

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
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	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
C3.1 - SITE UTILITY PLAN
C4.1 - ROAD PLAN

REFERENCE LANDSCAPE PLANS FOR LANDSCAPING DETAILS.

SITE DETAILS

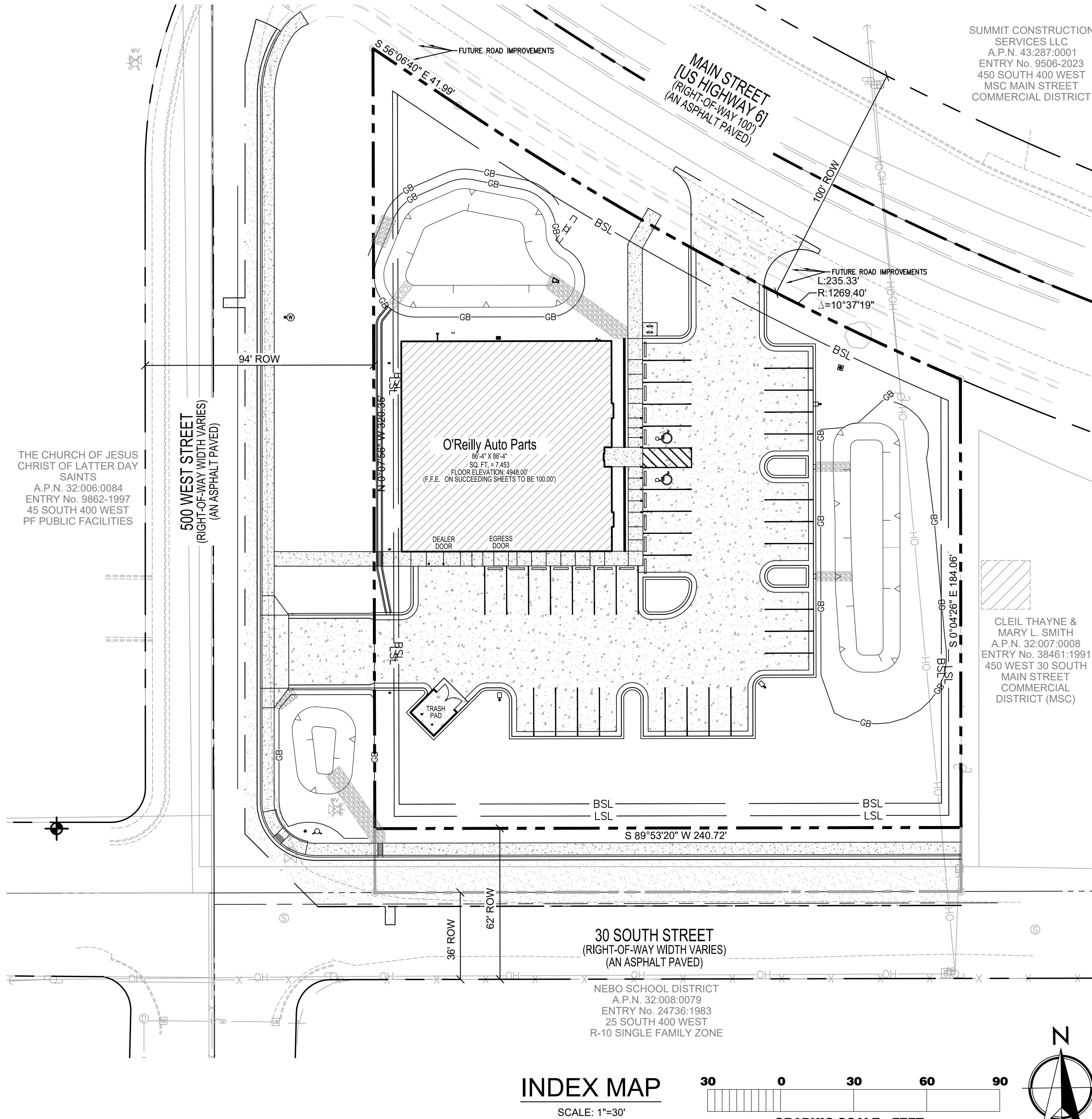
PARCEL AREA: 65,753.4 SQ.FT.
BUILDING AREA: 59,241.6 SQ.FT. (FINAL BOUNDARY)
PARKING LOT AREA: 18,182.9 SQ.FT.
LANDSCAPED AREA: 32,307.3 SQ.FT.
TOTAL ACREAGE TO BE DEDICATED FOR ROW: 0.145 ACRE
CONCRETE WALK AREA: 1501.8 SQ.FT.

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 NORTH-EAST 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.

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.



INDEX MAP

SCALE: 1"=30'

GRAPHIC SCALE - FEET

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.

UTILITY COMPANY CONTACTS

CULINARY WATER & SANITARY SEWER:
SANTAQUIN CITY
JON LUNDELL, P.E.
(801)-754-1974
JLUNDELL@SANTAQUIN.ORG

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 & PHONE:
LUMEN/CENTURYLINK
LARRY BUHLER
(385) 479-7357
LARRY.BUHLER@LUMEN.COM

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: JACOB VANDERVIS, PE
714-356-8556

ARCHITECT
CRAIG A. SCHNEIDER, AIA
1736 EAST SUNSHINE, SUITE 417
SPRINGFIELD, MO 65804
(417) 862-0558

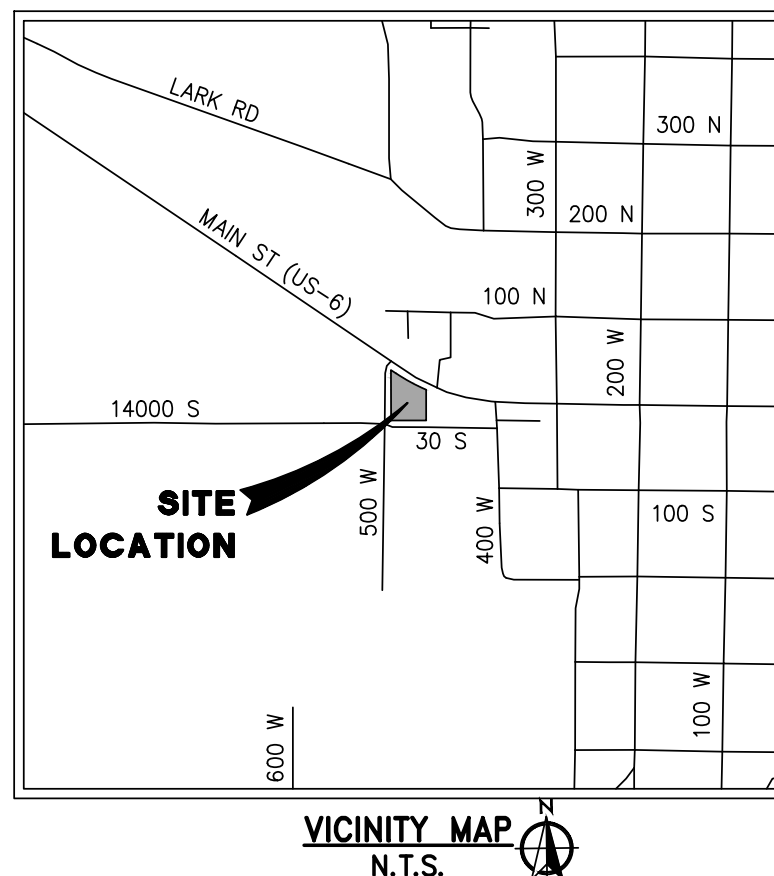
MEP
SMITH-GOTH ENGINEERS, INC.
3855 JEFFERSON AVE.
SPRINGFIELD, MO 65807
(417) 882-1188

DEVELOPER/OWNER

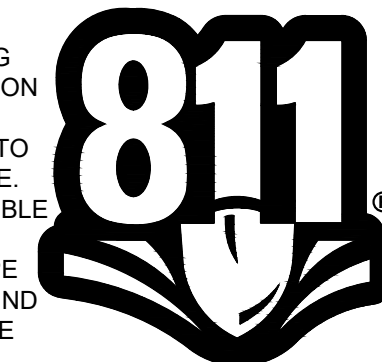
O'Reilly AUTO PARTS

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

VICINITY MAP



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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PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

CRAIG A. SCHNEIDER, AIA
ARCHITECT

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

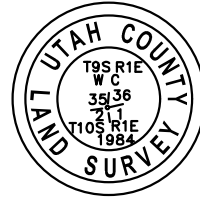
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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

C1.0



REFERENCE CORNER
FOR THE NORTHEAST CORNER
SECTION 2, T10S, R1E, SLB&M
FOUND 3" UTAH COUNTY BRASS CAP
MONUMENT IN CONCRETE,
BELOW GRAVEL DRIVEWAY
(UTAH COUNTY MONUMENT No. 46-72RC)



1. 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.
2. 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 (NAVDB88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.
3. 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.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA IDENTIFIED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 49049C0975, EFFECTIVE DATE: JUNE 19, 2020, FOR COMMUNITY NO. 49227, CITY OF SANTIAGO, NO MAP HAS BEEN PRINTED FOR THIS AREA.
5. PER ZONING VERIFICATION LETTER FROM SANTIAGO CITY COMMUNITY DEVELOPMENT DEPARTMENT (LOREN WILTSE 801-754-1011), DATED NOVEMBER 17, 2022, THE SUBJECT PROPERTY IS CURRENTLY ZONED BUSINESS DISTRICT COMMERCIAL DISTRICT (M3C). SANTIAGO CITY MUNICIPAL CODE 10.20.190 "MAIN STREET ZONED 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.
6. NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE INDICATIONS SURVEYED ON THE SUBJECT PROPERTY, INFORMATION PROVIDED FROM UTILITY PROVIDERS AND PAINTED MARKINGS PROVIDED BY GPRS, 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.
8. EXISTING UNDERGROUND SANITARY SEWER INFORMATION SHOWN IS PER INFORMATION FROM SANTIAGO CITY, OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS. EXISTING UNDERGROUND SANITARY SEWER LINES SHOWN ARE 8" DIAMETER PVC PIPE.
9. EXISTING UNDERGROUND CULINARY WATER INFORMATION SHOWN IS PER INFORMATION FROM SANTIAGO CITY, OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS.
10. EXISTING UNDERGROUND STORM DRAIN INFORMATION SHOWN IS PER INFORMATION FROM SANTIAGO CITY, OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS. EXISTING UNDERGROUND STORM DRAIN LINES SHOWN RANGE FROM 12"-18" DIAMETER METAL PIPE.
11. NO EVIDENCE OF EXISTING UNDERGROUND GAS LINES OBSERVED. INFORMATION FROM DOMINION ENERGY IS PENDING AT THE TIME OF THIS SURVEY.
12. EXISTING UNDERGROUND AND ABOVE GROUND ELECTRIC LINE INFORMATION SHOWN IS PER INFORMATION FROM ROCKY MOUNTAIN POWER, OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS.
13. 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 SANTIAGO CITY ENGINEERING DEPARTMENT (JON LUNDELL 801-754-1974) THERE ARE LANS TO ADJACENT MAIN STREET FROM TWO TRAVEL LANES TO FOUR TRAVEL LANES THAT WILL NOT REQUIRE ADDITIONAL RIGHT OF WAY FOR THE PROJECT. ANY NEW ACCESS ONTO MAIN STREET WILL NEED TO BE APPROVED BY THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT).
14. 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 SANTIAGO 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.
15. 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 SANTIAGO 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 SANTIAGO CITY'S CURRENT MINIMUM ROAD WAY WIDTH IS 62 FEET.
16. THE ON-SITE MEASUREMENTS WERE CONDUCTED IN WINTER CONDITIONS. SOME FEATURES MAY HAVE BEEN OBSCURED BY SNOW & ICE.

1. COMMITMENT FOR TITLE INSURANCE & ASSOCIATED DOCUMENTATION PREPARED BY STEWART TITLE OF UTAH, INC., TITLE COMMITMENT NO. 1928441, EFFECTIVE DATE: DECEMBER 30, 2022.
2. 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.
3. UTAH DEPARTMENT OF TRANSPORTATION RECORD OF SURVEY NO. 18-095 (SANTAQUIN MAIN STREET PROJECT NO. S-0006(189)159), PREPARED BY J-U-B ENGINEERS, INC., SIGNED MARCH 20, 2018.
4. RECORDS OF SURVEY NOS. 97-253 & 97-291.

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

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.

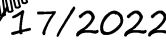
(Title Commitment No. 1928441, Effective Date: December 30, 2022)

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



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" East 34.62 feet to the southerly right-of-way line of Main Street (UDOT Project No-S-006(1898)159); 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.

(Title Commitment No. 1928441, Effective Date: December 30, 2022)

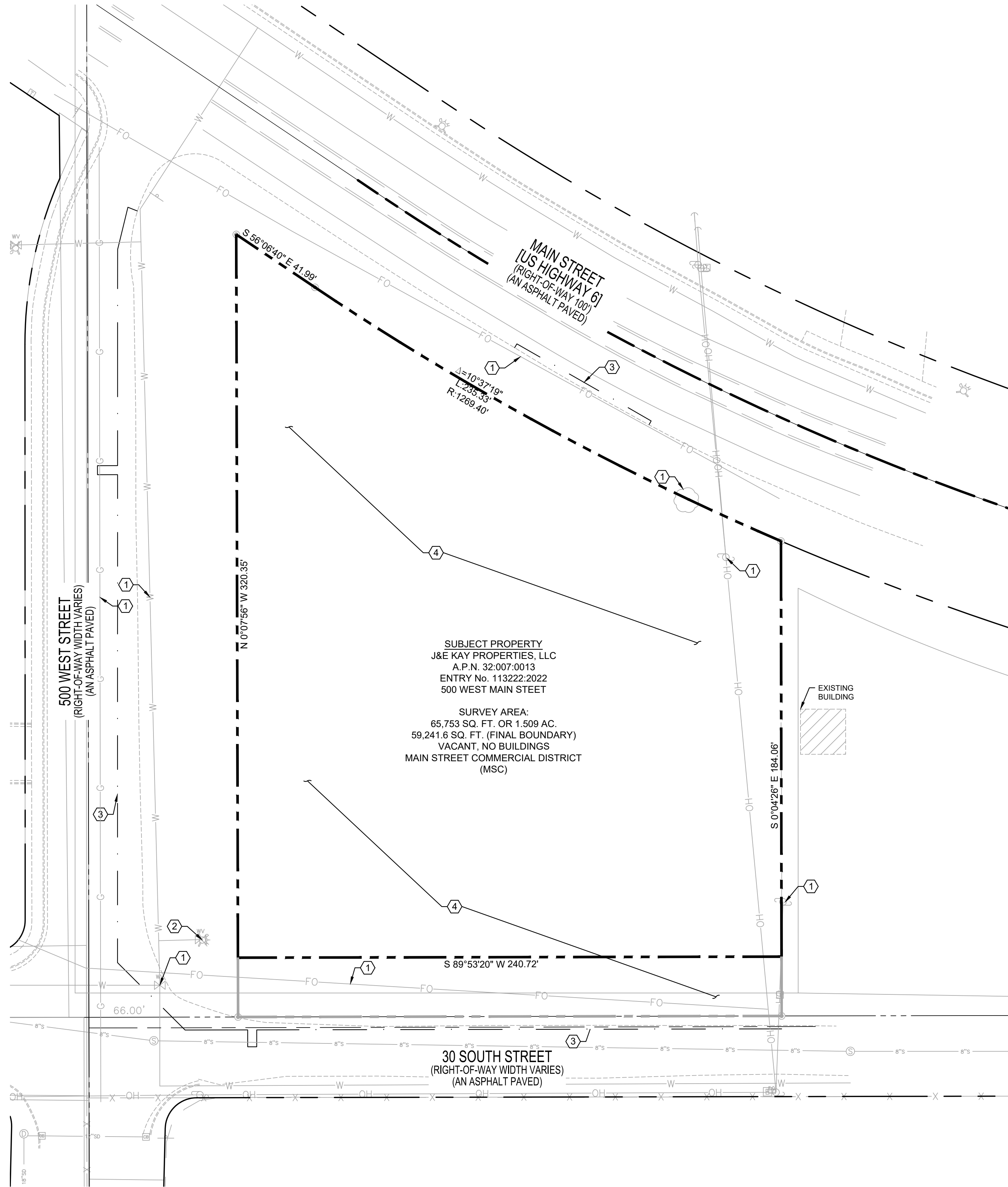
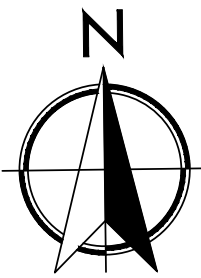
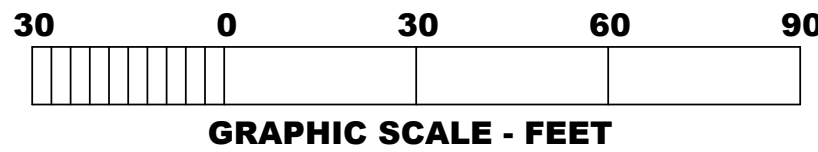
- | | |
|------|--|
| 1-11 | Standard exceptions, not matters of survey and are not shown or addressed. |
| 12 | Certificate of Incorporation, establishing the creation of the Santaquin Special Service District, recorded May 17, 2007, as Entry No. 72904:2007 is blanket in nature. Subject property lies 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. |

	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
(S89°50'20"W 2658.20')	RECORD BEARINGS AND/OR DISTANCES
-----	EXISTING ONE FOOT ELEVATION CONTOUR LINE
-----	EXISTING SPOT ELEVATION
-----	POSSIBLE ENCROACHMENT REFERENCE NUMBERS
-----	UTAH COUNTY SURVEYOR
-----	UTAH DEPARTMENT OF TRANSPORTATION

DRAWN <u>BCD 02.2023</u> CHECKED <u>JDP 02.2023</u> DATE DATE		 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	ALTA/NSPS LAND TITLE SURVEY 500 WEST MAIN STREET				PROJECT NO. 3704-01	
DESIGNED _____ DATE PROJECT ENGINEER			LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN				SHEET NO. SV1	
APPROVED _____ DATE JDP PROJECT MANAGER					1 ADD ZONING LETTER, DEED E.N. TYPOS BCD 02.17.23 0 RELEASED FOR REVIEW JDP 02.13.23		FILE NAME: SQ1 ALTA SCALE: 1"=20'	
					NO.	REVISIONS	BY	DATE

1 SITE DEMOLITION PLAN

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



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 HYDRANT. REFER TO C3.1
- 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.

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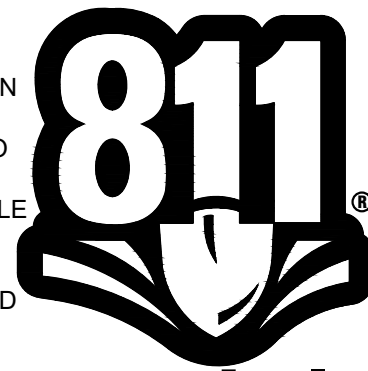
SYMBOLS LEGEND

	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 ELCTRICAL BOX
	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SIGN

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

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STATE OF UTAH

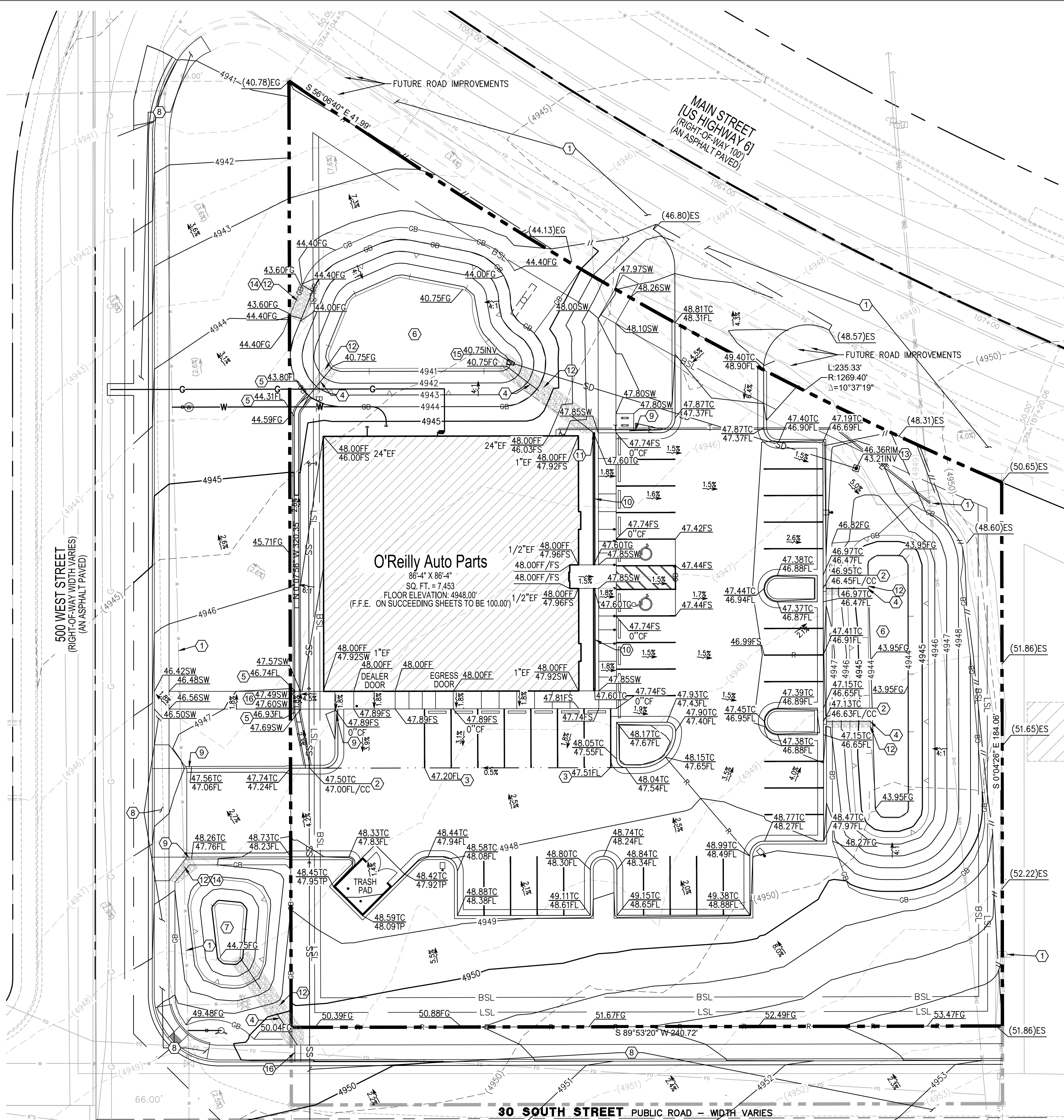
PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
SITE DEMOLITION PLAN

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

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

D1.1

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ARCHITECT
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Springfield, Missouri 65804
417.862.0558
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e-mail: architee@eterfyschneider.com



1 SITE GRADING PLAN

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

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°52'25" EAST 2654.98 FEET MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 2 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, S18&M.

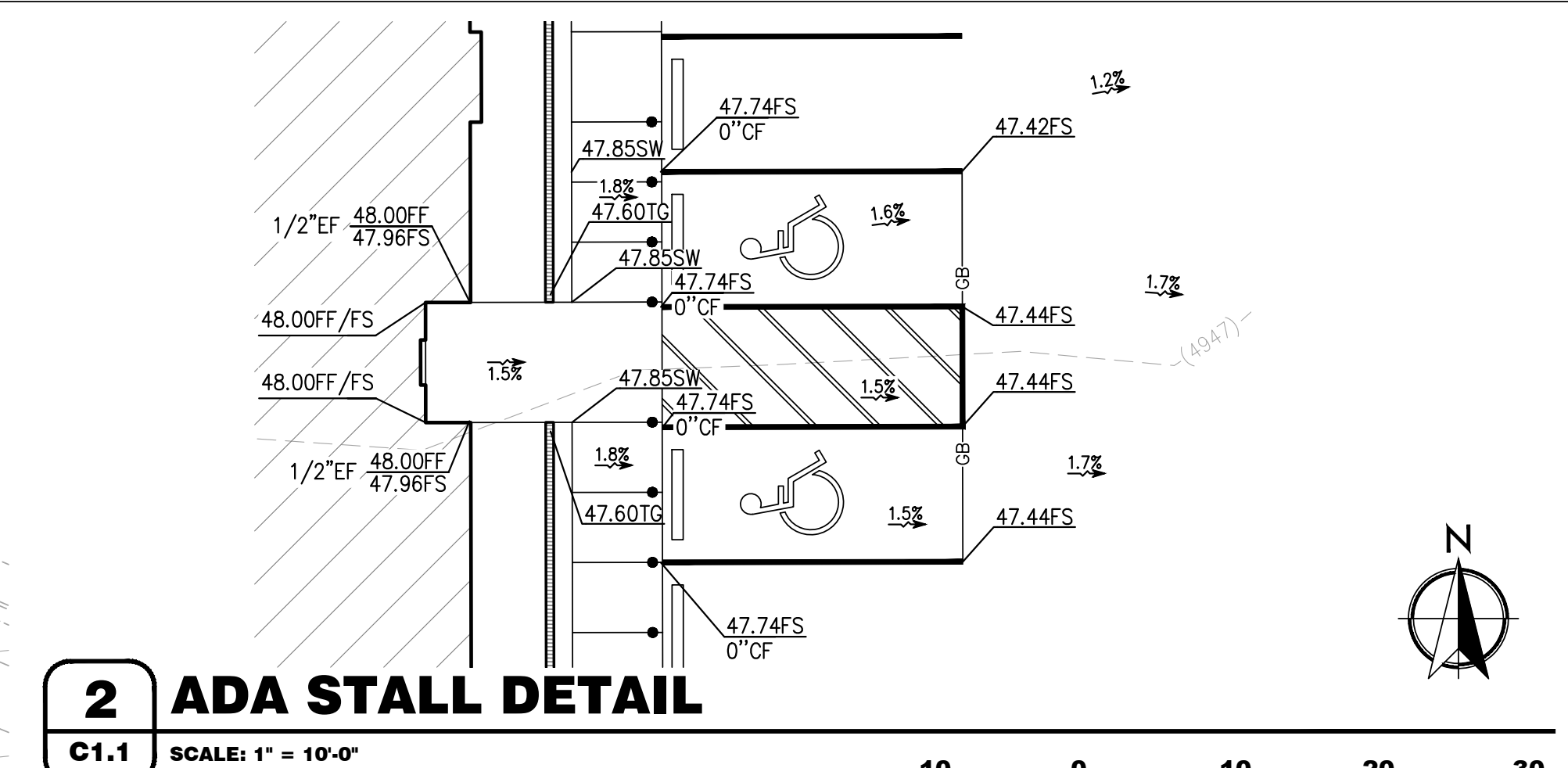
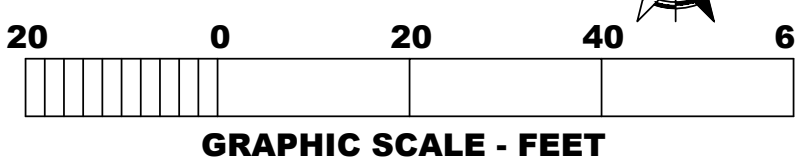


BENCHMARK

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 (NAVDB88), 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.



2 ADA STALL 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

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.
- 2' U-GUTTER. REFER TO DETAIL 9/C2.2
- PROPOSED ONSITE RETENTION POND.
- PROPOSED OFFSITE RETENTION POND.
- OFFSITE IMPROVEMENTS. SEE SHEET C4.1
- 1' CURB TRANSITION.
- 4" PRESLOPED TRENCH DRAIN. REFER TO DETAIL 11/C2.2.
- TRENCH DRAIN CONVEYS INTO LANDSCAPE SWALE.
- RIP RAP UNDERLINED WITH NONWOVEN GEOTEXTILE FABRIC. TYPE D50=6" RIPRAP TO A DEPTH OF 18".
- 18" POND OVERFLOW STRUCTURE. REFER TO DETAILS ON SHEET C2.5
- SECONDARY/EMERGENCY OVERFLOW
- 12" HDPE FLARED END SECTION. REFER TO DETAILS ON SHEET C2.5
- UNDER SIDEWALK DRAIN. REFER TO DETAIL 12/C2.2

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.

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 = 7840 CF
NORTH POND STORAGE VOLUME AT ELEV 4943.00 = 4886 CF
EAST POND STORAGE VOLUME AT ELEV 4945.45 = 3207 CF
TOTAL STORAGE RETENTION VOLUME = 8093 CF

OFFSITE RETENTION VOLUMES:

REQUIRED SOUTH STREET 25 YEAR, 6 HOUR RUNOFF VOLUME = 838 CF
RIGHT OF WAY STORAGE VOLUME AT 4946.77 = 945 CF

NOTE:

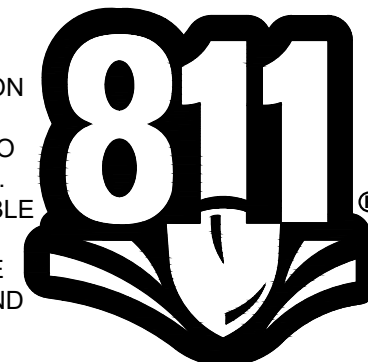
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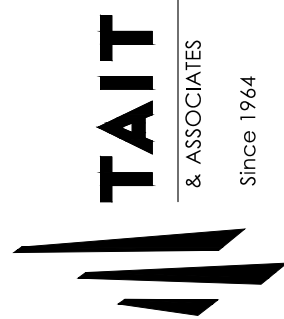
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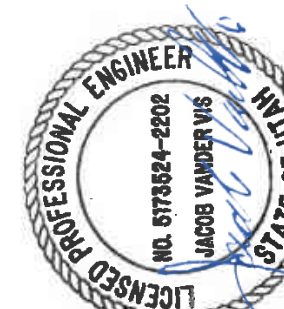


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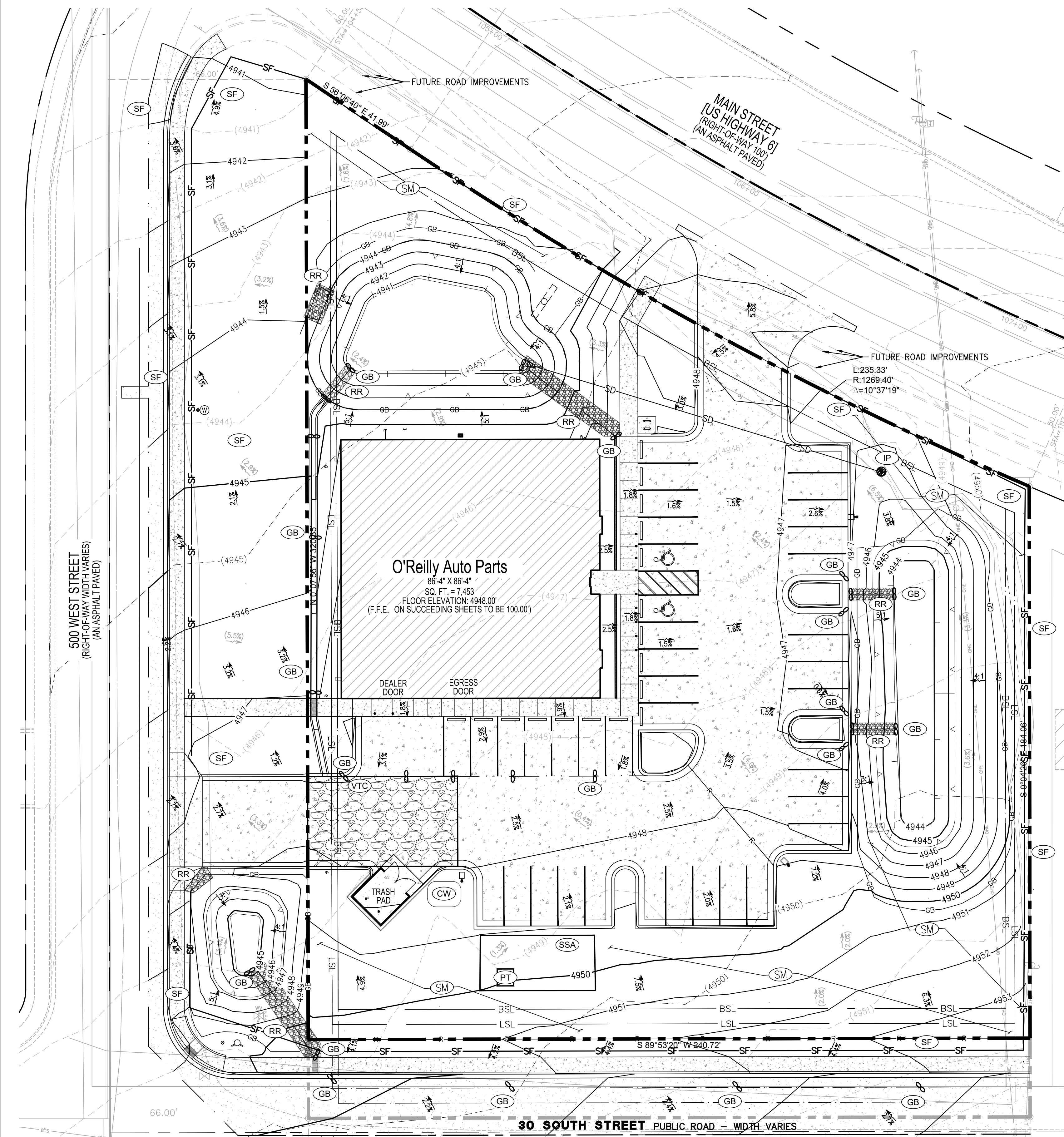
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Fax: 417.862.3265
e-mail: architec@eterlyschneider.com

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MAIN STREET (US HWY6)
SANTAQUIN, UT
SITE GRADING PLAN

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COMM #4704
DATE: 05/26/2023
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C1.1



1 SITE EROSION CONTROL PLAN
C1.2 SCALE: 1" = 20'-0"

BASIS OF BEARING

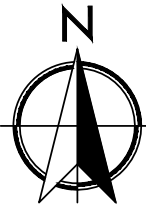
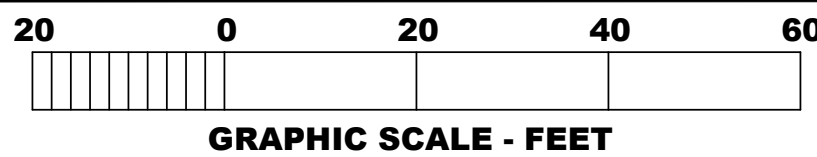
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EROSION CONTROL & MAINTENANCE PLAN NOTES

1. 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.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. 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.
4. 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.
5. 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.
6. REFER TO SITE DETAILS FOR SILT FENCE CONSTRUCTION.
7. REFER TO COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY STORM WATER MANAGEMENT DURING CONSTRUCTION FIELD GUIDE FOR BEST MANAGEMENT PRACTICES DURING CONSTRUCTION.
8. 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
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	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

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STAGE OF CONSTRUCTION NOTES

- PHASE 1 (PRE-CONSTRUCTION)
1. INSTALLATION OF EROSION CONTROL SILT FENCE.
 2. DEMOLITION OF EXISTING SITE IMPROVEMENTS.
 3. REMOVAL OF EXISTING PAVEMENT ON THE SITE.
- VEHICLE TRACKING CONTROL
-SANITARY FACILITIES
-GRAVEL BAGS
- PHASE 2 (DURING GRADING, AND PAVING)
4. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
 5. ROUGH GRADING.
 6. CONSTRUCTION OF NEW SITE IMPROVEMENTS.
 7. FINAL GRADING.
 - CONCRETE WASHOUT AREA
PRIOR TO ANY CONCRETE WORK
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED
- PHASE 3 (POST PAVING)
8. PLACEMENT OF FINAL LANDSCAPING ITEMS.
 9. 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	
PORTABLE TOILET	PT	
VEHICLE TRACKING CONTROL	VTC	
GRAVEL BAG	GB	
DRAIN INLET PROTECTION	IP	
STABILIZED STAGING AREA	SSA	
SILT FENCE	SF	
AREA OF RIP RAP	RR	
SEEDING & MULCHING	SM	

CONSTRUCTION EGRESS NOTES

1. 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 8" MIN THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO STATE FOR ANY ADDITIONAL REQUIREMENTS.
2. 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.
3. 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) A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- (B) FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
- (C) REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

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C1.2

CRAIG A. SCHNEIDER, AIA
ARCHITECT
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Springfield, Missouri 65804
417-862-0558
Fax: 417-862-3265
e-mail: architect@eterschneider.com

ZONING:	MSC - MAIN STREET COMMERCIAL
CLASSIFICATION:	
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:	24 STALLS

- (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.

- (1) PROTECT EXISTING IMPROVEMENTS IN PLACE.
- (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 SIGN. 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 FOR TYPE AND CONSTRUCTION.
- (13) 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- (14) SITE SIGN. REFER TO SHEET SG1.1 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 AND RIP RAP UNDERLINED WITH NONWOVEN GEOTEXTILE FABRIC. TYPE D50-6" RIPRAP TO A DEPTH OF 18".
- (18) 2' UNDER SIDEWALK DRAIN. REFER TO DETAIL 12/C2.2
- (19) 2' CONCRETE U-GUTTER. 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 OFF-SITE PLANS FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
- (23) 4" PRESLOPED TRENCH DRAIN. REFER TO DETAIL 11/C2.2
- (24) RELOCATE HYDRANT. REFER TO C3.1
- (25) PROPOSED 2' X 1' SPLASH PAD.
- (26) PROPOSED OFF-SITE RETENTION POND, REFER TO C4.1 FOR GRADING DETAILS.
- (27) SIDEWALK CURB RAMP. REFER TO CITY DETAIL CG1 ON SHEET C2.3.
- (28) DRIVE APPROACH. REFER TO CITY DETAIL CG6 ON SHEET C2.3.
- (29) 18" OVERFLOW STRUCTURE. REFER TO SHEET C2.5
- (30) 12" HDPE PIPE FLARED END SECTION. REFER TO SHEET C2.5

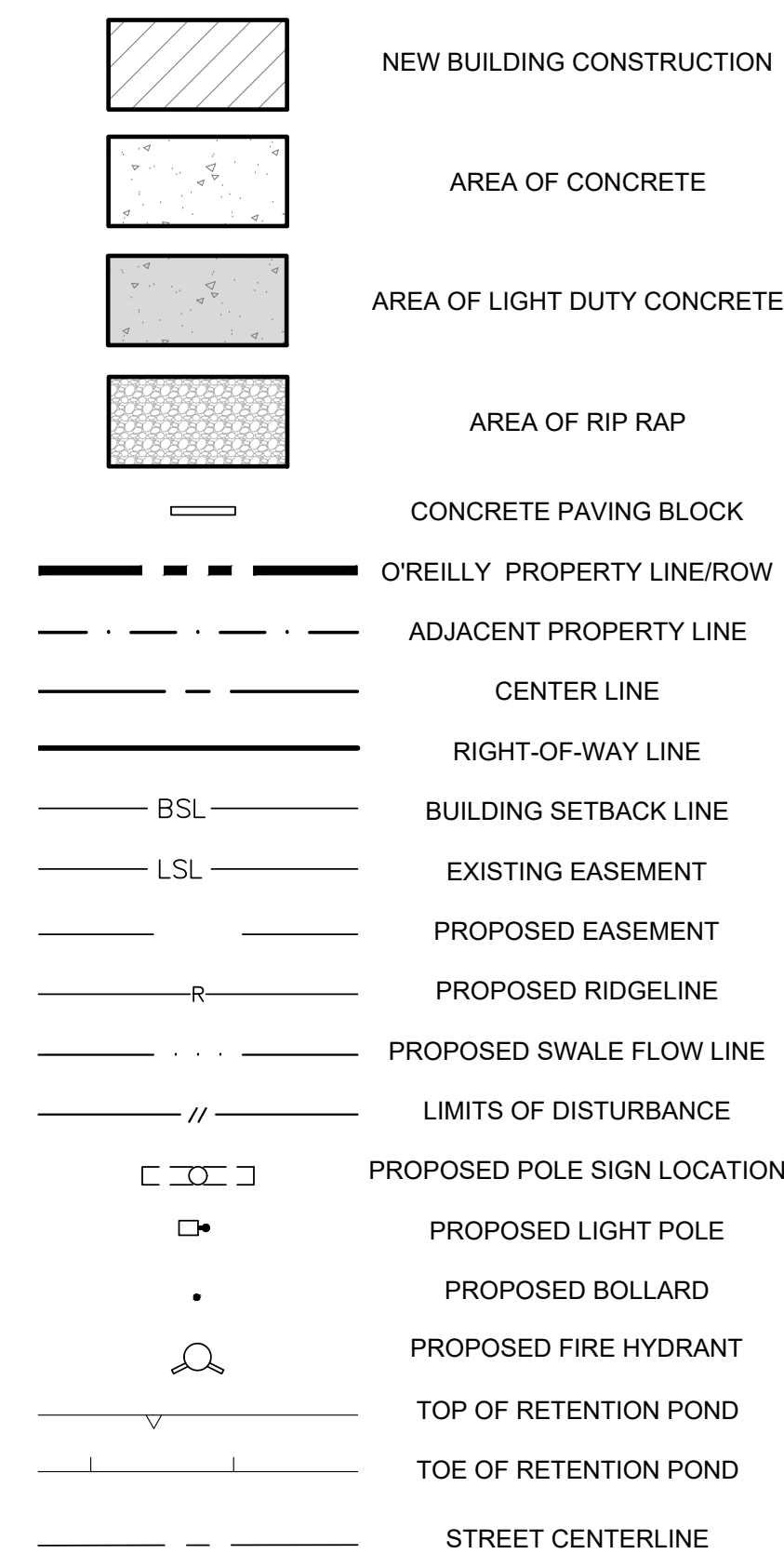
THE BENCHMARK UTILIZED FOR ELEVATIONS SHOWN IS THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, MEASURED AS 4894.02 FEET (NAVD88), PER UTAH COUNTY SURVEYOR'S SECTION TIE SHEET NO. 45-72.

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.

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°55'25" EAST
2854.99 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.

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS
SYMBOLS LEGEND.



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 SANTIAGO 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 SANTIAGO 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

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
THERE TO.

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Fax: 417.862.3265
erlyschneider.com

Springfield, Missouri 65804

Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

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

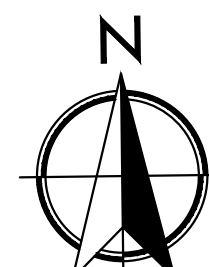
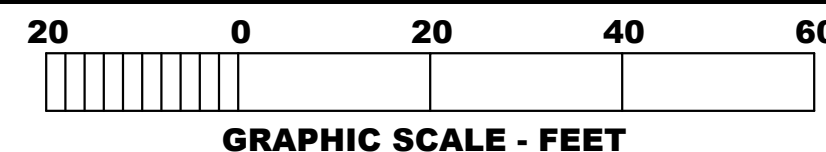
O'Reilly **AUTO PARTS**
CORPORATE OFFICES

CORPORATE OFFICES
2233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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

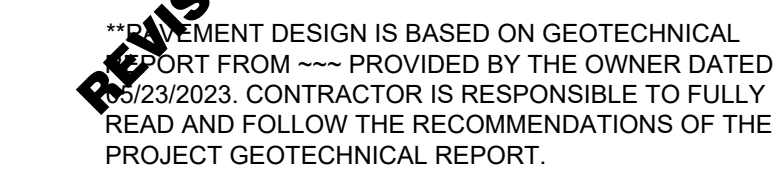
C2.1

C2.1	SCALE: 1" = 20'-0"
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- (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 IDENTIFIED, CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.



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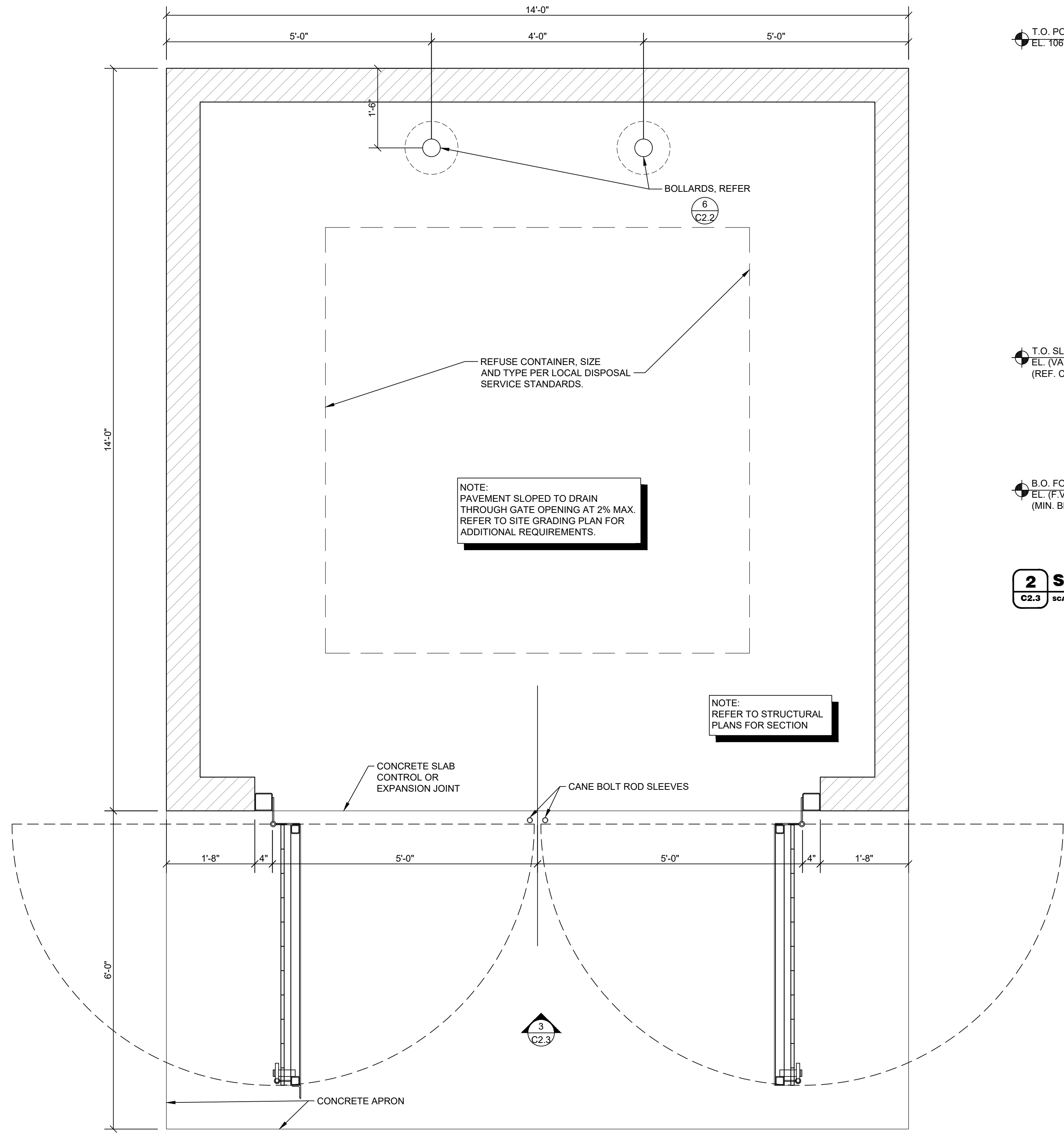
PROJECT:
NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
SITE DETAILS

O'Reilly **AUTO PARTS**

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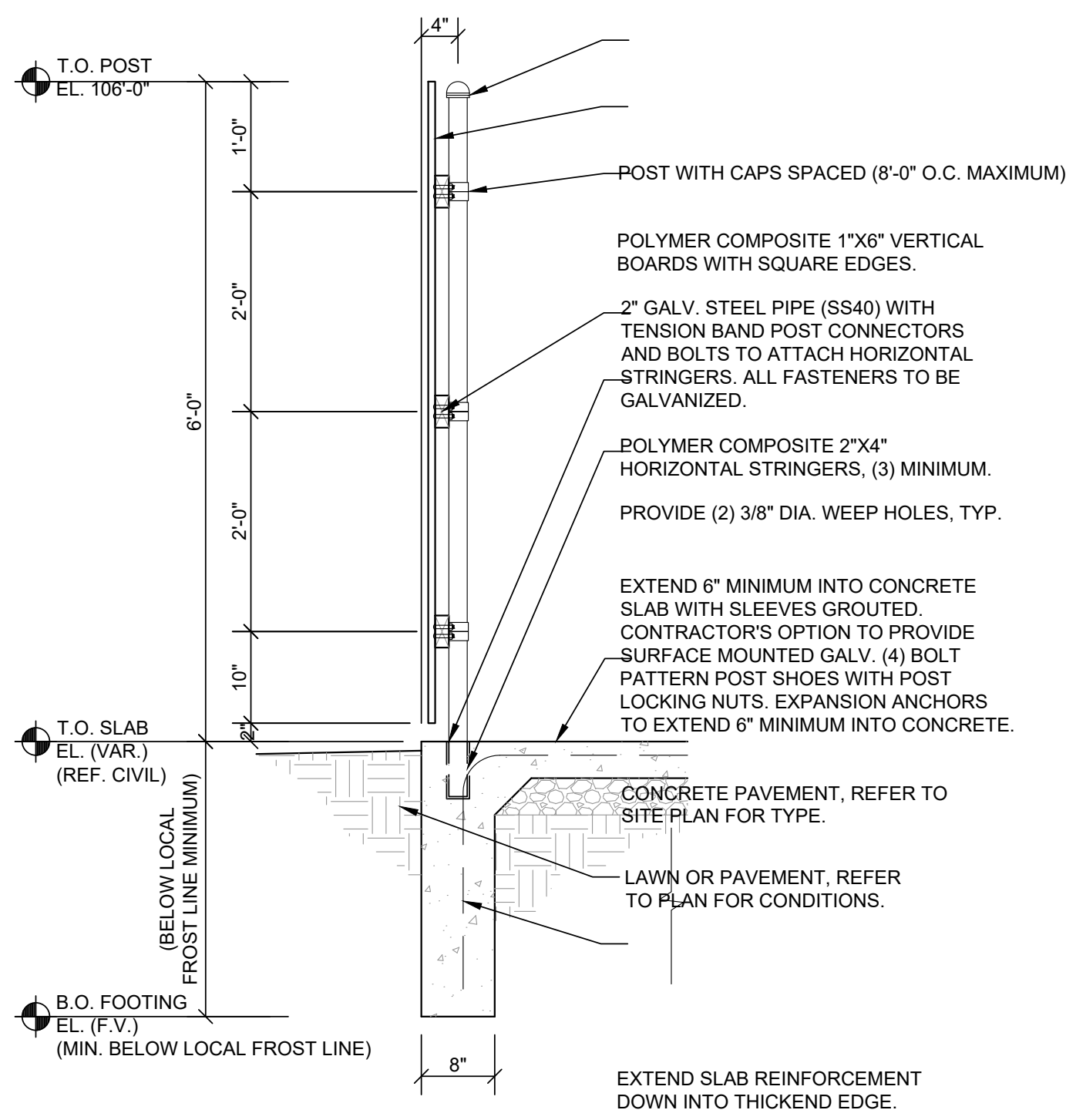
COMM #4704
DATE: 05/26/2023
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DATE:

C2.2



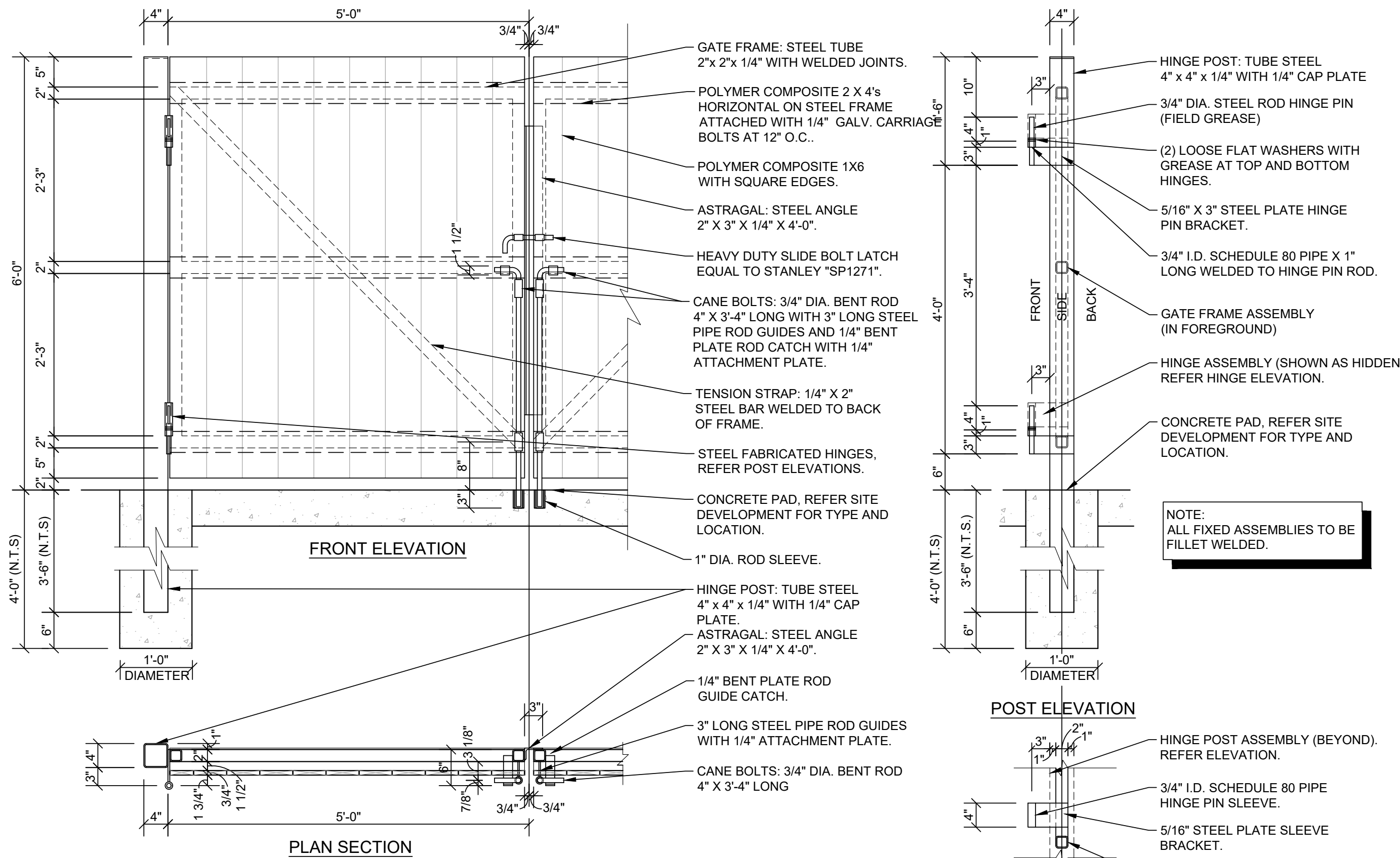
1 MASONRY SCREEN FENCE REFUSE ENCLOSURE PLAN

C2.3 SCALE: 3/4" = 1'-0"



2 SCREEN FENCE SECTION

C2.3 SCALE: 3/4" = 1'-0"



3 SCREEN FENCE GATE DETAILS

C2.3 SCALE: 3/4" = 1'-0"

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (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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PROFESSIONAL ENGINEER
NO. 670884-2202
JACOB VANDERVIS
STATE OF MISSOURI

JACOB VANDERVIS PE 173524-2202

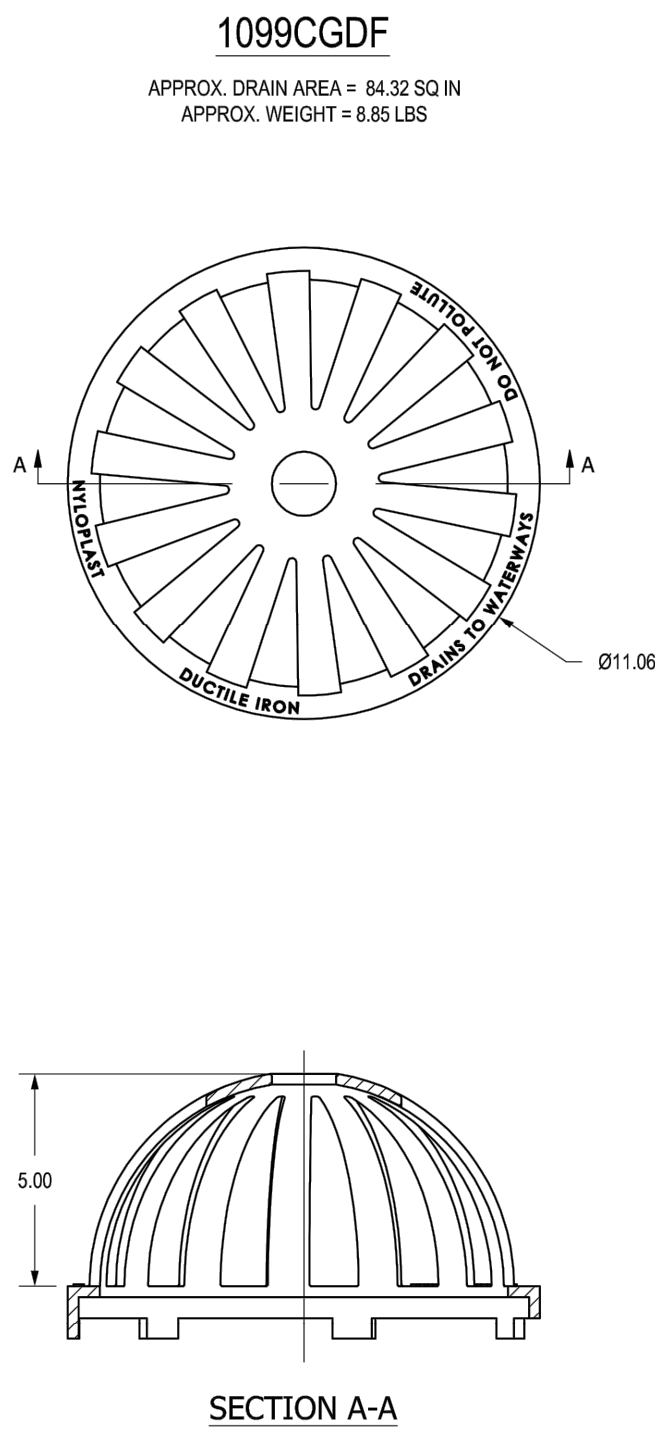
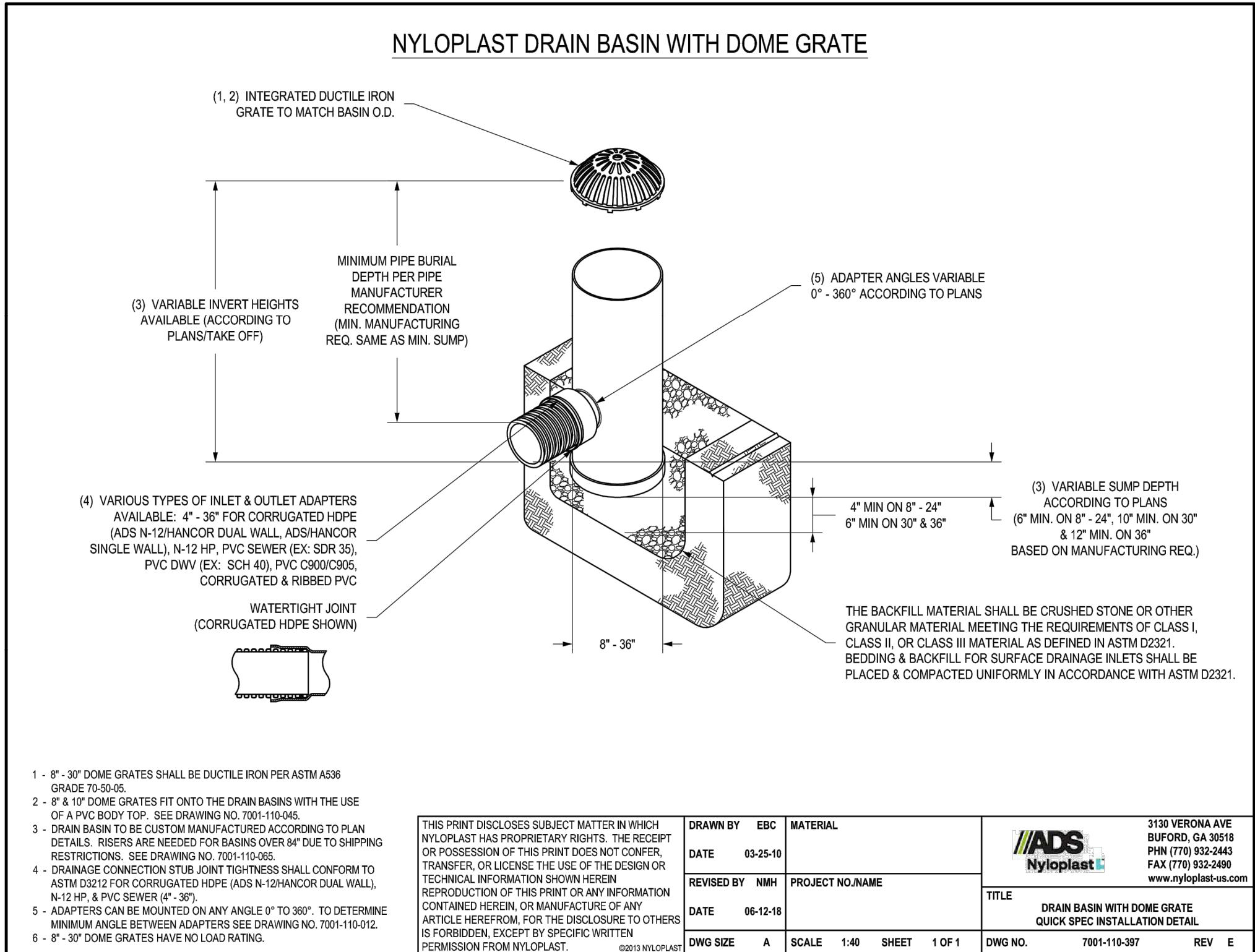
CRAIG A. SCHNEIDER, AIA
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DATE:



ADS, Inc. Drainage Handbook

Specifications ♦ 1-34

ADS FLARED END SECTION SPECIFICATION

Scope

This specification describes 12- through 36-inch (300 to 900mm) ADS Flared End Sections for use in culvert and drainage outlet applications.

Requirements

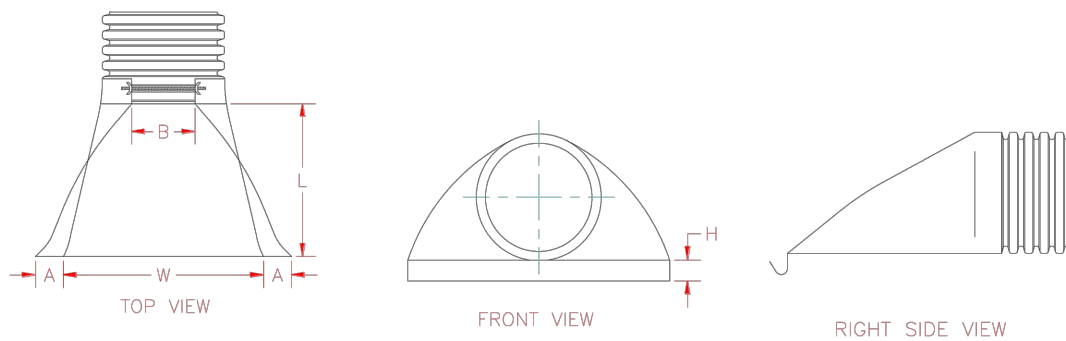
The ADS Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation

Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.adspipe.com for the latest installation instructions.

Diameter	PIPE DIAMETER: in (mm)					
	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (457)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

*Product detail may differ slightly from actual product appearance



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C2.5

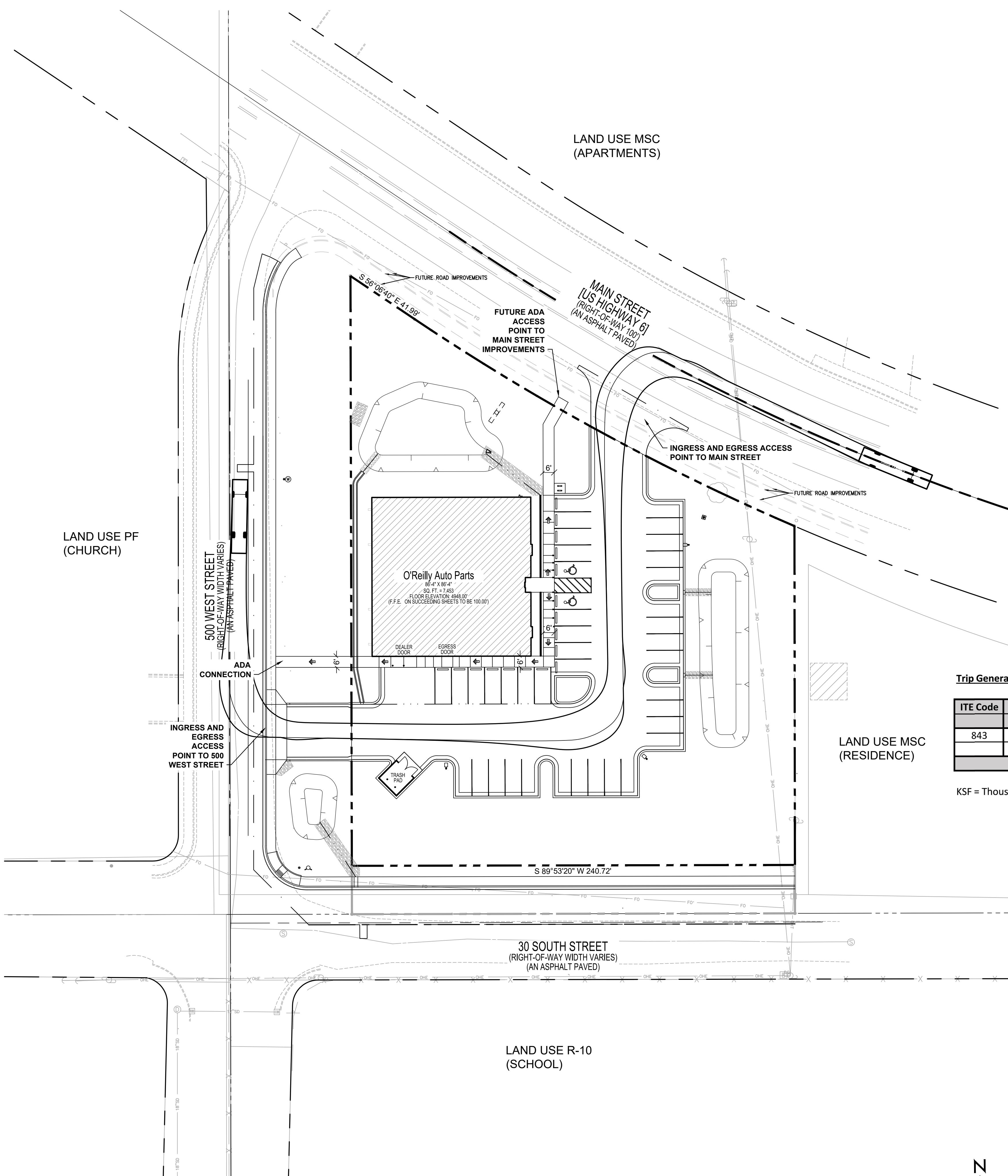
CRAIG A. SCHNEIDER, AIA

ARCHITECT

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Springfield, Missouri 65804

417.862.0558
Fax: 417.862.3265
e-mail: architect@eterlyschneider.com

JACOB VANDERVIS PE 517324-2202



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

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 (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 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 RESURVEY OF THE NORTHEAST QUARTER OF T10S, R1E, SLB&M.

EMERGENCY VEHICLE DETAILS

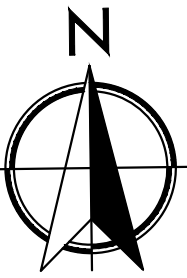
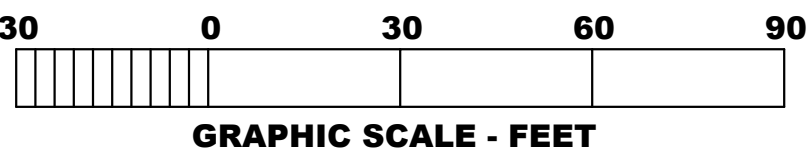
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NOTE:
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Trip Generation (ITE 11th Edition)

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



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 ACCESSIBILITY CIRCULATION PLAN

CRAIG A. SCNEIDER, AIA
ARCHITECT

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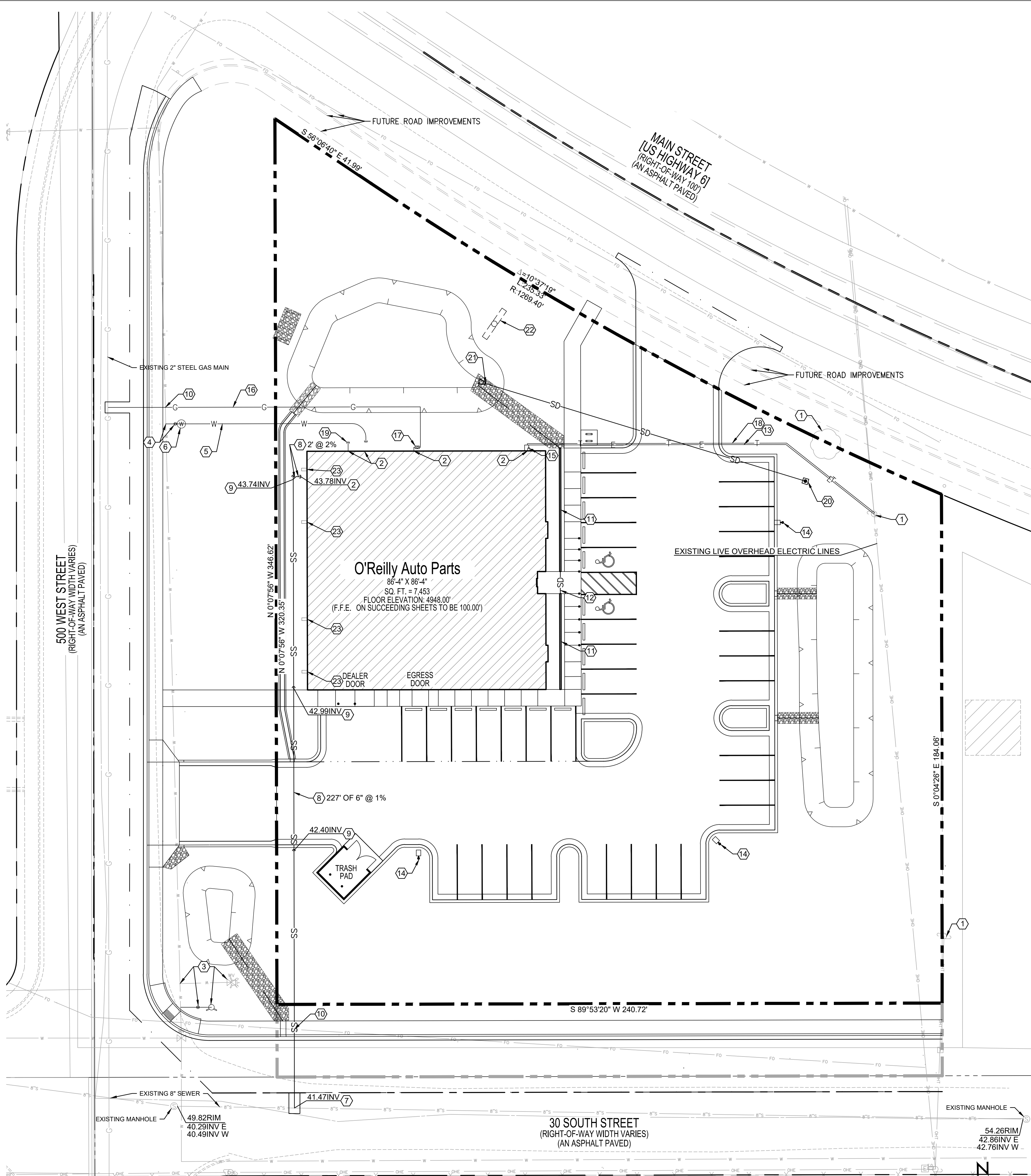
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O'Reilly AUTO PARTS

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

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

C2.6



- ### KEY NOTES

 - PROTECT EXISTING IMPROVEMENTS IN PLACE.
 - UTILITY CONNECTIONS AT BUILDING. REFER TO US1 FOR DETAIL.
 - RELOCATE VALVE AND HYDRANT PER SANTAQUIN CITY DETAIL W2. CAP EXISTING TEE. SEE C2.4 FOR DETAIL.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 6" SANITARY CLEANOUT PER SANTAQUIN CITY DETAIL S2. MINIMUM SPACING 100 FEET. SEE C2.4 FOR DETAIL.
 - UTILITY CROSSING. CONTRACTOR TO CONFIRM DEPTHS AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - 4" PRESLOPED TRENCH DRAIN. REFER TO DETAIL C2.2/11.
 - 4" STORM DRAIN CONNECTION PIPE.
 - PROPOSED UNDERGROUND ELECTRIC SERVICE LINE. REFER TO US1 FOR DETAIL.
 - PROPOSED LIGHT POLE. REFER TO US1 FOR DETAIL.
 - PROPOSED ELECTRIC STRUCTURE. REFER TO US1 FOR DETAIL.
 - PROPOSED GAS SERVICE LINE. REFER TO US1 FOR DETAIL.
 - PROPOSED GAS STRUCTURE. REFER TO US1 FOR DETAIL.
 - PROPOSED UNDERGROUND COMMUNICATION SERVICE LINE. REFER TO US1 FOR DETAIL.
 - IRRIGATION STUB SHOWN FOR REFERENCE. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR DETAILAND METER INFO.
 - 18" OVERFLOW INLET STRUCTURE. REFER TO SHEET C2.5 FOR DETAILS. REFER TO C1.1 FOR ELEVATIONS.
 - 12" HDPE STORM DRAIN PIPE WITH FLARE END SECTION AT MIN 2% SLOPE. REFER TO C2.5 FOR DETAILS. REFER TO C1.1 FOR ELEVATIONS.
 - PROPOSED LIGHTED SIGN. REFER TO US1 FOR DETAIL.
 - PROPOSED 2' X 1' SPLASH PAD AT ROOF DRAIN.
- ### EXISTING UTILITY NOTE

CONTRACTOR TO CONFIRM MINIMUM BURY DEPTH IS MAINTAINED OVER EXISTING UTILITIES.
- ### EXISTING CONDITIONS NOTES

 - THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
 - 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.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
 - 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.
 - 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.
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- ### SYMBOLS LEDGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEDGEND.

	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
	EXISTING EASEMENT
	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
- ### UTILITY COMPANY CONTACTS

CULINARY WATER & SANITARY SEWER: SANTAQUIN CITY JON LUNDELL, P.E. (801)-754-1974 JLUNDELL@SANTAQUIN.ORG	NATURAL GAS: DOMINION ENERGY SL MAPPING DEPARTMENT (801) 324-3970 MAP.REQUESTS@DOMINIONENERGY.COM
POWER: ROCKY MOUNTAIN POWER CLAIRE HUNTER (385) 395-7198 CLAIRE.HUNTER@PACIFICORP.COM	CABLE TV & PHONE: CENTRACOM INTERACTIVE ALISA FAATZ (435) 427-3331 A.FAATZ@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
- ### 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.

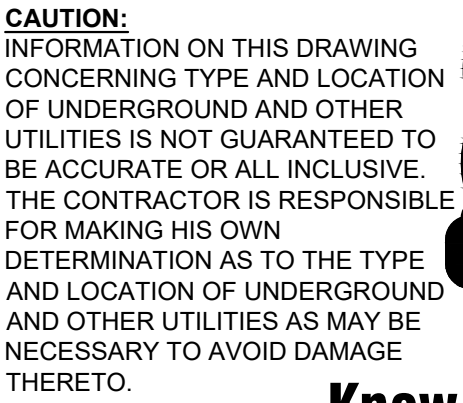
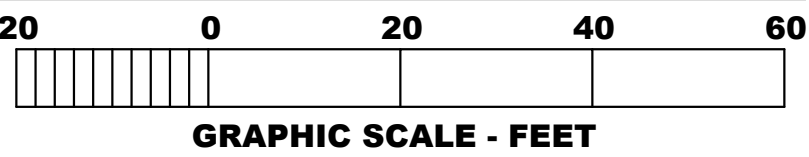
GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 4900 FEET.

1

SITE UTILITY PLAN

C3.1

SCALE: 1" = 20'-0"



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



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

C3.1

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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

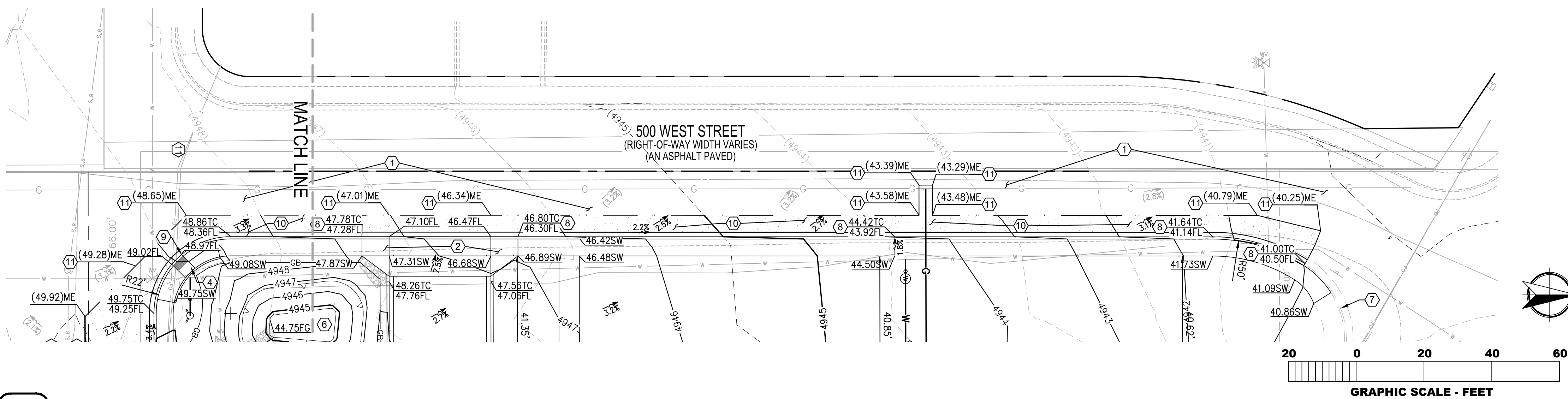
ENGINEERING ENVIRONMENTAL BUILDING LAND
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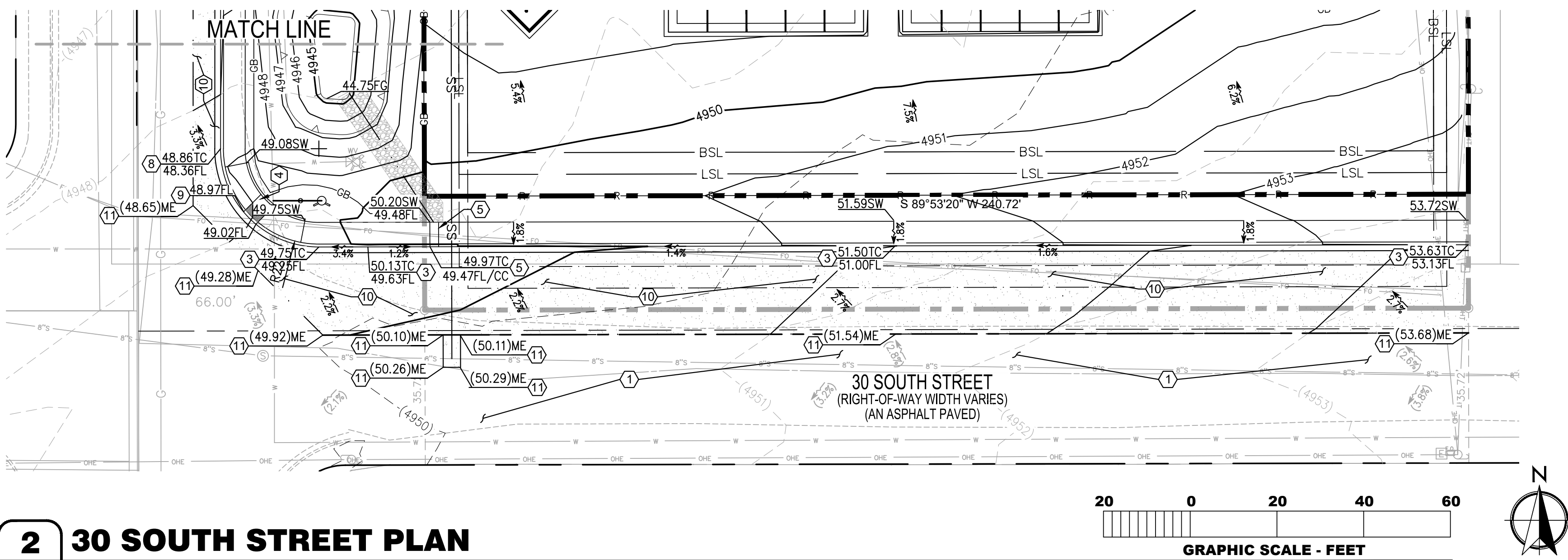
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JACOB VANDERVIES PE 5173524-2202

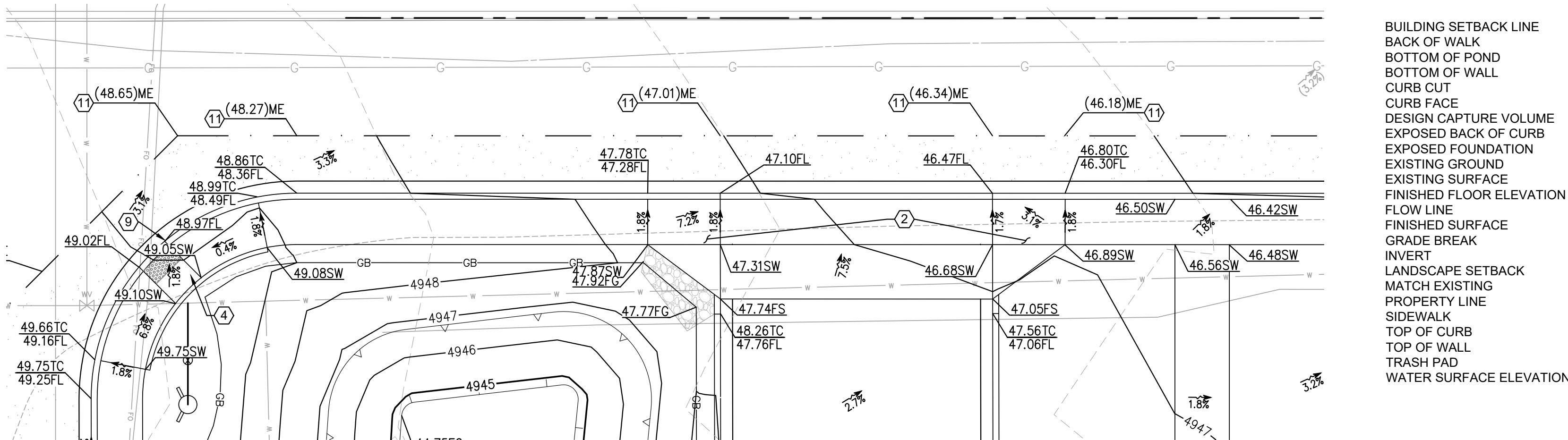
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Fax: 417.862.3265



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, SL8&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 (NAVOD88), 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 RELIEF THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL OFF-SITE CONCRETE TO BE 4,000 PSI PER SANTAQUIN SPECIFICATION 12.02, CLASS AA(AE).
- 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.

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.

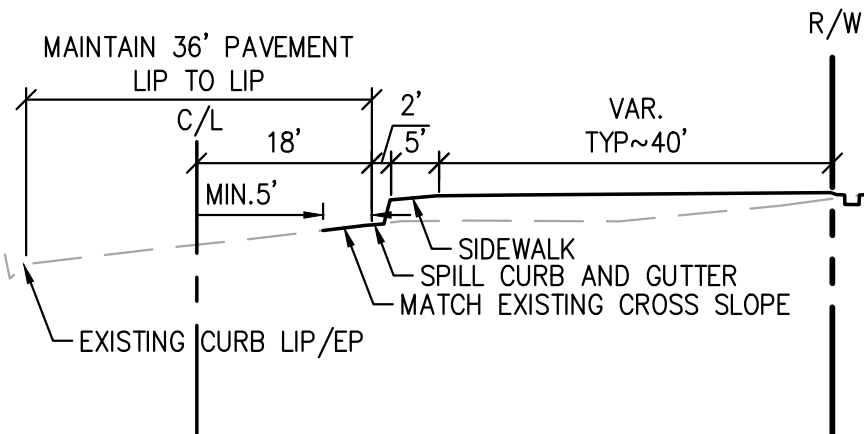
RETENTION VOLUMES:
REQUIRED SOUTH STREET 25 YEAR, 6 HOUR RETENTION VOLUME = 785 CF
RIGHT OF WAY STORAGE VOLUME AT 4946.75 = 790 CF
100 YEAR, 24 HOUR RUNOFF VOLUME = 1497 CF
STORAGE VOLUME AT 4947.75 = 1944 CF

KEYNOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- DRIVEWAY APPROACH W/O PARK STRIP PER SANTAQUIN STANDARD DRAWING CG6 ON SHEET C2.4.
- HIGH BACK CURB AND GUTTER WITH ATTACHED WALK PER SANTAQUIN STANDARD DRAWING CG4 ON SHEET C2.4.
- CURB RAMP AT INTERSECTION PER SANTAQUIN STANDARD DRAWING CG1 ON SHEET C2.4.
- UNDER SIDEWALK DRAIN. SEE C1.1 FOR ELEVATIONS. REFER TO DETAIL 12/C2.2
- RIGHT OF WAY STORM RUNOFF RETENTION POND.
- FUTURE ROAD IMPROVEMENTS.
- HIGH BACK CURB AND SPILL GUTTER WITH ATTACHED WALK.
- TRANSITION FROM HIGH BACK CURB TO HIGH BACK CURB WITH SPILL GUTTER.
- ASPHALT PAVING. REFER TO DETAIL 13/C2.2.
- GRIND 12" BEYOND SAWCUT AT 3" DEPTH, OVERLAY TO MATCH EXISTING PER SANTAQUIN CITY STANDARD AND SPECIFICATION 10.05.

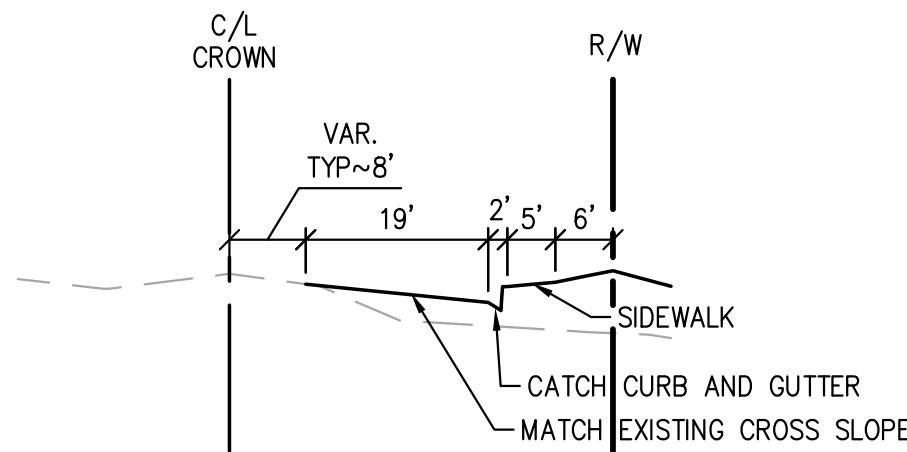
500 WEST STREET SECTION

SCALE: N.T.S.



30 SOUTH STREET SECTION

SCALE: N.T.S.



CAUTION:
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SINCE 1914

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& ASSOCIATES

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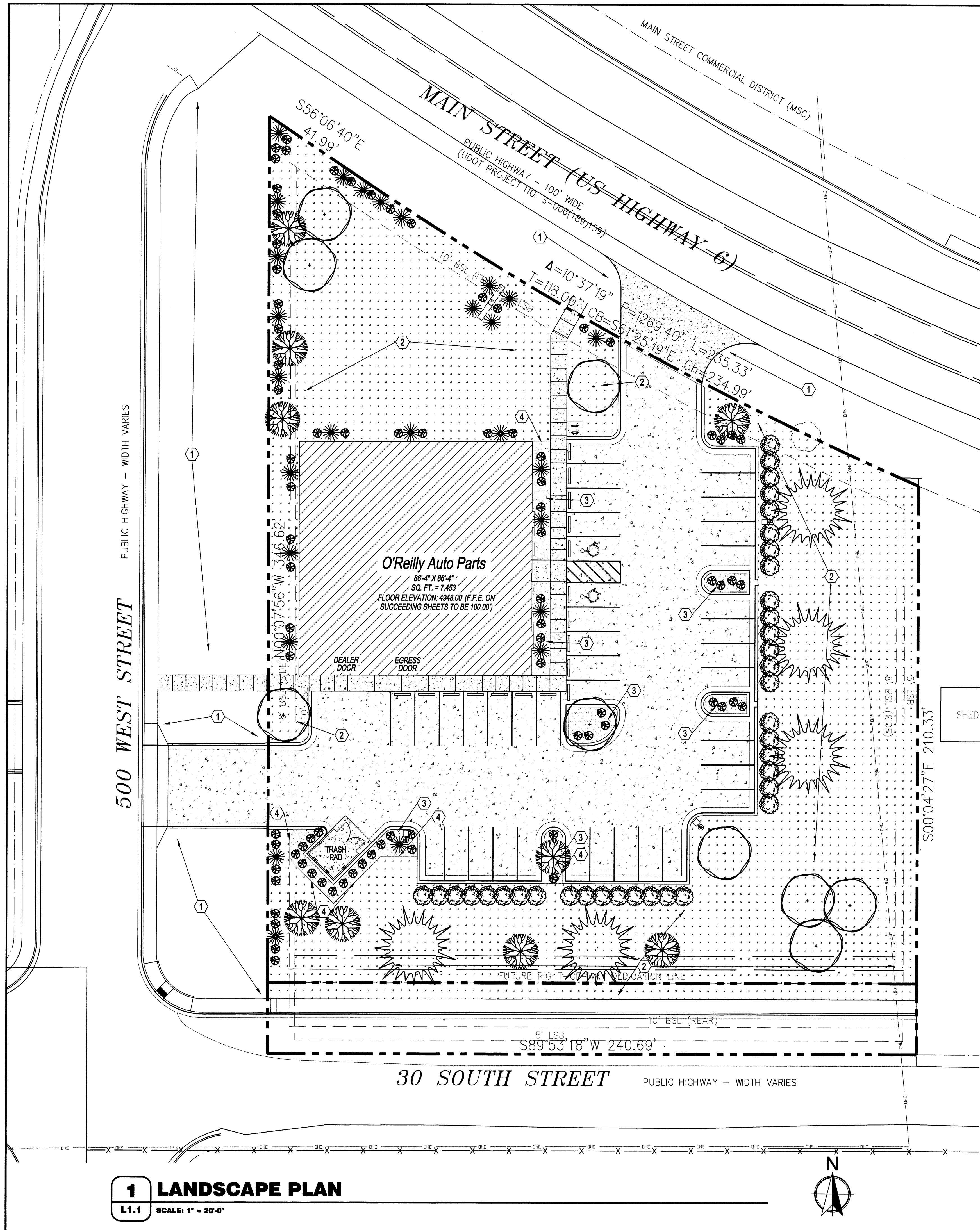
PROJECT:
**NEW O'REILLY AUTO PARTS STORE
MAIN STREET (US HWY6)
SANTAQUIN, UT
ROAD PLAN**

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

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

JACOB VANDERBEEK PE 5173524-2202

C4.1



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 NURSERYMEN "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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Know what's below
Call before you dig.

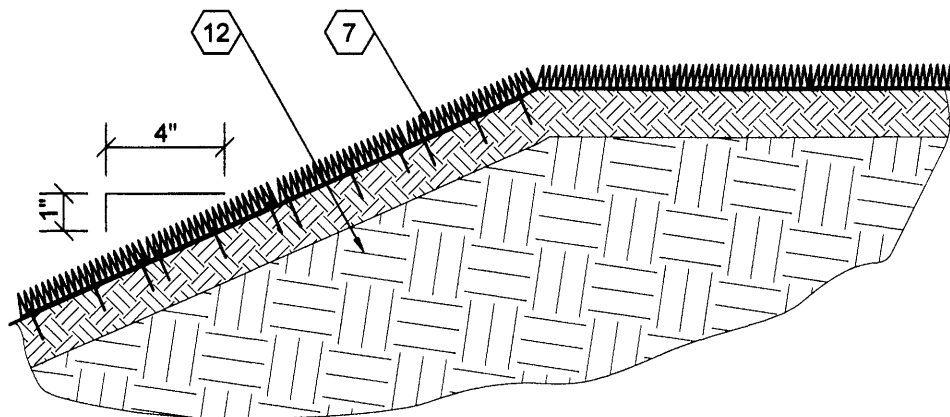
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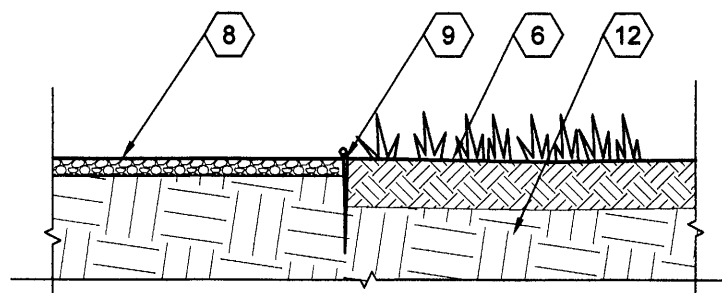
COMM # 4704
DATE: 5-26-23
REVISION
DATE:

LANDSCAPE PLAN
L1.1



1 SOD DETAIL

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

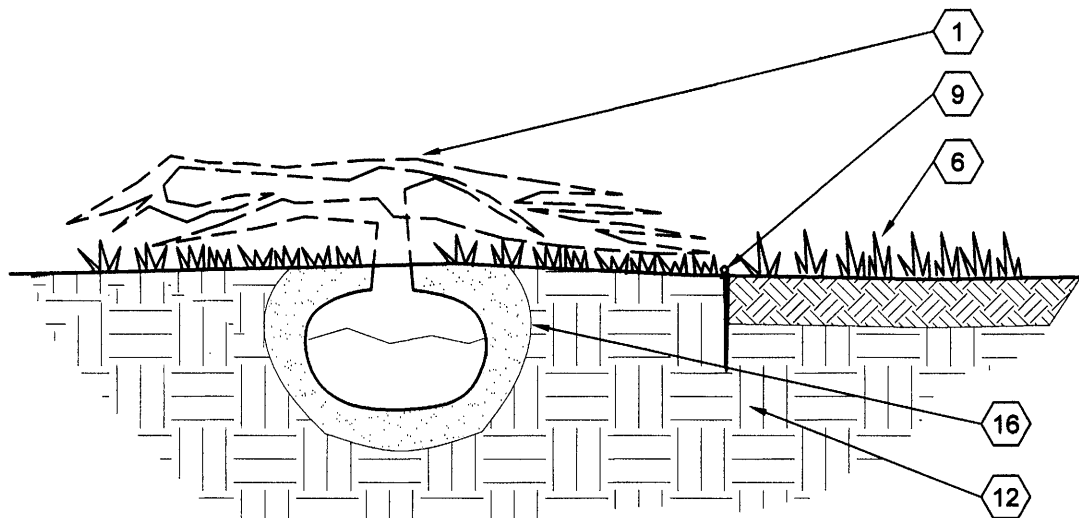


2 LANDSCAPE GRAVEL DETAIL

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

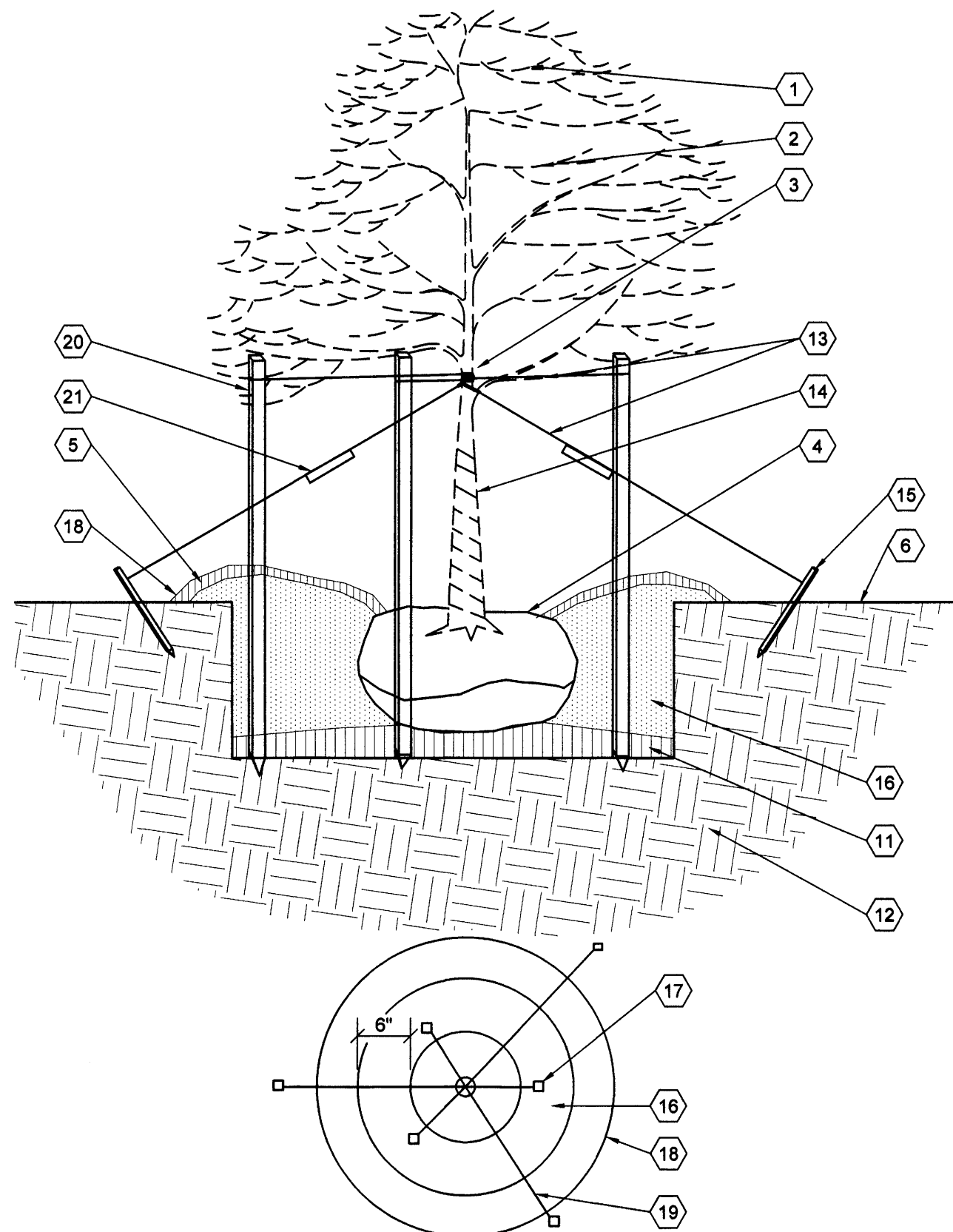
3 NOT USED

L1.2 NOT TO SCALE



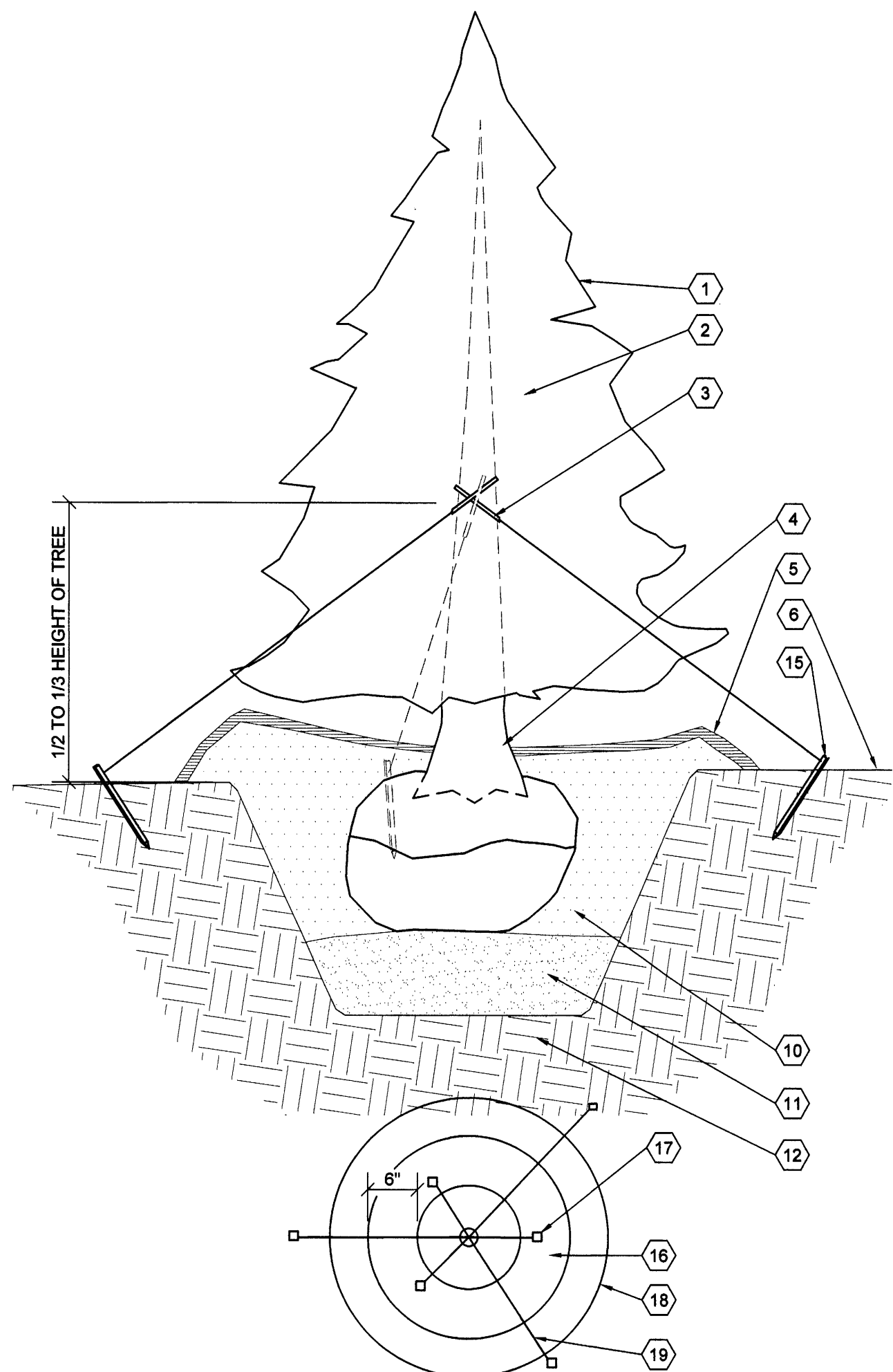
4 SMALL SHRUB DETAIL

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



5 LARGE DECIDUOUS TREE

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



6 LARGE CONIFEROUS TREE

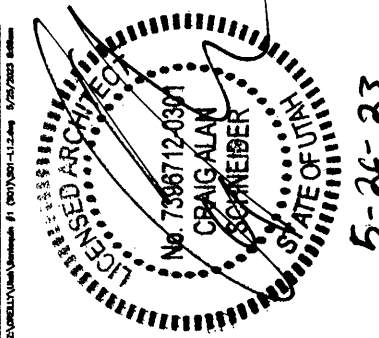
L1.2 SCALE: 3/4" = 1'-0"

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.

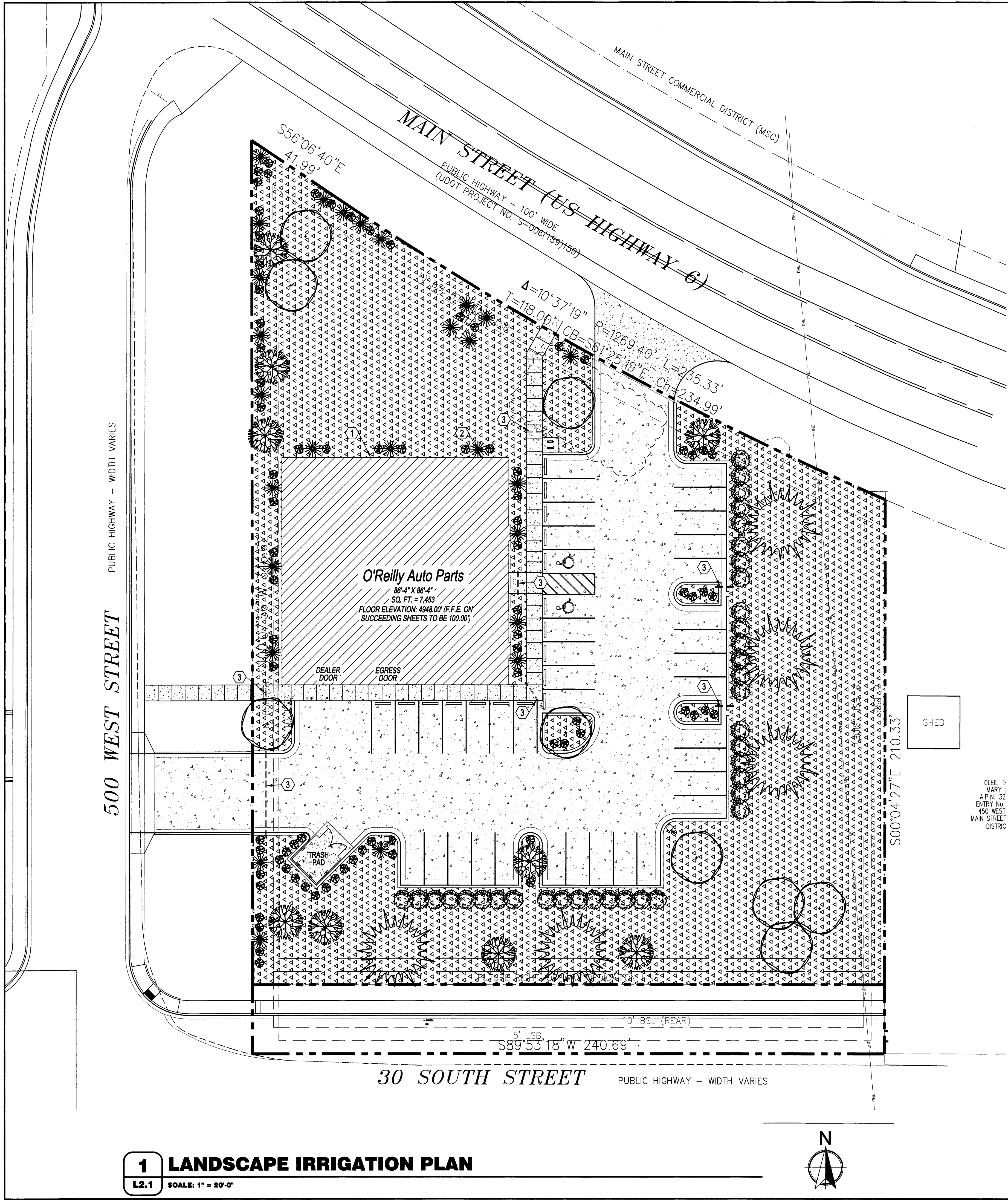


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LANDSCAPE DETAILS

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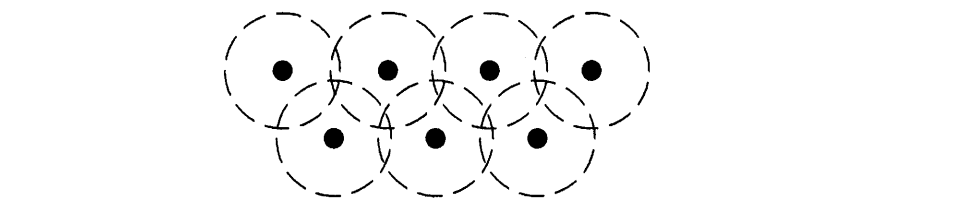


GENERAL NOTES

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- (B) REFER TO CIVIL AND SITE UTILITY DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (C) 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.
- (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.
- (L) PROVIDE RAIN SENSOR AND ANTI-FREEZE ASSEMBLY ON IRRIGATION SYSTEM.
- (M) THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL OWNER GIVES FINAL ACCEPTANCE.
- (N) ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR HIGHER GRADE.
- (O) 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

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811
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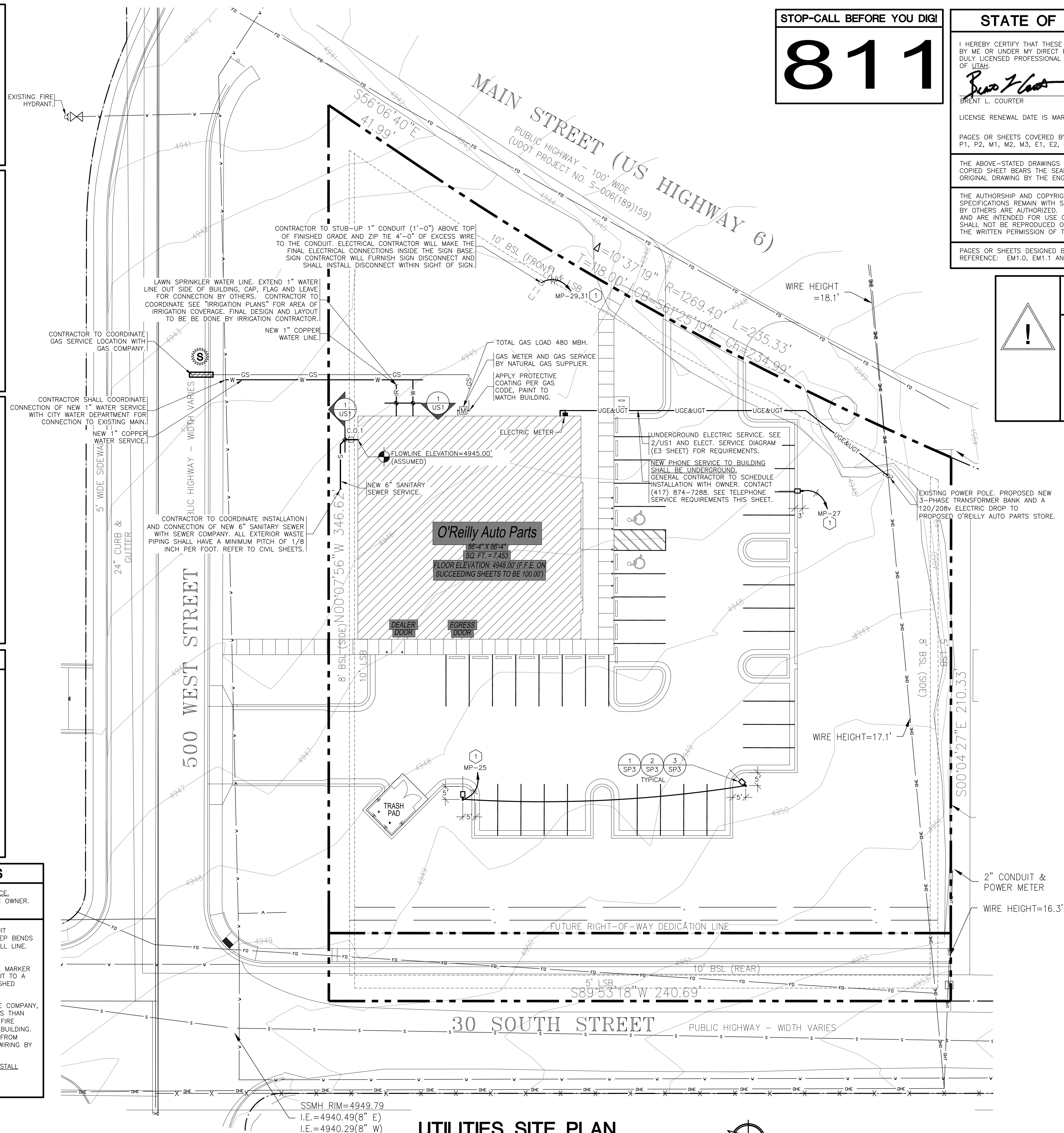
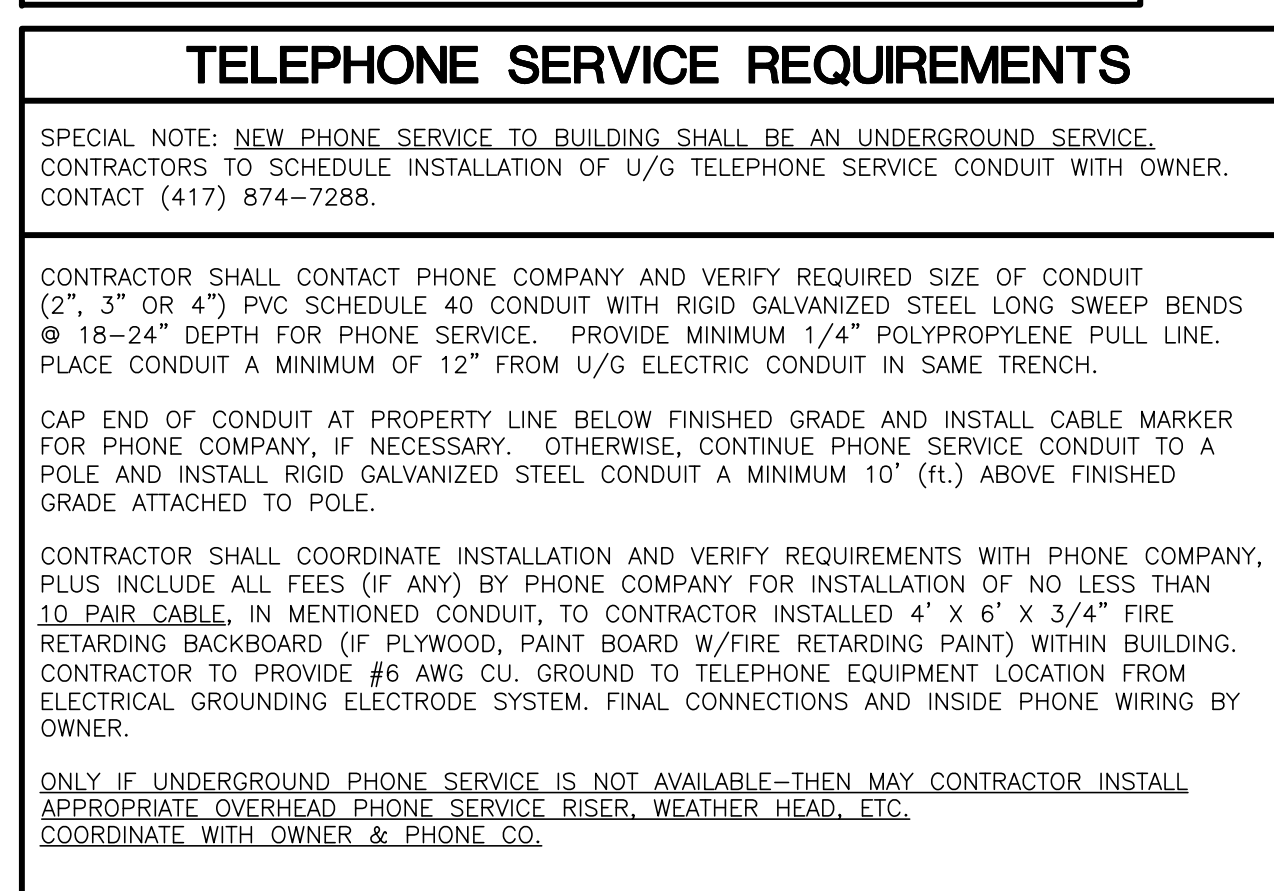
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O'Reilly AUTO PARTS
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COMM #	4704
DATE:	5-26-23
REVISION	
DATE:	

L2.1



811

A circular professional engineer seal for Brent L. Courter, State of Utah. The seal features the text "REGISTERED PROFESSIONAL ENGINEER" around the top inner edge and "STATE OF UTAH" around the bottom inner edge. In the center, it reads "No. 11074977-2202" and "BRENT L. COURTER". A handwritten signature "Brent L. Courter" is written across the seal. The date "05/26/23" is handwritten at the bottom right.

DRAWN BY: NAR

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

**1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558**

Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

**ESTERLY
SCHNEIDER
&
ASSOCIATES, INC.**
architects & planners

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

UTILITIES SITE PLAN

O'Reilly **AUTO PARTS**

CORPORATE OFFICES
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DATE:	

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