



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 26, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Mountain America Credit Union Commercial Site Plan

A review of a commercial site plan located at approximately 209 E. Main Street.

MEETING MINUTES APPROVAL

2. August 12, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

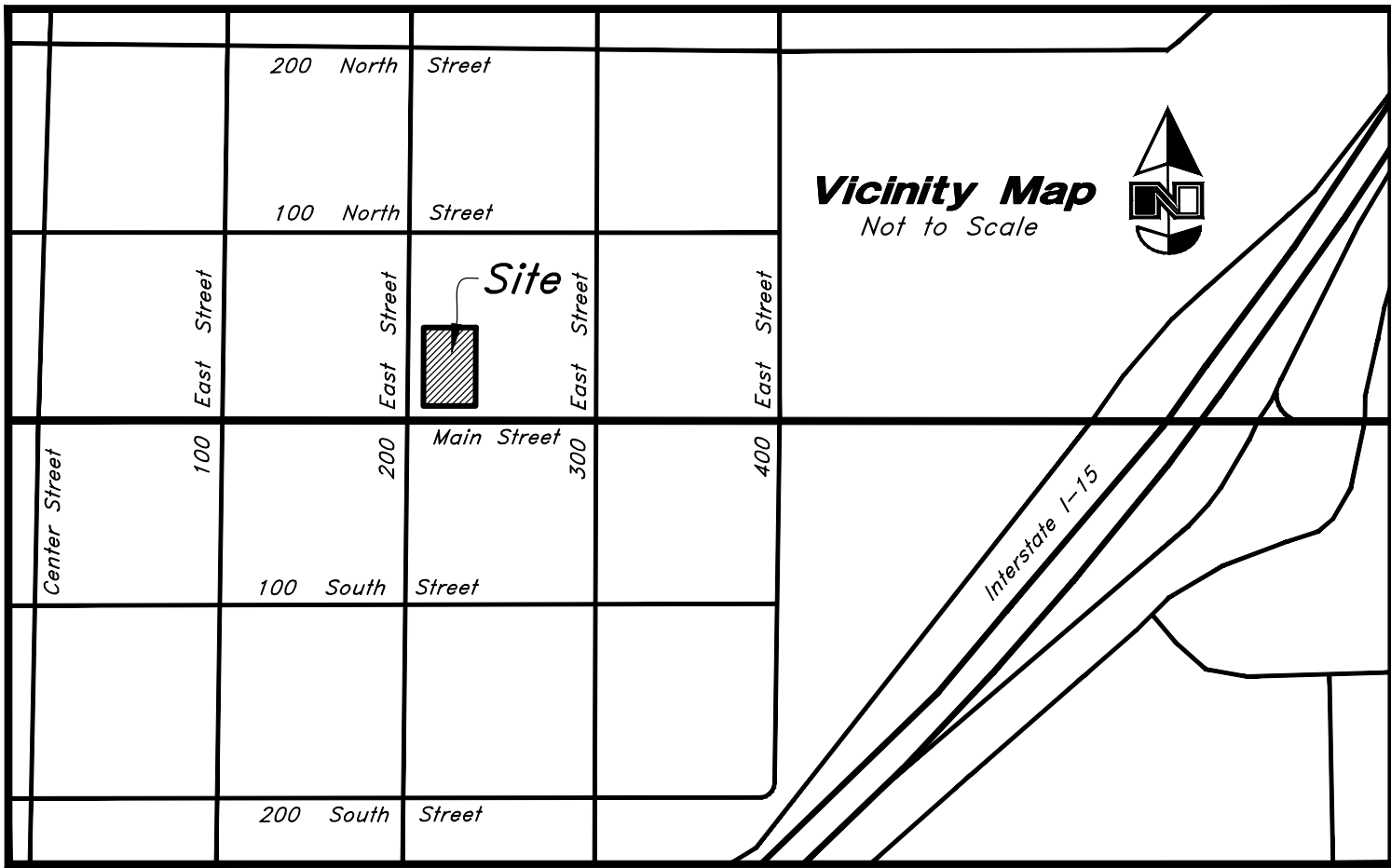
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public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

BY:


Amalie R. Ottley, City Recorder

MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



Civil Sheet Index

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Inlet Box
Proposed Concrete	Existing Catch Basin	Existing Manhole
Proposed Truncated Domes	Existing Fire Hydrant	Existing Water Valve
Proposed Inlet Box	Existing Overhead Power Line	Existing Water
Proposed Catch Basin	Existing Water	Existing Secondary Water
Proposed Manhole	Existing Sewer	Existing Storm Drain
Proposed Transformer	Existing Gas	Existing Power
Proposed Meter Box	Existing Telephone	Existing Telephone
Proposed Water Meter	Existing Fiber Optic	Existing Fiber Optic
Proposed Combo Box	Existing Fence	Flowline
Proposed Fire Hydrant	Centerline	Existing Contour
Proposed Water Valve	Existing Spot	Existing Light Pole
Proposed Water Line	Existing Street Light	Existing Building
Proposed Sanitary Sewer	Existing Telephone Box	Existing Telephone Box
Proposed Storm Drain	Existing Power Meter	Existing Electrical Box
Proposed Conduit Line	Existing Electrical Cabinet	Existing Gas Meter
Proposed Power Line	Existing Water Meter	Existing Irrig. Control Box
Proposed Gas Line	Existing Irrig. Control Box	Existing Bollard
Proposed Fire Line	Existing Hose Bib	Working Point
Proposed Fiber Optic	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Secondary Water Line	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Roof Drain	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Fence	Existing Deciduous Tree	Existing Coniferous Tree
Ridge line	Existing Deciduous Tree	Existing Coniferous Tree
Grade Break	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Contour	Existing Deciduous Tree	Existing Coniferous Tree
Direction of Drainage	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Spot	Existing Deciduous Tree	Existing Coniferous Tree
ADA Accessible Route	Existing Deciduous Tree	Existing Coniferous Tree
Property Line	Existing Deciduous Tree	Existing Coniferous Tree
Sawcut Line	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Light Pole	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Street Light	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Building	Existing Deciduous Tree	Existing Coniferous Tree
Existing Power Pole	Existing Deciduous Tree	Existing Coniferous Tree
Existing Power Pole w/ Guy	Existing Deciduous Tree	Existing Coniferous Tree
Existing Utility Marker	Existing Deciduous Tree	Existing Coniferous Tree
Existing Post	Existing Deciduous Tree	Existing Coniferous Tree

Santaquin City Notes:

- The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within the development are constructed in full compliance with all State and Santaquin City 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.

Owner/Developer

Mountain America Credit Union
9800 South Monroe Ave.
Sandy, UT 84070

Engineer

Shaun Young
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Architect

Shane Sanders
Sanders Associates Architects
2668 Grant Ave #100,
Ogden, UT 84401

Surveyor

Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0975F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A calculated line between found centerline monuments set with the JUB survey in 100 North Street at the intersections of 100 East and 300 East Streets was assigned the bearing of South 89°56'24" East as the Basis of Bearing

Benchmark

Brass Cap Monument for the North Quarter Corner of Section 1, T10S, R1E, SLB&M
Elevation = 4880.39 feet, NAVD88 Ortho Height, Geoid 18
Observed June 16, 2024

Legal Description

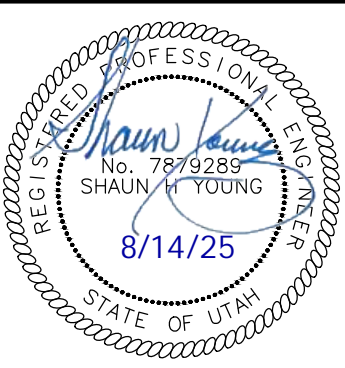
All of Lot 3, Block 28, Plat B, Santaquin Township Survey.

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AIAEngineering.net

Cover Sheet

MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

C0.0

Notes

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

ALTA requirements do not mention trees or vegetation. Trees from Adjoining Parcels may canopy over the property which does not show on this survey.

Pertaining to ALTA Table A Item No. 6: No zoning report was supplied for review, information provided was found on Santaquin City zoning website.

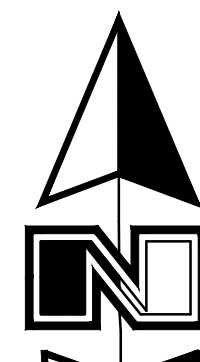
Pertaining to ALTA Table A Item No. 8: The site contains several vehicles along with miscellaneous vehicle parts and building materials.

Pertaining to ALTA Table A Item No. 9: There are no improved parking stalls on this site.

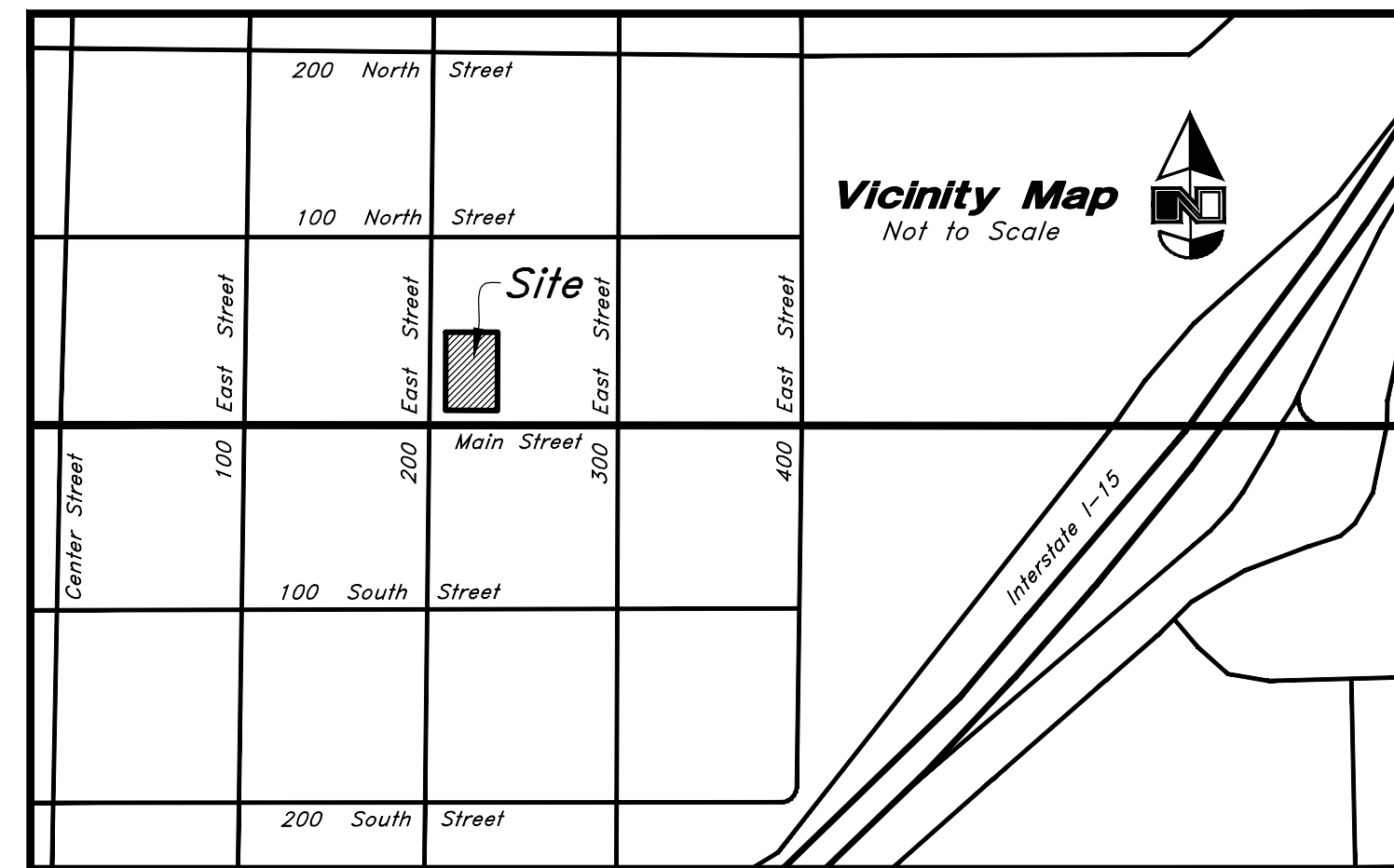
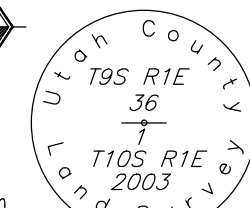
Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes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

100 North Street
(Paved Public Street)

Scale: 1" = 30'



North Quarter Corner Section 1,
T10S, R1E, SLB&M, U.S. Survey
(Found Brass Cap Monument)
Benchmark = 4880.39'

**Vicinity Map**
Not to Scale**Narrative**

This Survey update was requested by Mountain America Federal Credit Union prerequisite to the development of this property.

This Survey retraces and honors a previous 2018 Survey: Santaquin City Main Street by J-U-B Engineering, Inc. which established existing Block 28. The original town site blocks are 30 Rods (495 feet) square. The JUB Survey reveals significant coverage in the North to South length of Block 28. The Surveyor has equitably prorated the existing Lot 3 based on the dimensions of record displayed on the JUB Survey.

A calculated line between found centerline monuments set with the JUB survey in 100 North Street at the Intersections of 100 East and 300 East Streets was assigned the bearing of South 89°56'24" East as the Basis of Bearings to match a NAD83 Utah Central Zone State Plane Datum reference to North, which matches the underlying 2018 Survey.

The above calculated basis along 100 North Street does not compute the expected half-width of record (49.5') to the North line of Block 28 as established by JUB which is shown hereon. Surveys of record along 100 North Street have been analyzed to determine if the JUB location for centerline monuments along 100 North Street was intended to mark the centerline thereof. Results of said analysis vary across 100 North Street.

More data in Block 33 to the North would be necessary to determine whether the calculated JUB centerline for 100 North Street represents an accurate centerline of the historical Right-of-Way and may reveal whether the non-standard half-width created by the JUB survey along 100 North Street merits additional consideration for equitable proration. However a proration of Block 28 as established by JUB harmonizes neatly with the measured fences around Lot 3 as shown hereon.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 178426-DMP Version 2 dated July 3, 2024 from Stewart Title Guaranty Company and issued by Cottonwood Title Insurance Agency, Inc.

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

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

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

- 11 Ordinance No. 11-02-2010 Approving the Creation of a Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106903:2010 blankets the entire City of Santaquin, but contains nothing to plot.
- 12 Certificate of Creation of the Santaquin Special Service District for Road Maintenance, recorded June 26, 2014 as Entry No. 43844:2014 blankets the entire City of Santaquin, but contains nothing to plot.
- 20 The following matters disclosed on that certain survey prepared by Anderson Wahlen & Associates, dated July 19, 2024, as Project No. 24-092as, by David M. Hamilton, a Professional Land Surveyor holding License No. 12966234, which is a previous version of this Survey.

* Exception No.'s 1-10, 13-14, and 19 are general and/or standard exceptions that do not reveal matters of survey. Exceptions 15-18 have been intentionally deleted by the Title Company.

Record Description

All of Lot 3, Block 28, Plat B, Santaquin Township Survey.

Certification

To Mountain America Federal Credit Union, a federally chartered credit union, Douglas J. Rohbock and Denise P. Rohbock, Trustees of the Douglas and Denise Rohbock Living Trust dated September 15, 2021, and any amendments thereto, Cottonwood Title Insurance Agency, Inc. and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on June 16, 2024.

Date: 8 Aug, 2024

David M. Hamilton
Utah PLS No. 12966234

**Zoning Information**

Zone	=	MSC (Main Street Commercial)
Building Setback Requirements	=	10'
Front yard	=	0' if building code rated firewall, 20' if non-rated firewall with windows, 5' accessory buildings, 10' loading dock, with approved screening
Back yard	=	0 feet or 8 feet if not built to the property line if mixed use or nonresidential structure with building code rated firewall, 8 feet if non-rated firewall with windows, 10 feet loading dock, with approved screening
Side yard	=	25' min to 60' max for Nonresidential
Height Restrictions	=	

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Map Number 49049C0975F dated June 16, 2020. Flood Zone X is defined as "Area of minimal flood hazard"

Benchmark

Brass Cap Monument for the North Quarter Corner of Section 1, T10S, R1E, SLB&M Elevation = 4880.39 feet NAVD88 Ortho Height, Geoid 18 Observed June 16, 2024

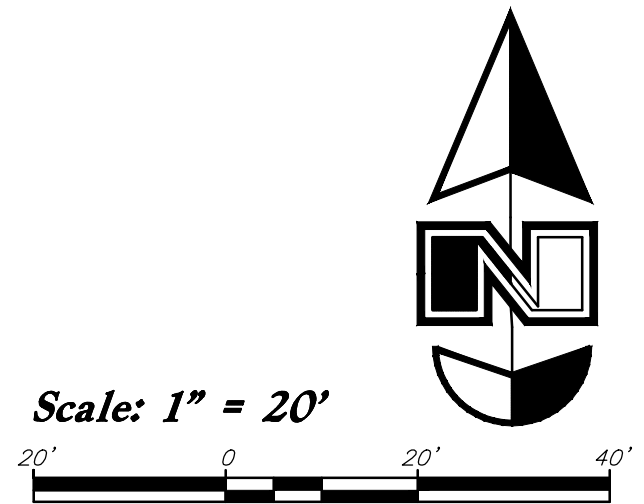
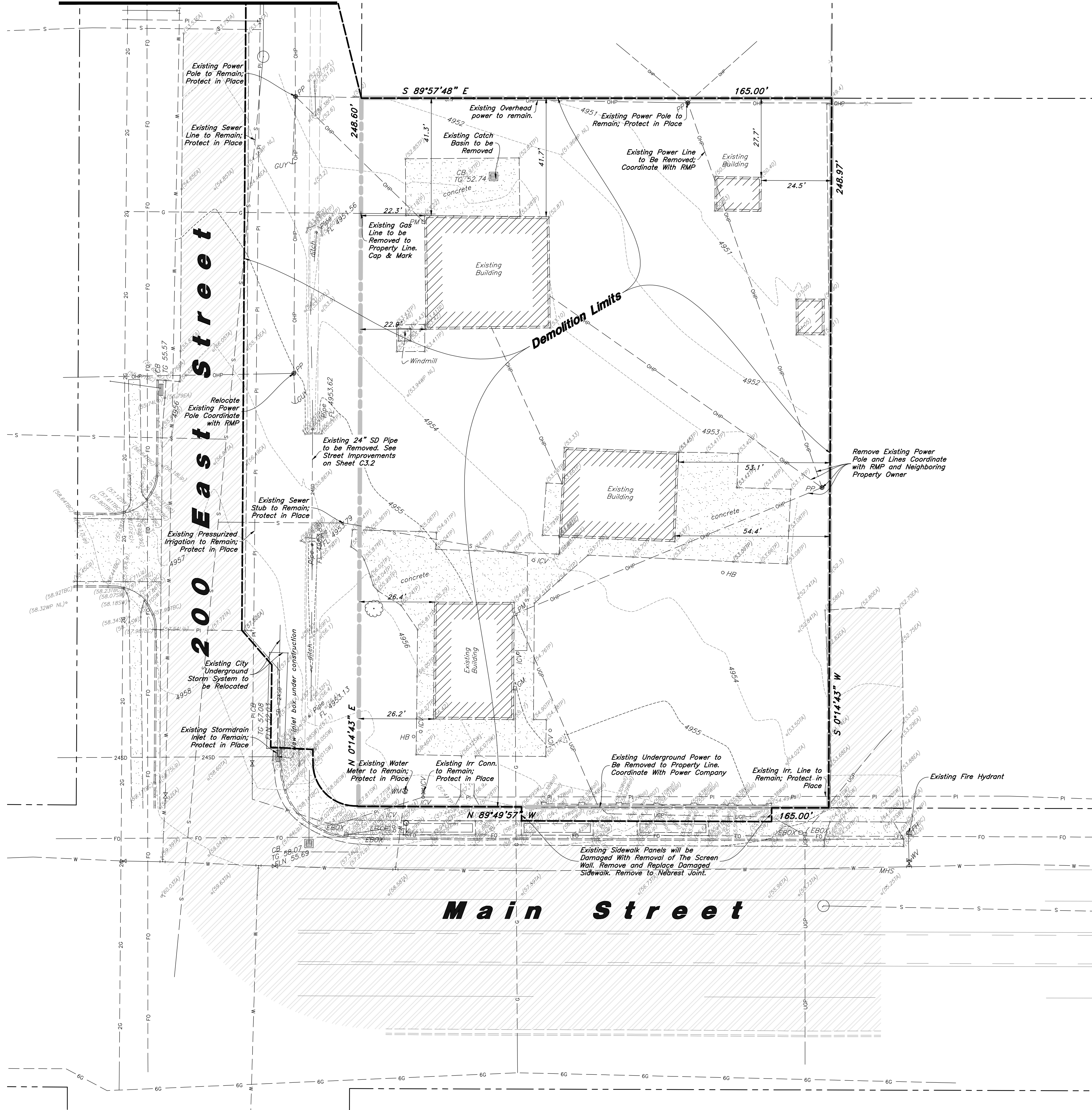
Found Brass Cap Monument at the intersection of Center & 100 South Streets

Legend

—	Property Line
—	Adjoiner Line
—	Sanitary Sewer Line
—	Culinary Water Line
—	Overhead Power
—	Underground Power
—	Telephone Line
—	Fence Line
—	Section Line
—	Center Line
—	Fiber Optic Line
○ HB	Hose Bib
○ ICV	Irrigation Control Valve
◆	Centerline Monument
◆	Section Corner
○ MH	Manhole
□ CB	Catch Basin
□ GM	Gas Meter
□ PP	Power Pole
— GUY	Guy Wire
—	Inlet Box
— LP	Light Pole
— TB	Telephone Box
— EBOX	Electrical Box
—	Deciduous Tree
—	Asphalt
—	Concrete
—	Landscape Rocks
—	Contour

Center Street
(Paved Public Street)**300 East Street**
(Paved Public Street)**200 East Street**
(Paved Public Street)**Main Street**
(Paved Public Highway)
(US Highway 6)

Match Line
See Sheet C3.2 For Street Improvements



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

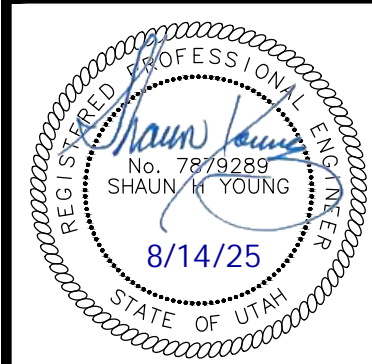
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Designed by: LC
Drafted by: SR
Client Name:
MACU
24-092 DM



Demolition Plan
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah

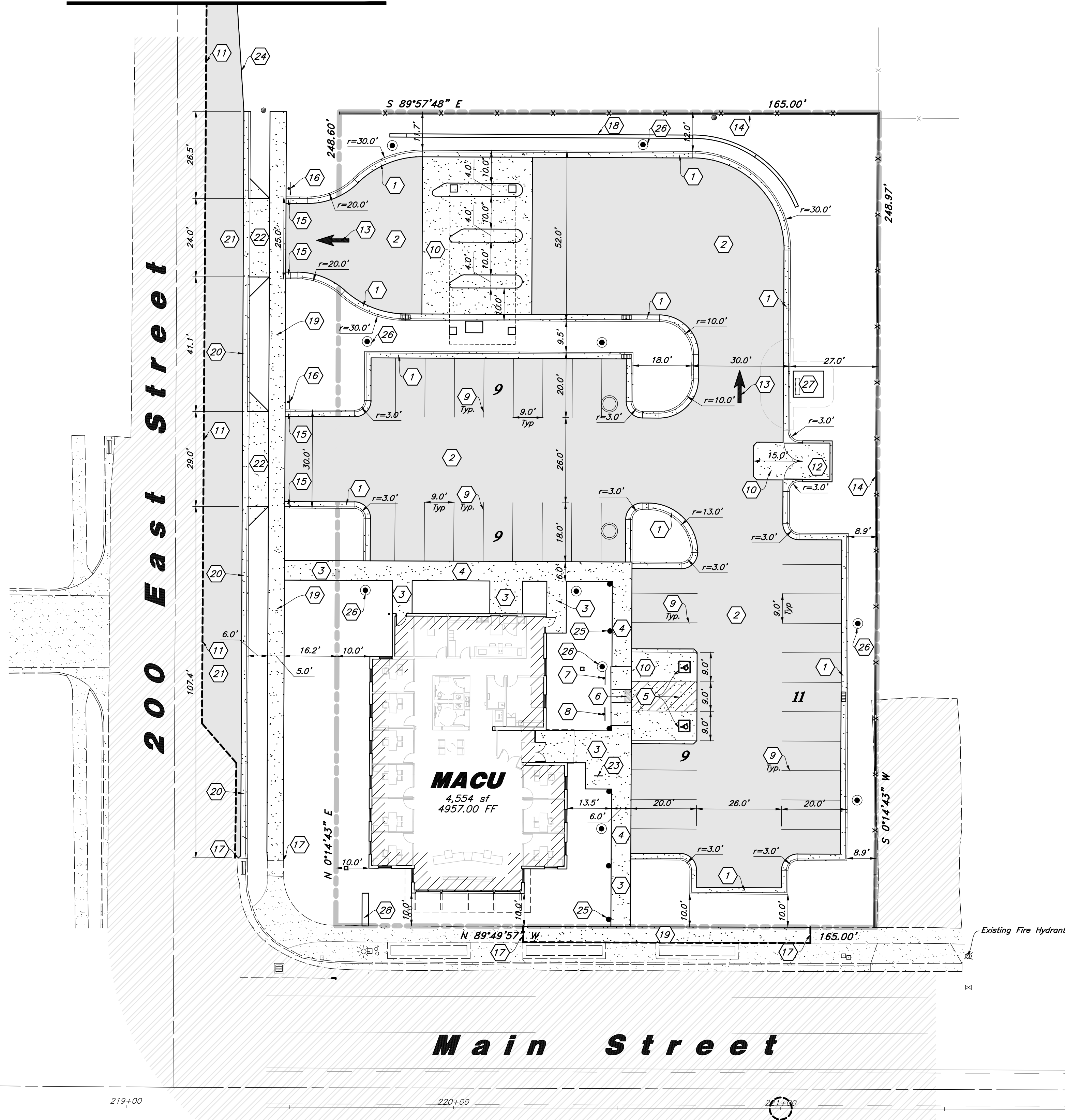


20 Mar, 2025

SHEET NO.

C0.1

See Sheet C3.2 For Street Improvements



Site Data

Site Area = 41,050 s.f. (0.942 ac.)
Landscape Area Provided = 12,912 s.f. (31.45%)
Impervious Area Provided = 23,584 s.f. (57.45%)
Building Area = 4,554 s.f. (11.1%)
Parking Required = 1/200 s.f. = 23 stalls
Parking Provided = 38 stalls (8.34/1,000)

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Scale: 1" = 20'

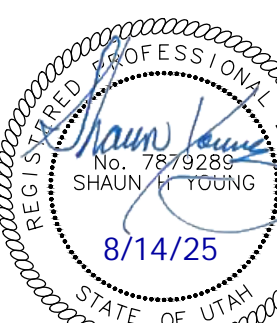


Site Construction Notes

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. Conc. Sidewalk (C4.1)
- Const. Thickened Edge Sidewalk (C4.1)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Detail #3 on Sheet C2.2)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats) (C4.1)
- Const. Conc. Paving (C4.1)
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. New 6" High Vinyl Fence with 8" Concrete Mow Strip at Base - See Arch. Plans for more Detail
- Const. Curb Transition (C4.1)
- Const. Stop Sign per MUTCD R1-1
- Conn. & Match Existing Improvements
- Const. Modular Block Wall, Contractor to Provide Design Plans By Manufacturer
- Const. Sidewalk Per City Stds. (C4.2)
- Const. Curb & Gutter Per City Stds. (C4.2)
- Const. Asphalt Per City Stds. See City Detail ST1.
- Const. Driveway Approach Per City Stds. (C4.2)
- Const. Bike Rack (see Arch. Plans)
- Provide a 16:1 Taper to Tie back Into Existing Pavement
- Const. Ballard Lights (For Reference Only- See Site Electrical Plans) Typical.
- Const. Light Pole (For Reference Only-See Site Electrical Plans) Typical.
- Const. Transformer (See Electrical Plans)
- Const. Monument Sign by Separate Permit

Site Plan

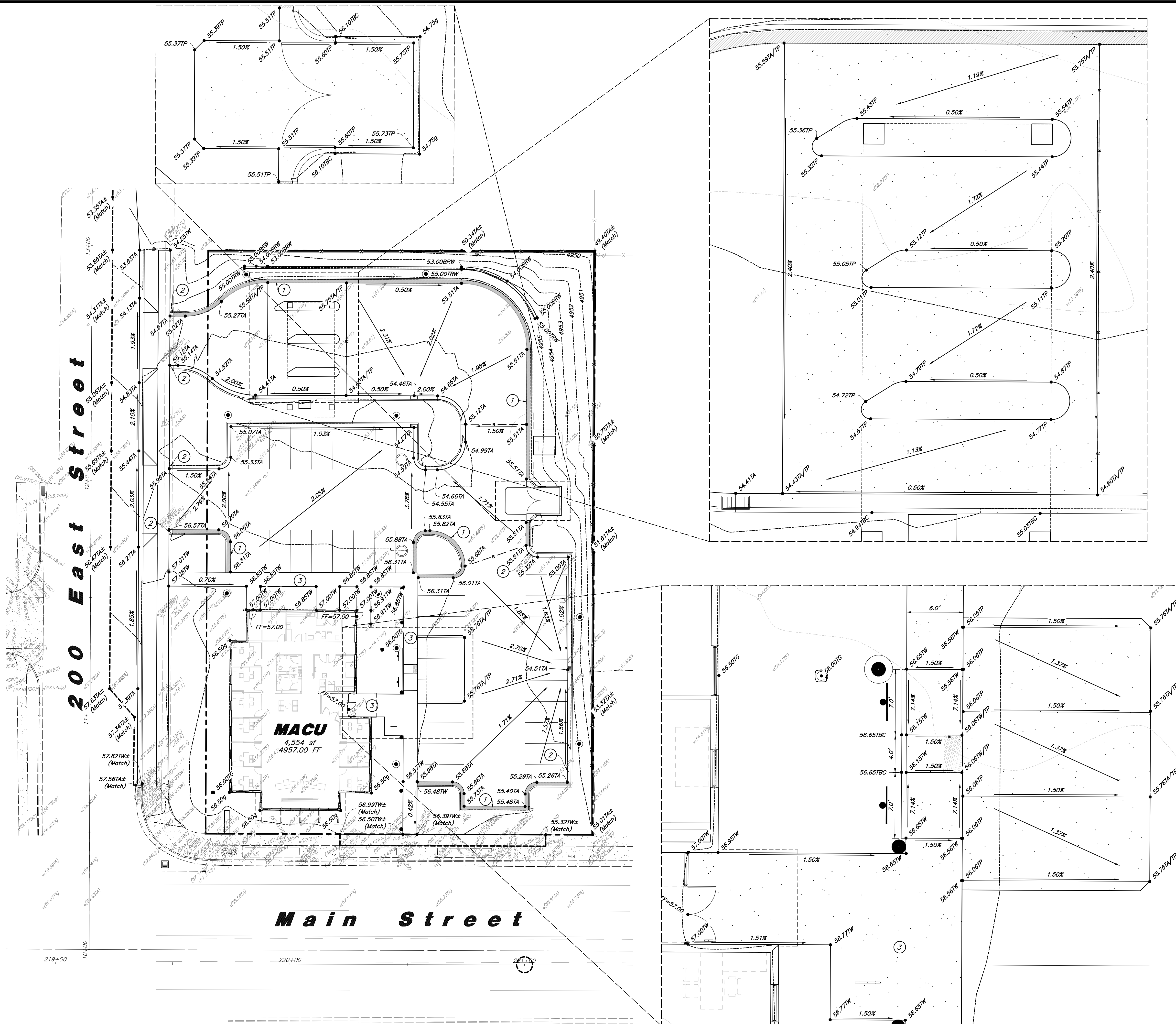
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

C1.1



Designed by: LC
Drafted by: SR
Client Name:
MACU
24-092 GR

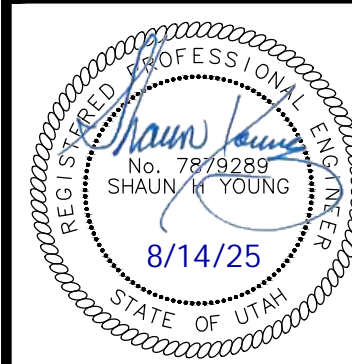


Grading Plan

MACU Santaquin

209 East Main Street

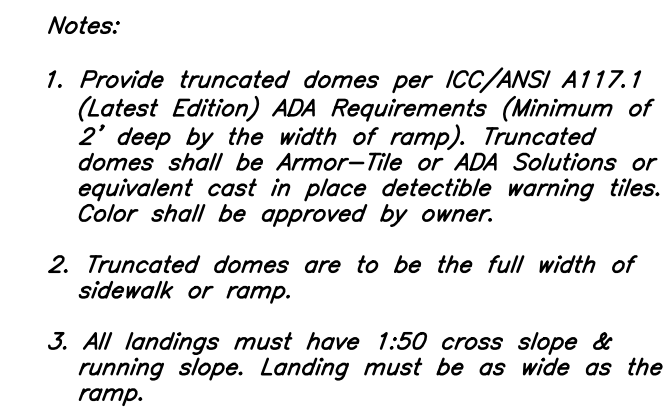
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

C2.1



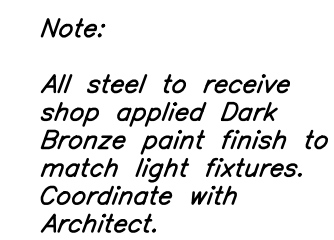
(3)

Not to Scale

RESERVED
PARKING

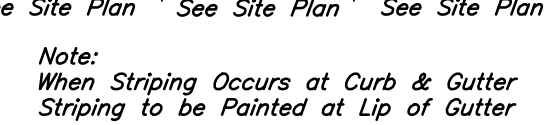
VAN
ACCESSIBLE

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



(2)

Not to Scale



1

Not to Scale

[illegible]

MACU

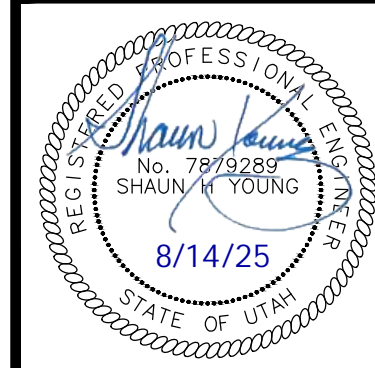
24-092 GR



Accessible Details and Notes

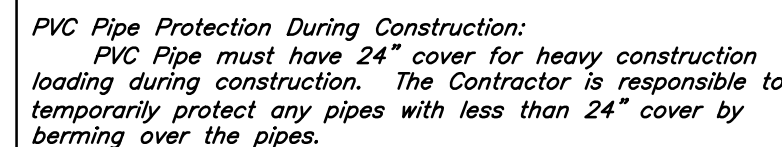
MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



SHEET NO.

C2.2



PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm water, or other underground utilities. This may include valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034 Type PSM, SDR 35

Storm Drain Lines

1. *Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35*
2. *Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330*
3. *Reinforced Concrete Pipe, ASTM C76, Class III*

CAUTION :

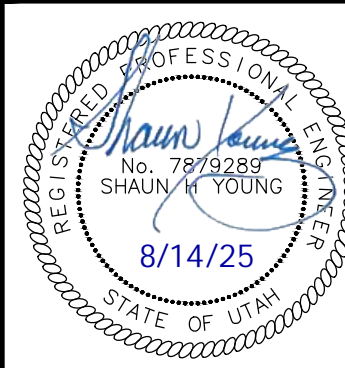
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

*All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure*

Onsite Utility Connection Notes:

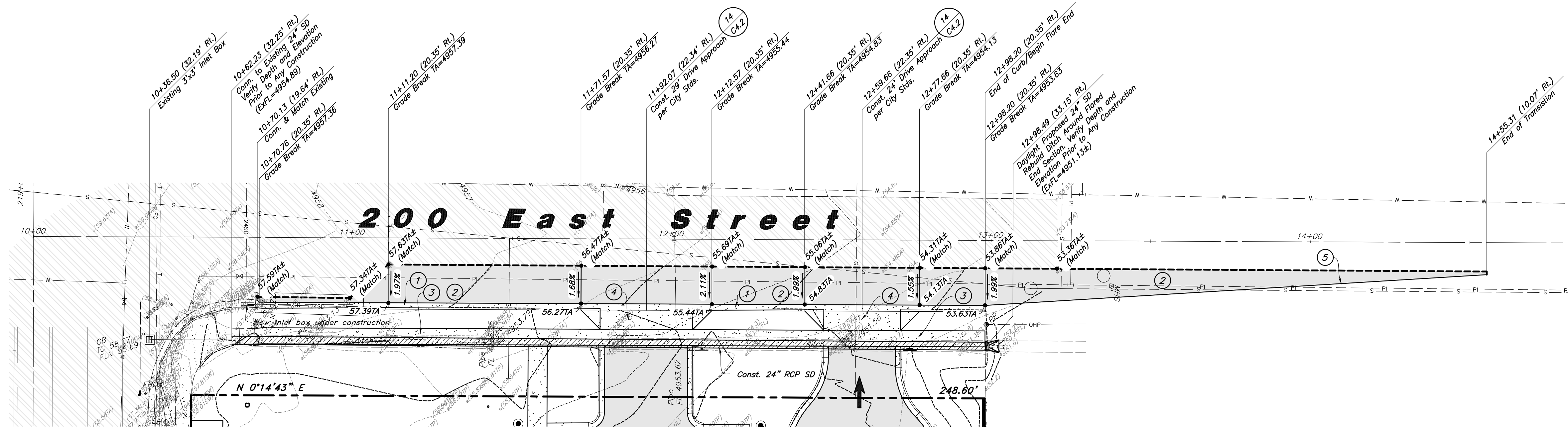
1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



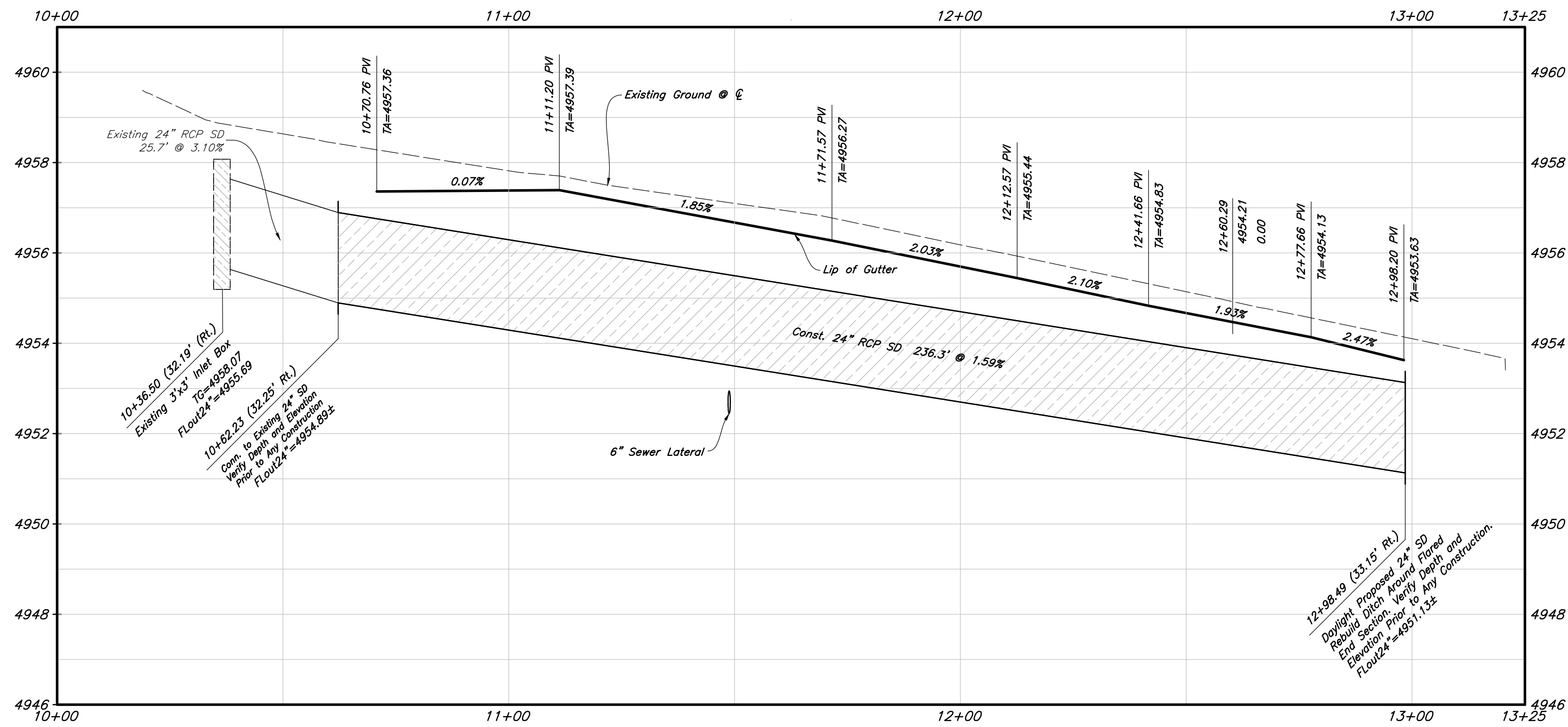
20 Mar, 2025

SHEET NO.

C3.1

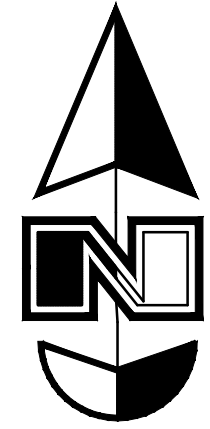


Plan View



Profile View

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Plan & Profile Construction Notes

1. Const. 24" Curb & Gutter (C4.2)
2. Const. Asphalt Per City Stds. See City Detail ST1.
3. Const. Conc. Sidewalk (C4.2)
4. Const. Driveway Approach Per City Stds. (C4.2)
5. Provide a 16:1 Taper to Tie back into Existing Pavement
6. Const. 1" Water Meter & Service per City Stds.

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.

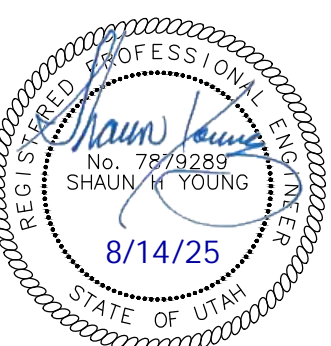
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure

Note:
1.8% - 3.5% Cross Slope from
Edge of Asphalt at Sawcut to New Lip
of Gutter. Field Verify Cross Slope
Prior to Forming or Pouring Concrete.



Improvement Plan
MACU Santaquin
200 East Main Street
Santaquin, Utah County, Utah



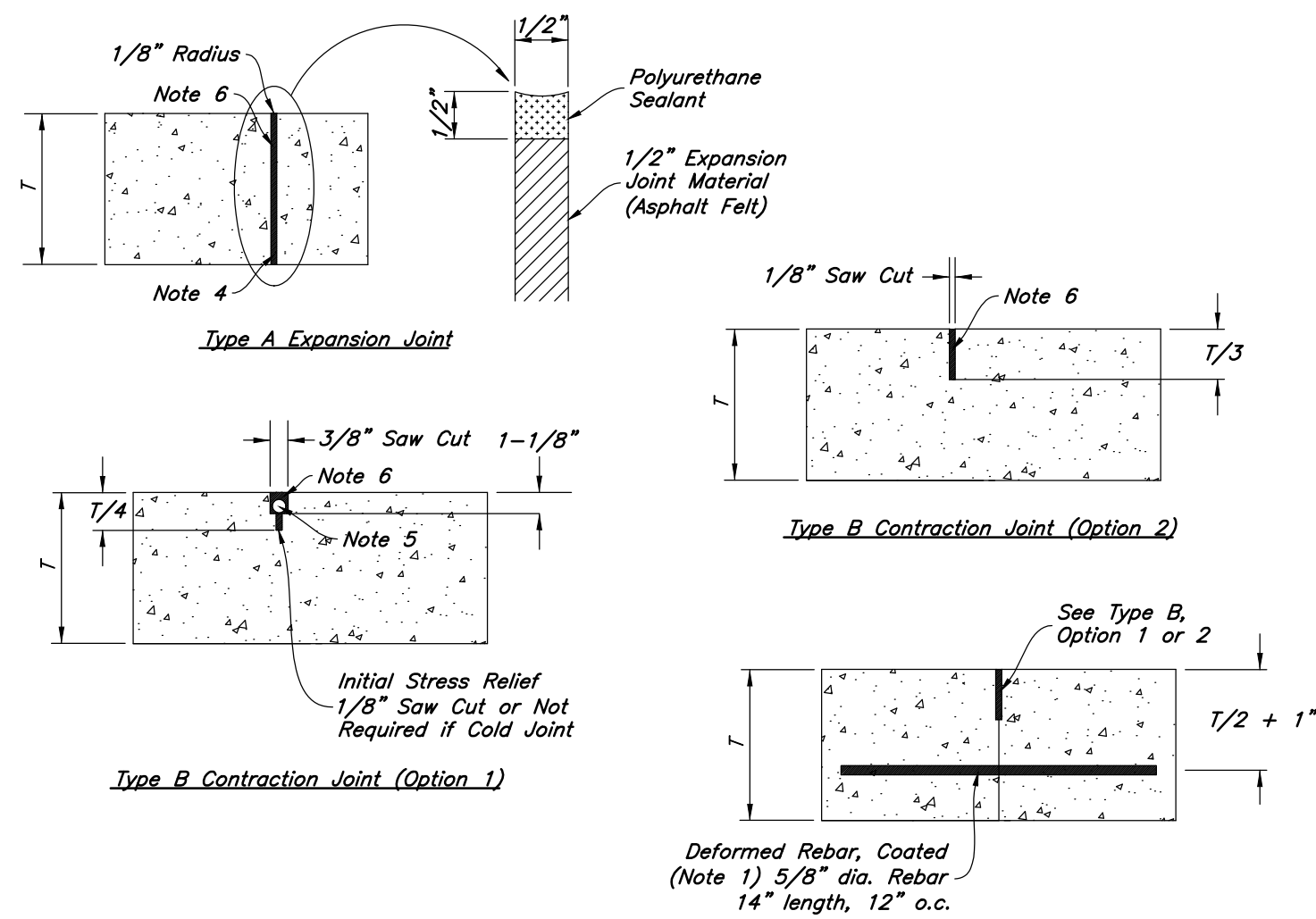
20 Mar, 2025

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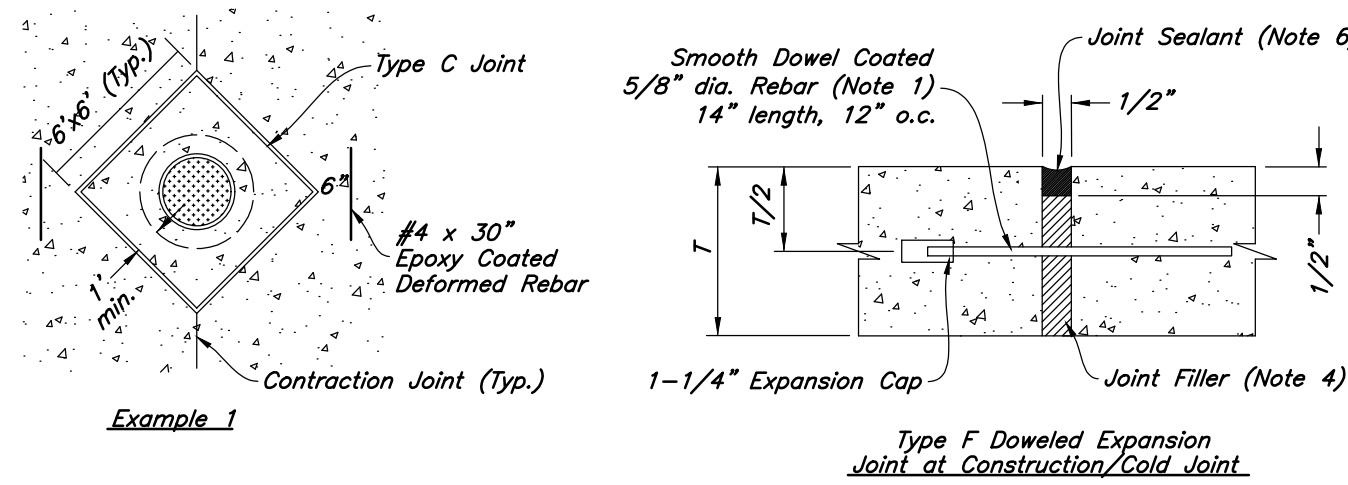
C3.2



1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - A. Space rebar and dowels at 12 to 15 inches on center.
 - B. Grease dowels to provide movement in expansion joints.
 - C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
 - A. Joint Spacing shall be 12 feet maximum on center in both directions.
 - B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - C. Make adjustments in joint locations to meet inlet or manhole locations.
 - D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.

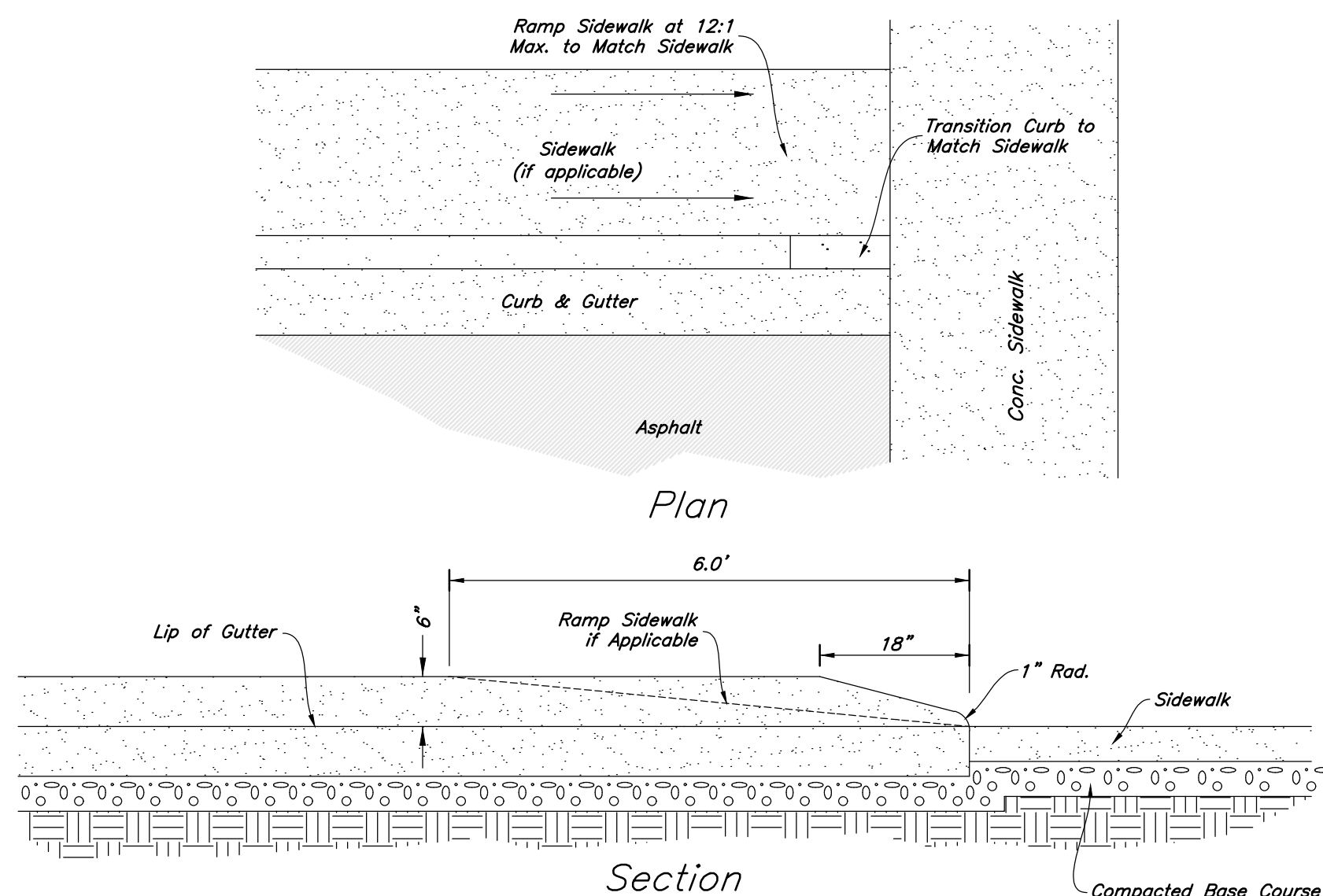


Rebar at all corners of expansion joints that do not intersect a contraction joint.



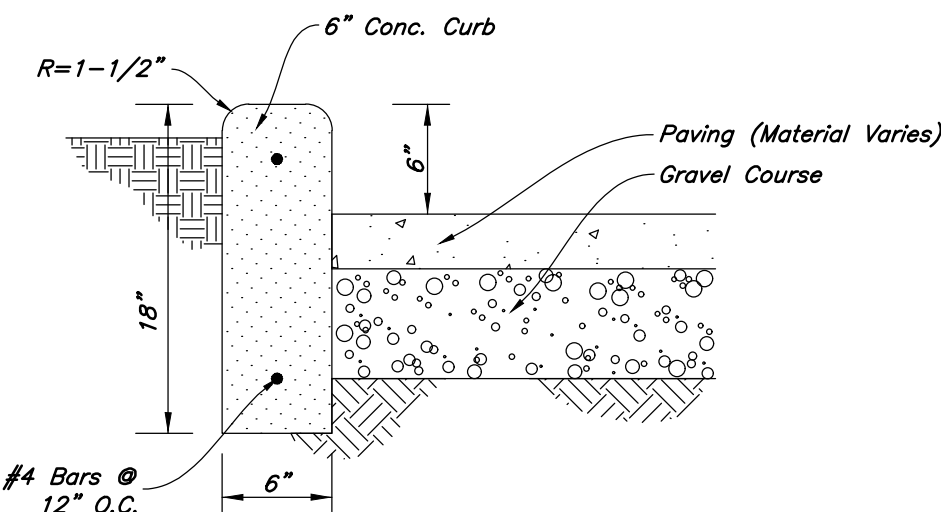
9 Concrete Joint Detail

Not to Scale



8 Curb Transition

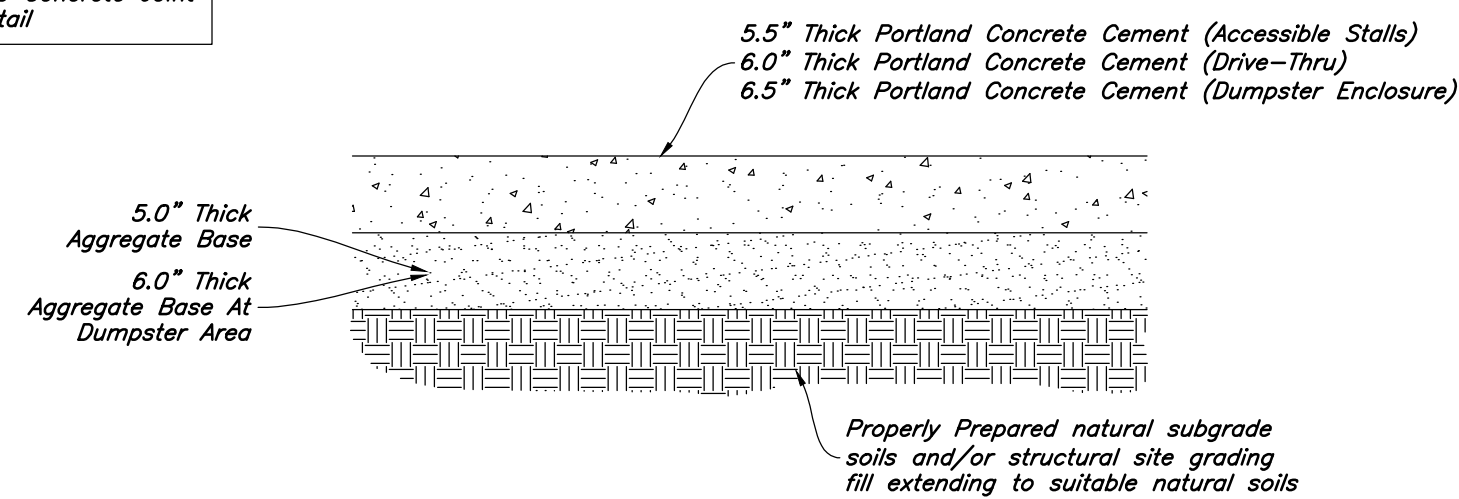
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7 Curb Wall Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

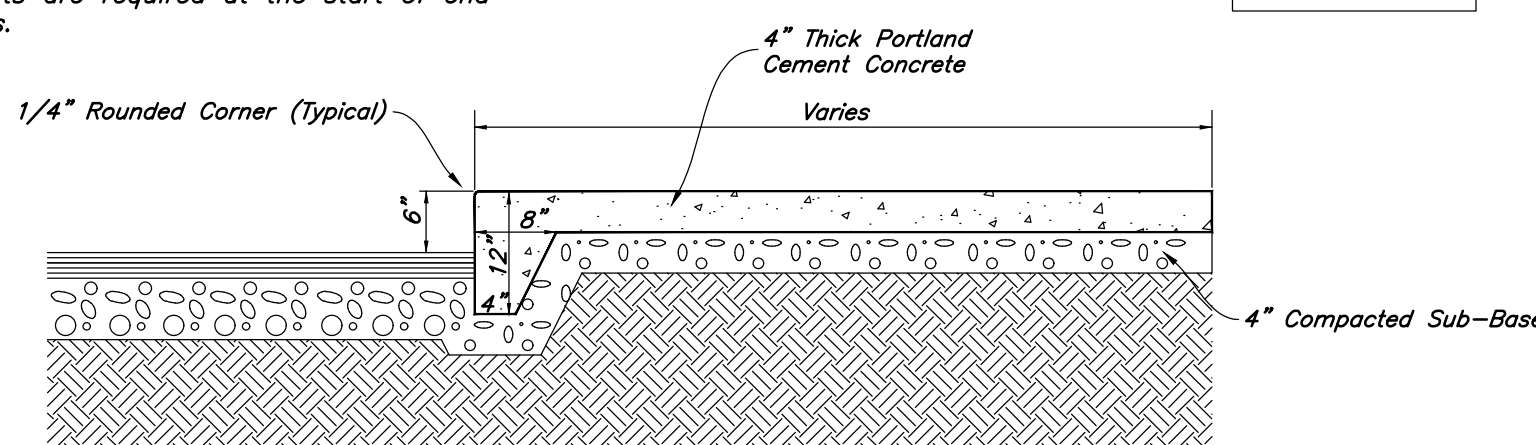
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at the start of end of curb radius.



5 Thickened Edge Walk

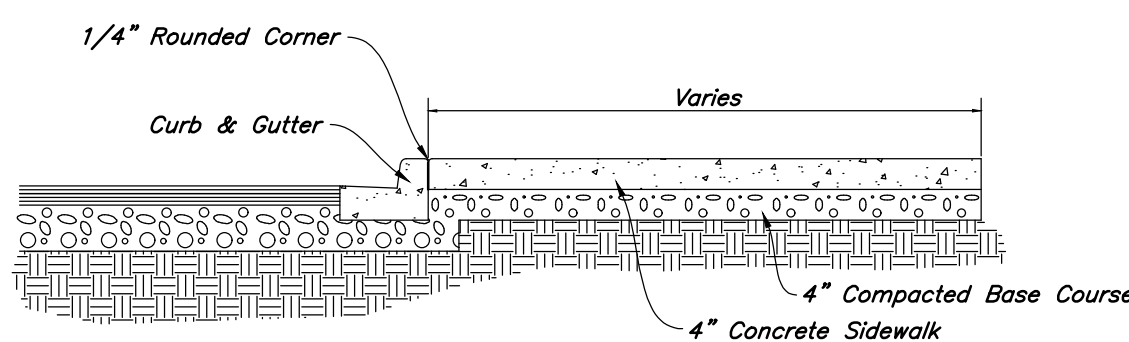
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Contraction Joints

- A. Spacing = 10' O.C.

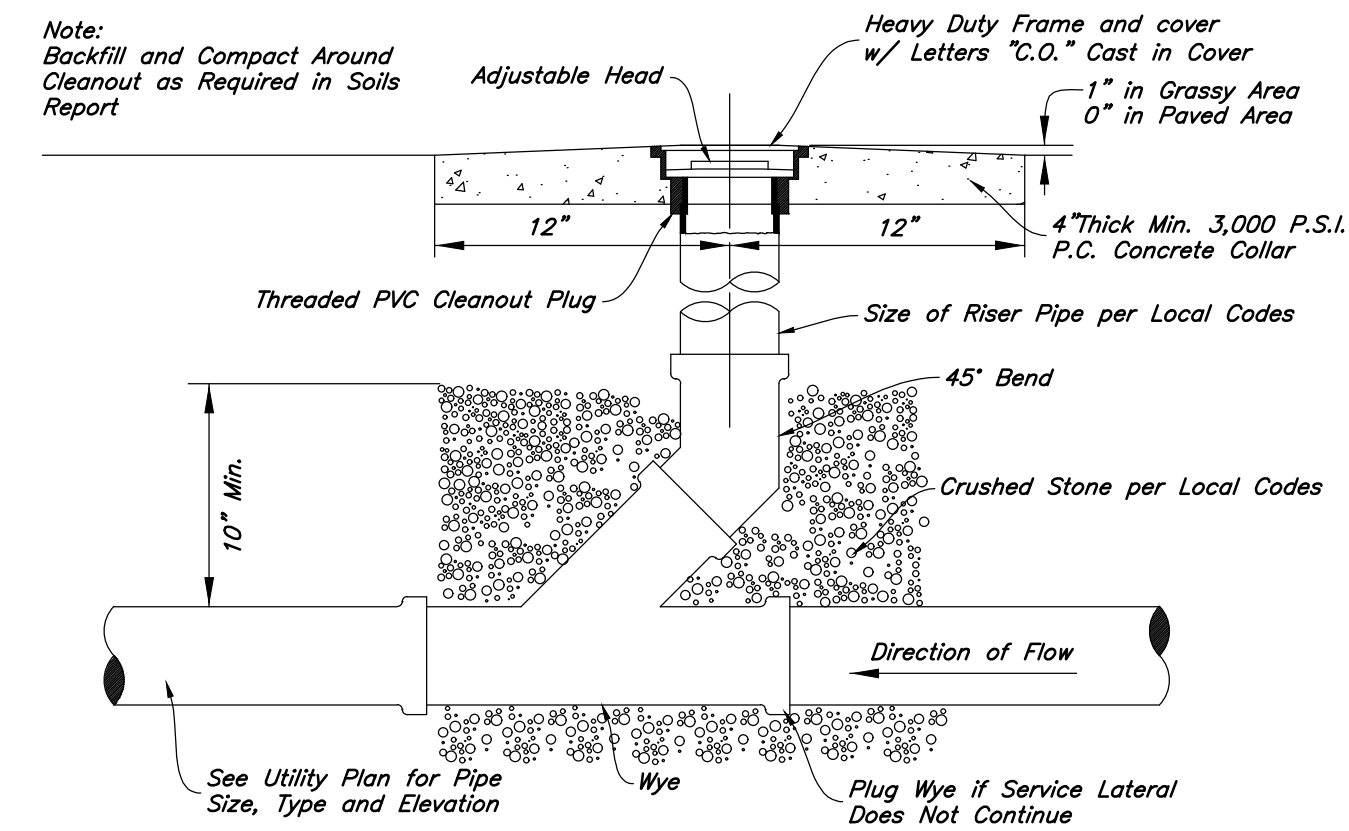
Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at the start of end of curb radius.



4 Typical Sidewalk Detail

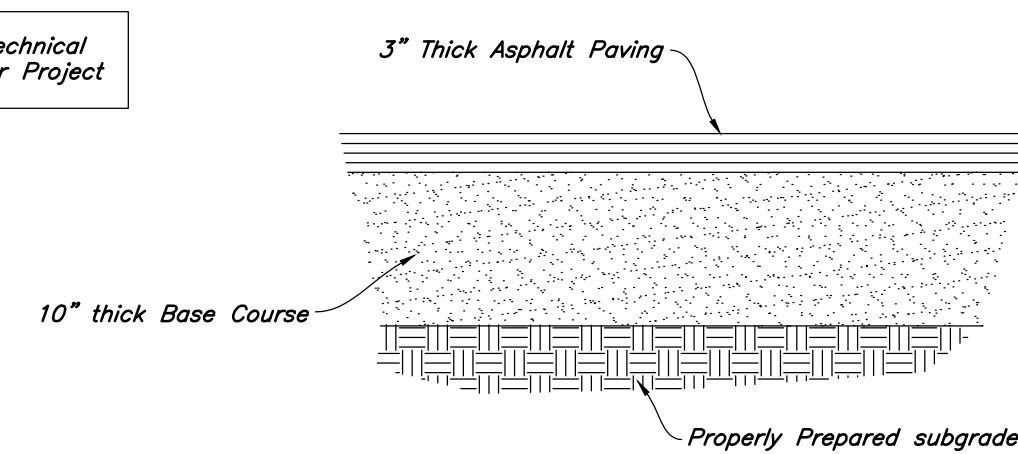
Not to Scale



3 Typical Cleanout Detail

Not to Scale

1. See Geotechnical Report for Project



2 Standard Asphalt Section

Not to Scale

1. Contraction Joints

- A. Spacing = 10' o.c., see joint detail
- B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals

2. Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at ends of all radii 0.05.
- D. Required 5'-0" on each side of drainage structures
- E. Required at 90'-0" maximum intervals in straight curb and gutter
- F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)

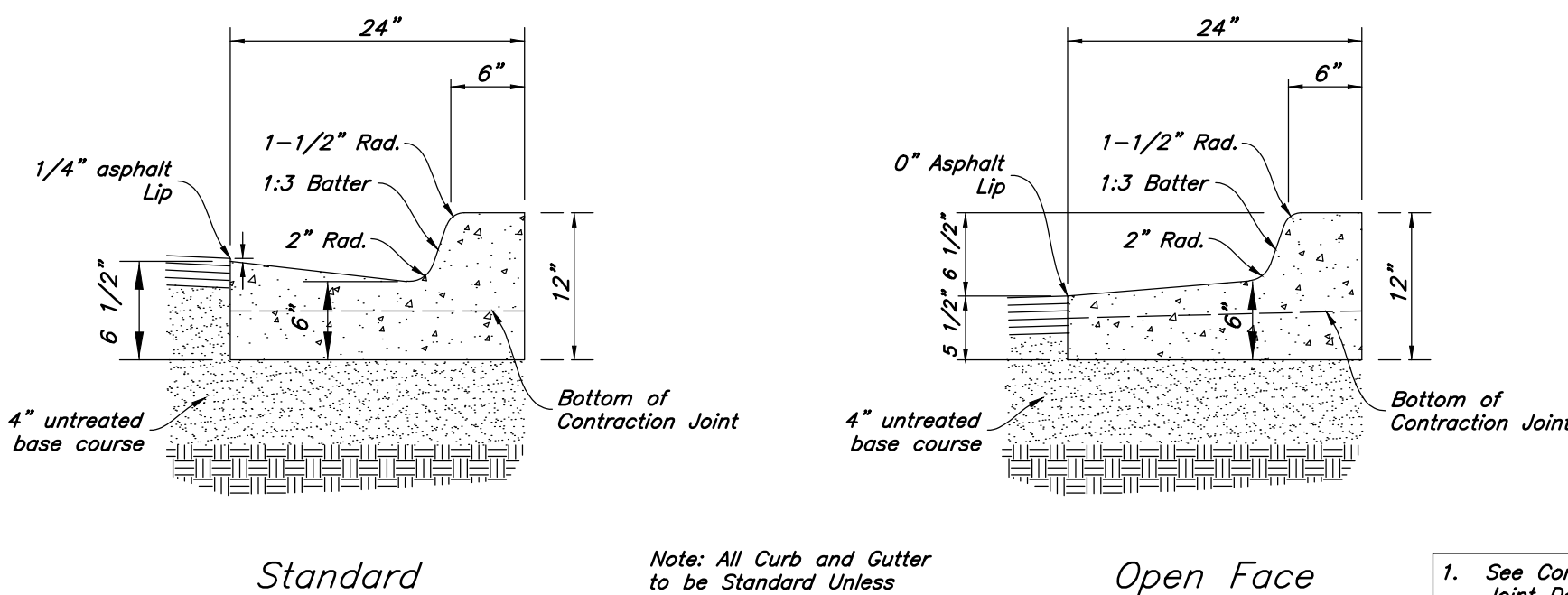
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement

4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter

5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.

6. All radii shall be true arcs

7. Medium to light broom finish on all exterior concrete



Standard

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

Open Face

1. See Concrete Joint Detail

1 24" Curb And Gutter

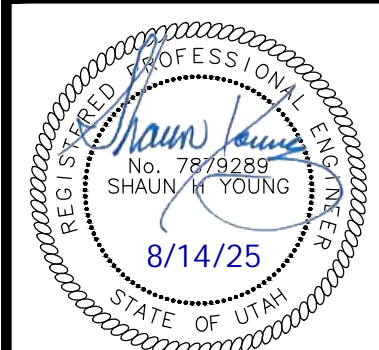
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Designed by: LC
Drafted by: SR
Client Name:
MACU

24-092 DT



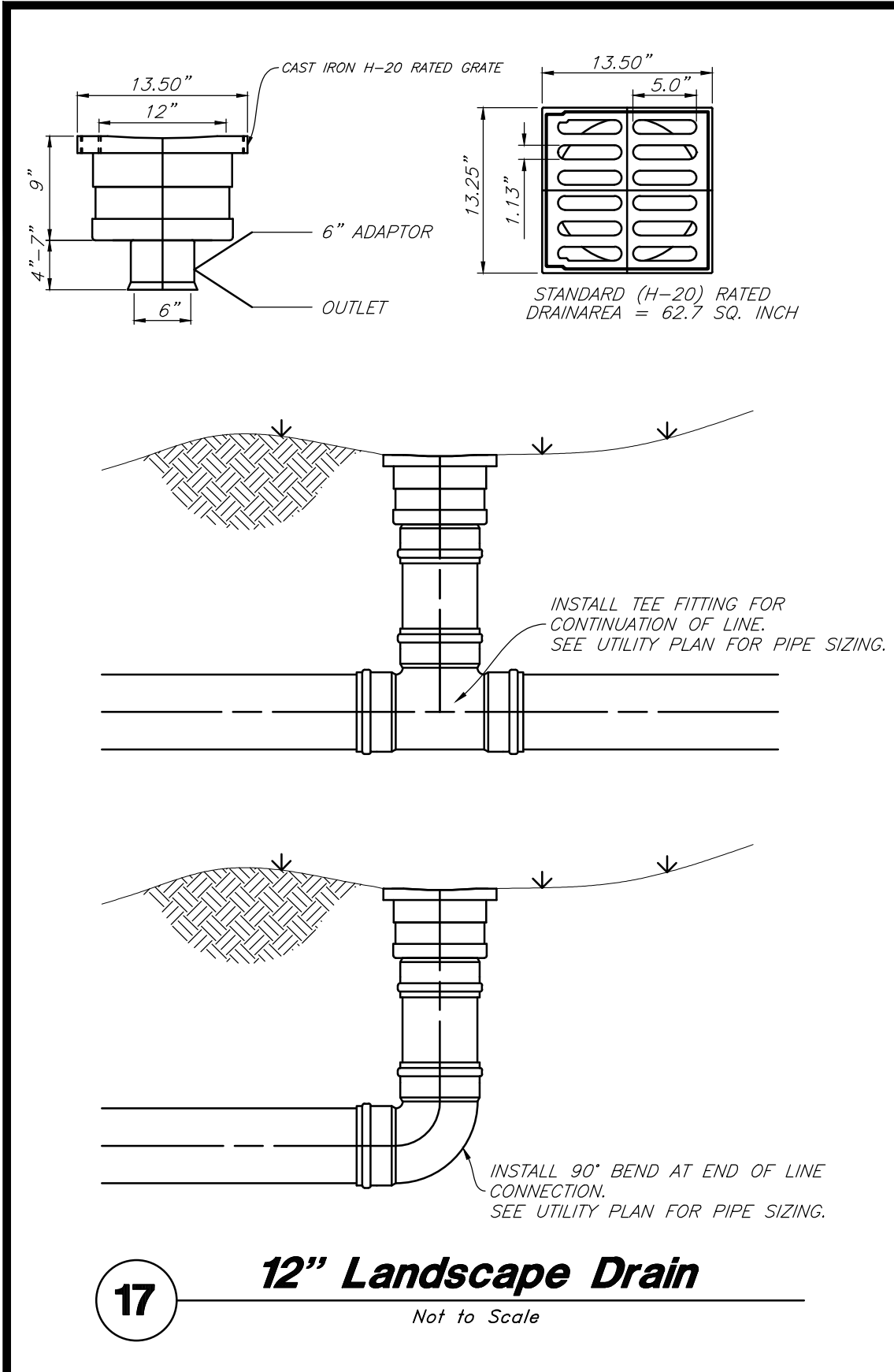
Details
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

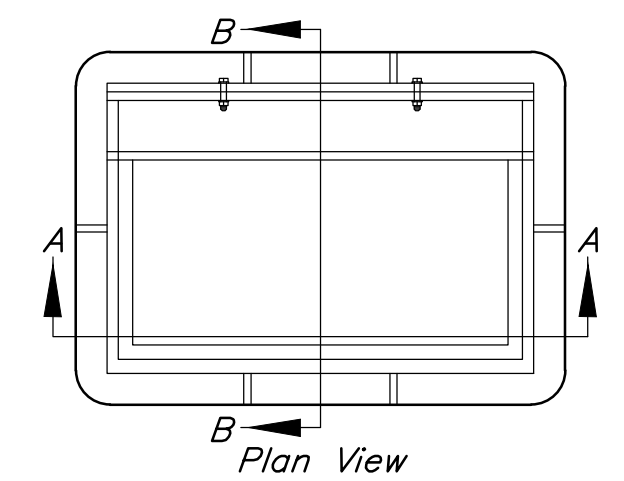
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C4.1

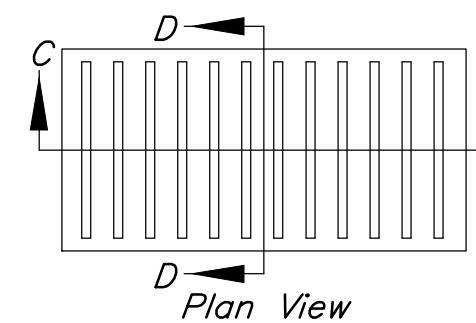


17 12" Landscape Drain
Not to Scale

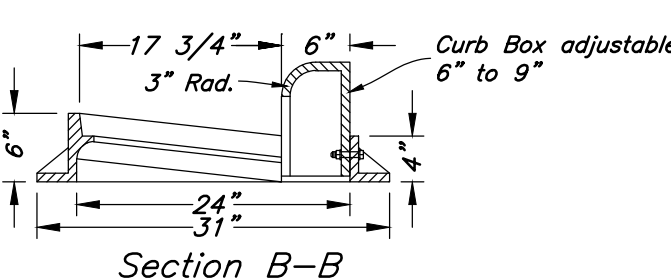
- Notes:
1. Grey iron casting; ASTM A48 Class 35 minimum.
 2. Coat all metal parts with asphaltum paint.
 3. Provide double inlet & frame where required.



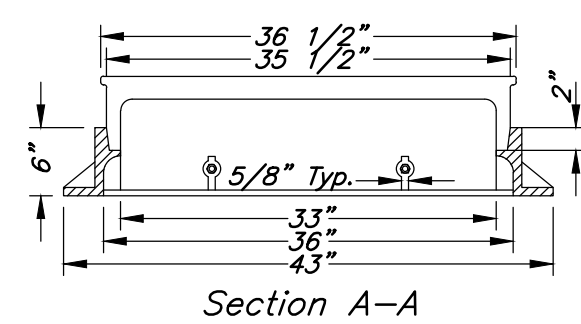
Section D-D
1 1/8" Typ.



Section C-C
35 1/2 inch
12 Equal Spaces @ 2 13/16 inch
5/8 inch Typ. 1/55 inch Typ.
33 inch

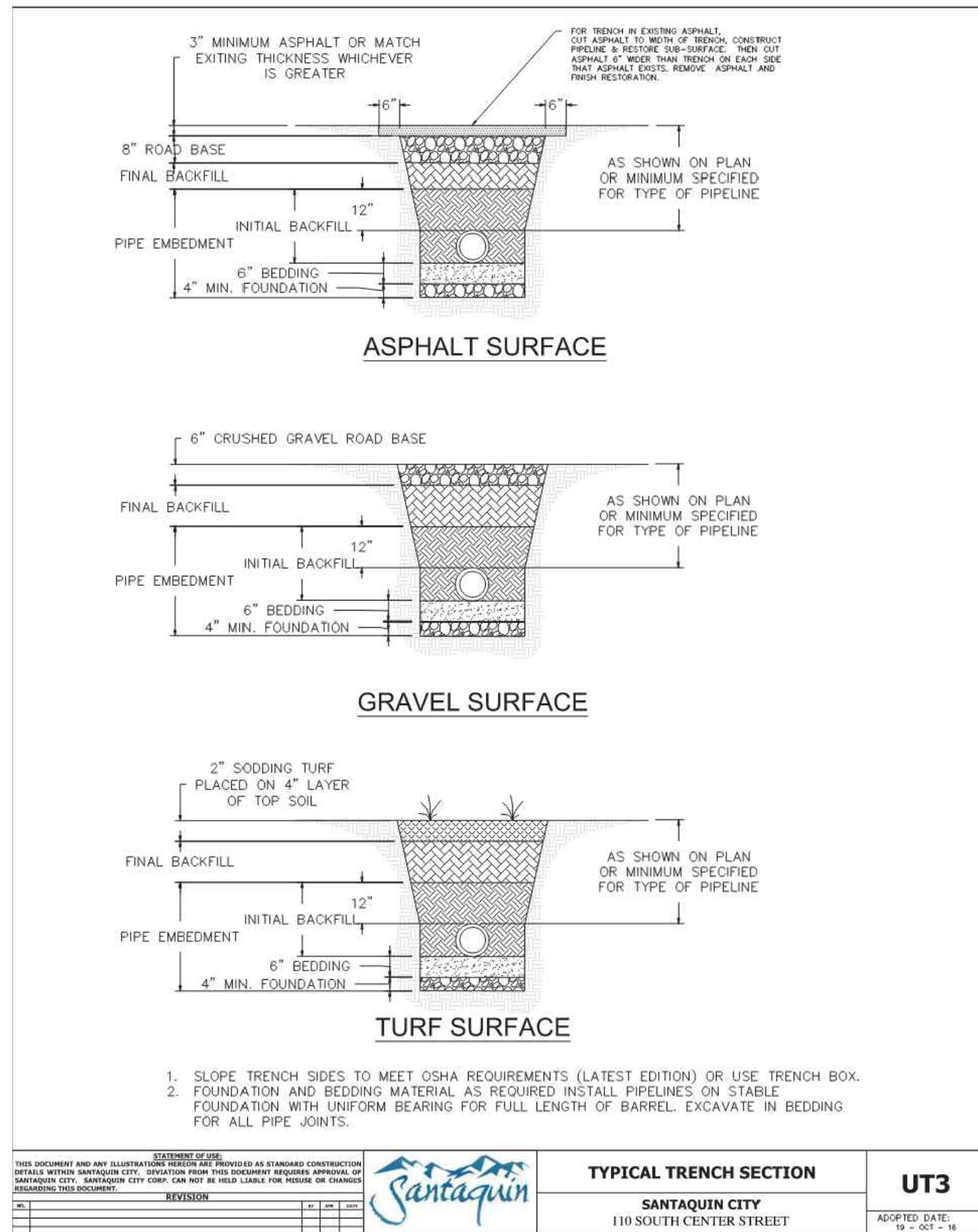


Section B-B

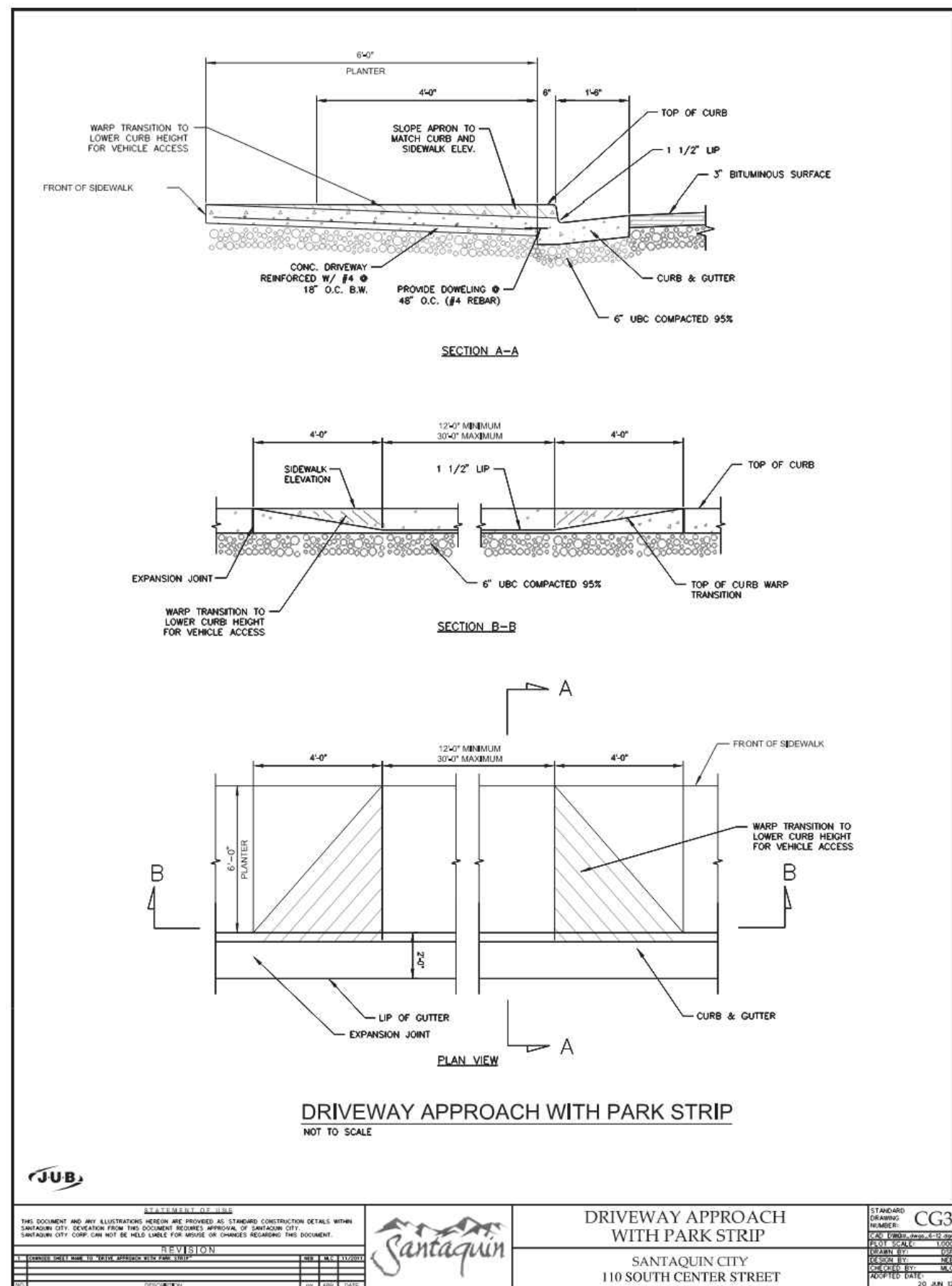


Section A-A

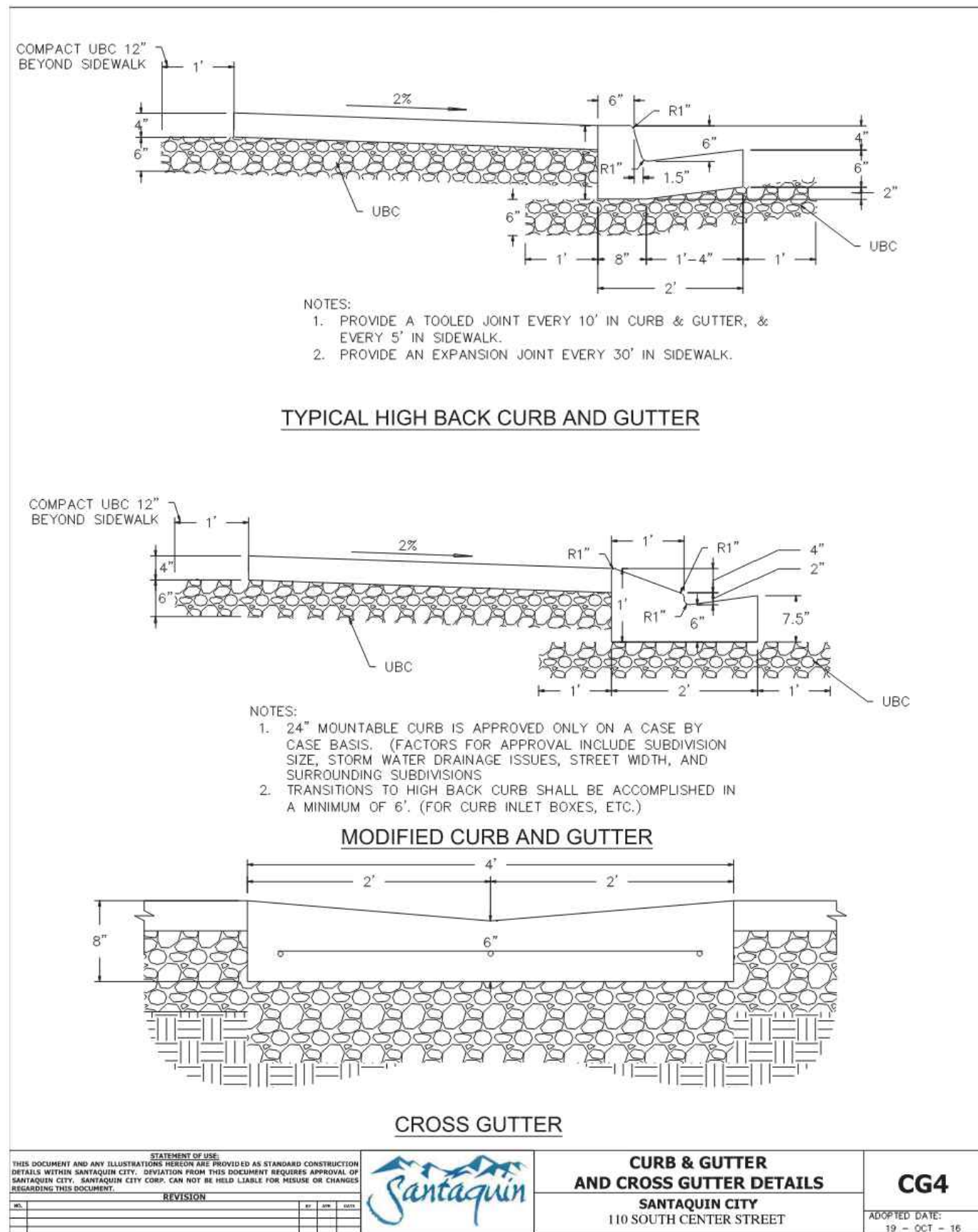
16 Inlet Grate Frame
Not to Scale



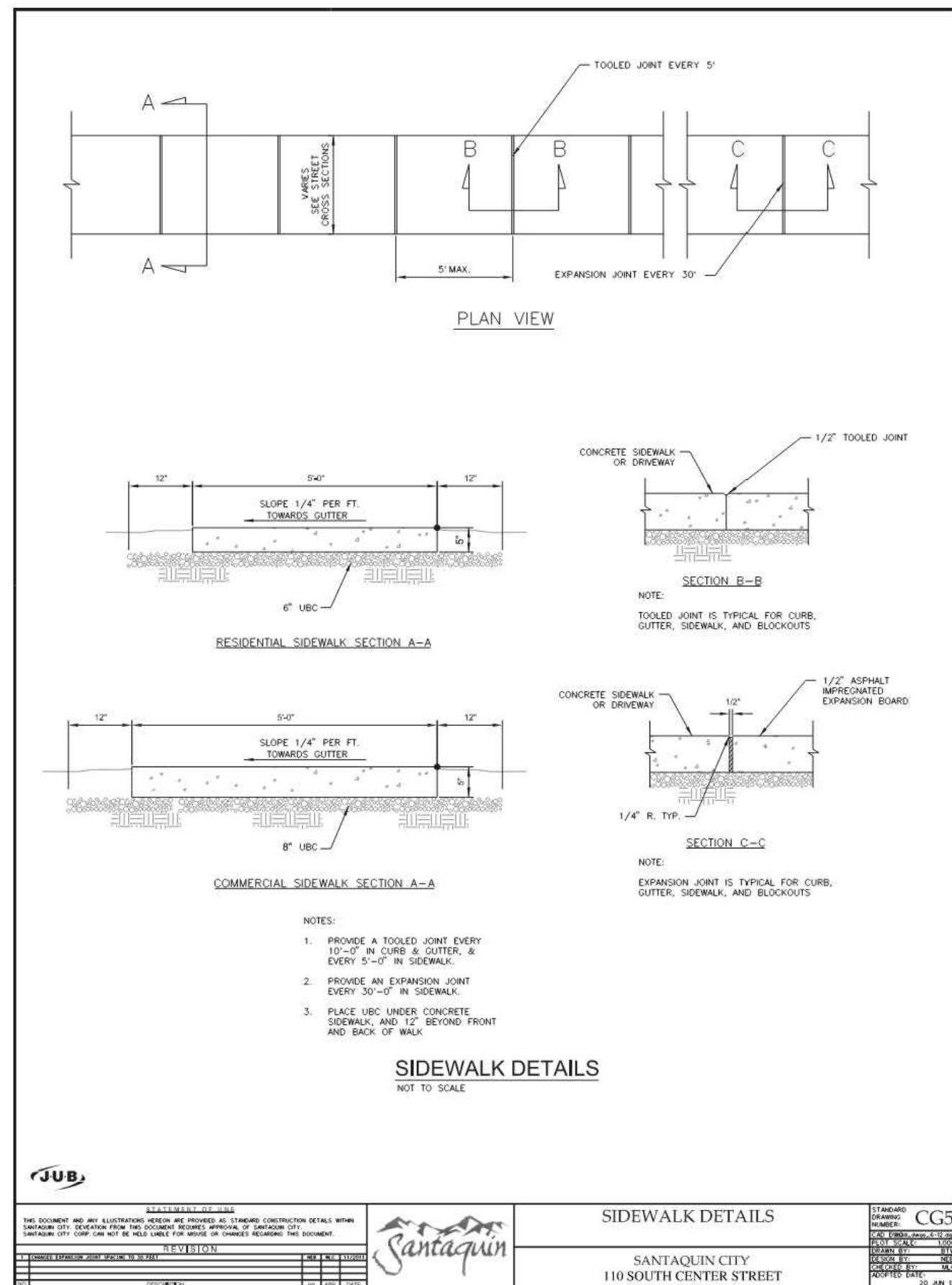
15 Trench Section
Not to Scale



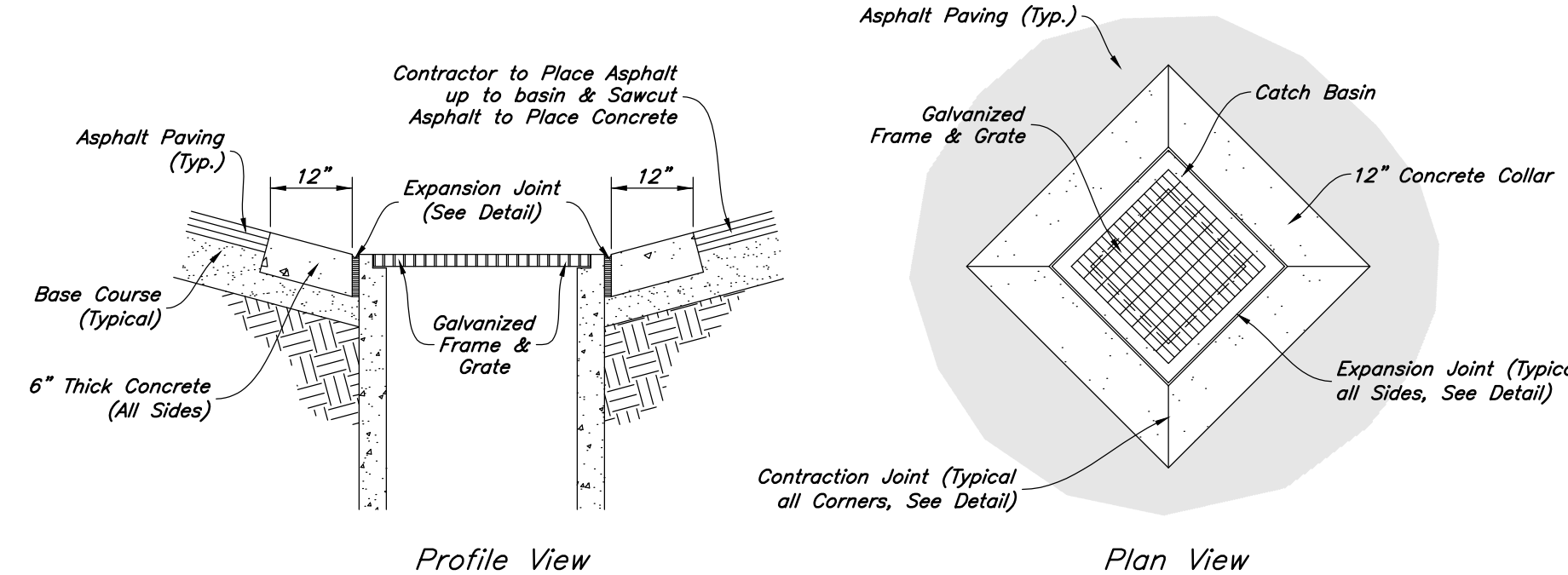
14 Driveway Approach
Not to Scale



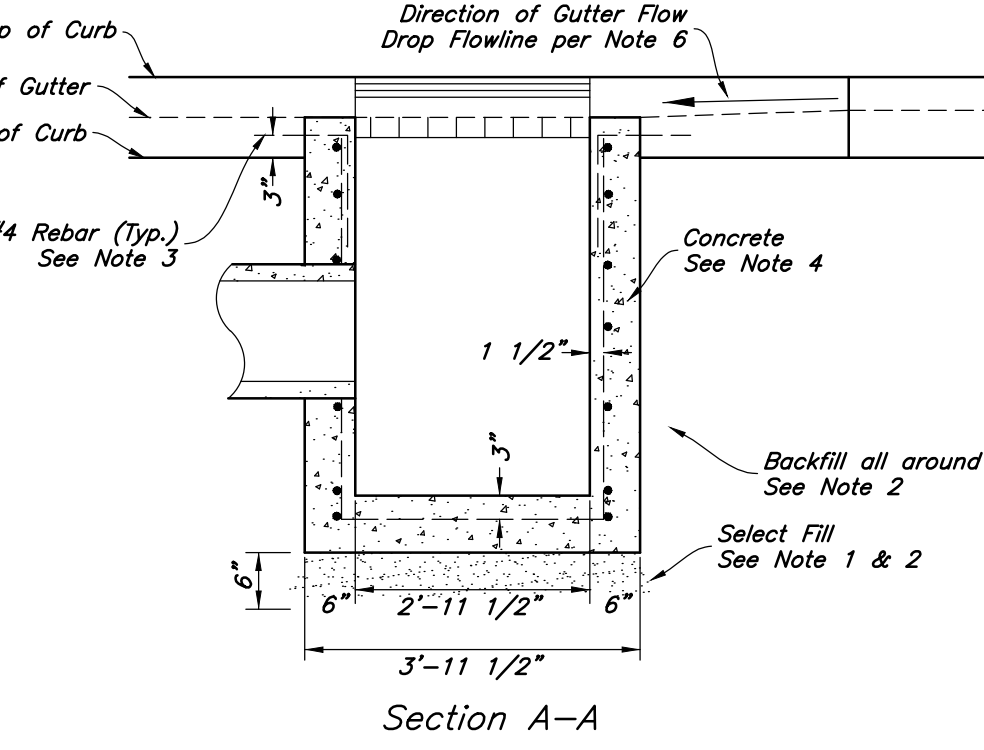
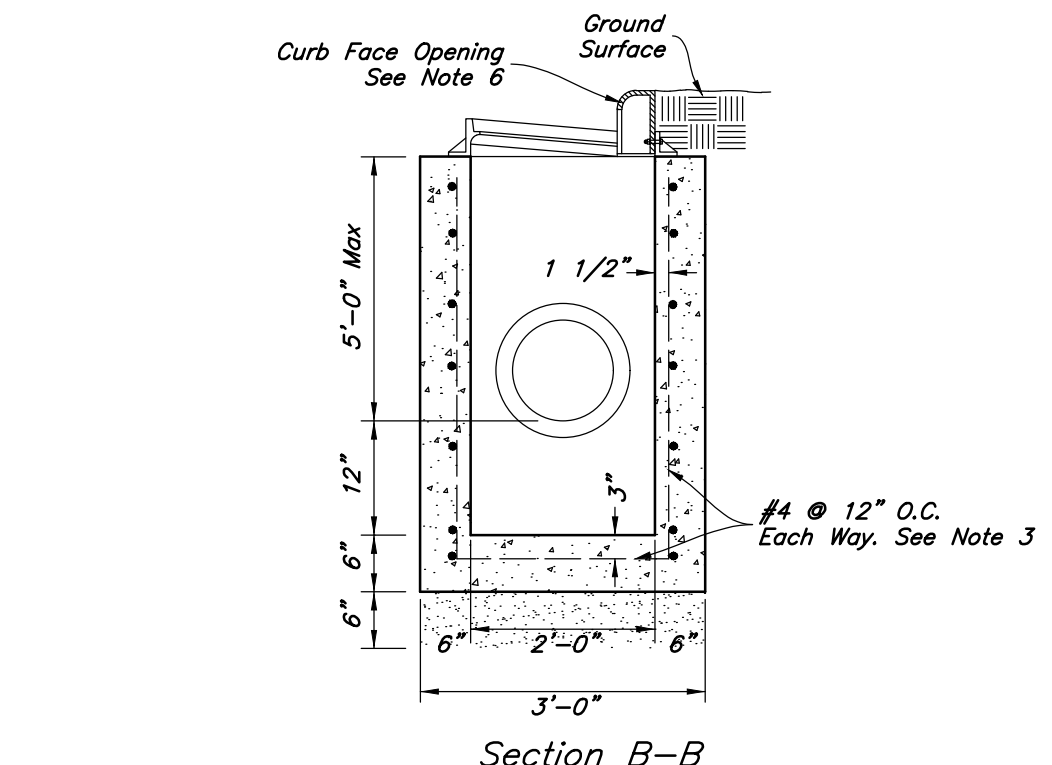
13 Curb & Gutter
Not to Scale



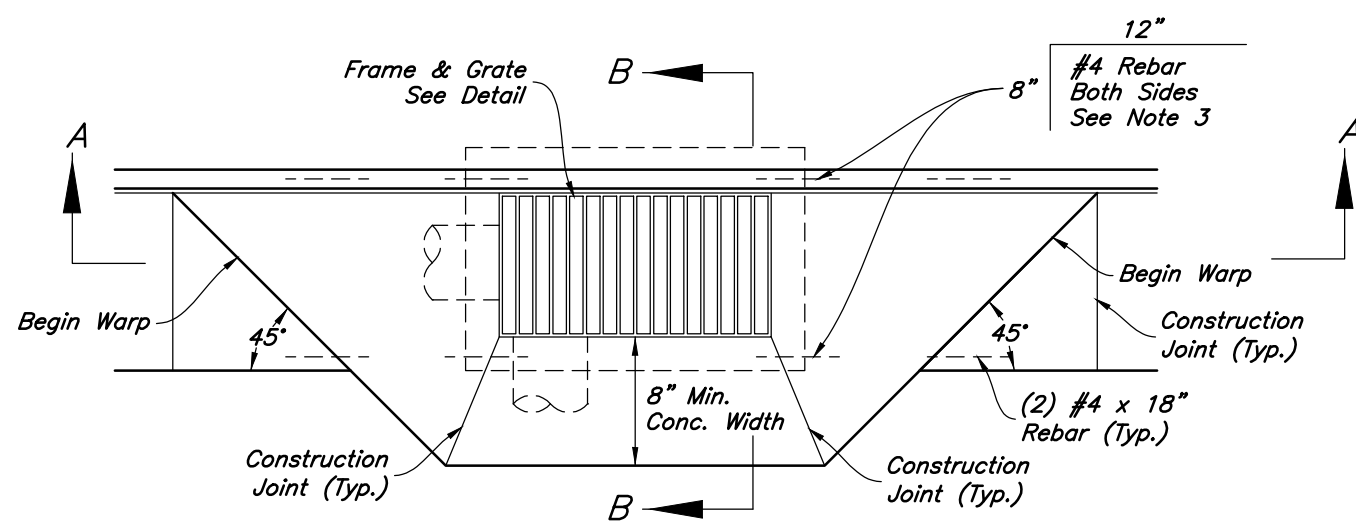
12 Sidewalk Detail
Not to Scale



11 Concrete Collar Detail
Not to Scale



- Catch Basin Notes:
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
 2. Backfill: Install and compact all backfill material or APWA Section 02321.
 3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
 4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
 5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
 6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
 7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate
Not to Scale

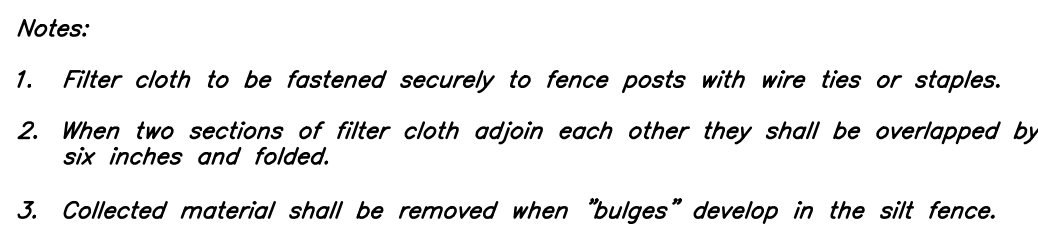
Designed by: LC
Drafted by: SR
Client Name: MACU
24-092 DT

MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah
(801) 521-8629 - AllWelding.net

Details
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah

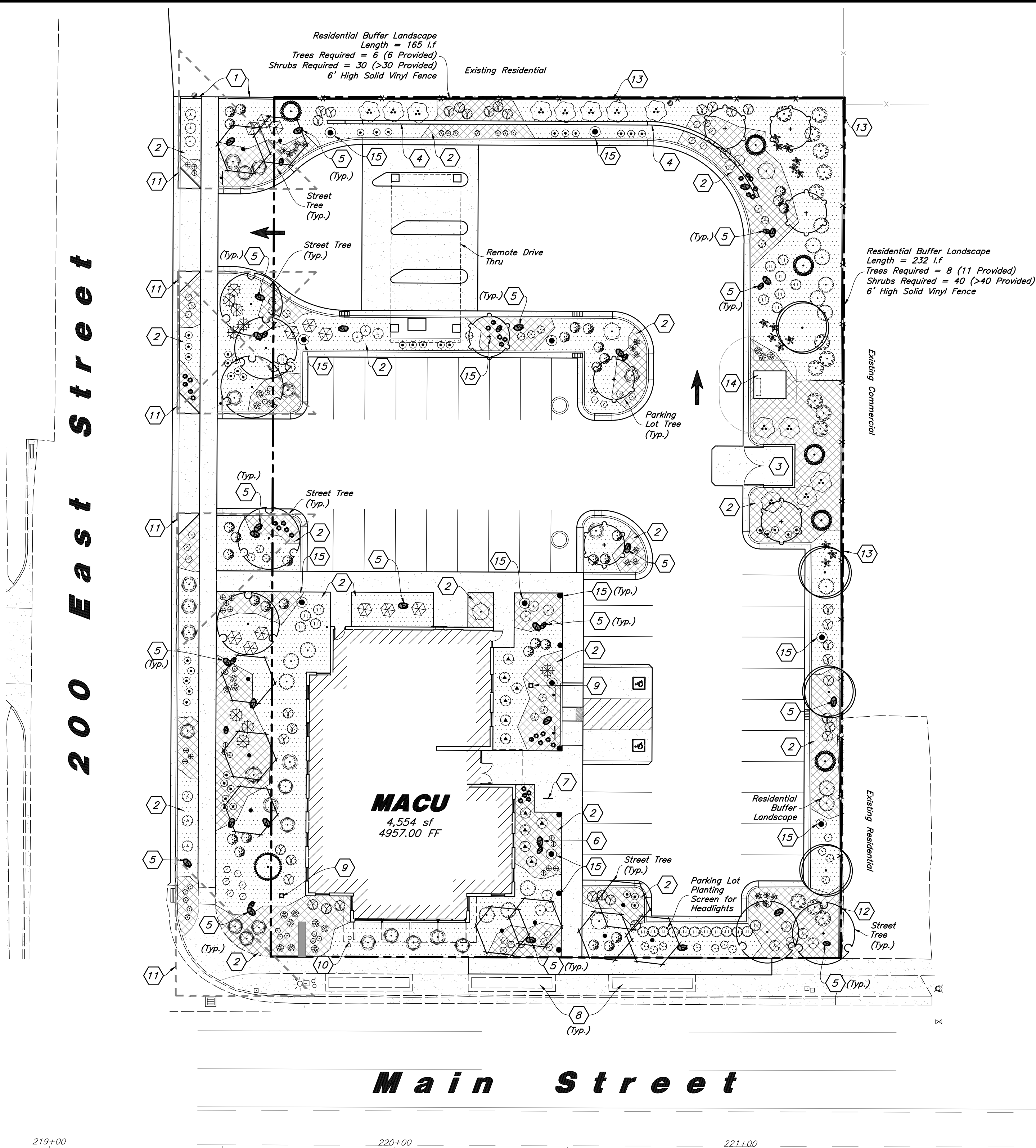
REGISTERED PROFESSIONAL ENGINEER
No. 71958
SHAUN K. YOUNG
8/14/25
STATE OF UTAH

20 Mar, 2025
SHEET NO.
C4.2



1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at All Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Sites becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the provisions of the dust control plan shall be the responsibility of the Contractor.



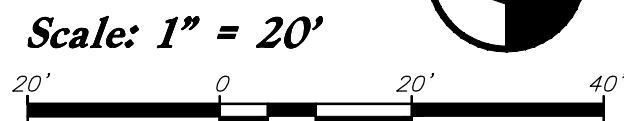


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	7	Acer tataricum / Tatarian Maple	2" Caliper
	7	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	4	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
	10	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
EVERGREEN TREES			
	6	Juniperus scopulorum 'Gray Gleam' / Gray Gleam Juniper	6' Min. Ht.
	1	Picea glauca pendula / Weeping White Spruce	6' Min. Ht.
SHRUBS			
	27	Berberis thunbergii 'Admiration' / Admiration Barberry	2 gal
	15	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	15	Ligustrum vicaryi / Golden Privet	5 gal
	4	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	27	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	13	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	33	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	2 gal
	23	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	31	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	11	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
GROUNDCOVERS			
	23	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
	9	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
ORNAMENTAL GRASSES			
	29	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
	14	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	42	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal
PERENNIALS			
	19	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	11	Iris pseudacorus 'Variegata' / Variegated Yellow Iris	1 gal
	12	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint	1 gal
	32	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal
	17	Salvia x superba 'May Night' / May Night Salvia	1 gal

MATERIAL SCHEDULE

	1\"/>	1\"/>	1\"/>
	4\"/>	4\"/>	4\"/>
	Landscape Accent Boulders	Landscape Accent Boulders	Landscape Accent Boulders



Landscape Data

Zone: MSC (Main Street Commercial)

Site Area = 41,050 s.f. (0.942 ac.)

Landscape Area Required = 4,105 s.f. (10%)

Landscape Area Provided = 12,912 s.f. (31%)

Parking Area = 11,633 s.f.

Landscape Parking Required = 698 s.f. (6%)

Landscape Parking Provided = 1,369 s.f. (12%)

200 East Street Frontage = 249 l.f.

200 East Street Trees Req. = 9 Trees (9 Provided)

Main Street Frontage = 192 l.f.

Main Street Trees Req. = 7 Trees (7 Provided)

50% Plant Coverage at Plant Maturity

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details. The Irrigation system shall be Equipped with a Water Sense labeled Smart Controller with an Automatic Rain Delay - See Irrigation Plan for More Detail.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Landscape Out in the Parkstrip (Raised Planters and Stamped Concrete) Shall Remain and be Preserved Along Main Street.
- Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
- Edging Shall not be Used Between Different Type of Stone. Provide a Define Distinct Smooth Flowing Line Between the Two Stone Types. Landscape Concrete Curbing Shall be Used Between Lawn and Shrub Areas.
- Clear View Triangle - Low Growing Landscape Materials within the Clear View Area Shall be kept Below 36" in Height. Trees Are Allowed in the Clear View Area but shall be Pruned so that Leafed Branches are Greater than 8' Above Nearest Asphalt Grade.
- Professional Weed Barrier will be used in Shrub Areas.
- All above ground Utility Equipment and Mounted HVAC Equipment Shall be Screened from Public View by Walls or Planting.

Landscape Installation Keynotes

- Install Landscape 4" by 6" Concrete Between Adjacent Landscape and New Shrub Planter.
- Install Shrub Planter with Professional Weed Barrier and Decorative Stone - See Material Sch. for Type
- Dumpster Enclosure with Plant Screening
- Retaining Wall - See Civil Plans for More Detail; Verify that Wall is Free of Soil and Decorative Stone; Wash Wall if Needed
- Install Landscape Boulder - See Material Sch. for More Detail
- Install Landscape Accent Boulder with Eagle Statue - See Material Sch. for More Detail
- Bike Rack - See Arch. Plans for More Detail
- Existing Shrub Area and Planters to Remain and be Protected; Area to be Maintained by City
- Landscape Drain - See Utility Plan; Verify that Landscape Area Slopes Toward Drain and That Drain is at the Correct Grade to Allow Water to Flow into Drainage System; Top of Stone Shall be Flush with Top of Drain; Verify that Drain is Free of Soil and Stone
- Approximate Location for Pressurized Irrigation System - See Irrigation and Utility Plan for More Detail; Irrigation Shall be Metered
- Clear View Triangle - Low Growing Landscape Materials within the Clear View Area Shall be kept Below 36" in Height. Trees Are Allowed in the Clear View Area but shall be Pruned so that Leafed Branches are Greater than 8' Above Nearest Asphalt Grade
- New 3' High Fence with 8" Concrete Mow Strip at Base - See Civil Plan for more Detail
- New 6' High Vinyl Fence with 8" Concrete Mow Strip at Base - See Arch. Plans for more Detail
- New Electrical Transformer - See Site Electrical Plans for more Detail
- New Light Pole/Bollard - See Electrical Plans for more Detail

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors responsible for this project shall have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Professional weed barrier. The stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be 1/1\"/>

Landscape Plan

MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



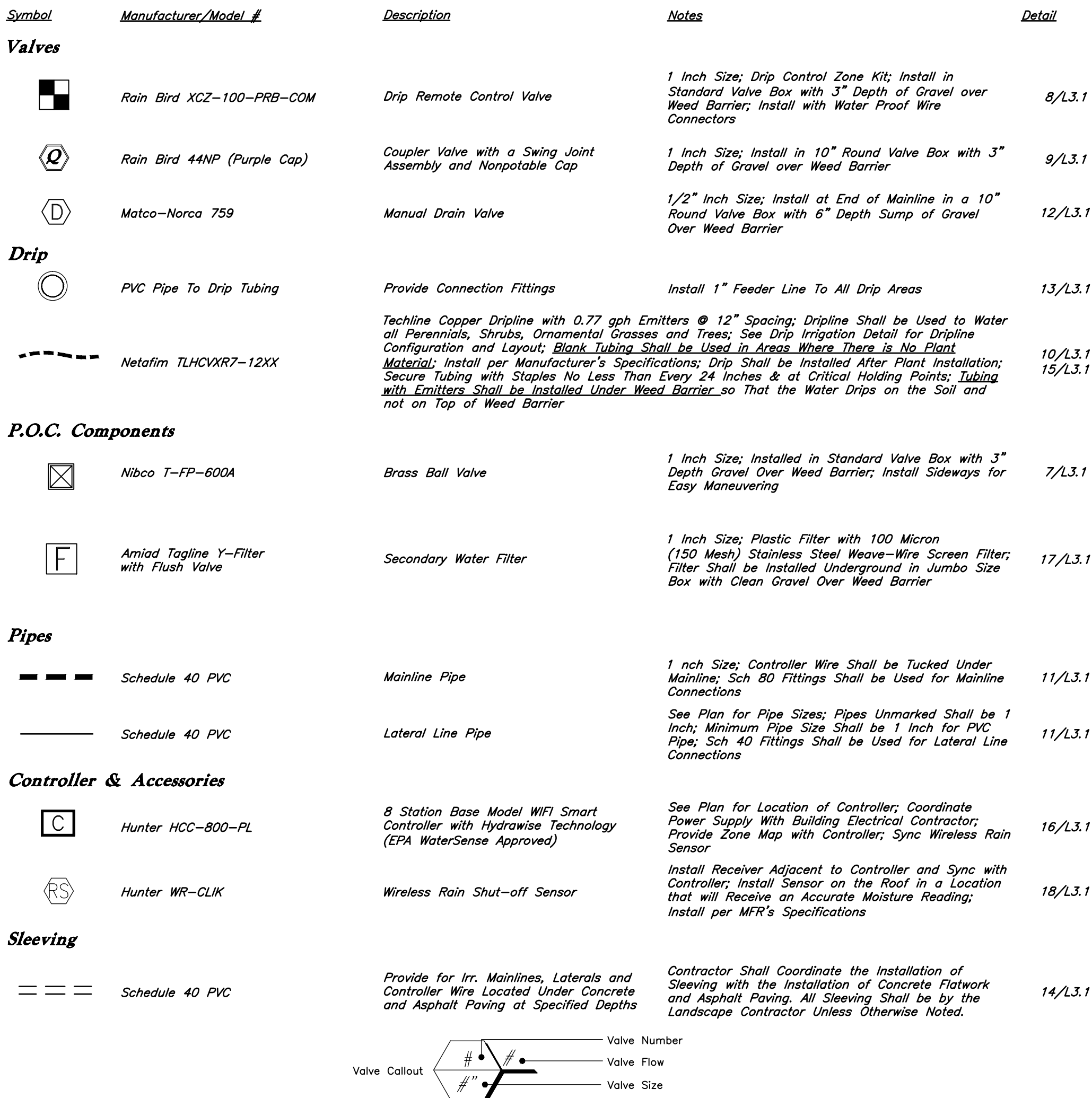
20 Mar, 2025

SHEET NO.

L1.1



Know what's below.
Call before you dig.



VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.11	37.1	38.3	0.46 in/h
2	1"	Area for Drip Emitters	4.59	37.1	37.9	0.38 in/h
3	1"	Area for Drip Emitters	4.68	37.1	37.8	0.29 in/h
4	1"	Area for Drip Emitters	4.06	37.3	38.8	0.28 in/h

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality and installed to manufacturers 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.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assume the complete system has no documented problems with adequate pressure for system operation. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, 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 lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades. Valve boxes shall be tan in color.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All

connections shall be made with water tight connectors (DBR/Y or equivalent) and installed in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at oil changes in direction.

Control valve size, type, quantity, and location to be approved by landscape architect. Provide 1/2" NPT control valve with 1/2" NPT valve box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks.

Quick couplers shall be a Rain Bird 44XP (Purple) with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.

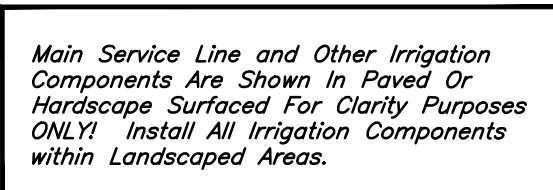
Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.

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 provide sleeves with control valves. Sleeves will be 1/2" thick. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be eighteen (18) inches minimum. Depth for lateral sleeves shall be sixteen (16) 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 sleeve.

Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed in concrete planting areas. No tees, elbows, or changes in direction shall occur under hardscape.

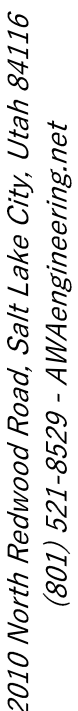
It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.

23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc for the system and the ability to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
25. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
26. The irrigation system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
27. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sum up under each drain. All drains shall be a minimum of 6" below grade.
29. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all



1. See Sheet L3.1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. All Irrigation Boxes Shall be Tan in Color.
4. Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Spaces Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
5. Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
6. From the Beginning of the Project Through the Final Walk Through Parking Lots, Sidewalks and Driveways, Areas Must be Free of Dirt and Debris at the End of Each Day.
7. A Static Pressure of psi was Reported in the West. The Irrigation System was Designed for a Minimum of 39 psi.

Designed by: LC
Drafted by: SR
Client Name: MACU
24-092 IR



Irrigation Plan

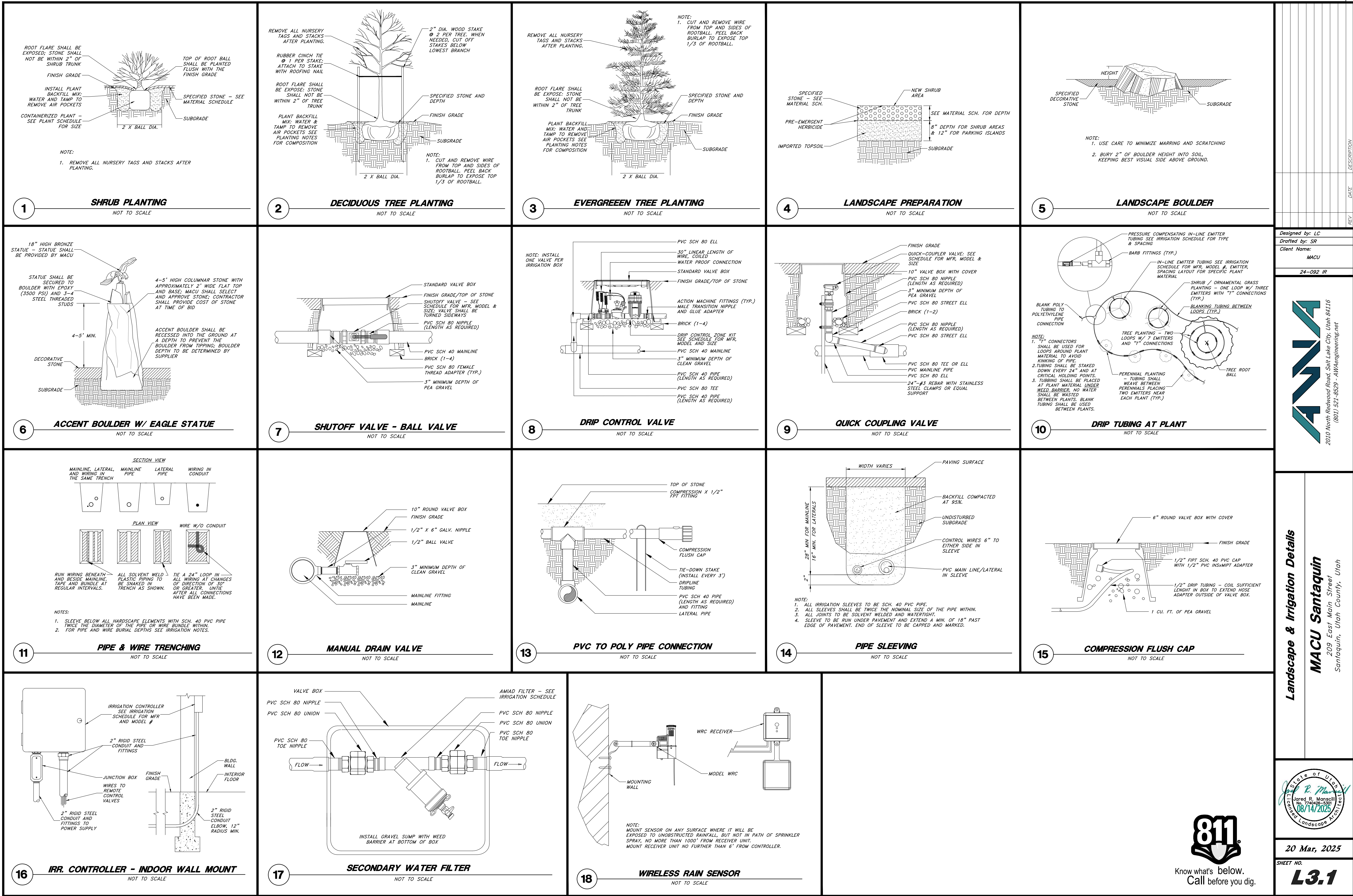
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



SHEET NO.

Know what's below.
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Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description
Revision		
No.	Date	Description

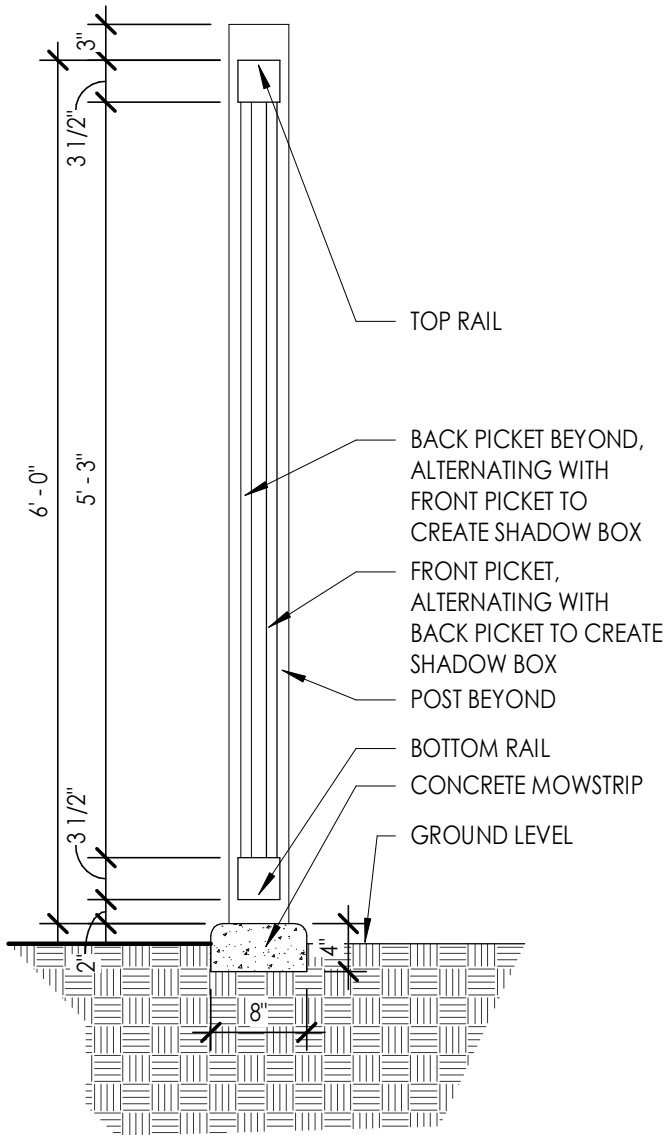
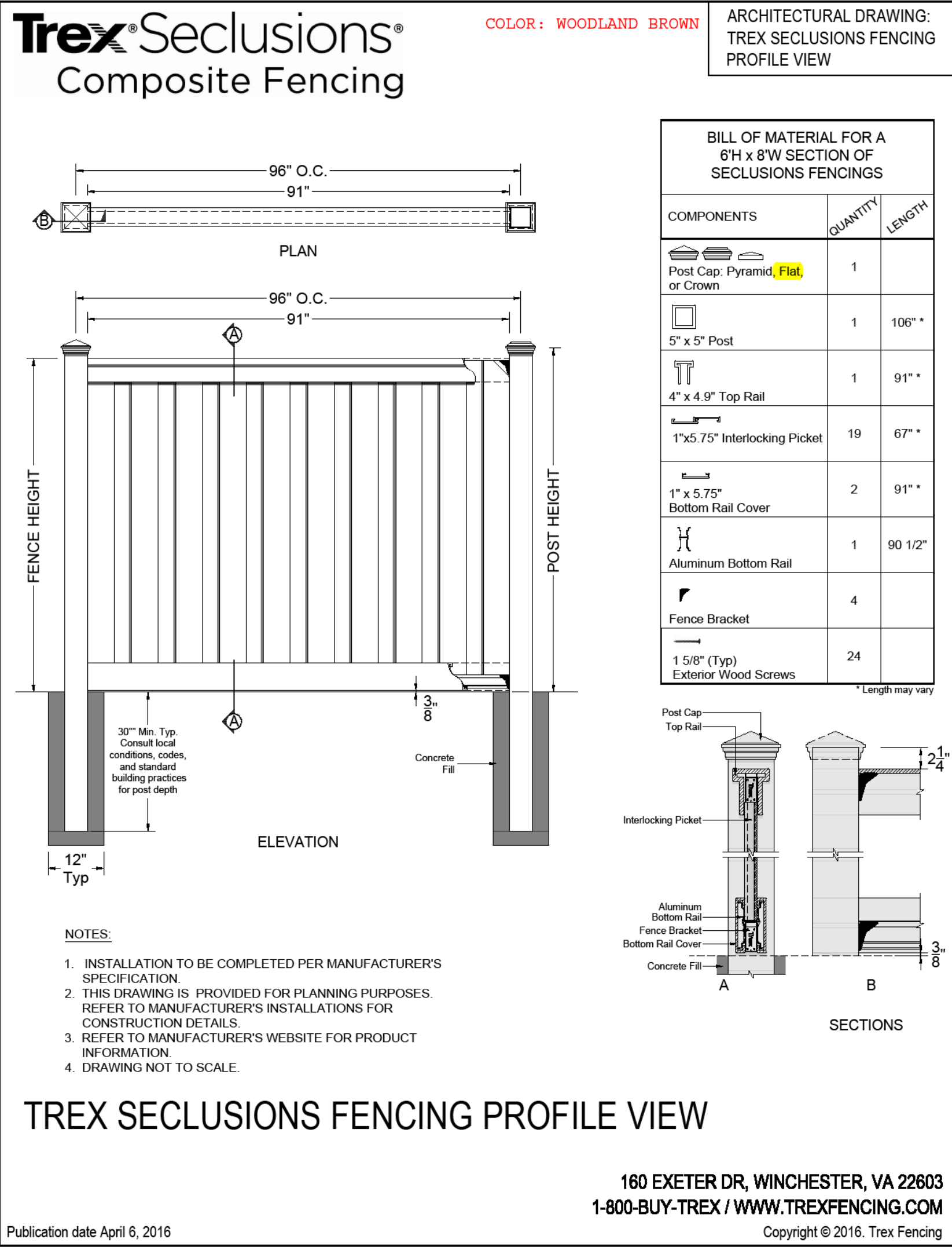
SAA Project No. 2024-40
Drawing Title

ARCHITECTURAL SITE
DETAILS

Sheet Number

AS100

17



A5 NORTH FENCE DETAIL
3/4" = 1'-0"

NOT FOR CONSTRUCTION



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Staff Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, and Assistant City Manager Jason Bond.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Alex Rugg, Jimmy DeGraffenreid, Clayton Edward, Gary Fusselman, and other members of the public.

1. Cortland Townhomes Phase 1 Final Plan

A final plat review of the Cortland Townhomes multifamily subdivision located at approximately 200 N. and 400 E.

Planner Stevenson indicated that a review by the Architectural Review Committee (ARC) will need to take place to review the proposed elevations.

Building Official Spadafora stated that addressing has been reviewed. He indicated that private street names within the project will need to be established. Fire Chief Lind confirmed that private street names along the interior drives will assist with emergency response. Engineer Lundell pointed out that the exterior lots will be addressed off of 200 North and 400 East and that the interior lots will be addressed off of the private lanes.

Fire Chief Lind confirmed the locations of the fire hydrants.

Lieutenant Wall discussed the right turn only designated entrance/exit on 400 East. He believes that residents will disregard the right turn only and it will become an enforcement issue for the Police Department. He encouraged the developer not to install the concrete island at that entrance. Engineer Lundell discussed the master plan that indicates that 400 East is a protected right turn only lane at that location. The applicant, Jimmy DeGraffenreid, stated that he did not care if the concrete island was installed at the entrance or not. Members of the DRC discussed if the concrete island was required by the Manual on Uniform Traffic Control Devices (MUTCD). They also discussed that the enforcement of exit and entering the site would be up to the HOA as the drives are private. The DRC decided that a painted island, rather than a mountable concrete island, including a "No Left Turn" sign would be a good compromise.

Public Works Director Callaway pointed out the culinary water line indicated on the plans. Engineer Lundell indicated that per the City Code, the maximum length of a dead-end water line is 500 feet without additional approval from the City Council. Engineer Lundell proposed that the line would loop up to 200 north on the east side of the site or through phase 2.

Assistant Manager Bond asked the applicant if the plans for this site were to look like the Heelis Farms development. If so, the ARC could ratify approval of the renderings without a formal meeting. If the applicant plans to change the architecture of this particular development, approval from the ARC would be required. The applicant stated he plans to submit the renderings that are similar to Heelis Farms to the City for review.

Engineer Lundell went over minor notes that need to be added to the plat. The applicant discussed what portion of the phasing will be completed this year with regard to the overlay and water lines. Engineer

Lundell indicated that a drivable surface overlay will be required. He added that a trench repair of the anticipated water lines will suffice until Phase 2 begins construction and an overlay is placed along 200 north at that time, would also be acceptable.

Chief Lind made a motion to approve the Cortland Townhomes Phase 1 Final Plan on the condition that all redlines be addressed, including any amenities required by the approved development agreement. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Precision Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 131 N. Nebo Way in the Santaquin Peaks Industrial Zone.

Planner Stevenson indicated that any access of 30 feet is required to be approved by motion by the DRC. She also pointed out requirements for 10 feet of landscaping around the parking area, but not the storage area. She added that per the City Code, 50% of landscaping must contain live plant materials to be included in a data table on the plat.

Building Official Spadafora had no comments.

Fire Chief Lind stated that if the riser room has an outside entrance a post indicator valve (PIV) is not required. He added that the Fire Department Connection (FDC) is required to be within 150 feet of a fire hydrant. Fire Chief Lind indicated that at the building permit review, a third-party review of the indoor sprinkler system is required.

Public Works Director pointed out where pressurized irrigation (PI) lines may need to be placed. He also pointed out a tree that may interfere with the clear view at Nebo Way.

Building Official Spadafora made a motion to approve the Precision Millwork Industrial with the condition that all redlines be addressed. Planner Stevenson seconded the motion.

(After later discussion the approval of the 35-foot drive aisle was included with the motion and approved.)

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

Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Silver Creek Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 41 N. Nebo Way in the Santaquin Peaks Industrial Zone.

Planner Stevenson indicated that similar to the previous application, 50% of landscaping must contain live plant materials to be included in a data table on the plat. She added that 3 sides of landscaping are required for dumpster enclosures. Engineer Lundell and Fire Chief Lind agreed that because the dumpster enclosure abuts the building, the landscaping would suffice on the other two sides of the enclosure not directly against the building.

Building Official Spadafora had no comments.

Fire Chief Lind stated that if the riser room has an outside entrance a post indicator valve (PIV) is not required. He added that the Fire Department Connection (FDC) is required to be within 150 feet of a fire hydrant. Fire Chief Lind indicated that at the final plan stage, a third-party review of the indoor sprinkler system is required.

Members of the DRC discussed the drive aisle minimum width of 26 feet. Fire Chief Lind indicated that the drive aisles should be sufficient to meet fire code and access for emergency vehicles.

Public Works Director indicated that the City would work with the applicant when it's time to connect the PI lines.

Lieutenant Wall expressed concern about access to the loading bays on the south end of the building. He wondered if trucks like box trucks and semi-trucks would be able to have appropriate access and turn around without blocking the public road. Clayton England, the architect for the site plan, indicated that the applicant anticipates semi-trucks only a few times a year but will mostly receive deliveries via box trucks. Members of the DRC discussed the logistics of driving in and out of the delivery area of the site. The DRC encouraged the applicant to have the nearby parking stalls empty when loading and unloading is done. They also discussed the possibility of minimizing the peninsula in the parking lot to accommodate additional space.

Assistant City Manager Bond stated that the architectural renderings should be submitted to the City Manager Norm Beagley to make sure the conditions of the development agreement are being met.

Planner Stevenson asked the applicant to review the elevation legend to make sure items match.

Building Official Spadafora made a motion to approve the Silver Creek Millwork Industrial plan to include the larger drive aisle width. The approval is conditional on all redlines being addressed. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

4. Tanner Flats Phase 2 Final Plan

A final plat review for phase 2 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Engineer Lundell pointed out the amended layout of the roads and alignment of Tanner Road and Auburn Drive after the vacation of two roads in the subdivision.

Planner Stevenson had no comments.

Building Official Spadafora had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway expressed concerns about losing laterals when the existing water lines are demolished.

Lieutenant Wall had no comments.

Assistant City Manager Bond confirmed the location of the trail along Summit Ridge Parkway.

Engineer Lundell stated that the applicant will need to work with the utility companies to relocate and/or remove all utilities, i.e. communication, power, gas, etc. He added that written approval from the U.S. Post Office needs to be submitted to the city for the location of the mailboxes. Both Lieutenant Wall and Chief Lind expressed concern about the mailboxes being placed too close to a stop sign. Engineer Lundell believed that the mailboxes will be relocated away from the proposed location and noted the recommended location.

Planner Stevenson made a motion to approve the Tanner Flats Phase 2 Amended Plat Final Plan with the condition that all redlines be addressed. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes

Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

5. Meeting Minutes Approval July 22, 2025

Fire Chief Lind made a motion to approve the DRC Meeting Minutes from July 22, 2025. Planner Stevenson seconded the motion.

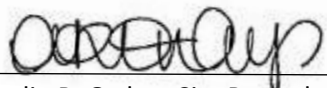
Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.
The meeting was adjourned at 10:53 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder