



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 23, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Tagg-N-Go Car Wash Site Plan

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

MEETING MINUTES APPROVAL

2. July 26, 2022

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 was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations, and posted on the State of Utah's Public Notice Website.

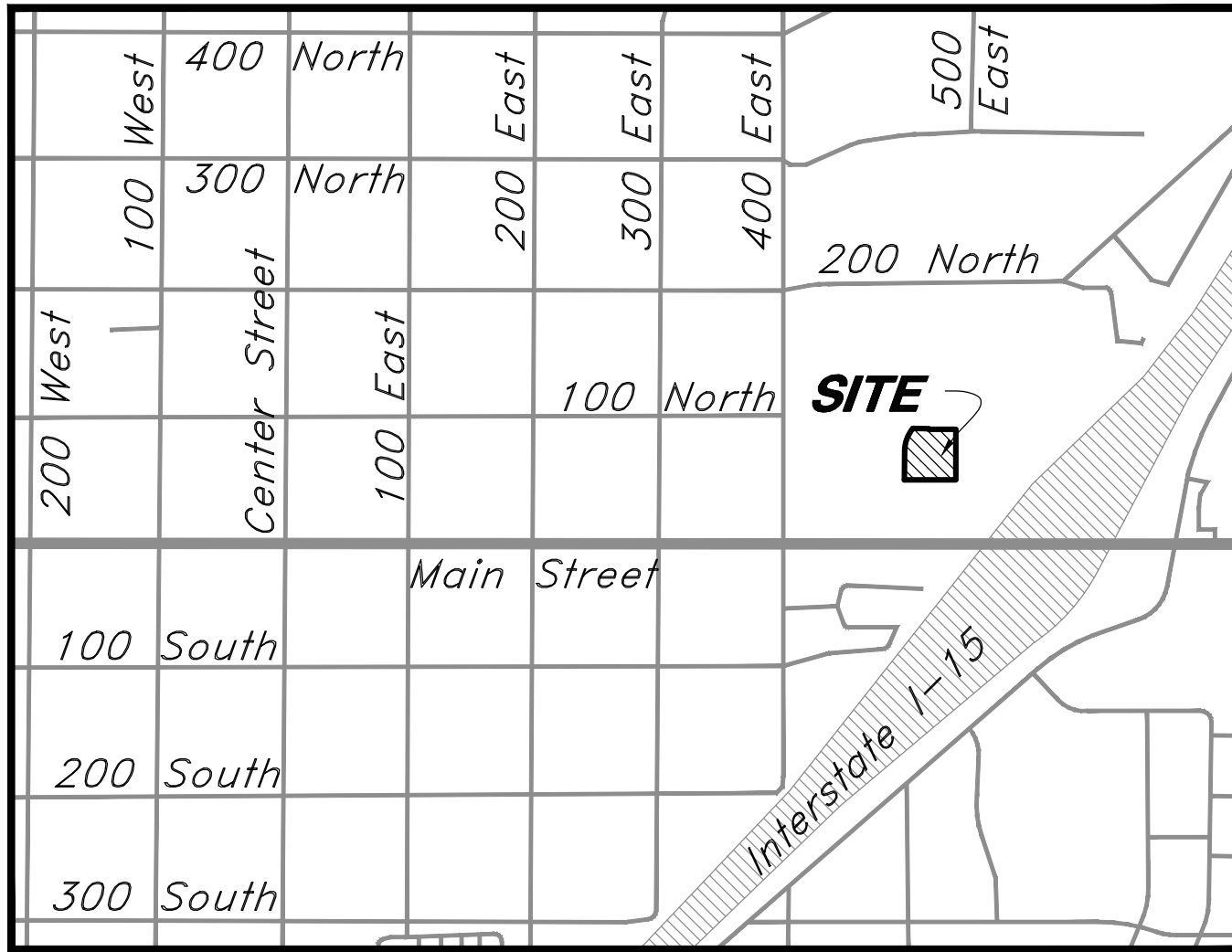
BY:

Amalie R. Ottley, City Recorder

Tagg-N-Go

78 North 500 East

Santaquin, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

- | | |
|------|--------------------------------|
| C0.0 | Cover Sheet |
| C0.1 | Subdivision Plat |
| C0.1 | Demolition Plan |
| C1.1 | Site Plan |
| C2.1 | Grading Plan |
| C2.2 | Grading Detail |
| C3.1 | Utility Plan |
| C4.1 | Details |
| C4.2 | Details |
| C4.3 | Details |
| C5.1 | Erosion Control Plan |
| L1.1 | Landscape Plan |
| L2.1 | Irrigation Plan |
| L3.1 | Landscape & Irrigation Details |

Abbreviations

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

Legend

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

Property Owner/Developer

GJM Limited Liability Limited Partnership
Address: 621 Washington Street
Twin Falls, ID 83301

Basis of Bearings

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 11 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

Legal Description

Lot 8 of the Ridley's Subdivision, Plat B

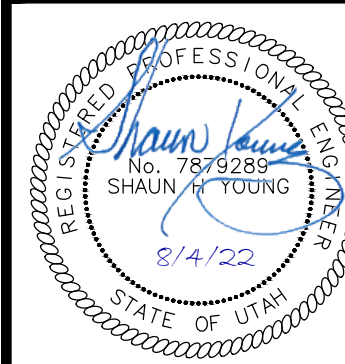
Santaquin City Notes

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 full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum Codes, Ordinances and Standards. This fact does not relieve the Developer or General Contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.

Santaquin City Note to Developers & General Contractors
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet
Tagg-N-Go
78 North 500 East
Santaquin, Utah

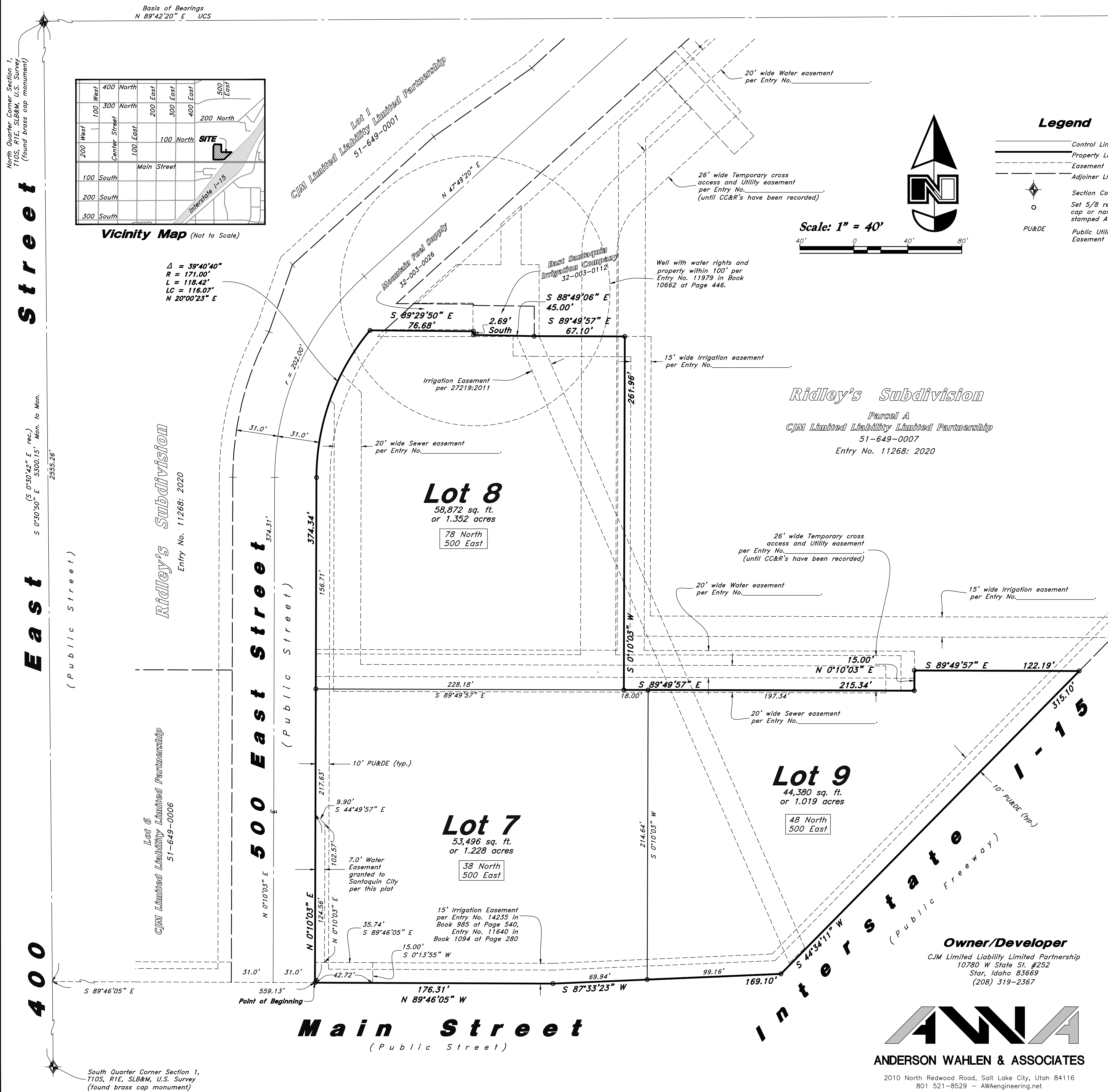


4 Aug, 2022

SHEET NO.
C0.0

Ridley's Subdivision, Plat B

A part of Parcel A, Ridley's Subdivision, of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2022



Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Ridley's Subdivision, Plat B

Description

A part of Parcel A, Ridley's Subdivision recorded as Entry No. 111268:2020 and as Map No. 17189 Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at the point of intersection of the North line of Main Street and the East line of 500 East Street as it exists at 31.00 foot half-width located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and 559.13 feet South 89°46'05" East along said North line from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 374.34 feet along said East line to a point of curvature; thence Northeasterly along the arc of a 171.00 foot radius curve to the right a distance of 118.42 feet (Central Angle equals 39°40'40" and Long Chord bears North 20°00'23" East 116.07 feet); thence South 89°29'50" East 76.68 feet along the Southerly line of an Agreement recorded as Entry No. 72273:2010 of Official Records monumented by an existing boundary line fence to the Westerly line of a Warranty Deed recorded as Entry No. 27219:2011 of Official Records as it exists on the ground; thence South 2.69 feet along said Westerly line to the Southwest Corner thereof; thence South 89°49'06" East 45.00 feet along an existing fence monumenting the Southerly line of said Warranty Deed as it exists on the ground to the Southeasterly Corner thereof; thence South 89°49'57" East 67.10 feet; thence South 0°10'03" West 261.96 feet; thence South 89°49'57" East 215.34 feet; thence North 0°10'03" East 15.00 feet; thence South 89°49'57" East 122.19 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 315.10 feet along said Northwesterly line to said North line of Main Street; thence along said North line the following two courses: South 87°33'23" West 169.10 feet; and North 89°46'05" West 176.31 feet to said East line of 500 East Street as it exists at 31.00 foot half-width and the point of beginning.

Contains 156,748 sq. ft.
Or 3.598 acres
3 Lots

3 Mar, 2022

Date:

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat B

and do hereby dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those certain public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This ____ Day of ____ AD, 20 ____.

CJM Limited Liability Limited Partnership

by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ____ day of ____, A.D. 20 ____.

City Mayor _____ Attest _____
City Recorder (See Seal Below)

Ridley's Subdivision, Plat B

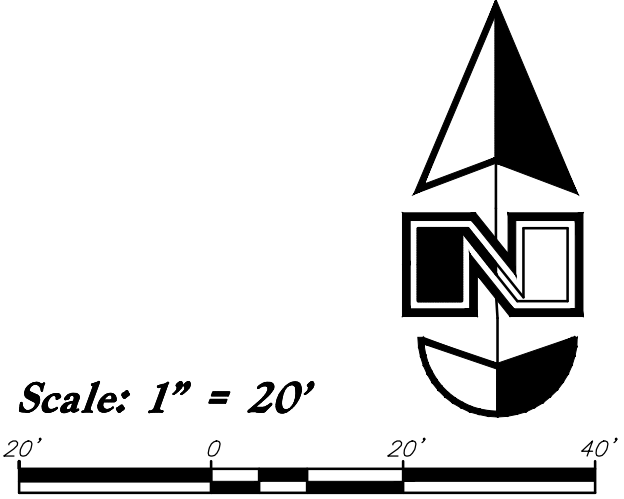
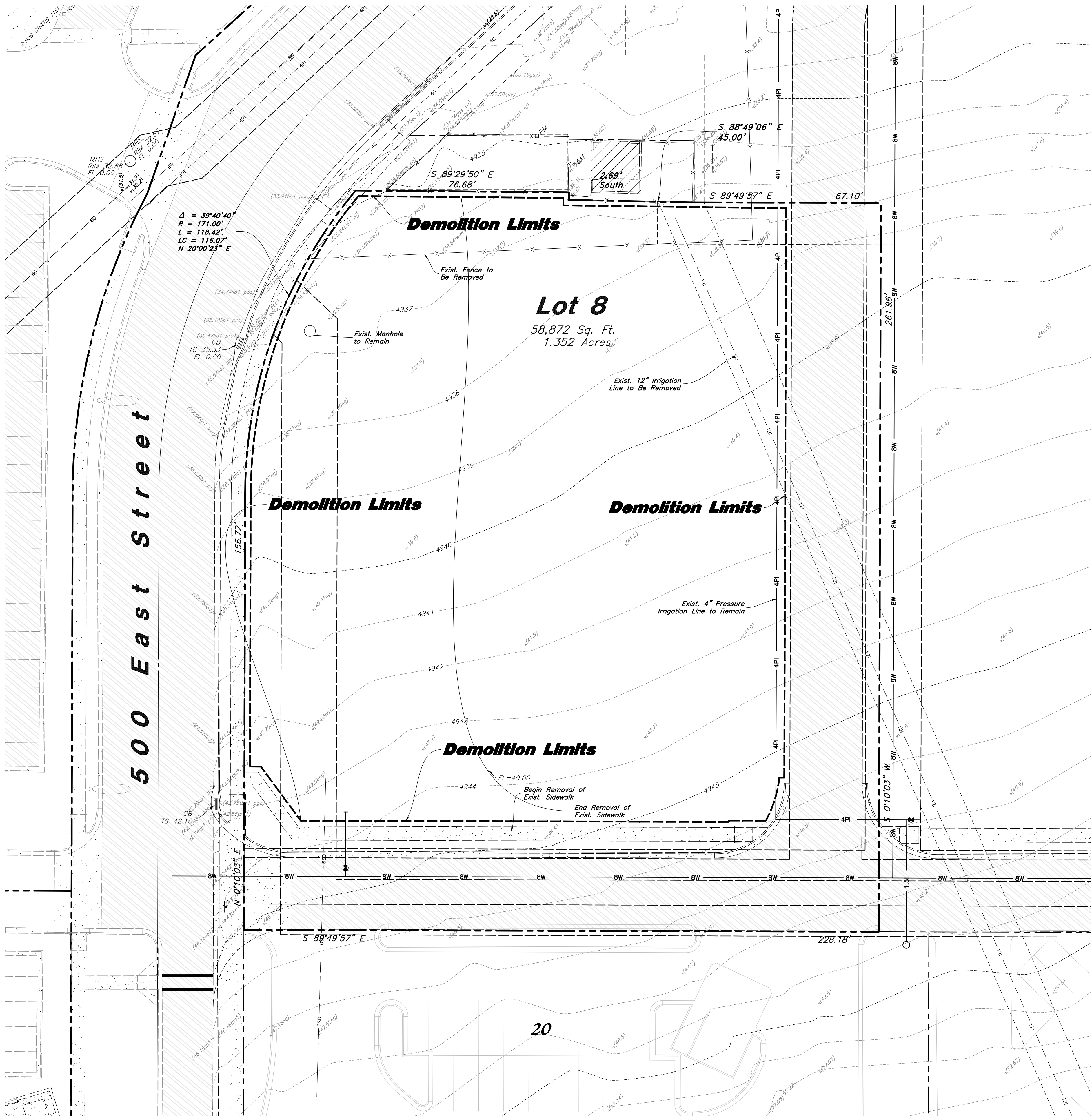
A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey City of Santaquin, Utah County, Utah

Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal



General Demolition Notes:

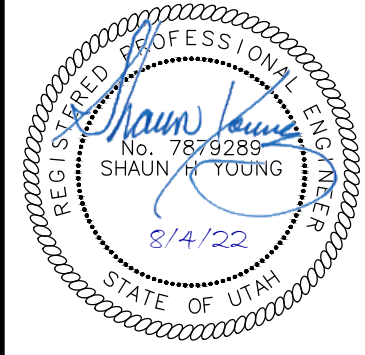
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. 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.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. 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.
10. 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.
11. 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.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. 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.
16. 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.
17. 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.

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: SY
Drafted by: KF
Client Name:
Tagg-N-Go
22-046dm

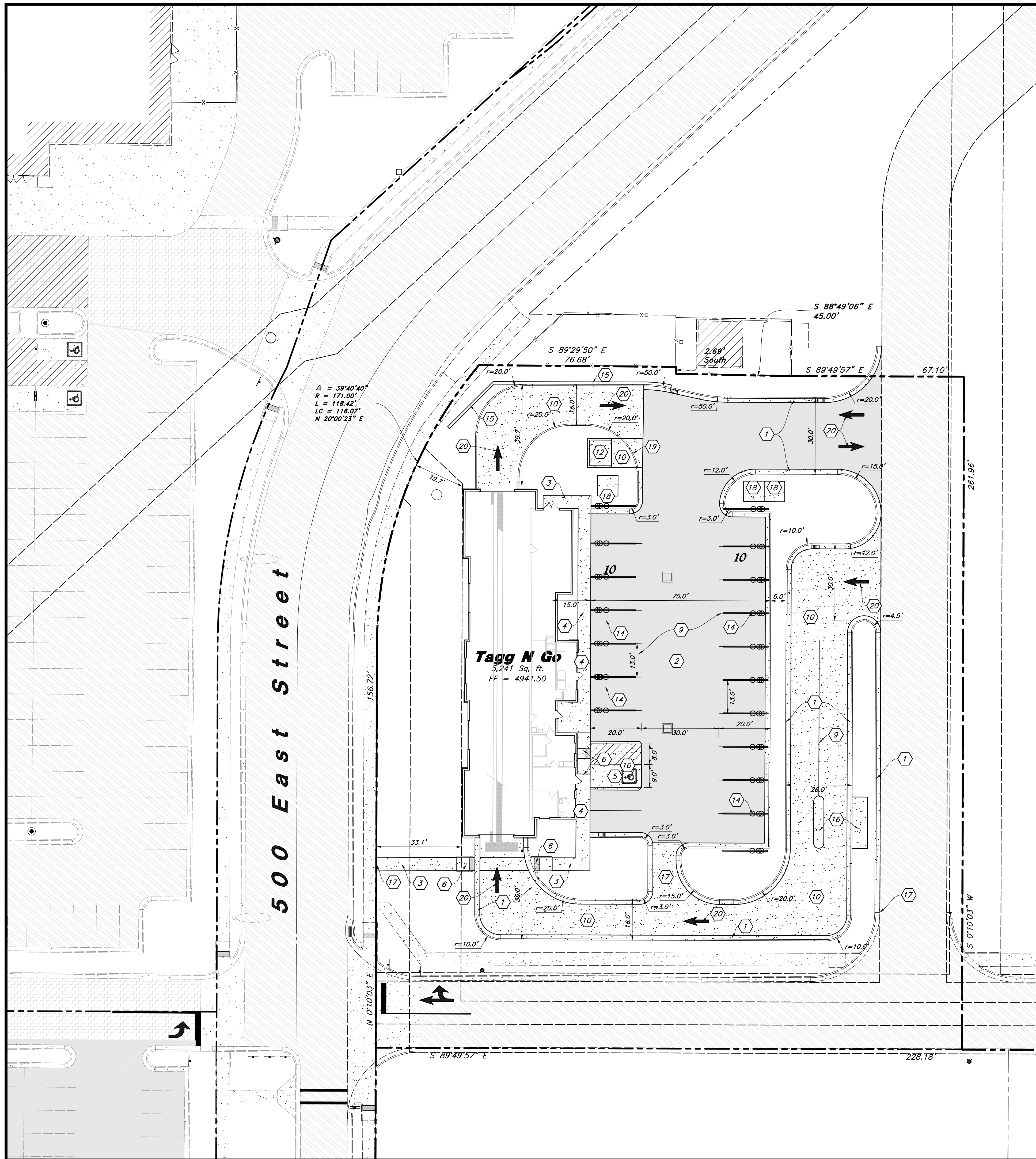


Demolition Plan
Tagg-N-Go
78 North 500 East
Santaquin, Utah



4 Aug, 2022
SHEET NO.
C0.1



**Site Data**

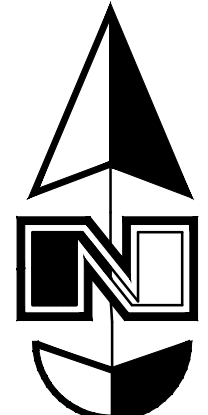
Site Area = 58,872 s.f. (1.35 ac.)

Landscape Area Provided = 14,699 s.f. (25%)

Impervious Area Provided 38,932 s.f. (66%)

Building Area = 5,241 s.f (9%)

Parking Provided = 5 stalls (1.1/1,000)



Scale: 1" = 20'

Site Construction Notes

- 1 Const. 24" Curb & Gutter
- 2 Const. Asphalt Paving
- 3 Const. Concrete Sidewalk
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Concrete Paving
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Connect to Existing Improvements and Match Grade Elevations
- 14 Const. concrete support pier (See vacuum plans)
- 15 Const. Keystone or equivalent retaining wall
- 16 Const. pay island with Kiosk (See Arch plans for details)
- 17 Const. Emergency exit with Concrete Paving
- 18 Const. concrete pad for vacuum
- 19 Depress curb for Dumpster Enclosure access
- 20 Const. Directional arrows. Contractor shall provide 15 mils. min. dry thickness (Two coats)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. 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.

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.

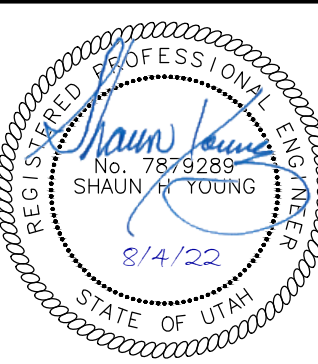
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.

ANDERSON WAHLEN & ASSOCIATES
No. 7369389
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

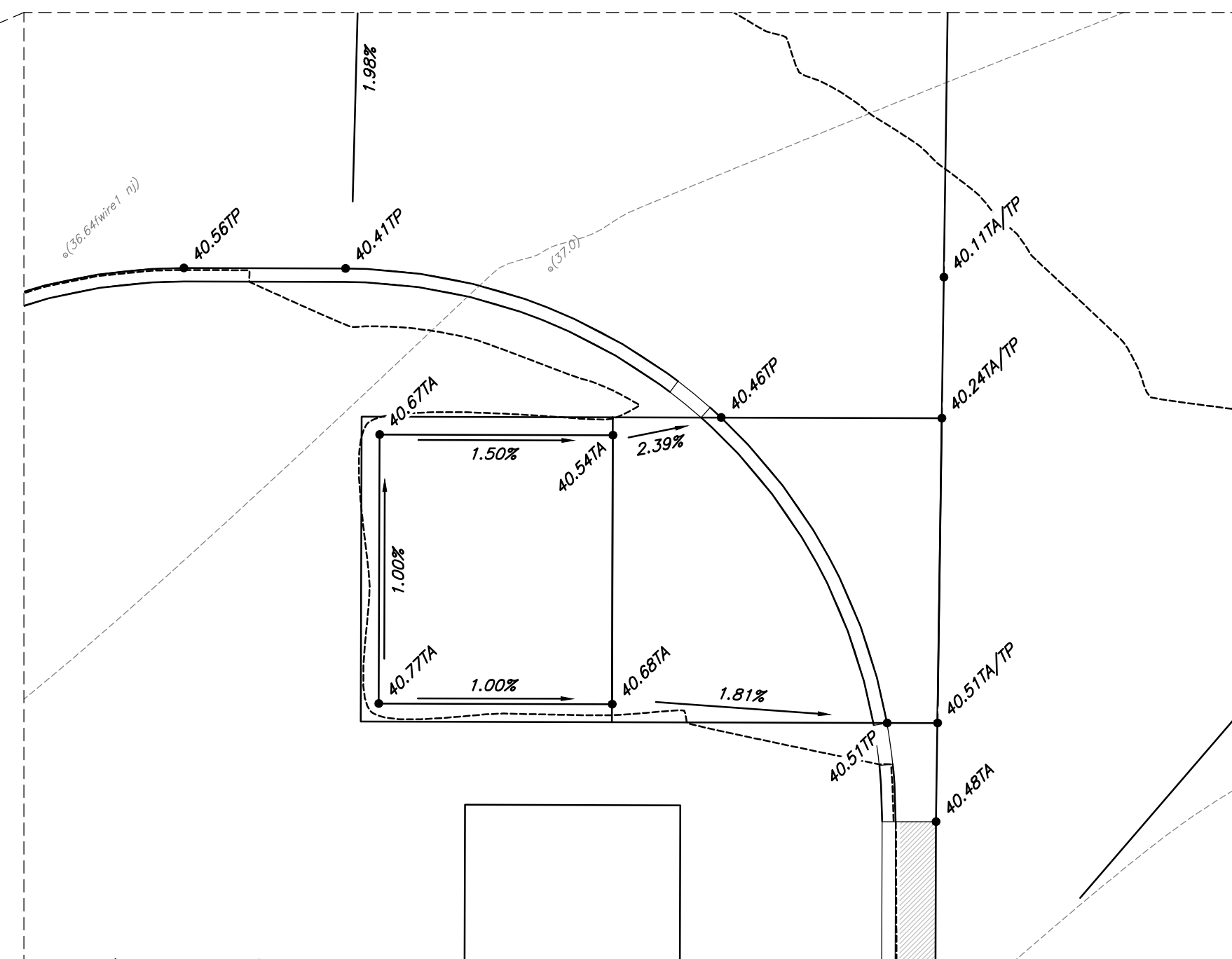
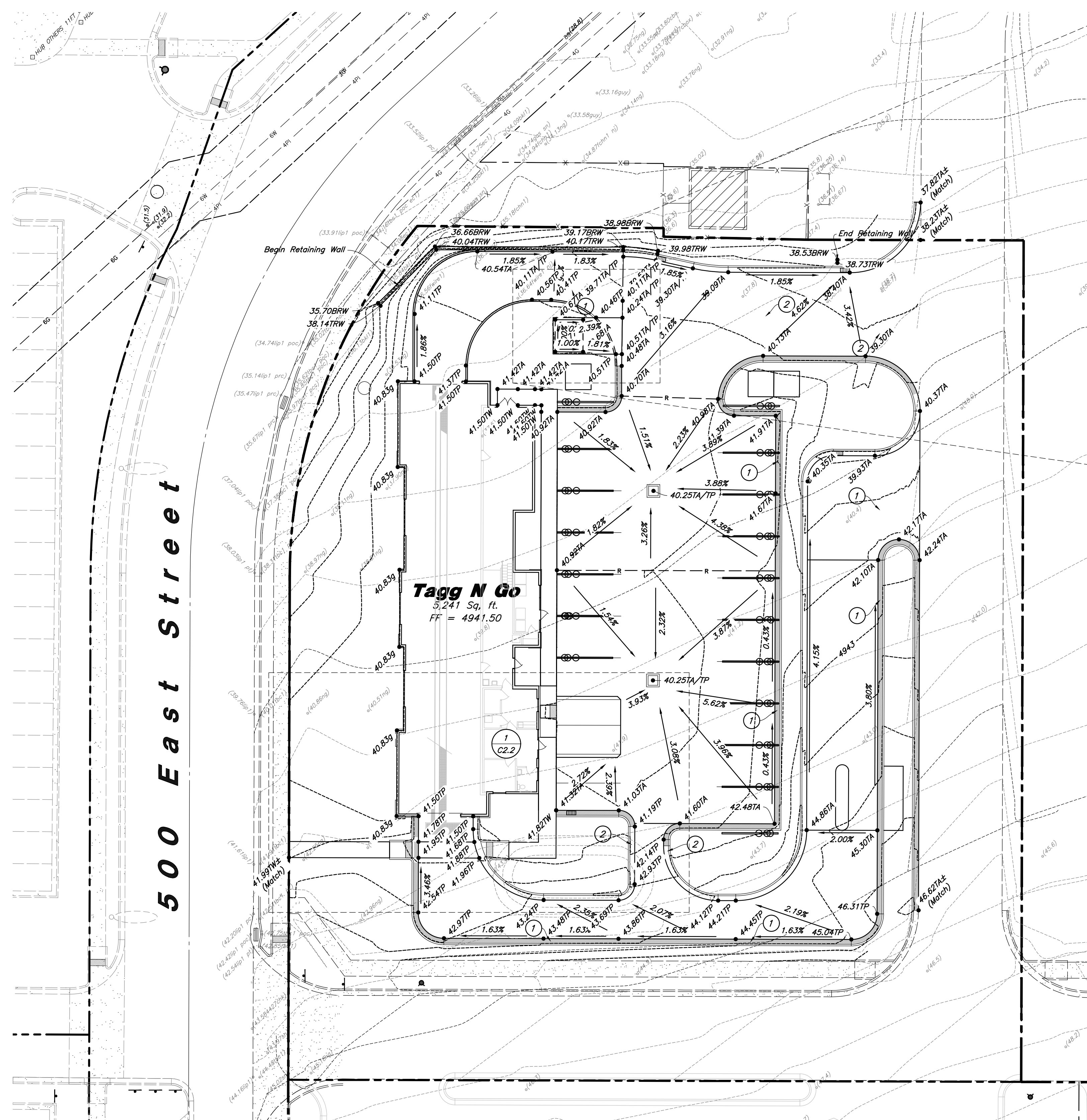
Tagg-N-Go
78 North 500 East
Santaquin, Utah



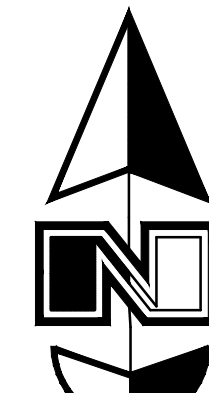
4 Aug, 2022

SHEET NO.

C1.1



Scale: 1" = 20'



Designed by: SY
 Drafted by: KF
 Client Name:
 Tagg-N-Go

22-046gr

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 321-8529 - awhengineering.net

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study Proposed Ridley's Family Market Development Northeast Corner of the intersection of Main Street and 400 East Street Santaquin, Utah."
- Project No.: 2588-001-18
 Dated: April 26, 2018
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- 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 said materials or contaminated soil.

Accessible Van Stall Alternate Sign

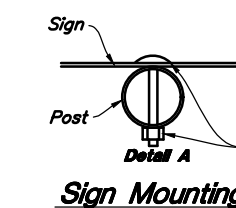
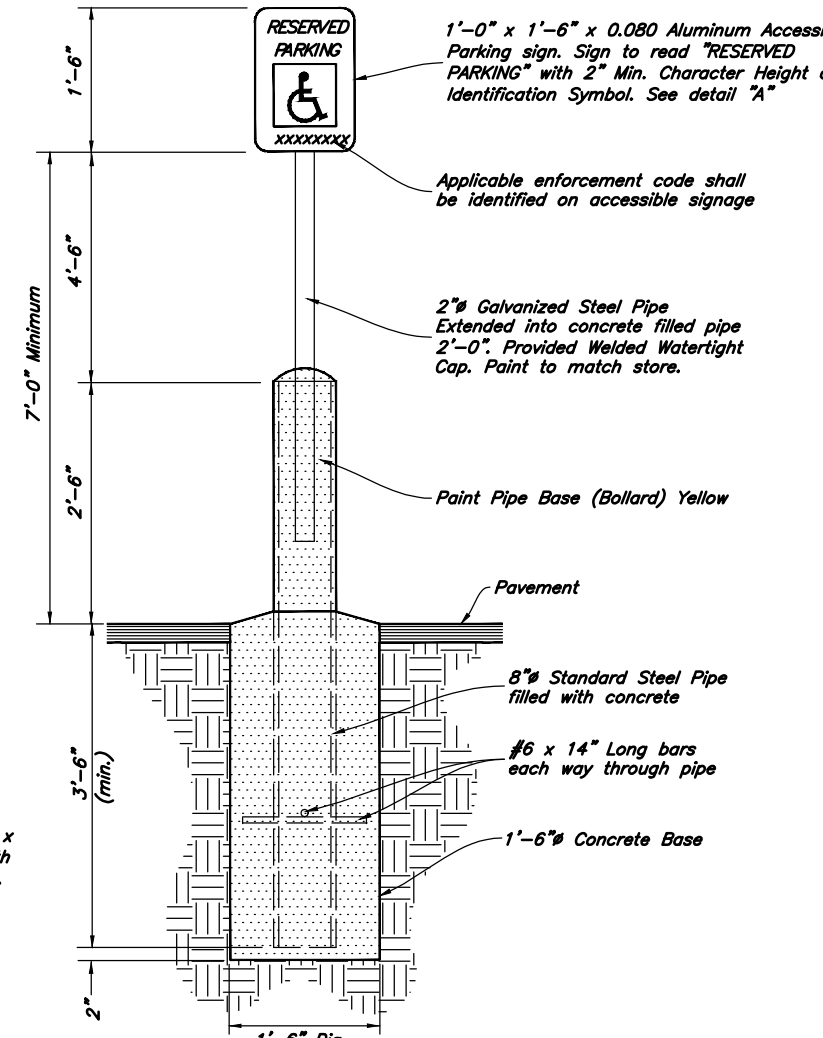


This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



1'-0" x 1'-6" x 0.080 Aluminum Accessible Parking sign. Sign to read "RESERVED PARKING" with 2" Min. Character Height and Identification Symbol. See Detail A

Applicable enforcement code shall be identified on accessible signage

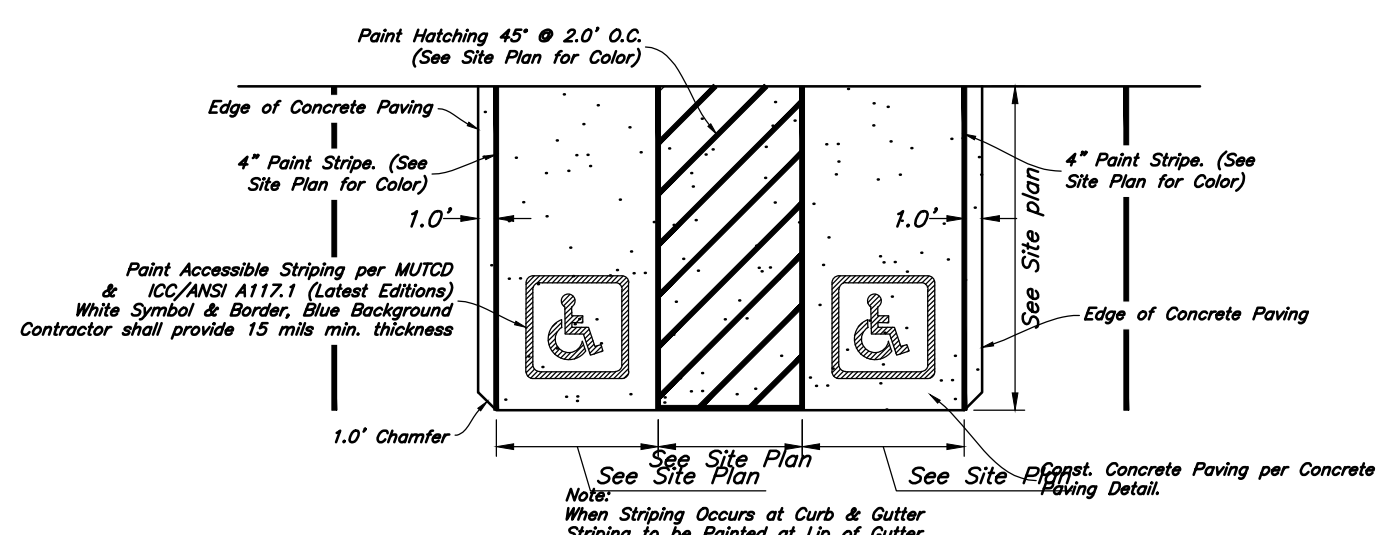


Detail A

In Parking Lot Areas

Accessible Parking Sign w/ Bollard

Not to Scale



1

Accessible Striping Detail

Not to Scale

Curb and Gutter Construction Notes:

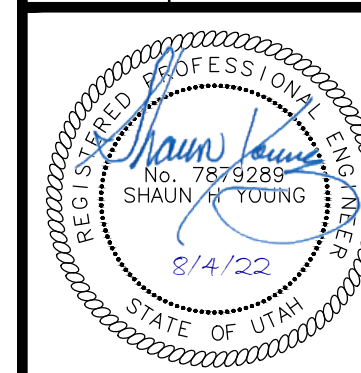
- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

Grading Plan

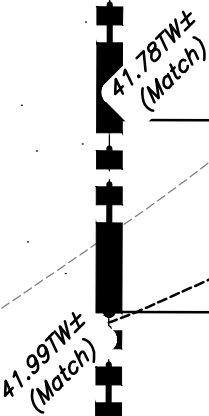
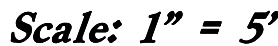
Tagg-N-Go
 78 North 500 East
 Santaquin, Utah



4 Aug, 2022

SHEET NO.

C2.1

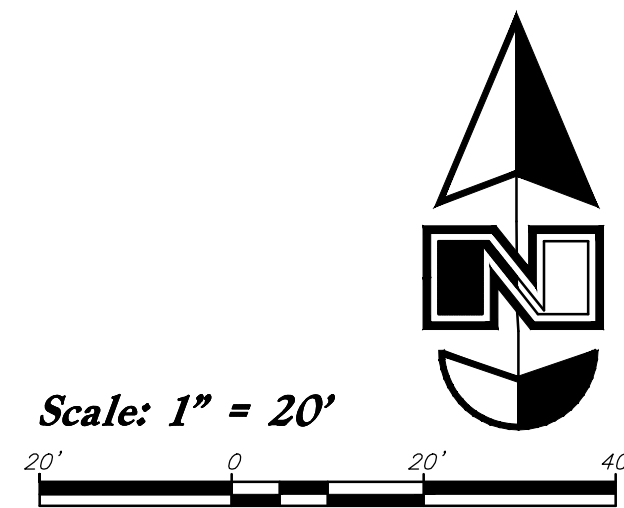


AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

4 Aug, 2022

SHEET NO.

C2.1



1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. 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.
4. All catch basin and inlet box grotes are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. 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 drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, water catch basins, cleanouts or any other structures located within the asphalt.

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.

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."*

2. *Copper Pipe (Up to 3 inches diameter): Type "K."*

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

- ### Sanitary Sewer Lines

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

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class I

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.

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

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.

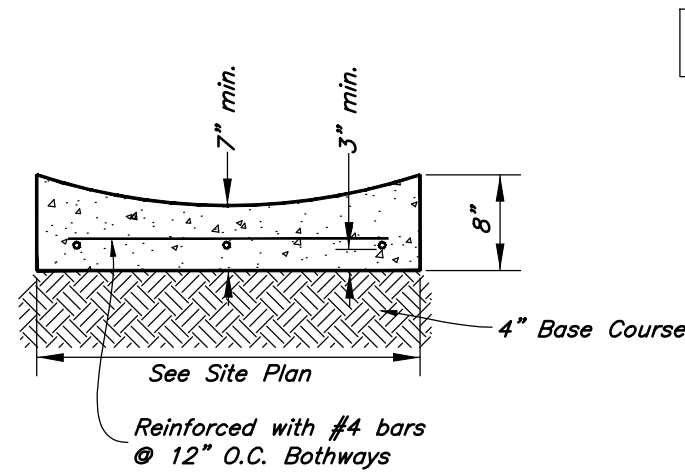
Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



- Contraction Joints
- A. Spacing = 10' O.C.
- B. 1/8" Wide by 2" Deep

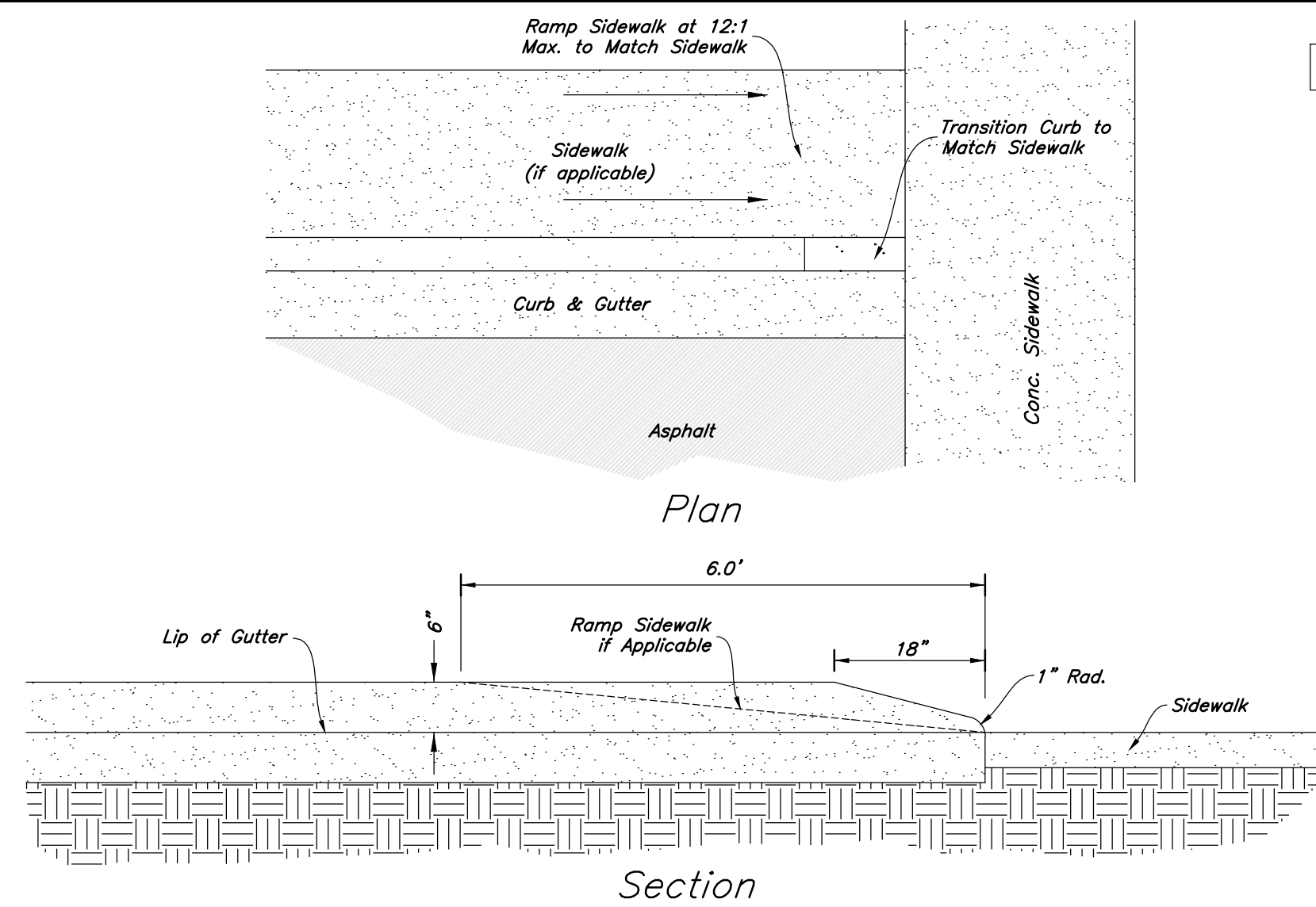


1. See Concrete Joint Detail

8

Typical Waterway Detail

Not to Scale



1. See Concrete Joint Detail

6

Curb Transition

Not to Scale

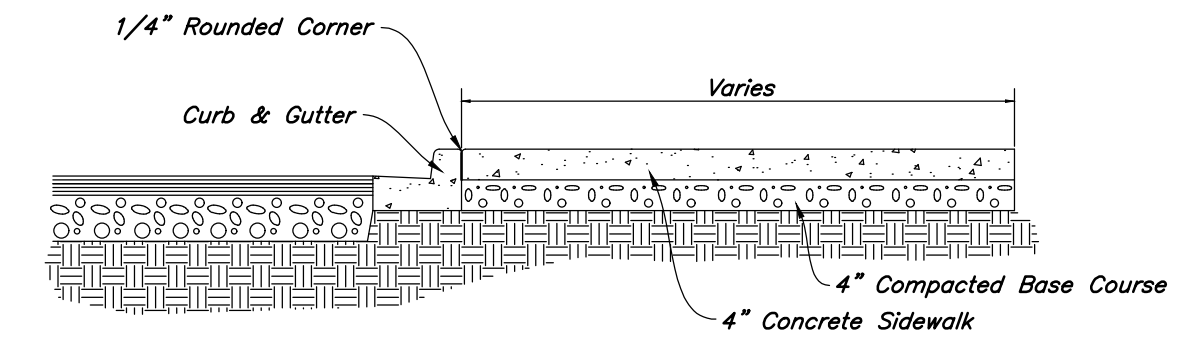
Contraction Joints

- 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.

1. See Concrete Joint Detail

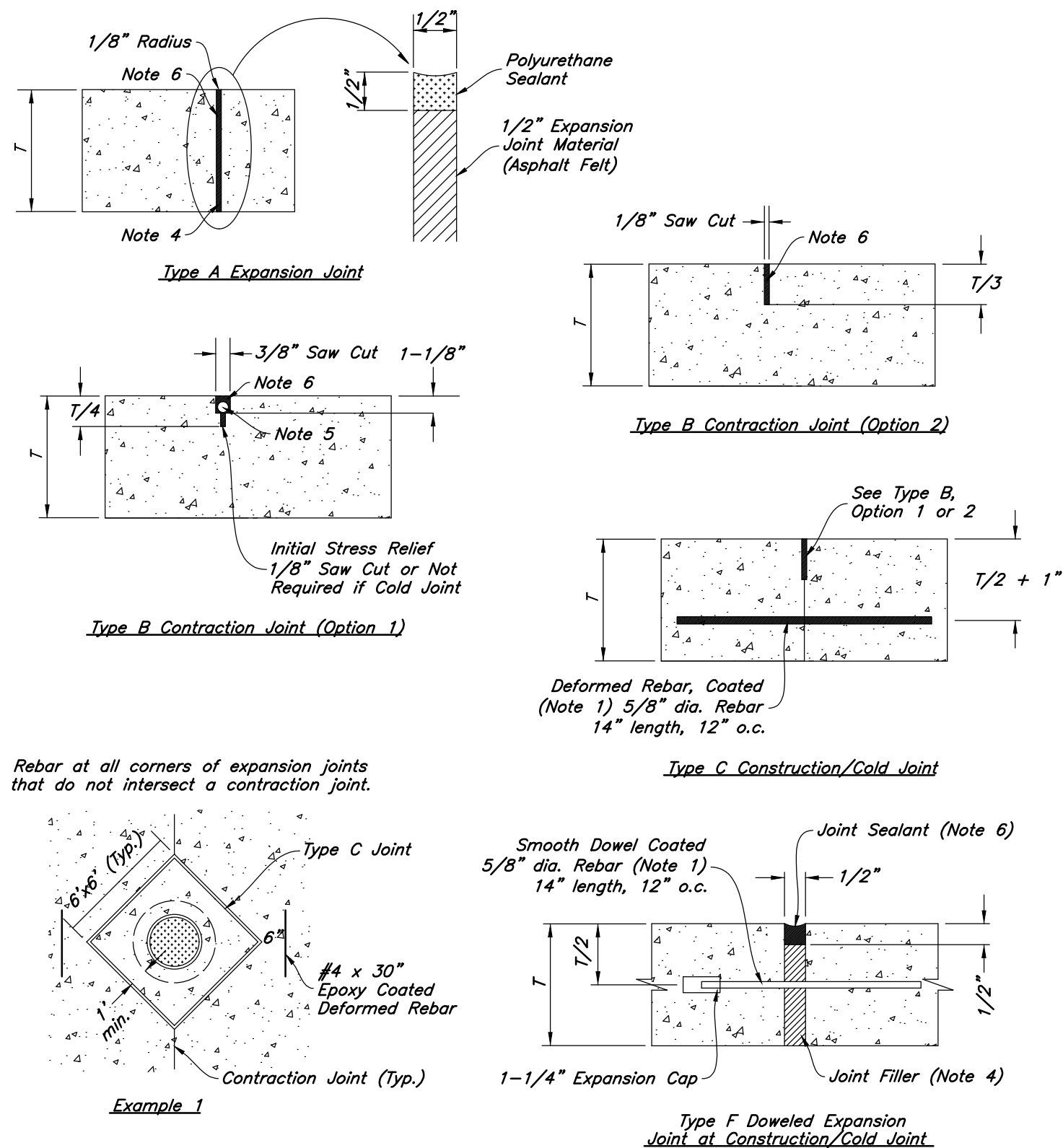


3

Typical Sidewalk Detail

Not to Scale

- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- 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.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- 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.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.

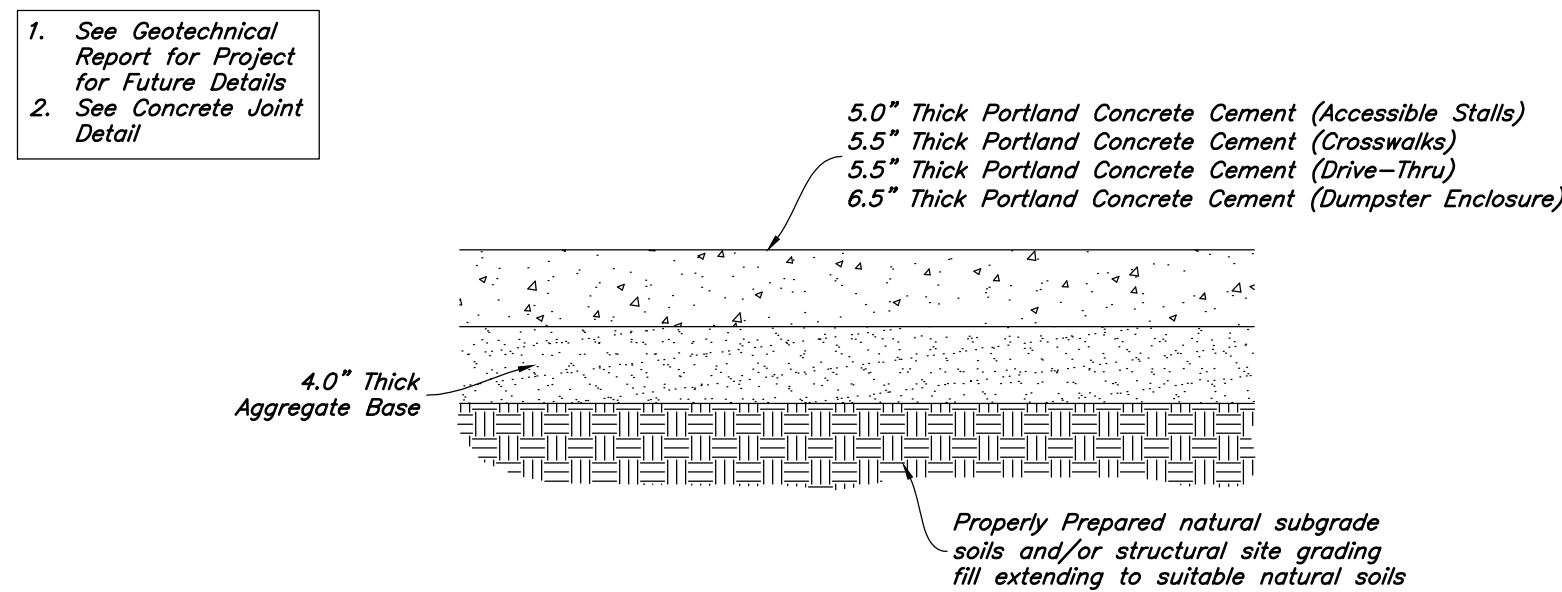


Example 1

7

Concrete Joint Detail

Not to Scale

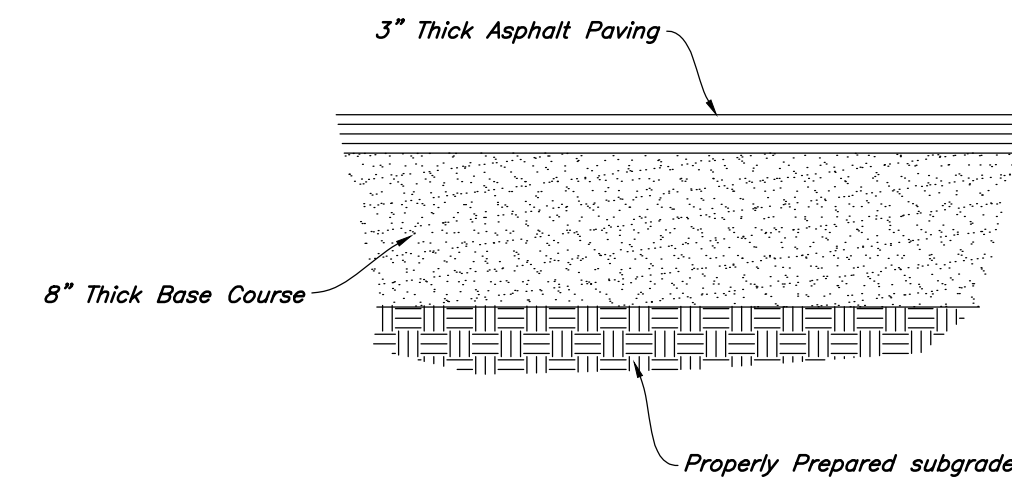


5

Concrete Paving Section

Not to Scale

1. See Geotechnical Report for Project



2

Standard Asphalt Section

Not to Scale

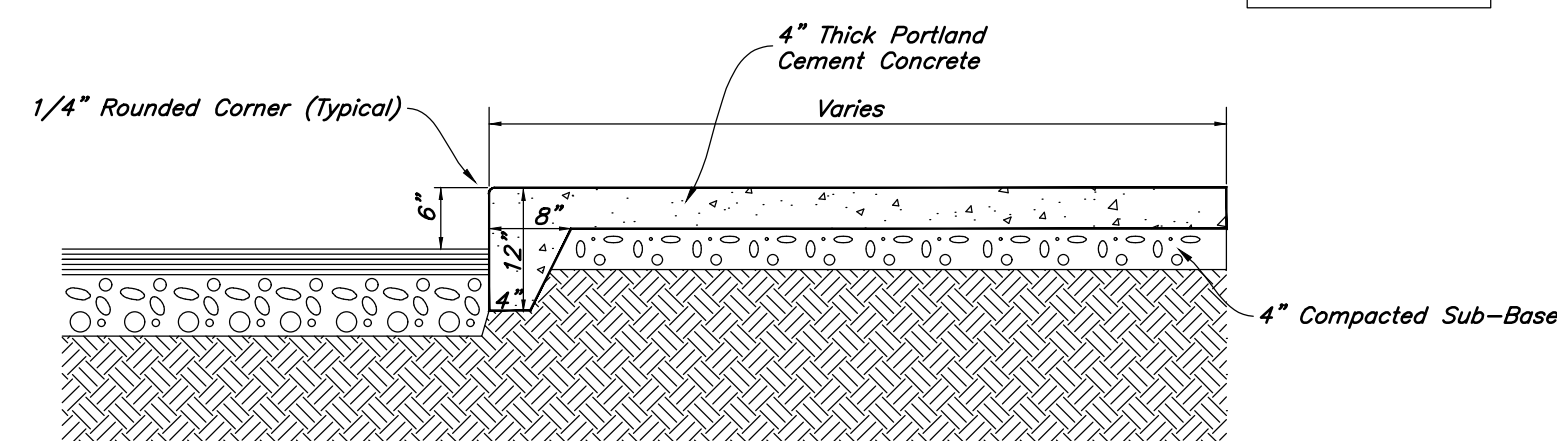
Contraction Joints

- 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.

1. See Concrete Joint Detail

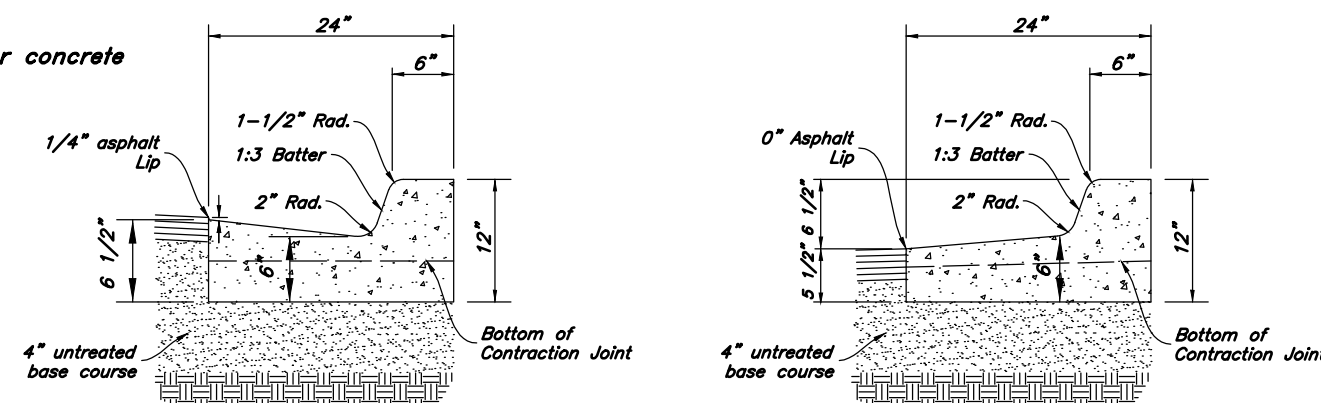


4

Thickened Edge Walk

Not to Scale

- Contraction Joints**
 - Spacing = 10' o.c., see joint detail
 - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
 - Make expansion joints full depth, see joint detail
 - Place expansion joint at all cold joints
 - Expansion joints are required at ends of all radii 0.08.
 - Required 5'-0" on each side of drainage structures
 - Required at 90'-0" maximum intervals in straight curb and gutter
 - Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete



Standard

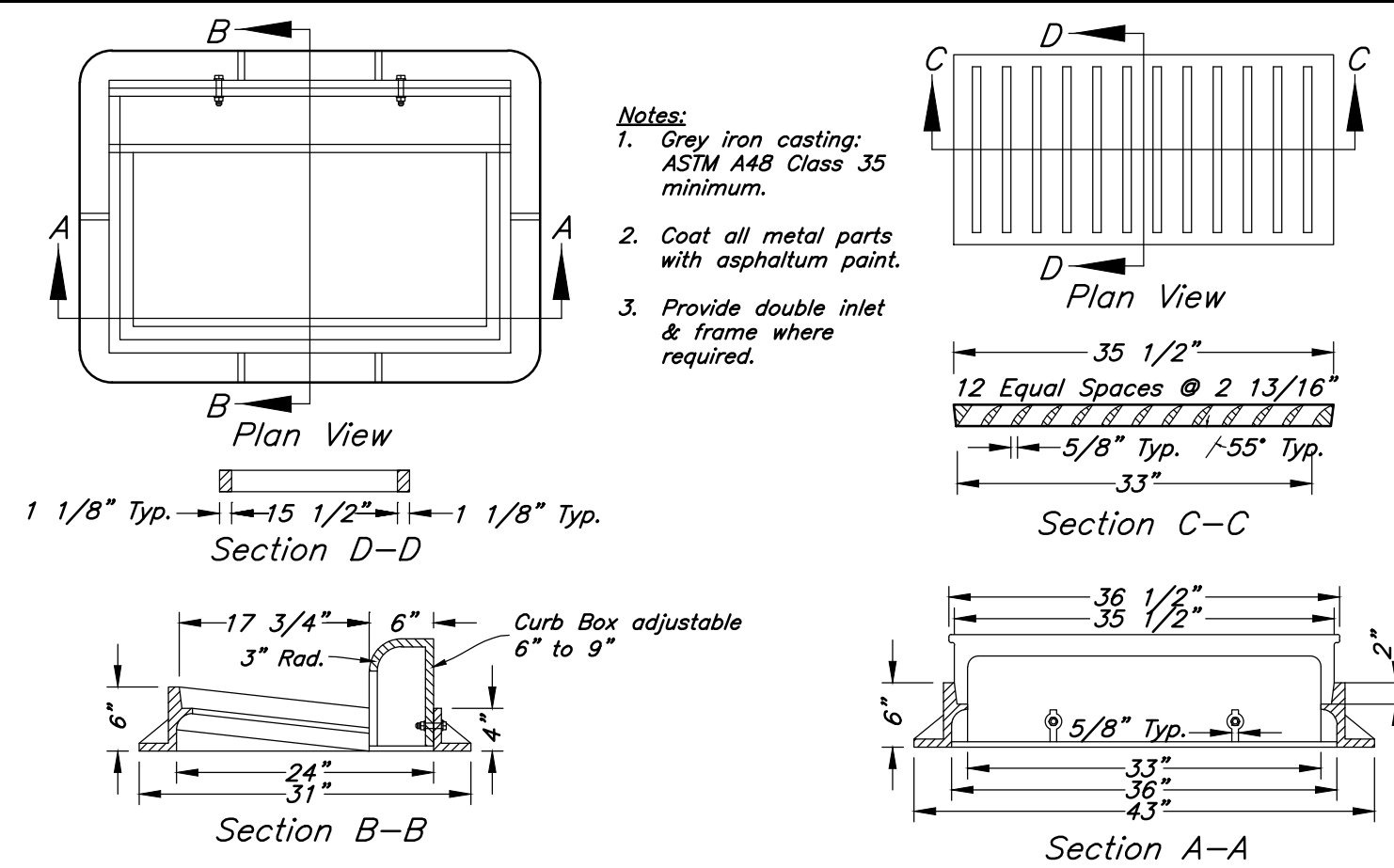
Note: All Curb and Gutter to be Standard Unless Otherwise Noted

Open Face

1

24" Curb And Gutter

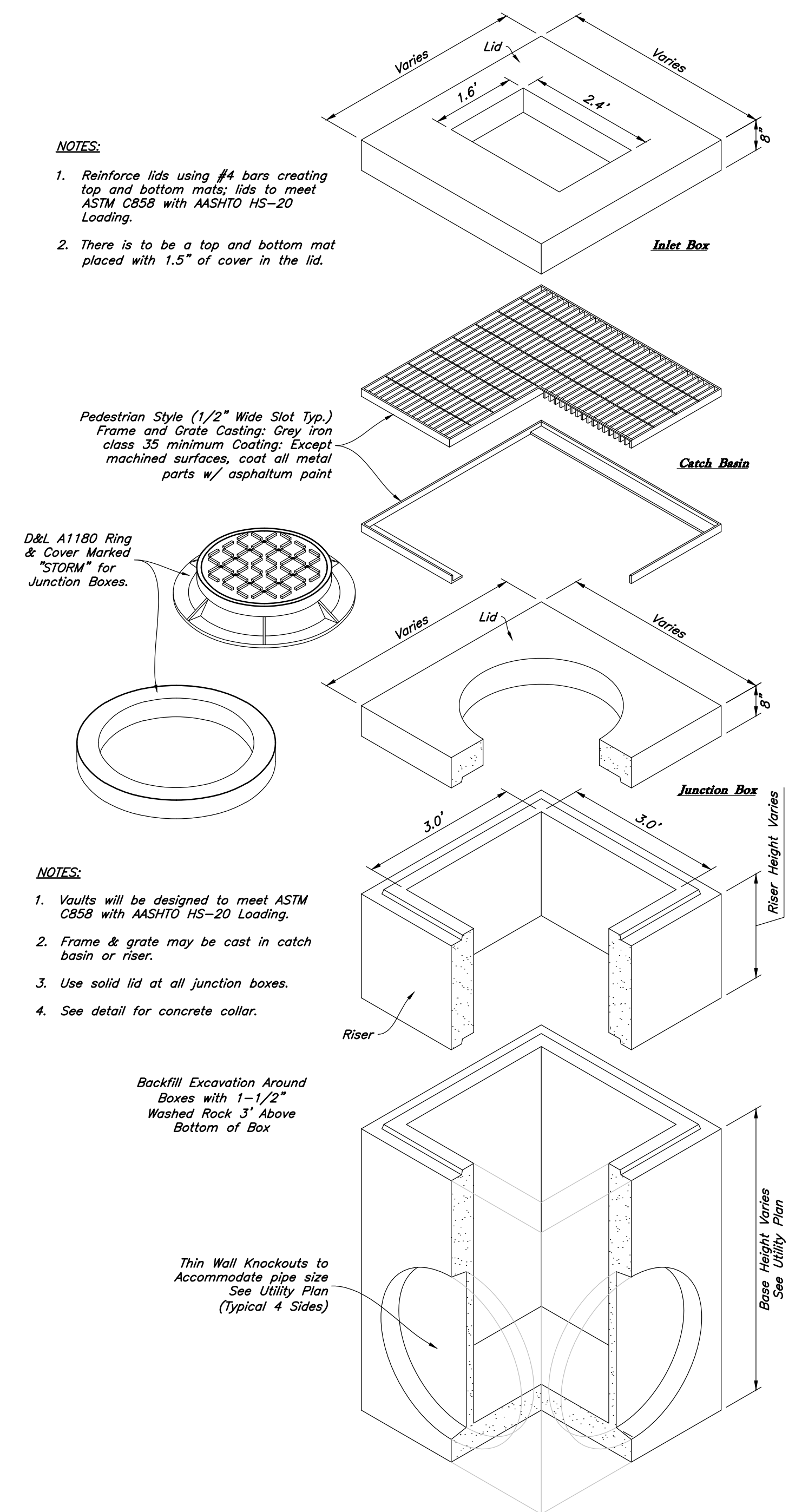
Not to Scale



14

Inlet Grate Frame

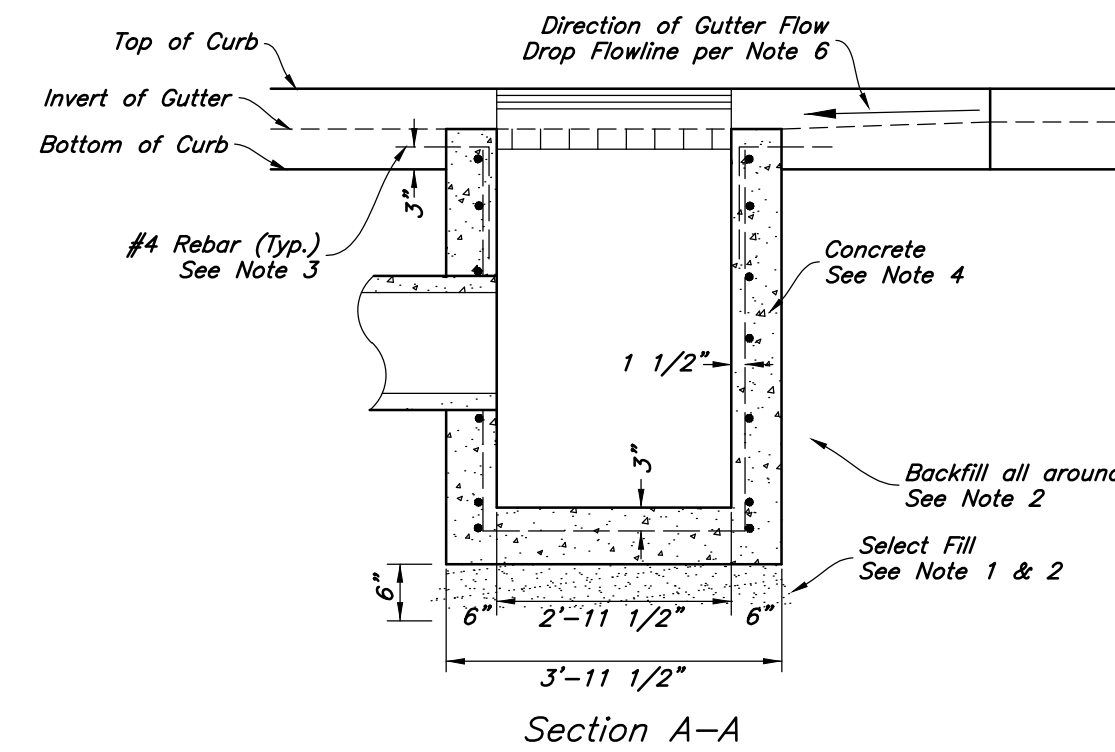
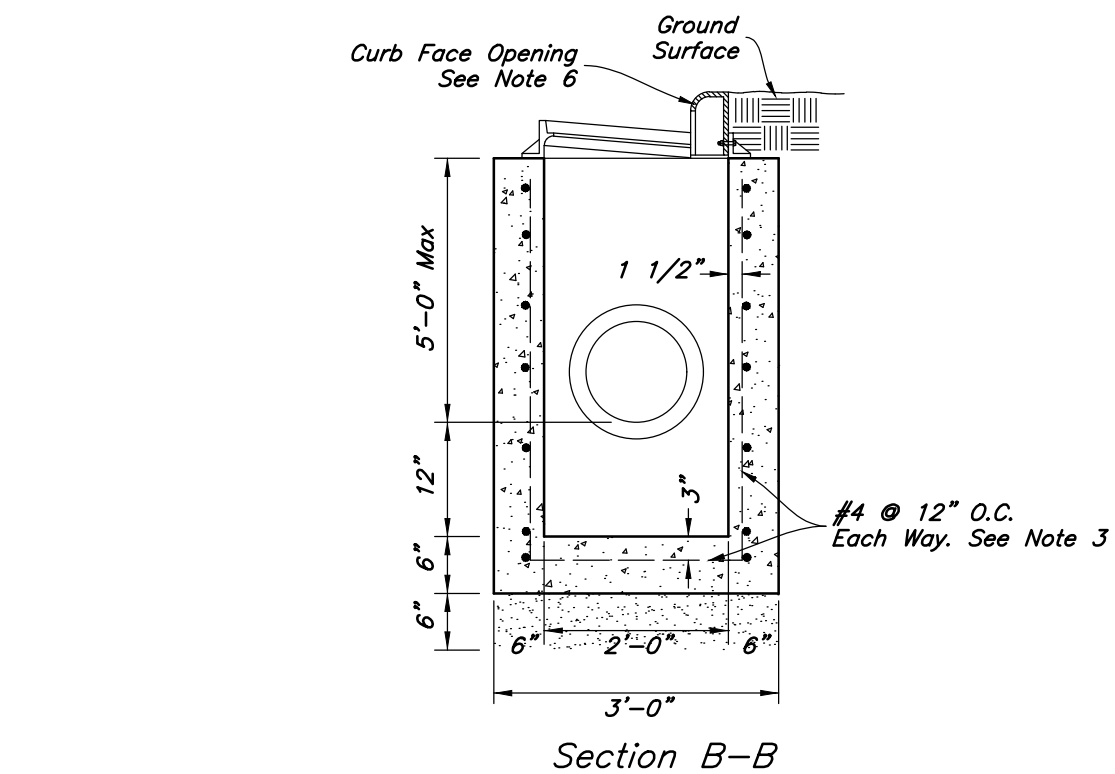
Not to Scale



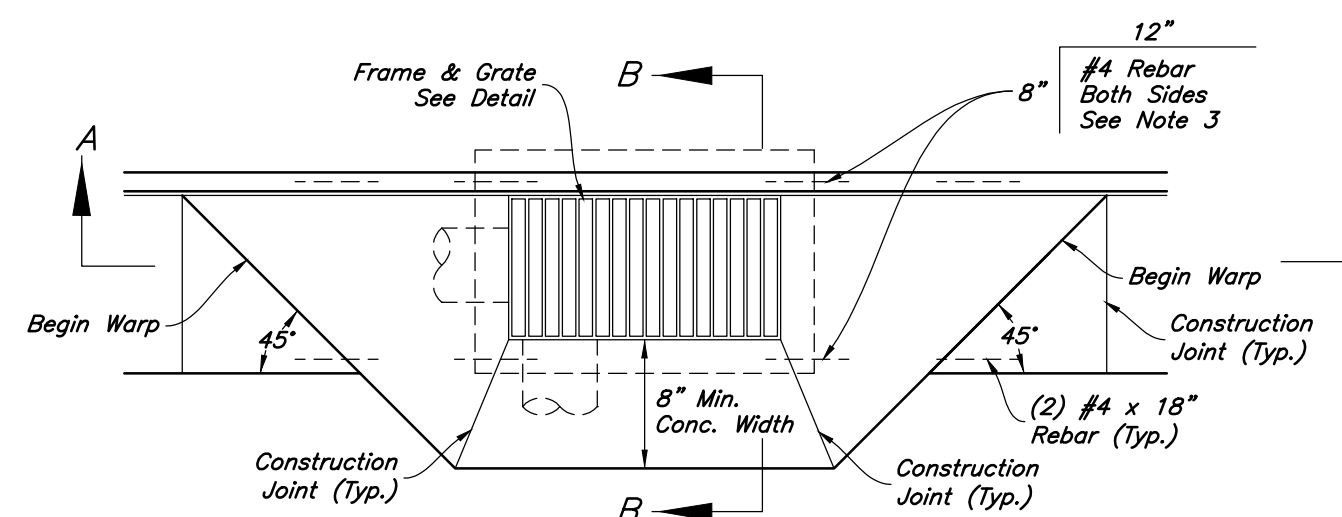
13

Precast 3' x 3' Catch Basin Junction Box/Inlet

Not to Scale

**Catch Basin Notes:**

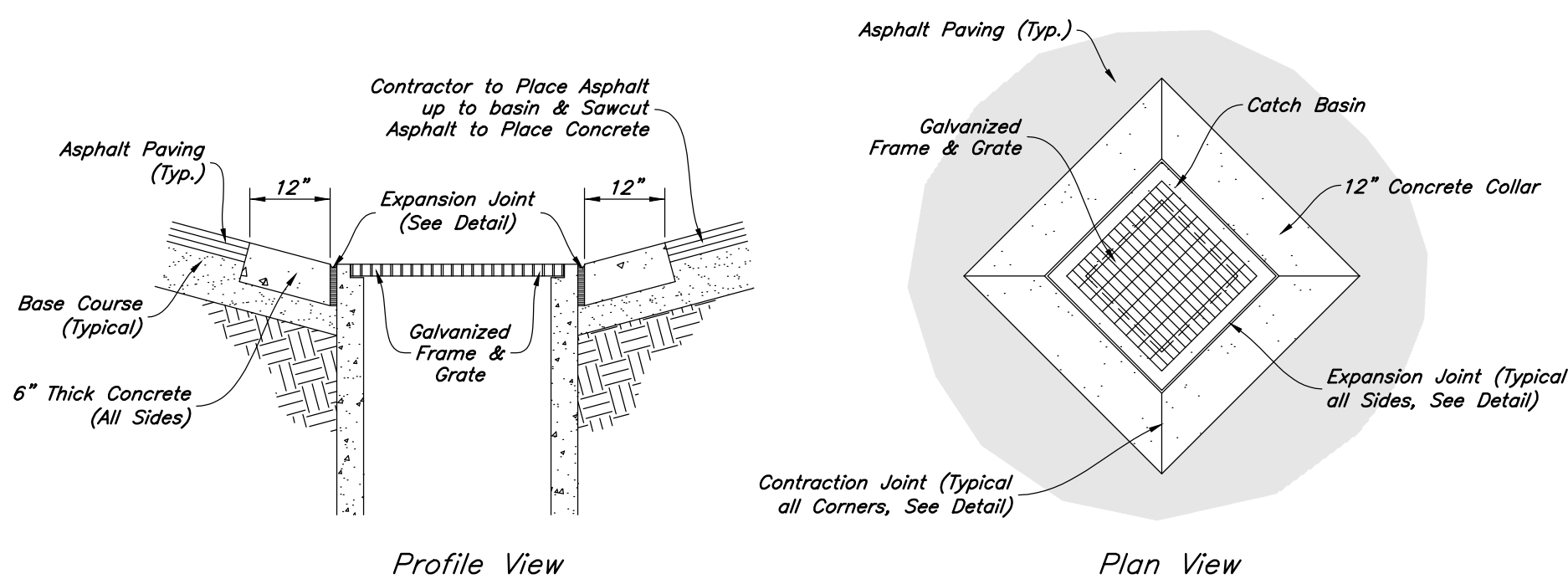
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. 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.



12

Curb Inlet with Single Grate

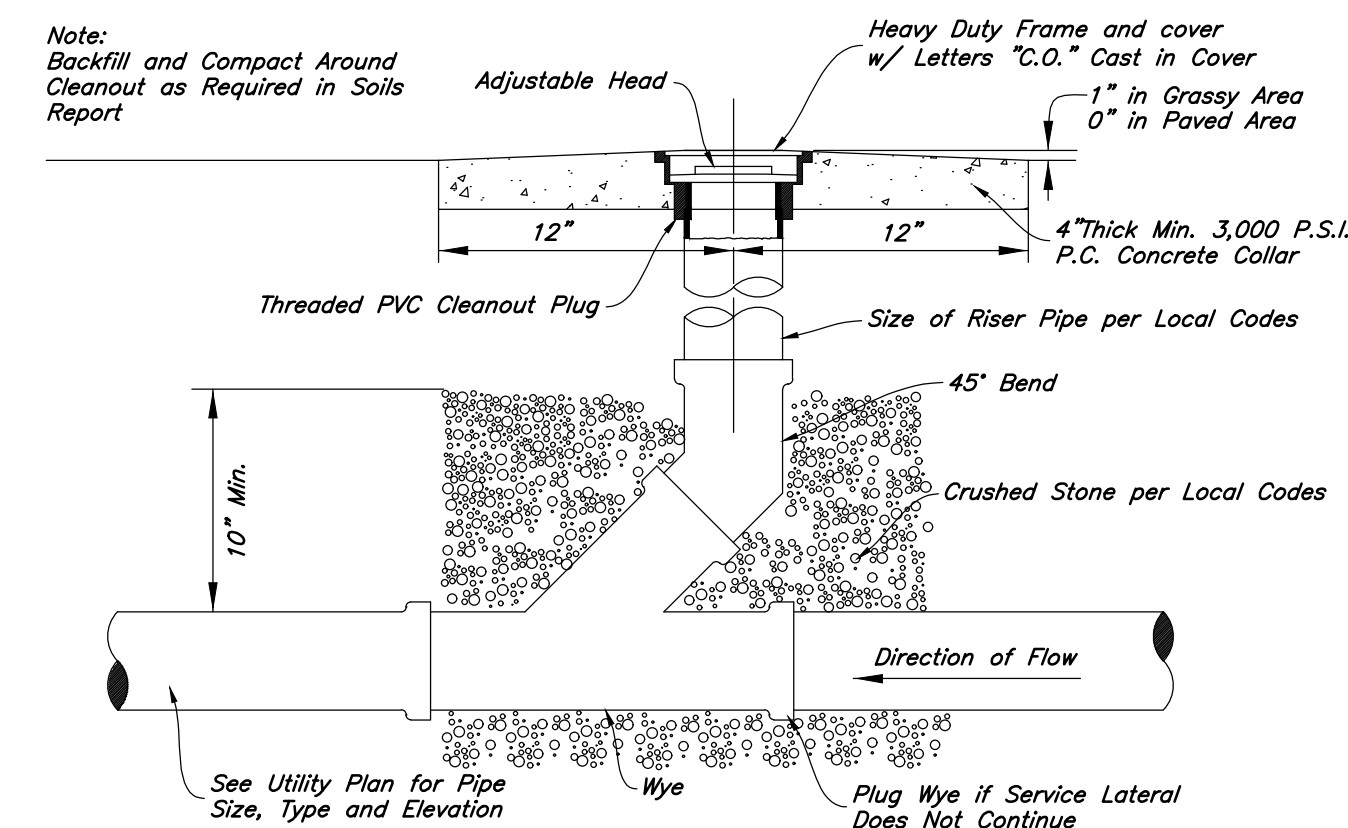
Not to Scale



11

Concrete Collar Detail

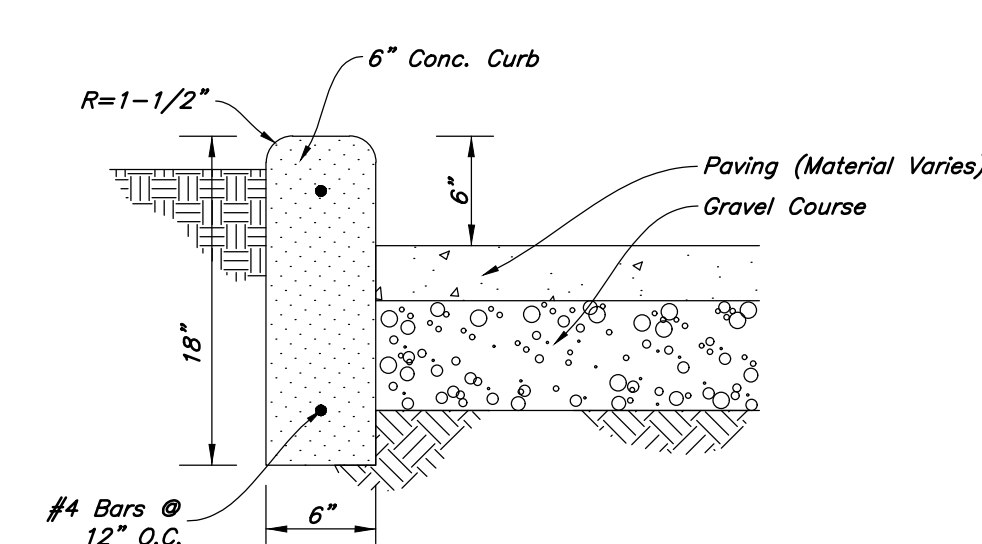
Not to Scale



10

Typical Cleanout Detail

Not to Scale



9

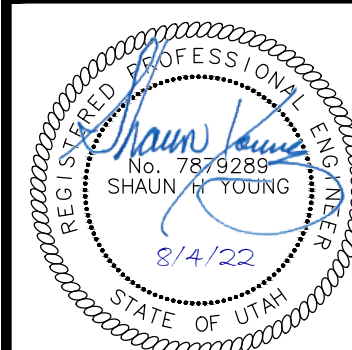
Curb Wall Detail

Not to Scale

Designed by: SY
 Drafted by: KF
 Client Name:
 Tagg-N-Go
 22-046dt

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - awhengineering.net

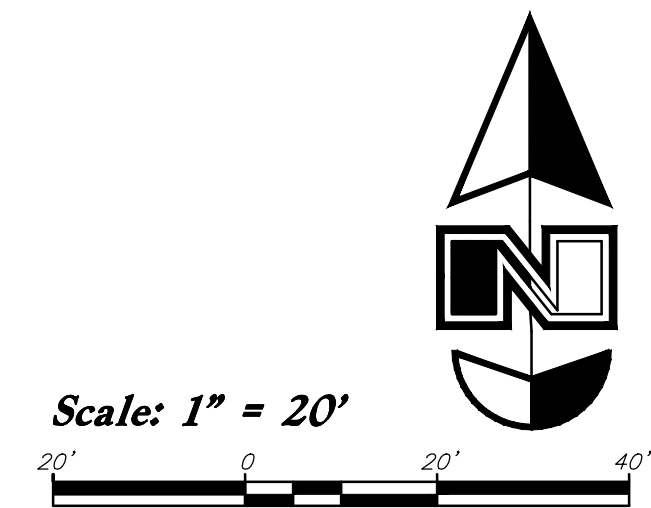
Details
Tagg-N-Go
 78 North 500 East
 Santaquin, Utah



4 Aug, 2022
 SHEET NO.

C4.2





*Place Inlet Protection at all Inlet Locations
to prevent boxes from silting.*

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot
Proposed Contour

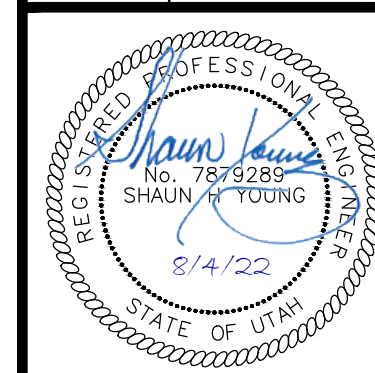
Erosion Control Notes

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 of 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, Draped, 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 Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Records 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 generation of the dust control plan shall be the responsibility of the Contractor.

Erosion Control Plan

Tagg-N-Go

8 North 500 East
Santaquin, Utah



4 Aug, 2022

SHEET NO.

C5.1



1. *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 it is constantly deficient or availability problems with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to the amount shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.*
2. *Contractor shall call Blue Stake before excavation for plant material.*
3. *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 appearances, etc. which occurs as a result of the landscape construction.*
4. *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.*
5. *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.*
6. *See civil and architectural drawings for all structures, hardscape, grading, and drainage information.*
7. *Contractor 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 landscape material must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.*
8. *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.*
9. *The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.*

10. 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.
11. 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.
12. 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.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported topsoil shall be used for landscape areas. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter.
17. 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.
18. Provide an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. 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.

<u>DECIDUOUS TREES</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	6	<i>Koelreuteria paniculata</i> / Golden Rain Tree	2" Caliper
	5	<i>Quercus robur</i> 'Skyrocket' / Skyrocket English Oak	2" Caliper
	2	<i>Zelkova serrata</i> 'Musashino' / Musashino Zelkova	2" Caliper
<u>EVERGREEN TREES</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	4	<i>Picea pungens glauca</i> / Columnar Spruce	6' Min. Ht.
<u>DECIDUOUS SHRUBS</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	6	<i>Cornus sericea</i> 'Isanti' / Isanti Dogwood	5 gal
	6	<i>Cornus sericea</i> 'Kelseyi' / Kelseyi Dogwood	5 gal
	9	<i>Eunonymus alatus</i> 'Compactus' / Compact Burning Bush	5 gal
	4	<i>Forsythia</i> x 'Gold Tides' / Golden Tide Forsythia	5 gal
	7	<i>Mirabilis multiflora</i> / Desert Four O'Clock (Salt Tolerant)	5 gal
	15	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	12	<i>Rosa</i> x 'Meigolpio' / Red Drift Rose	5 gal
	13	<i>Spiraea x bumalda</i> 'Goldflame' / Goldflame Spirea	5 gal
<u>EVERGREEN SHRUBS</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	29	<i>Buxus</i> x 'Green Mound' / Green Mound Boxwood	5 gal
	6	<i>Juniperus horizontalis</i> 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
<u>ORNAMENTAL GRASSES</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	7	<i>Calamagrostis</i> x a. 'Karl Foerster' / Feather Grass	1 gal
	19	<i>Helictotrichon sempervirens</i> 'Sapphire' / Blue Oat Grass	1 gal
<u>PERENNIALS</u>	<u>QTY.</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	20	<i>Hemerocallis</i> x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	13	<i>Nepeta</i> x faassenii 'Dropmore' / Catmint	1 gal

<u>Symbol</u>	<u>Comments</u>	<u>Detail</u>
	Decorative Stone #1 – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be <u>Washed Prior to Installation</u> ; Stone Shall be 1 1/2" Diameter Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (435-250-3851)	Detail: 4/L3.1
	Decorative Stone #2 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be <u>Washed Prior to Installation</u> ; Stone Shall be 2" Diameter Crushed, Fractured Stone from Stoker Parson Copper Canyon Pit (385-239-0804) – Same Source used at the Adjacent Grocery Store	Detail: 4/L3.1
	3/16" x 4" Steel Edging – Install Flush to all Concrete Edges Between New Shrub Planter and Undeveloped Area; Manufacturer Shall be Sure-Loc Inc.; <u>Color Shall be Green</u>	Detail: 4/L3.1
	Landscape Boulder – Boulders Shall be 3-4' in Diameter, Fractured, Earth Tone/Tan Rust Color and Shall Match Decorative Stone #2; <u>All Boulders Shall be Washed Prior to Installation</u>	Detail: 5/L3.1

21. All new plants to 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. Wire trees in wire baskets cut and remove the wire basket.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Densit Pro5 Weed Barrier. 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.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.



Site Area = 58,872 s.f. (1.35 ac.)

Landscape Area Required = 5,887 s.f. (10%)

Landscape Area Provided = 14,699 s.f. (25%)

Parking Area = 8,929 s.f.

Landscape Parking Required = 893 s.f. (10%)

Landscape Parking Provided = 1,567 s.f. (18%) *

500 East Street Frontage = 241 l.f. **

500 East Stree Trees Required = 6 Trees

500 East Stree Trees Provided = 6 Trees

** Parking Lot Landscape is Calculated Using the Parking Bumpouts at the End of the Parking Bays*

**** Street Frontage Calculation Doesn't Include Driveway Linear Footage**

1. *All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas and Spray/Rotors for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L3.1 for Details.*
2. *Adjust Landscape Material as Needed to Allow Access to New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.*
3. *All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone. Blend New Landscape into Existing Corner Landscape.*
4. *No Edging Shall be Used Between Different Stone. Provide a Nice Clean Smooth Flowing Defined Line Between Stone.*

- 1 Clear View Triangle – Low Growing Landscape Material 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
- 2 Install Steel Edging Between Undeveloped and New Landscape
- 3 Retaining Wall – See Civil Grading Plan; Verify that Wall is Free of Soil and Washed Off
- 4 Install Shrub Planter with Decorative Stone and Weed Barrier – See Material for Size and Color
- 5 New Fire Hydrant – See Utility Plan
- 6 3' High Evergreen Planting Screen for Drive Thru
- 7 Install Landscape Boulder
- 8 Elect. Transformer with Plant Screening
- 9 Vacuum Equipment – See Arch. Plans
- 10 Secondary Water Irrigation Connection with Meter – See Utility Plan for Exact Location and Irrigation Plan for More Detail
- 11 Dumpster with Planting Screen
- 12 Existing Fence



Landscape Plan

Tagg-N-Go

8 North 500 East
Santaquin, Utah

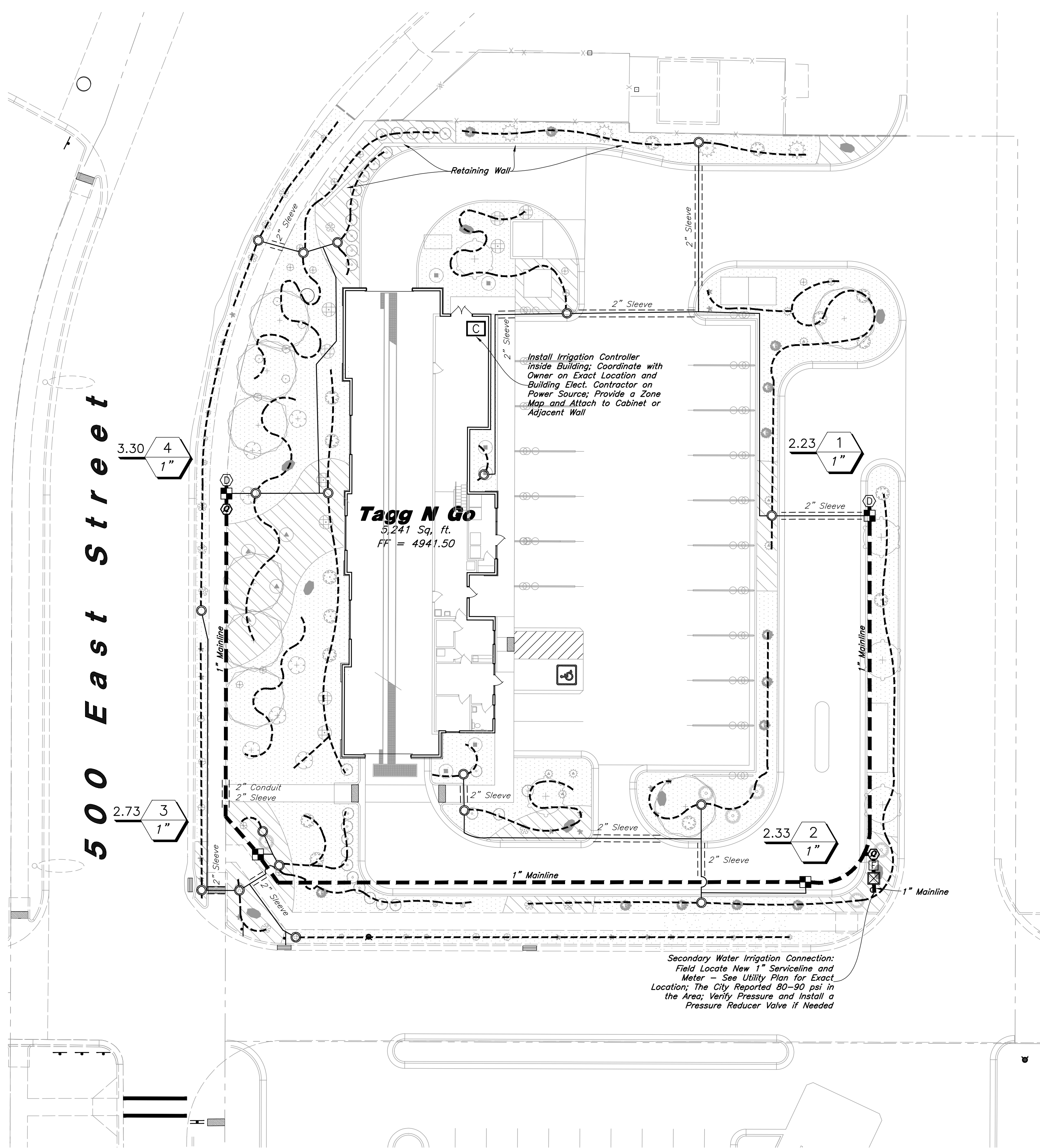
8 North 500 East
Santaquin, Utah



4 Aug, 2022

SHEET NO.

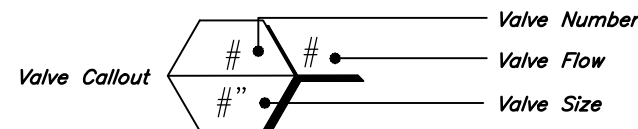
L1.1

**General Irrigation Notes:**

- 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 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.
- 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.
- 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 must 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.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only 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.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and reporting freeze damage. Contractor must contact Landscape Architect 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.

- 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 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.
- 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.
- 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.
- Install dielectric fittings whenever dissimilar metals are joined.
- 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.
- Control valve wire shall be #14 single conductor white for common wire, #14 single conductor red for the hot wire, #14 for blue spare wire. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide two (2) spare wires that run the length of the mainline. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible, taped to the underside of the piping at regular intervals. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof 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 or equal.
- Quick couplers shall be a Rain Bird 44NP with a (one) 1 inch Lasco unitized swing joint assembly and 1" brass insert 90° ell outlet. Support with rebar in each retainer lug. Install where shown on the plans.

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XGZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 1" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	7/L3.1
	Rain Bird 44NP	Quick Coupler Valve with a Non-Potable Cap and a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	8/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
	Rain Bird XBS-940 Rain Bird XG-100 Rain Bird XG-200C Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1 per Perennial 2 per Shrub/Ornamental Grass, 3 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		6&13/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	16/L3.1
	Wilkins 500XL	Water Pressure Reducing Valve	Verify Water Pressure and Install if Needed; 1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	None
	Amiad Filter	Secondary Water Filter	1 Inch Size; Plastic Disc Filter with 300 Micron Stainless Steel Weave-Wire Screen Filter Element; Install Jumbo Size Irrigation Box Underground with 3" Depth of Gravel over Weed Barrier	15/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	9/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	9/L3.1
Controller				
	Rain Bird ESP4MEI	4 Station Base Indoor Controller	Install Inside Building; Coordinate Location with Owner and Power Supply With Building Electrical Contractor; Provide a Zone Map Adjacent to Controller	16/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1

**VALVE SCHEDULE**

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.23	31.93	32.13	0.22 in/h
2	1"	Area for Drip Emitters	2.33	31.93	31.99	0.32 in/h
3	1"	Area for Drip Emitters	2.73	31.96	32.47	0.43 in/h
4	1"	Area for Drip Emitters	3.30	32.45	33.56	0.1 in/h

- 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 coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-four (24) 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 sleeving.
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the 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.
- 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 to fit the site and 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.
- 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.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- 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 sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- 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 zone valve locations.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.



Know what's below.
Call before you dig.

Irrigation Plan

Tagg-N-Go

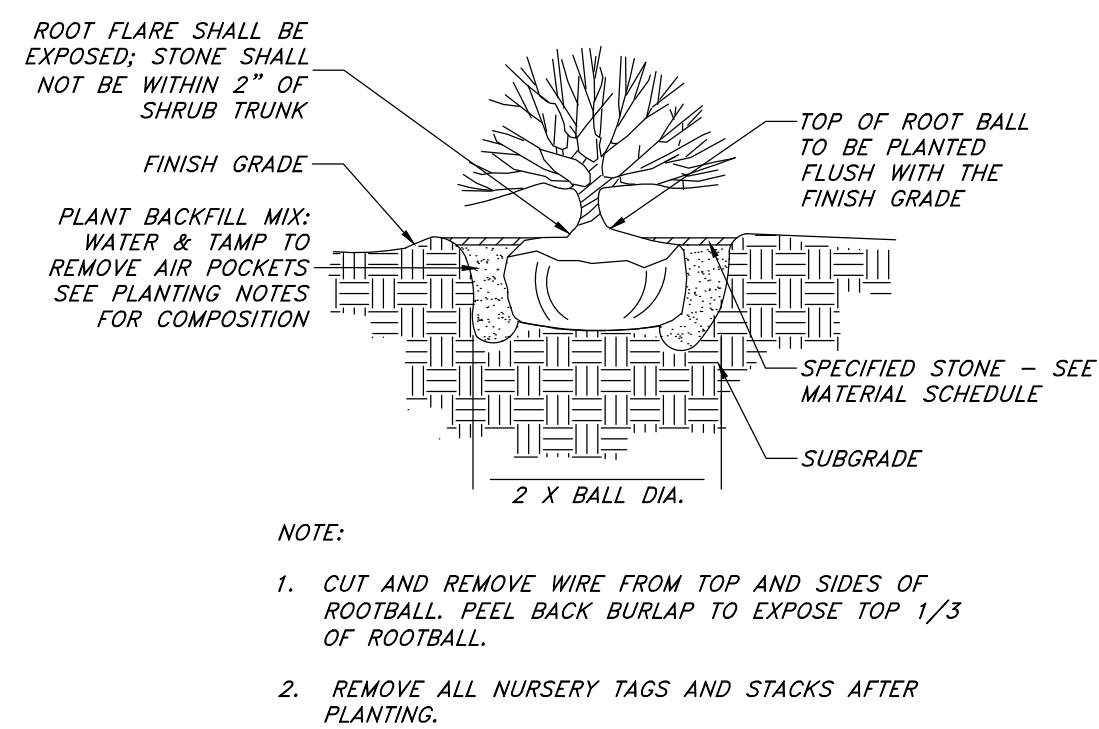
78 North 500 East
Santaquin, Utah



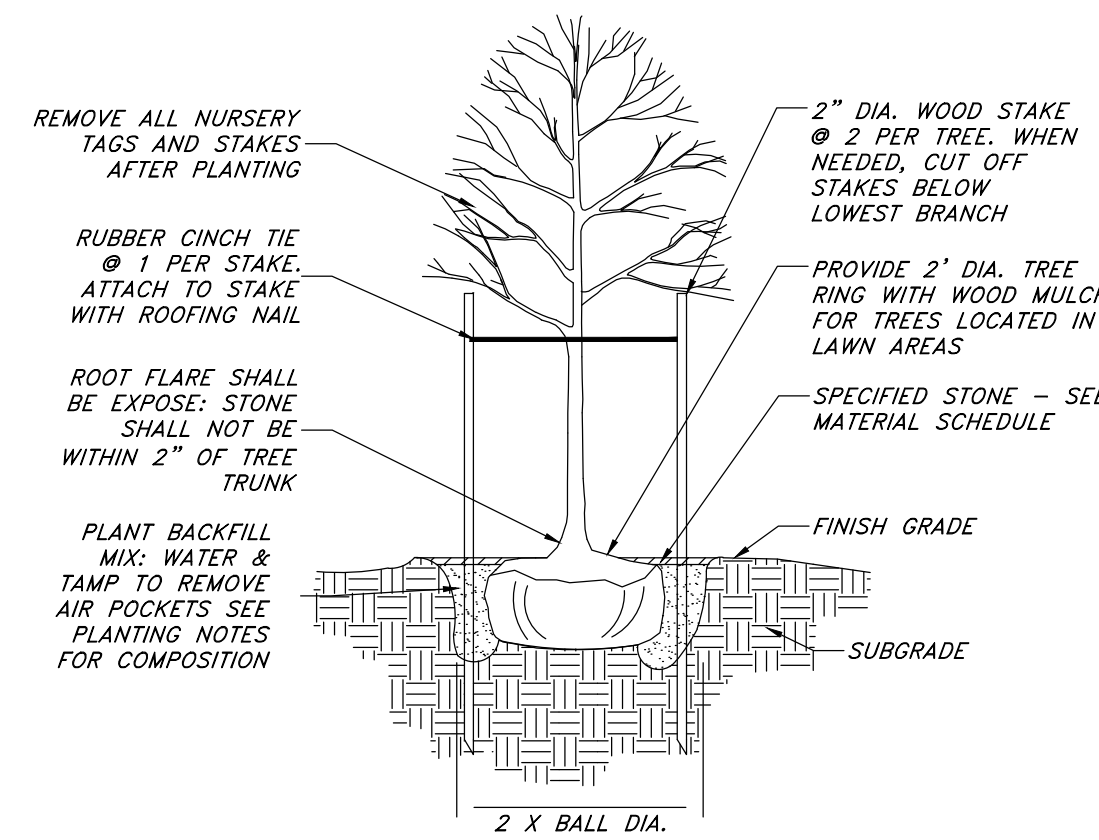
4 Aug, 2022

SHEET NO.

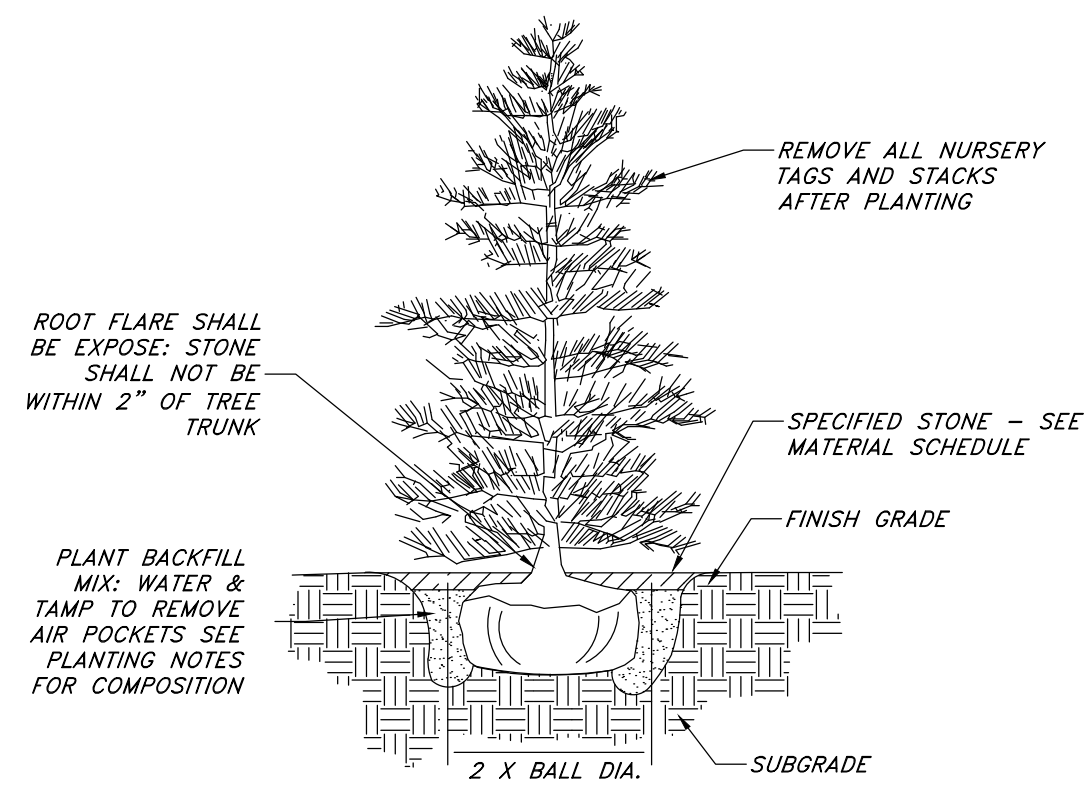
L2.1



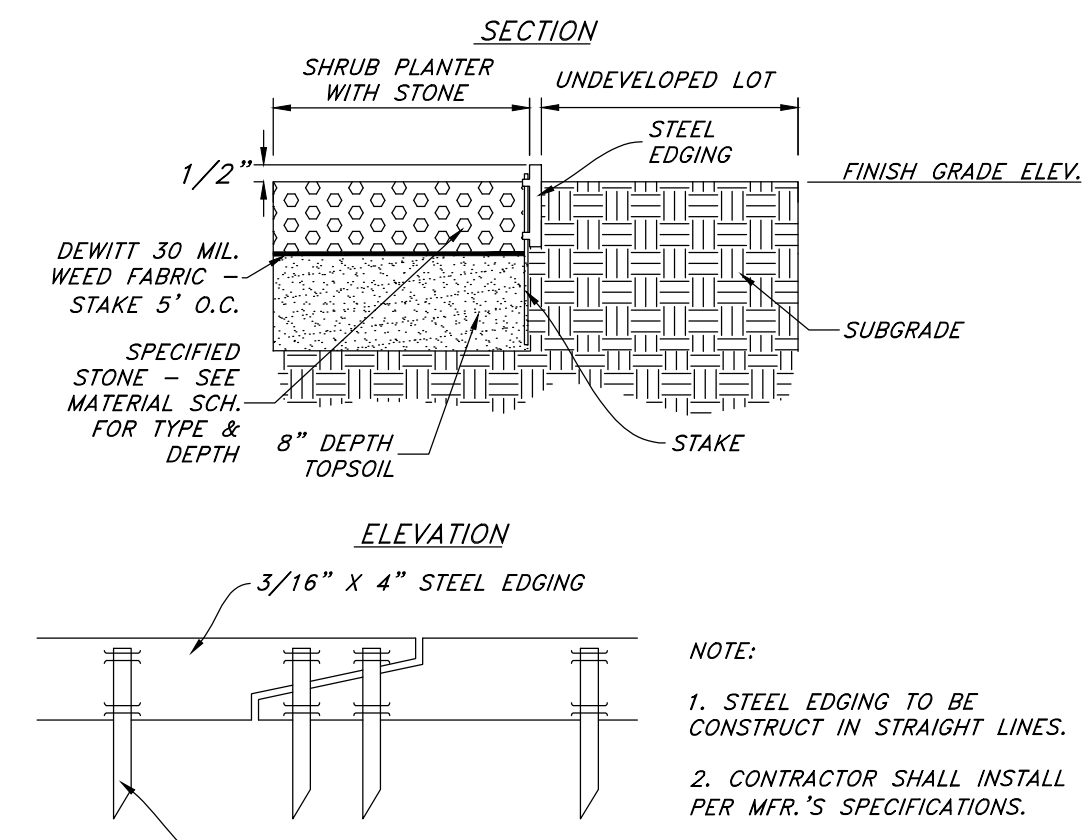
1 SHRUB PLANTING
NOT TO SCALE



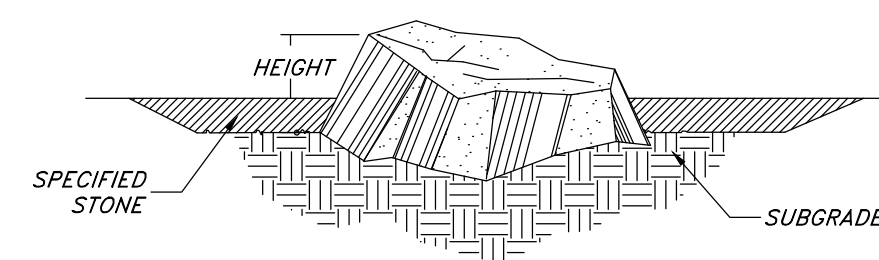
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



3 EVERGREEN TREE PLANTING
NOT TO SCALE

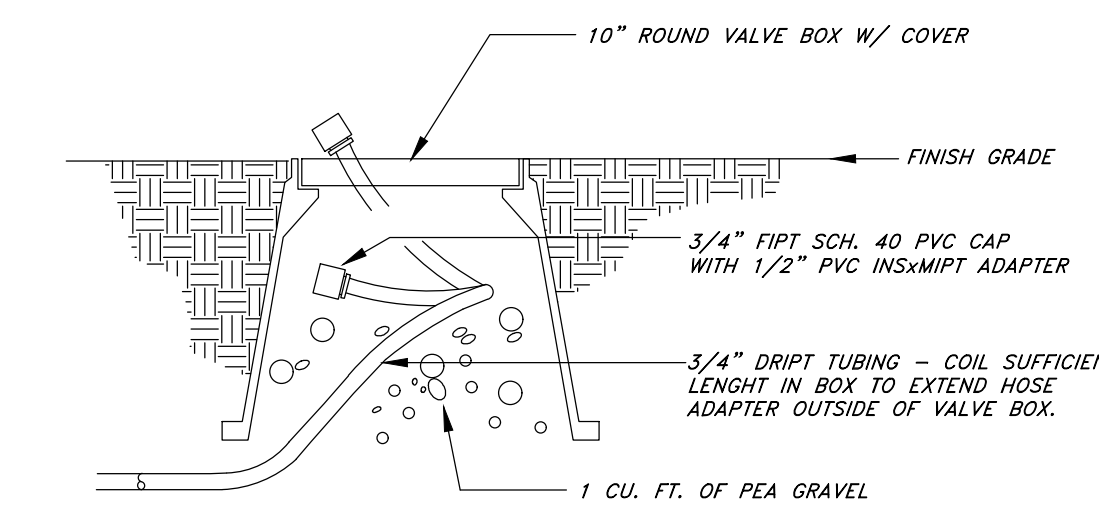


4 STEEL EDGING
Not to Scale

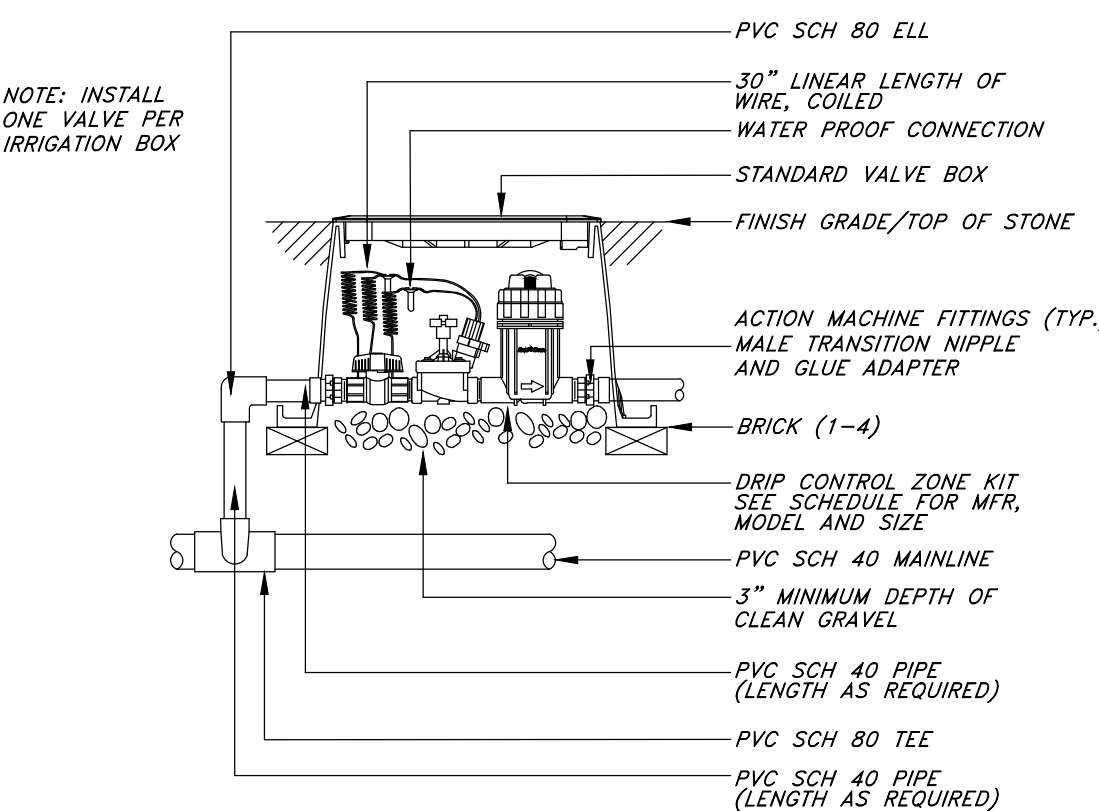


NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

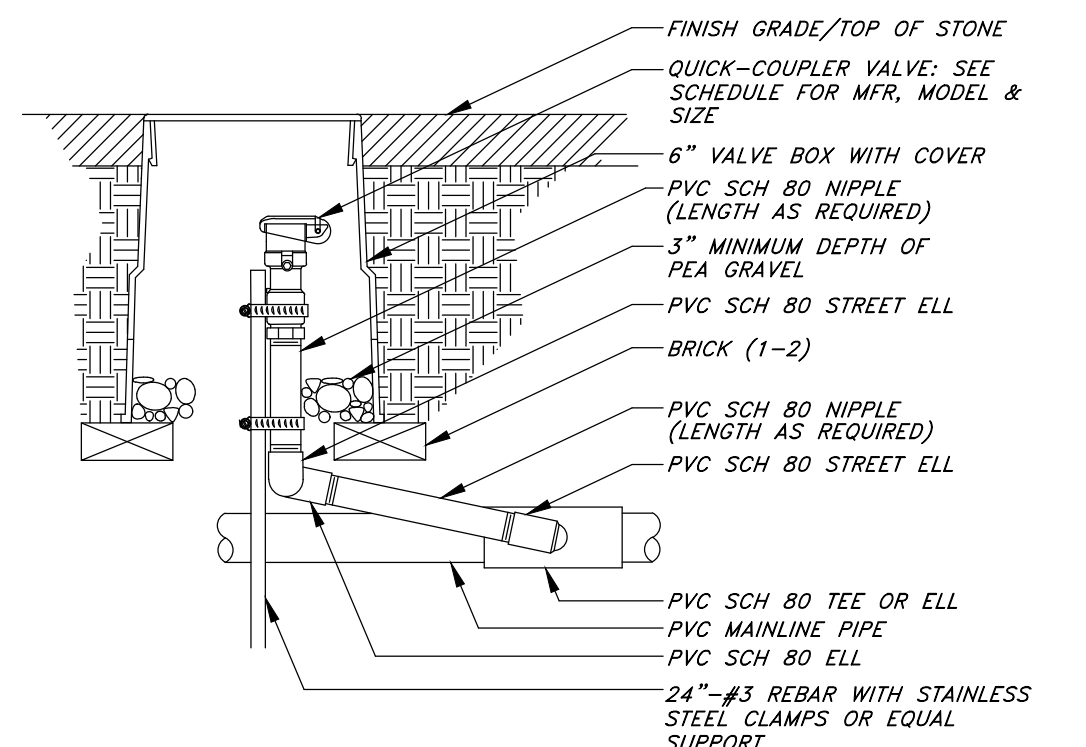
5 LANDSCAPE BOULDER
NOT TO SCALE



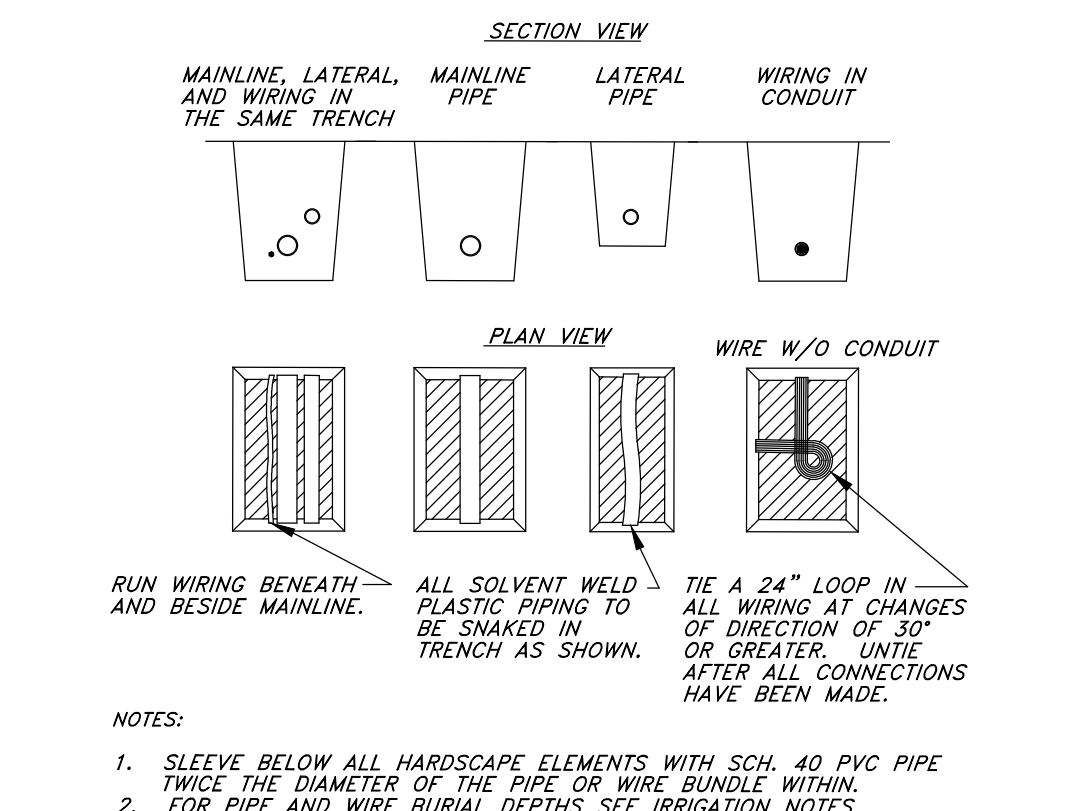
6 COMPRESSION FLUSH CAP
NOT TO SCALE



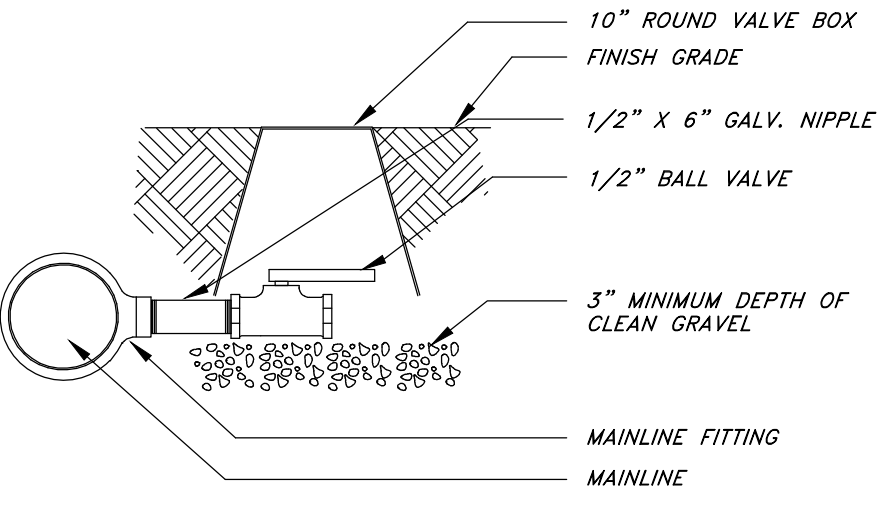
7 DRIP CONTROL VALVE
NOT TO SCALE



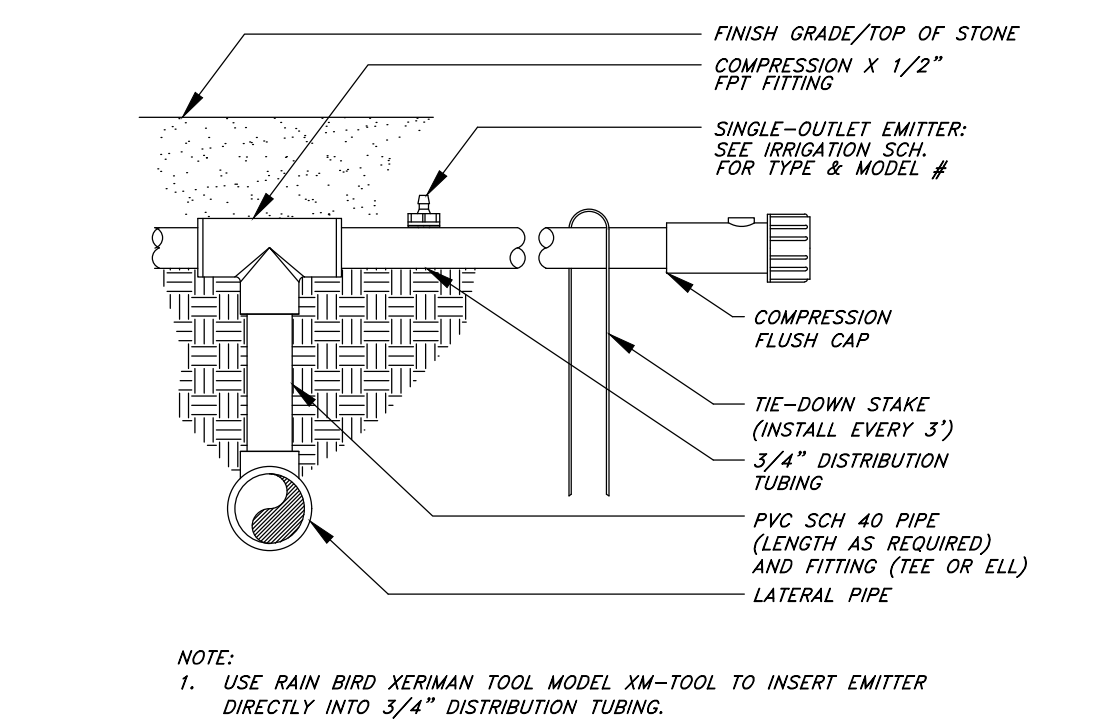
8 QUICK COUPLING VALVE
NOT TO SCALE



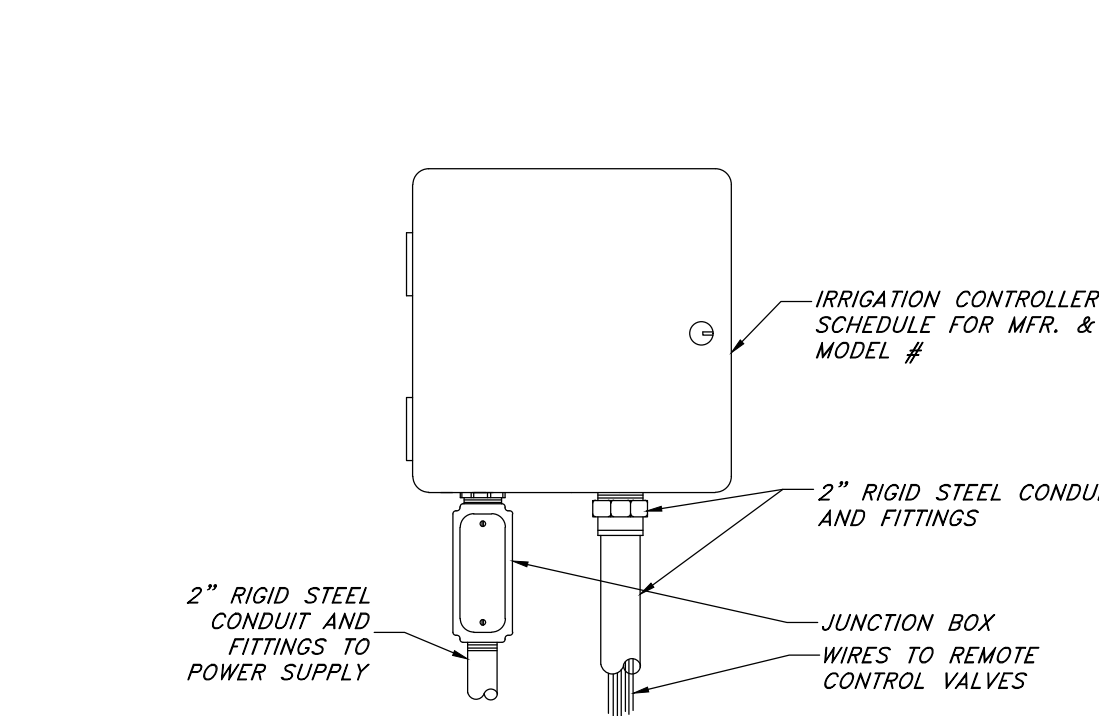
9 PIPE & WIRE TRENCHING
NOT TO SCALE



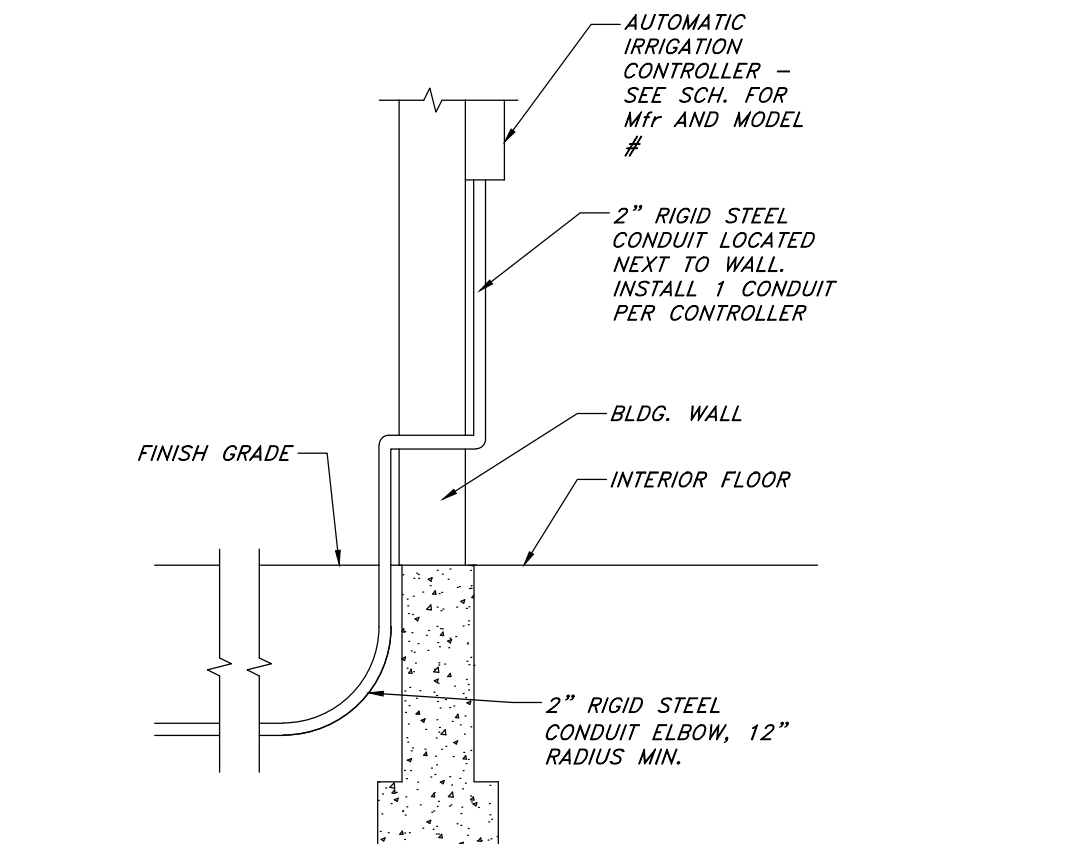
10 MANUAL DRAIN VALVE
NOT TO SCALE



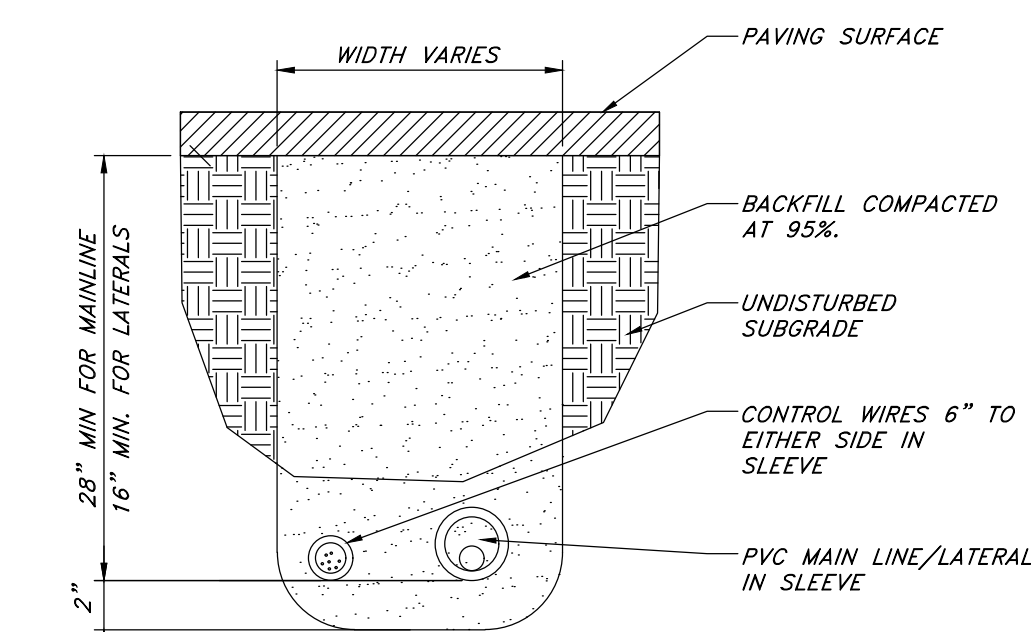
11 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



12 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE

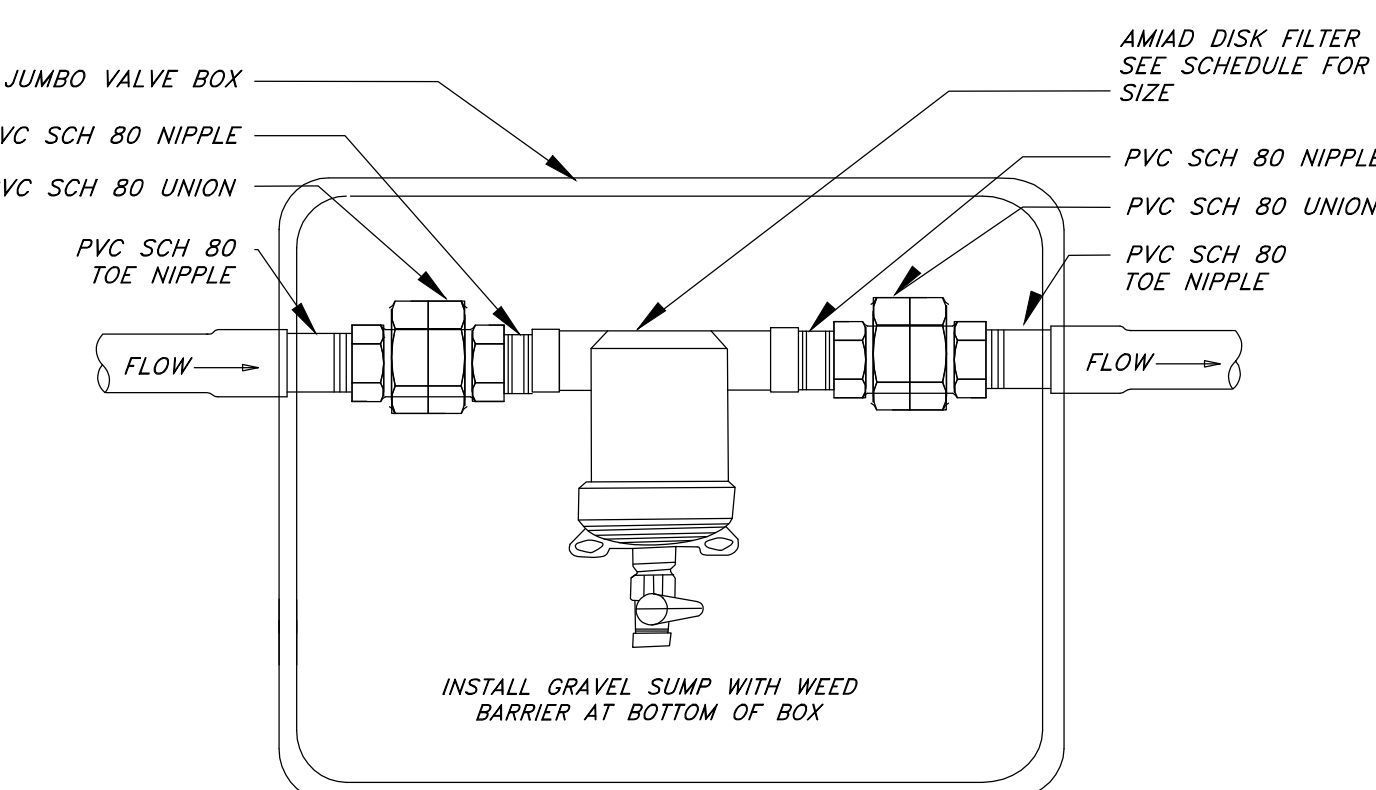


13 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE

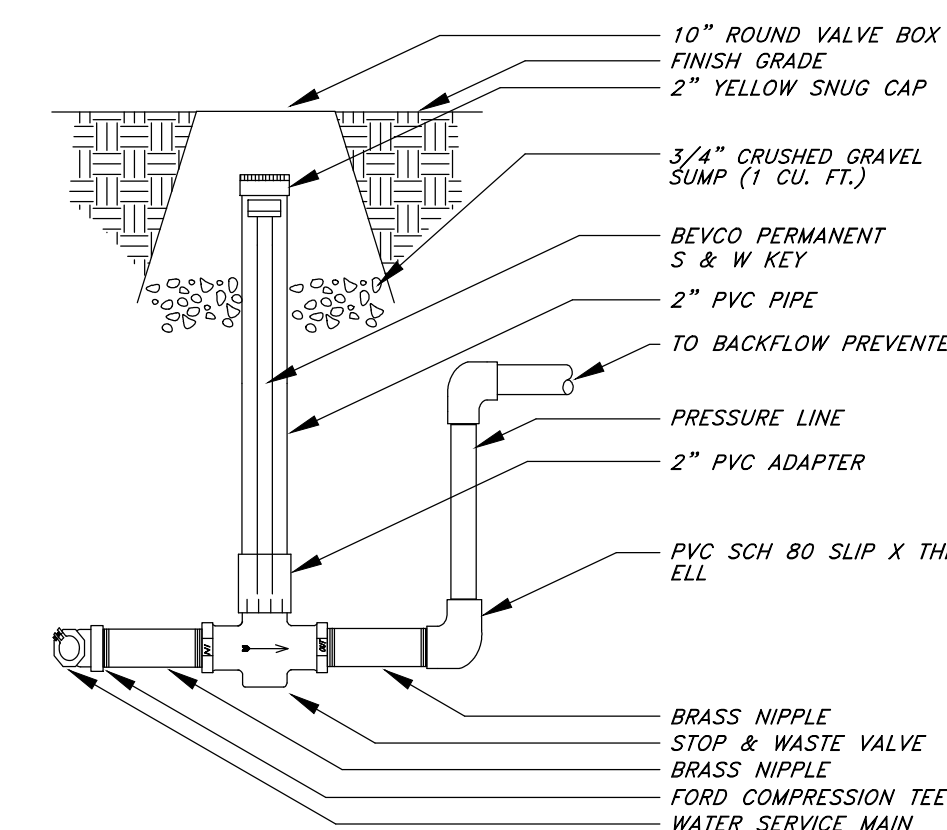


NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18\"/>

14 PIPE SLEEVING
NOT TO SCALE



15 AMIAD SECONDARY WATER FILTER
NOT TO SCALE



16 STOP & WASTE VALVE
NOT TO SCALE

Designed by: SY
Drafted by: KF
Client Name:
Tagg-N-Go
22-046ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awahen@engineering.net

Landscape & Irrigation Details

Tagg-N-Go
78 North 500 East
Santaquin, Utah

State of Utah
Professional Engineer
Jared R. Manscill
No. 7740426-5301
08/04/2022
Landscape Architect



Know what's below.
Call before you dig.

4 Aug, 2022

SHEET NO.

L3.1



DRC Members in Attendance: Engineer Jon Lundell, Fire Marshall Taylor Sutherland, Building Manager Randy Spadafora, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst, Public Works Director Jason Callaway.

Others in Attendance: Planner Camille Moffat, Assistant Stephanie Christensen, Recorder Amalie Ottley, Fire Chief Ryan Lind, Applicant Jimmy DeGraffenreid and AJ DelPivo with Atlas Engineering

Engineer Jon Lundell called the meeting to order at 10:00 a.m.

Cortland Park Preliminary Review

A preliminary review of a 102-unit multifamily subdivision located at approximately 200 North and 400 East. (North of Macey's & ACE Hardware)

Building Manager Randy Spadafora stated the notes have been added to the plans for addressing and street names.

Fire Marshall Taylor Sutherland pointed out that the internal drive aisles on the internal streets are short of the mandated 26 feet for fire apparatuses and access. He inquired about the island at the entrance on 400 East, stating that as it's currently planned it would diminish clearance for fire trucks. He also pointed out where fire hydrants need to be placed. Taylor inquired about fire sprinklers in the building themselves. Per city and fire code, as the buildings are residential and three stories, fire sprinklers would not be required, if they were individually owned. If the units are to be apartments (not single ownership), then they will require fire sprinklers. However, in the absence of fire sprinklers, a 2-hour fire separation construction would be required between units. Manager Beagley pointed out the need for water lines through the property to connect to provide proper fire flows. The applicant inquired if the units have fire sprinklers, if the number of fire hydrants could be reduced. Mr. Southerland indicated possibly. Assistant Manager Bond spoke to previous access concerns on the plans showing one single way in and out. He addressed the need to make sure that should there be a single access on 400 East that the medians or curbs be traversable by fire apparatuses. The applicant and DRC discussed the difference between having the units "sprinkled" versus operating off water hydrants.

Chief Hurst inquired about the removal of the above-mentioned island at the entrance on 400 East. He also inquired about street parking and red curbing. The DRC discussed the roads where red curbs would be required as well as yellow curbing at the mailbox location(s). The applicants will need to work with the post office for mailbox locations.

Assistant City Manager Bond pointed out that staging (construction) materials are not to be on nearby roads or within the city's right-of-way. He asked the applicant about plans for phasing the construction of the buildings. He encouraged the applicant to review the Development Agreement to appropriately consider construction/phasing timing. Mr. Bond made suggestions for access between the current development and the Ridley development to the south. Mr. Bond also brought up the need for Architectural Review Committee (ARC) approval on building and landscaping renderings.

The applicant and the DRC discussed the buildings being condominiums versus apartments and the benefits or drawbacks of each. Manager Beagley pointed out that building code and plats would be different between the two options for state and building requirements. Assistant Manager Bond asked the applicant to review the Development Agreement for specific language referring to condominiums or apartments. Taylor Sutherland pointed out that any rentals will be required to be “sprinkled.”

Public Works Director Jason Callaway asked the applicant to work with the city to address drainage issues on 400 East at 200 North.

Manager Beagley recommended to the applicant to carefully consider phasing and to think about constructability and amenities. A phasing plan will need to be included upon resubmittal of the plans. Mr. Bond pointed out that phasing of the buildings will need to more clearly thought out and presented to the city for review. The applicant stated that public safety of residents will also be considered when they submit the phasing plan prior to Certificates of Occupancy being issued.

Engineer Lundell referenced the name change to “Cortland Park” on the Development Agreement. Jon also pointed out items on the plans that are missing labels. Landscaping plans are required at the final application phase and are subject to change based on the defining of the buildings as condominiums or apartments. Mr. Lundell stated that per building code, any retaining wall higher than four feet must be engineered and have a building permit to construct. He pointed out the 10-foot minimum requirements for setbacks that need to be addressed. Proposed street naming will need to be provided so that addressing can be completed. An overlay must be completed in accordance with the utilities on 200 North. Per the Geotech Report that was completed for the area, 4 inches of asphalt in the area is required. Construction valves on the East end of the property will need to be added for both irrigation and culinary water. The city has not received a Storm Drain report for the site, the applicants will need to submit it showing percolation testing and for approval. Storm drainage areas on the private property needs to be platted within the ROW on the site as much as possible rather than on private property. Per city code, trash enclosure materials need to resemble the building.

City Manager Beagley made a motion to table the Cortland Park Preliminary Review in order to address storm drainage and redlines on a revised set of plans. The motion was seconded by Fire Marshall Sutherland.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Manager Randy Spadafora	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

Taylor Sutherland motioned to approve minutes from the July 12, 2022 DRC meeting. Motion seconded by Randy Spadafora.

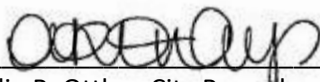
Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Manager Randy Spadafora	Yes

Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:40 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder