



ARCHITECTURAL REVIEW COMMITTEE

Tuesday, January 12, 2021, at 5:30 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below.

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw 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

Commercial Pad Site C Architectural Review

An architectural review (including landscaping and a retaining wall) of a 3 unit commercial building located at 450 E. Main Street.

MEETING MINUTES APPROVAL

July 29, 2020

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

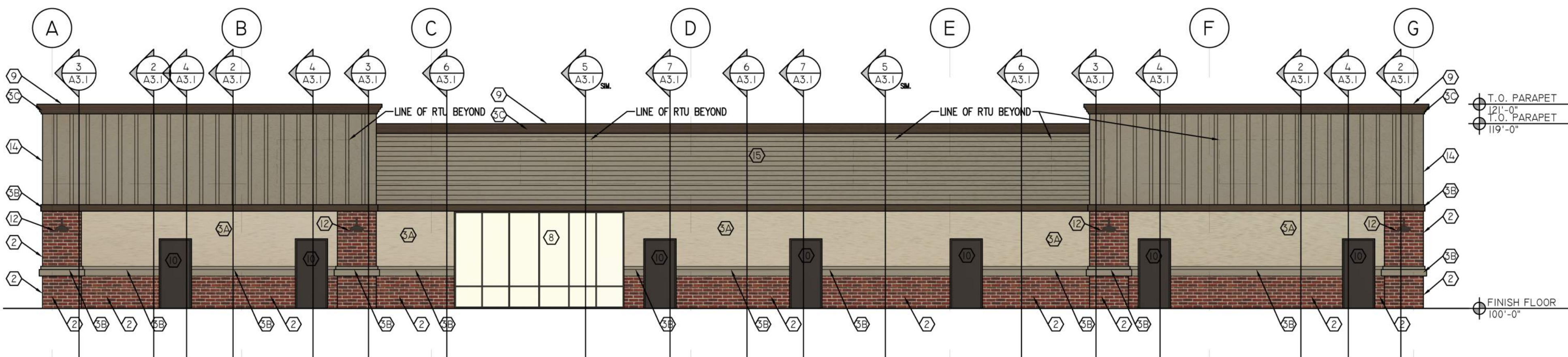
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY:

K. Aaron Shirley, City Recorder

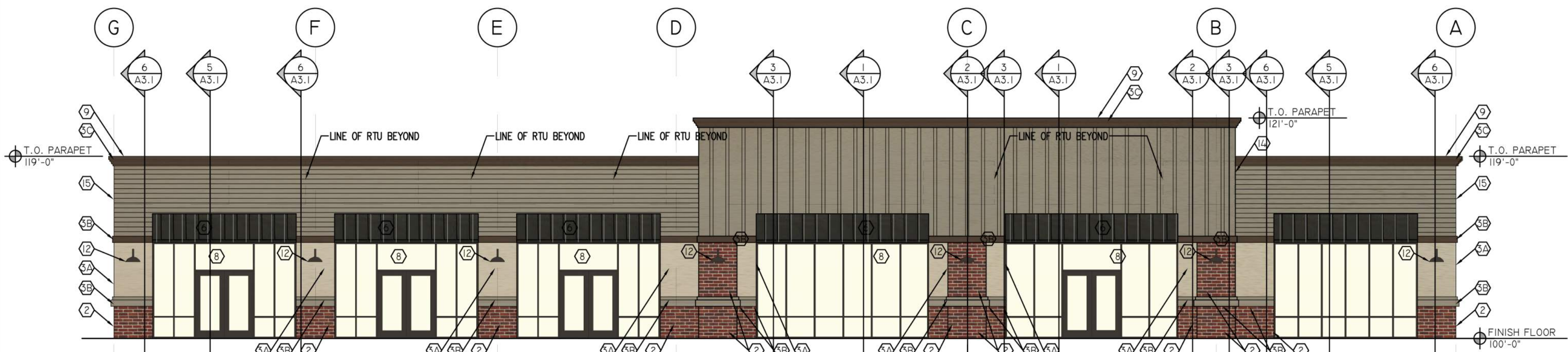
MATERIAL SCHEDULE		
MARK	MATERIAL	FINISH/COLOR
②	THIN BRICK	INTERSTATE - MONTEREY
⑤B	EFS	COLOR 1 - ACCESSIBLE BEIGE SW7036
⑤B	EFS	COLOR 2 - TONY TAUPE SW7038
⑤B	EFS	COLOR 3 - VAN DYKE BROWN SW7041
④	PRECAST CONCRETE SILL	NATURAL
⑤	ARCHITECTURAL FINISH CONCRETE FOUNDATION	NATURAL
⑥	PREFINISHED STRUCTURAL STANDING SEAM METAL ROOFING	DARK BRONZE
⑦	PAINTED STEEL	MATCH DARK BRONZE, VERIFY COLOR
⑧	GLASS AND ALUMINUM STOREFRONT, RE: WINDOW AND DOOR SCHEDULE	DARK BRONZE STOREFRONT WITH CLEAR GLAZING
⑨	PREFINISHED METAL CORING	DARK BRONZE
⑩	PAINTED HM DOOR AND FRAME	MATCH DARK BRONZE, VERIFY COLOR
⑪	COWS TONGUE DOWNSPOUT NOZZLE, INSTALL AT 24" ABOVE FINISH GRADE, RE: PLUMBING	-
⑫	LIGHT FIXTURE, RE: ELECTRICAL	
⑬	SIGNAGE PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE ELECTRICAL CONNECTIONS, RE: ELECTRICAL. G.C. TO PROVIDE ANCHORAGE FOR SIGNAGE. G.C. TO PROVIDE CORE DRILLED HOLES THROUGH MASONRY FOR CONDUIT FROM 4 BOXES MOUNTED AT THE INTERIOR OF THE BUILDING. COORDINATE NUMBER AND LOCATION WITH SIGNAGE SUPPLIER.	
⑭	BOARD AND BATTEN CEMENT BOARD SIDING	HARDIE BOARD - TIMBER BARK
⑮	6" LAP CEMENT BOARD SIDING	HARDIE BOARD - TIMBER BARK

- EXTERIOR ELEVATION NOTES:
- ALL EXPOSED STEEL TO BE PAINTED AS DESCRIBED IN SPEC.
 - UNDERSIDE OF PREFINISHED METAL STANDING SEAM ROOFING TO BE PAINTED.
 - PROVIDE MASONRY CONTROL JOINTS AS SHOWN, RE: 7/A5.2.
 - PROVIDE COLORED MORTAR AT CMU AND BRICK.



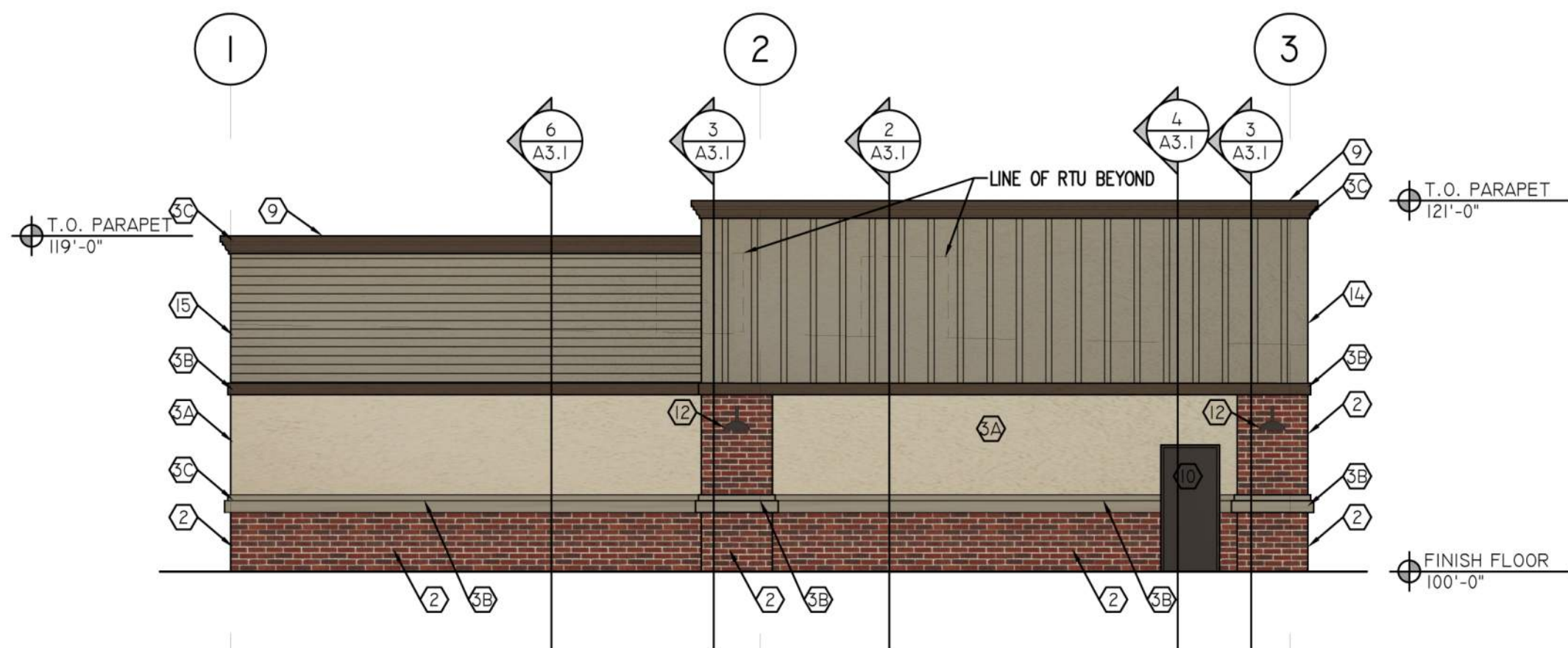
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



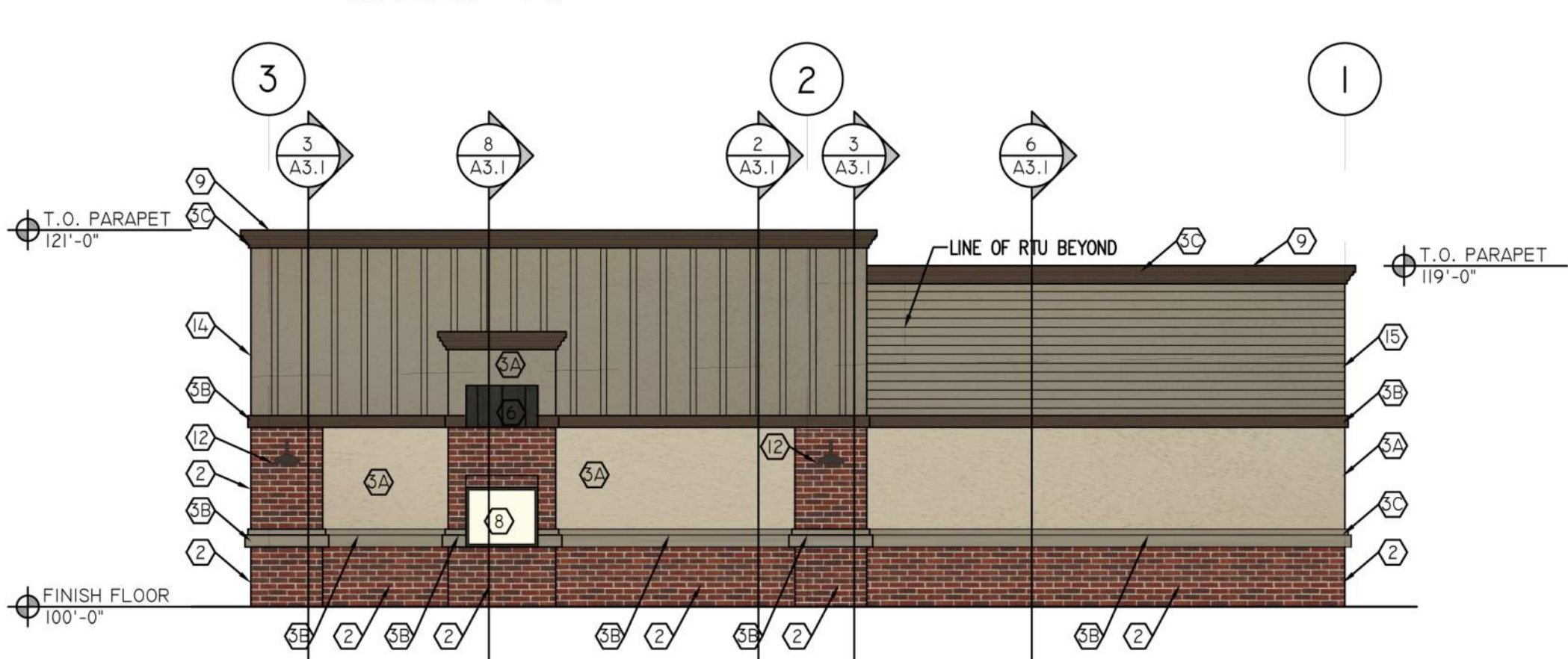
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



RETAIL BUILDING
SANTAQUIN PAD C

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

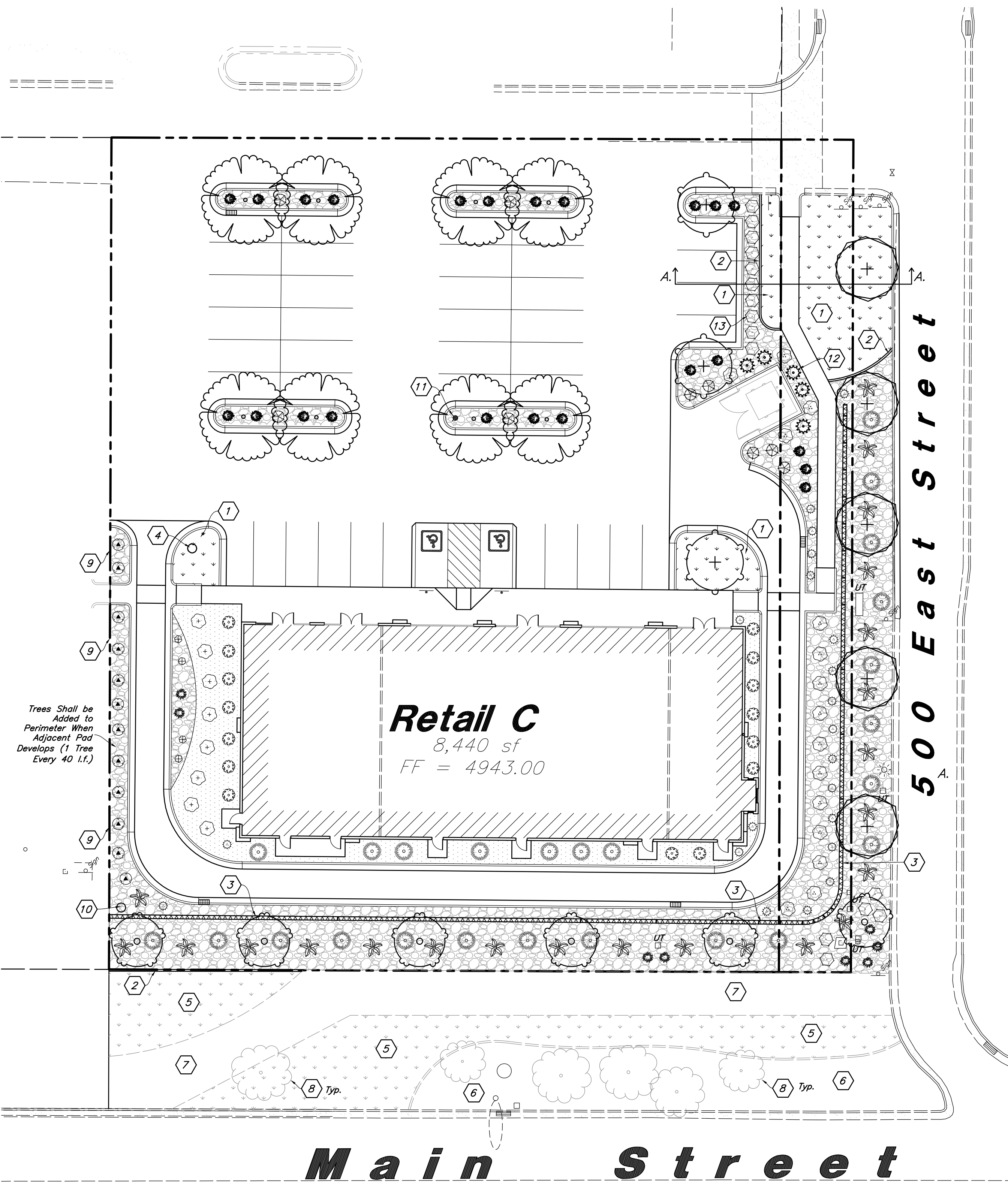
DATE: DECEMBER 3, 2020
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 2010.01
CAD DWG FILE NO:

DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE: PERMIT SET

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1

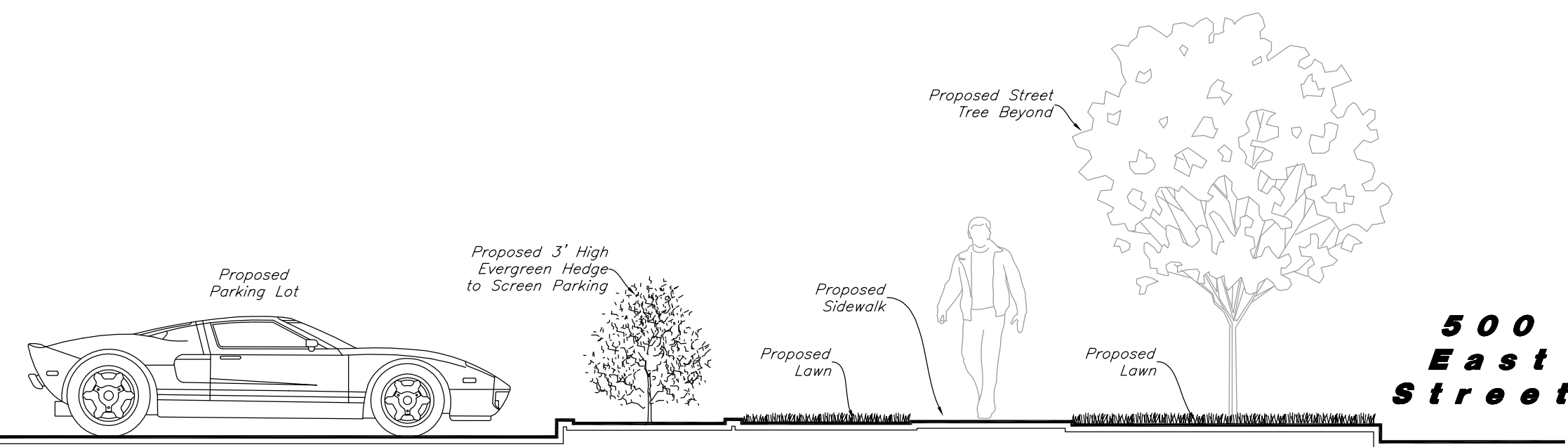


PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	5	Koeleruteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.	20' Ht. / 25' Spr.
	3	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Cal. / 6-8' Ht.	40' Ht. / 12' Spr.
	6	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
	8	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8-10' Ht.	45' Ht. / 15' Spr.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	5	Picea pungens glauca / Columnar Spruce	6-8' Ht.	20 Ht. / 8' Spr.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	21	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal	48" Ht. / 30" Spr.
	4	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	30" Ht. / 30" Spr.
DECIDUOUS SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	15	Prunus x cistena / Purple Leaf Sand Cherry	5 gal	60" Ht. / 50" Spr.
	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	20" Ht. / 60" Spr.
	23	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac	5 gal	60" Ht. / 60" Spr.
	12	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" Ht. / 30" Spr.
	8	Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal	24" Ht. / 36" Spr.
	23	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal	26" Ht. / 26" Spr.
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	15	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal	24" Ht. / 24" Spr.
	25	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	8" Ht. / 48" Spr.
	9	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal	30" Ht. / 36" Spr.
	15	Pinus mugo 'Slowmound' / Mugo Pine	5 gal	30" Ht. / 36" Spr.
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE	REMARKS
	1,916 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	Detail: 4/L3.1

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 Washed Prior to Installation; Stone Shall be 1 1/2" Dia. Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (433-250-3851)	Detail: 4/L3.1
	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2-4" Dia. Crushed, Fractured Stone from Staker Parson Copper Canyon Pit (385-239-0804); Stone Shall Match Store Color Stone; Interlock and Secure Stone on Steep Slopes	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges between Lawn and Planting Areas; Curbing Shall be Continuous; Adjust Curbing as Needed to Avoid Existing and New Utilities.	Detail: 4/L3.1



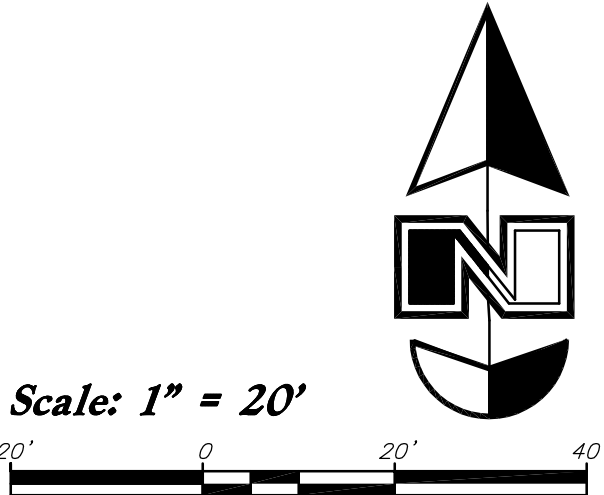
A. Parking Lot Screening Section

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 lschedule 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.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- 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 stockpiled or 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 pep, 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 slings, 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 or equal. 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 #C732.
- Install landscape concrete curbing between lawn and planting 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 stockpiled or 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.



Landscape Data

Site Area = 47,685 s.f. (1.09 ac.)
Landscape Area Required = 4,769 s.f. (10%)
Landscape Area Provided = 11,234 s.f s.f. (24%)
Store Parking Provided = 41 stalls
Parking Area = 15,944 s.f.
Landscape Parking Required = 1,594 s.f. (10%)
Landscape Parking Provided = 1,754 s.f. (11%)

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.
- 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
- New Retaining Wall - See Civil Plans
- New Water Meter - See Utility Plan
- Existing Lawn
- Existing Shrub Planter
- Existing Gravel Maintenance Road
- Existing Street Tree
- Provide Nice Clean Edge Between New Landscape and Undeveloped Lot
- Irrigation Water Meter and Connection - See Irrigation Plan for More Detail
- New Fire Hydrant; Verify that There is 3' Clearance Around Hydrant
- Planting Screen for Dumpster
- 3' High Evergreen Planting Screen for Parking Lot

UT - Existing/New Utility Box or Manhole



Know what's below.
Call before you dig.

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

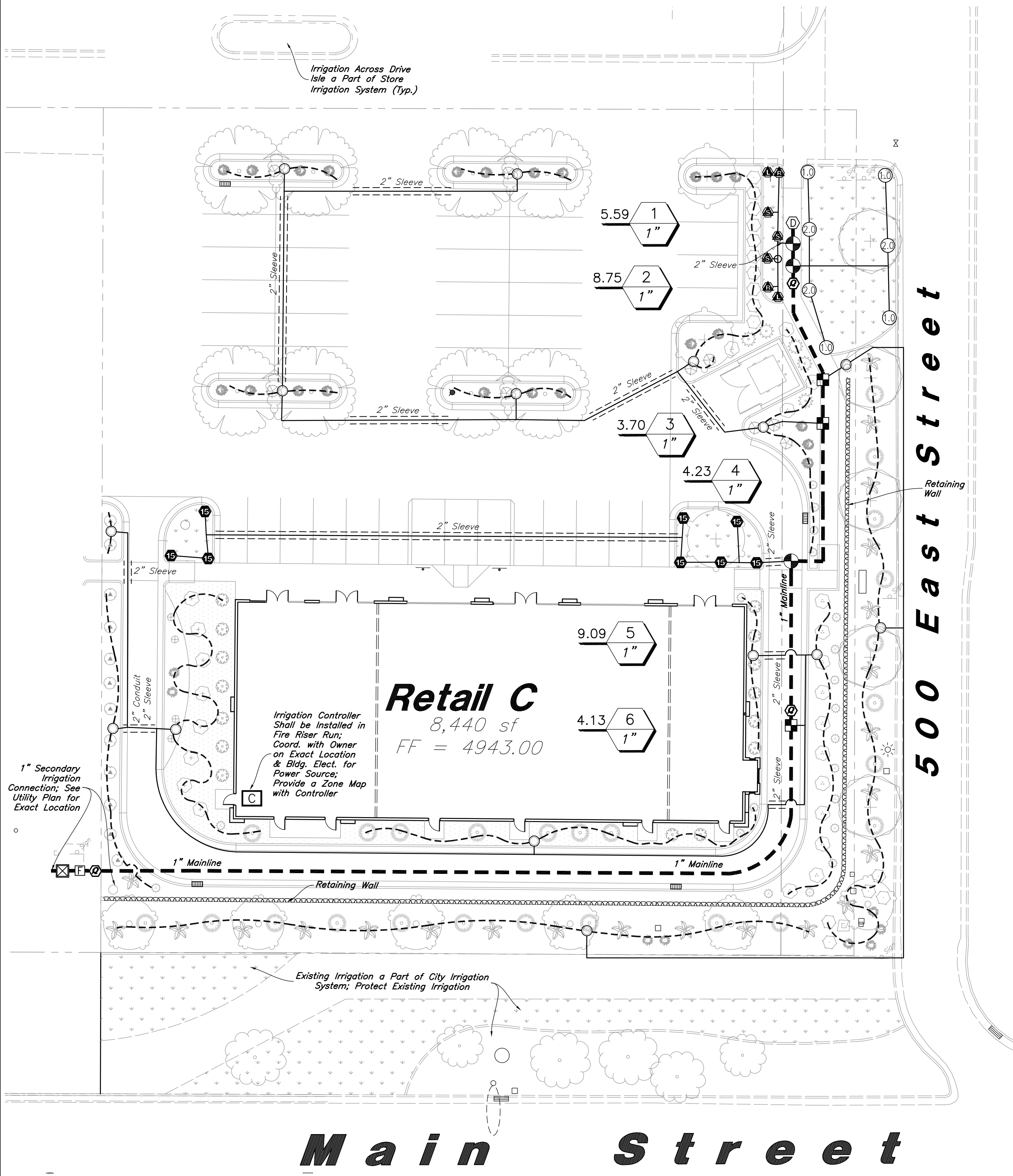
Landscape Plan
Ridley's Santaquin - Retail C
400 East and Main Street
Santaquin, UT



11 Sep, 2020

SHEET NO.

L1.1



IRRIGATION SCHEDULE

Sprayheads / Rotors

Symbol	Manufacturer/Model #	Description	Notes	Detail
18HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	Rain Bird 1804	4" Pop-Up Sprayhead with Adjustable Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
LCS RCS SST	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
11 12	Rain Bird 3504-PC	4" Pop-Up Rotor with Adjustable Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1

Valves

1	Rain Bird 100-PESB	Lawn Remote Control Valve with Scrubber Technology	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L3.1
2	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
3	Rain Bird 44-NP	Quick Coupler with Non-Potable Cover and Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
4	Matco-Norca 759	Manual Drain Ball Valve	3/4 Inch Size; Install at End of the Mainline in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

1	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
2	Rain Bird XBS-075 Rain Bird XQ-100 Rain Bird XQ-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDGFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xari-Bug Emitter (2 Gal/Air.) - 1 per Perennial, 2 per Shrub/Ornamental Grass, 5 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		5&9/L3.1

P.O.C. Components

1	Mueller Oriseal Mark II	Stop and Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	16/L3.1
2	Amiad Tagline Canister Filter	Secondary Water Filter	1 Inch Size; Filter with 155 Mesh; Install in Regular Size Box with Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground	15/L3.1

Pipes

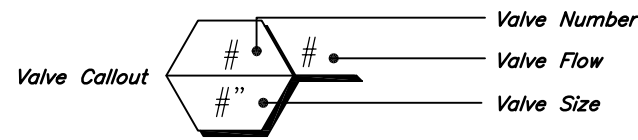
1	Schedule 40 PVC	Mainline Pipe	1 Inch Size; See Plan for Locations; Schedule 40 Fittings Shall be Used for Mainline Components	8/L3.1
2	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller & Accessories

1	Rain Bird ESP4MEI Rain Bird ESPSM3 Rain Bird LNKWFI	4 Base Station Indoor Controller 3 Station Expansion Module WIFI Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
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Sleeving

1	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	17/L3.1
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VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Lawn Area - Turf Spray	5.59	31.78	33.16	1.82 in/h
2	1"	Lawn Area - Turf Rotor	8.75	36.98	40.01	0.85 in/h
3	1"	Shrub Area - Drip Emitters	3.70	33.27	33.45	0.47 in/h
4	1"	Shrub Area - Drip Emitters	4.23	33.72	33.95	0.40 in/h
5	1"	Lawn Area - Turf Spray	9.09	32.69	33.51	1.31 in/h
6	1"	Area for Drip Emitters	4.13	33.74	33.90	0.56 in/h

General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during 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 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.
- 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.
- 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.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- 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 will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure 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.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 40 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- 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.
- 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.
- 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 the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y 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.
- 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 sump in base of boxes. Boxes to be Carson Brooks or equal.
- 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 lug. Install where shown on the plans.
- 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.
- 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.
- 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.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto 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.
- 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 header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
- 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.
- 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.
- 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.
- 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.

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY. Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

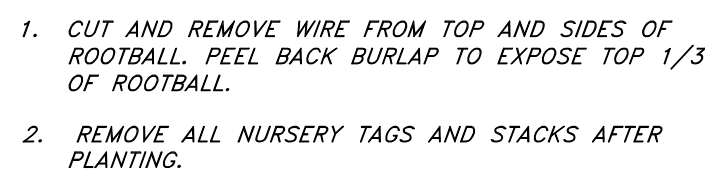
- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting and Irrigation Details.
- The City Reported a Static Pressure Range of 80-90 psi in the Area. Static Pressure of 80 psi. was Used. Irrigation System was Designed for a Minimum of 47 psi.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
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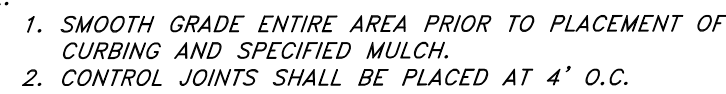
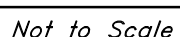
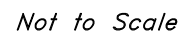
Irrigation Plan
Ridley's Santaquin - Retail C
400 East and Main Street
Santaquin, UT

State of Utah
Professional Seal
Jared R. Mangan
No. 7740426-5301
11/18/2020
Landscape Archt
11 Sep, 2020
SHEET NO.
L2.1

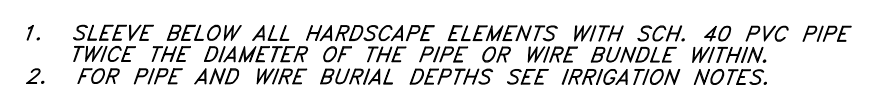
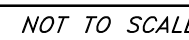
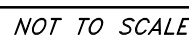
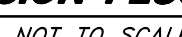




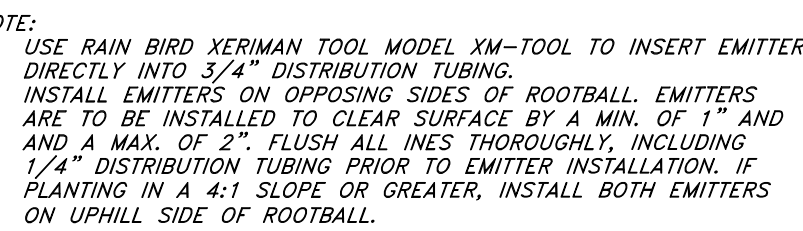
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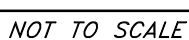
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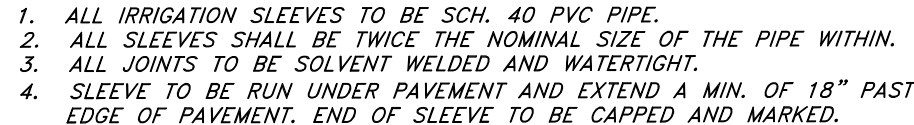
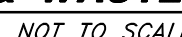
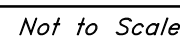
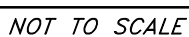
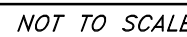
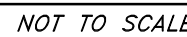
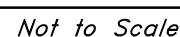
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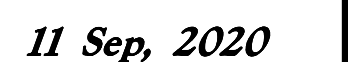
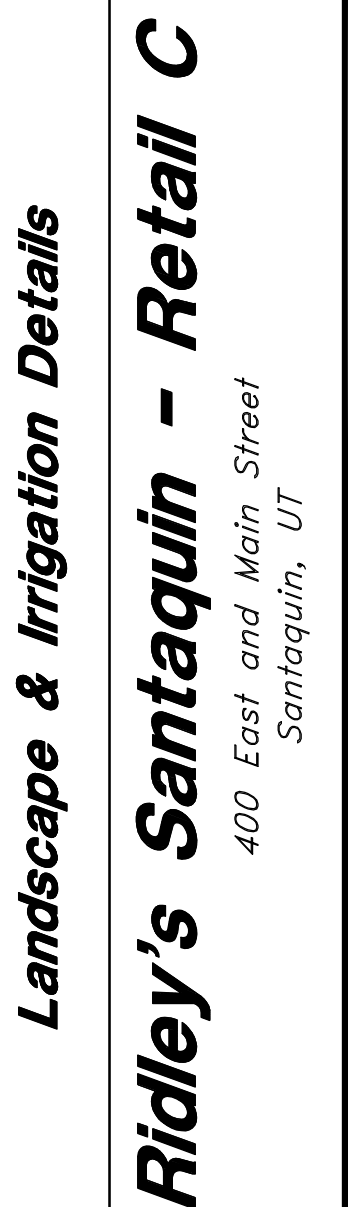
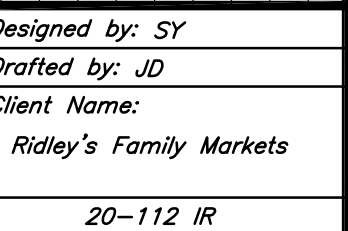
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NOT TO SCALE

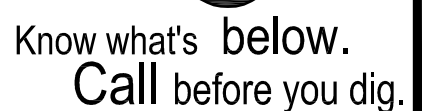


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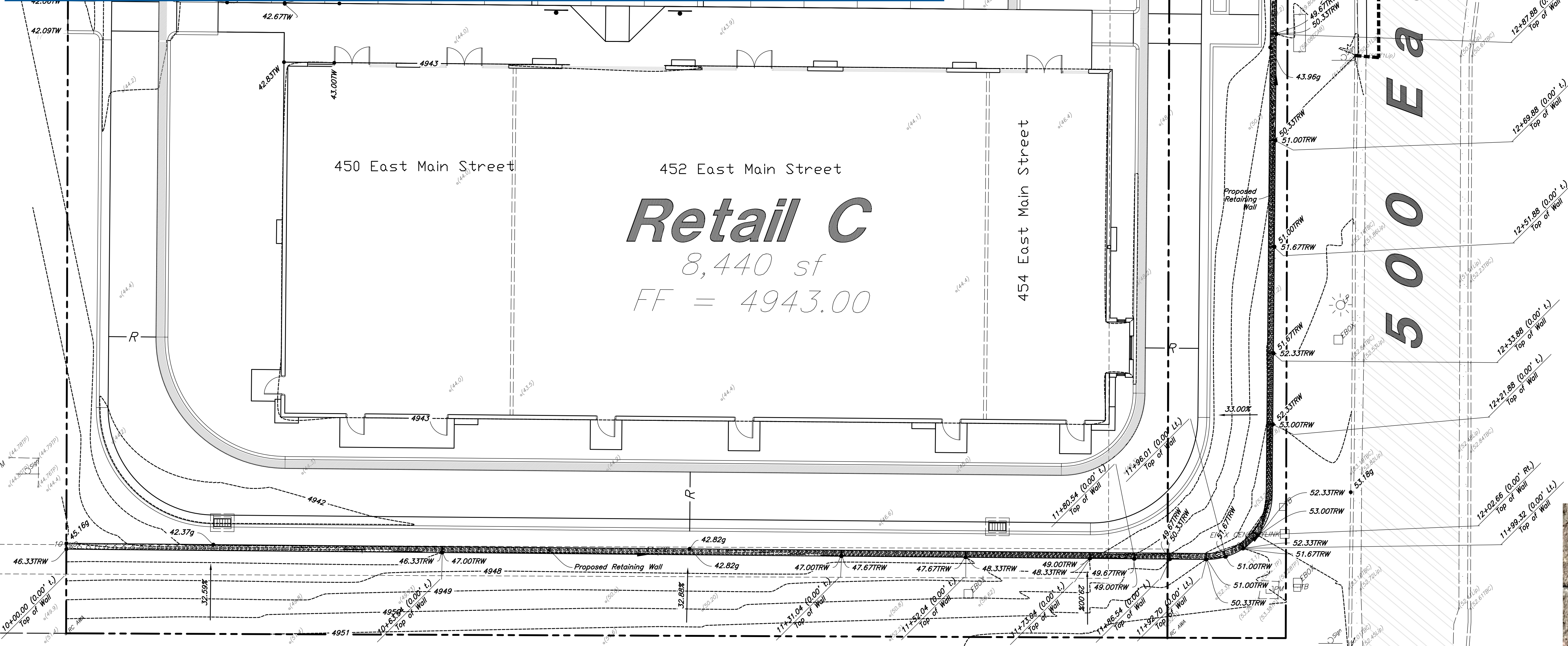
SHEET NO.

L3.1

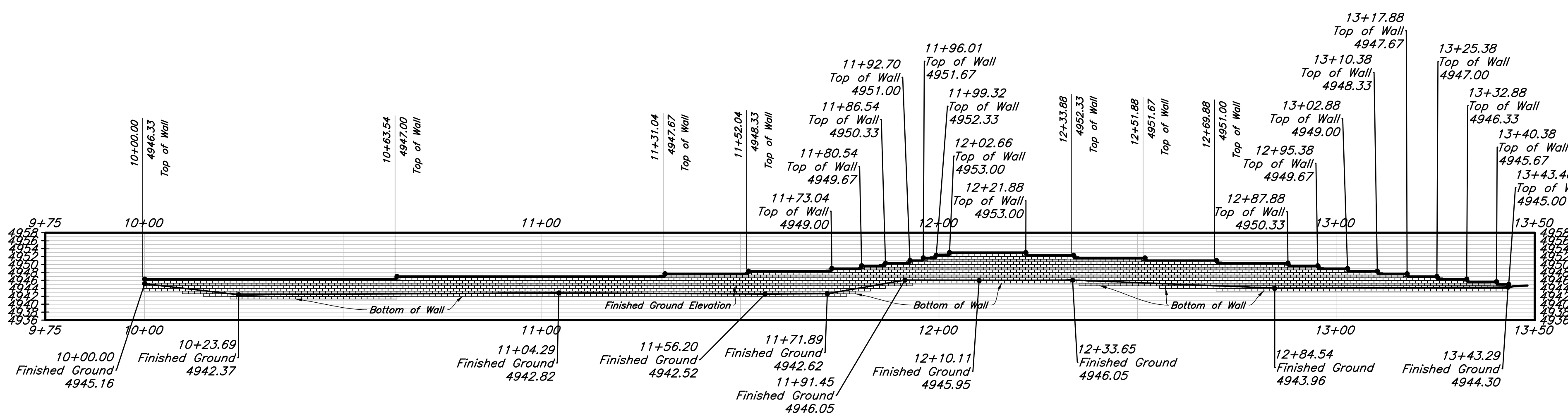
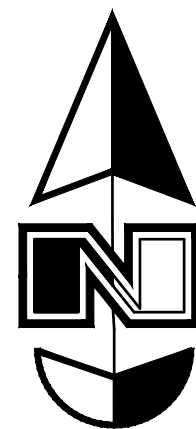




STRUCTURAL WALL | KEYSTONE COMPAC® III STRAIGHT SPLIT

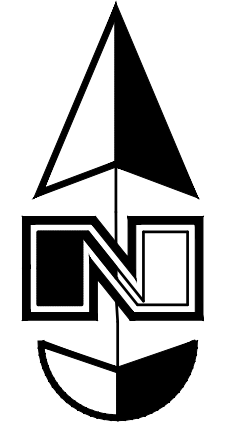


Scale Hor.: 1" = 20'
Scale Vert.: 1" = 20'



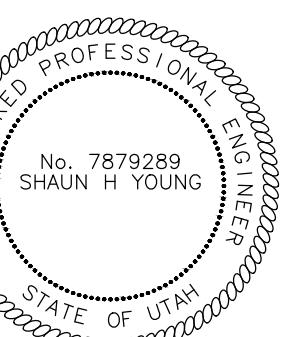
Aspen Color

Scale: 1" = 10'



Retaining Wall Plan and Profile

Ridley's Santaquin - Retail C
450 East and Main Street
Santaquin, UT



4 Jan, 2021

SHEET NO.

C2.3

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

Designed by: SY
Drafted by: JD
Client Name:
Ridley's Family Markets
20-112 GR

REV	DATE	DESCRIPTION



ARC Members in Attendance: Community Development Director Jason Bond, Kylie Lance (Attended via Zoom), Tim Ringger and Council Member Nick Miller.

Other's in Attendance: John Money and Greg Gaytan representing 341 Townhomes. Becky Harward representing the Heelis Farms

Director Bond called the meeting to order at 6:30 p.m.

341 Townhomes Architectural Review

An architectural review of a 3-unit townhome subdivision located at 341 E. 100 S.

Mr. Money explained that the door of the first unit faces the Street (100 S.). He outlined the materials they are using which include; dry stacked stone, red brick, and light grey hardy board. He also noted that the doors will be painted dark gray.

Mr. Bond explained that the front elevation will be the most visible. The East elevation will be partially covered by the required masonry fencing around the perimeter of the development. Committee Member Ringger stated that the materials and elevation meet the code requirements and it looks good. Mr. Bond noted the wide park strip out front, that will be landscaped and add to the aesthetics of the development. Council Member Miller stated that he likes the architectural and landscaping plans and thinks it looks good.

Motion: Committee Member Ringger motioned to accept the architectural plans for the 341 Townhomes as presented. Committee Member Lance seconded. The vote was unanimous in the affirmative.

Heelis Farms Townhomes Architectural Review

An architectural review of a 21-unit townhome subdivision located at approximately 200 N. and 400 E.

Ms. Harward explained that they are aiming to have a farm house style for this development. She reviewed the proposed materials and colors; which include white hardy board, light gray siding, some metal roofing in the elevation, and black brick accents with white mortar. Mr. Bond indicated that the primary exterior materials meet code requirements. He explained that more articulation will be needed along the side elevations and suggested that trees be planted there to provide a better street view and articulation.

Committee Member Ringger asked if the masonry will be wrapped around the corners. Ms. Harward indicated that the masonry will wrap around the corners. Council Member Miller asked if the buildings will all be the same colors. Ms. Harward explained that is what they are proposing.

Mr. Bond noted that renderings for the 6-unit building will need to be provided to ensure that exterior material requirements are being met.

Motion: Committee Member Lance motioned to approve the architectural renderings for the Heelis Farms Townhomes as proposed with the following conditions: That images of the 6-unit building being provided, and that trees be planted along the side elevation in order to provide articulation. Committee Member Ringger seconded. The vote was unanimous in the affirmative.

ARC Business

Approval of minutes from March 9, 2020

Motion: Committee Member Ringger motioned to approve the minutes from March 9, 2020. Council Member Miller seconded. The vote was unanimous in the affirmative.

Adjournment

Council Member Miller motioned to adjourn at 6:52 p.m.

Kira Petersen, Deputy Recorder