



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 27, 2024, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. **Les Schwab Site Plan**

A site plan review of a proposed tire retail store located at 98 N. 500 E.

2. **Quick Quack Car Wash Site Plan**

A review a commercial site plan for a proposed car wash located at approximately 78 N. 500 E.

3. **Traffic Control Request**

Review of a traffic control request for a crosswalk on the intersection of Royal Land Drive and Center Street and a bike lane along Center Street connecting to Apple Valley Elementary School.

MEETING MINUTES APPROVAL

4. **August 13, 2024**

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY: _____



LES SCHWAB TIRE CENTER CONSTRUCTION PLANS

98 N 500 E MAIN STREET SANTAQUIN, UTAH COUNTY, UTAH

DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

UTILITY COMPANY

SANITARY SEWER
JON LUNDELL
CITY OF SANTAQUIN
(801) 754-1974

GAS
DAVE CHRISTENSEN
DOMINION ENGERGY
(801) 853-6586

WATER
JON LUNDELL
CITY OF SANTAQUIN
(801) 754-1974

POWER
ROCKY MOUNTAIN POWER
(888) 221-7070

PHONE/CABLE
CENTURYLINK
(801) 974-8130

LEGAL DESCRIPTION

LOT 10 OF RIDLEY'S SUBDIVISION, PLAT C, BEING A PART OF PARCEL A, RIDLEY'S SUBDIVISION RECORDED AS ENTRY NO. 111268:2020 AND AS MAP NO. 17189, OFFICIAL RECORDS OF UTAH COUNTY, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SANTAQUIN, UTAH COUNTY, UTAH

BASIS OF BEARINGS

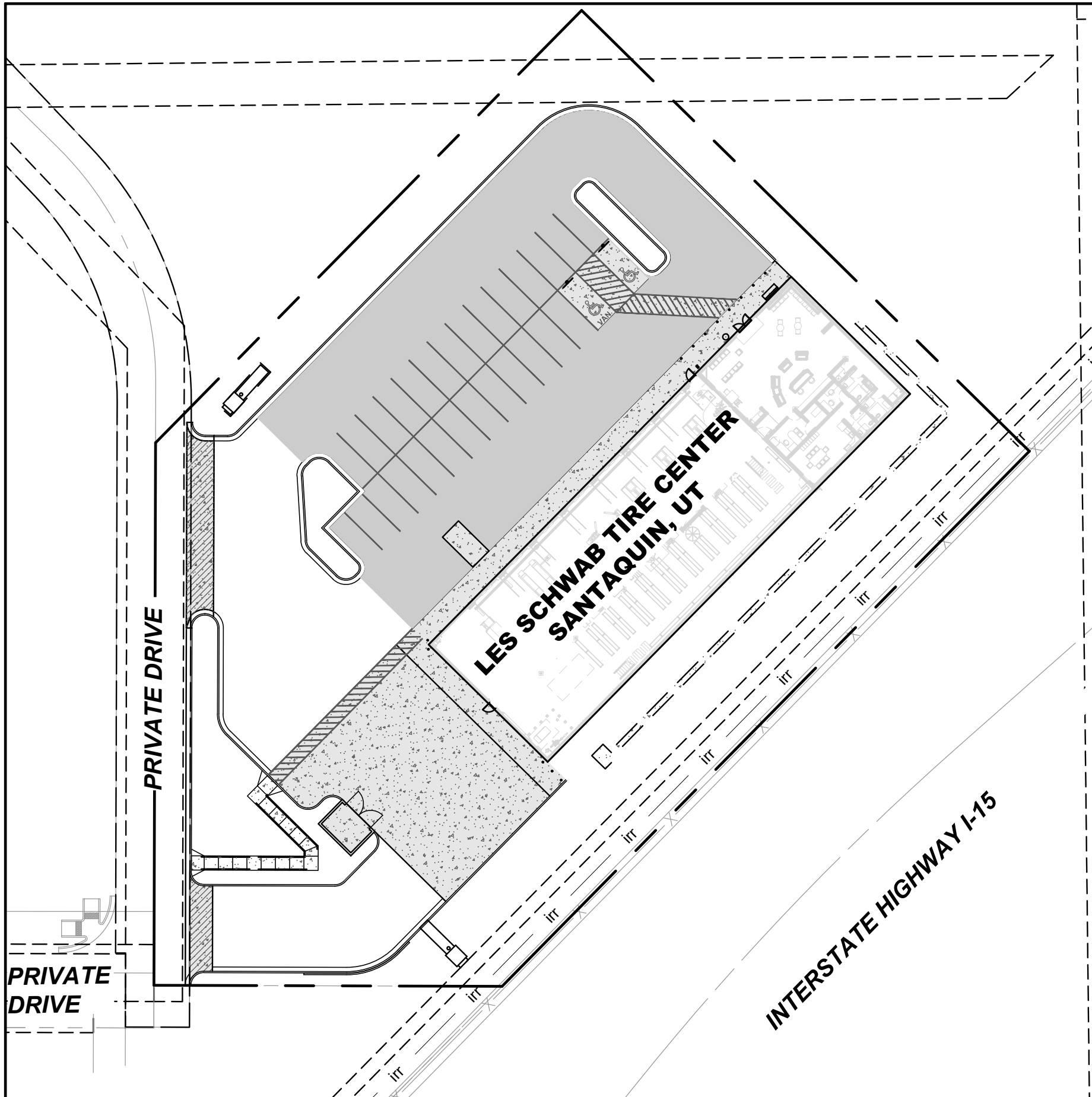
BASIS OF BEARING IS: A LINE BETWEEN MONUMENTS FOUND FOR NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1 WAS ASSIGNED THE UCS BEARING OF NORTH 89°42'20" EAST.

PROJECT ZONING

ZONING C-1: GENERAL COMMERCIAL



VICINITY MAP



SITE MAP

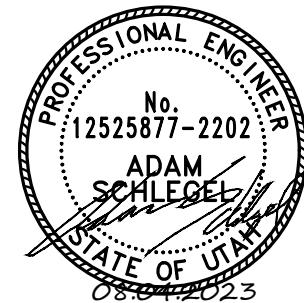
1" = 40'



CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C000	COVER SHEET
SHEET 1 OF 2	11277-0003-ALTA
SHEET 2 OF 2	11277-0003-ALTA
C001	GENERAL NOTES SHEET
C002	DEMOLITION PLAN
C010	INITIAL ESCP
C011	INTERMEDIATE/FINAL ESCP
C012	EROSION AND SEDIMENT CONTROL DETAILS
C100	SITE PLAN
C200	GRADING AND DRAINAGE PLAN
C300	OVERALL UTILITY PLAN
C400	CIVIL DETAILS
C401	CIVIL DETAILS
C402	CIVIL DETAILS

98 N 500 E MAIN STREET
SANTAQUIN, UT 84655

LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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PERMIT SET

2023.08.04
PROJECT #LSUT_21SANTA
DRAWN BY | MOODRY
CHECKED BY | SCHLEGEL
REVISIONS
.



COVER SHEET

C000

Title Information

This survey was completed using Title Report File No. NCS-1188261-OR1 Revision No. 1 dated November 1, 2023 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B – Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B – Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B – Part II of the title report could not be plotted:

- 10 An easement over, across or through the Land for telephone and telegraph and incidental purposes, to The Mountain States Telephone and Telegraph Co recorded January 08, 1929 as Entry No. 191 in Book 269 at Page 466 of Official Records affects the Northeasterly portion of Parcel A of Ridley's Subdivision Plat A and does not affect this site
- 11 An easement over, across or through the Land for telephone and telegraph and incidental purposes, to The Mountain States Telephone and Telegraph Co recorded January 08, 1929 as Entry No. 192 in Book 269 at Page 466 of Official Records affects the Easterly portion of Parcel A of Ridley's Subdivision Plat A and does not affect this site.

- 12 15' wide Easement to Summit Creek Irrigation Company for the purpose of constructing an irrigation facility and appurtenant parts thereof as recorded September 21, 1964 as Entry No. 14235 in Book 985 at Page 540 of Official Records.

- 13 A 15' wide easement for irrigation ditch as disclosed by Warranty Deed recorded October 13, 1981 as Entry No. 29732 in Book 1942 at Page 722 of Official Records.

- 17 A Resolution 10-04-2019 approving a Development Agreement with CJM Limited Liability Limited Partnership regarding the Orchard Lane Commercial Development Area recorded October 07, 2019 as Entry No. 101935:2019 of Official Records. Blankets this site along with more land, contains nothing to plot.

- 21 Easements, notes and restrictions as shown on subdivision plat recorded July 31, 2020 as Entry No. 111268:2020 in Book 51 of Plats at Page 649.

- 22 An easement over, across or through the Land for irrigation utilities and incidental purposes, as granted to East Santaquin Irrigation Company, its successors and assigns by Instrument recorded April 29, 2022 as Entry No. 53856:2022 of Official Records.

- 24 A 20' wide waterline easement to Santaquin City recorded April 29, 2022 as Entry No. 53858:2022 of Official Records plots Westerly and Northwesterly off site providing City Utilities to this site.

- 25 A 20' wide waterline easement to Santaquin City recorded April 29, 2022 as Entry No. 53859:2022 of Official Records describes the same easement disclosed in Exception No. 24 listed above.

- 33 A 20' wide sewer easement to Santaquin City recorded September 14, 2023 as Entry No. 60589:2023 of Official Records plots Northwesterly off site and provides City Utilities to this site.

- 34 A Temporary Cross-Access & Drainage Easement Grant recorded September 14, 2023 as Entry No. 60590:2023 of Official Records, will terminate upon recordation of the CC&Rs.

- 35 A 20' wide waterline easement to Santaquin City recorded September 14, 2023 as Entry No. 60591:2023 of Official Records.

- 36 Easements, notes and restrictions as shown on Ridley's Subdivision, Plat C subdivision plat recorded October 30, 2023 as Entry No. 71073:2023.

* Exception No.'s 1-9 and 27-32 are general and/or standard exceptions and do not reveal matters of survey.

** Exception No.'s 14-16, 18-20, 23 and 26 have been intentionally deleted by the Title Company.

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6: No zoning report or letter was supplied for review, information provided was found on the Santaquin City Zoning Website.

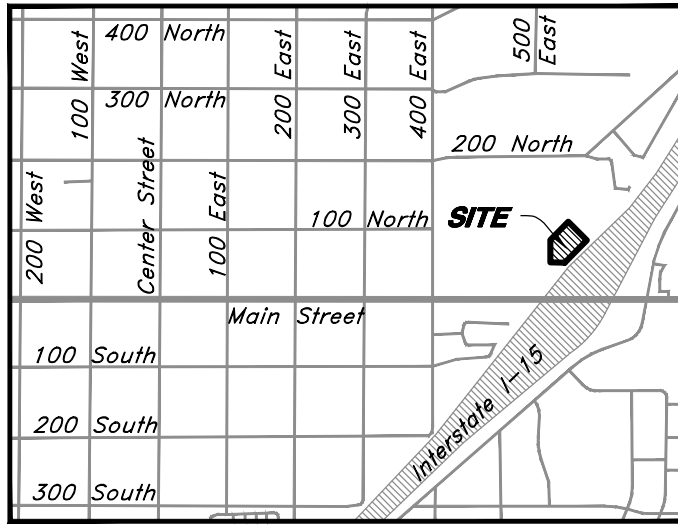
Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Centracom Interactive, Lumen/Centurylink, Nephi City, Dominion Energy, Rocky Mountain Power, Santaquin City, UDOT, and Utopia Fiber. The Surveyor has requested maps and received no response from Santaquin City.

Pertaining to ALTA Table A Item No. 11(b): The client did not opt for private utility location services and no 811 utility locate request was made prior to the site visit.

Pertaining to ALTA Table A Item No. 12: The client did not specify any Governmental Agency Survey related requirements.

Pertaining to ALTA Table A Item No. 14: The Southwest Corner of this site is located approximately 315 feet North along 400 East Street to an access drive and 1029 feet East along said access drive from the intersection of 400 East Street and Main Street. Said Southwest Corner is also located approximately 475 feet East from the intersection of 500 East Street and said access Drive.



Vicinity Map
Not to Scale



Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Map Number 49049C0975F within unmapped area 490227 (Santaquin City) dated 19 June, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Zone	=	C1 (General Commercial)
Building Setback Requirements	=	
Front yard	=	10'
Back yard	=	10' (15' against residential)
Side yard	=	10' (15' against residential)
	=	10' (street)
Height Restrictions	=	48'
Permitted uses	=	Santaquin City Code Article F 10-7F-3 Permitted Uses

Benchmark

Brass Cap Monument for the North Quarter Corner of Section 1, T10S, R1E, SLB&M
Assigned Elevation = 4876.80 feet

Narrative

This Survey was requested by Les Schwab prerequisite to the development of this property.

This Survey retraces and honors the underlying 2023 Ridleys Subdivision, Plat C.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

Property Corners will be set with the forthcoming development of Plat C.

Description

Lot 10, Ridley's Subdivision, Plat C, according to the Official Plat thereof on file and of record in the Utah County Recorder's Office.

Certification

To Les Schwab Tire Centers, SFP-E, LLC, an Oregon limited liability company, CJM Limited Liability Limited Partnership, an Idaho Limited Partnership, formerly known as CJM Limited Partnership and First American Title Insurance Company National Commercial Services:

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(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 8, 9, 11(a), 11(b), 12, 13, 14 and 19 of Table A thereof. The field work was completed on 9 June, 2021.

Date: 6 Dec, 2023

David M. Hamilton
Utah PLS No. 12966234



ALTA / NSPS Land Title Survey

Les Schwab Santaquin

98 North 500 East
Santaquin City, Utah County, Utah
A Part of the Northeast Quarter of Section 1, T10S, R1E, SLB&M, U.S. Survey



4 Dec, 2023

SHEET NO.

1

North Quarter Corner Section 1,
T10S, R1E, SLB&M, U.S. Survey
Benchmark Elevation = 4876.80 feet

S 0°50'50" E 5300.15' Mon. to Mon.

S 0°50'50" E 5300.15' Mon. to Mon.

400

S 89°49'57" E

Basis of Bearings
N 89°42'20" E UCS

(Public Street)

CJM Limited Liability
Limited Partnership
51:761:0011
**Ridley's
Subdivision,
Plat C
Lot 11**

**Ridley's Subdivision, Plat B
Lot 9**

CJM Limited Liability
Limited Partnership
51:717:0009

**Ridley's Subdivision
Remainder Parcel A
CJM Limited Liability Limited Partnership
51:649:0009**

Lot 10
64,225 sq. ft.
or 1.474 acre

No Buildings or
Improved Parking Stalls

Point of Beginning

N 89°49'57" W

Overhead
Cable Line

Fence is 1.0'
Southeasterly from
Property Line

10' PU&DE

15' wide Irrigation
Easement

Overhead
Cable Line

Fence is 1.0'
Southeasterly
from Property
Line

Interstate - 15 Off - ramp
(Paved Public Highway)

13' 15' wide Irrigation
Easement

Northeast Corner Section 1,
T10S, R1E, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Scale: 1" = 20'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Overhead Power
- Telephone Line
- Fence Line
- Section Line
- Fiber Optic Line
- Section Corner
- Catch Basin
- Power Pole
- Sign
- Asphalt
- Concrete
- Contour

ALTA / NSPS Land Title Survey

Les Schwab Santaquin

98 North 500 East
Santaquin City, Utah County, Utah
A Part of the Northeast Quarter of Section 1, T10S, R1E, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
12966234
David M. Hamilton
6 Dec, 2023

4 Dec, 2023

SHEET NO.

2

of 2

ABBREVIATIONS

@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OHU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BP	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CATV, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CIPP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STYD	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

LEGEND

EXISTING	PROPOSED	
		ASPHALT
		CONCRETE
		HEAVY DUTY CONCRETE
		REINFORCED CONCRETE
		GRAVEL
		LANDSCAPE
		LANDSCAPE
		WATER MAIN
		FIRE SERVICE
		DOMESTIC WATER SERVICE
		STORM DRAIN
		SANITARY SEWER
		BURIED POWER
		OVERHEAD POWER
		BURIED TELEPHONE
		BURIED GAS
		BURIED FIBER OPTIC
		FENCE - CHAINLINK
		FENCE - WOODEN
		FENCE - BARBED WIRE
		BUILDING
		BUILDING ROOF OVERHANG
		VERTICAL CURB
		CURB AND GUTTER
		CURB AND GUTTER - CATCH
		CURB AND GUTTER - SPILL
		VEGETATION EXTENTS
		PROPERTY LINE - SUBJECT
		PROPERTY LINE - ADJACENT
		EASEMENT
		CONTROL POINT
		FOUND PROPERTY CORNER AS NOTED
		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		WATER SHUTOFF
		WATER WELL
		STORM DRAIN MANHOLE
		STORM DRAIN INLET STRUCTURE
		STORM DRAIN CURB INLET
		STORM DRAIN OUTLET STRUCTURE
		STORM DRAIN ROOF DOWNSPOUT
		STORM DRAIN CLEANOUT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE (ONE LIGHT AND DIRECTION)
		LIGHT POLE
		TRANSFORMER
		POWER METER OR POWER HANDHOLE
		GAS METER
		TELEPHONE PEDESTAL
		IRRIGATION CONTROL VALVE
		POLE SIGN AND DOUBLE POLE SIGN
		BOLLARD (OR AS NOTED)
		PARKING STALL COUNT
		DECIDUOUS TREE
		CONIFEROUS TREE
		BUSH

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF SANTAQUIN STANDARDS AND DETAILS. PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF SANTAQUIN, AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH CITY OF SANTAQUIN GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A UTAH LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
- IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
- SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

- THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
- ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

- CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

- EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF SANTAQUIN A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

- ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL STUDY PROPOSED LES SCHWAB TIRE CENTER, APPROXIMATELY 500 EAST MAIN STREET, SANTAQUIN, UTAH" BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED 12/14/2022.
- ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

PROJECT CONDITIONS

- STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
- EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

SITE PREPARATION

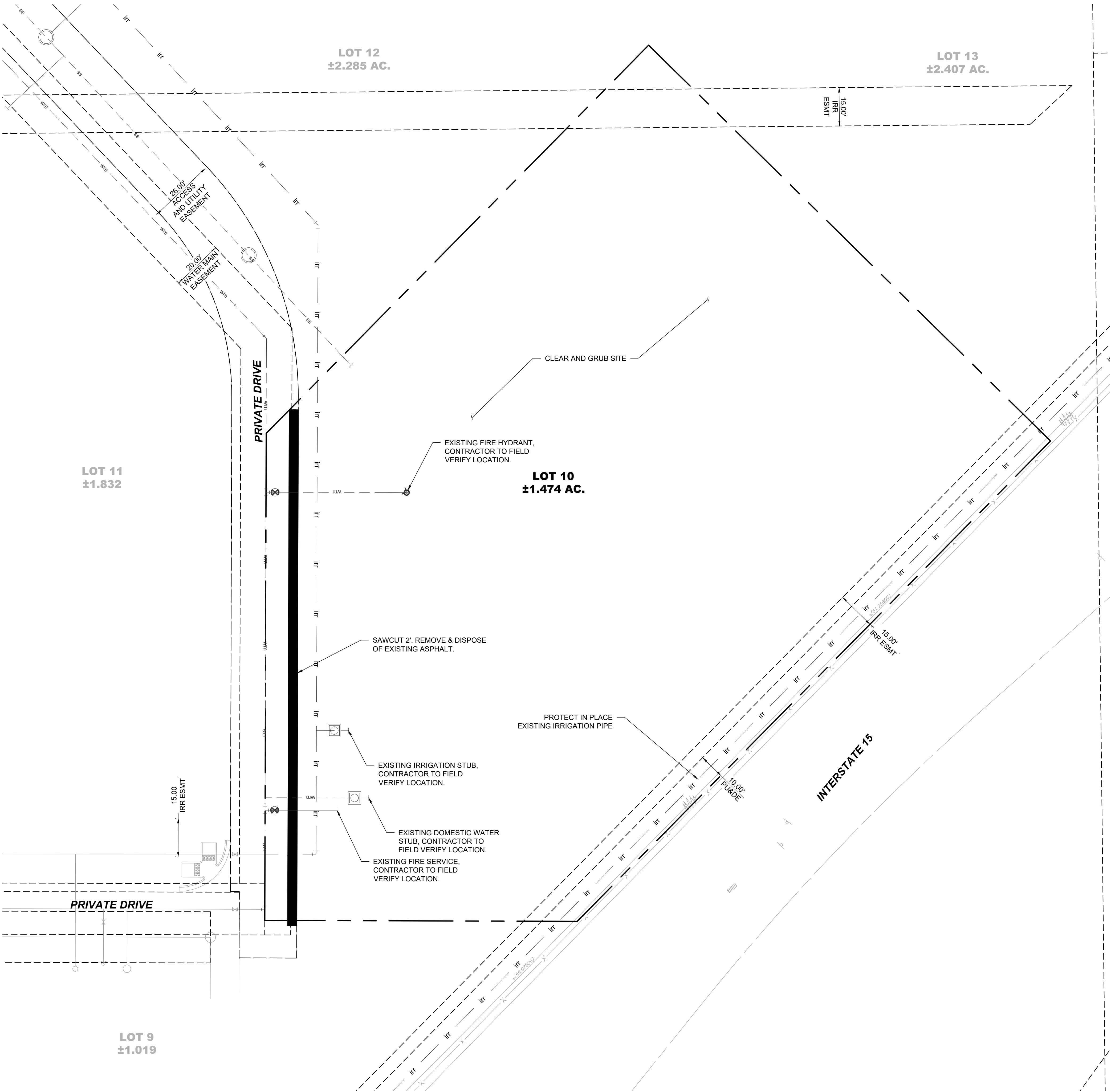
- PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
- MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

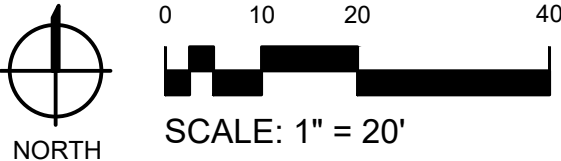
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

GENERAL 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 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



1 DEMOLITION PLAN

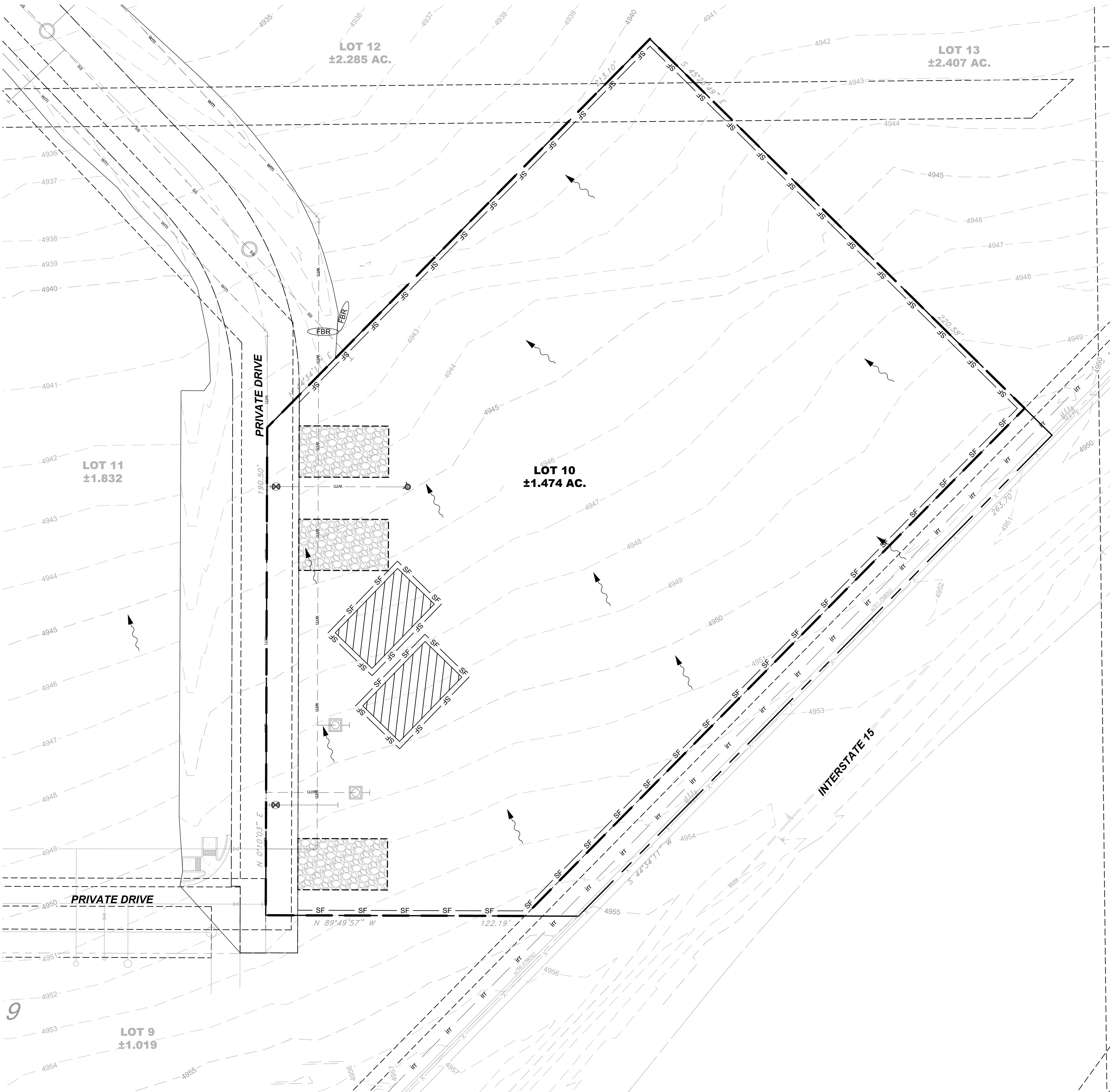


EROSION CONTROL PLAN LEGEND

- FLOW ARROW
- LIMITS OF DISTURBANCE
- SF SF SILT FENCE SEE DETAIL 1/C012
- CONSTRUCTION ENTRANCE SEE DETAIL 2/C012
- FBR FIBER ROLL BARRIER SEE DETAIL 3/C012
- IP INLET PROTECTION SEE DETAIL 4/C012
- SOIL STOCKPILE AND STAGING AREA

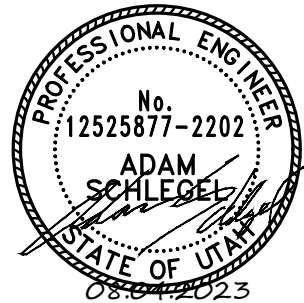
NOTES:

1. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS THE FOLLOWING ARE PROHIBITED TO BE DISCHARGED FROM THE SITE:
 - 2.1. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS
 - 2.2. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - 2.3. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING





98 N 500 E MAIN STREET
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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PERMIT SET

2023.08.04
PROJECT #LSUT_21SANTA
DRAWN BY | MOODRY
CHECKED BY | SCHLEGEL
REVISIONS

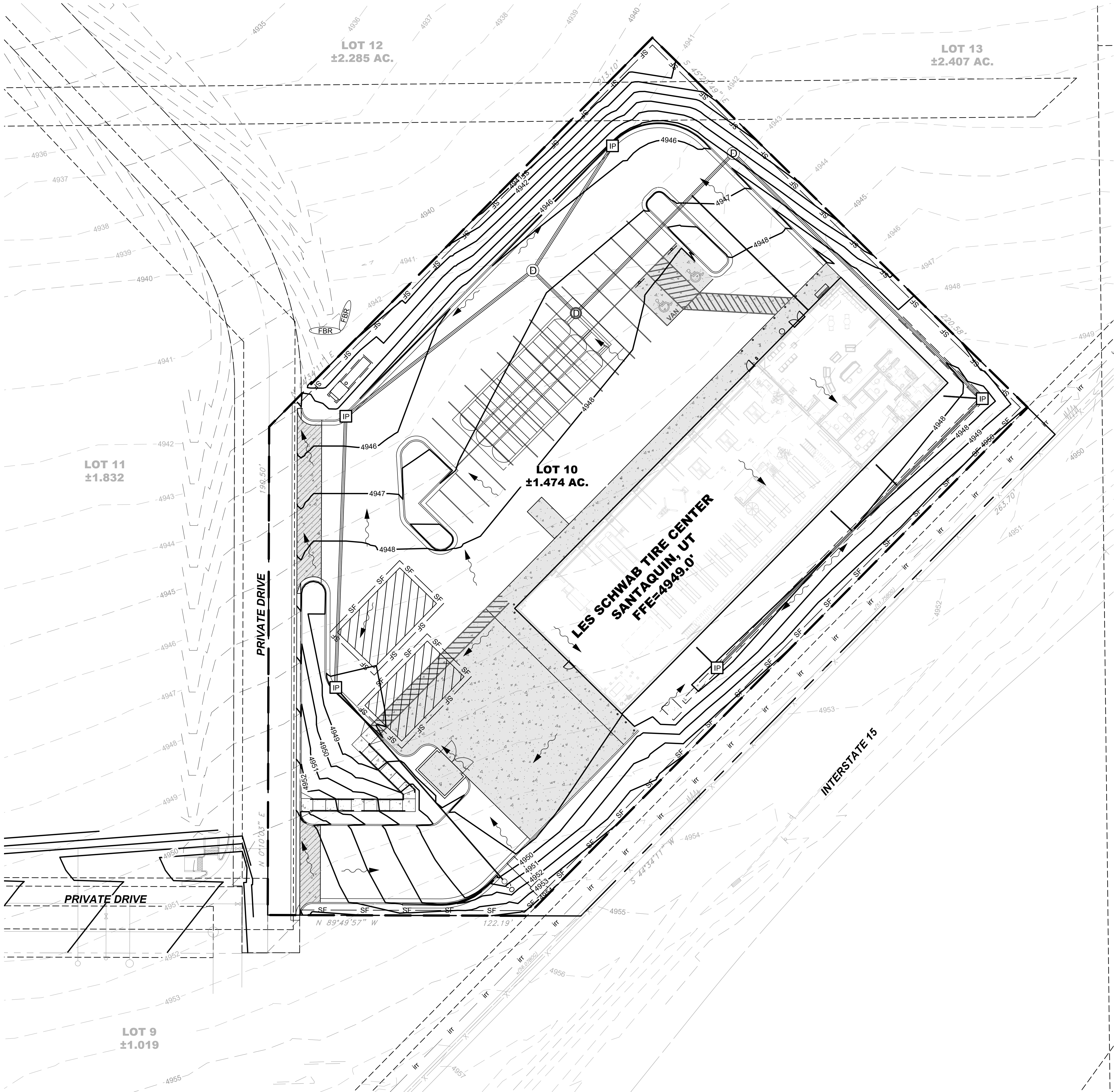
INTERMEDIATE/
FINAL ESCP

C011

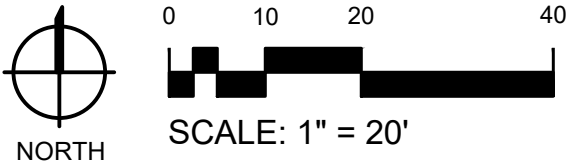
EROSION CONTROL PLAN LEGEND

- FLOW ARROW
- LIMITS OF DISTURBANCE
- SILT FENCE SEE DETAIL 1/C012
- CONSTRUCTION ENTRANCE SEE DETAIL 2/C012
- FIBER ROLL BARRIER SEE DETAIL 3/C012
- INLET PROTECTION SEE DETAIL 4/C012
- SOIL STOCKPILE AND STAGING AREA

- NOTES:
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 - 2.1. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS
 - 2.2. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - 2.3. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

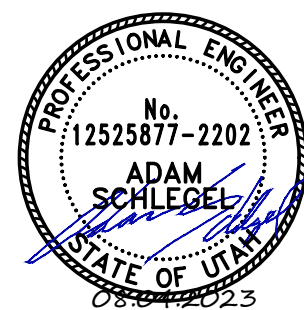


1 INTERMEDIATE/FINAL ESCP





LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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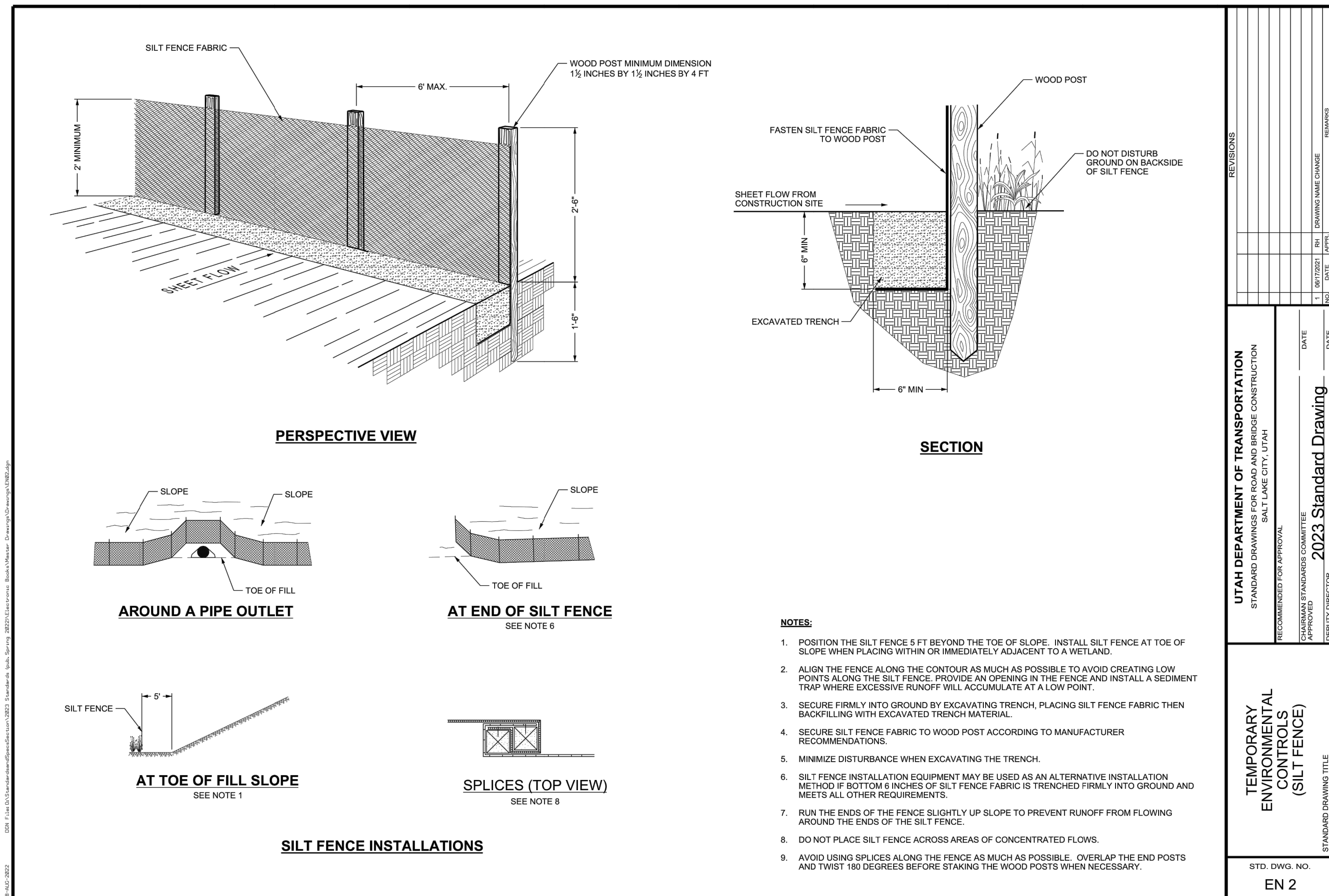
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2023.08.04
PROJECT #|LSUT_21SANTA
DRAWN BY | MOODRY
CHECKED BY | SCHLEGEL
REVISIONS

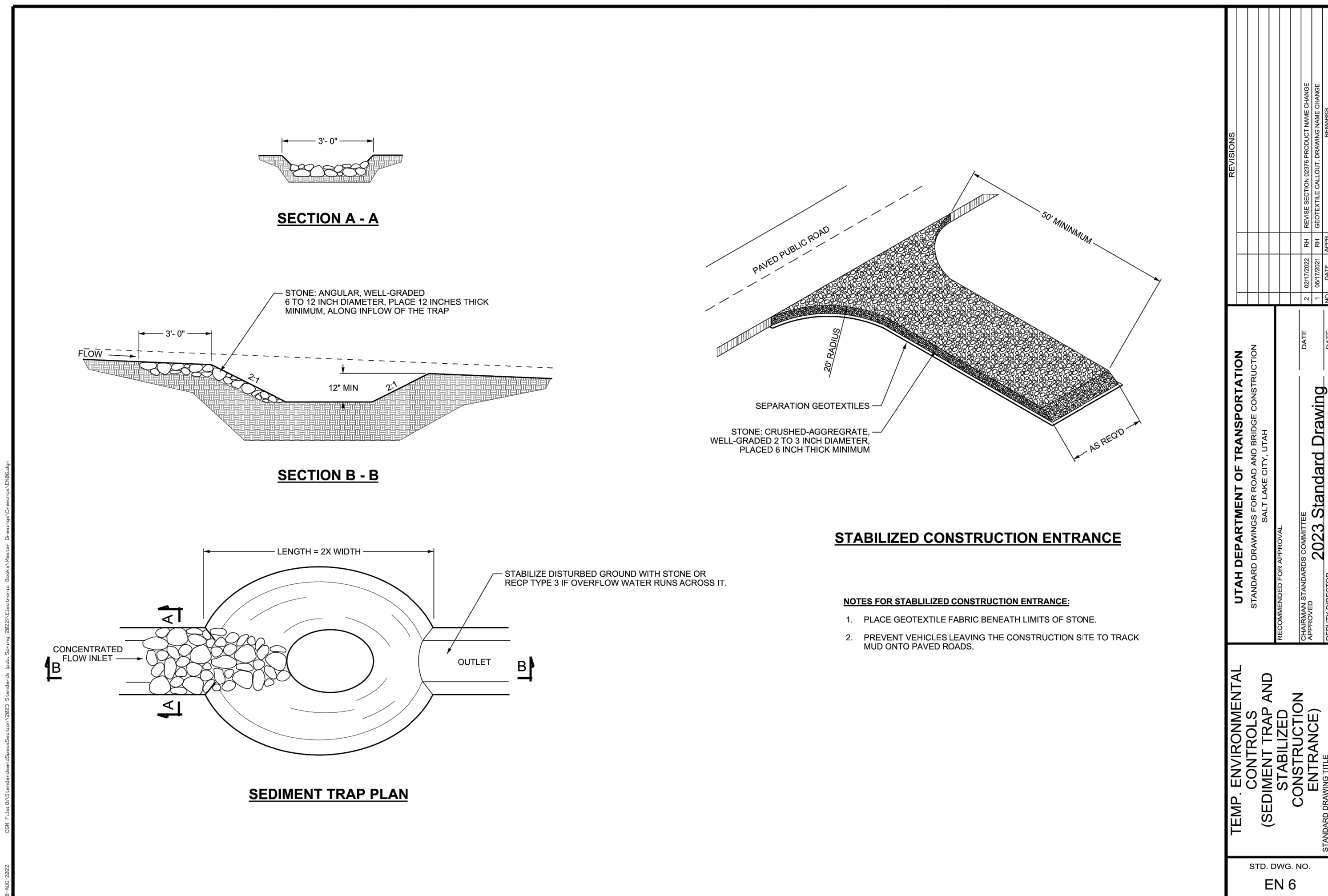
GENERAL NOTES

C012

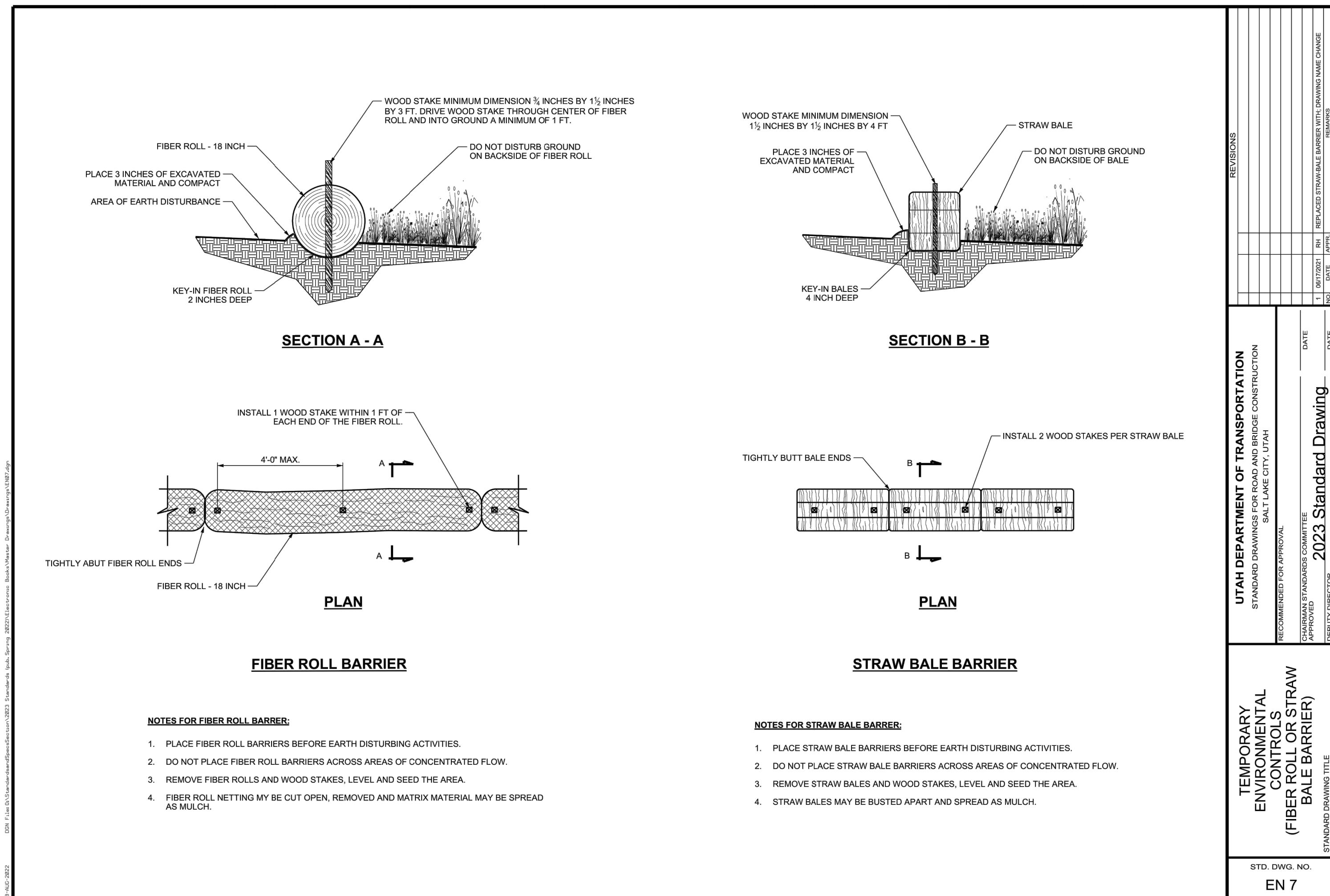
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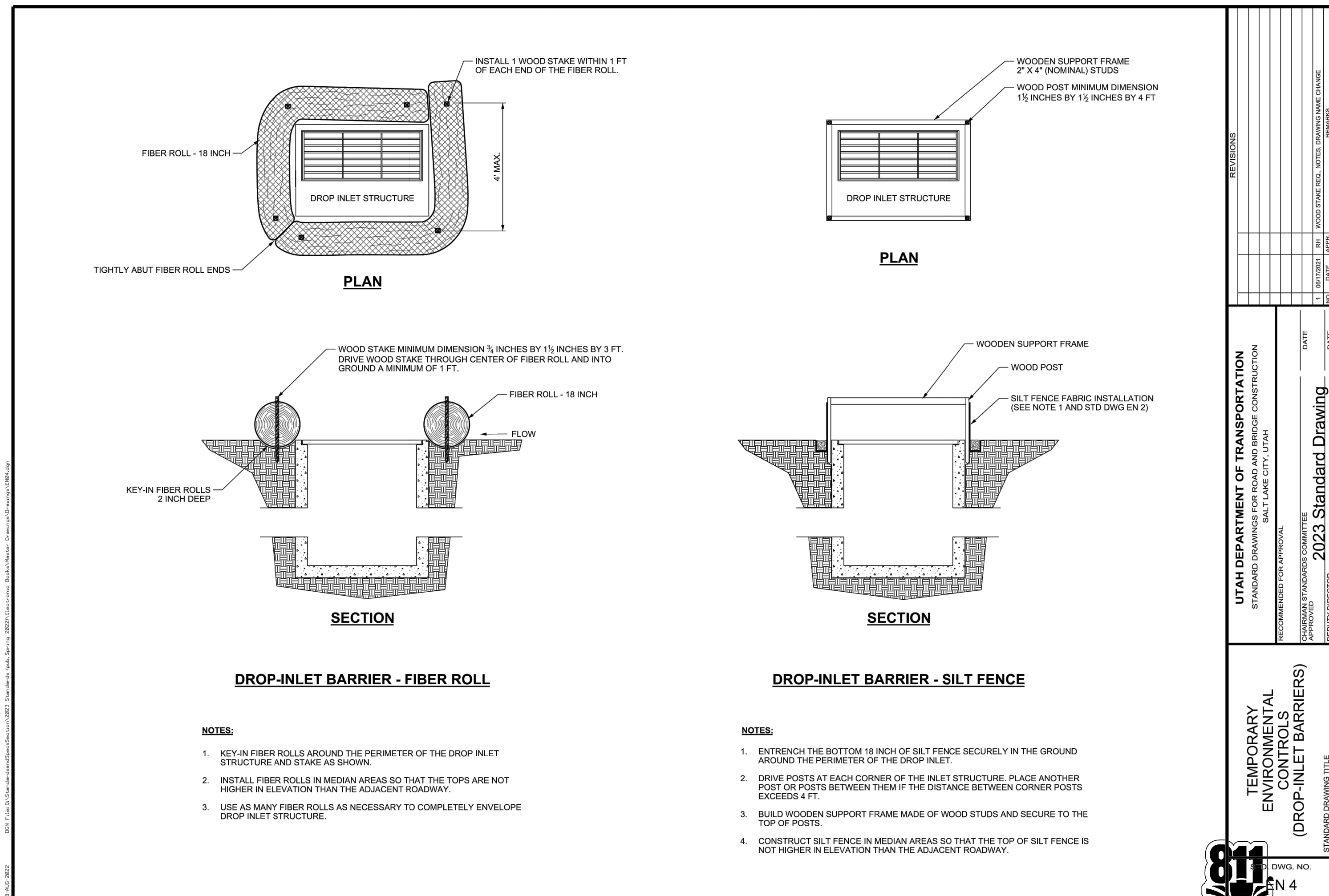
1 SILT FENCE



3 STABILIZED CONSTRUCTION ENTRANCE



3 FIBER ROLL AND STRAW BALE BARRIER



4 TEMPORARY INLET PROTECTION

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

GENERAL NOTES

SITE OFFSETS, PARKING, AND LAND DEVELOPMENT REQUIREMENTS
DEVELOPED PER SANTAQUIN, UT MUNICIPAL CODE (M.C.).

CURRENT ZONING: GENERAL COMMERCIAL

SITE OFFSETS: SANTAQUIN, UT - M.C. 10.20.120

SITE PARKING: SANTAQUIN, UT - M.C. 10.48.040

LANDSCAPING: SANTAQUIN, UT - M.C. 10.52.030

EXISTING BOUNDARIES, PAVEMENTS, AND LAND FEATURES WERE IMPORTED
WITH EXTERNAL SURVEY RECEIVED FROM AWA ENGINEERING.

EXISTING SURVEY DWG ID: SANTAQUIN - PHASE 2 (7-26-21)

GENERAL NOTES

1. 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 STANDARDS¹.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

KEYNOTES

1. LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 1/C400.
2. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 2/C400.
3. HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 3/C400.
4. SIDEWALK CONCRETE. SEE DETAIL 7/C400.
5. CONCRETE JOINTING. SEE 7/C401.
6. CURB AND GUTTER CATCH. SEE DETAIL 9/C400.
7. CURB AND GUTTER SPILL. SEE DETAIL 10/C400.
8. CONCRETE DRIVEWAY. SEE DETAIL 8/C400.
9. REPLACE AC PAVEMENT. MATCH EXISTING SECTION, GRADE, AND MATERIAL.
10. ACCESSIBLE SIDEWALK RAMP. SEE DETAIL 5/C400.
11. ACCESSIBLE PARKING SIGNAGE. SEE DETAIL 6/C401.
12. ACCESSIBLE PARKING SYMBOL AND STRIPING. SEE DETAIL 4/C401.
13. 4" WIDE STRIPING. PAINT TWO (2) COATS TRAFFIC WHITE W/ 7 MIL DFT PER COAT.
14. 6" BOLLARD. SEE DETAIL 4/C400.
15. TRASH RECEPTACLE. SEE DETAIL 3/C401.
16. KEYKEEPER WITH STAND SEE DETAIL 1/C401.
17. BENCH SEE DETAIL 2/C401.
18. MAILBOX.
19. TRASH ENCLOSURE. SEE ARCH.
20. RETAINING WALL SEE DETAIL 11/C400.
21. SIDEWALK RAMP HAND RAIL SEE LANDSCAPE PLANS
22. 2' WIDE X 6" THICK CONCRETE TRICKLE CHANNEL.

PARKING TABLE

BUILDING	STALL MINIMUM	PROVIDED STALLS	ADA REQUIRED SPACES
TIRE CENTER	22	29	2

1. PARKING REQUIREMENTS: 2 PER 1,000 SF GFA, (5) PER SECTION 10.48.040 = 5 SPACES

CODE DEVELOPMENT STANDARDS

FRONT	10 FT
SIDE	10 FT
INTERIOR SIDE	10 FT
REAR	10 FT
MAX HEIGHT	48 FT

REQUIRED 90° PARKING SPACE SIZE: 9' X 20'
MINIMUM AISLE WIDTH: 24'

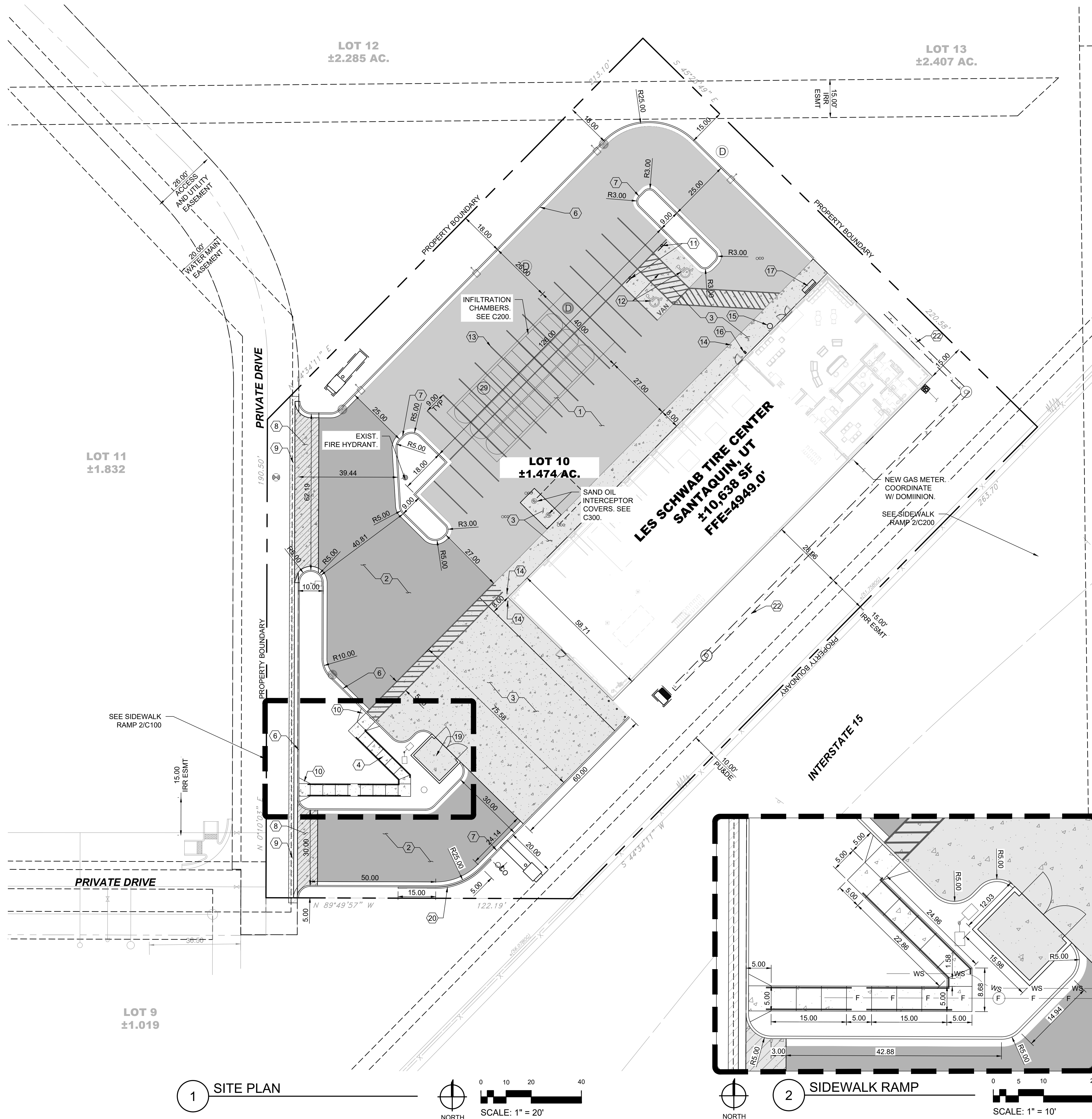
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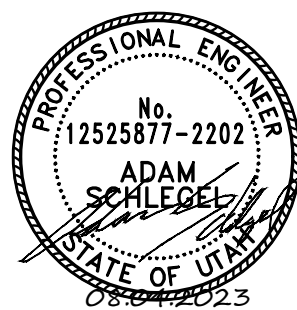
CURRENT ZONING:	GENERAL COMMERCIAL (C-1)
TOTAL AREA OF PROPERTY:	1.474 AC (64,225 SF)
BUILDING SQUARE FOOTAGE:	10,638 SF
PARKING LOT AREA:	20,550 SF
LANDSCAPING AREA:	20,412 SF
CONCRETE WALK AREA:	405 SF
CONCRETE DRIVE AREA:	7,326 SF



SITE PLAN

C100





WATER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT SANTAQUIN STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE HDPE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE SANTAQUIN STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
4. THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 6.0 FT. WHERE AT LEAST 6.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
5. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
7. ANY EXISTING OR NEW VALVES THAT CONTROL THE SANTAQUIN WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE SANTAQUIN STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING SANTAQUIN STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
10. ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
11. PER THE CURRENT STATE OF UTAH ENVIRONMENTAL AGENCY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT ENVIRONMENTAL QUALITY PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

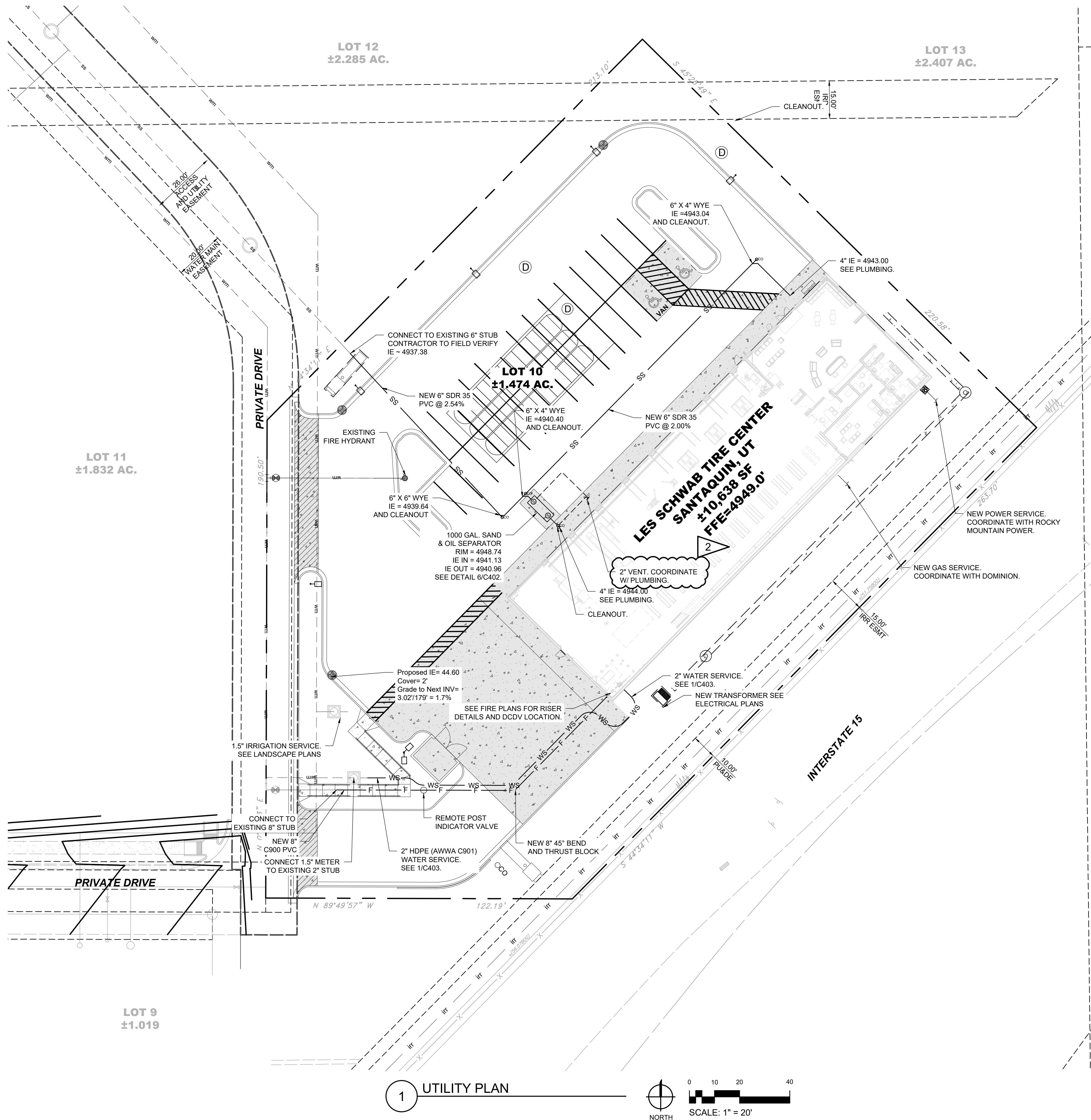
1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT MPWSS & ANY APPLICABLE CITY OF SANTAQUIN MODIFICATIONS.
4. PER CURRENT STATE OF UTAH ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
7. AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
8. PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
9. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

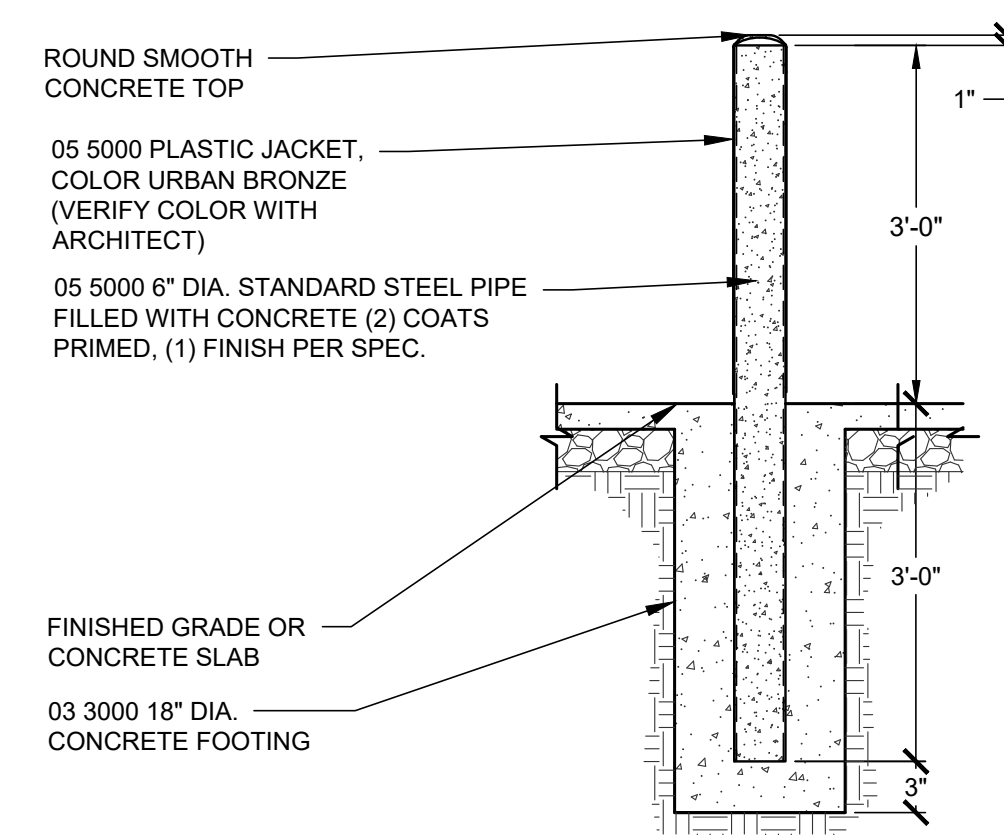
DRY UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

GENERAL NOTES

1. 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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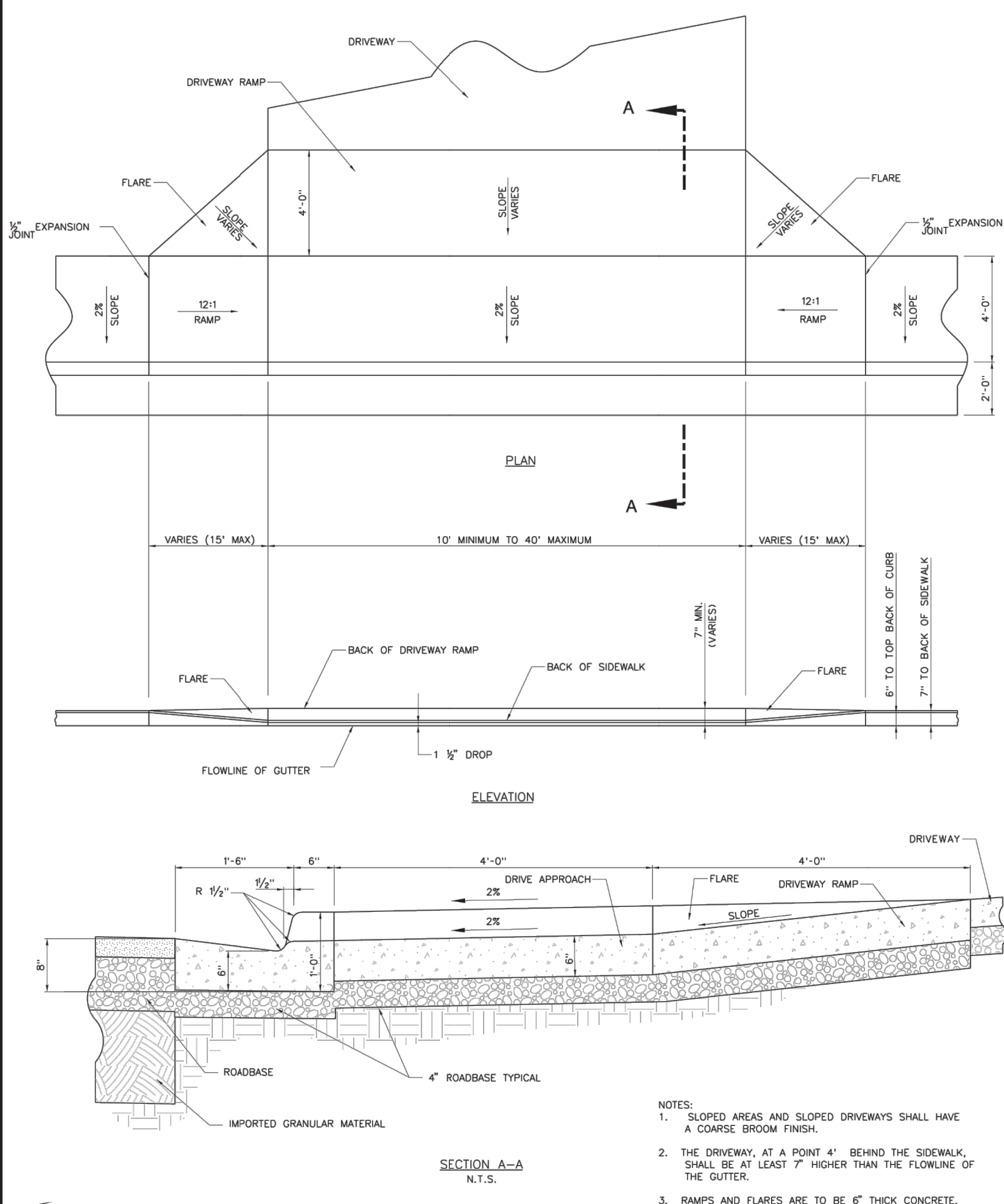




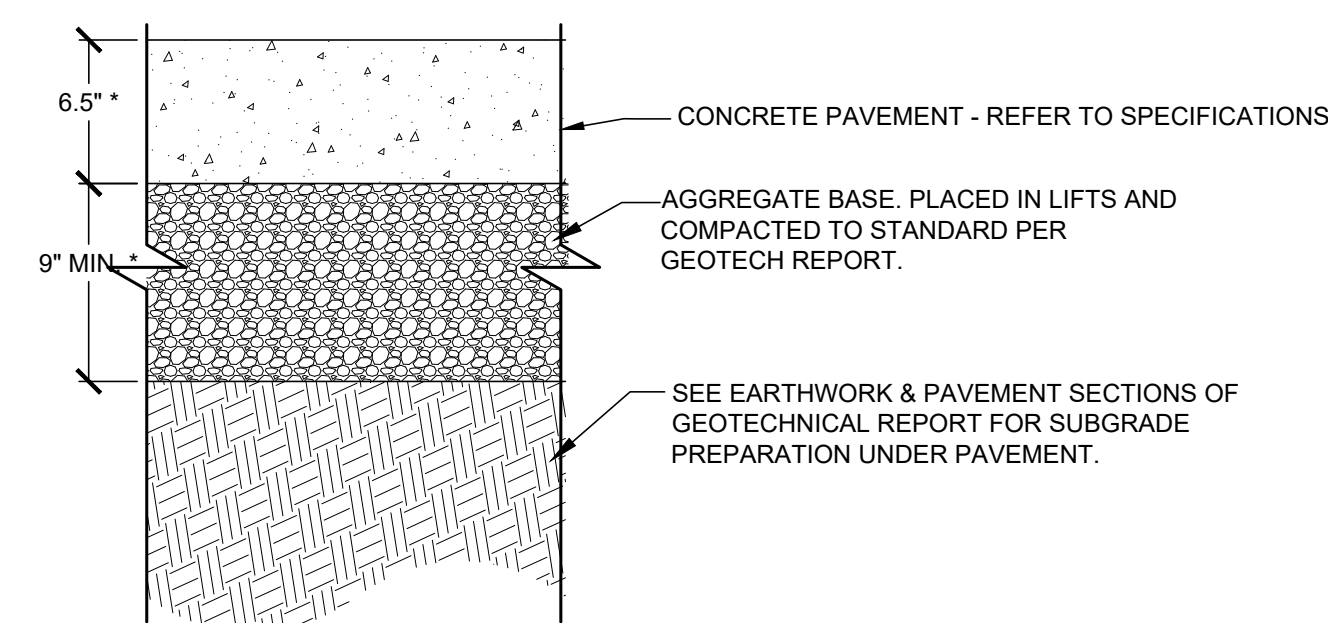
EXTERIOR BOLLARD NOTES:

- 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT)
- ROUND SMOOTH CONCRETE TOP
- 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
- TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

6" DIA. BOLLARD



 COMMERCIAL DRIVEWAY

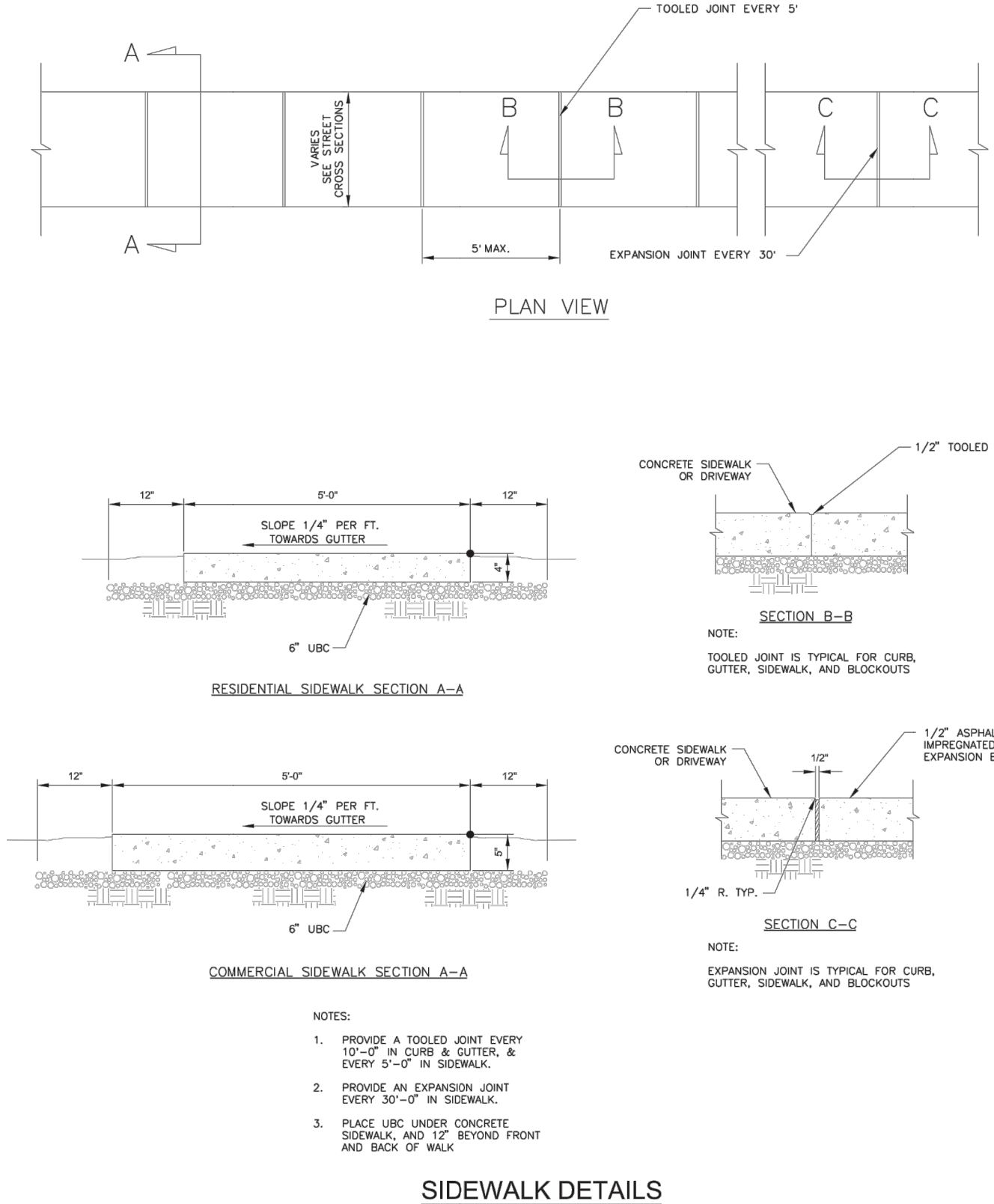


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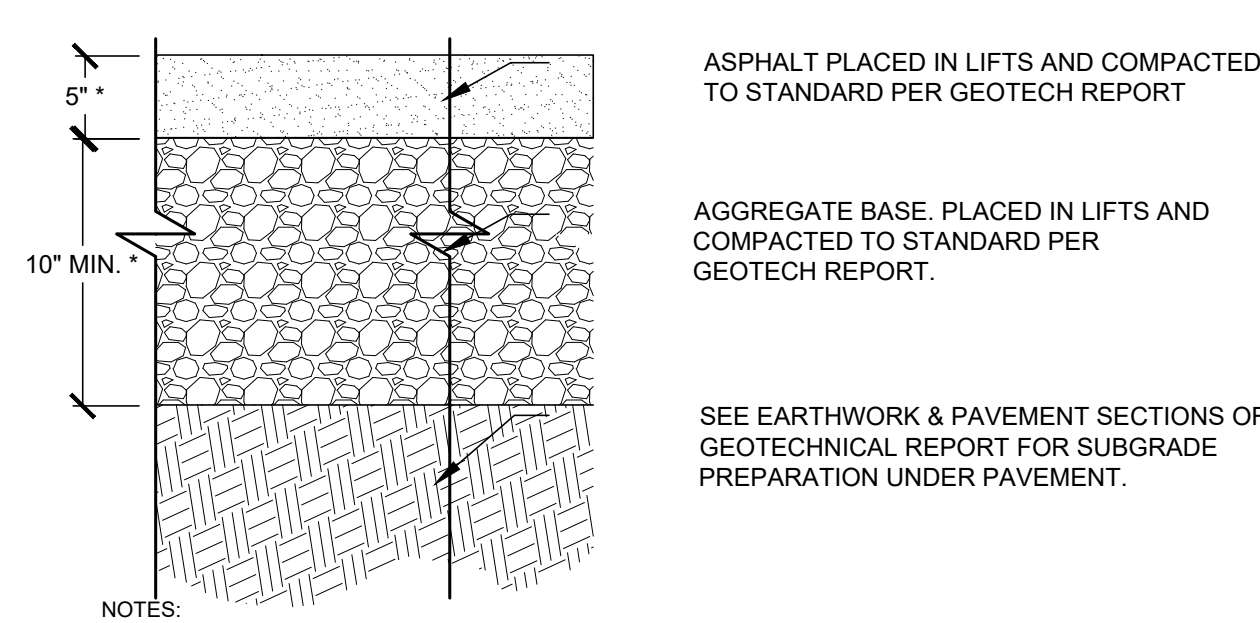
1. SEE C100 FOR FINISH & JOINTS
2. SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

② HEAVY DUTY CONCRETE PAVEMENT



 SIDEWALK CONCRETE

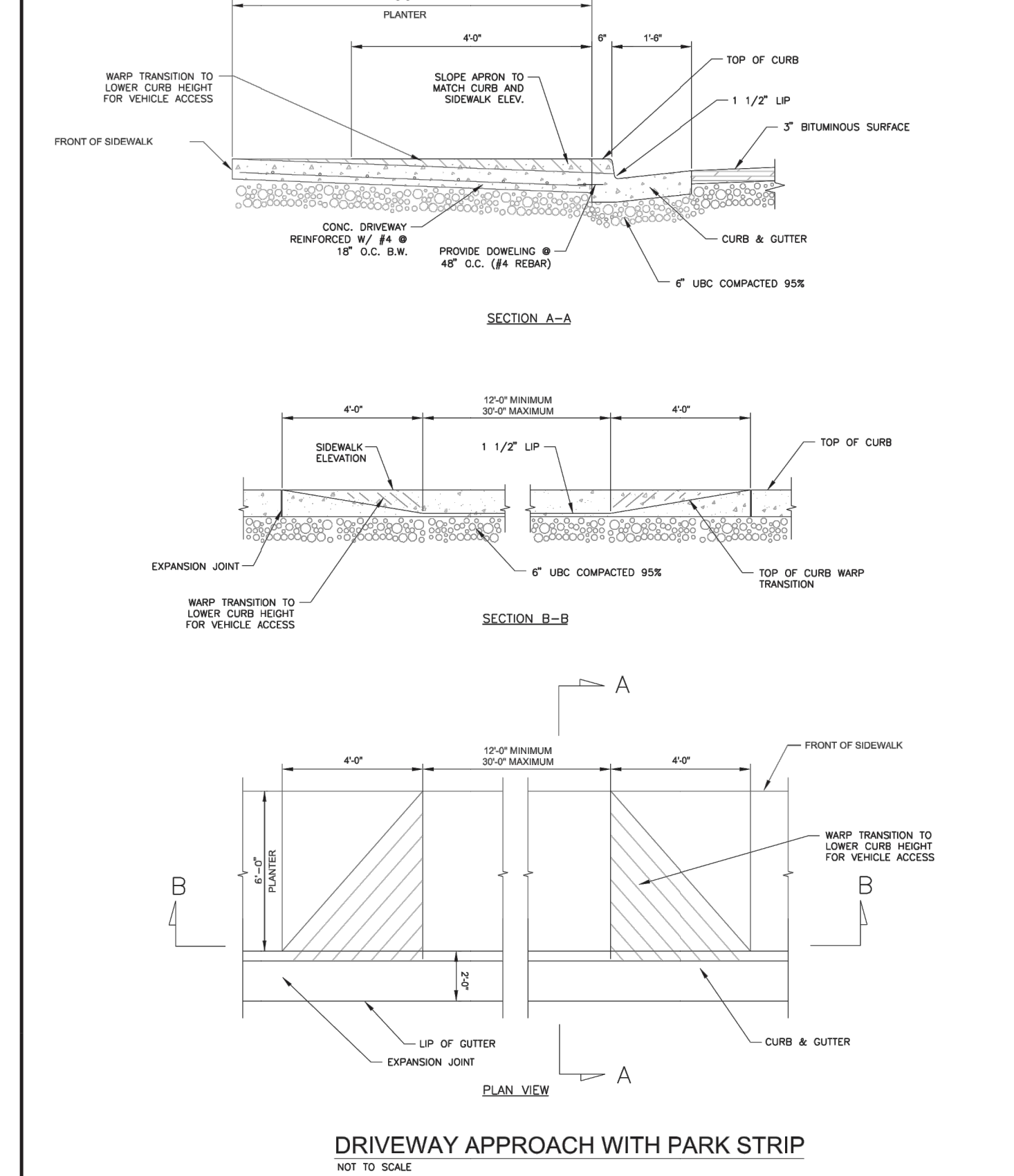


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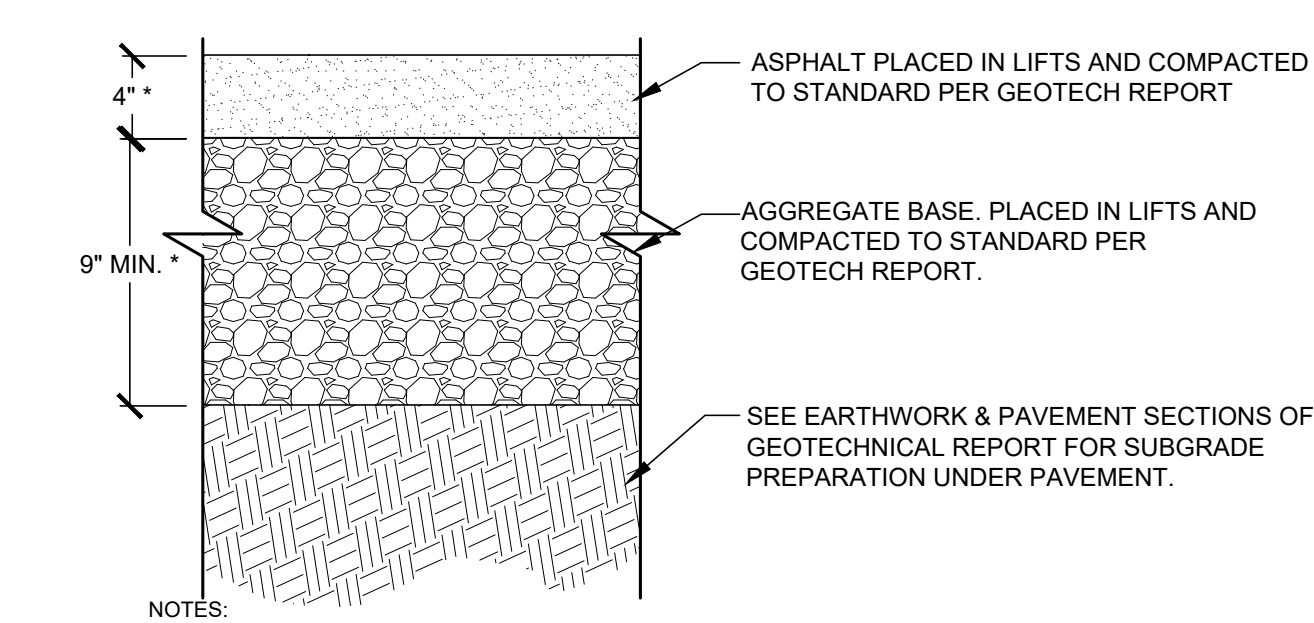
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

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2 ASPHALT PAVEMENT - HEAVY



DRIVEWAY

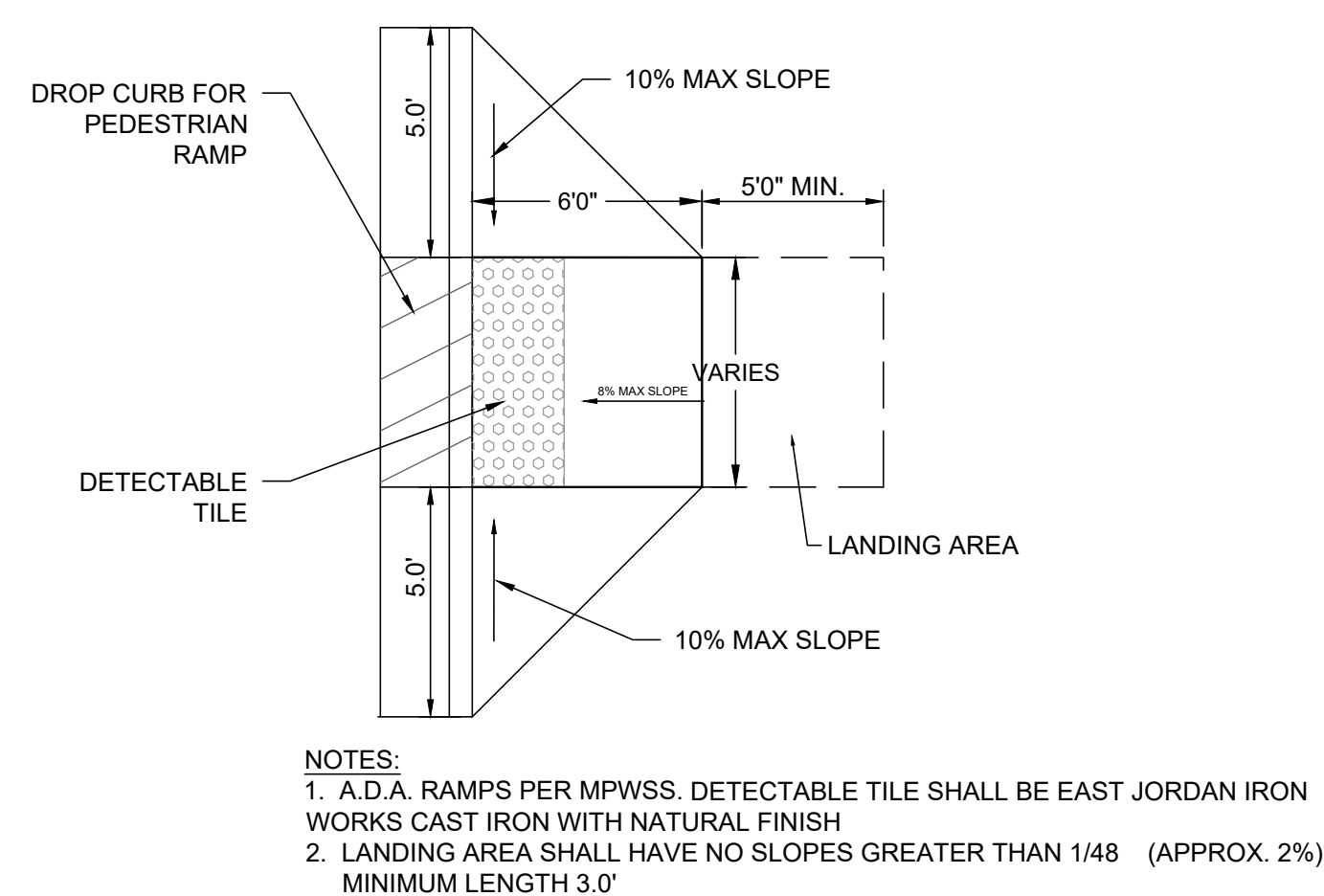
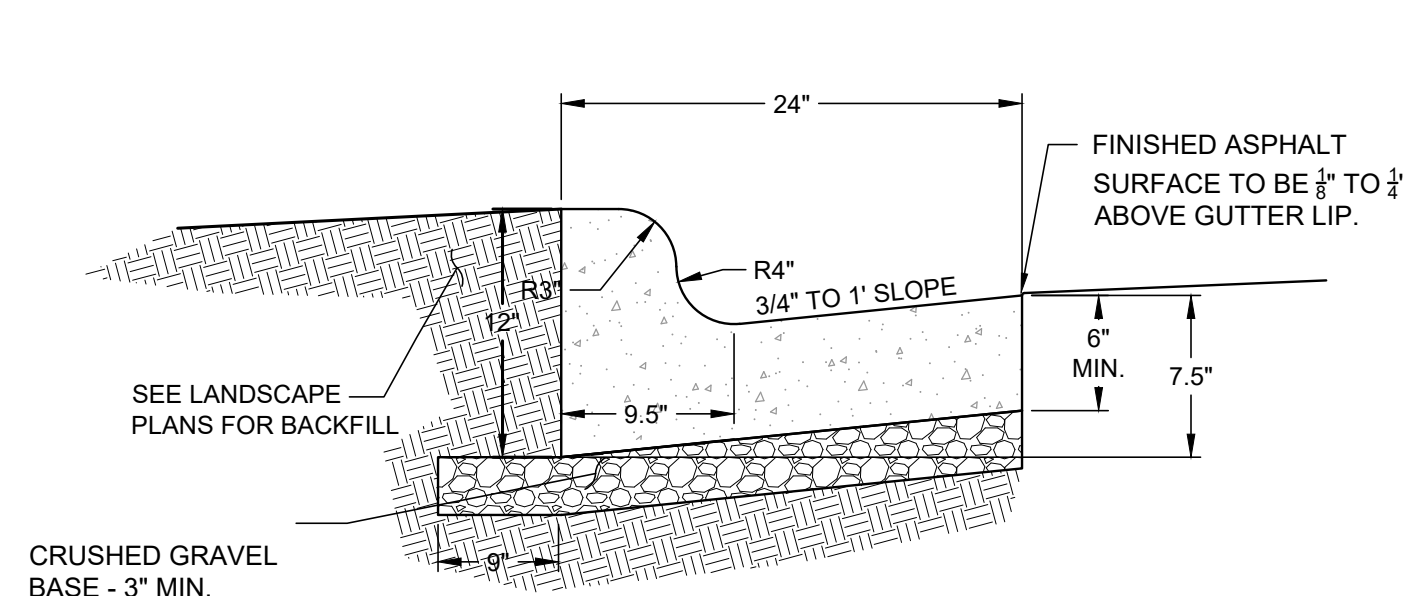


NOTES:

1. PRIOR TO PLACING STRUCTURAL FILL, SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

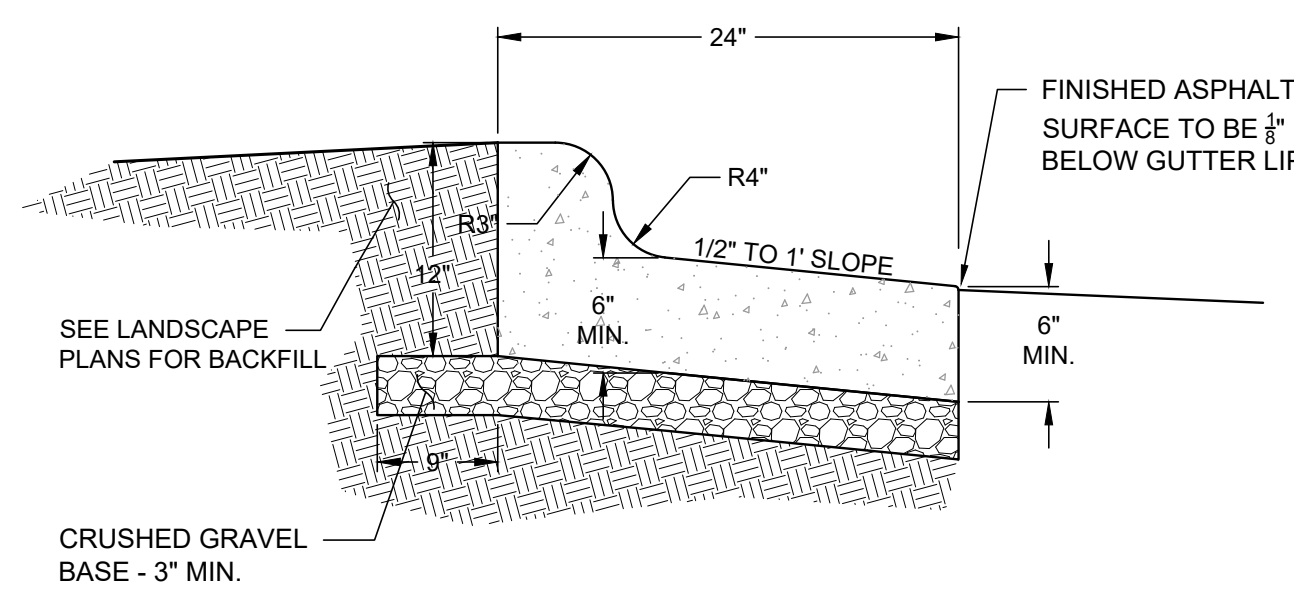
1 ASPHALT PAVEMENT - LIGHT

 CITY SIDEWALK RAMP

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8".
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
3. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
4. CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT

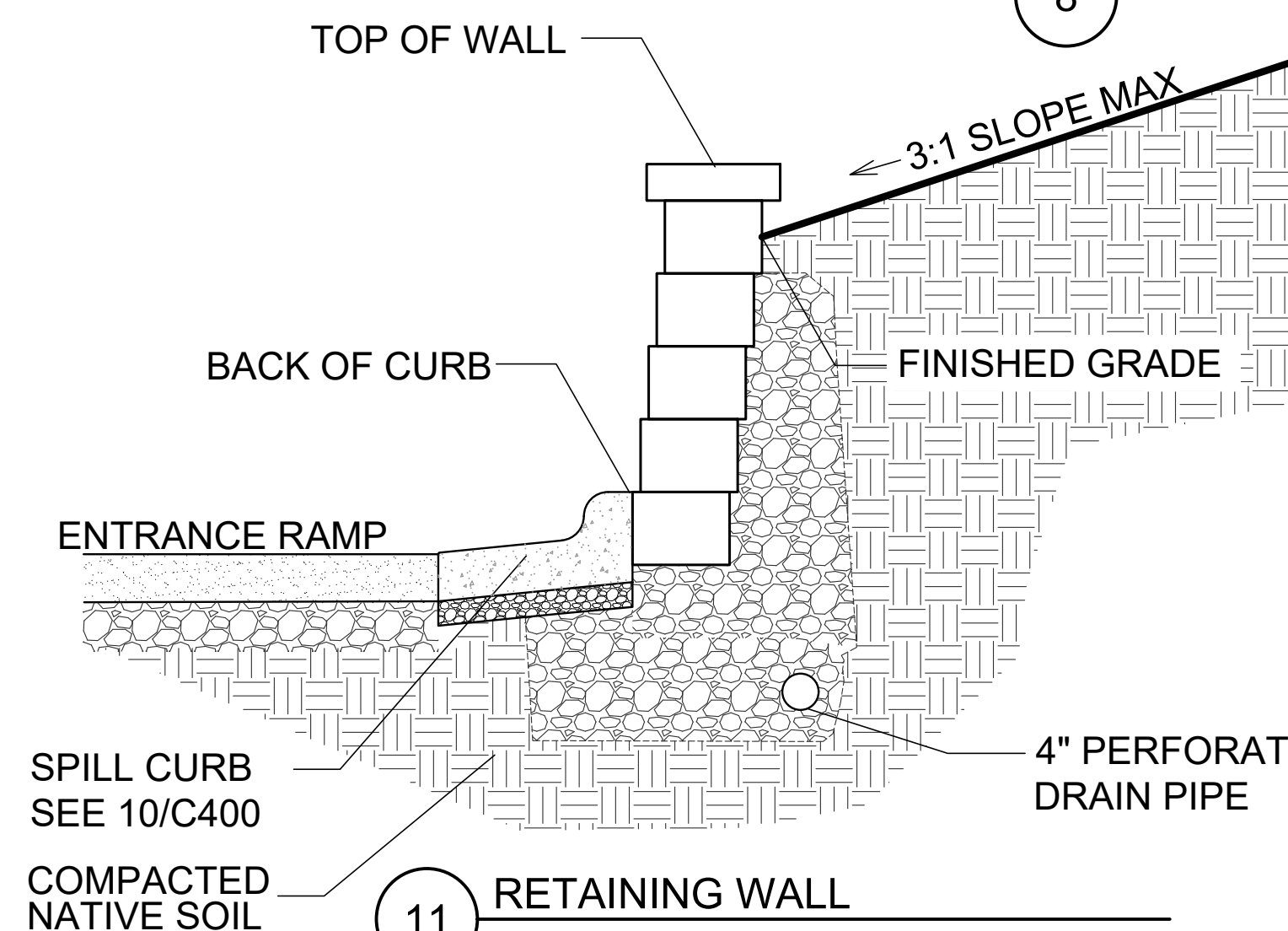
② CURB & GUTTER (CATCH)



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8"
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
3. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
4. CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT.

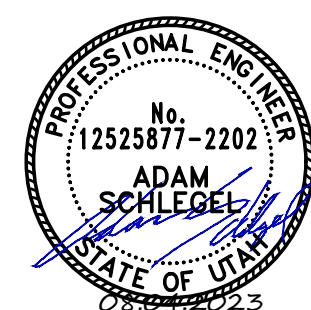
10 CURB & GUTTER (SPILL)



11 RETAINING WALL

998 N 500 E MAIN STREET
SANTAQUIN, UT 84655

LES SCHWAB TIRE CENTER - SANTAQUIN, UT



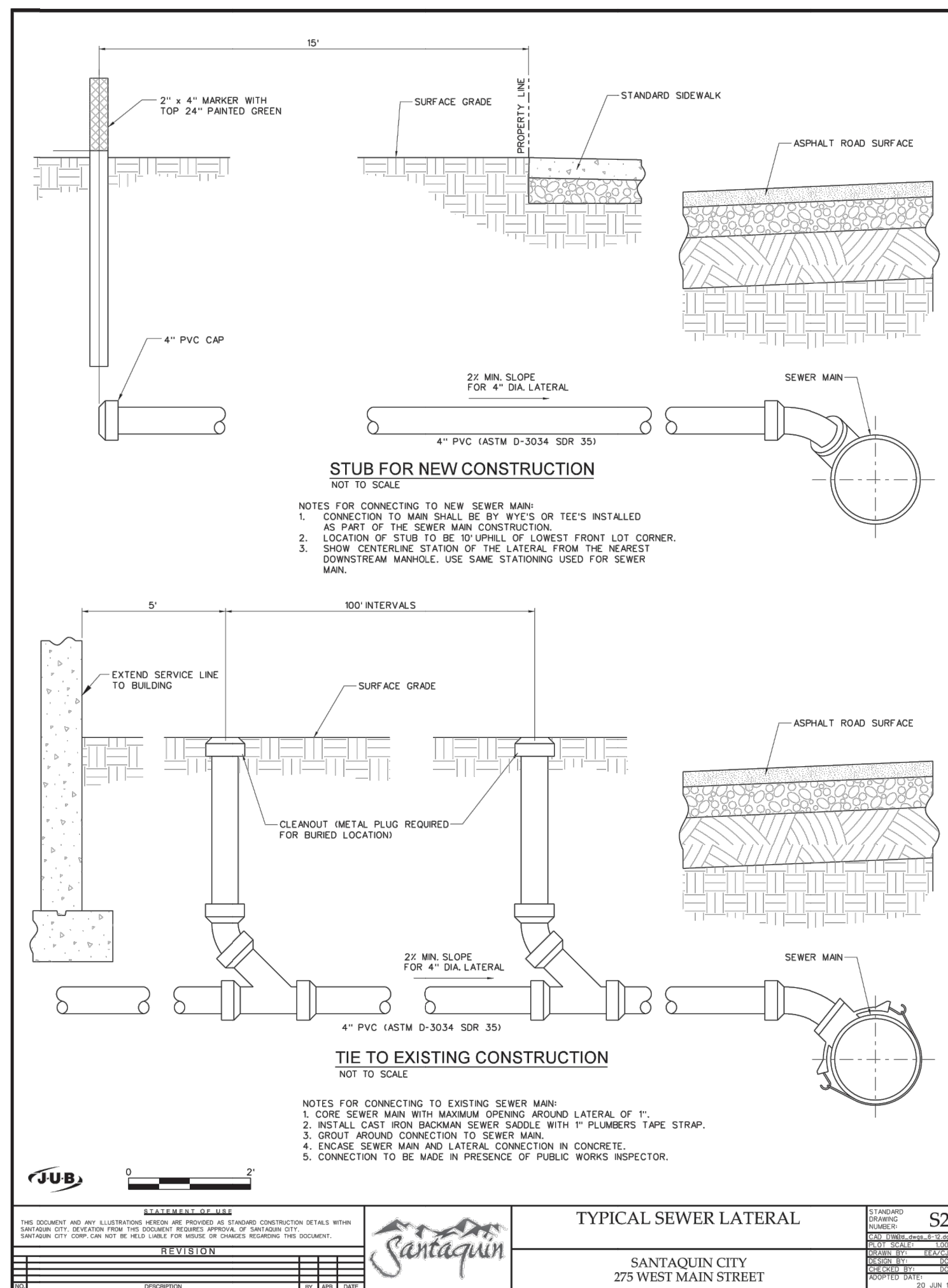
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PERMIT SET

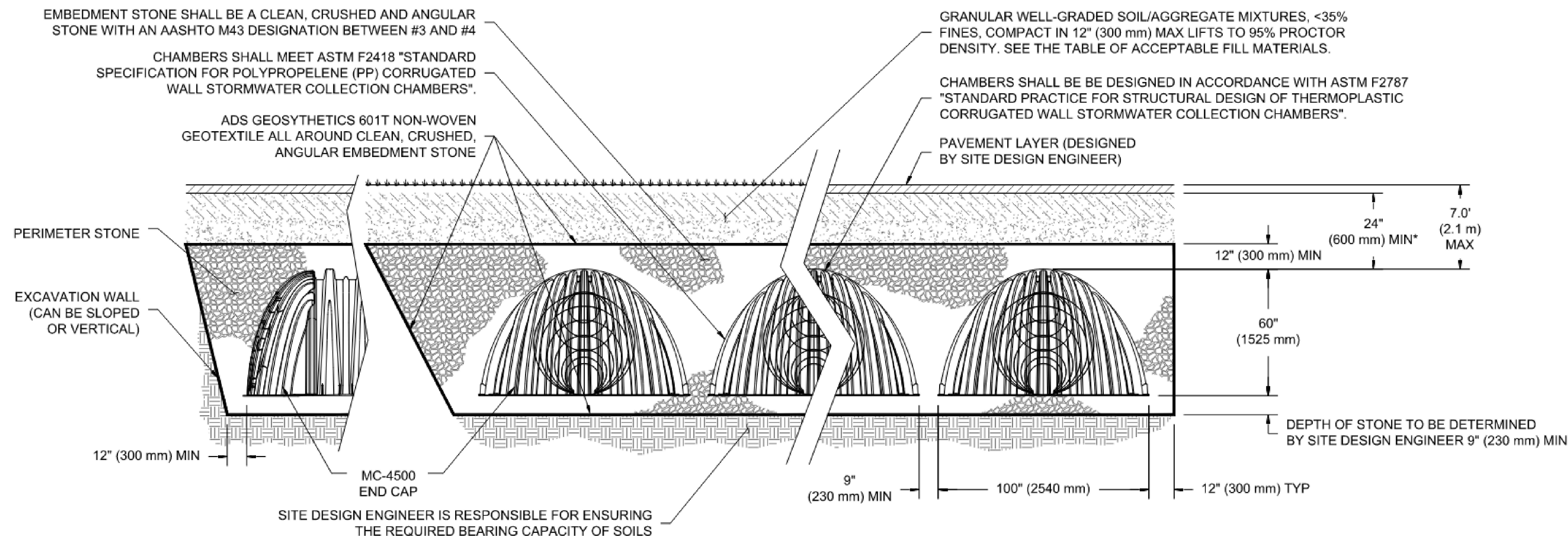
2023.08.04
PROJECT #|LSUT_21SANTA
DRAWN BY | MOODRY
CHECKED BY | SCHLEGEL
REVISIONS

DETAIL SHEET

C400

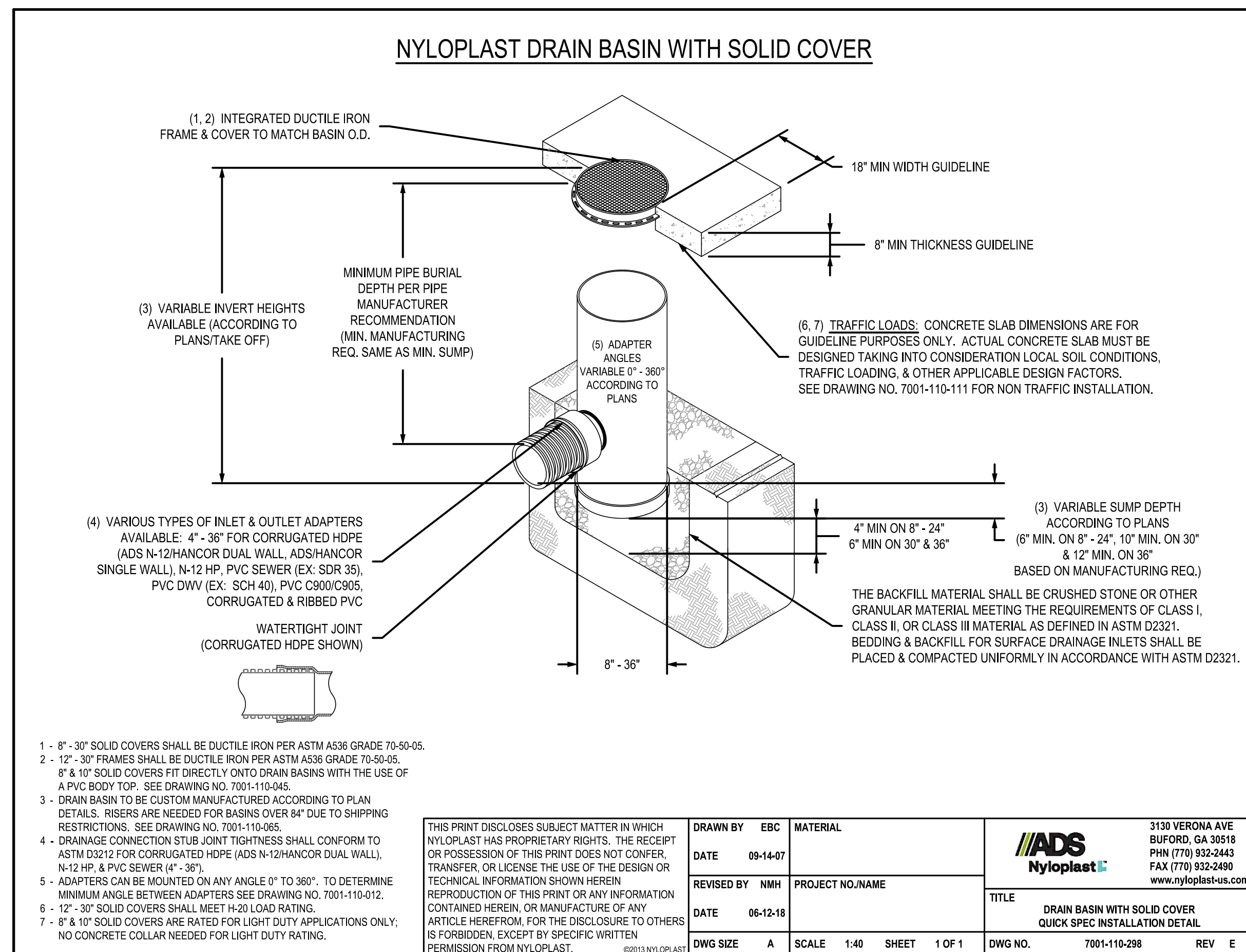


1 SEWER CONNECTION

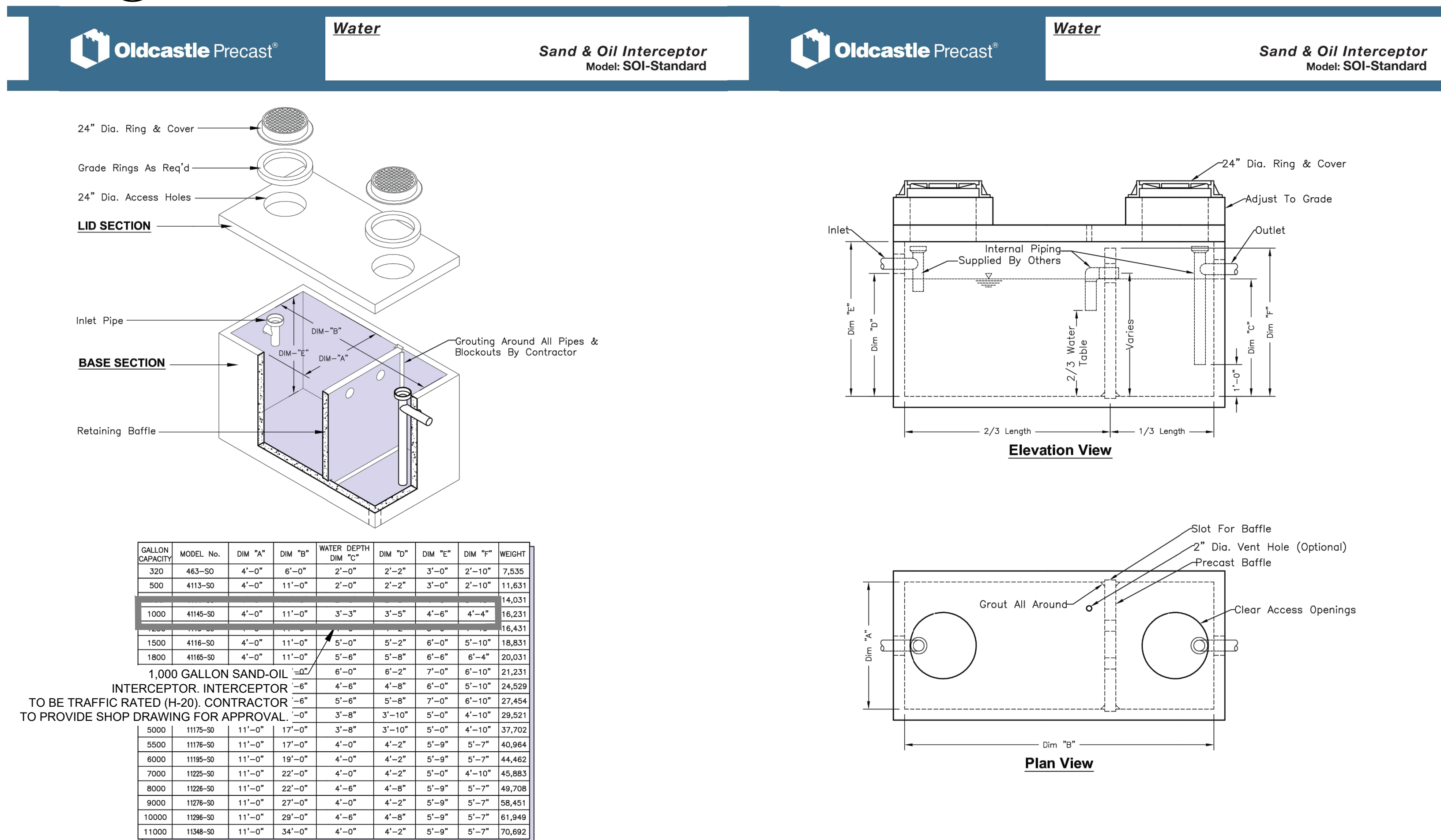


*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm)

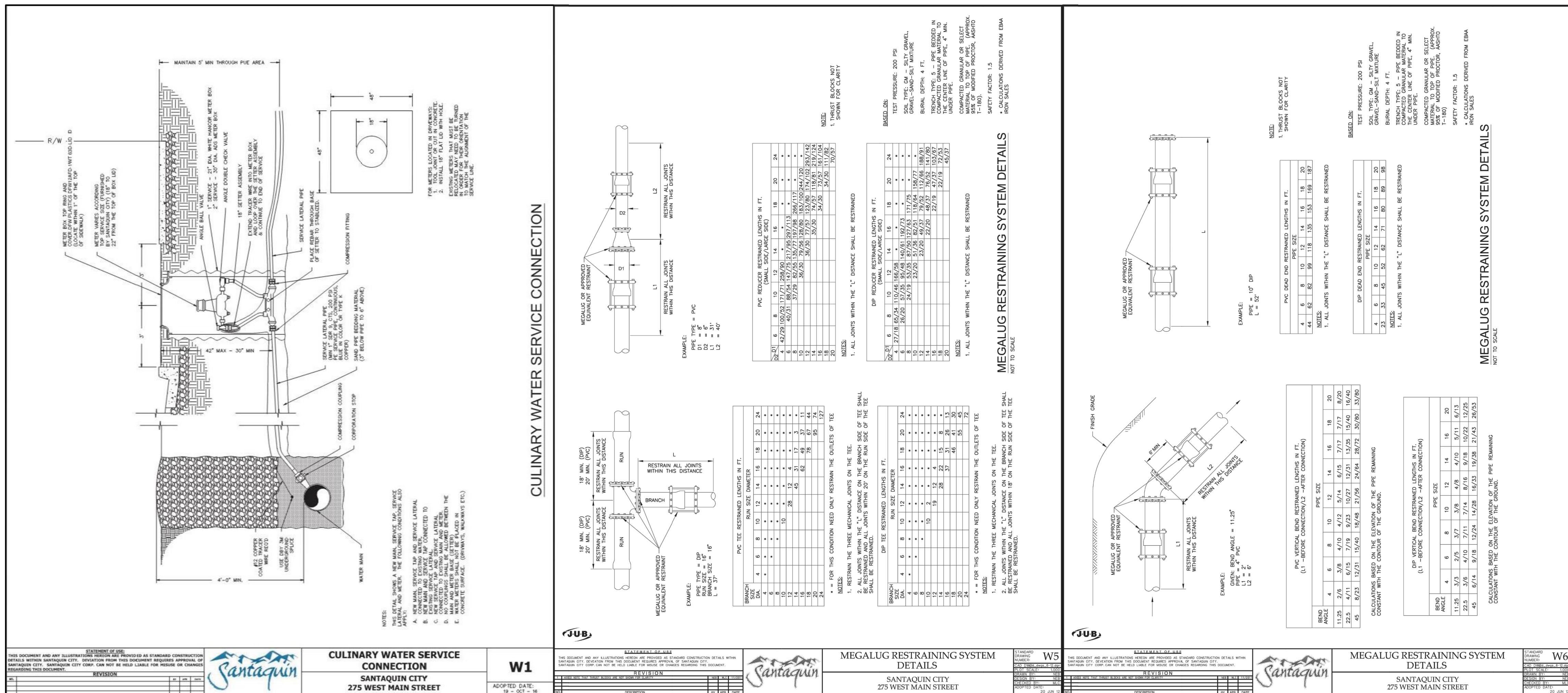
2 ADS MC-4500 INFILTRATION CHAMBER
NOT TO SCALE



36" NYLOPLAST BASIN



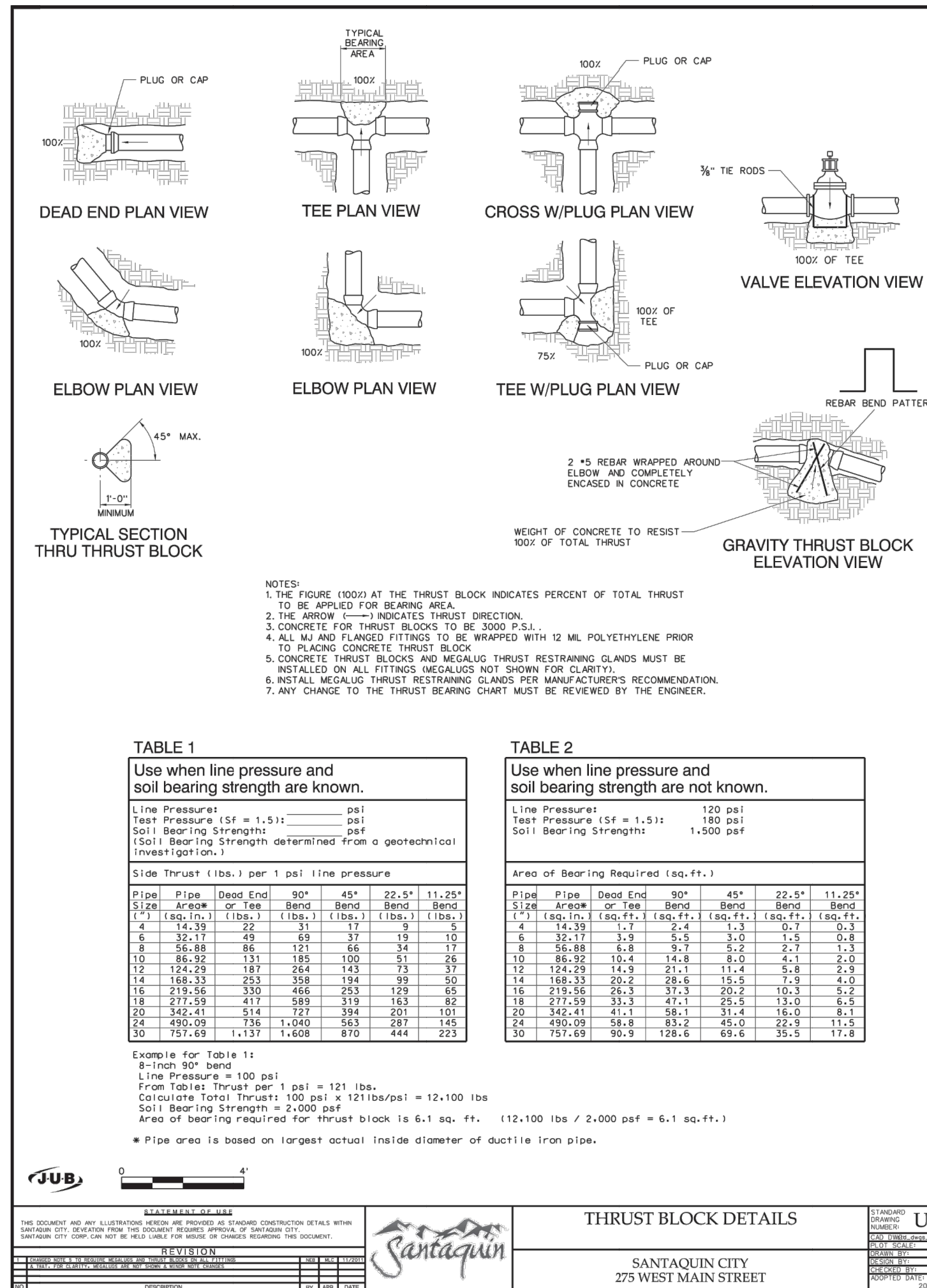
3 SAND OIL SEPARATOR



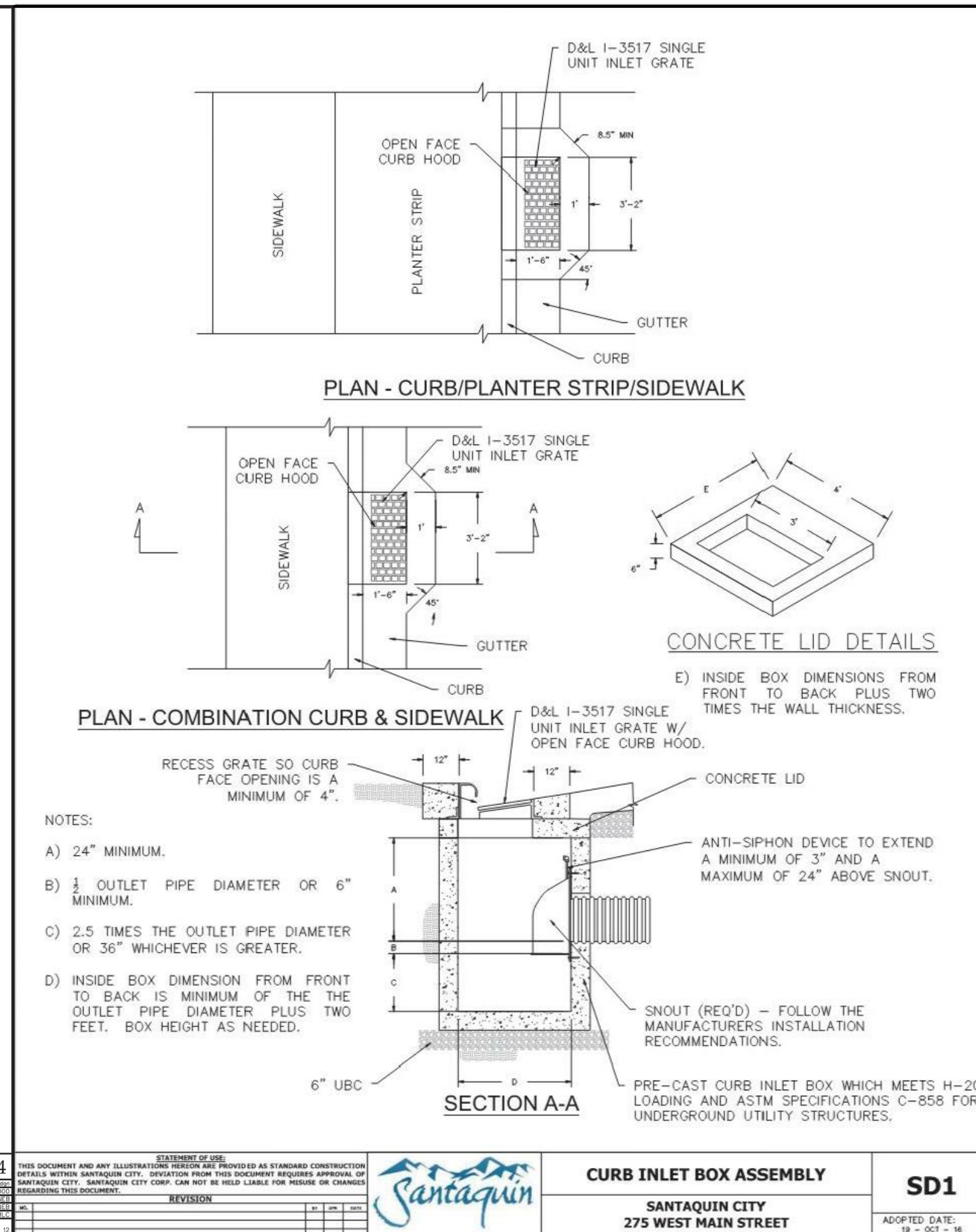
1 WATER SERVICE CONNECTION

2 MEGALUG RESTRAINING SYSTEM

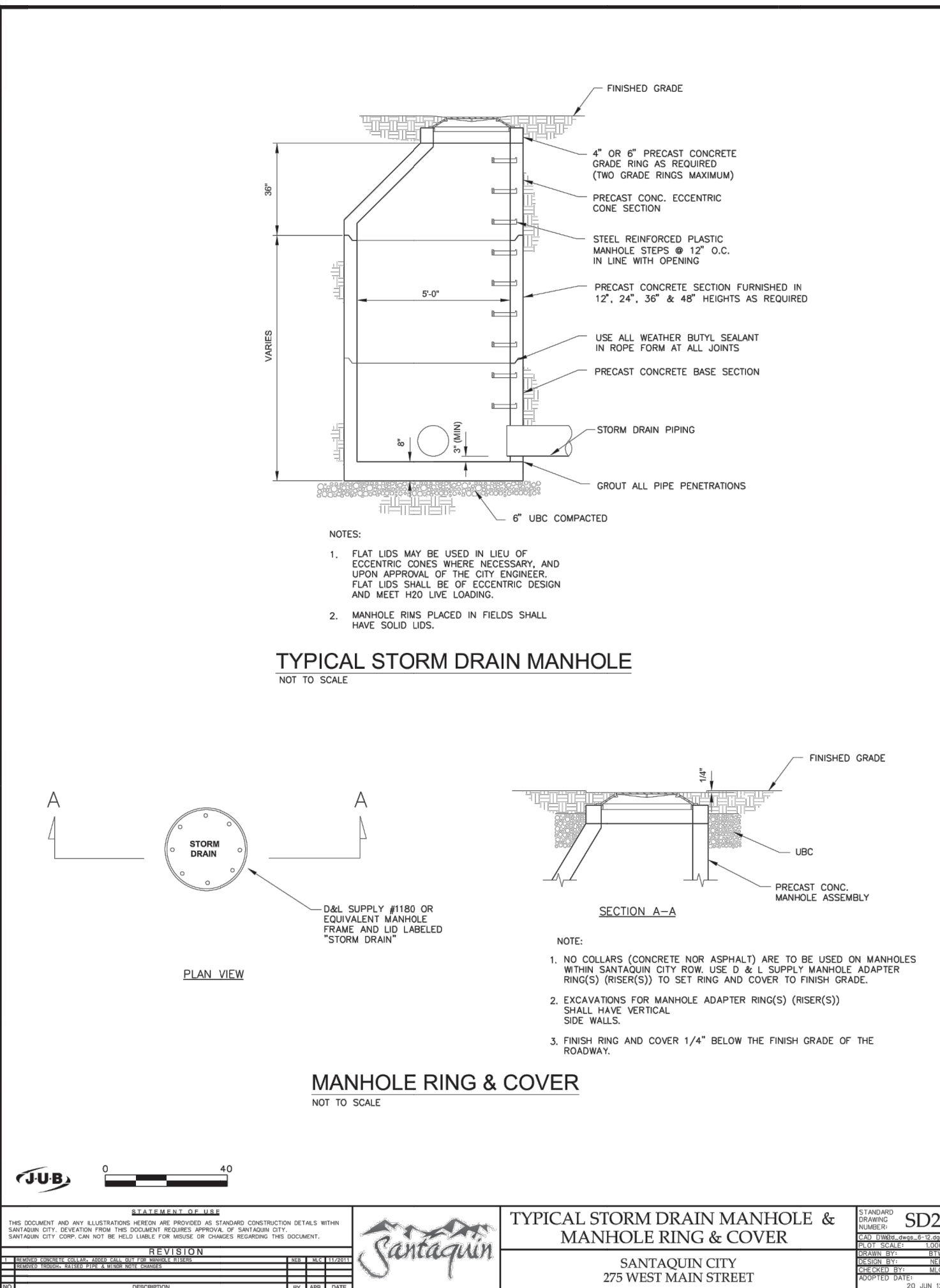
3 MEGALUG RESTRAINING SYSTEM
NOT TO SCALE



5 THRUST BLOCK
NOT TO SCALE



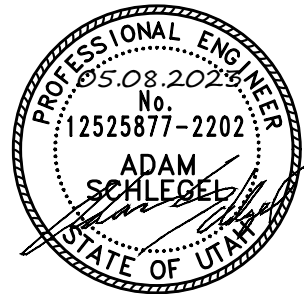
6 CURB INLET BOX ASSEMBLY



7 STORM DRAIN MANHOLE
NOT TO SCALE



LOT 10 OF RIDLEYS SUBDIVISION, PLAT C
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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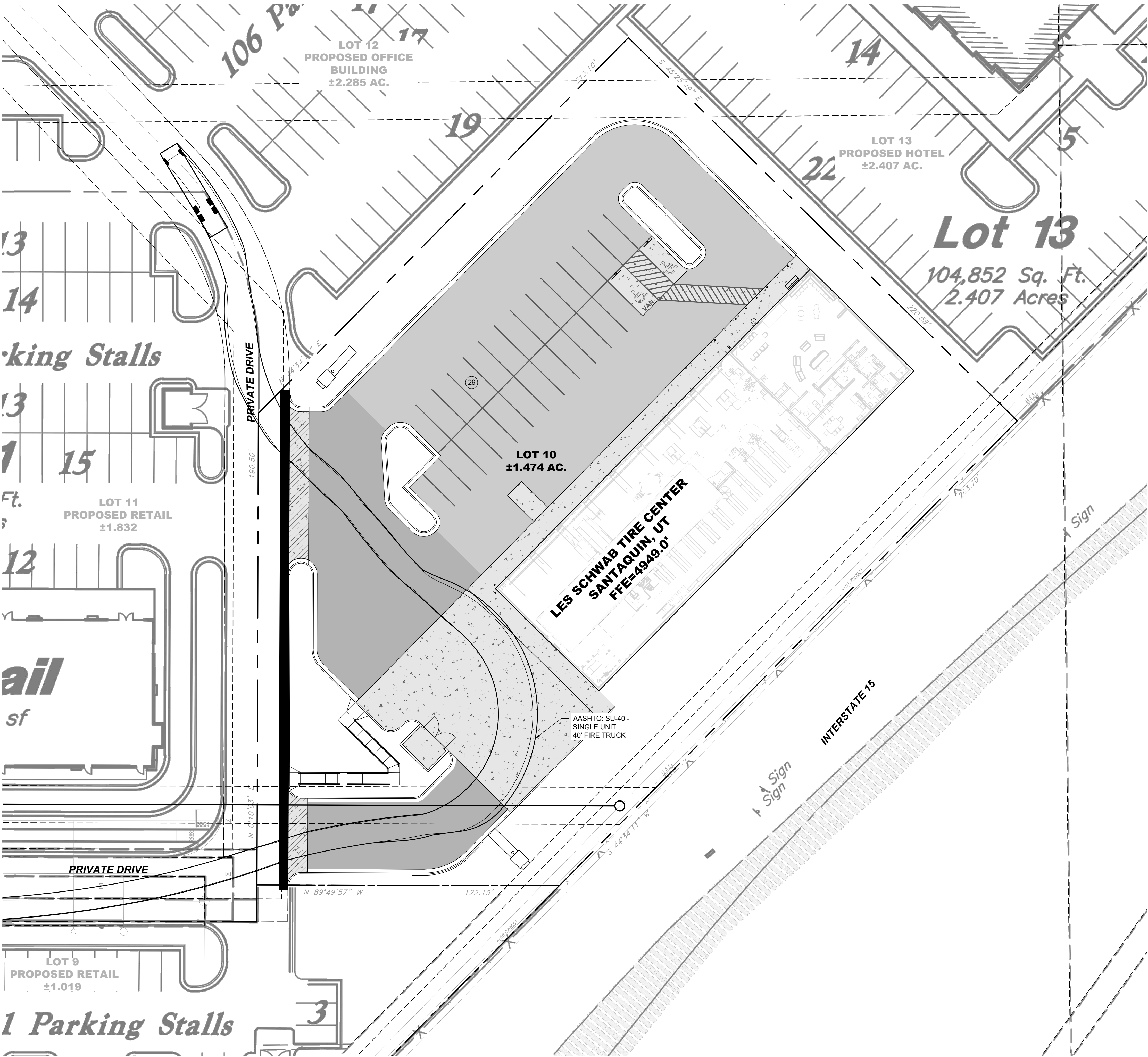
PERMIT SET

2023.05.08
PROJECT #/LSUT_21SANTA
DRAWN BY | MOODRY
CHECKED BY | ISACKSON
REVISIONS



SITE PLAN

ACP

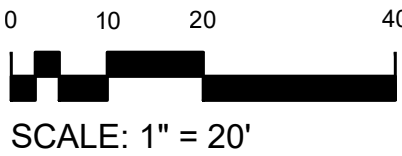


PARKING TABLE

BUILDING	STALL MINIMUM	PROVIDED STALLS	ADA REQUIRED SPACES
TIRE CENTER	22	29	2

1. PARKING REQUIREMENTS: 2 PER 1,000 SF GFA, (5) PER SECTION 10.48.040 = 5 SPACES

1 SITE PLAN



PLANT COVERAGE
CALCULATIONS

TOTAL LANDSCAPING

ABBR	QUANTITY	AREA	TOTAL SF
CAC	16	7.07	113.12
EPV	32	7.07	226.24
FAP	77	12.57	967.89
RHT	20	28.27	565.40
SYC	10	19.63	196.30
PLANTING AREA		SEED AREA	2068.95
TOTAL PROVIDED COVERAGE			7683.95
TOTAL REQUIRED COVERAGE			3211.00

HOMESTEADER'S CHOICE
GRASS MIXTURESUPPLIED BY GREAT BASIN SEED
EPHRAIM, UT - (435) 283-1411

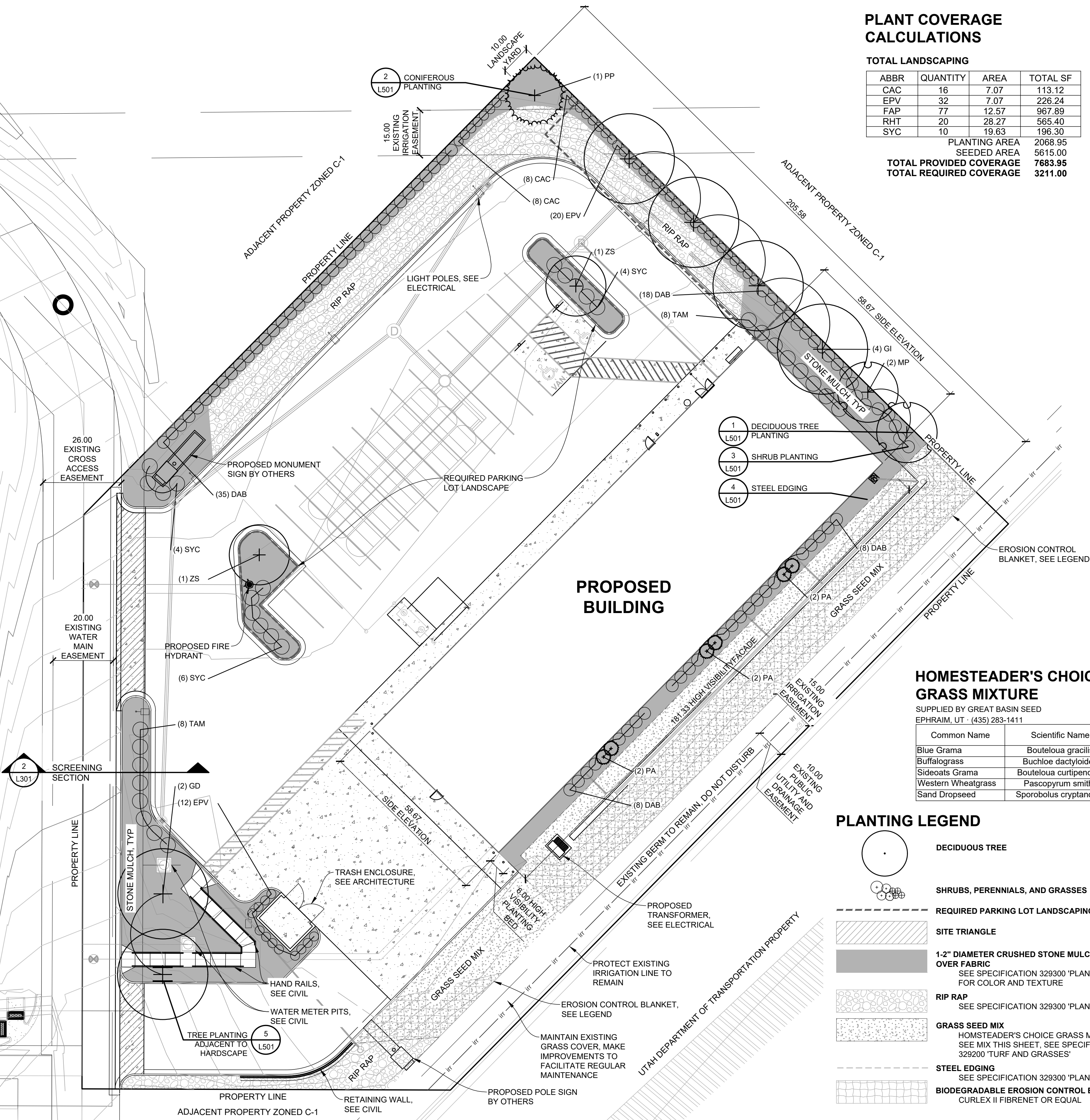
Common Name	Scientific Name
Blue Grama	Bouteloua gracilis
Buffalograss	Buchloe dactyloides
Sideoats Grama	Bouteloua curtipendula
Western Wheatgrass	Pascopyrum smithii
Sand Dropseed	Sporobolus cryptandrus

PLANTING LEGEND

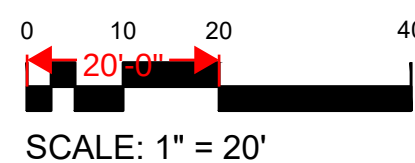
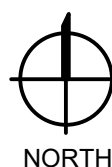
	DECIDUOUS TREE
	SHRUBS, PERENNIALS, AND GRASSES
	REQUIRED PARKING LOT LANDSCAPING
	SITE TRIANGLE
	1-2" DIAMETER CRUSHED STONE MULCH OVER FABRIC SEE SPECIFICATION 329300 'PLANTS' FOR COLOR AND TEXTURE
	RIP RAP SEE SPECIFICATION 329300 'PLANTS'
	GRASS SEED MIX HOMESTEADER'S CHOICE GRASS MIXTURE, SEE MIX THIS SHEET, SEE SPECIFICATION 329200 'TURF AND GRASSES'
	STEEL EDGING SEE SPECIFICATION 329300 'PLANTS'
	BIODEGRADABLE EROSION CONTROL BLANKET CURLEX I FIBRENET OR EQUAL

PLANT SCHEDULE

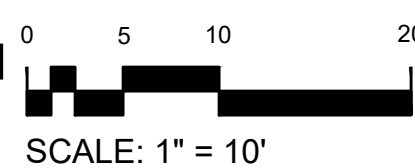
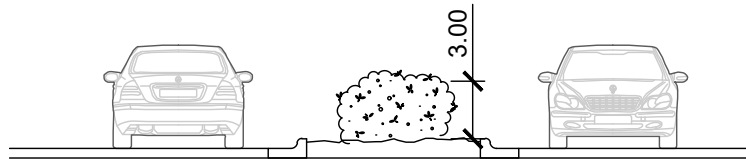
CONIFEROUS TREES		QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	
PA	6		PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8' HT.	B&B	20-25' H X 5-6' W	
PP	1		PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	4' HT.	B&B	40-45' H X 20-25' W	
DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	
GI	4		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	35-45' H X 25-35' W	
GD	2		GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL.	B&B	50' H X 35' W	
ZS	2		ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	2" CAL.	B&B	40' H X 15-20' W	
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	
MP	2		MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15-20' H X 15-20' W	
DECIDUOUS SHRUB		QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING
CAC	16		CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	1 GAL.	POT	2.5' H X 2.5' W	36" o.c.
DAB	77		DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL.	POT	3-4' H X 3-5' W	48" o.c.
EPV	32		EPHEDRA VIRIDIS	MORMON TEA	1 GAL.	POT	3-4' H X 3-4' W	36" o.c.
SYC	14		SYMPHORICARPOS X CHENAUULTII 'HANCOCK'	HANCOCK CHENAUULT CORALBERRY	1 GAL.	POT	2' H X 6-8' W	60" o.c.
TAM	16		TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL.	POT	3-4' H X 4-6' W	60" o.c.



1 PLANTING PLAN



2 SCREENING SECTION



10.52.030 DEVELOPMENT PROJECT LANDSCAPING REQUIREMENTS

B. General Landscaping Standards:

REQUIRED	PROVIDED
B.1. Site Landscaping: All areas not utilized in a building footprint or necessary for site access, parking, or vehicle and pedestrian circulation shall be planted with an effective combination of trees, ground cover, lawn, shrubbery, and/or approved dry landscape materials and mulches under the standards established by this section and in accordance with an approved landscape plan.	ALL AREAS NOT UTILIZED FOR STRUCTURES OR HARDSCAPE CONTAIN LANDSCAPE
B.3. Plant Selection: Developments should include a good combination of evergreen trees in addition to deciduous trees in order to achieve a nonbarren landscape design during winter months when there are no leaves on the trees. Preference shall be given to those species listed in the city approved tree species list provided in the city's construction standards. Sod shall not be permitted in landscape areas less than four feet (4') in width.	PROPOSED TREE SPECIES ARE ON APPROVED TREE LIST OR CULTIVAR. NO SOD IS PROPOSED ON SITE.
B.7. Curbing: All landscape yards and areas abutting driveways, drive aisles, parking stalls and property lines shall be protected by a concrete curb, which shall be four inches wide and six inches deep (4" x 6").	CURBS PROVIDED AT LANDSCAPE

C. Landscape Yards And Screening:

REQUIRED	PROVIDED
C.1. Required Landscape Yards: Landscape yards within these zones shall be established in relationship to required setbacks for buildings and parking areas. 10.20.120 COMMERCIAL ZONES F.2.b. Setback Requirements: FRONT SETBACK (From private frontage): 0 FT SIDE SETBACK (Minimum from adjacent property to building/ parking): 0 or 10 FT/0 if shared or 5 FT REAR SETBACK (Minimum from adjacent property to building/ parking): 10 FT/0 if shared or 5 FT 0 FT SIDE YARD AT SHARED WEST BOUNDARY, DRIVE AISLE AND ACCESS EASEMENT ONLY, NO SHARED BOUNDARY PRESENT, NO LANDSCAPE REQUIRED 0 FT FRONT YARD AT NORTHWEST BOUNDARY, NO LANDSCAPE REQUIRED 10 FT SIDE YARD REQUIRED AT SHARED NORTHEAST BOUNDARY WITH ADJACENT PARKING 0 FT REAR YARD AT SOUTHEAST BOUNDARY, NO ADJACENT PROPERTY, NO LANDSCAPE REQUIRED 0 FT SIDE YARD AT SOUTH BOUNDARY, ACCESS DRIVE ONLY, NO BUILDING OR PARKING PRESENT, NO LANDSCAPE REQUIRED Minimum Percentage Of Landscape Area: 10% TOTAL PROPERTY AREA: 64,255 SF 64,225 SF X 10% = 6,422 SF REQUIRED LANDSCAPE	10 FOOT WIDE SIDEYARD PROVIDED AT NORTHEAST BOUNDARY 7,684 SF LANDSCAPE PROVIDED, SEE PLANT COVERAGE CALCULATIONS TABLE
C.2. Required Landscaping Amounts Within Landscape Yards: b. Side and rear landscape yards abutting a nonresidential development or property zoned for such shall include a minimum of one tree and four (4) shrubs for each forty (40) linear feet or fraction thereof of the landscape yard area (as measured along the property line). SIDE YARD AT SHARED WEST BOUNDARY: DRIVE AISLE AND 0 YARD REQUIRED FRONT YARD AT NORTHWEST BOUNDARY: 0 YARD REQUIRED SIDE YARD AT NORTHEAST BOUNDARY: 205.58 FT / 40 FT = 5.14 = 5 TREES AND 20 SHRUBS REQ. REAR YARD AT SOUTHEAST BOUNDARY: NOT ABUTTING AN ADJACENT PROPERTY SIDE YARD AT SOUTH BOUNDARY: 0 YARD REQUIRED	5 TREES AND 20 SHRUBS PROVIDED AT NORTHEAST BOUNDARY
C.2. Required Landscaping Amounts Within Landscape Yards: c. Front and street side landscape areas shall include a minimum of one tree for each forty (40) linear feet or fraction thereof of the landscape yard area (as measured along the property line). FRONT YARD: NO LANDSCAPE REQUIREMENT WHEN SETBACK IS AT 0 FT	NORTHWEST FRONT SETBACK IS AT 0 FT, NO LANDSCAPE IS REQUIRED
C.2. Required Landscaping Amounts Within Landscape Yards: d. In addition to the above, ground cover shall be provided over all landscape areas.	MULCH GROUND COVER PROVIDED OVER ALL LANDSCAPE AREAS
C.5. Utility Screening: All aboveground utility equipment (e.g., power, phone, cable boxes, etc.) as well as ground mounted HVAC equipment, etc., shall be screened from public view by a wall or plantings equal to or greater than the equipment height.	TRANSFORMER WILL BE SCREENED BY BERM, HVAC ROOF MOUNTED
C.6. Fencing And Property Line Screening: a. In addition to the required landscaping, screening along rear or side property lines should incorporate berming, open construction barriers, low maintenance fencing materials or decorative walls constructed of stone, masonry or decorative iron.	EXISTING BERM TO REMAIN ALONG REAR OF BUILDING
C.7. Decorative Materials: Materials such as crushed rock, redwood chips, pebbles, pavers, or stamped concrete and stones may not cover more than fifty percent (50%) of the areas required to be landscaped. Artificial plants are not acceptable. 6,422 SF REQUIRED LANDSCAPE X 50% = 3,211 SF REQUIRED COVERAGE	7,684 SF LANDSCAPE COVERAGE PROVIDED, SEE PLANT COVERAGE TABLE FOR CALCULATIONS

D. Building Landscaping:

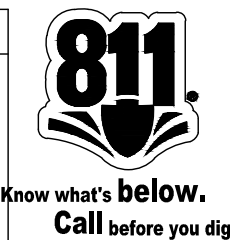
REQUIRED	PROVIDED
D.1. Except within MBD areas, exposed sections of building walls that are in high visibility areas along arterial and collector streets as well as on site, general public access areas, shall have planting beds approximately six feet (6') wide placed directly along at least fifty percent (50%) of such walls. These planting areas may overlap required landscape yards.	6 FOOT WIDE PLANTING BED AND SHRUBS PLACED ALONG 50% OF BUILDING FACE IN HIGH VISIBILITY AREA ALONG HIGHWAY OFF RAMP ON SOUTHEAST FACADE
D.2. Trash enclosures and other accessory structures shall have a minimum five foot (5') wide planting area along three (3) sides and a minimum of four (4) shrubs per landscaped side. These planting areas may overlap required landscape yards.	4 SHRUBS PROVIDED ON 3 SIDES OF THE TRASH ENCLOSURE
D.3. Except within MBD areas, a group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per fifty (50) linear feet or fraction thereof, of elevation where the building exceeds one hundred feet (100') in length (e.g., 110 feet of building face would require 3 of the above groupings). (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016) FRONT FACADE, NOT ADJACENT TO LANDSCAPE AREA OR OPEN GRADE NORTHEAST FACE, 59 FEET = 2 TREES AND 8 SHRUBS REQUIRED SOUTHWEST FACE, 59 FEET = 2 TREES AND 8 SHRUBS REQUIRED	2 TREES AND 8 SHRUBS PROVIDED FOR EACH SIDE ELEVATION

E. Parking Area Landscaping:

REQUIRED	PROVIDED
1. Landscape Areas: Landscaping shall be provided in the amount of six percent (6%) of the interior space of parking lots with less than one hundred (100) spaces, and ten percent (10%) of the interior space of all parking lots with one hundred (100) spaces or more. For single developments on less than two (2) acres, this percentage will count toward the minimum landscape requirement provided in paragraph C.1. 21,488 SF INTERIOR PARKING LOT x 6% = 1,290 SF REQUIRED PARKING LOT LANDSCAPE	2,292 SF PARKING LOT LANDSCAPE PROVIDED
E.2. Screening: Screening from the street and all nonresidential uses shall be of sufficient height and opacity to continuously block the lowest three feet (3') of the cross section view of the parking area from the street or adjacent use. These screening standards may be met in any number of different ways, including, but not limited to, a garden wall, earthen berm, constructed planter, dense hedge, or combination of ways. Landscape plans submitted for review shall include a graphic depiction of the parking lot screening as viewed from the street. Plant material used for the required screening shall achieve required capacity in its winter seasonal condition within three (3) years of construction of the vehicular use area.	3 FOOT TALL HEDGE PLANTED ALONG PARKING PERIMETER, SEE SCREENING SECTION DETAIL 2/L301
E.4. Planter Islands: Landscaped islands shall be provided at the end of parking aisles and appropriately spaced at intermediate locations along parking aisles.	ISLANDS PROVIDED AT END OF PARKING AISLES
E.4. Planter Islands: a. Dimensions: Islands at the end of single stall width parking aisles shall be at least six feet (6') in width and eighteen feet (18') in length. Islands at the end of dual stall width parking aisles shall be at least six feet (6') in width and thirty six feet (36') in length, with at least one hundred sixty (160) square feet of ground area per shade tree or one hundred (100) square feet of ground per ornamental tree to allow for root aeration.	PLANTER ISLANDS ARE AT LEAST 6 FT WIDE, AT LEAST 160 SF PROVIDED PER SHADE TREE
E.4. Planter Islands: b. Vegetation: Islands shall include one or more canopy shade trees and four (4) or more shrubs per eighty (80) square feet of planter area. Additionally, ground cover shall be provided over the entire landscape area.	1 TREE MINIMUM PROVIDED PER ISLAND, 10 SHRUBS PROVIDED
775 SF OF PLANTER / 80 SF = 10 REQUIRED SHRUBS	GROUND COVER PROVIDED OVER ENTIRE LANDSCAPE AREA

F. Species Diversity And Minimum Standards:

REQUIRED	PROVIDED
1. Diversity: To prevent uniform insect or disease susceptibility and eventual uniform maturity and agedness on a development site or in the adjacent area or the district, species diversity is required and extensive monocultures are prohibited. The following requirements shall apply to site development plans: Number Of Trees On Site: 10 - 19 Maximum Percentage Of Any One Species: 75%	14 TREES REQUIRED, NO MORE THAN 10 OF ONE SPECIES PROVIDED



IRRIGATION LEGEND

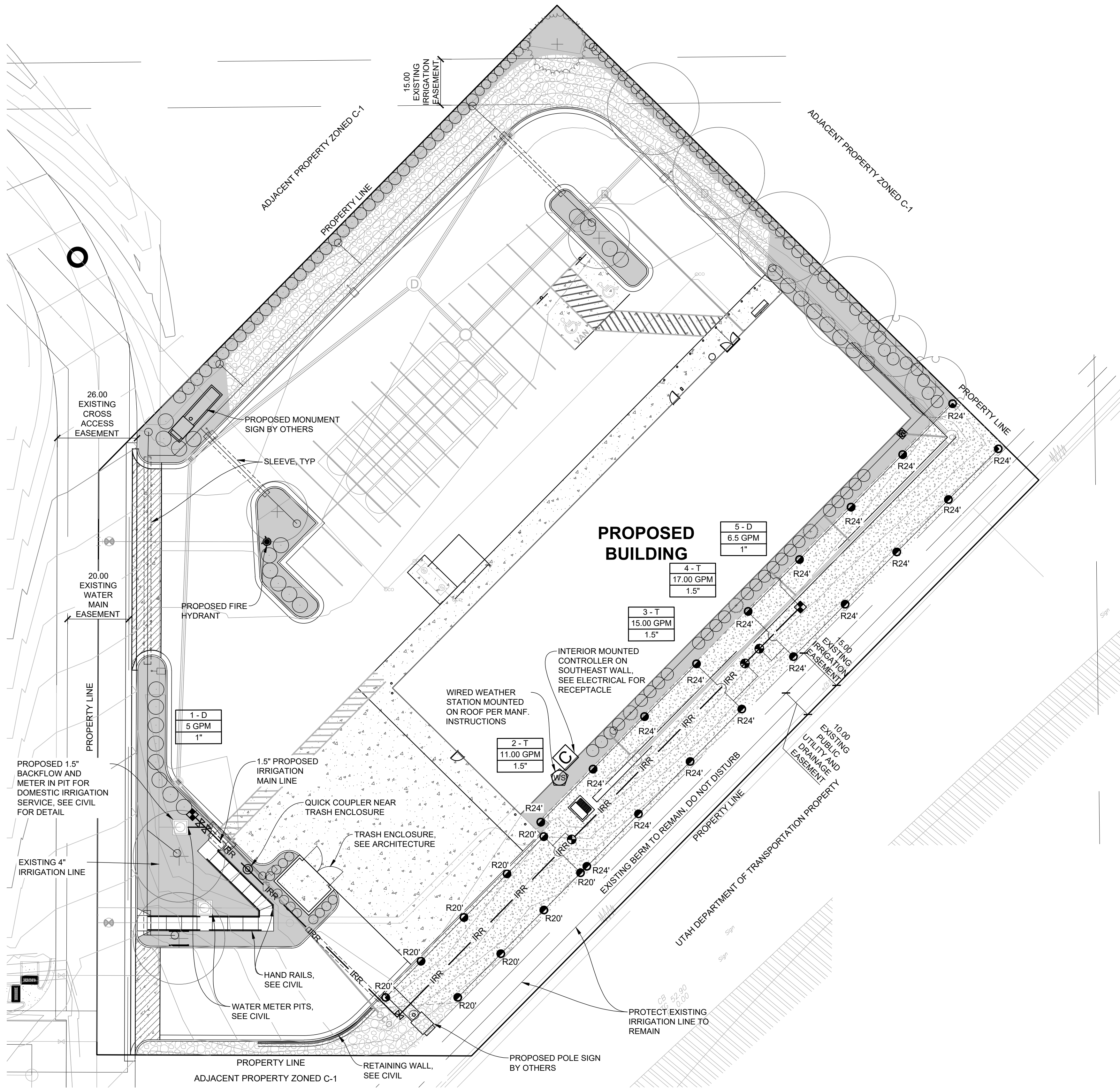
SYMBOL	DESCRIPTION	DETAIL	SHEET
	WATER POINT OF CONNECTION BY DEVELOPER	1	C403
	NEW MAIN LINE, 1.5" SCH 40 PVC	2	L502
	LATERAL LINE, CLASS 200 PVC IPS PLASTIC PIPE	2	L502
	SLEEVE SCH 40 PVC	3	L502
	ISOLATION VALVE AS SPECIFIED	5	L502
	DRIP CONTROL VALVE AS SPECIFIED	7	L502
	ELECTRIC CONTROL VALVE AS SPECIFIED	16	L502
	QUICK COUPLER AS SPECIFIED	9	L502
	DRIP ZONE, INLINE DRIP TUBING OR DRIP TUBING WITH POINT SOURCE EMITTERS, AS SPECIFIED FLOW: 6 GPH TREES 2 GPH SHRUBS	11	L401
	EMITTER SPACING: PER PLANT LAYOUT ROW SPACING: PER PLANT LAYOUT		
	SPRINKLER HEADS BODIES: RAINBIRD 5006-SAM-R-SS NOZZLES: RAINBIRD MPR NOZZLES	12	L502
	TRADITIONAL CONTROLLER AS SPECIFIED	14	L502
	WEATHER STATION AS SPECIFIED	15	L502

ZONE CALLOUT:

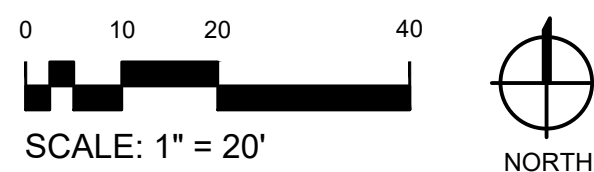
STATION / ZONE	3 - D 9.5 GPM 1.5"	(D- INDICATES PLANT BED DRIP) (T- INDICATES TURF)	GALLONS PER MINUTE (GPM)	VALVE SIZE
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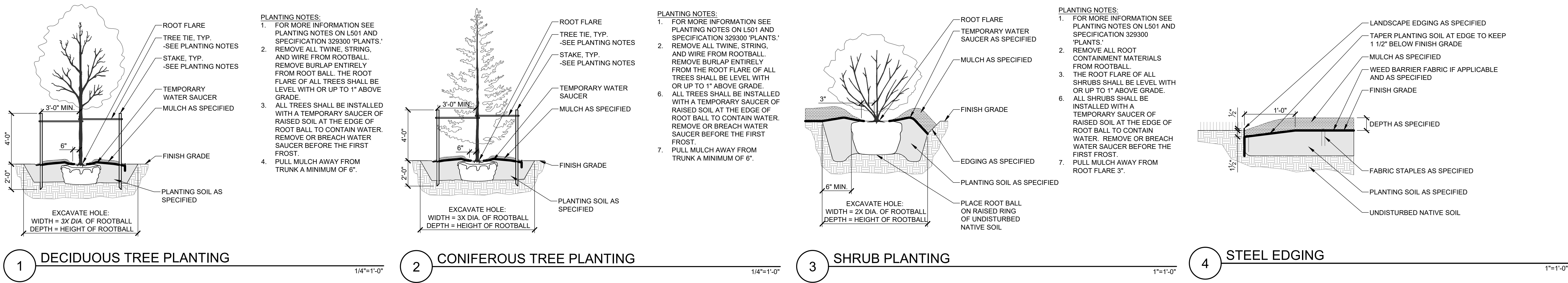
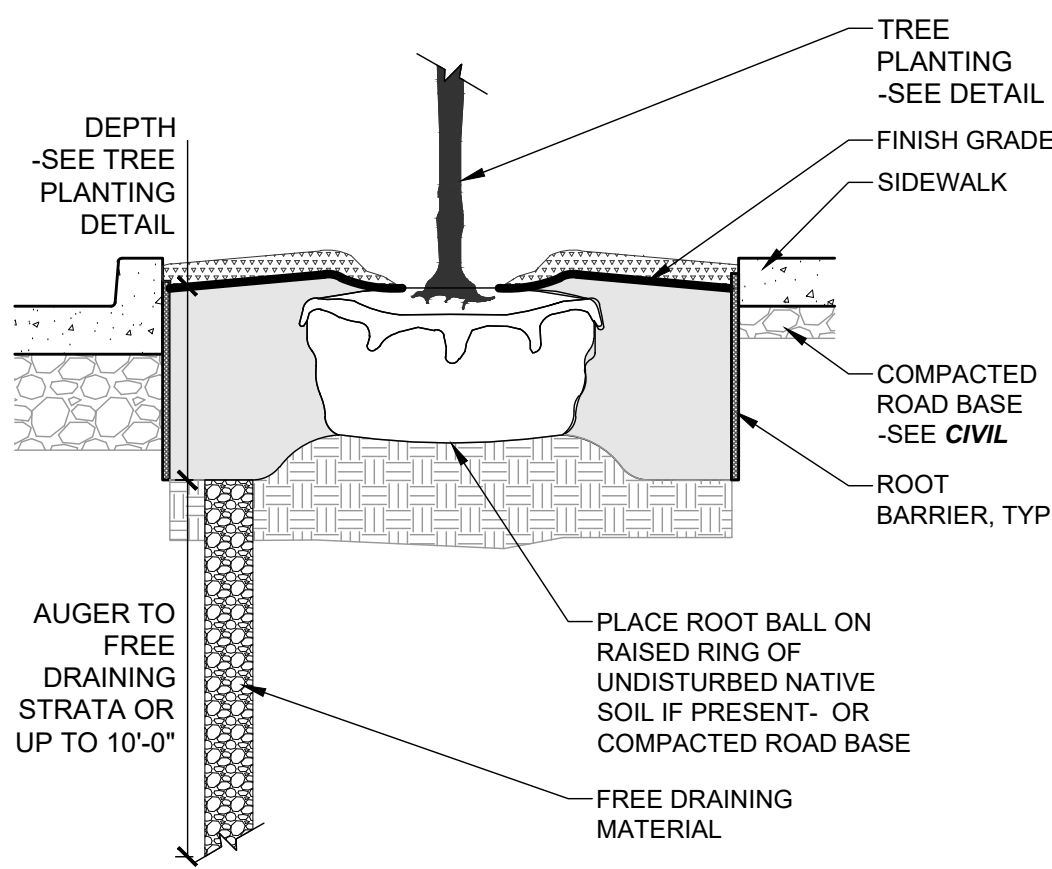
IRRIGATION NOTES

- SEE SPECIFICATION 328400 'PLANTING IRRIGATION' FOR MORE INFORMATION.
- CONTRACTOR TO DESIGN IRRIGATION SYSTEM PER SCHEMATIC LAYOUT AND INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO PROVIDE ADEQUATE WATER FOR ALL PLANT MATERIAL AS SHOWN ON DRAWINGS. INSTALL MANUAL DRAINS AT LOW POINTS AND AIR RELIEF VALVES AT HIGH POINTS ALONG MAINLINE. INSTALL QUICK COUPLERS AT END OF MAINLINE AND ISOLATION VALVES DOWNSTREAM OF MAINLINE TEES.
- IRRIGATION SYSTEM TO BE INSTALLED TO PREVENT OVER-SPRAY ONTO BUILDING AND PAVED SURFACES.
- THE PLAN IS DIAGRAMMATIC FOR PIPING. ADJUST PIPE LOCATION AS NECESSARY. ALL VALVES & PIPING ARE TO BE INSTALLED IN PLANTING OR MULCH AREAS.
- DO NOT INSTALL THE IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES OR OTHER DETRIMENTAL SITE GEOMETRY EXISTS.
- ALL INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WATER CONNECTIONS AND IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONFIRM WATER SOURCE FOR PRESSURE AND GPM REQUIREMENTS PRIOR TO CONSTRUCTION THROUGH SUBMITTALS.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR TO VERIFY AVAILABLE GALLONAGE, PRESSURE, POWER, AND PROTECTION OF WATER SOURCE AS DESIGNED BEFORE INSTALLATION OF SYSTEM.
- PROPOSED TREES, SHRUBS, AND PERENNIALS SHALL BE WATERED BY POINT SOURCE DRIPLINE WITH DRIP ZONE CONTROL KIT AS DETAILED AND NOTED ON LEGEND. PROVIDE PVC LATERALS TO BEDS AND CONNECT TO PE PIPE AS DETAILED, SPECIFIED AND SHOWN ON PLAN.
- CONTRACTOR SHALL PROVIDE SLEEVING FOR PIPE BELOW PAVEMENT. SLEEVE AS SPECIFIED. SUPPLY ONE EXTRA SLEEVE WITH EACH MAINLINE SLEEVE FOR CONTROL WIRES. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES AND OTHER PROJECTS. BORE UNDER EXISTING PAVED AREAS AS REQUIRED USING DRILL, AUGER, WATER JET, OR ANY OTHER INSTRUMENT APPROVED BY OWNER'S REPRESENTATIVE CAPABLE OF PRODUCING A PRECISE HOLE. BORING SHALL NOT DISTURB OVERLAYING STRUCTURES OR CAUSE SETTLEMENT AND DAMAGE TO THOSE STRUCTURES. IF DEMOLISHING EXISTING PAVEMENT FOR SLEEVE INSTALLATION, PATCH EXISTING ASPHALT AS REQUIRED.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE ALL COMPONENTS REQUIRED FOR PROPER WINTERIZATION OF SYSTEM.
- LINE SIZE WINTERIZATION BLOW-OUT ADAPTER SHALL BE INSTALLED IMMEDIATELY DOWN STREAM OF POINT OF CONNECTION.
- LATERAL LINES SHALL BE SOLVENT WELDED CL200 PVC PIPE.
- ELECTRICAL & MANUAL GATE VALVES SHALL BE INSTALLED IN VALVE BOXES OR APPROVED EQUAL. USE A 12" STANDARD BOX FOR ALL CONTROL VALVES. 10" ROUND FOR ALL OTHERS.
- PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
- ALL WIRES SHALL BE INSTALLED UNDER A MINIMUM OF 12" COVER AND MAY BE INSTALLED IN TRENCHES WITH PIPE AS LONG AS THE WIRES ARE INSTALLED UNDER THE PIPE.
- DBY DRY SPLICE WIRE CONNECTORS SHALL BE USED FOR ALL ELECTRICAL CONNECTIONS.
- ADD AIR RELIEF VALVE PER DETAIL AT HIGHEST POINT IN THE IRRIGATION SYSTEM.
- ALL IRRIGATION LINES SHALL BE SURVEYED, AND SHOWN ON AS-BUILT DRAWINGS, IN THREE DIMENSIONS AT EACH END AND ALL ANGLE POINTS. TOP OF WATER PIPE SHALL ALSO BE AS-BUILT.



1 IRRIGATION PLAN





- NOTES:
1. CONTRACTOR SHALL INSTALL ROOT BARRIER IN ALL PLANTING BEDS THAT ARE WITHIN FIVE FEET OF ANY SIDEWALK, CURB, MEDIAN/ISLAND OR AS DENOTED ON THE LANDSCAPE PLAN. THE ROOT BARRIER SHALL BE BLACK, MADE OF HIGH DENSITY RECYCLED POLYSTYRENE RUBBER, MODIFIED WITH THE 90° RIBS EVERY 6 INCHES.
 2. BARRIER THICKNESS SHALL BE .065 OR .080 MILS.
 3. CONTRACTOR TO INSTALL THE ROOT BARRIER WITH THE RAISED ROOT GUIDING RIBS TOWARDS THE TREE ROOTS.
 4. THE TOP OF THE ROOT BARRIER MUST BE NO GREATER OR LESS THAN 1 INCH ABOVE FINISH GRADE.
 5. INSTALL DRAINAGE FOR EACH TREE WITHIN ALL COMPACTED OR HARDPAN AREAS.
 6. PLACE HOLE WITHIN EXCAVATED AREA AT LOWEST POINT- NOT UNDER ROOT BALL.
 7. AUGER 6" MIN. DIAMETER HOLE INTO FREE DRAINING STRATA OR UP TO A DEPTH OF 10 FT. FOR MULTIPLE HOLES SPACE A MIN. OF 2 FT. APART IN A GRID LAYOUT.
 8. FILL HOLE WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.
 9. NOTIFY LANDSCAPE ARCHITECT IF WATER DOES NOT PERCOLATE WITHIN 24 HOURS.

5 TREE PLANTING ADJACENT TO HARDSCAPE

PLANTING NOTES

1. SEE SPECIFICATIONS 329113 SOIL PREPARATION AND 329300 PLANTS.
2. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
3. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
4. PERFORM SOIL SAMPLING AND TESTING AS SPECIFIED.
5. PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
6. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
7. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
8. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
9. INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
10. MAINTAIN PLANTS AS SPECIFIED.

TREE, SHRUB, AND PERENNIAL NOTES

1. PRIOR TO PLANTING INSTALLATION, CONTRACTOR TO CONFIRM CONTACT LANDSCAPE ARCHITECT FOR PLANT INSPECTION AND REVIEW OF PLANT LAYOUT PRIOR TO DIGGING PLANTING HOLES.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
4. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
5. WARRANTY PLANT MATERIAL AS SPECIFIED.

MULCH NOTES

1. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE FABRIC AND MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
2. SUBMIT SAMPLE OF MULCHES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS. EDGING TO BE INSTALLED BETWEEN MULCHES AND AT NEIGHBORING PROPERTY.

SOIL NOTES

1. PLANTING SOIL AS SPECIFIED IN 329113 'SOIL PREPARATION'.
2. PROVIDE 12" DEPTH OF PLANTING SOIL FOR ALL PLANTING BEDS.
3. PROVIDE 6" DEPTH OF PLANTING SOIL FOR ALL SEEDING AREAS.

98 N 500 E MAIN STREET
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



Angela Marie Hansen
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PERMIT SET

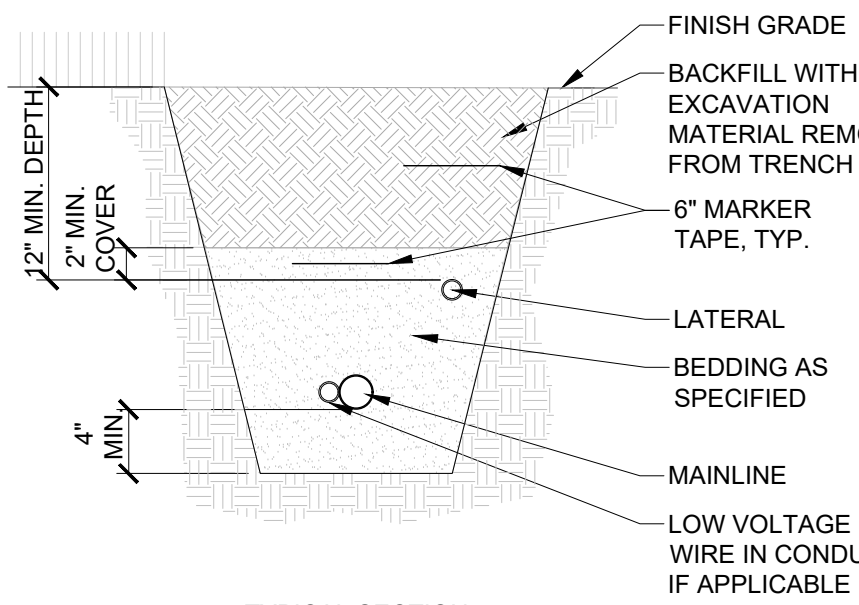
2023.08.04
PROJECT #|LSUT_21SANTA
DRAWN BY | DONOVAN
CHECKED BY | HANSEN
REVISIONS



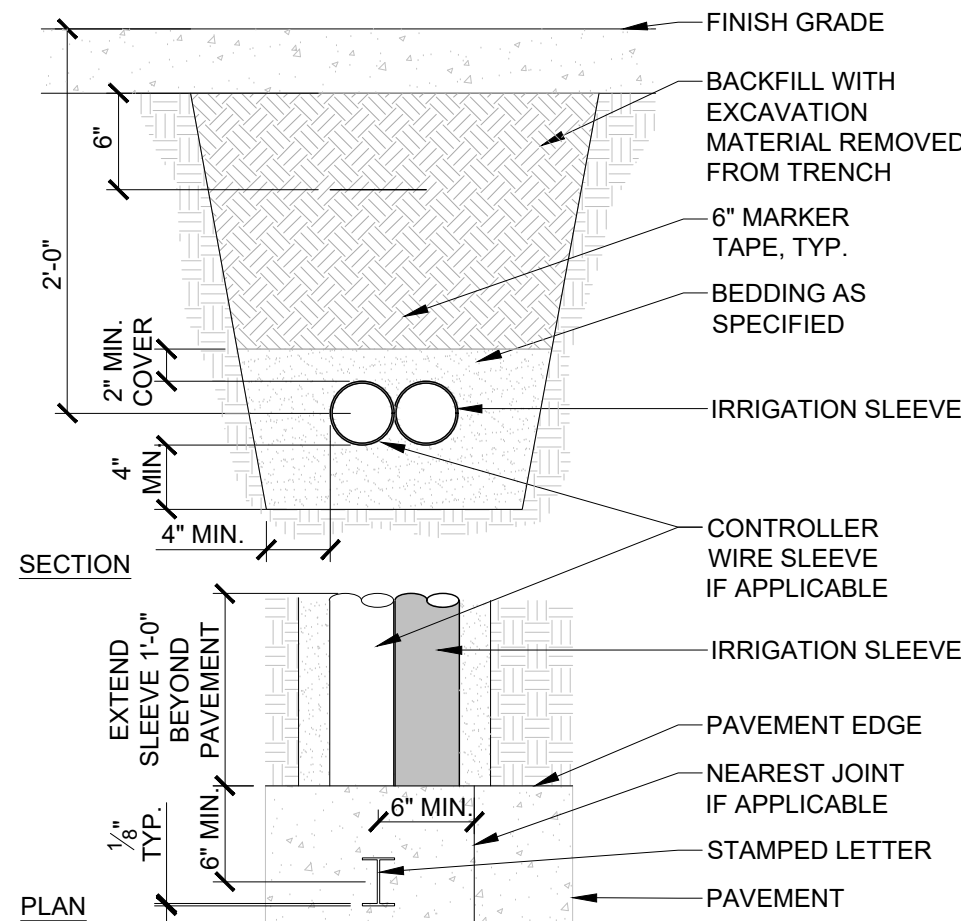
PLANTING DETAILS

L501

- NOTES:
1. TAPE & BUNDLE ALL WIRING AT 10'-0" INTERVALS.
 2. TIE A LOOSE 20" LOOP IN WIRING AT ALL CHANGES IN DIRECTION GREATER THAN 30° UNTIE ALL LOOPS AFTER MAKING CONNECTIONS.
 3. BURY MARKING TAPE 6" ABOVE ALL DIRECT BURIAL WIRINGS, LATERAL LINES, AND MAINLINE. ALL WIRING UNDER PAVEMENT SHALL BE THROUGH SLEEVES -SEE DETAIL.
 4. ALL SPLICES SHALL BE MADE IN VALVE BOXES AND LOCATED ON AS-BUILT PLANS.

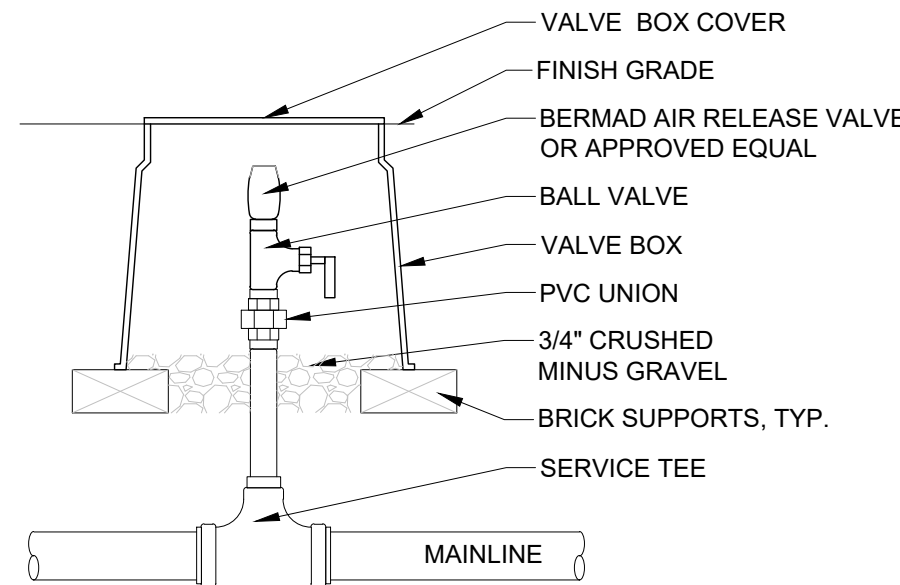


TYPICAL SECTION
OF A SHARED TRENCH



- NOTES:
1. ALL IRRIGATION SLEEVING SHALL BE (2) SIZES LARGER THAN PIPE OR COMBINATION OF PIPES THEREIN ENCLOSED, WITH MINIMUM SIZE TO BE 4" SCHEDULE 40 PVC.
 2. SUPPLY (1) EXTRA SLEEVE WITH EACH IRRIGATION SLEEVE FOR CONTROL WIRES. BORE UNDER EXISTING PAVING WHERE REQUIRED. BORE SEPARATELY FOR CONTROL WIRES.
 3. BURY MARKING TAPE ABOVE ALL SLEEVES 6" BELOW PAVEMENT.
 4. INSTALL 3" HT IRRIGATION "I" STAMP IN PAVEMENT WHERE SLEEVES ARE LOCATED UNDER NEW PAVEMENT.
 5. WHEN TRENCHING PROVIDE A 4" CLEARANCE AROUND SIDES OF SLEEVES. SLOPE SIDES OF TRENCH PER OSHA SPECIFICATIONS.

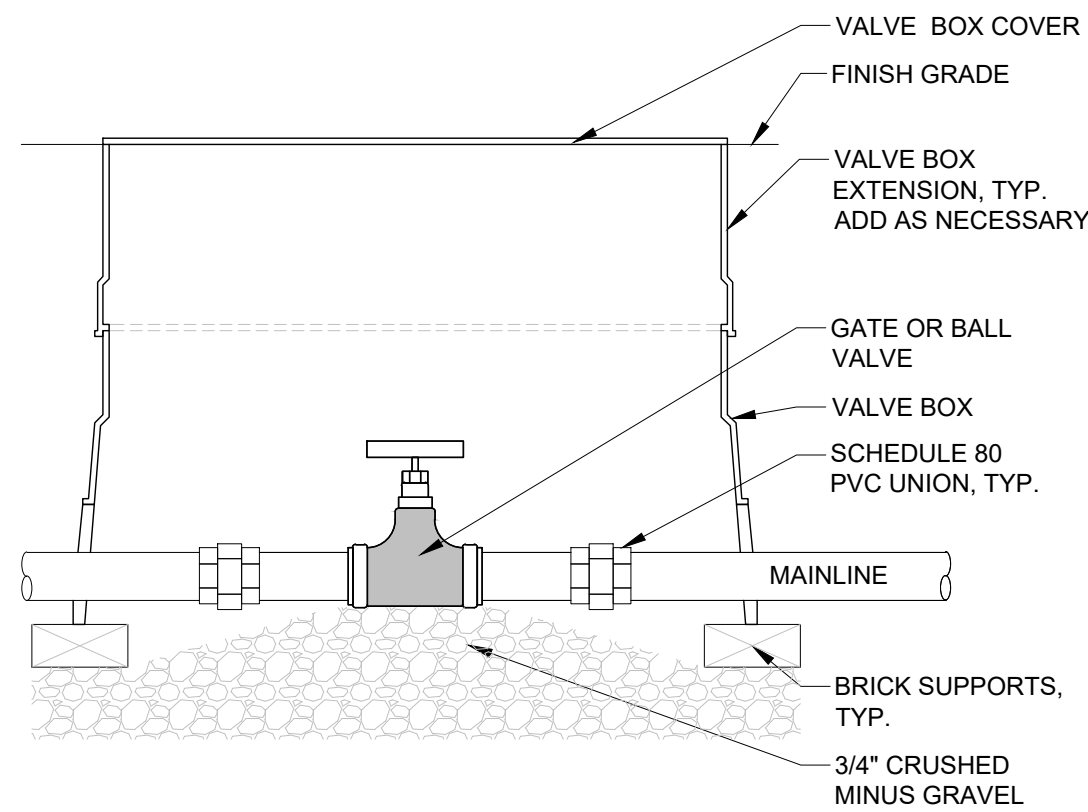
IRRIGATION SLEEVE



- NOTES:
1. INSTALL VALVE AT HIGHEST POINT ON MAINLINE.
 2. VALVE TO BE BRACED BY GRAVEL, PROVIDE REBAR STAKING AS REQUIRED.
 3. SIZE VALVE AND PIPING AS SPECIFIED.
 4. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

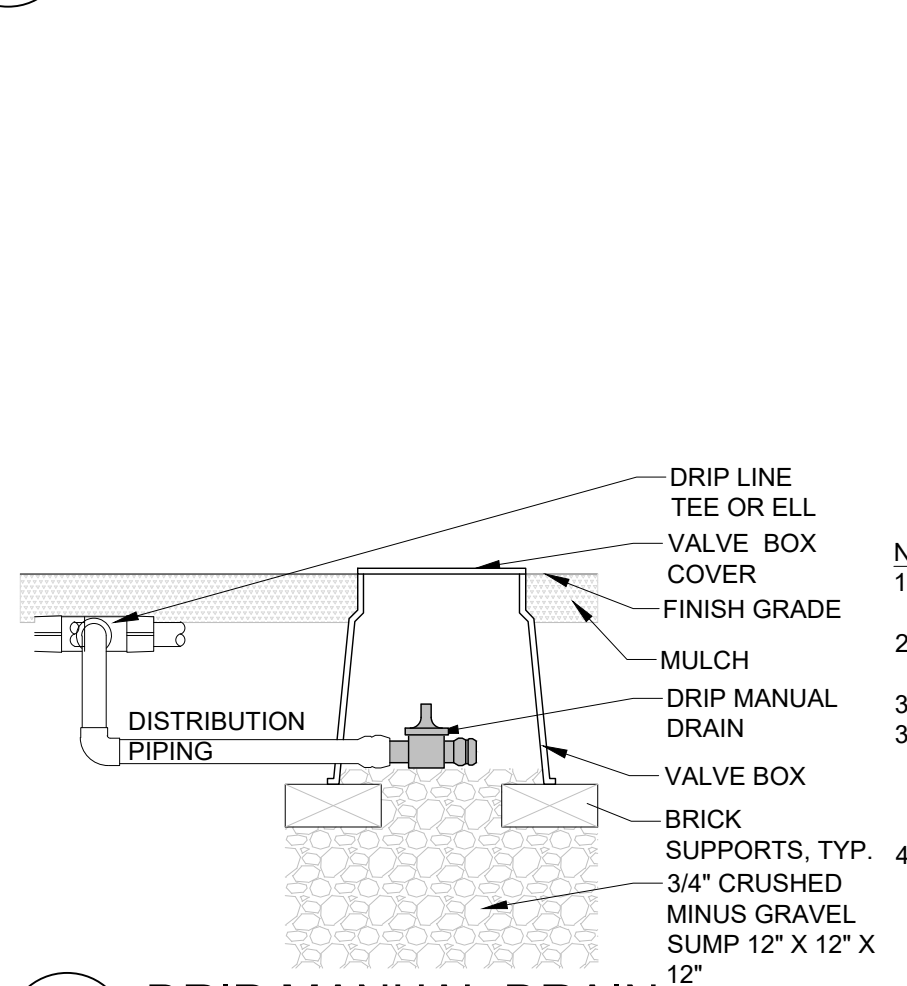
AIR RELIEF VALVE

NOT USED



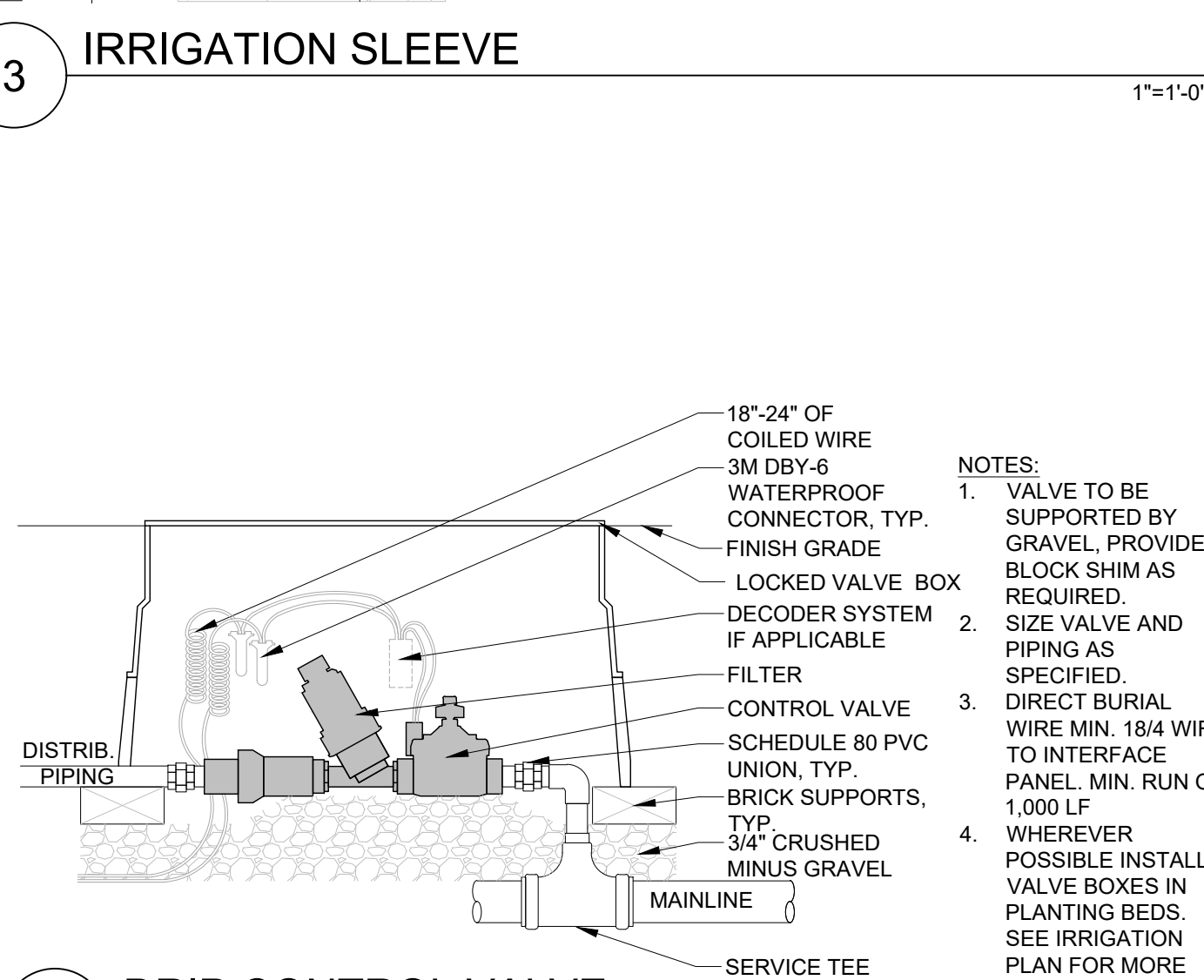
- NOTES:
1. VALVE TO BE SUPPORTED BY GRAVEL, PROVIDE BLOCK SHIM AS REQUIRED.
 2. SIZE VALVE AND PIPING AS SPECIFIED.
 3. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

ISOLATION VALVE



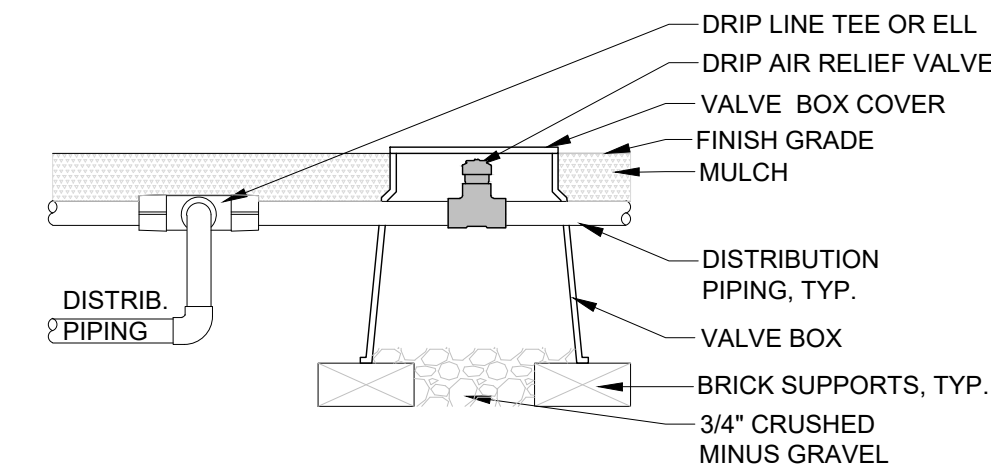
- NOTES:
1. INSTALL VALVE AT LOWEST POINT ON DISTRIBUTION PIPING.
 2. VALVE TO BE SUPPORTED BY GRAVEL, PROVIDE BLOCK SHIM AS REQUIRED.
 3. VALVE AND PIPING AS SPECIFIED.
 4. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

DRIP MANUAL DRAIN



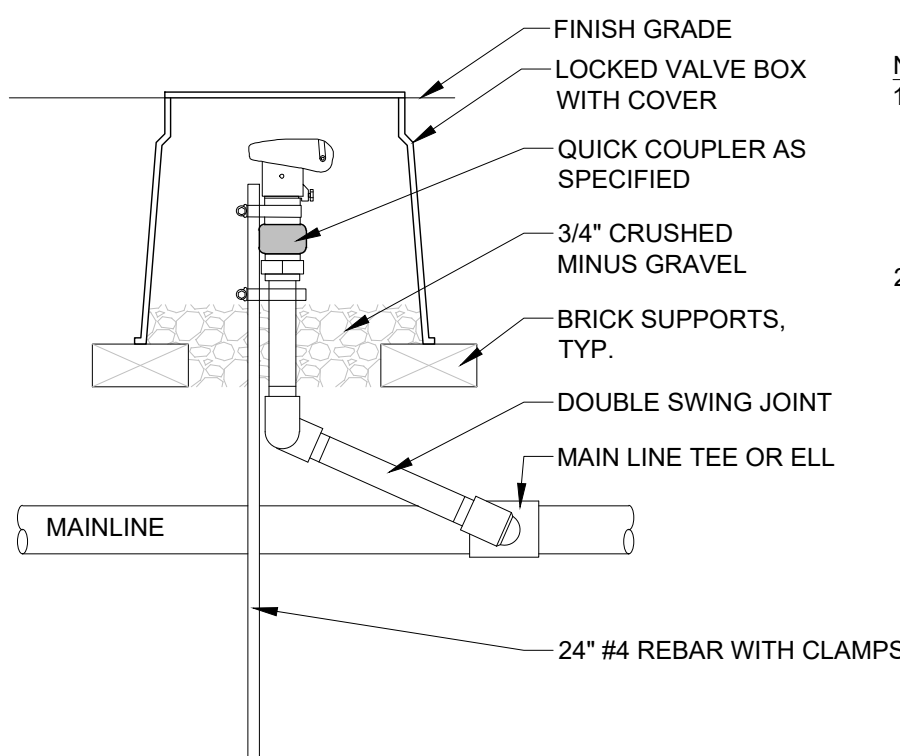
- NOTES:
1. VALVE TO BE SUPPORTED BY GRAVEL, PROVIDE BLOCK SHIM AS REQUIRED.
 2. SIZE VALVE AND PIPING AS SPECIFIED.
 3. DIRECT BURIAL WIRE MIN. 18/4 WIRE TO INTERFACE PANEL. MIN. RUN OF 1,000 LF.
 4. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

DRIP CONTROL VALVE



- NOTES:
1. INSTALL VALVE AT HIGHEST POINT ON DISTRIBUTION PIPING.
 2. VALVE AND PIPING AS SPECIFIED.
 3. INSTALL ONE DRIP AIR RELIEF VALVE PER DRIP AREA- SEE SCHEMATIC DRIP LAYOUT DETAIL. MULTIPLE DRIP AREAS MAY BE WITHIN A SINGLE DRIP ZONE.
 4. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

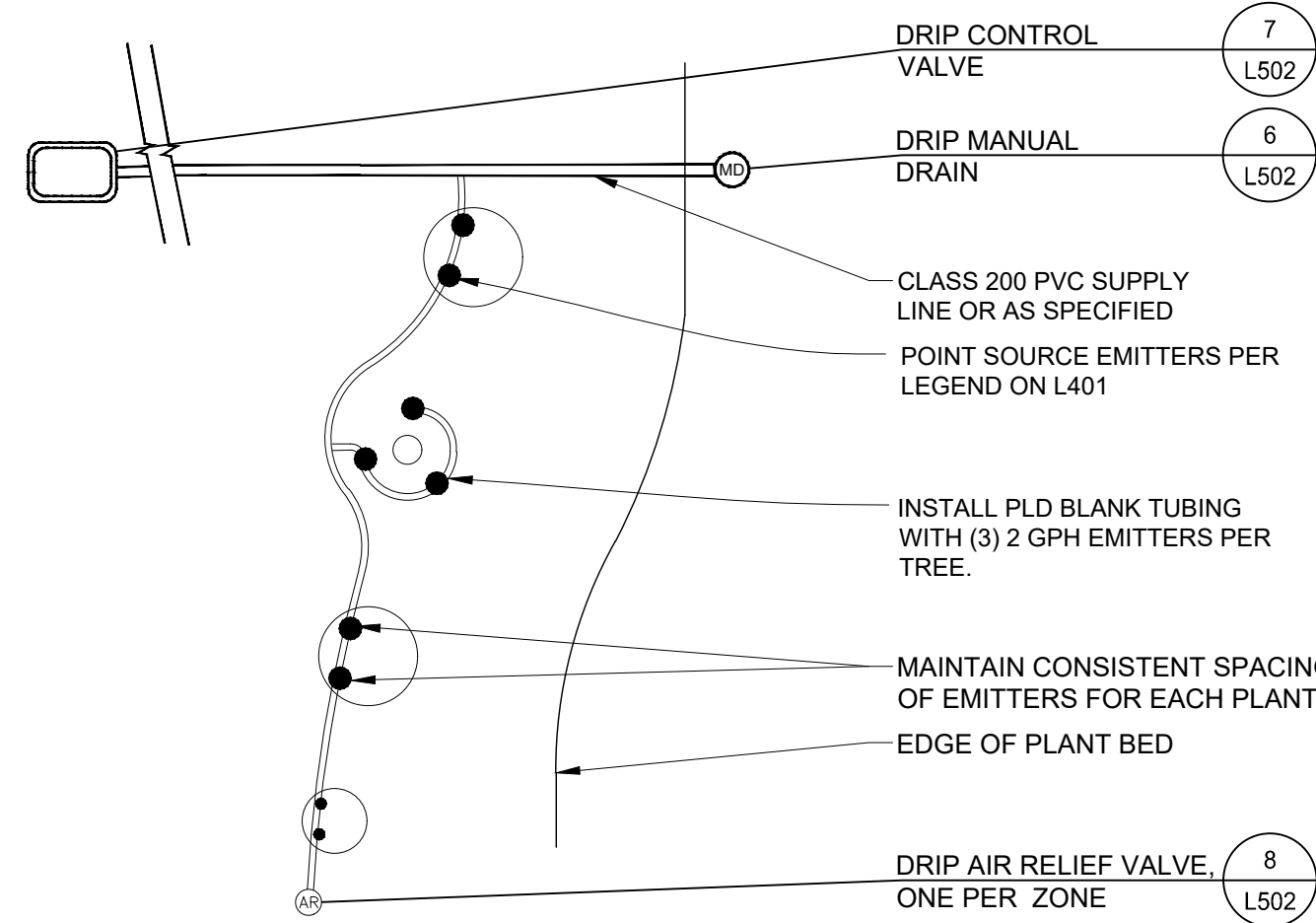
DRIP AIR RELIEF VALVE



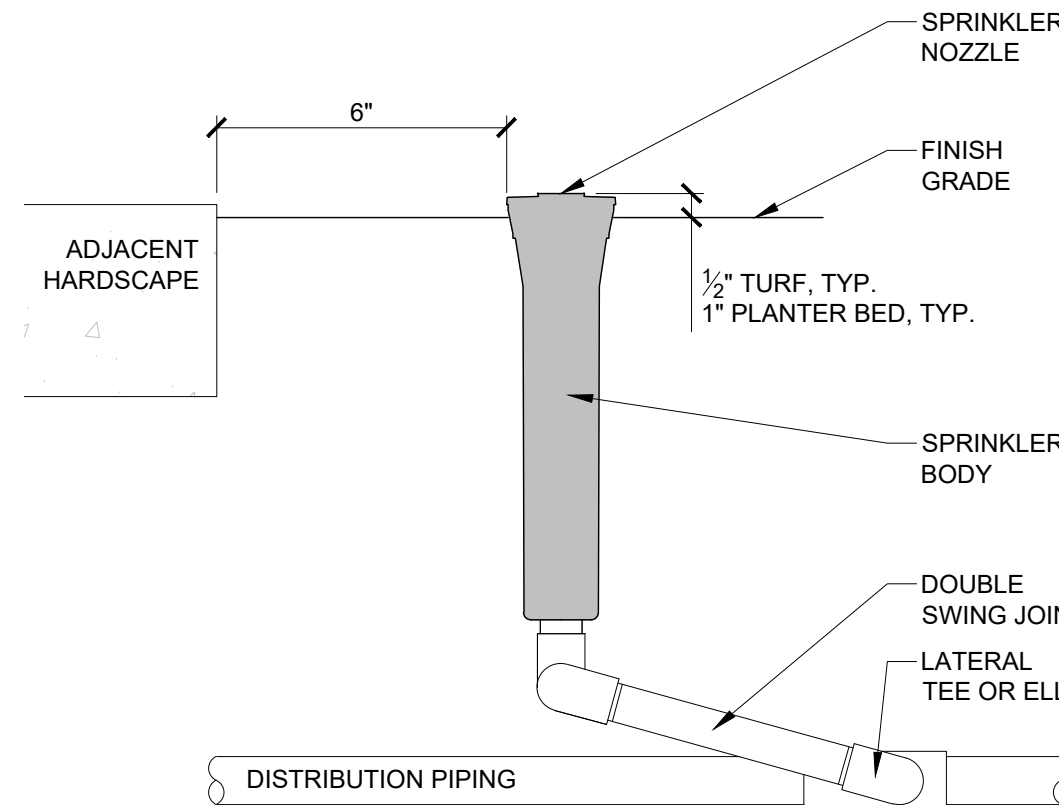
- NOTES:
1. DOUBLE SWING JOINT SHALL BE SCHEDULE 80 PVC NIPPLE WITH (3) MARLEX STREET ELBOWS.
 2. WHEREVER POSSIBLE INSTALL VALVE BOXES IN PLANTING BEDS. SEE IRRIGATION PLAN FOR MORE INFORMATION.

QUICK COUPLER

NOT USED

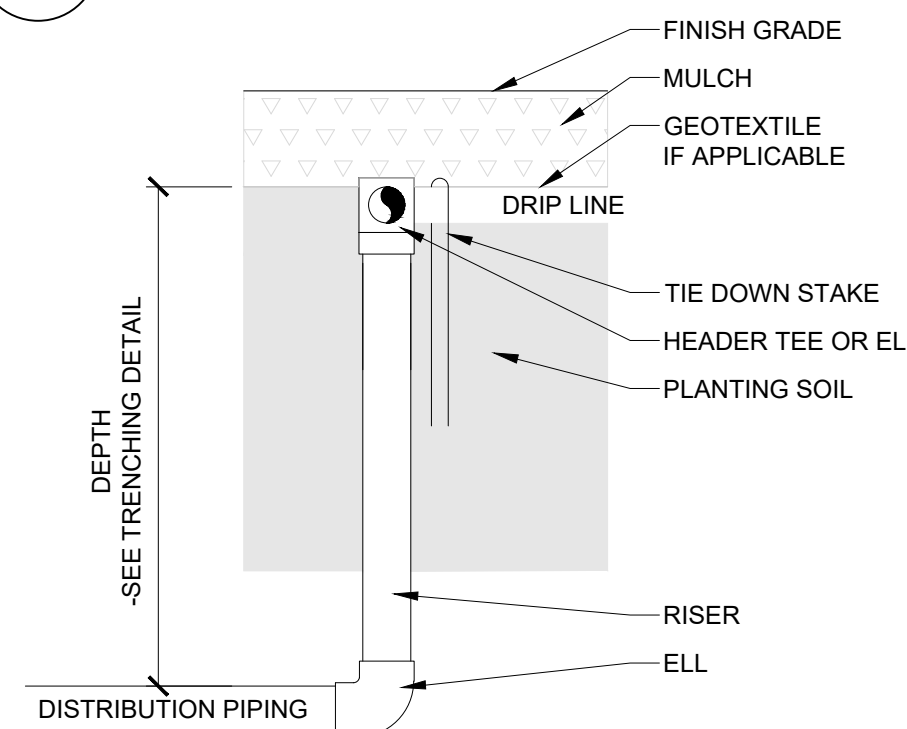


DRIP LAYOUT



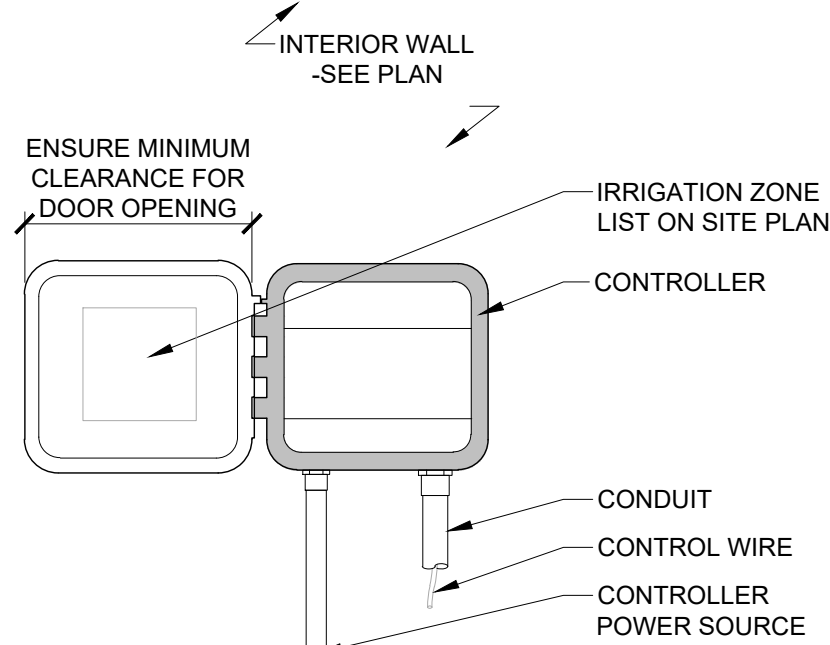
- NOTES:
1. DOUBLE SWING JOINT SHALL BE SCHEDULE 80 PVC NIPPLE WITH (3) MARLEX STREET ELBOWS.
 2. SPRINKLER NOZZLE, BODY AS SPECIFIED.
 3. INSTALL SPRINKLERS A MINIMUM 12" FROM BUILDINGS AND WALLS.

SPRINKLER HEAD



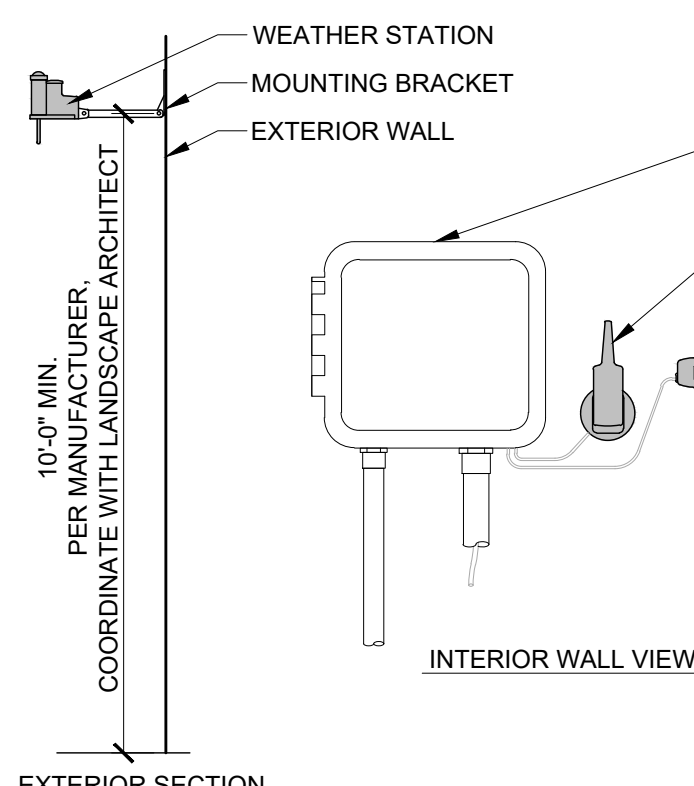
- NOTES:
1. RISER, HEADER, TEES, AND ELLS TO MATCH DISTRIBUTION PIPING MATERIAL.
 2. PLACE TIE DOWN STAKES EVERY 3'-0" IN SAND, 4'-0" IN LOAM, 5'-0" IN CLAY ON DRIP LINE.
 3. AT FITTINGS WHERE THERE IS A CHANGE IN DIRECTION USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

DRIP MANIFOLD



- NOTES:
1. SEE IRRIGATION SPECIFICATION AND LEGEND FOR MORE INFORMATION.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. MOUNT CONTROLLER AT EYE LEVEL UNLESS OTHERWISE NOTED.
 4. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE UNLESS OTHERWISE NOTED. COORDINATE INSTALLATION WITH ELECTRICAL.
 5. PROVIDE IRRIGATION ZONE LIST AS SPECIFIED.

CONTROLLER



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

WEATHER STATION

- NOTES:
1. SEE IRRIGATION SPECIFICATION AND LEGEND FOR MORE INFORMATION.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. MOUNT WEATHER STATION WITH CLEAR EXPOSURE TO WEATHER IN LOCATION SHOWN ON PLANS. MOUNT WITH COMMON SENSE SO AS TO NOT TO VISUALLY DETRACT FROM ITS SURROUNDINGS.
 4. MOUNT RECEIVER IF APPLICABLE ON WALL NEXT TO CONTROLLER.
 5. MOUNT MODULE IF APPLICABLE WITHIN 6'-0" OF CONTROLLER ON WALL.

DRIP LAYOUT



GENERAL NOTES

- A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
- B. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION. ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

LEGEND

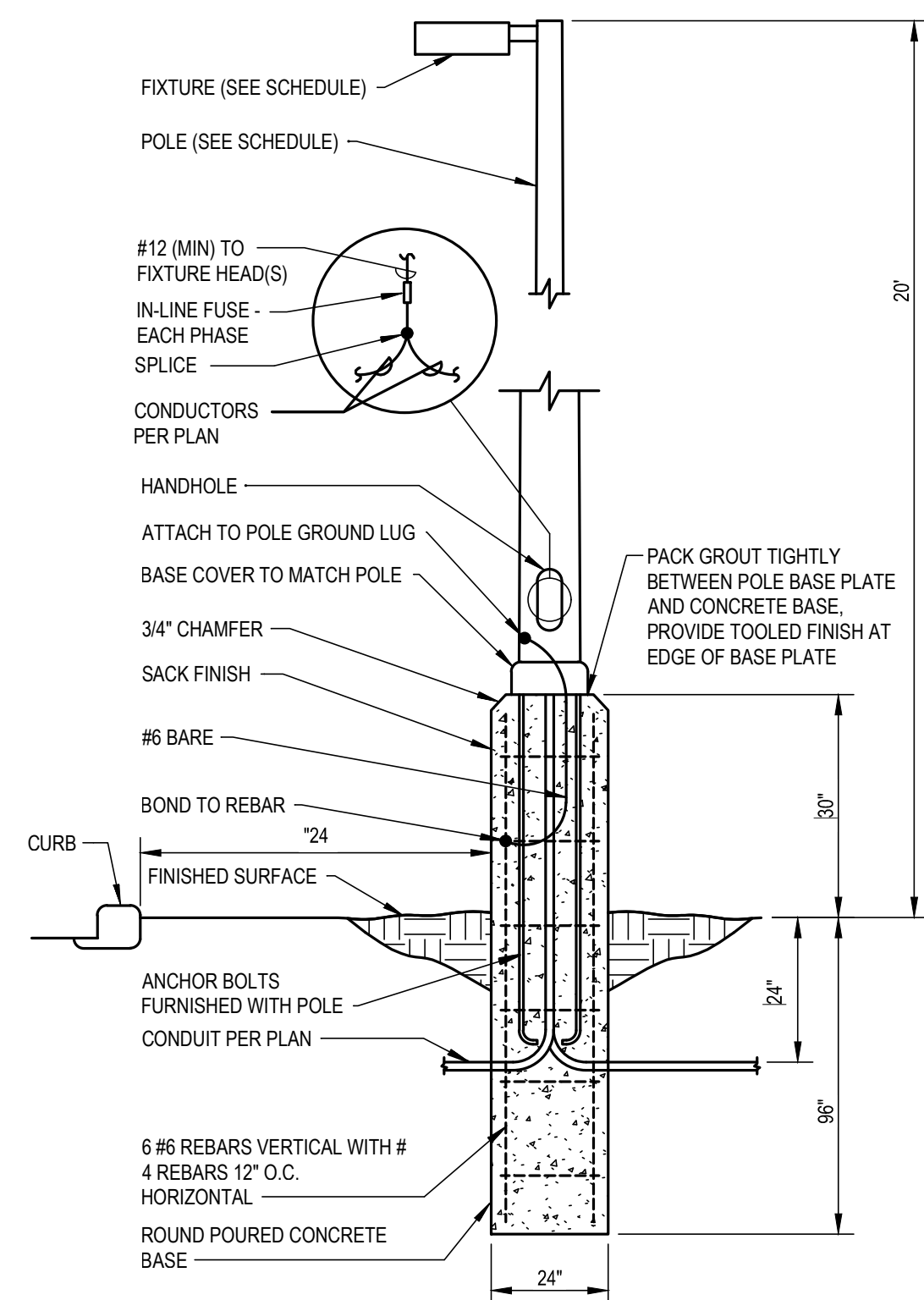
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT

SITE LIGHTING SCHEDULE

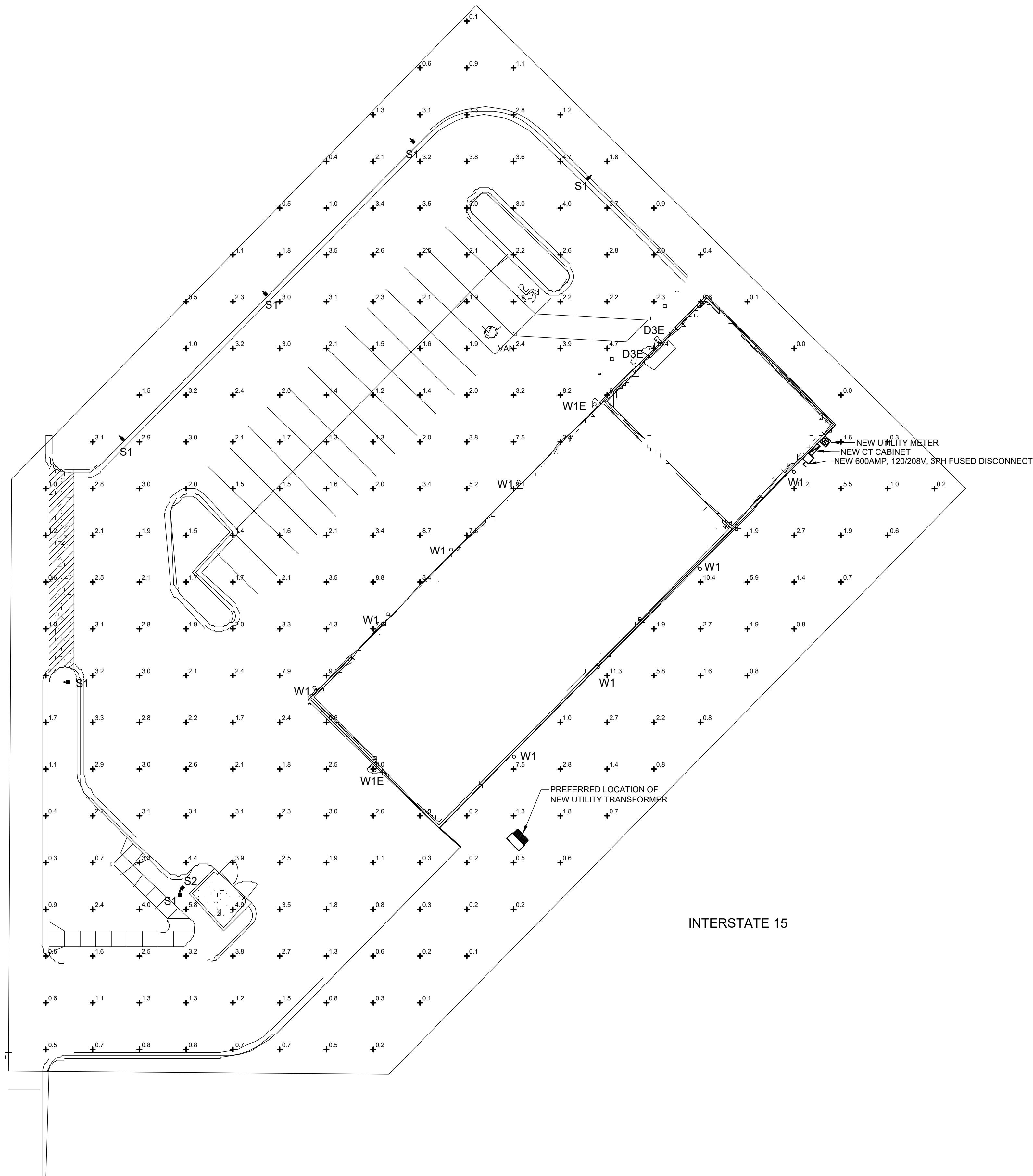
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	MOUNTING TYPE	HEIGHT	LAMP TYPE
D3	5.2' WET LOCATION RECESSED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY	ZUMTOBEL	PANDG-DN-150-R-L-11W-835-CS-W-FE-150DL-R-11W-DN-1 / 800000 8817C22T1U	2	120	1,848	11	RECESSED	12"	LED, 3500K
S1	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE 4 FORWARD THROW DISTRIBUTION WITH MOTION SENSOR CONTROLLED DIMMING	WCGRAW-EDISON	GLEON-SA2B-740-U-14FT-8Z-FF-MS-DM-L40W	1, 2, 3	208	11,760	85	POLE	20'	LED, 4000K
S2	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE WIDE DISTRIBUTION, MOTION SENSOR CONTROLLED DIMMING	WCGRAW-EDISON	GLEON-SA2B-740-U-14W-8Z-FF-MS-DM-L40W	1, 2, 3	208	11,610	85	POLE	20'	LED, 4000K
S-POLE	ROUND STRAIGHT STEEL POLE, DARK BRONZE, 20' MOUNTING HEIGHT	WCGRAW-EDISON	RSS-4M-20-S-F-R-1-X-G	1, 4						
W1/W1E	LED WALL MOUNTED FIXTURE, FULL CUT-OFF, DARK BRONZE FINISH WITH MOTION SENSOR AND DIMMING, PROVIDE BATTERY BACKUP WHERE LABELED W1E	LUMARK	XTORBB-W-8Z-MS-DM-L20	1, 2	120	6,838	58	WALL	14'	LED, 4000K

NOTES: 1. COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHA.
3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL CUT-OFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20' FIXTURE MOUNTING HEIGHT WITH 4" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
OVERALL AREA	+	2.5 fc	16.4 fc	0.0 fc	N / A



2 POLE LIGHT DETAIL



1 ELECTRICAL SITE PLAN

0 10 20 40
SCALE: 1" = 20'

Tires LES SCHWAB

LOT 10 OF RIDLEYS SUBDIVISION, PLAT C
SANTAQUIN, UT 84655

LES SCHWAB TIRE CENTER - SANTAQUIN, UT

2023.05.08
PROJECT #|LSUT_21SANTA
DRAWN BY | SCHÜPP
CHECKED BY | GRAGG
REVISIONS

CUTSHEETS

5000

L200

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

<p>Optical Silicone sealed optical LED chamber incorporates a custom engineered resistor providing high efficiency illumination. Full output models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky</p>	<p>threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronics offer incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.</p>	<p>preference requirements.</p> <p>Warranty Five-year warranty.</p>
--	--	--

COOPER Cooper Lighting Solutions
3321 Highway 34 South
Floodmeade City, GA 30200

Order Code

F0409626 Sheetrock Mounting Plate to be Used w/ Hanger Bar Install | **U0059500** Hanger Bar Assembly*

Wet location with accessory—flanged models only.
 For T-Grid Ceiling tiles larger than 2' x 2', order extension cable (0051101).



Know what's **below.**
Call before you dig.

E200



LOT 10 OF RIDLEYS SUBDIVISION, PLAT C
SANTAQUIN, UT 84655
6 BAY LINEAR STORE
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



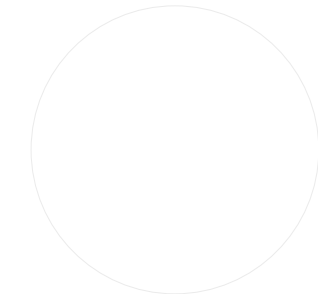
1
A2.0
EXTERIOR PLANNING VIEW 01
NO SCALE



2
A2.0
EXTERIOR PLANNING VIEW 02
NO SCALE



3
A2.0
EXTERIOR PLANNING VIEW 03
NO SCALE



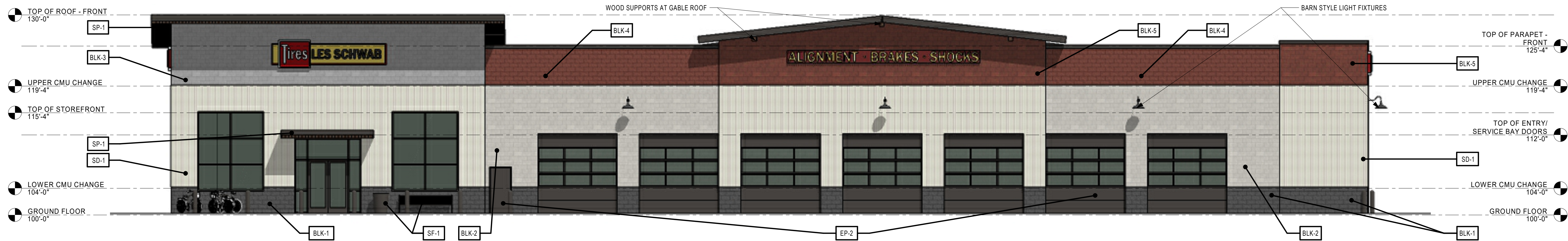
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ENTITLEMENT SET

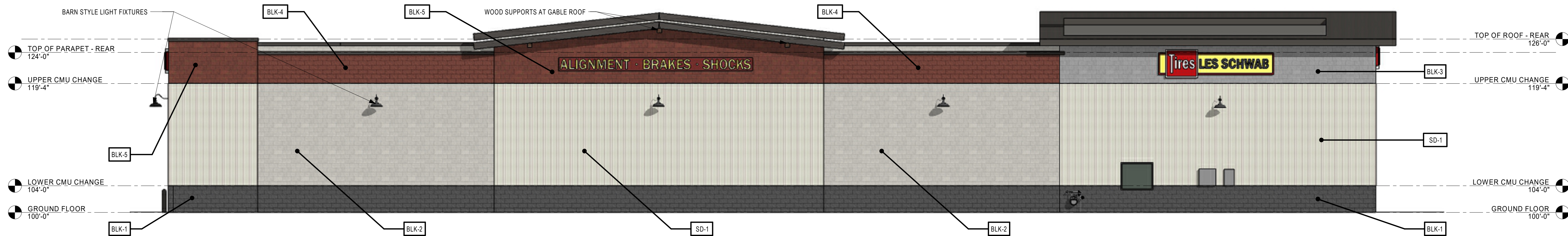
05.08.2023
DESIGNED BY | NELSON
DRAWN BY | PULIDO
REVISIONS

EXTERIOR VIEWS

A2.0A

**1 FRONT ELEVATION**

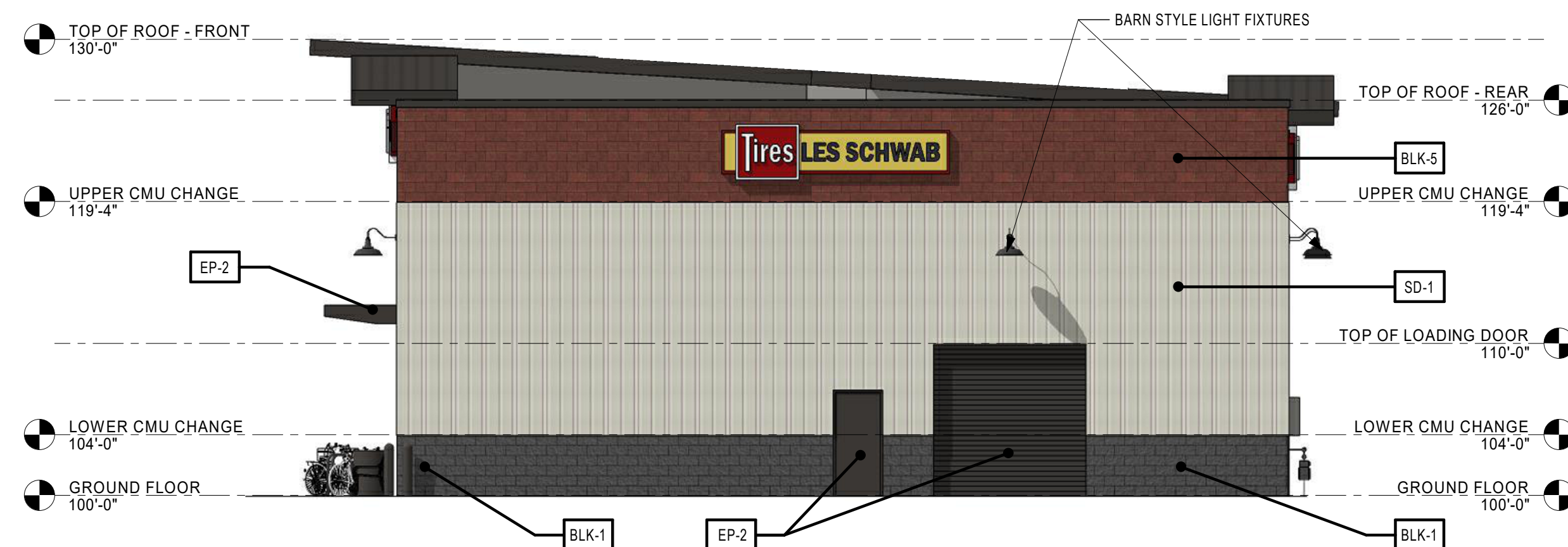
SCALE: 1/8" = 1'-0"

**2 REAR ELEVATION**

SCALE: 1/8" = 1'-0"

**3 SHOWROOM ELEVATION**

SCALE: 1/8" = 1'-0"

**4 LOADING ELEVATION**

SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

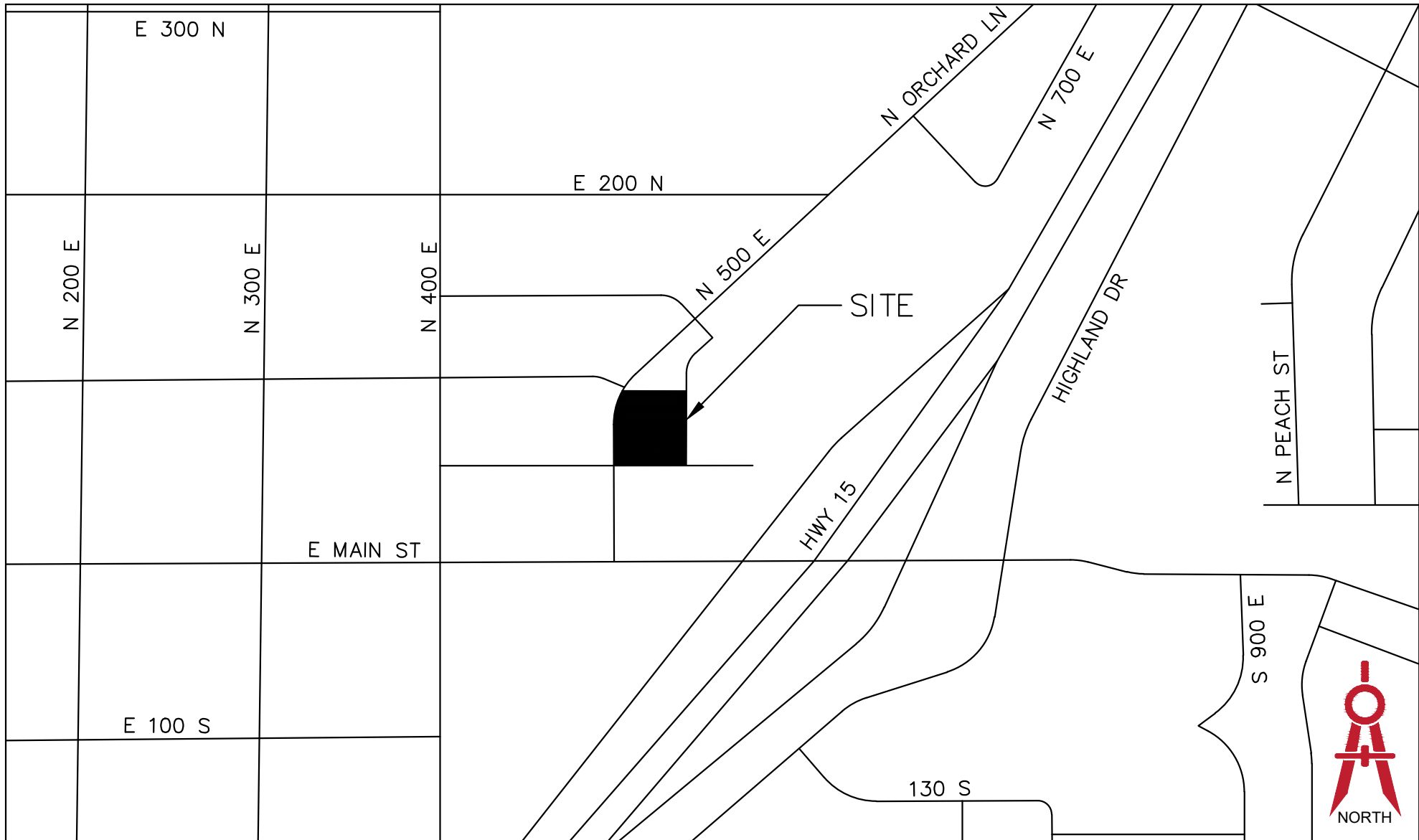
- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
- REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

MATERIAL LEGEND:

BLK-1	SUNROC CMU SPLIT FACE, (BLACK)
BLK-2	SUNROC CMU HONED, (WHITE)
BLK-3	SUNROC CMU SMOOTH, (CHARCOAL)
BLK-4	SUNROC CMU SPLIT FACE, (SONOMA)
BLK-5	SUNROC CMU SMOOTH, (SONOMA)
SD-1	CEMENTITIOUS BOARD & BATTEN SIDING (WHITE)
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
SF-1	SITE FURNISHINGS IN BLACK, TRASH RECEPTACLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC

QUICK QUACK SANTAQUIN 500 EAST
SANTAQUIN, UT

VICINITY MAP



NOT TO SCALE

INDEX

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C-4 Utility Plan
C-5 Details
C-6 Utility Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
L-1 Landscape Plan
Photometric Plan

PROJECT ENGINEER:
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ELEVATE ENGINEERING
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SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
RUSS NELSON
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(435) 757-0400
RUSS.NELSON@LONESTARBUILDERSINC.COM

SITE DATA

LOT AREA:	58,872	SF (1.35 ACRES)
BUILDING AREA:	4,081	SF± 6.9%
PAVEMENT AREA:	39,102	SF± 66.5%
LANDSCAPE AREA:	15,689	SF± 26.6%

ZONING: C-1 (GENERAL COMMERCIAL)

CONDITIONAL USE

PARCEL ID#: 517170008

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.

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

SITE MAP

 $1'' = 40$

EXTERIOR FINISH SCHEDULE		
ITEM	MATERIAL	COLOR
CMU 1	SPLIT-FACE CMU	MATCH SW6081 DOWN HOME
CMU 2	SPLIT-FACE CMU	MATCH SW6107 NOMADIC DESERT
P-7	PAINTED FABRICATED STEEL	MATCH SW7048 URBANE BRONZE

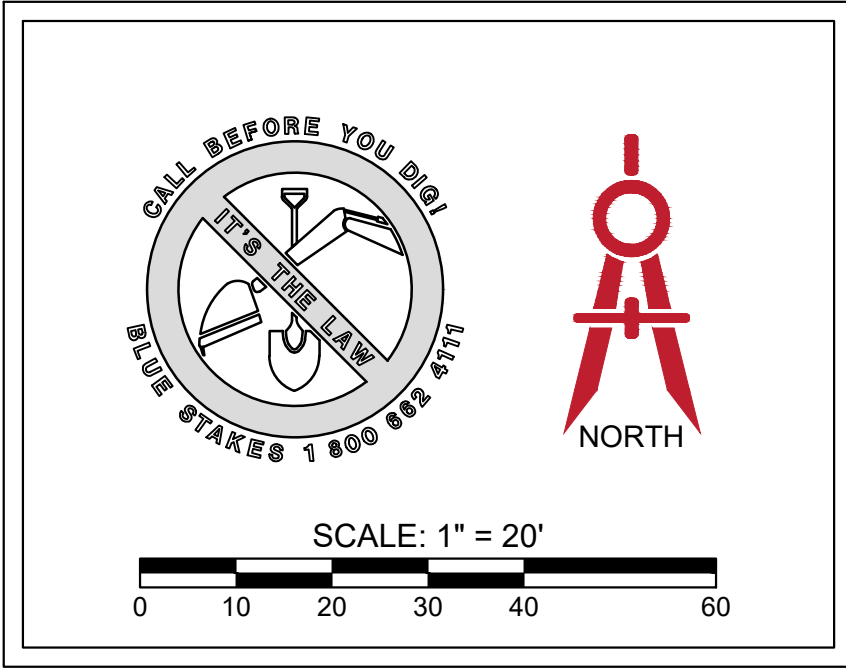
PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	---
STRIPING	---
BUILDING SETBACK	---
LANDSCAPE SETBACK	---
EXISTING BUILDING	---
EXISTING FENCE	---
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	---
CONCRETE AREA	---
CANOPY	---

SITE DATA		
LOT AREA:	58,872	SF (1.35 ACRES)
BUILDING AREA:	4,081	SF ± 6.9%
PAVEMENT AREA:	39,102	SF ± 66.5%
LANDSCAPE AREA:	15,689	SF ± 26.6%
ZONING: C-1 (GENERAL COMMERCIAL)		
CONDITIONAL USE		
PARCEL ID#: 517170008		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
FRONT=10 FEET		
REAR=10 FEET		
SIDE=10 FEET		
PARKING TABULATION		
REQUIRED: 5 STALLS PER 1,000 SF		
PROVIDED: 3 STALLS		
1 ADA STALL		
VACUUM STALLS: 19 STALLS		
ADA STALLS: 1 STALL		
NON-VACUUM STALL: 3 STALLS		
STACKING: 14 STALLS		
TUNNEL LENGTH: 114 FEET		

- NOTES:
- PROPOSED 6' SIDEWALK PER DRAWING NO. CG5. SEE SHEET C-5 FOR DETAILS.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER DRAWING NO. CG1. SEE SHEET C-5 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
 - PROPOSED ROLL CURB PER CURB & GUTTER TRANSITION DETAIL. SEE SHEET C-5 FOR DETAILS.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.



- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.
 - NO COMMON AREAS PROVIDED. ALL AREAS ARE FOR SOLE USE OF THE TENANT.

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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QUICK QUACK SANTAQUIN 500 EAST
SITE PLAN
78 N 500 E, SANTAQUIN UT 84665

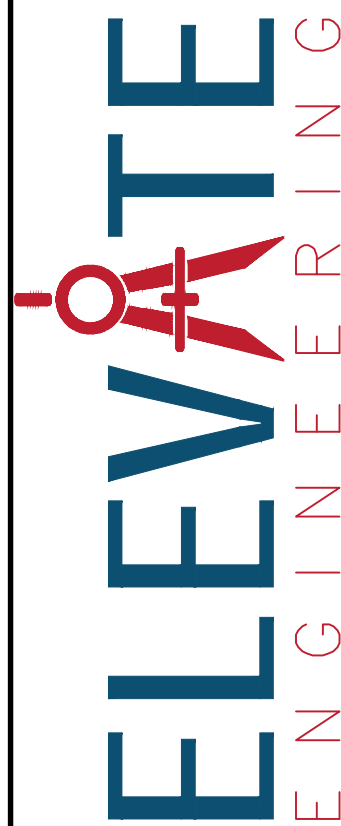
PROFESSIONAL ENGINEER
1/16/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Aug 16, 2024

DESIGNER: JDW

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QUICK QUACK SANTAQUIN 500 EAST
GRADING PLAN
78 N 500 E, SANTAQUIN UT 84655



SHEET:
C-2

DATE: Aug 15, 2024

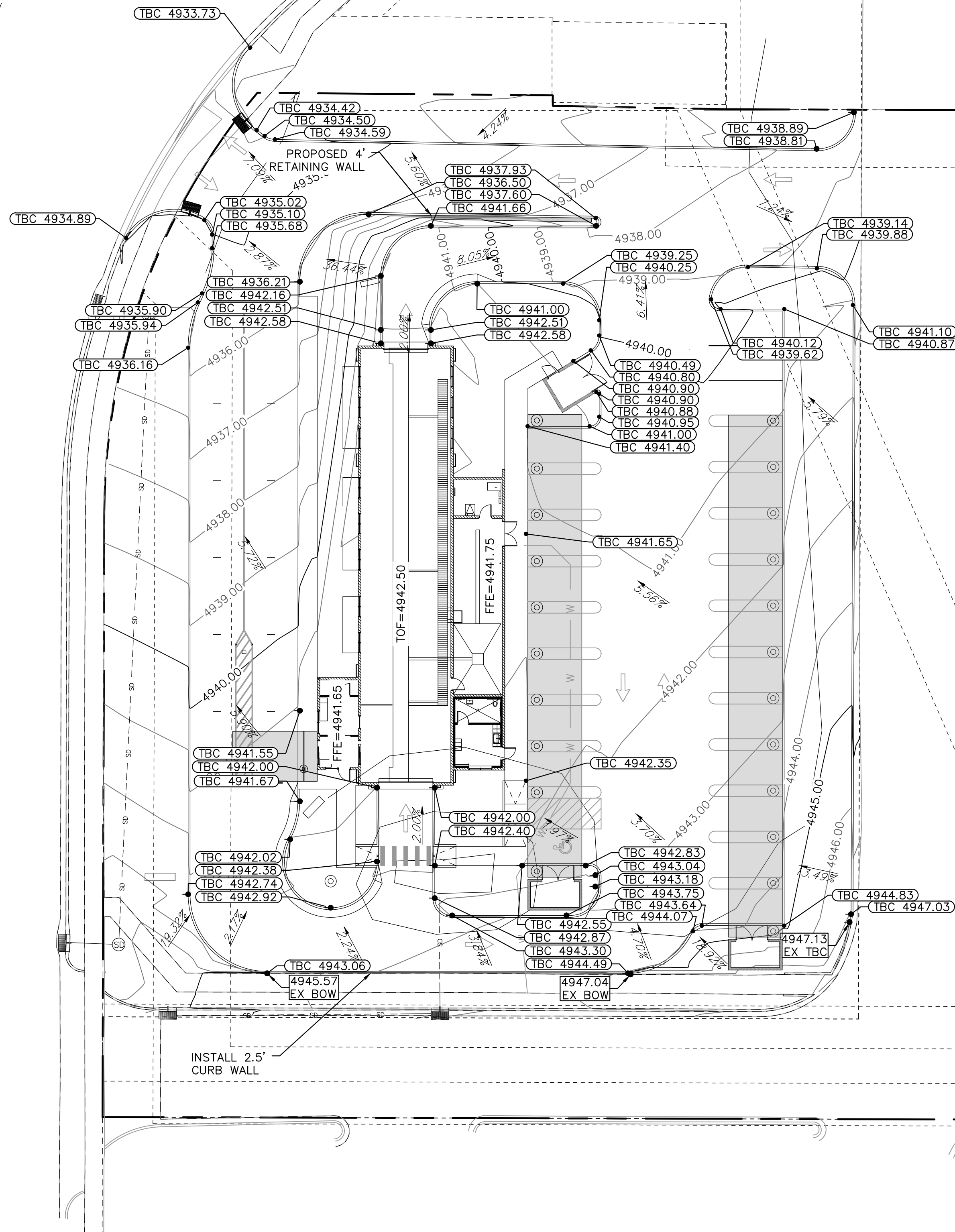
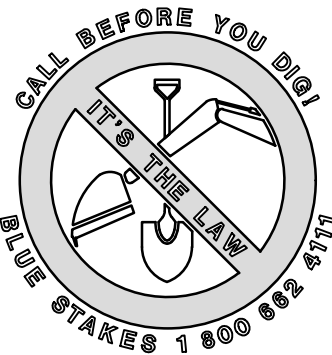
LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	
EXISTING STORM DRAIN LINE	
GRADE BREAK	
FINISH GRADE CONTOUR LINES	
EXISTING GRADE CONTOUR LINES	
FINISH GRADE SLOPE	
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

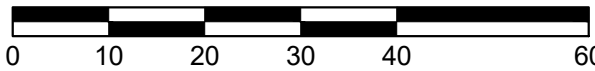
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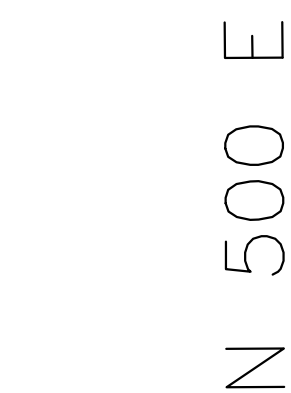
N 500 E



SCALE: 1" = 20'

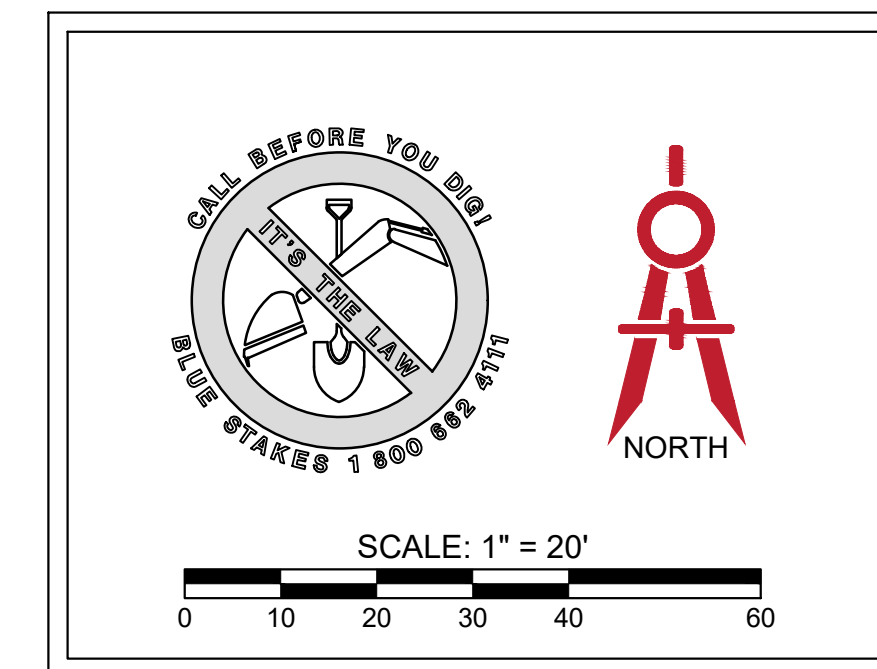


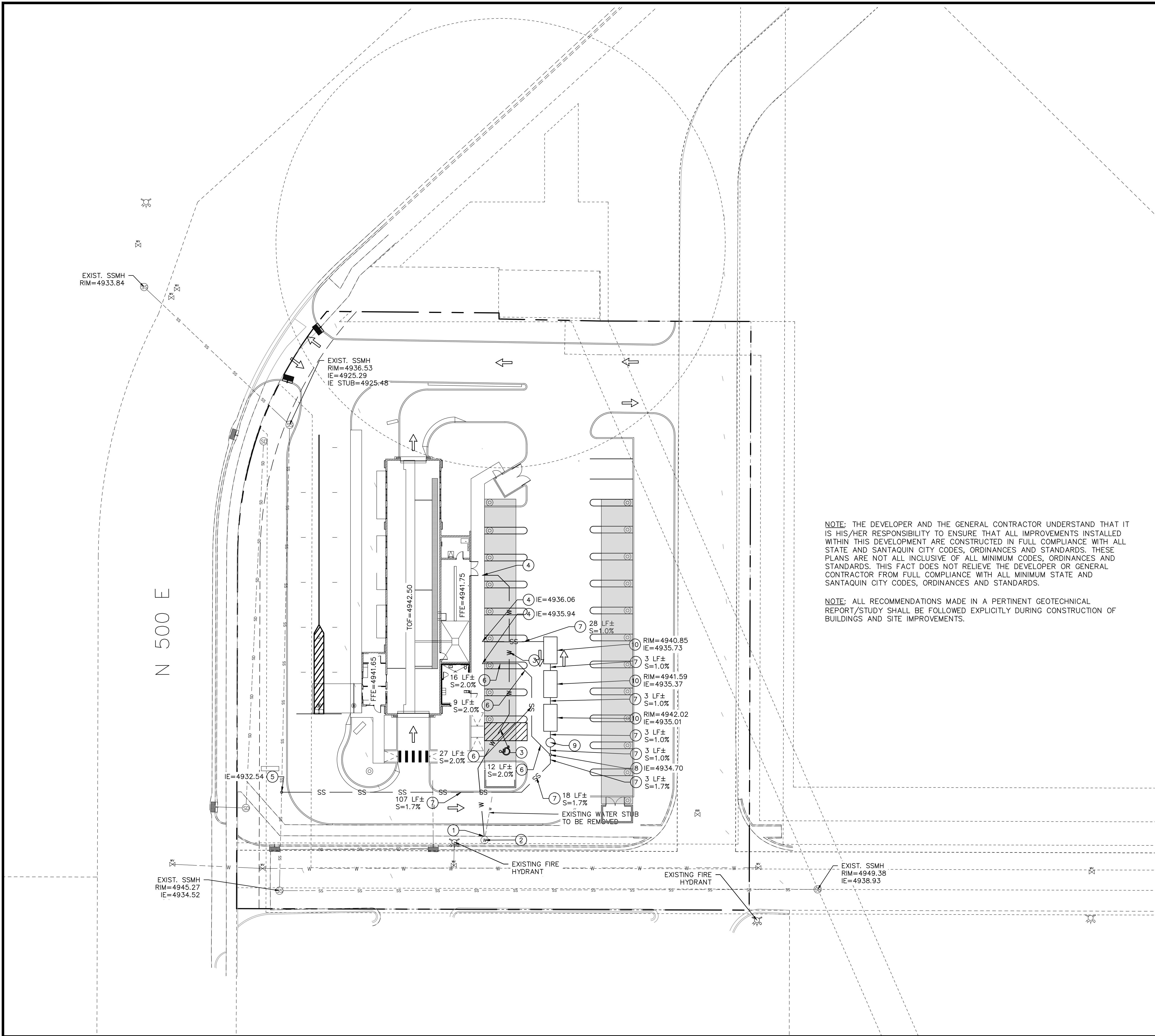
LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	
EXISTING STORM DRAIN LINE	
GRADE BREAK	
FINISH GRADE CONTOUR LINES	
EXISTING GRADE CONTOUR LINES	
DRAINAGE FLOW ARROWS	
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF



DRAINAGE CALCS FOR QUICK QUACK SANTAQUIN					
100 Year Flood Design					
Release Rate=	0.00	cfs/acre			
POST-DEVELOPED		Runoff Coefficient			
Roof Area	4081	ft^2	C_roof	0.85	
Paved Area	37507	ft^2	C_paved	0.95	
Landscaped	17223	ft^2	C_landscaped	0.15	
Total Area	58811	ft^2	Weighted C	0.71	
	1.35	acres	CA :	41684	ft^2
POST-DEVELOPED					
Lapsed Time	Accum Rainfall	"CA"	Accum Flow	Allowable Release	Required Storage
(min)	(in)	(ft^2)	(ft^3)	(ft^3)	(ft^3)
5	0.53	41684	1841	0	1841
10	0.806	41684	2800	0	2800
15	1	41684	3474	0	3474
30	1.35	41684	4689	0	4689
60	1.67	41684	5801	0	5801
120	1.86	41684	6461	0	6461
180	1.91	41684	6635	0	6635
360	2.07	41684	7190	0	7190
720	2.4	41684	8337	0	8337
1440	3.03	41684	10525	0	10525
Ridley's Subdivision Phase 2 Required Storage: See "Ridley's Subdivision Phase 2" for calculation					920
Total Storage Required:					11445

VOLUME PROVIDED IN R-TANK				
30'X96' R-Tank Area	Void Ratio	Depth	Volume/LF	Total Volume
(ft^2)	95%	(ft)	(ft^3)/LF	(ft^3)
2880	0.95	4.2	2736.00	11491.20
Total Individual R-TANK Volume=				11491
Number of R-TANK Systems				1
Total Volume Provided Within R-TANK Systems				11491





LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---W---
EXISTING WATER LINE	---W---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

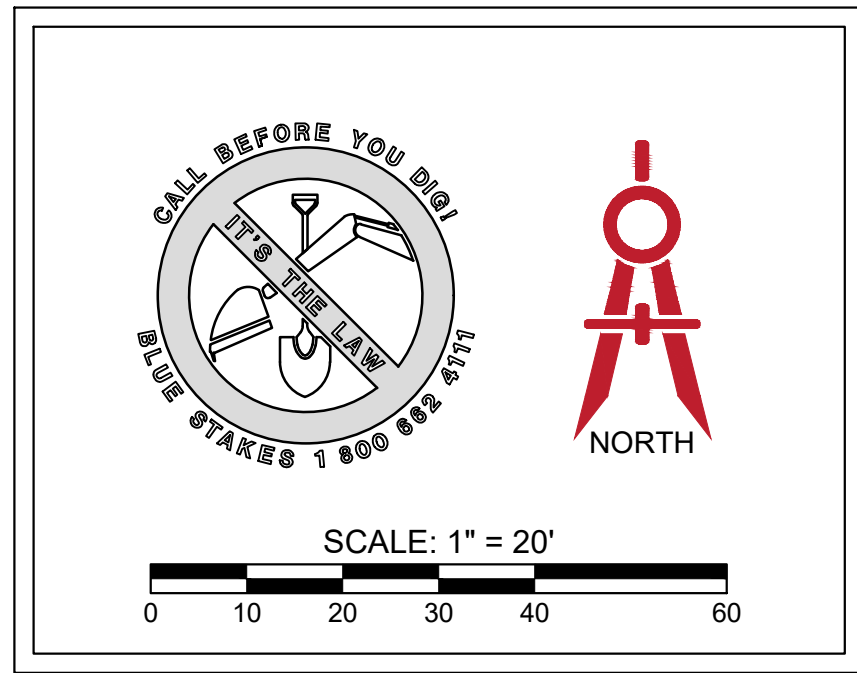
- CONNECT TO EXISTING WATER METER PER CITY STANDARDS.
- EXISTING 2" WATER METER.
- INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 4"Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- INSTALL 6" CLEANOUT.
- INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=4942.50 IE IN=4934.98 IE OUT= 4934.73
- INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"Ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

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- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.

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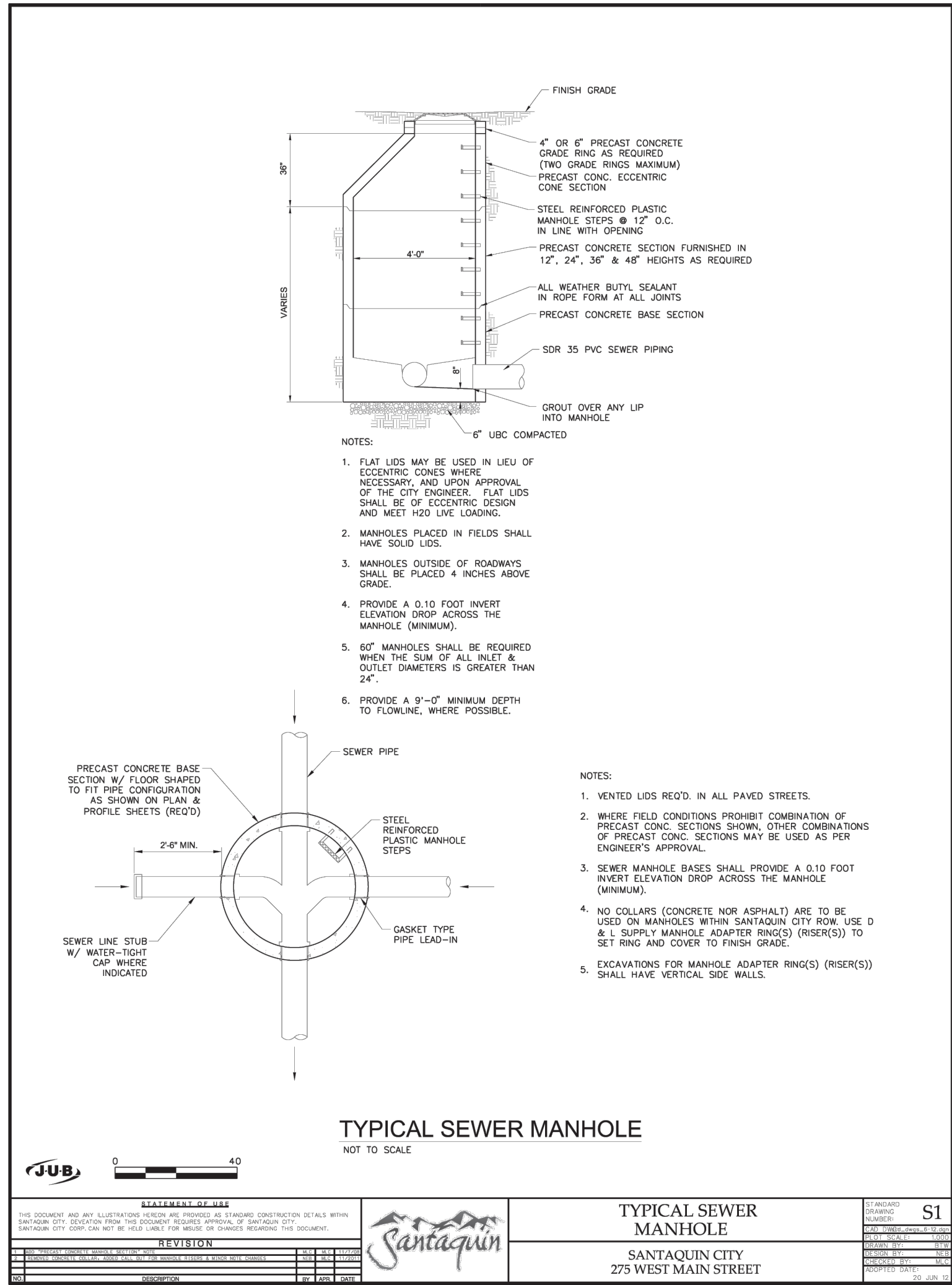
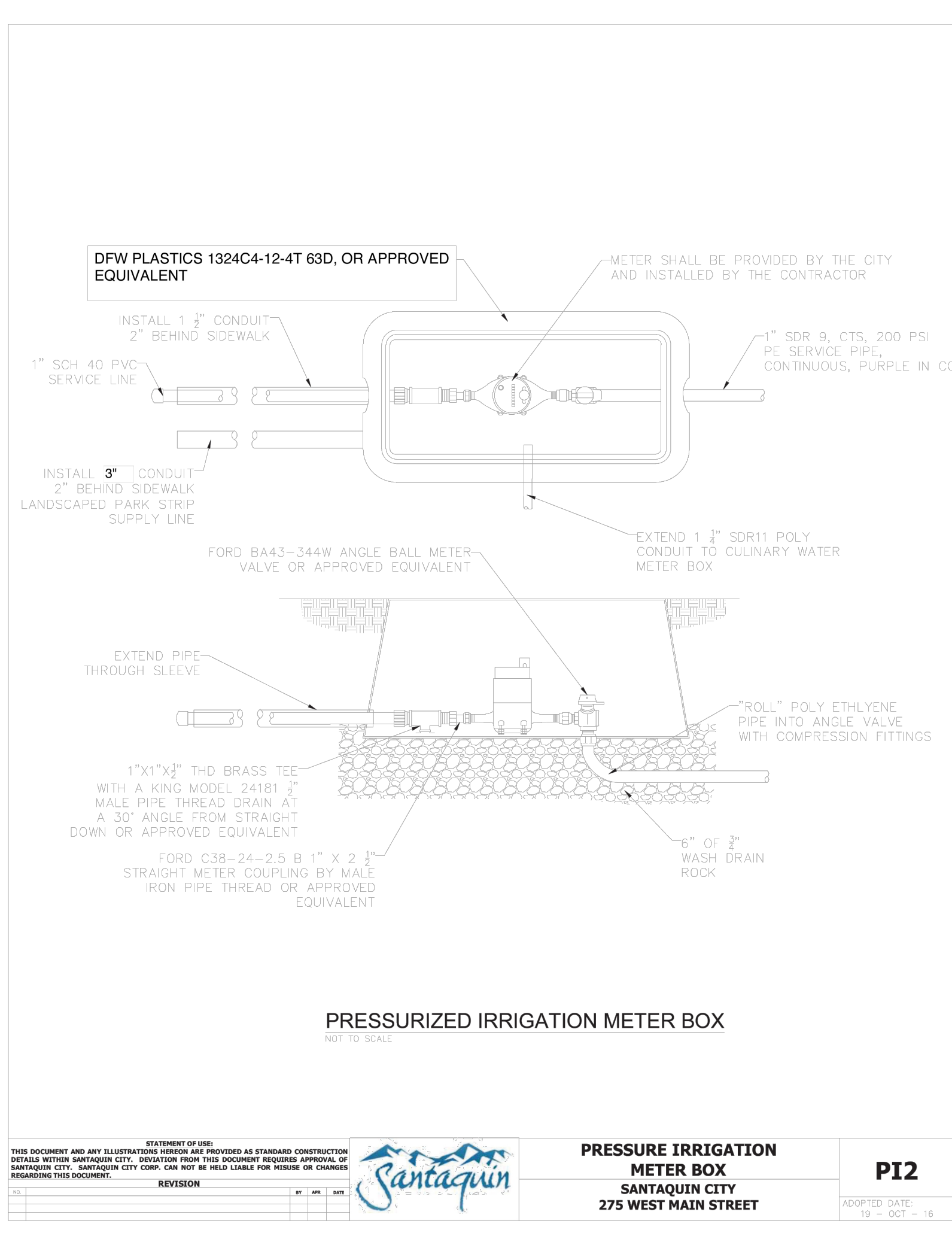
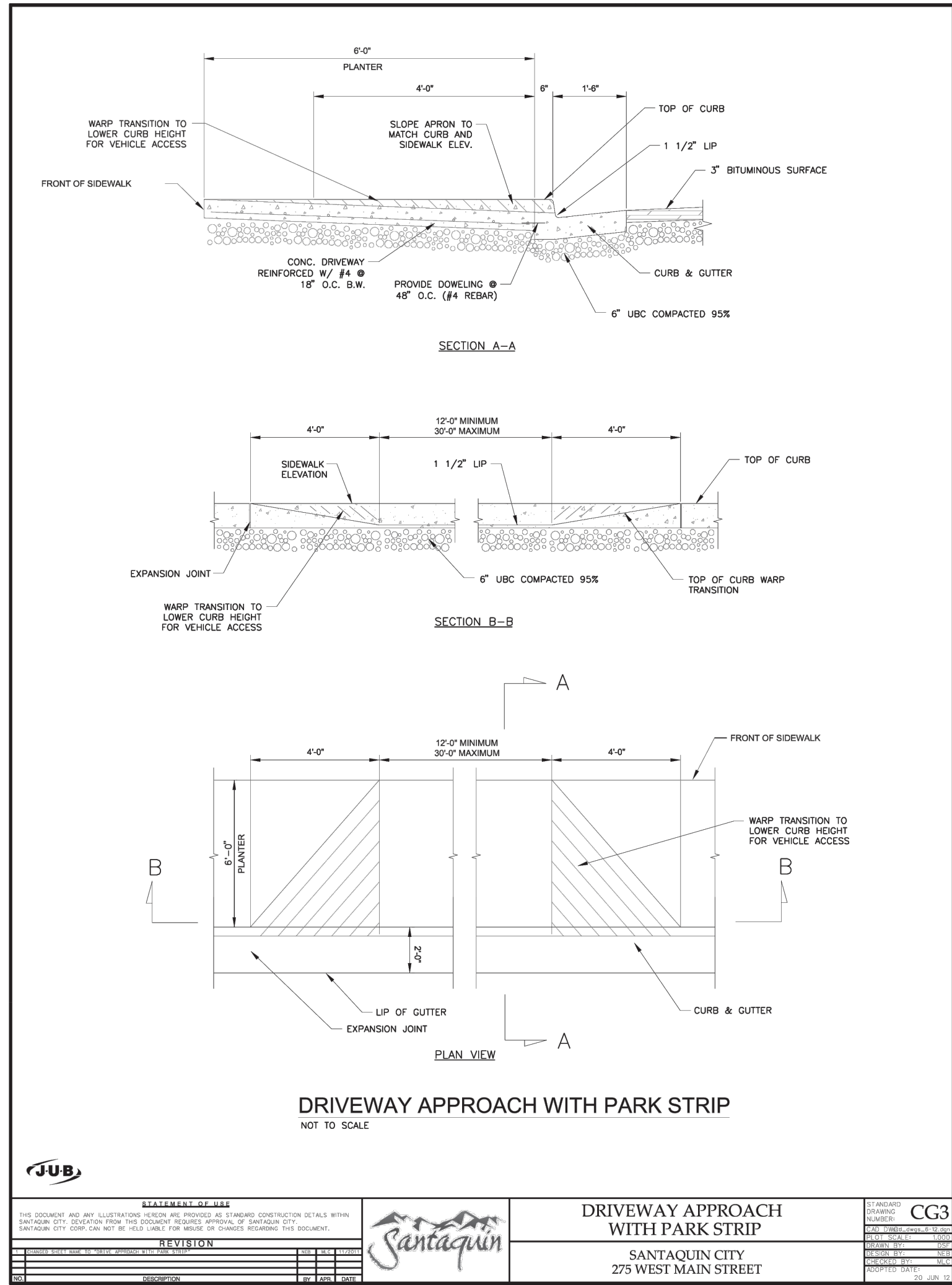
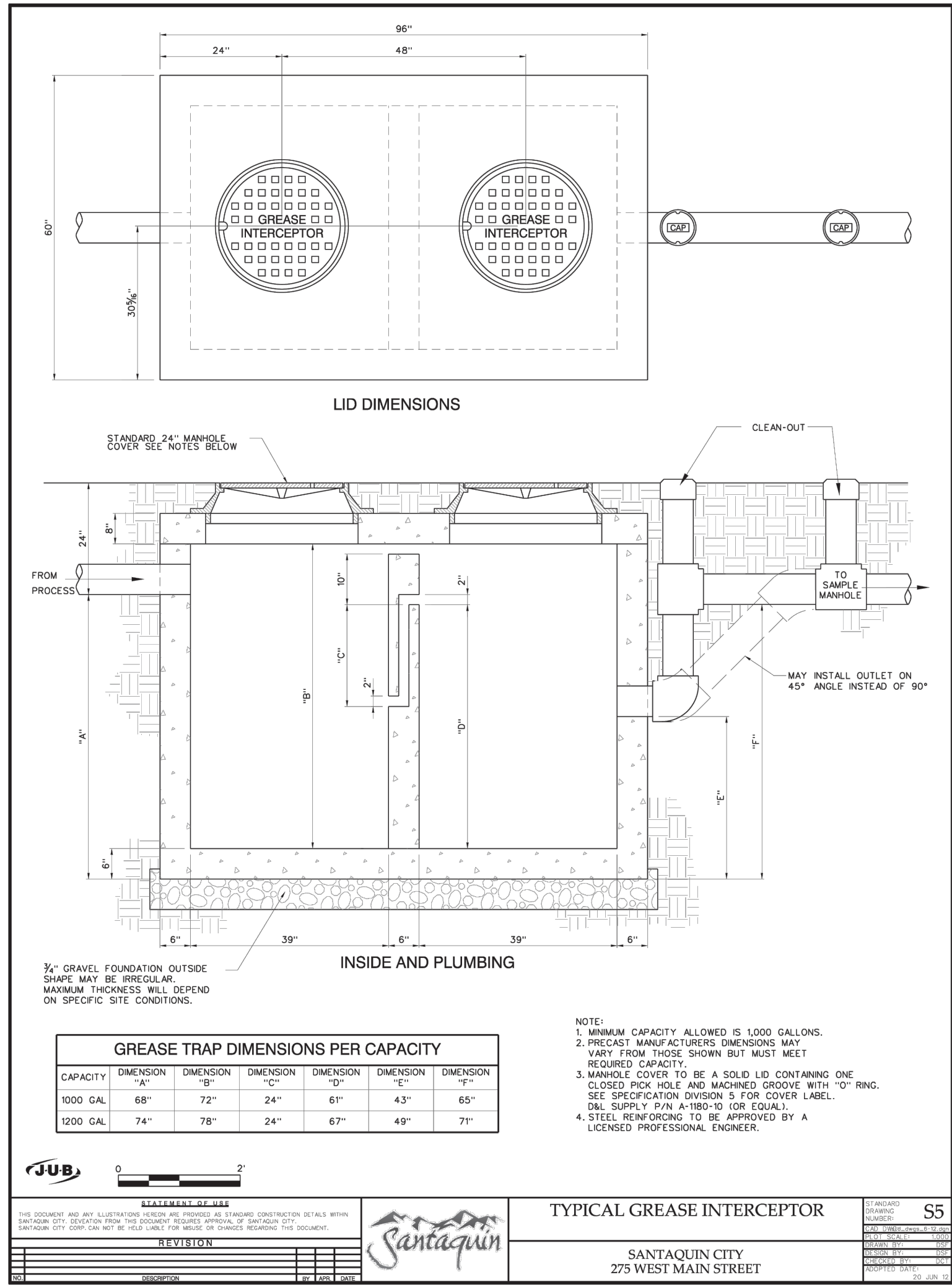
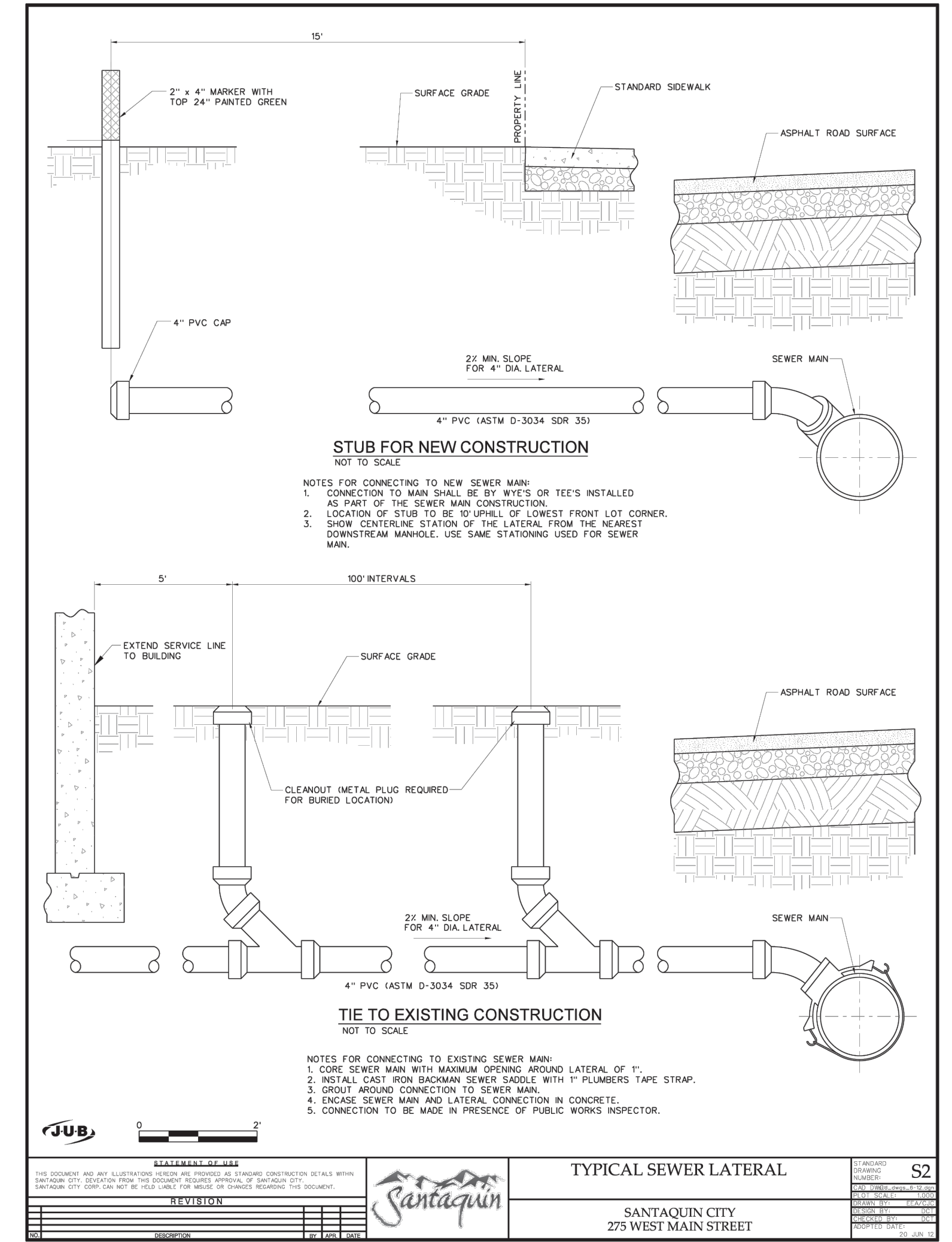
ELEVATE
ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST
UTILITY PLAN
78 N 500 E, SANTAQUIN UT 84655

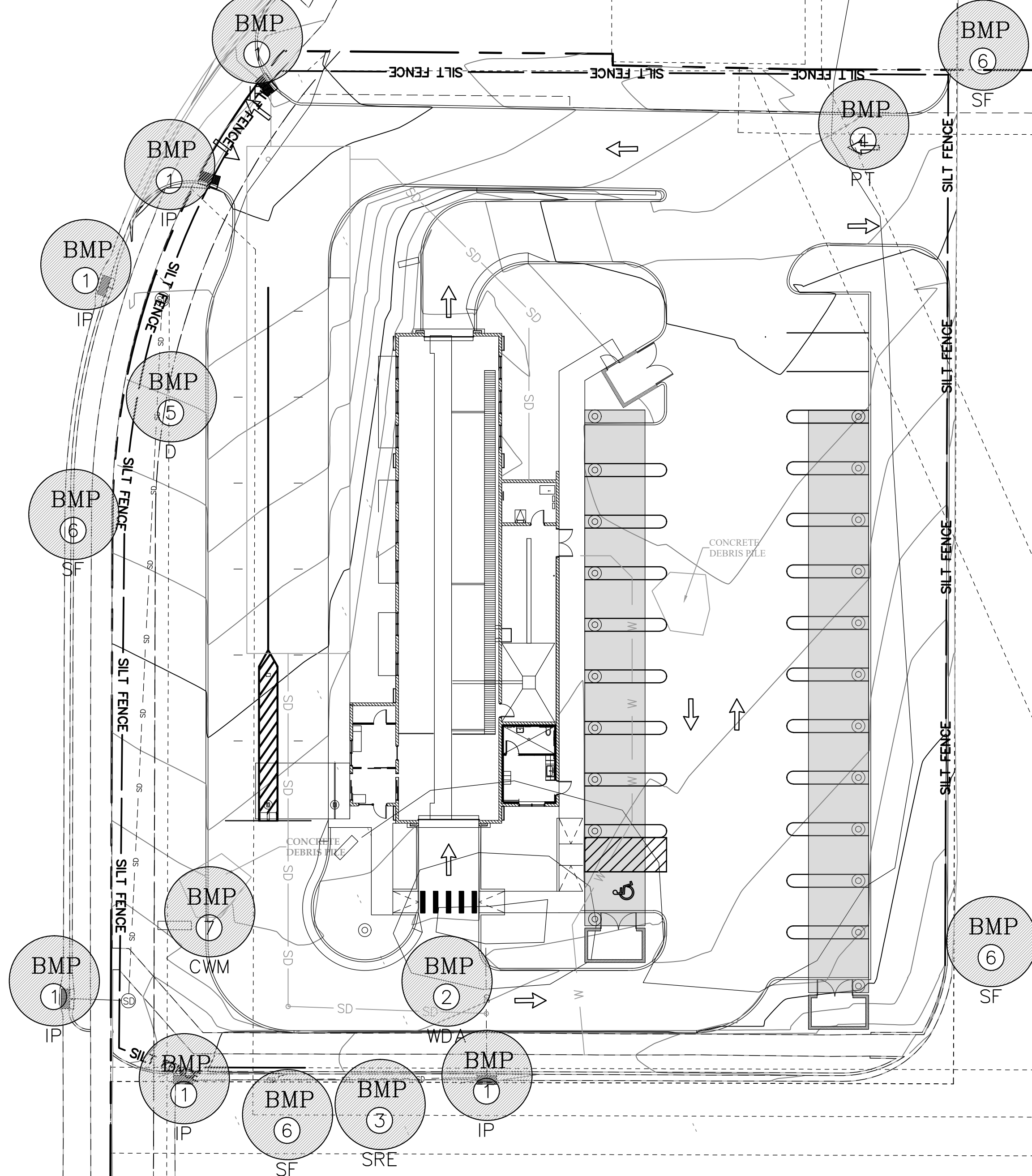


SHEET:
C-4

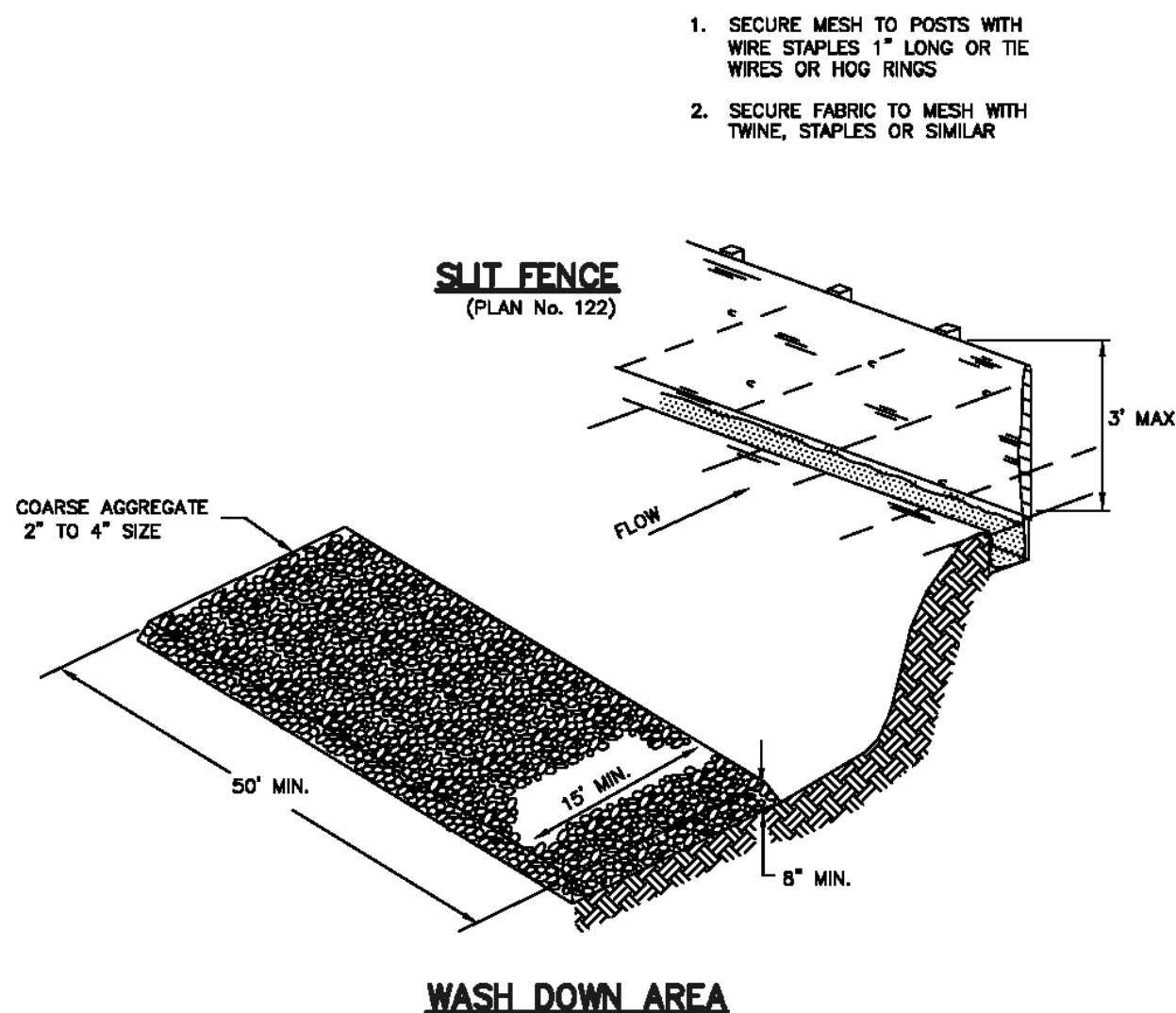
DATE: Aug 15, 2024



Aug 15, 2024



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

February 2006 17

Equipment and vehicle wash down area

1. **DESCRIPTION:** A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. **APPLICATION:** At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - D. Install silt fence down gradient (see Plan No. 122)
4. **MAINTENANCE:**
 - A. Requires periodic top dressing with additional stones.
 - B. Strictly used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - E. Inspect daily for loss of gravel or sediment buildup.
 - F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - G. Expand stabilized area as required to accommodate activities.
 - H. Maintain silt fence as outlined in Plan No. 122.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		<i>Crataegus crus-galli</i>	Cockspur Hawthorn	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
5		<i>Koeleria p. 'Golden Candle'</i>	Golden Rain Tree	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		<i>Pinus leucodermis heidreichii</i>	Dwarf Boenian Pine	6'-8" Height B & B	Full Throughout Specimen
1		<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
8		<i>Zelcova serrata 'Muashino'</i>	Muashino Zelcova	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		<i>Berberis thund. 'Crimson Pygmy'</i>	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
7		<i>Ligustrum x. vicaryi</i>	Golden Privet	5 Gallon	18"-24" Height
3		<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	5 Gallon	24"-30" Height
23		<i>Prunus besseyi 'Pawnee Buttes'</i>	Pawnee Buttes Sandcherry	5 Gallon	18"-24" Spread
4		<i>Rhus typhina 'Baltiger'</i>	Tiger Eye's Sumac	5 Gallon	24"-30" Height
10		<i>Rosa 'Knock Out Red'</i>	Knock Out Red Rose	5 Gallon	18"-24" Height
4		<i>Spiraea bumalda 'Goldmound'</i>	Goldmound Spiraea	5 Gallon	15"-18" Height
27		<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spiraea	5 Gallon	15"-18" Height
9		<i>Syringa vulgaris</i>	Common Lilac	5 Gallon	24"-30" Height
12		<i>Yucca filam. 'Golden Sword'</i>	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		<i>Calamagrostis a. 'Avalanche'</i>	Avalanche Feather Grass	5 Gallon	18"-24" Height
15		<i>Calamagrostis a. 'Foerster'</i>	Foerster Feather Grass	5 Gallon	18"-24" Height
2		<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 Gallon	24"-30" Height
34		<i>Pennisetum alopec. 'Hainsin'</i>	Hainsin Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
22		<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Day Lily	1 Gallon	Full Can
31		<i>Lavandula 'Hidcote Blue'</i>	Blue Lavender	1 Gallon	Full Can
51		<i>Salvia 'East Friesland'</i>	East Friesland Sage	1 Gallon	Full Can

Planting Notes

- All lawn and shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (if used) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

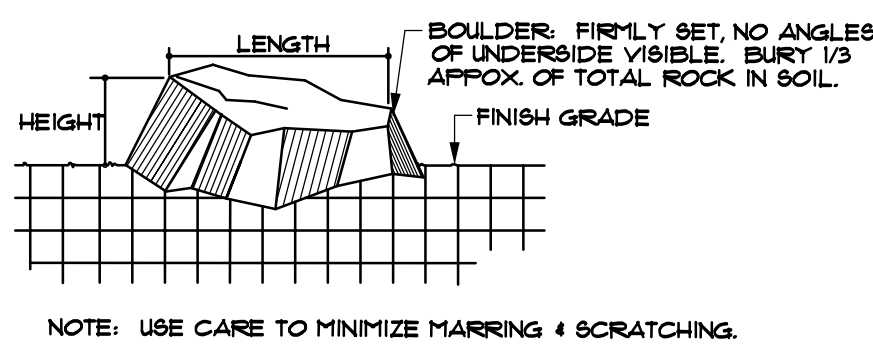
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings and in a professional and timely manner.
- The landscape contractor, at all times, shall have personal on-site experience in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN AREAS:** Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with the sodding material, leaving it slightly below finish grade.
- SHRUB AREAS:** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS:** Seven (7) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION:** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

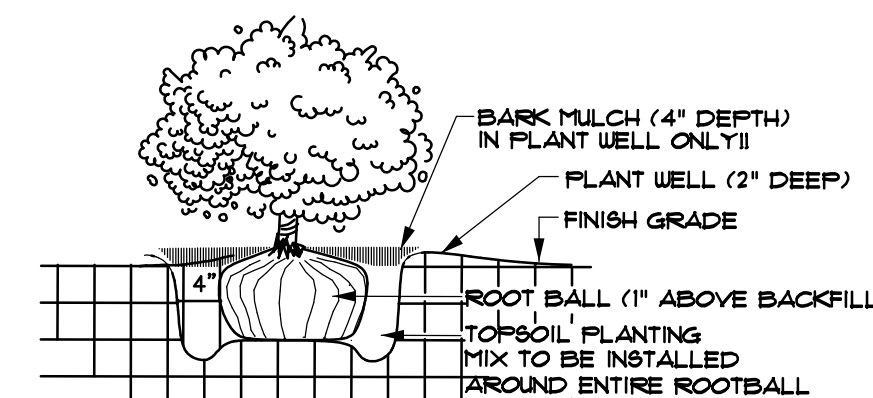
Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4' x 6' Extruded Concrete Mowstrip / Natural Color	Install in Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conservatively Mixture	Install in Areas Shown Over A 4 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install in Areas Shown To A Depth Of 6 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Rock Area / 2" Min. Size / Grayish Color	Install in Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Rock Area / 1" Min. Size / Earthtone Color	Install in Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.



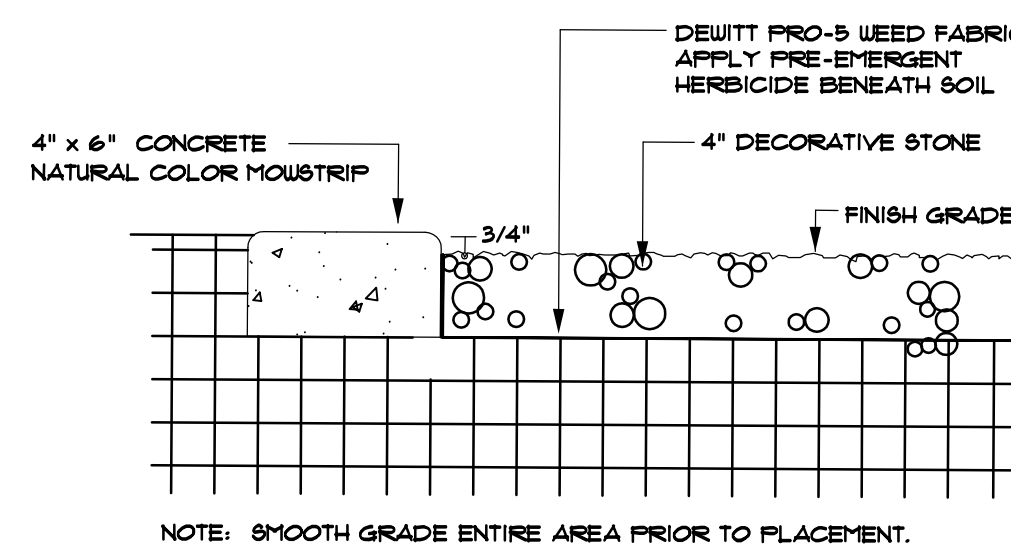
Decorative Boulder

N.T.S.



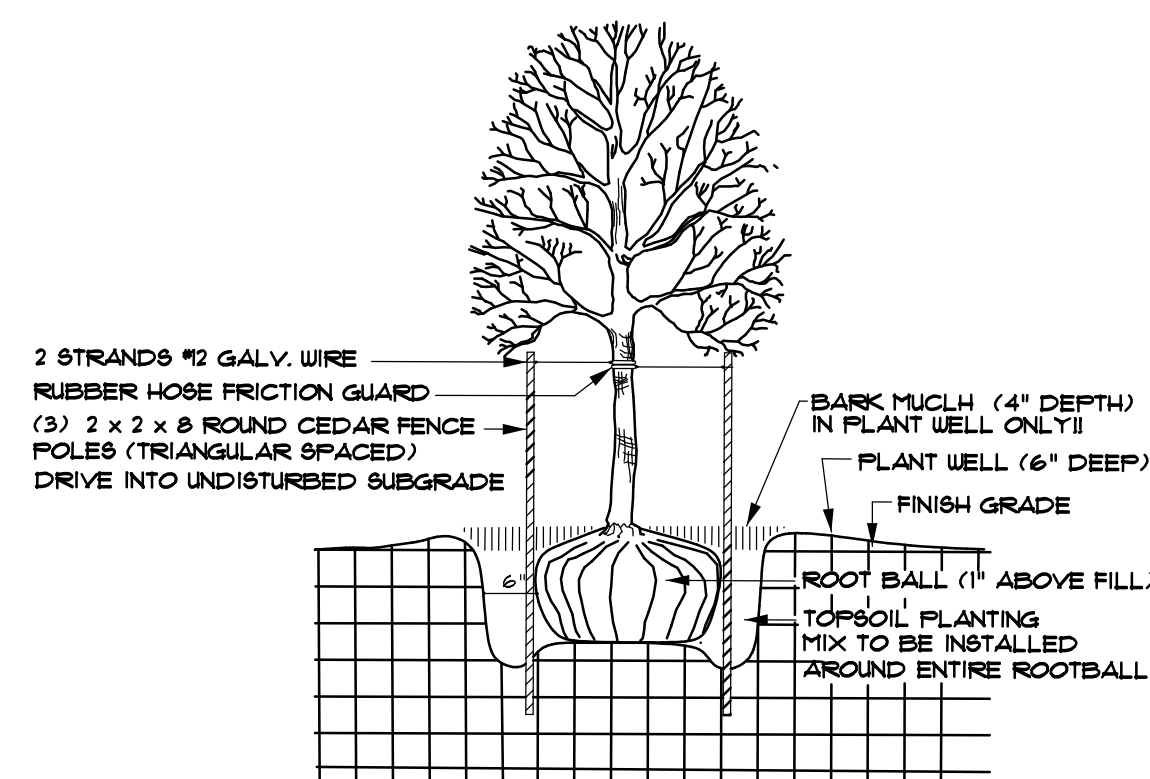
Shrub Planting

N.T.S.



Mowstrip - Stone Mulch

N.T.S.



Tree Planting

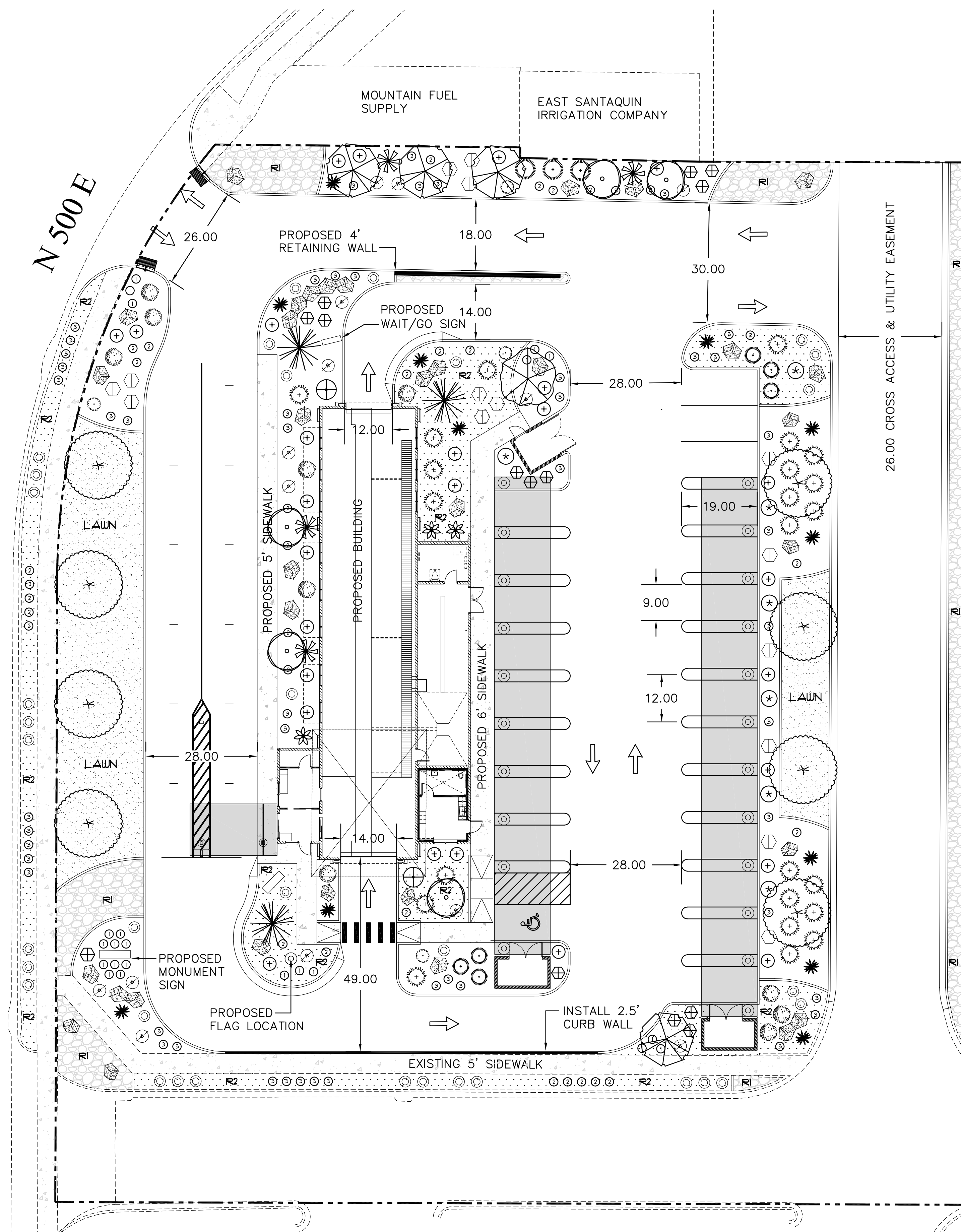
N.T.S.



0 16 32 48
Scale in Feet : 1/16"=1'-0"

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@designcomcast.net



Landscape Area Calculations

TOTAL LANDSCAPE AREA:	15,603 SF.	100 %
TOTAL LAWN AREA:	2,990 SF.	19.1 %
TOTAL ROCK ONLY AREA:	2,131 SF.	13.6 %
TOTAL PLANTING AREA:	10,568 SF.	67.3 %

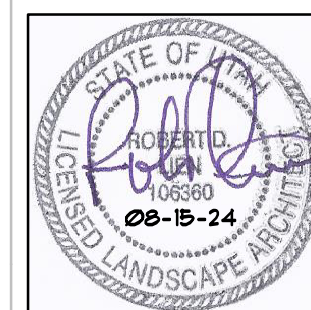
Special Note

All ground or wall mounted utility equipment, meters, transformers, HVAC equipment, etc. shall be screened.
SCC 1020.120F3.d.

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
info@elevateeng.com

ELEVATE
ENGINEERING

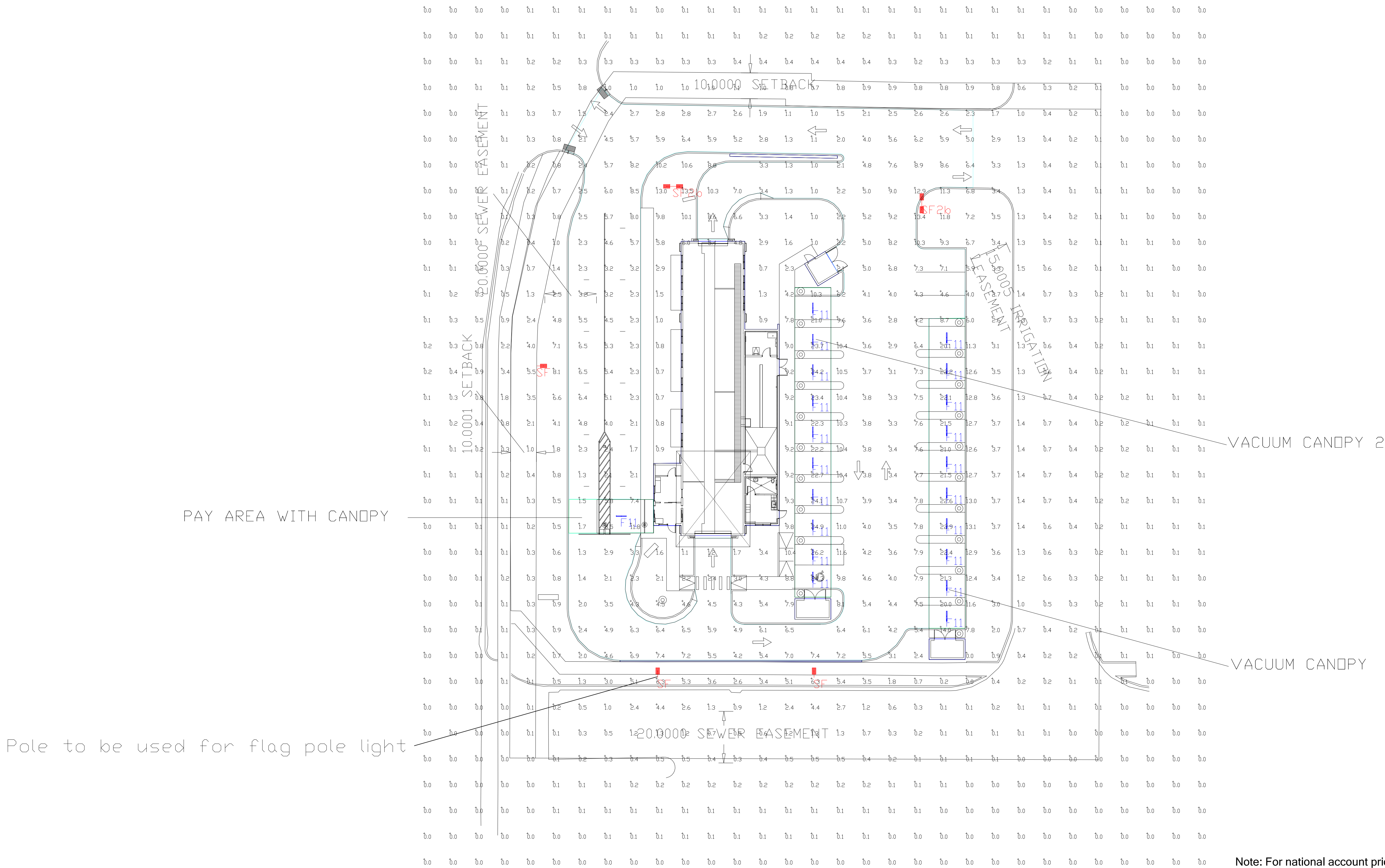
QUICK QUACK-SANTAQUIN MACEY'S
LANDSCAPE PLAN
78 N. 500 E. SANTAQUIN, UT 84665



SHEET:

L-1

DATE: 08-15-2024



NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Illuminance	Fc	5.10	13.4	1.0	5.10	13.40
PAY AREA WITH CANOPY	Illuminance	Fc	7.33	11.8	1.7	4.31	6.94
VACUUM CANOPY	Illuminance	Fc	20.97	22.9	14.0	1.50	1.64
VACUUM CANOPY 2	Illuminance	Fc	22.44	26.2	10.3	2.18	2.54

Note: For national account pricing/quotation and order placement, please reach out to Steve Friedman at Hermitage Lighting - 847-830-1444 or sfriedman@gohermitage.com

POLE NOTE: 4SQ-XX-S11G-16 POLE + 2FT BASE
POLE ORDERING INFORMATION BASED ON THIS DRAWING:
PLEASE CONFIRM EPA WIND RATING PRIOR TO ORDER.
CUSTOMER RESPONSIBLE FOR BASE SELECTION PER LOCAL CONDITIONS.

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	21	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	3	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE+2' BASE	1.000	1.000	16890	135
	2	SF2b	D180*	MRS-LED-18L-SIL-FT-50-70CRI-D180	16' POLE+2' BASE	1.000	1.000	33780	270

Total Project Watts
Total Watts = 2035.95

8000 ALLIANCE RD. CINCINNATI, OHIO 45240 USA
(513) 753-3200 • FAX (513) 753-6823

LIGHTING PROPOSAL

QUICK QUACK
78 N 500 E
SANTAQUIN, UT

BY: SAM.DMK

DATE: 1/11/24

REV: 8/5/24

SHEET 1 OF 1

SCALE: 1"=20'

0 20

Santaquin City Request For A Traffic Control Device Application

110 S. Center Street, Santaquin, Utah 84655
801-754-1011 www.santaquin.org

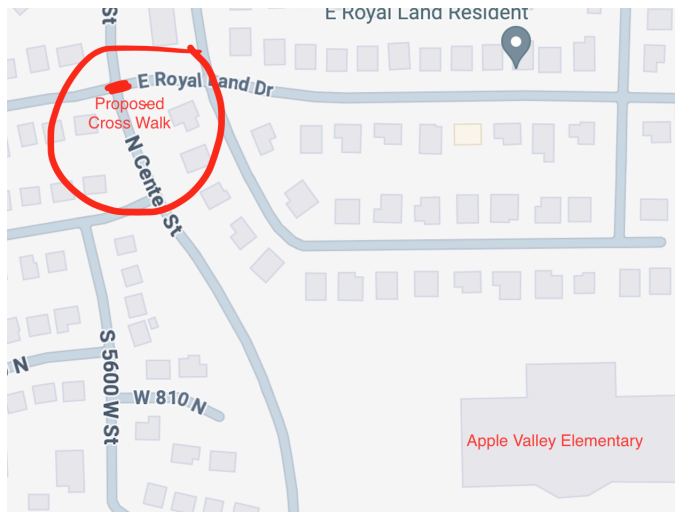


Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code.

Meetings: Development Review Committee meetings are held the 2nd and 4th Tuesdays of each month at 10:00 A.M. The meeting is held in the City Offices, located at 110 S. Center Street. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Jaden Harding		
Telephone: 801-882-5938	Alternate Telephone:	Email: jadenlharding@gmail.com
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: CROSSWALK ON THE intersection of ROYAL LAND DRIVE AND CENTER STREET AND BIKE LANE ALONG CENTER STREET CONNECTING TO APPLE VALLEY		
Type of Traffic Control Device Requested: CROSSWALK (THE LIGHTED ONE LIKE ON CENTER STREET AND MAIN STREET) AND BIKE/SCOOTER LANE FOR KIDS AFTER SCHOOL ON THE WALKING TRAIL		
Description and Justification for the Request		
<p>___ I have walked my kids to and from school at Apple Valley Elementary almost this whole school year. I appreciate the crossing guard that is right at the school, but where Royal Land Drive Meets Center Street there is a need for another crosswalk. Students walk, ride scooters, and ride their bikes down the paved trail right next to the school. Then they proceeded to Cross Center Street to get to Royal Land Drive because the sidewalk is so narrow on the opposing side. A Crosswalk would be a fantastic improvement to safety, even installing one like we have on Main Street next to the post office that just flashes lights. The kids can press The button and be seen by traffic.</p>		

Picture below:



— The trail right next to the school that is paved in which students come down, leads me to my next suggestion. There is a winding rock park strip with trees, and though this is very beautiful, I wonder if we might make this a more efficient use of a trail by making it straight and adding a bike/scooter lane. We have so many students who are biking home and they like to go fast. Several students have been injured because those bikers weave in and out of walking students. By adding a bike and scooter trail, both students and citizens can be safe to walk on this trail.

Picture Below:



Applicable Exhibits

Please attach any drawing, map, or other information that can illustrate your request.

Something like this image but a bigger walking area:





DRC Members in Attendance: City Engineer Jon Lundell, Public Works Director Jason Callaway, Assistant City Manager Jason Bond, and Senior Planner Ryan Harris.

City Manager Norm Beagley, Officer Kayson Shepherd, Fire Chief Ryan Lind, and Building Official Randy Spadafora were excused from the meeting

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, and Race Ostler.

1. Bello Corner Subdivision Final Plan

A final plan review of the Bello Corner 3-lot subdivision located at approximately 215 S. Center Street.

Assistant City Manager Jason Bond and Senior Planner Ryan Harris indicated that there are certain architectural requirements that must be met in conjunction with the infill reduction approval. Those requirements will be sent to the applicant.

Public Works Director Callaway thanked the applicant for relocating the sewer and P.I. lines so that they would be closer together.

Senior Planner Harris had no further comments.

Engineer Lundell pointed out that the plat will be reviewed by Utah County prior to recordation. He added that when the applicant's contractor is working on the roadway, appropriate backfill materials are required. Lastly, Engineer Lundell reminded the applicant that the end of asphalt paving season is quickly approaching.

Senior Planner Harris made a motion to approve the Bello Corner 3-Lot Subdivision Final Plan. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

The motion passed.

3. Meeting Minutes Approval

Public Works Director Jason Callaway made a motion to approve the July 23, 2024 DRC Meeting Minutes. Senior Planner Harris seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes

Fire Chief Ryan Lind	Absent
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

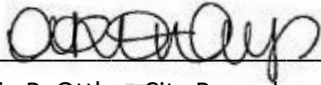
The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn.

The meeting was adjourned at 10:07 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder