



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 11, 2022, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Quick Quack Car Wash**

A commercial site plan review for a proposed car wash located at 365 E Main St.

**2. Request for Traffic Control Device**

The DRC will review a request for a traffic control device at 200 West and 500 North.

**3. Request for Traffic Control Device**

The DRC will review a request for a traffic control device at 200 West and between 450 North and 550 North

### MEETING MINUTES APPROVAL

**4.** August 23, 2022


**5.** September 27, 2022

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

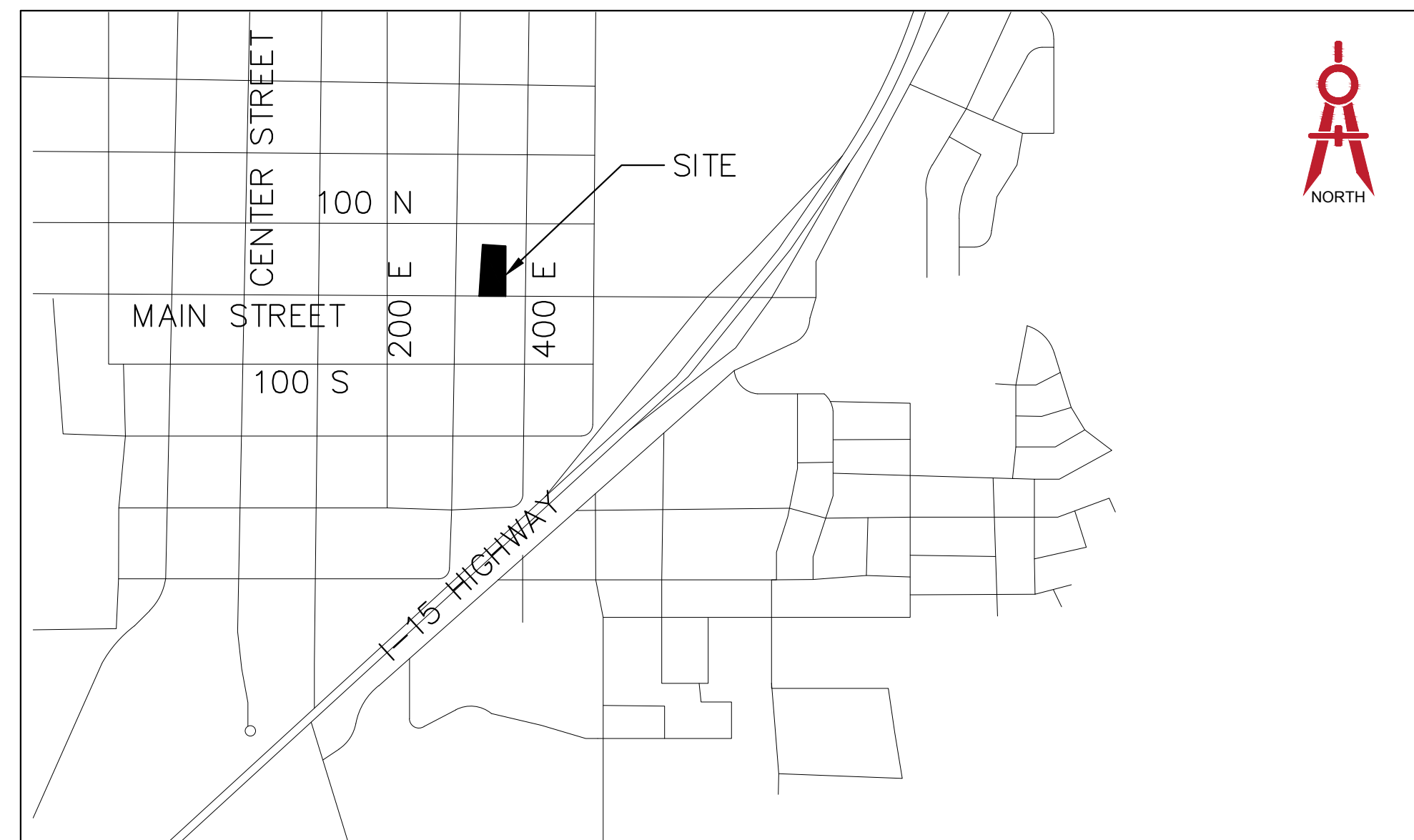
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on [www.santaquin.org](http://www.santaquin.org), Santaquin City Social Media sites, posted in three physical locations, and posted on the State of Utah's Public Notice Website.

BY:

  
\_\_\_\_\_  
Amalie R. Ottley, City Recorder

# QUICK QUACK SANTAQUIN, UT

VICINITY MAP



NOT TO SCALE

## INDEX

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

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

**DEVELOPER:**  
JOSEPH EARNEST  
LONESTAR BUILDERS  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
(801) 400-1944  
JOSEPH@LONESTARBUILDERSINC.COM

### SITE DATA

LOT AREA: 40,838 SF (0.94 ACRES)  
BUILDING AREA: 3,936 SF± 9.64%  
PAVEMENT AREA: 27,359 SF± 67.0%  
LANDSCAPE AREA: 9,573 SF± 23.4%

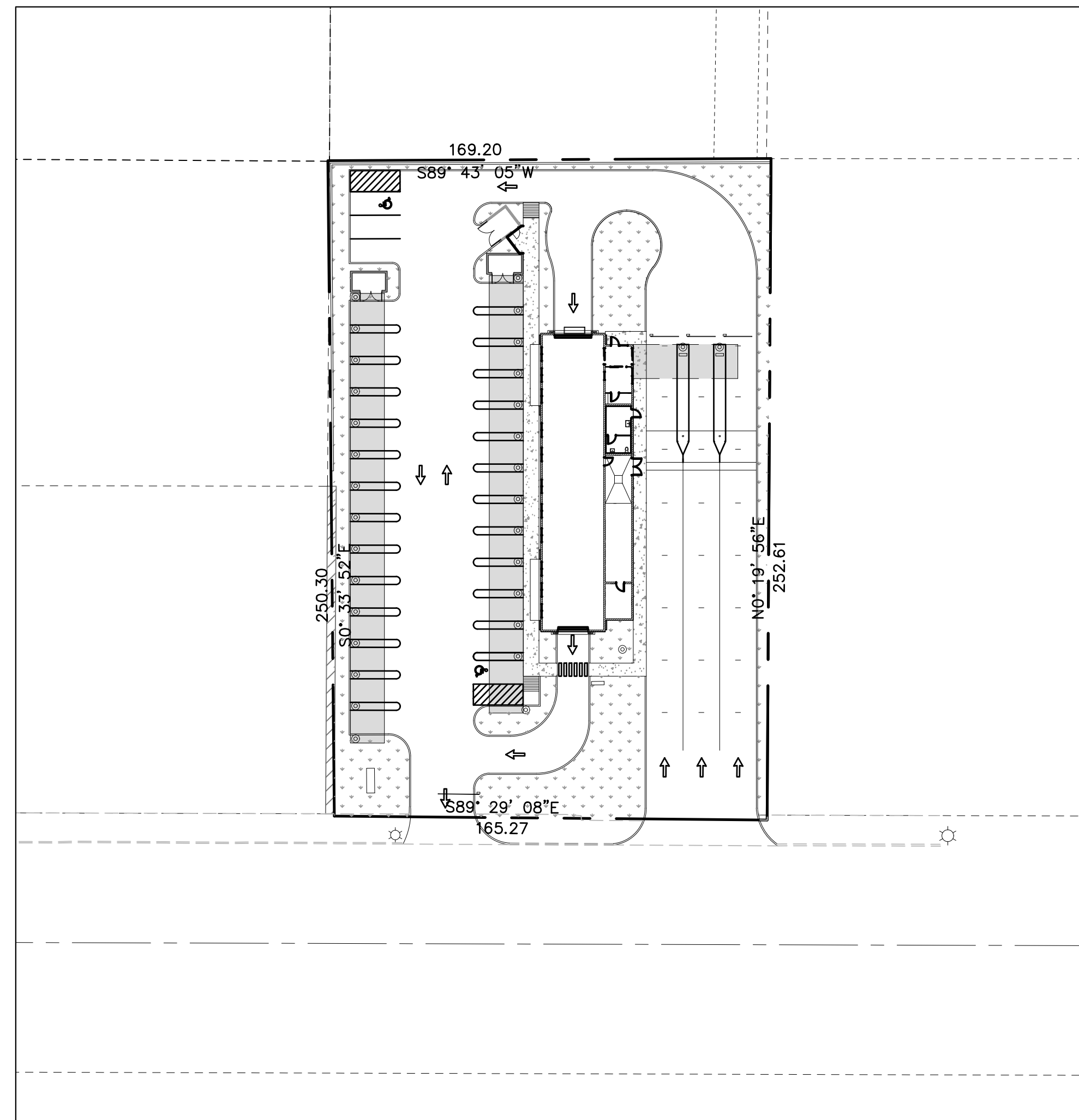
ZONING: MAIN STREET COMMERCIAL (MSC)

**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—W—W—	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—PI—	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	—GW—GW—GW—	FINISHED GRADE	FG
PROPOSED SEWER LINE	—SS—SS—SS—	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	—SD—SD—SD—	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	---SS---SS---SS---	CATCH BASIN	
EXISTING WATER LINE	---W---W---W---	SURFACE FLOW DIRECTION	---
EXISTING STORM DRAIN LINE	---SD---SD---SD---	PROPOSED STREET LIGHT	
EXISTING CONTOUR	---49.60---	STORM DRAIN MANHOLE	
FINISHED CONTOUR	---47.00---	SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	



SITE MAP  
1"=40'

NO.	REVISIONS	BY	DATE

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



QUICK QUACK - MAIN ST SANTAQUIN  
COVER SHEET  
365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
G-0

DATE:  
Sep 16, 2022

PROJECT ENGINEER:  
 LARVIN POLLOCK  
 ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 (801) 718-5993  
 LARVIN@ELEVATEENG.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	[Pattern]
CONCRETE AREA	[Pattern]
CANOPY	[Pattern]

### SITE DATA

LOT AREA:	40,838	SF (0.94 ACRES)
BUILDING AREA:	3,936	SF ± 9.64%
PAVEMENT AREA:	27,359	SF ± 67.0%
LANDSCAPE AREA:	9,573	SF ± 23.4%

ZONING: MAIN STREET COMMERCIAL (MSC)  
 PENDING APPROVAL BY CITY COUNCIL ON 8/9/22 AT 7:00 PM  
 PARCEL ID#: 090920003

### BUILDING DATA

CONSTRUCTION TYPE: V-B  
 SPRINKLERS: NO  
 SETBACKS:  
 FRONT=10 FEET  
 REAR=5 FEET  
 SIDE=5 FEET



### PARKING TABULATION

REQUIRED: 5 SPACES PER 1000 SQ FT  
 PROVIDED: 3 STALLS  
 1 ADA STALL


VACUUM STALLS: 27 STALLS  
 TUNNEL LENGTH: 114 FEET  
 STACKING: 27 STALLS

### NOTES:

1. PROPOSED 5' SIDEWALK PER CITY STANDARDS. SEE SHEET C-5 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER CITY STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE P PER CITY STANDARDS. SEE SHEET C-5 FOR DETAILS.
4. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
7. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

SCALE: 1" = 20'



### GENERAL NOTES:

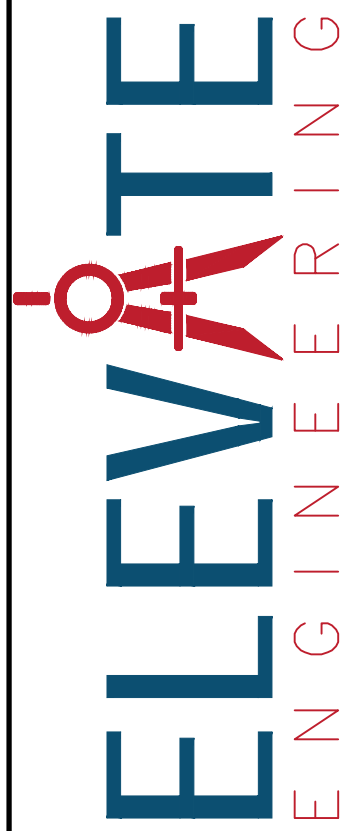
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT 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.

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NO.	REVISIONS	BY	DATE

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



QUICK QUACK - MAIN ST SANTAQUIN  
 SITE PLAN  
 365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
**C-1**

DATE:  
 Sep 16, 2022

LOT 2 SORENSON  
FAMILY SUBDIVISION  
66-807:0002  
ENTRY 98510:2021

WAYNE NEWTON AND  
LISA NEWTON TRUST  
09:092:0005  
ENTRY 78236:2015

4SI GROUP LLC  
09:092:0004  
ENTRY 62100:2020

BLYTHE M EDWARDS  
09:092:0011  
ENTRY 73502:2011

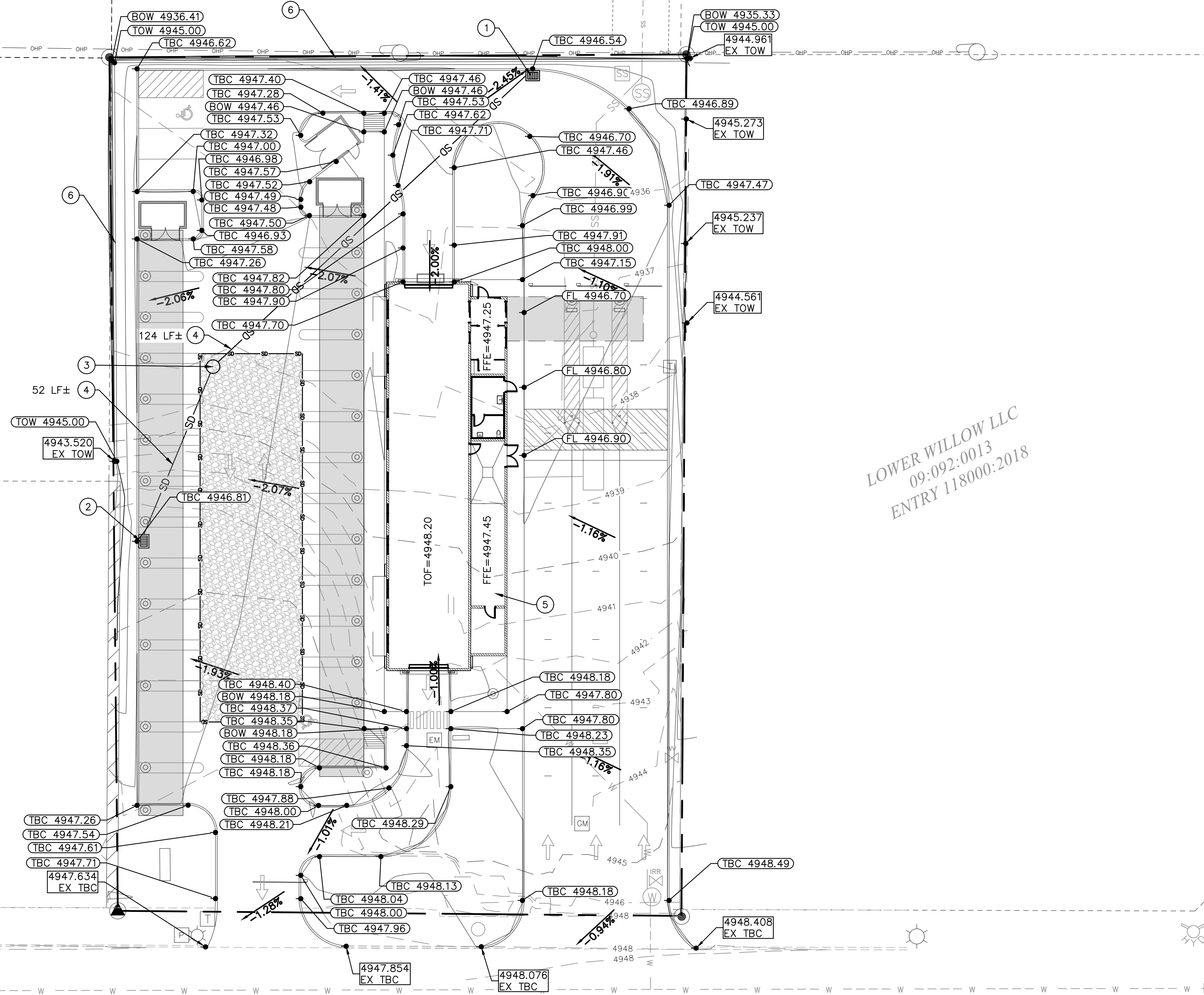
LOWER WILLOW LLC  
09:092:0013  
ENTRY 118000:2018

# 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 WALL	TOW
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:

- INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-5 FOR DETAILS. RIM=4946.04 IE=4943.04
- INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-5 FOR DETAILS. RIM=4946.31 IE=4943.31
- INSTALL 48" PERFORATED MANHOLE WITH 30'X108'X6" SUMP BED AND 7,776 CF CAPACITY. RIM=4946.71 IE=4942.41 TOP OF ROCK=4944.71 BOTTOM OF ROCK= 4938.71
- INSTALL 12" ADS PIPE @ 0.50% MINIMUM SLOPE
- INSTALL 6" PVC PIPE TO CONNECT TO ONSITE STORM NETWORK.
- ALL RETAINING WALLS TO BE ENGINEERED AND CONSTRUCTED BY OTHERS



MAIN ST

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info@elevateeng.com

# ELEVATE

ENGINEERING

QUICK QUACK - MAIN ST SANTAQUIN  
GRADING & DRAINAGE PLAN  
365 E MAIN ST SANTAQUIN, UT 84655

PROFESSIONAL ENGINEER  
9/16/2022  
10864737  
LARVIN POLLOCK  
STATE OF UTAH

SHEET:  
C-2

DATE:  
Sep 16, 2022

LOT 2 SORENSON  
FAMILY SUBDIVISION  
66:807:0002  
ENTRY 98510:2021

BLYTHE M EDWARDS  
09:092:0011  
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09:092:0004  
ENTRY 62100:2020

LOWER WILLOW LLC  
09:092:0013  
ENTRY 118000:2018

# 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---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---W---
EXISTING WATER LINE	---W---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

### DESIGN NOTES:

- CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- EXISTING 2" WATER METER.
- INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- 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.
- INSTALL 4" PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- INSTALL 6" CLEANOUT.
- INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=XXXX.XX IE IN=4940.80 IE OUT=4940.72
- INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

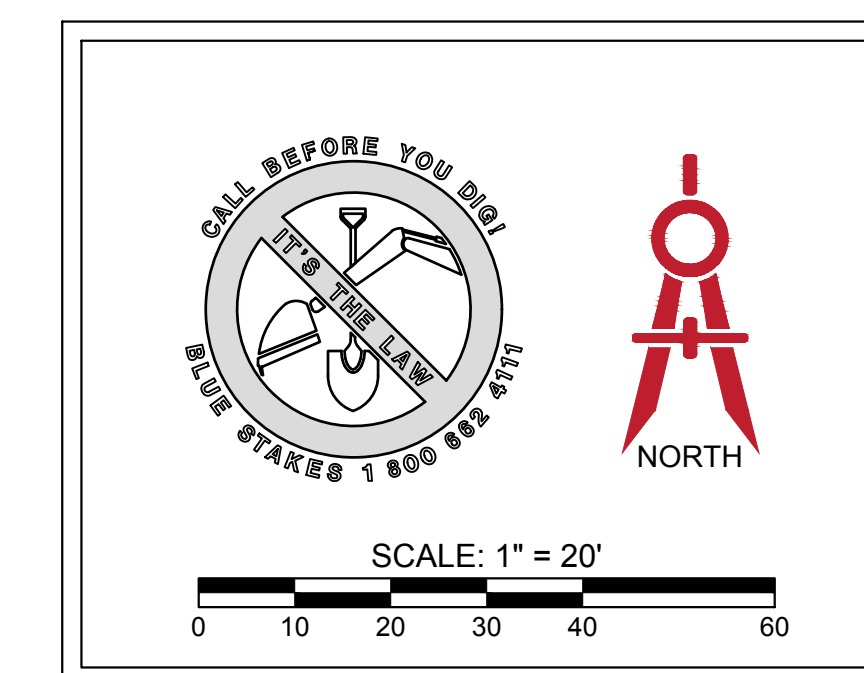
### GENERAL NOTES:

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

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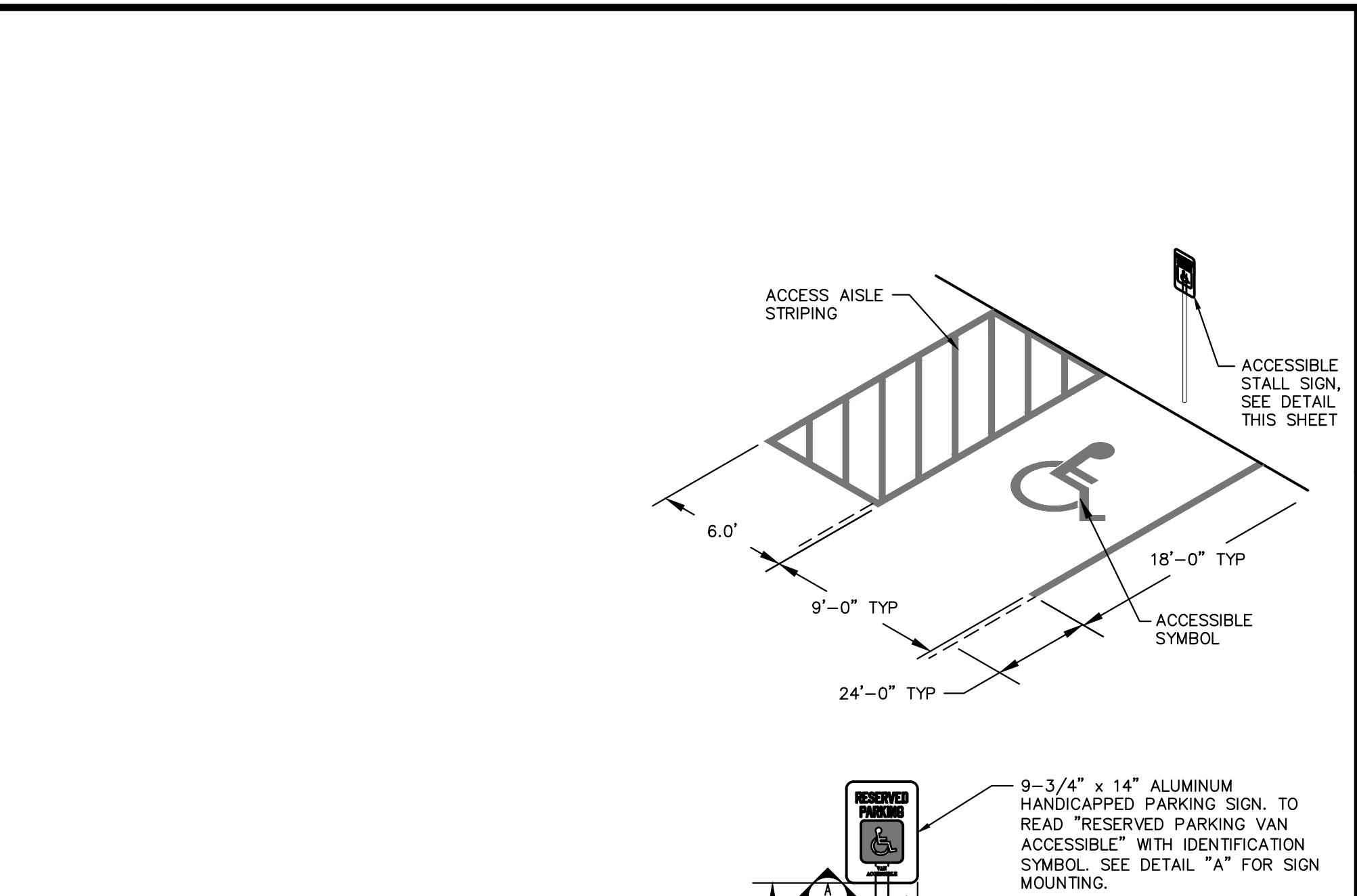
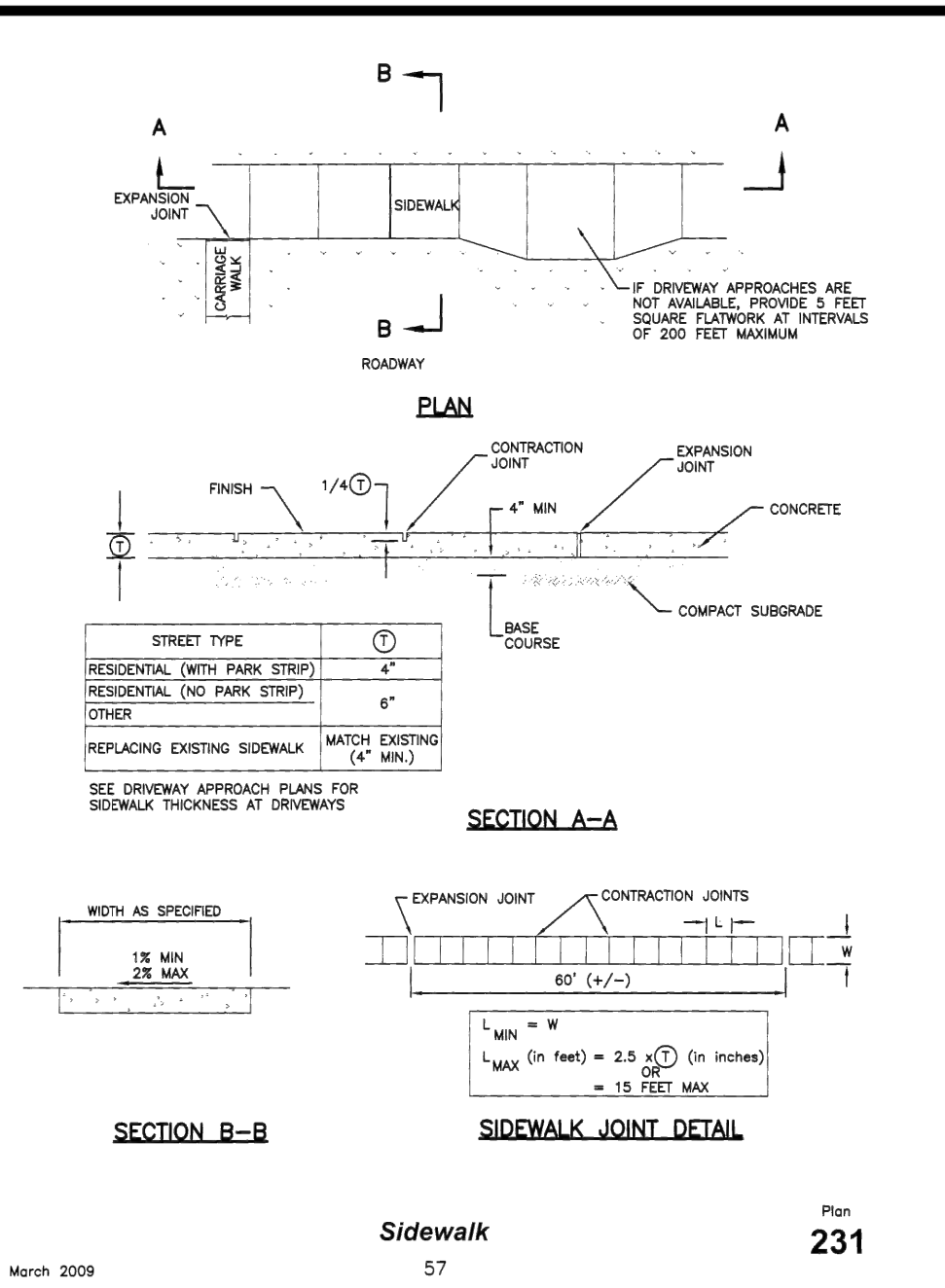
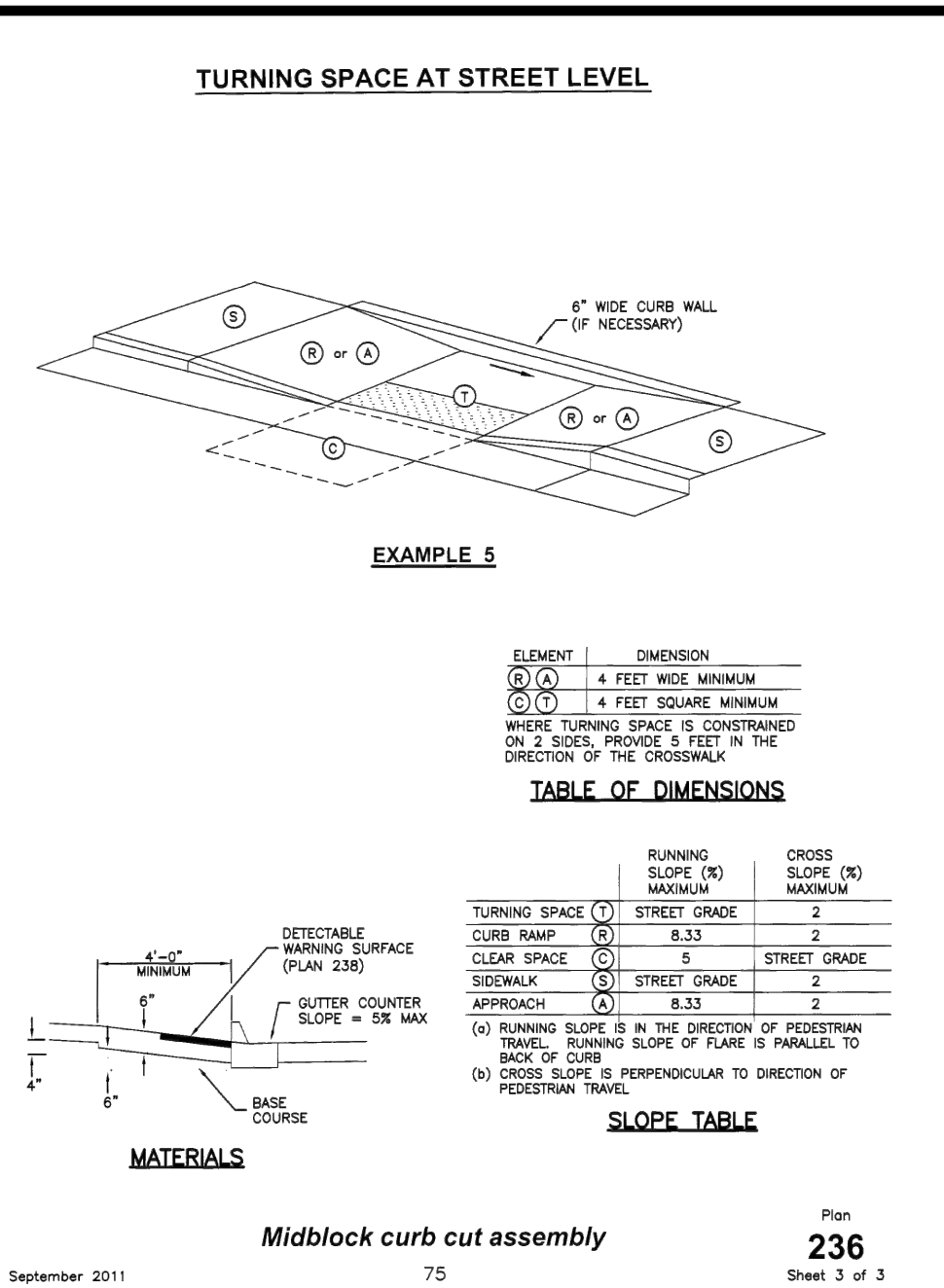
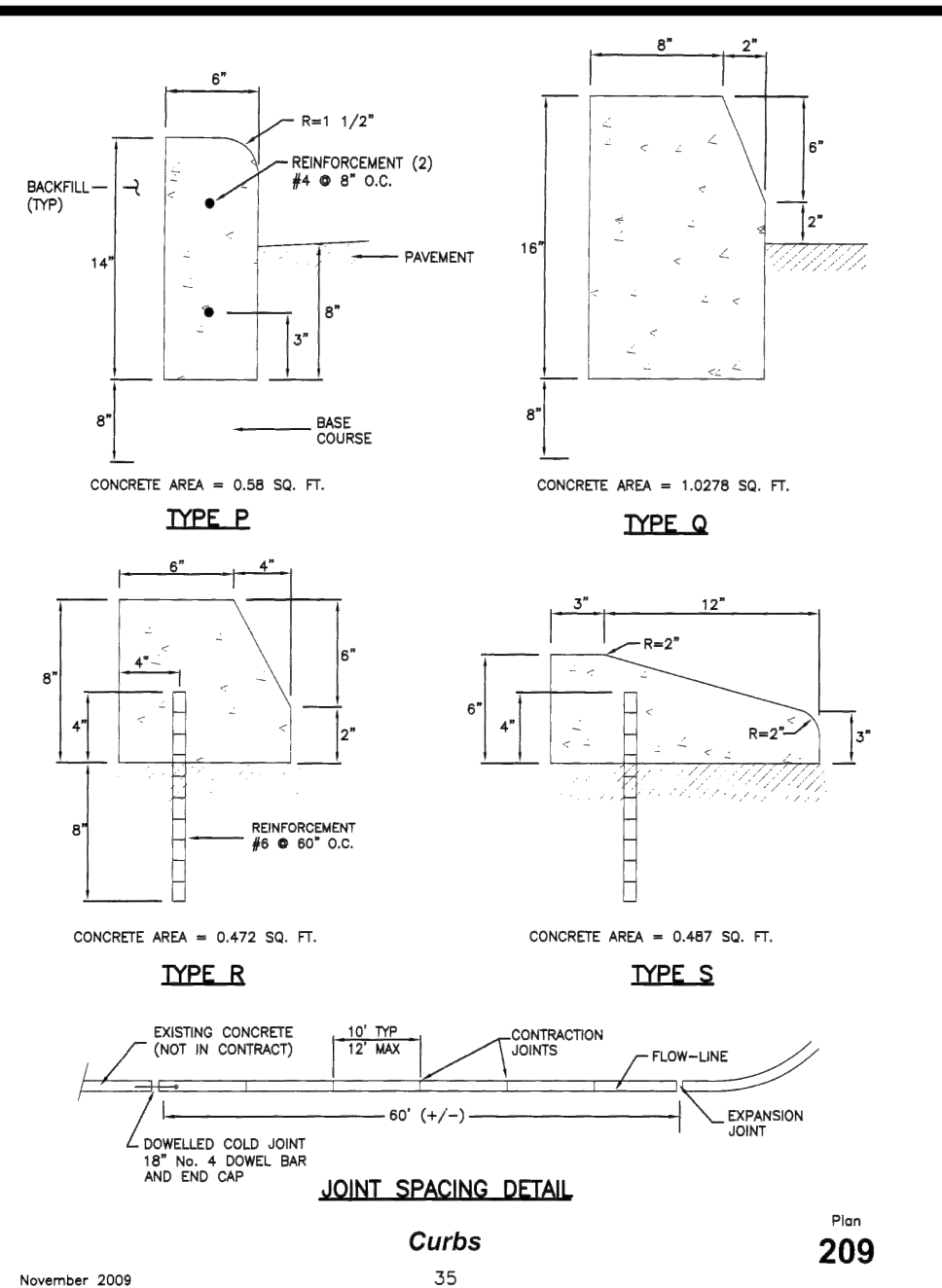
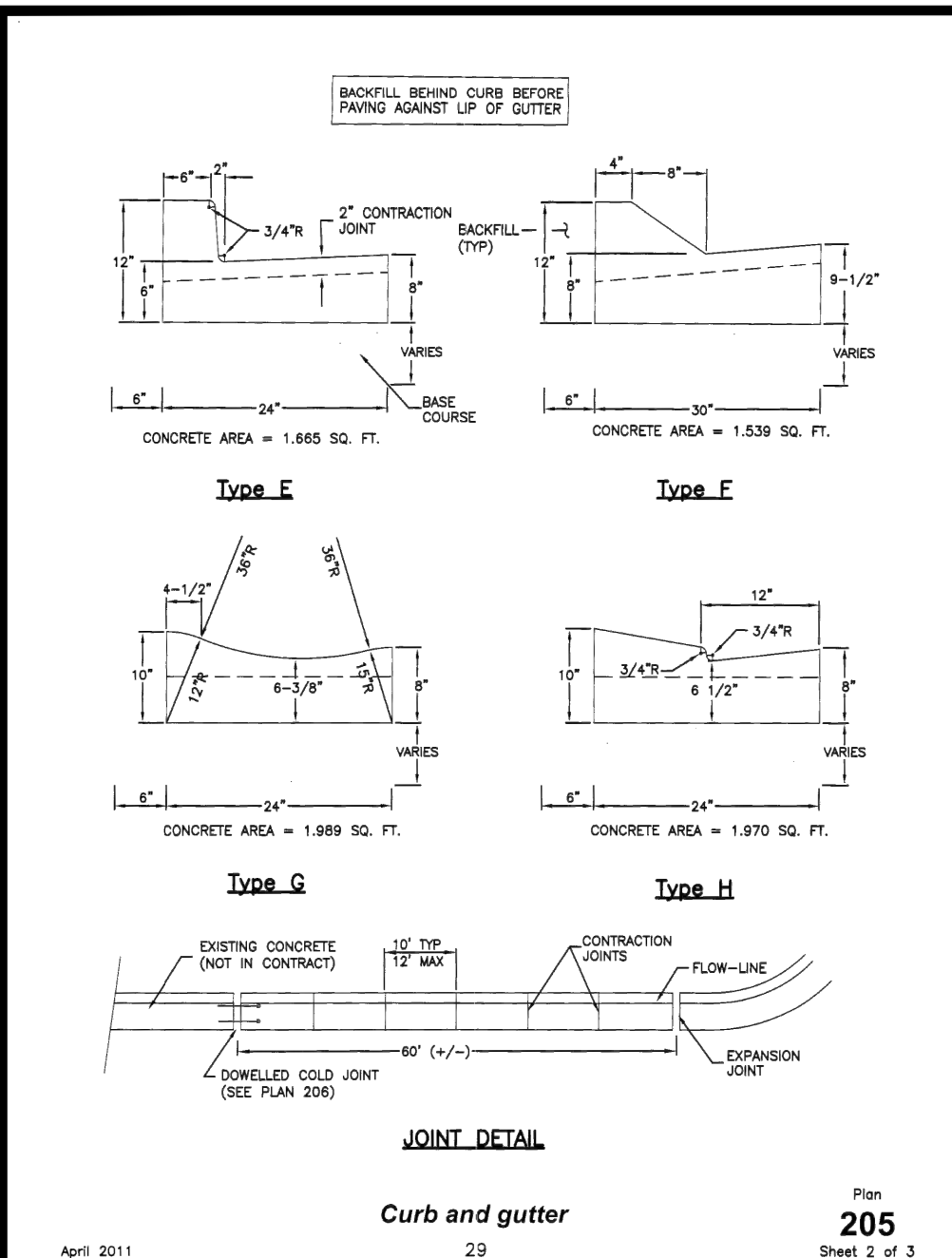
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**ELEVATE**  
ENGINEERING

QUICK QUACK - MAIN ST SANTAQUIN  
UTILITY PLAN  
365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
**C-3**  
DATE:  
Sep 16, 2022



**Curb and gutter**

205  
Sheet 2 of 3

1. GENERAL  
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.  
B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.  
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.  
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.  
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION  
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide burches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 03 31 26.  
B. Concrete Placement: APWA Section 03 30 10.  
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.  
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.  
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

**Curbs**

209  
Sheet 3 of 3

1. GENERAL  
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.  
B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.  
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.  
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.  
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION  
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
B. Concrete Placement: APWA Section 03 30 10.  
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.  
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.  
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

**Midblock curb cut assembly**

236  
Sheet 3 of 3

1. GENERAL  
A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.  
B. Installation of a curb wall is ENGINEER'S choice.  
C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.  
C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.  
D. Concrete: Class 4000, APWA Section 03 30 04.  
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION  
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
B. Curb Modifications:  
1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.  
2) No grade breaks shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.  
C. Curb Ramps: Ramp length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.  
D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.  
E. Concrete Placement: APWA Section 03 30 10.  
1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.  
2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete slabwork.  
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
F. Clear Space: No trip hazards in the clear space.

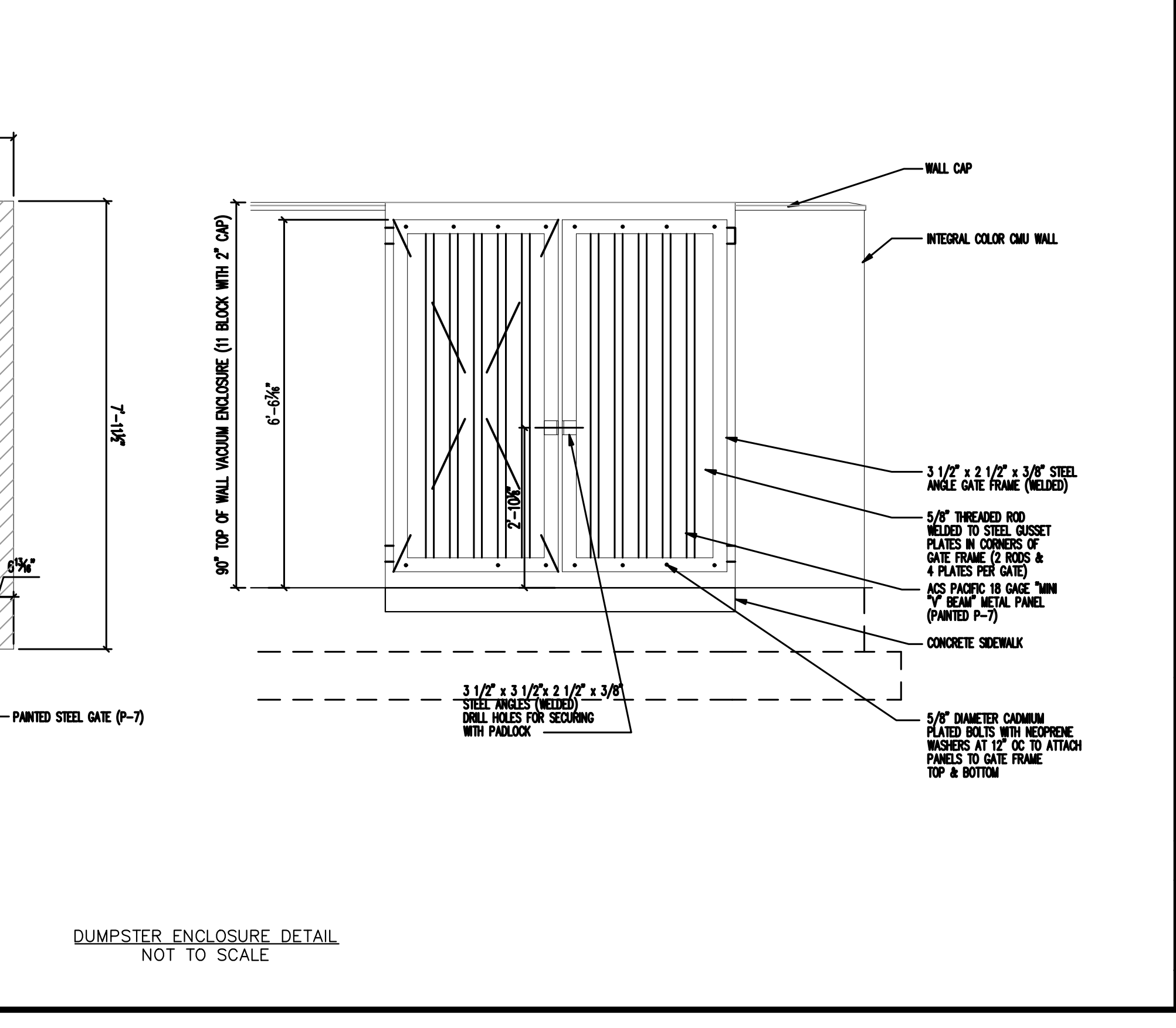
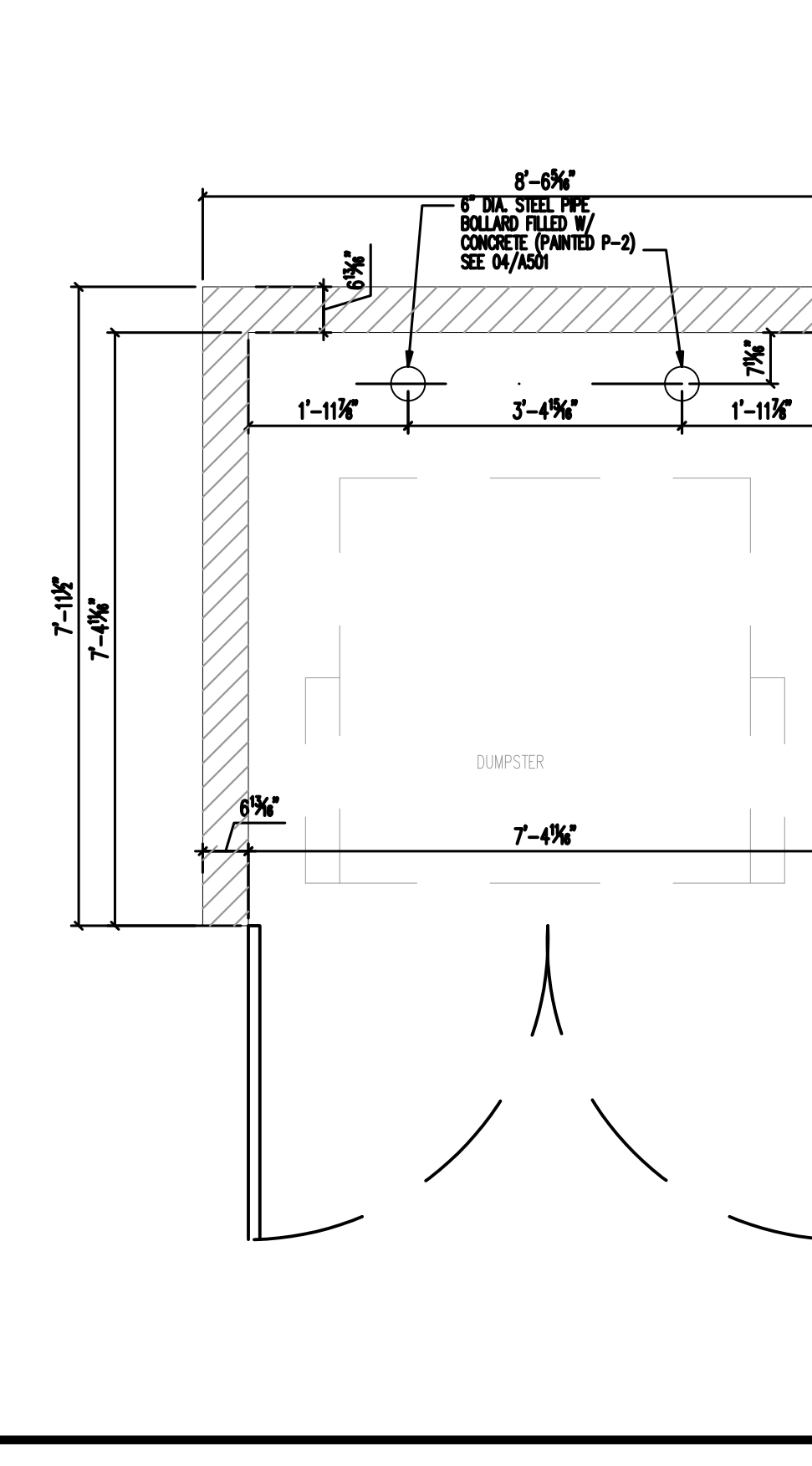
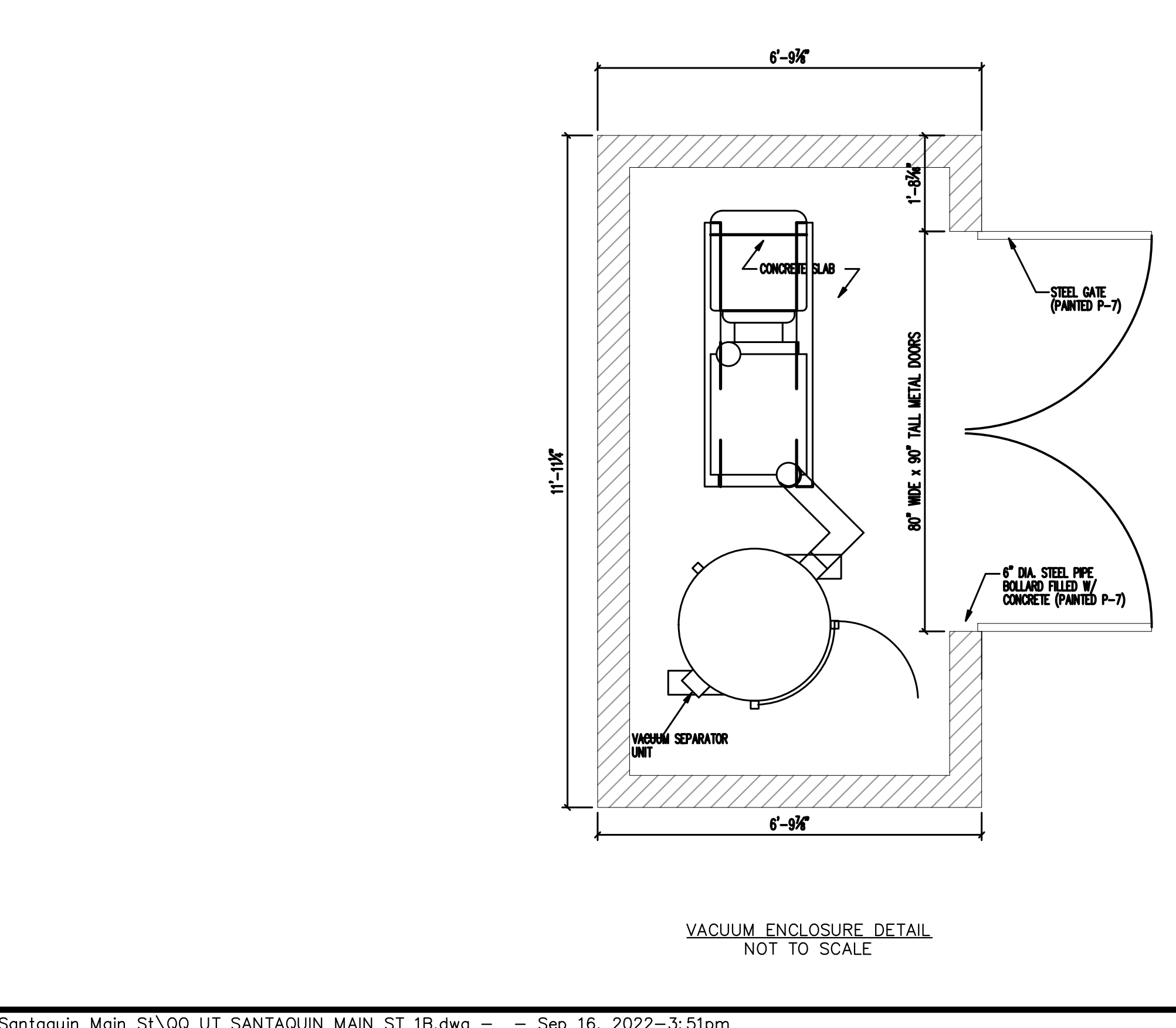
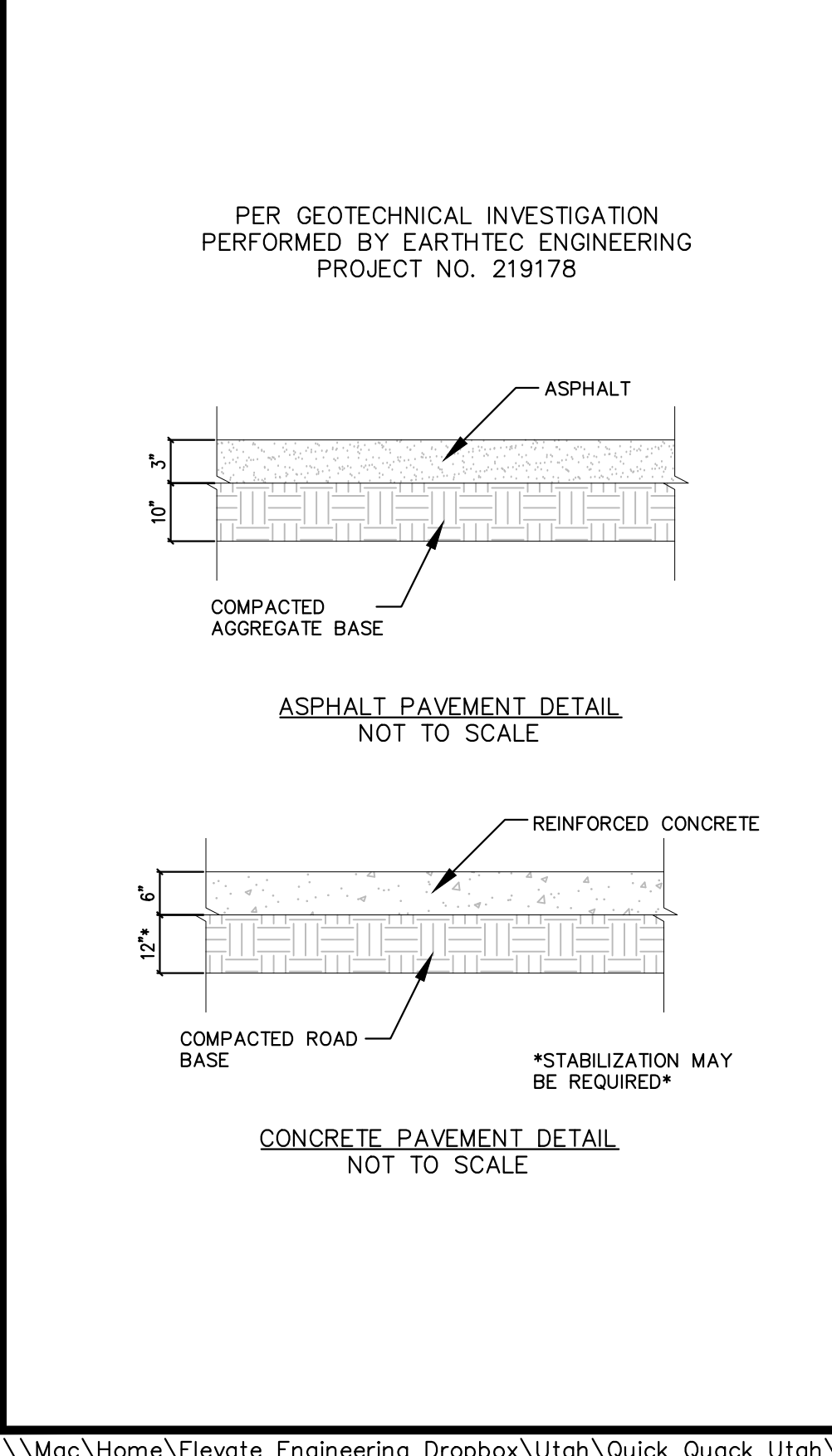
**Sidewalk**

231  
Sheet 3 of 3

1. GENERAL  
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.  
B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS  
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.  
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.  
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION  
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
B. Concrete Placement: APWA Section 03 30 10.  
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.  
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).  
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



NO. \_\_\_\_\_ BY DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

PROJECT ENGINEER: LP DESIGNER: DL

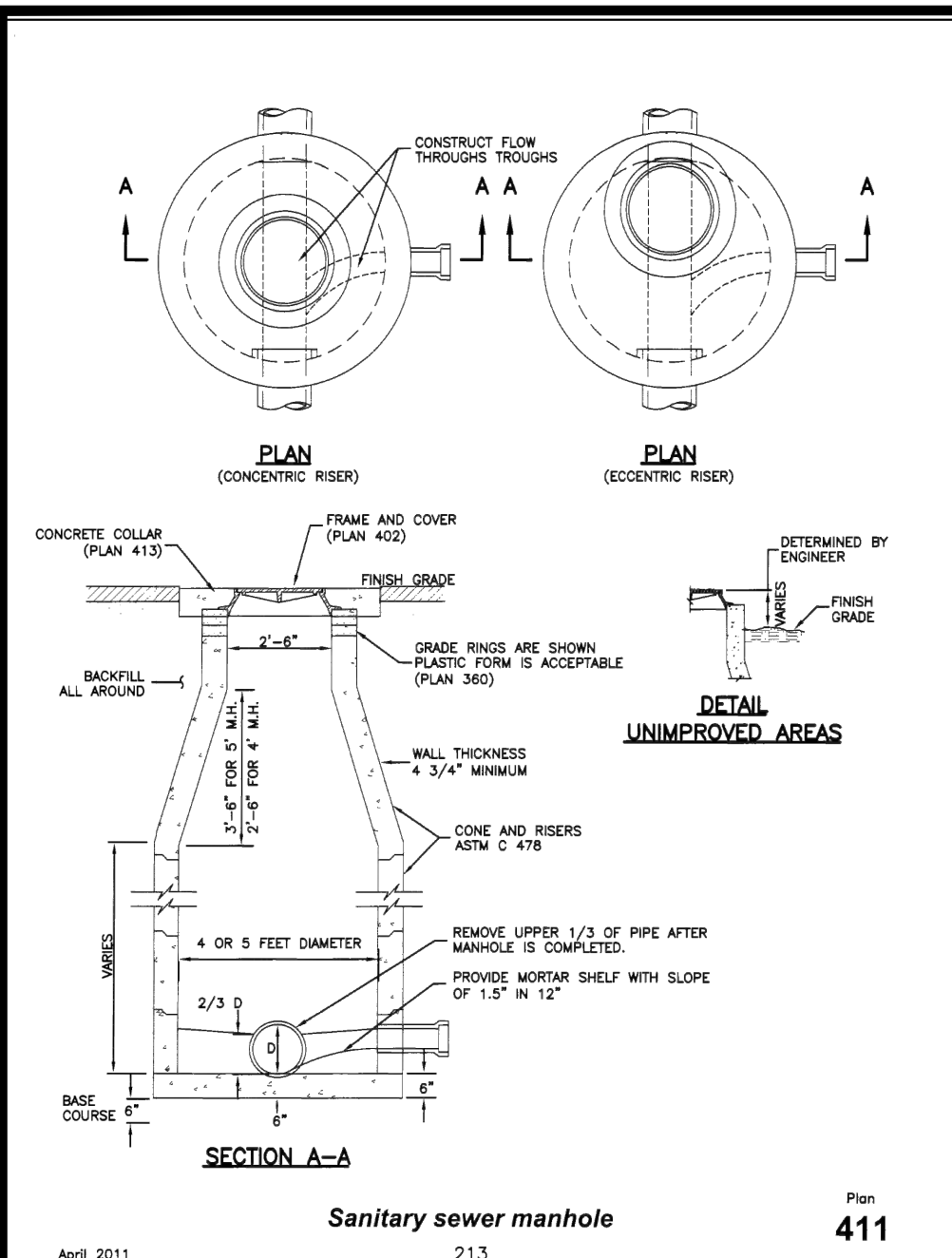
ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84603  
PHONE: 801-770-5993  
levateengineering.com

**ELEVATE ENGINEERING**

QUICK QUACK - MAIN ST SANTAQUIN STANDARD DETAILS  
365 E MAIN ST SANTAQUIN, UT 84655

PROFESSIONAL ENGINEER  
1/16/2021  
10864737  
LARVIN POLLOCK  
STATE OF UTAH

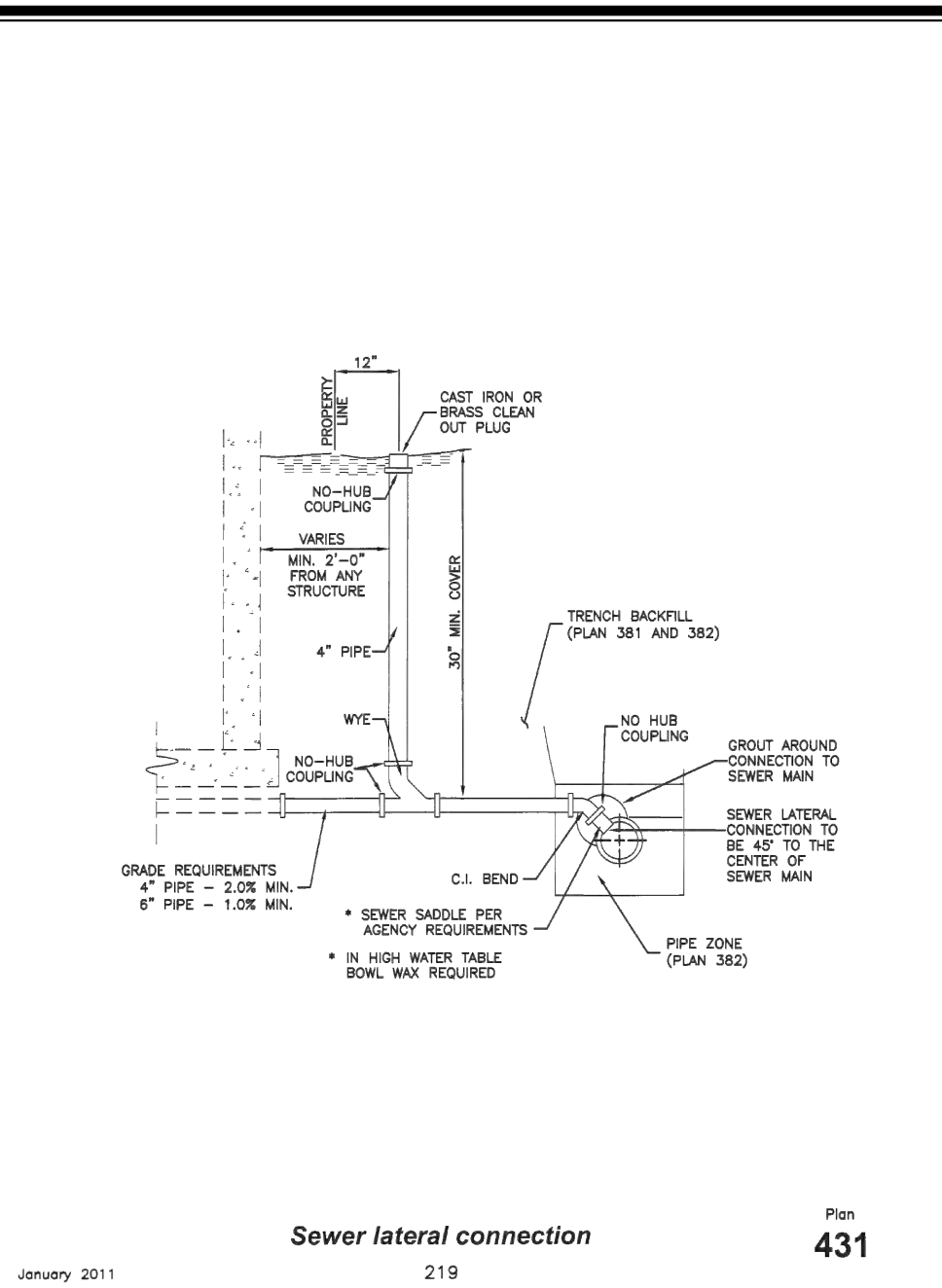
SHEET: C-4  
DATE: Sep 16, 2022



Sanitary sewer manhole  
 213  
 Plan 411

1. GENERAL  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.  
 B. Manhole size:  
 1) Diameter is 4 feet. For sewers under 12" diameter.  
 2) Diameter is 5 feet. For sewers 12" and larger, or when 3 or more pipes intersect the manhole.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Riser and Reducing Riser: ASTM C 478.  
 E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 F. Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.  
 G. Stabilization-Separation Geotextile: Moderate or high as CONTRACTOR'S choice, APWA Section 31 05 19.  
 3. EXECUTION  
 A. Foundation Stabilization: Get ENGINEER'S permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.  
 B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 C. Invert Cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.  
 D. Pipe Connections: Grout around all pipe openings.  
 E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.  
 F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.  
 G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.  
 H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or hone-prints will not be accepted.  
 I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

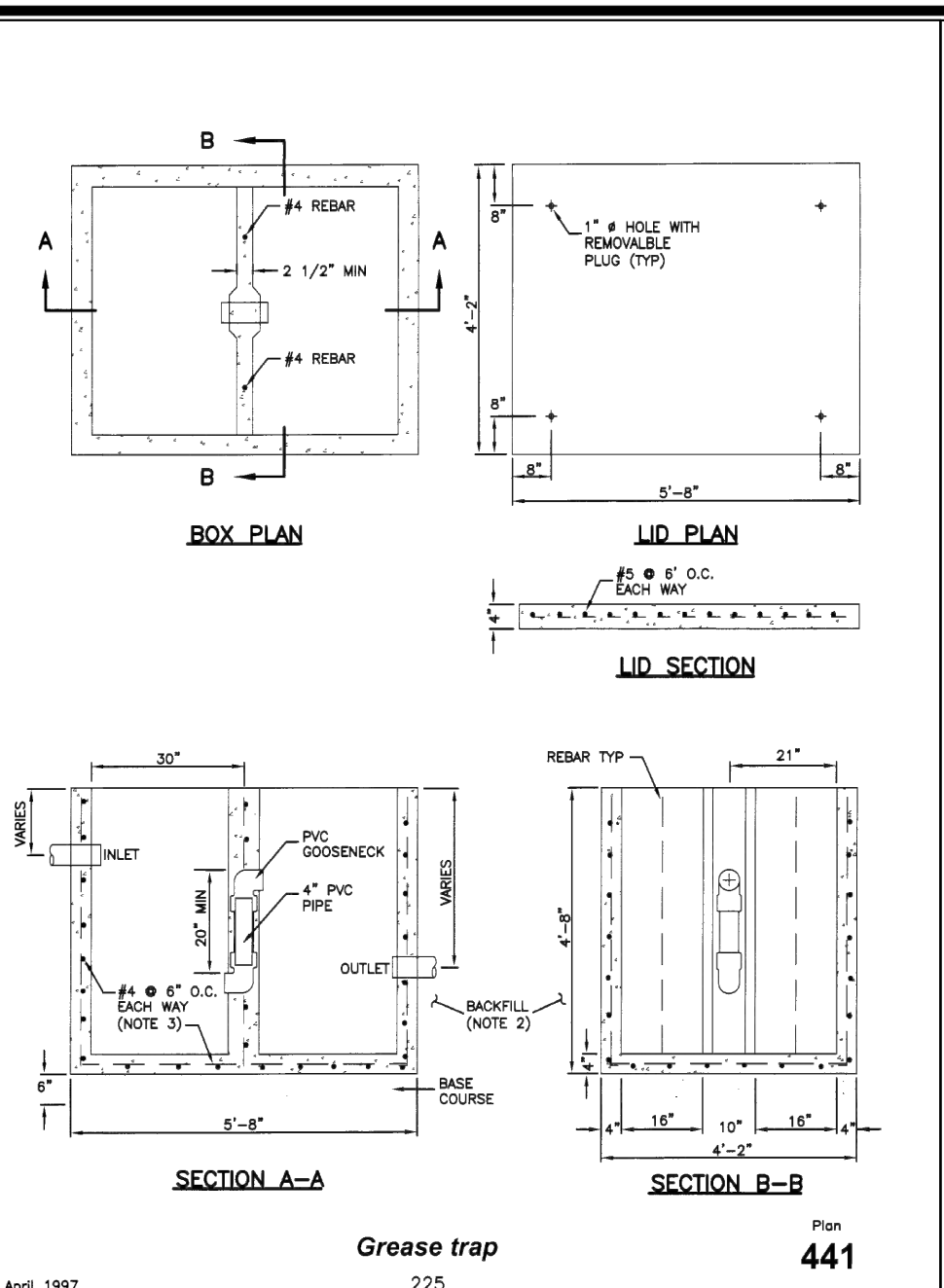
212



Sewer lateral connection  
 219  
 Plan 431

1. GENERAL  
 A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.  
 B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.  
 C. Verify if CONTRACTOR or agency is to install the wye.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Provide agency approved wye or tee with appropriate count.  
 D. Stainless steel straps required.  
 3. EXECUTION  
 A. Tape wrap pipe as required by soil conditions.  
 B. Remove cone plug from sewer main. Do not break into sewer main to make connection.  
 C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

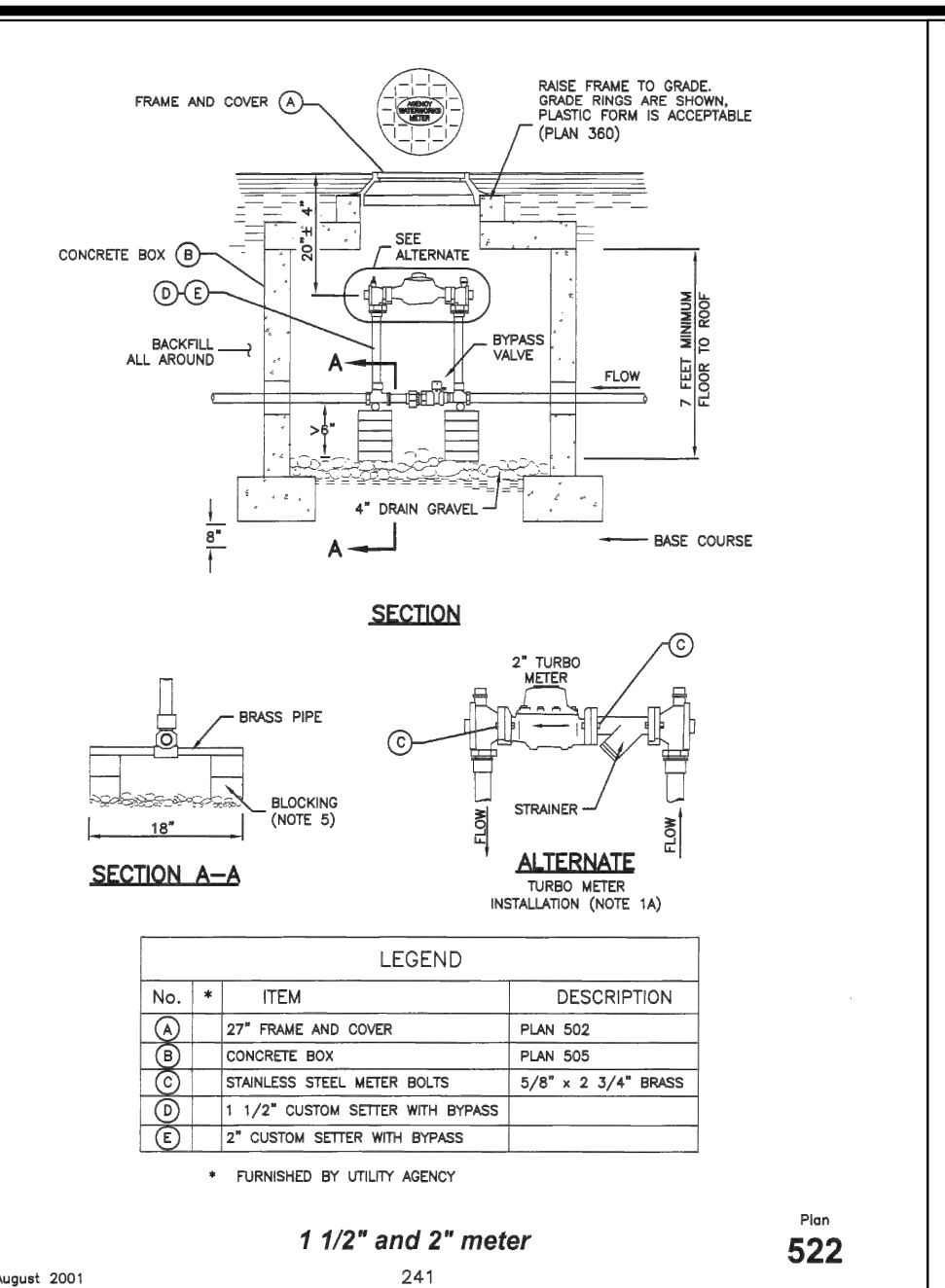
218



Grease trap  
 225  
 Plan 441

1. GENERAL  
 A. Before backfilling around concrete box, secure inspection of installation by ENGINEER.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 E. PVC Pipe: APWA Section 33 05 07.  
 3. EXECUTION  
 A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 6-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 B. Reinforcement Placement: APWA Section 03 20 00.  
 C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 D. Fill annular space around pipe wall penetrations with waterproof sealer.  
 E. Backfill: Provide backfill against the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

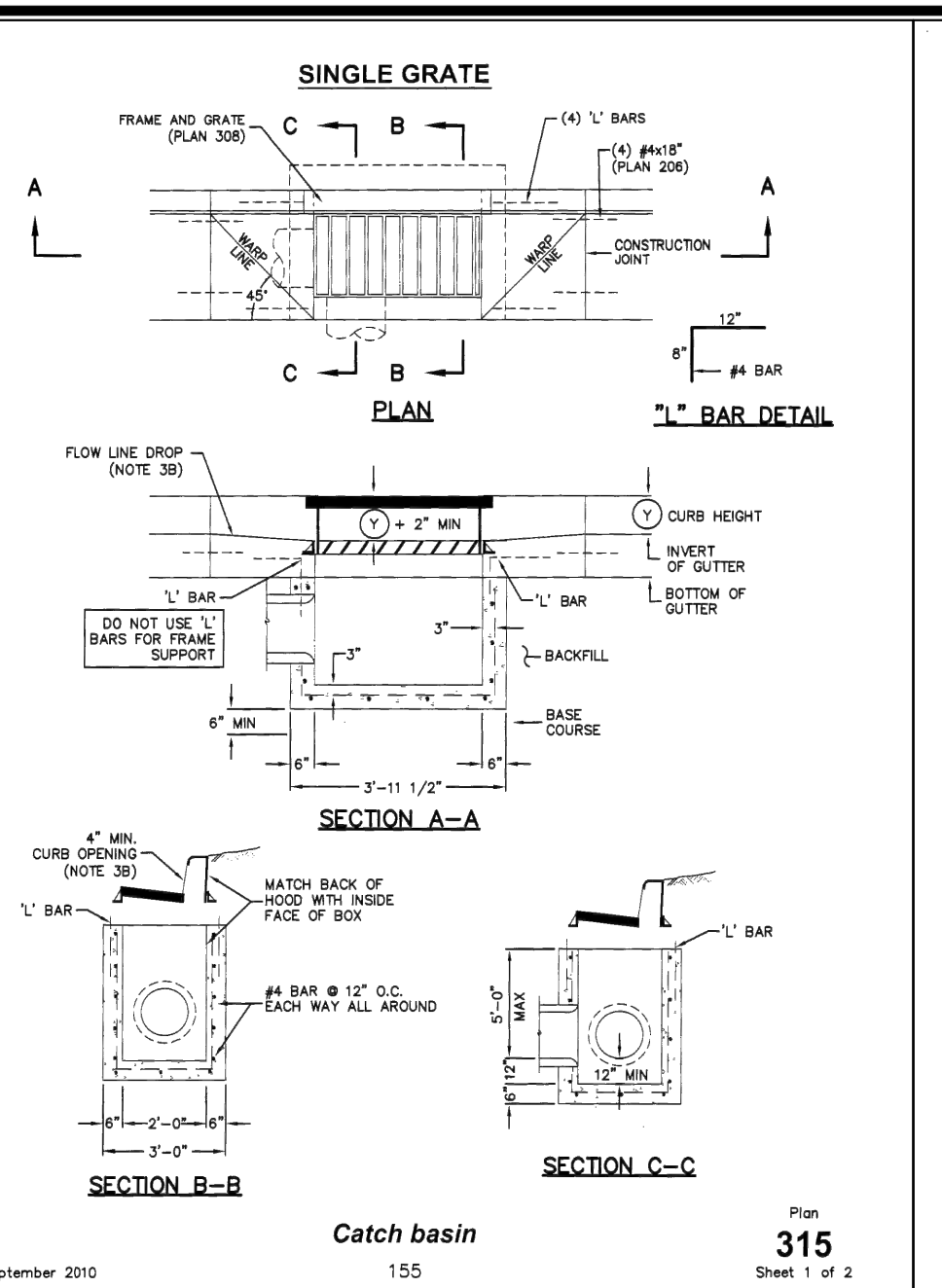
224



1 1/2" and 2" meter  
 241  
 Plan 522

1. GENERAL  
 A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.  
 B. Where domestic use is applicable, use a standard meter.  
 C. Before backfilling, secure inspection of installation by ENGINEER.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.  
 3. EXECUTION  
 A. Meter Placement:  
 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).  
 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.  
 3) In new construction, install meter at center of lot or per agency requirements.  
 B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.  
 C. Bypass Valve: Lock in off position.  
 D. Blocking: Use clay brick or concrete block.  
 E. Concrete Box:  
 1) Center frame and cover over water meter.  
 2) Allow 1/4-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.  
 F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.  
 G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

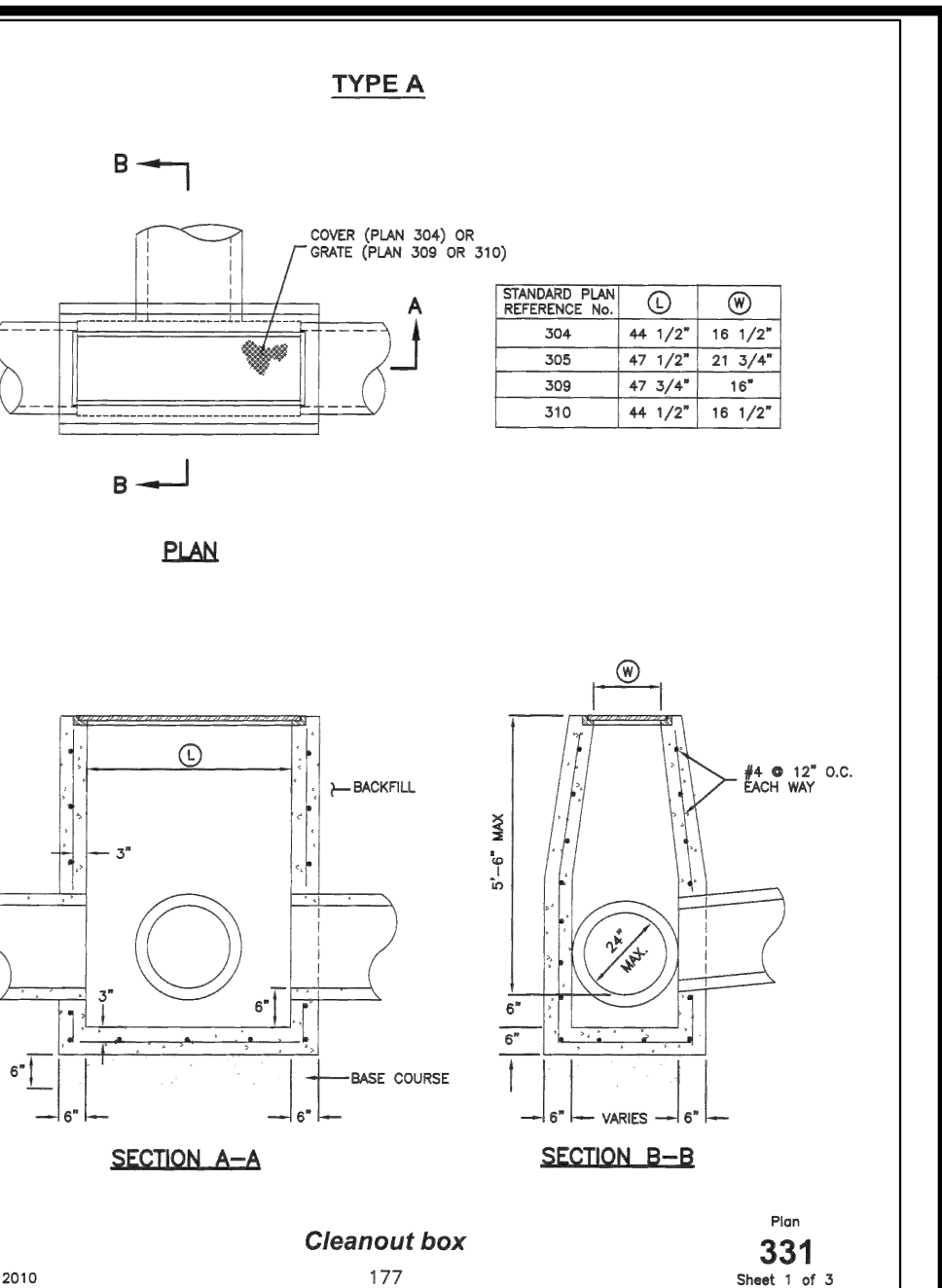
240



Catch basin  
 155  
 Plan 315  
 Sheet 1 of 2

1. GENERAL  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 3. EXECUTION  
 A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "wrap line" in the gutter flow-line and the top of the grate at the curb face opening.  
 C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

154



Cleanout box  
 177  
 Plan 331  
 Sheet 1 of 3

1. GENERAL  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.  
 2. PRODUCTS  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 E. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.  
 F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.  
 3. EXECUTION  
 A. Foundation Stabilization: Get ENGINEER'S permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.  
 B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.  
 D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.  
 F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.  
 G. Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

178



NO.	REVISIONS	BY	DATE

DESIGNER: DL  
 PROJECT ENGINEER: LP

ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
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 info@elevateeng.com

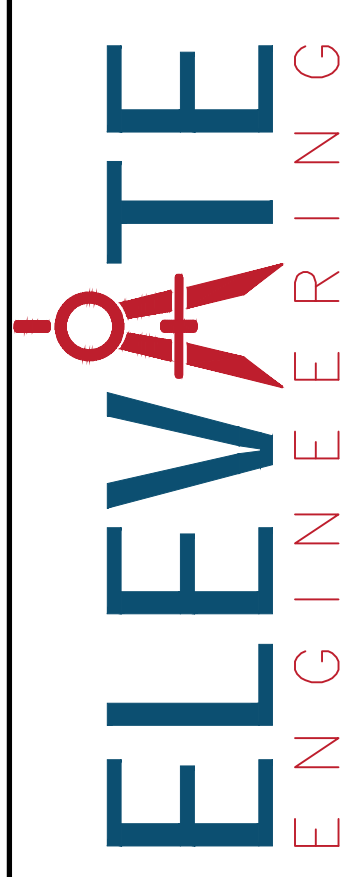
QUICK QUACK - MAIN ST SANTAQUIN UTILITY DETAILS  
 365 E MAIN ST SANTAQUIN, UT 84655

PROFESSIONAL ENGINEER  
 9/16/2022  
 10864737  
 LARVIN POLLOCK  
 STATE OF UTAH

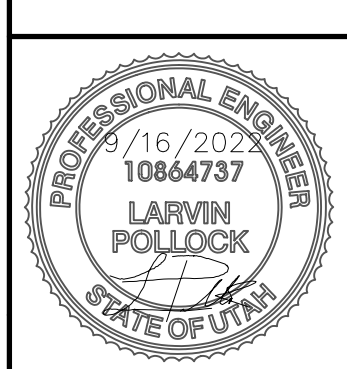
SHEET: C-5  
 DATE: Sep 16, 2022

NO.	REVISIONS	BY	DATE

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 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
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 elevateng.com



QUICK QUACK - MAIN ST SANTAQUIN  
 SWPPP PLAN  
 365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
**C-6**  
 DATE: Sep 16, 2022

# 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 INDEX AND SHEET C-6 & 7 FOR DETAILS	◯ (with 'XX' inside)

- NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
  - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
  - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
  - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
  - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
  - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
  - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
  - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY
- POST CONSTRUCTION
- SEE SHEET C-7

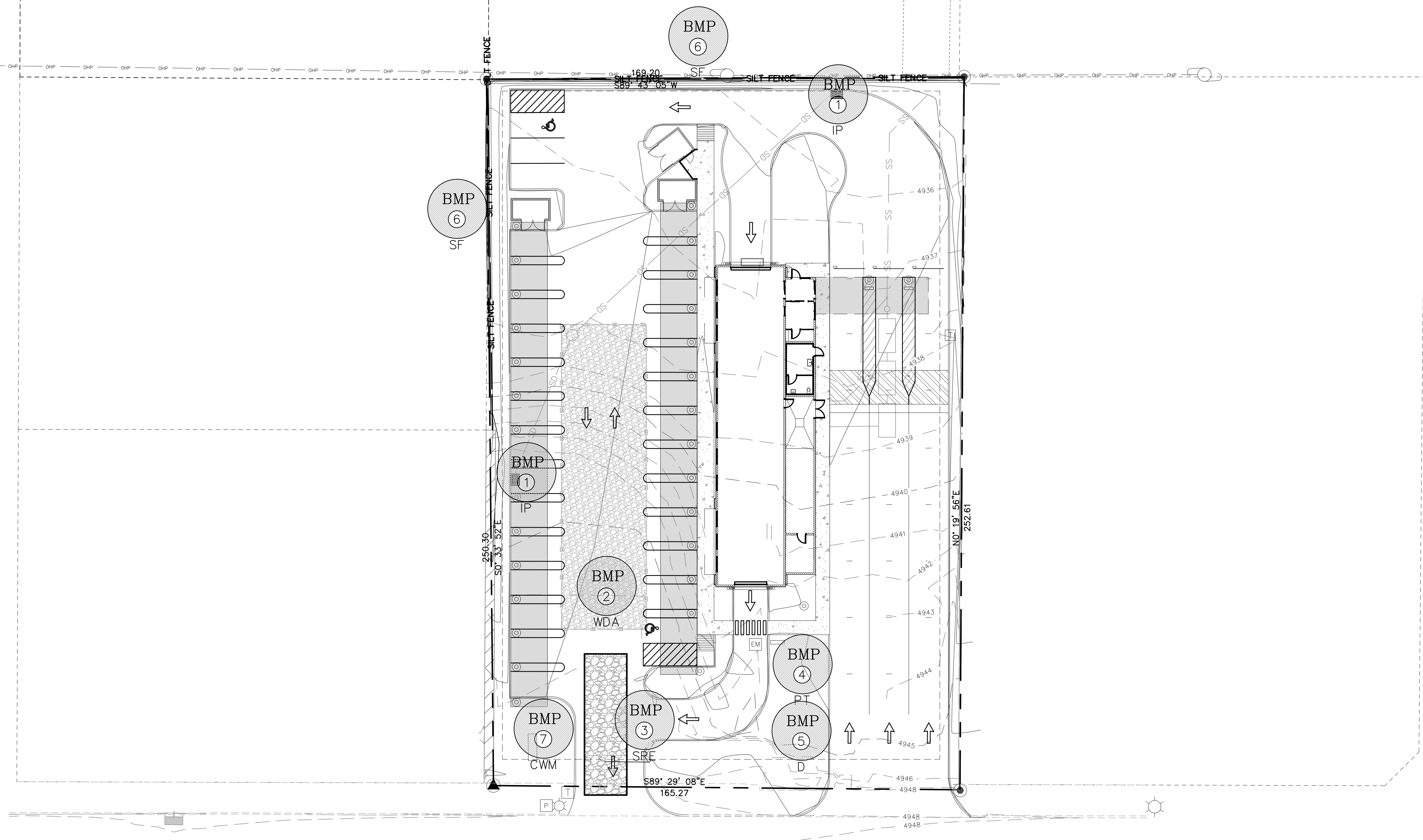
BEST MANAGEMENT PRACTICE INDEX

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:

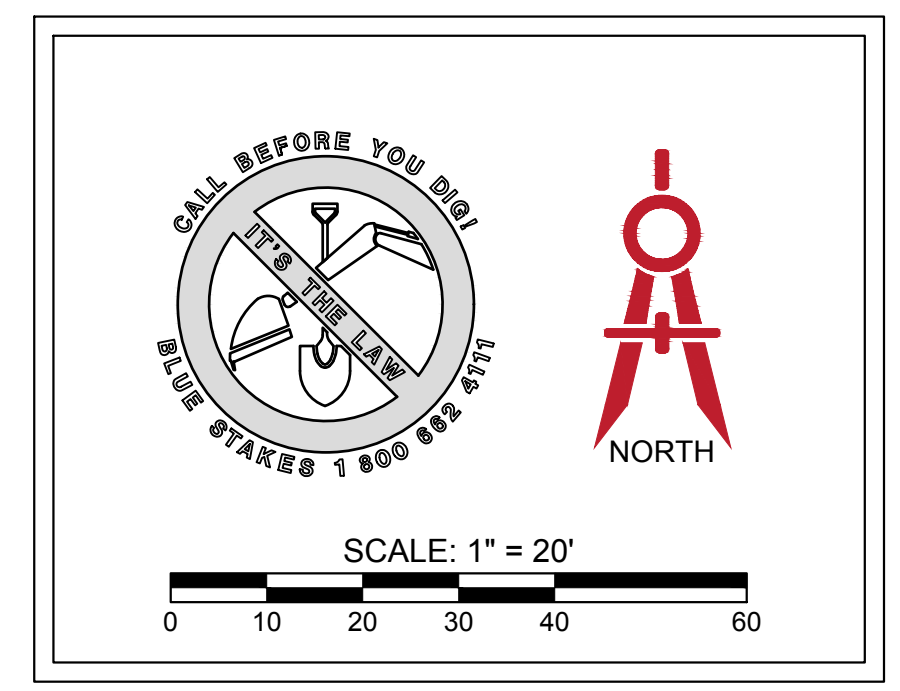
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-7 FOR BMP 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.

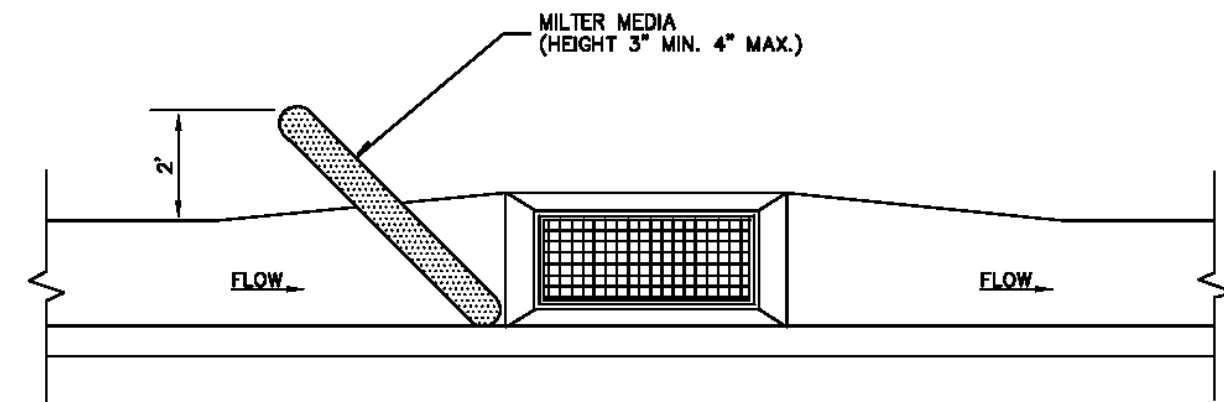
NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



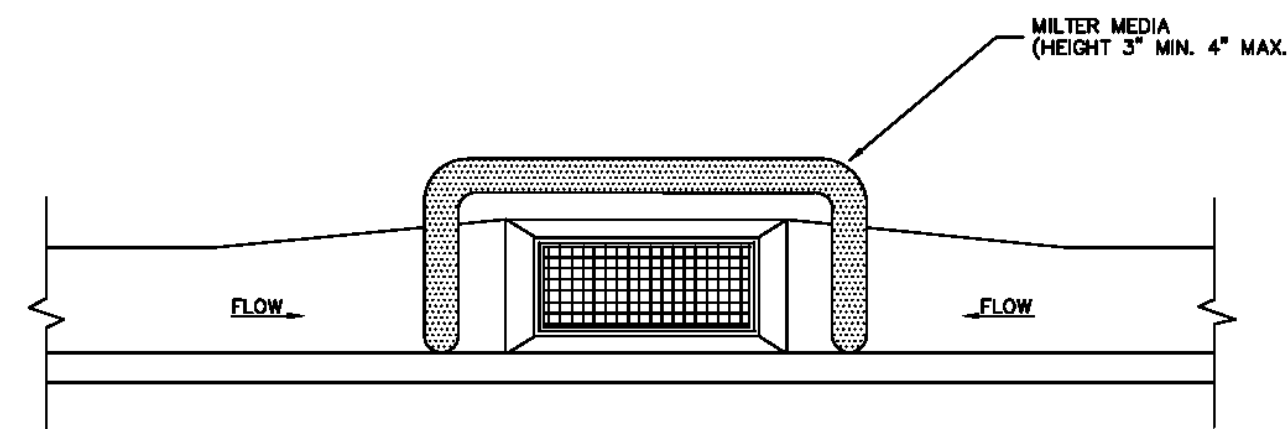
T|P|J|B



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**

**Inlet protection - gravel sock**

Plan No. **124**

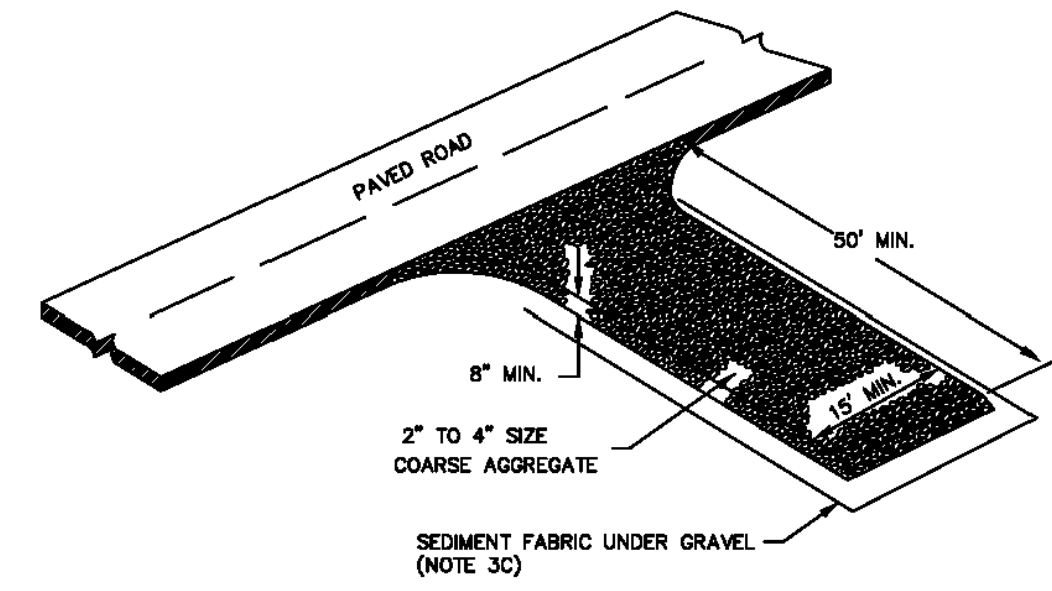
September 2006 11 Drawing 1 of 3

**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

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**

Plan No. **126**

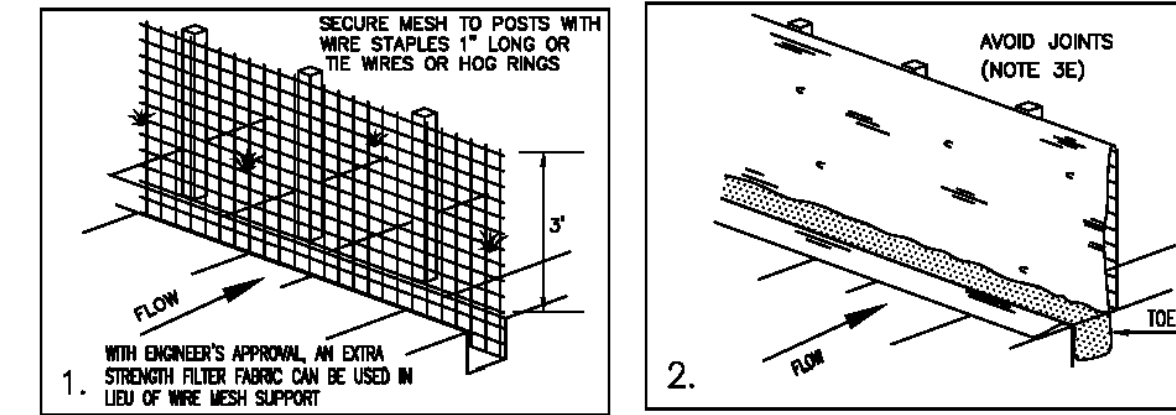
February 2006 19

**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

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.



**Silt fence**

Plan No. **122**

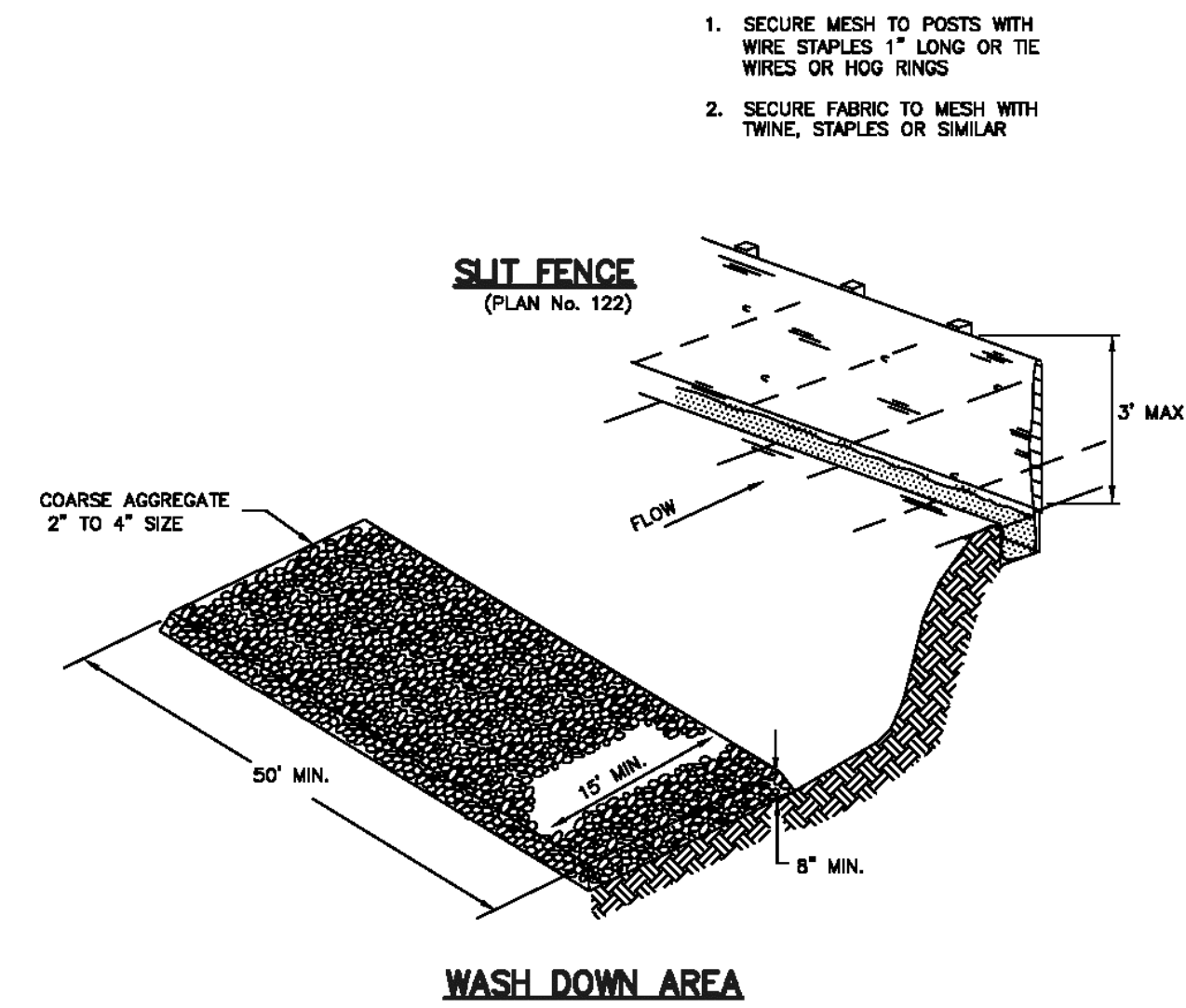
February 2006 7

**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

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.



**Equipment and vehicle wash down area**

Plan No. **125**

February 2006 17

**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

NO.	REVISIONS	BY	DATE

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

**ELEVATE**  
 ENGINEERING

QUICK QUACK - MAIN ST SANTAQUIN SWPPP DETAILS  
 365 E MAIN ST SANTAQUIN, UT 84655



SHEET: **C-7**  
 DATE: Sep 16, 2022

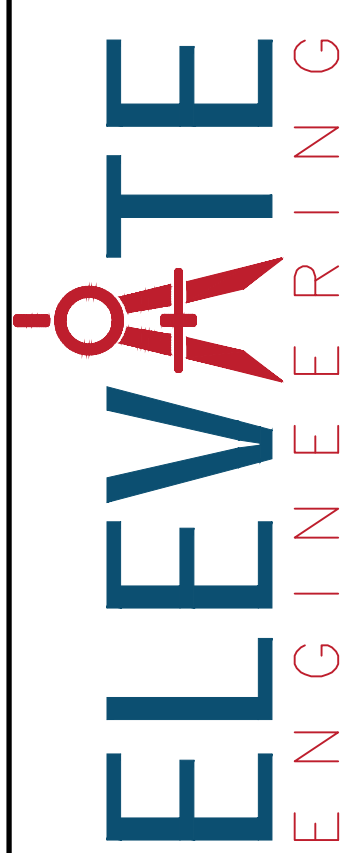


## LEGEND

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

NO.	REVISIONS	BY	DATE

**ELEVATE ENGINEERING**  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 716-6983  
for@elevateeng.com



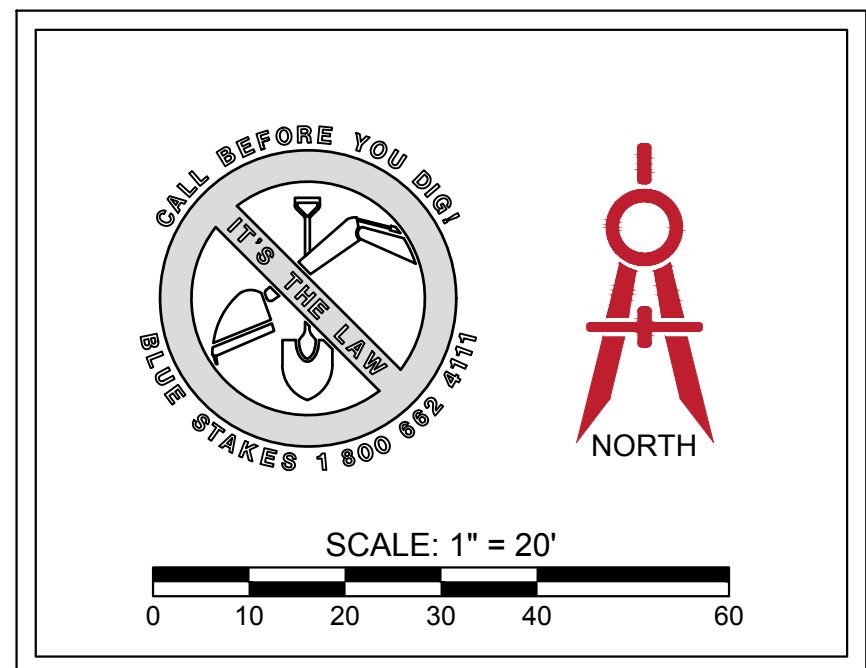
**QUICK QUACK – MAIN ST SANTAQUIN**  
**SITE DEMOLITION PLAN**  
 365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
**C-1.1**  
 DATE:  
 Sep 16, 2022

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.



### Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Koeleruteria p. 'Golden Candle'	Golden Candle Rain Tree	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk
1		Malus x. 'Spring Snow'	Spring Snow Crab	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk
3		Pinus leucodermis heldreichii	Dwarf Boenian Pine	6'-8" Height B 4 B	Full Throughout Specimen

### Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
13		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
3		Rhus typhina 'Baltiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
7		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
2		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
3		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
5		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

### Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
3		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
1		Miscanthus sinensis 'Gracillimus'	Malden Grass	5 Gallon	24"-30" Height
8		Pennisetum alopec. 'Hamelin'	Hamelin Fountain Grass	5 Gallon	15"-18" Height

### Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
11		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
14		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

### Planting Notes

- All planting 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.
- 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.
- 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.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peppor equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- 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.
- 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.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- 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

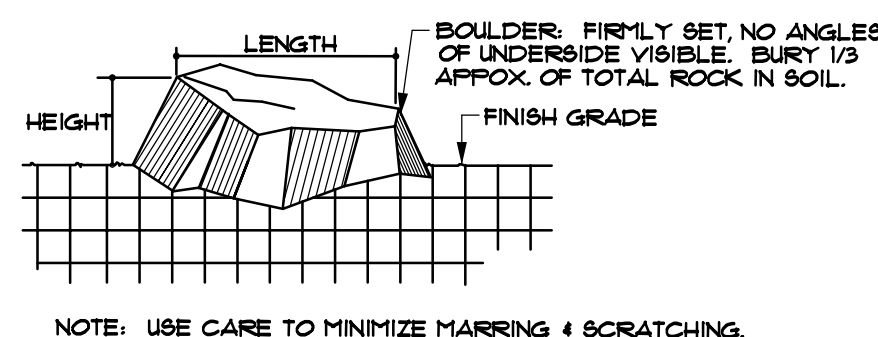
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all 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.
- 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.
- 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.
- 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.
- 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.
- 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

- PLANTING 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.
- 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.

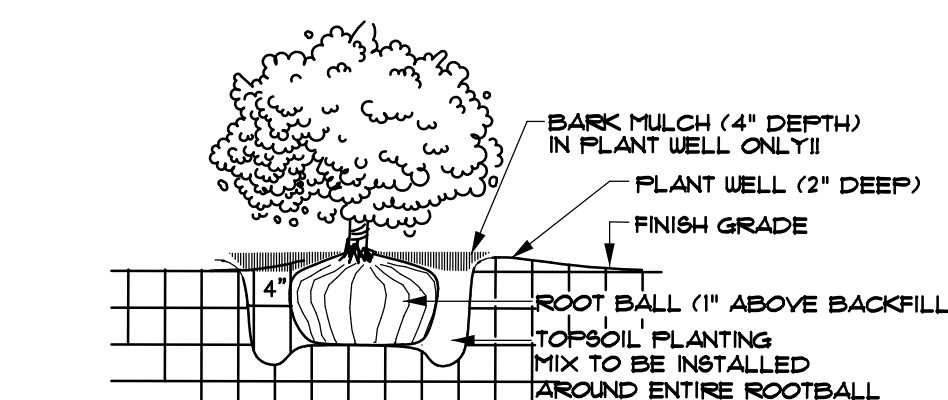
### Legend

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, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	Rock Area / Cobble / 4" Minus Size / 'Nephi Gray'	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.



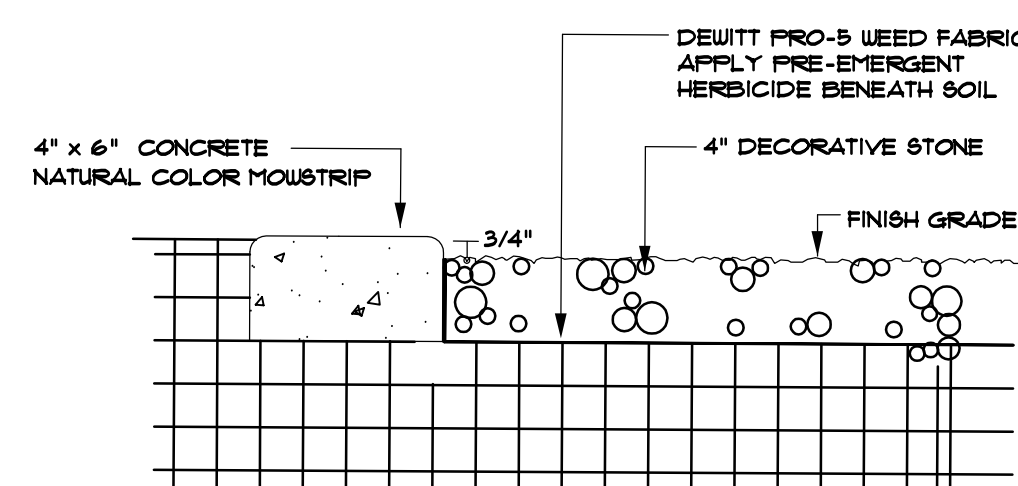
### 1 Decorative Boulder

L-1 N. T. S.



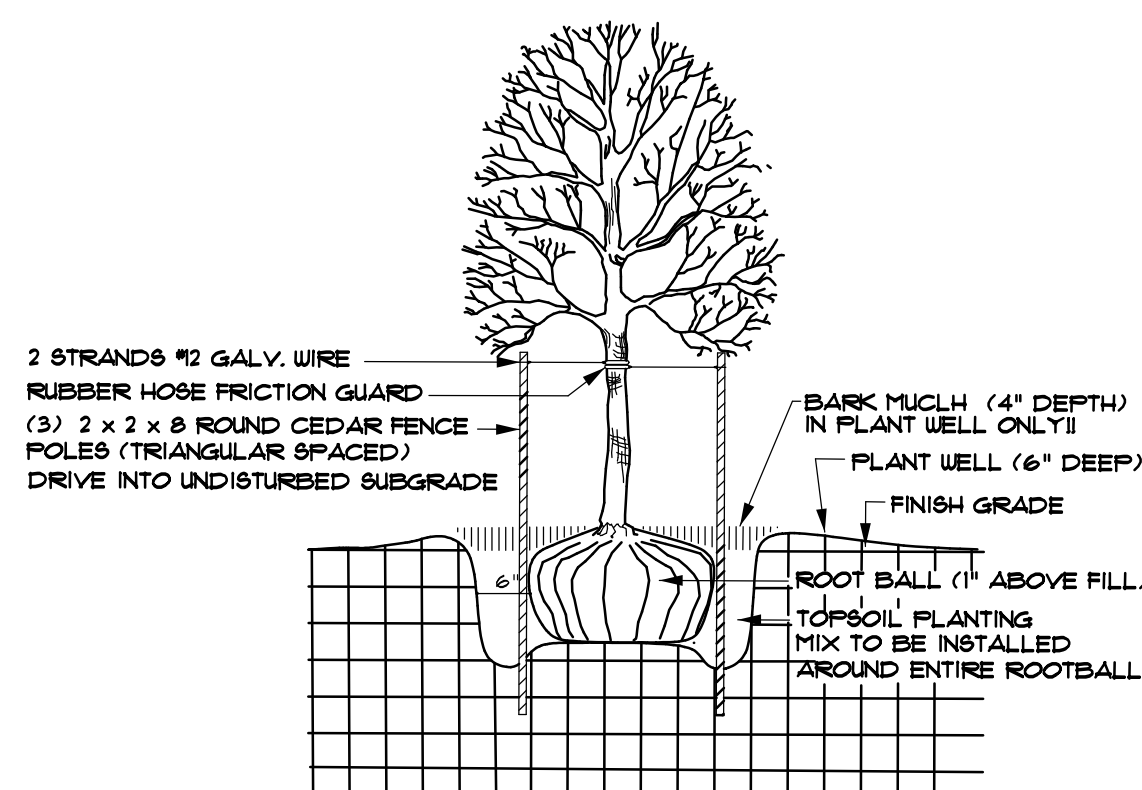
### 2 Shrub Planting

L-1 N. T. S.



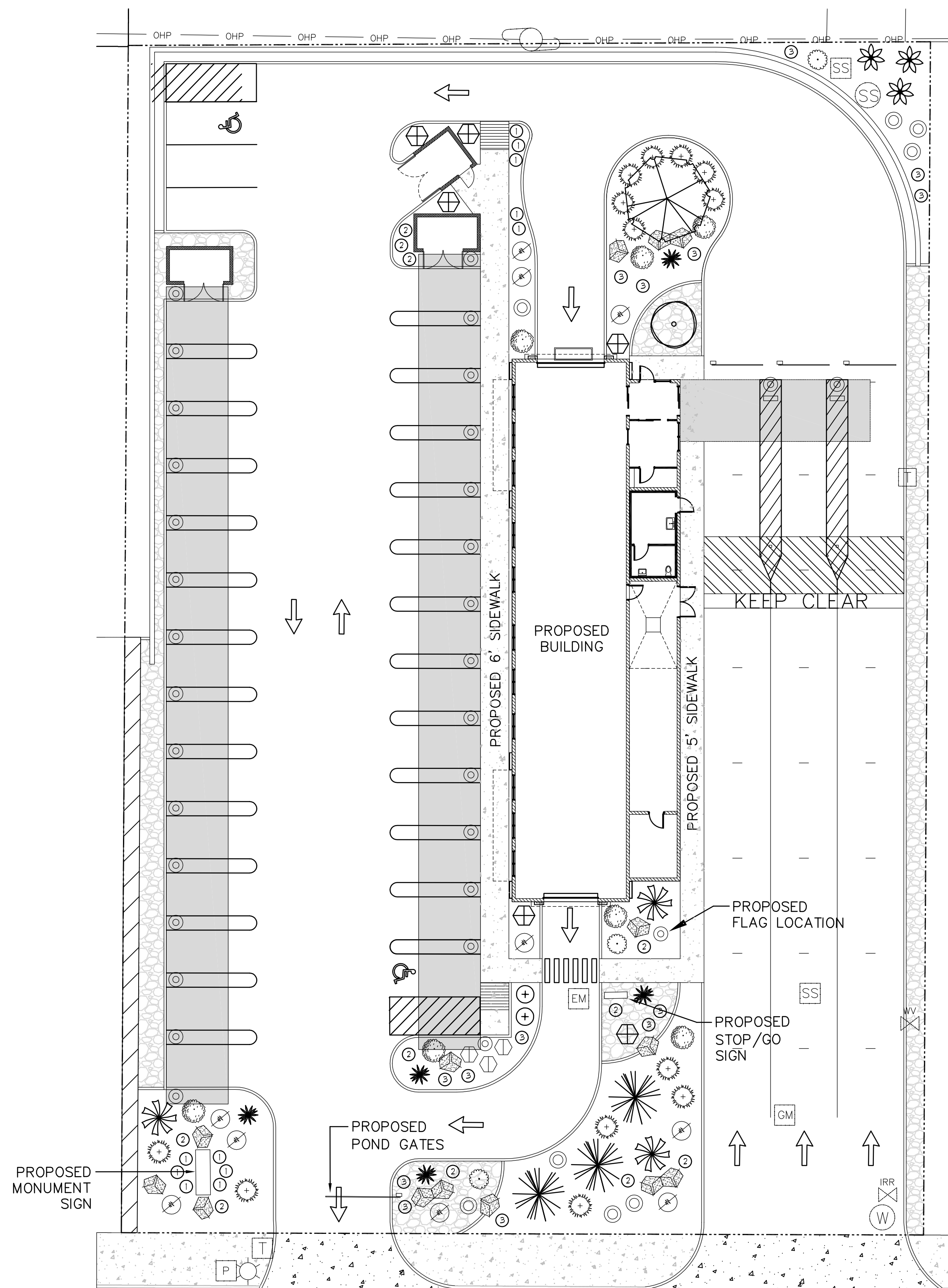
### 3 Mowstrip / Stone Mulch

L-1 N. T. S.



### 4 Tree Planting

L-1 N. T. S.



## MAIN STREET



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 : rdl@rdldesign.com

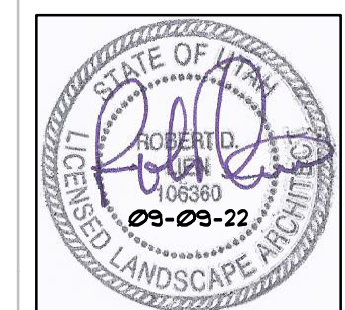
NO.	REVISIONS	BY	DATE

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

# ELEVATE

ENGINEERING

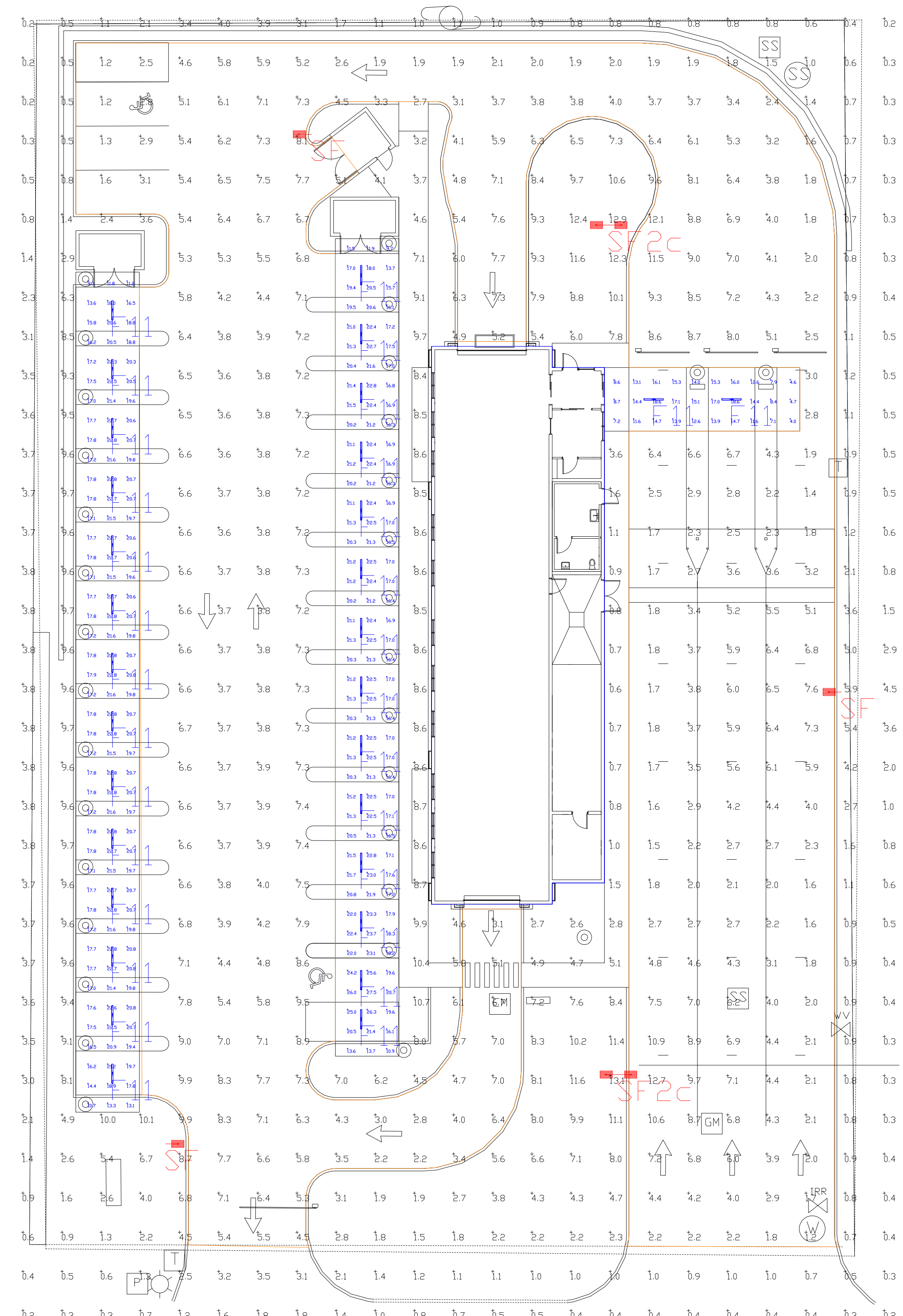
QUICK QUACK - MAIN ST SANTAQUIN  
LANDSCAPE PLAN  
368 EAST MAIN ST SANTAQUIN, UT 84665



SHEET:

L-1

DATE: 09-09-2022



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	12.39	18.6	4.0	3.10	4.65
VACUUM CANOPY 1	Illuminance	Fc	19.40	22.8	9.3	2.09	2.45
VACUUM CANOPY 2	Illuminance	Fc	19.80	27.5	9.7	2.04	2.84
PAVED AREA	Illuminance	Fc	4.90	12.7	1.2	4.08	10.58

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

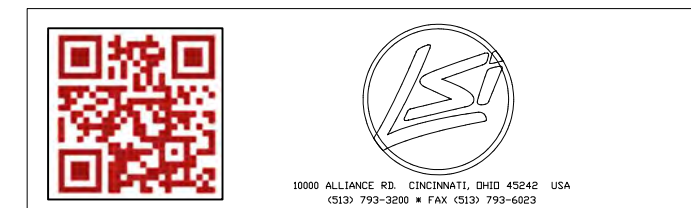
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	30	F11	SINGLE	VT3204HUNV50 (FITURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95
	3	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-16' POLE+2' BASE	1.000	1.000	1.000	16890	135
	2	SF2c	D180°	MRS-LED-18L-SIL-FT-50-70CRI-D180-16' POLE+2' BASE	1.000	1.000	1.000	33780	270

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.

Total Project Watts  
Total Watts = 2503.5



LIGHTING PROPOSAL LD-156601-1

QUICK GLUCK  
365 E MAIN ST  
SANTAGUITA

BY: AHK DATE: 9/7/22 REV: SHEET 1 OF 1

SCALE: 1"=16'

Santaquin City Corporation

# Request for Traffic Control Device

Community Development Department  
275 West Main Street, Santaquin, Utah  
(801) 754-1011  
www.santaquin.org



**Note:** This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code 6.20.

**Meetings:** Development Review Committee meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. The meeting is held in the City Offices, located at 275 West Main. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Shelly Davis		
Telephone:	Alternate Telephone:	Email: <a href="mailto:harley5210@gmail.com">harley5210@gmail.com</a>
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: Intersection of 200 W and 500 N. intersection with 550N		
Type of Traffic Control Device Requested: Stop sign.		
Description and Justification for the Request		
<div style="border: 1px solid black; padding: 10px;"> <p>From: Shelly Davis &lt;<a href="mailto:harley5210@gmail.com">harley5210@gmail.com</a>&gt; Sent: Sunday, October 2, 2022 11:29 AM To: Office &lt;<a href="mailto:office@santaquin.org">office@santaquin.org</a>&gt; Subject: Stop sign</p> <p>Something really needs to change on 200 west, the stop sign needs to face the other way on 500 north or something! Cars are flying down the road and it's only a matter of time before a kid is hit!</p> <p>Sent from my iPhone</p> </div>		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request. <b>None Provided</b>		

Santaquin City Corporation

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Community Development Department  
275 West Main Street, Santaquin, Utah  
(801) 754-1011  
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Applicant Information		
Applicant Name: <b>Brad Gunnell</b>		
Telephone: <b>801 635 7396</b>	Alternate Telephone:	Email: <b>bradleydgunnell@gmail.com</b>
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: <b>Now that 200 W is a through street between 450N and 550N, the intersection with 550N</b>		
Type of Traffic Control Device Requested: <b>Either a moved stop sign, or a second stop sign.</b>		
Description and Justification for the Request		
<p><b>From:</b> Brad Gunnell &lt;<a href="mailto:bradleydgunnell@gmail.com">bradleydgunnell@gmail.com</a>&gt;  <b>Sent:</b> Friday, September 30, 2022 11:09 AM  <b>To:</b> Norm Beagley &lt;<a href="mailto:NBeagley@santaquin.org">NBeagley@santaquin.org</a>&gt;; Jason Bond &lt;<a href="mailto:JBond@santaquin.org">JBond@santaquin.org</a>&gt;  <b>Subject:</b> Stop/Yield sign needed at intersection of 200/240W and 550N</p> <p>Now that 200 W is a through street between 450N and 550N, the intersection with 550N needs either a moved stop sign, or a second stop sign.</p> <p>Right now, traffic approaches the intersection from three directions -- North and South on 200/240W with through traffic, and from the West where 550 N "Tees" into 240/200W.</p> <p>However, there is only a stop sign for Southbound traffic on 200/240W. Neither Westbound traffic on 550 N nor Northbound traffic on 200/240W have any stop or yield signage.</p> <p>This was probably okay when 200/240W was a stub street with just 3 homes south of that intersection, but there have already been some close calls at this intersection now that the road continues all the way to/from main street.</p> <p>Thanks, Brad Gunnell</p>		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request. <b>None Provided</b>		



**DRC Members in Attendance:** City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland.

Police Chief Rodney Hurst and Building Official Randy Spadafora were both excused from the meeting.

**Others in Attendance:** Fire Chief Ryan Lind, Recorder Amalie Ottley, Planner Camille Moffat, Assistant Stephanie Christensen, and Conner Atkin on behalf of Tagg-N-Go.

Engineer Jon Lundell called the meeting to order at 10:01 a.m.

**Tagg-N-Go Site Plan Preliminary Review**

*A commercial site plan application review for a proposed car wash located at 78 N 500 E.*

Engineer Lundell pointed out that the applicant has adjusted, since the previous submittal, the location of the site entrances and exits and moved them to the east access road.

Fire Marshall Sutherland addressed his concerns with landscaping at the entrances. He wanted to make sure that visibility issues were not created by the trees at those entrances. Manager Beagley instructed the applicant to look at site triangles in the city code to reference placement of trees at the site.

Manager Beagley inquired if a cross-gutter is shown at the entrance on 500 East. Mr. Lundell stated that it would be a continuation of the gutter as part of the subdivision improvements. They discussed the cutting of the gutter to allow for access to the site and addition of the radii and concrete apron. Manager Beagley pointed out that access roads east of 500 East are not city roads and as such would not be serviced by city snowplows. Snow removal would then be left up to the site/company owners. Mr. Lundell pointed out that with the concrete apron, the water flows need to flow down and catch the curb inlet and not build up on any ADA ramps. Improvements along 500 East such as sidewalk and landscaping were shown on both the site plan and the previously approved subdivision plans.

Director Callaway thanked the applicant for sending over samples of the heavy metals disposed of from the site. He asked if the applicant could provide a PH of the water leaving the site that goes into the city's sewer system. Mr. Lundell asked for more detail on the grease trap chambers and wastewater plans. The applicant stated that plans will be submitted from a similar site.

Assistant Manager Bond appreciated the applicant's willingness to relocate the access points at the site. He stated that Architectural Review Committee (ARC) approval will be required for the building and will be scheduled as needed.

Manager Beagley confirmed with planning and zoning that building setbacks meet all the requirements along the west side of the building. He asked about the grading and location of the grease traps and corresponding flows. The applicant confirmed that the locations of the grease traps have been discussed and considered in their plans. Manager Beagley pointed out that water use and volume data needs to be

submitted so that impact fees can be determined and so that the developer understands how much those impact fees will be.

Mr. Bond inquired about the shape of the sidewalk at the corner on 500 East at the main access. Engineer Lundell confirmed that for ADA access the sidewalk jogs north to provide a safe walking route.

Engineer Lundell pointed out that cleanup items on the plans and all site improvements with the subdivision must be completed before a Certificate of Occupancy can be issued. Mismatched details on the plans need to be clarified.

The applicant stated that he just submitted the water usage details to the city for review and will work on notes from today's meeting.

Assistant Manager Bond made a motion to approve the Tagg-N-Go site plan with the condition that redlines be addressed as indicated and that ARC approval be given before a building permit is submitted. The motion was seconded by Fire Marshall Sutherland.

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
City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Absent

Motion passed unanimously in favor.

**Meeting Minutes Approval**

Jason Callaway motioned to approve minutes from the July 26, 2022 DRC meeting. Motion seconded by Taylor Sutherland.

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
City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Absent

Motion passed unanimously in favor.



**ADJOURNMENT**

Assistant Manager Bond motioned to adjourn the meeting.

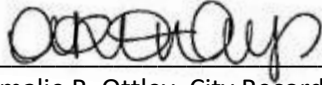
Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Absent

Motion passed unanimously in favor.

The meeting was adjourned at 10:40 a.m.

---

Jon Lundell, City Engineer



---

Amalie R. Ottley, City Recorder



**DRC Members in Attendance:** City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, Police Chief Rod Hurst, Building Official Randy Spadafora.

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Assistant Stephanie Christensen, Sr. Planner Loren Wiltse, Weston Southwick, Dennis Carlisle, Jimmy DeGraffenried, Paul Watson via Zoom, Cameron Spencer, Andy Flam.

Engineer Jon Lundell called the meeting to order at 10:00 a.m.

**Heritage Heights Concept Review**

*A concept review of a 3-lot subdivision located at 850 E. 450 S.*

Building Official Spadafora stated that addressing hasn't been completed on the site as it's still in the concept review phase. He inquired about the home shown on the lot. Engineer Lundell confirmed that the house showed on the plans is an existing home. Mr. Spadafora encouraged the applicant to make sure the minimum side yard is set for the proposed lots alongside the existing home.

There were no comments or suggestions from the Fire Department.

Public Works Director Callaway inquired if the developer is required to complete the sidewalk, curb, and asphalt around the corner to 900 East. Engineer Lundell stated that in the City's current Master Plan, 900 East will extend farther south and then back to the west to connect to future roads. The anticipated right of way on the lot will need to have improvements such as curb, gutter, and sidewalk. Mr. Callaway stated that existing utilities in the roadway will be easily accessible. The DRC discussed the frontage on 450 South would keep a combination of curb, gutter, and sidewalk and then transition to the trail corridor on 900 East or planter strip. Assistant Manager Bond stated that any street improvements on 900 East that are wider than what is generally required by city code may fall under a future reimbursement agreement.

There were no comments or suggestions from the Police Department.

Engineer Lundell and the applicant discussed the dedication and improvement of the right of way on 900 East. The city will provide a checklist of redlined comments to the applicant for preliminary review. Engineer Lundell pointed out that the applicant must obtain a certificate from the Utah County Surveyor's office stating there are no monuments on the site and provide that to the city. The applicant and DRC discussed the process of including the whole of the subdivision on the plat. All future street improvements need to be shown on the plans.

**Stratton Acres Final Review**

*Final plan review of a proposed 37-lot subdivision located at approximately Royal Land Drive and 200 E.*

Building Official Spadafora stated that addressing was adjusted taking into account the change in the street from 150 East to 160 East. Engineer Lundell confirmed that due to a shortage of numbering in the units, the streets had to be re-numbered to best fit the City's address grid and existing addressing in the neighborhood.

There were no comments or suggestions from the Fire Department.

Public Works Director Callaway noted the relocation of the water meters on the lot.

Chief Hurst inquired if 200 East would be improved on both sides of the road. Engineer Lundell confirmed that the applicant has worked with Nebo School District to improve the road to the curb, not including the sidewalk. Chief Hurst also asked about a stop sign on 200 East and Royal Land Drive. The DRC suggested that the stop sign be put in place.

Assistant Manager Bond stated that the applicant still needs to provide, on the plat, documentation from the Nebo School District that memorializes the completion of the 200 East improvements. Roadway lines on the plat will need to include dedication and signatures from the school district and landowners. The applicant and Engineer Lundell discussed turning in easements and legal descriptions for the plan. The applicant stated the legal descriptions were turned in and they are ready to have the easements recorded. Engineer Lundell stated that the recorded easements must also be provided to the city for review.

Manager Beagley stated that there will be a section on the east side of the 200 East roadway (approximately 900 feet long) east of the school and north of the 730 North intersection that is not part of the development and will not be completed at this time.

Engineer Lundell pointed out that lot #33 on the plans needs to be enlarged to meet code. He also stated that thought needs to be put into where lots/homes would front along the anticipated frontage with the school district property. Pedestrian access and visibility also need to be taken into consideration with home frontage location. The DRC discussed homes fronting either Royal Land Drive or 200 East. Chief Hurst stated that for emergency response purposes it makes more sense for homes to front 200 East and addressing to follow suit. Engineer Lundell pointed out various labels that need to be cleaned up on the plans. He also stated that an easement for the storm drain needs to be provided. Engineer Lundell recommended on the irrigation plan that the double 45-degree pipes be switched to a single 90-degree bend to reduce the number of fittings. Construction valves on the culinary and irrigation lines need to be added on north phase line. State minimums on the sewer line elevations need to be met and manholes adjusted accordingly. The applicant inquired about the size of sewer lines, 15-inch versus 18-inch. The DRC confirmed that 18-inch sewer lines are required within the future Ginger Gold Road alignment.

Assistant Manager Bond made a motion that the Stratton Acres Final plan be approved with the condition that documentation from Nebo School District for both easements and right of way is provided to the city, easement documentation is provided for the sewer lines, and various redlines are addressed. These conditions must be addressed before the plat is recorded. The motion was seconded by Public Works Director Jason Callaway.

Police Chief Rodney Hurst	Yes
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	Yes

Motion passed unanimously in favor.

**Cortland Park Preliminary Review**

*A preliminary review of a 102-unit multifamily subdivision located approximately 200 N and 400 E.*

Building Official Spadafora stated that addressing hasn't been completed on the site. The DRC discussed recommendations for the naming of the streets and addressing of the individual units.

Fire Marshall Taylor stated that the remote Fire Department Connections (FDC) for sprinklers in the buildings are within code. All fire hydrants are along 200 North and 500 East and are within code as well.

The DRC discussed where the central water meters and corresponding lines for the buildings are located. Fire-risers and shut off valves were discussed as well as the location of where public access stops and private access begins. Easements for the valves need to be in place so the city can maintain control of connections in the event of a line break, backflow control, and anticipated repairs. The number of meter vaults for each building was also discussed.

Chief Hurst inquired about red-curbing 400 East. Manager Beagley stated that the full perimeter of the site will be red-curbed. Chief Hurst also pointed out private and public driveways regarding visibility.

Assistant Bond stated that Architectural Review for the site is pending. An ARC meeting will be set to address landscaping and building design. Assistant Bond commended the applicant for adjusting the pedestrian access between the site and the neighboring property at the direction of the DRC.

The DRC discussed the amenities for the units are addressed in the Development Agreement and following amendment. The Development Agreement should be taken into account when phasing is considered.

Assistant Manager Bond made a motion to recommend approval of the preliminary plan with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda. Manager Beagley seconded the motion.

Police Chief Rodney Hurst	Yes
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  
Engineer Jon Lundell

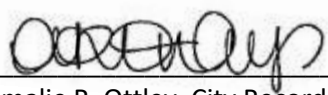
Yes  
Yes

Motion passed unanimously in favor.

The meeting was adjourned at 11:12 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder