



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 27, 2021, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Commercial Building in Ridley's Development (Tommy's Car Wash)**

A site plan review of a commercial building which will be located at approximately 60 N. and 400 E.

**2. Traffic Control Device Request- Apple Valley Crosswalk Sign**

The DRC will review a request for non-flashing crosswalk signs going east/west in front of Apple Valley Elementary School located at approximately 105 E. 770 N.

### MEETING MINUTES APPROVAL

- 3.** July 13, 2021

### AJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:

K. Aaron Shirley, City Recorder



# Tommy's Carwash Santaquin

60 N 400 East  
Santaquin, UT, 84655



Vicinity Map  
Not to Scale

## Civil Sheet Index

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C5.2	Erosion Control Plan Phase 2
C5.3	Erosion Control Plan Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

### Abbreviations

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

### Legend

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

### Santaquin City Notes

It is important for the developer and the general contractor to 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. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

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

**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - [AWAengineering.net](http://AWAengineering.net)

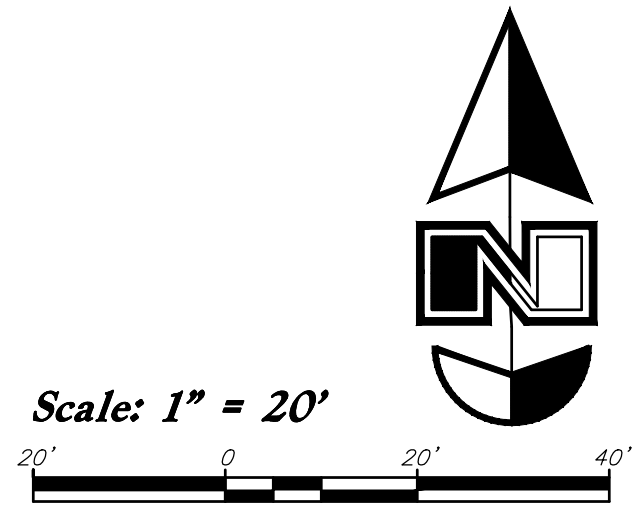
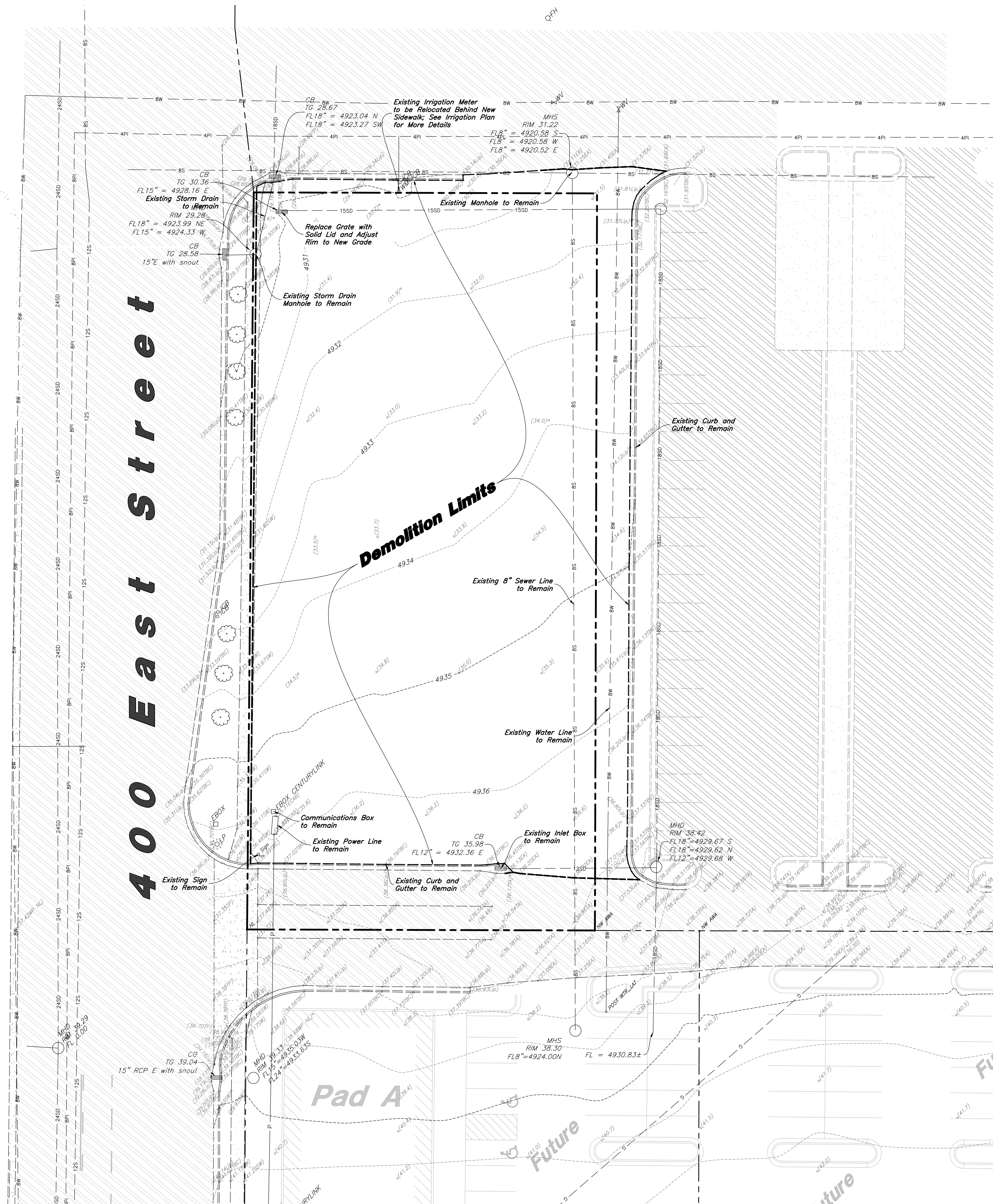
**Cover Sheet**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT

REGISTERED PROFESSIONAL ENGINEER  
No. 7951282  
SHAUN N. YOUNG  
6/24/21  
STATE OF UTAH

17 Jun, 2021

SHEET NO.  
**C0.0**





#### General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

#### CAUTION :

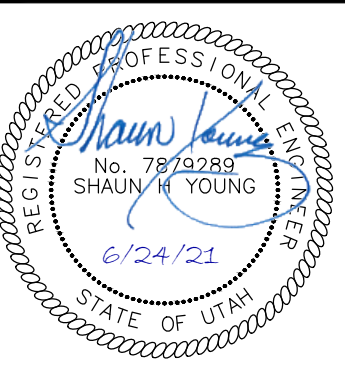
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Designed by: SY - NN  
 Drafted by: NE  
 Client Name:  
 Tommy's Carwash  
 21-080 DM

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

**Demolition Plan**  
**Tommy's Carwash Santaquin**  
 60 N 400 East  
 Santaquin, UT

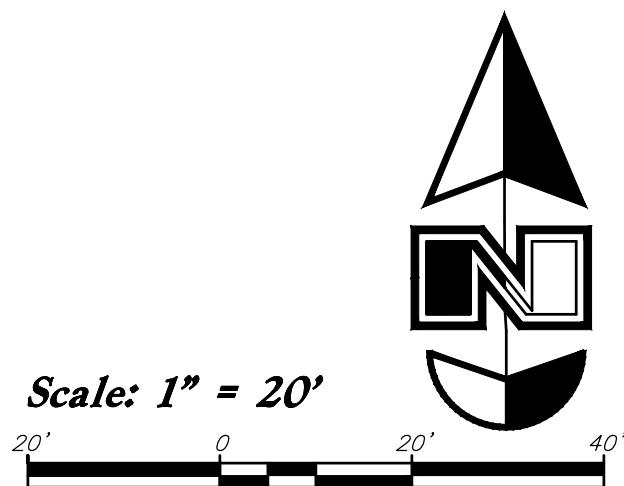
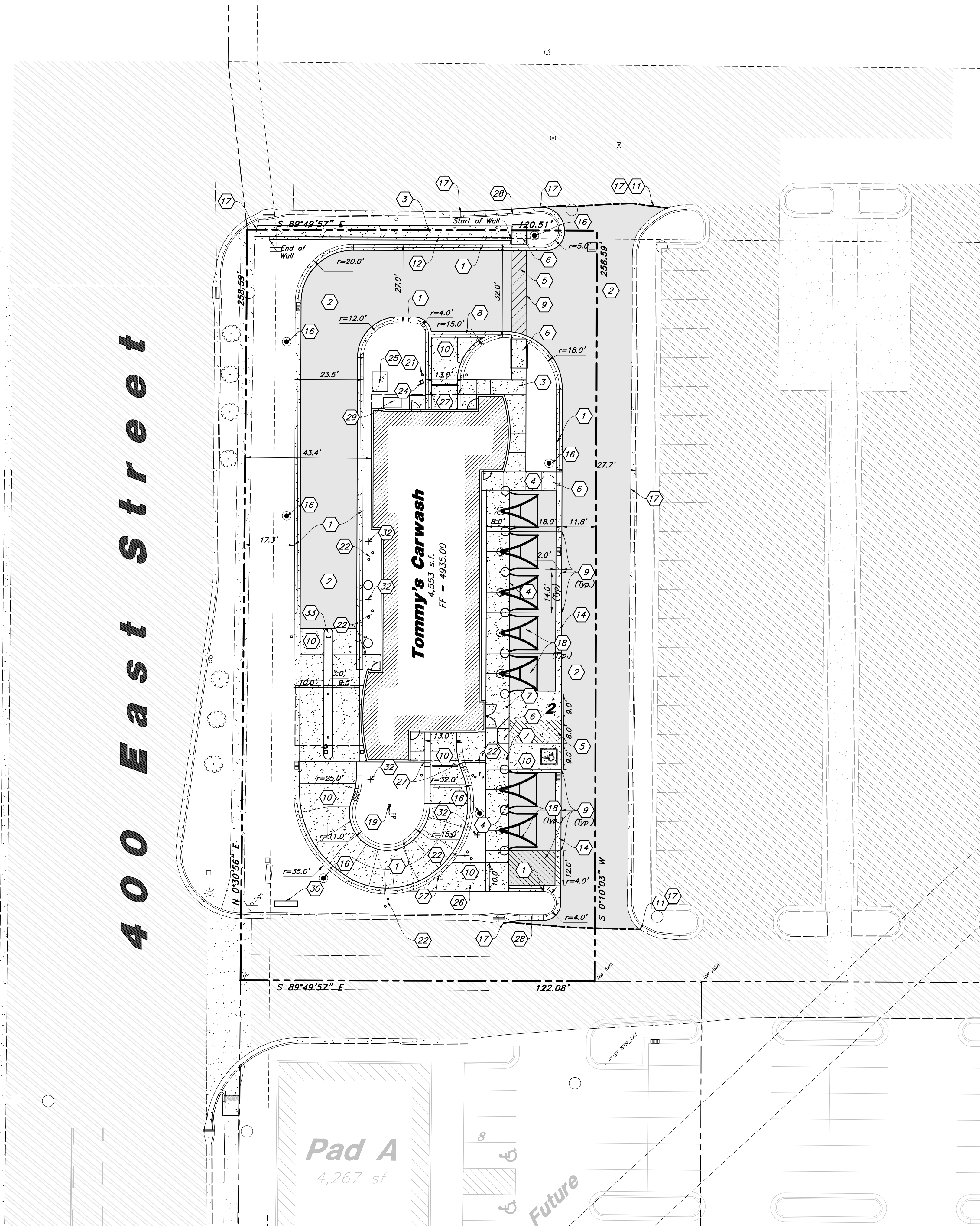


17 Jun, 2021

SHEET NO.

**C0.1**



**Site Construction Notes**

- Const. Std. Rolled Curb
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Gutter Pan
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Const. Keystone Block Retaining Wall (Requires Separate Permit. Wall Design by Others)
- Not Used
- Const. 2' Conc. Waterway
- Const. Bollard
- Const. Light Pole (See Site Electrical Plans)
- Conn. & Match Existing Improvements
- Const. Vacuum Station (See Arch. Plans)
- Const. Flag Pole
- Not Used
- Const. Camera Pole (See Arch. Plans)
- Const. U-Shaped Snap Signs (See Arch. Plans)
- Not Used
- Const. Relax/Go Light (See Arch. Plans)
- Const. Transformer Concrete Pad
- Const. Bail Out Lane
- Const. Concrete Rolled Curb to Dub Down
- Const. 24" Curb and Gutter
- AC Unit Pad (See Arch. Plans)
- Const. Monument Sign (By Separate Permit)
- Const. Approve/Go Light
- Const. License Plate Recorder
- Const. Pay Lane Raised Concrete Island, 3'-0" Wide, 4" High for TX Sites and 3'-6" Wide, 4" High For Private Brand with Auto Teller

**General Site Notes:**

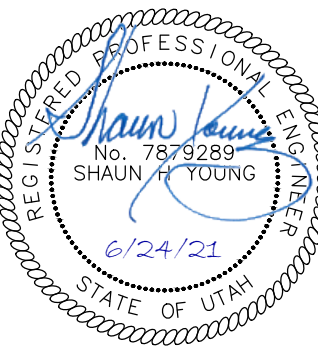
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- The trash enclosure for the site will be shared with the neighboring property.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

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

**Site Plan**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT

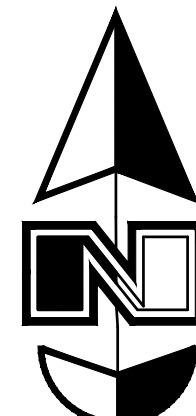


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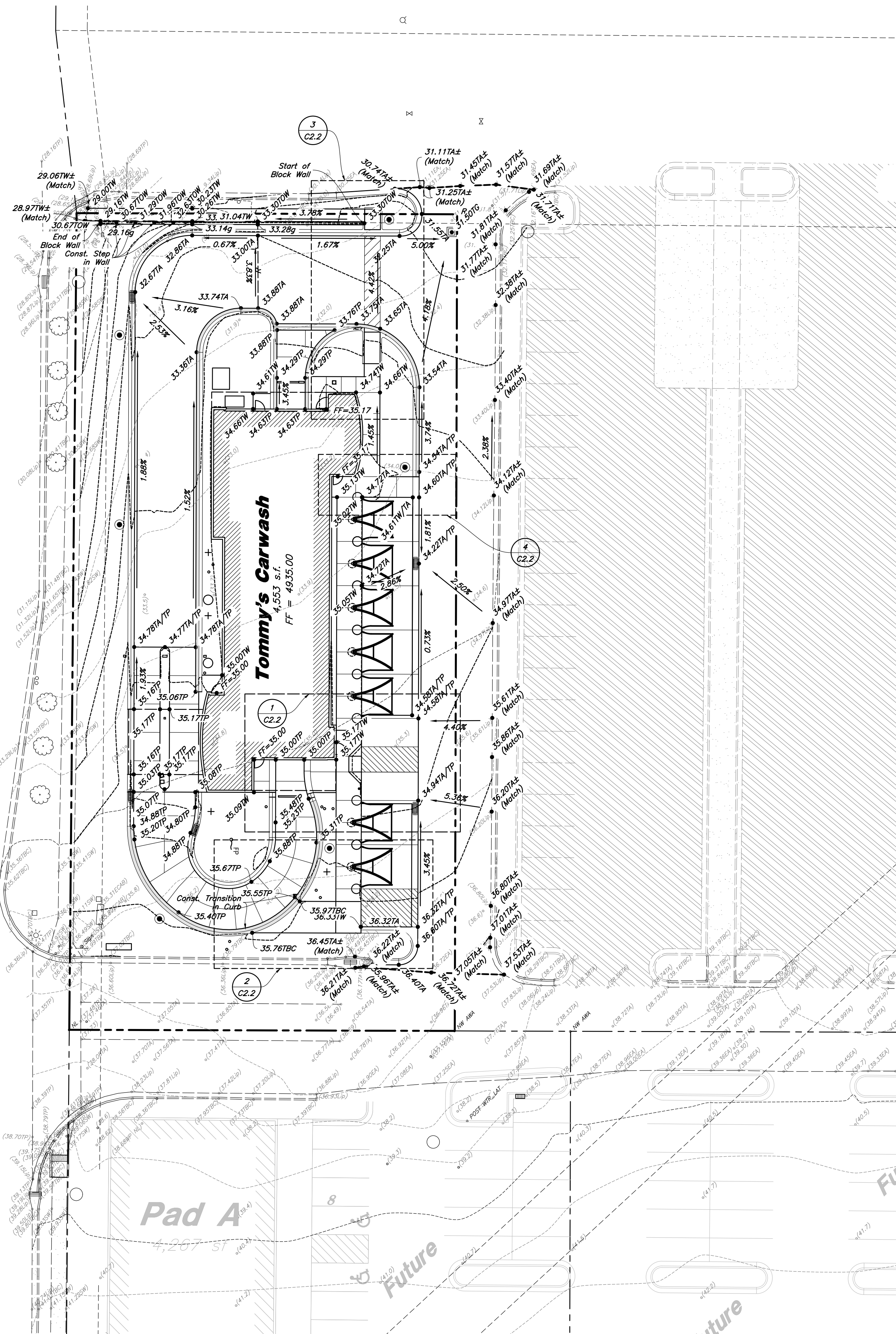
**C1.1**





Scale: 1" = 20'

400 East Street

**General Grading Notes:**

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

**Curb and Gutter Construction Notes:**

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

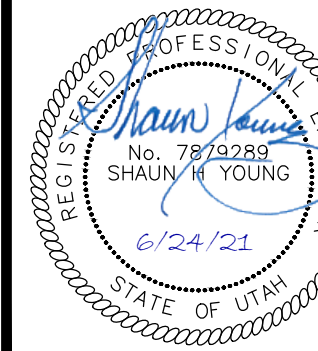
**Sidewalk Construction Notes:**

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Designed by: SY - NN  
Drafted by: NE  
Client Name:  
Tommy's Carwash  
21-080 GR

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(801) 321-8529 - awhengineering.net

**Grading Plan**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT



17 Jun, 2021

SHEET NO.

**C2.1**





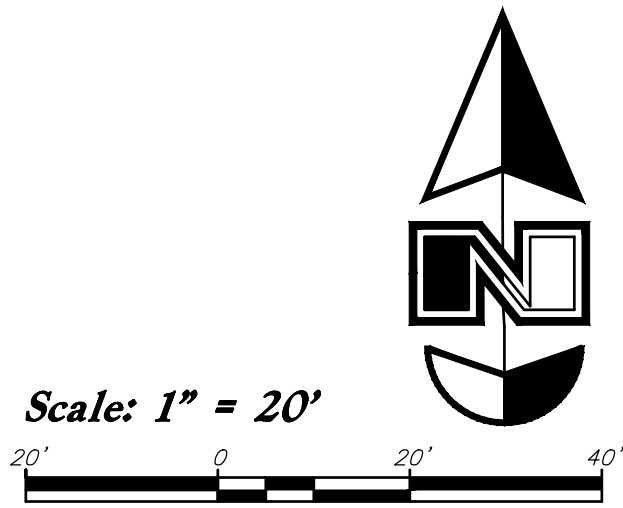
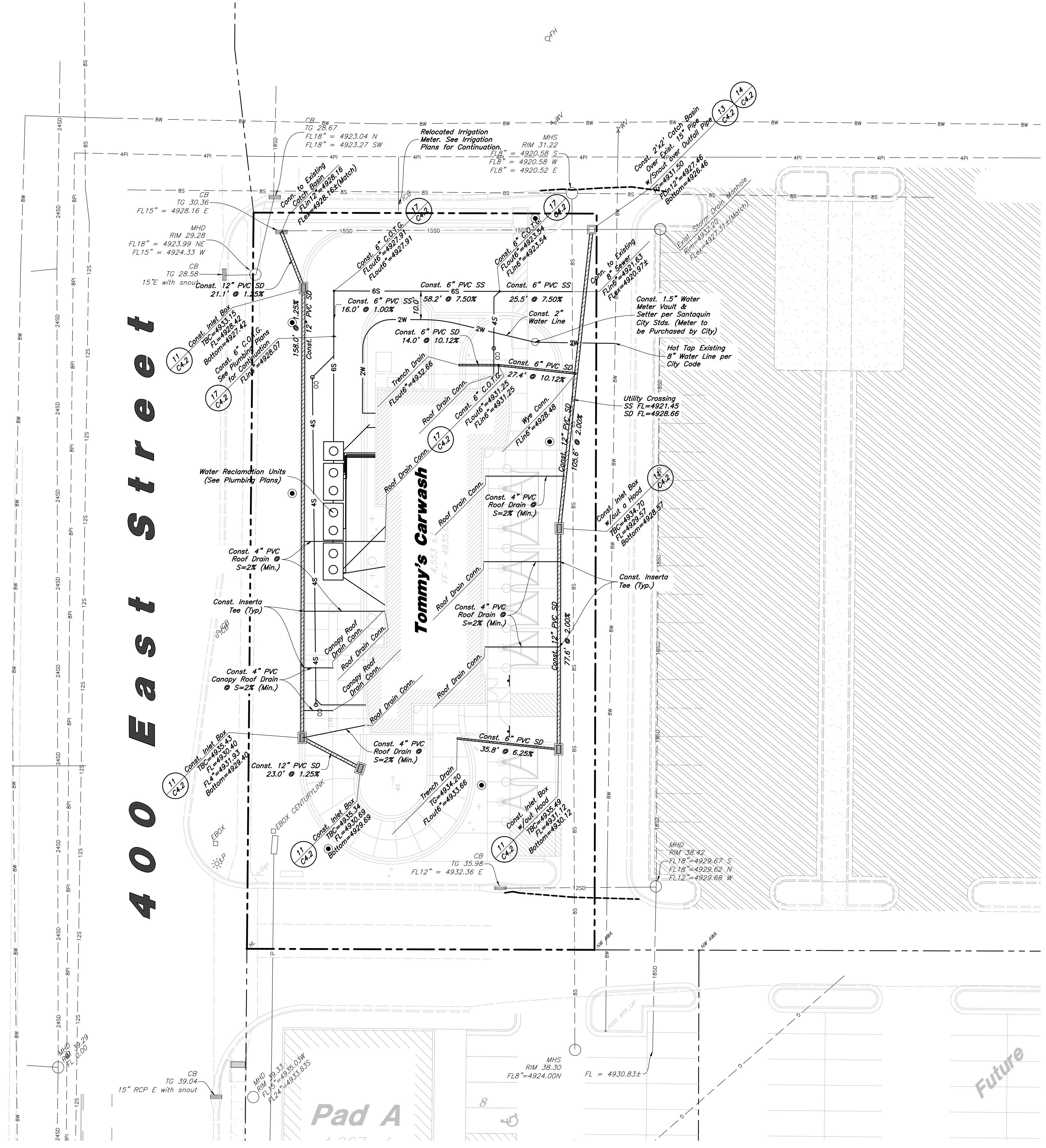
1. Slopes provided are per Anderson Wahlén & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of adopted state and local Building and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHWA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately and Contractor to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

## C2.2









**General Utility Notes:**

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

**Utility Piping Materials:**

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

**Culinary Service Laterals**

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

**Water Main Lines and Fire Lines**

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

**Sanitary Sewer Lines**

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

**Storm Drain Lines**

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

**CAUTION :**

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Storm Drain & Sanitary Sewer Note:**

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

**Onsite Utility Connection Notes:**

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



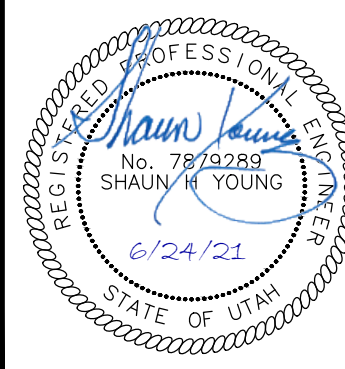
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Designed by: SY - NN  
Drafted by: NE  
Client Name:  
Tommy's Carwash  
21-080 UT

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

**Utility Plan**

**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT



17 Jun, 2021  
SHEET NO.  
**C3.1**



- 
- Type A Expansion Joint**
- 1/8" Radius  
Note 6  
Note 4  
1/2"  
Polyurethane Sealant  
1/2" Expansion Joint Material (Asphalt Felt)
- Type B Contraction Joint (Option 2)**
- 1/8" Saw Cut  
Note 6  
T/3
- Type B Contraction Joint (Option 1)**
- 3/8" Saw Cut  
1-1/8"  
Note 6  
Note 5  
T/4  
Initial Stress Relief  
1/8" Saw Cut or Not Required if Cold Joint
- Type C Construction/Cold Joint**
- See Type B, Option 1 or 2  
T/2 + 1"  
Deformed Rebar, Coated (Note 1) 5/8" dia. Rebar 14" length, 12" o.c.
- Type F Doweled Expansion Joint at Construction/Cold Joint**
- Joint Sealant (Note 6)  
1/2"  
1-1/4" Expansion Cap  
Joint Filler (Note 4)  
T/2  
T/2  
Smooth Dowel Coated 5/8" dia. Rebar (Note 1) 14" length, 12" o.c.
- Example 1**
- 6" x 6" (Typ.)  
Type C Joint  
6"  
1" min.  
#4 x 30" Epoxy Coated Deformed Rebar  
Contraction Joint (Typ.)
- Rebar at all corners of expansion joints that do not intersect a contraction joint.**

The drawing consists of two parts: a Plan view and a Section view.

**Plan View:** Shows a top-down perspective of the curb and gutter. It includes a concrete sidewalk on the right, a curb and gutter area, and an asphalt ramp. Labels include "Ramp Sidewalk at 12:1 Max. to Match Sidewalk", "Sidewalk (If applicable)", "Transition Curb to Match Sidewalk", "Curb & Gutter", "Asphalt", and "Conc. Sidewalk".

**Section View:** Shows a cross-section of the curb and gutter. It includes a concrete sidewalk on the right, a curb and gutter area, and an asphalt ramp. Labels include "Lip of Gutter", "Ramp Sidewalk If Applicable", "18\"", "1\" Rad.", and "Sidewalk".

**Dimensions:** The Plan view shows a width of 6.0' for the ramp area. The Section view shows a height of 6" for the curb and a width of 18" for the ramp area.

**Section Label:** The Section view is labeled "Section" below the drawing.

**Page Number:** The page number "9" is located in a circle at the bottom left of the page.

**Page Title:** The page title "Curb Transition" is located at the bottom center of the page.

**Page Footer:** The page footer "Not to Scale" is located at the bottom center of the page.

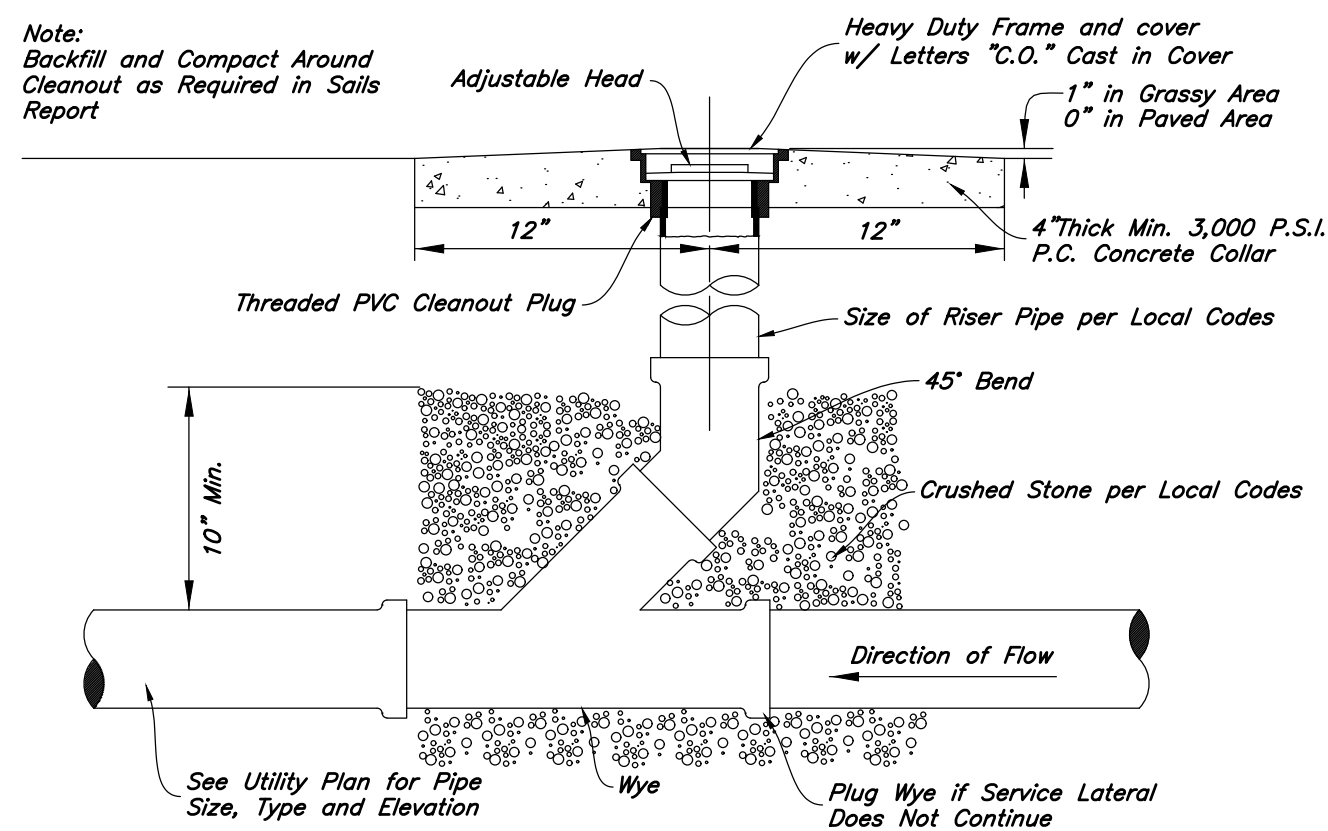
**1** *Standard Roll Curb Detail*  
*Not to Scale*

17 Jun, 2021

SHEET NO.

**C4.1**

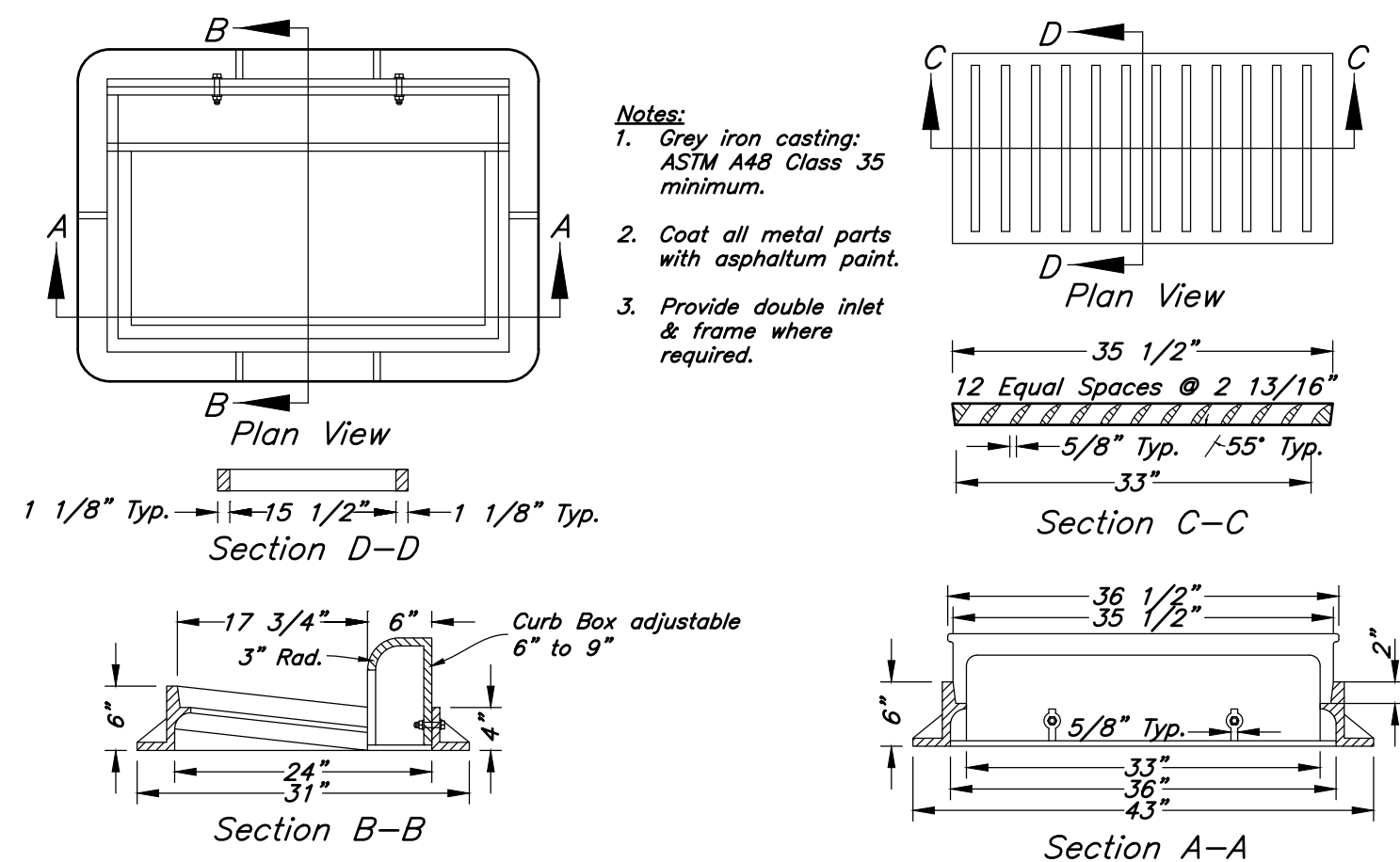




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**Typical Cleanout Detail**

Not to Scale

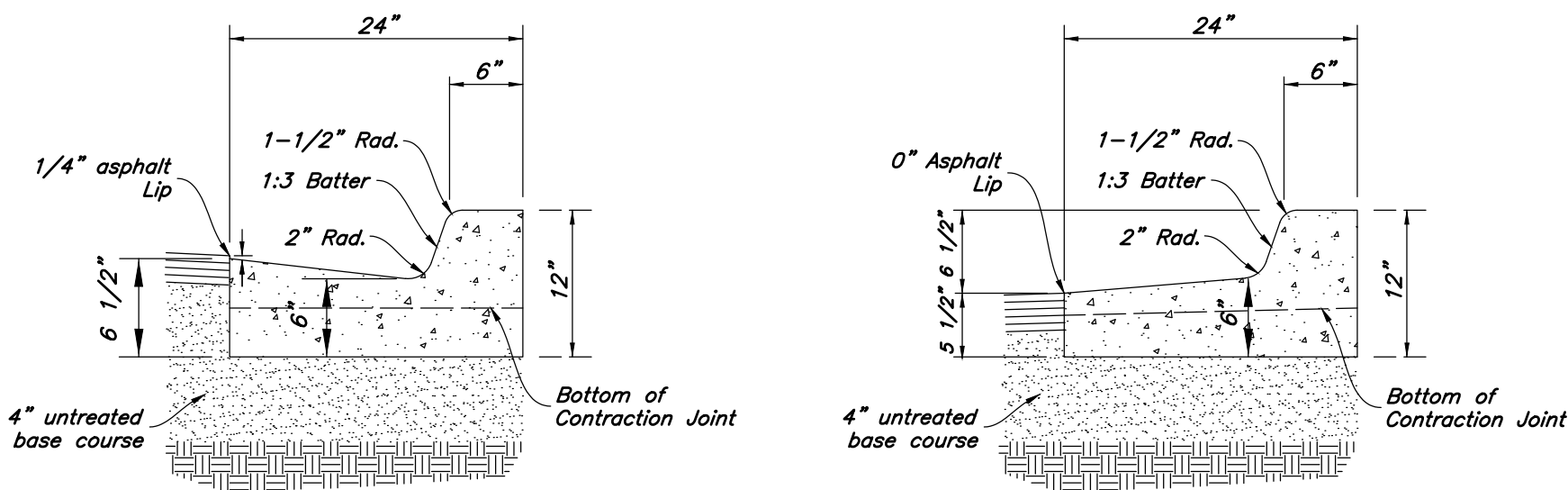


16

**Inlet Grate Frame**

Not to Scale

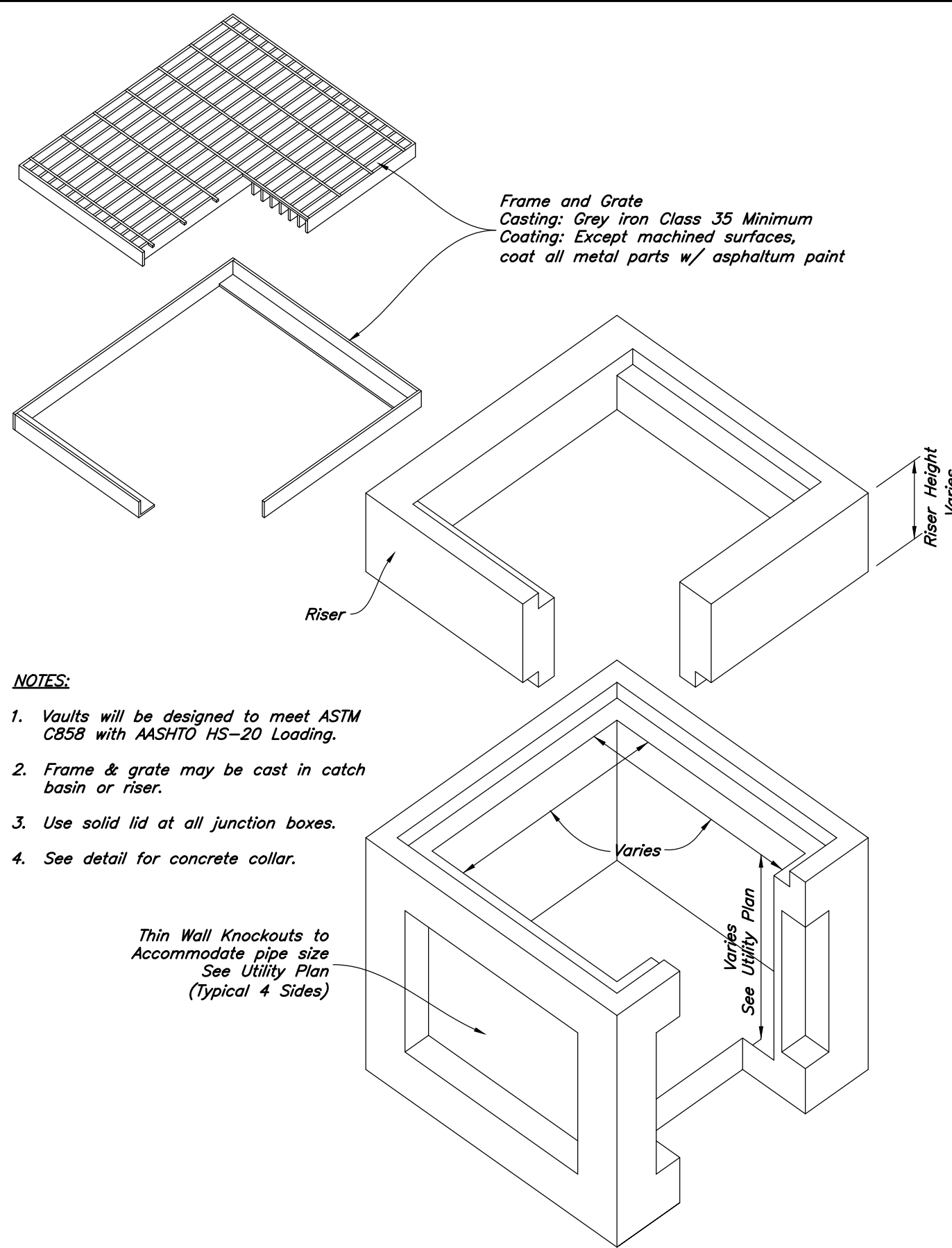
- Contraction Joints**
  - Spacing = 10' o.c., see joint detail
  - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
  - Make expansion joints full depth, see joint detail
  - Place expansion joint at all cold joints
  - Expansion joints are required at ends of all radii 0.08.
  - Required 5'-0" on each side of drainage structures
  - Required at 90'-0" maximum intervals in straight curb and gutter
  - Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete



15

**24" Curb And Gutter**

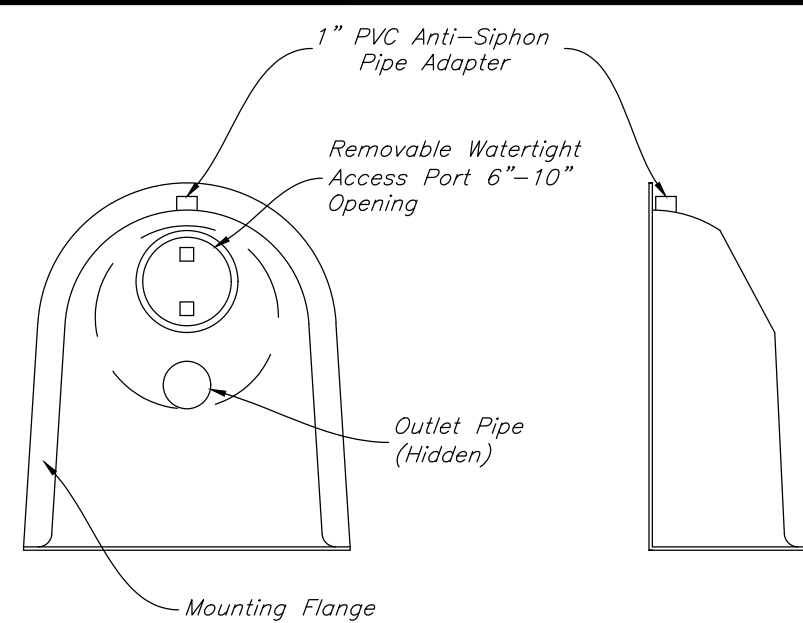
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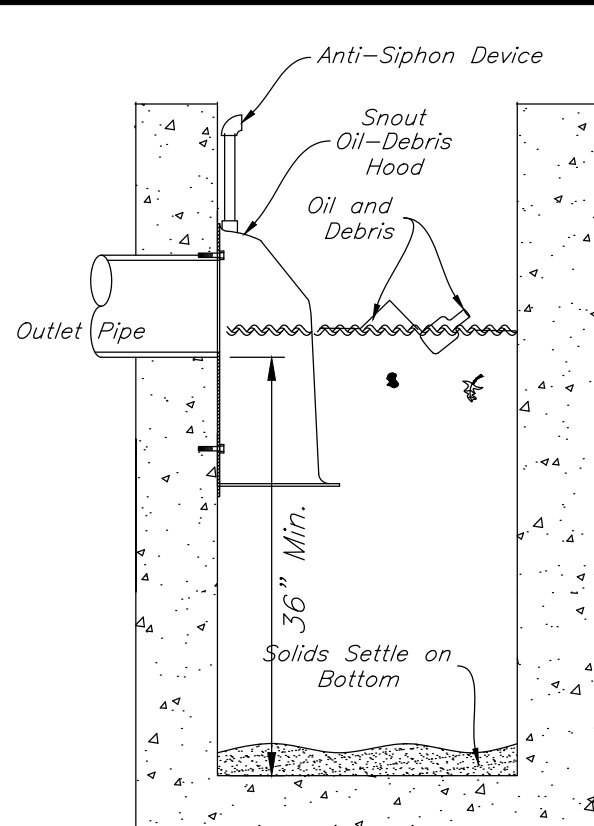
14

**Precast Catch Basin**

Not to Scale



Front View

**Snout Oil-Water Debris Separator**

Side View

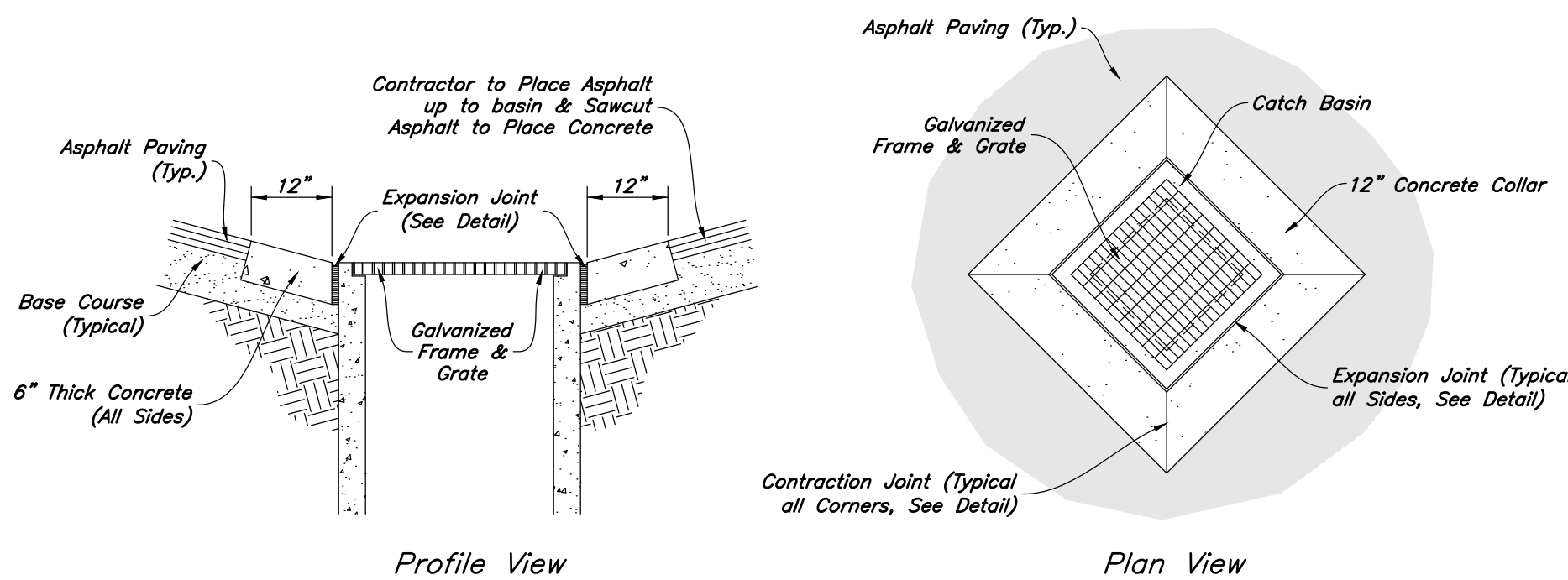
**Notes:**

- All hoods and traps for catch basins and water quality structures shall be as manufactured by:  
Best Management Products, Inc.  
53 Mt. Archer Rd.  
Iyme, CT 06371  
(860) 434-0277; (860) 434-3195 fax  
(860) 434-0277; (860) 434-3195 fax  
toll free: (800) 504-8008 or (888) 354-7585  
web site: www.bestmp.com  
or pre-approved equal
- All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
- All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
- The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
- The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes < 12" I.D.
- The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
- The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
- The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
- Installation instructions shall be furnished with manufacturer supplied installation kit.  
installation kit shall include:  
a. installation instructions  
b. pvc anti-siphon vent pipe and adapter  
c. oil-resistant crushed cell foam gasket with psa backing  
d. 3/8" stainless steel bolts  
e. anchor shields

13

**Typical Snout Detail**

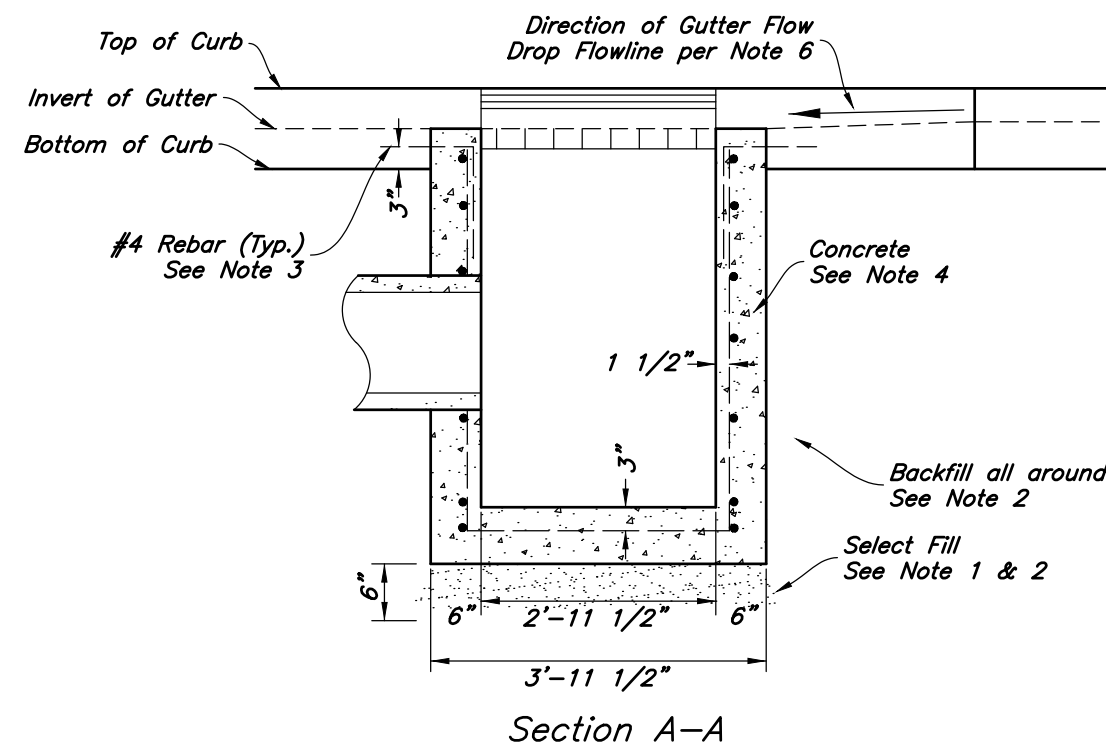
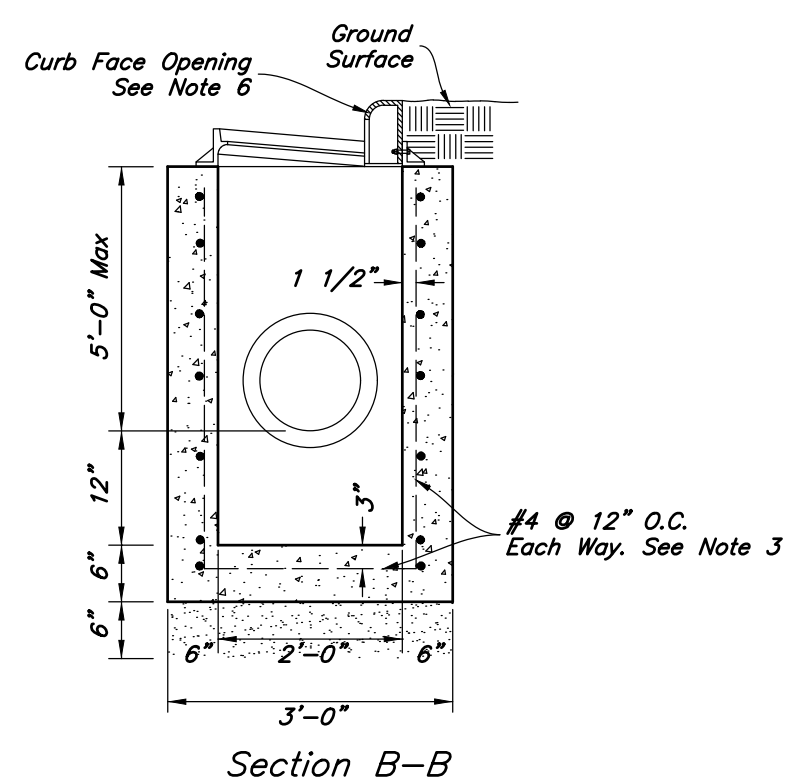
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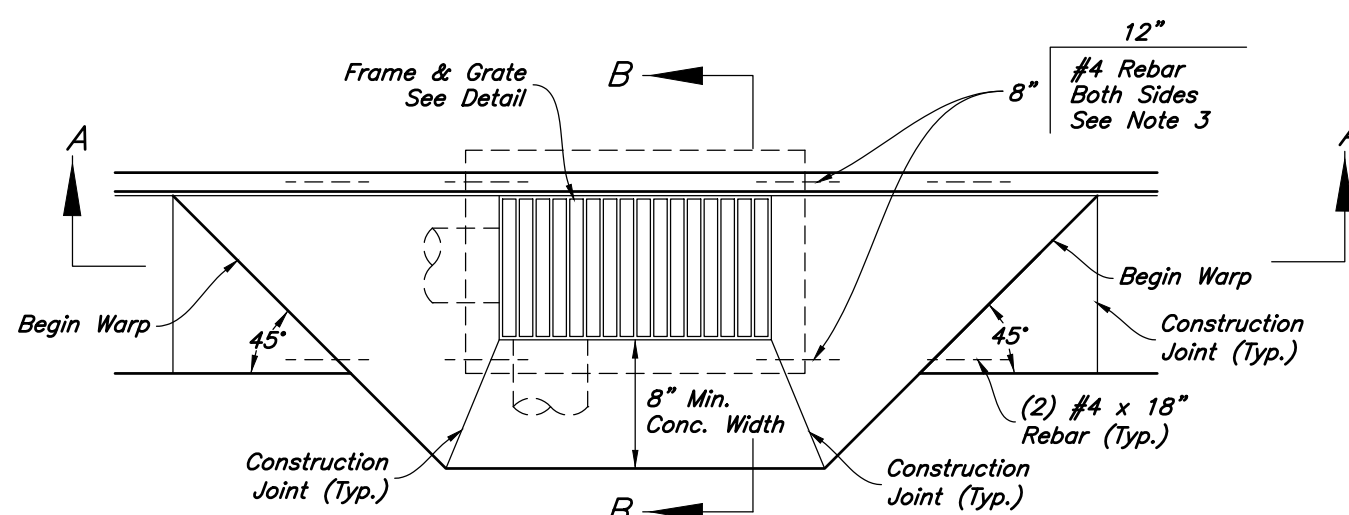
12

**Concrete Collar Detail**

Not to Scale

**Catch Basin Notes:**

- Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
- Backfill: Install and compact all backfill material or APWA Section 02321.
- Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
- Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
- Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
- Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
- Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



11

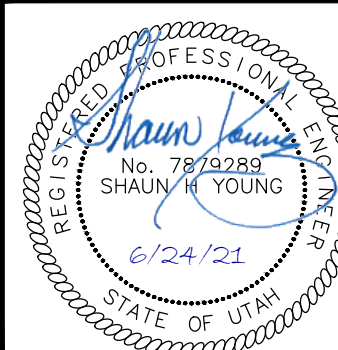
**Curb Inlet with Single Grate**

Not to Scale

Designed by: SY - NN  
Drafted by: NE  
Client Name:  
Tommy's Carwash  
21-080 DT

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

**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT

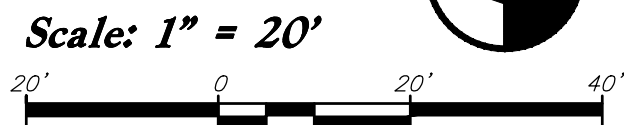
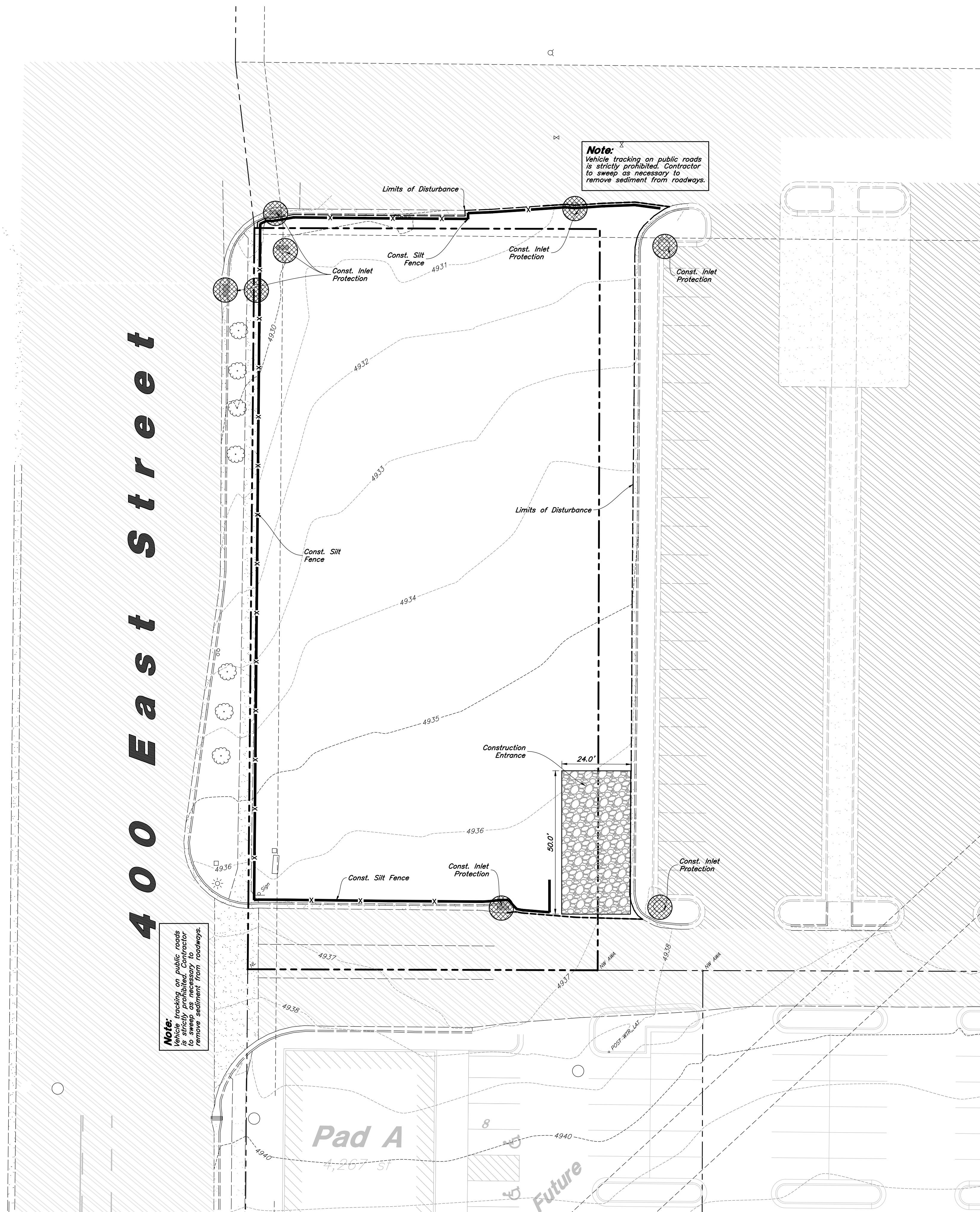


17 Jun, 2021

SHEET NO.

**C4.2**

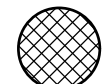




**Legend**

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

Silt Fence



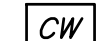
Limit of Disturbance



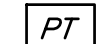
Construction Entrance / Truck Wash (50'x24' Min.)



Concrete Washout Area



Portable Toilet



Gravel Sock



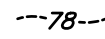
Existing Contour



Existing Spot



Proposed Contour

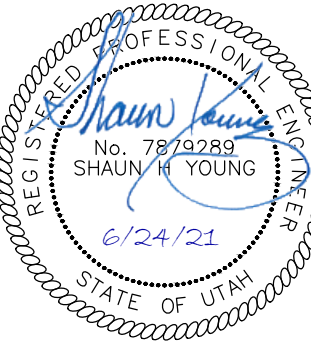


**Erosion Control Notes**

- Storm water will be discharged into an existing drainage system. Existing Lines shall be Inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

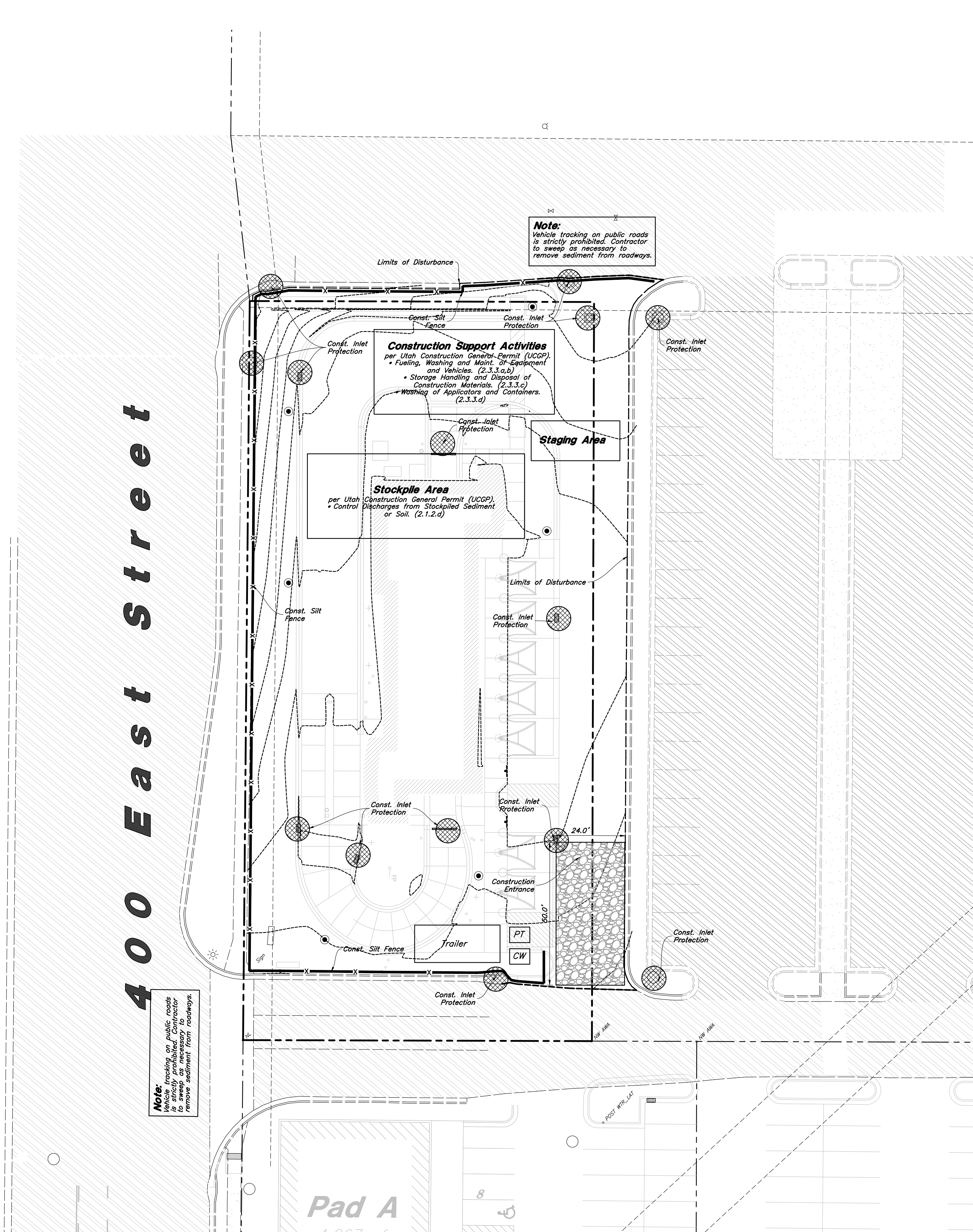
**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 321-8529 - [AWAengineering.net](http://AWAengineering.net)

**Erosion Control Plan - Phase 1**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT



17 Jun, 2021  
SHEET NO.  
**C5.1**





**Legend**

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

Silt Fence

Limit of Disturbance

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

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour

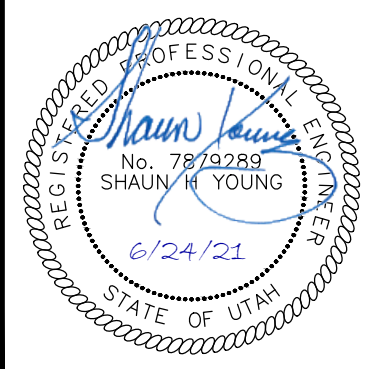
**Erosion Control Notes**

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Faved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

**Erosion Control Plan - Phase 2**

**Tommy's Carwash Santaquin**

60 N 400 East  
Santaquin, UT



17 Jun, 2021

SHEET NO.

**C5.2**

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



6

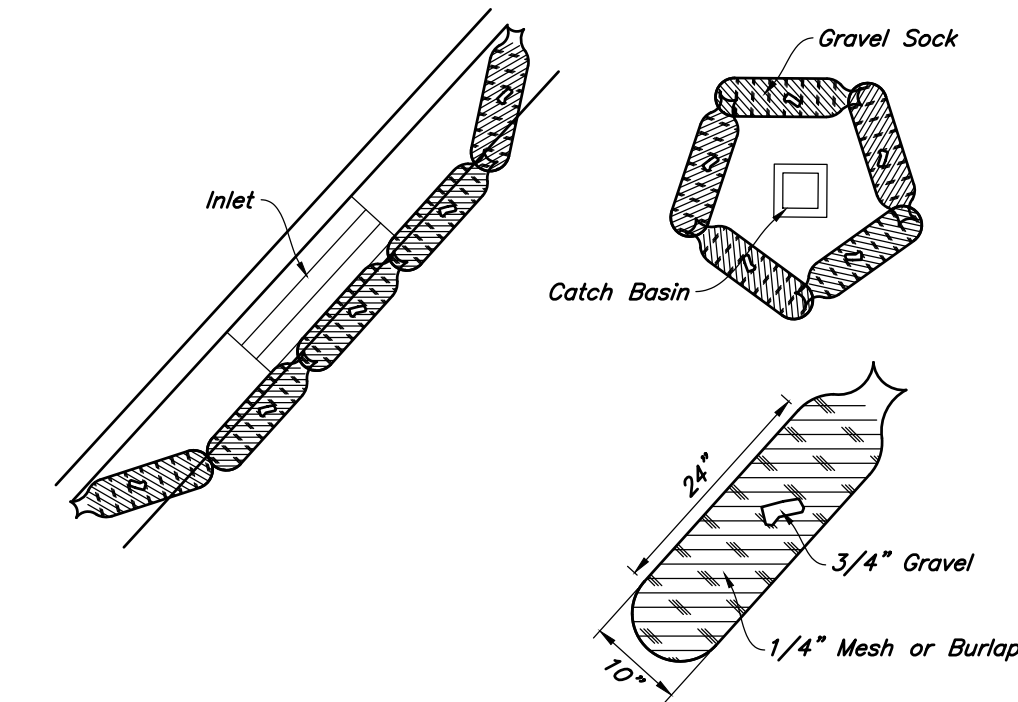
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3

Silt Fence Section

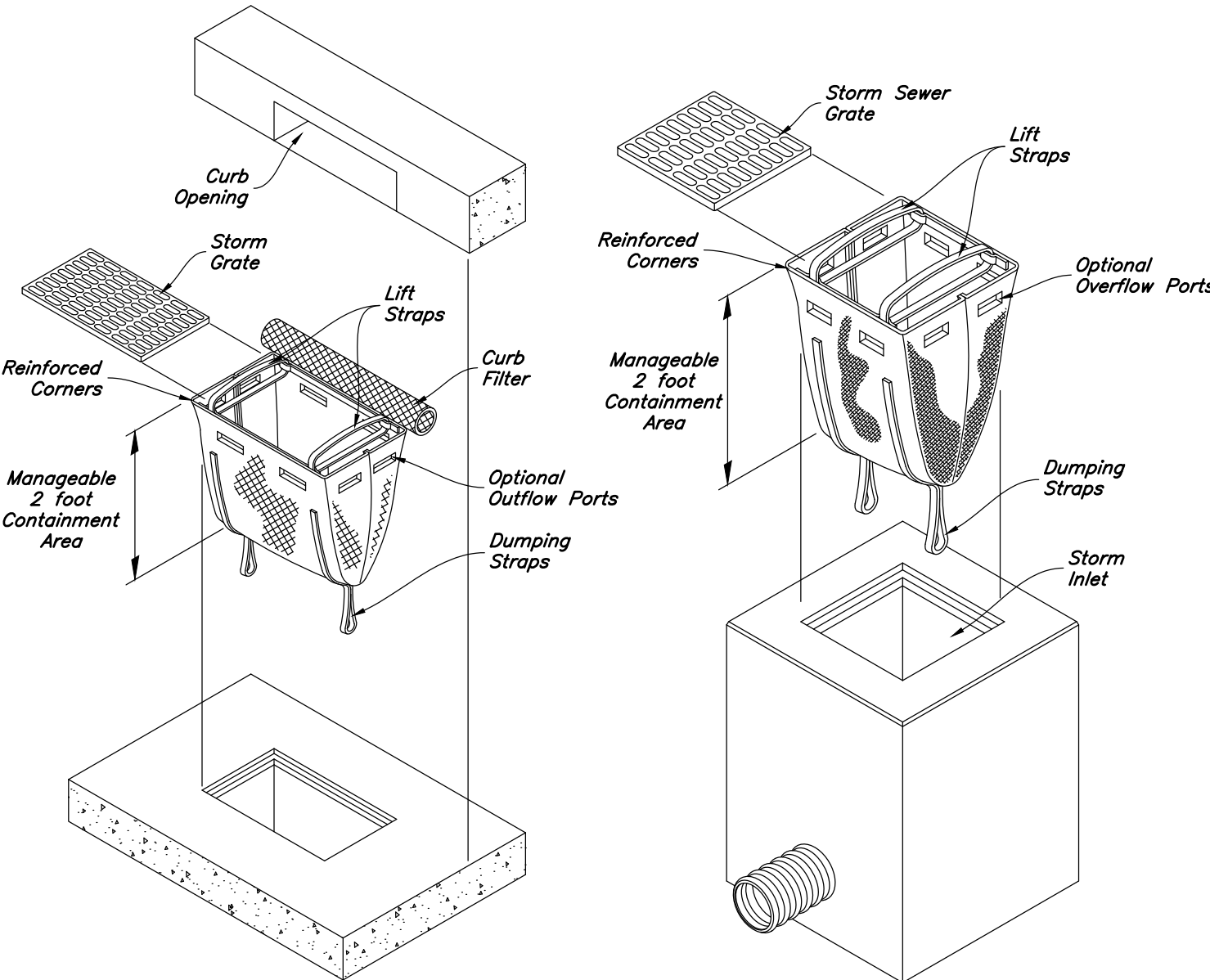
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5

Gravel Sock Sediment Barrier

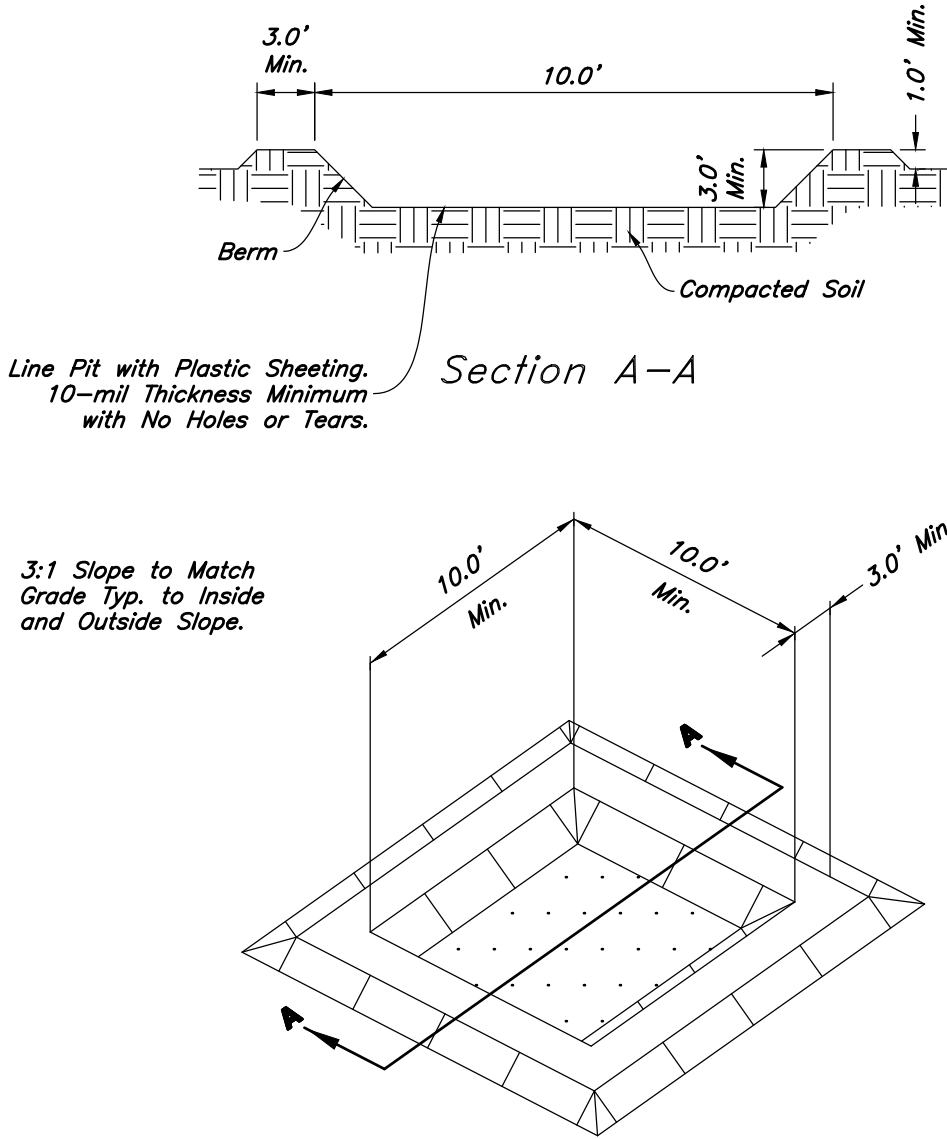
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2

Dandy Sack Inlet Protection

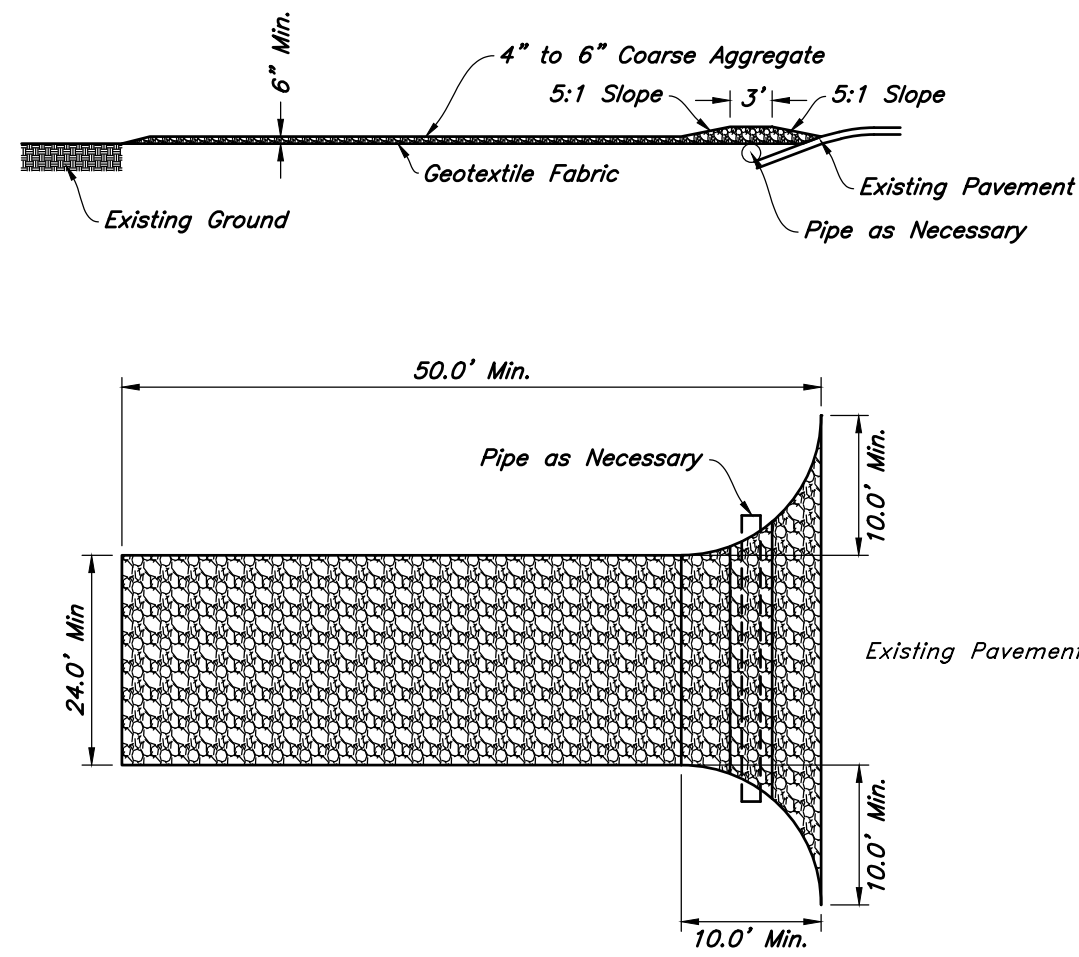
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4

Concrete Washout

Not to Scale



1

Stabilized Construction Entrance

Not to Scale

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(801) 521-8529 - [AWAengineering.net](http://AWAengineering.net)

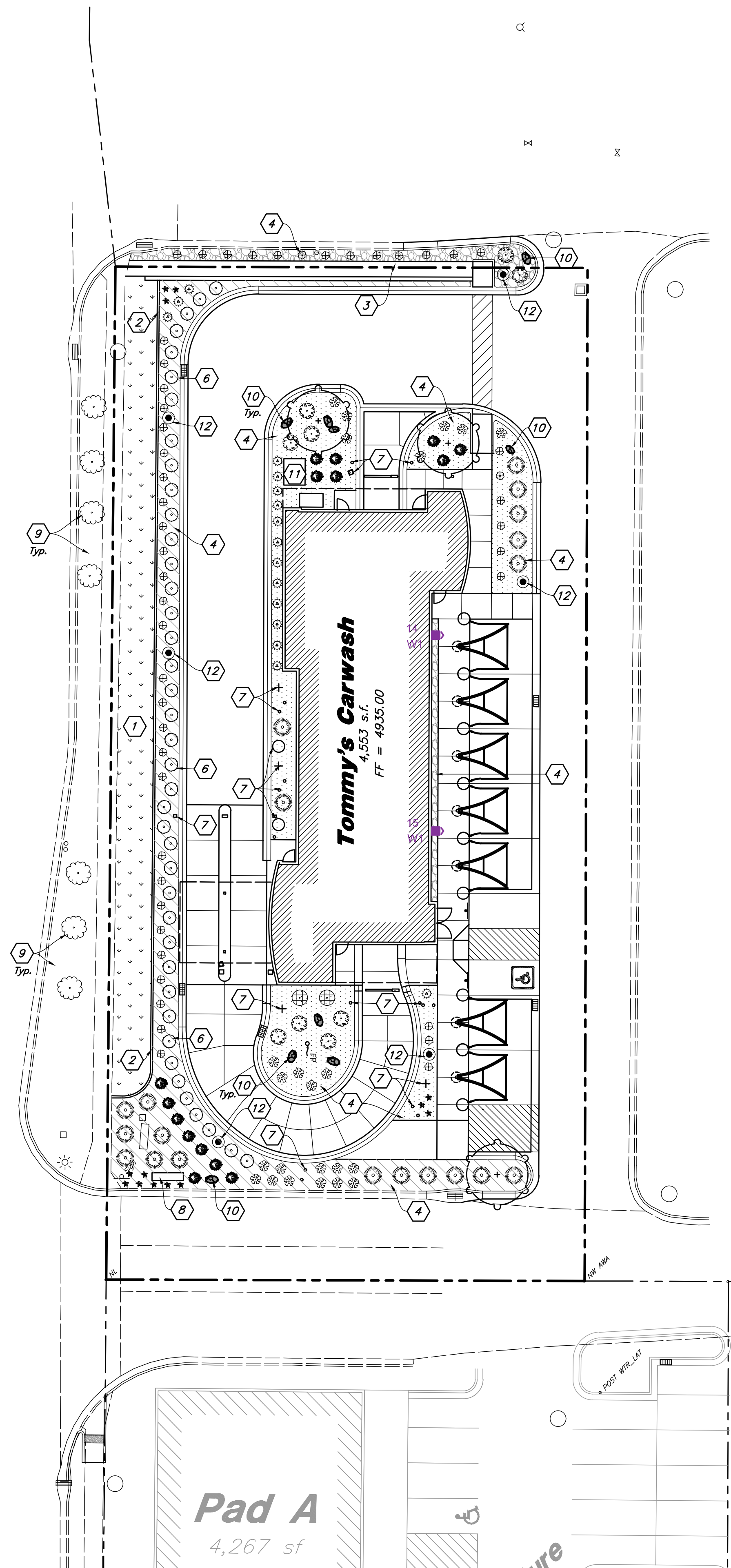
**Erosion Control Details**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT

REGISTERED PROFESSIONAL ENGINEER  
**Shaun H. Young**  
No. 791282  
SHAUN H. YOUNG  
6/24/21  
STATE OF UTAH

17 Jun, 2021  
SHEET NO.  
**C5.3**







400 East Street

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	23	Rosa x 'Meigalpis' / Red Drift Rose	5 gal
	15	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea	5 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	40	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
	20	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal
	49	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	13	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	1,873 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

**MATERIAL SCHEDULE**

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be <u>Washed Prior to Installation</u> ; Stone Shall be 1" Diameter Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (435-250-3851)	Detail: 3/L3.1
	Decorative Stone #2 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be <u>Washed Prior to Installation</u> ; Stone Shall be 2" Diameter Crushed, Fractured Stone from Stoker Parson Copper Canyon Pit (385-239-0804) - Same Source used at the Adjacent Grocery Store	Detail: 3/L3.1
	Decorative Stone #3 - Install over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be <u>Washed Prior to Installation</u> ; Stone Shall be 4-6" Diameter Crushed, Fractured Stone to Match Decorative Stone #1 (Gray); Interlock and Secure Stone on Steep Slopes; Stone to be Used on Steep Slopes and Against Building Where Shown on Plan	Detail: 3/L3.1
		

**General Landscape Notes:**

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for landscape areas. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pap, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.



Know what's below.  
Call before you dig.

Scale: 1" = 20'

**Landscape Data**

Site Area = 31,365 s.f. (0.72 ac.)

Landscape Area Required = 3,137 s.f. (10%)

Landscape Area Provided = 7,480 s.f. (24%)

Parking Area = 3,973 s.f.

Landscape Parking Required = 397 s.f. (10%)

Landscape Parking Provided = 544 s.f. (14%)

7 Street Existing Trees Along 400 East Street  
Were Approved with the Store and  
Development Perimeter Landscape Plan

**Landscape Notes:**

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

**Landscape Keynotes**

- Install New Lawn
- Install Landscape Concrete Curbing
- Retaining Wall - See Civil Plan
- Install Shrub Planter with Decorative Stone and Weed Barrier
- Existing Irrigation Water Meter and Connection - See Irrigation Plan for More Detail
- 3' High Evergreen Planting Screen for Drive Thru
- Car Wash Signage by Separate Permit; Adjust Plant Material as Needed to Not Block Signage
- Car Wash Monument Sign by Separate Permit
- Existing Street Tree (7 qty.) and Understory Lawn to Remain and be Protected; Lawn Damaged Due to Construction Shall be Replaced
- Install Landscape Boulder
- Elect. Transformer with Plant Screening
- New Light Pole - See Site Elect. Plan

Landscape Plan

Tommy's Carwash Santaquin

60 N 400 East  
Santaquin, UTANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - awhengineering.net

17 Jun, 2021

SHEET NO.

L1.1



### Sprayheads / Rotors

### *P.O.C. Components*

Existing 1" Secondary Irrigation Consist of a Stop & Waste Valve, Filter and a Quick Coupler; Relocate P.O.C. as Needed to Accommodate New Wall; New Irrigation Shall Connect to Existing 1 1/2" Mainline

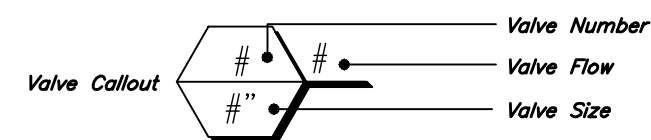
### Pipes

### Controller & Accessories

	Rain Bird ESP4ME1	4 Base Station Indoor Controller
	Rain Bird ESP5M6	6 Station Expansion Module

### *Sleeving*

== == == Schedule 40 PVC Provide for Irr. Mainlines, Laterals, and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths



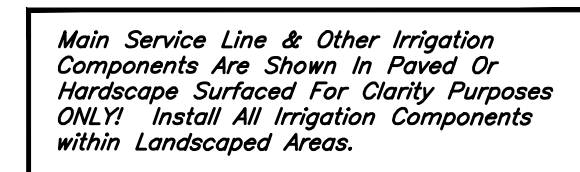
**General Irrigation Notes:**

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period and repair any and all damage to utilities, structures, site opportunities, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by the landscape architect. Provide maintenance personnel with an instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of store opening or final project acceptance (whichever is longer). Guarantee must include winterizing, spring activation, repair, trench setting, backfilling depressions, and replacing trees damaged.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assume the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adjust system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufacturers specifications for measured static pressure on tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100% percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wires that runs the length of the mainline and to the controller. All wiring shall be UF-IL rated. All connections shall be made with water tight connectors (DBT/R or equivalent) and contained in control valve boxes. Provide 36" extra wire length of each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect, install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for pump in base of boxes. Boxes to be Carson Brooks.
18. Quick couplers shall be a Rain Bird 44-NP (Non-Potable Cover) with a 1 inch Lasco swing joint assembly. Support with rebar in each retainer lid. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. Where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance. The contractor shall spray paint all valves, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.

13. Install dielectric fittings whenever dissimilar metals are joined.

4. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100% infiltration coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of and under the main controller. All wiring shall be UF-BL rated. All connections shall be made with water tight connectors (DBTR/F or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect, install in easy to access, dry place, and away from traffic. Valve boxes containing valves of same size, type, maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Crown Brooks.
18. Quick couplers shall be a Rain Bird 44-NP (Non-Portable Cover) with a 1 inch Lasco swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free fill around pipes, valves, drains, or any irrigation system components. Water settle into trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to sleeve with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. Where possible, all piping is to follow the existing planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent clogging and clogging anti-walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.

24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or paving edges.
25. Drip system header shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall run off the PVC in each planter area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.



### *Irrigation Notes*

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting and Irrigation Details.
2. The City Reported a Static Pressure Range of 80-90 psi in the Area. Static Pressure of 80 psi. was Used. Irrigation System was Designed for a Minimum of psi.

### VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.20	33.52	33.52	0.51 in/h
2	1-1/2"	Turf Spray	16.35	34.28	35.19	2.63 in/h
3	1-1/2"	Turf Spray	14.86	34.16	35.07	2.43 in/h
4	1"	Area for Drip Emitters	5.86	35.56	35.77	0.77 in/h
5	1-1/2"	Turf Spray	16.34	34.33	35.84	2.44 in/h
6	1-1/2"	Turf Spray	15.33	34.25	35.97	2.52 in/h
7*	1-1/2"	Turf Spray	15.13	34.59	35.74	2.07 in/h
8*	1-1/2"	Turf Spray	14.48	34.42	35.54	1.77 in/h
9*	1-1/2"	Turf Spray	14.19	34.31	35.94	1.56 in/h

**Tommy's Carwash Santaquin**



**ANDERSON WAHLEN & ASSOCIATES**

2010 North Redwood Road, Salt Lake City, Utah 84116

Designed by: SY - NN
Drafted by: NE
Client Name: Tommy's Carwash
21-080 IR



17 Jun, 2021

**SHEET NO.**

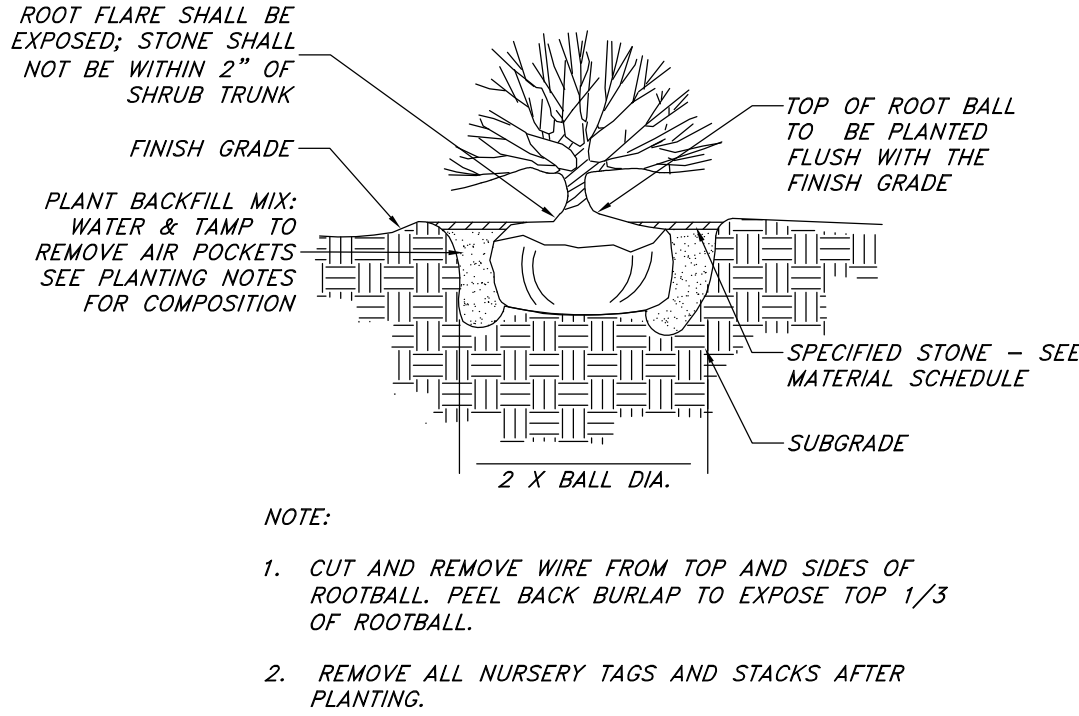
## L2.1



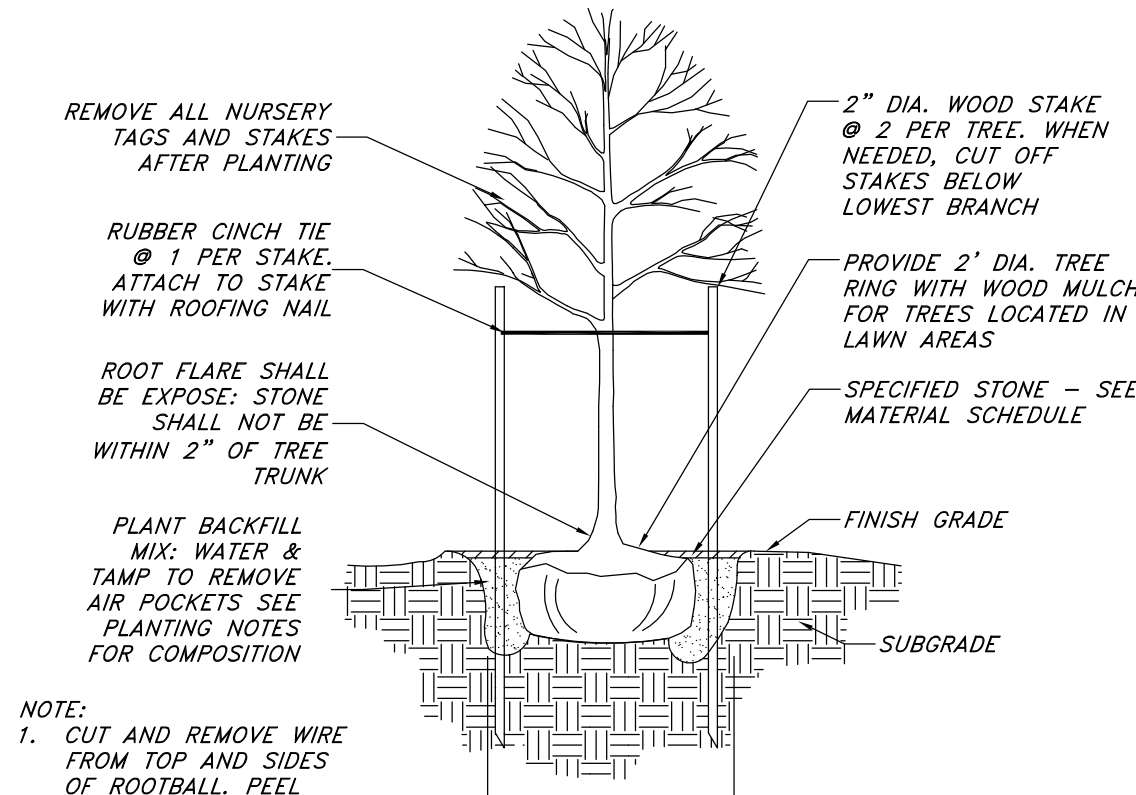
Know what's below.  
Call before you dig.



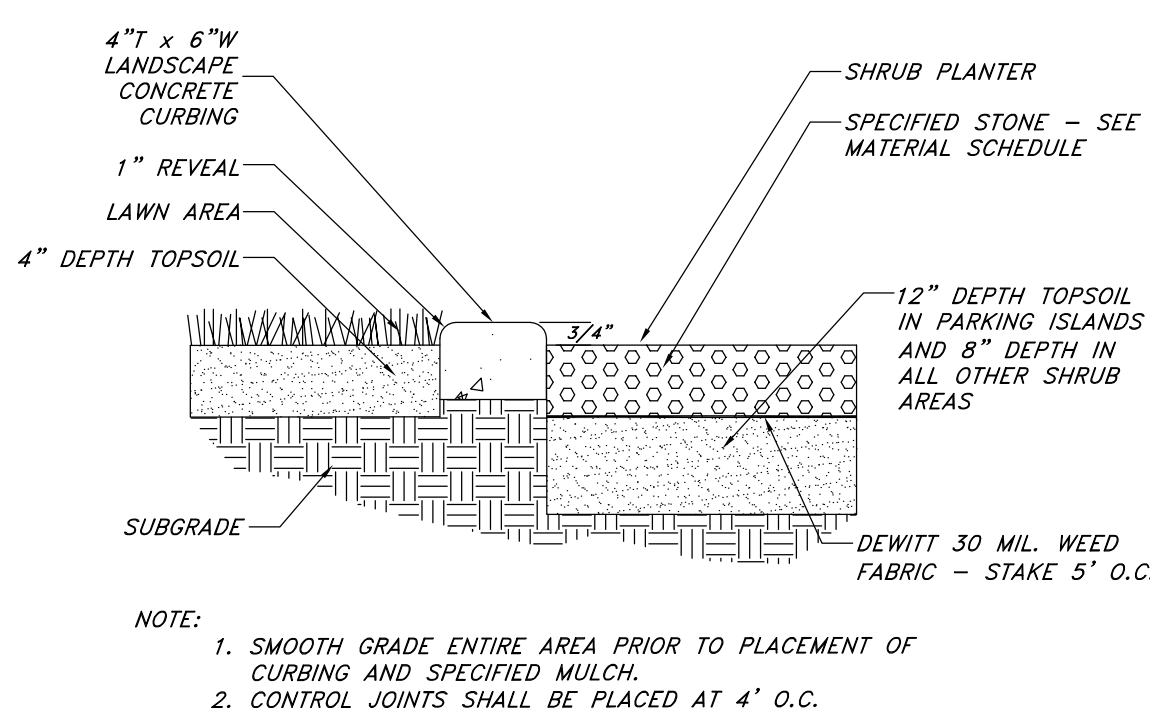
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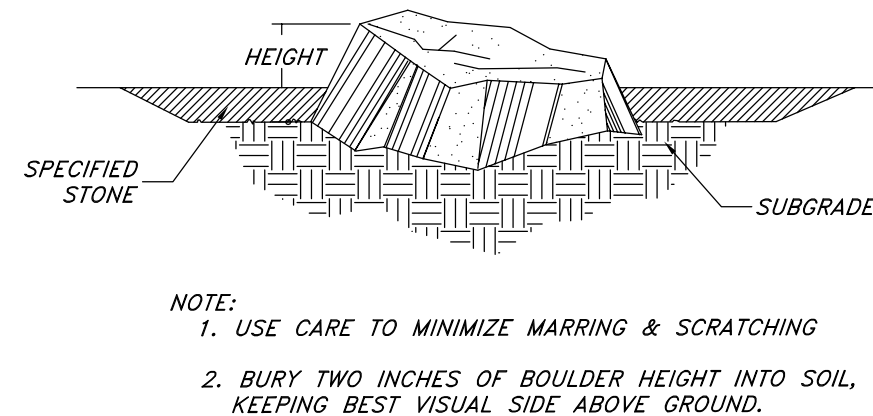
1 **SHRUB PLANTING**  
Not to Scale



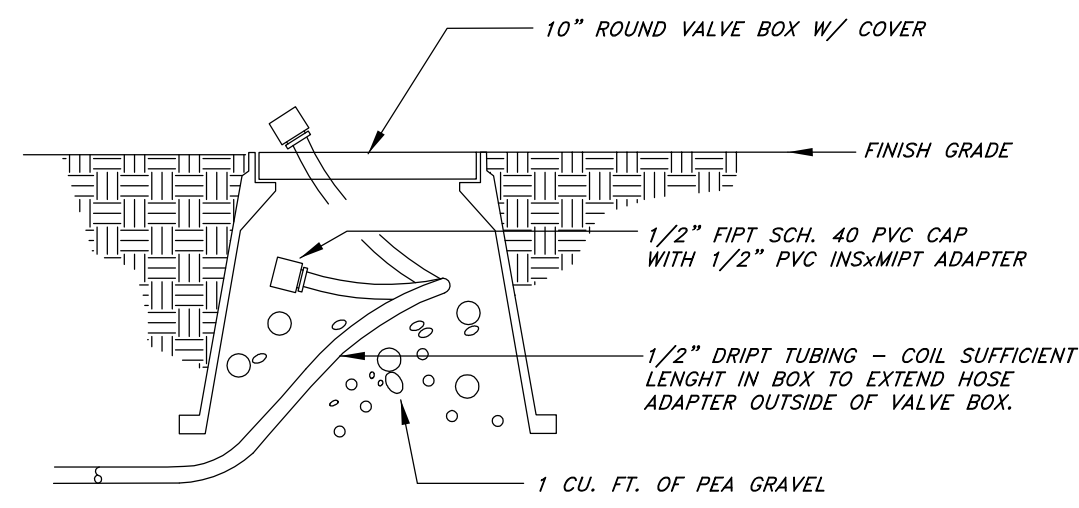
2 **DECIDUOUS TREE PLANTING**  
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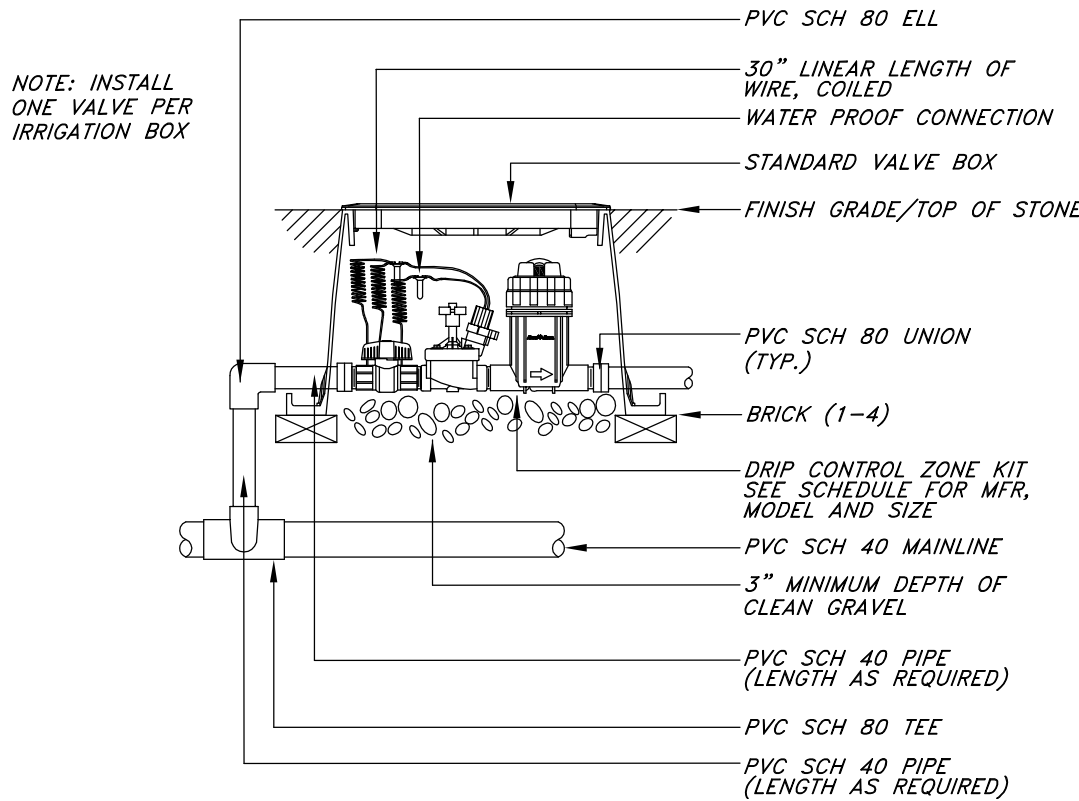
3 **LANDSCAPE CONCRETE CURBING**  
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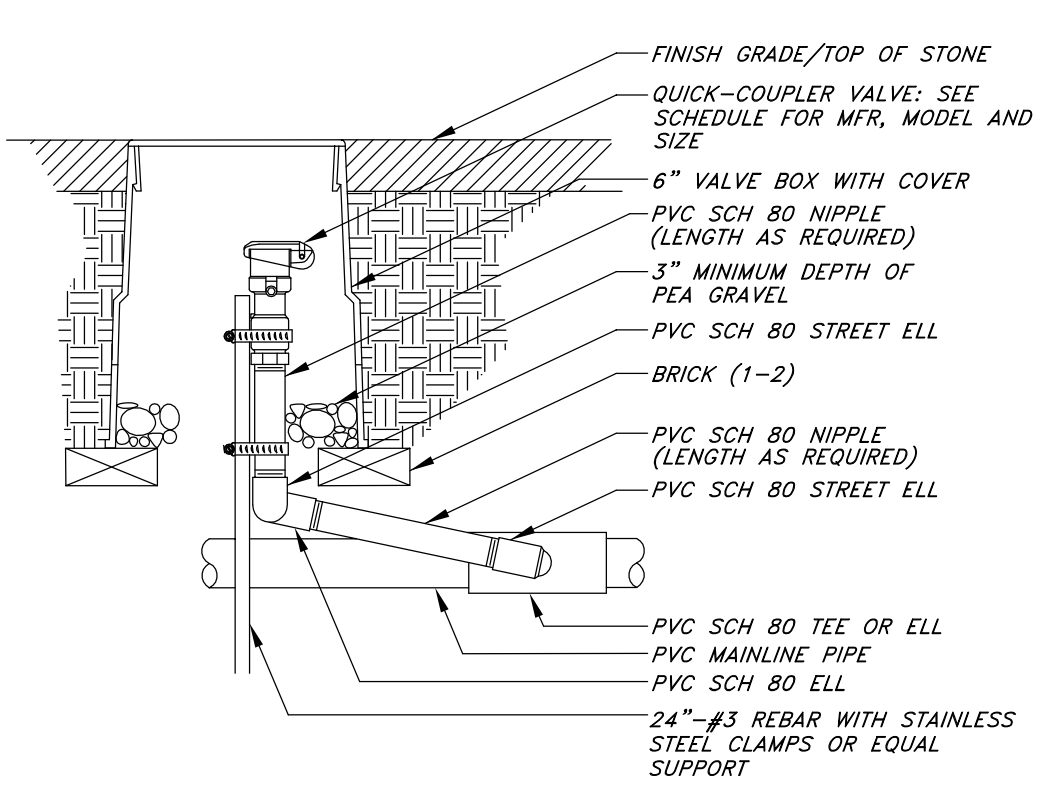
4 **LANDSCAPE BOULDER**  
NOT TO SCALE



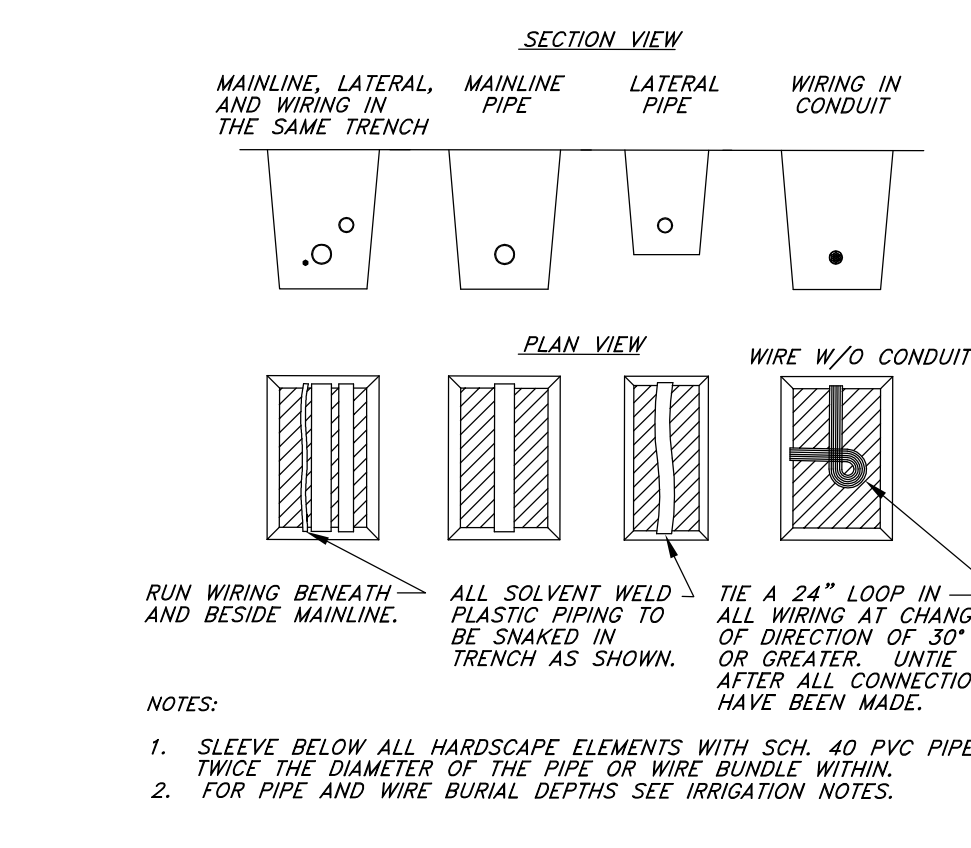
5 **COMPRESSION FLUSH CAP**  
NOT TO SCALE



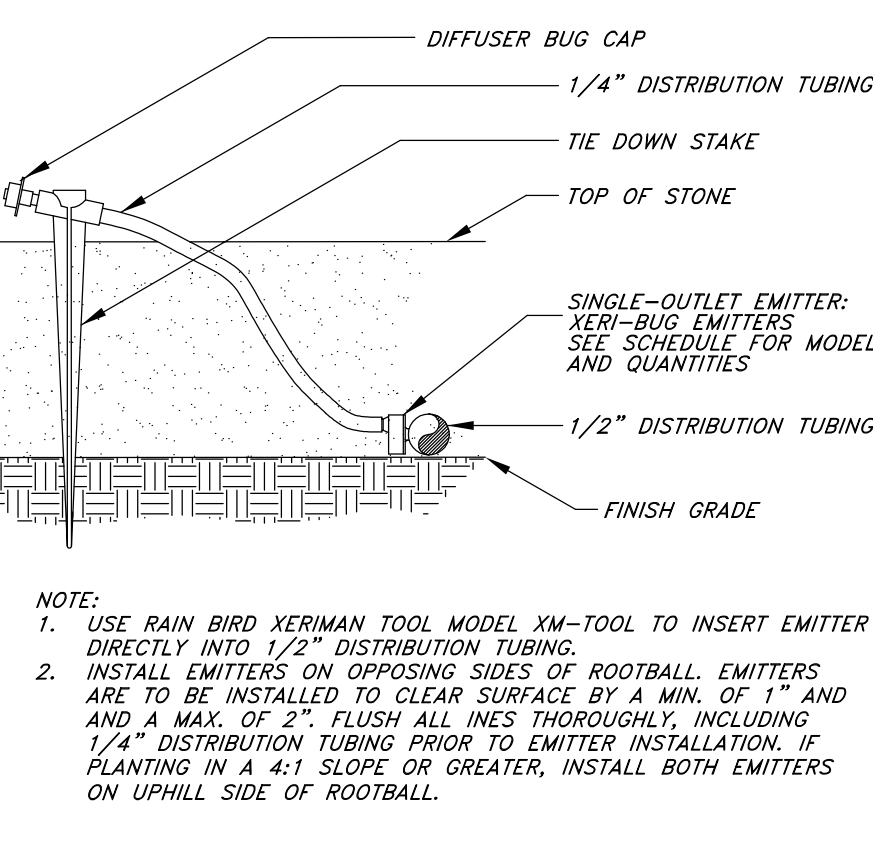
6 **DRIP CONTROL VALVE**  
NOT TO SCALE



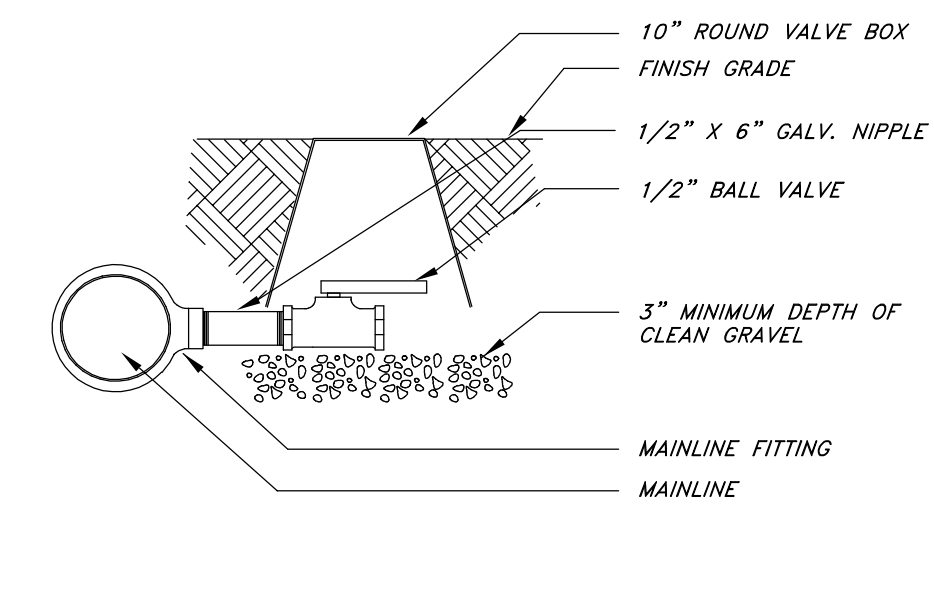
7 **QUICK COUPLING VALVE**  
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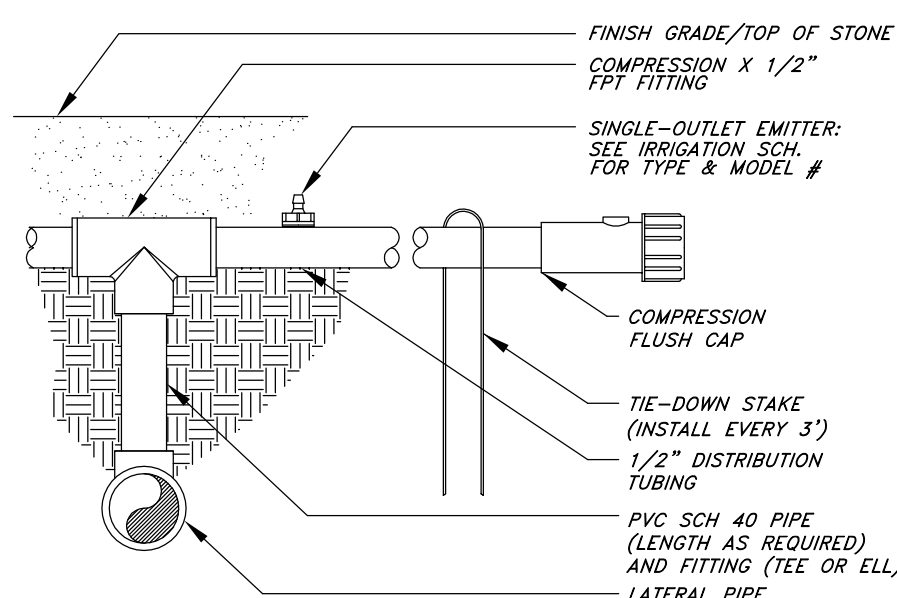
8 **PIPE & WIRE TRENCHING**  
NOT TO SCALE



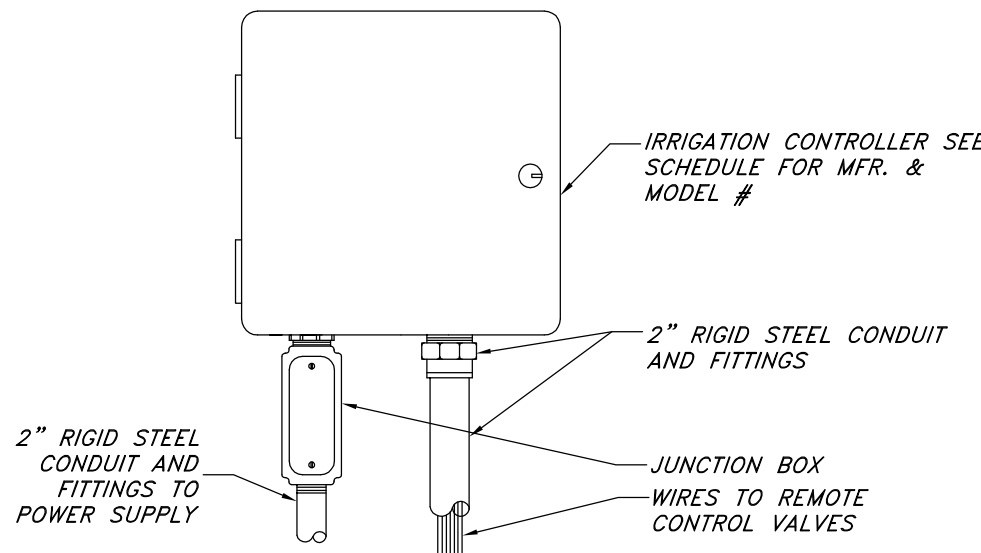
9 **EMITTER INTO DISTRIBUTION TUBE**  
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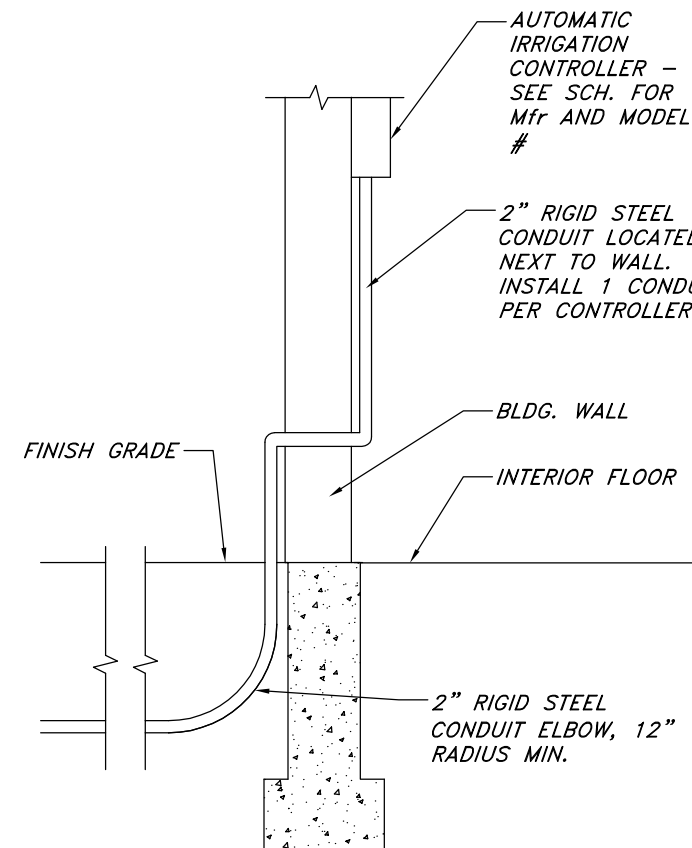
10 **MANUAL DRAIN VALVE**  
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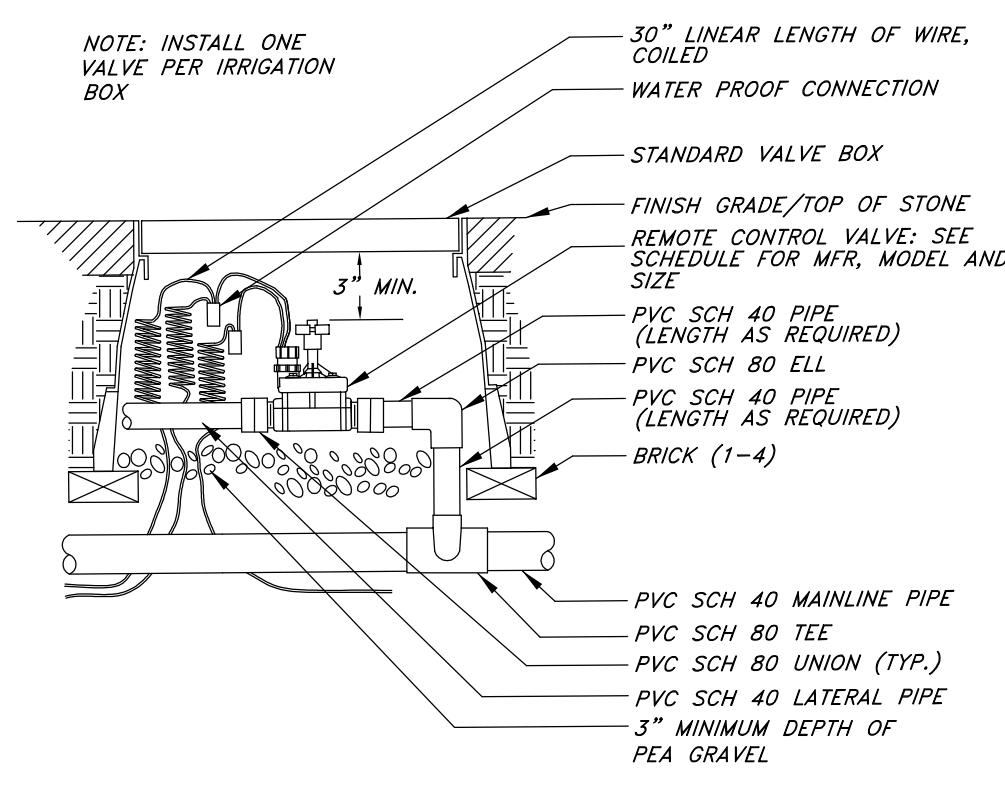
11 **PVC TO POLY PIPE CONNECTION**  
NOT TO SCALE



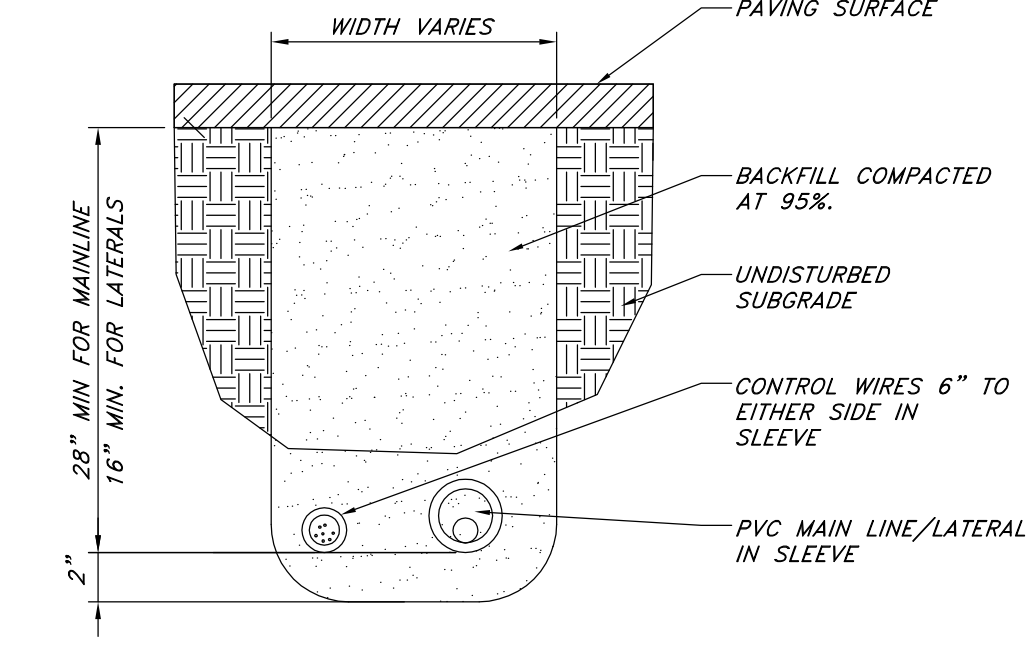
12 **IRR. CONTROLLER - INDOOR WALL MOUNT**  
Not to Scale



13 **POP-UP SPRAY HEAD**  
NOT TO SCALE



14 **REMOTE CONTROL VALVE**  
NOT TO SCALE



15 **PIPE SLEEVING**  
Not to Scale

Item 1.  
DATE  
REV  
Designed by: SY - NN  
Drafted by: NE  
Client Name:  
Tommy's Carwash  
21-080 IR  
**AN**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AWengineering.net  
**Landscape & Irrigation Details**  
**Tommy's Carwash Santaquin**  
60 N 400 East  
Santaquin, UT  
17 Jun, 2021  
SHEET NO.  
**L3.1**  
811  
Know what's below.  
Call before you dig.  
Jared R. Manley  
Professional Engineer  
No. 7740426-5301  
06/24/2021  
Professional Landscape Architect





## DRC Meeting Minutes

July 13, 2021

**DRC Members in Attendance:** City Engineer Jon Lundell, Police Chief Rod Hurst, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Assistant City Manager Norm Beagley.

**Others in Attendance:** Code Enforcement Officer Russ Woodland, Staff Planner Ryan Harris, Operations Manager Dennis Marker, Mark Ridley and Shawn Young (Attending Via Zoom), representing Ridley's Phase 2 and Ridley's Pad Site A. Brad Gilson with Gilson Engineering representing Summit Ridge Commercial Subdivision.

Mr. Lundell called the meeting to order at 3:00 p.m.

### Summit Ridge Commercial Subdivision Preliminary Review

*A preliminary review of a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

Mr. Lundell clarified that there are 8 commercial lots in this proposed subdivision.

**Police:** Chief Hurst asked if there are proposed stop signs or traffic control? Mr. Lundell noted that there are existing stop signs at the intersection of Summit Ridge Parkway and South Ridge Farms Road (south frontage road). Mr. Bond clarified that further information regarding signage and traffic control will be provided during the final subdivision phase and reviewed at this time. Chief Hurst indicated that he would ask that the developer provide proposed stop signage for the proposed development.

**Public Works:** Mr. Callaway noted that the waterline looping, and irrigation look good. He indicated that some of the hydrants need to be moved due to the widening of the roadway (ask Jason C). He asked that the asphalt that will need to be repaired at a spec that can handle the heavy truck traffic to the South (city will provide the spec).

**Fire:** Chief Lind explained that fire hydrants need to be spaced every 300 feet in a commercial subdivision. He stated that fire access needs to be shown and provided for the lots to the east. This is fine to be handled with the site plan. Mr. Beagley suggested that the developer provide new or connect to existing stub outs for hydrants, site fire lines, etc. to avoid multiple road cuts at both subdivision and site plan.

**Planning and Zoning:** Mr. Bond referenced a note shown on the plans referring to future roadway improvements. He stated that some of those improvements will need to happen up front due to the lot locations/configurations. He added that it is anticipated that there will be another Public Hearing for this subdivision at the preliminary stage.

**Engineering:** Mr. Lundell asked that the developer update the subdivision name so it's consistent on the plat sheet, as needed. He stated that a general note needs to be added stating that City and State specifications need to be followed. Mr. Lundell explained that the plan



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**July 13, 2021**  
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set is no longer showing lot 8, but the plat does. He asked that the plans clarify at which stage the roads will be built. He indicated that due to the heavy truck traffic through the area the asphalt will need to be a ¾ inch mix to handle that heavy traffic (city will provide the spec). Mr. Beagley pointed out an 8-inch water line stub shown on the northeast corner of the intersection of Summit Ridge Parkway and Mona Road; he explained that it currently is not existing and asked that it be clarified on the plans. Mr. Lundell asked for clarification regarding the existing and new sewer laterals. Mr. Beagley indicated that maximum distance on a dead-end waterline is 750-foot extension. He noted that a future lot to the south seems to be out of that range and suggested that the developer look into it.

Mr. Marker asked if the City trail master plan has been consulted for this area? He explained that the south end of the plat where the road curves the cross section anticipates sidewalk on either side of the road. He asked if there is a need for sidewalk on both sides of the road? He suggested the sidewalk should terminate at the intersection of lots 4 and 5. Mr. Beagley stated that this is included in engineering redlines, encouraging that the improvements to go the length of the project, not the length of adjacent parcels to the south.

No comments from the Building Official.

**Motion:** Mr. Bond motioned to table the Summit Ridge Commercial Subdivision Preliminary review based upon the number of redlines. Chief Hurst seconded. The motion passed unanimously in the affirmative.

### **Ridley's Phase 2 Commercial Subdivision Concept Review**

*A concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.*

**Police:** Chief Hurst indicated that he would like to see fewer islands and obstructions in the parking area. Chief Lind noted that only having one road going into this subdivision makes it difficult for fire apparatuses to enter. Mr. Bond indicated that this discussion (about interior parking lot islands) is for a different discussion on a different day, as that particular item is not on the agenda for today's meeting.

**Public Works:** Mr. Callaway asked if the utilities have been stubbed into this property? Mr. Lundell stated that the sewer was extended near the north end of lot 3, but no other utilities were stubbed to the east of 500 East. He noted some locations where Culinary, and P.I. is currently stubbed through the old Orchard Lane that could be tied into. Mr. Callaway stated that he would like to see as few road cuts on 500 East as possible.

**Fire:** Chief Lind asked if the businesses shown on the plans are proposed businesses or just examples? He noted concern regarding the proposed business shown on Lot 2 regarding potential storage hazards. He explained that the current configuration would provide a tight turnaround for a fire truck as well as delivery vehicles. Chief Lind indicated that fire hydrants will be needed every 300 feet for this development.

Mr. Beagley asked that a tire tracking plan be shown for the circulation of large vehicles. He asked if they plan to phase this subdivision separately or construct it all at the same time? Mr.



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Ridley stated that the intent would be to install utilities concurrently and then build the buildings as the businesses come in.

**Engineering:** Mr. Lundell explained that the average daily trips (ADT) for lot 1 may require another access point, depending on its use. He noted that proposed addressing will need to be provided. He added that Public Utility Easements will need to be shown and provided. Mr. Lundell indicated that a sidewalk will need to be included along the east side of 500 E. Different sidewalk configurations were discussed. Mr. Young explained that they may need to connect the sidewalk to the North end of lot 3, down to the Macey's instead to meet ADA requirements. He noted that they would also consider providing sidewalk along the intersection to the South as well.

Mr. Marker noted that the boundary line of the plat is shown in the middle of the access road. He asked if there will be a plat note or a reservation of access? Mr. Young answered that a 30-foot cross access easement will be provided. He added that they will also add an easement for the existing water main on the plat.

No Comments from the Building Official.

**Ridley's Pad Site A Site Plan Review**

*A site plan review of a commercial building which will be located at approximately 30 N. and 400 E.*

**Planning and Zoning:** Mr. Bond clarified that this is a site plan review, so details such as drive through, parking, etc. should be considered. He explained that the Architectural Review Committee (ARC) reviewed the architectural renderings and granted approval with conditions.

Mr. Bond expressed that his biggest concern for this site plan is the way it will affect Pad Site B, specifically the dumpster location and any future drive through for Pad Site B. Mr. Young stated that if the drive through for Pad Site B is angled, it should work. Mr. Beagley noted concern regarding dead area between parking spaces, double drive isles, the dumpster and islands. He expressed concern that some of the available parking spaces for Pad Site B are being overtaken/eliminated in this configuration. Circulation issues were also brought up. Mr. Young explained that the void space is a gas easement where nothing can be built, this also dictated where the trash enclosure can be located. Mr. Bond explained that one of the proposed parking stalls does not work as it would impede with the drive through exit. Mr. Bond stated that the landscaping buffer doesn't meet requirement unless the parking stalls are at least 20 feet long.

**Fire:** Chief Lind pointed out the required Fire Department Access (FDA) to the Northeast of the development where no parking will be allowed. He asked that this FDA area be extended to the proposed dumpster location to provide a proper turning radius.

**Engineering:** Mr. Lundell stated that a photometric plan needs to be provided. He noted that currently, pedestrian connectivity is shown from the plaza to the site. However, there is no pedestrian access shown from Pad Site A to Pad Site B, to Macey's or any of the other lots. Mr. Young explained that they plan to carry the sidewalk down from Macey's down to Pad Site B. Mr. Lundell explained that landscaping requirements around the dumpster enclosure are 5 feet. The current plans only show 2 and half feet of landscaping. He stated that a 3-foot pretreatment catch basin is required on the inlets to keep silt from infiltrating into the storm drain system. Mr.



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July 13, 2021  
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Lundell also asked that the developer provide a storm drain report indicating that the existing retention pond on the northwest corner of the Macey's development, is appropriately sized to accommodate this development. Mr. Bond stated that a railing will be needed between the patio area on the South side of the building and the drive through.

No comments from Police, Public Works, or Building Official.

**Motion:** Mr. Beagley motioned to table Ridley's Pad Site A Site Plan due to the redlines, and the dumpster and parking requirements that need to be addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

**MEETING MINUTES APPROVAL**

June 22, 2021

**Motion:** Mr. Beagley motioned to approve the DRC Minutes from June 22, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

**AJOURNMENT**

The meeting was adjourned at 4:15 p.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder