DEVELOPMENT REVIEW COMMITTEE

Tuesday, December 10, 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://www.youtube.com/@santaquincity 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. **CVMC Phase #2 Site Plan**

   A site plan review for Phase 2 of the CVMC Building located at 210 E. Main St.

2. **The Hills LDS Church Site Plan (Santaquin West Meetinghouse)**

   A site plan review for an LDS church located at 1544 South Sageberry Drive.

3. **Peak 2-Lot Subdivision Preliminary Plan**

   A preliminary review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E.

MEETING MINUTES APPROVAL

4. **November 12, 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.gov, 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: _____
Amalie R. Ottley, City Recorder

CENTRAL VALLEY MEDICAL CENTER

SANTAQUIN CLINIC - PHASE II

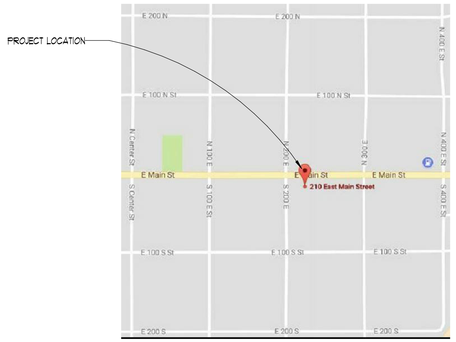
210 EAST MAIN STREET

SANTAQUIN, UTAH 84655



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A1.4	SITE PLAN PHASE II - DEMOLITION
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E0.1	ELECTRICAL SYMBOLS & NOTES
E0.2	ELECTRICAL GENERAL NOTES
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E1.2	PHOTOMETRIC PLAN



NOT TO SCALE

N

VICINITY MAP

PROJECT TEAM

ARCHITECT

WPA ARCHITECTURE
1535 NORTH FREEDOM BLVD., SUITE 360
PROVO, UTAH 84604
BRUCE T. FALLON, AIA
801.374.0800
bfallon@wpa-architecture.com

CIVIL ENGINEER

EXCEL ENGINEERING
12 WEST 100 NORTH, SUITE 201
AMERICAN FORK, UTAH 84003
DAVID PETERSON, PE
801.753.4504
david@excelcivil.com

LANDSCAPE ARCHITECT

blu line designs
8719 SOUTH SANDY PARKWAY
SANDY, UTAH 84070
BRENT POTTER, PLA, ASLA
801.679.3157
brent@bluelinedesigns.com

STRUCTURAL ENGINEER

DYNAMIC STRUCTURES
744 SOUTH 400 EAST
OREM, UTAH 84097
JAY ADAMS, SE
801.362.2156
jay@dstructures.com

MECHANICAL ENGINEER

RED BRICK ENGINEERING
1052 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, PE
801.224.5335
Zach@redbrickengineering.com

ELECTRICAL ENGINEER

RED BRICK ENGINEERING
1052 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, PE
801.224.5335
Zach@redbrickengineering.com

PROJECT DATA

SITE ADDRESS	210 EAST MAIN STREET, SANTAQUIN, UTAH 84655
PARCEL #	03:030:0019 - 03:030:0018
ZONING	MSC
GENERAL PLAN	MIXED-USE COMMERCIAL
EXISTING USE	MEDICAL OFFICE BUILDING
PROPOSED USE	MEDICAL OFFICE BUILDING
LAND AREA	0.90 ACRES

GENERAL NOTES

A. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.

B. GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.

C. TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.

D. BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.

E. PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.

F. STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.

G. GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.

H. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.

I. DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE

J. GENERAL CONTRACTOR TO PROCURE REQUIRED ENCROACHMENT PERMIT FROM THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND COORDINATE THE INSTALLATION OF UTILITIES WITH UDOT.

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Item 1.

WPA architecture
1535 n. freedom blvd. suite 360
provo, utah 84604
801.374.0800 | wpa-architecture.com

CVMC
Central Valley Medical Center

CVMC
Santaquin

Phase II Addition

210 East Main Street
Santaquin, Utah 84655

BRUCE T. FALLON
ARCHITECT
6007894-5501
04.22.2
STATE OF UTAH

revision information

no.	date	description

milestone issue date
11.15.2024

milestone issue description
SITE PLAN REVIEW

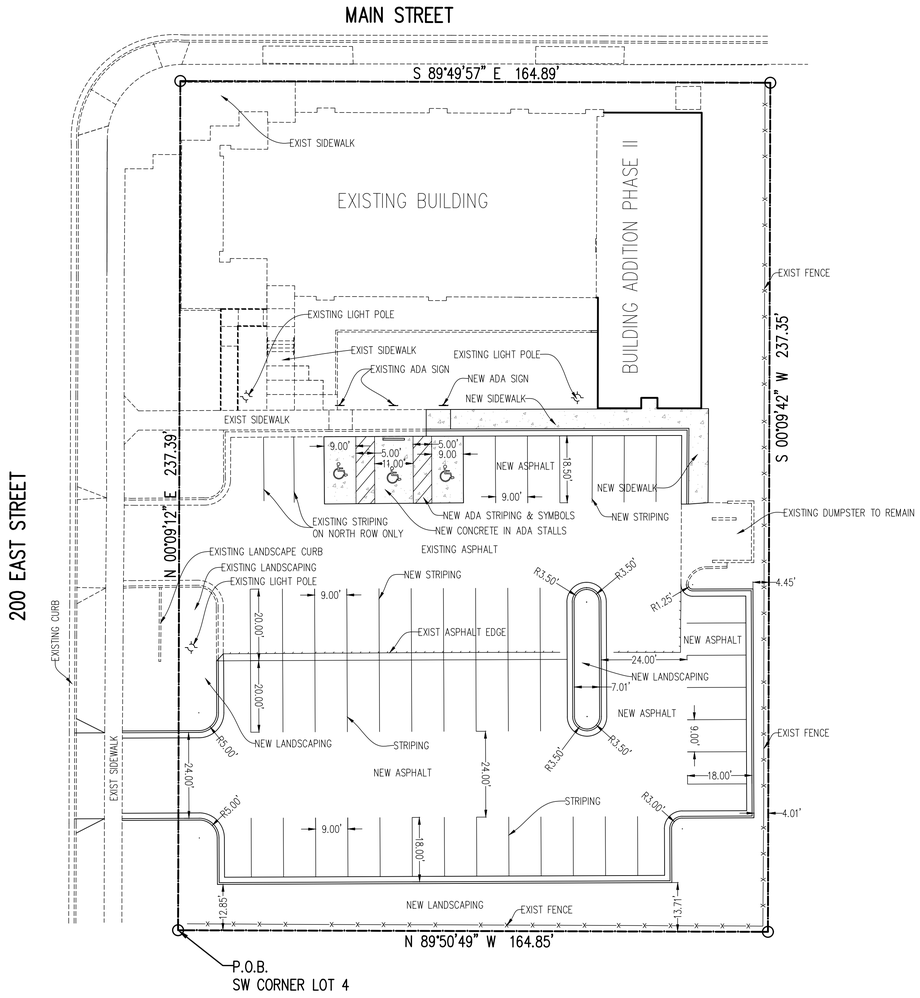
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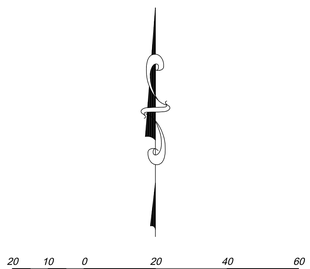
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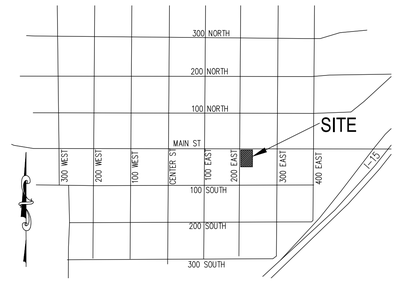
COVER SHEET

G1.1

CVMC SANTAQUIN - PHASE II ADDITION







VICINITY MAP
Scale: 1"=1000'

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CIY 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.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
3. FEMA FLOODPLAIN: SITE IS LOCATED IN UNMAPPED AREA.
4. THE PROPOSED MEDICAL CLINIC WILL NOT BE FIRE SPRINKLED.

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

SURVEYED DESCRIPTION

All of Lot 4, Block 21, Plat "B, Santaquin City Survey, more particularly described as follows:
Beginning at the Southwest Corner of Lot 4, Block 21, Plat "B, Santaquin City Survey; Thence N 00°09'12" E, 237.39 feet along the West line of said Lot 4 to the Northwest corner of said Lot 4; Thence S 89°49'57" E, 164.89 feet along the North line of said Lot 4 to the Northeast corner of said lot 4; Thence S 00°09'42" W, 237.35 feet to the Southeast corner of said Lot 4; Thence N 89°50'49" W, 164.85 feet along said South line to the point of beginning. Containing an area of 0.90 Acres.

TABULATIONS:

TOTAL PARCEL AREA	39,136 S.F. = 100%
BUILDING AREA:	7,354 S.F. = 18.8%
PARKING LOT/WALK AREA:	20,860 S.F. = 53.3%
LANDSCAPE AREA:	10,922 S.F. = 27.9%

PAVEMENT DESIGN

PARKING LOT
3" ASPHALT
10" BASE COURSE*
*SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

PARKING TABULATIONS:

PARKING REQUIRED
5 STALLS PER EACH DOCTOR X 5 DOCTORS = 25 STALLS
1 PARKING STALL PER EACH STAFF EMPLOYEE X 18 EMPLOYEES = 18 STALLS
TOTAL STALLS REQUIRED = 43 STALLS
ADA STALL REQUIRED INCLUDING VAN = 3
ADA STALLS PROVIDED = 3 INCLUDING 1 VAN STALL

TOTAL STALLS PROVIDED = 56 STALLS

SHEET INDEX

C1	COVER SHEET/SITE PLAN
C2	DEMOLITION PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	EROSION CONTROL PLAN
C6	DETAIL SHEET

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

BENCH MARK

SEWER MANHOLE RIM IN
MAIN ST & 200 EAST INTERSECTION
ELEVATION = 4913.93

REVISIONS

Rev.	Date	Description

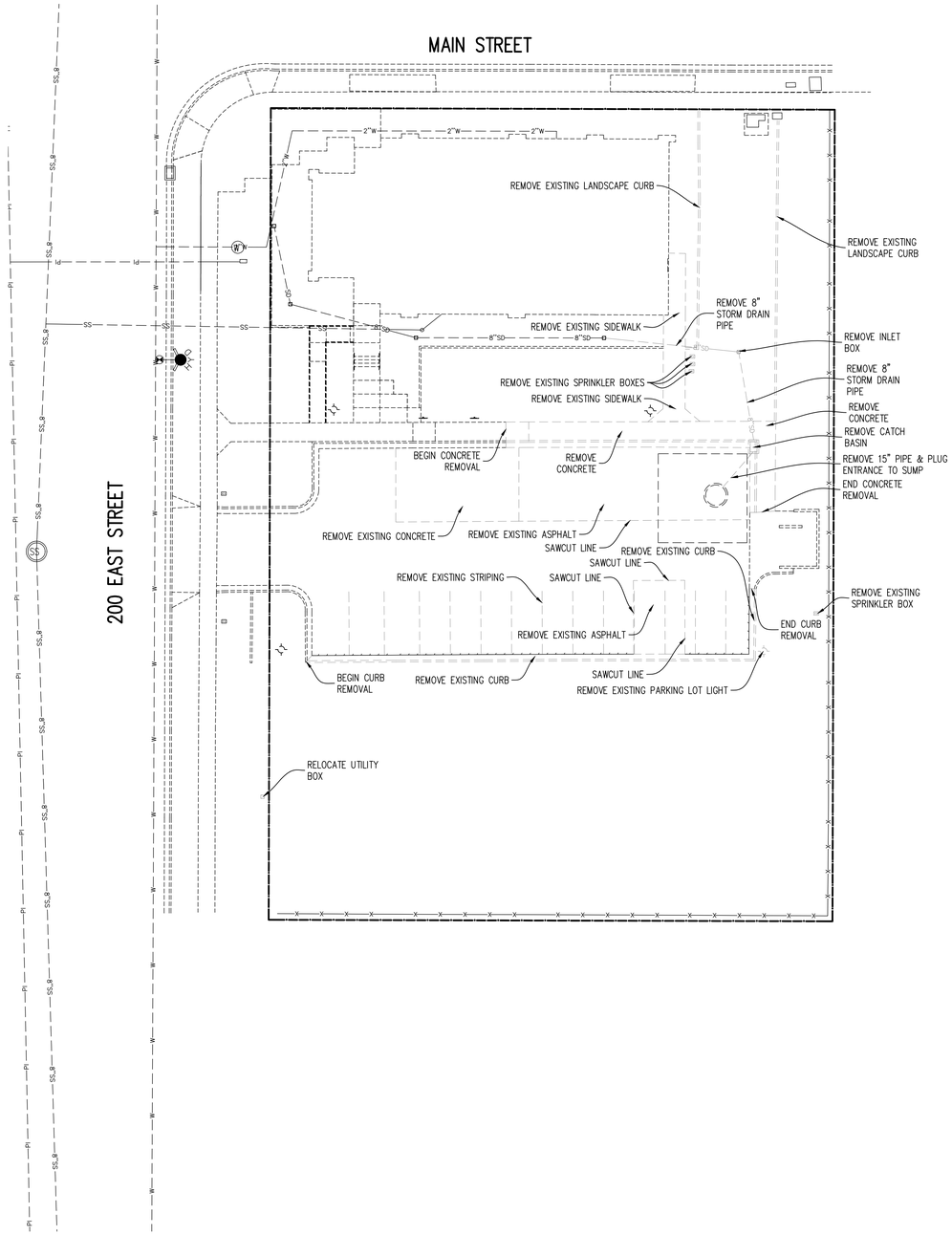
Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

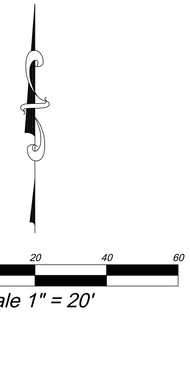
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION
SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by: D.W.P.	Scale: 1"=20'
Designed by: D.W.P.	Date: 10/21/24
Checked by: D.W.P.	C1

COVER SHEET & SITE PLAN





GENERAL NOTES:

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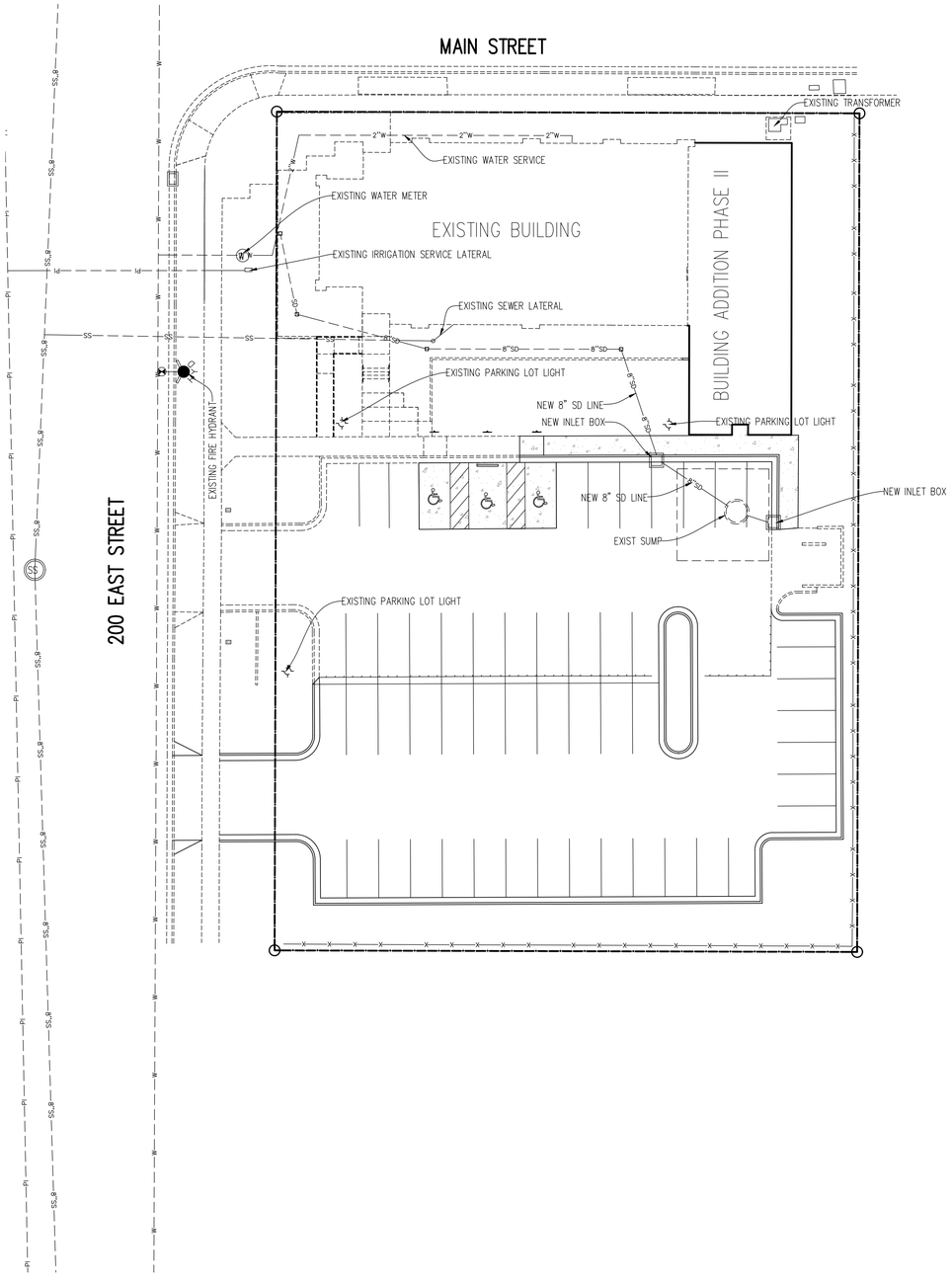
CVMC SANTAQUIN - PHASE II ADDITION

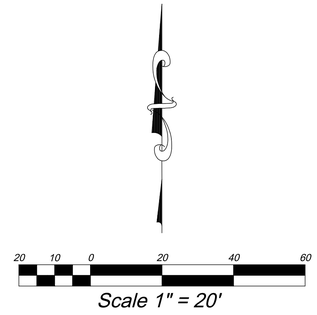
SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

DEMOLITION PLAN

Scale: 1"=20'
Date: 10/21/24
C2





GENERAL NOTES:

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REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

Know what's below. Call before you dig.

BENCH MARK	REVISIONS		
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93	Rev.	Date	Description

Developer/Property Owner:
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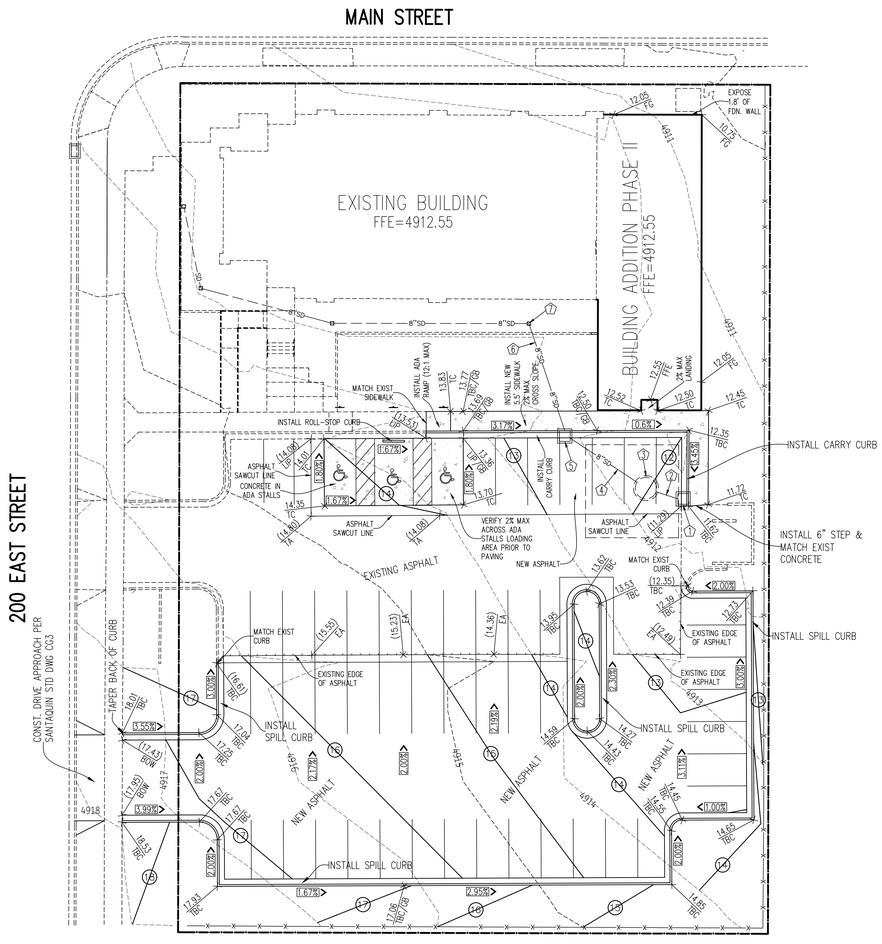
CVMC SANTAQUIN - PHASE II ADDITION

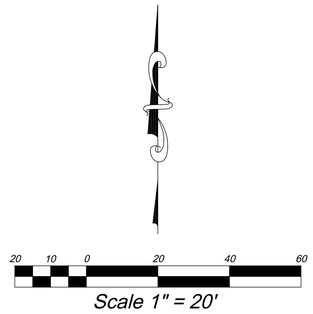
SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=20'	10/21/24

UTILITY PLAN

C3





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STORM DRAIN KEYED NOTES

1. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4911.62, GRATE=4911.12, 12" IE OUT=4908.01, IE BOX=4904.76, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
2. INSTALL 6 L.F. 12" ADS HP @ S=5%
3. EXISTING 6' DIAMETER, 12' DEEP SUMP WITH 26'X26' GRAVEL AROUND SUMP, EXISTING RIM=4911.51, NEW RIM=4912.00, 12" IE IN (E)=4907.71, 8" IE IN (W)=4907.71
4. INSTALL 22 L.F. 8" ADS @ S=2.72%
5. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4912.79, GRATE=4912.29, 8" IE THRU=4908.31, IE BOX=4905.29, INSTALL SNOUT TYPE 12F OVER OUTLET PIPE
6. INSTALL 32 L.F. 8" ADS @ S=1.5%
7. CONNECT TO EXISTING 10" NYLOPLAST DRAIN BASIN, EXISTING GRATE=4911.60, EXISTING 8" IE=4908.79, 8" IE OUT=4908.79

PAVEMENT DESIGN

PARKING LOT
3" ASPHALT
10" BASE COURSE*
*SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

GRADING LEGEND

MFF	MAIN FINISHED FLOOR
BFF	BASEMENT FINISHED FLOOR
F.O.G.	FRONT OF GARAGE
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
2.700%	DIRECTION OF DRAINAGE
(68.42) TBC	EXISTING ELEVATION
68.63 TBC	PROPOSED ELEVATION
SD1	STORM DRAIN LABEL (SEE KEYED NOTES)
4910	PROPOSED CONTOUR
4910	EXISTING CONTOUR

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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BENCH MARK

SEWER MANHOLE RIM IN
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ELEVATION = 4913.93

REVISIONS

Rev.	Date	Description

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48 West 1500 North, Nephi, Utah 84648
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CVMC SANTAQUIN - PHASE II ADDITION

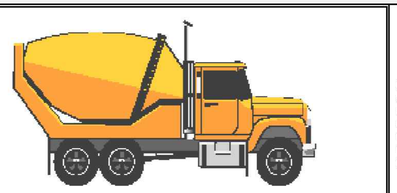
SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 10/21/24
C4

BMP: Concrete Waste Management — CWM



Objectives
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

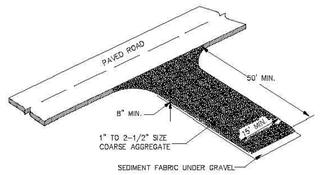
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



Objectives
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Adapted from Salt Lake County BMP Fact Sheet

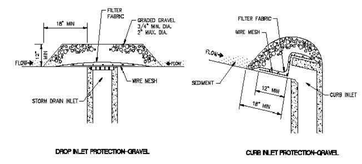
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Adapted from Salt Lake County BMP Fact Sheet

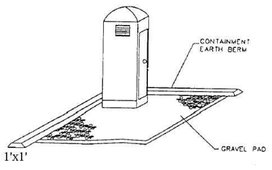
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



Objectives
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:

Temporary on-site sanitary facilities for construction personnel.

Application:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- Stake toilets to prevent them from tipping.

Limitations:

No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

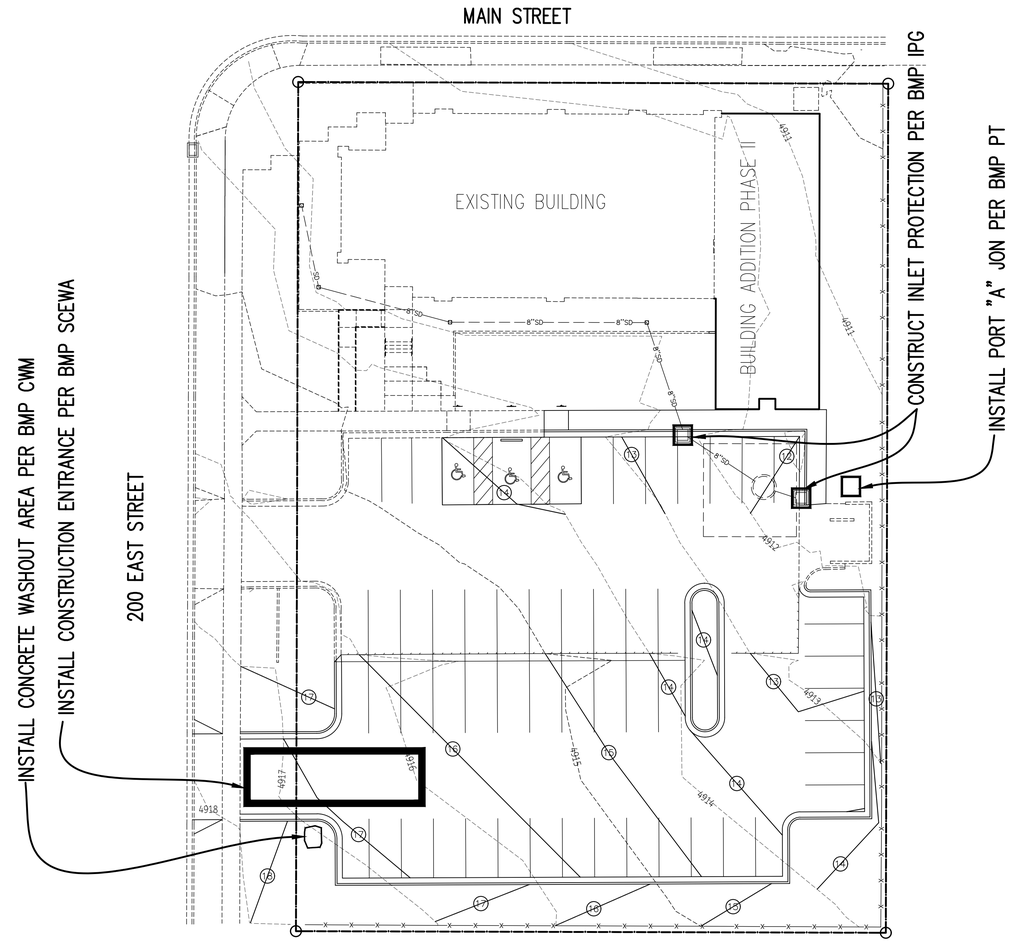
Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

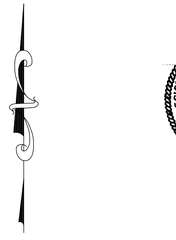


SWPPP BOOKLET NOTE:

CONTRACTOR IS RESPONSIBLE TO PREPARE AND SUBMITT A COMPLETE STORM WATER PREVENTION PLAN BOOKLET WITH FULL DETAILS BASED ON THE EPA SWPPP STANDARD TEMPLATE. THIS BOOKLET INCLUDES A COPY OF THE NOTICE OF INTENT AND AN ACKNOWLEDGEMENT LETTER OBTAINED FROM STATE AFTER APPLYING FOR AN NOI PERMIT.

EROSION CONTROL PLAN NOTES:

1. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA
2. INSTALL CONCRETE WASHOUT AREA. SEE BMP CWM
3. INSTALL PORT "A" JON. SEE BMP PT
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION. SEE BMP IPG.
5. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
6. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.



20 10 0 20 40 60

Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

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

REVISIONS		
Rev.	Date	Description

Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

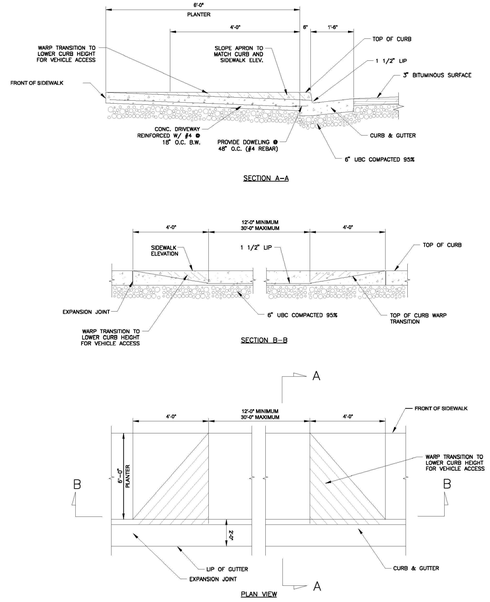
CVMC SANTAQUIN - PHASE II ADDITION

SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 10/21/24
C5



DRIVEWAY APPROACH WITH PARK STRIP

NOT TO SCALE

JUB

STATEMENT OF USE
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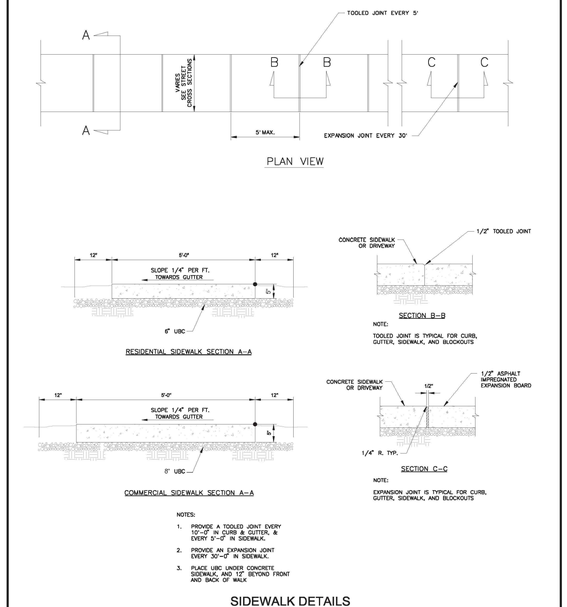
REVISION

NO	DESCRIPTION	BY	APP.	DATE

Santaquin

DRIVEWAY APPROACH WITH PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. CG3
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
APPROVED BY: PUBLIC WORKS DIRECTOR
ADOPTED DATE: 20 JUN 19



NOTES:

1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK, AND 12" BEYOND FRONT AND BACK OF WALK

SIDEWALK DETAILS

NOT TO SCALE

JUB

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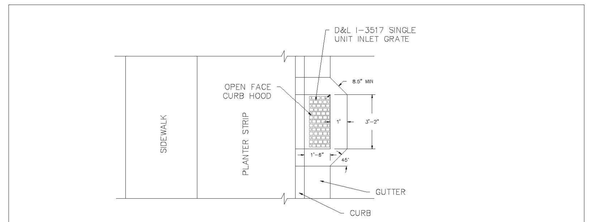
REVISION

NO	DESCRIPTION	BY	APP.	DATE

Santaquin

SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. CG5
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
APPROVED BY: PUBLIC WORKS DIRECTOR
ADOPTED DATE: 20 JUN 19



NOTES:

A) 24" MINIMUM.

B) 1 OUTLET PIPE DIAMETER OR 6" MINIMUM.

C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.

D) INSIDE BOX DIMENSION FROM FRONT TO BACK IS MINIMUM OF THE THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.

STATEMENT OF USE
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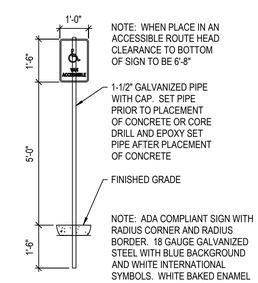
REVISION

NO	DESCRIPTION	BY	APP.	DATE

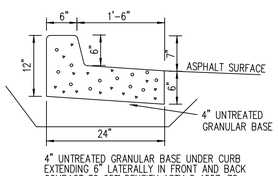
Santaquin

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

SD1
ADOPTED DATE: 19 – OCT – 16



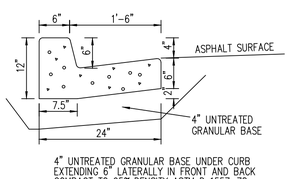
ADA VAN SIGN DETAIL



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

NOT TO SCALE



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

CARRY CURB

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description

Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

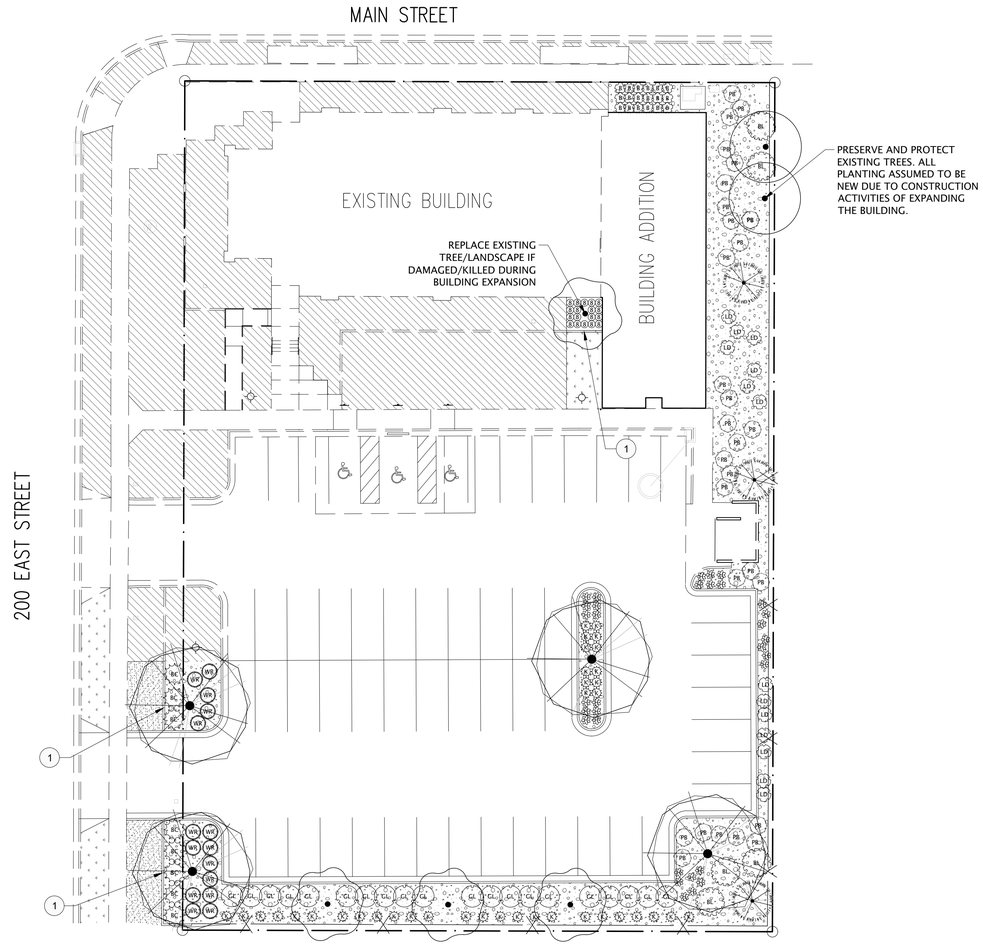
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION

SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by:	Scale:
D.W.P.	NTS
Designed by: D.W.P.	Date: 10/21/24
Checked by: D.W.P.	C6

DETAIL SHEET



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES				
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	4
EVERGREEN TREES				
	PICEA OMORIKA / SERBIAN SPRUCE	B&B	6` HT MIN.	3
EXISTING TREES				
	EXISTING DECIDUOUS TREE TO REMAIN	-		2
ORNAMENTAL TREES				
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY	B&B	2" CAL	4
SYMBOL	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
SHRUBS				
BX	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL		18
BC	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER	5 GAL		8
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL		14
PB	PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL		30
CL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL		20
WR	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL		15
BL	SAMBUCUS NIGRA 'EVA' / BLACK LACE® ELDERBERRY	5 GAL		5
ANNUALS/PERENNIALS				
⊛	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		18
ORNAMENTAL GRASSES				
⊛	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		37
❀	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		32
GROUND COVERS				
	EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	BED		8,053 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		482 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS REPAIR DAMAGED SECTIONS AS NEEDED	SOD		722 SF
	ROCK MULCH - 1-1/2" TO 2" WASHED SOUTHTOWN COBBLE (STAKER PARSON OR NEPHI SANDSTONE). INSTALL OVER DEWITT PRO-5 WEED BARRIER.	BED		5,822 SF

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	6"X6" CAST-IN-PLACE CONCRETE EDGER- CONNECT TO EXISTING EDGER AS NEEDED.	4/LP501

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SANTAQUIN CITY STANDARDS, SPECIFICATIONS, AND DETAILS.

2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

4. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.

7. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.

9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PREMIUM OR AMENDED TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12 INCHES OF PREMIUM OR AMENDED TOPSOIL IN ALL MANICURED SHRUB BEDS. CONTRACTOR SHALL TEST, AMEND, AND USE EXISTING STOCKPILE OF TOPSOIL ON SITE TO MEET SPECIFICATIONS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX PER SPECIFICATIONS.

11. CONTRACTOR SHALL INSTALL A MIN. OF 3 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.

12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL FROM THE DATE OF FINAL ACCEPTANCE.

Scale: 1" = 20'-0"

0 10 20 40 60

SITE PLAN APPROVAL SET

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR/OWNER. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION NOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CENTRAL VALLEY MEDICAL CENTER
SANTAQUIN CLINIC - PHASE 2

210 East Main Street
Santaquin, Utah

REVISIONS

NO.	APPROVED BY	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5419465-5301
Licensed Landscape Architect
10/25/2024

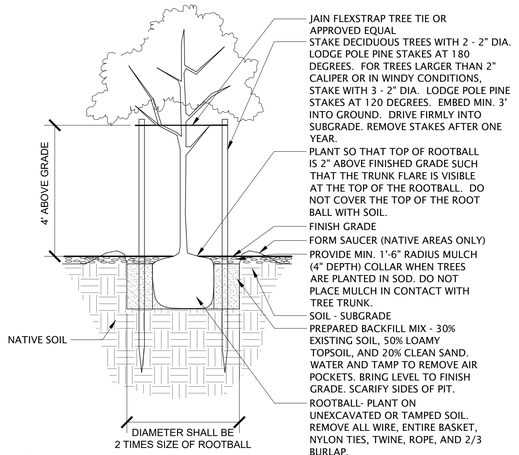
Designed By:	BP
Drawn By:	TH
Date:	10/25/2024
Checked By:	BP
Project No:	24-172

Drawing Title

LANDSCAPE PLAN

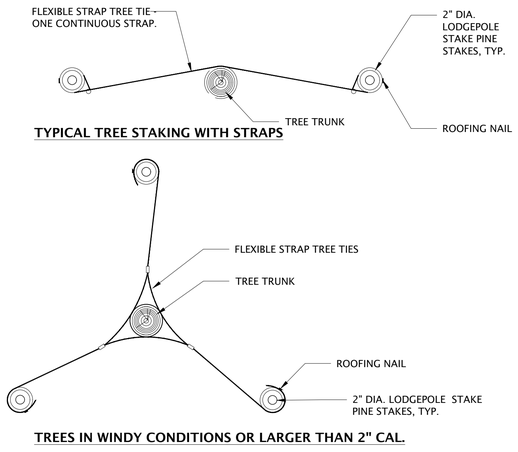
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LP101



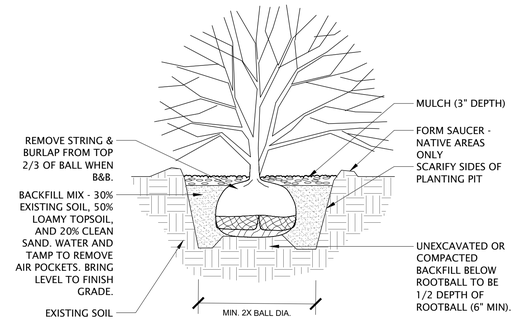
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

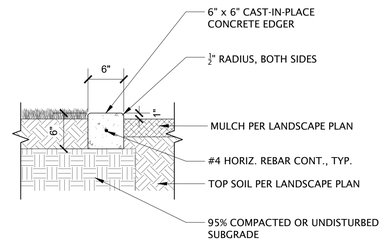
NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE



NOTES:
1. EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
3. CONCRETE TO MEET ALL CITY SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB.
6. CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.

4 6" CONCRETE EDGER

NOT TO SCALE

SITE PLAN APPROVAL SET

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CENTRAL VALLEY MEDICAL CENTER
SANTAQUIN CLINIC - PHASE 2

210 East Main Street
Santaquin, Utah

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5476-5301
Licensed Landscape Architect

10/25/2024

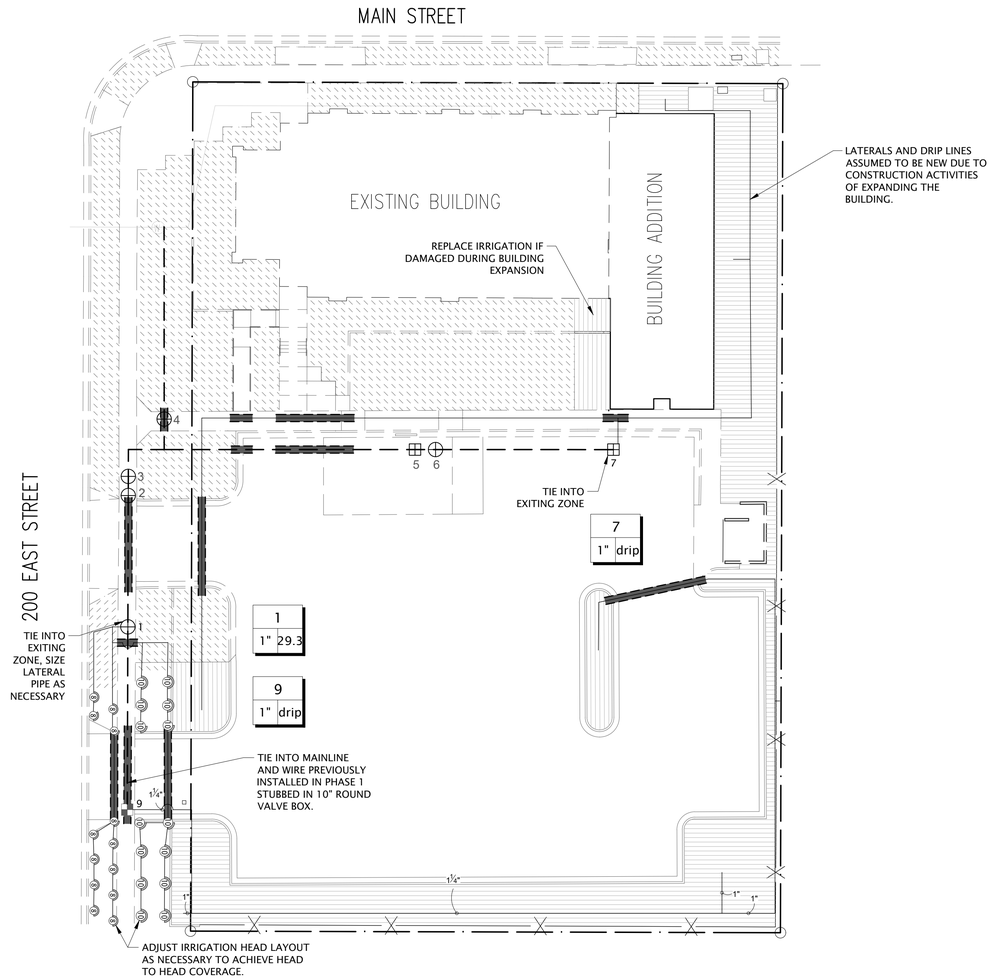
Designed By:	BP
Drawn By:	TH
Date:	10/25/2024
Checked By:	BP
Project No:	24-172

Drawing Title

LANDSCAPE DETAILS

Drawing number

LP501



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 8 8 8 Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 10 10 10 Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING VALVE TO BE PRESERVED AND PROTECTED
	EXISTING DRIP VALVE TO BE PRESERVED AND PROTECTED
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
IRRIGATION	
	EXISTING IRRIGATION EQUIPMENT TO BE PRESERVED AND PROTECTED.

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 63 PSI AND NOT TO EXCEED 80 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON "AS-BUILT" DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG, WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
10. ALL MAINLINE AND LATERAL LINE PIPE UP TO 3" IN SIZE SHALL BE SCHEDULE 40 PVC. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
14. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
15. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
16. SEE DETAILS FOR ADDITIONAL INFORMATION. FOLLOW ALL PREFERRED IRRIGATION SPECIFICATIONS FROM SANTAQUIN CITY. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
17. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER HEAD TO HEAD COVERAGE IN IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL INSTALL AND FOLLOW ALL CITY DETAILS AND ORDINANCES RELATING TO LANDSCAPE IRRIGATION.

NOTES

1. EXISTING MAINLINE TO REMAIN OPERABLE DURING CONSTRUCTION.
2. PROTECT EXISTING MAINLINE AND CONTROL WIRES. ADJUST AS NECESSARY FOR NEW CONSTRUCTION.
3. EXISTING CONTROLLERS (2) ARE LOCATED IN MECHANICAL ROOM AND ON THE SOUTH EAST EXTERIOR WALL IN STAINLESS STEEL ENCLOSURE. COORDINATE WITH OWNER FOR ACCESS AND CONTROLLER PROGRAMMING. CONNECT AS NEEDED TO EXISTING CONTROLLRS
4. REPLACE EXISTING 500 MICRON FILTER SCREEN WITH 200 MICRON FILTER SCREEN.

Scale: 1" = 10'-0"

0 5 10 20 30

SITE PLAN APPROVAL SET

Item 1.

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CENTRAL VALLEY MEDICAL CENTER
SANTAQUIN CLINIC - PHASE 2

210 East Main Street
Santaquin, Utah

REVISIONS

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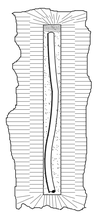
Drawing Title

IRRIGATION PLAN

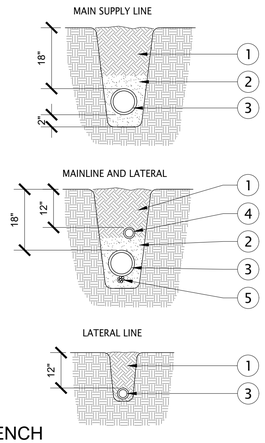
Drawing number

LI101

PLAN VIEW



SECTIONS



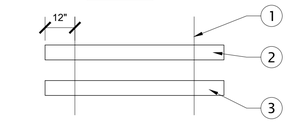
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

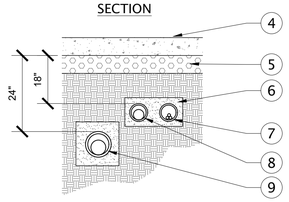
1 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTION

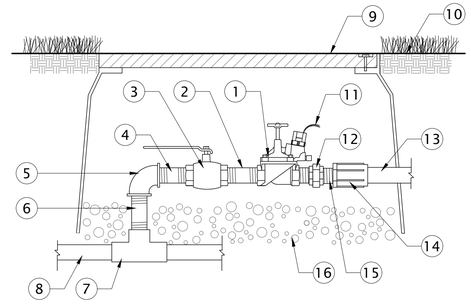


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

2 PIPE SLEEVE

NOT TO SCALE



1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

3 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

4 POP-UP SPRAY/ROTARY

NOT TO SCALE

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

5 DRIP CONTROL ZONE KIT (RAINBIRD)

NOT TO SCALE

1. DRIP FLUSH VALVE
2. DRIP TUBING
3. 10" ROUND VALVE BOX
4. GRAVEL SUMP - ONE CUBIC FOOT
5. BRICK SUPPORTS (2)
6. FINISH GRADE
7. TOP OF MULCH

NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

6 DRIP FLUSH VALVE

NOT TO SCALE

1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

7 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

8 CENTER FEED IN LINE DRIP

NOT TO SCALE

1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (UNLESS OTHERWISE SPECIFIED)
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

9 DRIP EMITTER

NOT TO SCALE

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CENTRAL VALLEY MEDICAL CENTER
SANTAQUIN CLINIC - PHASE 2

210 East Main Street
Santaquin, Utah

SITE PLAN APPROVAL SET

REVISIONS

NO.	primerday	DESCRIPTION

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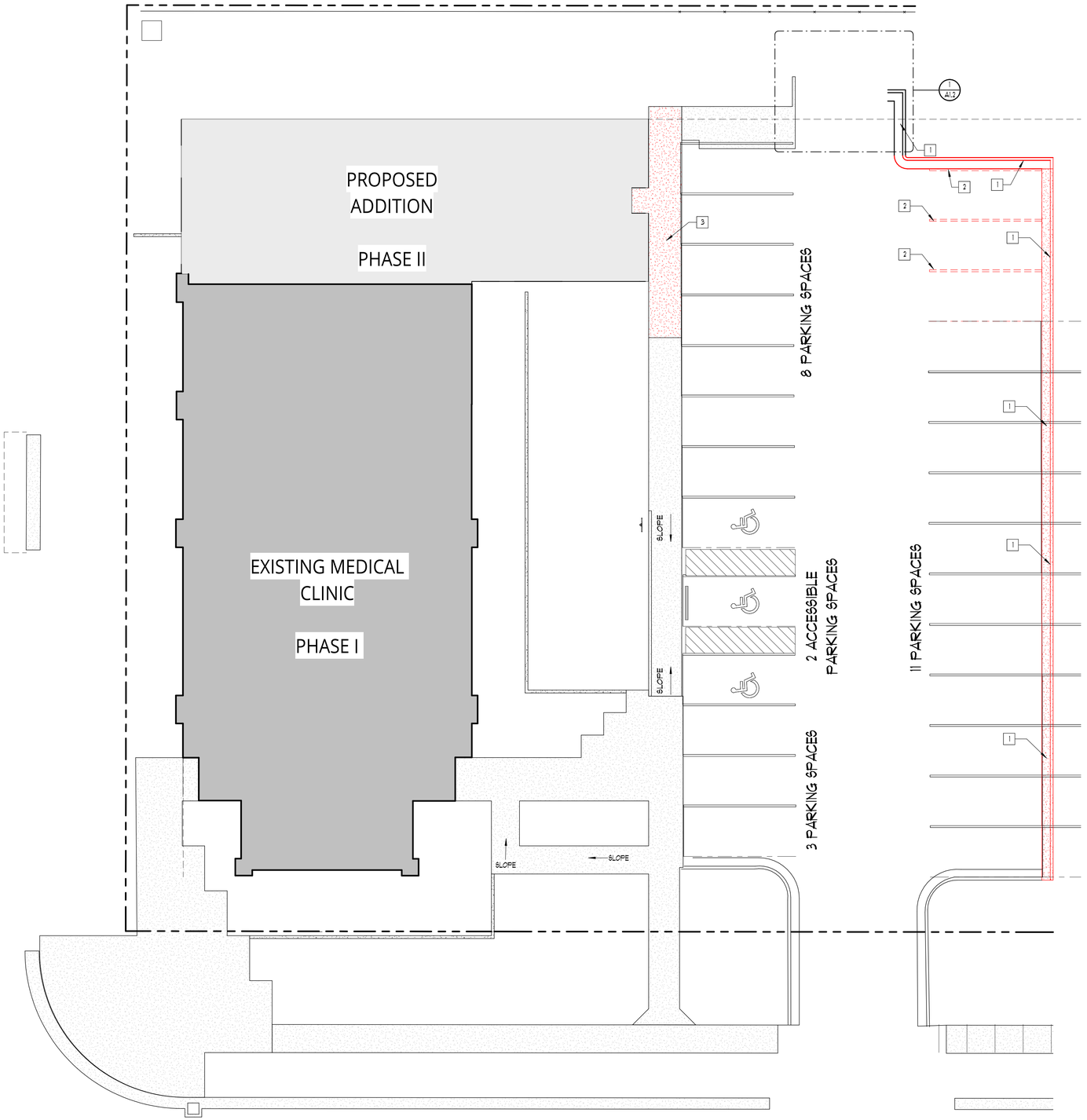
Designed By:	BP
Drawn By:	TH
Date:	10/25/2024
Checked By:	BP
Project No:	24-172

Drawing Title

IRRIGATION DETAILS

Drawing number

LI501



1 SITE PLAN
1" = 10'-0"

PARKING INFORMATION:

EXISTING: 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 VAN ACCESSIBLE)

PROVIDED:
55 TOTAL STALLS

17,446 SQ. FT. PARKING PROVIDED

DEMOLITION NOTES

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

1. REMOVE CURB & GUTTER
2. REMOVE PARKING STRIP PAINT
3. REMOVE CONCRETE

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1535 n. freedom blvd. suite 360
provo, utah 84604
801.374.0800 | wpa-architecture.com

CVMC Central Valley Medical Center

CVMC Santaquin

Phase II Addition

210 East Main Street
Santaquin, Utah 84655



revision information

no.	date	description

milestone issue date
11.15.2024

milestone issue description
SITE PLAN REVIEW

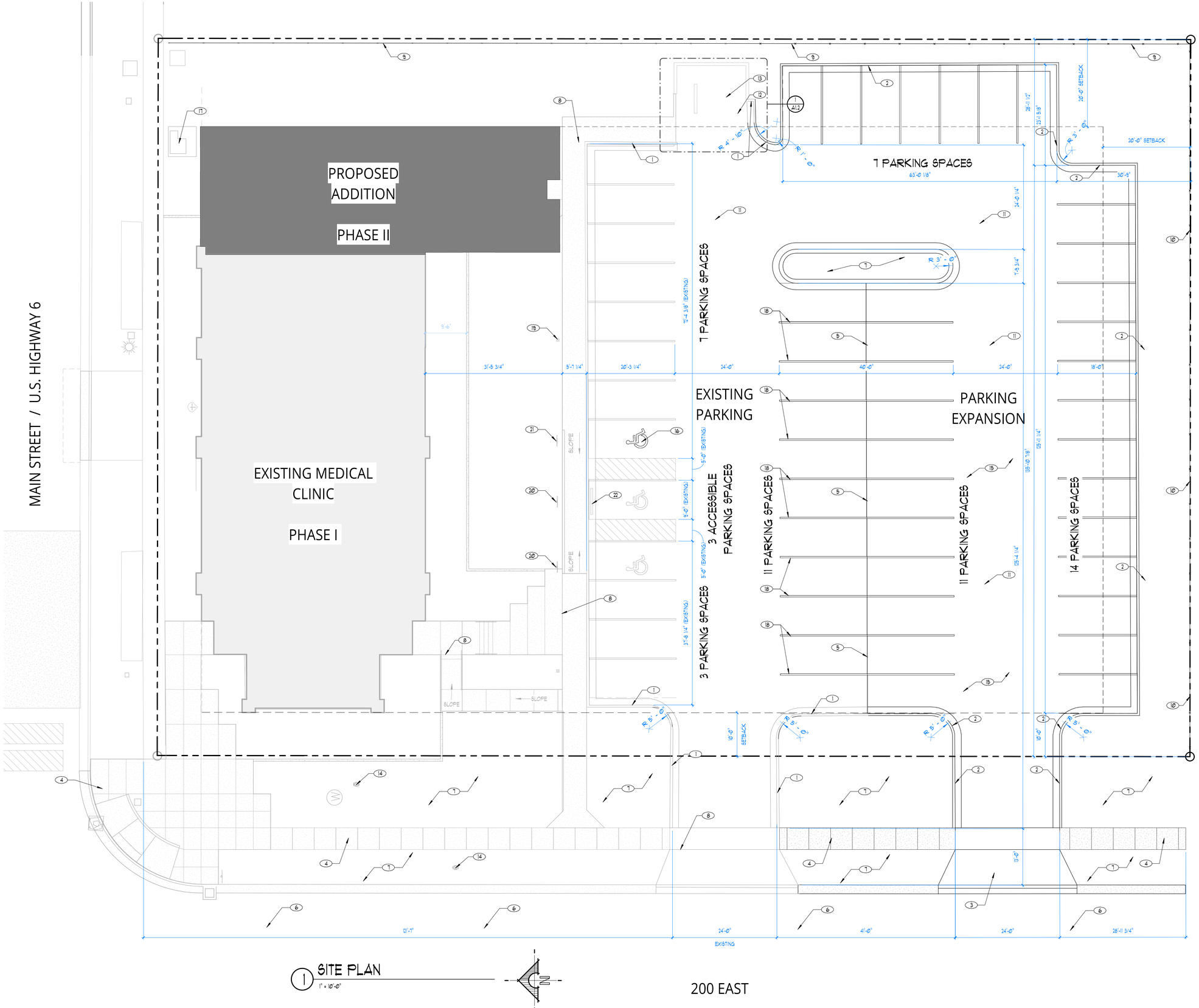
latest revision date

latest revision description

SITE PLAN PHASE II - DEMOLITION

A1.4

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1 SITE PLAN
1" = 10'-0"

PARKING INFORMATION:

EXISTING: 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 VAN ACCESSIBLE)

PROVIDED:
55 TOTAL STALLS

17,446 SQ. FT. PARKING PROVIDED

SHEET NOTES

◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
○ TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
⬡ TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

1. EXISTING CURB & GUTTER TO REMAIN
2. CONCRETE CURB AND GUTTER - SEE CIVIL DWGS
3. CONCRETE ENTRY APPROACH - SEE CIVIL DWGS
4. EXISTING SIDEWALK TO REMAIN
5. REMOVE EXISTING CURB & GUTTER, SEE CIVIL DWGS.
6. EXISTING ASPHALT - SEE CIVIL DWGS FOR ASPHALT REQUIREMENTS
7. LANDSCAPE AREA - SEE LANDSCAPE PLAN
8. EXPANSION JOINT
9. EXISTING FENCE TO REMAIN
10. 6'-0" HIGH FENCE - SEE DETAIL X/AX.X
11. EXISTING ASPHALT, ADD SLURRY COAT AND STRIPE STALLS
12. EXISTING TRASH ENCLOSURE GATE CONSTRUCTED DURING PREVIOUS CONSTRUCTION PHASE
13. EXISTING TRASH CONTAINER PLACED DURING PREVIOUS CONSTRUCTION PHASE
14. FIRE HYDRANT - SEE CIVIL DWGS
15. NEW ASPHALT - SEE CIVIL DRAWINGS
16. PAINT ADA SYMBOL
17. EXISTING ELECTRICAL BOX
18. RESTRIPE EXISTING PARKING STALLS
19. EXISTING ELECTRICAL EQUIPMENT CONSTRUCTED DURING PREVIOUS PHASE
20. EXISTING ACCESSIBLE PARKING SIGN
21. ACCESSIBLE PARKING SIGN - SEE DETAIL X/XX.X
22. EXISTING 6' x 6" WHEEL STOP TO REMAIN

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CVMC Central Valley Medical Center

CVMC Santaquin

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revision information

no.	date	description

milestone issue date
11.15.2024

milestone issue description
SITE PLAN REVIEW

latest revision date

latest revision description

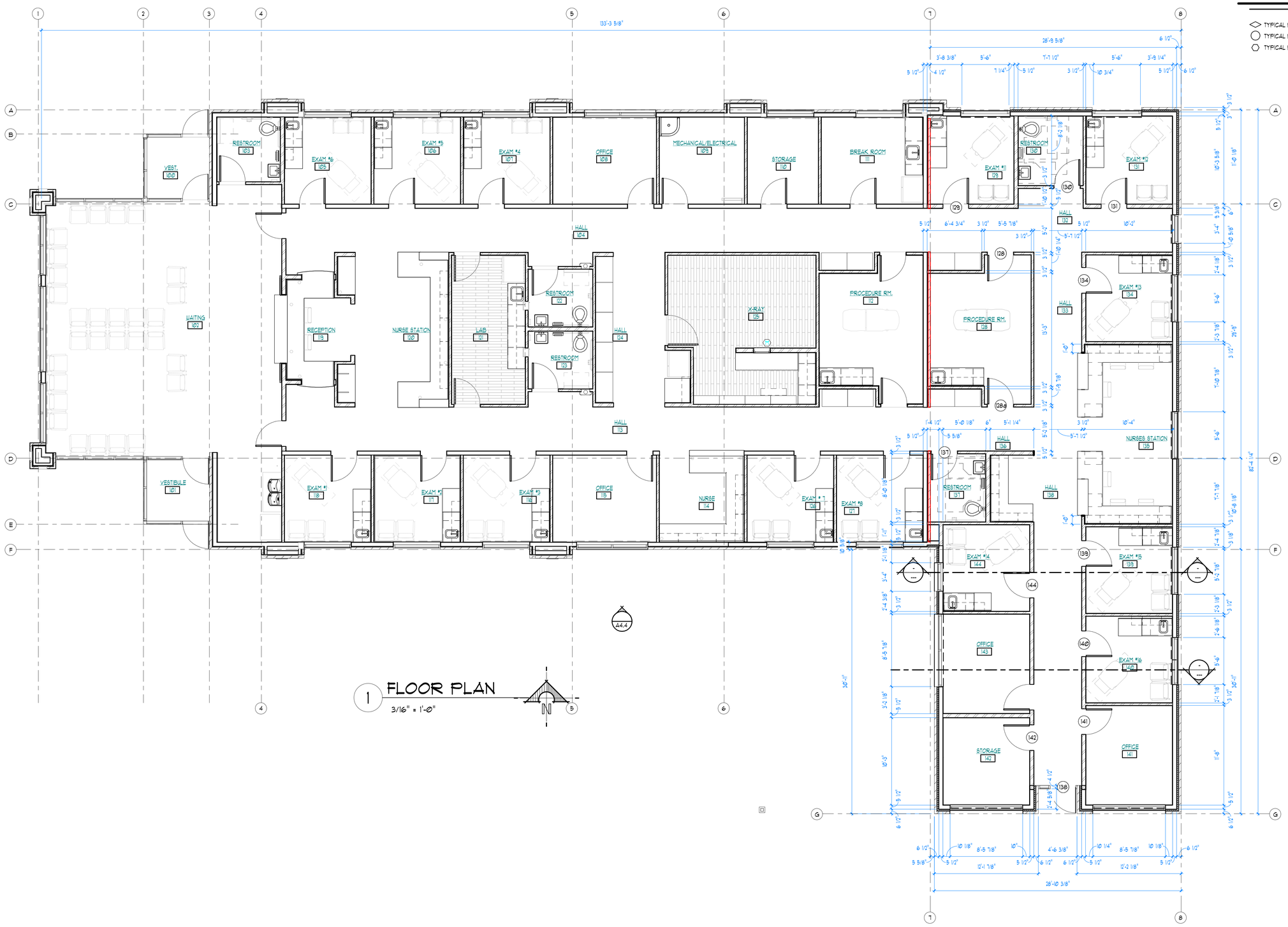
SITE PLAN PHASE II

A1.5

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SHEET NOTES

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4



1 FLOOR PLAN
3/16" = 1'-0"

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revision information

no.	date	description
1	10.25.2017	Revision 1

milestone issue date
11.15.2024

milestone issue description
SITE PLAN REVIEW

latest revision date
10.25.2017

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Revision 1

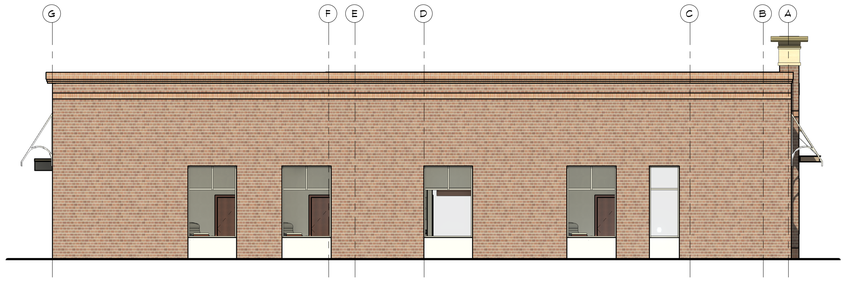
MAIN FLOOR PLAN

A2.1



1 NORTH ELEVATION

1/8" = 1'-0"



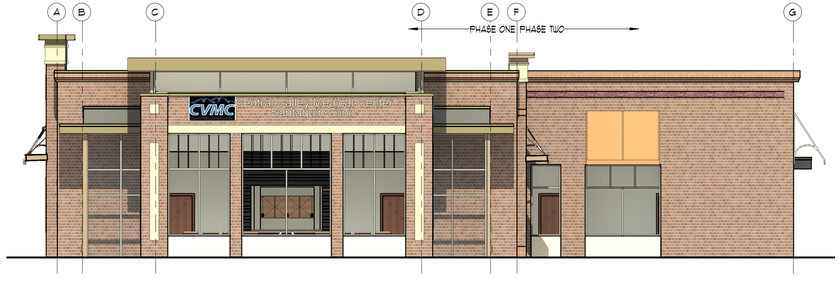
2 EAST ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

SHEET NOTES

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

EXTERIOR FINISH SCHEDULE

ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
KING SIZE BRICK VENEER	INTERSTATE BRICK	WALNUT
CAST STONE TRIMS	NEW CAST STONE	SANDSTONE FINISH COLOR: TUMBLEWEED
CERAMIC TILE	DALTILE	EVER, ROCK, EV04
ALUM. STOREFRONT ENTRANCES & WINDOWS	KAWNEER	LIGHT BRONZE
METAL DOORS & FRAMES	BENJAMIN MOORE	HC-86 KINGSPORT GRAY
PRE-MANUF METAL CANOPIES	BENJAMIN MOORE	CANOPY 1: HC-87 FAIRVIEW TAUPE
	BENJAMIN MOORE	CANOPY 2: HC-87 ASHLEY GRAY
PRE-FINISHED METAL FASCIA & DRIP EDGE	ALCOA	TERRA BRONZE
PRE-FINISHED METAL WALL CAP	ALCOA	TERRA BRONZE

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Item 1.

WPA architecture
1535 n. freedom blvd. suite 360
provo, utah 84604
801.374.0800 | wpa-architecture.com

CVMC
Central Valley Medical Center

CVMC Santaquin

Phase II Addition

210 East Main Street
Santaquin, Utah 84655



revision information

no.	date	description

milestone issue date
11.15.2024

milestone issue description
SITE PLAN REVIEW

latest revision date

latest revision description

EXTERIOR ELEVATIONS - PHASE II

A4.4

ELECTRICAL	
SHEET #	SHEET NUMBER
E0.1	ELECTRICAL SYMBOLS & NOTES
E0.2	ELECTRICAL GENERAL NOTES
E1.1	ELECTRICAL PLAN - SITE
E1.2	PHOTOMETRIC PLAN
E2.1	ELECTRICAL PLAN - LEVEL 1
E3.1	LIGHTING PLAN - LEVEL 1
E3.2	ELECTRICAL PLAN - ROOF
E4.1	PANEL SCHEDULE
E5.1	ELECTRICAL DETAILS

ELECTRICAL SYMBOL LEGEND

ALL SYMBOLS MAY NOT BE USED. VERIFY WITH PLANS.
REFER TO SPECIFICATIONS AND PLAN NOTES FOR OTHER REQUIREMENTS

CONDUIT & CIRCUITRY

X - #	HOMERUN TO PANELBOARD "X" DENOTES PANELBOARD NAME - "#" DENOTES CIRCUIT NUMBER
X - #	UNDERGROUND HOMERUN TO PANELBOARD "X" DENOTES PANELBOARD NAME - "#" DENOTES CIRCUIT NUMBER
X - #	PARTIAL HOMERUN TO PANELBOARD "X" DENOTES PANELBOARD NAME - "#" DENOTES CIRCUIT NUMBER
	ABOVE / UNDERGROUND CONDUIT WITH WIRE COUNT
	LINE (HOT OR SWITCH LEG) NEUTRAL EQUIPMENT GROUND ISOLATED GROUND
	CONDUIT STUB-UP TO LEVEL ABOVE CONDUIT STUB-UP FROM BELOW GRADE

EQUIPMENT

	277/480 VOLT PANELBOARD - NORMAL POWER (EXISTING - NEW - DEMOLITION)
	120/208 VOLT PANELBOARD - NORMAL POWER (EXISTING - NEW - DEMOLITION)
	277/480 VOLT PANELBOARD - EMERGENCY POWER (EXISTING - NEW - DEMOLITION)
	120/208 VOLT PANELBOARD - EMERGENCY POWER (EXISTING - NEW - DEMOLITION)
	DISTRIBUTION SWITCHGEAR/SWITCHBOARD (EXISTING - NEW - DEMOLITION)
30A/3P/1	NON-FUSED DISCONNECT SWITCH (EXISTING - NEW - DEMOLITION) SWITCH SIZE/# OF POLES/NEMA ENCLSURE
30A/3P/250A/3R	FUSED DISCONNECT SWITCH (EXISTING - NEW - DEMOLITION) SWITCH SIZE/# OF POLES/FUSE SIZE/NEMA ENCOLURE
NEMA "00/1"	MAGNETIC MOTO STARTER (EXISTING - NEW - DEMOLITION) NEMA STARTER SIZE/NEMA ENCLURE
30A/NEMA "0"/3R	COMBO STARTER/DISCONNECT (EXISTING - NEW - DEMOLITION) SWITCH SIZE/NEMA STARTER SIZE/NEMA ENCLOSURE
CONT CONT CONT	LIGHTING CONTACTOR CABINET (EXISTING - NEW - DEMOLITION)
M M M	ELECTRICITY METER (UTILITY OF OWNER / KWH OR DEMAND) (EXISTING - NEW - DEMOLITION)
CT CT CT	METER CT CABINET (EXISTING - NEW - DEMOLITION)

WIRING DEVICES (REFER TO SPECIFICATIONS FOR MOUNTING HEIGHTS)

5-20R SIMPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)	"XX" DENOTES CONFIGURATION TYPE, OR MOUNTING HEIGHT. GFCI - GROUND FAULT CIRCUIT INTERRUPTOR WP - WEATHERPROOF IG - ISOLATED GROUND
5-20R DUPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)	
5-20R QUADPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)	
6-X0R RECEPTACLE (EXISTING - NEW - DEMOLITION)	
SPECIAL RECEPTACLE (EXISTING - NEW - DEMOLITION)	
5-20R SIMPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)	
5-20R DUPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)	
5-20R QUADRAPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)	
6-X0R RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)	
SPECIAL FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)	
JUNCTION BOX - FIELD DETERMINE FINAL CONNECTION (EXISTING - NEW - DEMOLITION)	
SERVICE POWER POLE - FIELD DETERMINE ACTUAL LENGTH (EXISTING - NEW - DEMOLITION)	
DIRECT CONNECTION TO EQUIPMENT FIELD VERIFY EXACT CONNECTION LOCATION AND SIZE	
SINGLE POLE TOGGLE SWITCH - "a" DENOTES SWITCH ZONE (EXISTING - NEW - DEMOLITION)	
3-WAY TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)	
4-WAY TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)	
KEYED SINGLE POLE TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)	
DIMMER SWITCH - FIELD VERIFY COMPATIBILITY WITH LOAD TYPE (EXISTING - NEW - DEMOLITION)	
WALL-BOX OCCUPANCY SENSOR SWITCH - FIELD ADJUST (EXISTING - NEW - DEMOLITION)	
CEILING MOUNTED OCCUPANCY SENSOR - FIELD ADJUST (EXISTING - NEW - DEMOLITION)	
LOW-VOLTAGE SWITCHING POWER PACK (EXISTING - NEW - DEMOLITION)	

COMMUNICATION (REFER TO SPECIFICATIONS FOR MOUNTING HEIGHTS)

	WALL TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	FLOOR TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	WALL DATA ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	FLOOR DATA ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	WALL DATA/TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	FLOOR DATA/TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)

LIGHTING

	FLUORESCENT FIXTURE - RECESSED OR SURFACE (EXISTING/NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	EMERGENCY/NIGHTLIGHT FIXTURE - RECESSED OR SURFACE (EXISTING/NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	FLOURESCENT STRIP FIXTURE (EXISTING/NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	EMERGENCY/NIGHTLIGHT STRIP FIXTURE (EXISTING/NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	DOWNLIGHT - WALL-WASHER - RECESSED OR SURFACE (EXISTING/NEW - DEMOLITION)
	EMERGENCY/NIGHTLIGHT DOWNLIGHT / WALL-WASHER (EXISTING/NEW - DEMOLITION) - RECESSED OR SURFACE
	DECORATIVE WALL SCONCE - VERIFY MOUNTING HEIGHT (EXISTING/NEW - DEMOLITION)
	TRACK SECTION AND HEADS - PROVIDE ALL APPURTENANCES (EXISTING/NEW - DEMOLITION)
	EXISTING WALL PACK - VERIFY MOUNTING HEIGHT (EXISTING/NEW - DEMOLITION)
	EXTERIOR RECTANGULAR FIXTURE ON POLE - VERIFY CONFIG. (EXISTING/NEW - DEMOLITION)
	EXTERIOR ROUND FIXTURE ON POLE - VERIFY CONFIGURATION (EXISTING/NEW - DEMOLITION)
	EMERGENCY LIGHTING UNIT (EXISTING - NEW - DEMOLITION)
	WALL-MOUNTED EXIT SIGN - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS
	CEILING-MOUNTED EXIT SIGN - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS
	COMBO EXIT SIGN / LIGHTING UNIT - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS

FIRE ALARM

FACP FACP FACP	FIRE ALARM CONTROL PANEL (EXISTING - NEW - DEMOLITION)
ANN ANN ANN	FIRE ALARM REMOTE ANNUNCIATOR PANEL (EXISTING - NEW - DEMOLITION)
FARP FARP FARP	FIRE ALARM REMOTE PANEL (EXISTING - NEW - DEMOLITION)
SD SD SD	SMOKE DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
HD HD HD	HEAT DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
FD FD FD	FLAME DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
SD SD SD	SMOKE DETECTOR - DUCT/UNIT MOUNTED WITH SAMPLING TUBE (EXISTING - NEW - DEMOLITION)
F F F	MANUAL FIRE ALARM PULLSTATION (EXISTING - NEW - DEMOLITION)
	FIRE FIGHTER TELEPHONE JACK (EXISTING - NEW - DEMOLITION)
FS FS FS	FIRE PROTECTION SYSTEM FLOW SWITCH (EXISTING - NEW - DEMOLITION)
TS TS TS	FIRE PROTECTION VALVE TAMPER SWITCH (EXISTING - NEW - DEMOLITION)
G G G	FIRE PROTECTION SYSTEM WATER GONG (EXISTING - NEW - DEMOLITION)
B B B	FIRE PROTECTION SYSTEM ELECTRIC BELL (EXISTING - NEW - DEMOLITION)
DH DH DH	ELECTRO-MAGNETIC DOOR HOLD (EXISTING - NEW - DEMOLITION)
V V V	VISUAL STROBE - WALL MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION)
H H H	AUDIBLE HORN - WALL MOUNTED (EXISTING - NEW - DEMOLITION)
S S S	SPEAKER - WALL MOUNTED (EXISTING - NEW - DEMOLITION)
HV HV HV	COMBINATION HORN/STOBE - WALL MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION)
SV SV SV	COMBINATION SPEAKER/STROBE - WALL MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION)
V V V	VISUAL STROBE - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
H H H	AUDIBLE HORN - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
S S S	SPEAKER - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
HV HV HV	COMBINATION HORN/STROBE - CEILING MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION) - CENTER IN TILE
SV SV SV	COMBINATION SPEAKER/STROBE - CEILING MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION) - CENTER IN TILE

SECURITY / ACCESS

CR CR CR	CARD READER (EXISTING - NEW - DEMOLITION)
ML LM LM	ELECTRO-MAGNETIC DOOR LOCK (EXISTING - NEW - DEMOLITION)
EL EL EL	ELECTRONIC DOOR LATCH (EXISTING - NEW - DEMOLITION)
	PUSH BUTTON (EXISTING - NEW - DEMOLITION)

SECTION 01 00 00 – GENERAL REQUIREMENTS

1. DRAWINGS ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED FOR EXACT DIMENSIONS; EXACT DIMENSIONS AND LOCATIONS SHALL BE DETERMINED BY MEASUREMENTS IN THE FIELD AND SHALL BE SUBECT TO APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY DIMENSION PRIOR TO ORDERING EQUIPMENT AND MATERIAL.
2. BEFORE SUBMITTING A BID, IT WILL BE NECESSARY FOR EACH CONTRACTOR TO VISIT THE SITE AND ASCERTAIN FOR HIMSELF/HERSELF THE CONDITIONS TO BE MET IN INSTALLING THE WORK AND MAKE PROVISIONS FOR THE CONDITIONS IN THE FINAL PRICE. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR THE OMISSION OR FAULTY INSTALLATION OF ANY WORK. BY SUBMITTING A BID, THE CONTRACTOR IS STATING THAT THE BID COVERS ALL WORK NECESSARY TO PROPERLY INSTALL THE SYSTEM INDICATED.
3. IN CASE OF DISAGREEMENT BETWEEN THE DRAWING AND SPECIFICATIONS, OR WITHIN THE DRAWINGS OR SPECIFICATIONS, THE BID SHALL INCLUDE THE GREATER AMOUNT OF WORK AND THE MATTER SHALL BE REFERRED TO THE ENGINEER.
4. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES ASSOCIATED WITH ANY AND ALL NECESSARY PERMITS, LICENSES, AND INSPECTIONS REQUIRED FOR THE WORK.
5. ALL WORK SHALL COMPLY WITH ALL PERTINENT NATIONAL, STATE AND LOCAL ORDINANCES AND CODES, AND ALL AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS, AND ANY AMENDMENTS. NOTHING WITHIN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS WAIVING ANY OF THE RULES, REGULATIONS, OR REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF A CONFLICT, THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION SHALL GOVERN. THE CONFLICT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND NECESSARY MODIFICATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
6. IF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS ARE IN EXCESS OF THOSE REQUIRED BE CODE, THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE.
7. ALL EQUIPMENT AND MATERIALS FOR WHICH APPROVAL STANDARDS HAVE BEEN ESTABLISHED BY UNDERWRITERS' LABORATORIES, INC (UL), FACTORY MUTUAL (FM), AND AMERICAN STANDARD CODES SHALL BE SO APPROVED AND SHALL BEAR APPROVAL LABELS.
8. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
9. SHOULD ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS OR SPECIFICATIONS, REFERENCE SHALL BE MADE TO THE ENGINEER, WHOSE DECISION SHALL BE FINAL. THE ENGINEER WILL RESPOND WITHIN 10 BUSINESS DAYS AFTER RECEIPT OF REQUEST FOR INFORMATION. THE CONTRACTOR SHALL CONFORM TO THESE RESPONSES AS PART OF THE CONTRACT WITH NO ADDITIONAL COST TO THE OWNER OR ENGINEER. NO ALLEGED STATEMENT BY THE ARCHITECT/ENGINEER IS ACCEPTABLE EXCUSE FOR INFERIOR WORK.
10. THE LISTING OF PRODUCT MANUFACTURERS, MATERIALS AND METHODS IS INTENDED TO ESTABLISH A STANDARD OF QUALITY. PRODUCTS BY OTHER MANUFACTURERS MAY BE ACCEPTED PROVIDED THEY HAVE THE EQUIVALENT CAPACITY, CONSTRUCTION, AND PERFORMANCE. THE ENGINEER SHALL BE THE SOLE JUDGE OF QUALITY AND EQUIVALENCE OF EQUIPMENT, MATERIALS, AND METHODS. HOWEVER, UNDER NO CIRCUMSTANCES SHALL ANY SUBSTITUTION BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER PRIOR TO BIDDING.
11. EQUIPMENT HAS BEEN CHOSEN TO FIT WITHIN THE AVAILABLE SPACE. WHERE SUBSTITUTED OR ALTERNATE EQUIPMENT IS PROPOSED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EQUIPMENT WILL FIT WITHIN THE SPACE AVAILABLE, INCLUDING ALL REQUIRED CODE AND MAINTENANCE CLEARANCES, AND TO COORDINATE ALL EQUIPMENT REQUIREMENTS WITH OTHER CONTRACTORS.
12. OBTAIN ALL EQUIPMENT OR MATERIAL OF EACH TYPE THROUGH ONE SOURCE, LOCALLY WHEN POSSIBLE, FROM A SINGLE MANUFACTURER.
13. SUBSTITUTIONS: PRODUCTS OF EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED. CONTRACTORS WISHING TO SUBSTITUTE A PRODUCT OR MATERIAL SHALL SUBMIT EACH REQUEST TO THE ENGINEER IN WRITING AT LEAST 7 DAYS PRIOR TO BIDS BEING DUE. REQUESTS SHALL NOT BE CONSIDERED AFTER THAT TIME. THE ENGINEER SHALL REVIEW THE REQUEST AND IF ACCEPTABLE WILL ISSUE A LETTER ALLOWING THE SUBSTITUTION. ANY ANTICIPATED USE OF A NON-SPECIFIED PRODUCT WITHOUT WRITTEN APPROVAL IS STRICTLY THE RISK OF THE CONTRACTOR. IF A REQUEST IS REJECTED, THE CONTRACTOR SHALL FURNISH THE SPECIFIED PRODUCT OR MATERIAL. EACH CONTRACTOR IS RESPONSIBLE FOR COSTS INCURRED BY OTHER TRADES AS A RESULT OF ANY SUBSTITUTION MADE BY THE CONTRACTOR.
14. SUBMITTALS: SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1 SPECIFICATIONS AND THE REQUIREMENTS OF THIS SECTION FOR EACH PIECE OF EQUIPMENT AND EACH TYPE OF COMPONENT AND MATERIAL:
    1. SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT SPECIFIED.
    2. SUBMIT SHOP/COORDINATION DRAWINGS AT A MINIMUM SCALE OF 1/4"=1'-0" DETAILING ALL MAJOR EQUIPMENT, COMPONENT, AND SYSTEMS IN RELATION TO WORK OF OTHER TRADES, INDICATING INSTALLATION, CODE, AND WORKING CLEARANCES AND ACCESS FOR ALL EQUIPMENT AND COMPONENTS.
    3. SUBMIT SAMPLES OF COLOR, LETTERING, AND GRAPHICS FOR EACH IDENTIFICATION PRODUCT.
    4. CONTRACTOR SHALL SEPARATE SUBMITTALS TO CONTAIN NO MORE THAN ONE SPECIFICATION SECTION.
    5. WITHIN 30 DAYS AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR (4) COPIES OF EACH SUBMITTAL WITH COVERSHEET TO THE ENGINEER. IF ACCEPTABLE TO THE ARCHITECT/OWNER, AN ELECTRONIC VERSION CONTAINING THE COVERSHEET AND ALL SUBMITTAL DATA WITHIN ONE FILE MAY BE SUBMITTED IN LIEU OF THE 4 COPIES.
    6. EACH SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION. SUBMITTALS THAT DO NOT COMPLY WITH THE FOLLOWING REQUIREMENTS WILL BE MARKED "REJECTED" AND RETURNED.
        1. COVERSHEET: INDICATING THE NAMES AND ADDRESS OF THE PROJECT, ARCHITECT, ENGINEER, AND CONTRACTOR, AND THE SUBMITTAL NAME AND NUMBER. NUMBER SHALL BE BASED ON SPECIFICATION SECTION, SUBMITTAL SEQUENCE NUMBER, AND A REVISION SEQUENCE NUMBER IS APPLICABLE. EX: 262726-02-R1 IS THE 1ST VERSION TO THE 2ND SUBMITTAL FOR SECTION 26 27 26.
        2. LIST OF VARIATIONS: THIS PAGE SHALL LIST ALL VARIATIONS INCLUDING FURNISHED/UNFURNISHED OPTIONS AND FEATURES BETWEEN THE SUBMITTED ITEM AND THE SCHEDULED/SPECIFIED ITEM. IF THERE ARE NOT VARIATIONS, THE PAGE SHALL STATE "NO VARIATIONS."
        3. PRODUCT INFORMATION: CLEARLY INDICATE MANUFACTURER'S NAME, DESIGNATION, SIZE, PERFORMANCE AND CAPACITY DATA, DIMENSIONAL DATA, SUFFICIENT PICTORIAL AND DIAGRAMMATIC DATA TO SHOW CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. APPLICABLE INFORMATION SHALL BE CLEARLY INDICATED AND NON-APPLICABLE INFORMATION SHALL BE STRUCK-OUT.
        4. WARRANTY INFORMATION: MANUFACTURER'S WARRANTY CERTIFICATE THAT MEETS OR EXCEED THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
        5. CERTIFICATION BY THE GENERAL AND SUB-CONTRACTOR THAT MATERIAL SUBMITTED IS IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, SIGNED AND DATED.
    7. SUBMITTAL REVIEW TIME IN THE ENGINEER'S OFFICE WILL BE A MINIMUM OF 10 WORKING DAYS PER REVIEW. THE CONTRACTOR SHALL CONSIDER THIS REVIEW TIME WHEN SCHEDULING WORK.
    8. EACH SUBMITTAL WILL BE MARKED WITH ONE OF THE FOLLOWING:
        1. NO EXCEPTIONS TAKEN – SUBMITTAL WAS REVIEWED AND NO DEVIATIONS WERE FOUND.
        2. EXCEPTIONS NOTED, SUBMIT RESPONSE – SUBMITTAL WAS REVIEWED AND FOUND TO HAVE MINOR DEVIATIONS OR MISSING INFORMATION. A RE-SUBMITTAL IS NOT REQUIRED; HOWEVER, A WRITTEN RESPONSE TO ALL REVIEW COMMENTS SHALL BE SUBMITTED.
        3. EXCEPTIONS NOTED, RESUBMIT – SUBMITTAL WAS REVIEWED AND MAJOR DEVIATIONS WERE NOTED. THE SUBMITTAL SHALL BE REVISED TO ADDRESS THE NOTED DEVIATIONS AND RESUBMITTED.
        4. REJECTED – SUBMITTAL WAS REVIEWED AND IS NOT IN CONFORMANCE OR IS NOT IN THE CORRECT FORMAT. A REVISED SUBMITTAL THAT IS IN CONFORMANCE SHALL BE RESUBMITTED.
    9. INADEQUATE OR INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED AND WILL BE RETURNED MARKED "REJECTED."
    10. THE /ENGINEER'S REVIEW OF A SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS THAT MAY BE CONTAINED WITHIN THE SUBMITTAL. IF THE CONTRACTOR PROCEEDS BASED ON UNDETECTED ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS, IT IS AT HIS/HER SOLE RESPONSIBILITY. REGARDLESS OF ANY INFORMATION CONTAINED IN THE SUBMITTAL OR THE ENGINEER'S REVIEW THEREOF, THE CONTRACT DOCUMENTS SHALL GOVERN THE WORK AND NEITHER WAIVED NOR SUSPENDED BY THE SUBMITTAL REVIEW.
    11. EQUIPMENT AND MATERIAL PURCHASED WITHOUT A "NO EXCEPTIONS TAKEN" SUBMITTAL REVIEW IS AT THE RISK OF THE CONTRACTOR. THE COST OF REMOVAL AND REPLACEMENT OF SUCH ITEMS WHICH IS JUDGED UNSATISFACTORY BY THE ENGINEER FOR ANY REASON SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. OPERATIONS AND MAINTENANCE REQUIREMENTS (PER ENERGY CODE): CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER. RECORD DRAWING SHALL INCLUDE AS A MINIMUM THE LOCATION AND PERFORMANCE DATA ON EACH PIECE OF EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND THE TERMINAL AIR OR WATER DESIGN FLOW RATES.
16. MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND A MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE. THESE MANUALS SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED STANDARDS (SEE APPENDIX E) AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
    1. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
    2. OPERATIONS MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTING MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
    3. NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY.
    4. HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS; SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
    5. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SUGGESTED SET-POINTS.
17. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN A SET OF CLEARLY MARKED RECORD DRAWING PRINTS AT THE SITE, WHICH INDICATED ALL ALTERATIONS AND CHANGES. WITHIN 30 DAYS AFTER COMPLETION OF WORK, THE CONTRACTOR SHALL PROVIDE A REPRODUCIBLE SET IN OWNER'S REQUESTED FORMAT (PLOTS, CAD, PDF, ETC.) WITH THE ENGINEER'S SEAL STRUCK-OUT AND EACH DRAWING MARKED WITH THE GENERAL AND ASSOCIATED SUB-CONTRACTORS' NAMES AND DATE.
18. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED, CONNECTED, AND ADJUSTED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
19. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES PRIOR TO SYSTEM INSTALLATION. THE CONTRACTOR SHALL REFER TO OTHER TRADE PLANS FOR OTHER WORK THAT MAY IMPACT HIS/HER WORK.
20. WHERE SPACE REQUIREMENTS CONFLICT, THE FOLLOWING ORDER OF PRECEDENCE SHALL BE USED.
    1. BUILDING LINES AND STRUCTURAL MEMBERS.
    2. SOIL, DRAIN, AND CONDENSATE PIPING.
    3. GREASE – RATED DUCTWORK.
    4. REFRIGERANT AND VENT PIPING.
    5. HVAC DUCTWORK.
    6. HVAC AND DOMESTIC WATER PIPING.
    7. FIRE PROTECTION (SPRINKLER & STANDPIPE) PIPING.
    8. ELECTRICAL CONDUIT.
21. THE CONTRACTOR SHALL TAKE CARE DURING WORK TO AVOID DAMAGE TO WORK BY OTHER TRADES.
22. THE CONTRACTOR SHALL KEEP THE PREMISES FREE OF DEBRIS AND RUBBISH CAUSED BY HIS/HER WORK ON A DAILY BASIS. THIS DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AND SITE.
23. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLATION TO BE IN PROPER WORKING ORDER FOR A PERIOD OF ONE (1) YEAR, UNLESS NOTED OTHERWISE, AFTER FINAL ACCEPTANCE AND SHALL FURNISH FREE OF CHARGE ALL MATERIALS AND LABOR NECESSARY TO COMPLY WITH THIS GUARANTEE.
24. DEMOLITION: WHERE ACCESSIBLE WORK IS TO BE DEMOLISHED, IT SHALL BE REMOVED IN ITS ENTIRETY TO A POINT OF PERMANENT CONCEALMENT. WHERE WORK TO BE DEMOLISHED IS NOT ACCESSIBLE, REMOVE SYSTEM TO 2" BELOW THE SURFACE, CAP, AND PATCH SURFACE TO MATCH EXISTING. WHERE WORK TO REMAIN IS DAMAGED, REMOVE THE DAMAGED PORTIONS AND INSTALL NEW OF EQUAL CAPACITY, QUALITY, AND FUNCTION.
25. WORK WITHIN EXISTING BUILDING: CONSTRUCTION SHALL BE ARRANGED TO MINIMIZE THE HAZARD AND INTERRUPTION TO THE OCCUPANTS. DO NOT INTERRUPT SERVICES TO THE OCCUPANTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER/TENANT, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE INTERRUPTION. WHERE DISRUPTION OF A SERVICE BECOMES NECESSARY, PROVISIONS SHALL BE MADE TO PROVIDE TEMPORARY SERVICE THROUGHOUT THE INTERRUPTION OF THE PRIMARY SERVICE.

SECTION 26 00 00 - GENERAL REQUIREMENTS FOR ELECTRICAL SYSTEMS

1. ALL ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
2. PRODUCT SELECTION FOR RESTRICTED SPACE: DRAWINGS INDICATE DIMENSIONS OF SELECTED EQUIPMENT AND ACCESSORIES INCLUDING CLEARANCES BETWEEN EQUIPMENT, ADJACENT SURFACES AND OTHER ITEMS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD DIMENSIONS AND NOTIFY THE ENGINEER IF REQUIRED CLEARANCES CANNOT BE MAINTAINED.
3. DO NOT ENERGIZE CIRCUITS OR INSTALL EQUIPMENT AND DEVICES UNTIL SPACES ARE ENCLOSED AND WEATHERTIGHT, WORK IN SPACES IS COMPLETE AND DRY, AND WORK ABOVE EQUIPMENT IS COMPLETE.
4. INTERRUPTION OF EXISTING ELECTRIC SERVICE: DO NOT INTERRUPT ELECTRIC SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY ELECTRIC SERVICE ACCORDING TO REQUIREMENTS INDICATED:
    1. NOTIFY ARCHITECT AND OWNER NO FEWER THAN FIVE BUSINESS DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF ELECTRIC SERVICE.
    2. DO NOT PROCEED WITH INTERRUPTION OF ELECTRIC SERVICE WITHOUT ARCHITECT'S OR OWNER'S WRITTEN PERMISSION.
    3. COMPLY WITH NFPA 70E.
5. STORE EQUIPMENT, COMPONENTS, AND MATERIALS IN A CLEAN, DRY LOCATION WHICH PROVIDES PROTECTION AGAINST THE WEATHER. ITEMS WHICH BECOME DAMAGED DUE TO WEATHER OR EXPOSURE SHALL BE REPLACED PRIOR TO INSTALLATION.
6. PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO SUPPLY CONSTRUCTION POWER AND LIGHTING. INSTALL AND MAINTAIN FACILITIES IN A MANNER THAT WILL PROTECT THE PUBLIC AND WORKMEN THAT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS. IN GENERAL, PROVIDE ONE (1) 150W INCANDESCENT LIGHT FIXTURE AND ONE (1) DUPLEX RECEPTACLE FOR EVERY 400-SQUARE FEET OF AREA (MINIMUM OF ONE EACH PER ROOM.) UPON COMPLETION OF THE WORK, REMOVE ALL TEMPORARY FACILITIES FROM THE SITE.
7. TEST ALL WIRING AND CONNECTIONS FOR PROPER CONFIGURATION PRIOR TO ENERGIZING ANY CIRCUIT.
8. VACUUM DIRT AND DEBRIS FROM WITHIN ENCLOSURES; DO NOT USE COMPRESSED AIR TO ASSIST IN CLEANING.
9. AT COMPLETION OF INSTALLATION, INSPECT EXPOSED FINISHES. REMOVE BURRS, DIRT AND CONSTRUCTION DEBRIS AND REPAIR DAMAGED FINISH, INCLUDING CHIPS, SCRATCHES, AND ABRASIONS BACK TO THE ORIGINAL FINISH.

SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

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SECTION 26 05 33 - RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

1. INDOORS, UNLESS OTHERWISE INDICATED:
   1. EXPOSED, NOT SUBJECT TO PHYSICAL DAMAGE: RIGID STEEL CONDUIT OR EMT.
   2. EXPOSED AND SUBJECT TO PHYSICAL DAMAGE: RIGID STEEL CONDUIT OR IMC. INCLUDES RACEWAYS IN AREAS WITH HEAVY TRAFFIC AND MECHANICAL ROOMS.
   3. CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: RIGID STEEL, IMC, OR EMT. RNC MAY BE USED IN NON-ENVIRONMENTAL AIR PLENUMS.
   4. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT): FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
   5. DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT OR IMC.
   6. BOXES: SHEET-METAL, TYPE 1, EXCEPT USE CAST-METAL, TYPE 4, IN DAMP OR WET LOCATIONS.
2. MINIMUM RACEWAY SIZE: RACEWAY SIZE SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:
   1. UNDER SLAB AND UNDERGROUND: 1"
   2. HOMERUNS TO PANELBOARDS: 3/4".
   3. ALL OTHER RACEWAY: 1 /2".
3. METAL WIREWAYS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; COOPER B-LINE AND HOFFMAN.
   1. DESCRIPTION: SHEET METAL WITH STANDARD ENAMEL FINISH, SIZED AND SHAPED AS INDICATED, TYPE 1 (INTERIOR) OR 3R (EXTERIOR), UNLESS OTHERWISE INDICATED.
   2. FITTINGS AND ACCESSORIES: INCLUDE COUPLINGS, ELBOWS, ADAPTERS, END CAPS, AND OTHER FITTINGS THAT MATCH WIREWAYS AS REQUIRED FOR COMPLETE SYSTEM.
   3. WIREWAY COVERS: SCREW-COVER TYPE, UNLESS OTHERWISE INDICATED.
4. RACEWAY FITTINGS: COMPATIBLE WITH RACEWAYS AND SUITABLE FOR USE AND LOCATION.
   1. RIGID AND INTERMEDIATE STEEL CONDUIT: USE THREADED RIGID STEEL CONDUIT FITTINGS, UNLESS OTHERWISE INDICATED.
   2. PVC EXTERNALLY COATED, RIGID STEEL CONDUITS: USE ONLY FITTINGS LISTED FOR USE WITH THAT MATERIAL. PATCH AND SEAL ALL JOINTS, NICKS, AND SCRAPES IN PVC COATING AFTER INSTALLING CONDUITS AND FITTINGS.
   3. EMT CONDUITS: SET-SCREW TYPE EXCEPT IN DAMP AND WET LOCATIONS, COMPRESSION TYPE.
5. INSTALL RACEWAY LEVEL AND SQUARE AND AT PROPER ELEVATION TO PROVIDE ADEQUATE HEADROOM. KEEP RACEWAYS AT LEAST 6" AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT-WATER PIPES. INSTALL HORIZONTAL RACEWAY RUNS ABOVE WATER PIPING.
6. INSTALL MORE THAN THE EQUIVALENT OF FOUR 90-DEGREE BENDS IN ANY CONDUIT RUN.
7. CONCEAL CONDUIT AND CABLES WITHIN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED.
8. MAINTAIN BENDS AND OFFSETS SO INSIDE DIAMETER IS NAT REDUCED AND FREE FROM DENTS AND FLATTENING. KEEP LEGS OF BENDS IN THE SAME PLAN AND STRAIGHT LEGS OF OFFSETS PARALLEL.
9. INSTALL EXPOSED RACEWAYS PARALLEL TO OR AT RIGHT ANGLES TO NEARBY SURFACES OR STRUCTURE, FOLLOWING SURFACE CONTOURS AS MUCH AS PRACTICAL. COMPLETE RACEWAY INSTALLATION BEFORE STARTING CONDUCTOR INSTALLATION.
10. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE AT LEAST 12" OF SLACK AT EACH END OF PULL WIRE.
11. INSTALL RACEWAY SEALING FITTINGS AT SUITABLE, APPROVED, AND ACCESSIBLE LOCATIONS AND FILL THEM WITH LISTED SEALING COMPOUND. FOR CONCEALED RACEWAYS, INSTALL EACH FITTING IN A FLUSH STEEL BOX WITH A BLANK COVER PLATE HAVING A FINISH SIMILAR TO THAT OF ADJACENT PLATES OR SURFACES. INSTALL RACEWAY SEALING FITTINGS WHERE CONDUITS PASS FROM WARM TO COLD LOCATIONS, SUCH AS BOUNDARIES OF REFRIGERATED SPACES AND WHERE OTHERWISE REQUIRED BY NFPA 70.
12. USE MAXIMUM OF 72" OF FLEXIBLE CONDUIT FOR EQUIPMENT SUBJECT TO VIBRATION. NOISE TRANSMISSION, OR MOVEMENT; AND FOR TRANSFORMERS AND MOTORS.
13. IN INACCESSIBLE CEILING AREAS, POSITION BOXES WITHIN 6" OF RECESSED LUMINAIRE TO BE ACCESSIBLE THROUGH THE LUMINAIRE CEILING OPENING.
14. BOXES: INSTALL JUNCTION AND OUTLET BOXES AS FOLLOWS.
   1. PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN BACK-TO-BACK BOXES IN WALLS.
   2. PROVIDE A MINIMUM OF 24" SEPARATION AND AT LEAST ONE PARTITION STUD BETWEEN BACK-TO-BACK BOXES IN FIRE-RATED PARTITIONS (2-HOURS OR LESS). BOX OPENINGS SHALL NOT EXCEED 16 SQUARE INCHES, WITH A MAXIMUM OF 100 SQUARE INCHES OF OPENING PER 100 SQUARE FEET OF PARTITION AREA.
   3. USE MULTI-GANG BOXES WHERE MULTIPLE WIRING DEVICES ARE TO BE INSTALLED TOGETHER. DO NOT USE SECTIONAL BOXES.
   4. PROVIDE PHYSICAL BARRIERS TO SEPARATE WIRING OF DIFFERENT VOLTAGES.
15. INSTALL TEMPORARY CLOSURES ON ALL RACEWAYS DURING CONSTRUCTION TO AVOID DIRT, WATER, AND DEBRIS FROM ENTERING THE RACEWAY SYSTEM.
16. PROVIDE KNOCKOUT PLUGS IN ALL UNUSED OPENINGS IN BOXES, WIREWAYS, AND ENCLOSURES.
17. INSTALL SLEEVES FOR PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES UNLESS OPENINGS COMPATIBLE WITH FIRESTOP SYSTEM USED ARE FABRICATED DURING CONSTRUCTION OF FLOOR OR WALL. CUT SLEEVES TO LENGTH FOR MOUNTING FLUSH WITH BOTH WALL SURFACES AND EXTEND SLEEVES INSTALLED IN FLOORS 2" ABOVE FINISHED FLOOR LEVEL.
18. MAINTAIN REQUIRED FIRE RATING OF WALLS, PARTITIONS, CEILINGS, AND FLOORS AT RACEWAY PENETRATIONS.
19. SEAL ROOF PENETRATION OF INDIVIDUAL RACEWAYS WITH FLEXIBLE, BOOT-TYPE FLASHING UNITS APPLIED IN COORDINATION WITH ROOFING WORK.

SECTION 26 22 00 - LOW-VOLTAGE TRANSFORMERS

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; ACME ELECTRIC, EATON CUTLER-HAMMER, GE, SIEMENS, AND SQUARE D.
2. GENERAL TRANSFORMER REQUIREMENTS: FACTORY-ASSEMBLED AND - TESTED, AIR-COOLED UNITS FOR 60-HZ SERVICE, WITH ONE RAIN-ORIENTED, NON-AGING SILICON STEEL CORE PER LEG AND CONTINUOUS WINDINGS WITHOUT SPLICES EXCEPT FOR TAPS. CORES AND COILS SHALL BE ENCAPSULATED WITHIN RESIN COMPOUND, SEALING OUT MOISTURE AND AIR. ENCLOSURE SHALL BE VENTILATE, NEMA TYPE 2, EXCEPT FOR EXTERIOR INSTALLATION SHALL BE TYPE 3R.
3. GENERAL PURPOSE DISTRIBUTION TRANSFORMERS
   1. WINDINGS: ONE COIL PER PRIMARY AND SECONDARY.
   2. TAPS FOR TRANSFORMERS 7.5 TO 24 KVA: ONE 5 PERCENT TAP ABOVE AND ONE 5 PERCENT TOP BELOW NORMAL FULL CAPACITY.
   3. TAPS FOR TRANSFORMERS 25 KVA AND LARGER; TWO 2.5 PERCENT TAPS ABOVE AND TWO 2.5 PERCENT TAPS BELOW NORMAL FULL CAPACITY.
   4. INSULATION CLASS: 220 DEG C, UL -COMPONENT-RECOGNIZED INSULATION SYSTEM WITH A MAXIMUM OF 150 DEG C RISE ABOVE 40 DEG C AMBIENT TEMPERATURE.
   5. TRANSFORMERS SHALL HAVE AN EFFICIENCY RATING IN COMPLIANCE WITH NEMA TP1, CLASS 1 EFFICIENCY LEVELS.
4. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANEL BOARDS INCLUDING CLEARANCES. COORDINATE LAYOUT AND INSTALLATION OF TRANSFORMERS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT ACCESS DOORS AND PANELS.
5. INSTALL FLOOR-MOUNTED TRANSFORMER ON CONCRETE HOUSEKEEPING PAD WITH VIBRATION ISOLATION PADS TO PREVENT TRANSMISSION OF TRANSFORMER VIBRATION.
6. INCOMING AND OUTGOING RACEWAY SHALL BE FLEXIBLE TO PREVENT TRANSMISSION OF TRANSFORMER VIBRATION. INSTALL BANDING JUMPER ON EXTERIOR OF THE FLEXIBLE RACEWAY.
7. GROUND EQUIPMENT ACCORDING TO NFPA 70 FOR A SEPARATELY DERIVED SYSTEM AND DIVISION 26 SECTION "GROUNDING AND BANDING FOR ELECTRICAL SYSTEMS."
8. RECORD TRANSFORMER SECONDARY VOLTAGE AT EACH UNIT FOR AT LEAST 48 HOURS OF TYPICAL OCCUPANCY PERIOD. ADJUST TRANSFORMER TAPS TO PROVIDE OPTIMUM VOLTAGE CONDITIONS AT SECONDARY TERMINALS. OPTIMUM IS DEFINED AS NOT EXCEEDING NAMEPLATE VOLTAGE PLUS 10 PERCENT AND NOT BEING LOWER THAN NAMEPLATE VOLTAGE MINUS 3 PERCENT AT MAXIMUM LOAD CONDITIONS. SUBMIT RECORDING AND TAP SETTINGS AS TEST RESULTS.

SECTION 26 05 53 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

1. VERIFY IDENTITY OF EACH ITEM BEFORE INSTALLING IDENTIFICATION PRODUCTS.
2. APPLY IDENTIFICATION DEVICES TO SURFACES THAT REQUIRE FINISH OR CLEANING AFTER COMPLETING WORK.
3. ATTACH SIGNS AND PLASTIC LABELS WITH MECHANICAL FASTENERS APPROPRIATE TO THE LOCATION AND SUBSTRATE.
4. IDENTIFY CONDUCTORS IN ENCLOSURES AND BOXES, USING COLOR-CODING TO IDENTIFY THE PHASE, FACTORY APPLIED OR FIELD APPLIED CONDUCTOR TAPE OR CABLE TIES FOR SIZES LARGER THAN #8 AWG. LOCATE BANDS OF TAPE OF TIES WITHIN 6" FROM TERMINATION AND AVOID OBSCURING FACTORY CABLE MARKINGS.
   1. COLORS FOR 208/120V CIRCUITS:
      1. PHASE A: BLACK.
      2. PHASE B: RED,
      3. PHASE C: BLUE.
      4. NEUTRAL: WHITE.
      5. GROUND: GREEN
   2. COLORS FOR 480/277V CIRCUITS:
      1. PHASE A: BROWN.
      2. PHASE B: PURPLE.
      3. PHASE C: YELLOW.
      4. NEUTRAL: GRAY.
      5. GROUND: GREEN
5. APPLY SELF-ADHESIVE FACTORY PRINT CIRCUIT NUMBER FOR CIRCUIT DESIGNATION AT EACH ENCLOSURE, BOX, AND DEVICE.
6. IDENTIFY THE COVERS OF EACH JUNCTION AND PULL BOX OF THE FOLLOWING SYSTEMS WITH FIELD-APPLIED PAINT. AFTER PAINT HAS BEEN APPLIED, PROVIDE PERMANENT WRITTEN IDENTIFICATION OF THE SOURCE AND CIRCUIT NUMBER, SIZES OF LETTERS SHALL BE APPROPRIATE FOR VIEWING FROM THE FLOOR. SYSTEM COLOR LEGENDS SHALL BE OS FOLLOWS:
   1. GENERAL POWER: NO COLOR
   2. FIRE ALARM AND PROTECTION: RED.
   3. SECURITY SYSTEM: BLUE.
   4. TELECOMMUNICATION: ORANGE.
7. ATTACH MARKER TAPE TO CONDUCTORS TO BE EXTENDED IN THE FUTURE AND LIST THEIR USEAGE.
8. INSTALL 2" WIDE PRESSURE-SENSITIVE VINYL FLOOR MARKING TAPE WITH BLACK AND YELLOW STRIPES TO SHOW WORKING CLEARANCES IN THE DIRECTION OF ACCESS TO LIVE PARTS. WORKSPACE SHALL BE AS REQUIRED BY NFPA 70 AND 29 CFR 1926.403. INSTALL WARNING LABEL ON EQUIPMENT WHICH READS "WARNING - AREA IN FRONT OF ELECTRICAL EQUIPMENT MUST BE KEPT CLEAR FOR 36 INCHES." DISTANCE INDICATED SHALL BE AS DEFINED IN NFPA 70. DO NOT INSTALL FLOOR MARKINGS OR WARNING SIGNS IN FINISHED SPACES.
9. INSTALL UNDERGROUND-LINE WARNING TAPE AS RECOMMENDED BY MANUFACTURER FOR THE METHOD OF INSTALLATION AND SUITABLE TO IDENTIFY AND LOCATE UNDERGROUND POWER AND COMMUNICATIONS UTILITY LINES. USE RED-COLORED TAPES FOR ELECTRICAL WITH INSCRIPTION OF "ELECTRICAL LINE - HIGH VOLTAGE" AND ORANGE-COLORED TAPES FOR COMMUNICATION WITH INSCRIPTION OF "TELEPHONE CABLE, CAW CABLE, OR COMMUNICATION CABLE." DURING BACKFILLING OF TRENCHES INSTALL CONTINUOUS UNDERGROUND-LINE WARNING TAPE DIRECTLY ABOVE LINE AT 6" - 8" BELOW FINISHED GRADE.
10. INSTALL UNIQUE DESIGATION ENGRAVED, LAMINATED ACRYLIC OR MELAMINE LABEL WITH STAINLESS-STEEL MACHINE SCREWS WITH NUTS ON EACH PIECE OF EQUIPMENT. PROVIDE A SINGLE LINE OF TEXT WITH 1/2" HIGH LETTERS ON 1-1/2" HIGH LABEL; WHERE TWO LINES OF TEXT ARE REQUIRED, USE LABELS 2" HIGH. FOR ELEVATED COMPONENTS, INCREASE SIZES OF LABELS AND LETTERS TO THOSE APPROPRIATE FOR VIEWING FROM THE FLOOR. LABEL SHALL INDICATE EQUIPMENT OR ITEM NAME/DESIGNATION, SERVICE VOLTAGE, SOURCE OF SERVICE, AND FOR SEPARATELY DERIVED SYSTEM, EQUIPMENT SUPPLIED BY SYSTEM. LABEL THE FOLLOWING EQUIPMENT:
    1. SWITCHBOARDS, SWITCHGEAR, MOTOR CONTROL CENTERS, PANELBOARDS, AND OVERCURRENT PROTECTION DEVICES WITHIN THEM.
    2. CONTACTORS, PUSH-BUTTONS, ENCLOSURES, CABINETS, ENCLOSED SWITCHES AND CONTROLLERS.
    3. TRANSFORMERS
    4. MONITORING AND CONTROL EQUIPMENT.

SECTION 26 24 16 - PANELBOARDS

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; EATON CUTLER-HAMMER, GE, SIEMENS, AND SQUARE D.
2. ENCLOSURES: SURFACE-MOUNTED CABINETS, RATED FOR ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATION. BACK BOX AND TRIM/DOOR SHALL BE GALVANIZED STEEL, WITH MANUFACTURER'S STANDARD BAKED-ON FINISH APPLIED TO THE TRIM/DOOR.
3. TRIM/DOOR: PROVIDE TRIM WITH ENTIRE FRONT TRIM HINGED TO BOX AND WITH STANDARD DOOR WITHIN HINGED TRIM COVER. DOOR SHALL SECURE WITH VAULT-TYPE LATCH WITH TUMBLER LOCK. ALL KEYED ALIKE. PROVIDE METAL FRAMED DIRECTORY CARD WITH TRANSPARENT PROTECTIVE COVER ON INSIDE OF DOOR.
4. BUSSING: MAIN AND BRANCH BUSSING NOT EXCEED RATING INDICATED. WHERE INDICATED PROVIDE OVERSIZED NEUTRAL BUSSING. PROVIDE EQUIPMENT GROUND BUS OF ADEQUATE SIZE FOR ALL CONDUCTOR TERMINATIONS, BANDED TO BOX. WHERE INDICATED, PROVIDE ISOLATED GROUND BUS OF ADEQUATE SIZE FOR ALL ISOLATED CONDUCTOR TERMINATIONS, INSULATED FROM BOX.
5. MAINS: CIRCUIT BREAKER OR LUGS ONLY, AS INDICATED. CONDUCTOR CONNECTIONS SHALL BE COMPRESSION TYPE, SUITABLE FOR USE WITH CONDUCTOR MATERIAL AND SIZES. PROVIDE FEED-THROUGH LUGS AT THE OPPOSITE END OF BUS FROM INCOMING MAINS, WHERE INDICATED.
6. INSTALL SERVICE EQUIPMENT LABEL FOR PANELBOARDS WITH ONE OR MORE MAIN SERVICE DISCONNECTING AND OVERCURRENT PROTECTIVE DEVICES.
7. PANEL BOARD SHORT-CIRCUIT CURRENT RATING: RATED FOR SERIES-CONNECTED SYSTEM WITH INTEGRAL OR REMOTE UPSTREAM OVERCURRENT PROTECTIVE DEVICES.
8. BRANCH OVERCURRENT PROTECTIVE DEVICES: BOLT-ON MOLDED-CASE CIRCUIT BREAKERS. PANELBOARD SHALL HAVE MOUNTING BRACKETS, BUS CONNECTIONS, FILLER PLATES, AND NECESSARY APPURTENANCES REQUIRED FOR FUTURE INSTALLATION OF DEVICES WITHOUT DISRUPTING EXISTING DEVICES.
9. MOLDED-CASE CIRCUIT BREAKER (MCCB): WITH INTERRUPTING CAPACITY TO MEET AVAILABLE FAULT CURRENTS AND APPLICATION LISTED FOR CONNECT LOAD.
   1. MCCB NOT LARGER THAN 400A: THERMAL-MAGNETIC CIRCUIT BREAKER, INVERSE TIME-CURRENT ELEMENT FOR LOW-LEVEL OVERLOADS, AND INSTANTANEOUS MAGNETIC TRIP ELEMENT FOR SHORT CIRCUITS. ADJUSTABLE MAGNETIC TRIP SETTING FOR CIRCUIT-BREAKER FRAME SIZES 200A AND LARGER.
   2. MCCB 400A AND LARGER; ELECTRONIC TRIP CIRCUIT BREAKER WITH RMS SENSING, FIELD-REPLACEABLE RATING PLUG OR FIELD-REPLICABLE ELECTRONIC TRIP, AND THE FOLLOWING FIELD-ADJUSTABLE INSTANTANEOUS TRIP, LONG- AND SHORT-TIME PICKUP LEVELS, LONG- AND SHORT-TIME TIME TIME ADJUSTMENTS, GROUND-FAULT PICKUP LEVEL, TIME DELAY, AND 12T RESPONSE.
   3. LUGS: MECHANICAL STYLE, SUITABLE FOR NUMBER, SIZE, TRIP RATINGS, AND CONDUCTOR MATERIALS.
   4. MULTI-POLE UNITS ENCLOSED HAVE A SINGLE HOUSING.
   5. GROUND-FAULT CIRCUIT INTERRUPTION (GFI): WHERE INDICATED OR REQUIRED, CLASS A GROUND-FAULT PROTECTION DEVICE WITH INTEGRALLY MOUNTED RELAY AND TRIP UNIT WITH ADJUSTABLE PICKUP AND TIME DELAY SETTINGS, PUSH-TO-TEST FEATURE, AND GROUND-FAULT INDICATOR.
   6. SHUNT TRIP: WHERE INDICATED, 120V TRIP COIL ENERGIZED FROM SEPARATE CIRCUIT, SET TO TRIP AT 75% OF RATED VOLTAGE.
   7. KEY INTERLOCK: WHERE INDICATED, EXTERNALLY MOUNTED TO PROHIBIT CIRCUIT-BREAKER OPERATION; KEY SHALL BE REMOVABLE ONLY WHEN CIRCUIT BREAKER IS IN OFF POSITION.
   8. SET FIELD-ADJUSTABLE CIRCUIT-BREAKER TRIP RANGES AS INDICATED.
10. MOUNT PANELBOARD CABINET PLUMB AND RIGID WITHOUT DISTORTION OF BOX WITH TOP OF TRIM 72" AFF.
11. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANELBOARDS INCLUDING CLEARANCES. COORDINATE LAYOUT AND INSTALLATION OF PANELBOARDS AND COMPONENTS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT ACCESS DOORS AND PANELS.
12. SURFACE-MOUNTED PANELBOARDS: INSTALL ENCLOSURE WITH 1/4" MINIMUM GAP BETWEEN ENCLOSURE AND WALL SURFACE.
13. INSTALL FILLER PLATES IN UNUSED SPACES.
14. WHEN ADDING NEW OVERCURRENT PROTECTION DEVICES TO EXISTING PANELBOARDS, INSTALL DEVICES OF THE SAME INTERRUPTING RATING, STYLE AND FROM THE SOME MANUFACTURER AS THE REMAINDER OF THE PANELBOARD. CREATE A DIRECTORY TO INDICATE INSTALLED CIRCUIT LOADS AFTER BALANCING PANELBOARD LOADS; INCORPORATE FINAL ROOM DESIGNATIONS. USE A COMPUTER OR TYPEWRITER TO CREATE DIRECTORY.
15. LOAD BALANCING: AFTER SUBSTANTIAL COMPLETION, BUT NOT MORE THAN 60 DAYS AFTER FINAL ACCEPTANCE, MEASURE LOAD BALANCING AND MAKE CIRCUIT CHANGES TO BALANCE PHASE LOADS TO LESS THAN 20% PHASE IMBALANCE. MEASURE DURING PERIOD OF NORMAL SYSTEM LOADING. HOWEVER, PERFORM LOAD-BALANCING CIRCUIT CHANGES OUTSIDE NORMAL OCCUPANCY/WORKING SCHEDULE AT TIME DIRECTED. AFTER CIRCUIT CHANGES, RECHECK LOADS DURING NORMAL LOAD PERIOD AND RE-BALANCE AS NEEDED. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.

SECTION 26 27 26 - WIRING DEVICES

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; COOPER, HUBBELL, LEVITON, LUTRON, AND PASS & SEYMOUR. THE FOLLOWING MODEL NUMBERS FOR PASS & SEYMOUR ARE FOR REFERENCE. DEVICE SHALL MATCH EXISTING BUILDING STANDARD, IF APPLICABLE. IF DEVICE STYLE IS NOT INDICATED BY THE ARCHITECT, THEY SHALL BE "DECORATOR" STYLE OS INDICATED BELOW.
2. CONVENIENCE RECEPTACLES, 125V, 20A: NEMA 5-20R, P&S #20961 (SINGLE), P&S #26352 (DUPLEX).
3. GFI RECEPTACLES, 125V, 20A: NEMA 5-20R, P&S #2094. STRAIGHT BLADE, NON-FEED-THROUGH TYPE, INCLUDING INDICATOR LIGHT THAT IS LIGHTED WHEN POWER IS INTERRUPTED.
4. SNAP SWITCHES, 120/277V, 20A: P&S #2621 (SINGLE POLE), P&S 2622 (TWO POLE), P&S 2623 (THREE WAY), P&S 2624 (FOUR WAY).
5. OCCUPANCY SENSORS
   1. WALL-SWITCH SENSORS: HUBBELL #LHMTS1, ADAPTIVE-, DUAL TECHNOLOGY TYPE, 120/277 V, ADJUSTABLE TIME DELAY UP TO 30 MINUTES, 100-DEGREE FIELD OF VIEW, WITH A MINIMUM COVERAGE AREA OF 1000 SQ. FT.
   2. CEILING-MOUNTED SENSORS: HUBBELL #OMNI-DT, ADAPTIVE-, DUAL TECHNOLOGY TYPE, SELF-ADJUSTING TIME DELAY UP TO 30 MINUTES, 360-DEGREE FIELD OF VIEW, WITH A MINIMUM COVERAGE OF 2000 SQ. FT. PROVIDE HUBBELL #UPI UNIVERSAL VOLTAGE POWER SWITCH PACK TO POWER SENSORS AND CONTROL LIGHTING CIRCUIT. CONNECT MULTIPLE SENSORS TO SINGLE POWER SWITCH PACK AS INDICATED.
6. WALL PLATES: SINGLE AND COMBINATION TYPES TO MATCH CORRESPONDING WIRING DEVICES. DO NOT USE OVERSIZED OR EXTRA-DEEP PLATES. REPAIR WALL FINISHES AND REMOUNT OUTLET BOXES WHEN STANDARD FACEPLATES DO NOT FIT FLUSH OR DO NOT COVER ROUGH WALL OPENING.
   1. PLATE-SECURING SCREWS: METAL WITH HEAD COLOR TO MATCH PLATE FINISH.
   2. FINISHED PLATES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
   3. UNFINISHED SPACES: GALVANIZED STEEL.
   4. DAMP AND WET LOCATIONS: CAST ALUMINUM WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS."
7. DEVICE COLOR: WIRING DEVICE CATALOG NUMBERS IN SECTION TEXT DO NOT DESIGNATE DEVICE COLOR. UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS, PROVIDE THE FOLLOWING COLORS.
   1. DEVICES CONNECTED TO NORMAL POWER: MATCH EXISTING OR WHITE, UNLESS OTHERWISE INDICATED OR REQUIRED BY NFPA 70.
   2. DEVICES CONNECTED TO EMERGENCY POWER: RED.
8. MOUNTING HEIGHT: UNLESS INDICATED OTHERWISE, INSTALL DEVICES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR TO THE CENTER OF THE BOX. (VERIFY HEIGHTS WITH ARCHITECT PRIOR TO INSTALL.)
   1. GENERAL RECEPTACLES: 18".
   2. LIGHTING SWITCHES AND DIMMERS: 42".
   3. ABOVE-COUNTER RECEPTACLES: 42" OR 6" ABOVE COUNTER HEIGHT, WHICHEVER IS HIGHER.
9. PROTECTION: KEEP OUTLET BOXES FREE OF PLASTER, DRYWALL JOINT COMPOUND, MORTAR, CEMENT, CONCRETE, DUST, PAINT, AND OTHER MATERIAL THAT MAY CONTAMINATE THE RACEWAY SYSTEM, CONDUCTORS, AND CABLES. INSTALL WIRING DEVICES AFTER ALL WALL PREPARATION, INCLUDING PAINTING, IS COMPLETE.
10. REPLACEMENT: DEVICES THAT HAVE BEEN IN TEMPORARY USE DURING CONSTRUCTION OR THAT SHOW SIGNS THAT THEY WERE INSTALLED BEFORE BUILDING FINISHING OPERATIONS WERE COMPLETE.
11. WHEN CONDUCTORS LARGER THAN #12 AWG ARE INSTALLED ON 15A OR 20A CIRCUITS, SPLICE #12 AWG PIGTAILS FOR DEVICE CONNECTIONS.
12. WHEN MOUNTING INTO METAL BOXES, REMOVE THE FIBER OR PLASTIC WASHERS USED TO HOLD DEVICE MOUNTING SCREWS IN YOKES, ALLOWING METAL-TO-METAL CONTACT.
13. INSTALL GROUND PIN OF VERTICALLY MOUNTED RECEPTACLES UP, AND ON HORIZONTALLY MOUNTED RECEPTACLES TO THE LEFT.
14. DEVICE PLATES: DO NOT USE OVERSIZED OR EXTRA-DEEP PLATES. REPAIR WALL FINISHES AND REMOUNT OUTLET BOXES WHEN STANDARD DEVICE PLATES DO NOT FIT FLUSH OR DO NOT COVER ROUGH WALL OPENING.
15. ARRANGEMENT OF DEVICES: GROUP ADJACENT SWITCHES UNDER SINGLE, MULTIGANG WALL PLATES.
16. IDENTIFY PANELBOARD AND CIRCUIT NUMBER FROM WHICH SERVED. USE DURABLE WIRE MARKERS OR TAGS INSIDE OUTLET BOXES.
17. TEST CONVENIENCE RECEPTACLES WITH DIGITAL WIRING ANALYZER WITH DIGITAL READOUT INDICATORS.
   1. LINE VOLTAGE: ACCEPTABLE RANGE IS 1 05V TO 132V.
   2. PERCENT VOLTAGE DROP UNDER 15A LOAD: A VALUE OF 6% OR HIGHER IS NOT ACCEPTABLE.
   3. GFI TRIP: TEST FOR TRIPPING VALUES SPECIFIED IN UL 1436 AND UL 943.
   4. USING THE TEST PLUG, VERIFY THAT THE DEVICE AND ITS OUTLET BOX ARE SECURELY MOUNTED.

SECTION 26 28 13 - FUSES

1. SUBMITTAL: IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE CURRENT-LIMITATION CURVES, TIME-CURRENT COORDINATION CURVES (AVERAGE MELT), CURRENT-LIMITATION CURVES (INSTANTANEOUS PEAK LET-THROUGH CURRENT), AND COORDINATION CHARTS AND TABLES FOR EACH TYPE AND RATING OF FUSE.
2. EXTRA MATERIALS: FURNISH EXTRA FUSES; AT LEAST 10% OF QUANTITY INSTALLED FOR EACH TYPE AND SIZE, BUT NOT LESS THAN 3 OF EACH; THAT MATCH PRODUCTS INSTALLED.
3. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; BUSSMANN AND LITTELFUSE.
4. CARTRIDGE FUSES: NONRENEWABLE CARTRIDGE FUSES WITH VOLTAGE RATINGS CONSISTENT WITH CIRCUIT VOLTAGES.
   1. SERVICE ENTRANCE: CLASS T, FAST ACTING.
   2. FEEDERS: CLASS RK1, FAST ACTING.
   3. MOTOR BRANCH CIRCUITS: CLASS RK1, TIME DELAY.
   4. OTHER BRANCH CIRCUITS: CLASS RK5, TIME DELAY.
   5. CONTROL CIRCUITS: CLASS CC, FAST ACTING.
5. EXAMINE EQUIPMENT, FUSES, AND HOLDERS BEFORE INSTALLATION FOR CHARACTERISTICS, TOLERANCES, AND DAMAGE. REPLACE FUSES THAT ORE MOISTURE DAMAGED OR PHYSICALLY DAMAGED. INSTALL FUSES OF SIZES AND WITH CHARACTERISTICS APPROPRIATE FOR EACH PIECE OF EQUIPMENT.
6. INSTALL FUSES IN FUSIBLE DEVICES. ARRANGE FUSES SO RATING INFORMATION IS READABLE WITHOUT REMOVING FUSE.
7. INSTALL LABELS INDICATING FUSE REPLACEMENT INFORMATION ON INSIDE DOOR OF EACH FUSED SWITCH AND ADJACENT TO EACH FUSE BLOCK, SOCKET, AND HOLDER.
8. SPARE-FUSE CABINET: WALL-MOUNTED STEEL UNIT WITH FULL-LENGTH, RECESSED PIANO-HINGED DOOR AND KEY-CODED CAM LOCK AND PULL SIZED FOR ADEQUATE STORAGE OF SPARE FUSES SPECIFIED WITH 15% SPARE CAPACITY ON EACH UNIT. PROVIDE 2 FUSE PULLERS FOR EACH SIZE OF FUSE FROM FUSE MANUFACTURER.

SECTION 26 28 16 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; EATON CUTLER-HAMMER, GE, SIEMENS, AND SQUARE D.
2. FUSIBLE / NON-FUSIBLE SWITCHES
   1. FUSIBLE SWITCH - HEAVY DUTY, SINGLE THROW, 600V: UL 98 AND NEMA KS 1, HORSEPOWER RATED, WITH CLIPS OR BOLT PADS TO ACCOMMODATE SPECIFIED FUSES, LOCKABLE HANDLE WITH CAPABILITY TO ACCEPT THREE PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.
   2. NON-FUSIBLE SWITCH - HEAVY DUTY, SINGLE THROW, 600V: UL 98 AND NEMA KS 1, HORSEPOWER RATED, LOCKABLE HANDLE WITH CAPABILITY TO ACCEPT THREE PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.
   3. EQUIPMENT GROUND KIT: INTERNALLY MOUNTED AND LABELED FOR COPPER AND ALUMINUM GROUND CONDUCTORS.
   4. NEUTRAL KIT: INTERNALLY MOUNTED; INSULATED, CAPABLE OF BEING GROUNDED AND BANDED; LABELED FOR COPPER AND ALUMINUM NEUTRAL CONDUCTORS.
3. SERVICE-RATED SWITCHES: WHERE APPLICABLE, LABELED FOR USE AS SERVICE EQUIPMENT.
4. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANELBOARDS INCLUDING CLEARANCES. COORDINATE LAYOUT AND INSTALLATION OF SWITCHES AND BREAKERS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT ACCESS DOORS AND PANELS
5. INSTALL INDIVIDUAL WALL-MOUNTED SWITCHES AND CIRCUIT BREAKERS WITH TOPS AT UNIFORM HEIGHT UNLESS OTHERWISE INDICATED.
6. INSTALL FUSES IN FUSIBLE DEVICES.

SECTION 26 51 00 - INTERIOR LIGHTING

1. SUBMITTAL: IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE FOR EACH TYPE OF LIGHTING FIXTURE, ARRANGED IN ORDER OF FIXTURE DESIGNATION, THE FOLLOWING:
   1. EMERGENCY LIGHTING

LIGHTING FIXTURE SCHEDULE

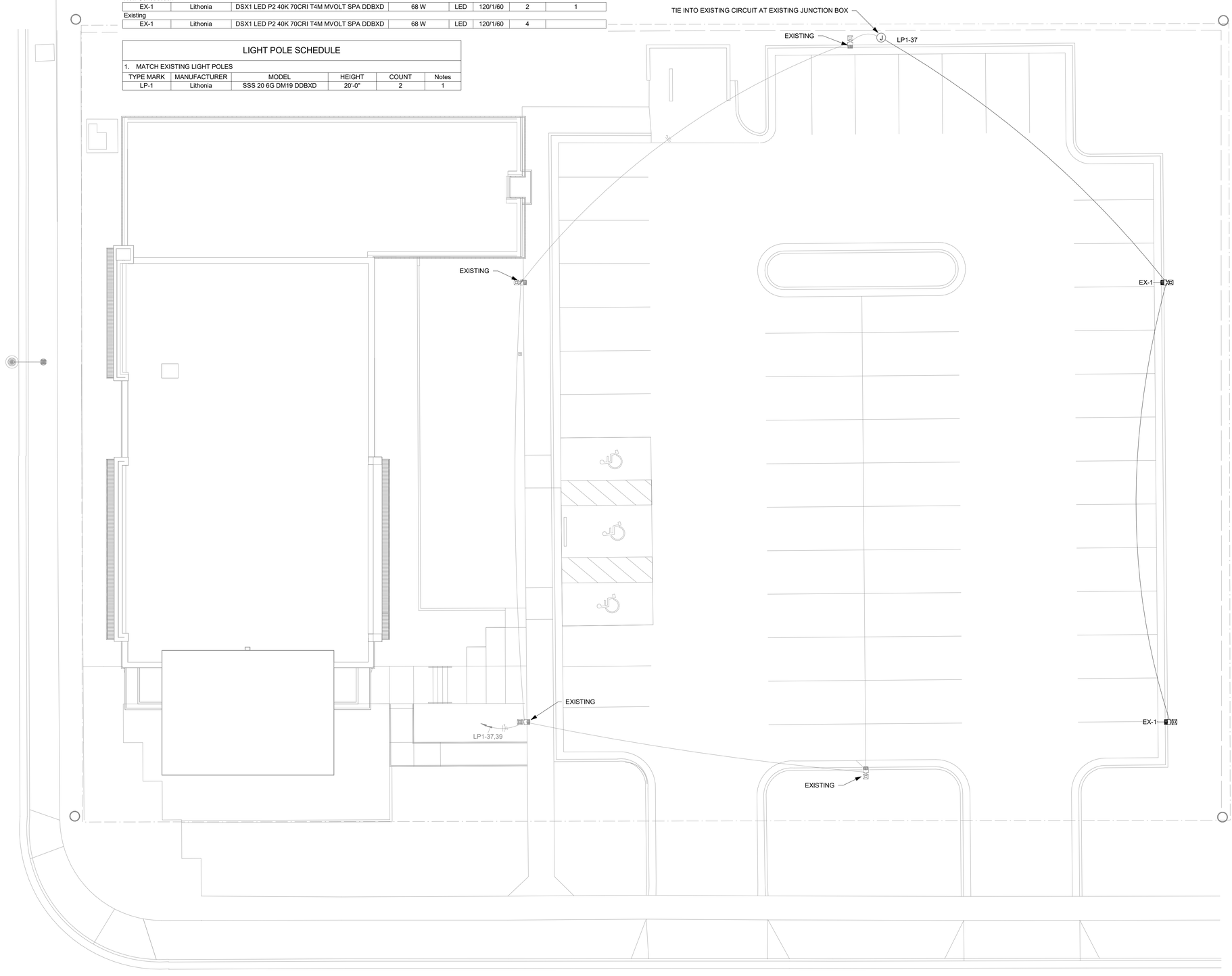
1. MATCH EXISTING POLE LIGHTS

TYPE MARK	MANUFACTURER	MODEL (OR EQUAL)	APPARENT LOAD	LAMP	POWER	COUNT	NOTES
New Construction							
EX-1	Lithonia	DSX1 LED P2 40K 70CRI T4M MVOLT SPA DDBXD	68 W	LED	120/1/60	2	1
Existing							
EX-1	Lithonia	DSX1 LED P2 40K 70CRI T4M MVOLT SPA DDBXD	68 W	LED	120/1/60	4	

LIGHT POLE SCHEDULE

1. MATCH EXISTING LIGHT POLES

TYPE MARK	MANUFACTURER	MODEL	HEIGHT	COUNT	Notes
LP-1	Lithonia	SSS 20 6G DM19 DDBXD	20'-0"	2	1



1 ELECTRICAL PLAN - SITE
1" = 10'-0"

ENGINEER

REDBRICK ENGINEERING
1052 S 1350 E
SPANISH FORK, UT 84660
(208) 403-8903

REGISTRATION

PROFESSIONAL ENGINEER
11/15/2024
No. 12019574
ZACH LARSON
STATE OF UTAH

PROJECT

CVMC SANTAQUIN - PHASE II ADDITION

APPLICANT

210 E MAIN STREET
SANTAQUIN,UT 84655

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT # **240016**
DRAWN BY: **ZLL**
CHECKED BY: **ZLL**
ISSUE DATE: **11/15/2024**
APPLICATION TYPE:

PERMIT

APN #

090900019

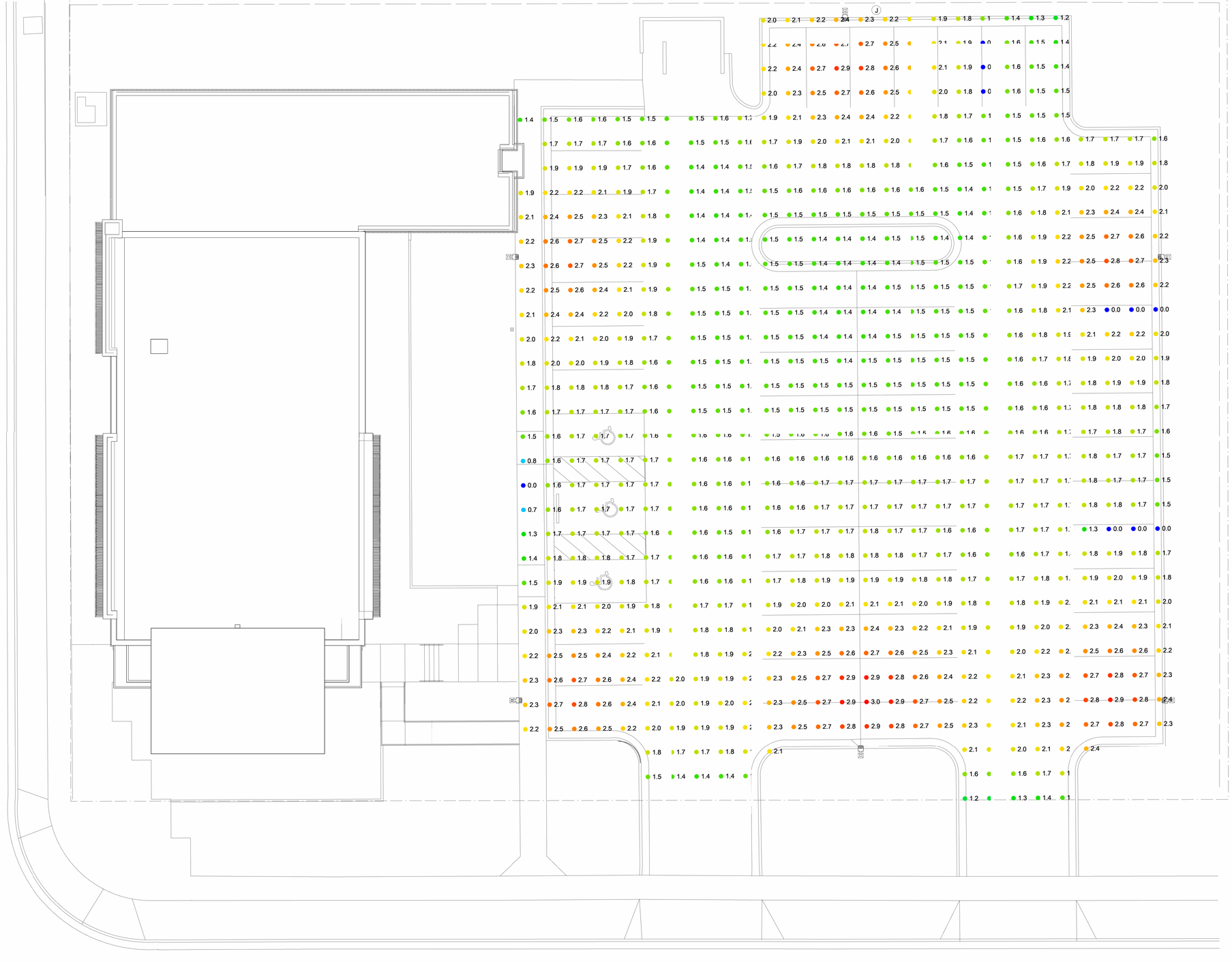
SHEET TITLE

ELECTRICAL PLAN - SITE

SHEET NUMBER

E1.1

Autodesk Docs://CVMC Santaquin Clinic/CVMC Santaquin - Phase II.rvt



1 PHOTOMETRIC PLAN
1" = 10'-0"

ENGINEER

REDBRICK ENGINEERING

1052 S 1350 E
SPANISH FORK, UT 84660
(208) 403-8903

REGISTRATION

PROFESSIONAL ENGINEER
11/15/2024
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SHEET TITLE

PHOTOMETRIC PLAN

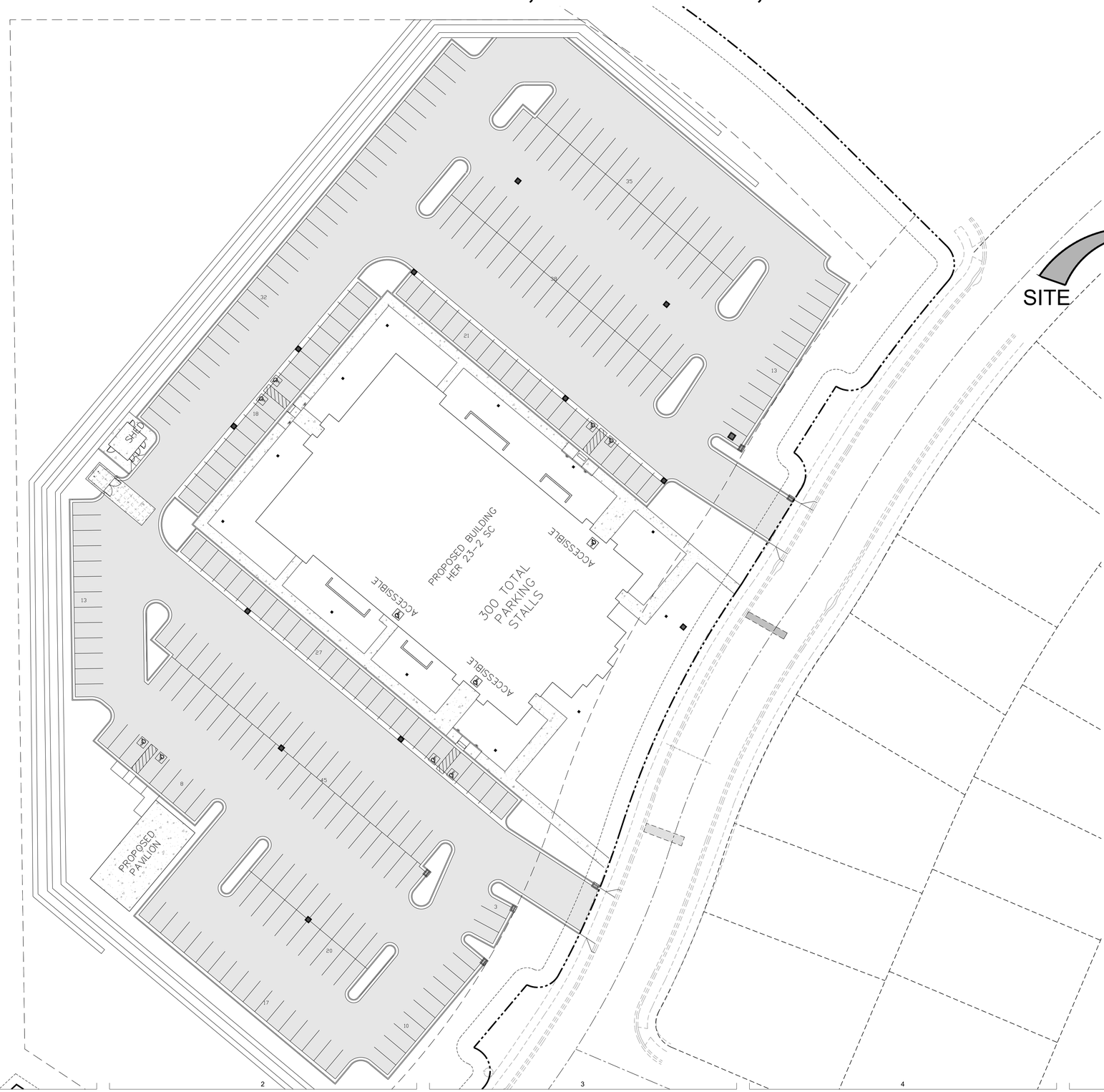
SHEET NUMBER

E1.2

Autodesk Docs://CVMC Santaquin Clinic/CVMC Santaquin - Phase II.rvt

SANTAQUIN WEST MEETING HOUSE CENTER

1544 SOUTH SAGEBERRY DR, SANTAQUIN, UTAH COUNTY 84655



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

SITE



VICINITY MAP

N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS
C5.05	CIVIL DETAILS
C5.06	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO THE CITY OF SANTAQUIN PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO THE CITY OF SANTAQUIN PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

THE DEVELOPER AND THE GENERAL CONTRCTOR 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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

uncommon architects

684 W Center St
Midvale UT 84047

uncommonarch.com
(801)-417-9951

PROFESSIONAL ENGINEER
11-27-24
No. 14989925-2202
DANIEL J. CANNING
STATE OF UTAH

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8465 South Sandy Parkway, Suite 395 Sandy, Utah 84070 801.233.7700 jmcneil@mcneileng.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints

CONTACT INFO:
James dzineku
(801) 240-5174
JZohneku@churchofjesuschrist.org
50E North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

-

JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

CIVIL COVER

C0.00

2023/6/16 11:11:41

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4500 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
CW	cw	CULINARY WATER LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/TC	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX.TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

uncommon architects
684 W Center St, Midvale UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
11-27-24
No. 14888925-2202
DANIEL J. CANNING
STATE OF UTAH

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Economic and Sustainable Designs, Professionals You Know and Trust
8648 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
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OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints

CONTACT INFO:

James dzineku
(801) 240-5174
JDzineku@churchofjesuschrist.org
50E North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	121,103 SQFT	38%
LANDSCAPE	173,991 SQFT	55%
BUILDINGS	24,148 SQFT	8%
TOTAL	319,242 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.01.
4. CONCRETE SIDEWALK, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C AND D', SHEET C5.01.
5. ADA ACCESSIBLE RAMP, PER APWA STANDARD PLAN 236.3.
6. ADA ACCESSIBLE PARKING STALL SIGN, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
7. PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.02.
8. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
9. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
10. DUMPSTER ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'B, C, D, AND E', SHEET C5.03. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
11. MECHANICAL ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'F, G, H, AND J', SHEET C5.03. SEE ARCHITECTURAL, AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
12. RECREATIONAL PAVILLION, SEE ARCHITECTURAL PLANS FOR DETAILS.
13. 24" CONCRETE CURB AND GUTTER - IN FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'E', SHEET C5.01.
14. 24" CONCRETE CURB AND GUTTER - OUT FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.01.
15. NEW RETAINING WALL. WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. SEE GRADING PLAN SHEET C2.01 FOR ELEVATIONS.
16. NEW DRIVE APPROACH PER APWA STANDARD PLAN 222.
17. 36" WIDE CONCRETE WATERWAY, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C5.01.

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

uncommon architects

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Midvale UT 84047

uncommonarch.com
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JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

CIVIL SITE PLAN

C1.01



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.03.
3. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
4. STORM DRAIN INLET CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'K', SHEET C5.01.
5. STORM DRAIN PIPE PER, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
6. STORMTECH MC-7200 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. RETENTION SYSTEM AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS RETENTION CAPACITY OF 29,449 C.F. TOTAL REQUIRED STORAGE = 28,620 C.F. SEE DETAIL SHEET C5.02. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
7. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
8. 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M & N', ON SHEET C5.01.
9. UNUSED
10. STORM CHAMBER DISTRIBUTION BOX.
11. NEW BLOCK RETAINING WALL. WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. WALL TO HAVE 4" PERFORATED PVC DRAINAGE PIPE INSTALLED AT BASE OF WALL PER DETAIL 'P', SHEET C5.03.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

McNeil Engineering 9610 S. Sandy Pkwy, Sandy, UT	STORM RUNOFF **CALCULATION SHEET** Project No. 24604	Title :	Santaquin LDS Church Bldg
		Scope :	Site Drainage Design
		Engineer :	DJC
		Check:	DJC
		Authority :	Santaquin
		Rev. No.:	

Design Philosophy:
The storm water runoff from the project site will sheet flow to various catch basins designed on site that will collect the water then convey it by underground pipe to a subsurface storage chamber system which will retain the water until it can be infiltrated into the ground. An infiltration test gave an infiltration rate for this site of 60 min / in, which then calculates to a release rate of 0.159 cfs with the size of the chamber system.

Area Identification		Runoff Coefficient		
	(A)	(C)		(C*A)
Paved	119,725 sf	(2.75 ac) 0.90	=	107,753 sf
Roof Area	24,175 sf	(0.55 ac) 0.90	=	21,758 sf
Landscaped	175,350 sf	(4.03 ac) 0.25	=	43,838 sf
Total	221,295 sf	(5.08 ac) 0.78 (ave)		173,348 sf

Infiltration Rate = 60 min / in

100-Year, 24-Hour Storm:			Allowable Infiltration Discharge = 0.159 cfs				
Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.26	0.522	25.14	0.00	25.14	0.16	7,493
10	4.77	0.795	19.14	0.00	19.14	0.16	11,389
15	3.94	0.985	15.81	0.00	15.81	0.16	14,086
30	2.66	1.330	10.67	0.00	10.67	0.16	18,927
60	1.64	1.640	6.58	0.00	6.58	0.16	23,120
120	0.92	1.830	3.67	0.00	3.67	0.16	25,293
180	0.62	1.870	2.50	0.00	2.50	0.16	25,300
360	0.34	2.020	1.35	0.00	1.35	0.16	25,754
720	0.20	2.340	0.78	0.00	0.78	0.16	26,950
1440	0.12	2.930	0.49	0.00	0.49	0.16	**28,620**

Subsurface Storage Provided:

Storage	Area(sf)	Depth (ft)	Volume (cu. ft.)
Chamber System			29449 cf
Total Surface Storage			**29449 cf**

Total Detention Provided : 29,449 cf
Total Detention Required : 28,620 cf

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
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uncommon architects
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JZchineku@churchofjesuschrist.org
506 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

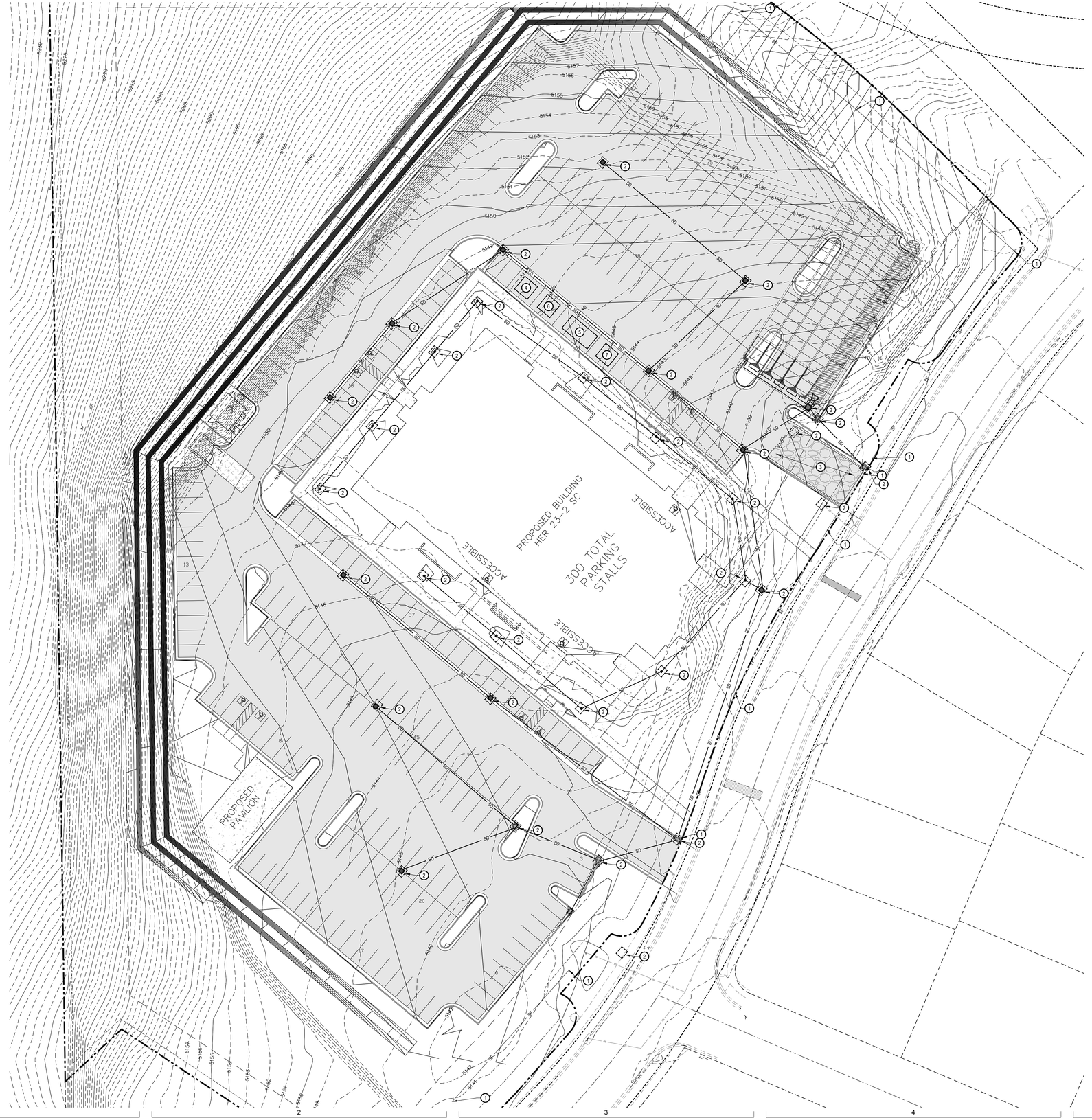
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REV	DATE	DESCRIPTION

JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

GRADING AND DRAINAGE PLAN

C2.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY, DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

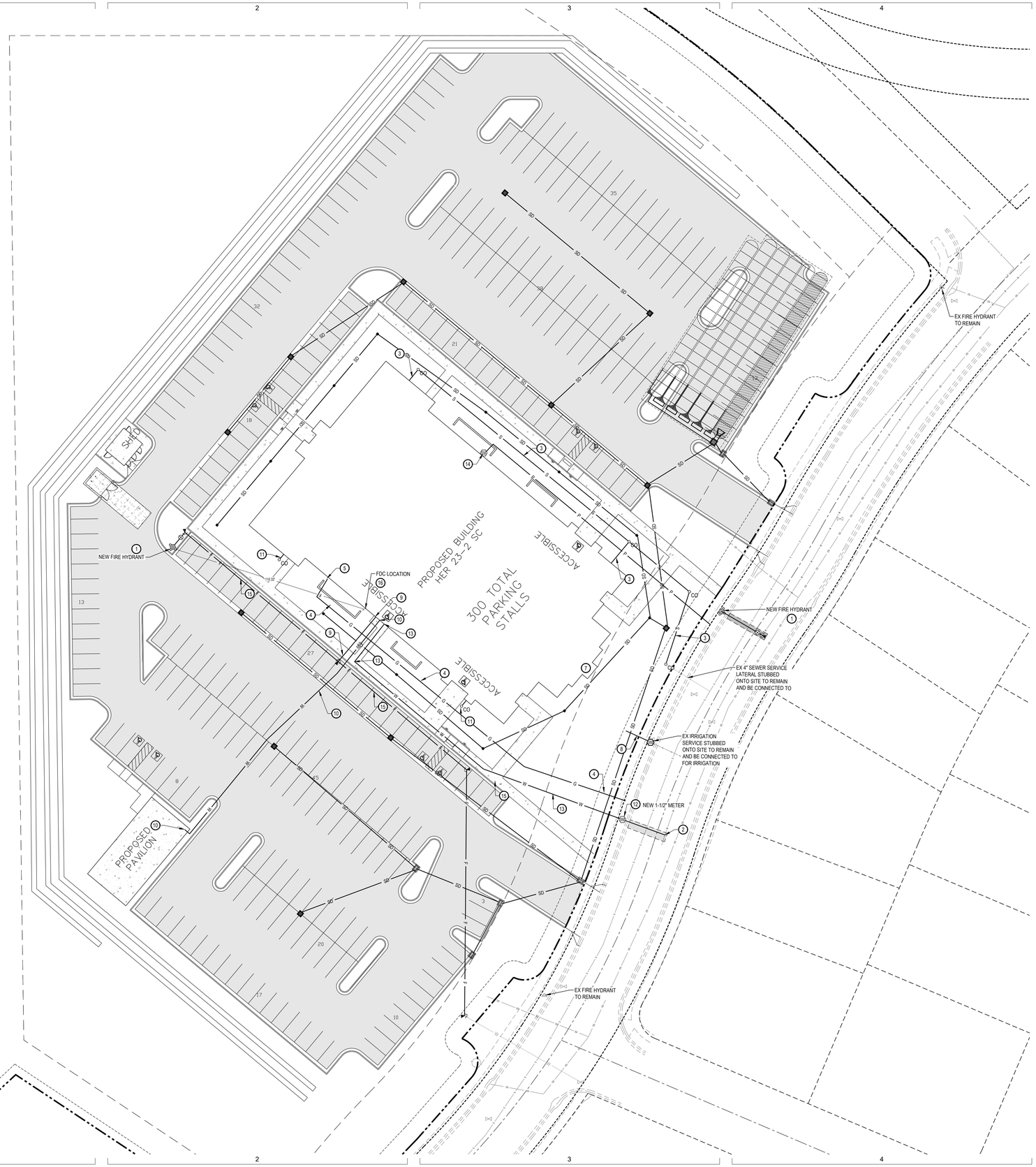
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

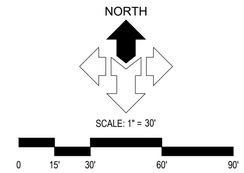
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE





GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
- WATER: SANTAQUIN CITY
- SEWER: SANTAQUIN CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL NEW FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511
2. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN.
3. 4" PVC SDR-35 SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS.
4. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
5. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
6. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
7. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
8. EXISTING IRRIGATION SERVICE STUBBED ONTO SITE, CONNECT TO STUBBED SERVICE AND INSTALL NEW 1" IRRIGATION METER, SEE IRRIGATION PLANS FOR STOP AND WASTE.
9. 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. PER APWA PLAN NO. 561 FOR THRUST BLOCKING.
10. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
11. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'C' SHEET C5.06.
12. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
13. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
14. APPROXIMATE ELECTRICAL METER LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
15. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLAN NO. 561 FOR THRUST BLOCKING.
16. FDC LOCATION, SEE ARCHITECTURAL PLANS. USE A 5" STORTZ FITTING ON THE FDC PER SANTAQUIN CITY.
17. KNOX BOX REQUIRED WITH BOTH A HARD KEY AND FOB, AS WELL AS PULL STATION KEY AND ALARM PANAL KEY PER SANTAQUIN CITY.

COMMON UTILITY ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- CO	CLEANOUT
- CW	CULINARY WATER LINE
- F	PROPOSED FIRE LINE
- fo	EXISTING FIBER ORTIC LINE
- g	EXISTING GAS LINE
- G	PROPOSED GAS LINE
- p	EXISTING POWER LINE
- P	PROPOSED POWER LINE
- s	EXISTING SEWER LINE
- S	PROPOSED SEWER LINE
- SSMH	SANITARY SEWER MAN HOLE
- w	EXISTING WATER LINE
- W	PROPOSED WATER LINE

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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Midvale UT 84047
uncommonarch.com
(801) 417-9951

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(801) 240-5174
JDzineku@churchofjesuschrist.org
50E North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

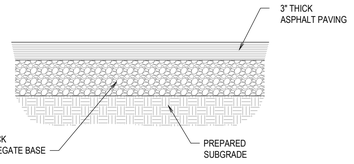
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER:	501-2698
OWNER:	Church of Jesus Christ of Latter Day Saints
DATE:	09.13.2024

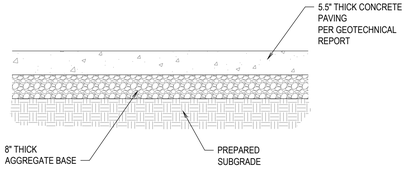
REV	DATE	DESCRIPTION

SITE UTILITY PLAN

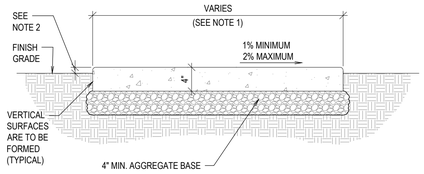
C4.01



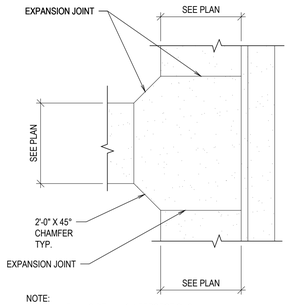
A ASPHALT PAVING
SCALE: N.T.S.



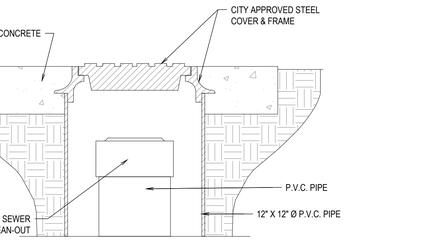
B CONCRETE PAVING
SCALE: N.T.S.



C SIDEWALK DETAIL
SCALE: N.T.S.



D SIDEWALK DETAIL
SCALE: N.T.S.

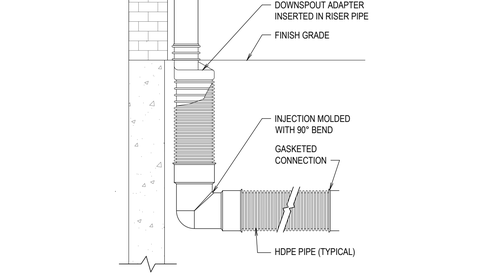


FOR USE WHERE WATER DRAINS TOWARD CURB

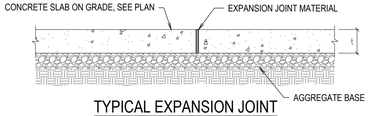
E CURB AND GUTTER - IN FLOW
SCALE: N.T.S.

FOR USE WHERE WATER DRAINS AWAY FROM CURB

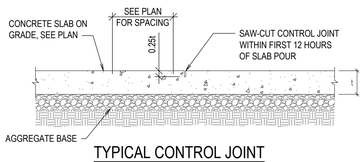
F CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



H CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.

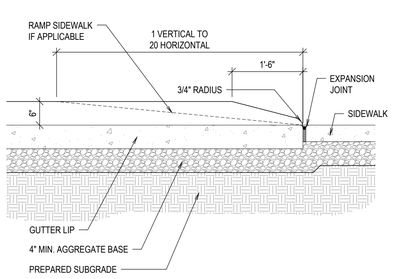


TYPICAL EXPANSION JOINT
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

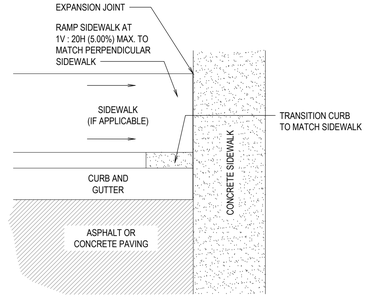


TYPICAL CONTROL JOINT
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

I EXPANSION AND CONTROL JOINT
SCALE: N.T.S.

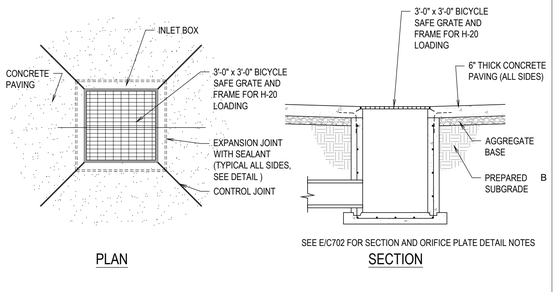


SECTION



PLAN

J CURB TRANSITION
SCALE: N.T.S.



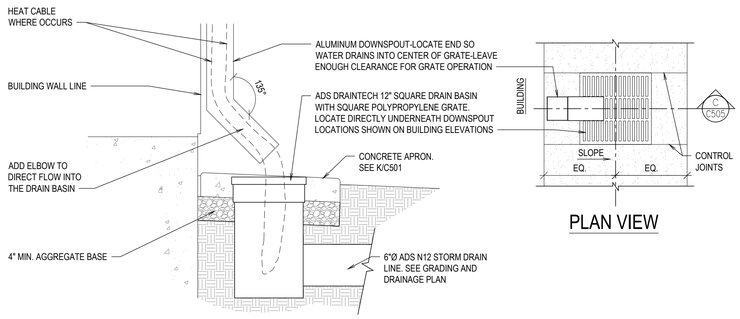
PLAN

SEE E/C702 FOR SECTION AND ORIFICE PLATE DETAIL NOTES

SECTION

K INLET BOX IN CONCRETE PAVING
SCALE: N.T.S.

L SEWER CLEAN-OUT
SCALE: N.T.S.



PLAN VIEW

M DOWNSPOUT AND CATCH BASIN DETAIL
SCALE: N.T.S.

N ROOF DRAIN CONNECTION
SCALE: N.T.S.

CONNECT TO
LAWN DRAIN

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684 W Center St
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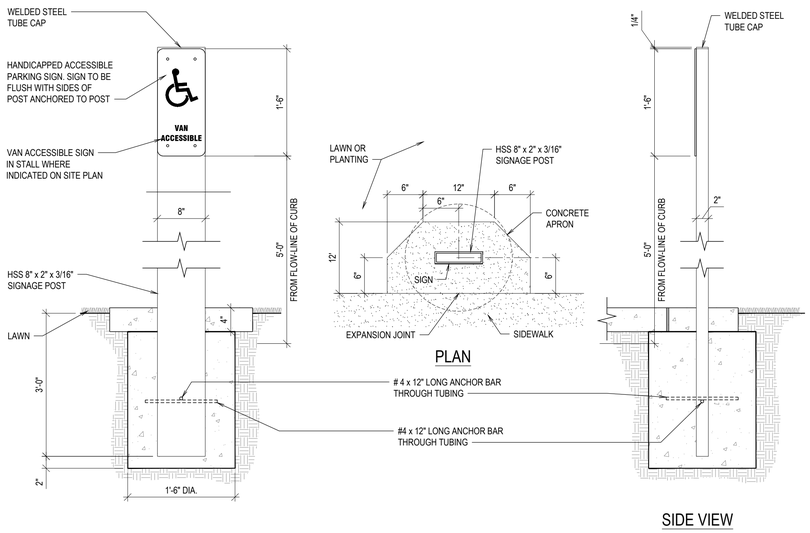
SANTAQUIN WEST MEETING HOUSE
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER:	501-2698
OWNER:	Church of Jesus Christ of Latter Day Saints
DATE:	09.13.2024

REV	DATE	DESCRIPTION

CIVIL DETAILS

C5.01



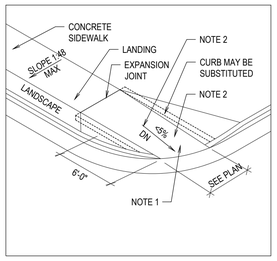
A ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

SCALE: N.T.S.

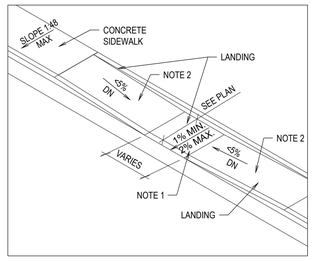
STEEL PER DIVISION 05
INSTALL PER DIVISION 03

NOTES:

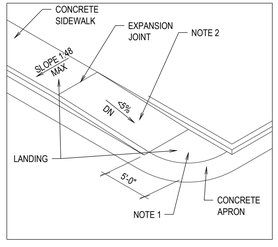
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS AT PUBLIC RIGHT-OF-WAYS (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
3. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
4. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
5. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
6. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.



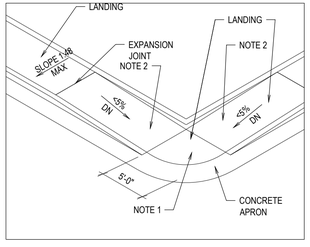
TYPE A



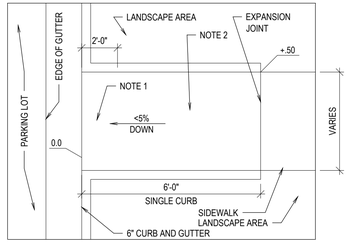
TYPE B



TYPE C



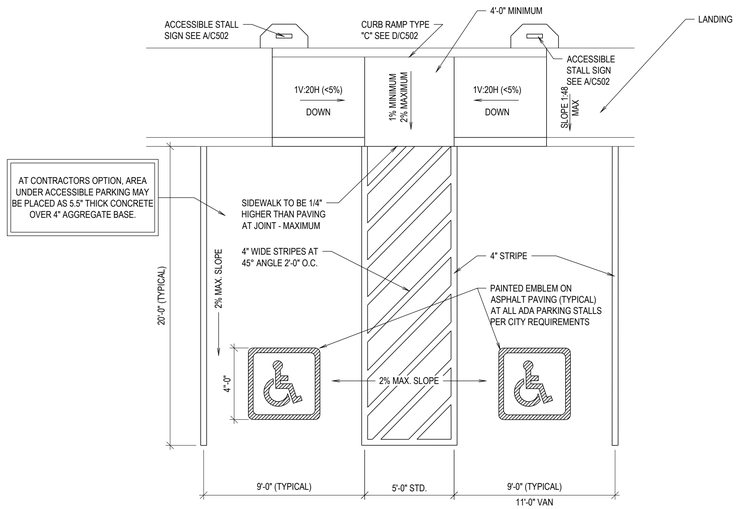
TYPE D



TYPE E

D ACCESSIBLE SLOPED WALK DETAILS

SCALE: N.T.S.



B ACCESSIBLE PARKING

SCALE: N.T.S. (SEE ANSI A117.1)

STEEL PER DIVISION 05
INSTALL PER DIVISION 03

ADS

User Inputs

Chamber Model:	MC-7200
Outlet Control Structure:	No
Project Name:	Santaquin Church
Engineer:	Daniel Canning
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	28620 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(60 ft. x 130 ft.)

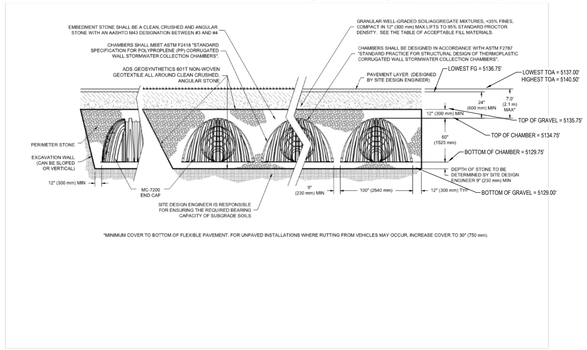
Results

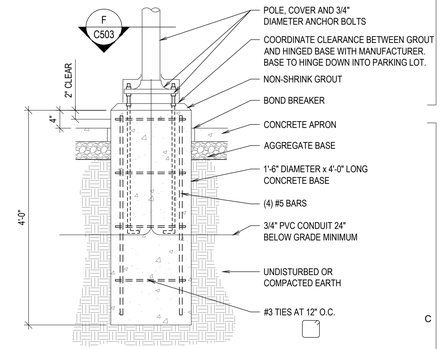
System Volume and Bed Size

Installed Storage Volume:	29449.17 cubic ft.
Storage Volume Per Chamber:	175.90 cubic ft.
Number Of Chambers Required:	101
Number Of End Caps Required:	12
Chamber Rows:	6
Maximum Length:	124.01 ft.
Maximum Width:	55.75 ft.
Approx. Bed Size Required:	6853.79 square ft.
Average Cover Over Chambers:	N/A .

System Components

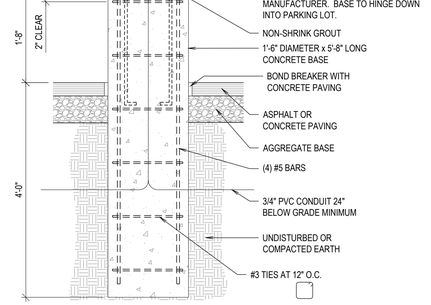
Amount Of Stone Required:	1038 cubic yards
Volume Of Excavation (Not Including Fill):	1714 cubic yards
Total Non-woven Geotextile Required:	2152 square yards
Woven Geotextile Required (excluding Isolator Row):	146 square yards
Woven Geotextile Required (Isolator Row):	275 square yards
Total Woven Geotextile Required:	421 square yards
Impervious Liner Required:	0 square yards





C SIDEWALK AREA POLE BASE

SCALE: N.T.S.



E PARKING LOT POLE BASE

SCALE: N.T.S.

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SANTAQUIN WEST MEETING HOUSE

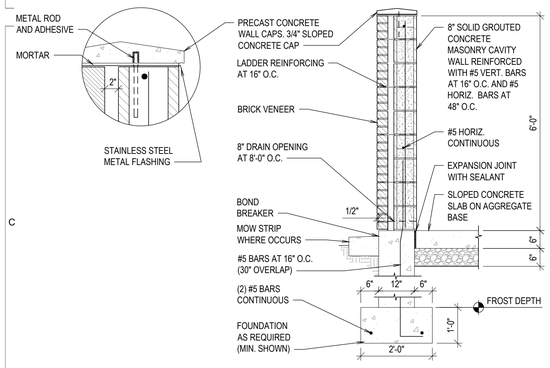
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CIVIL DETAILS

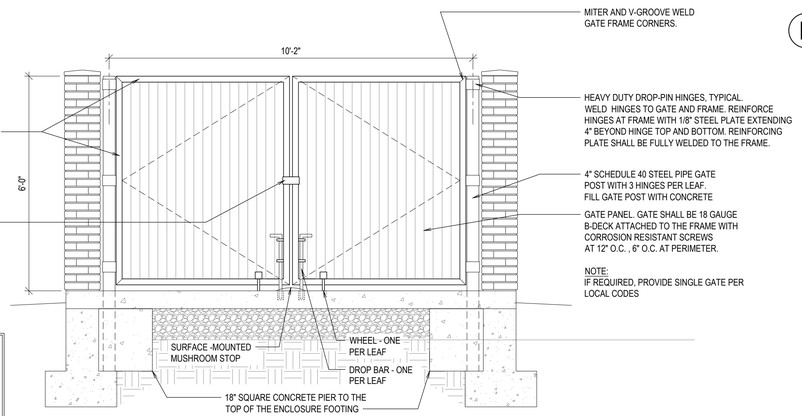
C5.02



C MASONRY WALL DUMPSTER ENCLOSURE

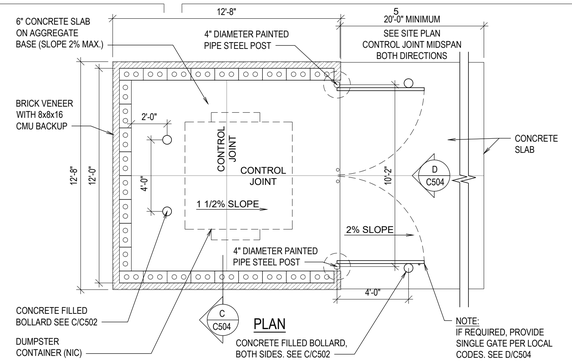
SCALE: N.T.S.

NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.
2. PROVIDE 3 SURFACE -MOUNTED MUSHROOM STOPS: 1 AT THE CLOSED POSITION AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.



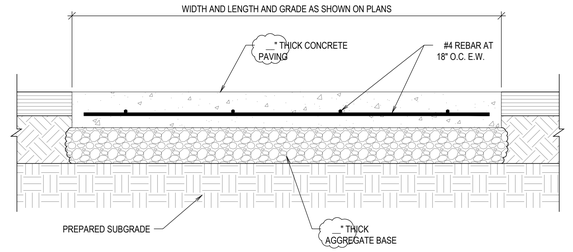
D MASONRY WALL DUMPSTER GATE

SCALE: N.T.S.



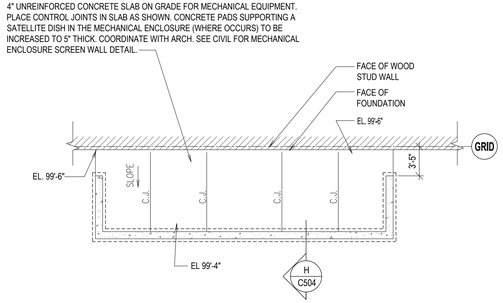
B MASONRY WALL DUMPSTER ENCLOSURE

SCALE: N.T.S.



E DUMPSTER PAD SECTION

SCALE: N.T.S.

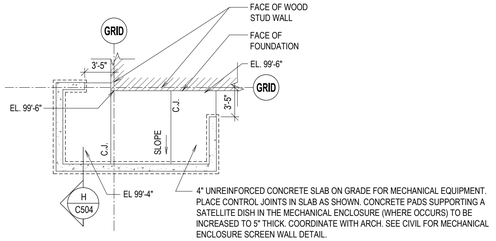


F MECHANICAL ENCLOSURE AT STRAIGHT WALL

SCALE: N.T.S.

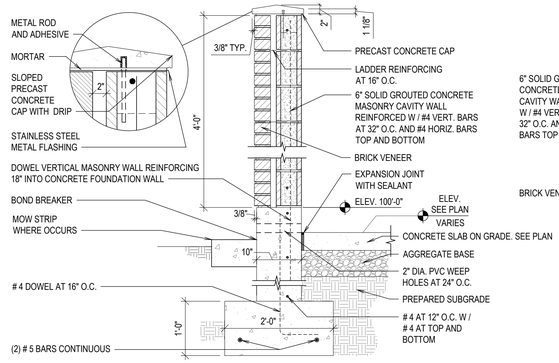
ENGINEER OF RECORD:

DETAIL F AND G IS USED ONLY ON GRANGER STANDARD PLAN PROJECTS



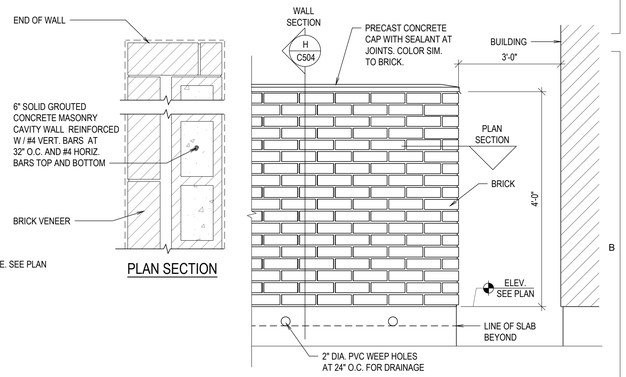
G MECHANICAL ENCLOSURE AT CORNER WALL

SCALE: N.T.S.



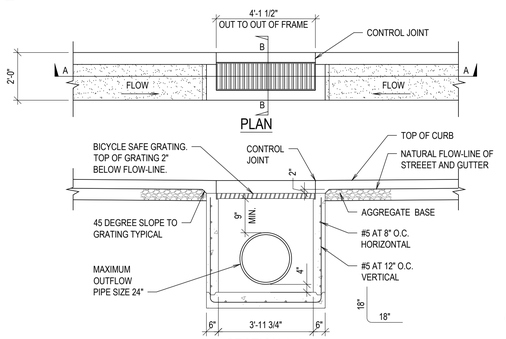
H MASONRY WALL MECHANICAL ENCLOSURE

SCALE: N.T.S. (ALTERNATE TO G/C504) - FOR RIBBED SLAB FOUNDATION TYPE



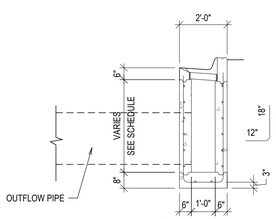
J MASONRY WALL MECH. ENCLOSURE ELEV.

SCALE: N.T.S.

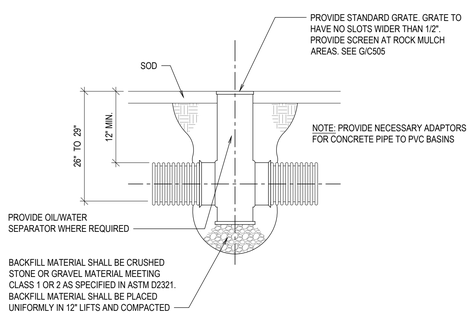


M SINGLE GUTTER INLET BOX

SCALE: N.T.S.

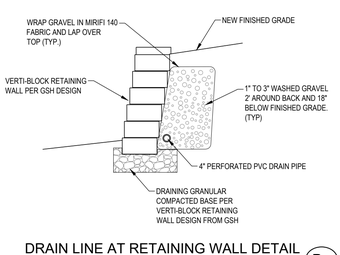


NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.



N 12" AREA NYLOPLAST DRAIN BOX

SCALE: N.T.S. NOTE : (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)



DRAIN LINE AT RETAINING WALL DETAIL P

SCALE: N.T.S.

uncommon architects
684 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
11 - 27 - 24
NO. 11988925-2202
DANIEL J. CANNING
STATE OF UTAH

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8445 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.233.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints

CONTACT INFO:
James dzineku
(801) 240-5174
JDzineku@churchofjesuschrist.org
50E North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

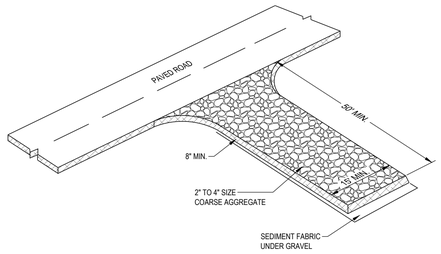
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

CIVIL DETAILS

C5.03



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

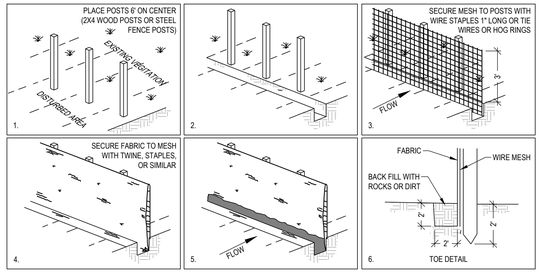
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE (A)
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

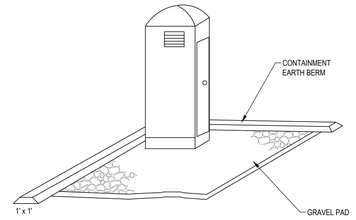
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE (B)
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
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- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS (C)
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:

A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH. IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

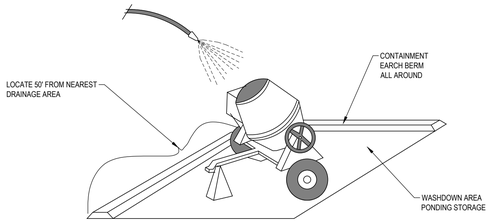
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE., SUITE 2
CHANDLER, AZ 85225

SEDIMENT BARRIER / FILTER SOCK PROTECTION (D)
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

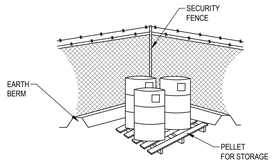
TARGETED POLLUTANTS
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- □ NUTRIENTS
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- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

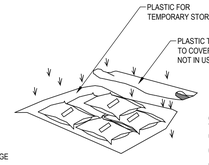
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT (E)
SCALE: N.T.S.





- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE (F)
SCALE: N.T.S.

uncommon architects
684 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
11-27-24
No. 14088225-2202
DANIEL J. CANNING
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Civil Engineering • Consulting & Landscape Architecture
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OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints

CONTACT INFO:
James dzineku
(801) 240-5174
JDzineku@churchofjesuschrist.org
506 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

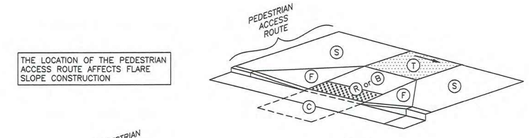
JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

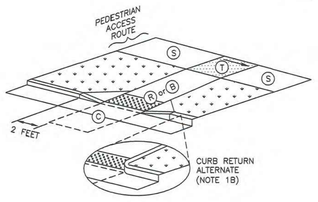
CIVIL DETAILS

C5.04

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 1

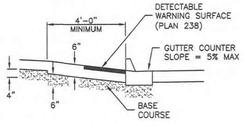


EXAMPLE 2

ELEMENT		DIMENSION
R	B	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



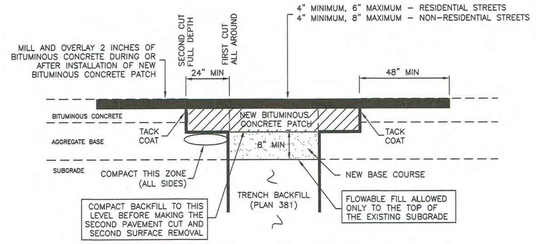
MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

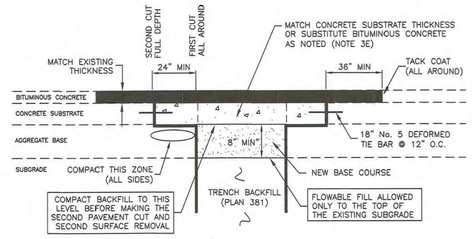
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — **Mid-block curb cut assembly** — Plan 236.1 — September 2011

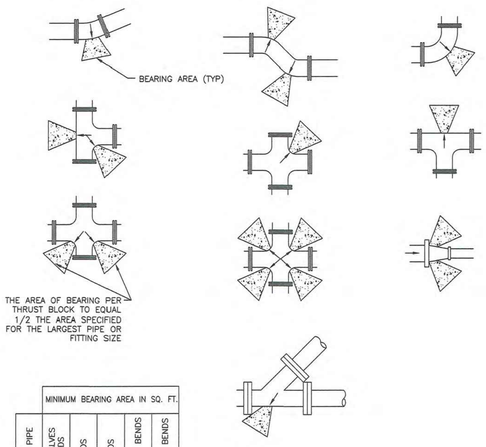


BITUMINOUS CONCRETE RESTORATION



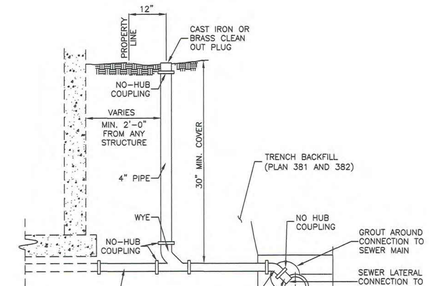
COMPOSITE RESTORATION

APWA Utah Chapter — **Bituminous pavement T-patch** — Plan 255 — November 2015



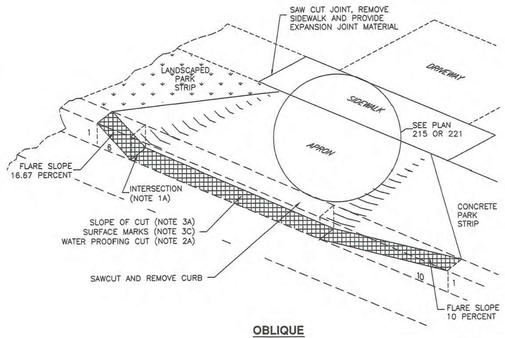
SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT. TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

APWA Utah Chapter — **Direct bearing thrust block** — Plan 561 — August 2010



APWA Utah Chapter — **Sewer lateral connection** — Plan 431 — January 2011

NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH. THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.



OBLIQUE

APWA Utah Chapter — **Saw-cut driveway approach** — Plan 222 — February 2011

uncommon architects
684 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
11-27-24
No. 11888925-2202
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CONTACT INFO:
James dzineku
(801) 240-5174
JDzineku@churchofjesuschrist.org
50E North Temple St Salt Lake City UT 84150

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SANTAQUIN, UTAH COUNTY, UTAH 84655

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REV	DATE	DESCRIPTION

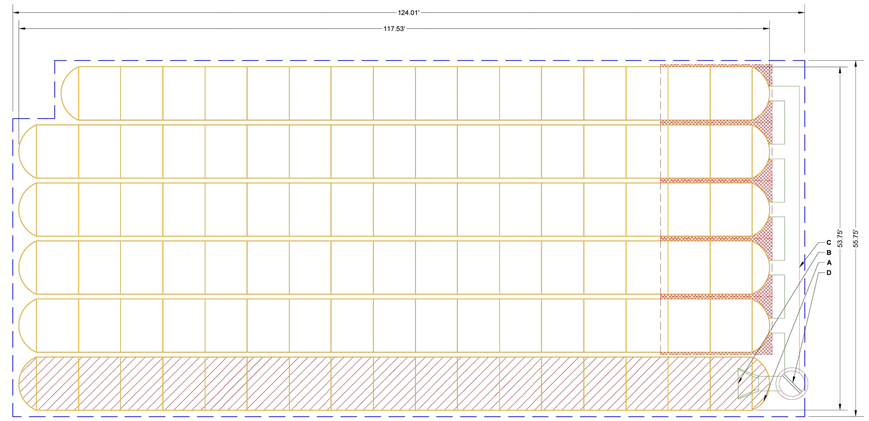
CIVIL DETAILS

C5.05

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
101	STORMTECH MC-7200 CHAMBERS:	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75
12	STORMTECH MC-7200 END CAPS:	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	8.25
12	STONE ABOVE (in):	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75
9	STONE BELOW (in):	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75
40	STONE VOID:	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75
29450	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-7200 CHAMBER:	5.75
		24" x 24" BOTTOM MANIFOLD INVERT:	0.94
		24" ISOLATOR ROW PLUS INVERT:	0.94
6854	SYSTEM AREA (SF):	BOTTOM OF MC-7200 CHAMBER:	0.75
359.5	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART# MC7200IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
CONCRETE STRUCTURE	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		41.5 CFS IN
WEIR				



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

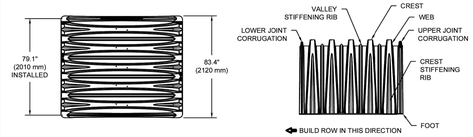
NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

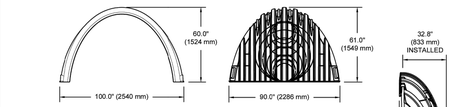
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MC-7200 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

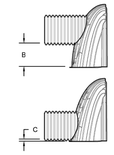
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

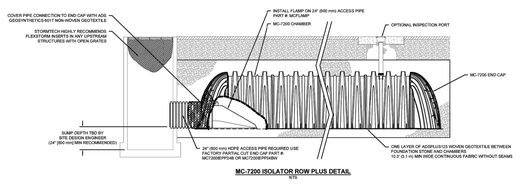
PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW		---	1.97" (50 mm)
MC7200IEPP18B			
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW		---	2.26" (57 mm)
MC7200IEPP24B			
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATION



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

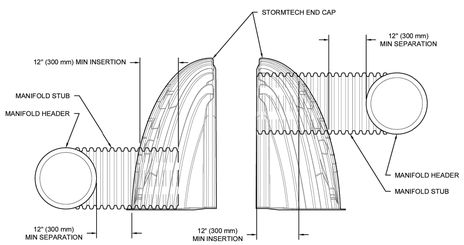
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-7200 ISOLATOR ROW PLUS DETAIL

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MC-SERIES END CAP INSERTION DETAIL
NTS



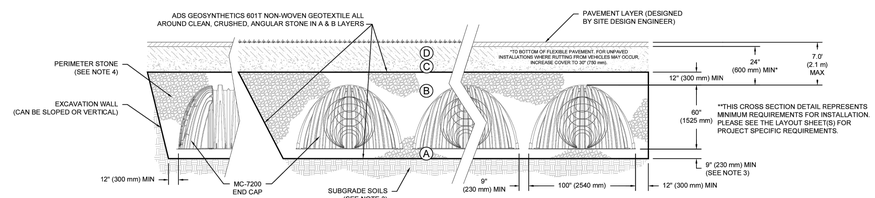
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL BELOW CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL

SANTAQUIN CHURCH
SANTAQUIN, UT, USA

DRAWN: DC | DATE: 11/27/2024
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

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1 OF 1

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684 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951

PROFESSIONAL ENGINEER
11-27-24
No. 14988925-2202
DANIEL J. CANNING
STATE OF UTAH

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8833 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.255.5760 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints

CONTACT INFO:
James dzineku
(801) 240-5174
JDzineku@churchofjesuschrist.org
506 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655
-

JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION

CIVIL DETAILS

C5.06

SANTAQUIN CITY DATA

CH. 10.52 - LANDSCAPING STANDARDS

ZONED AS	PC - PLANNED COMMUNITY	
TOTAL ON-SITE AREA	320,797 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
OPEN SPACE	MIN. 20%	168,931 S.F. = 53%
LANDSCAPE AREA	MIN. 10%	66,679 S.F. = 21%
PLANT COVERAGE IN LANDSCAPE AREAS	MIN. 50%	52%
LAWN AREA	MAX 35%	11,248 S.F. = 17%
PARKSTRIP:		
REQUIRED STREET TREES - 1 PER 30 L.F.		
SAGEBERRY DR.	662' / 30 = 21	21
PARKING LOT LANDSCAPE:		
LANDSCAPE AREA	MIN. 10%	12,031 S.F. = 10%
SHADE TREES IN LANDSCAPE ISLANDS		YES
BUILDING LANDSCAPING:		
FOUNDATION PLANTING BED - 6' WIDE	ALONG 50% OF BLDG.	YES
PLANTING GROUP OF 1 TREE & 4 SHRUBS - 1 GROUP PER 50' OF BLDG. WHERE BUILDING EXCEEDS 100' IN LENGTH		YES
YARDS:		
FRONT - TO PARKING	15'	YES
FRONT - TO BUILDING	30'	YES
TREES - 1 PER 40 L.F.	704' / 40 = 18	18
CORNER SIDE YARD		
TO PARKING	10'	YES
TREES - 1 PER 40 L.F.	267' / 40 = 7	10
SHRUBS - 4 PER 40 L.F.	267' / 40 x 4 = 27	>27
SIDE YARD	10' WIDE	YES
TREES - 1 PER 40 L.F.	536' / 40 = 14	21
SHRUBS - 4 PER 40 L.F.	536' / 40 x 4 = 54	>54
REAR	10' WIDE	YES
TREES - 1 PER 40 L.F.	471' / 40 = 12	13
SHRUBS - 4 PER 40 L.F.	471' / 40 x 4 = 47	>47

DESIGN CRITERIA

ECO-REGION	10.1 - NORTHERN COLD DESERT
CLIMATE ZONE	6A-7A
ZONING ORDINANCE	SANTAQUIN CITY
WATER AVAILABILITY	70 P.S.I.
SOIL TYPE	COBBLY LOAM
SLOPES	MODERATE
WIND	
SETBACKS/EASEMENTS	BUILDING SETBACK - 40'
MICROCLIMATES	
SOIL PH	7.2
LAWN AREA PERCENTAGE	35% MAX.
UNDEVELOPED PROPERTY	YES
IRRIGATION SYSTEM	YES

LANDSCAPE DATA

TOTAL SITE AREA	320,797 S.F.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	109,666 S.F.	34%	MIN. 10%
SHRUBS/GROUNDCOVER	30,671 S.F.	52%	50%
LAWN AREA	11,691 S.F.	11%	35% MAX.
TREES ON SITE	134		N/A

PLANT COVERAGE

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%	28%	FRAME BUILDING	4	
PRIMARY ENTRIES	30% - 55%	50%	FRAME ENTRY	11	
BUILDING PERIMETER	25% - 45%	45%	ACCENT BUILDING	7	
PERIMETER	5% - 15%	30%	SCREEN LOT	60	

DRAWING INDEX

SHEET	DESCRIPTION
L110	LANDSCAPE TABLES
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L113	LANDSCAPE PLANTING PLAN
L121	LANDSCAPE IRRIGATION PLAN
L122	LANDSCAPE IRRIGATION PLAN
L123	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS

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STATE OF UTAH
11/29/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number:
501-2698

JOB NUMBER: 24604
OWNER: LDS CHURCH
DATE: SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE TABLES

L110

01 January, 2000



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	13	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	D/L501
	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	---	D/L501
	13	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2" CAL.	D/L501
	3	WINTER KING GREEN HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	D/L501
	3	SKINNY GENES® OAK	QUERCUS X BIMUNDORUM 'JFS-KW2QX'	2" CAL.	D/L501
	21	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	D/L501
	6	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL	D/L501
EVERGREEN TREES					
	5	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORSTMANN'	6' HT	E/L501
	34	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	---	E/L501
	8	BONNY BLUE COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'BONNY BLUE'	8' HT.	E/L501
	20	PINYON PINE	PINUS EDULIS	6' HT	E/L501
SHRUBS					
	180	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL.	B/L501
	41	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.	B/L501
	187	DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA NAUSEOSUS	5 GAL.	B/L501
	6	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	3 GAL.	B/L501
	80	BUFFALLO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	3 GAL.	B/L501
	133	STEPPSUNS SUNSET GLOW PENSTEMON	PENSTEMON PINIFOLIUS 'P019S'	1 GAL.	B/L501
	96	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	B/L501
	66	OAKBRUSH SUMAC	RHUS TRILOBATA	5 GAL.	B/L501
	6	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.	B/L501
ORNAMENTAL GRASSES					
	157	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L501
	463	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	A/L501
	199	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L501
	300	SIOUX BLUE INDIAN GRASS	SORGHASTRUM NUTANS 'SIOUX BLUE'	1 GAL.	A/L501

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
LAWN						
	11,248 S.F.	TWCA CERTIFIED LAWN SOD				H/L501
BOULDERS						
	147	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4' DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.	G/L501
CRUSHED ROCK						
	43,338 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.	F/L501
MULCH						
	7,938 S.F.	"SUPREME SHREDDED BARK"	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS.		MILLER COMPANIES (435) 245-3157 OR APPROVED EQUAL	F/L501

NATIVE HYDRO-SEED MIX - GRASSES & SHRUBS

SYMBOL	QTY.	TYPE	COMMON NAMES	BOTANICAL NAMES	PLS/1,000 S.F.
		GRASS	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS	
		GRASS	BLUE WILDRYE	ELYMUS GLAUCUS	
		GRASS	SHEEP FESCUE	FESTUCA OVINA	
		GRASS	BIG BLUEGRASS	POA SECUNDA SSP. AMPLA	
		GRASS	BLUEBUNCH WHEATGRASS	PSEUDOROEGNERIA SPICATA SSP. SPICATA	
	16,326 S.F.	SHRUB	BASIN BIG SAGEBRUSH	ARTEMESIA TRIDENTATA SSP. TRIDENTATA	
		SHRUB	MOUNTAIN BROME	BROMUS MARGINATUS	
		SHRUB	DOUGLAS RABBIT BRUSH	CHRYSOTHAMNUS VISCIDIFLORUS	
		SHRUB	BITTER BRUSH	PURSHIA TRIDENTATA	
		SHRUB	GREEN MORMON TEA	EPHEDRA VIRIDIS	
					22.70

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL

NORTH

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NOTICE!
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11/29/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number:
501-2698

JOB NUMBER: 24604
OWNER: LDS CHURCH
DATE: SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE PLANTING PLAN

L111

01 January, 2000

POINT OF BEGINNING

MOUNTAIN VIEW DRIVE

L-1

EX FIF
TO RE

68:136:0001
SALISBURY LAND
DEVELOPMENT LLC
319,250 SQ. FT.
OR 7.328 ACRES

1544 SOUTH

PROPOSED BUILDING HER
23-2 SC

ACCESSIBLE

ACCESSIBLE

300 TOTAL
PARKING
STALLS

TYP.
L-1

TYP.
L-1

SHED

NEW FIRE HYDRANT

MATCH LINE

35
38
32
21
18
13
13

NORTH

0 20 40 60 FT

REFERENCE NOTES

L-1. CONCRETE MOWSTRIP
DETAIL I/L501

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01 January, 2000

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SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBRRY DRIVE
SANTAQUIN, UTAH

JOB NUMBER:	501-2698
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE PLAN - NORTH

L112

MATCH LINE

ACCESSIBLE

300 PARK STALL

TYP

L-1

NEW FIRE HYDRANT

EX IRRIGATION METER STUBBED ONTO SITE TO REMAIN

PROPOSED PAVILION

SAGEBERRY DRIVE

EX FIRE HYDRANT TO REMAIN

32:022:0019
UTAH SUMMIT PARTNERS LLC

REFERENCE NOTES

L-1. CONCRETE MOWSTRIP DETAIL I/L501

L-2. 24" CONCRETE APRON AROUND PAVILION PAD.

0 20 40 60 FT

NORTH

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1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

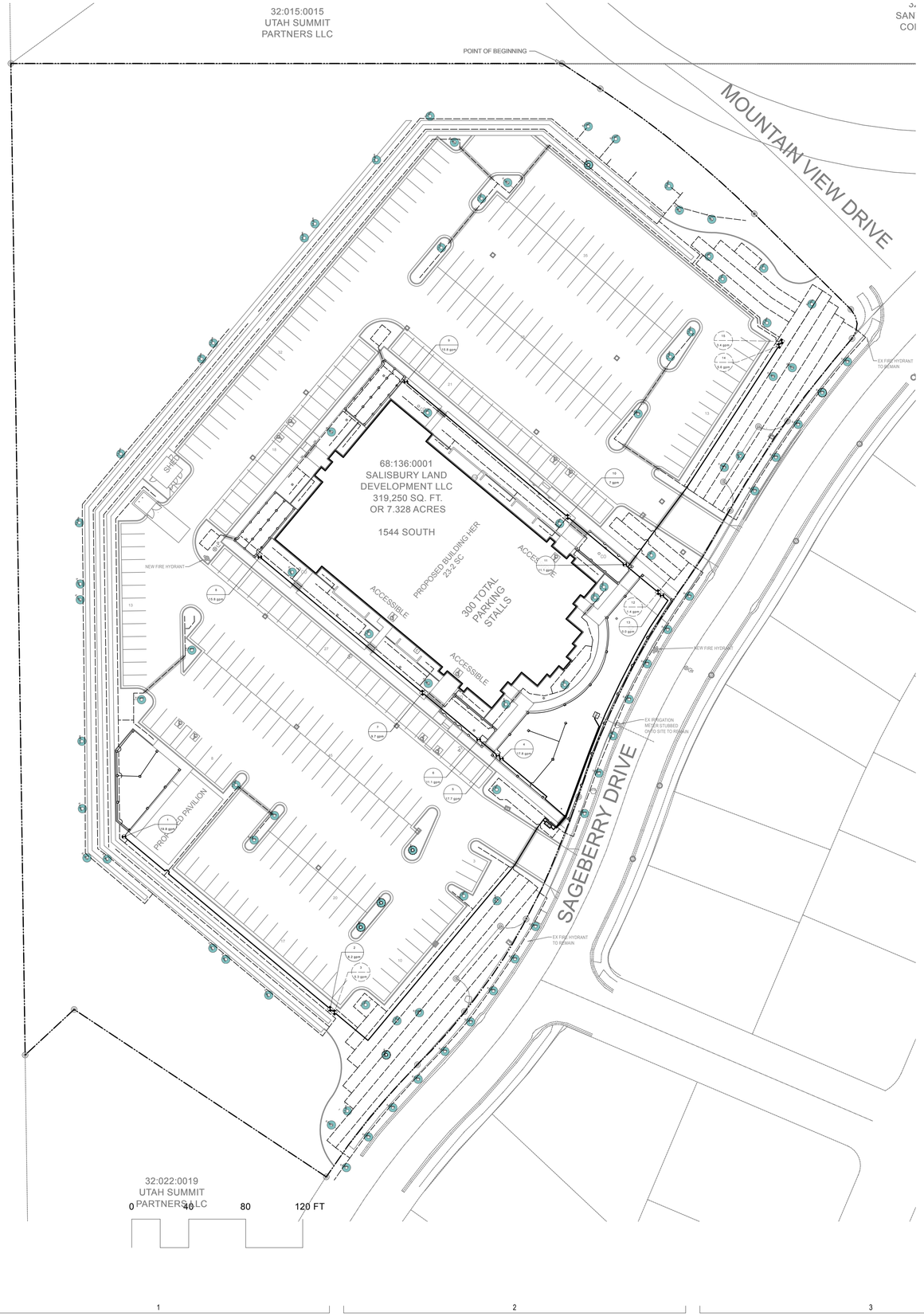
JOB NUMBER:	501-2698
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE PLAN - SOUTH

L113

01 January, 2000



IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	MODEL	DETAIL
OUTLETS				
	MPR Fixed Nozzles	RAIN BIRD	1800 (r) Series	---
	5004-PCR	RAIN BIRD	25Q+	A/L502
	5004-PCR	RAIN BIRD	25TQ	A/L502
	5004-PCR	RAIN BIRD	30F	F/L5.02
	5004-PCR	RAIN BIRD	35F	F/L5.02
	5004-PCR	RAIN BIRD	30TQ	F/L5.02
	5004-PCR	RAIN BIRD	30Q+	F/L5.02
	5004-PCR	RAIN BIRD	35TQ	F/L5.02
	5004-PCR	RAIN BIRD	35Q+	F/L5.02
	5004-PCR	RAIN BIRD	25Q	A/L502
	5004-PCR	RAIN BIRD	25H	A/L502
	5004-PCR	RAIN BIRD	25F	A/L502
	5004-PCR	RAIN BIRD	35H	F/L5.02
	5004-PCR	RAIN BIRD	30H	F/L5.02
	5004-PCR	RAIN BIRD	30Q	F/L5.02
	5004-PCR	RAIN BIRD	35Q	F/L5.02
DRIP AREAS				
	TREE DRIP RING W/ ROWS SPACED @ 24" APART	NETAFIM	TLCV9-12	I/L502

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION	DETAIL
VALVES				
	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	150-PESB	H/L502
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L502
OTHER EQUIPMENT				
C	SMART CONTROLLER	HYDROPOINT	WEATHERTRAK ET PRO3	C/L504
POC	POINT OF CONNECTION ONTO SECONDARY WATER METER			A/L503
	CONCRETE PAD FOR FILTER ASSEMBLY			C/L503

SYMBOL	TYPE	MATERIAL	DETAIL
PIPE			
	1" DRIP SUPPLY LINE. 1/2" FUNNY PIPE AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	C/L502
	1-1/2" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	C/L502
	3/4" - 1-1/2" LATERAL LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	C/L502
	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	D/L502
	PIPE SLEEVE UNDER EXISTING PAVING	SCHEDULE 40 PVC	D/L502

— VALVE NUMBER
gpm — VALVE FLOW

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
AMERICAN HORNBEAM	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
AUTUMN BRILLIANCE SERVICEBERRY	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
BIGTOOTH MAPLE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
BONNY BLUE COLORADO BLUE SPRUCE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
GREEN VASE ZELKOVA	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
GREENSPIRE LITTLELEAF LINDEN	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
HORSTMANN BLUE ATLAS CEDAR	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	B/L504
MOONGLOW JUNIPER	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	B/L504
PINYON PINE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
SKINNY GENES® OAK	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
ALPINE CARPET JUNIPER	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
ATLAS FESCUE	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BIG SAGEBRUSH	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BLONDE AMBITION BLUE GRAMA GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BLUE OAT GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BUFFALLO JUNIPER	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
CURL-LEAF MOUNTAIN MAHOGANY	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504
DWARF RUBBER RABBITBRUSH	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
OAKBRUSH SUMAC	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504
PAWNEE BUTTES WESTERN SAND CHERRY	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
SIOUX BLUE INDIAN GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
STEPPSUNS SUNSET GLOW PENSTEMON	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
TIGER EYES SUMAC	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504

NORTH

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SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number:
501-2698

JOB NUMBER: 24604
OWNER: LDS CHURCH
DATE: SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION PLAN

L121

01 January, 2000

POINT OF BEGINNING

MOUNTAIN VIEW DRIVE

68:136:0001
SALISBURY LAND
DEVELOPMENT LLC
319,250 SQ. FT.
OR 7.328 ACRES

1544 SOUTH

PROPOSED BUILDING HER
23-2 SC

300 TOTAL
PARKING
STALLS

ACCESSIBLE

ACCES

SHED

NEW FIRE HYDRANT

EX FIF
TO RE

9
15.8 gpm

8
15.8 gpm

10
7 gpm

11
11.1 gpm

12
1.4 gpm

14
5.6 gpm

15
3.4 gpm

32
35
38
21
18
13

NORTH

0 20 40 60 FT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

01 January, 2000

uncommon architects
684 W Center St
Midvale UT 84047
uncommonarch.com
(801)-417-9951

STATE OF UTAH
11/29/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

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SANTAQUIN STAKE CENTER

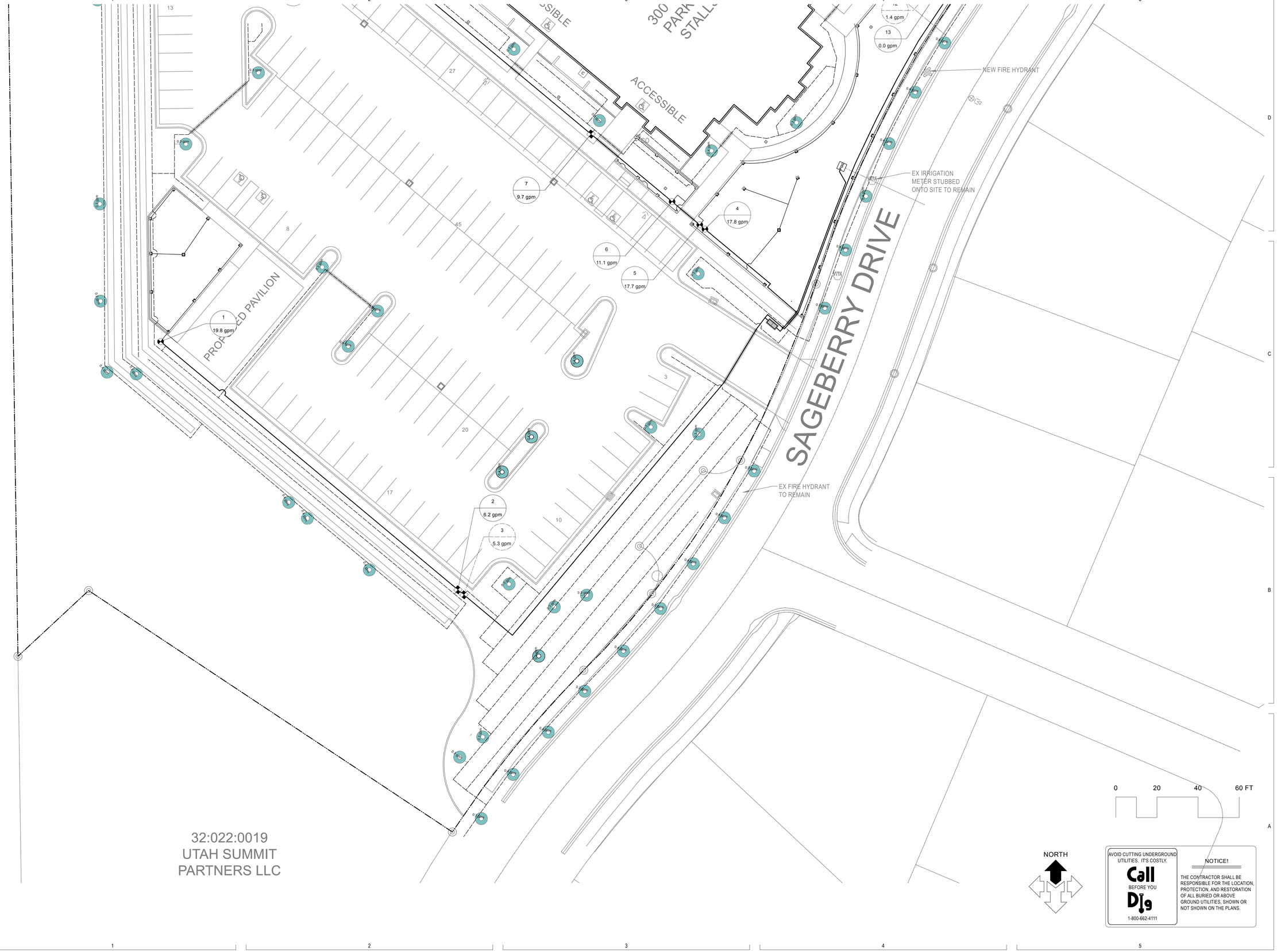
1544 SOUTH SAGEBRRY DRIVE
SANTAQUIN, UTAH

JOB NUMBER:	501-2698
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION PLAN - NORTH

L122



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SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBRRY DRIVE
SANTAQUIN, UTAH

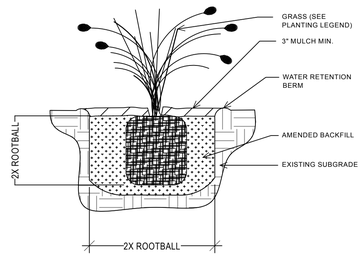
JOB NUMBER:	501-2698
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW,COMMENTS

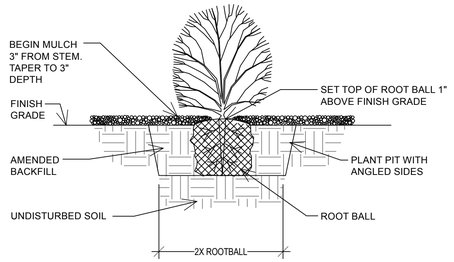
LANDSCAPE IRRIGATION PLAN - SOUTH

L123

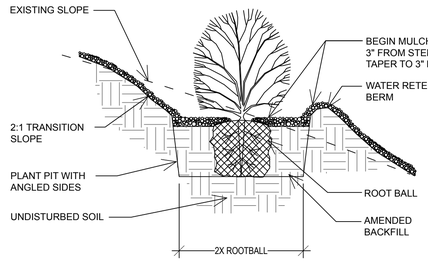
01 January, 2000



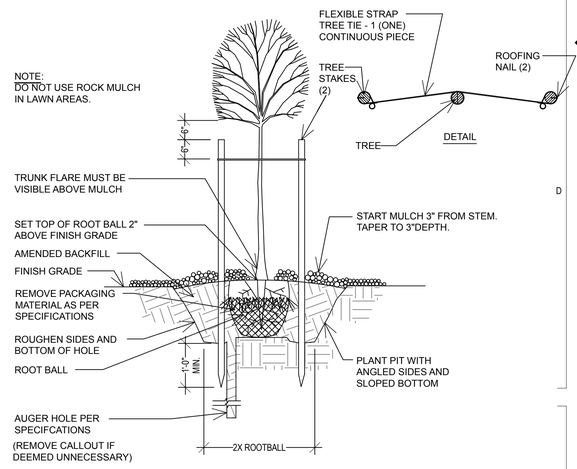
A ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



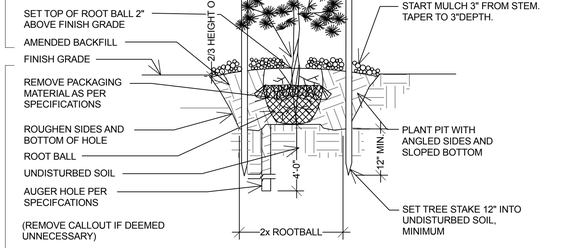
B SHRUB PLANTING
NOT TO SCALE



C PLANTING ON SLOPE
NOT TO SCALE



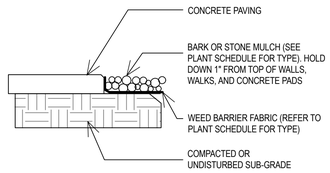
D TREE PLANTING AND STAKING
NOT TO SCALE



E CONIFER PLANTING AND STAKING
NO SCALE

NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ. OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



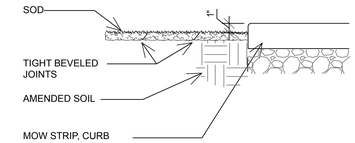
F MULCH
NO SCALE



BOULDER PLACEMENT DETAIL
NO SCALE

NOTES:

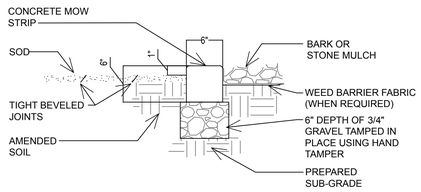
A. LAYING OF SOD:
   1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
   2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
   3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
   4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
   5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
B. AFTER LAYING OF SOD IS COMPLETE:
   1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
   2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
   3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.



H SOD INSTALLATION
NO SCALE

NOTES:

1. MOW STRIP TO BE 4,500 PSI CONCRETE WITH 6% AIR ± 1 1/2.
2. INSTALL EXPANSION AND CONTROL JOINTS AS PER SPECIFICATIONS.
3. PROVIDE POSITIVE DRAINAGE AROUND MOW STRIPS. DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
4. MAXIMUM 1/2" WIDTH VARIATION.
5. FOLLOW LAYOUT PLAN PRECISELY AS SHOWN ON MOW STRIP/EDGING DIMENSION PLAN.
6. RAISE THE LAWN GRADE 1" WHEN SEEDING.



I CONCRETE MOW STRIP
SCALE:

01 January, 2000

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1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

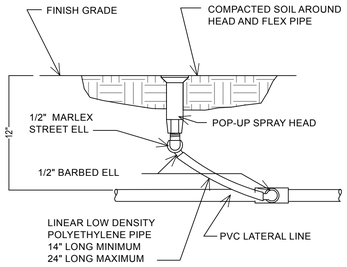
Property Number:
501-2698

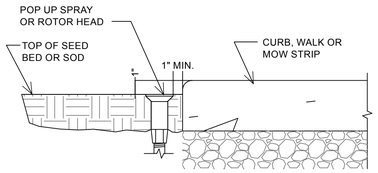
JOB NUMBER:	24604
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

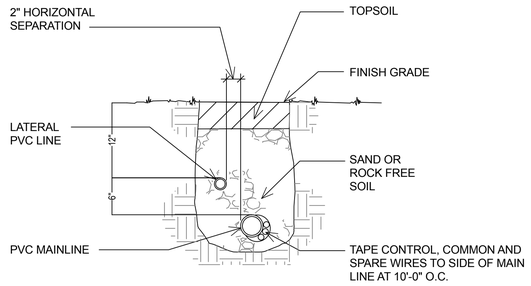
REV	DATE	DESCRIPTION

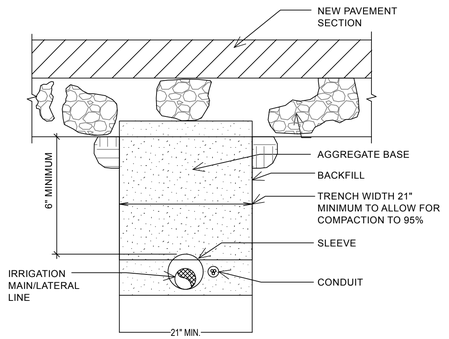
LANDSCAPE DETAILS

L501









A SPRAY AND ROTARY HEAD ASSEMBLY

NO SCALE

B SPRINKLER HEAD OR ROTOR NEXT TO CURB OR WALK

NO SCALE

C TRENCH SECTION - CONVENTIONAL WIRE SYSTEM

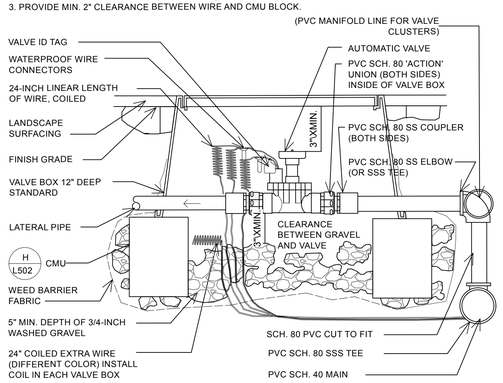
NO SCALE

D MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS

NO SCALE

NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



E AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM

NO SCALE

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



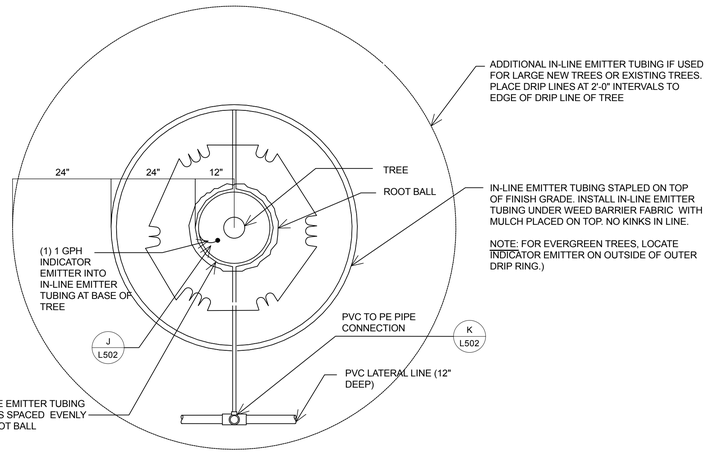
F DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM

NO SCALE

NOTE:
1. IF BALL VALVE IS INCLUDED WITH DRIP ZONE KIT, INCLUDE ENTIRE KIT WITHIN ONE BOX. REMOVE ROUND BOX. IF BALL VALVE IS PURCHASED SEPARATELY, INSTALL AS SHOWN, OR AS PER C/L502 FOR MULTIPLE DRIP VALVE ASSEMBLY.
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS

G DRIP VALVE ASSEMBLY

NO SCALE



I TREE DRIP - PLAN VIEW (Planter Areas)

NO SCALE

NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.

NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

J INDICATOR EMITTER

NO SCALE

NOTE:
1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

K PVC TO IN-LINE EMITTER

NO SCALE

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STATE OF UTAH
11/29/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number:
501-2698

JOB NUMBER:	24604
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

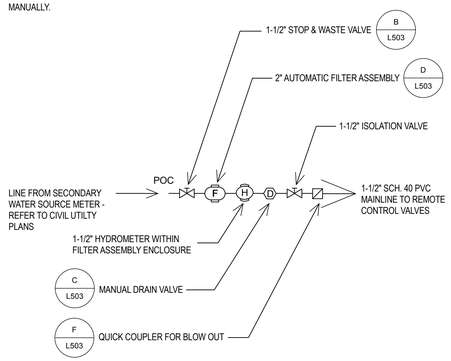
REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION DETAILS

L502

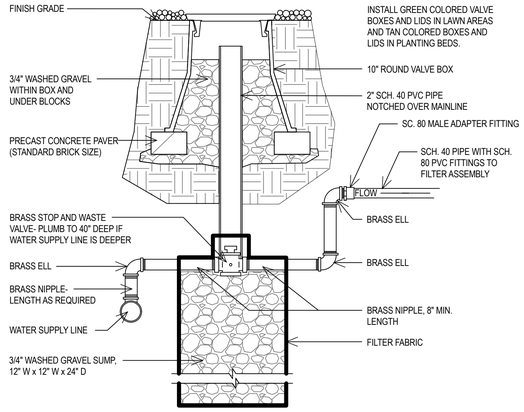
01 January, 2000

NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE FLOW SENSOR, MASTER VALVE, AND FILTER ASSEMBLY IS TO BE DRAINED MANUALLY.

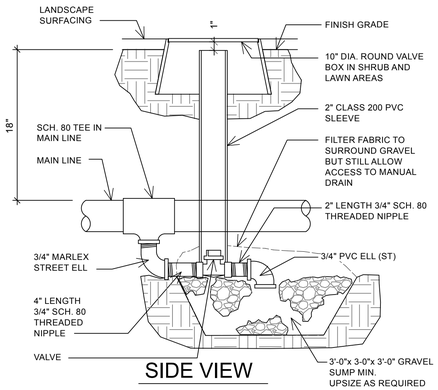


A POC SCHEMATIC LAYOUT
NO SCALE

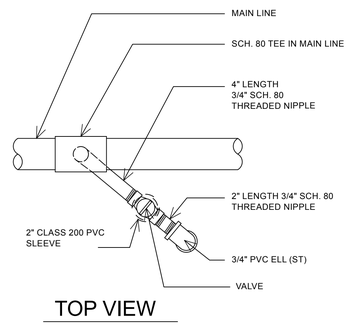
NOTE:
INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.



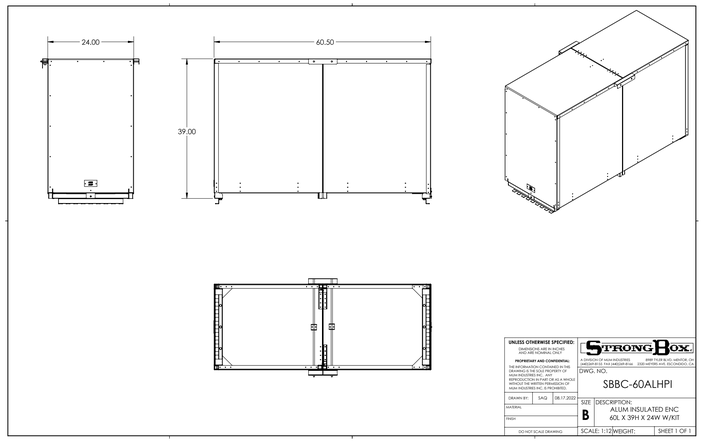
B STOP & WASTE VALVE
NO SCALE



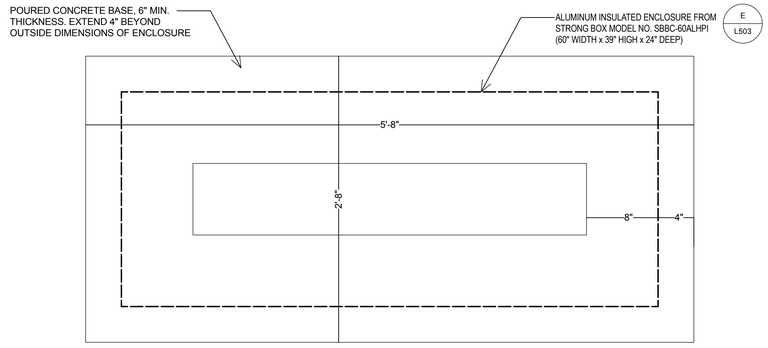
NOTE:
DRAIN INTO CENTER OF GRAVEL SUMP



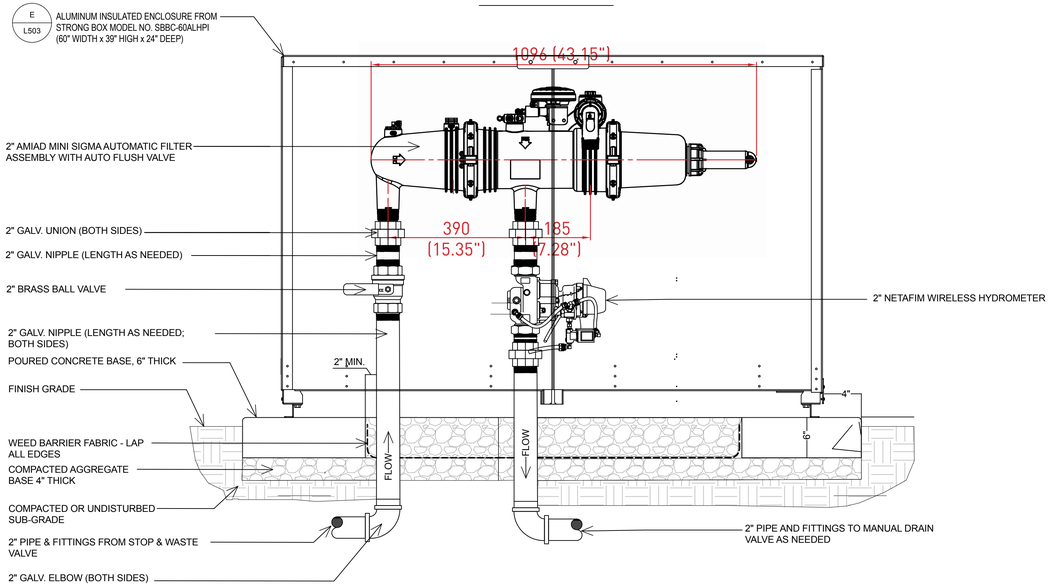
C MAIN LINE MANUAL DRAIN VALVE



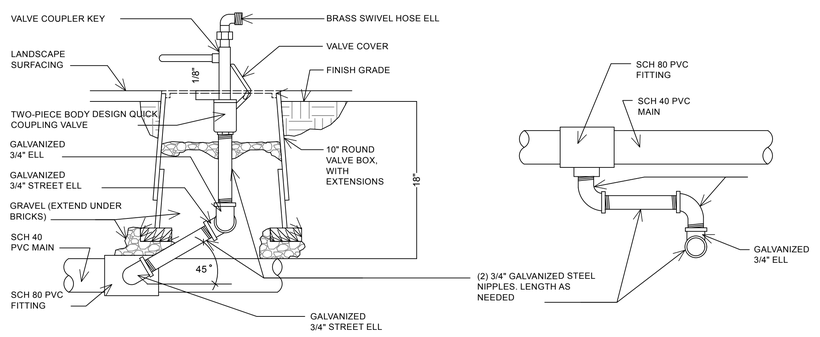
E FILTER ASSEMBLY ENCLOSURE
NO SCALE



TOP VIEW



D AUTOMATIC FILTER ASSEMBLY WITH HYDROMETER
NO SCALE



F QUICK COUPLING VALVE
NO SCALE

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SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number:
501-2698

JOB NUMBER:	24604
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

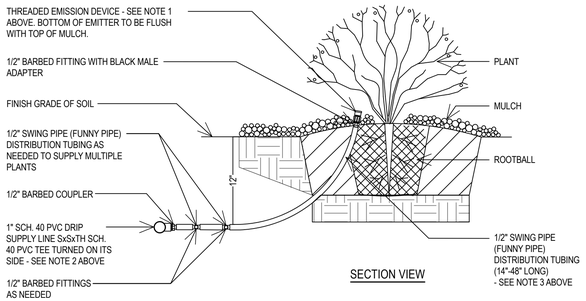
REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION DETAILS

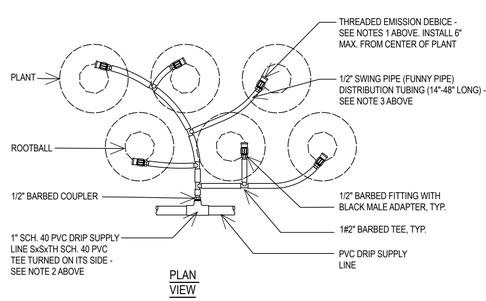
L503

NOTES:

1. SEE EMISSION DEVICE SCHEDULE ON IRRIGATION PLAN FOR TYPE, QUANTITY AND SIZE OF EMISSION DEVICE PER PLANT.
2. INSTALL A MAX. OF (6) EMISSION DEVICES PER PVC CONNECTION.
3. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



SECTION VIEW



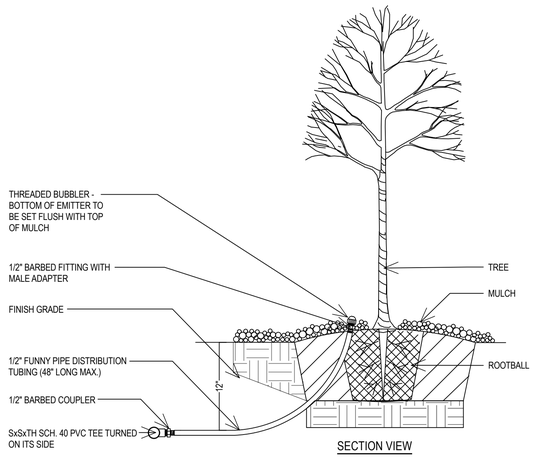
PLAN VIEW

A DRIP EMISSION DEVICE @ SHRUBS

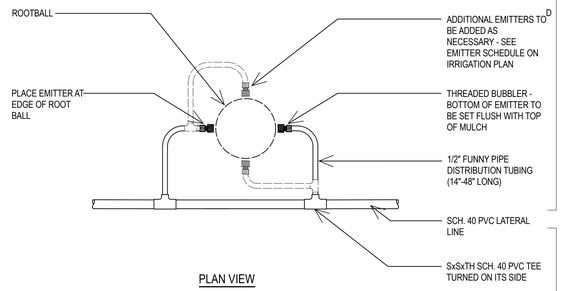
NO SCALE

NOTES:

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



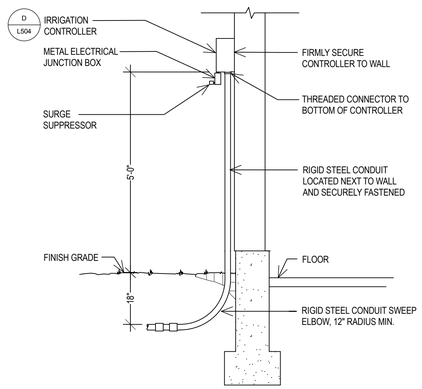
SECTION VIEW



PLAN VIEW

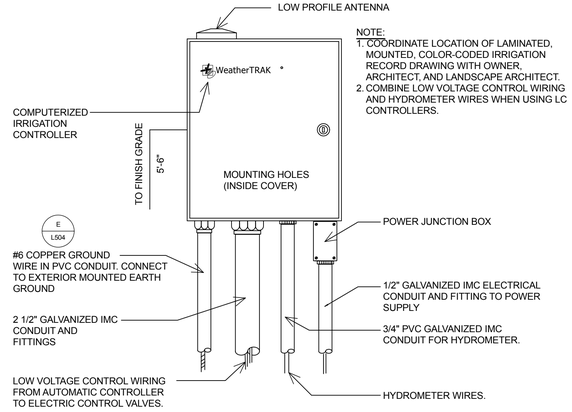
B DRIP BUBBLER @ TREES

NO SCALE



C CONTROLLER

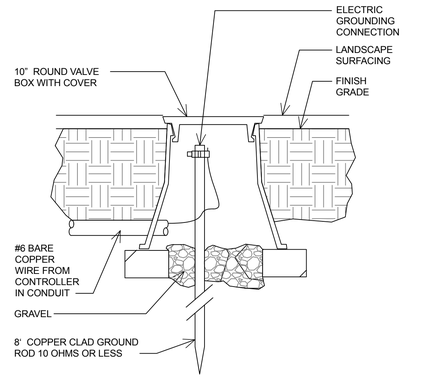
NO SCALE



NOTE:
1. COORDINATE LOCATION OF LAMINATED, MOUNTED, COLOR-CODED IRRIGATION RECORD DRAWING WITH OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
2. COMBINE LOW VOLTAGE CONTROL WIRING AND HYDROMETER WIRES WHEN USING LC CONTROLLERS.

D SMART CONTROLLER

NO SCALE



E LIGHTNING GROUNDING ROD

NO SCALE

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1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

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Property Number:
501-2698

JOB NUMBER:	24604
OWNER:	LDS CHURCH
DATE:	SEPTEMBER 2024

REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION DETAILS

L504

01 January, 2000



RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Fill the tab key or mouse over the page to see all interactive elements

Specifications

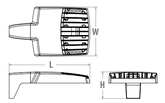
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [1]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4]
			R4S Type 4 Short	120 [1] 277 [1]	WBA Wall bracket [4]
			R5 Type 5 Wide [5]	208 [1] 347 [1]	WBASC Wall bracket with surface-conduit box
			R5S Type 5 Short [5]	240 [1] 480 [1]	AASP Adjustable tilt arm square pole mounting [4]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [4]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [4]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface-conduit box [4]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS	House-side shield [1]	DBLXD	Black
PE	Photocontrol, button style [2]	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) [3,6,7]	DWHXD	White
SF	Single fuse (120, 277, 347) [1]	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) [1]	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	DNATXD	Textured Natural Aluminum
FAO	Field adjustable output [8]	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]		

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight Air generation 2 with Networked, Bi-Level motion/ambient sensor [3,5,10,11]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [12]

***Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [1]
EGFV	External glare full visor (360° around light aperture) [1]
BS	Bird spikes [13]

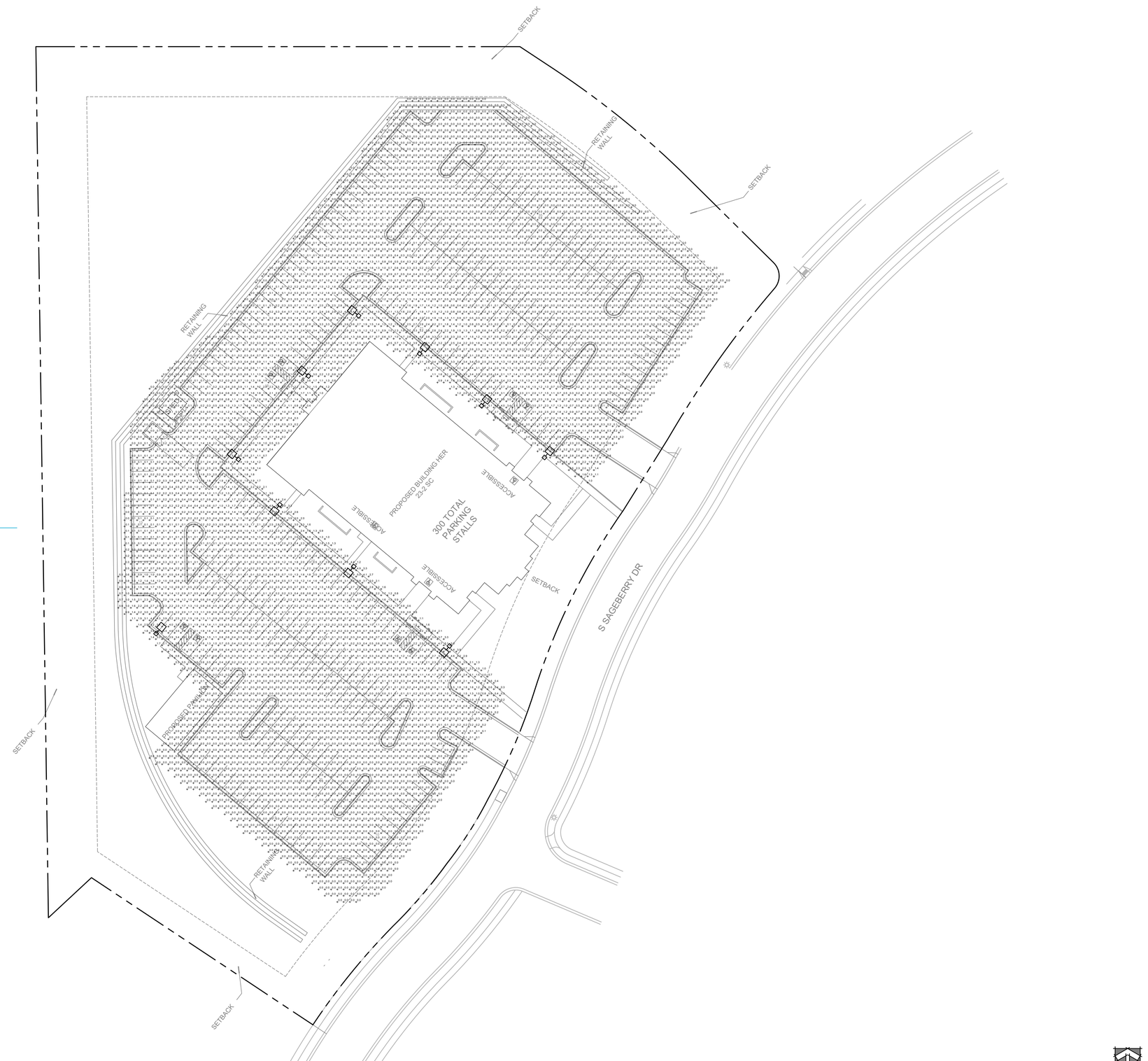
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,321	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,389	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125



A1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'

uncommon architects
684 W CENTER ST.
MIDVALE, UT 84047
uncommonarch.com
(801)-417-9951

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SANTAQUIN WEST

1544 S SAGEBERRY DR, SANTAQUIN, UT

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

JOB NUMBER: 501-7667

OWNER: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

DATE: 2024.12.02

REV	DATE	DESCRIPTION

PHOTOMETRIC SITE PLAN

ES101P

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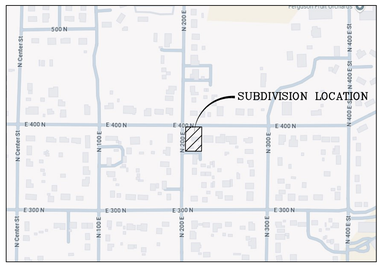
Item 2.

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

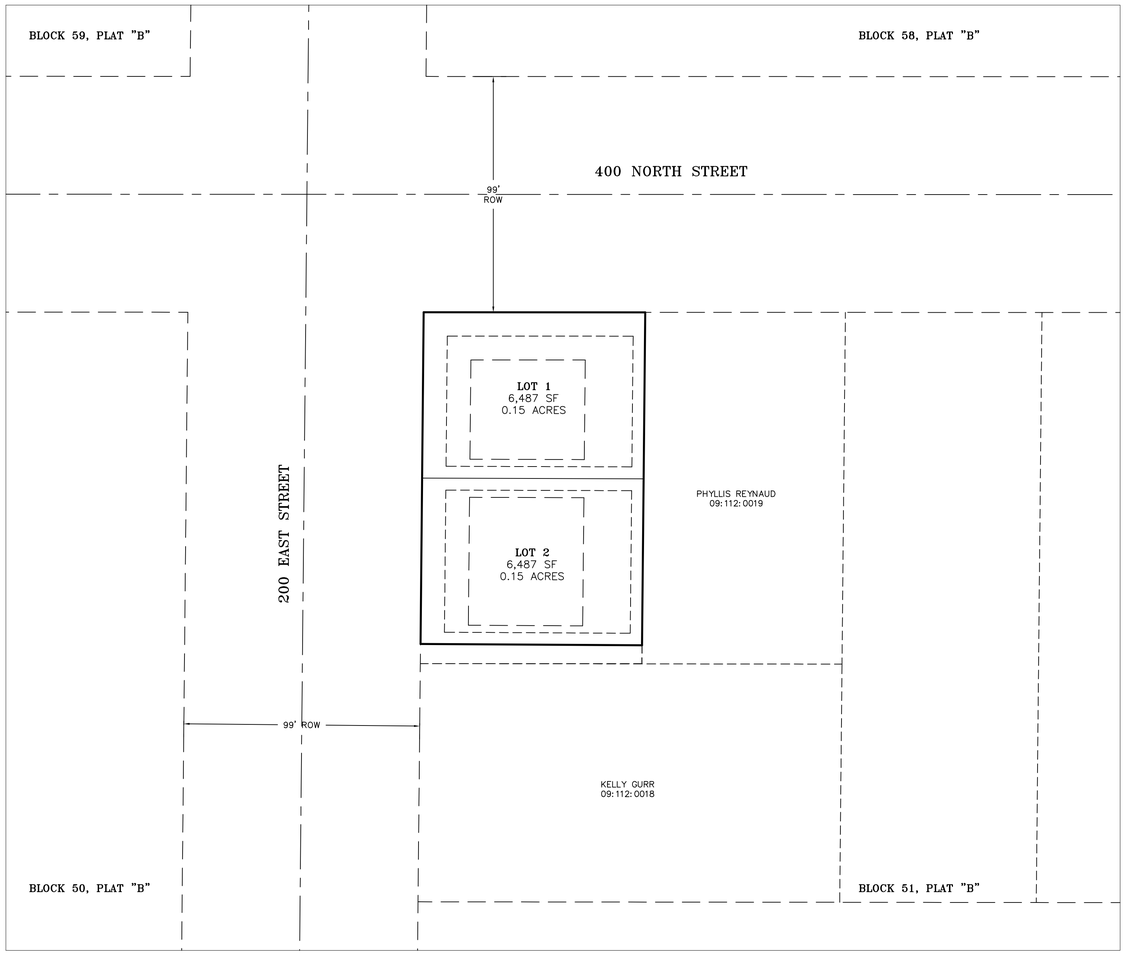
PLAT "A" PEAK SUBDIVISION

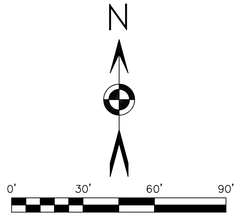
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #	SHEET NAME
1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN
4	SURVEY PLAT



VICINITY MAP
-NTS-

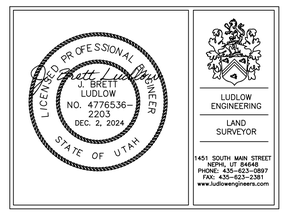




SCALE
1"=30'

DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=0.30
LOTS/ACRE=6.67

GENERAL NOTE:
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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:
PEAK TO PEAK REAL ESTATE, LLC
JARRETT WHITE
435-851-1101

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

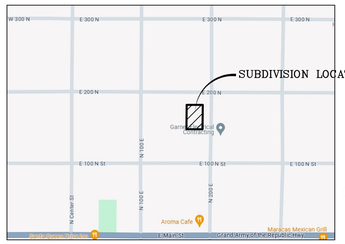
LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" PEAK SUBDIVISION
LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2024

1

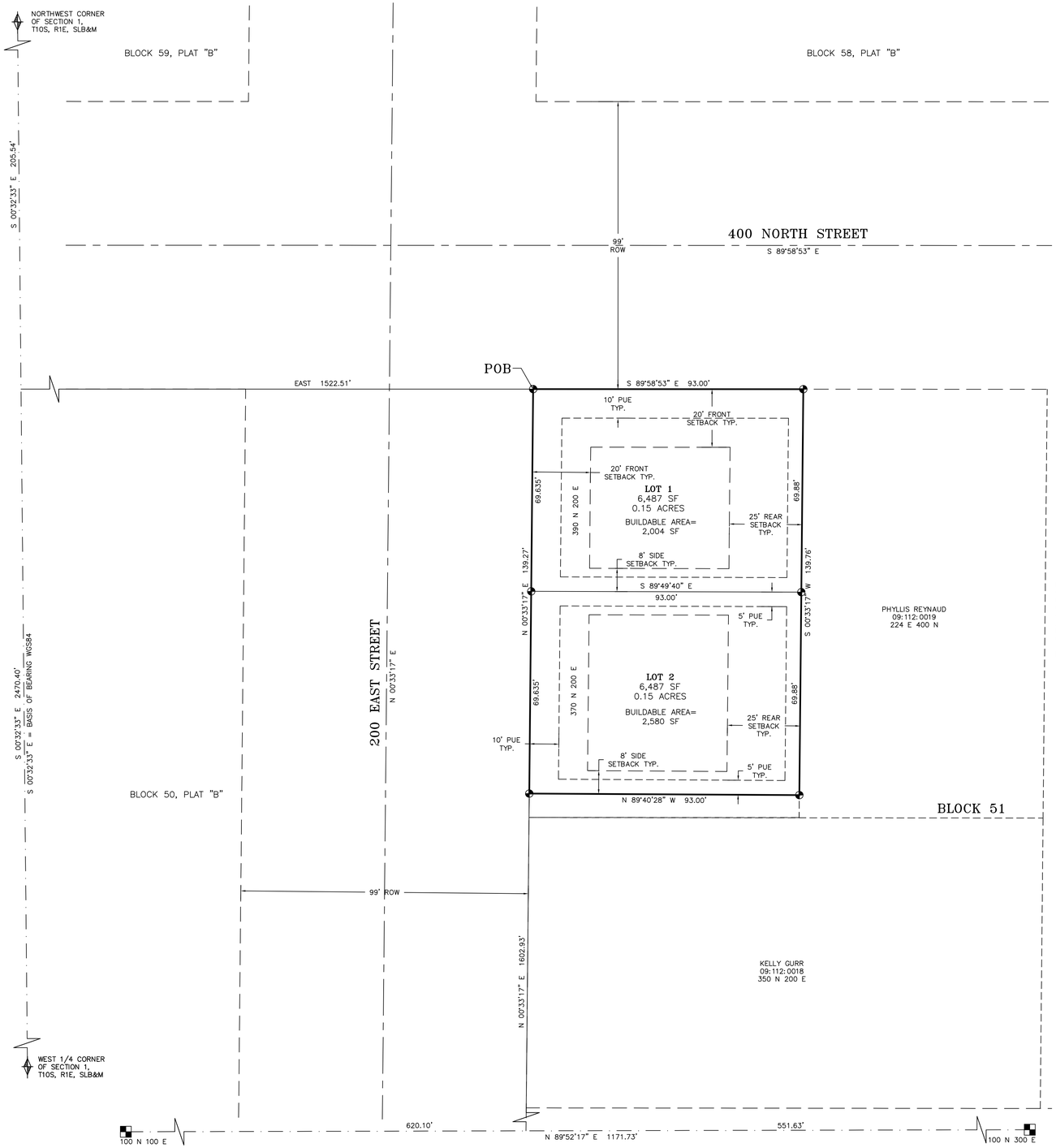
PLAT "A" PEAK SUBDIVISION

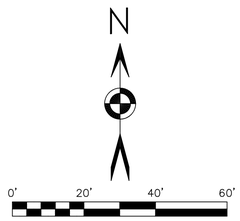


VICINITY MAP
–NTS–

GENERAL NOTE:
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

SETBACK REQUIREMENTS:
FRONT=
15.00' TO COVERED PORCHES
20.00' TO LIVING AREA OR GARAGE SIDE
25.00' TO GARAGE DOOR
SIDE=8.00'
REAR=25.00'





SCALE
1"=20'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = FOUND INTERSECTION MONUMENT
- = LAND OWNER DEED DESCRIPTION LINE
- = DESCRIBED BOUNDARY
- = SECTION LINE
- = SETBACK
- = EASEMENT
- XXX N. = ADDRESS

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 20___
DOMINION ENERGY
BY: _____
TITLE: _____

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20___.

JARRETT WHITE, MANAGING MEMBER OF
PEAK TO PEAK REAL ESTATE, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE PLANNING COMMISSION.

CHAIRMAN _____ DIRECTOR / SECRETARY _____

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____

CENTRACOM _____ DATE _____

CENTURY LINK _____ DATE _____

PLAT A

PEAK

SUBDIVISION

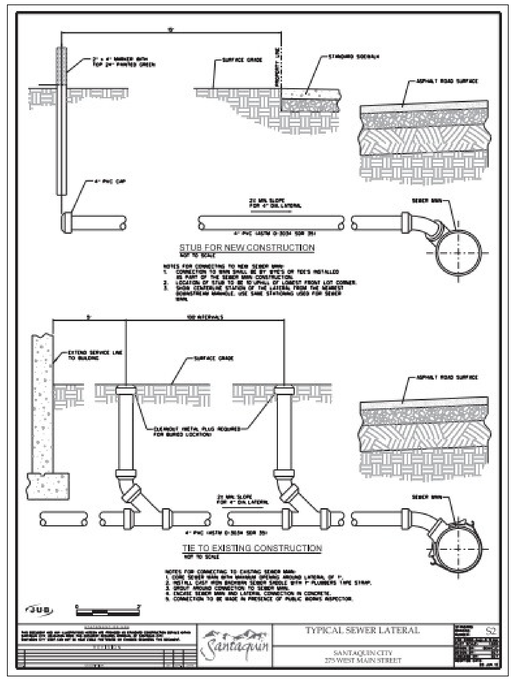
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

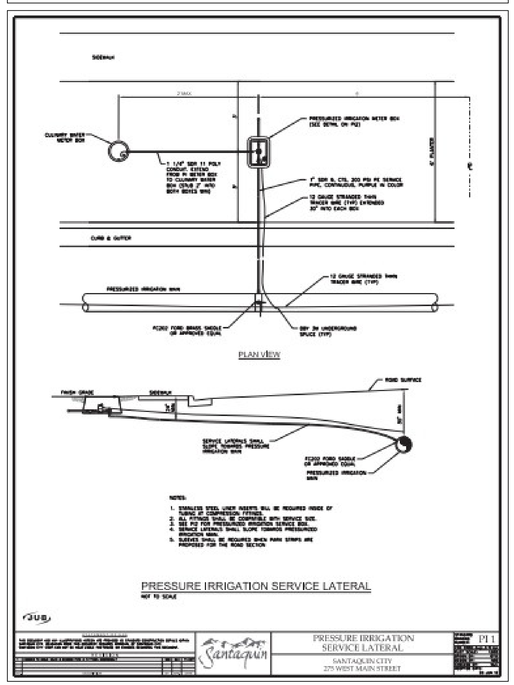
SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

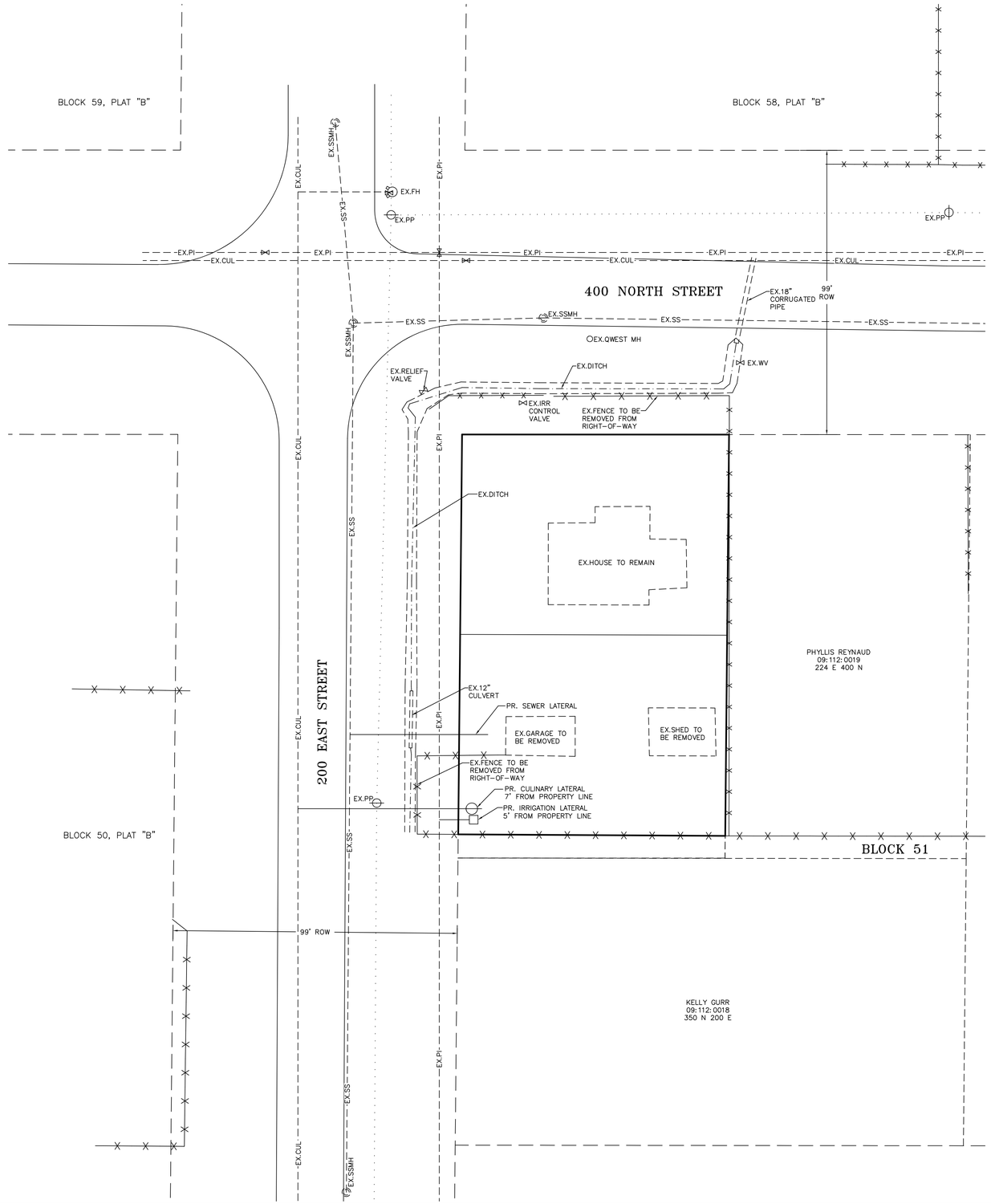
COUNTY RECORDER'S CERTIFICATE

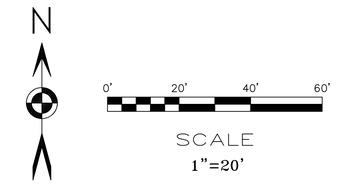
LUDLOW ENGINEERING & LAND SURVEYING
645 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381
LE 4471

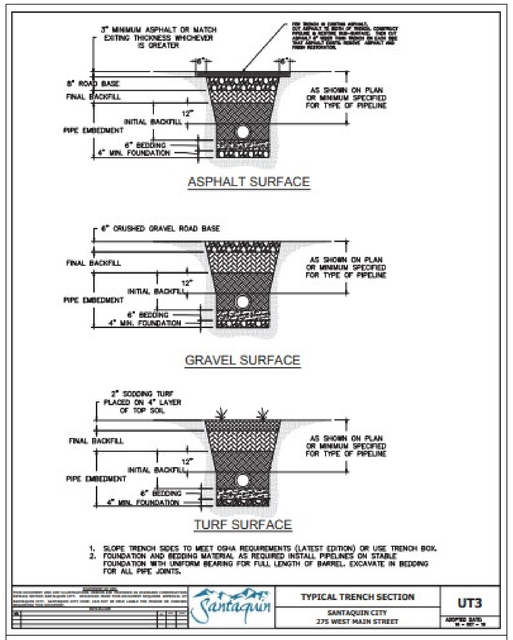
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

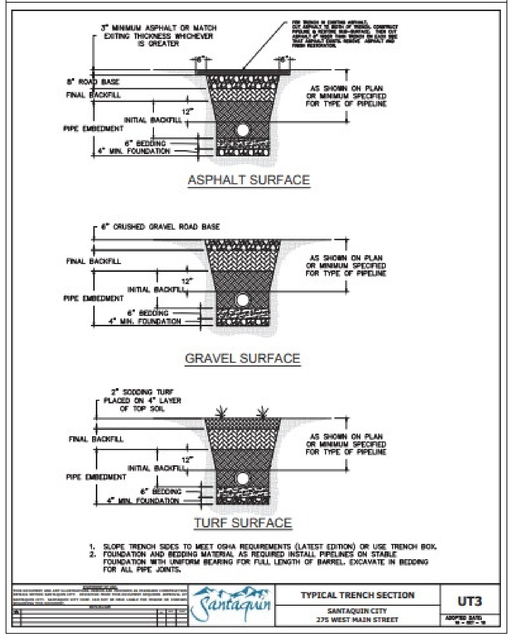












REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

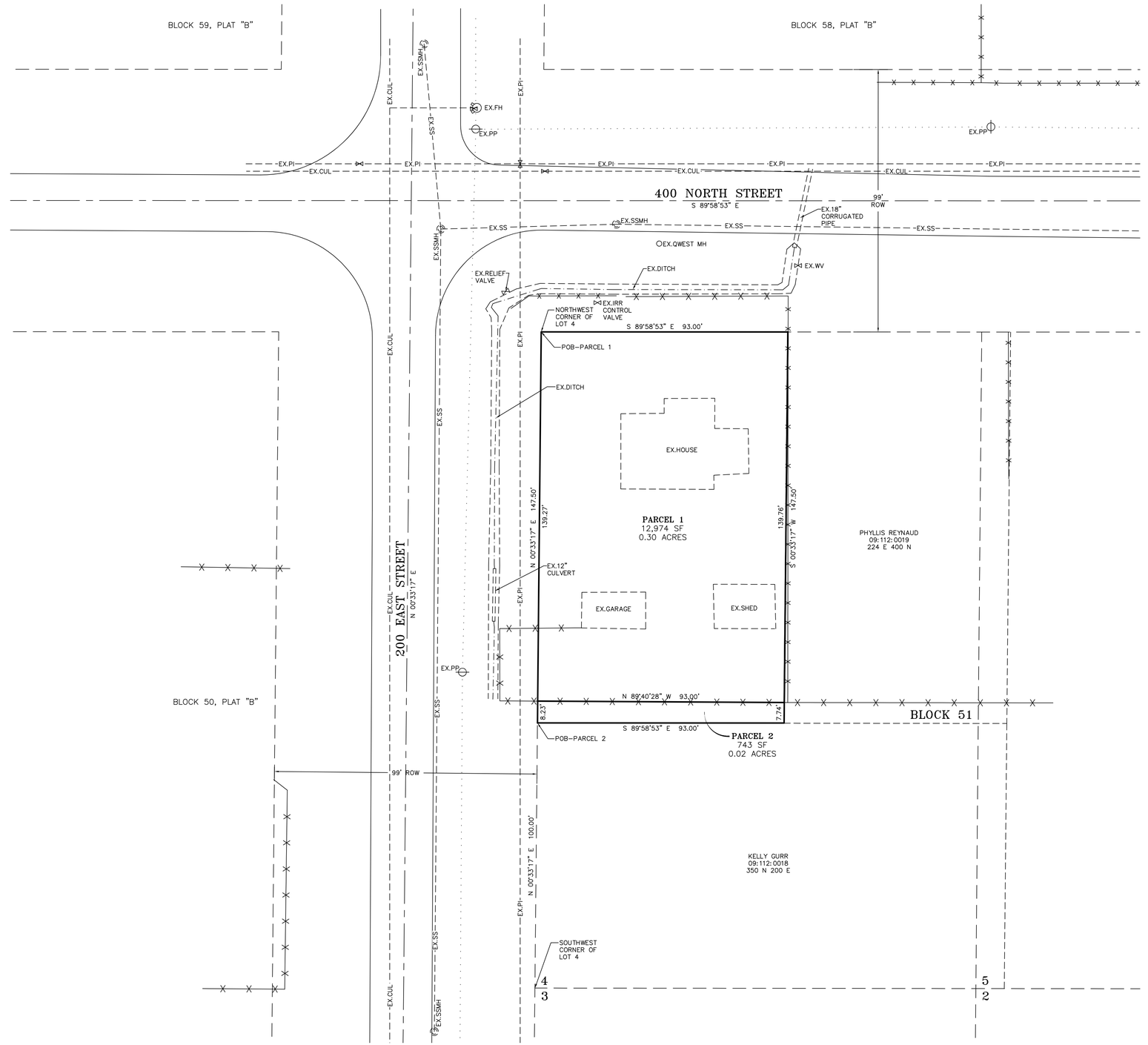
LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

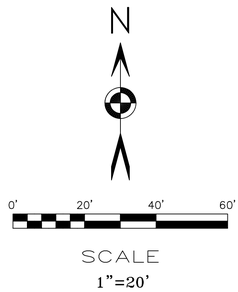
UTILITY PLAN

PLAT "A" PEAK SUBDIVISION
LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2024

SHEET C 3 SHEETS

BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY





SCALE
1"=20'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = EXISTING FENCE LINE
- = DESCRIBED BOUNDARY

NARRATIVE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

CURRENT DEED DESCRIPTION

TAX PARCEL #09-112-0013: COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

REQUESTED SURVEYED DESCRIPTION

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES N00°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N00°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE S00°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



Daryl N Penrod

DARYL N. PENROD	10/31/2024	5331527
	DATE	UT. LICENSE NO.

REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

SURVEY FOR
PEAK TO PEAK REAL ESTATE, LLC
SECTION 1, T 10 S, R 1 E, SLB&M.
SANTAQUIN CITY, UTAH COUNTY, UTAH
OCTOBER 2024

SHEET 1 | 1 SHEETS

DRC Members in Attendance: City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, City Manager Norm Beagley, Senior Planner Ryan Harris, and Fire Chief Ryan Lind.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, Michelle MacDonnell (via Zoom), and Maria Quintero (via Zoom).

Lieutenant Mike Wall was excused from the meeting.

No other members of the public attended the meeting.

1. The Hills LDS Church Site Plan
A site plan review for an LDS church located at 1544 South Sageberry Drive

Building Official Spadafora had no comments.

Fire Chief Lind indicated that the turning radius in and out of the site is not suitable for turning fire apparatus' adding that the encroaching landscaping makes it even more difficult. He stated that the minimum drive width, per fire code, is 26 feet of asphalt. Engineer Lundell recommended that the drive approaches coming into the site be relocated to the north and south of the building so they're in line with the drive aisles that circle around the building.

Public Works Director Callaway stated that there are currently 1-inch service laterals (culinary water and pressurized irrigation) stubbed into the lot. He indicated that normally, 2-inch water lines are preferred, especially for this size of building. However, he believes that there are roads to the south and to the north that will bring in 2-inch water lines as well as required fire lines.

Senior Planner Harris indicated that a photometric lighting plan must be submitted to the city detailing what type of lighting will be installed insuring that the lights don't shine directly at nearby homes. Senior Planner Harris also highlighted where trees need to be removed that could impede the 26" fire access and drive aisle. Planner Harris pointed out that the west side parking next to the church building is under 18 feet. He stated that the city code requires for a 20-foot-deep parking stall, adding that the parking stalls that are along the western side of the parking lot are measured at 20 feet may be reduced to the 18-foot minimum and thus allowing for the parking lots adjacent to the building to be 20 feet deep.

Engineer Lundell pointed out general notes that need to be added to the plans sets. He discussed storm draining requirements stating that City Code does not allow for discharge into the city's system as all storm drainage must be retained on site.

Manager Beagley made a motion to table The Hills LDS Church Site Plan so that redlines may be addressed. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes

City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval

Manager Beagley made a motion to approve the October 8, 2024 meeting minutes. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Fire Chief Lind made a motion to approve the October 22, 2024 meeting minutes. Senior Planner Harris seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:20 a.m.

_____ _____

Jon Lundell, City Engineer Amalie R. Ottley, City Recorder

DRAFT