



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 23, 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://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Quick Quack Car Wash**

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

**2. Traffic Control Request**

Review of a traffic control request for a 3-way stop sign or speed bumps at Red Barn View Drive and Foothill Village Blvd.

### MEETING MINUTES APPROVAL

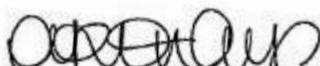
**3. July 9, 2024**

### 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](http://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

# QUICK QUACK SANTAQUIN 500 EAST

## SANTAQUIN, UT

VICINITY MAP



NOT TO SCALE

### INDEX

- G-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Drainage Plan
- C-4 Utility Plan
- C-5 Details
- C-6 Utility Details
- C-7 Stormwater Pollution Prevention Plan
- C-8 SWPPP Details
- L-1 Landscape Plan
- Photometric Plan

**PROJECT ENGINEER:**  
 LARVIN POLLOCK  
 ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 (801) 718-5993  
 LARVIN@ELEVATEENG.COM

**DEVELOPER:**  
 RUSS NELSON  
 LONESTAR BUILDERS  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 (435) 757-0400  
 RUSS.NELSON@LONESTARBUILDERSINC.COM

**SITE DATA**

LOT AREA: 58,872 SF (1.35 ACRES)  
 BUILDING AREA: 4,081 SF ± 6.9%  
 PAVEMENT AREA: 38,620 SF ± 65.6%  
 LANDSCAPE AREA: 16,171 SF ± 27.5%

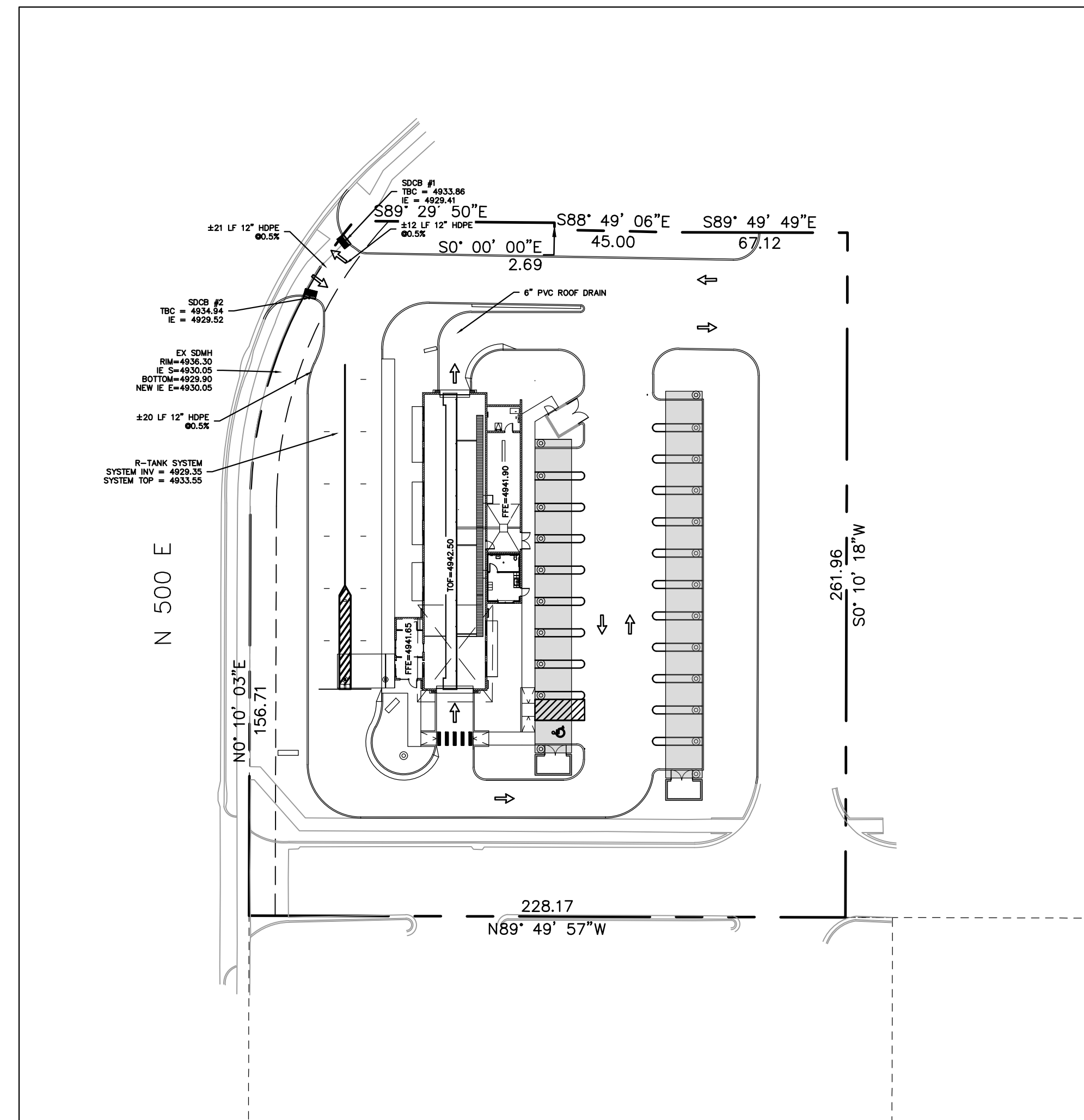
ZONING: C-1 (GENERAL COMMERCIAL)  
**CONDITIONAL USE**  
 PARCEL ID#: 517170008

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

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

### LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	



SITE MAP  
 1" = 40'

NO.	REVISIONS	BY	DATE		DESIGNER: JM
ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 larvin@elevateeng.com					
QUICK QUACK SANTAQUIN 500 EAST COVER SHEET 78 N 500 E, SANTAQUIN UT 84655					
SHEET: <span style="font-size: 2em;">G-0</span>					
DATE: Jul 03, 2024					



EXTERIOR FINISH SCHEDULE		
ITEM	MATERIAL	COLOR
CMU 1	SPLIT-FACE CMU	MATCH SW6081 DOWN HOME
CMU 2	SPLIT-FACE CMU	MATCH SW6107 NOMADIC DESERT
P-7	PAINTED FABRICATED STEEL	MATCH SW7048 URBANE BRONZE

PROJECT ENGINEER:  
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SPRINGVILLE, UT 84663  
(801) 718-5993  
LARVIN@ELEVATEENG.COM

# LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
CANOPY	

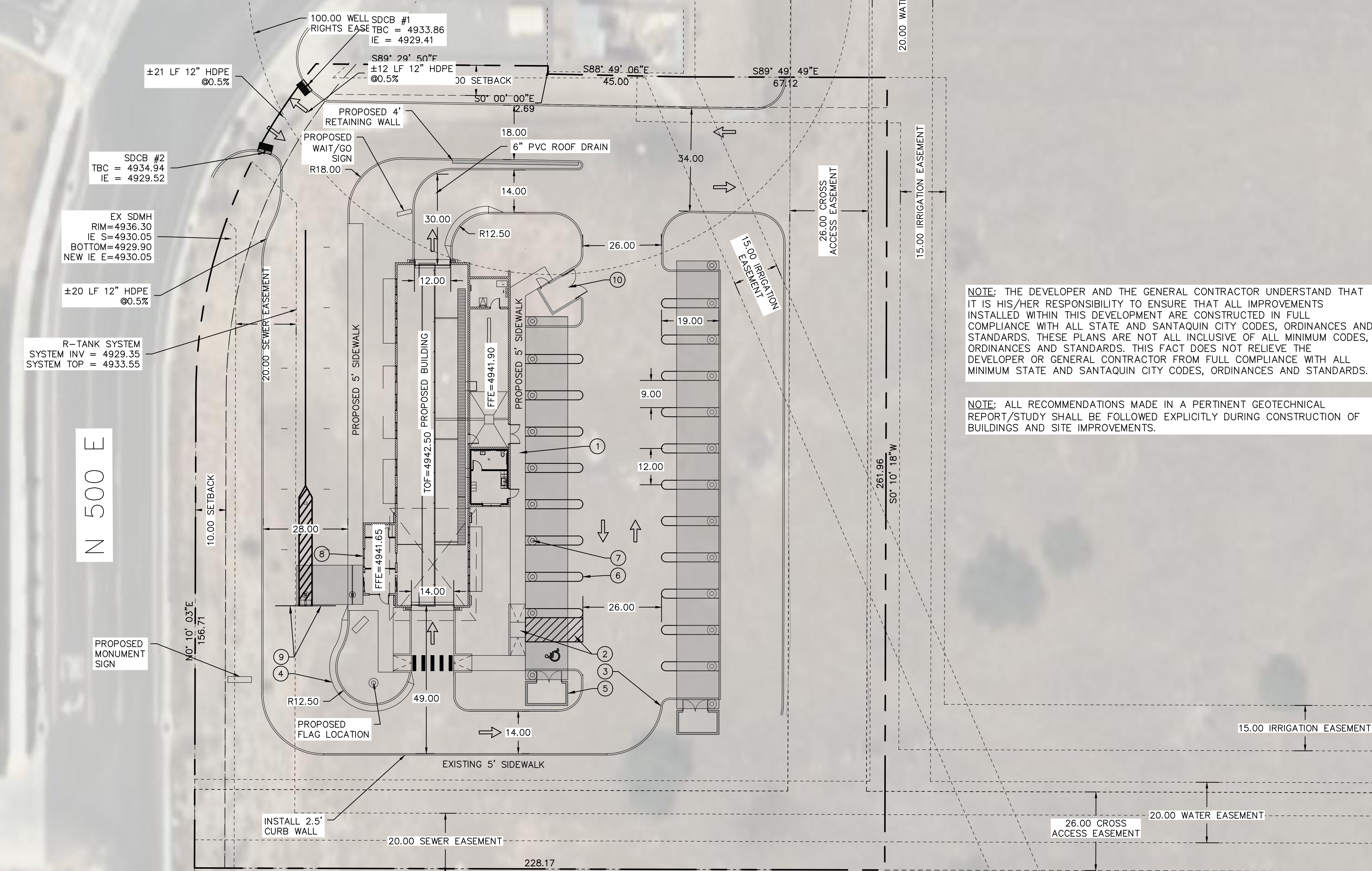
<b>SITE DATA</b>	
LOT AREA:	58,872 SF (1.35 ACRES)
BUILDING AREA:	4,081 SF ± 6.9%
PAVEMENT AREA:	38,620 SF ± 65.6%
LANDSCAPE AREA:	16,171 SF ± 27.5%
ZONING: C-1 (GENERAL COMMERCIAL) CONDITIONAL USE	
PARCEL ID#: 517170008	
<b>BUILDING DATA</b>	
CONSTRUCTION TYPE: V-B	
SPRINKLERS: NO	
SETBACKS:	
FRONT=	10 FEET
REAR=	10 FEET
SIDE=	10 FEET
<b>PARKING TABULATION</b>	
REQUIRED:	5 STALLS PER 1,000 SF
PROVIDED:	3 STALLS 1 ADA STALL
VACUUM STALLS:	21 STALLS
TUNNEL LENGTH:	114 FEET
STACKING:	14 STALLS

- NOTES:**
- PROPOSED 5' SIDEWALK PER DRAWING NO. CG5. SEE SHEET C-5 FOR DETAILS.
  - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER DRAWING NO. CG1. SEE SHEET C-5 FOR DETAILS.
  - PROPOSED CURB & GUTTER TYPE E PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
  - PROPOSED ROLL CURB PER CURB & GUTTER TRANSITION DETAIL. SEE SHEET C-5 FOR DETAILS.
  - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
  - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
  - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
  - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
  - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
  - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
  - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
  - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
  - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

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CALL BEFORE YOU DIG  
800 485 5111

PROFESSIONAL ENGINEER  
LARVIN POLLOCK  
STATE OF UTAH

SCALE: 1" = 20'

0 10 20 30 40 60

Item 1

DESIGNER: GB

PROJECT ENGINEER: LP

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2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateeng.com

**ELEVATE ENGINEERING**

QUICK QUACK SANTAQUIN 500 EAST  
SITE PLAN  
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER  
LARVIN POLLOCK  
STATE OF UTAH

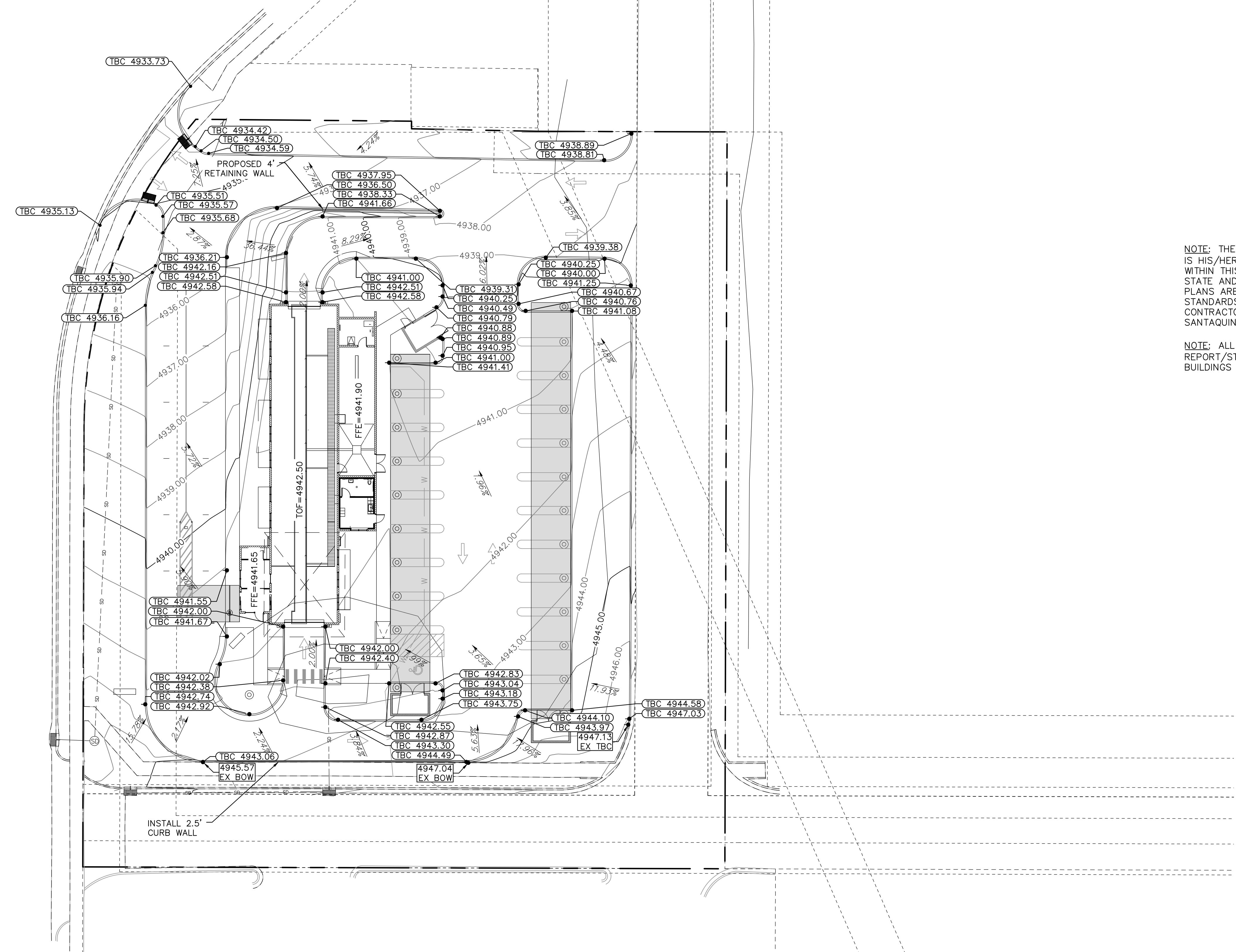
SHEET:  
**C-1**

DATE:  
Jul 09, 2024



# LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	- -SD - -SD - -SD - -SD -
GRADE BREAK	---GRADE BREAK---
FINISH GRADE CONTOUR LINES	---4960---
EXISTING GRADE CONTOUR LINES	---(4960)---
FINISH GRADE SLOPE	---SLOPE---
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

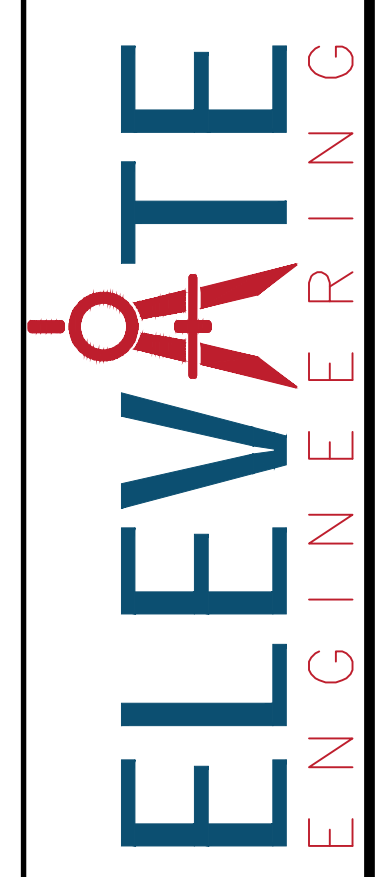


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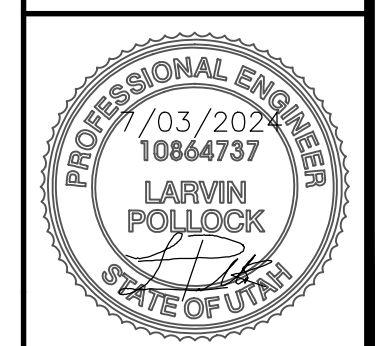
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NO.	REVISIONS	BY	DATE

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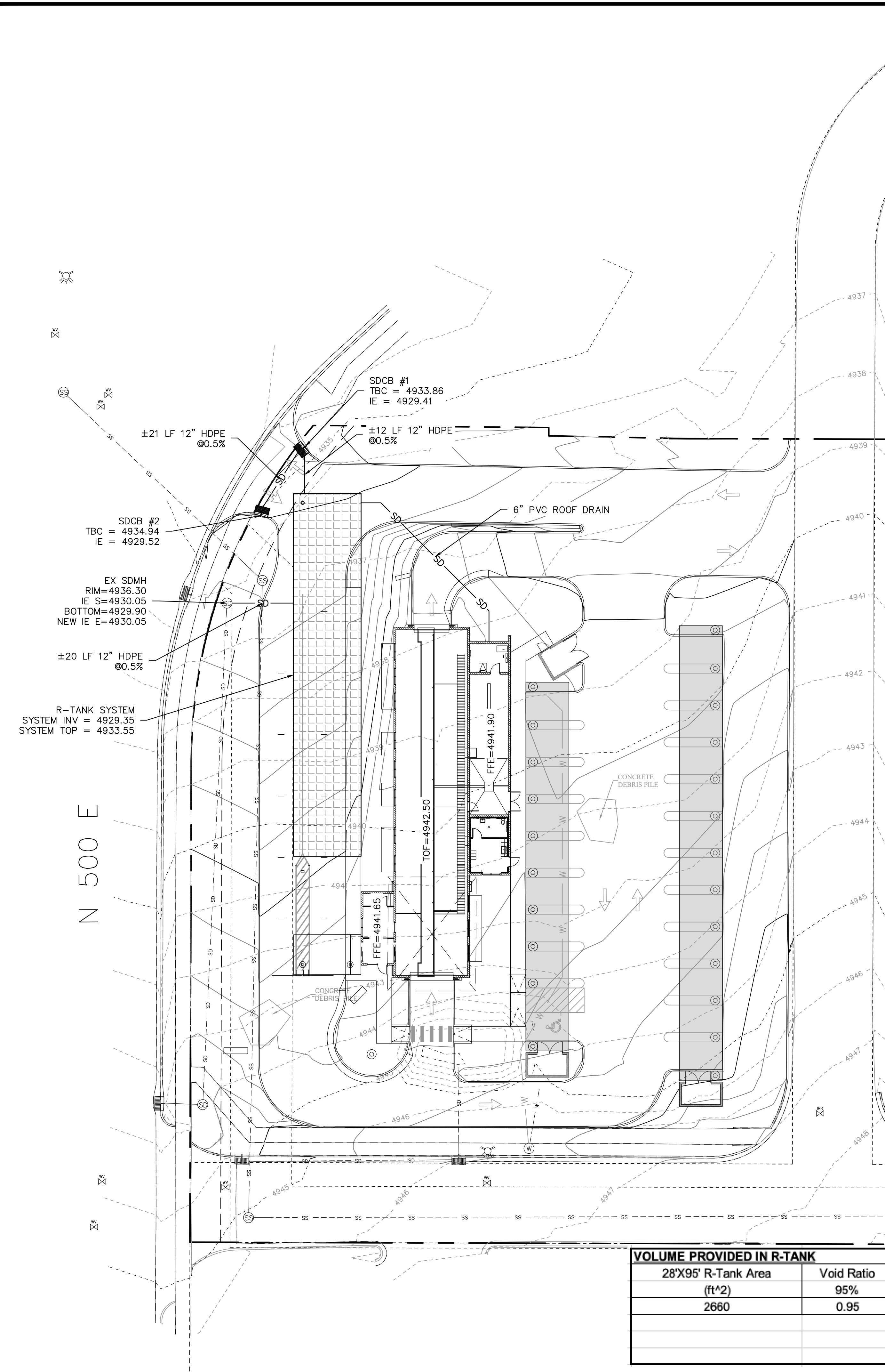


QUICK QUACK SANTAQUIN 500 EAST  
 GRADING PLAN  
 78 N 500 E, SANTAQUIN UT 84655



SHEET:  
**C-2**  
 DATE: Jul 03, 2024





SDCB #1  
TBC = 4933.86  
IE = 4929.41

±12 LF 12" HDPE @0.5%

SDCB #2  
TBC = 4934.94  
IE = 4929.52

EX SDMH  
RIM=4936.30  
IE S=4930.05  
BOTTOM=4929.90  
NEW IE=4930.05

±20 LF 12" HDPE @0.5%

R-TANK SYSTEM  
SYSTEM INV = 4929.35  
SYSTEM TOP = 4933.55

DRAINAGE CALCS FOR QUICK QUACK SANTAQUIN					
100 Year Flood Design					
Release Rate=	0.00 cfs/acre				
POST-DEVELOPED	Runoff Coefficient				
Roof Area	4081 ft <sup>2</sup>	C <sub>roof</sub>	0.85		
Paved Area	37507 ft <sup>2</sup>	C <sub>paved</sub>	0.95		
Landscaped	17223 ft <sup>2</sup>	C <sub>landscaped</sub>	0.15		
Total Area	58811 ft <sup>2</sup>	Weighted C	0.71		
	1.35 acres	CA :	41684 ft <sup>2</sup>		
POST-DEVELOPED					
Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft <sup>2</sup> )	Accum Flow (ft <sup>3</sup> )	Allowable Release (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )
5	0.53	41684	1841	0	1841
10	0.806	41684	2800	0	2800
15	1	41684	3474	0	3474
30	1.35	41684	4689	0	4689
60	1.67	41684	5801	0	5801
120	1.86	41684	6461	0	6461
180	1.91	41684	6635	0	6635
360	2.07	41684	7190	0	7190
720	2.4	41684	8337	0	8337
1440	3.03	41684	10525	0	10525
				<b>Total Storage Required:</b>	<b>10525</b>

VOLUME PROVIDED IN R-TANK				
28'X95' R-Tank Area (ft <sup>2</sup> )	Void Ratio	Depth (ft)	Volume/LF (ft <sup>3</sup> )/LF	Total Volume (ft <sup>3</sup> )
2660	0.95	4.2	2527.00	10613.40
Total Individual R-TANK Volume=				10613
Number of R-TANK Systems				1
Total Volume Provided Within R-TANK Systems				10613

# LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

GRADE BREAK

FINISH GRADE CONTOUR LINES

EXISTING GRADE CONTOUR LINES

DRAINAGE FLOW ARROWS

GRADE BREAK GB

INVERT ELEVATION IE

TOP OF GRATE TOG

TOP OF ASPHALT TA

TOP BACK OF CURB TBC

EXISTING EX

FINISHED GRADE FG

FINISHED FLOOR ELEVATION FFE

BACK OF SIDEWALK BOW

EDGE OF ASPHALT EOA

TOP OF FOUNDATION TOF

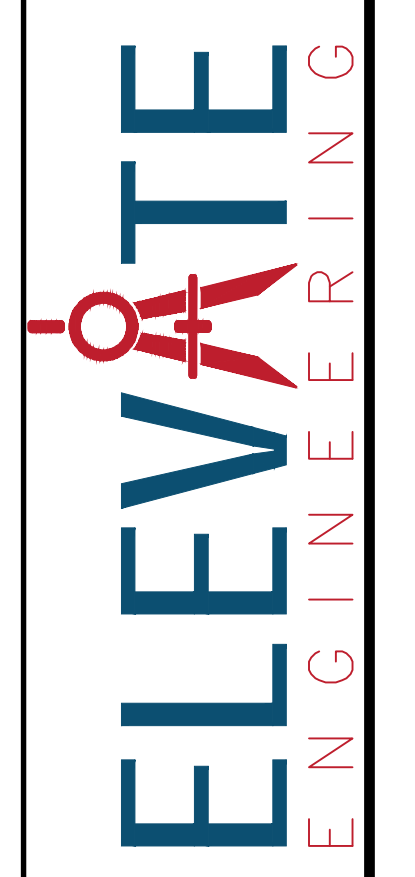
CALL BEFORE YOU DIG  
TIE THE LINE  
BLUE STAKES 1 800 852 6711

NORTH

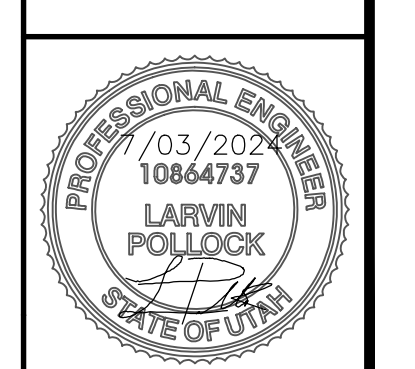
SCALE: 1" = 20'

NO.	REVISIONS	BY	DATE

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SPRINGVILLE, UT 84663  
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info@elevateeng.com



QUICK QUACK SANTAQUIN 500 EAST  
DRAINAGE PLAN  
78 N 500 E, SANTAQUIN UT 84655



SHEET: **C-3**  
DATE: Jul 03, 2024

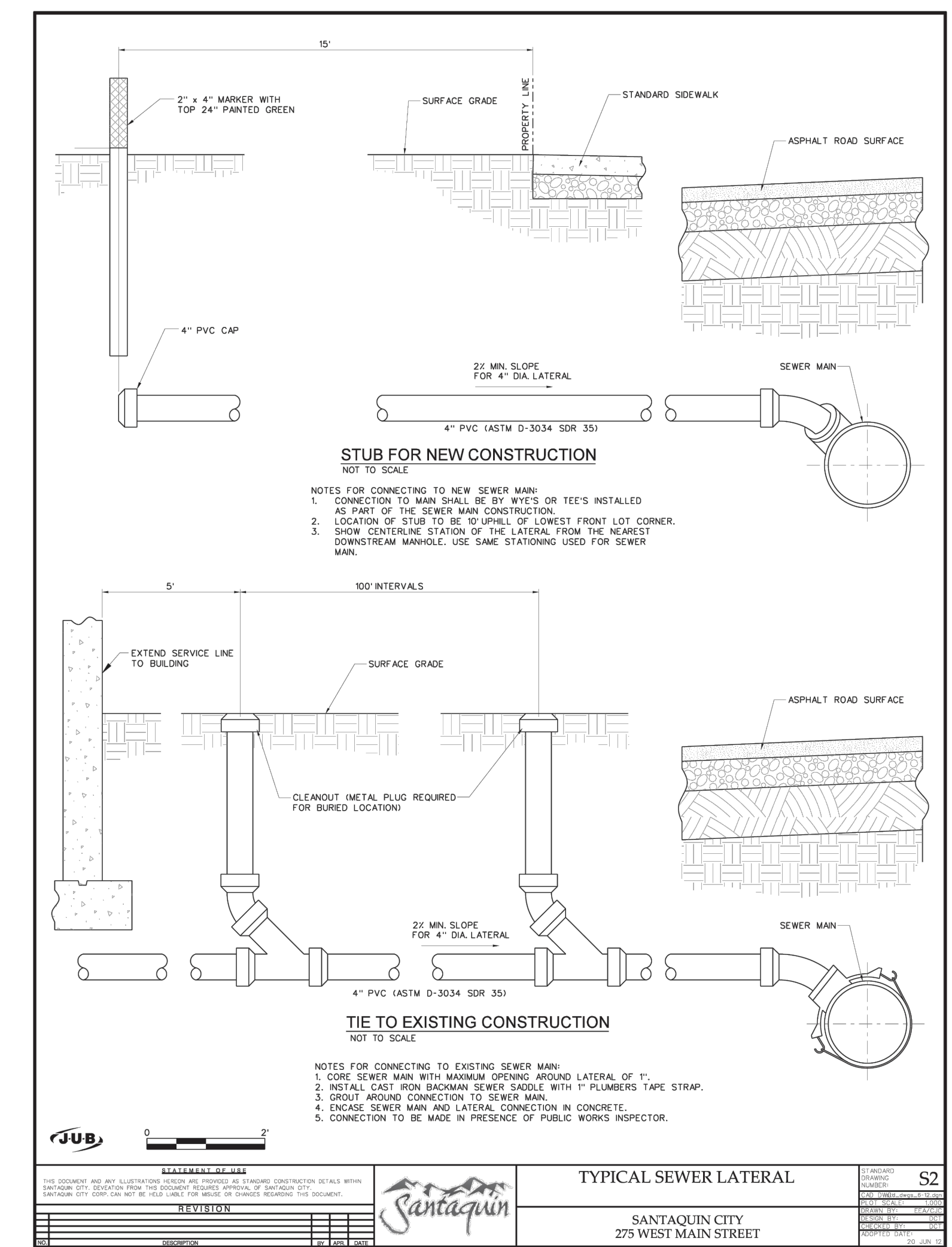
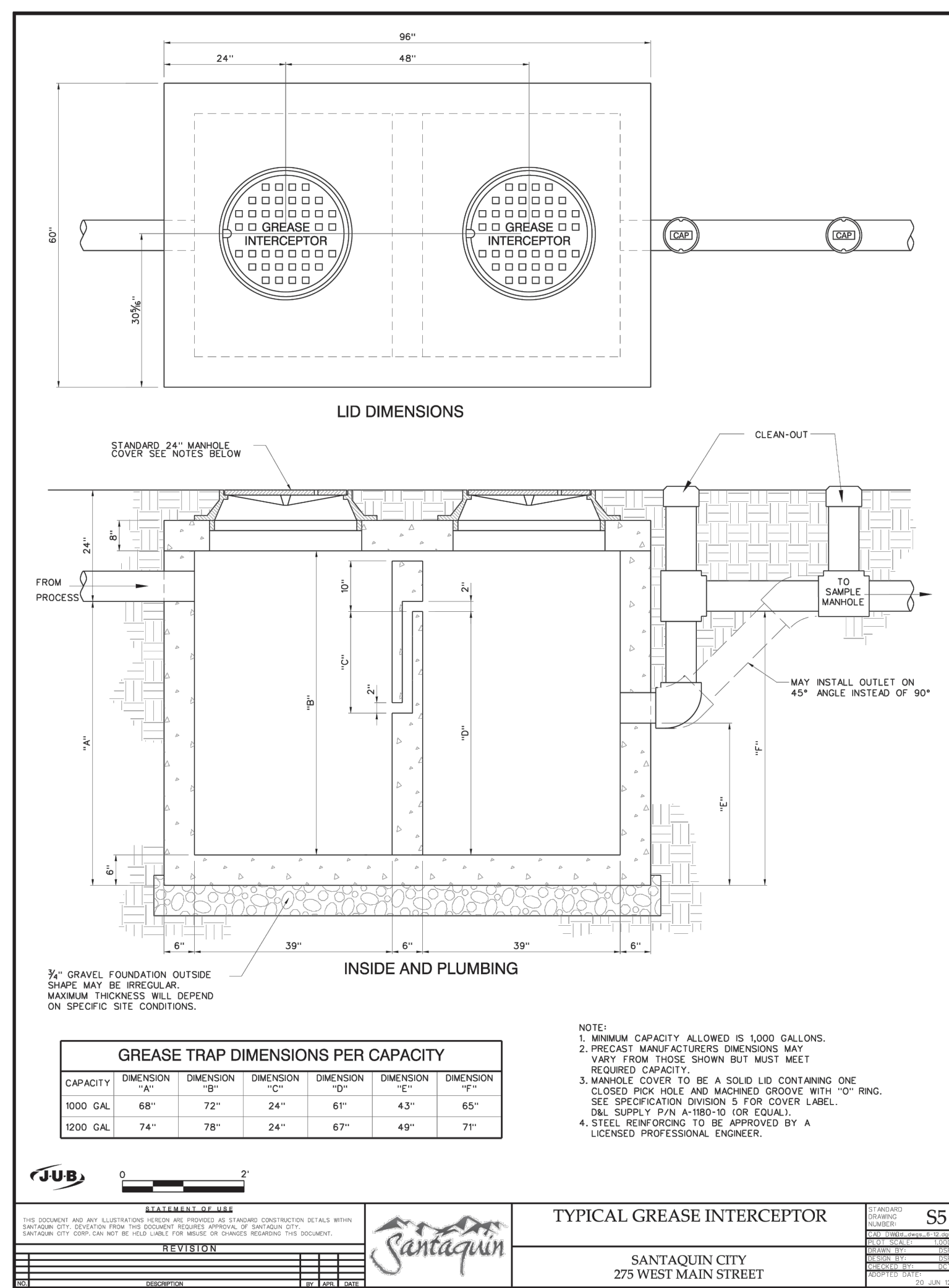
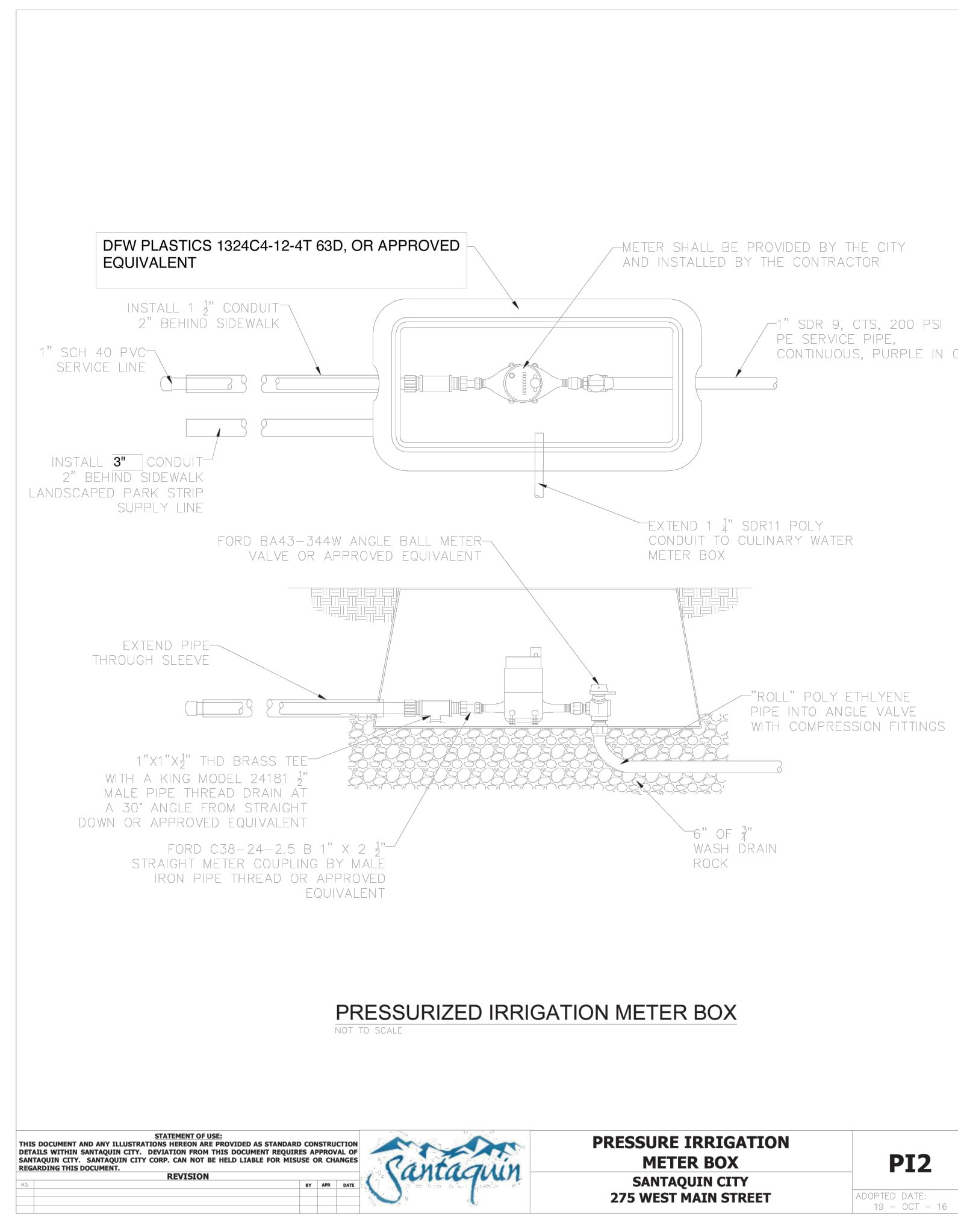
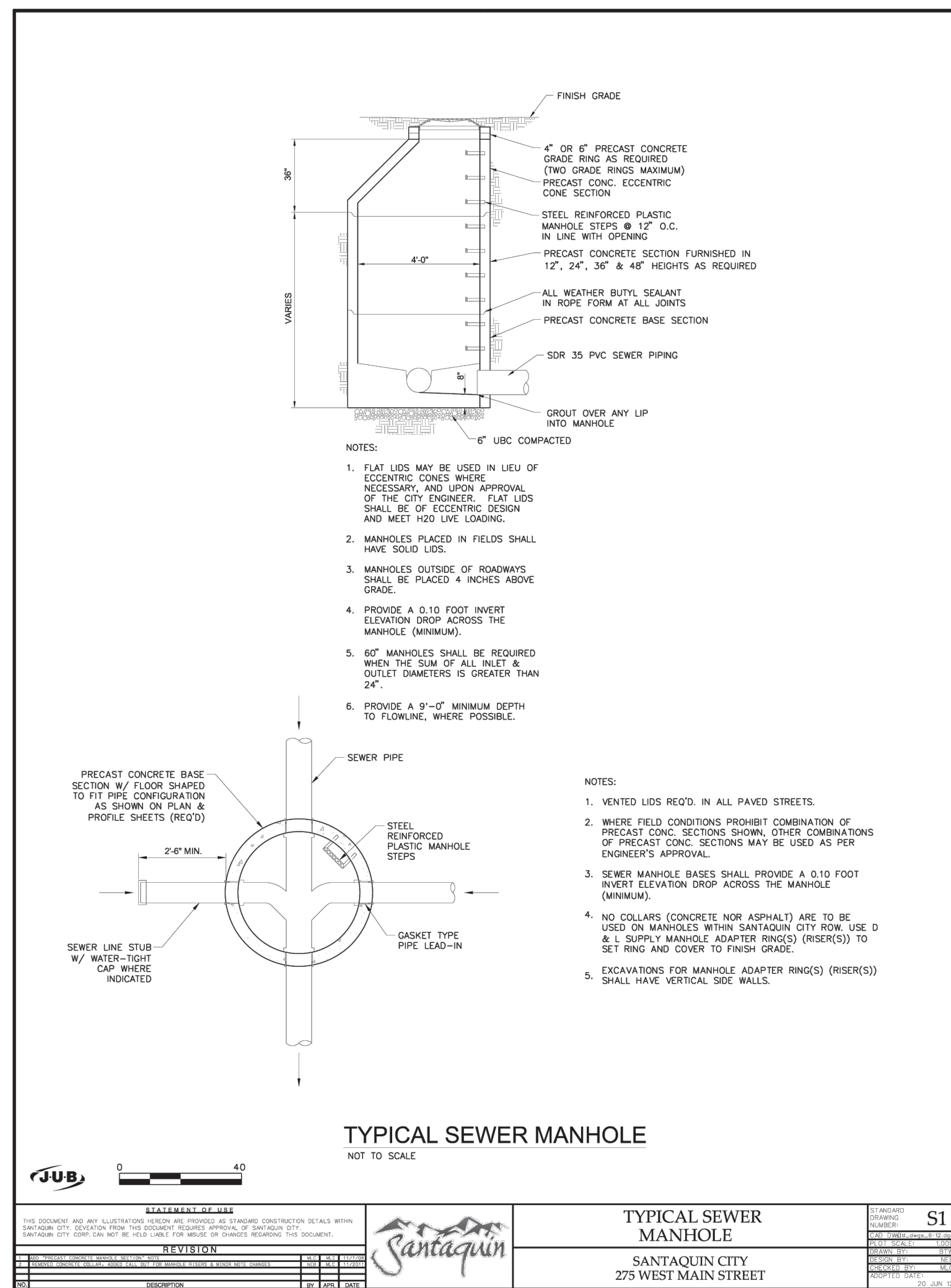










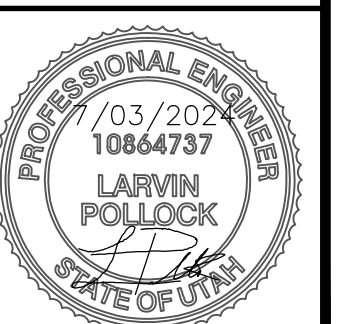


NO.	DATE	REVISIONS

**ELEVATE ENGINEERING**  
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lev@elevateeng.com

**ELEVATE ENGINEERING**

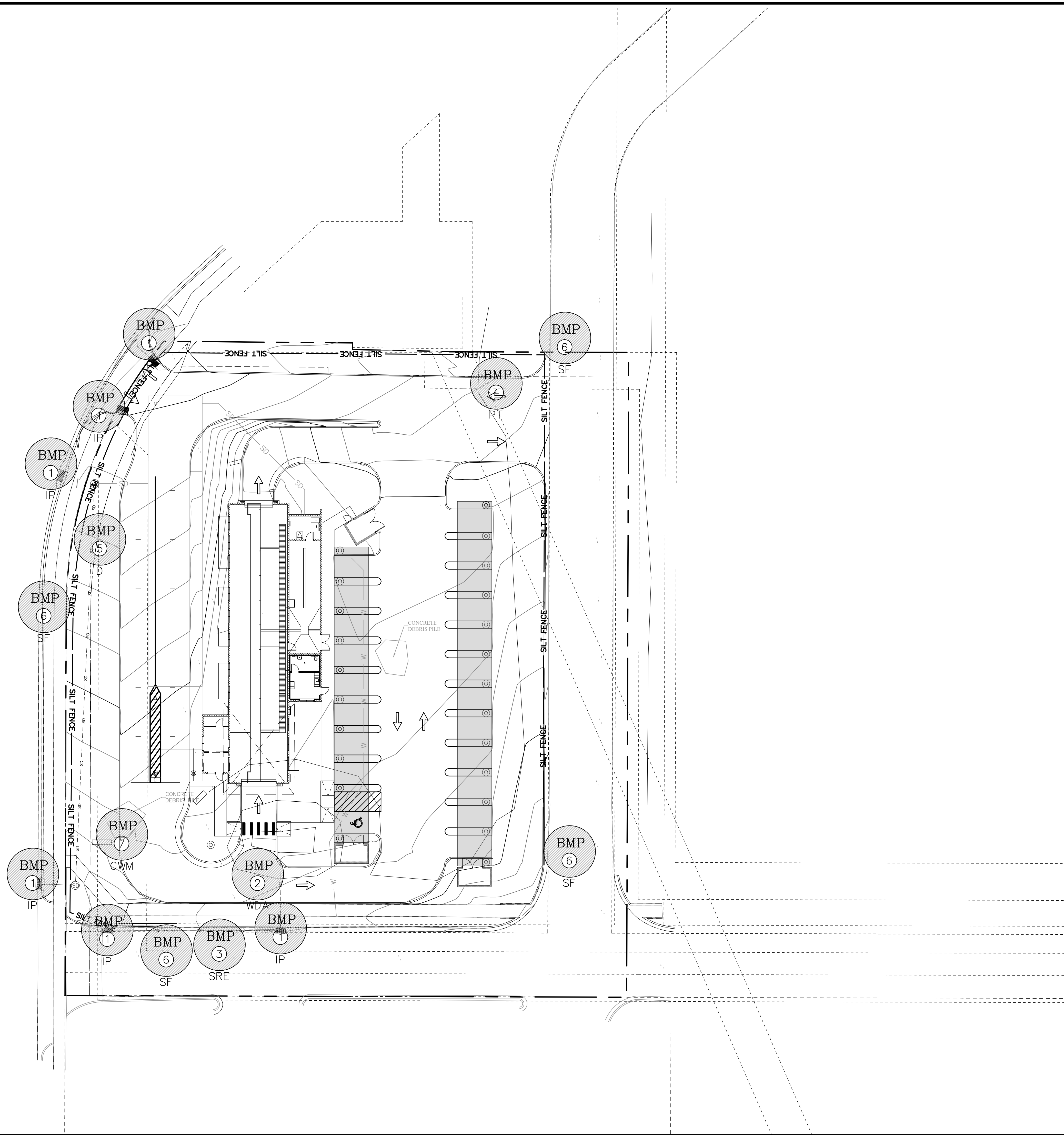
QUICK QUACK SANTAQUIN 500 EAST  
UTILITY DETAILS  
78 N 500 E, SANTAQUIN UT 84655



SHEET: C-6  
DATE: Jul 03, 2024



N 500 E



# LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD--SD--SD--
EXISTING SEWER LINE	--SS--SS--SS--
EXISTING WATER LINE	--W--W--W--
EXISTING CONTOUR LINE	-(-2732)-
FINISHED CONTOUR LINE	-21.00-
EXISTING FENCE	-x-
SILT FENCE	-SILT FENCE-
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-8 FOR DETAILS	

- NOTES**
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
  - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
  - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
  - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
  - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
  - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
  - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
  - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

**BEST MANAGEMENT PRACTICE INDEX**

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:

- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS

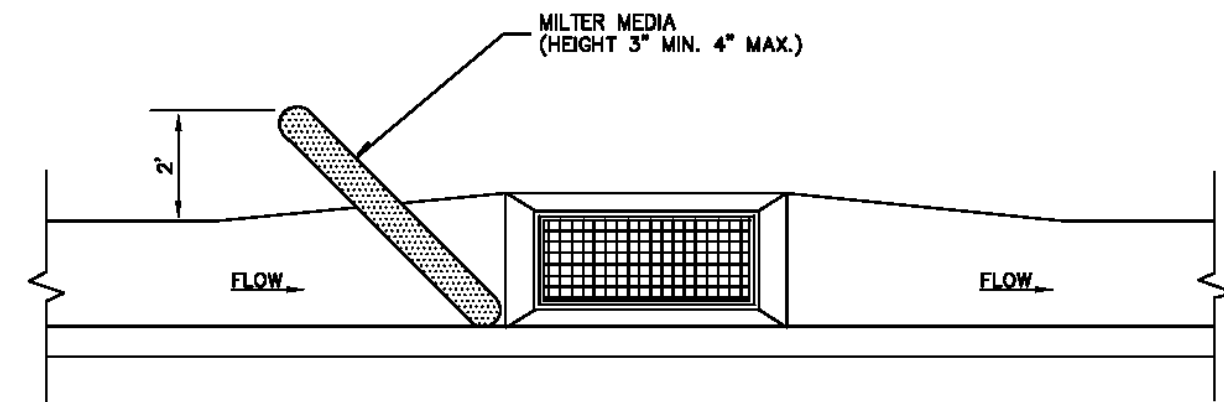
NORTH

SCALE: 1" = 20'

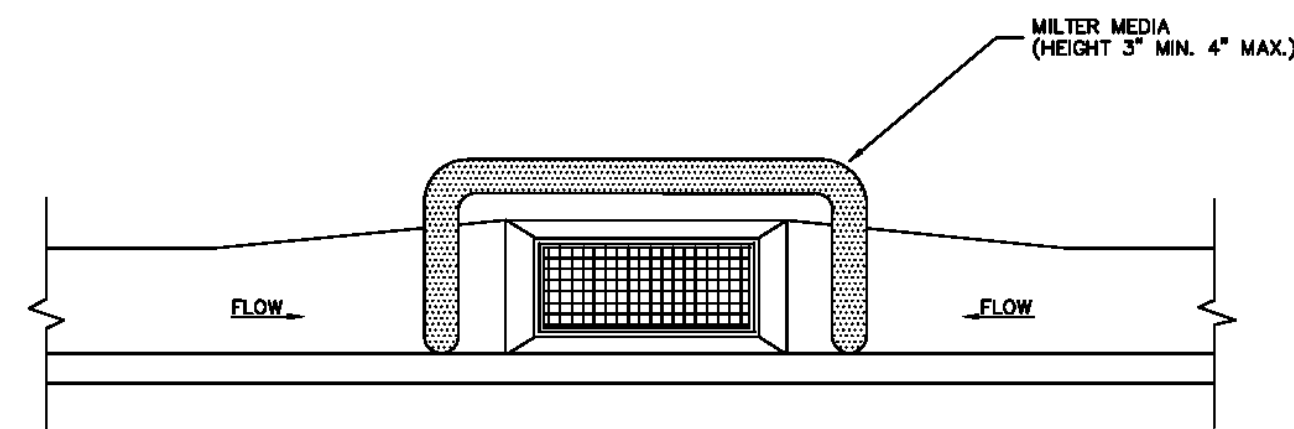
NO.	REVISIONS	BY	DATE	<p style="font-size: small;">ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 www.elevateeng.com</p> <p style="font-size: x-large; font-weight: bold; color: blue;">ELEVATE</p> <p style="font-size: small; color: red;">ENGINEERING</p>
<p>QUICK QUACK SANTAQUIN 500 EAST SWPPP PLAN</p> <p>78 N 500 E, SANTAQUIN UT 84655</p>				<p style="font-size: small;">PROJECT ENGINEER: LP DESIGNER: JM</p>
<p>SHEET: <b>C-7</b></p> <p>DATE: Jul 03, 2024</p>				



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**ON-GRADE INLET PROTECTION DETAIL**



**DROP INLET PROTECTION DETAIL**

**Inlet protection - gravel sock**

Plan No. **124**

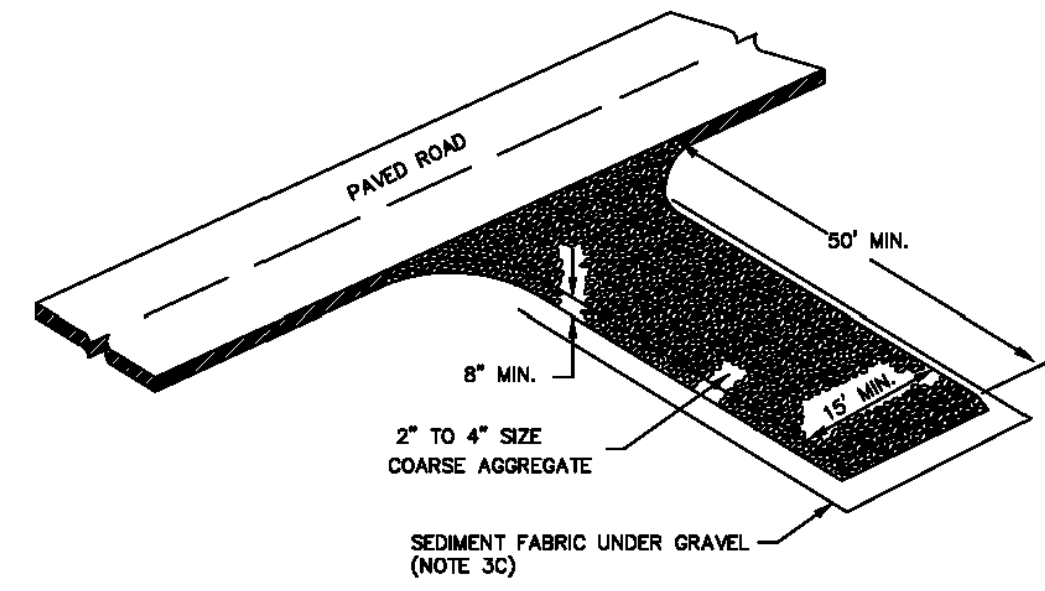
September 2008 11 Drawing 1 of 3

**Inlet protection - gravel sock**

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff.
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - On-grade inlet protection:
    - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media just upstream of the inlet box.
    - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
    - Excessive flows will flow either over or around the filter media and into the inlet box.
    - Expect ponding behind the filter media.
  - Drop inlet protection:
    - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media around the entire perimeter of the inlet grate.
    - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
    - Excessive flows will either flow around the media or over the top and into the inlet box.
    - Expect ponding around the inlet box.
- MAINTENANCE:
  - Inspect inlet protection after every large storm event and at a minimum of once monthly.
  - Remove sediment accumulated when it reaches 2 inches in depth.
  - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Stabilized roadway entrance**

Plan No. **126**

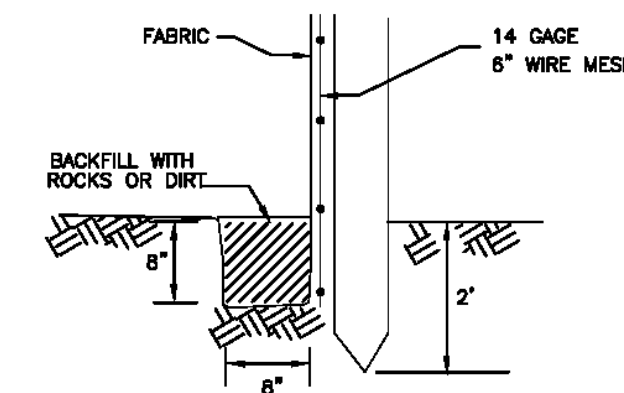
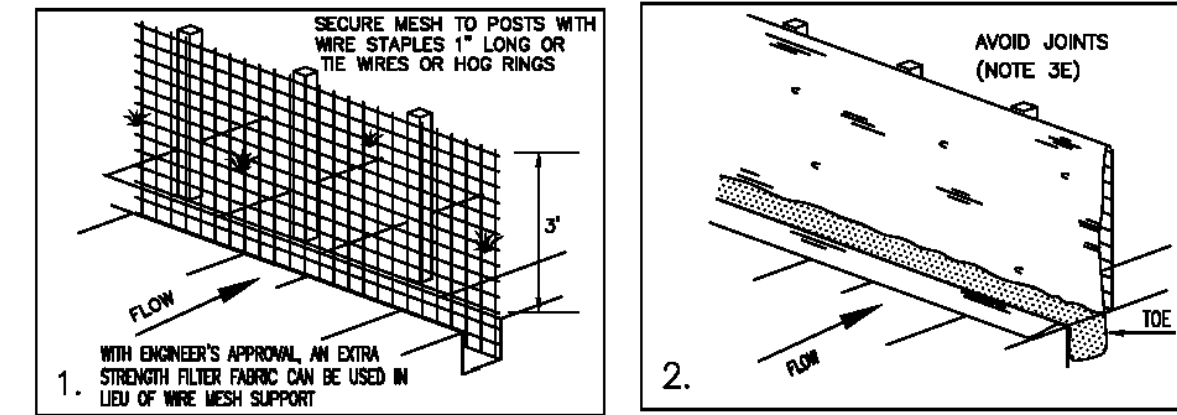
February 2006 19

**Stabilized roadway entrance**

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Prevent tracking or flow of mud into the public right-of-way.
  - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**TOE DETAIL**

**Silt fence**

Plan No. **122**

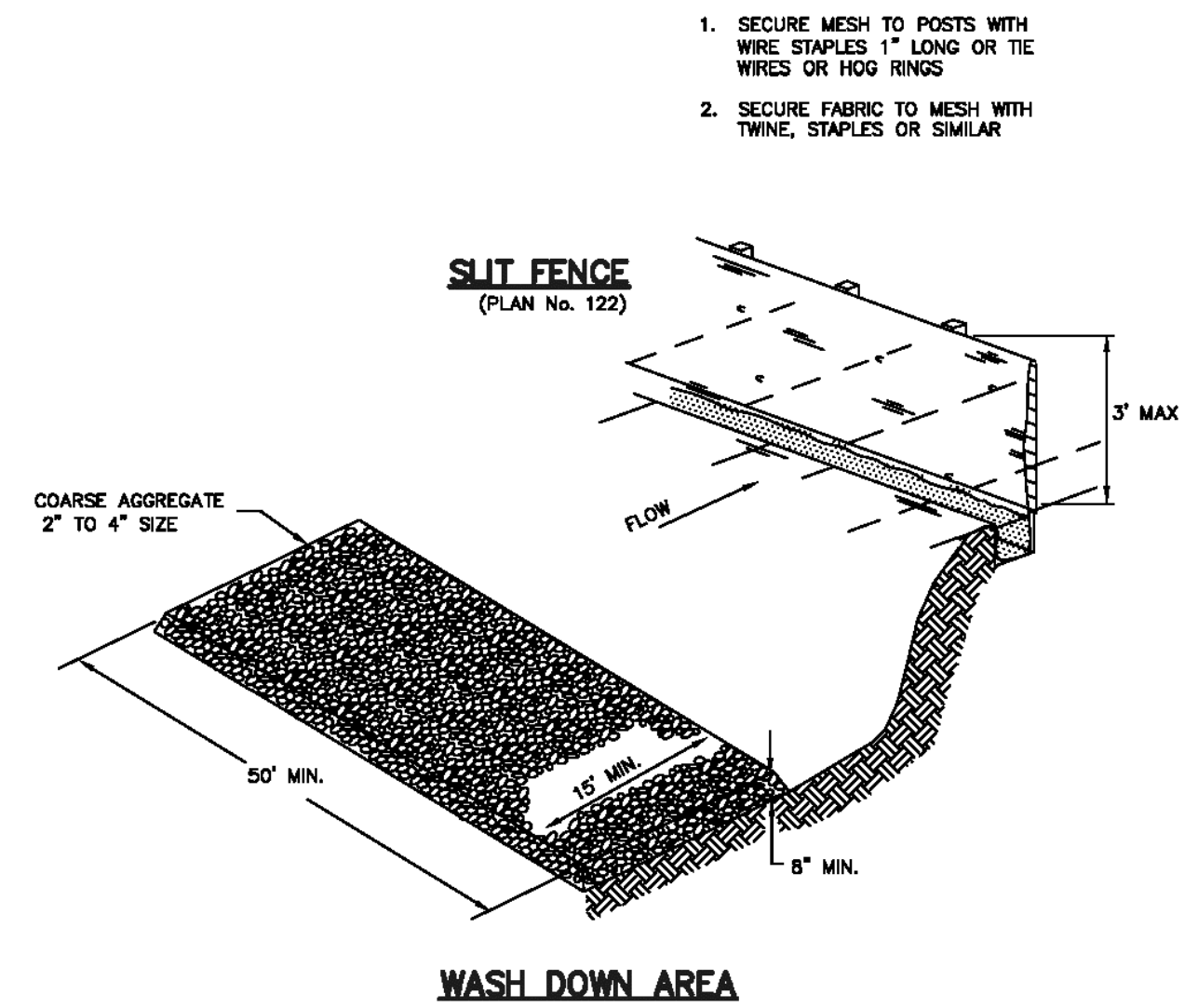
February 2006 7

**Silt fence**

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
  - Perimeter Control: Place barrier at down gradient 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.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
  - Burlap shall be 10 ounces per square yard of fabric.
  - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
  - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
  - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
  - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
  - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
  - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
  - Re-anchor fence as necessary to prevent shortcutting.
  - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Equipment and vehicle wash down area**

Plan No. **125**

February 2006 17

**Equipment and vehicle wash down area**

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
  - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
  - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
  - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent area for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.
  - Maintain silt fence as outlined in Plan No. 122.

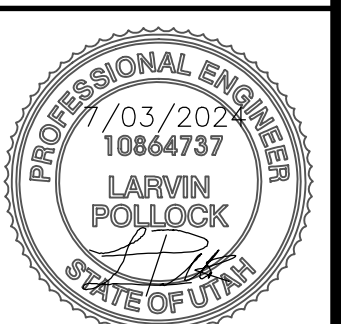
16

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 larvin@elevateeng.com

**ELEVATE**  
 ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST  
 SWPPP DETAILS  
 78 N 500 E, SANTAQUIN UT 84655



SHEET: **C-8**  
 DATE: Jul 03, 2024



### Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Catalpa crua-gall	Cockspur Hawthorn	2 1/2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		Koeleria p. Golden Candle	Golden Rain Tree	2 1/2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
5		Pinus laeocadensis heidreichii	Dwarf Bonian Pine	6'-8" Height	Full Throughout Specimen
1		Syringa reticulata Ivory Silk	Japanese Tree Lilac	2 1/2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
8		Zalcova serrata 'Mushashino'	Mushasho Zalcova	2 1/2" Caliper 10'-12" Height	Full Head Crown Straight Trunk

### Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		Berberis thunb. Crimson Pinyon	Crimson Pinyon	5 Gallon	15'-18" Height
8		Ligustrum x vicaryi	Golden Privet	5 Gallon	18'-24" Height
2		Physocarpus o. 'Summer Ume'	Summer Ume Nivea-bark	5 Gallon	24"-30" Height
23		Pinus bursae 'Fauces Batus'	Fauces Batus Sandcherry	5 Gallon	18'-24" Spread
4		Rosa 'uphase 'Baitiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
8		Rosa Knock Out Red	Knock Out Red Rose	5 Gallon	18'-24" Height
26		Spiraea bunaida 'Goldmund'	Goldmund Spiraea	5 Gallon	15'-18" Height
26		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15'-18" Height
11		Syringa vulgaris	Common Lilac	5 Gallon	24"-30" Height
11		Yucca filam. Golden Sword	Golden Sword Yucca	5 Gallon	15'-18" Height

### Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
16		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18'-24" Height
12		Calamagrostis a. 'Fosterii'	Foster Feather Grass	5 Gallon	18'-24" Height
2		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
37		Pennisetum alopec. 'Hammer'	Hammer Fountain Grass	5 Gallon	15'-18" Height

### Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
25		Hemerocallis 'Stella d'Or'	Stella d'Or Day Lily	1 Gallon	Full Can
38		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
56		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

### Planting Notes

- All lawn and shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Prior to a chemical analysis of all topsoil for approval, all topsoil shall be loosened by aerifying the soil to a depth of 6 inches to a maximum of 12 inches. All topsoil shall be placed in a transition layer existing and shall be 12 inches thick. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deep. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peepor equal).
- Plant and shrub shall be installed in a hole that is 2 inches wider than the rootball and 2 inches deeper.
- Plant fertilizer shall be applied to the hole at the time of installation.
- Plant fertilizer shall be applied to the hole at the time of installation.
- Upon completion of planting operations, all turf and trees shall receive a 4 inch depth of shaded-4 depth of decorative stone beds, cut the fabric from around the water wall of each plant, then apply fine ground bark, inside water wall. The remainder of the planter bed shall receive the depth of decorative stone, and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

### General Notes

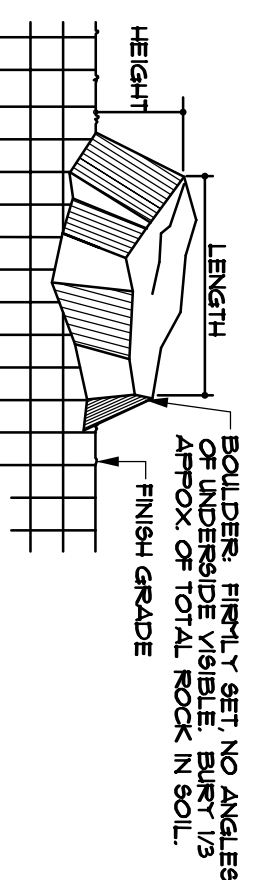
- All bidding landscapers shall have a minimum of 5 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with the project.
- The landscaper shall be responsible for all materials, labor and equipment required for the proper completion of all work.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the proposed grade.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

### Sub-Grade Requirements

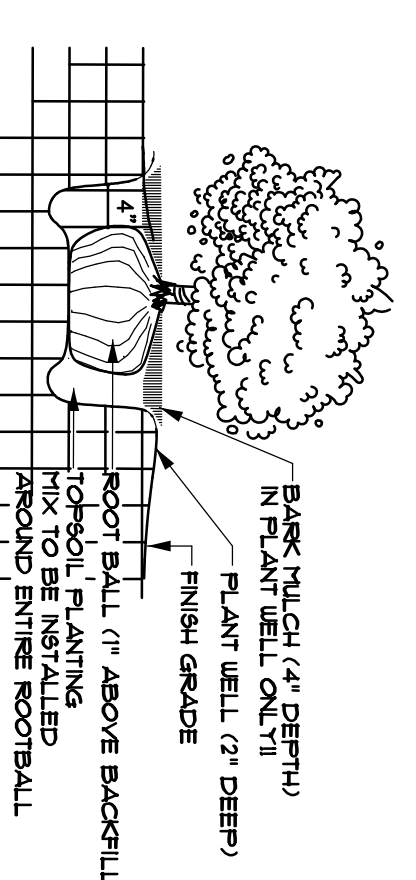
- LAWN AREAS:** Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with the seeding material, leaving it slightly below finish grade.
- SHRUB AREAS:** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade.
- ROCK ONLY AREAS:** Seven (7) inches below finish grade. This will allow for the installation of a 4 inch depth of decorative stone over the used barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COMPLETION:** The landscaper contractor shall meet, early on, in the construction process, with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

### Legend

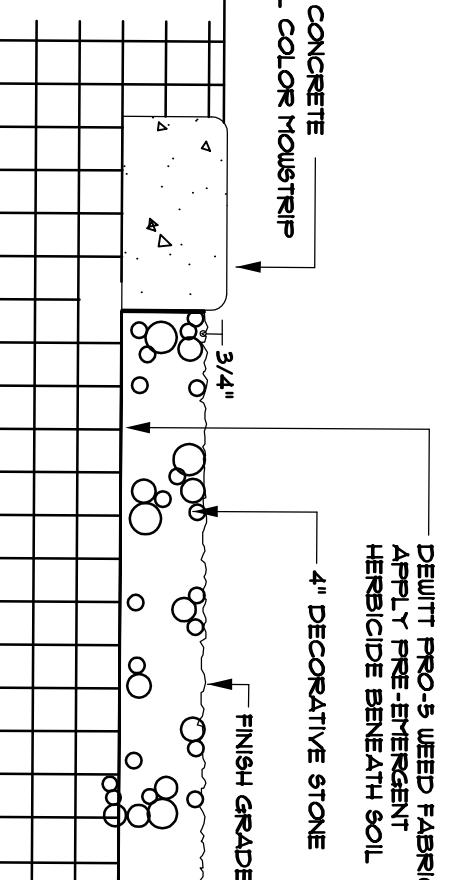
Symbol	Description	Remarks
	Landscape Boulder / 3'-4" Min. Size / Individually Faced	Boulder Type And Color Shall Be From Nearest Local Source. Boulder-Tilt Colored Quantities, Block Edges (Not Rounded).
	LAWN	Install In Straight True Lines And Uniform Curves. 4' Between All Lawn Mowstrip / Natural Color
	RI	Install In Areas Shown Over A 4 Inch Depth Of Import Topsoil. Top Or Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	R2	Install In Areas Shown To A Depth Of 6 Inches Over "Dedutt" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
	R3	Install In Areas Shown To A Depth Of 4 Inches Over "Dedutt" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
	R4	Install In Areas Shown To A Depth Of 4 Inches Over "Dedutt" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
	R5	Install In Areas Shown To A Depth Of 4 Inches Over "Dedutt" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.



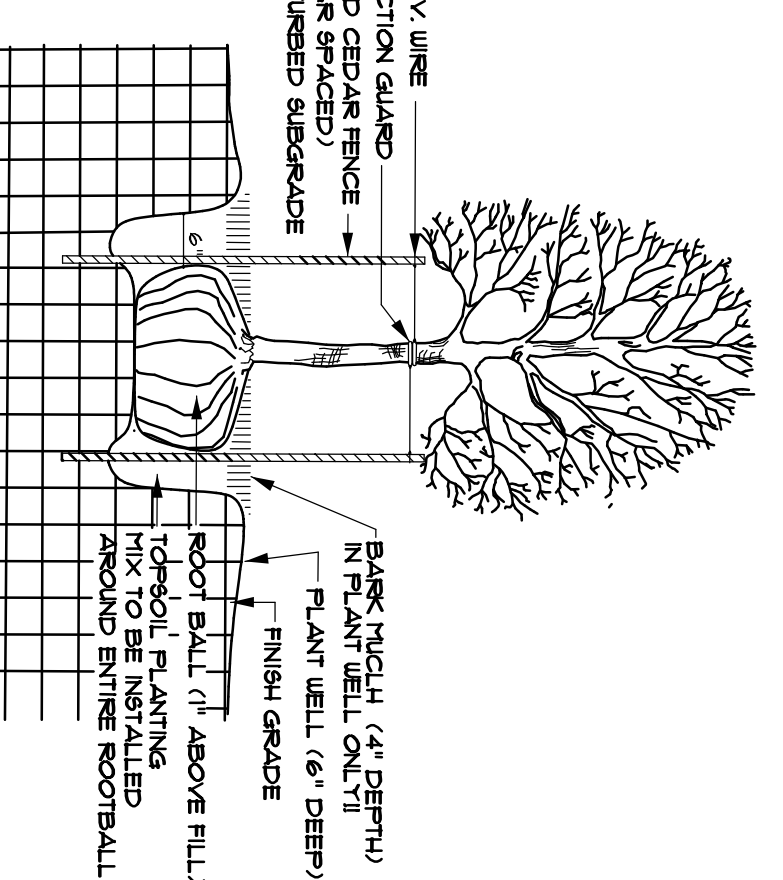
1 Decorative Boulder



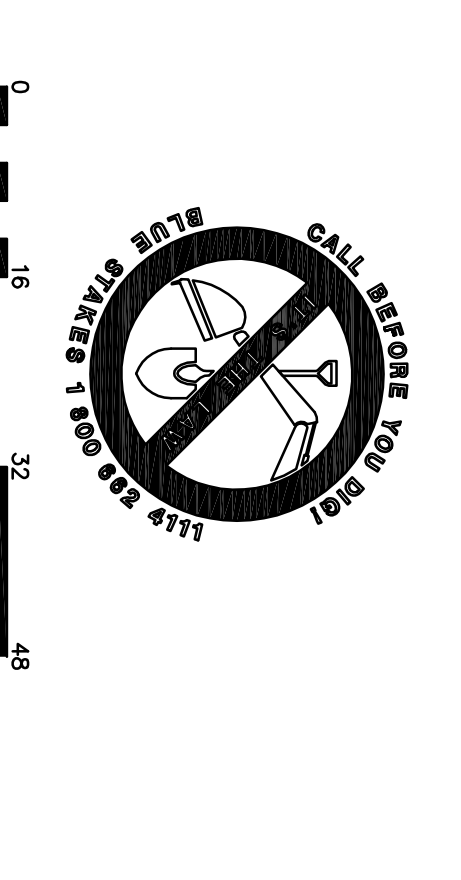
2 Shrub Planting



3 Mowstrip - Stone Mulch

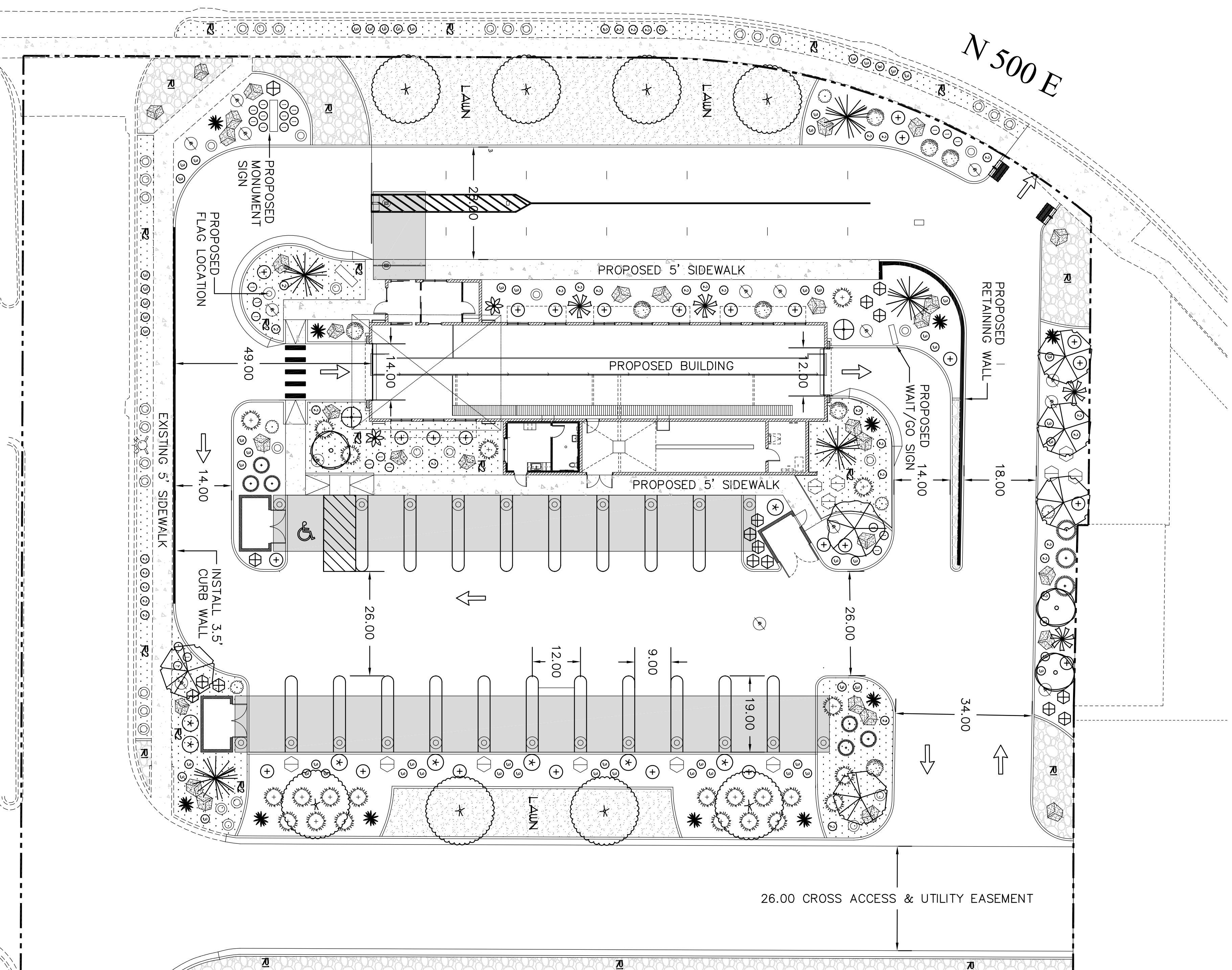


4 Tree Planting



### Landscape Architect

RDL Design Company, Inc.  
 8020 East Vale Avenue  
 Salt Lake City, Utah 84105  
 Phone: 801-641-3114  
 Email: rldesign@comcast.net



### Landscape Area Calculations

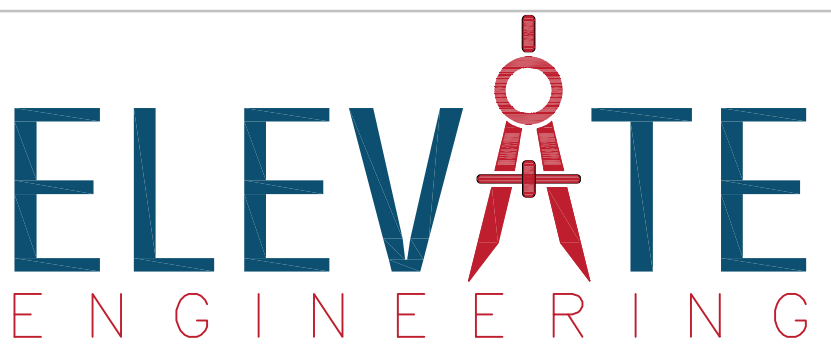
Area	Area (SF)	%
TOTAL LANDSCAPE AREA:	16,711 SF	100%
TOTAL LAWN AREA:	3,205 SF	19.2%
TOTAL ROCK ONLY AREA:	10,935 SF	64.7%
TOTAL PLANTING AREA:	6,710 SF	40.1%

### Special Note

All ground or wall mounted utility equipment, meters, transformers, HVAC equipment, etc. shall be screened. ECC 02010705d.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DP



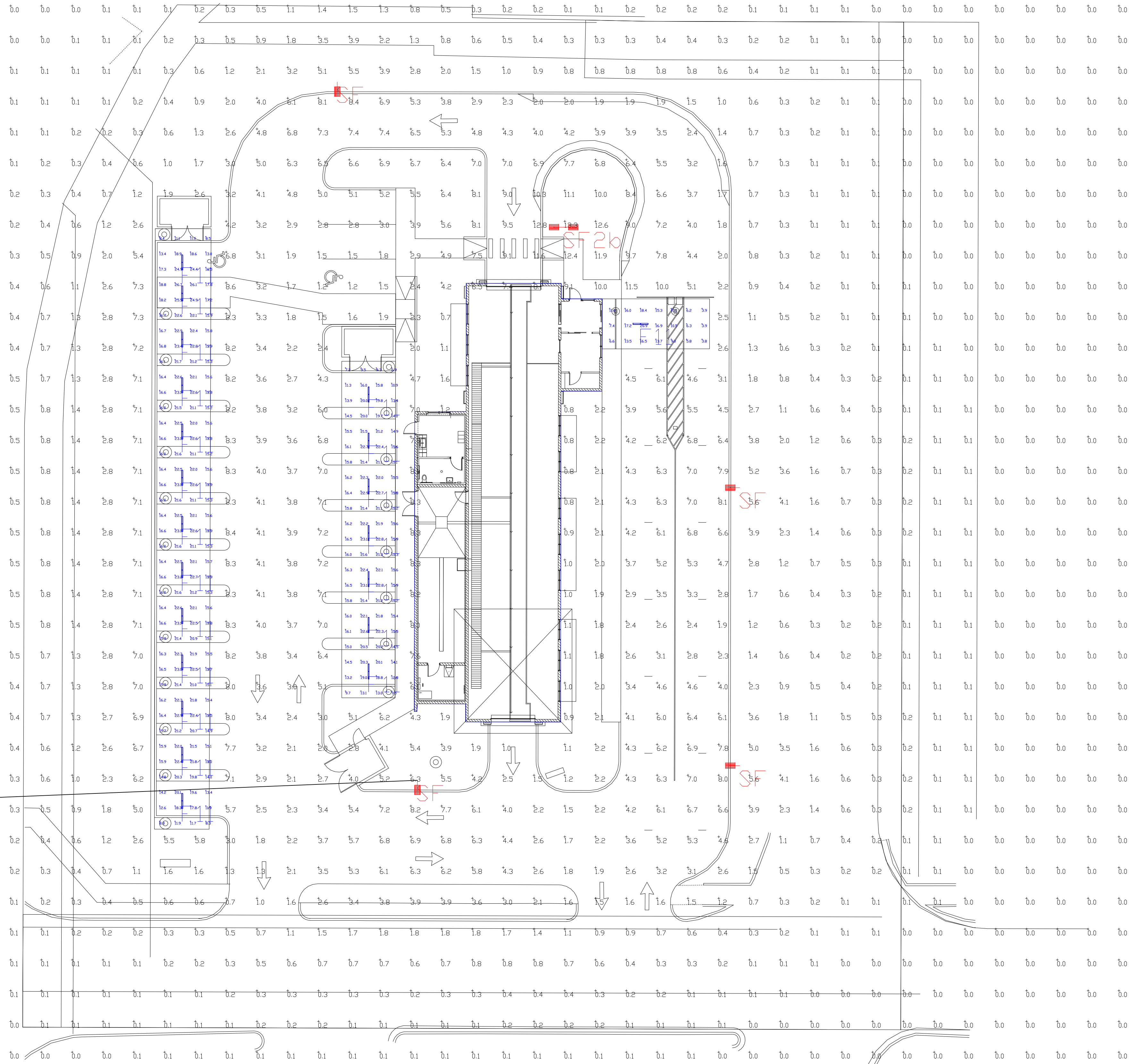
ELEVATE ENGINEERING  
 492 WEST 1200 NORTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 torvin@elevateng.com

QUICK QUACK-SANTAQUIN MACEY'S  
 LANDSCAPE PLAN  
 78 N. 500 E. SANTAQUIN, UT 84665



SHEET: 1-1  
 DATE: 07-03-2024





Pole to be used for flag pole light

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	11.12	20.9	3.8	2.93	5.50
VACUUM CANOPY 1	Illuminance	Fc	17.38	23.1	6.9	2.52	3.35
VACUUM CANOPY 2	Illuminance	Fc	18.47	26.7	8.3	2.23	3.22
PAVED AREA	Illuminance	Fc	4.74	12.8	1.0	4.74	12.80

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

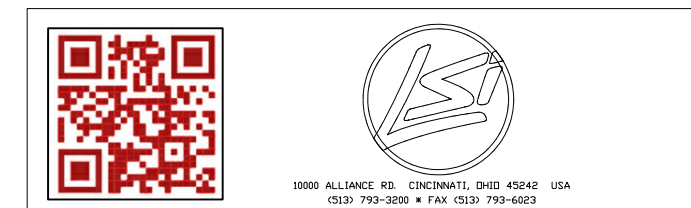
PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	21	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	4	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE+2' BASE	1.000	1.000	16890	135
	1	SF2b	D180°	MRS-LED-18L-SIL-FT-50-70CRI-D180	16' POLE+2' BASE	1.000	1.000	33780	270

Total Project Watts\_1  
Total Watts = 1900.95



LIGHTING PROPOSAL LD-159445

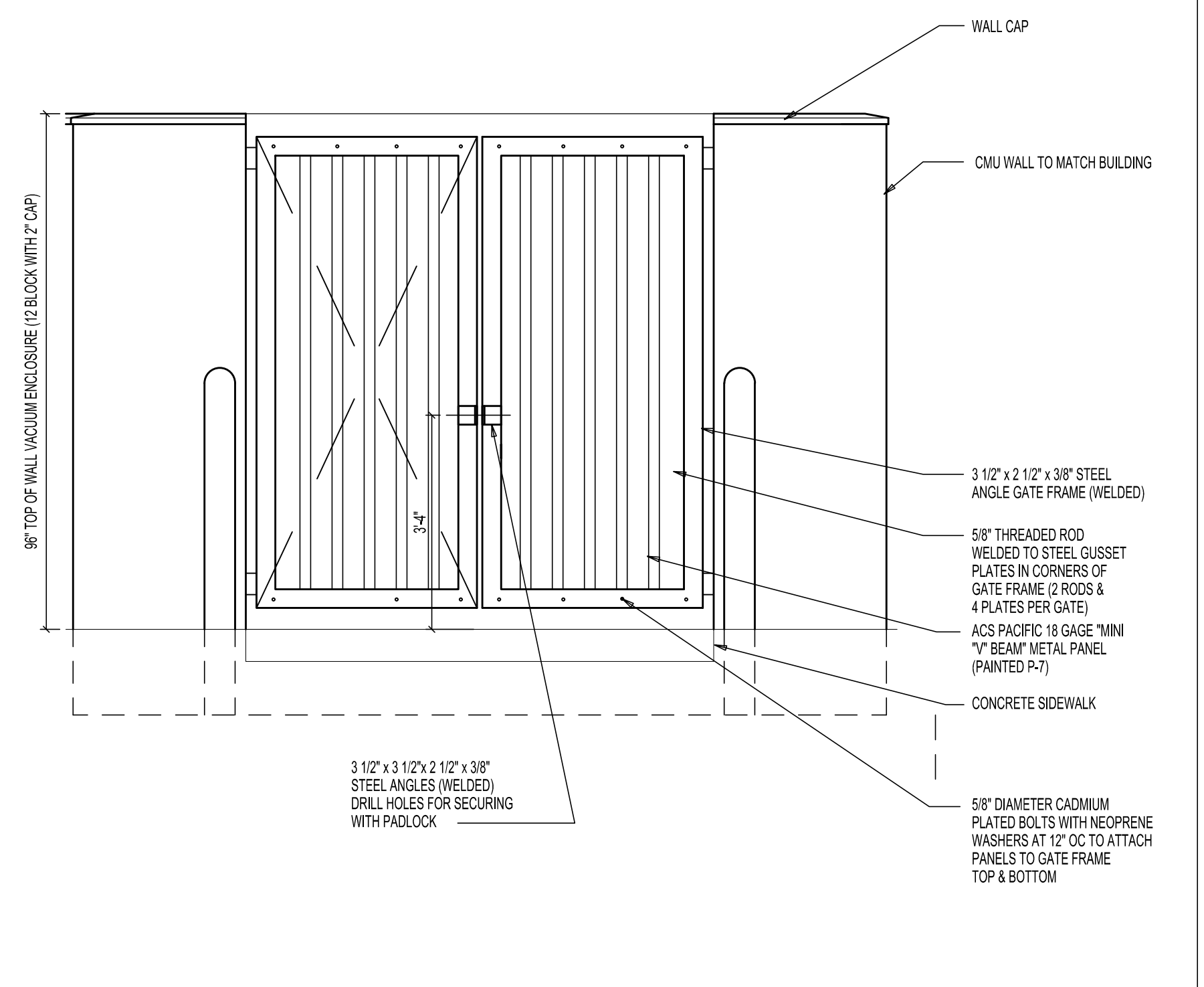
QUICK GLUCK  
78 N 500 E  
SANTAGUITA

SCALE: 1"=16'

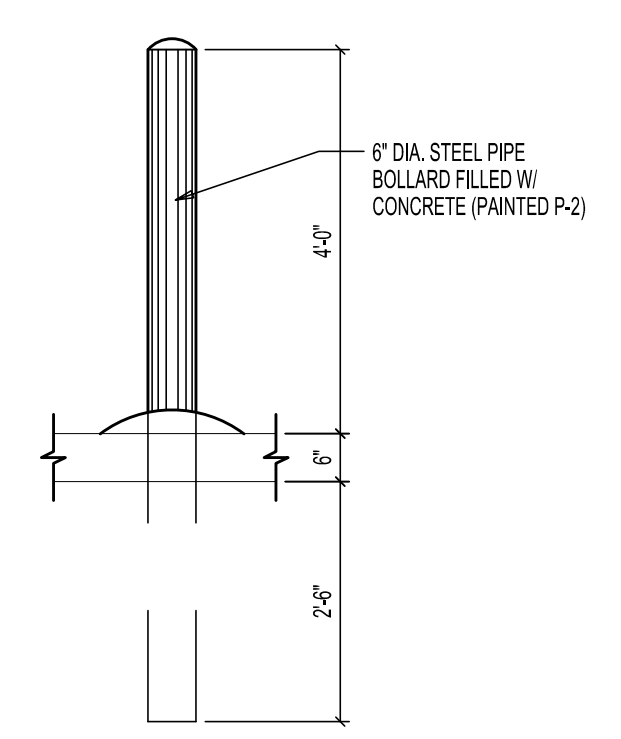


PROJECT NOTES

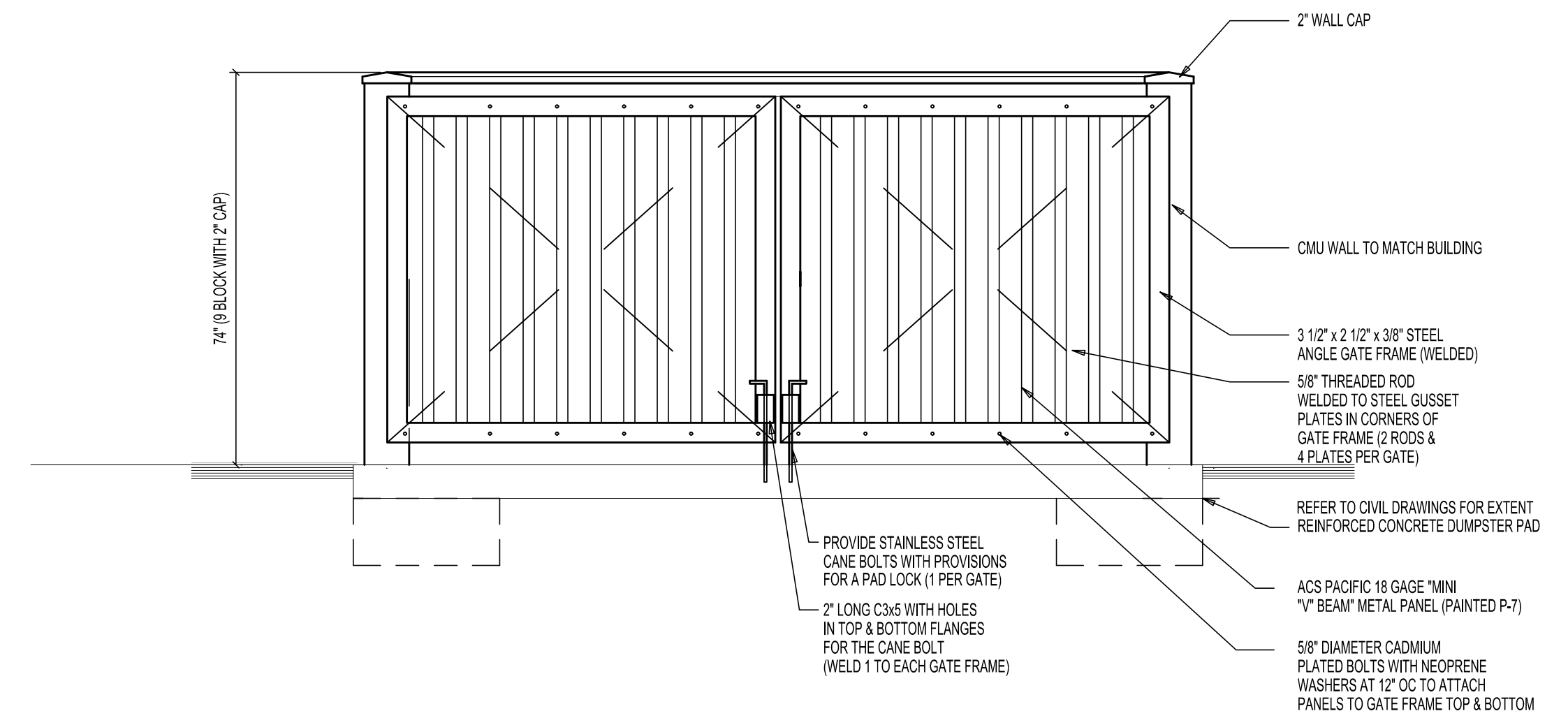
EXTERIOR FINISH SCHEDULE		
ITEM	MATERIAL	COLOR
CMU 1	SPLIT-FACE CMU	MATCH SW681 DOWN HOME
CMU 2	SPLIT-FACE CMU	MATCH SW6107 NOMADIC DESERT
P-7	PAINTED FABRICATED STEEL	MATCH SW7048 URBANE BRONZE



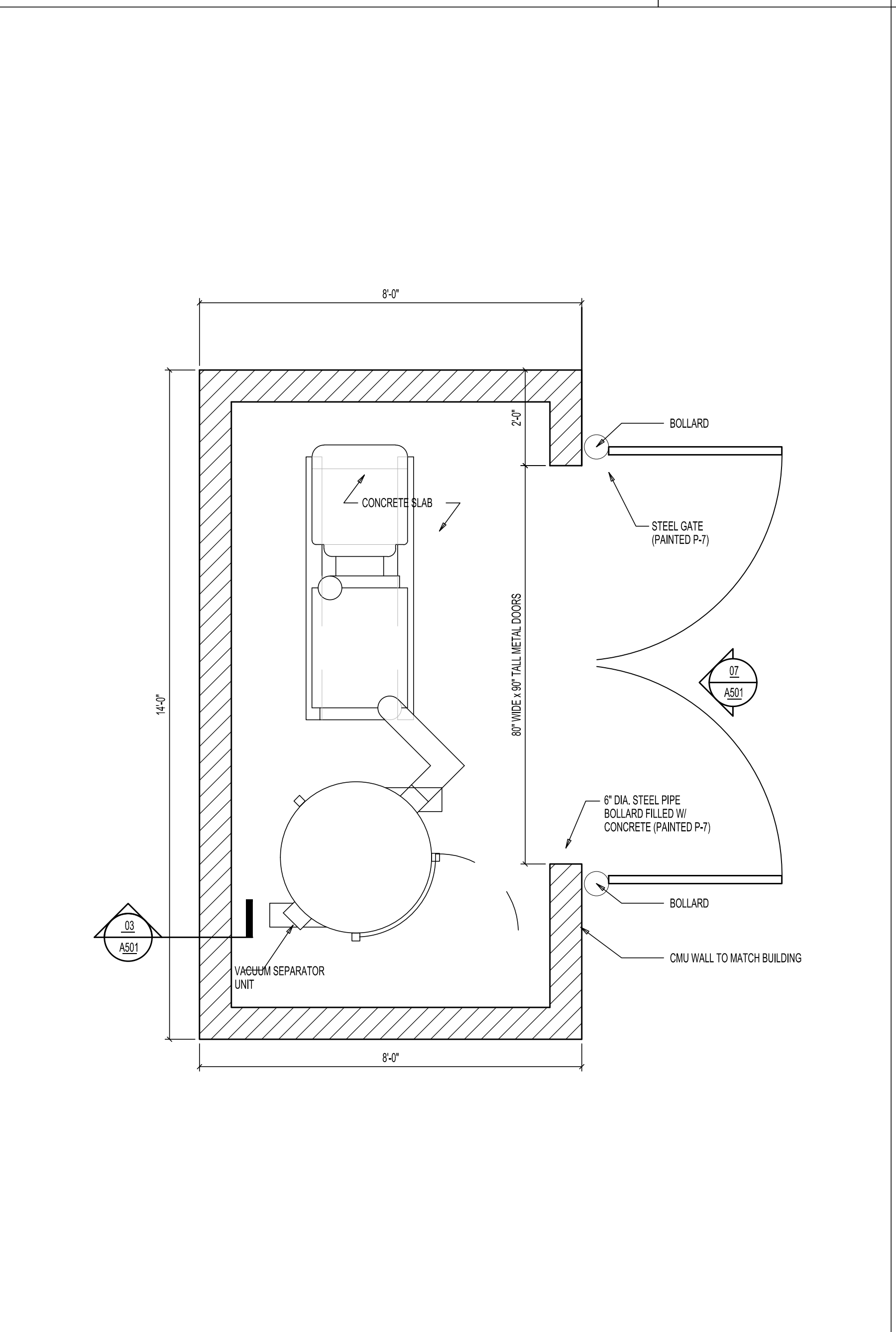
ELEVATION SCALE: 1/2"=1'-0" 07



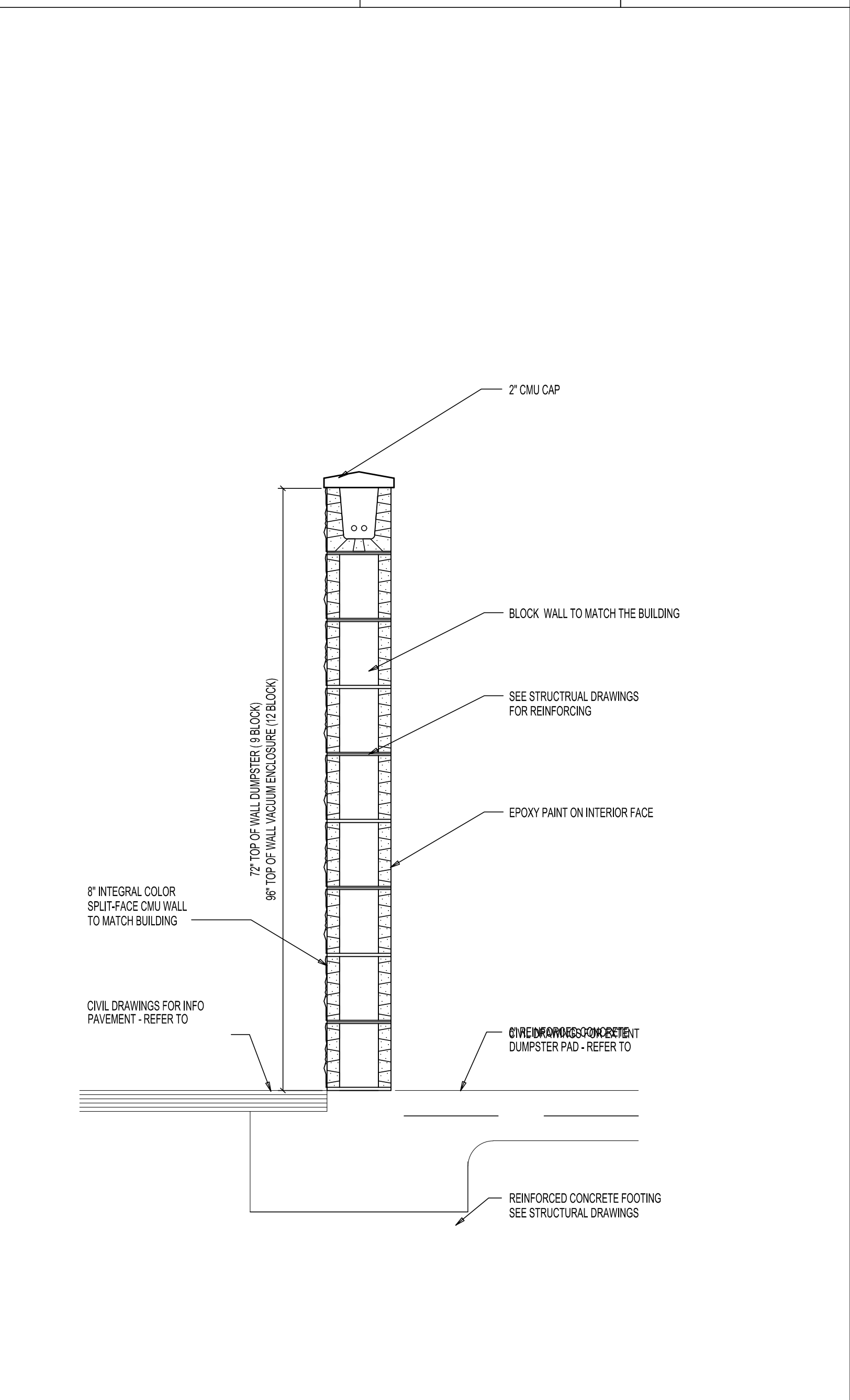
DTL. SCALE: 1/2"=1'-0" 04



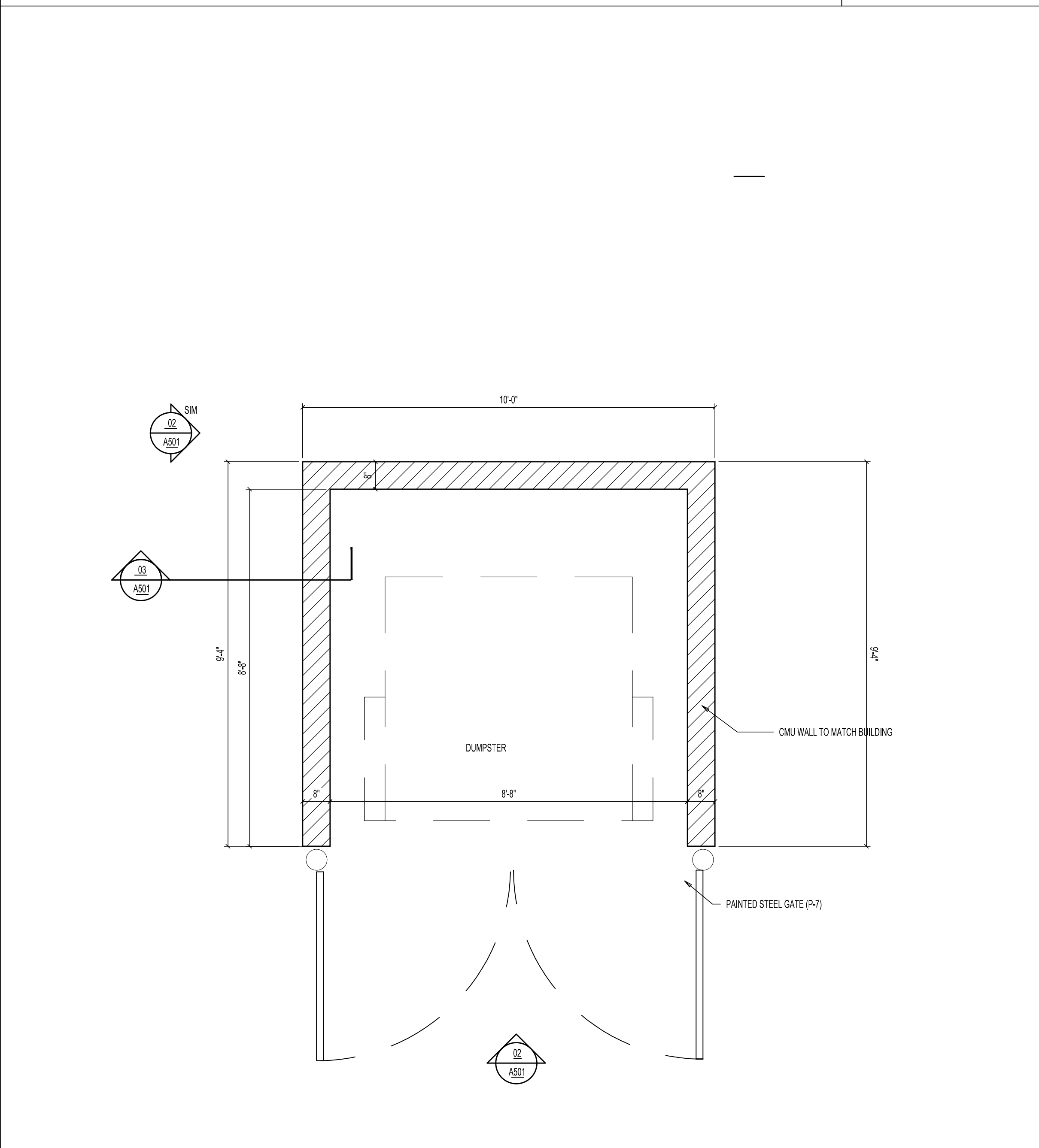
ELEVATION SCALE: 1/2"=1'-0" 02



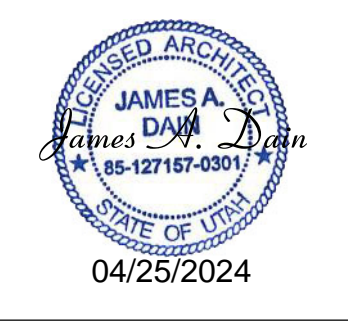
VACUUM ENCLOSURE PLAN SCALE: 1/2"=1'-0" 06



WALL SECTION SCALE: 1/2"=1'-0" 03



DUMPSTER ENCLOSURE PLAN SCALE: 1/2"=1'-0" 01



PROJECT TITLE  
**Quick Quack Car Wash**  
 Santaquin



DATE:  
 April 2024

REVISIONS:  
**A501**



# Santaquin City Request For A Traffic Control Device Application

110 S. Center Street, Santaquin, Utah 84655  
 801-754-1011 www.santaquin.org



**Note:** This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code.

**Meetings:** Development Review Committee meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month at 10:00 A.M. The meeting is held in the City Offices, located at 110 S. Center Street. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Nicole Holt		
Telephone: 801-230-9232	Alternate Telephone:	Email: nicoleberry808@gmail.com
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: Red Barn View Dr & Foothill Village Blvd		
Type of Traffic Control Device Requested: 3-Way stop sign or speed bumps		
Description and Justification for the Request		
<p>Foothill Village Blvd has seen an increase in use &amp; cars, and a lot of those cars fly up the street. <del>Unknown few children</del> with there being a grass area/ Park @ this intersection I worry for the kids that play in the park &amp; who play/ride their bikes or go into the road to get balls on this street.</p>		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request.		





**DRC Members in Attendance:** City Engineer Jon Lundell, Police Chief Rodney Hurst, Fire Chief Ryan Lind, Public Works Director Jason Callaway, City Manager Norm Beagley, Building Official Randy Spadafora, and Assistant City Manager Jason Bond.

Senior Planner Ryan Harris was excused from the meeting.

**Others in Attendance:** City Recorder Amalie Ottley, EIT Megan Wilson, Race Ostler, Kyle Spencer, Curt Paulson, Scott Jackson, and other members of the public.

**1. Bello Corner (Previously Santaquin Ostler) Subdivision Plan**

*A review of a 3-lot subdivision located at approximately 215 S. Center Street.*

Assistant City Manager (and Community Development Director) Jason Bond addressed the infill request by the applicant to accommodate smaller lot sizes for the 3 lots. That request will be reviewed by the Planning Commission at a future meeting. He added that permission from Summit Creek Irrigation Company for any work done on the existing culvert and flow line must be provided to the City.

Public Works Director Callaway pointed out that on lot 3, the pressurized irrigation (P.I.) and culinary lateral lines are crossed and will need to be reversed/corrected on the plans. Director Callaway discussed with Engineer Lundell possibly moving the sewer lateral closer to the culinary and P.I. lines on lots 2 and 4 so that less roadcuts are required. Engineer Lundell stated that the lines need to be a minimum separation of 10 feet from each other. The applicant, Kyle Spencer, agreed to moving the sewer lateral closer to the other water lines.

Chief Hurst had no comments.

Chief Lind had no comments.

Building Official Spadafora pointed out the addressing on the plans.

Engineer Lundell indicated that the County Surveyor’s Office requires a Public Land Survey System (PLSS) Certificate be submitted to the City. Engineer Lundell asked the applicant to verify the survey records for monuments on 100 South. He also pointed out that 20-foot setbacks are required by City Code and the building area on the plans must meet that requirement.

Assistant City Manager Bond made a motion to recommend approval of the Bello Corner Subdivision with the conditions that redlines are addressed prior to being added to a Planning Commission agenda. Public Works Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes



The motion passed.

**2. Wasatch Steel Site Plan**

*A review of a commercial site plan located at approximately 249 N. Nebo Way in the Santaquin Peaks Industrial Subdivision*

Assistant Manager Bond indicated that the plat amendment for the property is still pending.

Public Works Director Callaway indicated that some water and fire lines are being abandoned at the site. He indicated that generally, when lines are abandoned, the Public Works department will dig down and cap off the line at the corp stop. He stated that because the road is new, he would prefer that adequate records be kept indicating the live line rather than cap it by digging into the new road. He added that the plans do not show water and P.I. meters on the north end of the property. He also pointed out trees on the landscaping plan that are in the line-of-site and asked that those trees be removed completely or moved to a different spot.

Chief Hurst inquired about the sizing of the parking stalls behind the building bays. The applicant, Curt Paulson, indicated that trucks will park in the large stalls behind the building and will be loaded by crane inside the building itself. Chief Hurst wanted to make sure the islands in the parking lot would not interfere with loading and traffic.

Chief Lind pointed out that the building is required to have fire sprinklers as it is larger than 11,000 feet in size. Building Official Spadafora and Chief Lind discussed the permit and inspection process for the fire sprinkler system.

Engineer Lundell pointed out that the plans need to be stamped, signed, and dated by a professional engineer. He also added that any drive approach over 30-feet needs to be approved by the DRC. He discussed with the applicant that the DRC is the approval body for larger drive approaches. He pointed out notes and other tables that need to be updated on the plans. Engineer Lundell also discussed the primary setback of 25-feet along Nebo Way, which is a requirement in the industrial zone. Engineer Lundell noted that fencing is required around all outdoor storage areas and what materials are required for that fencing. Engineer Lundell went over what approval/signature blocks are required on the mylar.

Assistant City Manager Bond made a motion to approve the Wasatch Steel Site Plan on the condition that redlines be addressed and the lot line adjustment application be approved. He included with his motion the approval of larger drive access for both entries/exits in and out of the site. Manager Beagley seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes



The motion passed.

**3. Meeting Minutes Approval**

Manager Beagley made a motion to approve the DRC Meeting Minutes from June 25, 2024. Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.


**Adjournment**

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:35 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder