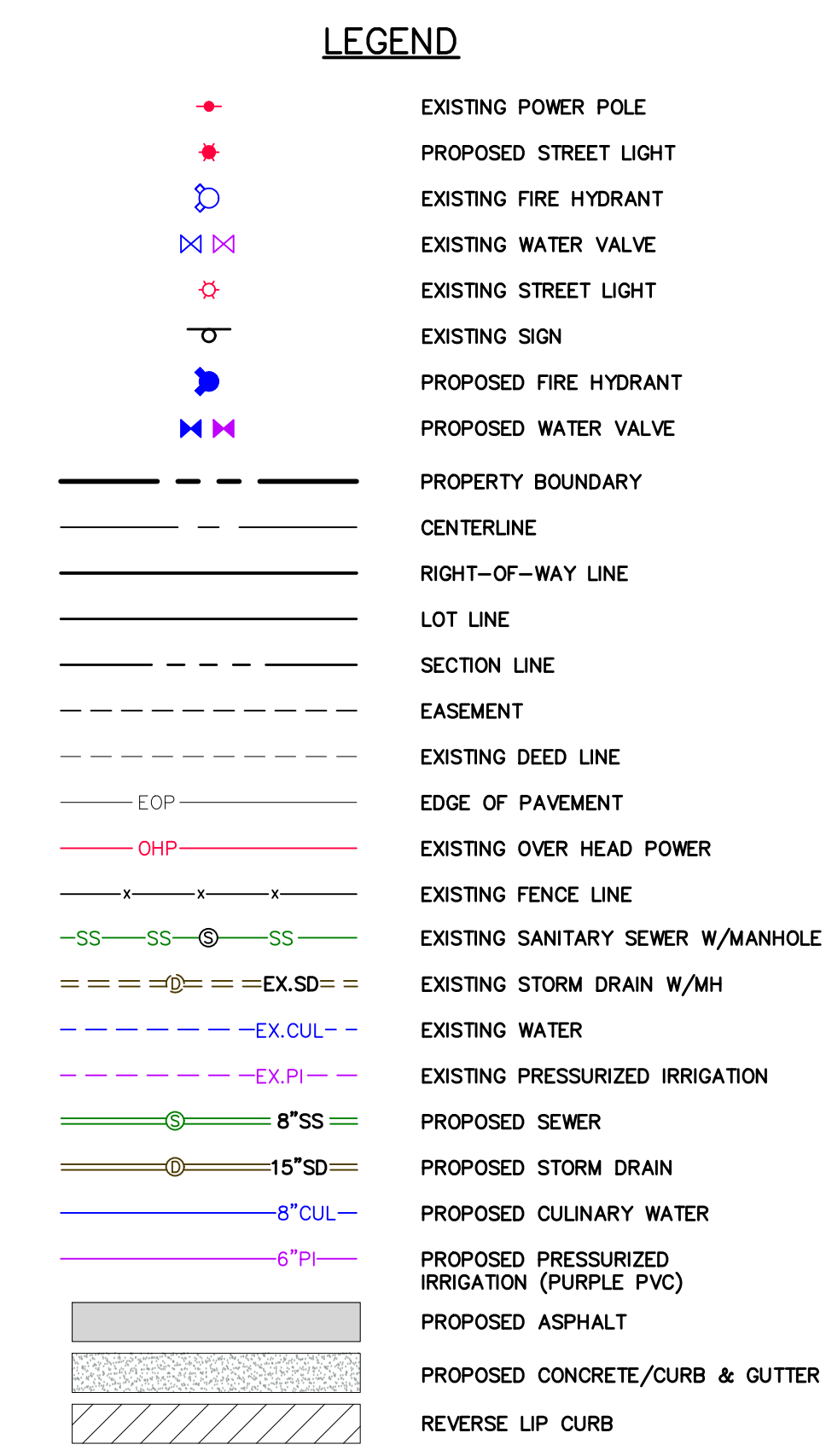
SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

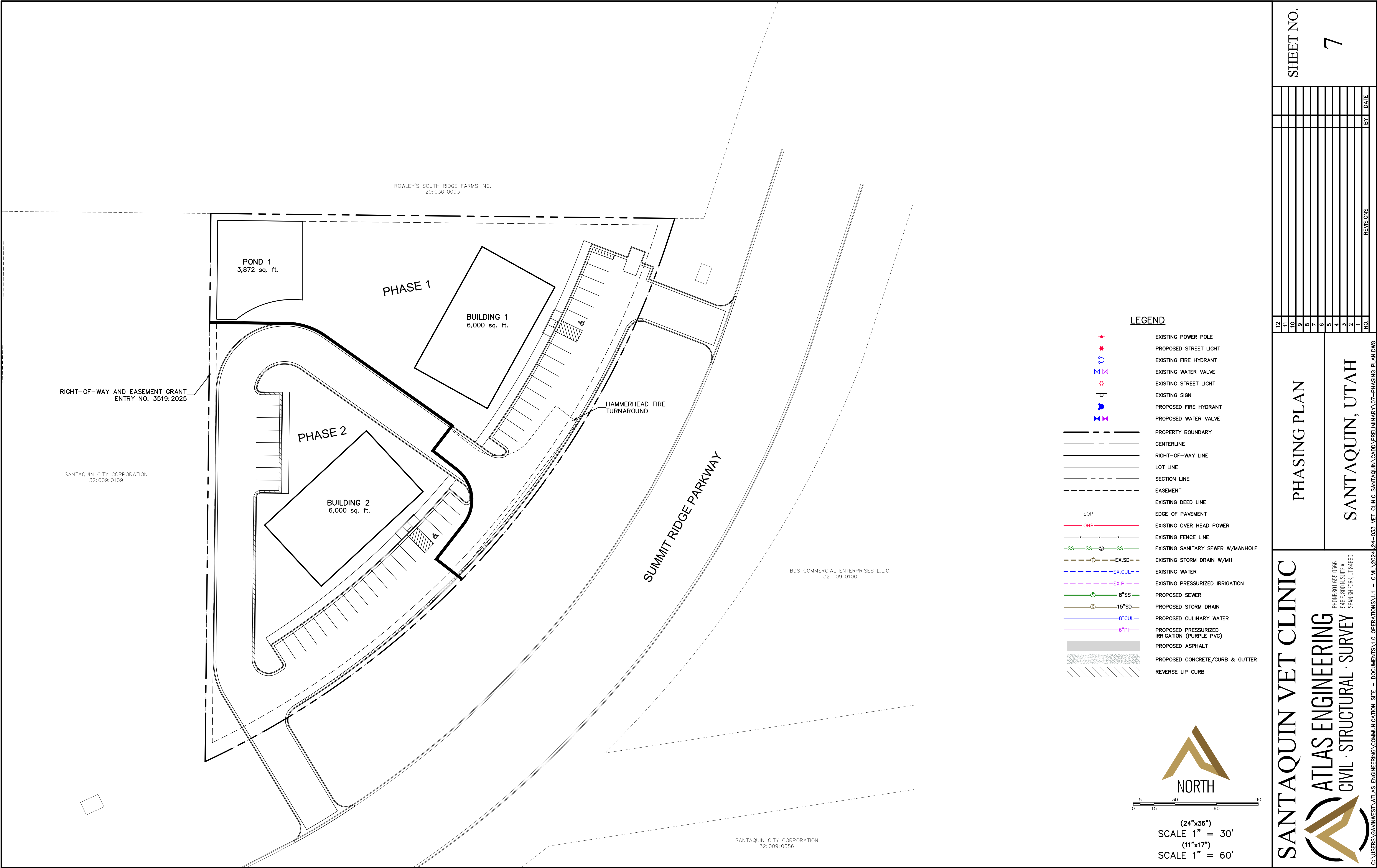
ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

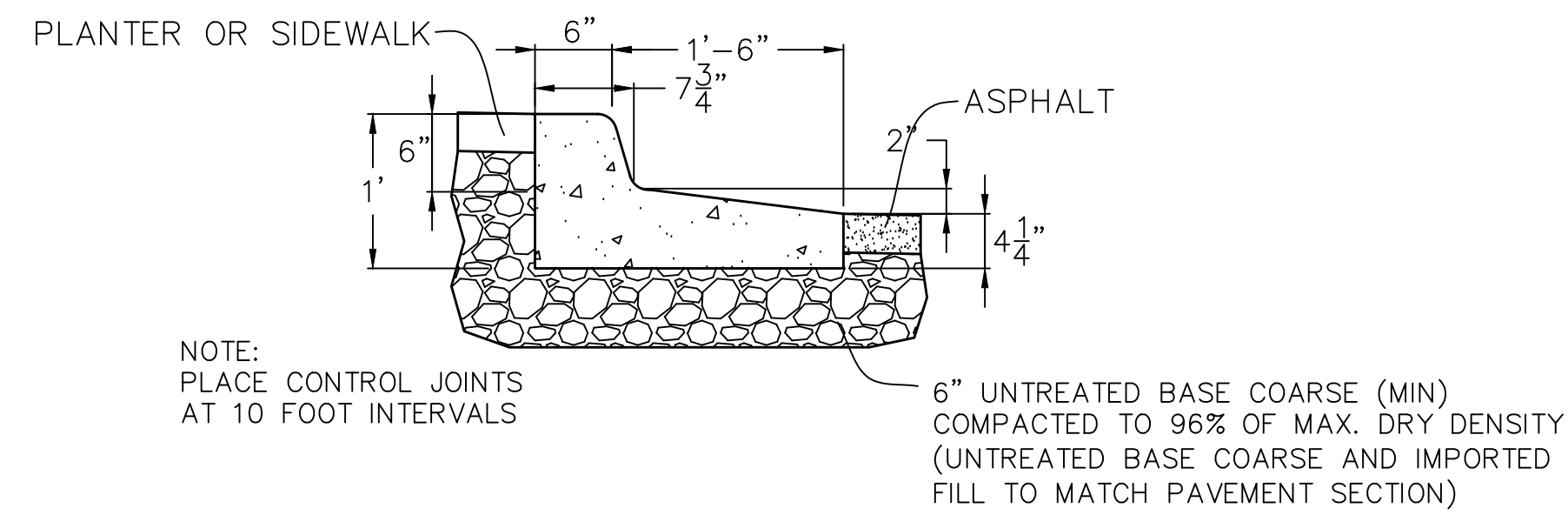
PHONE: 801-555-1555
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84601

G:\USERS\GAVIN\WEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\03-OVERALL UTILITY.DWG

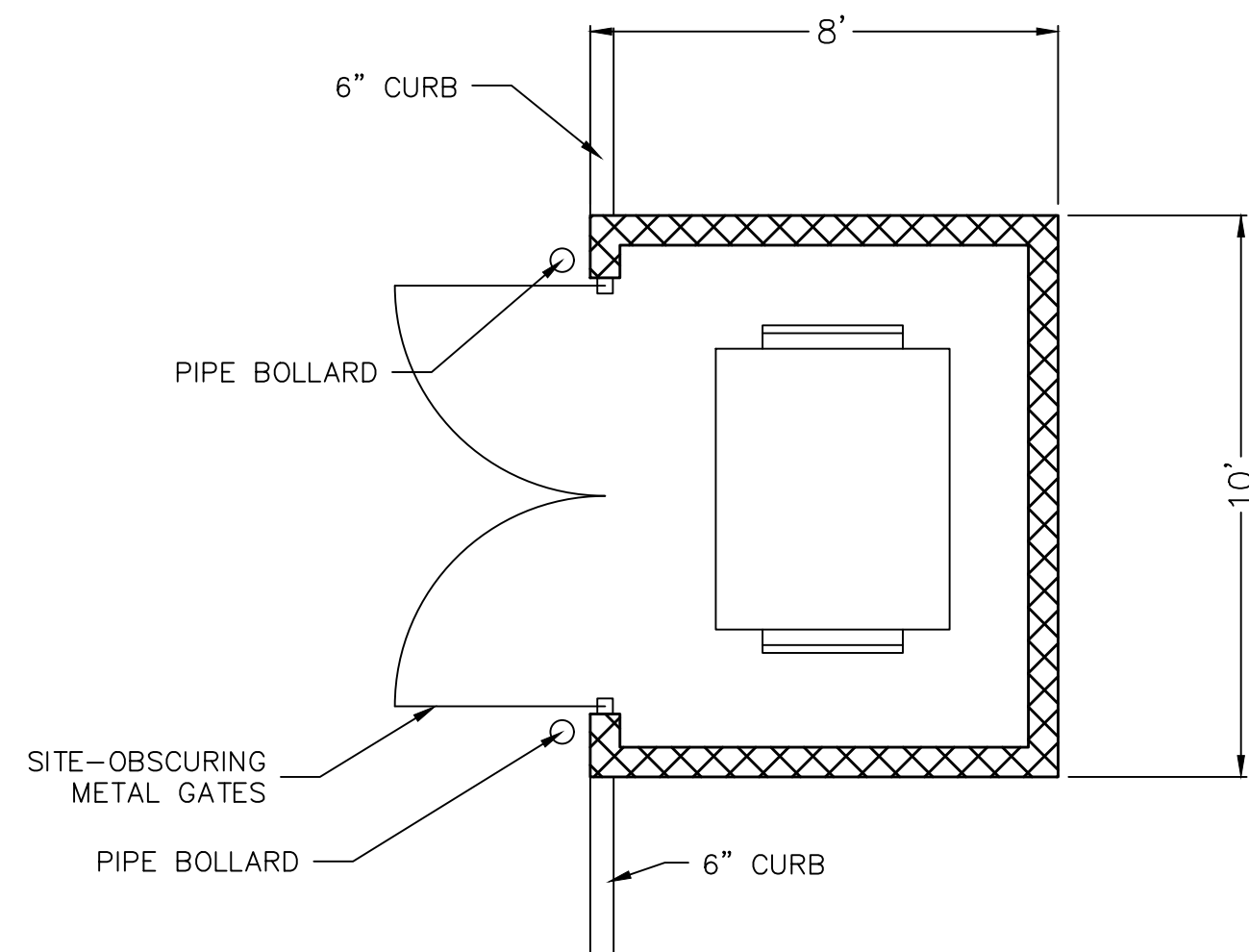


 SANTAQUIN VET CLINIC ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY PHONE 801-655-0666 946 E. 800 N. SUITE A SPANISH FORK, UT 84660		TBC PLAN SANTAQUIN, UTAH		12 11 10 9 8 7 6 5 4 3 2 1 NO.	SHEET NO.
				REVISIONS	BY
				DATE	

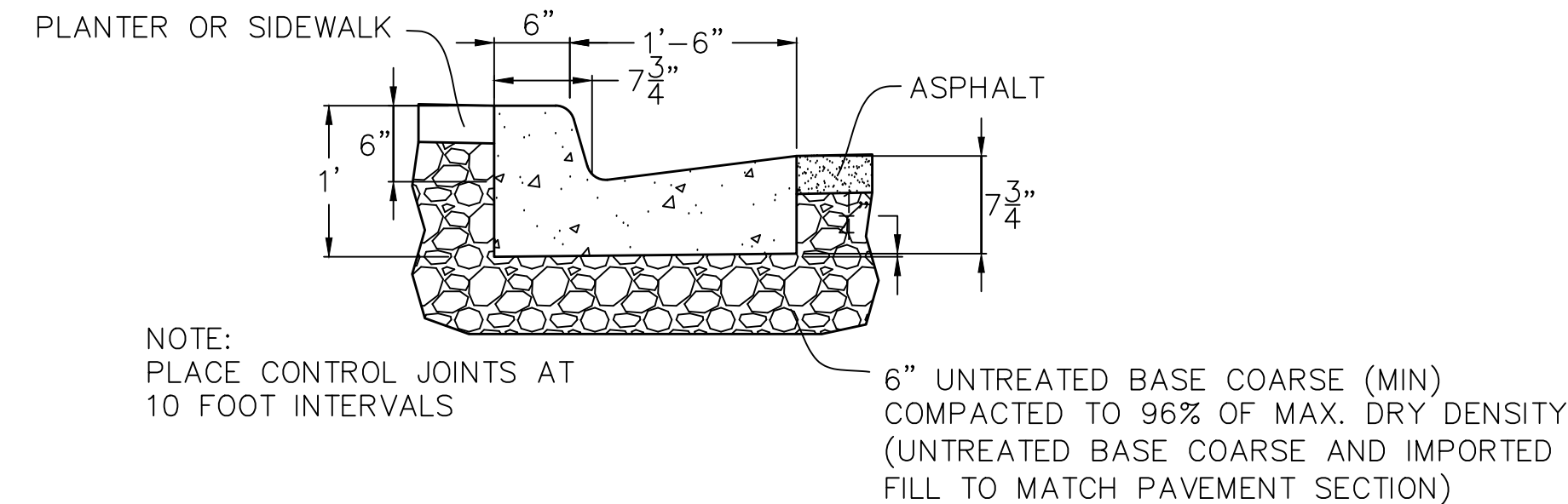




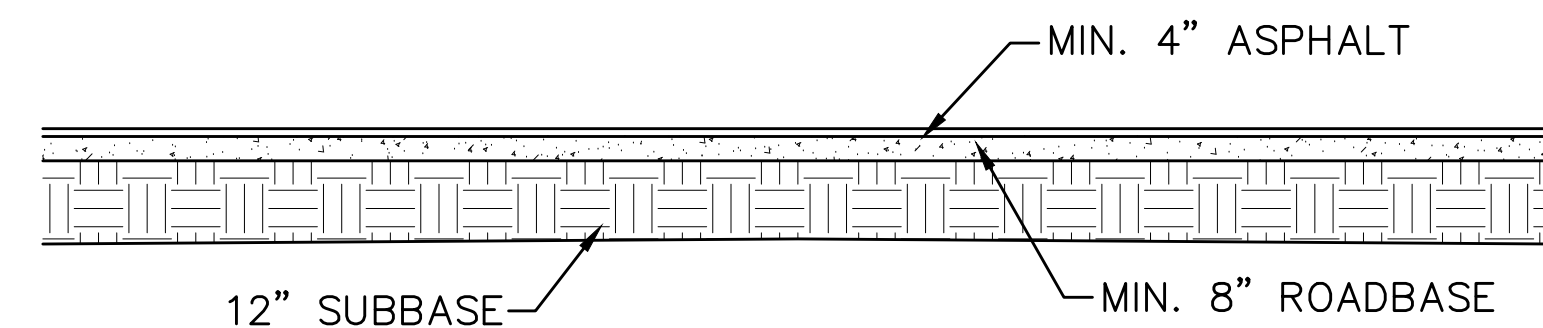
24" REVERSE LIP CURB & GUTTER
FOR USE IN PRIVATE STREETS
-NTS-



DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH STEEL SIDING AND TRIM
MATCHING EXTERIOR OF BUILDING AND HAVING A HEIGHT OF AT
LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL
SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



24" STANDARD CURB & GUTTER
FOR USE IN PRIVATE STREETS
-NTS-



PARKING LOT CROSS SECTION
-NTS-

*A SITE-SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN
CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY
STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

DETAIL SHEET

SANTAQUIN, UTAH

12
11
10
9
8
7
6
5
4
3
2
1
NO.

42-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\DT-01.DWG

SHEET NO.

DT-01

REVISIONS
BY DATE

RECORD OF SURVEY

LOCATED IN
NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 10 SOUTH, RANGE 1 EAST AND
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
SANTAQUIN VET CLINIC

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, 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 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND 163.92 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET TO A POINT ON A 632.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURE 518.44 FEET HAVING A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°24'53" E BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATION OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO ATLAS ENGINEERING FOR REVIEW AND CONSIDERATION.

QUIT CLAIM DEED RECORDED JANUARY 03, 2023 AS ENTRY NO. 40:2023
RIGHT-OF-WAY AND EASEMENT GRANT RECORDED JANUARY 16, 2025 AS ENTRY NO. 3519:2025

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/ PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES ORE FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. RECTIFIED ORTHOPHOTGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO THE NEARBY BOUNDARY.
4. THE FIELDWORK WAS PERFORMED ON APRIL 8, 2025.

CERTIFICATION

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167268, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN HEREON AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS SHOWN AS OF THE DATE OF THIS SURVEY. IT DOES NOT GUARANTEE TITLE TO THE BOUNDARY LINES SHOWN, NOR IS IT PROOF OF OWNERSHIP.

Matthew B Judd
MATTHEW B. JUDD, PLS
04/14/25
DATE

LEGEND

- FOUND SECTION CORNER
- SET 5/8" REBAR AND CAP STAMPED ATLAS ENGINEERING
- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- MEASURED DISTANCE (RECORD DISTANCE)
- RIGHT-OF-WAY LINE



SHEET NO.

1 OF 1

RECORD OF SURVEY

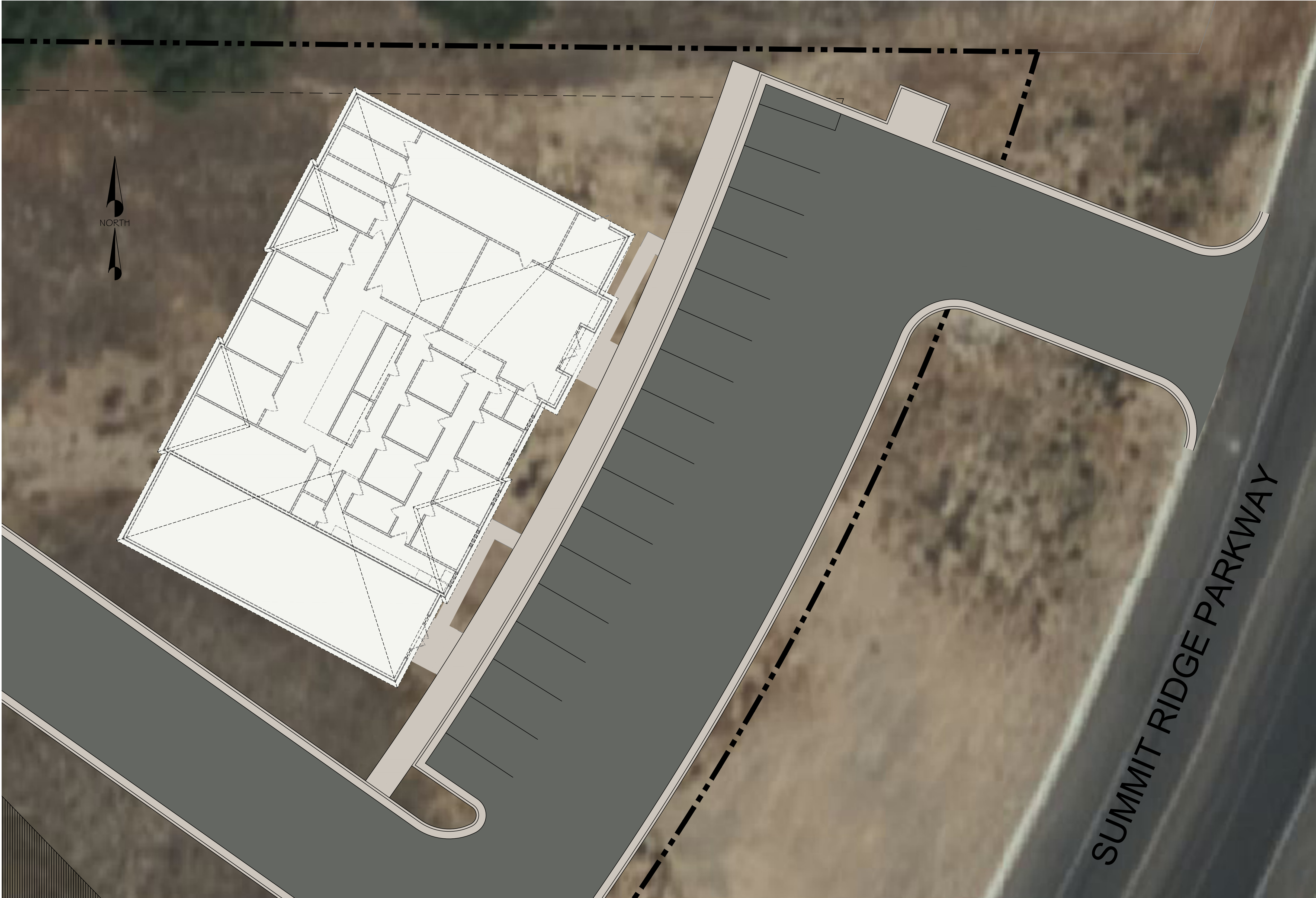
SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\SURVEY\DRAWINGS\CADD\SANTAQUIN VET CLINIC ROS.DWG



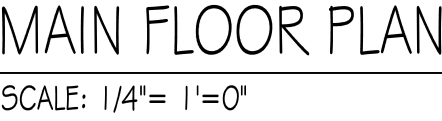
SITE PLAN
SCALE: 3/32"= 1'=0"

NOTES:

1. REFER TO RECORDED SUBDIVISION PLAT MAP FOR LEGAL BOUNDARY DESCRIPTION
2. VERIFY ALL LOT DIMENSIONS, DISTANCE AND BEARINGS SHOWN ON THIS PLAN
3. SLOPE FINISH GRADE AWAY FROM BLDG @ 6" MIN. IN FIRST 10' (TYPICAL AROUND PERIMETER OF BLDG)
4. ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE LOCAL ORDINANCES & STATE CONSTRUCTION CODE
5. ROCK RETAINING WALLS WILL NOT EXCEED 4' IN HEIGHT. ANY ROCK RETAINING WALL OVER 4' IN HEIGHT MUST BE ENGINEERED.
6. WATER SERVICE TO HOME NEEDS TO BE 1.5" LINE

SWPPPNOTES:

1. CONSTRUCT A 2" FRACTURED ROCK TRACKING PAD ONCE THE FOUNDATION IS BACKFILLED. ALL VEHICLES WILL ACCESS THE SITE THROUGH THIS POINT TO PREVENT SPREADING DEBRIS.
2. INSTALL A 3" CURB CUT ACROSS THE PARK STRIP FROM PROPERTY LINE TO PROPERTY LINE AFTER THE FOUNDATION IS BACKFILLED TO ENSURE PROPER DRAINAGE.
3. INSTALL PERIMETER SEDIMENT CONTROLS PERPENDICULAR TO DOWNHILL SLOPES NEAR PROPERTY LINES TO PREVENT SEDIMENT RUNOFF.
4. PLACE SEDIMENT BAGS IN THE GUTTER NEAR THE DOWNSTREAM PROPERTY LINE AND PROTECT INLETS TO CAPTURE SEDIMENT BEFORE IT ENTERS DRAINS.
5. DESIGNATE A WASHOUT AREA FOR CONCRETE, STUCCO, AND PAINT, AND TRAIN SUBCONTRACTORS TO USE IT TO AVOID CONTAMINATION.
6. USE A WATERTIGHT CONTAINER UNDER THE HOPPER OF A CONCRETE PUMP TRUCK TO CATCH SPILLS AND WASHOUT WATER FOR PROPER DISPOSAL.
7. POSITION THE PORTABLE TOILET BEHIND THE SIDEWALK OR AT LEAST 8' FROM THE CURB/EDGE OF ASPHALT AND ENSURE IT IS PROPERLY ANCHORED.
8. INSTALL A PERIMETER FENCE, IF NEEDED, TO LIMIT ACCESS TO THE SITE THROUGH THE TRACKING PAD.
9. REGULARLY REMOVE AND PROPERLY CONTAIN ALL GARBAGE WITHIN A DESIGNATED DUMPSTER.
10. SWEEP STREETS AND GUTTERS AT THE END OF EACH WORKDAY OR AS NECESSARY TO MAINTAIN CLEANLINESS.
11. IMPLEMENT MEASURES, SUCH AS WATER SPRAYING, TO MINIMIZE DUST ON SITE AND PREVENT AIR POLLUTION.



<u>SQUARE FOOTAGE</u>	
VETERINARIAN	= 5290 SQ.FT.
UNFINISHED / RENTAL	= 1260 SQ.FT.
TOTAL	= 6560 SQ.FT.

WORBILD DESIGN
280 N 400 E ST, SANTAQUIN UT
801-529-5971

FISHER - VETERINARIAN OFFICE
PRELIMINARY MAIN FLOOR PLAN

SCALE:
1/4" = 1'-0"

DRAWN BY: **BTS**

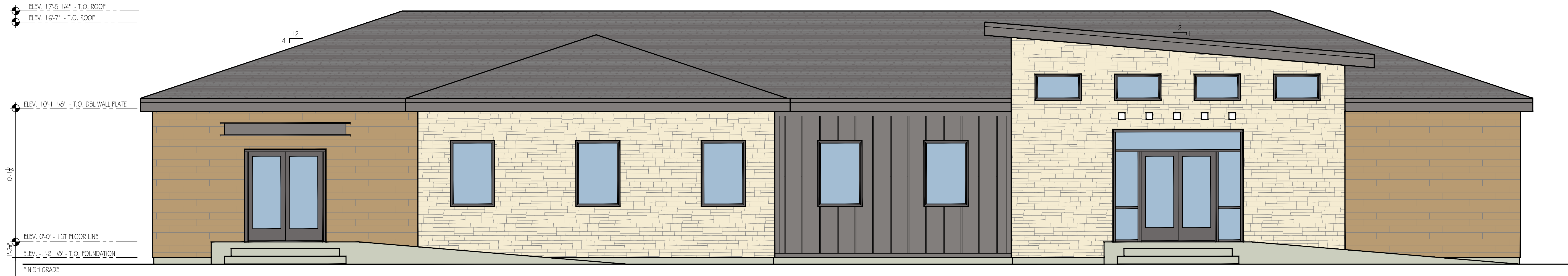
DATE: 03/15/25

REV:

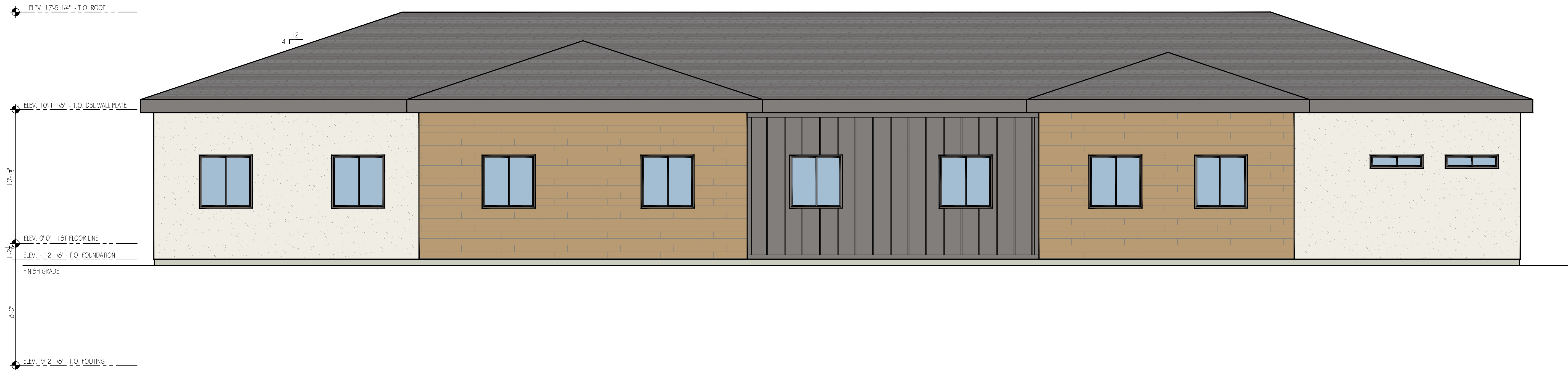
JOB NO. WD-17

DRAWING No

SKI



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

WORBILD DESIGN
280 N 400 E ST, SANTAQUIN UT
801-529-5971

FISHER - VETERINARIAN OFFICE
PRELIMINARY ELEVATION

SCALE:	1/4" = 1'-0"
DRAWN BY:	BT5
DATE:	02/26/25
REV:	
JOB NO.	WD-17
DRAWING No.	SK2