



DEVELOPMENT REVIEW COMMITTEE

Tuesday, December 13, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd 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. AutoZone Site Plan

A commercial site plan review for a proposed retail business located at 50 W Main St.

MEETING MINUTES APPROVAL

2. November 22, 2022

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 posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:

Amalie R. Ottley, City Recorder

AUTOZONE - SANTAQUIN #6112

50 WEST MAIN STREET
SANTAQUIN, UTAH 84655

NOVEMBER 14TH, 2022

NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
CIR
 10718 SOUTH BECKSTEAD LANE, STE. 102
 SOUTH JORDAN, UT 84095 - 801-949-6296

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655
 COVER SHEET

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
-4240.0	PROPOSED GRADE CONTOURS
-4240.0	EXISTING GRADE CONTOURS
---	EXISTING CURB
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB WALL
---	REVERSE PAN CURB & GUTTER
---	EXISTING SEWER
SS	PROPOSED SEWER
---	EXISTING WATER
W	PROPOSED WATER
---	EXISTING FIRE LINE
F	PROPOSED FIRE LINE
---	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
---	PROPOSED ROOF DRAIN
---	EXISTING GAS
G	PROPOSED GAS
---	EXISTING OVERHEAD POWER
UGP	EXISTING UNDERGROUND POWER
---	PROPOSED UNDERGROUND POWER
---	EXISTING TELEPHONE LINE
T	PROPOSED TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
FO	PROPOSED FIBER OPTIC LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED LANDSCAPING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED PARKING LOT LIGHT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING GATE VALVE
[Symbol]	EXISTING OVERHEAD POWER POLE
TBC	TOP BACK CONCRETE
FF	FINISHED FLOOR
HW	HIGH WATER
TOG	TOP OF GRATE
TOL	TOP OF LID
IE	INVERT ELEVATION
EX	EXISTING
NG	NATURAL GROUND
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TOW	TOP OF WALL
TG	TOP OF GRAVEL
TL	TOP OF LANDSCAPING
TS	TOP OF SIDEWALK
PROP	PROPOSED
[Symbol]	TBC CALLOUT UNLESS OTHERWISE DESIGNATED



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
GN	GENERAL NOTES
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

<p>CIVIL ENGINEER:</p> <p>CIR CIVIL ENGINEERING + SURVEYING</p> <p>10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 - PH: 801-949-6296</p>	<p>OWNER:</p> <p>AUTOZONE DEVELOPMENT CORP</p> <p>123 SOUTH FRONT STREET MEMPHIS, TN 38103 CONTACT PERSON: MITCH BRAMLITT PH: (901) 495-8714</p>
<p>AUTOZONE DEVELOPMENT CORP</p> <p>123 SOUTH FRONT STREET MEMPHIS, TN 38103 CONTACT PERSON: MITCH BRAMLITT PH: (901) 495-8714</p>	

SHEET NO.	CV
PROJECT ID:	E22-140
DATE:	11/14/22
FILE NAME:	PRJ-SQA
SCALE:	



- UDOT NOTES:**
- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or rightout at any time.
 - Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
 - ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 -9:00 AM and 3:30 -6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
 - Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
 - All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the 'Standard Alphabet for Highway Signs and Pavement Markings' adopted by the Federal Highway Administration.
 - All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
 - Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
 - No road cuts allowed on this job.
 - For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
 - All utilities within the paved surface must be bored.
 - For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
 - Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
 - Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
 - Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
 - Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
 - Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement. REFERENCES
 1. Utah Administrative Code R930-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-6, www.udot.utah.gov/go/AccessManagement. 2. AASHTO, A Policy on Geometric Design of Highways and Streets ('Green Book'), bookstore.transportation.org. 3. AASHTO, Roadside Design Guide, bookstore.transportation.org. 4. Utah, Manual on Uniform Traffic Control Devices (UMUTCD), www.udot.utah.gov
 - All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

Santaquin City Resolution 03-04-2016
A RESOLUTION MODIFYING THE SANTAQUIN CITY ROAD CONSTRUCTION STANDARDS

WHEREAS, Santaquin City is a fourth class city within the State of Utah and has the responsibility of maintaining its roads and underground infrastructure; and

WHEREAS, Santaquin City has varying ground composition, structure, and collapsible soils prevalent throughout the community;

WHEREAS, Santaquin City has experienced a significant number of trench/roadway failures mostly due to the aforementioned inconsistencies of the native soils which has created a public health and safety issue with regard to roadway and infrastructure failures; and

WHEREAS, in addition the risk of life, the cost of the aforementioned trench failures has created an undo and unnecessary financial burden born by the citizens of Santaquin;

NOW THEREFORE, be it resolved by the Santaquin City Council to require the Import of Engineered Structural Backfill Material (Type A-1-a as defined by the American Association of State Highway and Transportation Officials [AASHTO] Soil Classification System) for all excavated trench work and roadway construction within city right of way unless alternative materials are evaluated and approved by the Santaquin City Engineer and Public Works Director.

Furthermore, due to a countervailing public interest to protect life and property from the risk of damages caused by traveling along roadways with failures, and to avoid the costs of damaged infrastructure (e.g. water lines, irrigation lines, sewer lines, roadways, etc.) from failures, the Santaquin City Council requires the import of said material (or an approved alternative) for all current (i.e. all construction work from the passage of this resolution forward) and future roadway construction and trench work.

ADOPTED AND PASSED by the City Council of Santaquin City, Utah, this 30th day of March, 2016.

SANTAQUIN CITY
 Incorporated January 4, 1938
 Attest: *[Signature]* Kirk F. Hunsaker, Mayor
[Signature] Susan B. Farnsworth, City Recorder

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655
 GENERAL NOTES

44-183-0002
BATCHELOR PROPERTY
LOT 2
KELLY'S GROVE SUBDIVISION
MAP NO. 11516
65 W 100 NORTH

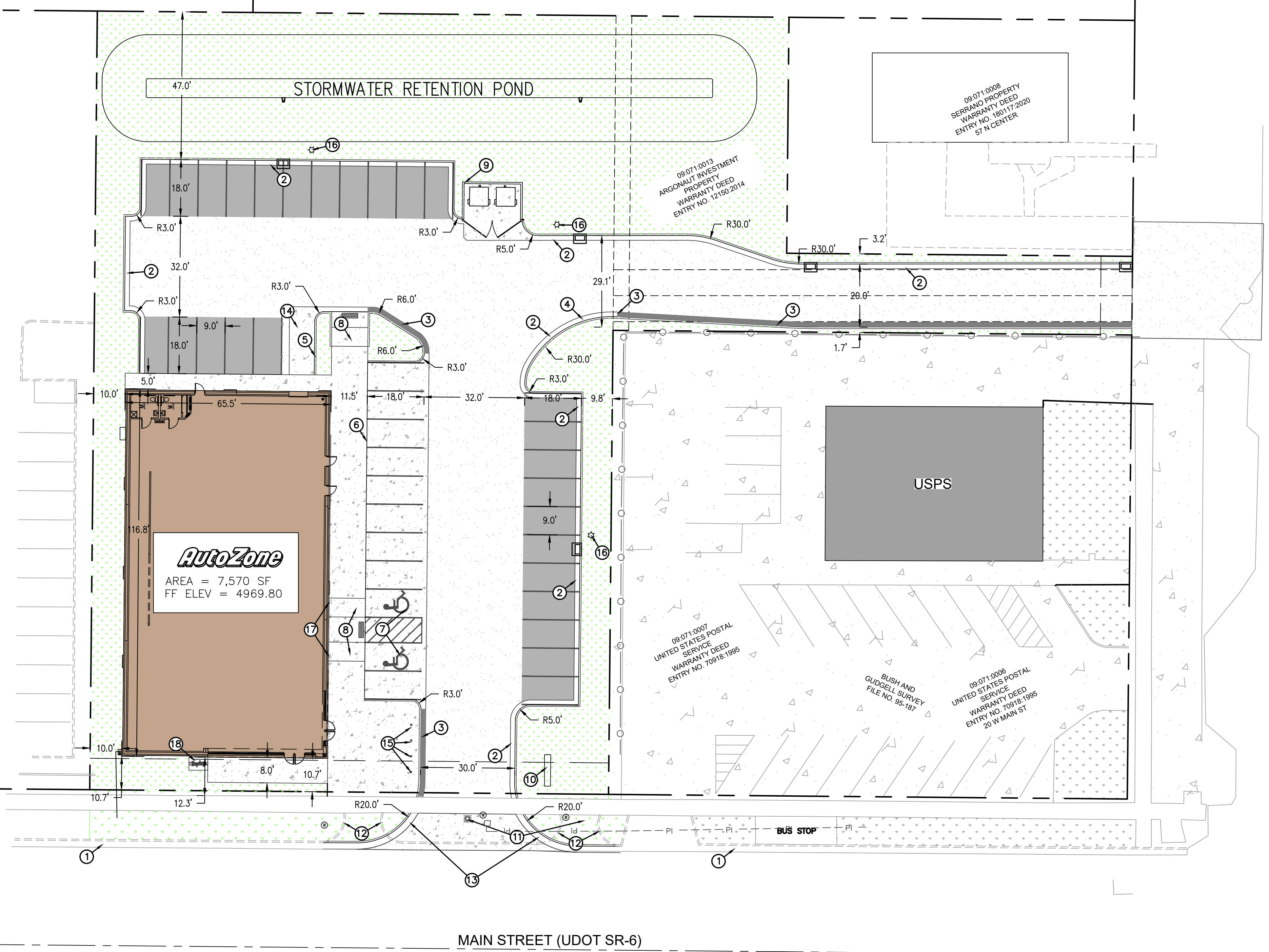
09-071-0005
ORENSHAW PROPERTY
WARRANTY DEED
ENTRY NO. 81087-2022
68 N CENTER ST

09-071-0009
SERRANO PROPERTY
WARRANTY DEED
ENTRY NO. 80117-2020
57 N CENTER

09-071-0013
ARGONAUT INVESTMENT
PROPERTY
WARRANTY DEED
ENTRY NO. 12150-2014

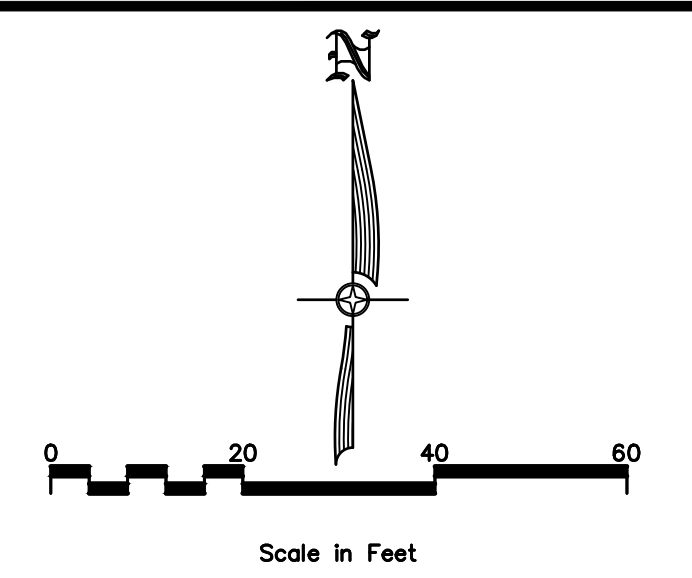
09-071-0009
SANTAQUIN 94 LLC
SPECIAL WARRANTY DEED
ENTRY NO. 18472-2020
94 W MAIN ST

VARA 3D
SURVEY NO. 22-089



MAIN STREET (UDOT SR-6)
(99' WIDTH, PUBLIC RIGHT OF WAY)

CENTER STREET



LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED LIGHT ASPHALT
	PROPOSED LANDSCAPING

LOT AREAS:

LOT	SQ. FT.	ACRES
BUILDING FOOTPRINT	49,039 SQ. FT.	1.13 ACRES
ASPHALT	7,564 SQ. FT.	0.17 ACRES
CONCRETE	16,074 SQ. FT.	0.37 ACRES
LANDSCAPING	7,334 SQ. FT.	0.17 ACRES
	18,067 SQ. FT.	0.41 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

TOTAL LANDSCAPING	SQ. FT.	CITY REQ'T
	18,067 SQ. FT.	(10% REQUIRED: 36.84% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
RETAIL	7,564 SQ. FT.	38 (5/1000)
TOTAL REQUIRED:		38
TOTAL PROVIDED:		38
ACCESSIBLE SPACES		2 (2 REQ'D 26 TO 50)
BICYCLE SPACES		2 (1 REQ'D 3 PER 25,000 SQ. FT.)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER
 - ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
 - ③ PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
 - ④ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
 - ⑤ PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
 - ⑥ PROPOSED THICKENED EDGE SIDEWALK. SEE DETAIL 6/C4.
 - ⑦ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ⑧ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4 & 5/C4.
 - ⑨ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - ⑩ PROPOSED MONUMENT SIGN
 - ⑪ RELOCATE EXISTING STREET LIGHT
 - ⑫ REMOVE EXISTING DRIVE APPROACH
 - ⑬ INSTALL DRIVE APPROACH PER UDOT STANDARD DRAWING NO. GW-3B
 - ⑭ INSTALL CONCRETE RAMP FOR LOADING/UNLOADING INTO OVERHEAD DOOR
 - ⑮ INSTALL BOLLARD (TYP. ALL - SEE DETAIL)
 - ⑯ PARKING LOT LIGHT
 - ⑰ INSTALL ADA PARKING SIGN. SEE DETAIL
 - ⑱ PROPOSED BIKE RACK. BIKE RACK TO BE PLACED ON CONCRETE. SEE DETAIL C4.0

NO.	REVISIONS	BY	DATE

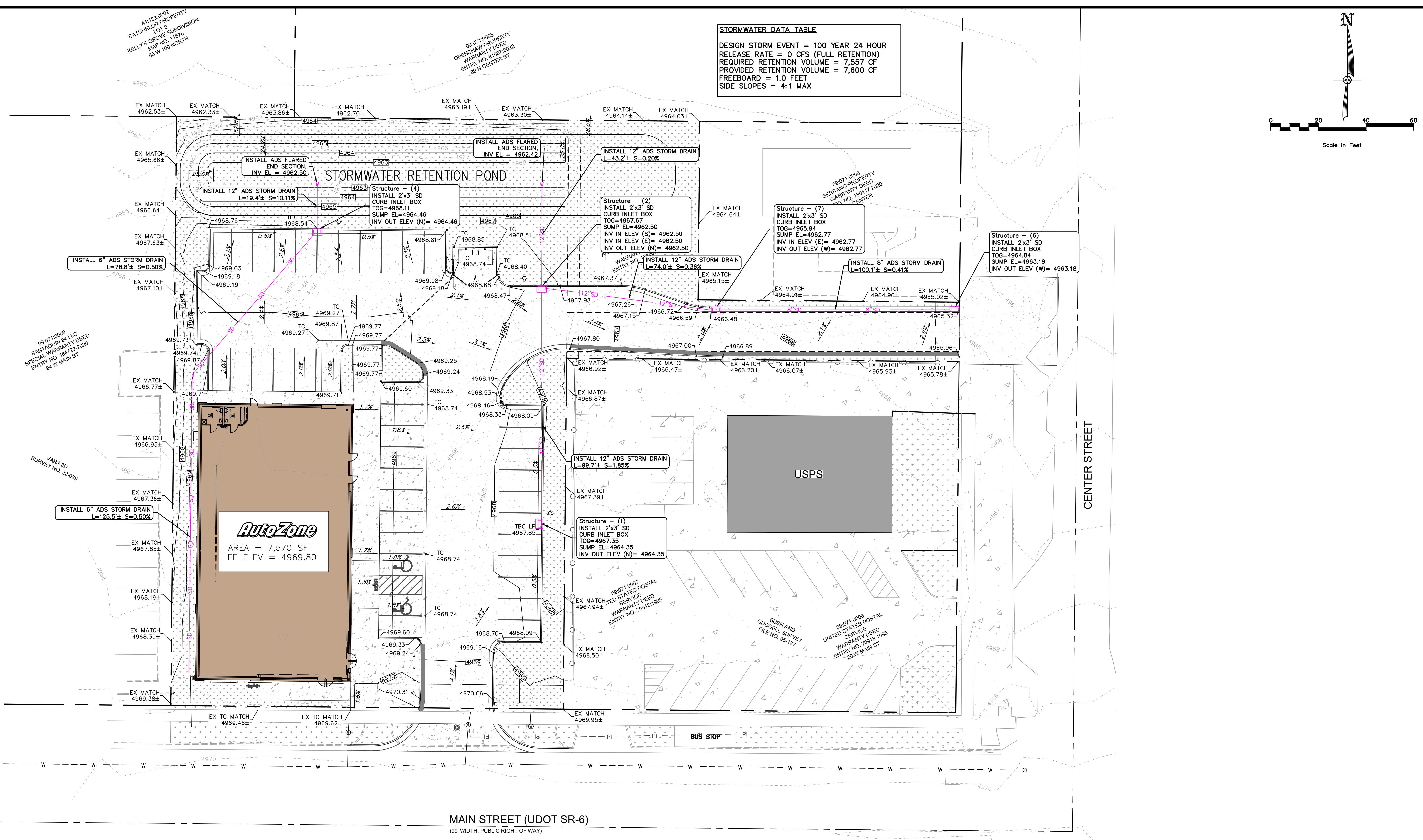
CIVIL ENGINEERING + SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-5296
DESIGNER:

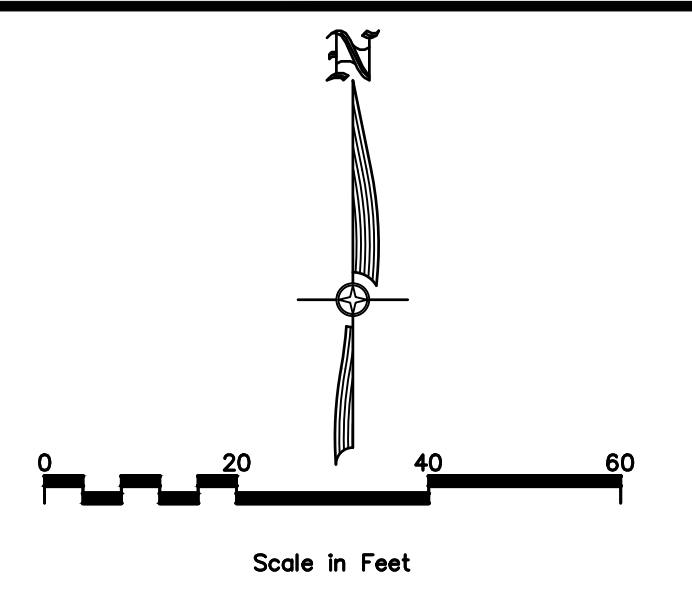
AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655
 SITE PLAN

SHEET NO.	C1.0
PROJECT ID	E22-140
DATE:	11/14/22
FILE NAME:	PRJ-SQA
SCALE:	1"=20'



STORMWATER DATA TABLE

DESIGN STORM EVENT = 100 YEAR 24 HOUR
 RELEASE RATE = 0 CFS (FULL RETENTION)
 REQUIRED RETENTION VOLUME = 7,557 CF
 PROVIDED RETENTION VOLUME = 7,600 CF
 FREEBOARD = 1.0 FEET
 SIDE SLOPES = 4:1 MAX



NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER: Item 1.

CIVIL ENGINEERING + SURVEYING

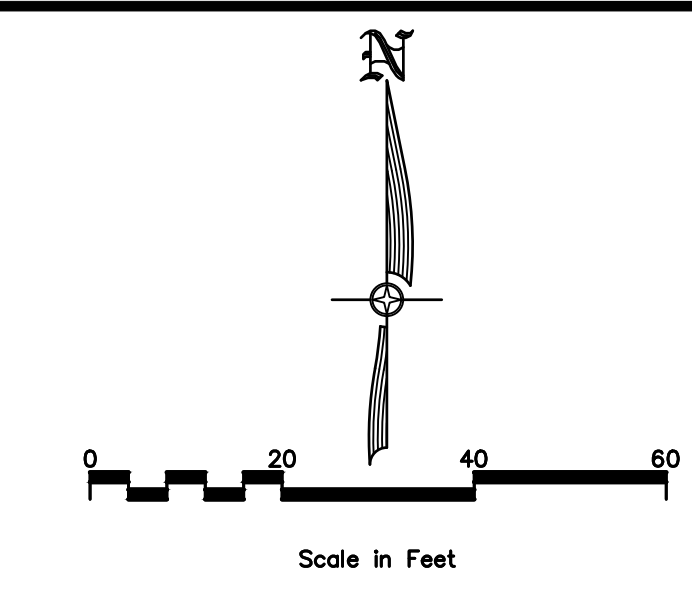
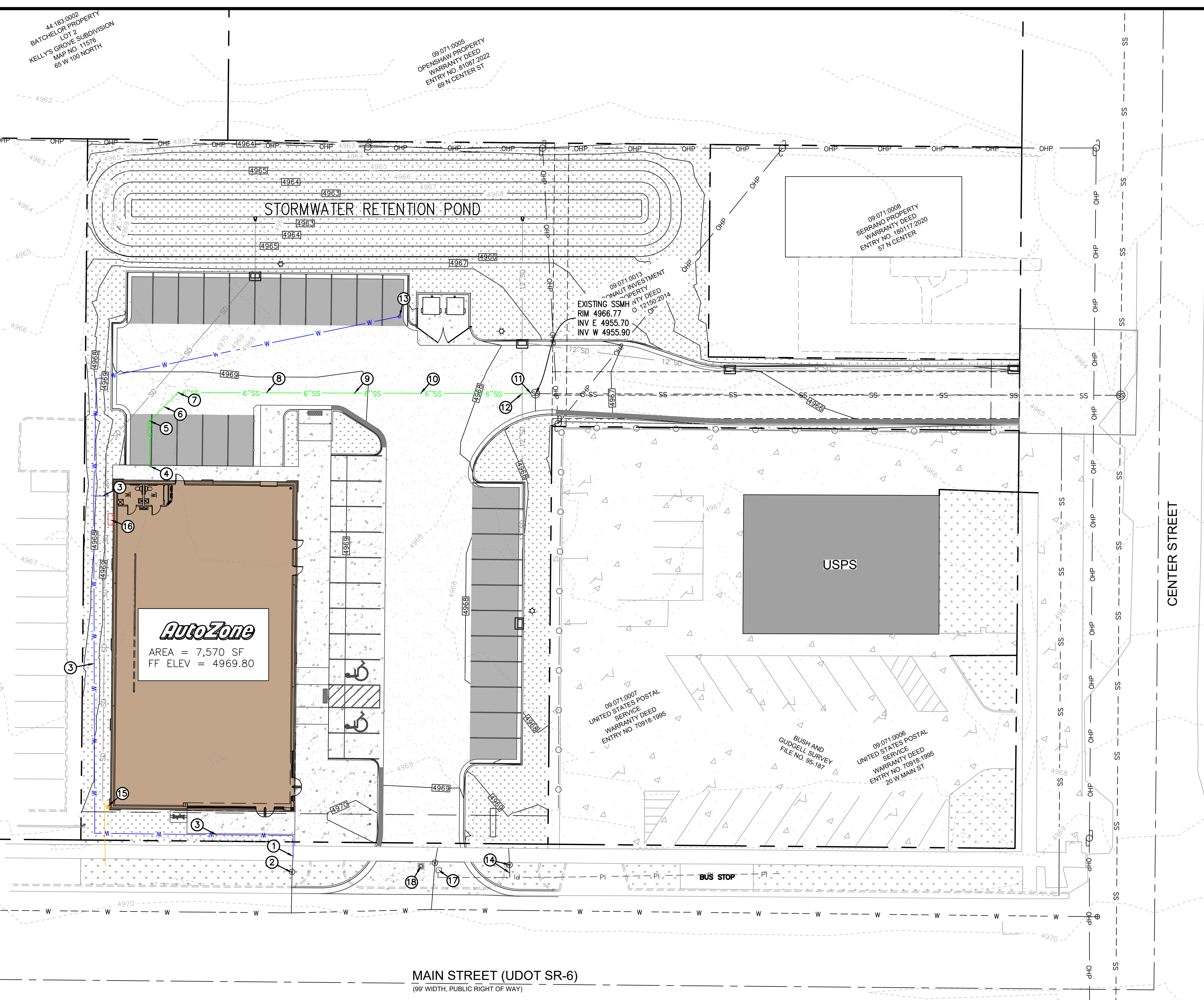
CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
 SOUTH JORDAN, UT 84095 - 801-949-5296

AUTOZONE - SANTAQUIN #6112
 50 WEST MAIN STREET, SANTAQUIN, UT 84655

GRADING & DRAINAGE PLAN

SHEET NO. C2.0	PROJECT ID E22-140	DATE: 11/14/22
FILE NAME: PRJ-SQA	SCALE: 1"=20'	



- UTILITY KEY NOTES:**
- ① CONNECT 1-1/2" CULINARY WATER LATERAL TO EXISTING WATER LINE STUB.
 - ② EXISTING 1-1/2" WATER METER AND VAULT.
 - ③ INSTALL 1-1/2" CULINARY WATER LATERAL TO PROPOSED BUILDING. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
 - ④ INSTALL 16"± OF 6" PVC SEWER PIPE. S=5.8%. END PIPE 5' FROM BUILDING, I.E.=64.80, AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
 - ⑤ INSTALL 6" CLEANOUT WYE. I.E.=63.88, TOL=MATCH TOP OF PAVEMENT ELEVATION.
 - ⑥ INSTALL 14"± OF 6" PVC SEWER PIPE. S=5.8%.
 - ⑦ INSTALL 6" CLEANOUT WYE. I.E.=63.07, TOL=MATCH TOP OF PAVEMENT ELEVATION.
 - ⑧ INSTALL 62"± OF 6" PVC SEWER PIPE. S=5.8%.
 - ⑨ INSTALL 6" CLEANOUT WYE. I.E.=59.50, TOL=MATCH TOP OF PAVEMENT ELEVATION.
 - ⑩ INSTALL 62"± OF 6" PVC SEWER PIPE. S=5.8%.
 - ⑪ CONNECT TO EXISTING MANHOLE I.E. 55.90, I.E.(12" SD)=4962.89, TOP(6" SS)=4956.58, SEPARATION=6.31'
 - ⑫ INSTALL FREEZELESS YARD HYDRANT.
 - ⑬ INSTALL/RELOCATE IRRIGATION WATER METER.
 - ⑭ INSTALL GAS METER (PER UTILITY PROVIDER REQUIREMENTS).
 - ⑮ INSTALL POWER METER (PER UTILITY PROVIDER REQUIREMENTS).
 - ⑯ RELOCATE EXISTING IRRIGATION BOX
 - ⑰ RELOCATE EXISTING LIGHT POLE (PER UDOT REQ)

44-183-0002
BACHELOR PROPERTY
LOT 2
KELLY'S GROVE SUBDIVISION
MAP NO. 15176
66 W 100 NORTH

09-071-0005
ORENSHAW PROPERTY
WARRANTY DEED
ENTRY NO. 81087-2022
68 N CENTER ST

09-071-0009
SERRANO PROPERTY
WARRANTY DEED
ENTRY NO. 80117-2020
57 N CENTER

09-071-0013
CONAUT INVESTMENT
CORP.
EXISTING SSMH
RIM 4966.77
INV E 4955.70
INV W 4955.90

09-071-0009
SANTAQUIN 94 LLC
SPECIAL WARRANTY DEED
ENTRY NO. 19472-2020
84 W MAIN ST

VARA 3D
SURVEY NO. 22-089

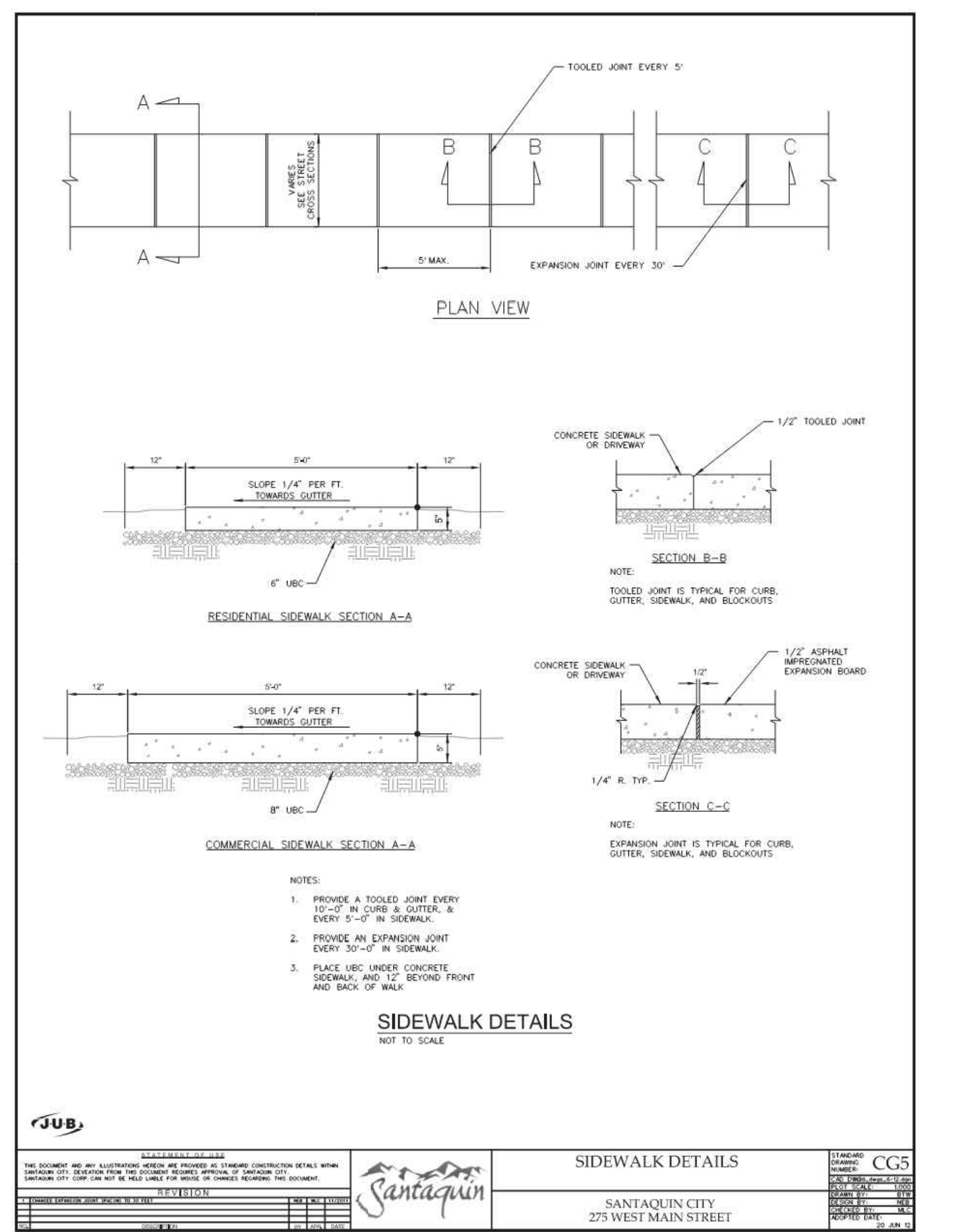
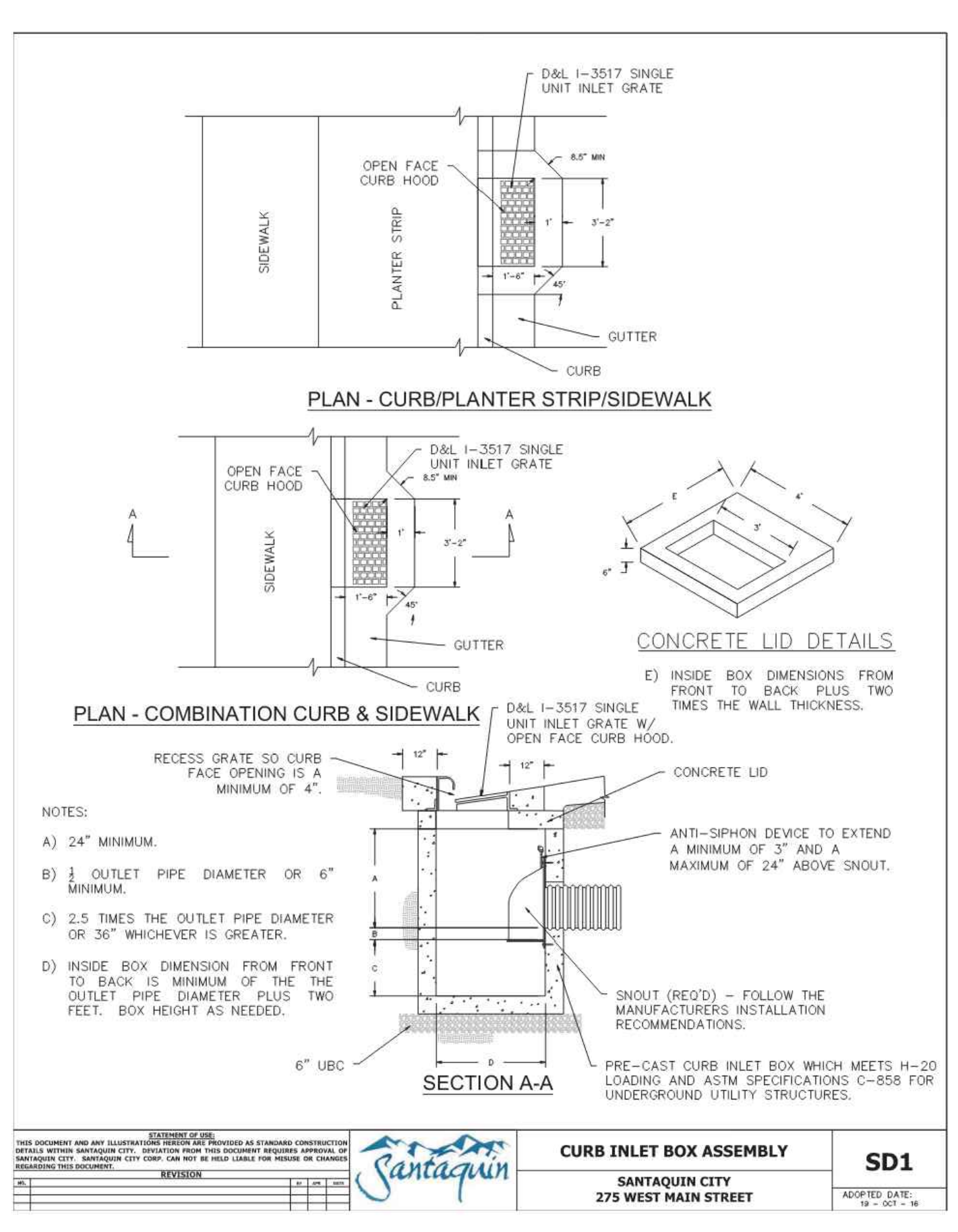
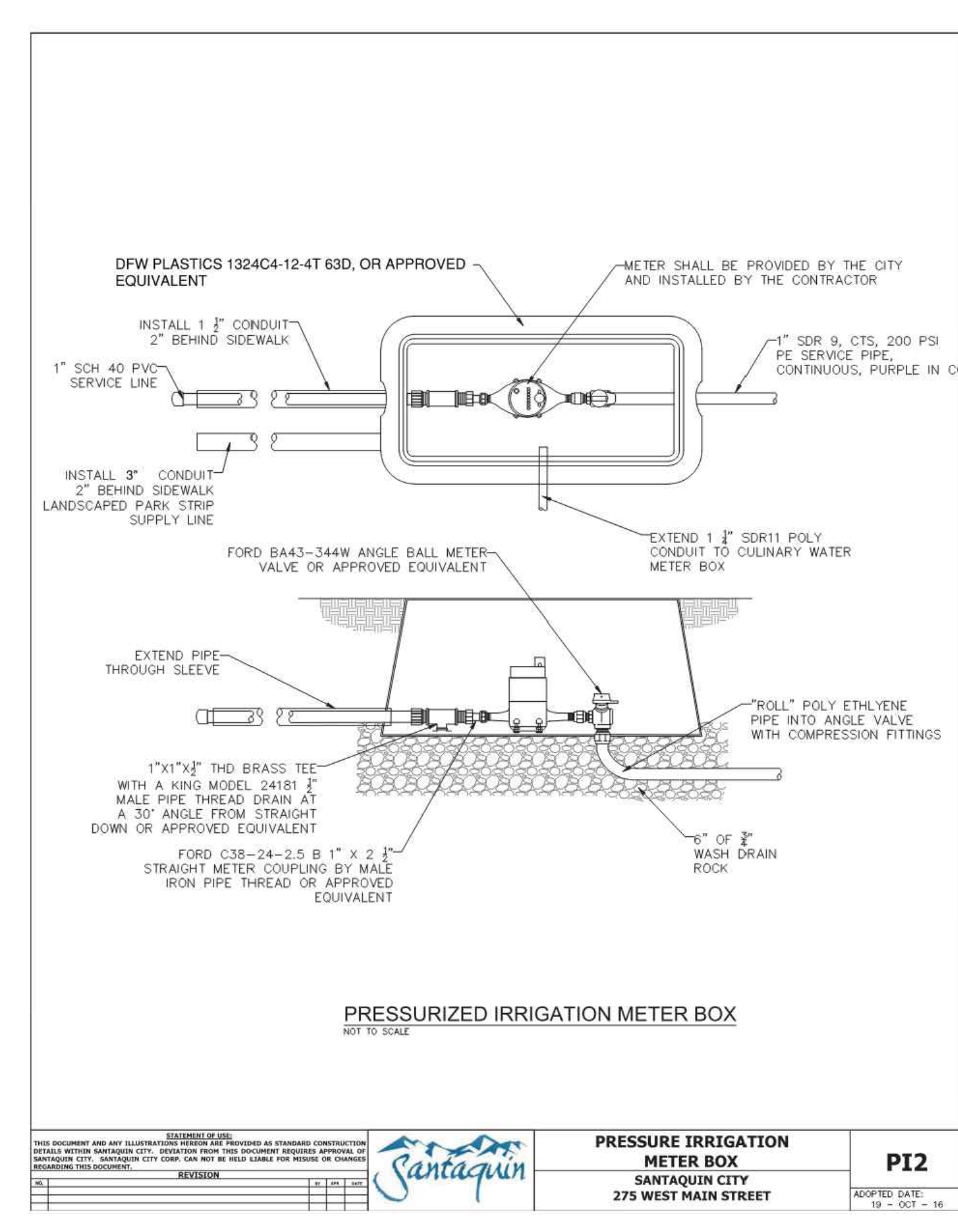
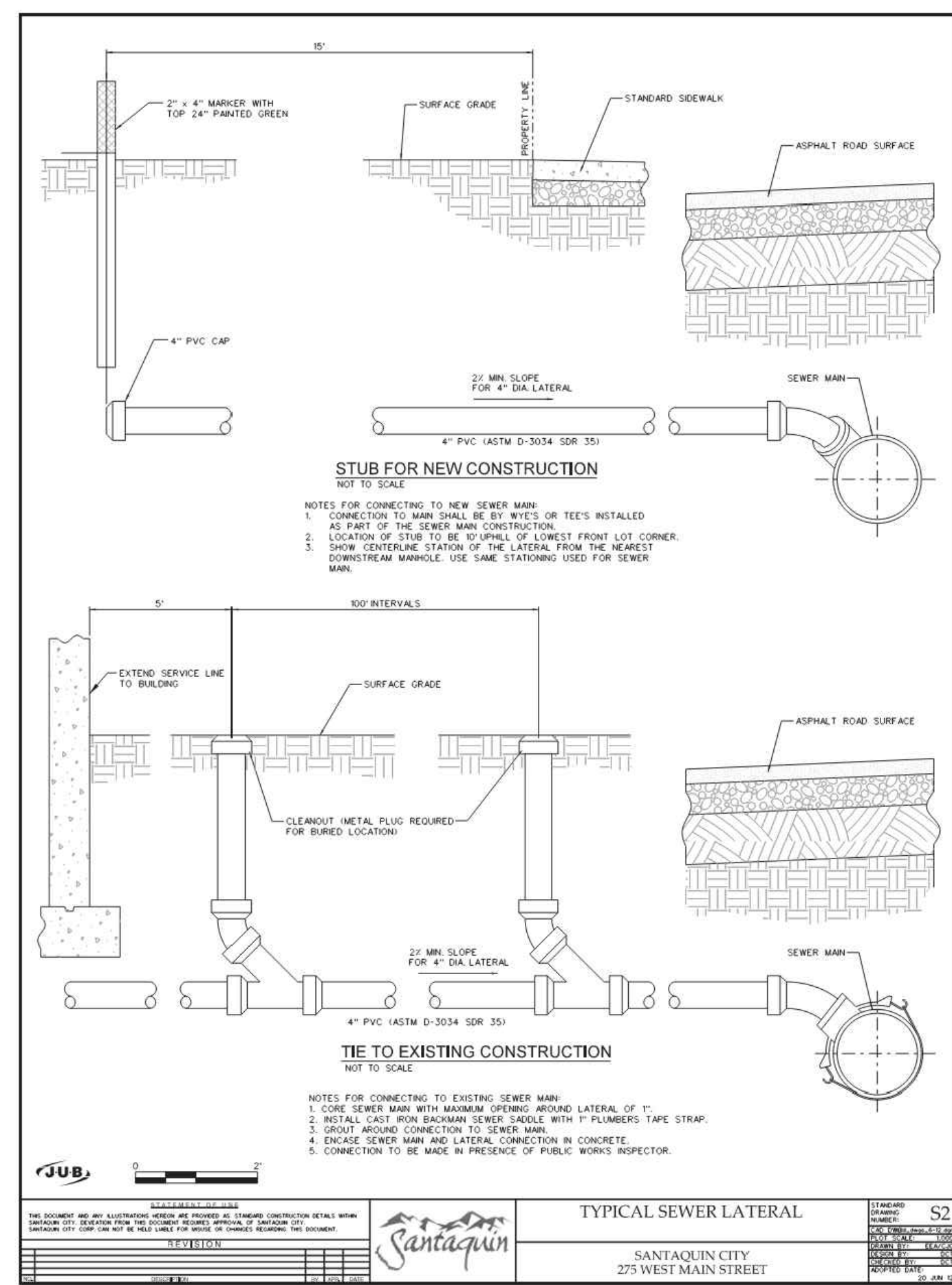
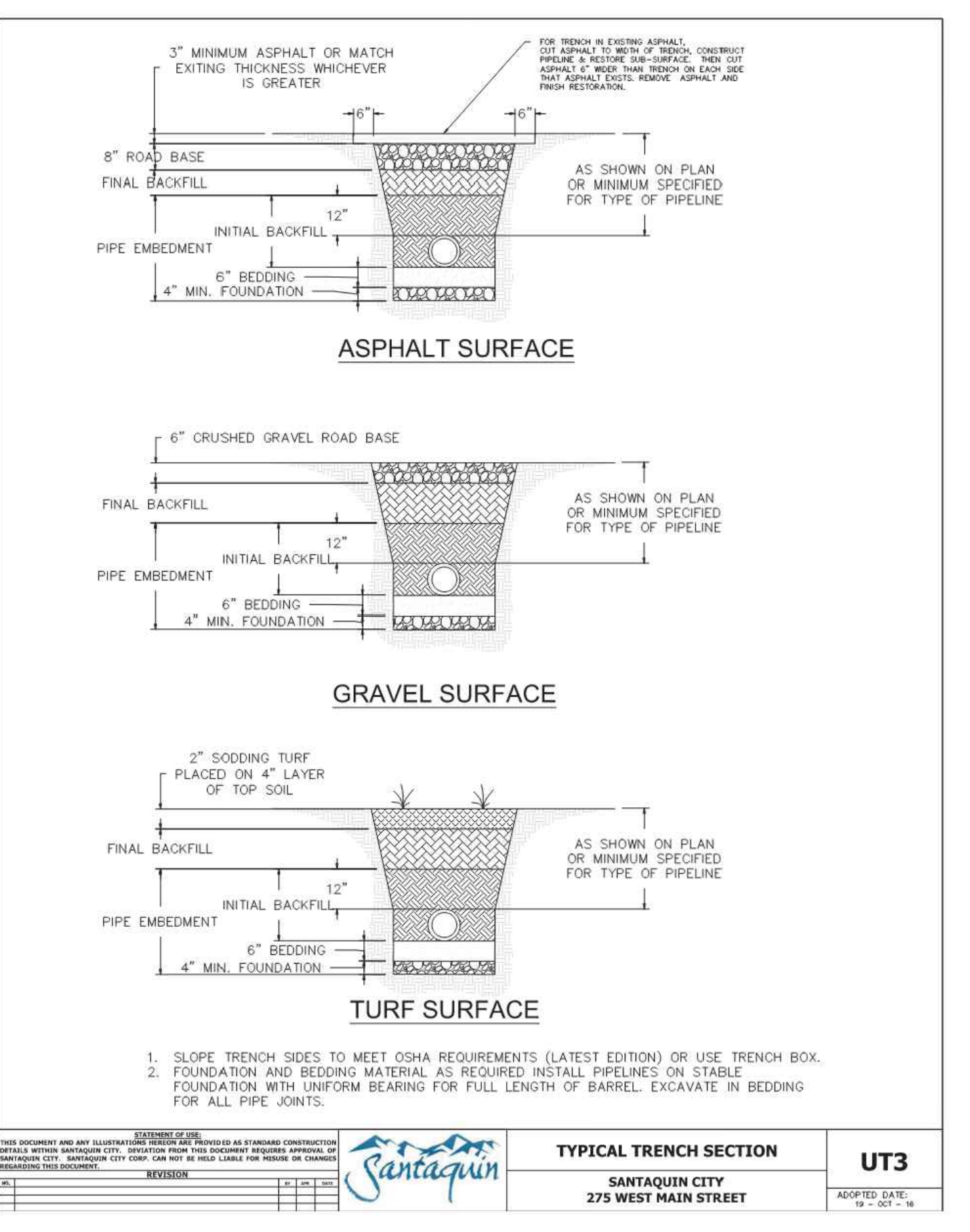
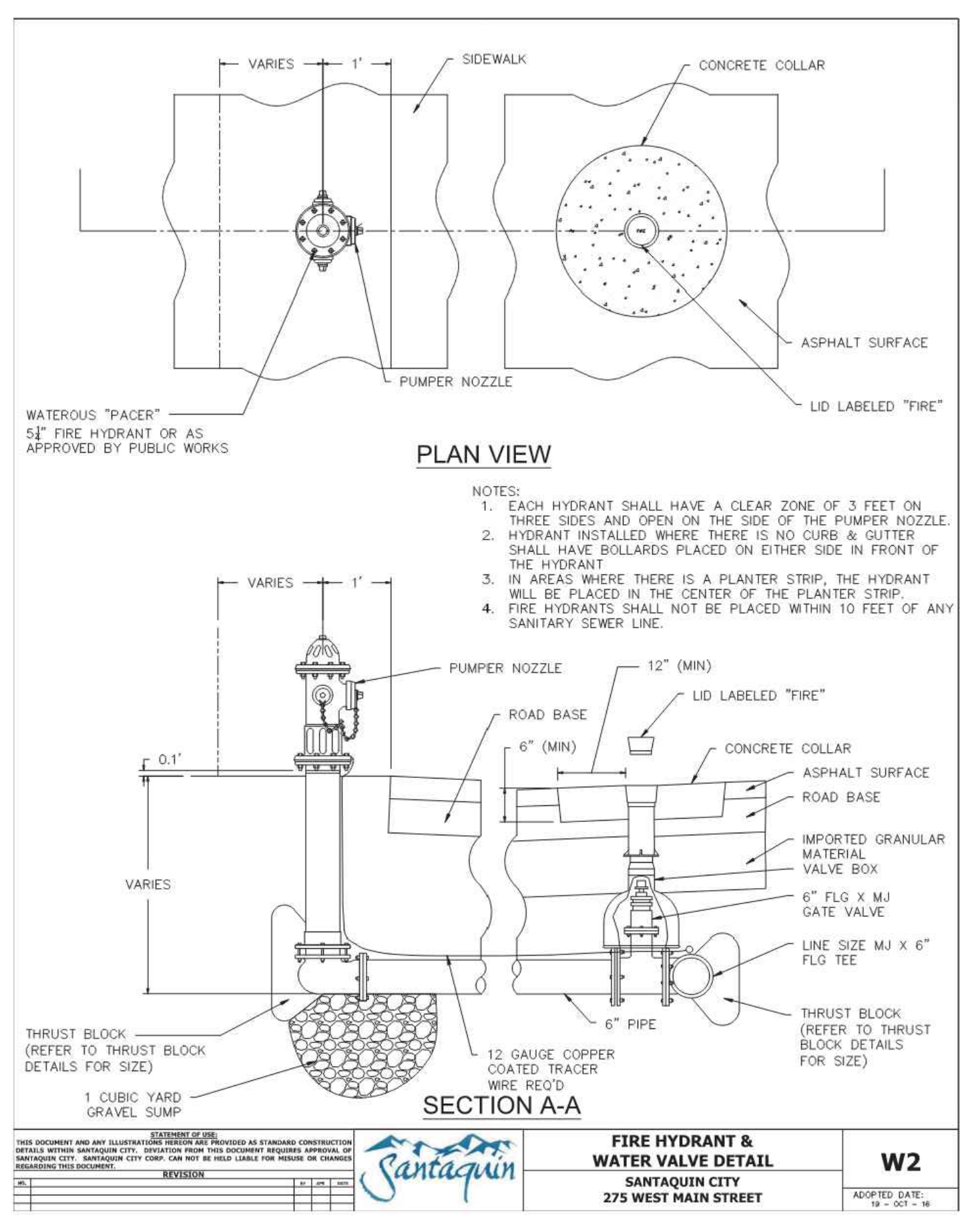
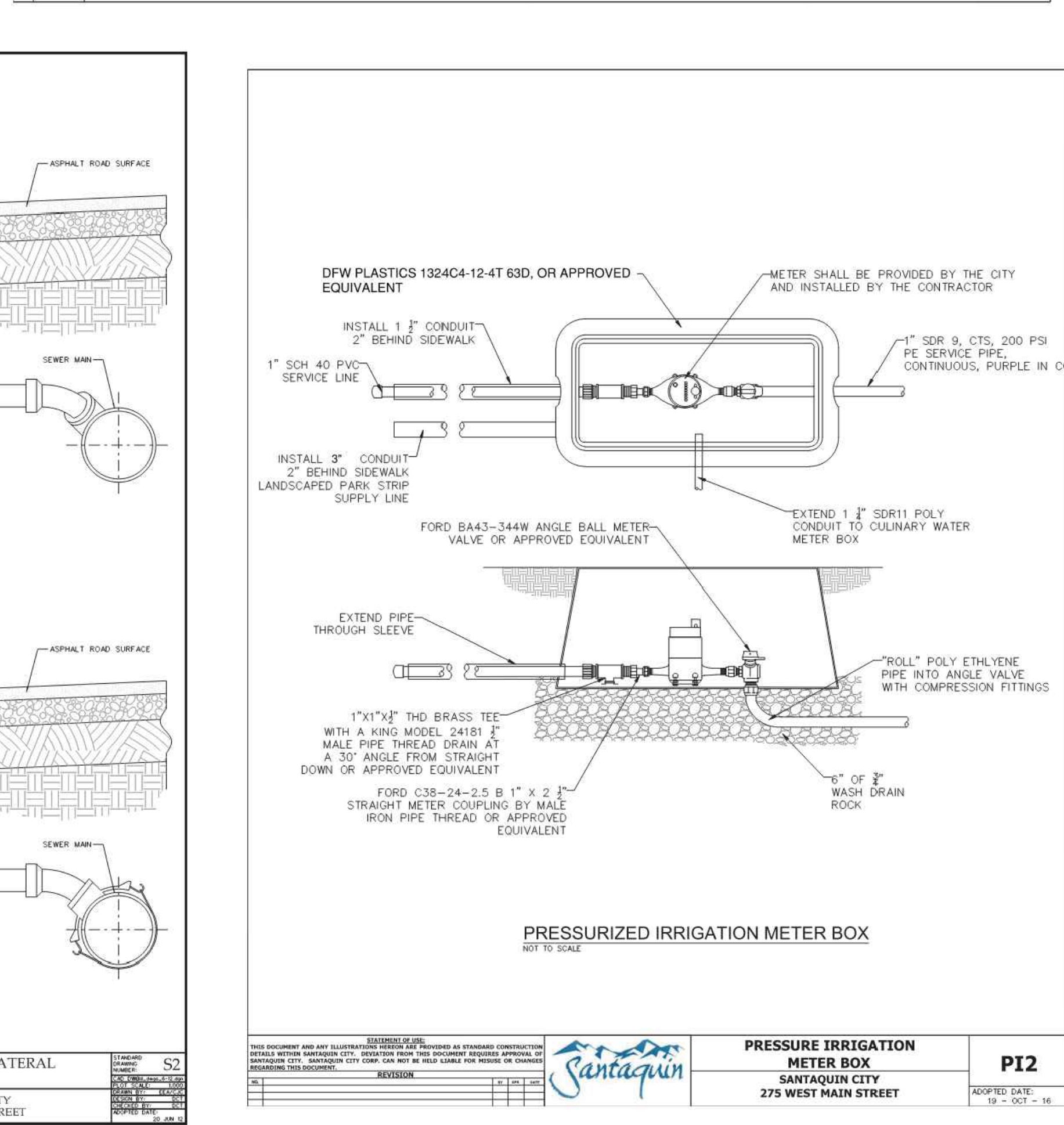
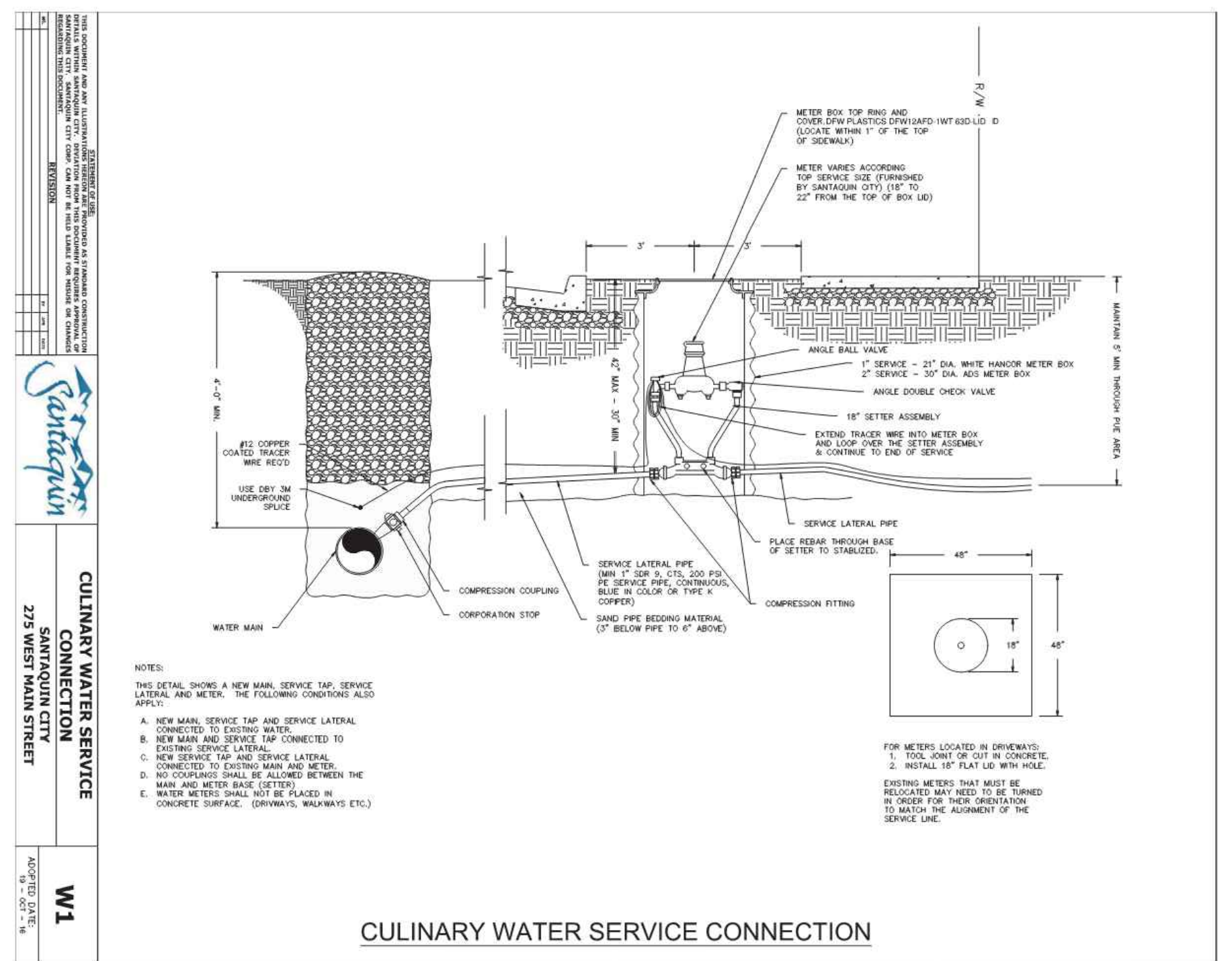
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UNITED STATES POSTAL
SERVICE
WARRANTY DEED
ENTRY NO. 70918-1996

BUSH AND
GURSELL SURVEY
FILE NO. 95-167

09-071-0006
UNITED STATES POSTAL
SERVICE
WARRANTY DEED
ENTRY NO. 70918-1996
20 W MAIN ST

<p>CIVIL ENGINEERING + SURVEYING</p> <p>CIR</p> <p>10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 - 801-949-5296</p>	<p>AUTOZONE - SANTAQUIN #6112</p> <p>50 WEST MAIN STREET, SANTAQUIN, UT 84655</p> <p>UTILITY PLAN</p>								
<p>SHEET NO. C3.0</p> <p>PROJECT ID: E22-140 FILE NAME: PRJ-SQA</p>	<p>DATE: 11/14/22 SCALE: 1"=20'</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISIONS</th> <th style="width: 10%;">BY</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: right; font-size: small;">DESIGNER: PROJECT ENGINEER:</p>		NO.	REVISIONS	BY	DATE				
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			<p>DIMENSION & TYPE</p> <table border="1"> <tr><th>Paving Area</th><th>A</th><th>B</th><th>C</th><th>D</th></tr> <tr><td>Regular Duty</td><td>1.5"</td><td>1.5"</td><td>6"</td><td>12"</td></tr> <tr><td>Heavy Duty</td><td>2"</td><td>2"</td><td>8"</td><td>12"</td></tr> </table> <p>NOTE: Compacted subgrade should be as specified in soils report.</p>	Paving Area	A	B	C	D	Regular Duty	1.5"	1.5"	6"	12"	Heavy Duty	2"	2"	8"	12"	<p>DIMENSION & TYPE</p> <table border="1"> <tr><th>Concrete Section</th><th>A</th><th>B</th><th>C</th></tr> <tr><td>Regular Duty - Parking</td><td>5"</td><td>6"</td><td>see note</td></tr> <tr><td>Heavy Duty - Loading/Dumpster</td><td>7"</td><td>6"</td><td>see note</td></tr> <tr><td>Heavy Duty - Approaches</td><td>7"</td><td>6"</td><td>see note</td></tr> </table> <p>NOTE: Compacted subgrade should be as specified in soils report.</p>	Concrete Section	A	B	C	Regular Duty - Parking	5"	6"	see note	Heavy Duty - Loading/Dumpster	7"	6"	see note	Heavy Duty - Approaches	7"	6"	see note		
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<p>1 24" CURB & GUTTER</p>	<p>2 6" CURB WALL</p>	<p>3 24" REVERSE PAN CURB & GUTTER</p>	<p>4 ASPHALT PAVING SECTION</p>	<p>5 CONCRETE PAVING SECTION</p>	<p>6 HANDICAP PARKING DETAIL</p>	<p>7 INT'L BARRIER FREE SYMBOL</p>																															
<p>8 DUMPSTER LAYOUT</p>	<p>9 DUMPSTER SECTION MASONRY</p>	<p>10 HANDICAP PARKING RAMP</p>	<p>11 GATE LATCH / BOLT DETAILS</p>	<p>12 TYPICAL HANDICAP SIGN</p>	<p>13 BIKE RACK DETAIL</p>	<p>14 BOLLARD LAYOUT PLAN - 7N2</p>																															
<p>15 PIPE GUARD @ LOADING DOOR</p>	<p>16 TYPICAL BOLLARD SECTION</p>	<p>17 DOWNSPOUT DETAIL</p>	<p>18 CONCRETE SPLASH BLOCK</p>	<p>19 CONCRETE ACCESSIBLE RAMP</p>	<p>20 STOP SIGN DETAIL</p>	<p>21 TYPICAL PAVEMENT MARKINGS</p>																															
<p>22 TYPICAL WALK SECTION</p>	<p>23 TYPICAL EXPANSION JOINT</p>	<p>24 TYPICAL CONTROL JOINT</p>	<p>25 FROST DEPTH</p>	<p>26 WHEEL STOP DETAIL</p>	<p>27 WALK AT DOORS FROST DEPTH 24\"/> </p>	<p>28 CONCRETE SIDEWALK</p>																															



44-183-0002
BACHELOR PROPERTY
LOT 2
KELLY'S GROVE SUBDIVISION
MAP NO. 15176
66 W 100 NORTH

09-071-0005
ORENSHAW PROPERTY
WARRANTY DEED
ENTRY NO. 81087-2022
68 N CENTER ST

09-071-0009
SERRANO PROPERTY
WARRANTY DEED
ENTRY NO. 80117-2020
57 N CENTER

09-071-0013
ARGONAUT INVESTMENT
PROPERTY
WARRANTY DEED
ENTRY NO. 12150-2014
CO.

09-071-0009
SANTAQUIN OH LLC
SPECIAL WARRANTY DEED
ENTRY NO. 18472-2020
84 W MAIN ST

VARA 3D
SURVEY NO. 22-089

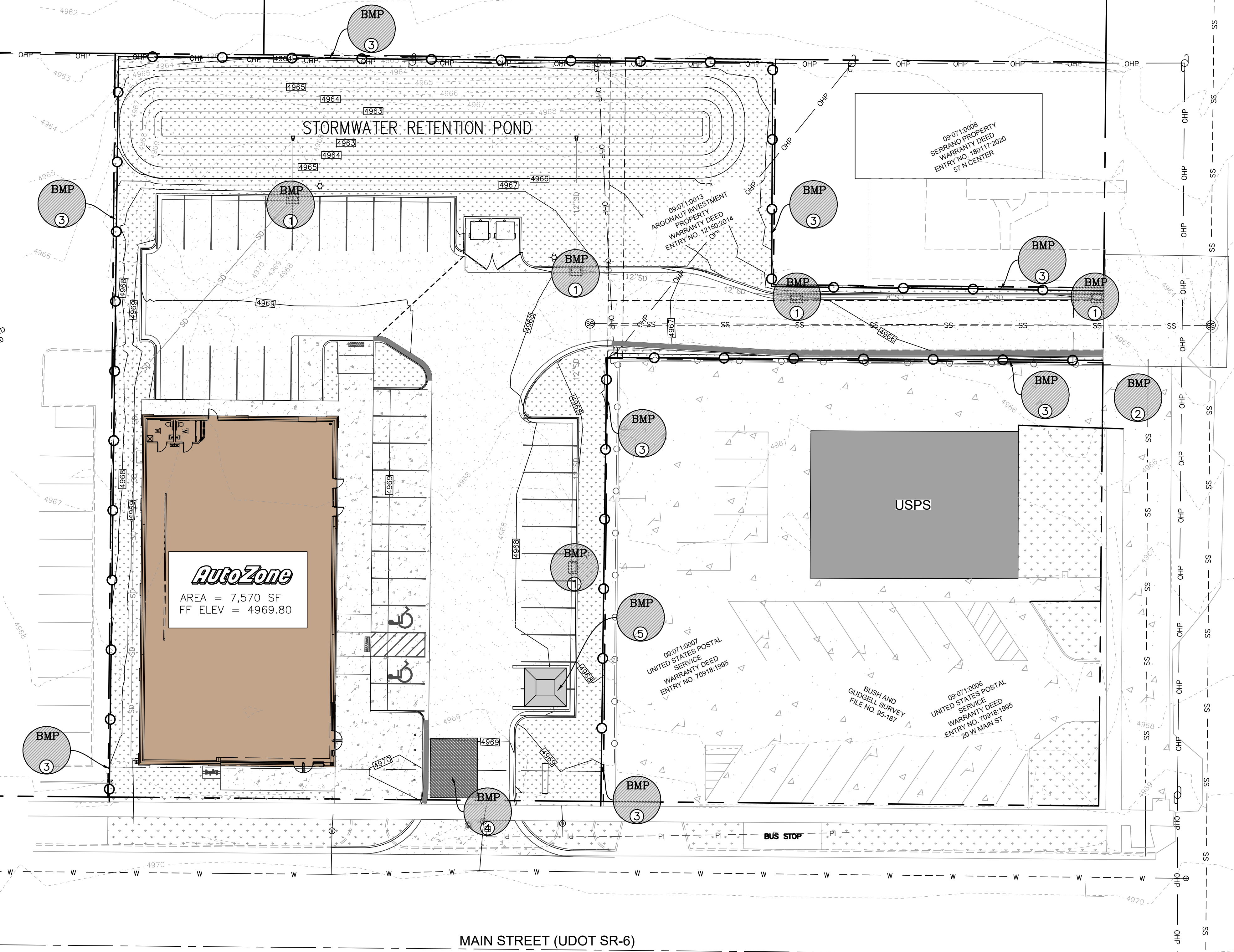
AutoZone
AREA = 7,570 SF
FF ELEV = 4969.80

USPS

09-071-0007
UNITED STATES POSTAL
SERVICE
WARRANTY DEED
ENTRY NO. 70918-1995

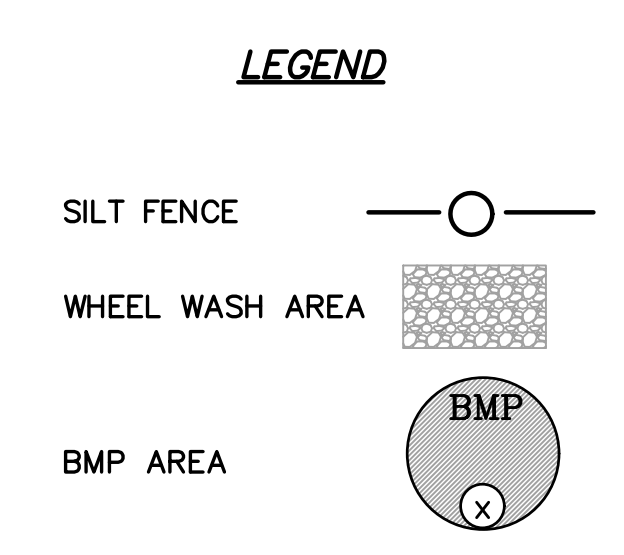
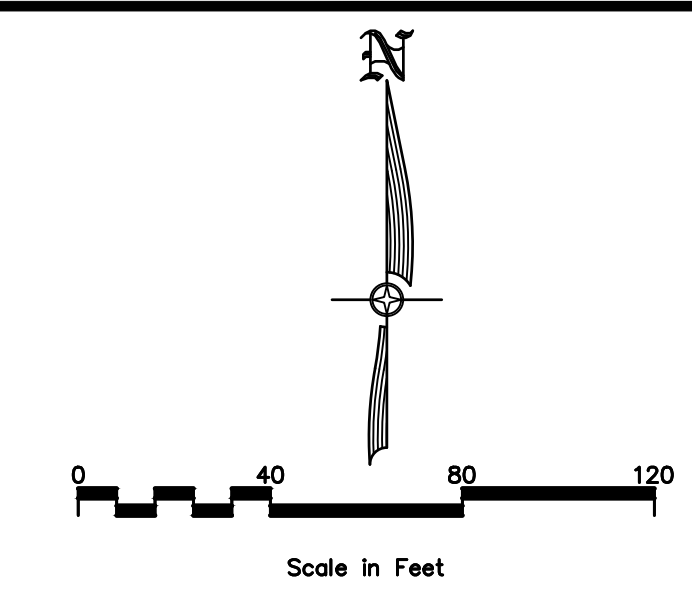
BUSH AND
GURGELL SURVEY
FILE NO. 95-167

09-071-0006
UNITED STATES POSTAL
SERVICE
WARRANTY DEED
ENTRY NO. 70918-1995
20 W MAIN ST



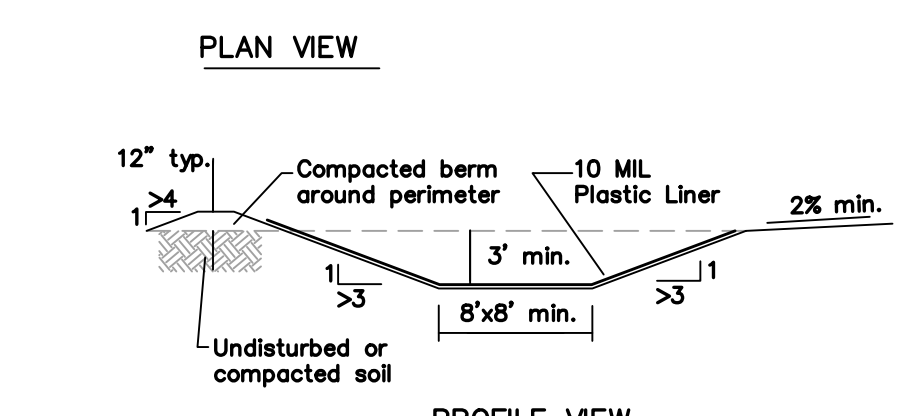
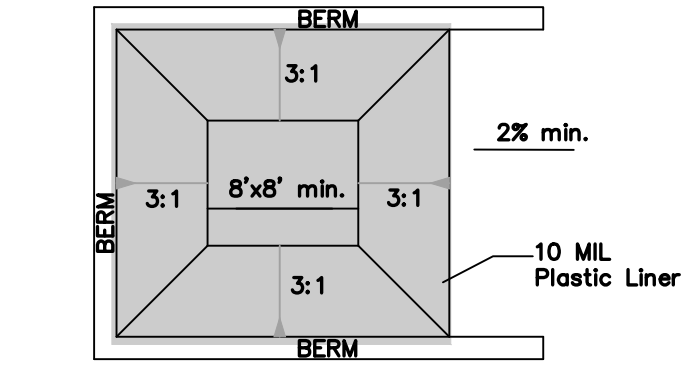
MAIN STREET (UDOT SR-6)
(99' WIDTH, PUBLIC RIGHT OF WAY)

CENTER STREET



- BMP CALLOUTS**
- PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
 - PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1.*
 - INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
 - CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
 - CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

- WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
- INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



CONCRETE WASHOUT AREA

NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER: **Item 1.**

CIVIL ENGINEERING + SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

AUTOZONE - SANTAQUIN #6112
50 WEST MAIN STREET, SANTAQUIN, UT 84655

EROSION CONTROL PLAN (SWPPP)

SHEET NO. **C6.0**

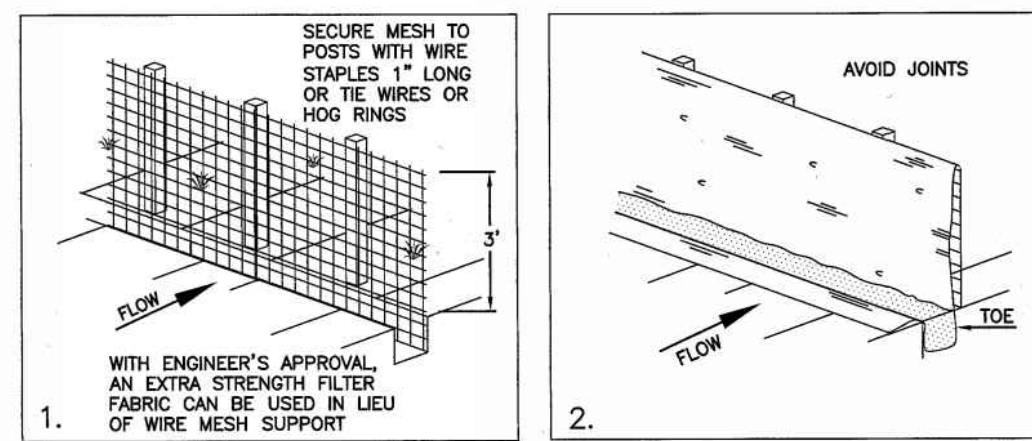
PROJECT ID: E22-140
DATE: 11/14/22
FILE NAME: PRJ-SQA
SCALE: 1"=20'

Silt fence

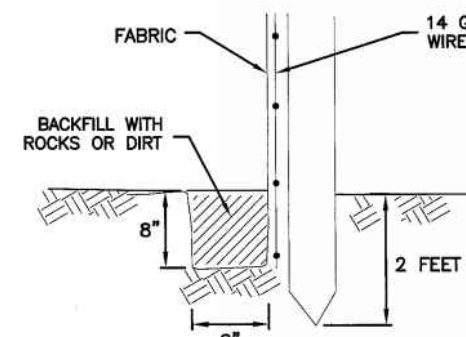
- 1. GENERAL
A. Description: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
B. Application: To intercept sediment from disturbed areas of limited extent.
C. Perimeter Control: Place barrier at down gradient limits of disturbance.
D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
E. Protection of Existing Waterways: Place barrier at top of stream bank.
F. Inlet Protection.
2. PRODUCTS
A. Fabric: Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn.
B. Burlap: 10 ounces per square yard of fabric.
C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. EXECUTION
A. Cut the fabric on site to desired width, unroll, and drape over the barrier.
B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence.
C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
D. Maintenance: 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall. 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly. 3) Remove sediment deposits after each storm event. 4) Re-anchor fence as necessary to prevent shortcutting. 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

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



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

7

Plan 122

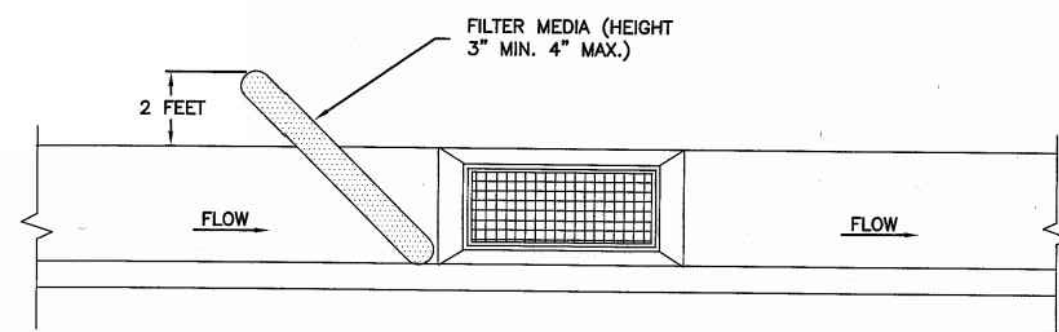
February 2006

Inlet protection - gravel sock

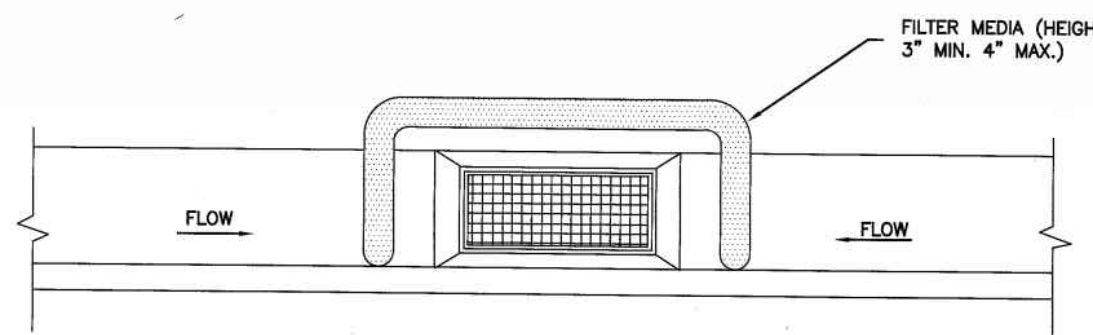
- 1. GENERAL
A. Description: Placement of gravel sock on grade.
1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCTS (Not used)
3. EXECUTION
A. On-grade inlet protection: 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media just upstream of the inlet box. 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb. 5) Excessive flows will flow either over or around the filter media and into the inlet box. 6) Expect ponding behind the filter media.
B. Drop inlet protection: 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media around the entire perimeter of the inlet grate. 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate. 5) Excessive flows will either flow around the media or over the top and into the inlet box. 6) Expect ponding around the inlet box.
C. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 2-inches in depth. 3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

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



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Inlet protection - gravel sock

11

Plan 124

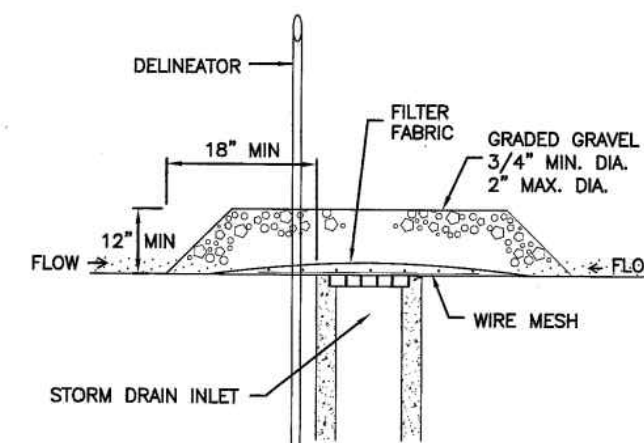
September 2006

Inlet protection - gravel

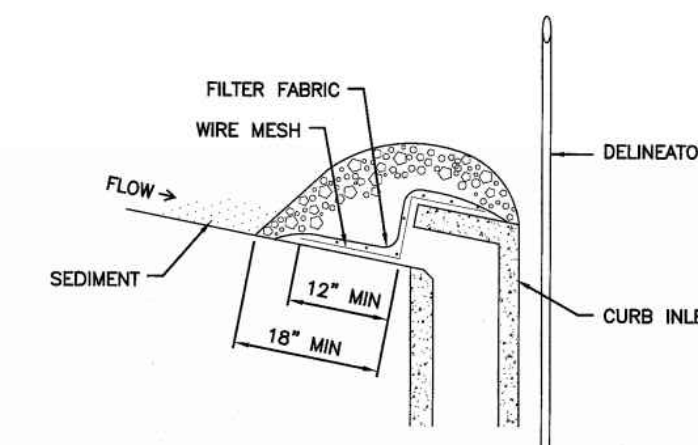
- 1. GENERAL
A. Description: Placement of gravel filter over storm drain inlet to filter water runoff.
B. Application: Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
B. Place filter fabric over the mesh. Select filter fabric based on soil type.
C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
F. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Replace filter fabric and clean or replace gravel if clogging is apparent.

12

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



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

13

Plan 124

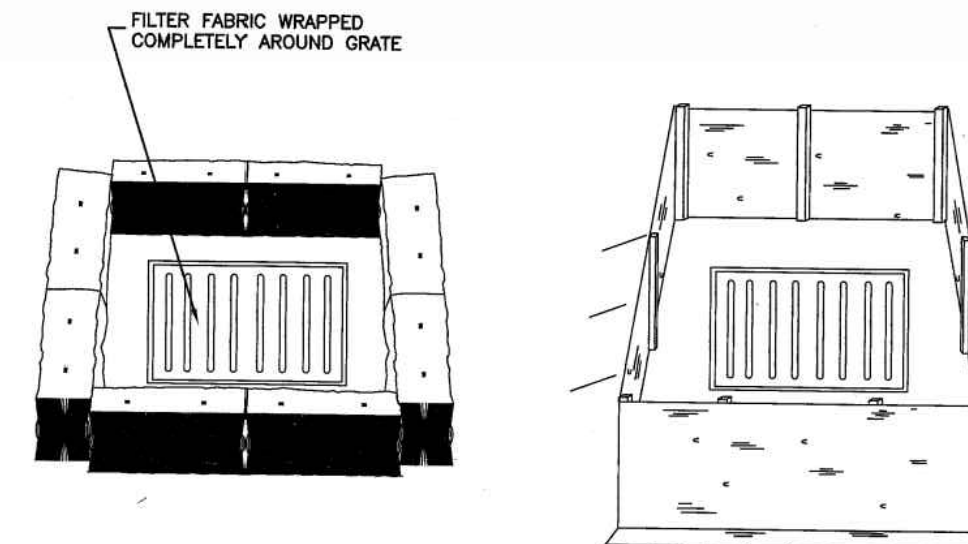
February 2006

Inlet protection - fence or straw bale

- 1. GENERAL
A. Description: A temporary sediment barrier around storm drain inlet.
B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Installation and application criteria. 1) Provide up gradient sediment controls, such as silt fence during construction of inlet. 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet. 3) Install filter fabric completely around grate.
B. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Repair or re-align barrier or fence as needed. 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

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



STRAW BALE BARRIER (PLAN No. 121)

SILT FENCE (PLAN No. 122)

Inlet protection - fence or straw bale

15

Plan 124

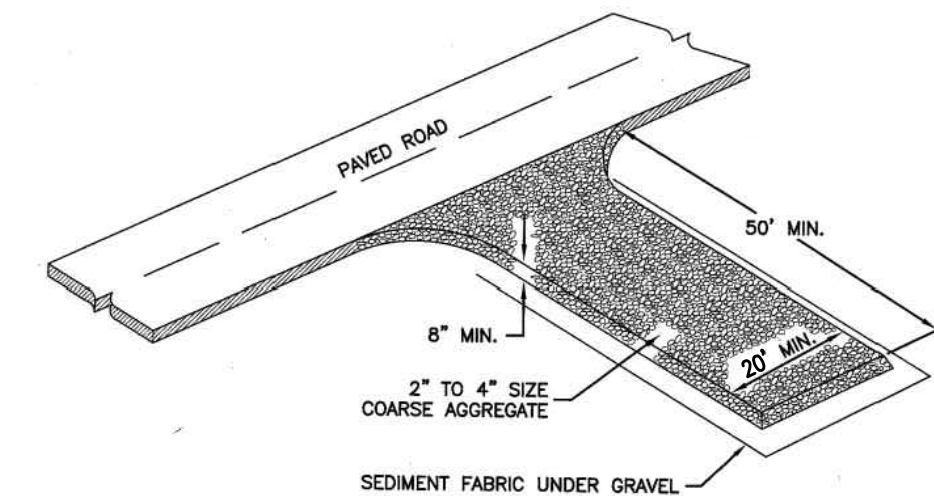
February 2006

Stabilized roadway entrance

- 1. GENERAL
A. Description: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
B. Application: At any site where vehicles and equipment enter the public right of way.
2. PRODUCT (Not used)
3. EXECUTION
A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
B. Compact subgrade.
C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
D. Maintenance: 1) Prevent tracking or flow of mud into the public right-of-way. 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments. 3) Inspect daily for loss of gravel or sediment buildup. 4) Inspect adjacent area for sediment deposit and install additional controls as necessary. 5) Expand stabilized area as required to accommodate activities.

18

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



Stabilized roadway entrance

19

Plan 126

February 2006

Table with columns: NO, REVISIONS, BY, DATE, PROJECT ENGINEER, DESIGNER.

CIVIL ENGINEERING + SURVEYING logo and address: 10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095

AUTOZONE - SANTAQUIN #6112
50 WEST MAIN STREET, SANTAQUIN, UT 84655
EROSION CONTROL DETAIL SHEET

Table with columns: SHEET NO. (C6.1), PROJECT ID (E22-140), DATE (11/14/22), FILE NAME (PRJ-SQA), SCALE.

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1. SUMMARY

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier

1.2. SITE CONDITIONS

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3. PERMITS

- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4. PLANT DELIVERY, QUALITY, AND AVAILABILITY

- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5. FINAL INSPECTION

- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6. LANDSCAPE SUBSTANTIAL COMPLETION

- A. A Substantial Completion Certificate will not be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportionally to be designated areas of a project.

1.7. MAINTENANCE

- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-tying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8. GUARANTEE

- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1. LANDSCAPE MATERIALS

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay <30%; Silt <70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial soil firm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1. GRADING

- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2. TURF GRADING

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3. PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strips or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5. WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

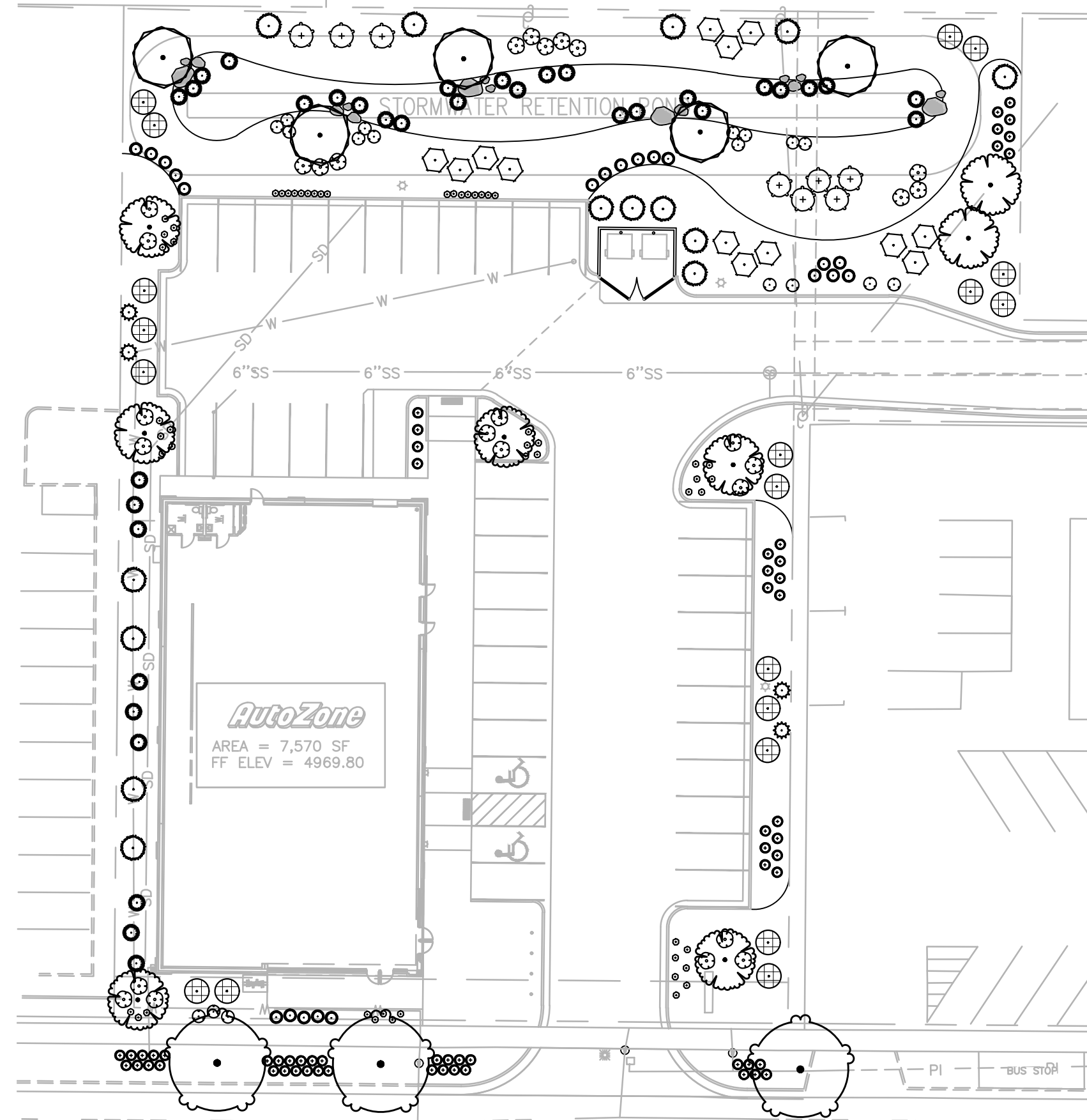
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWITT 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS, ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS, LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER.

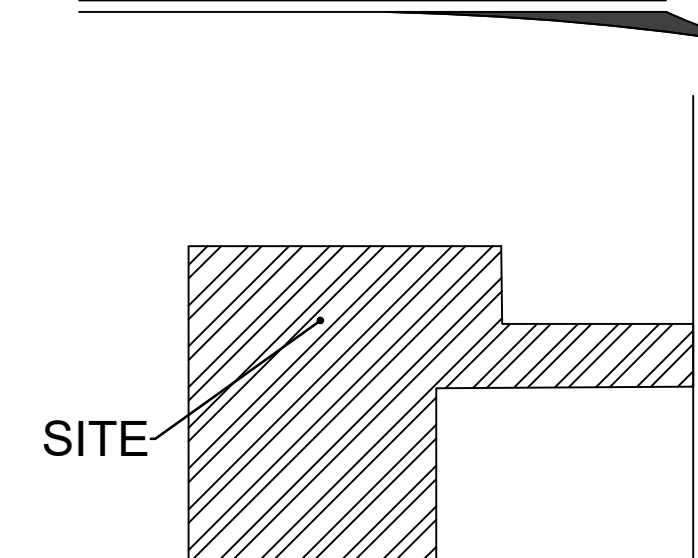


SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE		
STREET	REQUIRED:	PROVIDED:
MAIN ST		
1 TREE / 40 FT (101 LN FT)	3	3
TREE COUNT:		
ADJACENT TO RESIDENTIAL (NORTH) 219 FT	REQUIRED:	PROVIDED:
1 TREE / 30 FT	7	7
4 SHRUBS / 30 FT	29	29
ADJACENT TO RESIDENTIAL (NORTHEAST) 78 FT		
1 TREE / 30 FT	3	3
4 SHRUBS / 30 FT	11	11
ADJACENT TO COMMERCIAL (WEST) 248 FT		
1 TREE / 40 FT	6	7
4 SHRUBS / 40 FT	25	26
ADJACENT TO COMMERCIAL (EAST) 145 FT		
1 TREE / 40 FT	4	4
4 SHRUBS / 40 FT	15	15

GROUND COVER SHALL BE PROVIDED OVER ALL LANDSCAPE AREAS.

VICINITY MAP



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	JCS	14	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; 24; Utah Lake water tolerant	6'	MIN.
	JSTB	4	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper Tc2; 15x3; sun; 24; Utah Lake water tolerant	6'	MIN.
DECIDUOUS TREES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	
	KPG	3	Koeleria paniculata Golden Rain Tree T42; 25x25; AV 490; sun; 25; Utah Lake water tolerant	B & B	2" Cal
	MPF	5	Malus x 'Pranfire' Pranfire Crabapple low; 20x20; sun; 24; Utah Lake water tolerant	B & B	2" Cal
	ZSM	8	Zelkova serrata 'Munashino' Munashino Zelkova T14; 45x15; AV 490; sun; 25; Utah Lake water tolerant	B & B	2" Cal
DECIDUOUS SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	CMF	18	Chamaecrista millefolium Fireball Sd1; 4x3; AV 7; sun to part sun; 24; Utah Lake water tolerant	5 gal	
	POF	19	Physocarpus opulifolius 'UMNHarpell' Fireseed TM Fireseed Ninebark Sd4; 7x6; AV 78; sun; 23	5 gal	
	PBP	8	Prunus besseyi 'DOLLS' TM Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; 24;	5 gal	
	RTA	13	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GV1; 1 x 6; AV 12.5; fall to part sun; 24	5 gal	
GRASSES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	CAV	21	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; 24; Utah Lake water tolerant	1 gal	
	MML	34	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; 25; Utah Lake water tolerant	2 gal	
PERENNIALS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	HSD	53	Hemerocallis 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; 23; Utah Lake water tolerant	1 gal	
ROSES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
	RDK	27	Rosa x 'Baldui' Double Knock-Out Rose moderate; 3-4 x 3-4; sun; 25; Utah Lake water tolerant	5 gal	

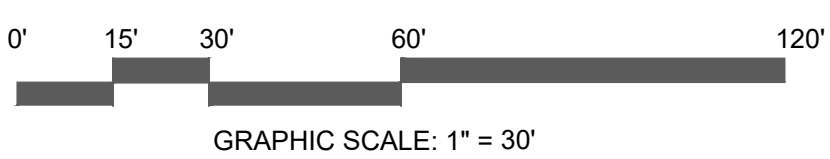
SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING KEEP ROCK FROM WITHIN ONE FOOT OF TREE/TRUNK, SHRUB OR PERENNIAL BASE OR GRASS ROOT BALL.	9,503 sf
	BOULDERS - DECORATIVE	16
	2-4" TALONS COVEY DARK GREY CRUSHED ROCK OR APPROVED EQUAL PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 5OZ WEED BARRIER UNDER ALL LARGE ROCK AREAS.	7,273 sf
	4"-6" SOUTH TOWN COBBLE ROCK OR APPROVED EQUAL PROVIDE 9-12" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 5OZ WEED BARRIER UNDER ALL LARGE ROCK AREAS.	2,583 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/21/2022	UT22173			CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/21/2022

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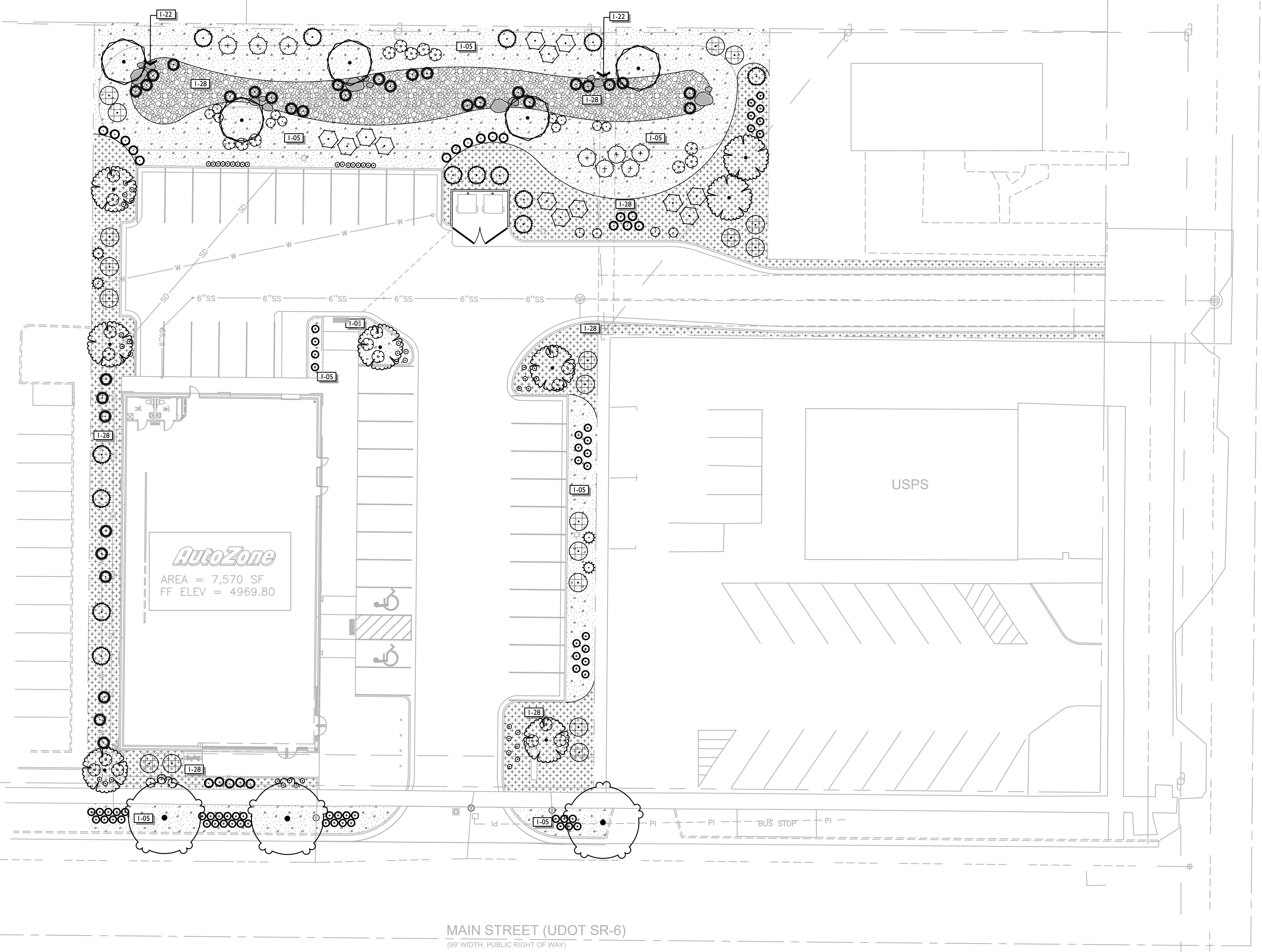
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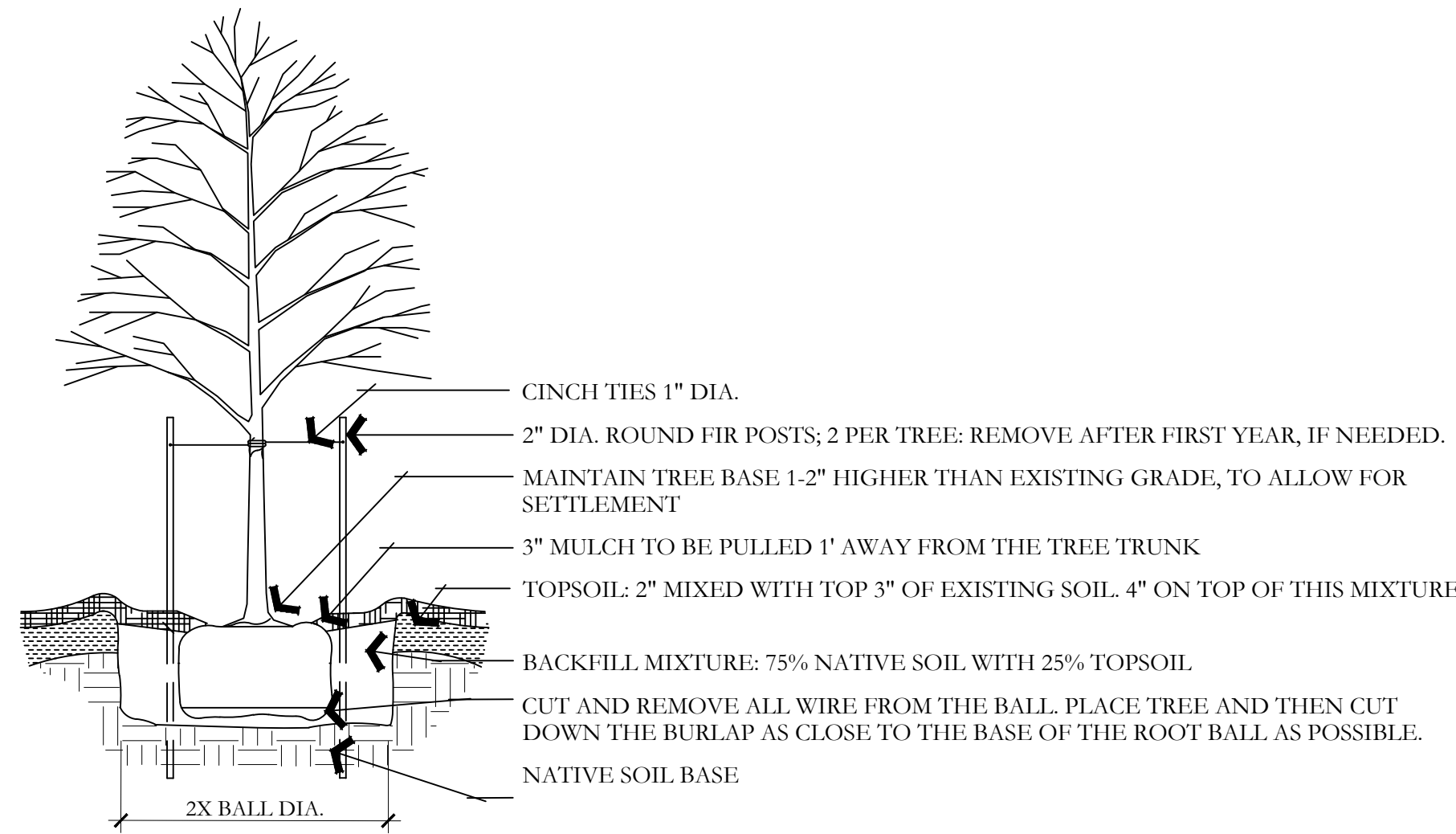
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	JCS	14	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	6' MIN.	
	JSB	4	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper Tc2; 15x3; sun; z4; Utah Lake water tolerant	6' MIN.	
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	KPG	3	Koeleruteria paniculata Golden Rain Tree Td2; 25x25; AV 400; sun; z5; Utah Lake water tolerant	B & B	2" Cal
	MPP	5	Malus x 'Pranfire' Pranfire Crabapple low; 20x20; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	ZSM	8	Zelkova serrata 'Munashino' Munashino Zelkova Td4; 45x15; AV 400; sun; z5; Utah Lake water tolerant	B & B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	CMF	18	Chamaebutaria millefolium Firebush Sd1; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	POF	19	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark Sd4; 7x6; AV 78; sun; z3	5 gal	
	PBP	8	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal	
	RTA	13	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GV1; 1 x 6; AV 12.5; fall to part sun; z4	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	BGB	60	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw9; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CAK	21	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	MML	34	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	HSD	53	Hemerocallis x 'Siella de Oro' Siella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal	
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	RDK	27	Rosa x 'Redlin' Double Knock-Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal	

SITE MATERIALS LEGEND

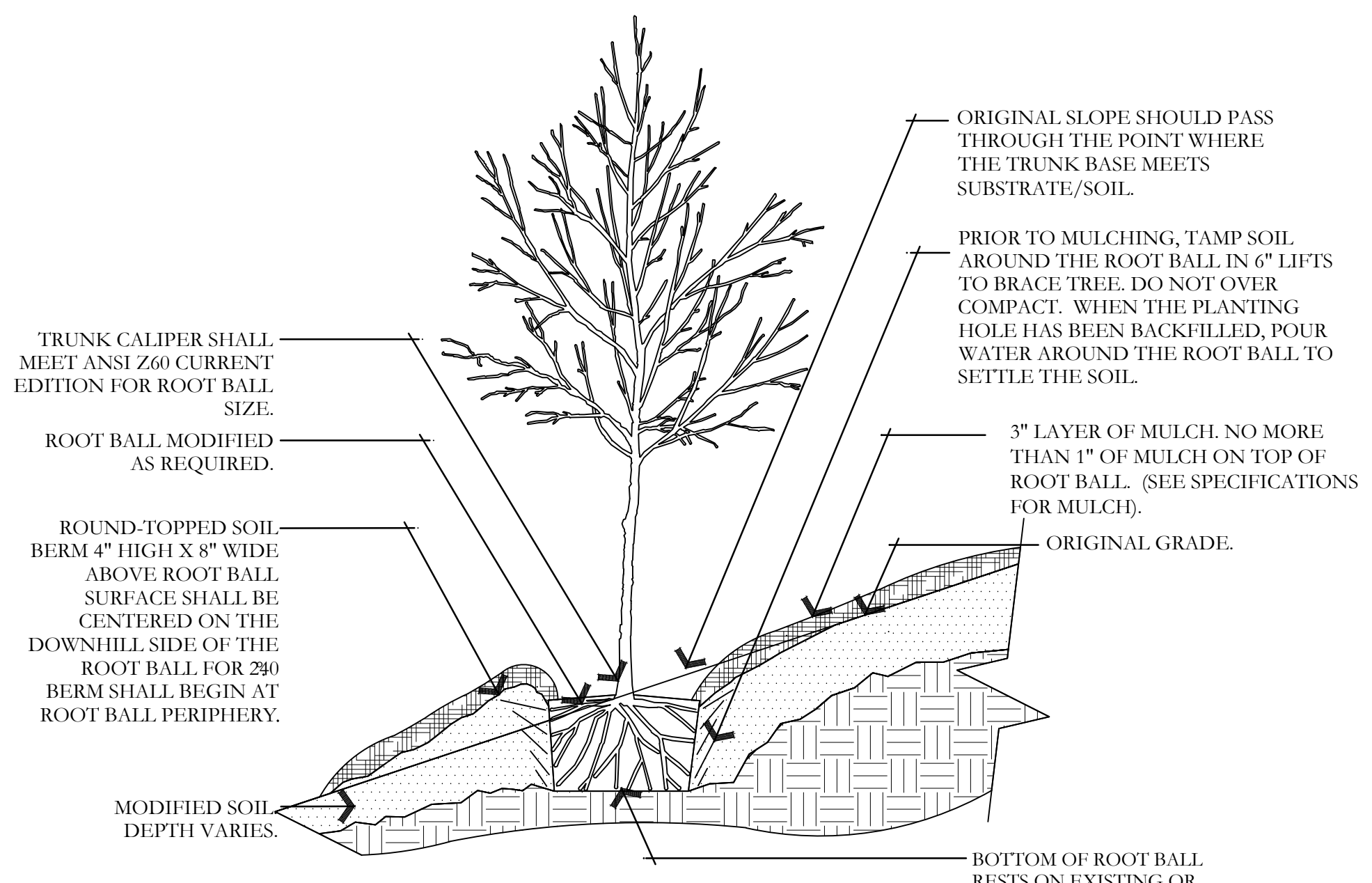
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL BASE OR GRASS ROOT BALL.	9,503 sf
	BOULDERS - DECORATIVE	16
	2-4" TALONS COVE DARK GREY CRUSHED ROCK OR APPROVED EQUAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 50Z WEED BARRIER UNDER ALL LARGE ROCK AREAS.	7,273 sf
	4"-6" SOUTH TOWN COBBLE ROCK OR APPROVED EQUAL. PROVIDE 9-12" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 50Z WEED BARRIER UNDER ALL LARGE ROCK AREAS.	2,583 sf



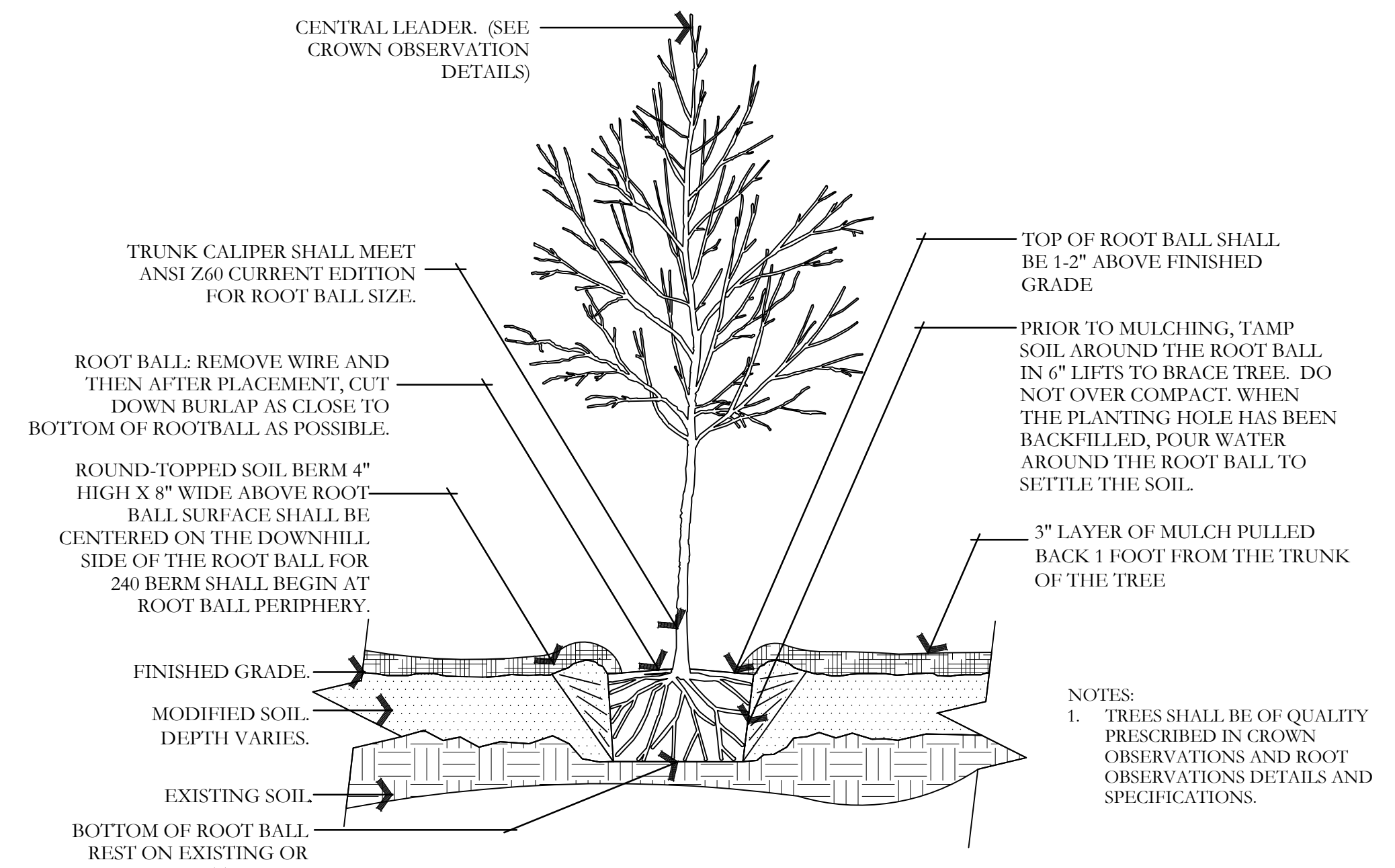
ISSUE DATE 11/21/2022	PROJECT NUMBER UT22173	PROJECT INFORMATION PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP	LICENSE STAMP 	DRAWING INFO PLOT DATE: 11/21/2022																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			<h1 style="margin: 0;">AUTOZONE</h1> <h2 style="margin: 0;">SANTAQUIN, UTAH</h2>		 Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		
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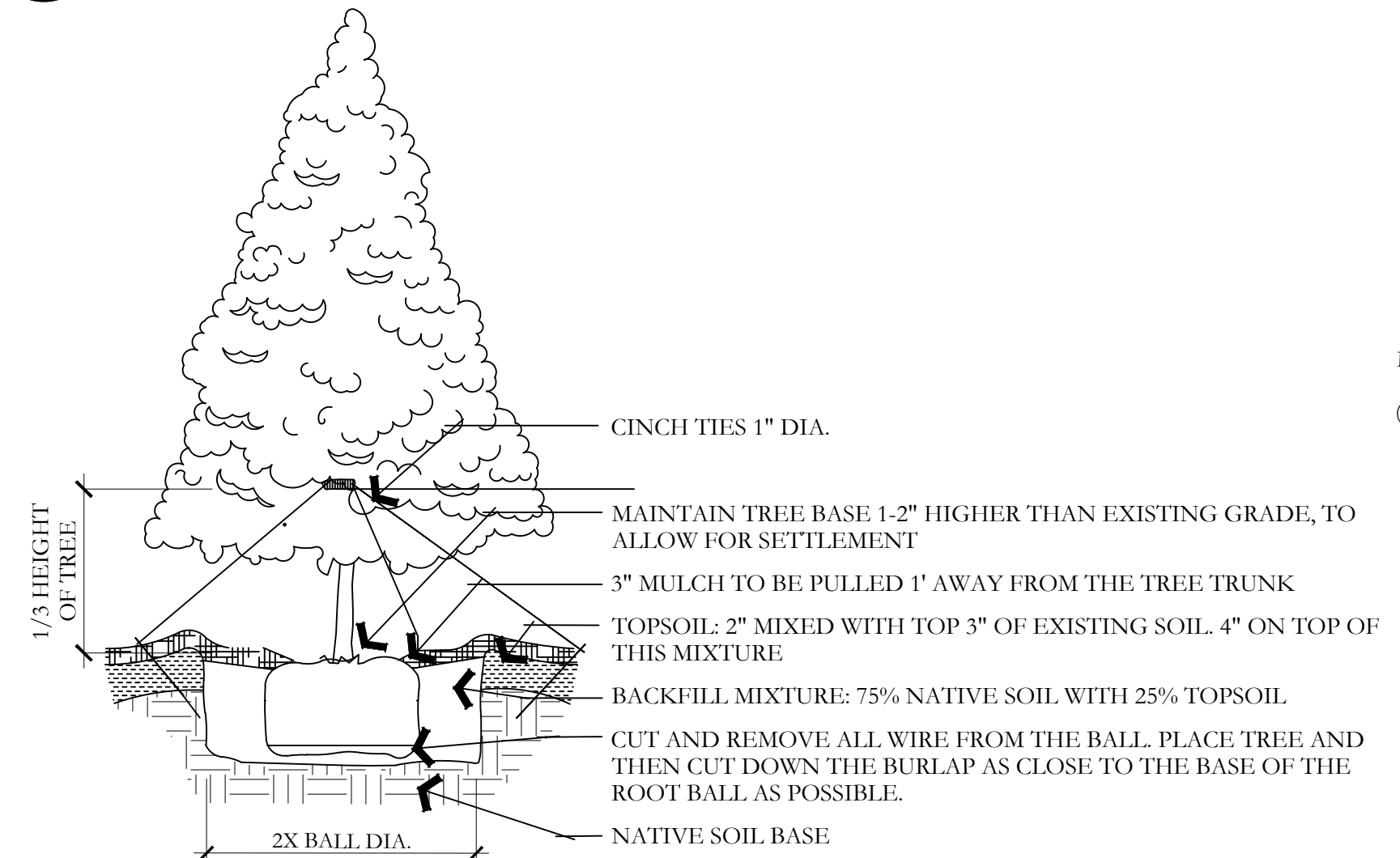
A DECIDUOUS TREE PLANTING
NOT TO SCALE



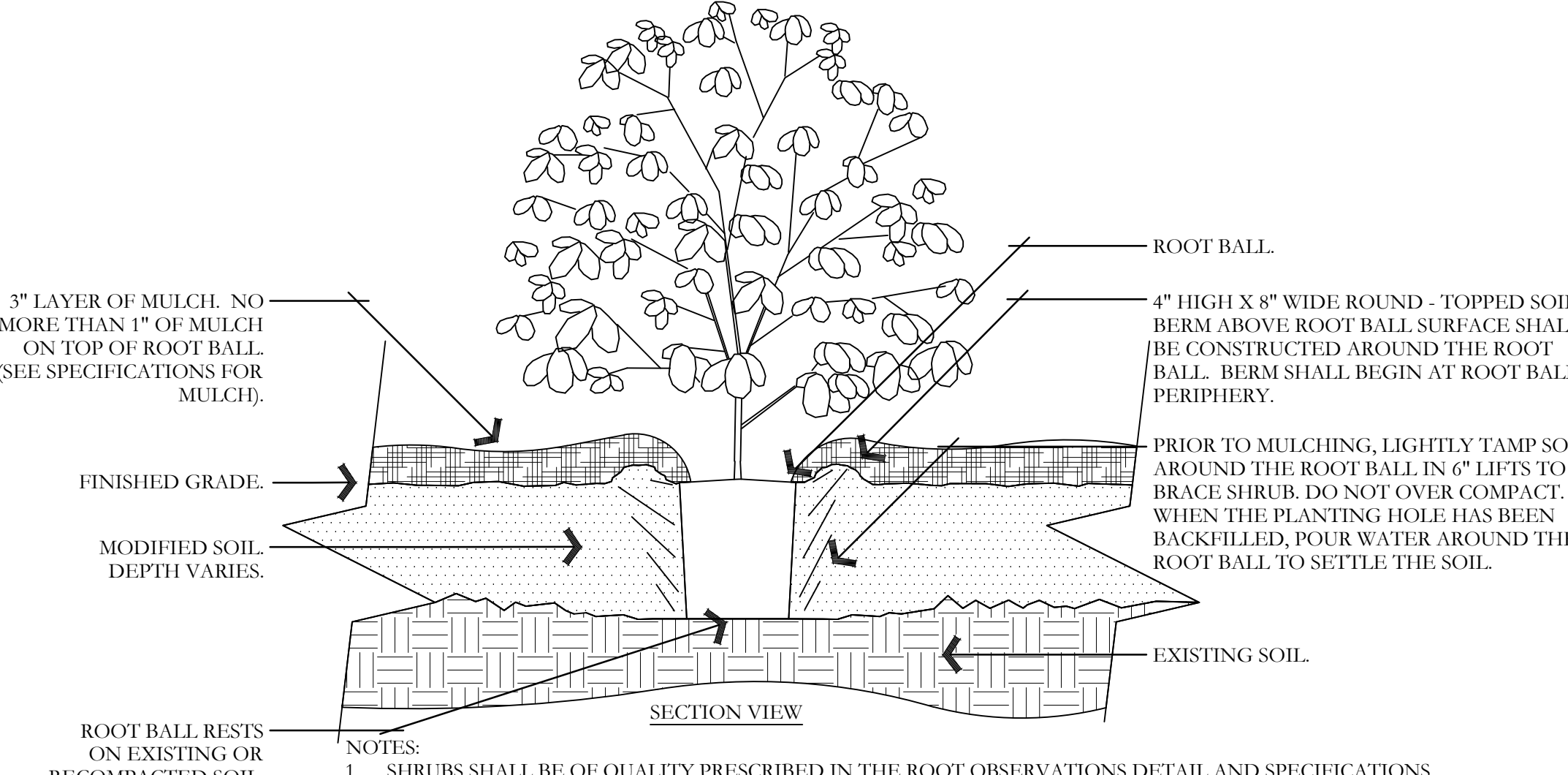
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



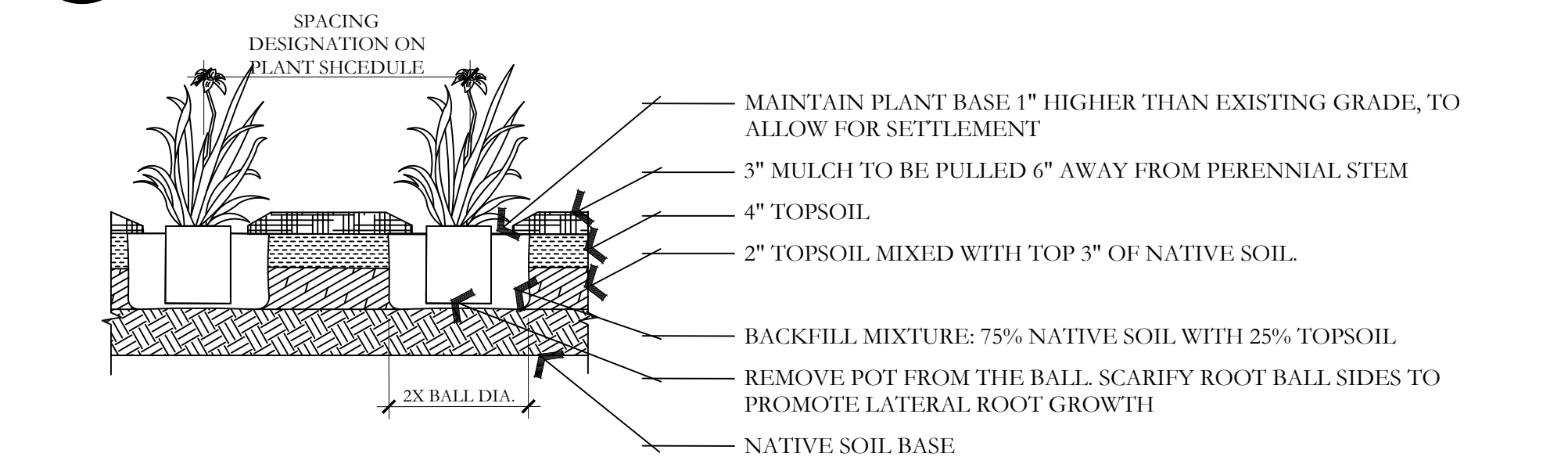
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



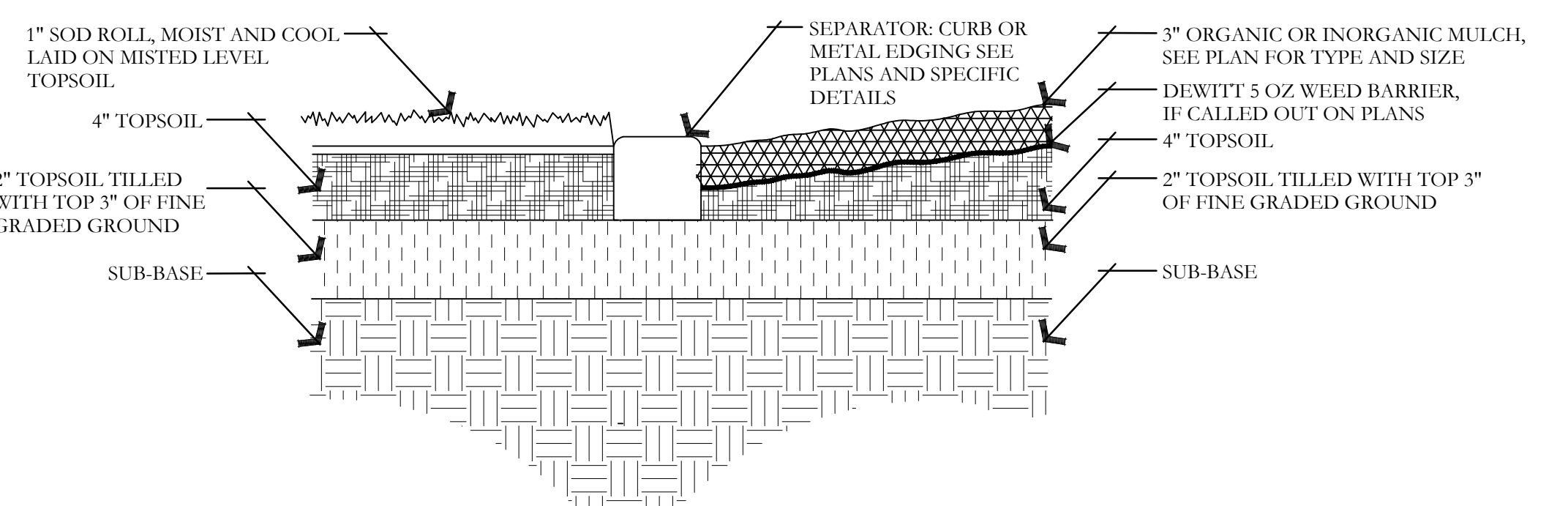
D EVERGREEN TREE PLANTING
NOT TO SCALE



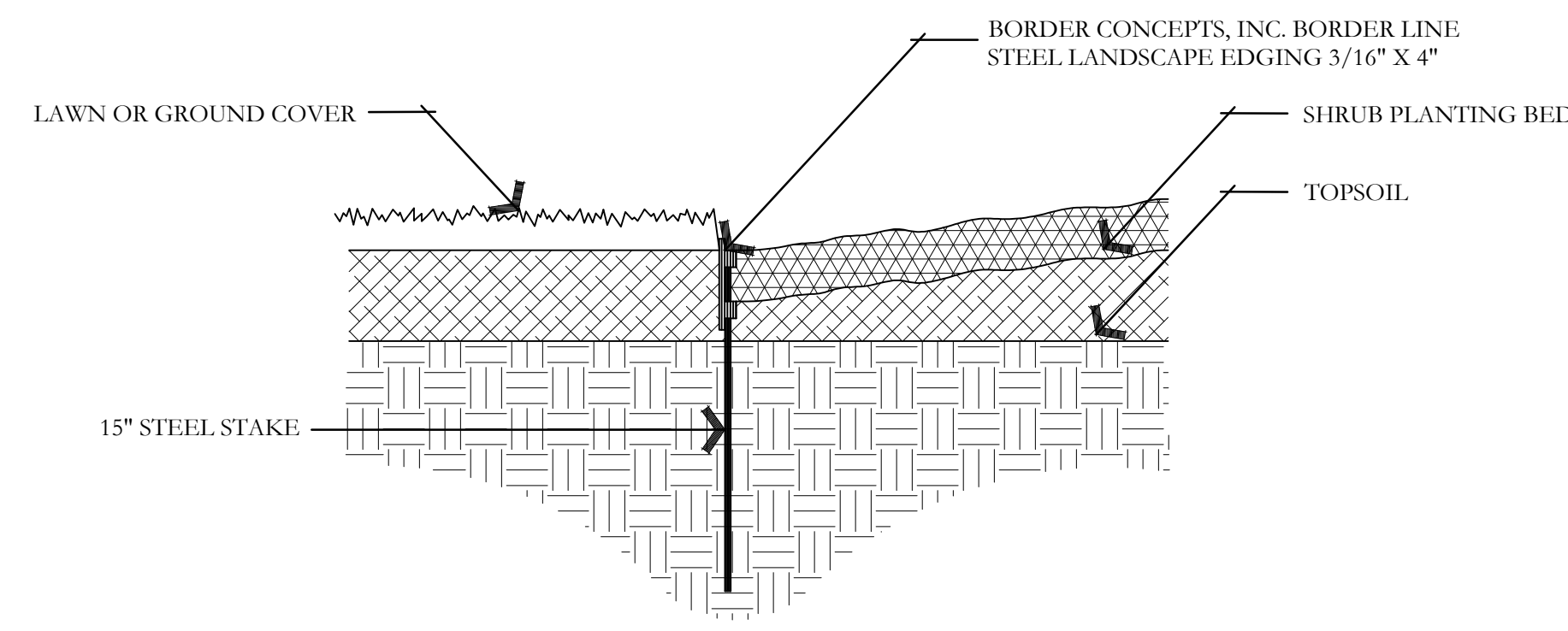
E SHRUB - MODIFIED SOIL
NOT TO SCALE



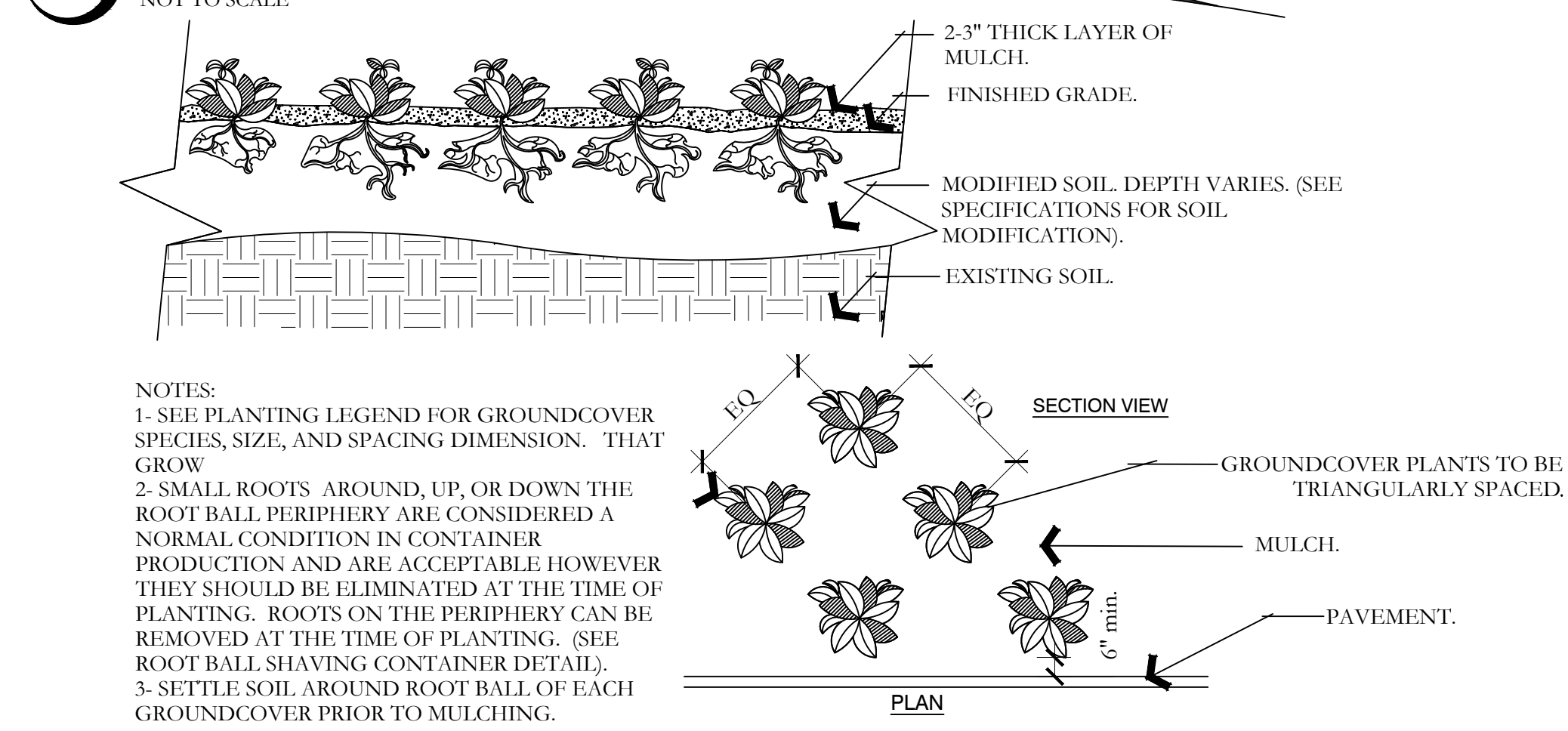
F PERENNIAL PLANTING
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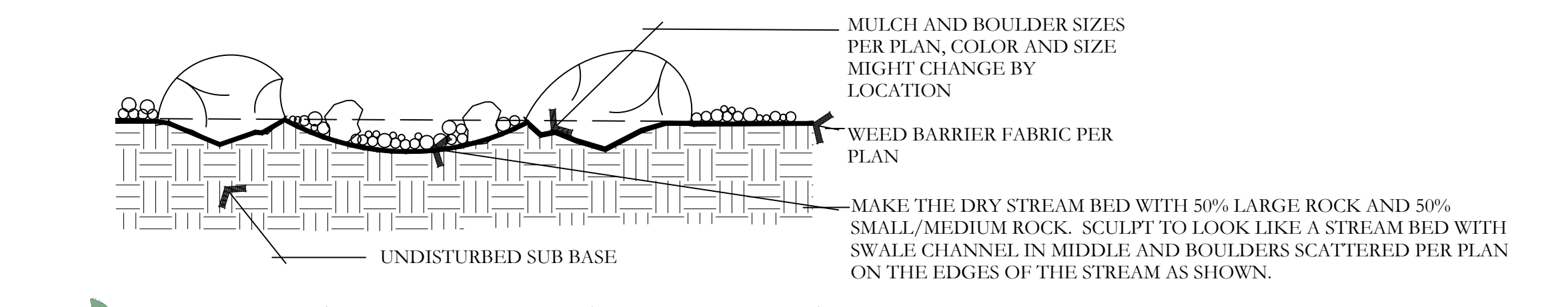
I SOD LAYING/MULCH DETAIL
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

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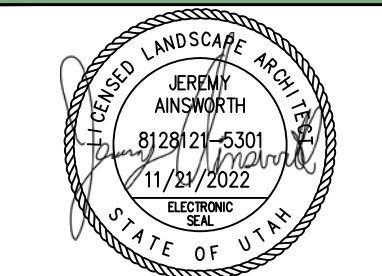
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AUTOZONE SANTAQUIN, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under landscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - ii. Parts list for each operating element of the system
 - iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
 - iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
 - i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

- A. Acceptance: Do not install work in this section prior to acceptance by OAR.
- B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E. Contractor Qualifications:
- i. Contractor shall provide document or resume including at least the following items:
 - I. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - II. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - III. Contractor is bondable for the work to be performed.
 - IV. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - V. Listing of suppliers where materials will be obtained for use on this Project.
 - vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

- iii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- iiii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certifications designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid leakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE:

- A. Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
 - b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

- A. Power supply to the irrigation controller shall be provided for by this Contractor.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected.
 - a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
 - b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P1979D.
 - a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
 - b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.
- D. RGV wire splicing connectors shall be 3M brand DBY or DBB. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

2.5 SLEEVING

- A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CI, 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed to the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

- A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- | | |
|---|---------|
| a. Maximum flows allowed through main line pipe shall be: | |
| 3/4" | 8 GPM |
| 1" | 12 GPM |
| 1-1/2" | 30 GPM |
| 2" | 53 GPM |
| 2-1/2" | 75 GPM |
| 3" | 110 GPM |
| 4" | 180 GPM |

2.7 MAIN LINE FITTINGS

- A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of

direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

- A. Isolation valves 3" and larger shall be Watereous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be banded with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC.

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-suitable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

- A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Continuation of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

- A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.
- D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or scaling by o-ring.

3.6 CONTROLLERS

- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

- A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.

3.10 ADJUSTMENT

- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a "broom clean" condition.

END OF SECTION

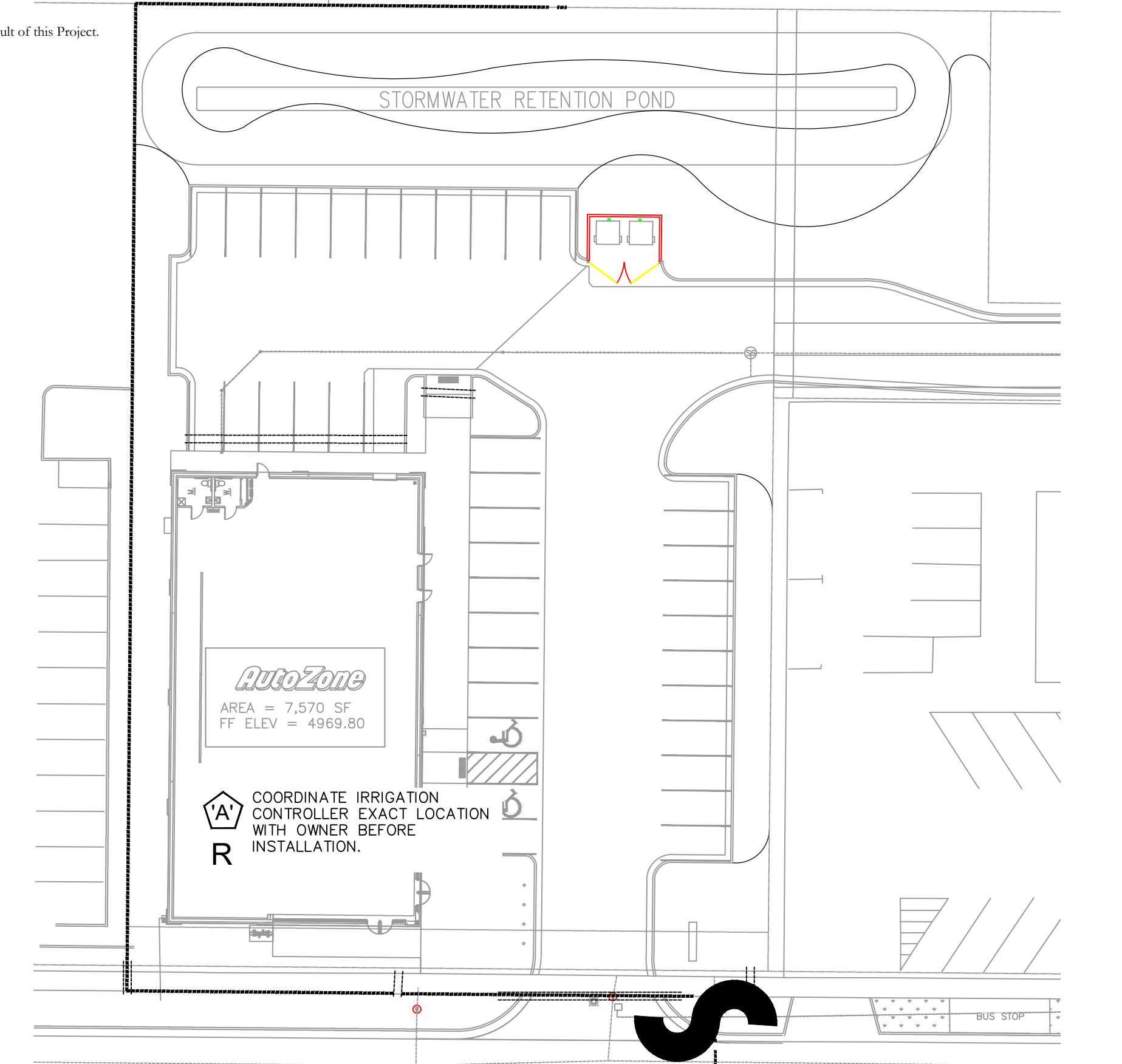
90 Day Establishment Period Irrigation Schedule (April, May, June)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1.5" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO	
11/21/2022	UT22173	<p>811</p> <p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>	<p>AUTOZONE SANTAQUIN, UTAH</p>	<p>CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296</p>	<p>PKJ DESIGN GROUP Landscape Architecture • Planning • & Visualization</p>		<p>PNM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/21/2022</p>	
NO.	REVISION	DATE						<p>IRRIGATION PLAN COVER PERMIT SET</p> <p>IR-100</p>
1	XXXX	XX-XX-XX						
2								
3								
4								
5								

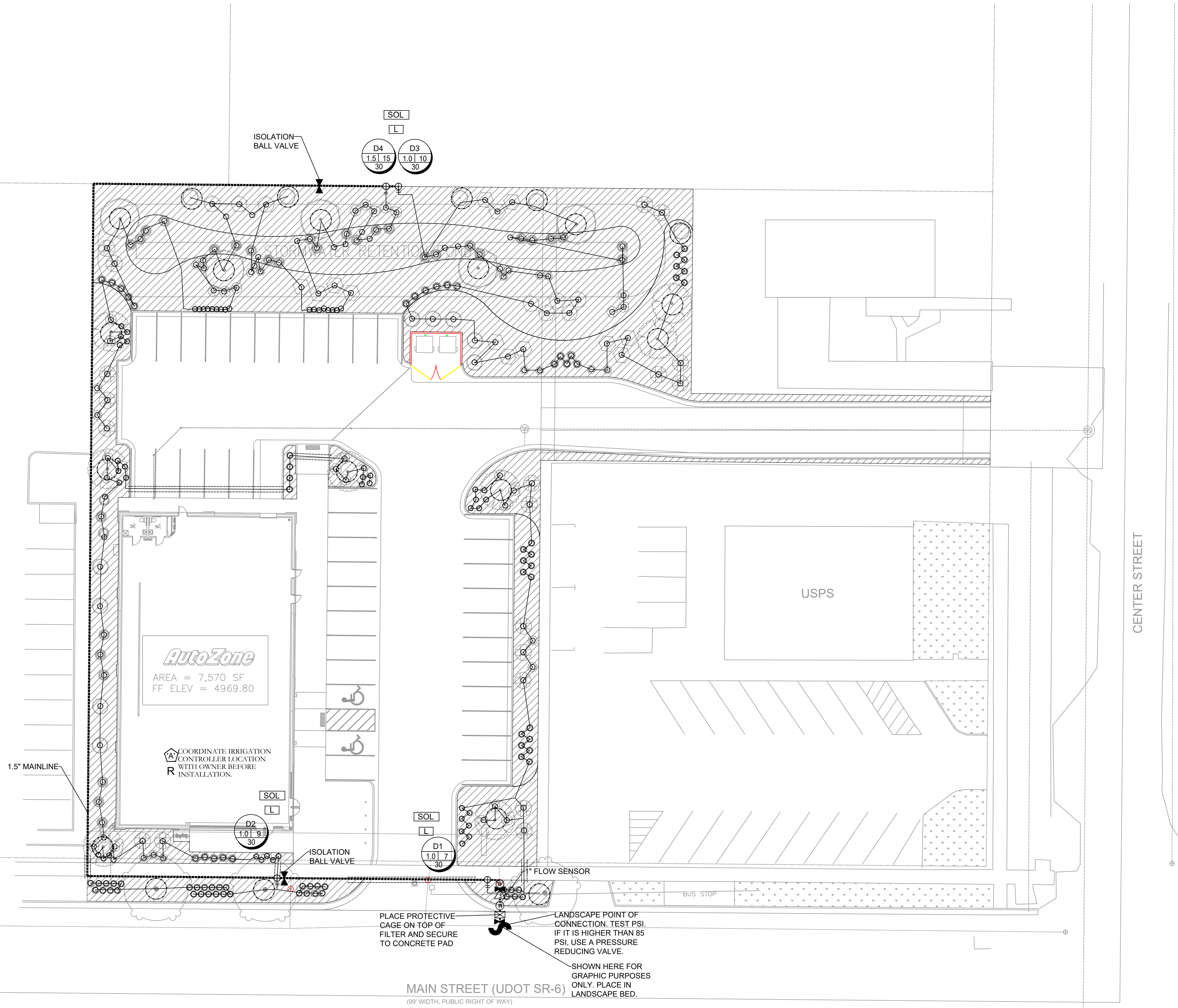
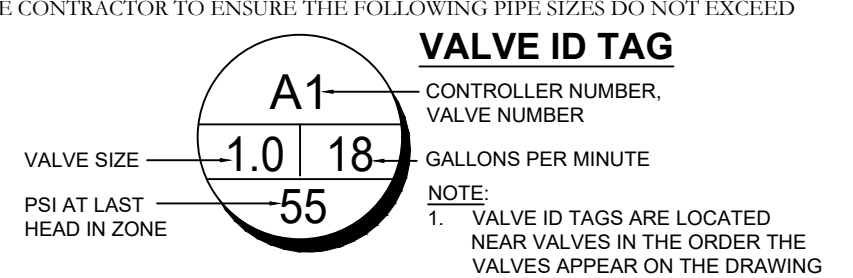
IRRIGATION LEGEND

Table with 2 columns: SYMBOL and MANUFACTURER-MODEL NUMBER. Lists various irrigation components like Rainbird RD04-S, Rainbird 8005, and Rainbird IVMSOL with their respective symbols.

DRIP ZONE table with columns: TYPE, PART NUMBER, EMITTER FLOW. Lists Rainbird XFS-CV-09-18 and Rainbird XFS-CV-09-18 or equivalent.

IRRIGATION NOTES

- 1. BEFORE WORK IS TO COMMENCE... 2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS... 3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM... 4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION...



Header information table with columns: ISSUE DATE, PROJECT NUMBER, PLAN INFORMATION, PROJECT INFORMATION, DEVELOPER / PROPERTY OWNER / CLIENT, LANDSCAPE ARCHITECT / PLANNER, LICENSE STAMP, DRAWING INFO.

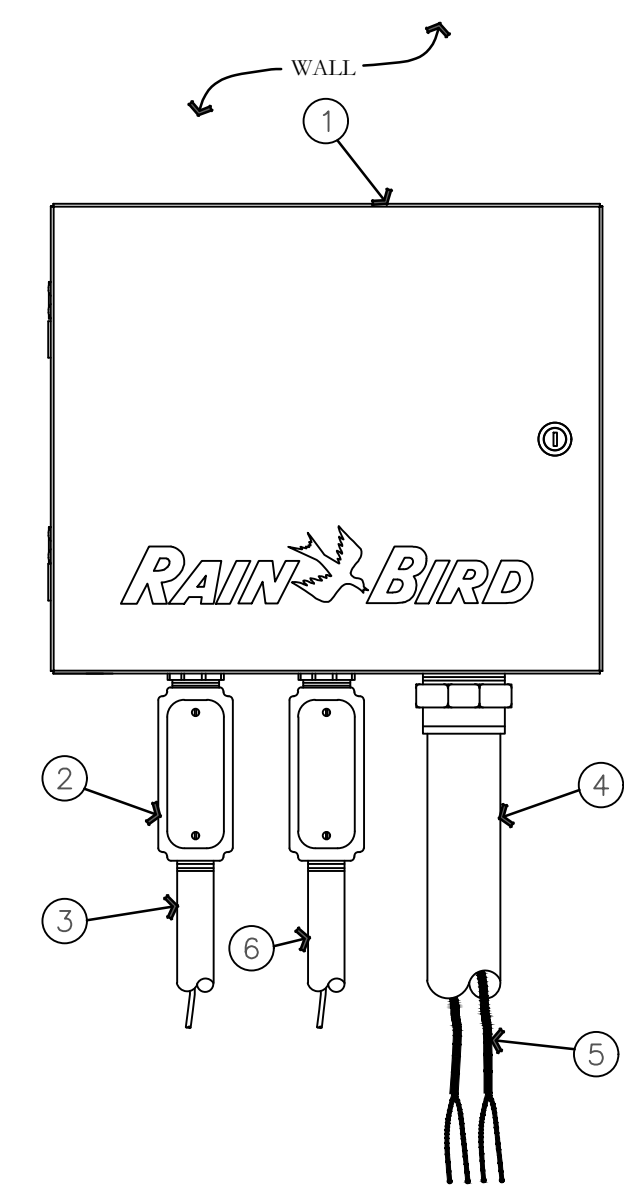
Revision table with columns: NO., REVISION, DATE. Shows revision 1 with date 11/21/2022.

811 BLUE STAKES OF UTAH logo and contact information. Includes a north arrow and a graphic scale: 1" = 20'.

AUTOZONE SANTAQUIN, UTAH logo and address: 3032 SOUTH 1030 WEST, SUITE 202, SALT LAKE CITY, UT 84119.

CIR CIVIL ENGINEERING logo and address: 3450 N. TRIUMPH BLVD., SUITE 102, LEHI, UTAH 84043.

PKJ DESIGN GROUP logo and address: 3450 N. TRIUMPH BLVD., SUITE 102, LEHI, UTAH 84043. Includes 'IRRIGATION PLAN PERMIT SET' and 'IR-101' label.



- 1 TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
- 4 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
- 5 MAXICABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 6 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

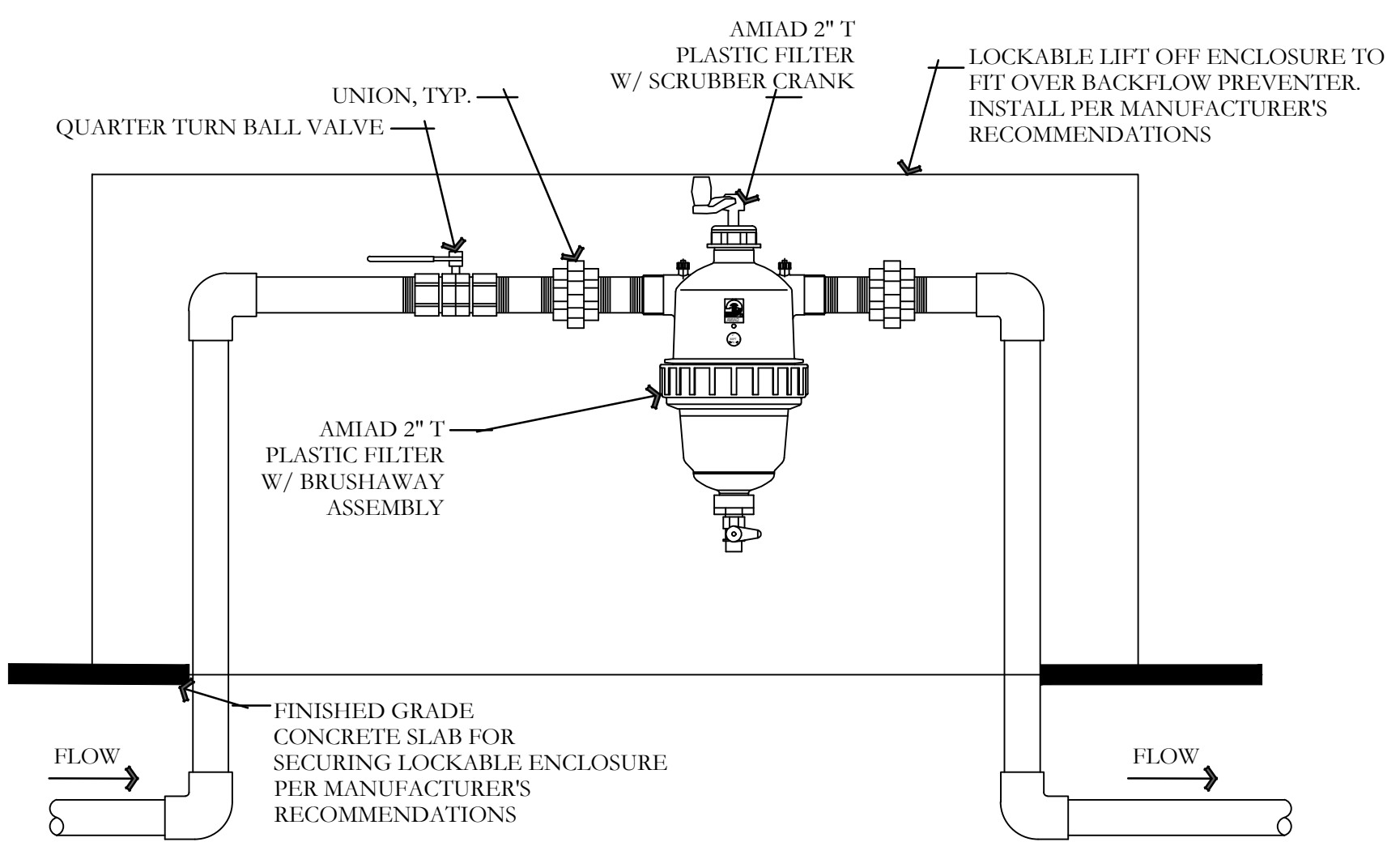
NOTES:
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

FEATURE	MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULATIONS	MAX MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
	LX-IVM	10	60	8	9	9	4
	LX-IVM PRO	40	240	16	10	10	8

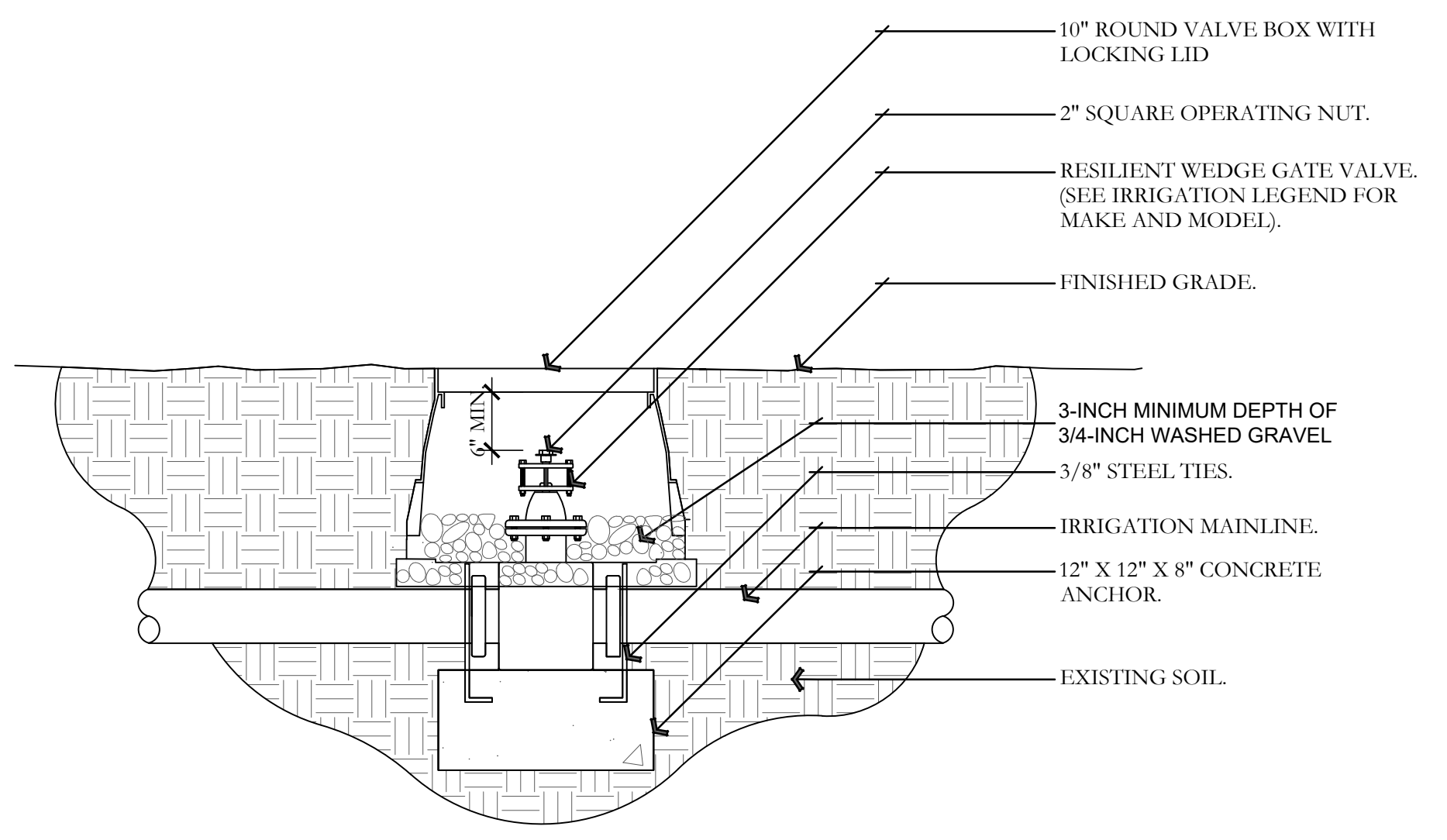
A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

NOT TO SCALE



B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY

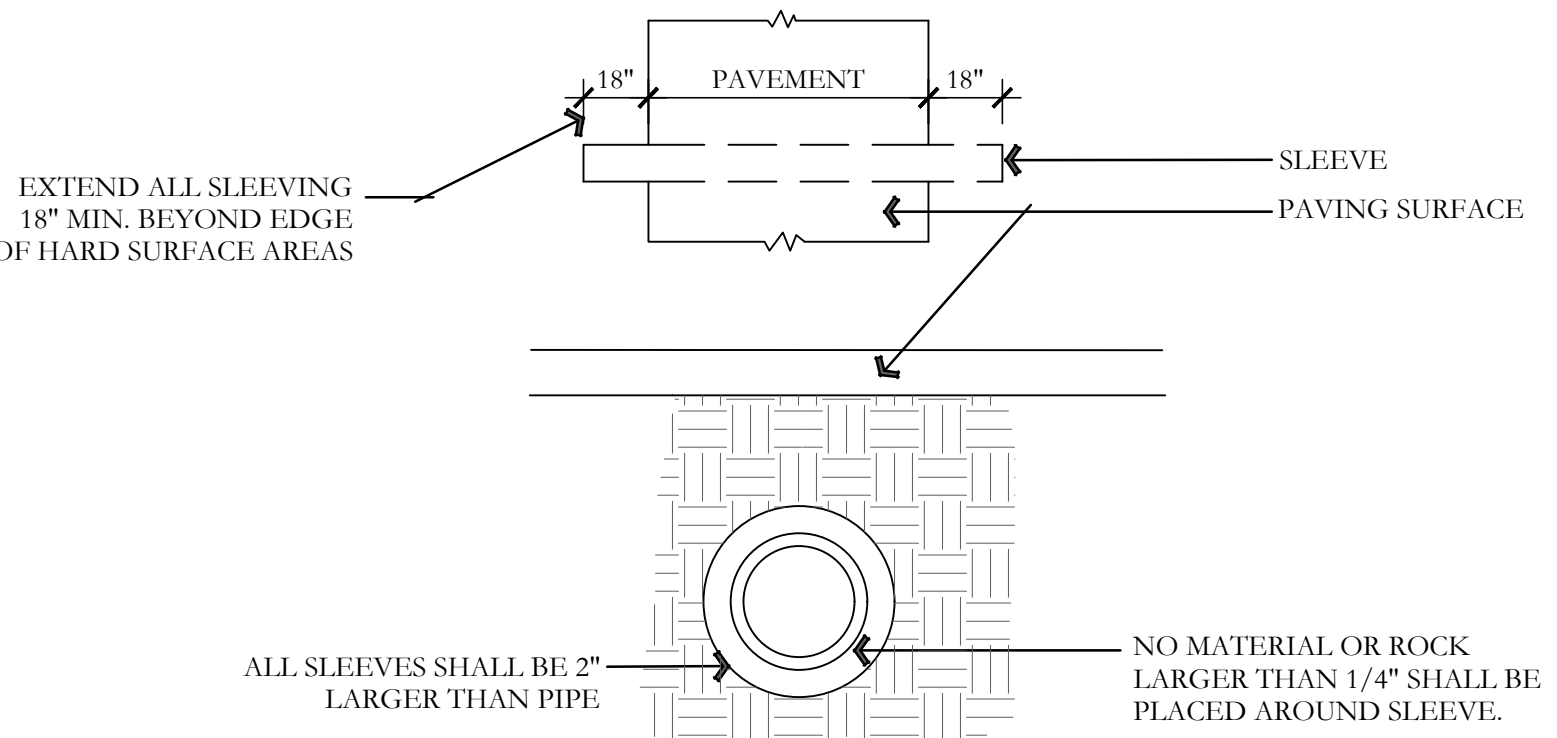
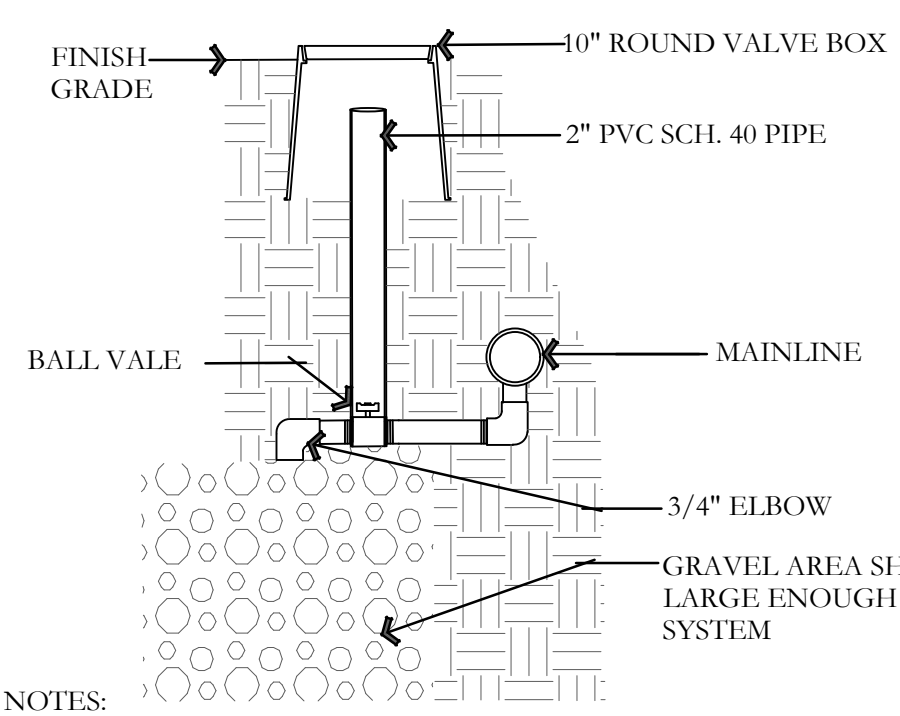
NOT TO SCALE



- NOTES:
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

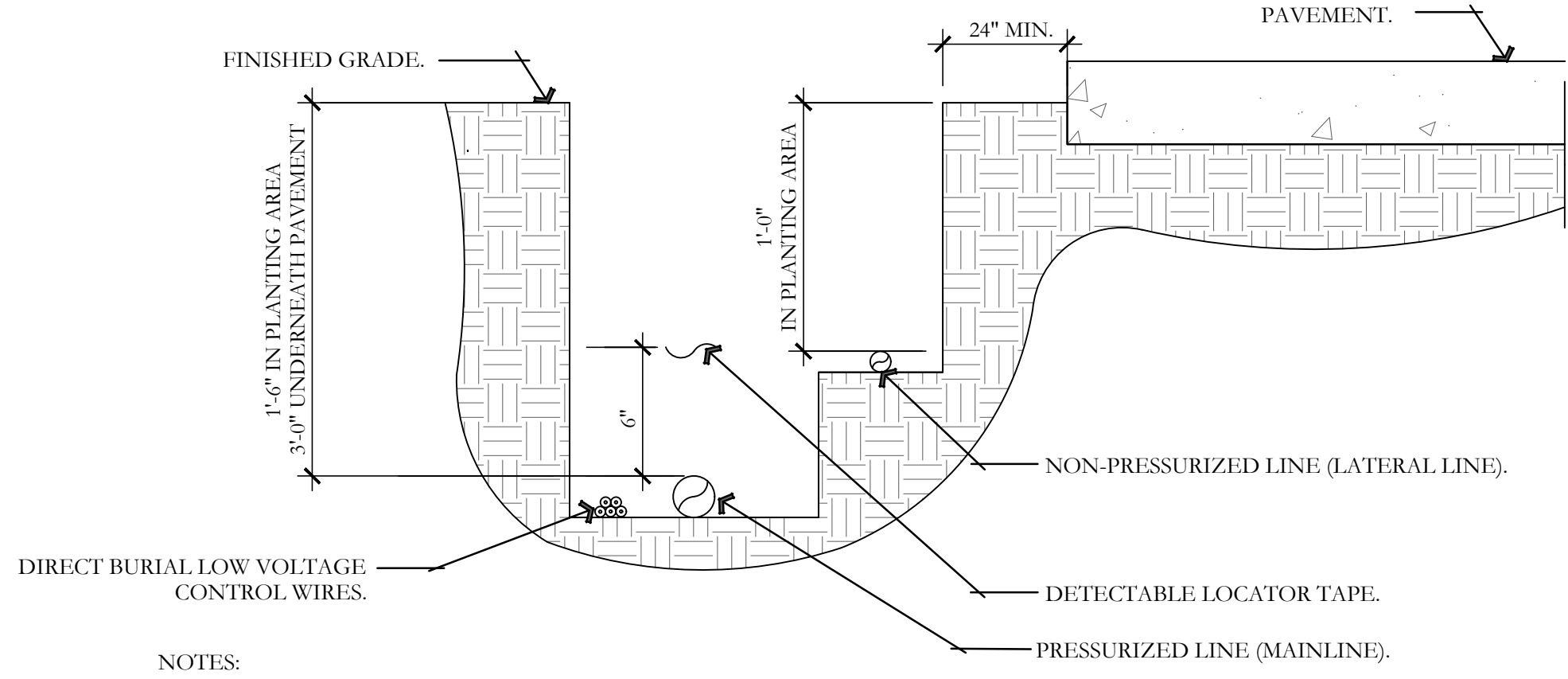
C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE



D TYPICAL SLEEVING DETAIL

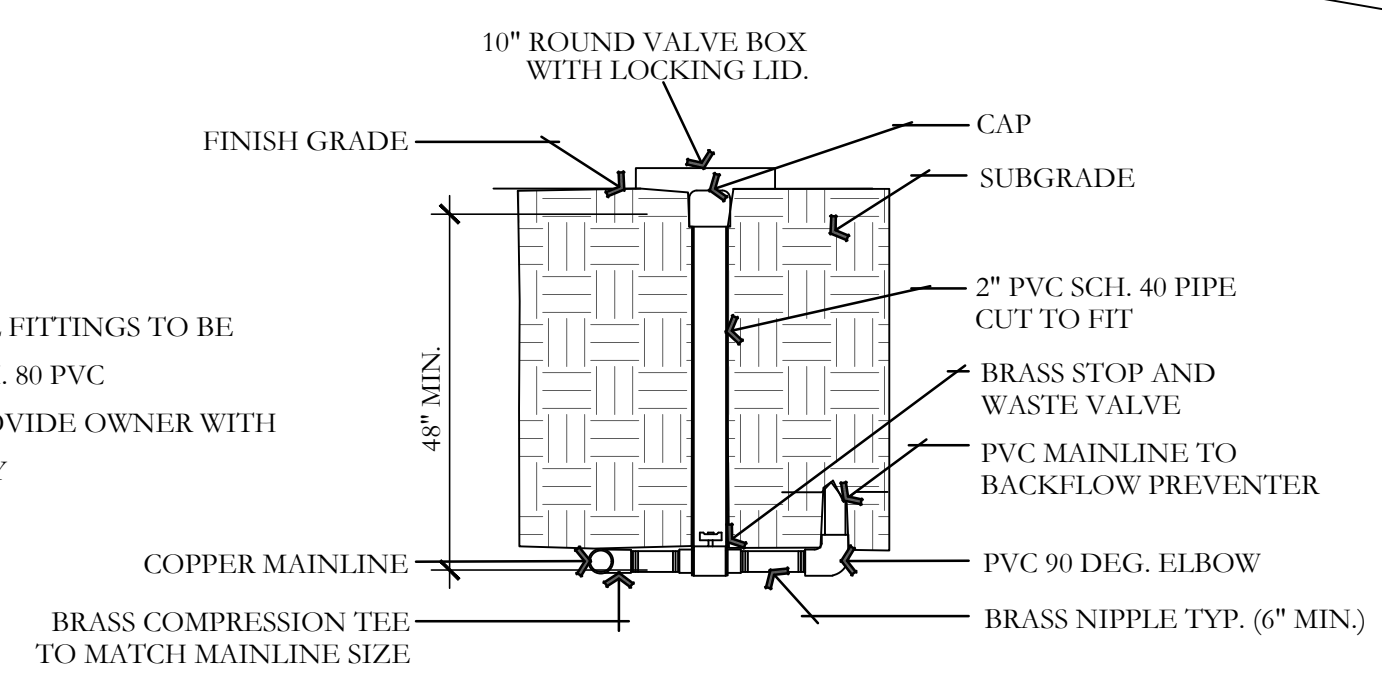
NOT TO SCALE



- NOTES:
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

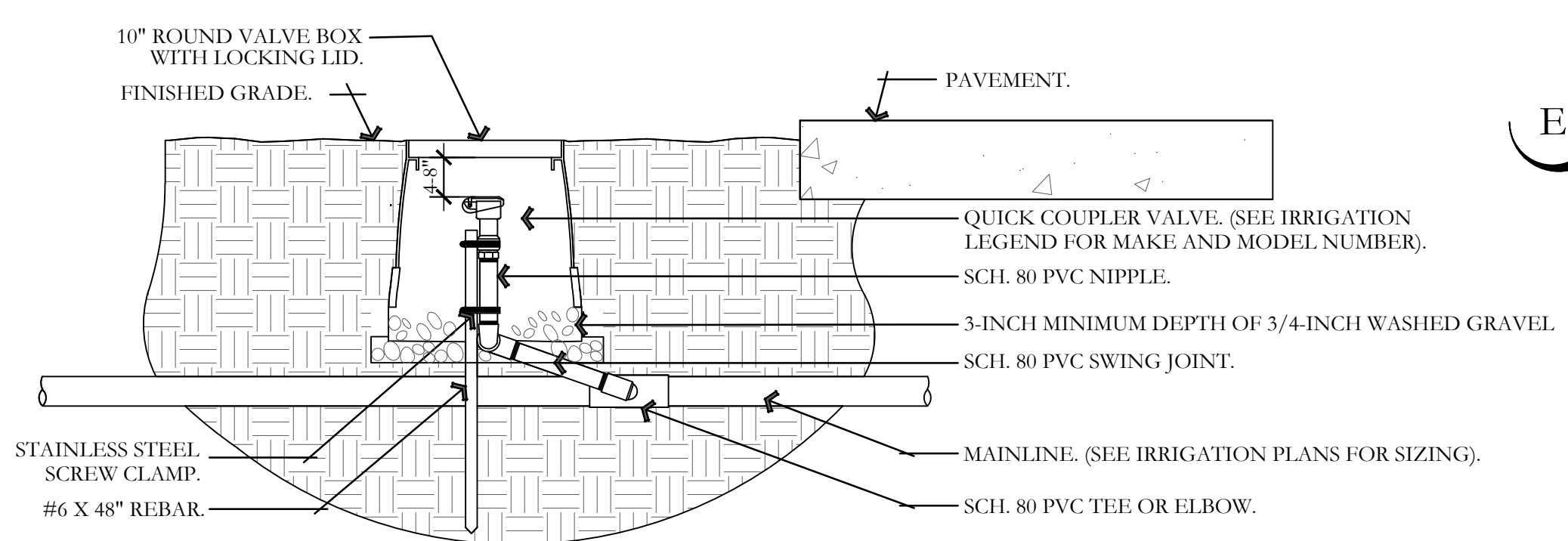
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- NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

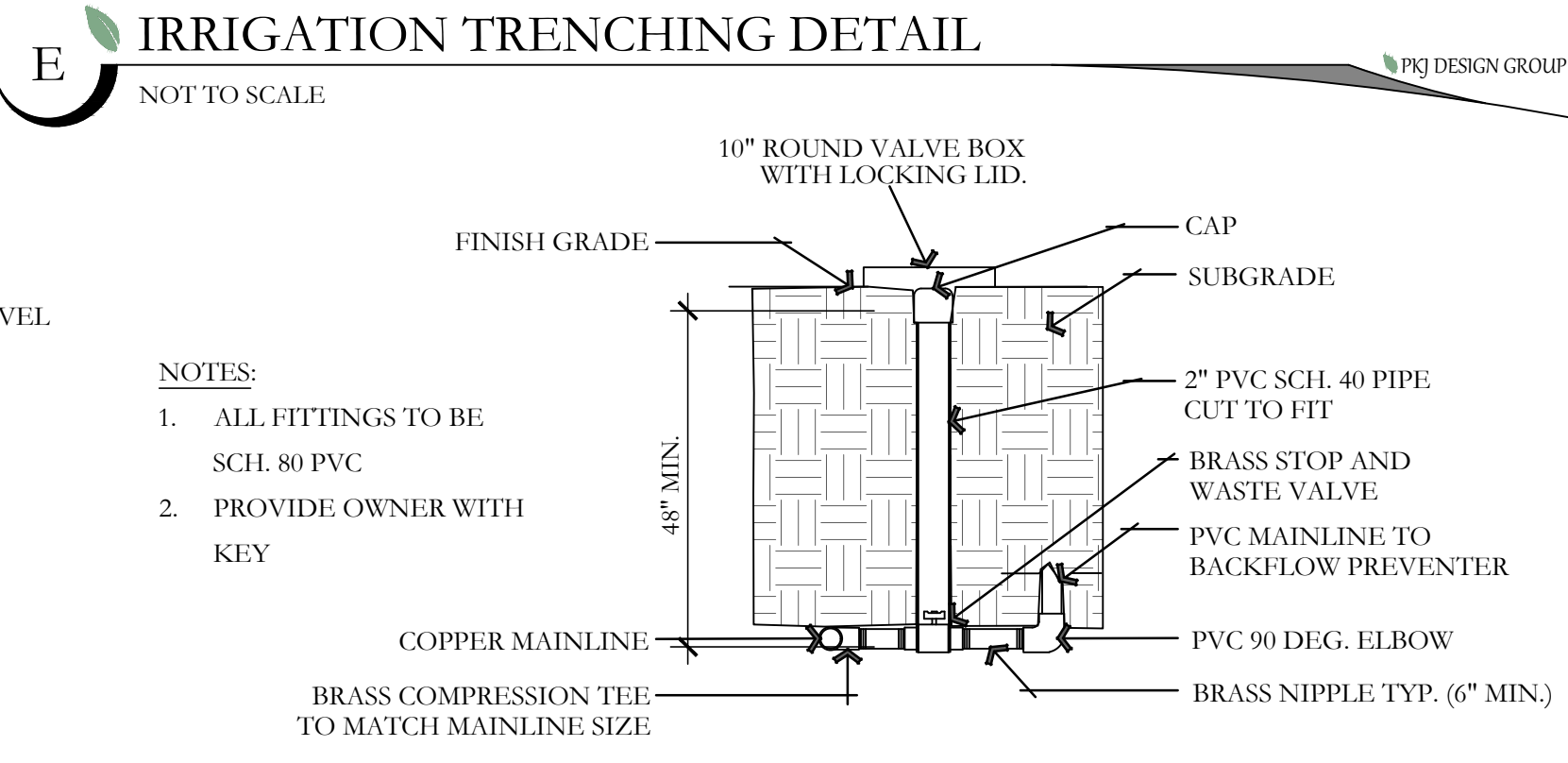
NOT TO SCALE



- NOTES:
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18\"/>

G QUICK COUPLER DETAIL

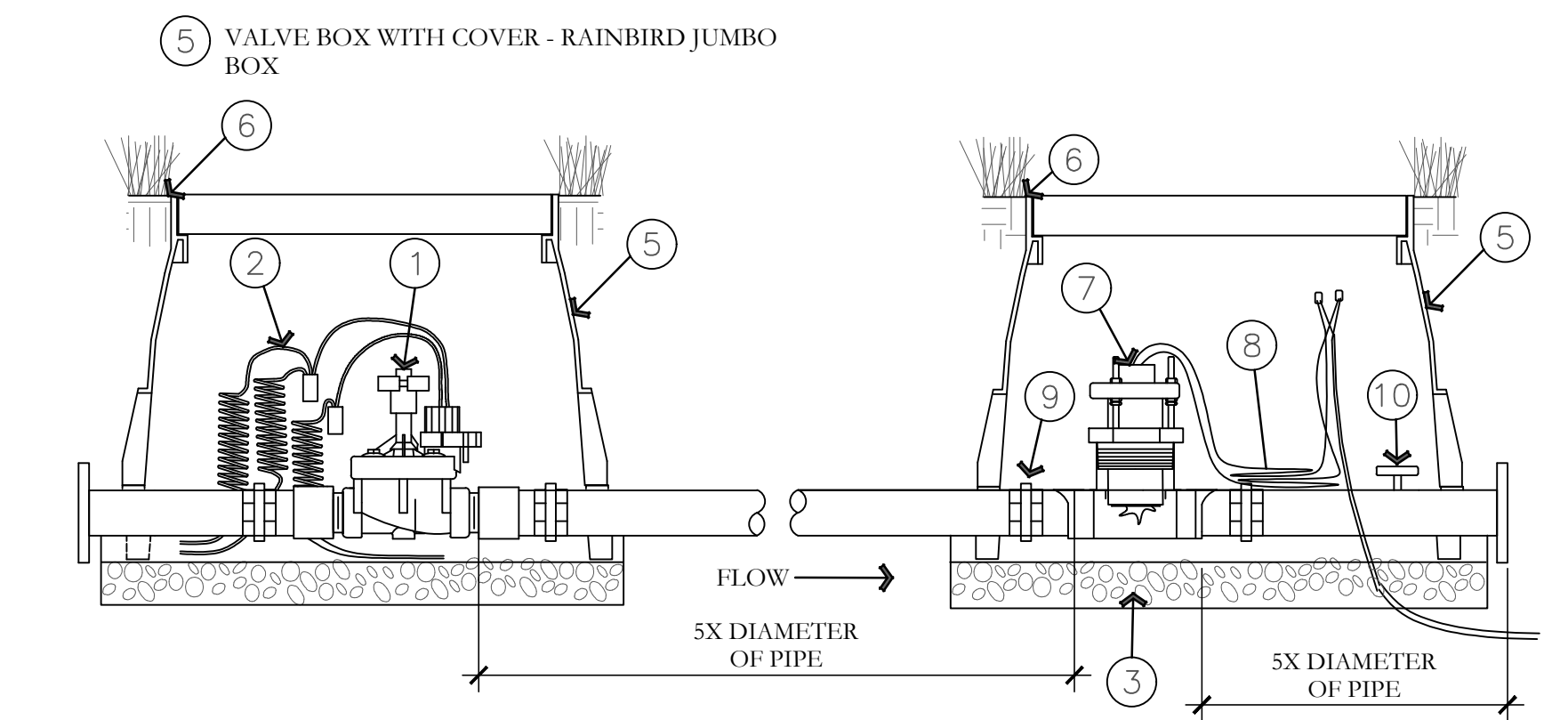
NOT TO SCALE



- NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE



- 1 NORMALLY CLOSED MASTER VALVE(S)
- 2 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
- 3 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 4 10\"/>

I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

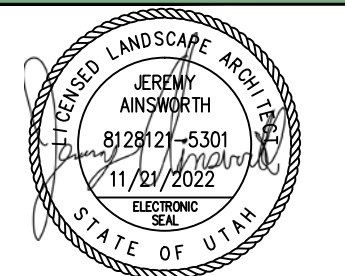
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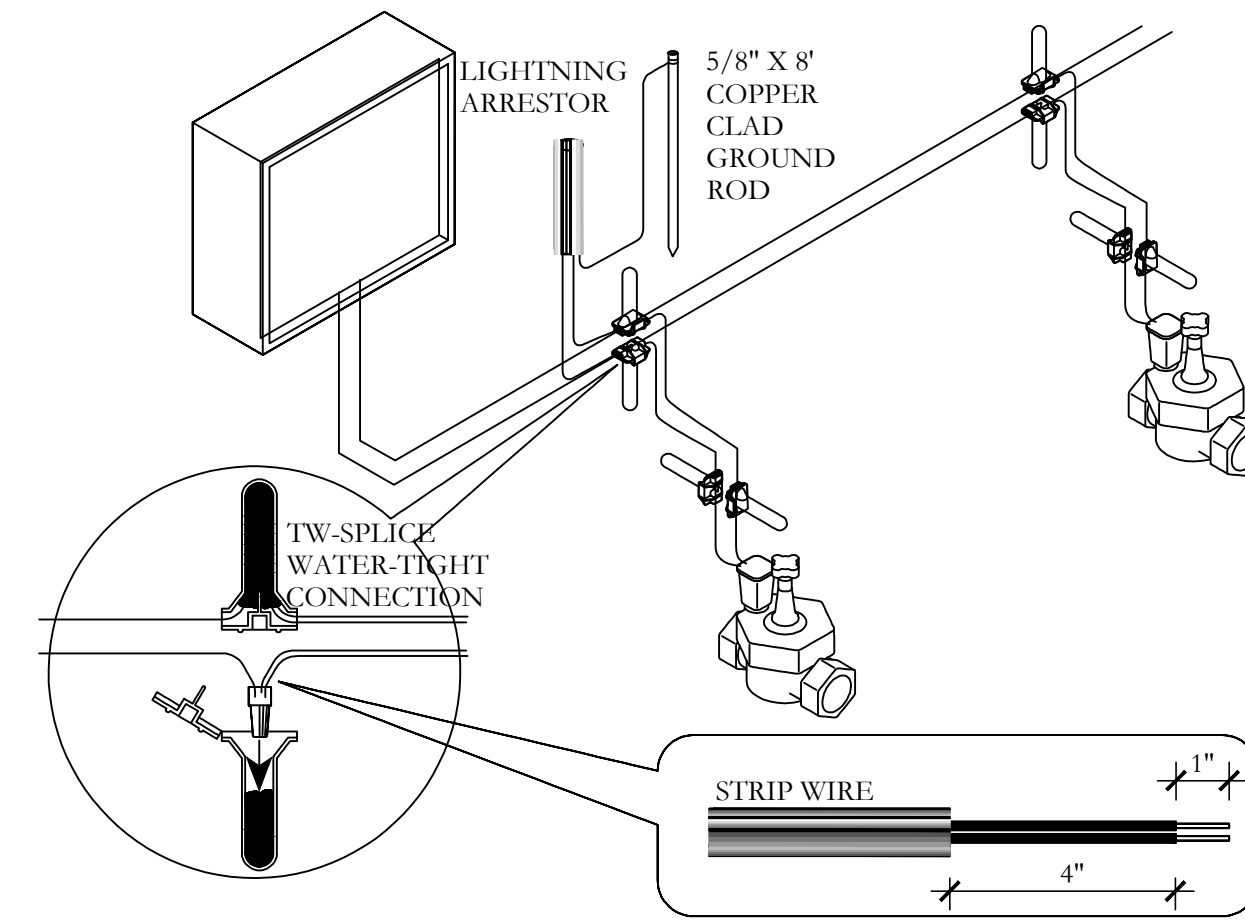
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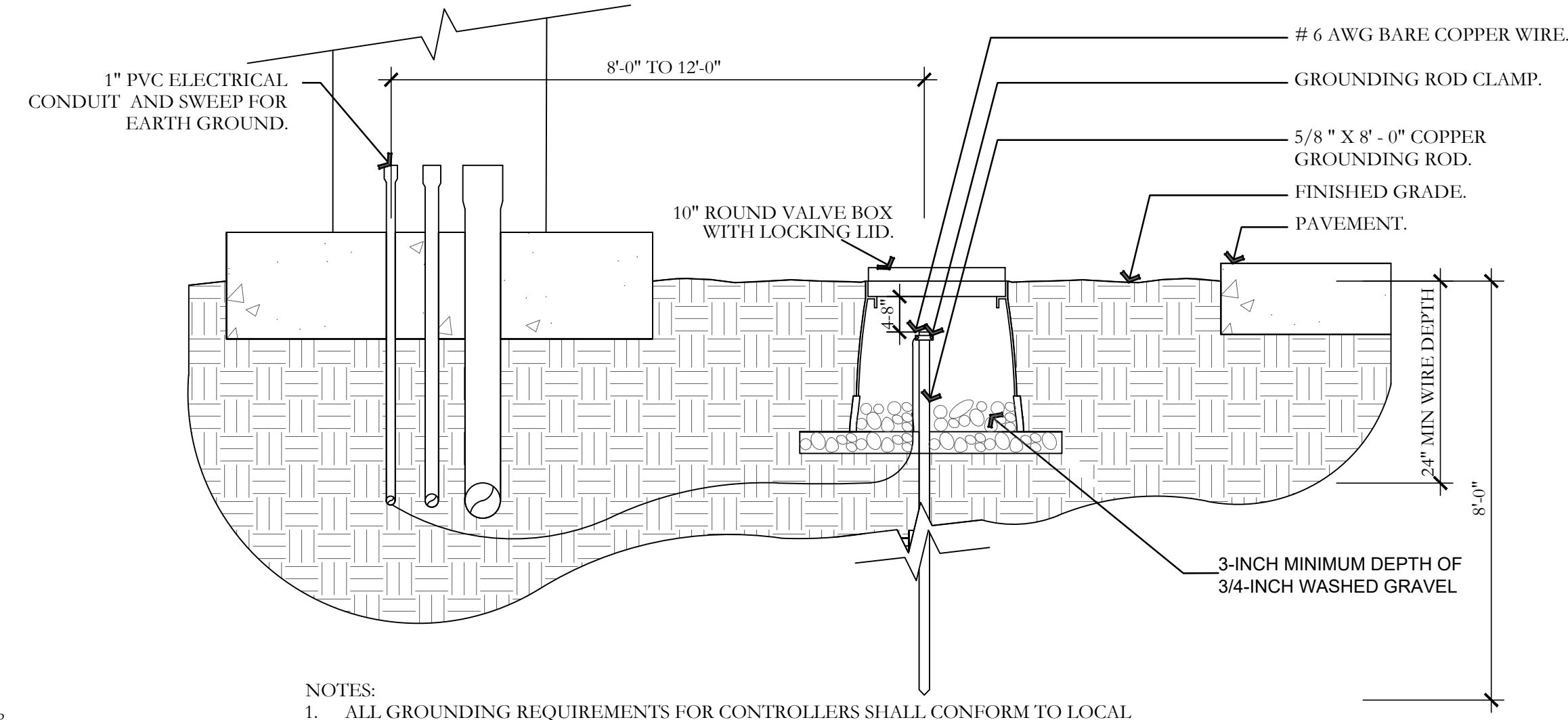
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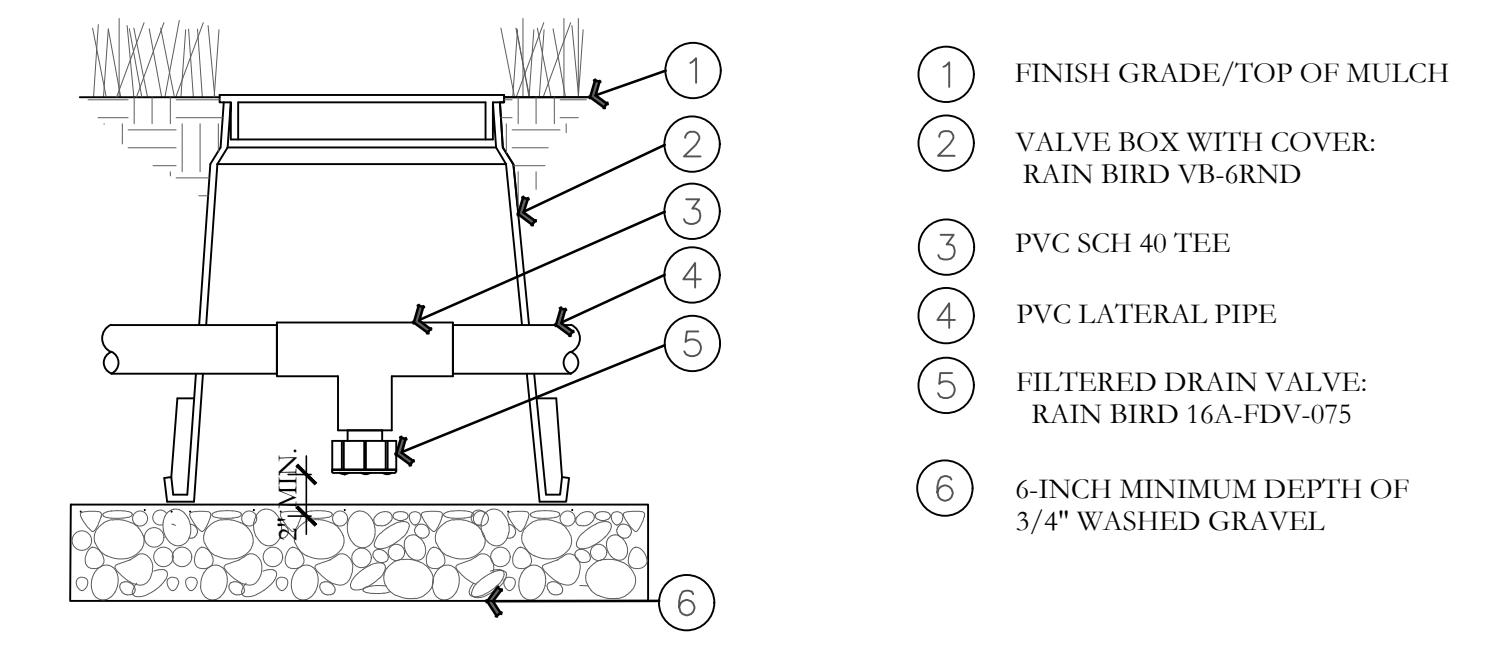
IRRIGATION DETAILS PERMIT SET



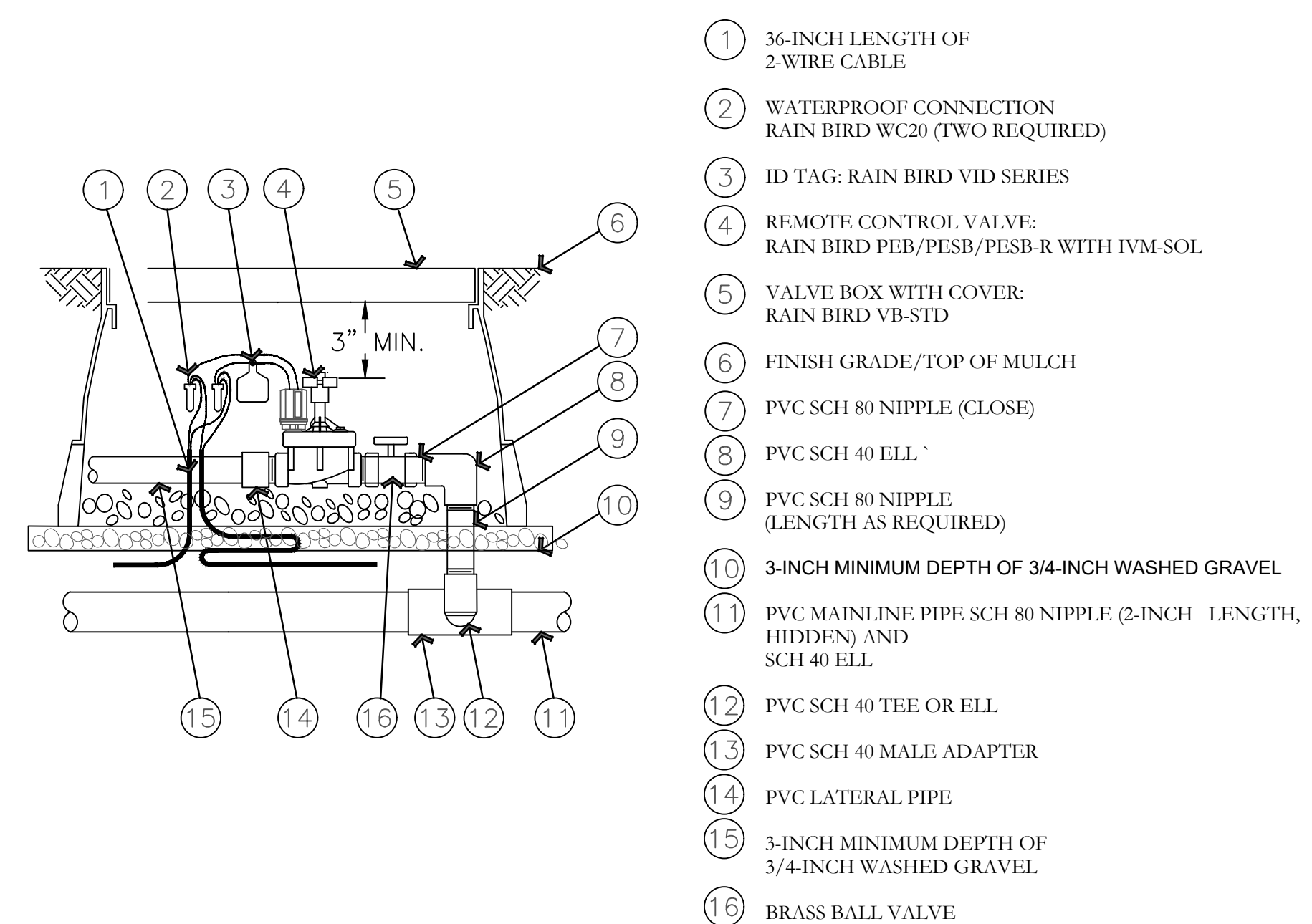
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



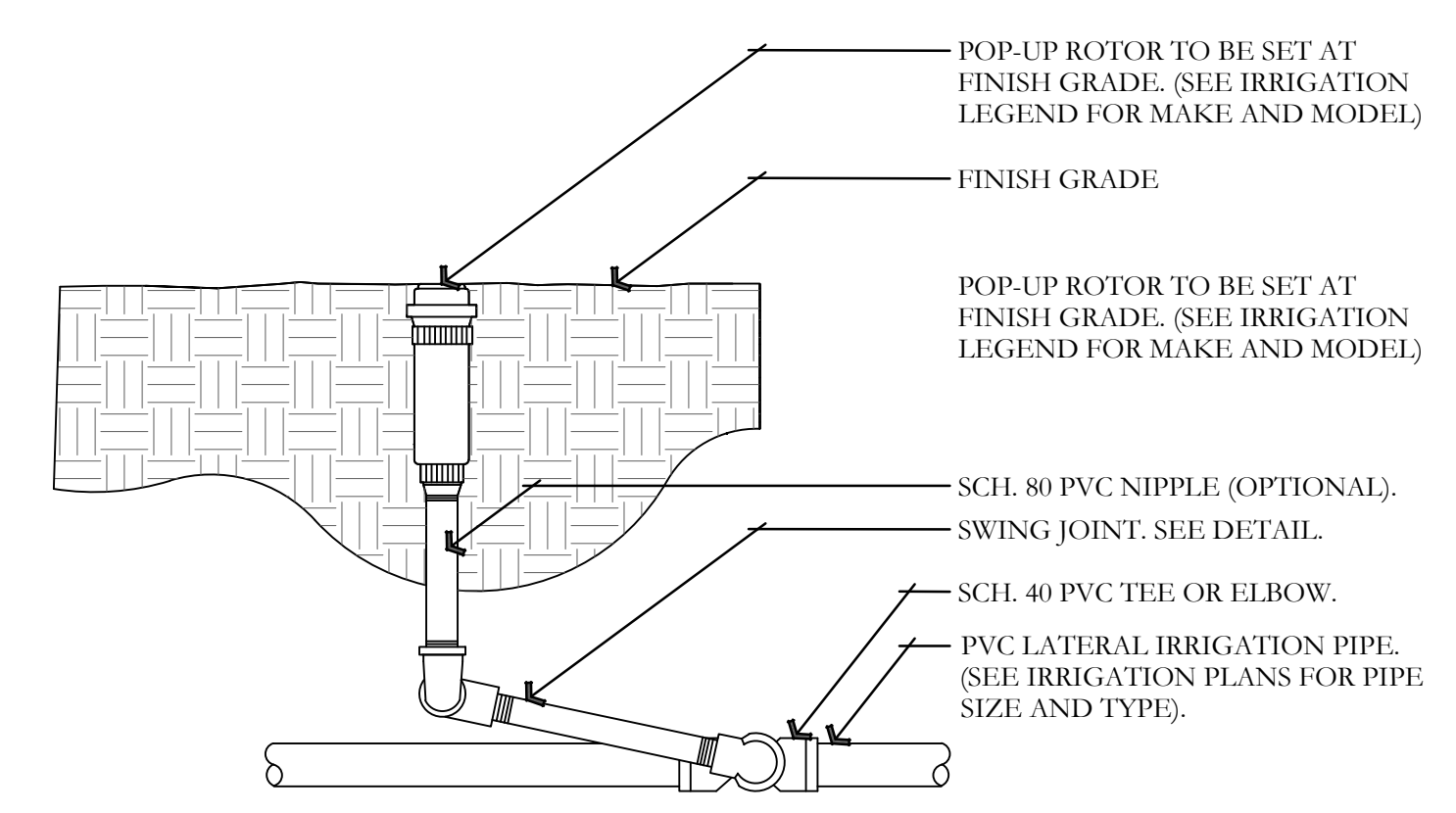
K GROUNDING ROD DETAIL
NOT TO SCALE



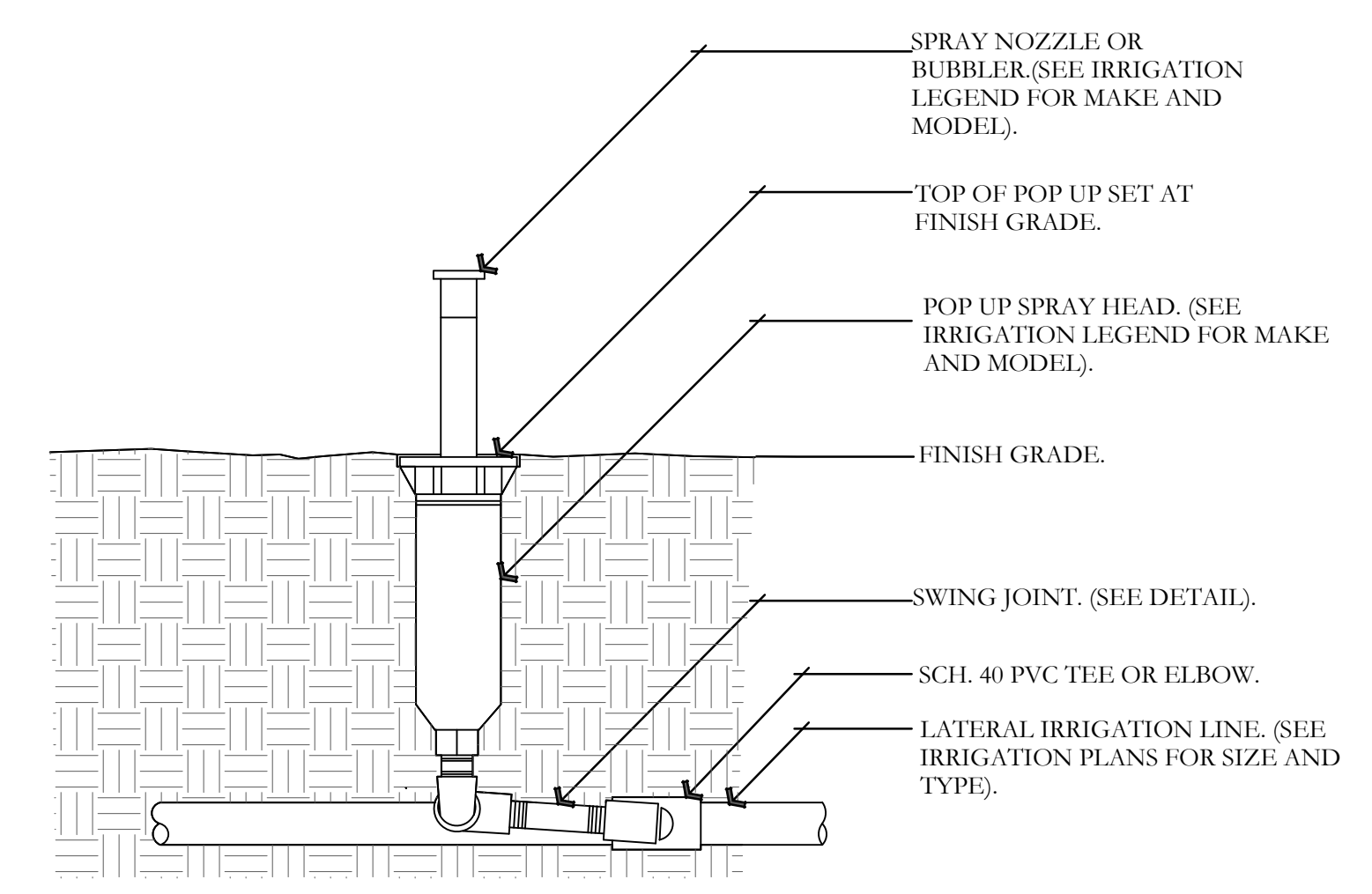
L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/21/2022	UT22173			CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/21/2022
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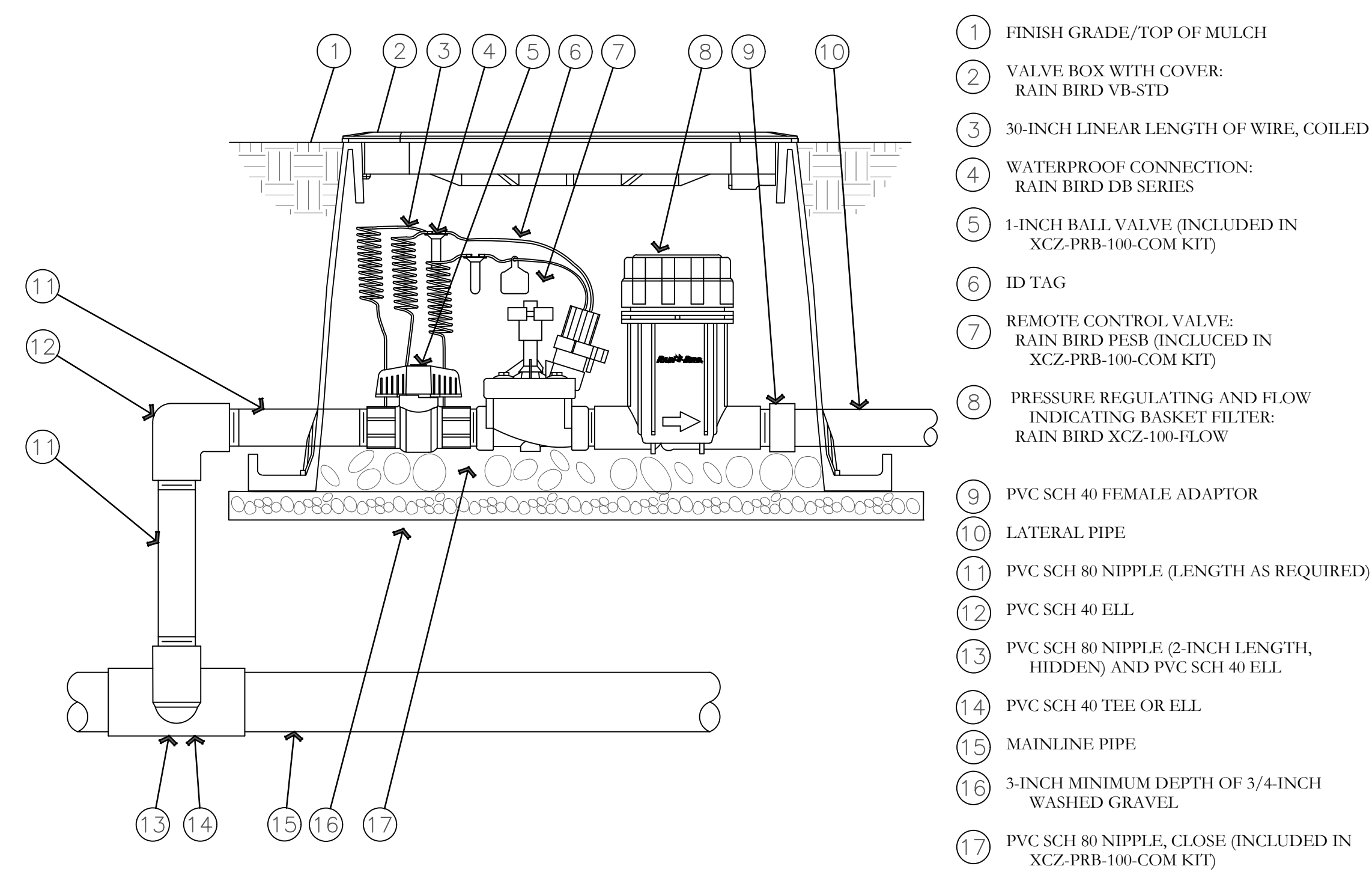
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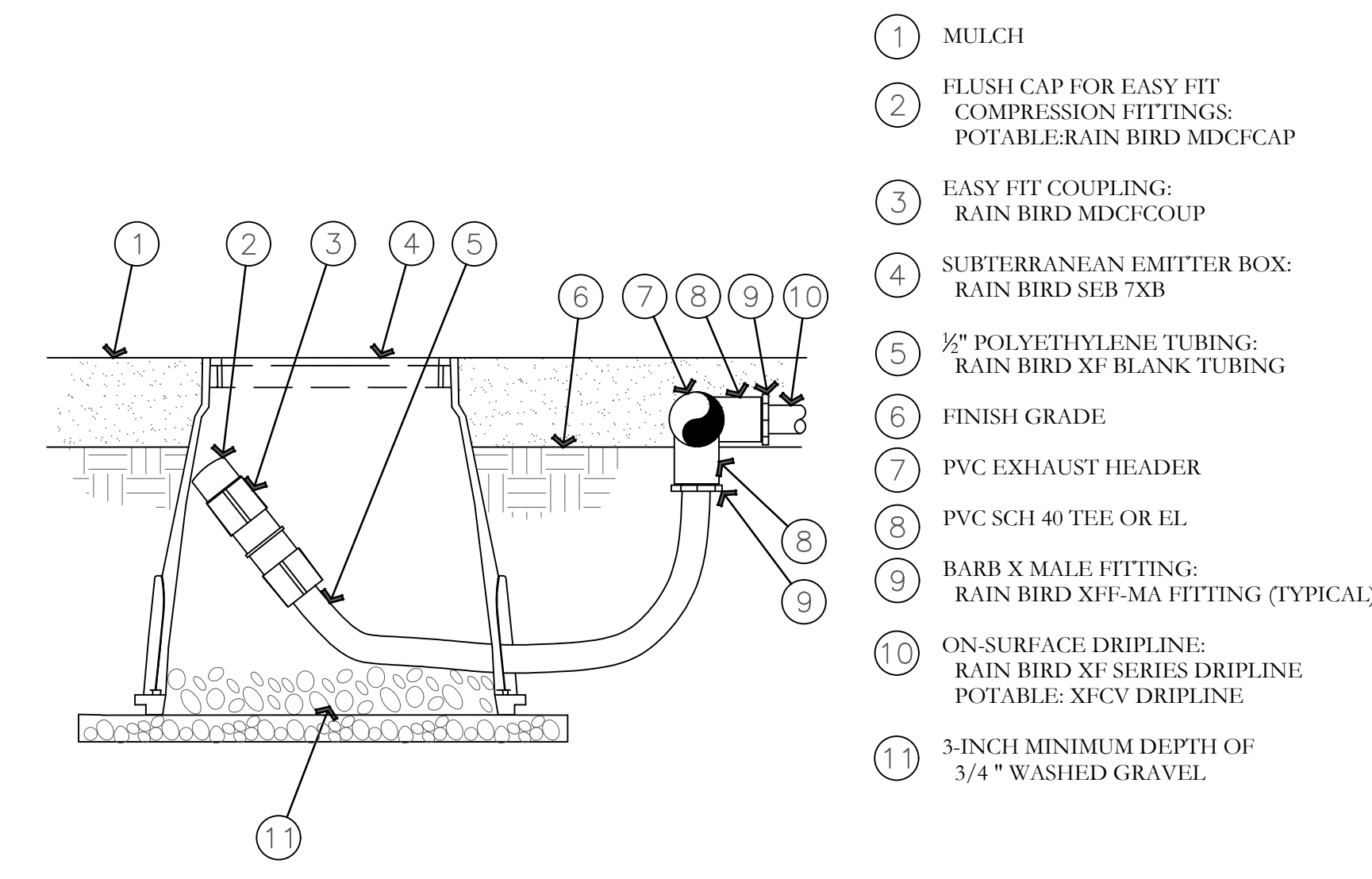
IRRIGATION DETAILS
PERMIT SET

IR-502



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

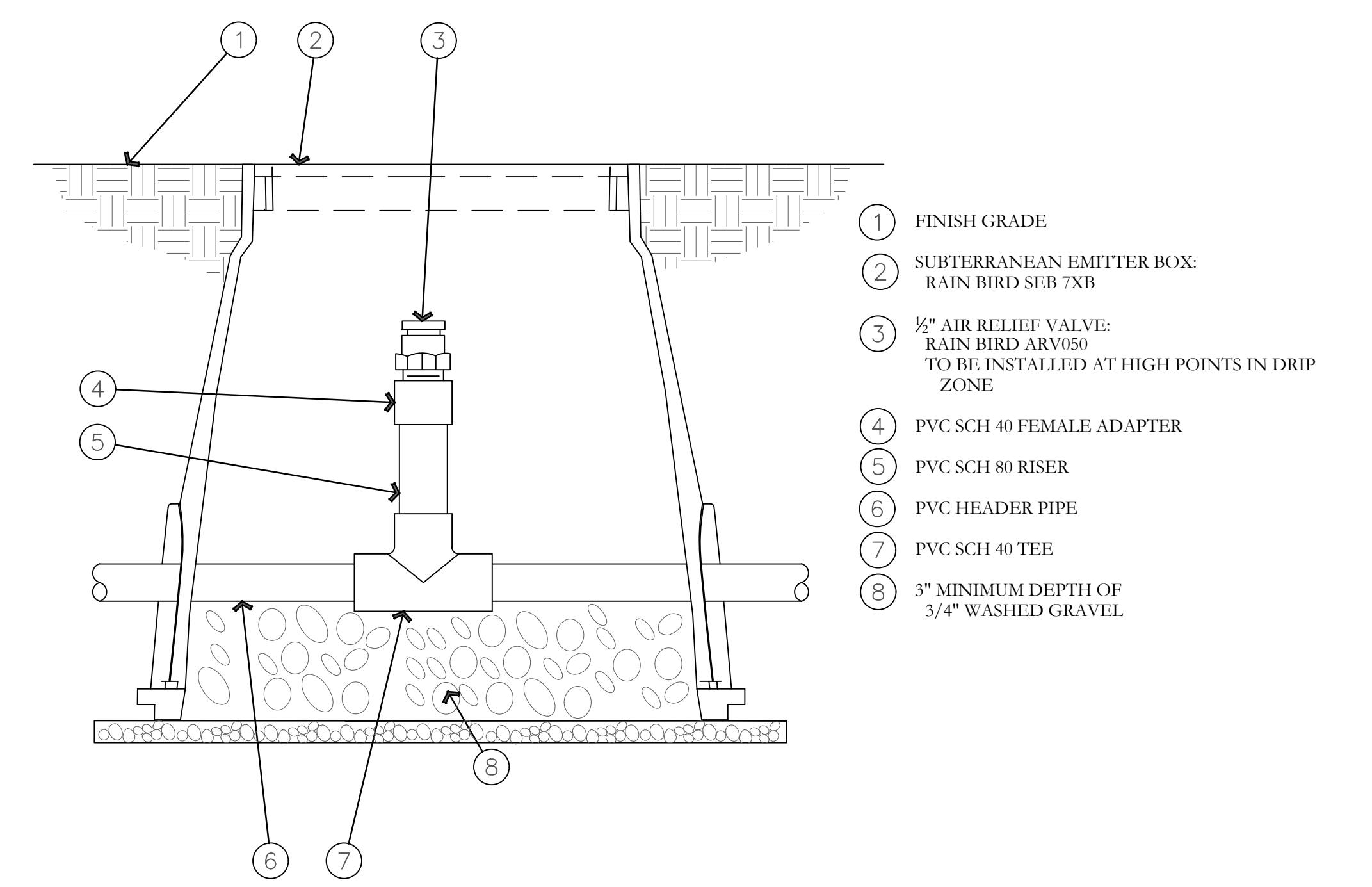
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

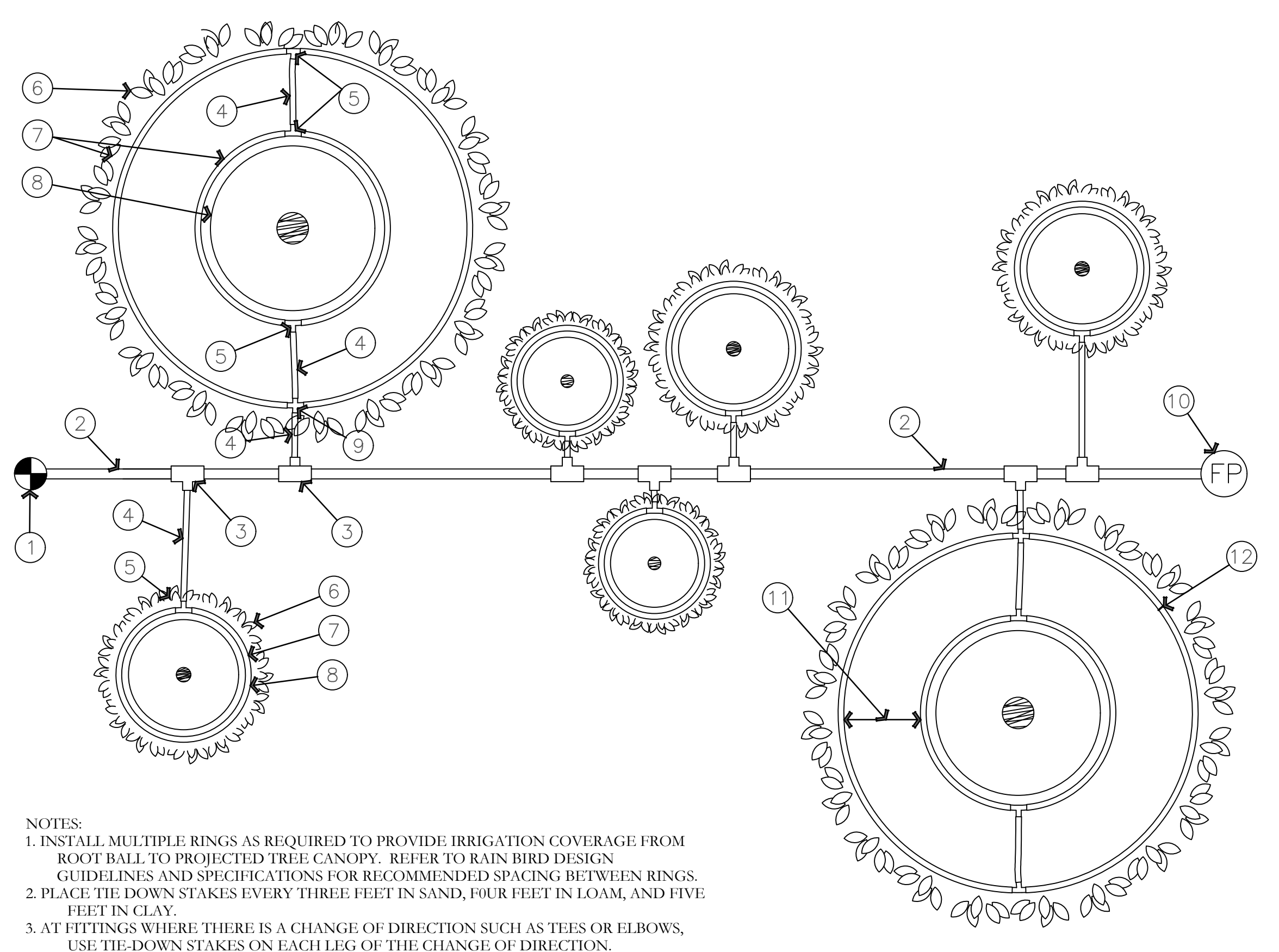
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



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

R AIR RELIEF VALVE DETAIL
NOT TO SCALE



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

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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE 11/21/2022	PROJECT NUMBER UT22173	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization	LICENSE STAMP 	DRAWING INFO P.M.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/21/2022																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			<h1 style="margin: 0;">AUTOZONE</h1> <h2 style="margin: 0;">SANTAQUIN, UTAH</h2>		<p style="font-size: small;">COPYRIGHT: PKJ DESIGN GROUP</p> <p style="font-size: x-small;">THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.</p>			<p style="font-size: small;">3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com</p>	<p style="font-weight: bold; color: red;">IR-503</p> <p style="font-size: x-small; color: red;">PRELIMINARY PLANS NOT FOR CONSTRUCTION</p>
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DRC Members in Attendance: Building Manager Randy Spadafora, Megan Wilson representing the Engineering department, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland.

Police Chief Rodney Hurst and Engineer Jon Lundell were excused from the meeting.

Others in Attendance: Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley, Assistant Stephanie Christensen, Fire Chief Ryan Lind, Blake & Dain Murdock, and Kevin Hunt with New Concepts Construction on behalf of the applicant.

Various members of the public attended the meeting.

Assistant Manager Bond called the meeting to order at 10:00 a.m.

Murdock Ford Site Plan

A commercial site plan review for a proposed car dealership located at 985 W. Summit Ridge Parkway.

Building Manager Spadafora had no suggestions.

Fire Marshall Sutherland inquired about fire lines going into the property. He discussed the requirement for the fire lines to run on a loop system. He added that there needs to be a dedicated line for the fire suppression system. Manager Beagley clarified and confirmed with fire department staff that the water line loop that goes around the building and is connected to hydrants must be completely separate from the fire line that connects the building's indoor fire sprinkler system. The DRC discussed requirements for both the building fire sprinkler and culinary systems as well as hydrant placement on the site. Fire Marshall Sutherland pointed out that, depending on where the fire riser room will be located in the building, the fire line for the suppression system going into the building will need to be connected to a fire hydrant somewhere in the parking lot within 100 feet of the room.

Public Works Director Callaway pointed out that the curb and driveway will have to be cut at the intersection nearest to the building. He asked that the city be able to partner with the developer in cleaning up the existing asphalt in that intersection at the same time as the curb and driveway are under construction. Director Callaway discussed with the applicant they may not need a 4-inch culinary water service connection and recommended, for ease and cost, to reduce the connection to a 2-inch size. The contractor is having the mechanical engineer look into that at the present time.

Manager Beagley addressed the proposed sawcut line along South Ridge Farms Road and stated it must be located outside of the vehicle wheel path. Assistant Manager Bond pointed out sections of the plans that require clearer notes and labels. The DRC and applicant discussed the requirement for a full landscape plan that will be taken into consideration in the future and that architectural renderings are needed and will be considered at a future Architectural Review Committee (ARC) meeting. An ARC meeting will be set when the city receives building renderings. The applicant inquired about specifications for the photometric plan. The DRC and applicant discussed the area on the plan marked as

“undisturbed.” The DRC encouraged the applicant to make minimal improvements to the undisturbed area to mitigate weeds and unsightliness as part of the current site plan process. Items on the site plans that were missing labels were discussed. The DRC and applicant reviewed the perpetuation of the asphalt trail that runs along Summit Ridge Parkway. A Public Access Easement for parts of the asphalt trail located on private property will need to be submitted to the City. The DRC discussed Fire Code and City Code regulations for spacing between parking spaces along and around areas close to the building. Megan Wilson pointed out the proposed inlet connection to the city storm drain is not allowed. Manager Beagley stated that according to the city code, the co-mingling of private stormwater and right-of-way stormwater is not allowed. The DRC discussed that a drainage area for the swale on the eastern side of the property must be provided. Assistant Manager Bond stated that a full storm drain report needs to be provided with percolation rates and runoff calculations, etc. Waterline sizes and locations were brought up again and discussed along with P.I. lines. Megan Wilson pointed out that rebar in the city curb and gutter is not allowed but is okay in the private curb and gutter. Manager Beagley requested that details be included on the site plans for city improvements and standards versus the plans for the private property areas.

The applicant inquired about geo-technical issues that they are running into on the site and asked if they are allowed to proceed with the soil’s hydro-collapse process. Manager Beagley encouraged the applicant to submit a preliminary building permit so that processes at the site can press forward. Building Manager Spadafora agreed that a building footing and foundation building permit could be allowed for that instance.

Manager Beagley made a motion to approve the Murdock Ford Site Plan with the condition that all redlines be addressed to include ARC approval of building renderings. Building Manager Spadafora seconded the motion.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Absent

Motion passed unanimously in favor.

Meeting Minutes Approval
October 25, 2022

Manager Beagley motioned to approve the DRC meeting minutes from October 11, 2022. Building Manager Spadafora seconded the motion.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes

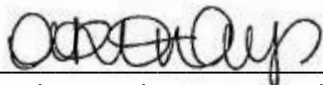
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Absent

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:38 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder