



DEVELOPMENT REVIEW COMMITTEE

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

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. CVMC Phase #2 Site Plan

A site plan review for Phase 2 of the CVMC Building located at 210 E. Main St.

2. The Hills LDS Church Site Plan (Santaquin West Meetinghouse)

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

3. Peak 2-Lot Subdivision Preliminary Plan

A preliminary review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E.

MEETING MINUTES APPROVAL

4. November 12, 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.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:


Amalie R. Ottley, City Recorder

CENTRAL VALLEY MEDICAL CENTER SANTAQUIN CLINIC - PHASE II

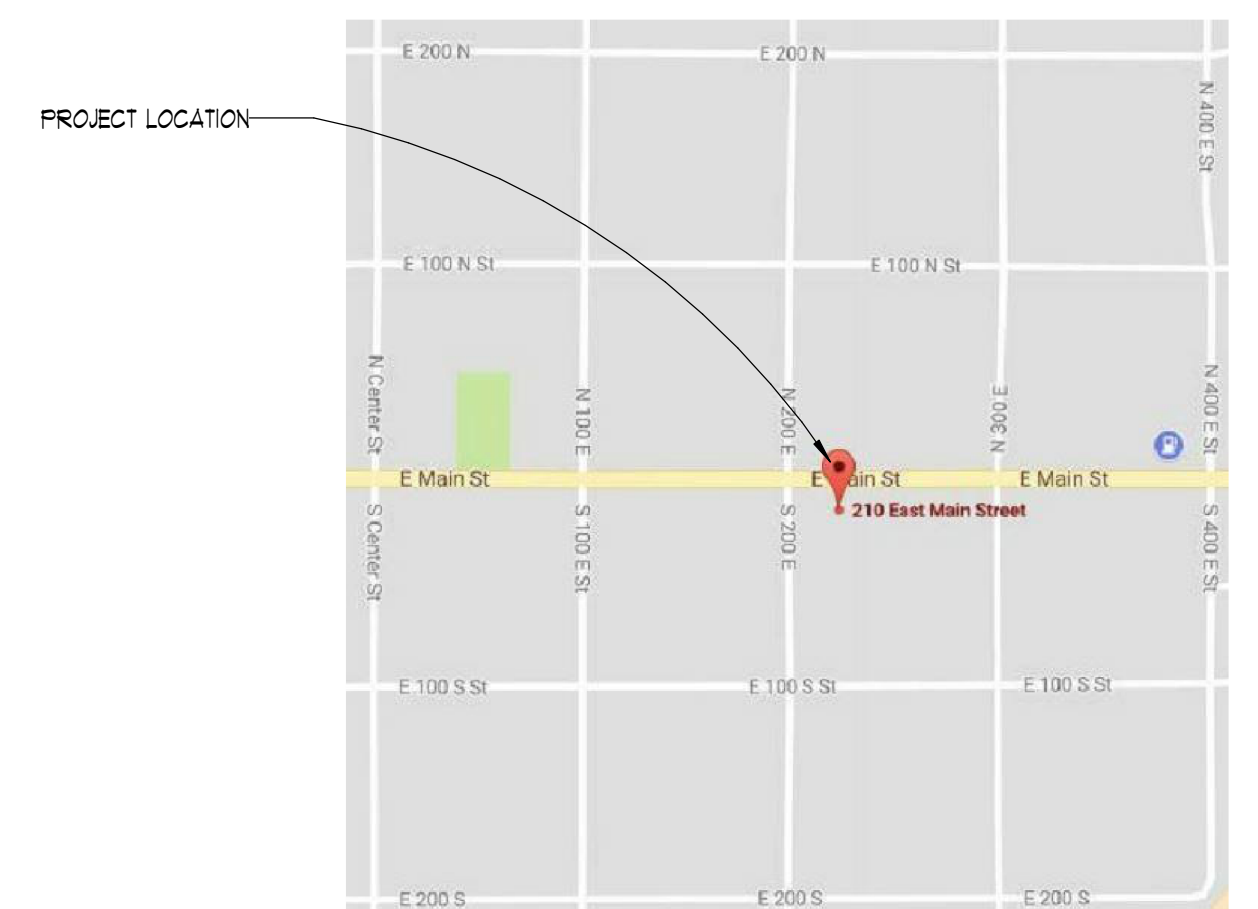
210 EAST MAIN STREET

SANTAQUIN, UTAH 84655

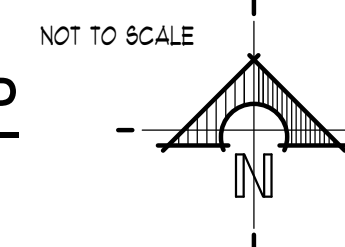


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E0.1	ELECTRICAL SYMBOLS & NOTES
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E1.1	ELECTRICAL PLAN - SITE
E1.2	PHOTOMETRIC PLAN



VICINITY MAP



PROJECT TEAM

ARCHITECT

WPA ARCHITECTURE
1535 NORTH FREEDOM BLVD., SUITE 360
PROVO, UTAH 84604
BRUCE T. FALLON, AIA
801.374.0800
btfallon@wpa-architecture.com

CIVIL ENGINEER

EXCEL ENGINEERING
12 WEST 100 NORTH, SUITE 201
AMERICAN FORK, UTAH 84603
DAVID PETERSON, PE
801.753.4504
david@excelcivil.com

LANDSCAPE ARCHITECT

blu line designs
879 SOUTH SANDY PARKWAY
SANDY, UTAH 84070
BRENT POTTER, PLA, ASLA
801.679.3191
brent@blulinedesign.com

STRUCTURAL ENGINEER

DYNAMIC STRUCTURES
744 SOUTH 400 EAST
OREM, UTAH 84057
JAY ADAMS, SE
801.362.2756
jay@dynamicstructures.com

MECHANICAL ENGINEER

RED BRICK ENGINEERING
1092 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, PE
801.224.5335
Zach@redbrickengineering.com

ELECTRICAL ENGINEER

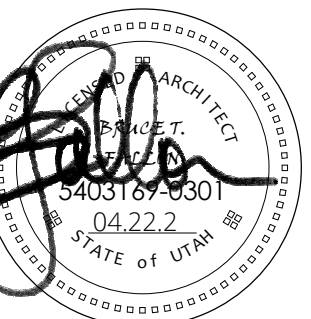
RED BRICK ENGINEERING
1092 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, PE
801.224.5335
Zach@redbrickengineering.com

PROJECT DATA

SITE ADDRESS	210 EAST MAIN STREET, SANTAQUIN, UTAH 84655
PARCEL #	09-030-0019 - 09-030-0018
ZONING	M6C
GENERAL PLAN	MIXED-USE COMMERCIAL
EXISTING USE	MEDICAL OFFICE BUILDING
PROPOSED USE	MEDICAL OFFICE BUILDING
LAND AREA	0.30 ACRES

GENERAL NOTES

- ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.
- TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
- BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.
- PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.
- STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.
- GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
- GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.
- DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROCURE REQUIRED ENCROACHMENT PERMIT FROM THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND COORDINATE THE INSTALLATION OF UTILITIES WITH UDOT.



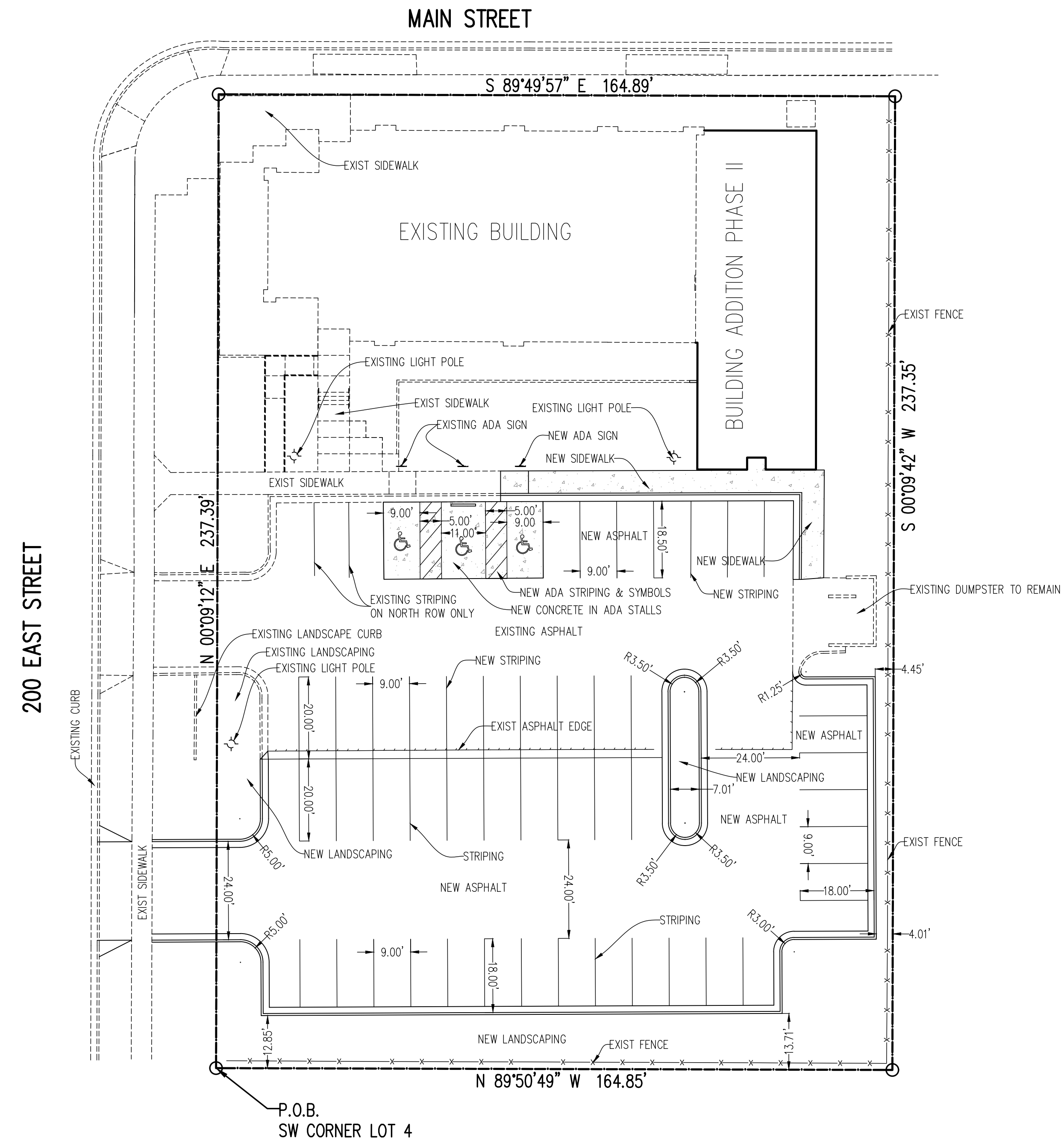
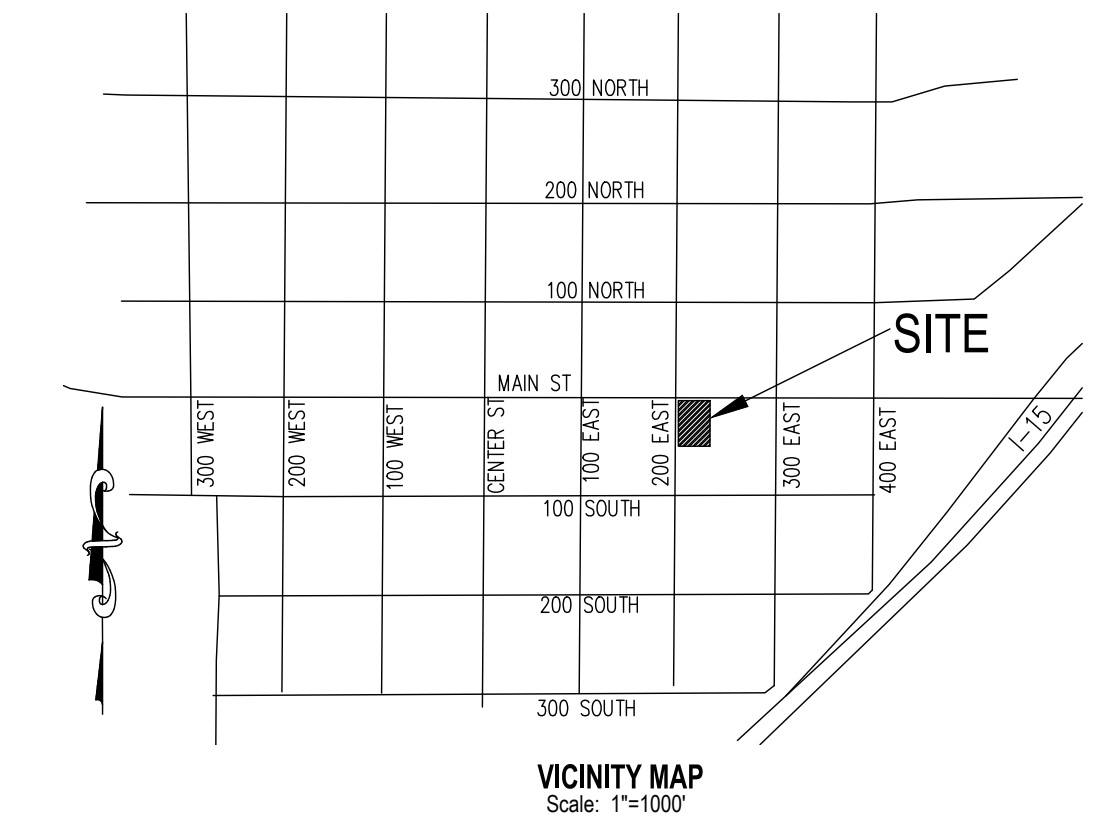
revision information	no.	date	description
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milestone issue date	11.8.2024
milestone issue description	SITE PLAN REVIEW
latest revision date	
latest revision description	

COVER SHEET

G1.1

CVMC SANTAQUIN - PHASE II ADDITION



ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH 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.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
3. FEMA FLOODPLAIN: SITE IS LOCATED IN UNMAPPED AREA.
4. THE PROPOSED MEDICAL CLINIC WILL NOT BE FIRE SPRINKLED.

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

SURVEYED DESCRIPTION

All of Lot 4, Block 21, Plat "B", Santaquin City Survey, more particularly described as follows:
Beginning at the Southwest Corner of Lot 4, Block 21, Plat "B", Santaquin City Survey; Thence N 00°09'12" E, 237.39 feet along the West line of said Lot 4 to the Northwest corner of said Lot 4; Thence S 89°49'57" E, 164.89 feet along the North line of said Lot 4 to the Northeast corner of said lot 4; Thence S 00°09'42" W, 237.35 feet to the Southeast corner of said Lot 4; Thence N 89°50'49" W, 164.85 feet along said South line to the point of beginning. Containing an area of 0.90 Acres.

TABULATIONS:

TOTAL PARCEL AREA	39,136 S.F. = 100%
BUILDING AREA:	7,354 S.F. = 18.8%
PARKING LOT/WALK AREA:	20,860 S.F. = 53.3%
LANDSCAPE AREA:	10,922 S.F. = 27.9%

PAVEMENT DESIGN

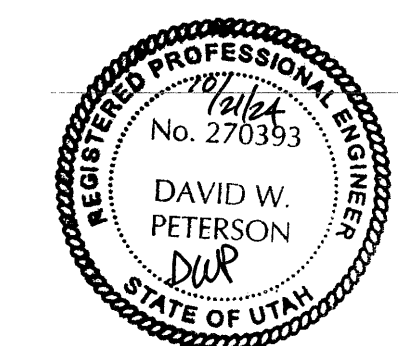
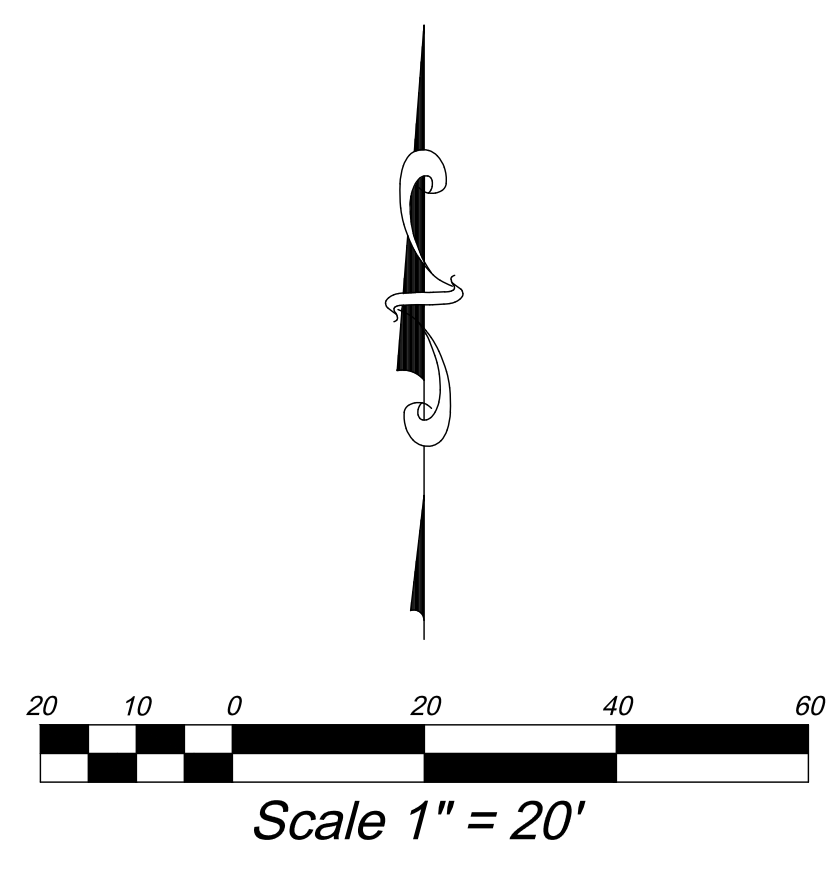
PARKING LOT
3" ASPHALT
10" BASE COURSE*
*SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

PARKING TABULATIONS:

PARKING REQUIRED
5 STALLS PER EACH DOCTOR X 5 DOCTORS = 25 STALLS
1 PARKING STALL PER EACH STAFF EMPLOYEE X 18 EMPLOYEES = 18 STALLS
TOTAL STALLS REQUIRED = 43 STALLS
ADA STALL REQUIRED INCLUDING VAN = 3
ADA STALLS PROVIDED = 3 INCLUDING 1 VAN STALL
TOTAL STALLS PROVIDED = 56 STALLS

SHEET INDEX

C1	COVER SHEET/SITE PLAN
C2	DEMOLITION PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	EROSION CONTROL PLAN
C6	DETAIL SHEET



BENCH MARK	REVISIONS		
	Rev.	Date	Description
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93			

Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

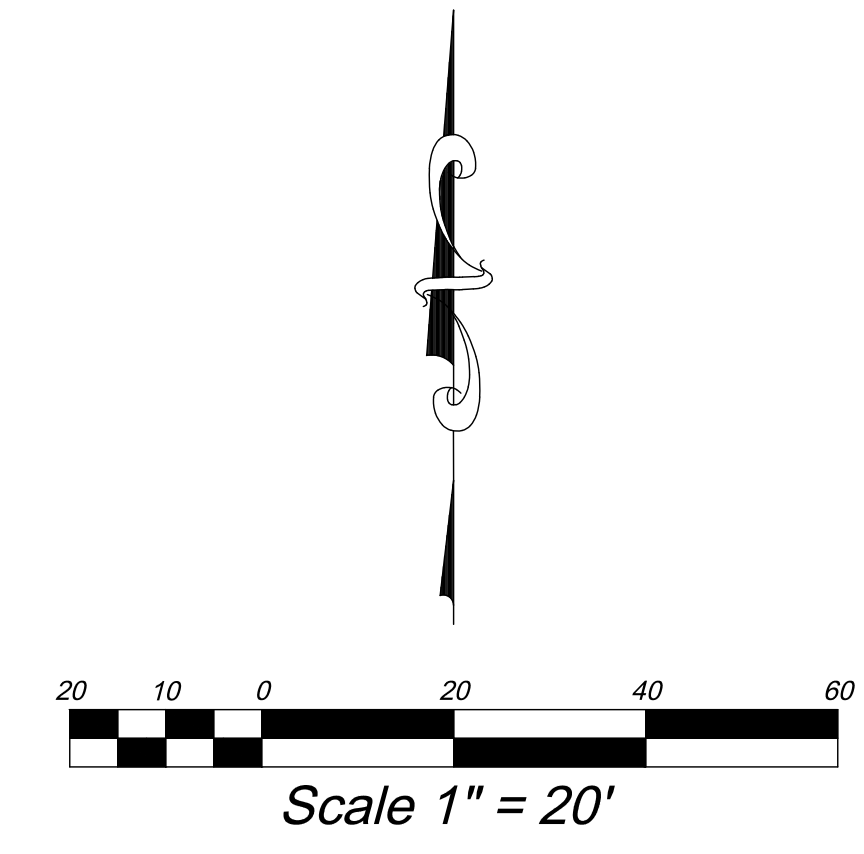
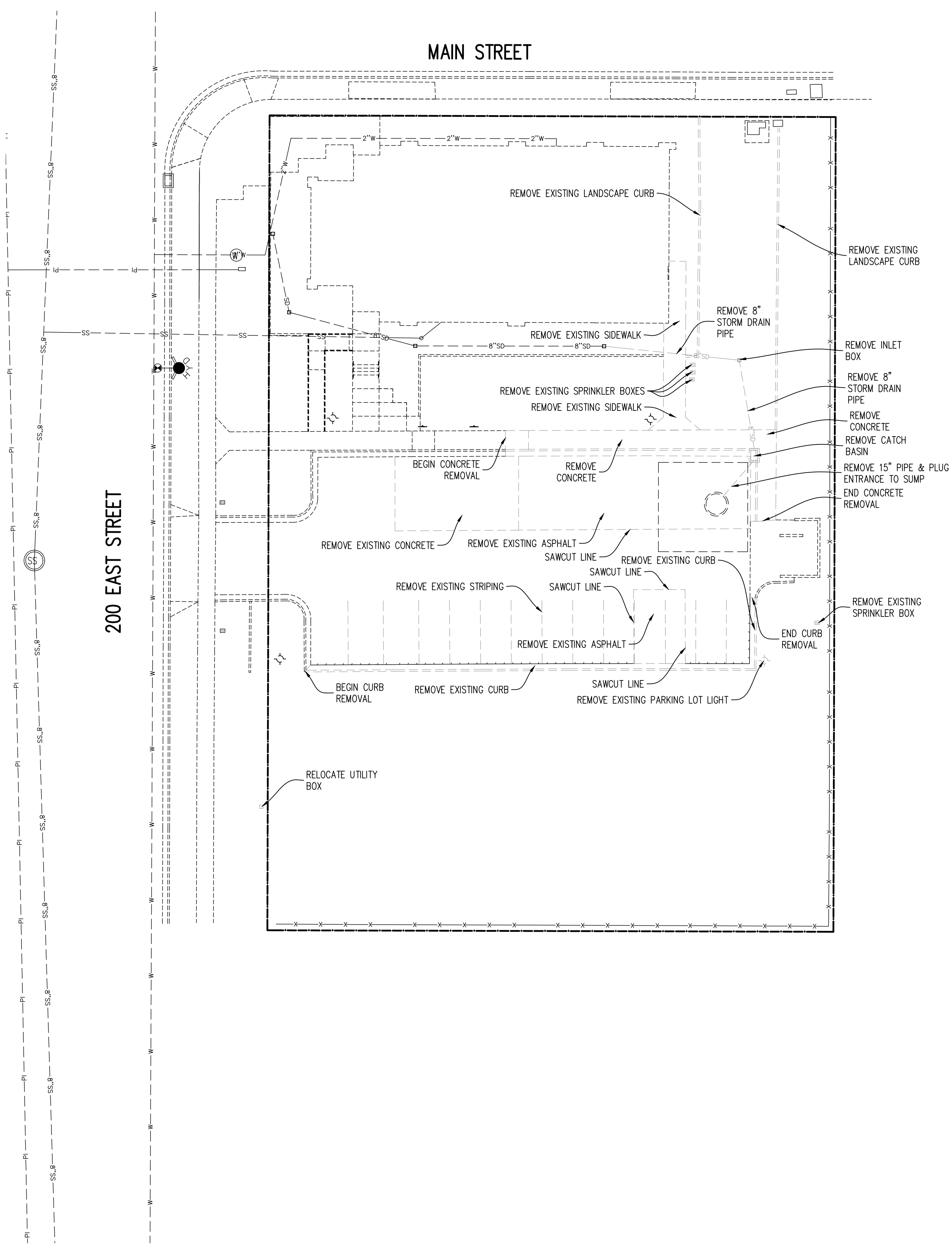
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION
SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

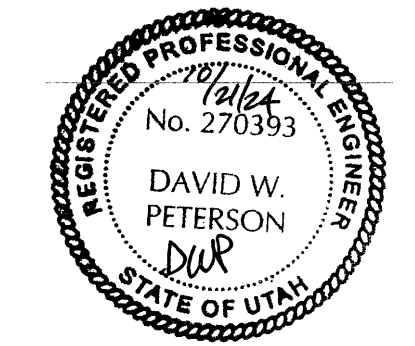
COVER SHEET & SITE PLAN

Scale: 1"=20'
Date: 10/21/24
C1



GENERAL NOTES:

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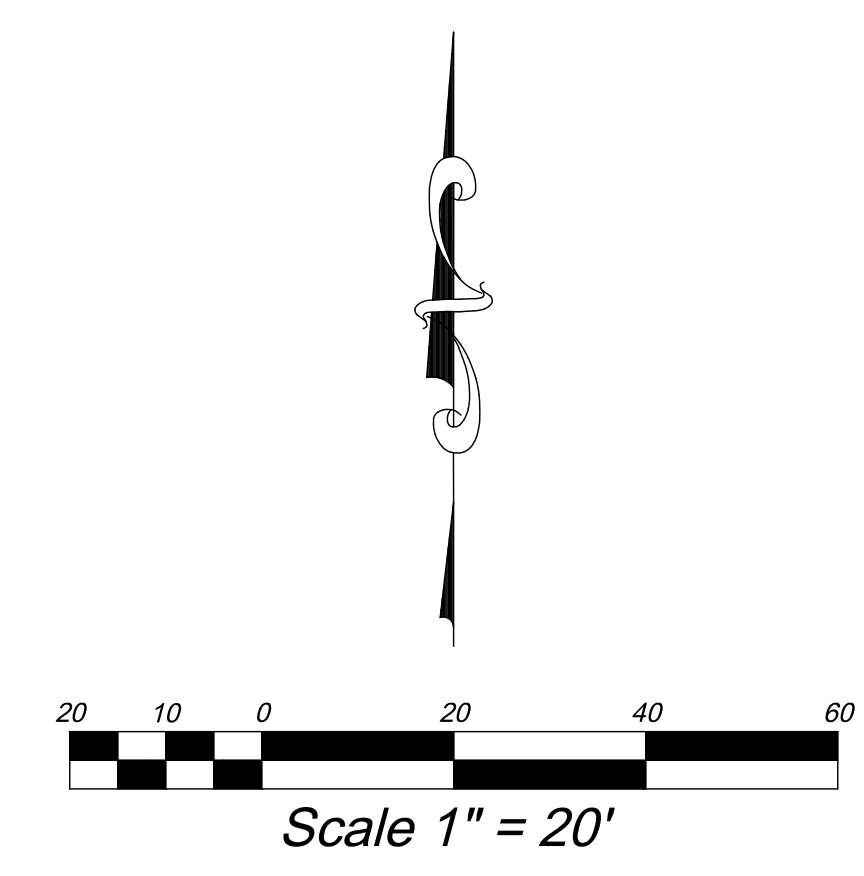
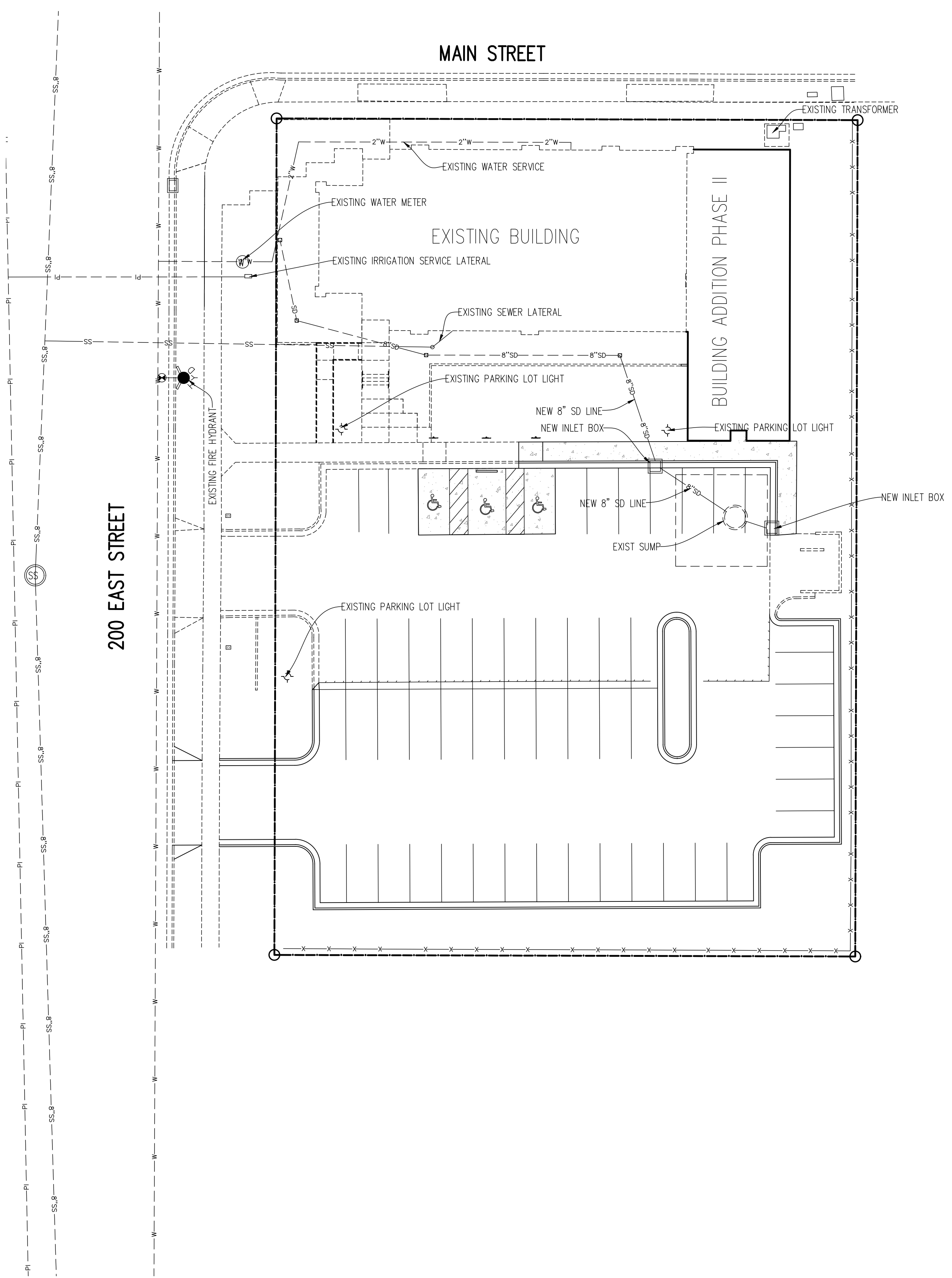


BENCH MARK		REVISIONS		
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93		Rev.	Date	Description

Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

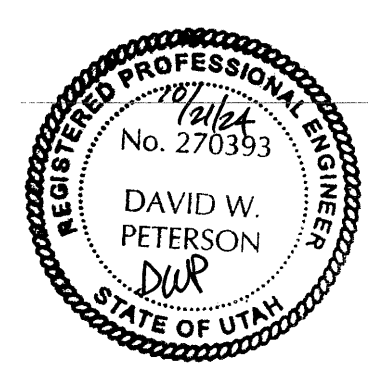
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P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION		Scale: 1"=20'
SANTAQUIN 210 EAST MAIN STREET		Date: 10/21/24
UTAH	DEMOLITION PLAN	C2
Drawn by: D.W.P.		
Designed by: D.W.P.		
Checked by: D.W.P.		



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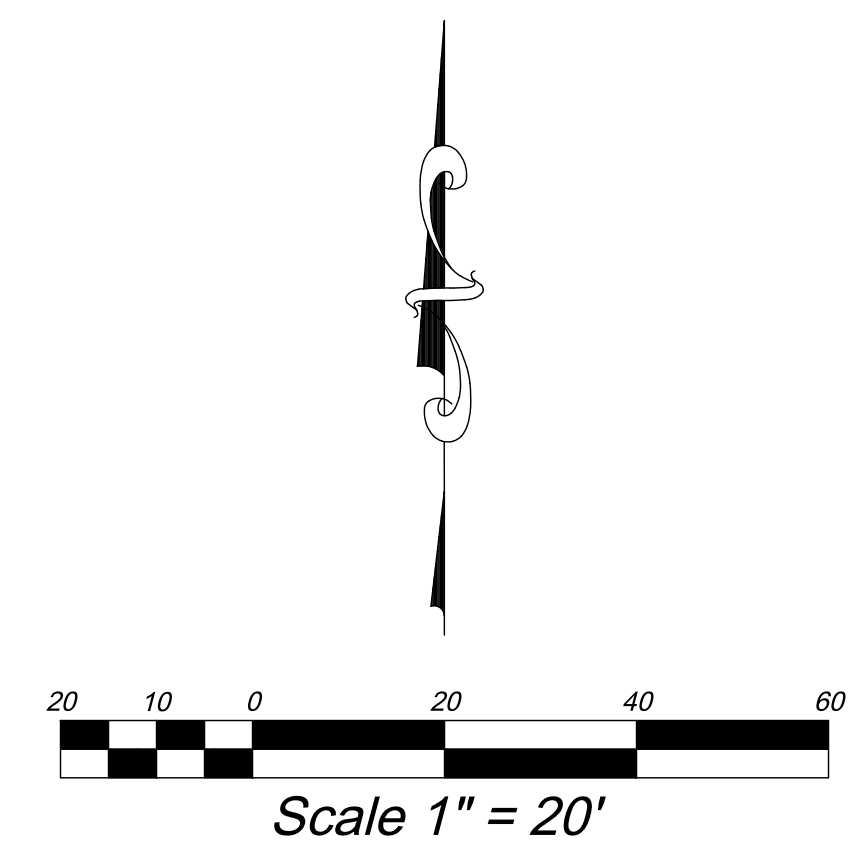
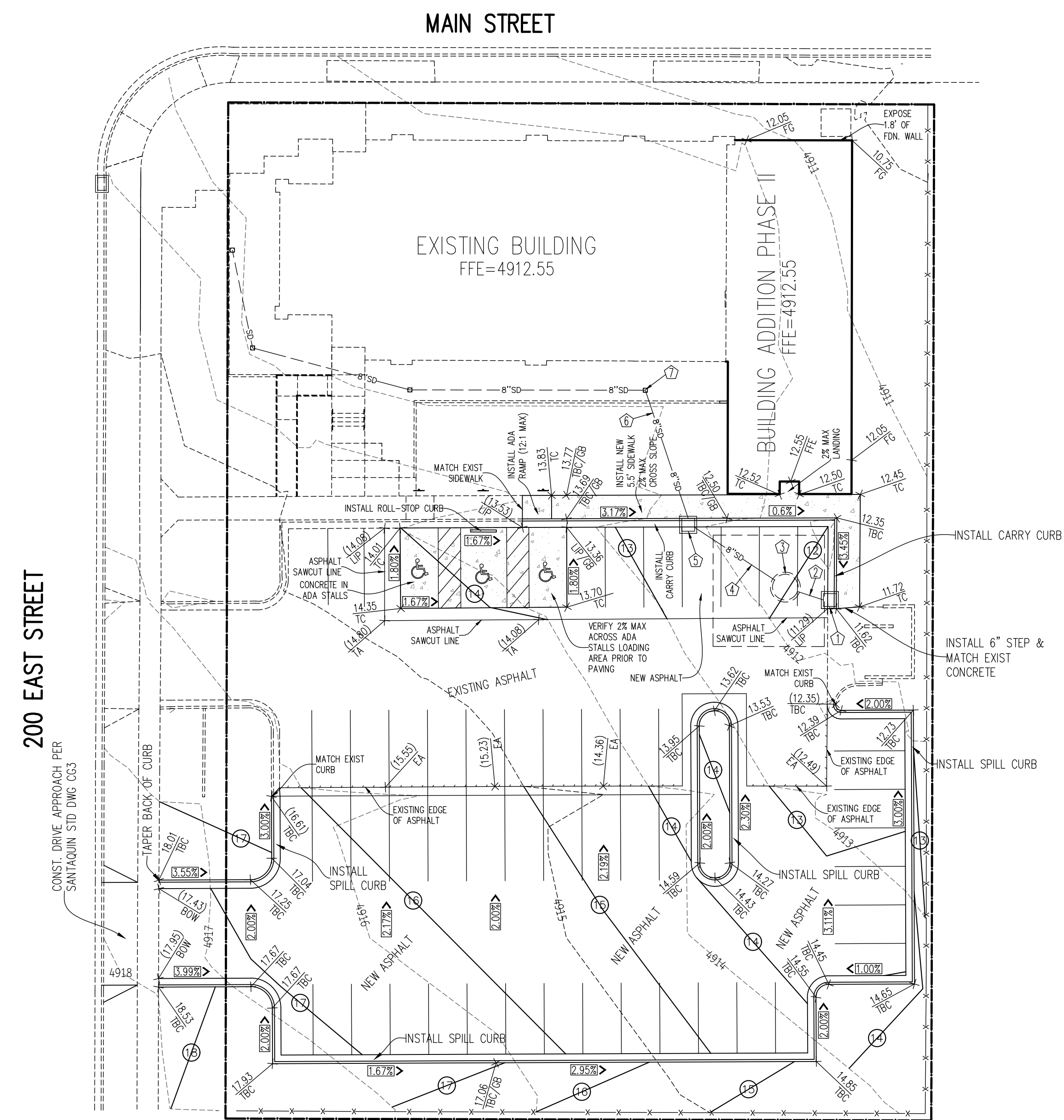


BENCH MARK		REVISIONS	
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93	Rev.	Date	Description

Developer/Property Owner:
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48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

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12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION		Scale: 1"=20'
SANTAQUIN 210 EAST MAIN STREET		Date: 10/21/24
UTAH	UTILITY PLAN	C3
Drawn by: D.W.P.		
Designed by: D.W.P.		
Checked by: D.W.P.		



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STORM DRAIN KEYED NOTES

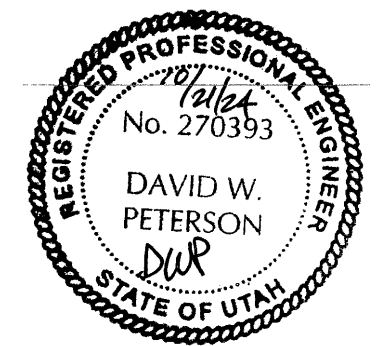
1. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4911.62, GRATE=4911.12, 12" IE OUT=4908.01, IE BOX=4904.76, INSTALL SNOOT TYPE 18" OVER OUTLET PIPE
2. INSTALL 6' L.F. 12" ADS HP @ S=5%
3. EXISTING 6" DIAMETER, 12" DEEP SUMP WITH 26"x26" GRAVEL AROUND SUMP, EXISTING RIM=4911.51, NEW RIM=4912.00, 12" IE IN (E)=4907.71, 8" IE IN (W)=4907.71
4. INSTALL 22 L.F. 8" ADS @ S=2.72%
5. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4912.79, GRATE=4912.29, 8" IE THRU=4908.31, IE BOX=4905.29, INSTALL SNOOT TYPE 12" OVER OUTLET PIPE
6. INSTALL 32 L.F. 8" ADS @ S=1.5%
7. CONNECT TO EXISTING 10" NYLOPLAST DRAIN BASIN, EXISTING GRATE=4911.60, EXISTING 8" IE=4908.79, 8" IE OUT=4908.79

PAVEMENT DESIGN

PARKING LOT
 3" ASPHALT
 10" BASE COURSE*
 *SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

GRADING LEGEND

MFF	MAIN FINISHED FLOOR
BFF	BASEMENT FINISHED FLOOR
F.O.G.	FRONT OF GARAGE
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	STORM DRAIN LABEL (SEE KEYED NOTES)
	EXISTING CONTOUR



BENCH MARK	REVISIONS		
	Rev.	Date	Description
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93			

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CVMC SANTAQUIN - PHASE II ADDITION
 SANTAQUIN 210 EAST MAIN STREET UTAH

Drawn by: D.W.P.
 Designed by: D.W.P.
 Checked by: D.W.P.

GRADING & DRAINAGE PLAN

Scale: 1" = 20'
 Date: 10/21/24
 C4

BMP: Concrete Waste Management CWM



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- ▶ Store dry and wet materials under cover, away from drainage areas.
- ▶ Avoid mixing excess amounts of fresh concrete or cement on-site.
- ▶ Perform washout of concrete trucks off-site or in designated areas only.
- ▶ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- ▶ Do not allow excess concrete to be dumped on-site, except in designated areas.
- ▶ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- ▶ Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- ▶ Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- ▶ Inspect subcontractors to ensure that concrete wastes are being properly managed.
- ▶ If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

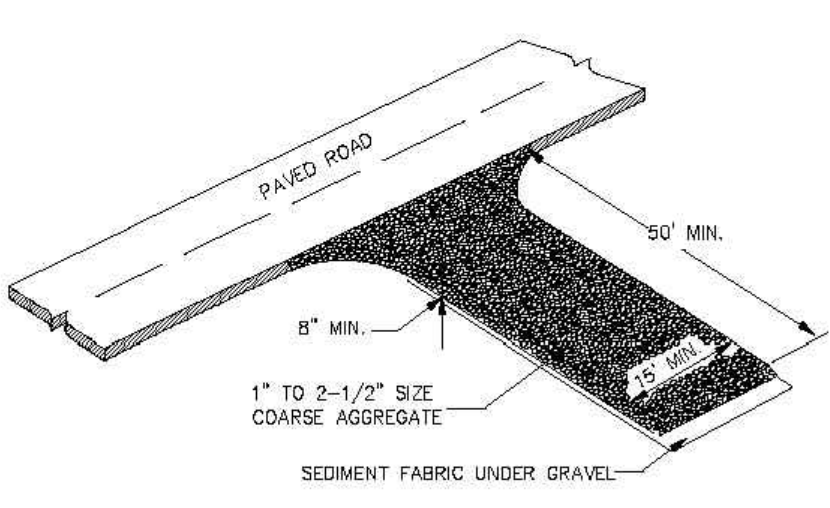
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High Medium Low

BMP: Stabilized Construction Entrance and Wash Area SCEWA



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ▶ Clear and grub area and grade to provide maximum slope of 2%.
- ▶ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ▶ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- ▶ Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- ▶ Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- ▶ Requires periodic top dressing with additional stones.
- ▶ Should be used in conjunction with street sweeping on adjacent public right-of-way.
- ▶ Must be situated such that waste water does not run off site.

MAINTENANCE:

- ▶ Inspect daily for loss of gravel or sediment buildup.
- ▶ Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- ▶ Repair entrance and replace gravel as required to maintain control in good working condition.
- ▶ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

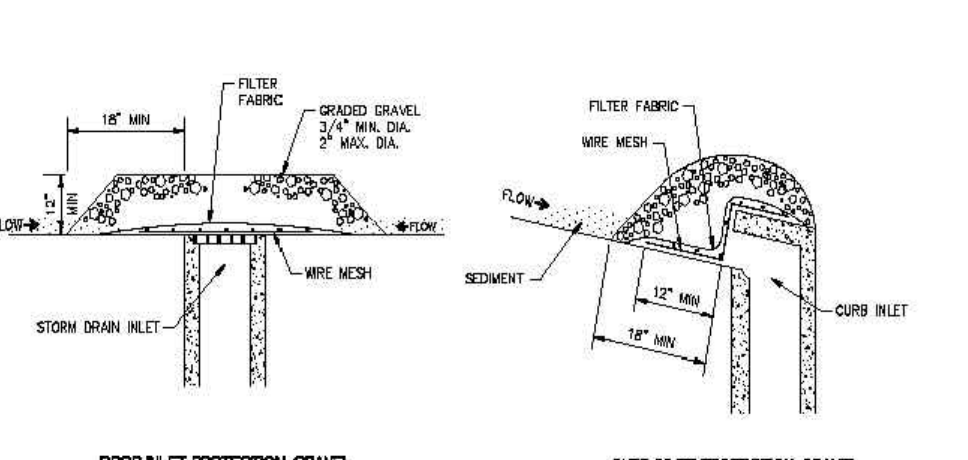
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High Medium Low

BMP: Inlet Protection - Gravel IPG



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:

- ▶ Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- ▶ Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- ▶ Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:

- ▶ Recommended for maximum drainage area of one acre.
- ▶ Excess flows may bypass the inlet requiring down gradient controls.
- ▶ Ponding will occur at inlet.

MAINTENANCE:

- ▶ Inspect inlet protection after every large storm event and at a minimum of once monthly.
- ▶ Remove sediment accumulated when it reaches 4-inches in depth.
- ▶ Replace filter fabric and clean or replace gravel if clogging is apparent.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

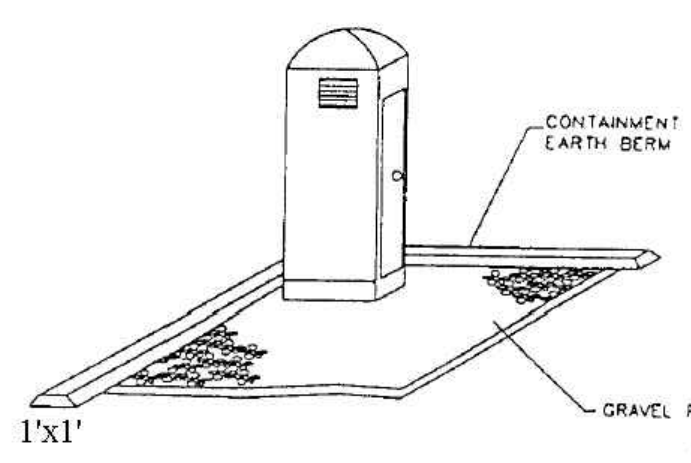
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High Medium Low

BMP: Portable Toilets PT



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- ▶ Locate portable toilets in convenient locations throughout the site.
- ▶ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- ▶ Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- ▶ Stake toilets to prevent them from tipping.

LIMITATIONS:
No limitations.

MAINTENANCE:

- ▶ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- ▶ Regular waste collection should be arranged with licensed service.
- ▶ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

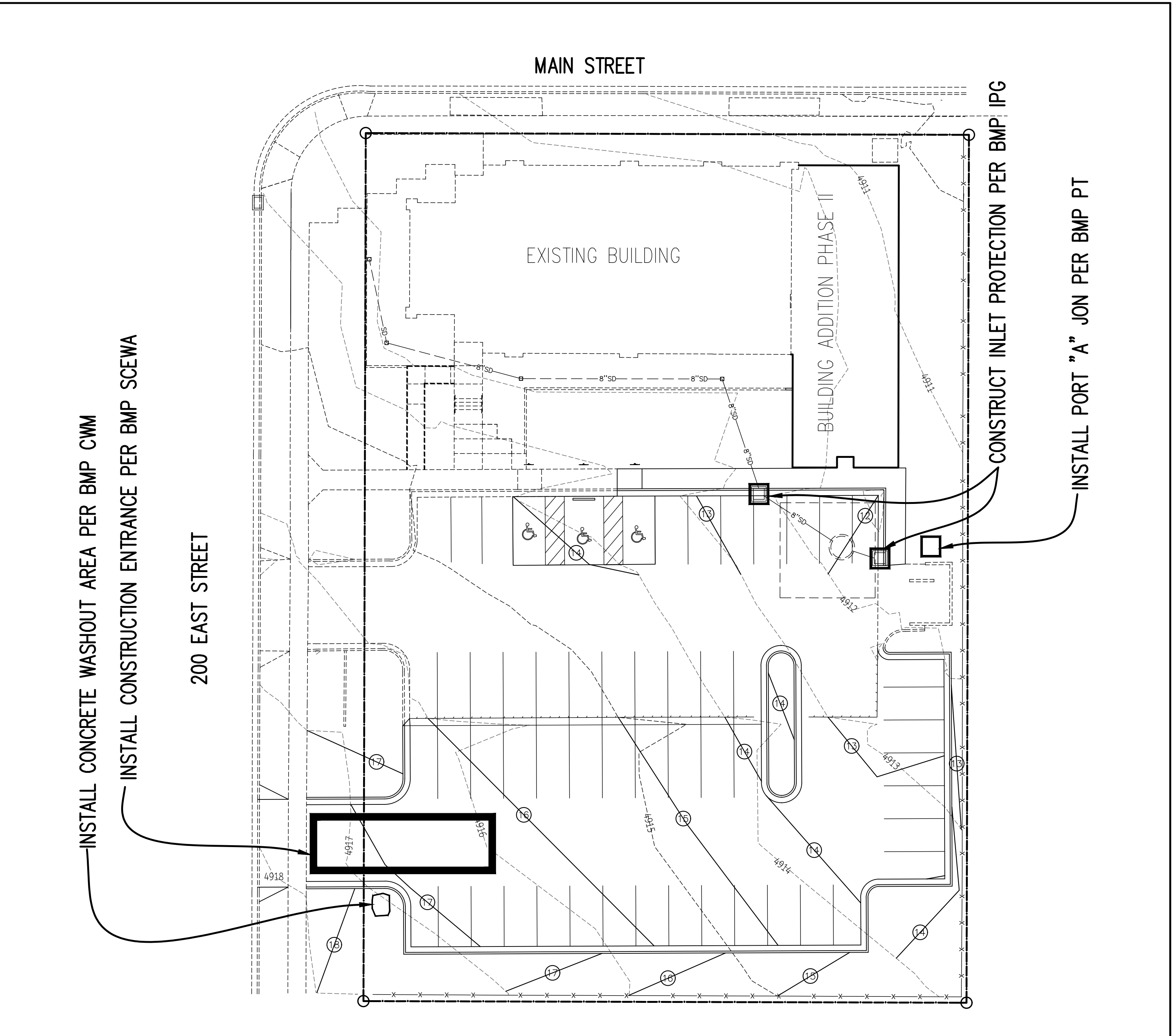
IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

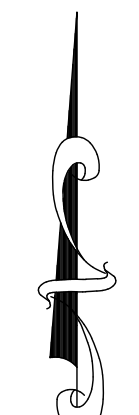
■ High Medium Low



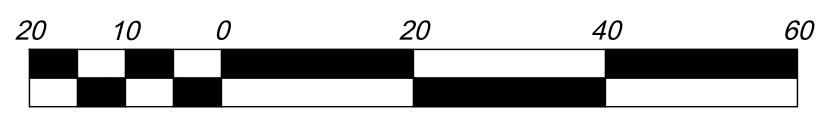
SWPPP BOOKLET NOTE:
CONTRACTOR IS RESPONSIBLE TO PREPARE AND SUBMIT A COMPLETE STORM WATER PREVENTION PLAN BOOKLET WITH FULL DETAILS BASED ON THE EPA SWPPP STANDARD TEMPLATE. THIS BOOKLET INCLUDES A COPY OF THE NOTICE OF INTENT AND AN ACKNOWLEDGEMENT LETTER OBTAINED FROM STATE AFTER APPLYING FOR AN NOI PERMIT.

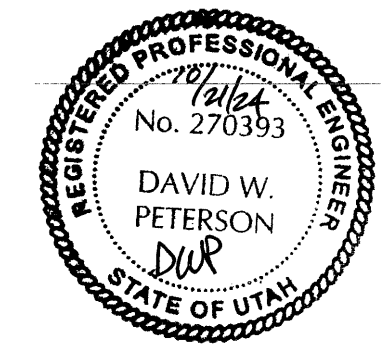

EROSION CONTROL PLAN NOTES:

1. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA
2. INSTALL CONCRETE WASHOUT AREA. SEE BMP CWM
3. INSTALL PORT "A" JON. SEE BMP PT
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION. SEE BMP IPG.
5. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
6. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.



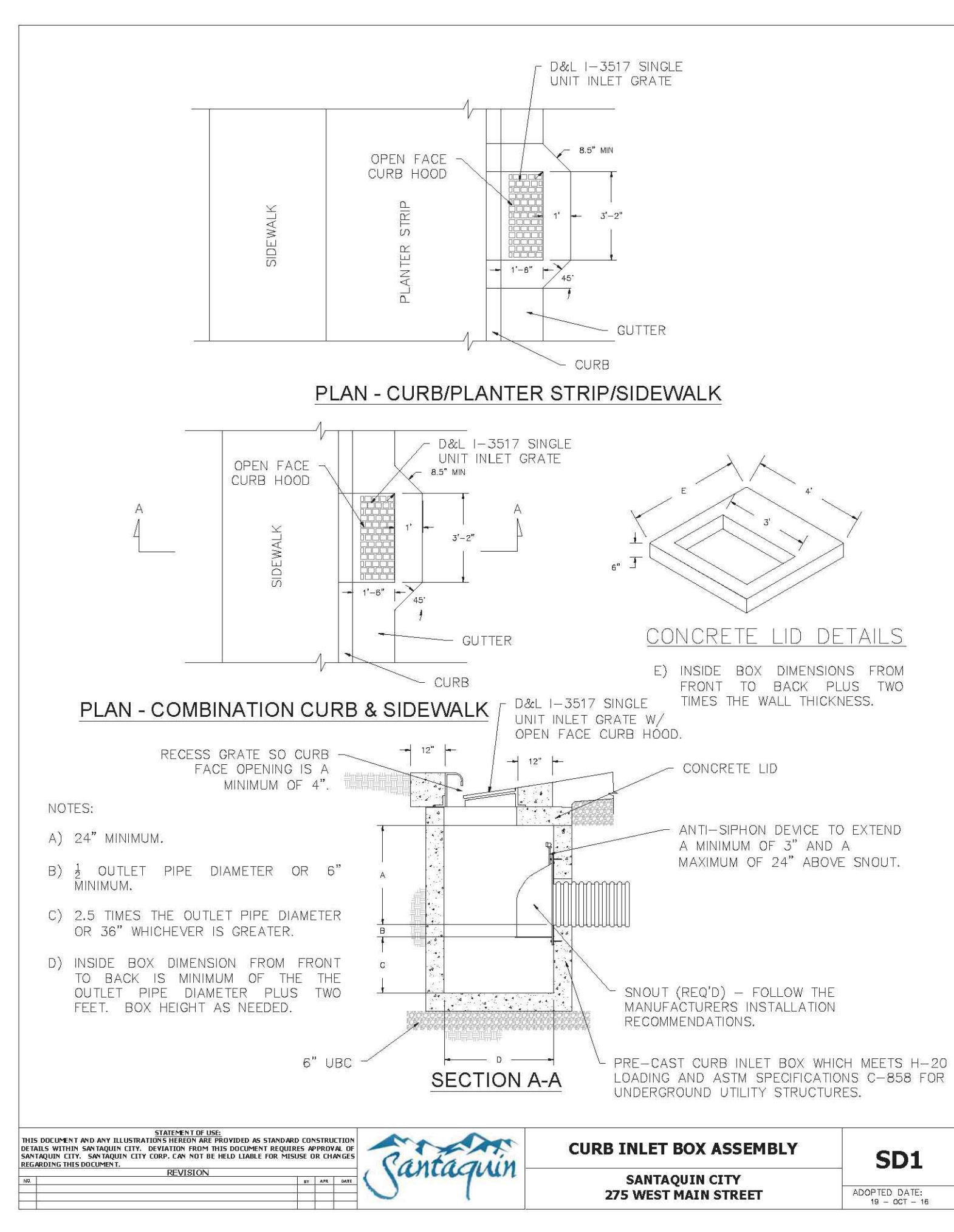
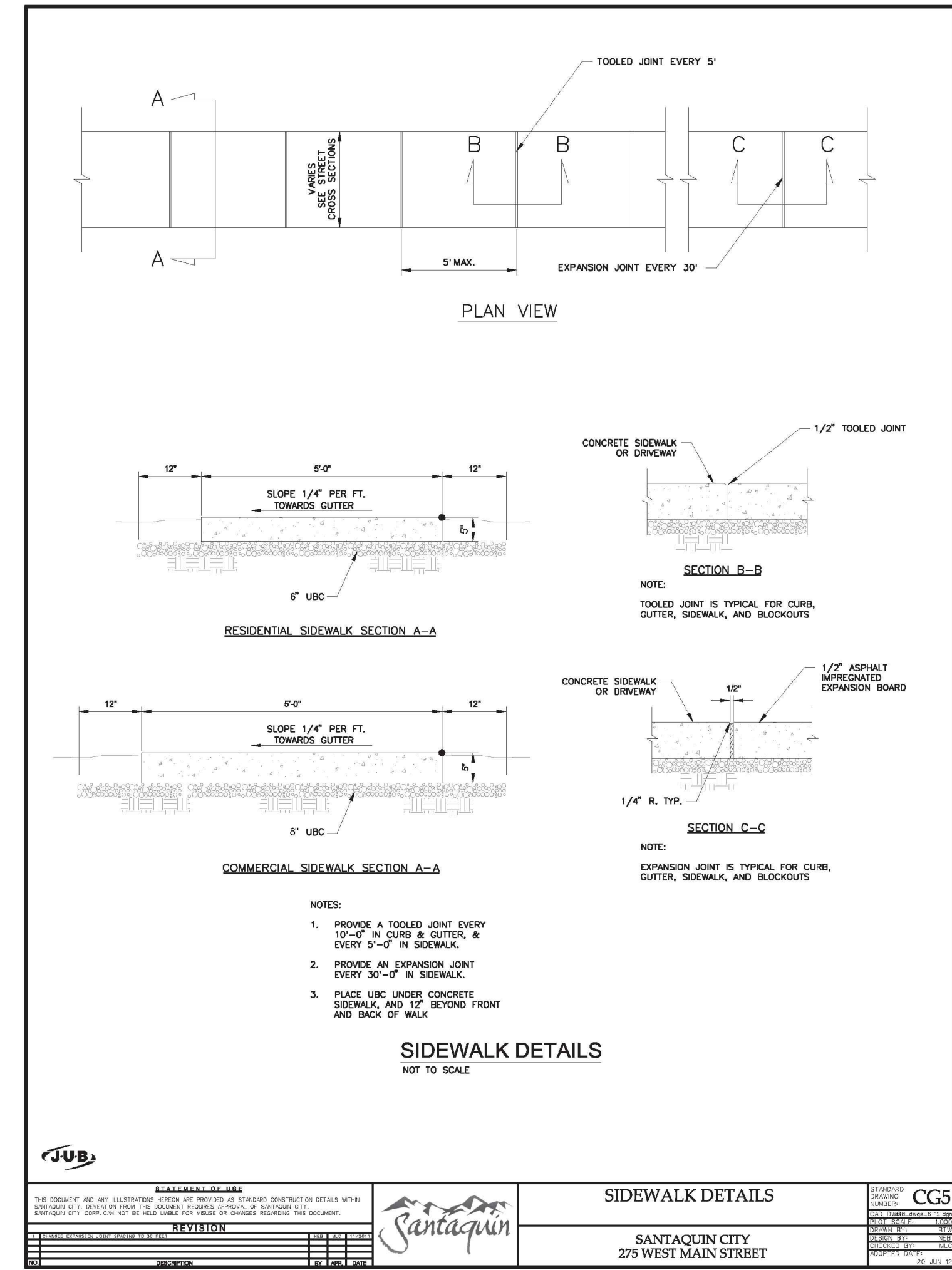
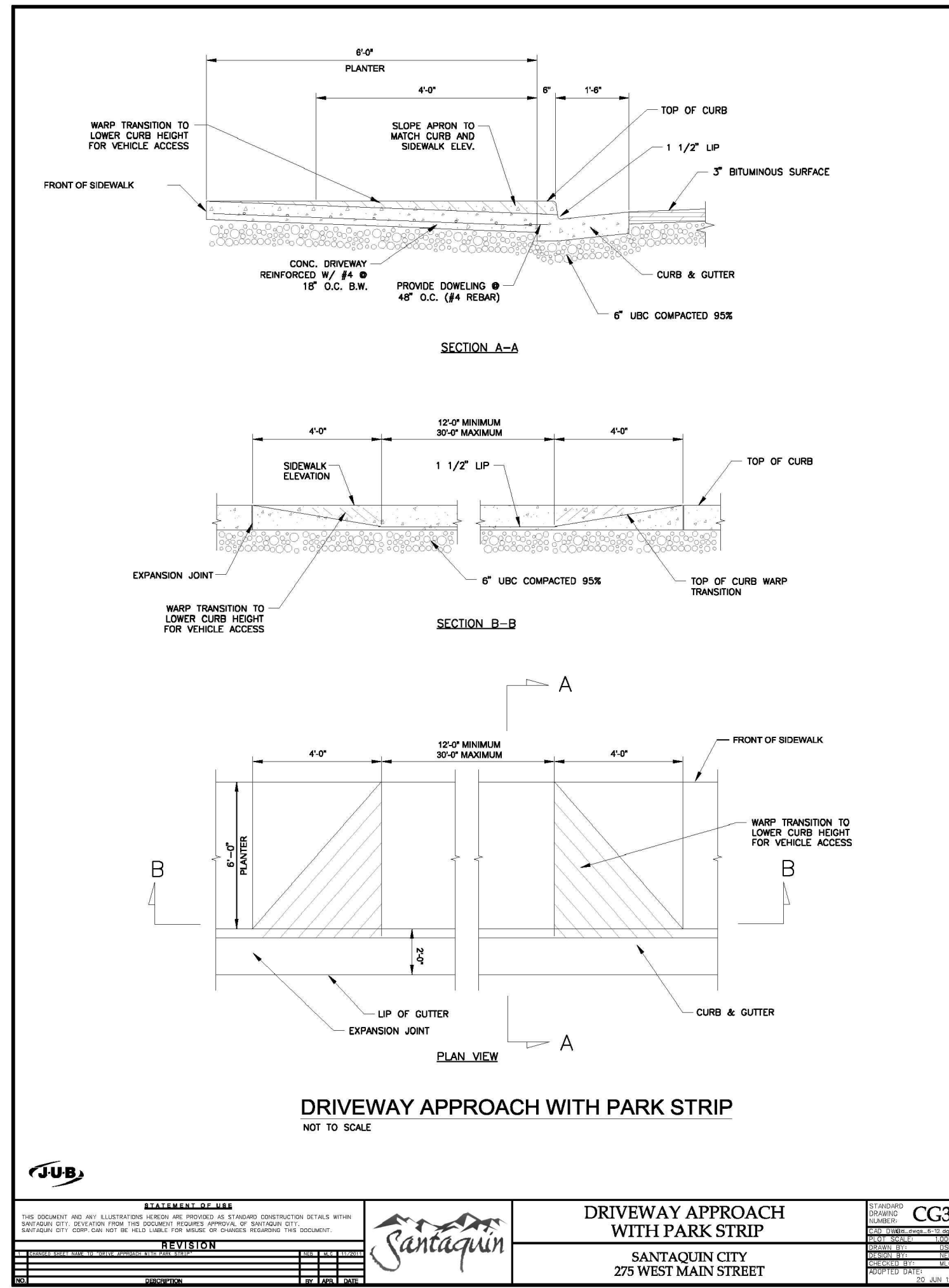
Scale 1" = 20'



REVISIONS		
Rev.	Date	Description

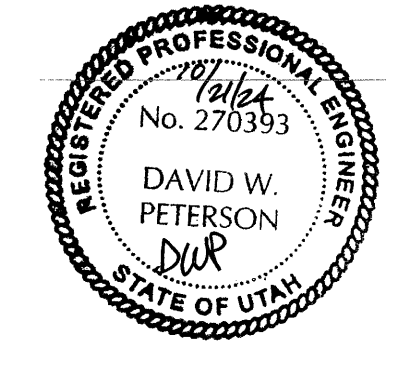
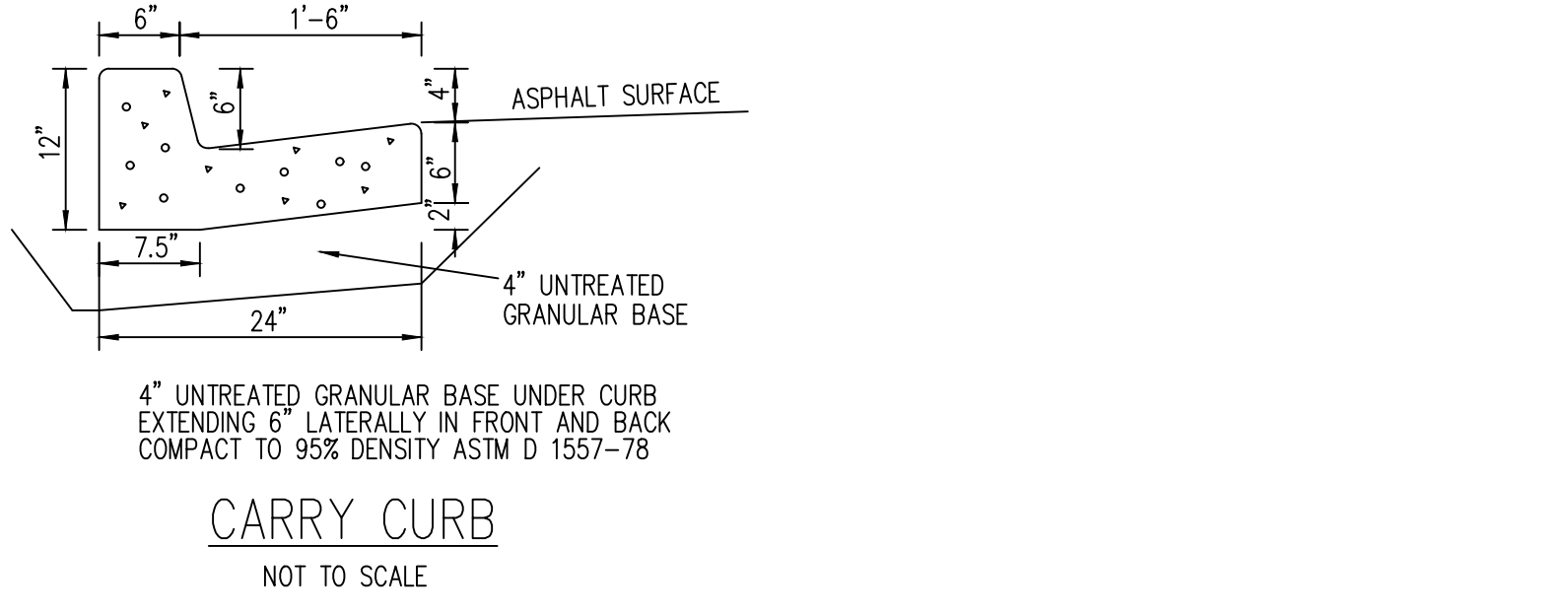
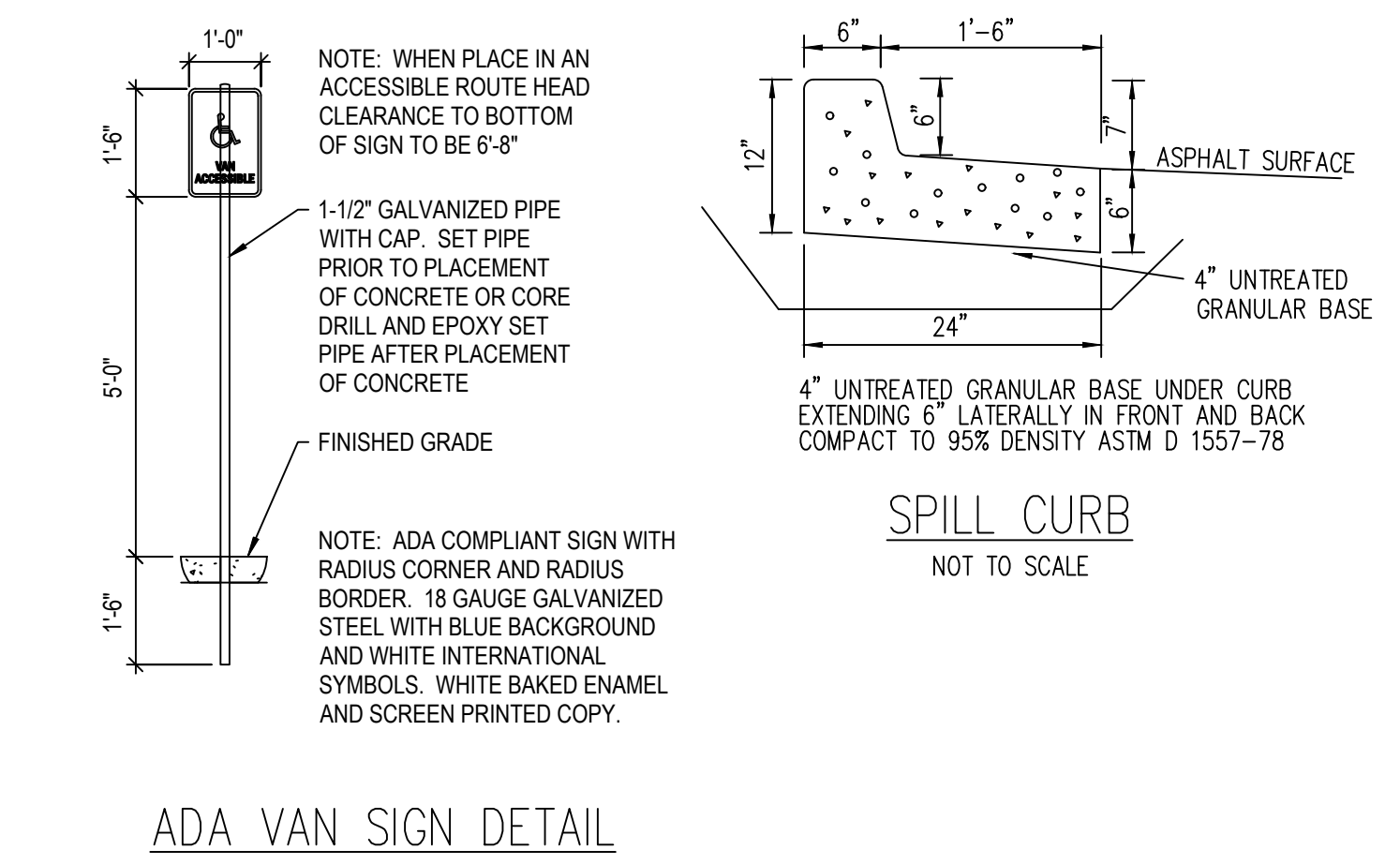
Developer/Property Owner: Central Valley Medical Center 48 West 1500 North, Nephi, Utah 84648 Phone: 435-623-3000		
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		
CVMC SANTAQUIN - PHASE II ADDITION SANTAQUIN 210 EAST MAIN STREET UTAH		Scale: 1"=20' Date: 10/21/24
Drawn by: D.W.P.	Designed by: D.W.P.	EROSION CONTROL PLAN
Checked by: D.W.P.		C5



<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>		<p>DRIVEWAY APPROACH WITH PARK STRIP</p> <p>SANTAQUIN CITY 275 WEST MAIN STREET</p>	<p>CG3</p>
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<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>		<p>SIDEWALK DETAILS</p> <p>SANTAQUIN CITY 275 WEST MAIN STREET</p>	<p>CG5</p>
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<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>		<p>CURB INLET BOX ASSEMBLY</p> <p>SANTAQUIN CITY 275 WEST MAIN STREET</p>	<p>SD1</p>
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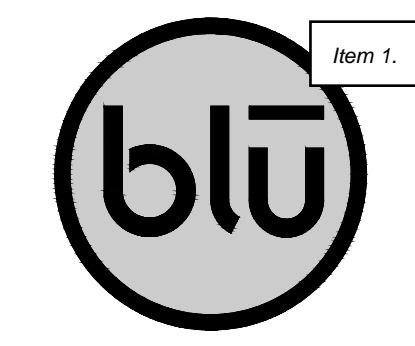


REVISIONS		
Rev.	Date	Description

Developer/Property Owner:
 Central Valley Medical Center
 48 West 1500 North, Nephi, Utah 84648
 Phone: 435-623-3000

EXCEL ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201C, American Fork, UT 84003
 P: (801) 756-4504; david@excelcivil.com

<p>CVMC SANTAQUIN - PHASE II ADDITION</p> <p>SANTAQUIN 210 EAST MAIN STREET UTAH</p>		
<p>Drawn by: D.W.P.</p>	<p>DETAIL SHEET</p>	<p>Scale: NTS</p>
<p>Designed by: D.W.P.</p>		<p>Date: 10/21/24</p>
<p>Checked by: D.W.P.</p>		<p>C6</p>



blu line designs
 planning | landscape architecture | design
 8719 S. Sandy Parkway
 Sandy, UT 84070
 p 801.913.7994

RECORD DRAWINGS
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR/OWNER. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION NOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CENTRAL VALLEY MEDICAL CENTER
 SANTAQUIN CLINIC - PHASE 2
 210 East Main Street
 Santaquin, Utah

REVISIONS	
NO.	DESCRIPTION



10/25/2024
 Designed By: BP
 Drawn By: TH
 Date: 10/25/2024
 Checked By: BP
 Project No: 24-172

LANDSCAPE PLAN

Drawing number

LP101

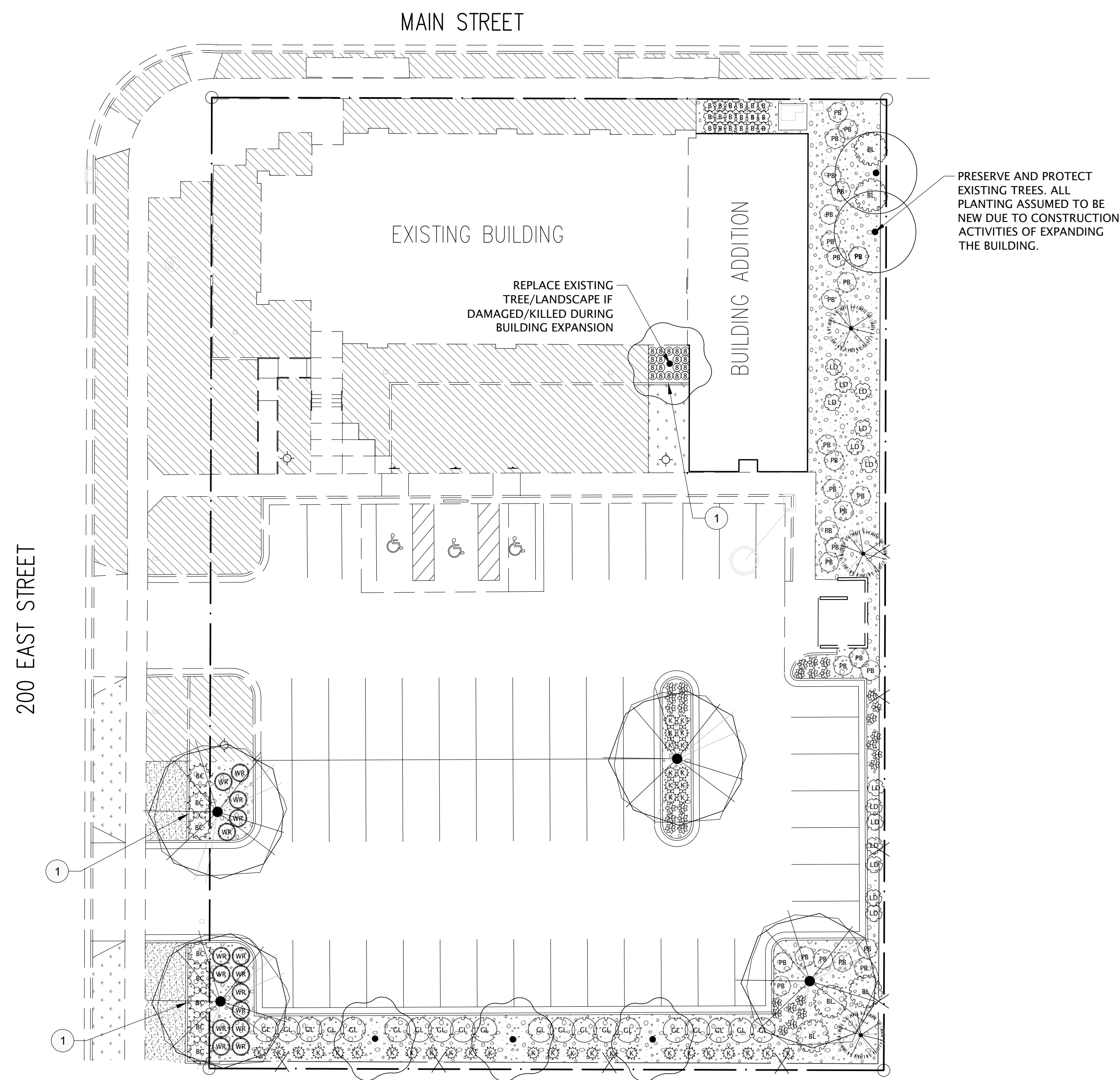
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES				
	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	2" CAL	4
EVERGREEN TREES				
	PICEA OMORIKA / SERBIAN SPRUCE	B&B	6' HT MIN.	3
EXISTING TREES				
	EXISTING DECIDUOUS TREE TO REMAIN	-		2
ORNAMENTAL TREES				
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	B&B	2" CAL	4

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	18
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL	8
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	14
	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	30
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	20
	ROSA MEIDLAND SERIES 'WHITE' / WHITE MEIDLAND ROSE	5 GAL	15
	SAMBUCUS NIGRA 'EVA' / BLACK LACE® ELDERBERRY	5 GAL	5
ANNUALS/PERENNIALS			
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18
ORNAMENTAL GRASSES			
	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	37
	PENNISETUM ALOPECUROIDES 'HADELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	32
GROUND COVERS			
	EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	BED	8,053 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	482 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	722 SF
	ROCK MULCH - 1-1/2" TO 2" WASHED SOUTHTOWN COBBLE (STAKER PARSON OR NEPHI SANDSTONE). INSTALL OVER DEWITT PRO-5 WEED BARRIER.	BED	5,822 SF

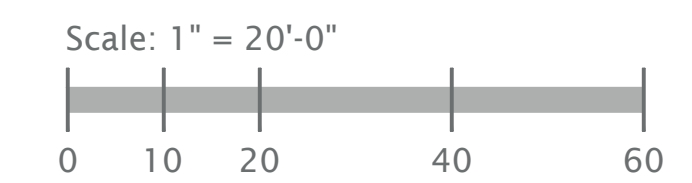
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	6"x6" CAST-IN-PLACE CONCRETE EDGER- CONNECT TO EXISTING EDGER AS NEEDED.	4/LP501



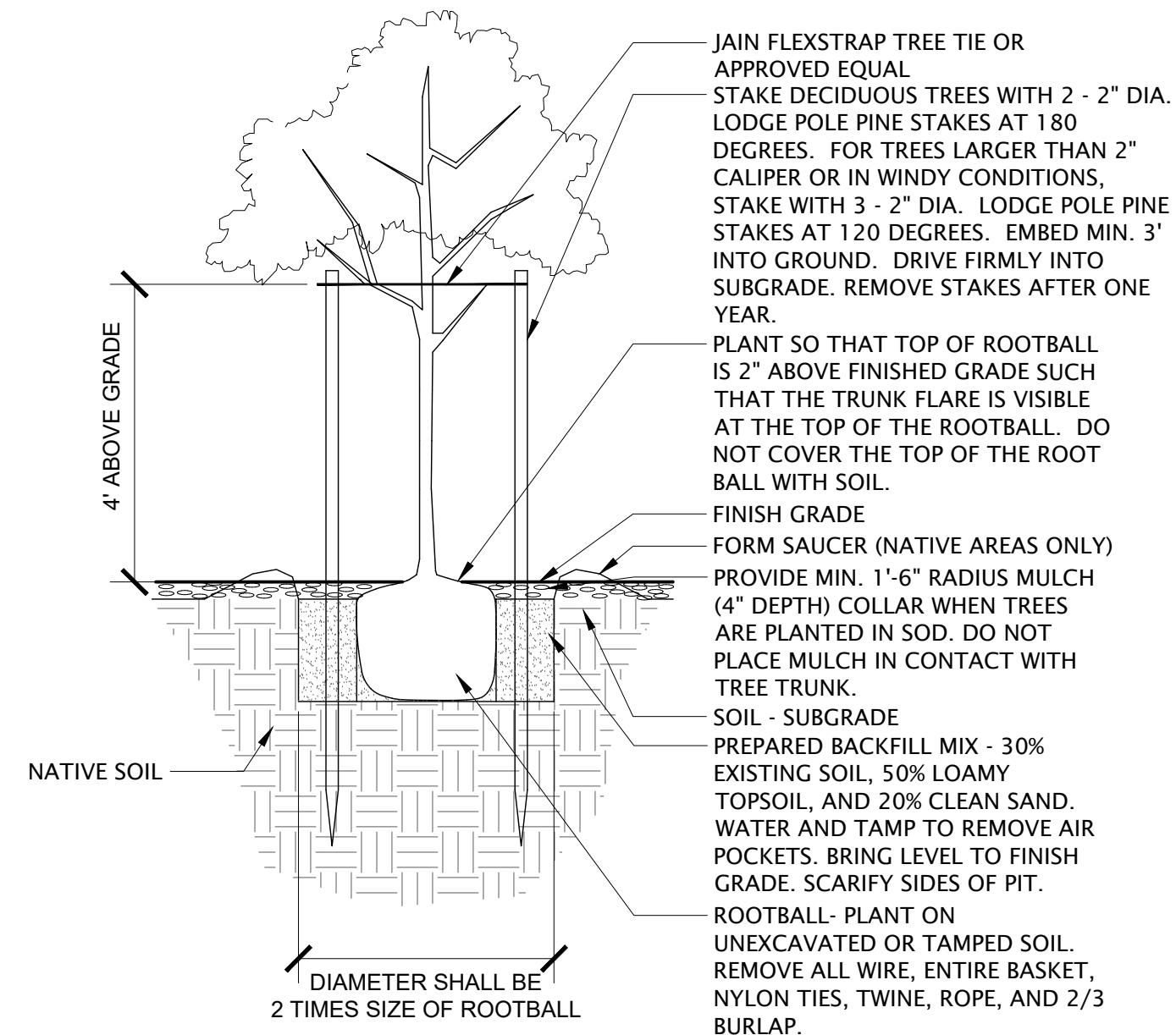
LANDSCAPE NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SANTAQUIN CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
- ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
- THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
- ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENEED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
- CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PREMIUM OR AMENDED TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12 INCHES OF PREMIUM OR AMENDED TOPSOIL IN ALL MANICURED SHRUB BEDS. CONTRACTOR SHALL TEST, AMEND, AND USE EXISTING STOCKPILE OF TOPSOIL ON SITE TO MEET SPECIFICATIONS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX PER SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL A MIN. OF 3 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
- NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
- ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
- ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
- CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL FROM THE DATE OF FINAL ACCEPTANCE.

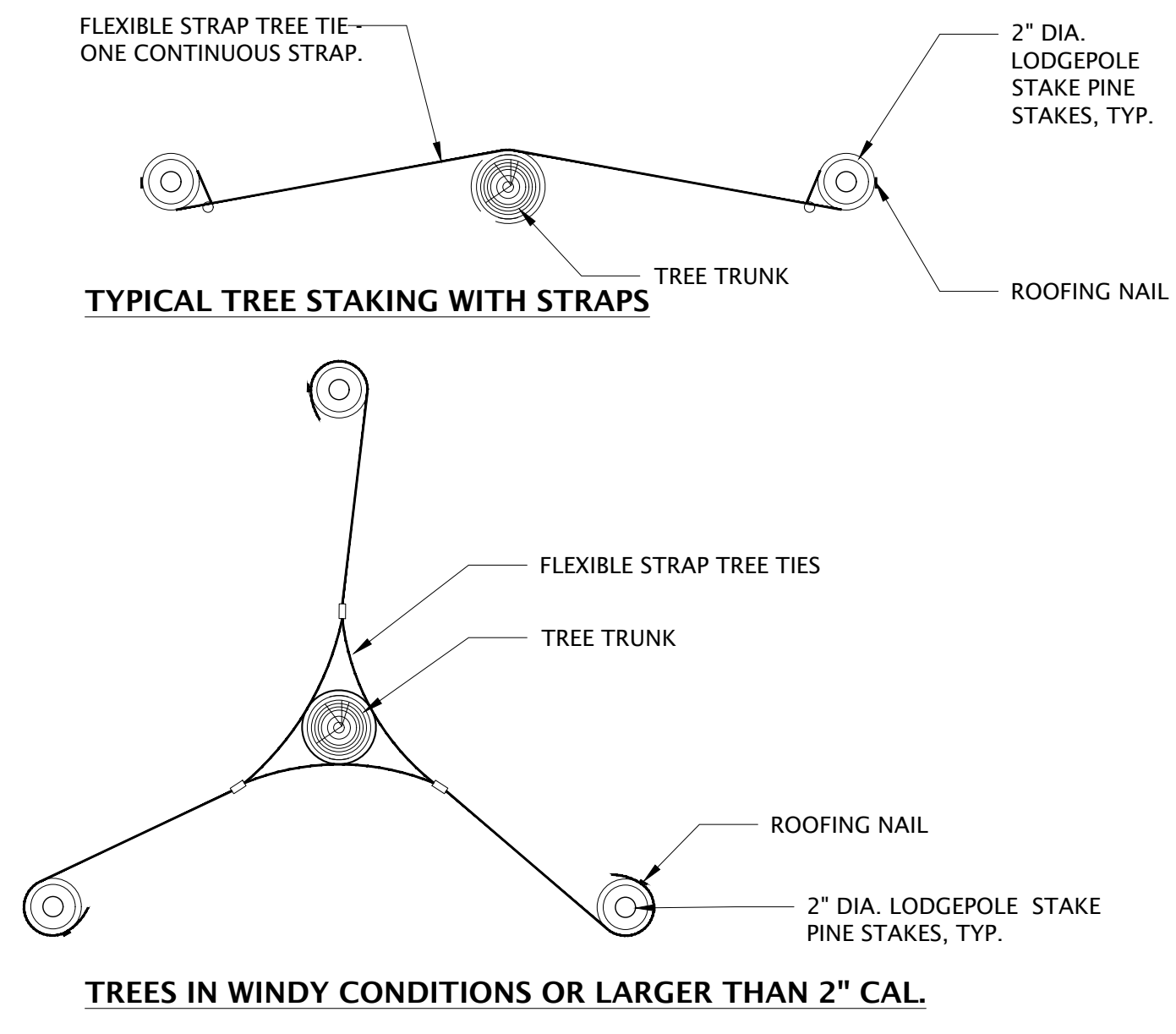


SITE PLAN APPROVAL SET

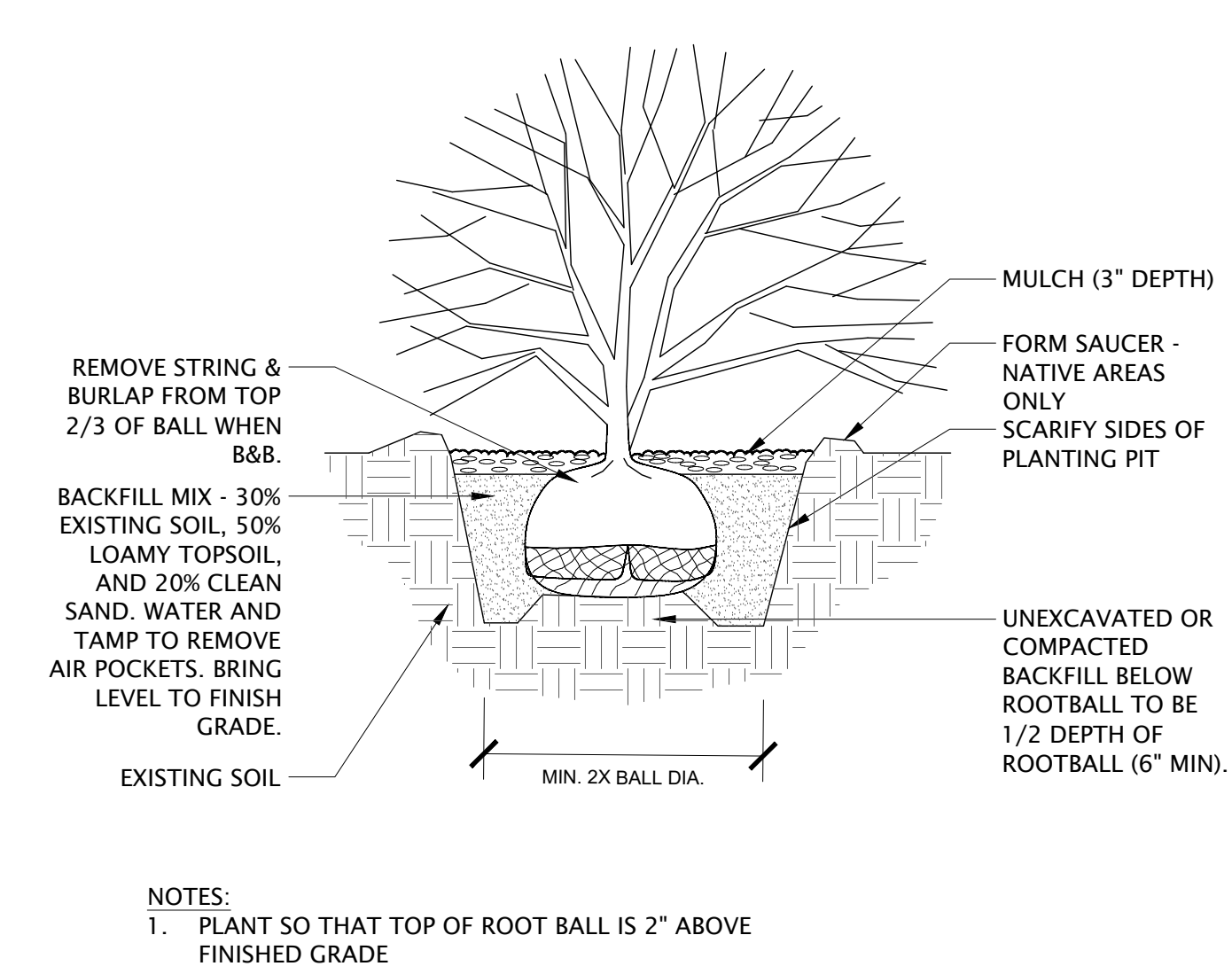




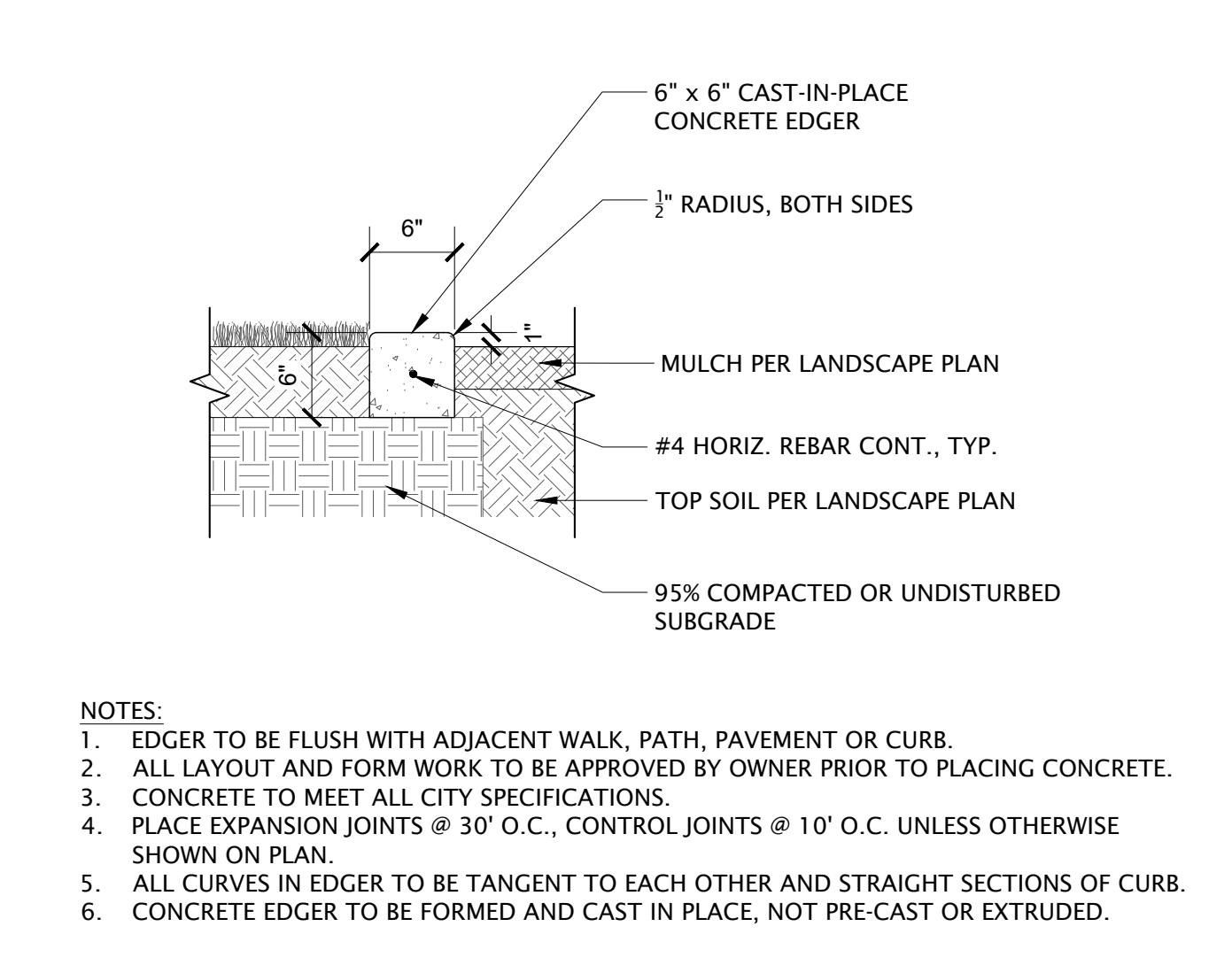
1 TREE PLANTING - FLEX STRAP
 NOT TO SCALE



2 TREE STAKING - FLEX STRAPS
 NOT TO SCALE



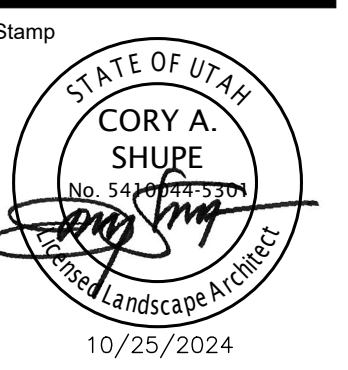
3 SHRUB DETAIL
 NOT TO SCALE



4 6" CONCRETE EDGER
 NOT TO SCALE

CENTRAL VALLEY MEDICAL CENTER
 SANTAQUIN CLINIC - PHASE 2
 210 East Main Street
 Santaquin, Utah

NO.	DATE	DESCRIPTION

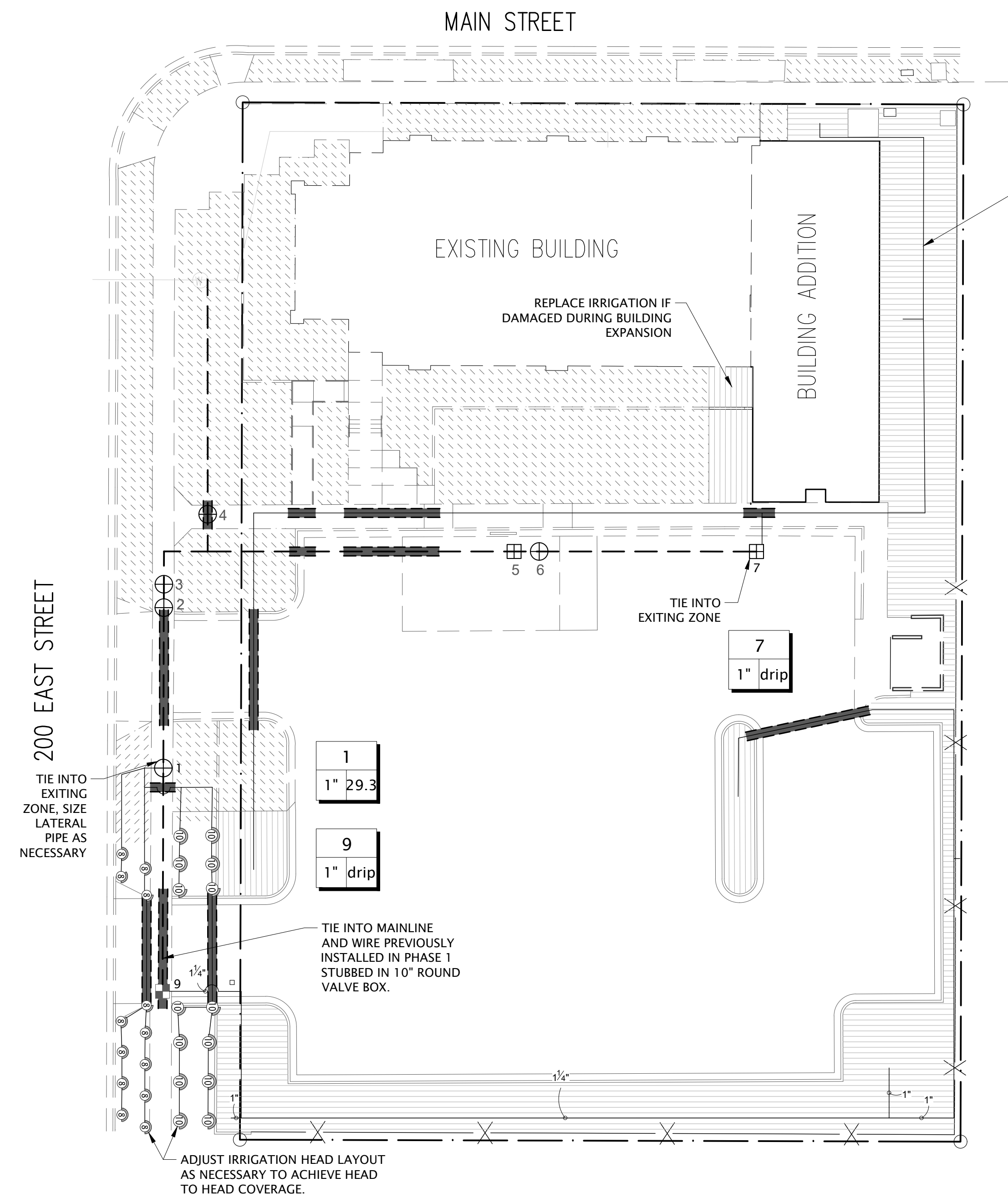


10/25/2024
 Designed By: BP
 Drawn By: TH
 Date: 10/25/2024
 Checked By: BP
 Project No: 24-172

LANDSCAPE DETAILS

Drawing number
LP501

SITE PLAN APPROVAL SET



LATERALS AND DRIP LINES ASSUMED TO BE NEW DUE TO CONSTRUCTION ACTIVITIES OF EXPANDING THE BUILDING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
■	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
[Hatched Area]	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
⊕	EXISTING VALVE TO BE PRESERVED AND PROTECTED
⊞	EXISTING DRIP VALVE TO BE PRESERVED AND PROTECTED
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
---	IRRIGATION MAINLINE: PVC SCHEDULE 40
[Sleeve]	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE
[Valve Callout]	Valve Callout # Valve Number # Valve Flow # Valve Size

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[Hatched Area]	EXISTING IRRIGATION EQUIPMENT TO BE PRESERVED AND PROTECTED.

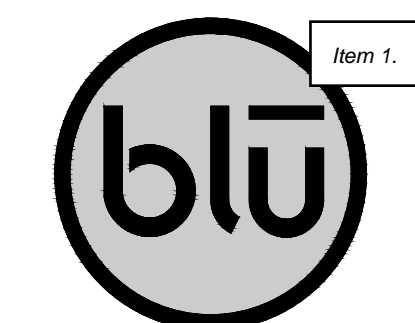
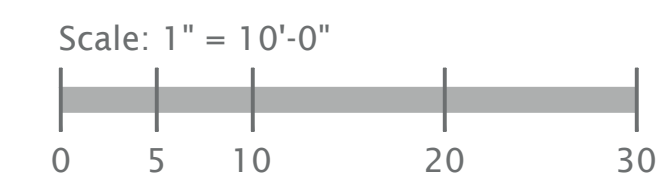
IRRIGATION NOTES

- THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
- THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 63 PSI AND NOT TO EXCEED 80 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE.
- IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
- IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
- ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

- ALL MAINLINE AND LATERAL LINE PIPE UP TO 3" IN SIZE SHALL BE SCHEDULE 40 PVC. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
- ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
- ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
- DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6" O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- SEE DETAILS FOR ADDITIONAL INFORMATION. FOLLOW ALL REFERRED IRRIGATION SPECIFICATIONS FROM SANTAQUIN CITY. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL ENSURE THAT THERE IS PROPER HEAD TO HEAD COVERAGE IN IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL AND FOLLOW ALL CITY DETAILS AND ORDINANCES RELATING TO LANDSCAPE IRRIGATION.

NOTES

- EXISTING MAINLINE TO REMAIN OPERABLE DURING CONSTRUCTION.
- PROTECT EXISTING MAINLINE AND CONTROL WIRES. ADJUST AS NECESSARY FOR NEW CONSTRUCTION.
- EXISTING CONTROLLERS (2) ARE LOCATED IN MECHANICAL ROOM AND ON THE SOUTH EAST EXTERIOR WALL IN STAINLESS STEEL ENCLOSURE. COORDINATE WITH OWNER FOR ACCESS AND CONTROLLER PROGRAMMING. CONNECT AS NEEDED TO EXISTING CONTROLLERS
- REPLACE EXISTING 500 MICRON FILTER SCREEN WITH 200 MICRON FILTER SCREEN.



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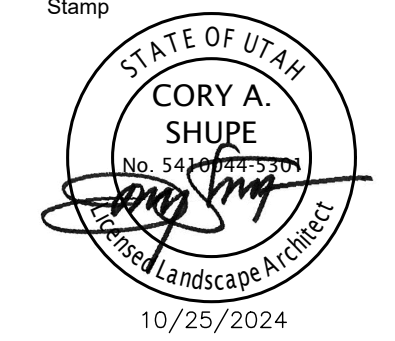
RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR/OWNER. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION NOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CENTRAL VALLEY MEDICAL CENTER SANTAQUIN CLINIC - PHASE 2

210 East Main Street
Santaquin, Utah

REVISIONS

NO.	DATE	DESCRIPTION



Stamp
Designed By: BP
Drawn By: TH
Date: 10/25/2024
Checked By: BP
Project No: 24-172

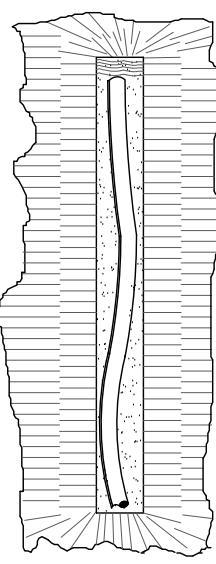
IRRIGATION PLAN

Drawing number

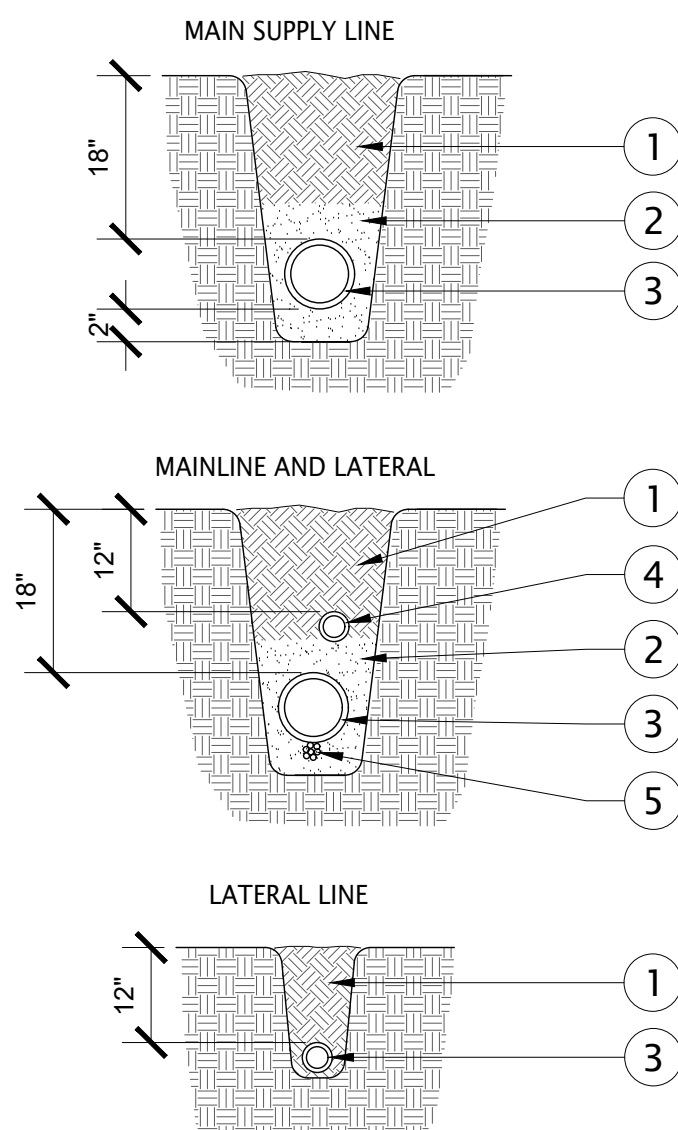
LI101

SITE PLAN APPROVAL SET

PLAN VIEW



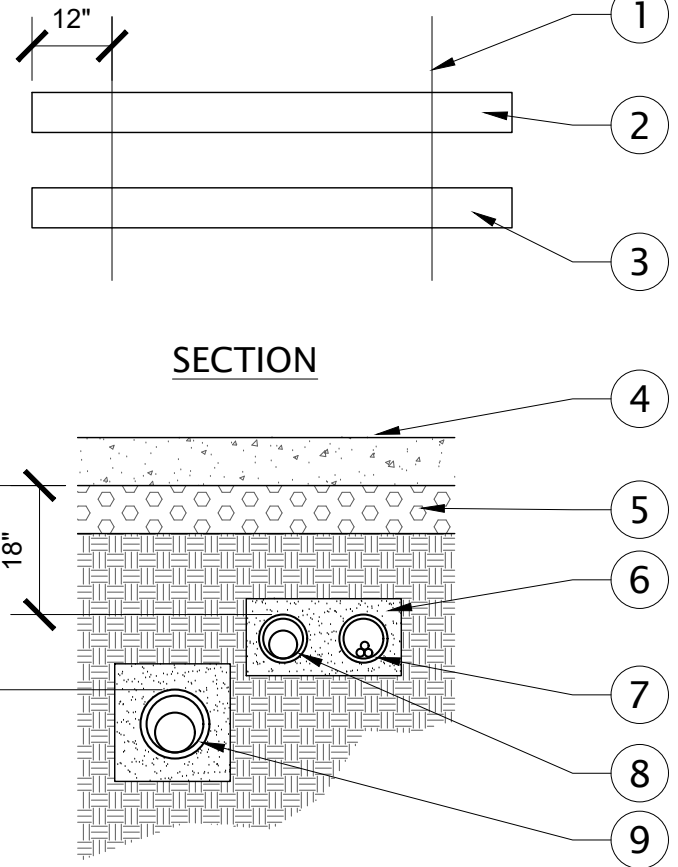
SECTIONS



- 1 DEBRIS FREE FILL
- 2 DEBRIS FREE SAND, 2" ABOVE AND BELOW MAINLINE.
- 3 MAINLINE
- 4 LATERAL LINE
- 5 TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

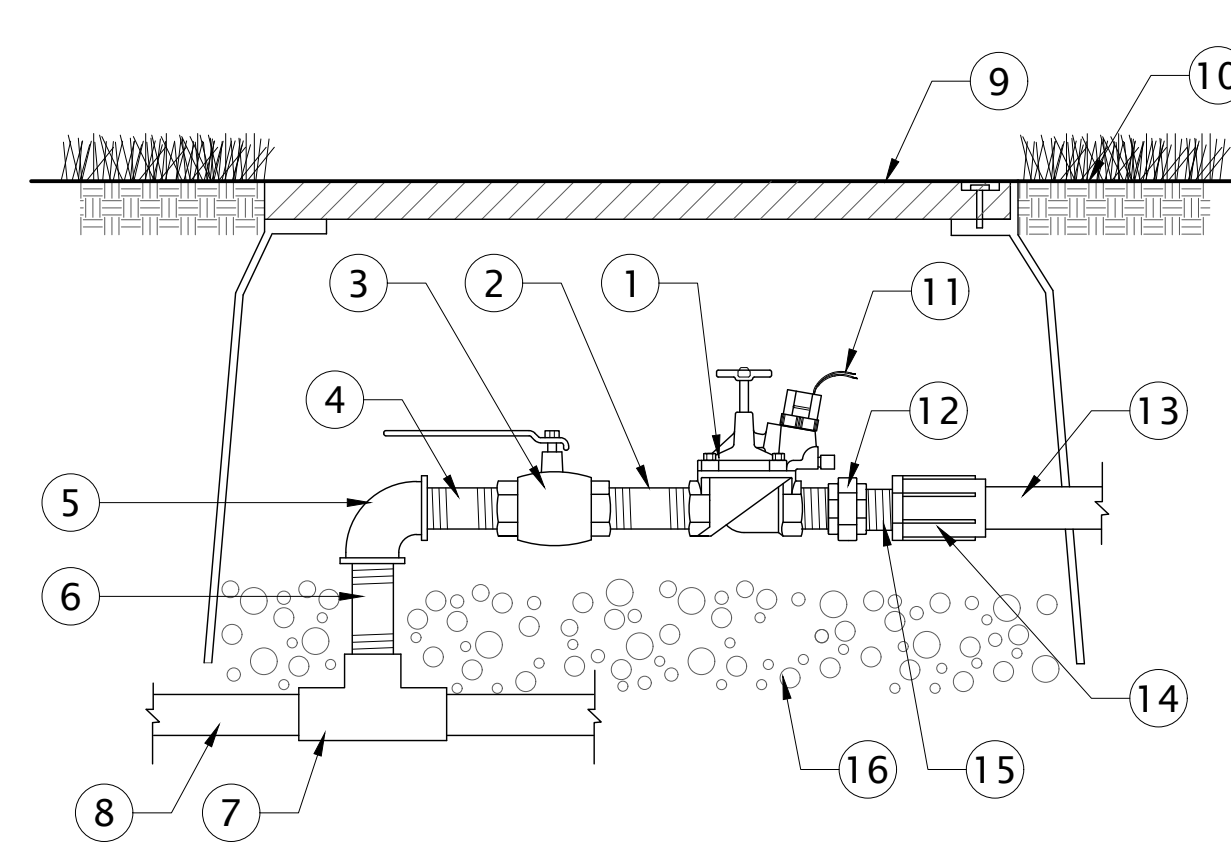
- NOTES:
- 1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
 - 2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 - 3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
 - 4. ALL TRENCH WIDTHS 8" MINIMUM

PLAN VIEW



- 1 PAVING SURFACE EDGE
- 2 SLEEVE, TYP.
- 3 EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
- 4 PAVING SURFACE
- 5 COMPACTED BASE
- 6 SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
- 7 IRRIGATION WIRES SLEEVE
- 8 LATERAL SLEEVING
- 9 MAIN LINE SLEEVE

- NOTES:
- 1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
 - 2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.



- NOTES:
- 1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE
 - 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

- 1 AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
- 2 SCH. 80 PVC THREADED NIPPLE
- 3 BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- 4 SCH. 80 PVC THREADED NIPPLE
- 5 SCH. 80 PVC THREADED ELL
- 6 SCH. 80 PVC THREADED NIPPLE
- 7 PVC MAINLINE TEE (SXST)
- 8 MAINLINE (SIZE AS NOTED ON THE PLAN)
- 9 VALVE BOX, SIZE AS REQUIRED
- 10 FINISH GRADE
- 11 SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
- 12 SCHEDULE 80 PVC UNION
- 13 LATERAL LINE TO HEADS
- 14 PVC ADAPTOR TYP.
- 15 SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
- 16 GRAVEL LAYER (12" MIN. DEPTH)

1 PIPE TRENCH

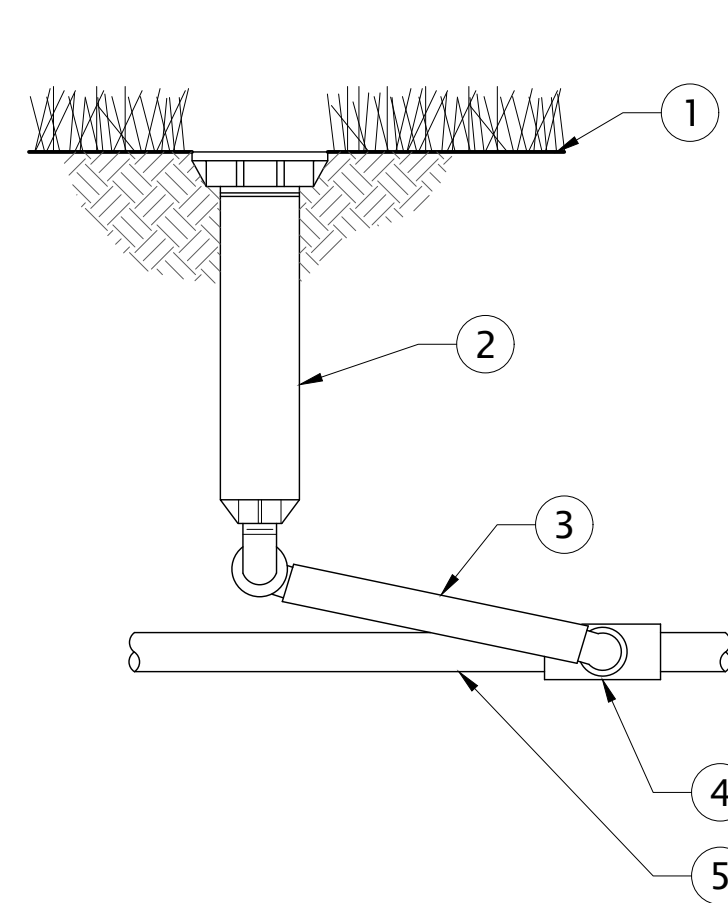
NOT TO SCALE

2 PIPE SLEEVE

NOT TO SCALE

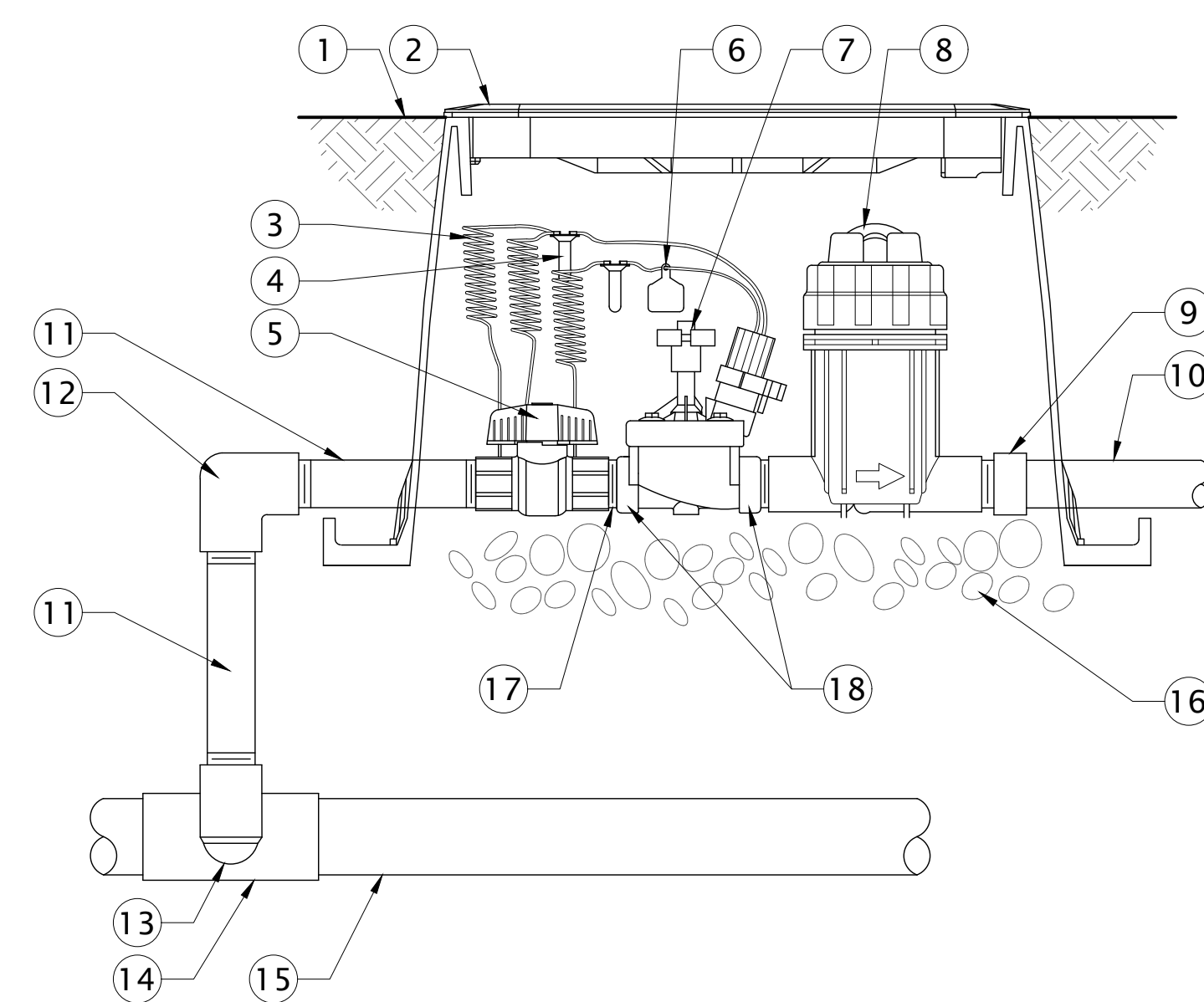
3 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

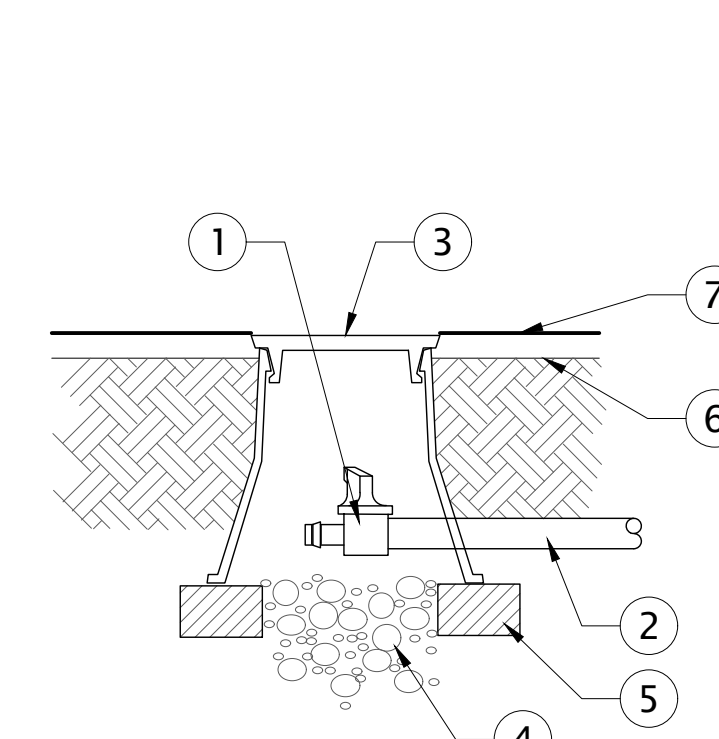


- 1 FINISH GRADE/TURF CROWN
- 2 POP-UP SPRINKLER
- 3 PREMANUFACTURED SWING ASSEMBLY
- 4 PVC SCH 40 TEE OR ELL
- 5 PVC SCH 40 LATERAL PIPE

- NOTES:
- 1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
 - 2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
- 18 ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X



- 1 DRIP FLUSH VALVE
- 2 DRIP TUBING
- 3 10" ROUND VALVE BOX
- 4 GRAVEL SUMP - ONE CUBIC FOOT
- 5 BRICK SUPPORTS (2)
- 6 FINISH GRADE
- 7 TOP OF MULCH

- NOTES:
- 1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
 - 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 POP-UP SPRAY/ROTARY

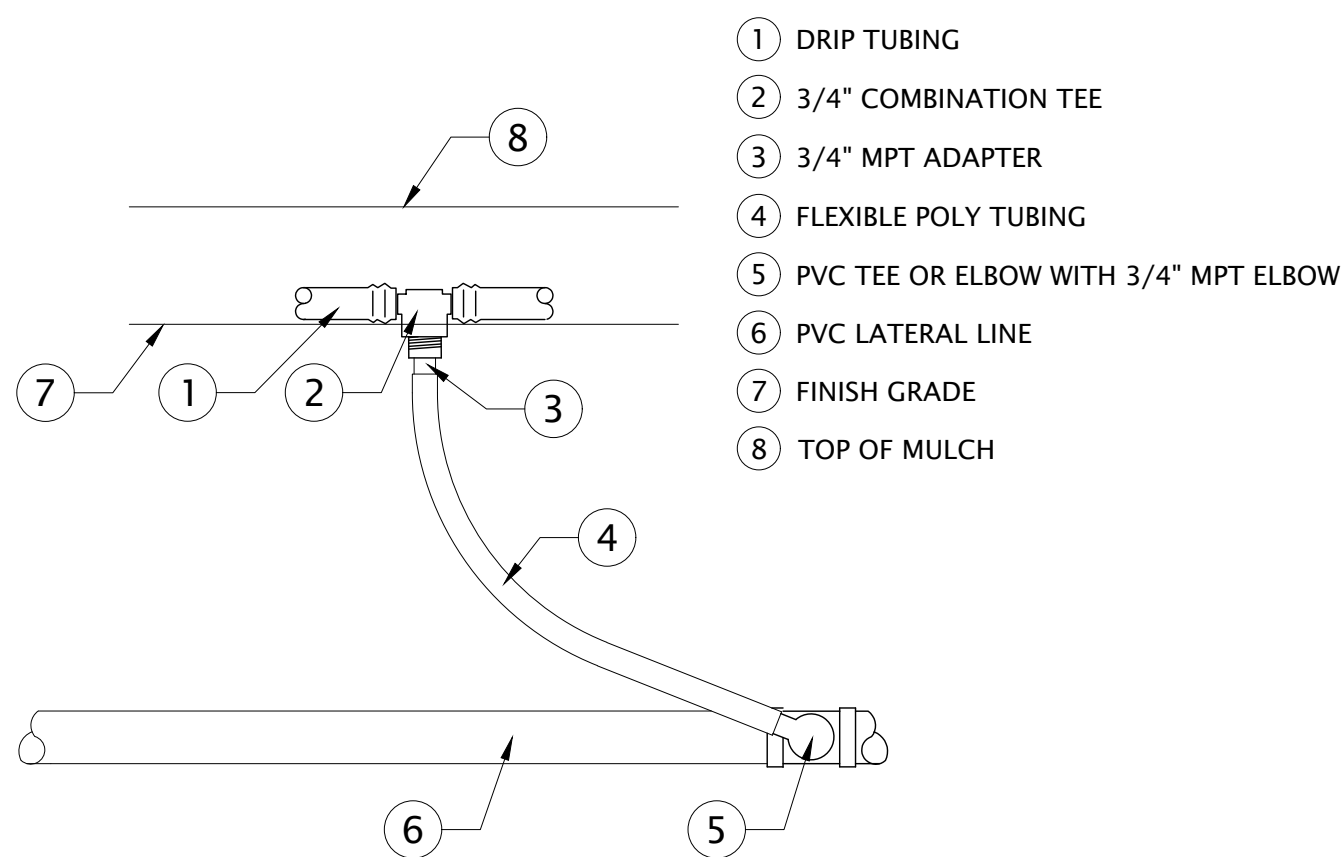
NOT TO SCALE

5 DRIP CONTROL ZONE KIT (RAINBIRD)

NOT TO SCALE

6 DRIP FLUSH VALVE

NOT TO SCALE

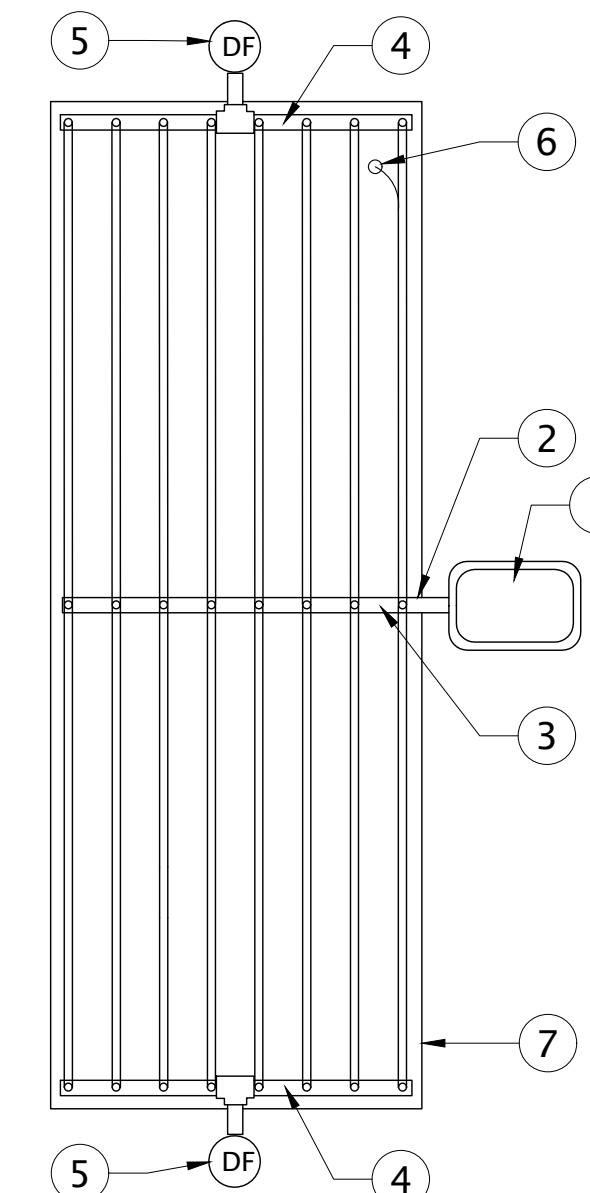


- 1 DRIP TUBING
- 2 3/4" COMBINATION TEE
- 3 3/4" MPT ADAPTER
- 4 FLEXIBLE POLY TUBING
- 5 PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
- 6 PVC LATERAL LINE
- 7 FINISH GRADE
- 8 TOP OF MULCH

- NOTES:
- 1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 - 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

7 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

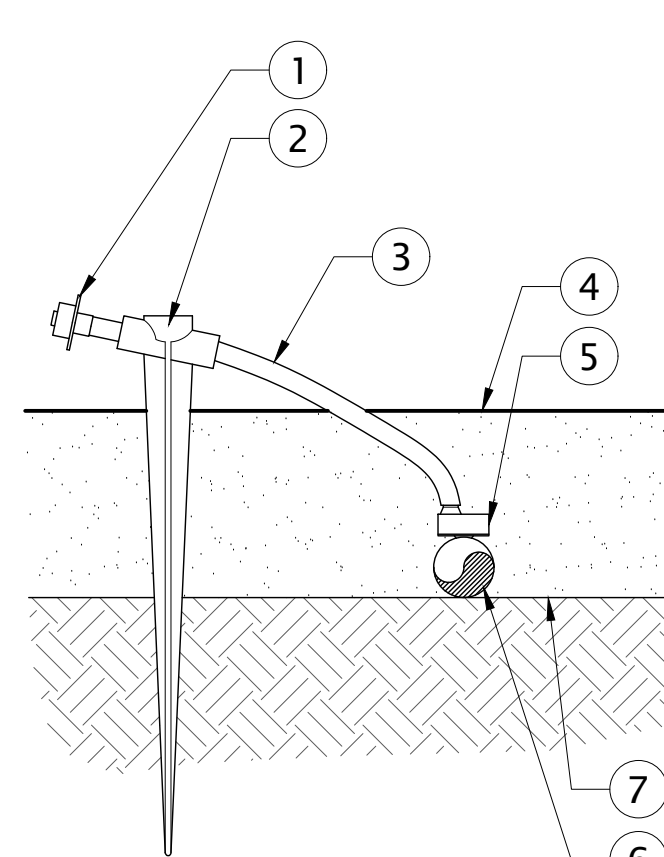


- 1 IRRIGATION CONTROL VALVE
- 2 PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
- 3 PVC SUPPLY HEADER
- 4 PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
- 5 DRIP FLUSH VALVE (SEE DETAIL)
- 6 INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
- 7 MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

- NOTES:
- 1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 - 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

8 CENTER FEED IN LINE DRIP

NOT TO SCALE

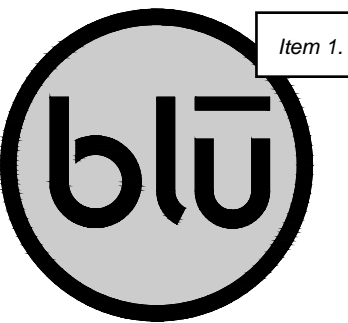


- NOTES:
- 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

9 DRIP EMITTER

NOT TO SCALE

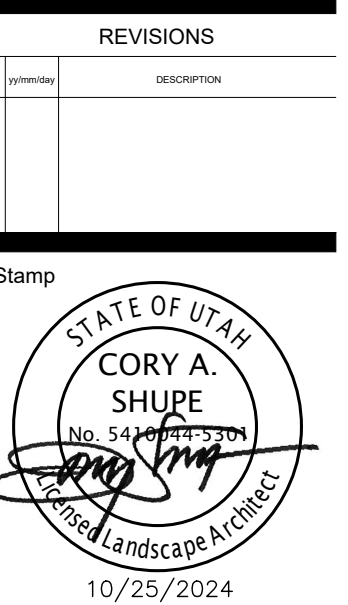
- 1 DIFFUSER BUG CAP: RAIN BIRD DBC-025 (UNLESS OTHERWISE SPECIFIED)
- 2 UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
- 3 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- 4 TOP OF MULCH
- 5 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
- 6 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
- 7 FINISH GRADE



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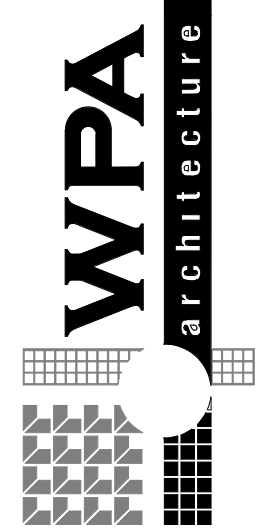


Designed By: BP
Drawn By: TH
Date: 10/25/2024
Checked By: BP
Project No: 24-172

IRRIGATION
DETAILS

Drawing number
LI501

SITE PLAN APPROVAL SET



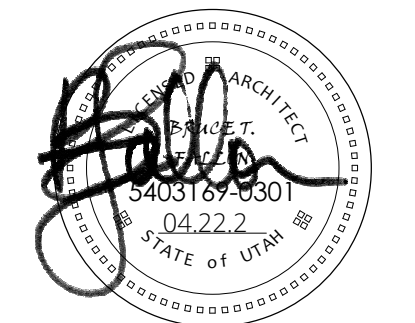
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Phase II Addition

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revision information		
no.	date	description

milestone issue date	11.8.2024
milestone issue description	SITE PLAN REVIEW
latest revision date	
latest revision description	

SITE PLAN PHASE II -
DEMOLITION

A1.4

PARKING INFORMATION:

EXISTING: 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 VAN ACCESSIBLE)

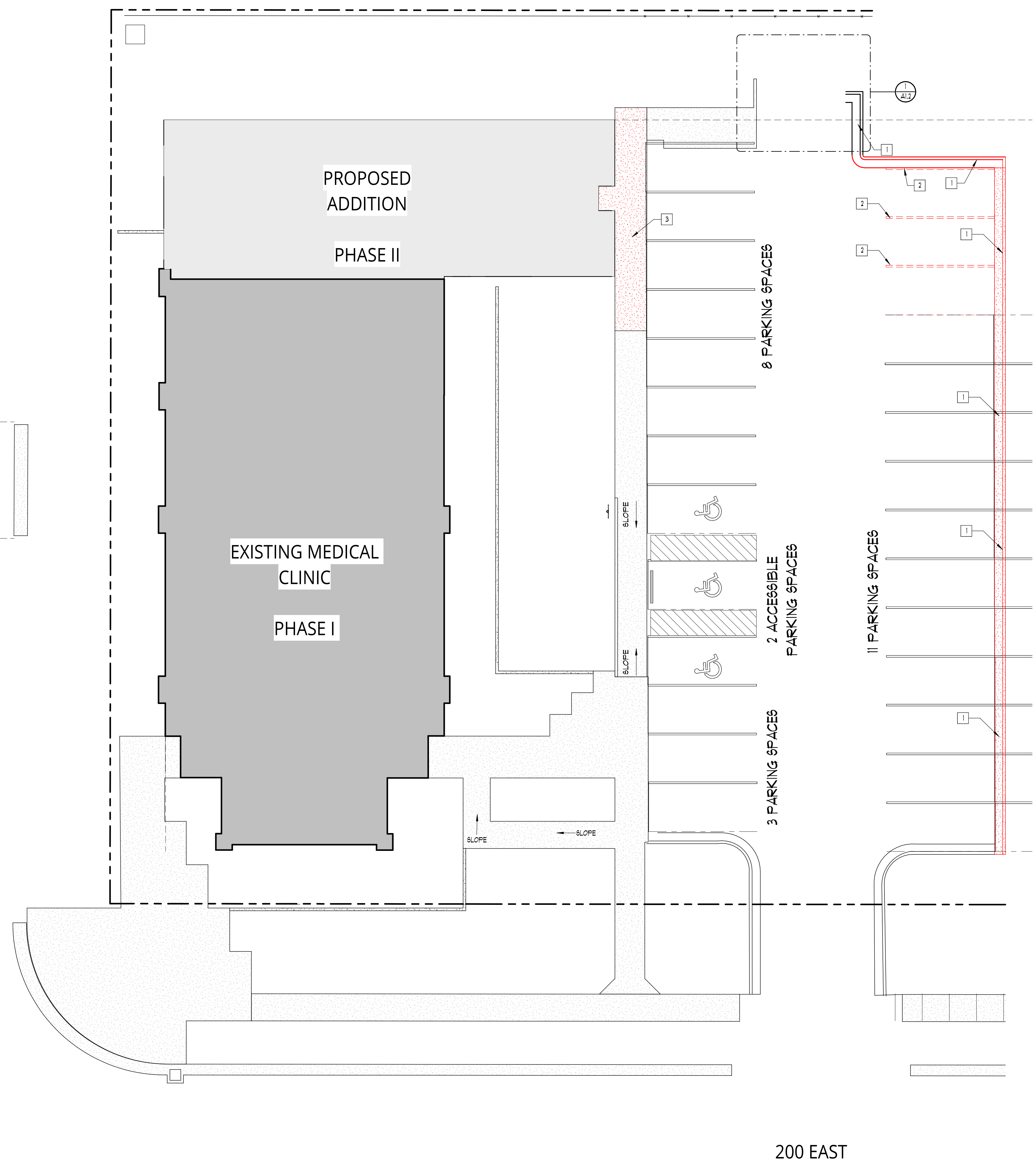
PROVIDED:
55 TOTAL STALLS

17,446 SQ. FT. PARKING PROVIDED

DEMOLITION NOTES

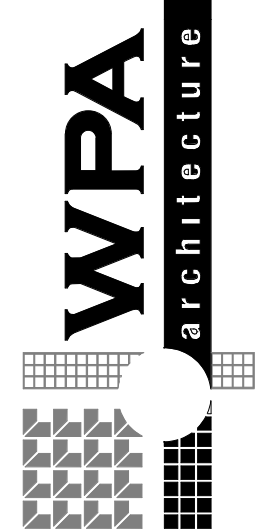
- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

- 1 REMOVE CURB & GUTTER
- 2 REMOVE PARKING STRIP PAINT
- 3 REMOVE CONCRETE



1 SITE PLAN
1" = 10'-0"

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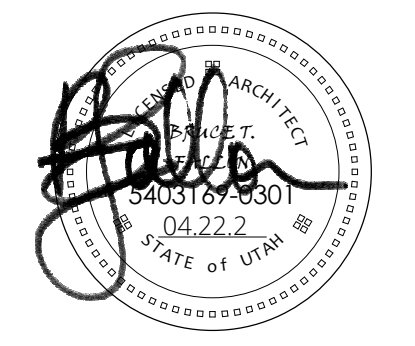
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Revision Information		
no.	date	description

milestone issue date	11.15.2024
milestone issue description	SITE PLAN REVIEW
latest revision date	
latest revision description	

SITE PLAN PHASE II

A1.5

PARKING INFORMATION:

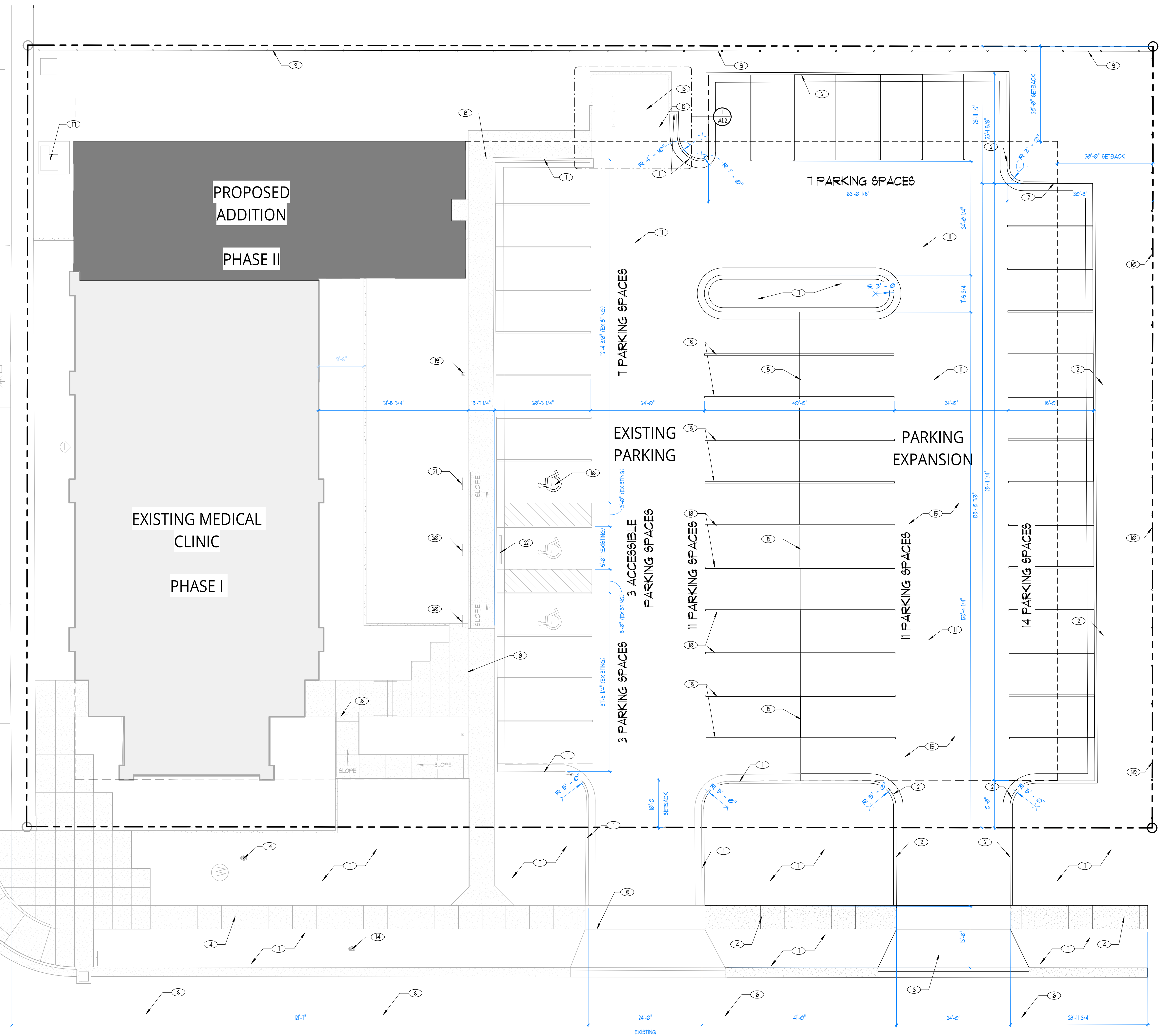
EXISTING: 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 VAN ACCESSIBLE)

PROVIDED: 55 TOTAL STALLS

17,446 SQ. FT. PARKING PROVIDED

SHEET NOTES

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4
- ① EXISTING CURB & GUTTER TO REMAIN
- ② CONCRETE CURB AND GUTTER - SEE CIVIL DUGS
- ③ CONCRETE ENTRY APPROACH - SEE CIVIL DUGS
- ④ EXISTING SIDEWALK TO REMAIN
- ⑤ REMOVE EXISTING CURB & GUTTER. SEE CIVIL DUGS.
- ⑥ EXISTING ASPHALT - SEE CIVIL DUGS FOR ASPHALT REQUIREMENTS
- ⑦ LANDSCAPE AREA - SEE LANDSCAPE PLAN
- ⑧ EXPANSION JOINT
- ⑨ EXISTING FENCE TO REMAIN
- ⑩ 6'-0" HIGH FENCE - SEE DETAIL X1A.X
- ⑪ EXISTING ASPHALT, ADD SLURRY COAT AND STRIPE STALLS
- ⑫ EXISTING TRASH ENCLOSURE GATE CONSTRUCTED DURING PREVIOUS CONSTRUCTION PHASE
- ⑬ EXISTING TRASH CONTAINER PLACED DURING PREVIOUS CONSTRUCTION PHASE
- ⑭ FIRE HYDRANT - SEE CIVIL DUGS
- ⑮ NEW ASPHALT - SEE CIVIL DRAWINGS
- ⑯ PAINT ADA SYMBOL
- ⑰ EXISTING ELECTRICAL BOX
- ⑱ RESTRIPE EXISTING PARKING STALLS
- ⑲ EXISTING ELECTRICAL EQUIPMENT CONSTRUCTED DURING PREVIOUS PHASE
- ⑳ EXISTING ACCESSIBLE PARKING SIGN
- ㉑ ACCESSIBLE PARKING SIGN - SEE DETAIL X1XX.X
- ㉒ EXISTING 6' x 6' WHEEL STOP TO REMAIN

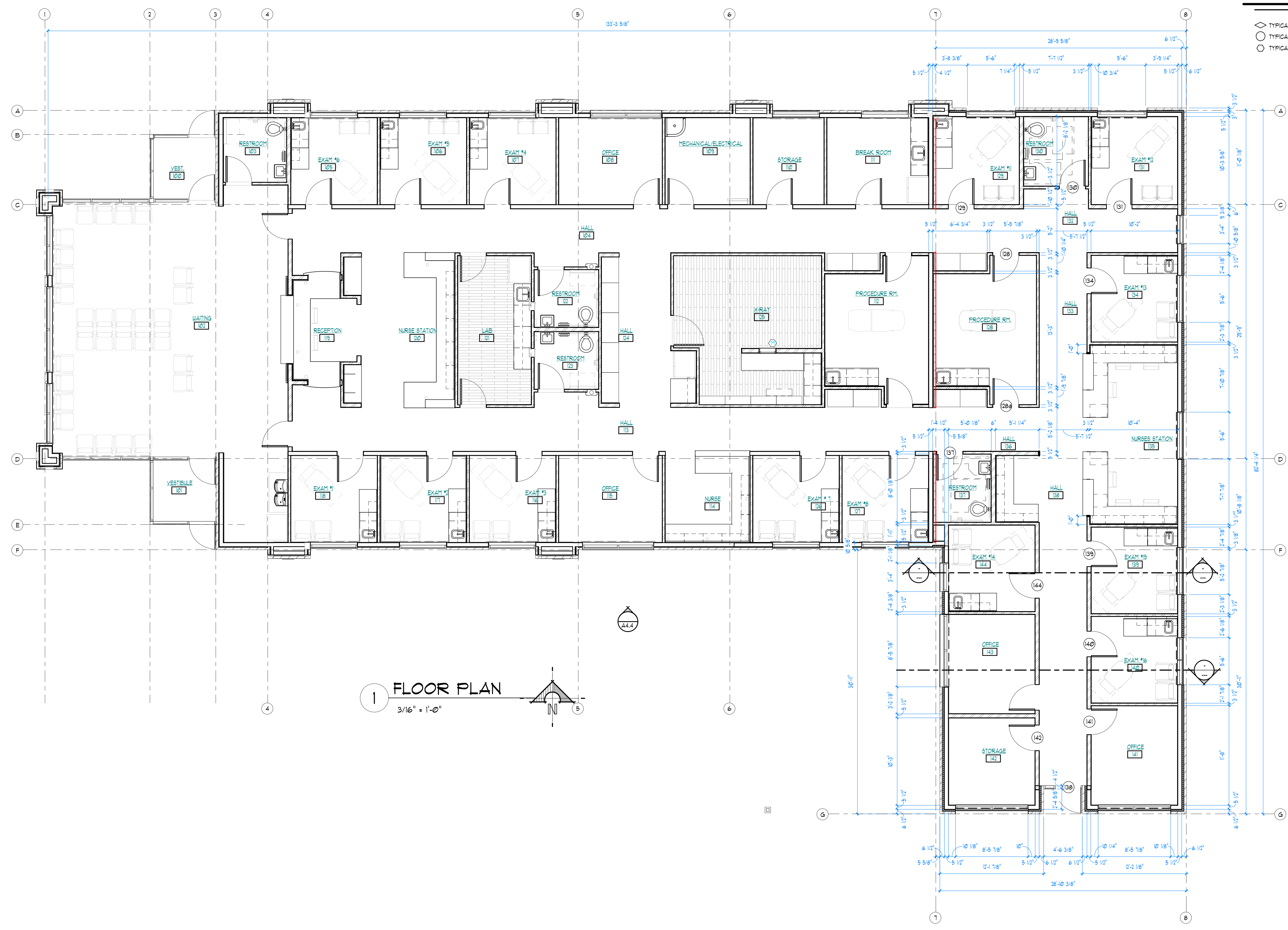


200 EAST

MAIN STREET / U.S. HIGHWAY 6

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- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4



1 FLOOR PLAN
3/16" = 1'-0"

Item 1.

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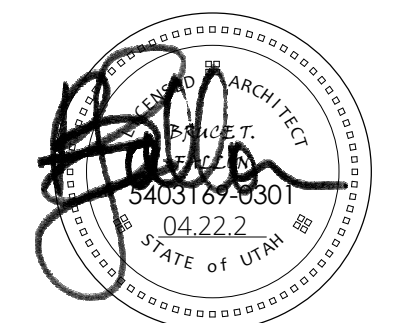
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revision information		
no.	date	description
1	10.25.2011	Revision 1

milestone issue date	11.15.2024
milestone issue description	SITE PLAN REVIEW
latest revision date	10.25.2011
latest revision description	Revision 1

MAIN FLOOR PLAN

A2.1

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SHEET NOTES

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

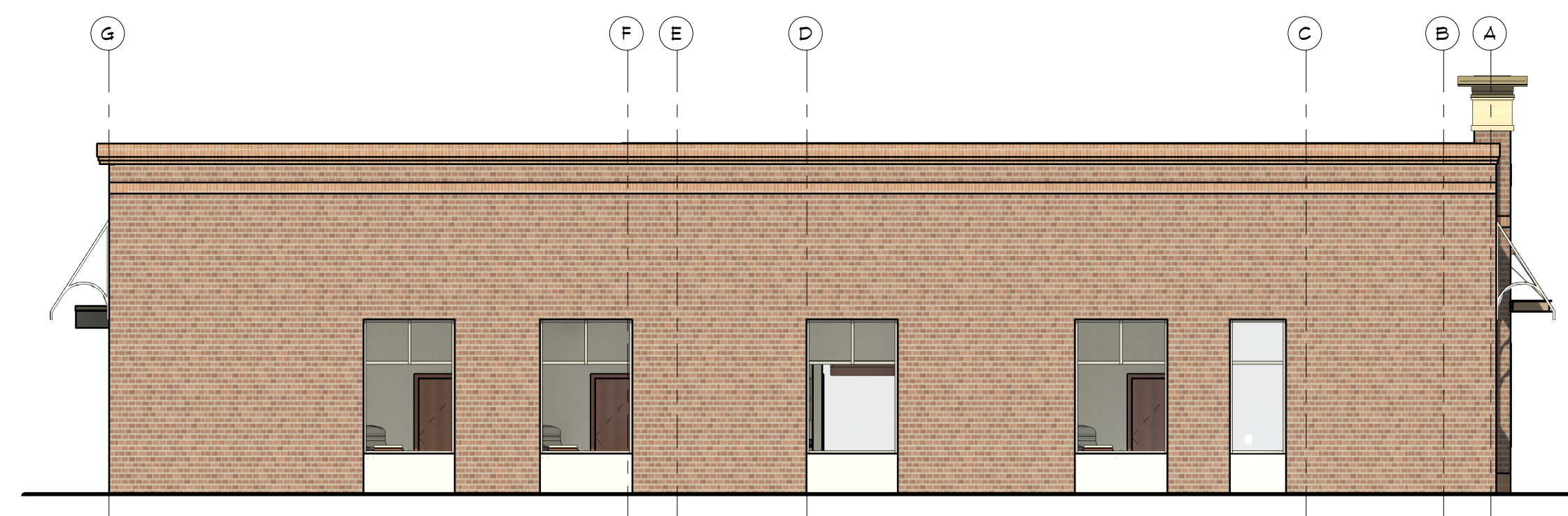
Item 1.

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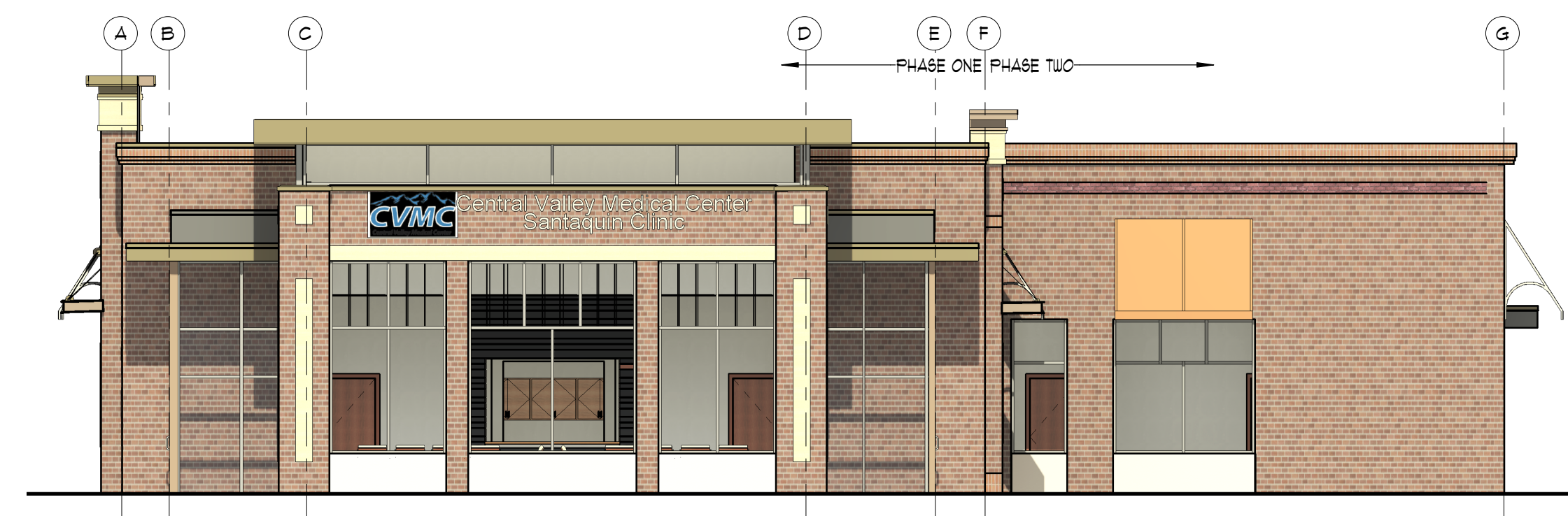
1 NORTH ELEVATION
1/8" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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revision information		
no.	date	description

EXTERIOR FINISH SCHEDULE

ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
KING SIZE BRICK VENEER	INTERSTATE BRICK	WALNUT
CAST STONE TRIMS	NEW CAST STONE	SANDSTONE FINISH COLOR: TUMBLEWEED
CERAMIC TILE	DALTILE	EVER ROCK EV04
ALUM. STOREFRONT ENTRANCES & WINDOWS	KAWNEER	LIGHT BRONZE
METAL DOORS & FRAMES	BENJAMIN MOORE	HC-86 KINGSFORT GRAY
PRE-MANUF METAL CANOPIES	BENJAMIN MOORE	CANOPY 1: HC-81 FAIRVIEW TAUPE CANOPY 2: HC-81 ASHLEY GRAY
PRE-FINISHED METAL FASCIA & DRIP EDGE	ALCOA	TERRA BRONZE
PRE-FINISHED METAL WALL CAP	ALCOA	TERRA BRONZE

milestone issue date
11.8.2024

milestone issue description
SITE PLAN REVIEW

latest revision date

latest revision description

EXTERIOR ELEVATIONS -
PHASE II

A4.4

ELECTRICAL	
SHEET #	SHEET NUMBER
E0.1	ELECTRICAL SYMBOLS & NOTES
E0.2	ELECTRICAL GENERAL NOTES
E1.1	ELECTRICAL PLAN - SITE
E1.2	PHOTOMETRIC PLAN
E2.1	ELECTRICAL PLAN - LEVEL 1
E3.1	LIGHTING PLAN - LEVEL 1
E3.2	ELECTRICAL PLAN - ROOF
E4.1	PANEL SCHEDULE
E5.1	ELECTRICAL DETAILS

ELECTRICAL SYMBOL LEGEND

ALL SYMBOLS MAY NOT BE USED. VERIFY WITH PLANS.
REFER TO SPECIFICATIONS AND PLAN NOTES FOR OTHER REQUIREMENTS

CONDUIT & CIRCUITRY

	HOMERUN TO PANELBOARD *X* DENOTES PANELBOARD NAME - *#* DENOTES CIRCUIT NUMBER UNDERGROUND HOMERUN TO PANELBOARD
	PARTIAL HOMERUN TO PANELBOARD *X* DENOTES PANELBOARD NAME - *#* DENOTES CIRCUIT NUMBER ABOVE/ UNDERGROUND CONDUIT WITH WIRE COUNT
	LINE (HOT OR SWITCH LEG)
	NEUTRAL EQUIPMENT GROUND
	ISOLATED GROUND
	CONDUIT STUB-UP TO LEVEL ABOVE
	CONDUIT STUB-UP FROM BELOW GRADE

EQUIPMENT

	277/480 VOLT PANELBOARD - NORMAL POWER (EXISTING - NEW - DEMOLITION)
	120/208 VOLT PANELBOARD - NORMAL POWER (EXISTING - NEW - DEMOLITION)
	277/480 VOLT PANELBOARD - EMERGENCY POWER (EXISTING - NEW - DEMOLITION)
	120/208 VOLT PANELBOARD - EMERGENCY POWER (EXISTING - NEW - DEMOLITION)
	DISTRIBUTION SWITCHGEAR/SWITCHBOARD (EXISTING - NEW - DEMOLITION)
	NON-FUSED DISCONNECT SWITCH (EXISTING - NEW - DEMOLITION)
	FUSED DISCONNECT SWITCH (EXISTING - NEW - DEMOLITION)
	MAGNETIC MOTO STARTER (EXISTING - NEW - DEMOLITION)
	NEMA STARTER SIZE/NEMA ENCLOSURE
	COMBO STARTER/DISCONNECT (EXISTING - NEW - DEMOLITION)
	SWITCHGEAR STARTER SIZE/NEMA ENCLOSURE
	LIGHTING CONTACTOR CABINET (EXISTING - NEW - DEMOLITION)
	ELECTRICITY METER (UTILITY OF OWNER / KWH OR DEMAND) (EXISTING - NEW - DEMOLITION)
	METER CT CABINET (EXISTING - NEW - DEMOLITION)

WIRING DEVICES

	5-20R SIMPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)
	5-20R DUPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)
	5-20R QUADPLEX RECEPTACLE (EXISTING - NEW - DEMOLITION)
	6-30R RECEPTACLE (EXISTING - NEW - DEMOLITION)
	SPECIAL RECEPTACLE (EXISTING - NEW - DEMOLITION)
	5-20R SIMPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)
	5-20R DUPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)
	5-20R QUADPLEX FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)
	6-30R RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)
	SPECIAL FLOOR RECEPTACLE / POKE-THROUGH (EXISTING - NEW - DEMOLITION)
	JUNCTION BOX - FIELD DETERMINE FINAL CONNECTION (EXISTING - NEW - DEMOLITION)
	SERVICE POWER POLE - FIELD DETERMINE ACTUAL LENGTH (EXISTING - NEW - DEMOLITION)
	DIRECT CONNECTION TO EQUIPMENT FIELD VERIFY EXACT CONNECTION LOCATION AND SIZE (EXISTING - NEW - DEMOLITION)
	SINGLE POLE TOGGLE SWITCH - *a* DENOTES SWITCH ZONE (EXISTING - NEW - DEMOLITION)
	3-WAY TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)
	4-WAY TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)
	KEYED SINGLE POLE TOGGLE SWITCH (EXISTING - NEW - DEMOLITION)
	DIMMER SWITCH - FIELD VERIFY COMPATIBILITY WITH LOAD TYPE (EXISTING - NEW - DEMOLITION)
	WALL-BOX OCCUPANCY SENSOR SWITCH - FIELD ADJUST (EXISTING - NEW - DEMOLITION)
	CEILING MOUNTED OCCUPANCY SENSOR - FIELD ADJUST (EXISTING - NEW - DEMOLITION)
	LOW-VOLTAGE SWITCHING POWER PACK (EXISTING - NEW - DEMOLITION)

COMMUNICATION

	WALL TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	FLOOR TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	WALL DATA TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)
	FLOOR DATA TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING (EXISTING - NEW - DEMOLITION)

LIGHTING

	FLUORESCENT FIXTURE - RECESSED OR SURFACE (EXISTING-NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	EMERGENCY NIGHTLIGHT FIXTURE - RECESSED OR SURFACE (EXISTING-NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	FLUORESCENT STRIP FIXTURE (EXISTING-NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	EMERGENCY NIGHTLIGHT STRIP FIXTURE (EXISTING-NEW - DEMOLITION) (2'x4' SHOWN, OTHERS SIMILAR)
	DOWNLIGHT - WALL-WASHER - RECESSED OR SURFACE (EXISTING-NEW - DEMOLITION)
	EMERGENCY NIGHTLIGHT DOWNLIGHT / WALL-WASHER (EXISTING-NEW - DEMOLITION) - RECESSED OR SURFACE
	DECORATIVE WALL SCONCE - VERIFY MOUNTING HEIGHT (EXISTING-NEW - DEMOLITION)
	TRACK SECTION AND HEADS - PROVIDE ALL APPURTENANCES (EXISTING-NEW - DEMOLITION)
	EXISTING WALL PACK - VERIFY MOUNTING HEIGHT (EXISTING-NEW - DEMOLITION)
	EXTERIOR RECTANGULAR FIXTURE ON POLE - VERIFY CONFIG. (EXISTING-NEW - DEMOLITION)
	EXTERIOR ROUND FIXTURE ON POLE - VERIFY CONFIGURATION (EXISTING-NEW - DEMOLITION)
	EMERGENCY LIGHTING UNIT (EXISTING - NEW - DEMOLITION)
	WALL-MOUNTED EXIT SIGN - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS
	CEILING-MOUNTED EXIT SIGN - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS
	COMBO EXIT SIGN / LIGHTING UNIT - SHADING DENOTE FACE (EXISTING - NEW - DEMOLITION) - ARROWS DENOTE CHEVRONS

FIRE ALARM

	FIRE ALARM CONTROL PANEL (EXISTING - NEW - DEMOLITION)
	FIRE ALARM REMOTE ANNUNCIATOR PANEL (EXISTING - NEW - DEMOLITION)
	FIRE ALARM REMOTE PANEL (EXISTING - NEW - DEMOLITION)
	SMOKE DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	HEAT DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	FLAME DETECTOR - CEILING MOUNTED - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	SMOKE DETECTOR - DUCT/INIT MOUNTED WITH SAMPLING TUBE (EXISTING - NEW - DEMOLITION)
	MANUAL FIRE ALARM PULLSTATION (EXISTING - NEW - DEMOLITION)
	FIRE FIGHTER TELEPHONE JACK (EXISTING - NEW - DEMOLITION)
	FIRE PROTECTION SYSTEM FLOW SWITCH (EXISTING - NEW - DEMOLITION)
	FIRE PROTECTION VALVE TAMPER SWITCH (EXISTING - NEW - DEMOLITION)
	FIRE PROTECTION SYSTEM WATER GONG (EXISTING - NEW - DEMOLITION)
	FIRE PROTECTION SYSTEM ELECTRIC BELL (EXISTING - NEW - DEMOLITION)
	ELECTRO-MAGNETIC DOOR HOLD (EXISTING - NEW - DEMOLITION)
	VISUAL STROBE - WALL MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION)
	AUDIBLE HORN - WALL MOUNTED (EXISTING - NEW - DEMOLITION)
	SPEAKER - WALL MOUNTED (EXISTING - NEW - DEMOLITION)
	COMBINATION HORN/STROBE - WALL MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION)
	VISUAL STROBE - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	AUDIBLE HORN - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	SPEAKER - CEILING MOUNTED - 110CD UNO - CENTER IN TILE (EXISTING - NEW - DEMOLITION)
	COMBINATION HORN/STROBE - CEILING MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION) - CENTER IN TILE
	COMBINATION SPEAKER/STROBE - CEILING MOUNTED - 110CD UNO (EXISTING - NEW - DEMOLITION) - CENTER IN TILE

SECURITY / ACCESS

	CARD READER (EXISTING - NEW - DEMOLITION)
	ELECTRO-MAGNETIC DOOR LOCK (EXISTING - NEW - DEMOLITION)
	ELECTRONIC DOOR LATCH (EXISTING - NEW - DEMOLITION)
	PUSH BUTTON (EXISTING - NEW - DEMOLITION)

SECTION 01 00 00 - GENERAL REQUIREMENTS

- DRAWINGS ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED FOR EXACT DIMENSIONS; EXACT DIMENSIONS AND LOCATIONS SHALL BE DETERMINED BY MEASUREMENTS IN THE FIELD AND SHALL BE SUBJECT TO ADJUSTMENT BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY DIMENSION PRIOR TO ORDERING EQUIPMENT AND MATERIAL.
- BEFORE SUBMITTING A BID, IT WILL BE NECESSARY FOR EACH CONTRACTOR TO VISIT THE SITE AND ASCERTAIN FOR HIMSELF/HERSELF THE CONDITIONS TO BE MET IN INSTALLING THE WORK AND MAKE PROVISIONS FOR THE CONDITIONS IN THE FINAL PRICE. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR THE OMISSION OR FAULTY INSTALLATION OF ANY WORK. BY SUBMITTING A BID, THE CONTRACTOR IS STATING THAT THE BID COVERS ALL WORK NECESSARY TO PROPERLY INSTALL THE SYSTEM INDICATED.
- IN CASE OF DISAGREEMENT BETWEEN THE DRAWING AND SPECIFICATIONS, OR WITHIN THE DRAWINGS OR SPECIFICATIONS, THE BID SHALL INCLUDE THE GREATER AMOUNT OF WORK AND THE MATTER SHALL BE REFERRED TO THE ENGINEER.
- THE CONTRACTOR SHALL SECURE AND PAY ALL FEES ASSOCIATED WITH ANY AND ALL NECESSARY PERMITS, LICENSES, AND INSPECTIONS REQUIRED FOR THE WORK.
- ALL WORK SHALL COMPLY WITH ALL PERTINENT NATIONAL, STATE AND LOCAL ORDINANCES AND CODES, AND ALL AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS, AND ANY AMENDMENTS. NOTHING WITHIN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS WAIVING ANY OF THE RULES, REGULATIONS, OR REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF A CONFLICT, THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION SHALL GOVERN. THE CONFLICT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND NECESSARY MODIFICATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
- IF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS ARE IN EXCESS OF THOSE REQUIRED BY THE PERMITS, REGULATIONS, OR REQUIREMENTS OF THE AUTHORITIES, THE CONTRACTOR SHALL TAKE PRECEDENCE.
- ALL EQUIPMENT AND MATERIALS FOR WHICH APPROVAL STANDARDS HAVE BEEN ESTABLISHED BY UNDERWRITERS' LABORATORIES, INC (UL), FACTORY MUTUAL (FM), AND AMERICAN STANDARD CODES SHALL BE SO APPROVED AND SHALL BEAR APPROVAL LABELS.
- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES. REFERENCE SHALL BE MADE TO THE ENGINEER, WHOSE DECISION SHALL BE FINAL. THE ENGINEER WILL RESPOND WITHIN 10 BUSINESS DAYS AFTER RECEIPT OF REQUEST FOR INFORMATION. THE CONTRACTOR SHALL CONFORM TO THESE RESPONSES AS PART OF THE CONTRACT WITH NO ADDITIONAL COST TO THE OWNER OR ENGINEER. NO ALLEGED STATEMENT BY THE ARCHITECT/ENGINEER SHALL BE CONSIDERED AS A BASIS FOR ANY CLAIMS.
- THE LISTING OF PRODUCT MANUFACTURERS, MATERIALS AND METHODS IS INTENDED TO ESTABLISH A STANDARD OF QUALITY. PRODUCTS BY OTHER MANUFACTURERS MAY BE ACCEPTED PROVIDED THEY HAVE THE EQUIVALENT CAPACITY, CONSTRUCTION, AND PERFORMANCE. THE ENGINEER SHALL BE THE SOLE JUDGE OF QUALITY AND EQUIVALENCE OF EQUIPMENT, MATERIALS, AND METHODS. HOWEVER, UNDER NO CIRCUMSTANCES SHALL ANY SUBSTITUTION BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER PRIOR TO BIDDING.
- EQUIPMENT HAS BEEN CHOSEN TO FIT WITHIN THE AVAILABLE SPACE. WHERE SUBSTITUTED OR ALTERNATIVE EQUIPMENT IS PROPOSED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EQUIPMENT WILL FIT WITHIN THE SPACE AVAILABLE, INCLUDING ALL REQUIRED CODE AND MAINTAINANCE CLEARANCES, AND TO COORDINATE ALL EQUIPMENT REQUIREMENTS WITH OTHER CONTRACTORS.
- OBTAIN ALL EQUIPMENT OR MATERIAL OF EACH TYPE THROUGH ONE SOURCE, LOCALLY WHEN POSSIBLE, FROM A SINGLE MANUFACTURER.
- SUBSTITUTIONS: PRODUCTS OF EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED. CONTRACTORS WISHING TO SUBSTITUTE A PRODUCT OR MATERIAL SHALL SUBMIT EACH REQUEST TO THE ENGINEER AT LEAST 10 BUSINESS DAYS PRIOR TO BIDS BEING DUE. REQUESTS SHALL NOT BE CONSIDERED AFTER THAT TIME. THE ENGINEER SHALL REVIEW THE REQUEST AND IF ACCEPTABLE WILL ISSUE A LETTER ALLOWING THE SUBSTITUTION. ANY ANTICIPATED USE OF A NON-SPECIFIED PRODUCT WITHOUT WRITTEN APPROVAL IS STRICTLY THE RISK OF THE CONTRACTOR. IF A REQUEST IS REJECTED, THE CONTRACTOR SHALL FURNISH THE SPECIFIED PRODUCT OR MATERIAL. EACH CONTRACTOR IS RESPONSIBLE FOR COSTS INCURRED BY OTHER TRADES AS A RESULT OF ANY SUBSTITUTION MADE BY THE CONTRACTOR.
- SUBMITTALS: SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1 SPECIFICATIONS AND THE REQUIREMENTS OF THIS SECTION FOR EACH PIECE OF EQUIPMENT AND EACH TYPE OF COMPONENT AND MATERIAL.
 - SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT SPECIFIED.
 - SUBMIT SHOP/COORDINATION DRAWINGS AT A MINIMUM SCALE OF 1/4"=1'-0" DETAILING ALL MAJOR EQUIPMENT, COMPONENT, AND SYSTEMS IN RELATION TO WORK OF OTHER TRADES, INDICATING INSTALLATION, CODE, AND WORKING CLEARANCES AND ACCESS FOR ALL EQUIPMENT AND COMPONENTS.
 - SUBMIT SAMPLES OF COLOR, LETTERING, AND GRAPHICS FOR EACH IDENTIFICATION PRODUCT.
 - CONTRACTOR SHALL SEPARATE SUBMITTALS TO CONTAIN NO MORE THAN ONE SPECIFICATION SECTION.
 - WITHIN 30 DAYS AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR (4) SUBMITTALS WITH COVERSHEET TO THE ENGINEER. IF ACCEPTABLE TO THE ARCHITECT/OWNER, AN ELECTRONIC VERSION CONTAINING THE COVERSHEET AND ALL SUBMITTAL DATA WITHIN ONE FILE MAY BE SUBMITTED IN LIEU OF THE 4 COPIES.
 - EACH SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION: SUBMITTALS THAT DO NOT COMPLY WITH THE FOLLOWING REQUIREMENTS WILL BE MARKED "REJECTED" AND RETURNED.
 - COVERSHEET: INDICATING THE NAME AND ADDRESS OF THE PROJECT, ARCHITECT, ENGINEER, AND CONTRACTOR, AND THE SUBMITTAL NAME AND NUMBER. NUMBER SHALL BE BASED ON THE SPECIFICATION SECTION, SUBMITTAL SEQUENCE NUMBER, AND A REVISION SEQUENCE NUMBER IS APPLICABLE. EX: 262726-02-R1 IS THE 1ST VERSION TO THE 2ND SUBMITTAL FOR SECTION 26 27 26.
 - LIST OF VARIATIONS: THIS PAGE SHALL LIST ALL VARIATIONS INCLUDING FURNISHED/UNFURNISHED OPTIONS AND FEATURES BETWEEN THE SUBMITTED ITEM AND THE SCHEDULED/SPECIFIED ITEM. IF THERE ARE NO VARIATIONS, THE PAGE SHALL STATE "NO VARIATIONS."
 - PRODUCT INFORMATION: CLEARLY INDICATE MANUFACTURER'S NAME, DESIGNATION, SIZE, PERFORMANCE AND CAPACITY DATA, DIMENSIONAL DATA, SUFFICIENT PICTORIAL AND DIAGRAMMATIC DATA TO SHOW CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. APPLICABLE INFORMATION SHALL BE CLEARLY INDICATED AND NON-APPLICABLE INFORMATION SHALL BE STRUCK-OUT.
 - WARRANTY INFORMATION: MANUFACTURER'S WARRANTY CERTIFICATE THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
 - CERTIFICATION BY THE GENERAL AND SUB-CONTRACTOR THAT MATERIAL SUBMITTED IS IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, SIGNED AND DATED.
 - SUBMITTAL REVIEW TIME IN THE ENGINEER'S OFFICE WILL BE A MINIMUM OF 10 WORKING DAYS PER REVIEW. THE CONTRACTOR SHALL CONSIDER THIS REVIEW TIME WHEN SCHEDULING WORK.
- EACH SUBMITTAL WILL BE MARKED WITH ONE OF THE FOLLOWING:
 - NO EXCEPTIONS TAKEN - SUBMITTAL WAS REVIEWED AND NO DEVIATIONS WERE FOUND.
 - EXCEPTIONS NOTED, SUBMIT RESPONSE - SUBMITTAL WAS REVIEWED AND FOUND TO HAVE MINOR DEVIATIONS OR MISSING INFORMATION. A RE-SUBMITTAL IS NOT REQUIRED; HOWEVER, A WRITTEN RESPONSE TO ALL REVIEW COMMENTS SHALL BE SUBMITTED.
 - EXCEPTIONS NOTED, RESUBMIT - SUBMITTAL WAS REVIEWED AND MAJOR DEVIATIONS WERE NOTED. THE SUBMITTAL SHALL BE REVISED TO ADDRESS THE NOTED DEVIATIONS AND RESUBMITTED.
 - REJECTED - SUBMITTAL WAS REVIEWED AND IS NOT IN CONFORMANCE OR IS NOT IN THE CORRECT FORMAT. A REVISED SUBMITTAL THAT IS IN CONFORMANCE SHALL BE RESUBMITTED.
- INADEQUATE OR INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED AND WILL BE RETURNED MARKED "REJECTED."
- THE ENGINEER'S REVIEW OF A SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS THAT MAY BE CONTAINED WITHIN THE SUBMITTAL. IF THE CONTRACTOR PROCEEDS BASED ON UNDETECTED ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS, IT IS AT HIS/HER SOLE RESPONSIBILITY. REGARDLESS OF ANY INFORMATION CONTAINED IN THE SUBMITTAL OR THE ENGINEER'S REVIEW THEREOF, THE CONTRACT DOCUMENTS SHALL GOVERN THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL. AT A MINIMUM, THE FOLLOWING EQUIPMENT AND MATERIAL PURCHASED WITHOUT A "NO EXCEPTIONS TAKEN" SUBMITTAL REVIEW IS AT THE RISK OF THE CONTRACTOR. THE COST OF REMOVAL AND REPLACEMENT OF SUCH ITEMS WHICH IS JUDGED UNSATISFACTORY BY THE ENGINEER FOR ANY REASON SHALL BE AT THE CONTRACTOR'S EXPENSE.
- OPERATIONS AND MAINTENANCE REQUIREMENTS (PER ENERGY CODE), CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER. RECORD DRAWING SHALL INCLUDE AS A MINIMUM THE LOCATION AND PERFORMANCE DATA ON EACH PIECE OF EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND THE TERMINAL AIR OR WATER DESIGN FLOW RATES.
- MANUALS: CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND A MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE. THESE MANUALS SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED STANDARDS (SEE APPENDIX E) AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
 - OPERATIONS MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTING MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
 - NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY.
 - HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SUGGESTED SET-POINTS.

- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN A SET OF CLEARLY MARKED RECORD DRAWING PRINTS AT THE SITE, WHICH INDICATED ALL ALTERATIONS AND CHANGES. WITHIN 30 DAYS AFTER COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SET IN OWNER'S REGISTERED FORMAT (PLOT, CAD, PDF, ETC.) WITH THE ENGINEER'S SEAL STRUCK-OUT AND EACH DRAWING MARKED WITH THE GENERAL AND ASSOCIATED SUB-CONTRACTORS' NAMES AND DATE.
- ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED, CONNECTED, AND ADJUSTED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND CONDITIONS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES PRIOR TO SYSTEM INSTALLATION. THE CONTRACTOR SHALL REFER TO OTHER TRADE PLANS FOR OTHER WORK THAT MAY IMPACT HIS/HER WORK.
- WHERE SPACE REQUIREMENTS CONFLICT, THE FOLLOWING ORDER OF PRECEDENCE SHALL BE USED:
 - BUILDING LINES AND STRUCTURAL MEMBERS.
 - SOIL, DRAIN, AND CONDENSATE PIPING.
 - GREASE - RATED DUCTWORK.
 - REFRIGERANT AND VENT PIPING.
 - DUCTWORK.
 - HVAC AND DOMESTIC WATER PIPING.
 - FIRE PROTECTION (SPRINKLER & STANDPIPE) PIPING.
 - ELECTRICAL CONDUIT.
- THE CONTRACTOR SHALL TAKE CARE DURING WORK TO AVOID DAMAGE TO WORK BY OTHER TRADES. CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE OF DEBRIS AND RUBBISH CAUSED BY HIS/HER WORK ON A DAILY BASIS. THIS DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AND SITE.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLATION TO MINIMIZE THE HAZARD AND INTERRUPTION TO THE OCCUPANTS. DO NOT INTERRUPT SERVICES TO THE OCCUPANTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER/TENANT, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE INTERRUPTION. WHERE DISRUPTION OF A SERVICE BECOMES NECESSARY, PROVISIONS SHALL BE MADE TO PROVIDE TEMPORARY SERVICE THROUGHOUT THE INTERRUPTION OF THE PRIMARY SERVICE.

SECTION 26 00 00 - GENERAL REQUIREMENTS FOR ELECTRICAL SYSTEMS

- ALL ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
- PROTECTIVE DEVICES FOR RESTRICTED SPACE: DRAWINGS INDICATE DIMENSIONS OF SELECTED EQUIPMENT AND ACCESSORIES INCLUDING CLEARANCES BETWEEN EQUIPMENT, ADJACENT SURFACES AND OTHER ITEMS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD DIMENSIONS AND NOTIFY THE ENGINEER IF REQUIRED CLEARANCES CANNOT BE MAINTAINED.
- PROTECTIVE DEVICES FOR RESTRICTED SPACE: THE CONTRACTOR IS RESPONSIBLE FOR COSTS ARE ENCLOSED AND WEATHERTIGHT, WORK IN SPACES IS COMPLETE AND DRY, AND WORK ABOVE EQUIPMENT IS COMPLETE.
- INTERRUPTION OF EXISTING ELECTRIC SERVICE: DO NOT INTERRUPT ELECTRIC SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY ELECTRIC SERVICE ACCORDING TO REQUIREMENTS INDICATED:
 - NOTIFY ARCHITECT AND OWNER NO FEWER THAN FIVE BUSINESS DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF ELECTRIC SERVICE.
 - DO NOT PROCEED WITH INTERRUPTION OF ELECTRIC SERVICE WITHOUT ARCHITECT'S OR OWNER'S WRITTEN PERMISSION.
 - COMPLY WITH NFPA 70.
 - STORE EQUIPMENT, COMPONENTS, AND MATERIALS IN A CLEAN, DRY LOCATION WHICH PROVIDES PROTECTION AGAINST THE WEATHER. ITEMS WHICH BECOME DAMAGED DUE TO WEATHER OR EXPOSURE SHALL BE REPLACED PRIOR TO INSTALLATION.
 - PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO SUPPLY CONSTRUCTION POWER AND LIGHTING. INSTALL AND MAINTAIN FACILITIES IN A MANNER THAT WILL PROTECT THE PUBLIC AND WORKMEN THAT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS. IN GENERAL, ALL WIRING SHALL BE CONCEALED UNLESS LIGHT FIXTURES AND ONLY IN DOUBLE RECEPTACLE FOR EVERY 400-SQUARE FEET OF AREA (MINIMUM OF ONE EACH PER ROOM), UPON COMPLETION OF THE WORK, REMOVE ALL TEMPORARY FACILITIES FROM THE SITE.
 - TEST ALL WIRING AND CONNECTIONS FOR PROPER CONFIGURATION PRIOR TO ENERGIZING ANY EQUIPMENT.
 - VACUUM DIRT AND DEBRIS FROM WITHIN ENCLOSURES; DO NOT USE COMPRESSED AIR TO ASSIST IN CLEANING.
 - AT COMPLETION OF INSTALLATION, INSPECT EXPOSED FINISHES, REMOVE BURRS, DIRT AND CONSTRUCTION DEBRIS AND REPAIR DAMAGED FINISH, INCLUDING CHIPS, SCRATCHES, AND ABRASIONS BACK TO THE ORIGINAL FINISH.

SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

- CONDUCTORS AND CABLES: COPPER SHALL BE SOFT-DRAWN, ANNEALED WITH 98% CONDUCTIVITY OR ALUMINUM WITH THHN/THWN INSULATION.
- MULTI-CONDUCTOR CABLE: METAL-CLAD CABLE, TYPE MC ONLY. ALL MULTI-CONDUCTOR CABLES SHALL BE PROVIDED WITH AN INTERNAL EQUIPMENT GROUNDING CONDUCTOR. THE CABLE SHEATHING SHALL NOT BE USED FOR AN EQUIPMENT GROUND.
- CONNECTORS AND SPLICES: UL-LISTED, FACTORY-FABRICATED CONNECTORS AND SPLICES OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED.
- CONDUCTOR MATERIAL APPLICATIONS:
 - FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG; COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. SOLID FOR #10 AWG AND SMALLER; STRANDED FOR #8 AWG AND LARGER. CONDUCTOR SIZES INDICATED IN RECORD DRAWINGS ARE COPPER UNLESS NOTED OTHERWISE.
 - BRANCH CIRCUITS: COPPER, SOLID FOR #10 AWG AND SMALLER; STRANDED FOR #8 AWG AND LARGER.
 - CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND WIRING METHODS:
 - FEEDERS (EXPOSED AND CONCEALED) & BRANCH CIRCUIT (EXPOSED): TYPE THHN/THWN, SINGLE CONDUCTORS IN RACEWAY.
 - BRANCH CIRCUITS - INTERIOR, CONCEALED IN CEILINGS, WALLS, AND PARTITIONS: TYPE THHN/THWN, SINGLE CONDUCTORS IN RACEWAY OR METAL-CLAD CABLE, TYPE MC.
 - TYPE MC CABLE MAY BE INSTALLED ONLY IN THE FOLLOWING INSTALLATIONS:
 - SINGLE-PHASE CIRCUITS ONLY.
 - CONNECTION TO RECESSED LIGHTING FIXTURES WITH A MAXIMUM LENGTH OF 6'.
 - CONNECTION TO NEMA 5-15R AND 5-20R RECEPTACLES WITH A MAXIMUM LENGTH OF THE DISTANCE BETWEEN THE RECEPTACLE AND THE FINISH CEILING PLUS 6'.
 - CLASS 1 CONTROL CIRCUITS: TYPE THHN/THWN, IN RACEWAY.
 - CLASS 2 CONTROL CIRCUITS: TYPE THHN/THWN, IN RACEWAY OR POWER-LIMITED CABLE, CONCEALED IN BUILDING FINISHES OR POWER-LIMITED TRAY CABLE, IN CABLE TRAY.
 - CONCEAL CABLES IN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED.
 - CONDUCTORS MAY BE RUN IN PARALLEL ON SIZE #10 THROUGH 750 KCMIL INCLUSIVE, PROVIDED ALL PARALLEL CONDUCTORS ARE THE SAME SIZE, LENGTH, AND TYPE. THE DISTANCE BETWEEN PARALLEL CONDUCTORS SHALL BE DETERMINED AS TO ENSURE EQUAL DIVISION OF THE TOTAL CURRENT BETWEEN ALL PARALLEL CONDUCTORS INVOLVED.
 - CONDUCTOR SIZES INDICATED IN THE CONSTRUCTION DRAWINGS ARE MINIMUM SIZES. CONTRACTOR SHALL INCREASE CONDUCTOR SIZES ABOVE THOSE INDICATED TO LIMIT THE DROP IN VOLTAGE POTENTIALS TO WITHIN 3% OF THE LOAD TO THE FARTHEST POINT ON THE CIRCUIT FROM EXCEEDING 3% AT MAXIMUM LOAD FOR ALL LIGHTING AND POWER BRANCH CIRCUITS.
 - INSTALL A SEPARATE GROUNDED (NEUTRAL) CONDUCTOR FOR EACH OF THE FOLLOWING BRANCH CIRCUITS SERVING OR ORIGINATING FROM A GFI DEVICE OR BREAKER:
 - KEEP CONNECTIONS AND SPLICES TO A MINIMUM. SPLICES ARE NOT PERMITTED IN FEEDER CONDUCTORS UNLESS SPECIFICALLY INDICATED ON PLAN.
 - ALL CONNECTIONS AND SPLICES SHALL OCCUR WITHIN OUTLET BOXES, JUNCTION BOXES, SPLICE BOXES, OR OTHER DEVICES APPROVED FOR THIS PURPOSE.
 - MAKE SPLICES OF CONDUCTORS THAT ARE COMPATIBLE WITH CONDUCTOR MATERIAL AND THAT POSSESS EQUIVALENT OR BETTER MECHANICAL STRENGTH, CURRENT-CARRYING, AND INSULATION RATINGS THAN UNSPLICED CONDUCTORS. USE OXIDE INHIBITOR IN EACH SPLICE AND TAP CONDUCTOR FOR ALUMINUM CONDUCTORS.

SECTION 26 05 26 - GROUNDING AND BANDING FOR ELECTRICAL SYSTEMS

- INSULATED CONDUCTORS: COPPER OR TINNED-COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS OTHERWISE REQUIRED BY APPLICABLE CODE. INSTALL SOLID CONDUCTOR FOR #8 AWG AND SMALLER, AND STRANDED CONDUCTORS FOR #6 AWG AND LARGER, UNLESS OTHERWISE INDICATED.
- BARE COPPER MARKING CABLE: 28 KCMIL, 14 STRANDS OF #17 AWG CONDUCTORS, 1/4" IN DIAMETER.
- BARE COPPER BANDING CONDUCTOR: #4 OR #6 AWG, STRANDED CONDUCTOR.
- BOLTED CONDUCTORS FOR CONDUCTORS AND PIPES: COPPER OR COPPER ALLOY, BOLTED PRESSURE-TYPE, WITH AT LEAST TWO BOLTS. SIZE FOR CONDUCTOR AND MATERIAL/PIPE THICKNESS.
- INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS WITH OIL FEEDERS AND BRANCH CIRCUITS.
- HVAC AND PLUMBING EQUIPMENT: INSTALL A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR TO EACH PIECE OF EQUIPMENT OPERATING AT 120 V AND MORE, INCLUDING AIR CLEANERS, HEATERS, DAMPERS, HUMIDIFIERS, WATER HEATERS, PUMPS, ETC. BAND CONDUCTOR TO EACH UNIT AND TO DUCT AND/OR CONNECTED METALLIC PIPING. INSTALL BANDING JUMPER TO BAND ACROSS FLEXIBLE CONNECTIONS TO ACHIEVE CONTINUITY.
- ROUTE GROUNDING CONDUCTORS ALONG SHORTEST AND STRAIGHTEST PATHS POSSIBLE, UNLESS OTHERWISE INDICATED OR REQUIRED BY CODE. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECTED TO STRAIN, IMPACT, OR DAMAGE.
- BANDING STRAPS AND JUMPERS: COPPER OR TINNED-COPPER TAPE, BRAIDED CONDUCTORS, TERMINATED WITH COPPER WELDING. USE 1/2" OR 1 1/8" THICK, INSTALLED IN LOCATIONS ACCESSIBLE FOR INSPECTION AND MAINTENANCE, EXCEPT WHERE ROUTED THROUGH SHORT LENGTHS OF CONDUIT.
 - BANDING TO STRUCTURE: BAND STRAPS DIRECTLY TO BASIC STRUCTURE, TAKING CARE NOT TO PENETRATE ANY ADJACENT PARTS.
- BANDING TO EQUIPMENT MOUNTED ON VIBRATION ISOLATION HANGERS AND SUPPORTS: INSTALL SO VIBRATION IS NOT TRANSMITTED TO RIGIDLY MOUNTED EQUIPMENT.

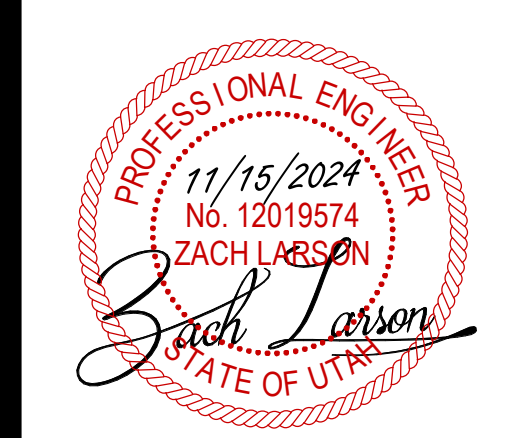
SECTION 26 05 29 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

- DESIGN SUPPORTS FOR MULTIPLE RACEWAYS AND EQUIPMENT CAPABLE OF SUPPORTING COMBINED WEIGHT OF SUPPORTED SYSTEMS, ITS CONTENTS, AND COMPONENTS. ADEQUATE TO RESIST MAXIMUM LOADS IMPOSED FOR THIS PROJECT, WITH A MINIMUM STRUCTURAL SAFETY FACTOR OF FIVE TIMES THE APPLIED FORCE.
- STEEL SLOTTED SUPPORT SYSTEMS: HOT-DIP GALVANIZED, FACTORY-FABRICATED COMPONENTS FOR FIELD ASSEMBLY WITH CHANNEL DIMENSIONS SELECTED FOR APPLICABLE LOAD CRITERIA.
- CONDUIT AND CABLE SUPPORT DEVICES: STEEL AND MALLEABLE-IRON HANGERS, CLAMPS, AND ASSOCIATED FITTINGS, DESIGNED FOR TYPES AND SIZES OF RACEWAY OR CABLE TO BE SUPPORTED.
- SUPPORT FOR CONDUCTORS IN VERTICAL CONDUIT: FACTORY-FABRICATED ASSEMBLY CONSISTING OF MALLEABLE IRON, THREADED BODY AND INSULATING WEDGING PLUG OR PULLS FOR NON-ARMORED ELECTRICAL CONDUCTORS OR CABLES IN RISER CONDUIT. PLUGS SHALL HAVE NUMBER, SIZE, AND SHAPE OF CONDUCTOR GRIPPING PIECES AS REQUIRED TO SUIT INDIVIDUAL CONDUCTORS OR CABLES SUPPORTED.
- POWDER-ACTUATED FASTENERS: THREADED-STEEL STUD, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE, STEEL, OR WOOD, WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE USED.
- MECHANICAL-EXPANSION ANCHORS: INSERT-WEDGE-TYPE, ZINC-COATED STEEL, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS IN WHICH USED.
- MAXIMUM SUPPORT SPACING AND MINIMUM HANGER ROD SIZE FOR RACEWAY: SPACE SUPPORTS FOR EMT, IMC, AND RMC AS NFPA 70. MINIMUM ROD SIZE SHALL BE 1/4" IN DIAMETER.
- MULTIPLE RACEWAYS OR CABLES: INSTALL TRAPEZE-TYPE SUPPORTS FABRICATED WITH STEEL SLOTTED SUPPORT SYSTEM, SIZED SO CAPACITY CAN BE INCREASED BY AT LEAST 25% IN FUTURE WITHOUT



1052 S 1350 E
SPANISH FORK, UT 84660
(208) 403-8903

REGISTRATION



PROJECT

CVMC SANTAQUIN - PHASE II ADDITION

APPLICANT

**210 E MAIN STREET
SANTAQUIN, UT 84655**

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT # 240016
 DRAWN BY: ZLL
 CHECKED BY: ZLL
 ISSUE DATE: 11/15/2024
 APPLICATION TYPE:

PERMIT

APN #

090900019

SHEET TITLE

ELECTRICAL PLAN - SITE

SHEET NUMBER

E1.1

LIGHTING FIXTURE SCHEDULE

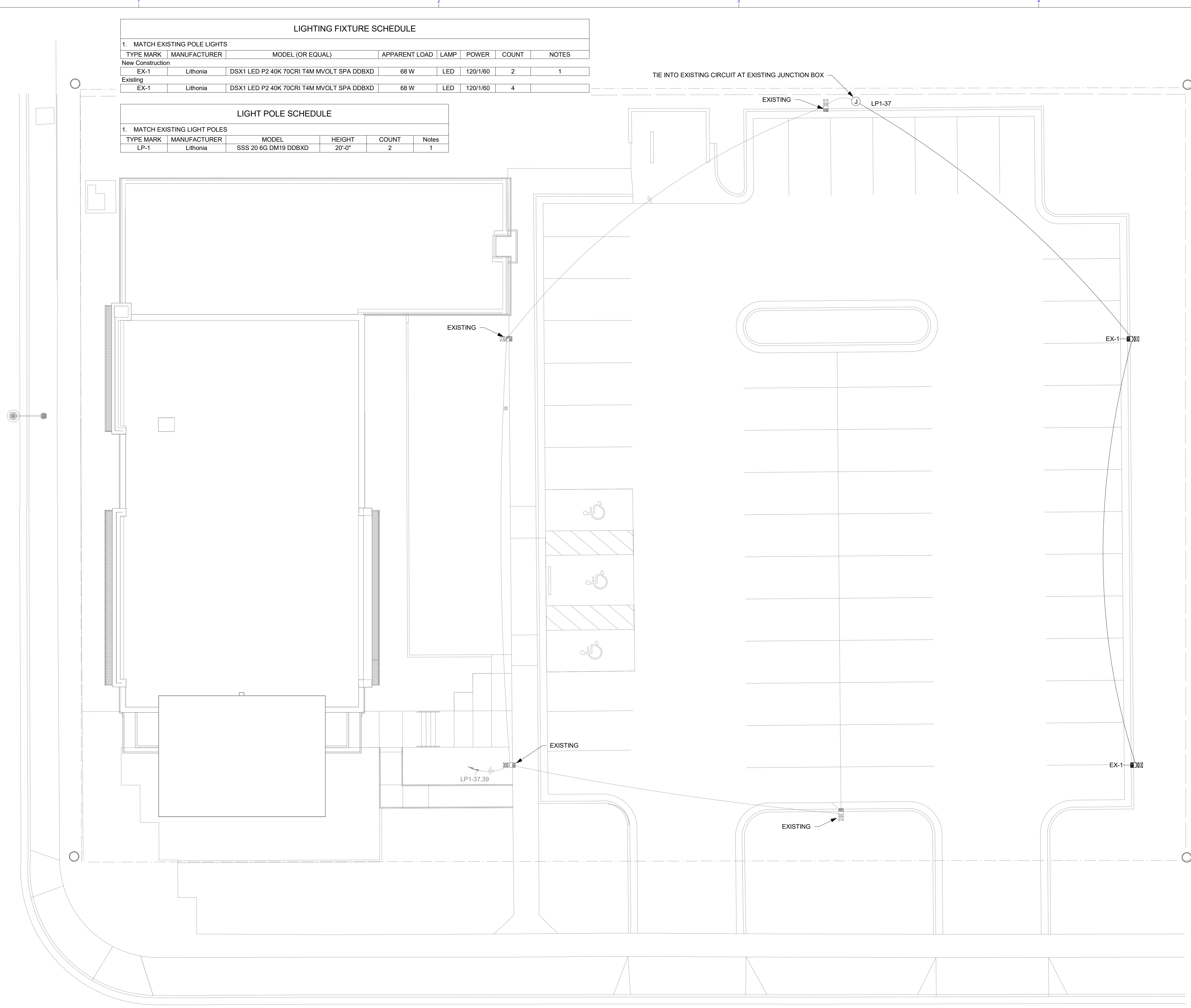
1. MATCH EXISTING POLE LIGHTS

TYPE MARK	MANUFACTURER	MODEL (OR EQUAL)	APPARENT LOAD	LAMP	POWER	COUNT	NOTES
EX-1	Lithonia	DSX1 LED P2 40K 70CRI T4M MVOLT SPA DDBXD	68 W	LED	120/1/60	2	1
EX-1	Lithonia	DSX1 LED P2 40K 70CRI T4M MVOLT SPA DDBXD	68 W	LED	120/1/60	4	

LIGHT POLE SCHEDULE

1. MATCH EXISTING LIGHT POLES

TYPE MARK	MANUFACTURER	MODEL	HEIGHT	COUNT	Notes
LP-1	Lithonia	SSS 20 6G DM19 DDBXD	20'-0"	2	1



SANTAQUIN WEST MEETING HOUSE CENTER

1544 SOUTH SAGEBERRY DR, SANTAQUIN, UTAH COUNTY 84655



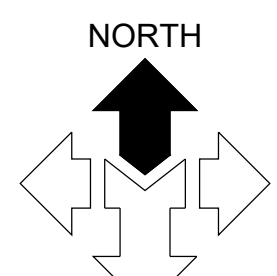
684 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951



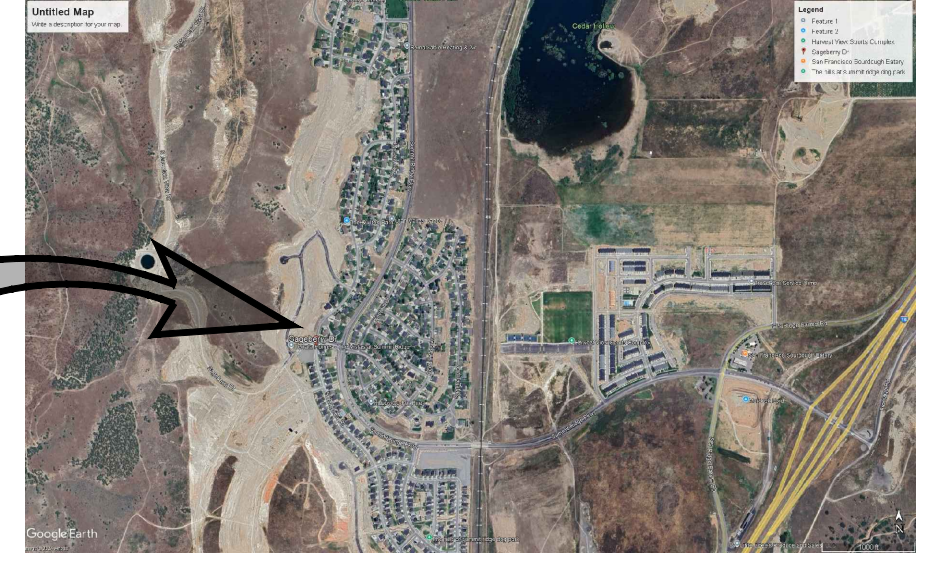
McNEIL ENGINEERING
Economic and Sustainable Design, Professional You Know and Trust
1075 South Provo, Ste 200 Provo, Utah 84601 801.221.7700 www.mcneileng.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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

CONTACT INFO:
James Doronju
(801) 246-5114
jcdoronju@churchofjesuschrist.org
502 North Temple St Salt Lake City UT 84150

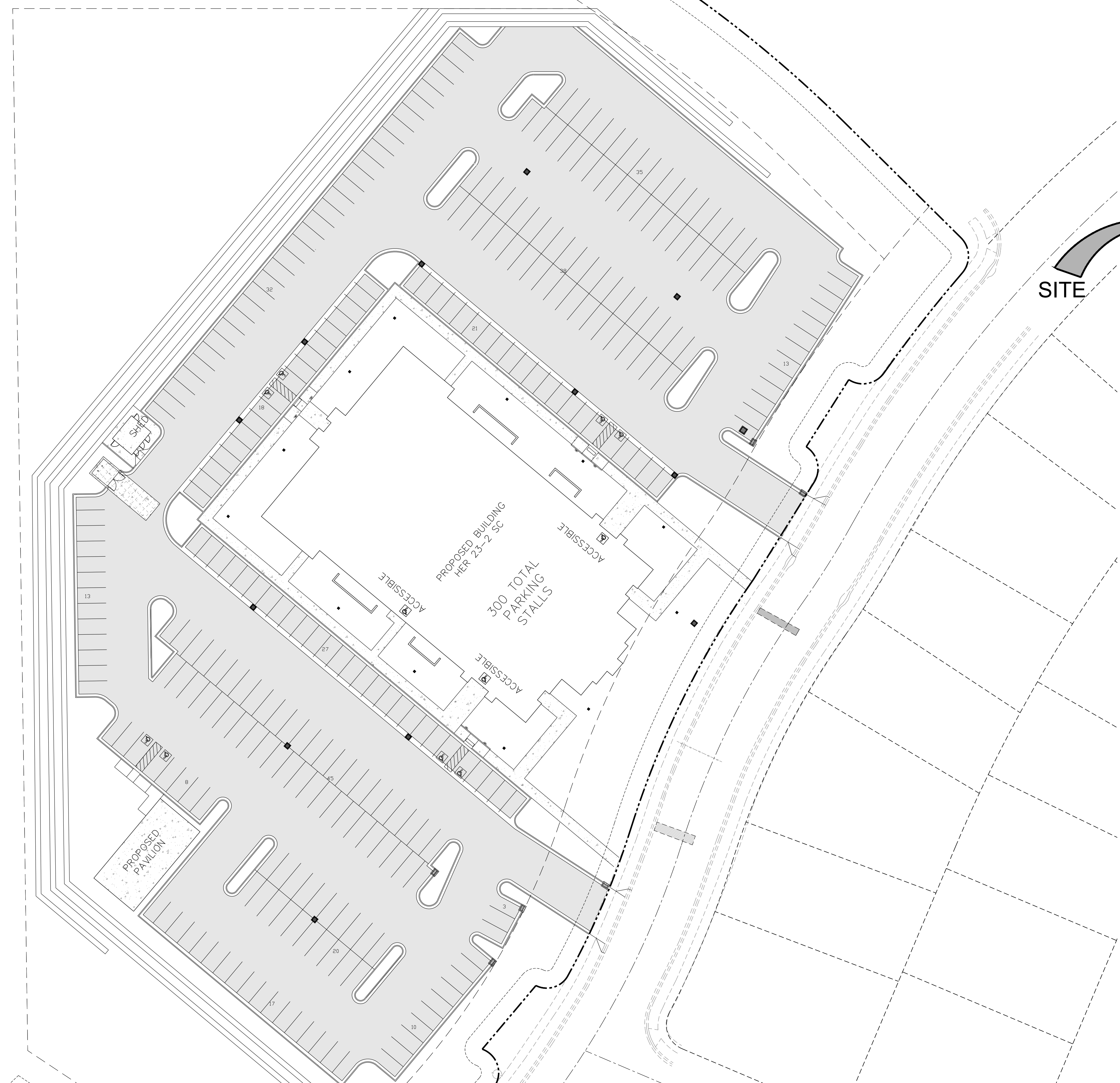


SCALE: 1" = 30'



VICINITY MAP
N.T.S.

SITE



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS
C5.05	CIVIL DETAILS
C5.06	CIVIL DETAILS

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

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

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

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.

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

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

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

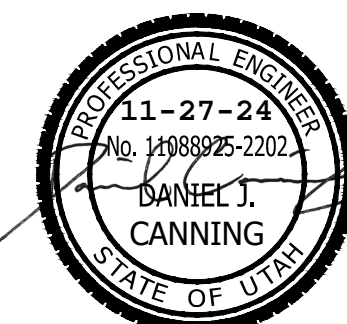
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CIVIL COVER

C0.00



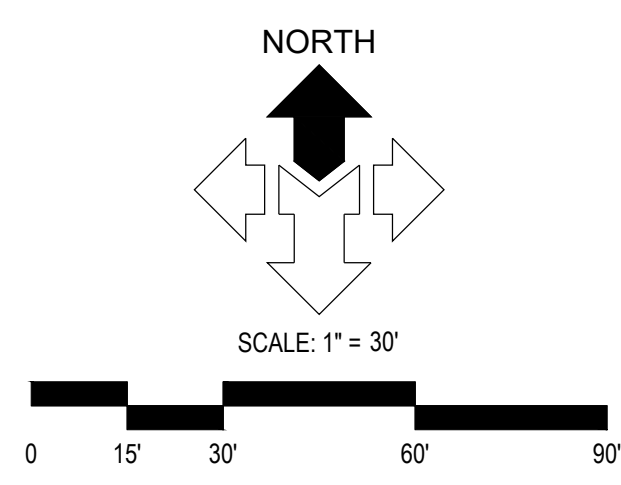
694 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951



McNEIL ENGINEERING
ESPECIALTY AND SUSTAINABLE DESIGN PROFESSIONAL FIRM
1000 South Main Street, Suite 200, Salt Lake City, UT 84143
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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

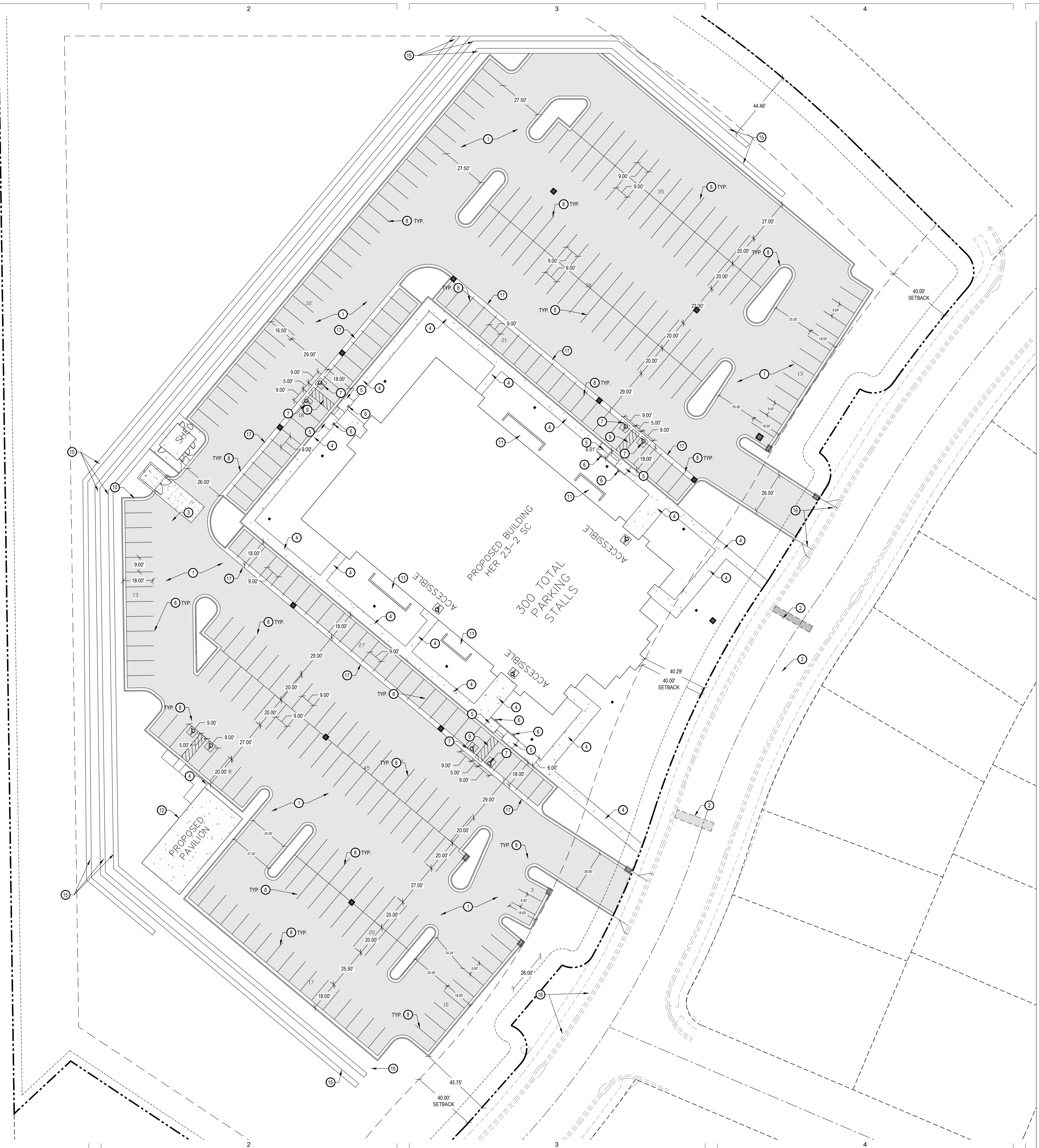
CONTACT INFO:
James Zimku
(801) 264-5174
jzimku@churchofjesuschrist.org
926 North Temple St Salt Lake City UT 84150



DESCRIPTION	AREA	%
HARDSCAPE	121,103 SQFT	38%
LANDSCAPE	173,991 SQFT	55%
BUILDINGS	24,148 SQFT	8%
TOTAL	319,242 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.01.
 - 2 ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - 3 CONCRETE PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.01.
 - 4 CONCRETE SIDEWALK, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C' AND 'D', SHEET C5.01.
 - 5 ADA ACCESSIBLE RAMP, PER APWA STANDARD PLAN 236.3.
 - 6 ADA ACCESSIBLE PARKING STALL SIGN, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
 - 7 PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.02.
 - 8 4" WIDE SOLID YELLOW PARKING STRIPE LINES.
 - 9 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 10 DUMPSTER ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'B, C, D, AND E', SHEET C5.03. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - 11 MECHANICAL ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'F, G, H, AND J', SHEET C5.03. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - 12 RECREATIONAL PAVILION, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 13 24" CONCRETE CURB AND GUTTER - IN FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'E', SHEET C5.01.
 - 14 24" CONCRETE CURB AND GUTTER - OUT FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.01.
 - 15 NEW RETAINING WALL, WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. SEE GRADING PLAN SHEET C2.01 FOR ELEVATIONS.
 - 16 NEW DRIVE APPROACH PER APWA STANDARD PLAN 222.
 - 17 36" WIDE CONCRETE WATERWAY, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C5.01.



SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

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

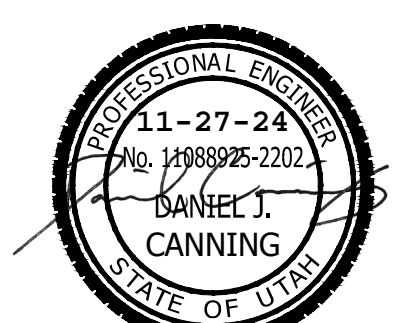
REV	DATE	DESCRIPTION

Blue Stakes of UTAH811
Bluestakes.org

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

CIVIL SITE PLAN

C1.01



OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints
CONTACT INFO: James Zorluo (801) 248-5174, jz@jshwku@churchofjesuschrist.org, 926 North Temple St Salt Lake City UT 84150

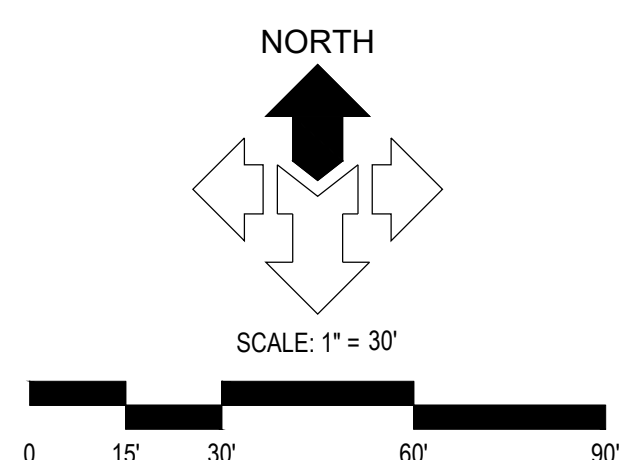
SANTAQUIN WEST MEETING HOUSE
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH COUNTY, UTAH 84655

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

REV DATE DESCRIPTION

GRADING AND DRAINAGE PLAN

C2.01



GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

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

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

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.03.
- 3 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
- 4 STORM DRAIN INLET CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'K', SHEET C5.01.
- 5 STORM DRAIN PIPE PER, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- 6 STORMTECH MC-7200 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. RETENTION SYSTEM AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS RETENTION CAPACITY OF 28,449 C.F. TOTAL REQUIRED STORAGE = 28,620 C.F. SEE DETAIL SHEET C5.02. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
- 7 LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
- 8 6" HDPE PIPE FROM DOWNSPOUT BASIN, SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M & N', ON SHEET C5.01.
- 9 UNUSED
- 10 STORM CHAMBER DISTRIBUTION BOX.
- 11 NEW BLOCK RETAINING WALL, WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. WALL TO HAVE 4" PERFORATED PVC DRAINAGE PIPE INSTALLED AT BASE OF WALL PER DETAIL 'P', SHEET C5.03.

STORM RUNOFF CALCULATION SHEET		Title:	Santaquin LDS Church Bldg
Project No:		Scope:	Site Drainage Design
24004		Engineer:	DJC
		Check:	DJC
		Authority:	Santaquin
		Rev. No.:	
Design Philosophy: The storm water runoff from the project site will sheet flow to various catch basins designed on site that will collect the water then convey it by underground pipe to a subsurface storage chamber system which will retain the water until it can be infiltrated into the ground. An infiltration test gave an infiltration rate for this site of 60 min / in, which then calculates to a release rate of 0.159 cfs with the size of the chamber system.			
Area Identification (A)		Runoff Coefficient (C)	(C'A)
Paved	119,725 sf (2.75 ac)	0.90	= 107,753 sf
Roof Area	24,175 sf (0.55 ac)	0.90	= 21,758 sf
Landscape	175,350 sf (4.03 ac)	0.25	= 43,838 sf
Total	221,295 sf (5.08 ac)	0.78 (ave)	173,348 sf
Infiltration Rate = 60 min / in Allowable Infiltration Discharge = 0.159 cfs			
100-Year, 24-Hour Storm:		Q in (cfs)	Q out (cfs)
Time (min)	Rate (in/hr)	Rainfall (inches)	Storage (cu ft)
5	6.26	0.522	25.14
10	4.77	0.795	19.14
15	3.94	0.985	15.81
20	3.26	1.230	10.67
30	1.64	1.840	6.58
45	0.92	1.830	3.67
60	0.62	1.870	2.50
90	0.34	2.020	1.35
120	0.20	2.340	0.78
1440	0.12	2.930	0.49

Storage	Area (sf)	Depth (ft)	Volume (cu. ft.)
Chamber System			29449 cf
Total Surface Storage			29449 cf
Total Detention Provided:			29,449 cf
Total Detention Required:			28,620 cf

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

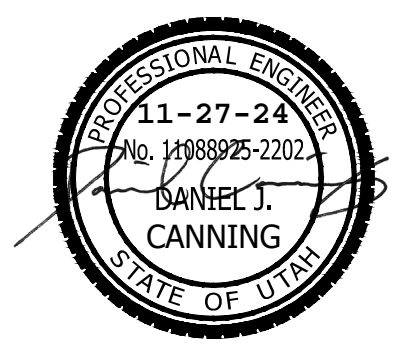
- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDOC STORM DRAIN CLEANOUT BOX
- SDOB STORM DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL
- WW WATERWAY

Blue Stakes of UTAH811
 BLUESTAKES.ORG

NOTICE!
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084 W Center St
Midvale UT 84047
uncommonarch.com
(801) 417-9951



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

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

SANTAQUIN WEST MEETING HOUSE

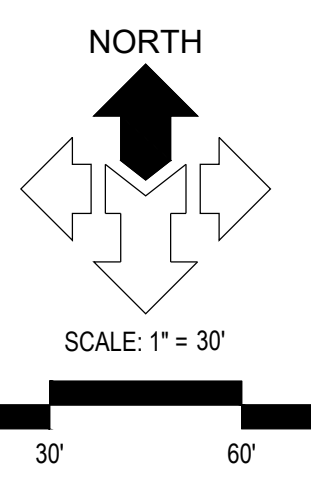
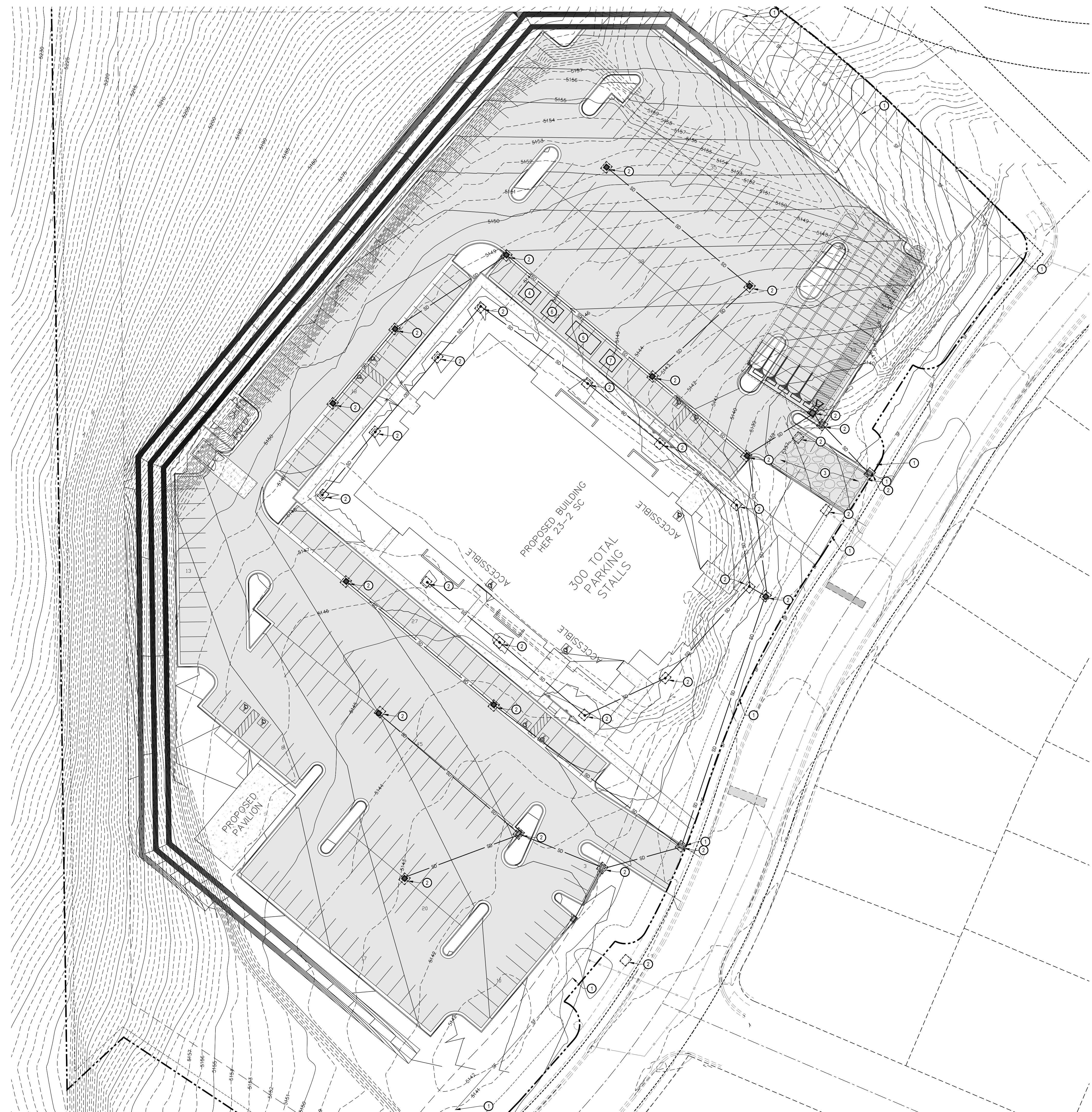
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

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

REV	DATE	DESCRIPTION

EROSION CONTROL PLAN

C3.01



GENERAL NOTES:
 THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
 WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
 THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
 SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
 CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
 NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

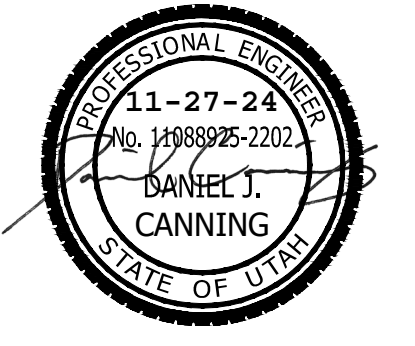
Blue Stakes of UTAH811
 bluestakes.org

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

Grid lines: 1, 2, 3, 4, 5 (horizontal) and A, B, C, D (vertical)



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



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

CONTACT INFO:
James Zarate
(801) 248-5174
jzarate@churchofjesuschrist.org
525 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE

1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH COUNTY, UTAH 84655

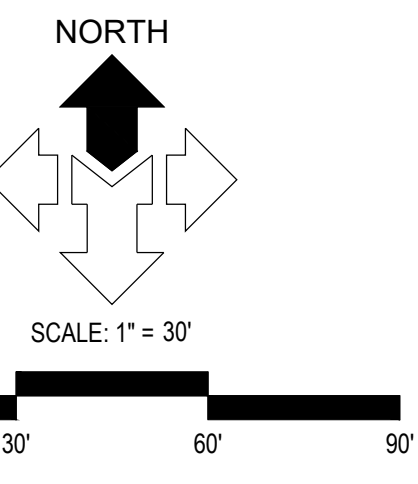
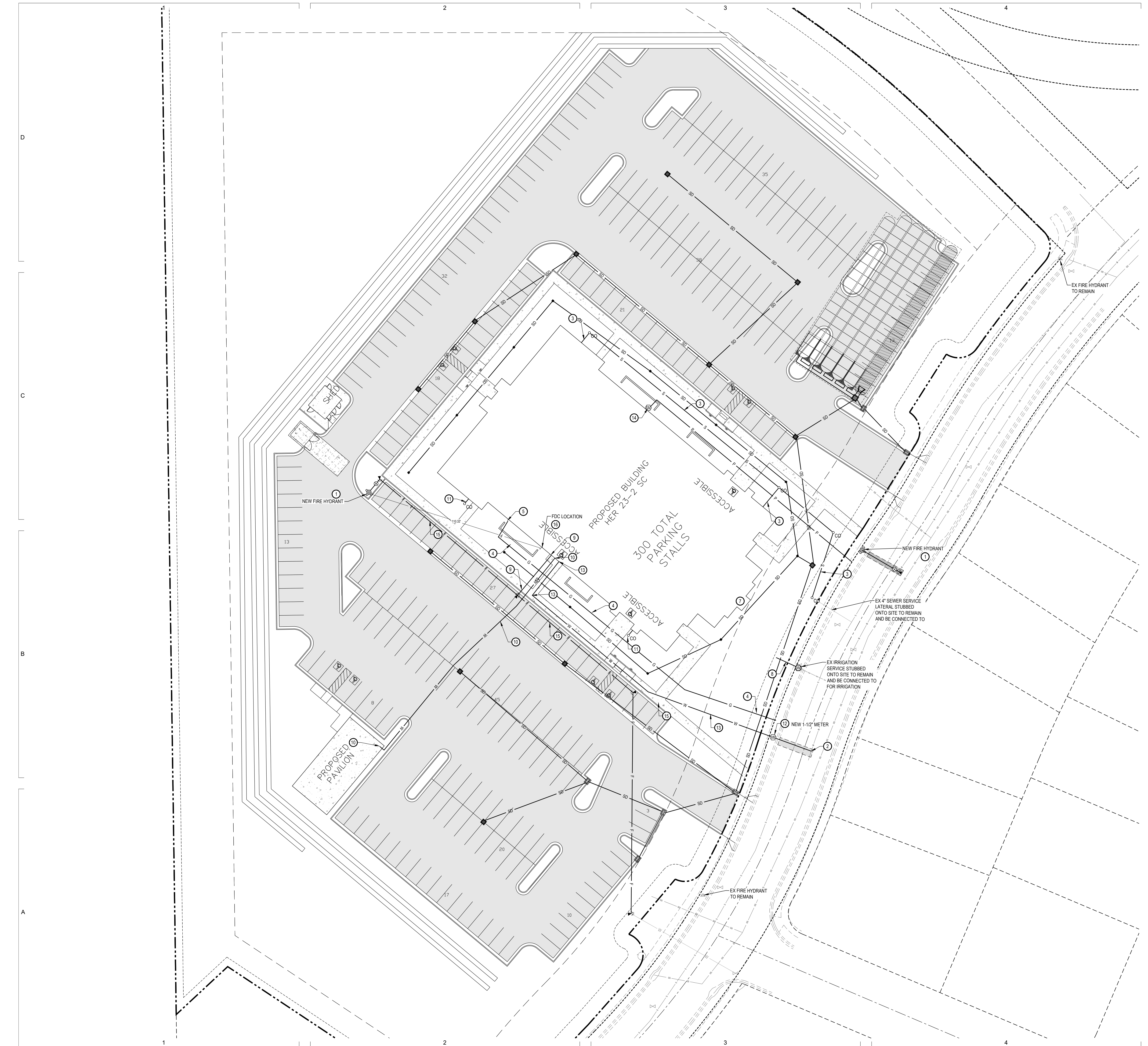
JOB NUMBER: 501-2698
OWNER: Church of Jesus Christ of Latter Day Saints

DATE: 09.13.2024

REV	DATE	DESCRIPTION

SITE UTILITY PLAN

C4.01



GENERAL NOTES:
CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
UTILITY ALERT PHONE NUMBERS
WATER: SANTAQUIN CITY
SEWER: SANTAQUIN CITY
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: POWER
TELEPHONE: CENTURY LINK

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INSTALL NEW FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511
 - CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN.
 - 4" PVC SDR-35 SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS METERS). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
 - UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
 - TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
 - EXISTING IRRIGATION SERVICE STUBBED ONTO SITE. CONNECT TO STUBBED SERVICE AND INSTALL NEW 1" IRRIGATION METER. SEE IRRIGATION PLANS FOR STOP AND WASTE.
 - 6" DIP CLASS S2 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASUREMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. PER APWA PLAN NO. 561 FOR THRUST BLOCKING.
 - 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
 - SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'C' SHEET C5.06.
 - 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
 - 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
 - APPROXIMATE ELECTRICAL METER LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
 - 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLAN NO. 561 FOR THRUST BLOCKING.
 - FDC LOCATION. SEE ARCHITECTURAL PLANS. USE A 5" STORTZ FITTING ON THE FDC PER SANTAQUIN CITY.
 - KNOX BOX REQUIRED WITH BOTH A HARD KEY AND FOB, AS WELL AS PULL STATION KEY AND ALARM PANEL KEY PER SANTAQUIN CITY.

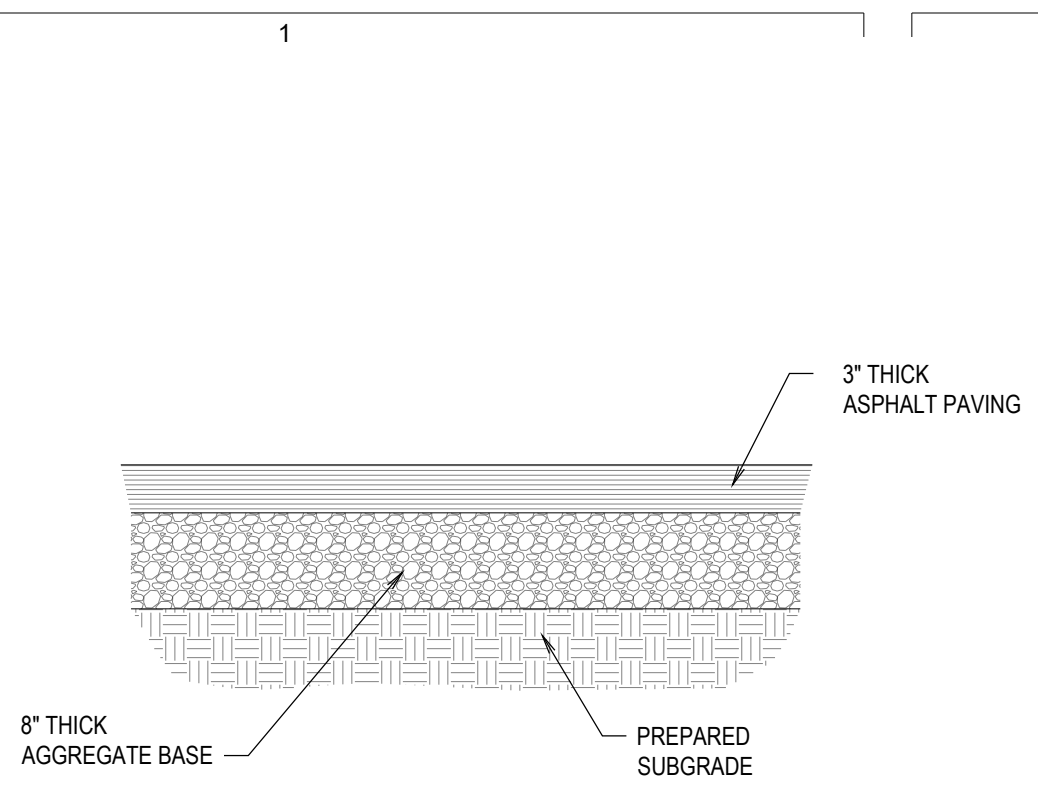
COMMON UTILITY ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

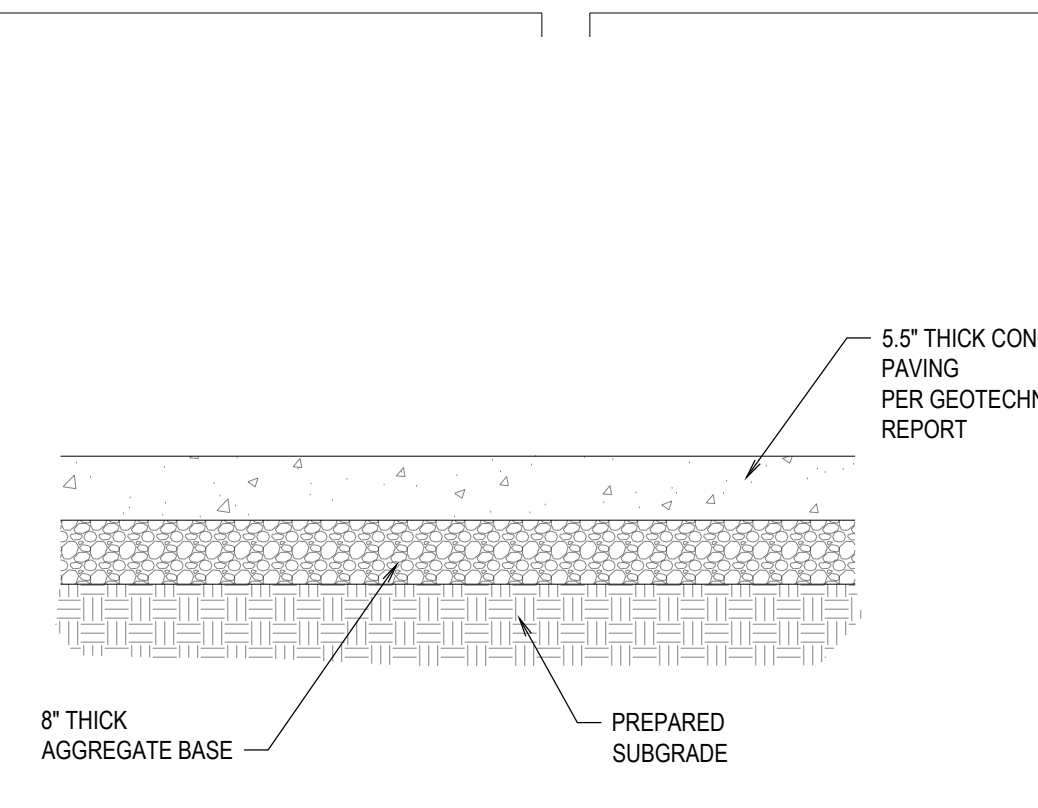
- CO	CLEANOUT
- CW	CULINARY WATER LINE
- F	PROPOSED FIRE LINE
- fb	EXISTING FIBER OPTIC LINE
- g	EXISTING GAS LINE
- G	PROPOSED GAS LINE
- p	EXISTING POWER LINE
- P	PROPOSED POWER LINE
- s	EXISTING SEWER LINE
- S	PROPOSED SEWER LINE
- SSMH	SANITARY SEWER MAN HOLE
- w	EXISTING WATER LINE
- W	PROPOSED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



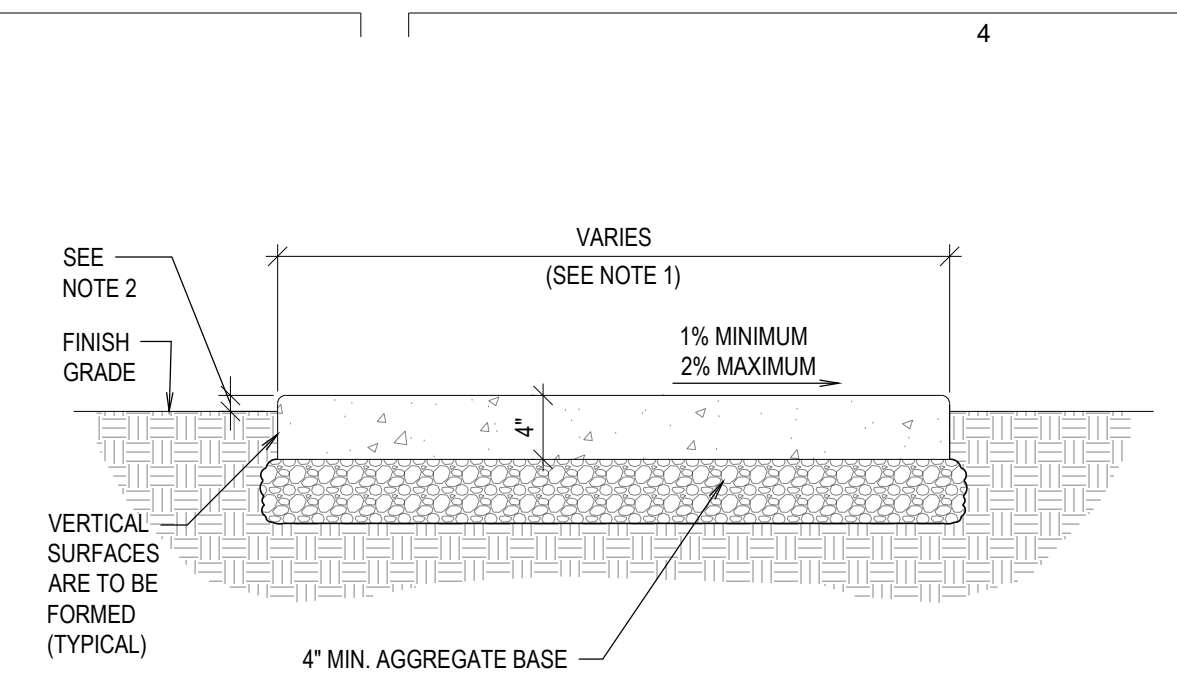
NOTICE!
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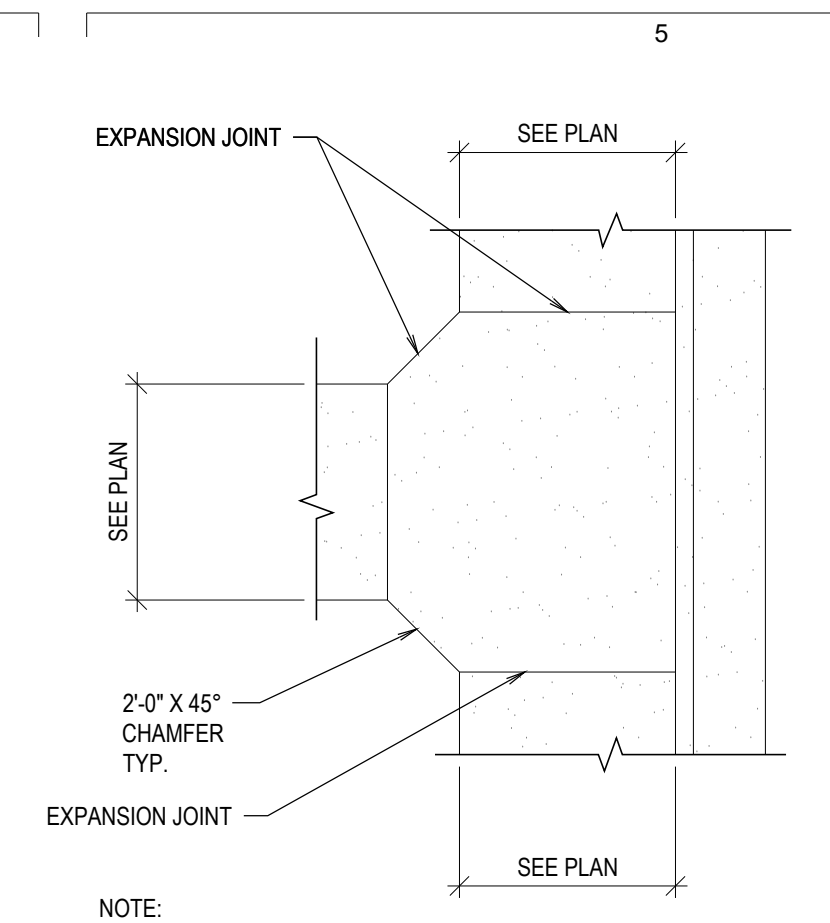
A ASPHALT PAVING
SCALE: N.T.S.



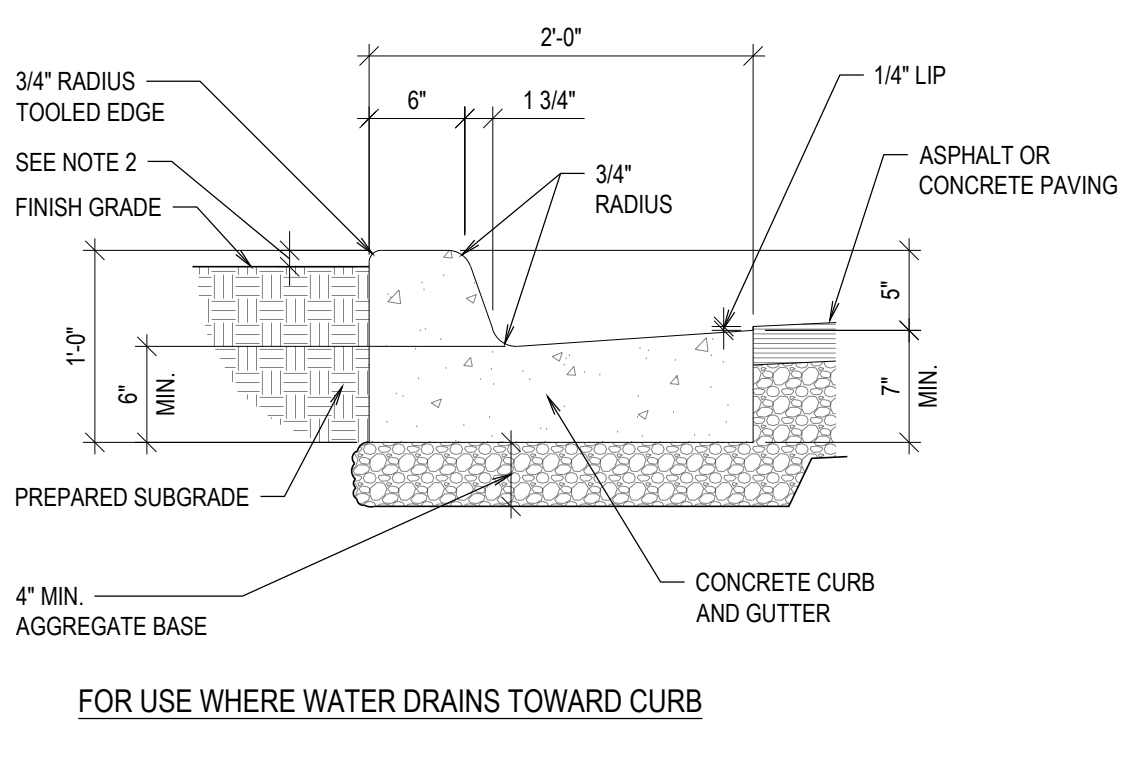
B CONCRETE PAVING
SCALE: N.T.S.



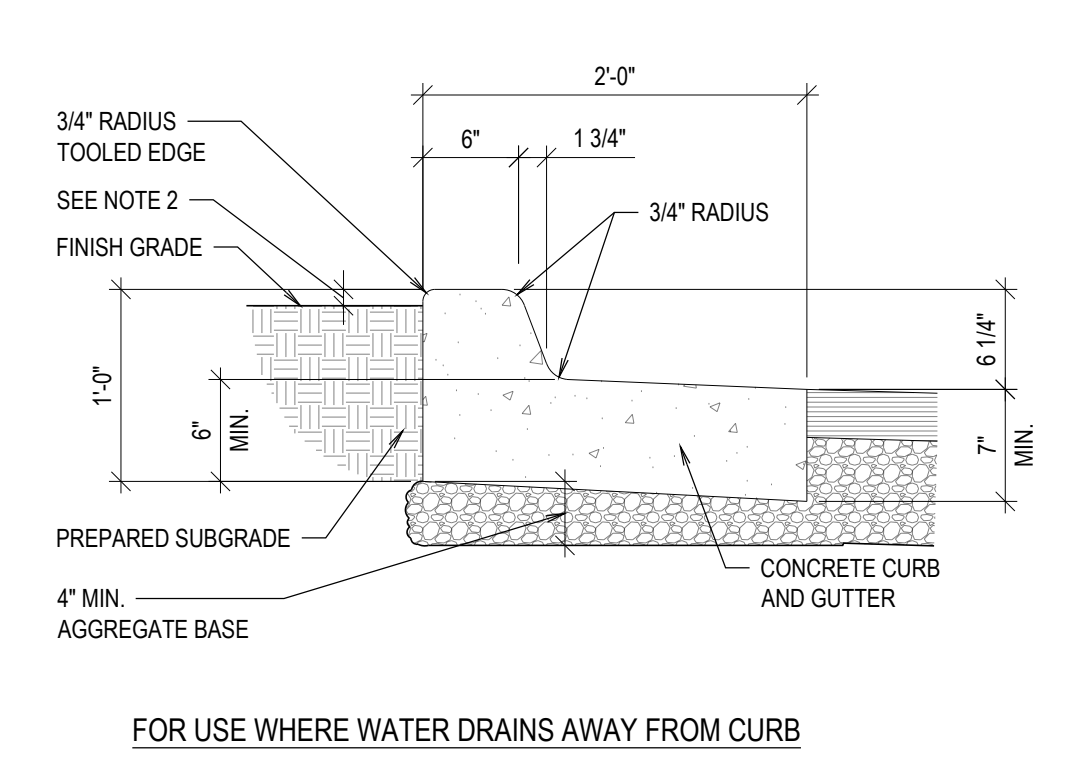
C SIDEWALK DETAIL
SCALE: N.T.S.



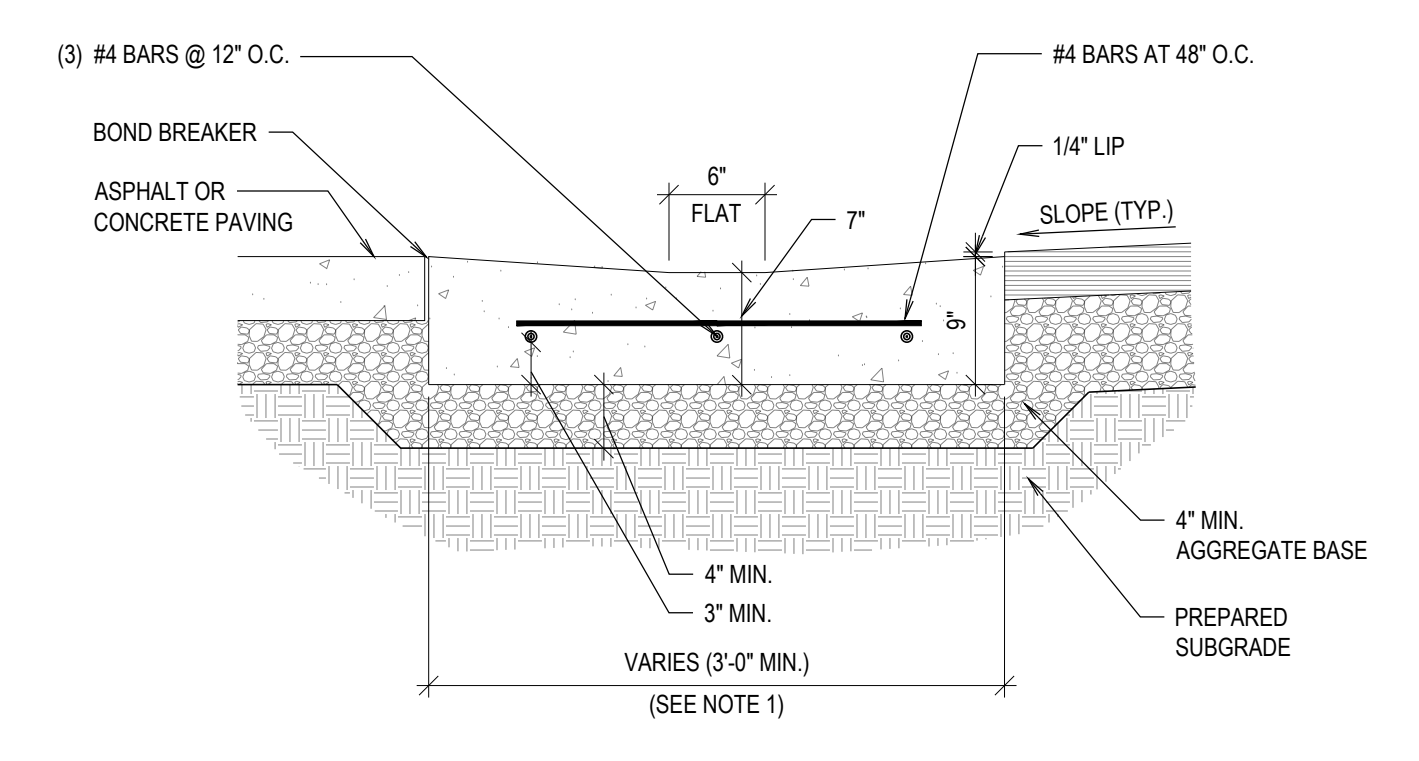
D SIDEWALK DETAIL
SCALE: N.T.S.



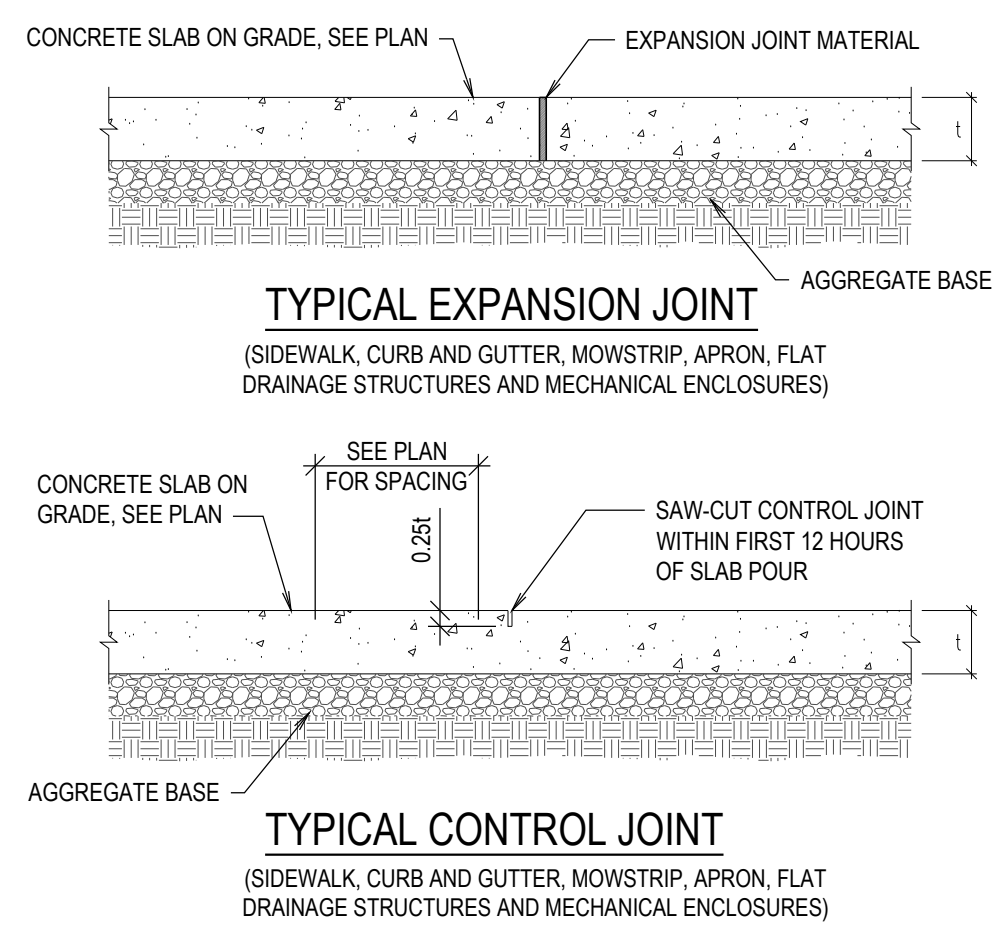
E CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



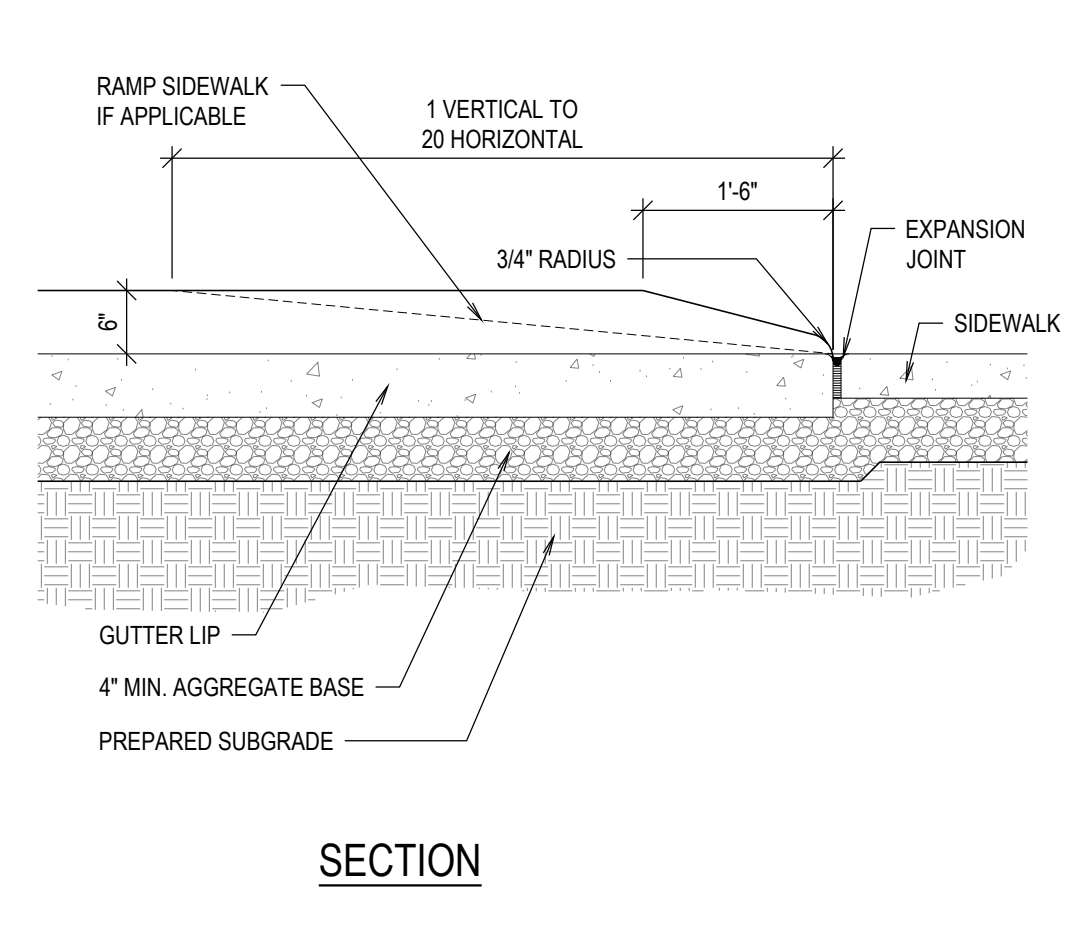
F CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



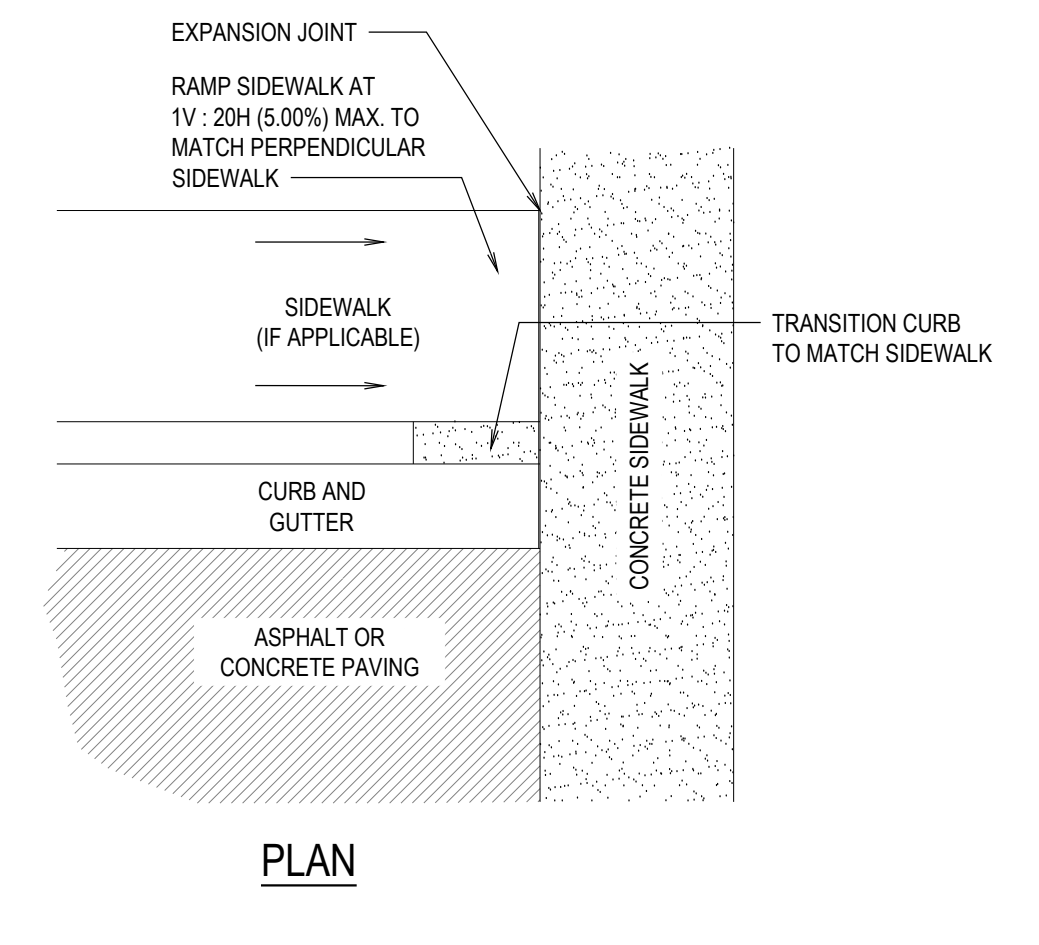
H CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



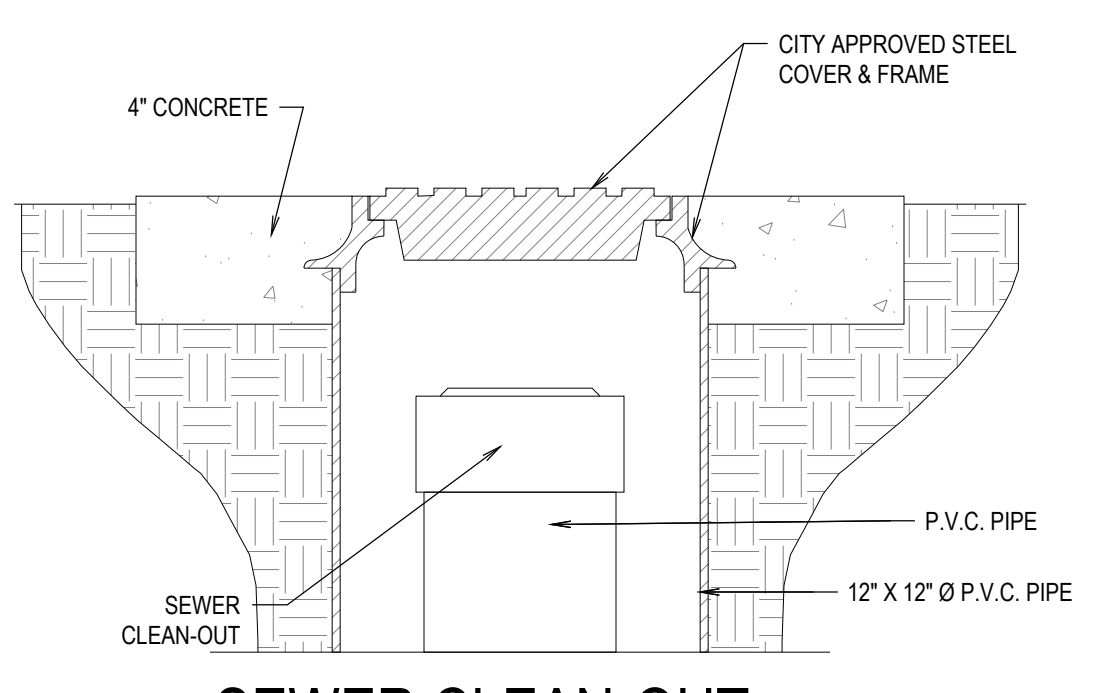
I EXPANSION AND CONTROL JOINT
SCALE: N.T.S.



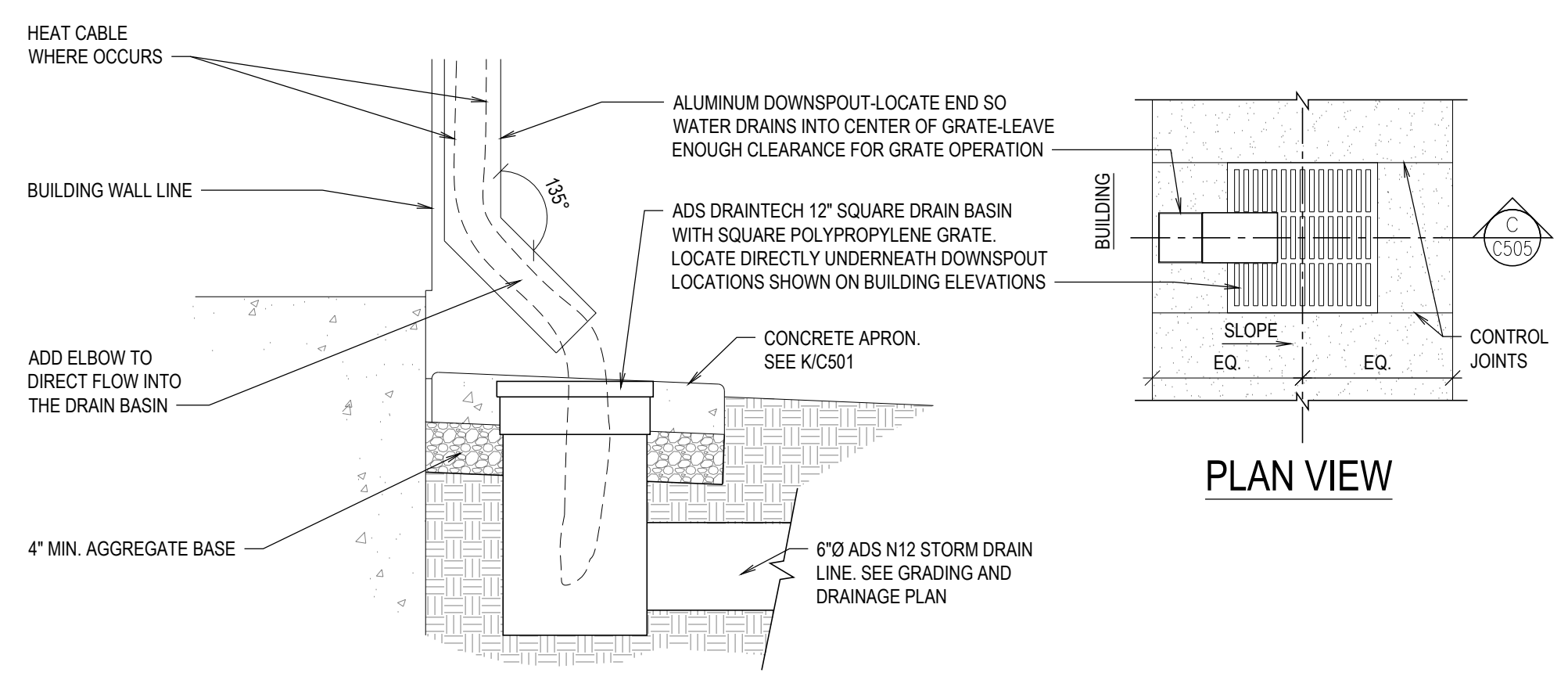
J CURB TRANSITION
SCALE: N.T.S.



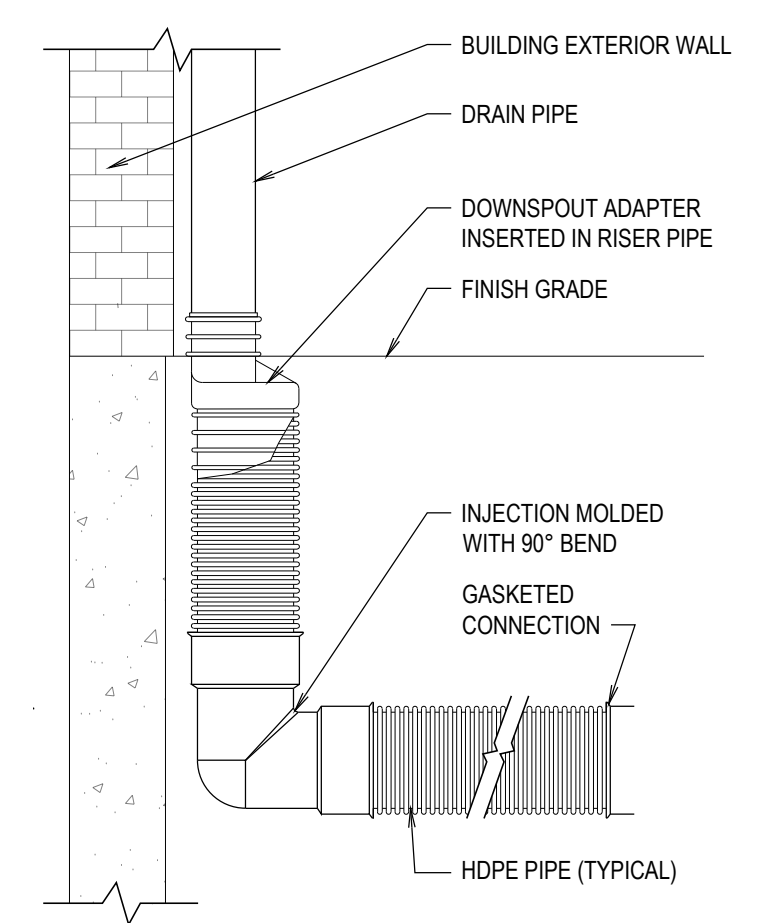
K INLET BOX IN CONCRETE PAVING
SCALE: N.T.S.



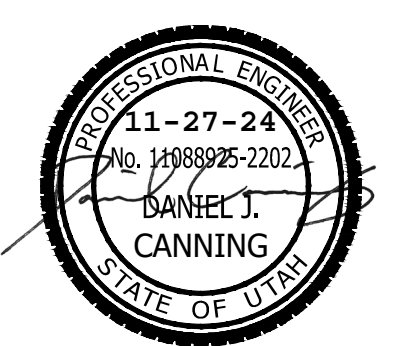
L SEWER CLEAN-OUT
SCALE: N.T.S.



M DOWNSPOUT AND CATCH BASIN DETAIL
SCALE: N.T.S.



N ROOF DRAIN CONNECTION
SCALE: N.T.S.

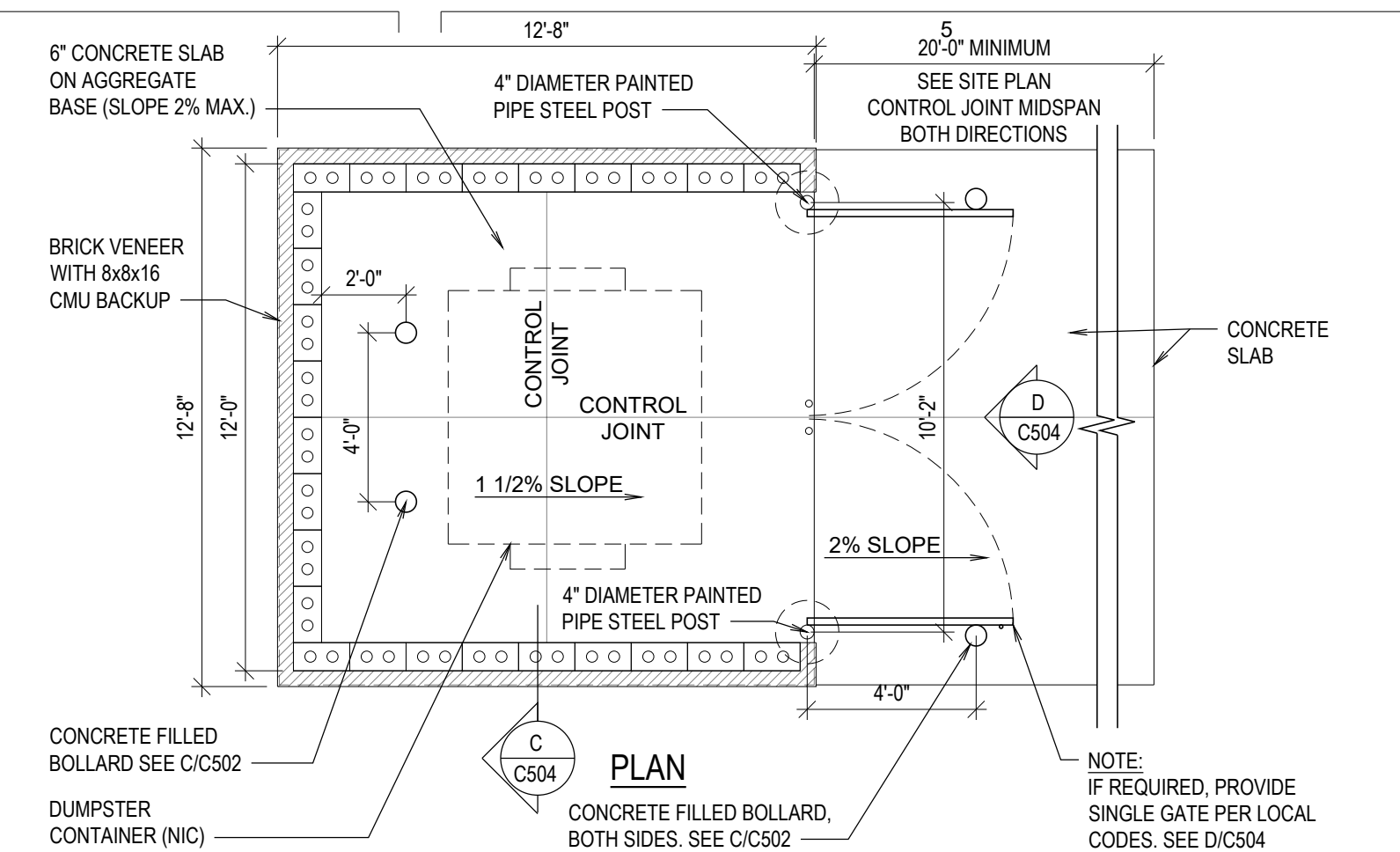


OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints
CONTACT INFO:
 James Zarobku
 (801) 249-5174
 jzarobku@churchofjesuschrist.org
 525 North Temple St. Salt Lake City UT 84102

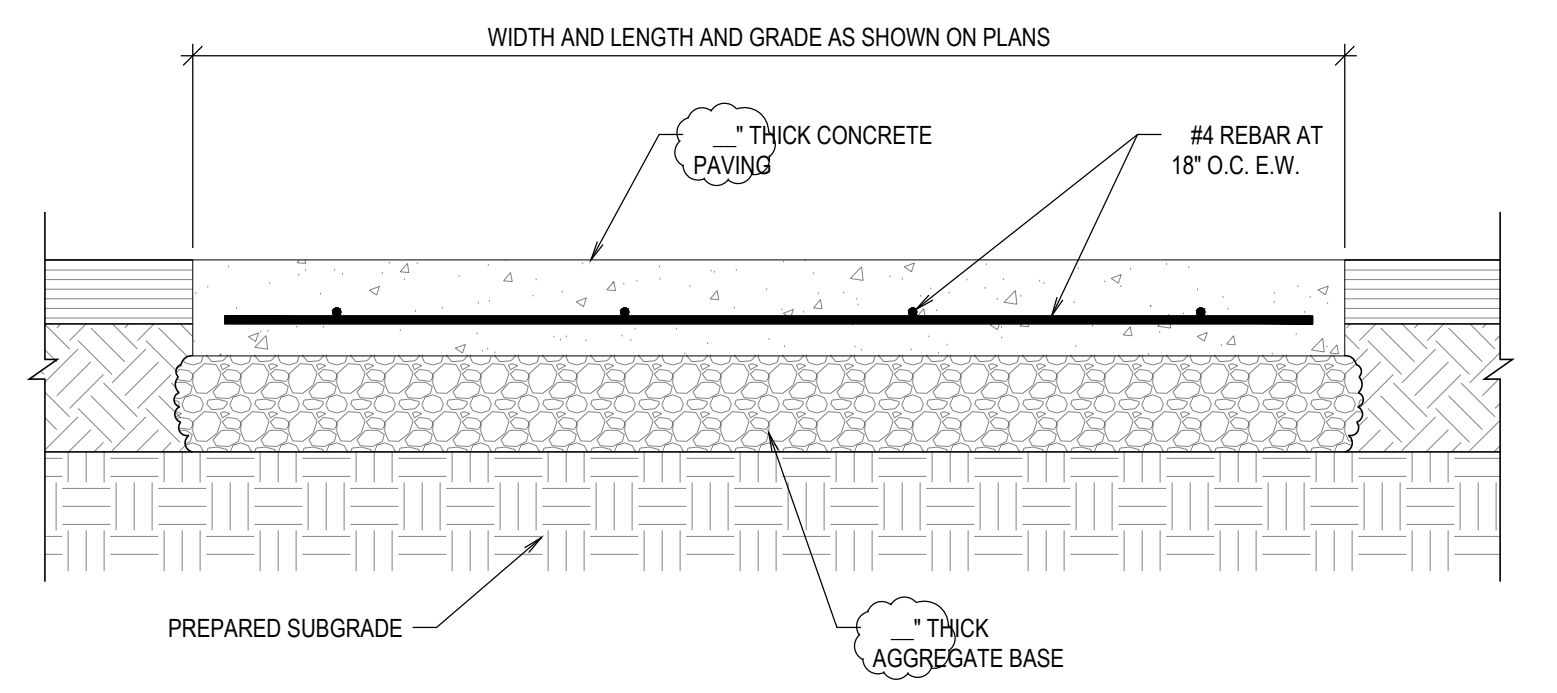
SANTAQUIN WEST MEETING HOUSE
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH COUNTY, UTAH 84655

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

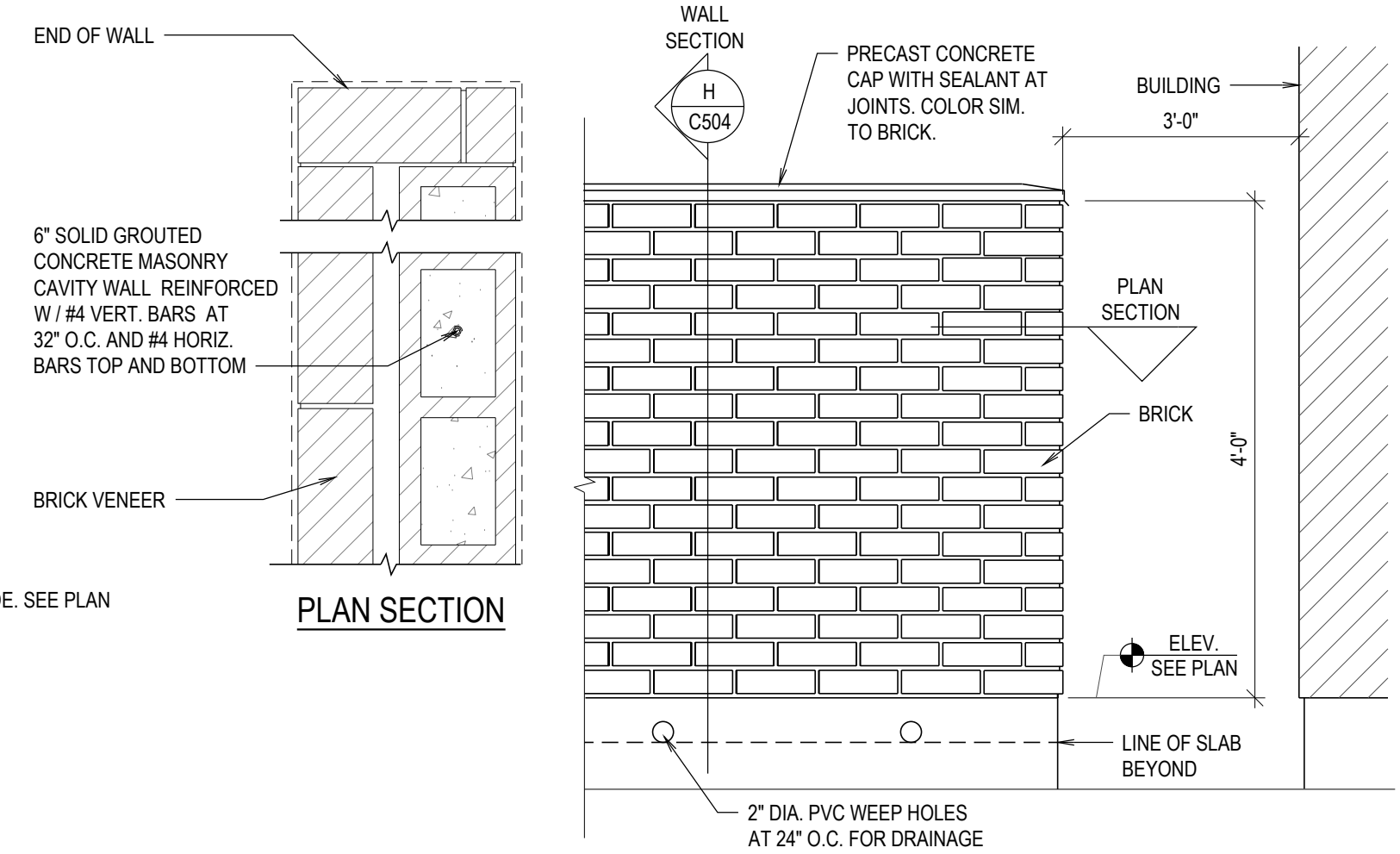
CIVIL DETAILS
C5.03



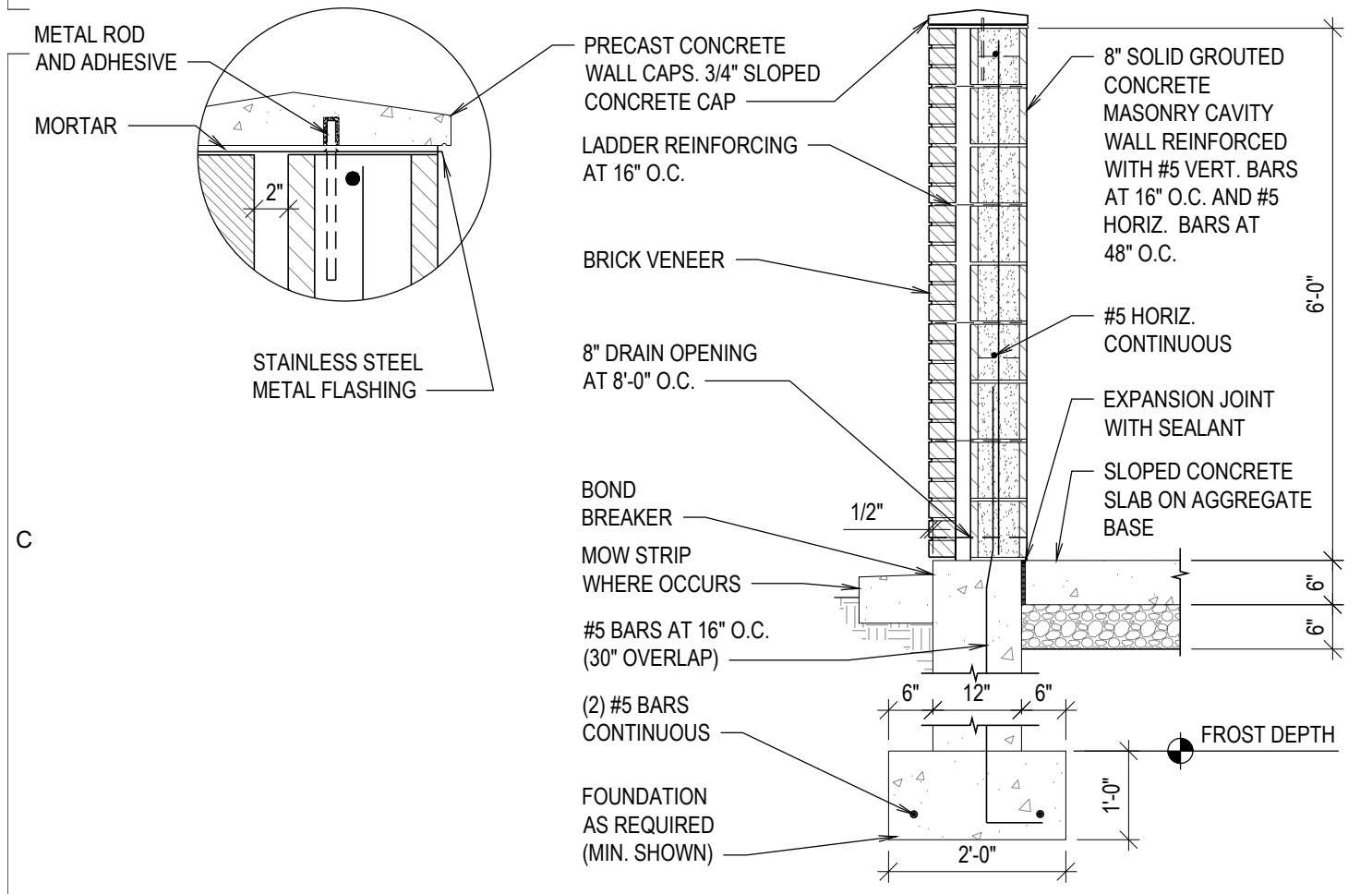
B MASONRY WALL DUMPSTER ENCLOSURE
 SCALE: N.T.S.



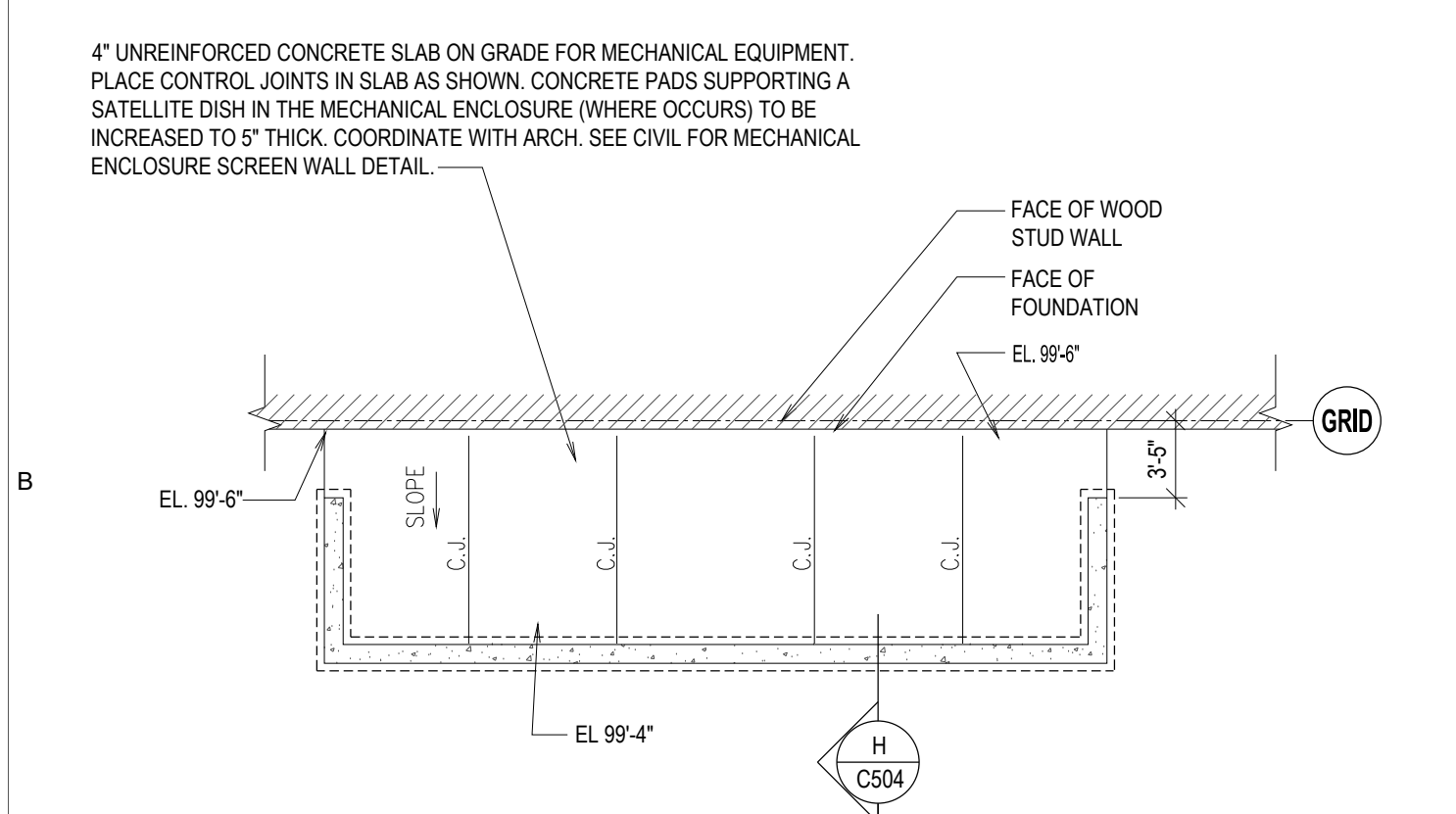
E DUMPSTER PAD SECTION
 SCALE: N.T.S.



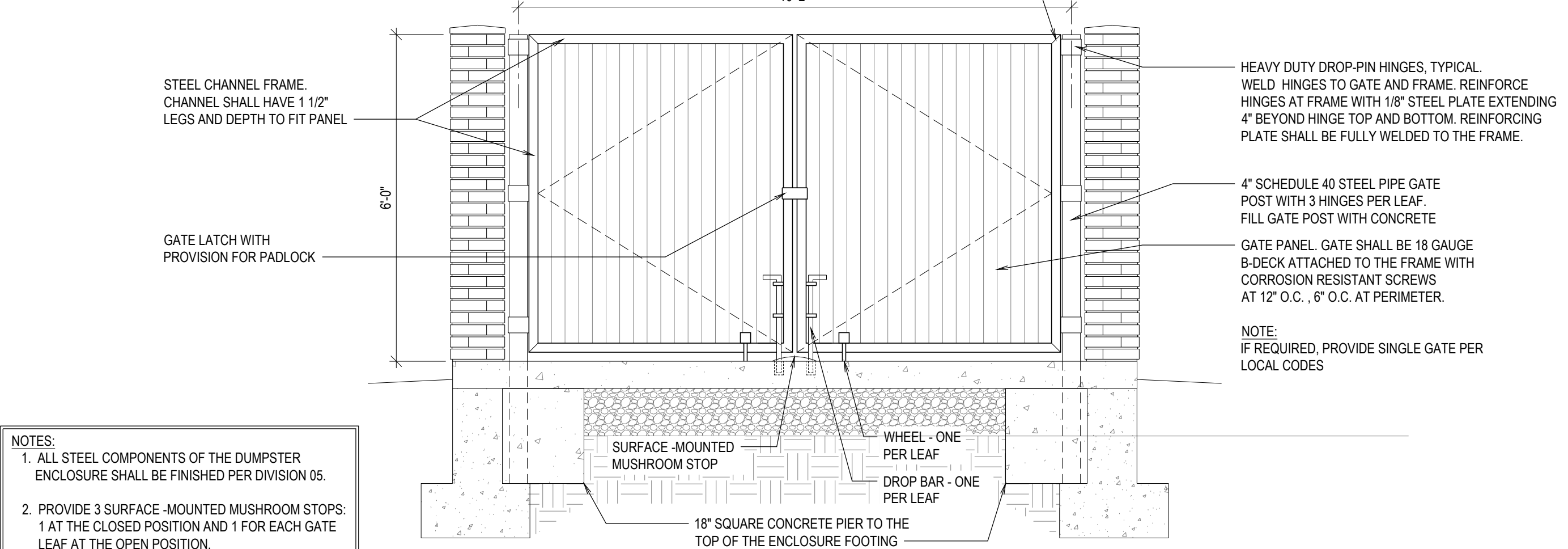
J MASONRY WALL MECH. ENCLOSURE ELEV.
 SCALE: N.T.S.



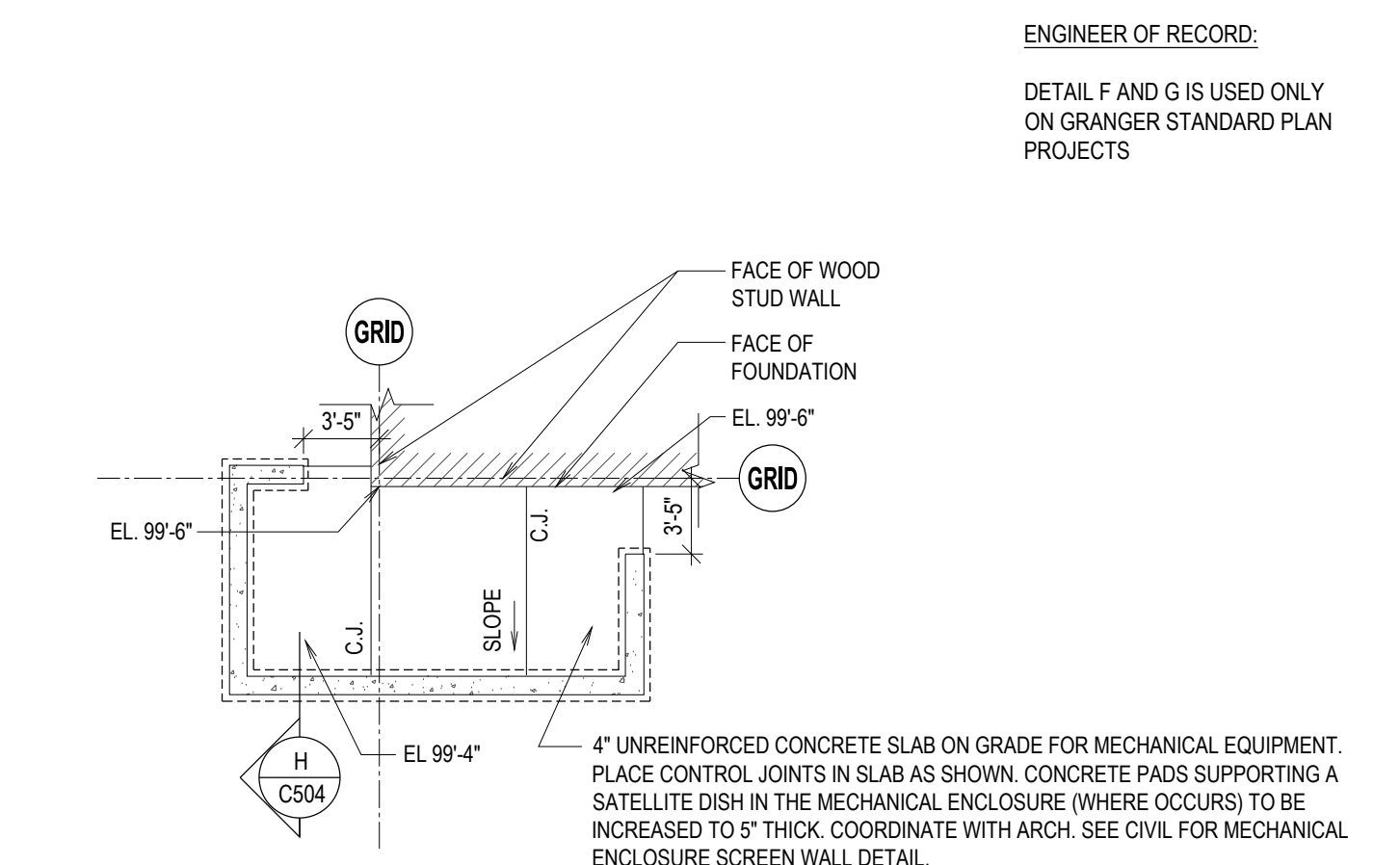
C MASONRY WALL DUMPSTER ENCLOSURE
 SCALE: N.T.S.



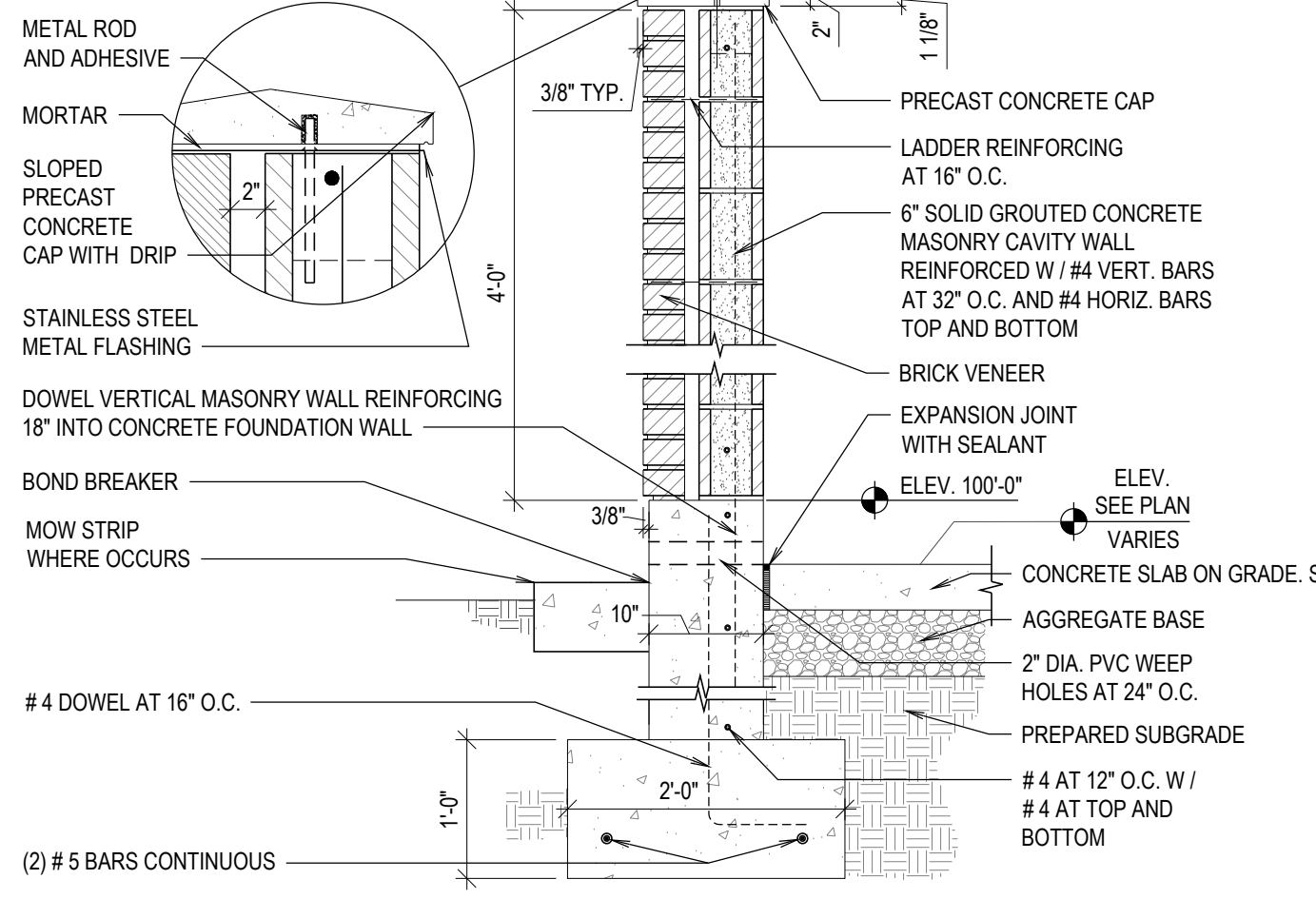
F MECHANICAL ENCLOSURE AT STRAIGHT WALL
 SCALE: N.T.S.



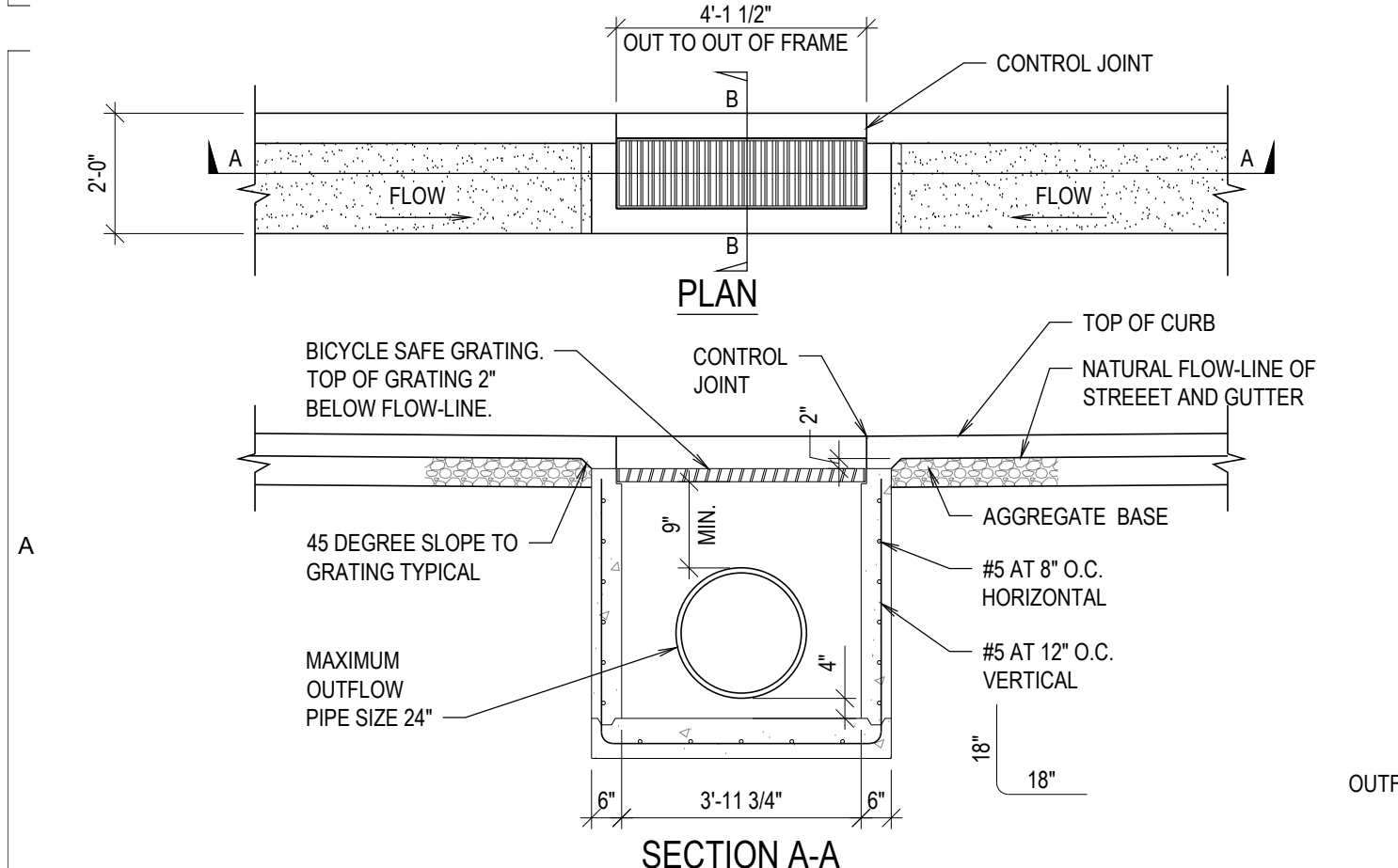
D MASONRY WALL DUMPSTER GATE
 SCALE: N.T.S.



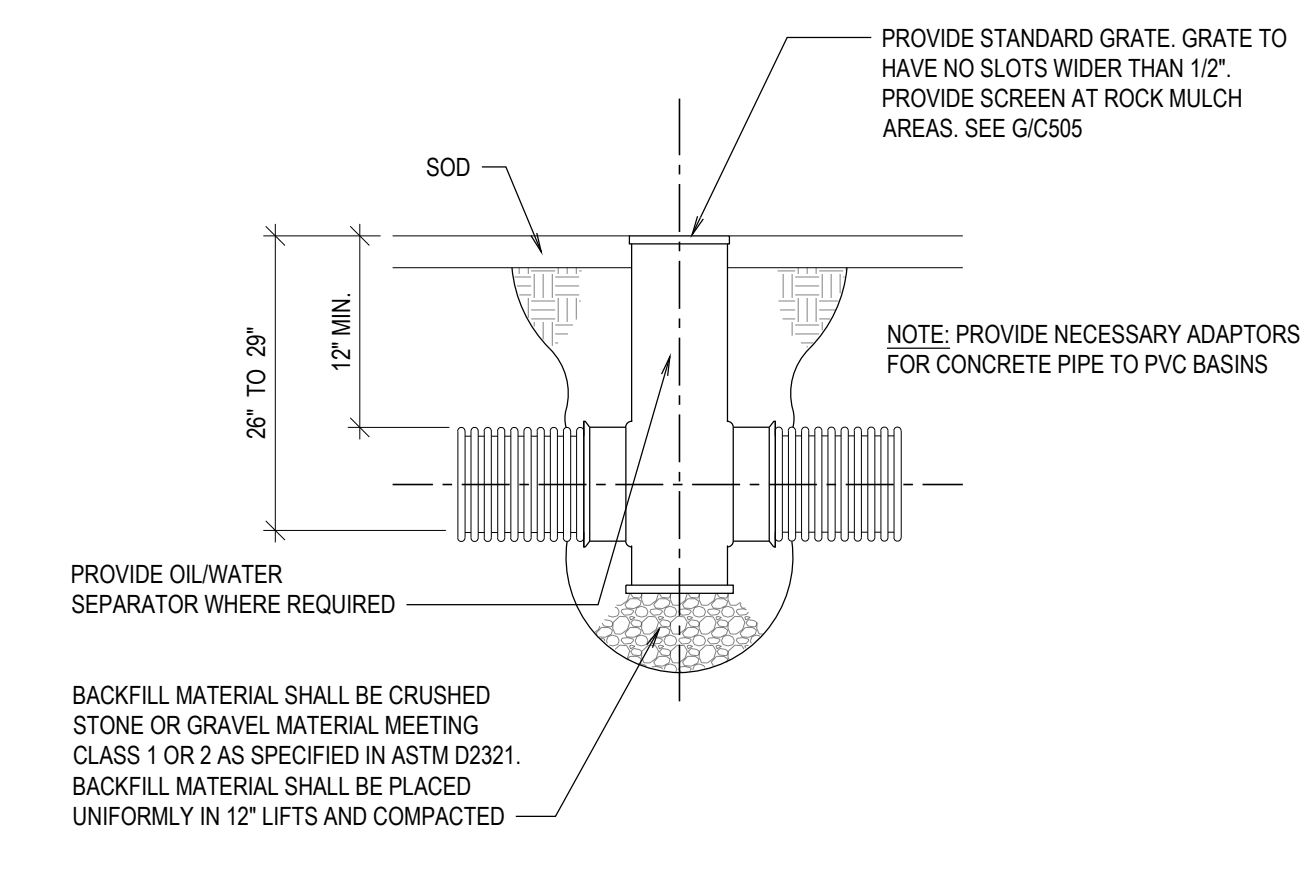
G MECHANICAL ENCLOSURE AT CORNER WALL
 SCALE: N.T.S.



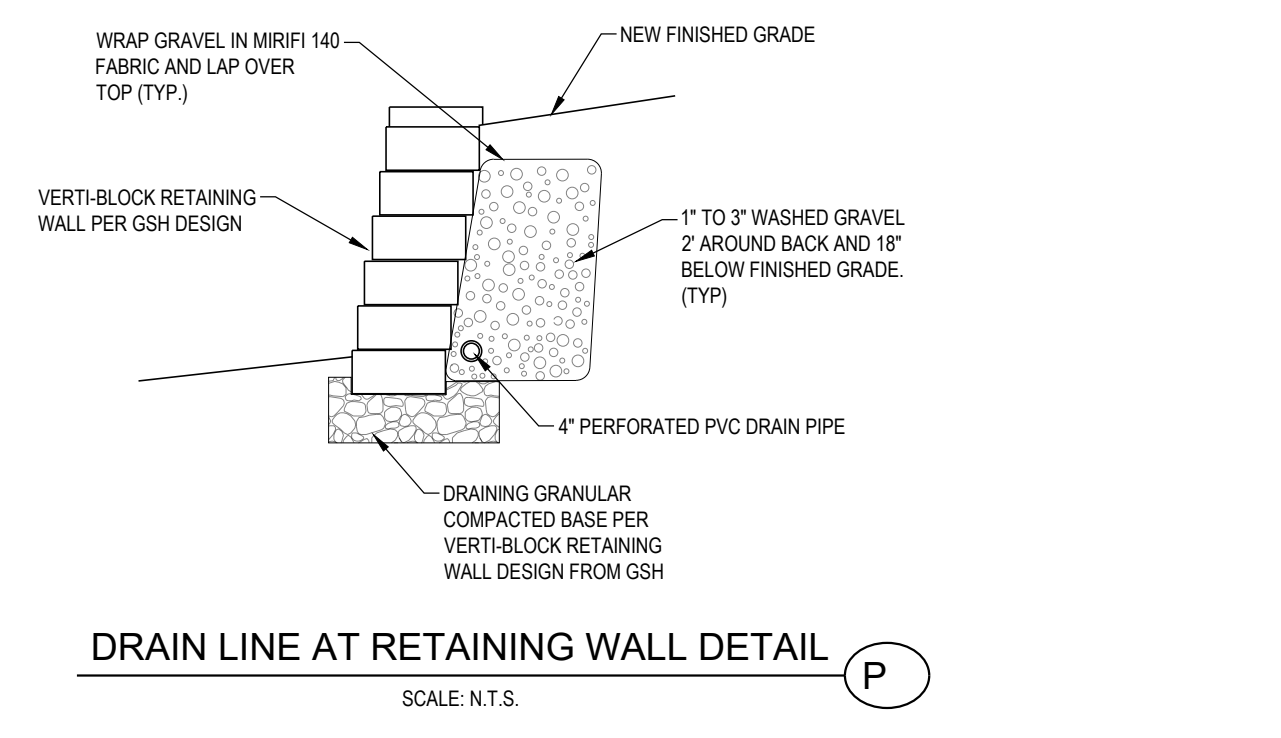
H MASONRY WALL MECHANICAL ENCLOSURE
 SCALE: N.T.S. (ALTERNATE TO GIC504) - FOR RIBBED SLAB FOUNDATION TYPE



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



N 12" AREA NYLOPLAST DRAIN BOX
 SCALE: N.T.S. NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

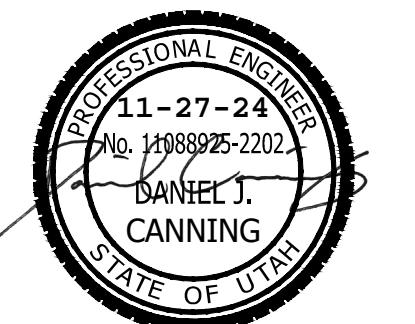


P DRAIN LINE AT RETAINING WALL DETAIL
 SCALE: N.T.S.

NOTES:
 1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.
 2. PROVIDE 3 SURFACE-MOUNTED MUSHROOM STOPS: 1 AT THE CLOSED POSITION AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.

ENGINEER OF RECORD:
 DETAIL F AND G IS USED ONLY ON GRANGER STANDARD PLAN PROJECTS

NOTES:
 1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPECS FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
 2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
 3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
 4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.



SANTAQUIN WEST MEETING HOUSE
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH COUNTY, UTAH 84655

REV	DATE	DESCRIPTION

CIVIL DETAILS

C5.04

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

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

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

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

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.

SEDIMENT BARRIER / FILTER SOCK PROTECTION

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.

SILT FENCE

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

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

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

SCALE: N.T.S.

CONCRETE WASTE MANAGEMENT

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

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

SCALE: N.T.S.

PORTABLE TOILETS

OBJECTIVES

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

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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

DESCRIPTION:
 CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

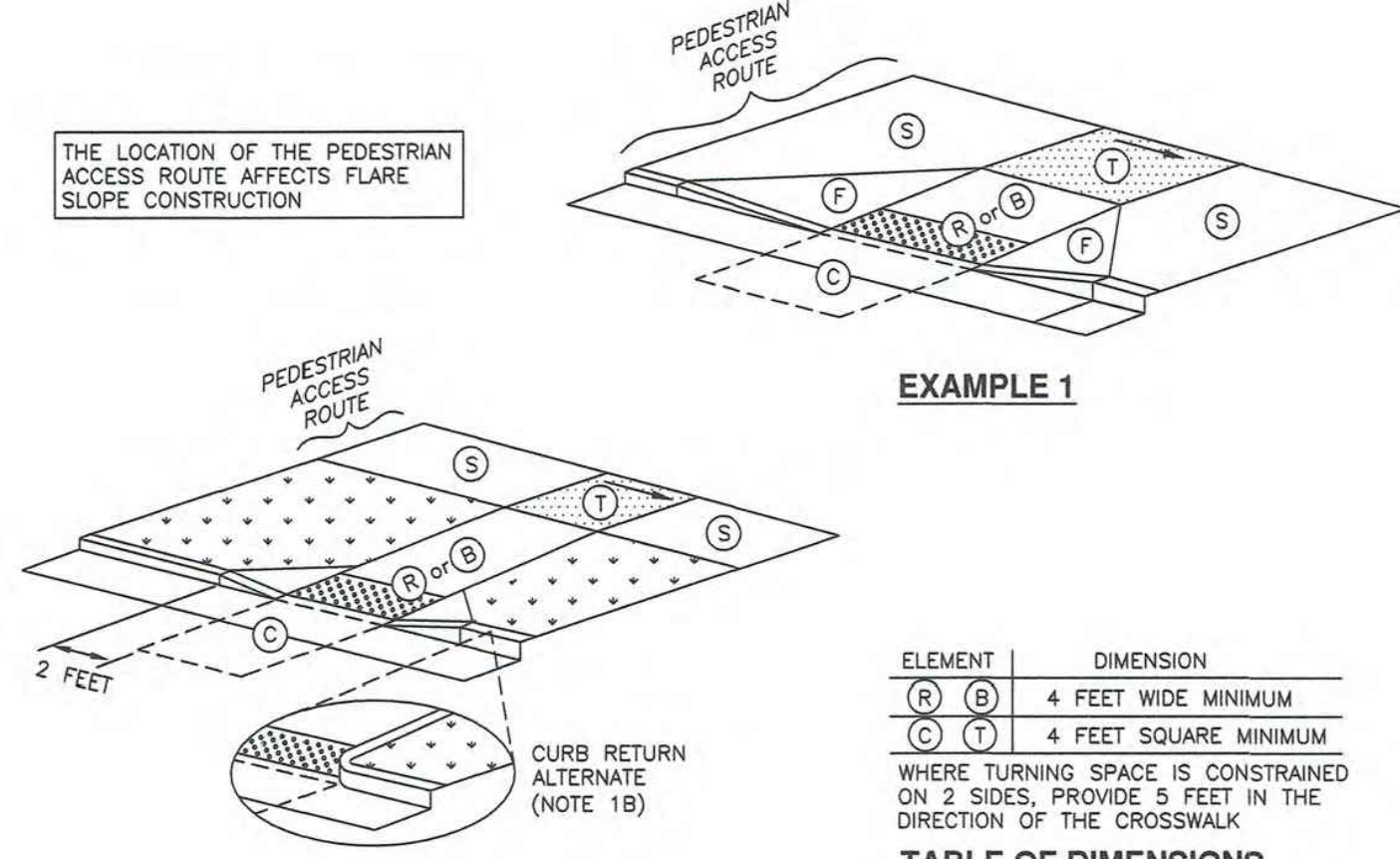
MAINTENANCE:

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

SCALE: N.T.S.

MATERIALS STORAGE

TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

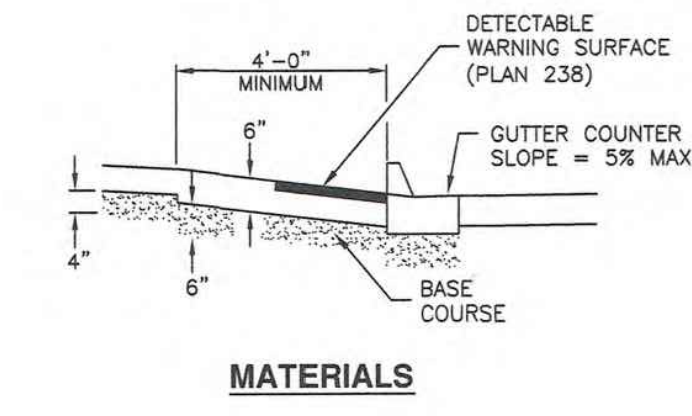
TURNING SPACE	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
(T) STREET GRADE	2	2
(R) CURB RAMP	8.33	2 (c)
(B) BLENDED TRANSITION	5	2 (c)
(C) CLEAR SPACE	5	2 (c)
(S) SIDEWALK	2	2
(F) FLARE	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB

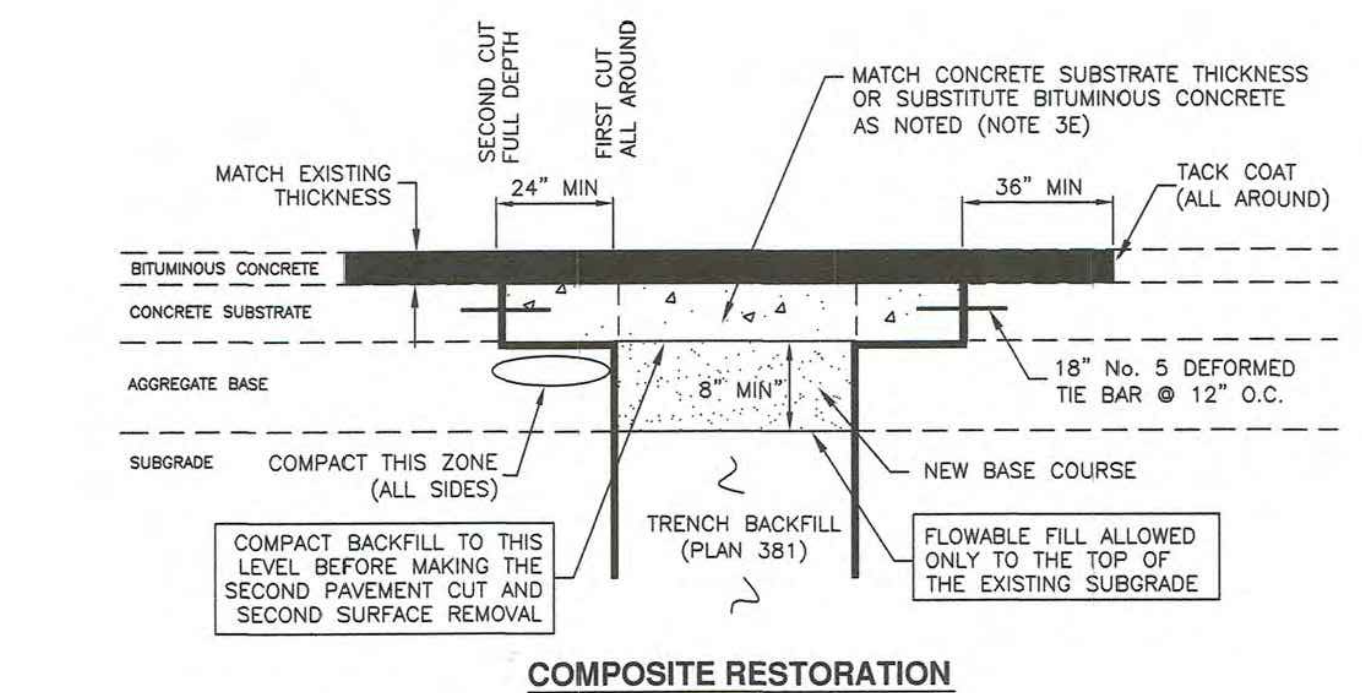
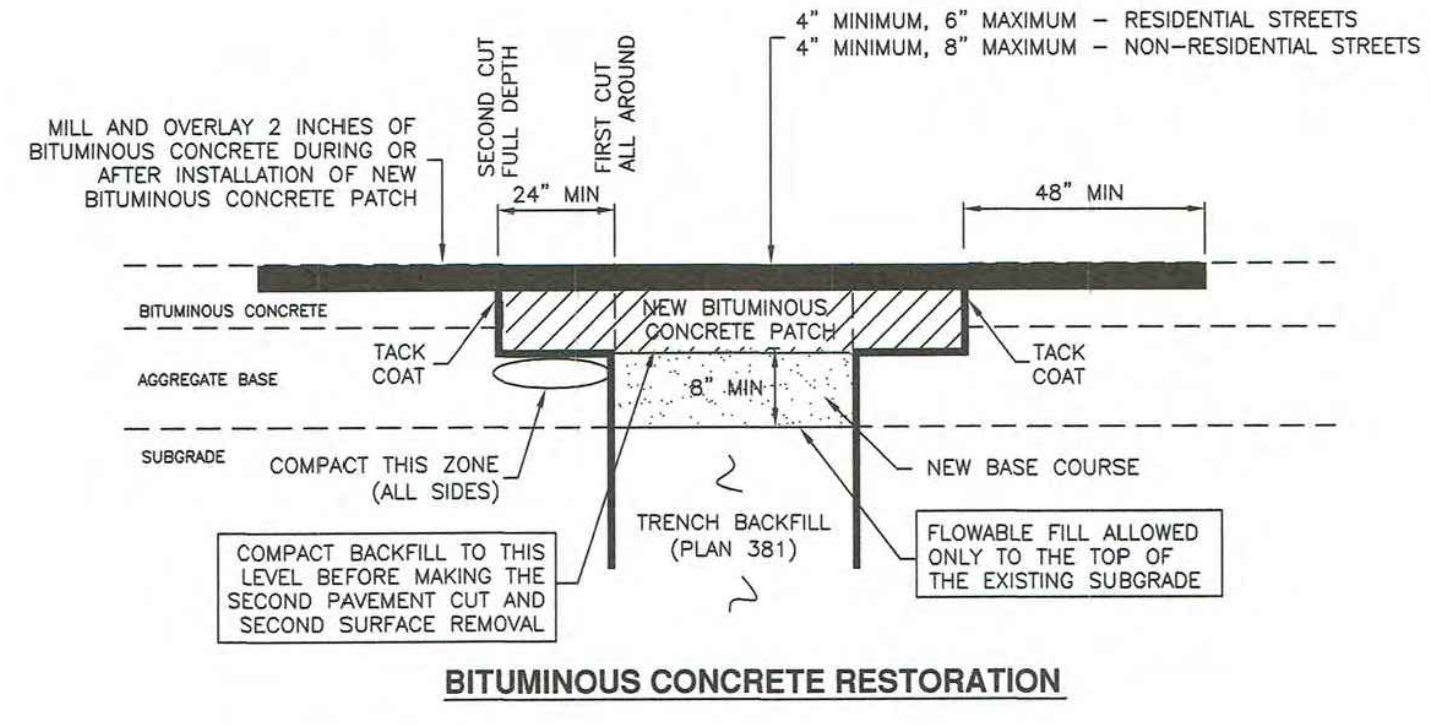
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

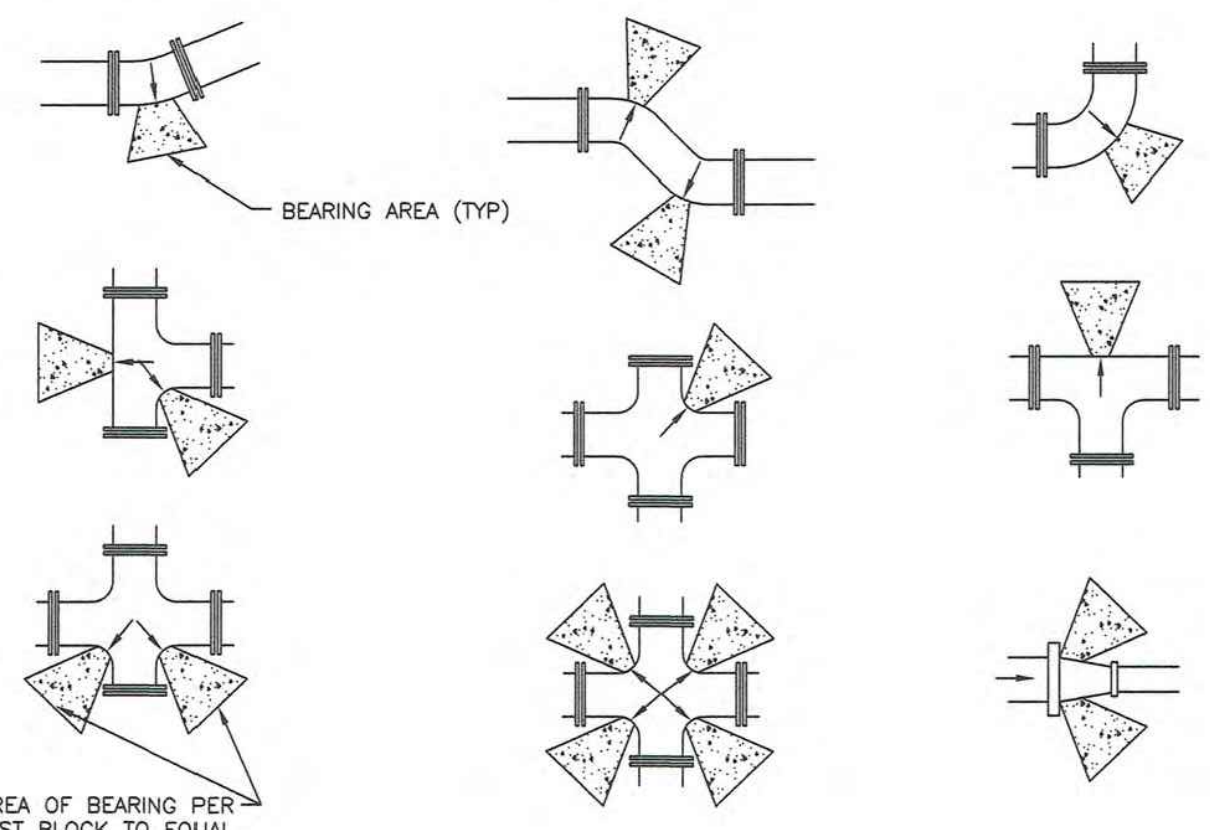
TURNING SPACE	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
(T) STREET GRADE	2	2
(R) CURB RAMP	8.33	2 (c)
(B) BLENDED TRANSITION	5	2 (c)
(C) CLEAR SPACE	5	2 (c)
(S) SIDEWALK	2	2
(F) FLARE	10	---



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



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



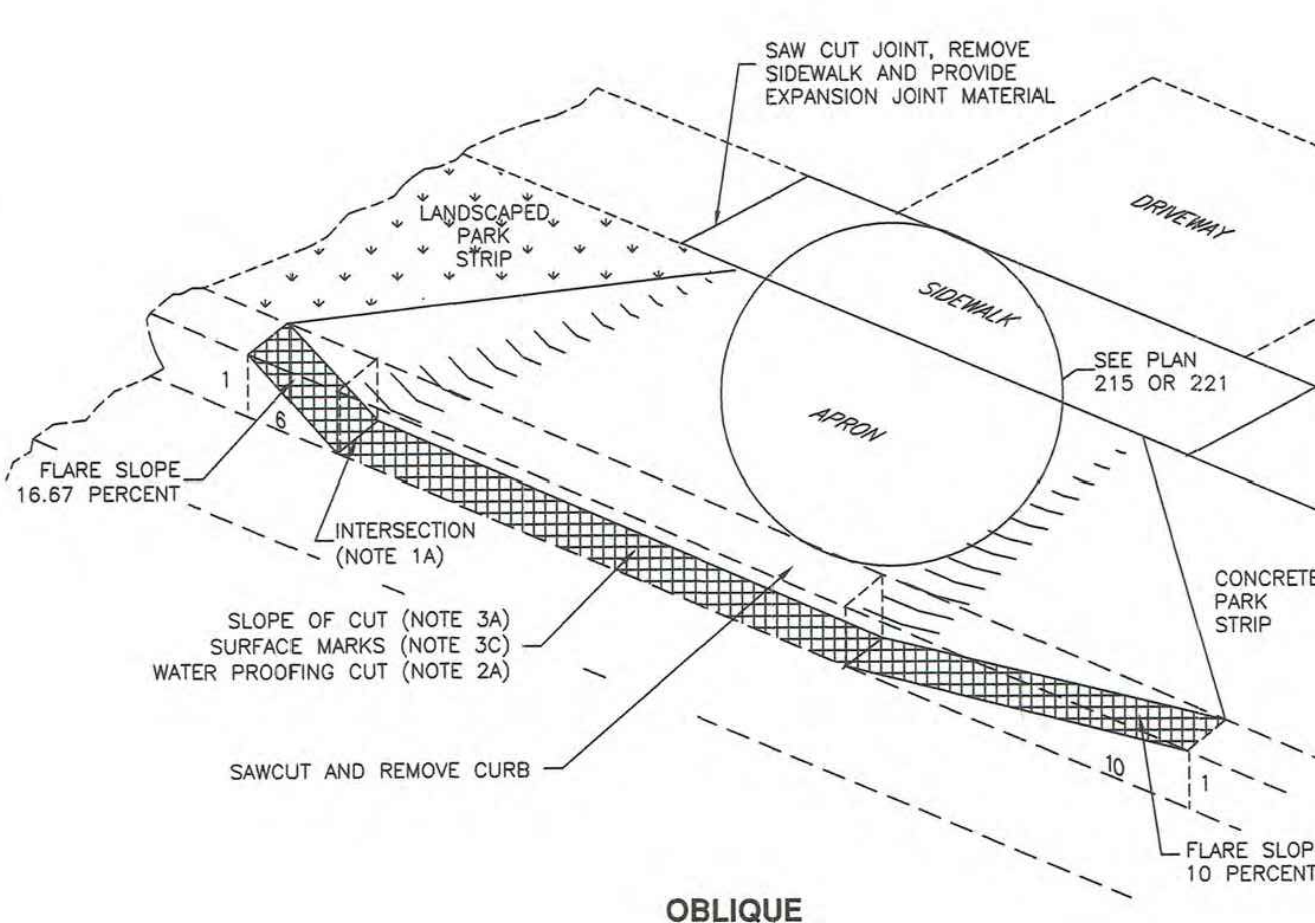
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE

MINIMUM BEARING AREA IN SQ. FT.

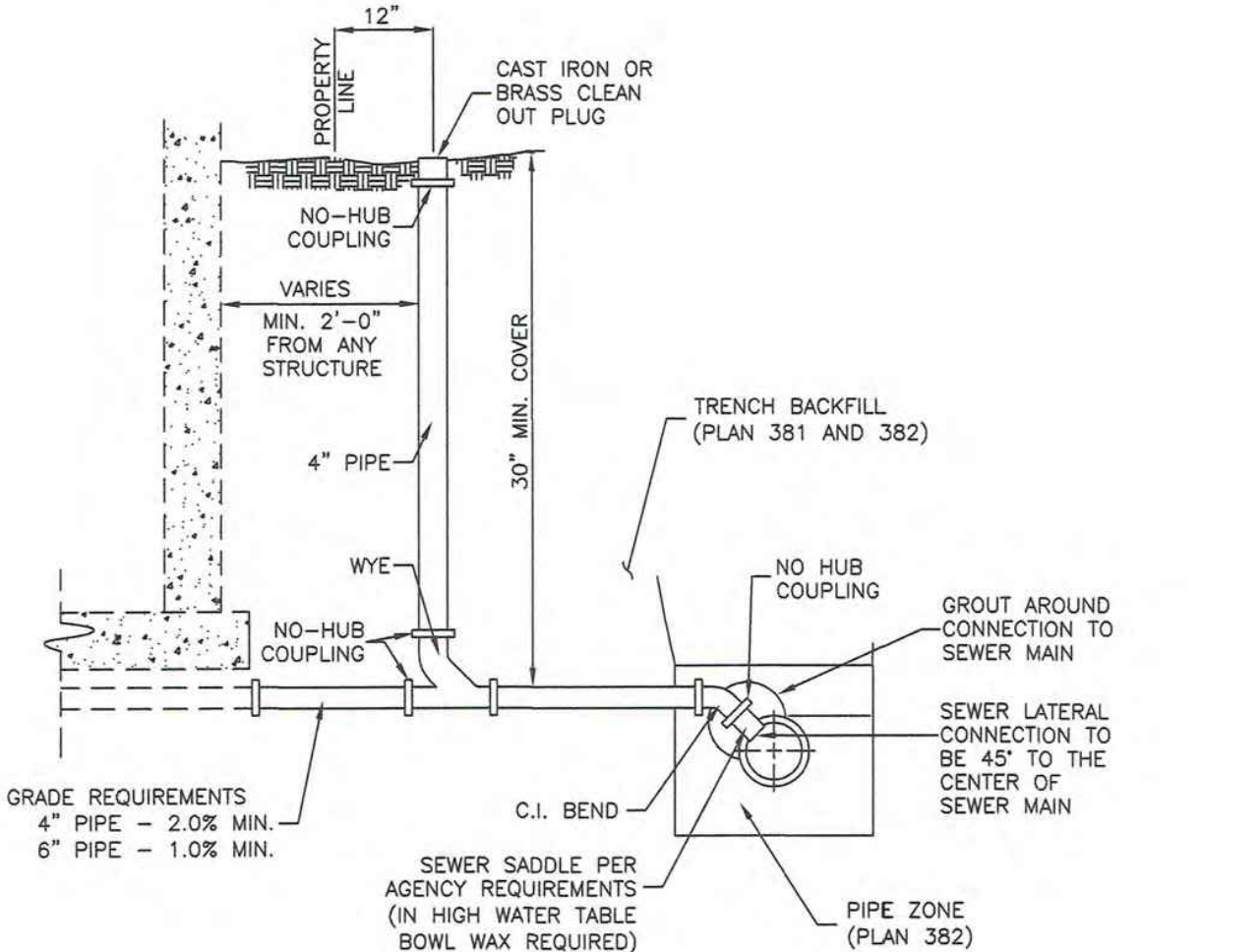
SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	18

APWA Utah Chapter
Direct bearing thrust block
 Plan 561
 August 2010

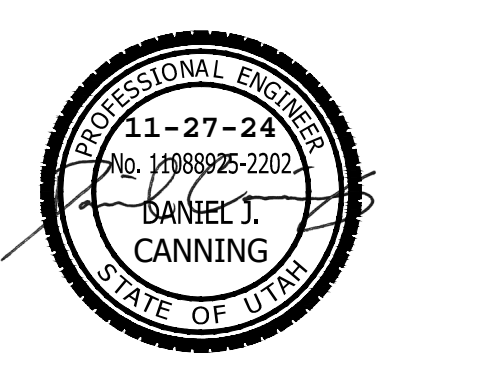
NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH. THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.



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



APWA Utah Chapter
Sewer lateral connection
 Plan 431
 January 2011



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 Structural Engineering • Land Surveying & HDS

OWNER / DEVELOPER: Church of Jesus Christ of Latter Day Saints
CONTACT INFO:
 James Gonzalez
 (801) 240-5174
 jgonzalez@churchofjesuschrist.org
 526 North Temple St Salt Lake City UT 84150

SANTAQUIN WEST MEETING HOUSE
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH COUNTY, UTAH 84655

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

REV	DATE	DESCRIPTION
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SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

Project For:

**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

Property Number:
 501-2698

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

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

DRAWING INDEX

SHEET	DESCRIPTION
L110	LANDSCAPE TABLES
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L113	LANDSCAPE PLANTING PLAN
L121	LANDSCAPE IRRIGATION PLAN
L122	LANDSCAPE IRRIGATION PLAN
L123	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS

LANDSCAPE TABLES

L110

SANTAQUIN CITY DATA

CH. 10.52 - LANDSCAPING STANDARDS

ZONED AS	PC - PLANNED COMMUNITY	
TOTAL ON-SITE AREA	320,797 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
OPEN SPACE	MIN. 20%	168,931 S.F. = 53%
LANDSCAPE AREA	MIN. 10%	66,679 S.F. = 21%
PLANT COVERAGE IN LANDSCAPE AREAS	MIN. 50%	52%
LAWN AREA	MAX 35%	11,248 S.F. = 17%
PARKSTRIP:		
REQUIRED STREET TREES - 1 PER 30 L.F. SAGEBERRY DR.	662' / 30 = 21	21
PARKING LOT LANDSCAPE:		
LANDSCAPE AREA	MIN. 10%	12,031 S.F. = 10%
SHADE TREES IN LANDSCAPE ISLANDS		YES
BUILDING LANDSCAPING:		
FOUNDATION PLANTING BED - 6' WIDE	ALONG 50% OF BLDG.	YES
PLANTING GROUP OF 1 TREE & 4 SHRUBS - 1 GROUP PER 50' OF BLDG. WHERE BUILDING EXCEEDS 100' IN LENGTH		YES
YARDS:		
FRONT - TO PARKING	15'	YES
FRONT - TO BUILDING	30'	YES
TREES - 1 PER 40 L.F.	704' / 40 = 18	18
CORNER SIDE YARD		
TO PARKING	10'	YES
TREES - 1 PER 40 L.F.	267' / 40 = 7	10
SHRUBS - 4 PER 40 L.F.	267' / 40 x 4 = 27	>27
SIDE YARD		
TO PARKING	10' WIDE	YES
TREES - 1 PER 40 L.F.	536' / 40 = 14	21
SHRUBS - 4 PER 40 L.F.	536' / 40 x 4 = 54	>54
REAR		
TO PARKING	10' WIDE	YES
TREES - 1 PER 40 L.F.	471' / 40 = 12	13
SHRUBS - 4 PER 40 L.F.	471' / 40 x 4 = 47	>47

DESIGN CRITERIA

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

LANDSCAPE DATA

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

PLANT COVERAGE

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

LANDSCAPE SCHEDULE



SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Property Number:
501-2698

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

REV **DATE** **DESCRIPTION**
1 11/27/24 CITY REVIEW COMMENTS

**LANDSCAPE
PLANTING PLAN**

L111

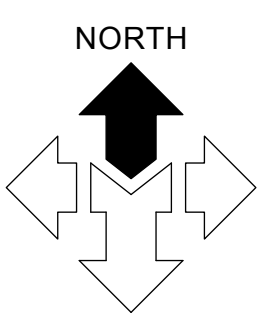


SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	13	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	D/L501
	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	---	D/L501
	13	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2" CAL.	D/L501
	3	WINTER KING GREEN HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	D/L501
	3	SKINNY GENES® OAK	QUERCUS X BIMUNDORUM 'JFS-KW2QX'	2" CAL.	D/L501
	21	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	D/L501
	6	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	D/L501
EVERGREEN TREES					
	5	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORSTMANN'	6' HT.	E/L501
	34	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	---	E/L501
	8	BONNY BLUE COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'BONNY BLUE'	8' HT.	E/L501
	20	PINYON PINE	PINUS EDULIS	6' HT.	E/L501
SHRUBS					
	180	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL.	B/L501
	41	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.	B/L501
	187	DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA NAUSEOSUS	5 GAL.	B/L501
	6	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	3 GAL.	B/L501
	80	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	3 GAL.	B/L501
	133	STEPSUNS SUNSET GLOW PENSTEMON	PENSTEMON PINIFOLIUS 'P019S'	1 GAL.	B/L501
	96	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	B/L501
	66	OAKBRUSH SUMAC	RHUS TRILOBATA	5 GAL.	B/L501
	6	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.	B/L501
ORNAMENTAL GRASSES					
	157	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L501
	463	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	A/L501
	199	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L501
	300	SHOIX BLUE INDIAN GRASS	SORGHASTRUM NUTANS 'SHOIX BLUE'	1 GAL.	A/L501
		SYMBOL LAWN			
	11,248 S.F.	TWCA CERTIFIED LAWN SOD			H/L501
BOULDERS					
	147	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374. G/L501
CRUSHED ROCK					
	43,338 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4-1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374. F/L501
MULCH					
	7,938 S.F.	"SUPREME SHREDDED BARK"	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4-1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS.		MILLER COMPANIES (435) 245-3157 OR APPROVED EQUAL. F/L501

NATIVE HYDRO-SEED MIX - GRASSES & SHRUBS

SYMBOL	QTY.	TYPE	COMMON NAMES	BOTANICAL NAMES	PLS/1,000 S.F.
		GRASS	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS	22.70
		GRASS	BLUE WILDRIE	ELYMUS GLAUCUS	
		GRASS	SHEEP FESCUE	FESTUCA OVINA	
		GRASS	BIG BLUEGRASS	POA SECUNDA SSP. AMPLA	
		GRASS	BLUEBUNCH WHEATGRASS	PSEUDOROEGNERIA SPICATA SSP. SPICATA	
	16,326 S.F.	SHRUB	BASIN BIG SAGEBRUSH	ARTEMISIA TRIDENTATA SSP. TRIDENTATA	
		SHRUB	MOUNTAIN BROME	BROMUS MARGINATUS	
		SHRUB	DOUGLAS RABBIT BRUSH	CHRYSOTHAMNUS VISCIDIFLORUS	
		SHRUB	BITTER BRUSH	PURSHIA TRIDENTATA	
		SHRUB	GREEN MORMON TEA	EPHEDRA VIRIDIS	

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig
1-800-662-4111

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

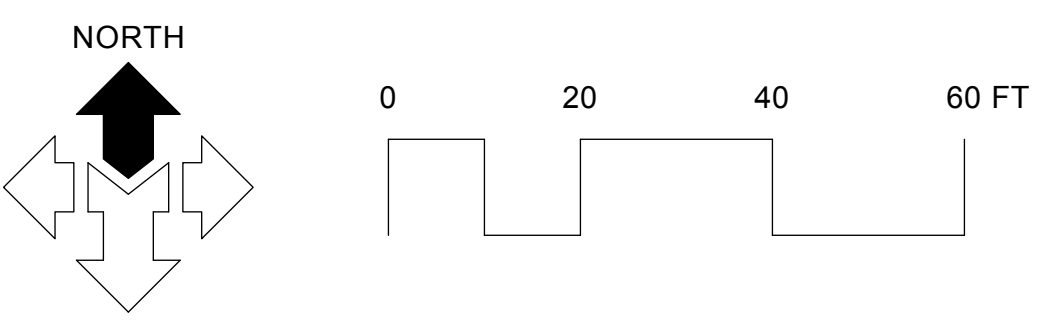


68:136:0001
 SALISBURY LAND
 DEVELOPMENT LLC
 319,250 SQ. FT.
 OR 7.328 ACRES

1544 SOUTH

PROPOSED BUILDING HER
 23-2 SC

300 TOTAL
 PARKING
 STALLS



REFERENCE NOTES

L-1. CONCRETE MOWSTRIP
 DETAIL IL501

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call Before You Dig
 1-800-662-4111

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SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

JOB NUMBER:	501-2698	
OWNER:	LDS CHURCH	
DATE:	SEPTEMBER 2024	
REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE PLAN - NORTH

L112

SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

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

REV	DATE	DESCRIPTION
1	11/27/24	CITY REVIEW COMMENTS

LANDSCAPE PLAN - SOUTH

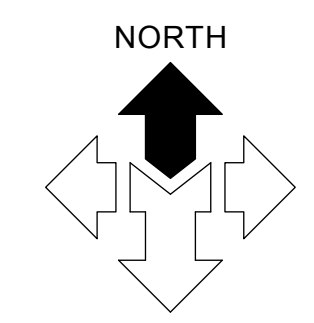
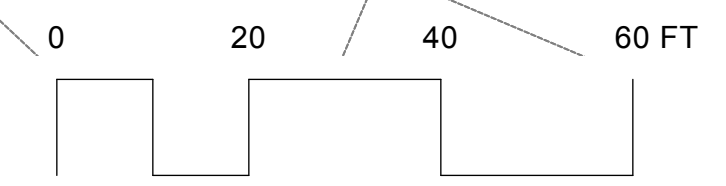
L113



32:022:0019
 UTAH SUMMIT
 PARTNERS LLC

REFERENCE NOTES

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



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call Before You Dig
 1-800-662-4111

NOTICE!
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SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Property Number:
501-2698

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

REV **DATE** **DESCRIPTION**
1 11/29/24 CITY REVIEW COMMENTS

**LANDSCAPE
IRRIGATION PLAN**

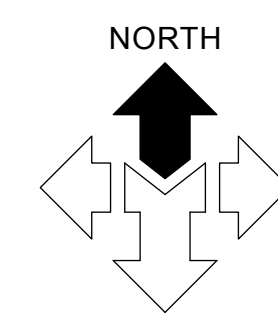
L121

IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	MODEL	DETAIL
OUTLETS				
⊙	MPR Fixed Nozzles	RAIN BIRD	1800 (r) Series	---
■	5004-PCR	RAIN BIRD	25Q+	A/L502
■	5004-PCR	RAIN BIRD	25TQ	A/L502
■	5004-PCR	RAIN BIRD	30F	F/L5.02
■	5004-PCR	RAIN BIRD	35F	F/L5.02
■	5004-PCR	RAIN BIRD	30TQ	F/L5.02
■	5004-PCR	RAIN BIRD	30Q+	F/L5.02
■	5004-PCR	RAIN BIRD	35TQ	F/L5.02
■	5004-PCR	RAIN BIRD	35Q+	F/L5.02
■	5004-PCR	RAIN BIRD	25Q	A/L502
■	5004-PCR	RAIN BIRD	25H	A/L502
■	5004-PCR	RAIN BIRD	25F	A/L502
■	5004-PCR	RAIN BIRD	35H	F/L5.02
■	5004-PCR	RAIN BIRD	30H	F/L5.02
■	5004-PCR	RAIN BIRD	30Q	F/L5.02
■	5004-PCR	RAIN BIRD	35Q	F/L5.02
DRIP AREAS				
⊙	TREE DRIP RING W/ ROWS SPACED @ 24" APART	NETAFIM	TLCV9-12	IL502
SYMBOL VALVES				
⊙	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	150-PESB	HL502
⊙	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	CL502
OTHER EQUIPMENT				
⊙	SMART CONTROLLER	HYDROPOINT	WEATHERTRAK ET PRO3	CL504
⊙	POINT OF CONNECTION ONTO SECONDARY WATER METER			A/L503
⊙	CONCRETE PAD FOR FILTER ASSEMBLY			CL503
SYMBOL PIPE				
---	1" DRIP SUPPLY LINE, 1/2" FUNNY PIPE AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	CL502
---	1-1/2" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	CL502
---	3/4" - 1-1/2" LATERAL LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	CL502
---	PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	D/L502
---	PIPE SLEEVE UNDER EXISTING PAVING		SCHEDULE 40 PVC	D/L502
⊙	#	VALVE NUMBER		
⊙	gpm	VALVE FLOW		

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
AMERICAN HORNBEAM	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
AUTUMN BRILLIANCE SERVICEBERRY	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
BIGTOOTH MAPLE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
BONNY BLUE COLORADO BLUE SPRUCE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
GREEN VASE ZELKOVA	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
GREENSPIRE LITTLELEAF LINDEN	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
HORSTMANN BLUE ATLAS CEDAR	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PC707 "VIOLET"	BL504
MOONGLOW JUNIPER	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PC707 "VIOLET"	BL504
PINYON PINE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
SKINNY GENES® OAK	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	IL502
ALPINE CARPET JUNIPER	(1) 2-GPH Emmitter	RAIN BIRD IRRIGATION	XB720 "RED"	A/L504
ATLAS FESCUE	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
BIG SAGEBRUSH	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
BLONDE AMBITION BLUE GRAMA GRASS	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
BLUE OAT GRASS	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
BUFFALO JUNIPER	(1) 2-GPH Emmitter	RAIN BIRD IRRIGATION	XB720 "RED"	A/L504
CURL-LEAF MOUNTAIN MAHOGANY	(1) 7-GPH Emmitter	RAIN BIRD IRRIGATION	PC707 "VIOLET"	A/L504
DWARF RUBBER RABBITBRUSH	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
OAKBRUSH SUMAC	(1) 7-GPH Emmitter	RAIN BIRD IRRIGATION	PC707 "VIOLET"	A/L504
PAWNEE BUTTES WESTERN SAND CHERRY	(1) 2-GPH Emmitter	RAIN BIRD IRRIGATION	XB720 "RED"	A/L504
SIoux BLUE INDIAN GRASS	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
STEPSUNS SUNSET GLOW PENSTEMON	(1) 1-GPH Emmitter	RAIN BIRD IRRIGATION	XB710 "BLACK"	A/L504
TIGER EYES SUMAC	(1) 7-GPH Emmitter	RAIN BIRD IRRIGATION	PC707 "VIOLET"	A/L504

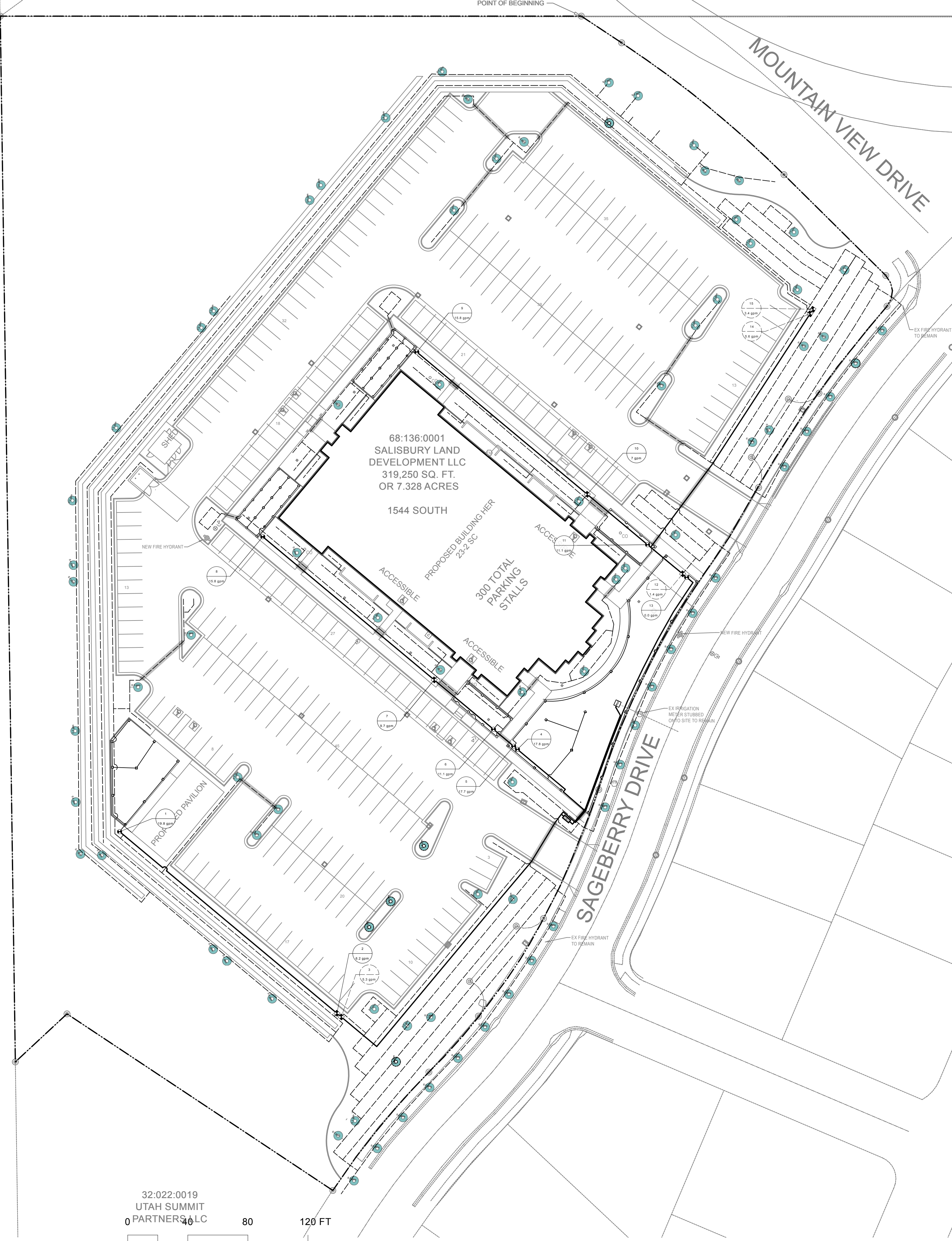


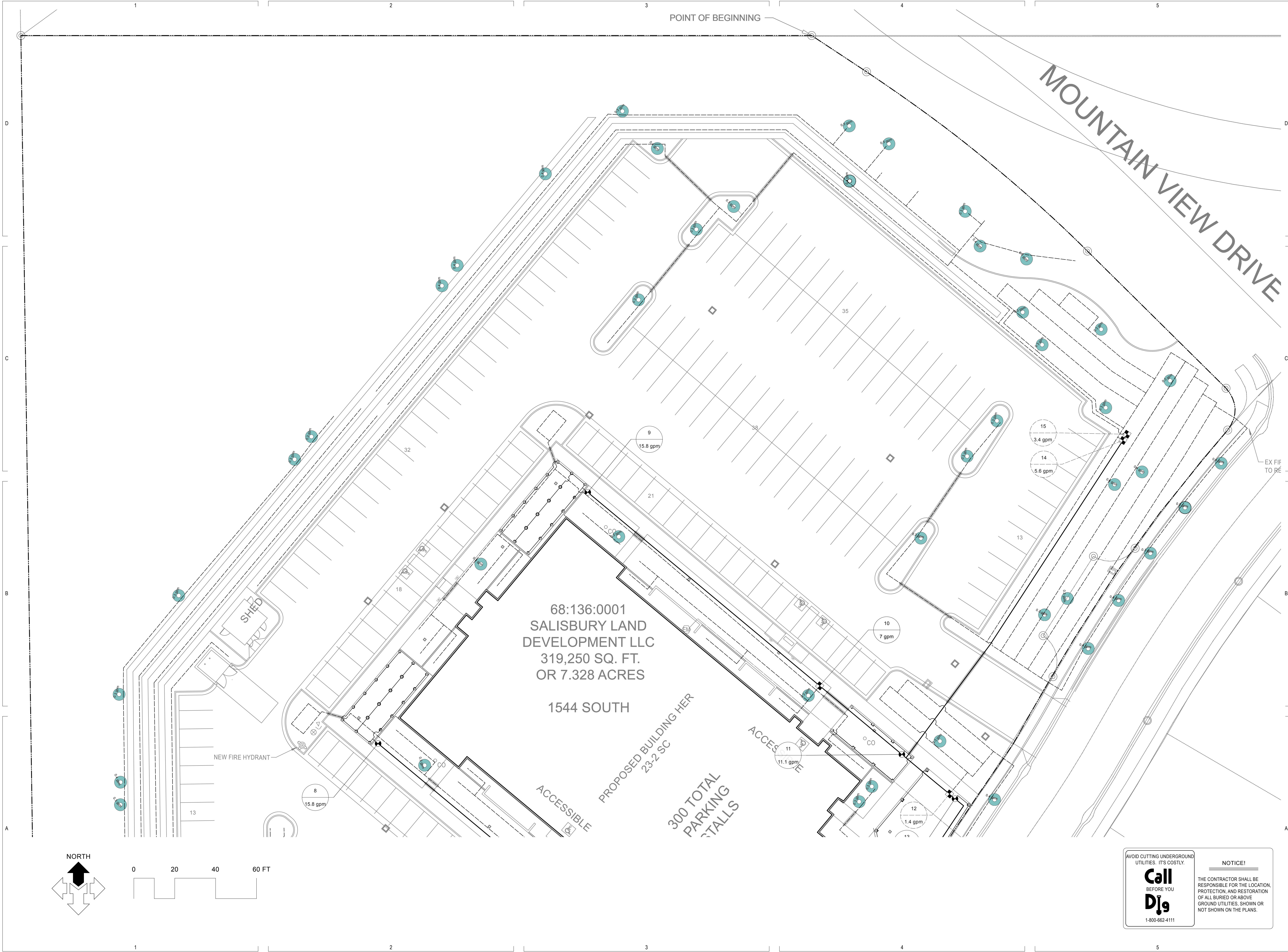
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

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

32:022:0019
UTAH SUMMIT
PARTNERS LLC
80 120 FT

01 January, 2000





MOUNTAIN VIEW DRIVE

68:136:0001
 SALISBURY LAND
 DEVELOPMENT LLC
 319,250 SQ. FT.
 OR 7.328 ACRES

1544 SOUTH

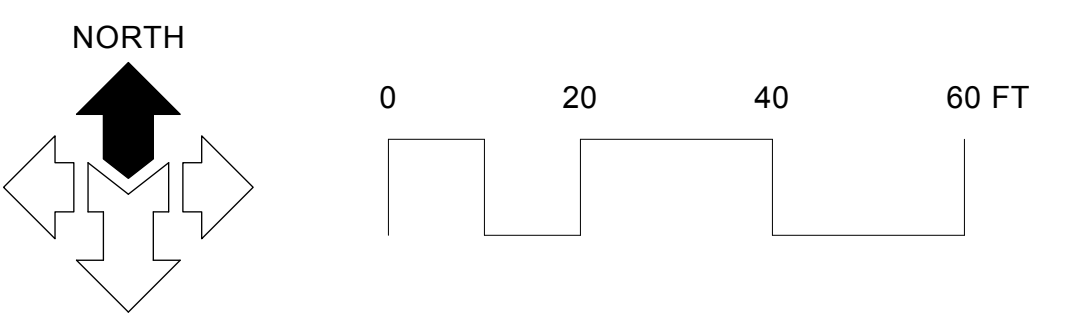
ACCESSIBLE
 PROPOSED BUILDING HER
 23-2-SC
 300 TOTAL
 PARKING
 STALLS

NEW FIRE HYDRANT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
 1-800-662-4111

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SANTAQUIN STAKE CENTER

1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

JOB NUMBER:	501-2698	
OWNER:	LDS CHURCH	
DATE:	SEPTEMBER 2024	
REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION PLAN - NORTH

L122



SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

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

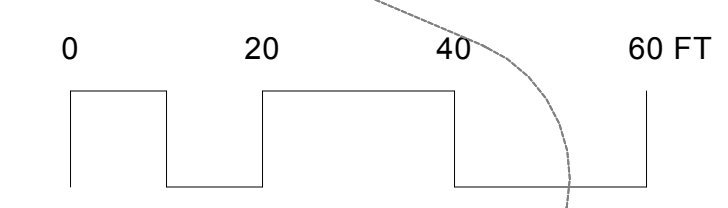
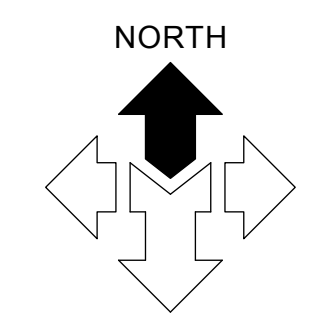
REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION PLAN - SOUTH

L123



32:022:0019
 UTAH SUMMIT
 PARTNERS LLC



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
 1-800-662-4111

NOTICE!
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SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

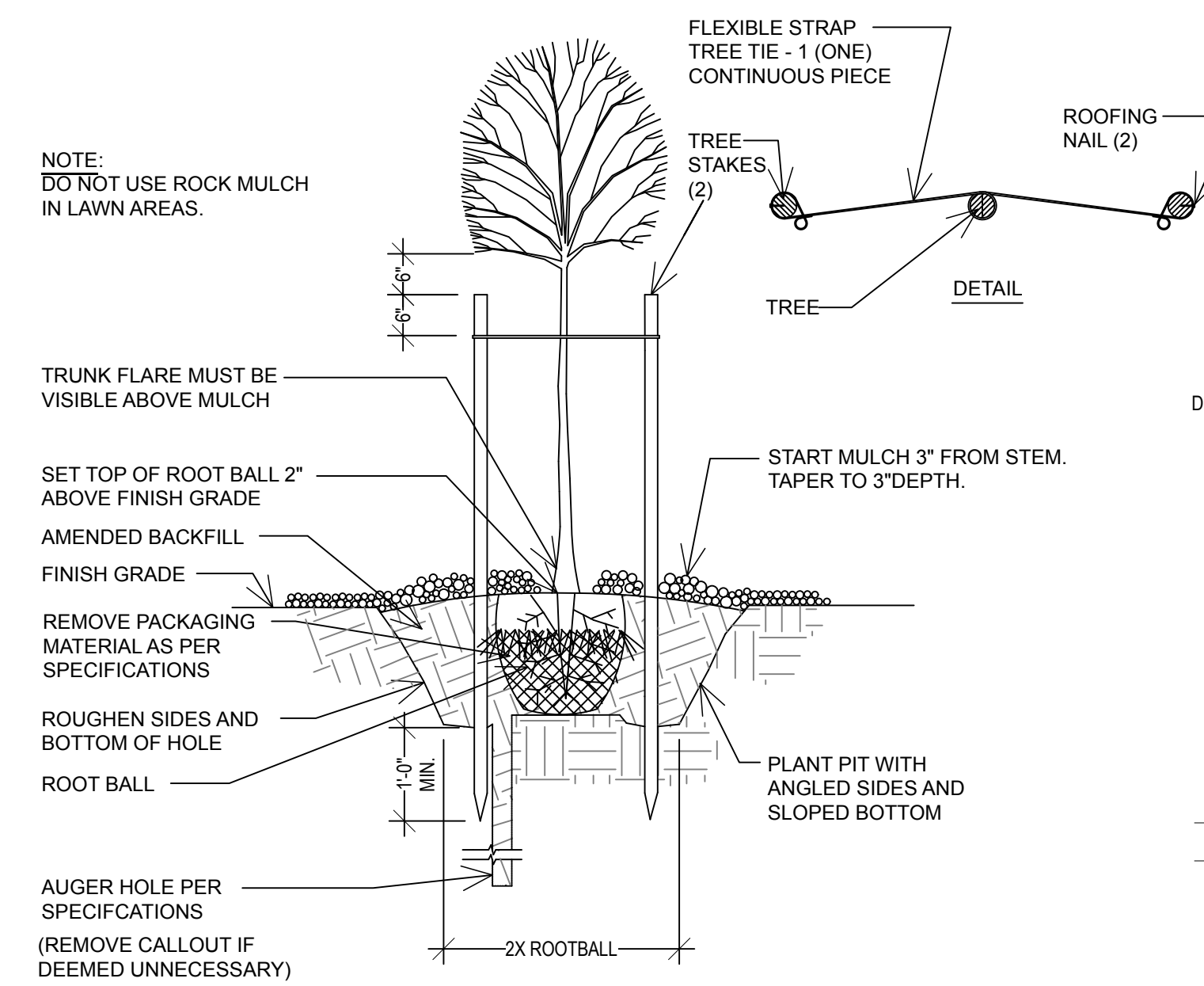
Property Number:
501-2698

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

REV DATE DESCRIPTION

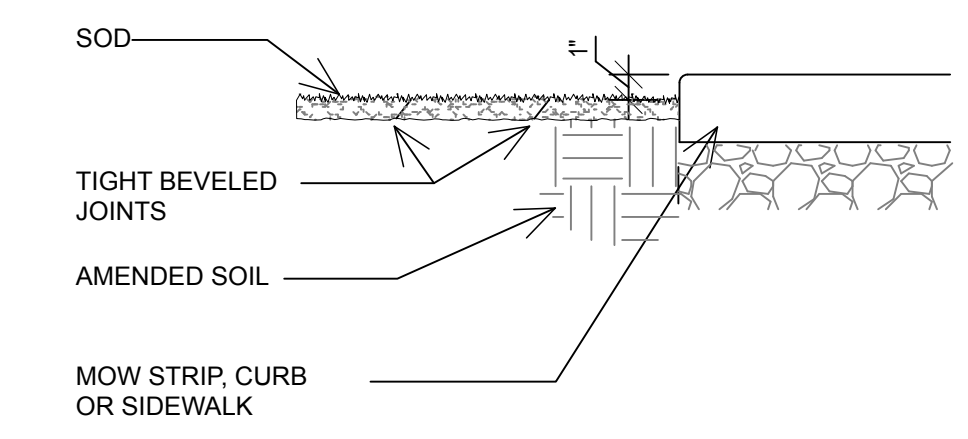
LANDSCAPE
DETAILS

L501

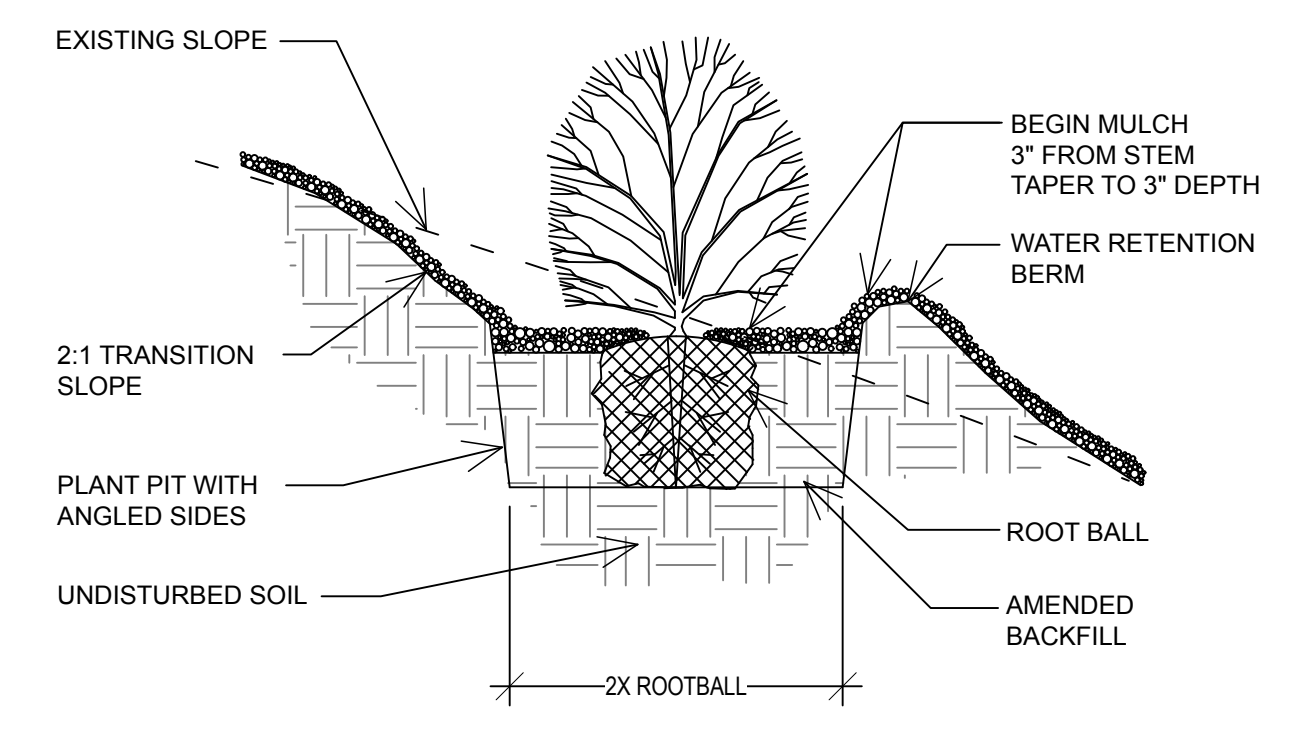


D TREE PLANTING AND STAKING
NOT TO SCALE

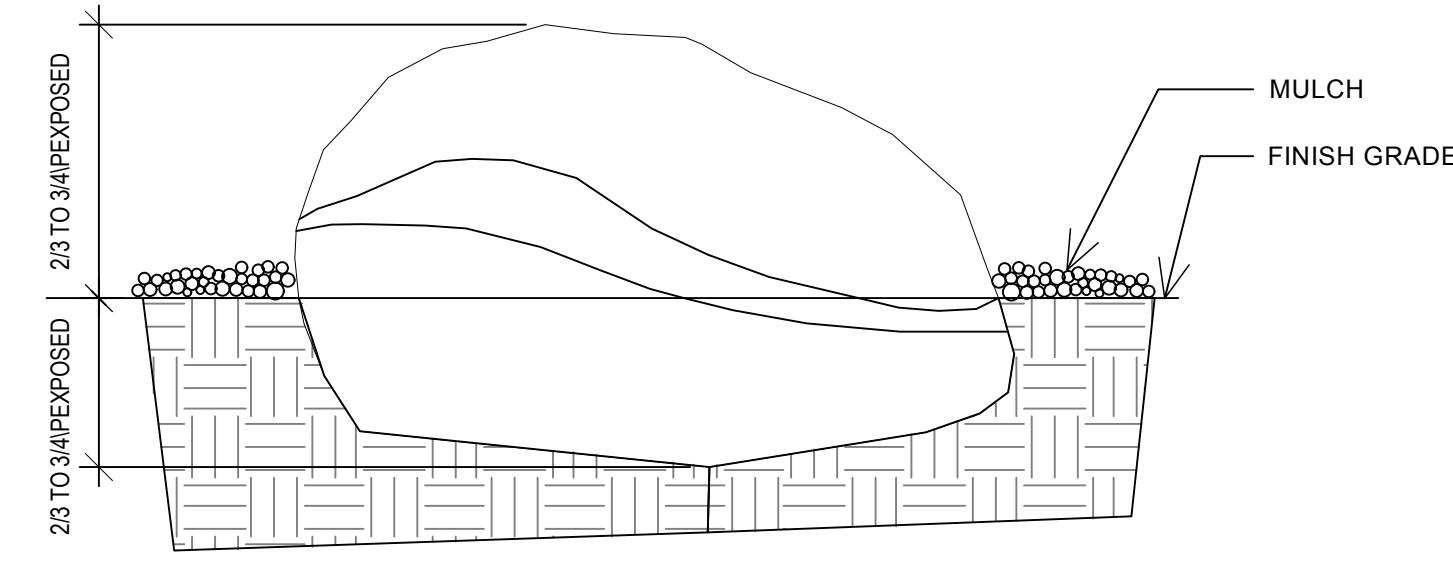
- NOTES:**
- A. LAYING OF SOD:**
- LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 - LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 - LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED.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



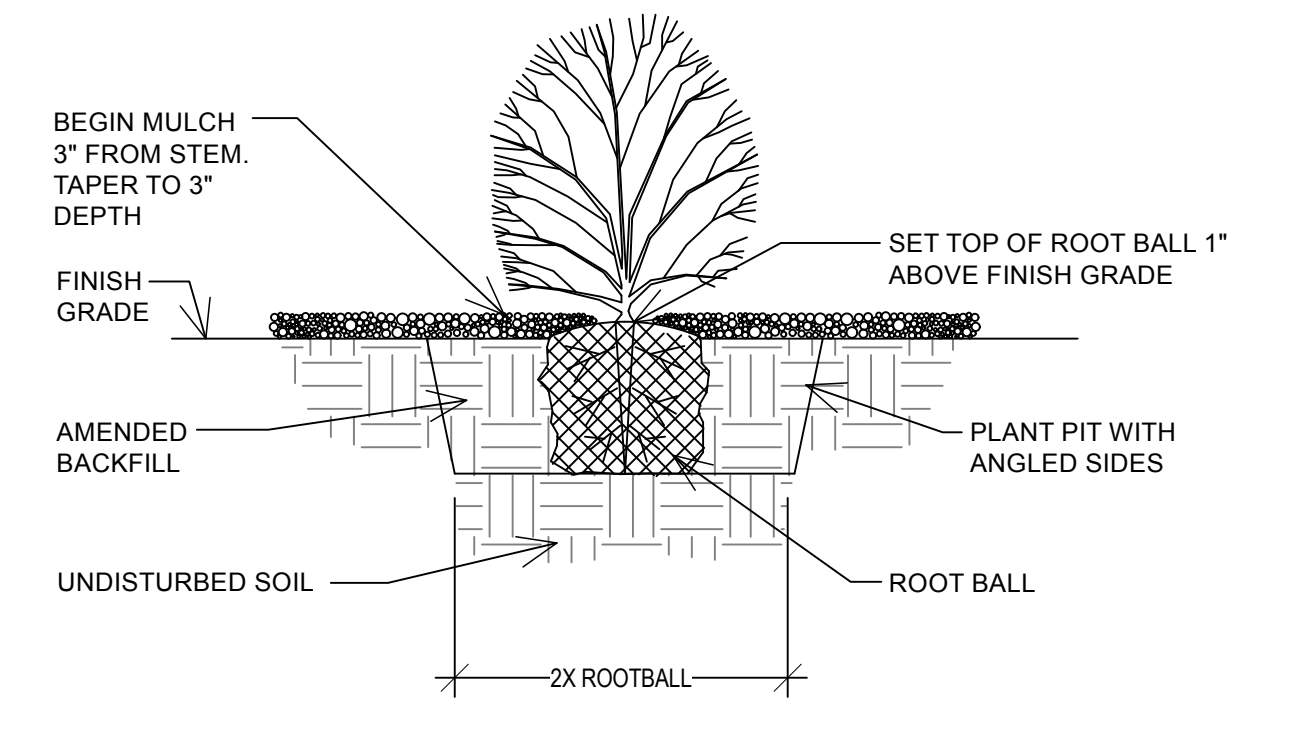
H SOD INSTALLATION
NO SCALE



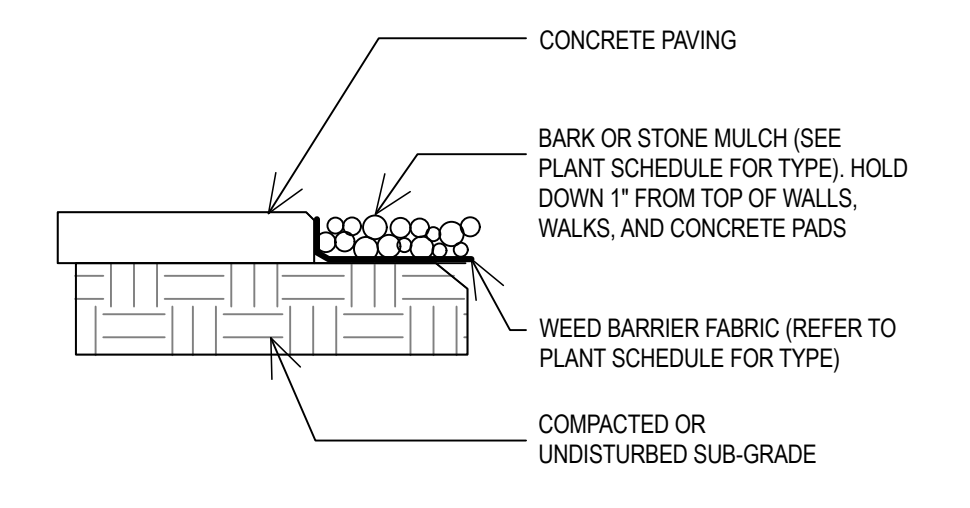
C PLANTING ON SLOPE
NOT TO SCALE



G BOULDER PLACEMENT DETAIL
NO SCALE

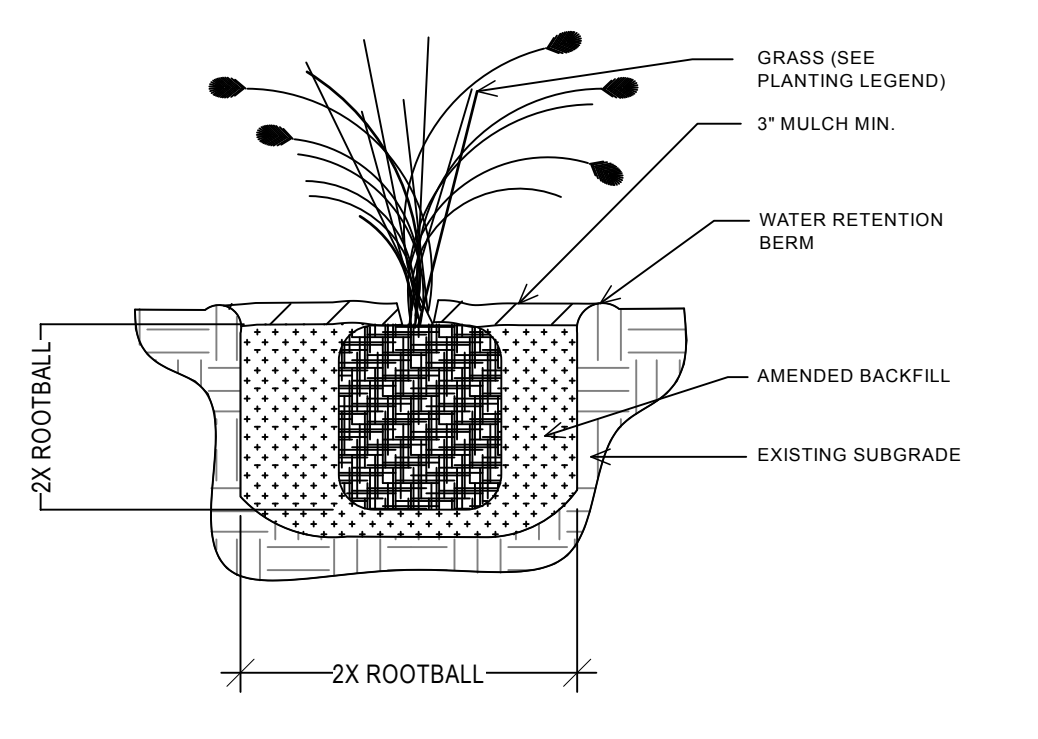


B SHRUB PLANTING
NOT TO SCALE

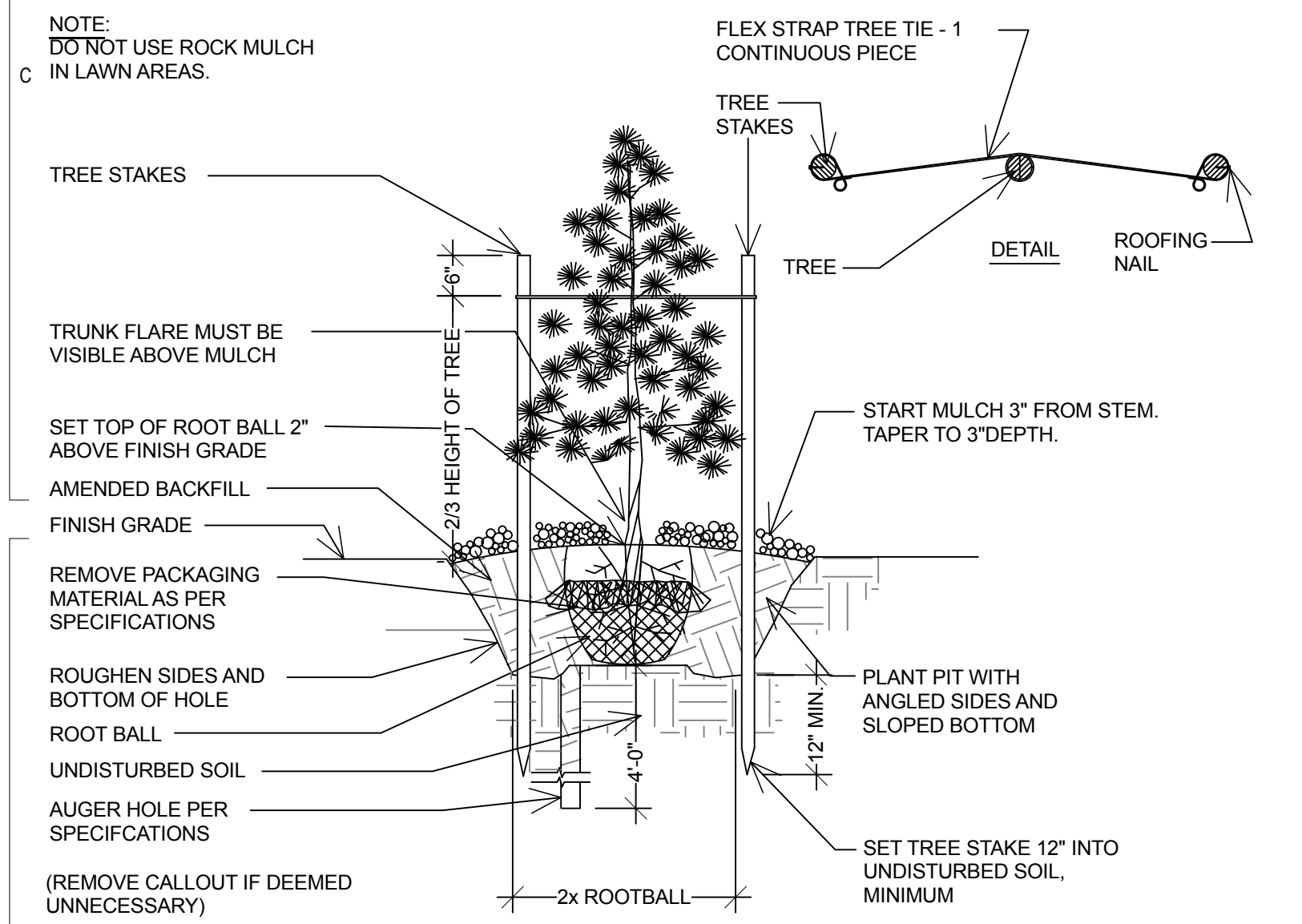


F MULCH
NO SCALE

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

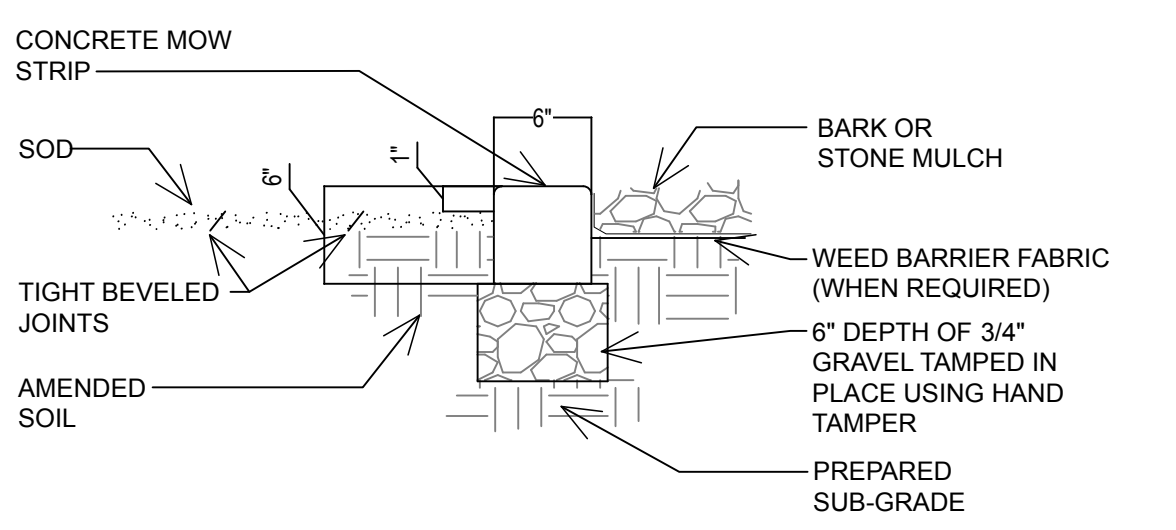


A ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



E CONIFER PLANTING AND STAKING
NO SCALE

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



I CONCRETE MOW STRIP
SCALE:



SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

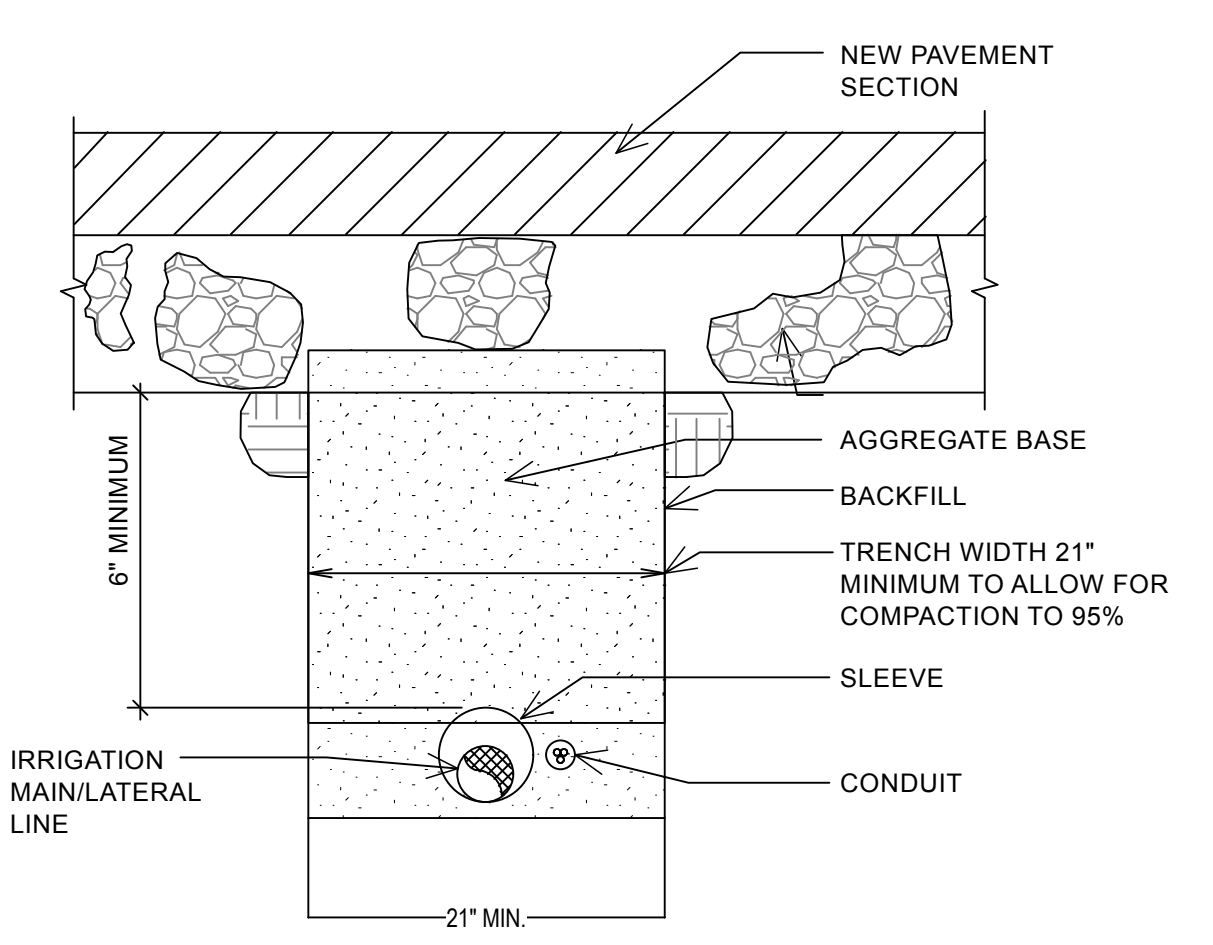
Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number: 501-2698
JOB NUMBER: 24604
OWNER: LDS CHURCH
DATE: SEPTEMBER 2024
REV DATE DESCRIPTION
1 11/29/24 CITY REVIEW COMMENTS

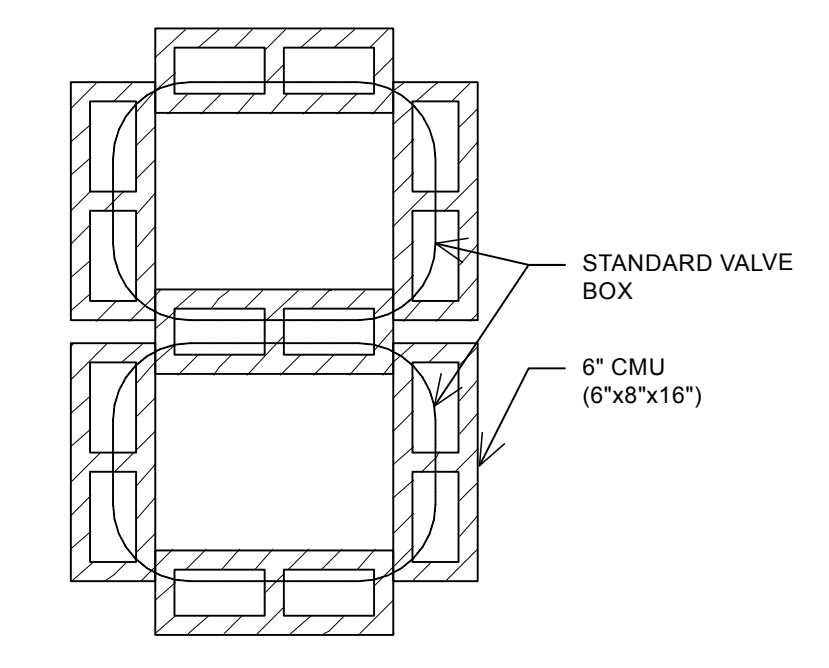
LANDSCAPE IRRIGATION DETAILS

L502

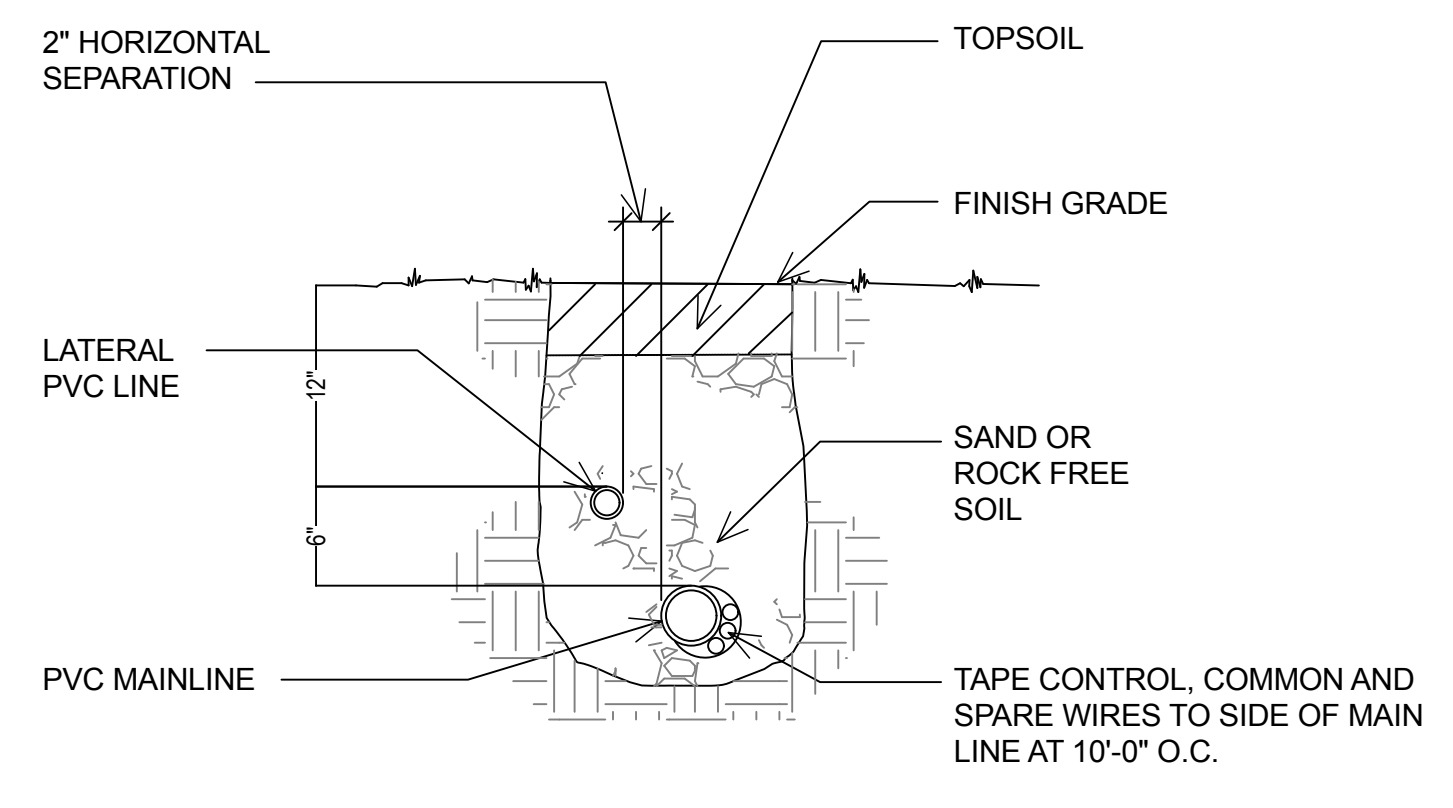


D MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS
NO SCALE

NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.

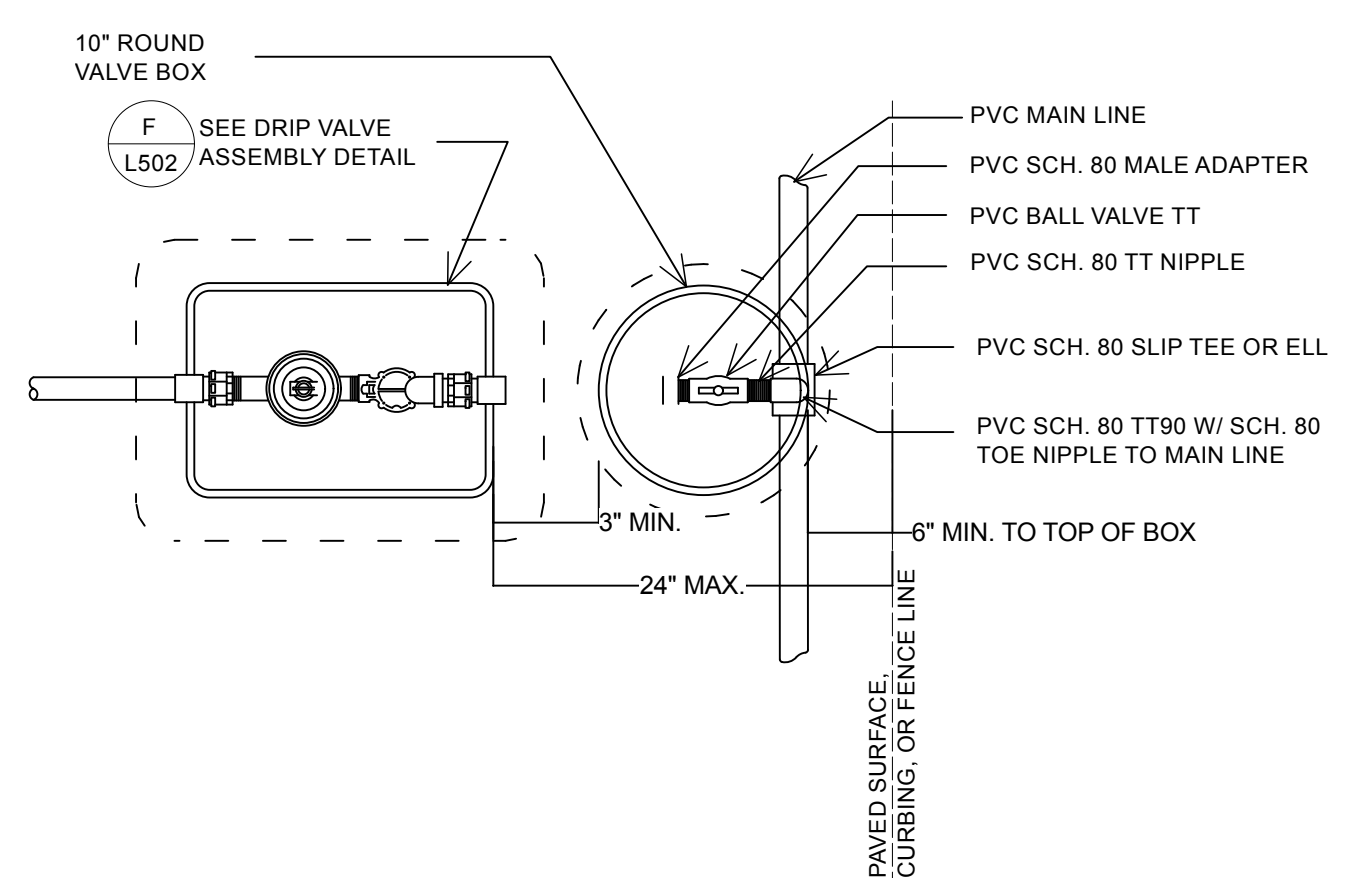


H CMU PLACEMENT
NO SCALE

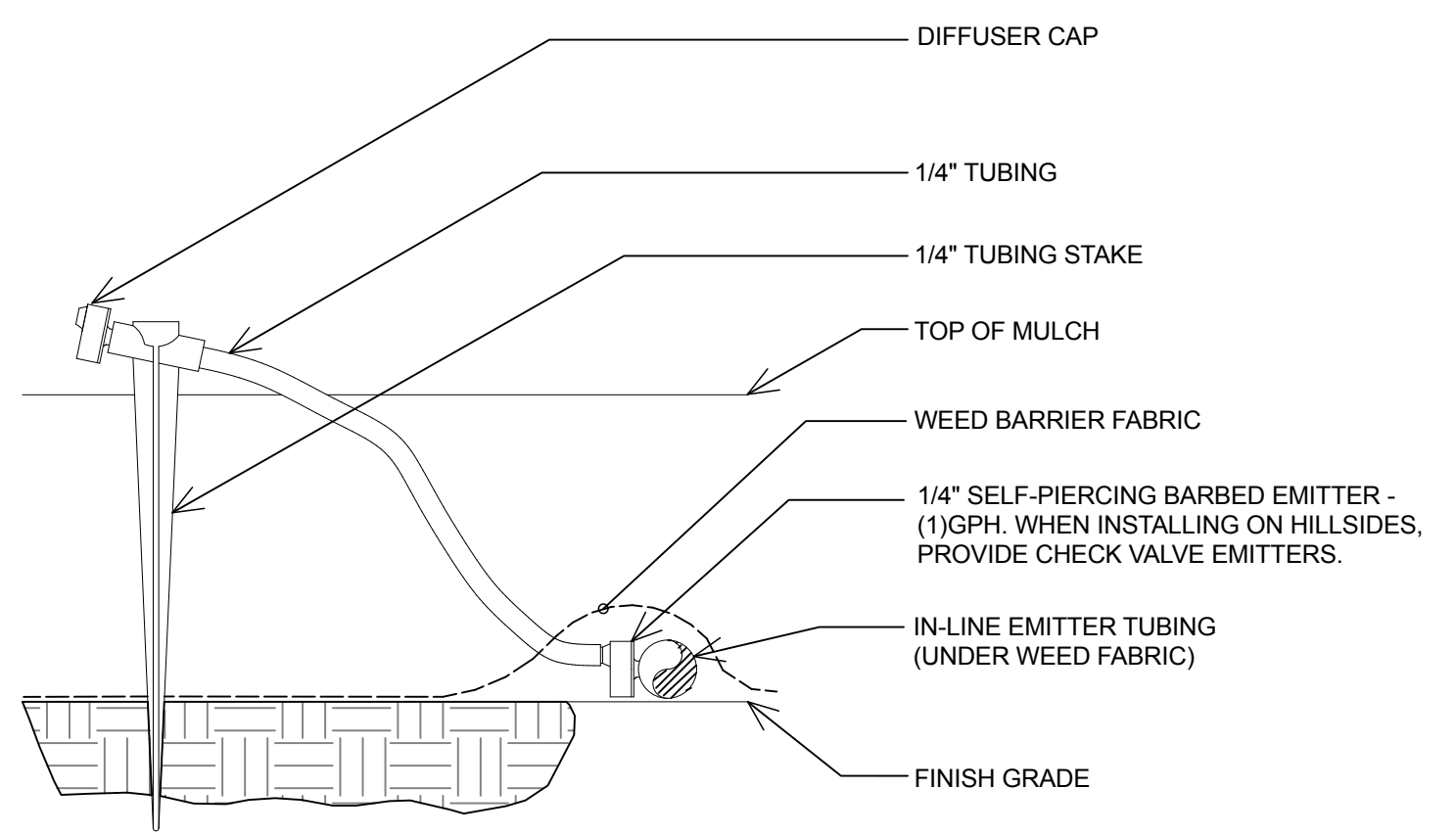


C TRENCH SECTION - CONVENTIONAL WIRE SYSTEM
NO SCALE

NOTE:
1. IF BALL VALVE IS INCLUDED WITH DRIP ZONE KIT, INCLUDE ENTIRE KIT WITHIN ONE BOX. REMOVE ROUND BOX. IF BALL VALVE IS PURCHASED SEPARATELY, INSTALL AS SHOWN, OR AS PER C/L502 FOR MULTIPLE DRIP VALVE ASSEMBLY.
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS

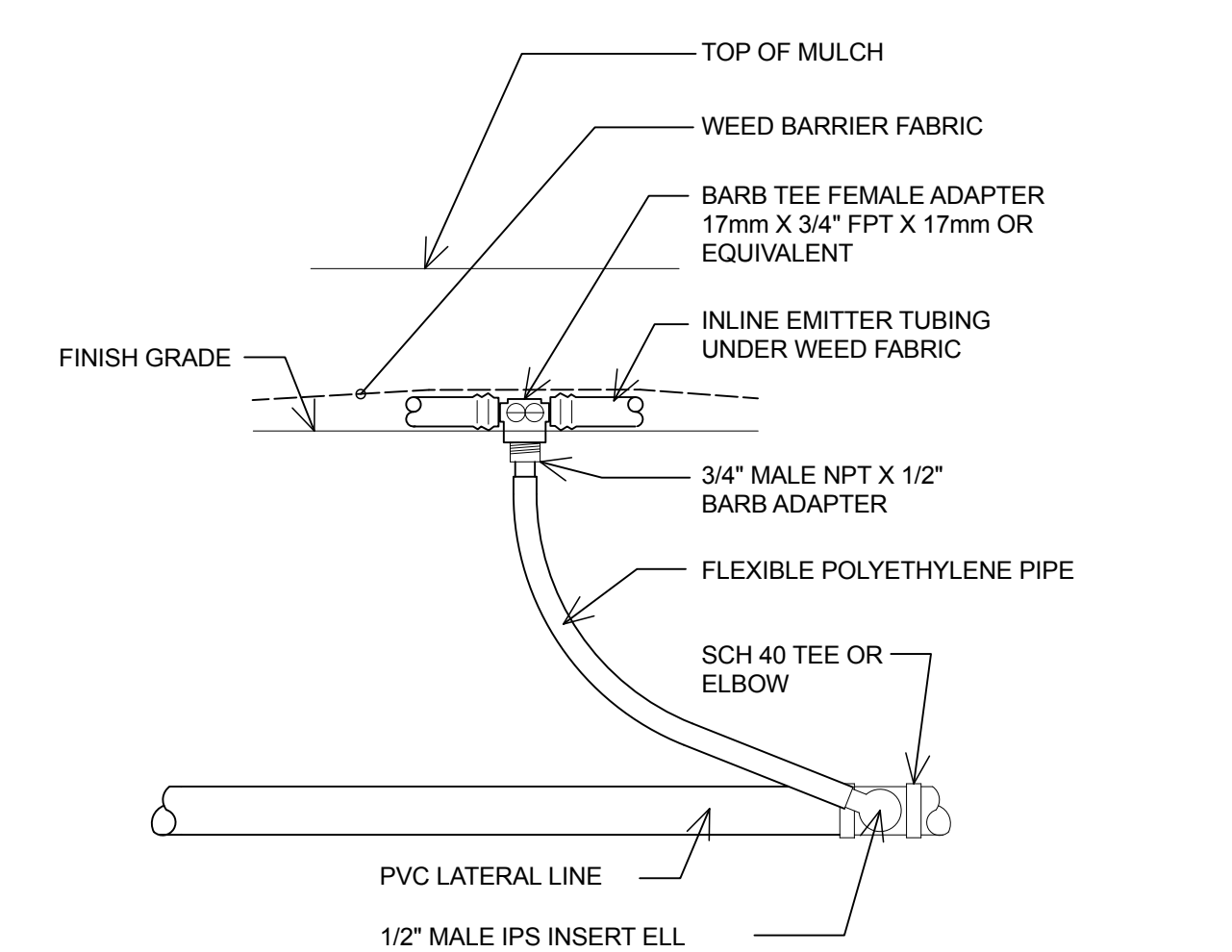


G DRIP VALVE ASSEMBLY
NO SCALE



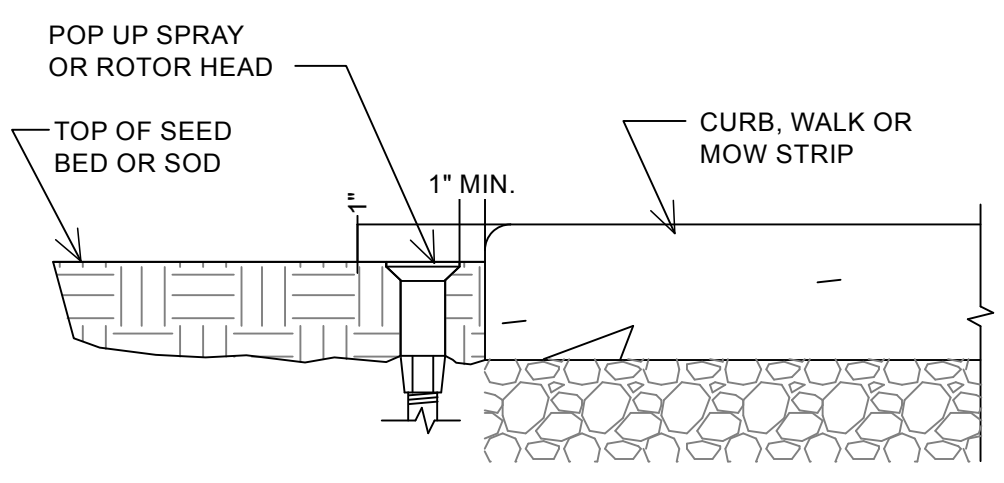
NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

J INDICATOR EMITTER
NO SCALE



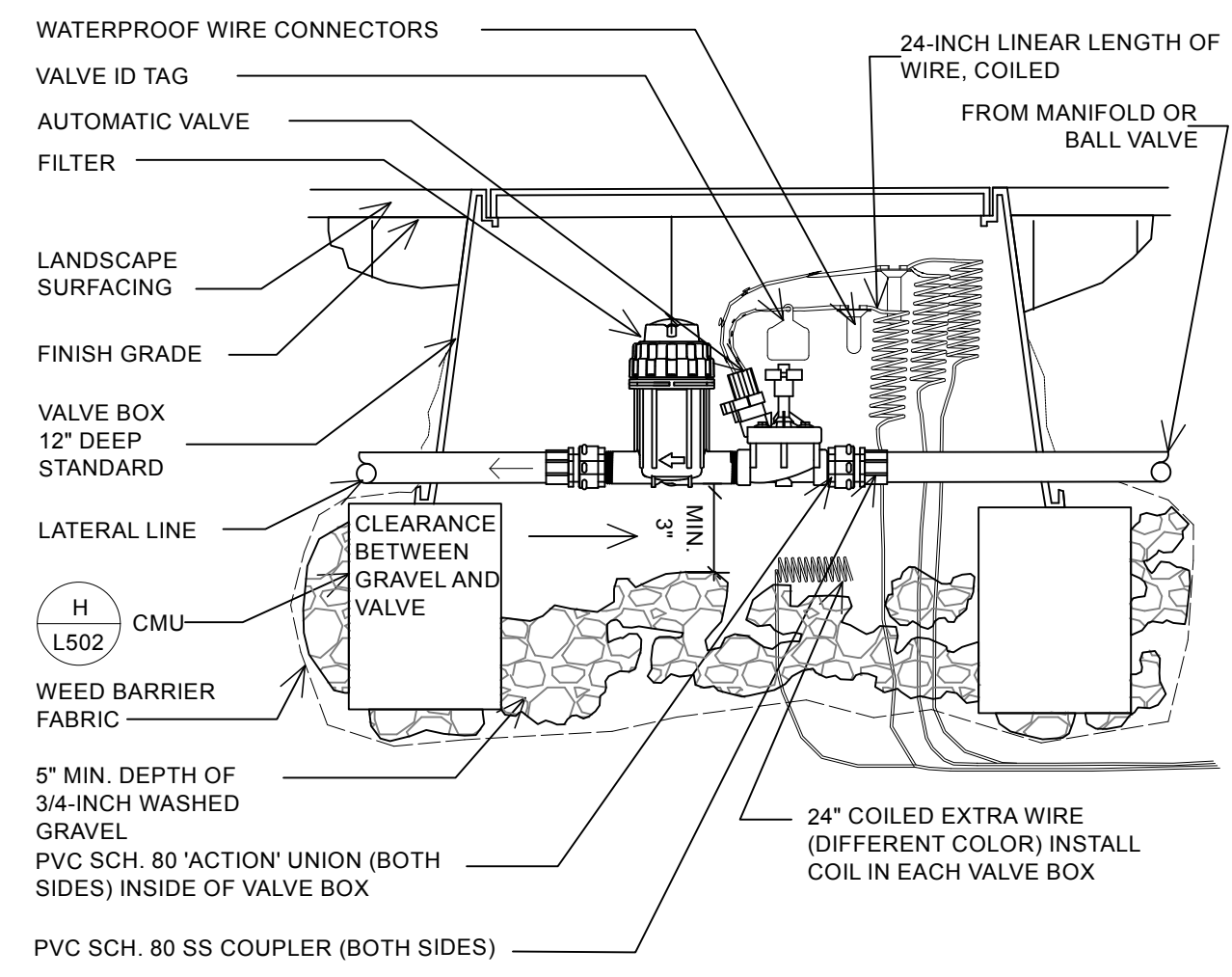
NOTE:
1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

K PVC TO IN-LINE EMITTER
NO SCALE

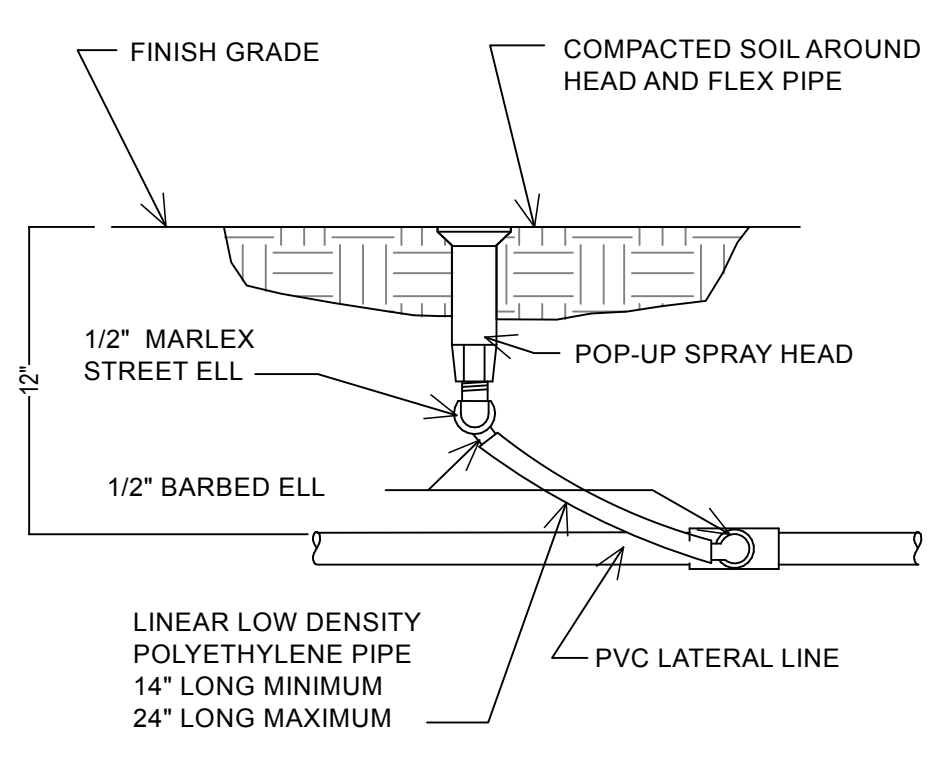


B SPRINKLER HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.

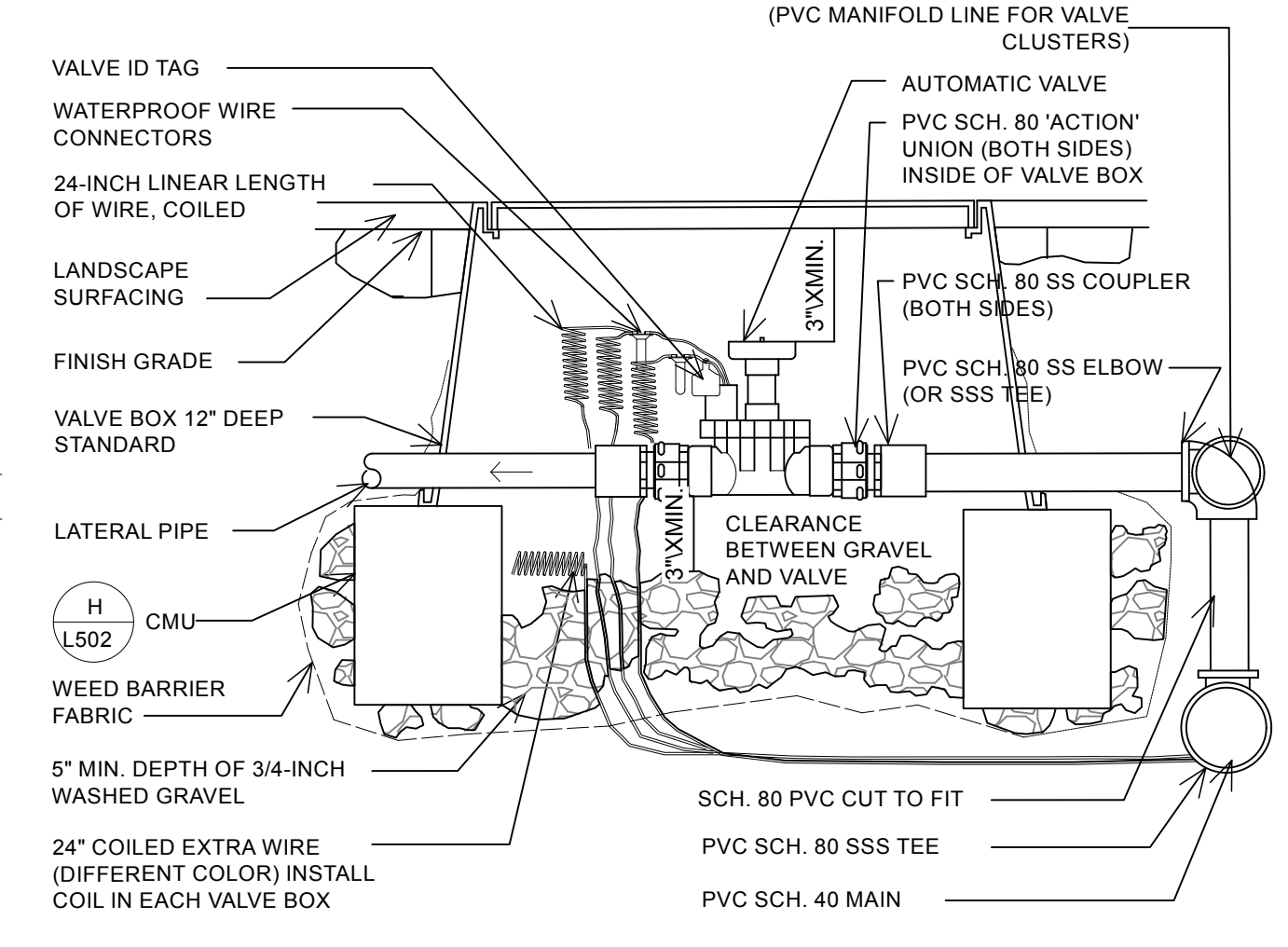


F DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM
NO SCALE

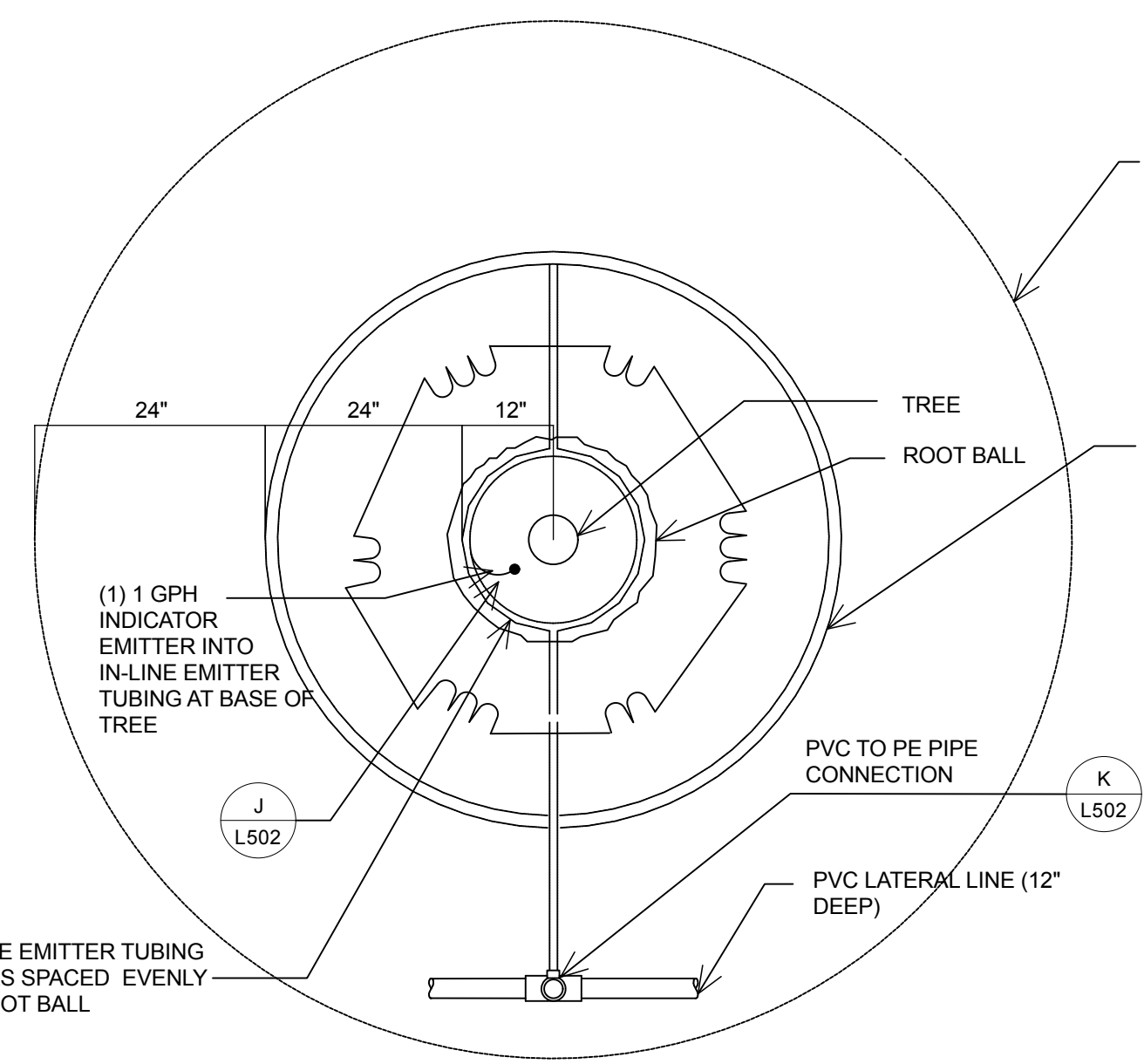


A SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



E AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM
NO SCALE



I TREE DRIP - PLAN VIEW (Planter Areas)
NO SCALE
NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.



SANTAQUIN STAKE CENTER
1544 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UTAH

Project For:

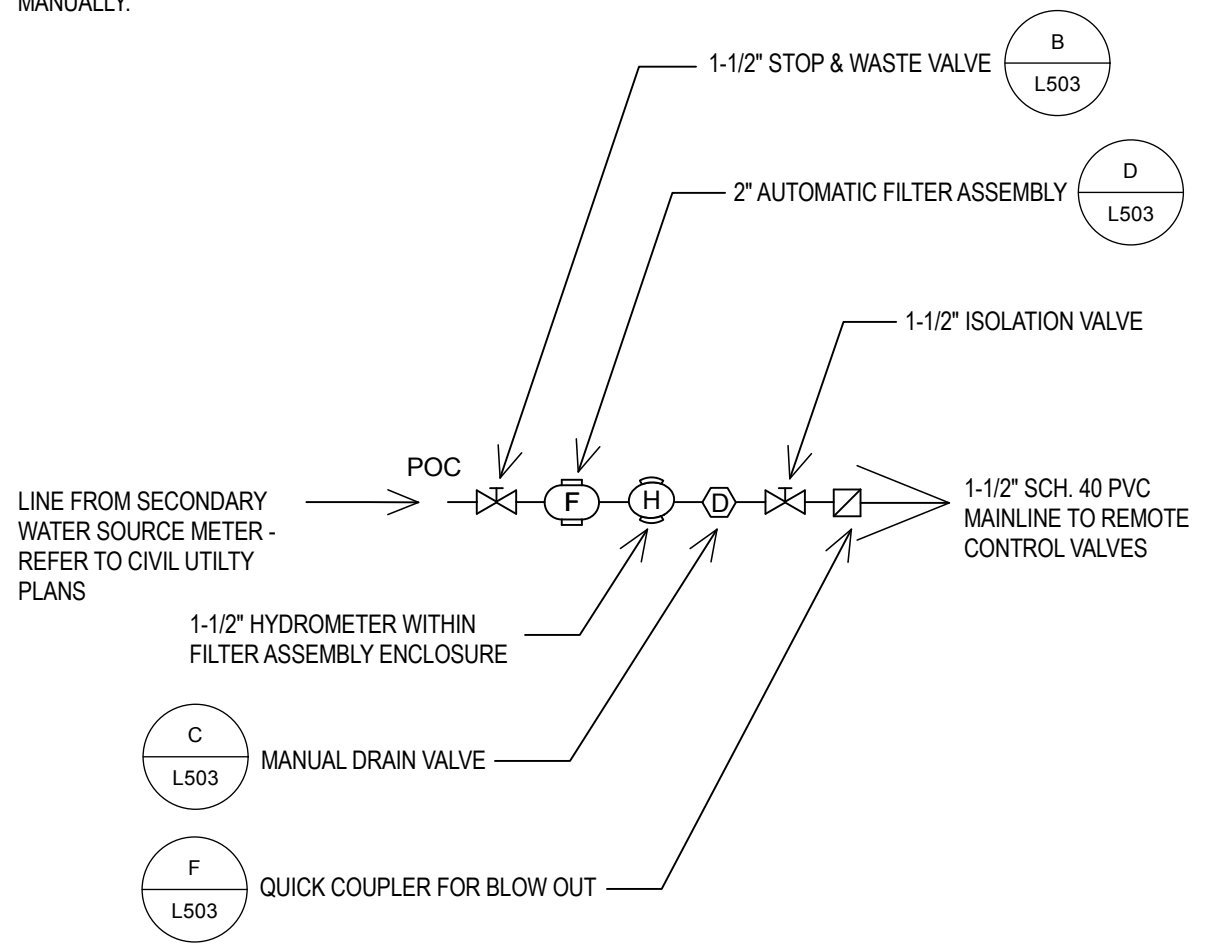
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Property Number: 501-2698
JOB NUMBER: 24604
OWNER: LDS CHURCH
DATE: SEPTEMBER 2024
REV DATE DESCRIPTION
1 11/29/24 CITY REVIEW COMMENTS

LANDSCAPE IRRIGATION DETAILS

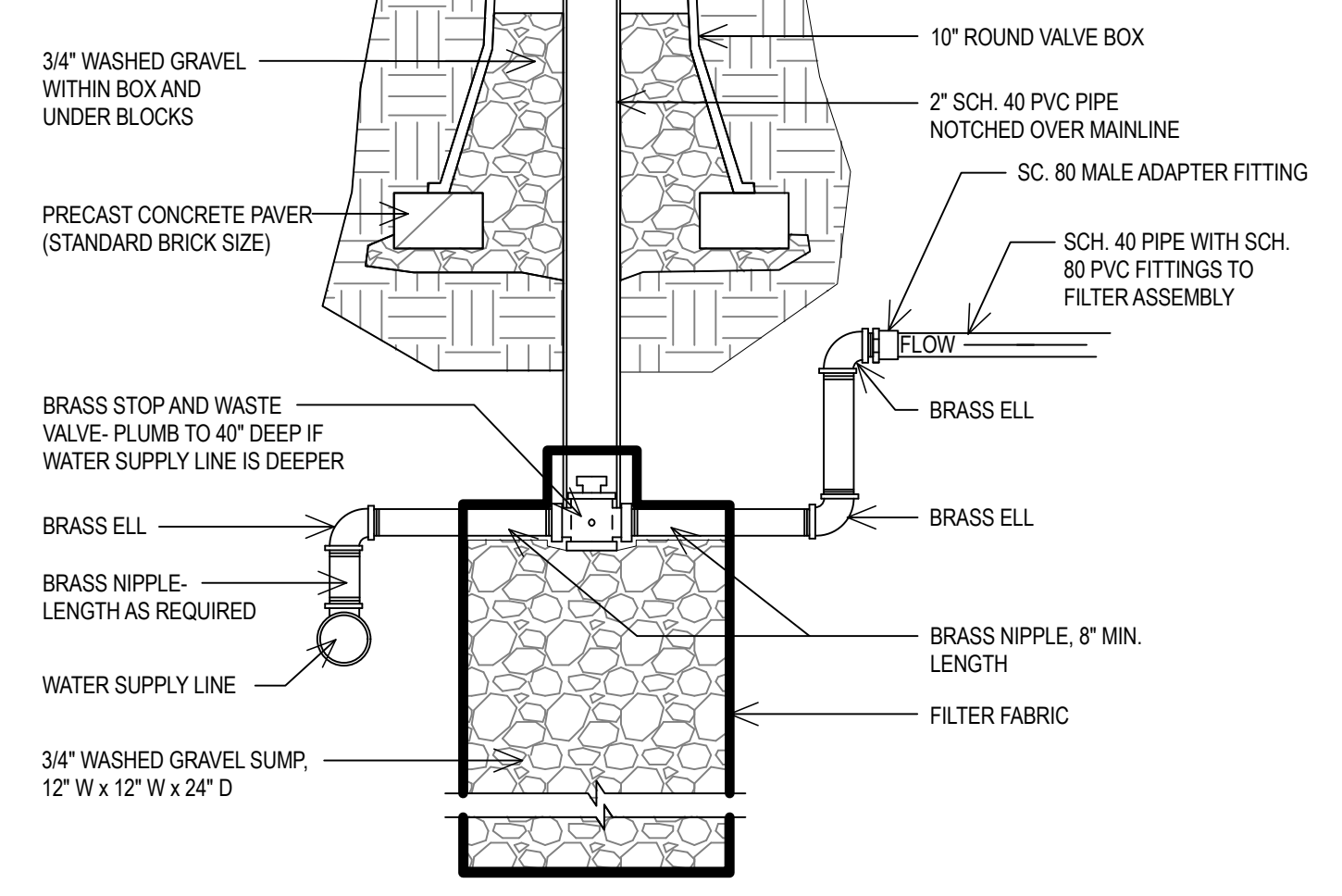
L503

NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE FLOW SENSOR, MASTER VALVE, AND FILTER ASSEMBLY IS TO BE DRAINED MANUALLY.



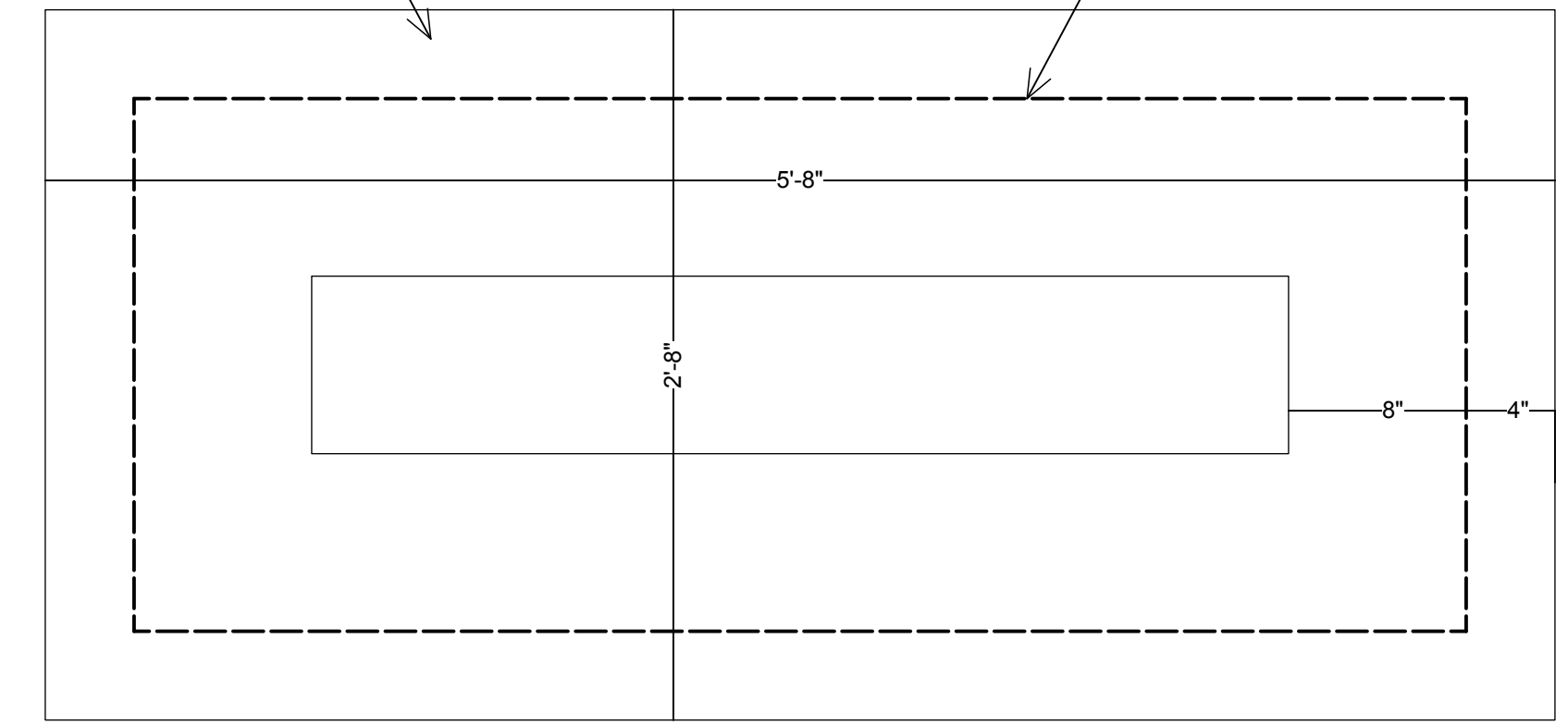
A POC SCHEMATIC LAYOUT
NO SCALE

NOTE:
INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.

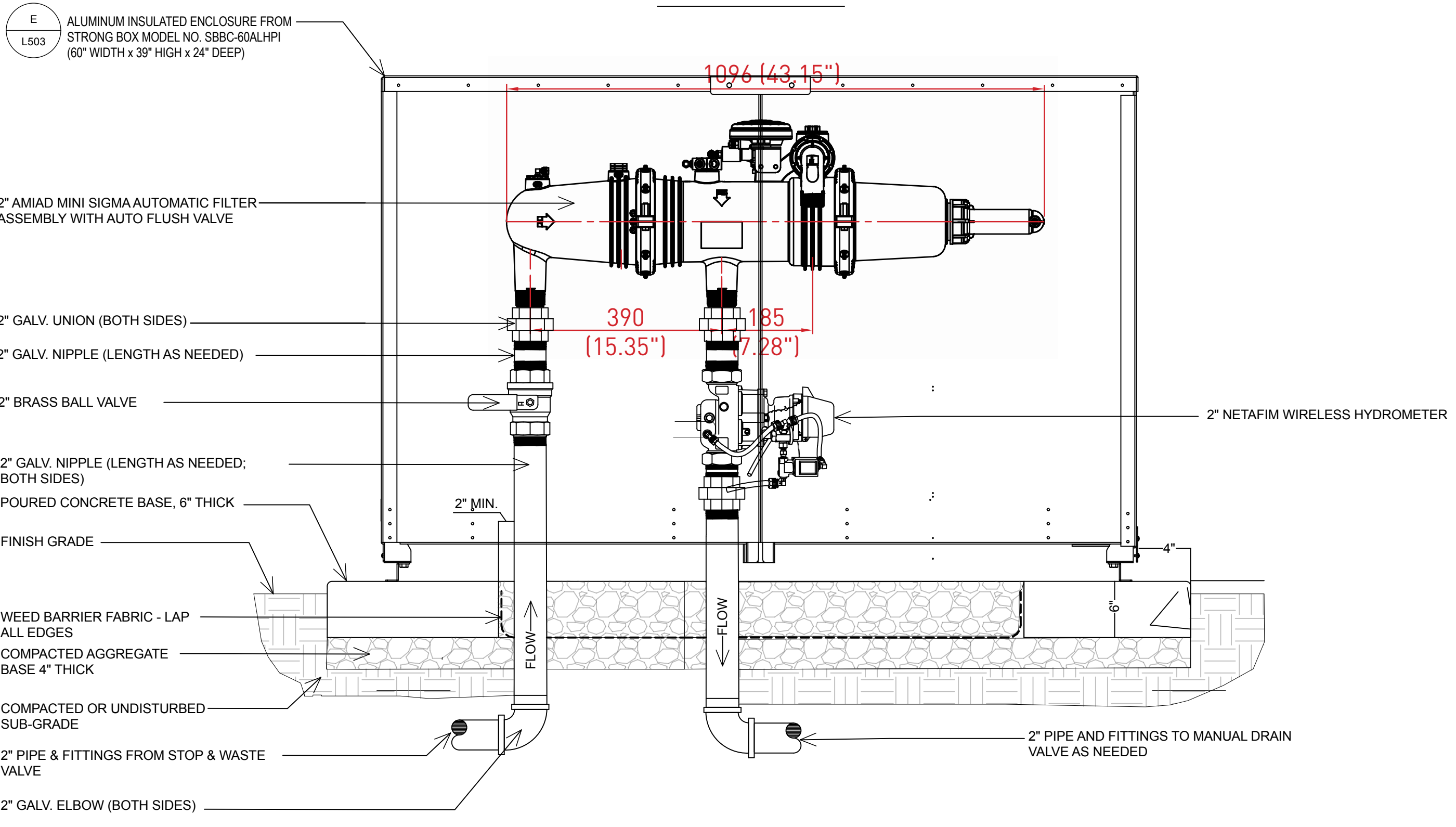


B STOP & WASTE VALVE
NO SCALE

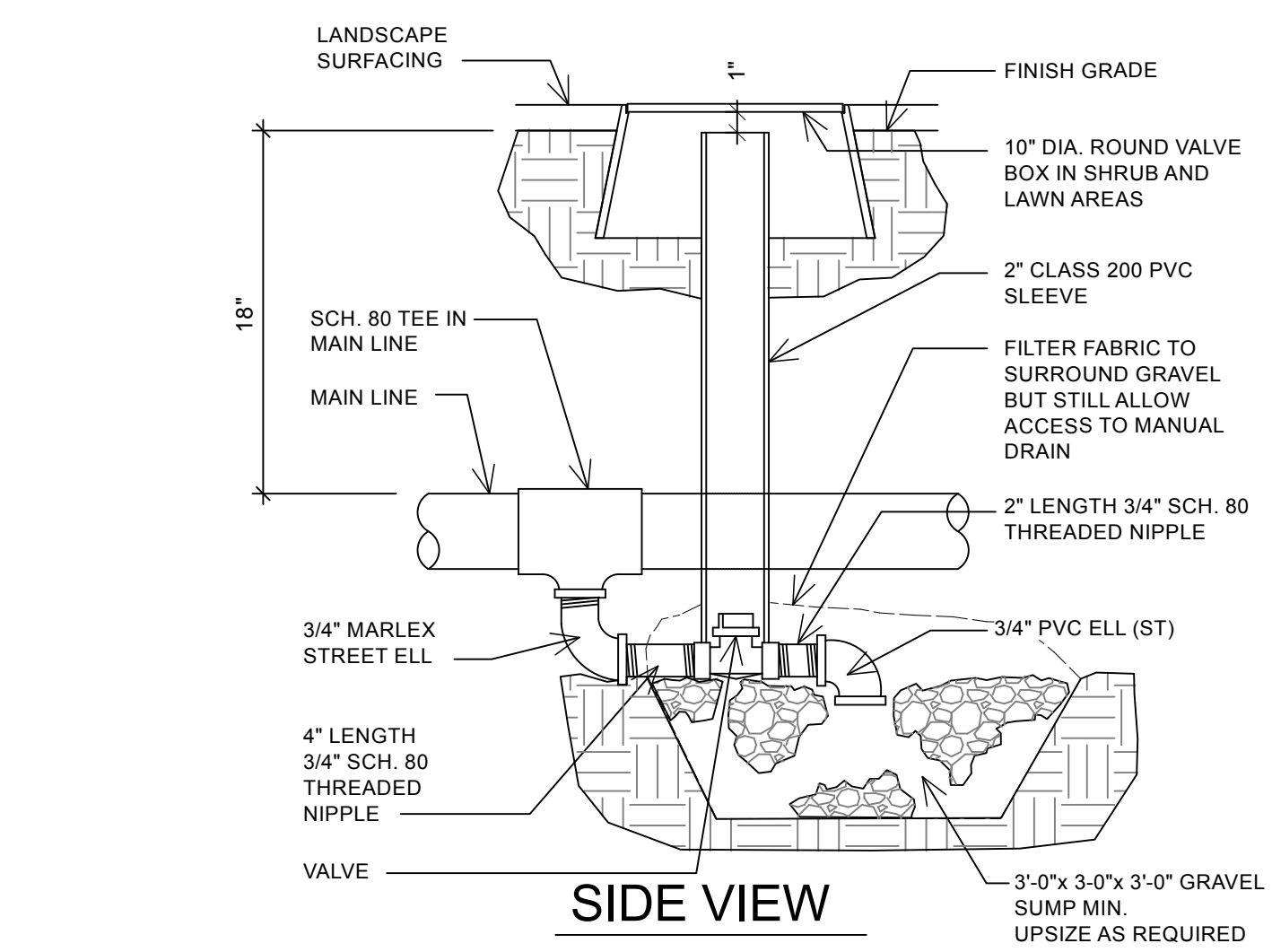
POURED CONCRETE BASE, 6" MIN. THICKNESS. EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE



TOP VIEW

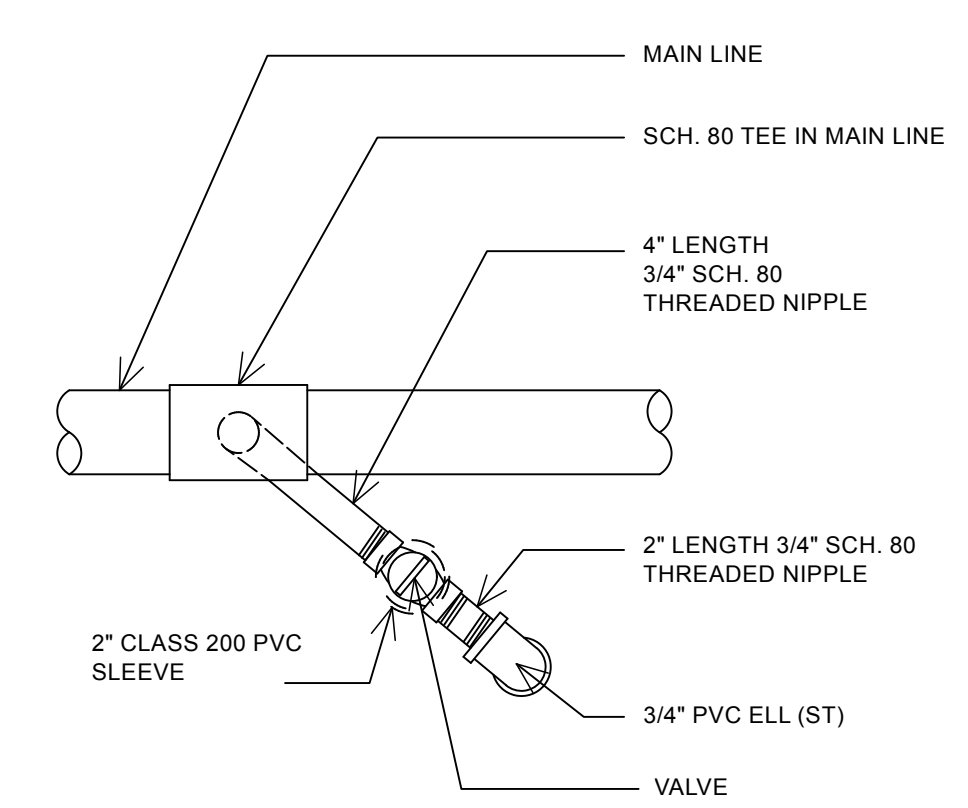


D AUTOMATIC FILTER ASSEMBLY WITH HYDROMETER
NO SCALE



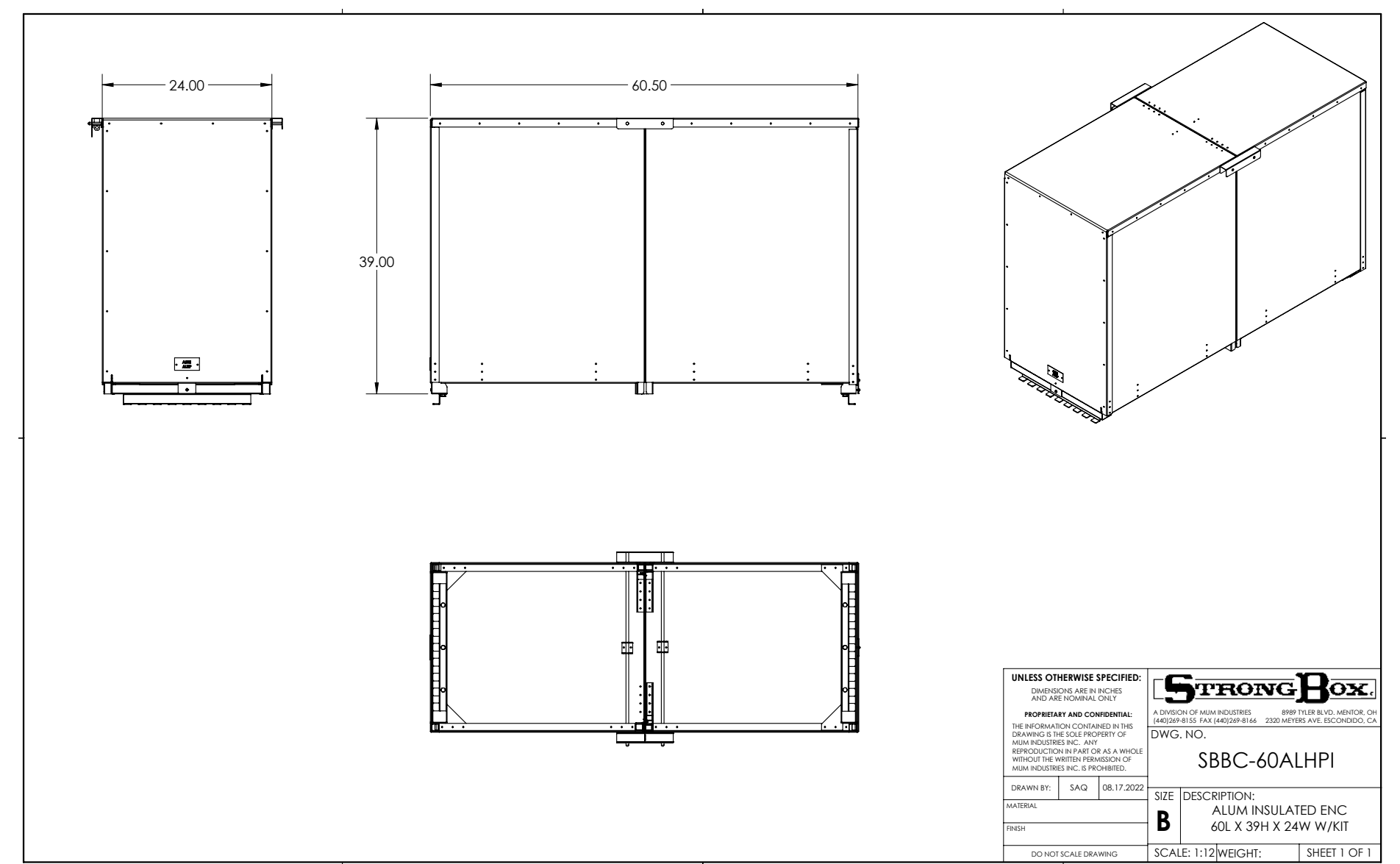
SIDE VIEW

NOTE:
DRAIN INTO CENTER OF GRAVEL SUMP



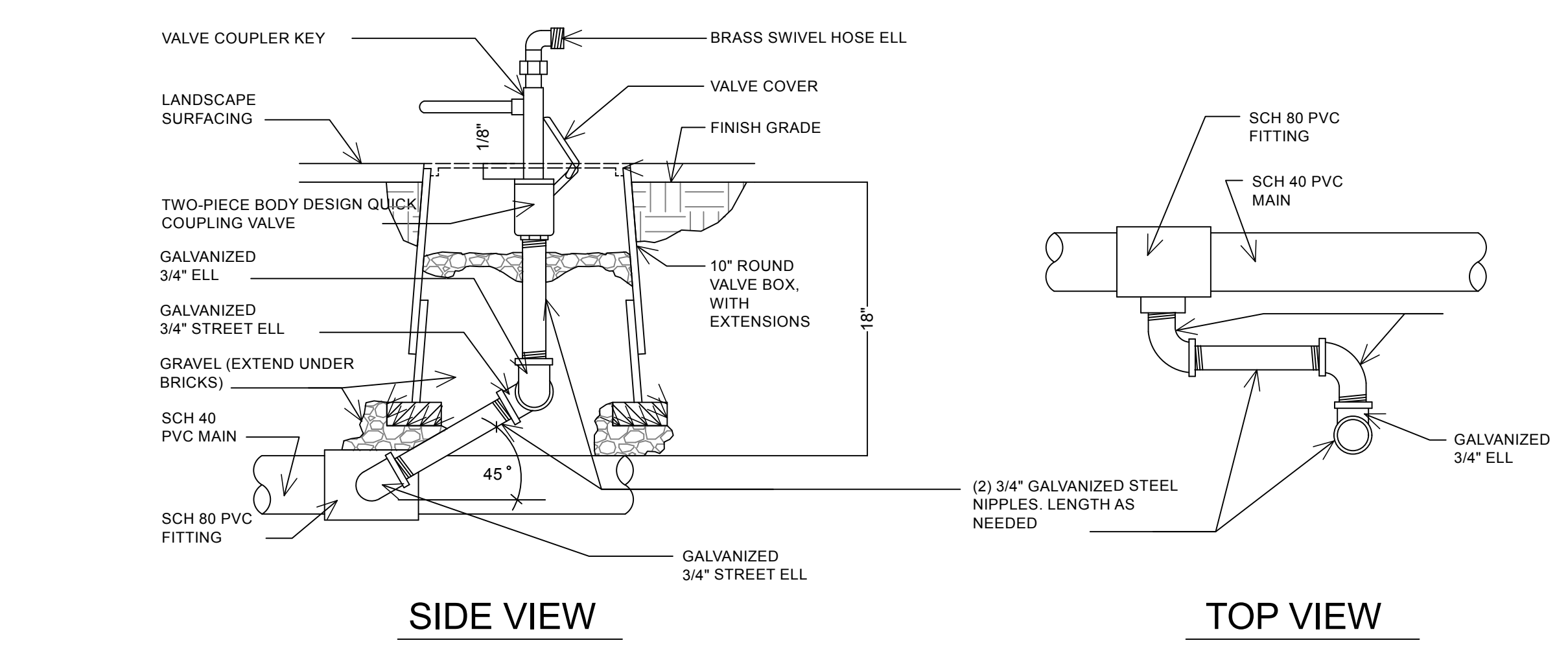
TOP VIEW

C MAIN LINE MANUAL DRAIN VALVE



UNLESS OTHERWISE SPECIFIED:	
1. ALL DIMENSIONS ARE IN INCHES AND DECIMALS THEREOF.	
2. FINISHES ARE TO BE AS SHOWN OR AS NOTED.	
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED.	
4. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.	
5. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.	
6. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.	
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E FILTER ASSEMBLY ENCLOSURE
NO SCALE



SIDE VIEW

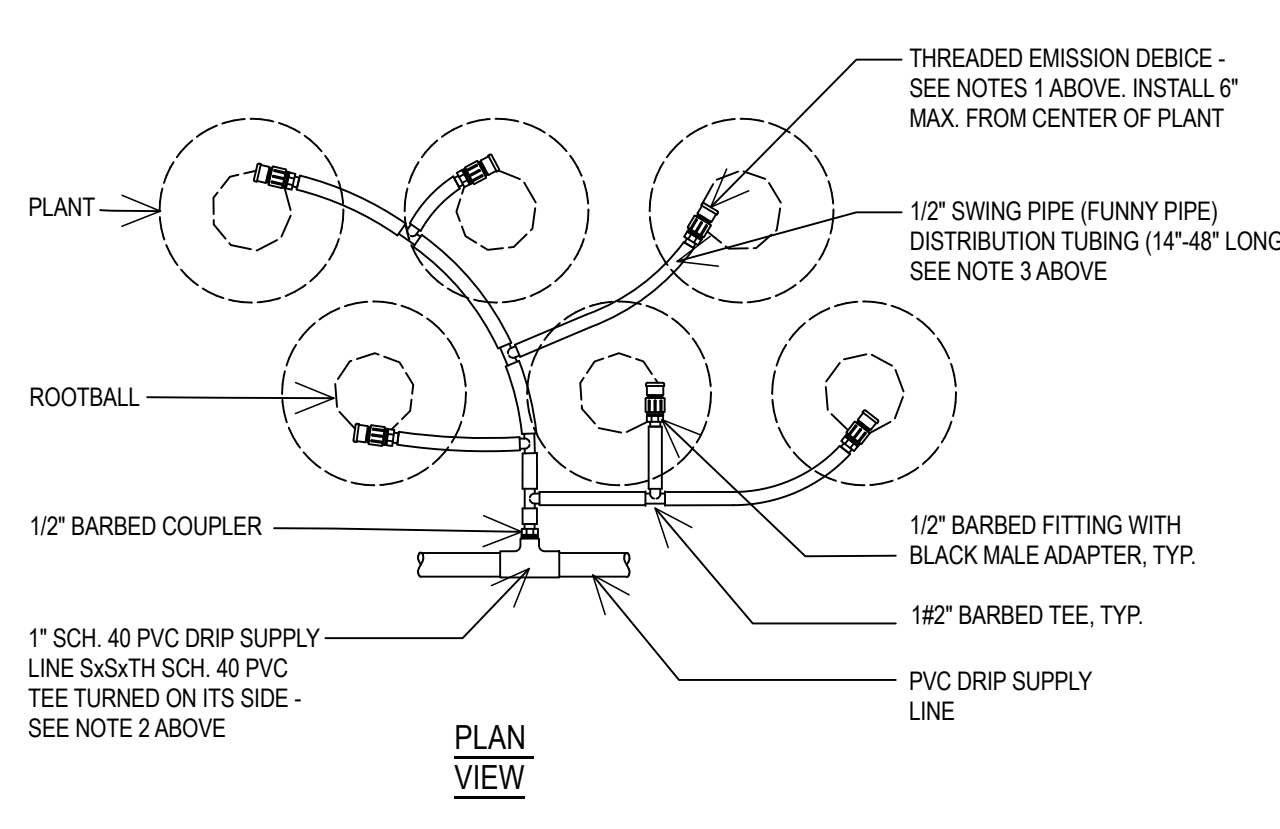
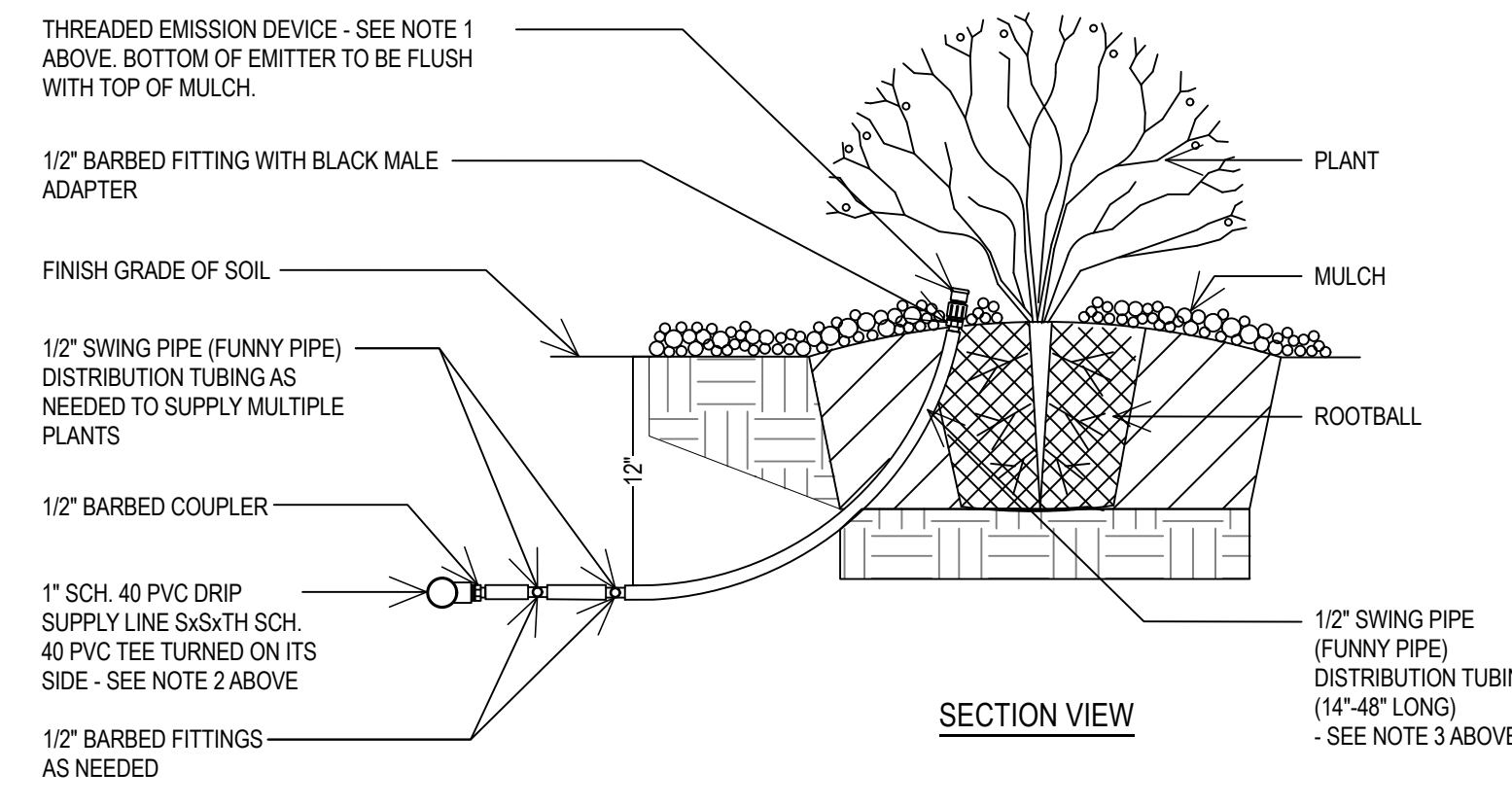
TOP VIEW

F QUICK COUPLING VALVE
NO SCALE



NOTES:

1. SEE EMISSION DEVICE SCHEDULE ON IRRIGATION PLAN FOR TYPE, QUANTITY AND SIZE OF EMISSION DEVICE PER PLANT.
2. INSTALL A MAX. OF (6) EMISSION DEVICES PER PVC CONNECTION.
3. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.

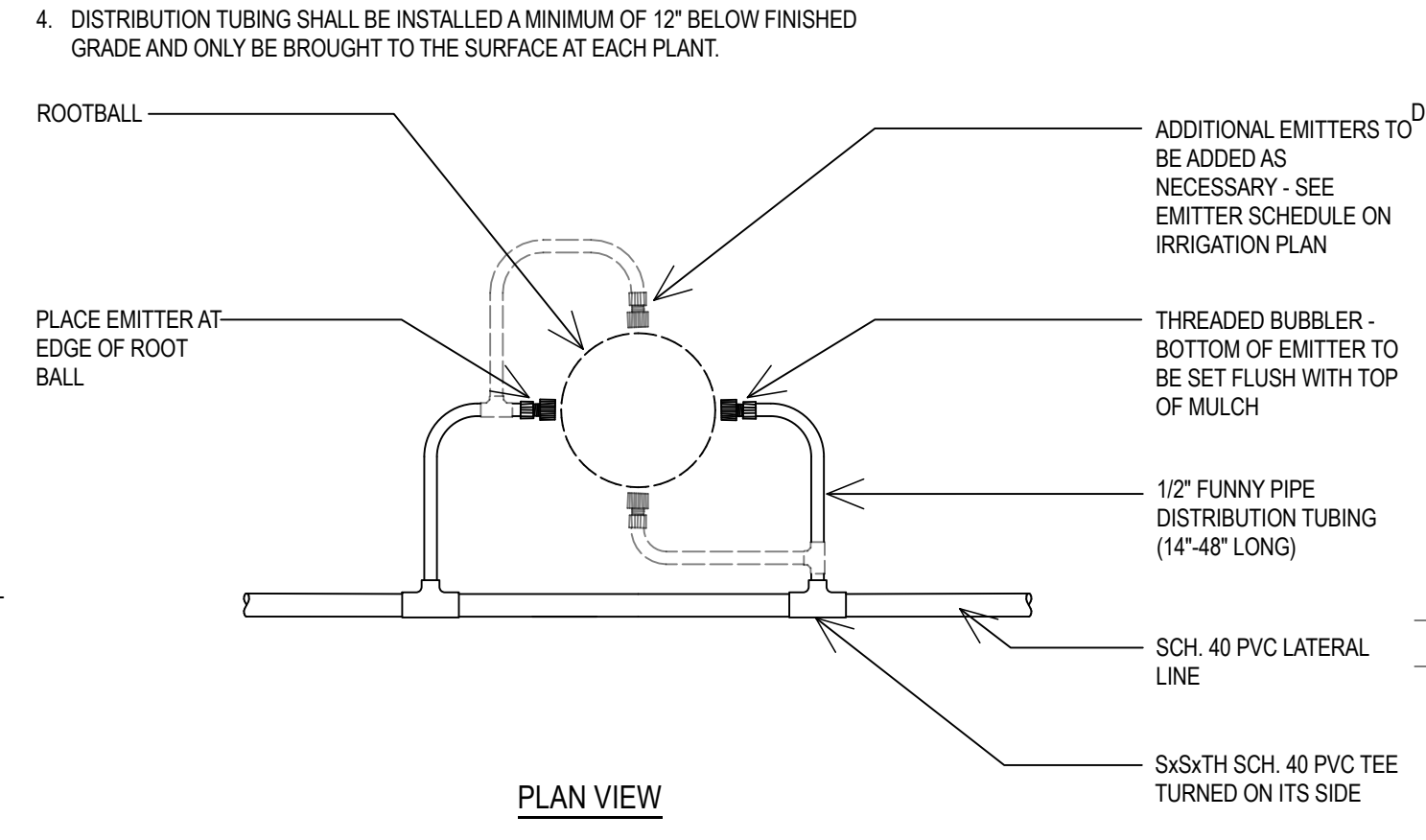
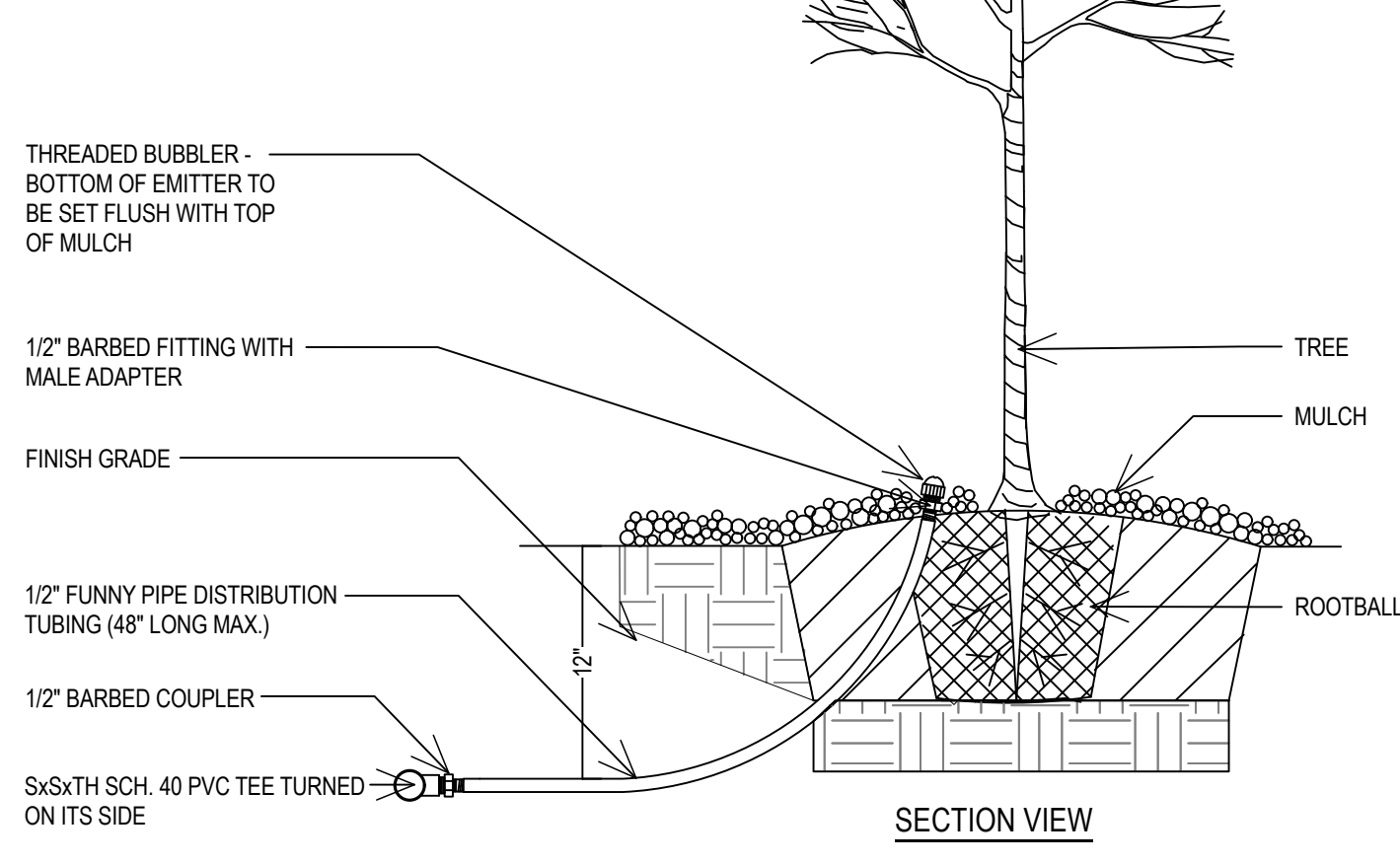


A DRIP EMISSION DEVICE @ SHRUBS

NO SCALE

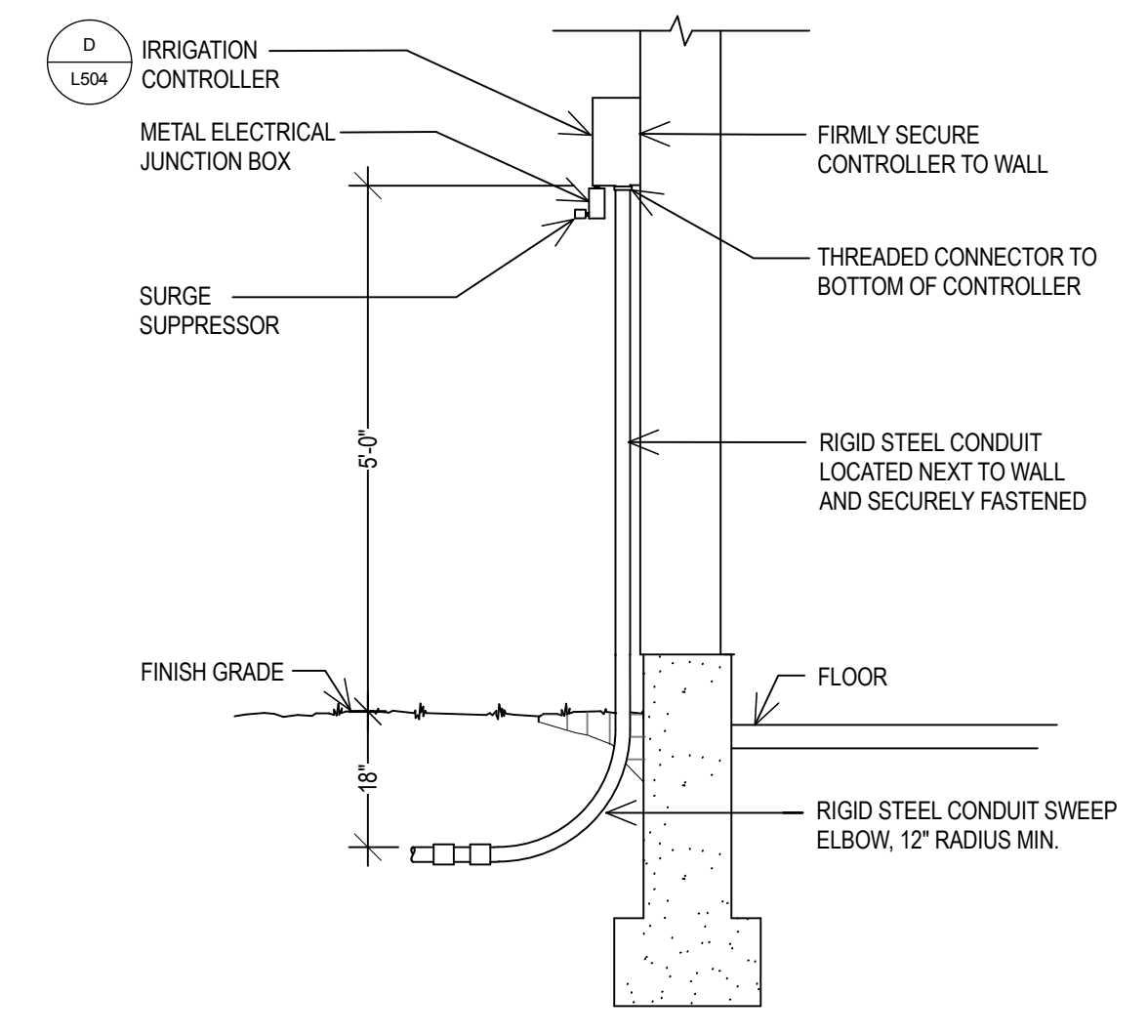
NOTES:

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR FOR ROCK AREAS AND 'MULCH CAMO' COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



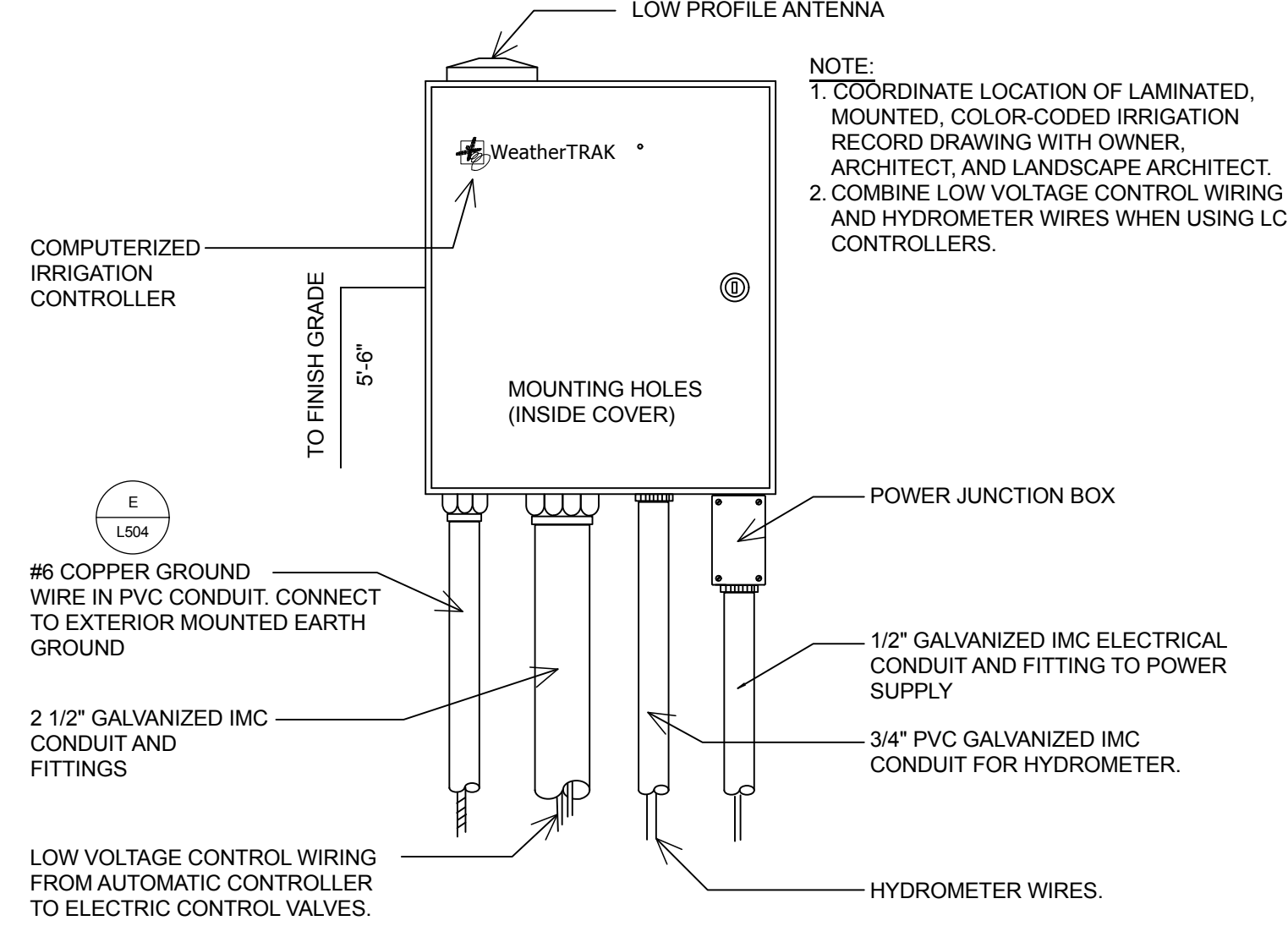
B DRIP BUBBLER @ TREES

NO SCALE



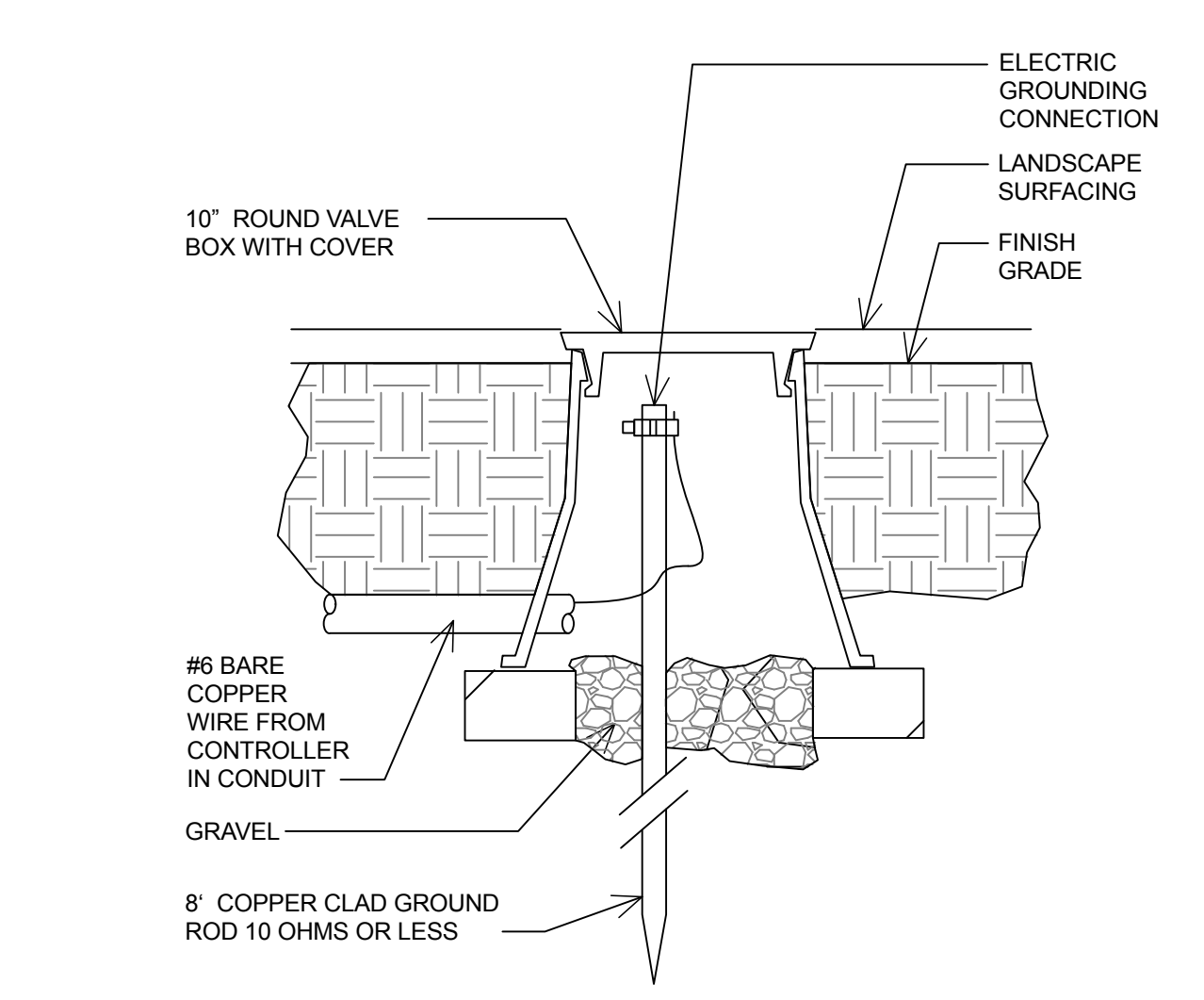
C CONTROLLER

NO SCALE



D SMART CONTROLLER

NO SCALE



E LIGHTNING GROUNDING ROD

NO SCALE

SANTAQUIN STAKE CENTER
 1544 SOUTH SAGEBERRY DRIVE
 SANTAQUIN, UTAH

Project For:
 THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS

Property Number:
501-2698

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

REV	DATE	DESCRIPTION
1	11/29/24	CITY REVIEW COMMENTS

LANDSCAPE
 IRRIGATION
 DETAILS

L504

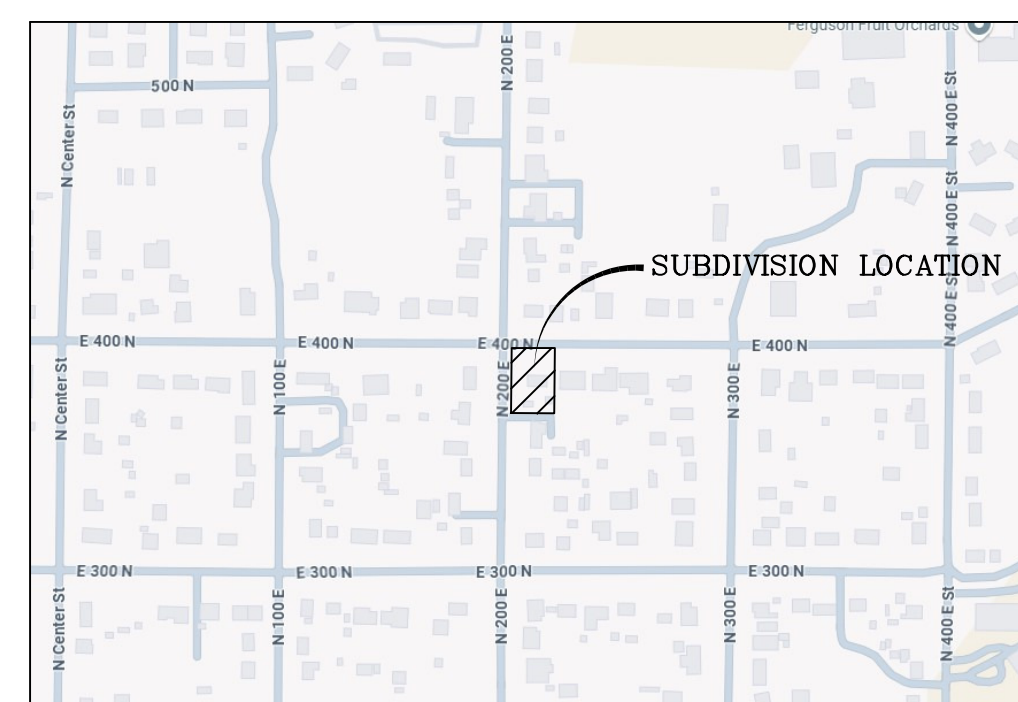
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PLAT "A" PEAK SUBDIVISION

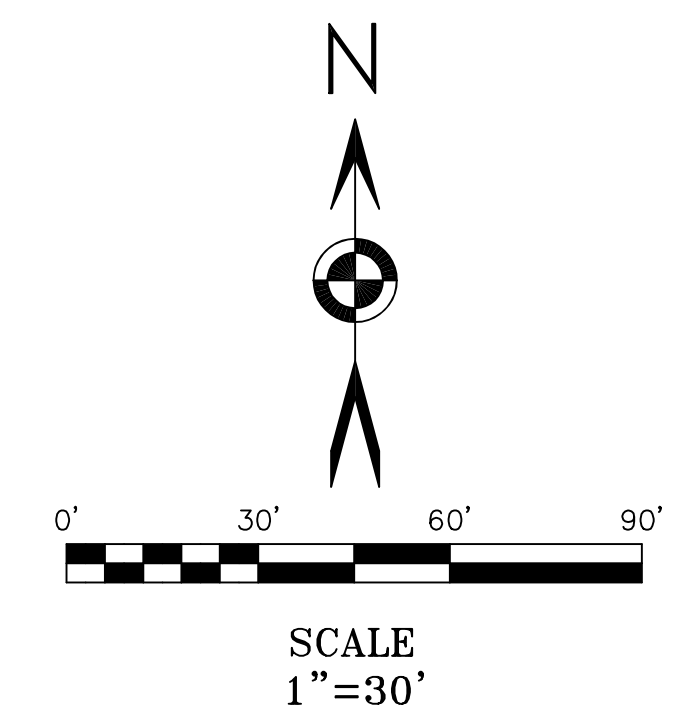
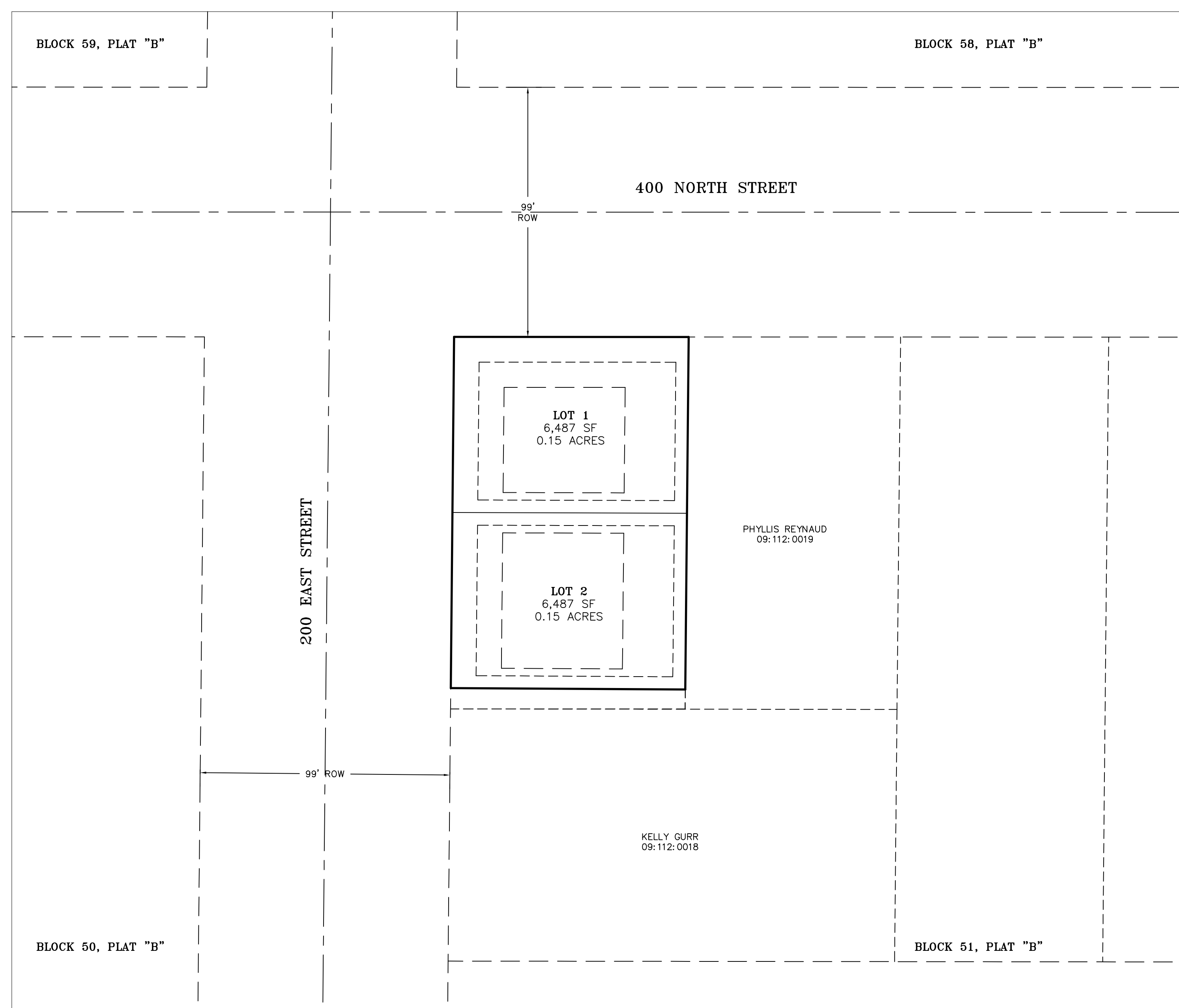
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET # SHEET NAME

1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN
4	SURVEY PLAT

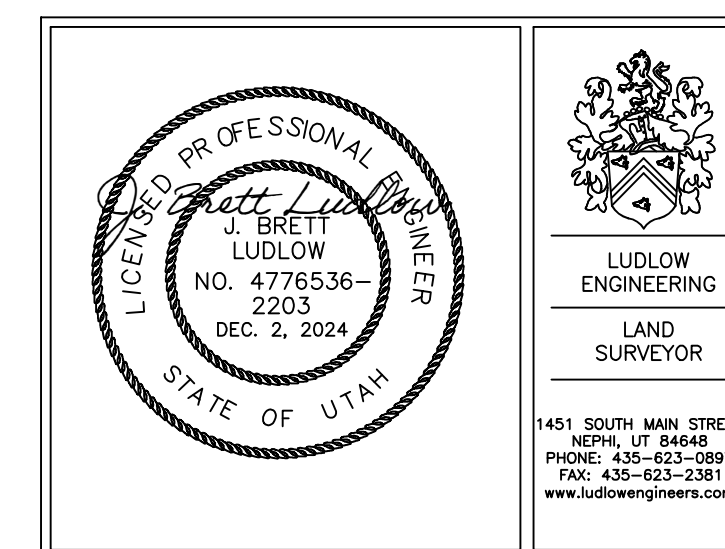


VICINITY MAP
-NTS-



DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=0.30
LOTS/ACRE=6.67

GENERAL NOTE:
1. 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.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:
PEAK TO PEAK REAL ESTATE, LLC
JARRETT WHITE
435-851-1101

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: CHECKED: D. PENROD

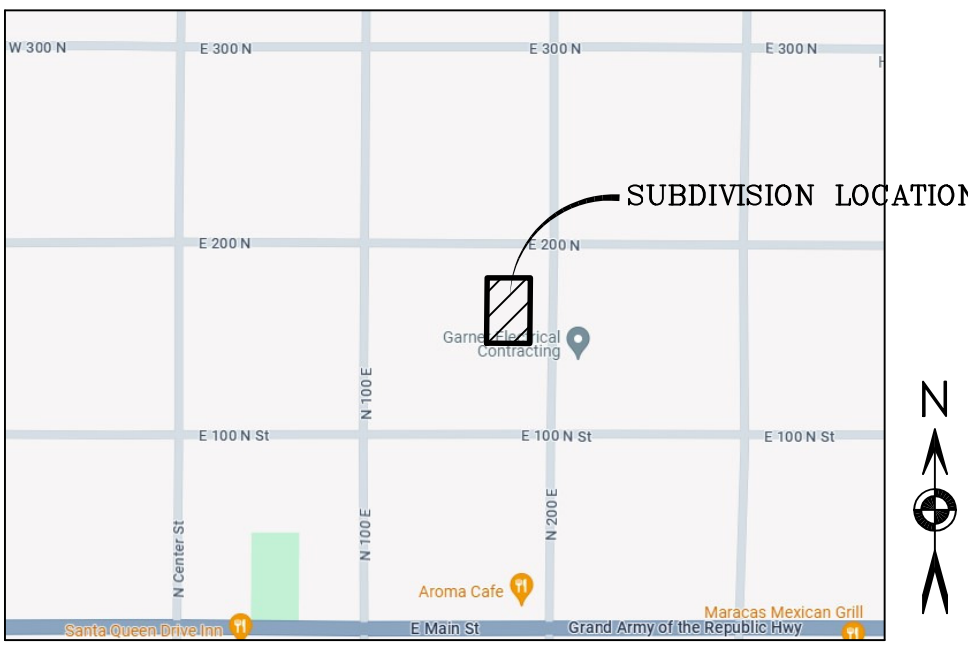
LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" PEAK SUBDIVISION
LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2024

1

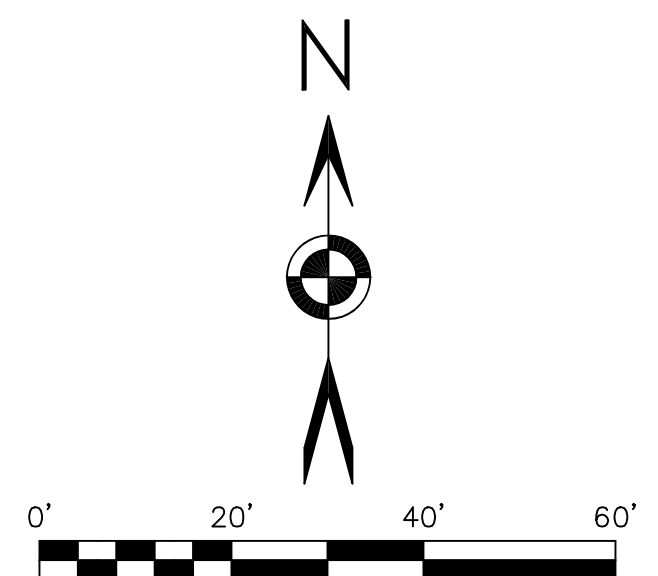
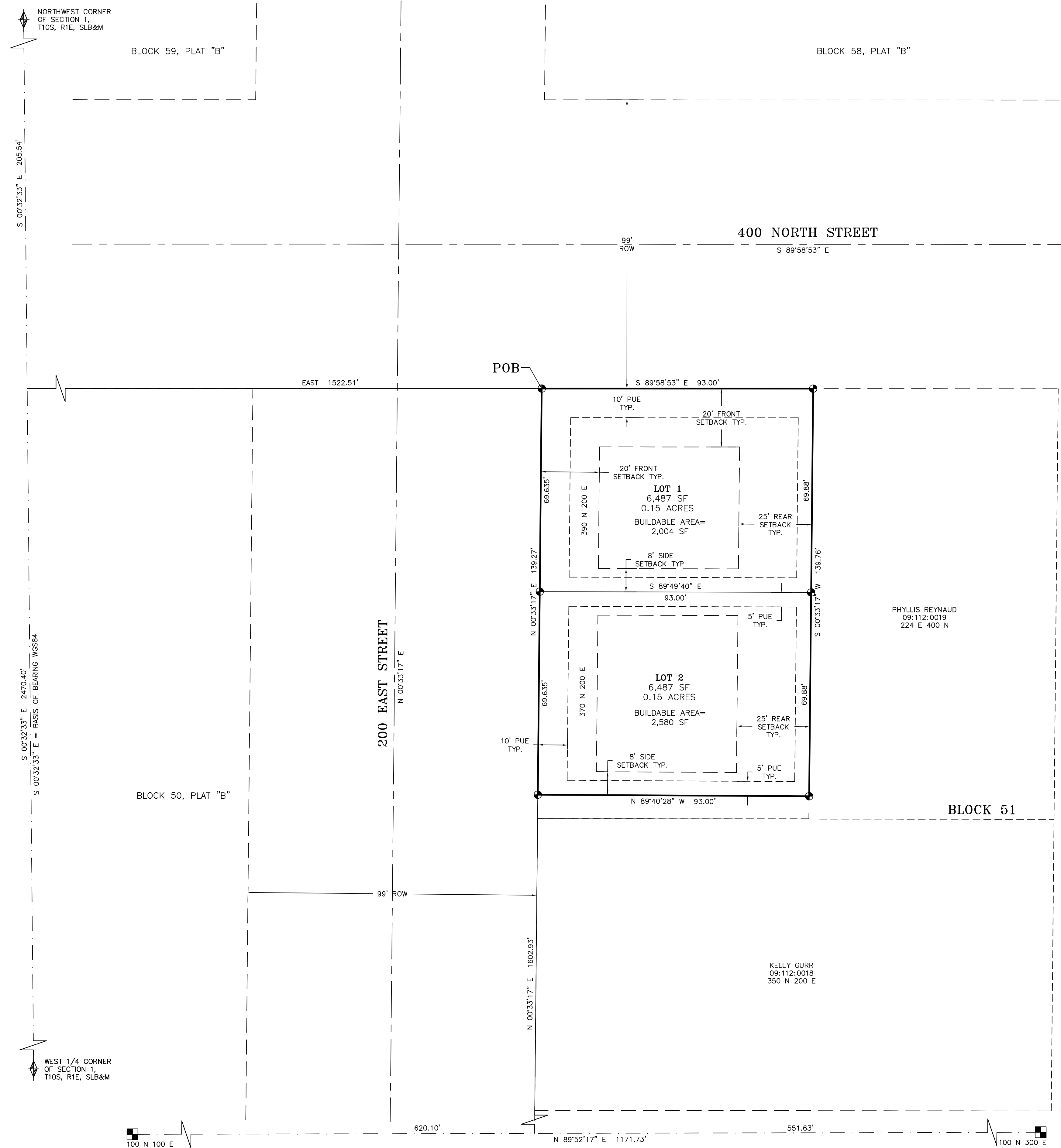
PLAT "A" PEAK SUBDIVISION



VICINITY MAP
-NTS-

GENERAL NOTE:
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.

SETBACK REQUIREMENTS:
FRONT=
15.00' TO COVERED PORCHES
20.00' TO LIVING AREA OR GARAGE SIDE
25.00' TO GARAGE DOOR
SIDE=8.00'
REAR=25.00'



- LEGEND**
- = SET 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = FOUND INTERSECTION MONUMENT
 - = LAND OWNER DEED DESCRIPTION LINE
 - = DESCRIBED BOUNDARY
 - = SECTION LINE
 - = SETBACK
 - = EASEMENT
 - = ADDRESS

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 20____
DOMINION ENERGY
BY: _____
TITLE: _____

CERTIFICATION
I Daryl N. Penrod, 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. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, 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.

DARYL N. PENROD _____ DATE _____

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OF LAND.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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 THIS ____ DAY OF _____, A.D. 20____.

JARRETT WHITE, MANAGING MEMBER OF
PEAK TO PEAK REAL ESTATE, LLC

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY
THE PLANNING COMMISSION.

CHAIRMAN _____ DIRECTOR / SECRETARY _____

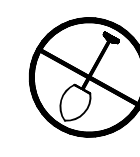
UTILITY APPROVAL
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____
CENTURY LINK _____ DATE _____

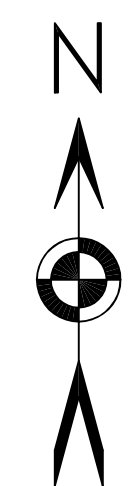
**PLAT A
PEAK
SUBDIVISION**
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

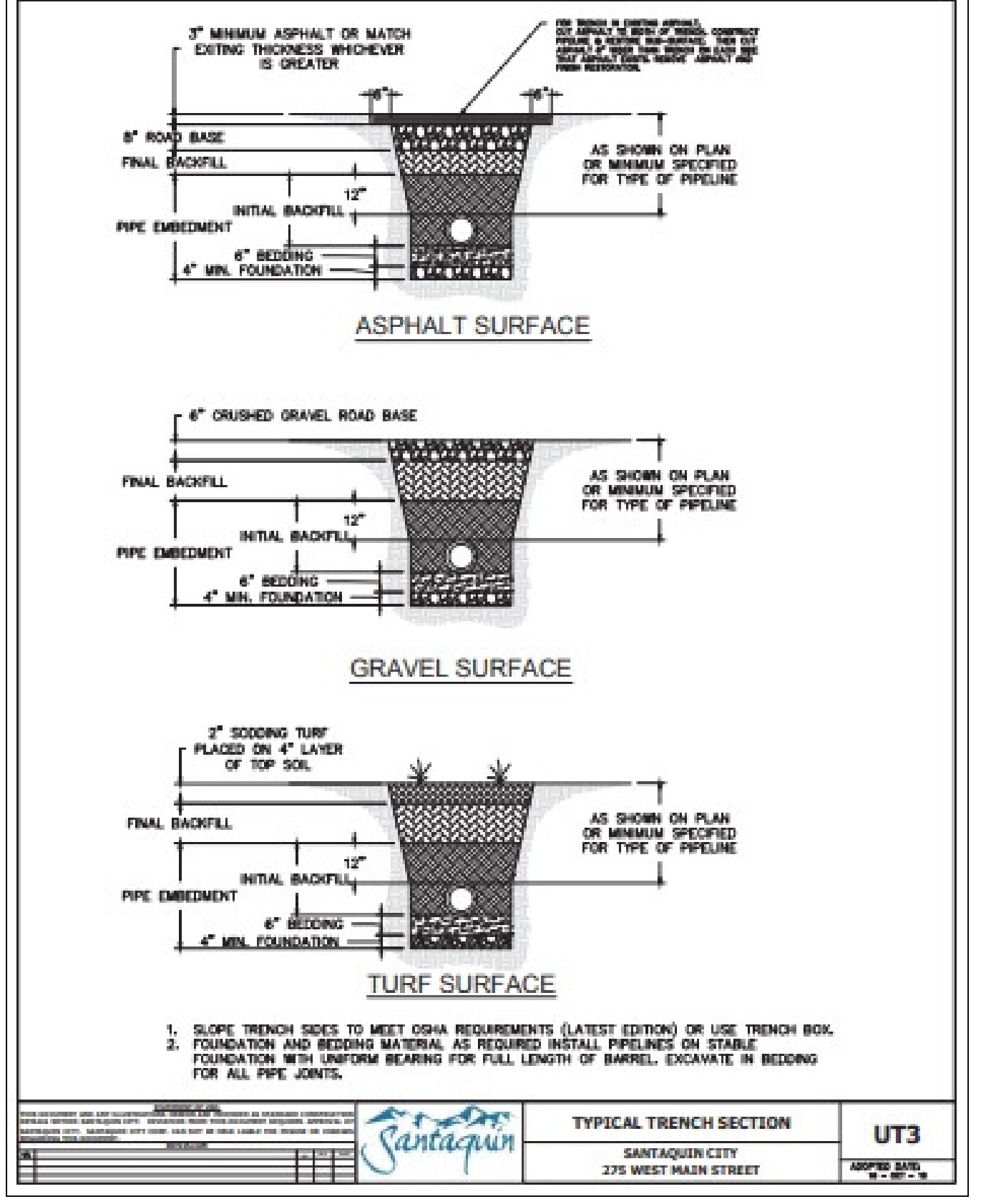
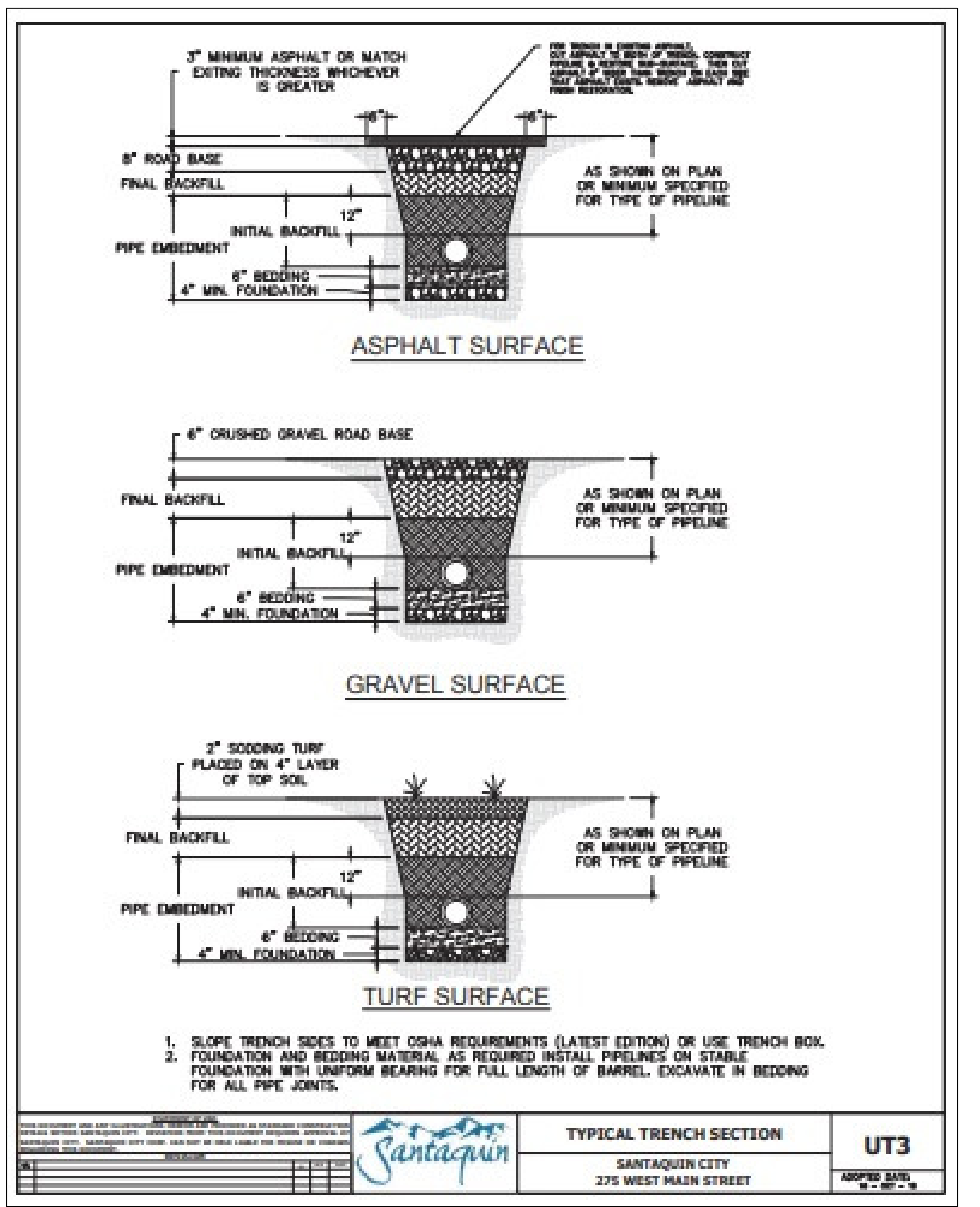
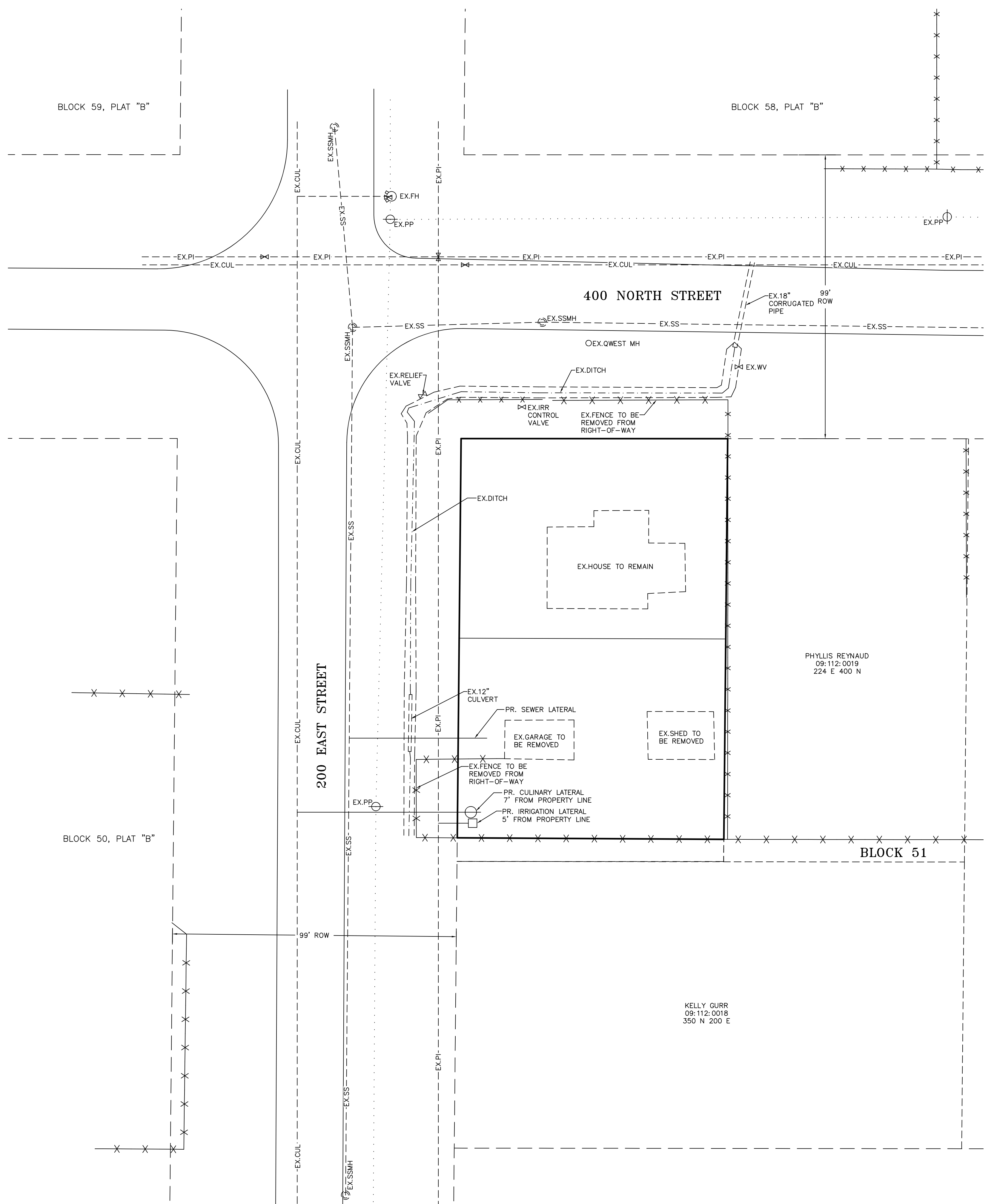
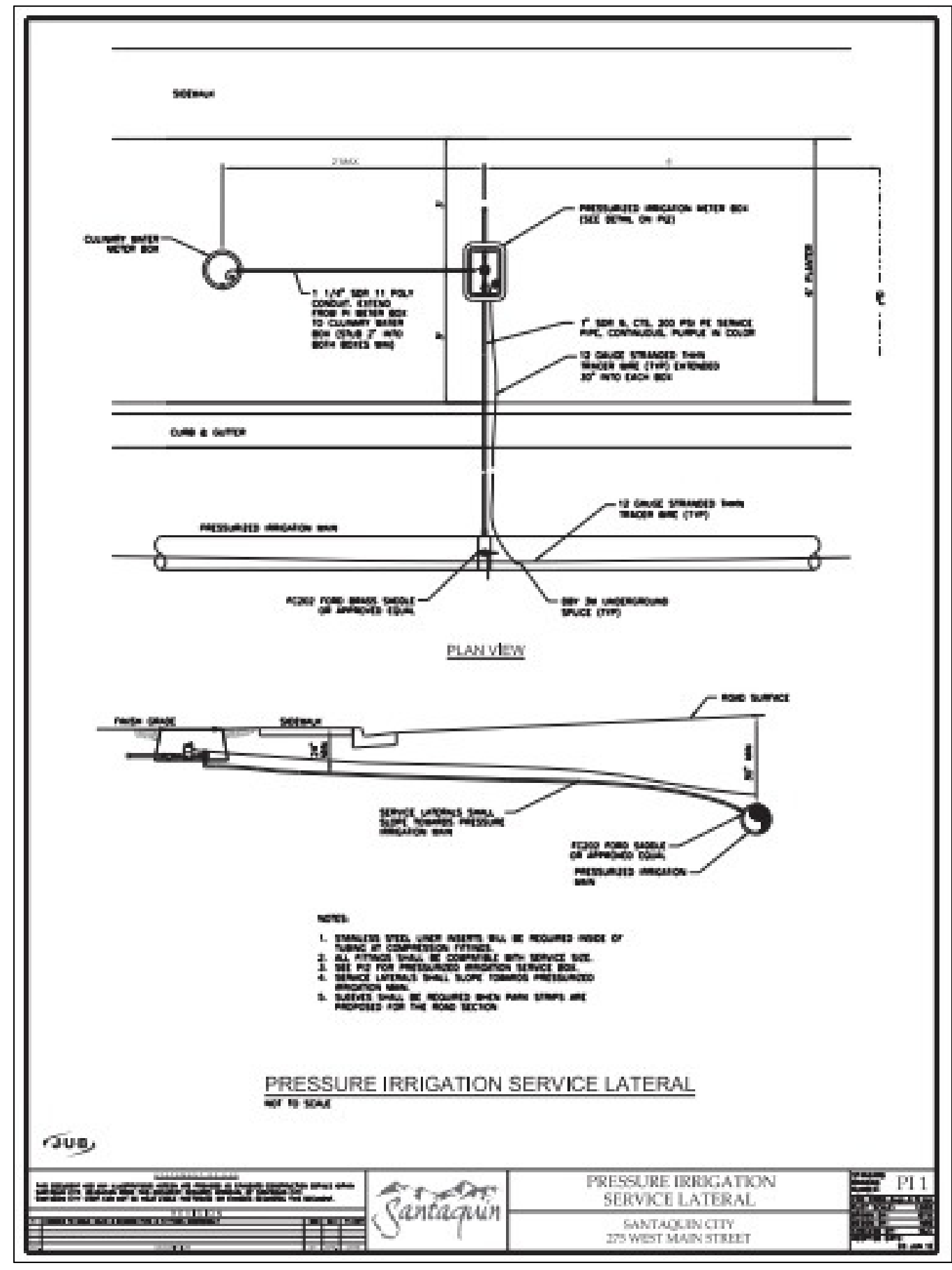
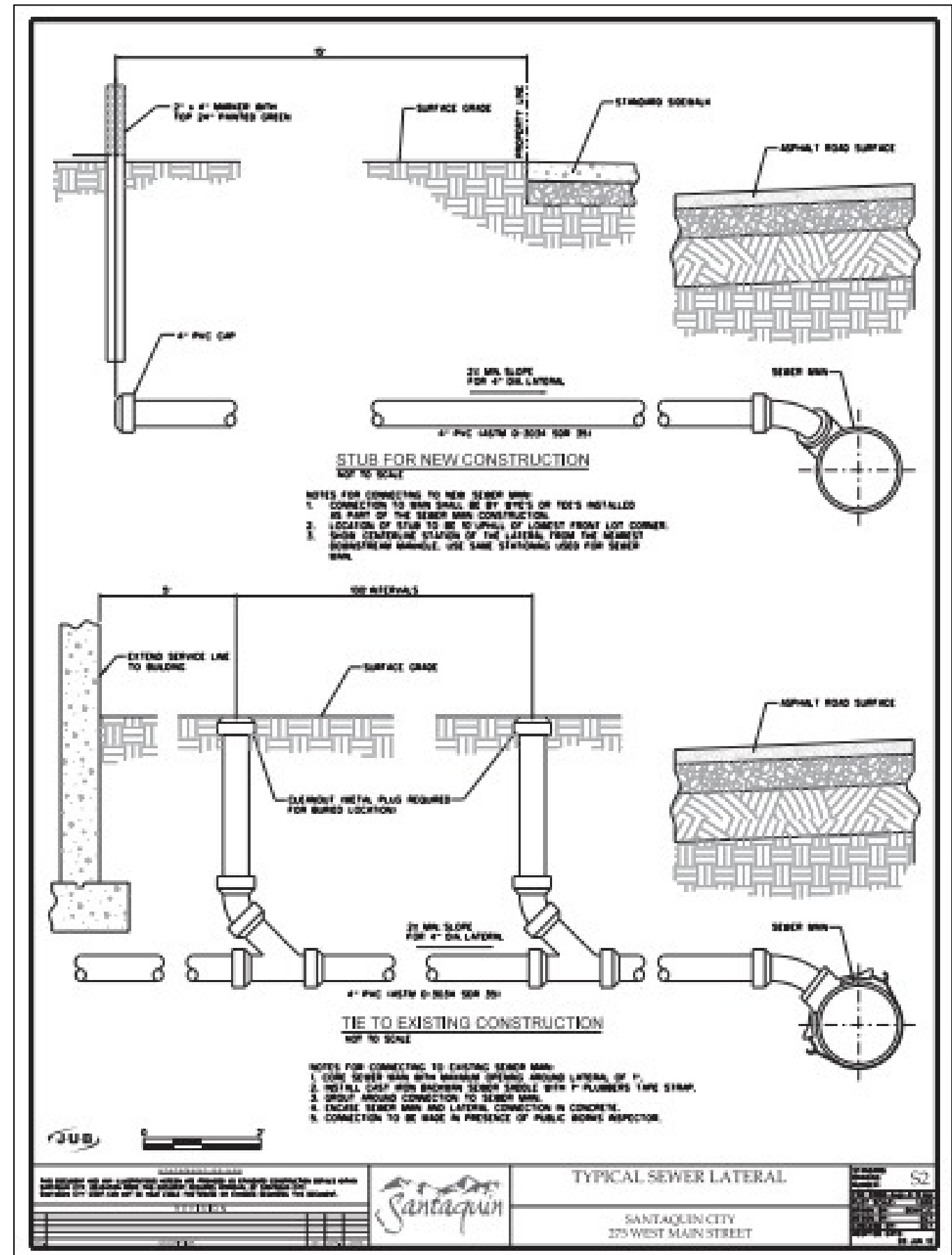
COUNTY RECORDER'S CERTIFICATE



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-682-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SCALE
1"=20'



REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
 DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
 SCALE: 1" = 20' DRAWN: K. ROUNDY
 REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
 Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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UTILITY PLAN

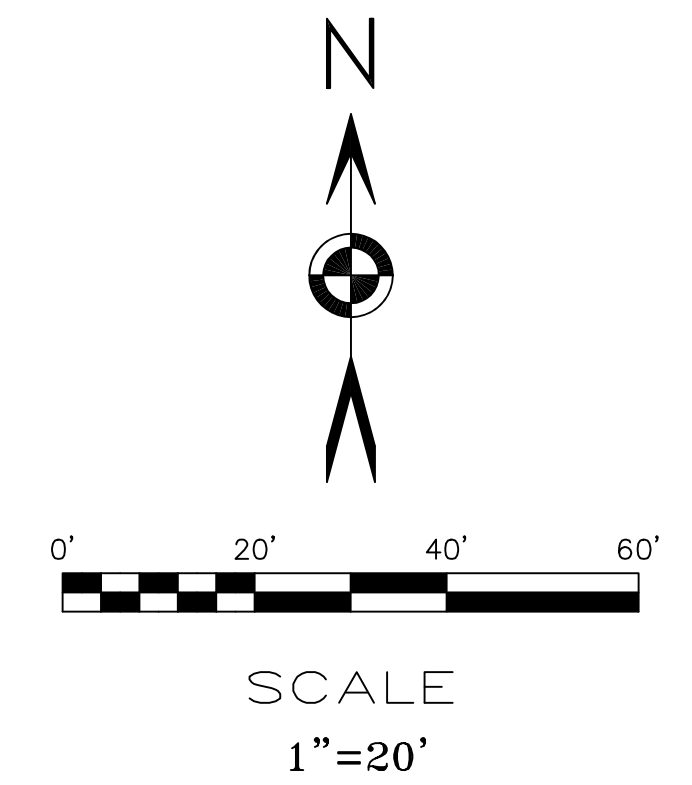
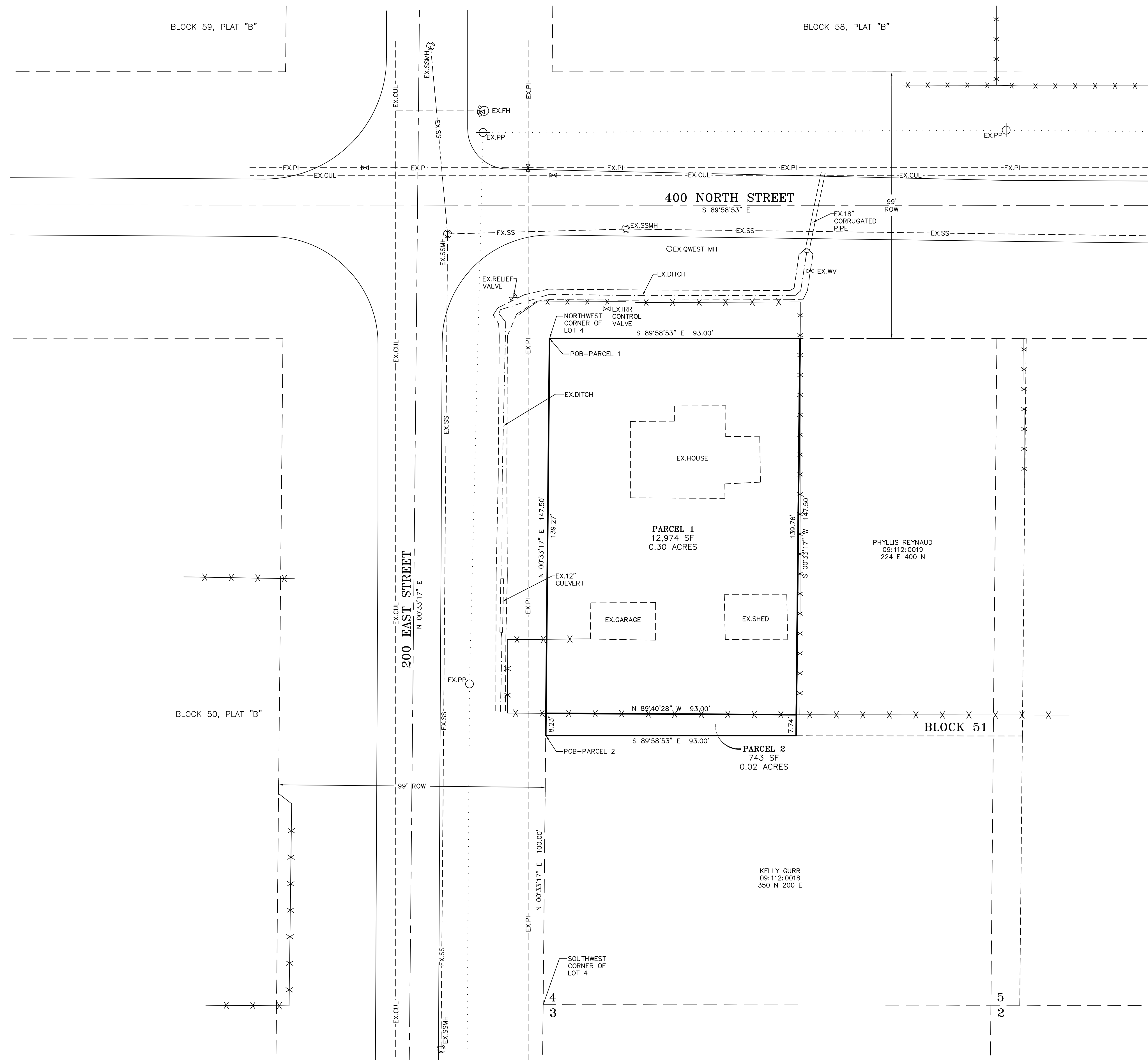
PLAT "A" PEAK SUBDIVISION
 LOT 4, BLOCK 51, PLAT "B", SANTAGUIN TOWNSHIP SURVEY OF BUILDING LOTS
 SANTAGUIN CITY, UTAH COUNTY, UTAH
 NOVEMBER 2024

SHEET

C	3
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SHEETS

BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY



- LEGEND**
- = SET 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - = SECTION LINE
 - = EXISTING FENCE LINE
 - = DESCRIBED BOUNDARY

NARRATIVE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

CURRENT DEED DESCRIPTION

TAX PARCEL #09-112-0013; COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

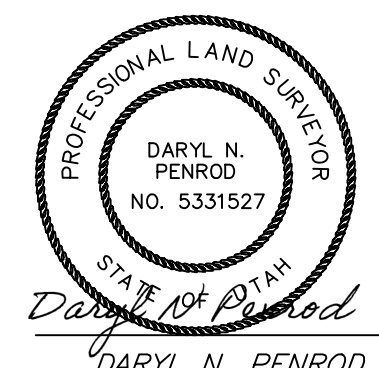
REQUESTED SURVEYED DESCRIPTION

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES N00°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N00°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE S00°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



Daryl N. Penrod 10/31/2024 5331527
 DARYL N. PENROD DATE UT. LICENSE NO.

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
 DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.
 SCALE: 1" = 20' DRAWN: K. ROUNDY
 REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES

Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
 Claim Surveys * Control Networks * Construction Surveys * Topography
 Civil * Sewer & Water Design * Residential & Commercial Structure
 Subdivision Design * Site Plans * Road Design

1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

SURVEY FOR
PEAK TO PEAK REAL ESTATE, LLC

SECTION 1, T. 10 S., R. 1 E., S. 18B.M.
 SANTAQUIN CITY, UTAH COUNTY, UTAH
 OCTOBER 2024

SHEET

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SHEETS



DRC Members in Attendance: City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, City Manager Norm Beagley, Senior Planner Ryan Harris, and Fire Chief Ryan Lind.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, Michelle MacDonnell (via Zoom), and Maria Quintero (via Zoom).

Lieutenant Mike Wall was excused from the meeting.

No other members of the public attended the meeting.

1. The Hills LDS Church Site Plan

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

Building Official Spadafora had no comments.

Fire Chief Lind indicated that the turning radius in and out of the site is not suitable for turning fire apparatus' adding that the encroaching landscaping makes it even more difficult. He stated that the minimum drive width, per fire code, is 26 feet of asphalt. Engineer Lundell recommended that the drive approaches coming into the site be relocated to the north and south of the building so they're in line with the drive aisles that circle around the building.

Public Works Director Callaway stated that there are currently 1-inch service laterals (culinary water and pressurized irrigation) stubbed into the lot. He indicated that normally, 2-inch water lines are preferred, especially for this size of building. However, he believes that there are roads to the south and to the north that will bring in 2-inch water lines as well as required fire lines.

Senior Planner Harris indicated that a photometric lighting plan must be submitted to the city detailing what type of lighting will be installed insuring that the lights don't shine directly at nearby homes. Senior Planner Harris also highlighted where trees need to be removed that could impede the 26" fire access and drive aisle. Planner Harris pointed out that the west side parking next to the church building is under 18 feet. He stated that the city code requires for a 20-foot-deep parking stall, adding that the parking stalls that are along the western side of the parking lot are measured at 20 feet may be reduced to the 18-foot minimum and thus allowing for the parking lots adjacent to the building to be 20 feet deep.

Engineer Lundell pointed out general notes that need to be added to the plans sets. He discussed storm draining requirements stating that City Code does not allow for discharge into the city's system as all storm drainage must be retained on site.

Manager Beagley made a motion to table The Hills LDS Church Site Plan so that redlines may be addressed. Building Official Spadafora seconded the motion.

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

City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval

Manager Beagley made a motion to approve the October 8, 2024 meeting minutes. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Fire Chief Lind made a motion to approve the October 22, 2024 meeting minutes. Senior Planner Harris seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

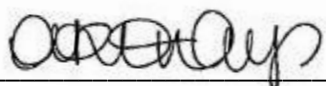
The motion passed.

Adjournment

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:20 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder