



DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 12, 2024, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. The Hills LDS Church Site Plan

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

MEETING MINUTES APPROVAL

2. October 8, 2024


3. October 22, 2024

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:



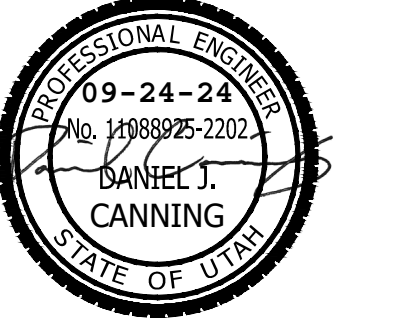
Amalie R. Ottley, City Recorder

SANTAQUIN WEST MEETING HOUSE CENTER

1544 SOUTH SAGEBERRY DR, SANTAQUIN, UTAH COUNTY 84655



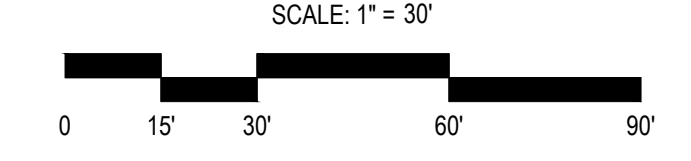
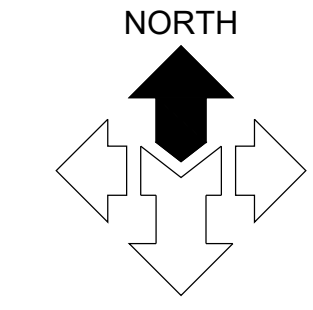
604 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951



Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS

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

CONTACT INFO:
James Dorris
(801) 245-5114
jddorris@churchofjesuschrist.org
502 North Temple St Salt Lake City UT 84150



SITE

VICINITY MAP
N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
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ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO THE CITY OF SANTAQUIN PUBLIC WORKS STANDARDS AND SPECIFICATIONS

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

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

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

REV	DATE	DESCRIPTION
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CIVIL COVER

C0.00



084 W Center St
Mevalee UT 84047
uncommonarch.com
(801) 417-9951



McNEIL ENGINEERING
Professional and Sustainable Design. Professionals for the Environment.
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MGS

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

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 1544 SOUTH SAGEBERRY DRIVE
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GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

GENERAL NOTES

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

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

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

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

- 1.5 MATERIALS**
- SITE CONCRETE SHALL BE A MINIMUM 6 BAG MIX, 4500 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
 - ASPHALT TO CONCRETE PAVEMENT SHALL BE A MINIMUM 2" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL D1' SHEET CS.01
 - ASPHALT COMPACTION SHALL BE A MINIMUM 95% (MARSHALL DESIGN).
 - SURFACE COURSE SHALL BE 1 1/2" MINUS, MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

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

GENERAL NOTES: CONTINUED

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

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

- 1.9 AMERICAN DISABILITIES ACT**
- PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM CROSS SLOPE."
"ROUTES SHALL HAVE A 5.0% (1/20) MAXIMUM RUNNING SLOPE."
"RAMPS SHALL HAVE A 8.33% (1/12) MAXIMUM RUNNING SLOPE."
 - ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
 - THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

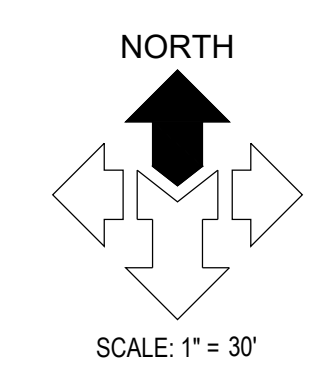
NEW	EXISTING	DESCRIPTION
---	---	MONUMENT LINE
---	---	CENTER LINE
---	---	SUBJECT PROPERTY LINE
---	---	ADJACENT PROPERTY LINE
---	---	EASEMENT LINE
---	---	DITCH FLOWLINE
-X-	-X-	FENCE LINE
-ATMS-	-atms-	ATMS CABLE
-TV-	-tv-	CABLE TV LINE
-C-	-c-	COMMUNICATIONS LINE
-CW-	-cw-	CULINARY WATER LINE
-FO-	-fo-	FIBER-OPTIC CABLE
-F-	-f-	FIRE LINE
-IRR-	-ir-	IRRIGATION LINE
-G-	-g-	NATURAL GAS LINE
-OHC-	-ohc-	OVERHEAD COMMUNICATIONS
-OMP-	-ohp-	OVERHEAD POWER LINE
-OHT-	-ohl-	OVERHEAD TELEPHONE LINE
-OHTV-	-ohlv-	OVERHEAD TELEVISION LINE
-P-	-p-	POWER LINE
-PVC-	-pvc-	POWER/COMMUNICATIONS LINE
-PIT-	-pit-	POWER/TELEPHONE LINE
-PITC-	-pitc-	POWER/TELECOMM LINE
-RD-	-rd-	ROOF DRAIN LINE
-SW-	-sw-	SECONDARY WATER LINE
-S-	-s-	SANITARY SEWER LINE
-ST-	-st-	STEAM LINE
-SD-	-sd-	STORM DRAIN LINE
-T-	-t-	TELEPHONE LINE
-TIC-	-tic-	TELEPHONE/COMM LINE
-UD-	-ud-	UNDERDRAIN
-UGC-	-ugc-	UNDERGROUND COMMUNICATIONS
-UGP-	-ugp-	UNDERGROUND POWER LINE
-UGT-	-ugt-	UNDERGROUND TELEPHONE LINE
-UGTV-	-ugtv-	UNDERGROUND TELEVISION
-W-	-w-	WATER LINE
-C&G-	-c&g-	CURB & GUTTER (INT'L)
-C&G-	-c&g-	CURB & GUTTER (OUTFALL)

LEGEND

NEW	EXISTING	DESCRIPTION
◆	◆	SECTION CORNER (FOUND)
◇	◇	SECTION CORNER (NOT FOUND)
◆	◆	STREET MONUMENT
◆	◆	BRASS CAP MONUMENT
◆	◆	POWER POLE
◆	◆	UTILITY POLE
◆	◆	GUY ANCHOR
◆	◆	POWER TRANSFORMER
◆	◆	TRAFFIC SIGNAL CABINET
◆	◆	LIGHT POLE
◆	◆	TELEPHONE RISER
◆	◆	TELEPHONE MANHOLE
◆	◆	TRAFFIC SIGNAL BOX
◆	◆	WATER MANHOLE
◆	◆	WATER VALVE
◆	◆	WATER METER
◆	◆	FIRE HYDRANT
◆	◆	SANITARY SEWER MANHOLE
◆	◆	SANITARY SEWER CLEANOUT
◆	◆	STORM DRAIN MANHOLE
◆	◆	STORM DRAIN CURB INLET
◆	◆	STORM DRAIN CATCH BASIN
◆	◆	STORM DRAIN CLEANOUT
◆	◆	STORM DRAIN COMBO BOX
◆	◆	MALBOX
◆	◆	SIGN
◆	◆	FLOW DIRECTION
◆	◆	SPOT ELEVATION
◆	◆	CONIFEROUS TREE
◆	◆	DECIDUOUS TREE

ABBREVIATIONS

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



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

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

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

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

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

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.03.
- 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
- STORM DRAIN INLET CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'X', SHEET C5.01.
- STORM DRAIN PIPE PER, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- STORMTECH MC-7200 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. RETENTION SYSTEM AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS RETENTION CAPACITY OF 20,714 C.F. TOTAL REQUIRED STORAGE = 20,033 C.F. SEE DETAIL SHEET C5.02. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
- LANDING AREAS TO HAVE 2% MINIMUM SLOPE AWAY FROM BUILDING.
- 6" HDPE PIPE FROM DOWNSPOUT BASIN, SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M & N', ON SHEET C5.01.
- OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR, TOP OF OVERFLOW WEIR SET AT HIGH WATER ELEVATION = 5135.57, AND 4" ORIFICE SET AT INVERT ELEVATION = 5130.00/SEE DETAIL 'F', SHEET C5.05.
- STORM DRAIN CLEAN OUT BOX WITH SHOULDER SEPARATOR, SEE DETAIL 'A', SHEET C5.03.
- NEW BLOCK RETAINING WALL, WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. WALL TO HAVE 4" PERFORATED PVC DRAINAGE PIPE INSTALLED AT BASE OF WALL PER DETAIL 'P', SHEET C5.03.

 McNeil Engineering 8610 S. Sandy Pkwy, Sandy, UT	STORM RUNOFF CALCULATION SHEET Project No. 24604	Title: Santaquin LDS Church Bldg Scope: Site Drainage Design Engineer: DJC Authority: Santaquin Check: DJC Rev. No.																																																																																				
	Design Philosophy: The storm water runoff from the project site will sheet flow to various catch basins designed on site that will collect the water then convey it by underground pipe to a subsurface storage chamber system which will hold the water until it can be discharged to the city system at a release rate of 0.2 cfs / acre.																																																																																					
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- COMMON GRADING ABBREVIATIONS:**
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS
- BFE BASEMENT FLOOR ELEVATION
 - BW FINISH GRADE AT BOTTOM OF WALL
 - EX EXISTING
 - EOA EDGE OF ASPHALT
 - EOC EDGE OF CONCRETE
 - FFE FINISH FLOOR ELEVATION
 - FG FINISH GRADE
 - FL FLOW LINE
 - GB GRADE BREAK
 - HP HIGH POINT
 - LP LOW POINT
 - NG NATURAL GROUND
 - SDCB STORM DRAIN CATCH BASIN
 - SDOC STORM DRAIN CLEANOUT BOX
 - SDOB STORM DRAIN DRAIN BASIN
 - SDMH STORM DRAIN MANHOLE
 - TBC TOP BACK OF CURB
 - TOA TOP OF ASPHALT
 - TOC TOP OF CONCRETE
 - TOG TOP OF GRATE
 - TOW TOP OF WALL
 - TW FINISH GRADE AT TOP OF WALL WATERWAY
 - WW WATERWAY

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



SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

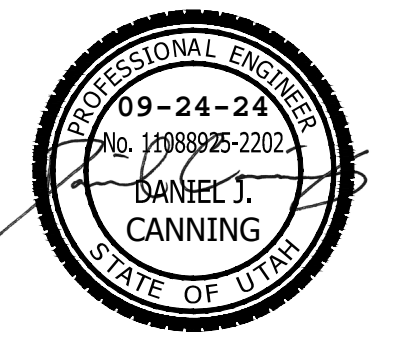
JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024
REV DATE DESCRIPTION

GRADING AND DRAINAGE PLAN

C2.01



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

CONTACT INFO:
James Zareku
(801) 248-5174
jz@jwku@churchofjesuschrist.org
926 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

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REV	DATE	DESCRIPTION

EROSION CONTROL PLAN

C3.01



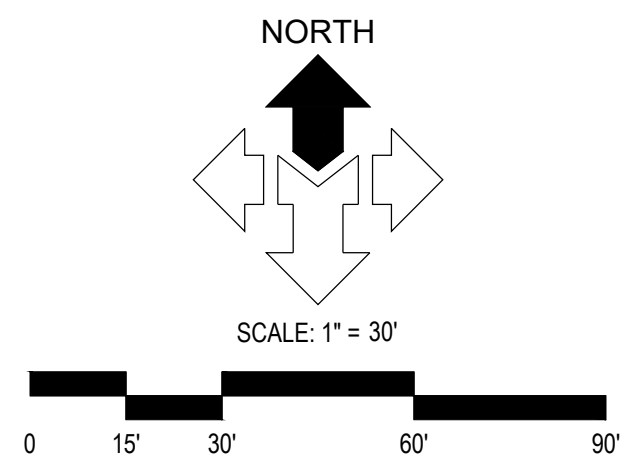
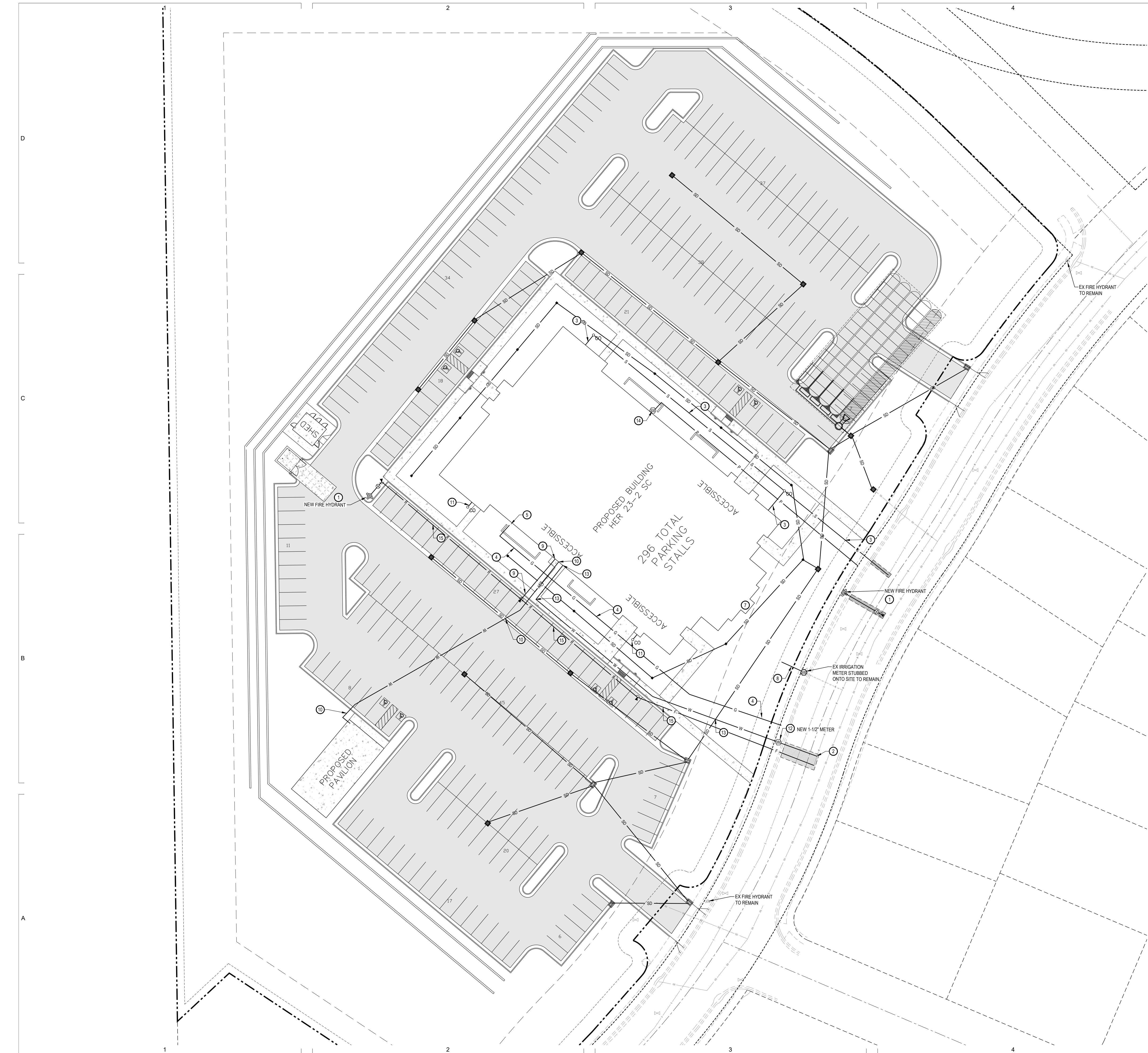
GENERAL NOTES:
 THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
 WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
 THE OWNERS REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
 SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
 CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
 NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL "B", SHEET C5.04.
 ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL "D", SHEET C5.04.
 ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL "A", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL "E", SHEET C5.01. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL "C", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL "F", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

Blue Stakes of UTAH811
 Bluestakes.org

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



GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

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

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

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

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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

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

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

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

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

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL NEW FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511
 2. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN.
 3. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS.
 4. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 5. APPROXIMATE LOCATION OF NEW NATURAL GAS METERS). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
 6. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
 7. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
 8. EXISTING IRRIGATION METER AND SERVICE LINE STUBBED ONTO SITE. SEE IRRIGATION PLANS FOR STOP AND WASTE.
 9. 6" DIP CLASS S2 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASUREMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. PER APWA PLAN NO. 561 FOR THRUST BLOCKING.
 10. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
 11. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE. (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'C' SHEET C5.06.
 12. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
 13. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
 14. APPROXIMATE ELECTRICAL METER LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
 15. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLAN NO. 561 FOR THRUST BLOCKING.

COMMON UTILITY ABBREVIATIONS:
 SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

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



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

CONTACT INFO:
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 (801) 240-5174
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OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

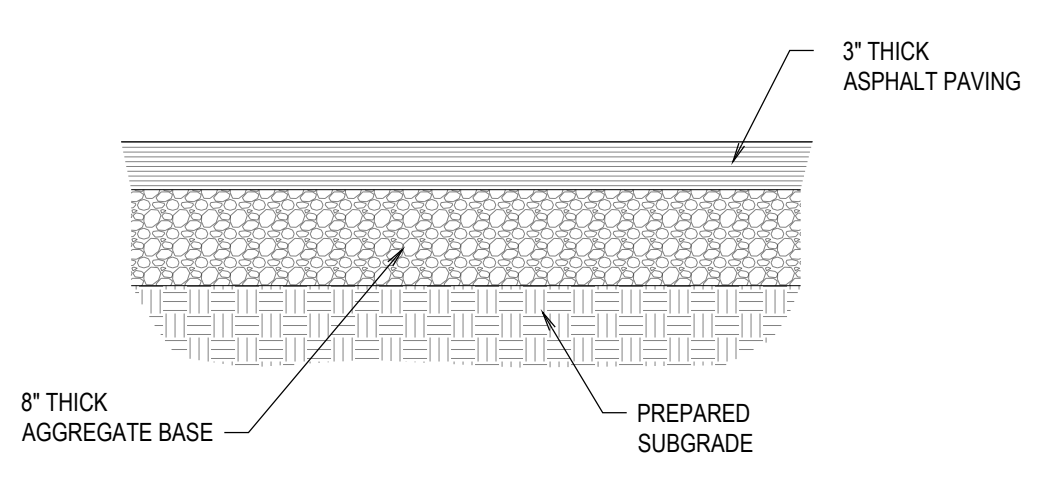
REV	DATE	DESCRIPTION
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SITE UTILITY PLAN

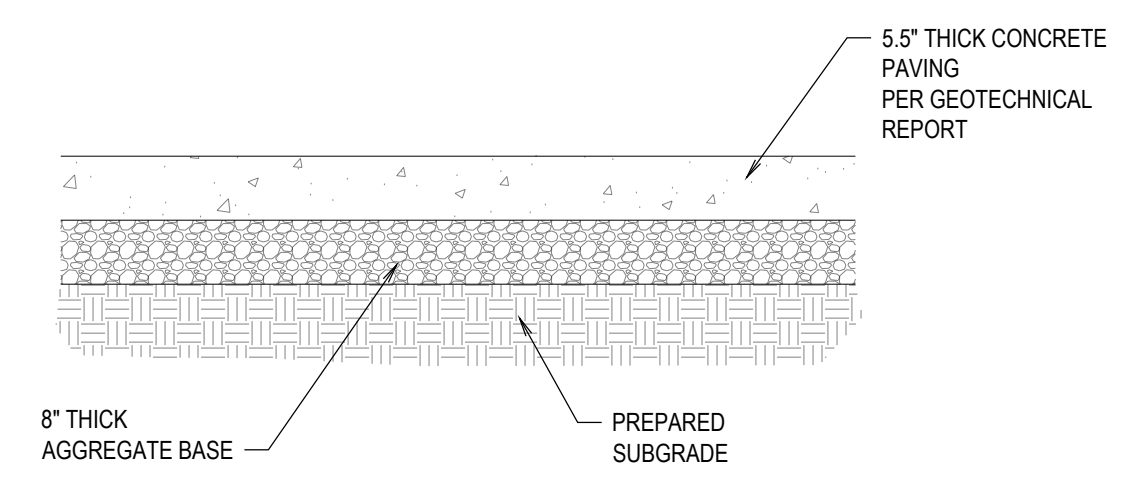
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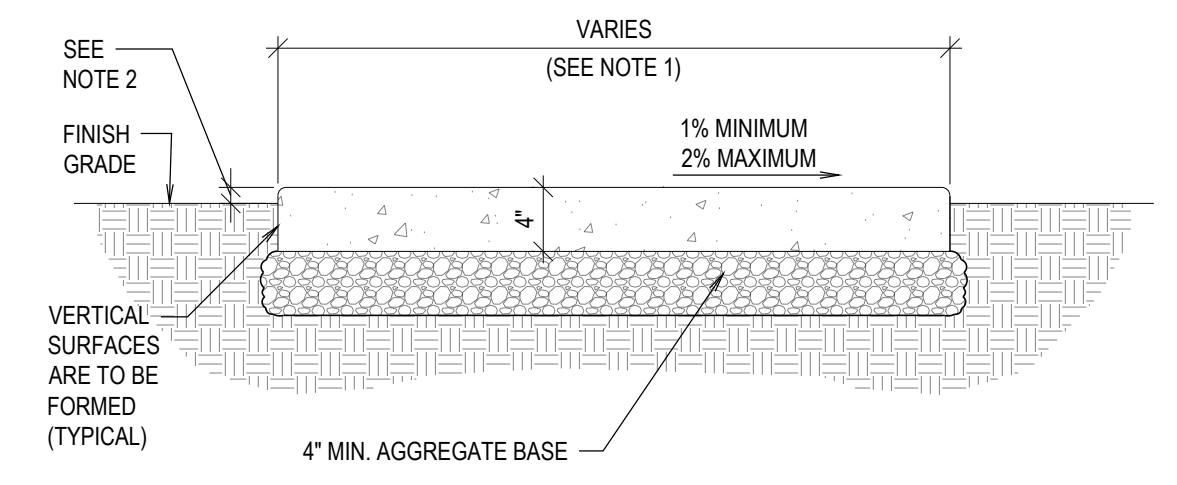
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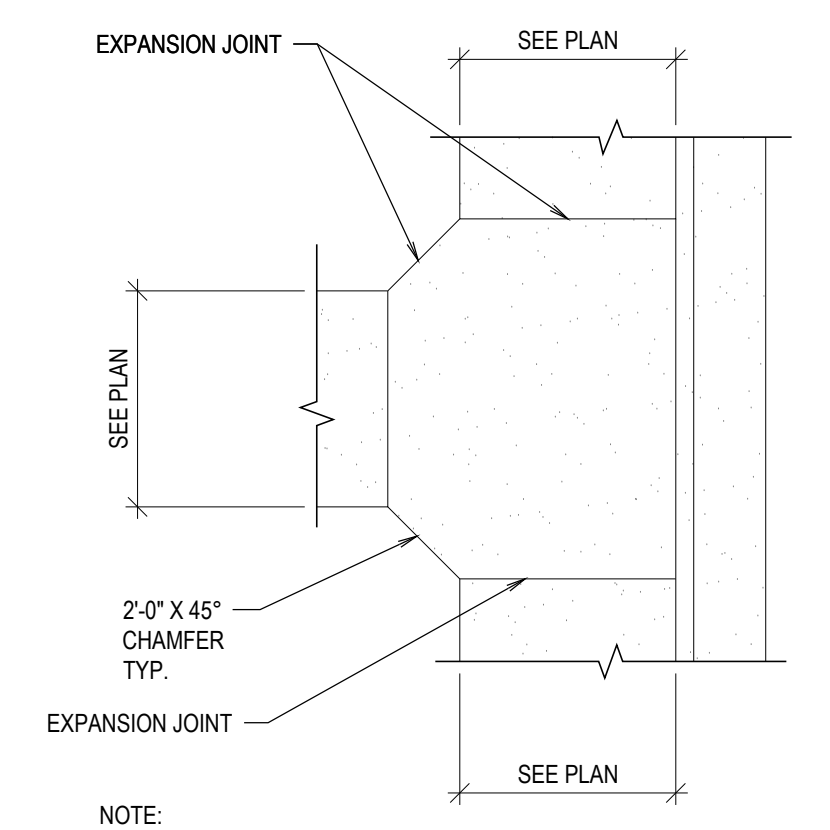
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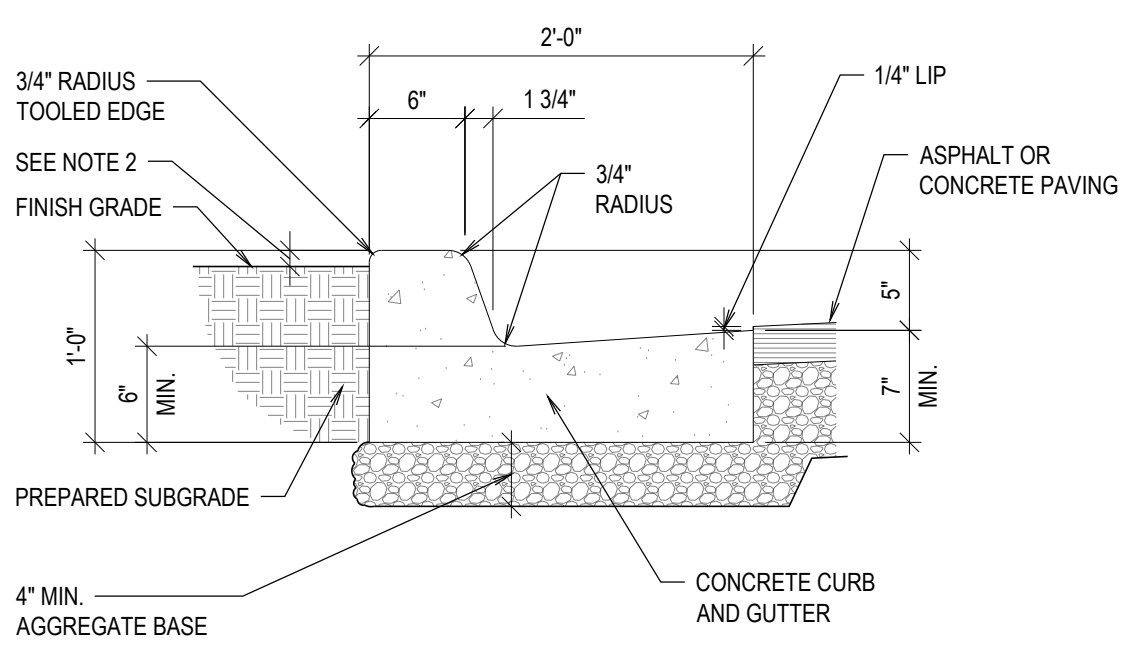
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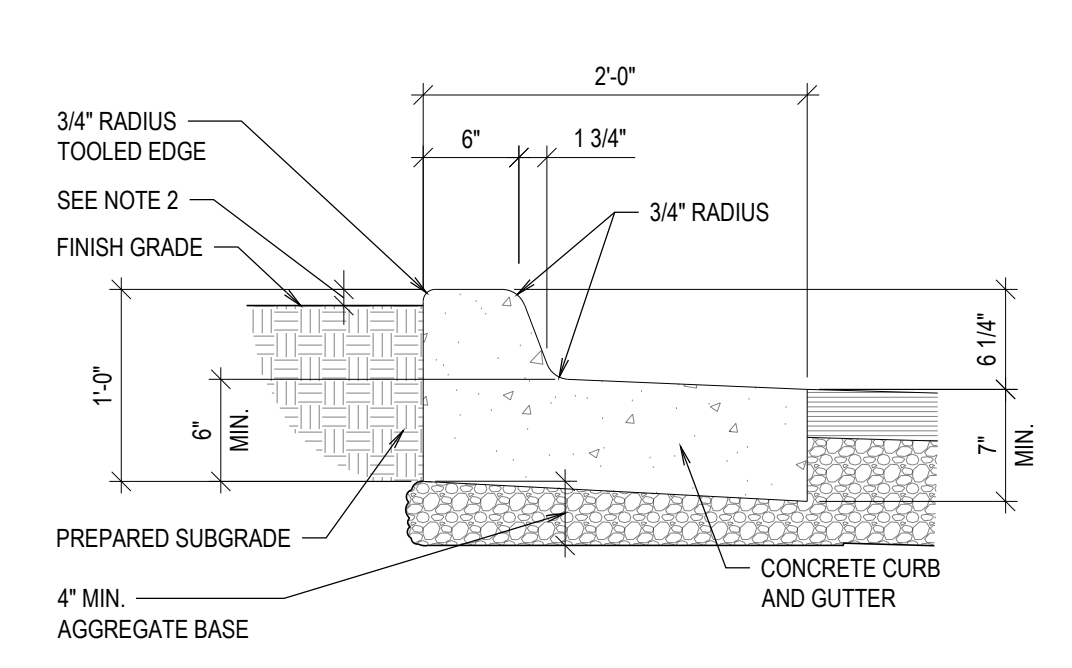
C SIDEWALK DETAIL
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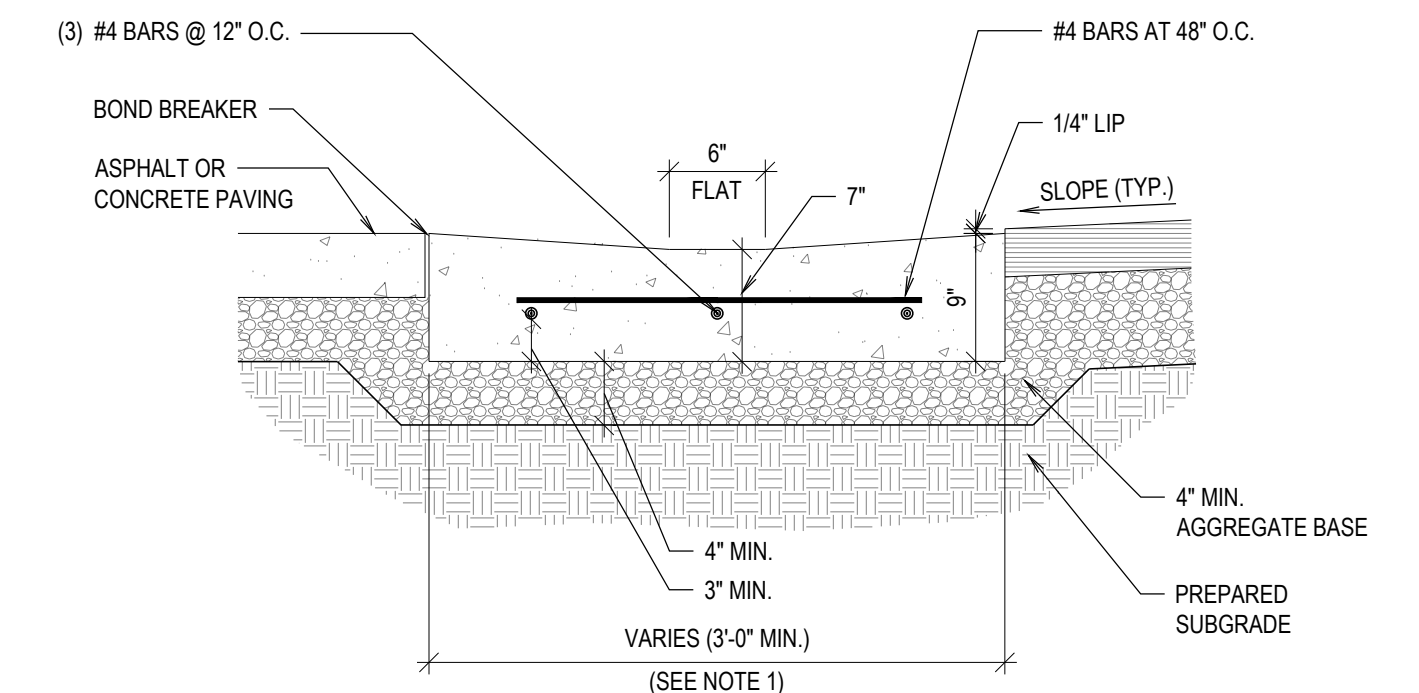
NOTE:
TYPICAL AT ALL SIDEWALK INTERSECTIONS
D SIDEWALK DETAIL
SCALE: N.T.S.



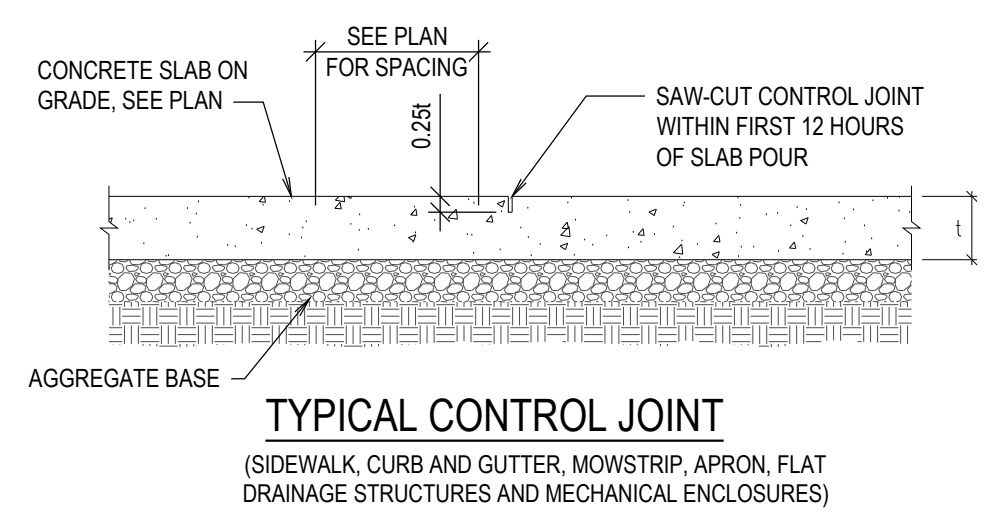
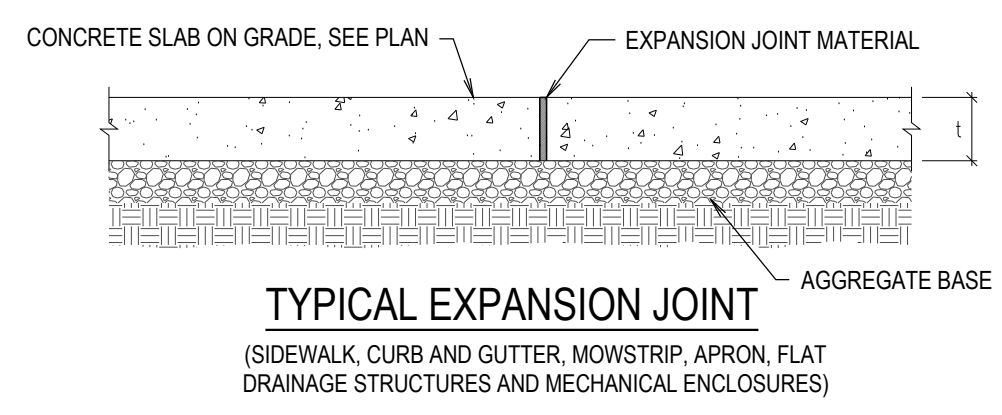
E CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



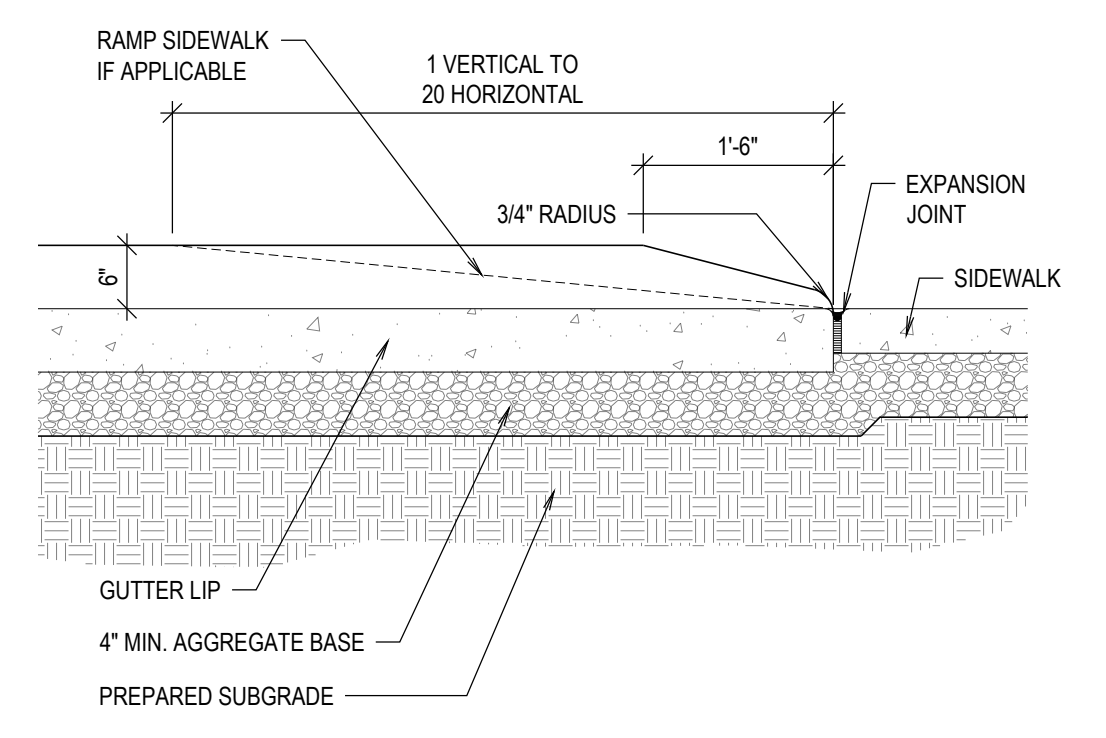
F CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



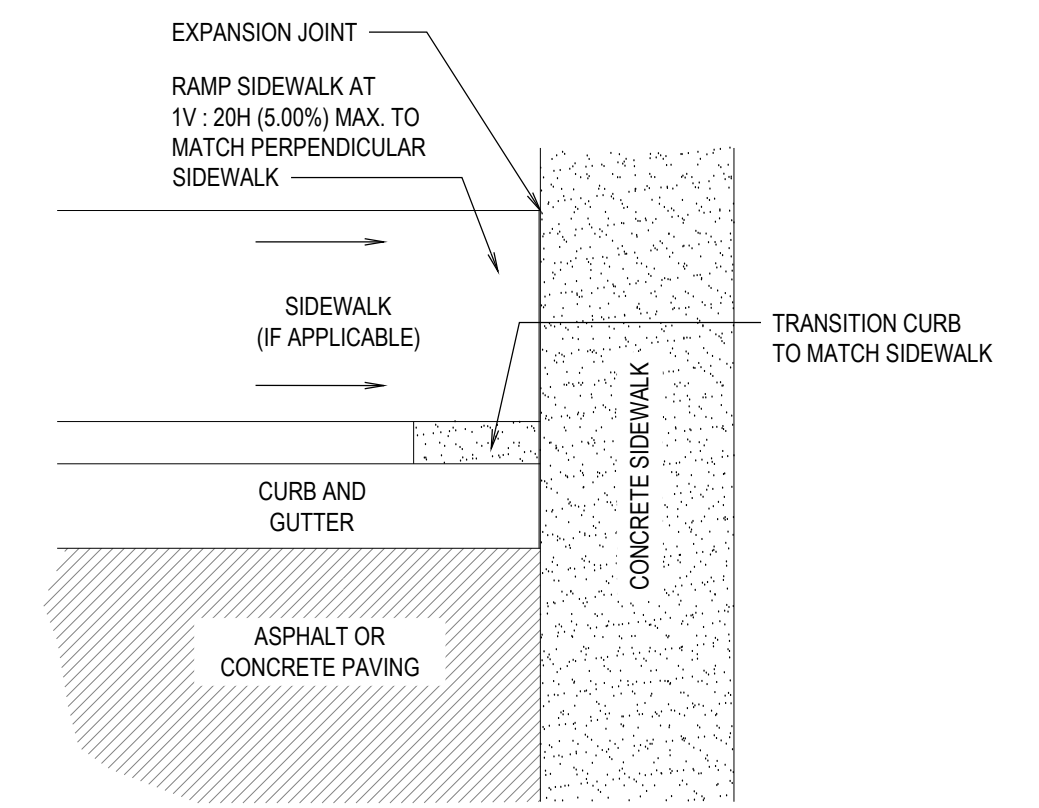
H CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



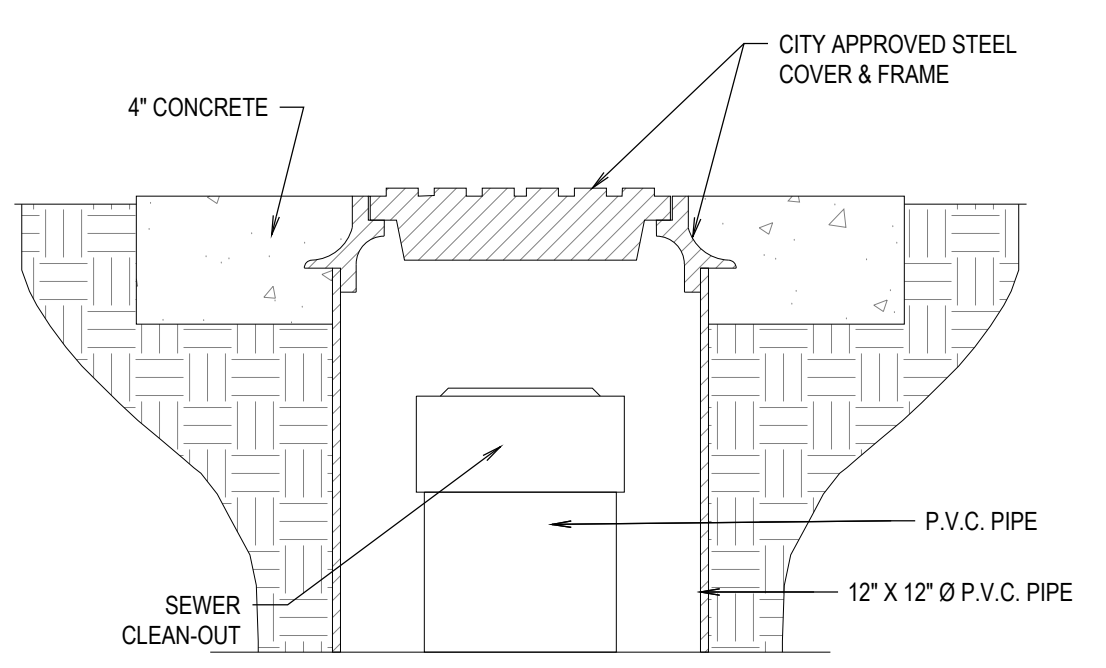
I EXPANSION AND CONTROL JOINT
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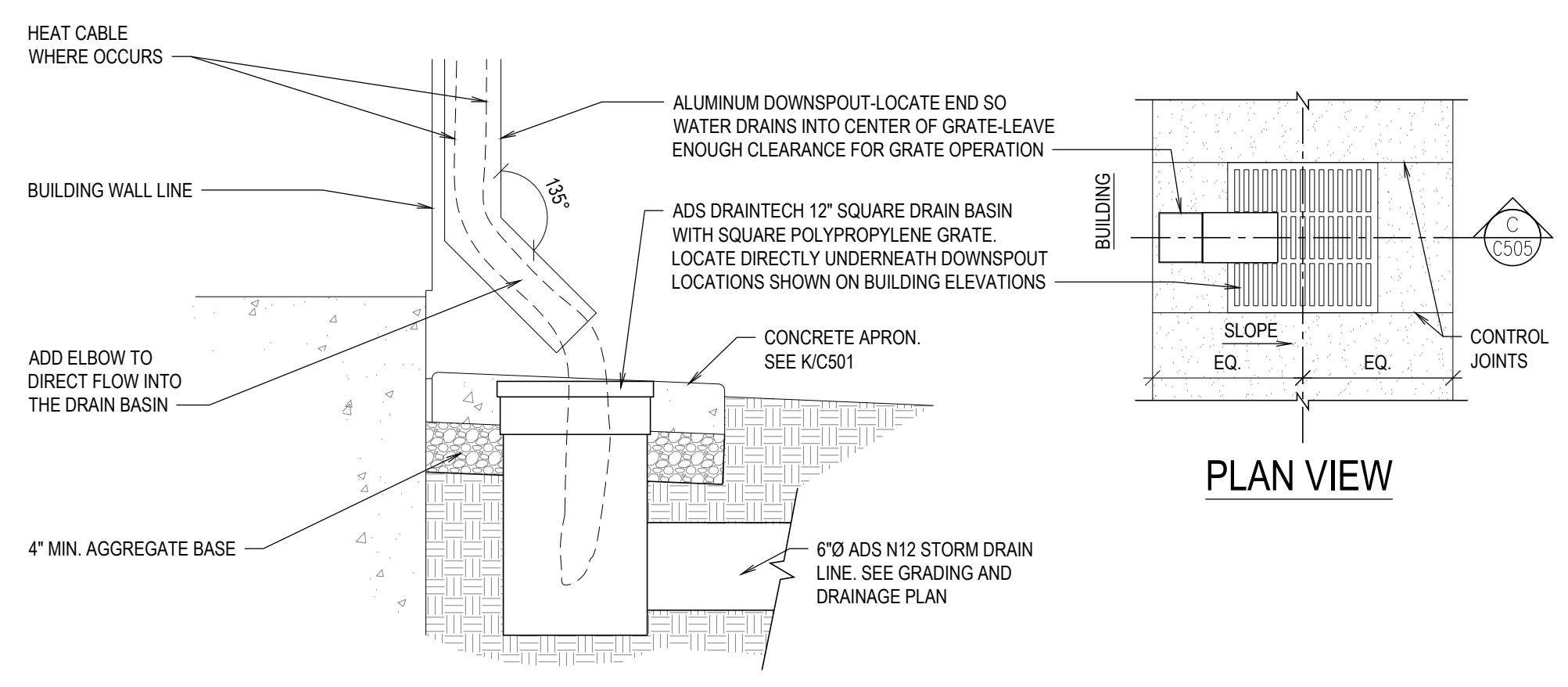
J CURB TRANSITION
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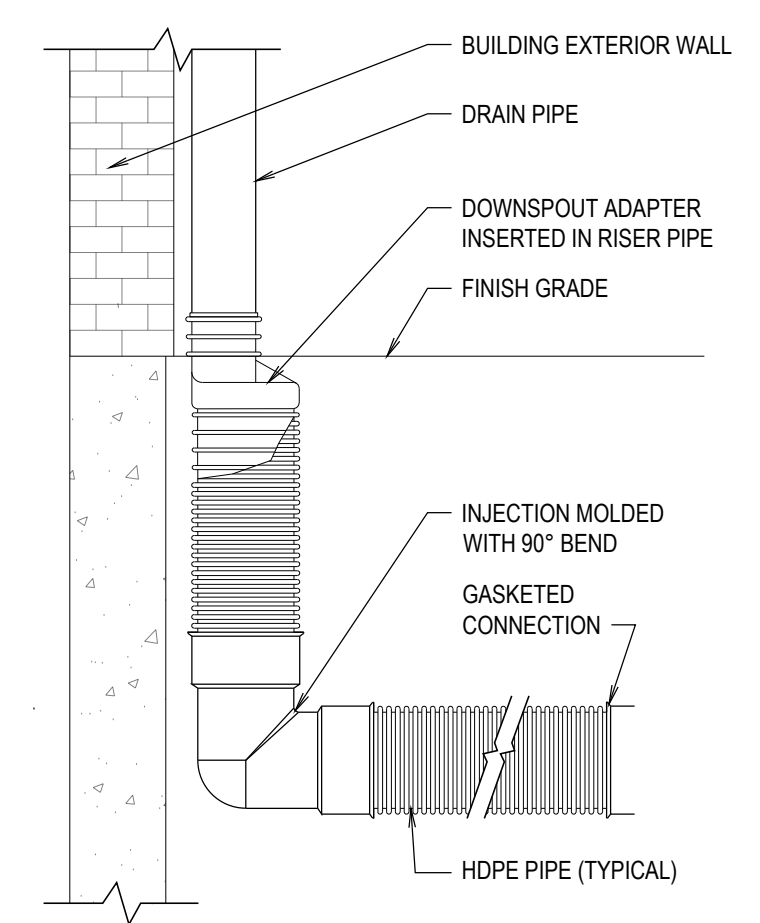
K INLET BOX IN CONCRETE PAVING
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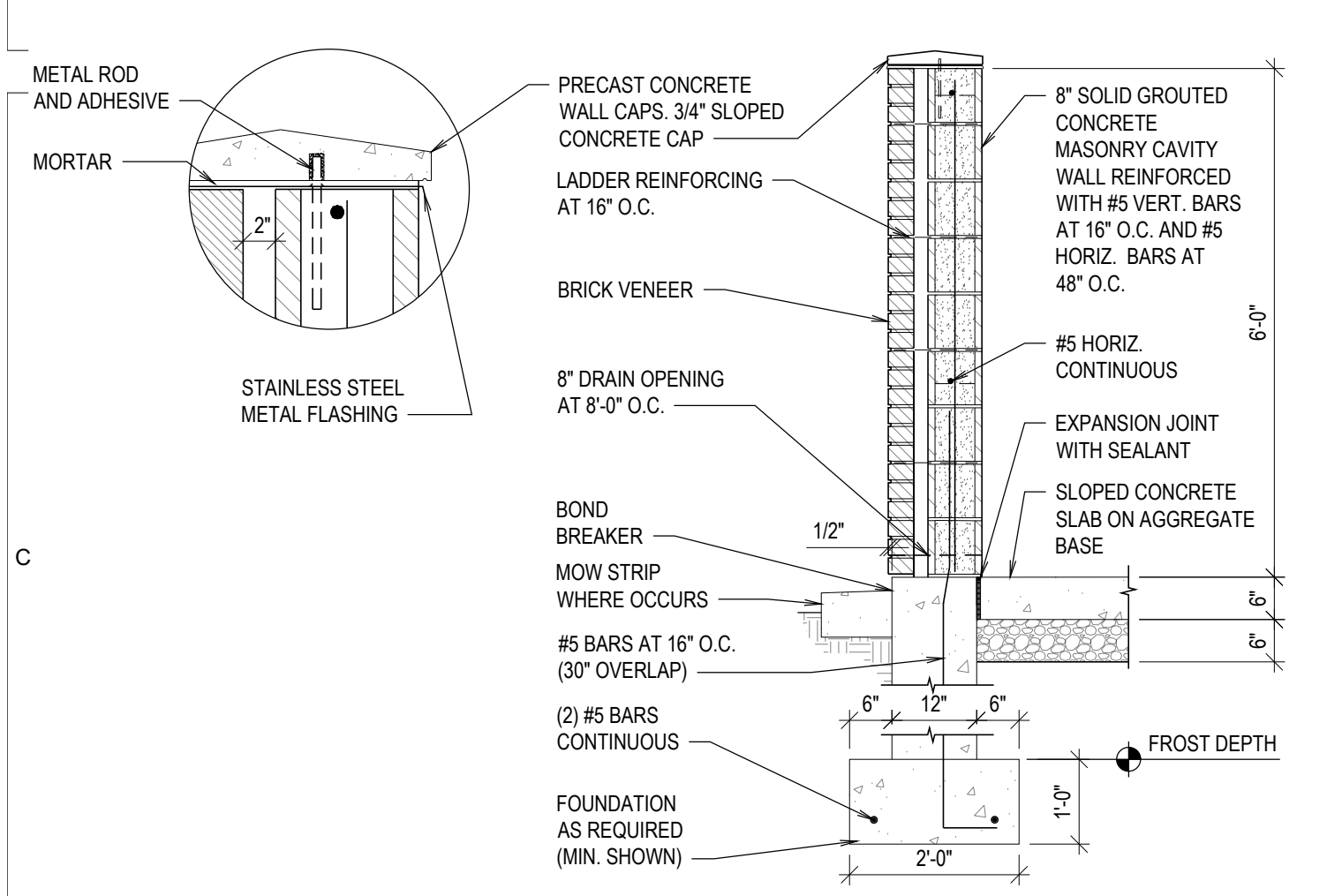
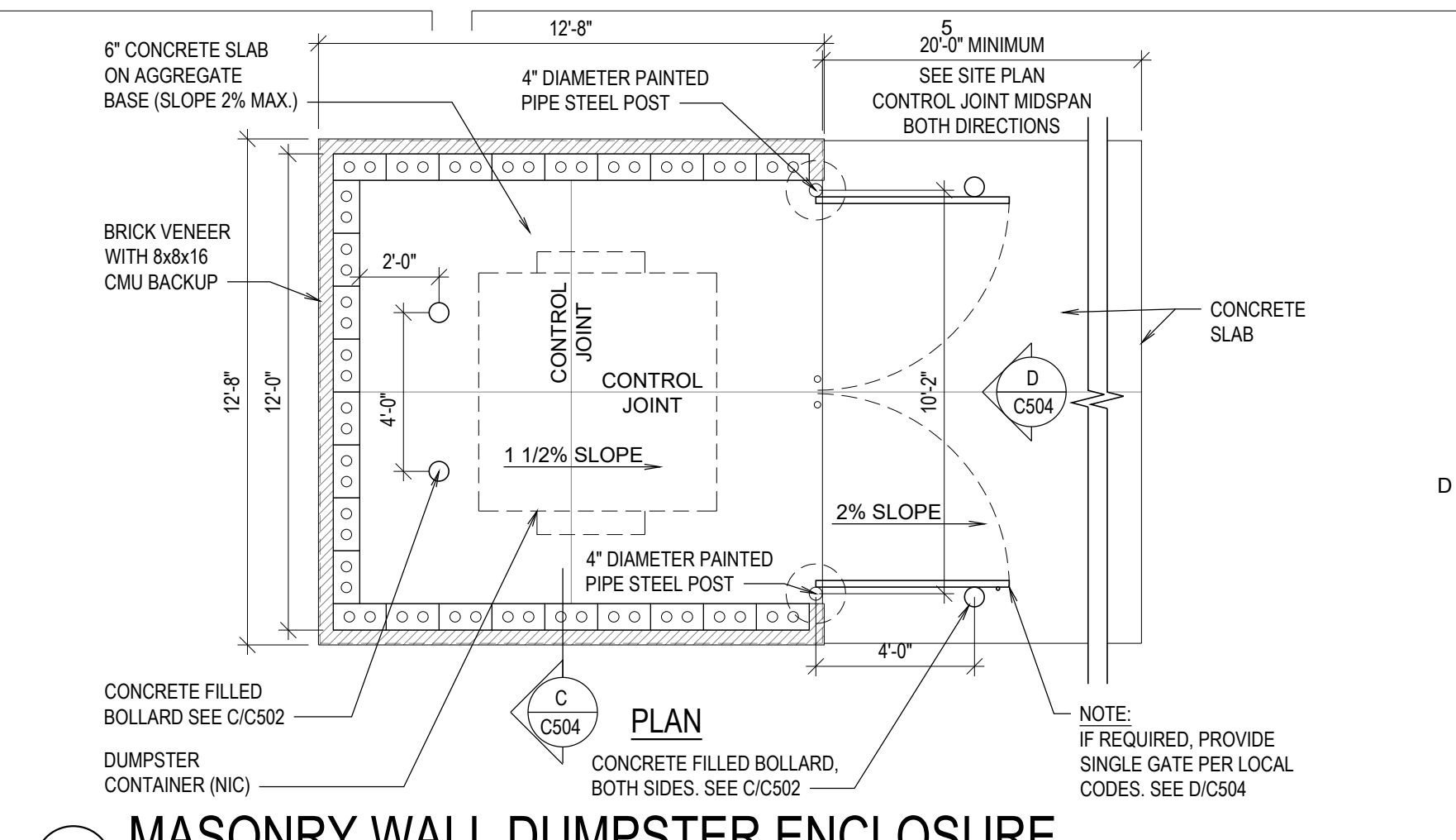
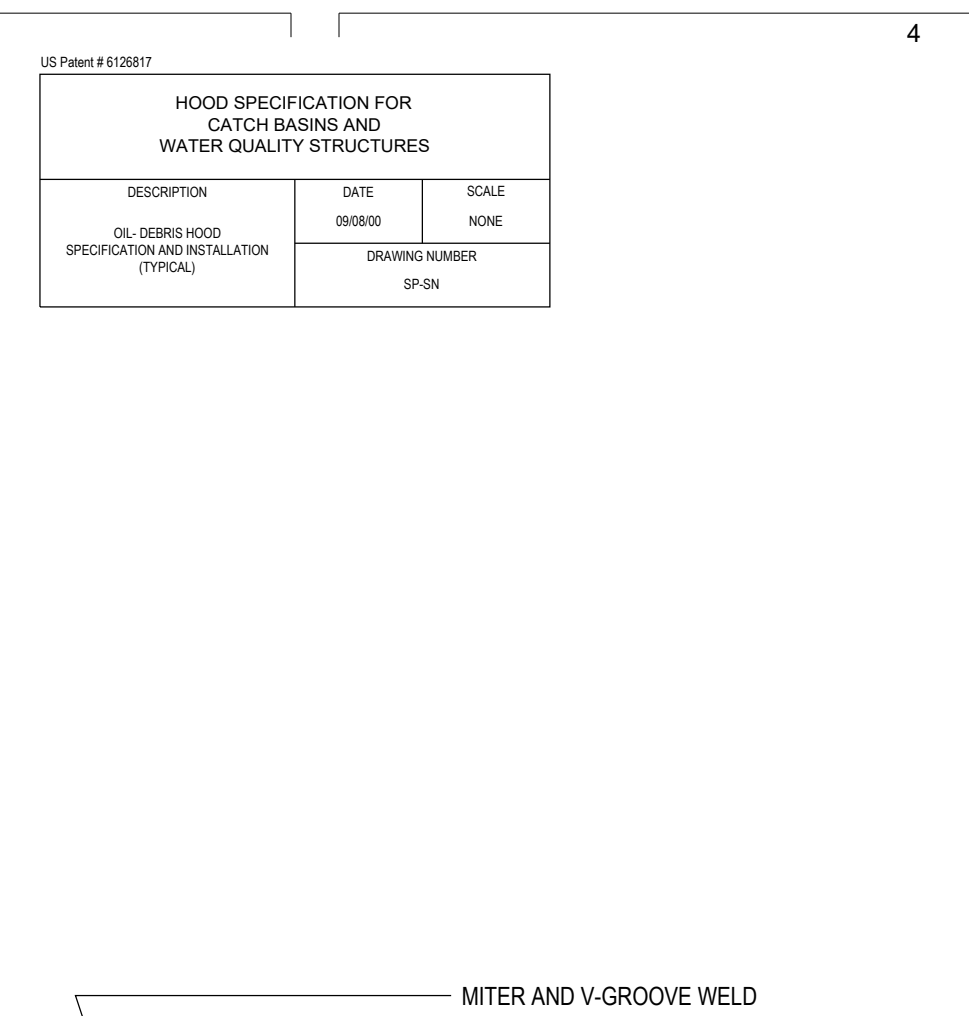
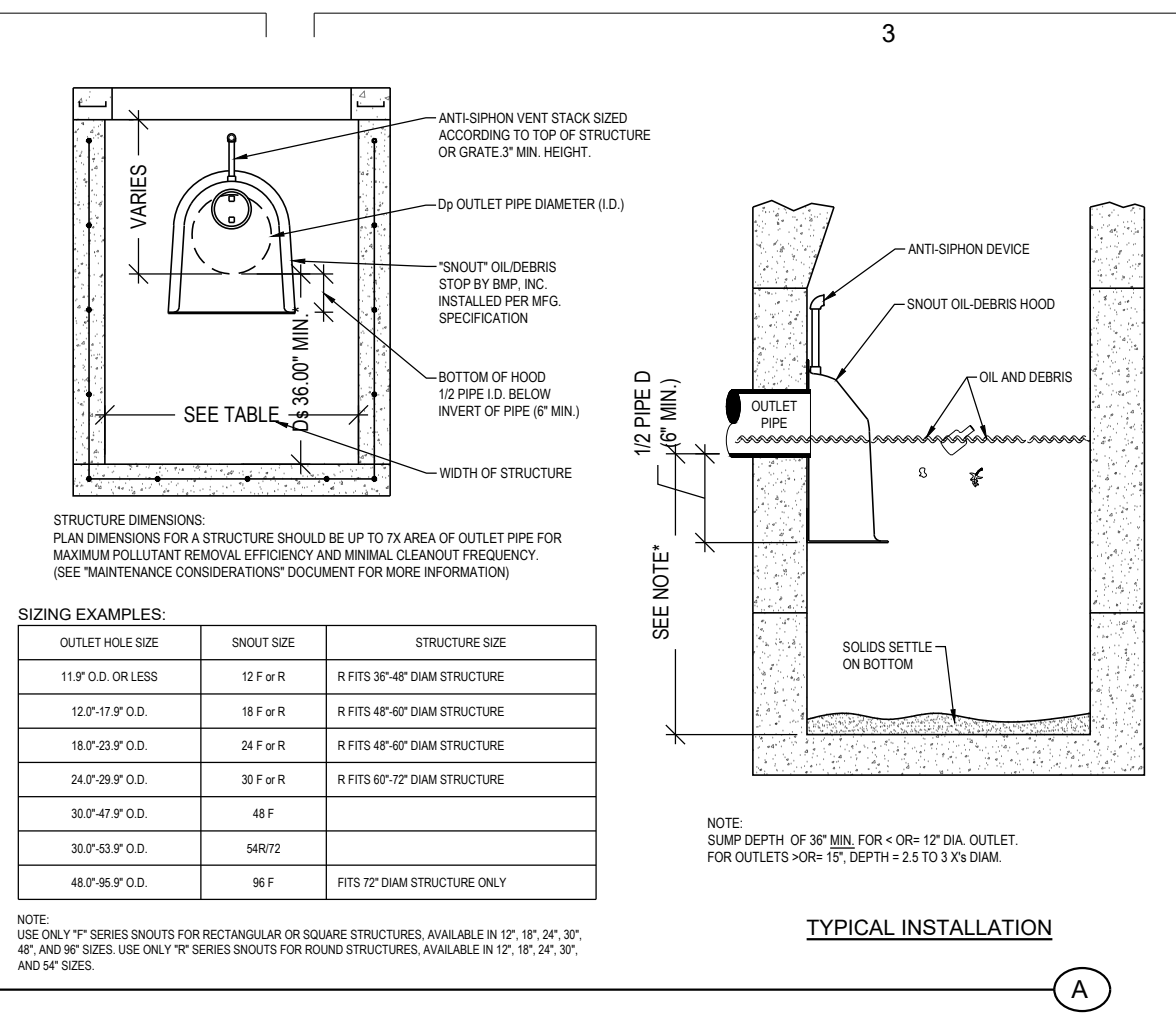
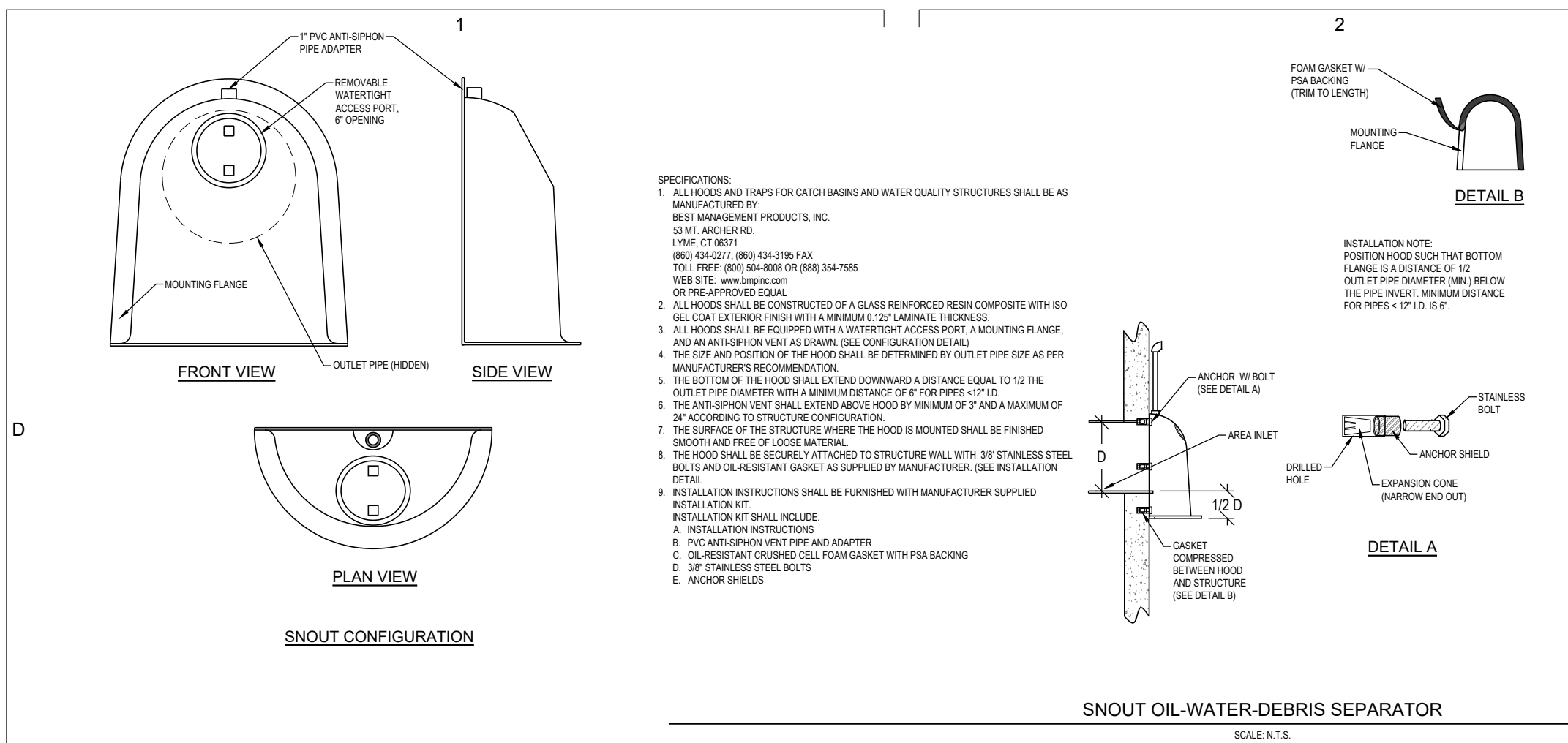
L SEWER CLEAN-OUT
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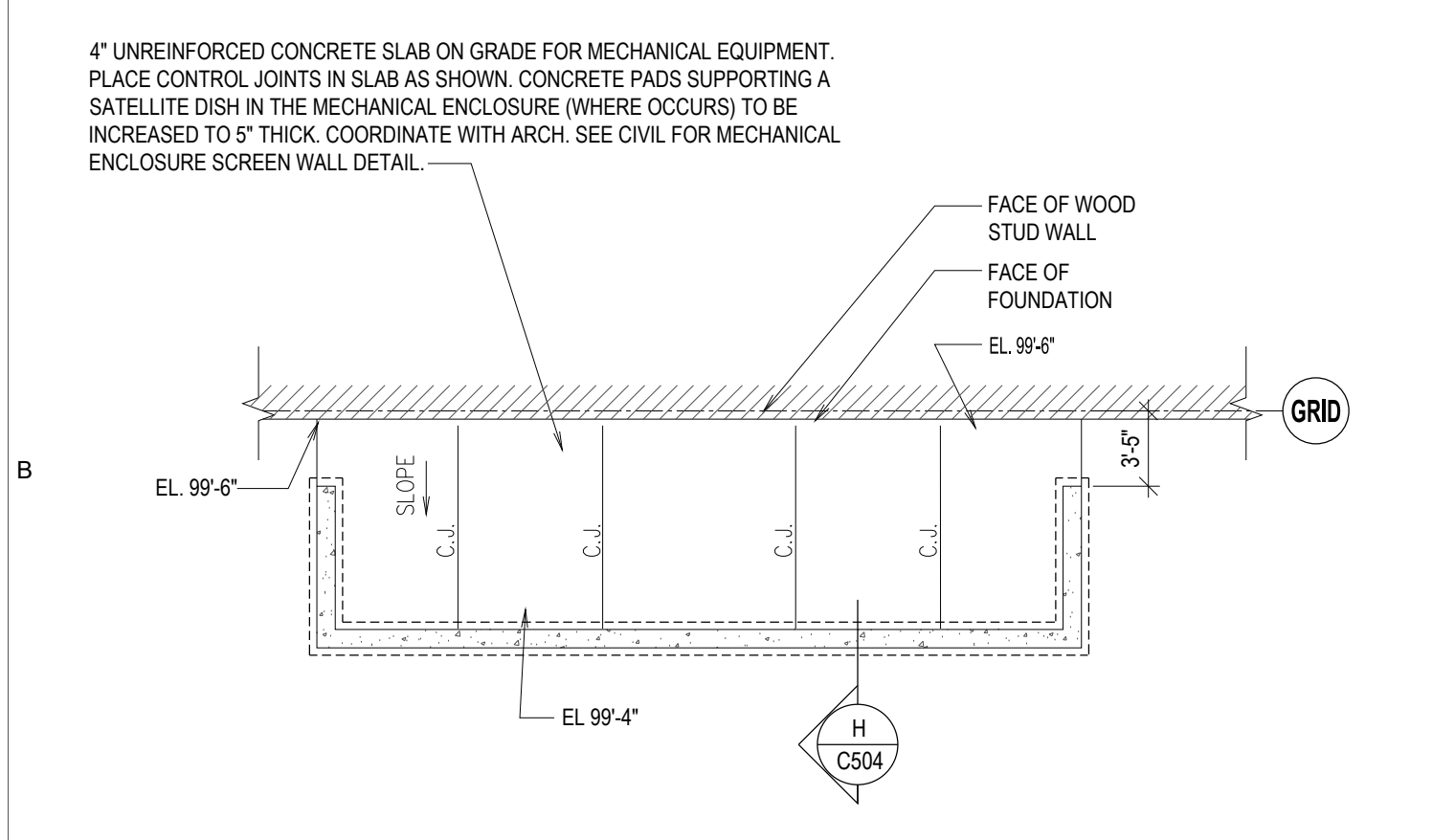
M DOWNSPOUT AND CATCH BASIN DETAIL
SCALE: N.T.S.



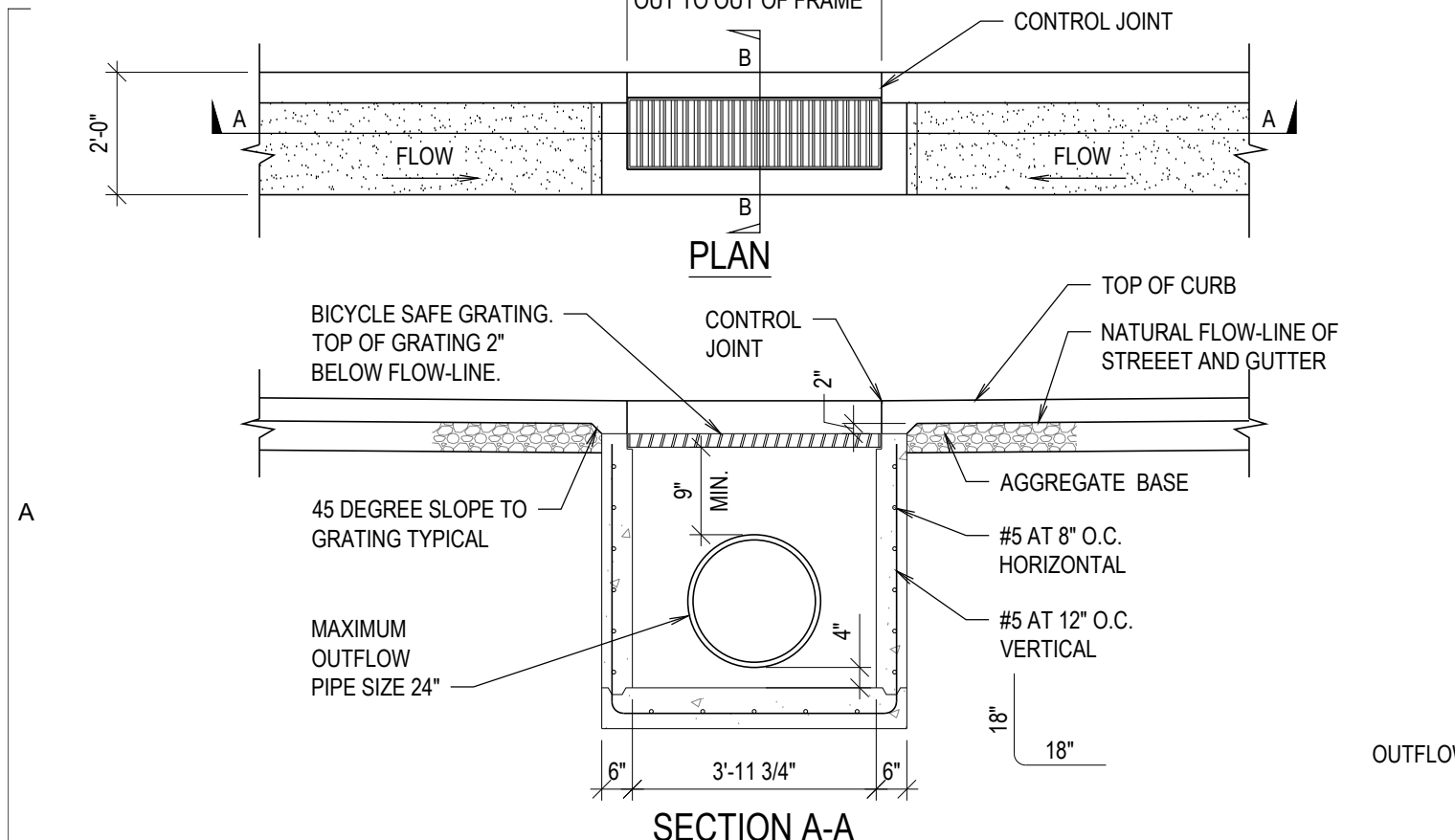
N ROOF DRAIN CONNECTION
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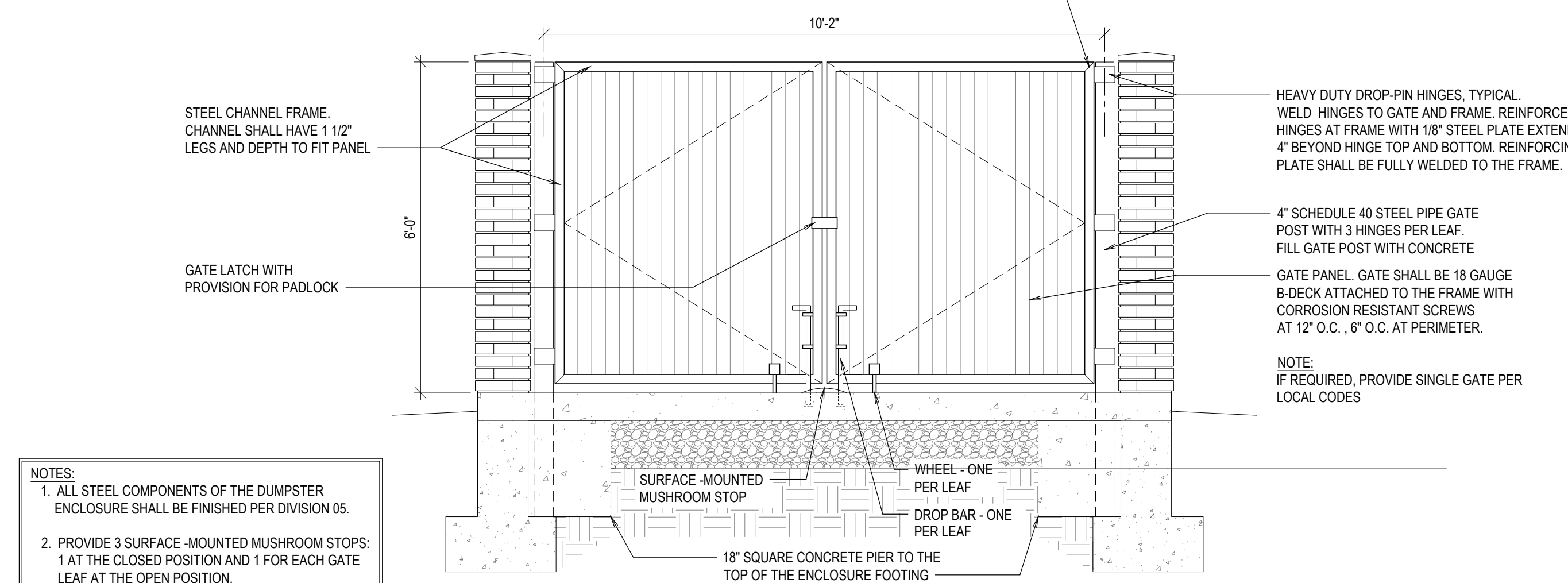
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



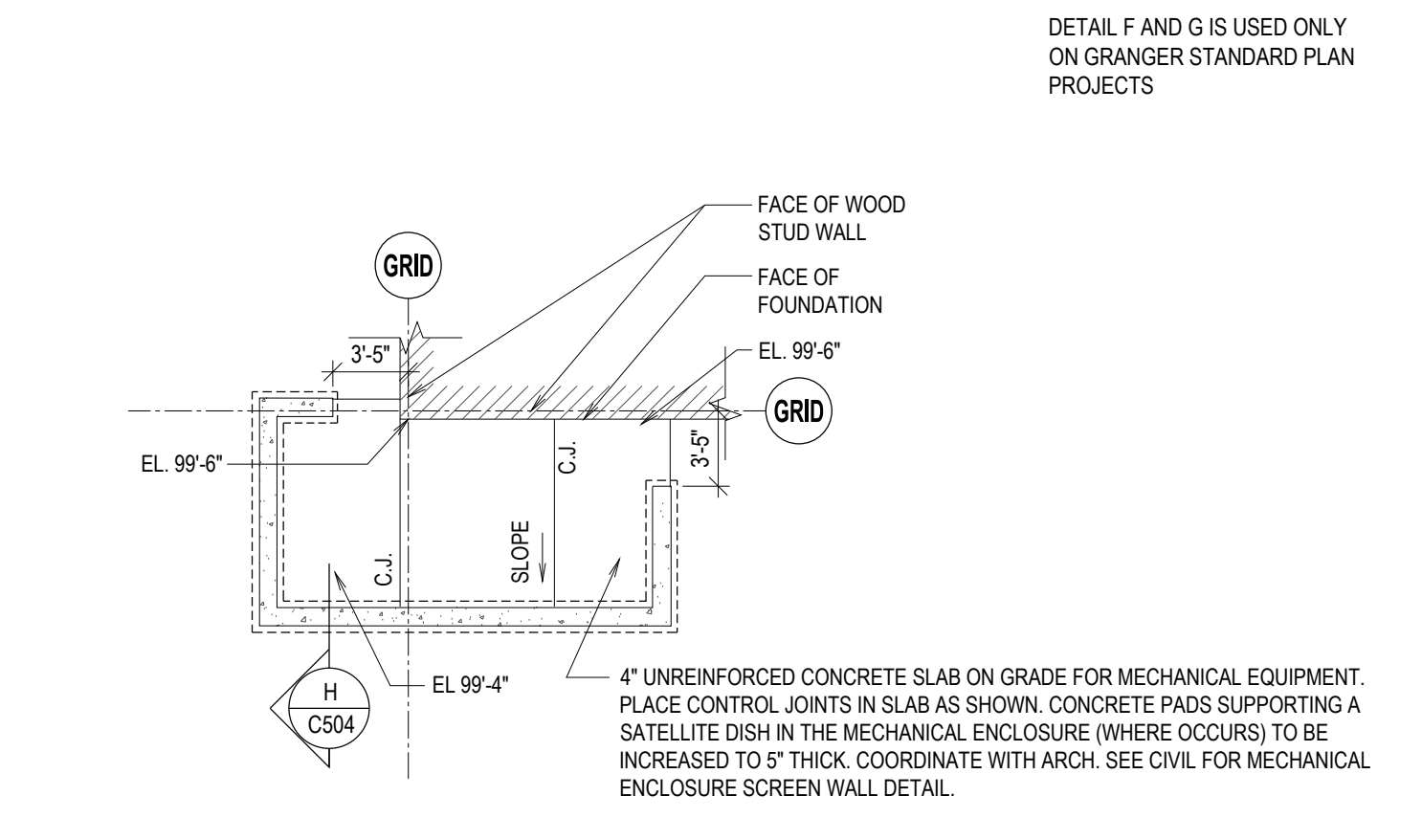
F MECHANICAL ENCLOSURE AT STRAIGHT WALL
SCALE: N.T.S.



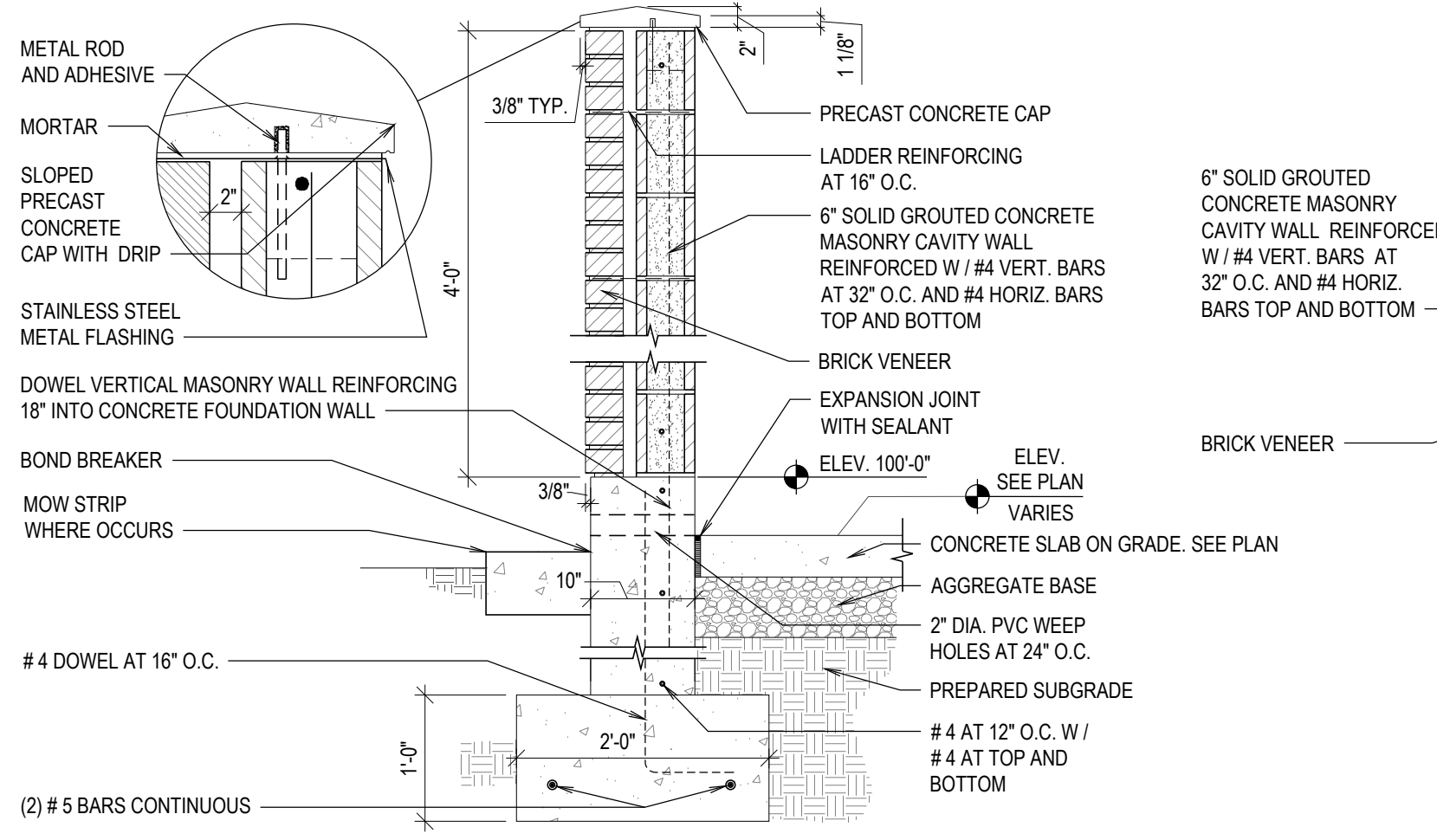
M SINGLE GUTTER INLET BOX
SCALE: N.T.S.



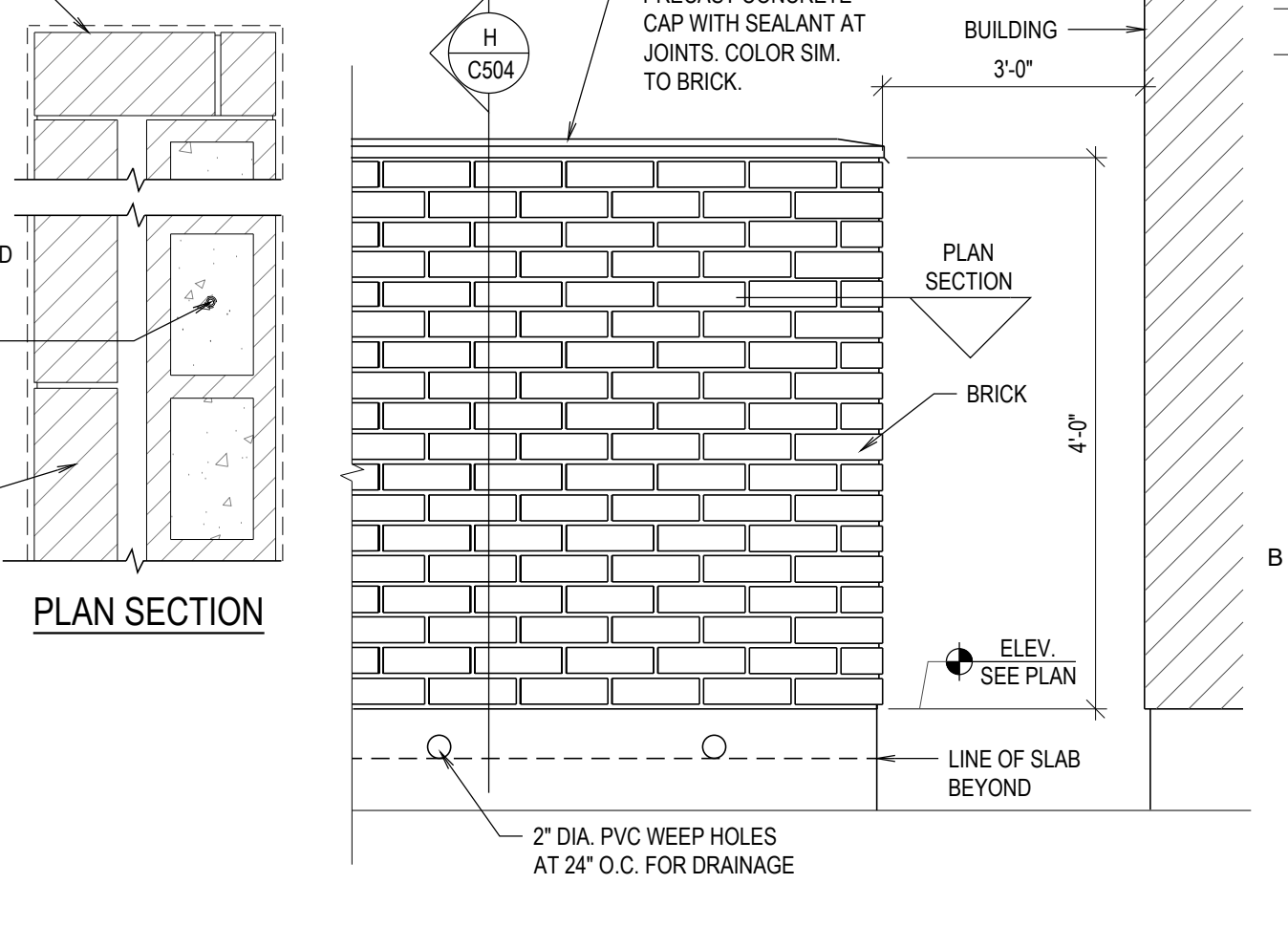
D MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



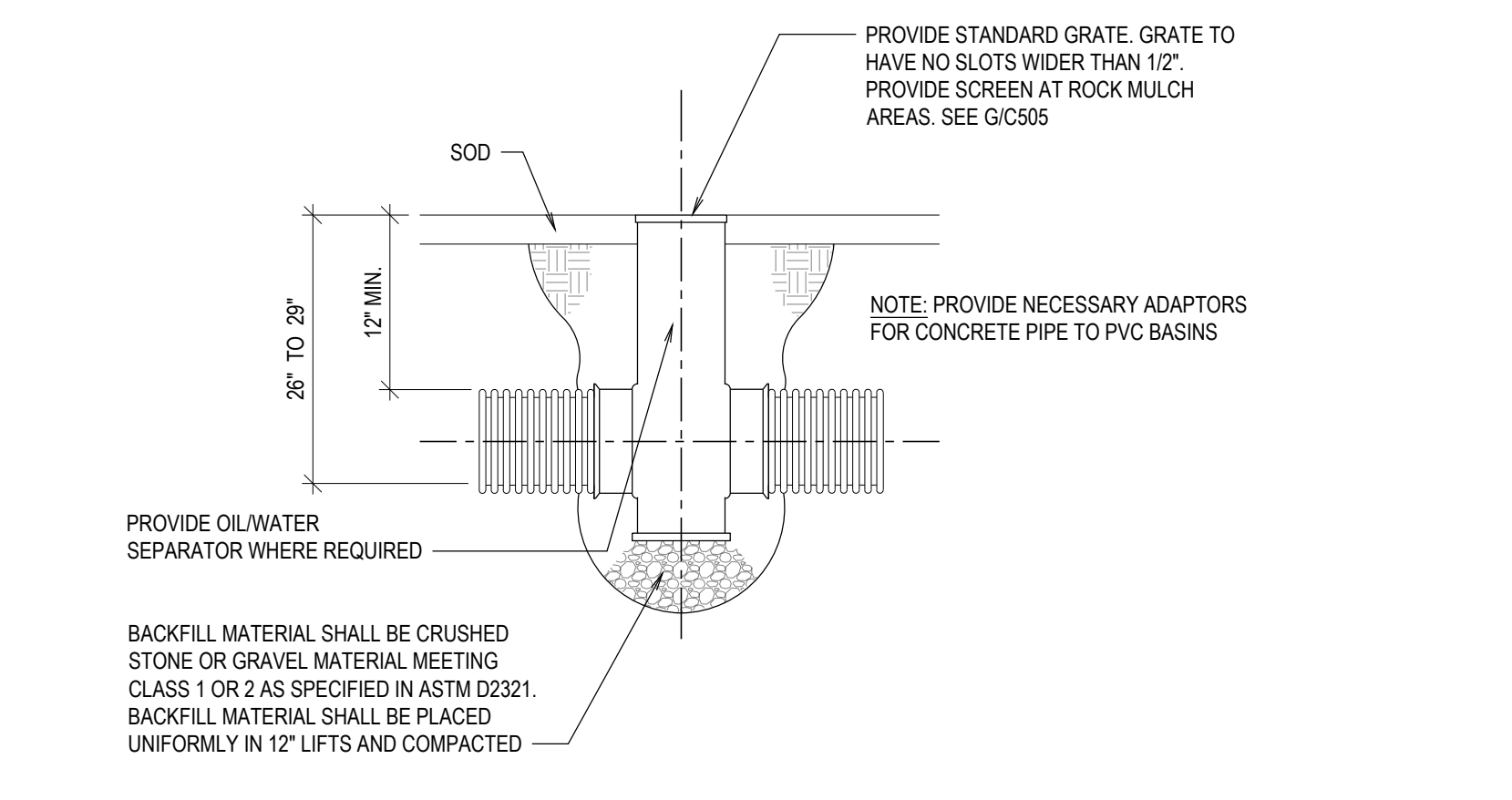
G MECHANICAL ENCLOSURE AT CORNER WALL
SCALE: N.T.S.



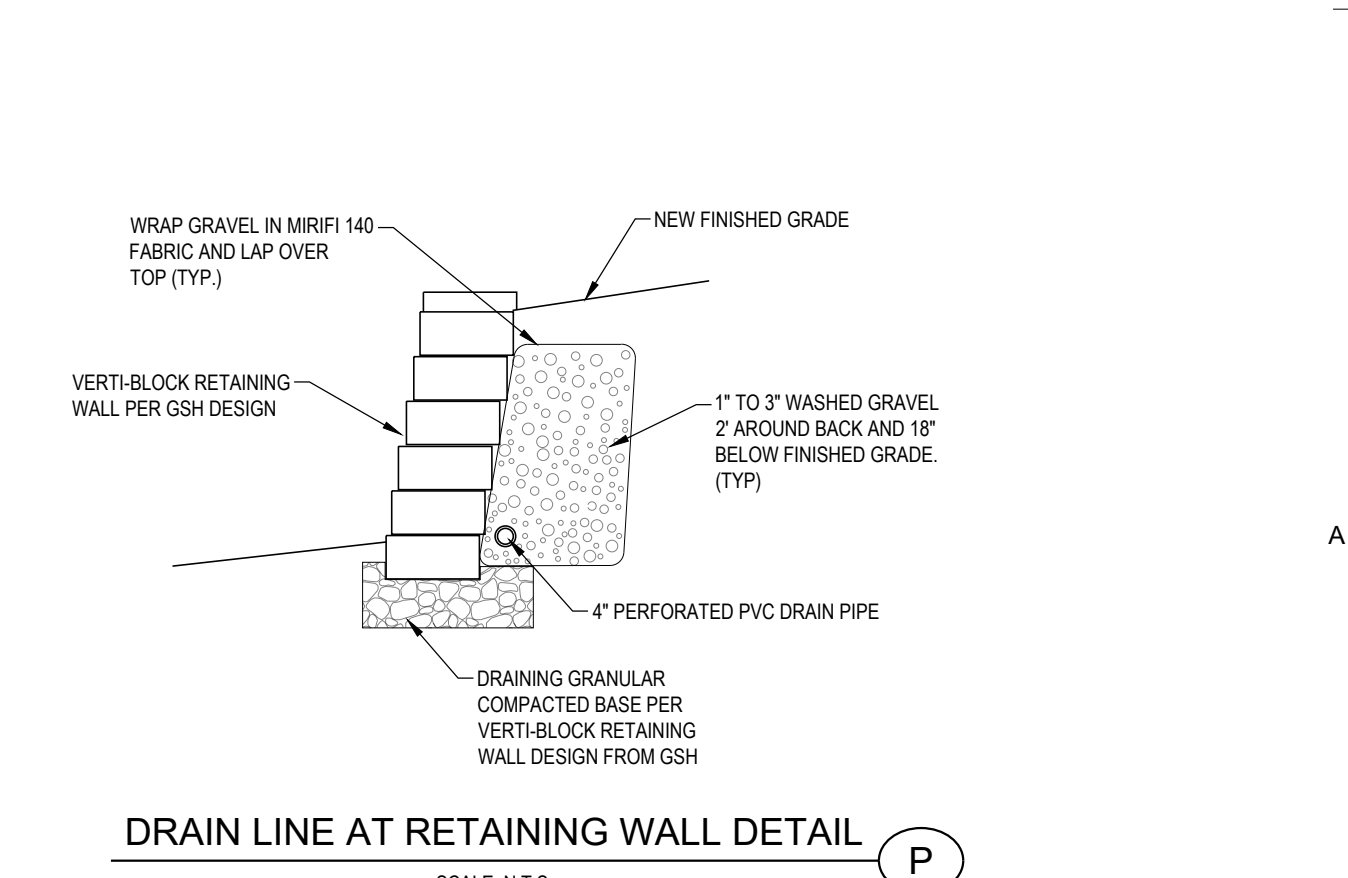
H MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S. (ALTERNATE TO G/C504) - FOR RIBBED SLAB FOUNDATION TYPE



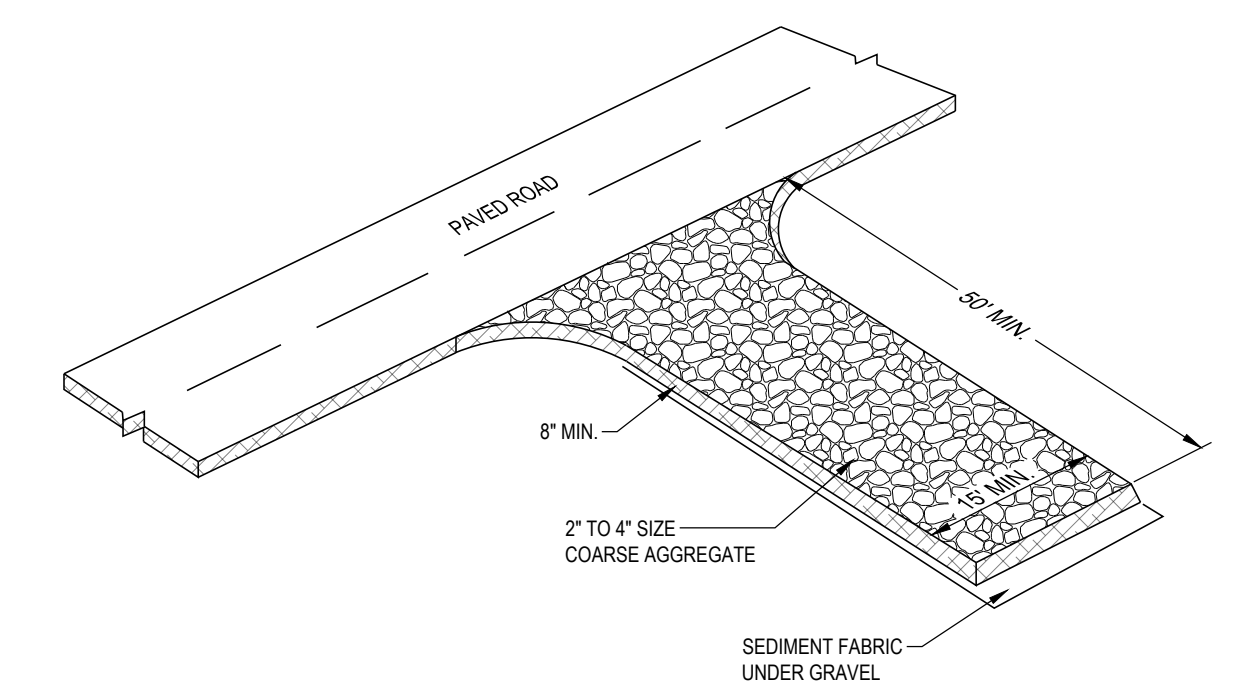
J MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.



N 12\"/>



P DRAIN LINE AT RETAINING WALL DETAIL
SCALE: N.T.S.



OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
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- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

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

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

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

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

A. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 930 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USDC/IMECC GUIDELINES FOR LABORATORY PROCEDURES:

B. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04-11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"

C. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 36% SHALL NOT EXCEED 3 INCHES IN LENGTH IN ACCORDANCE WITH TMECC 03-02-0, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"

D. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.

E. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.

F. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS

- FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
- FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
- INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
- STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
- FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
- IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
- THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE

4.0 MAINTENANCE:

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

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

6.0 PERFORMANCE:

- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
- WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
- CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-226-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:

- FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HOPE KNITTED MESH NETTING MATERIAL FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
- FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
- CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-226-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

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

WINDSWEPT ORGANIX INC.
WORK: 408-963-4638
FAX: 408-942-4251
850 SOUTH BOULE AV. SUITE 2
CHANDLER, AZ 85225

OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

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

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

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

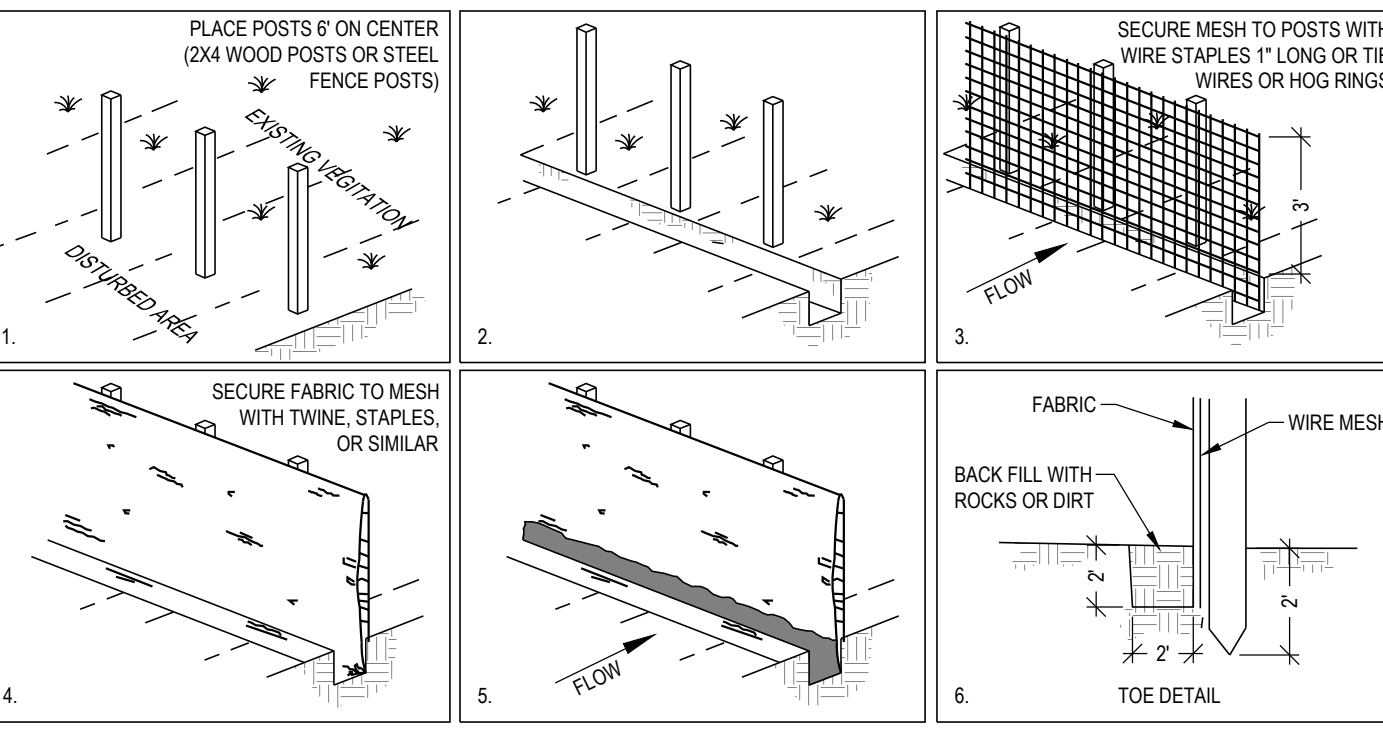
LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.



OBJECTIVES

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- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (1/4 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

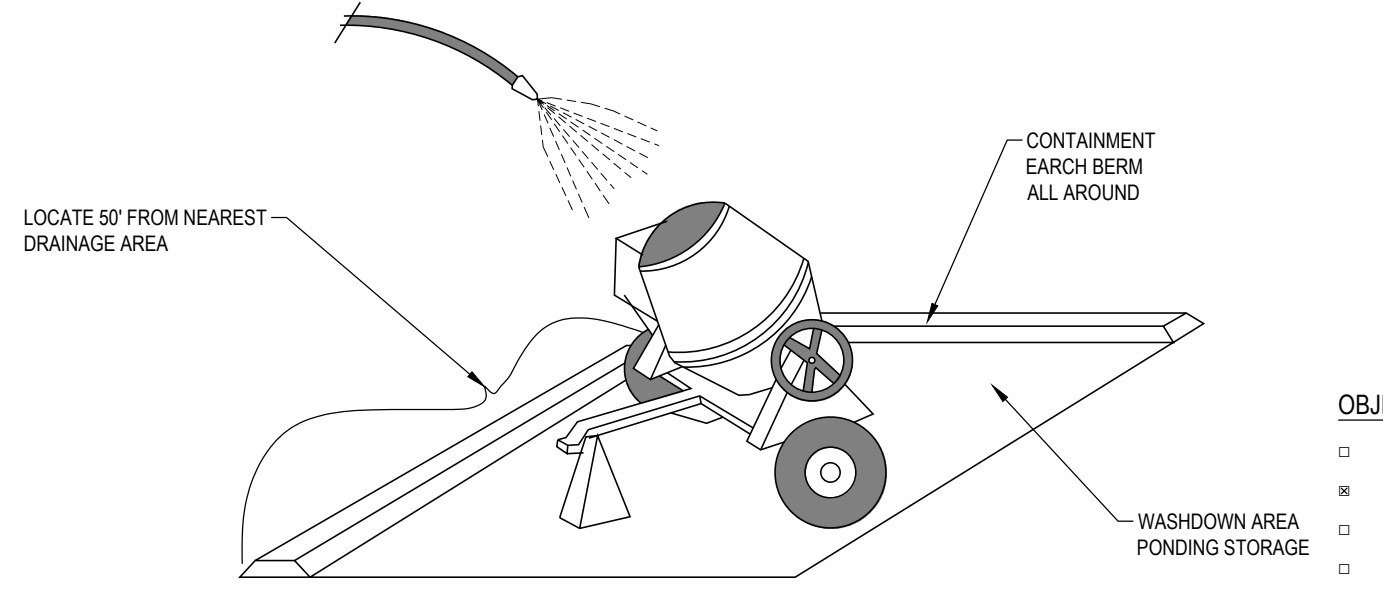
LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.



OBJECTIVES

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- CONTROL INTERNAL EROSION

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- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

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- O & M COSTS
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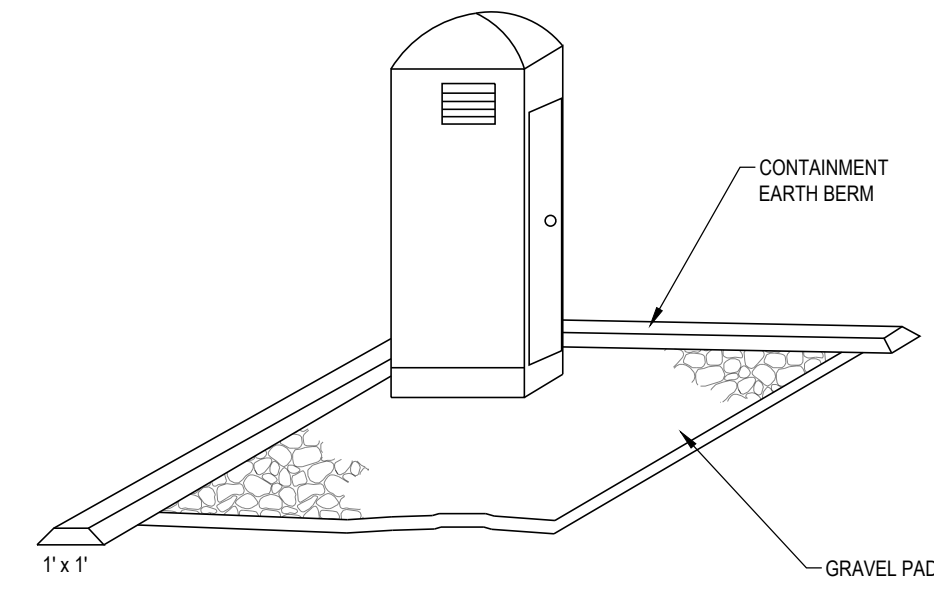
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MAINTENANCE:

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

SCALE: N.T.S.



OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

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

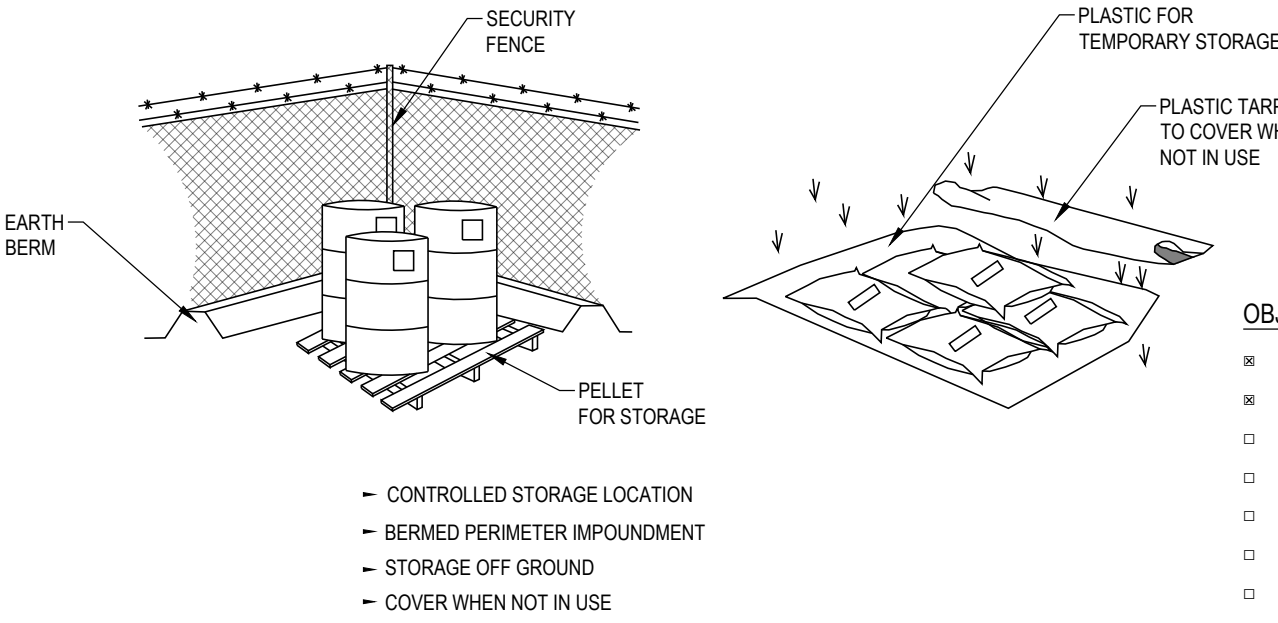
LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

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

SCALE: N.T.S.



OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

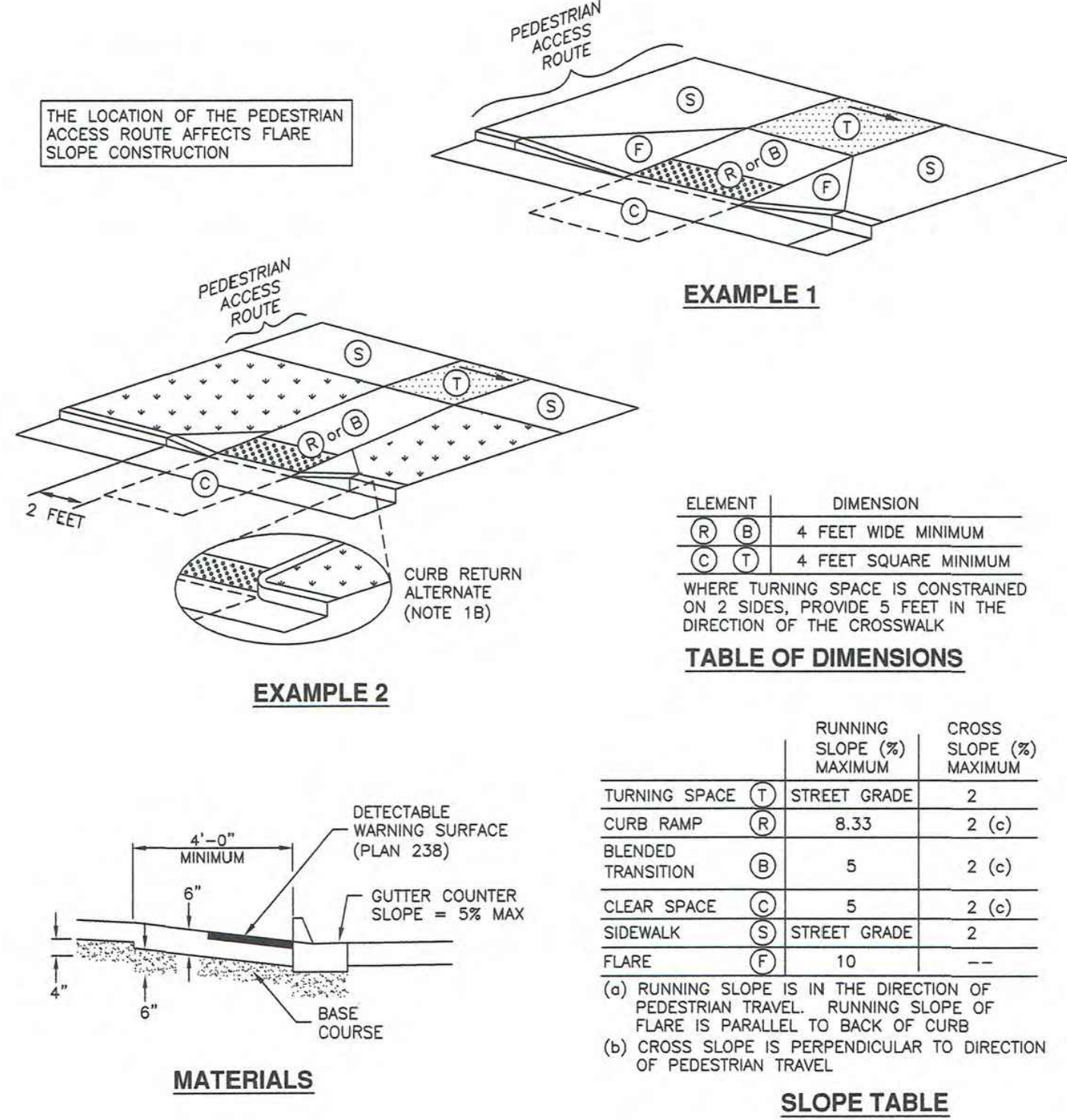
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:

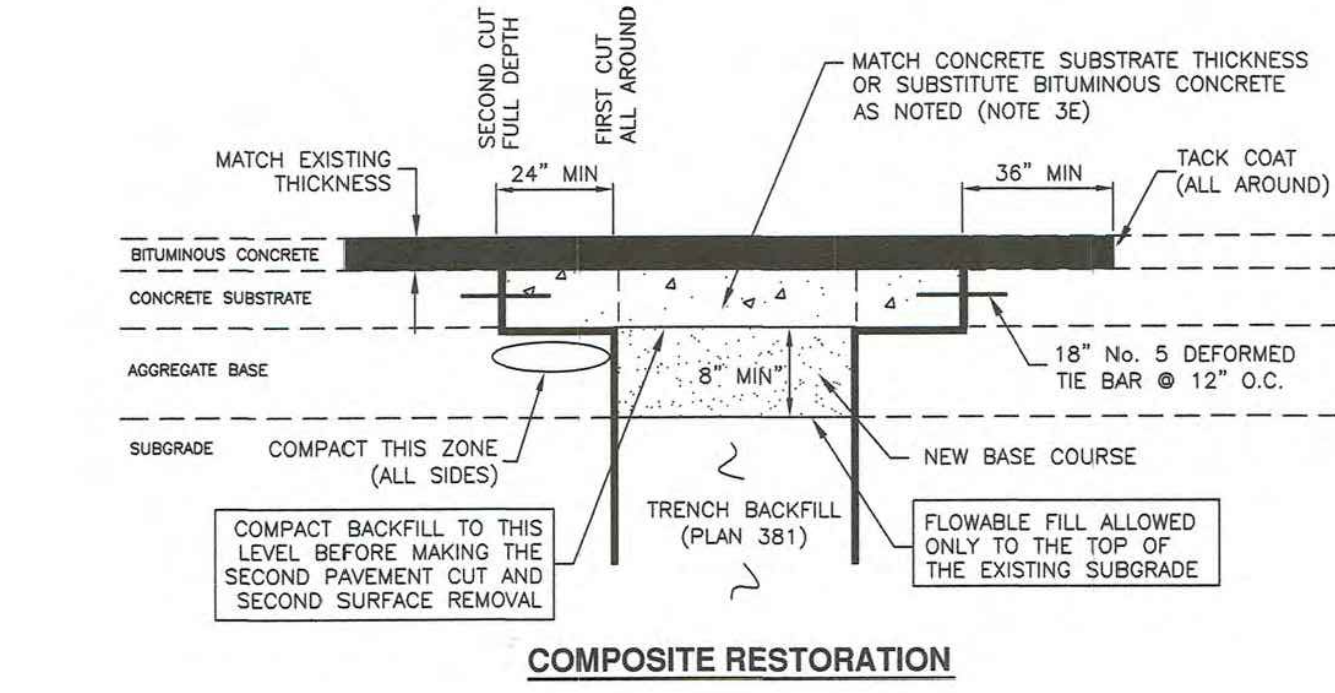
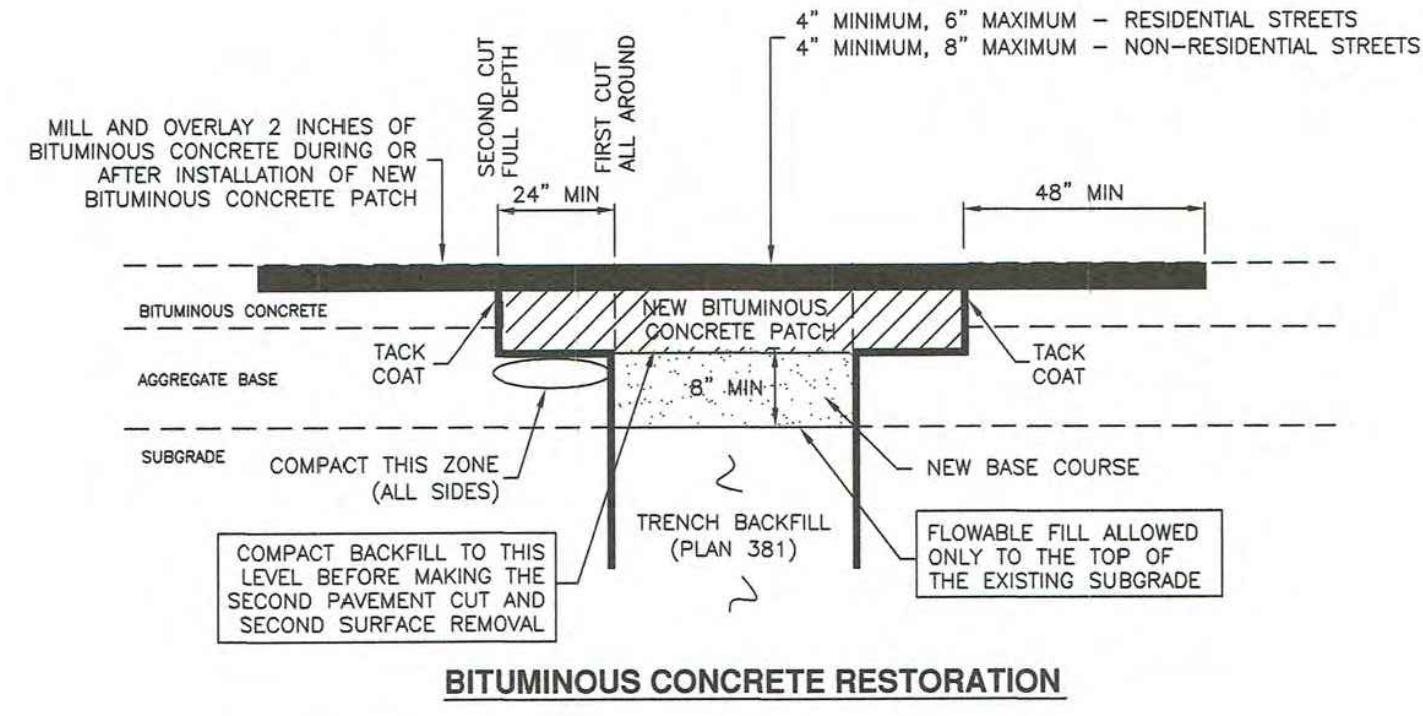
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

SCALE: N.T.S.

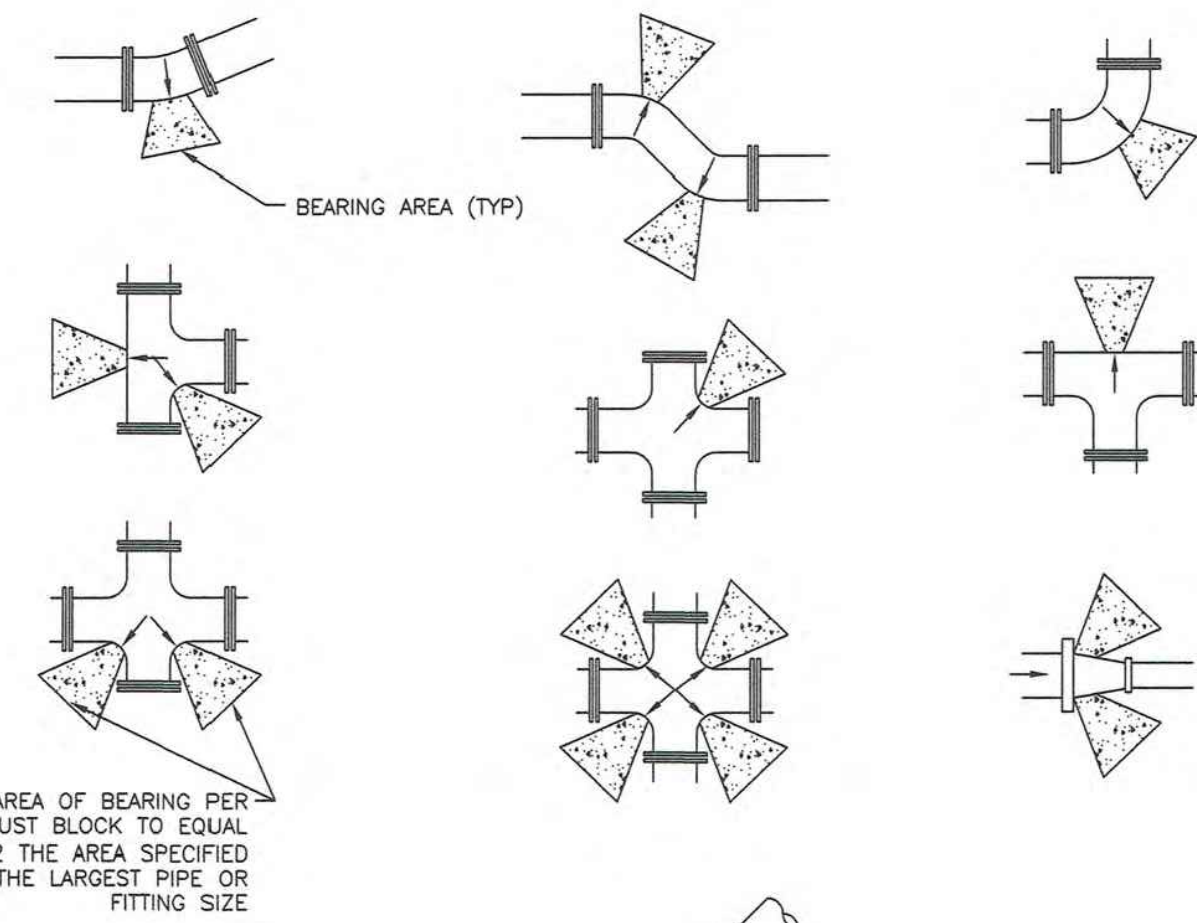
TURNING SPACE AT SIDEWALK LEVEL



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

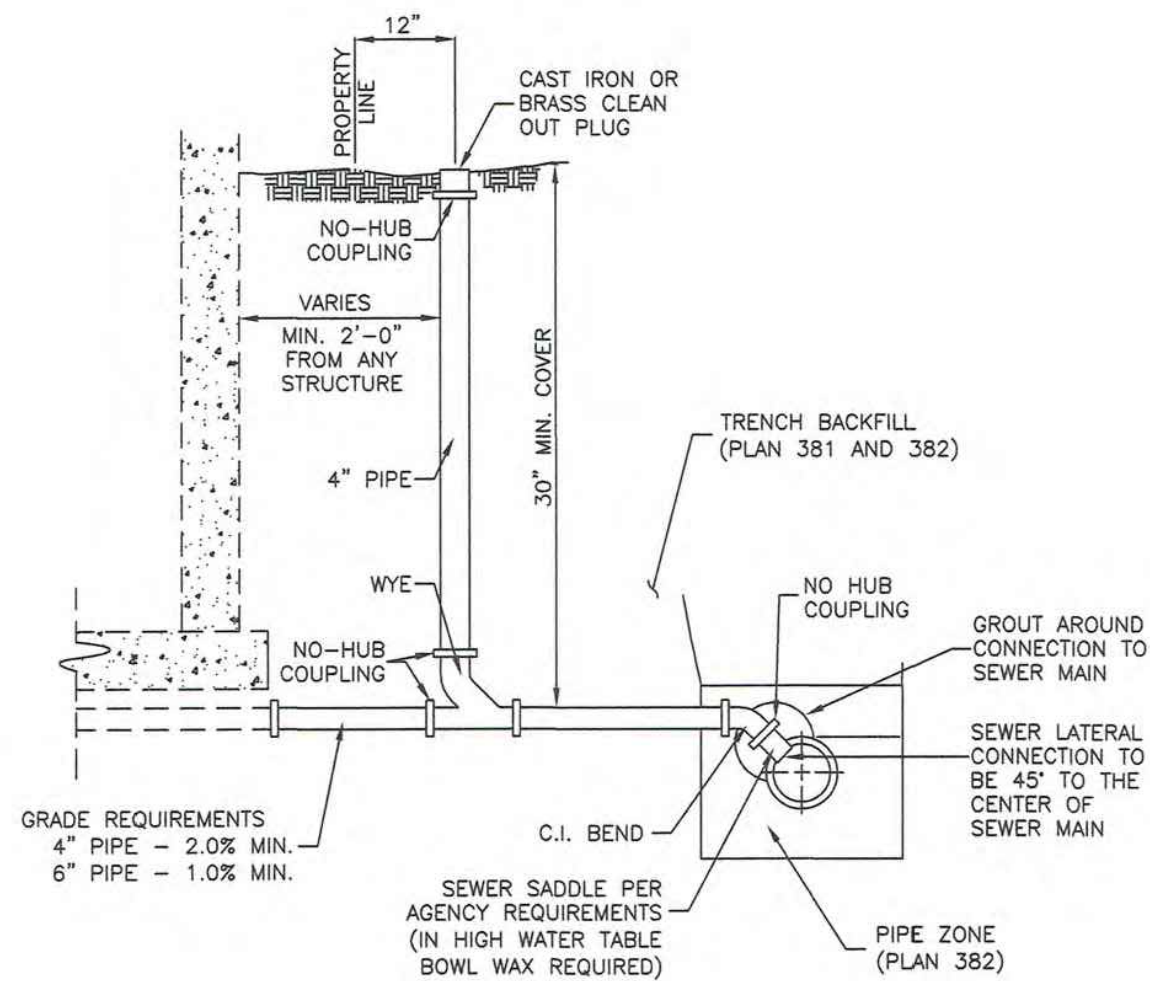


APWA Utah Chapter **Bituminous pavement T-patch** Plan **255** November 2015

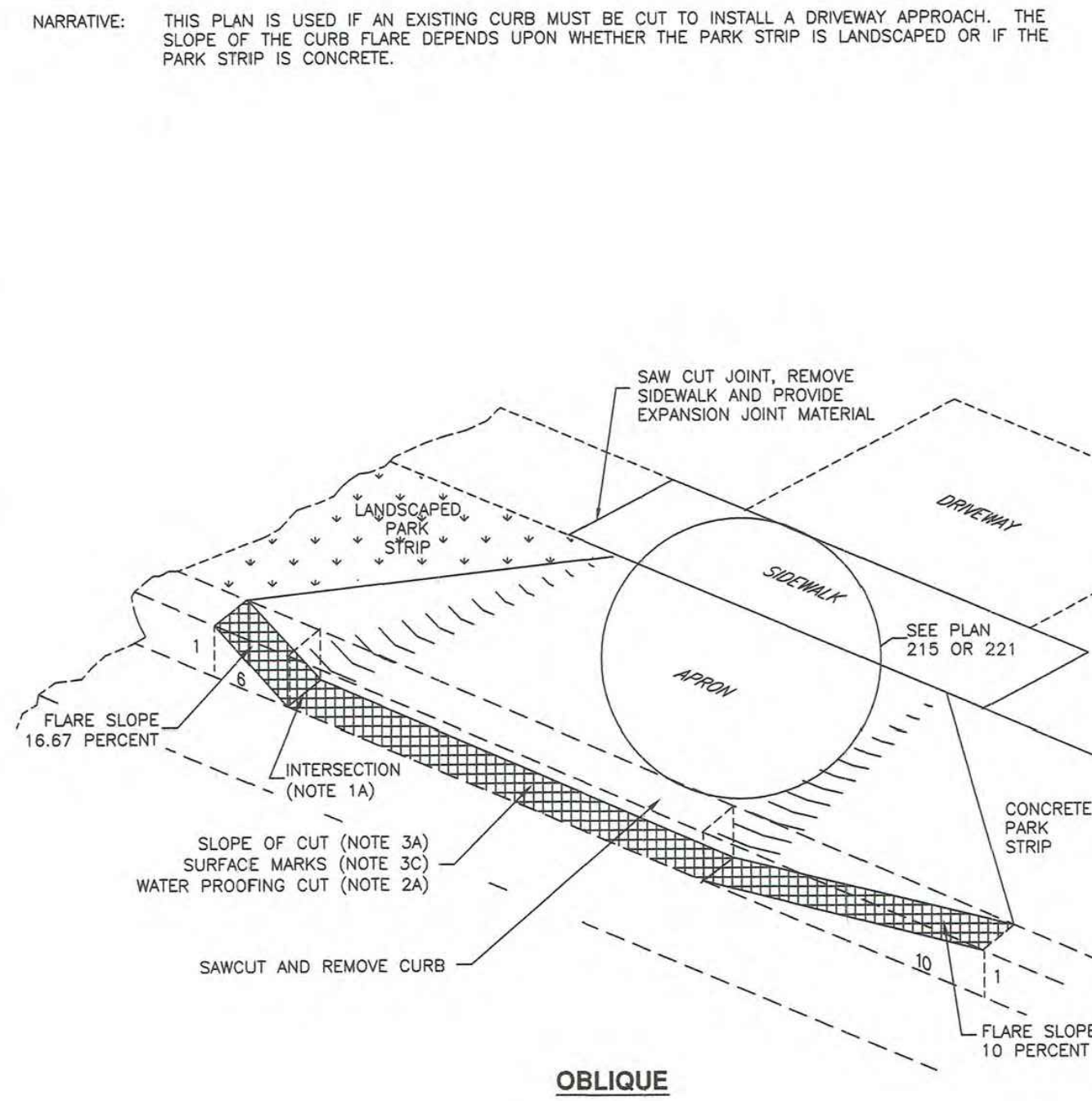


SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	18

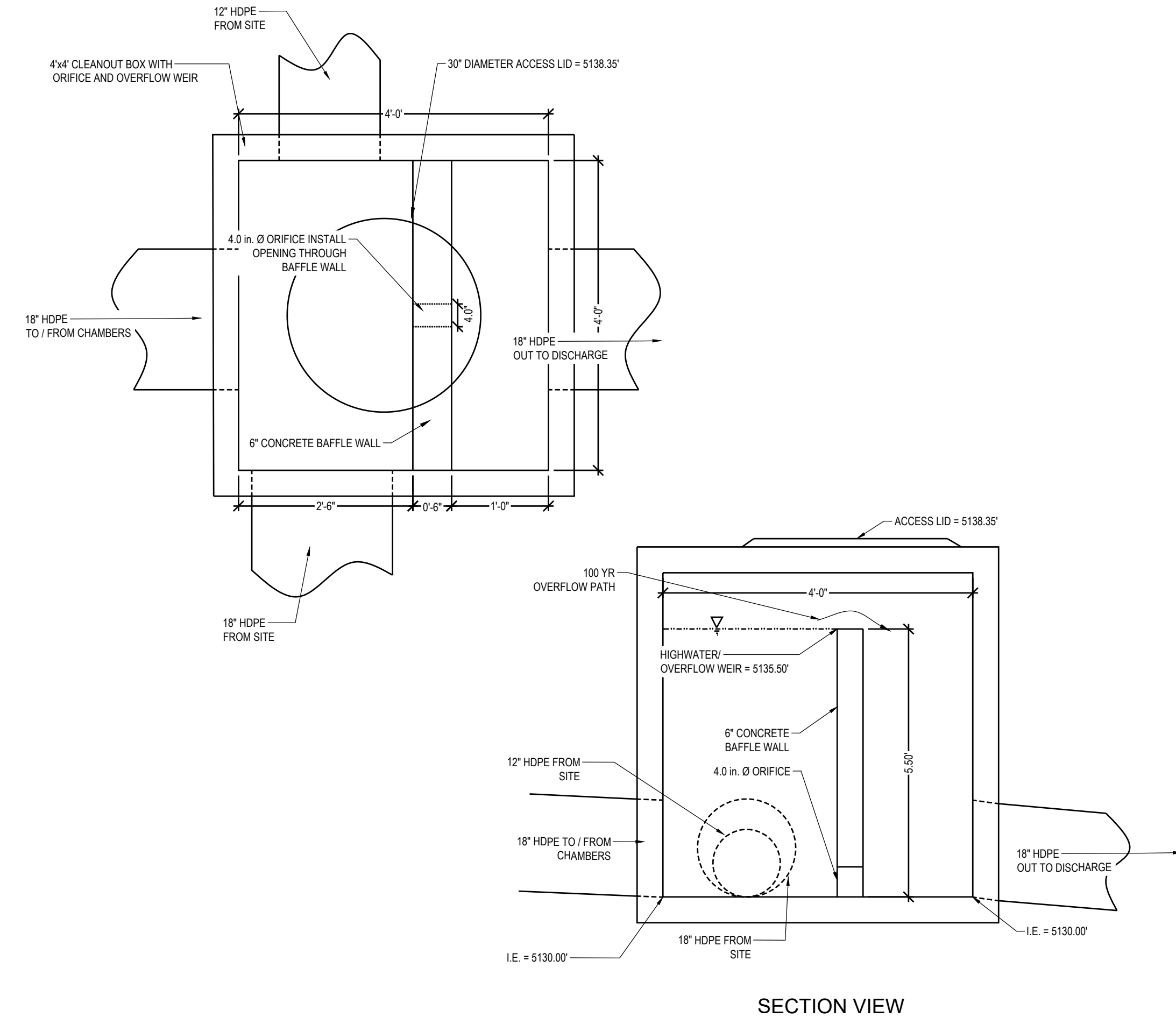
APWA Utah Chapter **Direct bearing thrust block** Plan **561** August 2010



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



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



APWA Utah Chapter **OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR** Plan **F**



SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

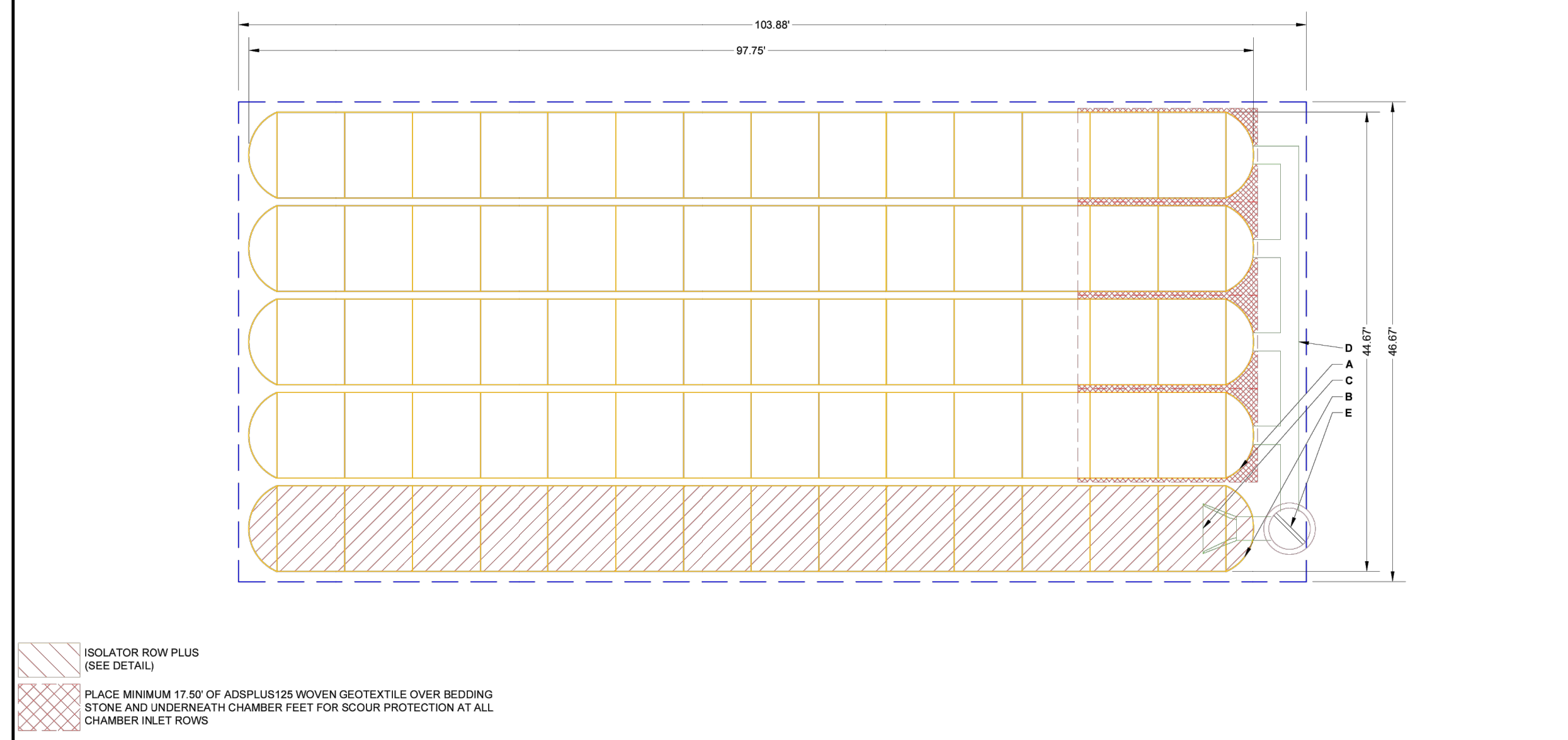
JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints
DATE: 09.13.2024

REV	DATE	DESCRIPTION
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CIVIL DETAILS

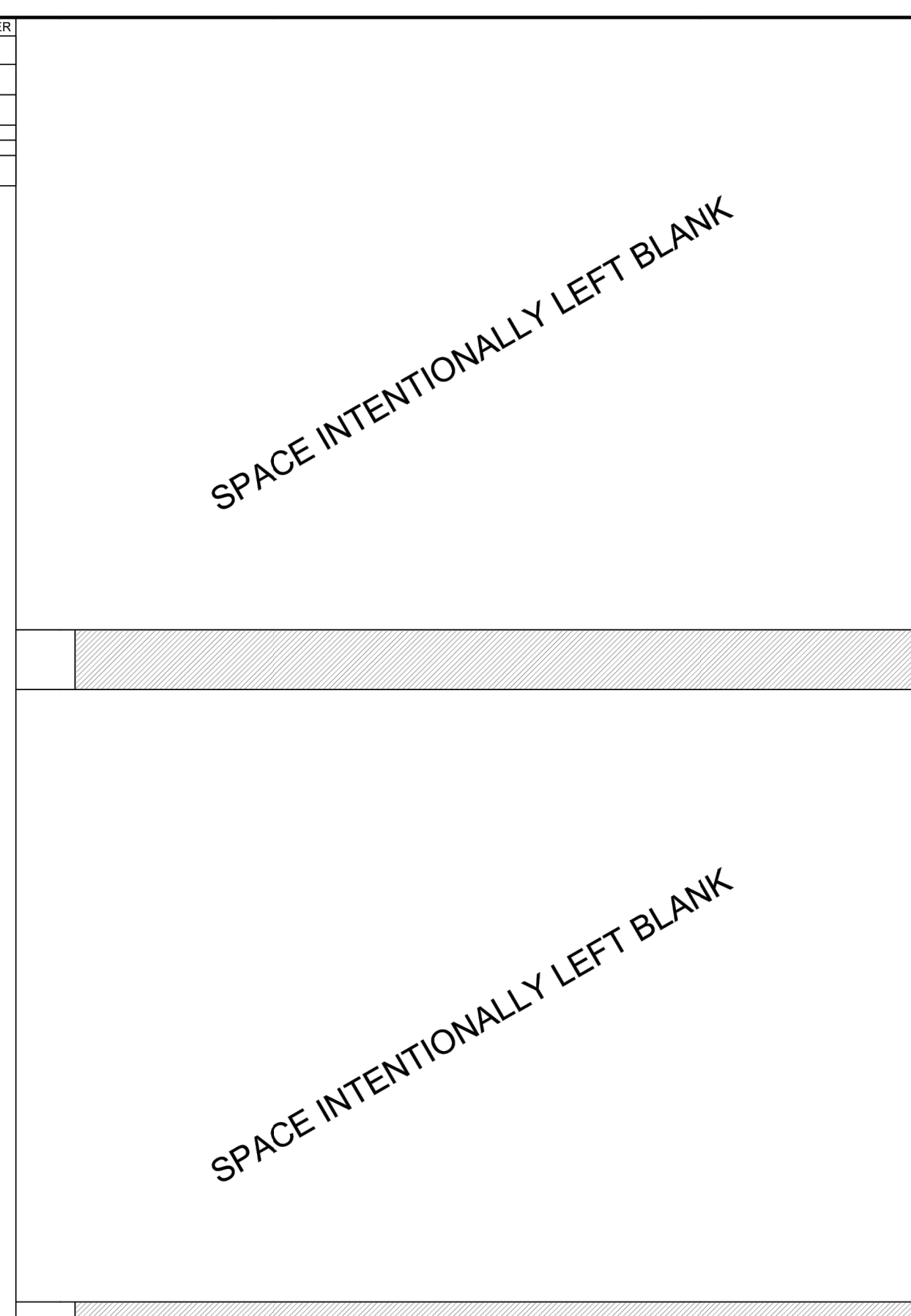
C5.05

PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS:	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
70 STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):					
10 STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):					
12 STONE ABOVE (B)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):					
8 STONE BELOW (B)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):					
40 STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):					
20714 INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE					
(PERIMETER STONE INCLUDED)	TOP OF MC-7200 CHAMBER					
(COVER STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT					
(BASE STONE INCLUDED)	18" X 18" BOTTOM MANIFOLD INVERT					
4848 SYSTEM AREA (SF)	BOTTOM OF MC-7200 CHAMBER					
301.1 SYSTEM PERIMETER (B)	BOTTOM OF STONE					22.0 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)
 PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
 BED LIMITS

NOTES:
 THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



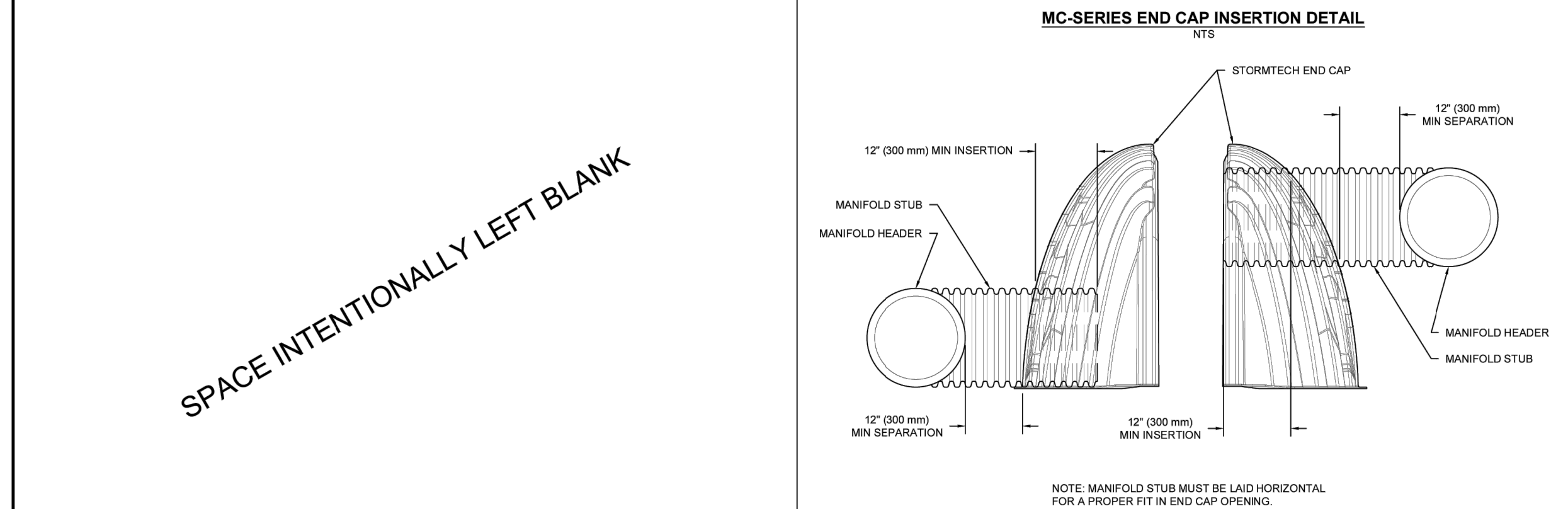
2 MC-7200 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

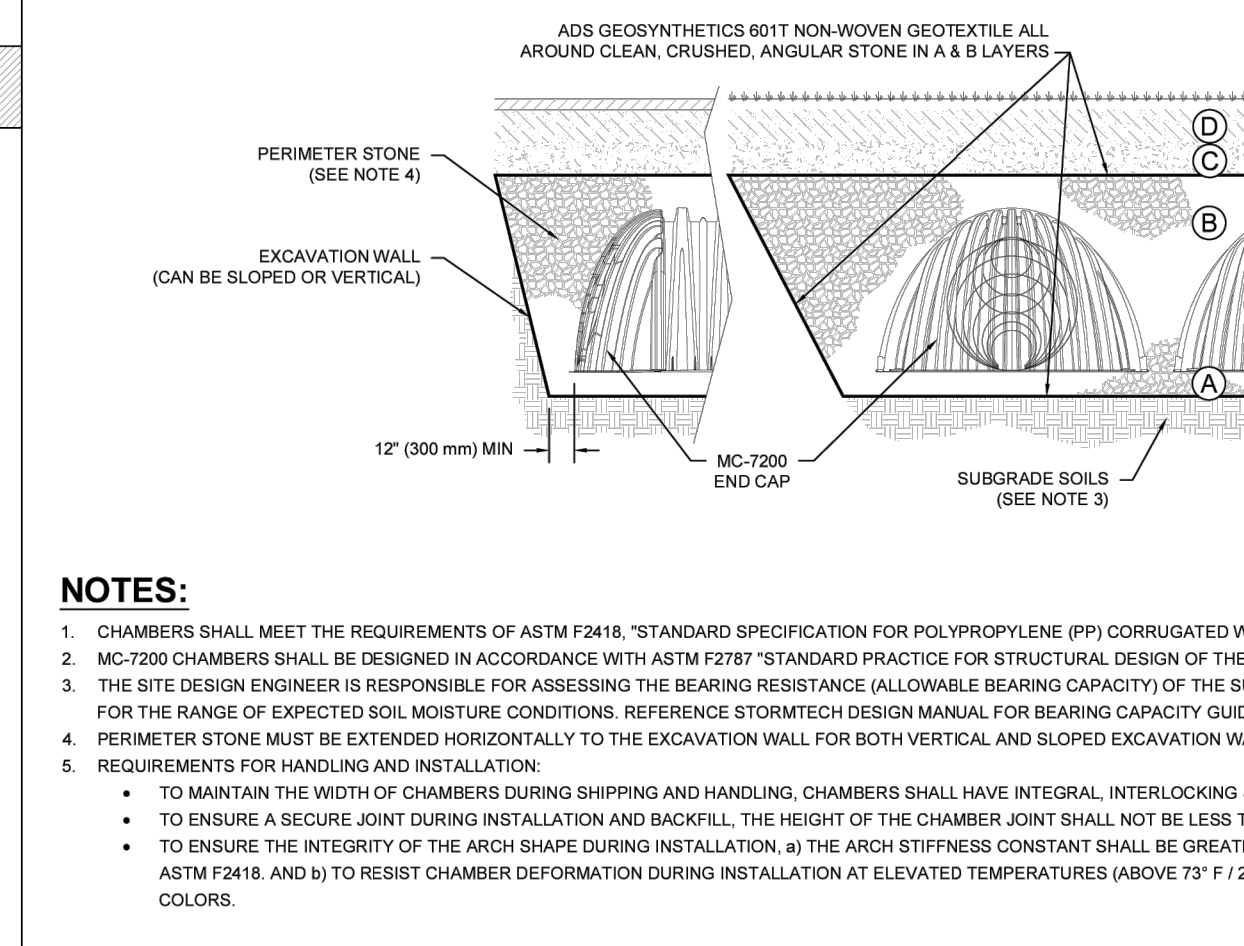
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M45 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO 4 MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACTION OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

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

3 MC-7200 ISOLATOR ROW PLUS DETAIL



4 MC-SERIES END CAP INSERTION DETAIL



1 MC-7200 CROSS SECTION DETAIL

NOTES:
 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
 2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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SPACE INTENTIONALLY LEFT BLANK

DATE: 09/24/2024
 PROJECT #:
 NOT TO SCALE
 DRAWN: DC
 CHECKED: N/A
 REV:
 SANTAQUIN CHURCH
 SANTAQUIN, UT, USA

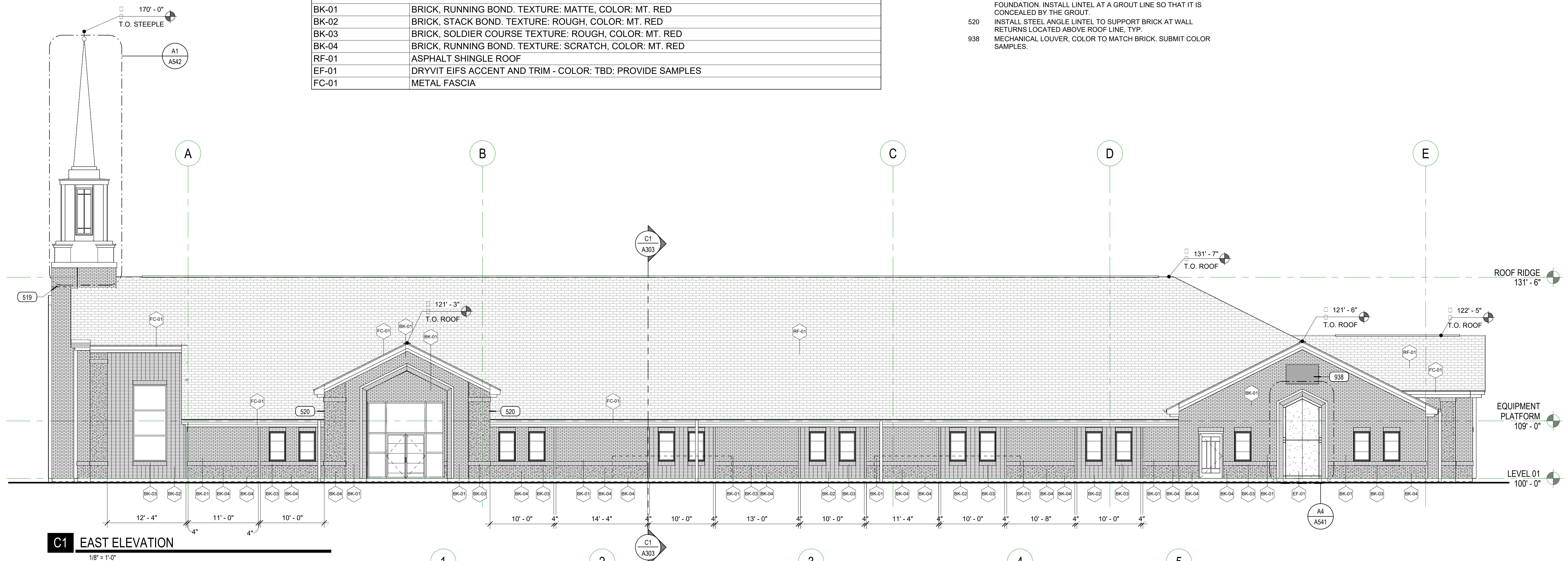
StormTech Chamber System
 1-800-824-6710 | WWW.STORMTECH.COM
 4840 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473
 SHEET
 1 OF 1

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

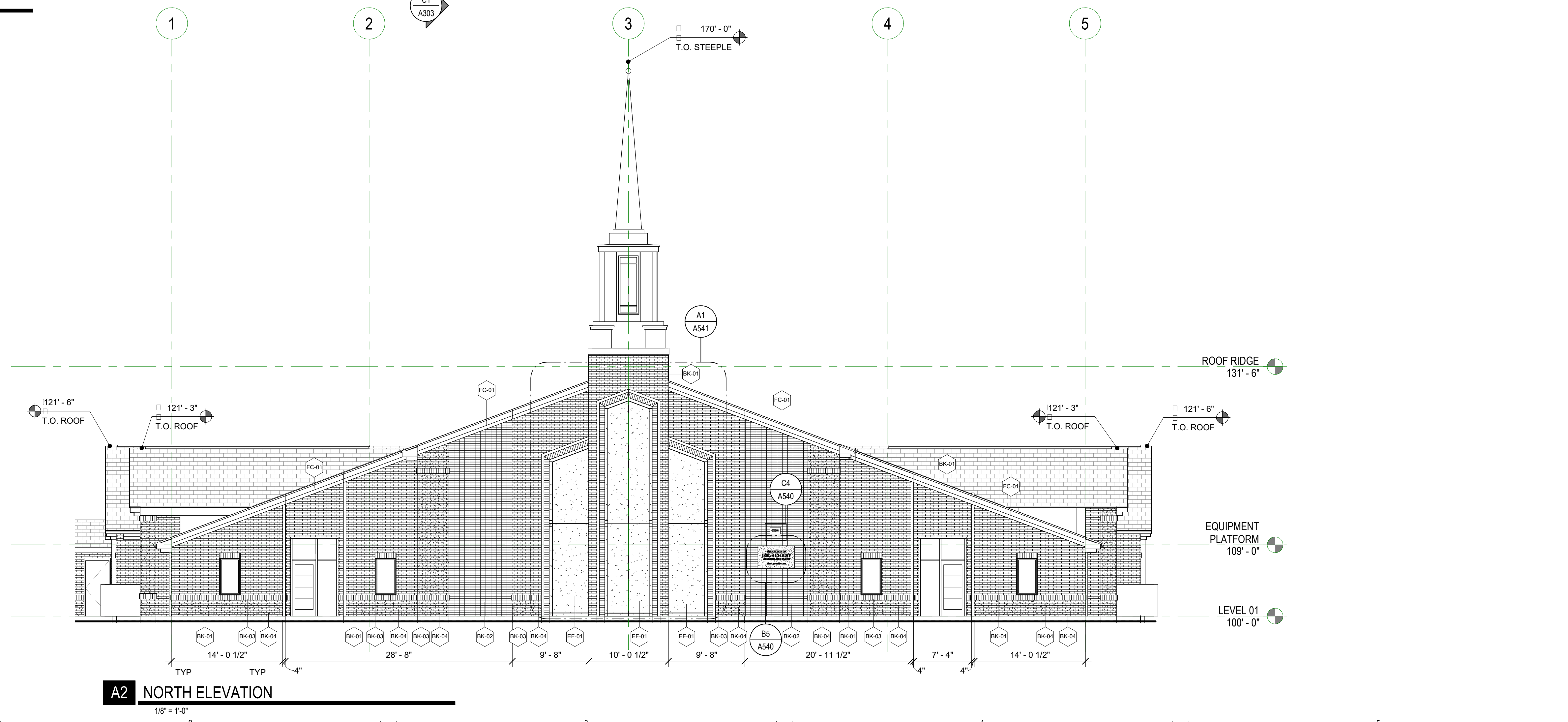
EXTERIOR MATERIALS LEGEND	
FINISH TYPE	DESCRIPTION
BK-01	BRICK, RUNNING BOND. TEXTURE: MATTE, COLOR: MT. RED
BK-02	BRICK, STACK BOND. TEXTURE: ROUGH, COLOR: MT. RED
BK-03	BRICK, SOLDIER COURSE TEXTURE: ROUGH, COLOR: MT. RED
BK-04	BRICK, RUNNING BOND. TEXTURE: SCRATCH, COLOR: MT. RED
RF-01	ASPHALT SHINGLE ROOF
EF-01	DRYVIT EIFS ACCENT AND TRIM - COLOR: TBD: PROVIDE SAMPLES
FC-01	METAL FASCIA

KEYED NOTE

- 519 INSTALL STEEL ANGLE LINTEL AT 30'-0" MAX. HT. ABOVE THE FOUNDATION. INSTALL LINTEL AT A GROUT LINE SO THAT IT IS CONCEALED BY THE GROUT.
- 520 INSTALL STEEL ANGLE LINTEL TO SUPPORT BRICK AT WALL RETURNS LOCATED ABOVE ROOF LINE. TYP.
- 938 MECHANICAL LOUVER, COLOR TO MATCH BRICK. SUBMIT COLOR SAMPLES.



C1 EAST ELEVATION
1/8" = 1'-0"



A2 NORTH ELEVATION
1/8" = 1'-0"

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER: 501-2698
OWNER: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
DATE: 04.11.2024

REV DATE DESCRIPTION

EXTERIOR ELEVATION

A202

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

JOB NUMBER: 501-2698
OWNER: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
DATE: 04.11.2024

REV DATE DESCRIPTION

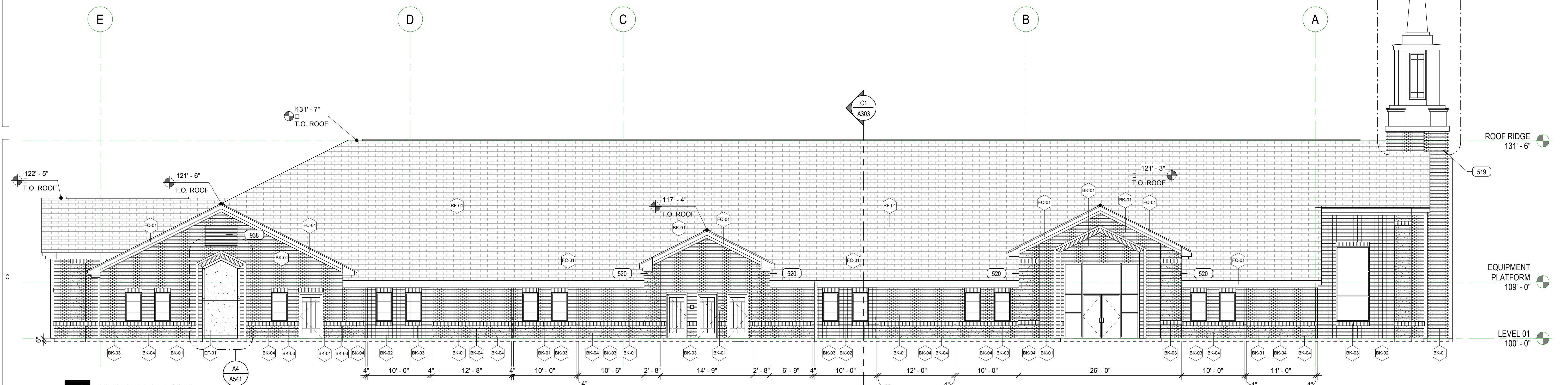
EXTERIOR ELEVATION

A201

EXTERIOR MATERIALS LEGEND	
FINISH TYPE	DESCRIPTION
BK-01	BRICK, RUNNING BOND. TEXTURE: MATTE, COLOR: MT. RED
BK-02	BRICK, STACK BOND. TEXTURE: ROUGH, COLOR: MT. RED
BK-03	BRICK, SOLDIER COURSE TEXTURE: ROUGH, COLOR: MT. RED
BK-04	BRICK, RUNNING BOND. TEXTURE: SCRATCH, COLOR: MT. RED
RF-01	ASPHALT SHINGLE ROOF
EF-01	DRYVIT EIFS ACCENT AND TRIM - COLOR: TBD: PROVIDE SAMPLES
FC-01	METAL FASCIA

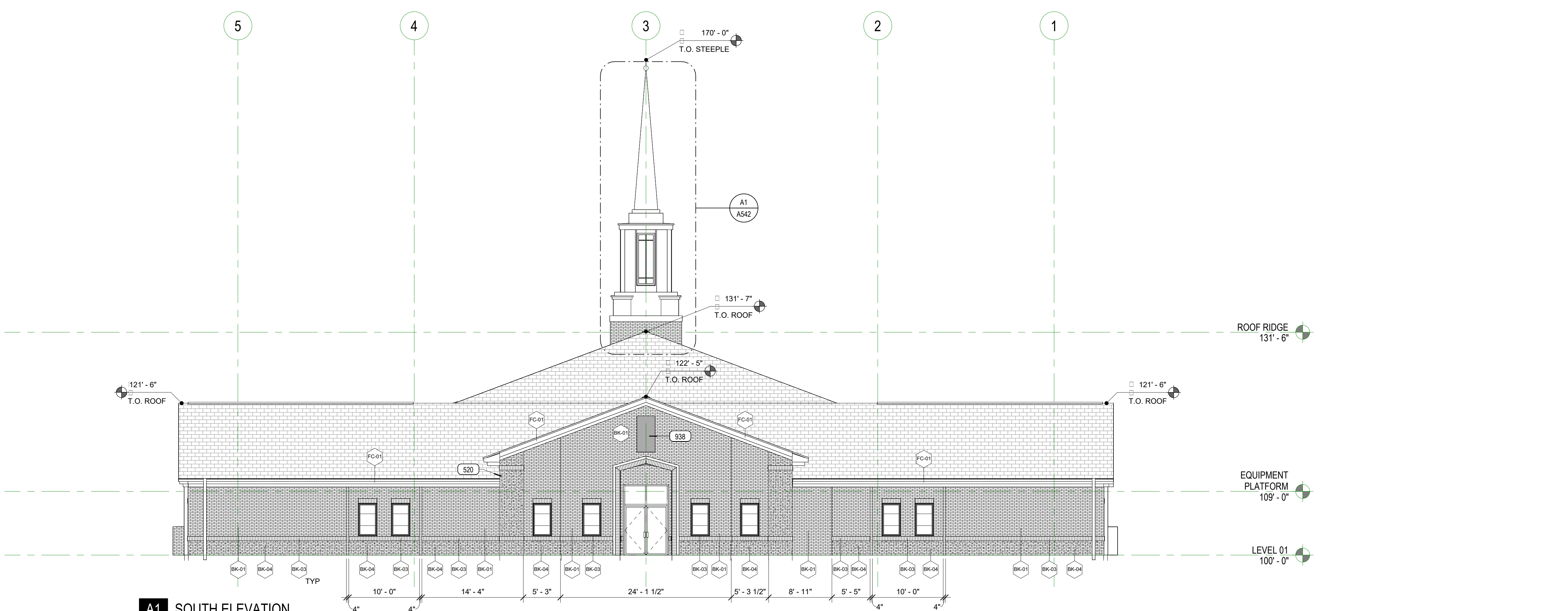
KEYED NOTE

- 519 INSTALL STEEL ANGLE LINTEL AT 30'-0" MAX. HT. ABOVE THE FOUNDATION. INSTALL LINTEL AT A GROUT LINE SO THAT IT IS CONCEALED BY THE GROUT.
- 520 INSTALL STEEL ANGLE LINTEL TO SUPPORT BRICK AT WALL RETURNS LOCATED ABOVE ROOF LINE, TYP.
- 938 MECHANICAL LOUVER, COLOR TO MATCH BRICK. SUBMIT COLOR SAMPLES.



B1 WEST ELEVATION

1/8" = 1'-0"



A1 SOUTH ELEVATION

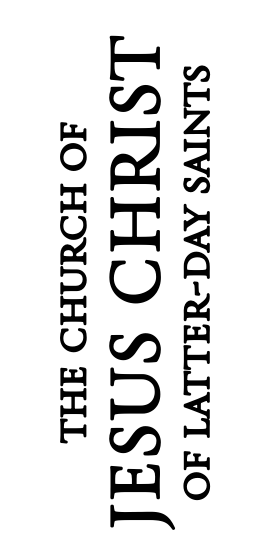
1/8" = 1'-0"

7/18/2024 10:36:39 AM



SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

Project For:



Property Number:
501-2698

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

REV DATE DESCRIPTION

LANDSCAPE TABLES

L110

SANTAQUIN CITY DATA

CH. 10.52 - LANDSCAPING STANDARDS

ZONED AS	PC - PLANNED COMMUNITY	
TOTAL ON-SITE AREA	320,797 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
OPEN SPACE	MIN. 20%	173,865 S.F. = 54%
LANDSCAPE AREA	MIN. 10%	109,666 S.F. = 34%
PLANT COVERAGE IN LANDSCAPE AREAS	MIN. 50%	52%
LAWN AREA	MAX 35%	11,691 S.F. = 11%
PARKSTRIP:		
REQUIRED STREET TREES - 1 PER 30 L.F. SAGEBERRY DR.	662' / 30 = 21	21
PARKING LOT LANDSCAPE:		
LANDSCAPE AREA	MIN. 10%	13,032 S.F. = 10.8%
SHADE TREES IN LANDSCAPE ISLANDS		YES
BUILDING LANDSCAPING:		
FOUNDATION PLANTING BED - 6' WIDE	ALONG 50% OF BLDG.	YES
PLANTING GROUP OF 1 TREE & 4 SHRUBS - 1 GROUP PER 50' OF BLDG. WHERE BUILDING EXCEEDS 100' IN LENGTH		YES
YARDS:		
FRONT - TO PARKING	15'	YES
FRONT - TO BUILDING	30'	YES
TREES - 1 PER 40 L.F.	704' / 40 = 18	18
CORNER SIDE YARD TO PARKING	10'	YES
TREES - 1 PER 40 L.F.	267' / 40 = 7	10
SHRUBS - 4 PER 40 L.F.	267' / 40 x 4 = 27	>27
SIDE YARD TO PARKING	10' WIDE	YES
TREES - 1 PER 40 L.F.	536' / 40 = 14	21
SHRUBS - 4 PER 40 L.F.	536' / 40 x 4 = 54	>54
REAR TO PARKING	10' WIDE	YES
TREES - 1 PER 40 L.F.	471' / 40 = 12	13
SHRUBS - 4 PER 40 L.F.	471' / 40 x 4 = 47	>47

DESIGN CRITERIA

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

LANDSCAPE DATA

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

PLANT COVERAGE

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

DRAWING INDEX

SHEET	DESCRIPTION
L110	LANDSCAPE TABLES
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L113	LANDSCAPE PLANTING PLAN
L501	LANDSCAPE DETAILS



SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Property Number:
501-2698

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

REV DATE DESCRIPTION

LANDSCAPE
PLANTING PLAN

L111

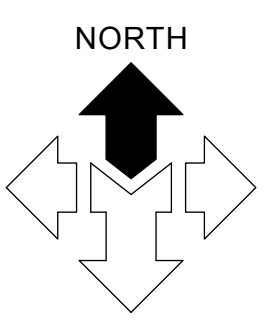
LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	11	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	D/L501
	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	20 GAL. CONTAINER, CLUMP	D/L501
	17	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2" CAL.	D/L501
	3	WINTER KING GREEN HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	D/L501
	3	SKINNY GENES® OAK	QUERCUS X BIMUNDORUM 'JFS-KW2QX'	2" CAL.	D/L501
	21	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	D/L501
	13	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	D/L501
EVERGREEN TREES					
	2	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORSTMANN'	6' HT.	E/L501
	28	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	5' HT.	E/L501
	8	BONNY BLUE COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'BONNY BLUE'	8' HT.	E/L501
	21	PINYON PINE	PINUS EDULIS	6' HT.	E/L501
SHRUBS					
	172	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL.	B/L501
	39	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.	B/L501
	178	DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA NAUSEOSUS	5 GAL.	B/L501
	6	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	3 GAL.	B/L501
	89	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	3 GAL.	B/L501
	152	STEPSUNS SUNSET GLOW PENSTEMON	PENSTEMON PINIFOLIUS 'P019S'	1 GAL.	B/L501
	91	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	B/L501
	34	OAKBRUSH SUMAC	RHUS TRILOBATA	5 GAL.	B/L501
	5	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.	B/L501
ORNAMENTAL GRASSES					
	163	BLONDE AMBITION BLUE GRAMA GRASS	BOUPELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L501
	440	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	A/L501
	192	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L501
	454	SHIUX BLUE INDIAN GRASS	SORGHASTRUM NUTANS 'SHIUX BLUE'	1 GAL.	A/L501
SYMBOL					
	11,691 S.F.	TWCA CERTIFIED LAWN SOD			H/L501
BOULDERS					
	208	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374. G/L501
CRUSHED ROCK					
	51,232 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374. F/L501
MULCH					
	7,932 S.F.	"SUPREME SHREDDED BARK"	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS.		MILLER COMPANIES (435) 245-3157 OR APPROVED EQUAL. F/L501

NATIVE HYDRO-SEED MIX - GRASSES & SHRUBS

SYMBOL	QTY.	TYPE	COMMON NAMES	BOTANICAL NAMES	PLS/1,000 S.F.
	12,608 S.F.	GRASS	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS	22.70
		GRASS	BLUE WILDRYE	ELYMUS GLAUCUS	
		GRASS	SHEEP FESCUE	FESTUCA OVINA	
		GRASS	BIG BLUEGRASS	POA SECUNDA SSP. AMPLA	
		GRASS	BLUEBUNCH WHEATGRASS	PSEUDOROEGNERIA SPICATA SSP. SPICATA	
		SHRUB	BASIN BIG SAGEBRUSH	ARTEMISIA TRIDENTATA SSP. TRIDENTATA	
		SHRUB	MOUNTAIN BROME	BROMUS MARGINATUS	
		SHRUB	DOUGLAS RABBIT BRUSH	CHRYSOTHAMNUS VISCIDIFLORUS	
		SHRUB	BITTER BRUSH	PURSHIA TRIDENTATA	
		SHRUB	GREEN MORMON TEA	EPHEDRA VIRIDIS	

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig
1-800-662-4111

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





SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

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

LANDSCAPE PLAN - NORTH

L112



REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
 DETAIL IL501

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 1-800-662-4111

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REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
 DETAIL I/L501
- L-2. 24" CONCRETE APRON AROUND PAVILION PAD.

SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

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

LANDSCAPE PLAN
 - SOUTH

L113

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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 1-800-662-4111

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



SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

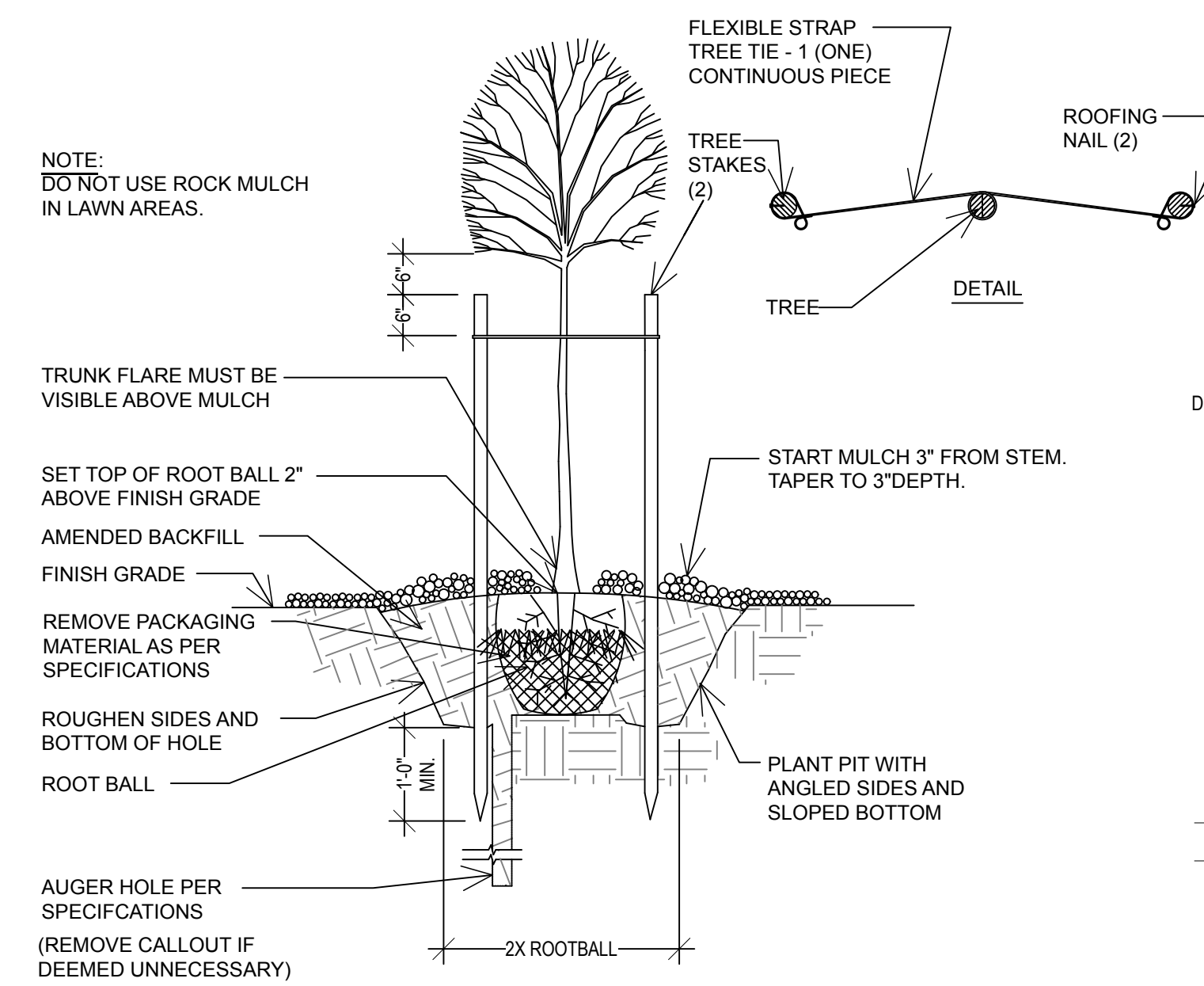
Property Number:
501-2698

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

REV DATE DESCRIPTION

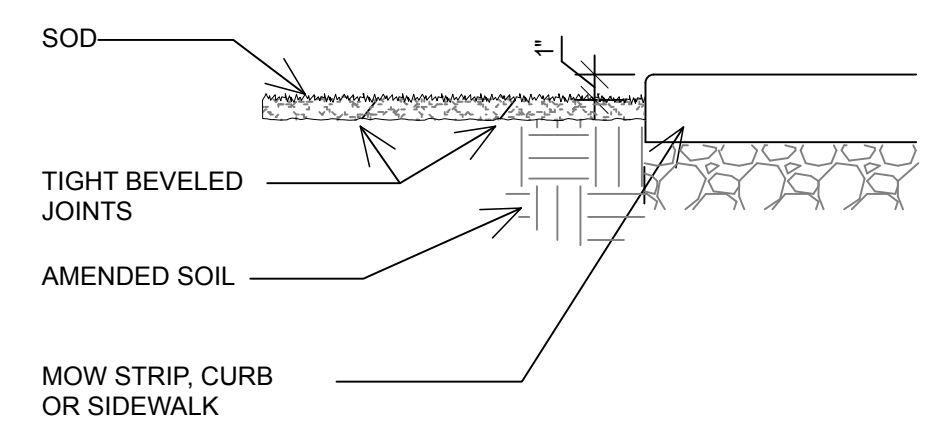
LANDSCAPE DETAILS

L501

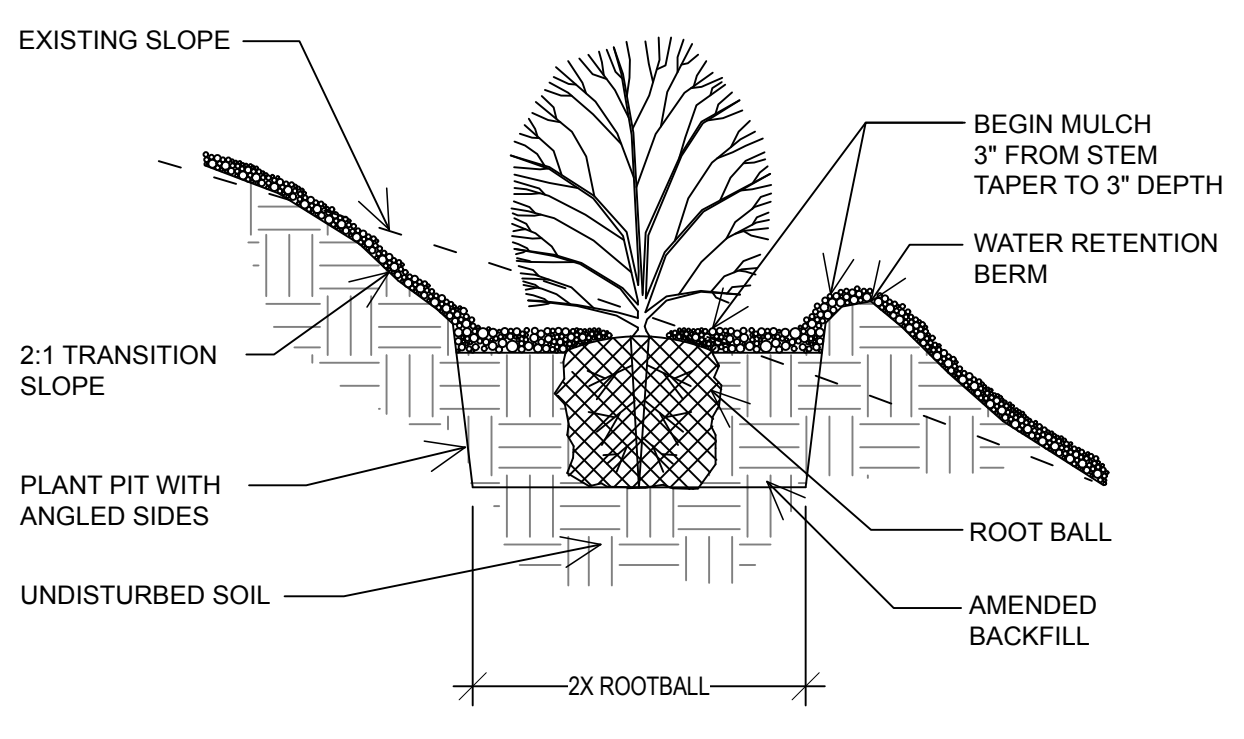


D TREE PLANTING AND STAKING
NOT TO SCALE

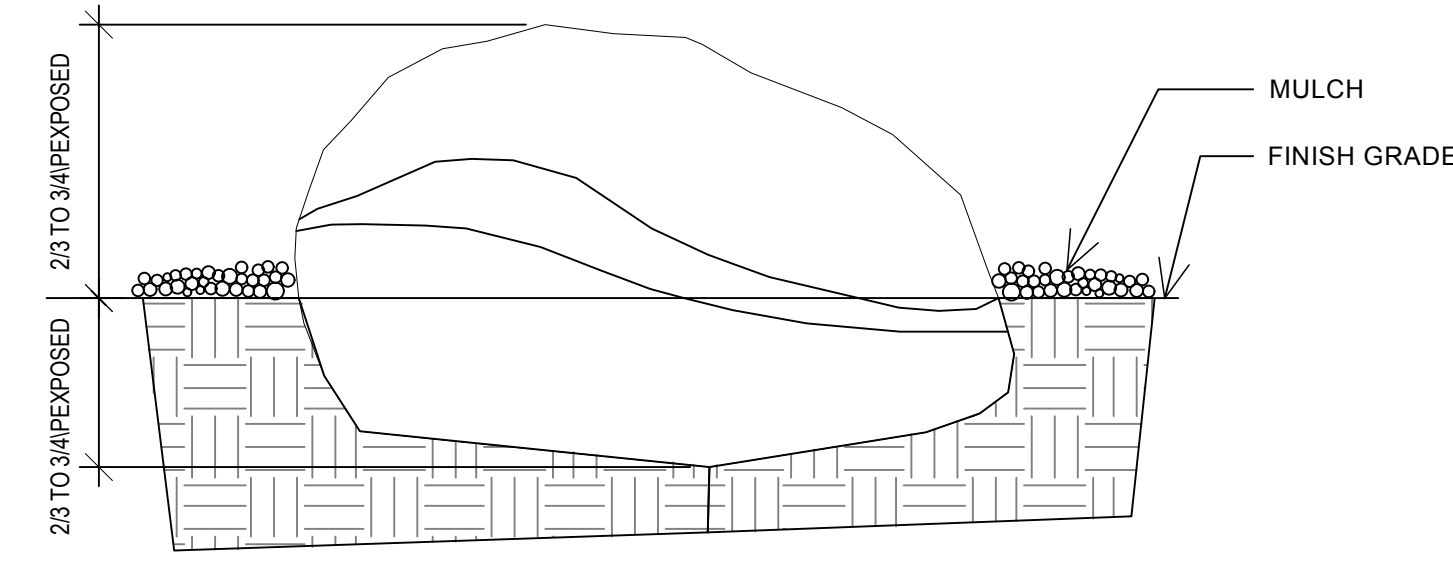
- NOTES:**
- A. LAYING OF SOD:**
- LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 - LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 - LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED.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



H SOD INSTALLATION
NO SCALE

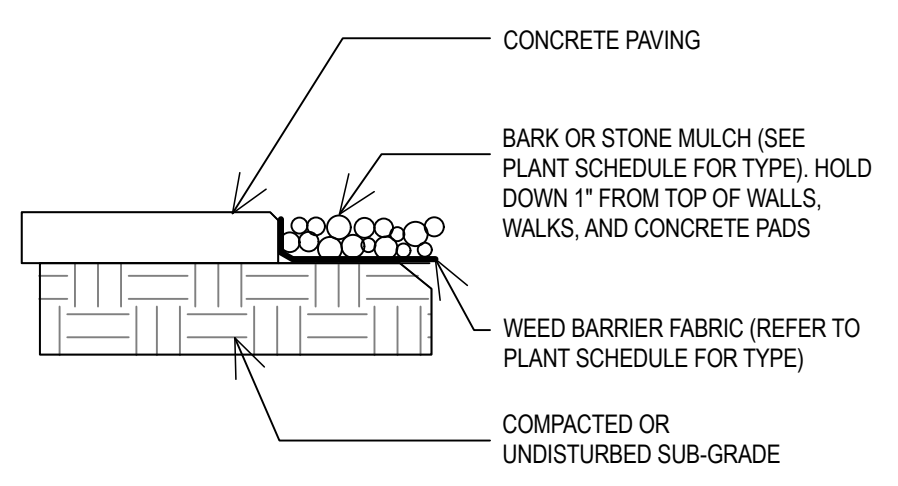


C PLANTING ON SLOPE
NOT TO SCALE

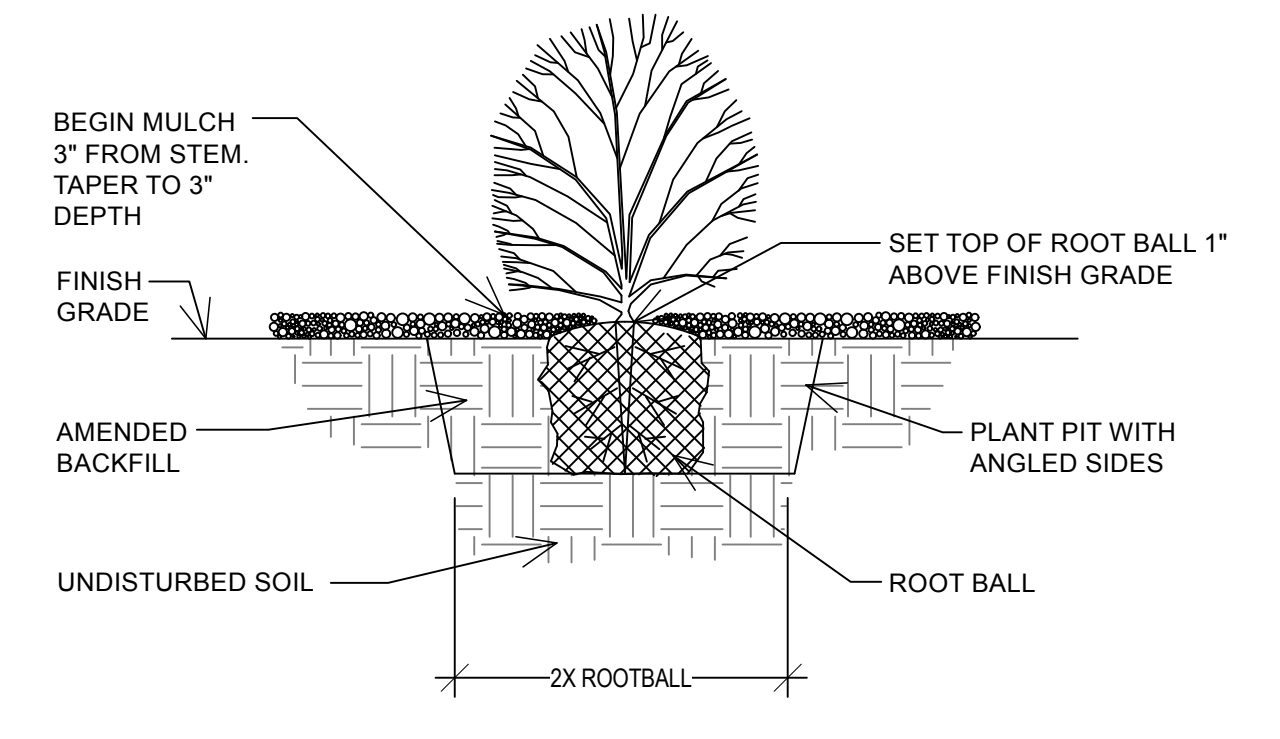


G BOULDER PLACEMENT DETAIL
NO SCALE

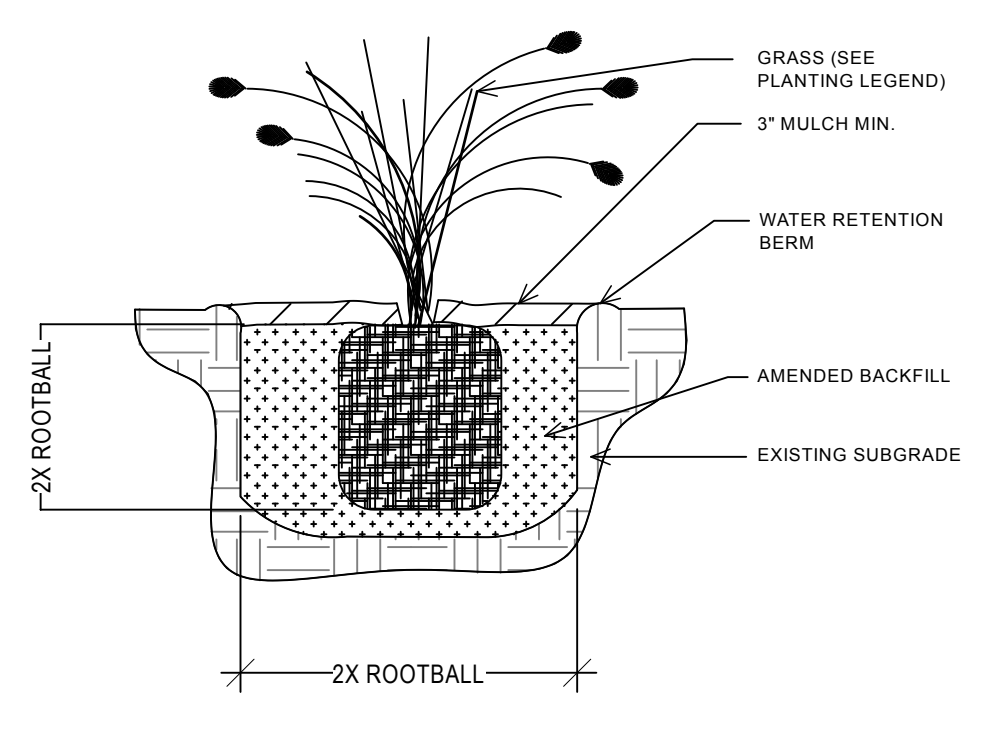
- NOTES:**
- APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 - PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 - INSTALL MULCH TO UNIFORM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



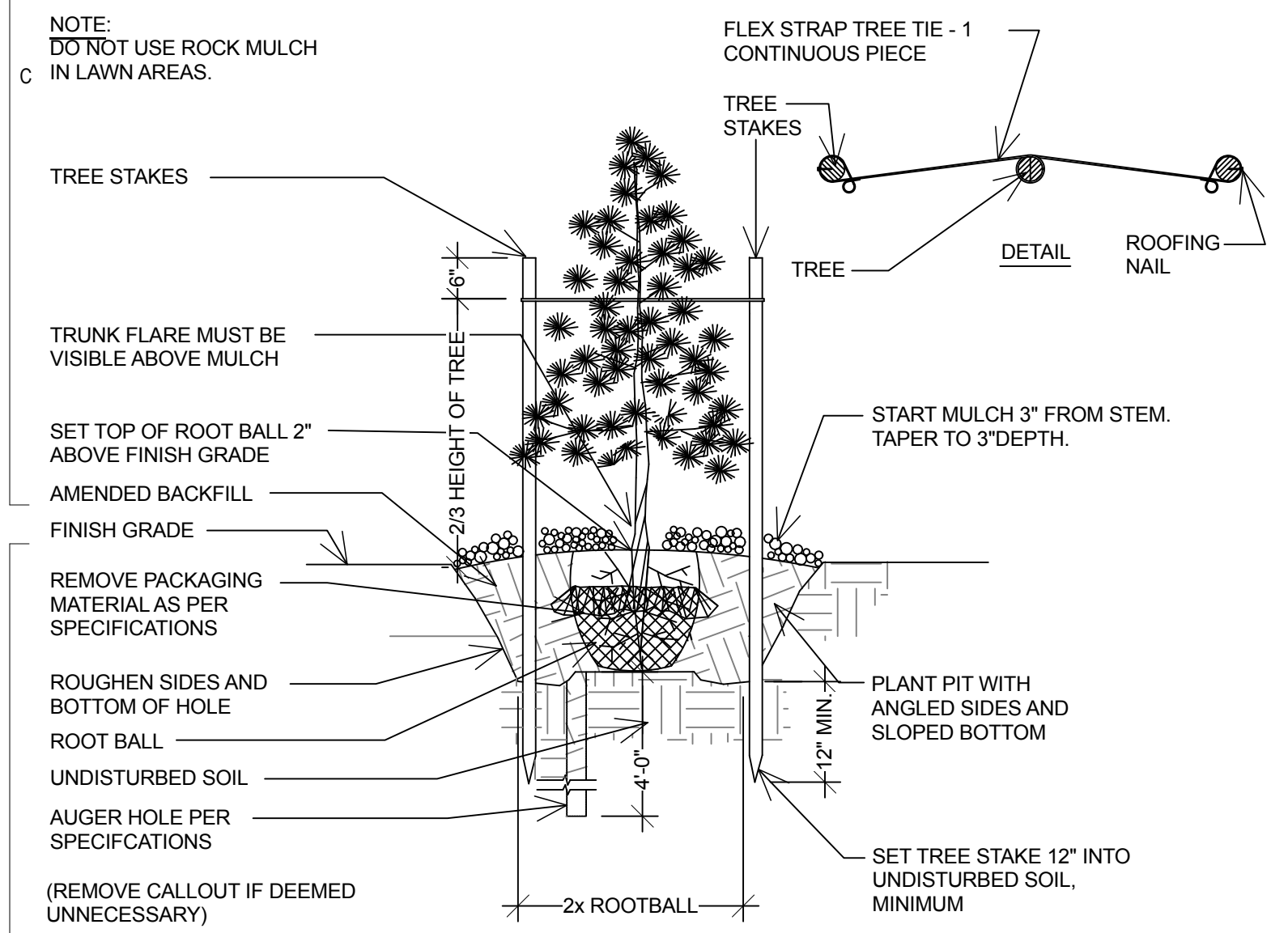
F MULCH
NO SCALE



B SHRUB PLANTING
NOT TO SCALE

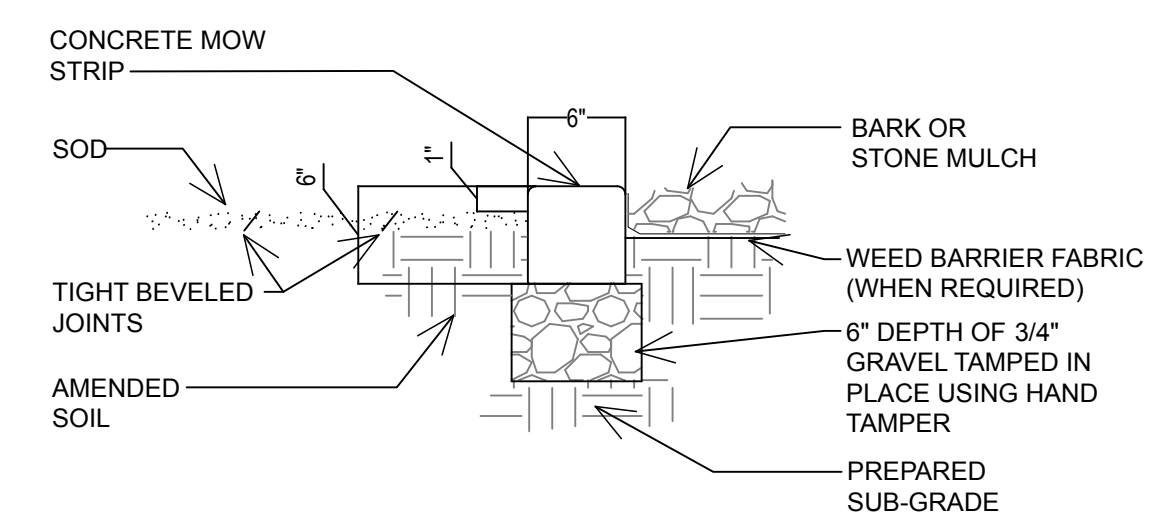


A ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



E CONIFER PLANTING AND STAKING
NO SCALE

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



I CONCRETE MOW STRIP
SCALE:



DRC Members in Attendance: City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Public Works Director Jason Callaway, Building Official Randy Spadafora, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, and Police Officer Kayson Shepherd.

Others in Attendance: Deputy Recorder Stephanie Christensen, EIT Megan Wilson, Planner Aspen Stevenson, and Cameron Spencer.

1. Stratton Meadows Preliminary Review

A preliminary review of a 37-lot subdivision located at approximately 840 N. 200 E.

The applicant, Cameron Spencer, attended the meeting.

Building Official Spadafora indicated that most of the addressing is complete in the subdivision. He indicated that there are some lots at the south end of the subdivision that still need to be completed and approved.

Public Works Director Callaway pointed out that the pressurized irrigation (PI) line on the north end of the subdivision needs to have a drain installed to drain to 200 East. Director Callaway inquired if blow-outs would be required to be installed on the water line dead ends. City Engineer Jon Lundell confirmed that valves are showing on the plans and tied to the storm drains.

Emergency Manager Christ Lindquist had no comments.

Police Officer Kayson Shepherd had no comments.

Senior Planner Ryan Harris indicated that lot #216 does not meet the standard requirements for minimum frontage. As such, lots #215 and #214 need to be adjusted slightly to meet those requirements.

Assistant City Manager Bond had no comments.

Engineer Lundell stated that the Geotech Report needs to be submitted to the City along with the Public Land Survey System (PLSS) Certificate from Utah County. Engineer Lundell pointed out the process of approvals for the signature blocks on the plat indicating that the City Council will approve right-of-way dedication, and the Planning Commission will approve the subdivision.

Senior Planner Harris added that the owners Cascade Shadows will need to sign the plat as they are the current landowners, unless Stratton Meadows purchases the land prior to recordation.

Engineer Lundell reiterated that all landowners need to sign the owners dedication signature block. He also went over minor boundary and distance notes that need to be clarified. Engineer Lundell indicated that details need to be provided for the cross section at 770 N. and 200 E. Engineer Lundell inquired about the utility easement on the sewer line. The applicant, Cameron Spencer, confirmed that the utility easement was for the sewer. He stated that now that they own the land around the easement, it will be vacated. Engineer Lundell discussed the failure of R-tanks that have been placed under sidewalks in other areas of town. He stated that any R-tanks in the subdivision will need to be constructed according

to specifications to ensure that they will not fail when vehicles drive over them. Engineer Lundell stated that the line type and roadways need to be clarified on the drainage plans. He added that the applicant must coordinate with the post office to confirm locations for mailboxes.

Assistant City Manager Bond made a motion to table the Stratton Meadows preliminary plan so that redlines can be addressed. Building Official Randy Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Santaquin Peaks Lot #1 Site Plan

A site plan review of lot #1 in the Santaquin Peaks Industrial Subdivision located at approximately 237 N. Nebo Way.

Building Official Spadafora indicated that addressing is completed for the lot.

Public Works Director Callaway inquired about the storm drain on the site asking what needs to be addressed. Engineer Lundell stated that a storm drain inlet was installed when Summit Ridge parkway was built and will be relocated to meet the grading requirements on the site. Director Callaway encouraged the applicant to work with the City during construction to make sure the storm drainage is installed correctly at the site.

Emergency Manager Lindquist stated that a Knox box will need to be installed on the building by the main entrance to allow for entry into the building in an emergency. Engineer Lundell also confirmed that a 6-inch fire waterline will be installed at the site and taken into the fire riser room located on the southwest corner of the building.

Officer Shepherd encouraged the placement of stop signs at each of the exits from the site.

Senior Planner Harris had no comments.

Assistant Manager Bond stated that architectural renderings need to be considered per the development agreement separate from the site plan process.

Engineer Lundell stated that there is a current shared-access easement that will be relocated. Documentation to vacate the easement and then re-establish the easement will need to be provided to the City. The re-establishment of the easement will be needed to clarify where drive aisles are located at the site. Pedestrian crossings from the building to the roadway and trails need to be shown on the plat. Engineer Lundell inquired where the second fire hydrant required for the site will be located. Members

of the DRC were unsure of the requirements for Fire Department Connections (FDC) to the building and if two were required. Emergency Manager Lindquist verified, per Chief Lind, that a hydrant needs to be installed within 100 feet of the fire riser and another hydrant would be strongly encouraged to help engines in an emergency. Engineer Lundell pointed out minor notes about landscaping.

Public Works Director Callaway made a motion to approve the site plan with the conditions that redlines be addressed. Officer Shepherd seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Traffic Control Request

Review of a traffic control request for a stop sign at 240 W. Royal Land Drive.

Engineer Lundell indicated that traffic counters were placed at the intersection to determine traffic activity at the intersection. From that data, Engineer Lundell can confirm that most people slow and stop at the indicated stop sign. There were outliers speeding in both directions of the intersection. Public Works Director Callaway expressed his opinion that the higher traffic on side roads is due to the construction on Main Street and other main thoroughfares in the City. Assistant Manager Bond stated that through past studies, stop signs are not a way to slow down traffic and these types of situations are generally issues to be resolved with enforcement. He went on to say that he was surprised that royal Land Drive stopped east and west traffic rather than north and south as planned on other parts of that road. Officer Shepherd stated that he believed the reason to stop east and west traffic on Royal Land Drive was to funnel the traffic to Main Street from 200 West. Officer Shepherd added that it is an enforcement issue if individuals are speeding through that intersection as well as failing to stop at signs. Building Official Spadafora inquired if the numbers warrant a stop sign on the north and south portion of the intersection. Engineer Lundell indicated, per the Manual on Uniform Traffic Control Devices (MUTCD), current numbers from the data collected do not warrant an additional stop sign.

As there is ongoing construction on Main Street and near the CUP pipeline, Public Works Director Callaway suggested to table the request until the projects are completed to determine if traffic increases or decreases in that area. Engineer Lundell indicated that typical patterns of traffic funnel traffic north and south to Main Street or Center Street and 5600 West north of Santaquin.

Director Callaway made a motion to table the request until the time that the CUP Pipeline project will be completed in Spring of 2026 to determine traffic patterns at that time emphasizing additional enforcement in that area in the meantime. Assistant Manager Bond seconded the motion.

Police Officer Kayson Shepherd	Yes
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Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

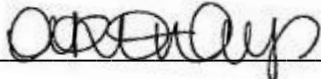
The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn.

The meeting was adjourned at 10:45 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT



DRC Members in Attendance: Assistant City Manager Jason Bond, City Manager Norm Beagley, EIT Megan Wilson, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Chief Ryan Lind, and Lieutenant Mike Wall.

Others in Attendance: Recorder Amalie Ottley, Planner Aspen Stevenson, Alex Rugg (CentraCom), Bill Morgan, and Cameron Spencer.

City Engineer Jon Lundell and Senior Planner Ryan Harris were excused from the meeting.

1. Stratton Meadows Preliminary Review

A preliminary review of a 37-lot subdivision located at approximately 840 N. 200 E.

The applicant, Cameron Spencer, attended the meeting.

Building Official Spadafora indicated that lot #213 will need to be readdressed to 258 East.

Public Works Director Callaway had no comments.

Fire Chief Lind had no comments.

Lieutenant Wall indicated that 770 N. and 200 E. should be a four-way stop with a crosswalk on the north side to coincide with the safe school route. Manager Beagley noted that the intersection has been looked at before for traffic control requests. Now that new homes are being built, it will likely necessitate a four-way stop to manage traffic control and access to the subdivision.

Manager Beagley made no further comments.

Assistant Manager Bond pointed out notes that were stated at the last meeting to include submission of the Public Land Survey System (PLSS) Certificate from Utah County and landowner signature blocks. He indicated that as a portion of the land is owned by Nebo School District, a representative from the school district will need to sign and approve the plat. He pointed out where mailboxes need to be moved away from private property and into the park strip and other minor notes.

Manager Beagley made a motion to recommend approval of the preliminary plan with the condition that redlines be addressed prior to the application being added to a Planning Commission agenda. 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
City Manager Norm Beagley	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

2. Morgan Subdivision Preliminary Plan

A preliminary review of a 3-lot subdivision located at approximately 200 N. and 100 E.

The applicant, Bill Morgan, attended the meeting.

Assistant Manager Bond indicated that the applicant would seek a deferral agreement to be considered by the City Council.

Building Official Spadafora stated that addressing for the lots is complete.

Public Works Director Callaway indicated that the utilities will be connected on 100 East and that road-cut permits and testing will be required.

Fire Chief Lind had no comments.

Lieutenant Wall had no comments.

Members of the DRC discussed the existing home and sheds on the property not meeting setback requirements and how to move forward.

Assistant Manager Bond indicated that the Public Land Survey System (PLSS) Certificate from Utah County and Geotechnical report both need to be submitted to the City. He pointed out various notes that will need to be verified such as distances and bearings. He added that there is fencing on the property that is in the City's right-of-way that will need to be removed.

Manager Beagley made a motion to table the Morgan Subdivision Preliminary Plan. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
City Manager Norm Beagley	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

4. Meeting Minutes Approval

Fire Chief Lind made a motion to approve the August 27, 2024, DRC Meeting Minutes. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes

City Manager Norm Beagley	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes


The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:24 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT