# ARCHITECTURAL REVIEW COMMITTEE

Thursday, April 11, 2024, at 5:30 PM
Santaquin City Hall Building
110 S. Center Street, Santaquin, UT 84655

## MEETINGS HELD IN PERSON

The public is invited to participate as outlined below:

- **In Person –** Meetings are held in the Administrative Conference Room at City Hall

## 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. **Quick Quack Car Wash**

   The Architectural Review Committee will review a commercial site plan for a proposed car wash located at approximately 78 N. 500 E.

2. **Silver Oaks Subdivision**

   The Architectural Review Committee will review a request from the developer of the Silver Oaks Subdivision for fencing around the subdivision located at approximately 590 W Main Street.

**MEETING MINUTES APPROVAL**

3. **November 8, 2023**

**ADJOURNMENT**

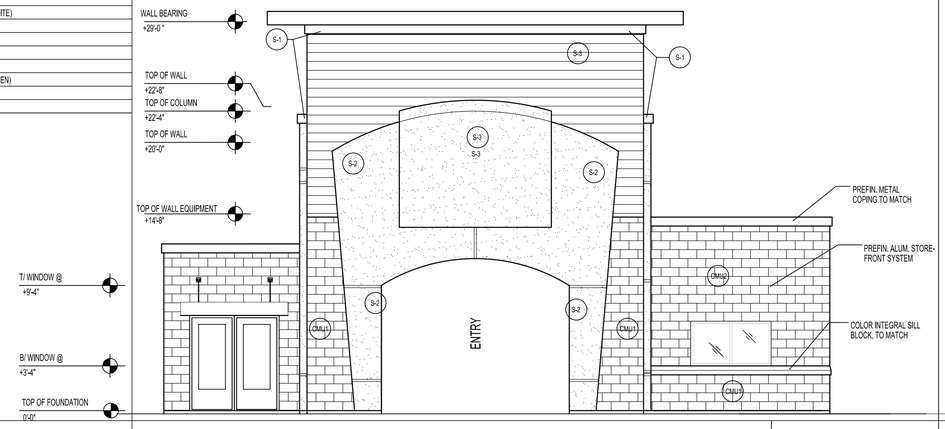
## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY: _____
Amalie R. Ottley, City Recorder

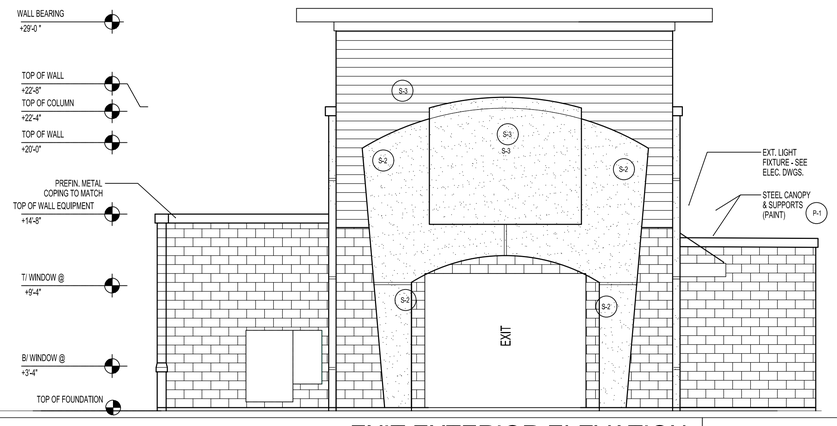
## EXTERIOR FINISH SCHEDULE

| LABEL | MATERIAL | COLOR / MANUFACTURER |
|---|---|---|
| CMU-1 | SPLIT-FACE CMU | INTEGRAL COLOR (DARK GREY) TO MATCH SW 7069 "IRON ORE" |
| CMU-2 | SMOOTH FACE CMU | INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7655 "STAMPED CONCRETE" |
| S-1 | STUCCO | MATCH SW 6755 "STARBOARD" (GREEN) |
| S-2 | STUCCO | MATCH SW 6902 Decisive Yellow |
| S-3 | CEMENTITIOUS FIBER BOARD | MATCH SW 7004 "SNOWBOUND" (WHITE) |
| P-1 | PAINT | SW 6755 "STARBOARD" (GREEN) |
| P-2 | PAINT | SW 6902 Decisive Yellow |
| P-3 | PAINT | SW 7025 "BACKDROP" (DARK GREY) |
| | | |
| M-1 | STANDING SEAM ROOFING | MATCH SW 6755 "STARBOARD" (GREEN) |
| | | |
| | | |



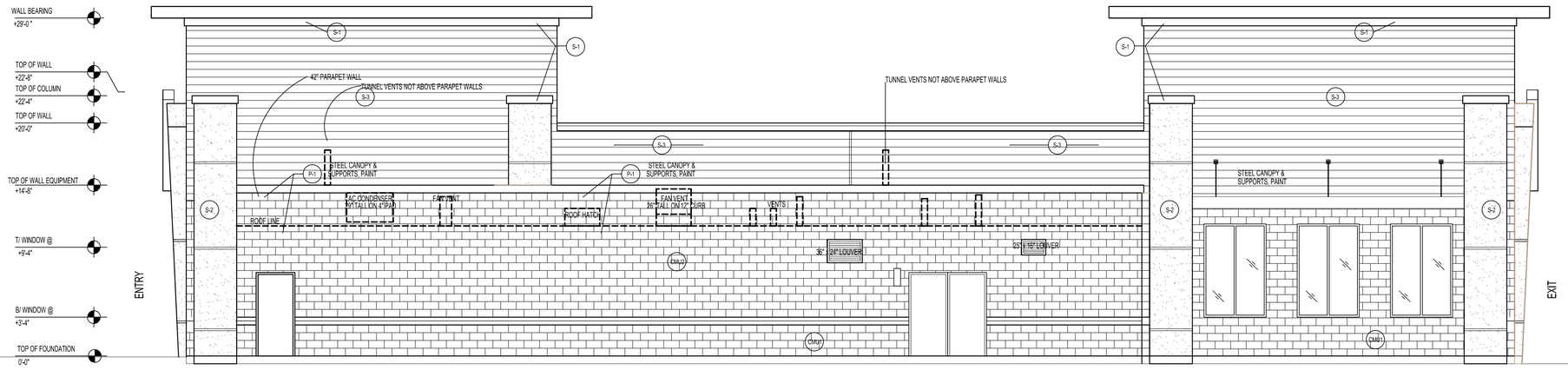

## ENTRY EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 04



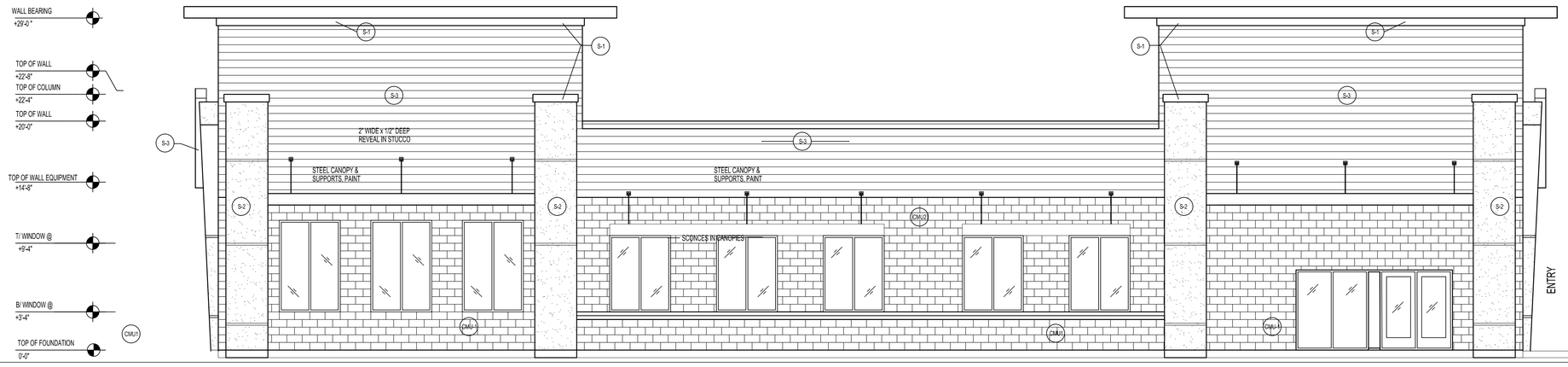

## EXIT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 03




## EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 02




## WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 01

### PROJECT NOTES

EXTERIOR BUILDING SUMMARY
EAST SIDE ELEVATION 2,900 S.F.
WEST SIDE ELEVATION 2,900 S.F.
ENTRY 1,100 S.F.
EXIT 1,100 S.F.

TOTAL ELEVATIONS SQUARE FOOTAGE 8,000

| FINISH SCHEDULE - EXTERIOR ELEVATIONS | | 8,000 TOTAL S.F. | |
|---|---|---|---|
| CEMENTITIOUS FIBER BOARD | | 2,500 S.F. | 31.0% |
| STUCCO | | 1,150 S.F. | 14.5% |
| CMU SPLIT FACE | | 1,440 S.F. | 18% |
| CMU SMOOTH FACE | | 1,200 S.F. | 15% |
| METAL FASCIA AND AWNINGS | | 695 S.F. | 9% |
| DOORS | | 485 S.F. | 6% |
| WINDOWS | | 530 S.F. | 6.5% |
| TOTAL | | 8,000 S.F. | 100% |

PRIMARY MATERIALS — 4,635 S.F.
CMU SPLIT FACE, CEMENTITIOUS FIBER BOARD, METAL FASCIA AND AWNINGS

SECONDARY MATERIAL — 2,350 S.F
STUCCO, SMOOTH FACE BLOCK

DOORS AND WINDOWS — 1,015 S.F.

| | | |
|---|---|---|
| TOTAL S.F. MINUS DOORS AND WINDOWS | 6,985 S.F. | |
| PERCENTAGE OF PRIMARY MATERIAL | 4,635 S.F. | 66% |
| PERCENTAGE OF SECONDARY MATERIAL | 2,350 S.F. | 34% |

PROJECT TITLE
Quick Quack Car Wash
Santaquin

DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801)226-8005

DATE:
March 2024

REVISIONS:

A200

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| LABEL | MATERIAL | COLOR / MANUFACTURER |
|---|---|---|
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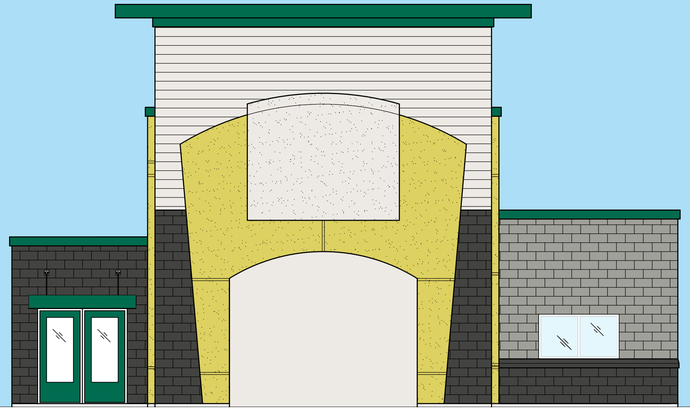

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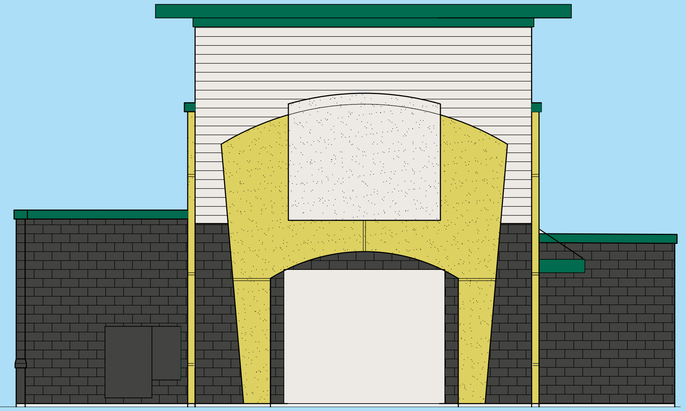

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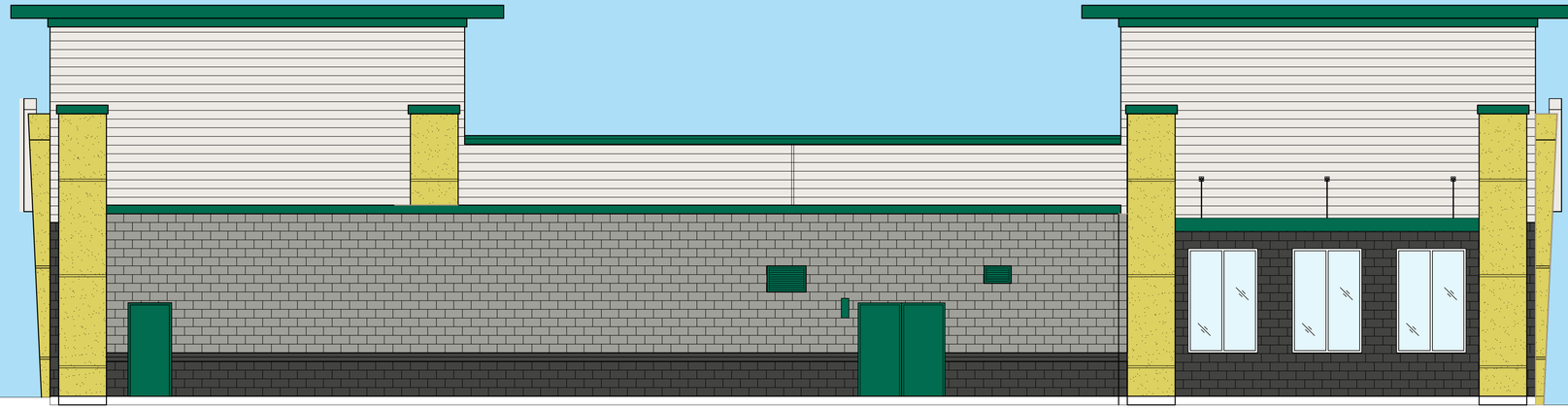

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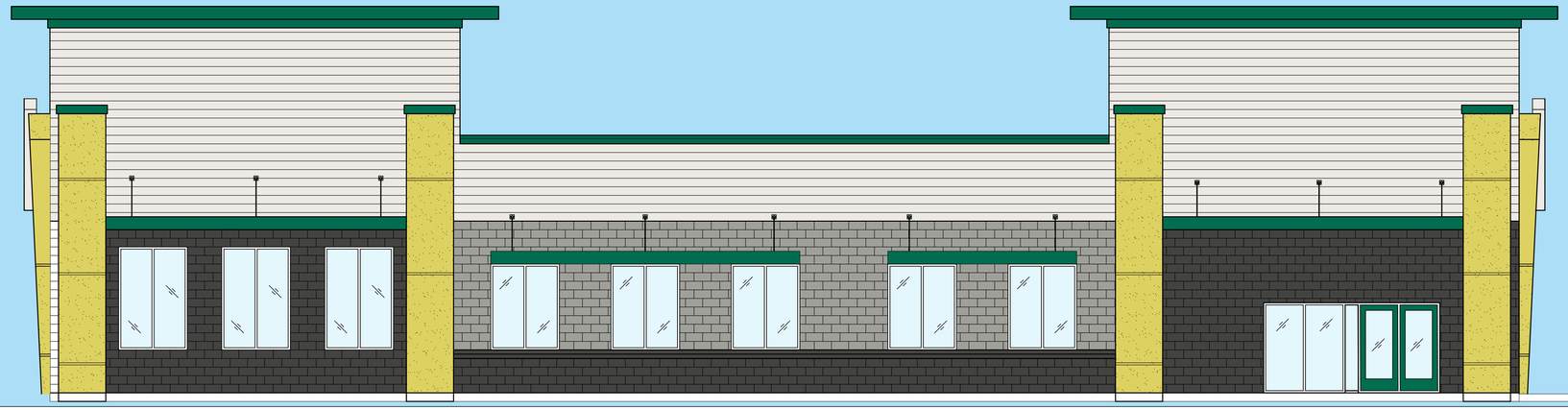

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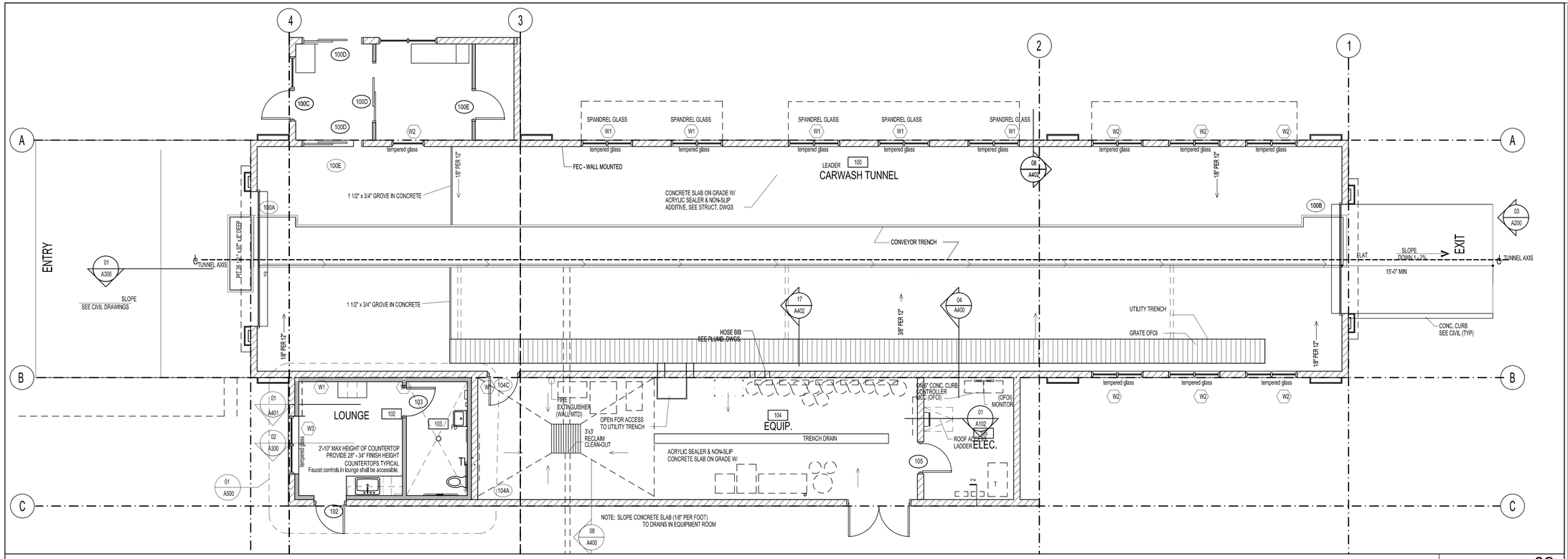
PROJECT TITLE
Quick Quack Car Wash
Santaquin

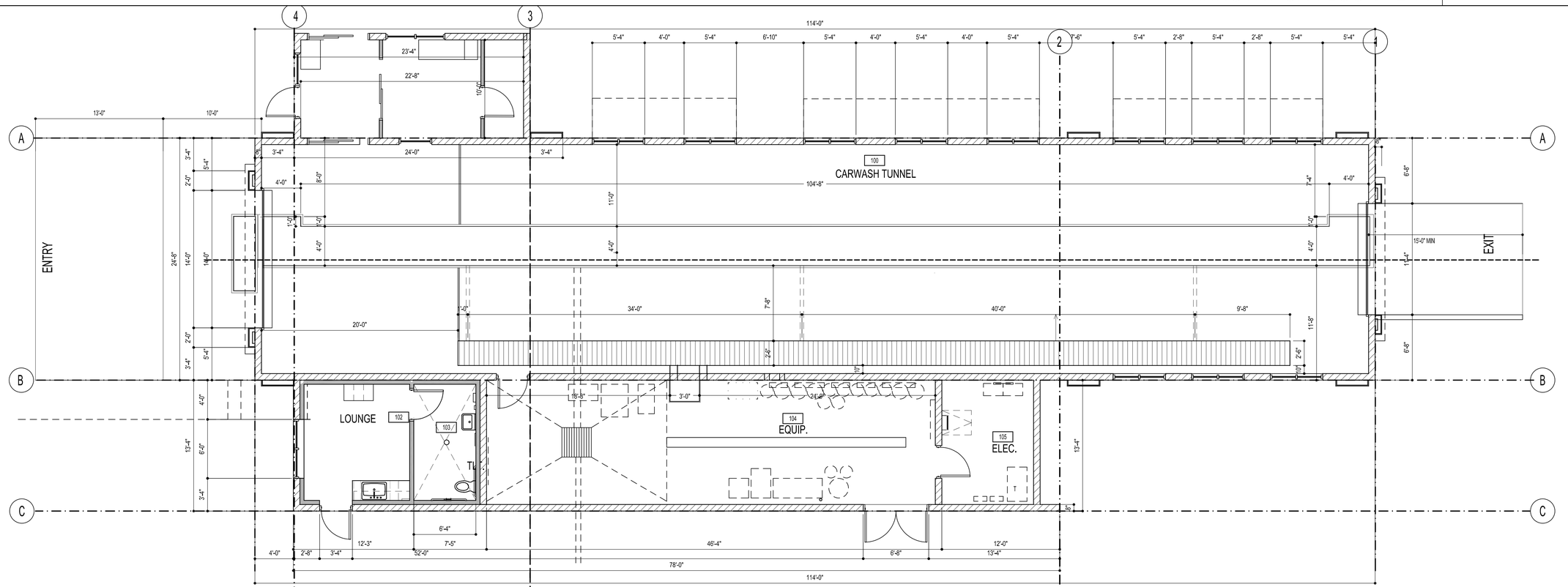
DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 226-8803

DATE: March 2024
REVISIONS:

A200




ANNOTATION FLOOR PLAN | SCALE: 3/16" = 1'-0" 02




DIMENSION FLOOR PLAN | SCALE: 3/16" = 1'-0" 01

## PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLILTE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 ( Front Reception Counters and Breakroom)

PROJECT TITLE
Quick Quack Car Wash
Santaquin

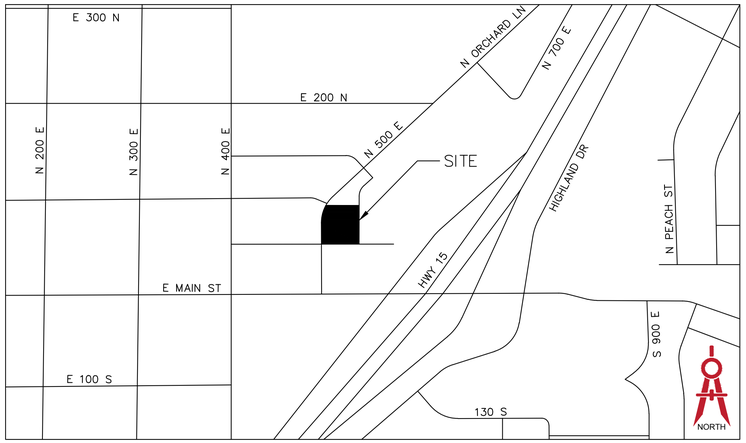
DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 225-8805

DATE: March 2024
REVISIONS:

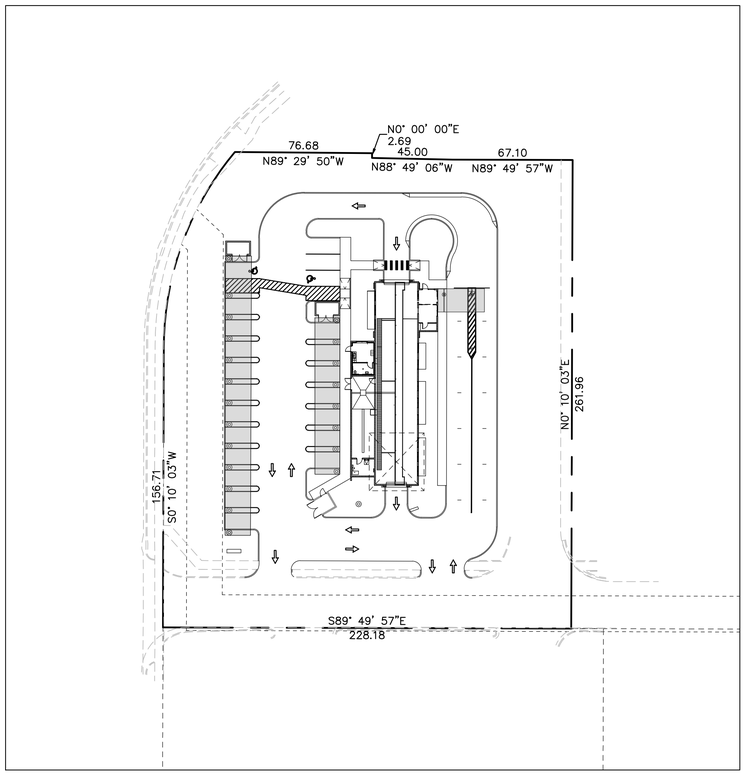
A100

# QUICK QUACK SANTAQUIN 500 EAST
## SANTAQUIN, UT

VICINITY MAP




NOT TO SCALE




SITE MAP
1"=40'

## INDEX


G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Drainage Plan
C-4 Utility Plan
C-5 Details
C-6 Utility Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
L-1 Landscape Plan
Photometric Plan



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
RUSS NELSON
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(435) 757-0400
RUSS.NELSON@LONESTARBUILDERSINC.COM


SITE DATA

| | | |
|---|---|---|
| LOT AREA: | 58,811 | SF (1.35 ACRES) |
| BUILDING AREA: | 4,081 | SF± 6.9% |
| PAVEMENT AREA: | 37,507 | SF± 63.8% |
| LANDSCAPE AREA: | 17,223 | SF± 29.3% |

ZONING: C-1 (GENERAL COMMERCIAL)
CONDITIONAL USE
PARCEL ID#: 517170008

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

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

## LEGEND & ABBREVIATION TABLE

| | | | |
|---|---|---|---|
| R.O.W./PROPERTY LINE | | EXISTING CURB AND GUTTER | |
| EASEMENT LINE | | PROPOSED CURB AND GUTTER | |
| CENTER LINE | | INVERT ELEVATION | I.E. |
| PROPOSED TRAIL | | TOP BACK CURB | TBC |
| PROPOSED WATER LINE | W | TOP ASPHALT | TA |
| PROPOSED PRESSURIZED IRRIGATION | PI | TOP OF GRATE | TOG |
| PROPOSED GROUND WATER DRAIN | GW | FINISHED GRADE | FG |
| PROPOSED SEWER LINE | SS | TOP OF CONCRETE | TC |
| PROPOSED STORM DRAIN LINE | SD | HIGH WATER ELEVATION | HWE |
| EXISTING SEWER LINE | SS | CATCH BASIN | |
| EXISTING WATER LINE | W | SURFACE FLOW DIRECTION | |
| EXISTING STORM DRAIN LINE | SD | PROPOSED STREET LIGHT | |
| EXISTING CONTOUR | 4960 | STORM DRAIN MANHOLE | D |
| FINISHED CONTOUR | 47.00 | SANITARY SEWER MANHOLE | S |
| | | PROPOSED WATER VALVE | |

Item 1.

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

PROJECT ENGINEER: LP
DESIGNER: JM


ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

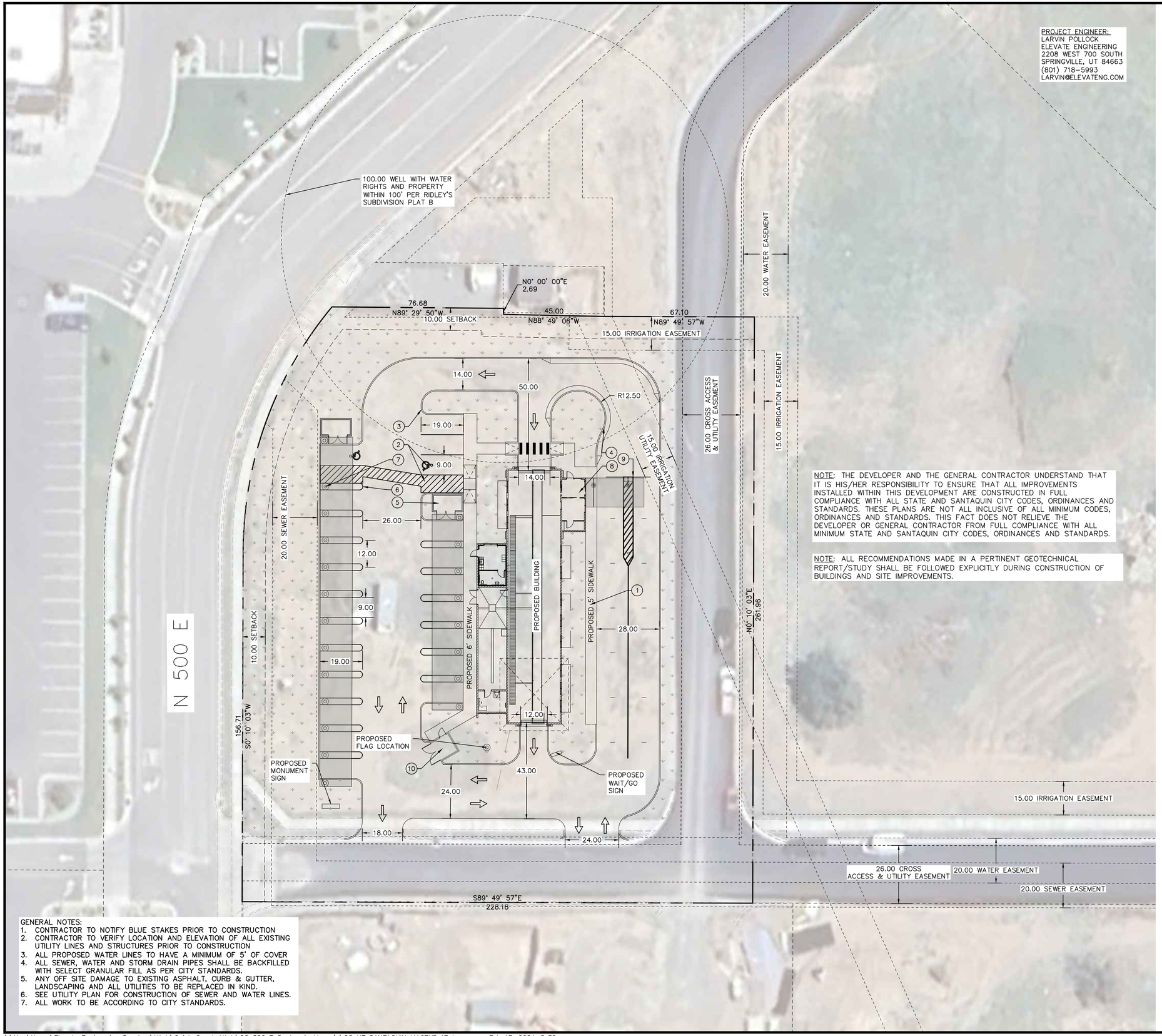

ELEVATE ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST
COVER SHEET
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
2/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: G-0

DATE: Feb 13, 2024




PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

# LEGEND

| | |
|---|---|
| LOT LINES (PROPERTY) | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| STRIPING | |
| BUILDING SETBACK | |
| LANDSCAPE SETBACK | |
| EXISTING BUILDING | |
| EXISTING FENCE | x |
| TOP BACK OF CURB | TBC |
| FINISHED FLOOR ELEVATION | FFE |
| LANDSCAPE AREA | |
| CONCRETE AREA | |
| CANOPY | |

SITE DATA

| | | |
|---|---|---|
| LOT AREA: | 58,811 | SF (1.35 ACRES) |
| BUILDING AREA: | 4,081 | SF± 6.9% |
| PAVEMENT AREA: | 37,507 | SF± 63.8% |
| LANDSCAPE AREA: | 17,223 | SF± 29.3% |

ZONING: C-1 (GENERAL COMMERCIAL)
CONDITIONAL USE
PARCEL ID#: 517170008

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=10 FEET
REAR=10 FEET
SIDE=10 FEET

PARKING TABULATION

REQUIRED: 5 STALLS PER 1,000 SF
PROVIDED: 3 STALLS
1 ADA STALL

VACUUM STALLS: 19 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 14 STALLS

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

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

NOTES:

1. PROPOSED 5' SIDEWALK PER DRAWING NO. CG5. SEE SHEET C-5 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER DRAWING NO. CG1. SEE SHEET C-5 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
4. PROPOSED CURB TYPE P PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

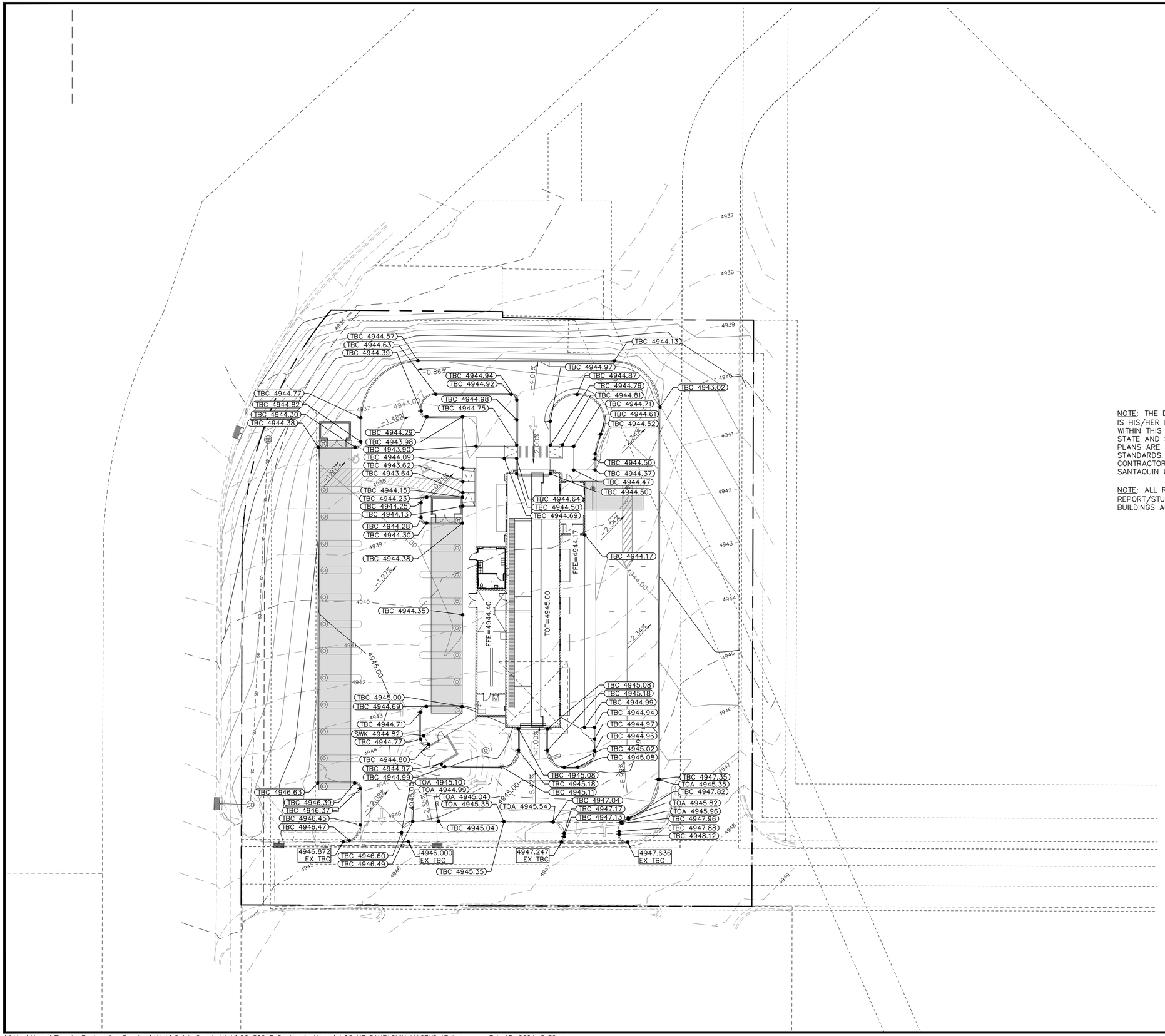
ELEVATE ENGINEERING

# QUICK QUACK SANTAQUIN 500 EAST
## SITE PLAN
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
10964737
2/13/2024
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Feb 13, 2024




# LEGEND

| | |
|---|---|
| LOT LINES (PROPERTY) | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| GRADE BREAK | GRADE BREAK |
| FINISH GRADE CONTOUR LINES | 4960 |
| EXISTING GRADE CONTOUR LINES | 4960 |
| FINISH GRADE SLOPE | SLOPE |

| | |
|---|---|
| GRADE BREAK | GB |
| INVERT ELEVATION | IE |
| TOP OF GRATE | TOG |
| TOP OF ASPHALT | TA |
| TOP BACK OF CURB | TBC |
| EXISTING | EX |
| FINISHED GRADE | FG |
| FINISHED FLOOR ELEVATION | FFE |
| BACK OF SIDEWALK | BOW |
| EDGE OF ASPHALT | EOA |
| TOP OF FOUNDATION | TOF |

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SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
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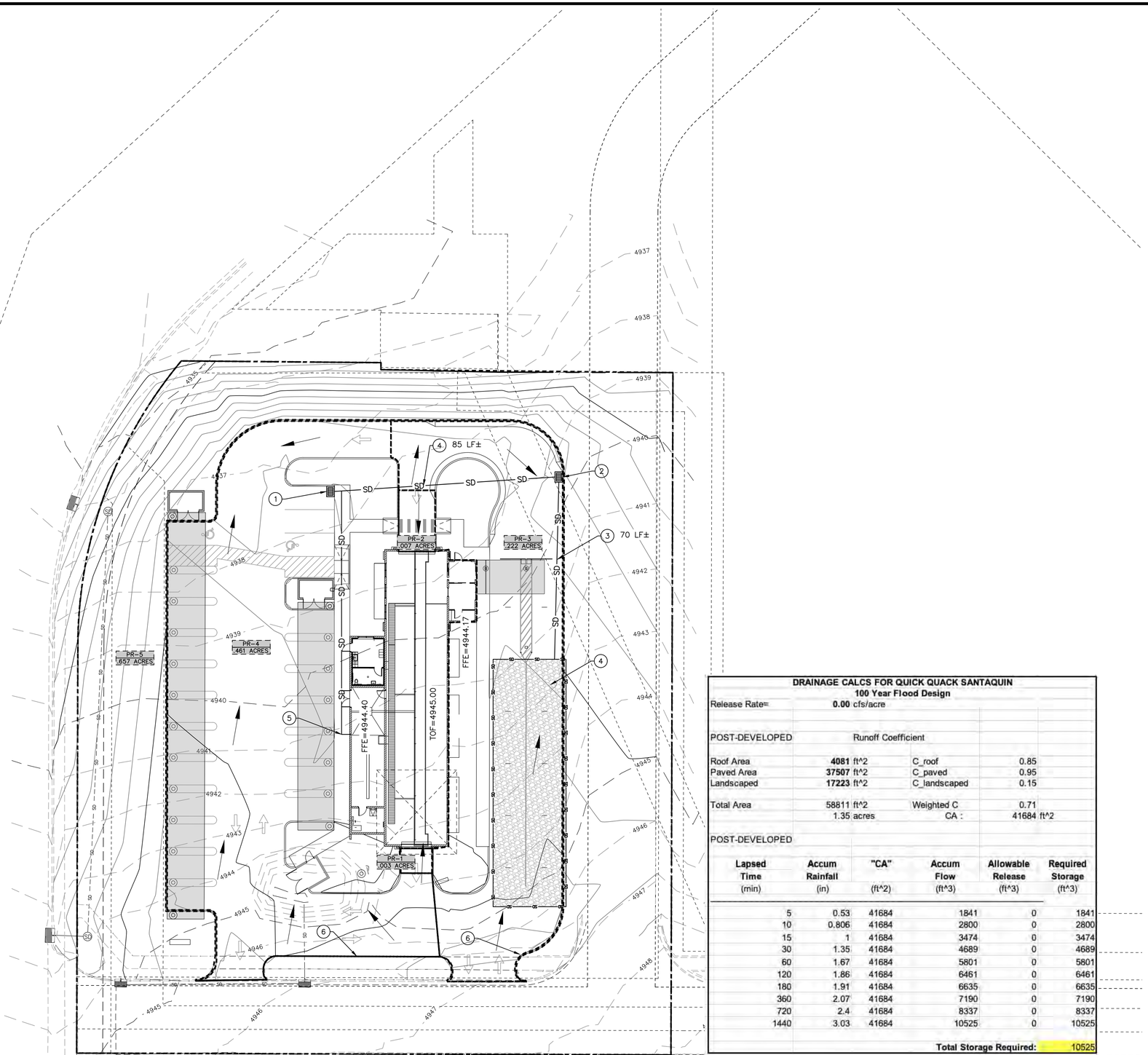
ELEVATE ENGINEERING

# QUICK QUACK SANTAQUIN 500 EAST
## GRADING PLAN
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
2/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-2

DATE: Feb 13, 2024




# LEGEND

| | |
|---|---|
| LOT LINES (PROPERTY) | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| GRADE BREAK | GRADE BREAK |
| FINISH GRADE CONTOUR LINES | 4960 |
| EXISTING GRADE CONTOUR LINES | 4960 |
| DRAINAGE FLOW ARROWS | |

| | |
|---|---|
| GRADE BREAK | GB |
| INVERT ELEVATION | IE |
| TOP OF GRATE | TOG |
| TOP OF ASPHALT | TA |
| TOP BACK OF CURB | TBC |
| EXISTING | EX |
| FINISHED GRADE | FG |
| FINISHED FLOOR ELEVATION | FFE |
| BACK OF SIDEWALK | BOW |
| EDGE OF ASPHALT | EOA |
| TOP OF FOUNDATION | TOF |

DESIGN NOTES:

1. INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-6 FOR DETAILS. RIM=4943.47 IE=4940.42
2. INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-6 FOR DETAILS. RIM=4942.52 IE=4939.52
3. INSTALL 12" ADS PIPE @ 0.50% MINIMUM SLOPE
4. INSTALL 28'X95' RTANK SYSTEM FOR 10,613 CF OF STORM WATER STORAGE CAPACITY. TOP OF TANK EL=4944.53 BOTTOM OF TANK EL=4939.17
5. INSTALL 6" PVC PIPE TO CONNECT TO ONSITE STORM NETWORK.
6. ALL RETAINING WALLS TO BE ENGINEERED AND CONSTRUCTED BY OTHERS

**DRAINAGE CALCS FOR QUICK QUACK SANTAQUIN**
**100 Year Flood Design**

Release Rate= **0.00** cfs/acre

POST-DEVELOPED — Runoff Coefficient

| | | | | |
|---|---|---|---|---|
| Roof Area | **4081** ft^2 | C_roof | 0.85 | |
| Paved Area | **37507** ft^2 | C_paved | 0.95 | |
| Landscaped | **17223** ft^2 | C_landscaped | 0.15 | |
| Total Area | 58811 ft^2 | Weighted C | 0.71 | |
| | 1.35 acres | CA : | 41684 | ft^2 |

POST-DEVELOPED

| Lapsed Time (min) | Accum Rainfall (in) | "CA" (ft^2) | Accum Flow (ft^3) | Allowable Release (ft^3) | Required Storage (ft^3) |
|---|---|---|---|---|---|
| 5 | 0.53 | 41684 | 1841 | 0 | 1841 |
| 10 | 0.806 | 41684 | 2800 | 0 | 2800 |
| 15 | 1 | 41684 | 3474 | 0 | 3474 |
| 30 | 1.35 | 41684 | 4689 | 0 | 4689 |
| 60 | 1.67 | 41684 | 5801 | 0 | 5801 |
| 120 | 1.86 | 41684 | 6461 | 0 | 6461 |
| 180 | 1.91 | 41684 | 6635 | 0 | 6635 |
| 360 | 2.07 | 41684 | 7190 | 0 | 7190 |
| 720 | 2.4 | 41684 | 8337 | 0 | 8337 |
| 1440 | 3.03 | 41684 | 10525 | 0 | 10525 |
| | | | **Total Storage Required:** | | 10525 |

**VOLUME PROVIDED IN R-TANK**

| 28'X95' R-Tank Area (ft^2) | Void Ratio 95% | Depth (ft) | Volume/LF (ft^3)/LF | Total Volume (ft^3) | |
|---|---|---|---|---|---|
| 2660 | 0.95 | 4.2 | 2527.00 | 10613.40 | |
| | | | | Total Individual R-TANK Volume= | 10613 |
| | | | | Number of R-TANK Systems | 1 |
| | | | | Total Volume Provided Within R-TANK Systems | 10613 |

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

ELEVATE ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST
DRAINAGE PLAN
78 N 500 E, SANTAQUIN UT 84655

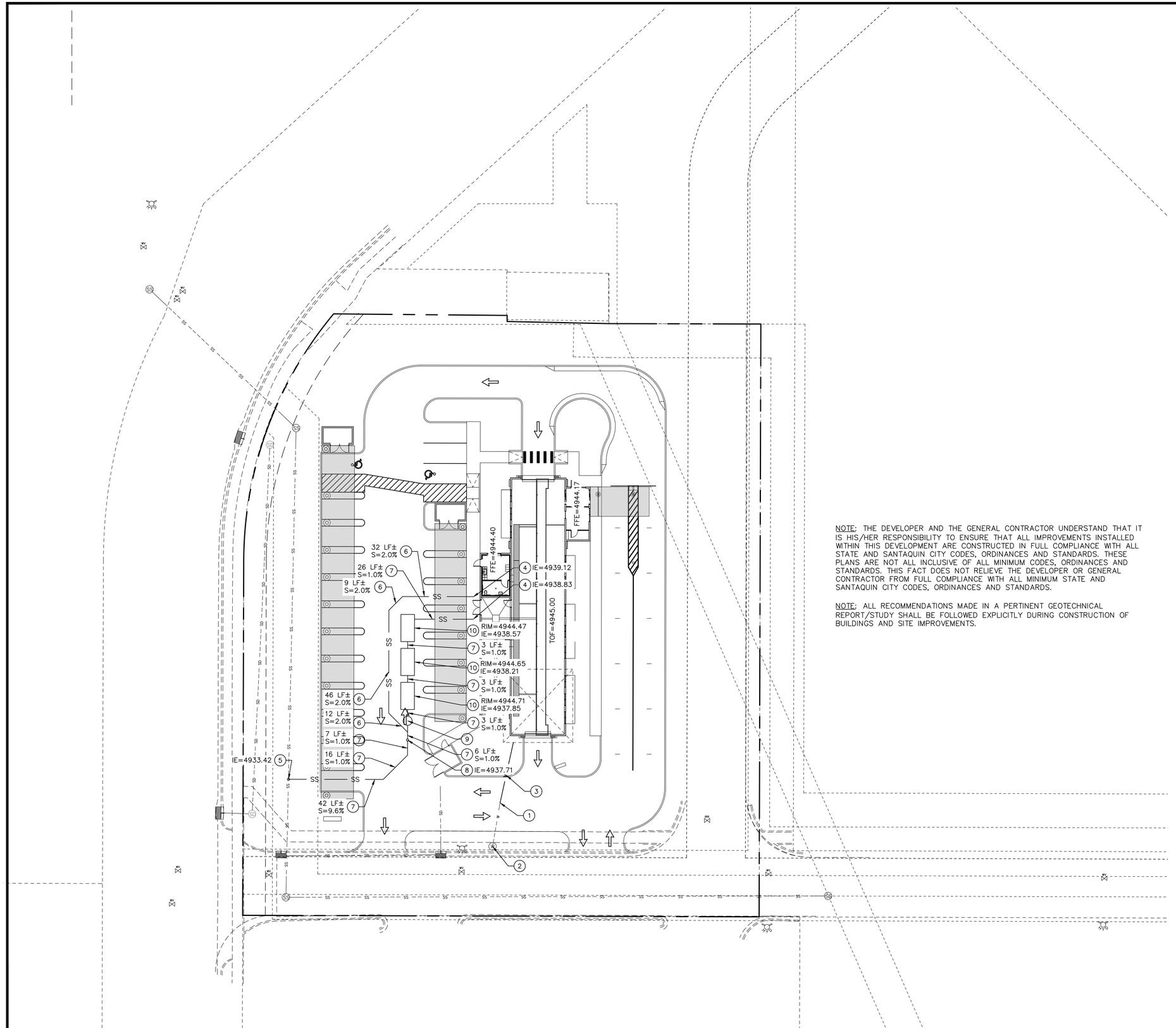
PROFESSIONAL ENGINEER
12/13/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-3

DATE: Feb 13, 2024



\\Mac\Home\Elevate Engineering Dropbox\Utah\Quick Quack Utah\QQ 500 E Santaquin Macey's\QQ UT SANTAQUIN MACEYS 1F.dwg — — Feb 13, 2024—8:30am




# LEGEND

| | |
|---|---|
| PROPERTY/ROW LINE | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| PROPOSED SEWER LINE | SS |
| EXISTING SEWER LINE | SS |
| PROPOSED WATER LINE | W |
| EXISTING WATER LINE | W |
| INVERT ELEVATION | IE |
| EXISTING | EX |
| FINISHED GRADE | FG |
| FINISHED FLOOR ELEVATION | FFE |
| TOP OF FOUNDATION | TOF |

DESIGN NOTES:

1. CONNECT TO EXISTING WATER LATERAL PER CITY STANDARDS.
2. EXISTING 2" WATER METER.
3. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
6. INSTALL 4"ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
7. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
8. INSTALL 6" CLEANOUT.
9. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=4944.72 IE IN=4937.82 IE OUT= 4937.74
10. INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

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

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

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

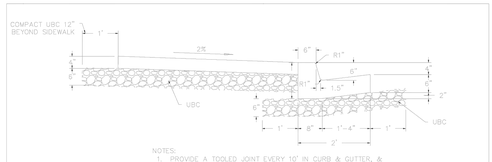
ELEVATE ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST
UTILITY PLAN
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
2/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

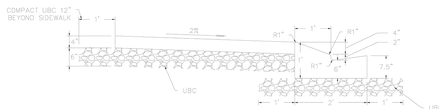
SHEET: C-4

DATE: Feb 13, 2024



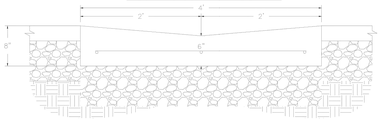

NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER




NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MODIFIED CURB AND GUTTER




CROSS GUTTER

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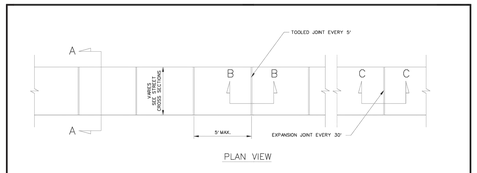
Santaquin

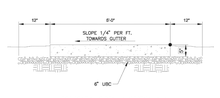
**CURB & GUTTER AND CROSS GUTTER DETAILS**
SANTAQUIN CITY
275 WEST MAIN STREET

CG4

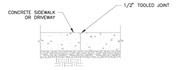
ADOPTION DATES:
15 - OCT - 16




PLAN VIEW



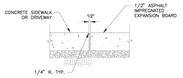

RESIDENTIAL SIDEWALK SECTION A-A




SECTION B-B

NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

COMMERCIAL SIDEWALK SECTION A-A




SECTION C-C

NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK AND 12" BEYOND FRONT AND BACK OF WALK

SIDEWALK DETAILS
NOT TO SCALE

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| REVISION | BY | APP. | DATE |
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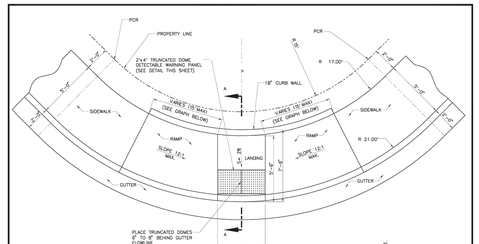
Santaquin

SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

CG5




NOTES:
1. LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS.
3. MID-BLOCK CROSSINGS SHALL USE THE SAME RAMP CONFIGURATION, EXCEPT THAT THERE WOULD BE A DIFFERENT RADIUS CURVE OR NO CURVE AT ALL.
4. CURB RETURNS BETWEEN SIDEWALKS OR TRAILS NOT 4' WIDE, BUT WHERE THE WIDTH IS THE SAME ON BOTH ENDS OF THE CURB RETURN, HAVE THE SAME GENERAL CONFIGURATION AS THE DETAIL SHOWN ON THIS SHEET.

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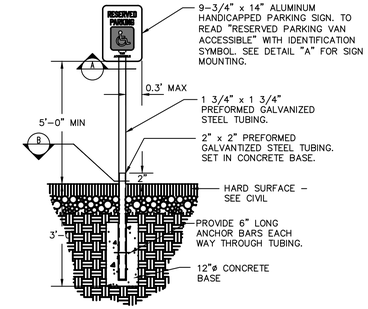
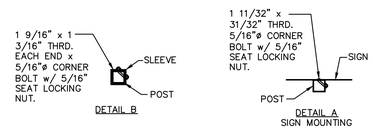
|---|---|---|---|

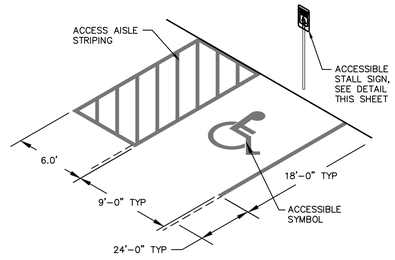
Santaquin

CURB RAMP AT INTERSECTION WITHOUT PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET

CG1

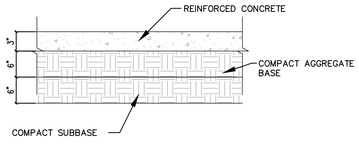


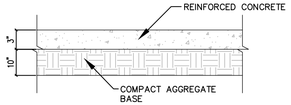




6 — ADA SIGNAGE
SCALE: N.T.S.

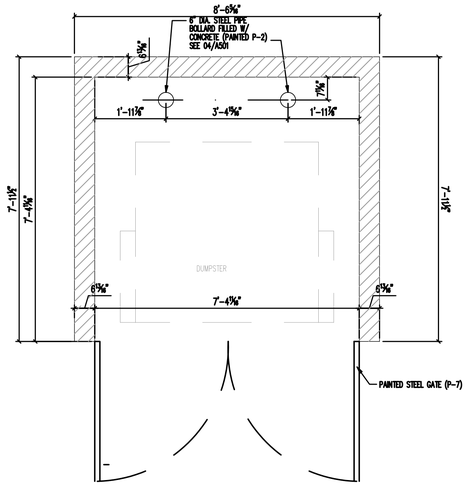
PER GEOTECHNICAL INVESTIGATION
PERFORMED BY EARTHTEC ENGINEERING
PROJECT NO. 240045G

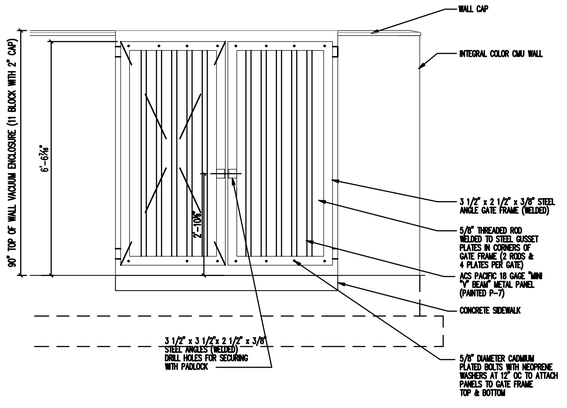


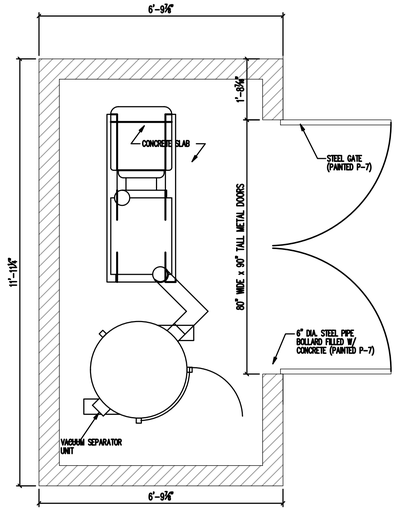

LIGHT DUTY CONCRETE DETAIL
NOT TO SCALE




HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE




ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

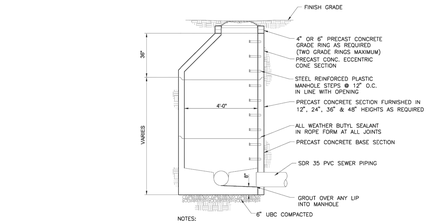
PROJECT ENGINEER: LP
DESIGNER: JM

QUICK QUACK SANTAQUIN 500 EAST
STANDARD DETAILS
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
2/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

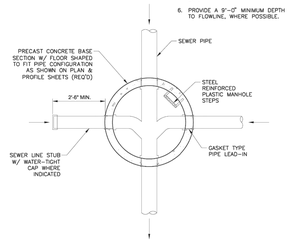
SHEET:
C-5

DATE:
Feb 13, 2024




NOTES:

1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLES PLACED IN FIELDS SHALL HAVE SOLID LIDS.
3. MANHOLES OUTSIDE OF ROADWAYS SHALL BE PLACED 4 INCHES ABOVE GRADE.
4. PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
5. 60" MANHOLES SHALL BE REQUIRED WHEN THE SUM OF ALL INLET & OUTLET DIAMETERS IS GREATER THAN 24".
6. PROVIDE A 9'-0" MINIMUM DEPTH TO FLOWLINE, WHERE POSSIBLE.




NOTES:

1. VENTED LIDS REQ'D. IN ALL PAVED STREETS.
2. WHERE FIELD CONDITIONS PROHIBIT COMBINATION OF PRECAST CONCRETE SECTIONS SHOWN, OTHER COMBINATIONS OF PRECAST CONC. SECTIONS MAY BE USED AS PER ENGINEER'S APPROVAL.
3. SEWER MANHOLE BASES SHALL PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
4. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & L SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
5. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.

## TYPICAL SEWER MANHOLE

NOT TO SCALE

JUB 0 40

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REVISION

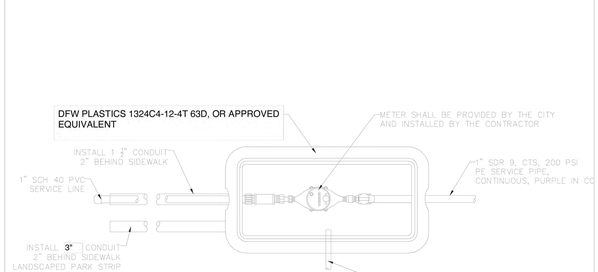
| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|
| 1 | ADDED NOTE 6 TO MANHOLE DETAIL | JM | MPS | 10-20-16 |
| 2 | ADDED NOTE 5 TO MANHOLE DETAIL | JM | MPS | 10-20-16 |

TYPICAL SEWER MANHOLE

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. S1

CITY ENGINEER: JASON BOND 10-20-16
PUBLIC WORKS DIR.: TIMOTHY SPENCER 10-20-16
MAYOR: ART ADCOCK 10-20-16
ATTEST: AMALIE R. ORME 10-20-16




## PRESSURIZED IRRIGATION METER BOX

NOT TO SCALE

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REVISION

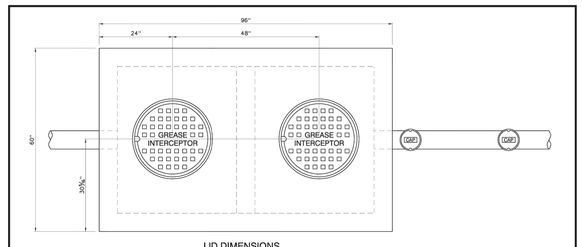
| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|

PRESSURE IRRIGATION METER BOX

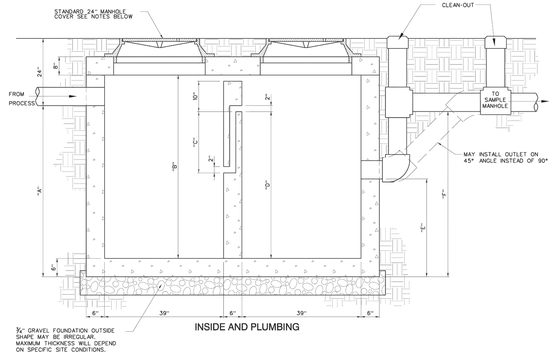
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. PI2

ADOPTED DATE: 19 - OCT - 16




LID DIMENSIONS




INSIDE AND PLUMBING

¾" GRAVEL FOUNDATION OUTSIDE SHAPE MAY BE IRREGULAR. MAXIMUM THICKNESS WILL DEPEND ON SPECIFIC SITE CONDITIONS.

GREASE TRAP DIMENSIONS PER CAPACITY

| CAPACITY | DIMENSION "A" | DIMENSION "B" | DIMENSION "C" | DIMENSION "D" | DIMENSION "E" | DIMENSION "F" |
|---|---|---|---|---|---|---|
| 1000 GAL | 68" | 72" | 24" | 61" | 43" | 65" |
| 1200 GAL | 74" | 78" | 24" | 67" | 49" | 71" |

NOTE:
1. MINIMUM CAPACITY ALLOWED IS 1,000 GALLONS.
2. PRECAST MANUFACTURERS DIMENSIONS MAY VARY FROM THOSE SHOWN BUT MUST MEET REQUIRED CAPACITY.
3. MANHOLE COVER TO BE A SOLID LID CONTAINING ONE CLOSED PICK HOLE AND MACHINED GROOVE WITH "O" RING. SEE SPECIFICATION DIVISION 5 FOR COVER LABEL. D&L SUPPLY P/N A-1180-10 (OR EQUAL).
4. STEEL REINFORCING TO BE APPROVED BY A LICENSED PROFESSIONAL ENGINEER.

JUB 0 2'

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITH SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

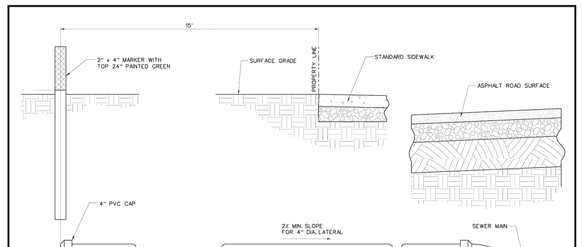
| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|

TYPICAL GREASE INTERCEPTOR

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. S5

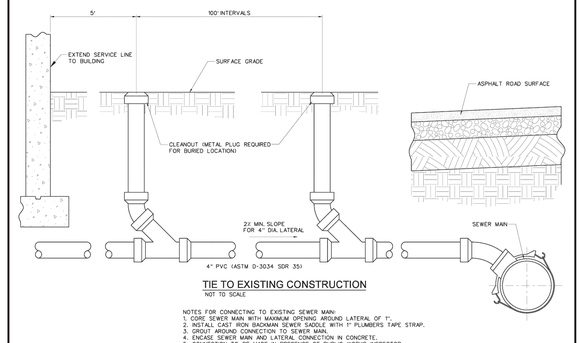
CITY ENGINEER: JASON BOND 10-20-16
PUBLIC WORKS DIR.: TIMOTHY SPENCER 10-20-16
MAYOR: ART ADCOCK 10-20-16
ATTEST: AMALIE R. ORME 10-20-16




STUB FOR NEW CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED BY MANUFACTURER AT TIME OF CONSTRUCTION.
2. LOCATION OF STUB TO BE 10'-UPHILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.




TIE TO EXISTING CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
2. INSTALL CAST IRON BACMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB 0 2'

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITH SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|

TYPICAL SEWER LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. S2

CITY ENGINEER: JASON BOND 10-20-16
PUBLIC WORKS DIR.: TIMOTHY SPENCER 10-20-16
MAYOR: ART ADCOCK 10-20-16
ATTEST: AMALIE R. ORME 10-20-16

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

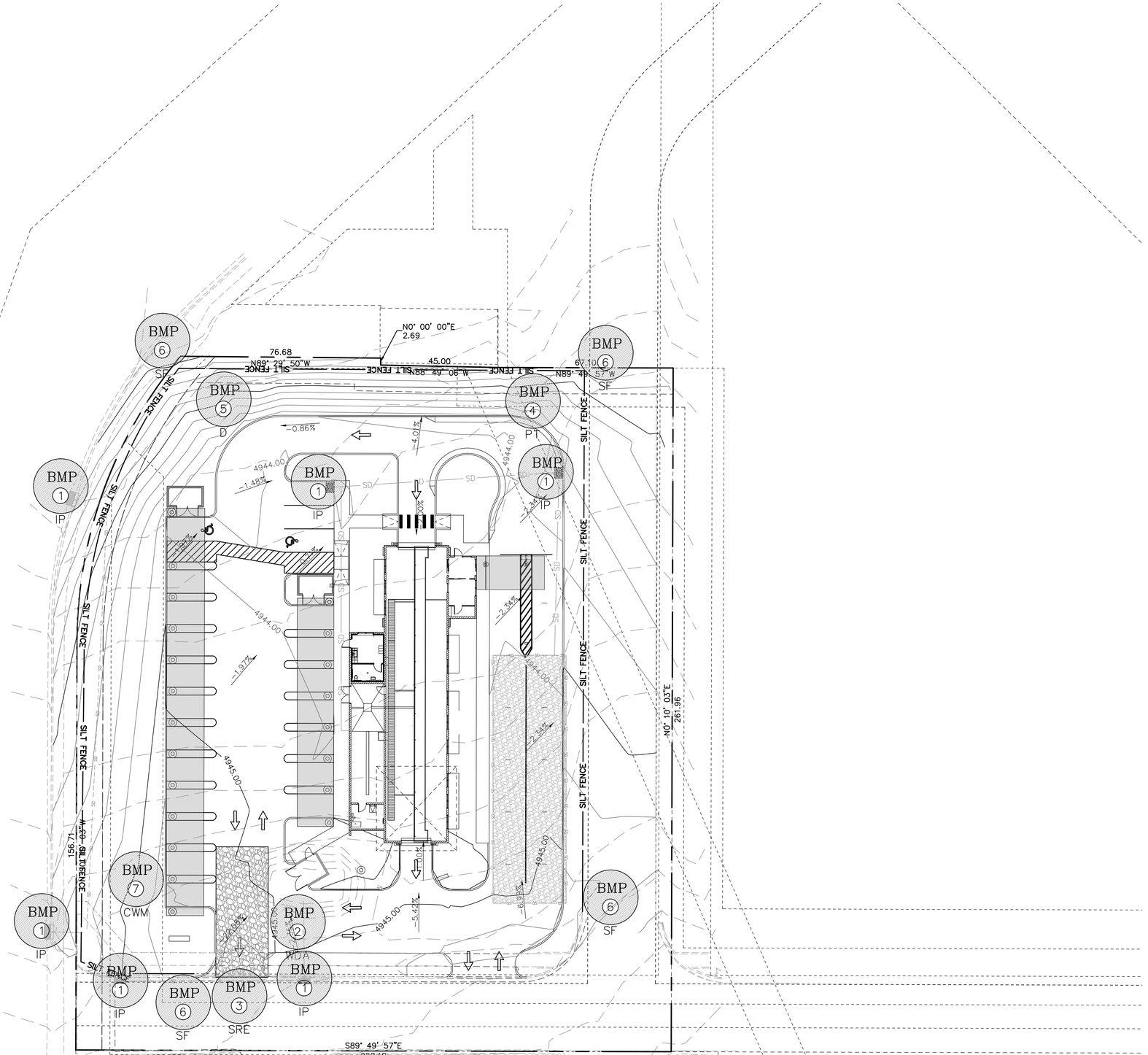
ELEVATE ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST
UTILITY DETAILS
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
10/13/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-6

DATE: Feb 13, 2024




# LEGEND

| | |
|---|---|
| PROPERTY/ROW LINE | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD SD SD |
| EXISTING STORM DRAIN LINE | SD SD SD |
| EXISTING SEWER LINE | SS SS SS |
| EXISTING WATER LINE | W W W |
| EXISTING CONTOUR LINE | 2732 |
| FINISHED CONTOUR LINE | 21.00 |
| EXISTING FENCE | x |
| SILT FENCE | SILT FENCE |
| CLEAN OUT BOX | |

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-8 FOR DETAILS

BMP
XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

BEST MANAGEMENT PRACTICE INDEX

| | | |
|---|---|---|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

# QUICK QUACK SANTAQUIN 500 EAST SWPPP PLAN

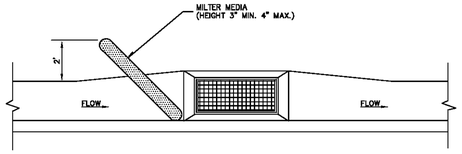
78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
2/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

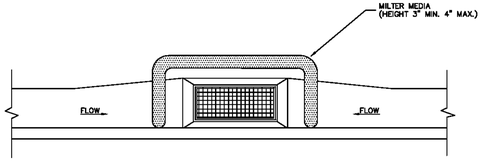
SHEET: C-7

DATE: Feb 13, 2024

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



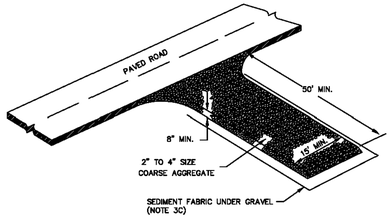

DROP INLET PROTECTION DETAIL

Plan No. **124**

September 2006 | 11 | Drawing 1 of 3

***Inlet protection - gravel sock***

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.

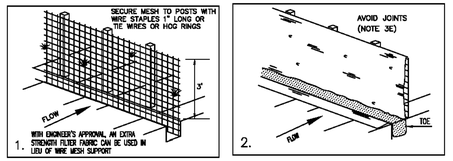


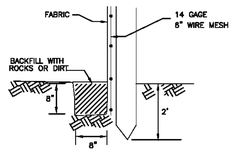

Plan No. **126**

February 2006 | 19

***Stabilized roadway entrance***

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.




TOE DETAIL

Plan No. **122**

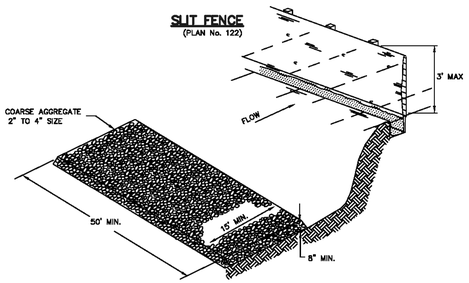
February 2006 | 7

***Silt fence***

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.

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR

**SLIT FENCE**
(PLAN No. 122)




WASH DOWN AREA

Plan No. **125**

February 2006 | 17

***Equipment and vehicle wash down area***

***Inlet protection – gravel sock***

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used 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. Drop inlet protection should be used 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.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

***Stabilized roadway entrance***

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   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).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

18

***Silt fence***

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. 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, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

***Equipment and vehicle wash down area***

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   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 wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

16

Item 1.

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: JM


ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com


ELEVATE ENGINEERING

# QUICK QUACK SANTAQUIN 500 EAST SWPPP DETAILS

78 N 500 E, SANTAQUIN UT 84655

PROFESSIONAL ENGINEER
5/13/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-8

DATE: Feb 13, 2024

## Plant List (TREES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 3 | | Crataegus crus-galli | Cockspur Hawthorn | 2" Caliper 8'-10" Height | Full Head Crown Straight Trunk |
| 3 | | Koelreuteria p. 'Golden Candle' | Golden Rain Tree | 2" Caliper 8'-10" Height | Full Head Crown Straight Trunk |
| 7 | | Pinus leucodermis heldreichii | Dwarf Bosnian Pine | 6'-8' Height B & B | Full Throughout Specimen |
| 2 | | Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 2" Caliper 8'-10" Height | Full Head Crown Straight Trunk |
| 8 | | Zelcova serrata 'Musashino' | Musashino Zelcova | 2" Caliper 10'-12' Height | Full Head Crown Straight Trunk |

## Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 9 | | Berberis thund. 'Crimson Pygmy' | Crimson Pygmy Barberry | 5 Gallon | 15"-18" Height |
| 9 | | Ligustrum x. vicaryi | Golden Privet | 5 Gallon | 18"-24" Height |
| 1 | | Physocarpus o. 'Summer Wine' | Summer Wine Ninebark | 5 Gallon | 24"-30" Height |
| 13 | | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sandcherry | 5 Gallon | 18"-24" Spread |
| 6 | | Rhus typhina 'Bailtiger' | Tiger Eye's Sumac | 5 Gallon | 24"-30" Height |
| 11 | | Rosa 'Knock Out Red' | Knock Out Red Rose | 5 Gallon | 18"-24" Height |
| 2 | | Spiraea bumalda 'Goldmound' | Goldmound Spiraea | 5 Gallon | 15"-18" Height |
| 18 | | Spiraea japonica 'Neon Flash' | Neon Flash Spiraea | 5 Gallon | 15"-18" Height |
| 3 | | Syringa vulgaris | Common Lilac | 5 Gallon | 24"-30" Height |
| 6 | | Yucca filam. 'Golden Sword' | Golden Sword Yucca | 5 Gallon | 15"-18" Height |

## Plant List (ORNAMENTAL GRASSES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 12 | | Calamagrostis a. 'Avalanche' | Avalanche Feather Grass | 5 Gallon | 18"-24" Height |
| 12 | | Calamagrostis a. 'Foerster' | Foerster Feather Grass | 5 Gallon | 18"-24" Height |
| 2 | | Miscanthus sinensis 'Gracillimus' | Maiden Grass | 5 Gallon | 24"-30" Height |
| 28 | | Pennisetum alop. 'Hameln' | Hameln Fountain Grass | 5 Gallon | 15"-18" Height |

## Plant List (PERENNIALS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 12 | ① | Hemerocallis 'Stella d'Oro' | Stella d'Oro Day Lily | 1 Gallon | Full Can |
| 30 | ② | Lavandula 'Hidcote Blue' | Blue Lavender | 1 Gallon | Full Can |
| 40 | ③ | Salvia 'East Friesland' | East Friesland Sage | 1 Gallon | Full Can |

## Planting Notes

1. All lawn and shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (if used) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

## General Notes

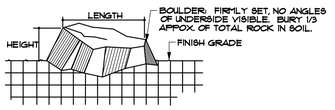
1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

## Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with the sodding material, leaving it slightly below finish grade.
2. SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
4. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

## Legend

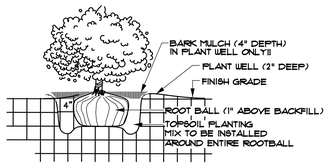
| Symbol | Description | Remarks |
|---|---|---|
| | Landscape Boulder / 3'-4' Min. Size / Individually Placed | Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded). |
| | 4" x 6" Extruded Concrete Mowstrip / Natural Color | Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation. |
| LAWN | New Lawn Area / Water Conservative Mixture | Install In Areas Shown Over A 4 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces. |
| R1 | Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray" | Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |
| R2 | New Shrub - Rock Area / 2" Min. Size / Grayish Color | Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |
| No Hatch | New Shrub - Rock Area / 1" Min. Size / Earthtone Color | Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |




NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

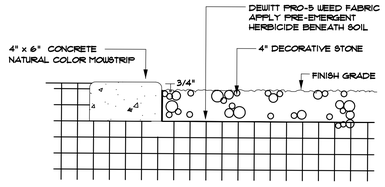
1 / L-1 Decorative Boulder

N. T. S.




2 / L-1 Shrub Planting

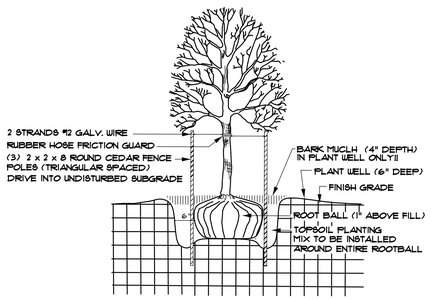
N. T. S.




NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L-1 Mowstrip - Stone Mulch

N. T. S.



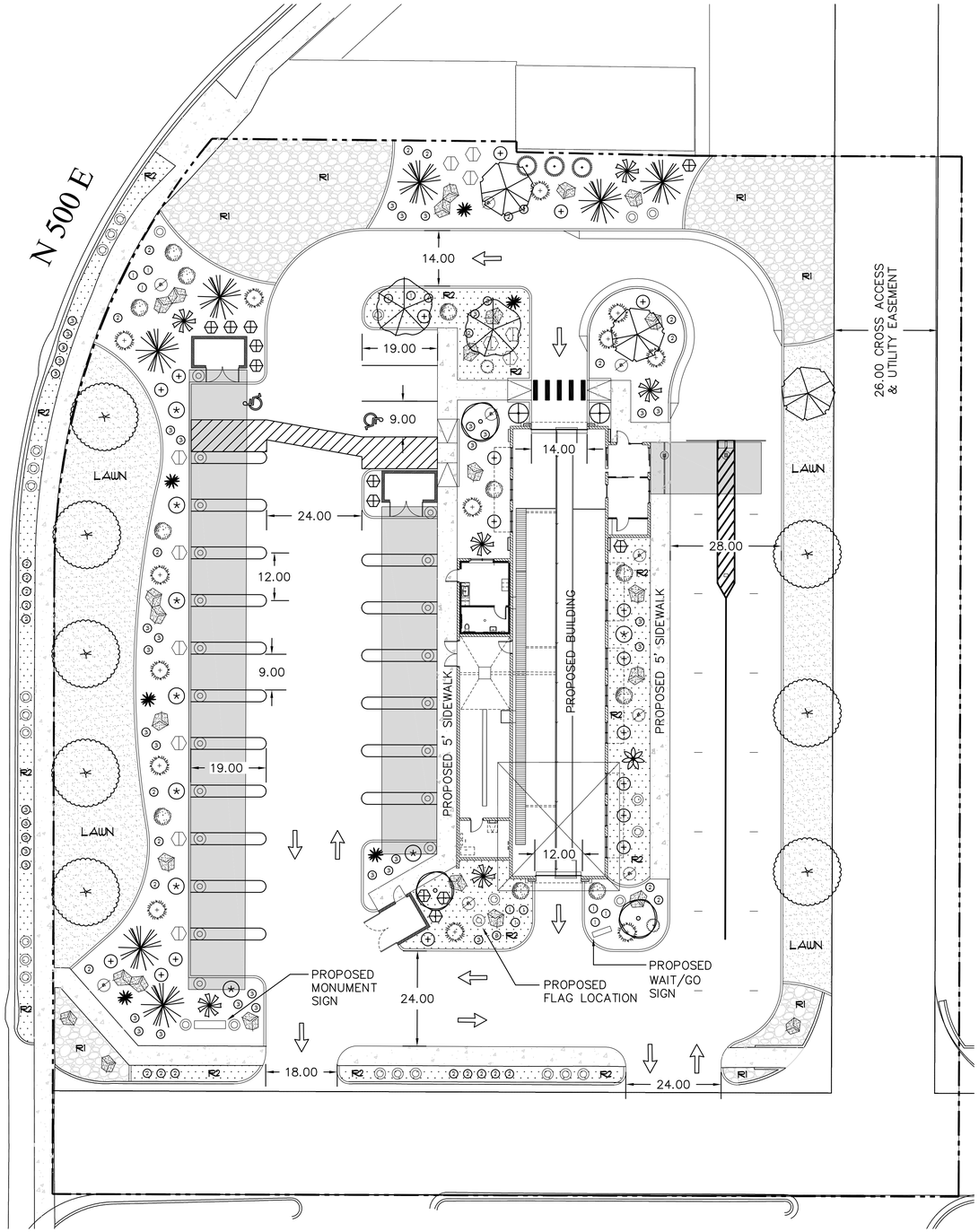

4 / L-1 Tree Planting

N. T. S.

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

0 16 32 48

Scale in Feet : 1/16"=1'-0"




## Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdldesign@comcast.net

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP DESIGNER: DP

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

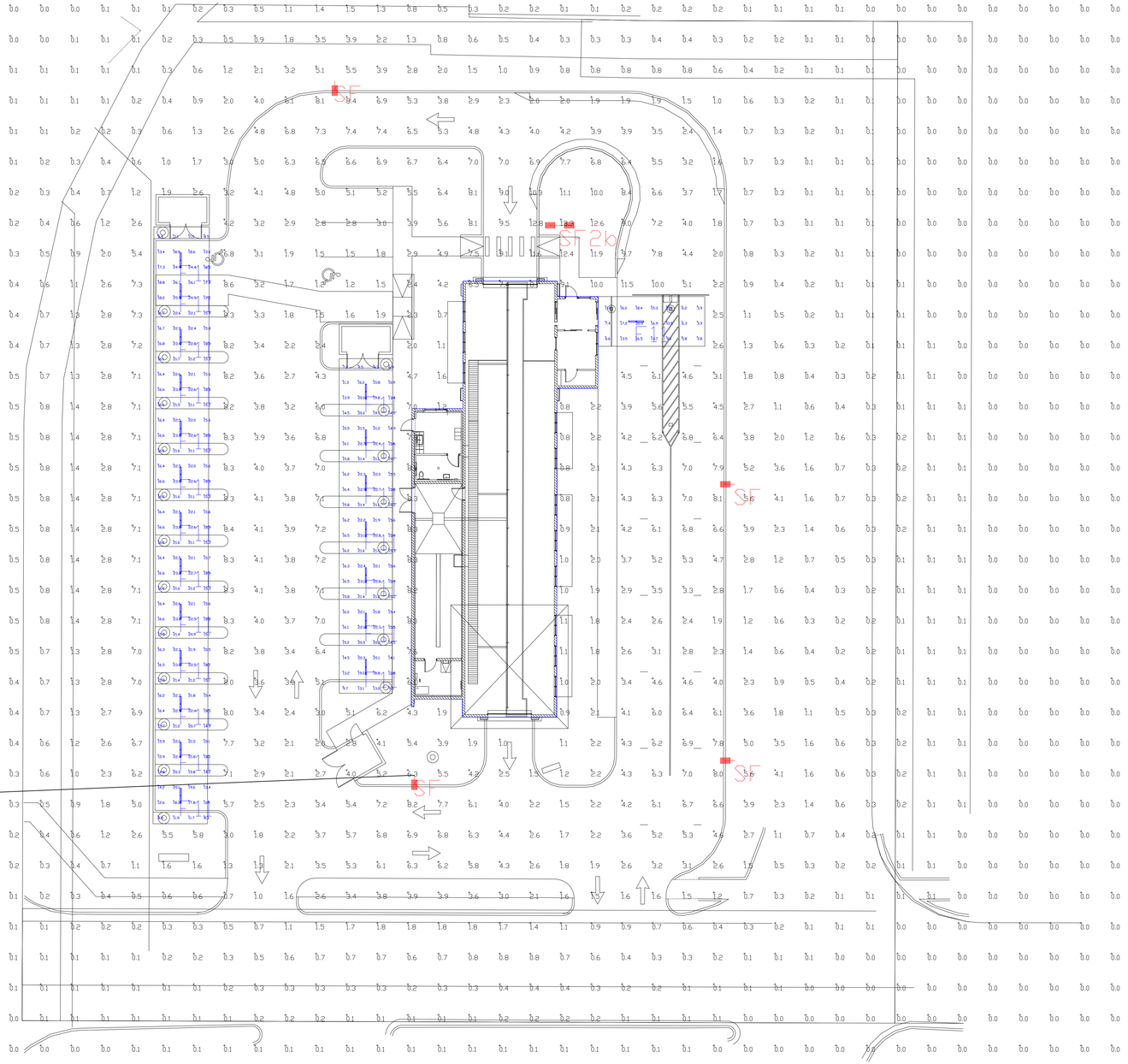
# QUICK QUACK-SANTAQUIN MACEY'S LANDSCAPE PLAN

78 N. 500 E. SANTAQUIN, UT 84665

STATE OF UTAH — REGISTERED LANDSCAPE ARCHITECT — ACCENTED — 10639 — 01-10-24

SHEET: L-1

DATE: 01-10-2024




Pole to be used for flag pole light

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PAY CANOPY | Illuminance | Fc | 11.12 | 20.9 | 3.8 | 2.93 | 5.50 |
| VACUUM CANOPY 1 | Illuminance | Fc | 17.38 | 23.1 | 6.9 | 2.52 | 3.35 |
| VACUUM CANOPY 2 | Illuminance | Fc | 18.47 | 26.7 | 8.3 | 2.23 | 3.22 |
| PAVED AREA | Illuminance | Fc | 4.74 | 12.8 | 1.0 | 4.74 | 12.80 |

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | Mounting Height | LLD | LLF | Arr. Lum. Lumens | Arr. Watts |
| | 21 | F11 | SINGLE | VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE) | 12' | 1.000 | 1.000 | 6778 | 51.95 |
| | 4 | SF | SINGLE | MRS-LED-18L-SIL-FT-50-70CRI-SINGLE | 16' POLE+2' BASE | 1.000 | 1.000 | 16890 | 135 |
| | 1 | SF2b | D180° | MRS-LED-18L-SIL-FT-50-70CRI-D180 | 16' POLE+2' BASE | 1.000 | 1.000 | 33780 | 270 |

NOTE:STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Total Project Watts_1
Total Watts = 1900.95

## PHOTOMETRIC EVALUATION
## NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

1000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-3222

LIGHTING PROPOSAL LO-159445

QUICK QUACK
78 N 500 E
SANTAQUIN,UT

| BY:SAM | DATE:1/11/24 | REV: | SHEET 1 OF 1 |
|---|---|---|---|

SCALE: 1"=16'

**Architectural Review Committee Meeting Minutes**

**November 8, 2023**

**ARC Members in Attendance:** Assistant City Manager Jason Bond, Committee Member Ron Jones, Committee Member Kylie Lance

**Others in Attendance:** Kirk & Kim Hunsaker, Tom Lundberg and Ryan Fairchild representatives for O'Reilly's Auto Parts attended the meeting via Zoom.

City Council Representative Art Adcock was excused from the meeting.

Mr. Bond called the meeting to order at 5:40 p.m.

**O'Reilly's Auto Parts Architectural Review**

Assistant Manager Bond presented the plans and design boards submitted to the City by O'Reilly's Auto Parts and indicated that all plans meet the objective architectural requirements. The storefront of the building will face Main Street. Committee members discussed the coloring of the brick for the outside of the building. Currently, the brick is a red/orange color. Committee members asked that the brick be changed to a more neutral/brown color. Committee Member Lance inquired about the lighting on all elevations of the building. The applicant indicated that they could add lighting to all sides of the building to match the current front lights. Committee members discussed the height requirement for buildings on Main Street, pointing out that the minimum height requirement for buildings in the Main Street Commercial Zone is 25 feet and the maximum height requirement is 60 feet. The O'Reilly's building is proposed to be a height of 25 feet, meeting the minimum height requirement. Kirk & Kim Hunsaker both expressed their approval of the building and renderings. Committee Member Jones pointed out that the building will be the first thing you see when traveling east into the City and asked if the wainscotting could be raised on the building. Members of the committee also discussed what materials will be used for the awning and other parts of the building.

**Motion:** Kylie Lance made a motion to approve the O'Reilly's plan as proposed with the following conditions:

- Similar goose-neck lighting fixtures be added to the two sides of the building that don't have lights, to be placed on the pillars as shown on the elevation plan.
- Brick wainscotting be raised.
- Change the color of the brick to a more red-brown color.

Ron Jones seconded the motion.

| | |
|---|---|
| Kylie Lance | Yes |
| Ron Jones | Yes |
| Jason Bond | Yes |
| Art Adcock | Absent |

The motion passed unanimously.

**Meeting Minutes Approval**
May 31, 2023

**Motion:** Committee Member Ron Jones motioned to approve the minutes from the May 31, 2023 meeting.

Motion seconded by Committee Member Kylie Lance

| | |
|---|---|
| Jason Bond | Yes |
| Art Adcock | Absent |
| Ron Jones | Yes |
| Kylie Lance | Yes |

**Adjournment:**

Committee Member Ron Jones motioned to adjourn at 6:04 p.m.

Amalie R. Ottley, City Recorder

DRAFT