



ARCHITECTURAL REVIEW COMMITTEE

Thursday, July 08, 2021, at 5:30 PM
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 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Commercial Building in Ridley's Development Pad Site A (Fiiz Drinks)

An architectural review of a commercial building which will be located at approximately 30 N. and 400 E.

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

An architectural review of a commercial building which will be located at approximately 60 N. 400 E.

MEETING MINUTES APPROVAL

3. May 24, 2021

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

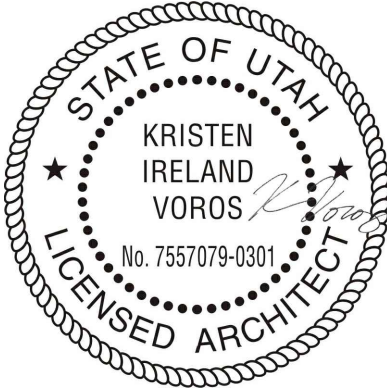
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:

K. Aaron Shirley, City Recorder

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

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



RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE:	MAY 14, 2021
AGENCY PROJECT NO:	
DESIGN SEQUENCE PROJECT NO:	2010.01
CAD DWG FILE NO:	

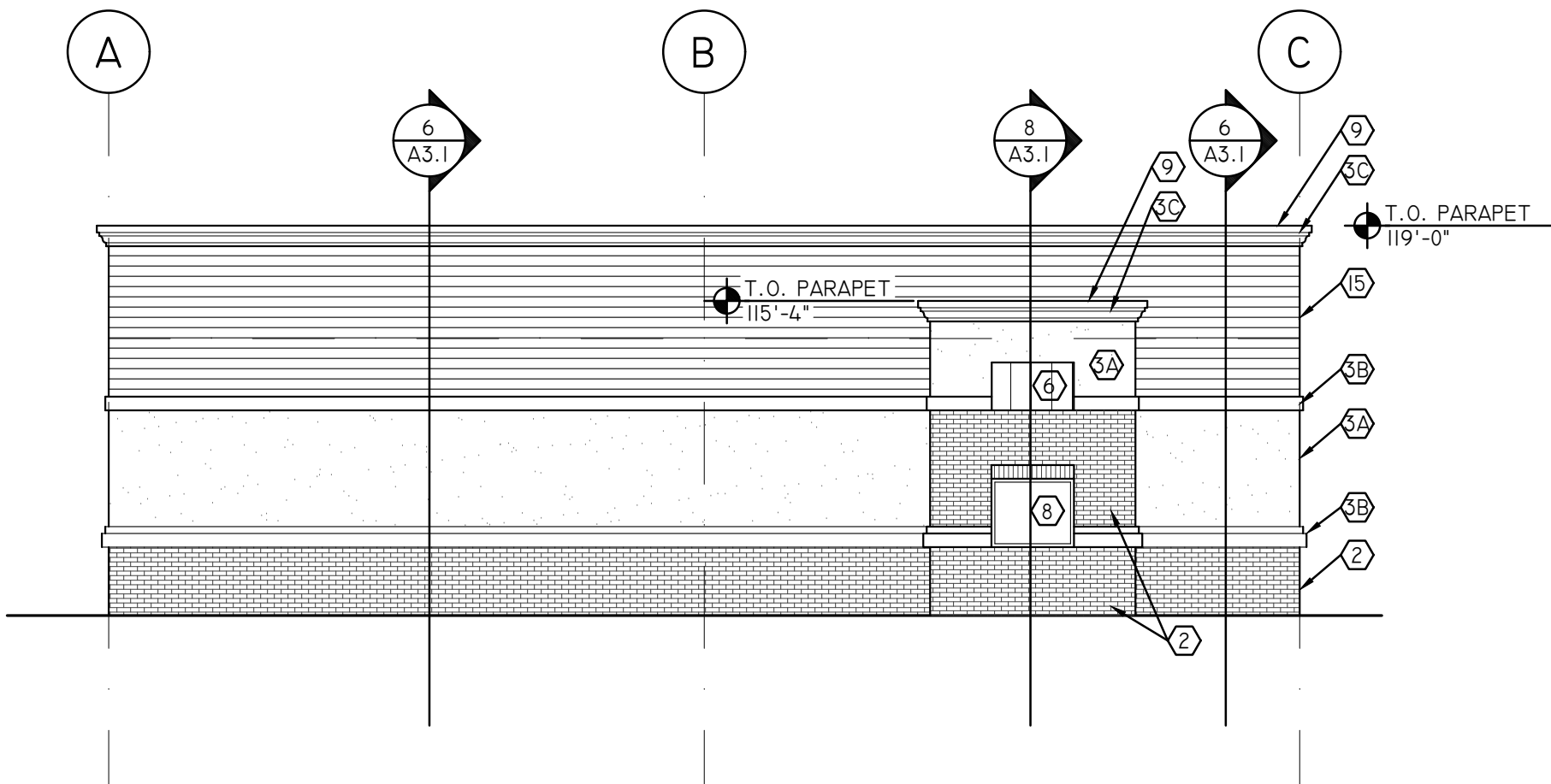
DRAWN BY:	KV
DESIGNED BY:	KV
DWG TYPE:	
ARCHITECTURAL PHASE:	

BID SET

SHEET TITLE

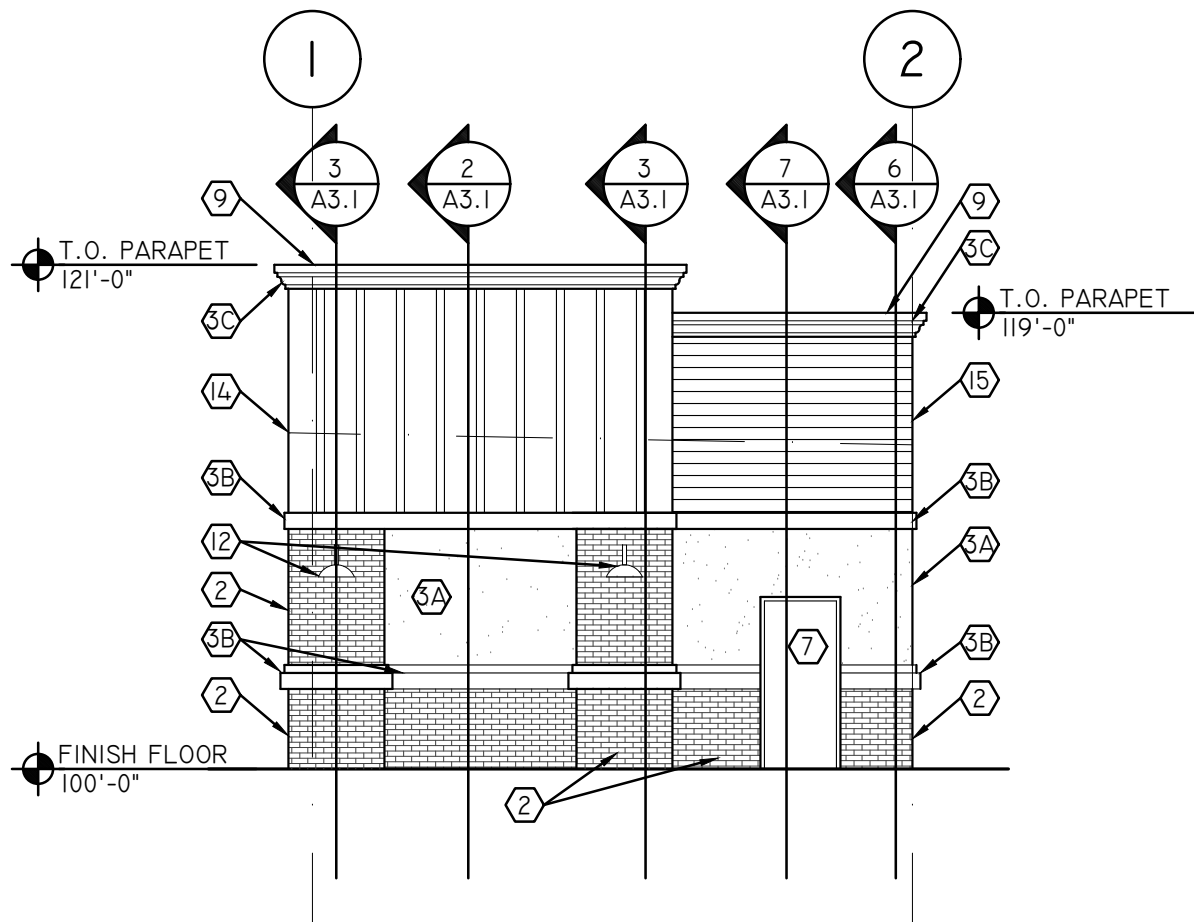
EXTERIOR
ELEVATIONS

A2.1



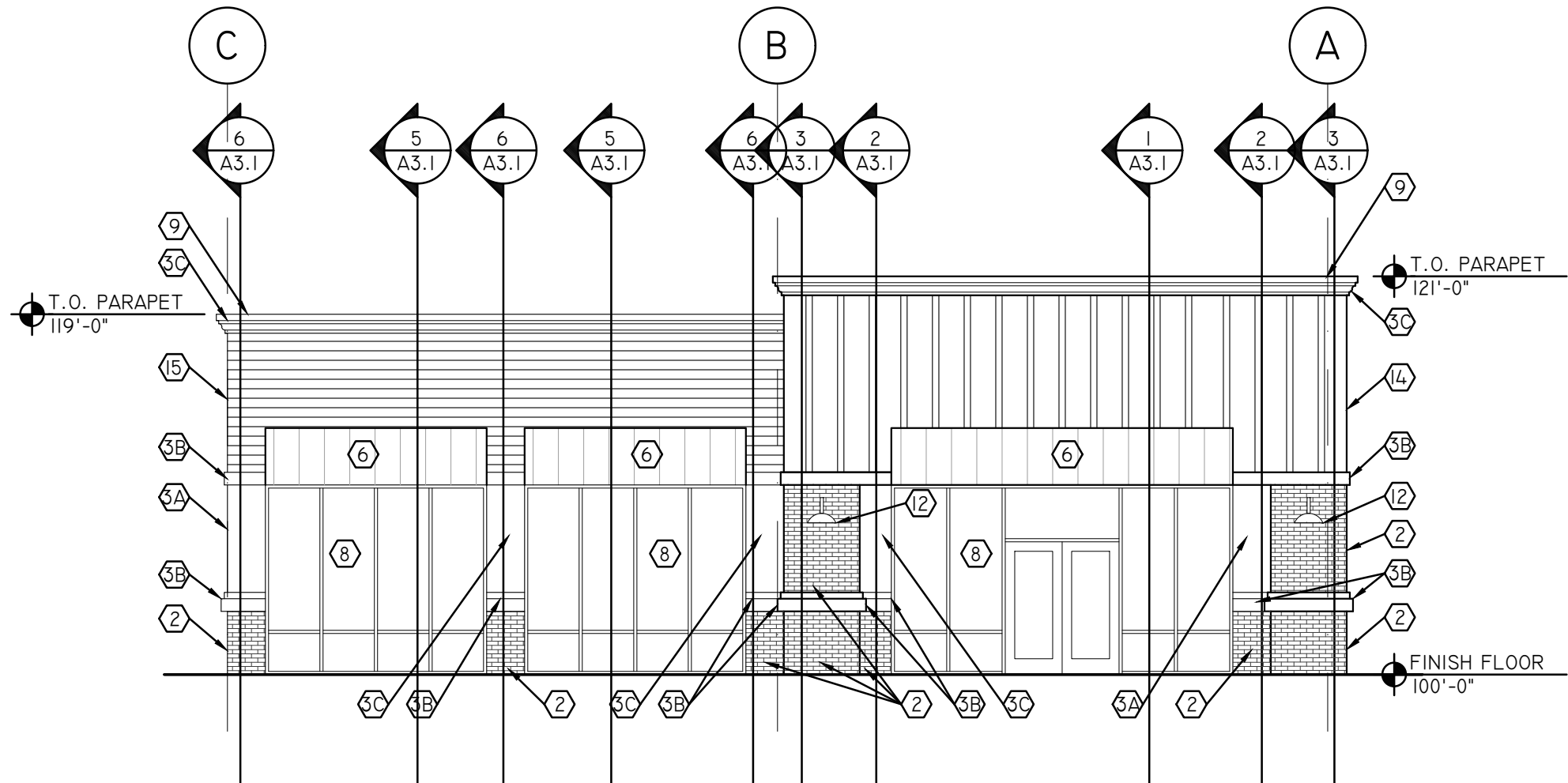
WEST ELEVATION

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



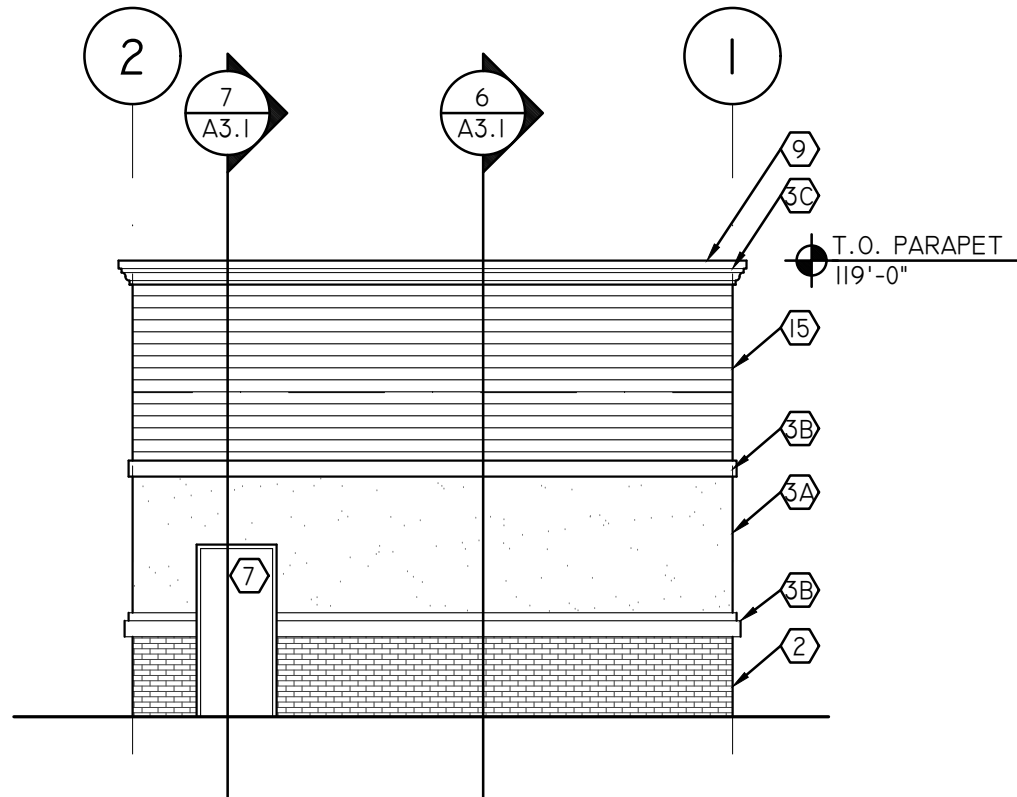
NORTH ELEVATION

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



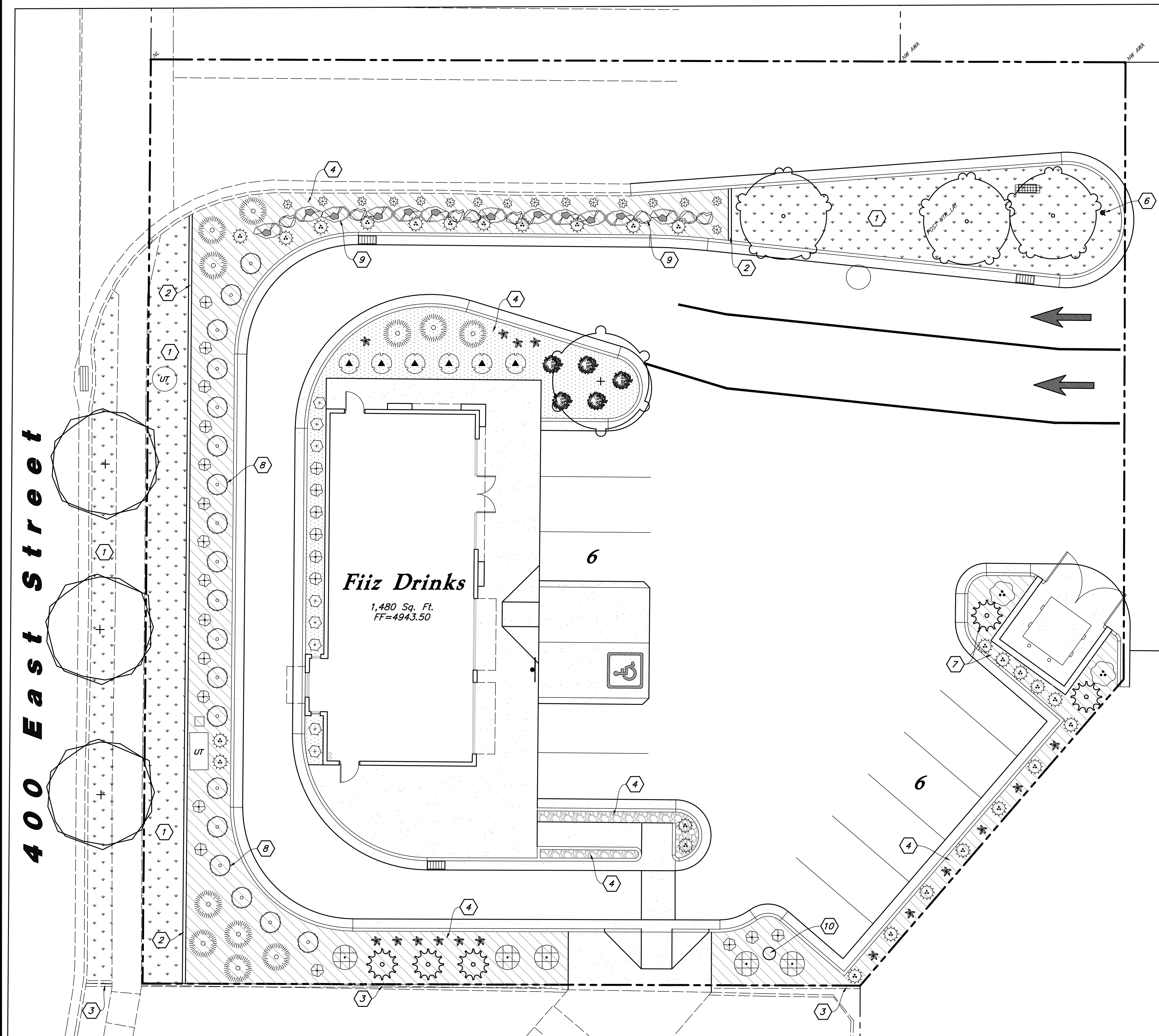
EAST ELEVATION

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



SOUTH ELEVATION

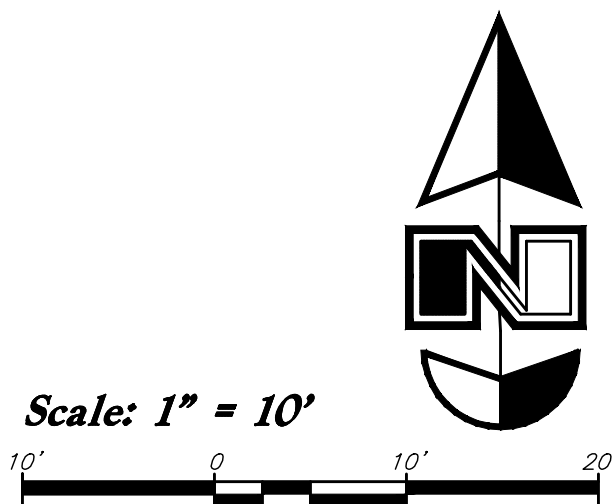
SCALE: 1/8" = 1'-0"

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Koelreuteria paniculata / Golden Rain Tree	2" Caliper
	1	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	Picea pungens glauca / Columnar Spruce	6-8' Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	19	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
	11	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	27	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal
	23	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	16	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
DECIDUOUS SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	5 gal
	5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	2	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	6	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	5	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	2,112 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1" Diameter Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (435-250-3851)	Detail: 4/L3.1
	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Dia. Crushed, Fractured Stone from Staker Parson Copper Canyon Pit (385-239-0804); Boulders for Wall Shall Match This Decorative Stone Color (Tan and Angular); Install Stone Between Boulders in Retaining Wall	Detail: 4/L3.1
	Decorative Stone #3 - Install over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 4-6" Diameter Crushed, Fractured Stone to Match Decorative Stone #1 (Gray); Interlock and Secure Stone on Steep Slopes; Stone to be Used on Steep Slopes	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges between Lawn and Planting Areas; Curbing Shall be Continuous; Adjust Curbing as Needed to Avoid Existing and New Utilities.	Detail: 4/L3.1

**Landscape Data**

Site Area = 22,907 s.f. (0.526 ac.)

Landscape Area Required = 2,291 s.f. (10%)

Landscape Area Provided = 5,218 s.f. (23%)

Parking Area = 16,157 s.f.

Landscape Parking Required = 1,616 s.f. (10%)

Landscape Parking Provided = 1,694 s.f. (10.5%)

400 East Street Frontage = 126 Lf.

400 East Street Trees Req. = 3 Trees (3 Provided)

Landscape Notes:

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

Landscape Keynotes

- Install New Lawn
- Install Landscape Concrete Curbing
- Existing Landscape Concrete Curbing
- Install Shrub Planter with Decorative Stone and Weed Barrier
- Irrigation Water Meter and Connection - See Irrigation Plan for More Detail
- New Fire Hydrant; Verify that There is 3' Clearance Around Hydrant
- Planting Screen for Dumpster
- 3' High Evergreen Planting Screen for Parking Lot
- Rock Retaining Wall; Clean Dirt Out Between Rocks and Install Decorative Stone; Wash Dirt off of Rocks; See Material Schedule for More Detail
- Irrigation Secondary Meter- See Utility and Irrigation Plan for More Detail

UT - Existing/New Utility Box or Manhole

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.

- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burrapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burrap shall have the strings, burrap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of existing or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Know what's below.
Call before you dig.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8525 - andersonwahlen.com

Landscape Plan

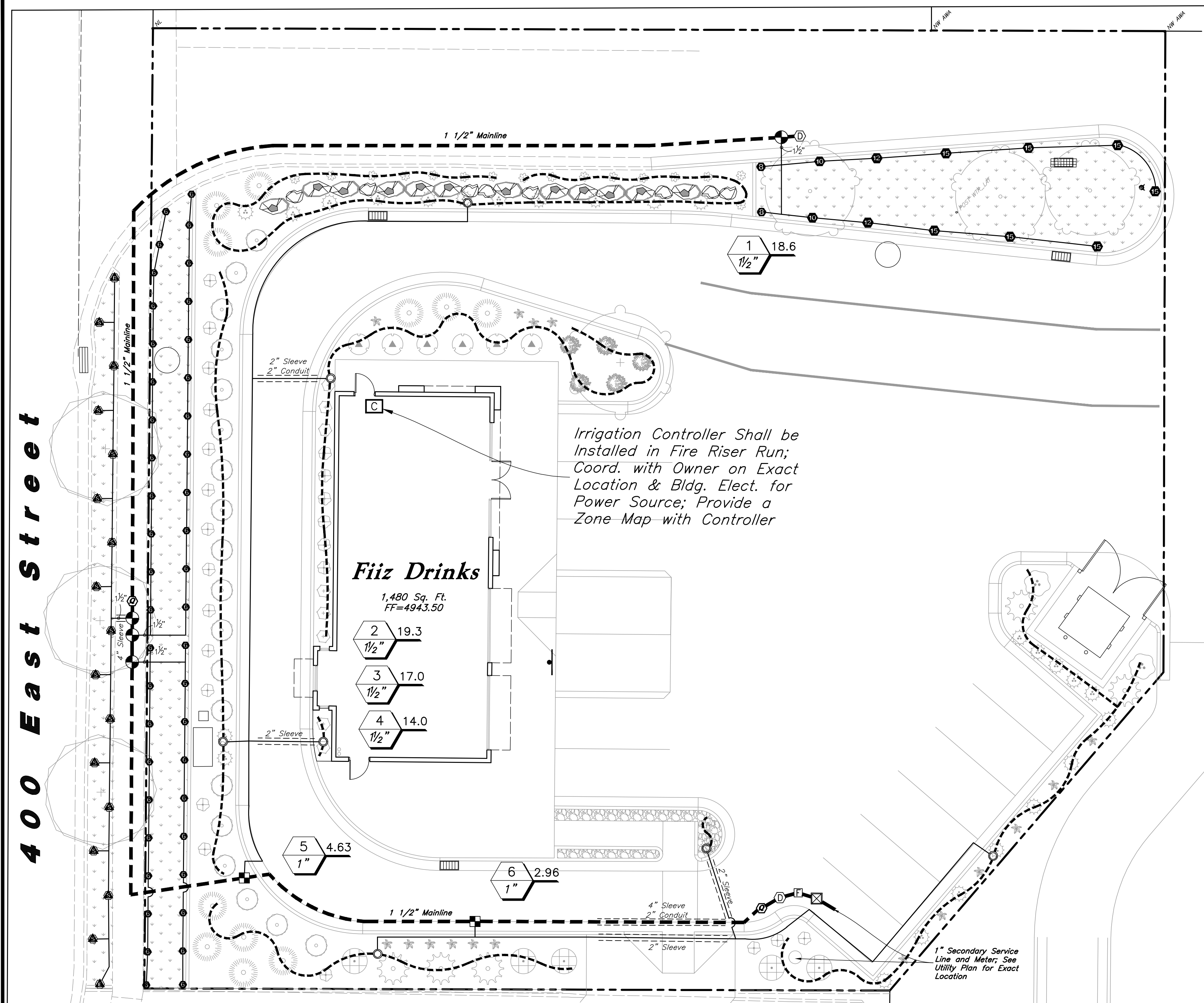
Fiiz Drinks

30 North 400 East Street
Santaquin City, Utah

14 May, 2021

SHEET NO.

L1.1



General Irrigation Notes:

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

minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.

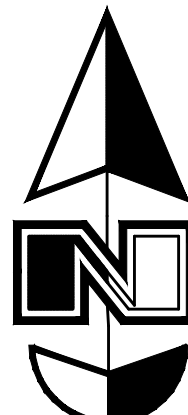
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

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

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting and Irrigation Details.
- The City Reported a Static Pressure Range of 80-90 psi in the Area. Static Pressure of 80 psi. was Used. Irrigation System was Designed for a Minimum of 38 psi.

Scale: 1" = 10'



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Sprayheads				
	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
Valves				
	Rain Bird 150-PESB	Lawn Remote Control Valve with Scrubber Technology	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44-NP	Quick Coupler with Non-Potable Cover and Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Ball Valve	1/2 Inch Size; Install at End of the Mainline in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
	Rain Bird XBS-075	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rain Bird XQ-100	1/4" Distribution Tubing - Install one per Emitter		
	Rain Bird XB-20PC	Xeri-Bug Emitter (2 Gal/Hr.) - 1 per Perennial/Ornamental Grass, 2 per Shrub, & 4 per Tree		5&9/L3.1
	Rain Bird TS025	Tie Down Stake - Tubing to be Staked every 3'		
	Rain Bird DBC-025	Diffuser Bug Cap - Install one per Emitter		
	Rain Bird MDCFAP	Removable Flush Cap - Install at the End of Each Line		
P.O.C. Components				
	Mueller Oriseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	16/L3.1
	Amiad Tagline Canister Filter	Secondary Water Filter	1 1/2 Inch Size; Filter with 155 Mesh; Install in Regular Size Box with Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground	15/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; See Plan for Locations; Schedule 40 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1
Controller & Accessories				
	Rain Bird ESPAMEI	4 Base Station Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
	Rain Bird ESPSM3	3 Station Expansion Module		
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Footwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	17/L3.1
		Valve Callout	Valve Number Valve Flow Valve Size	

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1-1/2"	Turf Spray	18.61	34.55	37.59	1.74 in/h
2	1-1/2"	Turf Spray	19.25	34.52	35.83	3.45 in/h
3	1-1/2"	Turf Spray	16.97	34.55	35.57	3.45 in/h
4	1-1/2"	Turf Spray	13.98	34.22	34.9	3.4 in/h
5	1"	Area for Drip Emitters	4.63	34.0	34.04	1.04 in/h
6	1"	Area for Drip Emitters	2.96	32.08	32.08	0.82 in/h



Know what's below.
Call before you dig.

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

Irrigation Plan

Fiiz Drinks

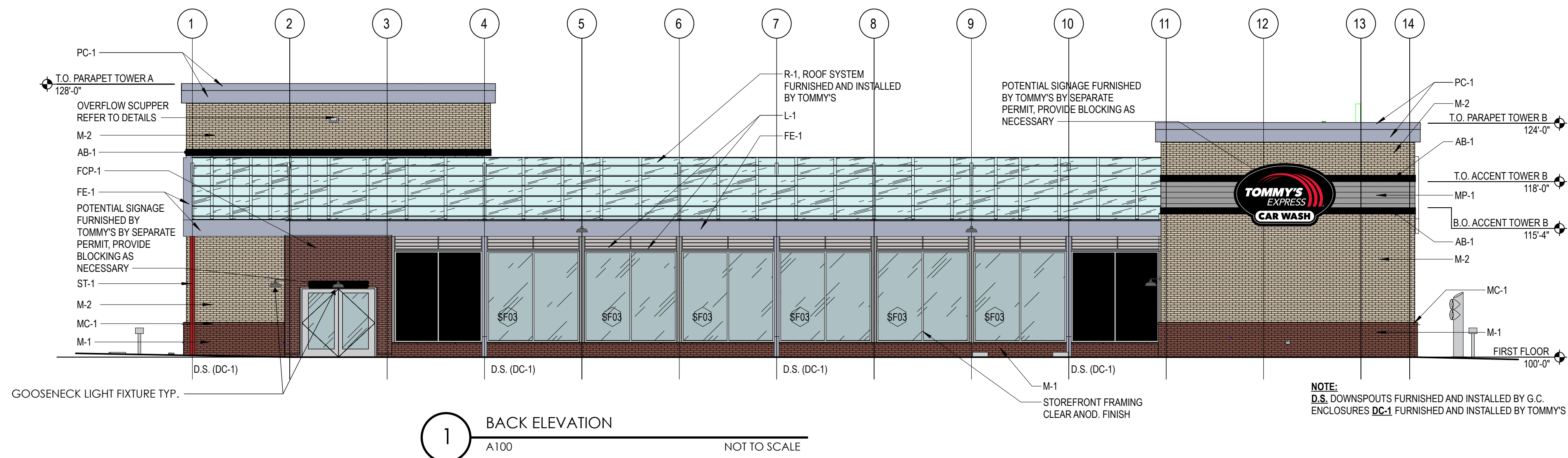
30 North 400 East Street
Saratoga City, Utah



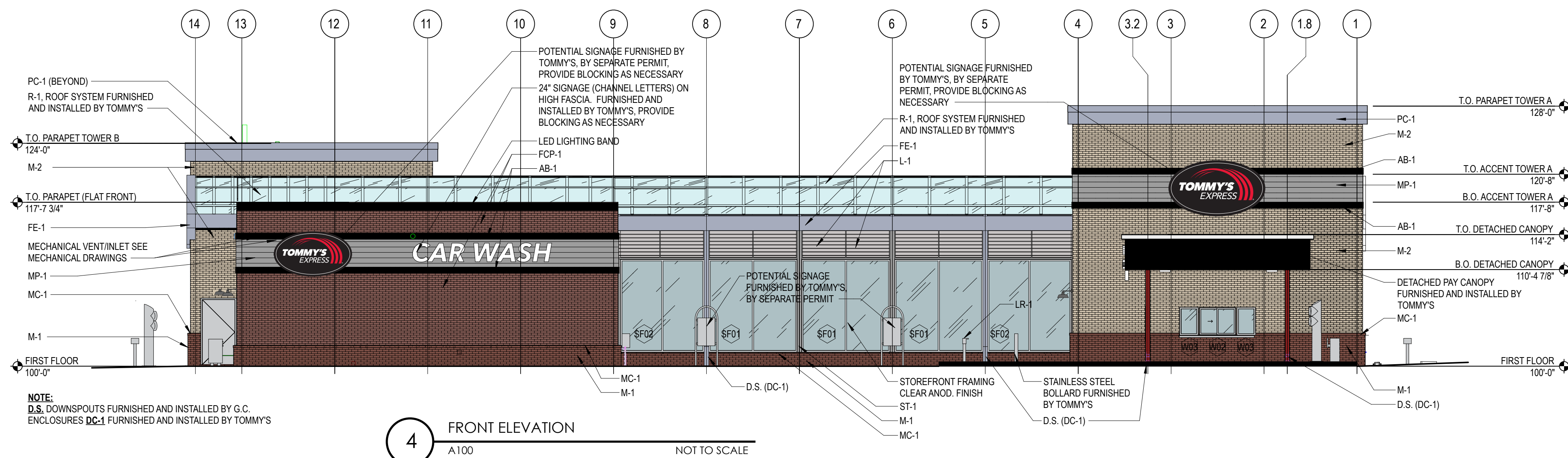
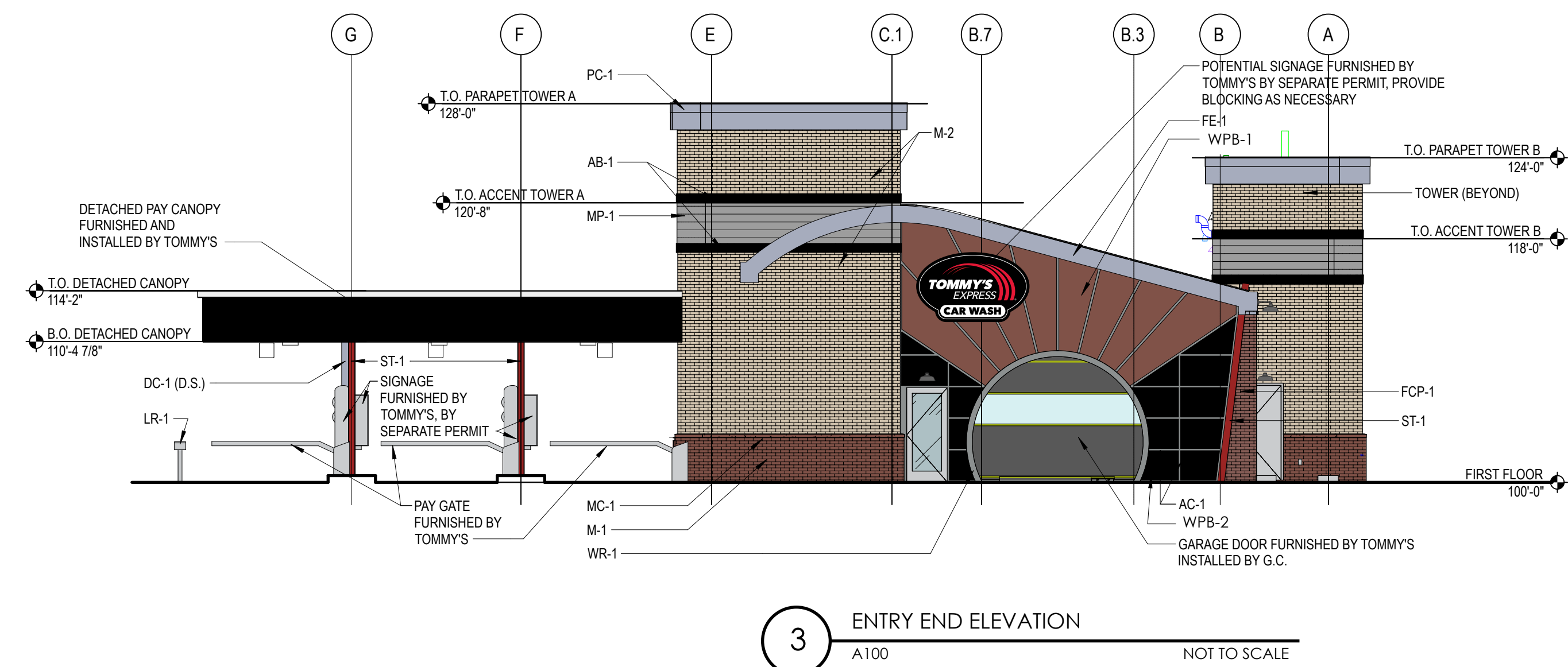
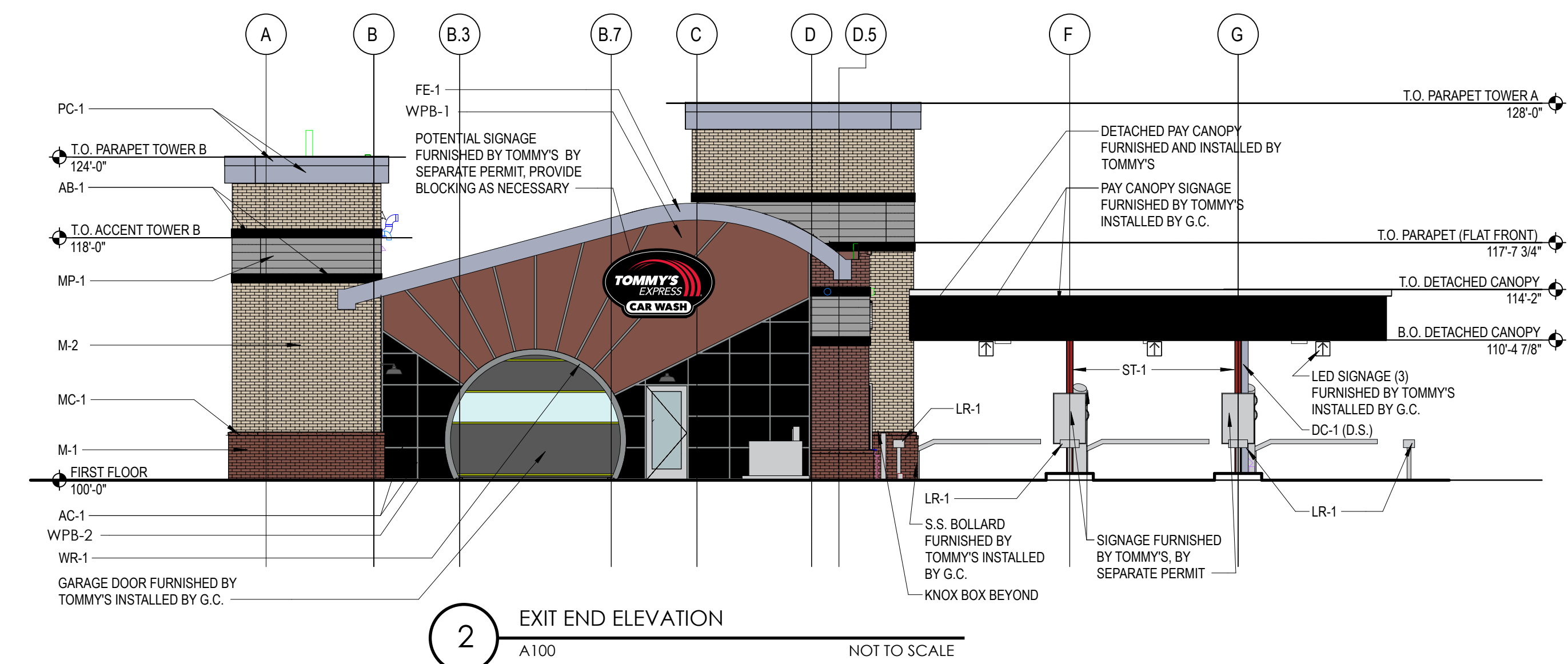
14 May, 2021

SHEET NO.

L2.1



TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	CARNIVAL RED II / RAL 3001	TOMMY'S	G.C.
M-1	SPLIT-FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH	G.C.	G.C.
MC-1	PRECAST STONE	-	MASONRY CAP	MATCH CMU COLOR	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NICHIHA	ARCHITECTURAL BLOCK SERIES 18" H x 72" W	GRAY	TOMMY'S	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
WPB-1	MDO - SOLID WOOD PANELS	-	MEDIUM DENSITY OVERLAY	MATCH M-1 COLOR	G.C.	G.C.
WPB-2	MDO - SOLID WOOD PANELS	-	MEDIUM DENSITY OVERLAY	BLACK	G.C.	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOIDIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOIDIZED	G.C.	G.C.
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/ CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOIDIZED FRAMES/ EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOIDIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOIDIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



CONFIDENTIAL WARNING: Item 2.

THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

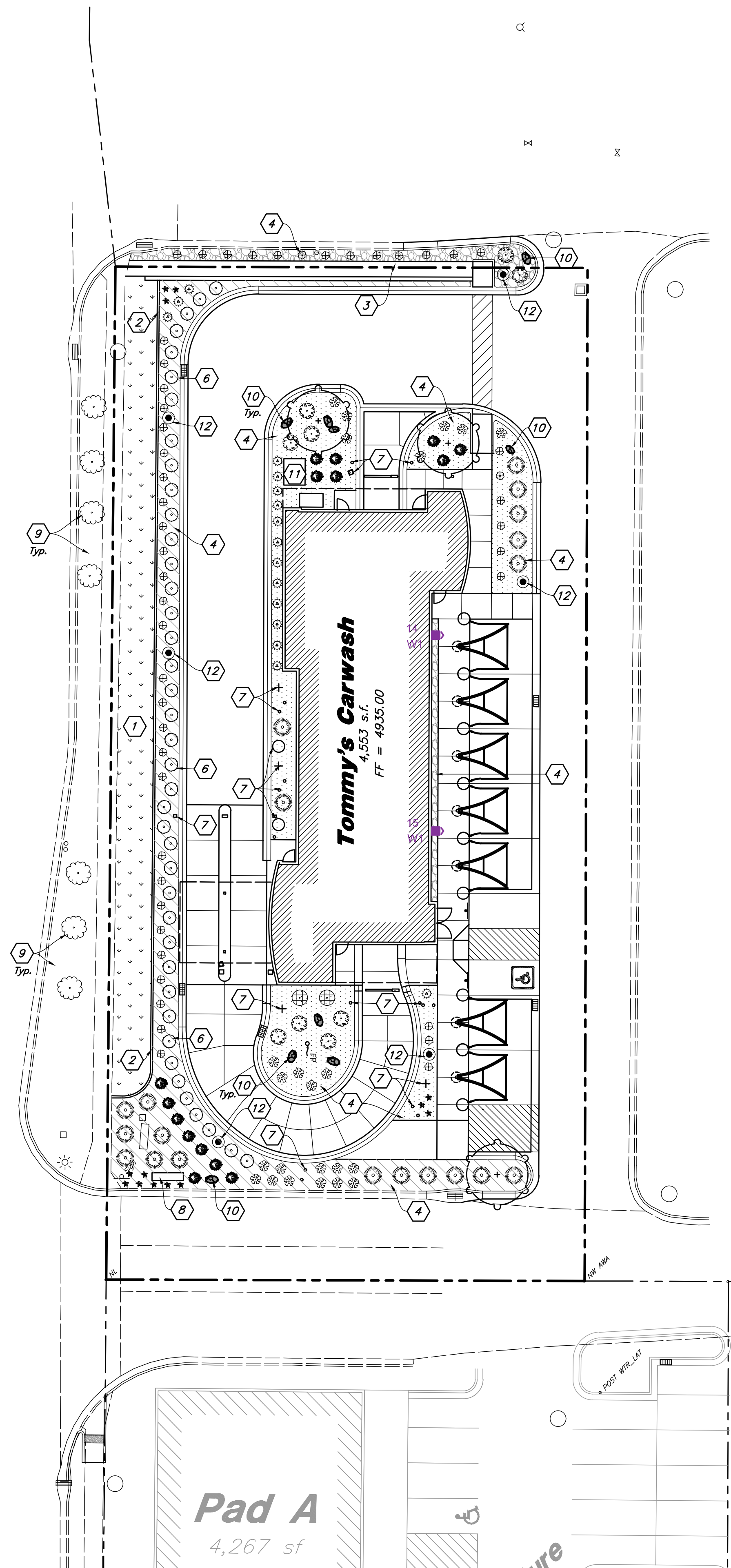


CUSTOM EXTERIOR COLOR ELEVATIONS
TOMMY CAR WASH SYSTEMS
TOMMY EXPRESS #3000
SANTAQUIN, UTAH

NOT FOR CONSTRUCTION

Rev. 01
A200
7/6/2021
NOT TO SCALE

400 East Street

**PLANT SCHEDULE**

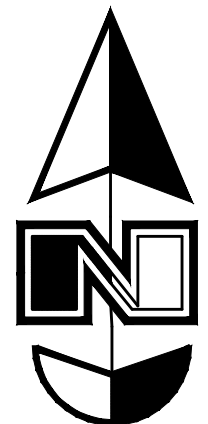
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	23	Rosa x 'Meigalpis'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

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1" Diameter Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (435-250-3851)	Detail: 3/L3.1
	Decorative Stone #2 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Diameter Crushed, Fractured Stone from Staker Parson Copper Canyon Pit (385-239-0804) - Same Source used at the Adjacent Grocery Store	Detail: 3/L3.1
	Decorative Stone #3 - Install over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 4-6" Diameter Crushed, Fractured Stone to Match Decorative Stone #1 (Gray); Interlock and Secure Stone on Steep Slopes; Stone to be Used on Steep Slopes and Against Building Where Shown on Plan	Detail: 3/L3.1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Lawn and Shrub Areas; Curbing Shall be Continuous; Adjust Curbing as Needed to Avoid Existing and New Utilities	Detail: 3/L3.1
	Landscape Boulder - Boulders Shall be 3-4' in Diameter, Fractured, Earth Tone/Tan Rust Color and Shall Match Decorative Stone #2; All Boulders Shall be Washed Prior to Installation	Detail: 4/L3.1

General Landscape Notes:

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



Scale: 1" = 20'

Landscape Data

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

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

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

Parking Area = 3,973 s.f.

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

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

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

Landscape Notes:

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

Landscape Keynotes

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

Landscape Plan

Tommy's Carwash Santaquin

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

17 Jun, 2021

SHEET NO.

L1.1

Know what's below.
Call before you dig.

Sprayheads / Rotors

P.O.C. Components

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

Pipes

Controller & Accessories

Sleeving

Valve Callout

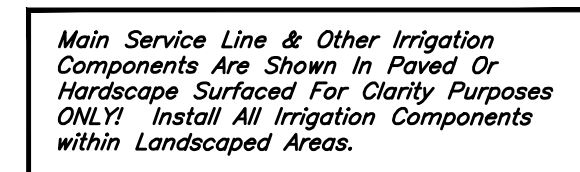
Valve Number

Valve Flow

Valve Size

General Irrigation Notes:

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



Irrigation Notes

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

VALVE SCHEDULE

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

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



Irrigation Plan

Tommy's Carwash Santaquin

ANDERSON WAHL & ASSOCIATES

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

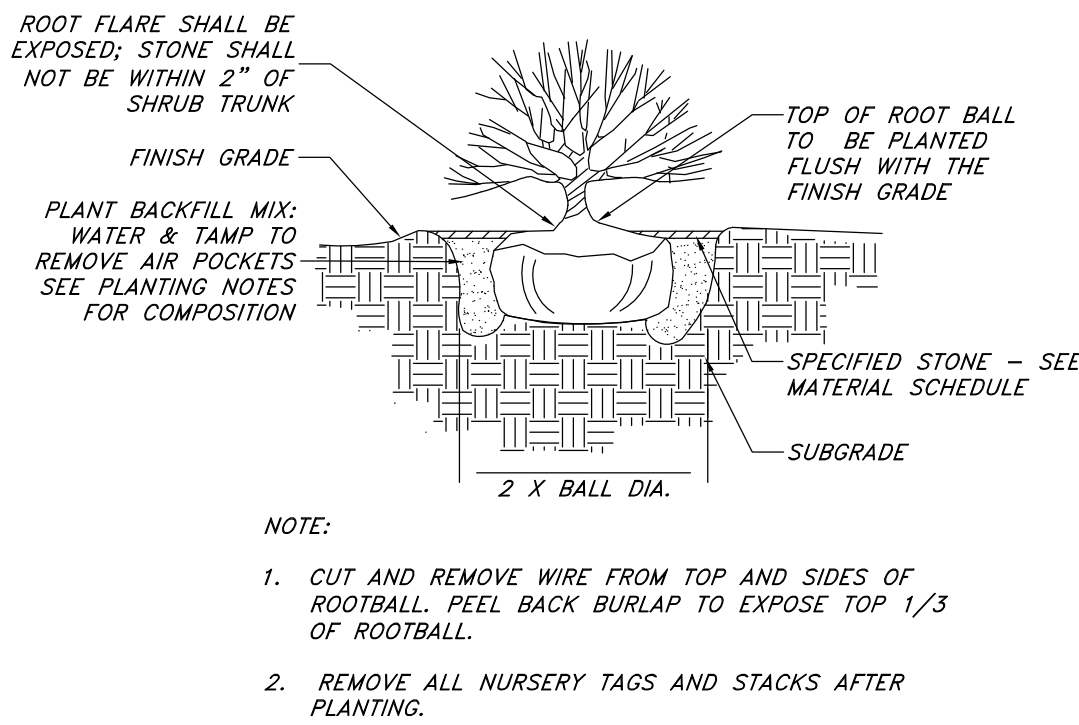
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17 Jun, 2021

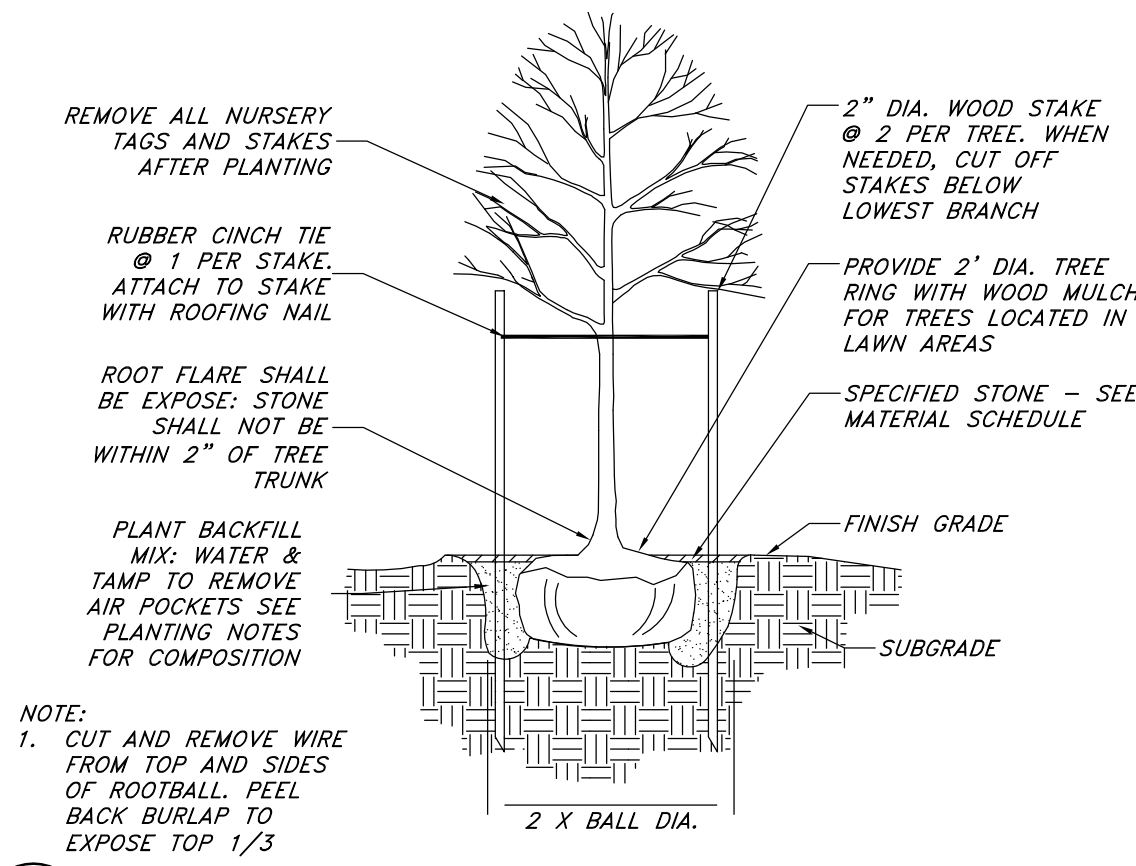
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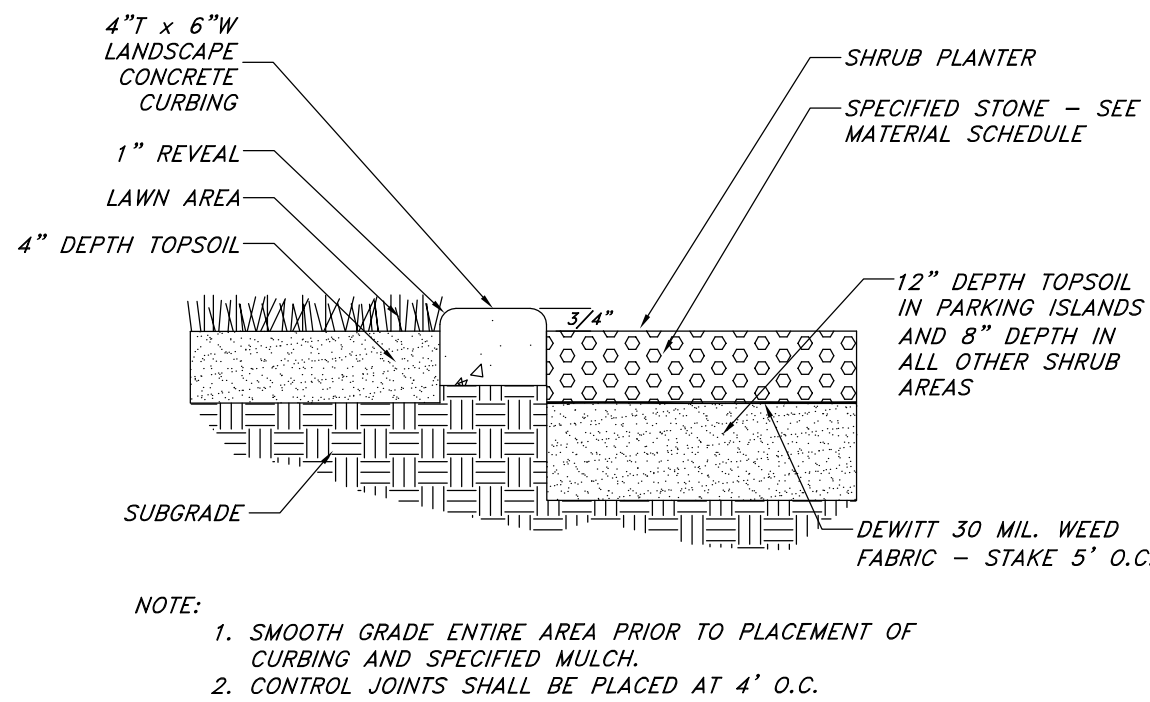
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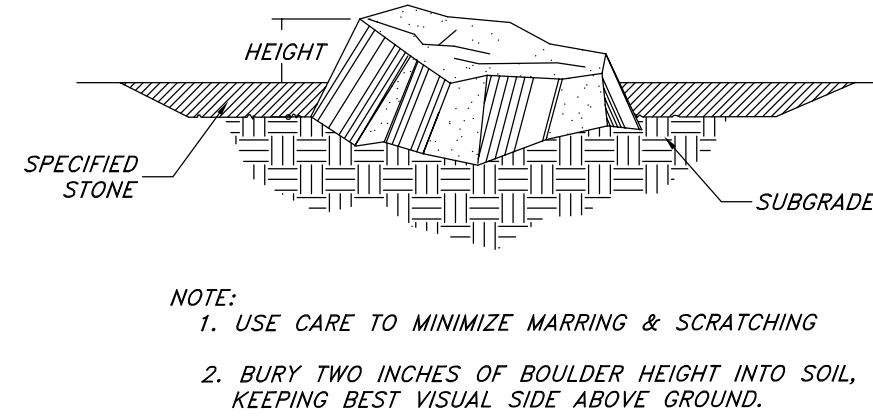
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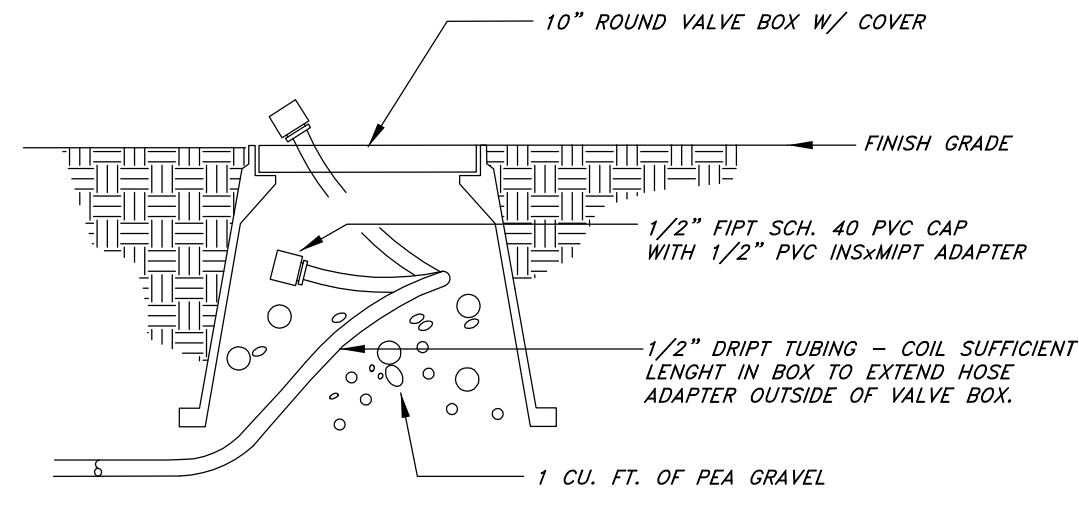
2 **DECIDUOUS TREE PLANTING**
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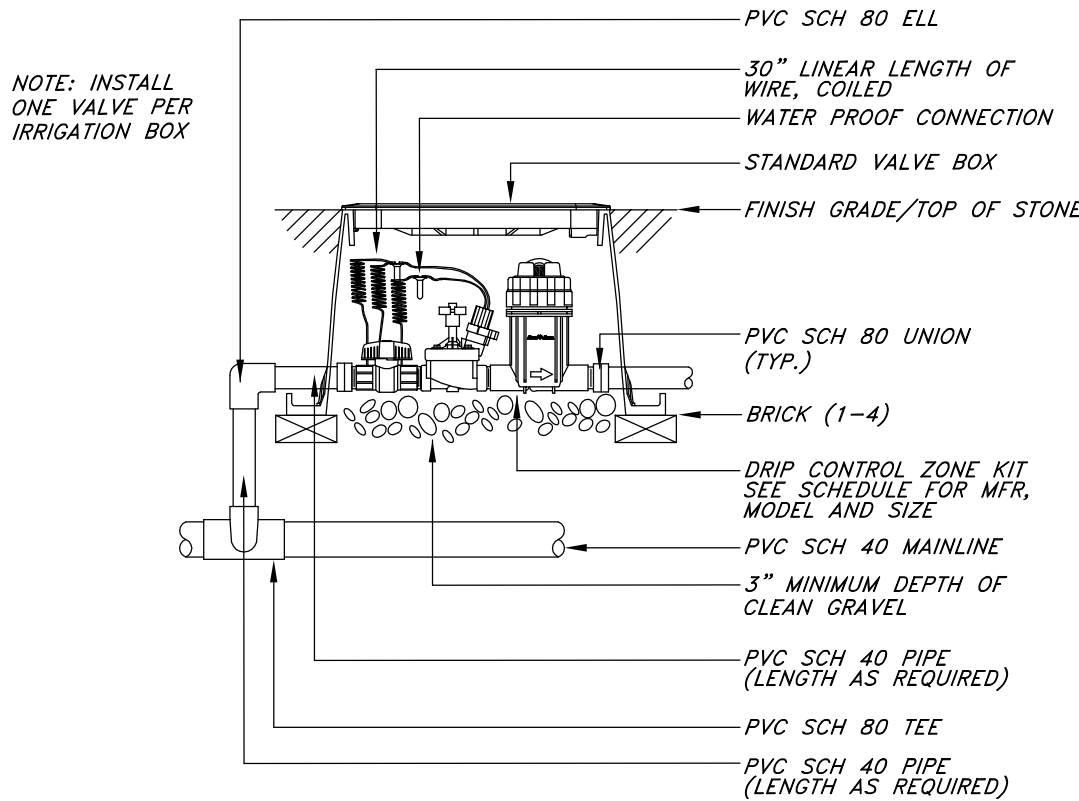
3 **LANDSCAPE CONCRETE CURBING**
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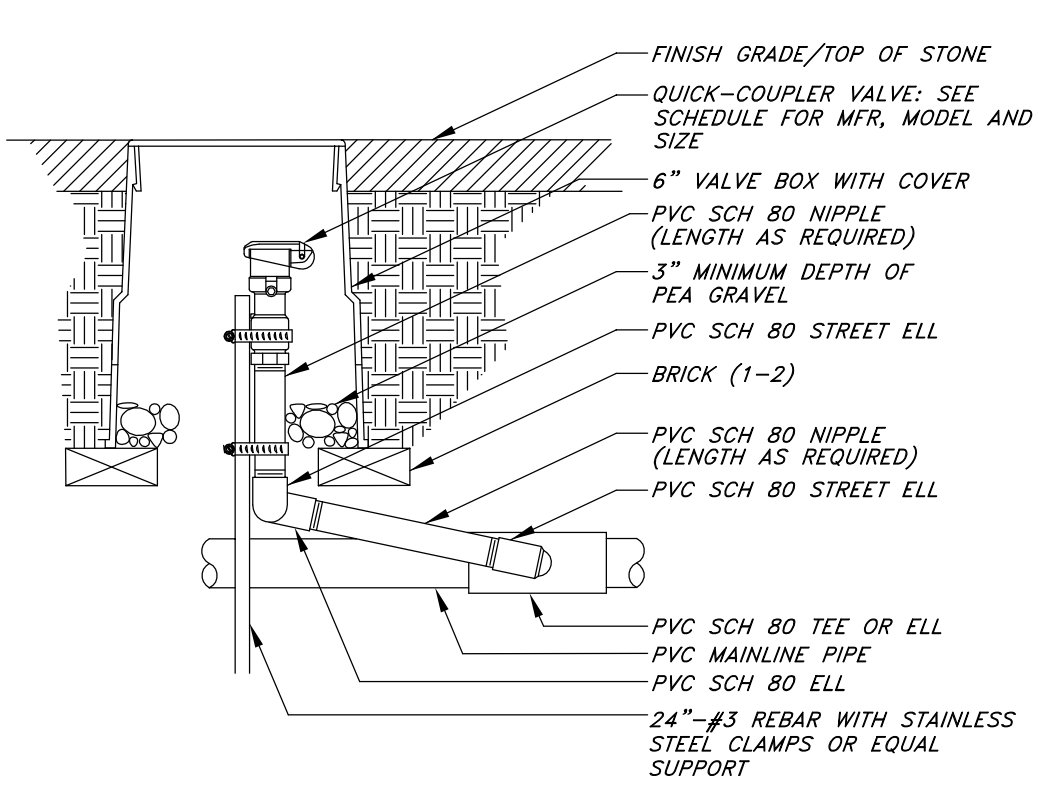
4 **LANDSCAPE BOULDER**
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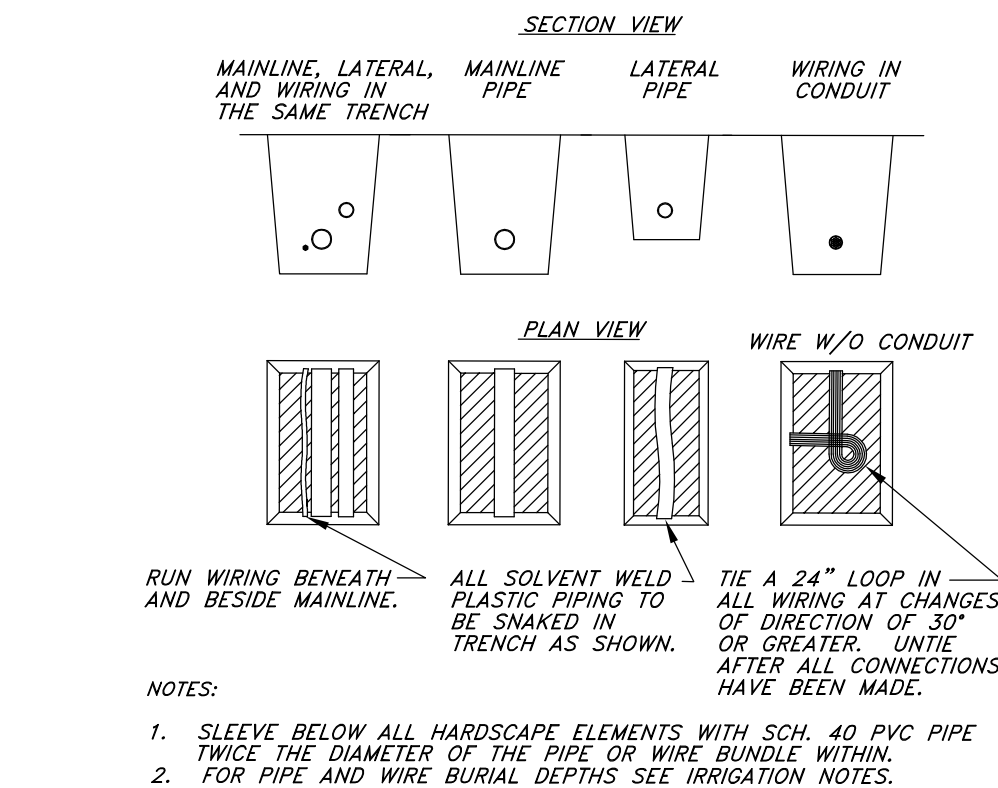
5 **COMPRESSION FLUSH CAP**
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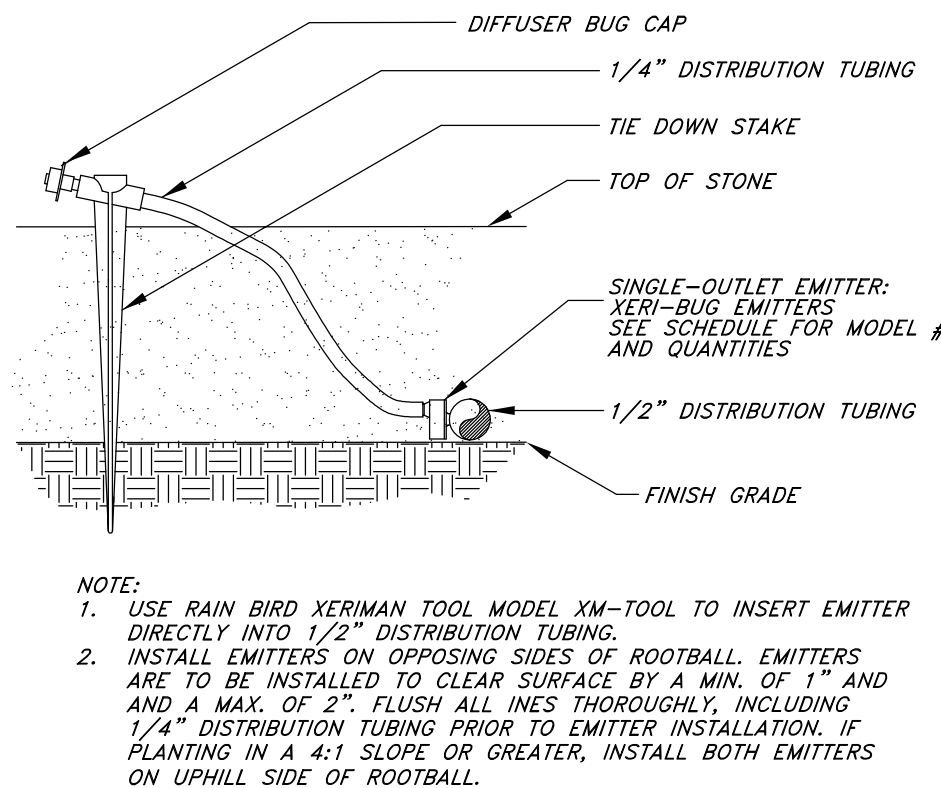
6 **DRIP CONTROL VALVE**
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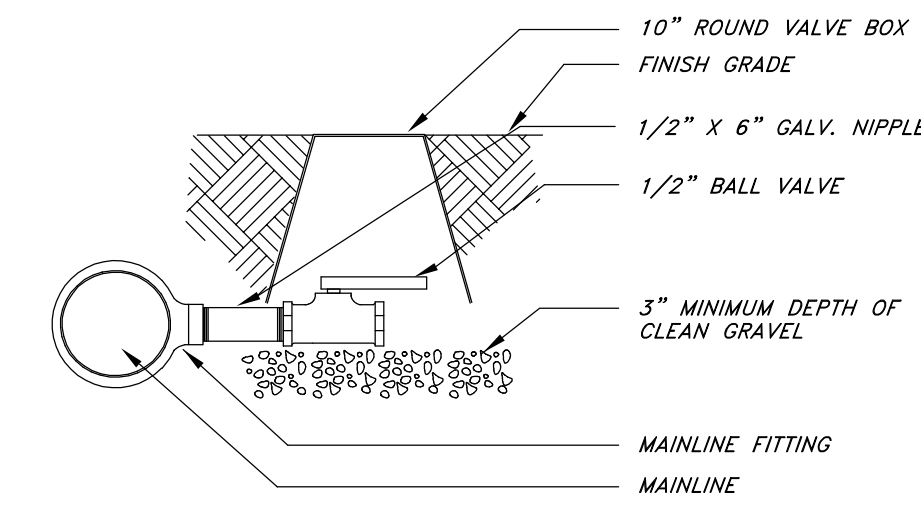
7 **QUICK COUPLING VALVE**
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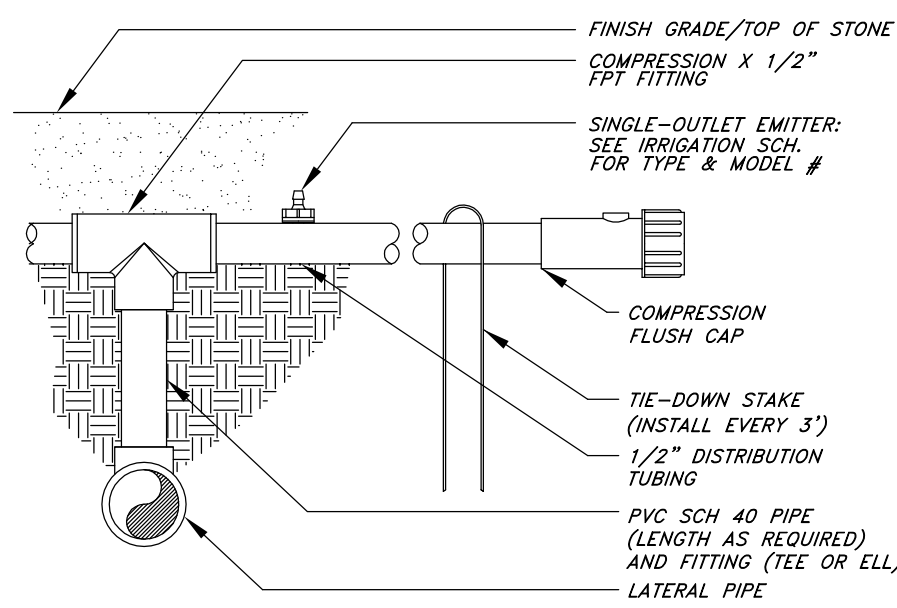
8 **PIPE & WIRE TRENCHING**
NOT TO SCALE



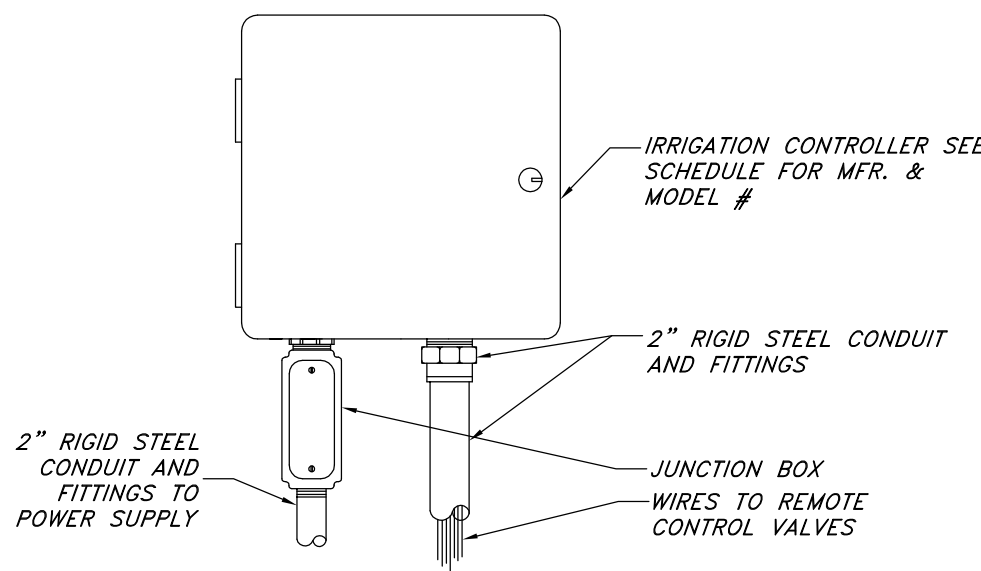
9 **EMITTER INTO DISTRIBUTION TUBE**
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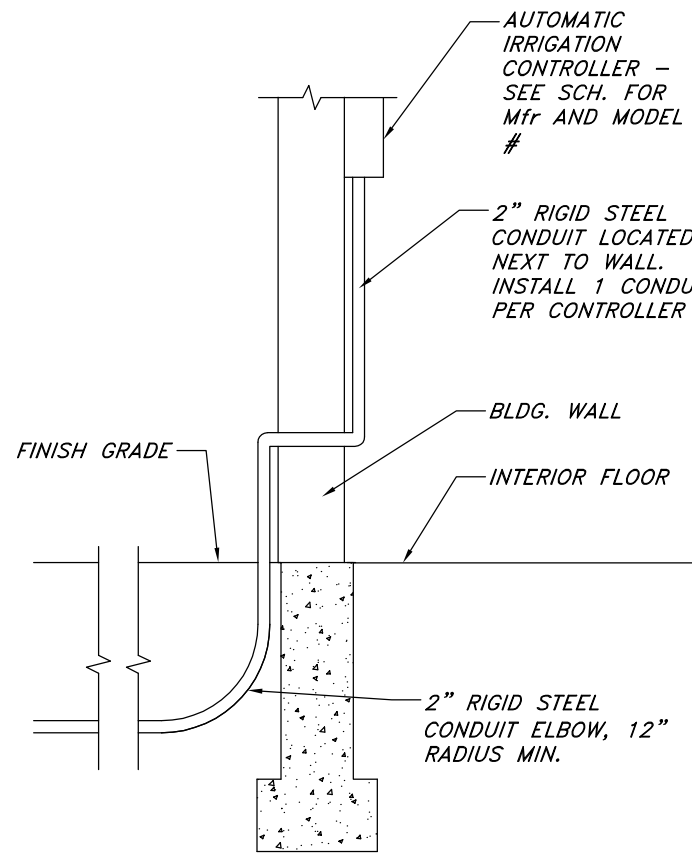
10 **MANUAL DRAIN VALVE**
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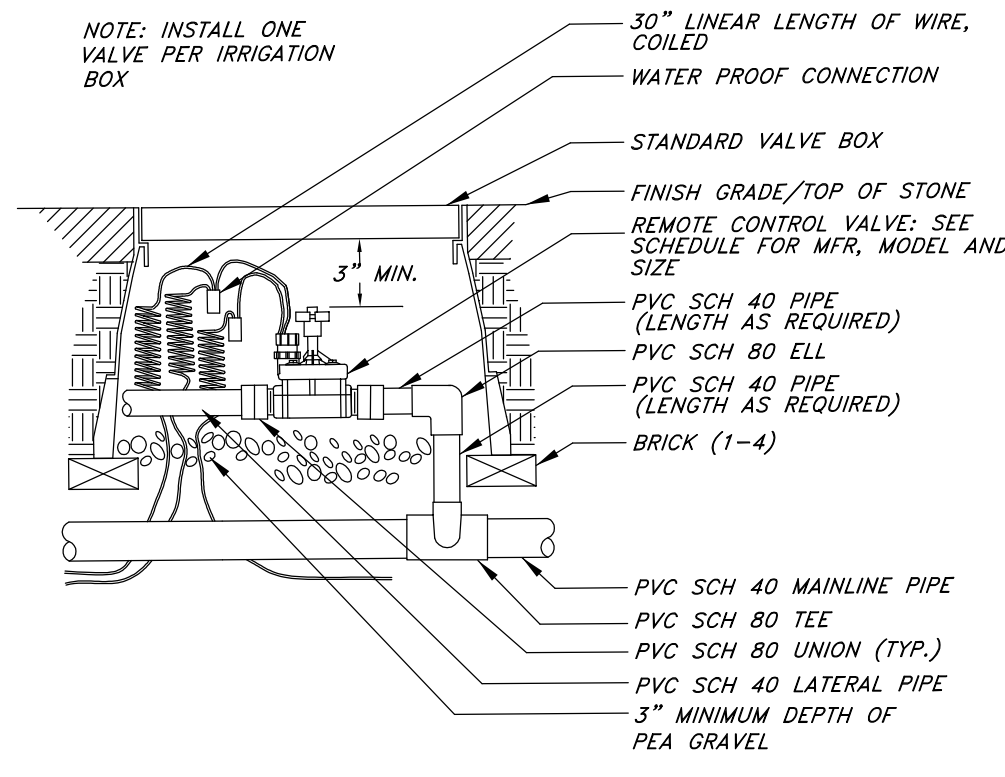
11 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE



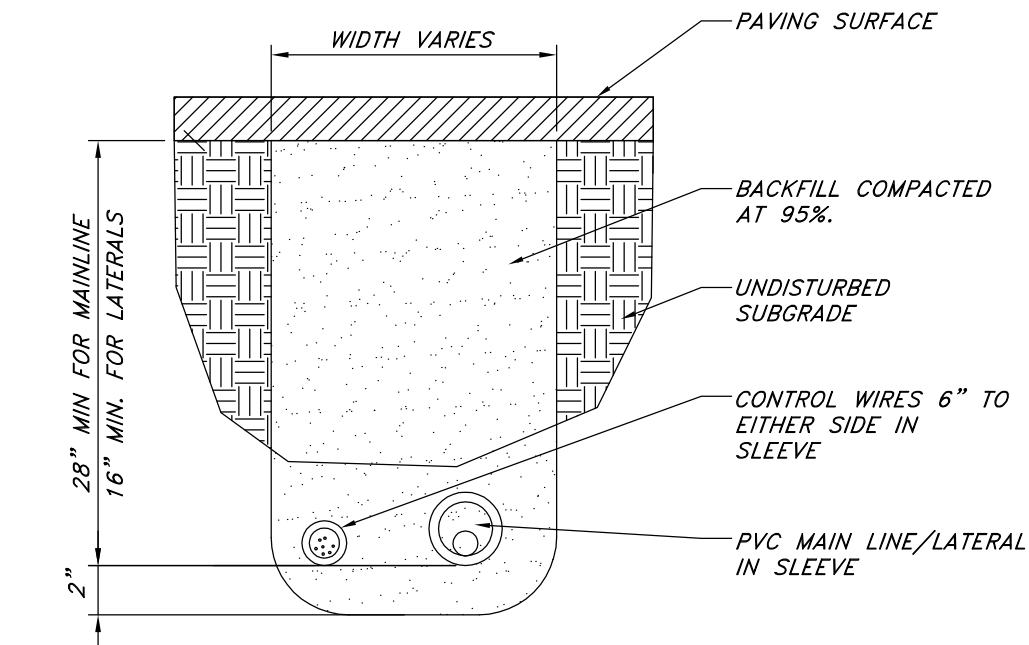
12 **IRR. CONTROLLER - INDOOR WALL MOUNT**
Not to Scale



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



14 **REMOTE CONTROL VALVE**
NOT TO SCALE



15 **PIPE SLEEVING**
Not to Scale

Item 2.

DESIGN

DATE

REV

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

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

Landscape & Irrigation Details
Tommy's Carwash Santaquin
60 N 400 East
Santaquin, UT

811
Know what's below.
Call before you dig.

17 Jun, 2021
SHEET NO.
L3.1

8



Monday May 24, 2021
ARC Meeting Minutes

ARC Members in Attendance: Nick Miller, Kylie Lance, Tim Ringger, Ron Jones, and Community Development Director Jason Bond.

Others in Attendance: Dave Edwards and Ron Jones representing WPA Architecture.

Mr. Bond called the meeting to order at 5:34 p.m.

Santaquin City Hall Architectural Review

An architectural review of the new City Hall building which will be located on the corner of Center Street and 100 S.

Mr. Bond noted that this agenda item was tabled at the last meeting. Mr. Jones explained that at the last meeting it was the first time they had viewed the 3D model. Once viewed it became apparent that there was too much white stucco on the frontage. Mr. Bond outlined the addition of lighting on the outside of the building, the of soldier brick above the foundation, and the addition of brick between the three windows on either side of the entrance. Mr. Bond indicated that a sanded finish has been requested for the stucco on the building, along with grout lines to give the look of blocks rather than stucco.

Committee Member Lance suggested that double hung windows be installed to match the colonial and classic revival architectural style, rather than arched windows on either side of the entrance. She expressed that the proposed windows look like a chapel rather than a civic building. Mr. Jones explained that non operable windows are usually installed in commercial buildings to maintain the efficiency of the building. He stated that the size and style of the windows could be changed. Committee Member Ringger echoed Committee Member Lance's thoughts that the building looks like a chapel. Different options for windows were discussed. No alternative for the window styles was made.

Motion: Committee Member Lance motioned to approve the architectural renderings for the Santaquin City Hall. Committee Member Tim Ringger seconded. The motion passed unanimously in the affirmative with Committee Member Jones abstaining.

Minutes for Approval

Motion: Committee Member Lance motioned to approve the minutes from May 17, 2021. Committee Member Ringger Seconded. The motion passed unanimously in the affirmative.

**ARC Meeting Minutes
Tuesday, May 24, 2021
Page 2 of 2**

ADJOURNMENT

Committee Member Miller motioned to adjourn at 5:48 p.m.

DRAFT

Kira Petersen, Deputy Recorder