Development Review Committee

Tuesday, October 13, 2026 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 Santaquin City YouTube Channel Link 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 10 or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Citadel Storage Subdivision
2. Summit Ridge Parkway Maverik
3. Traffic Control Request - Stop Sign at Longview and Sageberry Drive

MEETING MINUTES APPROVAL

4. September 8, 2026

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 the City of Santaquin, UT Website, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website. A copy of the notice may also be requested by calling (801)754-1904.

By: 

Stephanie Christensen, City Recorder

GENERAL NOTES

1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

(A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

(B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

(C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

(D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.

(E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.

(F) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

(G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE SANTAQUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF SANTAQUIN WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.

9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.

10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.

14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE PAYSON CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.

15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.

16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.

17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.

18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.

19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

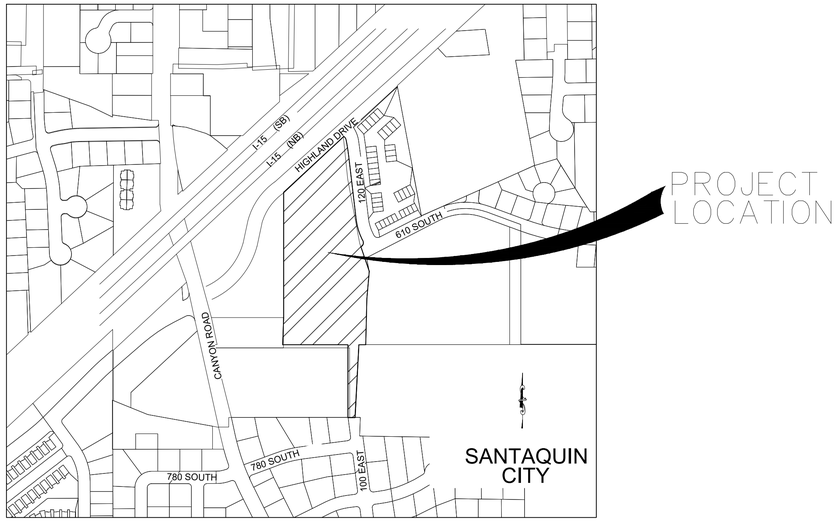
20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/ SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

CITADEL SANTAQUIN STORAGE UNITS

CONSTRUCTION PLANS

560 South 120 East
Santaquin, Utah

AUGUST 24, 2026



VICINITY MAP

CITY NOTES:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENMTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

INDEX OF SHEETS

SHEET	DESCRIPTION
0.00	COVER
0.10	EXISTING CONDITIONS
1.00	SITE PLAN
1.10	GRADING PLAN
1.20	UTILITY PLAN
2.00-2.01	100 EAST PLAN & PROFILE SHEETS
2.10	SD PROFILES
3.00	SCI&CC IRRIGATION PLAN & PROFILE
4.00-4.01	DETAIL SHEETS
	STORMTECH PLANS

For Review
08/25/2026 3:05:20 PM

ZONING : RC (RESIDENTIAL COMMERCIAL)
TOTAL # LOTS : 2
TOTAL ACREAGE : 7.15 ACRES
TOTAL ACREAGE IN LOTS : 5.79 ACRES

GEOTECHNICAL ENGINEER:
CMT TECHNICAL SERVICES
JEFFREY EGBERT, P.E.
801-810-8193
496 E 1750 N SUITE B
VINEYARD, UTAH 84057

ENGINEER:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
801-377-1790
578 EAST 770 NORTH
OREM, UTAH 84097

OWNER:
RIDGEPOINT MANAGEMENT GROUP, LLC
HEATH JOHNSTON
801-764-9191
947 SOUTH 500 EAST #100
AMERICAN FORK, UTAH 84003

1-800-662-4111
811
Know what's below.
Call before you dig.

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

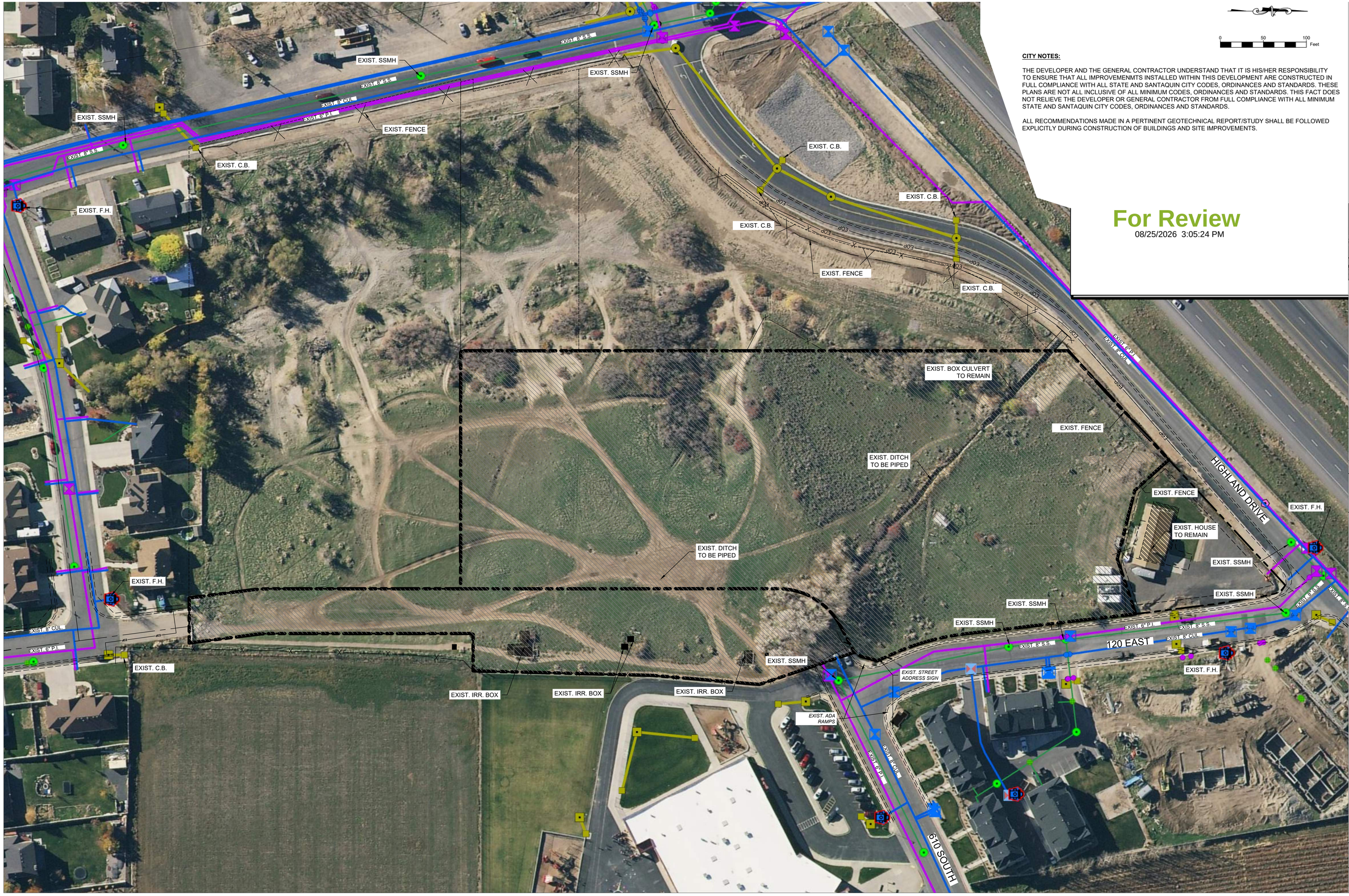
Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: COVER SHEET

PROJECT NO. 2026.031

SHEET NO. 0.00

PRINT DATE: 8/24/2026



0 50 100 Feet

CITY NOTES:

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For Review
08/25/2026 3:05:24 PM

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Office: (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: EXISTING CONDITIONS

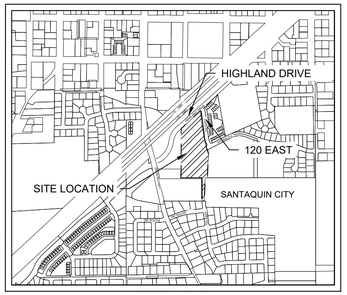
PROJECT NO.
2026.031

SHEET NO.
0.10

PRINT DATE: 8/24/2026

CITADEL SANTAQUIN

560 SOUTH 120 EAST SANTAQUIN, UTAH

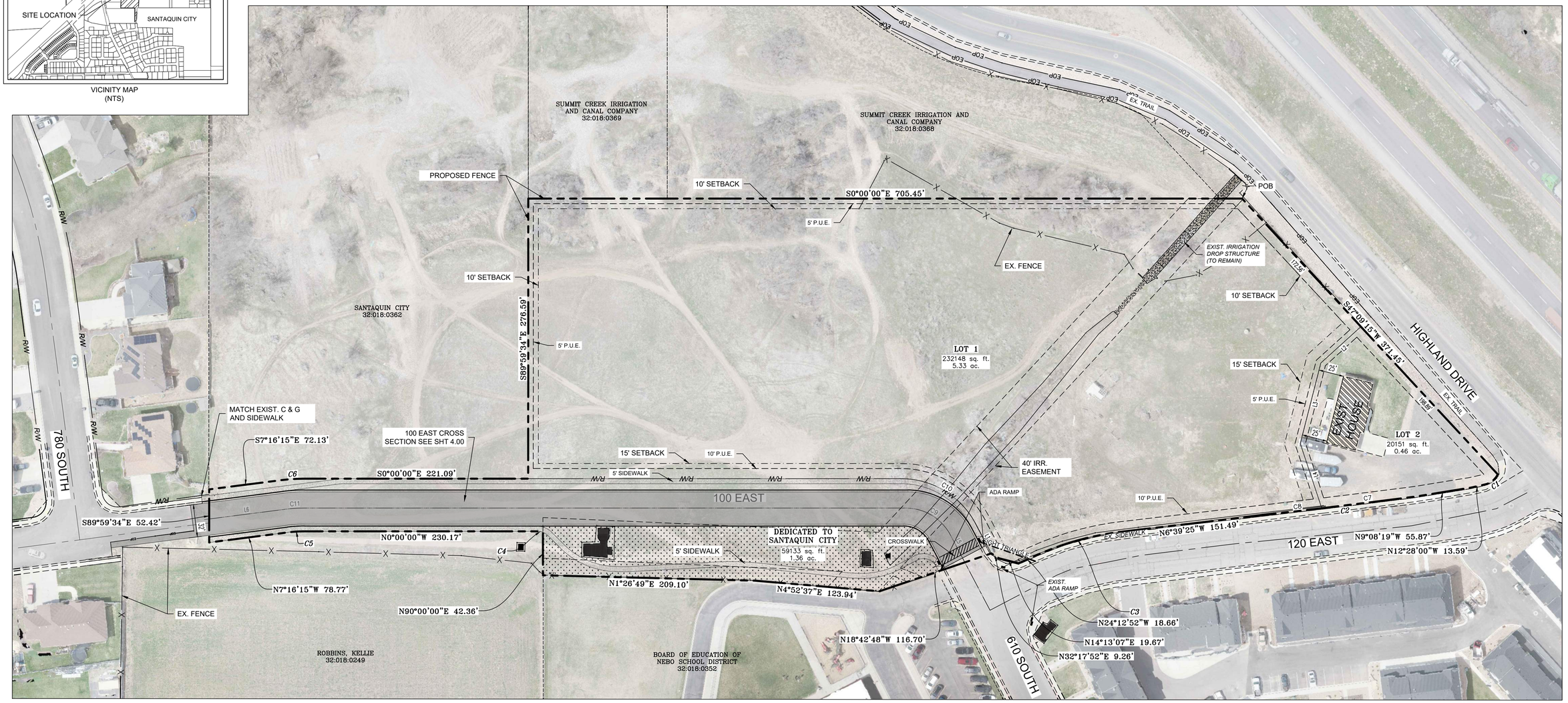


VICINITY MAP
(NTS)

LANDSCAPE
NEW ASPHALT
CONCRETE

0 50 100 Feet

For Review
08/25/2026 3:05:28 PM



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"
C4	5.57'	15.00'	5.54'	N10°38'43"E	21°17'26"
C5	16.12'	127.00'	16.11'	N3°38'07"W	7°16'15"
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°16'15"
C7	92.47'	12337.19'	92.47'	N7°05'51"W	0°25'46"
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"
C9	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"
C10	90.17'	83.00'	85.80'	N31°07'25"E	62°14'51"
C11	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.24'	N62°14'51"E
L2	53.34'	S42°09'40"E
L3	82.18'	S75°38'37"E
L4	67.32'	N71°33'48"E
L5	30.40'	N62°14'51"E
L6	75.83'	N7°16'15"W

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ZONING : RC (RESIDENTIAL COMMERCIAL)
TOTAL # LOTS : 2
TOTAL ACREAGE : 7.15 ACRES
TOTAL ACREAGE IN LOTS : 5.79 ACRES
R/W DEDICATION : 1.36 ACRES

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MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: SITE PLAN

PROJECT NO.
2026.031

SHEET NO.
1.00

PRINT DATE: 8/24/2026

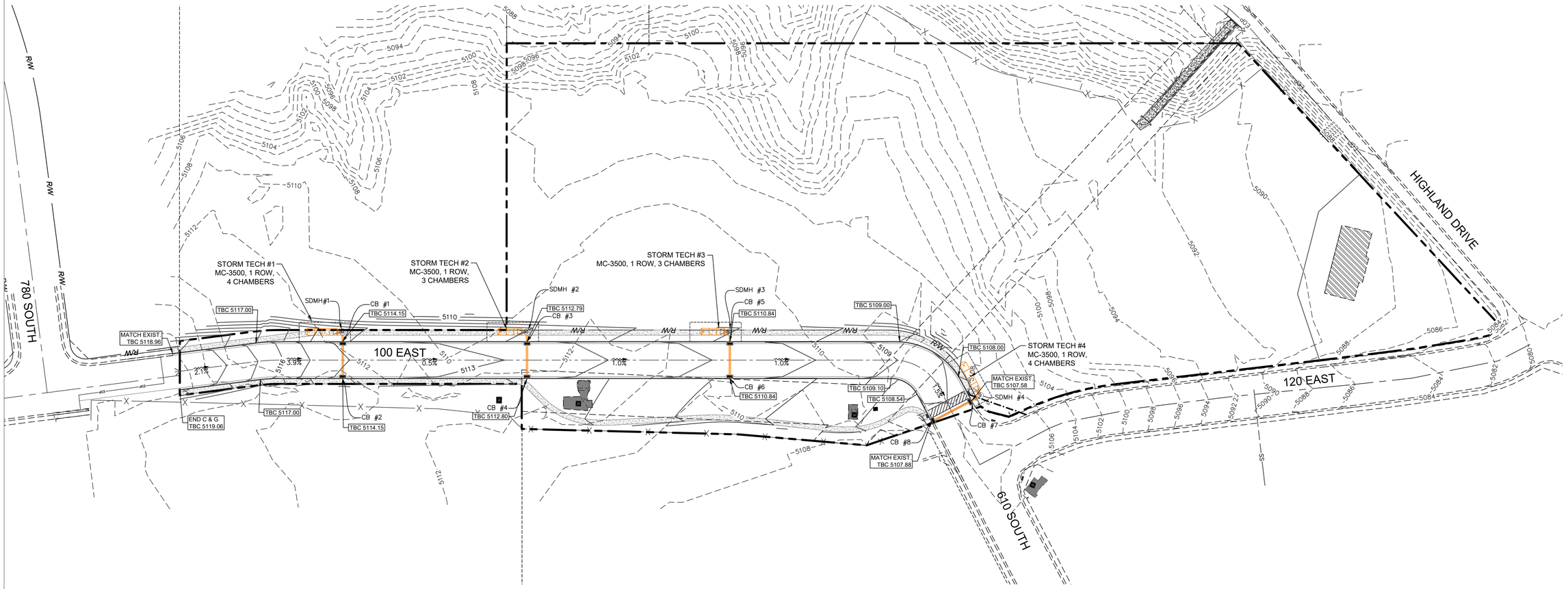
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0 50 100 Feet

For Review
08/25/2026 3:05:31 PM



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578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: GRADING PLAN

PROJECT NO.
2026.031

SHEET NO.
1.10

PRINT DATE: 8/24/2026

CITY NOTES:

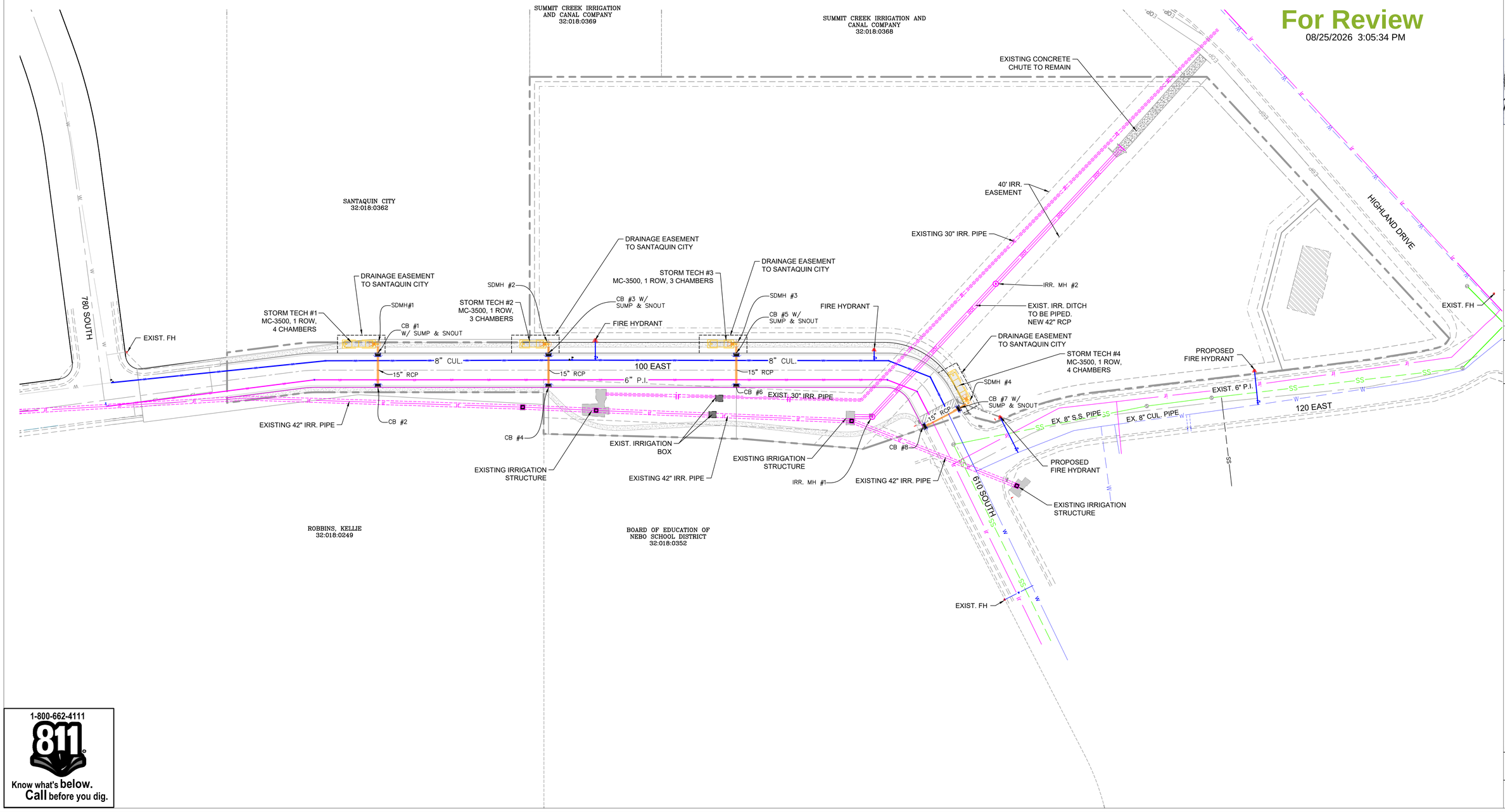
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LEGEND

- STREET LIGHT (SL)
- COMBO BOX (COMBO)
- CATCH BASIN (CB)
- SDMH
- SSMH
- FIRE HYDRANT (F.H.)
- GATE VALVE (GV)
- IRRIGATION BOX
- PROPERTY LINE
- RCP STORM DRAIN(SIZE NOTED ON PLAN)
- EXIST. CULINARY WATER
- CULINARY WATER(SEE PLAN FOR SIZE)
- PRESSURE IRRIGATION(SEE PLAN FOR SIZE)
- EXIST. PRESSURE IRRIGATION(SEE PLAN FOR SIZE)
- EXIST. SANITARY SEWER(SEE PLAN FOR SIZE)

0 50 100 Feet



For Review
08/25/2026 3:05:34 PM

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO. 2026.031

SHEET NO. 1.20

1-800-662-4111 811 Know what's **below.** **Call** before you dig.

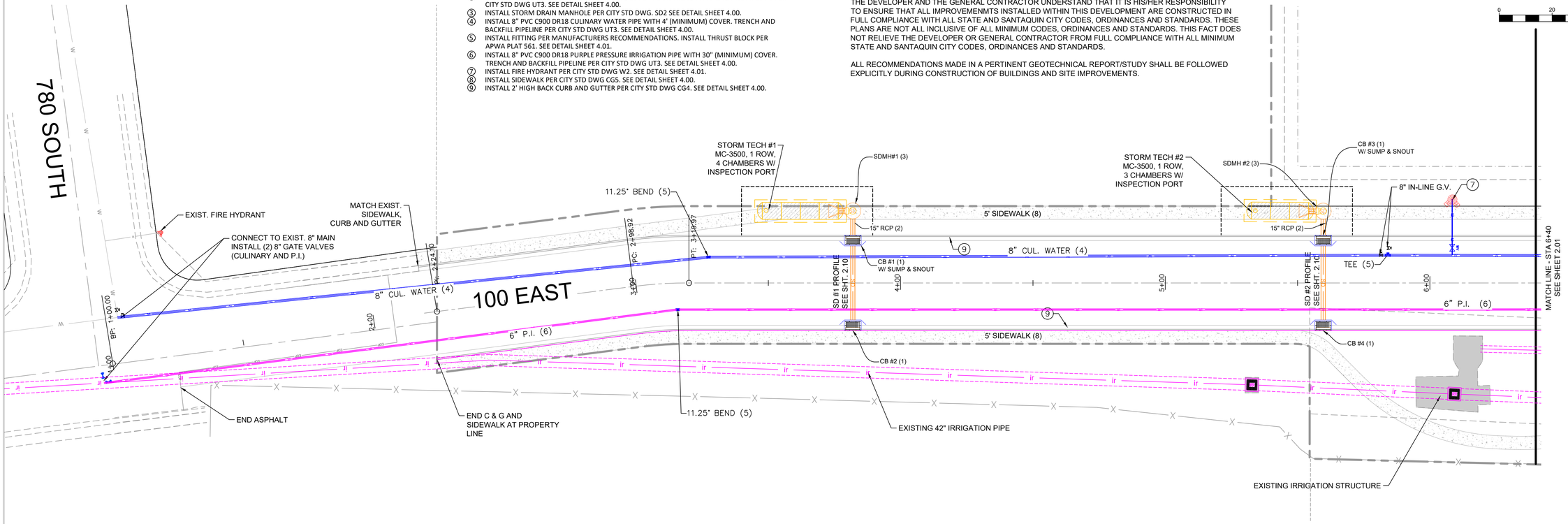
KEYED NOTES:

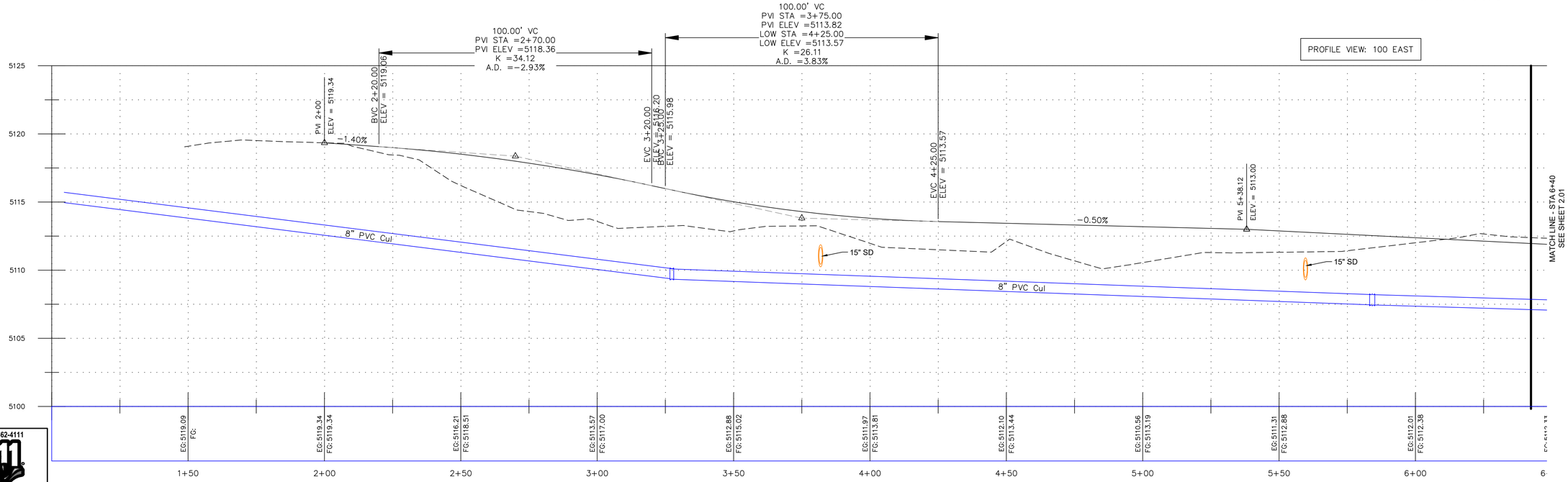
1. INSTALL CATCH BASIN PER CITY STD DWG SD1. SEE DETAIL SHEET 4.00.
2. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
3. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG. SD2 SEE DETAIL SHEET 4.00.
4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4' (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PLAT 561. SEE DETAIL SHEET 4.01.
6. INSTALL 8" PVC C900 DR18 PURPLE PRESSURE IRRIGATION PIPE WITH 30" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
7. INSTALL FIRE HYDRANT PER CITY STD DWG W2. SEE DETAIL SHEET 4.01.
8. INSTALL SIDEWALK PER CITY STD DWG CG5. SEE DETAIL SHEET 4.00.
9. INSTALL 2' HIGH BACK CURB AND GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 4.00.

CITY NOTES:

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For Review
08/25/2026 3:05:37 PM

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Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 100 EAST P&P

PROJECT NO.
2026.031

SHEET NO.
2.00

CITY NOTES:

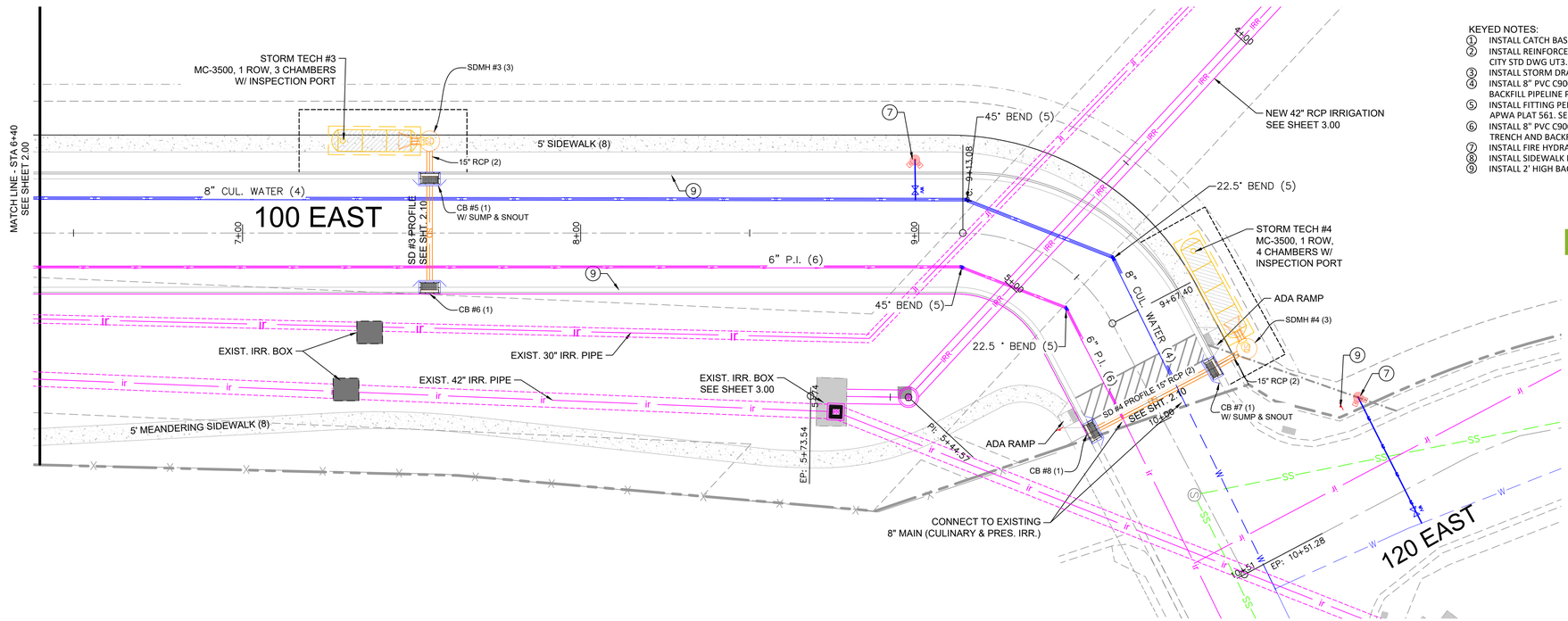
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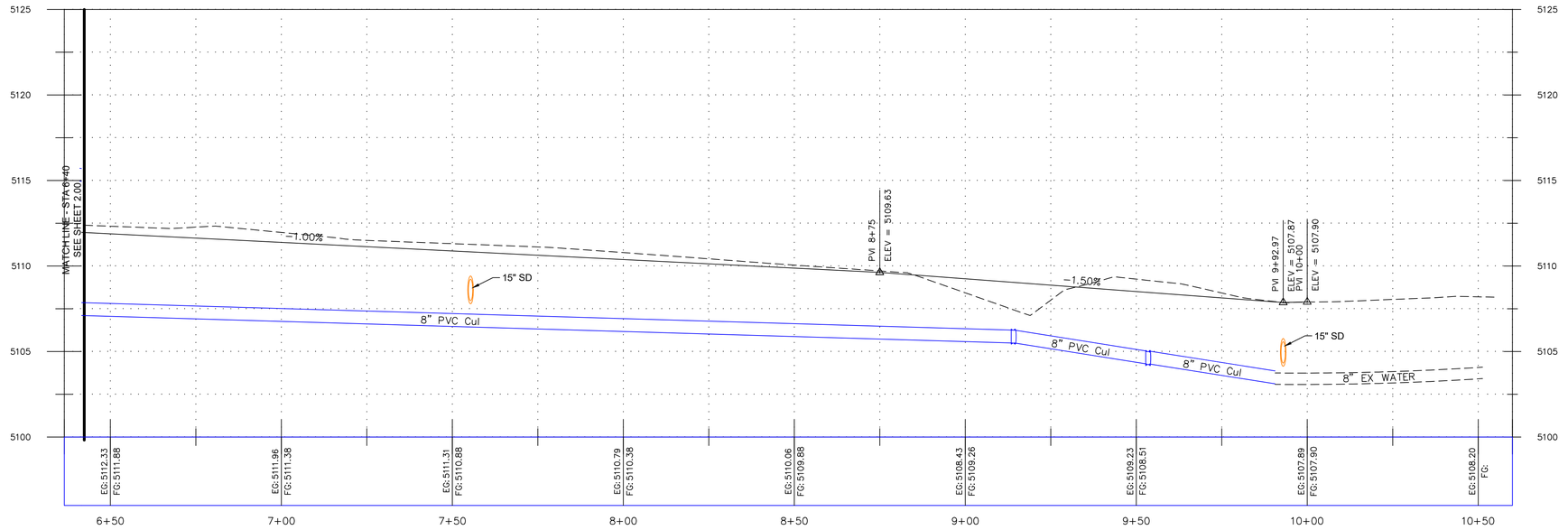
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

0 20 40 Feet

KEYED NOTES:

1. INSTALL CATCH BASIN PER CITY STD DWG SD1. SEE DETAIL SHEET 4.00.
2. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
3. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG. SD2 SEE DETAIL SHEET 4.00.
4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4' (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PLAT 561. SEE DETAIL SHEET 4.01.
6. INSTALL 8" PVC C900 DR18 PURPLE PRESSURE IRRIGATION PIPE WITH 30" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
7. INSTALL FIRE HYDRANT PER CITY STD DWG W2. SEE DETAIL SHEET 4.01.
8. INSTALL SIDEWALK PER CITY STD DWG CG5. SEE DETAIL SHEET 4.00.
9. INSTALL 2' HIGH BACK CURB AND GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 4.00.





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PRINT DATE: 8/25/2026

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Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 100 EAST P&P

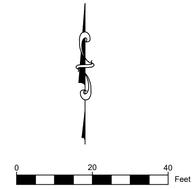
PROJECT NO.
2026.031

SHEET NO.
2.01

CITY NOTES:

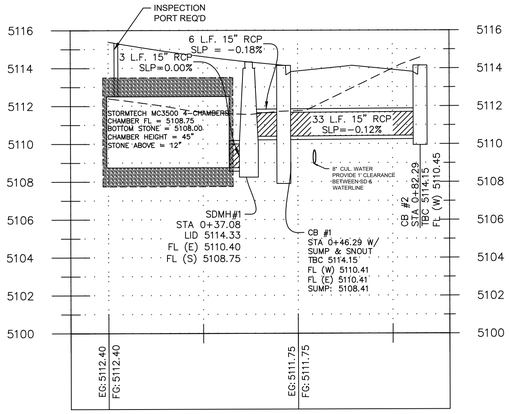
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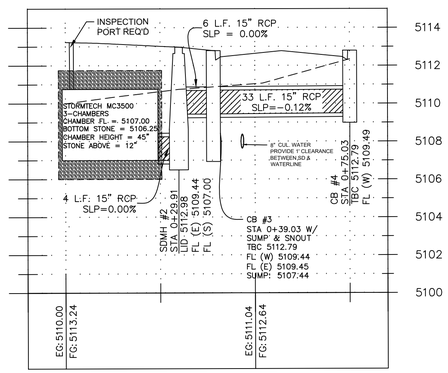


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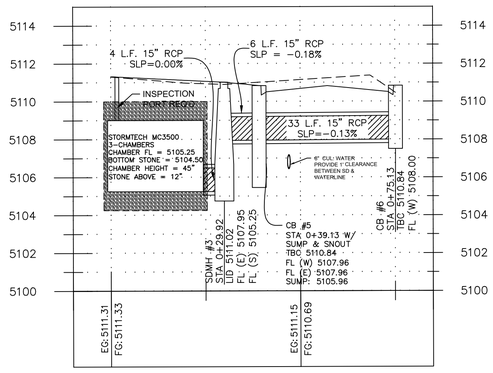
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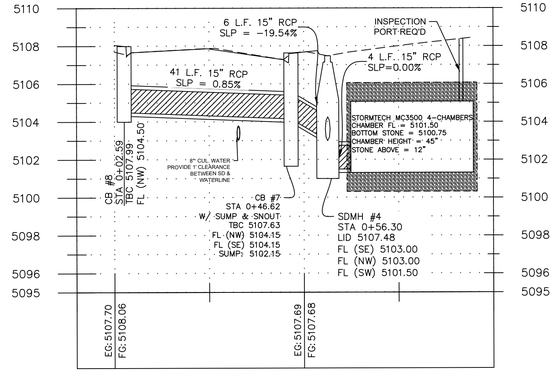
PROFILE VIEW: SD X-ING (100 E) #2



PROFILE VIEW: SD X-ING (100 E) #3



PROFILE VIEW: SD X-ING (100 E) #4



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MATT W. BROWN
STATE OF UTAH

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			Notes

Designed
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Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STORM DRAIN PROFILES

PROJECT NO.
2026.031

SHEET NO.
2.10

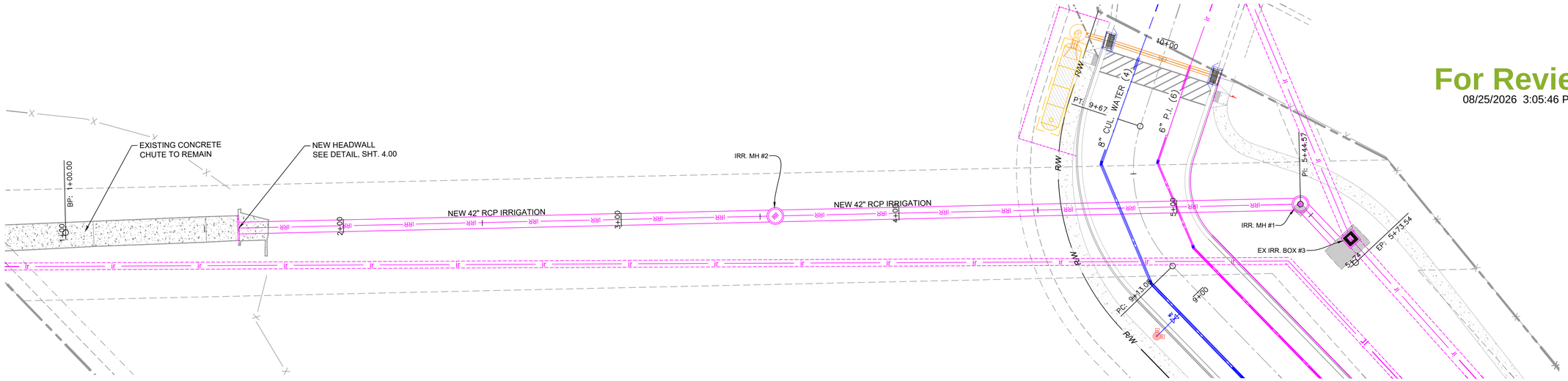
PRINT DATE: 8/25/2026

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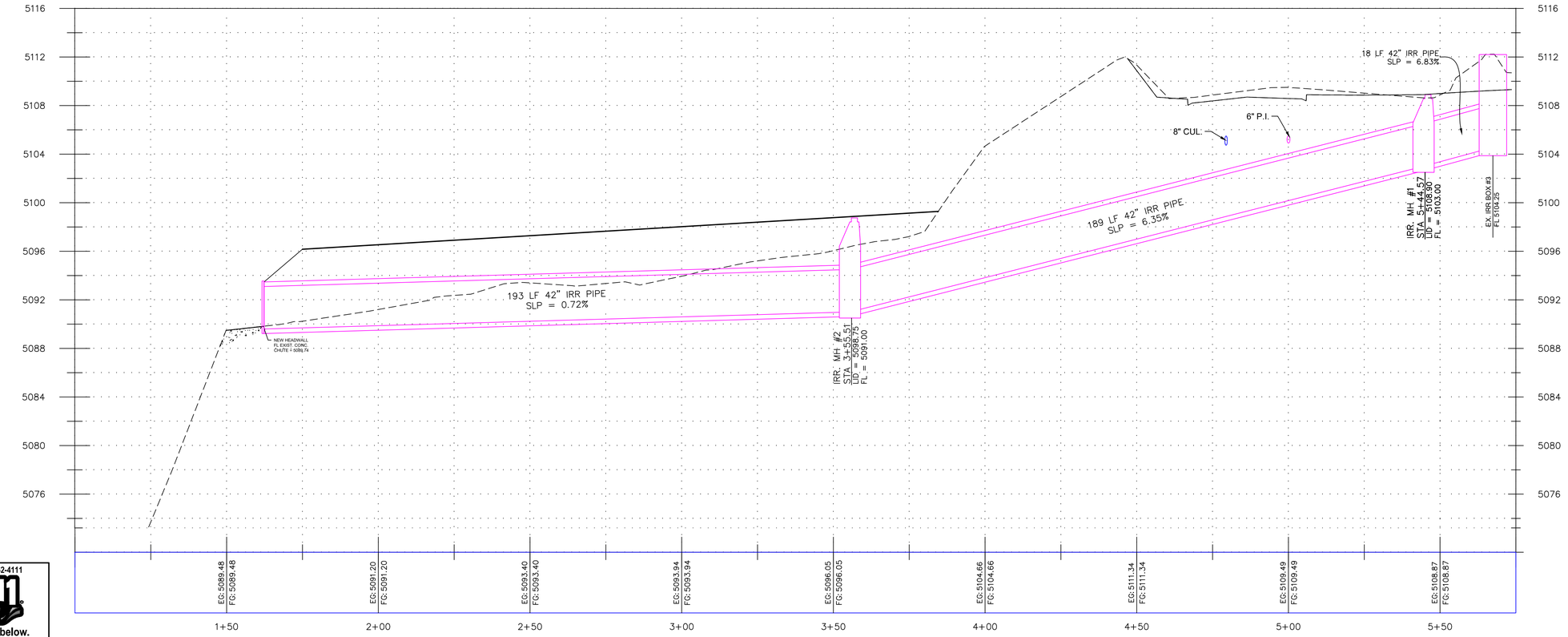
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0 20 40 Feet



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STATE OF UTAH

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Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 42" IRRIGATION PIPE P&P

PROJECT NO.
2026.031

SHEET NO.
3.00

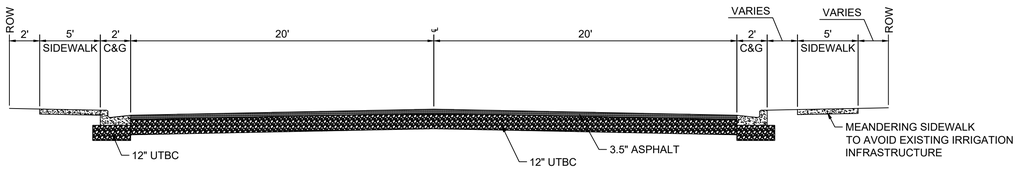
PRINT DATE: 8/24/2026

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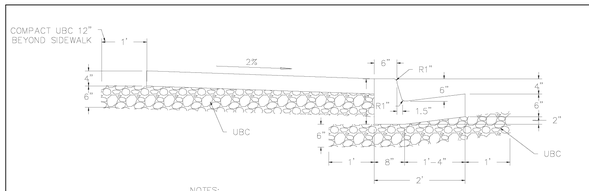
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THE CURRENT SANTAQUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS SHALL BE STRICTLY ADHERED TO.



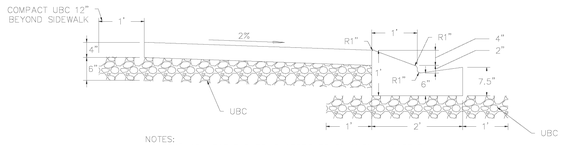
100 EAST CROSS SECTION

NOTE: CROSS SECTION MATCHES THE EXISTING CROSS SECTIONS ON BOTH THE NORTH AND SOUTH ENDS OF THE PROPOSED ROADWAY.



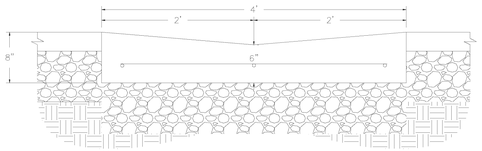
NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER

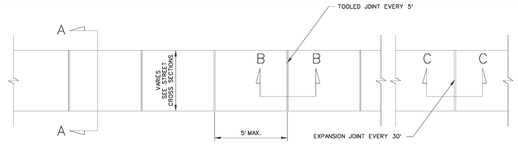


NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

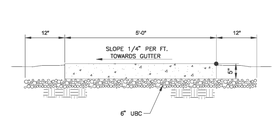
MODIFIED CURB AND GUTTER



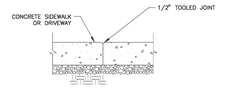
CROSS GUTTER



PLAN VIEW

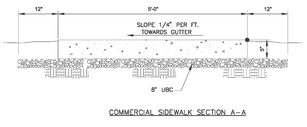


RESIDENTIAL SIDEWALK SECTION A-A

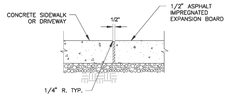


SECTION B-B

NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS



COMMERCIAL SIDEWALK SECTION A-A



SECTION C-C

NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

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

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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

CURB & GUTTER AND CROSS GUTTER DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET

CG4

ADOPTED DATE: 18 - OCT - 16

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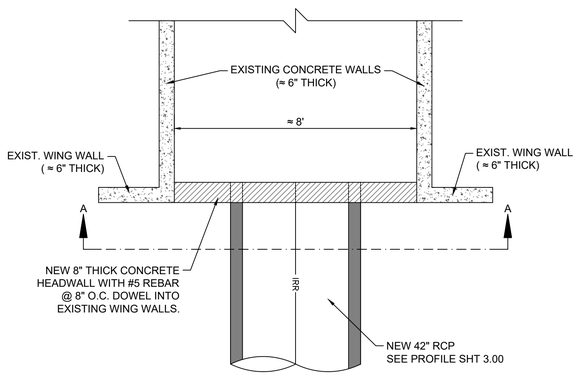
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NO.	DESCRIPTION	BY	APP.	DATE
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2	ADDED PRESS. SEWER AND MH TO SD2	KLS		8-20-26

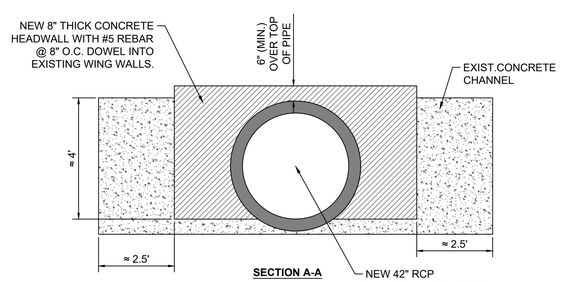
SIDEWALK DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: CG5
APPROVED BY: CITY ENGINEER
APPROVED: 10-16-18
REVISED: 8-20-26
REVISED BY: KLS
ADOPTED: 2017
ADOPTED BY: CC
DATE: 10-16-18

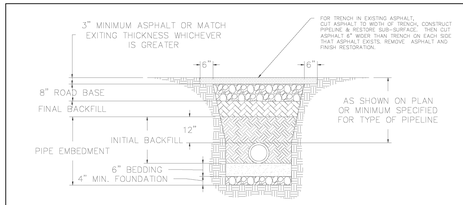
42" RCP IRRIGATION HEADWALL



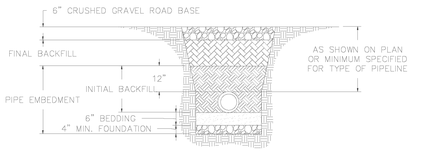
PLAN VIEW



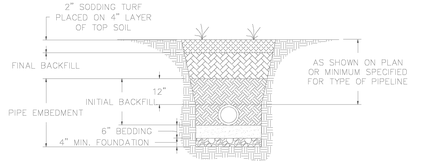
SECTION A-A



ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

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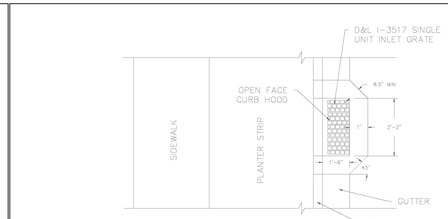
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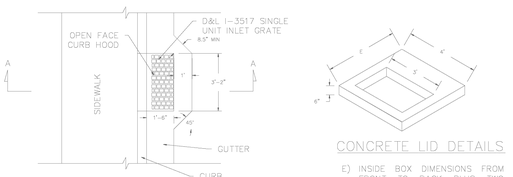
TYPICAL TRENCH SECTION
SANTAQUIN CITY
110 SOUTH CENTER STREET

UT3

ADOPTED DATE: 18 - OCT - 16



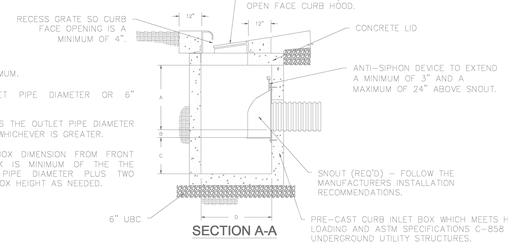
PLAN - CURB/PLANTER STRIP/SIDEWALK



CONCRETE LID DETAILS

PLAN - COMBINATION CURB & SIDEWALK

D&L I-3517 SINGLE UNIT INLET GRATE W/ OPEN FACE CURB HOOD.



NOTES:
A) 24" MINIMUM.
B) ½ 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.
E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.

SECTION A-A

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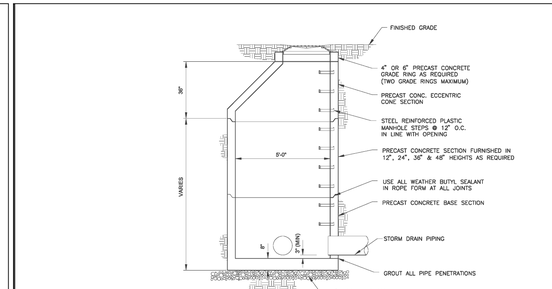
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NO.	DESCRIPTION	BY	APP.	DATE

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
110 SOUTH CENTER STREET

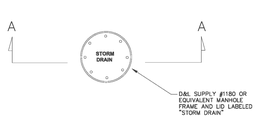
SD1

ADOPTED DATE: 18 - OCT - 16

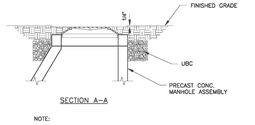


NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE



PLAN VIEW



SECTION A-A

NOTE:
1. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & L SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
2. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER
NOT TO SCALE

0 40

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2	ADDED PRESS. SEWER AND MH TO SD2	KLS		8-20-26

TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: SD2
APPROVED BY: CITY ENGINEER
APPROVED: 10-16-18
REVISED: 8-20-26
REVISED BY: KLS
ADOPTED: 2017
ADOPTED BY: CC
DATE: 10-16-18

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 21, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

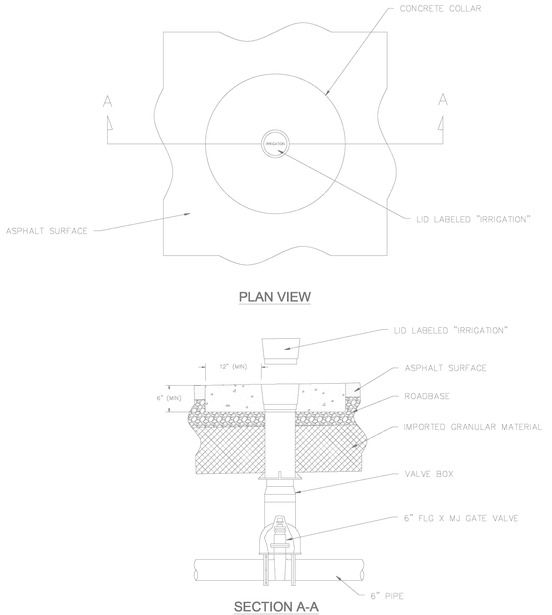
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO. 2026.031

SHEET NO. 4.00



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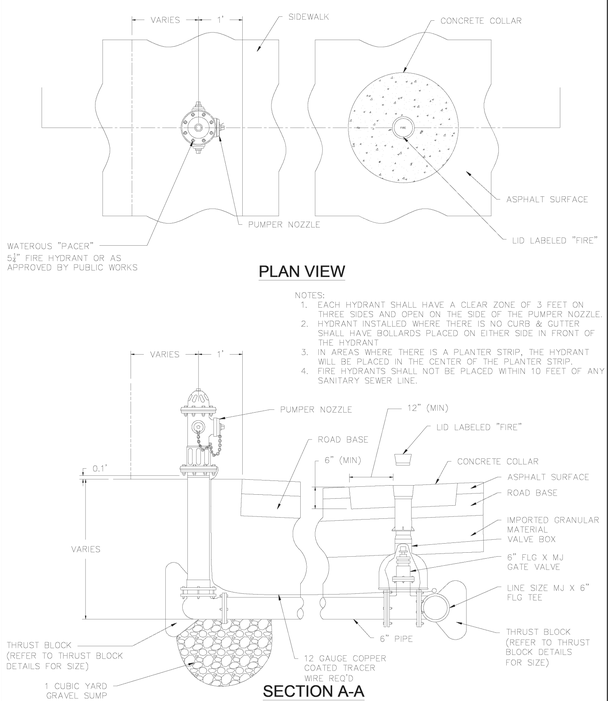
REVISION

NO.	DESCRIPTION	BY	APP.	DATE

PRESSURE IRRIGATION WATER VALVE
SANTAQUIN CITY
110 SOUTH CENTER STREET

PI5

ADOPTED DATE: 19 - OCT - 16



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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
110 SOUTH CENTER STREET

W2

ADOPTED DATE: 19 - OCT - 16



Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.

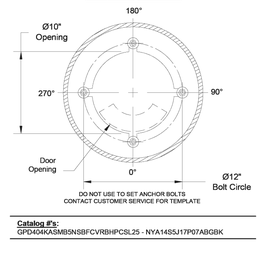
INSTALLATION
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH
The entire assembly shall have a standard Holophane 'black' finish.

LUMINAIRE DESCRIPTION
- Granville Premier II LED
- 40W 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 25ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail



DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
GPD404KASM8SNSBFCVRBHPCSL25 - NYA14S5J17P07ABGBK

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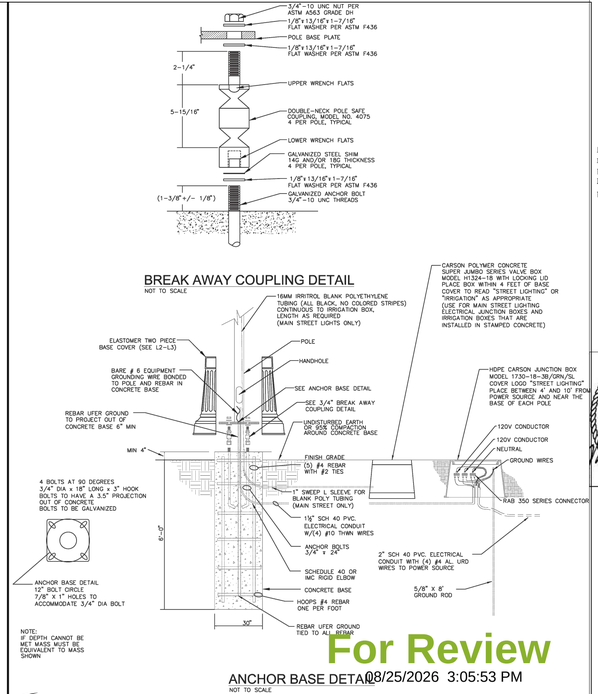
REVISION

NO.	DESCRIPTION	BY	APP.	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET

L1

ADOPTED DATE: 19 - OCT - 16



BREAK AWAY COUPLING DETAIL

NOT TO SCALE

NOTE:
IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.

For Review
08/25/2026 3:05:53 PM

ANCHOR BASE DETAIL

NOT TO SCALE

STATEMENT OF USE:
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

ANCHOR BASE & BREAK AWAY COUPLING
SANTAQUIN CITY
110 SOUTH CENTER STREET

L4

STANDARD DRAWING NUMBER
Adopted: 19 - OCT - 16
Revised: 19 - OCT - 16
Revised: 20 - JAN - 26
Revised: 26 - JUN

Precast box

1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   - B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   - C. Submit bar design detail for ENGINEER's review.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   - D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   - E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   - F. Joint Sealant: Rubber-based, compressible.

3. **EXECUTION**
   - A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   - B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   - C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
   - D. Core Holes:
     1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
     2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
     3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   - E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

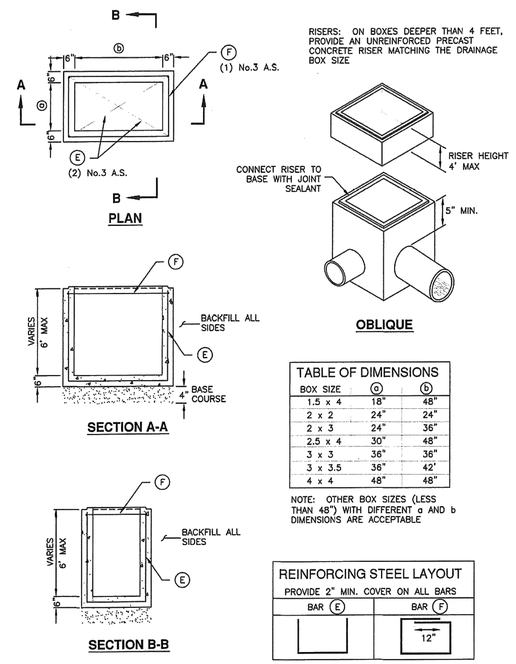


TABLE OF DIMENSIONS		
BOX SIZE	ⓐ	ⓑ
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

American Public Works Association APWA Utah Chapter

Precast box

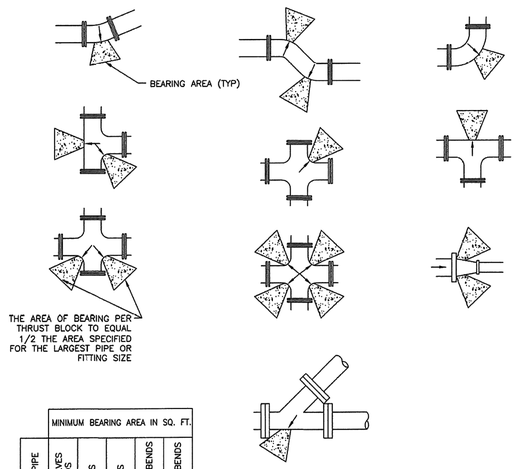
Plan **332** June 2010

Direct bearing thrust block

1. **GENERAL**
   - A. Thrust design for pipe sizes or configurations not shown require special design.
   - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   - D. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



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

American Public Works Association APWA Utah Chapter

Direct bearing thrust block

Plan **561** August 2010

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 21, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO. 2026.031

SHEET NO. 4.01

PRINT DATE: 8/20/2026

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

For Review
08/25/2026 3:05:56 PM

SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. 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 500 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.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT: STORMTECH #1	
4	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
918	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
289	SYSTEM AREA (SF)
85.6	SYSTEM PERIMETER (ft)

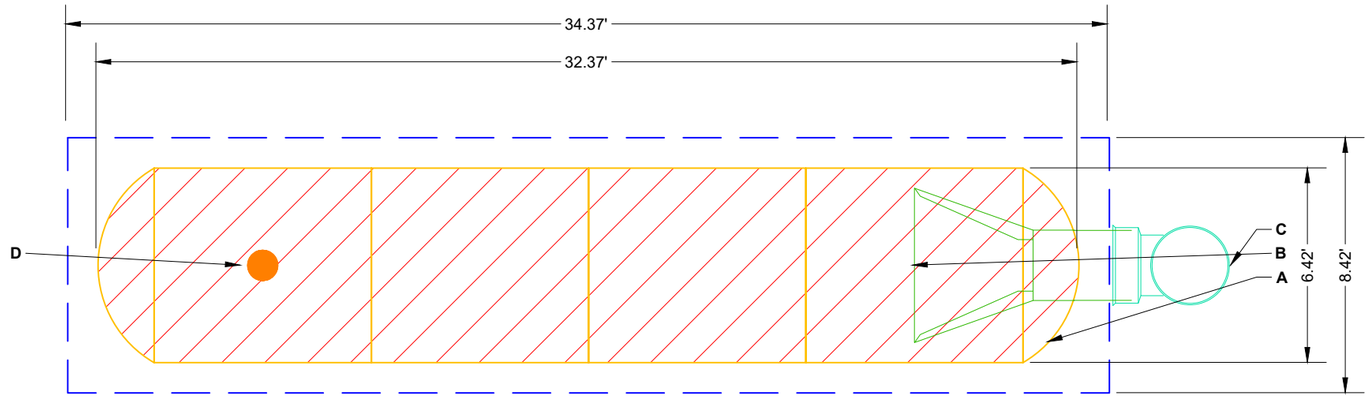
PROPOSED ELEVATIONS: STORMTECH #1	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

08/25/2026 3:05:59 PM



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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.

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

DATE: 08/25/2026 | DRAWN: MB | CHECKED: N/A

PROJECT #:

DATE	DWN	CHK

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS&STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech® Chamber System

ADS WWW.ADSPIPE.COM

0 5 10

SHEET 2 OF 9

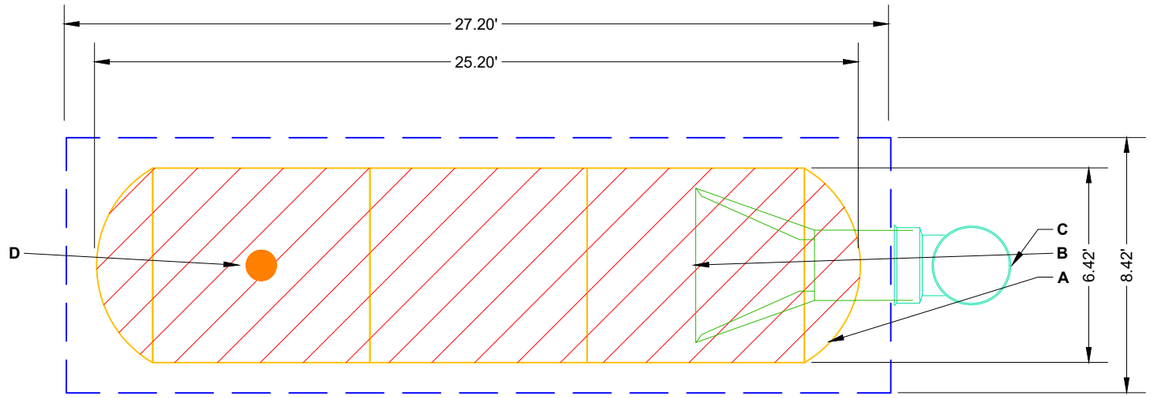
PROPOSED LAYOUT: STORMTECH #2	
3	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
720	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
229	SYSTEM AREA (SF)
71.2	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: STORMTECH #2	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review
08/25/2026 3:06:02 PM



ISOLATOR ROW PLUS
(SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

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SANTAQUIN, UT, USA
DATE: 08/25/2026
DRAWN: MB
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SHEET
3 OF 9

PROPOSED LAYOUT: STORMTECH #3	
3	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
720	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
229	SYSTEM AREA (SF)
71.2	SYSTEM PERIMETER (ft)

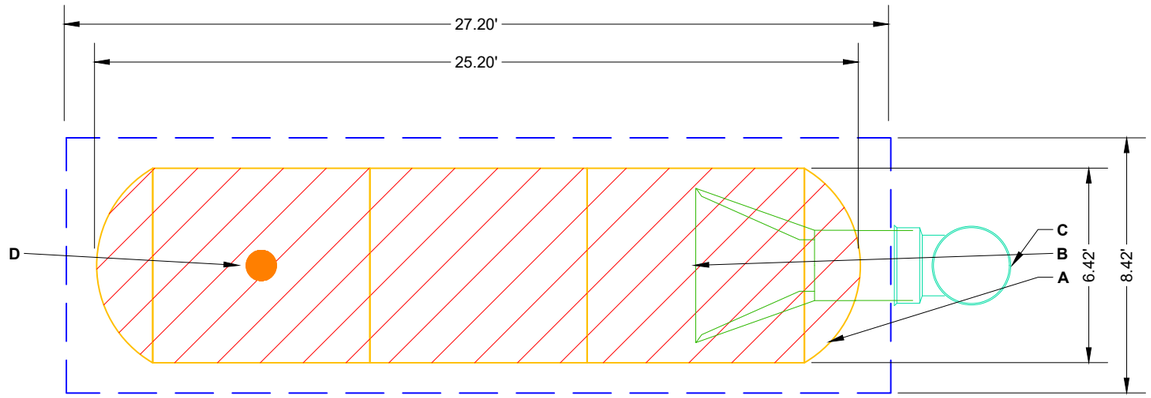
PROPOSED ELEVATIONS: STORMTECH #3	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

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ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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SANTAQUIN, UT, USA

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SHEET 4 OF 9

PROPOSED LAYOUT: STORMTECH #4	
4	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
918	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
289	SYSTEM AREA (SF)
85.6	SYSTEM PERIMETER (ft)

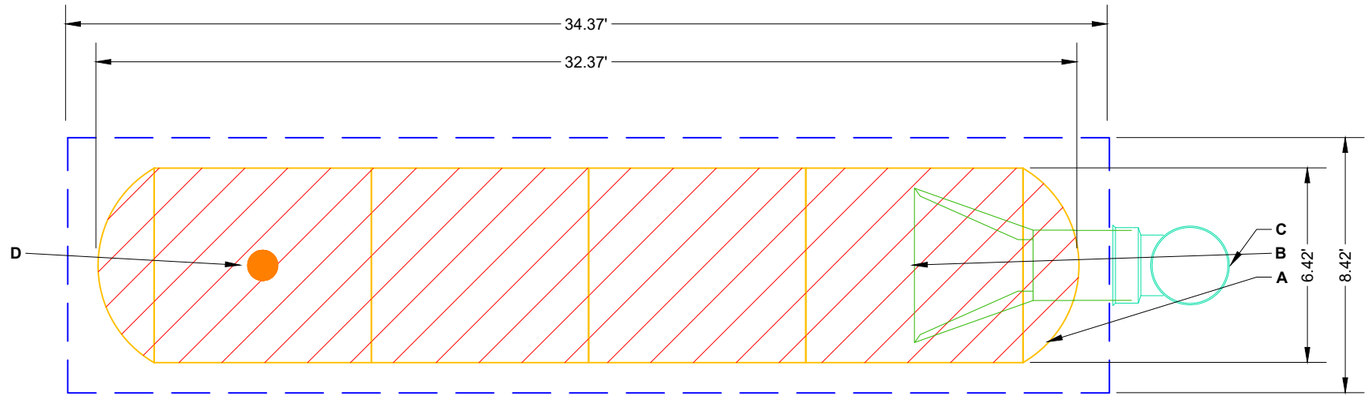
PROPOSED ELEVATIONS: STORMTECH #4	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
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MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

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ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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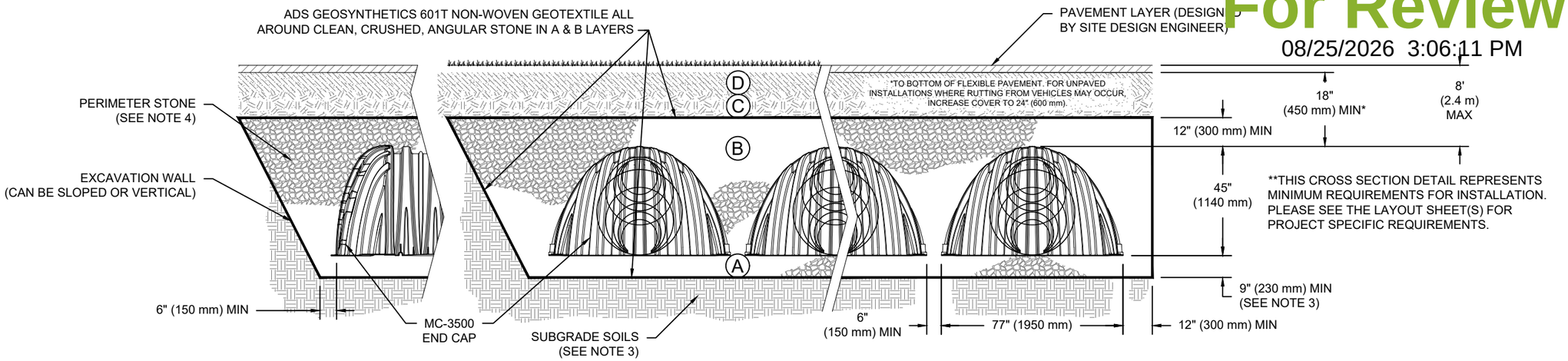
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SHEET 5 OF 9

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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 SURROUNDING THE 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 45x76 DESIGNATION SS.
2. MC-3500 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 500 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.

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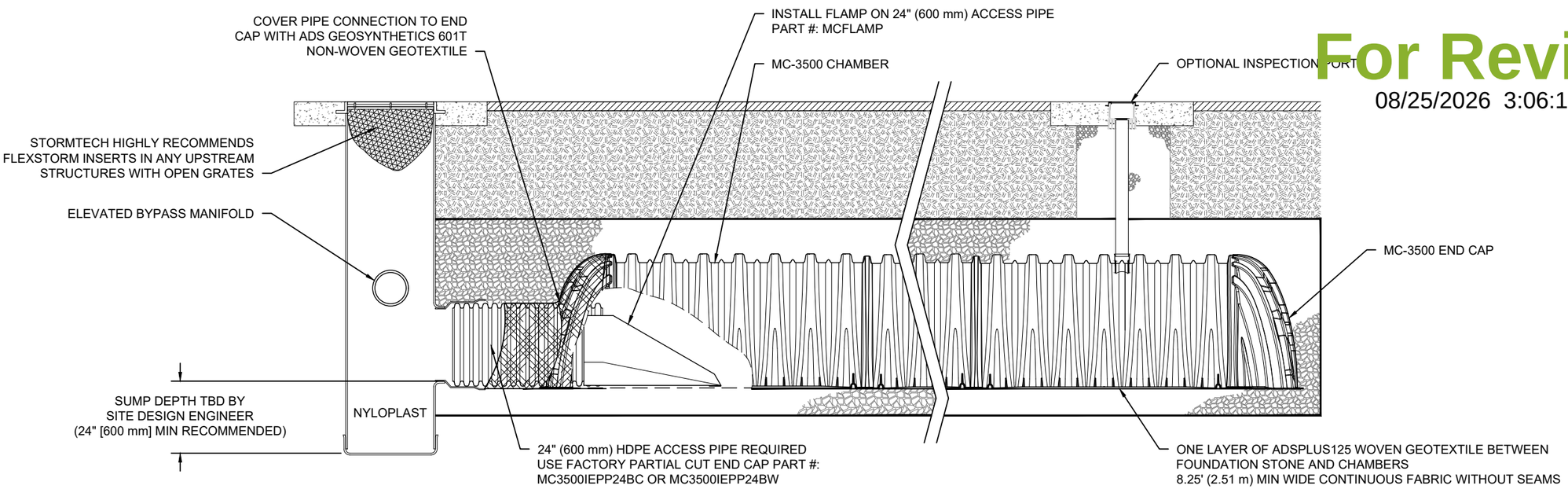
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MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

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

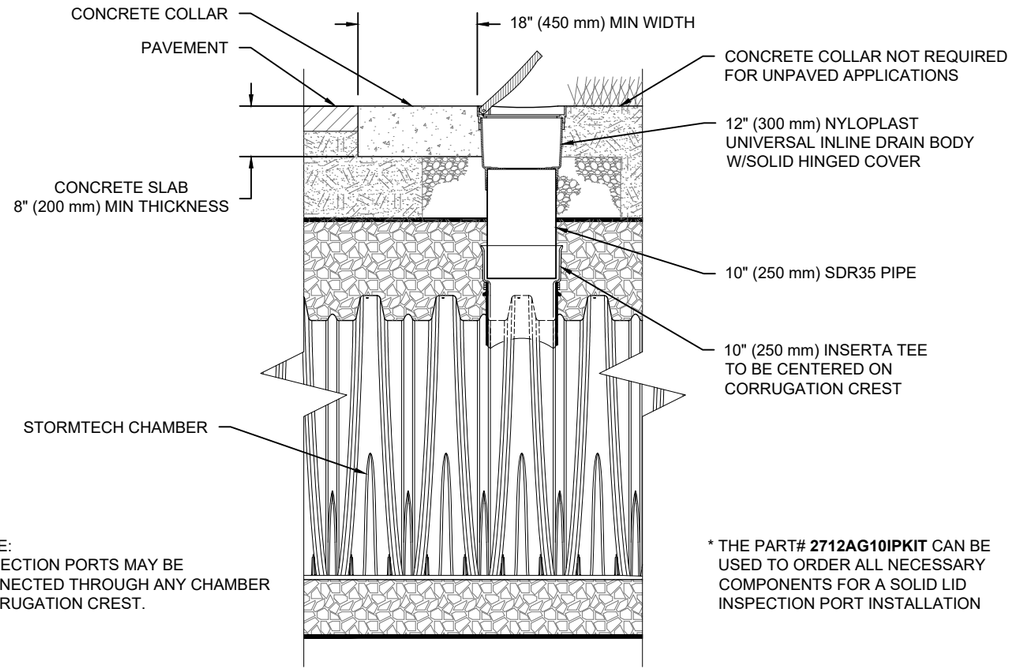
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

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.



10" (250 mm) PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

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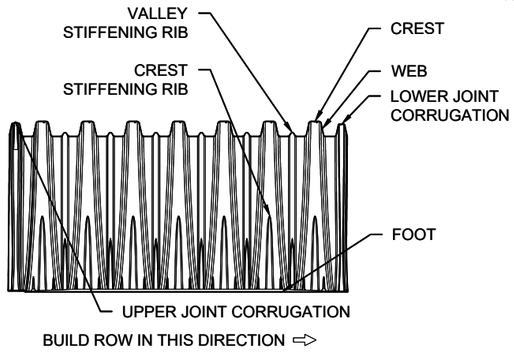
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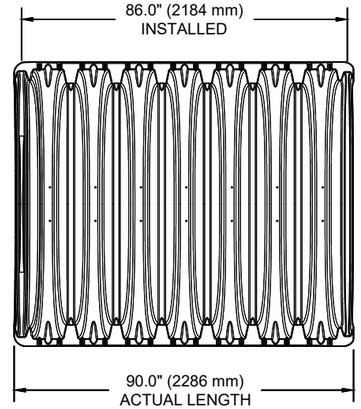
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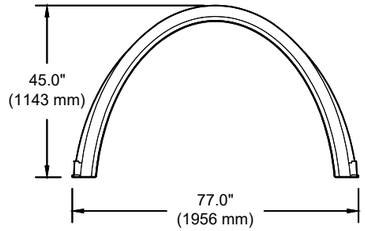
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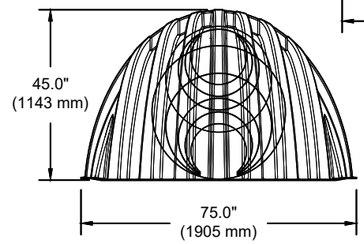
MC-3500 TECHNICAL SPECIFICATION

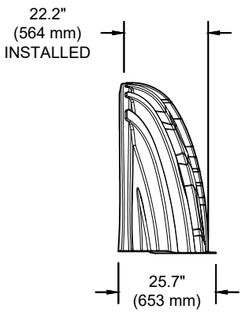
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NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

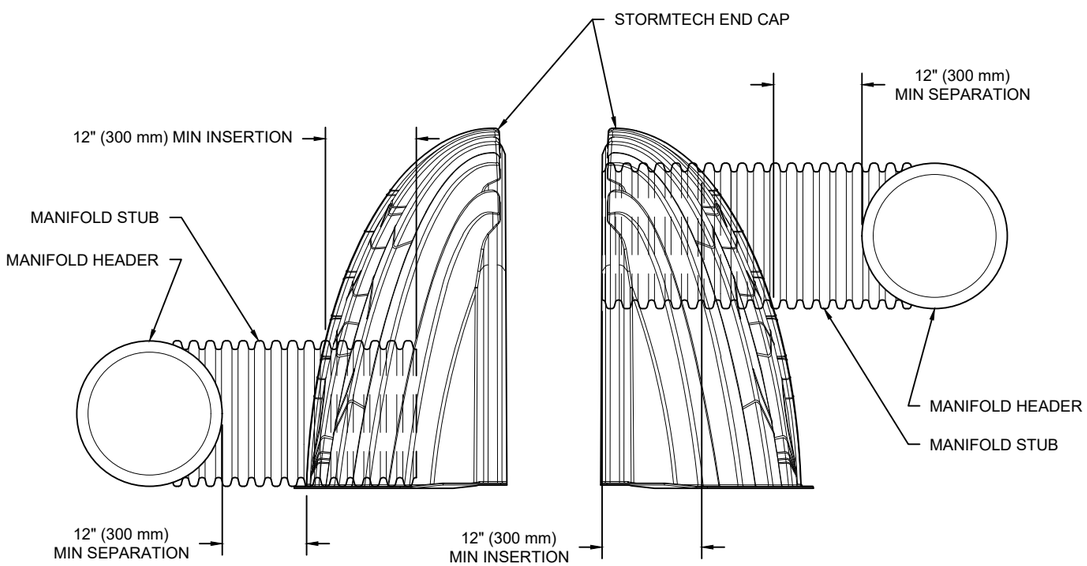
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

NTS

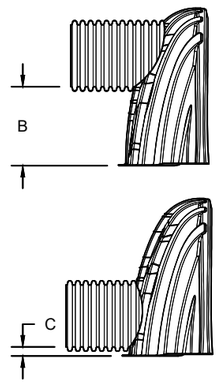


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED 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-3500 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.

CITADEL SANTAQUIN
SANTAQUIN, UT, USA
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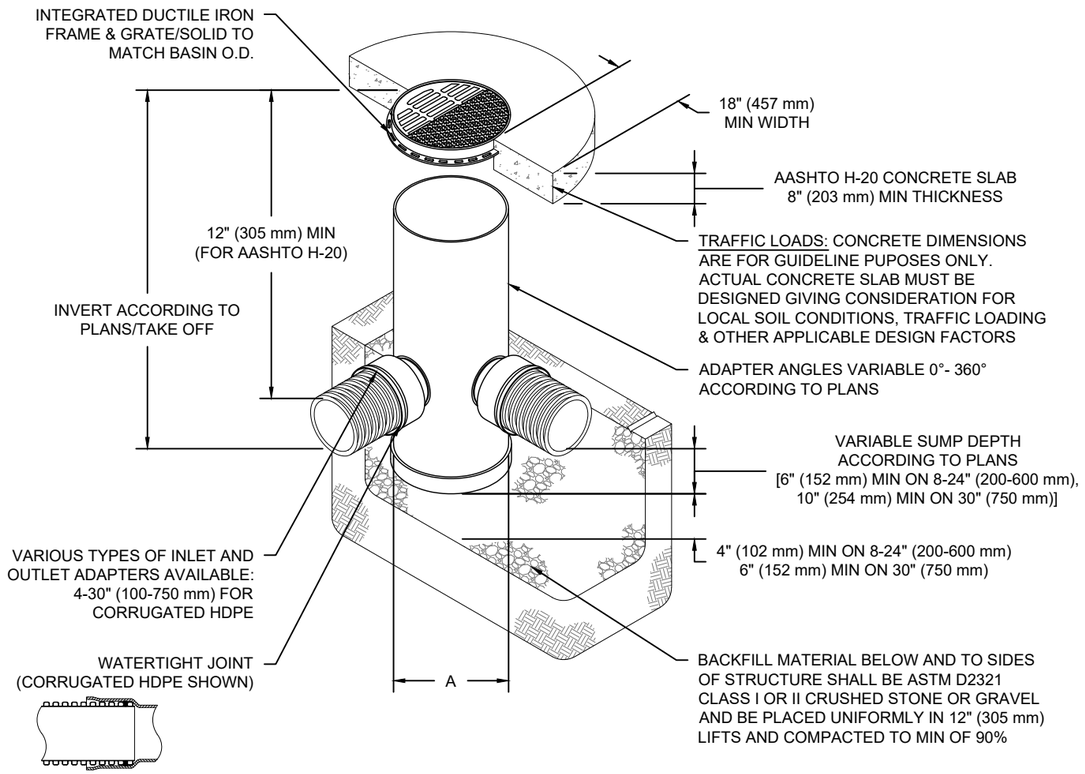
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THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

For Review

08/25/2026 3:06:20 PM

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

DATE: 08/25/2026 | DRAWN: MB | CHECKED: N/A

PROJECT #:

DATE	DWN	CHK

Nyloplast®

WWW.ADSPIPE.COM

ADS

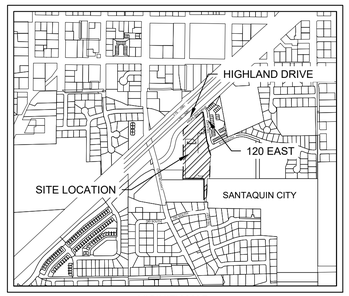
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADSSTORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET

9 OF 9

CITADEL SANTAQUIN PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, SANTAQUIN,
UTAH COUNTY, UTAH



VICINITY MAP
(NTS)

LEGEND

- MW BROWN ENG. PLS 13513878
- PLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- CALCULATED POINT (NOT SET)
- PLAT BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- PUE
- PUBLIC ROW TO BE DEDICATED TO SANTAQUIN CITY. 1.36 ACRES (59,133 SQ. FT.)
- A NEW IRRIGATION EASEMENT CENTERED ON THE EXISTING IRRIGATION IMPROVEMENTS. SEE IRRIGATION EASEMENT BOUNDARY DESCRIPTIONS BELOW

NEW IRRIGATION EASEMENT BOUNDARY DESCRIPTION

A IRRIGATION EASEMENT SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

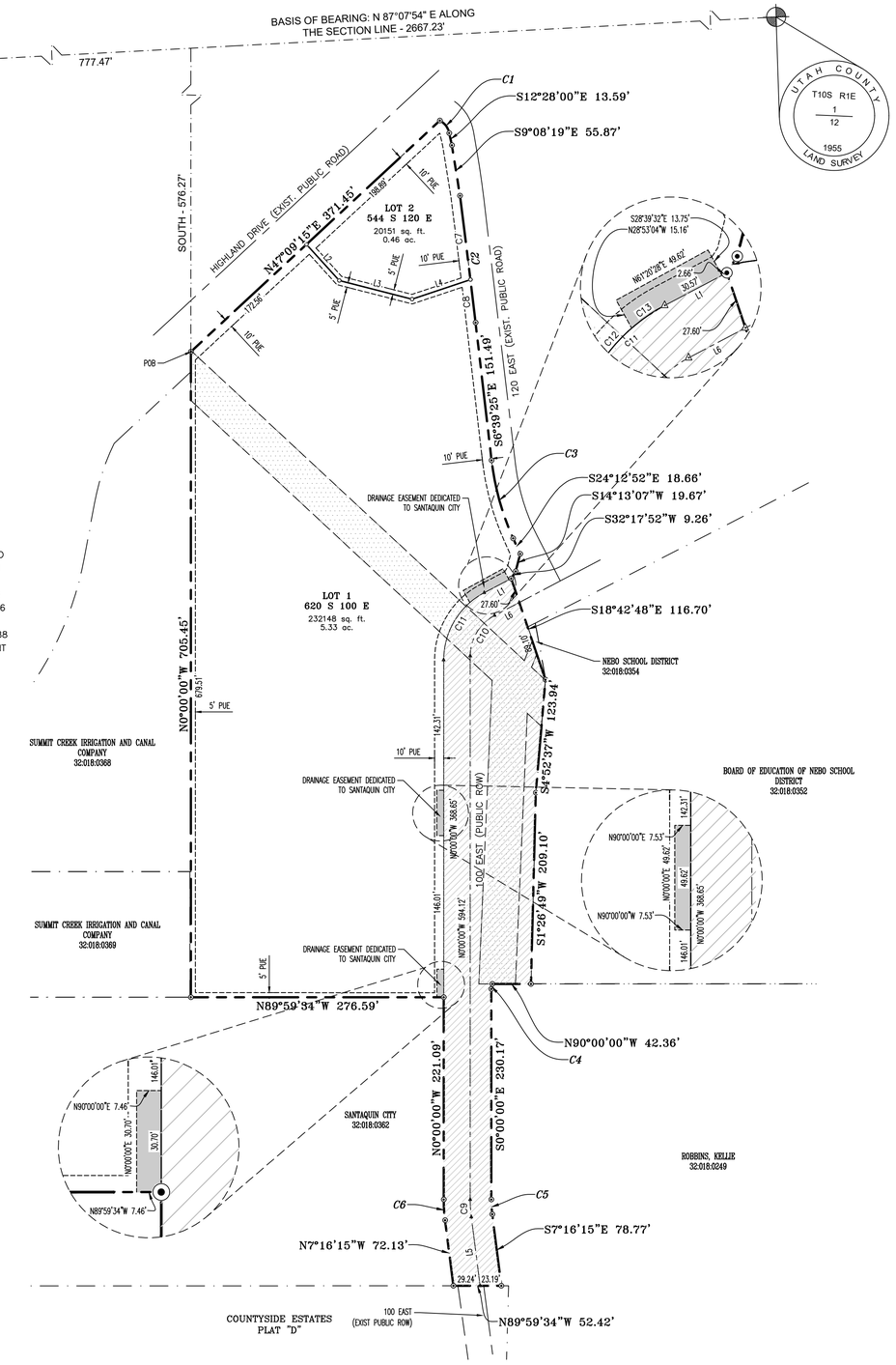
BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 47°09'15" E 1.00 FEET, THENCE S 47°06'14" E 496.92 FEET, THENCE N 21°56'00" E 23.19 FEET, THENCE S 18°42'48" E 15.35 FEET, THENCE S 21°56'00" W 15.38 FEET, THENCE S 47°06'14" E 20.66 FEET, THENCE S 04°52'37" W 50.77 FEET, THENCE N 47°06'14" W 21.10 FEET, THENCE S 02°30'23" W 296.10 FEET, THENCE N 90°00'00" W 40.04 FEET, THENCE N 02°30'23" E 331.88 FEET, THENCE N 47°06'14" W 449.78 FEET, THENCE N 00°00'00" W 53.24 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.78 ACRES (33,806 SQ. FT.)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.24'	N62°14'51"E
L2	53.34'	S42°09'40"E
L3	82.18'	S75°38'37"E
L4	67.32'	N71°33'48"E
L5	75.83'	N7°16'15"W
L6	30.40'	N62°14'51"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"
C4	5.57'	15.00'	5.54'	N10°38'43"E	21°17'26"
C5	16.12'	127.00'	16.11'	N3°38'07"W	7°16'15"
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°16'15"
C7	92.47'	12337.19'	92.47'	N7°05'51"W	0°25'46"
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"
C9	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"
C10	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"
C11	90.17'	83.00'	85.80'	N31°07'25"E	62°14'51"
C12	71.05'	83.00'	68.90'	N24°31'21"E	49°02'42"
C13	19.13'	83.00'	19.08'	N55°38'47"E	13°12'08"

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



NOTES:

- EACH LOT IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE APPLICABLE SETBACK REQUIREMENTS FOUND IN THE MUNICIPAL CODE OF SANTAQUIN CITY.
- 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 IMPART THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS_____ DAY OF _____, 20____

BY – _____

TITLE – _____

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a601 et seq> ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW

APPROVED THIS __ DAY OF _____ 20____

_____
ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR. AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N 47°09'15" E 371.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF 120 EAST STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE COURSES: 1) ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53°21'43", HAVING A RADIUS OF 19.01 FEET, AND WHOSE LONG CHORD BEARS S 36°45'49" E 17.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 2) S 12°28'00" E 13.59 FEET, 3) S 09°08'19" E 55.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 4) ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00°38' 56", HAVING A RADIUS OF 12337.19 FEET, AND WHOSE LONG CHORD BEARS S 06°59'16" E 139.72 FEET, 5) S 06°39'25" E 151.49 FEET TO THE BEGINNING OF A CURVE, 6) ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17°33'27", HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS S 15°26'08" E 88.52 FEET, 7) S 24°12'52" E 18.66 FEET, 8) S 14°13'07" W 19.67 FEET, 9) S 32°17'52" W 9.26 FEET TO A POINT ON A LINE DESCRIBED IN ENTRY 78948:2024, THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) S 18°42'48" E 116.70 FEET, 2) S 04°52'37" W 123.94 FEET, 3) S 01°26'49" W 209.10 EXTENDING TO A POINT ON A LINE DESCRIBED IN ENTRY 48922:2013, THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S 90°00'00" W 42.36 FEET TO A NON-TANGENT CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 21°17'26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 10°38'43" W 5.54 FEET, THENCE S 00°00'00" E 230.17 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 127.00 FEET, AND WHOSE LONG CHORD BEARS S 03°38'07" E 16.11 FEET, THENCE S 07°16'15" E 78.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTRY SIDE ESTATES PLAT "D" OF OFFICIAL RECORDS, THENCE ALONG SAID BOUNDARY N 89°59'34" W 52.42 FEET, THENCE N 07°16'15" W 72.13 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 179.00 FEET, AND WHOSE LONG CHORD BEARS N 03°38'07" W 22.70 FEET, THENCE N 00°00'00" W 221.09 FEET, THENCE N 89°59'34" W 276.59 FEET, THENCE N 00°00'00" W 705.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 7.15 ACRES (311,432 SQ. FT.)±

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
8/25/2026
NO. 13513878
JAXON T. BROWN
STATE OF UTAH

Jaxon T. Brown
JAXON T. BROWN
PLS 13513878
8/25/2026
DATE:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF SANTAQUIN 644 LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF SANTAQUIN 644 LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

OWNER'S DEDICATION

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

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

OWNER: SANTAQUIN 644 LLC

PRINT: _____ (MANAGER) SIGNED: _____ (MANAGER)

OWNER: BROADBENT, JARIN & JAMI AS HUSBAND & WIFE

PRINT: _____ (JARIN BROADBENT) SIGNED: _____ (JARIN BROADBENT)

PRINT: _____ (JAMI BROADBENT) SIGNED: _____ (JAMI BROADBENT)

ACCEPTANCE BY LEGISLATIVE BODY

THE PLANNING COMMISSION OF SANATAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20_____,

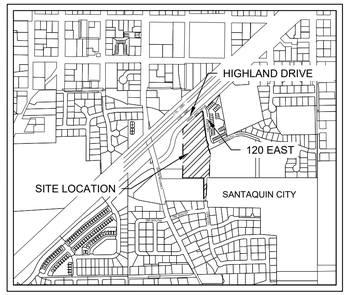
PLANNING COMMISSION CHAIR — APPROVED BY MAYOR

APPROVED CITY ENGINEER (SEE SEAL BELOW) — ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

CITADEL SANTAQUIN PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SANTAQUIN, UTAH COUNTY, UTAH
SCALE 1" = 80'
SHEET 1 OF 1

CITY ENGINEER SEAL	*CITY RECORDER SEAL*	*UTAH COUNTY RECORDER SEAL*



VICINITY MAP
(NTS)

CITADEL SANTAQUIN CONCEPT PLAN

560 SOUTH 120 EAST SANTAQUIN, UTAH

SITE INFORMATION	
DESCRIPTION	TOTAL
TOTAL BUILDINGS	6
TOTAL UNITS	28
OFFICE	18
OFFICE/WAREHOUSE	10

PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
PARKING PROVIDED	256*	271
OFFICE	216	
WAREHOUSE	40	
PARKING TOTAL	256	271
ADA	12	12**
* 1 Stall / 200 SF		
** ADA Stall is Van Accessible		

0 30 60 Feet

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
OCT. 5, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: CONCEPT PLAN

PROJECT NO.
2026.031

SHEET NO.
1.00

GENERAL NOTES

1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

(A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

(B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

(C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

(D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.

(E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.

(F) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

(G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE SANTAQUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF SANTAQUIN WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.

9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.

10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.

14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE PAYSON CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.

15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.

16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.

17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.

18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.

19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

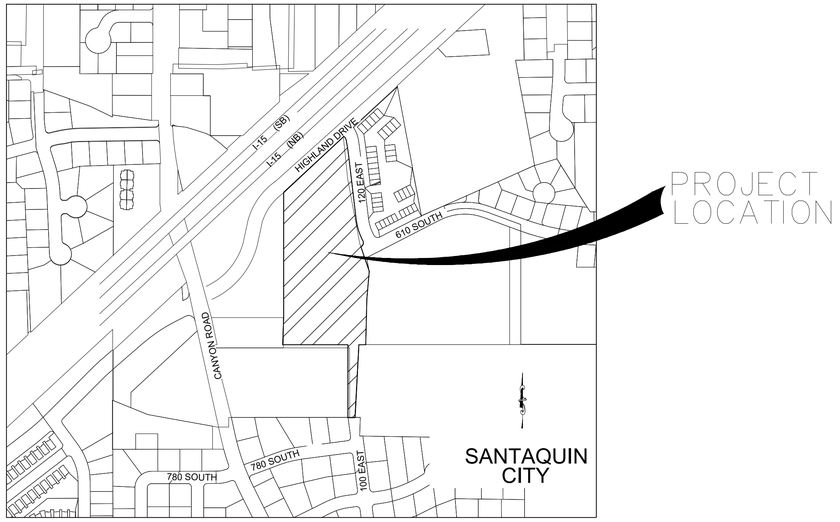
20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/ SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

CITADEL SANTAQUIN STORAGE UNITS

CONSTRUCTION PLANS

560 South 120 East
Santaquin, Utah

AUGUST 24, 2026



VICINITY MAP

CITY NOTES:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENMTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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INDEX OF SHEETS

SHEET	DESCRIPTION
0.00	COVER
0.10	EXISTING CONDITIONS
1.00	SITE PLAN
1.10	GRADING PLAN
1.20	UTILITY PLAN
2.00-2.01	100 EAST PLAN & PROFILE SHEETS
2.10	SD PROFILES
3.00	SCI&CC IRRIGATION PLAN & PROFILE
4.00-4.01	DETAIL SHEETS
	STORMTECH PLANS

For Review
08/25/2026 3:05:20 PM

ZONING : RC (RESIDENTIAL COMMERCIAL)
TOTAL # LOTS : 2
TOTAL ACREAGE : 7.15 ACRES
TOTAL ACREAGE IN LOTS : 5.79 ACRES

GEOTECHNICAL ENGINEER:
CMT TECHNICAL SERVICES
JEFFREY EGBERT, P.E.
801-810-8193
496 E 1750 N SUITE B
VINEYARD, UTAH 84057

ENGINEER:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
801-377-1790
578 EAST 770 NORTH
OREM, UTAH 84097

OWNER:
RIDGEPOINT MANAGEMENT GROUP, LLC
HEATH JOHNSTON
801-764-9191
947 SOUTH 500 EAST #100
AMERICAN FORK, UTAH 84003

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PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

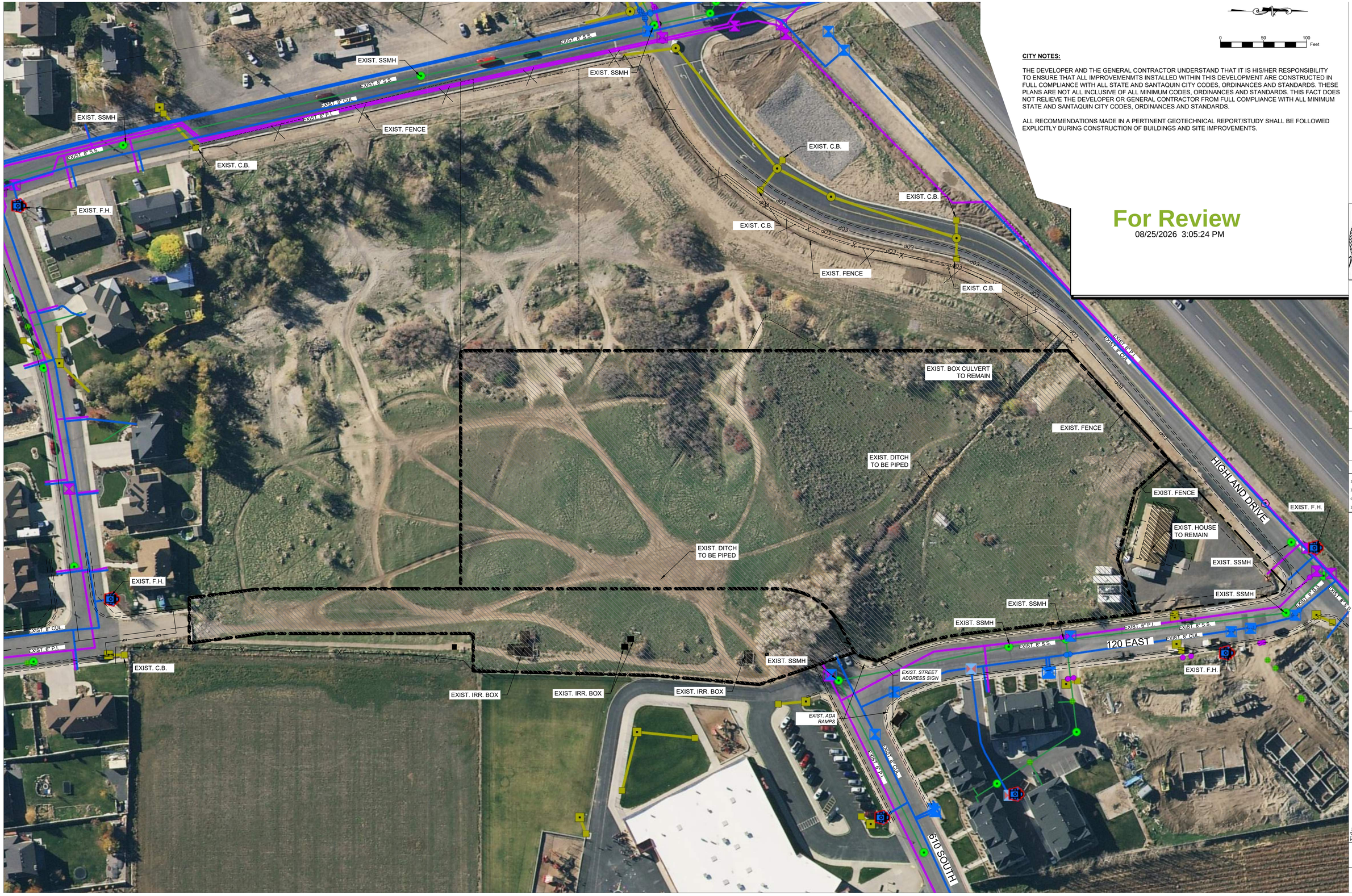
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: COVER SHEET

PROJECT NO. 2026.031

SHEET NO. 0.00



0 50 100 Feet

CITY NOTES:

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MATT W. BROWN
STATE OF UTAH

REVISIONS

No.	Date	By	Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: EXISTING CONDITIONS

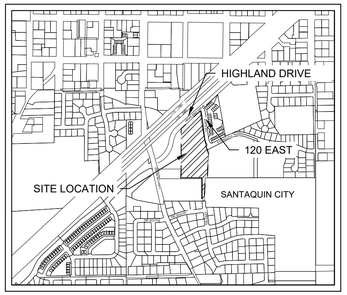
PROJECT NO.
2026.031

SHEET NO.
0.10

PRINT DATE: 8/24/2026

CITADEL SANTAQUIN

560 SOUTH 120 EAST SANTAQUIN, UTAH

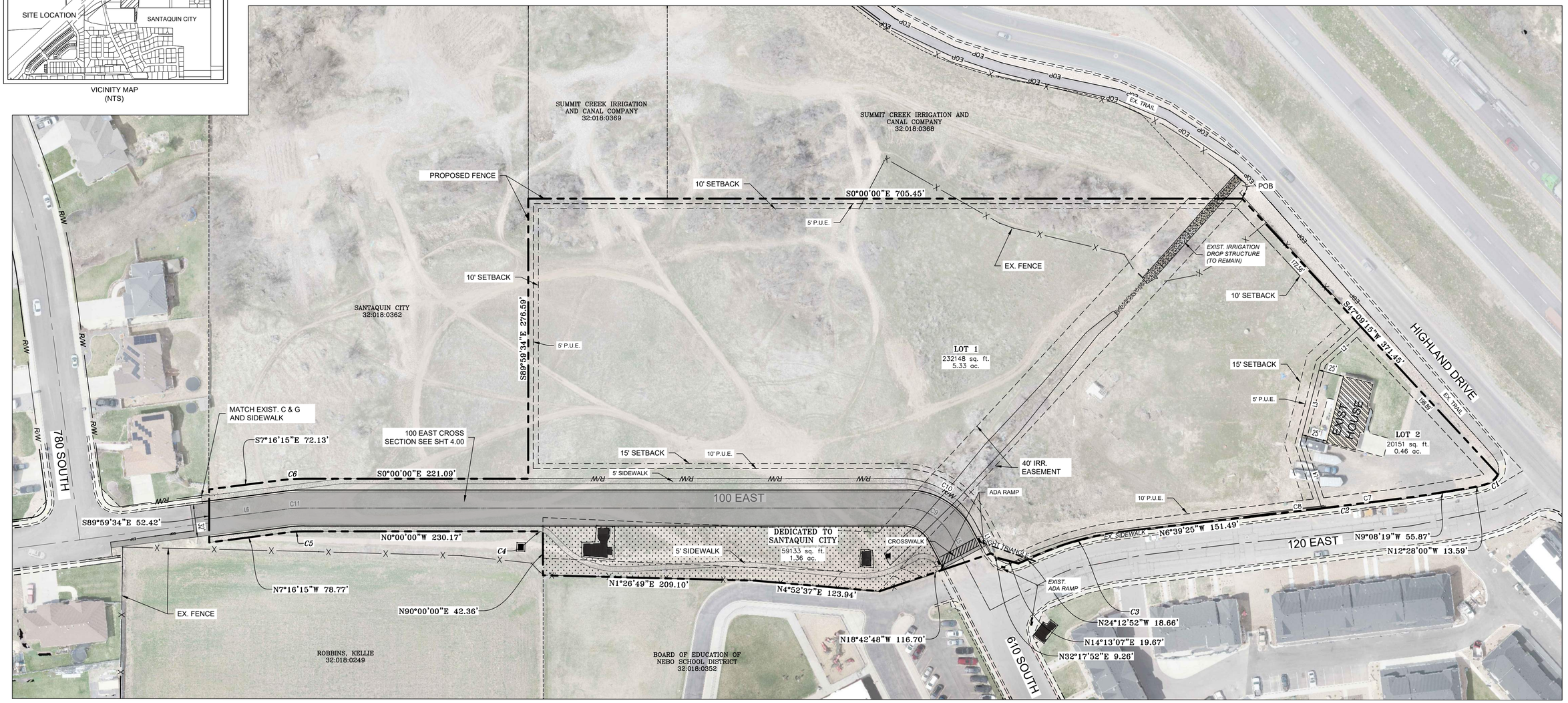


VICINITY MAP
(NTS)

LANDSCAPE
NEW ASPHALT
CONCRETE

0 50 100 Feet

For Review
08/25/2026 3:05:28 PM



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"
C4	5.57'	15.00'	5.54'	N10°38'43"E	21°17'26"
C5	16.12'	127.00'	16.11'	N3°38'07"W	7°16'15"
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°16'15"
C7	92.47'	12337.19'	92.47'	N7°05'51"W	0°25'46"
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"
C9	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"
C10	90.17'	83.00'	85.80'	N31°07'25"E	62°14'51"
C11	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.24'	N62°14'51"E
L2	53.34'	S42°09'40"E
L3	82.18'	S75°38'37"E
L4	67.32'	N71°33'48"E
L5	30.40'	N62°14'51"E
L6	75.83'	N7°16'15"W

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ZONING : RC (RESIDENTIAL COMMERCIAL)
TOTAL # LOTS : 2
TOTAL ACREAGE : 7.15 ACRES
TOTAL ACREAGE IN LOTS : 5.79 ACRES
R/W DEDICATION : 1.36 ACRES

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AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: SITE PLAN

PROJECT NO.
2026.031

SHEET NO.
1.00

PRINT DATE: 8/24/2026

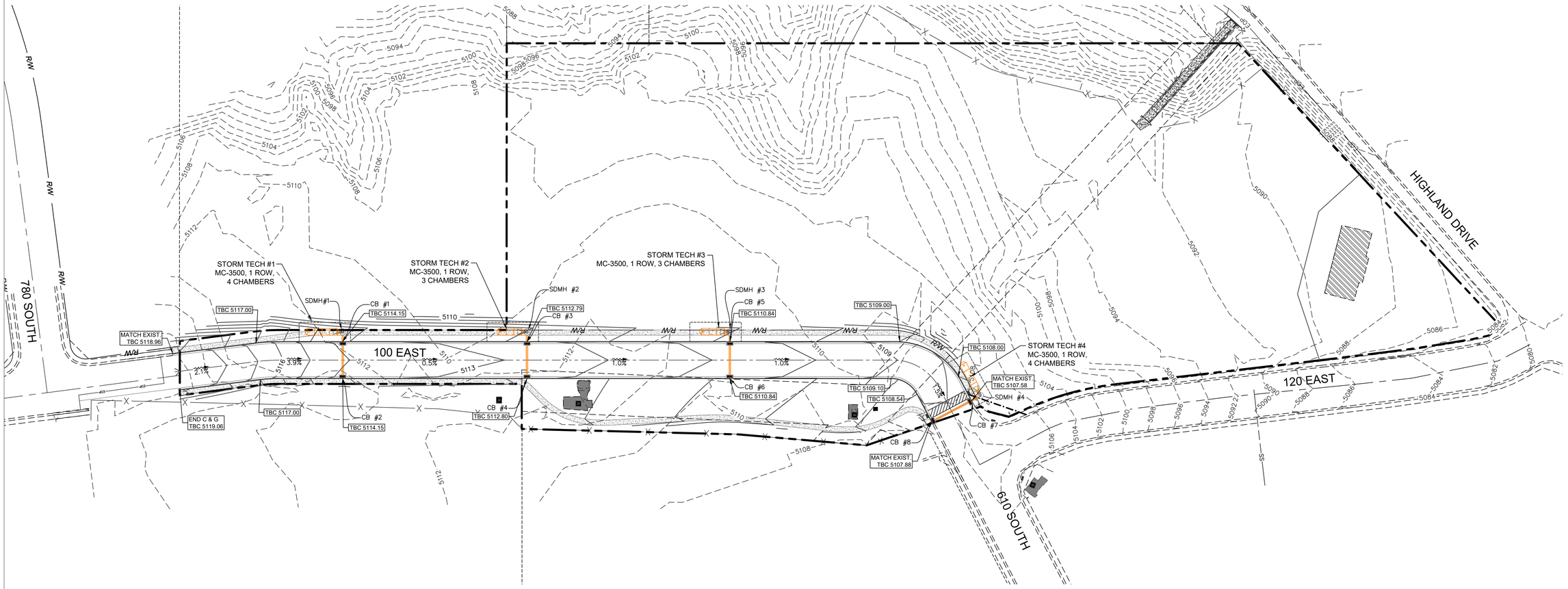
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0 50 100 Feet

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NO. 174774
MATT W. BROWN
STATE OF UTAH

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			Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: GRADING PLAN

PROJECT NO.
2026.031

SHEET NO.
1.10

CITY NOTES:

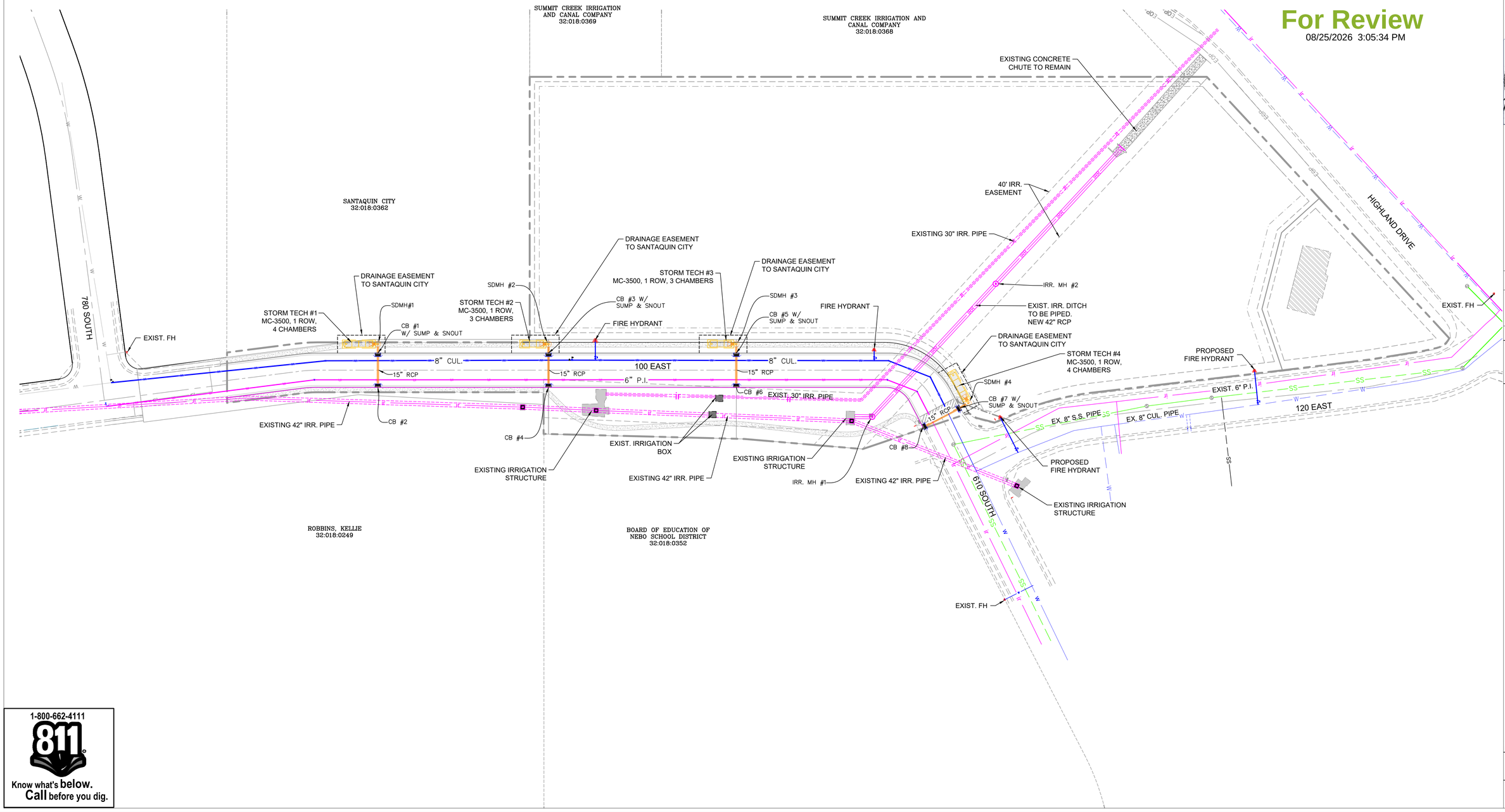
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LEGEND

- STREET LIGHT (SL)
- COMBO BOX (COMBO)
- CATCH BASIN (CB)
- SDMH
- SSMH
- FIRE HYDRANT (F.H.)
- GATE VALVE (GV)
- IRRIGATION BOX
- PROPERTY LINE
- RCP STORM DRAIN(SIZE NOTED ON PLAN)
- EXIST. CULINARY WATER
- CULINARY WATER(SEE PLAN FOR SIZE)
- PRESSURE IRRIGATION(SEE PLAN FOR SIZE)
- EXIST. PRESSURE IRRIGATION(SEE PLAN FOR SIZE)
- EXIST. SANITARY SEWER(SEE PLAN FOR SIZE)

0 50 100 Feet



For Review
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Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
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Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO.
2026.031

SHEET NO.
1.20

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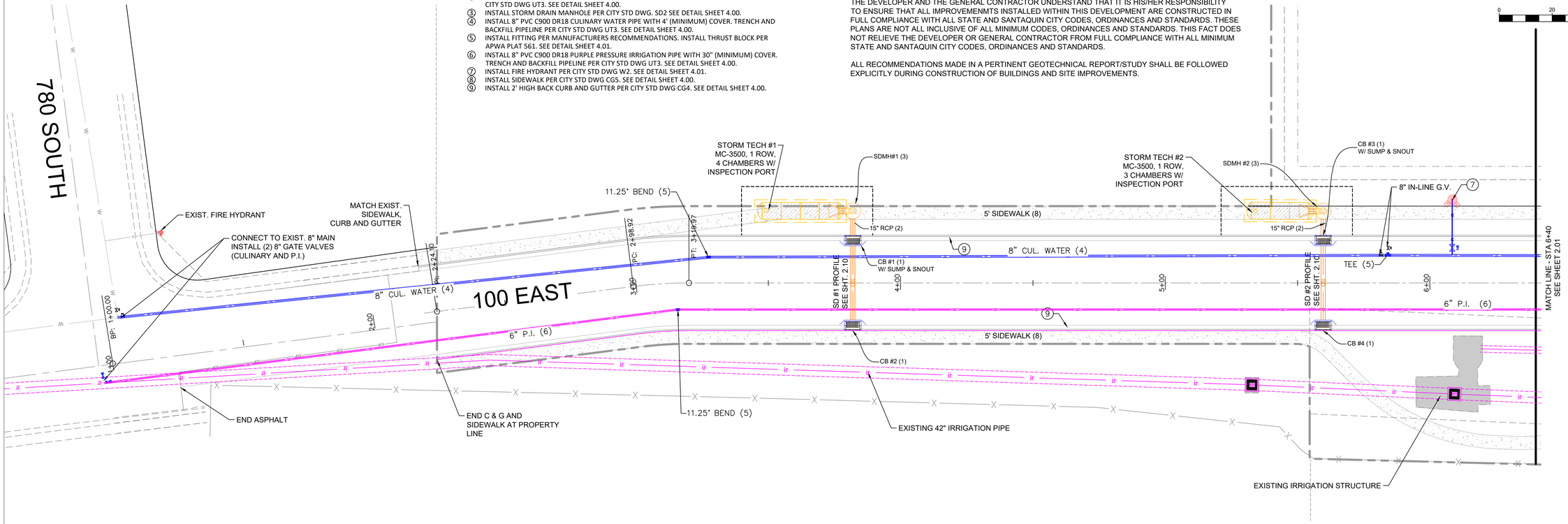
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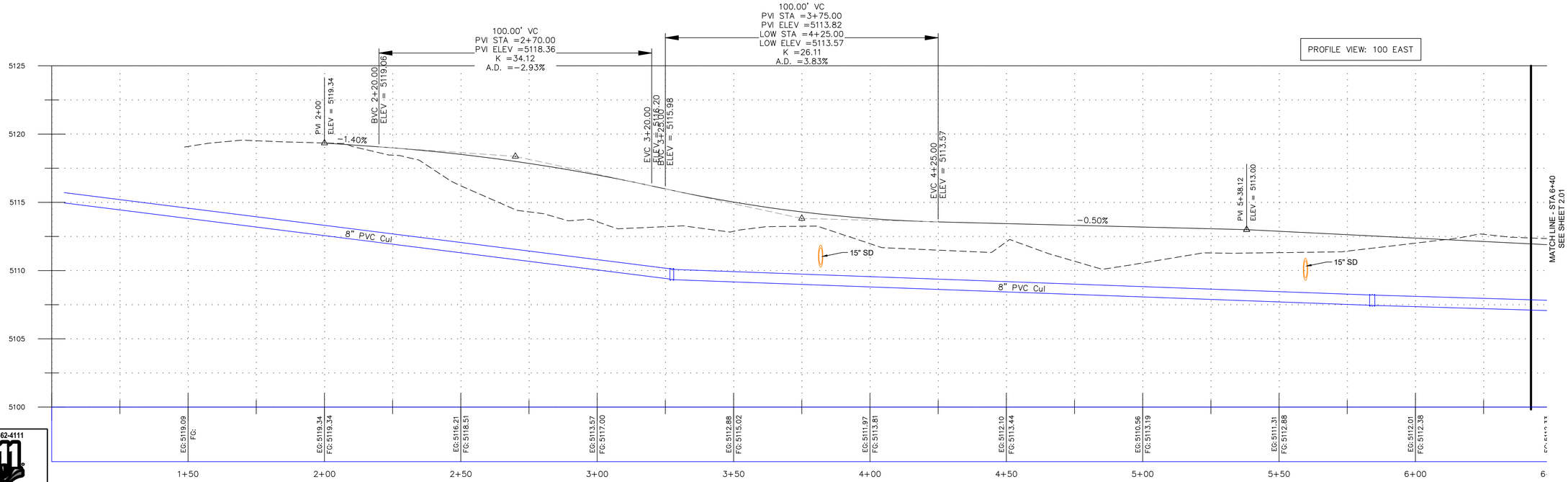
1. INSTALL CATCH BASIN PER CITY STD DWG SD1. SEE DETAIL SHEET 4.00.
2. INSTALL REINFORCED CONCRETE PIPE (RCP). SIZE PER PLAN. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
3. INSTALL STORM DRAIN MANHOLE PER CITY STD DWG. SD2 SEE DETAIL SHEET 4.00.
4. INSTALL 8" PVC C900 DR18 CULINARY WATER PIPE WITH 4' (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
5. INSTALL FITTING PER MANUFACTURERS RECOMMENDATIONS. INSTALL THRUST BLOCK PER APWA PLAT 561. SEE DETAIL SHEET 4.01.
6. INSTALL 8" PVC C900 DR18 PURPLE PRESSURE IRRIGATION PIPE WITH 30" (MINIMUM) COVER. TRENCH AND BACKFILL PIPELINE PER CITY STD DWG UT3. SEE DETAIL SHEET 4.00.
7. INSTALL FIRE HYDRANT PER CITY STD DWG W2. SEE DETAIL SHEET 4.01.
8. INSTALL SIDEWALK PER CITY STD DWG CG5. SEE DETAIL SHEET 4.00.
9. INSTALL 2' HIGH BACK CURB AND GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 4.00.

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PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 100 EAST P&P

PROJECT NO.
2026.031

SHEET NO.
2.00

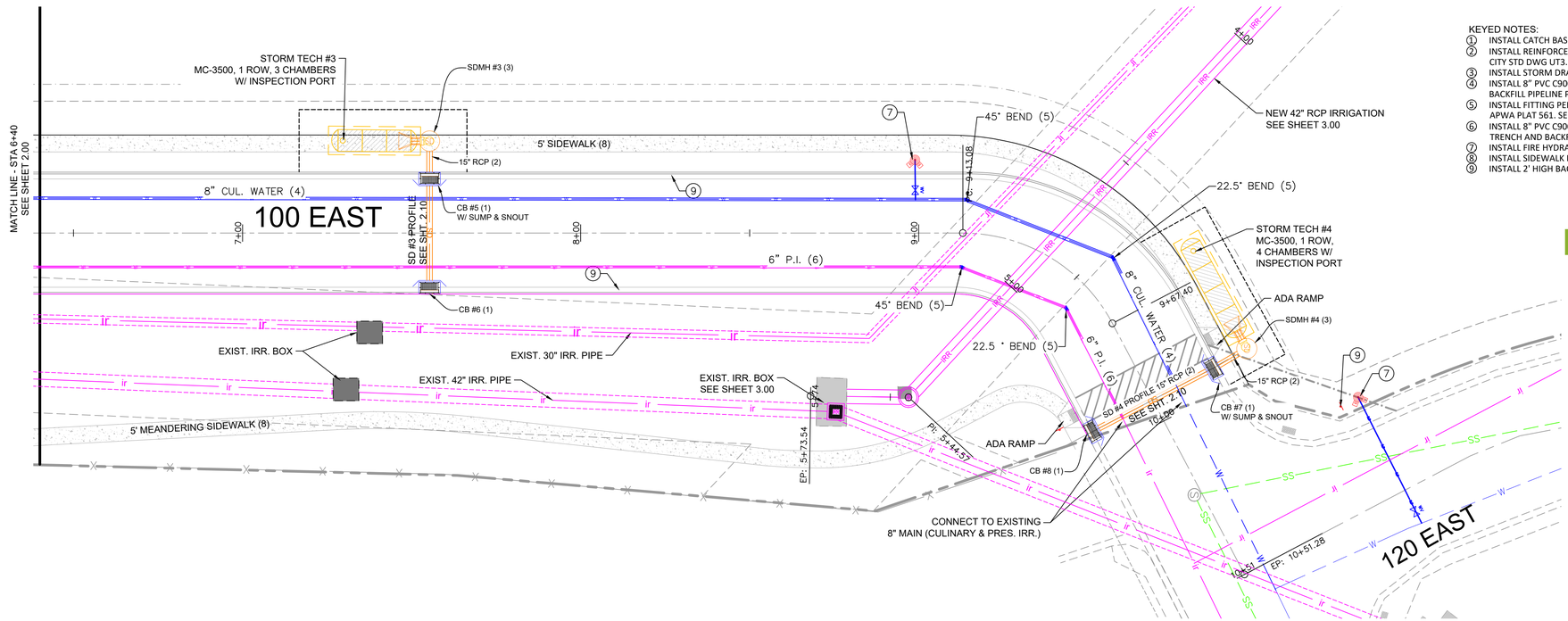
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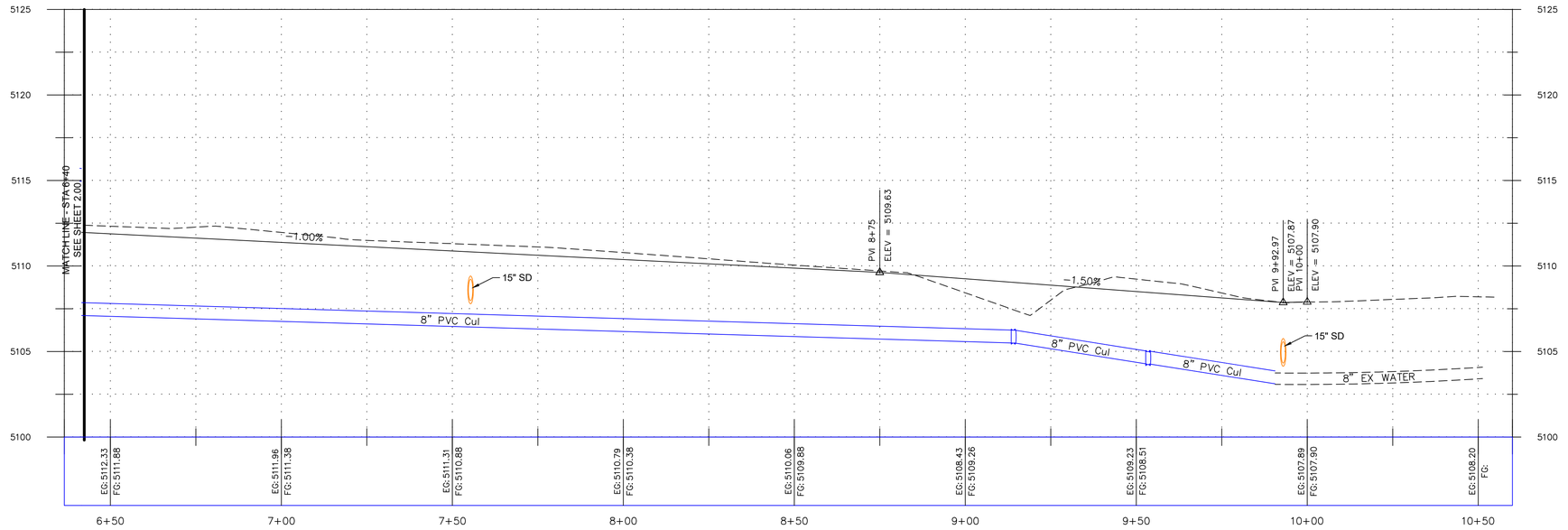
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0 20 40 Feet

KEYED NOTES:
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9. INSTALL 2' HIGH BACK CURB AND GUTTER PER CITY STD DWG CG4. SEE DETAIL SHEET 4.00.





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AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 100 EAST P&P

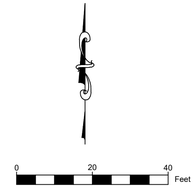
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SHEET NO.
2.01

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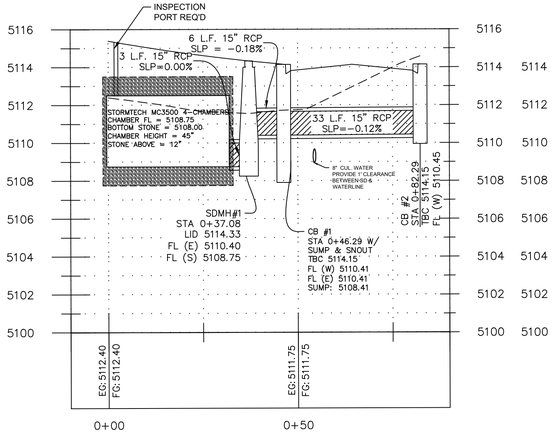
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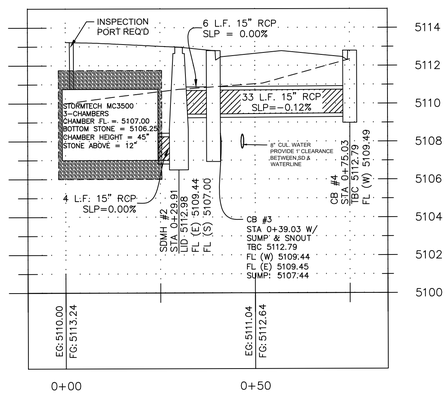


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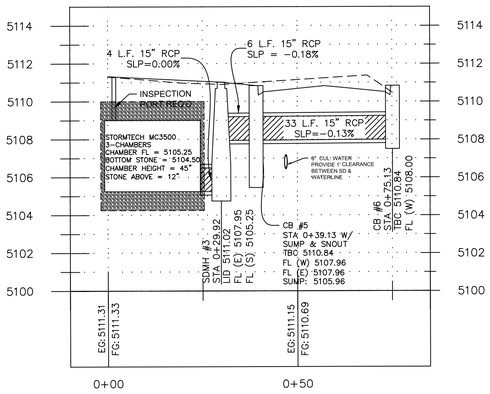
PROFILE VIEW: SD X-ING (100 E) #1



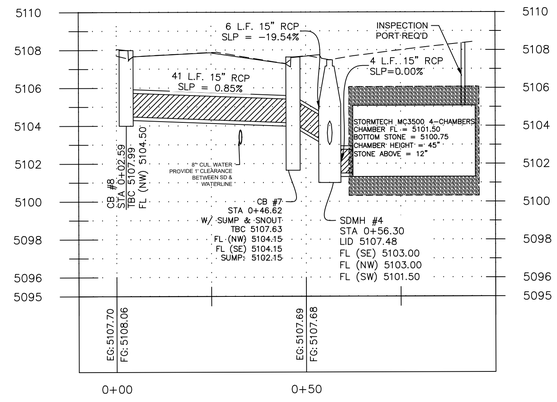
PROFILE VIEW: SD X-ING (100 E) #2



PROFILE VIEW: SD X-ING (100 E) #3



PROFILE VIEW: SD X-ING (100 E) #4



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AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS
			Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STORM DRAIN PROFILES

PROJECT NO.
2026.031

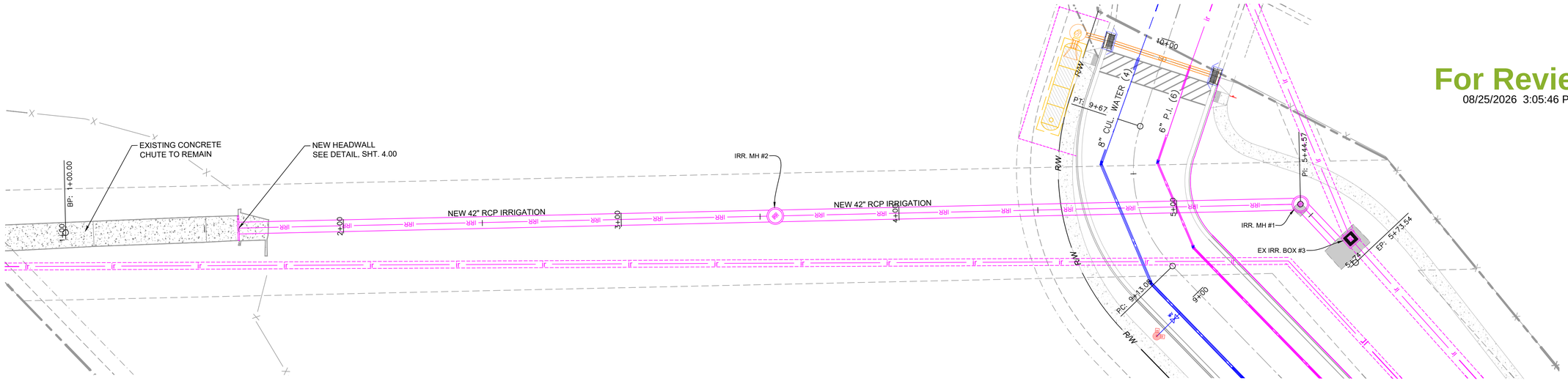
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CITY NOTES:

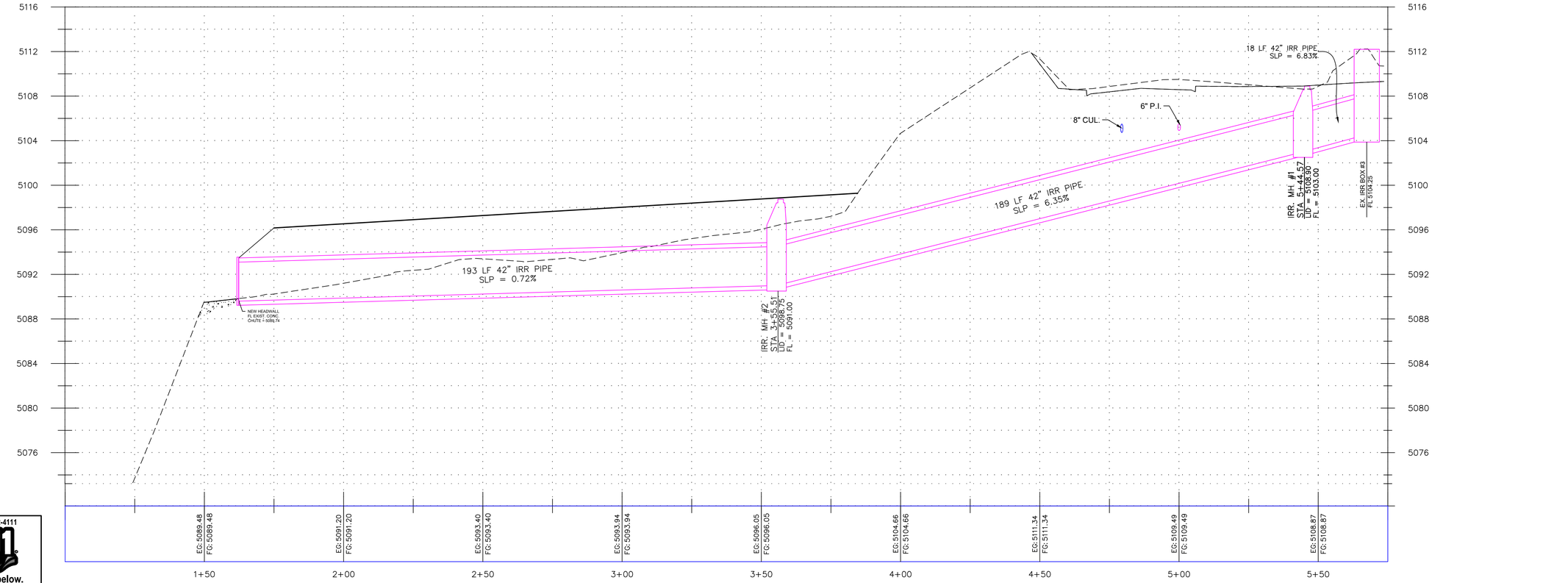
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ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

0 20 40 Feet



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Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 24, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: 42" IRRIGATION PIPE P&P

PROJECT NO.
2026.031

SHEET NO.
3.00

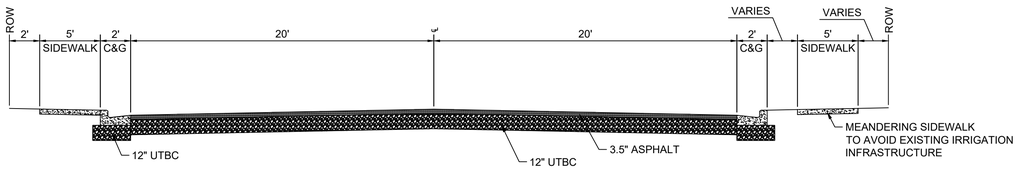
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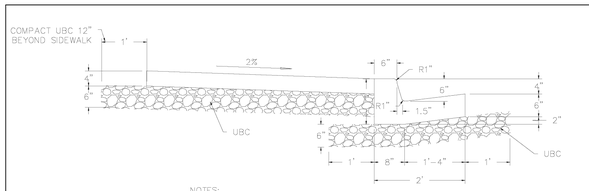
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THE CURRENT SANTAQUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS SHALL BE STRICTLY ADHERED TO.



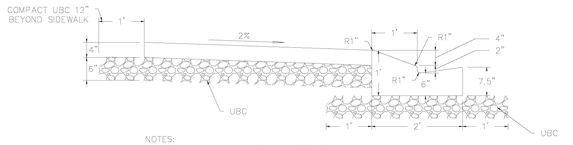
100 EAST CROSS SECTION

NOTE: CROSS SECTION MATCHES THE EXISTING CROSS SECTIONS ON BOTH THE NORTH AND SOUTH ENDS OF THE PROPOSED ROADWAY.



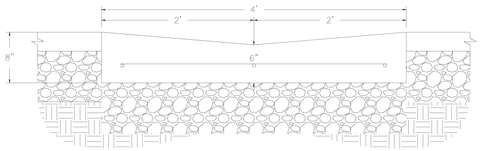
NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER

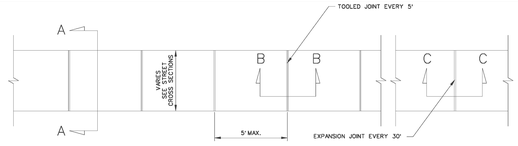


NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

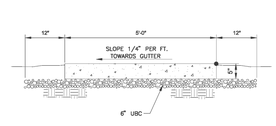
MODIFIED CURB AND GUTTER



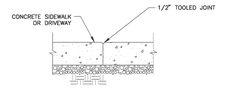
CROSS GUTTER



PLAN VIEW

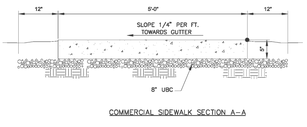


RESIDENTIAL SIDEWALK SECTION A-A

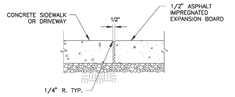


SECTION B-B

NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS



COMMERCIAL SIDEWALK SECTION A-A



SECTION C-C

NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

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

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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

CURB & GUTTER AND CROSS GUTTER DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET

CG4

ADOPTED DATE: 16 - OCT - 16

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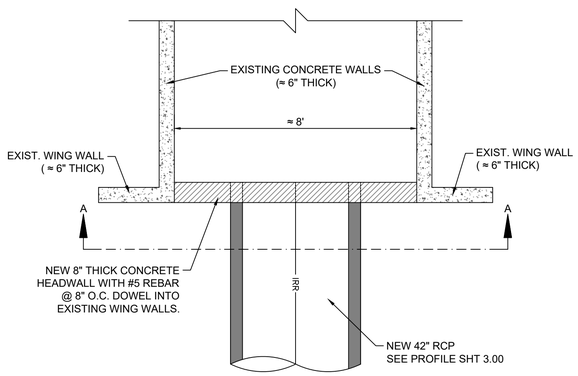
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1	ADDED PRESSURE SEWER AND SEWER FORCE MAIN DETAILS	KLS		8-20-19
2	ADDED SEWER MANHOLE RING & COVER DETAIL	KLS		8-20-19

SIDEWALK DETAILS

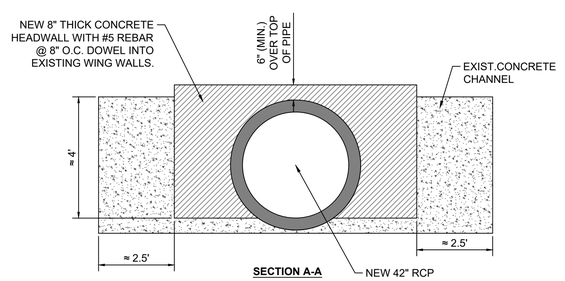
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: CG5
APPROVED BY: CITY COUNCIL
EFFECTIVE DATE: 10/16
REVISED BY: CDM
REVISION DATE: 8-20-19
ADOPTED DATE: 16 - OCT - 16

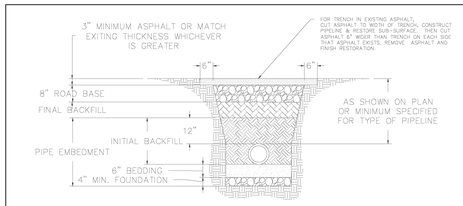
42" RCP IRRIGATION HEADWALL



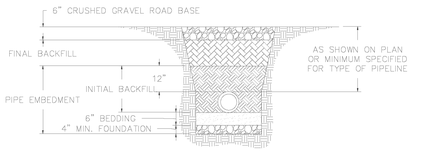
PLAN VIEW



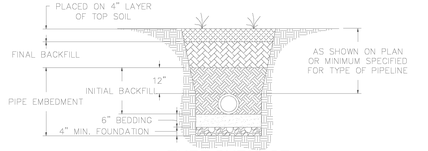
SECTION A-A



ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

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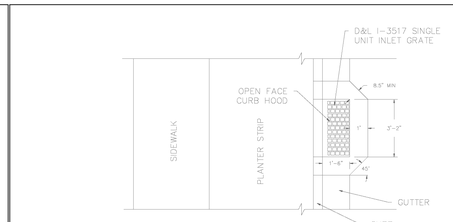
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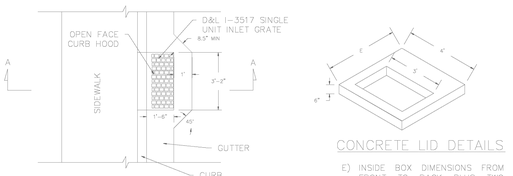
TYPICAL TRENCH SECTION
SANTAQUIN CITY
110 SOUTH CENTER STREET

UT3

ADOPTED DATE: 16 - OCT - 16



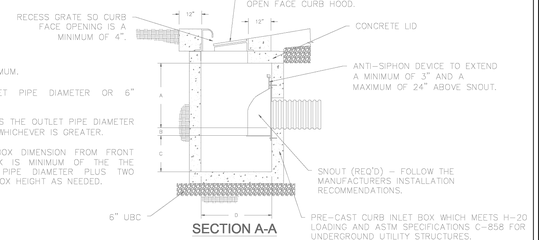
PLAN - CURB/PLANTER STRIP/SIDEWALK



PLAN - COMBINATION CURB & SIDEWALK

CONCRETE LID DETAILS

E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.



NOTES:
A) 24" MINIMUM.
B) ½ 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.

SECTION A-A

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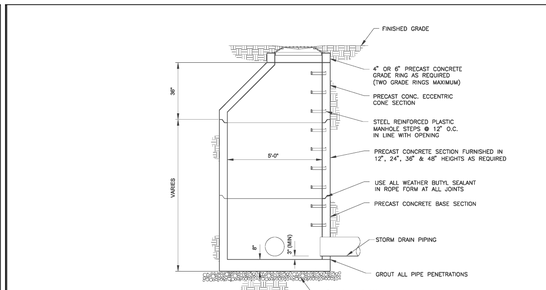
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CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
110 SOUTH CENTER STREET

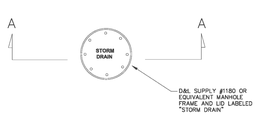
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ADOPTED DATE: 16 - OCT - 16

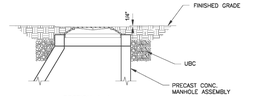


NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE



PLAN VIEW



SECTION A-A

NOTE:
1. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & L SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
2. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER
NOT TO SCALE

JUB

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2	ADDED SEWER MANHOLE RING & COVER DETAIL	KLS		8-20-19

TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: SD2
APPROVED BY: CITY COUNCIL
EFFECTIVE DATE: 10/16
REVISED BY: KLS
REVISION DATE: 8-20-19
ADOPTED DATE: 16 - OCT - 16

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 21, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

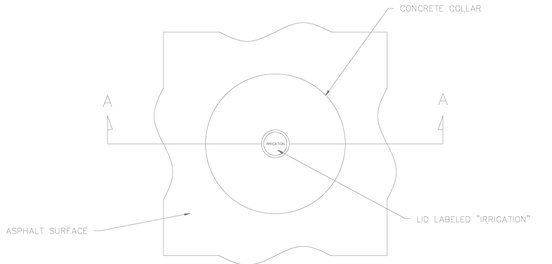
No.	Date	By	REVISIONS Notes

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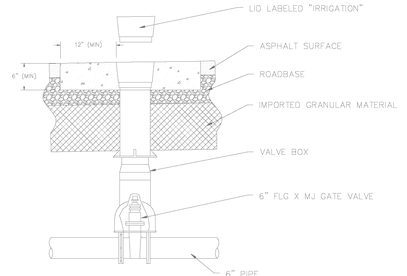
Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO.
2026.031

SHEET NO.
4.00



PLAN VIEW



SECTION A-A

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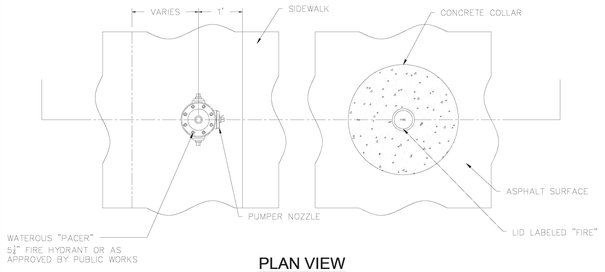
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PRESSURE IRRIGATION WATER VALVE
SANTAQUIN CITY
110 SOUTH CENTER STREET

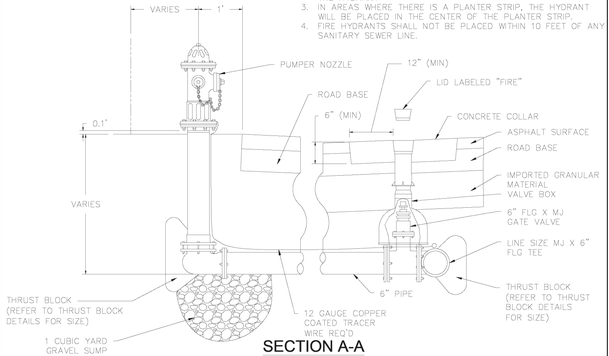
PI5

ADOPTED DATE: 19 - OCT - 16



PLAN VIEW

NOTES:
1. EACH HYDRANT SHALL HAVE A CLEAR ZONE OF 3 FEET ON THREE SIDES AND OPEN ON THE SIDE OF THE PUMPER NOZZLE.
2. HYDRANT INSTALLED WHERE THERE IS NO CURB & GUTTER SHALL HAVE BOLLARDS PLACED ON EITHER SIDE IN FRONT OF THE HYDRANT.
3. IN AREAS WHERE THERE IS A PLANTER STRIP, THE HYDRANT WILL BE PLACED IN THE CENTER OF THE PLANTER STRIP.
4. FIRE HYDRANTS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY SANITARY SEWER LINE.



SECTION A-A

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NO.	DESCRIPTION	BY	APP.	DATE

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FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
110 SOUTH CENTER STREET

W2

ADOPTED DATE: 19 - OCT - 16



Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.

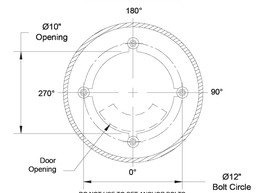
INSTALLATION
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH
The entire assembly shall have a standard Holophane 'black' finish.

LUMINAIRE DESCRIPTION
- Granville Premier II LED
- 40W 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 25ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail



DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
GPD404KASM8SNSBFCVRBHPCSL25 - NYA14S5J17P07ABGBK

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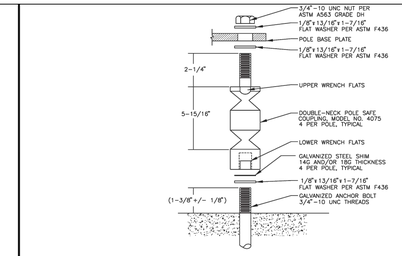
NO.	DESCRIPTION	BY	APP.	DATE

Santaquin

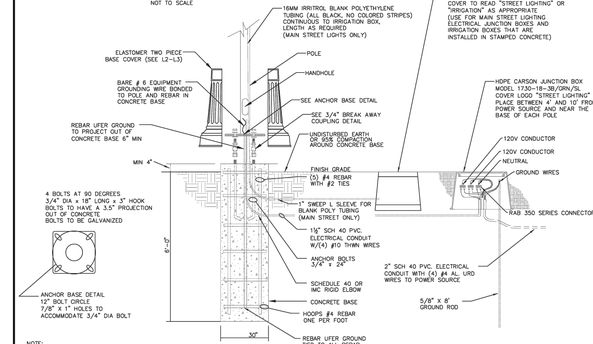
LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET

L1

ADOPTED DATE: 19 - OCT - 16



BREAK AWAY COUPLING DETAIL
NOT TO SCALE



NOTE:
A' DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.

For Review
08/25/2026 3:05:53 PM

ANCHOR BASE DETAIL
NOT TO SCALE

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP, CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APP.	DATE

Santaquin

ANCHOR BASE & BREAK AWAY COUPLING
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: L4
ADOPTED DATE: 19 - OCT - 16
REVISED DATE: 19 - OCT - 16
DRAWING NO: 19
SHEET NO: 19 OF

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
AUG. 21, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: STANDARD DETAILS

PROJECT NO. 2026.031

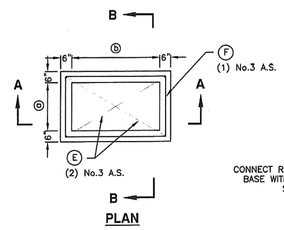
SHEET NO. 4.01

Precast box

1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   - B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   - C. Submit bar design detail for ENGINEER's review.

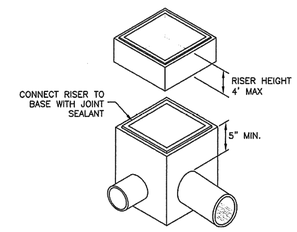
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   - D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   - E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   - F. Joint Sealant: Rubber-based, compressible.

3. **EXECUTION**
   - A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   - B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   - C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
   - D. Core Holes:
     1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
     2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
     3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   - E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

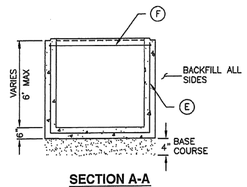


PLAN

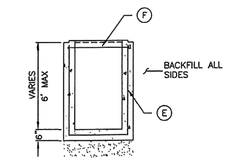
RISERS: ON BOXES DEEPER THAN 4 FEET, PROVIDE AN UNREINFORCED PRECAST CONCRETE RISER MATCHING THE DRAINAGE BOX SIZE



OBLIQUE



SECTION A-A



SECTION B-B

TABLE OF DIMENSIONS		
BOX SIZE	ⓐ	ⓑ
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

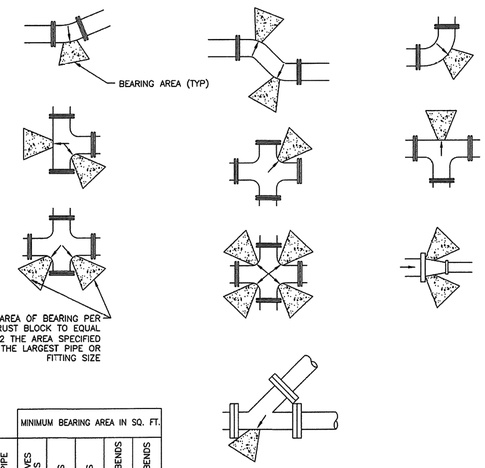
Precast box

Direct bearing thrust block

1. **GENERAL**
   - A. Thrust design for pipe sizes or configurations not shown require special design.
   - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   - D. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



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

Direct bearing thrust block

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

For Review
08/25/2026 3:05:56 PM

SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. 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 500 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.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT: STORMTECH #1	
4	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
918	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
289	SYSTEM AREA (SF)
85.6	SYSTEM PERIMETER (ft)

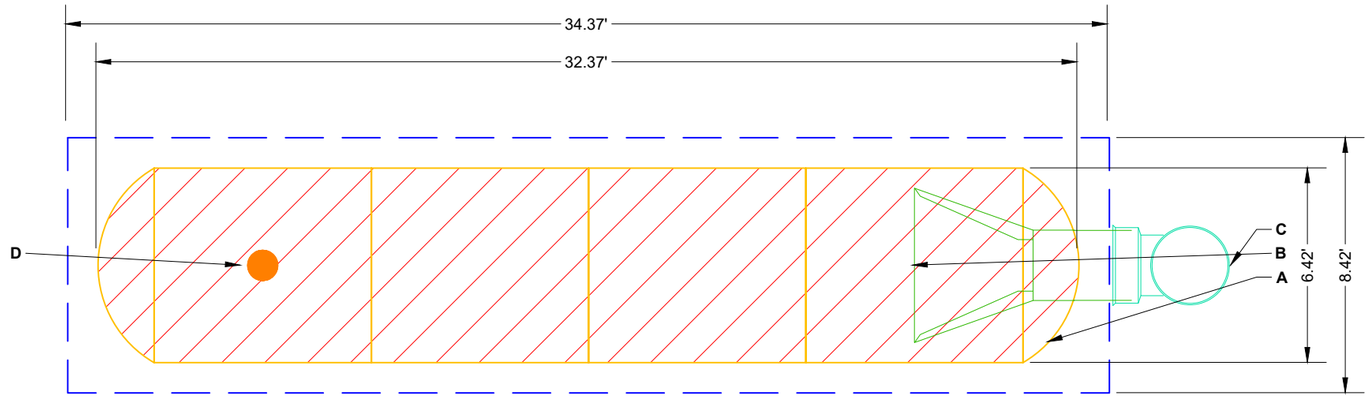
PROPOSED ELEVATIONS: STORMTECH #1	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

08/25/2026 3:05:59 PM



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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.

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

DATE: 08/25/2026 | DRAWN: MB | CHECKED: N/A | PROJECT #:

DATE	DWN	CHK

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StormTech® Chamber System

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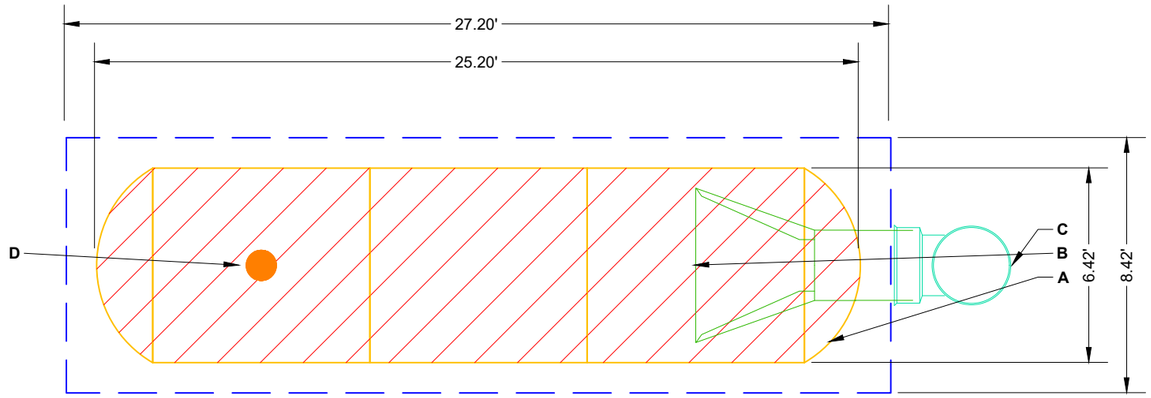
SHEET 2 OF 9

PROPOSED LAYOUT: STORMTECH #2	
3	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
720	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
229	SYSTEM AREA (SF)
71.2	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: STORMTECH #2	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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.

For Review

08/25/2026 3:06:02 PM

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

DATE: 08/25/2026 | DRAWN: MB | CHECKED: N/A

PROJECT #:

DATE	DWN	CHK

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StormTech® Chamber System

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SHEET 3 OF 9

PROPOSED LAYOUT: STORMTECH #3	
3	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
720	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
229	SYSTEM AREA (SF)
71.2	SYSTEM PERIMETER (ft)

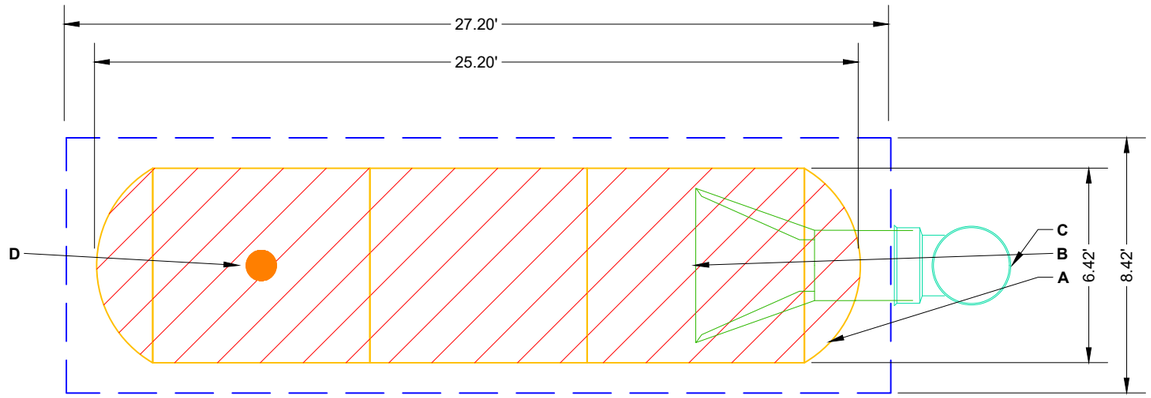
PROPOSED ELEVATIONS: STORMTECH #3	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

08/25/2026 3:06:05 PM



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

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.

CITADEL SANTAQUIN

SANTAQUIN, UT, USA

DATE: 08/25/2026 | DRAWN: MB | CHECKED: N/A

PROJECT #:

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SHEET 4 OF 9

PROPOSED LAYOUT: STORMTECH #4	
4	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
918	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
289	SYSTEM AREA (SF)
85.6	SYSTEM PERIMETER (ft)

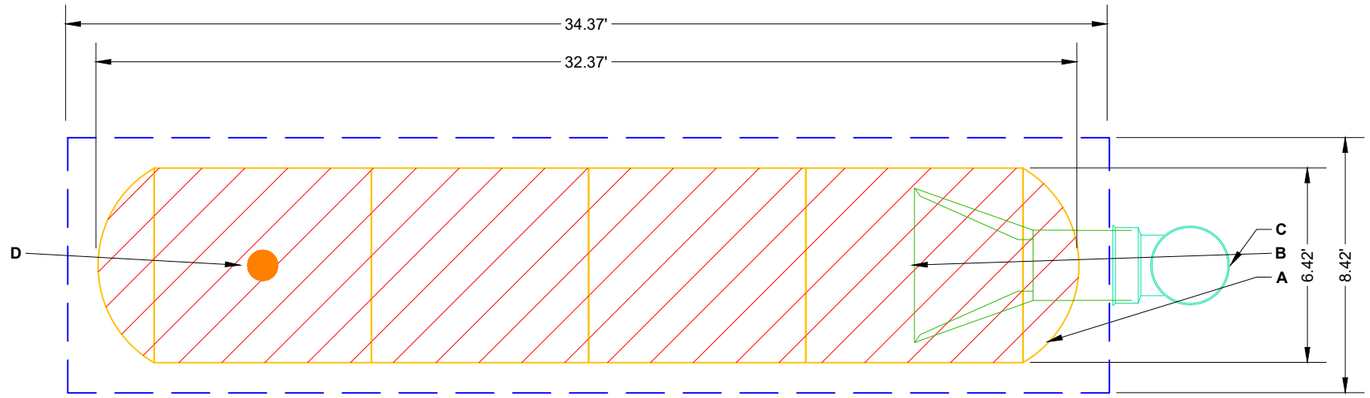
PROPOSED ELEVATIONS: STORMTECH #4	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	112.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	106.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	106.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	106.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	106.00
TOP OF STONE:	105.50
TOP OF MC-3500 CHAMBER:	104.50
24" ISOLATOR ROW PLUS INVERT:	100.92
BOTTOM OF MC-3500 CHAMBER:	100.75
BOTTOM OF STONE:	100.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	10" SEE DETAIL		

For Review

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ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

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CITADEL SANTAQUIN

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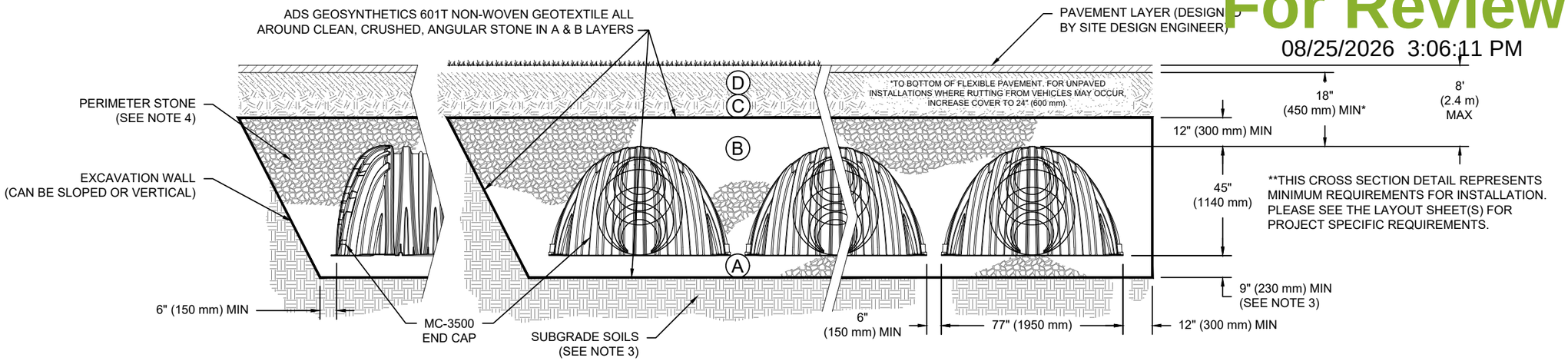
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SHEET 5 OF 9

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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 SURROUNDING THE 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 45x76 DESIGNATION SS.
2. MC-3500 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 500 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.

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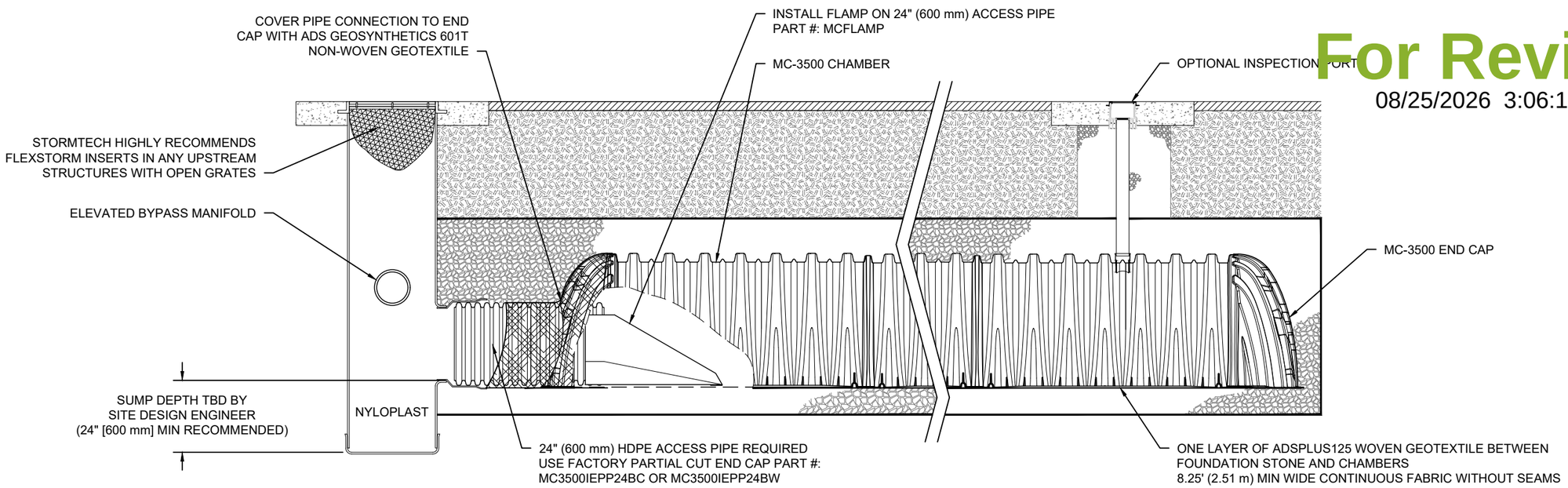
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SANTAQUIN, UT, USA
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MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

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

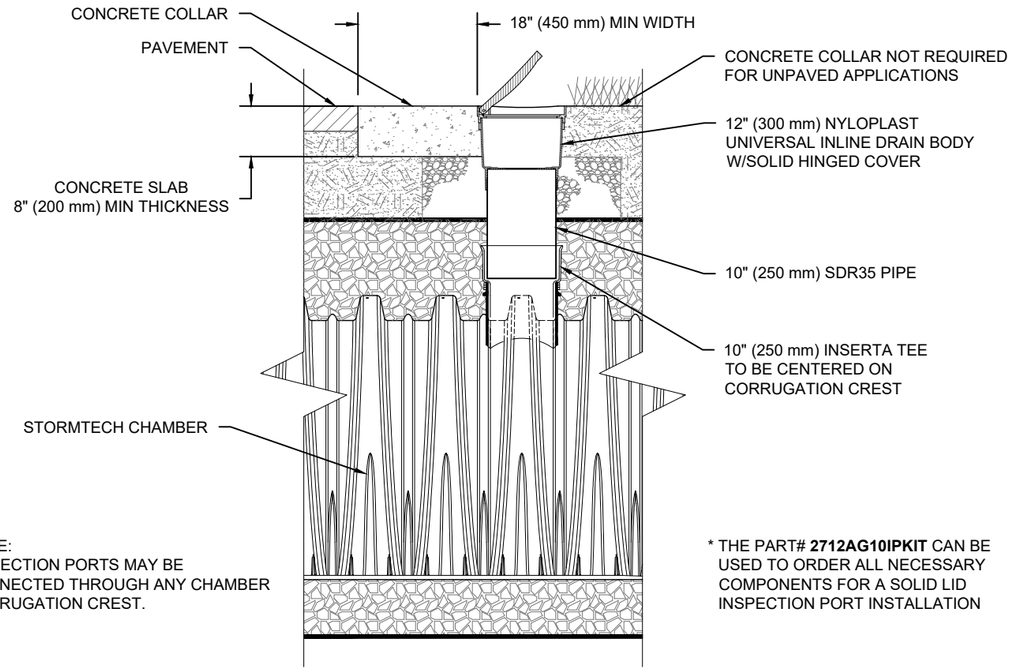
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

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.



10" (250 mm) PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

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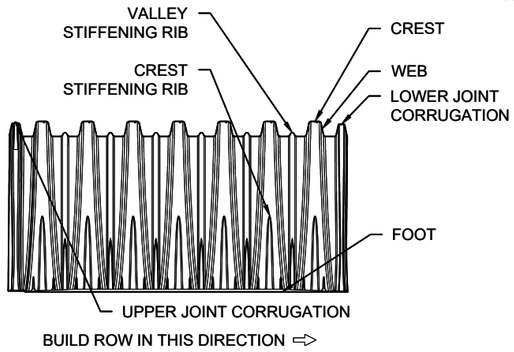
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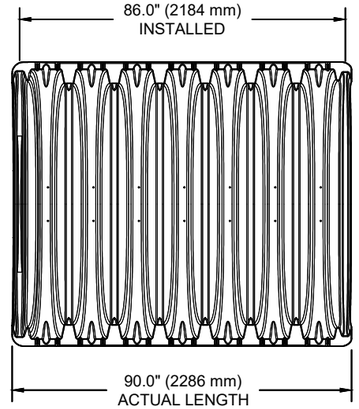
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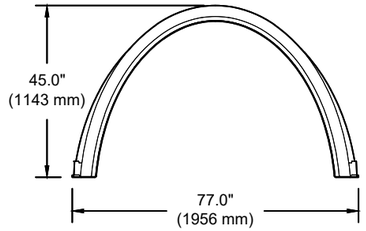
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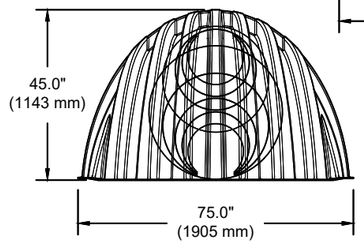
MC-3500 TECHNICAL SPECIFICATION

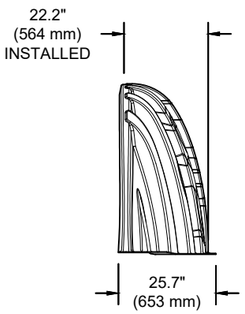
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NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

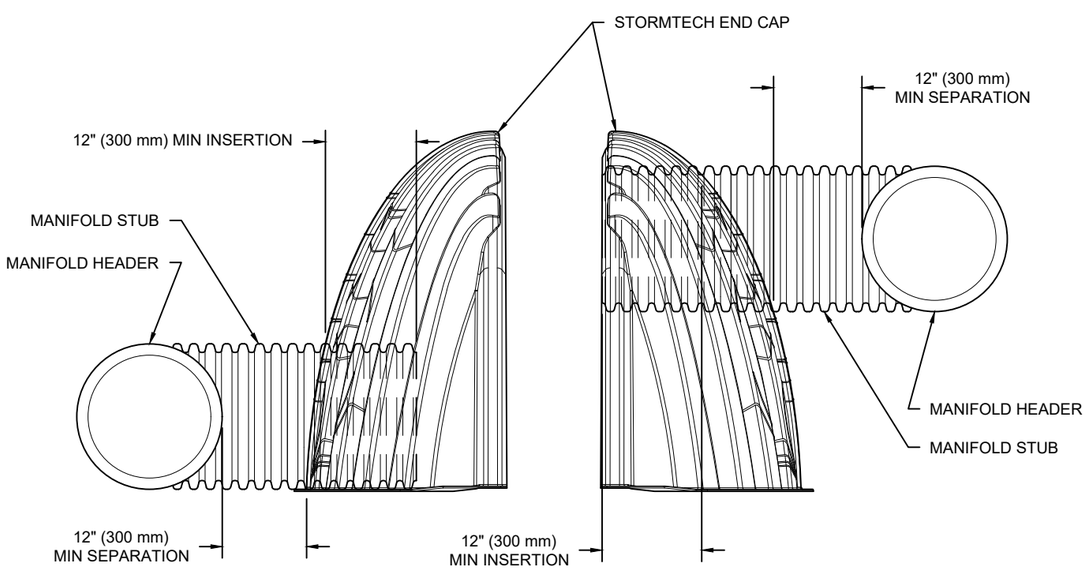
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

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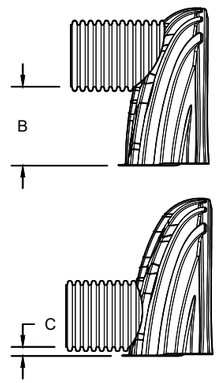


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED 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-3500 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.

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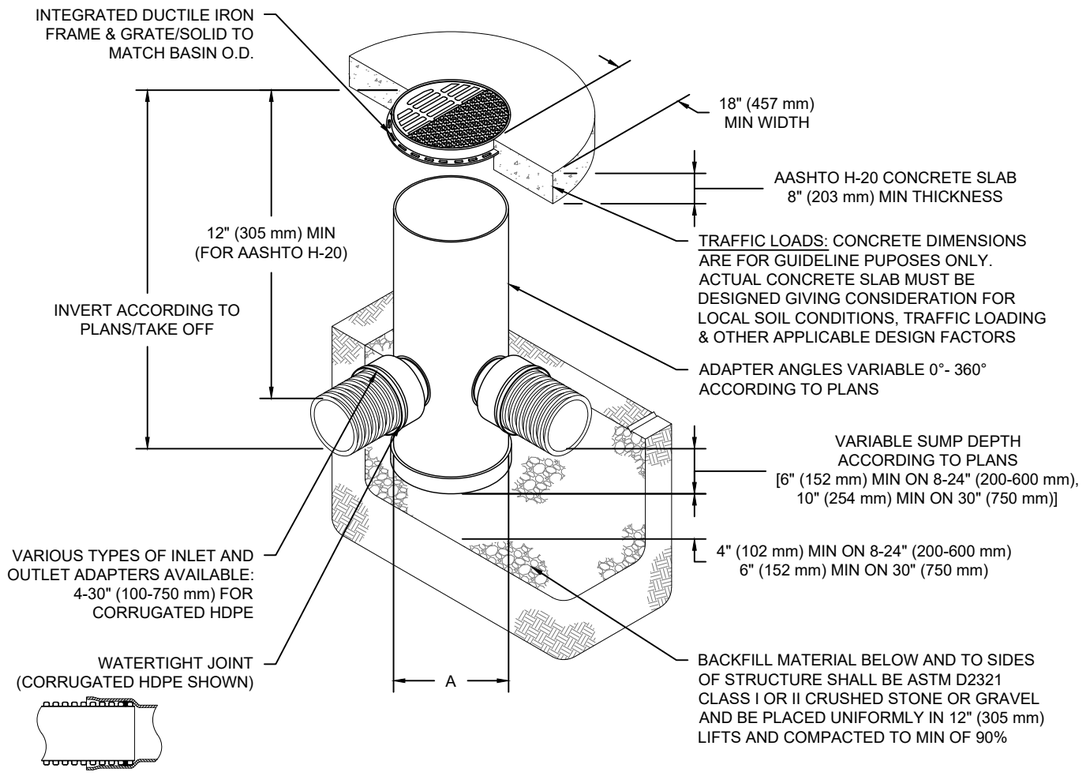
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NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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CITADEL SANTAQUIN

SANTAQUIN, UT, USA

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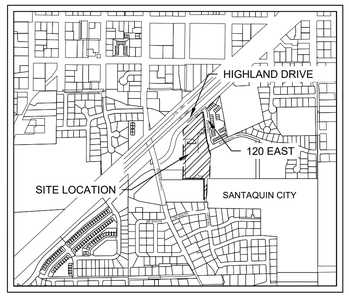
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9 OF 9

CITADEL SANTAQUIN PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, SANTAQUIN,
UTAH COUNTY, UTAH



VICINITY MAP
(NTS)

LEGEND

- MW BROWN ENG. PLS 13513878
- PLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- CALCULATED POINT (NOT SET)
- PLAT BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- PUE
- PUBLIC ROW TO BE DEDICATED TO SANTAQUIN CITY. 1.36 ACRES (59,133 SQ. FT.)
- A NEW IRRIGATION EASEMENT CENTERED ON THE EXISTING IRRIGATION IMPROVEMENTS. SEE IRRIGATION EASEMENT BOUNDARY DESCRIPTIONS BELOW

NEW IRRIGATION EASEMENT BOUNDARY DESCRIPTION

A IRRIGATION EASEMENT SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

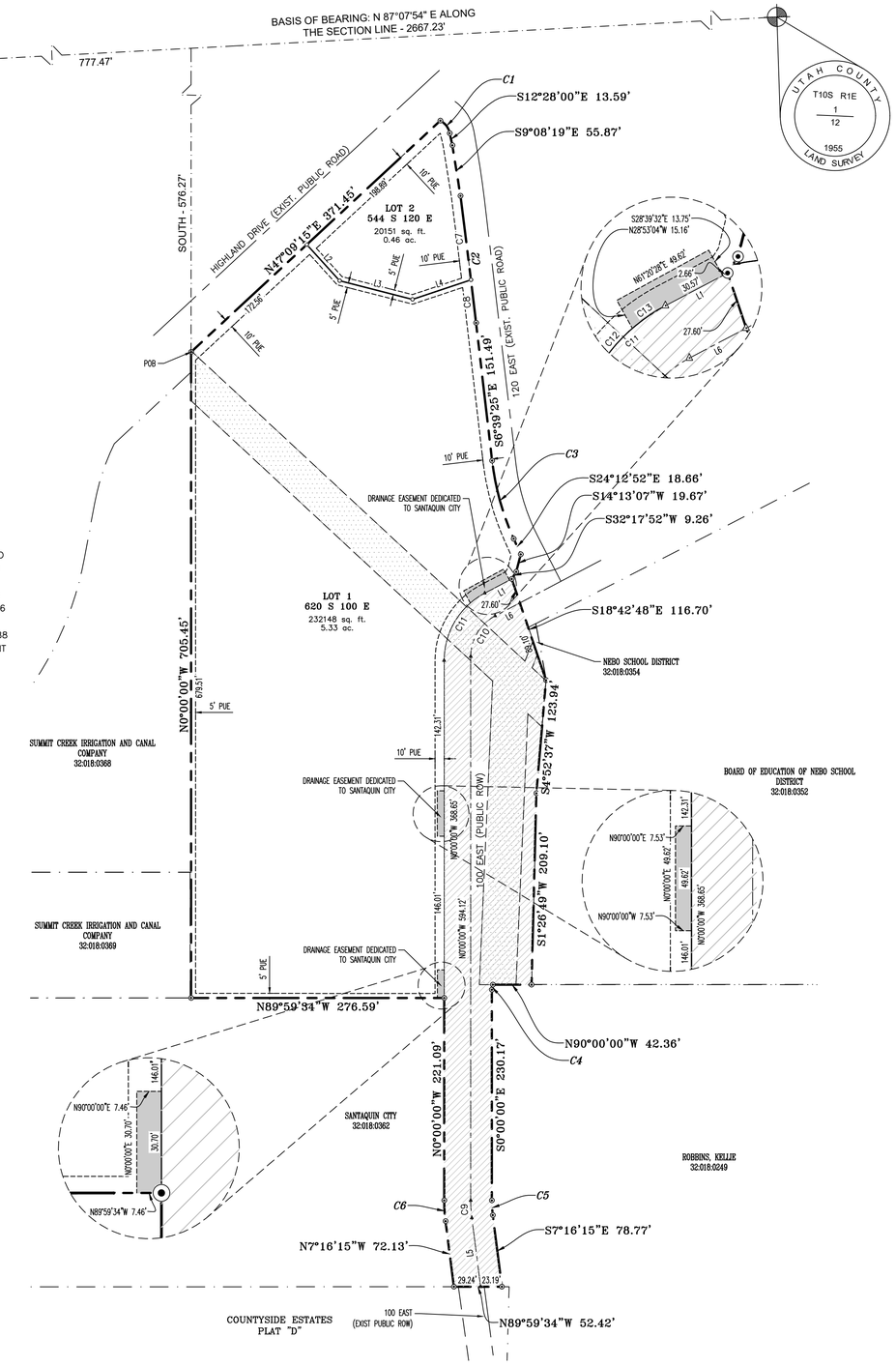
BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 47°09'15" E 1.00 FEET, THENCE S 47°06'14" E 496.92 FEET, THENCE N 21°56'00" E 23.19 FEET, THENCE S 18°42'48" E 15.35 FEET, THENCE S 21°56'00" W 15.38 FEET, THENCE S 47°06'14" E 20.66 FEET, THENCE S 04°52'37" W 50.77 FEET, THENCE N 47°06'14" W 21.10 FEET, THENCE S 02°30'23" W 296.10 FEET, THENCE N 90°00'00" W 40.04 FEET, THENCE N 02°30'23" E 331.88 FEET, THENCE N 47°06'14" W 449.78 FEET, THENCE N 00°00'00" W 53.24 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.78 ACRES (33,806 SQ. FT.)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.24'	N62°14'51"E
L2	53.34'	S42°09'40"E
L3	82.18'	S75°38'37"E
L4	67.32'	N71°33'48"E
L5	75.83'	N7°16'15"W
L6	30.40'	N62°14'51"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.70'	19.01'	17.07'	N36°45'49"W	53°21'43"
C2	139.72'	12337.19'	139.72'	N6°59'16"W	0°38'56"
C3	88.87'	290.00'	88.52'	S15°26'08"E	17°33'27"
C4	5.57'	15.00'	5.54'	N10°38'43"E	21°17'26"
C5	16.12'	127.00'	16.11'	N3°38'07"W	7°16'15"
C6	22.72'	179.00'	22.70'	S3°38'07"E	7°16'15"
C7	92.47'	12337.19'	92.47'	N7°05'51"W	0°25'46"
C8	47.24'	12337.19'	47.24'	N6°46'23"W	0°13'10"
C9	19.03'	150.00'	19.02'	N3°38'07"W	7°16'15"
C10	54.32'	50.00'	51.69'	N31°07'25"E	62°14'51"
C11	90.17'	83.00'	85.80'	N31°07'25"E	62°14'51"
C12	71.05'	83.00'	68.90'	N24°31'21"E	49°02'42"
C13	19.13'	83.00'	19.08'	N55°38'47"E	13°12'08"

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



NOTES:

- EACH LOT IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE APPLICABLE SETBACK REQUIREMENTS FOUND IN THE MUNICIPAL CODE OF SANTAQUIN CITY.
- 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 IMPART THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS_____ DAY OF _____, 20____

BY – _____

TITLE – _____

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a601 et seq> ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW

APPROVED THIS __ DAY OF _____ 20____

_____
ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR. AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, SAID POINT BEING 777.47 FEET N 87°07'54" E ALONG THE SECTION LINE AND 576.27 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N 47°09'15" E 371.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF 120 EAST STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE COURSES: 1) ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53°21'43", HAVING A RADIUS OF 19.01 FEET, AND WHOSE LONG CHORD BEARS S 36°45'49" E 17.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 2) S 12°28'00" E 13.59 FEET, 3) S 09°08'19" E 55.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 4) ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00°38' 56", HAVING A RADIUS OF 12337.19 FEET, AND WHOSE LONG CHORD BEARS S 06°59'16" E 139.72 FEET, 5) S 06°39'25" E 151.49 FEET TO THE BEGINNING OF A CURVE, 6) ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17°33'27", HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS S 15°26'08" E 88.52 FEET, 7) S 24°12'52" E 18.66 FEET, 8) S 14°13'07" W 19.67 FEET, 9) S 32°17'52" W 9.26 FEET TO A POINT ON A LINE DESCRIBED IN ENTRY 78948:2024, THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) S 18°42'48" E 116.70 FEET, 2) S 04°52'37" W 123.94 FEET, 3) S 01°26'49" W 209.10 EXTENDING TO A POINT ON A LINE DESCRIBED IN ENTRY 48922:2013, THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S 90°00'00" W 42.36 FEET TO A NON-TANGENT CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 21°17'26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 10°38'43" W 5.54 FEET, THENCE S 00°00'00" E 230.17 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 127.00 FEET, AND WHOSE LONG CHORD BEARS S 03°38'07" E 16.11 FEET, THENCE S 07°16'15" E 78.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTRY SIDE ESTATES PLAT "D" OF OFFICIAL RECORDS, THENCE ALONG SAID BOUNDARY N 89°59'34" W 52.42 FEET, THENCE N 07°16'15" W 72.13 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07°16'15", HAVING A RADIUS OF 179.00 FEET, AND WHOSE LONG CHORD BEARS N 03°38'07" W 22.70 FEET, THENCE N 00°00'00" W 221.09 FEET, THENCE N 89°59'34" W 276.59 FEET, THENCE N 00°00'00" W 705.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 7.15 ACRES (311,432 SQ. FT.)±

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
8/25/2026
NO. 13513878
JAXON T. BROWN
STATE OF UTAH

Jaxon T. Brown
JAXON T. BROWN
PLS 13513878
8/25/2026
DATE:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF SANTAQUIN 644 LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF SANTAQUIN 644 LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

NOTARY PUBLIC SEAL

OWNER'S DEDICATION

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

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

OWNER: SANTAQUIN 644 LLC

PRINT: _____ (MANAGER) SIGNED: _____ (MANAGER)

OWNER: BROADBENT, JARIN & JAMI AS HUSBAND & WIFE

PRINT: _____ (JARIN BROADBENT) SIGNED: _____ (JARIN BROADBENT)

PRINT: _____ (JAMI BROADBENT) SIGNED: _____ (JAMI BROADBENT)

ACCEPTANCE BY LEGISLATIVE BODY

THE PLANNING COMMISSION OF SANATAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20_____,

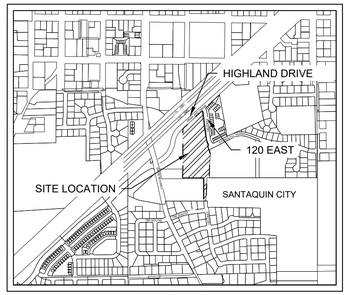
PLANNING COMMISSION CHAIR — APPROVED BY MAYOR

APPROVED CITY ENGINEER (SEE SEAL BELOW) — ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

CITADEL SANTAQUIN PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SANTAQUIN, UTAH COUNTY, UTAH
SCALE 1" = 80'
SHEET 1 OF 1

CITY ENGINEER SEAL	*CITY RECORDER SEAL*	*UTAH COUNTY RECORDER SEAL*



VICINITY MAP
(NTS)

CITADEL SANTAQUIN CONCEPT PLAN

560 SOUTH 120 EAST SANTAQUIN, UTAH

SITE INFORMATION	
DESCRIPTION	TOTAL
TOTAL BUILDINGS	6
TOTAL UNITS	28
OFFICE	18
OFFICE/WAREHOUSE	10

PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
PARKING PROVIDED	256*	271
OFFICE	216	
WAREHOUSE	40	
PARKING TOTAL	256	271
ADA	12	12**
* 1 Stall / 200 SF		
** ADA Stall is Van Accessible		

0 30 60 Feet

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL ENGINEER
OCT. 5, 2026
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: CITADEL SANTAQUIN
Location: SANTAQUIN CITY, UTAH
Drawing Name: CONCEPT PLAN

PROJECT NO.
2026.031

SHEET NO.
1.00

PRINT DATE: 10/5/2026

PROJECT TEAM

JURISDICTION CONTACTS

PLANNING

ASPEN ELMER, CITY PLANNER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: AELMER@SANTAWUIN.GOV
PH: 801-754-1011

ENGINEERING/PUBLIC WORKS

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

STORM WATER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

CULINARY & SECONDARY WATER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

SANITARY SEWER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

TRANSPORTATION DEPARTMENT

JEFFERY WOOD UTAH DEPARTMENT OF TRANSPORTATION R3
ADDRESS: 658 N 1500 W
EMAIL: JAWOOD@UTAH.GOV
PH: 801-222-3418

POWER

ROCKY MOUNTAIN POWER
ADDRESS: 1407 N 1800 WEST ST, SALT LAKE CITY, UT 84116
PH: 1-866-870-3419

GAS

ENBRDGE INC.
ADDRESS: P.O. BOX 45360 SALT LAKE CITY, UTAH 84145-0360
PH: 1-800-323-5517

TELEPHONE

CENTRACOM
ALEX RUGG
ADDRESS:
EMAIL: A.RUGG@CENTRACOM.COM
PH: 801-623-7511

DEVELOPER CONTACTS

MAVERIK PROJECT TEAM

MAVERIK, INC. A UTAH CORPORATION
185 S. STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
SITE DEVELOPMENT PROJECT MANAGER: ALEX CLITES
EMAIL: ALEX.CLITES@MAVERIK.COM
PH: 304-777-8340

PROPERTY OWNER

KARS FOOD AND FUEL, INC.
ADDRESS: 1431 SUMMIT RIDGE PARKWAY, SANTAQUIN, UTAH 84655

CIVIL ENGINEER

JOHNSON ENGINEERING, INC.
ADDRESS: 4436 SOUTH 10215 EAST SALT LAKE CITY, UTAH 84124
EMAIL: DJOHNSON@JOHNSONENGINC.COM
PH: 801-787-4569

SURVEYOR

JOHNSON ENGINEERING, INC.
ADDRESS: 4436 SOUTH 10215 EAST SALT LAKE CITY, UTAH 84124
EMAIL: DJOHNSON@JOHNSONENGINC.COM
PH: 801-787-4569

LANDSCAPE ARCHITECT

FORESITE DESIGN GROUP
DAN C. MATTA, PLA
EMAIL: DAN@FORESITEDESIGNGROUP.COM
PH: 801-641-7464

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.

FLOOD PLAIN NOTE

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°43'52" W 2659.70' BETWEEN THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BENCHMARK

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTHWEST CORNER WITH AN ELEVATION OF 3938.88.

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

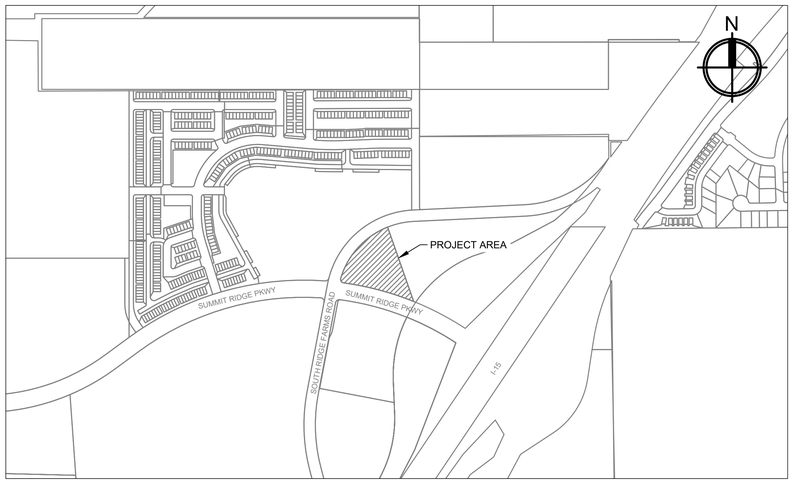
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS

MAVERIK

MAVERIK, INC.

PROPOSED MAVERIK SITE CONSTRUCTION DOCUMENTS

990 W SUMMIT RIDGE PARKWAY



VICINITY MAP

SCALE: 1" = 500'

ZONING INFORMATION

ZONE	PC
MINIMUM LOT AREA (SQ.FT.)	NA
MINIMUM LOT WIDTH (FT.)	NA
SITE AREA PER UNIT (SQ.FT)	NA
FRONT YARD SETBACK (FT.)	10
SIDE YARD SETBACK, PRIMARY ROAD (FT.)	10
SIDE YARD SETBACK, SECONDARY ROAD (FT.)	10
REAR YARD SETBACK (FT.)	10
MAXIMUM BUILDING HEIGHT (FT.)	25' ABOVE CLOSEST FREEWAY TRAVEL LANE
MAXIMUM BUILDING COVERAGE (SQ.FT.)	NA
MAXIMUM IMPERVIOUS COVERAGE (%, FT.)	90%
MAXIMUM FLOOR AREA (FT.)	NA
ZONING	PC

SITE DATA

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL AREA	137,574	3.16	100%
TOTAL BUILDING AREA	5,634	0.13	4 %
TOTAL IMPERVIOUS AREA	105,744	2.43	77.00 %
TOTAL LANDSCAPED AREA	26,196	0.60	19.0 %
PARKING REQUIRED	24 PARKING STALLS		
PARKING PROVIDED	33 TOTAL STALLS		
ADA STALLS REQUIRED	2 ADA STALLS		
ADA STALLS PROVIDED	2 ADA STALLS		
	3 BICYCLE SPACES		
BUILDING HEIGHT	29'-1"		

SHEET INDEX

REV	SHEET NUMBER	SHEET TITLE
	C0.00	COVER SHEET
	C0.10	GENERAL NOTES
	C0.20	LEGEND AND ABBREVIAIONS
	C0.30	DEMOLITION PLAN
	VP-100	ALTA COVER
	VP-101	ALTA 1
	C1.00	SITE PLAN
	C1.01	SITE PLAN ISOMETRIC VIEWS
	C1.10	PAVING PLAN
	C1.20	PHASING DIAGRAM
	C1.90	SITE DETAILS
	C1.91	SITE DETAILS
	C1.92	SITE DETAILS
	C1.93	SITE DETAILS
	C2.00	GRADING PLAN
	C2.01	GRADING PLAN WEST
	C2.02	GRADING PLAN EAST
	C2.03	GRADING PLAN DETAILS
	C3.00	SWPPP PLAN
	C3.90	SWPPP DETAILS
	C2.10	DRAINAGE PLAN
	C2.20	STORM DRAIN 01 PLAN AND PROFILE
	C2.21	STORM DRAIN 02 PLAN AND PROFILE
	C2.22	STORM DRAIN 03 PLAN AND PROFILE
	C2.23	STORM DRAIN 04 PLAN AND PROFILE
	C2.90	STORM DRAIN DETAILS
	C2.92	CHAMBER DETAILS
	C2.93	CHAMBER DETAILS
	C2.94	CHAMBER DETAILS
	C2.95	CHAMBER DETAILS
	C2.96	CHAMBER DETAILS
	C4.00	UTILITY PLAN
	C4.10	SEWER 01 PLAN AND PROFILE VIEW
	C 4.20	SEWER 02 PLAN AND PROFILE VIEW
	C4.90	UTILITY DETAILS
	L-1	LANDSCAPING
	L-2	LANDSCAPING
	L-3	LANDSCAPING
	L-4	LANDSCAPING
	L-5	LANDSCAPING
	IR-1	IRRIGATION
	IR-2	IRRIGATION
	IR-3	IRRIGATION
	IR-4	IRRIGATION
	IR-5	IRRIGATION
	E1.2	PHOTOMETERIC PLAN

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

COVER SHEET

SHEET NUMBER

C0.00

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GENERAL NOTES

1. ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO MAVERIK STANDARD SPECIFICATIONS, CITY OF SANTAQUIN STANDARD DRAWINGS AND SPECIFICATIONS, AND UDOT DRAWINGS SPECIFICATIONS, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
2. ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE CITY OF SANTAQUIN, COUNTY OF UTAH COUNTY, UT, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
3. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT ONE CALL OF BLUE STAKES LOCATION CENTER AT #811. A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
9. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
13. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
15. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
19. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
20. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
21. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED MAVERIK CONSTRUCTION PROJECT MANAGER.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
16. GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
2. A SEPARATE SIGN APPLICATION TO THE CITY OF SANTAQUIN IS REQUIRED FOR ALL SIGNS.

DEMOLITION PLAN NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
3. ALL EXISTING PAVEMENT ONSITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
5. ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
6. THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
7. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY MAVERIK PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
8. THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
9. CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
10. PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
11. ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
12. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
13. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
14. CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
15. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

GRADING PLAN NOTES

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, JULY 2, 2026. PROJ. NO. 612-55294.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 12 INCHES PER GEOTECHNICAL REPORT AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY. PROOFROLLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1. THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. A LOCAL CONSTRUCTION STORMWATER PERMIT IS ALSO REQUIRED BY THE CITY OF SANTAQUIN.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RE: SHEET C3.00, AND THE STORMWATER MANAGEMENT PLAN (SWMP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL “BEST MANAGEMENT PRACTICES” (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
9. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RE: SHEET C3.00, AND THE STORMWATER MANAGEMENT PLAN (SWMP).
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
16. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
17. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
18. CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
19. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

PAVING NOTES

1. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY TERRACON, JULY 02, 2026 PROJ. NO. 612-55294. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R “GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS,” AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH CITY OF SANTAQUIN STANDARD DETAILS AND UDOT STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
3. ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET MAVERIK SPECIFICATIONS, CITY OF SANTAQUIN STANDARDS AND SPECIFICATIONS, AND UDOT STANDARDS AND SPECIFICATIONS. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, TYPE I/II PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
4. PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.
5. ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKINGS, CONFORMING TO AASHTO M248 READY MIXED YELLOW TRAFFIC PAINT.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE “2010 ADA STANDARDS FOR ACCESSIBLE DESIGN”. THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
8. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 1.50% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 1.50% AND A MAXIMUM LONGITUDINAL SLOPE OF 4.50%
9. (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.50% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORMWORK PRIOR TO PLACING ANY CONCRETE. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.

UTILITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
5. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
7. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
8. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

STORM SEWER NOTES

1. STORM SEWER PIPE MATERIALS SHALL MEET THE MAVERIK STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED IN THE PLANS. BE HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
2. STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
3. ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
4. SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYE'S, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
5. ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) AASHTO H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/HS-20 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.

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ARCHITECT/ENGINEER:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5338869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
GENERAL NOTES

SHEET NUMBER
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EXISTING SITE OBJECTS

- EXISTING SURFACE CONTOURS
- EXISTING EDGE OF CONCRETE
- EXISTING BUILDING LINE
- EXISTING ROAD CENTERLINE
- EXISTING CARPORT LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING DECORATIVE FENCE
- EXISTING WOOD FENCE
- EXISTING DRAINAGE SWALE
- EXISTING ROCK WALL

PROPOSED SITE OBJECTS

- SURFACE CONTOURS
- EDGE OF CONCRETE
- BUILDING LINE
- ROAD CENTERLINE
- CARPORT LINE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- WOOD FENCE
- DRAINAGE SWALE
- ROCK WALL

EXISTING CADASTRE / SURVEY LINES

- BOUNDARY
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- SETBACK LINE
- RADIAL LINE
- EASEMENT LINE

UTILITY SYMBOLS

- ATMS CABINET
- GENERAL BOX
- 3 NOZZLE FIRE HYDRANT
- 2 NOZZLE FIRE HYDRANT
- CATV PEDESTAL
- GAS METER
- SPRINKLER IRRG. RADIUS
- SPRINKLER IRRG. RADIUS
- SPRINKLER IRRG. RADIUS
- MANHOLE
- ELECTRICAL MANHOLE
- GAS MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER MANHOLE
- WATER METER
- POWER TRANSFORMER
- POWER POLE
- STREET LIGHT POWER POLE
- GENERAL SIGN
- TWO POST SIGN
- THREE POST SIGN
- CATCH BASIN
- INLET
- GRATED INLET
- TELECOM PEDESTAL
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL STREET LIGHT
- UTILITY POLE
- GAS VALVE
- WATER PRESSURE RELEASE VALVE
- WATER BLOW-OFF
- WATER BUTTERFLY VALVE
- WATER CHECK VALVE
- WATER PLUG
- WATER PUMP
- WATER WELL

LANDSCAPE SYMBOLS

- LANDSCAPE ROCK
- LANDSCAPE ROCK
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE

SURVEY SYMBOLS

- MONUMENT
- CALC. MONUMENT
- SURVEY SYMBOL
- SECTION CORNER
- CALC. SECTION CORNER
- SURVEY SYMBOL
- BASE STATION
- CALC. PROPERTY CORNER
- PROPERTY CORNER
- FOUND PROPERTY CORNER
- SURVEY SYMBOL
- SURVEY SYMBOL
- CONTROL POINT

ABBREVIATIONS

A
A/C: AIR CONDITIONER
ACI: AMERICAN CONCRETE INSTITUTE
ADA: AMERICANS WITH DISABILITIES ACT OF 1992
AFF: ABOVE FINISHED FLOOR
AFG: ABOVE FINISHED GRADE
AIA: AMERICAN INSTITUTE OF ARCHITECTS
AIA: AMERICAN INSURANCE ASSOCIATION
AIEE: AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASCE: AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME: AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG: AMERICAN WIRE GAUGE

B
BOT: BOTTOM
BOF: BOTTOM OF FOOTING
BOW: BOTTOM OF WALL
BRZ: BRONZE
BV: BUTTERFLY VALVE

C
CAD: CADMIUM OR COMPUTER AIDED DRAFTING
CD: CONSTRUCTION DOCUMENT
CFM: CUBIC FEET PER MINUTE
CI: CAST IRON
CL: CLOSET
CLG: CEILING
CO: CLEAN OUT
CONT: CONTINUOUS
CFM: CUBIC FEET PER MINUTE
CFS: CUBIC FEET PER SECOND
CMU: CONCRETE MASONRY UNIT
CF: CUBIC FEET
CY: CUBIC YARD

D
DS: DOWN SPOUT
DIA: DIAMETER
DIM: DIMENSION
DN: DOWN
DP: DAMP PROOFING, DEW POINT OR DISTRIBUTION PANEL

E
EA: EACH
EF: EXHAUST FAN
EXC: EXCAVATE
EW: EACH WAY
EXT: EXTERIOR

F
FACP: FIRE ALARM CONTROL PANEL
FCO: FLOOR CLEAN OUT
FD: FLOOR DRAIN
FIN: FINISH
FL: FLOW LINE
FRPF: FIREPROOF

G
GALV: GALVANIZED
GC: GENERAL CONTRACTOR
GFCI: GROUND FAULT CIRCUIT INTERRUPT
GFI: GROUND FAULT INTERRUPT
GPM: GALLONS PER MINUTE
GT: GLAZED TILE
GYP: GYPSUM

H
HB: HOSE BIB
HDCP: HANDICAPPED, BETTER IF REFERRED AS 'ACCESSIBLE'
HP: HIGH POINT
HV: HIGH VOLTAGE
HVAC: HEATING, VENTING AND AIR CONDITIONING
HW: HOT WATER

I
IE: INVERT ELEVATION
IN: INCH
INSUL: INSULATION
INT: INTERIOR
INV: INVERT

J
JBOX: JUNCTION BOX
JCT: JUNCTION
JST: JOIST

K
KW: KILOWATT

L
LF: LINEAR FEET
LL: LIVE LOAD
LP: LOW POINT
LT: LIGHT
LTG: LIGHTING
LVL: LAMINATED VENEER LUMBER

M
MAS: MASONRY
MTL: MATERIAL
MFG: MANUFACTURING
MIN: MINIMUM

N
NEC: NATIONAL ELECTRICAL CODE
NTS: NOT TO SCALE

O
OC: ON CENTER
OD: OUTSIDE DIAMETER
OPNG: OPENING OR ROUGH OPENING

P
PL: PLASTER
PL: PROPERTY LINE
PLYWD: PLYWOOD
PSF: POUNDS PER SQUARE FOOT
PSI: POUNDS PER SQUARE INCH
PTD: PAINTED

R
RD: ROOF DRAIN, ROUND OR RECEPTACLE DISTRIBUTION PANEL
RDL: ROOF DRAIN LEADER
REBAR: REINFORCING BAR
RO: ROUGH OPENING
ROW: RIGHT OF WAY
REINF: REINFORCED

S
SAN: SANITARY
SD: SMOKE DETECTOR
SECT: SECTION
SHT: SHEET
SHT'G: SHEATHING
SPECS: SPECIFICATIONS
SF: SQUARE FEET
SI: SQUARE INCHES
SS: STAINLESS STEEL, SET SCREW, SOIL STACK, SERVICE SINK AND/OR SLOP SINK
STD: STANDARD
STL: STEEL
SY: SQUARE YARD

T
T&B: TOP AND BOTTOM
TBC: TOP BACK OF CURB
TO: TOP OF
TOB: TOP OF BEAM
TOC: TOP OF CURB
TOF: TOP OF FOOTING
TOJ: TOP OF JOIST
TOM: TOP OF MASONRY
TOW: TOP OF WALL
TTC: TELEPHONE TERMINAL CLOSET
TYP.: TYPICAL

U
UON: UNLESS OTHERWISE NOTED

V
VB: VAPOR BARRIER
VIF: VERIFY IN FIELD
VA: VOLTAGE

W
WC: TOILET (WATER CLOSET)
WD: WOOD
WDW: WINDOW
WI: WROUGHT IRON
WIC: WALK IN CLOSET
WP: WEATHERPROOF
WS: WEATHER STRIPPING OR WATER STOP
WT: WEIGHT
WTR HTR: WATER HEATER
W/O: WITHOUT

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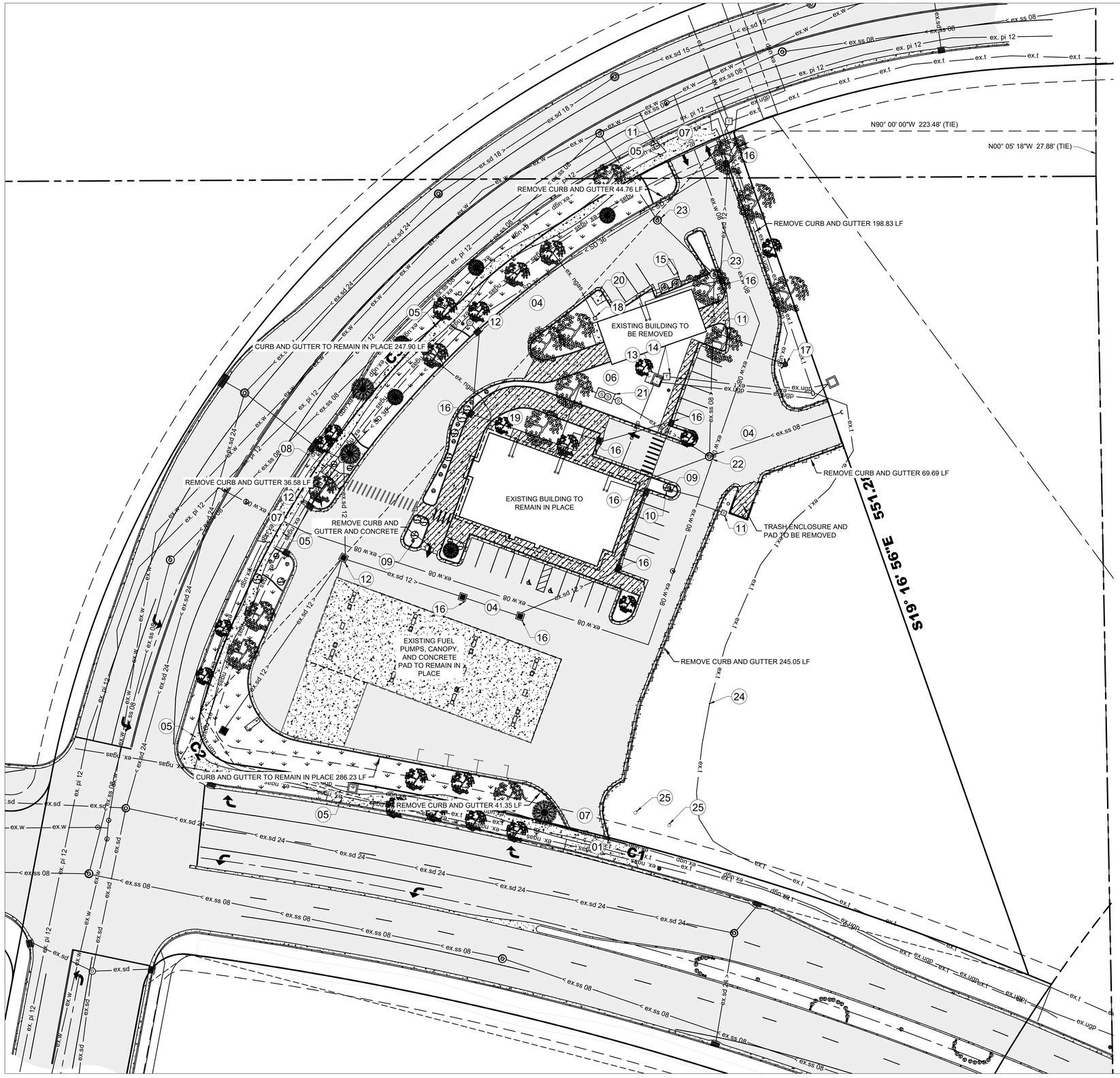
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SHEET NAME
LEGEND AND ABBREVIAIONS

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N

30 0 30 60 90

Scale: 1" = 30'

DEMOLITION LEGEND

CONCRETE TO BE REMOVED TOTAL: 5,975 SF (DRIVE APPROACH IS NOT INCLUDED)

CURB AND GUTTER TO BE REMOVED TOTAL: 1,935 LF

DEMOLITION PLAN KEYNOTES

1. OFF-SITE DEMOLITION PLANS, PERMITTING AND APPROVAL PROVIDED BY OTHERS. SEE ADDITIONAL NOTES THIS SHEET.
2. EXISTING COMMERCIAL SIGN TO BE REMOVED AND LEGALLY DISPOSED OF.
3. CONTRACTOR TO POTHOLE ANY EXISTING UTILITIES IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION AND MAINTAIN COVER PER JURISDICTIONAL REQUIREMENTS.
4. REMOVE ASPHALT TOTAL 44,231 SF
5. EXISTING SIDEWALK TO REMAIN IN PLACE.
6. CLEAR AND GRUB
7. DRIVE APPROACH TO BE REMOVED
9. RELOCATE LIGHT POLE
10. RELOCATE WATER METER OR REPLACE IN KIND
11. REMOVE WATER METER
12. RELOCATE / REPLACE STORM DRAIN BOX
13. RELOCATE / REPLACE POWER TRANSFORMER PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS
14. RELOCATE / REPLACE TELEPHONE PEDISTAL PER COMMUNICATION COMPANY STANDARDS AND SPECIFICATIONS
15. REMOVE GREASE INTERCEPTOR / SAMPLE MANHOLE
16. REMOVE STORM DRAIN BOX AND PIPING
17. RELOCATE / REPLACE FIRE HYDRANT PER CITY STANDARDS AND SPECIFICATIONS
18. REMOVE GAS METER
19. RELOCATE / REPLACE GAS METER
20. REMOVE HOSE BIB
21. PRESERVER IN PLACE AND ADJUST RIM/ LID TO GREASE INTERCEPTOR / SAMPLE MANHOLE OR REPLACE IN KIND PER CITY STANDARDS AND SPECIFICATIONS
22. PRESERVE IN PLACE SANITARY SEWER MANHOLE, ADJUST RIM ELEVATION
23. PRESERVE IN PLACE SANITARY SEWER MANHOLE
24. RELOCATE FIBER OPTIC LINE TO EASTERLY PROPERTY LINE
25. REMOVE LARGE PYLON SIGN

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DEMOLITION PLAN

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ALTA / NSPS LAND TITLE SURVEY
1431 SUMMIT RIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE
SANTAQUIN, UTAH COUNTY, UTAH

TITLE INFORMATION

[12] EXACT LOCATION CANNOT BE DETERMINED. HIGH VOLTAGE/HIGH RISE POWER LINES EXIST APPROXIMATELY 120 FEET EASTERLY FROM THE EASTERLY CORNER OF THE SUBJECT PARCEL.

[13] SUBJECT PROPERTY IS INCLUDED IN THE SECOND SUPPLEMENTAL DECLARATION AND AMENDMENT NO.3, LABELED AS PARCEL "M", RECORDED AS ENTRY # 161726:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AND IS A WITHDRAWN PROPERTY.

[14] NOT PLOTTABLE

[15] A DEDICATION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO SUMMIT RIDGE PARKWAY AND SUMMIT RIDGE FARMS ROAD OVER THE SOUTHERLY AND WESTERLY 10 FEET, BY THAT CERTAIN PLAT OF SUMMIT RIDGE PARKWAY, A PORTION OF CYPRESS POINT DRIVE & SOUTH RIDGE FARMS ROAD (NEW FRONTAGE ROAD), RECORDED AUGUST 11, 2005 AS ENTRY NO. 88072:2005 OF OFFICIAL RECORDS.

[16] NOT PLOTTABLE

[17] UNDERGROUND RIGHT-OF-WAY EASEMENT, IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, RECORDED FEBRUARY 6, 2008 AS ENTRY NO. 14296:2008 OF OFFICIAL RECORDS. THERE IS NOT AN EXPLICIT DESCRIPTION OF THE EXACT LOCATION OF THIS EASEMENT, HOWEVER, THERE IS A MAP INCLUDED IN THE EXCEPTION DOCUMENT THAT SHOWS THE LOCATION OF THE POWER LINE RELATIVE TO ABOVE GROUND IMPROVEMENTS (CURB AND GUTTER, BUILDINGS, ETC.) THE POWER LINE RUNS ALONG THE NORTHEAST BOUNDARY OF THIS PROPERTY FROM THE PUBLIC RIGHT-OF-WAY FOR APPROXIMATELY 200 FEET. IT IS ASSUMED THAT THE 10 FOOT WIDE EASEMENT IS 5 FEET ON EITHER SIDE OF THE EXISTING POWER LINE AS IT LIES ALONG THE NORTHEASTERLY PROPERTY LINE.

[18] NOT PLOTTABLE

[19] NOT PLOTTABLE

* EXCEPTION NO.'S 01-11 AND 20-24 ARE GENERAL AND/OR STANDARD EXCEPTIONS THAT DO NO REVEAL MATTERS OF SURVEY.

** PLOTTABLE TITLE INFORMATION IS IDENTIFIED ON SECOND SHEET WITH A RECTANGULAR NOTE THAT CORRESPONDS TO EACH EXEMPTION LISTED ABOVE.

ALTA NSPS LAND TITLE SURVEY NOTES

ACCORDING TO ALTA STANDARDS, THE SURVEYOR CANNOT CERTIFY A SURVEY BASED UPON AN INTERPRETATION. THE SURVEYOR IS NOT AUTHORIZED TO INTERPRET ZONING CODES, NOT CAN THE SURVEYOR DETERMINE WHETHER CERTAIN IMPROVEMENTS ARE BURDENING OR ACTUALLY BENEFITING THE PROPERTY.

PERTAINING TO ALTA TABLE A ITEM NO. 1: MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PERTAINING TO ALTA TABLE A ITEM NO. 2: ADDRESS(ES) OF THE SURVEYED PROPERTY HAS BEEN PROVIDED A DISCLOSED IN THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

PERTAINING TO ALTA TABLE A ITEM NO. 3: THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

PERTAINING TO ALTA TABLE A ITEM NO. 4: THE GROSS LAND AREA OF THIS PROPERTY IS 3.16 ACRES OR 137,279.90 SQUARE FEET.

PERTAINING TO ALTA TABLE A ITEM NO. 5: THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88 WITH A BENCHMARK AT THE NORTHEAST CORNER OF SECTION 15 TOWNSHIP 10 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4982.70 FEET PER THE UTAH COUNTY SURVEYORS SECTION TIE SHEET, TIE NO. 44-76.

PERTAINING TO ALTA TABLE A ITEM NO 6 (A, B): NO ZONING LETTER WAS SUPPLIED FOR REVIEW, INFORMATION PROVIDED WAS FOUND ON SANTAQUIN CITY ZONING WEBSITE.

PERTAINING TO ALTA TABLE A ITEM NO 7 (A, B-1): EXTERIOR DIMENSIONS OF THE MAIN BUILDING 55.05'x90.53', CARWASH 61.58'x27.79', AND GAS PUMP CANOPY 54.79'x147.57'. FOR FOOTPRINT OF ALL BUILDINGS SEE MAP ON VP-101

PERTAINING TO ALTA TABLE A ITEM NO 8: SUBSTANTIAL FEATURES INCLUDE MAIN BUILDING, CARWASH, CANOPY, AND PYLON SIGN.

PERTAINING TO ALTA TABLE A ITEM NO 9: THE SITE CONTAINS 28 REGULAR PARKING STALLS AND 2 ADA PARKING STALLS.

PERTAINING TO ALTA TABLE A ITEM NO 11 (A, B): RECORDS AND MAPS FROM THE VARIOUS UTILITY COMPANIES REVEAL EXISTING UTILITY LINE LOCATIONS. NO UNDERGROUND EXPLORATIONS WERE PERFORMED. NO MARKINGS WERE COORDINATED WITH THE SURVEYOR ON SITE.

PERTAINING TO ALTA TABLE A ITEM NO 12: NO ADDITIONAL SURVEY REQUIREMENTS WERE PROVIDED BY THE CLIENT.

PERTAINING TO ALTA TABLE A ITEM NO 13: ADJOINING OWNERS INCLUDE 242 PARTNERS, LLC AND MURDOCK FORD LAND AND BUILDING COMPANY, LLC.

PERTAINING TO ALTA TABLE A ITEM NO 16: THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS IN THE SOUTHEAST CORNER OF THE PROPERTY.

PERTAINING TO ALTA TABLE A ITEM NO 17: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

PERTAINING TO ALTA TABLE A ITEM NO 18: PLOTTABLE OFFSITE EASEMENTS OR SERVITUDE'S WERE REVEALED WITHIN THE TITLE REPORT OR SUPPLIED TO THE SURVEYOR FOR REVIEW. A 10' PUBLIC UTILITY EASEMENT ON THE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY PER ENTRY NO. 88702:2005, MAP NO. 11203, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

GENERAL NOTES CONTINUED

1. *THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°43'52" W 2659.70' BETWEEN THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.*
2. *ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.*
3. *THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY.*
4. *THE SURVEY OF THE SUBJECT PROPERTY WAS DONE (11/30/2025 THROUGH 12/12/2025)*
5. *AREA OF EXISTING BUILDINGS ARE AS FOLLOWS:*
   - 5.1. *EXISTING CAR WASH : 1,707.02 SQFT*
   - 5.2. *EXISTING BUILDING: 5,286.43 SQFT*

BENCHMARK

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4982.70.

FLOOD ZONE DATA

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

ZONING INFORMATION

ZONE:	PC
BUILDING SETBACK REQUIREMENTS-	
FRONT YARD:	10'
BACK YARD:	10'
SIDE BACK YARD:	10'
HEIGHT RESTRICTIONS:	48' MAXIMUM

NARRATIVE

THIS SURVEY WAS REQUESTED BY JOE GIBB FOR MAVERIK, INC FOR FUTURE DEVELOPMENT. THE BOUNDARY OF THE PROPERTY WAS RETRACED PER DEED AND THE LEGAL DESCRIPTION FROM THE DEED AGREED WITH ADJACENT PROPERTY DESCRIPTIONS AND ROADWAY RIGHT-OF-WAY BOUNDARY DESCRIPTIONS. A REBAR AND CAP WAS PLACED AT THE SOUTHEAST CORNER OF THE PROPERTY AND COPPER PLUG WAS PLACE IN THE CURB AND GUTTER ON THE PROPERTY LINE EXTENDED AND THE NORTHEAST CORNER OF THE PROPERTY. THE BASIS OF BEARING FOR THIS PROJECT WAS TAKEN FROM THE SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A SOUTH 89°43'52" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST QUARTER CORNER OF SECTION 15, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BENCHMARK ELEVATION FOR THIS PROJECT IS THE NORTHEAST CORNER OF SAID SECTION 15 WITH AN ELEVATION OF 4982.70'.

LEGAL DESCRIPTION (PER DEED/TITLE COMMITMENT)

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTS

1. WARRANTY DEED ENTRY NO. 39122:2012 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
2. STREET DEDICATION PLAT ENTRY NO. 88072:2005, MAP # 11203, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
3. SECOND SUPPLEMENTAL DECLARATION AND AMENDMENT NO. 3, RECORDED SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
4. SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A ENTRY NO. 20960:2022 MAP NO. 18175

SURVEYOR CERTIFICATE

THE UNDERSIGNED BEING A REGISTER SURVEYOR OF THE STATE OF UTAH CERTIFIES TO (I) MAVERIK INC. (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7(B-1), 8, 9, 11(A), 11(B), 12,13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2025.

I ALSO FURTHER CERTIFY THAT:

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF AL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS DISCLOSED ON THE SUBJECT PROPERTY.
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NOT VISIBLE EASEMENTS OR RIGHT OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
4. THE SUBJECT PARCELS HAVE DIRECT ACCESS TO AND FROM SUMMIT RIDGE PARKWAY AND SOUTH RIDGE FARMS ROAD.
5. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES FORM A MATHEMATICAL CLOSED FIGURE. "TOTAL BOUNDARY DESCRIPTION PER SURVEY" LEGAL DESCRIPTIONS DOES FORM A MATHEMATICAL CLOSED FIGURE.
6. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THIS SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

PROFESSIONAL LAND SURVEYOR — DAVID B. JOHNSON — No. 5338869 — 05/27/26 — STATE OF UTAH

05/27/26
DATE

NAME OF SURVEYOR: DAVID B. JOHNSON
REGISTRATION NO. 5338869

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NO.	REVISION	DATE
5	-	-
4	-	-
3	ALTA	05/27/26
2	PRELIMINARY	03/24/26
1	1ST SUBMITTAL	02/20/26

CLIENT / OWNER INFORMATION:
MAVERIK
MAVERIK, INC.
JOE GIBB
185 SOUTH STATE STREET
SLC, UTAH 84111
801-428-7894

ENGINEER / SURVEYOR INFORMATION:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

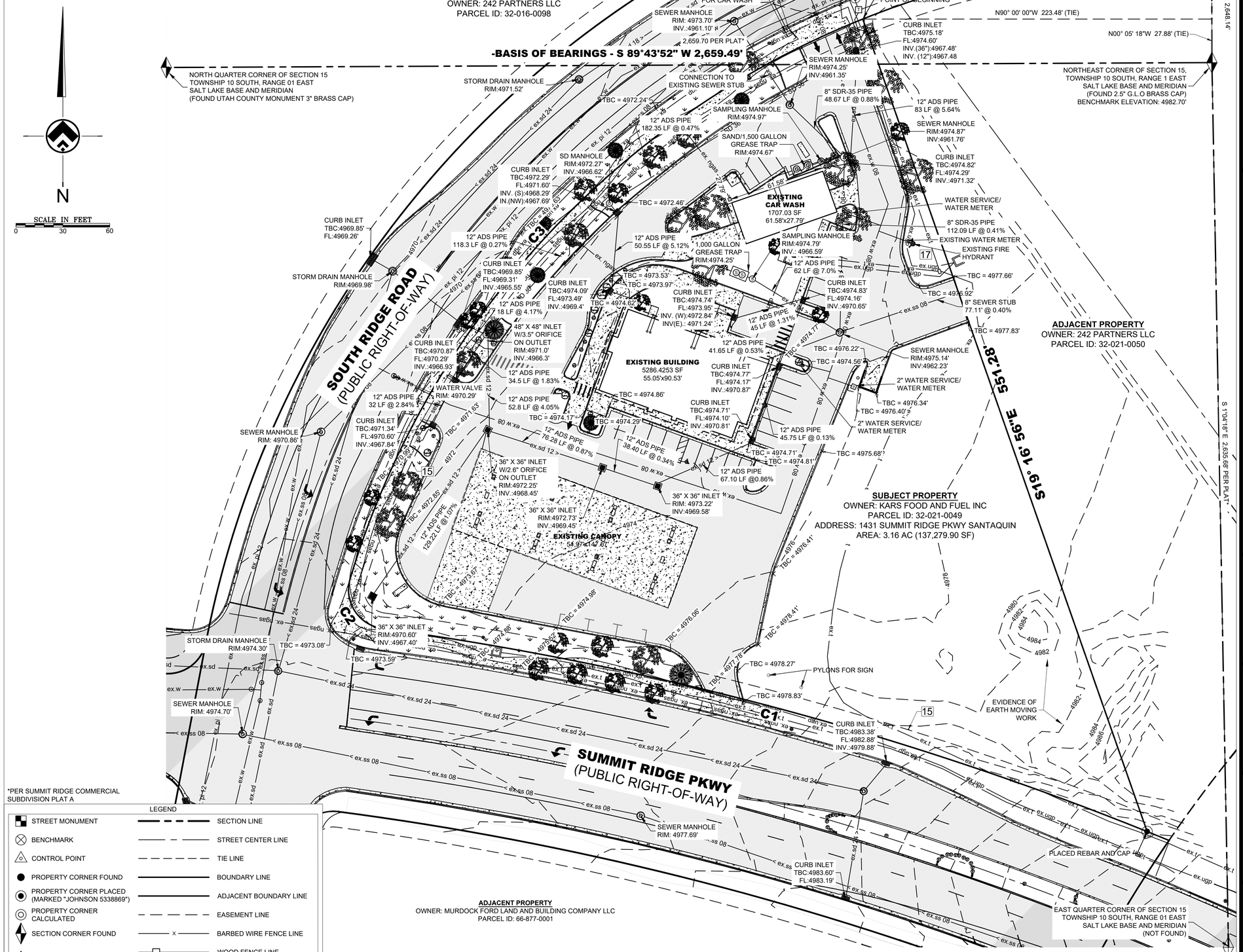
SHEET INFORMATION:
ALTA COVER
SANTAQUIN MAVERIK
SANTAQUIN, UTAH COUNTY, UTAH

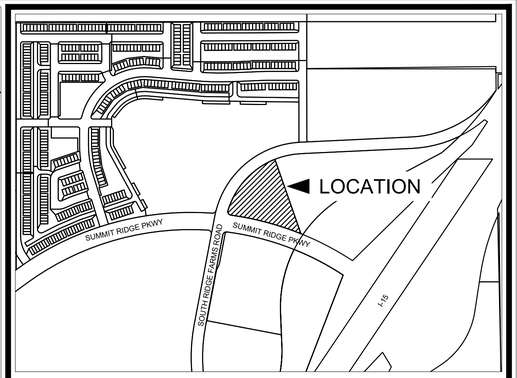
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DBJ	DBJ	DBJ	VP-100
PROJECT NO:	25-026		
DATE:	05/27/26		
SCALE:	NO SCALE		

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PARCEL CURVE TABLE

CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	507.91	2060.00	14°07'36"	N75°07'34"W	506.62
C2	43.18	25.00	98°57'49"	N32°42'30"W	38.01
C3	502.58	560.00	51°25'14"	N42°28'58"E	485.88





LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.



ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
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www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

MAVERIK, INC.
JOE GIBB
185 SOUTH STATE STREET
SLC, UTAH 84111
801-428-7894

SHEET INFORMATION:

ALTA 1
SANTAQUIN MAVERIK
SANTAQUIN, UTAH COUNTY, UTAH

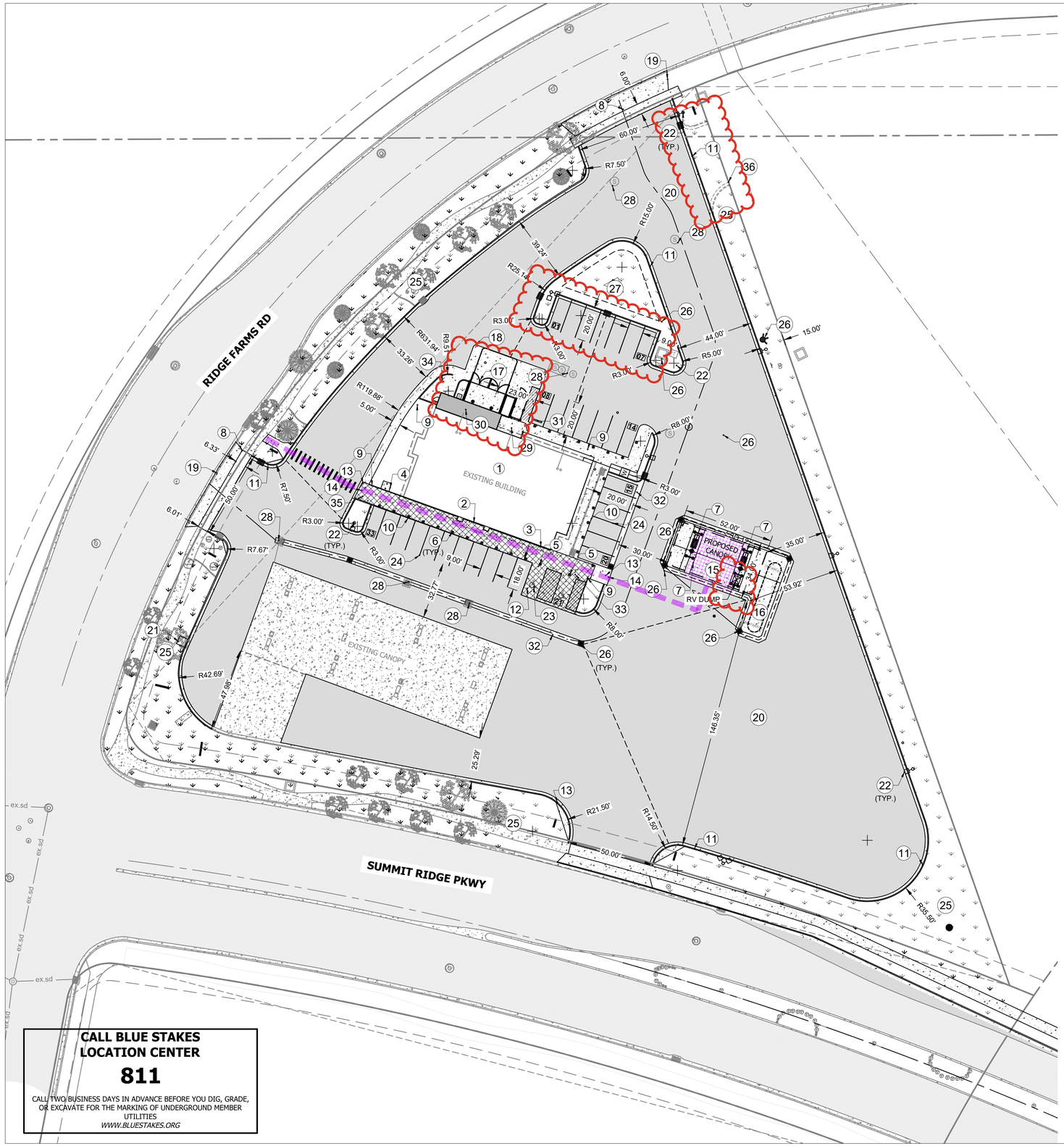
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PROJECT NO:	25-026		
DATE:	05/27/26		
SCALE:	1":30'		

NO.	DATE	REVISION
03	05/27/26	ALTA
2	03/24/26	PRELIMINARY

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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SITE PLAN KEYNOTES

1. MAVERIK CONVENIENCE STORE, REFER TO ARCHITECTURAL DRAWINGS. STORE TYPE AND ORIENTATION PER CONCEPTUAL SITE PLAN
2. BUILDING ENTRY, REFER TO ARCHITECTURAL DRAWINGS
3. EXISTING PROTOTYPICAL PROPANE VENDING LOCATION
4. HI-ROLLER BICYCLE RACK. PROVIDE A MINIMUM OF 3 BICYCLE SPACES. RE: SHEET C1.93 E
5. ACCESSIBLE VAN PARKING SIGN WITH 6-INCH PIPE BOLLARD. RE: SHEET C1.93 DETAIL A
6. 6-INCH PARKING BOLLARD (TYP). SEE DETAILS FOR INSTALLATION AND SPACING. RE: SHEET C1.92 DETAILS A, B, AND E
7. HOOP BOLLARD AT FORECOURT FUEL ISLAND; WEDGE BOLLARD AT COMMERCIAL FUEL ISLAND. RE: SHEET C1.92 DETAIL C
8. 4-INCH MINIMUM THICK CONCRETE WALKWAY WITH MEDIUM BROOM TEXTURE. RE: SHEET C1.90 DETAILS E AND H
9. 4-INCH MINIMUM THICK CONCRETE WALKWAY AT BUILDING WITH MEDIUM BROOM TEXTURE. RE: SHEET C1.90 DETAILS E AND I
10. WALKWAY IS TO BE FLUSH WITH ASPHALT PAVEMENT AT PERIMETER OF BUILDING
11. ONSITE 24-INCH CONCRETE CURB AND GUTTER. TYPE DETERMINED BY CEC.
12. CONCRETE PARKING STALLS. RE SHEET C1.90 DETAIL F
13. ACCESSIBLE CURB RAMP
14. DETECTIBLE WARNING STRIP
15. FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. SEE ARCHITECTURAL DRAWINGS FOR FUEL CANOPY. CHAMFER ALL FUEL ISLAND PAD CORNERS AS SHOWN. RE: SHEET C1.91 DETAIL F, AND SHEET C1.90 DETAIL E
16. UNDERGROUND FUEL STORAGE TANK PAD. CHAMFER ALL TANK PAD CORNERS AS SHOWN. VERIFY UNDERGROUND STORAGE TANK LAYOUT AND DIMENSIONS WITH FUELING DISPENSING DRAWINGS. RE: SHEET C1.91 DETAIL G, AND SHEET C1.90 DETAIL E
17. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS. FOUNDATION, SEE STRUCTURAL DRAWINGS
18. CONCRETE TRASH ENCLOSURE ACCESS PAD. CHAMFER CORNERS AS SHOWN. RE: SHEET C1.90 DETAILS G AND E
19. DRIVE APPROACH PER SANTAQUIN CITY REQUIREMENTS
20. ASPHALT PAVEMENT. RE: SHEET C1.10 PAVING PLAN
21. XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C1.93 DETAIL H
22. SITE LIGHTING. BASE TO BE LOCATED 3 FEET FROM THE BACK OF CURB TO CENTER OF POLE ON STRAIGHT CURB SECTIONS, 5 FEET BACK FROM FACE OF CURB TO CENTER OF POLE BASE WHEN ADJACENT TO PARKING. NO LIGHT POLES ARE ALLOWED WITHIN 10 FEET OF DRIVE APPROACHES. LIGHT POLES IN LANDSCAPE ISLANDS SHALL BE CENTERED ON THE ISLAND AND AT LEAST 7 FEET BACK FROM THE FRONT OF THE ISLAND. REFERENCE UTILITY DESIGN DOCUMENTS FOR DETAILS.
23. PAINT ACCESSIBLE MARKINGS IN PARKING STALLS PER JURISDICTIONAL AND ADA STANDARDS. RE: SHEET C1.93, DETAIL B AND DETAIL C.
24. PAINT 4-INCH WIDE SOLID YELLOW PARKING STRIPES, TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS
25. SITE LANDSCAPING AND IRRIGATION SYSTEM. REFERENCE LANDSCAPE DESIGN DOCUMENTS FOR DETAILS
26. UTILITY STRUCTURE
27. LANDSCAPE TO SERVE AS A STORAGE POND. RE: SHEET C2.00 FOR MORE INFORMATION
28. EXISTING UTILITY STRUCTURE (TYP.)
29. PROPOSED HOUSEKEEPING PAD. REFERENCE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION, ARCHITECTURAL FOR HOUSEKEEPING SCREENING DETAILS AND EQUIPMENT FLOOR PLAN AND ELECTRICAL DRAWINGS FOR EQUIPMENT DETAILS AND INSTALLATION. COORDINATE COMPRESSOR LINE TO COMMERCIAL MEP DRAWINGS (COMPRESSOR MAY BE INSIDE OF BUILDING). RE: SHEET C1.90 DETAIL E
30. PROPOSED 342 S.F. ADDITION TO MAVERIK CONVENIENCE STORE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL ADDITION TO BUILDING DIMENSIONS & DETAILS.
31. FURNISH AND INSTALL 6'X8" PARKING STOP 2' FROM FACE OF CURB. RE: SHEET C1.91 DETAIL H.
32. CONCRETE WATER WAY. RE: SHEET C1.91 DETAILS C AND D.
33. SOUTH EAST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL A.
34. NORTH WEST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL B.
35. SOUTH WEST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL C.
36. FUTURE CONSIDERATION FOR SHARED ACCESS SHALL BE ADDRESSED AT SUCH TIME THE ADJACENT OWNER PROPOSES A SITE PLAN

SITE PLAN LEGEND

- SUBJECT PARCEL BOUNDARY
- SETBACK
- ACCESSIBLE PATH
- AREAS TO COMPLY WITH ACCESSIBLE STANDARDS
- # PARKING STALL QUANTITY
- STANDARD DUTY ASPHALT PAVEMENT

DEVELOPMENT SUMMARY

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
PARCEL AREA	137,574 SF	3.16	100%
BUILDING AREA	5,634	0.13	4.0%
POST DEVELOPMENT IMPERVIOUS AREA	105,744	2.43	77.0%
POST DEVELOPMENT LANDSCAPE AREA	26,196	0.60	19.0% (0% REQ.)
PARKING REQUIRED	30 PARKING STALLS (1/147 S.F. STORE)		
PARKING PROVIDED	34 TOTAL STALLS		
ACCESSIBLE STALLS REQUIRED	2 ACCESSIBLE STALLS		
ACCESSIBLE STALLS PROVIDED	2 ACCESSIBLE STALLS		
BICYCLE SPACES PROVIDED	3 BICYCLE SPACES		
BUILDING HEIGHT	48' MAXIMUM		
ZONING	PC - PLANNED COMMUNITY		
PROPOSED USE	CONVENIENCE STORE		

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

20 0 20 40 60

Scale: 1" = 20'

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2025 MAVERIK, INC.

ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
07/09/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

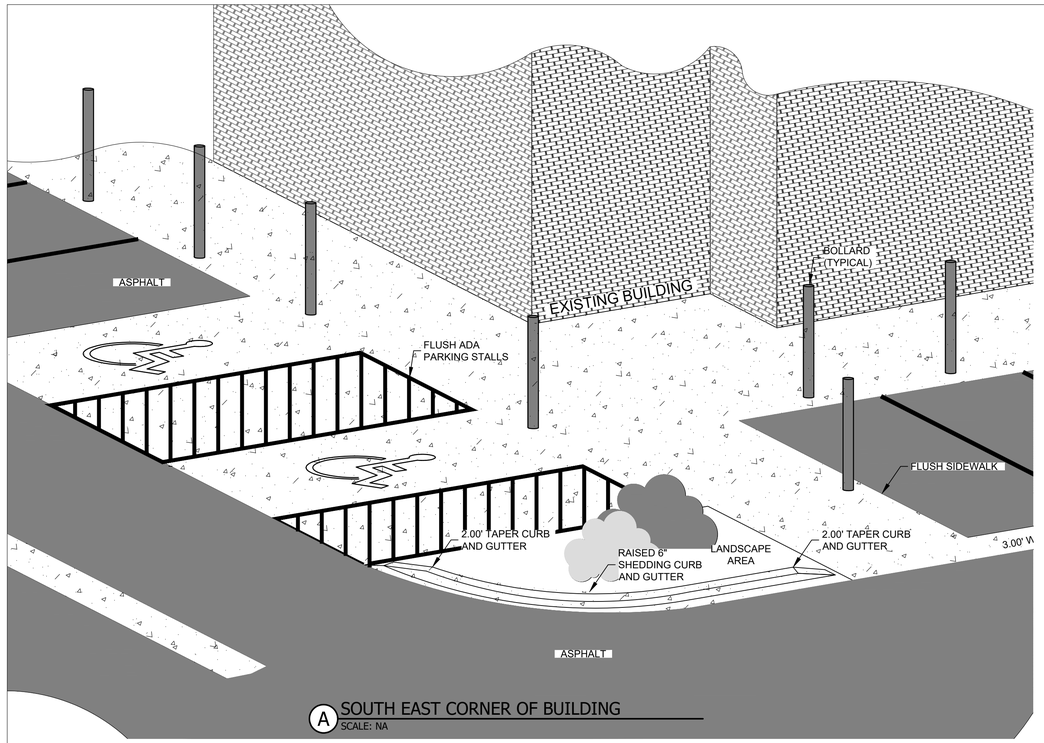
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SITE PLAN

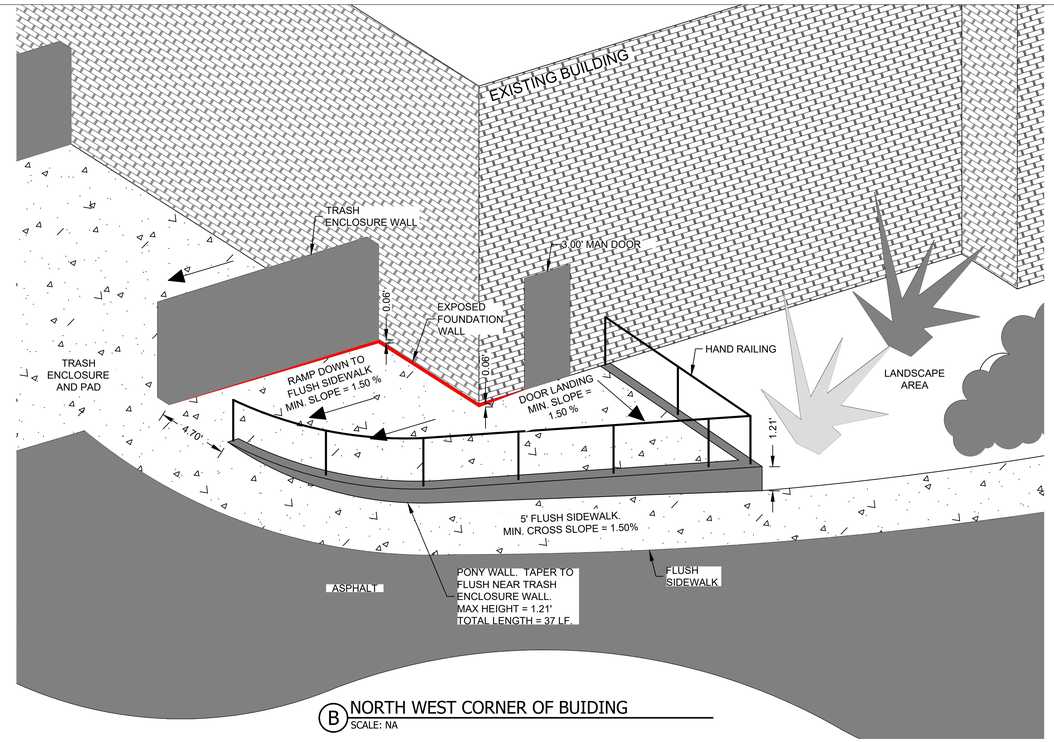
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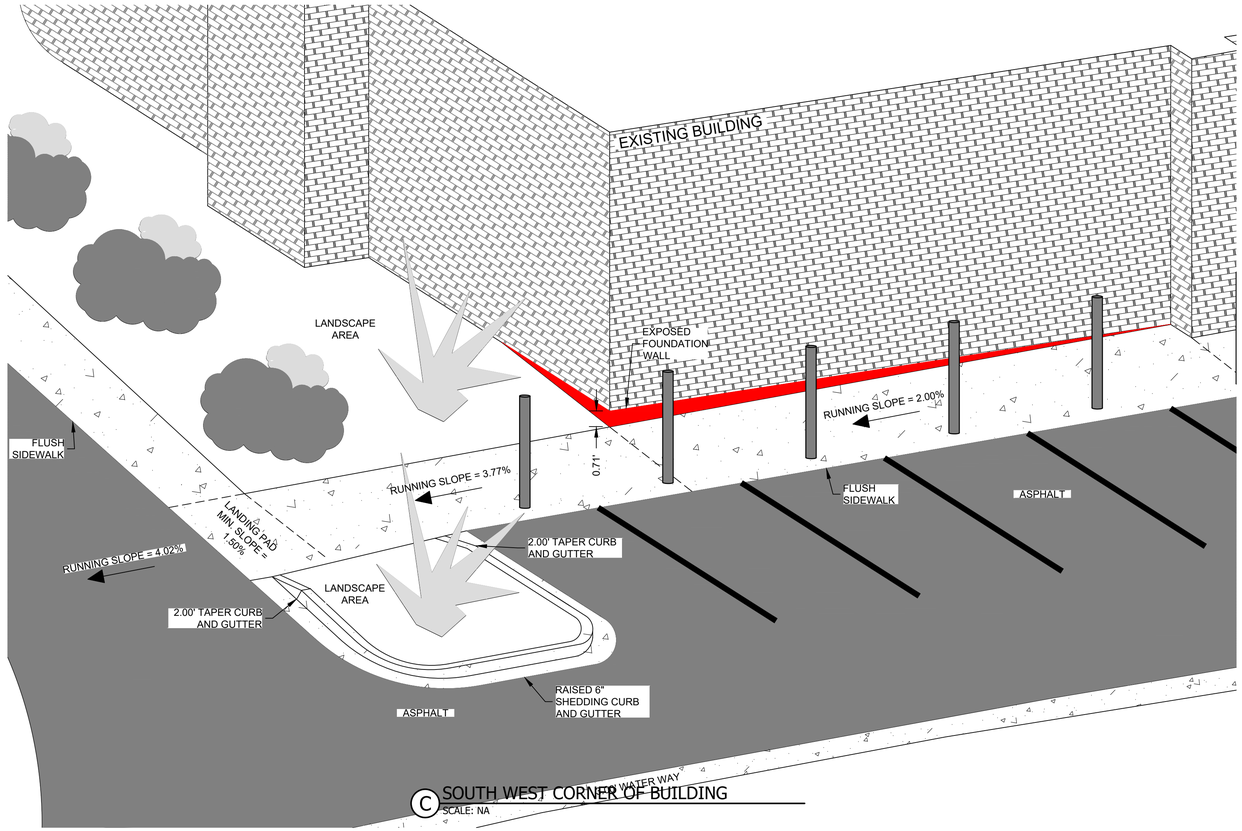
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A SOUTH EAST CORNER OF BUILDING
SCALE: NA



B NORTH WEST CORNER OF BUIDING
SCALE: NA



C SOUTH WEST CORNER OF BUILDING
SCALE: NA

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

N

20 0 20 40 60
Scale: 1" = 20'

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

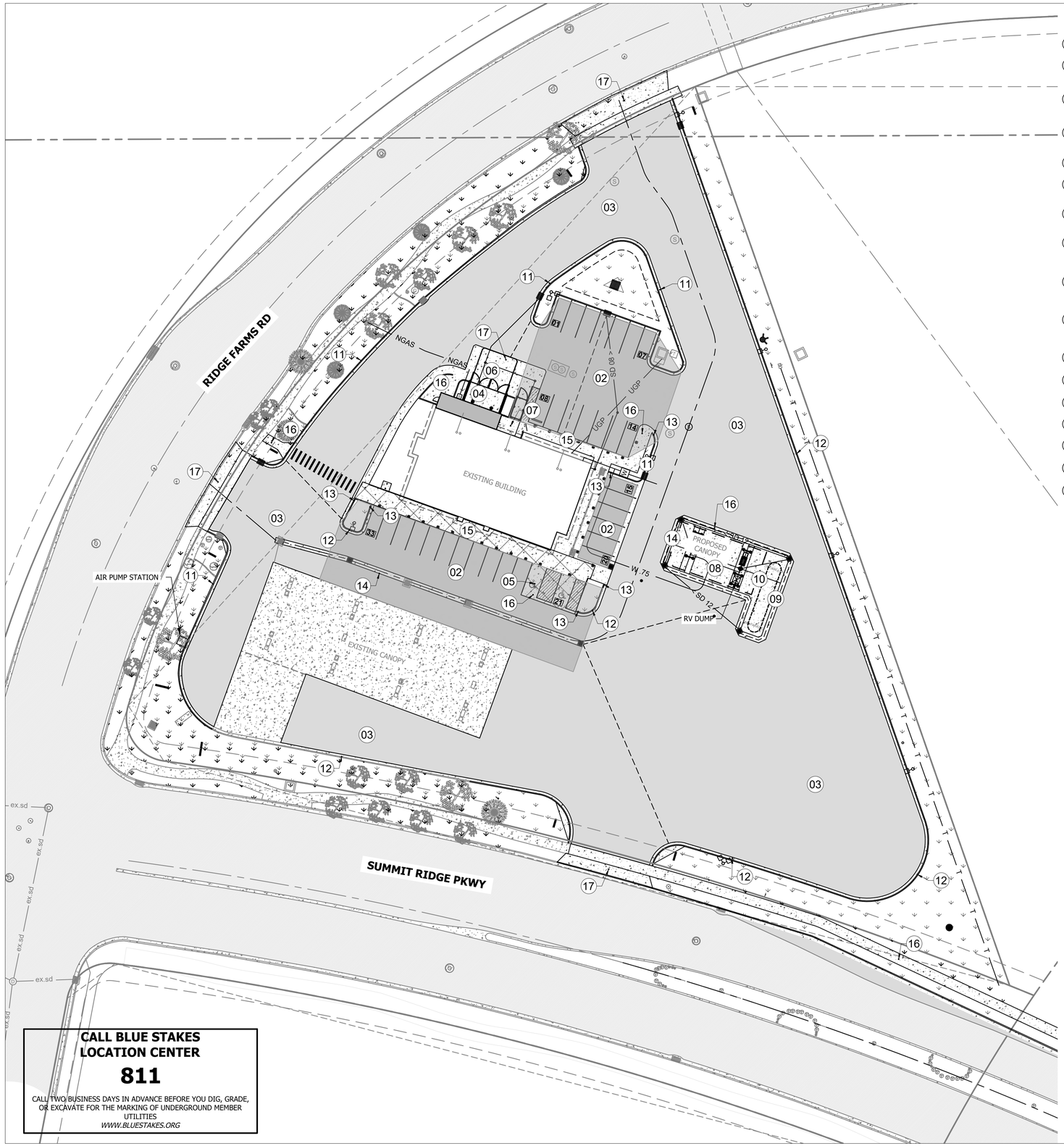
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DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SITE PLAN ISOMETRIC VIEWS

SHEET NUMBER
C1.01

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PAVING PLAN KEYNOTES

1. OFF-SITE IMPROVEMENT PLANS, PERMITTING AND APPROVAL PROVIDED BY OTHERS
2. FURNISH AND INSTALL LIGHT DUTY ASPHALT PAVEMENT. RE: SHEET C1.90, DETAIL A.
3. FURNISH AND INSTALL HEAVY DUTY ASPHALT PAVEMENT. RE: SHEET C1.90, DETAIL B.
4. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS. FOUNDATION, SEE STRUCTURAL DRAWINGS
5. FURNISH AND INSTALL CONCRETE PARKING STALL. RE: SHEET C1.90, DETAIL F.
6. FURNISH AND INSTALL CONCRETE TRASH ENCLOSURE ACCESS PAD. RE: SHEET C1.90, DETAIL G.
7. PROPOSED HOUSEKEEPING PAD. REFERENCE STRUCTURAL PLANS FOR CONCRETE WORK AND ARCHITECTURAL PLANS FOR EQUIPMENT DETAILS AND INSTALLATION.
8. PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. FURNISH AND INSTALL CONCRETE PAD UNDER FUEL CANOPY PER MAVERIK STANDARDS. CHAMBER ALL CORNERS AS SHOWN. RE: SHEET C1.91, DETAIL F. FUEL CANOPY PER ARCHITECTURAL PLANS.
9. PROPOSED UNDERGROUND FUEL STORAGE. FURNISH AND INSTALL TANKS, BACKFILL AND CONCRETE PAD PER MAVERIK STANDARDS. RE: SHEET C1.91, DETAIL G AND FUELING PLANS.
10. FURNISH AND INSTALL FUEL PIPING, BACKFILL AND CONTROL TRENCH CAP SECTION. RE: SHEET C1.91, DETAIL I AND FUELING PLANS. TRENCH CAP ALIGNMENT AND WIDTH SHOWN FOR REFERENCE ONLY, SEE FUELING PLANS FOR DESIGN.
11. FURNISH AND INSTALL 24 INCH CONCRETE 'CATCH' CURB AND GUTTER. RE: SHEET C1.91, DETAIL A.
12. FURNISH AND INSTALL 24" CONCRETE 'SPILL' CURB AND GUTTER. RE: SHEET C1.91, DETAIL B.
13. CURB HEIGHT VARIES, PROVIDE 2' TRANSITION FROM 0" TO 6". RE: SITE GRADING PLAN SHEET C2.00.
14. FURNISH AND INSTALL 3' WIDE CONCRETE WATER WAY. RE: DETAIL SHEET C1.91 DETAIL C.
15. FURNISH AND INSTALL 4" THICK CONCRETE WALKWAY WITH LIGHT BROOM FINISH. RE: SHEET C1.90, DETAIL H.
16. FURNISH AND INSTALL LIGHT DUTY CONCRETE RE: SHEET C1.90, DETAIL C.
17. FURNISH AND INSTALL HEAVY DUTY CONCRETE. RE: SHEET C1.90, DETAIL D.

PAVING PLAN LEGEND

- SUBJECT PARCEL BOUNDARY
- SETBACK
- ACCESSIBLE PATH
- AREAS TO COMPLY WITH ACCESSIBLE STANDARDS
- # PARKING STALL QUANTITY
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

N

30 0 30 60 90

Scale: 1" = 30'

MAVERIK
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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE		
△	DESCRIPTION	DATE
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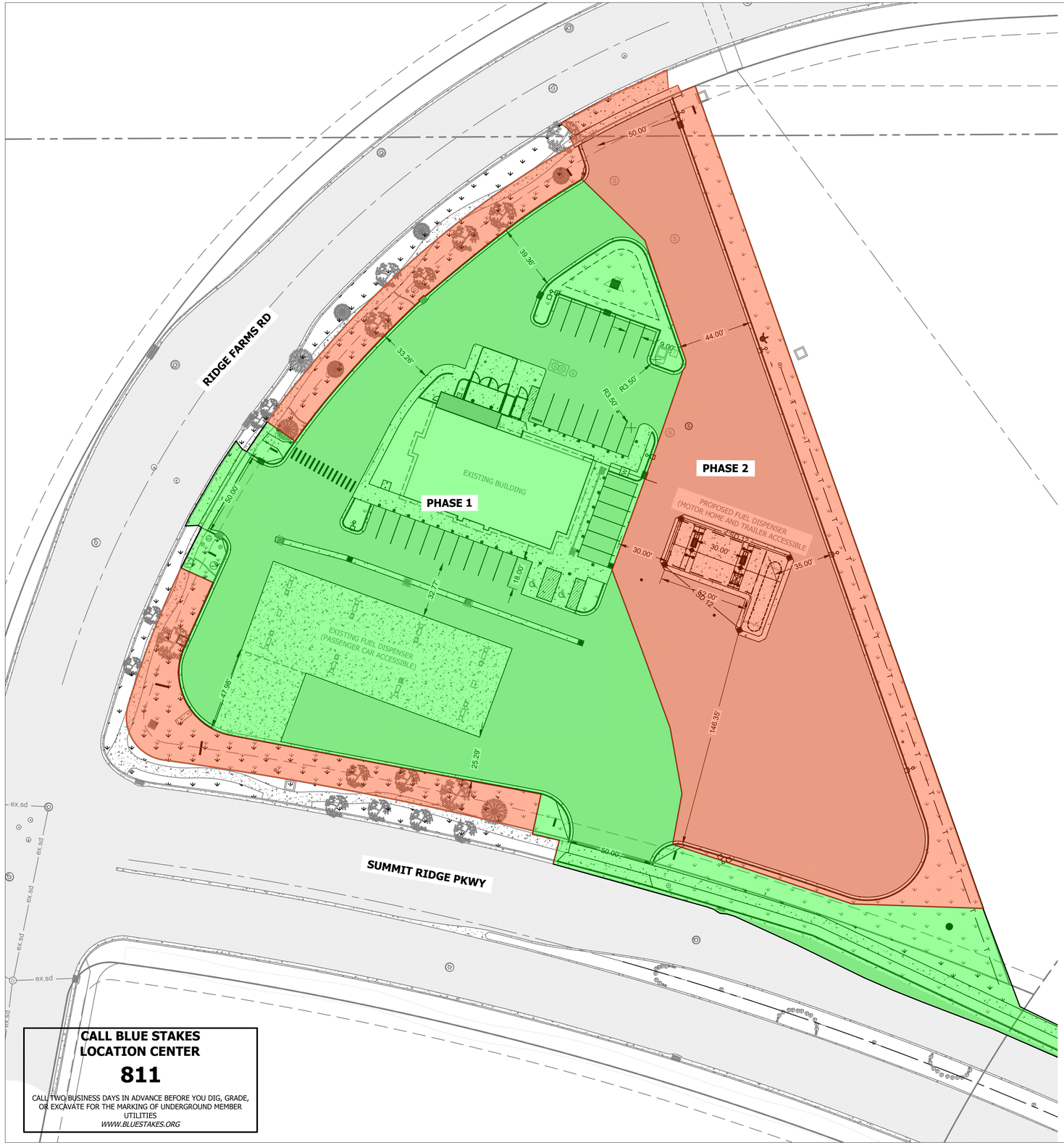
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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
PAVING PLAN

SHEET NUMBER
C1.10

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CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

WWW.BLUESTAKES.ORG

PHASE 1 - GREEN
- REMODEL BUILDING AND CANOPY
- INSTALL SIGNAGE
- BUILD IMPROVEMENTS REQUIRED IN SUMMIT RIDGE PARKWAY
- BUILD IMPROVEMENTS AROUND BUILDING
- BUILD FUEL TRENCH AND TRANSITION SUMP THROUGH PHASE 1 AREA
- BUILD BUILDING ADDITION AND DUMPSTER ENCLOSURE- BUILD SOUTHERN APPROACH ALONG RIDGE FARMS ROAD
- DEMO CAR WASH
- INSTALL STORM CHAMBERS

PHASE 2 - RED
- INSTALL FUEL TANK
- BUILD NEW CANOPY
- BUILD RV DUMP
- BUILD NORTHERN APPROACH
- CONTINUE FUEL TRENCH FROM TRANSITION SUMP TO NEW FUELING CANOPY
- INSTALL/FINALIZE ALL SITE LANDSCAPING

N

30 0 30 60 90

Scale: 1" = 30'

MAVERIK

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PROJECT NUMBER: 25-026 STORE #: XXXX

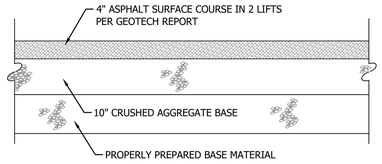
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PHASING DIAGRAM

SHEET NUMBER

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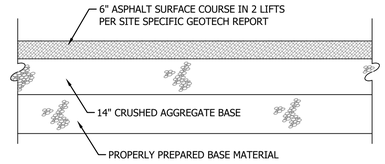
PAVEMENT SECTION NOTE:

1.CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT SECTION. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

(A) LIGHT DUTY ASPHALT PAVEMENT

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



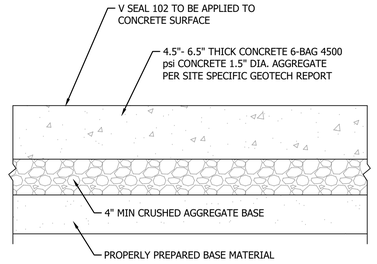
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(B) HEAVY DUTY ASPHALT PAVEMENT

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

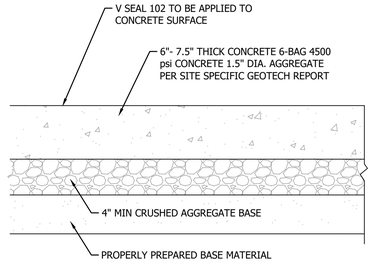


PAVEMENT SECTION & INSTALLATION NOTE:
TRAFFIC CATEGORIES A, B, AND E HAVE DIFFERENT PCC THICKNESS LEVELS. REFER TO GEOTECH REPORT FOR GUIDLINES REGARDING THICKNESS PER ANTICIPATED TRAFFIC FLOW.

(C) LIGHT DUTY CONCRETE PAVEMENT

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

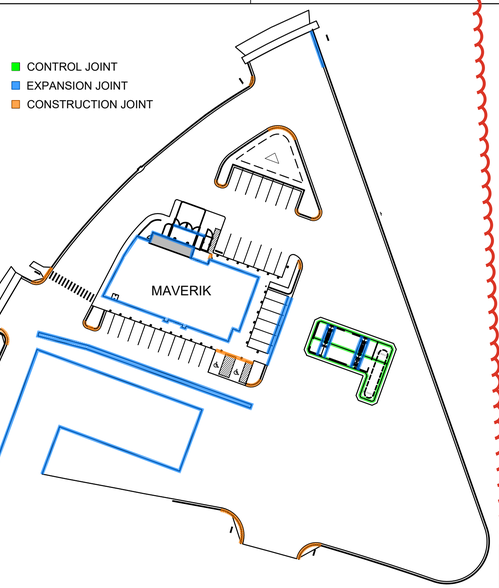


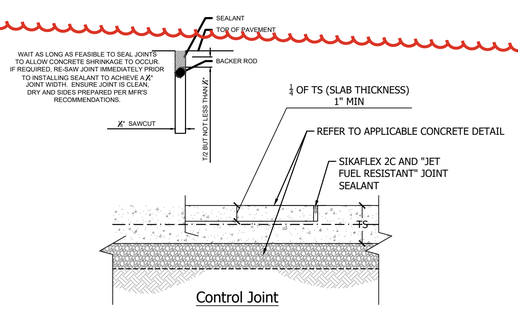
PAVEMENT SECTION & INSTALLATION NOTE:
TRAFFIC CATEGORIES D, AND AASHTO METHOD HAVE DIFFERENT PCC THICKNESS LEVELS. REFER TO GEOTECH REPORT FOR GUIDLINES REGARDING THICKNESS PER ANTICIPATED TRAFFIC FLOW.

(D) HEAVY DUTY CONCRETE PAVEMENT

SCALE: NTS

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Salt Lake City, Utah 84111



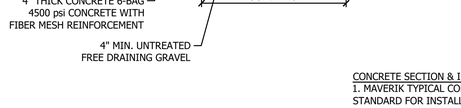


NOTE: DETAIL APPLIES TO ALL SITE CONCRETE FLATWORK (PAVEMENT, TANK CAP, SIDEWALK, ETC)

(E) CONCRETE JOINT DETAIL

SCALE: NTS

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Expansion Joint



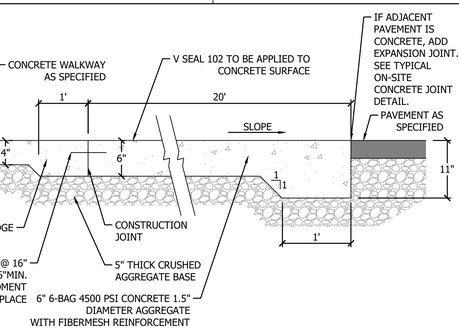
Construction Joints

NOTES:
1. A 1-INCH MIN DEEP SAWED JOINT MUST BE USED AND MUST BE DONE NO LATER THAN 24 HOURS AFTER INITIAL SET OF CONCRETE.
2. EXPANSION JOINTS IN CONCRETE CURBS AND SIDEWALKS EVERY ±25 FEET, SEE SITE SPECIFICATIONS
3. SIDEWALK JOINTS AT BUILDING TO BE INSTALLED AT ALL BUILDING CORNERS, INCLUDING COLUMN CORNERS AND JOGS IN BUILDING FOOTPRINT

(H) CONCRETE WALKWAY

SCALE: NTS

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Standards Issue: 25_01
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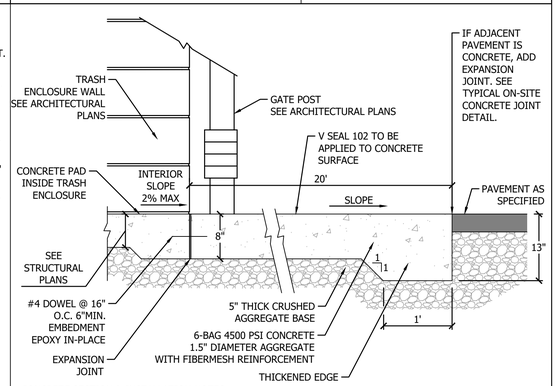


CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. THICKEN SLAB @ ALL OUTSIDE EDGES.

(F) CONCRETE PARKING STALL

SCALE: NTS

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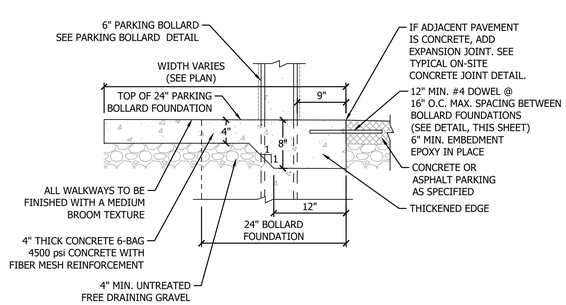


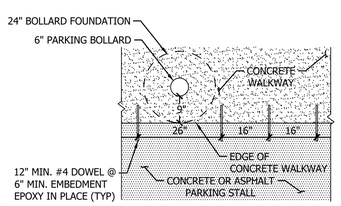
CONCRETE SECTION & INSTALLATION NOTES:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. THICKEN SLAB @ ALL OUTSIDE EDGES.

(G) TRASH ENCLOSURE ACCESS PAD

SCALE: NTS

MAVERIK
Standards Issue: 25_01
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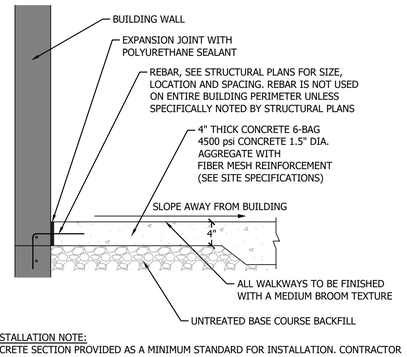
REBAR SPACING DETAIL

CONCRETE SECTION & INSTALLATION NOTE:
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.

(I) CONCRETE WALKWAY AT BUILDING

SCALE: NTS

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CONCRETE SECTION & INSTALLATION NOTE:
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.

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Phone: 801-787-4569

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LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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PROJECT NUMBER: 25-026 STORE #: XXXX

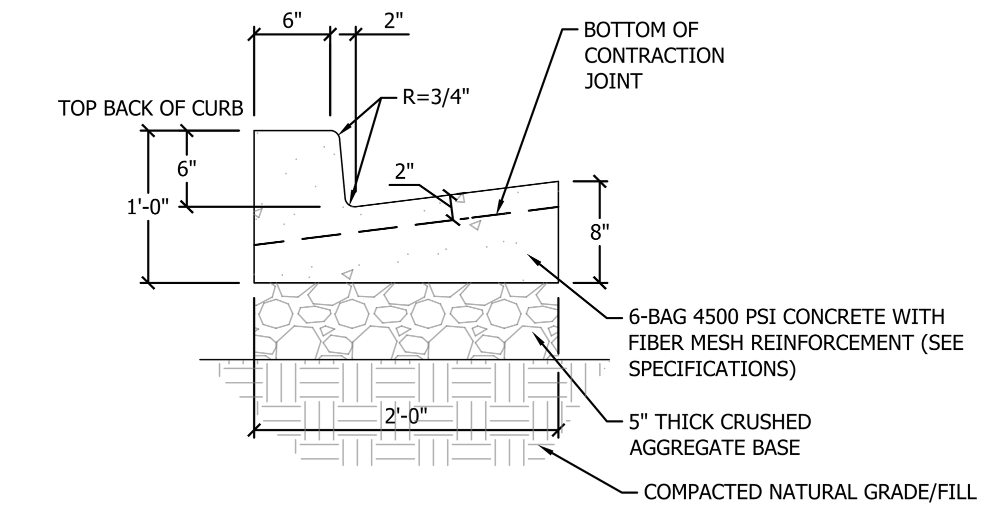
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SITE DETAILS

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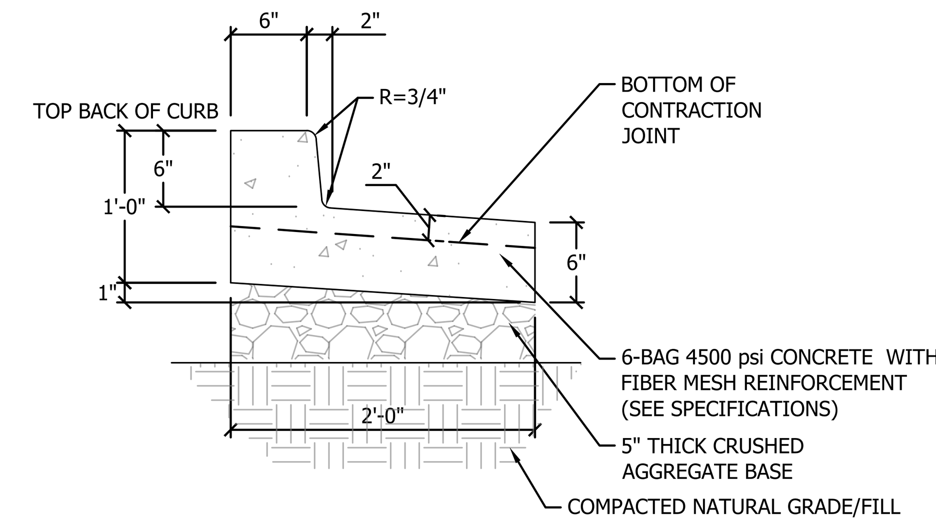
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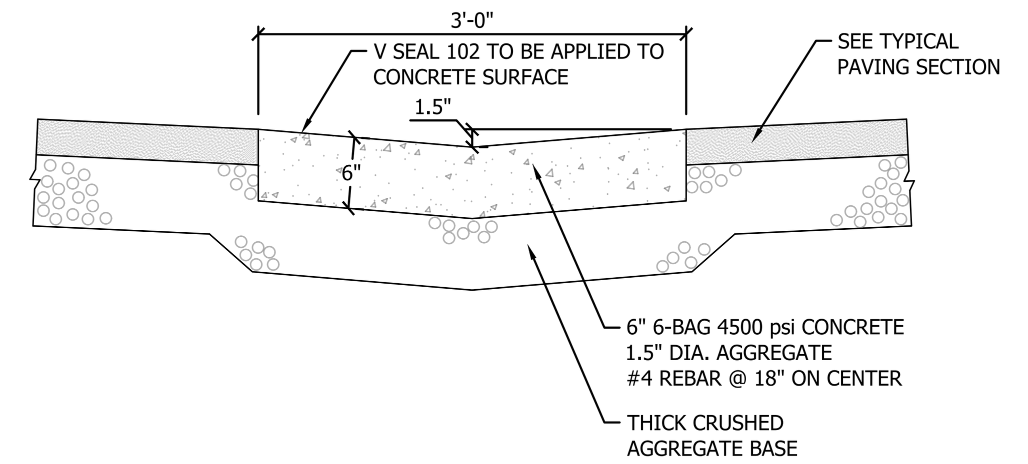
CONCRETE CURB AND GUTTER SECTION & INSTALLATION NOTE:
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2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

(A) ON-SITE 'CATCH' CURB AND GUTTER	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



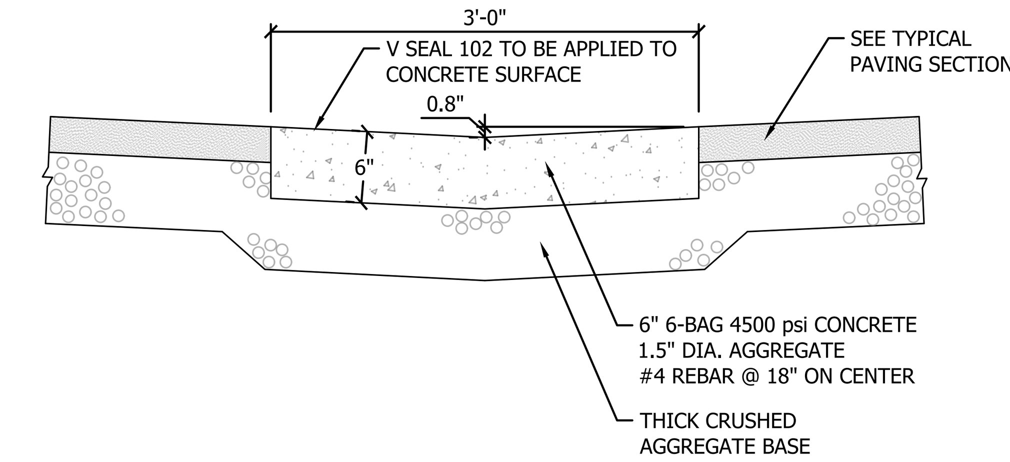
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2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

(B) ON-SITE 'SPILL' CURB & GUTTER	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



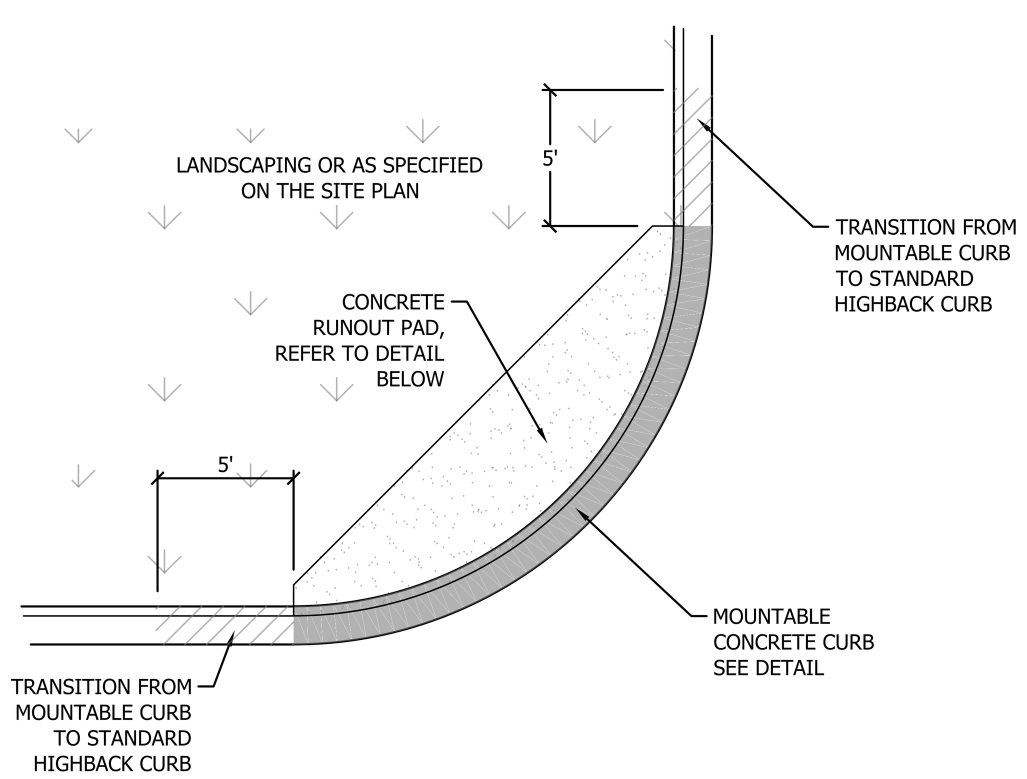
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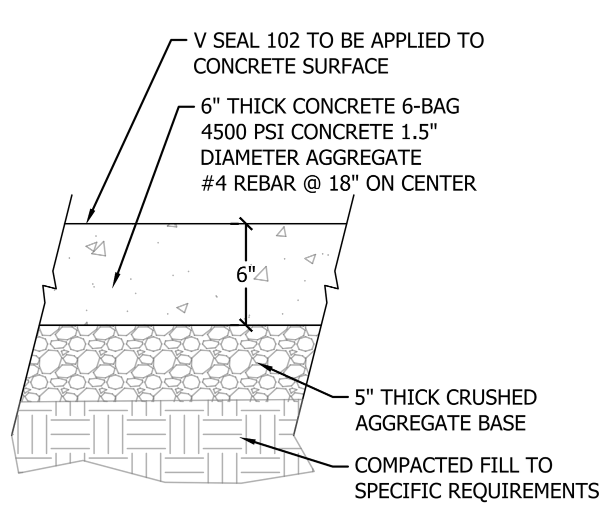
(C) 3' CONCRETE WATERWAY	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



CONCRETE SECTION & INSTALLATION NOTE:
1. TRANSITION TO ACCESSIBLE WATERWAY TYPE MUST BE MADE AT HIGH OR LOW SPOT ELEVATION AND MUST BE DETAILED ON PLANS BY CEC FOR CLEAR CONSTRUCTION
2. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

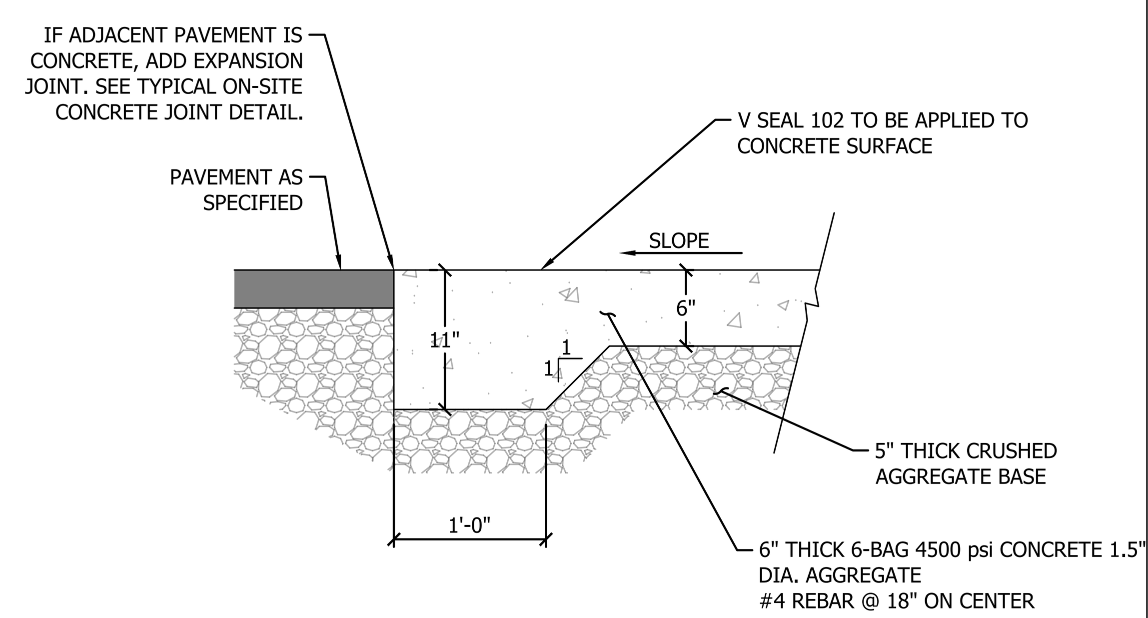
(D) CONCRETE WATERWAY (ACCESSIBLE)	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111





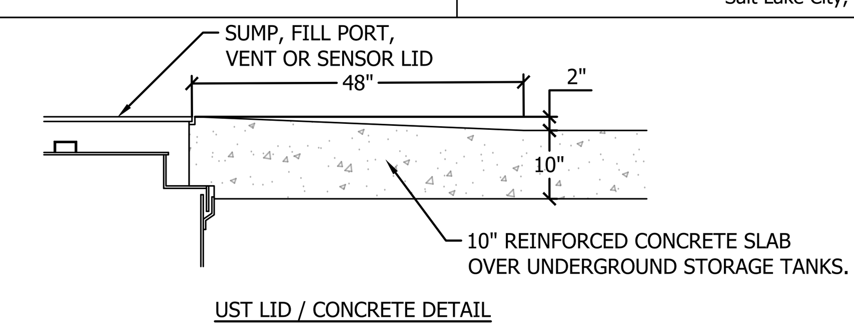
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1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

(E) CONCRETE RUNOUT PAD	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

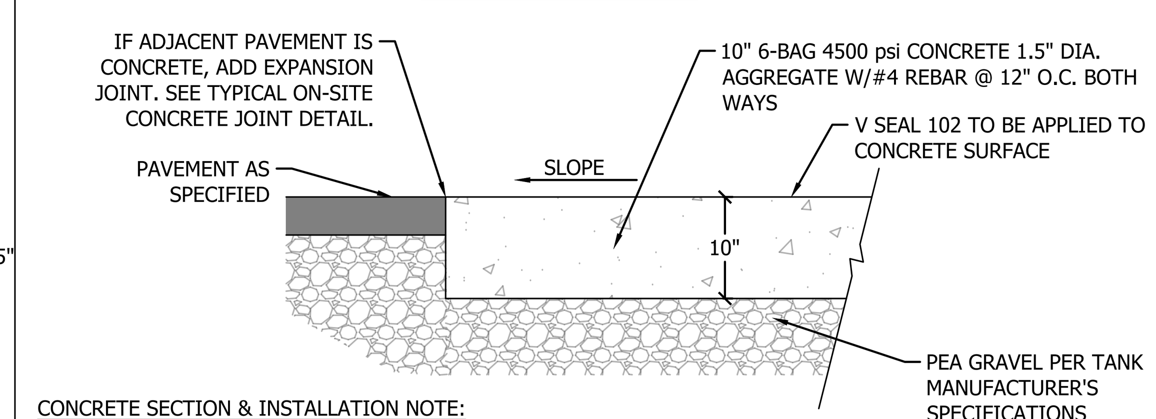


CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. THICKEN SLAB @ ALL OUTSIDE EDGES.
3. 12-INCH CHAMFER AT EACH CONCRETE CORNER.

(F) CONCRETE PAD UNDER FUEL CANOPY	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

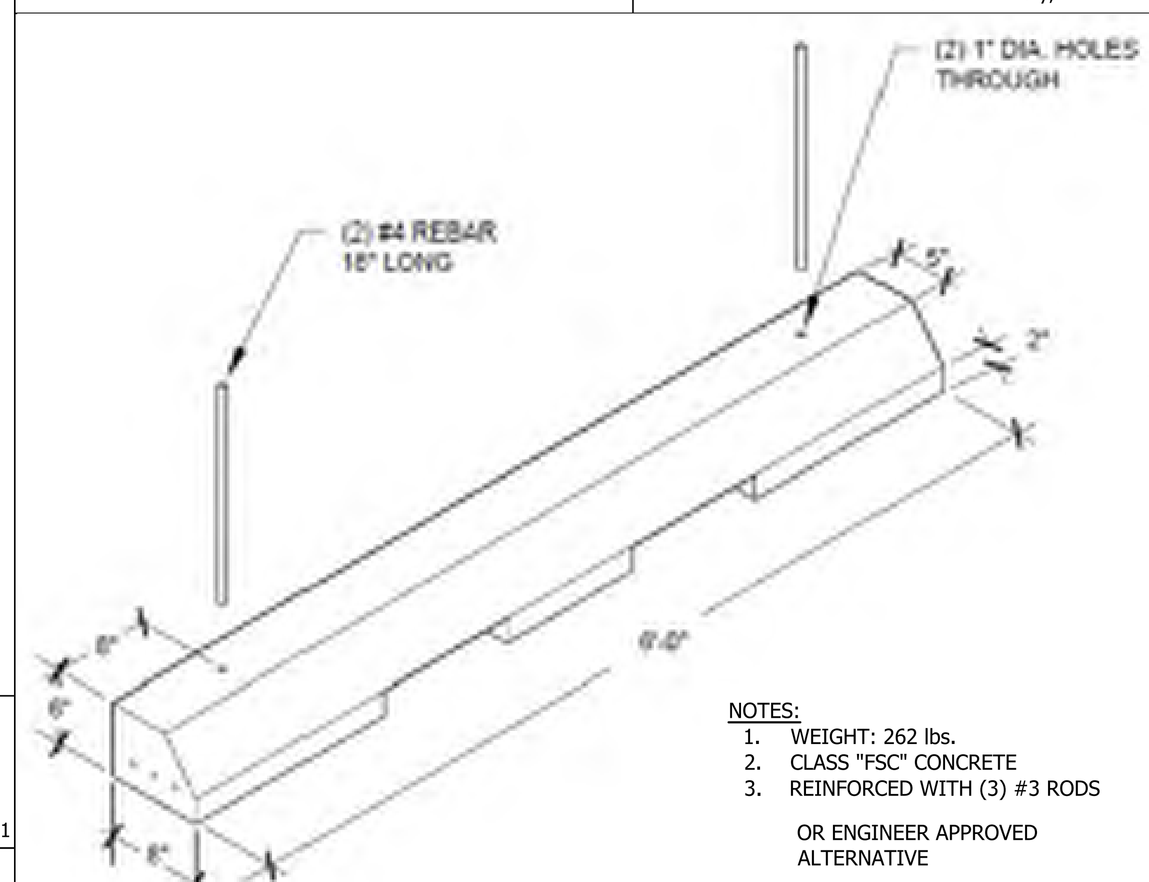


UST LID / CONCRETE DETAIL



CONCRETE SECTION & INSTALLATION NOTE:
1. . MAVERIK AND PETROLEUM REPRESENTATIVE MUST BE PRESENT AT TIME OF TANK SLAB CONCRETE POUR.
2. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
3. 12-INCH CHAMFER AT EACH CONCRETE CORNER.
4. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.
5. CONTROL JOINTS TO BE INSTALLED AT 8' MIN. - 12' MAX SPACING (10' SPACING PREFERRED) PERPENDICULAR TO TANKS AND 12'-15' SPACING PARALLEL TO TANKS.

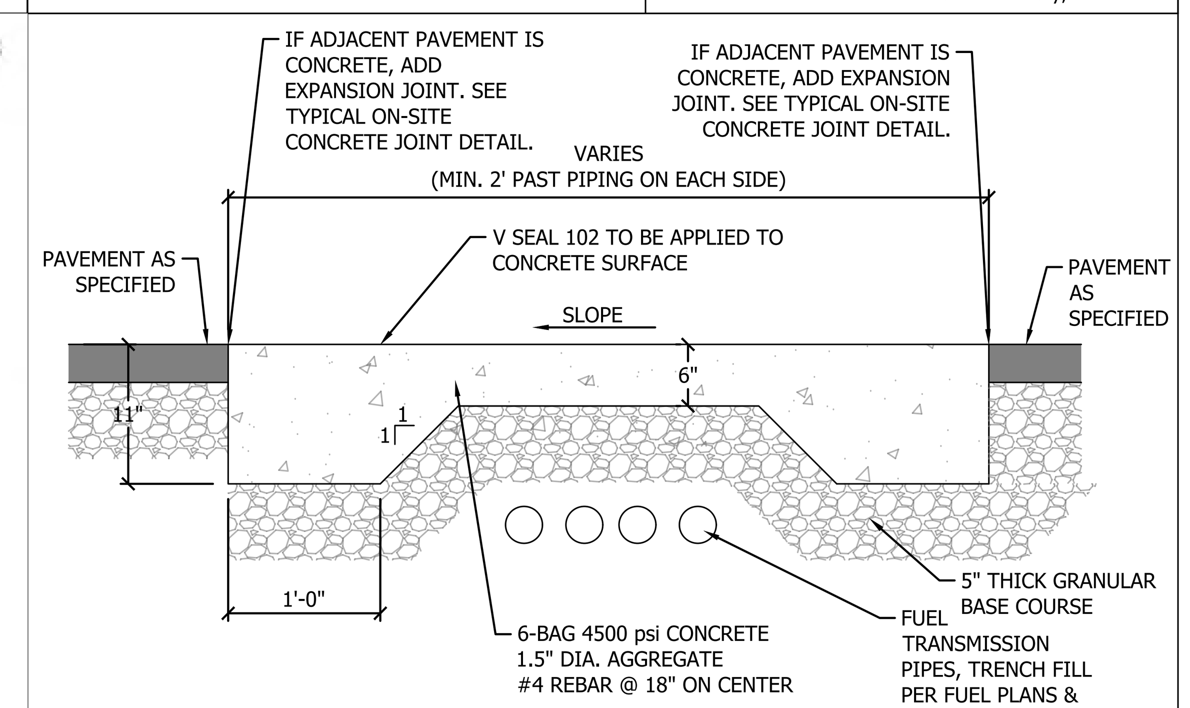
(G) FUEL TANK PAD	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



NOTES:
1. WEIGHT: 262 lbs.
2. CLASS "FSC" CONCRETE
3. REINFORCED WITH (3) #3 RODS

OR ENGINEER APPROVED ALTERNATIVE

(H) CONCRETE PARKING STOP	SCALE: NTS



CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. THICKEN SLAB @ ALL OUTSIDE EDGES.
3. INSTALL "UNDERGROUND PETROLEUM" MARKERS EVERY 20 FEET ABOVE FUEL LINES OR PER NFPA CODE

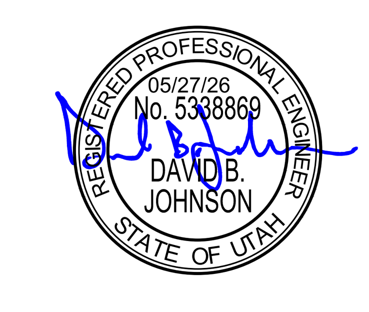
(I) CONCRETE TRENCH CAP SECTION	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:



MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

△	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
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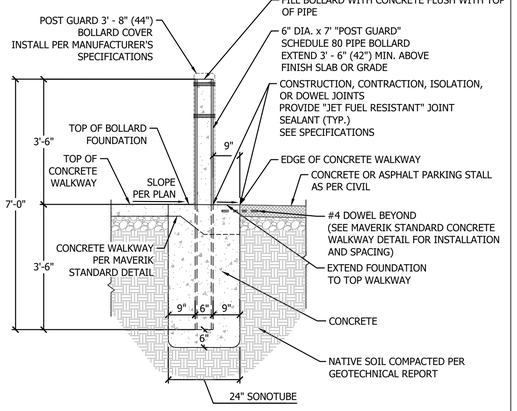
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REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

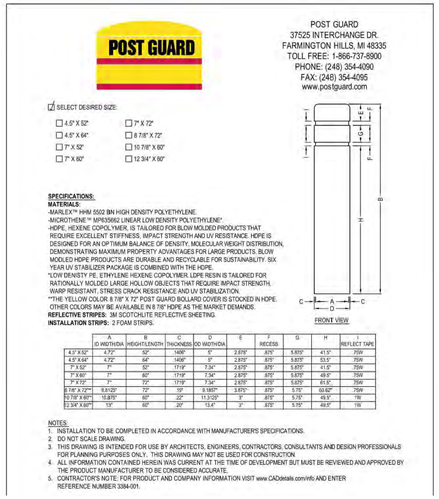
SHEET NAME
SITE DETAILS

SHEET NUMBER
C1.91

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A	PARKING BOLLARD	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

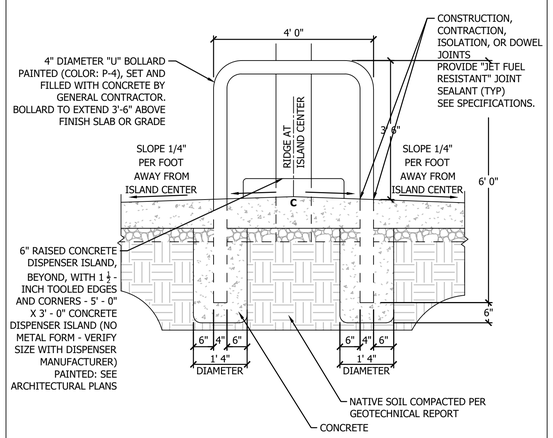


A	D INNER/DIA	B HEIGHT/LENGTH	C THICKNESS	D OUTER/DIA	E	RECESS	G	H	REFLECT TAPE
4.5" X 62"	4.72"	62"	1456"	5"	2.875"	.875"	5.875"	41.5"	.709"
4.5" X 64"	4.72"	64"	1456"	5"	2.875"	.875"	5.875"	53.5"	.709"
7" X 52"	7"	52"	1719"	7.34"	2.875"	.875"	5.875"	41.5"	.709"
7" X 60"	7"	60"	1719"	7.34"	2.875"	.875"	5.875"	49.5"	.709"
7" X 72"	7"	72"	1719"	7.34"	2.875"	.875"	5.875"	61.5"	.709"
8 7/8" X 72**	8.812/25*	72"	.19"	9.185**	3.875"	.875"	5.75"	62.62"	.709"
10 7/8" X 60**	10.875"	60"	.22"	11.313**	3"	.875"	5.75"	49.5"	1ft
12 3/4" X 80**	13"	80"	.20"	13.4"	3"	.875"	5.75"	69.5"	1ft

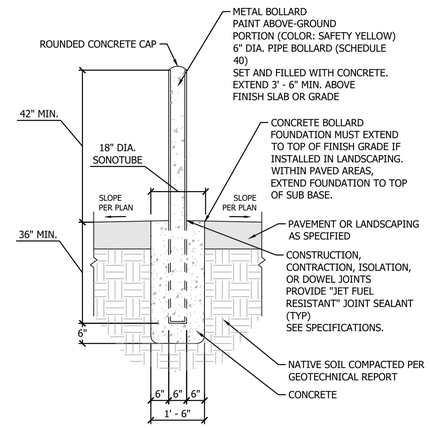
NOTE: CUSTOM HEIGHT REQUIRED (44") GC TO ORDER 7" x 44" COVERS FROM VENDOR

POST GUARD COLOR: BROWN
TAPE COLOR: RED

B	PARKING BOLLARD COVER	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

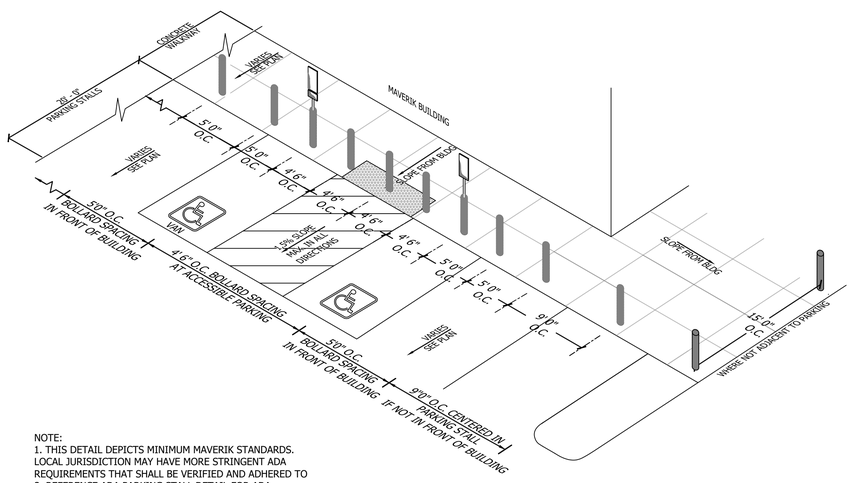


C	HOOP BOLLARD	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



NOTES:
1. VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS. ADJUST ACCORDINGLY.

D	UTILITY PROTECTION BOLLARD	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT ADA REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. REFERENCE ADA PARKING STALL DETAIL FOR ADA ELEMENTS. ADA SHOWN HERE FOR REFERENCE ONLY

E	TYPICAL BOLLARD SPACING	SCALE: NTS	MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

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www.johnsonengineeringinc.com
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STAMP:
REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

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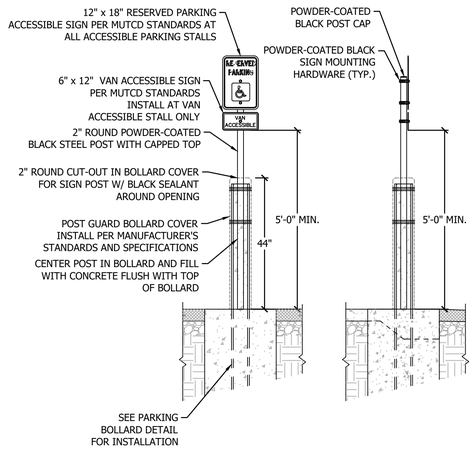
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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SITE DETAILS

SHEET NUMBER
C1.92

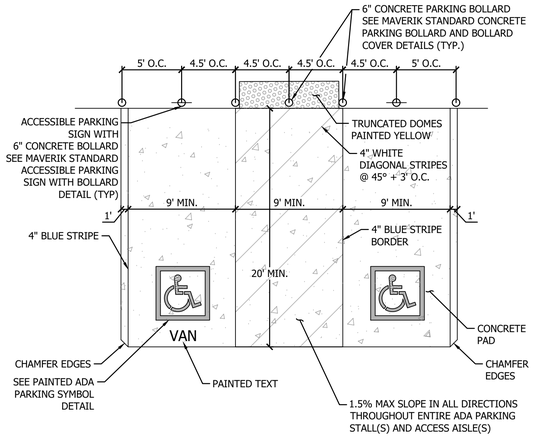
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A ACCESSIBLE PARKING SIGN WITH BOLLARD

SCALE: NTS

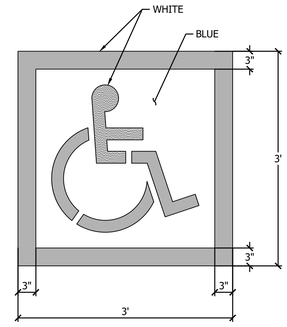
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



B ACCESSIBLE PARKING

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

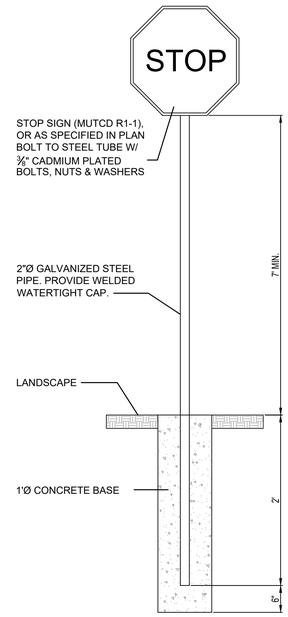


NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. PROVIDE TWO COATS OF PAINT
3. BLUE BACKGROUND WITH WHITE SYMBOL

C ACCESSIBLE PARKING SYMBOL

SCALE: NTS

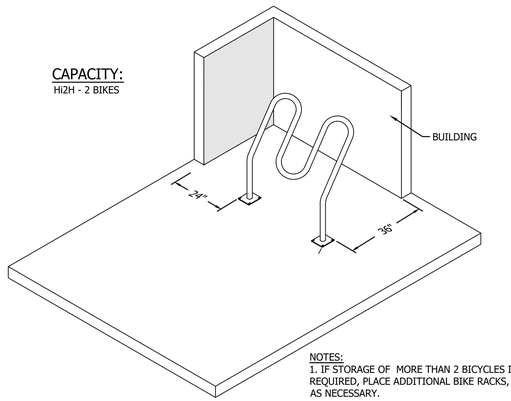
Standards Issue: 25_01
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D TYPICAL STOP SIGN INSTALLATION

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

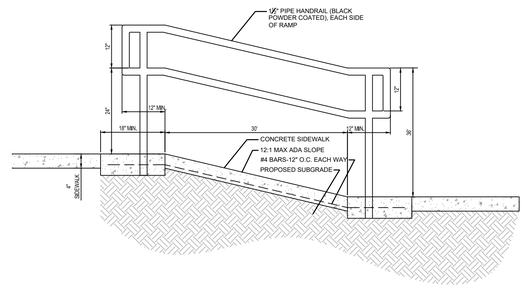


NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

E HI-ROLLER BIKE RACK

SCALE: NTS

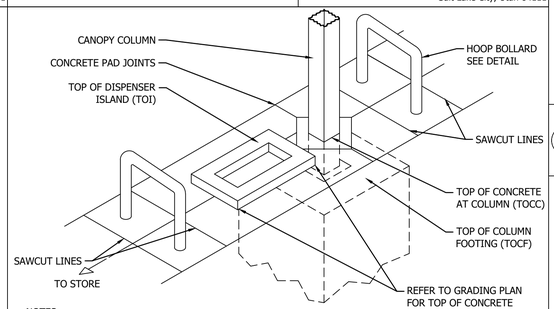
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F RAMP AND HANDRAIL

SCALE: NTS

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Salt Lake City, Utah 84111

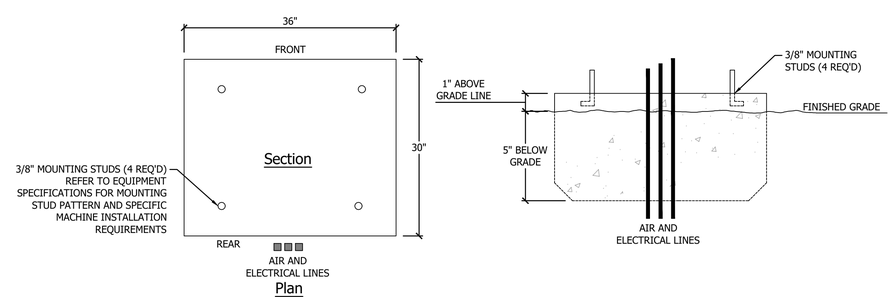


NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1 ½ -INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
3. AFTER THE 5'-0" - 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER
5. PAINT THE CURB AT EACH DISPENSER ISLAND 'SAFETY RED (P4)' USING TWO COATS.

G FUEL DISPENSER BASE

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



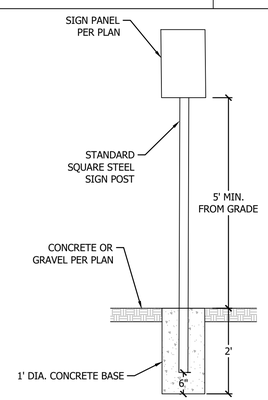
UTILITY REQUIREMENTS: OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL CONSTRUCTION WITH MANUFACTURER'S SPECIFICATIONS.

H XACTAIR STATION FOUNDATION

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



I TYPICAL SIGN INSTALLATION

SCALE: NTS

Standards Issue: 25_01
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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

SITE DETAILS

SHEET NUMBER

C1.93

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GRADING PLAN KEYNOTES

1. 5'x5' ACCESSIBLE LANDING AREA AT ALL BUILDING ENTRANCES. LOCATIONS PER ARCHITECTURAL PROTOTYPE
2. 38"X48" ACCESSIBLE LANDING AREA AT ALL VENDING LOCATIONS. LOCATIONS PER ARCHITECTURAL PROTOTYPE.
3. 38"X48" CLEAR AREA AT ACCESSIBLE PICNIC TABLE
4. TRUNCATED DOME PAD AT ALL AREAS WHERE PEDESTRIAN WALKWAY TO RIGHT OF WAY ENTERS A VEHICLE TRAVEL WAY. ACCESSIBLE RAMPS WHERE GRADE TRANSITION IS REQUIRED.
5. GRADE SIDEWALK ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURE AT 2.0% MINIMUM, DO NOT EXCEED 4.5%.
6. GRADES WITHIN ACCESSIBLE PARKING AREA NOT TO EXCEED 4.5% IN ANY DIRECTION.
7. TRUNCATED DOME PAD WITH CENTER MOUNTED 6-INCH PARKING BOLLARD.
8. ACCESSIBLE ROUTE TO ACCESSIBLE FUELING POSITION, CROSS SLOPE NOT TO EXCEED 1.5%, SLOPE IN DIRECTION OF TRAVEL NOT TO EXCEED 4.5%.
9. GRADE TRASH ENCLOSURE TO DRAIN AWAY FROM THE BACK ENCLOSURE WALL. SLOPE NOT TO EXCEED 4.5%.
10. 20' TRASH ENCLOSURE ACCESS PAD. SLOPE AWAY FROM ENCLOSURE AT 2.0% MIN.
11. CURB TRANSITIONS FROM 0" AT WALK TO 6" HEIGHT OVER 24" RUN AT ALL LOCATIONS WHERE BUILDING ADJACENT WALKWAY MEETS CURB
12. MOUNTABLE CURB AT ALL EXTRUDING ISLANDS.
13. CONCRETE PAD UNDER FUEL CANOPY GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION, NOT LESS THAN 2.0% IN DIRECTION OF DRAINAGE
14. CONCRETE PAD OVER UNDERGROUND FUEL STORAGE TANKS, GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION.
15. AIR STATION USE AREA (10'x30') GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION.
16. MOUNTABLE CURB AND CONCRETE RUN OUT PAD AT ENTRANCE CORNERS AND CORNERS LIKELY TO ENCOUNTER VEHICLE OVERRUN, OR ANY CORNERS ALONG COMMERCIAL VEHICLE ROUTE. NO VEGETATION, BOULDERS ETC WITHIN 10' OF CURB FACE AT ENTRANCE
17. PAVEMENT GRADING NOTE - ALL ASPHALT GRADES MUST BE 2% MINIMUM TO PROVIDE ADEQUATE DRAINAGE. ALL GRADES ON CONCRETE PAVEMENT TO BE 1.5% OR GREATER. GRADES NOT TO EXCEED 4.5% WITHOUT MAVERIK APPROVAL AND REVIEW OF BOTH ANNUAL PRECIPITATION (SNOW) AND COMMERCIAL VEHICLE MOVEMENT.
18. MAVERIK STRONGLY DISCOURAGES STORMWATER FLOW THROUGH FUELING AREAS (BENEATH CANOPY). WHENEVER POSSIBLE DRAIN ADJACENT ASPHALT AWAY FROM FUELING AREAS.
19. MAVERIK REQUIRES 1-FOOT ELEVATION DIFFERENCE FROM BUILDING FINISHED FLOOR TO SITE OVEFLOW ROUTE. CEC MUST ENSURE TANKS ARE LOCATED OUTSIDE OF RUNOFF OVERFLOW ROUTE AND EVALUATE RUNOFF PATH REQUIRED IN STORM DRAINAGE SYSTEM FAILURE.
20. STORMWATER MANAGEMENT AREAS WITH A PROPOSED STORAGE DEPTH OF 1' OR GREATER MUST INCORPORATE A TRANSITION AREA OF 5' WIDTH WITH A SLOPE OF 2% MUST BETWEEN PEDESTRIAN OR PARKING AREAS AND POND/SWALE. PONDS MUST BE SEPARATED 100' HORIZONTALLY AND 0.5' VERTICALLY FROM FUEL TANKS WHENEVER POSSIBLE. UNDER NO CONDITION SHOULD PONDS BE LOCATED ADJACENT TO TANKS AND OVERFLOW ROUTE FROM POND CAN NOT CROSS TANK PAD. WHEN SEPARATION IS NOT POSSIBLE PROVIDE 1' VERTICAL SEPARATION FROM LOWEST TANK PAD ELEVATION TO POND HIGH WATER ELEVATION.
21. WHEN SITE IS LOCATED WITHIN 1 MILE OF RECOGNIZED WATER OF THE US CEC MUST INCORPORATE AN AFL VALVE DOWNSTREAM OF RUNOFF FROM EACH FUELING AREA'S UNDER CANOPY AREA.
22. SUPPLEMENTAL STORAGE ENCLOSURE AREA, SLOPES NOT TO EXCEED 4.5% IN ANY DIRECTION, SLOPE AWAY FROM ENCLOSURE, REFER TO GRADING DETAIL THIS SHEET.

FLOODPLAIN NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. REFERENCE FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

N

30 0 30 60 90

Scale: 1" = 30'

MAVERIK

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DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

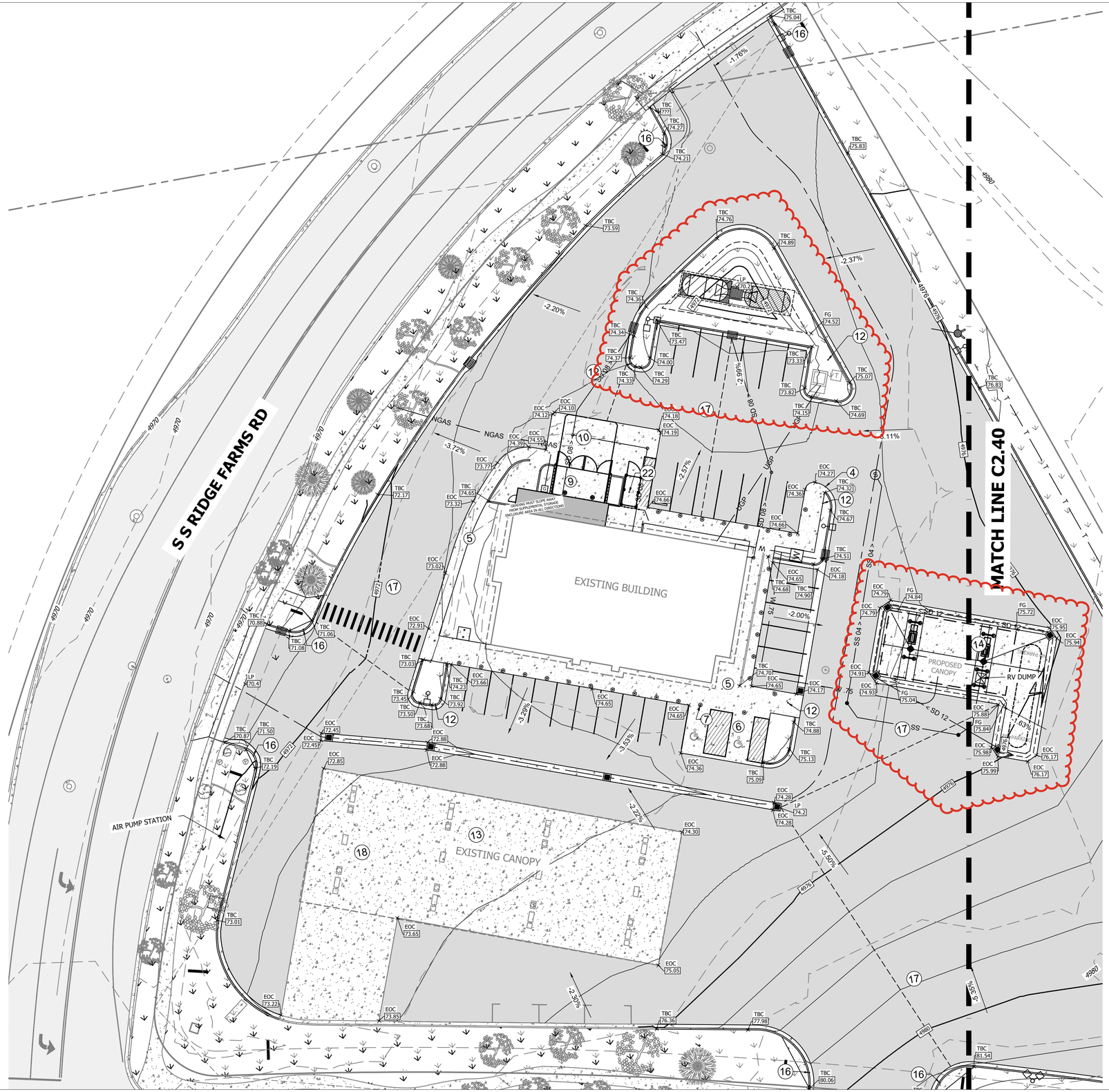
SHEET NAME

GRADING PLAN

SHEET NUMBER

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GRADING PLAN KEYNOTES

1. 5'x5' ACCESSIBLE LANDING AREA AT ALL BUILDING ENTRANCES. LOCATIONS PER ARCHITECTURAL PROTOTYPE
2. 38"X48" ACCESSIBLE LANDING AREA AT ALL VENDING LOCATIONS. LOCATIONS PER ARCHITECTURAL PROTOTYPE.
3. 38"X48" CLEAR AREA AT ACCESSIBLE PICNIC TABLE
4. TRUNCATED DOME PAD AT ALL AREAS WHERE PEDESTRIAN WALKWAY TO RIGHT OF WAY ENTERS A VEHICLE TRAVEL WAY. ACCESSIBLE RAMPS WHERE GRADE TRANSITION IS REQUIRED.
5. GRADE SIDEWALK ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURE AT 2.0% MINIMUM, DO NOT EXCEED 4.5%.
6. GRADES WITHIN ACCESSIBLE PARKING AREA NOT TO EXCEED 4.5% IN ANY DIRECTION.
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12. MOUNTABLE CURB AT ALL EXTRUDING ISLANDS.
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15. AIR STATION USE AREA (10'x30') GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION.
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18. MAVERIK STRONGLY DISCOURAGES STORMWATER FLOW THROUGH FUELING AREAS (BENEATH CANOPY). WHENEVER POSSIBLE DRAIN ADJACENT ASPHALT AWAY FROM FUELING AREAS.
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FLOODPLAIN NOTE

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20 0 20 40 60

Scale: 1" = 20'

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ARCHITECT/ENGINEER:

JOHNSON ENGINEERING

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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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SHEET NAME

GRADING PLAN WEST

SHEET NUMBER

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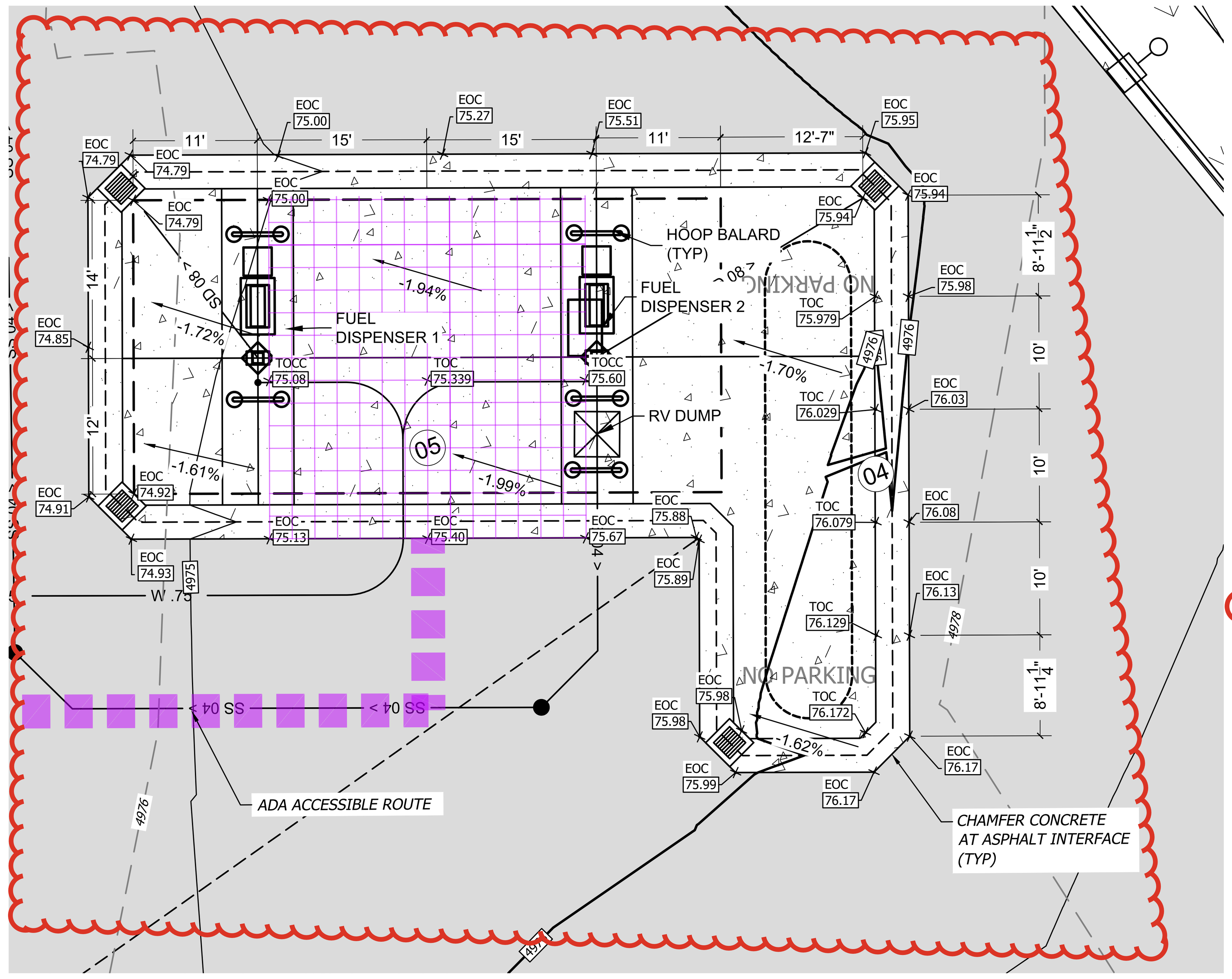
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SHEET NUMBER

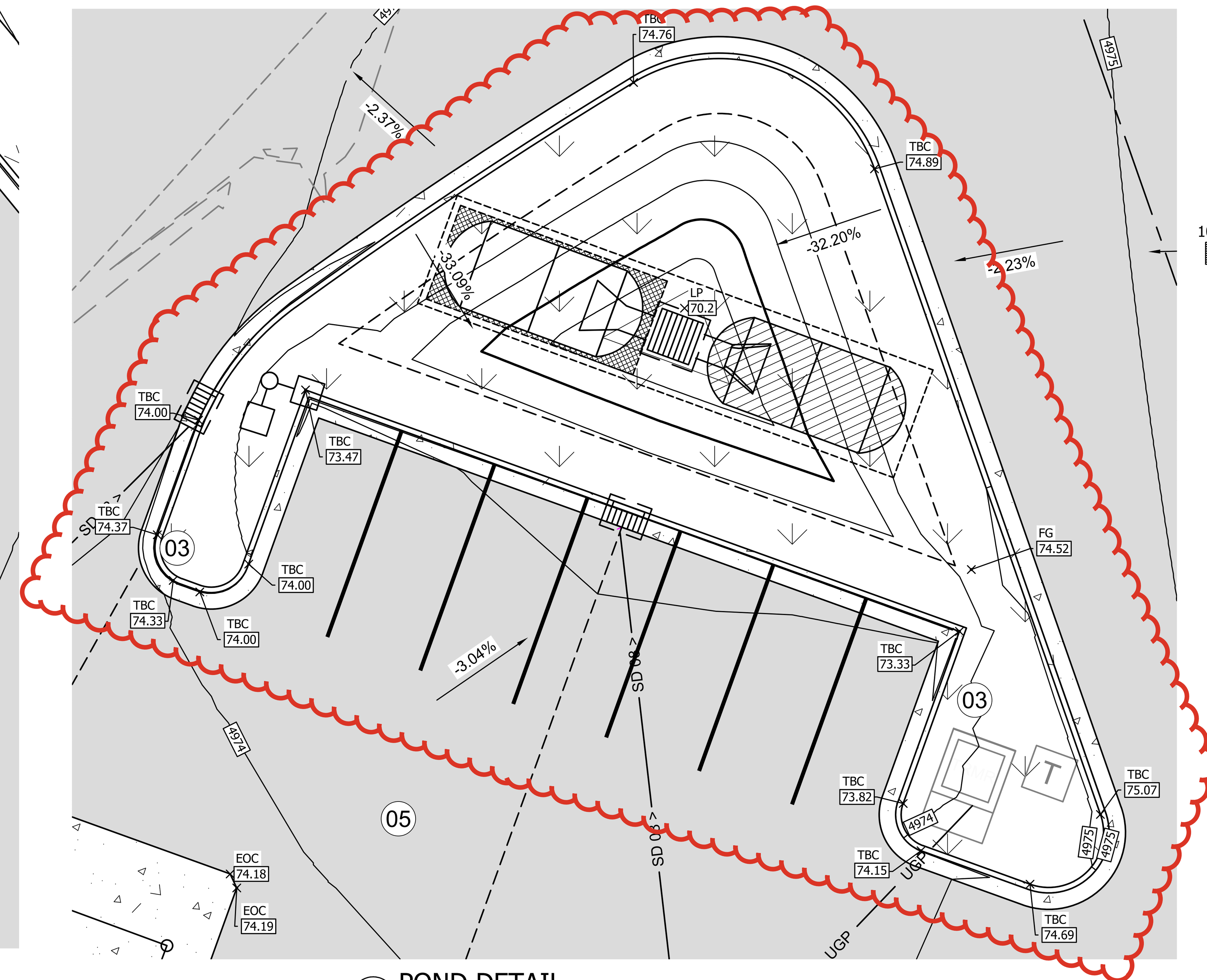
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A TANK PAD DETAIL
SCALE: 1" = 10'



B POND DETAIL
SCALE: 1" = 10'

Scale: 1" = 10'

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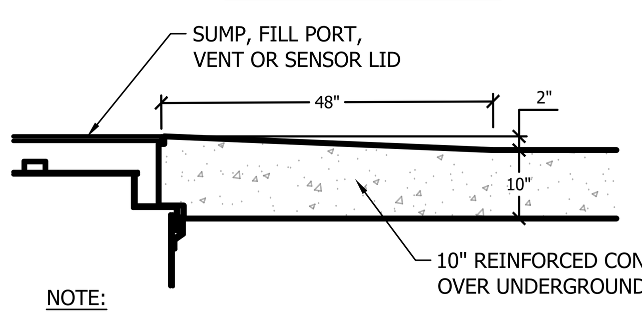
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GRADING PLAN KEYNOTES

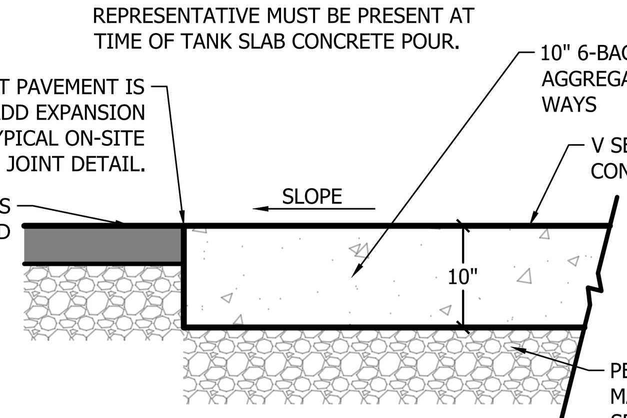
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TANK LID GRADING REQUIREMENTS

UST LID / CONCRETE DETAIL



NOTE:
1. MAVERIK AND PETROLEUM REPRESENTATIVE MUST BE PRESENT AT TIME OF TANK SLAB CONCRETE POUR.



CONCRETE SECTION & INSTALLATION NOTE:

1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. 12-INCH CHAMFER AT EACH CONCRETE CORNER.
3. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.
4. CONTROL JOINTS TO BE INSTALLED AT 8' MIN. - 12' MAX SPACING (10' SPACING PREFERRED) PERPENDICULAR TO TANKS AND 12'-15' SPACING PARALLEL TO TANKS.

TANK PAD GRADING REQUIREMENTS

- FOR THE CONCRETE PAD OVER THE UNDERGROUND FUEL STORAGE TANKS, DO NOT EXCEED 2% IN ANY DIRECTION.

- SLOPES CANNOT DROP BELOW 1% IN THE PRIMARY DRAINAGE FLOW DIRECTION

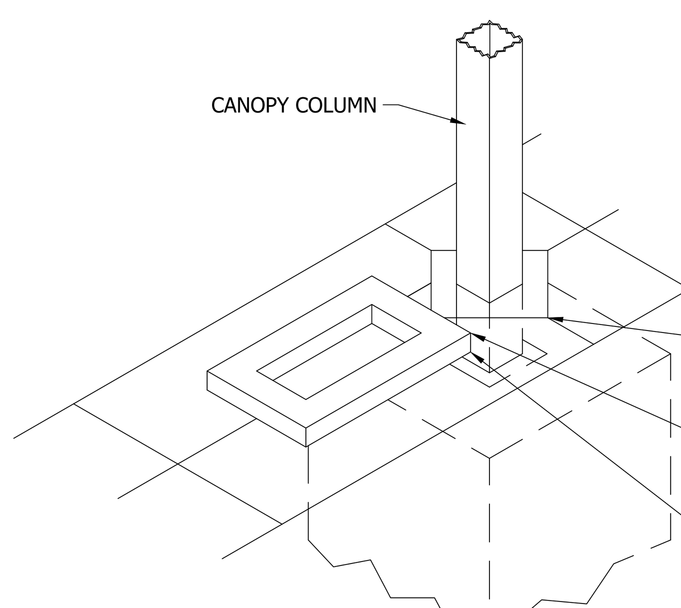
- GRADE BREAKS ARE NOT PERMITTED ON THE TANK PAD, SLOPES SHOULD BE DIRECTED IN A CONTINUOUS DIRECTION OVER THE ENTIRETY OF THE PAD.

Scale: 1" = 10'

FUEL DISPENSER ELEVATIONS			
FUEL DESPENCER	TOP OF CURB @ COLLUMN	TOP OF ISLAND	TOP OF COL FTG.
#1	4975.43	4976.02	-
#2	4975.77	4976.36	-

NOTE: TOP OF CONCRETE TO TOP OF FOOTING SEPARATION IS 36" MIN. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS

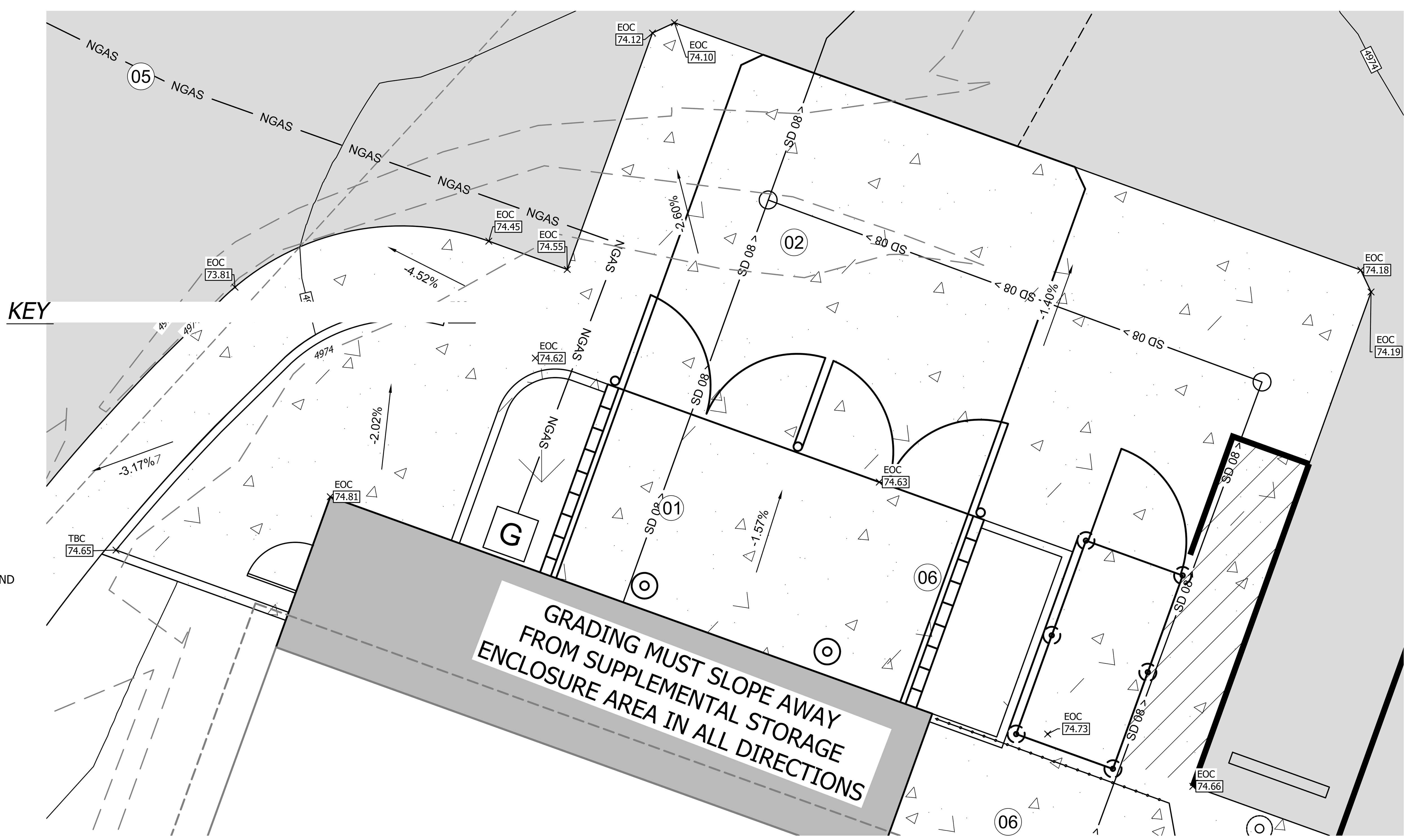
FUEL DISPENCER BASE SPOT ELEVATION KEY



NOTES:

1. AFTER THE 5'-0" - 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
2. SEE SITE DETAIL DRAWINGS FOR FUEL DISPENSER BASE DETAILS
3. TOP OF ISLAND (TOI) SPOT ELEVATION IS GIVEN AT THE HIGHEST POINT OF EACH DISPENSER BASE.
4. PAINT THE CURB AT EACH DISPENSER ISLAND 'SAFETY RED (P4)' USING TWO COATS.

Scale: 1" = 5'



C RAMP AND TRASH ENCLOSURE DETAIL
SCALE: 1" = 5'

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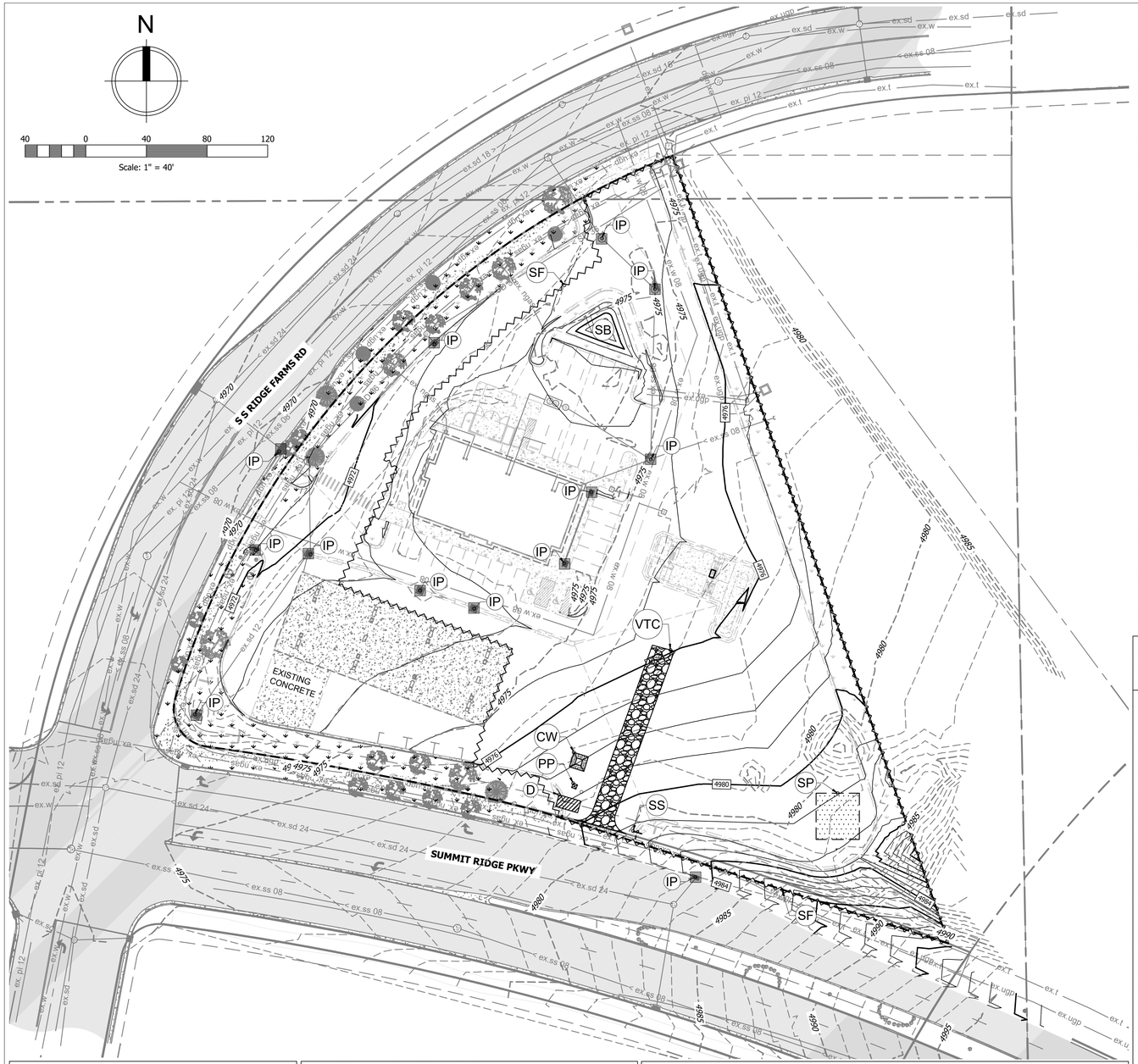
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SHEET NAME
GRADING PLAN DETAILS

SHEET NUMBER
C2.03



LEGEND

PROPOSED SILT FENCE RE: SHEET C3.90 DETAIL A	SF	
LIMITS OF DISTURBANCE		
EXISTING CURB & GUTTER		
PROPOSED CURB AND GUTTER		
PROPERTY LINE		
EXISTING CONTOURS		
PROPOSED CONTOURS		
VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE RE: SHEET C3.90, DETAIL E	VTC	
CONCRETE WASHOUT AREA RE: SHEET C3.90, DETAIL F.	CW	
GRAVEL SOCK PROTECTION	IP	
PORTABLE TOILET RE: SHEET C3.90, DETAIL B.	PP	
STOCKPILE	SF	
DUMPSTER	D	
PROVIDE SWPPP SIGN PER DETAIL C AND D ON SHEET C3.90	SS	
SEDIMENTATION BASIN	SB	

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AN SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICH EVER IS MORE STRINGENT, AND PREPARED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OR MD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 67%.

6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.

7. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.

8. ALL TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED DAILY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITION SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.

9. CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPOILT OF MATERIAL USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND BMP'S BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL NOTES:

1. THE SWPPP IS COMPRISED OF THESE DRAWINGS ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROL SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREAS, EMPLOYEE PARKING AREA , AND AREAS FOR LOCATED PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPO9SED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENT ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY TACKIFIED, BLANKETED OR OTHERWISE STABILIZED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. NOTE: PER GENERAL PERMIT, STABILIZATION SUITABLE FOR FILING OF NOTICE OF TERMINATION (NOT) HAS OCCURRED WHEN A MINIMUM 70 PERCENT UNIFORM COVERAGE AND DENSITY IS ACHIEVED. REFER TO THE SWPPP AND GRADING PLAN (AND/OR LANDSCAPING PLAN, (AND/OR LANDSCAPING PLAN, IF PROVIDED).
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE
18. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF THE BEST MANAGEMENT PRACTICES. STOCKPILE AD BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. CONTRACTOR R SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY.M AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITIONS DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES,ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES OF UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE TOQUERVILLE CITY PUBLIC UTILITIES DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES
23. INLET PROTECTION DEVICES SHALL BE INSTALL IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND THE SPECIFIED LANDSCAPE HAS BEEN INSTALLED AND ALL SEEDED AREAS ARE AT A MINIMUM UNIFORM DENSITY OF 70%, AND SODDED AREAS ARE ROOTED TO RESIST PULL-UP, OR STAKED I ON SLOPES GREATER THAN 3%, AND A HEALTHY STAND OF GRASSES IS BEING MAINTAINED.
25. RUNOFF FROM THIS PROPERTY WILL BE CONVEYED TO THE ONSITE SEDIMENTATION POND
26. THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS MAPPED ON THE FEMA FIRM 49049C0975F, EFFECTIVE 06/19/2020.
27. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE
28. DAILY INSPECTION BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP,

NOTES:

1. SOME ELEVATIONS HAVE THE FIRST TWO DIGITS TRUNCATED, ADD 4900.00 TO THESE SPOT ELEVATIONS.

FLOODPLAIN NOTE

ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM OWNERS ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEY MUST VERIFY ALL BENCMARK, BASIS OF BEARING, AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CAUTION UTILITY NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO BOTH MAVERIK'S CONSTRUCTION MANAGE AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

2. WHERE PROPOSED UTILITY CROSSES AN EXISTING UTILITY , IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY MATCHES PLANS, WITH THROUGH POTHOLING OR ALTERNATIVE METHOD. IF FIELD CONDITIONS VARY FROM SHOWN, NOTIFY BOTH MARVERIK'S CONSTRUCTION MANAGER AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO INCLUDE COST OF UNDERGROUND UTILITY DETECTION COMPANY TO LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS, CONTRACTOR IS TO IMMEDIATELY NOTIFY MAVERIK'S PROJECT MANAGER AND THE ENGINEER OF RECORD OF ANY POTENTIAL CONFLICTS AND PROVIDE SURVEY DATA CONFIRMING VARIATION FROM PLANS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

DEMOLITION, SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER:
JOHN B. MANCINI, P.E.
TERRACON CONSULTANTS, INC.
6952 S. HIGH TECH DRIVE STE. B
MIDVALE, UTAH 84047

CONTACT: JOHN B. MANCINI, P.E.
TEL: 801.545.8500
PROJECT NO. 61255294
DATED: DECEMBER 22, 2025

THE CONTRACTOR WILL FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATION REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE, OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO AS-BUILT PLANS, TESTS, CERTIFICATION, INSPECTIONS, AND REPORTS OR ANY INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

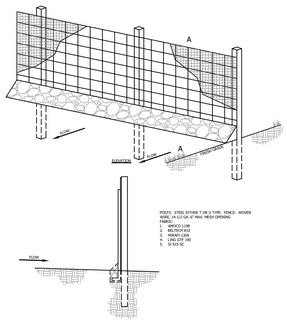
SHEET NAME

SWPPP PLAN

SHEET NUMBER

C3.00

7/9/2026 12:40:46 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Drawings\Design\Plan Sheets\C3-Erosion Control\Erosion Control Plan.dwg



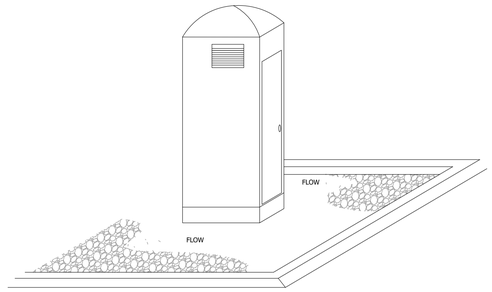
A-A-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

A SILT FENCE

SCALE: NTS

MAVERIK
Standards Issue: 25_02
185 S. State Street
Salt Lake City, Utah 84111



NOTES:

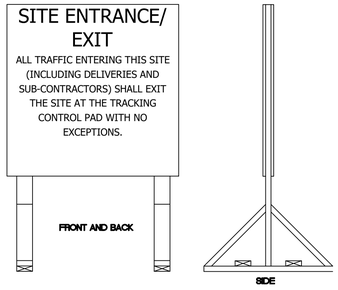
1. AT A MINIMUM, ANCHOR PORTABLE TOILETS AT DIAGONAL CORNERS.
2. PLACE TOILETS ON LEVEL GROUND AT LEAST 10' FROM PERMEABLE SURFACE.
3. PROVIDE PORTABLE TOILETS (WITH URINALS) THAT ARE AT LEAST 4' WIDE X 4' DEEP X 7' TALL
4. PROVIDE 1 PORTABLE TOILET PER 10 WORKERS (MIN.)

B PORTABLE TOILET INSTALLATION

SCALE: NTS

MAVERIK
Standards Issue: 25_02
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Salt Lake City, Utah 84111

NOTE: SEE DETAIL H THIS SHEET FOR REQUIRED INFORMATION



C CONSTRUCTION ENTRANCE SIGN

SCALE: NTS

MAVERIK
Standards Issue: 25_02
185 S. State Street
Salt Lake City, Utah 84111

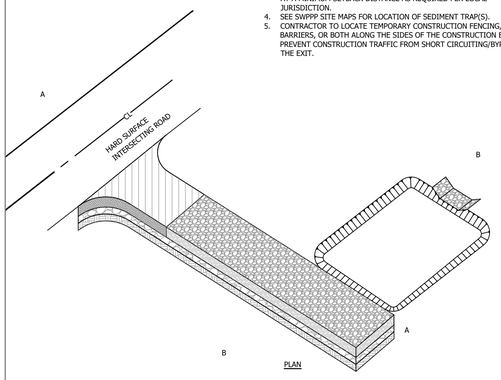
SWPPP SIGN
REQUIRED INFORMATION

PROJECT NAME:
CONTRACTOR:
ON-SITE CONTACT:
PHONE:
24-HOUR EMERGENCY CONTACT:
UTR#:

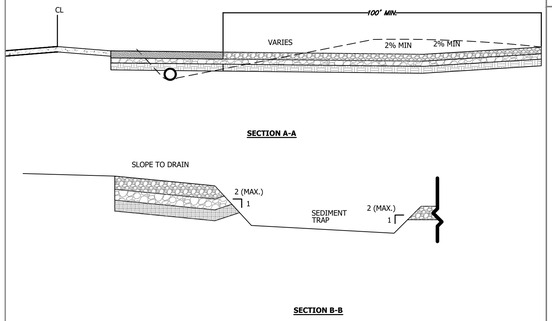
D CONSTRUCTION ENTRANCE SIGN DATA

SCALE: NTS

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1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE EIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



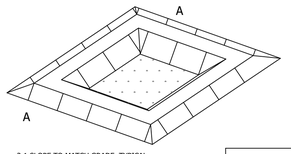
SECTION A-A

SECTION B-B

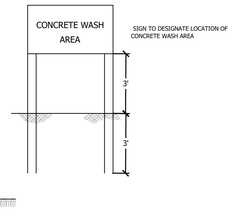
E CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS

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3:1 SLOPE TO MATCH GRADE. TYPICAL TO INSIDE AND OUTSIDE SLOPE.



NOTES:

1. CONCRETE WASHOUT MUST BE INSTALLED 50 MIN. FROM ANY STORM SEWER INLET OR OUTFALL.
2. CONCRETE WASHOUT SIGN MUST BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

F CONCRETE WASHOUT

SCALE: NTS

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ARCHITECT/ENGINEER:
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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

SWPPP DETAILS

SHEET NUMBER

C3.90

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CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

20 0 20 40 60

Scale: 1" = 20'

DRAINAGE PLAN KEYNOTES

1. EXISTING ROOF DRAIN CONNECTION AT BUILDING. CONFIRM EXACT LOCATION WITH ARCHITECTURAL AND PLUMBING PLANS. MINIMUM DEPTH AS SHOWN.
2. PROPOSED CANOPY DRAIN CONNECTION. CONFIRM EXACT LOCATION WITH ARCHITECTURAL, FUELING AND PLUMING PLANS. MINIMUM DEPTH 4'. FURNISH AND INSTALL 4" PVC ROOF RAIN LINE AT 2.0% MINIMUM.
3. FURNISH AND INSTALL STORM DRAIN CLEANOUT WITH TRAFFIC RATED LID AND CONCRETE COLLAR. SIZE PER PLAN. RE: SHEET C2.90, DETAIL D AND DETAIL E.
4. FURNISH AND INSTALL 2'X2' AREA INLET WITH CONCRETE APRON, RE: SHEET C2.90, DETAIL A,B.
5. FURNISH AND INSTALL 2'X3' CURB INLET RE: SHEET C2.90, DETAIL C,D.
6. FURNISH AND INSTALL 4'X4' AREA INLET RE: SHEET C2.90, DETAIL E.

BASINS

BASIN ID	AREA (SF)	RUNOFF COEFFICIENT
1	11,583.92	0.85
2	2,633.09	0.85
3	6,456.91	0.85
4	2,417.83	0.85
5	5,309.81	0.85
6	664.47	0.85
7	4,437.31	0.85
8	15,825.87	0.85

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
01 (24" x 24" SDCB)	RIM = 4974.21 SUMP = 4969.16 INV OUT (Out) = 4971.16
02 (24" x 24" SDCB)	RIM = 4974.11 SUMP = 4968.29 INV IN (S) = 4970.29 INV OUT (Out) = 4970.29
03 (24"x 36" SDCB)	RIM = 4973.97 SUMP = 4967.07 INV IN (S) = 4969.07 INV IN (SE) = 4969.08 INV OUT (Out) = 4969.07
04 (48"x 48" SDCB)	RIM = 4970.26 SUMP = 4961.75 INV IN (S) = 4967.40 INV OUT (Out) = 4963.75
05 (24" x 24" SDCB)	RIM = 4975.90 SUMP = 4970.69 INV OUT (Out) = 4972.69
06 (24" x 24" SDCB)	RIM = 4974.84 SUMP = 4970.10 INV IN (SE) = 4972.10 INV OUT (Out) = 4972.10
07 (24" x 24" SDCB)	RIM = 4974.71 SUMP = 4969.74 INV IN (E) = 4971.92 INV IN (S) = 4971.74 INV OUT (Out) = 4971.74
08 (24" x 24" SDCB)	RIM = 4975.86 SUMP = 4971.14 INV OUT (Out) = 4973.14
09 (24" x 24" SDCB)	RIM = 4973.49 SUMP = 4968.47 INV OUT (Out) = 4970.47
10 (24" x 24" SDCB)	RIM = 4972.82 SUMP = 4967.70 INV IN (E) = 4969.75 INV OUT (Out) = 4969.70
11 (24"x 36" SDCB)	RIM = 4972.67 SUMP = 4967.14 INV IN (S) = 4969.14 INV OUT (Out) = 4969.14
12 (24" x 24" SDCB)	RIM = 4972.40 SUMP = 4966.45 INV IN (E) = 4968.45
13 (24"x 36" SDCB)	RIM = 4973.82 SUMP = 4966.78 INV IN (E) = 4968.78 INV IN (SW) = 4968.78 INV OUT (Out) = 4968.78
14 (24"x 36" SDCB)	RIM = 4970.52 SUMP = 4964.65 INV IN (SW) = 4966.71 INV OUT (Out) = 4966.65
15 (24"x 36" SDCB)	RIM = 4972.63 SUMP = 4966.21 INV IN (E) = 4968.21

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PROPOSED MAVERIK
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LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

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DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

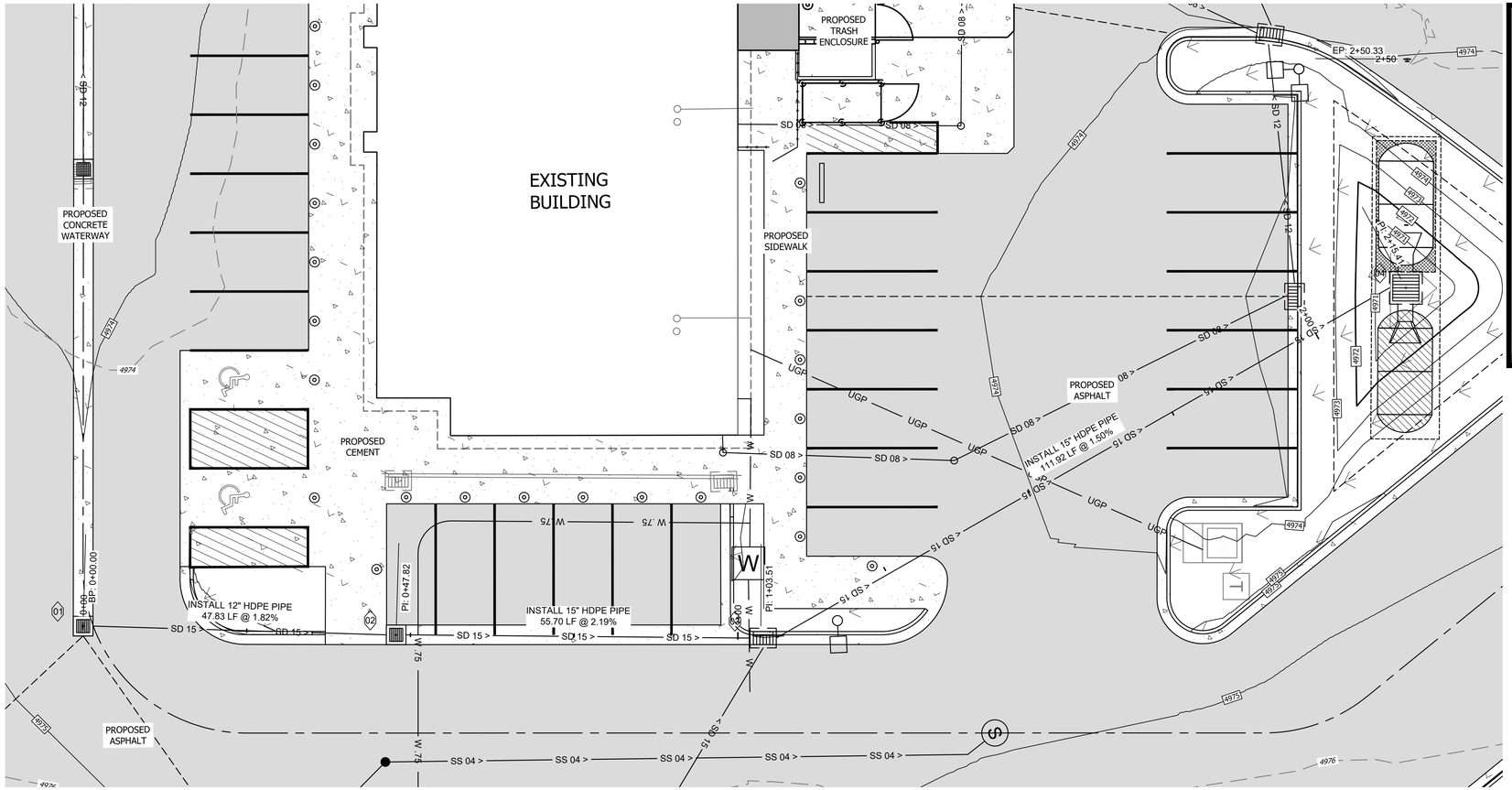
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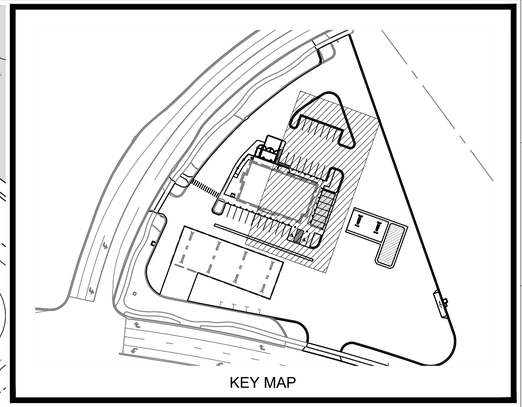
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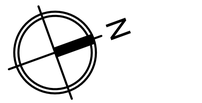
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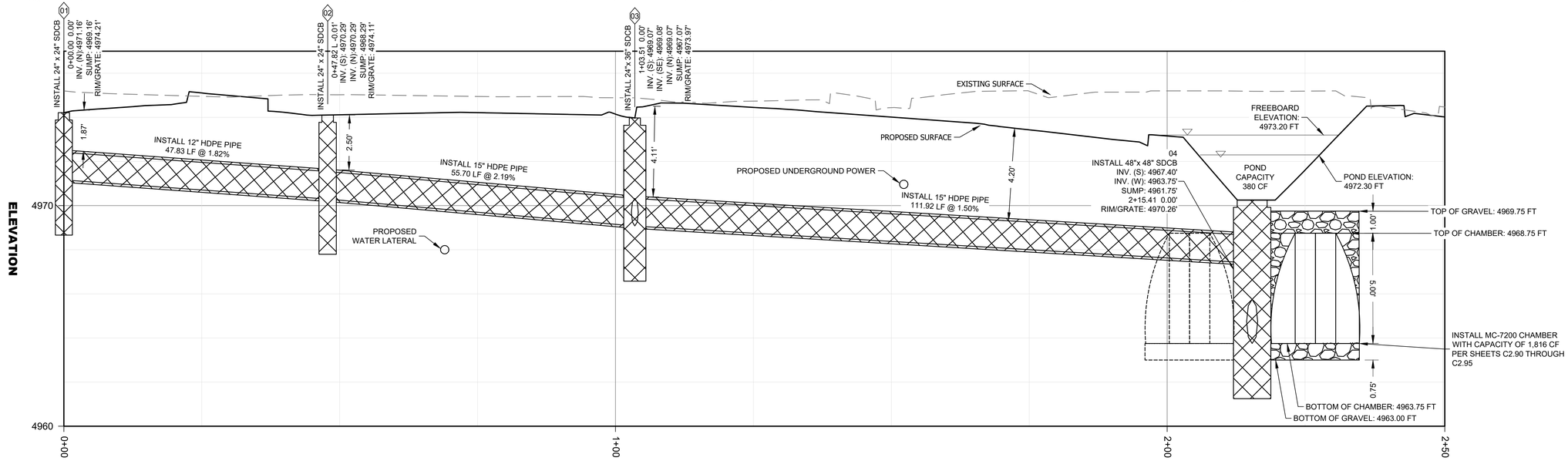


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WWW.BLUESTAKES.ORG



PROFILE VIEW OF SD 01
0+00 TO 2+50.33

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
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REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

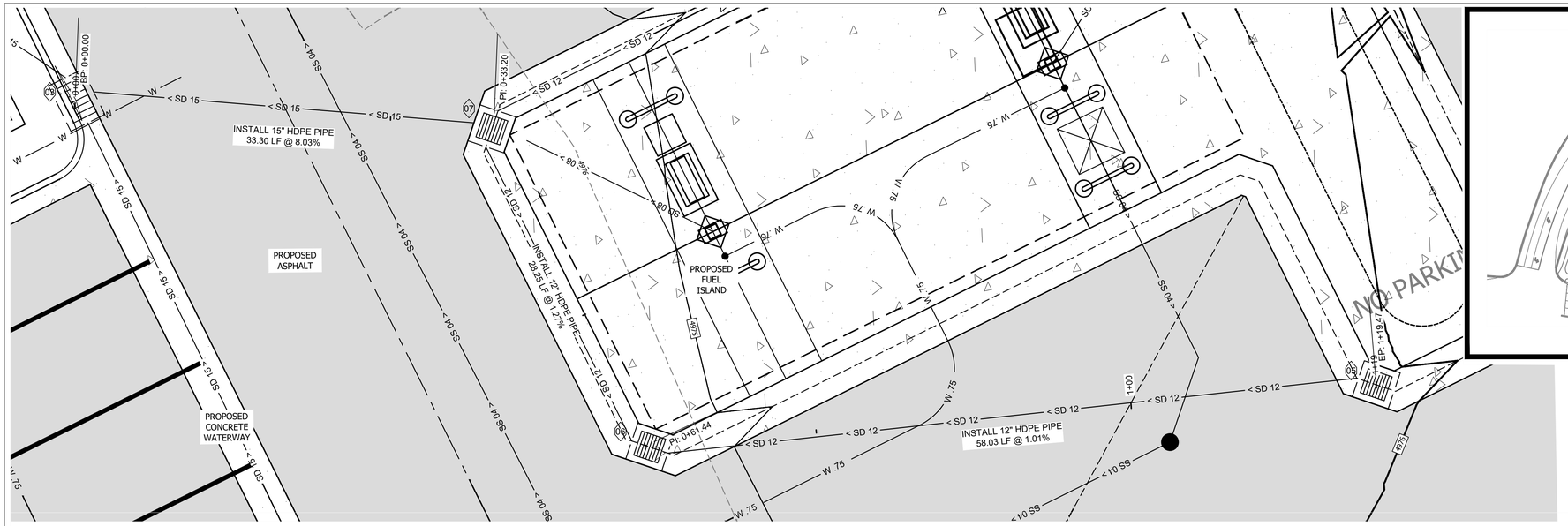
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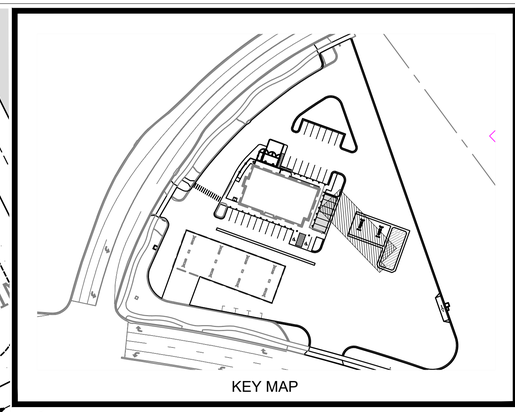
STORM DRAIN 01 PLAN AND PROFILE

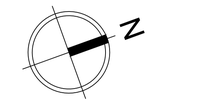
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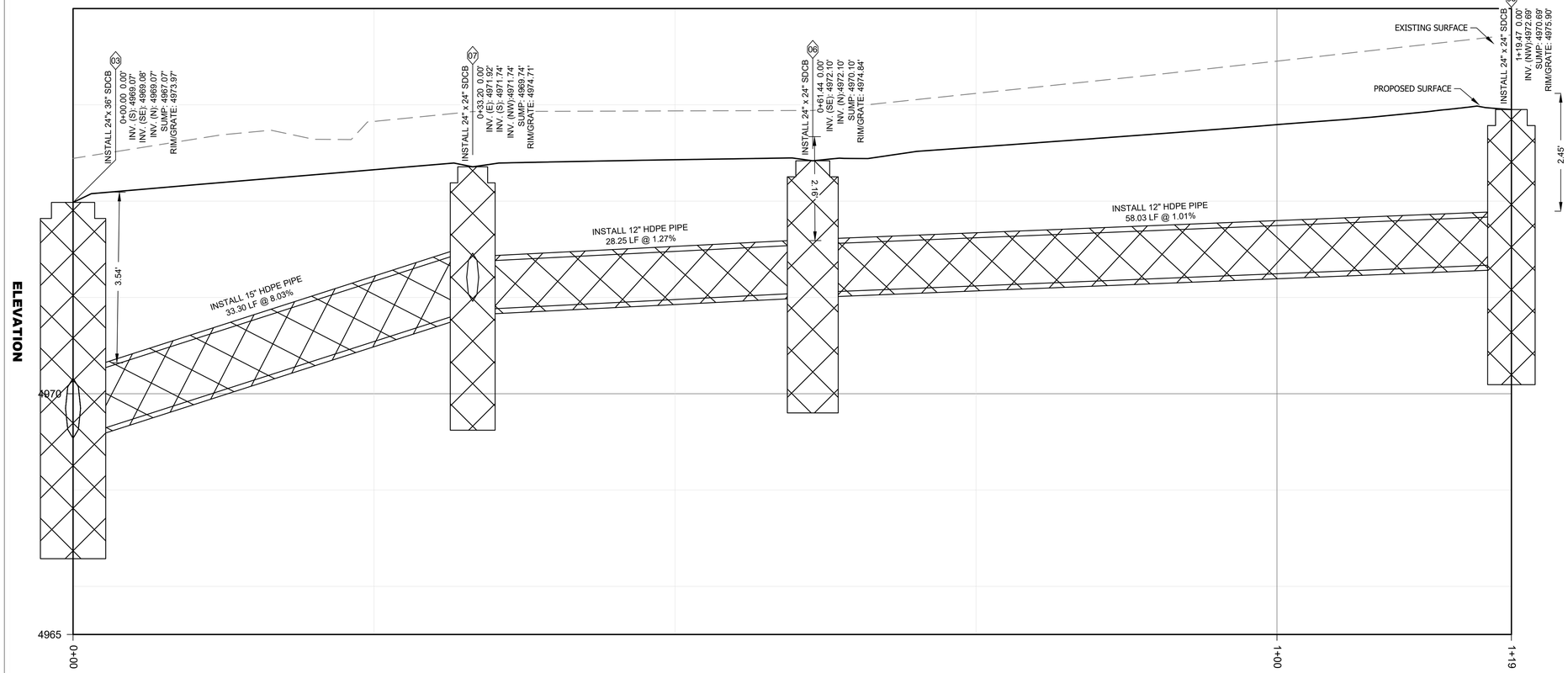






5 0 5 10 20

Scale: 1" = 5'



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PROFILE VIEW OF SD 02
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05/27/26
No. 5368868
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STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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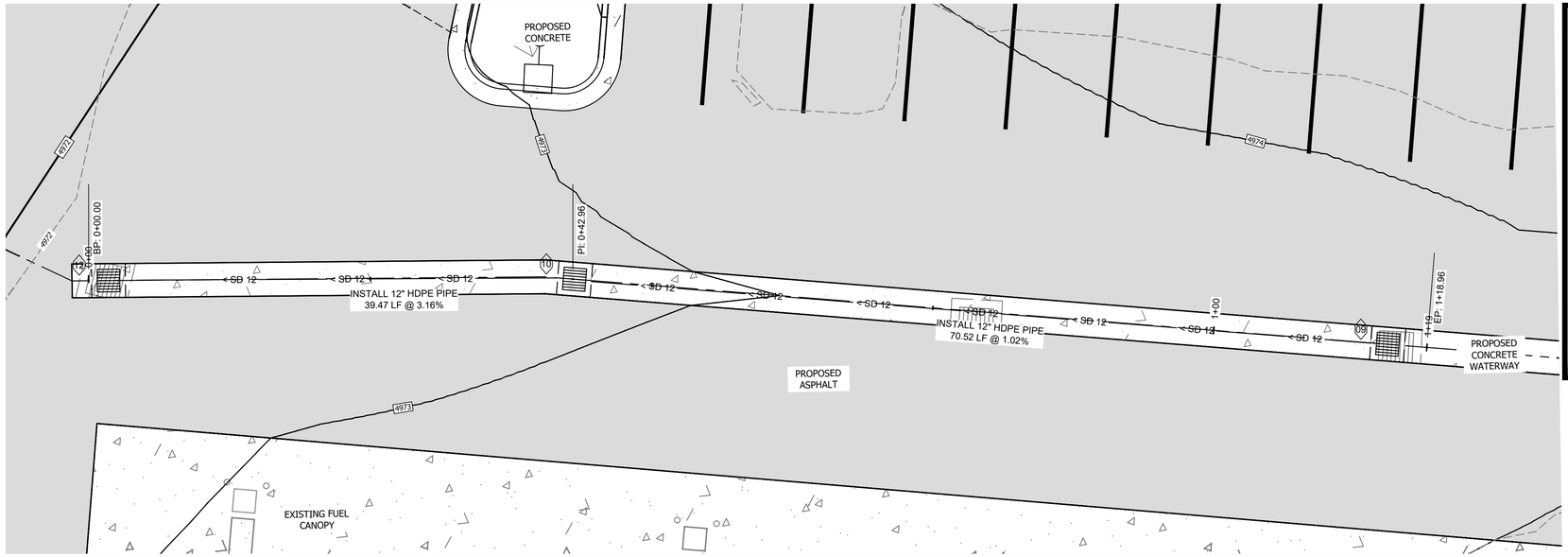
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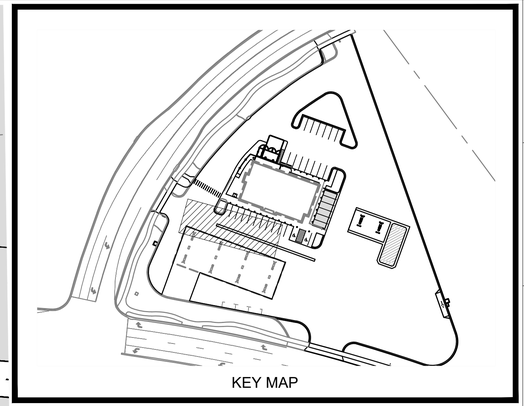
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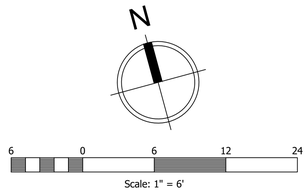
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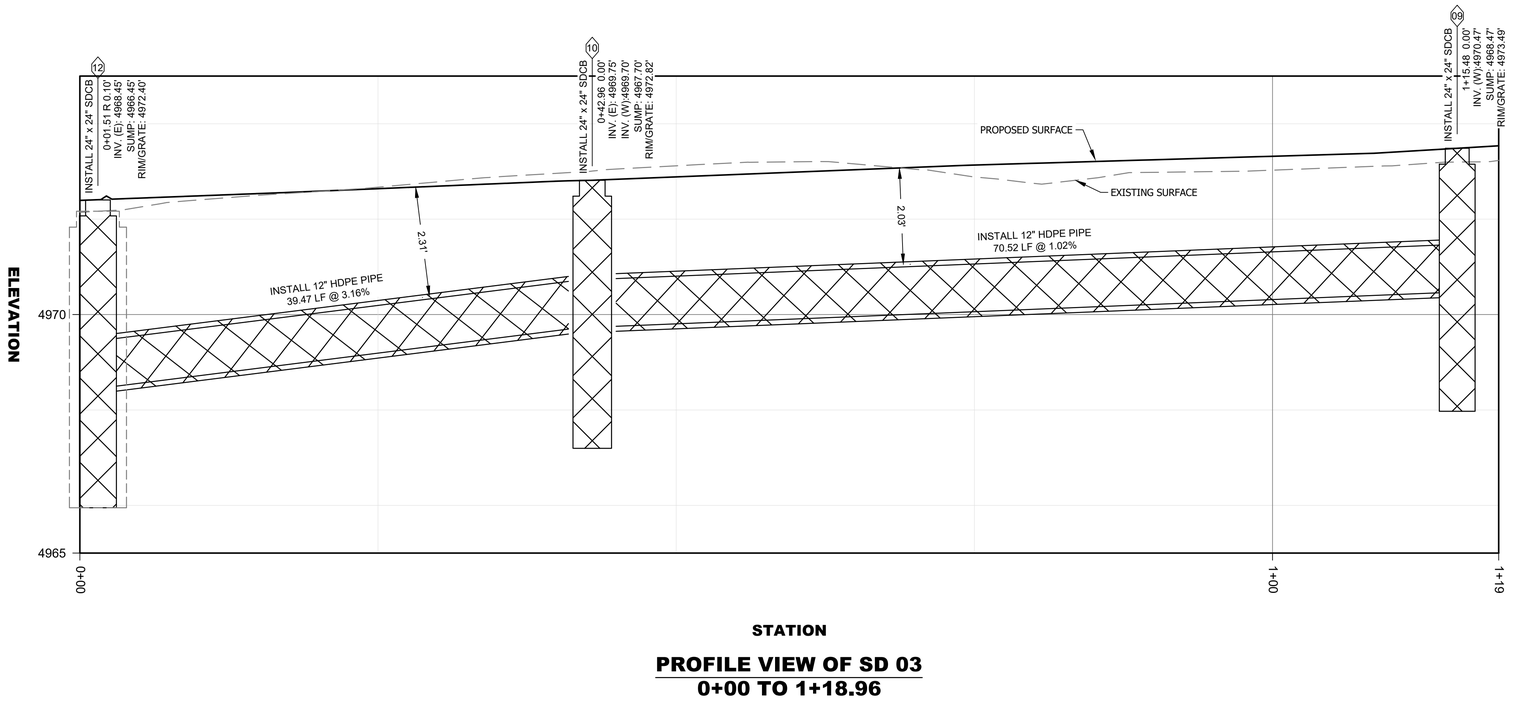
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PROFILE VIEW OF SD 03
0+00 TO 1+18.96

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05/27/26
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STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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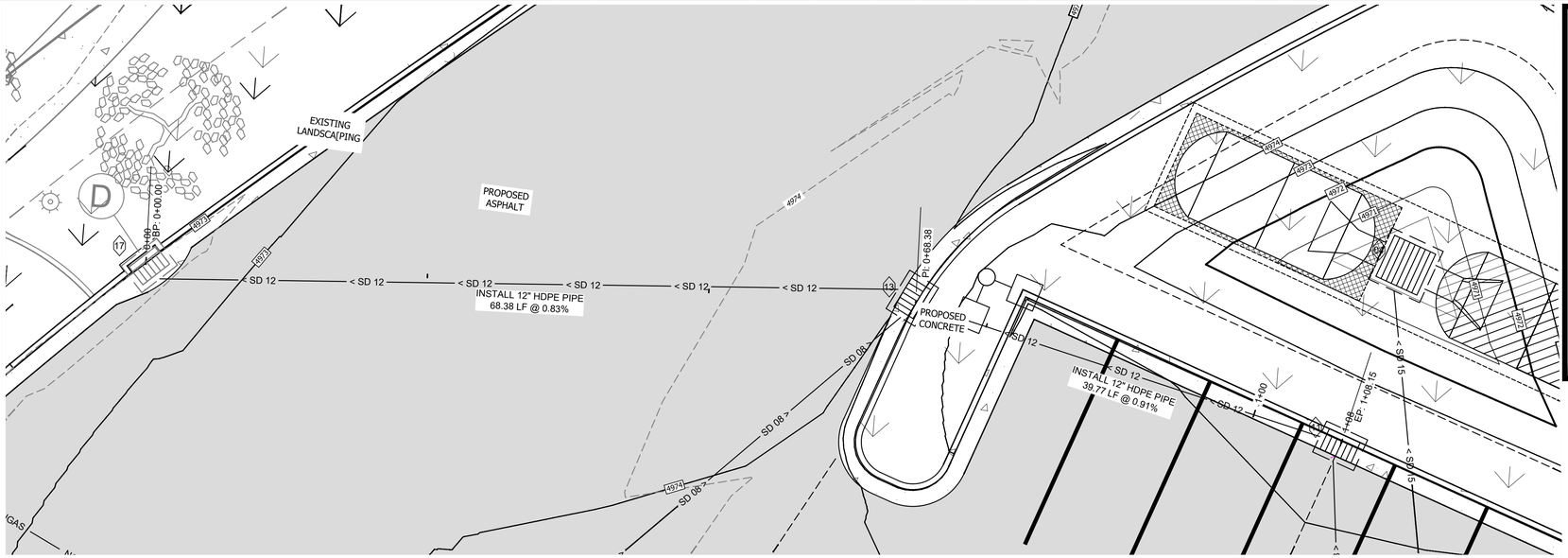
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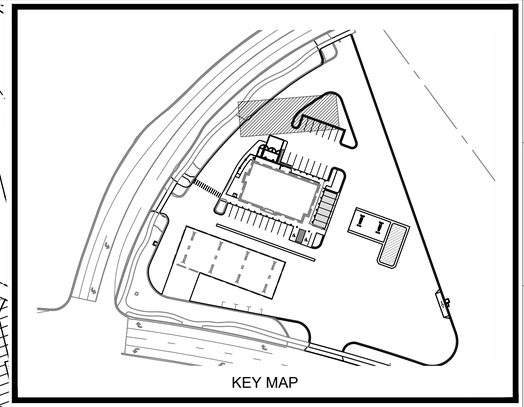
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PROJECT NUMBER: 25-026 STORE #: XXXX

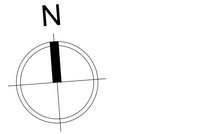
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STORM DRAIN 03 PLAN AND PROFILE

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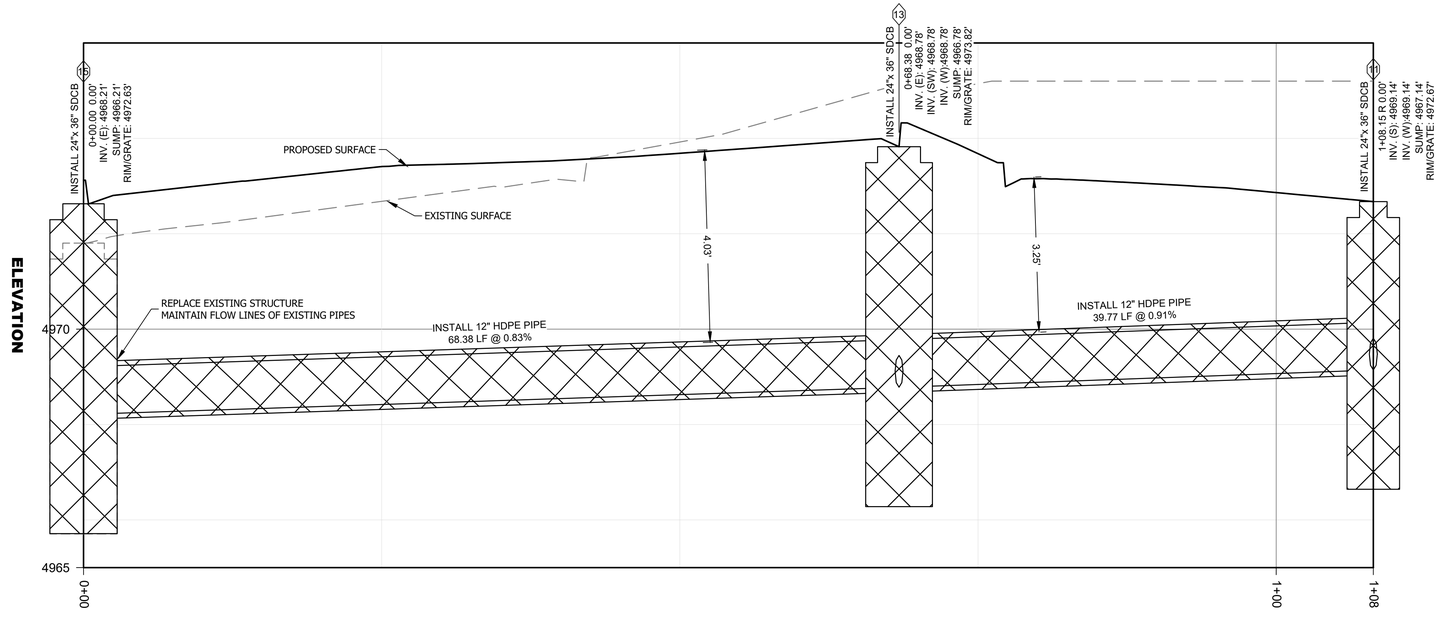






6 0 6 12 24

Scale: 1" = 6'



PROFILE VIEW OF SD 04
0+00 TO 1+08.15

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05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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PROJECT NUMBER: 25-026 STORE #: XXXX

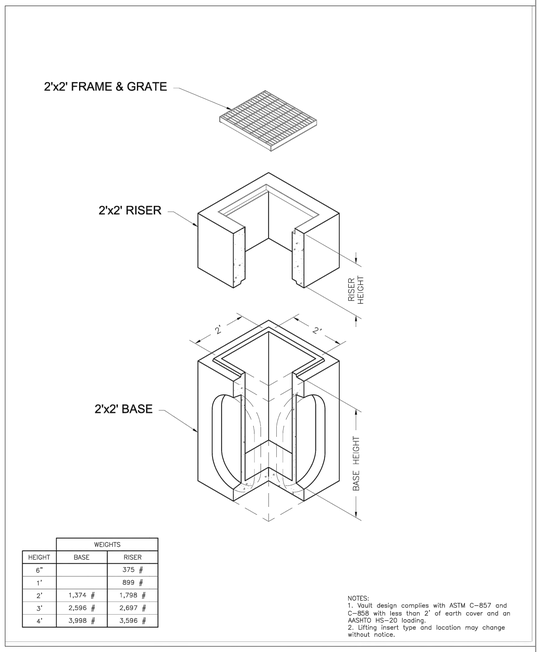
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STORM DRAIN 04
PLAN AND PROFILE

SHEET NUMBER

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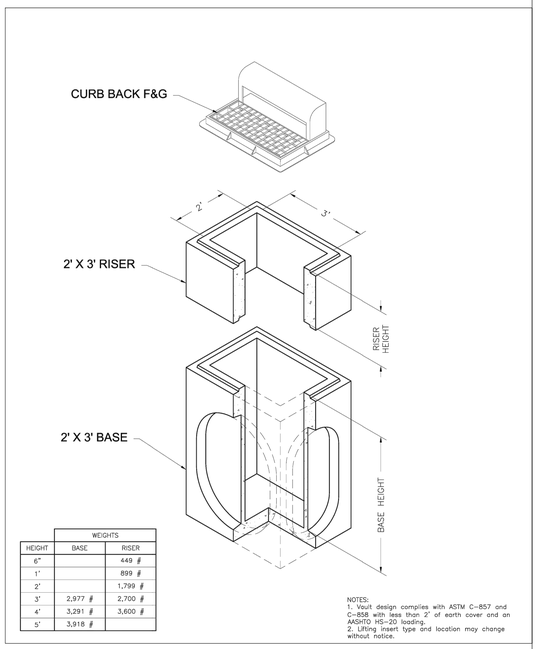
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HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		375 #
1'		899 #
2'	1,374 #	1,798 #
3'	2,596 #	2,697 #
4'	3,998 #	3,596 #

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

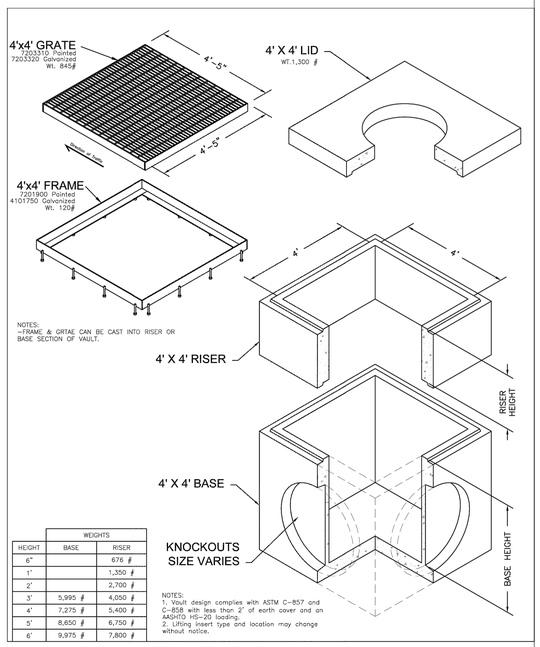
A STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		449 #
1'		899 #
2'		1,799 #
3'	2,977 #	2,700 #
4'	3,291 #	3,600 #
5'	3,918 #	

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

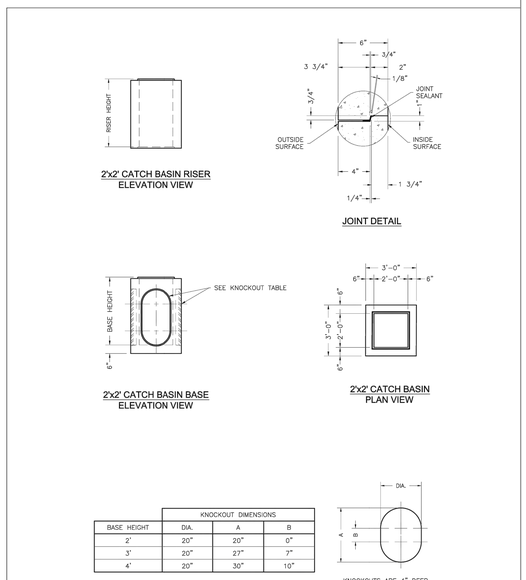
C STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		676 #
1'		1,350 #
2'		2,700 #
3'	5,995 #	4,050 #
4'	7,275 #	5,400 #
5'	8,650 #	6,750 #
6'	9,975 #	7,800 #

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

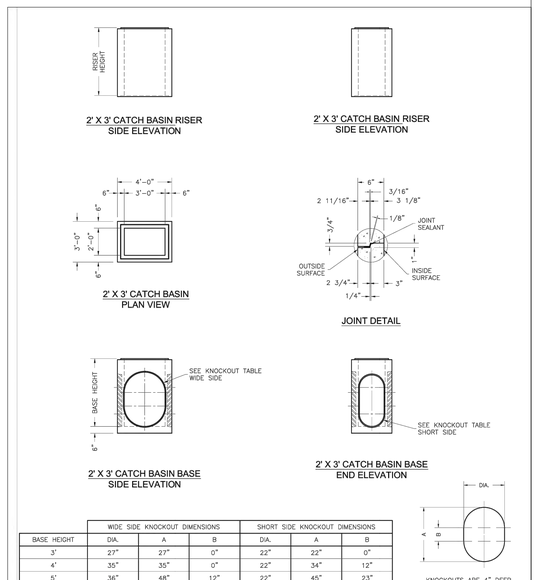
E STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



BASE HEIGHT	KNOCKOUT DIMENSIONS DIA.	A	B
2'	20"	20"	0"
3'	20"	27"	7"
4'	20"	30"	10"

KNOCKOUTS ARE 4" DEEP

B STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS DIA.	A	B	SHORT SIDE KNOCKOUT DIMENSIONS DIA.	A	B
3'	27"	27"	0"	22"	22"	0"
4'	35"	35"	0"	22"	34"	12"
5'	36"	48"	12"	22"	45"	23"

KNOCKOUTS ARE 4" DEEP

D STORM DRAIN INLET CONCRETE COLLAR
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REGISTERED PROFESSIONAL ENGINEER
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No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK PROJECT

ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
STORM DRAIN DETAILS

SHEET NUMBER
C2.90

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Xref ..\Details\DWGs\Reference\Eng_Tblk 24 x36 CD.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

SANTAQUIN MAVERIK

SANTAQUIN, UT, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. 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 500 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.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:
REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
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SOUTH, RANGE 1 EAST, SALT LAKE B&M

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CHAMBER DETAILS

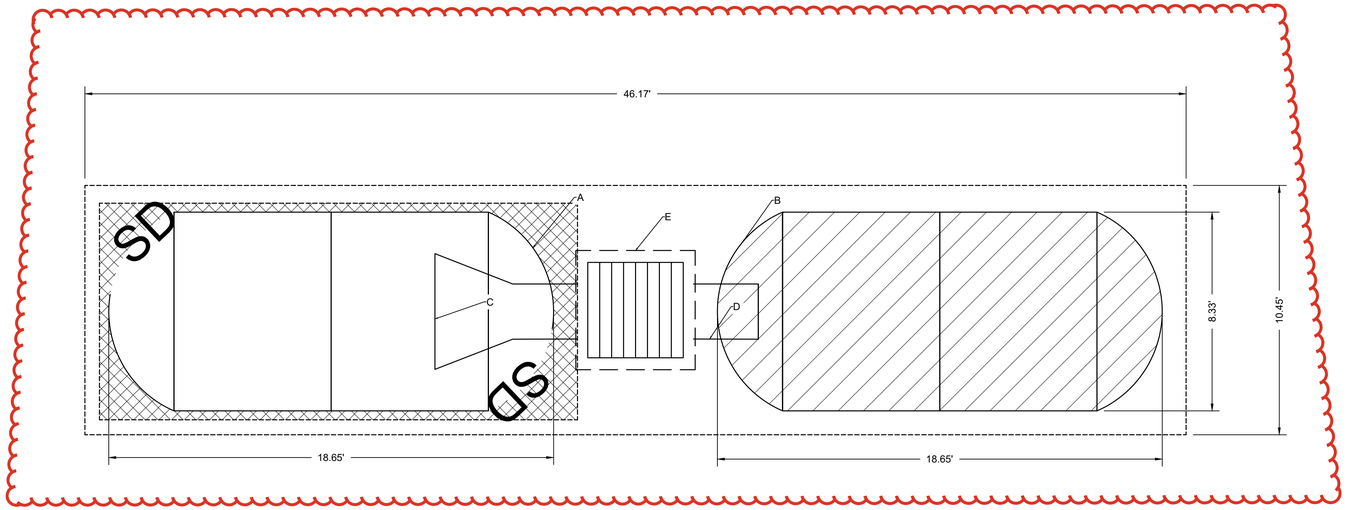
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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
4	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4975.75
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4971.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4970.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4970.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4970.75
1816	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4969.75
		TOP OF MC-7200 CHAMBER:	4968.75
		18" x 18" TOP MANIFOLD INVERT:	4966.20
		24" ISOLATOR ROW PLUS INVERT:	4963.94
1481	SYSTEM AREA (SF)	BOTTOM OF MC-7200 CHAMBER:	4963.75
88.4	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	4963.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" TOP PARTIAL CUT END CAP, PART#: MC4500IEPP18T / TYP OF ALL 18" TOP CONNECTIONS		
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
CONCRETE STRUCTURE	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



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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SANTAQUIN, UT, USA
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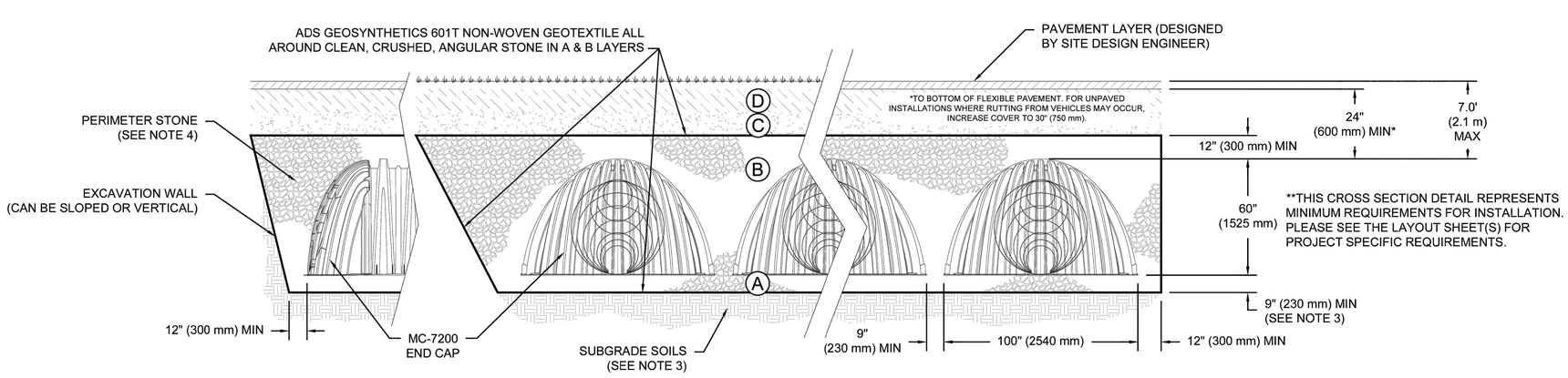
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

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 SURROUNDING THE 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 500 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.

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

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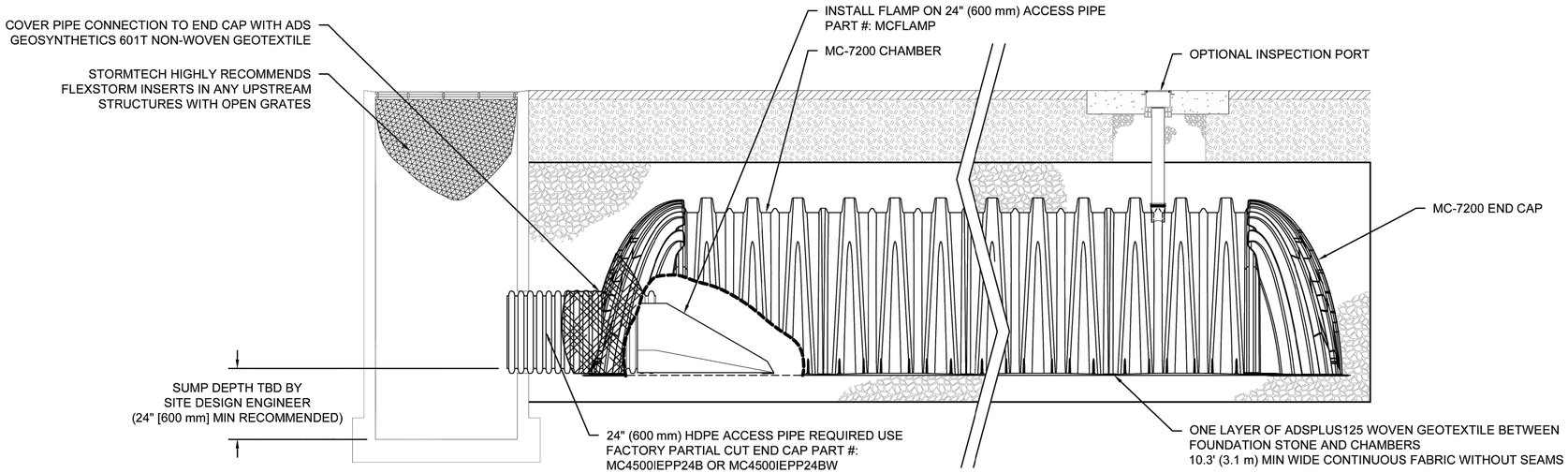
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MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

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.

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SANTAQUIN, UT, USA
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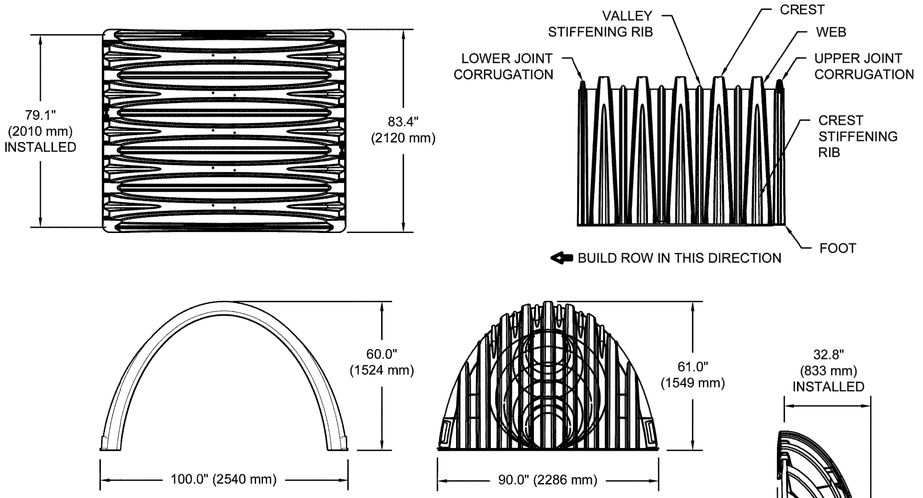
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MC-7200 TECHNICAL SPECIFICATION

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

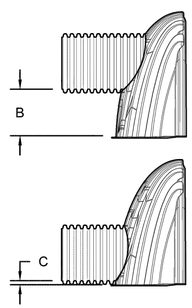
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*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
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

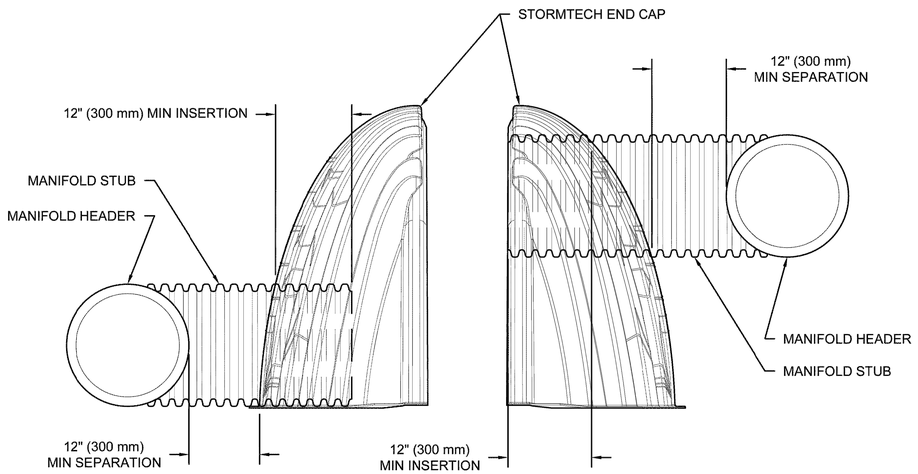
NOTE: ALL DIMENSIONS ARE NOMINAL



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.

MC-SERIES END CAP INSERTION DETAIL

NTS



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

SANTAQUIN MAVERIK
SANTAQUIN, UT, USA
DATE: 07/09/2026
DRAWN: DJ
PROJECT #:
CHECKED: N/A

DATE	DWN	CHK

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StormTech® Chamber System

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ADS

SHEET
5 OF 5

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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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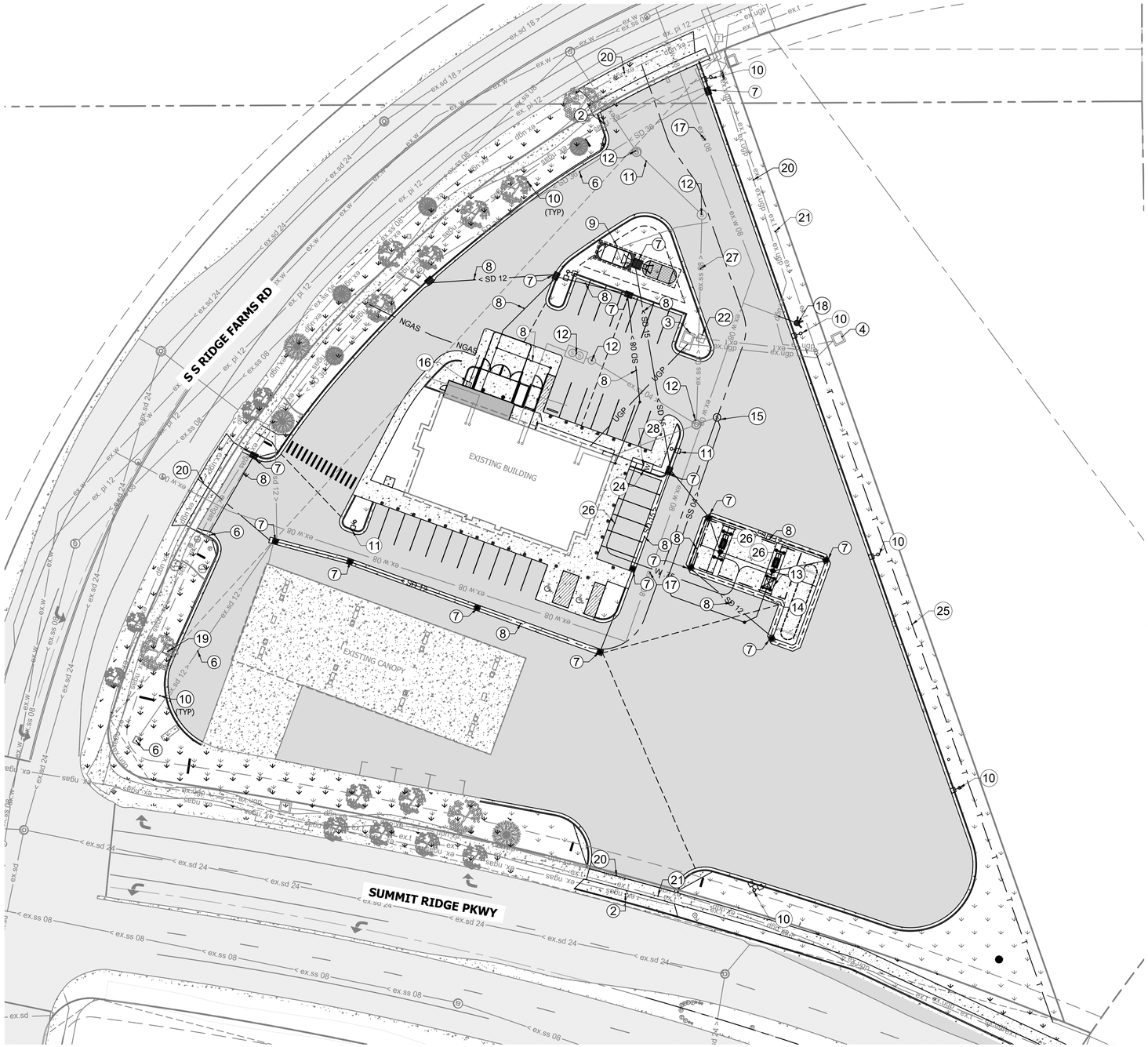
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CHAMBER DETAILS

SHEET NUMBER

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UTILITY PLAN KEYNOTES

1. CAUTION! UTILITY CROSSING! CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. COORDINATE WITH UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCE BETWEEN EXISTING/PROPOSED DRY UTILITY AND WET UTILITY INSTALLATION.
2. EXISTING GAS MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
3. PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH POWER PROVIDER FOR EXACT TRANSFORMER LOCATION, SERVICE ROUTE, AND CONNECTION TO EXISTING POWER SERVICE.
4. EXISTING ELECTRICAL STRUCTURE. PROTECT IN PLACE THROUGHOUT CONSTRUCTION. DO NOT ADJUST ELEVATION OR LOCATION.
5. UNDERGROUND FUEL STORAGE TANKS. FURNISH AND INSTALL CONCRETE CAP PER MAVERIK STANDARDS. RE: SITE PLAN.
6. EXISTING STORM DRAIN INFRASTRUCTURE TO REMAIN. REFER TO DRAINAGE PLAN SHEET C2.10.
7. PROPOSED STORM DRAINAGE INFRASTRUCTURE, RE: SHEET C2.10, SITE DRAINAGE PLAN FOR DETAILS.
8. PROPOSED STORM DRAIN PIPE, RE; SHEET C2.10, SITE DRAINAGE PLAN FOR DETAILS.
9. PROPOSED UNDERGROUND STORAGE CHAMBER. REFERENCE DRAINAGE PLAN FOR DETAILS.
10. INSTALL LIGHT POLE PER PHOTOMETRIC PLAN SEE E 1.2 FOR DETAILS.
11. RELOCATE / REPLACE EXISTING LIGHT POLE
12. EXISTING SANITARY SEWER STRUCTURE. PROTECT IN PLACE THROUGHOUT CONSTRUCTION. DO NOT ADJUST ELEVATION OR LOCATION.
13. PROPOSED SANITARY SEWER CONNECTION TO RV DUMP. RE: SHEET C4.10
14. INSTALL RV DUMP STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C4.91 DETAIL A
15. FURNISH AND INSTALL 4' DIA. SANITARY SEWER MANHOLE PER JURISDICTION STANDARDS AND SPECIFICATIONS. RE: SHEET C4.90 DETAIL G
16. INSTALL GAS METER PER ENBRIDGE STANDARDS AND SPECIFICATIONS
17. EXISTING WATER MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
18. FURNISH AND INSTALL FIRE HYDRANT AND FOUNDATION PER JURISDICTION STANDARDS AND SPECIFICATIONS.
19. INSTALL MAVERIK PROVIDED XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C1.93 DETAIL H
20. EXISTING UNDERGROUND POWER MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
21. EXISTING TELECOMMUNICATIONS MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
22. PROPOSED LOCATION OF TELECOMMUNICATIONS STRUCTURE. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATIONS PROVIDER FOR EXACT LOCATION.
23. FURNISH AND INSTALL YARD HYDRANT. RE: SHEET 4.90 DETAIL E.
24. RELOCATE OR REPLACE WATER METER IN KIND
25. COMMUNICATIONS MAIN RELOCATED DURING PROJECT IMPROVEMENTS. CONTRACTOR TO FIELD VERIFY LOCATION MATCH SHOWN AND ALERT DESIGN ENGINEER TO ANY CONFLICTS NOTED. POTHOLE TO ESTABLISH LOCATION AND DEPTH OF SERVICE PRIOR TO START OF CONSTRUCTION TO IDENTIFY ANY ADJUSTMENTS REQUIRED TO ACCOMMODATE PROPOSED MAVERIK CONSTRUCTION. APPROXIMATE LENGTH 380 LF.
26. INSTALL 1" WATER LATERAL AND FREEZE PROOF HYDRANT OR FROST FREE HOSE BIB WITH RED HANDLE. 167 LF
27. EXISTING SEWER MAIN TO REMAIN
28. INSTALL RP BACKFLOW VALVE AT POINT OF CONNECTION

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FLOODPLAIN NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE X , AREA OF MINIMAL FLOOD HAZARD. REFERENCE FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

30 0 30 60 90

Scale: 1" = 30'

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Phone: 801-787-4569

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REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

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PROPOSED MAVERIK

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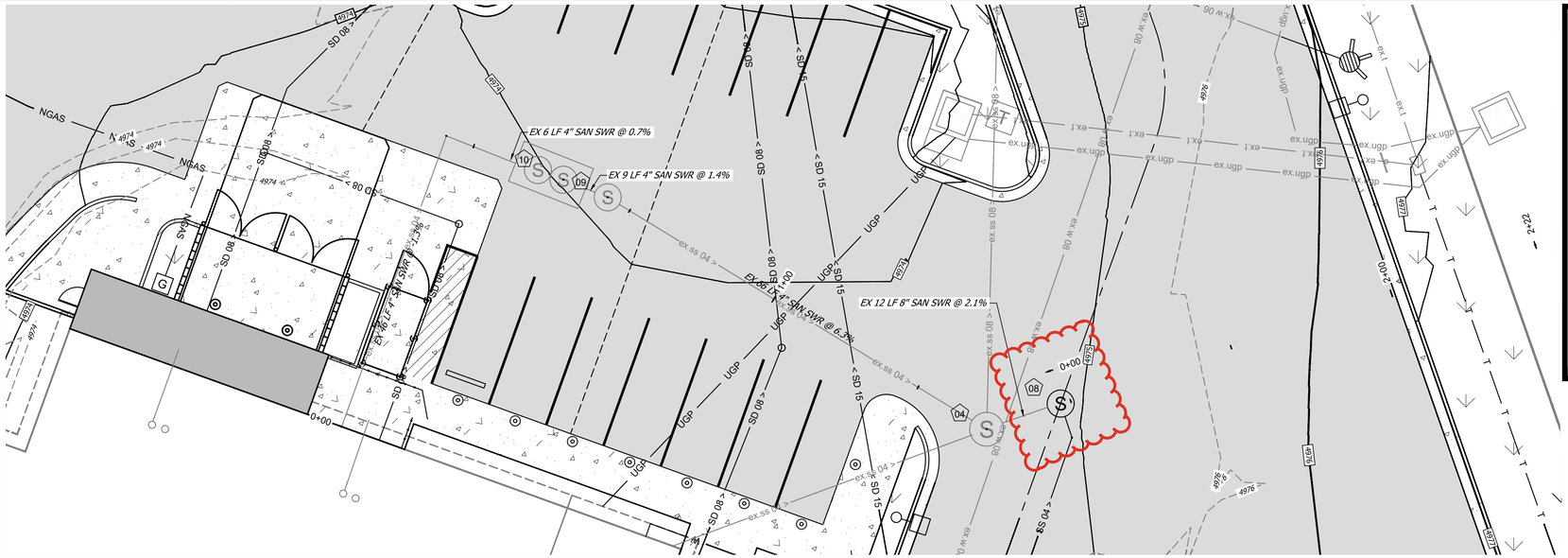
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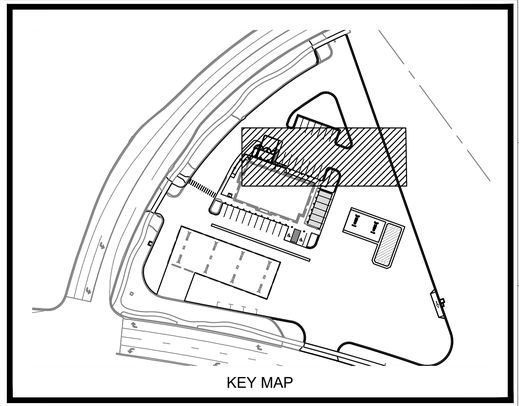
UTILITY PLAN

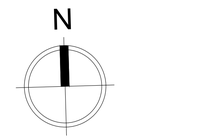
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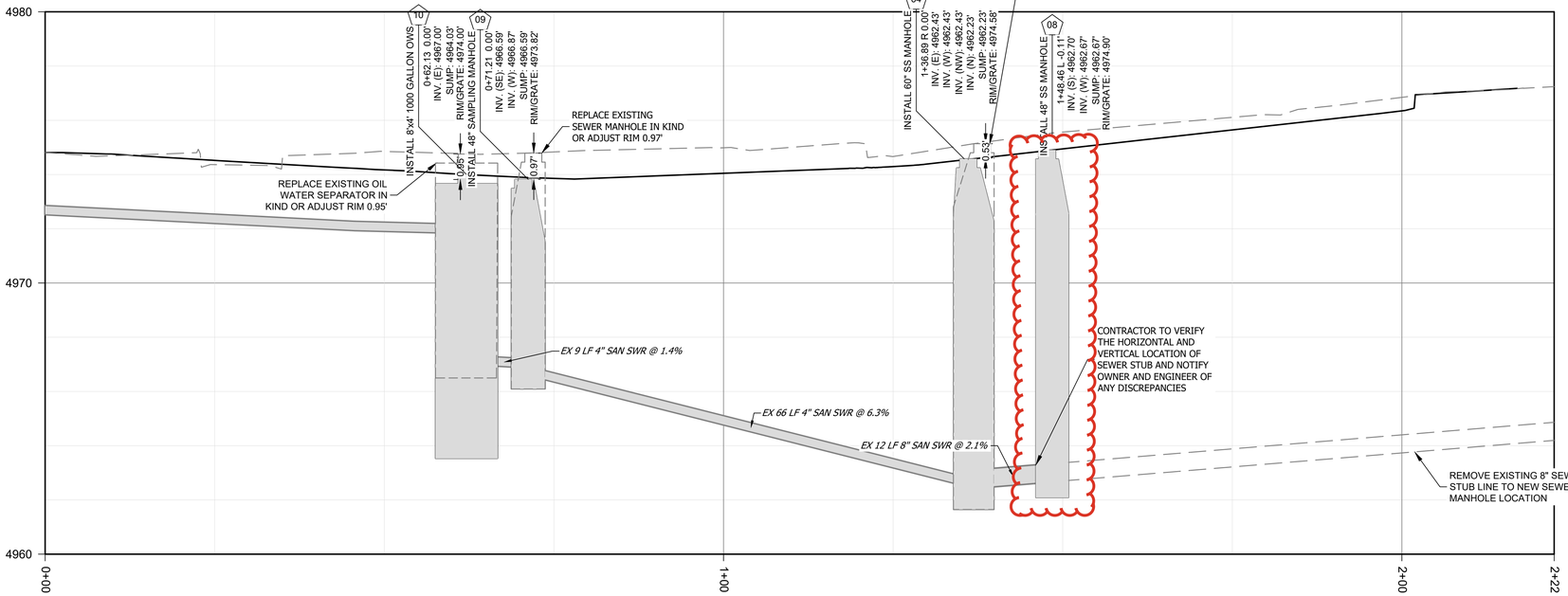






6 0 6 12 24

Scale: 1" = 6'



PROFILE VIEW OF EX SS 01
0+00 TO 2+22.45

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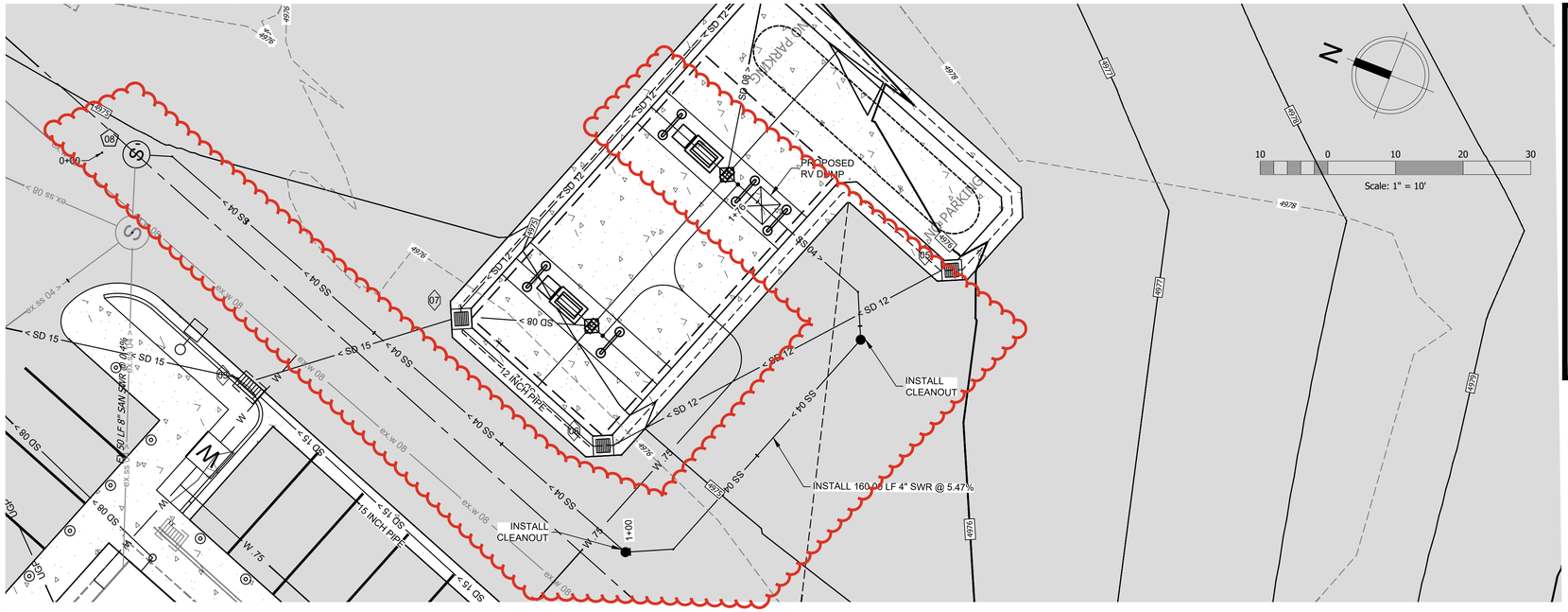
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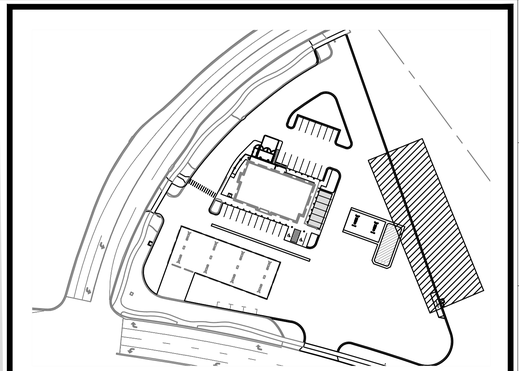
SEWER 01 PLAN AND PROFILE VIEW

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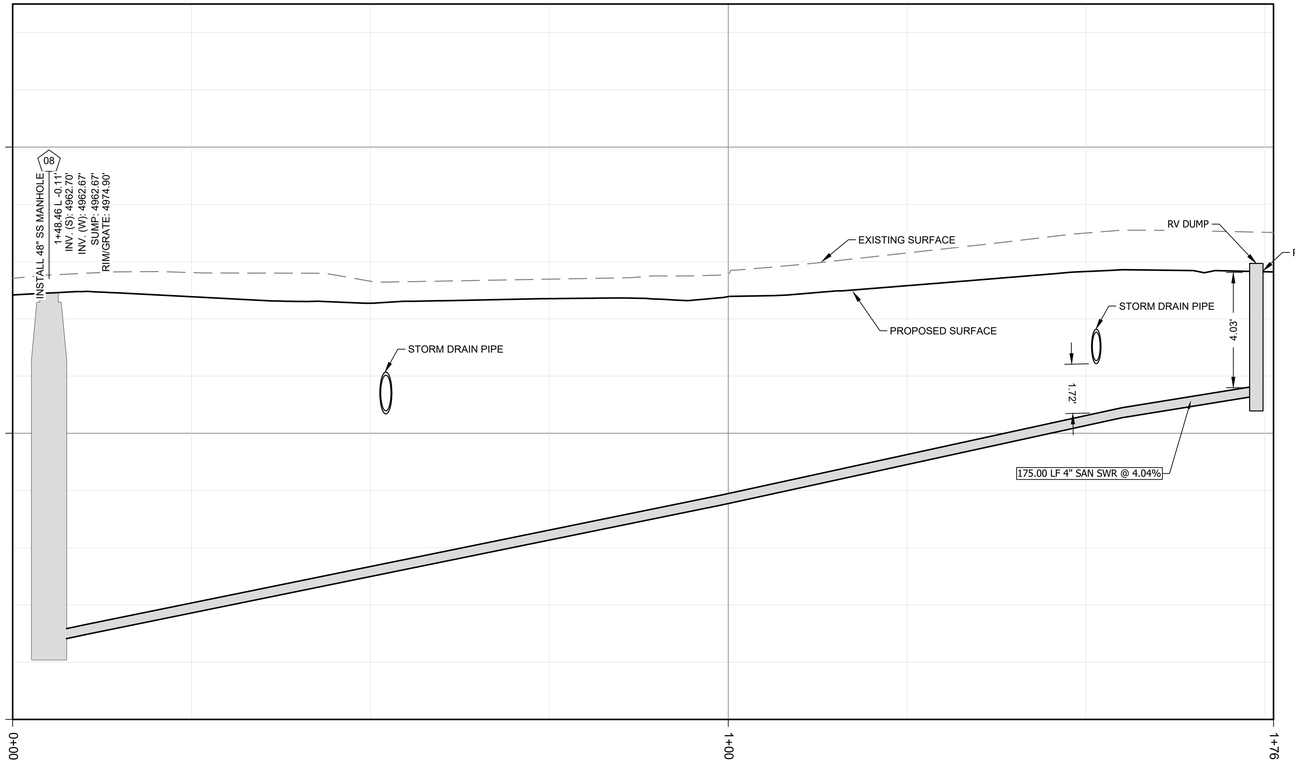


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PROFILE VIEW OF SS 01
0+00 TO 1+76.20

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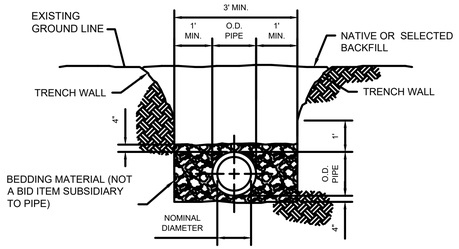
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SEWER 02 PLAN AND PROFILE VIEW

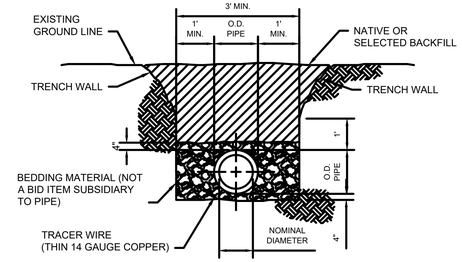
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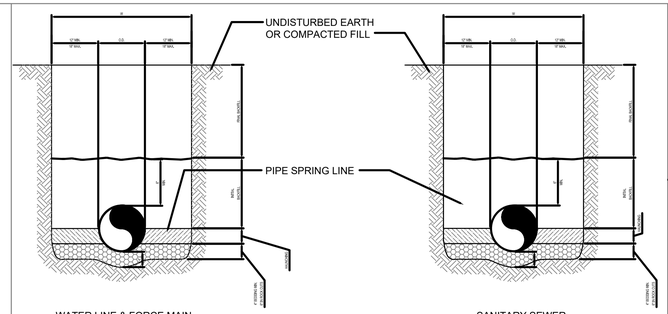


FOUNDATION & BEDDING MATERIAL DETAIL FOR 4" - 8" SANITARY SEWER
NOT TO SCALE



DETAIL OF BEDDING MATERIAL FOR PVC WATER MAIN
NOT TO SCALE

A WATER AND SEWER LINE BEDDING
SCALE: NOT TO SCALE

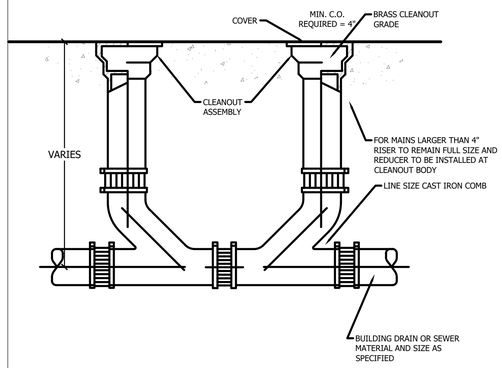


GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

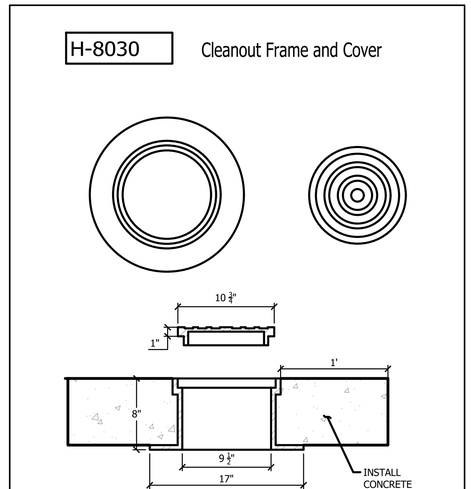
TYPICAL LINE TRENCHING AND BEDDING
NOTE: DEFER TO AHJ/UTILITY PROVIDER REQUIREMENTS IF MORE STRINGENT

B SCALE: NOT TO SCALE



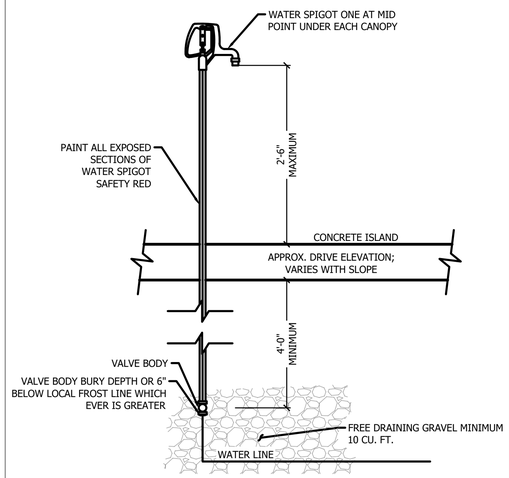
C TYPICAL TWO-WAY CLEANOUT
SCALE: NOT TO SCALE

H-8030 Cleanout Frame and Cover



CAST IRON to conform to ASTM A-48, CLASS 35B H-20 Wheel Loading	D&L No. H-8030		D&L SUPPLY
	Est. Weight 77 lbs.		D&L Foundry P.O. Box 173 Moses Lake, WA 98837 Phone: (509) 765-7552 Fax: (509) 765-8124
Designed: H-8030	Date of Drawing: OCT 1994	Prepared by: D&L Supply	Scale: 1"=6 1/4" Sheet Number: 1 Out Sheets: 1

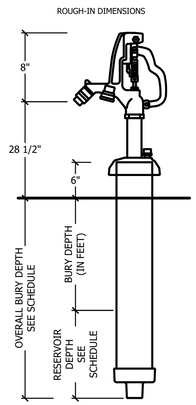
D TYPICAL CLEANOUT LID
SCALE: NOT TO SCALE



1" PEX UNDERGROUND APPROVED PIPING MATERIAL, TIE NEW PEX SUPPLY TO BE TIED INTO BUILDING WATER SUPPLY AT FACE OF BUILDING, SEE PLAN FOR APPROXIMATE LOCATION.

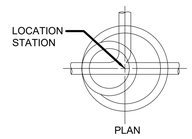
E TYPICAL YARD HYDRANT AT FUELING AREA
SCALE: NOT TO SCALE

BURY DEPTH	1'	2'	3'	4'*	5'*	6'*	7'*
RESERVOIR DEPTH	10 1/2"	11 7/8"	13 1/4"	14 5/8"	16"	17 3/8"	18 3/4"
OVERALL BURY DEPTH	22 1/2"	35 7/8"	49 1/4"	62 5/8"	76"	89 3/8"	102 3/4"
WEIGHT (LBS)	36	42	48	54	59	65	71

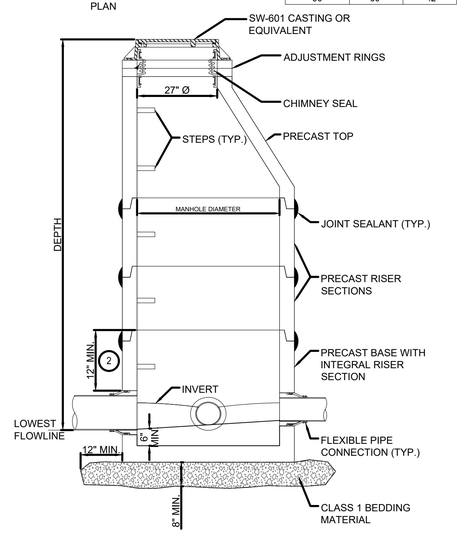


TYPICAL YARD HYDRANT AT RV DUMP
(USE WHEN WATER TOWER IS NOT ALLOWED)

F SCALE: NOT TO SCALE



MANHOLE DIAMETER (INCHES)	Maximum Pipe Diameter (inches) for 2 Pipes (1)	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

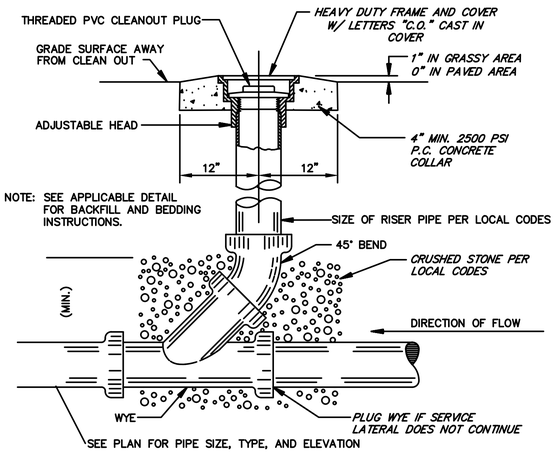


1 FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.

2 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.

TYPICAL SANITARY SEWER MANHOLE
(MIN. STANDARD)

G SCALE: NOT TO SCALE



H TYPICAL SANITARY SEWER CLEANOUT
SCALE: NOT TO SCALE

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC. PROPOSED MAVERIK PROJECT

ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

△	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

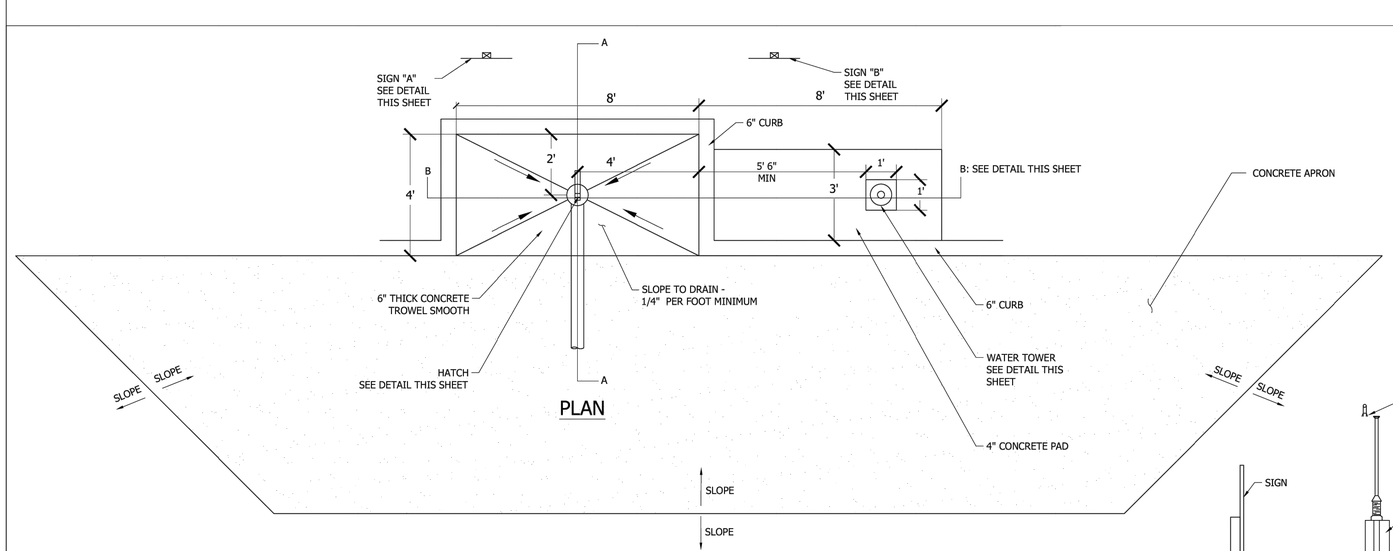
SHEET NAME
UTILITY DETAILS

SHEET NUMBER
C4.90

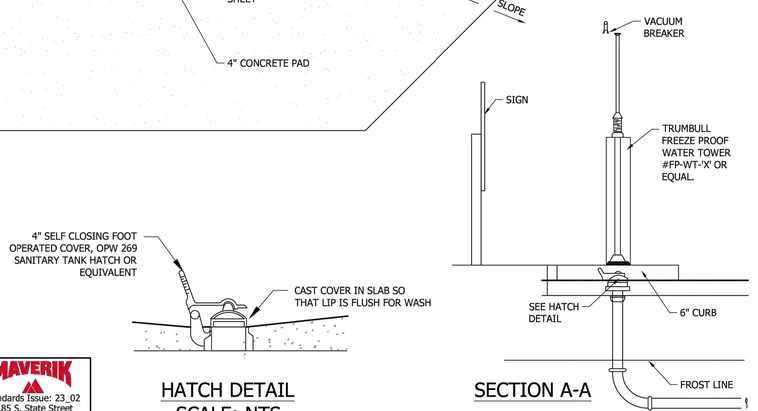
7/9/2026 12:41:08 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Documents\Details\C4.90 - Utility Details Santaquin.dwg
Xref ..\Details\DWGs\Reference\Eng_Tblk 24 x36 CD.dwg

THE DUMP STATION MUST BE KEPT CLEAN AND FREE FROM DEBRIS AT ALL TIMES. THE SANITARY DUMPING STATION MUST HAVE THE FOLLOWING FEATURES.

1. A SLOPED CONCRETE APRON WITH A DRAIN AT LEAST FOUR INCHES IN DIAMETER AT THE LOW POINT NEAR THE CENTER OF THE PAD.
2. A TIGHT-FITTING, SELF-CLOSING DRAIN COVER (TO PREVENT THE ESCAPE OF ODORS) EQUIPPED WITH A FOOT OPERATED ATTACHMENT OR SIMILAR DEVICE, TO OPEN THE DRAIN COVER WITHOUT DIRECTLY CONTACTING WASTE MATERIAL.
3. AN APPROVED WATER OUTLET OR HYDRANT ADJACENT TO THE DUMPING STATION FOR FLUSHING DOWN THE DRAIN PAD AFTER USE.
4. AN APPROVED ATMOSPHERIC VACUUM BREAKER ATTACHED TO THE WATER OUTLET TO PREVENT POSSIBLE BACK-SIPHONAGE INTO THE WATER SUPPLY SYSTEM. THE VACUUM BREAKER MUST BE INSTALLED DOWNSTREAM FROM THE SHUTOFF VALVE AND AT THE HIGHEST POINT.
5. AN ADEQUATE LENGTH OF FLEXIBLE HOSE FOR FLUSHING THE CONCRETE APRON AND DRAIN. A MEANS MUST BE PROVIDED TO RETRACT THE HOSE WHEN NOT IN USE SO IT DOES NOT CONTACT THE CONCRETE PAD OR REST ON THE GROUND SURFACE.
6. THE SANITARY DUMPING STATION MUST BE LOCATED AT LEAST 100 FEET FROM ANY WATER SUPPLY WELL OR OPEN CHANNEL. THE DUMPING STATION AND ASSOCIATED WATER OUTLET MUST BE AT LEAST 50 FEET FROM ANY POTABLE WATER OUTLET.
7. A SIGN MUST BE POSTED AT THE SANITARY DUMPING STATION STATING THAT THE ADJACENT WATER OUTLET IS "UNSAFE FOR DRINKING".
8. WATER AT THE DUMPING STATION DRAIN MUST DISCHARGE TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.
9. A PIN IS TO BE INSTALLED IN THE SEWER DUMP PIPE TO PREVENT RV SEWER HOSES FROM ENTERING SEWER SYSTEM.



PLAN



SECTION A-A

HATCH DETAIL
SCALE: NTS

OWNER FURNISHED SIGN

TRAILERS
HOLDING TANK DISPOSAL INSTRUCTIONS

CONNECT YOUR HOSE TO HOLDING TANK.

PLACE END SECURELY IN DRAIN OPENING WHILE HOLDING COVER OPEN WITH FOOT.

OPEN BLACK WATER VALVE FIRST; OPEN GRAY WATER VALVE TO FLUSH PIPE.

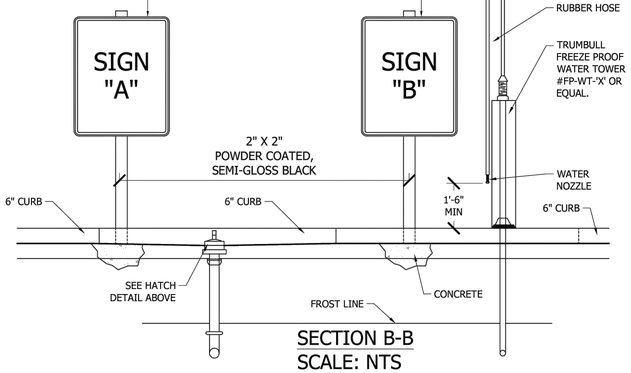
FLUSH AWAY ANY SPILLAGE ON CONCRETE INTO DRAIN.

WARNING: USE IS FOR RECREATIONAL VEHICLE SANITARY WASTE ONLY. DUMPING OF NON-RV WASTE IS PROHIBITED.

OWNER FURNISHED SIGN

DANGER:
UNSAFE WATER

THIS WATER IS FOR FLUSHING AND CLEANING PURPOSES ONLY.



SECTION B-B
SCALE: NTS

Ⓐ **RV SEWER DUMP**

SCALE: NTS

MAVERIK
Standards Issue: 23_02
185 S. State Street
Salt Lake City, Utah 84111

MAVERIK

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10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

C4.91 UTILITY DETAILS

SHEET NUMBER

C4.91

7/9/2026 12:40:35 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Documents\Details\C4.90 - Utility Details Santaquin.dwg

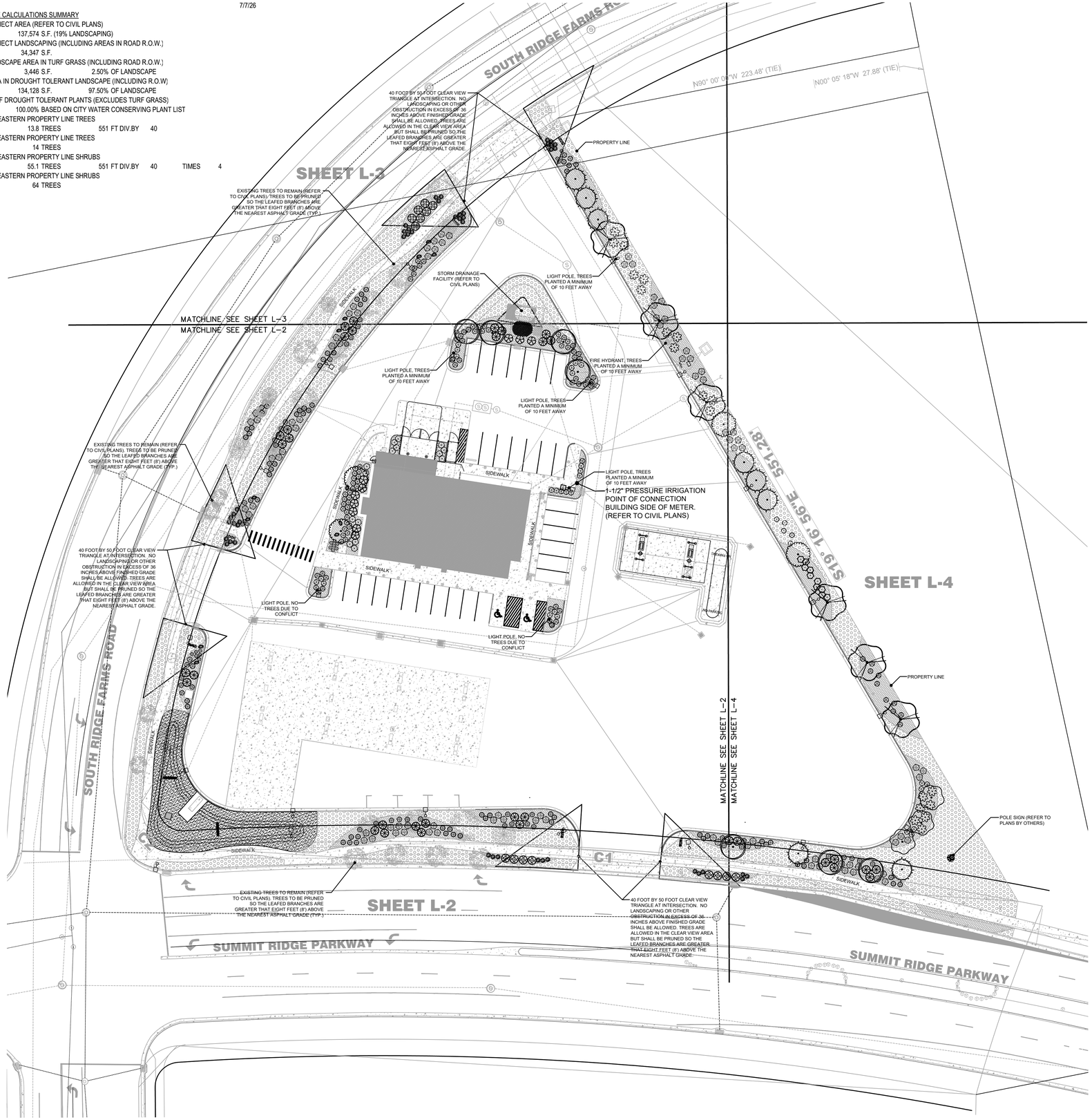
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7/7/26

LANDSCAPE CALCULATIONS SUMMARY

TOTAL PROJECT AREA (REFER TO CIVIL PLANS)
137,574 S.F. (19% LANDSCAPING)
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
34,347 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS (INCLUDING ROAD R.O.W.)
3,446 S.F. 2.50% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W)
134,128 S.F. 97.50% OF LANDSCAPE
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
REQUIRED EASTERN PROPERTY LINE TREES
13.8 TREES 551 FT DIV.BY 40
PROVIDED EASTERN PROPERTY LINE TREES
14 TREES
REQUIRED EASTERN PROPERTY LINE SHRUBS
55.1 TREES 551 FT DIV.BY 40 TIMES 4
PROVIDED EASTERN PROPERTY LINE SHRUBS
64 TREES



PLANT SCHEDULE TOTAL PROJECT

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer campestre / Hedge Maple Hydro Zone Td3	B & B	2" Cal.		6
	Acer platanoides 'Columnare' / Columnar Norway Maple Hydro Zone Td3	B & B	2" Cal.		3
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple Hydro Zone Td3	B & B	2" Cal.		7
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam Hydro Zone Td3	B & B	2" Cal.		4
	Picea pungens 'Baby Blue' / Baby Blue Colorado Spruce Hydro Zone Te3	B & B		6`	8

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hydro Zone Tw2	5 gal	27
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	85
	Centranthus ruber 'Coccineus' / Red Valerian Hydro Zone Sd2	1 gal	34
	Chrysothamnus nauseosus / Rubber Rabbitbrush Hydro Zone Sd1	5 gal	10
	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood Hydro Zone Sd3	5 gal	10
	Echinacea x 'TNECHKIO' / Kismet® Intense Orange Coneflower Hydro Zone P3	1 gal	10
	Festuca ovina glauca / Blue Sheep Fescue Hydro Zone Tw1	2 gal	10
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	45
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	15
	Lavandula angustifolia 'Munstead' / Munstead English Lavender Hydro Zone P2	5 gal	65
	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy Hydro Zone P3	1 gal	38
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	19
	Perovskia atriplicifolia `Blue Spires` / Russian Sage Hydro Zone P1	5 gal	5
	Pinus mugo 'Pumilio' / Dwarf Mugo Pine Hydro Zone Sd2	5 gal	34
	Salvia nemorosa 'May Night' / May Night Meadow Sage Hydro Zone P1	5 gal	53
	Spiraea betulifolia / Birchleaf Spirea Hydro Zone Sd3	5 gal	15

Existing trees of various sizes and species located on the property and/or within the road right-of-way. Location determined by civil engineer in existing conditions analysis. Contractor to protect existing trees to remain during construction with construction fencing at the drip line of the trees.

MULCHES / ROCK

	4" depth of 2" to 2-1/2" of South Town Cobble rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	18,264 S.F.
	4" depth of 1"-1-1/2" Oak Creek Plum Crushed rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	12,637 S.F.
	Existing turf grass to remain - contractor to repair & replace as needed	3,446 S.F.
	8-12 cf landscape boulder (browns, reds & grays) placed no closer than 18" to any tree trunk	12 EA.

NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
5. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
6. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERITY QUANTITIES.
7. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
9. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

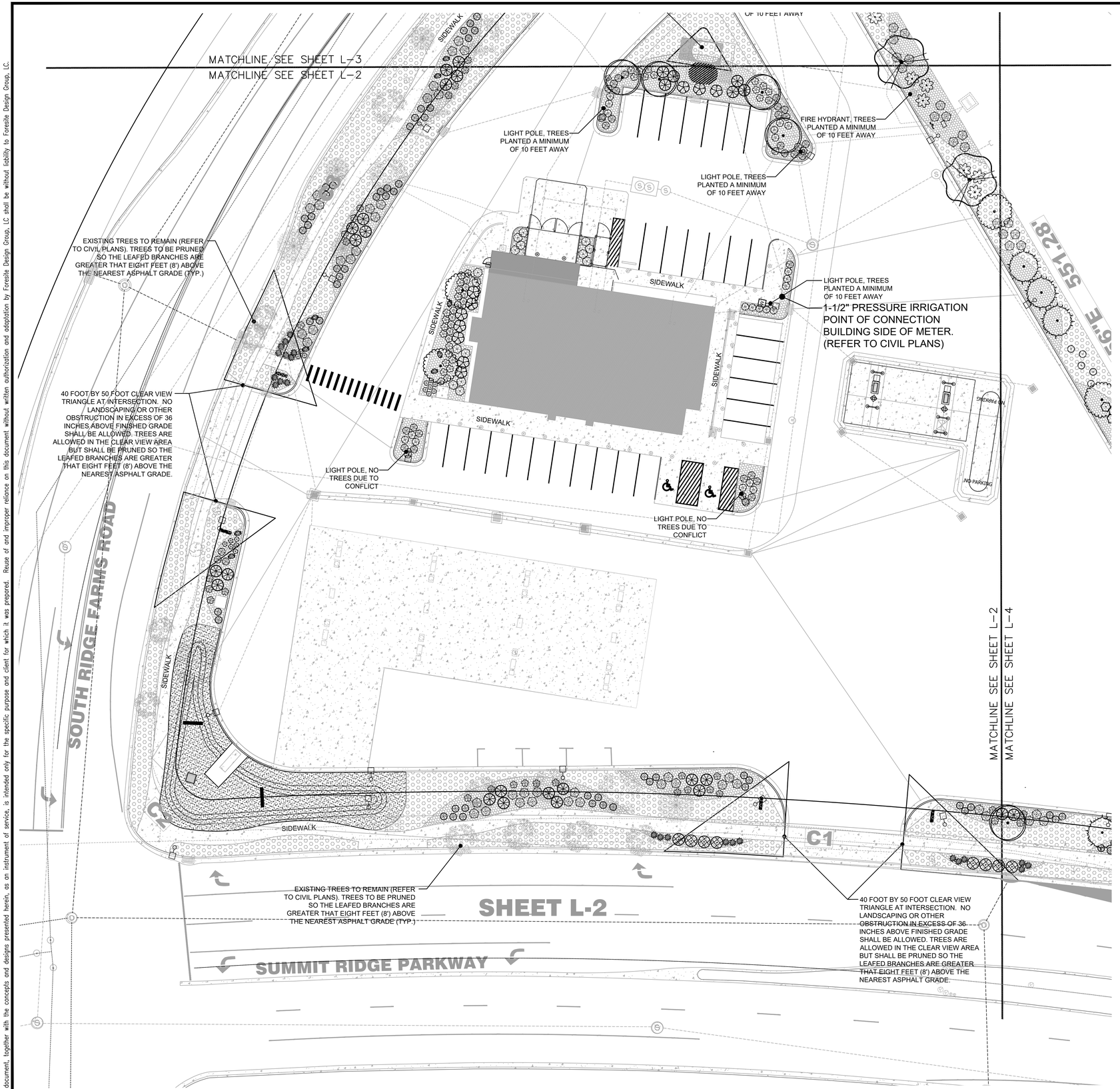
Foresite Design Group, L.C.
PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

MAVERIK C-STORE
OVERALL LANDSCAPE PLAN
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET:
L-1

FILE NAME: FDG-329
SCALE: 1"=30'



ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

PLANT SCHEDULE TOTAL PROJECT

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TREES					
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	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple Hydro Zone Td3	B & B	2" Cal.		7
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam Hydro Zone Td3	B & B	2" Cal.		4
	Picea pungens 'Baby Blue' / Baby Blue Colorado Spruce Hydro Zone Te3	B & B		6`	8

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
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	Centranthus ruber 'Coccineus' / Red Valerian Hydro Zone Sd2	1 gal	34
	Chrysothamnus nauseosus / Rubber Rabbitbrush Hydro Zone Sd1	5 gal	10
	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood Hydro Zone Sd3	5 gal	10
	Echinacea x 'TNECHKIO' / Kismet® Intense Orange Coneflower Hydro Zone P3	1 gal	10
	Festuca ovina glauca / Blue Sheep Fescue Hydro Zone Tw1	2 gal	10
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	45
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	15
	Lavandula angustifolia 'Munstead' / Munstead English Lavender Hydro Zone P2	5 gal	65
	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy Hydro Zone P3	1 gal	38
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	19
	Perovskia atriplicifolia `Blue Spires` / Russian Sage Hydro Zone P1	5 gal	5
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NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/16

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

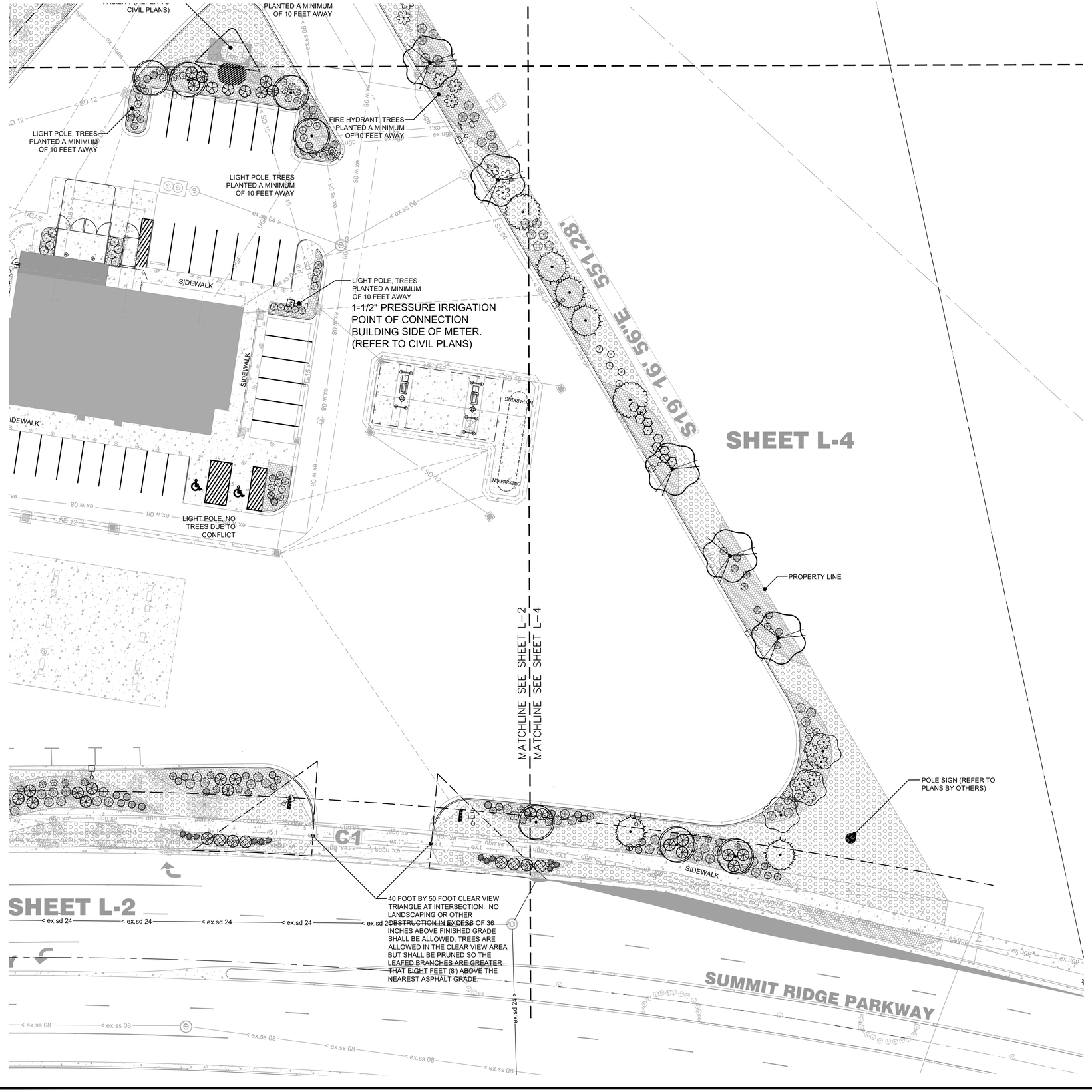
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LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/7/16

SHEET: L-2
FILE NAME: FDG-329
SCALE: 1"=20'

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	Pinus mugo 'Pumilio' / Dwarf Mugo Pine Hydro Zone Sd2	5 gal	34
	Salvia nemorosa 'May Night' / May Night Meadow Sage Hydro Zone P1	5 gal	53
	Spiraea betulifolia / Birchleaf Spirea Hydro Zone Sd3	5 gal	15

Existing trees of various sizes and species located on the property and/or within the road right-of-way. Location determined by civil engineer in existing conditions analysis. Contractor to protect existing trees to remain during construction with construction fencing at the drip line of the trees.

MULCHES / ROCK

	4" depth of 2" to 2-1/2" of South Town Cobble rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	18,264 S.F.
	4" depth of 1"-1-1/2" Oak Creek Plum Crushed rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	12,637 S.F.
	Existing turf grass to remain - contractor to repair & replace as needed	3,446 S.F.
	8-12 cf landscape boulder (browns, reds & grays) placed no closer than 18" to any tree trunk	12 EA.

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
5. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
6. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERITY QUANTITIES.
7. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
9. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

MAVERIK C-STORE LANDSCAPE PLAN

SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

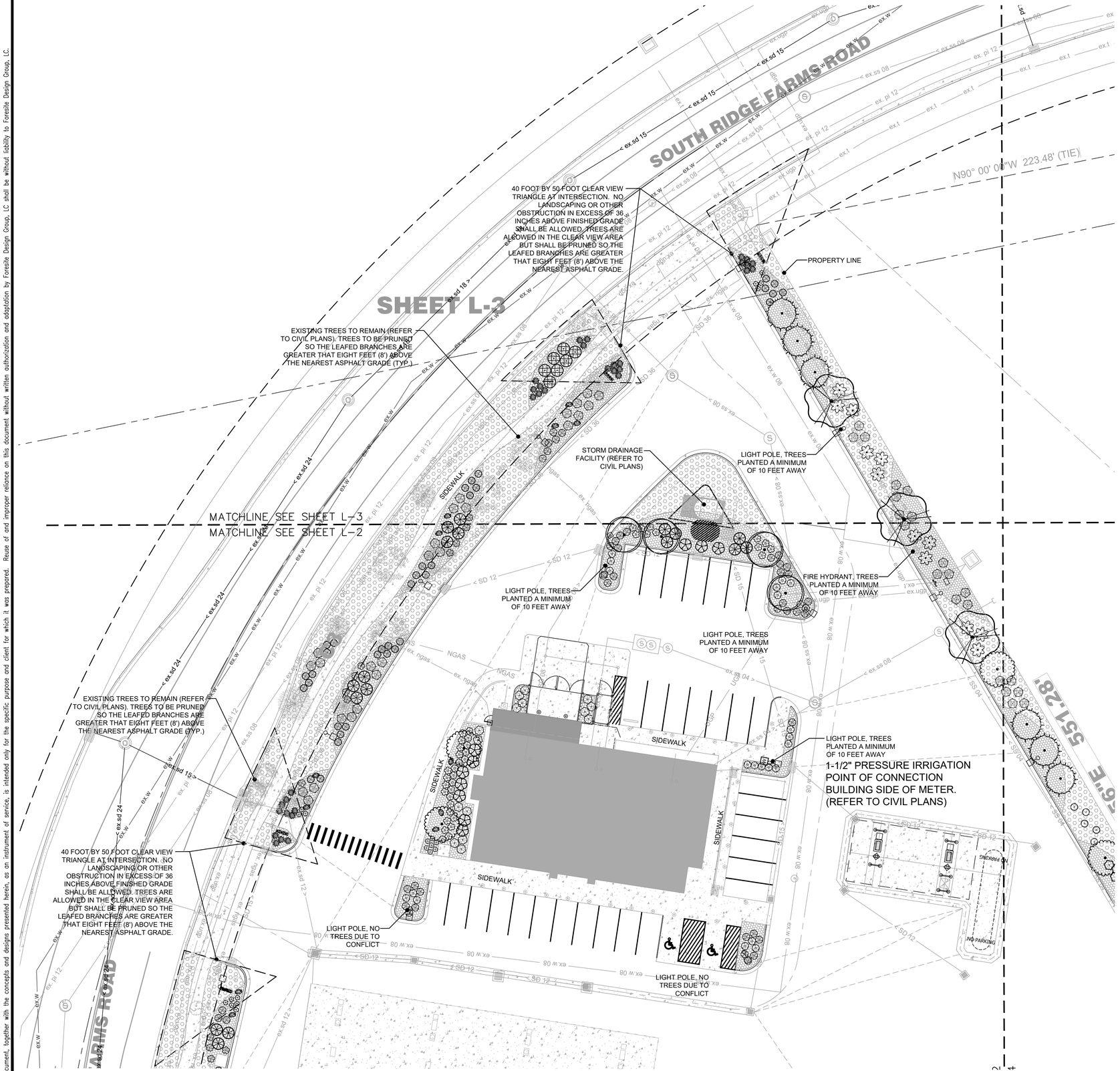
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
1/1/16

SHEET:
L-3

FILE NAME: FDG-329
SCALE: 1"=20'

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.

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PLANT SCHEDULE TOTAL PROJECT

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer campestre / Hedge Maple Hydro Zone Td3	B & B	2" Cal.		6
	Acer platanoides 'Columnare' / Columnar Norway Maple Hydro Zone Td3	B & B	2" Cal.		3
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple Hydro Zone Td3	B & B	2" Cal.		7
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam Hydro Zone Td3	B & B	2" Cal.		4
	Picea pungens 'Baby Blue' / Baby Blue Colorado Spruce Hydro Zone Te3	B & B		6`	8

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hyrdo Zone Tw2	5 gal	27
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	85
	Centranthus ruber 'Coccineus' / Red Valerian Hydro Zone Sd2	1 gal	34
	Chrysothamnus nauseosus / Rubber Rabbitbrush Hydro Zone Sd1	5 gal	10
	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood Hydro Zone Sd3	5 gal	10
	Echinacea x 'TNECHKIO' / Kismet® Intense Orange Coneflower Hydro Zone P3	1 gal	10
	Festuca ovina glauca / Blue Sheep Fescue Hydro Zone Tw1	2 gal	10
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	45
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	15
	Lavandula angustifolia 'Munstead' / Munstead English Lavender Hydro Zone P2	5 gal	65
	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy Hydro Zone P3	1 gal	38
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	19
	Perovskia atriplicifolia `Blue Spires` / Russian Sage Hydro Zone P1	5 gal	5
	Pinus mugo 'Pumilio' / Dwarf Mugo Pine Hydro Zone Sd2	5 gal	34
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LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/7/26

SHEET: L-4
FILE NAME: FDG-329
SCALE: 1"=20'

PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WIZE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

IRRIGATION REQUIREMENT NOTES:

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".
2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
3. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
4. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
5. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
6. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
7. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
8. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
9. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
10. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

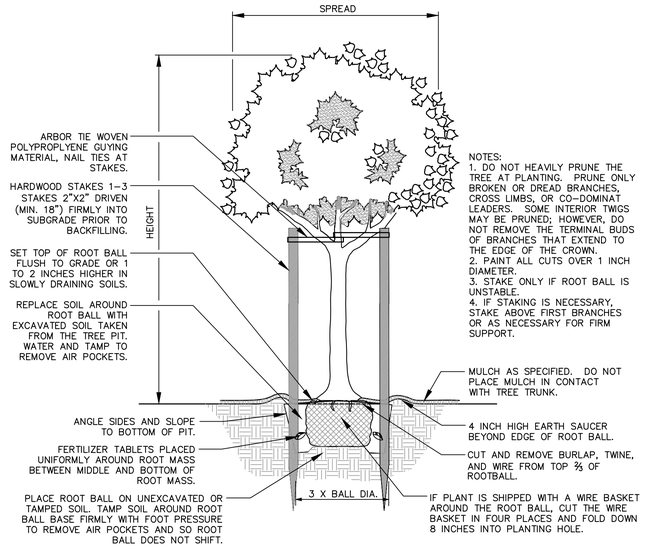
17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA "MANUAL OF STANDARD SPECIFICATIONS".

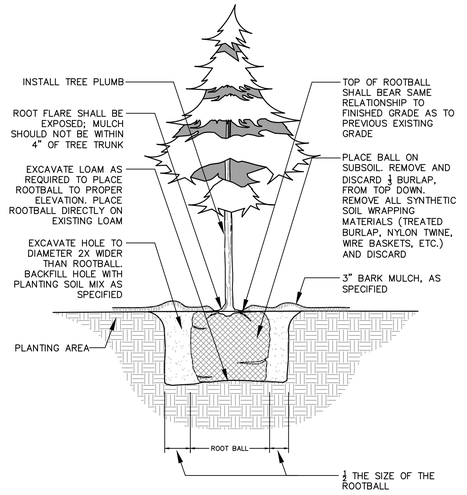
19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE SANDY CITY URBAN FORESTER OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.

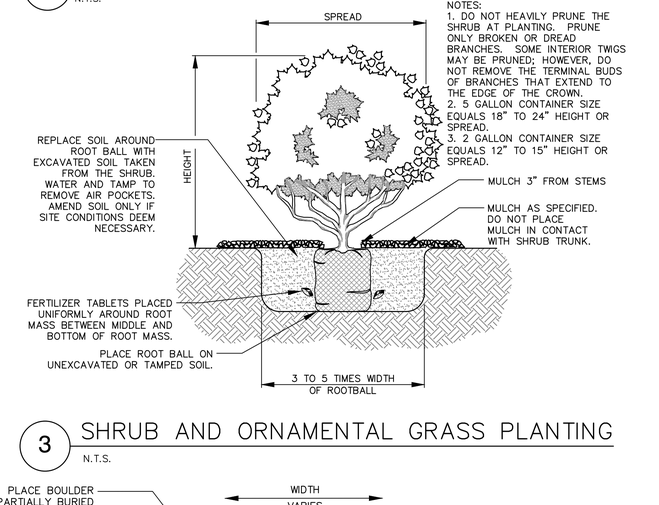
WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
11. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
13. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND
OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL
ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS
PROJECT.
14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
18. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
19. NO IRRIGATION OF WALKWAYS OR DRIVE.
20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.



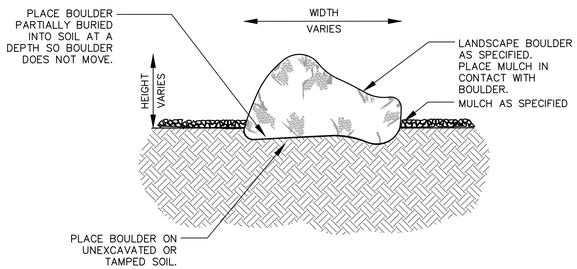
1 TREE PLANTING AND STAKING
N.T.S.



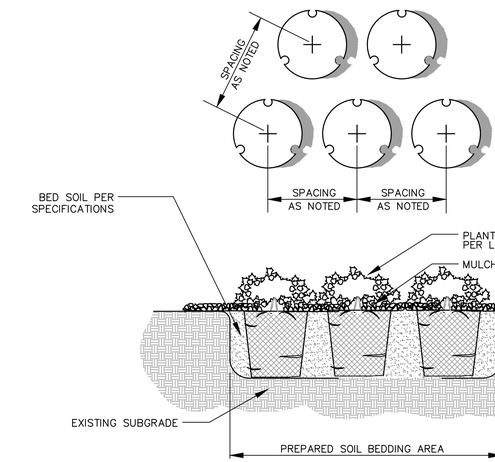
2 EVERGREEN TREE PLANTING
N.T.S.



3 SHRUB AND ORNAMENTAL GRASS PLANTING
N.T.S.



5 BOULDER PLACEMENT
N.T.S.



4 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS
N.T.S.

TOPSOIL QUALITY GUIDELINES

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SiL	≥2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SiL, CL, SiCL	≥1.0	2.1 to 5.0	3 to 7 (SiL, SiCL, CL) 3 to 10 (SCL, SiL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SiC, S, Si, C	<1.0	> 5.0	> 10 for any texture

*L = loam; SiL = Silt loam; SCL = sandy clay loam; SiL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS - loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.
**This guideline also includes no fragments larger than 1 ½ inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/16

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

MAVERIK C-STORE
LANDSCAPE NOTES AND DETAILS
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

DAN C. MATTA No. 106248 1/1/16 LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

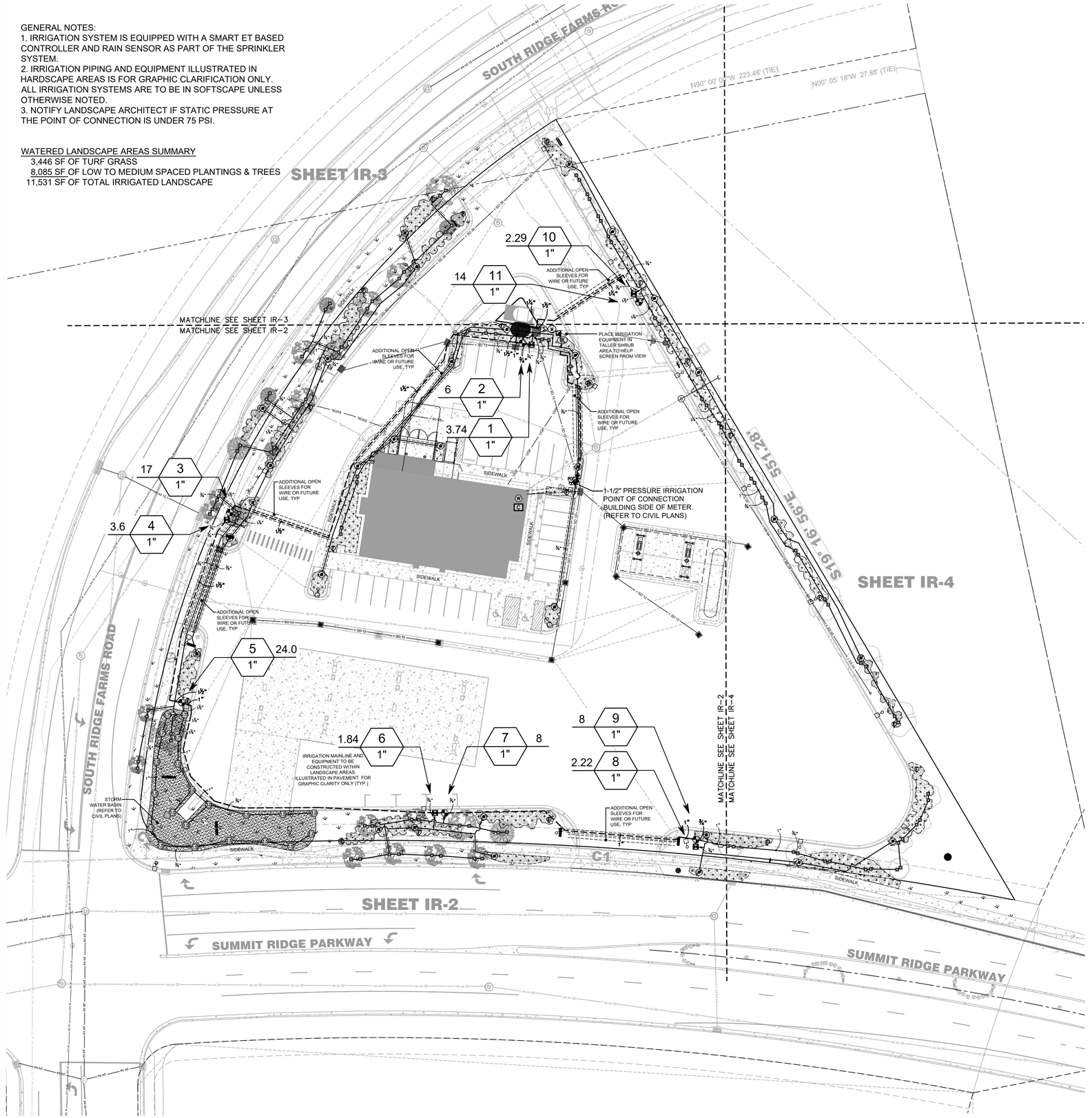
SHEET: L-5

FILE NAME: FDG-329 SCALE: N.A.

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GENERAL NOTES:
1. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
2. IRRIGATION PIPING AND EQUIPMENT ILLUSTRATED IN HARDSCAPE AREAS IS FOR GRAPHIC CLARIFICATION ONLY. ALL IRRIGATION SYSTEMS ARE TO BE IN SOFTSCAPE UNLESS OTHERWISE NOTED.
3. NOTIFY LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS UNDER 75 PSI.

WATERED LANDSCAPE AREAS SUMMARY
3,446 SF OF TURF GRASS
8,085 SF OF LOW TO MEDIUM SPACED PLANTINGS & TREES
11,531 SF OF TOTAL IRRIGATED LANDSCAPE



IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4in. popup with pressure regulating device. Install w/ PA-80 adapter.	106	30

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
0.75	Rain Bird 3504-PC-SAM 0.75	4	35	0.67	17'
1.0	Rain Bird 3504-PC-SAM 1.0	6	35	0.92	21'
1.5	Rain Bird 3504-PC-SAM 1.5	9	35	1.28	23'
2.0	Rain Bird 3504-PC-SAM 2.0	1	35	1.69	27'
3.0	Rain Bird 3504-PC-SAM 3.0	1	35	2.6	31'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,085 sf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	6
	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
W	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
	Irrigation Mainline: PVC Schedule 40	988.6 lf
	Pipe Sleeve: PVC Schedule 40	1,120 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES:
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2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
4. CONTRACTOR IS NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS BELOW 75 PSI.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	3.74
2	Rain Bird PEB-PRS-D	1"	Bubbler	6
3	Rain Bird PEB-PRS-D	1"	Bubbler	17
4	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	3.6
5	Rain Bird PEB-PRS-D	1"	Turf Rotor	24.01
6	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	1.84
7	Rain Bird PEB-PRS-D	1"	Bubbler	8
8	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	2.22
9	Rain Bird PEB-PRS-D	1"	Bubbler	8
10	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	2.29
11	Rain Bird PEB-PRS-D	1"	Bubbler	14

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

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OVERALL IRRIGATION PLAN
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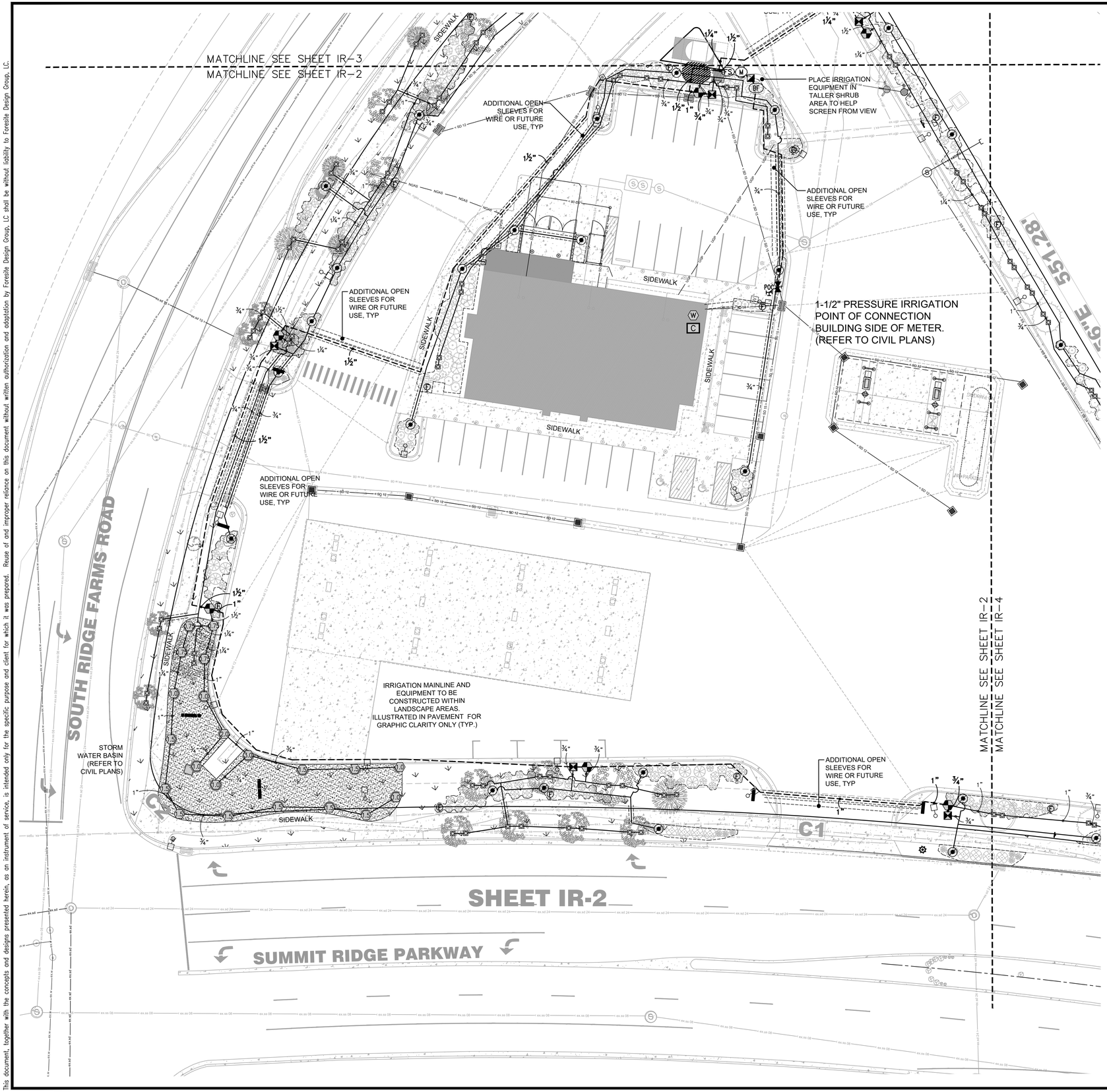
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET:
IR-1

FILE NAME: FDG-329
SCALE: 1" = 30'

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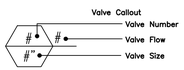
IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4in. popup with pressure regulating device. Install w/ PA-80 adapter.	106	30

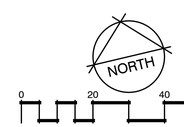
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
0.75	Rain Bird 3504-PC-SAM 0.75	4	35	0.67	17'
1.0	Rain Bird 3504-PC-SAM 1.0	6	35	0.92	21'
1.5	Rain Bird 3504-PC-SAM 1.5	9	35	1.28	23'
2.0	Rain Bird 3504-PC-SAM 2.0	1	35	1.69	27'
3.0	Rain Bird 3504-PC-SAM 3.0	1	35	2.6	31'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,085 sf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	6
	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
W	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
	Irrigation Mainline: PVC Schedule 40	988.6 lf
	Pipe Sleeve: PVC Schedule 40	1,120 lf



IRRIGATION NOTES:
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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

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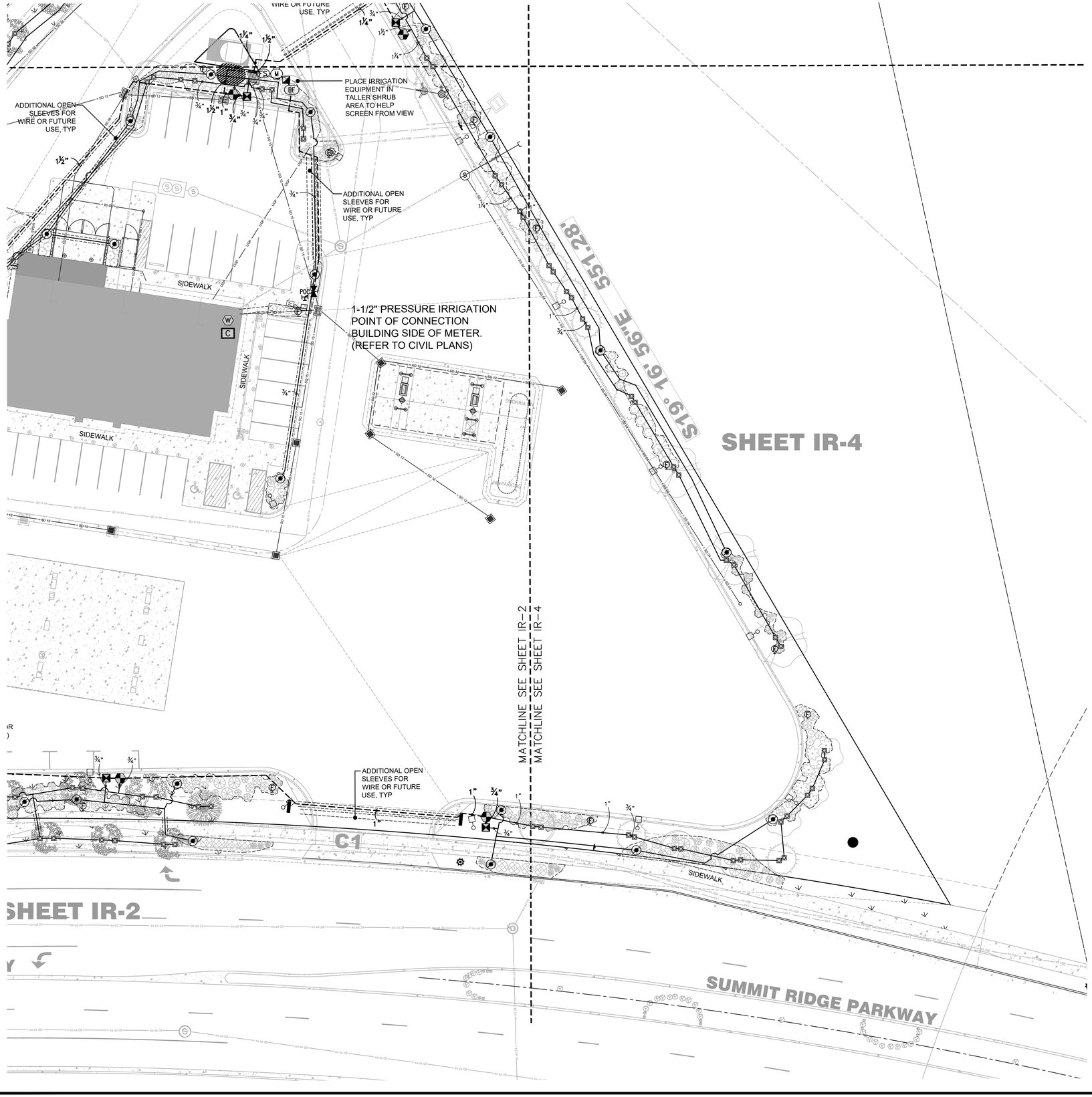
MAVERIK C-STORE
IRRIGATION PLAN
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET:
IR-2

FILE NAME: FDG-329
SCALE: 1"=20

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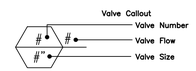
IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4in. popup with pressure regulating device. Install w/ PA-80 adapter.	106	30

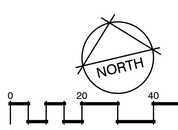
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
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	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
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FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
	Irrigation Mainline: PVC Schedule 40	988.6 lf
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IRRIGATION NOTES:
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NO.	REVISIONS	BY	DATE
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MAVERIK C-STORE IRRIGATION PLAN

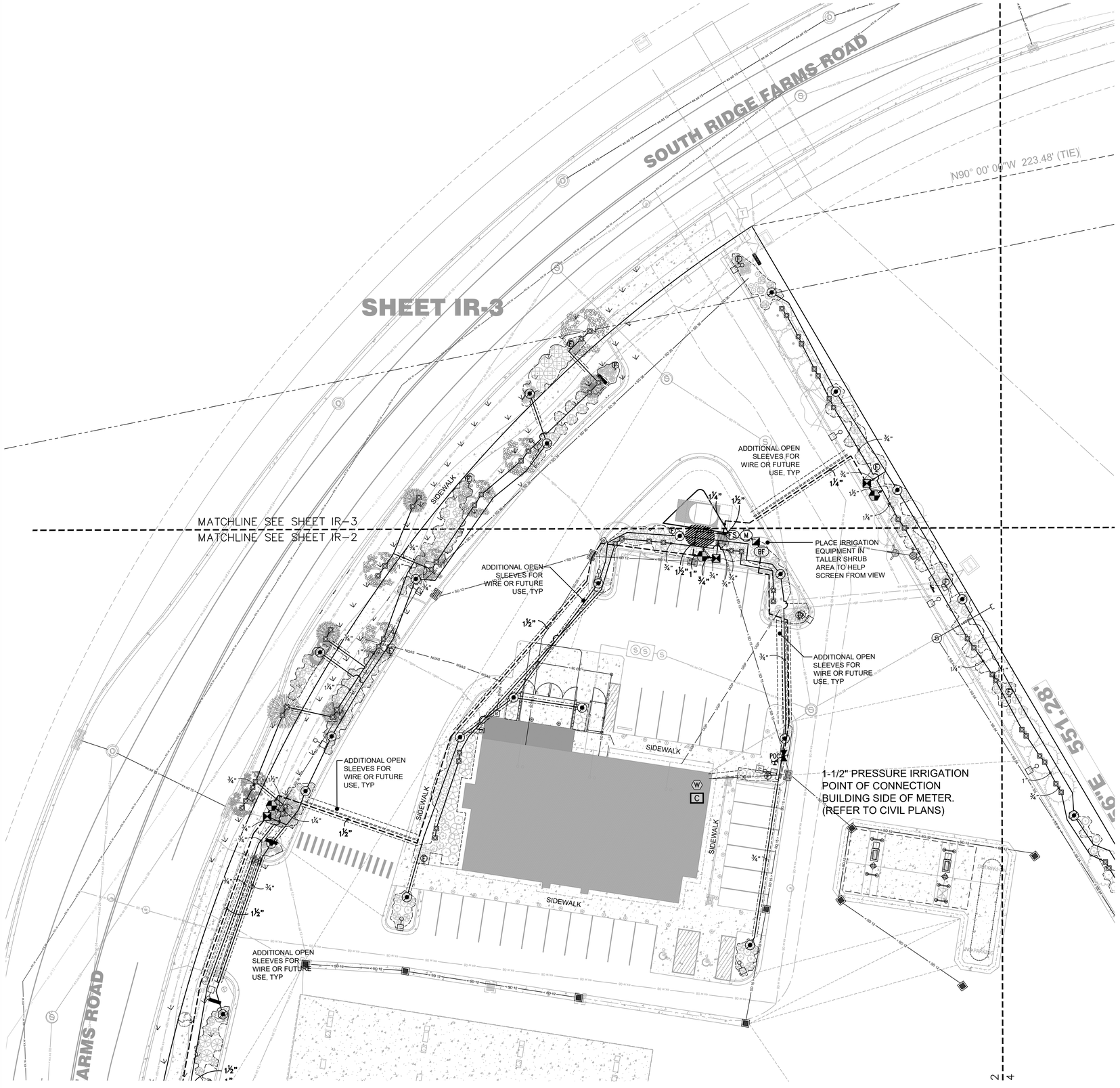
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/16

SHEET:
IR-3

FILE NAME: FDG-329
SCALE: 1"=20

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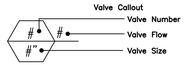
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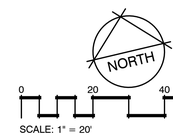
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IRRIGATION NOTES:
1. SEE SHEET IR-5 FOR NOTES AND DETAILS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
4. CONTRACTOR IS NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS BELOW 75 PSI.



CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

Foresite Design Group, L.C.

MAVERIK C-STORE IRRIGATION PLAN

SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 7/7/26

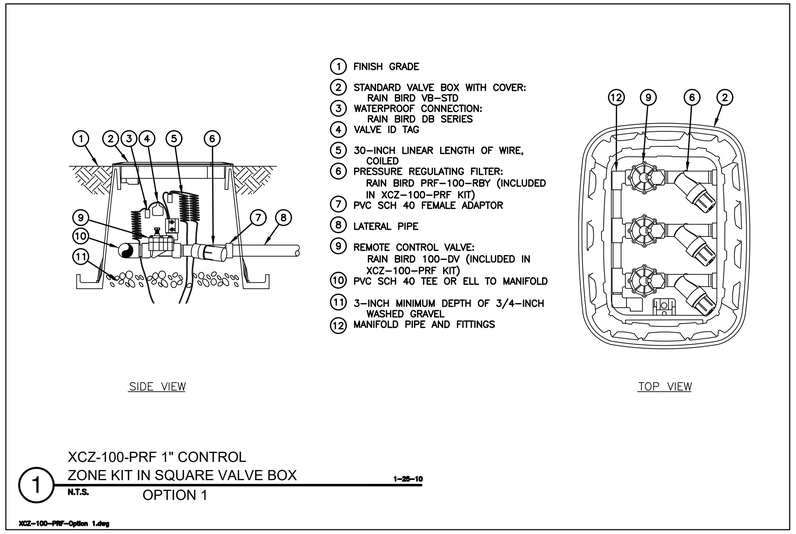
SHEET: IR-4

FILE NAME: FDG-329 | SCALE: 1"=20

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IRRIGATION NOTES

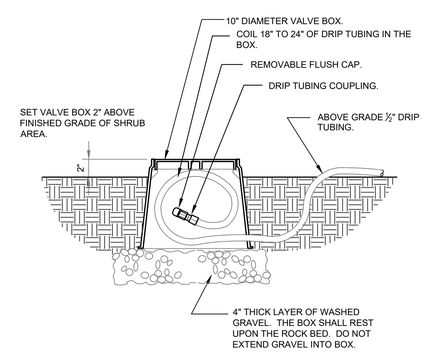
1. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.
3. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
4. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
5. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 75 PSI. A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
6. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
7. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
8. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. ONE (1) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.),(1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.). INSTALL KING DRAINS AT ALL LOW POINTS AND ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
10. IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURER'S SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
11. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
12. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
13. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
14. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
15. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
16. HEAD RISERS FOR SPRAY HEADS MUST BE A "FUNNY PIPE SYSTEM". RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD TSJ SERIES SWING JOINTS (SIZE TO MATCH INLET SIZE OF HEAD) OR APPROVED EQUAL.
17. SIZE VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
18. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
19. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
20. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
21. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
22. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-4". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
23. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
24. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
25. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS,OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
26. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
27. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
28. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
29. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
30. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
31. FOLLOWING CONSTRUCTION, PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT AND WITHIN 60 DAYS OF INSTALLING THE IRRIGATION SYSTEM AND LANDSCAPE, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
32. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".



1 XCZ-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1

N.T.S. 1-25-10

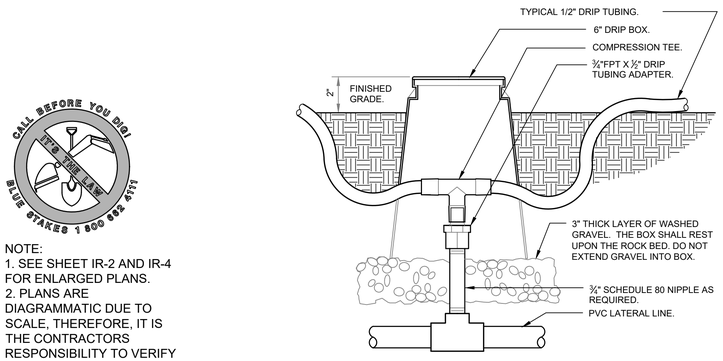
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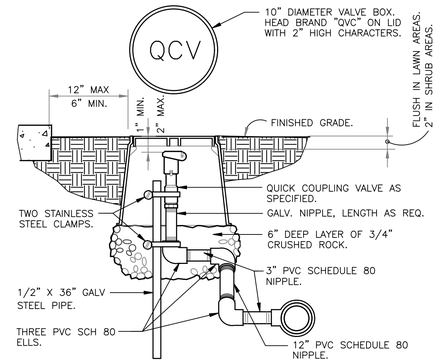
1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

2 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06



NOTE:
1. SEE SHEET IR-2 AND IR-4 FOR ENLARGED PLANS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.

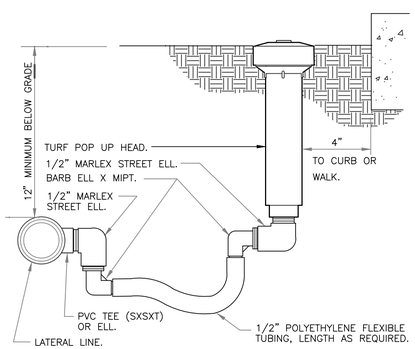


3 ZONE CONTROL

3" = 1'-0" 328413.46-03

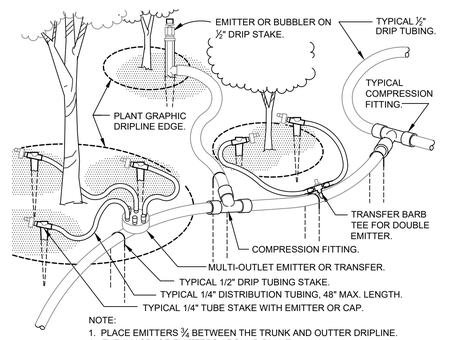
4 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 32 8406.43-02



5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 32 8403.13-02



NOTE:
1. PLACE EMITTERS ⅔ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

6 TYPICAL DRIP TUBING

1 1/2" = 1'-0" 328413.43-01

NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
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MAVERIK C-STORE
IRRIGATION NOTES AND DETAILS
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 7/1/26

SHEET: IR-7

FILE NAME: FDG-329 SCALE: N.A.



1 E1.2 **SITE PHOTOMETRIC PLAN**

SCALE: 1"=20'-0"

MASTER LUMINAIRE SCHEDULE

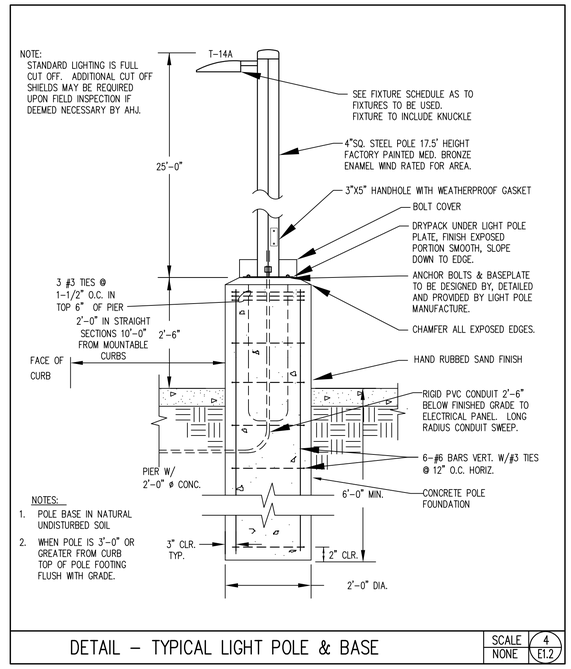
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	CONTROL	WATTS	IMAGE
DESCRIPT.	CANOPY MOUNTED, 4K, 102W LED, 80 CRI, FOR SINGLE DECK CANOPIES (14,399 LUMENS), MOTION SENSOR, DARK SKY							
T-13	LSI	SCV LED 15L SC UNV DIM 40 WHT ALBCS2	UNV	CANOPY	4000K(INCLUDED)	RELAY (TIME OF DAY)	102	
DESCRIPT.	POLE MOUNTED AREA LIGHT, FULL CUTOFF, FORWARD THROW, 18,904 LUMENS, 25 FT SQUARE POLE (4", 11 GA.), INTEGRAL LOUVER							
T-14	LSI	SLM LED 18L SIL FT UNV 40 70CRI BRZ IL 4SQ B3	208	25'-0" POLE	4000K(INCLUDED)	RELAY (TIME OF DAY)	135	
		S11G 25' S BRZ w/ABKIT 4BC		2'-6" POLE				
T-14A	SAME AS T-14 EXCEPT DOUBLE HEAD ("L" CONFIGURATION)						270	

*LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C.

CALCULATION SUMMARY

AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN	NOTES
PARKING	0'-0" / H-H	10.00	<+>	1.2	5.6	0.0	N/A	N/A	(2)
CANOPY	0'-0" / H-H	5.00	<+>	30.6	38.6	19.3	2.0:1	1.6:1	(1)

NOTES:
1. EXTERIOR LIGHTING SHALL BE REDUCED 30% WHEN NO ACTIVITY IS DETECTED IN ANY 15 MINUTE PERIOD PER IECC 2018
2. MAX/MIN CALCULATION NOT AVAILABLE DUE TO MINIMUM 0.00 VALUE. AREA POLE LIGHTS WILL NOT BE MOUNTED IN MIDDLE OF DRIVEWAY FOR TRAFFIC SAFETY AND FLOW CONSIDERATIONS.



DETAIL – TYPICAL LIGHT POLE & BASE — SCALE: NONE — 4 E1.2

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

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ARCHITECT:

ENGINEER:

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2577 FAX
(208) 234-0918

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. INSKEEP
No.5931691 -2202
State of Utah

MAVERIK, INC.
STORE # 5260

6503 29TH STREET
GREELEY, CO 80634

FOR REVIEW AND PERMIT • FOR REVIEW AND PERMIT

REVISIONS

△	DESCRIPTION	DATE

DESIGNED BY: MSI | DRAWN BY: MSI
REVIEWED BY: MSI | APPROVED BY: MSI
PROTOTYPE VERSION: -

DRAWING ISSUE
DATE: 7-8-26
PROJECT NUMBER: 26312

SHEET NAME
PHOTOMETRIC PLAN NEW ASPHALT AREA

SHEET NUMBER
E 1.2

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PROJECT TEAM

JURISDICTION CONTACTS

PLANNING

ASPEN ELMER, CITY PLANNER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: AELMER@SANTAWUIN.GOV
PH: 801-754-1011

ENGINEERING/PUBLIC WORKS

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

STORM WATER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

CULINARY & SECONDARY WATER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

SANITARY SEWER

JON LUNDELL, CITY ENGINEER
ADDRESS: 110 SOUTH CENTER STREET SANTAQUIN, UTAH 84655
EMAIL: JLUNDELL@SANTAQUIN.GOV
PH: 801-754-1974

TRANSPORTATION DEPARTMENT

JEFFERY WOOD UTAH DEPARTMENT OF TRANSPORTATION R3
ADDRESS: 658 N 1500 W
EMAIL: JAWOOD@UTAH.GOV
PH: 801-222-3418

POWER

ROCKY MOUNTAIN POWER
ADDRESS: 1407 N 1800 WEST ST, SALT LAKE CITY, UT 84116
PH: 1-866-870-3419

GAS

ENBRDGE INC.
ADDRESS: P.O. BOX 45360 SALT LAKE CITY, UTAH 84145-0360
PH: 1-800-323-5517

TELEPHONE

CENTRACOM
ALEX RUGG
ADDRESS:
EMAIL: A.RUGG@CENTRACOM.COM
PH: 801-623-7511

DEVELOPER CONTACTS

MAVERIK PROJECT TEAM

MAVERIK, INC. A UTAH CORPORATION
185 S. STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
SITE DEVELOPMENT PROJECT MANAGER: ALEX CLITES
EMAIL: ALEX.CLITES@MAVERIK.COM
PH: 304-777-8340

PROPERTY OWNER

KARS FOOD AND FUEL, INC.
ADDRESS: 1431 SUMMIT RIDGE PARKWAY, SANTAQUIN, UTAH 84655

CIVIL ENGINEER

JOHNSON ENGINEERING, INC.
ADDRESS: 4436 SOUTH 10215 EAST SALT LAKE CITY, UTAH 84124
EMAIL: DJOHNSON@JOHNSONENGINC.COM
PH: 801-787-4569

SURVEYOR

JOHNSON ENGINEERING, INC.
ADDRESS: 4436 SOUTH 10215 EAST SALT LAKE CITY, UTAH 84124
EMAIL: DJOHNSON@JOHNSONENGINC.COM
PH: 801-787-4569

LANDSCAPE ARCHITECT

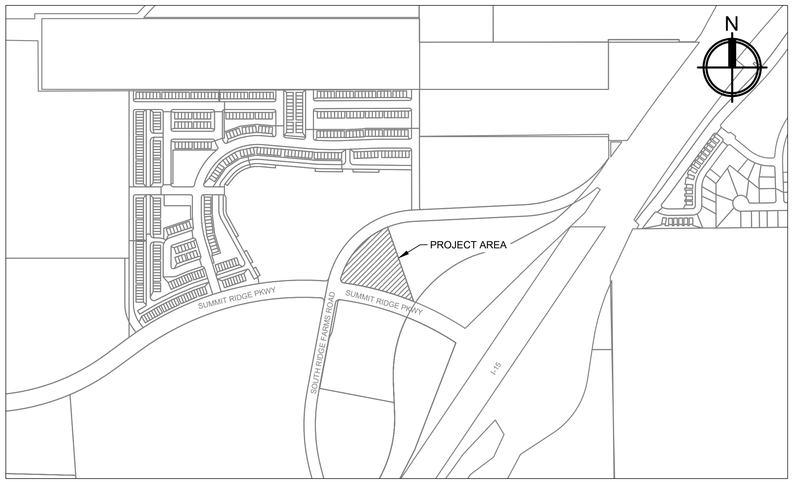
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DAN C. MATTA, PLA
EMAIL: DAN@FORESITEDESIGNGROUP.COM
PH: 801-641-7464

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PROPOSED MAVERIK SITE CONSTRUCTION DOCUMENTS

990 W SUMMIT RIDGE PARKWAY



VICINITY MAP

SCALE: 1" = 500'

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°43'52" W 2659.70' BETWEEN THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BENCHMARK

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTHWEST CORNER WITH AN ELEVATION OF 3938.88.

FLOOD PLAIN NOTE

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

ZONING INFORMATION

ZONE	PC
MINIMUM LOT AREA (SQ.FT.)	NA
MINIMUM LOT WIDTH (FT.)	NA
SITE AREA PER UNIT (SQ.FT)	NA
FRONT YARD SETBACK (FT.)	10
SIDE YARD SETBACK, PRIMARY ROAD (FT.)	10
SIDE YARD SETBACK, SECONDARY ROAD (FT.)	10
REAR YARD SETBACK (FT.)	10
MAXIMUM BUILDING HEIGHT (FT.)	25' ABOVE CLOSEST FREEWAY TRAVEL LANE
MAXIMUM BUILDING COVERAGE (SQ.FT.)	NA
MAXIMUM IMPERVIOUS COVERAGE (%, FT.)	90%
MAXIMUM FLOOR AREA (FT.)	NA
ZONING	PC

SITE DATA

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL AREA	137,574	3.16	100%
TOTAL BUILDING AREA	5,634	0.13	4 %
TOTAL IMPERVIOUS AREA	105,744	2.43	77.00 %
TOTAL LANDSCAPED AREA	26,196	0.60	19.0 %
PARKING REQUIRED	24 PARKING STALLS		
PARKING PROVIDED	33 TOTAL STALLS		
ADA STALLS REQUIRED	2 ADA STALLS		
ADA STALLS PROVIDED	2 ADA STALLS		
	3 BICYCLE SPACES		
BUILDING HEIGHT	29'-1"		

SHEET INDEX

REV	SHEET NUMBER	SHEET TITLE
	C0.00	COVER SHEET
	C0.10	GENERAL NOTES
	C0.20	LEGEND AND ABBREVIAIONS
	C0.30	DEMOLITION PLAN
	VP-100	ALTA COVER
	VP-101	ALTA 1
	C1.00	SITE PLAN
	C1.01	SITE PLAN ISOMETRIC VIEWS
	C1.10	PAVING PLAN
	C1.20	PHASING DIAGRAM
	C1.90	SITE DETAILS
	C1.91	SITE DETAILS
	C1.92	SITE DETAILS
	C1.93	SITE DETAILS
	C2.00	GRADING PLAN
	C2.01	GRADING PLAN WEST
	C2.02	GRADING PLAN EAST
	C2.03	GRADING PLAN DETAILS
	C3.00	SWPPP PLAN
	C3.90	SWPPP DETAILS
	C2.10	DRAINAGE PLAN
	C2.20	STORM DRAIN 01 PLAN AND PROFILE
	C2.21	STORM DRAIN 02 PLAN AND PROFILE
	C2.22	STORM DRAIN 03 PLAN AND PROFILE
	C2.23	STORM DRAIN 04 PLAN AND PROFILE
	C2.90	STORM DRAIN DETAILS
	C2.92	CHAMBER DETAILS
	C2.93	CHAMBER DETAILS
	C2.94	CHAMBER DETAILS
	C2.95	CHAMBER DETAILS
	C2.96	CHAMBER DETAILS
	C4.00	UTILITY PLAN
	C4.10	SEWER 01 PLAN AND PROFILE VIEW
	C 4.20	SEWER 02 PLAN AND PROFILE VIEW
	C4.90	UTILITY DETAILS
	L-1	LANDSCAPING
	L-2	LANDSCAPING
	L-3	LANDSCAPING
	L-4	LANDSCAPING
	L-5	LANDSCAPING
	IR-1	IRRIGATION
	IR-2	IRRIGATION
	IR-3	IRRIGATION
	IR-4	IRRIGATION
	IR-5	IRRIGATION
	E1.2	PHOTOMETERIC PLAN

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

COVER SHEET

SHEET NUMBER

C0.00

7/9/2026 12:40:21 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Drawings\Design\Cover and Notes\01 Cover Sheet.dwg

GENERAL NOTES

1. ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO MAVERIK STANDARD SPECIFICATIONS, CITY OF SANTAQUIN STANDARD DRAWINGS AND SPECIFICATIONS, AND UDOT DRAWINGS SPECIFICATIONS, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
2. ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE CITY OF SANTAQUIN, COUNTY OF UTAH COUNTY, UT, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
3. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT ONE CALL OF BLUE STAKES LOCATION CENTER AT #811. A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
9. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
13. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
15. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
19. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
20. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
21. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED MAVERIK CONSTRUCTION PROJECT MANAGER.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
16. GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
2. A SEPARATE SIGN APPLICATION TO THE CITY OF SANTAQUIN IS REQUIRED FOR ALL SIGNS.

DEMOLITION PLAN NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
3. ALL EXISTING PAVEMENT ONSITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
5. ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
6. THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
7. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY MAVERIK PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
8. THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
9. CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
10. PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
11. ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
12. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
13. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
14. CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
15. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

GRADING PLAN NOTES

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, JULY 2, 2026. PROJ. NO. 612-55294.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 12 INCHES PER GEOTECHNICAL REPORT AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY. PROOFROLLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1. THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. A LOCAL CONSTRUCTION STORMWATER PERMIT IS ALSO REQUIRED BY THE CITY OF SANTAQUIN.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RE: SHEET C3.00, AND THE STORMWATER MANAGEMENT PLAN (SWMP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL “BEST MANAGEMENT PRACTICES” (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
9. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RE: SHEET C3.00, AND THE STORMWATER MANAGEMENT PLAN (SWMP).
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
16. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
17. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
18. CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
19. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

PAVING NOTES

1. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY TERRACON, JULY 02, 2026 PROJ. NO. 612-55294. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R “GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS,” AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH CITY OF SANTAQUIN STANDARD DETAILS AND UDOT STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
3. ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET MAVERIK SPECIFICATIONS, CITY OF SANTAQUIN STANDARDS AND SPECIFICATIONS, AND UDOT STANDARDS AND SPECIFICATIONS. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, TYPE I/II PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
4. PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.
5. ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKINGS, CONFORMING TO AASHTO M248 READY MIXED YELLOW TRAFFIC PAINT.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE “2010 ADA STANDARDS FOR ACCESSIBLE DESIGN”. THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
8. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 1.50% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 1.50% AND A MAXIMUM LONGITUDINAL SLOPE OF 4.50%
9. (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.50% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORMWORK PRIOR TO PLACING ANY CONCRETE. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.

UTILITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
5. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
7. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
8. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

STORM SEWER NOTES

1. STORM SEWER PIPE MATERIALS SHALL MEET THE MAVERIK STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED IN THE PLANS. BE HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
2. STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
3. ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
4. SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYE'S, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
5. ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) AASHTO H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/HS-20 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.

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ARCHITECT/ENGINEER:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5338869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

GENERAL NOTES

SHEET NUMBER

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EXISTING SITE OBJECTS

- EXISTING SURFACE CONTOURS
- EXISTING EDGE OF CONCRETE
- EXISTING BUILDING LINE
- EXISTING ROAD CENTERLINE
- EXISTING CARPORT LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING DECORATIVE FENCE
- EXISTING WOOD FENCE
- EXISTING DRAINAGE SWALE
- EXISTING ROCK WALL

PROPOSED SITE OBJECTS

- SURFACE CONTOURS
- EDGE OF CONCRETE
- BUILDING LINE
- ROAD CENTERLINE
- CARPORT LINE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- WOOD FENCE
- DRAINAGE SWALE
- ROCK WALL

EXISTING CADASTRE / SURVEY LINES

- BOUNDARY
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- SETBACK LINE
- RADIAL LINE
- EASEMENT LINE

UTILITY SYMBOLS

- ATMS CABINET
- GENERAL BOX
- 3 NOZZLE FIRE HYDRANT
- 2 NOZZLE FIRE HYDRANT
- CATV PEDESTAL
- GAS METER
- SPRINKLER IRRG. RADIUS
- SPRINKLER IRRG. RADIUS
- SPRINKLER IRRG. RADIUS
- MANHOLE
- ELECTRICAL MANHOLE
- GAS MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER MANHOLE
- WATER METER
- POWER TRANSFORMER
- POWER POLE
- STREET LIGHT POWER POLE
- GENERAL SIGN
- TWO POST SIGN
- THREE POST SIGN
- CATCH BASIN
- INLET
- GRATED INLET
- TELECOM PEDESTAL
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL STREET LIGHT
- UTILITY POLE
- GAS VALVE
- WATER PRESSURE RELEASE VALVE
- WATER BLOW-OFF
- WATER BUTTERFLY VALVE
- WATER CHECK VALVE
- WATER PLUG
- WATER PUMP
- WATER WELL

LANDSCAPE SYMBOLS

- LANDSCAPE ROCK
- LANDSCAPE ROCK
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE

SURVEY SYMBOLS

- MONUMENT
- CALC. MONUMENT
- SURVEY SYMBOL
- SECTION CORNER
- CALC. SECTION CORNER
- SURVEY SYMBOL
- BASE STATION
- CALC. PROPERTY CORNER
- PROPERTY CORNER
- FOUND PROPERTY CORNER
- SURVEY SYMBOL
- SURVEY SYMBOL
- CONTROL POINT

ABBREVIATIONS

A
A/C: AIR CONDITIONER
ACI: AMERICAN CONCRETE INSTITUTE
ADA: AMERICANS WITH DISABILITIES ACT OF 1992
AFF: ABOVE FINISHED FLOOR
AFG: ABOVE FINISHED GRADE
AIA: AMERICAN INSTITUTE OF ARCHITECTS
AIA: AMERICAN INSURANCE ASSOCIATION
AIEE: AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASCE: AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME: AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG: AMERICAN WIRE GAUGE

B
BOT: BOTTOM
BOF: BOTTOM OF FOOTING
BOW: BOTTOM OF WALL
BRZ: BRONZE
BV: BUTTERFLY VALVE

C
CAD: CADMIUM OR COMPUTER AIDED DRAFTING
CD: CONSTRUCTION DOCUMENT
CFM: CUBIC FEET PER MINUTE
CI: CAST IRON
CL: CLOSET
CLG: CEILING
CO: CLEAN OUT
CONT: CONTINUOUS
CFM: CUBIC FEET PER MINUTE
CFS: CUBIC FEET PER SECOND
CMU: CONCRETE MASONRY UNIT
CF: CUBIC FEET
CY: CUBIC YARD

D
DS: DOWN SPOUT
DIA: DIAMETER
DIM: DIMENSION
DN: DOWN
DP: DAMP PROOFING, DEW POINT OR DISTRIBUTION PANEL

E
EA: EACH
EF: EXHAUST FAN
EXC: EXCAVATE
EW: EACH WAY
EXT: EXTERIOR

F
FACP: FIRE ALARM CONTROL PANEL
FCO: FLOOR CLEAN OUT
FD: FLOOR DRAIN
FIN: FINISH
FL: FLOW LINE
FRPF: FIREPROOF

G
GALV: GALVANIZED
GC: GENERAL CONTRACTOR
GFCI: GROUND FAULT CIRCUIT INTERRUPT
GFI: GROUND FAULT INTERRUPT
GPM: GALLONS PER MINUTE
GT: GLAZED TILE
GYP: GYPSUM

H
HB: HOSE BIB
HDCP: HANDICAPPED, BETTER IF REFERRED AS 'ACCESSIBLE'
HP: HIGH POINT
HV: HIGH VOLTAGE
HVAC: HEATING, VENTING AND AIR CONDITIONING
HW: HOT WATER

I
IE: INVERT ELEVATION
IN: INCH
INSUL: INSULATION
INT: INTERIOR
INV: INVERT

J
JBOX: JUNCTION BOX
JCT: JUNCTION
JST: JOIST

K
KW: KILOWATT

L
LF: LINEAR FEET
LL: LIVE LOAD
LP: LOW POINT
LT: LIGHT
LTG: LIGHTING
LVL: LAMINATED VENEER LUMBER

M
MAS: MASONRY
MTL: MATERIAL
MFG: MANUFACTURING
MIN: MINIMUM

N
NEC: NATIONAL ELECTRICAL CODE
NTS: NOT TO SCALE

O
OC: ON CENTER
OD: OUTSIDE DIAMETER
OPNG: OPENING OR ROUGH OPENING

P
PL: PLASTER
PL: PROPERTY LINE
PLYWD: PLYWOOD
PSF: POUNDS PER SQUARE FOOT
PSI: POUNDS PER SQUARE INCH
PTD: PAINTED

R
RD: ROOF DRAIN, ROUND OR RECEPTACLE DISTRIBUTION PANEL
RDL: ROOF DRAIN LEADER
REBAR: REINFORCING BAR
RO: ROUGH OPENING
ROW: RIGHT OF WAY
REINF: REINFORCED

S
SAN: SANITARY
SD: SMOKE DETECTOR
SECT: SECTION
SHT: SHEET
SHT'G: SHEATHING
SPECS: SPECIFICATIONS
SF: SQUARE FEET
SI: SQUARE INCHES
SS: STAINLESS STEEL, SET SCREW, SOIL STACK, SERVICE SINK AND/OR SLOP SINK
STD: STANDARD
STL: STEEL
SY: SQUARE YARD

T
T&B: TOP AND BOTTOM
TBC: TOP BACK OF CURB
TO: TOP OF
TOB: TOP OF BEAM
TOC: TOP OF CURB
TOF: TOP OF FOOTING
TOJ: TOP OF JOIST
TOM: TOP OF MASONRY
TOW: TOP OF WALL
TTC: TELEPHONE TERMINAL CLOSET
TYP.: TYPICAL

U
UON: UNLESS OTHERWISE NOTED

V
VB: VAPOR BARRIER
VIF: VERIFY IN FIELD
VA: VOLTAGE

W
WC: TOILET (WATER CLOSET)
WD: WOOD
WDW: WINDOW
WI: WROUGHT IRON
WIC: WALK IN CLOSET
WP: WEATHERPROOF
WS: WEATHER STRIPPING OR WATER STOP
WT: WEIGHT
WTR HTR: WATER HEATER
W/O: WITHOUT

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

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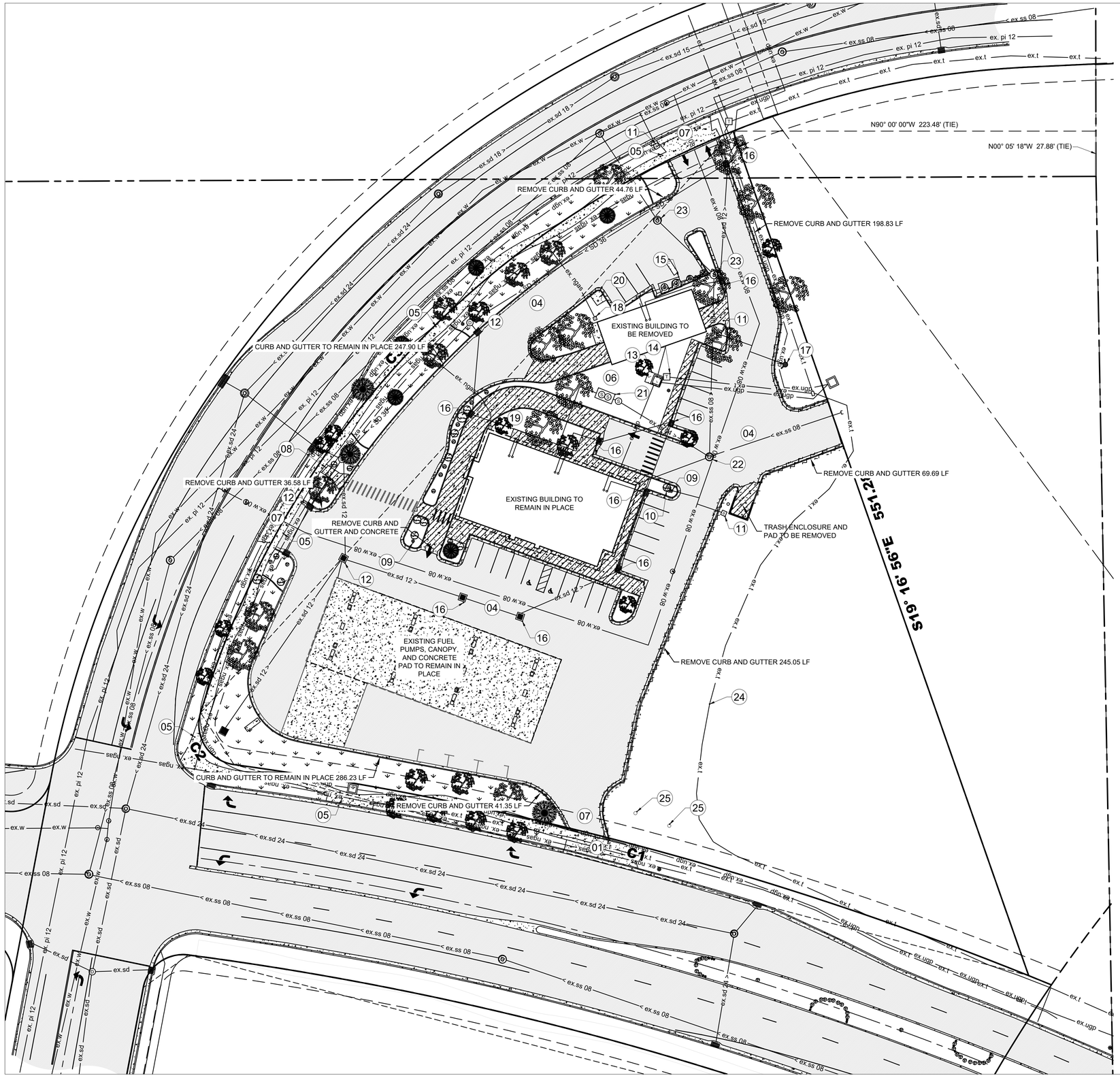
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N

30 0 30 60 90

Scale: 1" = 30'

DEMOLITION LEGEND

CONCRETE TO BE REMOVED TOTAL: 5,975 SF (DRIVE APPROACH IS NOT INCLUDED)

CURB AND GUTTER TO BE REMOVED TOTAL: 1,935 LF

DEMOLITION PLAN KEYNOTES

1. OFF-SITE DEMOLITION PLANS, PERMITTING AND APPROVAL PROVIDED BY OTHERS. SEE ADDITIONAL NOTES THIS SHEET.
2. EXISTING COMMERCIAL SIGN TO BE REMOVED AND LEGALLY DISPOSED OF.
3. CONTRACTOR TO POTHOLE ANY EXISTING UTILITIES IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION AND MAINTAIN COVER PER JURISDICTIONAL REQUIREMENTS.
4. REMOVE ASPHALT TOTAL 44,231 SF
5. EXISTING SIDEWALK TO REMAIN IN PLACE.
6. CLEAR AND GRUB
7. DRIVE APPROACH TO BE REMOVED
9. RELOCATE LIGHT POLE
10. RELOCATE WATER METER OR REPLACE IN KIND
11. REMOVE WATER METER
12. RELOCATE / REPLACE STORM DRAIN BOX
13. RELOCATE / REPLACE POWER TRANSFORMER PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS
14. RELOCATE / REPLACE TELEPHONE PEDISTAL PER COMMUNICATION COMPANY STANDARDS AND SPECIFICATIONS
15. REMOVE GREASE INTERCEPTOR / SAMPLE MANHOLE
16. REMOVE STORM DRAIN BOX AND PIPING
17. RELOCATE / REPLACE FIRE HYDRANT PER CITY STANDARDS AND SPECIFICATIONS
18. REMOVE GAS METER
19. RELOCATE / REPLACE GAS METER
20. REMOVE HOSE BIB
21. PRESERVER IN PLACE AND ADJUST RIM/ LID TO GREASE INTERCEPTOR / SAMPLE MANHOLE OR REPLACE IN KIND PER CITY STANDARDS AND SPECIFICATIONS
22. PRESERVE IN PLACE SANITARY SEWER MANHOLE, ADJUST RIM ELEVATION
23. PRESERVE IN PLACE SANITARY SEWER MANHOLE
24. RELOCATE FIBER OPTIC LINE TO EASTERLY PROPERTY LINE
25. REMOVE LARGE PYLON SIGN

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SHEET NUMBER

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ALTA / NSPS LAND TITLE SURVEY

1431 SUMMIT RIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE
SANTAQUIN, UTAH COUNTY, UTAH

TITLE INFORMATION

[12] EXACT LOCATION CANNOT BE DETERMINED. HIGH VOLTAGE/HIGH RISE POWER LINES EXIST APPROXIMATELY 120 FEET EASTERLY FROM THE EASTERLY CORNER OF THE SUBJECT PARCEL.

[13] SUBJECT PROPERTY IS INCLUDED IN THE SECOND SUPPLEMENTAL DECLARATION AND AMENDMENT NO.3, LABELED AS PARCEL "M", RECORDED AS ENTRY # 161726:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AND IS A WITHDRAWN PROPERTY.

[14] NOT PLOTTABLE

[15] A DEDICATION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO SUMMIT RIDGE PARKWAY AND SUMMIT RIDGE FARMS ROAD OVER THE SOUTHERLY AND WESTERLY 10 FEET, BY THAT CERTAIN PLAT OF SUMMIT RIDGE PARKWAY, A PORTION OF CYPRESS POINT DRIVE & SOUTH RIDGE FARMS ROAD (NEW FRONTAGE ROAD), RECORDED AUGUST 11, 2005 AS ENTRY NO. 88072:2005 OF OFFICIAL RECORDS.

[16] NOT PLOTTABLE

[17] UNDERGROUND RIGHT-OF-WAY EASEMENT, IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, RECORDED FEBRUARY 6, 2008 AS ENTRY NO. 14296:2008 OF OFFICIAL RECORDS. THERE IS NOT AN EXPLICIT DESCRIPTION OF THE EXACT LOCATION OF THIS EASEMENT, HOWEVER, THERE IS A MAP INCLUDED IN THE EXCEPTION DOCUMENT THAT SHOWS THE LOCATION OF THE POWER LINE RELATIVE TO ABOVE GROUND IMPROVEMENTS (CURB AND GUTTER, BUILDINGS, ETC.) THE POWER LINE RUNS ALONG THE NORTHEAST BOUNDARY OF THIS PROPERTY FROM THE PUBLIC RIGHT-OF-WAY FOR APPROXIMATELY 200 FEET. IT IS ASSUMED THAT THE 10 FOOT WIDE EASEMENT IS 5 FEET ON EITHER SIDE OF THE EXISTING POWER LINE AS IT LIES ALONG THE NORTHEASTERLY PROPERTY LINE.

[18] NOT PLOTTABLE

[19] NOT PLOTTABLE

* EXCEPTION NO.'S 01-11 AND 20-24 ARE GENERAL AND/OR STANDARD EXCEPTIONS THAT DO NO REVEAL MATTERS OF SURVEY.

** PLOTTABLE TITLE INFORMATION IS IDENTIFIED ON SECOND SHEET WITH A RECTANGULAR NOTE THAT CORRESPONDS TO EACH EXEMPTION LISTED ABOVE.

ALTA NSPS LAND TITLE SURVEY NOTES

ACCORDING TO ALTA STANDARDS, THE SURVEYOR CANNOT CERTIFY A SURVEY BASED UPON AN INTERPRETATION. THE SURVEYOR IS NOT AUTHORIZED TO INTERPRET ZONING CODES, NOT CAN THE SURVEYOR DETERMINE WHETHER CERTAIN IMPROVEMENTS ARE BURDENING OR ACTUALLY BENEFITING THE PROPERTY.

PERTAINING TO ALTA TABLE A ITEM NO. 1: MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PERTAINING TO ALTA TABLE A ITEM NO. 2: ADDRESS(ES) OF THE SURVEYED PROPERTY HAS BEEN PROVIDED A DISCLOSED IN THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

PERTAINING TO ALTA TABLE A ITEM NO. 3: THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

PERTAINING TO ALTA TABLE A ITEM NO. 4: THE GROSS LAND AREA OF THIS PROPERTY IS 3.16 ACRES OR 137,279.90 SQUARE FEET.

PERTAINING TO ALTA TABLE A ITEM NO. 5: THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88 WITH A BENCHMARK AT THE NORTHEAST CORNER OF SECTION 15 TOWNSHIP 10 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4982.70 FEET PER THE UTAH COUNTY SURVEYORS SECTION TIE SHEET, TIE NO. 44-76.

PERTAINING TO ALTA TABLE A ITEM NO 6 (A, B): NO ZONING LETTER WAS SUPPLIED FOR REVIEW, INFORMATION PROVIDED WAS FOUND ON SANTAQUIN CITY ZONING WEBSITE.

PERTAINING TO ALTA TABLE A ITEM NO 7 (A, B-1): EXTERIOR DIMENSIONS OF THE MAIN BUILDING 55.05'x90.53', CARWASH 61.58'x27.79', AND GAS PUMP CANOPY 54.79'x147.57'. FOR FOOTPRINT OF ALL BUILDINGS SEE MAP ON VP-101

PERTAINING TO ALTA TABLE A ITEM NO 8: SUBSTANTIAL FEATURES INCLUDE MAIN BUILDING, CARWASH, CANOPY, AND PYLON SIGN.

PERTAINING TO ALTA TABLE A ITEM NO 9: THE SITE CONTAINS 28 REGULAR PARKING STALLS AND 2 ADA PARKING STALLS.

PERTAINING TO ALTA TABLE A ITEM NO 11 (A, B): RECORDS AND MAPS FROM THE VARIOUS UTILITY COMPANIES REVEAL EXISTING UTILITY LINE LOCATIONS. NO UNDERGROUND EXPLORATIONS WERE PERFORMED. NO MARKINGS WERE COORDINATED WITH THE SURVEYOR ON SITE.

PERTAINING TO ALTA TABLE A ITEM NO 12: NO ADDITIONAL SURVEY REQUIREMENTS WERE PROVIDED BY THE CLIENT.

PERTAINING TO ALTA TABLE A ITEM NO 13: ADJOINING OWNERS INCLUDE 242 PARTNERS, LLC AND MURDOCK FORD LAND AND BUILDING COMPANY, LLC.

PERTAINING TO ALTA TABLE A ITEM NO 16: THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS IN THE SOUTHEAST CORNER OF THE PROPERTY.

PERTAINING TO ALTA TABLE A ITEM NO 17: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

PERTAINING TO ALTA TABLE A ITEM NO 18: PLOTTABLE OFFSITE EASEMENTS OR SERVITUDE'S WERE REVEALED WITHIN THE TITLE REPORT OR SUPPLIED TO THE SURVEYOR FOR REVIEW. A 10' PUBLIC UTILITY EASEMENT ON THE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY PER ENTRY NO. 88702:2005, MAP NO. 11203, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

GENERAL NOTES CONTINUED

1. *THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°43'52" W 2659.70' BETWEEN THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.*
2. *ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.*
3. *THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY.*
4. *THE SURVEY OF THE SUBJECT PROPERTY WAS DONE (11/30/2025 THROUGH 12/12/2025)*
5. *AREA OF EXISTING BUILDINGS ARE AS FOLLOWS:*
   - 5.1. *EXISTING CAR WASH : 1,707.02 SQFT*
   - 5.2. *EXISTING BUILDING: 5,286.43 SQFT*

BENCHMARK

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4982.70.

FLOOD ZONE DATA

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH AND INCORPORATED AREAS MAP NUMBER 49049C0975F DATED JUNE 19, 2020.

ZONING INFORMATION

ZONE:	PC
BUILDING SETBACK REQUIREMENTS-	
FRONT YARD:	10'
BACK YARD:	10'
SIDE BACK YARD:	10'
HEIGHT RESTRICTIONS:	48' MAXIMUM

NARRATIVE

THIS SURVEY WAS REQUESTED BY JOE GIBB FOR MAVERIK, INC FOR FUTURE DEVELOPMENT. THE BOUNDARY OF THE PROPERTY WAS RETRACED PER DEED AND THE LEGAL DESCRIPTION FROM THE DEED AGREED WITH ADJACENT PROPERTY DESCRIPTIONS AND ROADWAY RIGHT-OF-WAY BOUNDARY DESCRIPTIONS. A REBAR AND CAP WAS PLACED AT THE SOUTHEAST CORNER OF THE PROPERTY AND COPPER PLUG WAS PLACE IN THE CURB AND GUTTER ON THE PROPERTY LINE EXTENDED AND THE NORTHEAST CORNER OF THE PROPERTY. THE BASIS OF BEARING FOR THIS PROJECT WAS TAKEN FROM THE SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A SOUTH 89°43'52" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST QUARTER CORNER OF SECTION 15, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BENCHMARK ELEVATION FOR THIS PROJECT IS THE NORTHEAST CORNER OF SAID SECTION 15 WITH AN ELEVATION OF 4982.70'.

LEGAL DESCRIPTION (PER DEED/TITLE COMMITMENT)

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.

REFERENCE DOCUMENTS

1. WARRANTY DEED ENTRY NO. 39122:2012 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
2. STREET DEDICATION PLAT ENTRY NO. 88072:2005, MAP # 11203, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
3. SECOND SUPPLEMENTAL DECLARATION AND AMENDMENT NO. 3, RECORDED SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE.
4. SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A ENTRY NO. 20960:2022 MAP NO. 18175

SURVEYOR CERTIFICATE

THE UNDERSIGNED BEING A REGISTER SURVEYOR OF THE STATE OF UTAH CERTIFIES TO (I) MAVERIK INC. (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7(B-1), 8, 9, 11(A), 11(B), 12,13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2025.

I ALSO FURTHER CERTIFY THAT:

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF AL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS DISCLOSED ON THE SUBJECT PROPERTY.
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NOT VISIBLE EASEMENTS OR RIGHT OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
4. THE SUBJECT PARCELS HAVE DIRECT ACCESS TO AND FROM SUMMIT RIDGE PARKWAY AND SOUTH RIDGE FARMS ROAD.
5. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES FORM A MATHEMATICAL CLOSED FIGURE. "TOTAL BOUNDARY DESCRIPTION PER SURVEY" LEGAL DESCRIPTIONS DOES FORM A MATHEMATICAL CLOSED FIGURE.
6. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THIS SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

PROFESSIONAL LAND SURVEYOR — DAVID B. JOHNSON — No. 5338869 — 05/27/26 — STATE OF UTAH

05/27/26
DATE

NAME OF SURVEYOR: DAVID B. JOHNSON
REGISTRATION NO. 5338869

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NO.	REVISION	DATE
5	-	-
4	-	-
3	ALTA	05/27/26
2	PRELIMINARY	03/24/26
1	1ST SUBMITTAL	02/20/26

CLIENT / OWNER INFORMATION:

MAVERIK, INC.
JOE GIBB
185 SOUTH STATE STREET
SLC, UTAH 84111
801-428-7894

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST ● SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

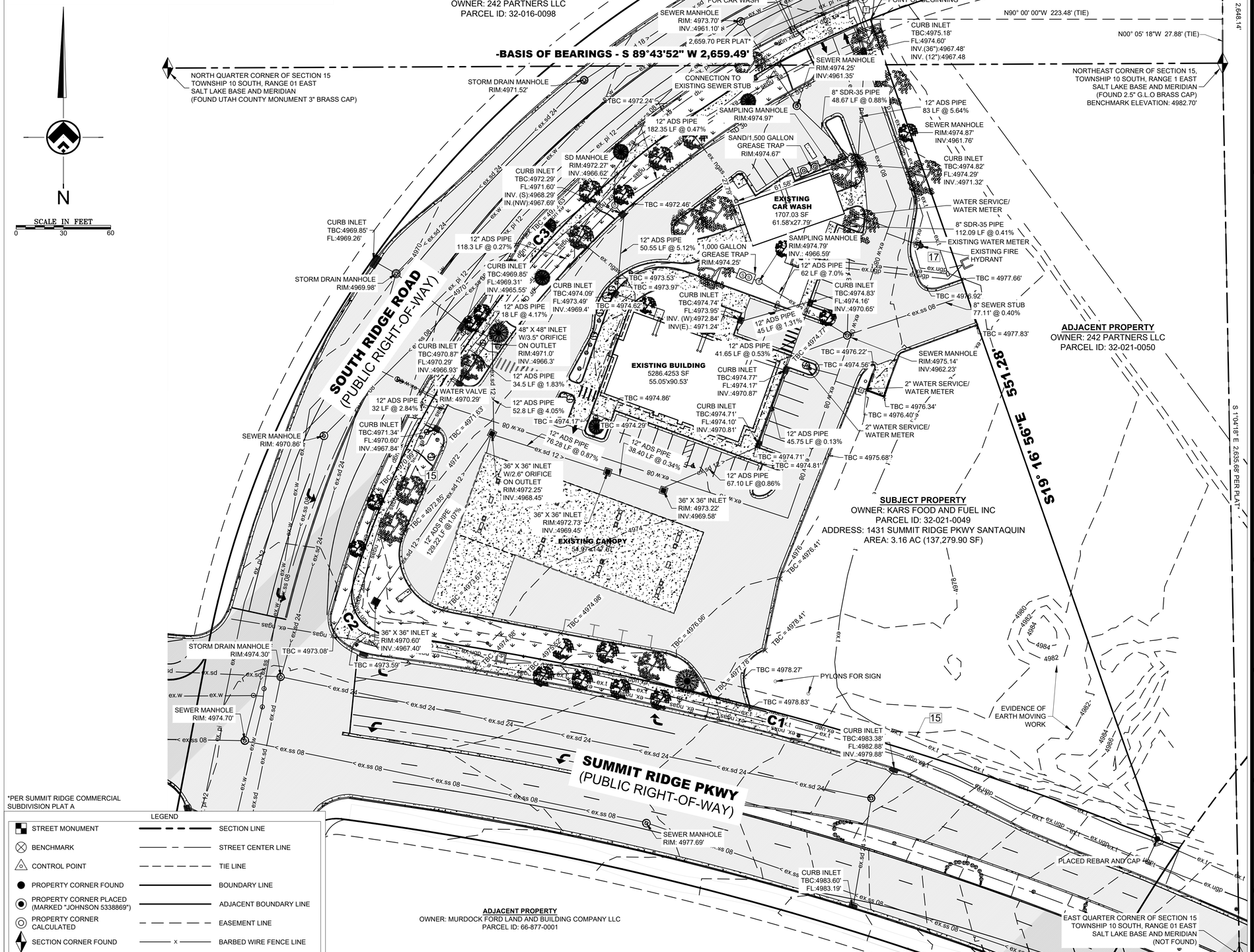
ALTA COVER
SANTAQUIN MAVERIK
SANTAQUIN, UTAH COUNTY, UTAH

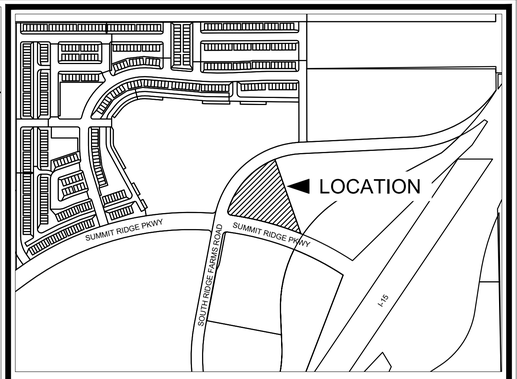
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PARCEL CURVE TABLE

CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	507.91	2060.00	14°07'36"	N75°07'34"W	506.62
C2	43.18	25.00	98°57'49"	N32°42'30"W	38.01
C3	502.58	560.00	51°25'14"	N42°28'58"E	485.88





LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED NORTH 00°05'18" WEST ALONG THE SECTION LINE 27.88 FEET AND WEST 223.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19°16'56" EAST 551.28 FEET; THENCE ALONG THE ARC OF A 2,060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: SOUTH 21°56'14" WEST) 507.91 FEET THROUGH A CENTRAL ANGLE OF 14°07'36" (CHORD: NORTH 75°07'34" WEST 506.62 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 43.18 FEET THROUGH A CENTRAL ANGLE OF 98°57'45" (CHORD: NORTH 32°42'30" WEST 38.01 FEET); THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT 502.57 FEET THROUGH A CENTRAL ANGLE OF 51°25'12" (CHORD: NORTH 42°28'58" EAST 485.88 FEET) TO THE POINT OF BEGINNING.



ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

MAVERIK, INC.
JOE GIBB
185 SOUTH STATE STREET
SLC, UTAH 84111
801-428-7894

SHEET INFORMATION:

ALTA 1
SANTAQUIN MAVERIK
SANTAQUIN, UTAH COUNTY, UTAH

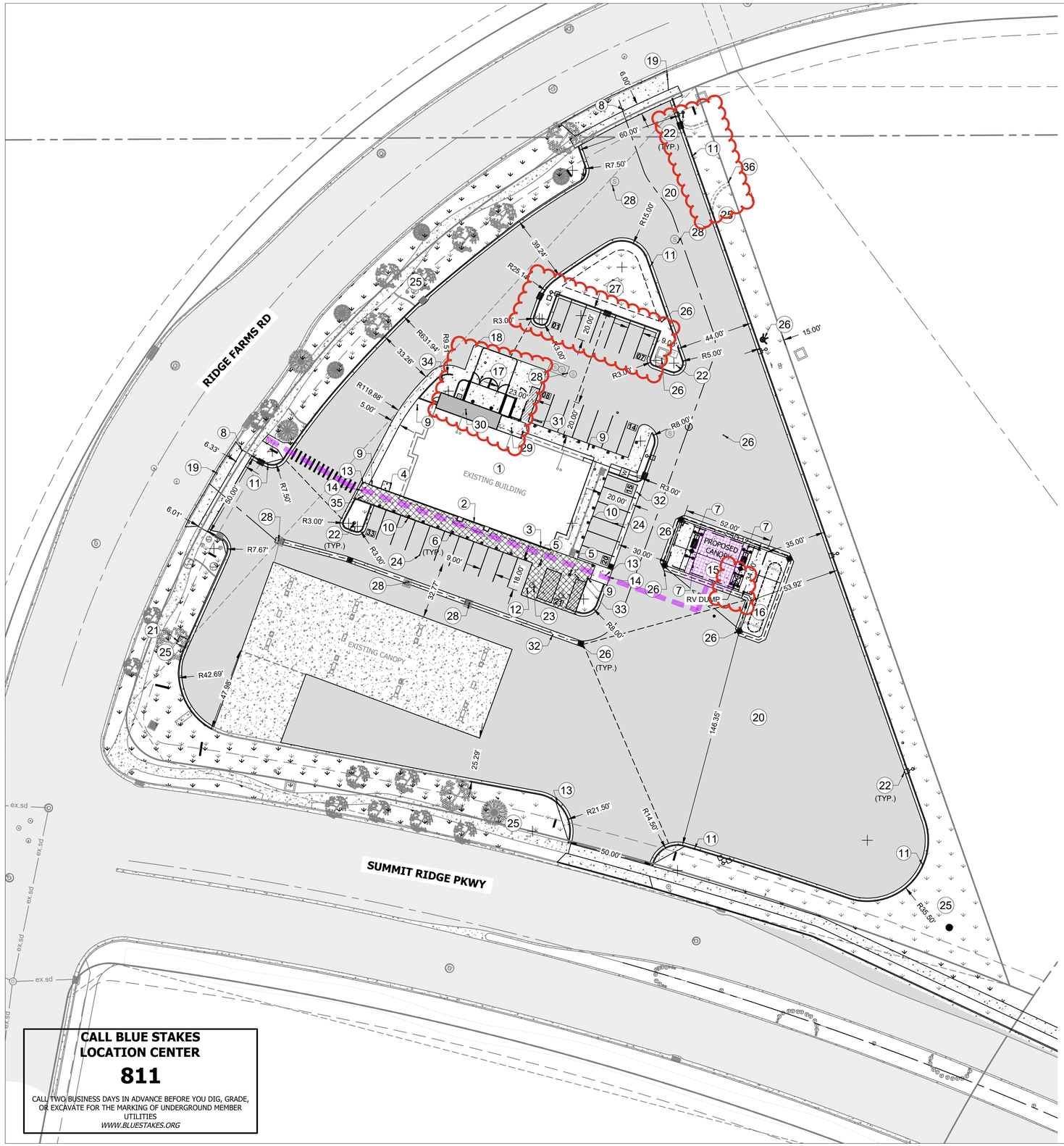
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NO.	DATE	REVISION
03	05/27/26	ALTA
2	03/24/26	PRELIMINARY

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SITE PLAN KEYNOTES

1. MAVERIK CONVENIENCE STORE, REFER TO ARCHITECTURAL DRAWINGS. STORE TYPE AND ORIENTATION PER CONCEPTUAL SITE PLAN
2. BUILDING ENTRY, REFER TO ARCHITECTURAL DRAWINGS
3. EXISTING PROTOTYPICAL PROPANE VENDING LOCATION
4. HI-ROLLER BICYCLE RACK. PROVIDE A MINIMUM OF 3 BICYCLE SPACES. RE: SHEET C1.93 E
5. ACCESSIBLE VAN PARKING SIGN WITH 6-INCH PIPE BOLLARD. RE: SHEET C1.93 DETAIL A
6. 6-INCH PARKING BOLLARD (TYP). SEE DETAILS FOR INSTALLATION AND SPACING. RE: SHEET C1.92 DETAILS A, B, AND E
7. HOOP BOLLARD AT FORECOURT FUEL ISLAND; WEDGE BOLLARD AT COMMERCIAL FUEL ISLAND. RE: SHEET C1.92 DETAIL C
8. 4-INCH MINIMUM THICK CONCRETE WALKWAY WITH MEDIUM BROOM TEXTURE. RE: SHEET C1.90 DETAILS E AND H
9. 4-INCH MINIMUM THICK CONCRETE WALKWAY AT BUILDING WITH MEDIUM BROOM TEXTURE. RE: SHEET C1.90 DETAILS E AND I
10. WALKWAY IS TO BE FLUSH WITH ASPHALT PAVEMENT AT PERIMETER OF BUILDING
11. ONSITE 24-INCH CONCRETE CURB AND GUTTER. TYPE DETERMINED BY CEC.
12. CONCRETE PARKING STALLS. RE SHEET C1.90 DETAIL F
13. ACCESSIBLE CURB RAMP
14. DETECTIBLE WARNING STRIP
15. FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. SEE ARCHITECTURAL DRAWINGS FOR FUEL CANOPY. CHAMFER ALL FUEL ISLAND PAD CORNERS AS SHOWN. RE: SHEET C1.91 DETAIL F, AND SHEET C1.90 DETAIL E
16. UNDERGROUND FUEL STORAGE TANK PAD. CHAMFER ALL TANK PAD CORNERS AS SHOWN. VERIFY UNDERGROUND STORAGE TANK LAYOUT AND DIMENSIONS WITH FUELING DISPENSING DRAWINGS. RE: SHEET C1.91 DETAIL G, AND SHEET C1.90 DETAIL E
17. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS. FOUNDATION, SEE STRUCTURAL DRAWINGS
18. CONCRETE TRASH ENCLOSURE ACCESS PAD. CHAMFER CORNERS AS SHOWN. RE: SHEET C1.90 DETAILS G AND E
19. DRIVE APPROACH PER SANTAQUIN CITY REQUIREMENTS
20. ASPHALT PAVEMENT. RE: SHEET C1.10 PAVING PLAN
21. XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C1.93 DETAIL H
22. SITE LIGHTING. BASE TO BE LOCATED 3 FEET FROM THE BACK OF CURB TO CENTER OF POLE ON STRAIGHT CURB SECTIONS, 5 FEET BACK FROM FACE OF CURB TO CENTER OF POLE BASE WHEN ADJACENT TO PARKING. NO LIGHT POLES ARE ALLOWED WITHIN 10 FEET OF DRIVE APPROACHES. LIGHT POLES IN LANDSCAPE ISLANDS SHALL BE CENTERED ON THE ISLAND AND AT LEAST 7 FEET BACK FROM THE FRONT OF THE ISLAND. REFERENCE UTILITY DESIGN DOCUMENTS FOR DETAILS.
23. PAINT ACCESSIBLE MARKINGS IN PARKING STALLS PER JURISDICTIONAL AND ADA STANDARDS. RE: SHEET C1.93, DETAIL B AND DETAIL C.
24. PAINT 4-INCH WIDE SOLID YELLOW PARKING STRIPES, TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS
25. SITE LANDSCAPING AND IRRIGATION SYSTEM. REFERENCE LANDSCAPE DESIGN DOCUMENTS FOR DETAILS
26. UTILITY STRUCTURE
27. LANDSCAPE TO SERVE AS A STORAGE POND. RE: SHEET C2.00 FOR MORE INFORMATION
28. EXISTING UTILITY STRUCTURE (TYP.)
29. PROPOSED HOUSEKEEPING PAD. REFERENCE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION, ARCHITECTURAL FOR HOUSEKEEPING SCREENING DETAILS AND EQUIPMENT FLOOR PLAN AND ELECTRICAL DRAWINGS FOR EQUIPMENT DETAILS AND INSTALLATION. COORDINATE COMPRESSOR LINE TO COMMERCIAL MEP DRAWINGS (COMPRESSOR MAY BE INSIDE OF BUILDING). RE: SHEET C1.90 DETAIL E
30. PROPOSED 342 S.F. ADDITION TO MAVERIK CONVENIENCE STORE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL ADDITION TO BUILDING DIMENSIONS & DETAILS.
31. FURNISH AND INSTALL 6'X8" PARKING STOP 2' FROM FACE OF CURB. RE: SHEET C1.91 DETAIL H.
32. CONCRETE WATER WAY. RE: SHEET C1.91 DETAILS C AND D.
33. SOUTH EAST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL A.
34. NORTH WEST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL B.
35. SOUTH WEST ISOMETRIC VIEW. RE: SHEET C1.01 DETAIL C.
36. FUTURE CONSIDERATION FOR SHARED ACCESS SHALL BE ADDRESSED AT SUCH TIME THE ADJACENT OWNER PROPOSES A SITE PLAN

SITE PLAN LEGEND

- SUBJECT PARCEL BOUNDARY
- SETBACK
- ACCESSIBLE PATH
- AREAS TO COMPLY WITH ACCESSIBLE STANDARDS
- # PARKING STALL QUANTITY
- STANDARD DUTY ASPHALT PAVEMENT

DEVELOPMENT SUMMARY

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
PARCEL AREA	137,574 SF	3.16	100%
BUILDING AREA	5,634	0.13	4.0%
POST DEVELOPMENT IMPERVIOUS AREA	105,744	2.43	77.0%
POST DEVELOPMENT LANDSCAPE AREA	26,196	0.60	19.0% (0% REQ.)
PARKING REQUIRED	30 PARKING STALLS (1/147 S.F. STORE)		
PARKING PROVIDED	34 TOTAL STALLS		
ACCESSIBLE STALLS REQUIRED	2 ACCESSIBLE STALLS		
ACCESSIBLE STALLS PROVIDED	2 ACCESSIBLE STALLS		
BICYCLE SPACES PROVIDED	3 BICYCLE SPACES		
BUILDING HEIGHT	48' MAXIMUM		
ZONING	PC - PLANNED COMMUNITY		
PROPOSED USE	CONVENIENCE STORE		

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

20 0 20 40 60

Scale: 1" = 20'

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111
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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
07/09/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
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REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

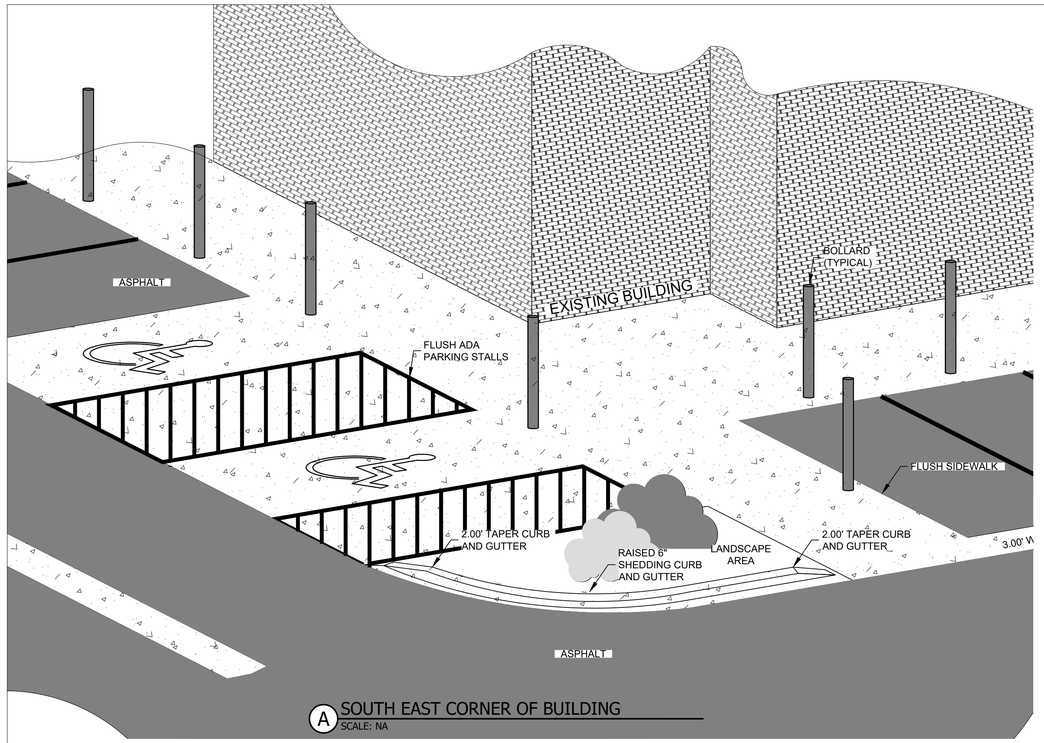
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SITE PLAN

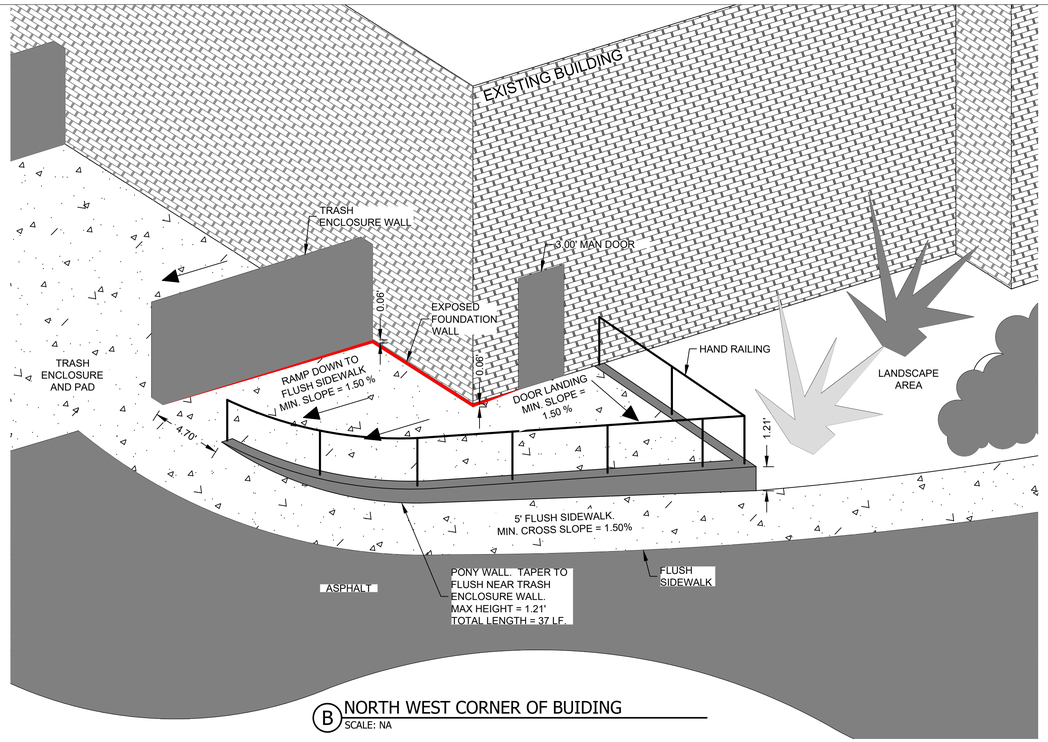
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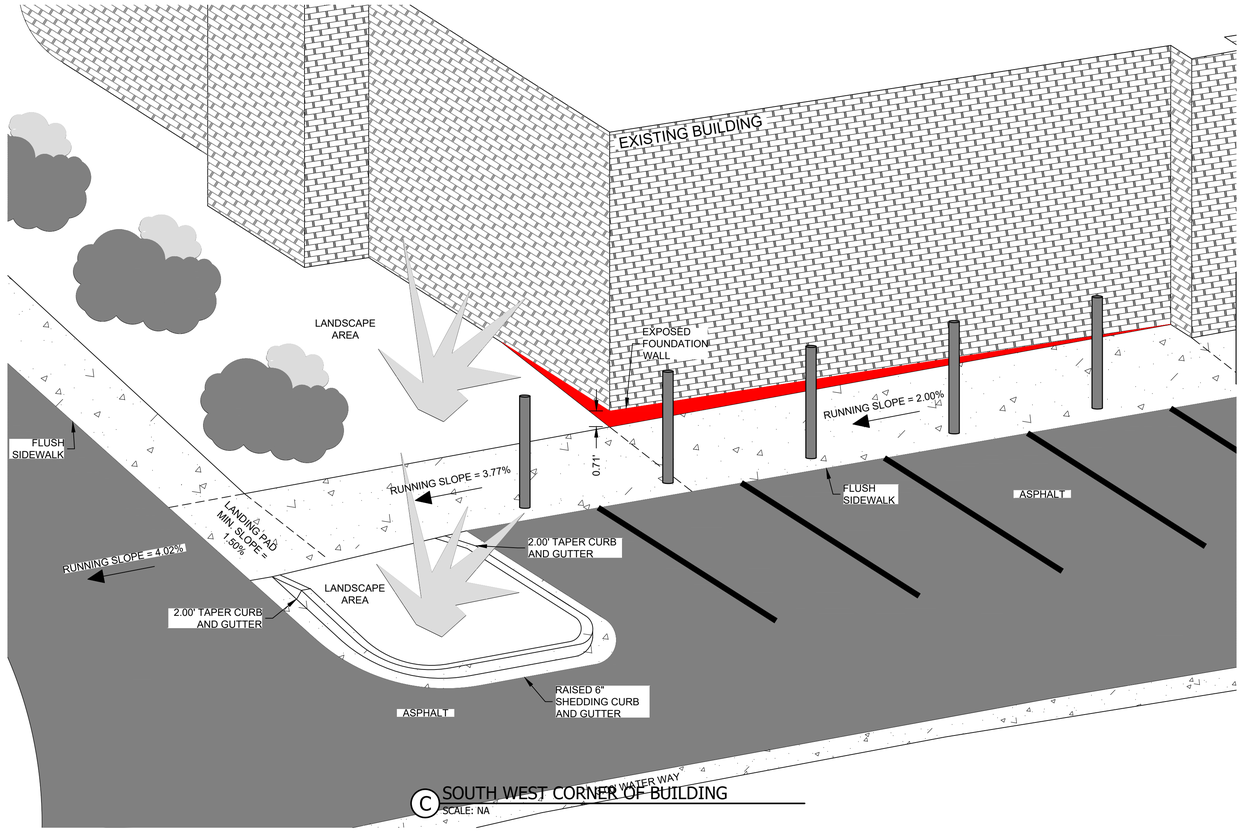
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A SOUTH EAST CORNER OF BUILDING
SCALE: NA



B NORTH WEST CORNER OF BUIDING
SCALE: NA



C SOUTH WEST CORNER OF BUILDING
SCALE: NA

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N

20 0 20 40 60
Scale: 1" = 20'

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
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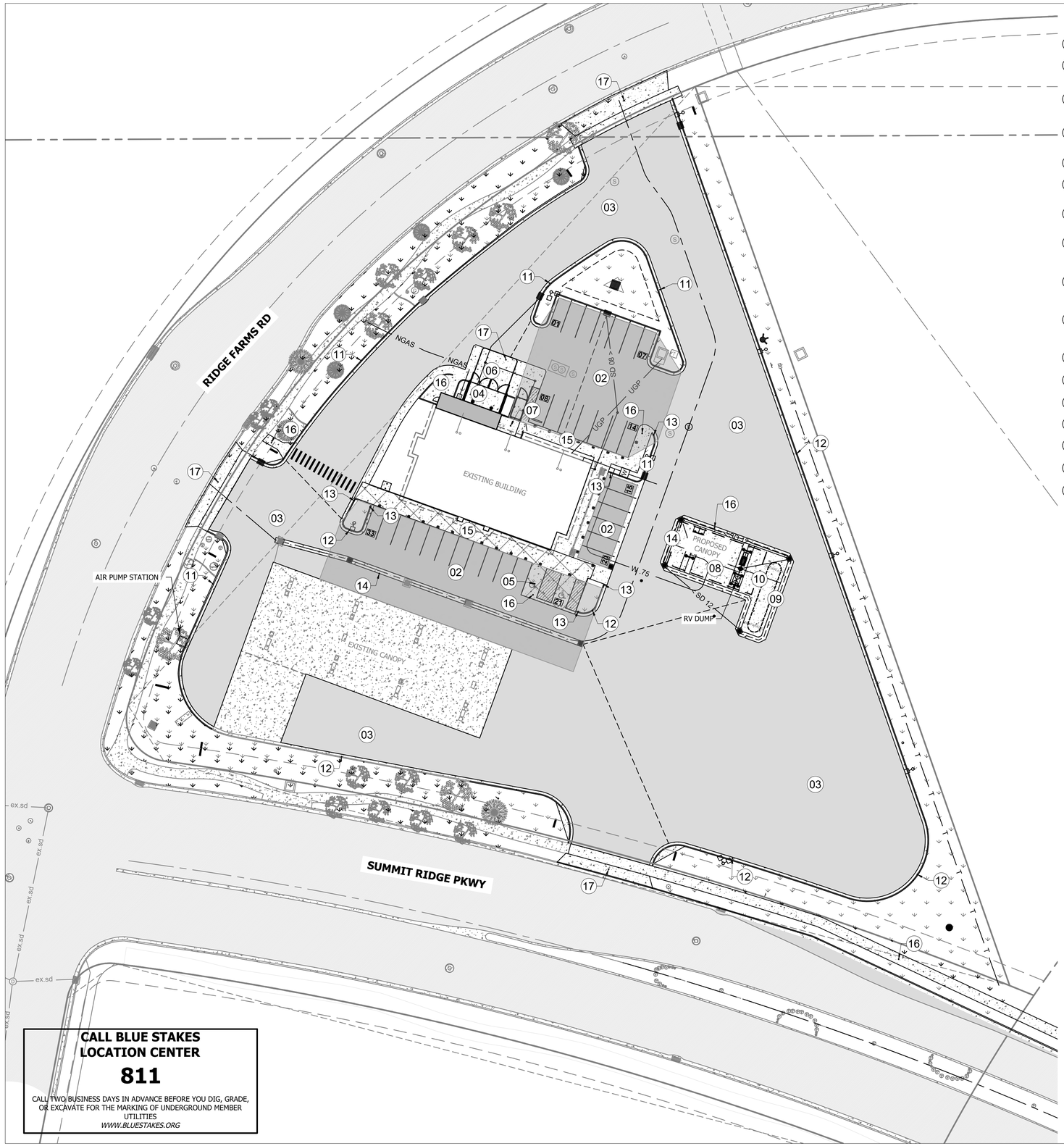
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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SITE PLAN ISOMETRIC VIEWS

SHEET NUMBER
C1.01

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PAVING PLAN KEYNOTES

1. OFF-SITE IMPROVEMENT PLANS, PERMITTING AND APPROVAL PROVIDED BY OTHERS
2. FURNISH AND INSTALL LIGHT DUTY ASPHALT PAVEMENT. RE: SHEET C1.90, DETAIL A.
3. FURNISH AND INSTALL HEAVY DUTY ASPHALT PAVEMENT. RE: SHEET C1.90, DETAIL B.
4. TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS. FOUNDATION, SEE STRUCTURAL DRAWINGS
5. FURNISH AND INSTALL CONCRETE PARKING STALL. RE: SHEET C1.90, DETAIL F.
6. FURNISH AND INSTALL CONCRETE TRASH ENCLOSURE ACCESS PAD. RE: SHEET C1.90, DETAIL G.
7. PROPOSED HOUSEKEEPING PAD. REFERENCE STRUCTURAL PLANS FOR CONCRETE WORK AND ARCHITECTURAL PLANS FOR EQUIPMENT DETAILS AND INSTALLATION.
8. PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. FURNISH AND INSTALL CONCRETE PAD UNDER FUEL CANOPY PER MAVERIK STANDARDS. CHAMBER ALL CORNERS AS SHOWN. RE: SHEET C1.91, DETAIL F. FUEL CANOPY PER ARCHITECTURAL PLANS.
9. PROPOSED UNDERGROUND FUEL STORAGE. FURNISH AND INSTALL TANKS, BACKFILL AND CONCRETE PAD PER MAVERIK STANDARDS. RE: SHEET C1.91, DETAIL G AND FUELING PLANS.
10. FURNISH AND INSTALL FUEL PIPING, BACKFILL AND CONTROL TRENCH CAP SECTION. RE: SHEET C1.91, DETAIL I AND FUELING PLANS. TRENCH CAP ALIGNMENT AND WIDTH SHOWN FOR REFERENCE ONLY, SEE FUELING PLANS FOR DESIGN.
11. FURNISH AND INSTALL 24 INCH CONCRETE 'CATCH' CURB AND GUTTER. RE: SHEET C1.91, DETAIL A.
12. FURNISH AND INSTALL 24" CONCRETE 'SPILL' CURB AND GUTTER. RE: SHEET C1.91, DETAIL B.
13. CURB HEIGHT VARIES, PROVIDE 2' TRANSITION FROM 0" TO 6". RE: SITE GRADING PLAN SHEET C2.00.
14. FURNISH AND INSTALL 3' WIDE CONCRETE WATER WAY. RE: DETAIL SHEET C1.91 DETAIL C.
15. FURNISH AND INSTALL 4" THICK CONCRETE WALKWAY WITH LIGHT BROOM FINISH. RE: SHEET C1.90, DETAIL H.
16. FURNISH AND INSTALL LIGHT DUTY CONCRETE RE: SHEET C1.90, DETAIL C.
17. FURNISH AND INSTALL HEAVY DUTY CONCRETE. RE: SHEET C1.90, DETAIL D.

PAVING PLAN LEGEND

- SUBJECT PARCEL BOUNDARY
- SETBACK
- ACCESSIBLE PATH
- AREAS TO COMPLY WITH ACCESSIBLE STANDARDS
- # PARKING STALL QUANTITY
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

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N

30 0 30 60 90

Scale: 1" = 30'

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05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

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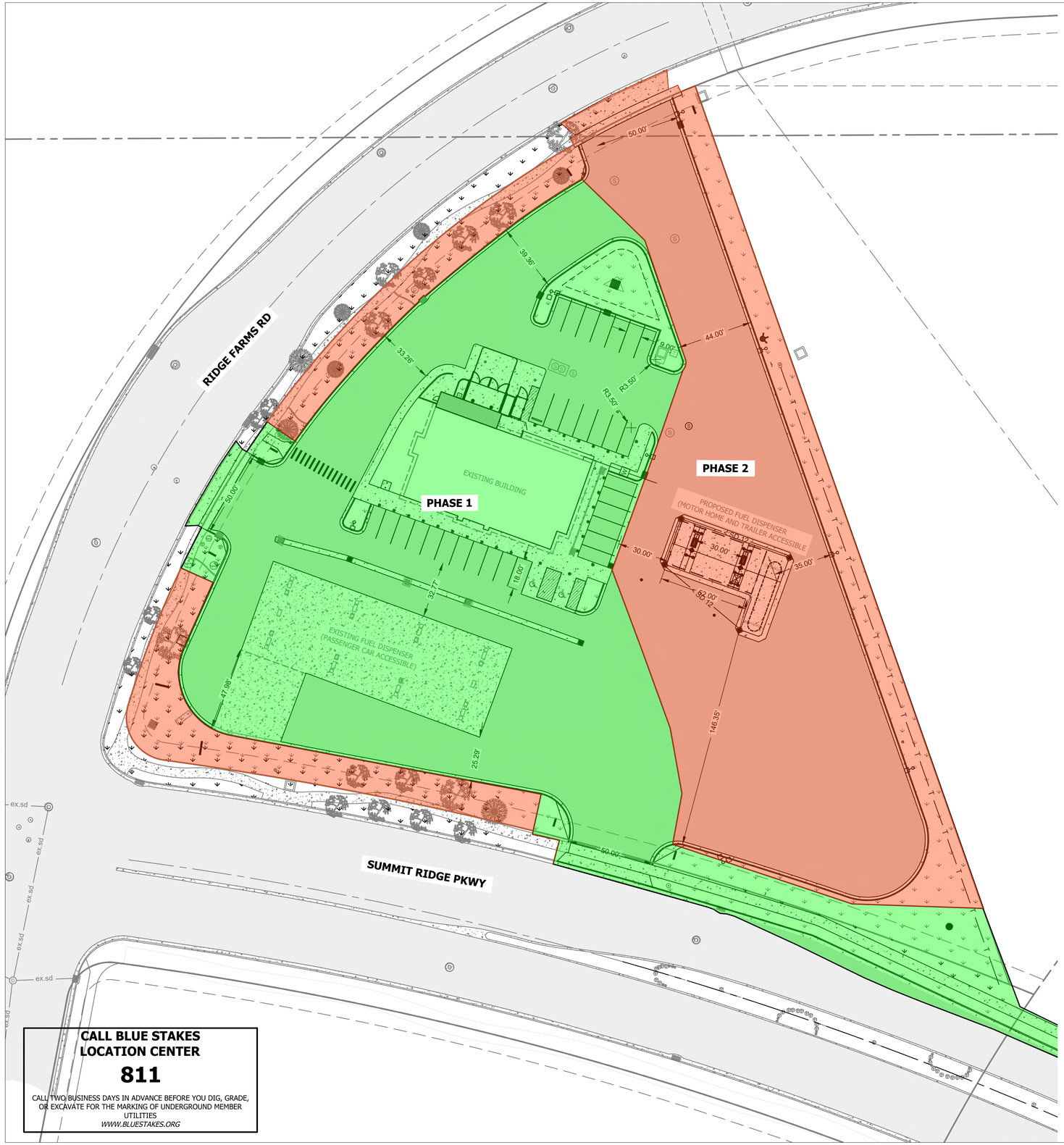
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SHEET NAME
PAVING PLAN

SHEET NUMBER
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PHASE 1 - GREEN
- REMODEL BUILDING AND CANOPY
- INSTALL SIGNAGE
- BUILD IMPROVEMENTS REQUIRED IN SUMMIT RIDGE PARKWAY
- BUILD IMPROVEMENTS AROUND BUILDING
- BUILD FUEL TRENCH AND TRANSITION SUMP THROUGH PHASE 1 AREA
- BUILD BUILDING ADDITION AND DUMPSTER ENCLOSURE- BUILD SOUTHERN APPROACH ALONG RIDGE FARMS ROAD
- DEMO CAR WASH
- INSTALL STORM CHAMBERS

PHASE 2 - RED
- INSTALL FUEL TANK
- BUILD NEW CANOPY
- BUILD RV DUMP
- BUILD NORTHERN APPROACH
- CONTINUE FUEL TRENCH FROM TRANSITION SUMP TO NEW FUELING CANOPY
- INSTALL/FINALIZE ALL SITE LANDSCAPING

N

30 0 30 60 90

Scale: 1" = 30'

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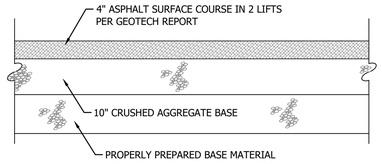
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PHASING DIAGRAM

SHEET NUMBER

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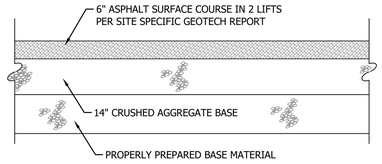
PAVEMENT SECTION NOTE:

1.CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT SECTION. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

(A) LIGHT DUTY ASPHALT PAVEMENT

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



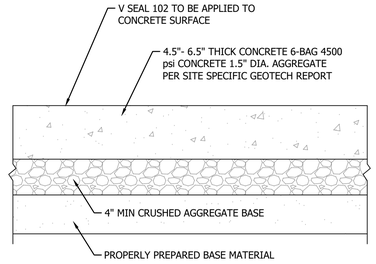
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1.CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT SECTION. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

(B) HEAVY DUTY ASPHALT PAVEMENT

SCALE: NTS

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Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

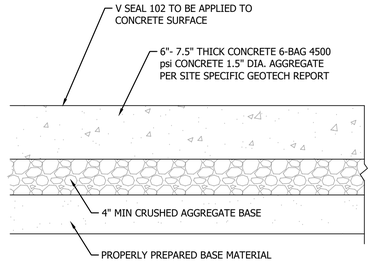


PAVEMENT SECTION & INSTALLATION NOTE:
TRAFFIC CATEGORIES A, B, AND E HAVE DIFFERENT PCC THICKNESS LEVELS. REFER TO GEOTECH REPORT FOR GUIDLINES REGARDING THICKNESS PER ANTICIPATED TRAFFIC FLOW.

(C) LIGHT DUTY CONCRETE PAVEMENT

SCALE: NTS

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Standards Issue: 25_01
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Salt Lake City, Utah 84111

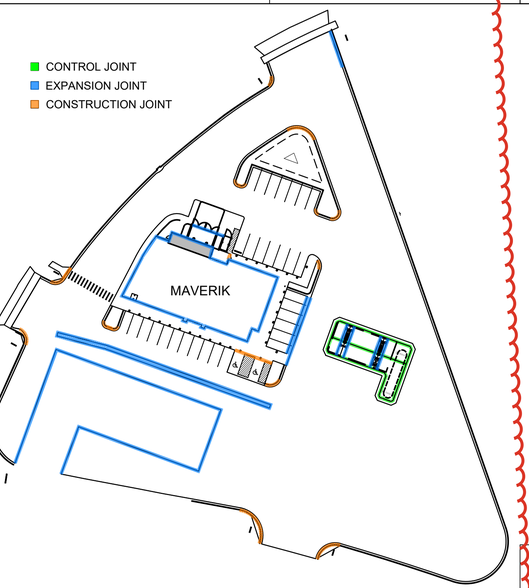


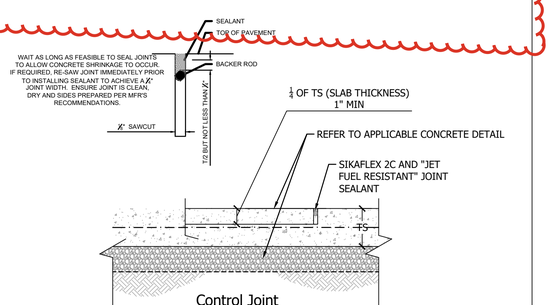
PAVEMENT SECTION & INSTALLATION NOTE:
TRAFFIC CATEGORIES D, AND AASHTO METHOD HAVE DIFFERENT PCC THICKNESS LEVELS. REFER TO GEOTECH REPORT FOR GUIDLINES REGARDING THICKNESS PER ANTICIPATED TRAFFIC FLOW.

(D) HEAVY DUTY CONCRETE PAVEMENT

SCALE: NTS

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Salt Lake City, Utah 84111





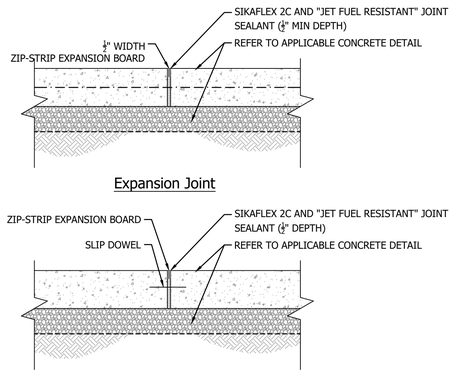
Control Joint

NOTE: DETAIL APPLIES TO ALL SITE CONCRETE FLATWORK (PAVEMENT, TANK CAP, SIDEWALK, ETC)

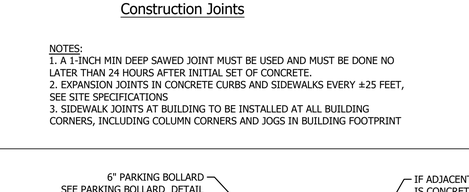
(E) CONCRETE JOINT DETAIL

SCALE: NTS

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Standards Issue: 25_01
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Expansion Joint



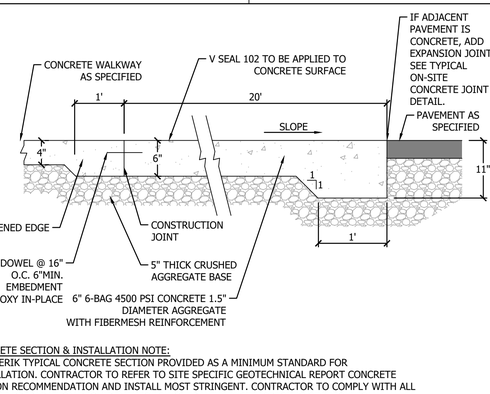
Construction Joints

NOTES:
1. A 1-INCH MIN DEEP SAWED JOINT MUST BE USED AND MUST BE DONE NO LATER THAN 24 HOURS AFTER INITIAL SET OF CONCRETE.
2. EXPANSION JOINTS IN CONCRETE CURBS AND SIDEWALKS EVERY ±25 FEET, SEE SITE SPECIFICATIONS
3. SIDEWALK JOINTS AT BUILDING TO BE INSTALLED AT ALL BUILDING CORNERS, INCLUDING COLUMN CORNERS AND JOGS IN BUILDING FOOTPRINT

(H) CONCRETE WALKWAY

SCALE: NTS

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Salt Lake City, Utah 84111

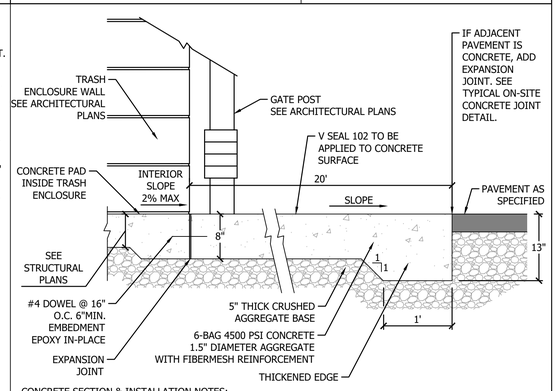


CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. THICKEN SLAB @ ALL OUTSIDE EDGES.

(F) CONCRETE PARKING STALL

SCALE: NTS

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Standards Issue: 25_01
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Salt Lake City, Utah 84111

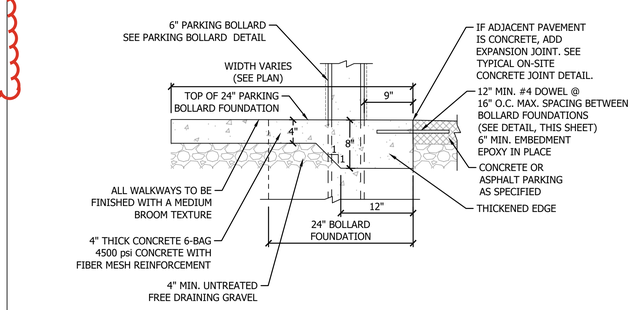


CONCRETE SECTION & INSTALLATION NOTES:
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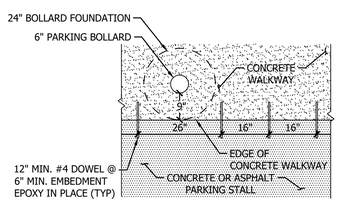
(G) TRASH ENCLOSURE ACCESS PAD

SCALE: NTS

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Standards Issue: 25_01
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CONCRETE SECTION & INSTALLATION NOTE:
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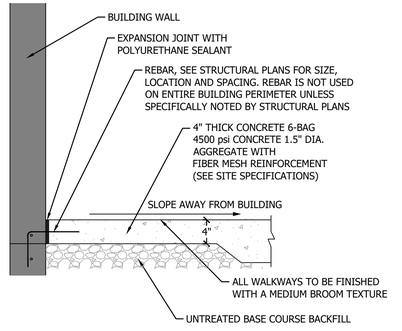


REBAR SPACING DETAIL

(I) CONCRETE WALKWAY AT BUILDING

SCALE: NTS

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Phone: 801-787-4569

STAMP:

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STATE OF UTAH

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DRAWN BY: DBJ | APPROVED BY: DBJ

DRAWING ISSUE

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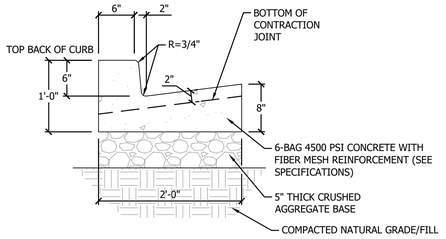
SHEET NAME

SITE DETAILS

SHEET NUMBER

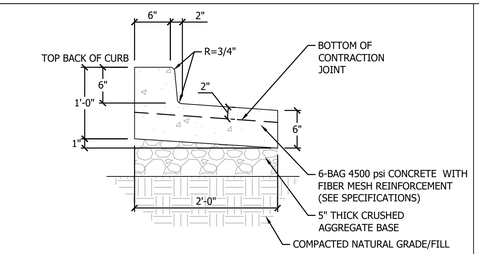
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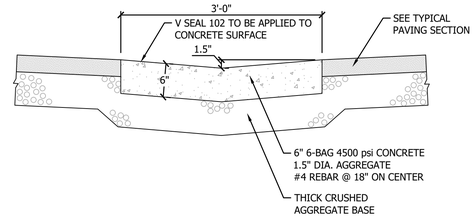
CONCRETE CURB AND GUTTER SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE CURB AND GUTTER SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

Ⓐ ON-SITE 'CATCH' CURB AND GUTTER | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



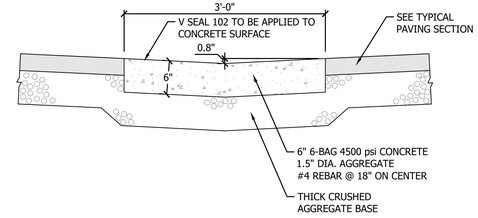
CONCRETE CURB AND GUTTER SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE CURB AND GUTTER SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

Ⓑ ON-SITE 'SPILL' CURB & GUTTER | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



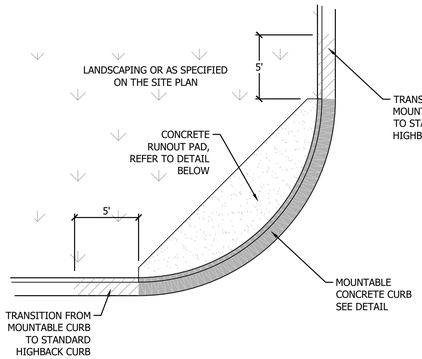
CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

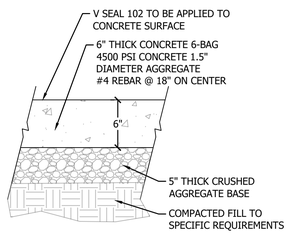
Ⓒ 3' CONCRETE WATERWAY | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



CONCRETE SECTION & INSTALLATION NOTE:
1. TRANSITION TO ACCESSIBLE WATERWAY TYPE MUST BE MADE AT HIGH OR LOW SPOT ELEVATION AND MUST BE DETAILED ON PLANS BY CEC FOR CLEAR CONSTRUCTION
2. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

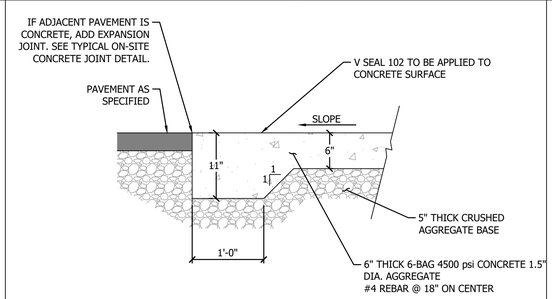
Ⓓ CONCRETE WATERWAY (ACCESSIBLE) | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111





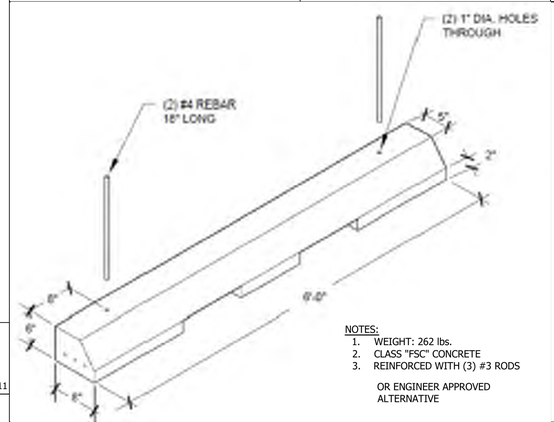
CONCRETE SECTION & INSTALLATION NOTE:
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Ⓔ CONCRETE RUNOUT PAD | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



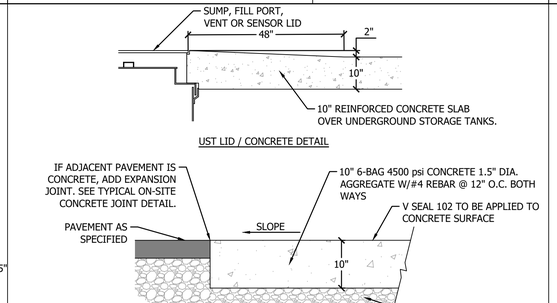
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.
3. 12-INCH CHAMFER AT EACH CONCRETE CORNER.

Ⓕ CONCRETE PAD UNDER FUEL CANOPY | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

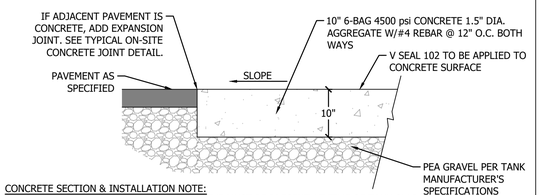


NOTES:
1. WEIGHT: 262 lbs.
2. CLASS "FSC" CONCRETE
3. REINFORCED WITH (3) #3 RODS
OR ENGINEER APPROVED ALTERNATIVE

Ⓗ CONCRETE PARKING STOP | SCALE: NTS

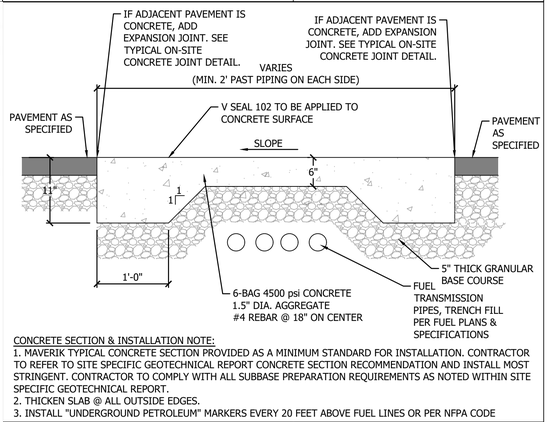


UST LID / CONCRETE DETAIL



CONCRETE SECTION & INSTALLATION NOTE:
1. . MAVERIK AND PETROLEUM REPRESENTATIVE MUST BE PRESENT AT TIME OF TANK SLAB CONCRETE POUR.
2. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
3. 12-INCH CHAMFER AT EACH CONCRETE CORNER.
4. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.
5. CONTROL JOINTS TO BE INSTALLED AT 8' MIN. - 12' MAX SPACING (10' SPACING PREFERRED) PERPENDICULAR TO TANKS AND 12'-15' SPACING PARALLEL TO TANKS.

Ⓖ FUEL TANK PAD | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111



CONCRETE SECTION & INSTALLATION NOTE:
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.
3. INSTALL "UNDERGROUND PETROLEUM" MARKERS EVERY 20 FEET ABOVE FUEL LINES OR PER NFPA CODE

Ⓘ CONCRETE TRENCH CAP SECTION | SCALE: NTS | MAVERIK Standards Issue: 25_01 185 S. State Street Salt Lake City, Utah 84111

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:
REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

△	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
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7	-	-
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9	-	-
10	-	-
11	-	-

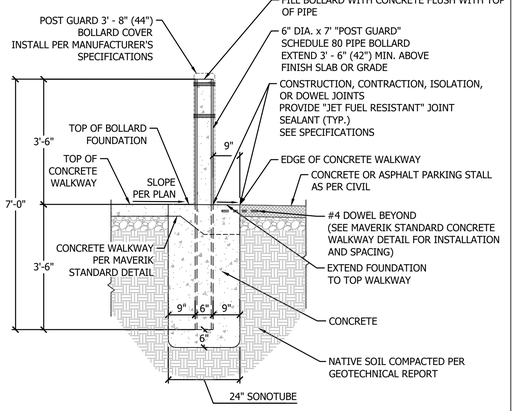
DRAWN BY: DBJ | APPROVED BY: DBJ

DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SITE DETAILS

SHEET NUMBER
C1.91

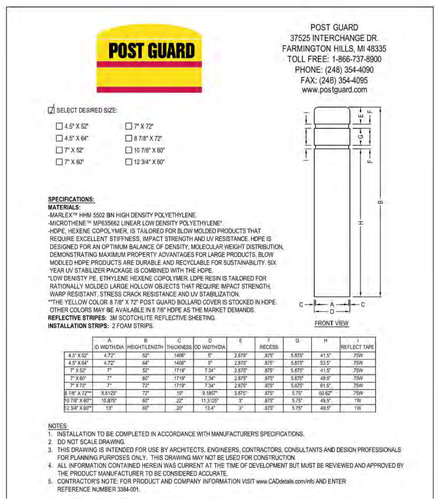
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A PARKING BOLLARD

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



	A	B	C	D	E	F	G	H	
	O.D WIDTH/DIA	HEIGHT/LENGTH	THICKNESS	I.D WIDTH/DIA		RECESS			REFLECT TAPE
4.5" X 62"	4.72"	62"	.1406"	4"	2.875"	.875"	5.875"	41.5"	.709"
4.5" X 64"	4.72"	64"	.1406"	4"	2.875"	.875"	5.875"	53.5"	.709"
7" X 52"	7"	52"	.1719"	7.34"	2.875"	.875"	5.875"	41.5"	.709"
7" X 60"	7"	60"	.1719"	7.34"	2.875"	.875"	5.875"	49.5"	.709"
7" X 72"	7"	72"	.1719"	7.34"	2.875"	.875"	5.875"	61.5"	.709"
8 7/8" X 72**	8.8125"	72"	.19"	8.185"	3.875"	.875"	5.75"	62.62"	.709"
10 7/8" X 60**	10.875"	60"	.22"	11.3125"	3"	.875"	5.75"	49.5"	1ft
12 3/4" X 80**	13"	80"	.20"	13.4"	3"	.875"	5.75"	69.5"	1ft

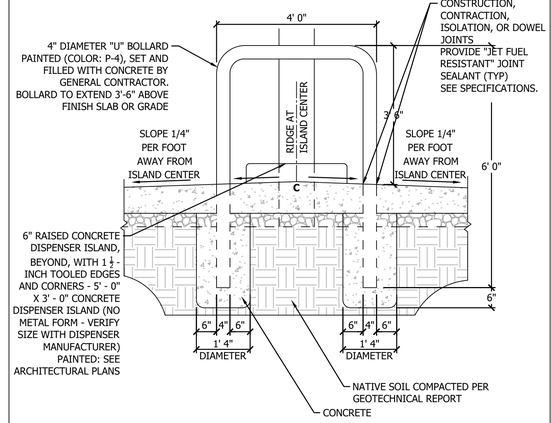
NOTE: CUSTOM HEIGHT REQUIRED (44") GC TO ORDER 7" x 44" COVERS FROM VENDOR

POST GUARD COLOR: BROWN
TAPE COLOR: RED

B PARKING BOLLARD COVER

SCALE: NTS

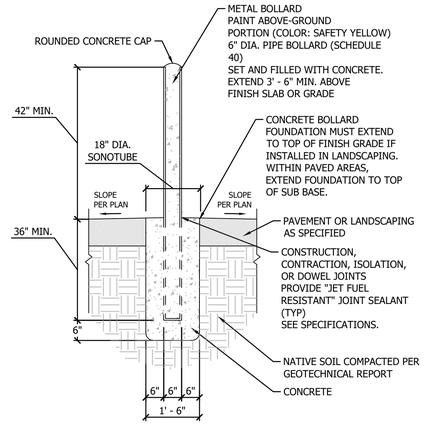
MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



C HOOP BOLLARD

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

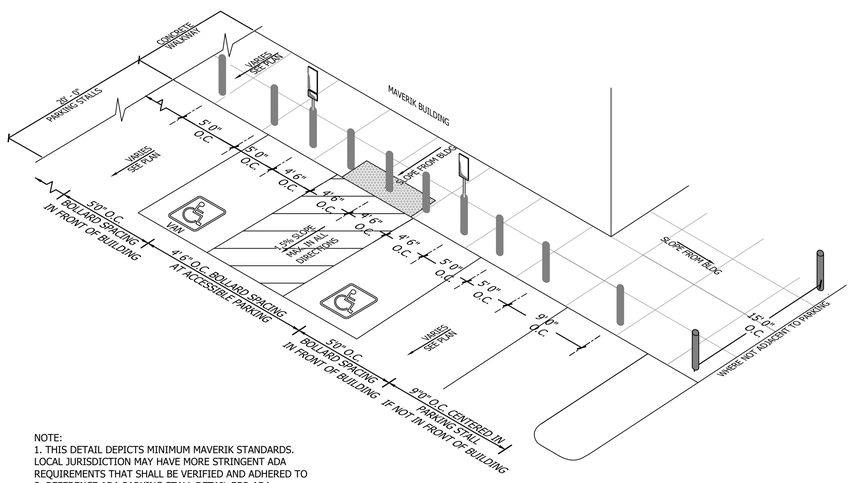


NOTES:
1. VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS. ADJUST ACCORDINGLY.

D UTILITY PROTECTION BOLLARD

SCALE: NTS

MAVERIK
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT ADA REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. REFERENCE ADA PARKING STALL DETAIL FOR ADA ELEMENTS. ADA SHOWN HERE FOR REFERENCE ONLY

E TYPICAL BOLLARD SPACING

SCALE: NTS

MAVERIK
Standards Issue: 25_01
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Salt Lake City, Utah 84111

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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
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9	-	-
10	-	-
11	-	-

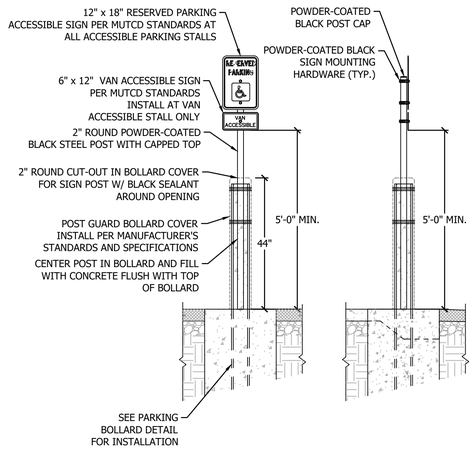
DRAWN BY: DBJ | APPROVED BY: DBJ

DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SITE DETAILS

SHEET NUMBER
C1.92

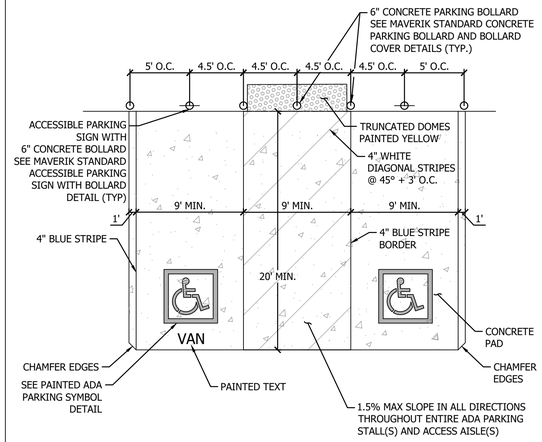
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A ACCESSIBLE PARKING SIGN WITH BOLLARD

SCALE: NTS

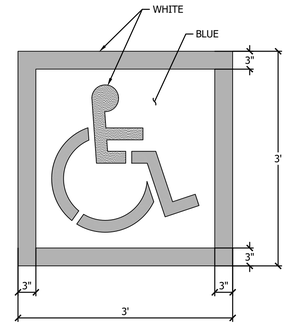
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



B ACCESSIBLE PARKING

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

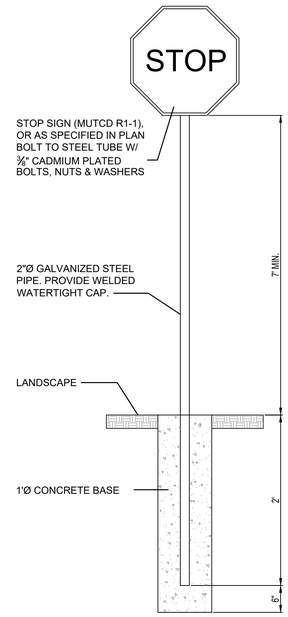


NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. PROVIDE TWO COATS OF PAINT
3. BLUE BACKGROUND WITH WHITE SYMBOL

C ACCESSIBLE PARKING SYMBOL

SCALE: NTS

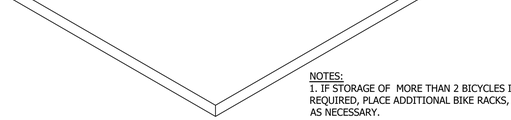
Standards Issue: 25_01
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Salt Lake City, Utah 84111



D TYPICAL STOP SIGN INSTALLATION

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

E HI-ROLLER BIKE RACK

SCALE: NTS

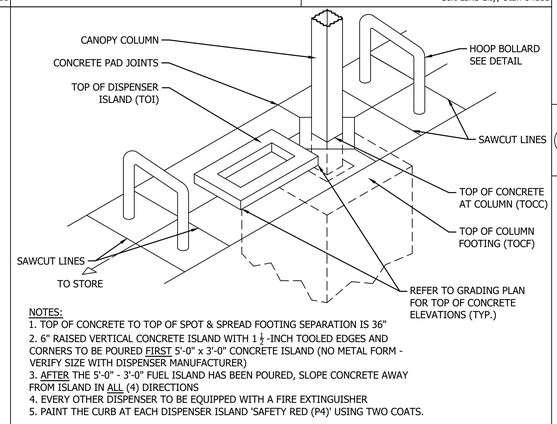
Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



F RAMP AND HANDRAIL

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

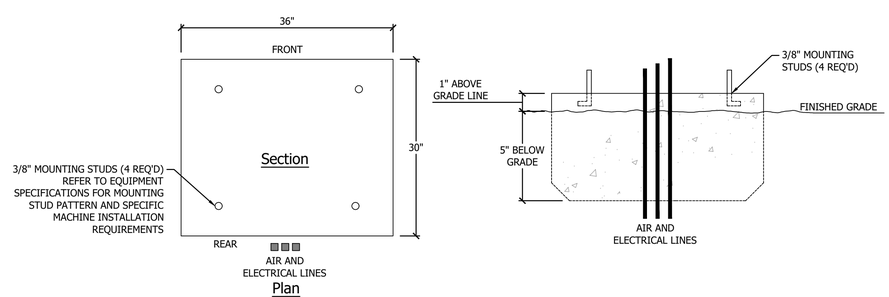


NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1 ½ -INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
3. AFTER THE 5'-0" - 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER
5. PAINT THE CURB AT EACH DISPENSER ISLAND 'SAFETY RED (P4)' USING TWO COATS.

G FUEL DISPENSER BASE

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



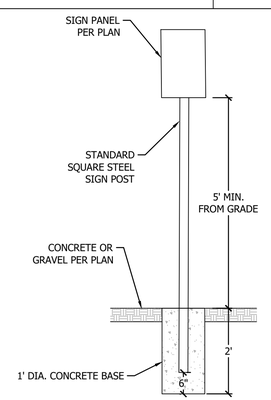
UTILITY REQUIREMENTS: OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL CONSTRUCTION WITH MANUFACTURER'S SPECIFICATIONS.

H XACTAIR STATION FOUNDATION

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111



I TYPICAL SIGN INSTALLATION

SCALE: NTS

Standards Issue: 25_01
185 S. State Street
Salt Lake City, Utah 84111

MAVERIK
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ARCHITECT/ENGINEER:
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Phone: 801-787-4569

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LOCATED IN THE NORTHEAST QUARTER OF THE
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SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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DRAWN BY: DBJ | APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

SITE DETAILS

SHEET NUMBER

C1.93

7/9/2026 12:40:57 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Documents\Details\C1.90 - Site Details Santaquin.dwg



GRADING PLAN KEYNOTES

1. 5'x5' ACCESSIBLE LANDING AREA AT ALL BUILDING ENTRANCES. LOCATIONS PER ARCHITECTURAL PROTOTYPE
2. 38"X48" ACCESSIBLE LANDING AREA AT ALL VENDING LOCATIONS. LOCATIONS PER ARCHITECTURAL PROTOTYPE.
3. 38"X48" CLEAR AREA AT ACCESSIBLE PICNIC TABLE
4. TRUNCATED DOME PAD AT ALL AREAS WHERE PEDESTRIAN WALKWAY TO RIGHT OF WAY ENTERS A VEHICLE TRAVEL WAY. ACCESSIBLE RAMPS WHERE GRADE TRANSITION IS REQUIRED.
5. GRADE SIDEWALK ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURE AT 2.0% MINIMUM, DO NOT EXCEED 4.5%.
6. GRADES WITHIN ACCESSIBLE PARKING AREA NOT TO EXCEED 4.5% IN ANY DIRECTION.
7. TRUNCATED DOME PAD WITH CENTER MOUNTED 6-INCH PARKING BOLLARD.
8. ACCESSIBLE ROUTE TO ACCESSIBLE FUELING POSITION, CROSS SLOPE NOT TO EXCEED 1.5%, SLOPE IN DIRECTION OF TRAVEL NOT TO EXCEED 4.5%.
9. GRADE TRASH ENCLOSURE TO DRAIN AWAY FROM THE BACK ENCLOSURE WALL. SLOPE NOT TO EXCEED 4.5%.
10. 20' TRASH ENCLOSURE ACCESS PAD. SLOPE AWAY FROM ENCLOSURE AT 2.0% MIN.
11. CURB TRANSITIONS FROM 0" AT WALK TO 6" HEIGHT OVER 24" RUN AT ALL LOCATIONS WHERE BUILDING ADJACENT WALKWAY MEETS CURB
12. MOUNTABLE CURB AT ALL EXTRUDING ISLANDS.
13. CONCRETE PAD UNDER FUEL CANOPY GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION, NOT LESS THAN 2.0% IN DIRECTION OF DRAINAGE
14. CONCRETE PAD OVER UNDERGROUND FUEL STORAGE TANKS, GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION.
15. AIR STATION USE AREA (10'x30') GRADES NOT TO EXCEED 4.5% IN ANY DIRECTION.
16. MOUNTABLE CURB AND CONCRETE RUN OUT PAD AT ENTRANCE CORNERS AND CORNERS LIKELY TO ENCOUNTER VEHICLE OVERRUN, OR ANY CORNERS ALONG COMMERCIAL VEHICLE ROUTE. NO VEGETATION, BOULDERS ETC WITHIN 10' OF CURB FACE AT ENTRANCE
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18. MAVERIK STRONGLY DISCOURAGES STORMWATER FLOW THROUGH FUELING AREAS (BENEATH CANOPY). WHENEVER POSSIBLE DRAIN ADJACENT ASPHALT AWAY FROM FUELING AREAS.
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FLOODPLAIN NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. REFERENCE FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

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N

30 0 30 60 90

Scale: 1" = 30'

MAVERIK

185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:

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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388868
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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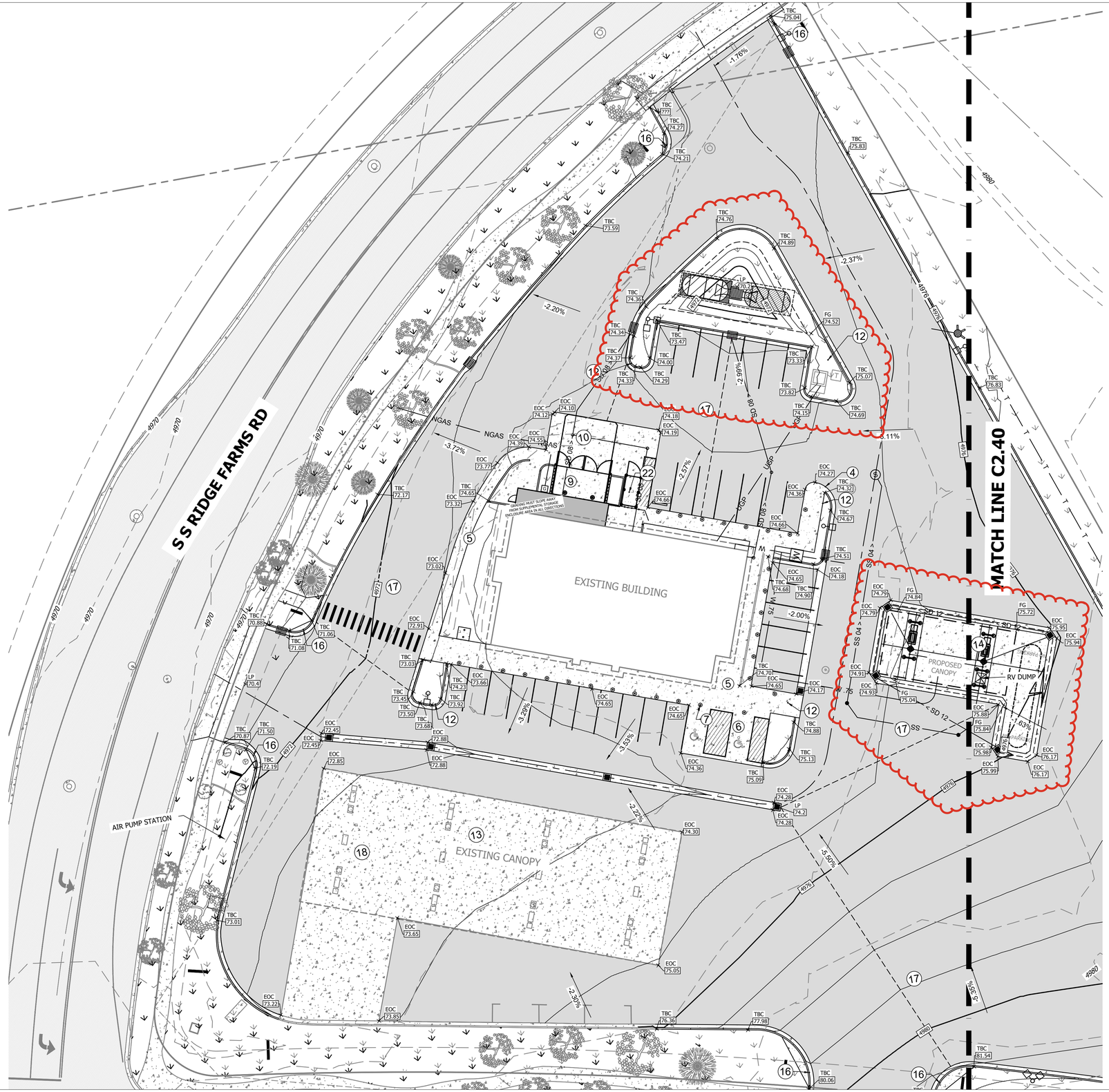
SHEET NAME

GRADING PLAN

SHEET NUMBER

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N

20 0 20 40 60

Scale: 1" = 20'

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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

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LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

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PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

GRADING PLAN WEST

SHEET NUMBER

C2.01

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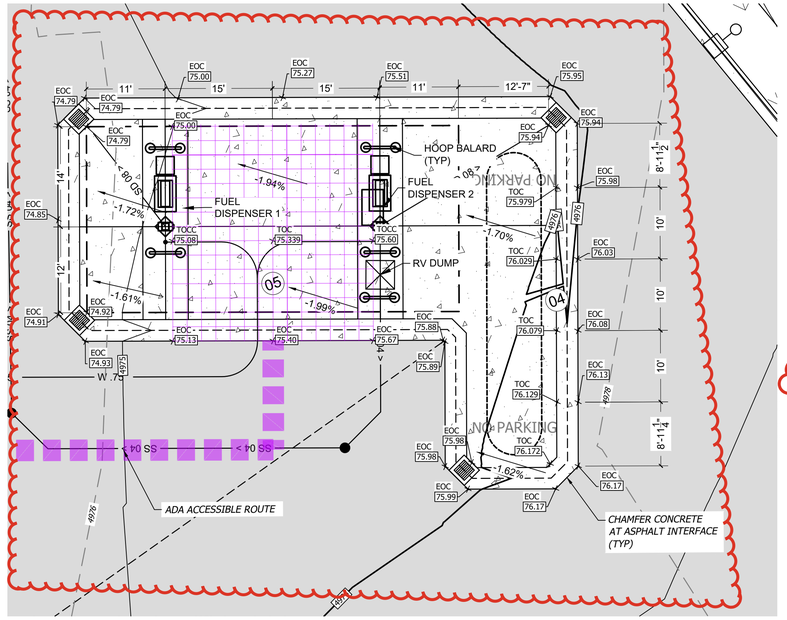
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GRADING PLAN EAST

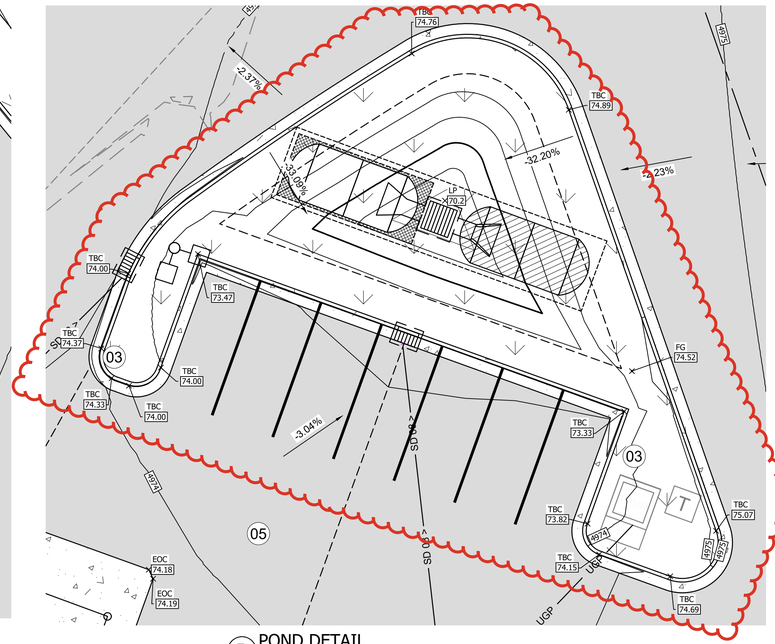
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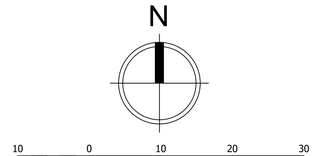
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A TANK PAD DETAIL
SCALE: 1" = 10'



B POND DETAIL
SCALE: 1" = 10'



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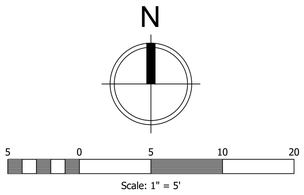
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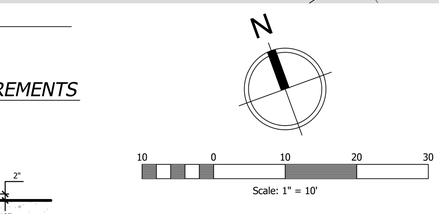
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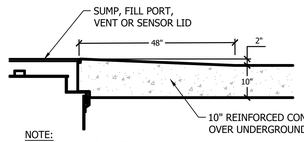
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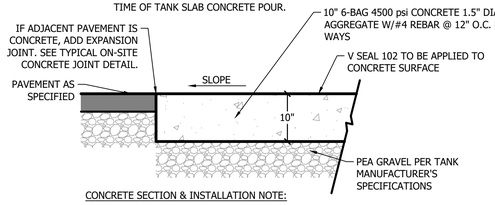


TANK LID GRADING REQUIREMENTS

UST LID / CONCRETE DETAIL



NOTE:
1. MAVERIK AND PETROLEUM REPRESENTATIVE MUST BE PRESENT AT TIME OF TANK SLAB CONCRETE POUR.



CONCRETE SECTION & INSTALLATION NOTE:

1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

2. 12-INCH CHAMFER AT EACH CONCRETE CORNER.

3. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.

4. CONTROL JOINTS TO BE INSTALLED AT 8' MIN. - 12' MAX SPACING (10' SPACING PREFERRED) PERPENDICULAR TO TANKS AND 12'-15' SPACING PARALLEL TO TANKS.

TANK PAD GRADING REQUIREMENTS

- FOR THE CONCRETE PAD OVER THE UNDERGROUND FUEL STORAGE TANKS, DO NOT EXCEED 2% IN ANY DIRECTION.

- SLOPES CANNOT DROP BELOW 1% IN THE PRIMARY DRAINAGE FLOW DIRECTION

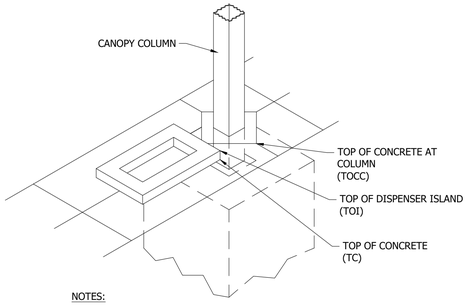
- GRADE BREAKS ARE NOT PERMITTED ON THE TANK PAD, SLOPES SHOULD BE DIRECTED IN A CONTINUOUS DIRECTION OVER THE ENTIRETY OF THE PAD.

FUEL DISPENSER ELEVATIONS

FUEL DESPENCER	TOP OF CURB @ COLLUMN	TOP OF ISLAND	TOP OF COL FTG.
#1	4975.43	4976.02	-
#2	4975.77	4976.36	-

NOTE: TOP OF CONCRETE TO TOP OF FOOTING SEPARATION IS 36" MIN. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS

FUEL DISPENCER BASE SPOT ELEVATION KEY



NOTES:

1. AFTER THE 5'-0" - 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS

2. SEE SITE DETAIL DRAWINGS FOR FUEL DISPENSER BASE DETAILS

3. TOP OF ISLAND (TOI) SPOT ELEVATION IS GIVEN AT THE HIGHEST POINT OF EACH DISPENSER BASE.

4. PAINT THE CURB AT EACH DISPENSER ISLAND 'SAFETY RED (P4)' USING TWO COATS.



C RAMP AND TRASH ENCLOSURE DETAIL
SCALE: 1" = 5'

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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ARCHITECT/ENGINEER:
JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:



MAVERIK, INC. PROPOSED MAVERIK PROJECT

ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE		
△	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

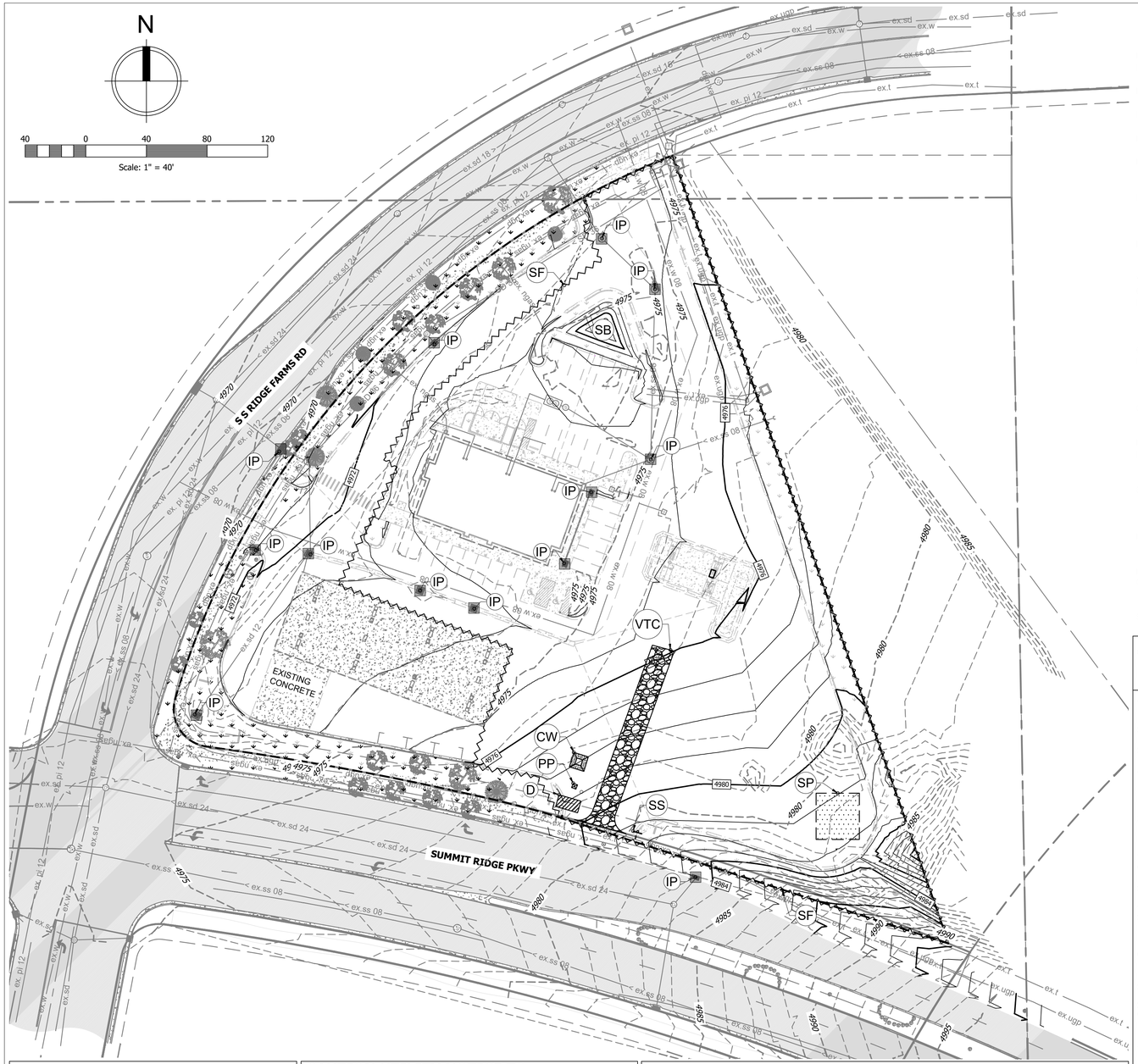
DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
GRADING PLAN DETAILS

SHEET NUMBER
C2.03

7/9/2026 12:40:52 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc\Johnson Engineering, Inc - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Drawings\Design\Plan Sheets\CG-Civil Grading\Grading Plan Details.dwg



LEGEND

PROPOSED SILT FENCE RE: SHEET C3.90 DETAIL A	SF	
LIMITS OF DISTURBANCE		
EXISTING CURB & GUTTER		
PROPOSED CURB AND GUTTER		
PROPERTY LINE		
EXISTING CONTOURS		
PROPOSED CONTOURS		
VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE RE: SHEET C3.90, DETAIL E	VTC	
CONCRETE WASHOUT AREA RE: SHEET C3.90, DETAIL F.	CW	
GRAVEL SOCK PROTECTION	IP	
PORTABLE TOILET RE: SHEET C3.90, DETAIL B.	PP	
STOCKPILE	SF	
DUMPSTER	D	
PROVIDE SWPPP SIGN PER DETAIL C AND D ON SHEET C3.90	SS	
SEDIMENTATION BASIN	SB	

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AN SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICH EVER IS MORE STRINGENT, AND PREPARED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OR MD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 67%.

6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.

7. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.

8. ALL TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED DAILY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITION SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.

9. CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPOILT OF MATERIAL USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND BMP'S BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

CALL BLUE STAKES LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
WWW.BLUESTAKES.ORG

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL NOTES:

1. THE SWPPP IS COMPRISED OF THESE DRAWINGS ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROL SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREAS, EMPLOYEE PARKING AREA , AND AREAS FOR LOCATED PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPO9SED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENT ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY TACKIFIED, BLANKETED OR OTHERWISE STABILIZED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. NOTE: PER GENERAL PERMIT, STABILIZATION SUITABLE FOR FILING OF NOTICE OF TERMINATION (NOT) HAS OCCURRED WHEN A MINIMUM 70 PERCENT UNIFORM COVERAGE AND DENSITY IS ACHIEVED. REFER TO THE SWPPP AND GRADING PLAN (AND/OR LANDSCAPING PLAN, (AND/OR LANDSCAPING PLAN, IF PROVIDED).
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE
18. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF THE BEST MANAGEMENT PRACTICES. STOCKPILE AD BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. CONTRACTOR R SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY.M AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITIONS DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES,ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES OF UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE TOQUERVILLE CITY PUBLIC UTILITIES DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES
23. INLET PROTECTION DEVICES SHALL BE INSTALL IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND THE SPECIFIED LANDSCAPE HAS BEEN INSTALLED AND ALL SEEDED AREAS ARE AT A MINIMUM UNIFORM DENSITY OF 70%, AND SODDED AREAS ARE ROOTED TO RESIST PULL-UP, OR STAKED I ON SLOPES GREATER THAN 3%, AND A HEALTHY STAND OF GRASSES IS BEING MAINTAINED.
25. RUNOFF FROM THIS PROPERTY WILL BE CONVEYED TO THE ONSITE SEDIMENTATION POND
26. THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS MAPPED ON THE FEMA FIRM 49049C0975F, EFFECTIVE 06/19/2020.
27. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE
28. DAILY INSPECTION BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP,

NOTES:

1. SOME ELEVATIONS HAVE THE FIRST TWO DIGITS TRUNCATED, ADD 4900.00 TO THESE SPOT ELEVATIONS.

FLOODPLAIN NOTE

ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM OWNERS ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEY MUST VERIFY ALL BENCMARK, BASIS OF BEARING, AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CAUTION UTILITY NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO BOTH MAVERIK'S CONSTRUCTION MANAGE AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

2. WHERE PROPOSED UTILITY CROSSES AN EXISTING UTILITY , IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY MATCHES PLANS, WITH THROUGH POTHOLING OR ALTERNATIVE METHOD. IF FIELD CONDITIONS VARY FROM SHOWN, NOTIFY BOTH MARVERIK'S CONSTRUCTION MANAGER AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO INCLUDE COST OF UNDERGROUND UTILITY DETECTION COMPANY TO LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS, CONTRACTOR IS TO IMMEDIATELY NOTIFY MAVERIK'S PROJECT MANAGER AND THE ENGINEER OF RECORD OF ANY POTENTIAL CONFLICTS AND PROVIDE SURVEY DATA CONFIRMING VARIATION FROM PLANS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

DEMOLITION, SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER:
JOHN B. MANCINI, P.E.
TERRACON CONSULTANTS, INC.
6952 S. HIGH TECH DRIVE STE. B
MIDVALE, UTAH 84047

CONTACT: JOHN B. MANCINI, P.E.
TEL: 801.545.8500
PROJECT NO. 61255294
DATED: DECEMBER 22, 2025

THE CONTRACTOR WILL FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATION REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE, OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO AS-BUILT PLANS, TESTS, CERTIFICATION, INSPECTIONS, AND REPORTS OR ANY INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY

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Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
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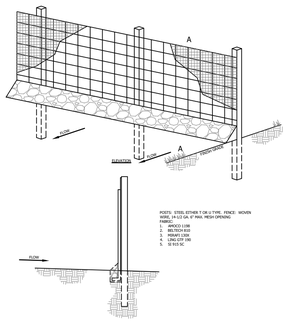
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REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
SWPPP PLAN

SHEET NUMBER
C3.00

7/9/2026 12:40:46 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Drawings\Design\Plan Sheets\CE-Erosion Control\Erosion Control Plan.dwg



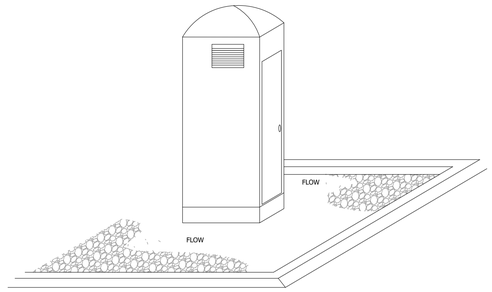
A-A-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

A SILT FENCE

SCALE: NTS

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Salt Lake City, Utah 84111



NOTES:

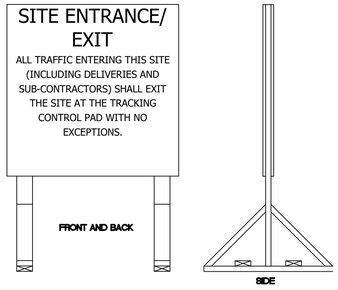
1. AT A MINIMUM, ANCHOR PORTABLE TOILETS AT DIAGONAL CORNERS.
2. PLACE TOILETS ON LEVEL GROUND AT LEAST 10' FROM PERMEABLE SURFACE.
3. PROVIDE PORTABLE TOILETS (WITH URINALS) THAT ARE AT LEAST 4' WIDE X 4' DEEP X 7' TALL
4. PROVIDE 1 PORTABLE TOILET PER 10 WORKERS (MIN.)

B PORTABLE TOILET INSTALLATION

SCALE: NTS

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Salt Lake City, Utah 84111

NOTE: SEE DETAIL H THIS SHEET FOR REQUIRED INFORMATION



C CONSTRUCTION ENTRANCE SIGN

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Salt Lake City, Utah 84111

SWPPP SIGN
REQUIRED INFORMATION

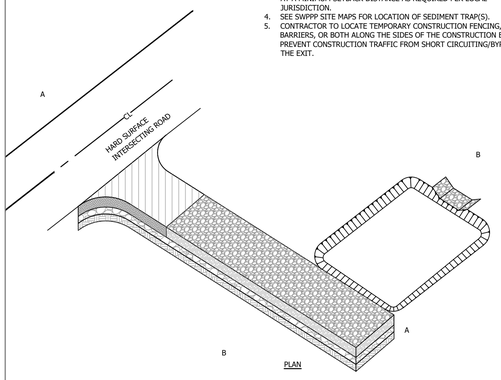
PROJECT NAME:
CONTRACTOR:
ON-SITE CONTACT:
PHONE:
24-HOUR EMERGENCY CONTACT:
UTR#:

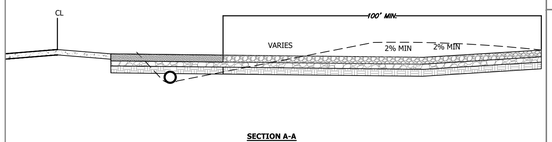
D CONSTRUCTION ENTRANCE SIGN DATA

SCALE: NTS

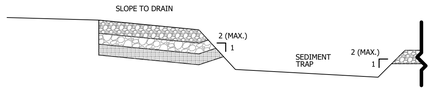
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1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE EIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.





SECTION A-A

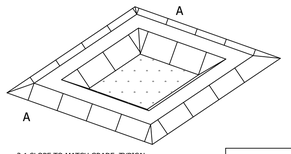


SECTION B-B

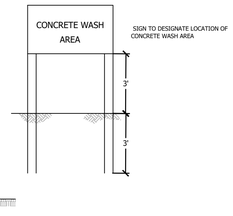
E CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS

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Standards Issue: 25_02
185 S. State Street
Salt Lake City, Utah 84111



3:1 SLOPE TO MATCH GRADE. TYPICAL TO INSIDE AND OUTSIDE SLOPE.



NOTES:

1. CONCRETE WASHOUT MUST BE INSTALLED 50 MIN. FROM ANY STORM SEWER INLET OR OUTFALL.
2. CONCRETE WASHOUT SIGN MUST BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

F CONCRETE WASHOUT

SCALE: NTS

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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK

PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

	DESCRIPTION	DATE
1	1ST SUBMITTAL	02/20/26
2	PRELIMINARY	03/24/26
3	ALTA	05/27/26
4	FINAL	07/09/26
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

DRAWN BY: DBJ APPROVED BY: DBJ

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME

SWPPP DETAILS

SHEET NUMBER

C3.90

7/9/2026 12:40:29 PM ELIZABETH TANNER C:\Users\Elizabeth Tanner\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\2026 Santaquin Maverik\04 Design\Documents\Details\C3.90 - SWPPP Details Santaquin.dwg

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

20 0 20 40 60

Scale: 1" = 20'

DRAINAGE PLAN KEYNOTES

1. EXISTING ROOF DRAIN CONNECTION AT BUILDING. CONFIRM EXACT LOCATION WITH ARCHITECTURAL AND PLUMBING PLANS. MINIMUM DEPTH AS SHOWN.
2. PROPOSED CANOPY DRAIN CONNECTION. CONFIRM EXACT LOCATION WITH ARCHITECTURAL, FUELING AND PLUMING PLANS. MINIMUM DEPTH 4'. FURNISH AND INSTALL 4" PVC ROOF RAIN LINE AT 2.0% MINIMUM.
3. FURNISH AND INSTALL STORM DRAIN CLEANOUT WITH TRAFFIC RATED LID AND CONCRETE COLLAR. SIZE PER PLAN. RE: SHEET C2.90, DETAIL D AND DETAIL E.
4. FURNISH AND INSTALL 2'X2' AREA INLET WITH CONCRETE APRON, RE: SHEET C2.90, DETAIL A,B.
5. FURNISH AND INSTALL 2'X3' CURB INLET RE: SHEET C2.90, DETAIL C,D.
6. FURNISH AND INSTALL 4'X4' AREA INLET RE: SHEET C2.90, DETAIL E.

BASINS

BASIN ID	AREA (SF)	RUNOFF COEFFICIENT
1	11,583.92	0.85
2	2,633.09	0.85
3	6,456.91	0.85
4	2,417.83	0.85
5	5,309.81	0.85
6	664.47	0.85
7	4,437.31	0.85
8	15,825.87	0.85

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
01 (24" x 24" SDCB)	RIM = 4974.21 SUMP = 4969.16 INV OUT (Out) = 4971.16
02 (24" x 24" SDCB)	RIM = 4974.11 SUMP = 4968.29 INV IN (S) = 4970.29 INV OUT (Out) = 4970.29
03 (24"x 36" SDCB)	RIM = 4973.97 SUMP = 4967.07 INV IN (S) = 4969.07 INV IN (SE) = 4969.08 INV OUT (Out) = 4969.07
04 (48"x 48" SDCB)	RIM = 4970.26 SUMP = 4961.75 INV IN (S) = 4967.40 INV OUT (Out) = 4963.75
05 (24" x 24" SDCB)	RIM = 4975.90 SUMP = 4970.69 INV OUT (Out) = 4972.69
06 (24" x 24" SDCB)	RIM = 4974.84 SUMP = 4970.10 INV IN (SE) = 4972.10 INV OUT (Out) = 4972.10
07 (24" x 24" SDCB)	RIM = 4974.71 SUMP = 4969.74 INV IN (E) = 4971.92 INV IN (S) = 4971.74 INV OUT (Out) = 4971.74
08 (24" x 24" SDCB)	RIM = 4975.86 SUMP = 4971.14 INV OUT (Out) = 4973.14
09 (24" x 24" SDCB)	RIM = 4973.49 SUMP = 4968.47 INV OUT (Out) = 4970.47
10 (24" x 24" SDCB)	RIM = 4972.82 SUMP = 4967.70 INV IN (E) = 4969.75 INV OUT (Out) = 4969.70
11 (24"x 36" SDCB)	RIM = 4972.67 SUMP = 4967.14 INV IN (S) = 4969.14 INV OUT (Out) = 4969.14
12 (24" x 24" SDCB)	RIM = 4972.40 SUMP = 4966.45 INV IN (E) = 4968.45
13 (24"x 36" SDCB)	RIM = 4973.82 SUMP = 4966.78 INV IN (E) = 4968.78 INV IN (SW) = 4968.78 INV OUT (Out) = 4968.78
14 (24"x 36" SDCB)	RIM = 4970.52 SUMP = 4964.65 INV IN (SW) = 4966.71 INV OUT (Out) = 4966.65
15 (24"x 36" SDCB)	RIM = 4972.63 SUMP = 4966.21 INV IN (E) = 4968.21

MAVERIK

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REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

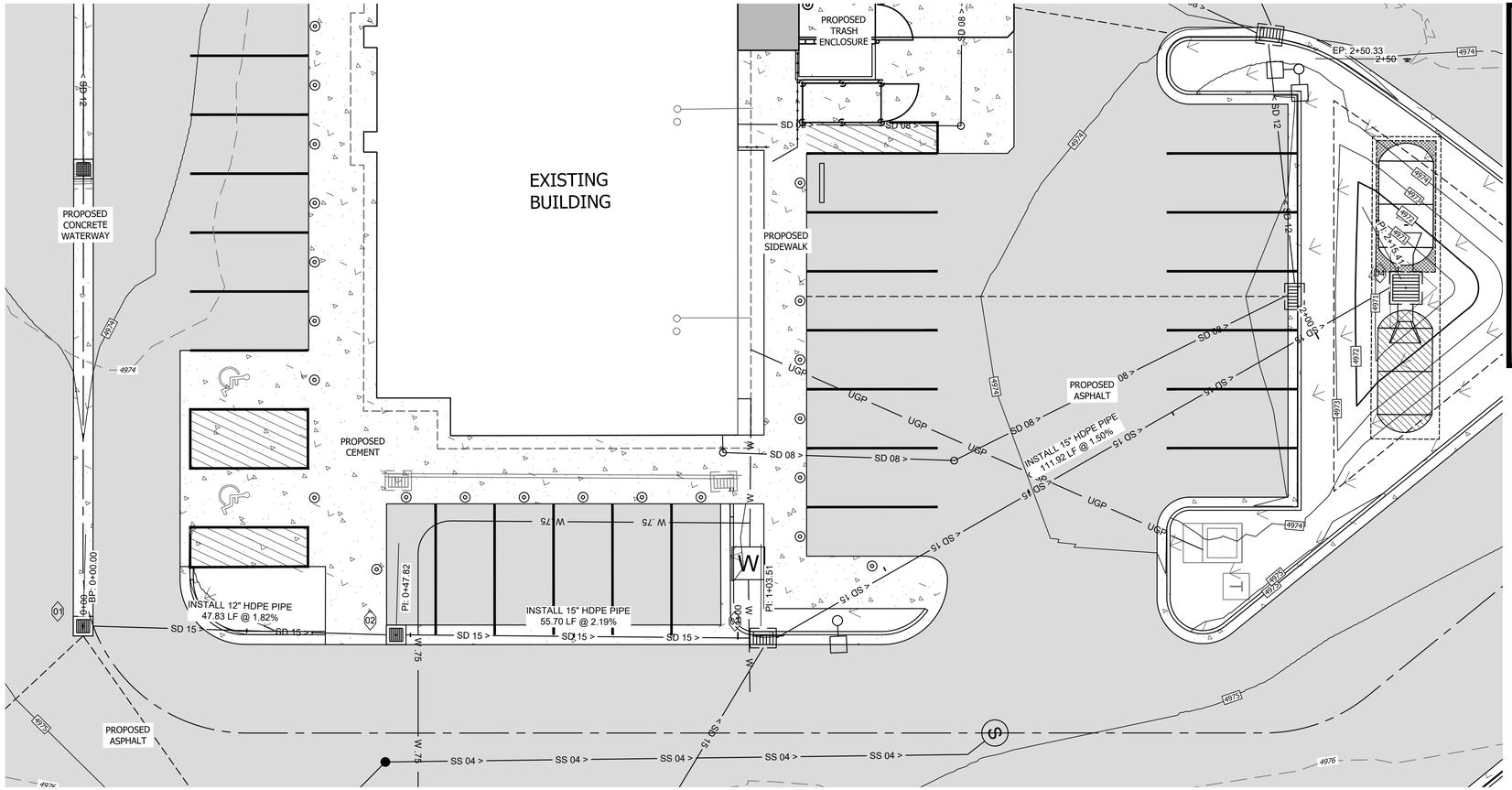
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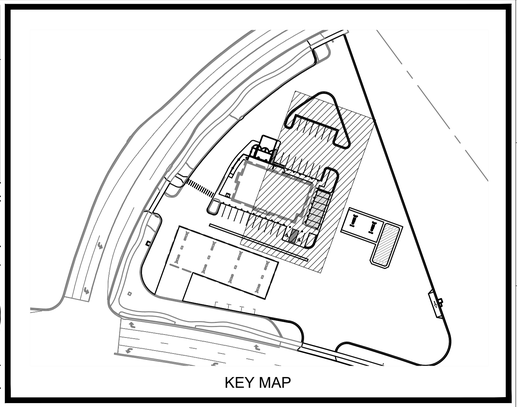
DRAINAGE PLAN

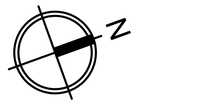
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10 0 10 20 30

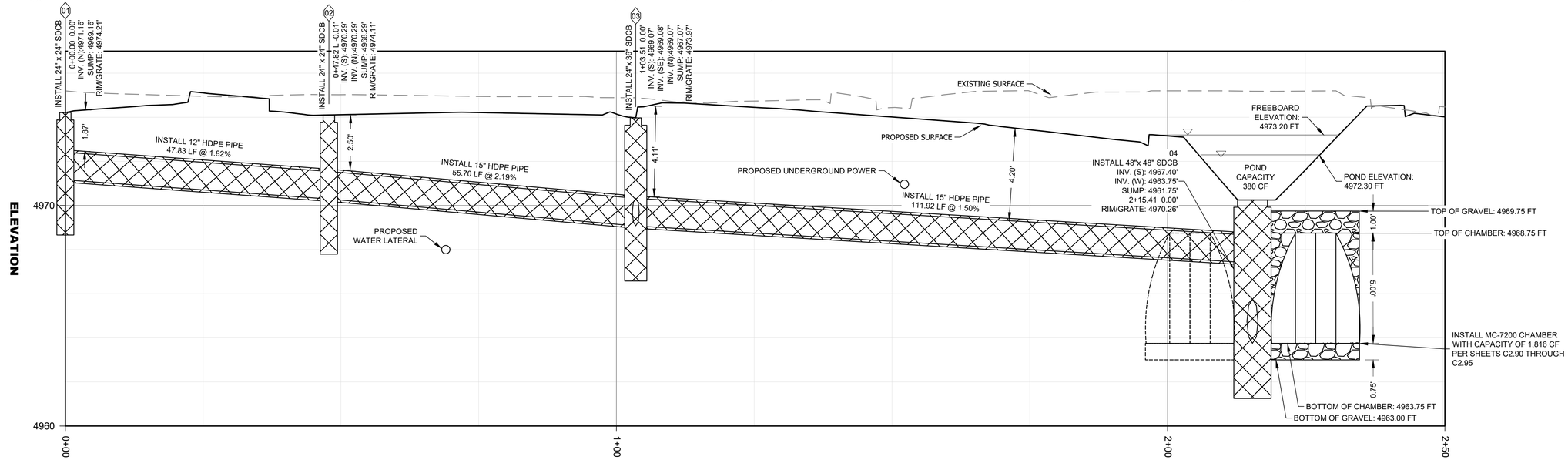
Scale: 1" = 10'

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811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

WWW.BLUESTAKES.ORG



PROFILE VIEW OF SD 01
0+00 TO 2+50.33

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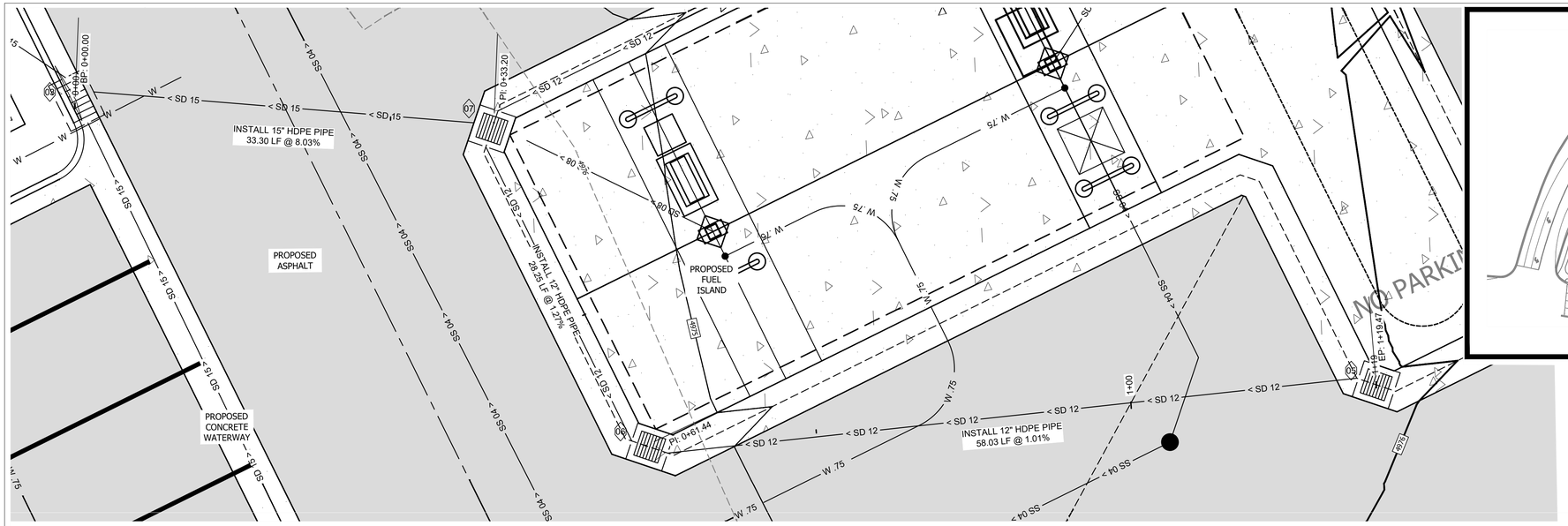
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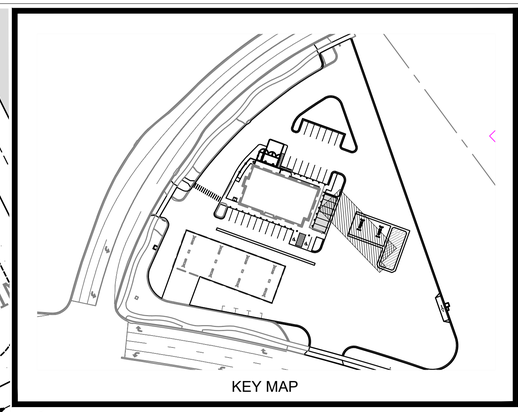
STORM DRAIN 01 PLAN AND PROFILE

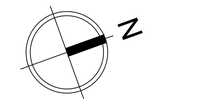
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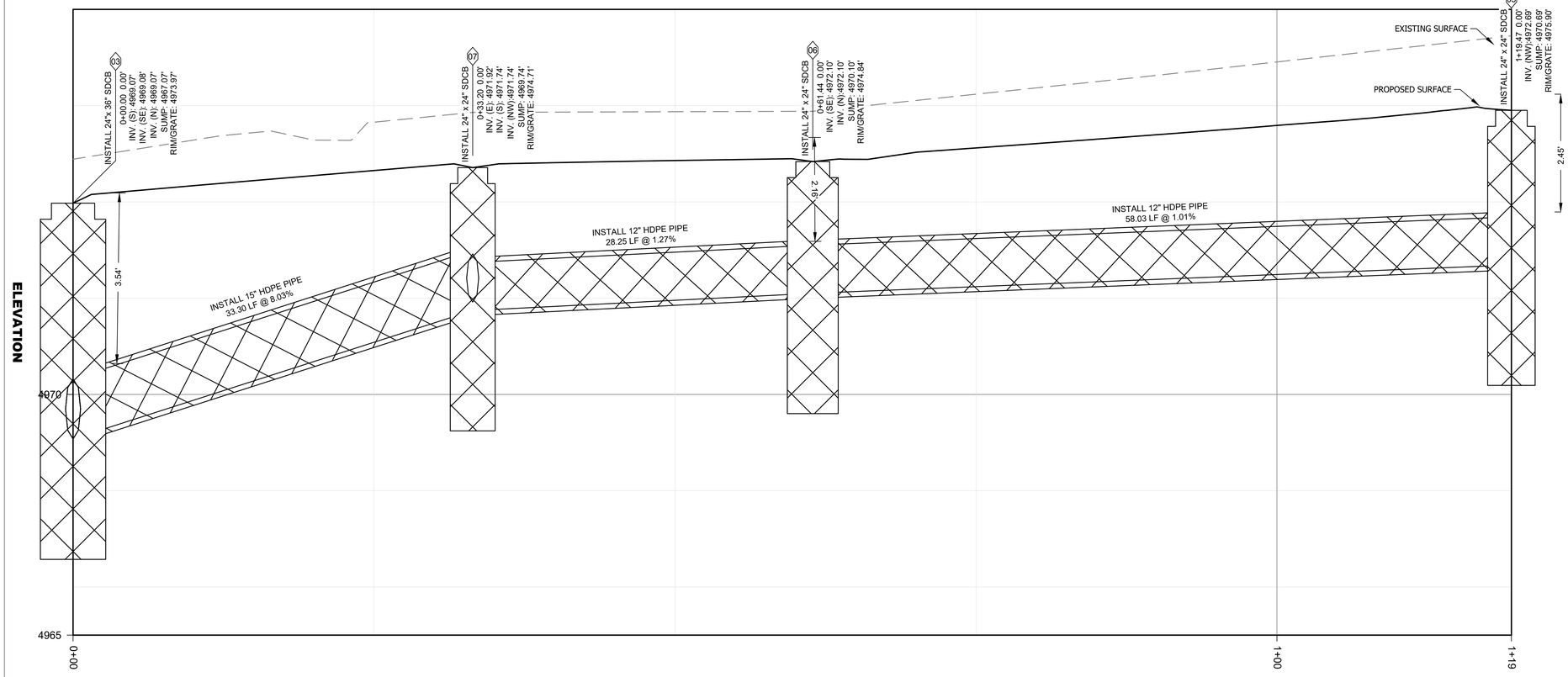






5 0 5 10 20

Scale: 1" = 5'



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PROFILE VIEW OF SD 02
0+00 TO 1+19.47

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05/27/26
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STATE OF UTAH

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PROPOSED MAVERIK

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6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-

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PROJECT NUMBER: 25-026 STORE #: XXXX

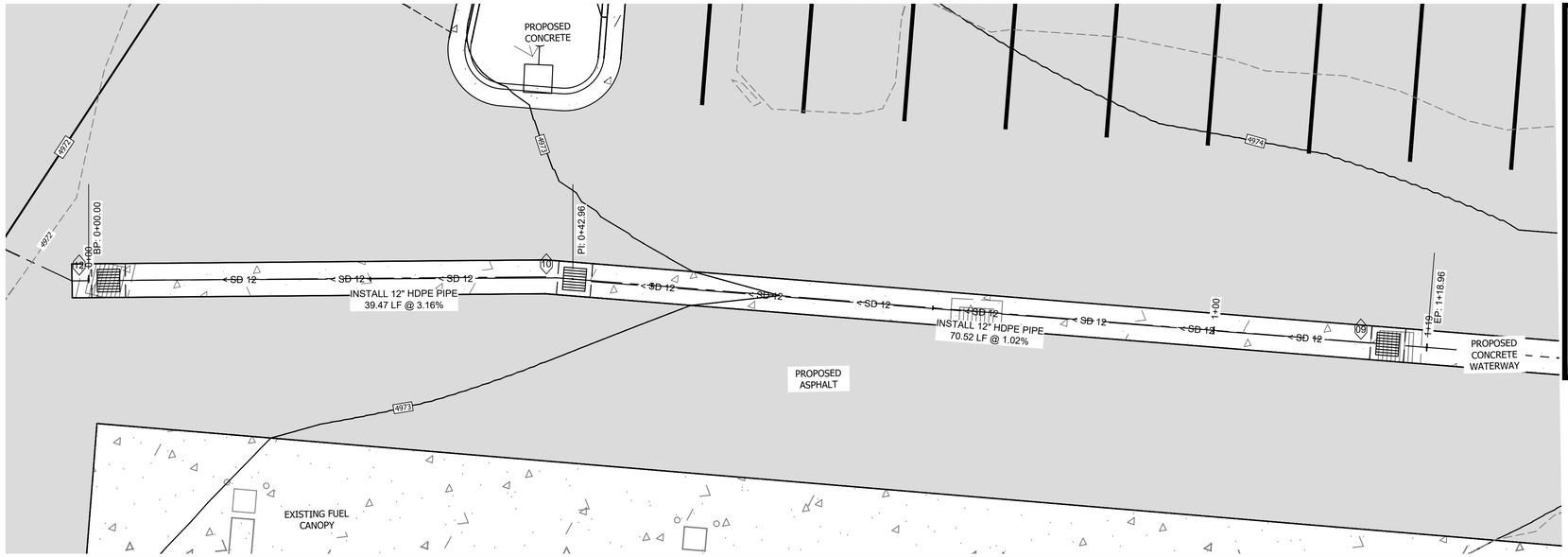
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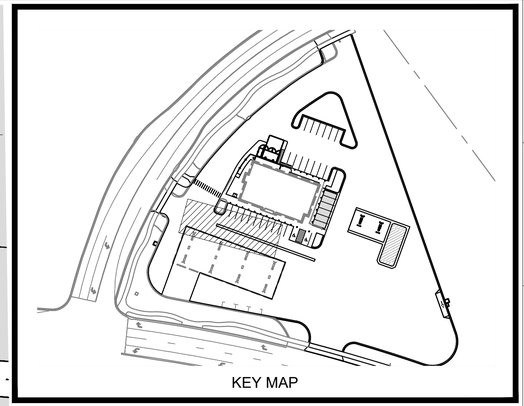
STORM DRAIN 02 PLAN AND PROFILE

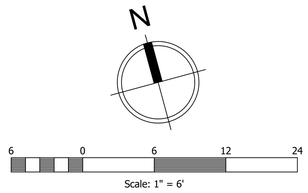
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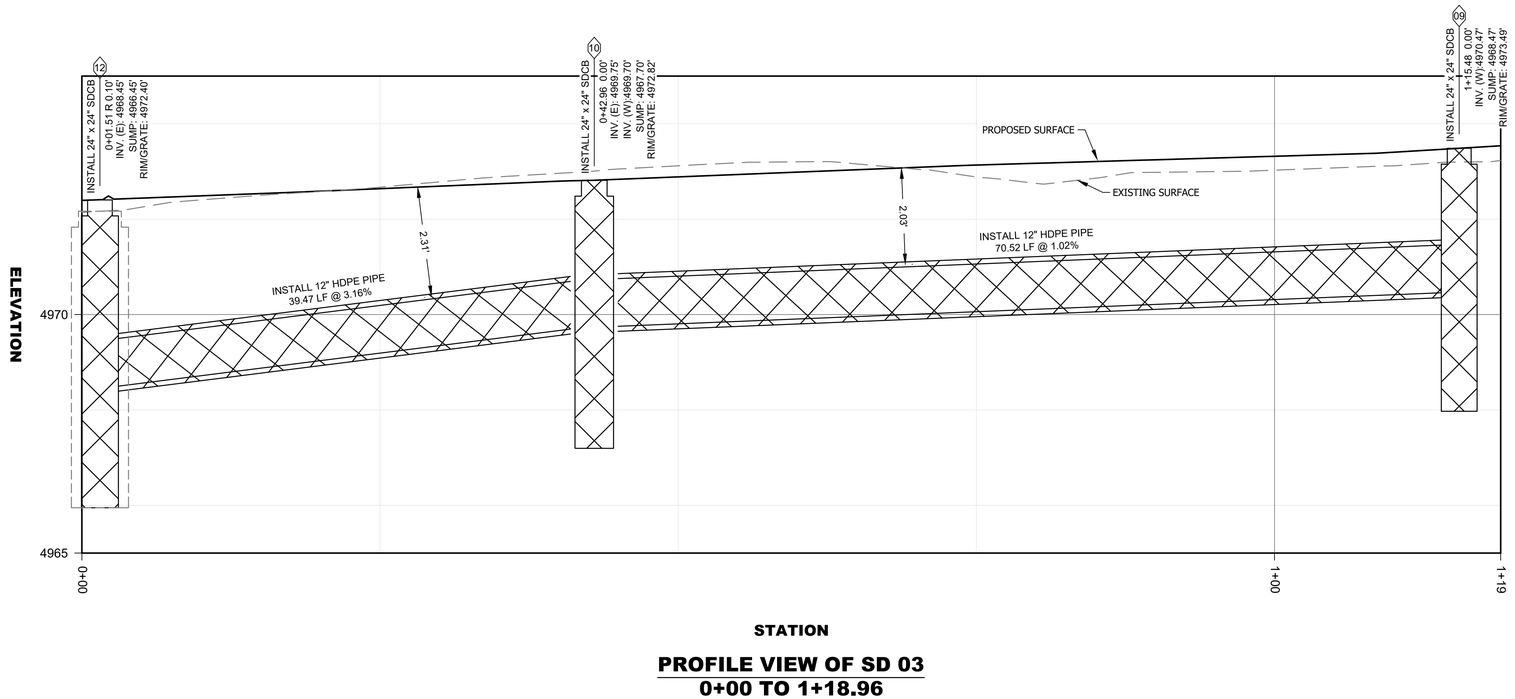
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PROFILE VIEW OF SD 03
0+00 TO 1+18.96

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DRAWING ISSUE
REVIEW/PERMIT/CONSTRUCTION 05/27/26

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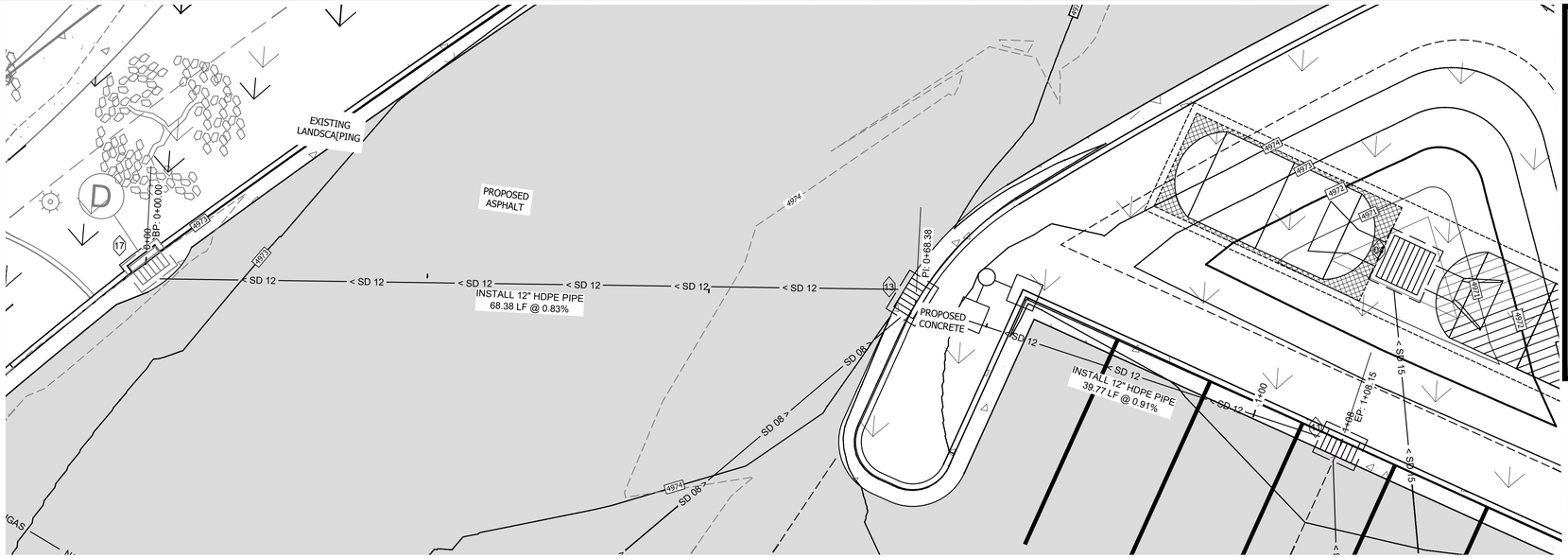
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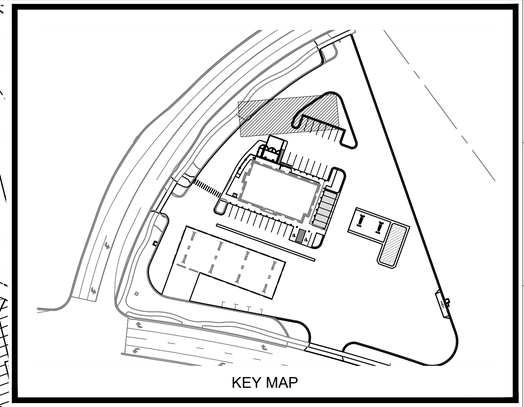
STORM DRAIN 03 PLAN AND PROFILE

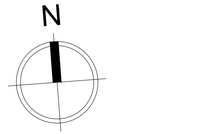
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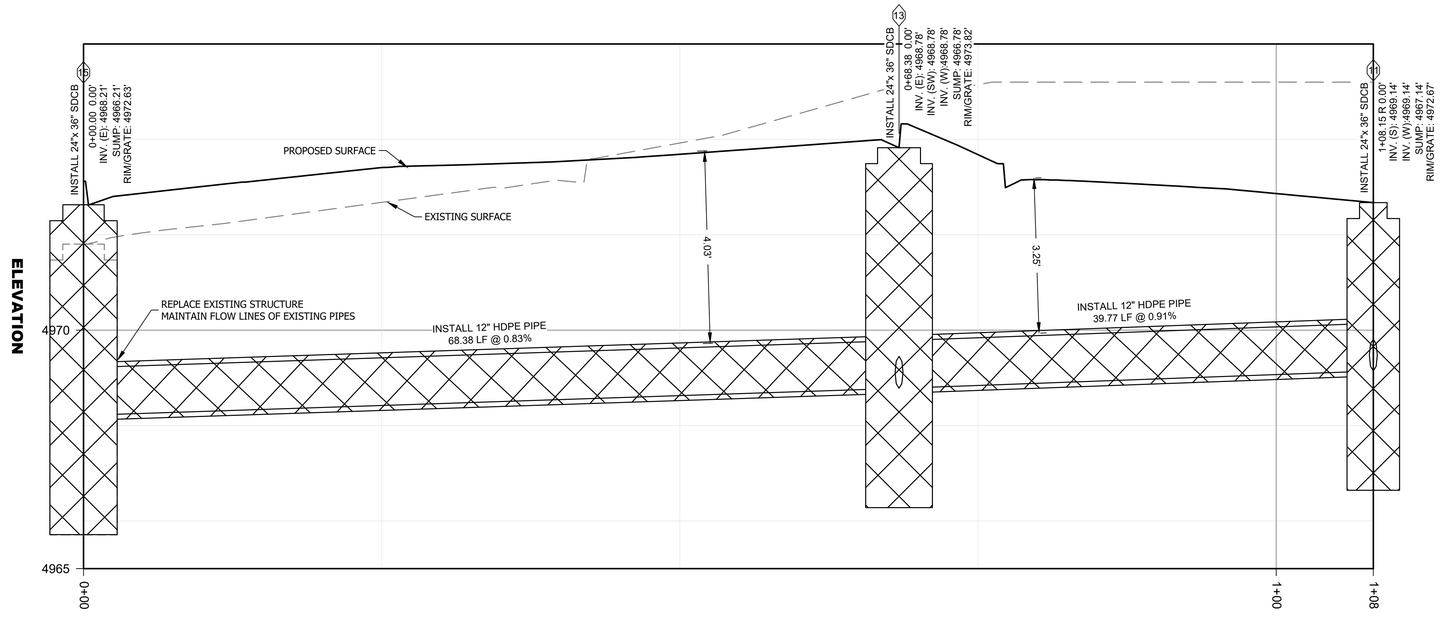






6 0 6 12 24

Scale: 1" = 6'



PROFILE VIEW OF SD 04
0+00 TO 1+08.15

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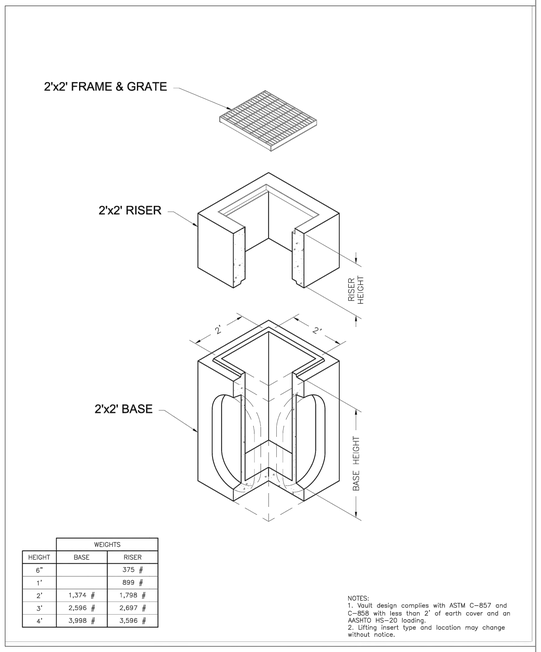
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STORM DRAIN 04
PLAN AND PROFILE

SHEET NUMBER

C2.23

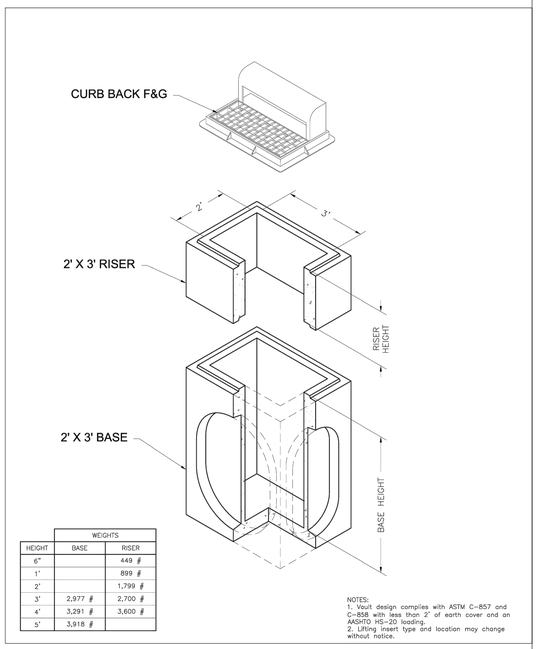
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HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		375 #
1'		899 #
2'	1,374 #	1,798 #
3'	2,596 #	2,697 #
4'	3,998 #	3,596 #

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

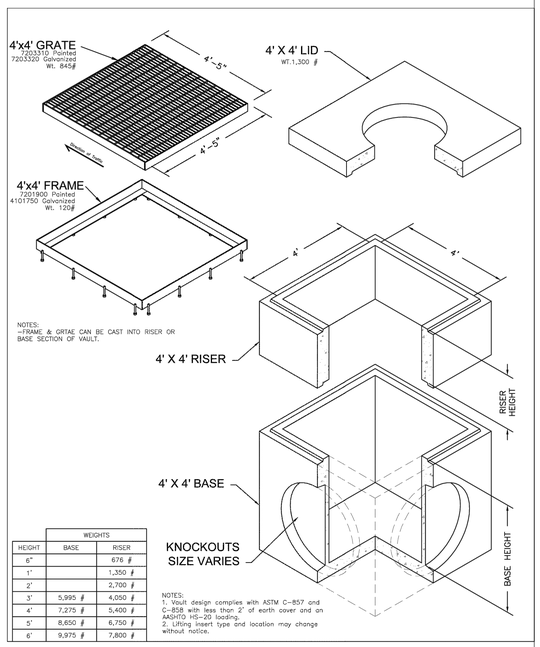
A STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		449 #
1'		899 #
2'		1,799 #
3'	2,977 #	2,700 #
4'	3,291 #	3,600 #
5'	3,918 #	

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

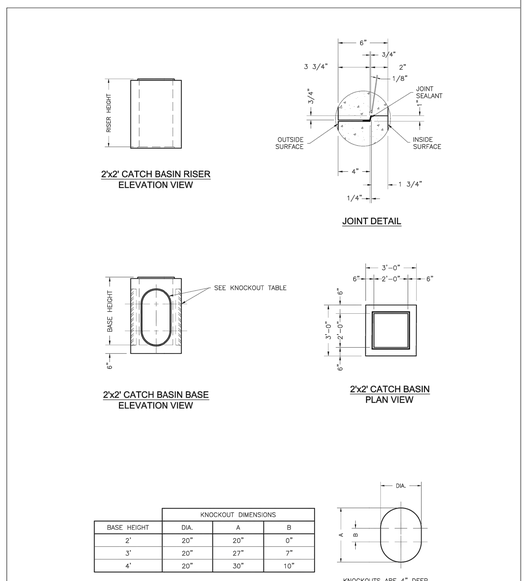
C STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



HEIGHT	WEIGHTS BASE	WEIGHTS RISER
6"		676 #
1'		1,350 #
2'		2,700 #
3'	5,995 #	4,050 #
4'	7,275 #	5,400 #
5'	8,650 #	6,750 #
6'	9,975 #	7,800 #

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

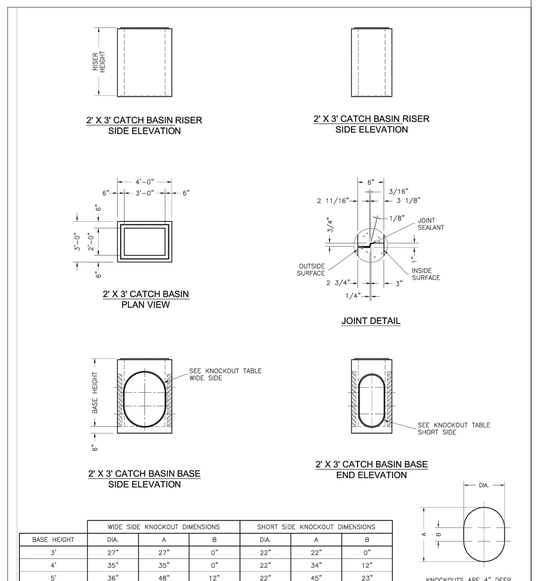
E STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



BASE HEIGHT	KNOCKOUT DIMENSIONS DIA.	A	B
2'	20"	20"	0"
3'	20"	27"	7"
4'	20"	30"	10"

KNOCKOUTS ARE 4" DEEP

B STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE



BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS DIA.	A	B	SHORT SIDE KNOCKOUT DIMENSIONS DIA.	A	B
3'	27"	27"	0"	22"	22"	0"
4'	35"	35"	0"	22"	34"	12"
5'	36"	48"	12"	22"	45"	23"

KNOCKOUTS ARE 4" DEEP

D STORM DRAIN INLET CONCRETE COLLAR
SCALE: NOT TO SCALE

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ARCHITECT/ENGINEER:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK PROJECT
ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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DRAWN BY: DBJ APPROVED BY: DBJ

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REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
STORM DRAIN DETAILS

SHEET NUMBER
C2.90

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

SANTAQUIN MAVERIK

SANTAQUIN, UT, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. 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 500 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.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
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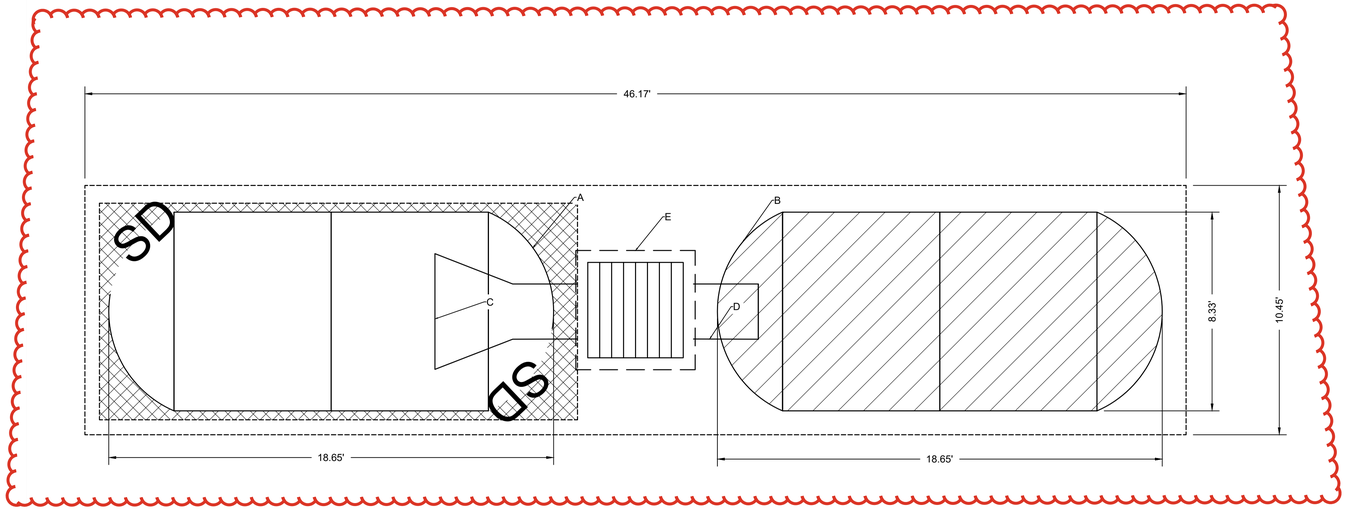
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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
4	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4975.75
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4971.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4970.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4970.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4970.75
1816	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4969.75
		TOP OF MC-7200 CHAMBER:	4968.75
		18" x 18" TOP MANIFOLD INVERT:	4966.20
		24" ISOLATOR ROW PLUS INVERT:	4963.94
1481	SYSTEM AREA (SF)	BOTTOM OF MC-7200 CHAMBER:	4963.75
88.4	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	4963.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" TOP PARTIAL CUT END CAP, PART#: MC4500IEPP18T / TYP OF ALL 18" TOP CONNECTIONS		
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	29.36"	
CONCRETE STRUCTURE	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



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.

SANTAQUIN MAVERIK
SANTAQUIN, UT, USA
DATE: 07/09/2026 DRAWN: DJ
PROJECT #: CHECKED: N/A

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StormTech® Chamber System

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SHEET 2 OF 5

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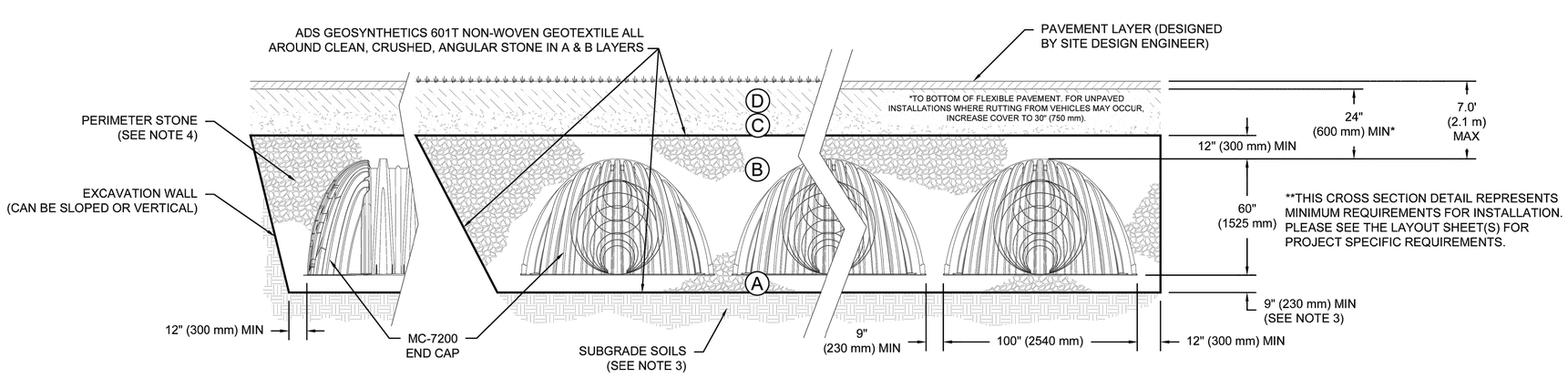
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

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 SURROUNDING THE 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 500 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.

SANTAQUIN MAVERIK
SANTAQUIN, UT, USA
DATE: 07/09/2026 DRAWN: DJ
PROJECT #: CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System

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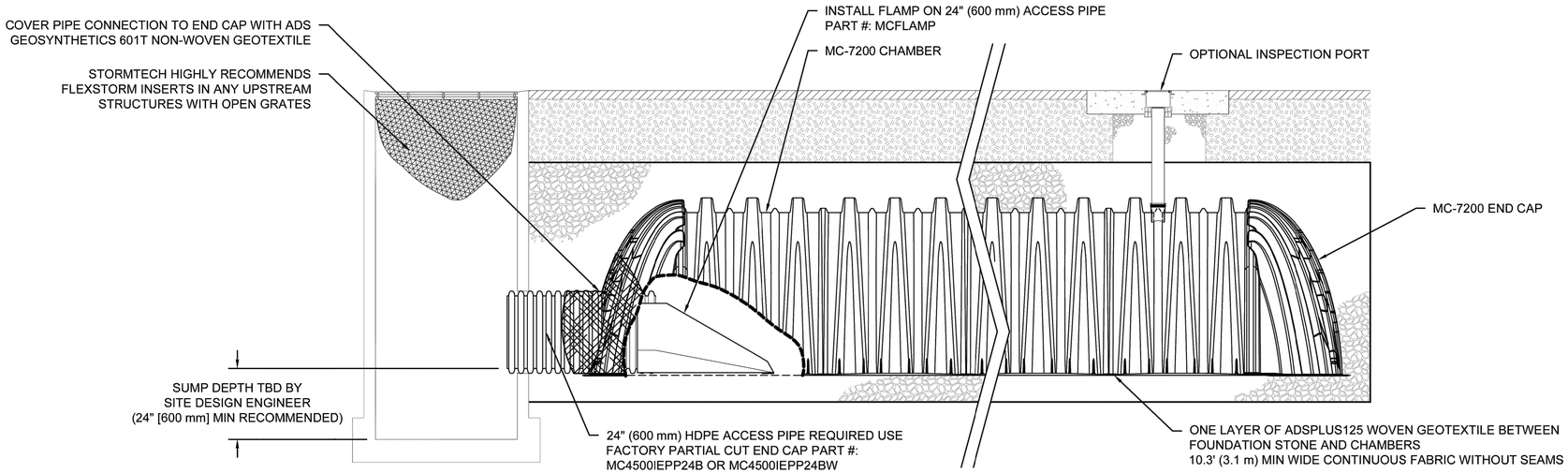
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REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
CHAMBER DETAILS

SHEET NUMBER
C2.94

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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.

SANTAQUIN MAVERIK
SANTAQUIN, UT, USA
DATE: 07/09/2026 DRAWN: DJ
PROJECT #: CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System

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SHEET
4 OF 5

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www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:
REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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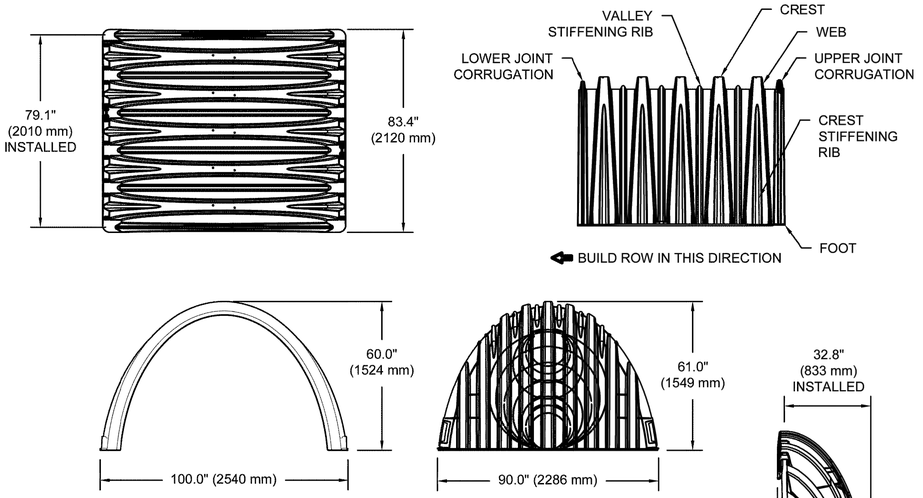
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CHAMBER DETAILS

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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

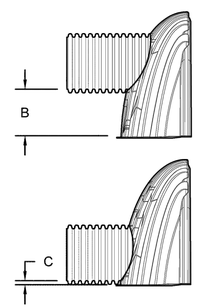
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*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
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

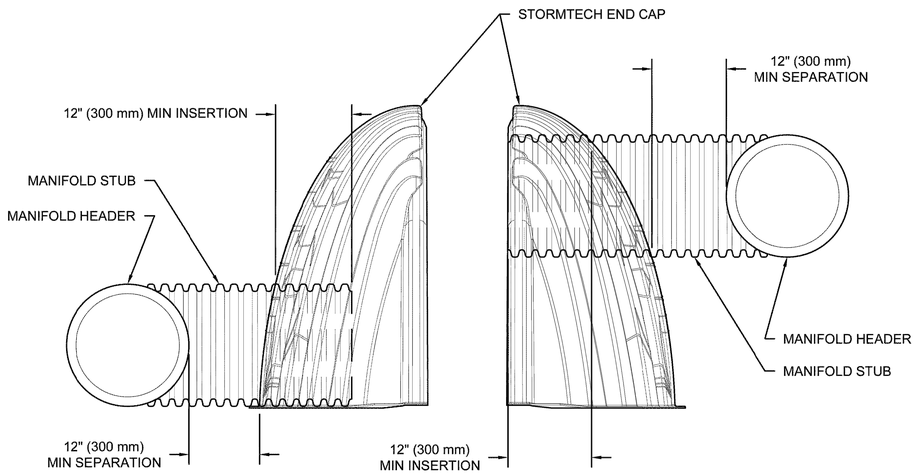
NOTE: ALL DIMENSIONS ARE NOMINAL



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.

MC-SERIES END CAP INSERTION DETAIL

NTS



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

SANTAQUIN MAVERIK

SANTAQUIN, UT, USA

DATE: 07/09/2026 DRAWN: DJ

PROJECT #: CHECKED: N/A

DATE	DWN	CHK

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ADS

SHEET 5 OF 5

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www.johnsonengineeringinc.com
Phone: 801-787-4569

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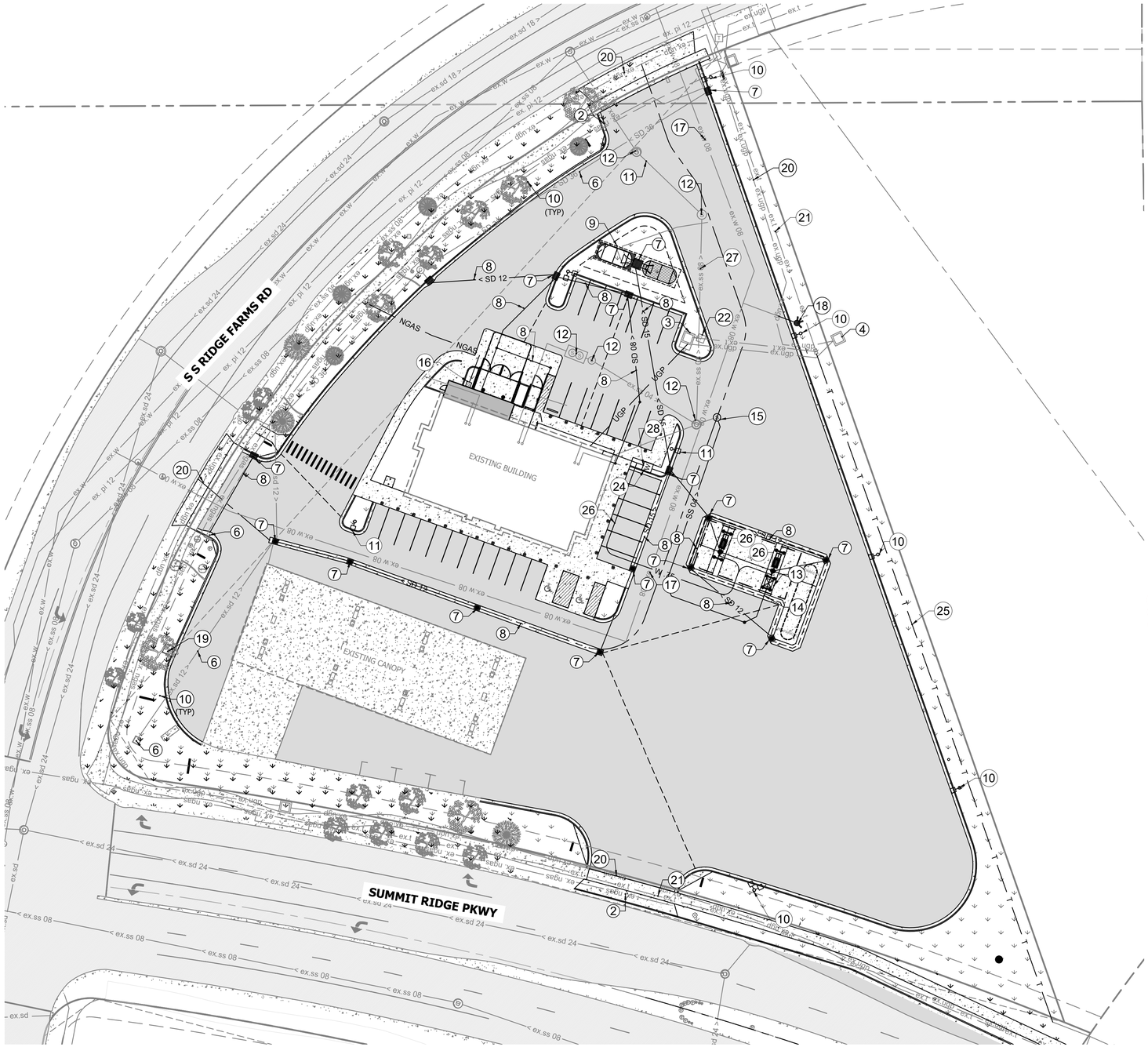
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UTILITY PLAN KEYNOTES

1. CAUTION! UTILITY CROSSING! CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. COORDINATE WITH UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCE BETWEEN EXISTING/PROPOSED DRY UTILITY AND WET UTILITY INSTALLATION.
2. EXISTING GAS MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
3. PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH POWER PROVIDER FOR EXACT TRANSFORMER LOCATION, SERVICE ROUTE, AND CONNECTION TO EXISTING POWER SERVICE.
4. EXISTING ELECTRICAL STRUCTURE. PROTECT IN PLACE THROUGHOUT CONSTRUCTION. DO NOT ADJUST ELEVATION OR LOCATION.
5. UNDERGROUND FUEL STORAGE TANKS. FURNISH AND INSTALL CONCRETE CAP PER MAVERIK STANDARDS. RE: SITE PLAN.
6. EXISTING STORM DRAIN INFRASTRUCTURE TO REMAIN. REFER TO DRAINAGE PLAN SHEET C2.10.
7. PROPOSED STORM DRAINAGE INFRASTRUCTURE, RE: SHEET C2.10, SITE DRAINAGE PLAN FOR DETAILS.
8. PROPOSED STORM DRAIN PIPE, RE; SHEET C2.10, SITE DRAINAGE PLAN FOR DETAILS.
9. PROPOSED UNDERGROUND STORAGE CHAMBER. REFERENCE DRAINAGE PLAN FOR DETAILS.
10. INSTALL LIGHT POLE PER PHOTOMETRIC PLAN SEE E 1.2 FOR DETAILS.
11. RELOCATE / REPLACE EXISTING LIGHT POLE
12. EXISTING SANITARY SEWER STRUCTURE. PROTECT IN PLACE THROUGHOUT CONSTRUCTION. DO NOT ADJUST ELEVATION OR LOCATION.
13. PROPOSED SANITARY SEWER CONNECTION TO RV DUMP. RE: SHEET C4.10
14. INSTALL RV DUMP STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C4.91 DETAIL A
15. FURNISH AND INSTALL 4' DIA. SANITARY SEWER MANHOLE PER JURISDICTION STANDARDS AND SPECIFICATIONS. RE: SHEET C4.90 DETAIL G
16. INSTALL GAS METER PER ENBRIDGE STANDARDS AND SPECIFICATIONS
17. EXISTING WATER MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
18. FURNISH AND INSTALL FIRE HYDRANT AND FOUNDATION PER JURISDICTION STANDARDS AND SPECIFICATIONS.
19. INSTALL MAVERIK PROVIDED XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. RE: SHEET C1.93 DETAIL H
20. EXISTING UNDERGROUND POWER MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
21. EXISTING TELECOMMUNICATIONS MAIN, PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
22. PROPOSED LOCATION OF TELECOMMUNICATIONS STRUCTURE. CONTRACTOR TO COORDINATE WITH TELECOMMUNICATIONS PROVIDER FOR EXACT LOCATION.
23. FURNISH AND INSTALL YARD HYDRANT. RE: SHEET 4.90 DETAIL E.
24. RELOCATE OR REPLACE WATER METER IN KIND
25. COMMUNICATIONS MAIN RELOCATED DURING PROJECT IMPROVEMENTS. CONTRACTOR TO FIELD VERIFY LOCATION MATCH SHOWN AND ALERT DESIGN ENGINEER TO ANY CONFLICTS NOTED. POTHOLE TO ESTABLISH LOCATION AND DEPTH OF SERVICE PRIOR TO START OF CONSTRUCTION TO IDENTIFY ANY ADJUSTMENTS REQUIRED TO ACCOMMODATE PROPOSED MAVERIK CONSTRUCTION. APPROXIMATE LENGTH 380 LF.
26. INSTALL 1" WATER LATERAL AND FREEZE PROOF HYDRANT OR FROST FREE HOSE BIB WITH RED HANDLE. 167 LF
27. EXISTING SEWER MAIN TO REMAIN
28. INSTALL RP BACKFLOW VALVE AT POINT OF CONNECTION

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FLOODPLAIN NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE X , AREA OF MINIMAL FLOOD HAZARD. REFERENCE FLOOD MAP 49049C0975F, EFFECTIVE ON 06/19/2020.

CITY NOTES

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FUL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

N

30 0 30 60 90

Scale: 1" = 30'

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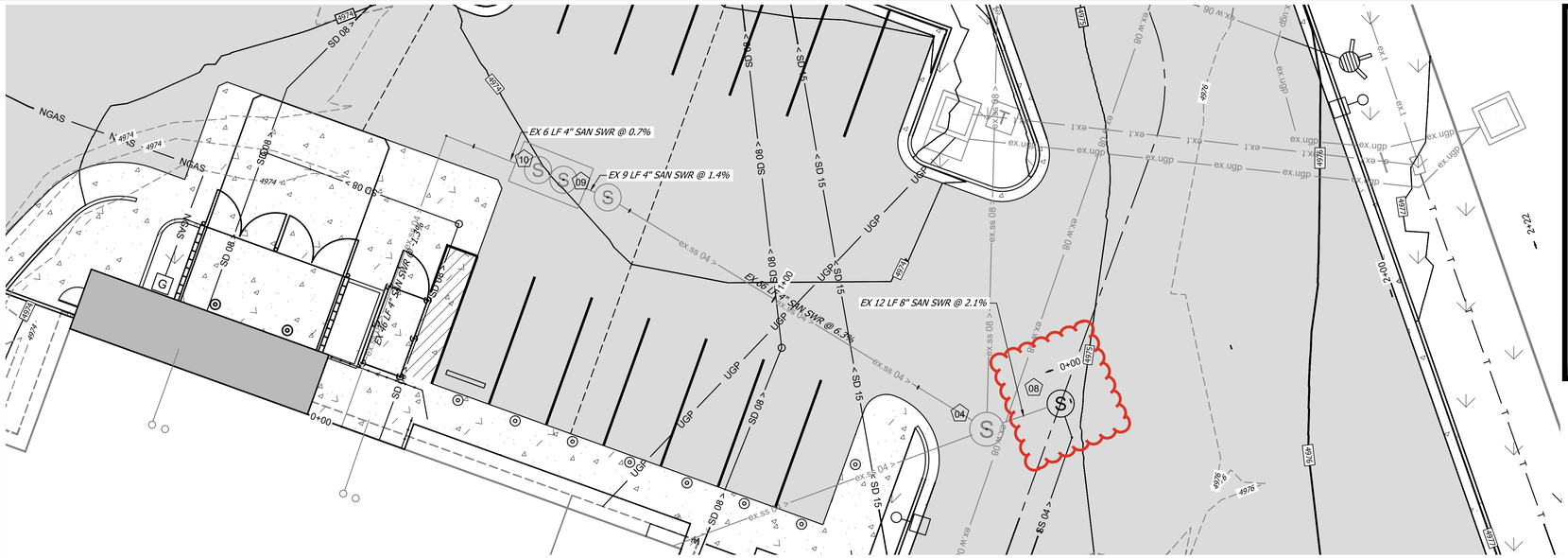
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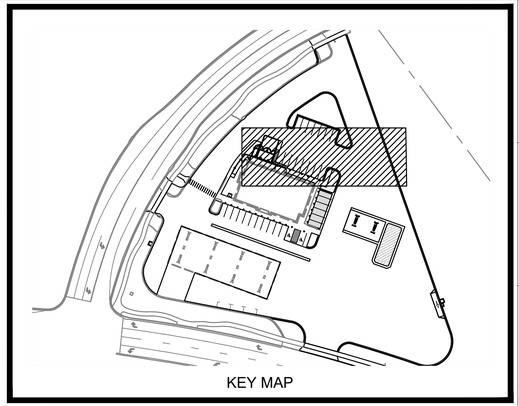
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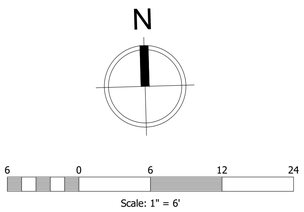
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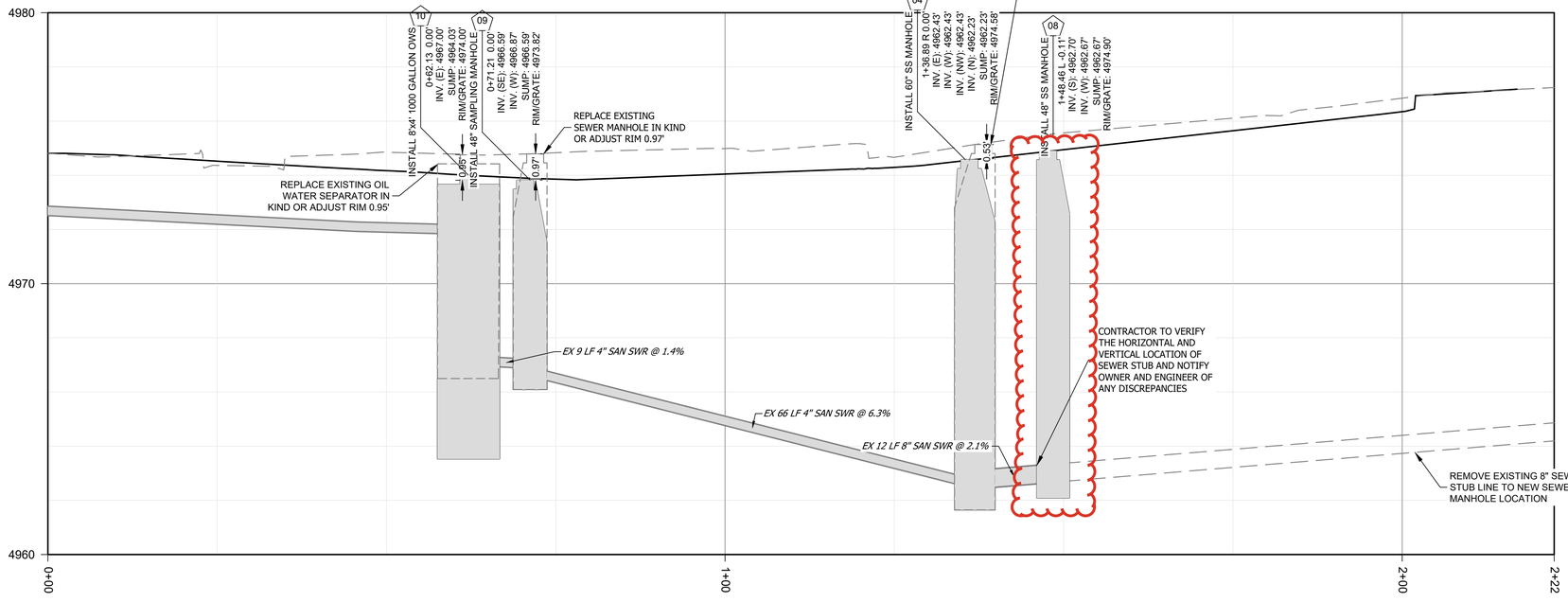




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PROFILE VIEW OF EX SS 01
0+00 TO 2+22.45

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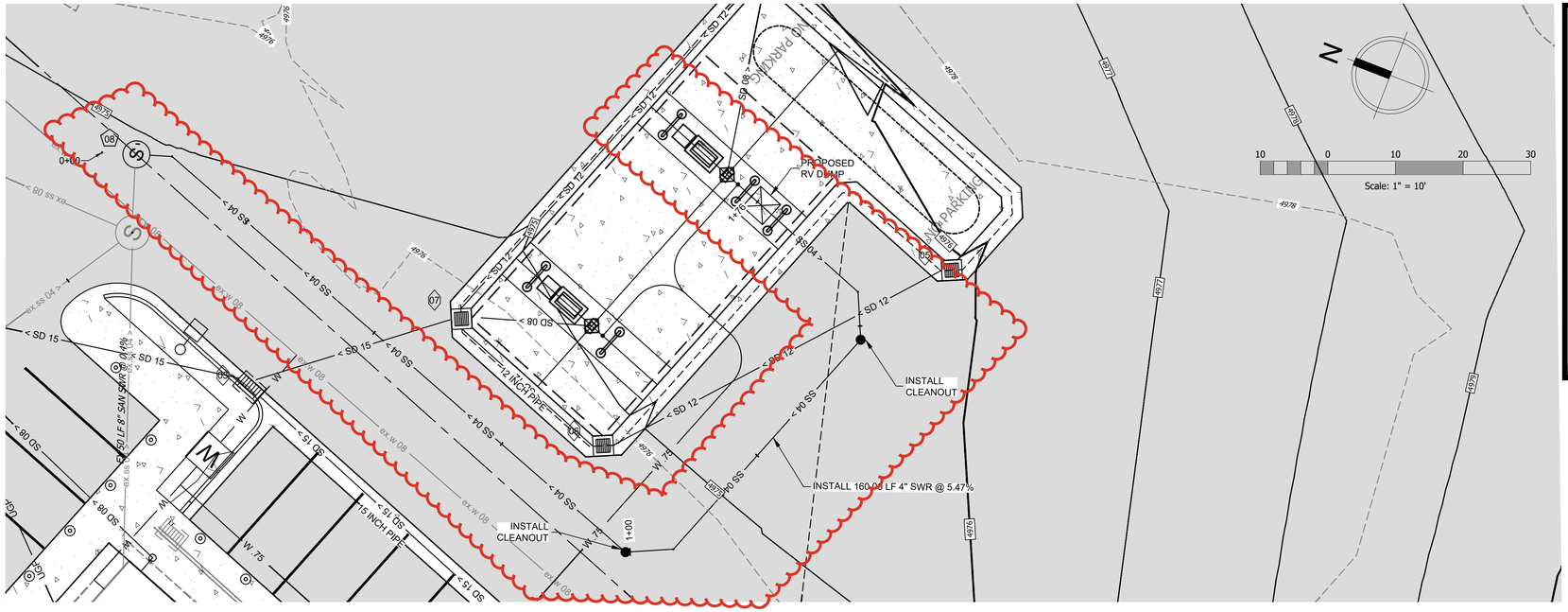
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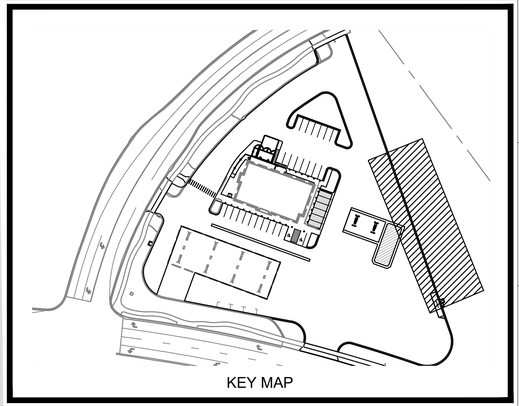
SEWER 01 PLAN AND PROFILE VIEW

SHEET NUMBER

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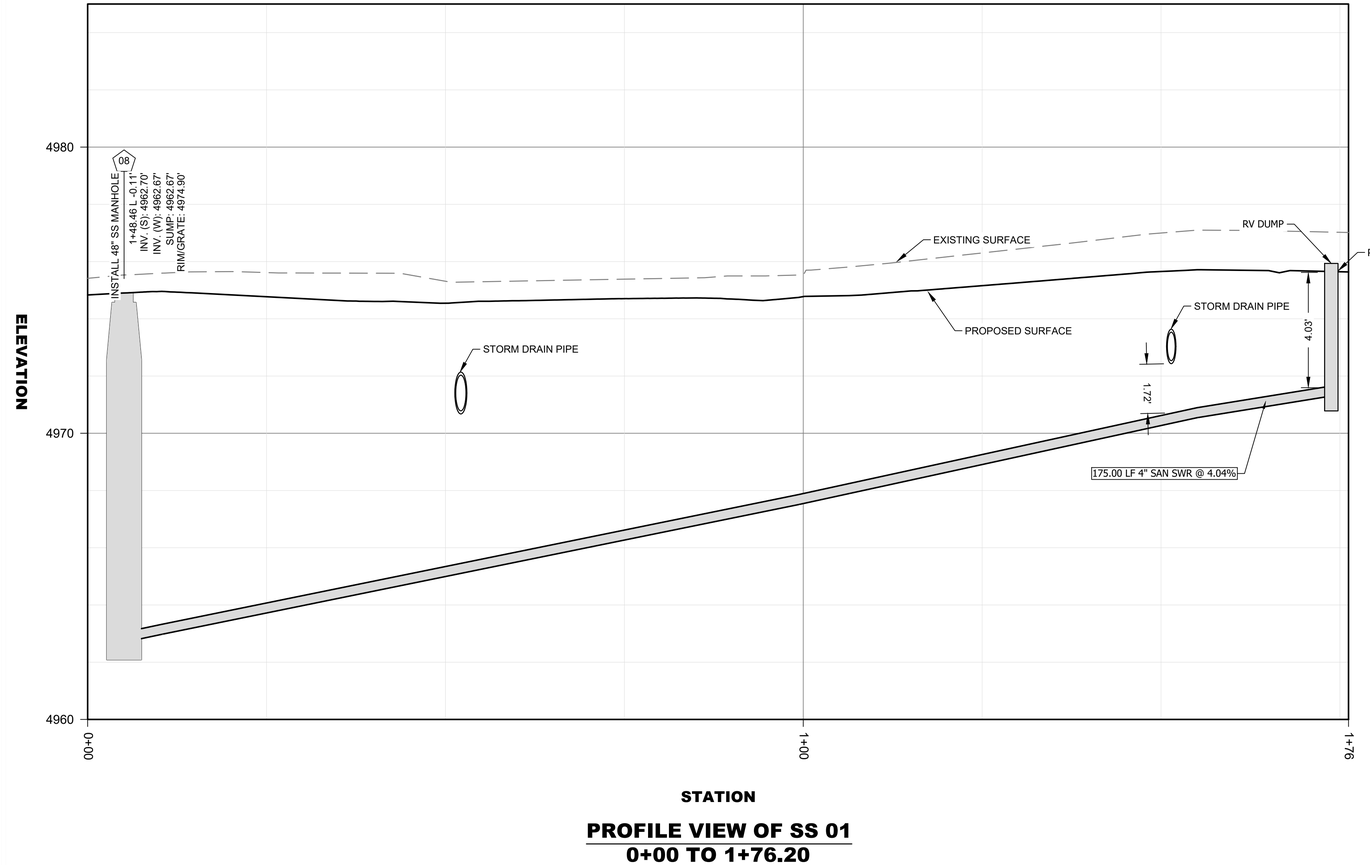


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PROFILE VIEW OF SS 01
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ARCHITECT/ENGINEER:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC.
PROPOSED MAVERIK
PROJECT ADDRESS 990 W SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

ISSUANCE

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10	-	-
11	-	-

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DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 05/27/26

PROJECT NUMBER: 25-026 STORE #: XXXX

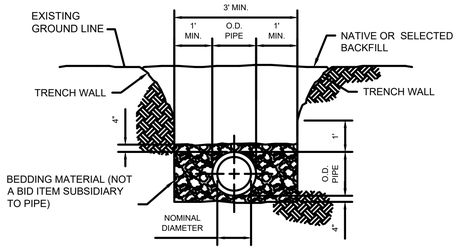
SHEET NAME

SEWER 02 PLAN AND PROFILE VIEW

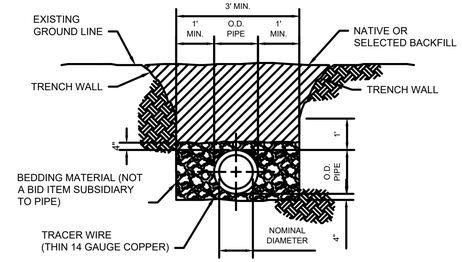
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7/9/2026 2:48:53 PM DAVID JOHNSON C:\Users\djl12\Johnson Engineering, Inc\Johnson Engineering, Inc - Documents\Projects\Active Projects\25026 Santaquin Maverik\04 Design\Drawings\Design\Plan Sheets\CU-Civil Utility\Sewer PP 02.dwg

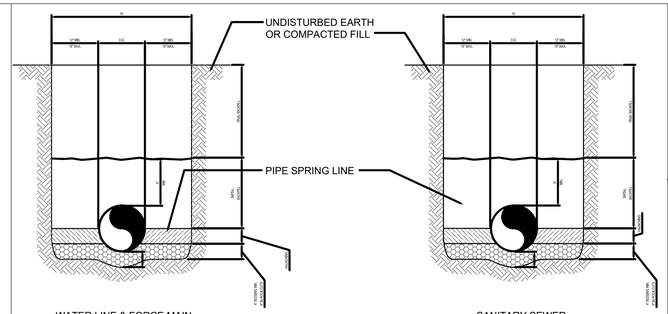


FOUNDATION & BEDDING MATERIAL DETAIL FOR 4" - 8" SANITARY SEWER
NOT TO SCALE



DETAIL OF BEDDING MATERIAL FOR PVC WATER MAIN
NOT TO SCALE

A WATER AND SEWER LINE BEDDING
SCALE: NOT TO SCALE

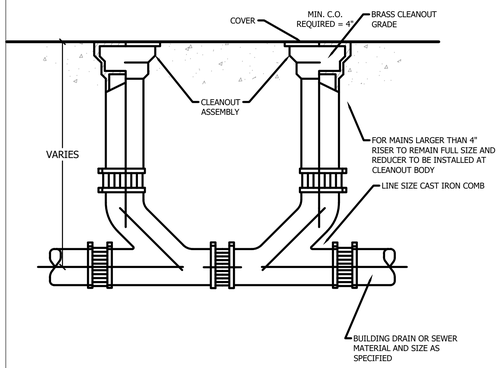


GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

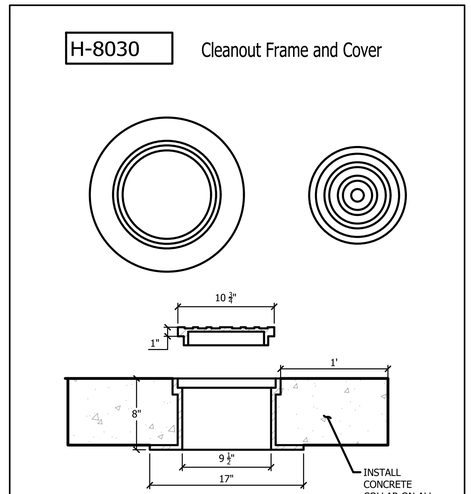
TYPICAL LINE TRENCHING AND BEDDING
NOTE: DEFER TO AHJ/UTILITY PROVIDER REQUIREMENTS IF MORE STRINGENT

B SCALE: NOT TO SCALE



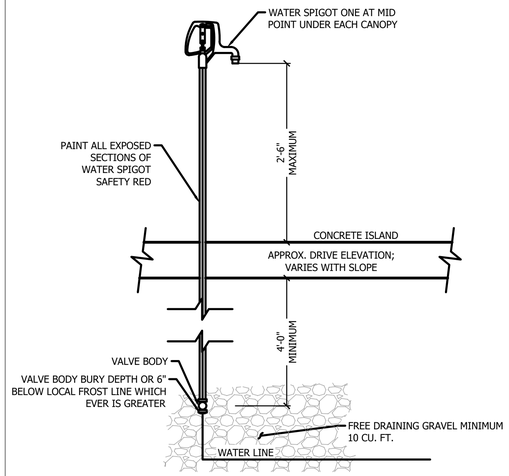
C TYPICAL TWO-WAY CLEANOUT
SCALE: NOT TO SCALE

H-8030 Cleanout Frame and Cover



CAST IRON to conform to ASTM A-48, CLASS 35B H-20 Wheel Loading	D&L No. H-8030		D&L SUPPLY
	Est. Weight 77 lbs.		D&L Foundry P.O. Box 173 Moses Lake, WA 98837 Phone: (509) 765-7552 Fax: (509) 765-8124
Designed: H-8030	Date of Drawing: OCT 1994	Prepared by: D&L Supply	Scale: 1"=6 1/4" Sheet Number: 1 Out Sheets: 1

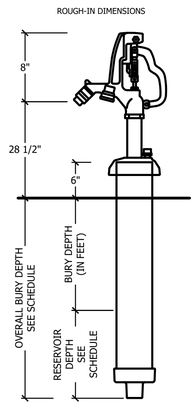
D TYPICAL CLEANOUT LID
SCALE: NOT TO SCALE



1" PEX UNDERGROUND APPROVED PIPING MATERIAL, TIE NEW PEX SUPPLY TO BE TIED INTO BUILDING WATER SUPPLY AT FACE OF BUILDING, SEE PLAN FOR APPROXIMATE LOCATION.

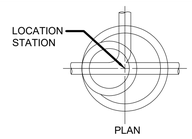
E TYPICAL YARD HYDRANT AT FUELING AREA
SCALE: NOT TO SCALE

BURY DEPTH	1'	2'	3'	4'*	5'*	6'*	7'*
RESERVOIR DEPTH	10 1/2"	11 7/8"	13 1/4"	14 5/8"	16"	17 3/8"	18 3/4"
OVERALL BURY DEPTH	22 1/2"	35 7/8"	49 1/4"	62 5/8"	76"	89 3/8"	102 3/4"
WEIGHT (LBS)	36	42	48	54	59	65	71

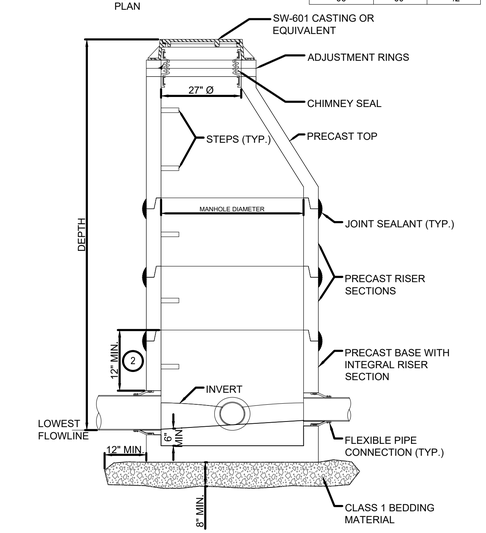


TYPICAL YARD HYDRANT AT RV DUMP
(USE WHEN WATER TOWER IS NOT ALLOWED)

F SCALE: NOT TO SCALE



MANHOLE DIAMETER (INCHES)	Maximum Pipe Diameter (inches) for 2 Pipes (1)	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

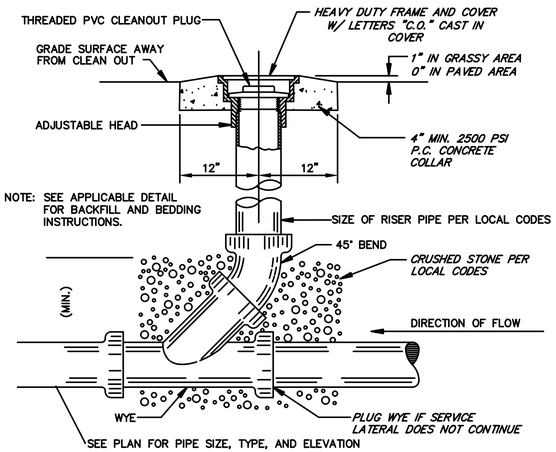


1 FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.

2 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.

TYPICAL SANITARY SEWER MANHOLE
(MIN. STANDARD)

G SCALE: NOT TO SCALE



H TYPICAL SANITARY SEWER CLEANOUT
SCALE: NOT TO SCALE

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111
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STAMP:

REGISTERED PROFESSIONAL ENGINEER
05/27/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

MAVERIK, INC. PROPOSED MAVERIK PROJECT

ADDRESS 1431 SUMMIT RIDGE PARKWAY
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE B&M

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DRAWN BY: DBJ APPROVED BY: DBJ

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REVIEW/PERMIT/CONSTRUCTION 05/27/26
PROJECT NUMBER: 25-026 STORE #: XXXX

SHEET NAME
UTILITY DETAILS

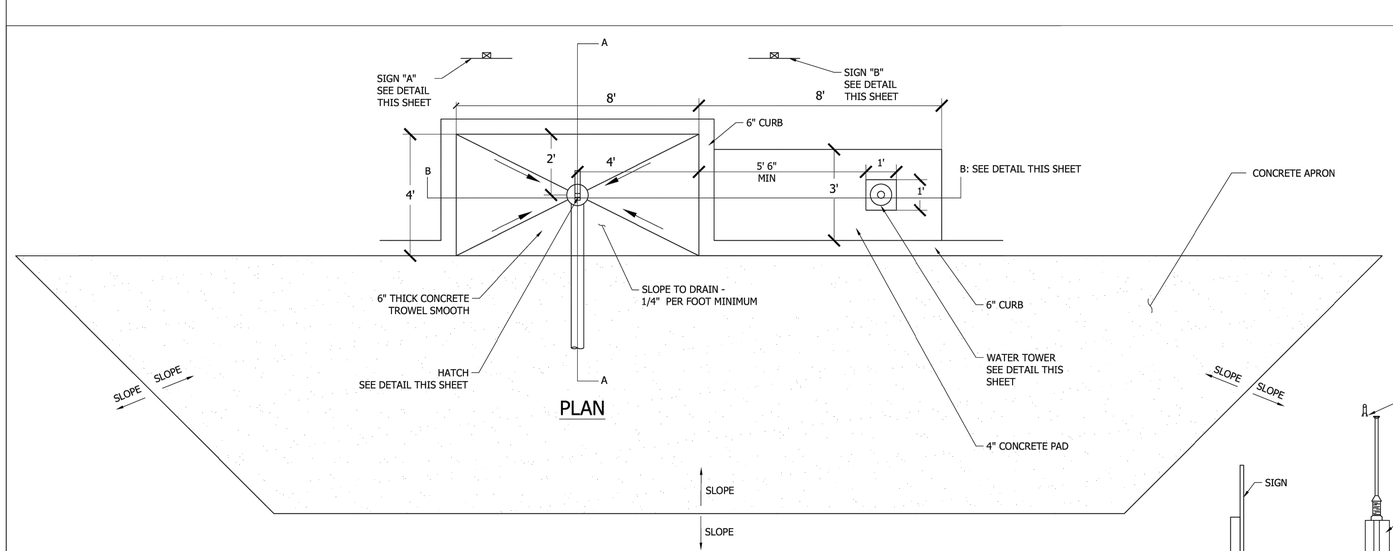
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C4.90

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THE DUMP STATION MUST BE KEPT CLEAN AND FREE FROM DEBRIS AT ALL TIMES. THE SANITARY DUMPING STATION MUST HAVE THE FOLLOWING FEATURES.

1. A SLOPED CONCRETE APRON WITH A DRAIN AT LEAST FOUR INCHES IN DIAMETER AT THE LOW POINT NEAR THE CENTER OF THE PAD.
2. A TIGHT-FITTING, SELF-CLOSING DRAIN COVER (TO PREVENT THE ESCAPE OF ODORS) EQUIPPED WITH A FOOT OPERATED ATTACHMENT OR SIMILAR DEVICE, TO OPEN THE DRAIN COVER WITHOUT DIRECTLY CONTACTING WASTE MATERIAL.
3. AN APPROVED WATER OUTLET OR HYDRANT ADJACENT TO THE DUMPING STATION FOR FLUSHING DOWN THE DRAIN PAD AFTER USE.
4. AN APPROVED ATMOSPHERIC VACUUM BREAKER ATTACHED TO THE WATER OUTLET TO PREVENT POSSIBLE BACK-SIPHONAGE INTO THE WATER SUPPLY SYSTEM. THE VACUUM BREAKER MUST BE INSTALLED DOWNSTREAM FROM THE SHUTOFF VALVE AND AT THE HIGHEST POINT.
5. AN ADEQUATE LENGTH OF FLEXIBLE HOSE FOR FLUSHING THE CONCRETE APRON AND DRAIN. A MEANS MUST BE PROVIDED TO RETRACT THE HOSE WHEN NOT IN USE SO IT DOES NOT CONTACT THE CONCRETE PAD OR REST ON THE GROUND SURFACE.
6. THE SANITARY DUMPING STATION MUST BE LOCATED AT LEAST 100 FEET FROM ANY WATER SUPPLY WELL OR OPEN CHANNEL. THE DUMPING STATION AND ASSOCIATED WATER OUTLET MUST BE AT LEAST 50 FEET FROM ANY POTABLE WATER OUTLET.
7. A SIGN MUST BE POSTED AT THE SANITARY DUMPING STATION STATING THAT THE ADJACENT WATER OUTLET IS "UNSAFE FOR DRINKING".
8. WATER AT THE DUMPING STATION DRAIN MUST DISCHARGE TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.
9. A PIN IS TO BE INSTALLED IN THE SEWER DUMP PIPE TO PREVENT RV SEWER HOSES FROM ENTERING SEWER SYSTEM.



PLAN

OWNER FURNISHED SIGN

TRAILERS
HOLDING TANK DISPOSAL INSTRUCTIONS

CONNECT YOUR HOSE TO HOLDING TANK.

PLACE END SECURELY IN DRAIN OPENING WHILE HOLDING COVER OPEN WITH FOOT.

OPEN BLACK WATER VALVE FIRST; OPEN GRAY WATER VALVE TO FLUSH PIPE.

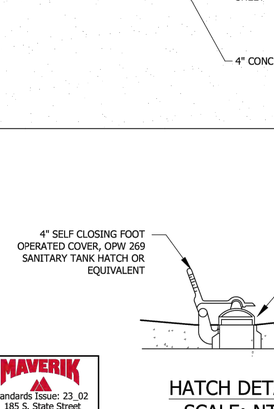
FLUSH AWAY ANY SPILLAGE ON CONCRETE INTO DRAIN.

WARNING: USE IS FOR RECREATIONAL VEHICLE SANITARY WASTE ONLY. DUMPING OF NON-RV WASTE IS PROHIBITED.

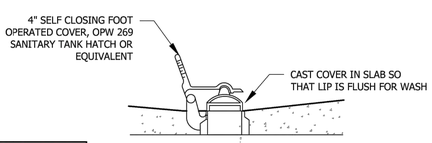
OWNER FURNISHED SIGN

DANGER:
UNSAFE WATER

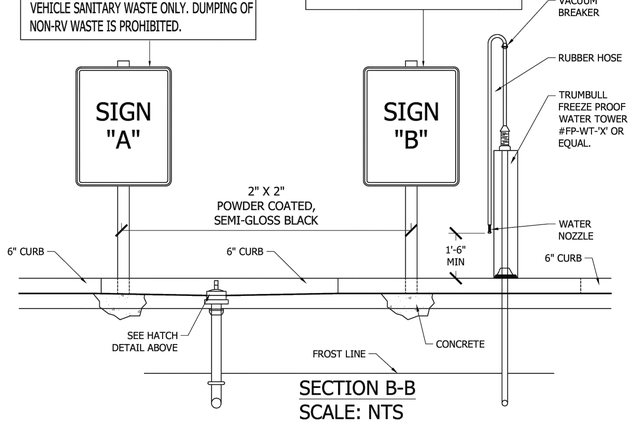
THIS WATER IS FOR FLUSHING AND CLEANING PURPOSES ONLY.



SECTION A-A



HATCH DETAIL
SCALE: NTS



SECTION B-B
SCALE: NTS

Ⓐ **RV SEWER DUMP**

SCALE: NTS

MAVERIK
Standards Issue: 23_02
185 S. State Street
Salt Lake City, Utah 84111

MAVERIK
185 S. State Street | Salt Lake City, Utah 84111

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DRAWN BY: DBJ APPROVED BY: DBJ

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SHEET NAME

C4.91 UTILITY DETAILS

SHEET NUMBER

C4.91

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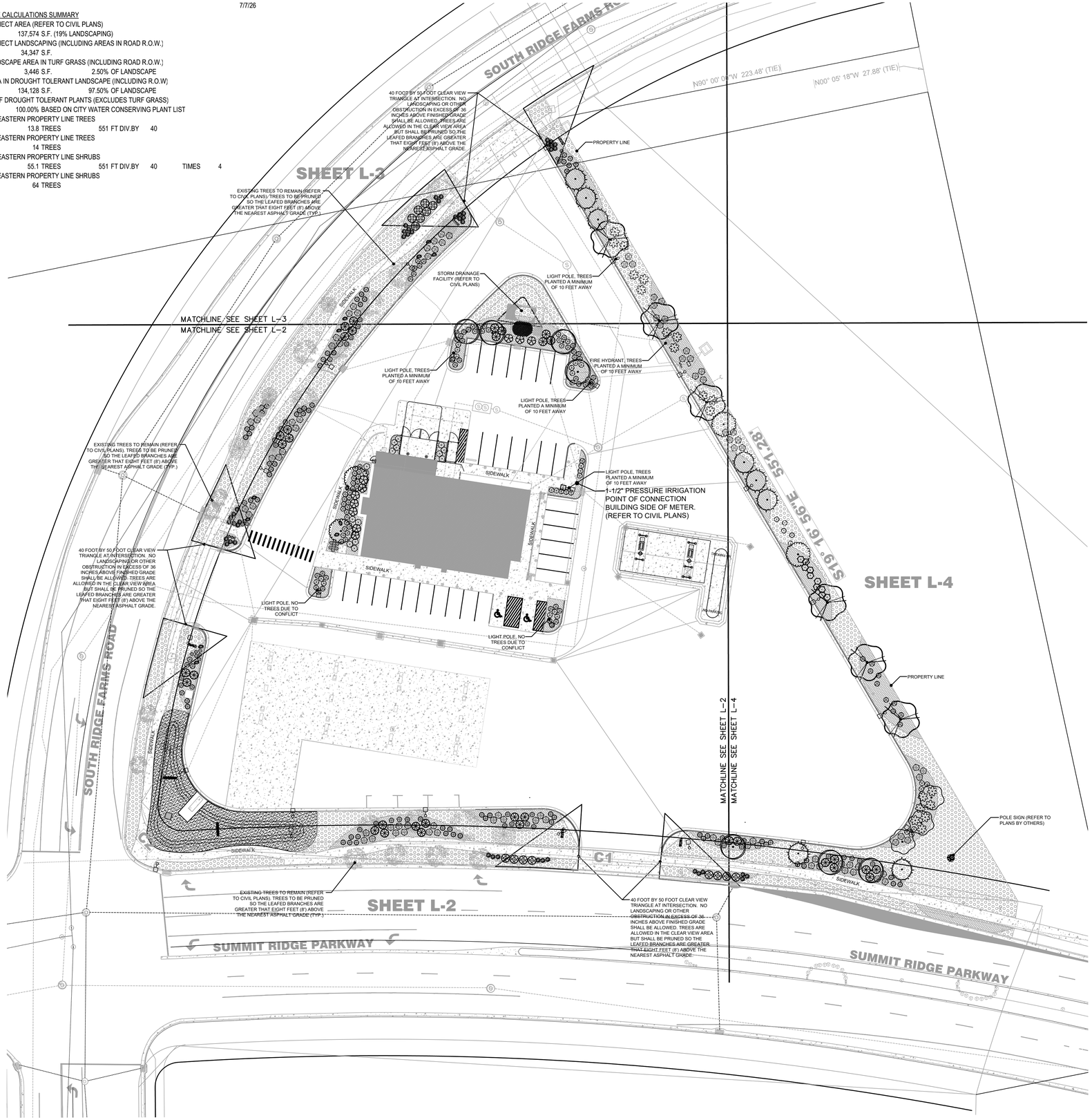
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7/7/26

LANDSCAPE CALCULATIONS SUMMARY

TOTAL PROJECT AREA (REFER TO CIVIL PLANS)
137,574 S.F. (19% LANDSCAPING)
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
34,347 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS (INCLUDING ROAD R.O.W.)
3,446 S.F. 2.50% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W)
134,128 S.F. 97.50% OF LANDSCAPE
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
REQUIRED EASTERN PROPERTY LINE TREES
13.8 TREES 551 FT DIV.BY 40
PROVIDED EASTERN PROPERTY LINE TREES
14 TREES
REQUIRED EASTERN PROPERTY LINE SHRUBS
55.1 TREES 551 FT DIV.BY 40 TIMES 4
PROVIDED EASTERN PROPERTY LINE SHRUBS
64 TREES



PLANT SCHEDULE TOTAL PROJECT

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer campestre / Hedge Maple Hydro Zone Td3	B & B	2" Cal.		6
	Acer platanoides 'Columnare' / Columnar Norway Maple Hydro Zone Td3	B & B	2" Cal.		3
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple Hydro Zone Td3	B & B	2" Cal.		7
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam Hydro Zone Td3	B & B	2" Cal.		4
	Picea pungens 'Baby Blue' / Baby Blue Colorado Spruce Hydro Zone Te3	B & B		6`	8

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hydro Zone Tw2	5 gal	27
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	85
	Centranthus ruber 'Coccineus' / Red Valerian Hydro Zone Sd2	1 gal	34
	Chrysothamnus nauseosus / Rubber Rabbitbrush Hydro Zone Sd1	5 gal	10
	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood Hydro Zone Sd3	5 gal	10
	Echinacea x 'TNECHKIO' / Kismet® Intense Orange Coneflower Hydro Zone P3	1 gal	10
	Festuca ovina glauca / Blue Sheep Fescue Hydro Zone Tw1	2 gal	10
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	45
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	15
	Lavandula angustifolia 'Munstead' / Munstead English Lavender Hydro Zone P2	5 gal	65
	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy Hydro Zone P3	1 gal	38
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	19
	Perovskia atriplicifolia `Blue Spires` / Russian Sage Hydro Zone P1	5 gal	5
	Pinus mugo 'Pumilio' / Dwarf Mugo Pine Hydro Zone Sd2	5 gal	34
	Salvia nemorosa 'May Night' / May Night Meadow Sage Hydro Zone P1	5 gal	53
	Spiraea betulifolia / Birchleaf Spirea Hydro Zone Sd3	5 gal	15

Existing trees of various sizes and species located on the property and/or within the road right-of-way. Location determined by civil engineer in existing conditions analysis. Contractor to protect existing trees to remain during construction with construction fencing at the drip line of the trees.

MULCHES / ROCK

	4" depth of 2" to 2-1/2" of South Town Cobble rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	18,264 S.F.
	4" depth of 1"-1-1/2" Oak Creek Plum Crushed rock (to match the Murdock Ford dealership) over Dewitt Pro 5 weed barrier.	12,637 S.F.
	Existing turf grass to remain - contractor to repair & replace as needed	3,446 S.F.
	8-12 cf landscape boulder (browns, reds & grays) placed no closer than 18" to any tree trunk	12 EA.

NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
5. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
6. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERITY QUANTITIES.
7. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
9. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/26

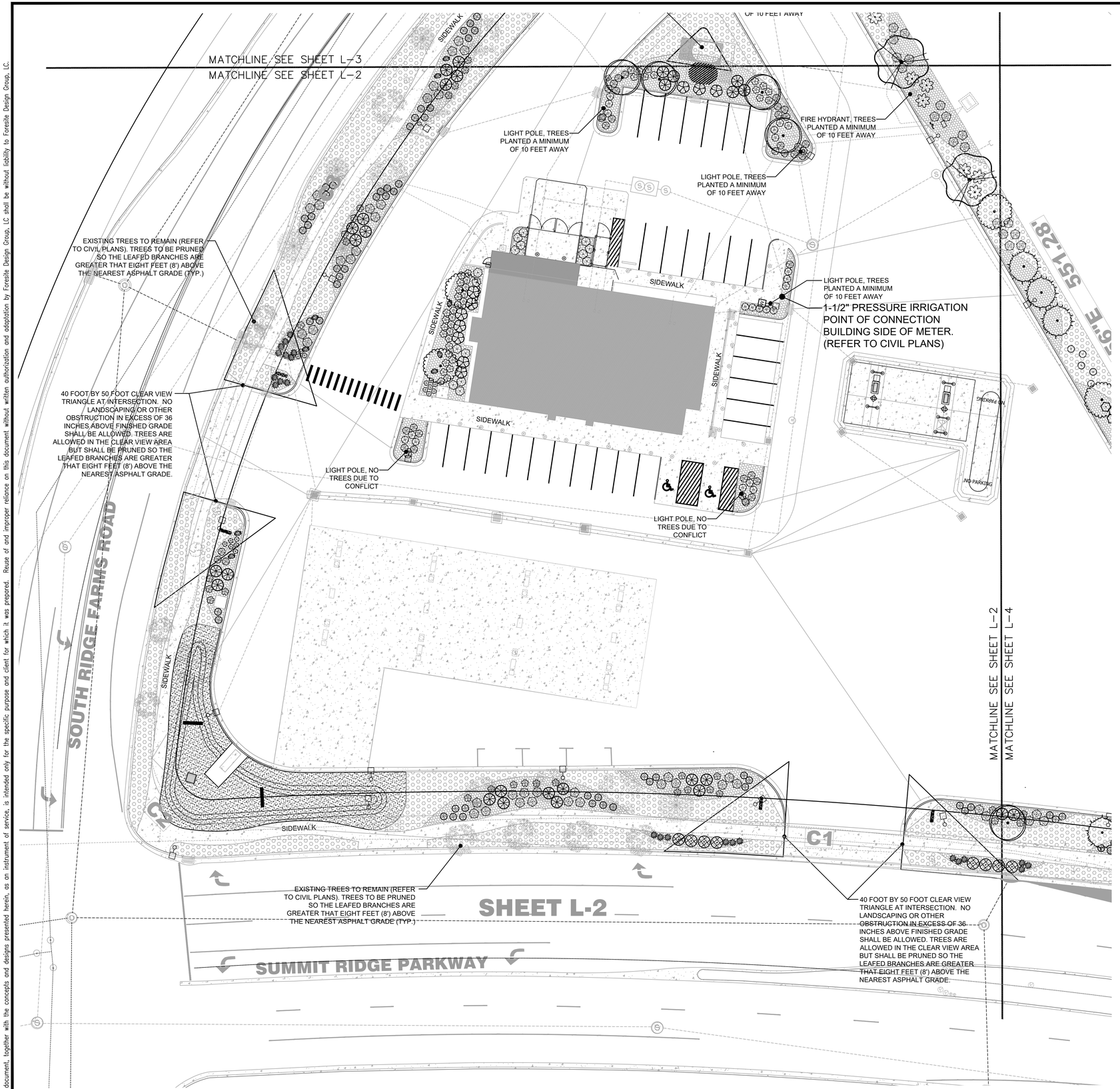
DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

MAVERIK C-STORE
OVERALL LANDSCAPE PLAN
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET: L-1
FILE NAME: FDG-329
SCALE: 1"=30'



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SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
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	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	85
	Centranthus ruber 'Coccineus' / Red Valerian Hydro Zone Sd2	1 gal	34
	Chrysothamnus nauseosus / Rubber Rabbitbrush Hydro Zone Sd1	5 gal	10
	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood Hydro Zone Sd3	5 gal	10
	Echinacea x 'TNECHKIO' / Kismet® Intense Orange Coneflower Hydro Zone P3	1 gal	10
	Festuca ovina glauca / Blue Sheep Fescue Hydro Zone Tw1	2 gal	10
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	45
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	15
	Lavandula angustifolia 'Munstead' / Munstead English Lavender Hydro Zone P2	5 gal	65
	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy Hydro Zone P3	1 gal	38
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	19
	Perovskia atriplicifolia `Blue Spires` / Russian Sage Hydro Zone P1	5 gal	5
	Pinus mugo 'Pumilio' / Dwarf Mugo Pine Hydro Zone Sd2	5 gal	34
	Salvia nemorosa 'May Night' / May Night Meadow Sage Hydro Zone P1	5 gal	53
	Spiraea betulifolia / Birchleaf Spirea Hydro Zone Sd3	5 gal	15

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	Existing turf grass to remain - contractor to repair & replace as needed	3,446 S.F.
	8-12 cf landscape boulder (browns, reds & grays) placed no closer than 18" to any tree trunk	12 EA.

NOTES:
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3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
5. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
6. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERITY QUANTITIES.
7. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
9. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
1	PER NEW SITE PLAN RECEIVED	DCM	7/7/16

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
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MAVERIK C-STORE LANDSCAPE PLAN

SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

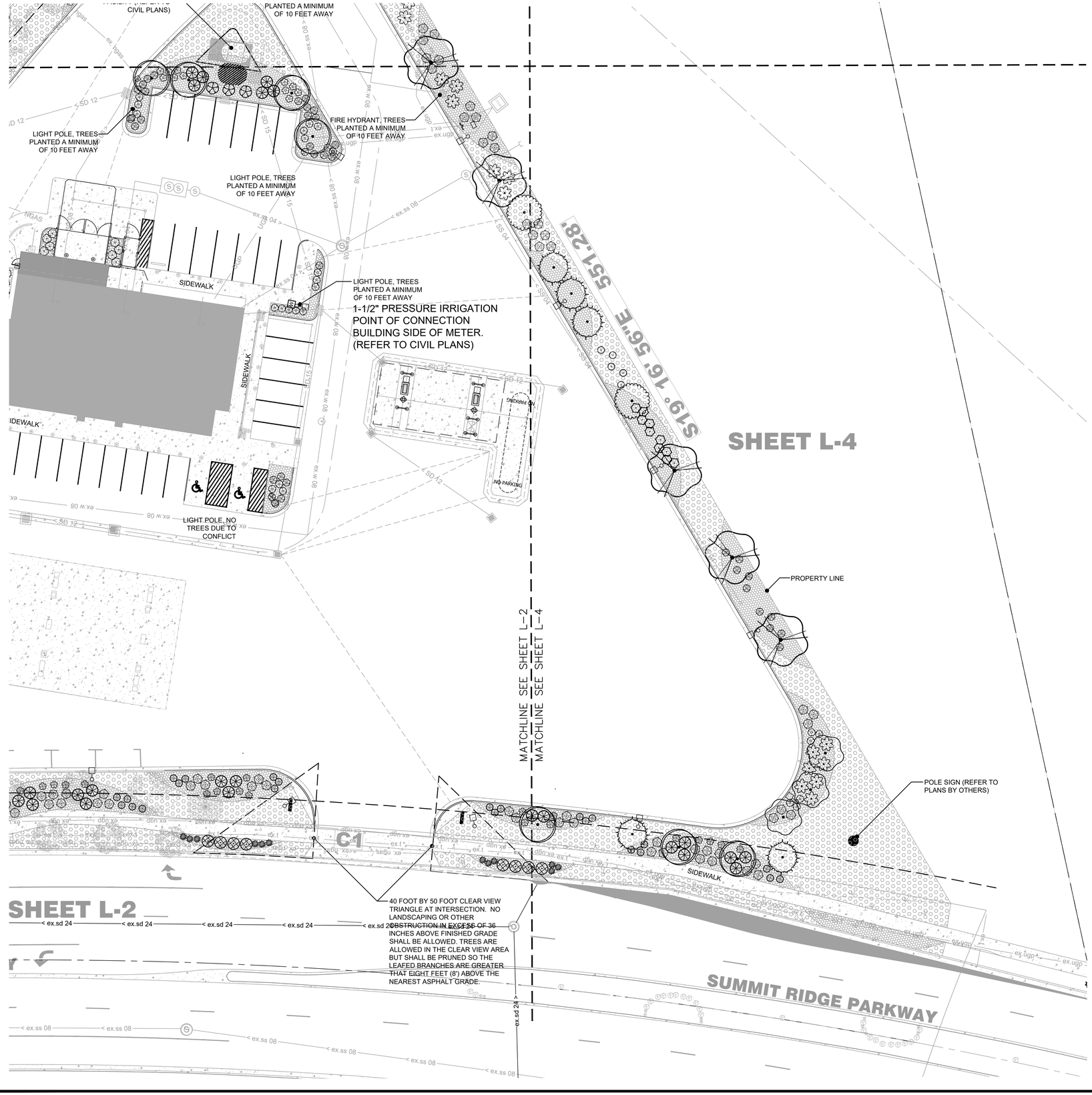
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/7/16

SHEET: L-2

FILE NAME: FDG-329 | SCALE: 1"=20'

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PLANT SCHEDULE TOTAL PROJECT

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer campestre / Hedge Maple Hydro Zone Td3	B & B	2" Cal.		6
	Acer platanoides 'Columnare' / Columnar Norway Maple Hydro Zone Td3	B & B	2" Cal.		3
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple Hydro Zone Td3	B & B	2" Cal.		7
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam Hydro Zone Td3	B & B	2" Cal.		4
	Picea pungens 'Baby Blue' / Baby Blue Colorado Spruce Hydro Zone Te3	B & B		6`	8

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NORTH
0 20 40 60 feet
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NO.	REVISIONS	BY	DATE
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PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

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MAVERIK C-STORE LANDSCAPE PLAN

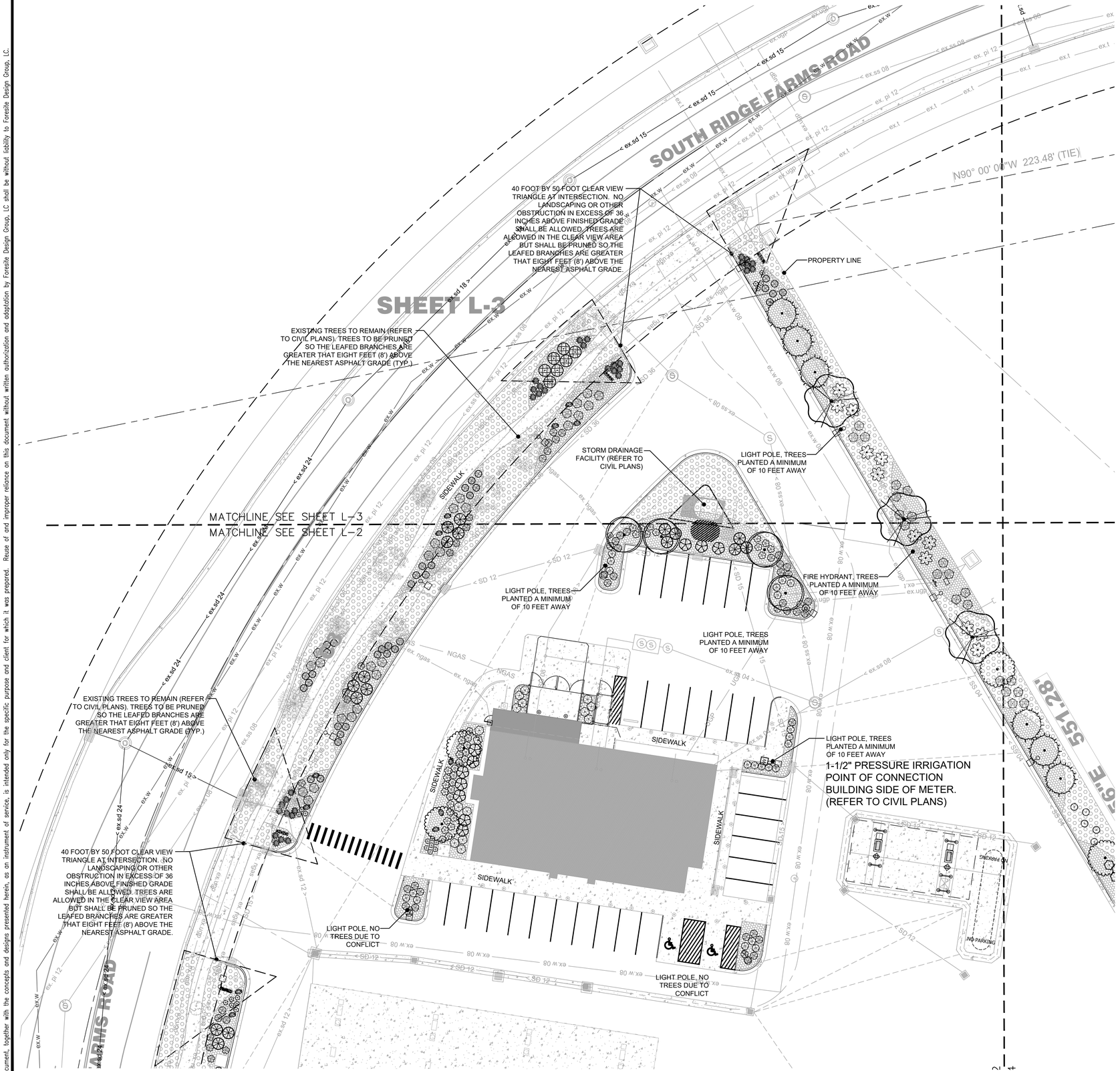
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
1/1/16

SHEET:
L-3

FILE NAME: FDG-329
SCALE: 1"=20'

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MAVERIK C-STORE
LANDSCAPE PLAN
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LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/7/26

SHEET: L-4
FILE NAME: FDG-329
SCALE: 1"=20'

PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WIZE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

IRRIGATION REQUIREMENT NOTES:

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".
2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
3. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
4. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
5. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
6. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
7. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
8. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
9. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION
DIFFERENCES.
10. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

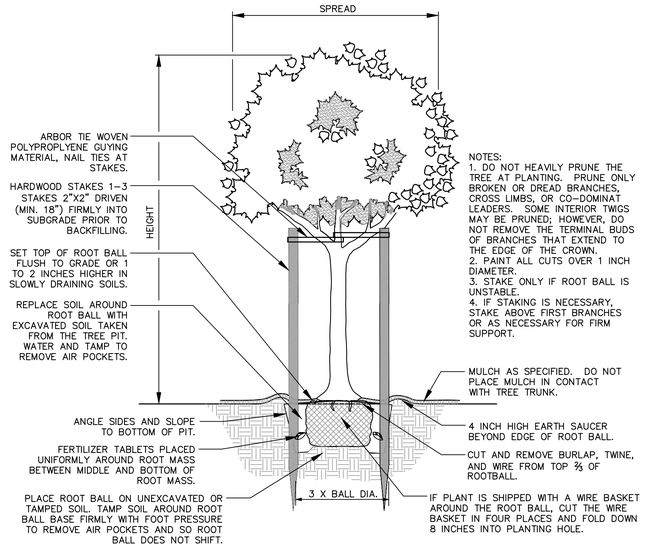
17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA "MANUAL OF STANDARD SPECIFICATIONS".

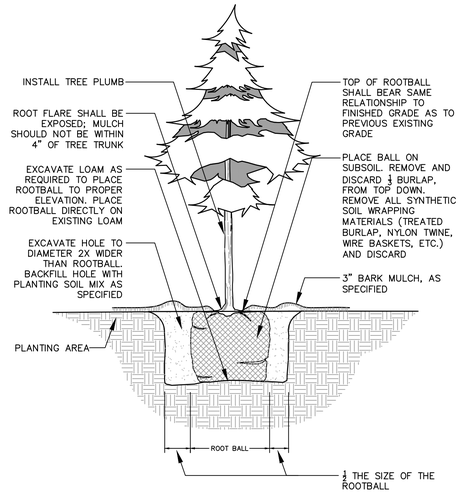
19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE SANDY CITY URBAN FORESTER OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.

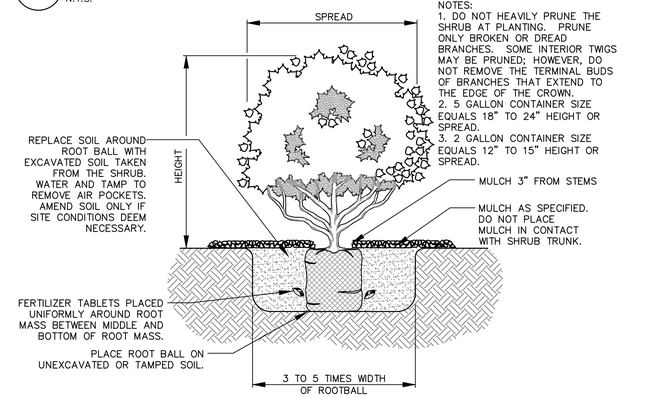
WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
11. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
13. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND
OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL
ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS
PROJECT.
14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
18. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
19. NO IRRIGATION OF WALKWAYS OR DRIVE.
20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.



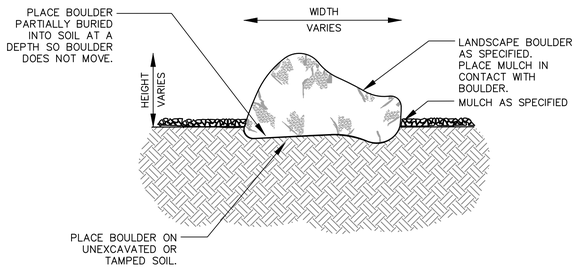
1 TREE PLANTING AND STAKING
N.T.S.



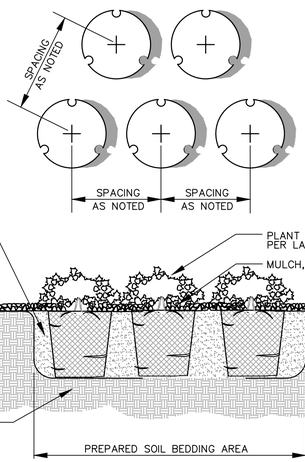
2 EVERGREEN TREE PLANTING
N.T.S.



3 SHRUB AND ORNAMENTAL GRASS PLANTING
N.T.S.



5 BOULDER PLACEMENT
N.T.S.



4 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS
N.T.S.

TOPSOIL QUALITY GUIDELINES

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SiL	≥2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SiL, CL, SiCL	≥1.0	2.1 to 5.0	3 to 7 (SiL, SiCL, CL) 3 to 10 (SCL, SiL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SiC, S, Si, C	<1.0	> 5.0	> 10 for any texture

*L = loam; SiL = Silt loam; SCL = sandy clay loam; SiL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS - loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.
**This guideline also includes no fragments larger than 1 ½ inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

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PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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LANDSCAPE NOTES AND DETAILS
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

DAN C. MATTA No. 106248 1/1/26 LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

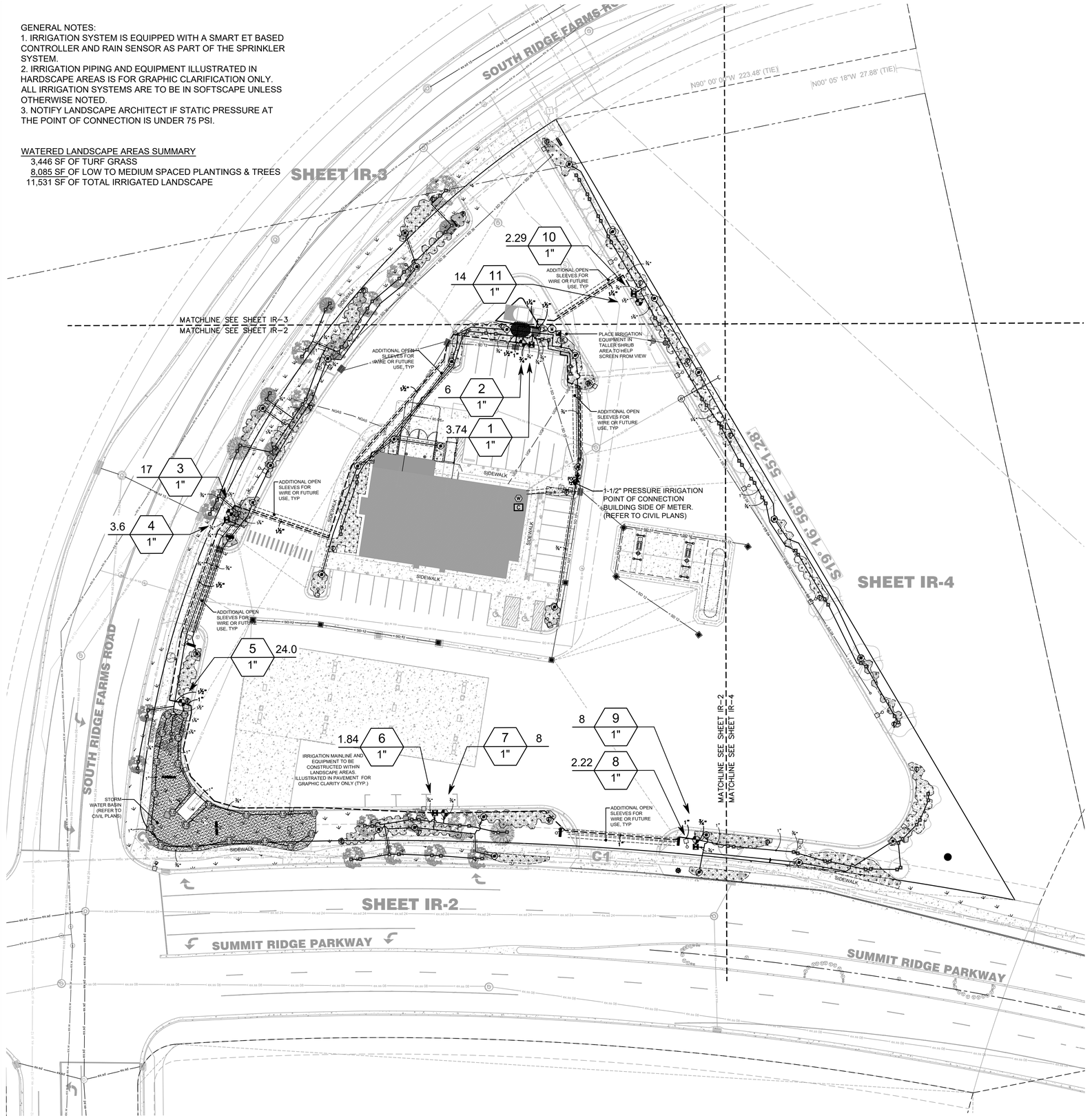
SHEET: L-5

FILE NAME: FDG-329 SCALE: N.A.

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GENERAL NOTES:
1. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
2. IRRIGATION PIPING AND EQUIPMENT ILLUSTRATED IN HARDSCAPE AREAS IS FOR GRAPHIC CLARIFICATION ONLY. ALL IRRIGATION SYSTEMS ARE TO BE IN SOFTSCAPE UNLESS OTHERWISE NOTED.
3. NOTIFY LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS UNDER 75 PSI.

WATERED LANDSCAPE AREAS SUMMARY
3,446 SF OF TURF GRASS
8,085 SF OF LOW TO MEDIUM SPACED PLANTINGS & TREES
11,531 SF OF TOTAL IRRIGATED LANDSCAPE



IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4in. popup with pressure regulating device. Install w/ PA-80 adapter.	106	30

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
0.75	Rain Bird 3504-PC-SAM 0.75	4	35	0.67	17'
1.0	Rain Bird 3504-PC-SAM 1.0	6	35	0.92	21'
1.5	Rain Bird 3504-PC-SAM 1.5	9	35	1.28	23'
2.0	Rain Bird 3504-PC-SAM 2.0	1	35	1.69	27'
3.0	Rain Bird 3504-PC-SAM 3.0	1	35	2.6	31'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,085 sf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	6
	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
W	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
	Irrigation Mainline: PVC Schedule 40	988.6 lf
	Pipe Sleeve: PVC Schedule 40	1,120 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES:
1. SEE SHEET IR-5 FOR NOTES AND DETAILS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
4. CONTRACTOR IS NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS BELOW 75 PSI.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	3.74
2	Rain Bird PEB-PRS-D	1"	Bubbler	6
3	Rain Bird PEB-PRS-D	1"	Bubbler	17
4	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	3.6
5	Rain Bird PEB-PRS-D	1"	Turf Rotor	24.01
6	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	1.84
7	Rain Bird PEB-PRS-D	1"	Bubbler	8
8	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	2.22
9	Rain Bird PEB-PRS-D	1"	Bubbler	8
10	Rain Bird XCZLF-100-PRF	1"	Area for Drip Emitters	2.29
11	Rain Bird PEB-PRS-D	1"	Bubbler	14

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

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PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

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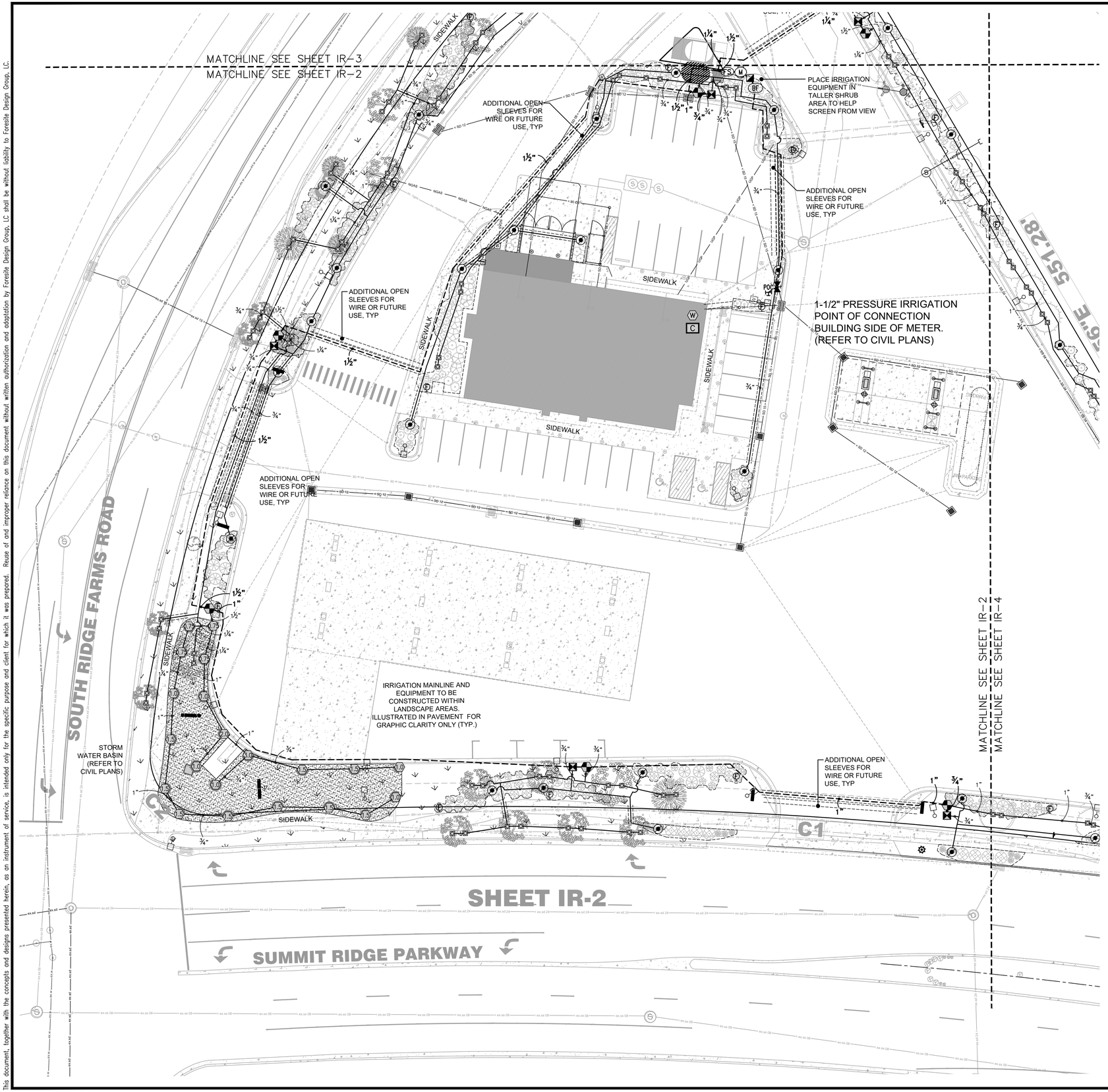
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET:
IR-1

FILE NAME: FDG-329
SCALE: 1" = 30'

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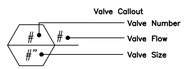
IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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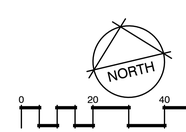
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0.75	Rain Bird 3504-PC-SAM 0.75	4	35	0.67	17'
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,085 sf

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	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
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DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

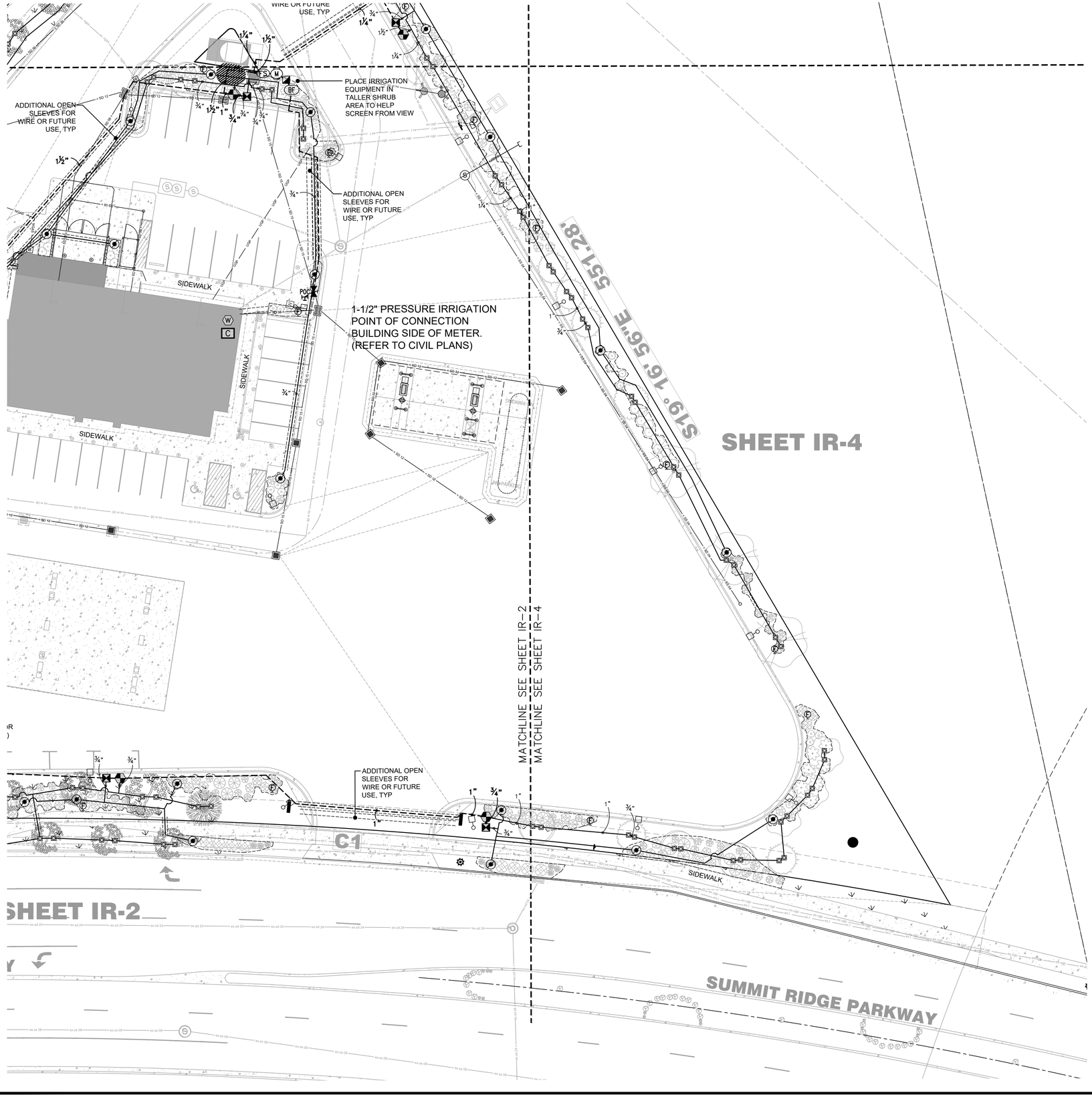
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LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/26

SHEET:
IR-2

FILE NAME: FDG-329
SCALE: 1"=20



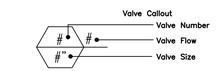
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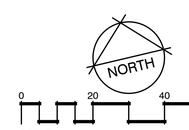
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BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
W	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
	Irrigation Mainline: PVC Schedule 40	988.6 lf
	Pipe Sleeve: PVC Schedule 40	1,120 lf



IRRIGATION NOTES:
1. SEE SHEET IR-5 FOR NOTES AND DETAILS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
4. CONTRACTOR IS NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS BELOW 75 PSI.



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1	PER NEW SITE PLAN RECEIVED	DCM	7/7/16

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

MAVERIK C-STORE IRRIGATION PLAN

SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

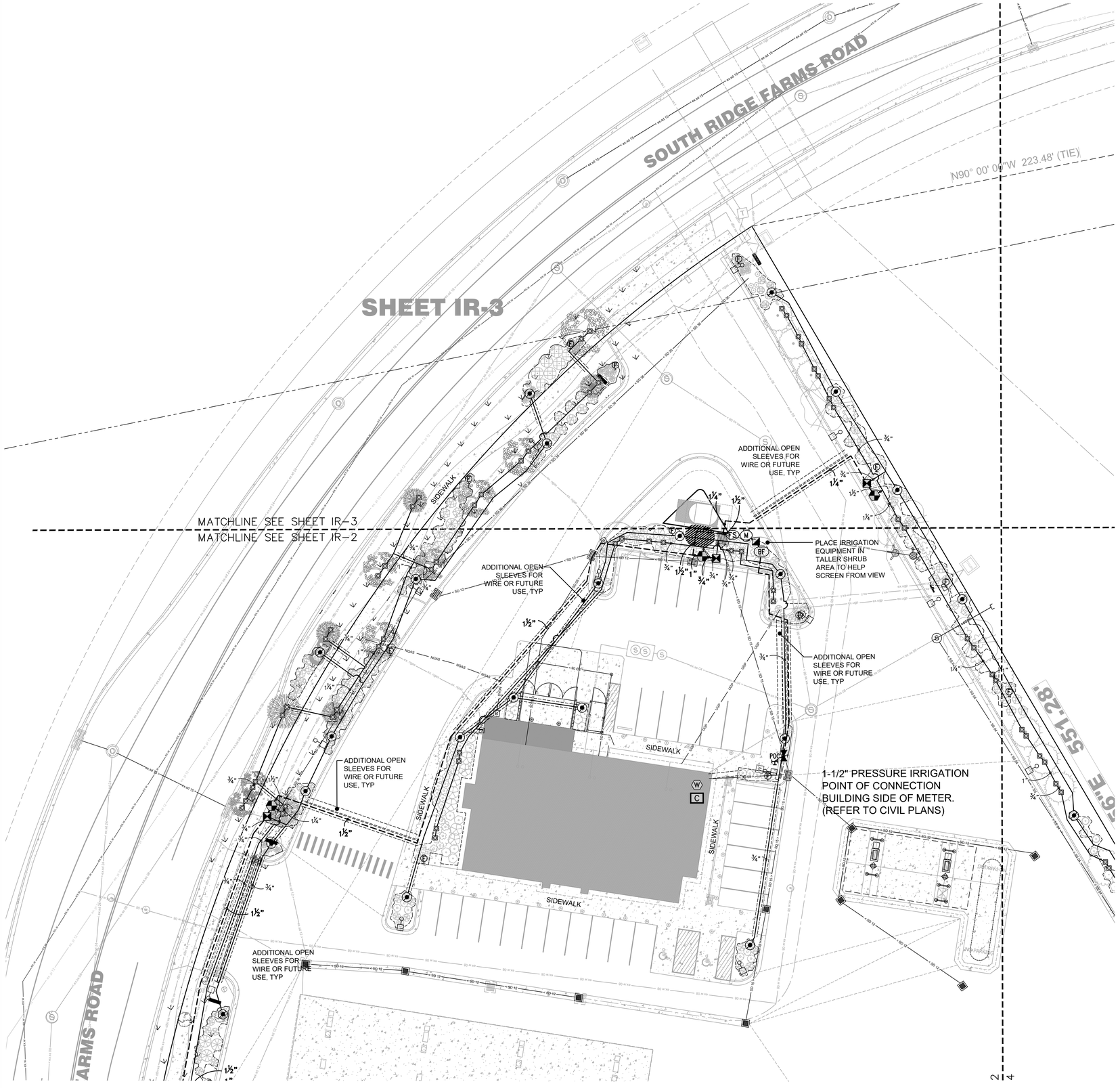
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
7/1/16

SHEET:
IR-3

FILE NAME: FDG-329
SCALE: 1"=20

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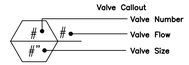
IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4in. popup with pressure regulating device. Install w/ PA-80 adapter.	106	30

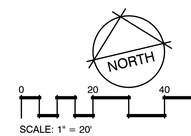
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
0.75	Rain Bird 3504-PC-SAM 0.75	4	35	0.67	17'
1.0	Rain Bird 3504-PC-SAM 1.0	6	35	0.92	21'
1.5	Rain Bird 3504-PC-SAM 1.5	9	35	1.28	23'
2.0	Rain Bird 3504-PC-SAM 2.0	1	35	1.69	27'
3.0	Rain Bird 3504-PC-SAM 3.0	1	35	2.6	31'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	31
P	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	20
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,085 sf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	6
	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	1
	Stop and Waste Valve Mueller - Stop and Waste Valve, drain to valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
C	Rain Bird ESPLXME2P 12 Station, Traditionally-Wired Commercial Controller w/ Factory Installed PRO Smart Module. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Contractor to coordinate with owner's representative regarding location.	1
W	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1
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	Irrigation Lateral Line: PVC Schedule 40	3,333 lf
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NO.	REVISIONS	BY	DATE
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PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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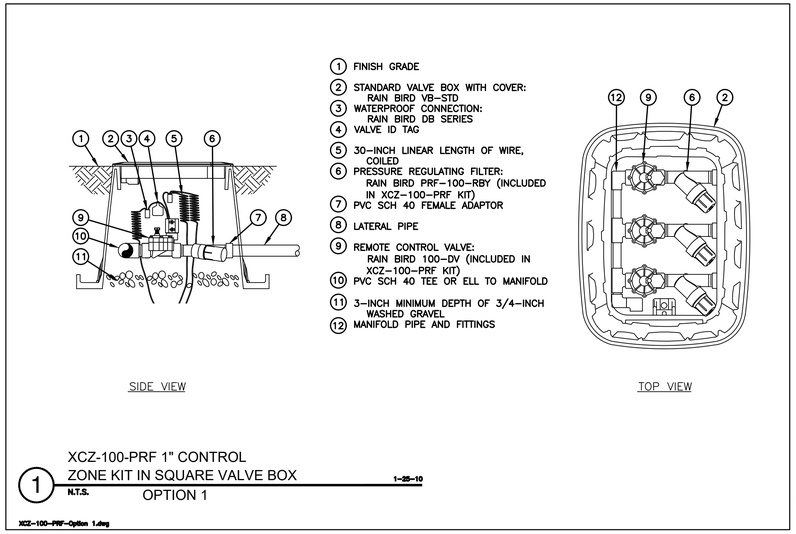
SHEET: IR-4

FILE NAME: FDG-329 | SCALE: 1"=20

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IRRIGATION NOTES

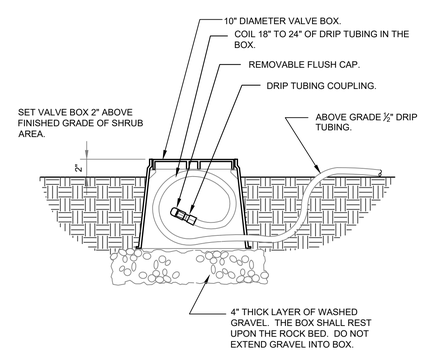
1. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.
3. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
4. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
5. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 75 PSI. A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
6. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
7. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
8. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. ONE (1) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.),(1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.). INSTALL KING DRAINS AT ALL LOW POINTS AND ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
10. IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURER'S SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
11. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
12. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
13. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
14. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
15. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
16. HEAD RISERS FOR SPRAY HEADS MUST BE A "FUNNY PIPE SYSTEM". RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD TSJ SERIES SWING JOINTS (SIZE TO MATCH INLET SIZE OF HEAD) OR APPROVED EQUAL.
17. SIZE VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
18. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
19. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
20. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
21. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
22. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-4". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
23. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
24. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
25. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS,OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
26. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
27. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
28. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
29. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
30. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
31. FOLLOWING CONSTRUCTION, PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT AND WITHIN 60 DAYS OF INSTALLING THE IRRIGATION SYSTEM AND LANDSCAPE, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
32. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".



1 XCZ-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1

N.T.S. 1-25-10

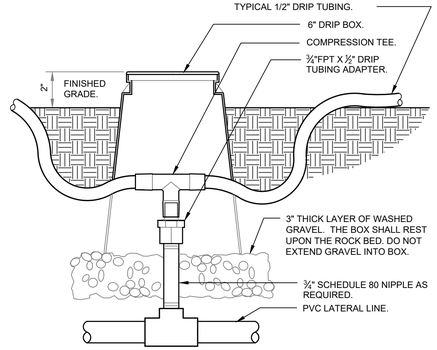
XCZ-100-PRF-Option 1.dwg



1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

2 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06

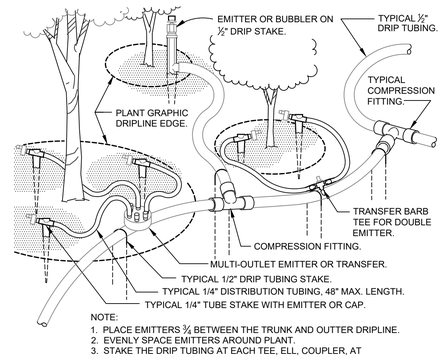


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NOTE:
1. SEE SHEET IR-2 AND IR-4 FOR ENLARGED PLANS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.

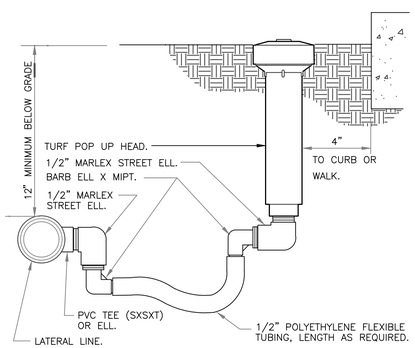
3 ZONE CONTROL

3" = 1'-0" 328413.46-03



4 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 32 8406.43-02



5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 32 8403.13-02

NOTE:
1. PLACE EMITTERS ⅔ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

6 TYPICAL DRIP TUBING

1 1/2" = 1'-0" 328413.43-01

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MAVERIK C-STORE
IRRIGATION NOTES AND DETAILS
SUMMIT RIDGE & PARKWAY & HIGHWAY 91 SANTAQUIN, UTAH

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 7/1/26

SHEET: IR-7

FILE NAME: FDG-329 SCALE: N.A.



1 E1.2 **SITE PHOTOMETRIC PLAN**

SCALE: 1"=20'-0"

MASTER LUMINAIRE SCHEDULE

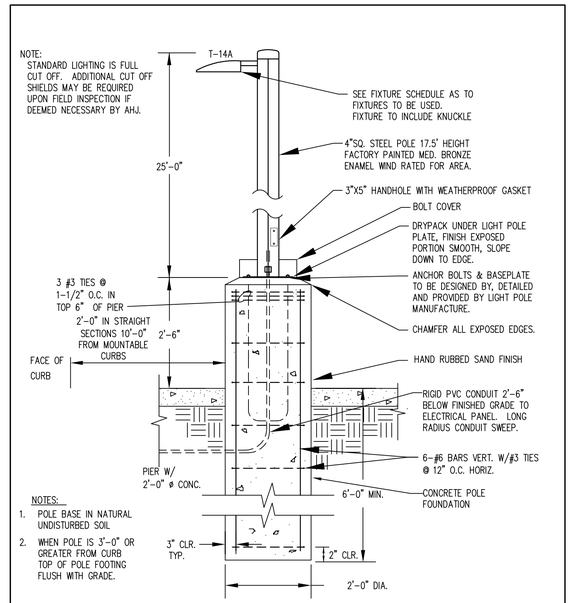
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	CONTROL	WATTS	IMAGE
DESCRIPT.	CANOPY MOUNTED, 4K, 102W LED, 80 CRI, FOR SINGLE DECK CANOPIES (14,399 LUMENS), MOTION SENSOR, DARK SKY							
T-13	LSI	SCV LED 15L SC UNV DIM 40 WHT ALBCS2	UNV	CANOPY	4000K(INCLUDED)	RELAY (TIME OF DAY)	102	
DESCRIPT.	POLE MOUNTED AREA LIGHT, FULL CUTOFF, FORWARD THROW, 18,904 LUMENS, 25 FT SQUARE POLE (4", 11 GA.), INTEGRAL LOUVER							
T-14	LSI	SLM LED 18L SIL FT UNV 40 70CRI BRZ IL 4SQ B3	208	25'-0" POLE	4000K(INCLUDED)	RELAY (TIME OF DAY)	135	
		S11G 25' S BRZ w/ABKIT 4BC		2'-6" POLE				
T-14A	SAME AS T-14 EXCEPT DOUBLE HEAD ("L" CONFIGURATION)						270	

*LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C.

CALCULATION SUMMARY

AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN	NOTES
PARKING	0'-0" / H-H	10.00	<+>	1.2	5.6	0.0	N/A	N/A	(2)
CANOPY	0'-0" / H-H	5.00	<+>	30.6	38.6	19.3	2.0:1	1.6:1	(1)

NOTES:
1. EXTERIOR LIGHTING SHALL BE REDUCED 30% WHEN NO ACTIVITY IS DETECTED IN ANY 15 MINUTE PERIOD PER IECC 2018
2. MAX/MIN CALCULATION NOT AVAILABLE DUE TO MINIMUM 0.00 VALUE. AREA POLE LIGHTS WILL NOT BE MOUNTED IN MIDDLE OF DRIVEWAY FOR TRAFFIC SAFETY AND FLOW CONSIDERATIONS.



DETAIL – TYPICAL LIGHT POLE & BASE — SCALE: NONE — 4 E1.2

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

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ARCHITECT:

ENGINEER:

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2577 FAX
(208) 234-0918

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STAMP:

PROFESSIONAL ENGINEER — MICHAEL S. INSKEEP — No.5931691 -2202 — State of Utah

MAVERIK, INC.
STORE # 5260

6503 29TH STREET
GREELEY, CO 80634

FOR REVIEW AND PERMIT • FOR REVIEW AND PERMIT

REVISIONS

△	DESCRIPTION	DATE

DESIGNED BY: MSI | DRAWN BY: MSI
REVIEWED BY: MSI | APPROVED BY: MSI
PROTOTYPE VERSION: -

DRAWING ISSUE
DATE: 7-8-26
PROJECT NUMBER: 26312

SHEET NAME
PHOTOMETRIC PLAN NEW ASPHALT AREA

SHEET NUMBER
E 1.2

7/8/2026 4:53:46 PM MIKE INSKEEP G:\Maverik_Aquisitions\Santaquin, UT - 26312\Elec\SANTAQUIN E1.2.dwg

DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshal Allen Duke and Assistant City Manager Jason Bond.

Excused: Police Lieutenant Mike Wall

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Inspector Jared Shepherd, Deputy City Recorder Gwen Butters, applicants and other members of the public.

Lundell called the meeting to order at 10:00 a.m.

NEW BUSINESS
1. Sunset Ridge Subdivision Plan Review

The Committee reviewed the Sunset Ridge preliminary subdivision, which is associated with a development agreement approved by the City Council earlier this year. The agreement includes the City's acquisition of property for a future debris basin intended to protect nearby homes from potential debris flows and mudslides. The development also includes commercial properties on the west side and a multifamily lot.

Elmer requested a density table, general plat notes, buildable-area information, a curve table, neighboring subdivision information, and corrections to lots that do not meet the required frontage.

Spadafora reported that addressing had been reviewed and had no additional comments.

Callaway expressed concern regarding the proposed relocation of existing waterlines that serve a significant portion of the east side of the city. Staff requested further evaluation of the alignment, maintenance access, existing easements, and the PRV, with consideration of locating the lines along property boundaries. Any relocation will require careful coordination to minimize service interruptions and maintain adequate water pressure and fire flows. Staff also emphasized the need to protect the existing sewer line serving approximately 100 homes in the Summit development.

The Committee discussed steep roadway grades and the requirements of the Hillside Overlay Zone. Staff explained that the north-facing road connecting toward Cherry Lane does not currently meet the applicable slope requirements. The fixed elevation of the NRCS-approved debris basin creates additional design constraints. Duke and Callaway raised concerns regarding emergency access, snow removal, and winter driving conditions. Staff and the applicant will further evaluate the roadway design and any available approval options before the subdivision proceeds.

Additional comments included verifying sewer velocities, evaluating steep storm drain slopes, showing all existing and proposed easements, accounting for sewer laterals to the commercial lots, and providing calculations supporting the proposed reduction of a storm drain line from 42 inches to 30 inches. Staff will provide the remaining technical comments on the storm drain report. The applicant was also reminded to provide the required postal service documentation.

No further comments from the DRC Committee were received.
Callaway made a motion to table the Sunset Ridge preliminary subdivision until the red line comments are addressed. Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Santaquin Veterinary Clinic Site Plan Review

The Committee conducted a second review of the proposed Santaquin Veterinary Clinic site plan, located off Summit Ridge Parkway west of the TPW site. The application had previously been tabled to address redline comments.

Staff reported that the landscaping and grading revisions had been addressed and that the updated storm drain report resolved the previous comments. Bond reminded the applicant that the building's architectural review must still be completed and that all remaining redline comments must be reflected on the plans.

No further comments from the DRC Committee were received.

Elmer made a motion to approve the Santaquin Veterinary Clinic Site Plan.
Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Bella Vista Subdivision Phase 3-4 Final Review

The Committee reviewed the final plans for Bella Vista Subdivision Phases 3 and 4. The applicant requested to proceed with the phasing plan originally approved rather than the previously discussed modification extending 530 North to 400 East as part of Phase 3.

The Committee discussed providing temporary access to 400 East to reduce construction traffic through residential streets and improve emergency access. Duke indicated that a temporary road constructed with compacted road base sufficient to support emergency apparatus would be acceptable. Staff will continue coordinating with the applicant and potential developer regarding temporary access and construction sequence.

Elmer requested that the remaining redline comments be addressed and that the plans be corrected to identify them as final plans. Staff also noted that the master plan calls for a 10-inch culinary waterline along 530 North and that the proposed line and any applicable City participation in upsizing should be coordinated.

No further comments from the DRC Committee were received.

Duke made a motion to approve Bella Vista Subdivision Phase 3, subject to the redline comments being addressed. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

Spadafora made a motion to approve Bella Vista Subdivision Phase 4, subject to the redline comments being addressed. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

4. Development Review Committee Bylaws Approval

The Committee reviewed proposed updates to the DRC bylaws, which had not been substantially revised since approximately 2003–2004. Staff explained that the revisions modernize the bylaws to reflect current meeting practices, annual scheduling, and applicable City and State code.

DRAFT

The Committee also discussed the option of designating a vice chair, particularly when establishing the next annual meeting schedule. Staff confirmed that legal counsel had reviewed the proposed bylaws.

No further comments from the DRC Committee were received.

Elmer made a motion to approve and adopt the Development Review Committee Bylaws.
Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL - August 25, 2026

Callaway made a motion to approve the DRC meeting minutes from August 25, 2026.
Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:38 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder

DRAFT

DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshal Allen Duke and Assistant City Manager Jason Bond.

Excused: Police Lieutenant Mike Wall

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Inspector Jared Shepherd, Deputy City Recorder Gwen Butters, applicants and other members of the public.

Lundell called the meeting to order at 10:00 a.m.

NEW BUSINESS
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Spadafora reported that addressing had been reviewed and had no additional comments.

Callaway expressed concern regarding the proposed relocation of existing waterlines that serve a significant portion of the east side of the city. Staff requested further evaluation of the alignment, maintenance access, existing easements, and the PRV, with consideration of locating the lines along property boundaries. Any relocation will require careful coordination to minimize service interruptions and maintain adequate water pressure and fire flows. Staff also emphasized the need to protect the existing sewer line serving approximately 100 homes in the Summit development.

The Committee discussed steep roadway grades and the requirements of the Hillside Overlay Zone. Staff explained that the north-facing road connecting toward Cherry Lane does not currently meet the applicable slope requirements. The fixed elevation of the NRCS-approved debris basin creates additional design constraints. Duke and Callaway raised concerns regarding emergency access, snow removal, and winter driving conditions. Staff and the applicant will further evaluate the roadway design and any available approval options before the subdivision proceeds.

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No further comments from the DRC Committee were received.
Callaway made a motion to table the Sunset Ridge preliminary subdivision until the red line comments are addressed. Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Santaquin Veterinary Clinic Site Plan Review

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Staff reported that the landscaping and grading revisions had been addressed and that the updated storm drain report resolved the previous comments. Bond reminded the applicant that the building's architectural review must still be completed and that all remaining redline comments must be reflected on the plans.

No further comments from the DRC Committee were received.

Elmer made a motion to approve the Santaquin Veterinary Clinic Site Plan.
Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Bella Vista Subdivision Phase 3-4 Final Review

The Committee reviewed the final plans for Bella Vista Subdivision Phases 3 and 4. The applicant requested to proceed with the phasing plan originally approved rather than the previously discussed modification extending 530 North to 400 East as part of Phase 3.

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Elmer requested that the remaining redline comments be addressed and that the plans be corrected to identify them as final plans. Staff also noted that the master plan calls for a 10-inch culinary waterline along 530 North and that the proposed line and any applicable City participation in upsizing should be coordinated.

No further comments from the DRC Committee were received.

Duke made a motion to approve Bella Vista Subdivision Phase 3, subject to the redline comments being addressed. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

Spadafora made a motion to approve Bella Vista Subdivision Phase 4, subject to the redline comments being addressed. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

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The Committee reviewed proposed updates to the DRC bylaws, which had not been substantially revised since approximately 2003–2004. Staff explained that the revisions modernize the bylaws to reflect current meeting practices, annual scheduling, and applicable City and State code.

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The Committee also discussed the option of designating a vice chair, particularly when establishing the next annual meeting schedule. Staff confirmed that legal counsel had reviewed the proposed bylaws.

No further comments from the DRC Committee were received.

Elmer made a motion to approve and adopt the Development Review Committee Bylaws.
Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL - August 25, 2026

Callaway made a motion to approve the DRC meeting minutes from August 25, 2026.
Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:38 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder

DRAFT