



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 09, 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. Bello Corner (Previously Santaquin Ostler) Subdivision Plan**

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

**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

### MEETING MINUTES APPROVAL

**3. June 25, 2024**

### ADJOURNMENT

### CERTIFICATE OF MAILING/POSTING

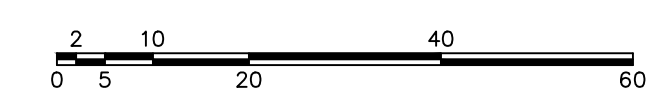
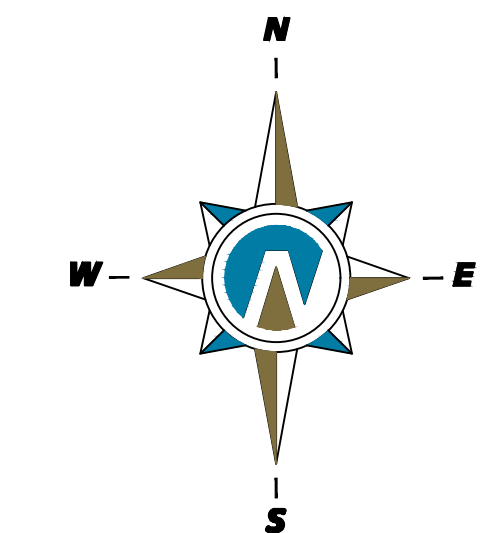
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.org](http://www.santaquin.org), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and 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

# BELLO CORNER SANTAQUIN, UTAH

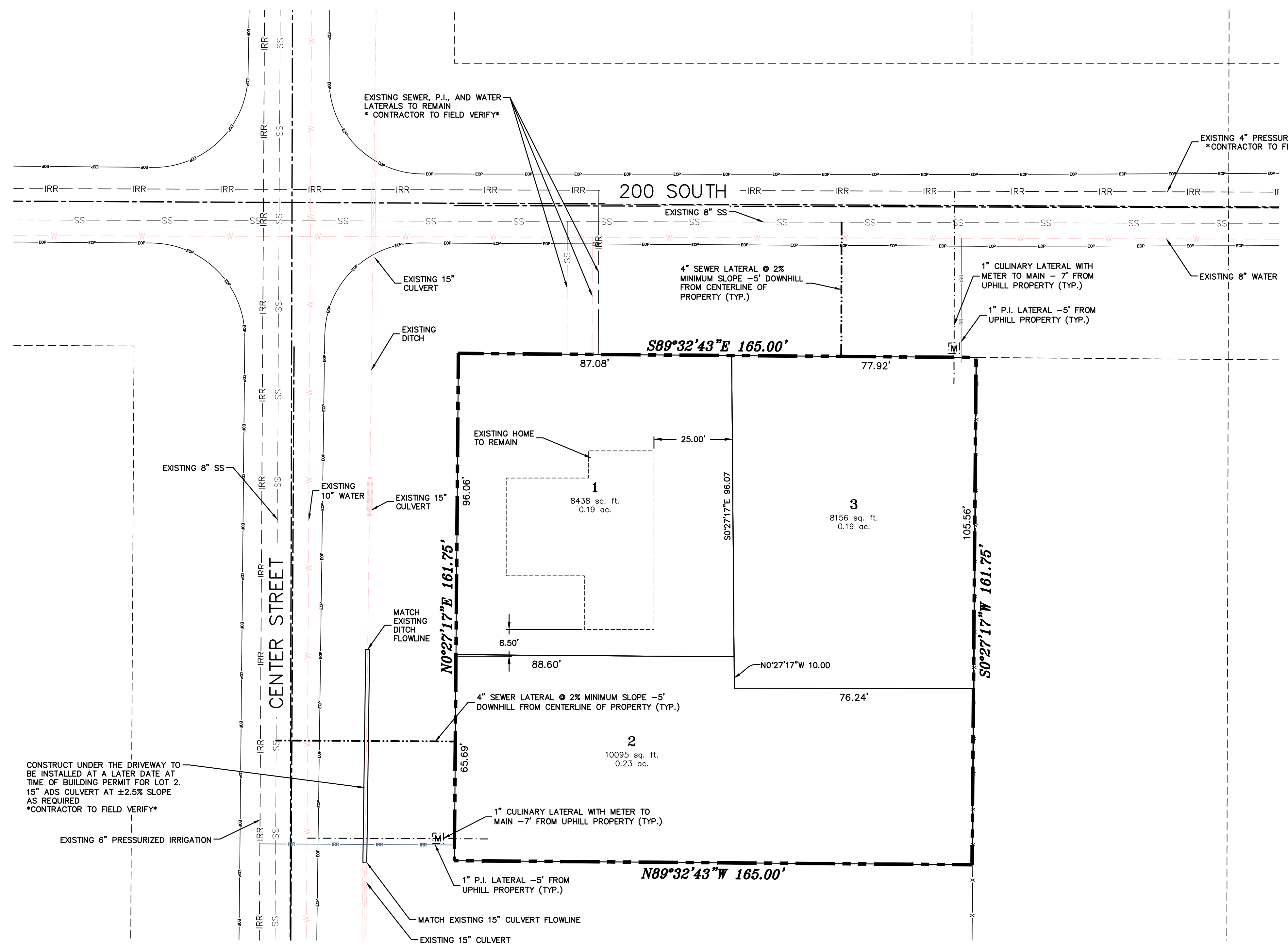
MAY, 2024



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

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

**NOTES:**  
CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



TABULATIONS BELLO CORNER	
ZONE: R-8	
# OF LOTS:	3 LOTS
TOTAL ACREAGE IN DEVELOPMENT =	0.61 ACRE
TOTAL ACREAGE IN LOTS =	0.61 ACRE
TOTAL ACREAGE IN DEDICATED ROW =	0.0 ACRES
OVERALL DENSITY =	4.92 UNITS PER ACRE
<b>INFILL REDUCTION REQUEST:</b>	
LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	

RECORDED SURVEY NO. #24-159

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:



**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

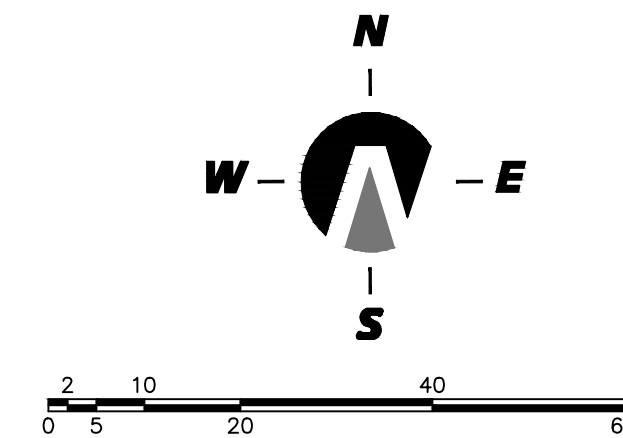
**BELLO CORNER**

SITE PLAN	JOB NO. 3-24-019
SANTAQUIN, UTAH	SHEET NO. <b>SP-01</b>

WEST QUARTER CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1992 BRASS CAP)

### BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



GRID FACTOR: 0.99961	
NAD 27	
STATE PLANE	
COORDINATED	
NORTHING	EASTING
A 598163.05	1919996.65
B 597068.16	1920309.42*
C 597050.26	1920474.41*
D 596888.51	1920473.13*
E 596906.41	1920308.14*

RECORDED SURVEY NO. #24-159

#### LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

SOUTHWEST CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1975 BRASS CAP)



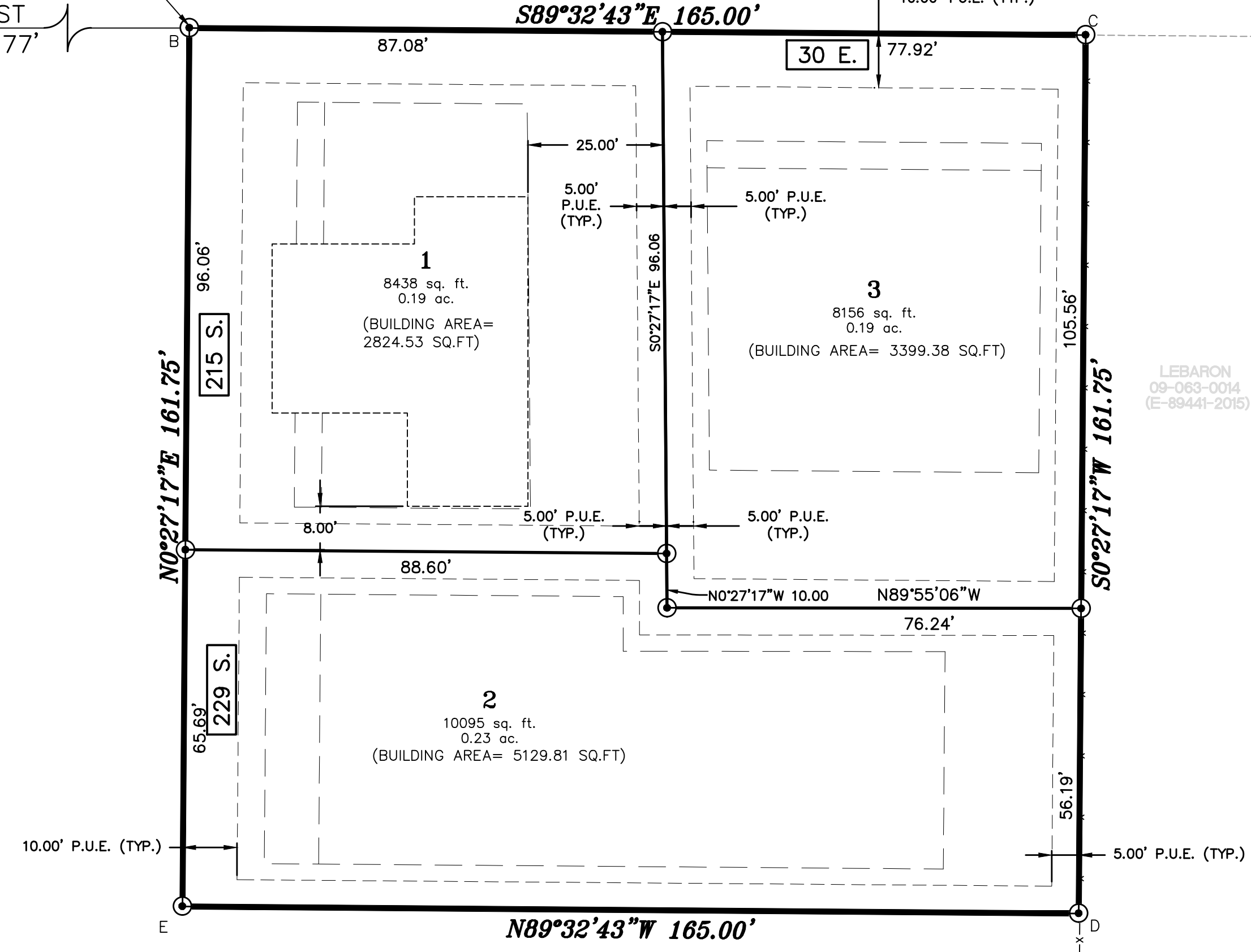
#### VICINITY MAP

-NTS-

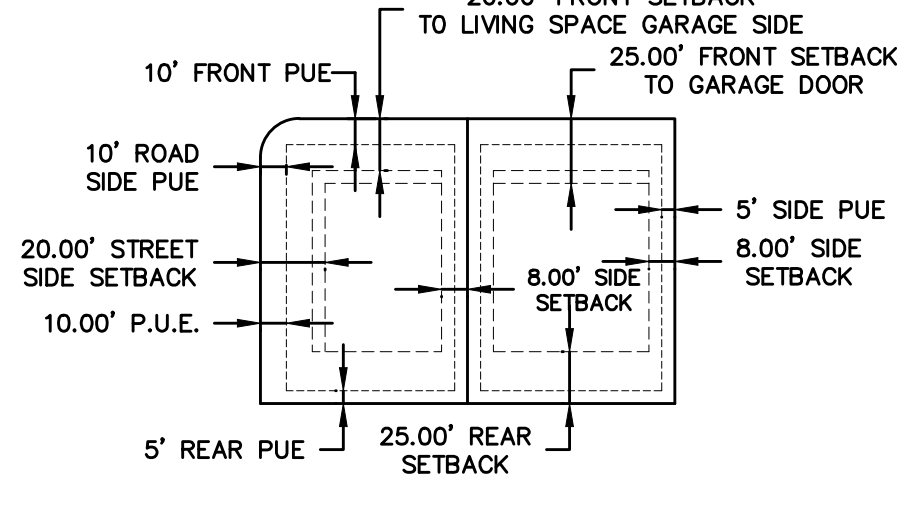
1,094.89'  
500°20'44"E.  
2,677.32'  
(BASIS OF BEARING)

CENTER STREET

POINT OF BEGINNING



#### TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



LEBARON 09-063-0014 (E-68441-2015)

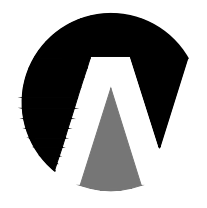
REMKES 09-063-0003 (E-6629-2024)

**DOMINION ENERGY UTAH - NOTE:**  
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By- \_\_\_\_\_  
Title - \_\_\_\_\_

**NOTES:**  
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

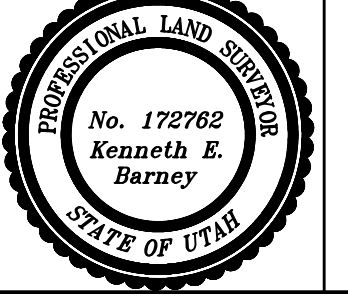
DEVELOPER  
RACE OSTLER  
race87@gmail.com  
801-735-7196



**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT  
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL



CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP

SCALE: 1" = 20 FEET

**SURVEYOR'S CERTIFICATE**  
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8g-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.  
**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, (SAID CORNER LIES 1,094.89 FEET S.02°0'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST X CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

#### OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ RACE OSTLER BY: \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_  
BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, PROVED  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS  
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE  
EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
NOTARY FULL NAME \_\_\_\_\_ A NOTARY COMMISSIONED IN UTAH  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

#### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

#### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

#### ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

#### CENTRACOM ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

### BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH

# WASATCH STEEL

## AN INDUSTRIAL SITE PLAN

### SANTAQUIN, UTAH

### FINAL PLAN SET

### MAY 2024

### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	AMENDED PLAT
DT-01	DETAIL SHEET

**DATA TABLE**  
 TOTAL ACREAGE=2.10 ACRES  
 ACREAGE OF OPEN SPACE/LANDSCAPING=0.59 ACRES  
 % OF OPEN SPACE = 28.10%  
 ZONING= I-1

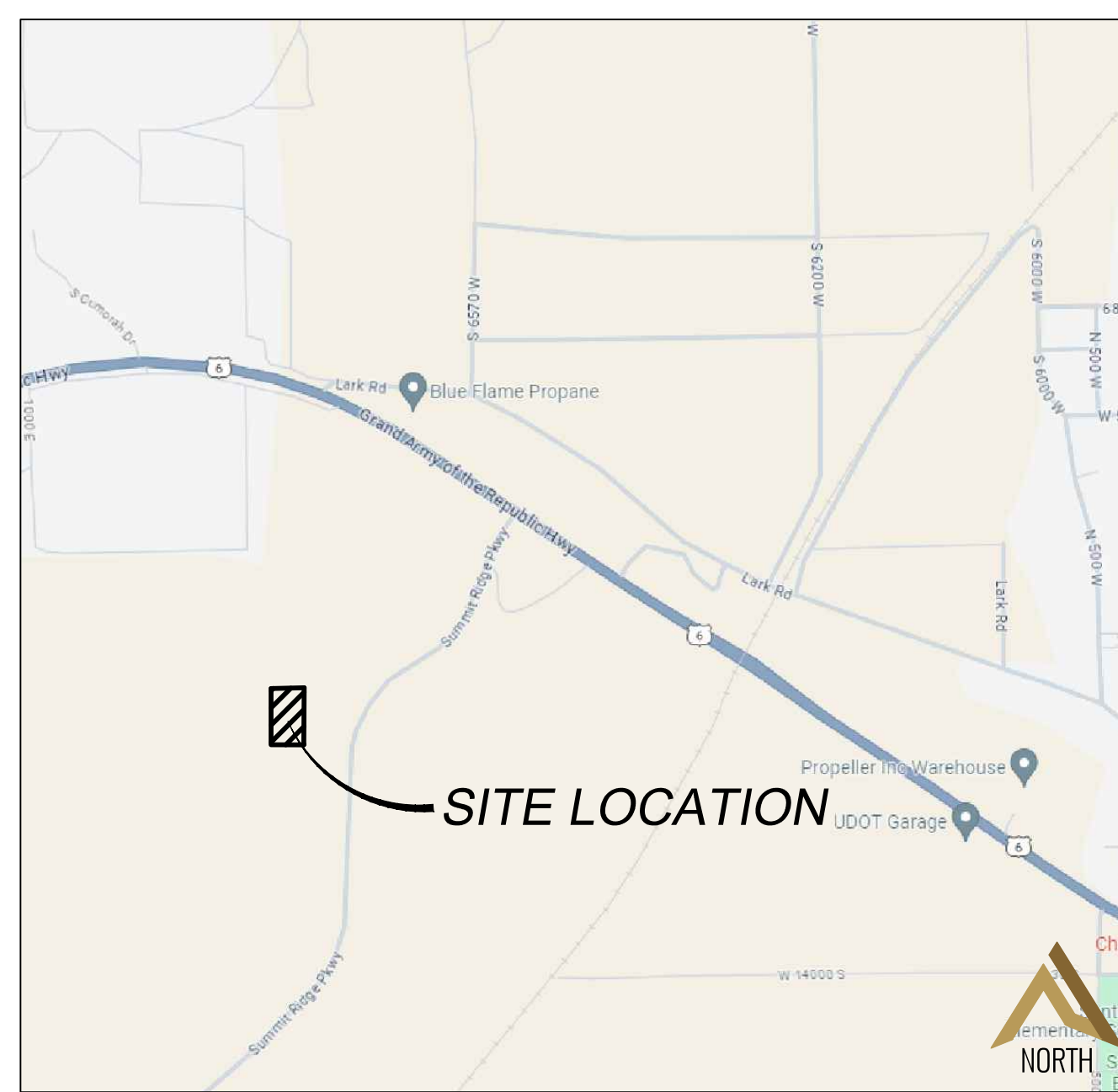
**PARKING TABLE**  
 1,600 SF OFFICE (1 STALL PER 200 SF)  
 1,600 SF RETAIL (ANCILLARY COMMERCIAL, 2 STALLS PER 1,000 SF)  
 12,800 SF WAREHOUSE, 1 STALL PER 1,000 SF  
 PARKING REQUIRED: 24 STALLS  
 PARKING STALLS PROVIDED: 24 STALLS  
 TRUCK STALLS PROVIDED: 7 STALLS

**GENERAL NOTES:**  
 1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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, ORDINANCE AND STANDARDS.  
 2. REGIONAL GEOTECHNICAL INVESTIGATION TITLED "SUMMIT RIDGE DEVELOPMENT" CONDUCTED BY RB&G ENGINEERING INC. DATED MARCH 13, 2023 CONTAINS PERTINENT GEOTECHNICAL INFORMATION. IT IS RECOMMENDED THAT THE DEVELOPER ORDERS A SITE-SPECIFIC GEOTECHNICAL REPOR TFOR SITE-SPECIFIC RECOMMENDATIONS.

**CONTRACTOR NOTE:**  
 THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

**ENGINEER/SURVEYOR CONTACT INFO:**  
 ATLAS ENGINEERING LLC  
 (801) 655-0566  
 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660

**OWNER/DEVELOPER**  
 CURT PAULSON  
 801-717-6260  
 JSB.UTAH@GMAIL.COM



VICINITY MAP  
 -NTS-

### LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB

WASATCH STEEL

**ATLAS ENGINEERING**  
 CIVIL · STRUCTURAL · SURVEY  
 PHONE: 801-655-0566  
 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	N44°31'24"W	90°57'11"

**BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT WHICH LIES 764.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N90°00'00"E 246.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.81 FEET, CHORD BEARS S44°31'24"E 21.39 FEET; THENCE S00°57'08"W 324.56 FEET; THENCE N89°34'34"W 252.85 FEET; THENCE N00°30'52"W 355.91 FEET TO THE POINT OF BEGINNING.

AREA = 91,804 SQFT OR 2.10 ACRES

**DATA TABLE**

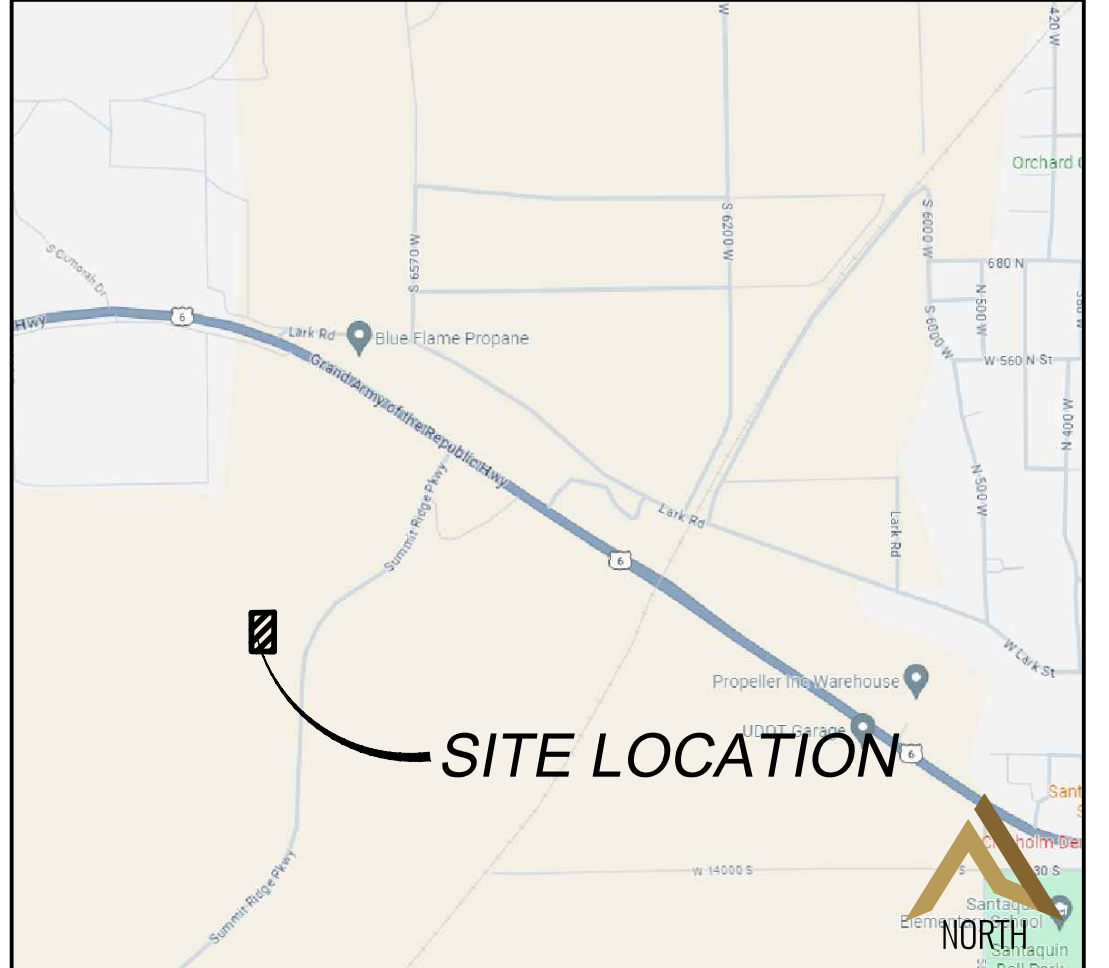
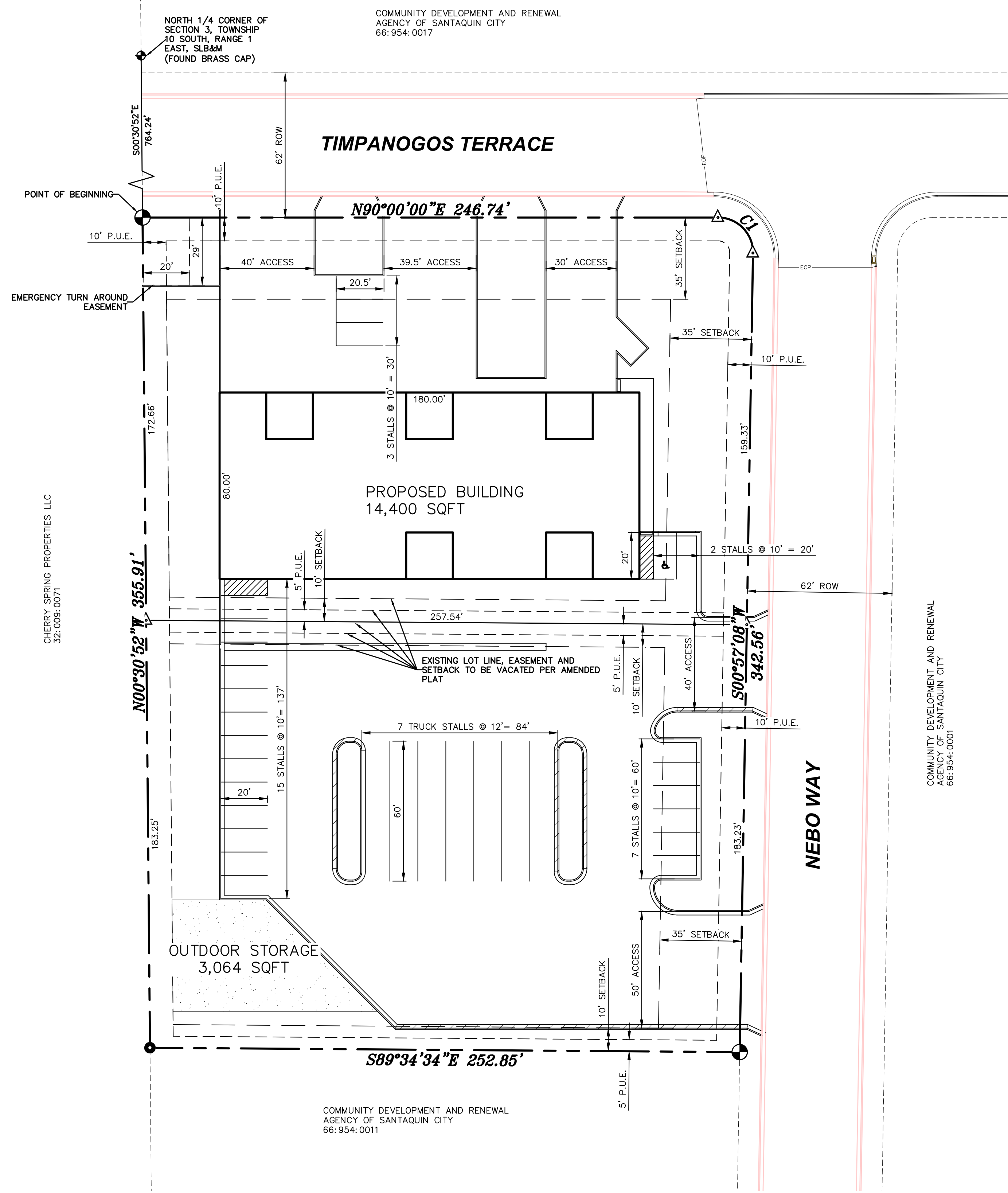
TOTAL ACREAGE=2.10 ACRES  
 ACREAGE OF OPEN SPACE/LANDSCAPING=0.59 ACRES  
 % OF OPEN SPACE = 28.10%  
 ZONING= I-1

**PARKING TABLE**

1,600 SF OFFICE (1 STALL PER 200 SF)  
 1,600 SF RETAIL (ANCILLARY COMMERCIAL, 2 STALLS PER 1,000 SF)  
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 PARKING STALLS PROVIDED: 24 STALLS  
 TRUCK STALLS PROVIDED: 7 STALLS

**NOTES**

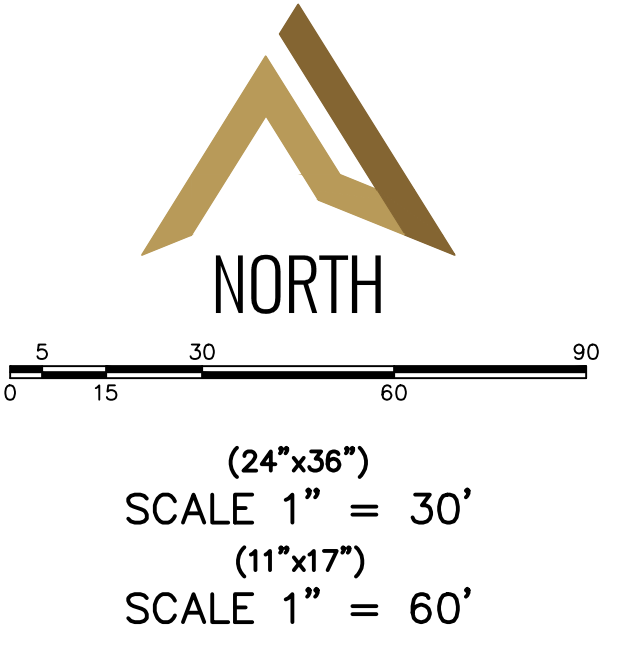
- VERTICAL DATA BASED ON NAVD 88.
- COORDINATE SYSTEM = NAD83



VICINITY MAP  
-NTS-

**LEGEND**

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	OHP
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB



SHEET NO.  
**2**

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

OVERALL BOUNDARY  
**SANTAQUIN, UTAH**

**WASATCH STEEL**

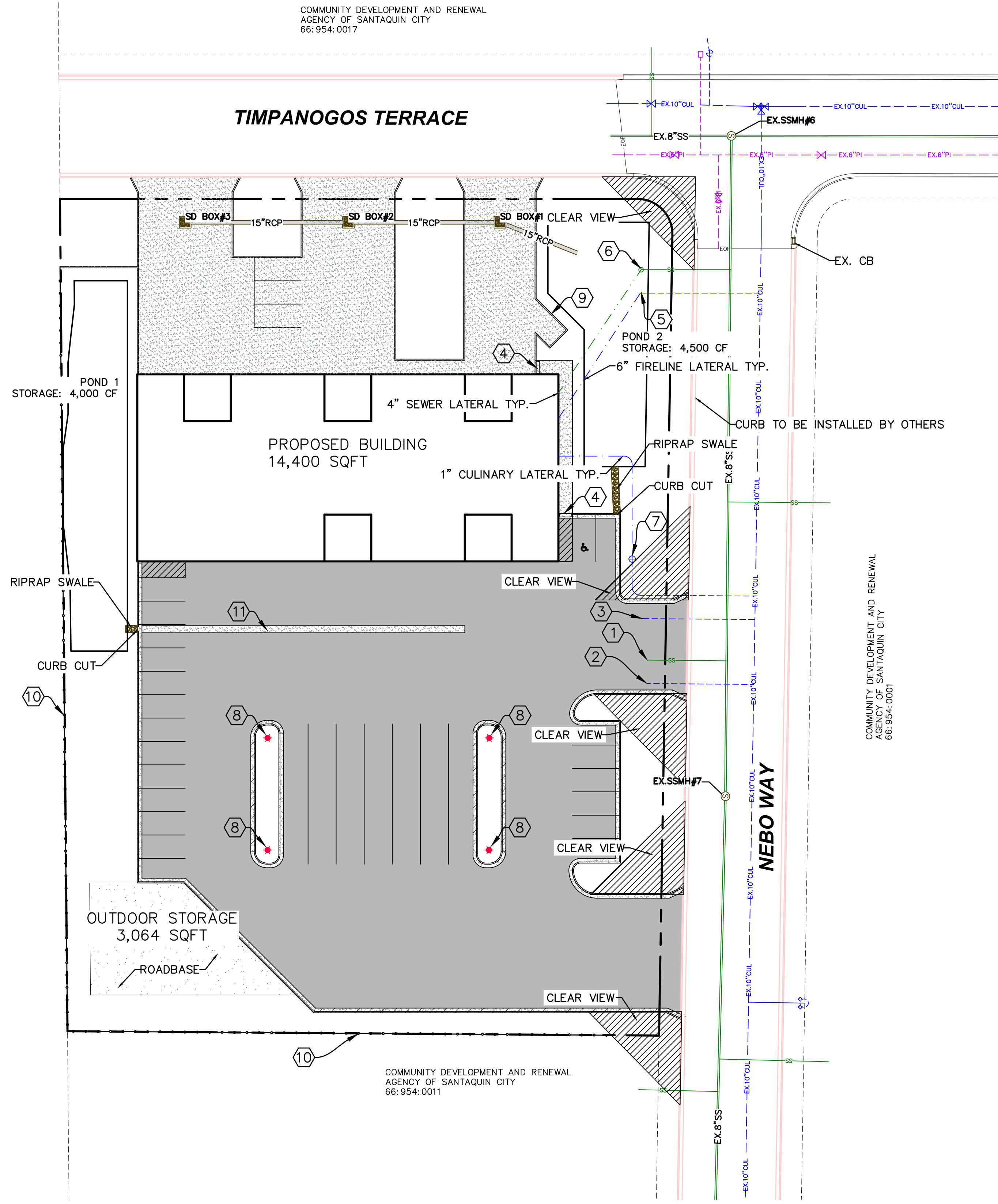
**ATLAS ENGINEERING**  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-6565  
946 E. BOON SUITE A  
SPRINGFORK, UT 84660

C:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-006 WASATCH STEEL\CADD\PRELIMINARY\02 - OVERALL BOUNDARY.DWG

**CONSTRUCTION NOTES:**

- 1 EXISTING SEWER LATERAL TO BE ABANDONED.
- 2 EXISTING FIRELINE LATERAL TO BE ABANDONED.
- 3 EXISTING CULINARY LATERAL TO BE ABANDONED.
- 4 INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.
- 5 LOCATE AND TIE TO EXISTING FIRELINE LATERAL.
- 6 LOCATE AND TIE TO EXISTING SEWER LATERAL.
- 7 LOCATE AND TIE TO EXISTING CULINARY LATERAL.
- 8 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
- 9 CONST. DUMPSTER ENCLOSURE PER SANTAQUIN CITY STANDARDS.
- 10 INSTALL 6 VINYL FENCE.
- 11 CONST. 3' CONCRETE CROSS-GUTTER.



**LEGEND**

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EX-SS
- EXISTING SANITARY SEWER W/MANHOLE
- EX-SD
- EXISTING STORM DRAIN W/MH
- EX-CUL
- EXISTING WATER
- EX-PI
- EXISTING PRESSURIZED IRRIGATION
- 8"SS
- PROPOSED SEWER
- 15"SD
- PROPOSED STORM DRAIN
- 8"CUL
- PROPOSED CULINARY WATER
- 6"PI
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



0 15 30 60 90

(24"x36")  
SCALE 1" = 30'

(11"x17")  
SCALE 1" = 60'

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SITE PLAN

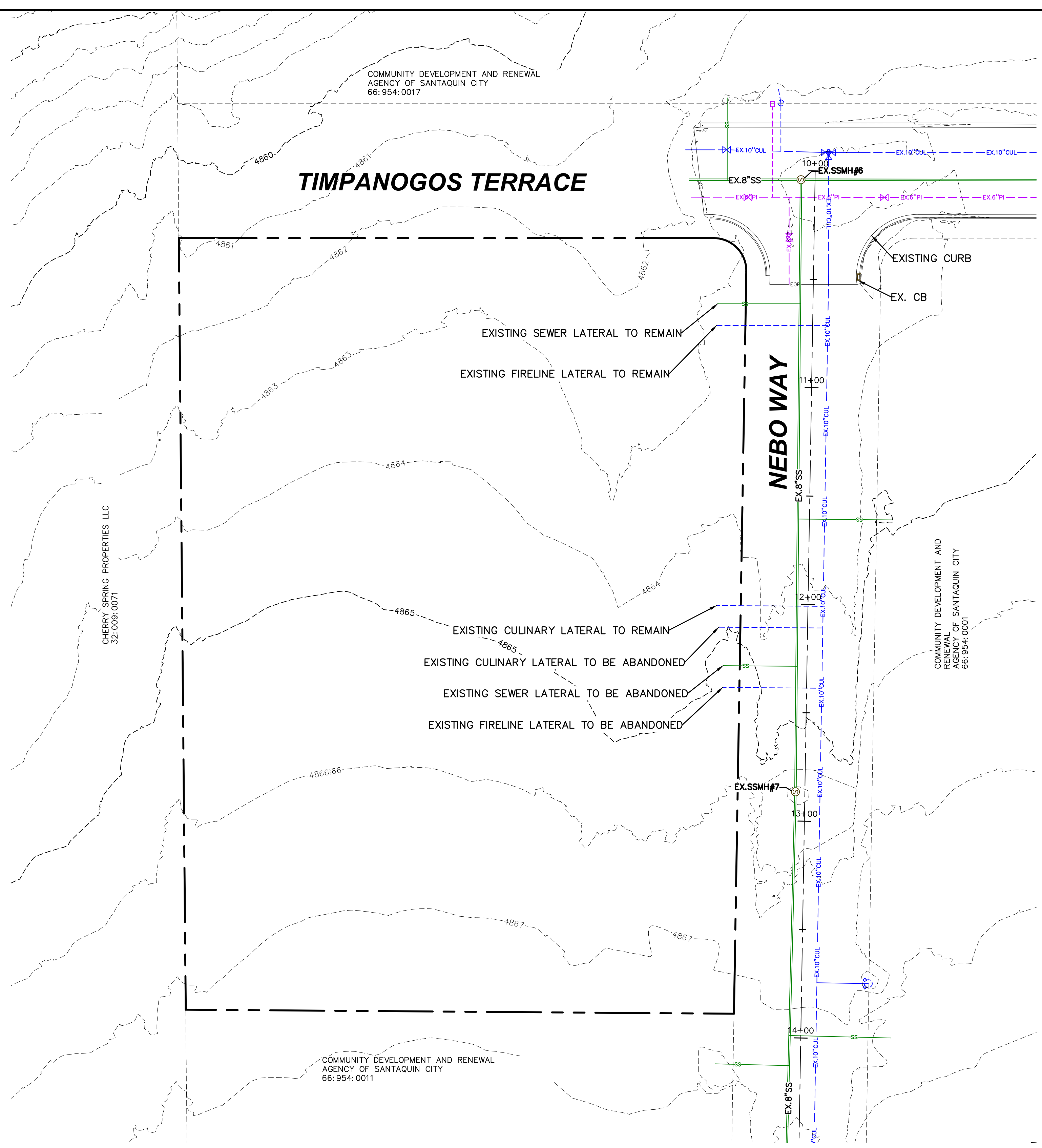
SANTAQUIN, UTAH

**WASATCH STEEL**

**ATLAS ENGINEERING**  
CIVIL · STRUCTURAL · SURVEY

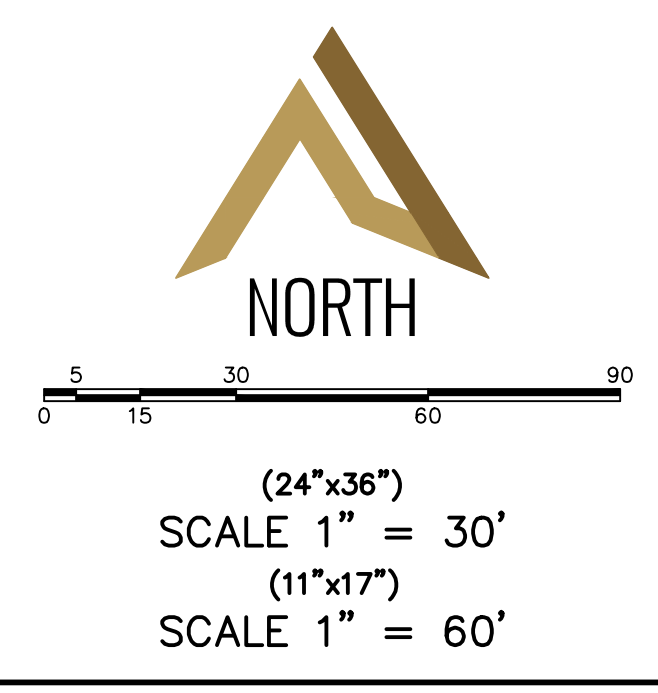
PHONE: 801-455-4566  
946 E. BOON, SUITE A  
SPANISH FORK, UT 84601

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**LEGEND**

- EXISTING POWER POLE
- PROPOSED POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING OVER HEAD POWER
- PROPOSED OVER HEAD POWER
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- PROPOSED STORM DRAIN W/MH
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



**WASATCH STEEL**

**ATLAS ENGINEERING**  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-0566  
946 E. BOON SUITE A SPANISH FORK, UT 84601

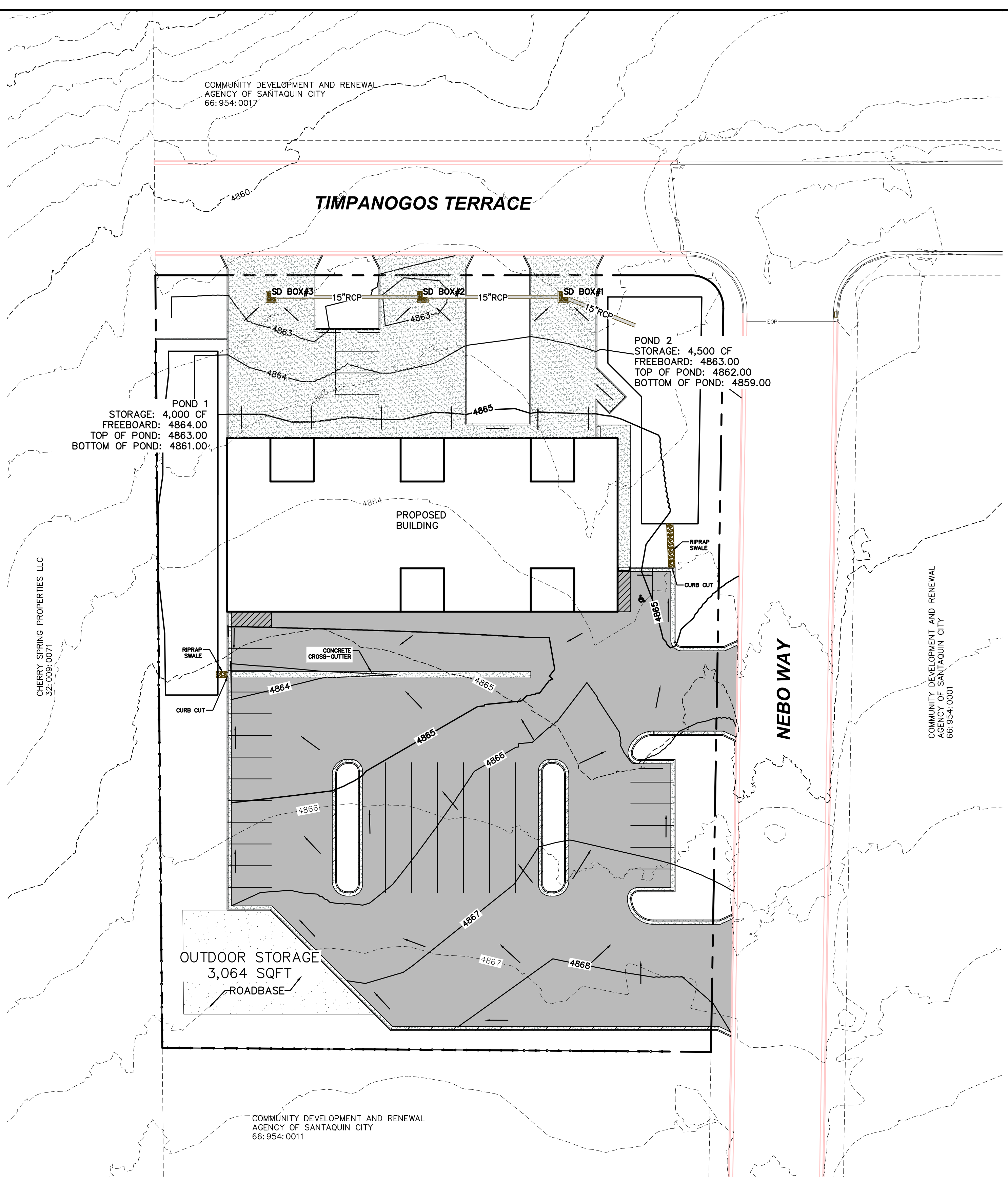
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**EXISTING TOPOGRAPHY**

**SANTAQUIN, UTAH**

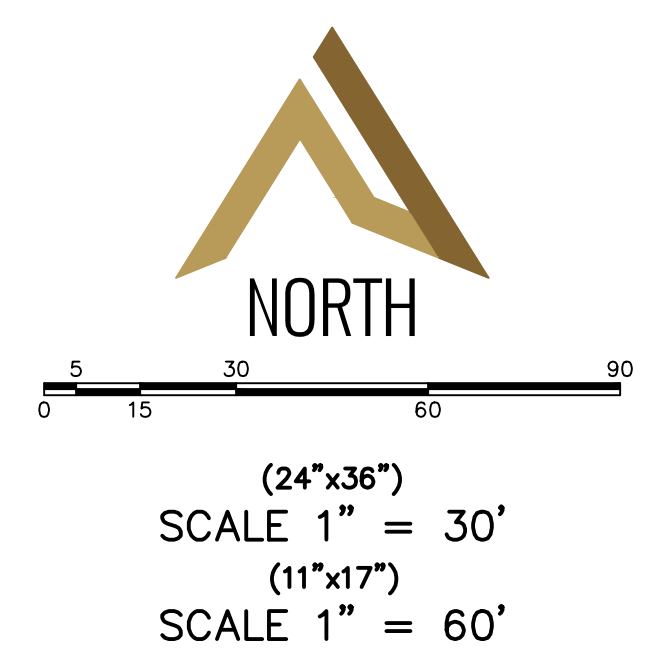
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**LEGEND**

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



<b>DRAINAGE PLAN</b>		<b>SANTAQUIN, UTAH</b>
<b>WASATCH STEEL</b>		<b>ATLAS ENGINEERING</b> CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-0566  
 946 E. BOON SUITE A  
 SPANISH FORK, UT 84601

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**SHEET NO. 5**



**SURVEYOR'S CERTIFICATE**

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

David F. Hunt

03-13-24  
DATE

**BOUNDARY DESCRIPTION**

ALL OF LOTS 12 & 13, SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18792 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT ALSO LOCATED S00°30'52"E 764.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N90°00'00"E 246.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.81 FEET, CHORD BEARS S44°31'24"E 21.39 FEET; THENCE S00°57'08"W 324.56 FEET; THENCE N89°34'34"W 252.85 FEET; THENCE N00°30'52"W 355.91 FEET TO THE POINT OF BEGINNING.

AREA = 91,804 SQFT OR 2.10 ACRES

**OWNER'S DEDICATION**

(I)WE, \_\_\_\_\_ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

K & S CAPITAL LLC, BY: SCOTT JACKSON ITS: MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH \_\_\_\_\_ S.S.  
COUNTY OF UTAH \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID \_\_\_\_\_, AND SAID ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

\_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024.

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
CITY MANAGER CITY ATTORNEY  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
ENGINEER (SEE SEAL) CLERK-RECORDER  
APPROVED \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

**SANTAQUIN PEAKS INDUSTRIAL PARK A1**  
AN AMENDMENT OF SANTAQUIN PEAKS INDUSTRIAL PARK PLAT,  
AMENDING LOTS 12 & 13  
SANTAQUIN, UTAH  
CONTAINING 1 LOT AND 2.10 ACRES.  
LOCATED IN THE NORTH 1/4 OF SECTION 3, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

**LEGEND**

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

[XXX X]

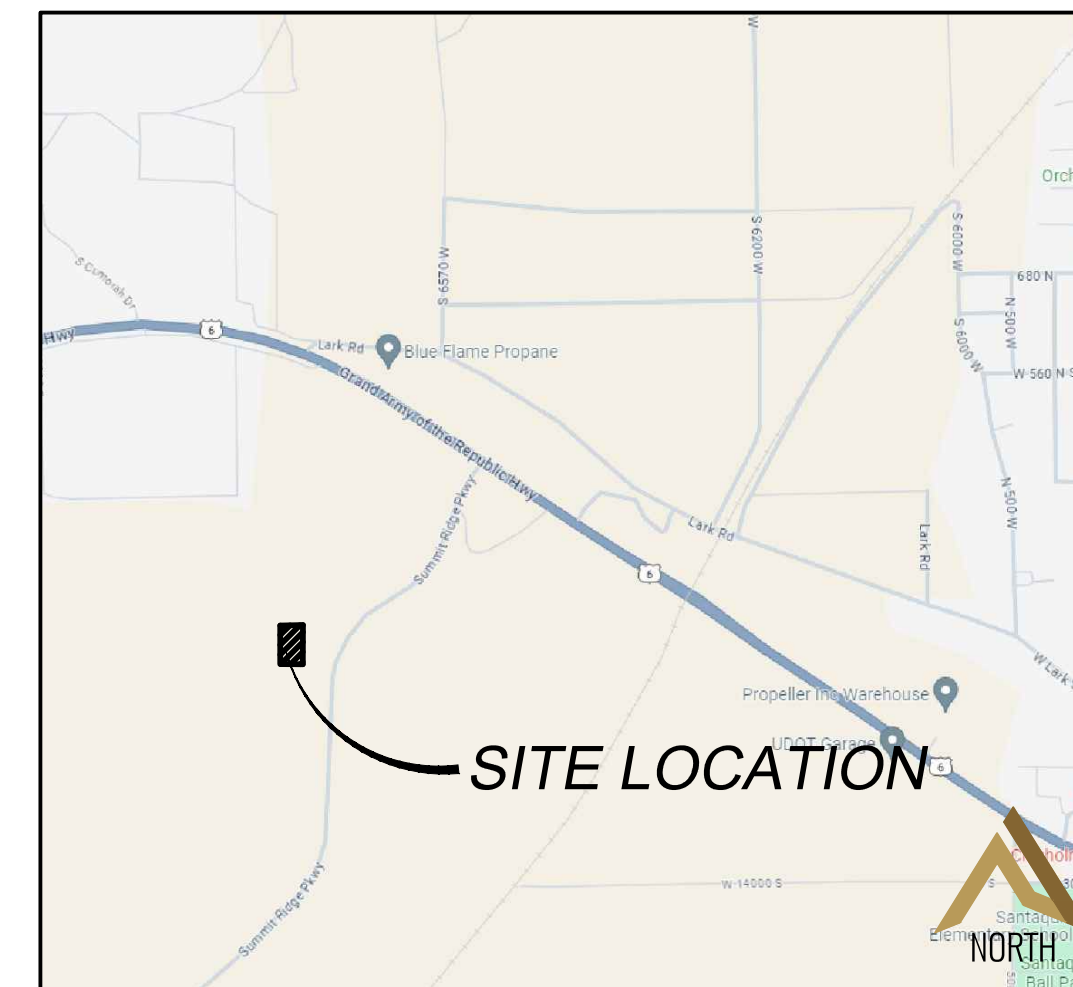
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**CURVE TABLE**

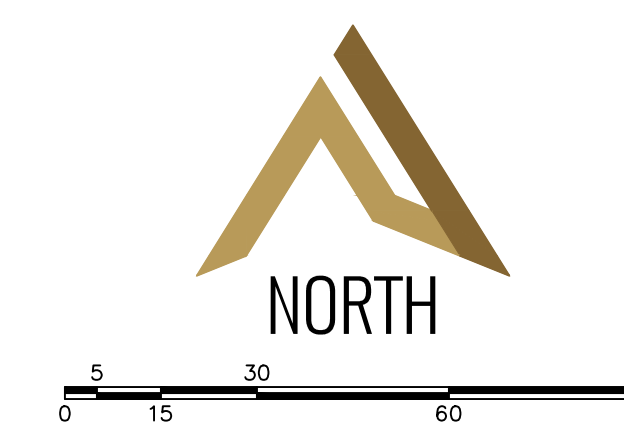
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	N44°31'24"W	90°57'11"

**DATA TABLE**  
TOTAL ACREAGE=2.10 ACRES  
ACREAGE OF OPEN SPACE/LANDSCAPING=0.63 ACRES  
% OF OPEN SPACE = 30.00%  
ZONING= I-1

**NOTES**  
1. VERTICAL DATA BASED ON NAVD 88.  
2. COORDINATE SYSTEM = NAD83

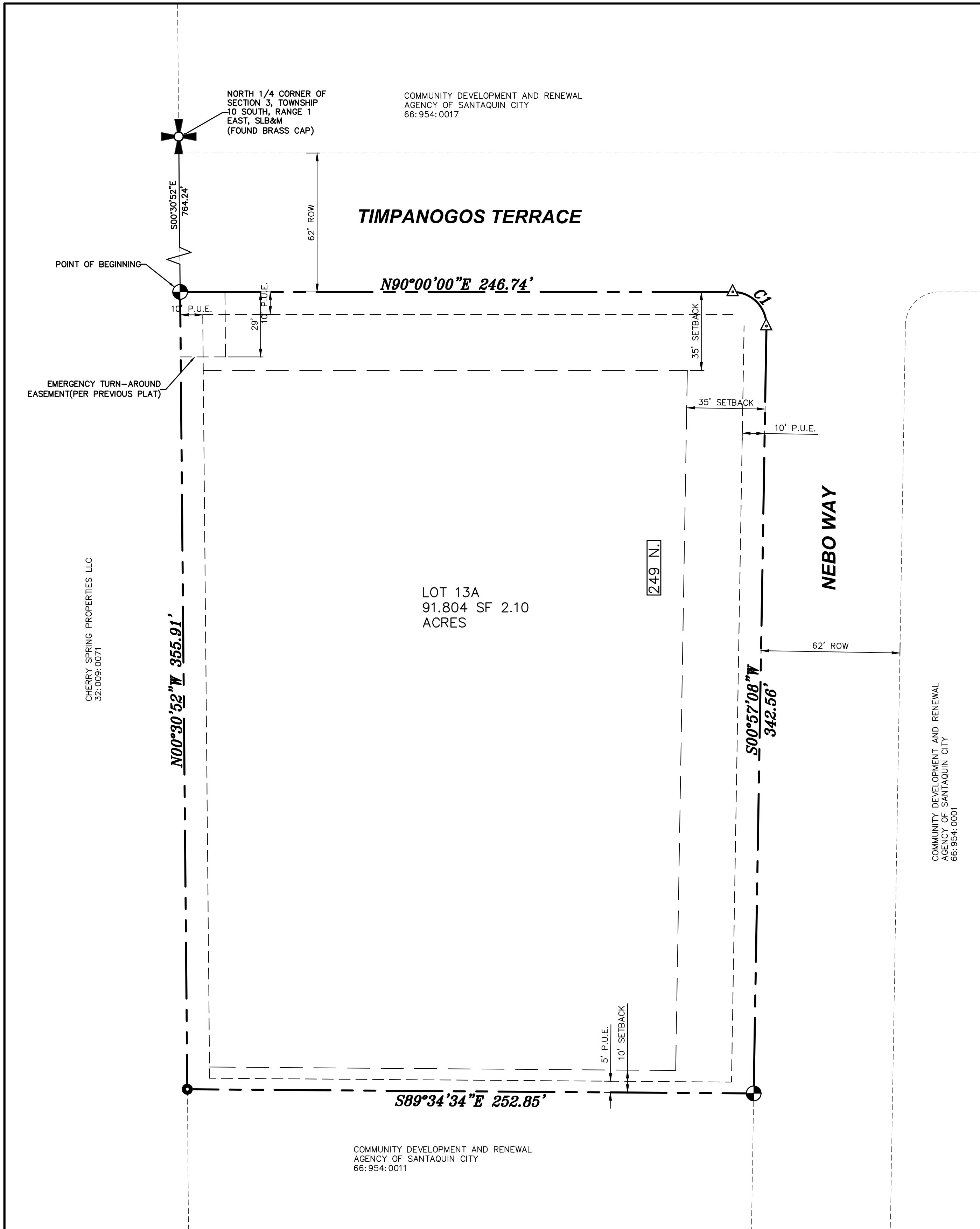


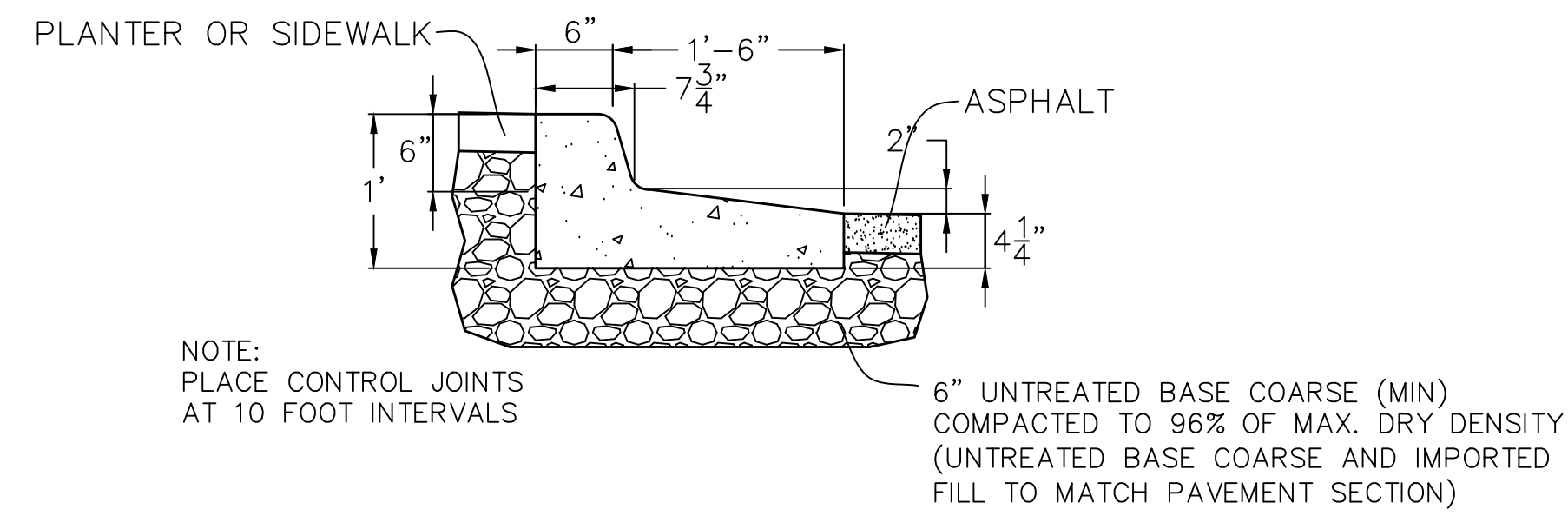
**VICINITY MAP**  
-NTS-



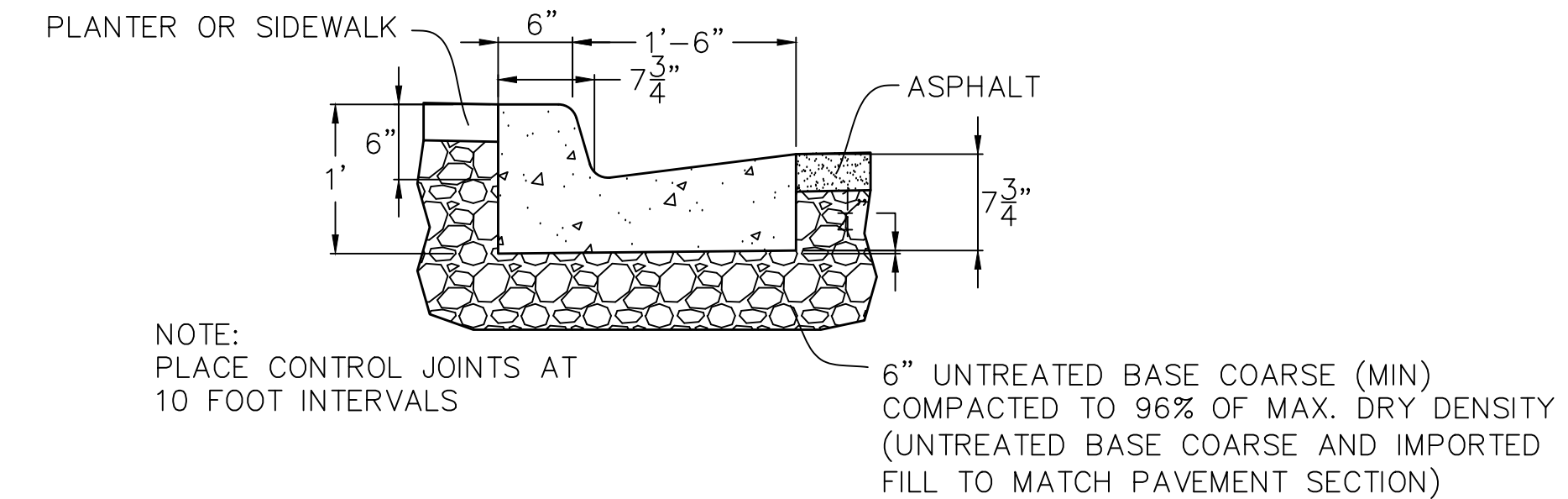
(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

CLERK-RECORDER SEAL	SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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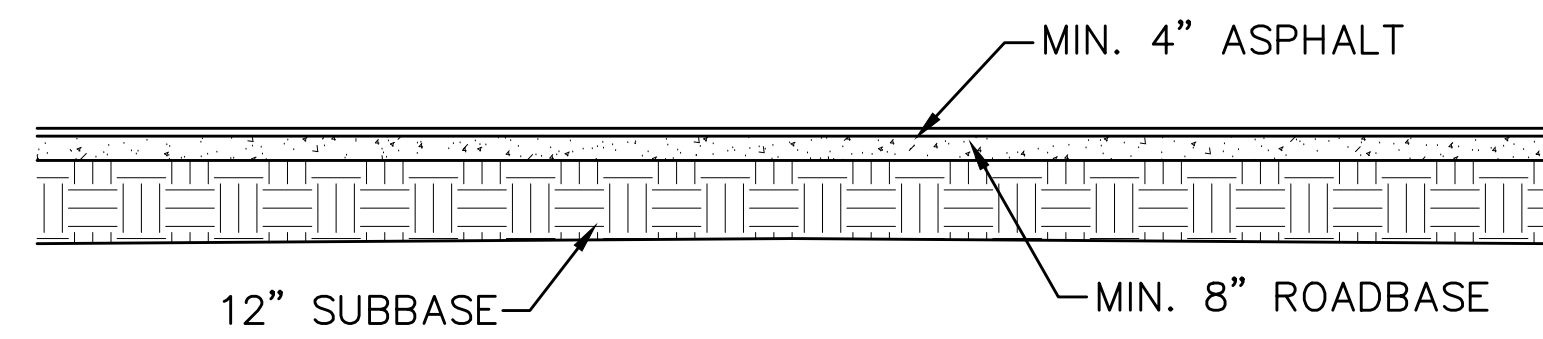




**24" REVERSE LIP CURB & GUTTER**  
FOR USE IN PRIVATE STREETS  
-NTS-



**24" STANDARD CURB & GUTTER**  
FOR USE IN PRIVATE STREETS  
-NTS-



**PARKING LOT CROSS SECTION**  
-NTS-

\*A SITE-SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.

SHEET NO.

**DT-01**

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DETAIL SHEET

SANTAQUIN, UTAH

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**WASATCH STEEL**

**ATLAS ENGINEERING**  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0555  
945 E. 800 N. SUITE A  
SPRINGHURST, UT 84660





Terry Judd  
Architect

801-310-7031  
terryjudd@gmail.com

Utah  
Hawaii  
California

Architettura Inc. is a  
Utah Corporation

May 01, 2024

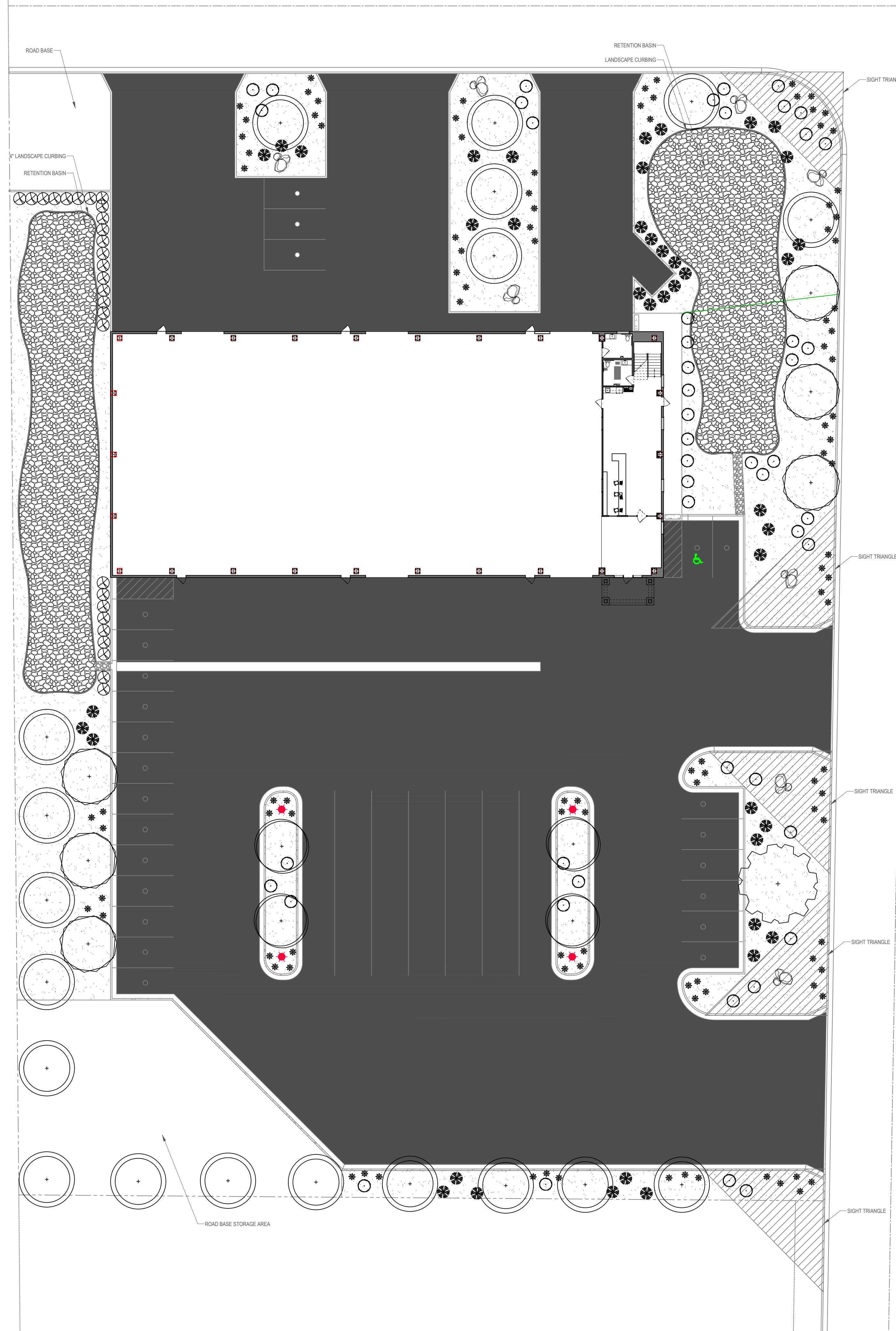
PROJECT  
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Wasatch Steel

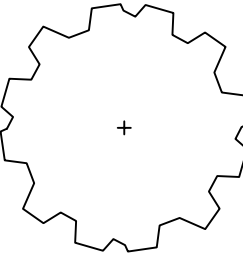
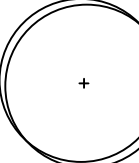
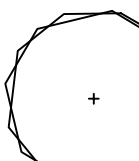
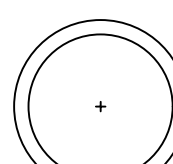




Job Number - xxxxxx

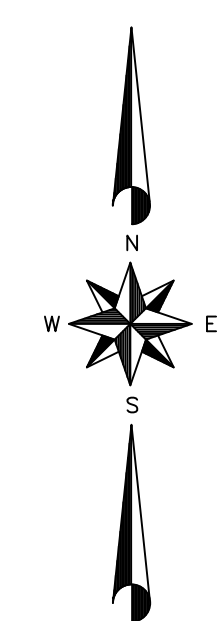
**LA.1**

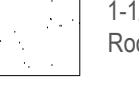
Landscape Plan 11



PLANT LEGEND

COMMON NAME	BOTANICAL NAME	QTY	SIZE
 JAPANESE ZELKOVA	<i>Zelkova serrata</i>	1	2" Cal.
 ACCOLADE ELM	<i>Ulmus accolade</i>	4	2" Cal.
 PACIFIC SUNSET MAPLE	<i>Acer warrenred</i>	6	2" Cal.
 AUSTRIAN PINE	<i>Pinus nigra</i>	19	2" Cal.
 ORNAMENTAL GRASS	-	48	5 Gal.
 DECIDUOUS SHRUBS	-	42	5 Gal.
 SCREENING SHRUBS	-	28	5 Gal.
 PERENNIALS	-	109	1 Gal.

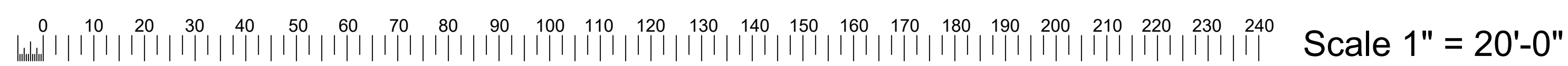


-  LANDSCAPE BOULDERS
-  1-1/2" - 2" Crushed Tan Rock
-  4-6" Cobbles or Crushed Rock

LANDSCAPE PLAN  
1/16" = 1' SCALE      3/16" = 1' SCALE

Note: Quantities and square footages are provided as a courtesy. Contractor is responsible to verify and measure for accuracy.

- SITE PLAN NOTES:
- LANDSCAPING SHALL BE GRADED SUCH THAT ALL STORM WATER IS CONTAINED ON PROPERTY. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES, BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.
  - DRAIN AS MUCH OF THE ROOF AS POSSIBLE OUT TO THE STREET. FRONTING THE HOME TO MINIMIZE THE AMOUNT TO BE HANDLED WITHIN OWN LOT BOUNDARIES.
- IRRIGATION NOTES:
- HEAD TO HEAD COVERAGE IN LAWN AREA USING RAIN BIRD (OR EQUIVALENT) SPRAY HEADS.
  - SPRAY HEAD LOCATION TO BE DETERMINED ON-SITE FOR OPTIMAL COVERAGE AND MINIMAL RUN-OFF.
  - DRIP IRRIGATION SYSTEM TO USE DRIP EMITTERS ACCORDING TO PLANT NEEDS (GENERALLY 1-2 GAL/MINUTE EMITTER PER 5 GAL PLANT). TREES SHALL RECEIVE AT LEAST 3-2 GAL/MINUTE EMITTERS OR EQUIVALENT COMBINATION OF EMITTERS.





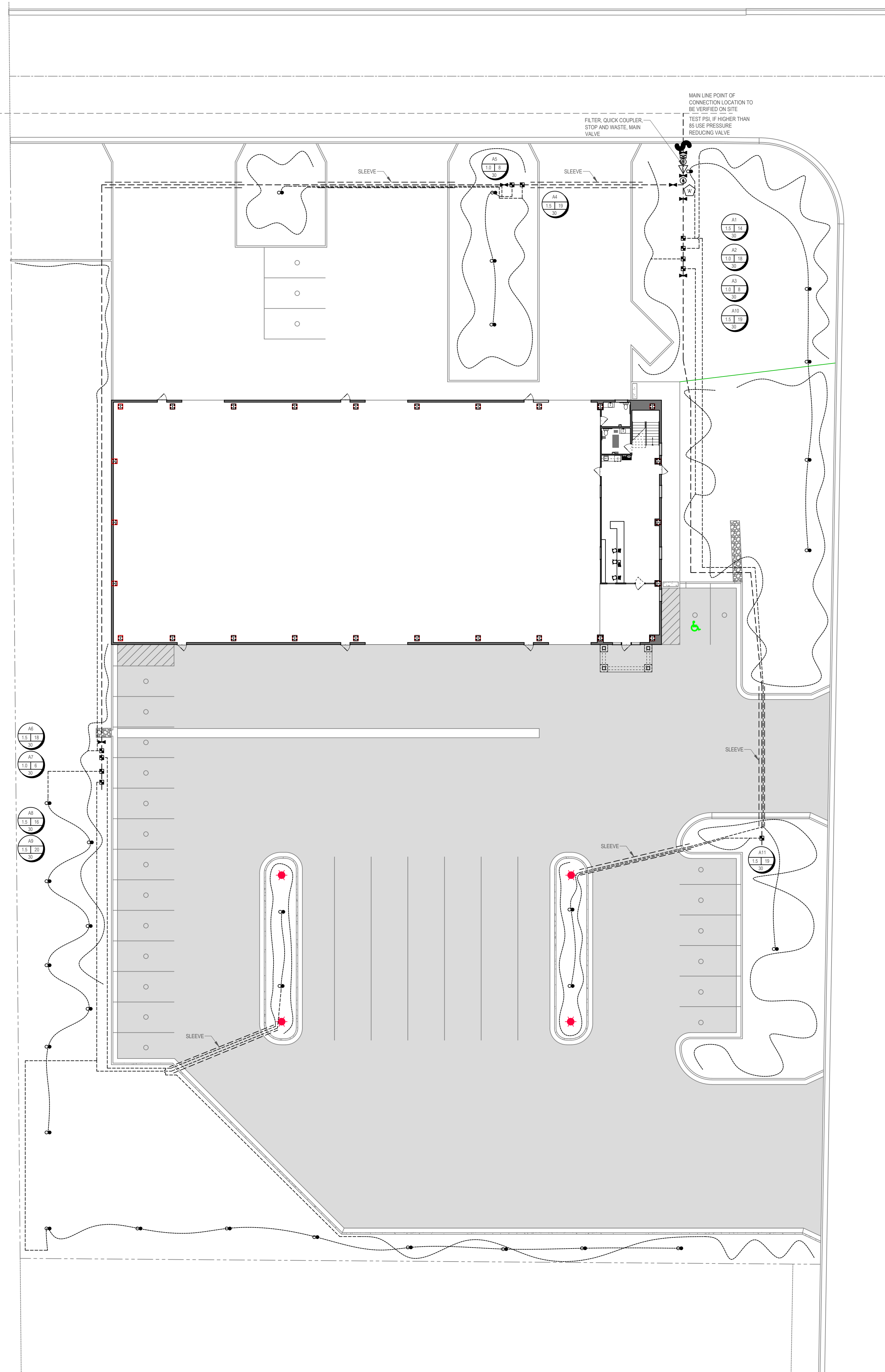
Terry Judd Architect  
801-310-7031  
terryjudd@gmail.com

Utah  
Hawaii  
California  
Architettura Inc. is a Utah Corporation

May 01, 2024

PROJECT  
XXXXXX  
XXXXXX  
XXXXXX  
XXXXXX

Wasatch Steel



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER
	RAINBIRD R204-S-PRS POP UP SPRAY 9 SERIES @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 9 U-SERIES @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 10 U-SERIES @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 12 U-SERIES @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 15 U-SERIES @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 15 SST @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 15 SST @ 30 GPM
	RAINBIRD R204-S-PRS POP UP SPRAY 15 SST @ 30 GPM
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8000 SERIES GR-6-6 GPM, HP4-12 GPM, F49-24.3 GPM NOZZLES @ 50 PSI
	SECONDARY WATER POINT OF CONNECTION (SEE PLAN FOR SIZE)
	CONTROLLER: RAINBIRD LA-AMP/RC WITH COMMUNICATION CONTROLLER (SEE GENERAL NOTES). CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. ATTACH TO PEDESTAL UNMOUNTED.
	R
	RAINBIRD WR9-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZE - INSTALL PER MANUFACTURERS SPEC
	2" T SUPER AMMO PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTALL PER MANUFACTURERS SPEC
	RAINBIRD WR9-RC WIRELESS RAIN SHUT OFF DEVICE
	USF10 FLOW SENSOR - SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW (USE SIZING CHART)
	QUICK COUPLER
	SMART VALVE VM50DL INSTALL PER MANUFACTURERS SPEC
	LIGHTNING ARRESTER INSTALL PER MANUFACTURERS SPEC (EVERY 300 FT. OR 150 FEET DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD VM50DL AUTOMATIC CONTROL VALVE USE TAN LID IN PLANTER AREA & GREEN LID IN GRASS AREAS PLACE YELLOW TAGS ON ALL VALVES AND LABEL
	DRIP CONTROL ZONE KIT: RAINBIRD XC2100/VA FLOW INDICATING BASKET FILTER - PER PLAN - PRB - COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS 2" DIAMETER 2" MAN COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: 1/2" - 1/4" - 1/2" - 1/4" - 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RISER-B-1401 ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE
	DRIP LINE: RAINBIRD XFS-CV-9-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURERS SPEC. PROVIDE 3 WIRE LOOP SYSTEM ONLY WIRE FROM POC TO CONTROLLER IS SPECIFIED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN.

DRIP ZONE

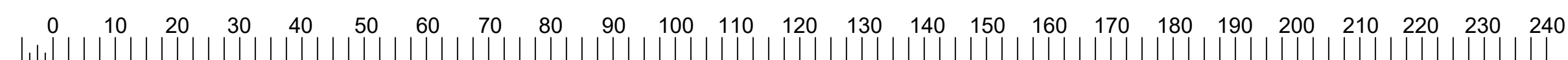
TYPE	PART NUMBER	EMITTER FLOW	PLACE NETIM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE
MFS DRIPLINE	XFS-CV-9-18	XFS-CV-9-18	"EACH ZONE NOT TO EXCEED 20 GPM
DWIBS DRIP LINE	RAINBIRD XFS-CV-9-18 OR EQUIVALENT	RAINBIRD XFS-CV-9-18	"EACH ZONE NOT TO EXCEED 20 GPM "INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.
TRIP DRIP LINE	RAINBIRD XFS-CV-9-18 OR EQUIVALENT	RAINBIRD XFS-CV-9-18	"EACH ZONE NOT TO EXCEED 20 GPM "ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS. "SEE DETAILS FOR SHRUB AND TREE DRIFLINE CONFIGURATION.

IRRIGATION NOTES:

- BEFORE WORK IS TO COMMENCE, THE CONTRACTOR SHALL BE CALLED AND NOTIFIED IF ANY DAMAGE TO UTILITIES OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO CORRECT A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMMO FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRASS PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HEDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1/2" MUST BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR ORDERING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 3" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE, DO NOT DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2" SIZE LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CANNOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 2" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATE 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTER AND GROUNDING RODS ON SITE PER MANUFACTURERS RECOMMENDATIONS. SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAIN LINES (PROPERTY AND HOMEOWNERS WANTED PROPERTY).
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT FROST AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES.
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT ON WHEN THIS TIME FOR COMPLETION.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE PROPER SUPPLY. INSTALL ALL PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 1/2" LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

TYPE	PIPE SIZE	GPM	VALVE ID TAG:	CONTROLLER NUMBER:
I	1/2"	8 GPM		
II	1/2"	12 GPM		
IV	1-1/2"	20 GPM		
V	2"	30 GPM		
VI	2-1/2"	35 GPM		
VII	3"	45 GPM		
VIII	4"	60 GPM		

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING.



Scale 1" = 20'-0"



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California

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**PROJECT**

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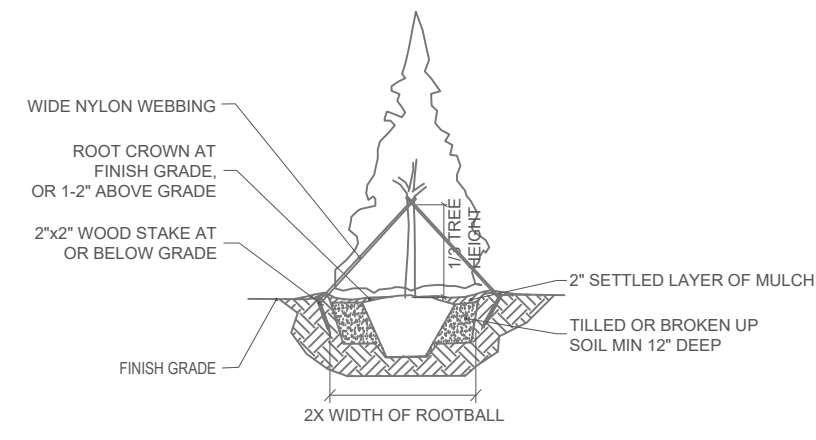
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Wasatch Steel

Job Number - xxxxxx

**LA.3**

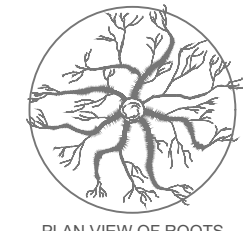
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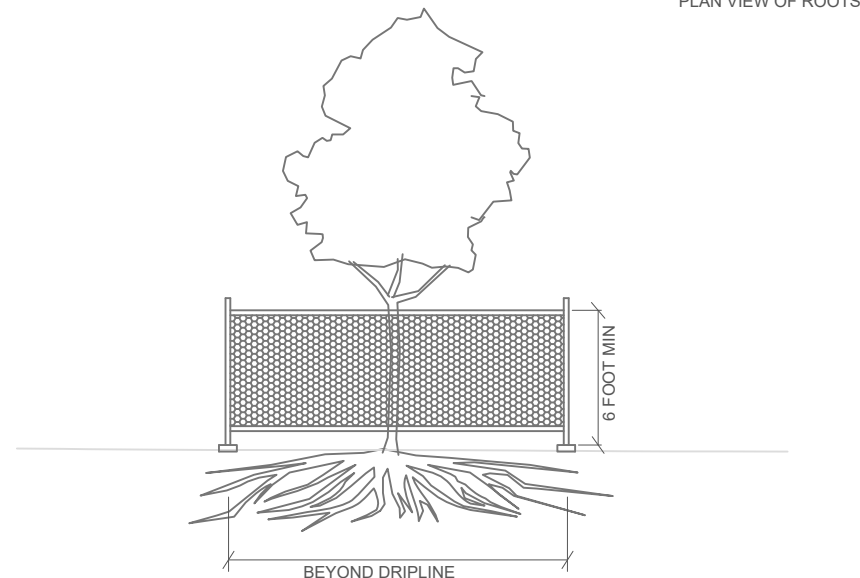
**7. EVERGREEN TREE PLANTING**  
REFERENCE

**NOTES: EVERGREEN TREE PLANTING**

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



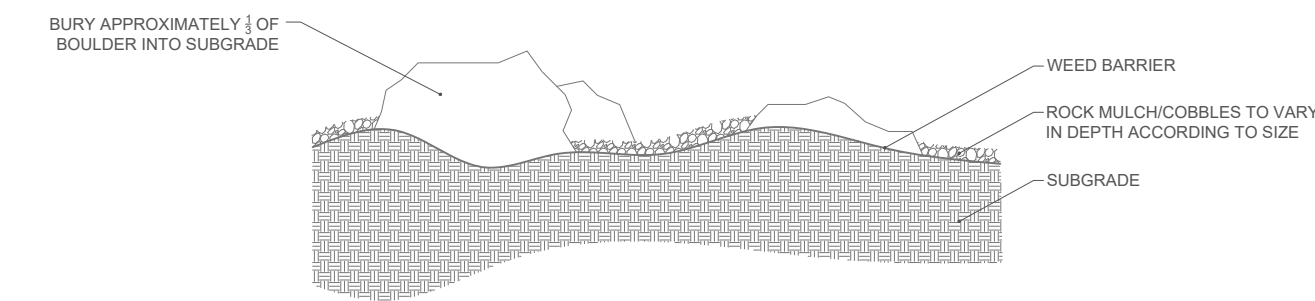
PLAN VIEW OF ROOTS



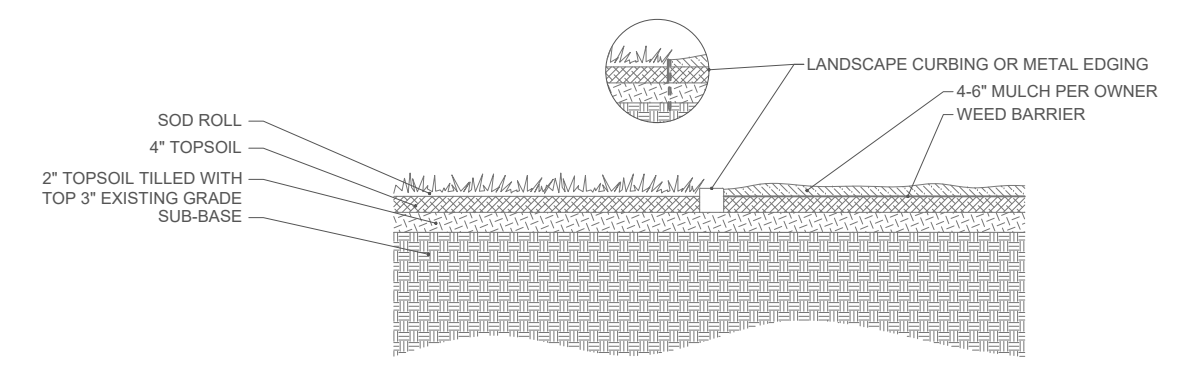
**8. TREE PROTECTION**  
REFERENCE

**NOTES: TREE PROTECTION**

1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. FOR PRUNING GUIDELINES, SEE ANSI #500.
8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
9. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



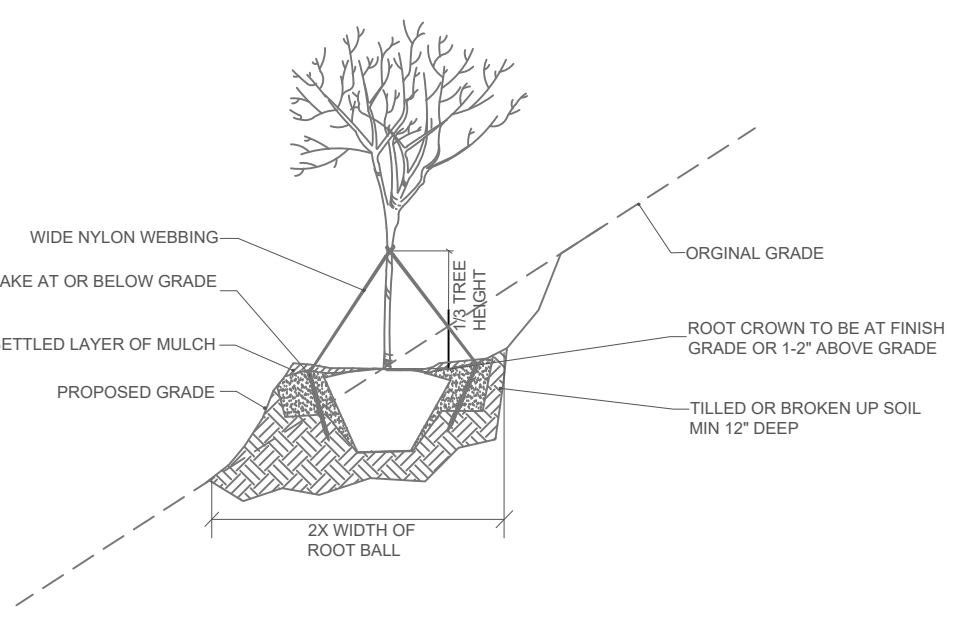
**9. DRY CREEK BED/ROCKS**  
REFERENCE



**6. SOD/MULCH DETAIL**  
REFERENCE

**NOTES: TREE PLANTING**

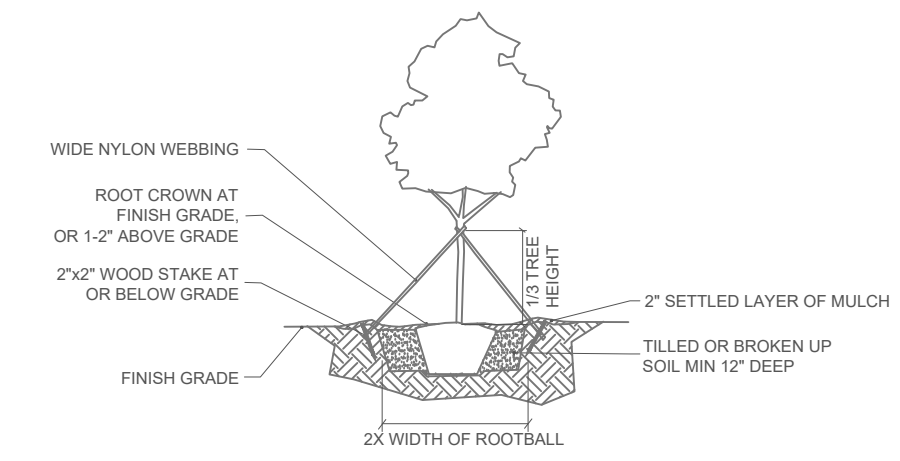
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3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



**4. TREE PLANTING (SLOPE)**  
REFERENCE

**NOTES: TYPICAL TREE PLANTING ON SLOPE**

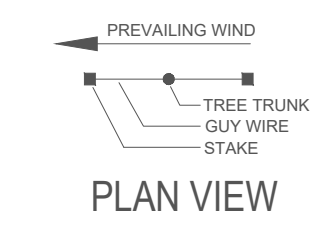
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3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



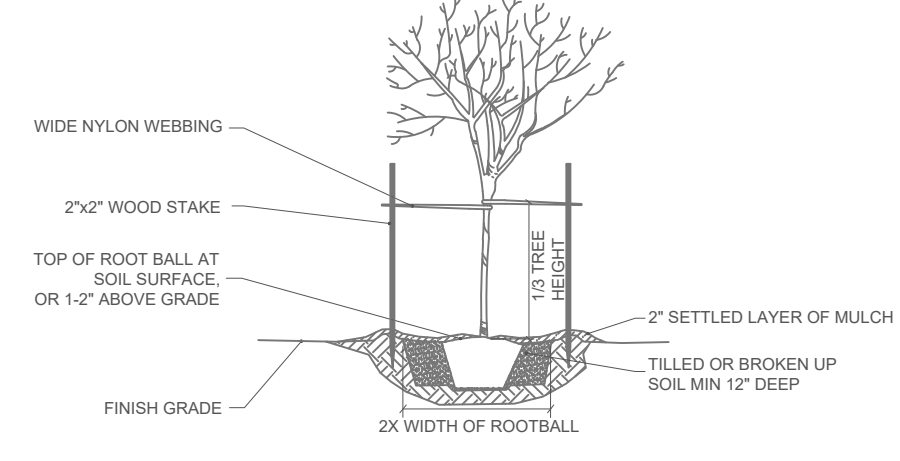
**5. TREE PLANTING**  
REFERENCE

**NOTES: TREE PLANTING (>2" CAL.)**

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



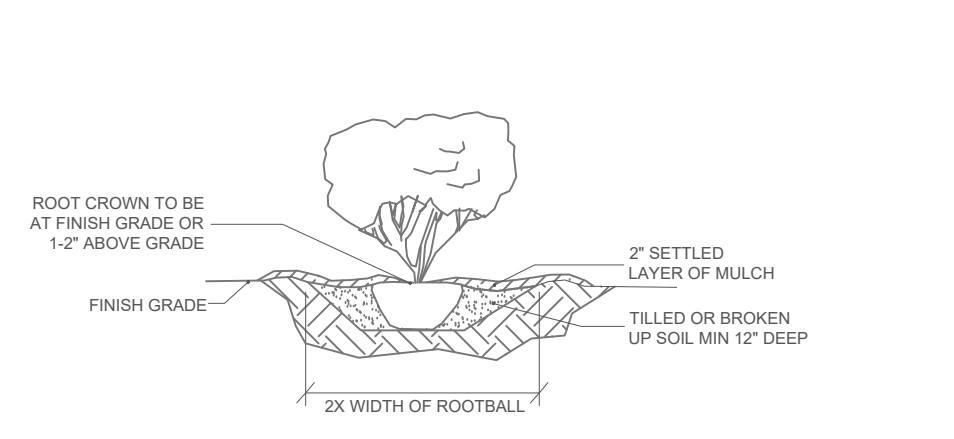
PLAN VIEW



**3. SMALL TREE PLANTING (<2" CAL.)**  
REFERENCE

**NOTES: SMALL TREE PLANTING (<2" CAL.)**

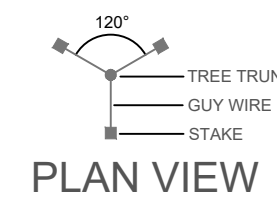
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6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
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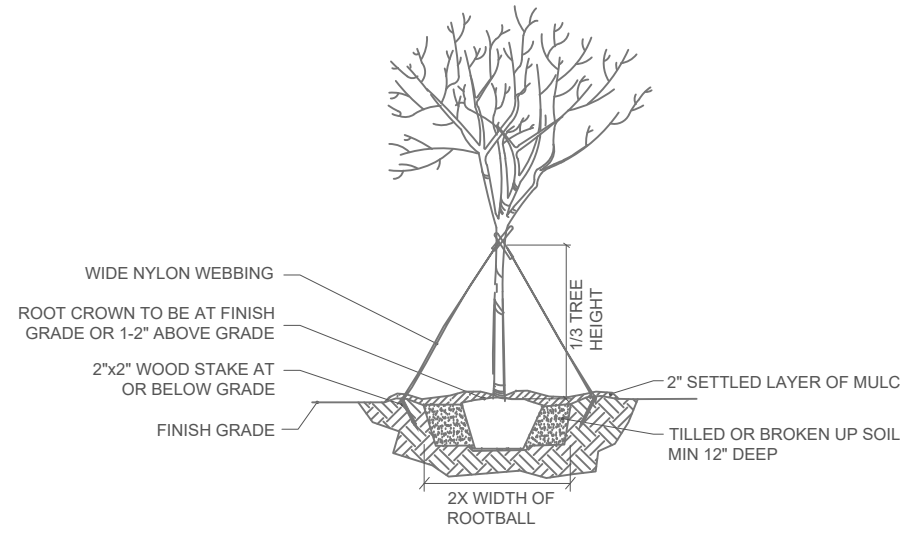
**1. TYPICAL SHRUB PLANTING**  
REFERENCE

**NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE**

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



PLAN VIEW



**2. TREE PLANTING (>2" CAL.)**  
REFERENCE



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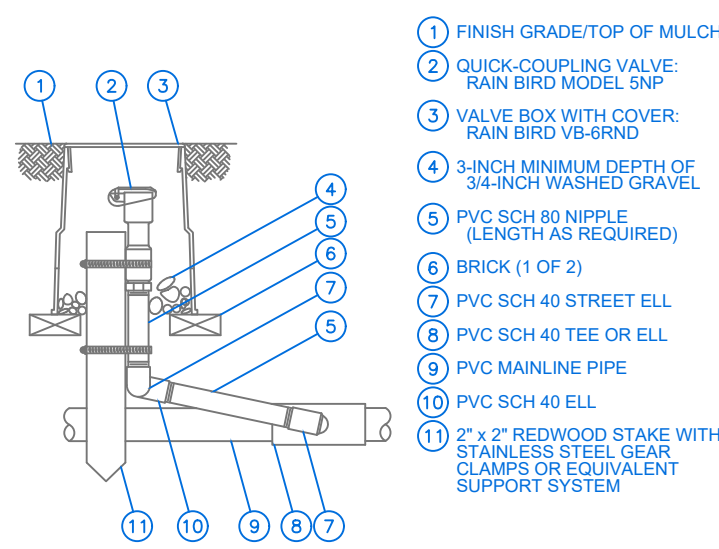
Architettura Inc. is a  
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PROJECT

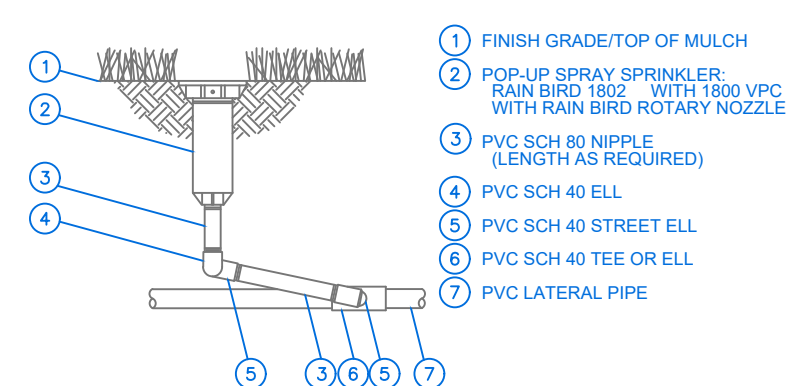
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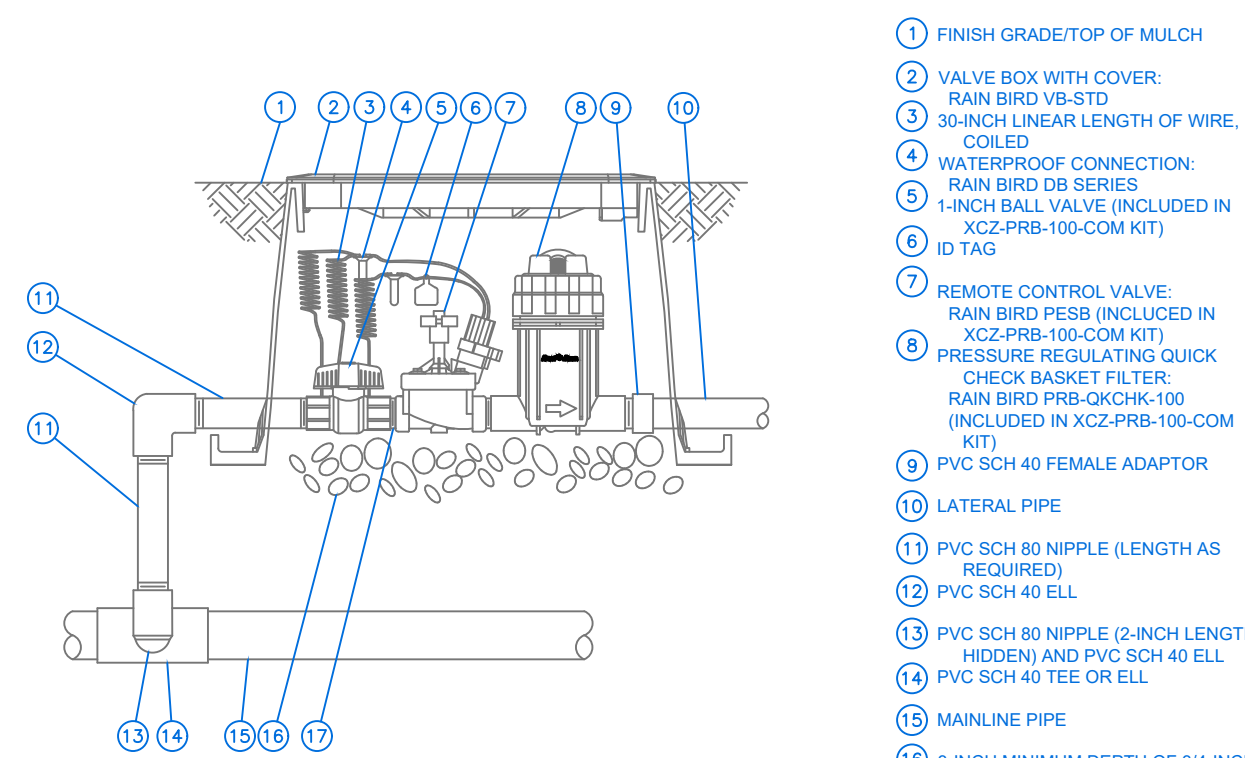


NOTE:  
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE

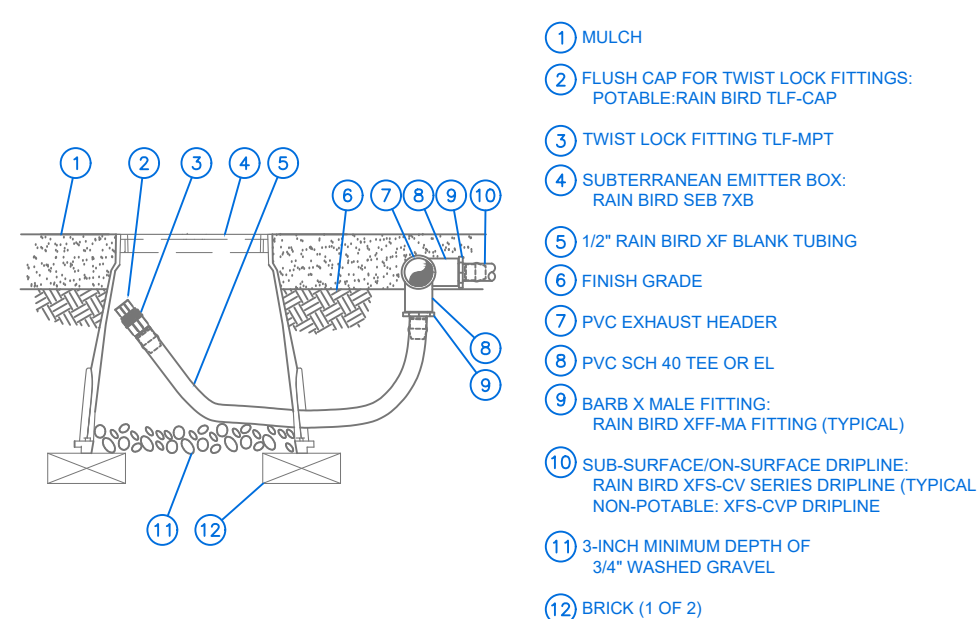
10 QUICK COUPLER DETAIL



7 POP-UP SPRAY HEAD DETAIL

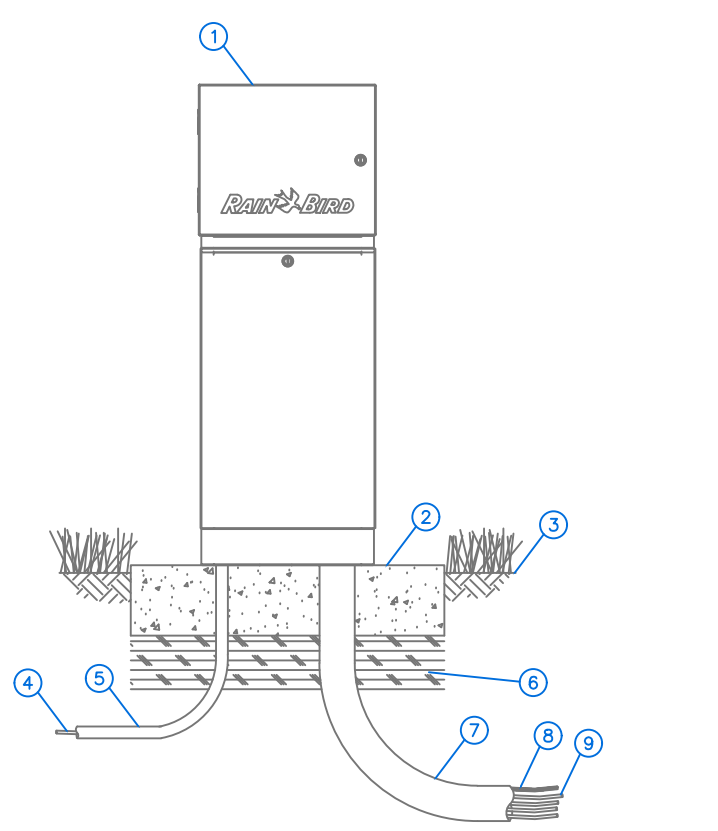


4 DRIP CONTROL ZONE KIT DETAIL



NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX

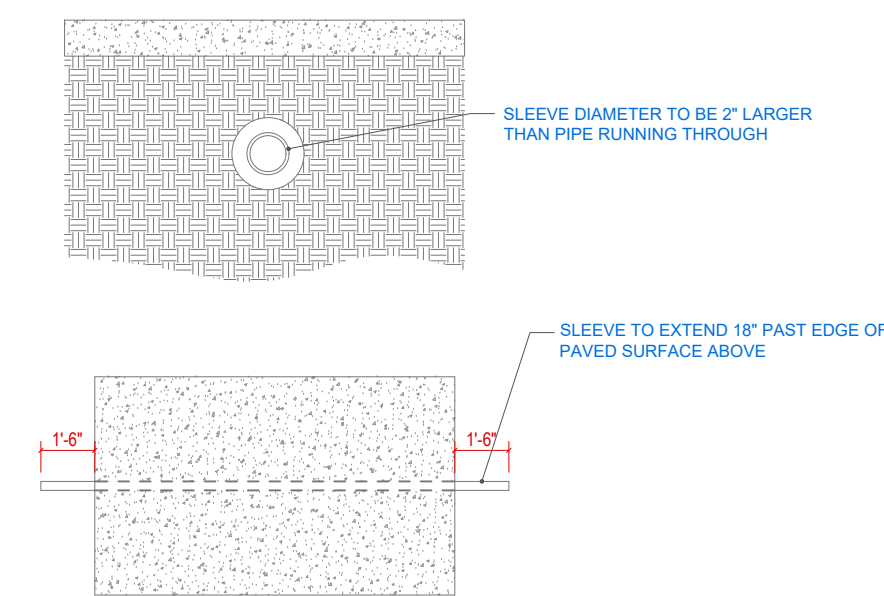
1 DRIP LINE FLUSH POINT DETAIL



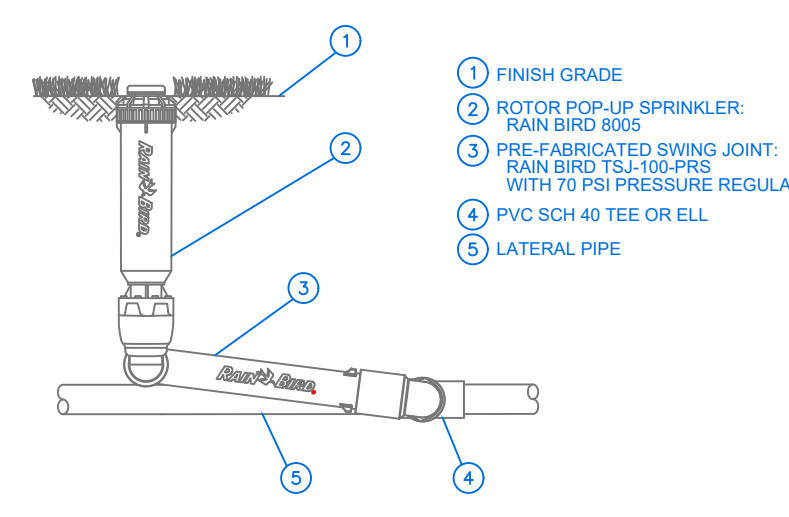
11 ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE

- 1 IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN LUXAM METAL CABINET AND LAMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 CONCRETE PAD: 6-INCH MINIMUM THICKNESS
- 3 FINISH GRADE
- 4 POWER SUPPLY WIRE
- 5 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
- 6 COMPACTED SUBGRADE
- 7 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
- 8 FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
- 9 MASTER VALVE AND REMOTE CONTROL VALVE WIRES

NOTES:  
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.  
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.  
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

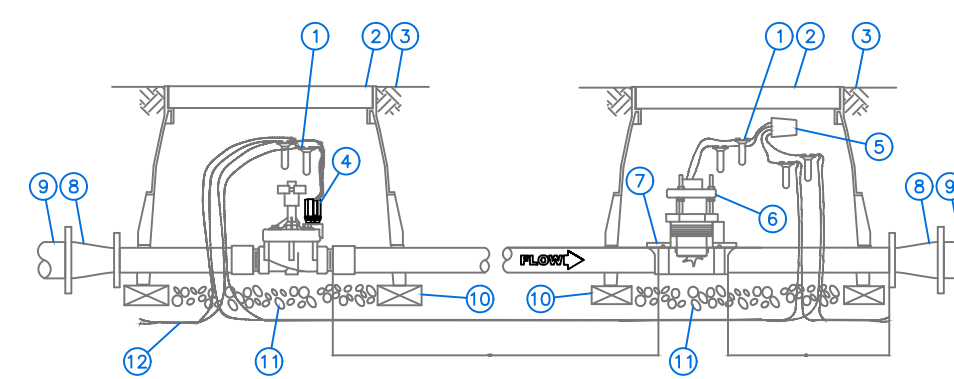


5 SLEEVE DETAIL



8 ROTOR HEAD DETAIL

- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER: RAIN BIRD 700
- 3 PRE-FABRICATED SWING JOINT: RAIN BIRD TS3-100/PS WITH 1/2" PSI PRESSURE REGULATOR
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

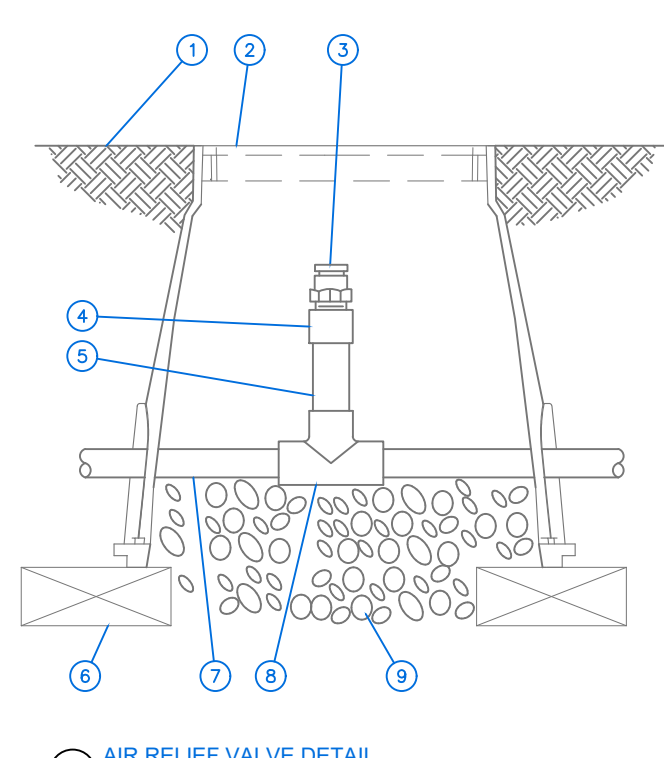


NOTE:  
1. COIL AN ADDITIONAL 3- FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

9 MASTER VALVE AND FLOW SENSOR DETAIL

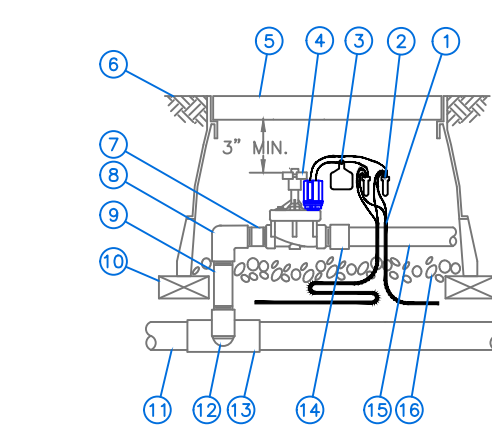
- 1 WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 FINISH GRADE/TOP OF MULCH
- 4 NORMALLY CLOSED MASTER VALVE: RAIN BIRD PEB OR PGA WITH IVM
- 5 RAIN BIRD IVM-SEN
- 6 FLOW SENSOR: RAIN BIRD FS SERIES
- 7 DOUBLE-STRAP SADDLE
- 8 CONCENTRIC REDUCER
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 TEE (1 OF 4)
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 12 TWO-WIRE CABLE BETWEEN DEVICES

NOTE:  
1. REFER TO RAIN BIRD TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING PARAMETERS.



5 AIR RELIEF VALVE DETAIL

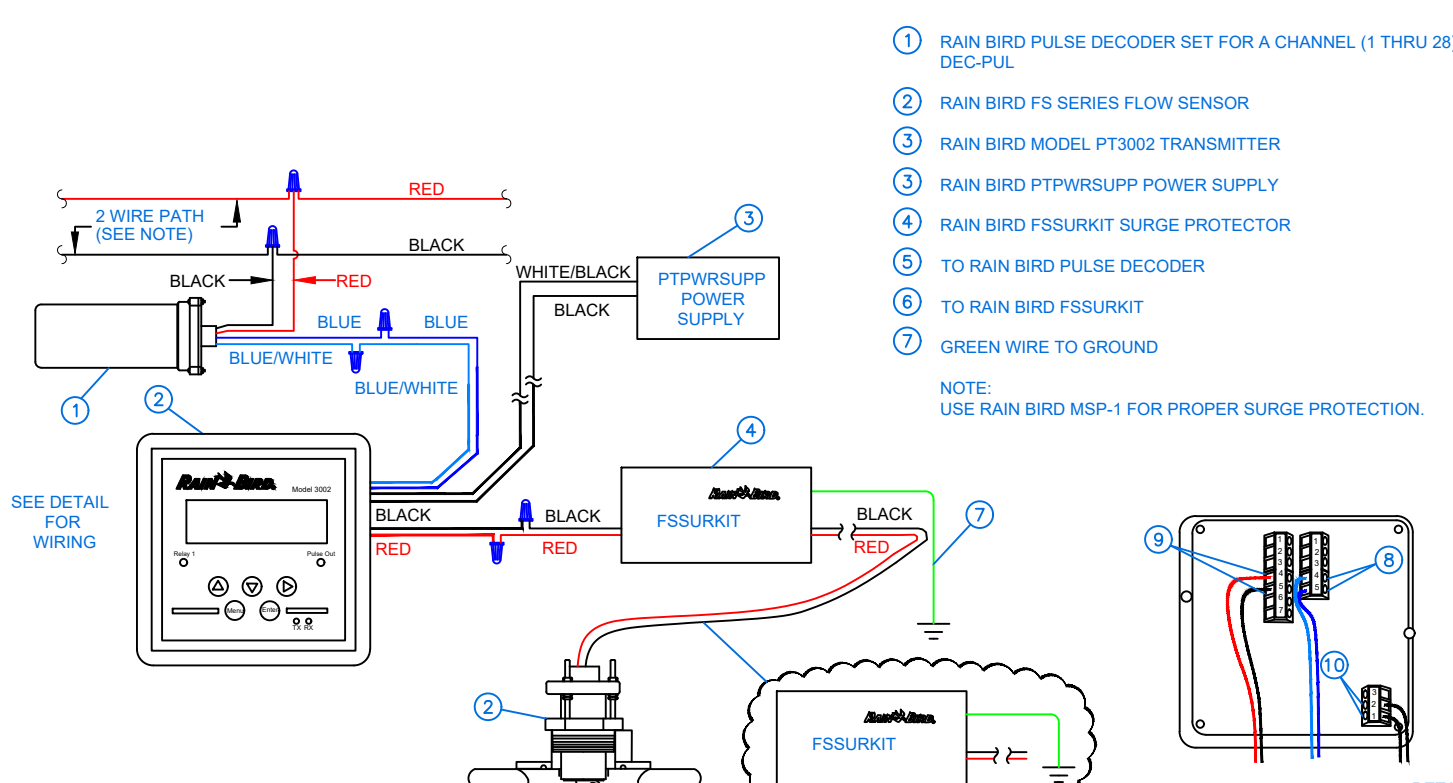
- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTOR
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



NOTE:  
1. COIL AN ADDITIONAL 3- FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

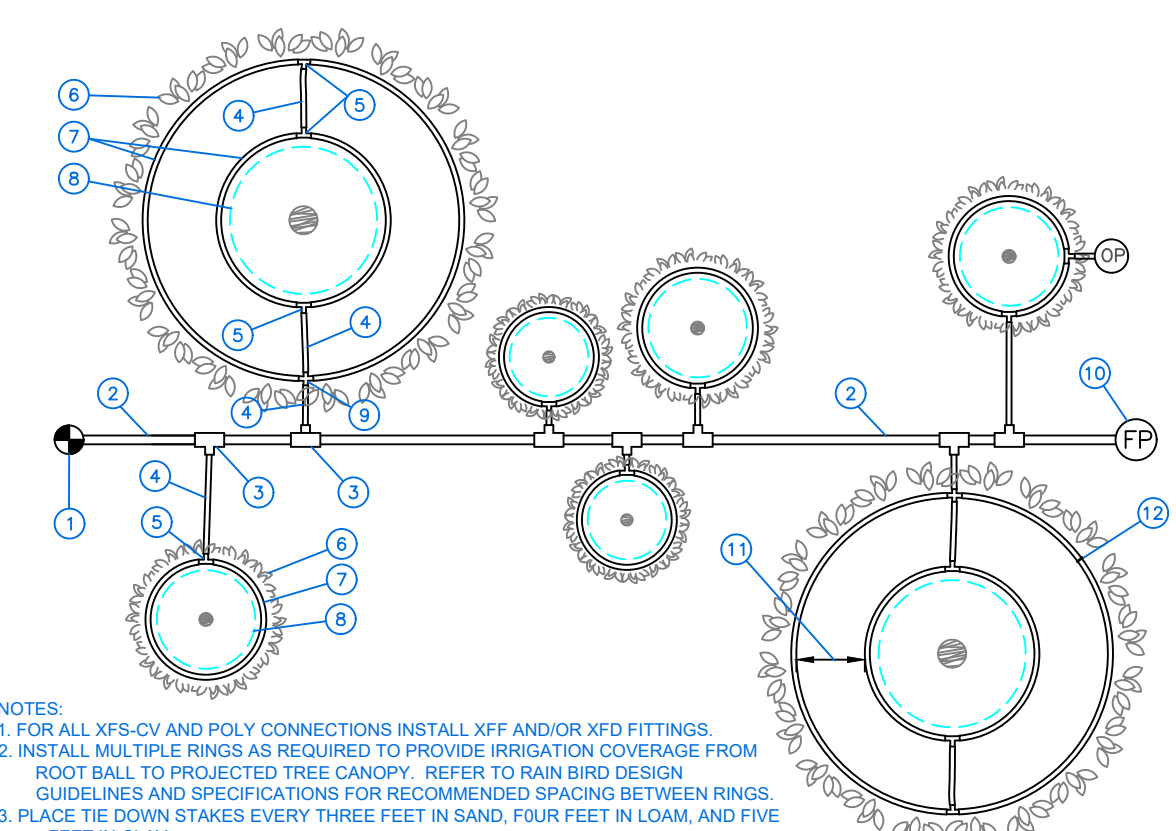
6 ELECTRIC REMOTE-CONTROL VALVE, PEB OR PESB

- 1 TWO-WIRE CABLE
- 2 WATERPROOF SPLICE CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 CLOSE NIPPLE
- 8 PVC SCH 80 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 80 ELL
- 13 PVC SCH 80 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTOR
- 15 PVC LATERAL PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



NOTE:  
IF THE FLOW SENSOR IS LOCATED MORE THAN 150 FEET FROM THE FLOW TRANSMITTER, INCLUDE AN ADDITIONAL FSSURKIT AND GROUND ROD AT THE FLOW SENSOR LOCATION

2 2-WIRE CONNECTION DETAIL



NOTES:  
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.  
2. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.  
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

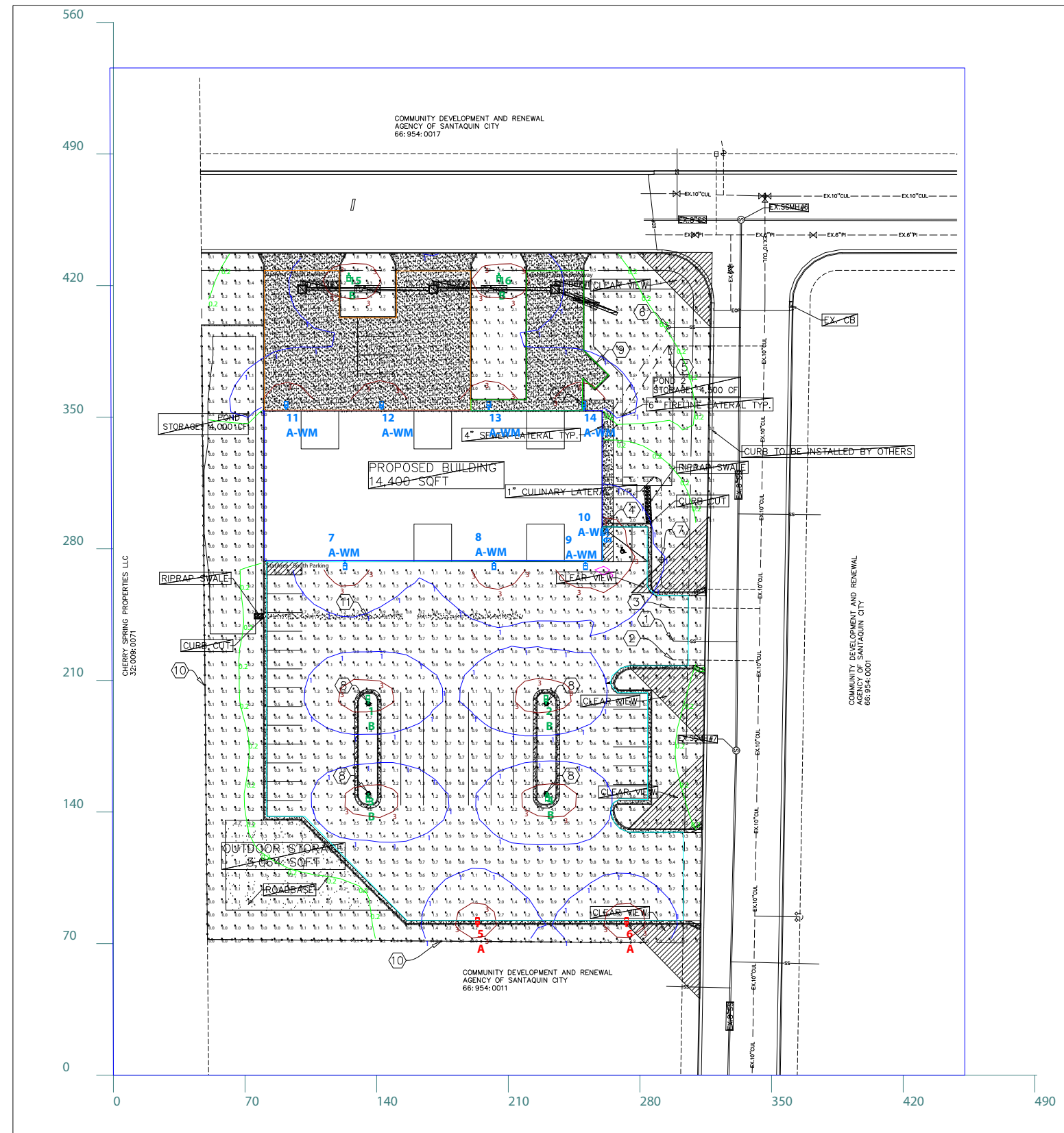
- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC SCH 40 TEE OR EL (TYPICAL)
- 4 XF SERIES BLANK TUBING (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TTEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE POTABLE: XFS-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFS-CV DRIPLINE FLUSH POINT")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

Wasatch Steel

Job Number - xxxxxx

LA.4

Irrigation Details



Scale: 1 inch= 70 Ft.



Prepared For:  
Interwest Electrical Sales  
4673 Cherry Street  
Murray, UT 84123

Job Name:  
Wasatch Steel  
Santaquin, UT  
Lighting Layout  
Version B

Scale: as noted PROJECT #: 232811

Date: 6/20/2024 CASE #: 01372624

Filename: Wasatch Steel Layout 01372624 B.AGI

Drawn By: A. Zuchelli

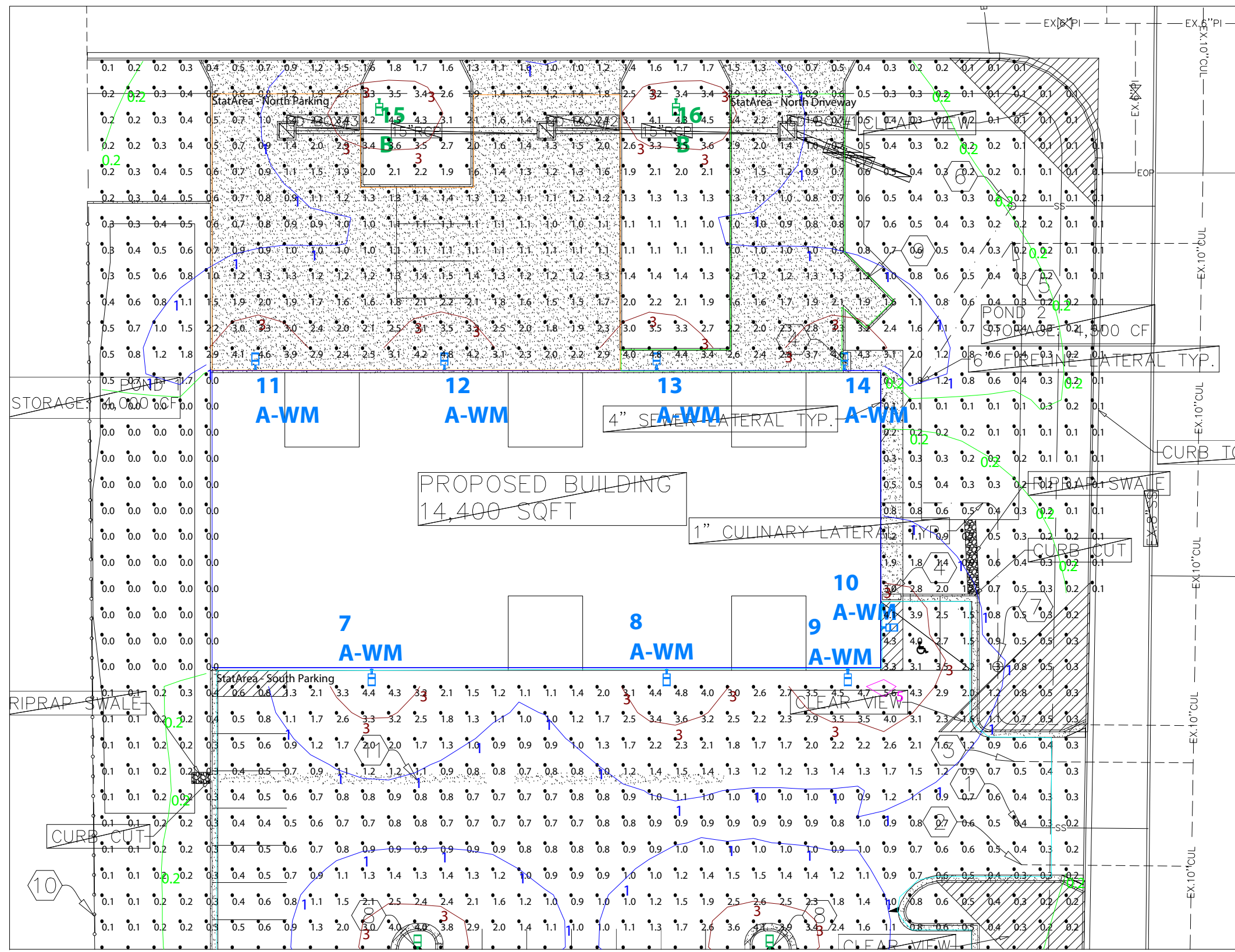
Filename: C:\Users\anna.murphy\OneDrive - RAB Lighting\Desktop\Temp Folder\WASATCH STEEL\Working Files\AGI\Wasatch Steel Layout 01372624 B.AGI

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Top of Layout  
Scale: 1 inch= 30 Ft.



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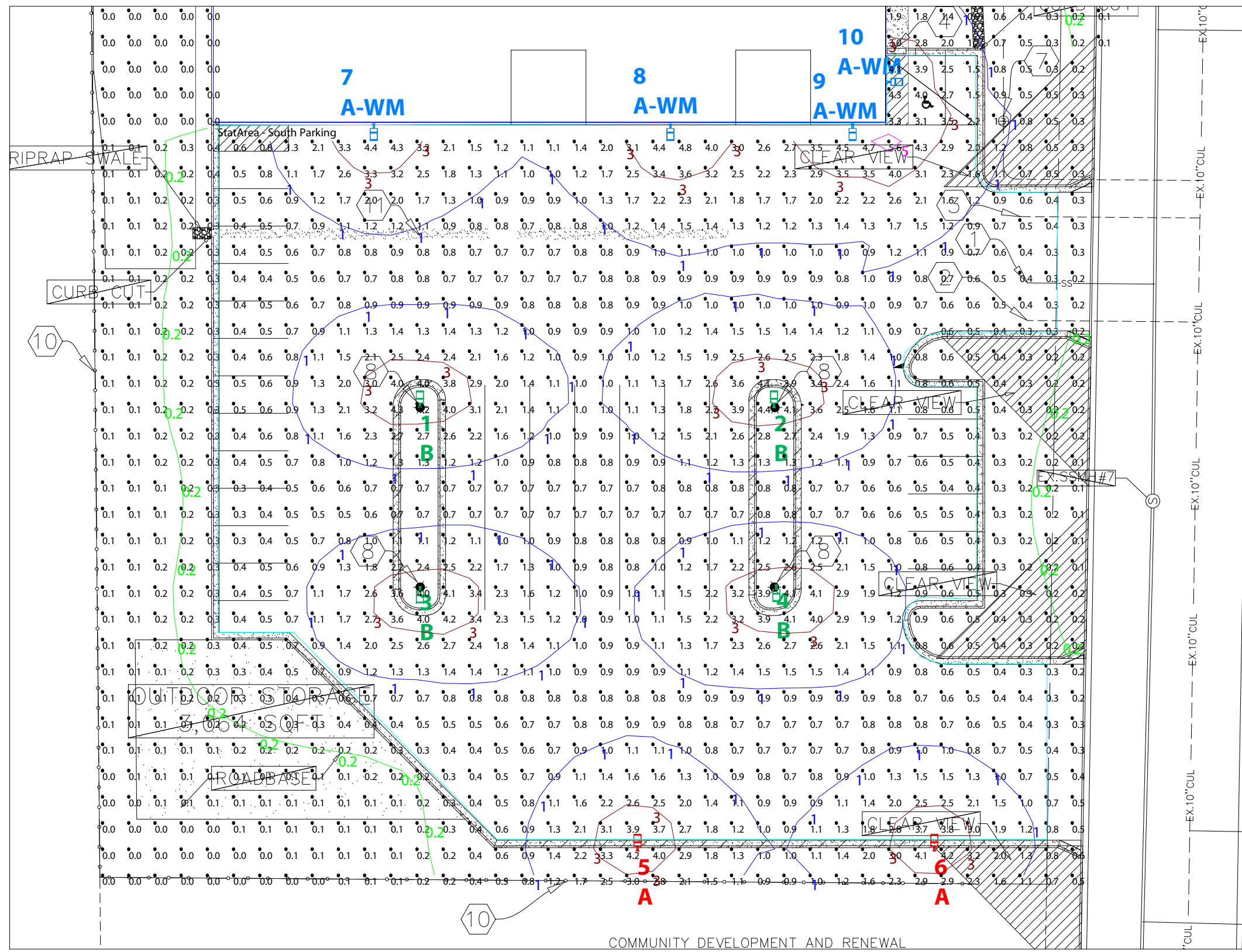
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Bottom of Layout  
Scale: 1 inch= 30 Ft.



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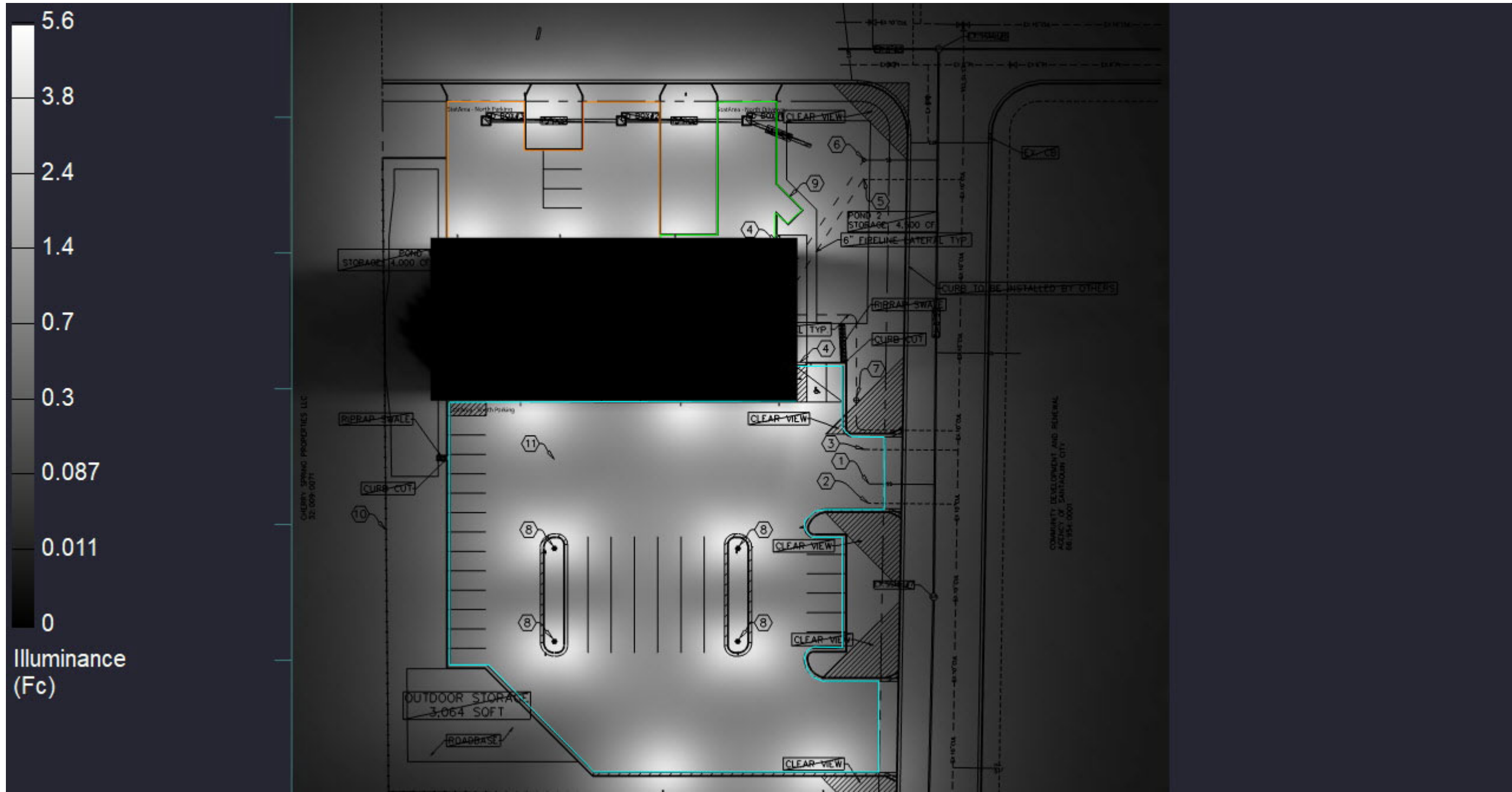
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
Filename: C:\Users\anna.murphy\OneDrive - RAB Lighting\Desktop\Temp Folder\WASATCH STEEL\Working Files\AGI\Wasatch Steel Layout 01372624 B.AGI



Top View : Grayscale Rendering

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts - Site	Illuminance	Fc	1.08	5.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	7	7	Horizontal
StatArea - North Driveway	Illuminance	Fc	1.55	4.6	0.7	2.21	6.57	Readings taken at 0'-0" AFG			
StatArea - North Parking	Illuminance	Fc	1.68	4.8	0.7	2.40	6.86	Readings taken at 0'-0" AFG			
StatArea - South Parking	Illuminance	Fc	1.36	5.6	0.3	4.53	18.67	Readings taken at 0'-0" AFG			

Luminaire Tag Summary	
Tag	Qty
A	2
A-WM	8
B	6

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	
	2	A	A17-4T70 - 50W, 5000K	Single	7811	7811	1.000	Type IV Field Adjustable Pole Mount	51.3531	51.353	102.706	B3-U0-G3	
	8	A-WM	A17-4T70 - 50W, 5000K + A17-WM	Single	7811	7811	1.000	Type IV Field Adjustable Wall Mount with Accessory	51.3531	51.353	410.825	B3-U0-G3	
	6	B	A17-3T70 - 50W, 5000K	Single	7971	7971	1.000	Type III Field Adjustable Pole Mount	51.2699	51.27	307.619	B2-U0-G2	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	B	135.447	197.721	20	90	0
2	B	230.054	197.721	20	90	0
3	B	135.457	149.88	20	270	0
4	B	230.69	150.297	20	270	0
5	A	193.58	79.312	20	90	0
6	A	272.893	79.312	20	90	0
7	A-WM	123.122	273.416	20	270	0
8	A-WM	202.364	273.416	20	270	0
9	A-WM	251.047	273.416	20	270	0
10	A-WM	260.099	284.662	20	0	0
11	A-WM	91.902	354.029	20	90	0
12	A-WM	142.667	354.029	20	90	0
13	A-WM	199.66	354.029	20	90	0
14	A-WM	250.114	354.029	20	90	0
15	B	125.191	426.703	20	270	0
16	B	204.92	426.703	20	270	0
Total Quantity: 16						

NOTES:

- \* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.
- \* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- \* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- \* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- \* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.
- \* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- \* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.
- \* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see [www.rablighting.com/ip](http://www.rablighting.com/ip).
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Interwest Electrical Sales  
4673 Cherry Street  
Murray, UT 84123

Job Name:  
Wasatch Steel  
Santaquin, UT  
Lighting Layout  
Version B

Scale: as noted  
Date: 6/20/2024  
Filename: Wasatch Steel Layout 01372624 B.AGI  
Drawn By: A. Zuchelli

PROJECT #: 232811  
CASE #: 01372624

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Filename: C:\Users\anna.murphy\OneDrive - RAB Lighting\Desktop\Temp Folder\WASATCH STEEL\Working Files\AGI\Wasatch Steel Layout 01372624 B.AGI



<b>Project:</b> <input style="width: 95%; height: 20px;" type="text"/>	<b>Type:</b> <input style="width: 95%; height: 20px;" type="text"/>
<b>Prepared By:</b> <input style="width: 95%; height: 20px;" type="text"/>	<b>Date:</b> <input style="width: 95%; height: 20px;" type="text"/>

Driver Info		LED Info	
Type	Constant Current	Watts	70/60/50W
120V	0.58A/0.49A/0.41A	Color Temp	3000K/4000K/5000K
208V	0.33A/0.28A/0.24A	Color Accuracy	81-83 CRI
240V	0.30A/0.26A/0.21A	L70 Lifespan	100,000 Hours
277V	0.27A/0.23A/0.19A	Lumens	7,635-10,855 lm
Input Watts	50-73W	Efficacy	140-159 lm/W

**Technical Specifications**

**Compliance**

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-ML9KBD (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-S0QCKY (Architectural Flood and Spot Luminaires)

**Electrical**

**Driver:**

70W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.58A, 208V: 0.33A, 240V: 0.30A, 277V: 0.27A  
60W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.49A, 208V: 0.28A, 240V: 0.26A, 277V: 0.23A  
50W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.19A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

3.61% at 120V, 14.52% at 277V

**Power Factor:**

99.91% at 120V, 91.9% at 277V

**Surge Protection:**

6kV

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Construction**

**IES Classification:**

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Lens:**

Polycarbonate lens

**Housing:**

Die-cast aluminum housing, lens frame and mounting arm

**Vibration Rating:**

3G vibration rating per ANSI C136.31

## Technical Specifications (continued)

### Effective Projected Area (Without Shield):

- 1 Fixture: 0.60 ft<sup>2</sup>
- 2 Fixtures at 90°: 0.86 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.21 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.47 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.47 ft<sup>2</sup>

### Effective Projected Area (With Shield):

- 1 Fixture: 0.64 ft<sup>2</sup>
- 2 Fixtures at 90°: 1.14 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.28 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.8 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.8 ft<sup>2</sup>

### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

### Finish:

Formulated for high durability and long-lasting color

### Green Technology:

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

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#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Optical

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#### BUG Rating:

B3 U0 G3

### Other

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#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Voltage	Options
A17	-	4T	70				
	4T = Type IV 5T = Type V 3T = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 300 = 300/240/200W 375 = 375/300/240W 480 = 480/400/320W	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W) <sup>1</sup>	Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor

<sup>1</sup> Slipfitter Mount available on 150W only  
 Type II distribution available as special order.  
 Wall mount and roadway arm mount available as optional accessories.



<b>Project:</b> <input type="text"/>	<b>Type:</b> <input type="text"/>
<b>Prepared By:</b> <input type="text"/>	<b>Date:</b> <input type="text"/>

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Input Watts	50-73W	Efficacy	140-159 lm/W

Technical Specifications		
<p><b>Compliance</b></p> <p><b>UL Listed:</b> Suitable for wet locations</p> <p><b>IESNA LM-79 &amp; LM-80 Testing:</b> RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.</p> <p><b>IP Rating:</b> Ingress protection rating of IP65 for dust and water</p> <p><b>DLC Listed:</b> This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements. DLC Product Code: S-ML9KBD (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-S0QCKY (Architectural Flood and Spot Luminaires)</p>	<p><b>Electrical</b></p> <p><b>Driver:</b> 70W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.58A, 208V: 0.33A, 240V: 0.30A, 277V: 0.27A 60W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.49A, 208V: 0.28A, 240V: 0.26A, 277V: 0.23A 50W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.19A</p> <p><b>Dimming Driver:</b> Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.</p> <p><b>THD:</b> 3.61% at 120V, 14.52% at 277V</p> <p><b>Power Factor:</b> 99.91% at 120V, 91.9% at 277V</p> <p><b>Surge Protection:</b> 6kV</p> <p><b>Performance</b></p> <p><b>Lifespan:</b> 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations</p>	<p><b>Construction</b></p> <p><b>IES Classification:</b> The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.</p> <p><b>Cold Weather Starting:</b> The minimum starting temperature is -40°C (-40°F)</p> <p><b>Maximum Ambient Temperature:</b> Suitable for use in up to 40°C (104°F)</p> <p><b>Lens:</b> Polycarbonate lens</p> <p><b>Housing:</b> Die-cast aluminum housing, lens frame and mounting arm</p> <p><b>Vibration Rating:</b> 3G vibration rating per ANSI C136.31</p>

## Technical Specifications (continued)

### Effective Projected Area (Without Shield):

- 1 Fixture: 0.60 ft<sup>2</sup>
- 2 Fixtures at 90°: 0.86 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.21 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.47 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.47 ft<sup>2</sup>

### Effective Projected Area (With Shield):

- 1 Fixture: 0.64 ft<sup>2</sup>
- 2 Fixtures at 90°: 1.14 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.28 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.8 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.8 ft<sup>2</sup>

### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

### Finish:

Formulated for high durability and long-lasting color

### Green Technology:

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

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#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Optical

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#### BUG Rating:

B3 U0 G3

### Other

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#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



## Dimensions: A17-4T70



## Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

## Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Voltage	Options
A17	-	4T	70				
	4T = Type IV 5T = Type V 3T = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 300 = 300/240/200W 375 = 375/300/240W 480 = 480/400/320W	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor



<b>Project:</b> <input type="text"/>	<b>Type:</b> <input type="text"/>
<b>Prepared By:</b> <input type="text"/>	<b>Date:</b> <input type="text"/>

Driver Info		LED Info	
Type	Constant Current	Watts	70/60/50W
120V	0.58A/0.49A/0.41A	Color Temp	3000K/4000K/5000K
208V	0.33A/0.28A/0.24A	Color Accuracy	81-83 CRI
240V	0.30A/0.26A/0.21A	L70 Lifespan	100,000 Hours
277V	0.27A/0.23A/0.19A	Lumens	7,788-11,192 lm
Input Watts	49.4-73.7W	Efficacy	143.4-165.4 lm/W

**Technical Specifications**

**Compliance**

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-H0PXT3 (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-2LTK2Y (Architectural Flood and Spot Luminaires)

**Electrical**

**Driver:**

70W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.58A, 208V: 0.33A, 240V: 0.30A, 277V: 0.27A  
60W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.49A, 208V: 0.28A, 240V: 0.26A, 277V: 0.23A  
50W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.19A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

3.61% at 120V, 14.52% at 277V

**Power Factor:**

99.9% at 120V, 91.9% at 277V

**Surge Protection:**

6kV

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Construction**

**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Lens:**

Polycarbonate lens

**Housing:**

Die-cast aluminum housing, lens frame and mounting arm

**Vibration Rating:**

3G vibration rating per ANSI C136.31

**Effective Projected Area (Without Shield):**

- 1 Fixture: 0.60 ft<sup>2</sup>
- 2 Fixtures at 90°: 0.86 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.21 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.47 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.47 ft<sup>2</sup>

## Technical Specifications (continued)

### Effective Projected Area (With Shield):

- 1 Fixture: 0.64 ft<sup>2</sup>
- 2 Fixtures at 90°: 1.14 ft<sup>2</sup>
- 2 Fixtures at 180°: 1.28 ft<sup>2</sup>
- 3 Fixtures at 90°: 1.8 ft<sup>2</sup>
- 4 Fixtures at 90°: 1.8 ft<sup>2</sup>

### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

### Finish:

Formulated for high durability and long-lasting color

### Green Technology:

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

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#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Optical

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#### BUG Rating:

B3 U0 G3

### Other

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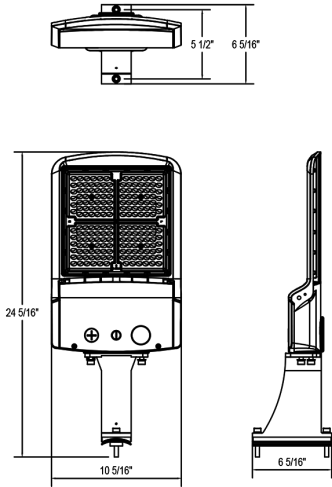
#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions



## Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

## Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Voltage	Options
A17	-	3T	70				
	4T = Type IV 5T = Type V 3T = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 300 = 300/240/200W 375 = 375/300/240W 480 = 480/400/320W	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W) <sup>1</sup>	Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor

<sup>1</sup> Slipfitter Mount available on 150W only  
Type II distribution available as special order.  
Wall mount and roadway arm mount available as optional accessories.



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:

Type:

Prepared By:

Date:

### Technical Specifications

**Compliance**

**CSA Listed:**

Suitable for wet locations

**Construction**

**Shaft:**

46,000 p.s.i. minimum yield.

**Hand Holes:**

Reinforced with grounding lug and removable cover

**Base Plates:**

Slotted base plates 36,000 p.s.i.

**Shipping Protection:**

All poles are shipped in individual corrugated cartons to prevent finish damage

**Color:**

Bronze powder coating

**Height:**

20 ft

**Weight:**

137 lbs

**Gauge:**

11

**Wall Thickness:**

1/8"

**Shaft Size:**

4"

**Hand Hole Dimensions:**

3" x 5"

**Bolt Circle:**

8 1/2"

**Base Dimension:**

8"

**Anchor Bolt:**

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

**Anchor Bolt Templates:**

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

**Pre-Shipped Anchor Bolts:**

Bolts can be pre-shipped upon request for additional freight charge

**Max EPA's/Max Weights:**

- 70MPH 10.7 ft/360 lb.
- 80MPH 7.0 ft/350 lb.
- 90MPH 4.3 ft/350 lb.
- 100MPH 2.5 ft/350 lb.
- 110MPH 1.1 ft/350 lb.
- 120MPH 0.1 ft/340lb

**Other**

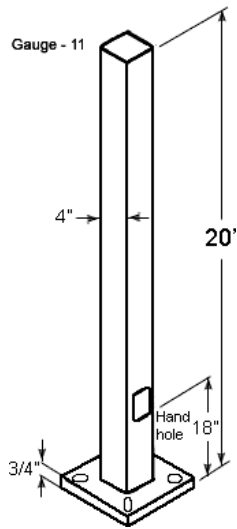
**Terms of Sale:**

Pole Terms of Sale is available [online](#).

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**



**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



**DRC Members in Attendance:** Senior Planner Ryan Harris, Building Official Randy Spadafora, EIT Megan Wilson, Public Works Director Jason Callaway, Assistant City Manager Jason Bond, and Fire Chief Ryan Lind.

City Engineer Jon Lundell and Officer Kayson Sheperd were excused from the meeting.

**Others in Attendance:** City Recorder Amalie Ottley, Kyle Spencer (Northern Engineering), and other members of the public.

### 1. Santaquin Ostler Subdivision

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

Building Official Spadafora indicated that addressing has been complete for the 3 lots in the subdivision.

Public Works Director Callaway indicated that utilities are stubbed to the existing property and will be able service the new lots.

Fire Chief Lind had no comments.

Assistant City Manager Bond discussed the zoning requirements for the lots, pointing out that the lots are required to be at least 8,000 square feet. As such, lot 2 does not meet City Code and will need to be adjusted. Assistant Manager Bond suggested that lot 3 has sufficient square footage to provide the needed additional square footage in lot 2 with some minor property line adjustments. Assistant City Manager Bond explained that the applicant is requesting infill reduction which will allow the reduction of the frontage requirements for Lot 2 & 3. The infill reduction will need to be approved by the Planning Commission He added that Lot 1 will still need to meet the appropriate setbacks as required by City Code.

Planner Harris indicated that the County Surveyors Office requires a Public Land Survey System (PLSS) Certificate be submitted to the City. He also pointed out notes that need to be added to the plans. Senior Planner Harris discussed with the applicant the possible deferral agreement. If the deferral agreement is approved by the City Council, all street improvements and the storm drain report will not be required.

EIT Megan Wilson pointed out where the existing PI and water lines are located on the property. She added that permission from Summit Creek Irrigation Company is required before any work interferes with the culvert flowline.

Lastly, Planner Harris updated the acceptance and approval signature blocks on the plat as well as agricultural notations. He also requested that the applicant change the name of the subdivision as an "Ostler" subdivision already is under construction in the City. The subdivision name change will need to be submitted prior to the deferral agreement being submitted to the City Council for review.

Assistant Manager Bond made a motion to table the Santaquin Ostler Subdivision preliminary plan so that the City Council may review a deferral agreement. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

Kyle Spencer from Northern Engineering attended the meeting on behalf of the applicant. He discussed the square footage of the lots in accordance with the 8,000 square footage requirements of the City Code. He also confirmed the next steps in the subdivision process.

## 2. Meeting Minutes Approval

Chief Lind made a motion to approve the June 11, 2024 DRC Meeting Minutes. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

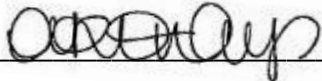
## Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:15 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder