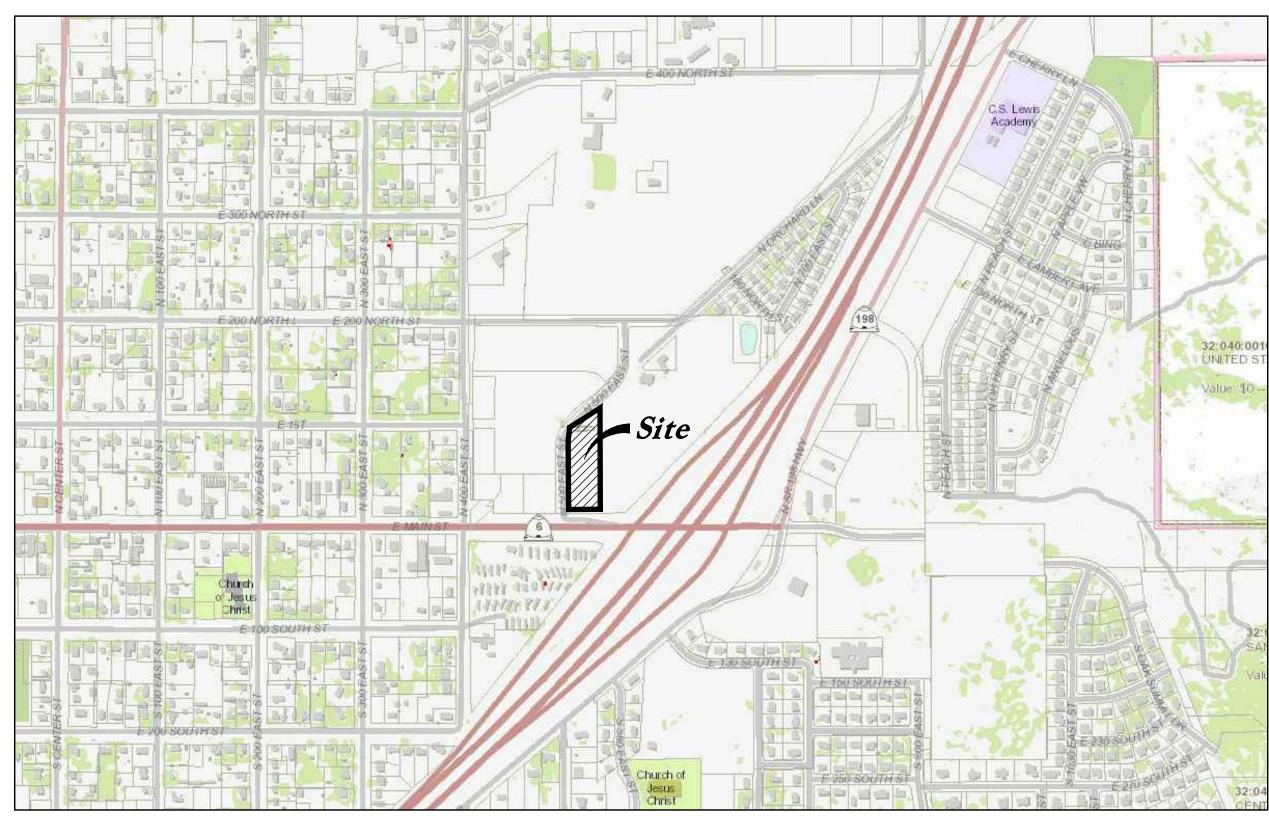
Ridley's Subdivision Phase 2

500 East Main Street Santaquin, Utah County, Utah, 84655





Civil Sheet Index

<i>CO.0</i>	Cover Sheet
	Preliminary Plat
C1.0	Phasing Plan
<i>C2.0</i>	Grading Plan
<i>C3.0</i> · · · · · · · · · · · · · · · · · · ·	

Phase 2 (3 Lots)

Zone: C-1 General Commercial

Overall Area = 155,025 s.f. (3.559 Acres)

Lot 7 Area = 53,498 s.f. (1.23 Acres)

Lot 8 Area = 58,872 s.f. (1.35 Acres)

Lot 9 Area = 42,657 s.f. (0.98 Acres)

Future Phases

Zone: C-1 General Commercial

Overall Area = 551,830 s.f. (12.67 Acres)

Santaquin City Notes

The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compilicance 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 the full compliance with all minimum state and Santaquin City codes, ordinances

Santaquin City Note to Developers & General Contractors

All recommendations made in the provided geotechnical report/study shall be followed explicitly

Designed by: SY
Drafted by: KF

CJM Limited

21-132 CV

ASSOCIATES

ANDERSON WAHLEN & ASSOCIAT

2010 North Redwood Road, Salt Lake City, Utah 8411

n Phase 2

Subdivision

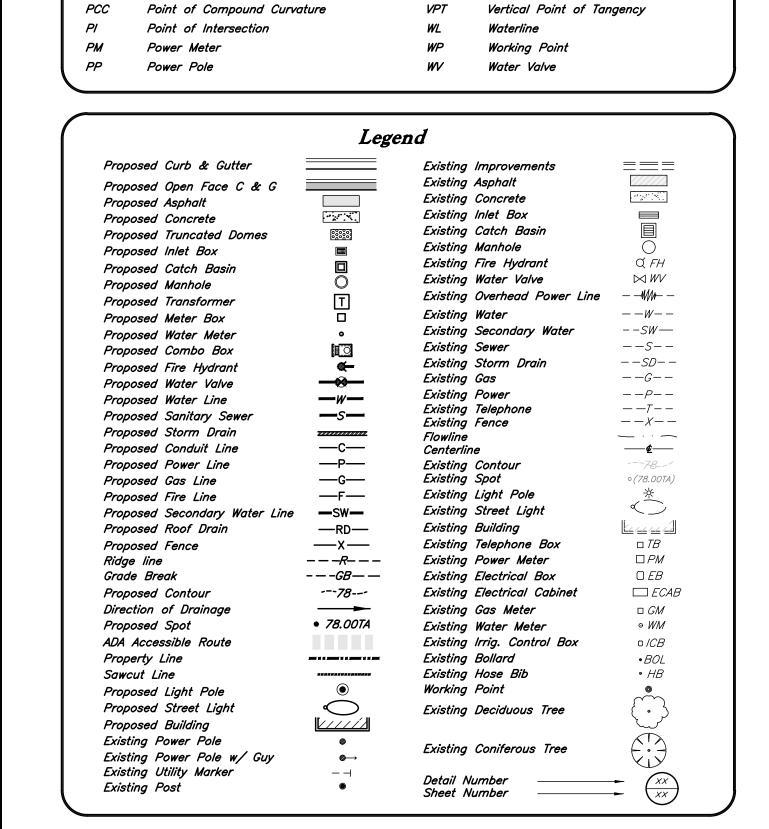
O East and Main Street Taguin, Utah County

Ridley's



27 Oct, 2021

CO.0



Abbreviations

Telephone Box
Top Back of Curb

Top of Concrete

Vertical Point of Curve

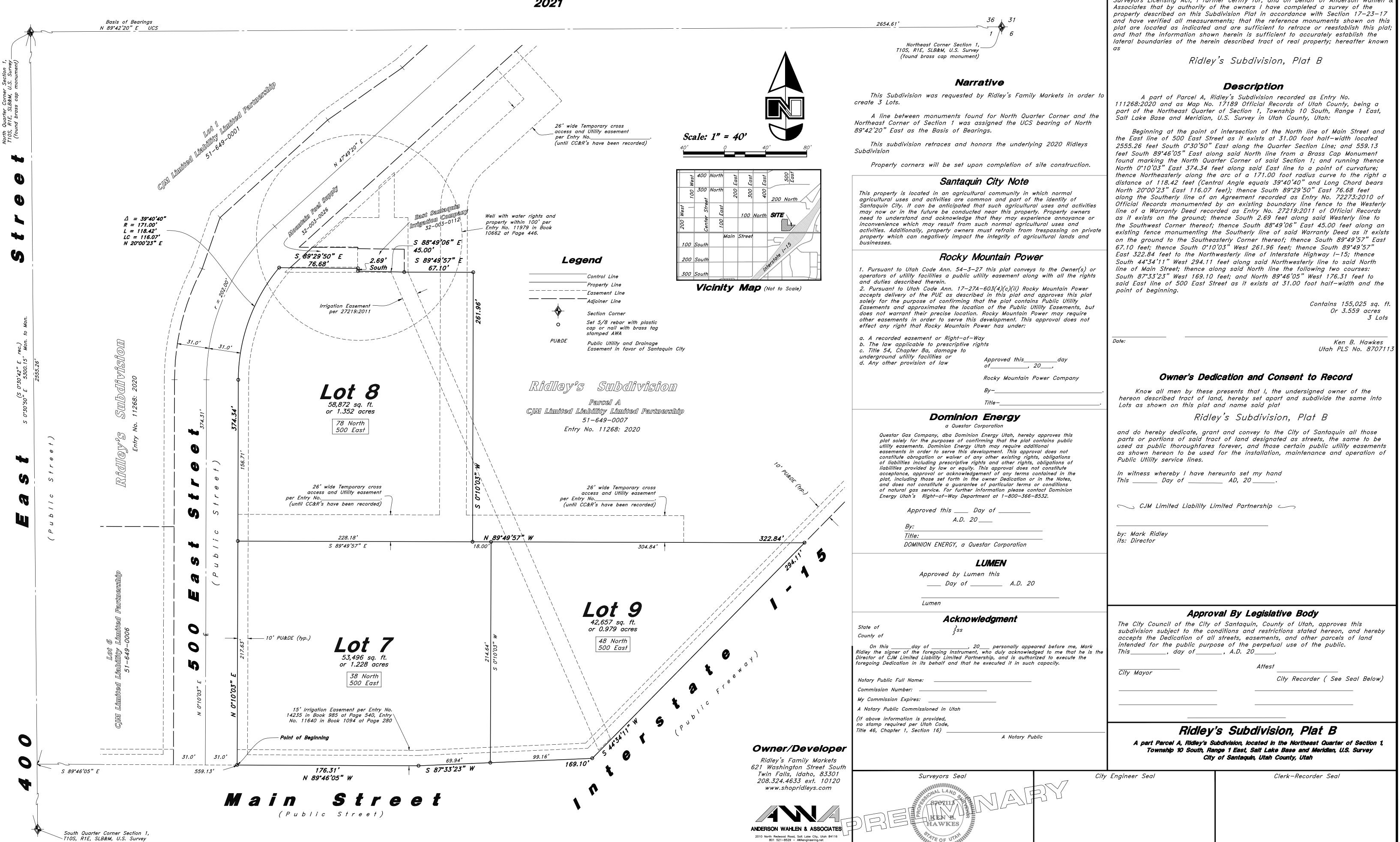
Finish Grade - Top of Retaining Wall

Hose Bib

Ridley's Subdivision, Plat B

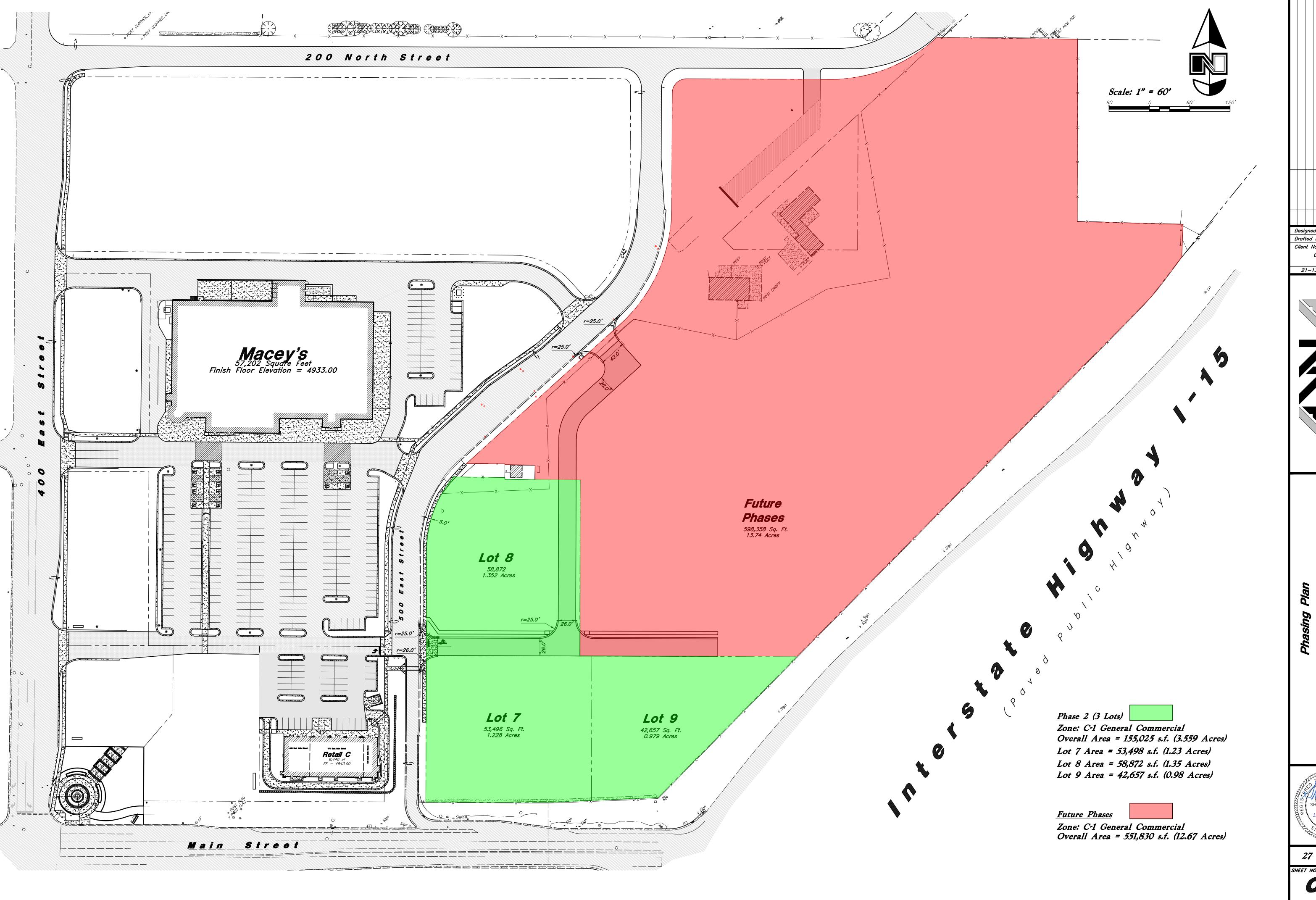
T10S, R1E, SLB&M, U.S. Survey (found brass cap monument)

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



Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen &



Designed by: SY

Drafted by: KF

Client Name:

CJM Limited

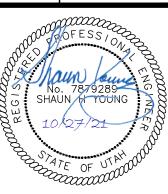
21–132 Phasing Plan

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

sion Phase 2

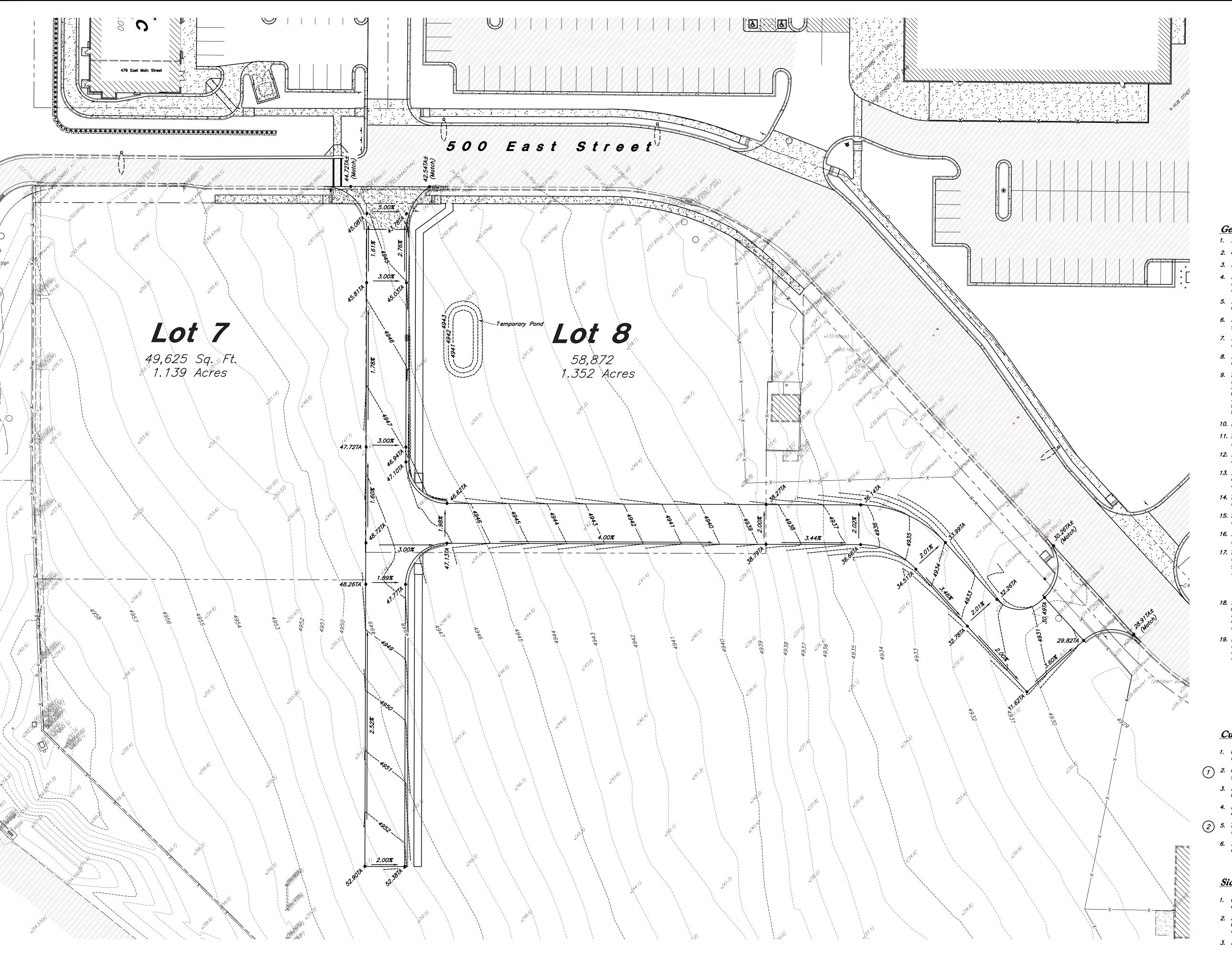
Subdivision
500 East and Main Street

Ridley's Subdi



27 Oct, 2021

C1.0





Scale: 1" = 30'

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.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- 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.
- The location and protection of all utilities is the responsibility of the permitee.
- 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

Project No Dated:

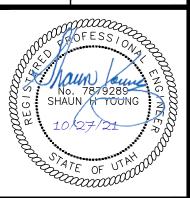
- 18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- 19. 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.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- 2 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan.
 where grades are not provided, sidewalks shall be constructed with a
 maximum running slope of 4.5%
- 3. Refer to the Site Plan for sidewalk dimensions.



Designed by: SY

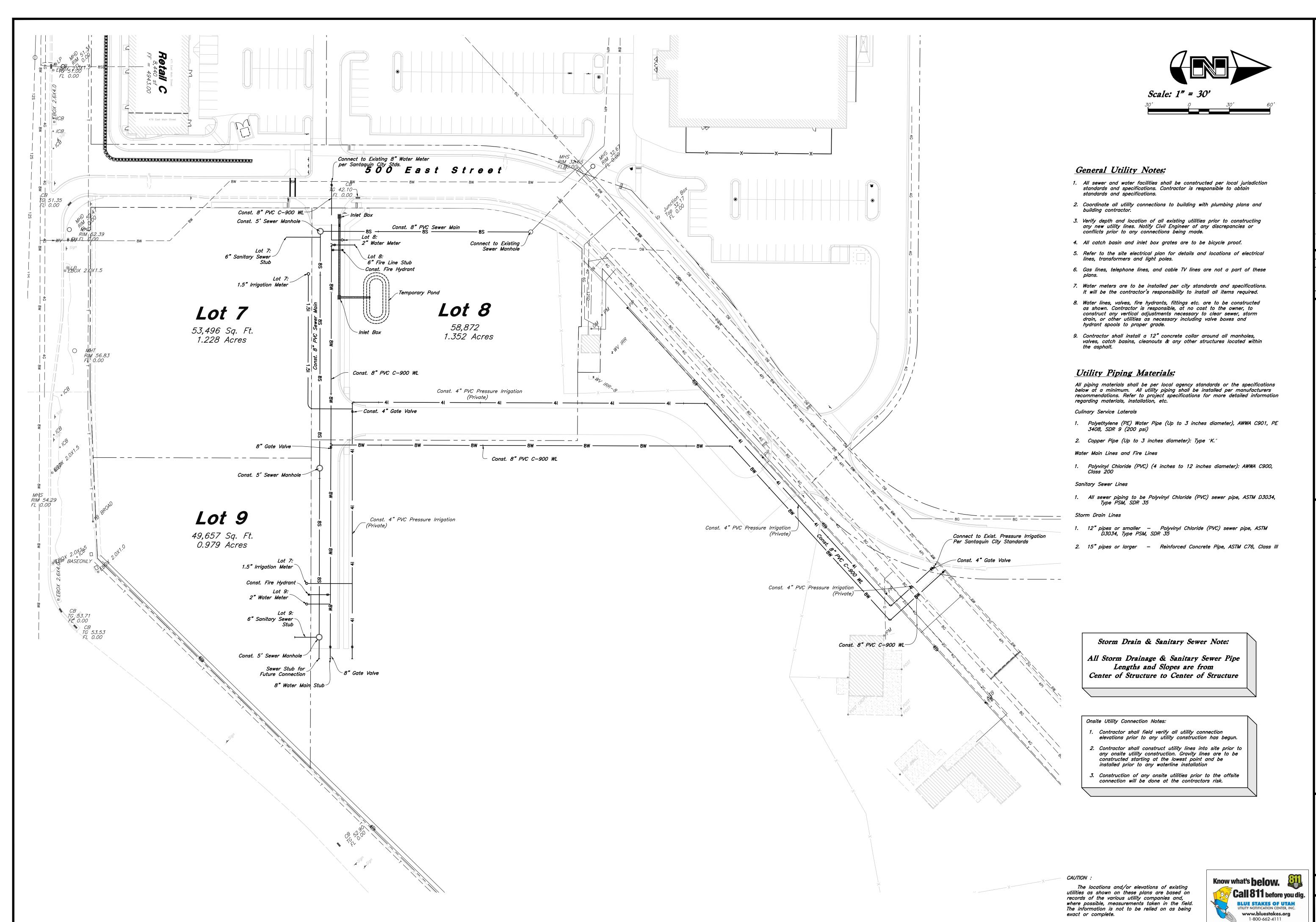
Drafted by: KF
Client Name:

CJM Limited

21-132 GR

27 Oct, 2021

C2.0



Designed by: SY
Drafted by: KF
Client Name:

CJM Limited

21-132 UT

N WAHLEN & ASSOCIATES

ion Phase 2

Utility

Subdivision
500 East and Main Stree.
Santaquin, Utah County, Ut

No. 7879289
SHAUN H YOUNG
TO SHAUN H YOU

27 Oct, 2021

C3.0