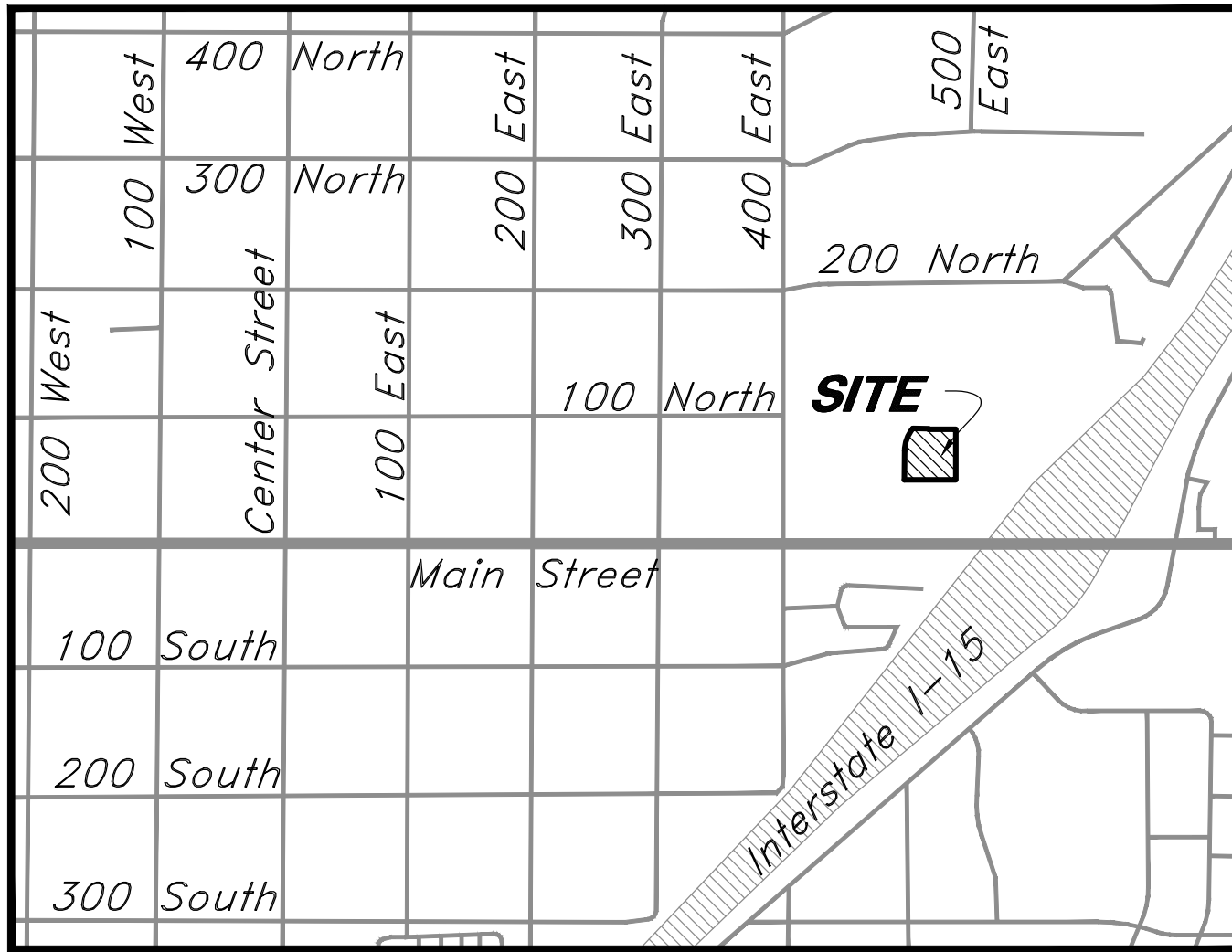


Tagg-N-Go

78 North 500 East

Santaquin, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

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C1.1	Demolition Plan
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L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Secondary Water
Proposed Catch Basin	Existing Sewer	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Fence
Proposed Meter Box	Existing Power	Flowline
Proposed Water Meter	Existing Telephone	Centerline
Proposed Comba Box	Existing Power	Existing Contour
Proposed Fire Hydrant	Existing Telephone	Existing Spot
Proposed Water Valve	Existing Power	Existing Light Pole
Proposed Water Line	Existing Telephone	Existing Street Light
Proposed Sanitary Sewer	Existing Power	Existing Building
Proposed Storm Drain	Existing Telephone	Existing Telephone Box
Proposed Conduit Line	Existing Power	Existing Power Meter
Proposed Power Line	Existing Telephone	Existing Electrical Box
Proposed Gas Line	Existing Power	Existing Electrical Cabinet
Proposed Fire Line	Existing Telephone	Existing Gas Meter
Proposed Secondary Water Line	Existing Power	Existing Water Meter
Proposed Roof Drain	Existing Telephone	Existing Irrig. Control Box
Proposed Fence	Existing Power	Existing Ballard
Ridge line	Existing Telephone	Existing Hose Bib
Grade Break	Existing Power	Working Point
Proposed Contour	Existing Telephone	Existing Deciduous Tree
Direction of Drainage	Existing Power	Existing Coniferous Tree
Proposed Spot	Existing Telephone	
ADA Accessible Route	Existing Power	
Property Line	Existing Telephone	
Sawcut Line	Existing Power	
Proposed Light Pole	Existing Telephone	
Proposed Street Light	Existing Power	
Proposed Building	Existing Telephone	
Existing Power Pole w/ Guy	Existing Power	
Existing Utility Marker	Existing Telephone	
Existing Post	Existing Power	

Property Owner/Developer

CJM Limited Liability Limited Partnership
Address: 621 Washington Street
Twin Falls, ID 83301

Basis of Bearings

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 11 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

Legal Description

Lot 8 of the Ridley's Subdivision, Plat 8

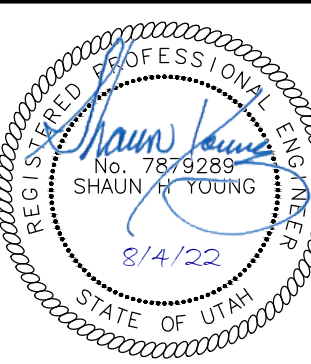
Santaquin City Notes

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 the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.

Santaquin City Note to Developers & General Contractors
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

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

Cover Sheet
Tagg-N-Go
78 North 500 East
Santaquin, Utah



4 Aug, 2022

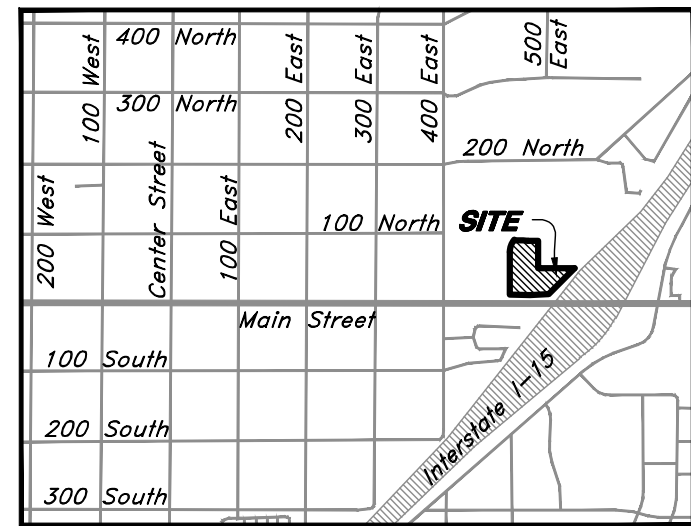
SHEET NO.

C0.0

Ridley's Subdivision, Plat B

A part of Parcel A, Ridley's Subdivision, of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2022

Basis of Bearings
N 89°42'20" E UCS

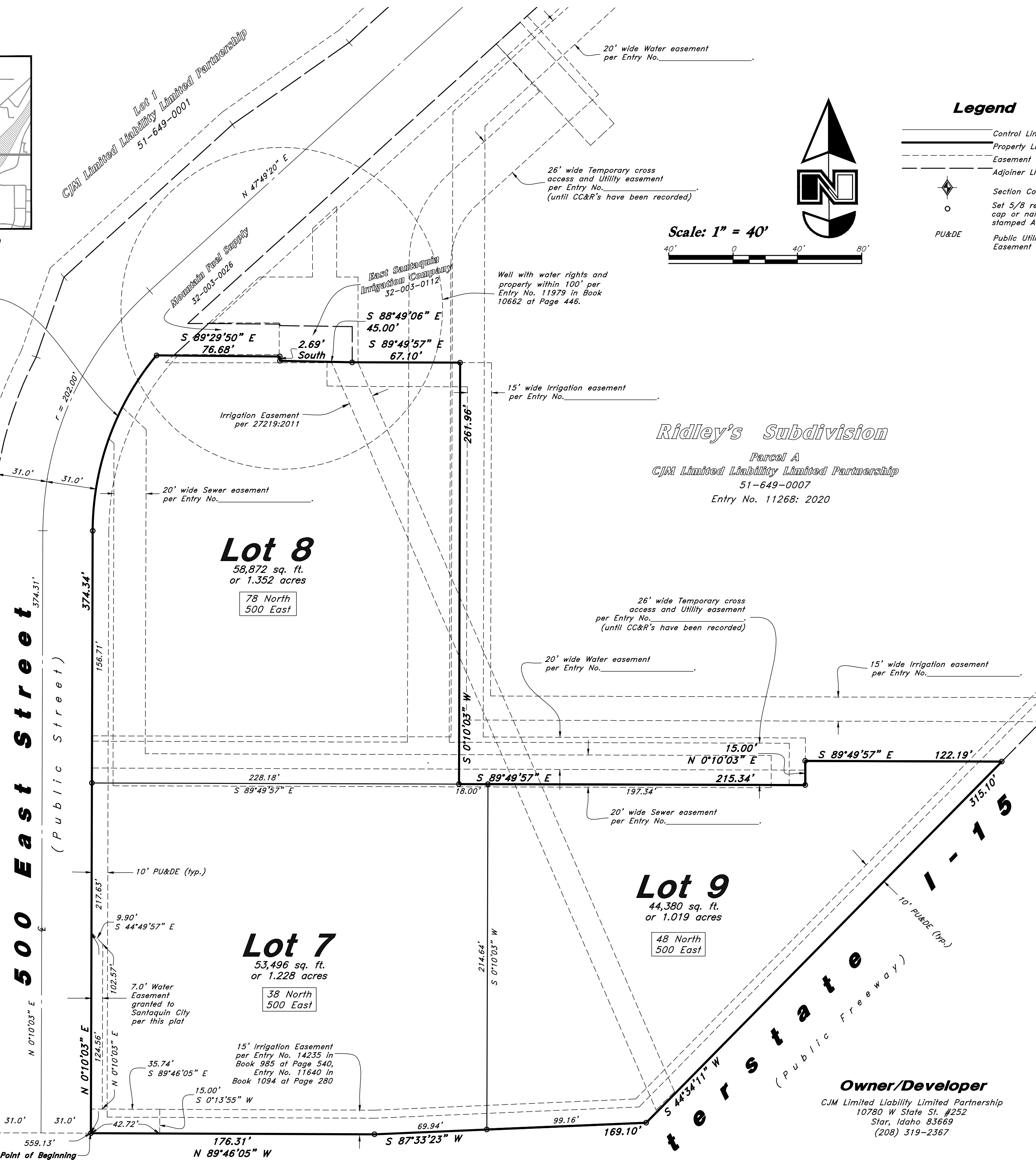


Vicinity Map (Not to Scale)

$\Delta = 39^\circ 40' 40''$
 $R = 171.00'$
 $L = 118.42'$
 $LC = 116.07'$
 $N 20^\circ 00' 23'' E$

Ridley's Subdivision
Entry No. 11268: 2020

Lot 6
CJM Limited Liability Partnership
51-649-0006



Ridley's Subdivision

Parcel A
CJM Limited Liability Partnership
51-649-0007
Entry No. 11268: 2020

Lot 8

58,872 sq. ft.
or 1.352 acres

78 North
500 East

Lot 9

44,380 sq. ft.
or 1.019 acres

48 North
500 East

Main Street
(Public Street)

Interstate 15
(Public Freeway)

Owner/Developer

CJM Limited Liability Partnership
10780 W State St., #252
Salt Lake City, Utah 84116
(208) 319-2367

AWA
ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

2654.61'

North Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)

Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

Narrative

This Subdivision was requested by CJM Limited Liability Partnership in order to create 3 Lots.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridleys Subdivision

Property corners will be set upon completion of site construction.

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this _____ day
of _____, 20____.

Rocky Mountain Power Company

By: _____

Title: _____

Dominion Energy

a Questar Corporation

Questar Gas Company, aka Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute a warranty or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Approved this _____ Day of _____

A.D. 20____

By: _____

Title: _____

DOMINION ENERGY, a Questar Corporation

LUMEN

Approved by Lumen this _____ Day of _____ A.D. 20____

Lumen

Acknowledgment

State of _____
County of _____

On this _____ day of _____, 20____, personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of CJM Limited Liability Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Idaho

A Notary Public

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Ridley's Subdivision, Plat B

Description

A part of Parcel A, Ridley's Subdivision recorded as Entry No. 111268:2020 and as Map No. 17189 Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at the point of intersection of the North line of Main Street and the East line of 500 East Street as it exists at 31.00 foot half-width located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and 559.13 feet South 89°46'05" East along said North line from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 374.34 feet along said East line to a point of curvature; thence Northeasterly along the arc of a 171.00 foot radius curve to the right a distance of 118.42 feet (Central Angle equals 39°40'40" and Long Chord bears North 20°00'23" East 116.07 feet); thence South 89°29'50" East 76.68 feet along the Southerly line of an Agreement recorded as Entry No. 72273:2010 of Official Records monumented by an existing boundary line fence to the Westerly line of a Warranty Deed recorded as Entry No. 27219:2011 of Official Records as it exists on the ground; thence South 2.69 feet along said Westerly line to the Southwest Corner thereof; thence South 89°49'06" East 45.00 feet along an existing fence monumenting the Southerly line of said Warranty Deed as it exists on the ground to the Southeasterly Corner thereof; thence South 89°49'57" East 67.10 feet; thence South 0°10'03" West 261.96 feet; thence South 89°49'57" East 215.34 feet; thence North 0°10'03" East 15.00 feet; thence South 89°49'57" East 122.19 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 315.10 feet along said Northwesterly line to said North line of Main Street; thence along said North line the following two courses: South 87°33'23" West 169.10 feet; and North 89°46'05" West 176.31 feet to said East line of 500 East Street as it exists at 31.00 foot half-width and the point of beginning.

Contains 156,748 sq. ft.
Or 3.598 acres
3 Lots

3 Mar, 2022

Date:

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat B

and do hereby dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those certain public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This _____ Day of _____ AD, 20____.

CJM Limited Liability Partnership

by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____, day of _____, A.D. 20____.

City Mayor _____ Attest _____
City Recorder (See Seal Below)

Ridley's Subdivision, Plat B

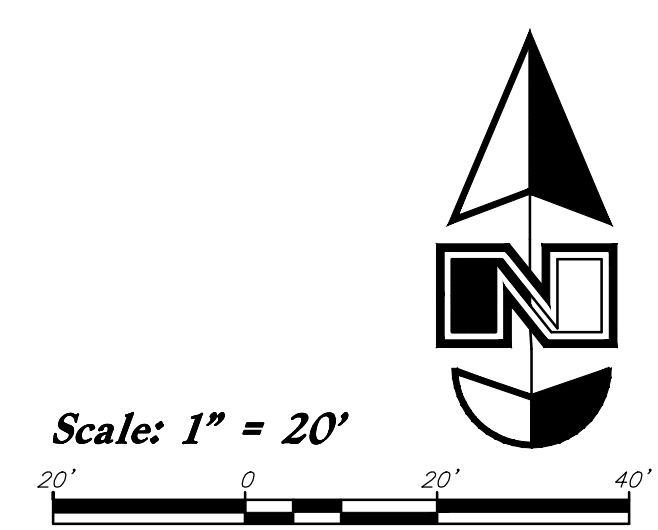
A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey City of Santaquin, Utah County, Utah

Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal



1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walls, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to a minimum of maximum dry density determined by ASTM D 1557-79. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be construed as being a warranty. The Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soil he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall shore and protect neighboring properties per OSHA standards during excavation activities when necessary. All excavation shall remain on and around the subject property. The contractor shall obtain written consent from the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

Know what's below.



Call 811 before you dig.



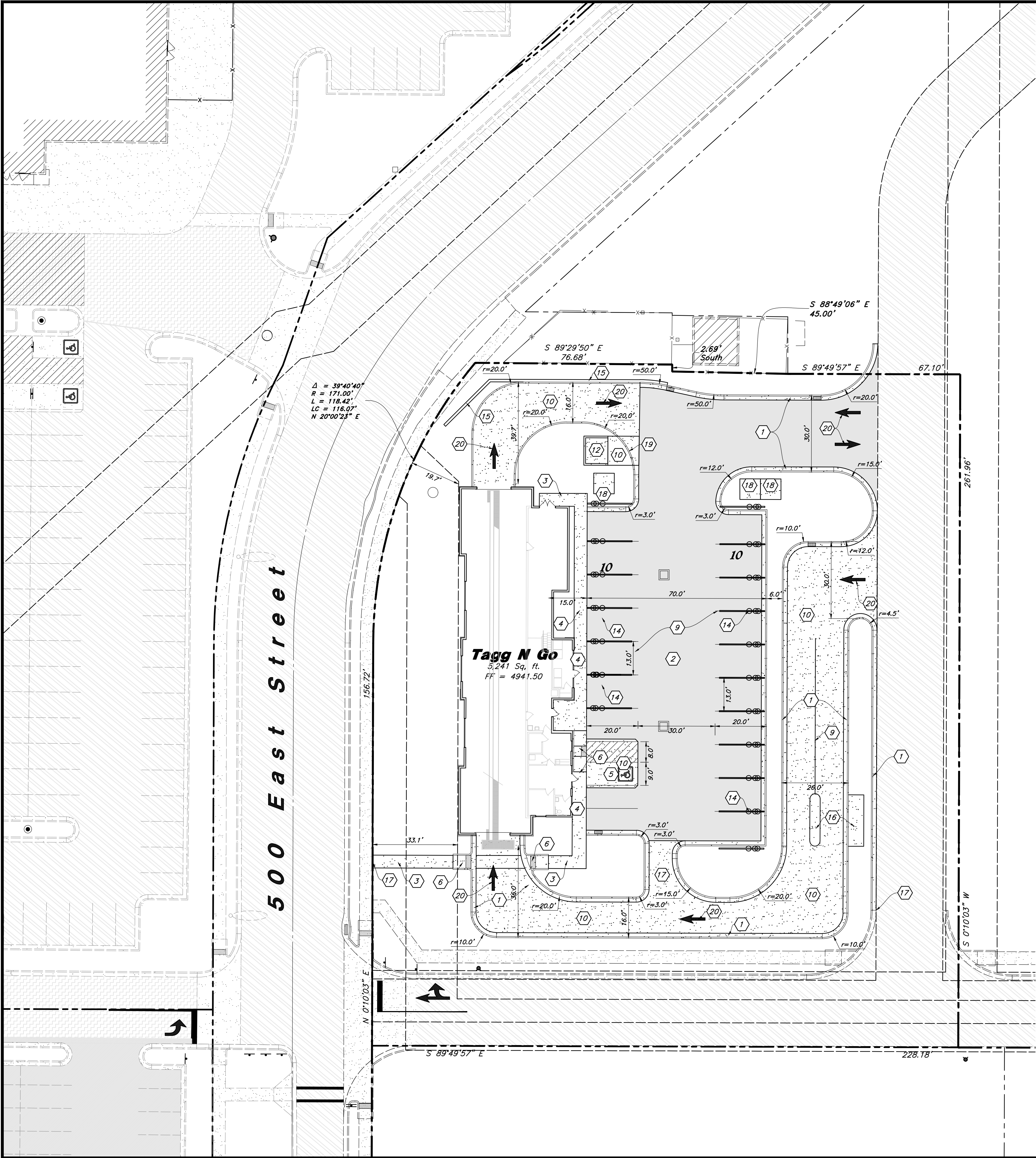
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REGISTERED PROFESSIONAL ENGINEER
 No. 7873289
 SHAUN YOUNG
 8/4/22
 STATE OF UTAH

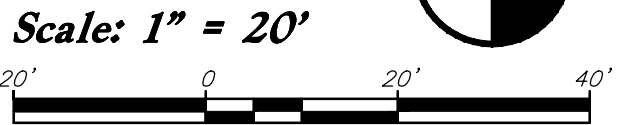
4 Aug, 2022

SHEET NO.

CO.1



Site Data
Site Area = 58,872 s.f. (1.35 ac.)
Landscape Area Provided = 14,699 s.f. (25%)
Impervious Area Provided 38,932 s.f. (66%)
Building Area = 5,241 s.f (9%)
Parking Provided = 5 stalls (1.1/1,000)



Site Construction Notes

- 1 Const. 24" Curb & Gutter
- 2 Const. Asphalt Paving
- 3 Const. Concrete Sidewalk
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Concrete Paving
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Connect to Existing Improvements and Match Grade Elevations
- 14 Const. concrete support pier (See vacuum plans)
- 15 Const. Keystone or equivalent retaining wall
- 16 Const. pay island with Kiosk (See Arch plans for details)
- 17 Const. Emergency exit with Concrete Paving
- 18 Const. concrete pad for vacuum
- 19 Depress curb for Dumpster Enclosure access
- 20 Const. Directional arrows. Contractor shall provide 15 mils. min. dry thickness (Two coats)

General Site Notes:

- 1. All dimensions are to back of curb unless otherwise noted.
- 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
- 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
- 5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

22-046sp

Designed by: SY
Drafted by: KF
Client Name:
Tagg-N-Go

22-046sp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - awengineering.net

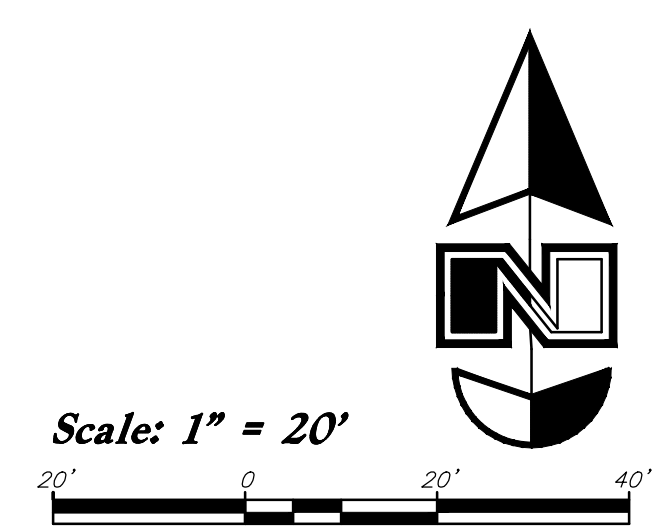
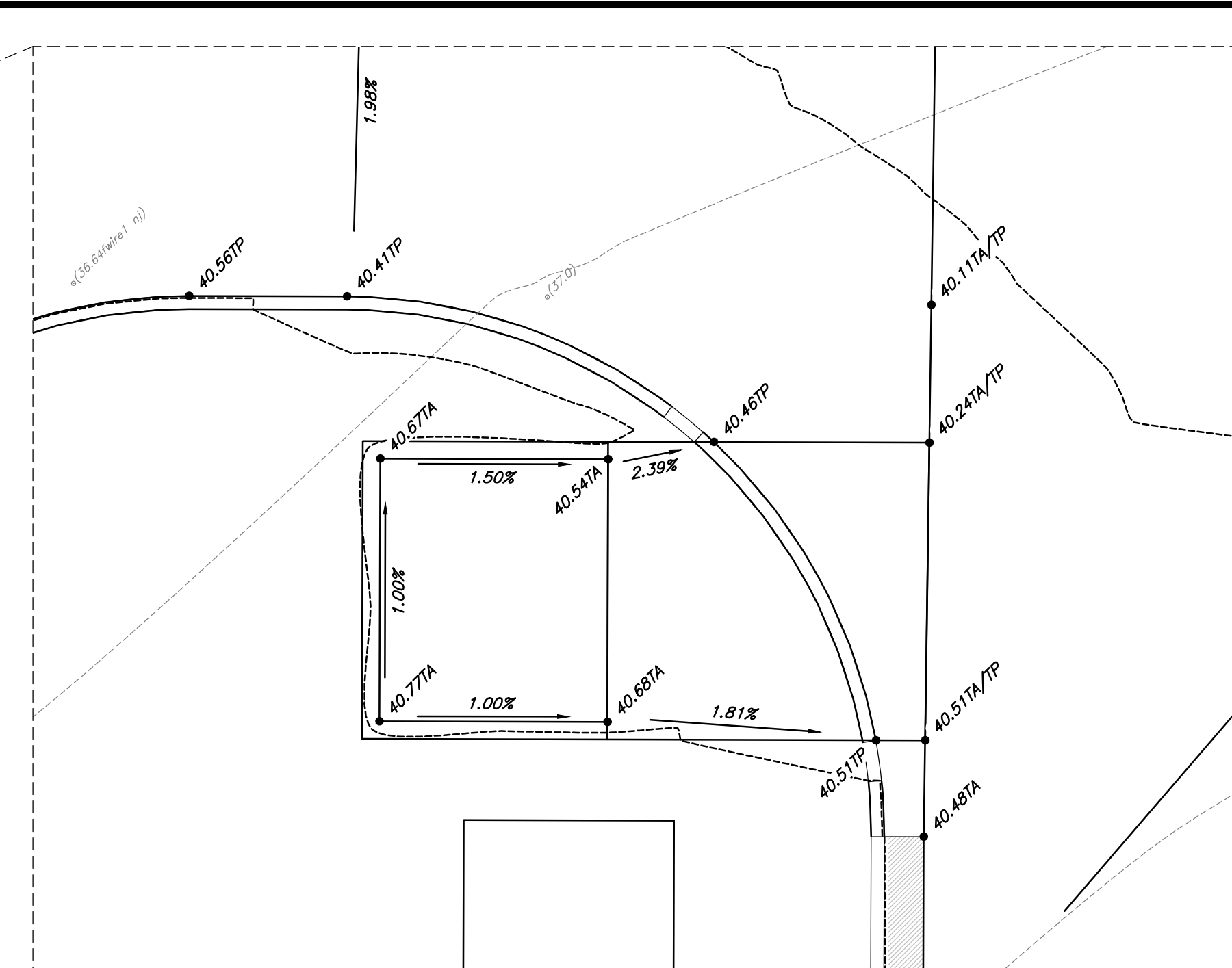
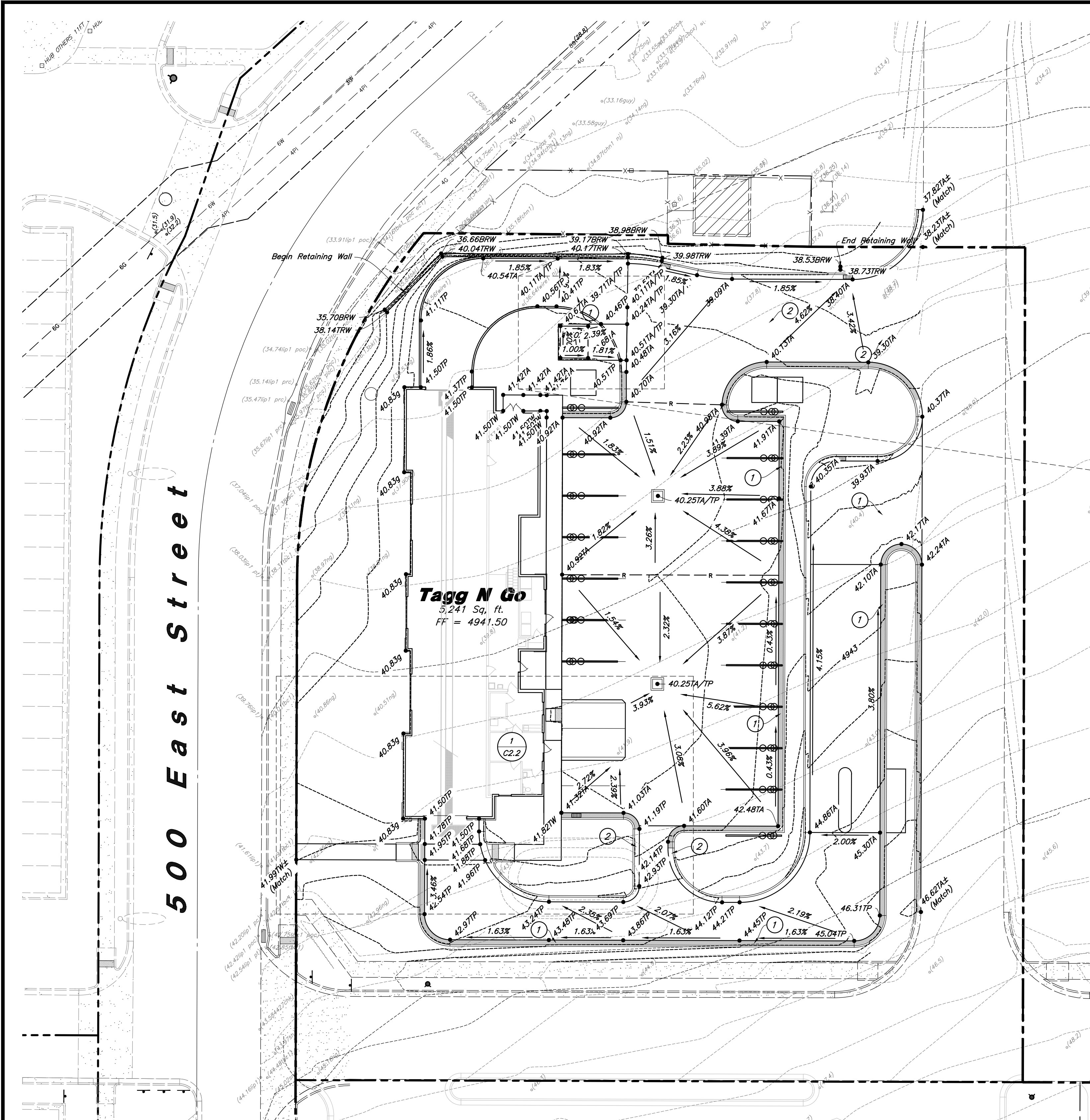
Site Plan

Tagg-N-Go

78 North 500 East
Santaquin, Utah

4 Aug, 2022

SHEET NO.
C1.1

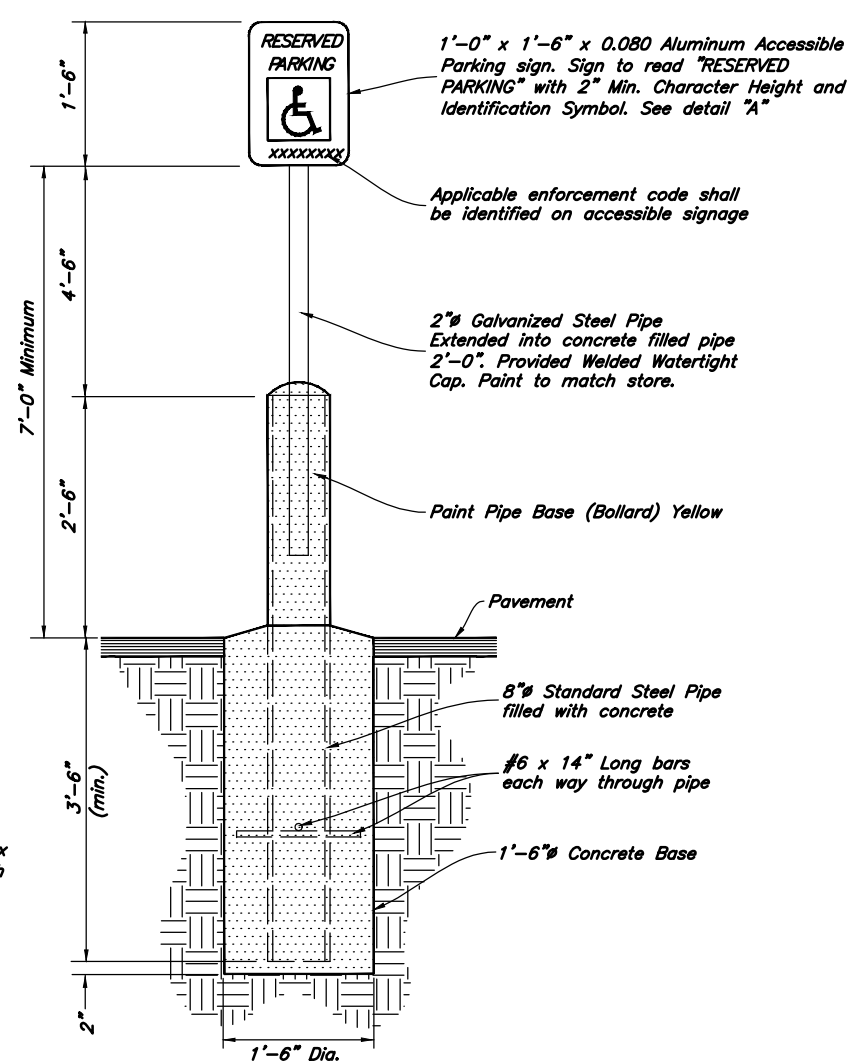
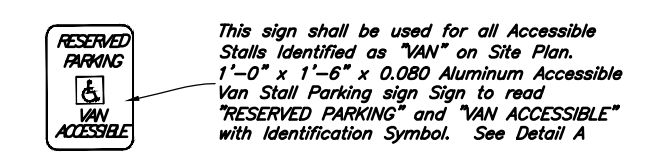


Dumpster Enclosure Grading
Scale: 1" = 5'

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study Proposed Ridley's Family Market Development Northeast Corner of the intersection of Main Street and 400 East Street Santaquin, Utah."
- Project No.: 2588-001-18
Dated: April 26, 2018
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Accessible Van Stall Alternate Sign



In Parking Lot Areas
Accessible Parking Sign w/ Bollard

3

Curb and Gutter Construction Notes:

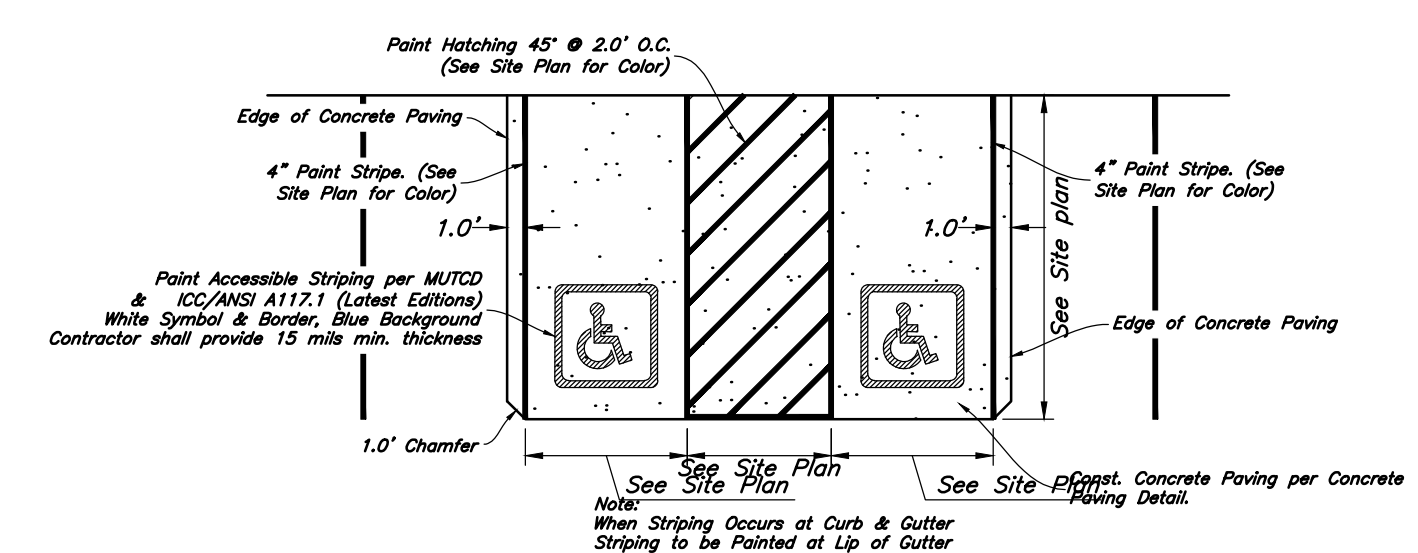
- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

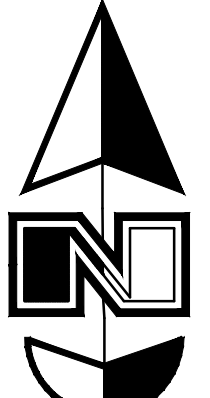
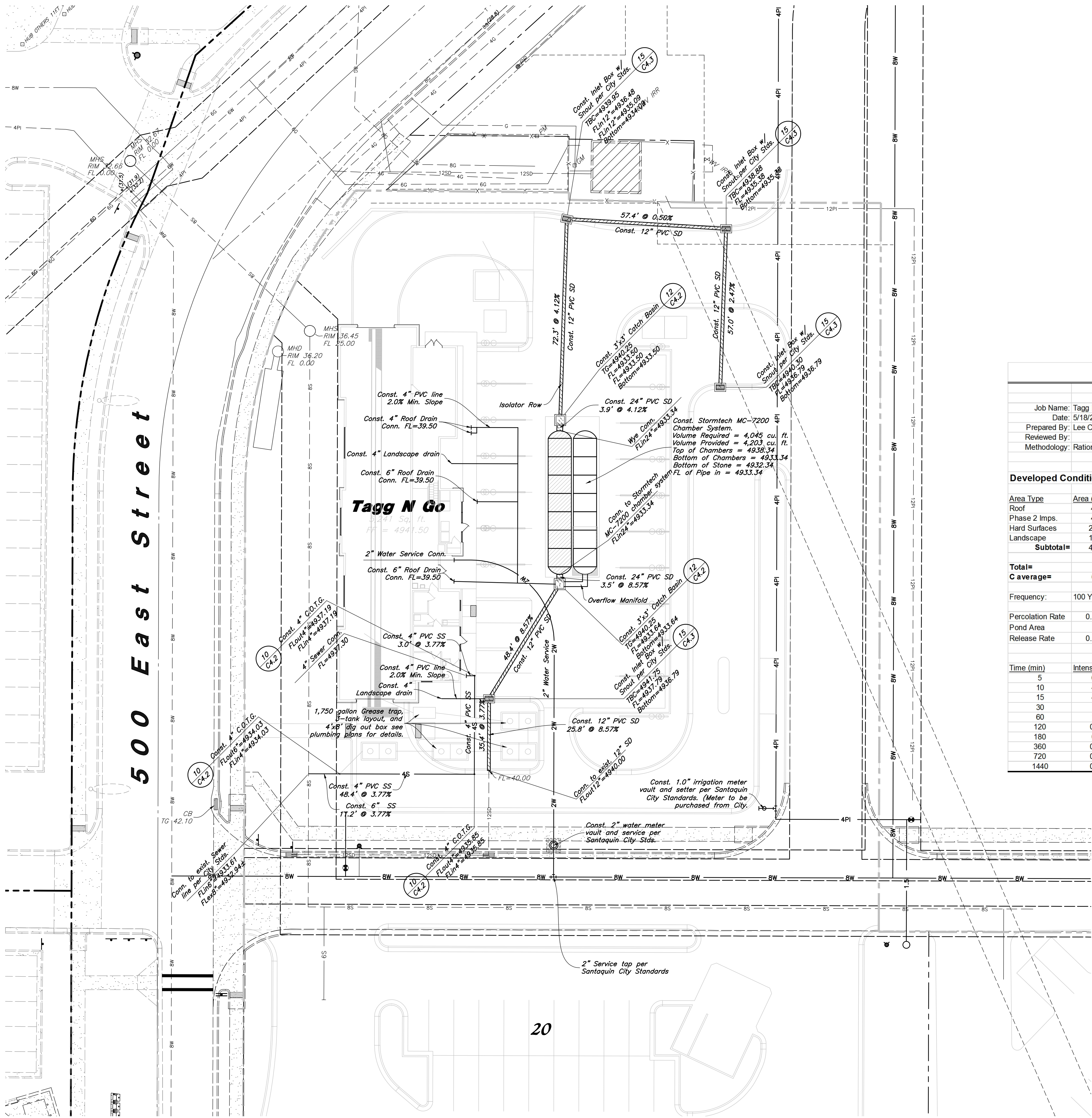
- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

Accessible Striping Detail
Not to Scale

1



\\NA\22-046 Tagg N Go Santaquin\Drawings\22-046gr.dwg, 8/4/2022 4:08:50 PM, 111, LG



Scale: 1" = 20'



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

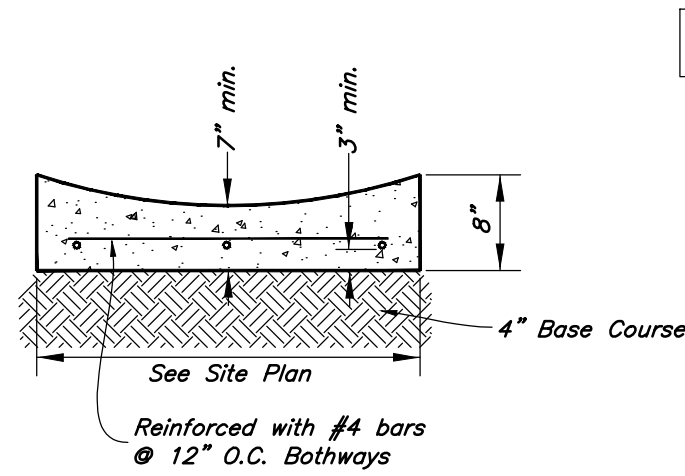
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Calculations					
Job Name: Tagg N Go Santaquin					
Date: 5/18/2022					
Prepared By: Lee Cox					
Reviewed By:					
Methodology: Rational					
Developed Conditions:					
Area Type	Area (ft ²)	C			
Roof	4553	0.85			
Phase 2 Imps.	4945	0.9			
Hard Surfaces	26623	0.9			
Landscape	12626	0.1			
Subtotal=	48747				
Total=	1.12	acres			
Coverage=	0.75				
Frequency:	100 Year				
Percolation Rate	0.00028	ft/s (12 in/hr)			
Pond Area	993	ft ²			
Release Rate	0.27804	ft ³ /s			
Time (min)	Intensity (in/hr)	Acc. Vol (ft ³)	Rel. Vol (ft ³)	Req. Stor. (ft ³)	
5	6.38	1606	83	1523	
10	4.85	2442	167	2276	
15	4.01	3029	250	2779	
30	2.7	4079	500	3579	
60	1.67	5046	1001	4045	
120	0.933	5638	2002	3636	
180	0.64	5801	3003	2798	
360	0.347	6291	6006	285	
720	0.201	7288	12011	-4723	
1440	0.125	9065	24023	-14958	

Contraction Joints
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

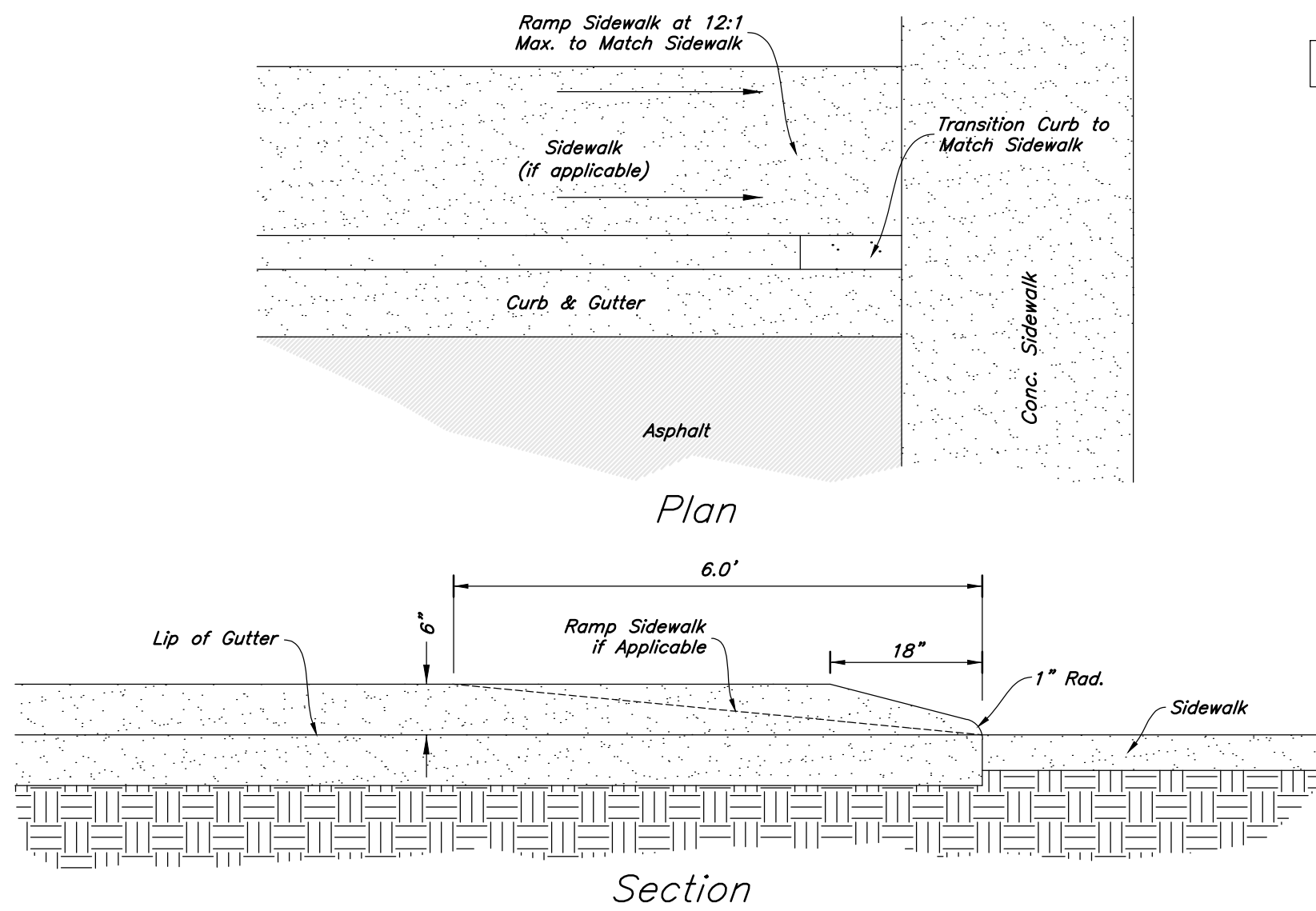


1. See Concrete Joint Detail

8

Typical Waterway Detail

Not to Scale



1. See Concrete Joint Detail

6

Curb Transition

Not to Scale

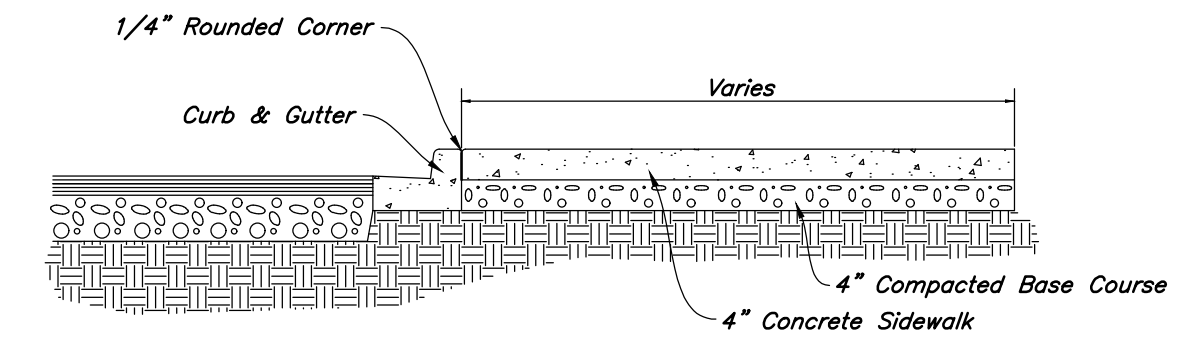
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail

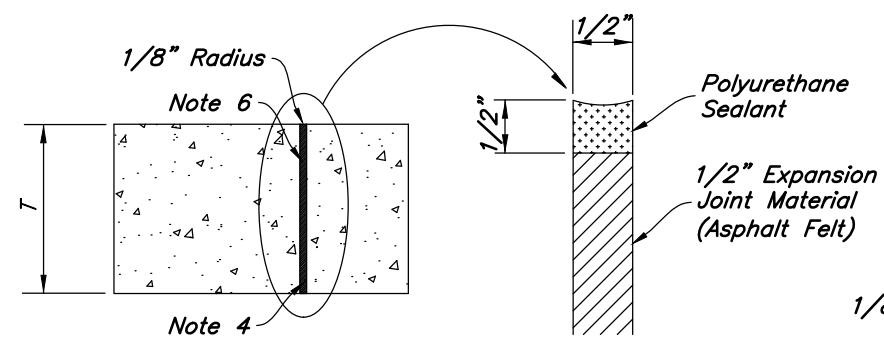


3

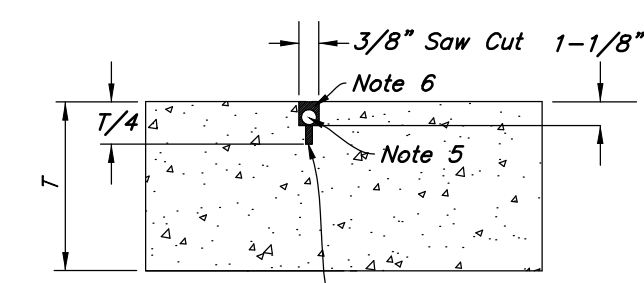
Typical Sidewalk Detail

Not to Scale

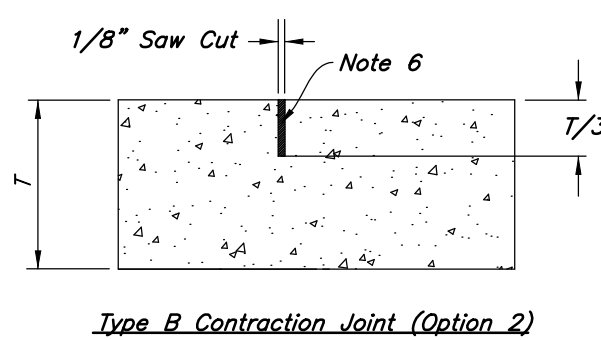
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



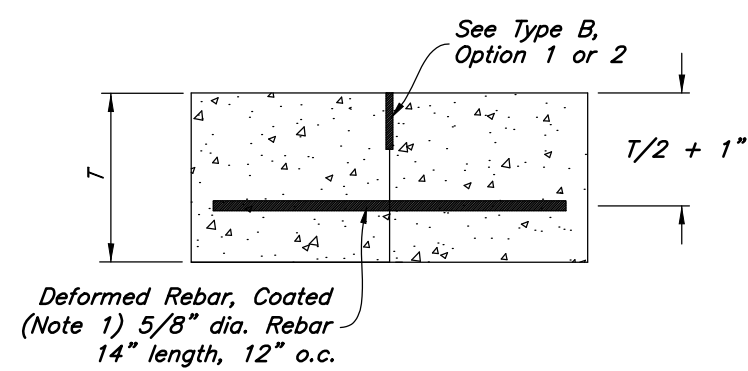
Type A Expansion Joint



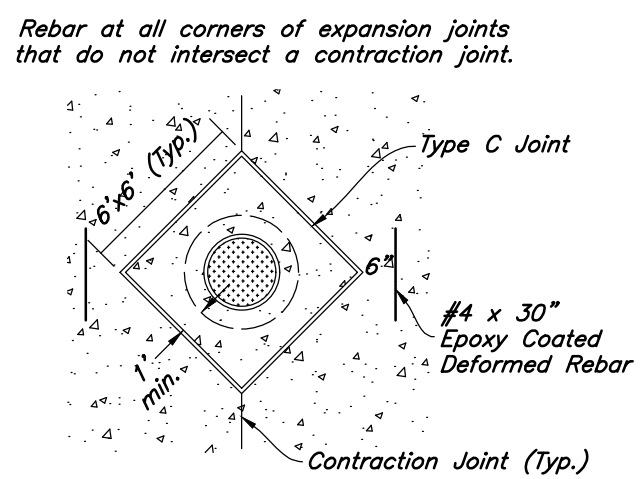
Type B Contraction Joint (Option 1)



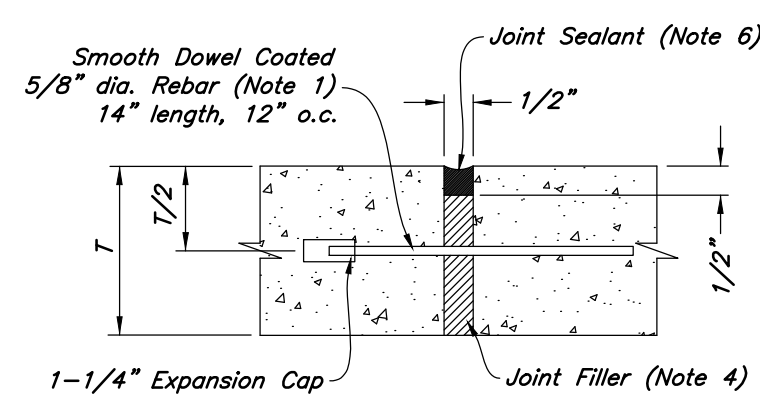
Type B Contraction Joint (Option 2)



Type C Construction/Cold Joint



Example 1



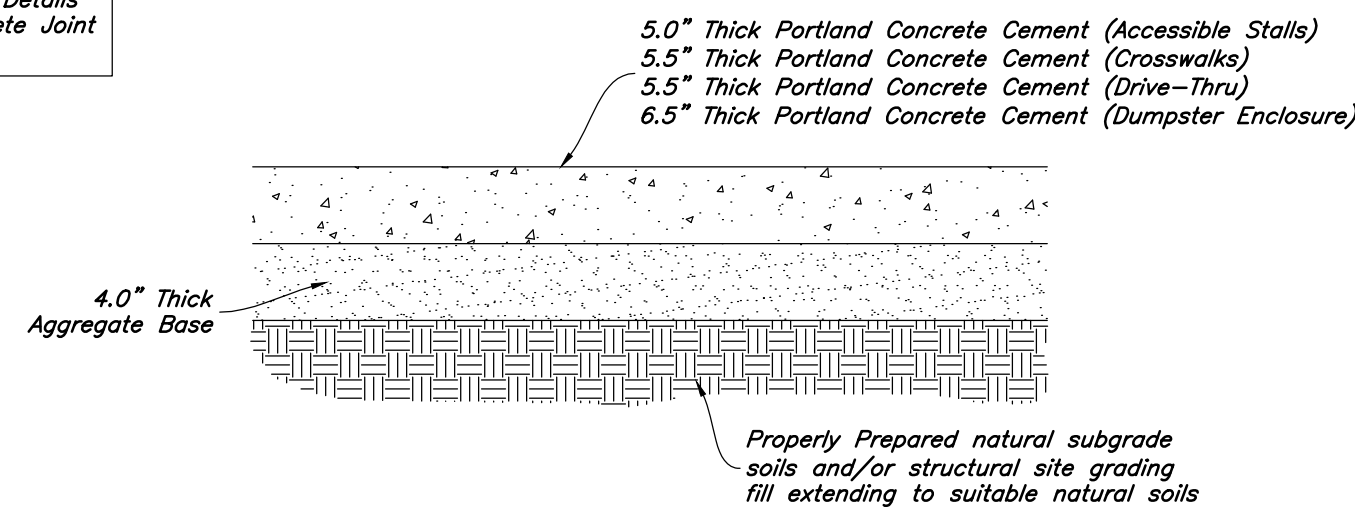
Type F Doweled Expansion Joint at Construction/Cold Joint

7

Concrete Joint Detail

Not to Scale

- See Geotechnical Report for Project for Future Details
- See Concrete Joint Detail

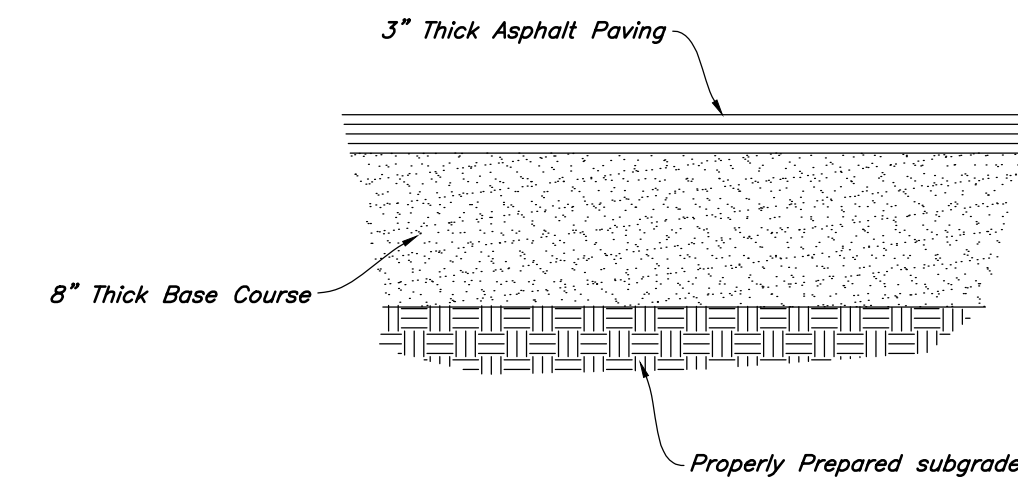


5

Concrete Paving Section

Not to Scale

- See Geotechnical Report for Project



2

Standard Asphalt Section

Not to Scale

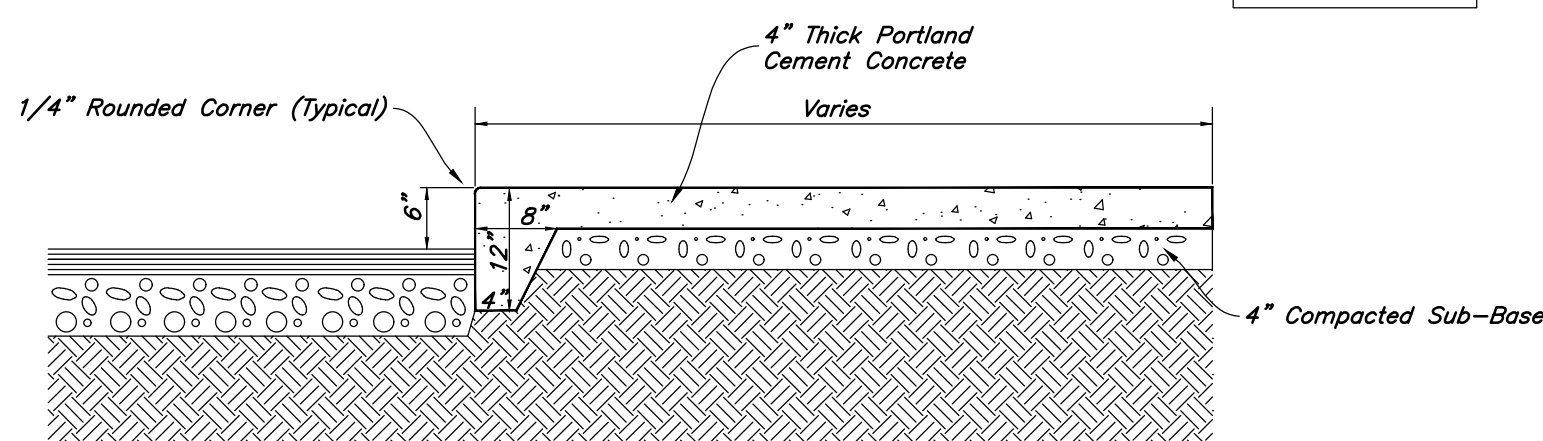
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



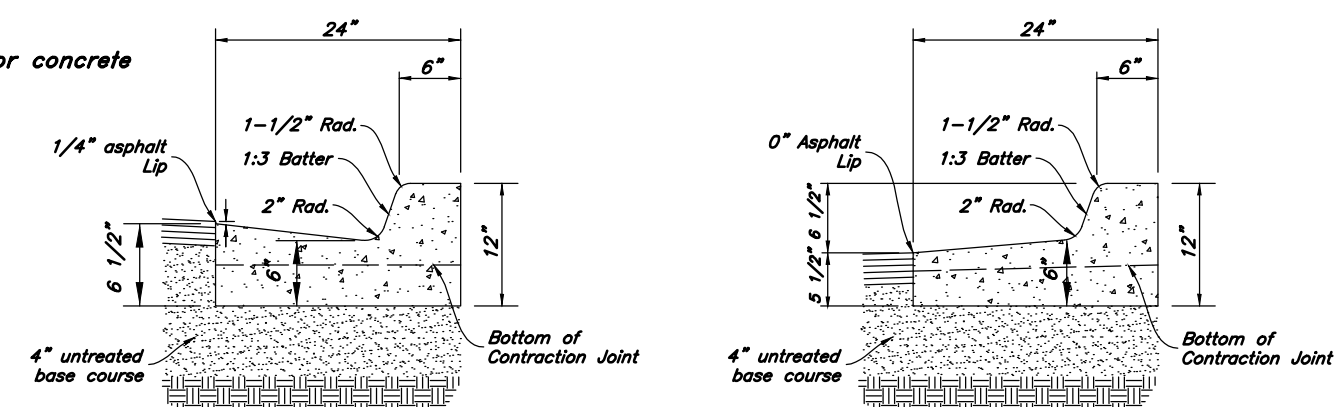
4

Thickened Edge Walk

Not to Scale

- Contraction Joints**
 - Spacing = 10' o.c., see joint detail
 - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
 - Make expansion joints full depth, see joint detail
 - Place expansion joint at all cold joints
 - Expansion joints are required at ends of all radii 0.08.
 - Required 5'-0" on each side of drainage structures
 - Required at 90'-0" maximum intervals in straight curb and gutter
 - Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3" thick bituminous filler material)

- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete



Standard

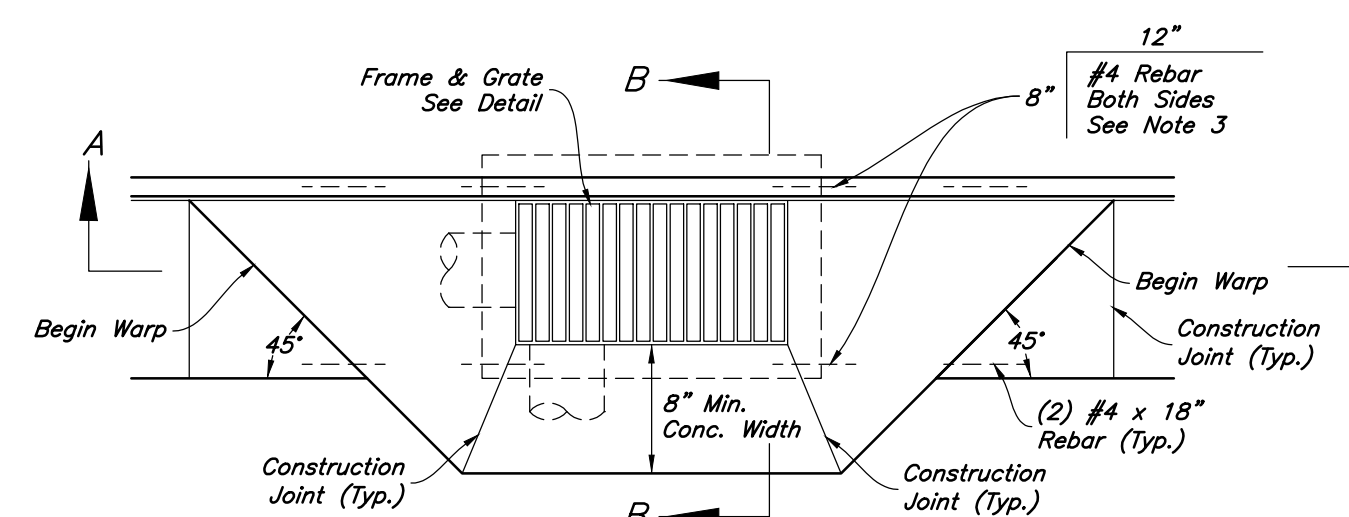
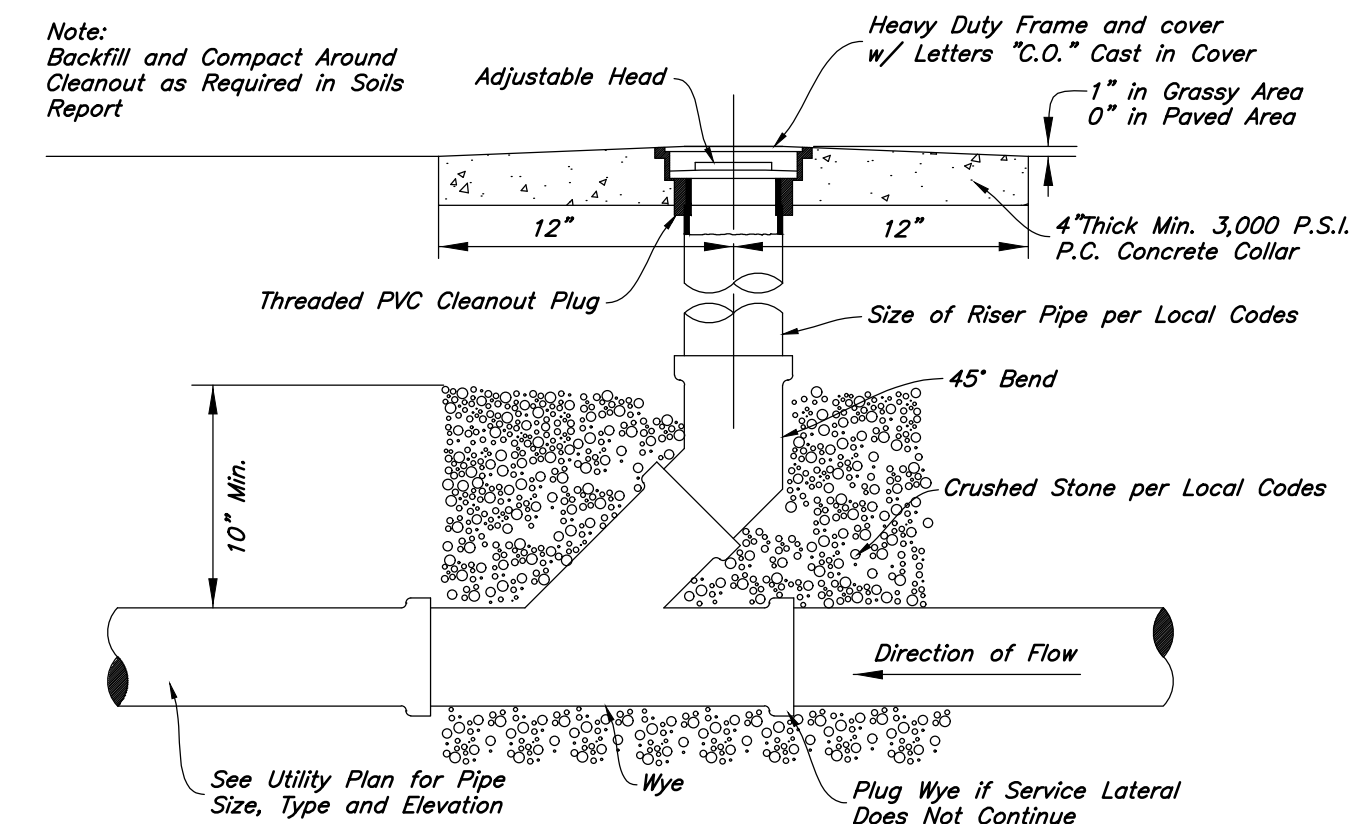
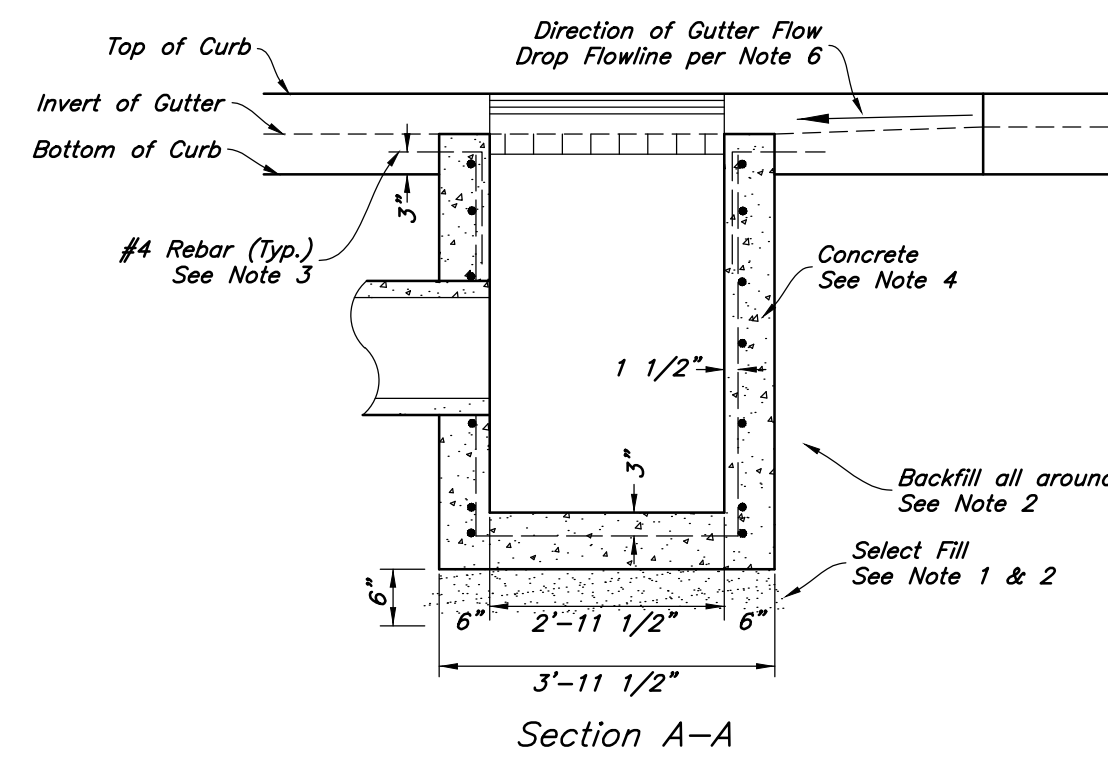
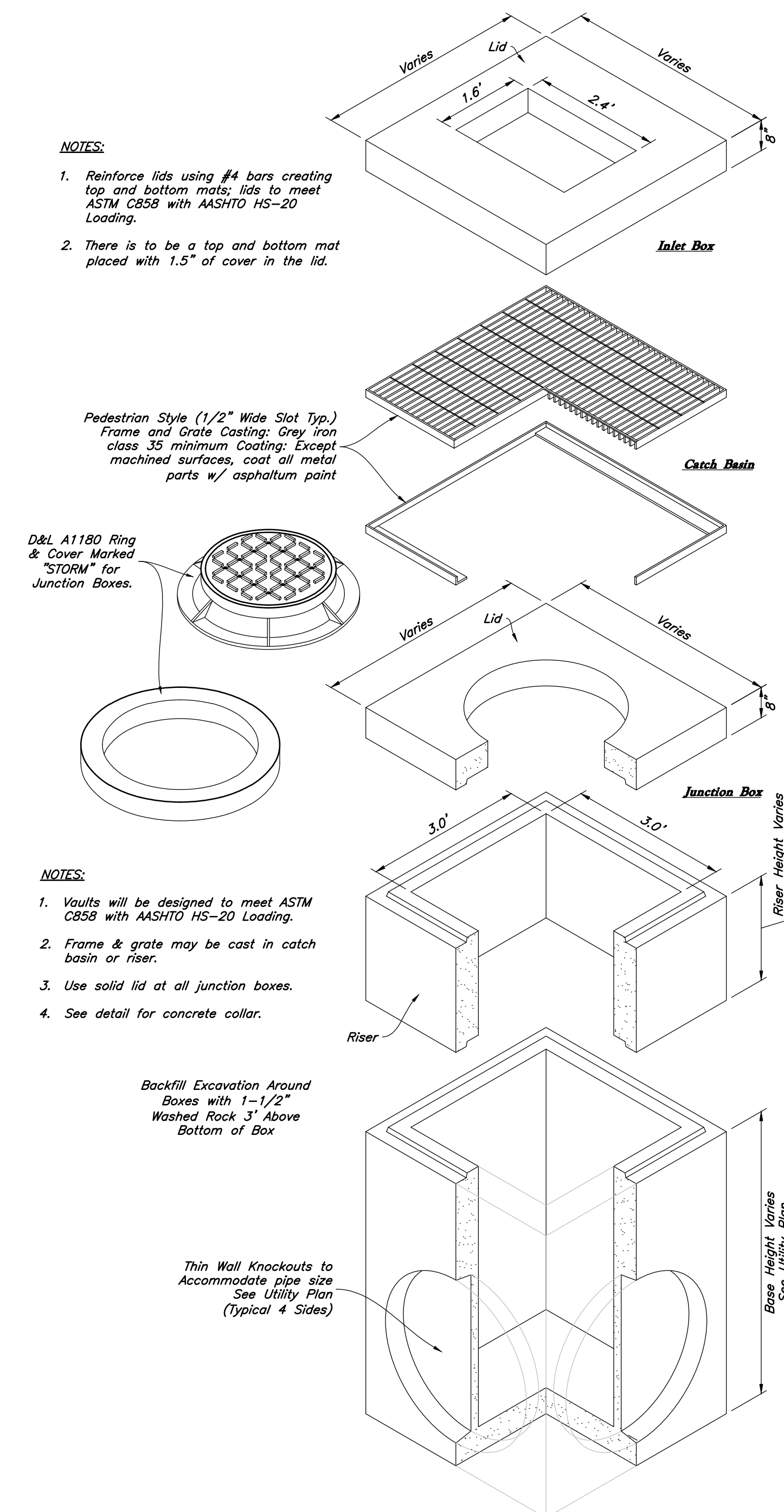
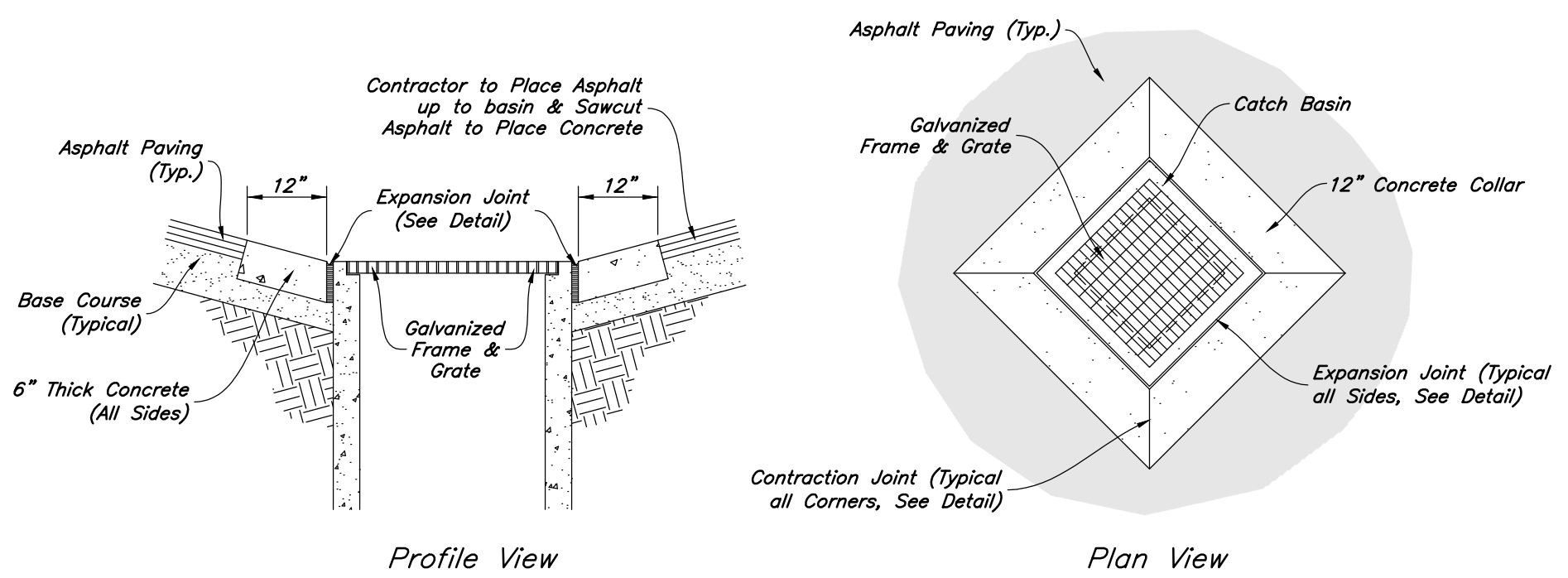
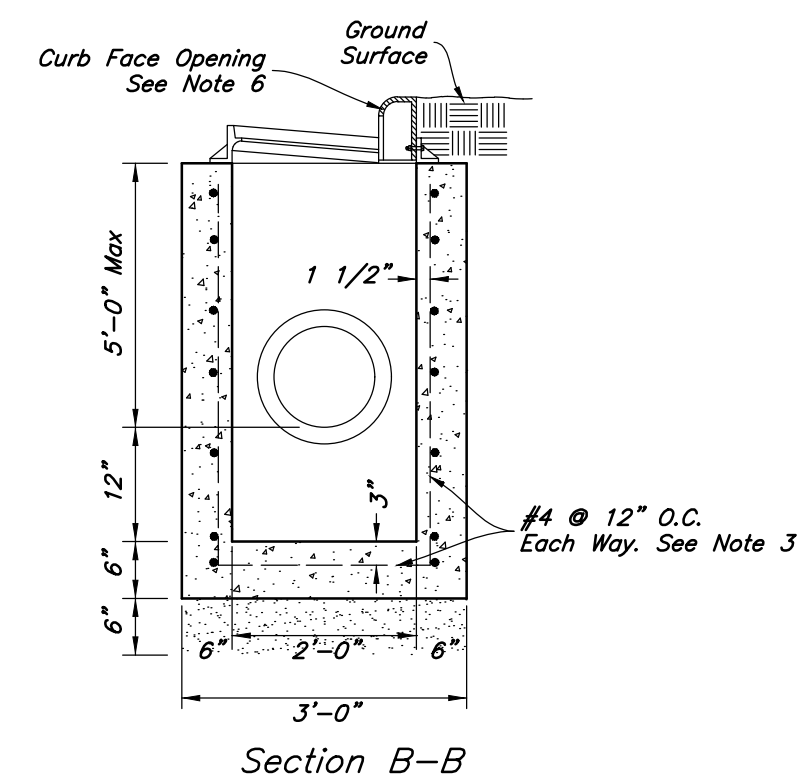
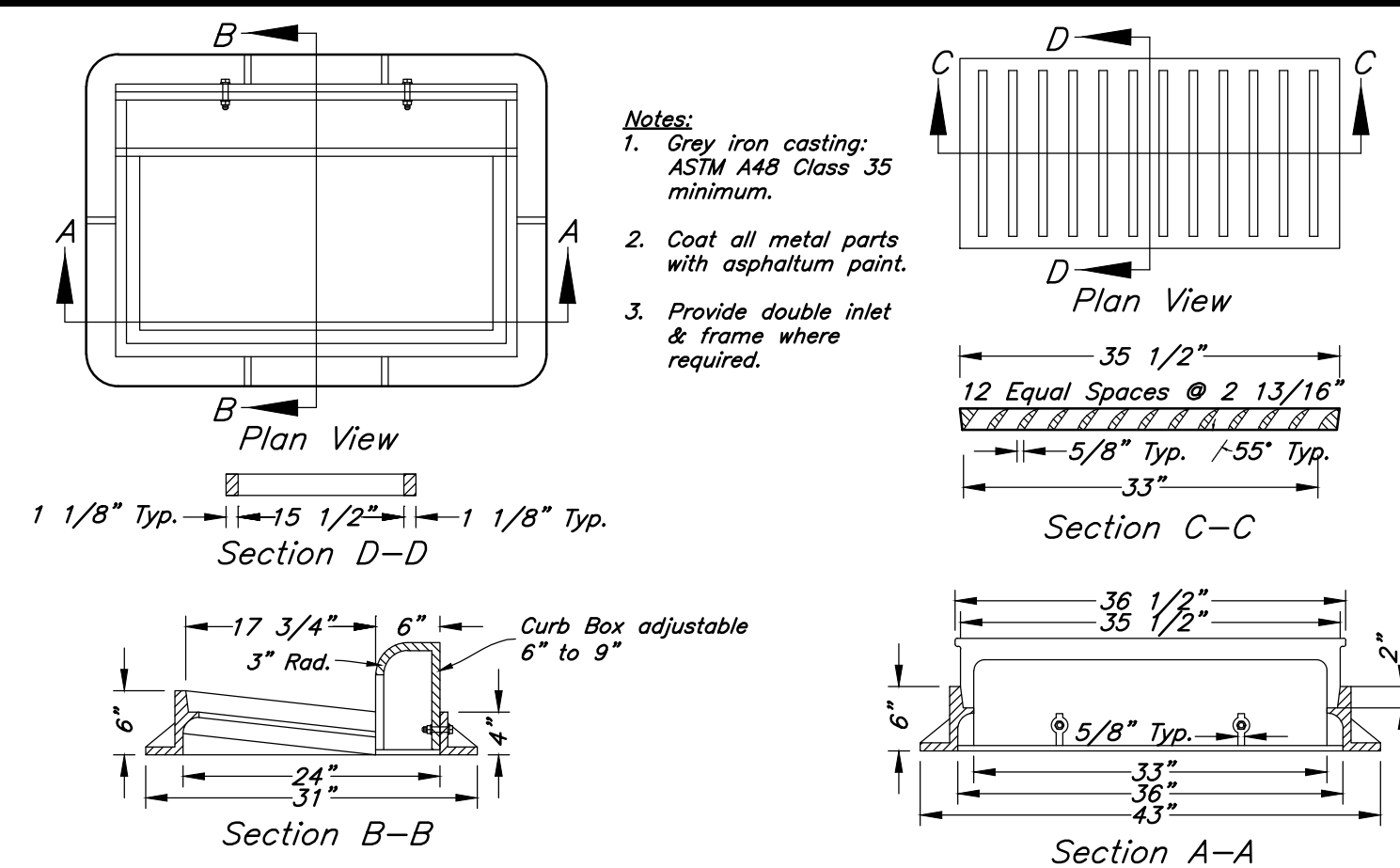
Note: All Curb and Gutter to be Standard Unless Otherwise Noted

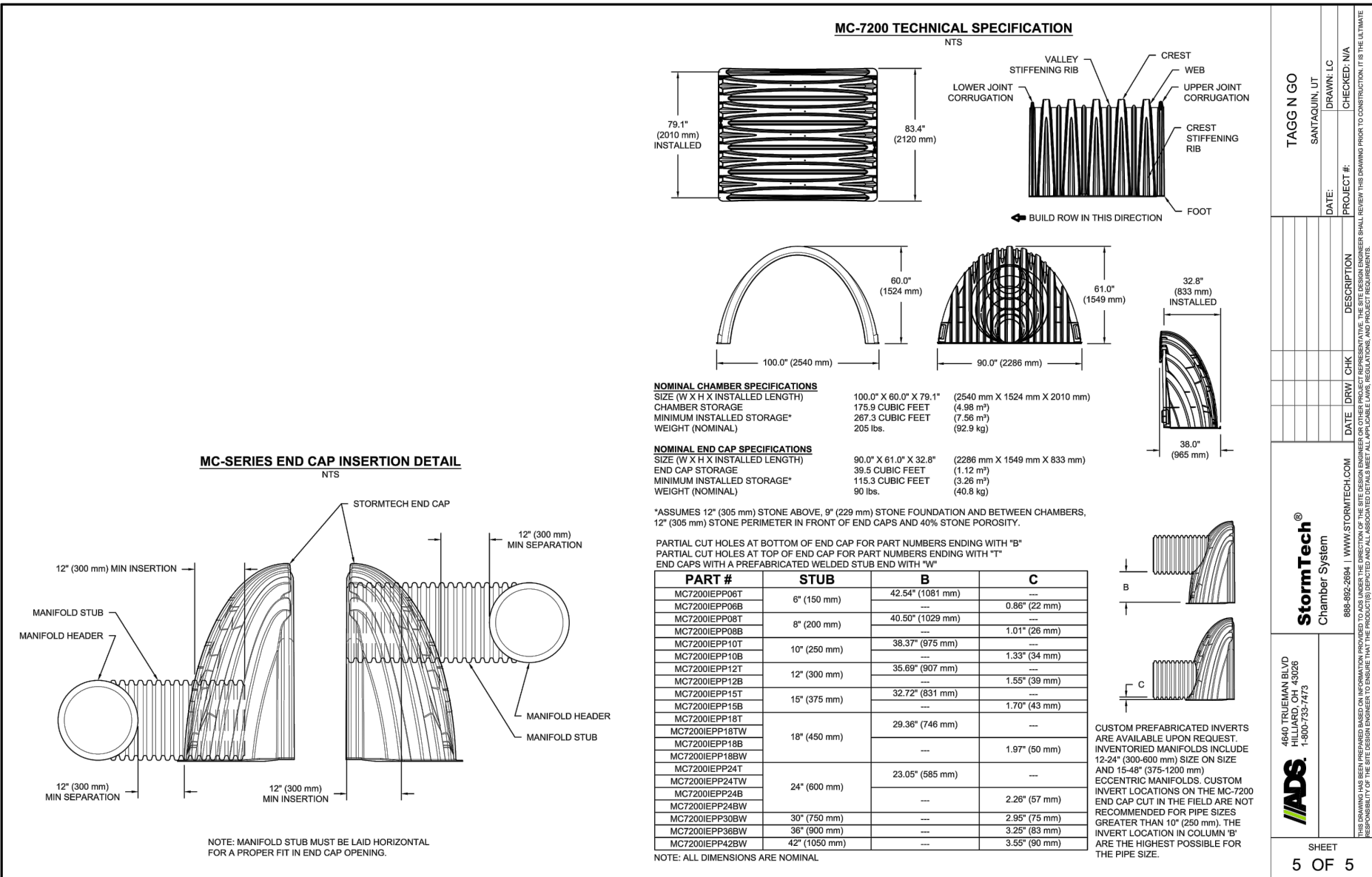
Open Face

1

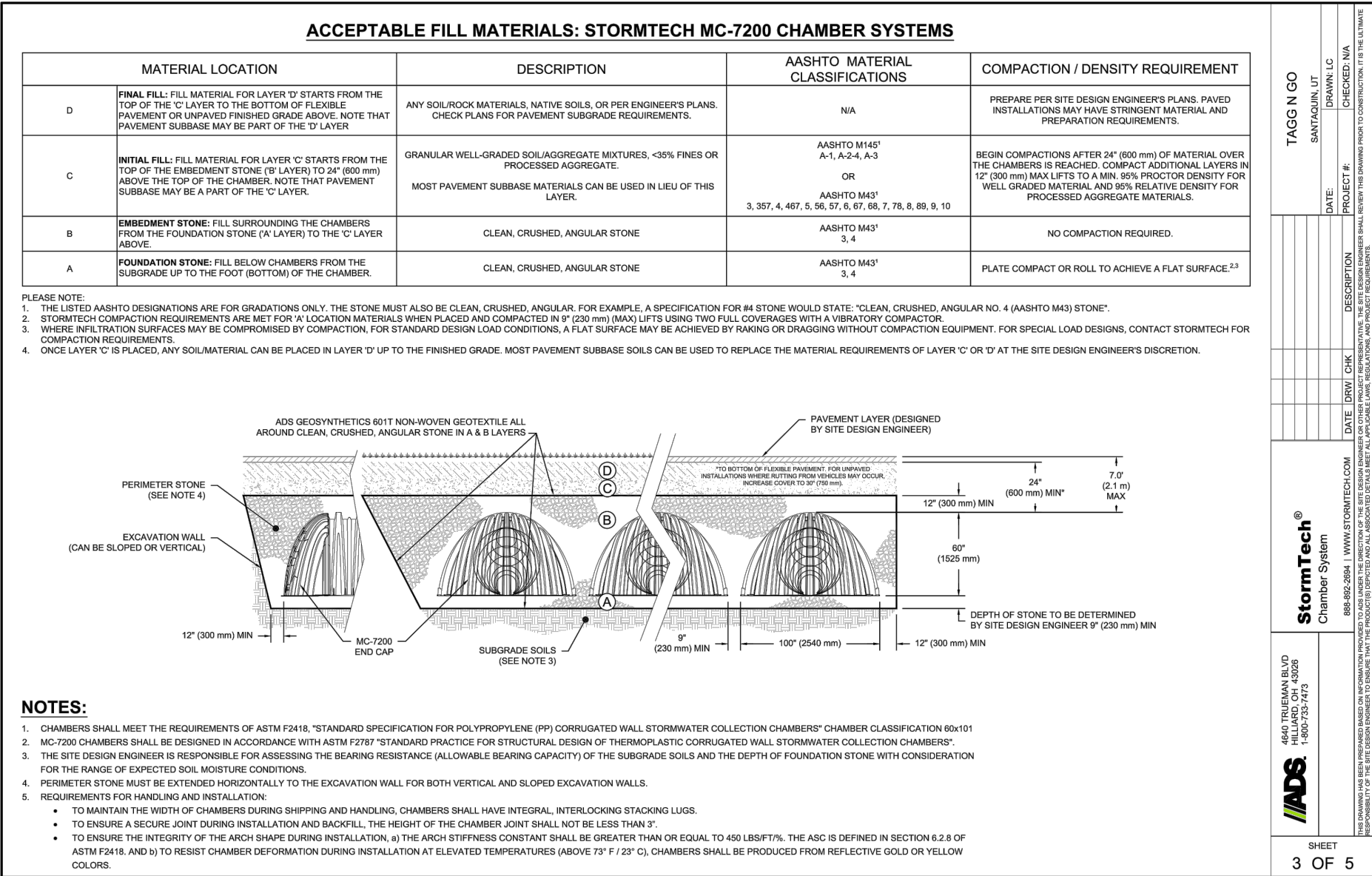
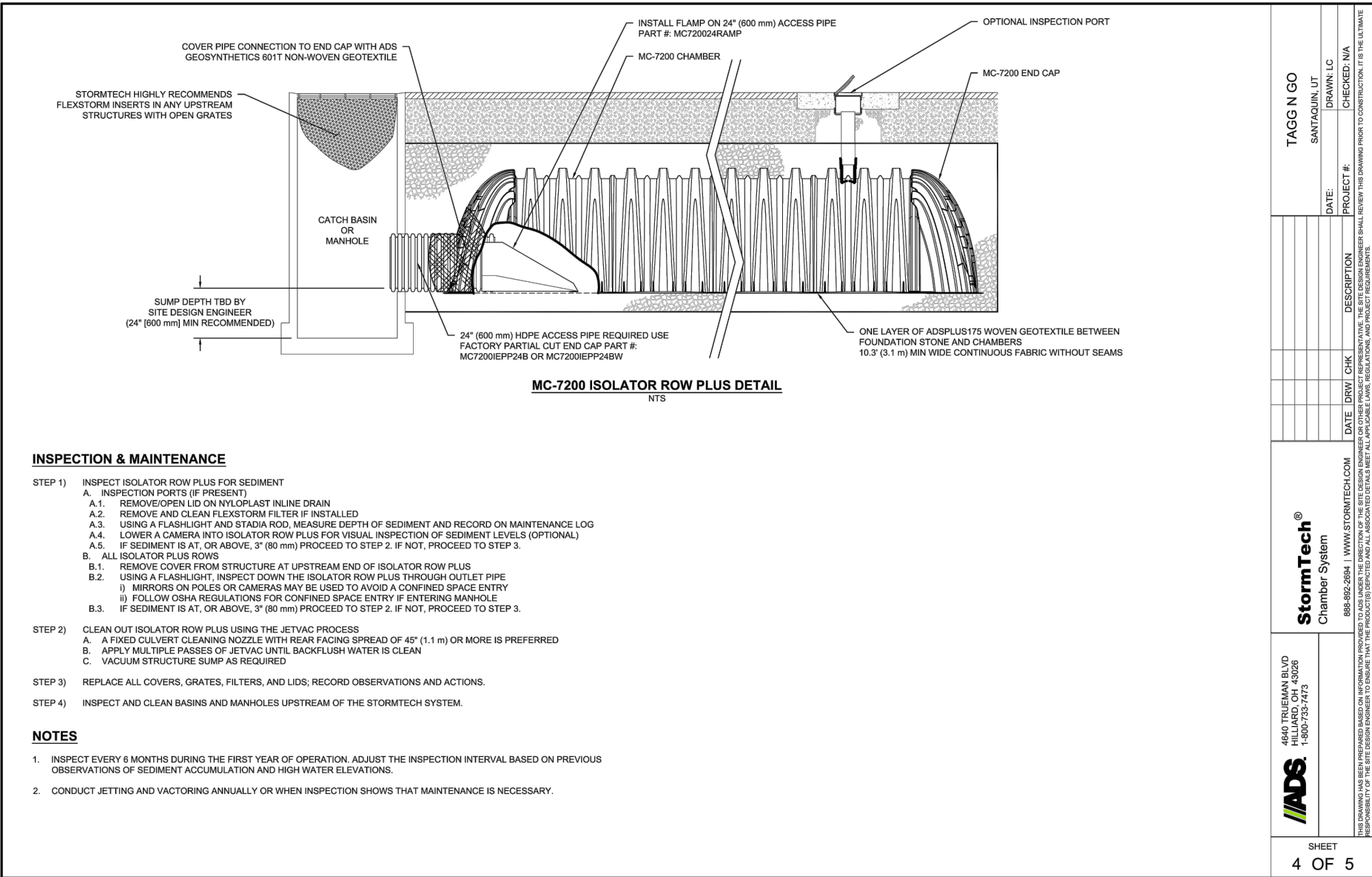
24" Curb And Gutter

Not to Scale

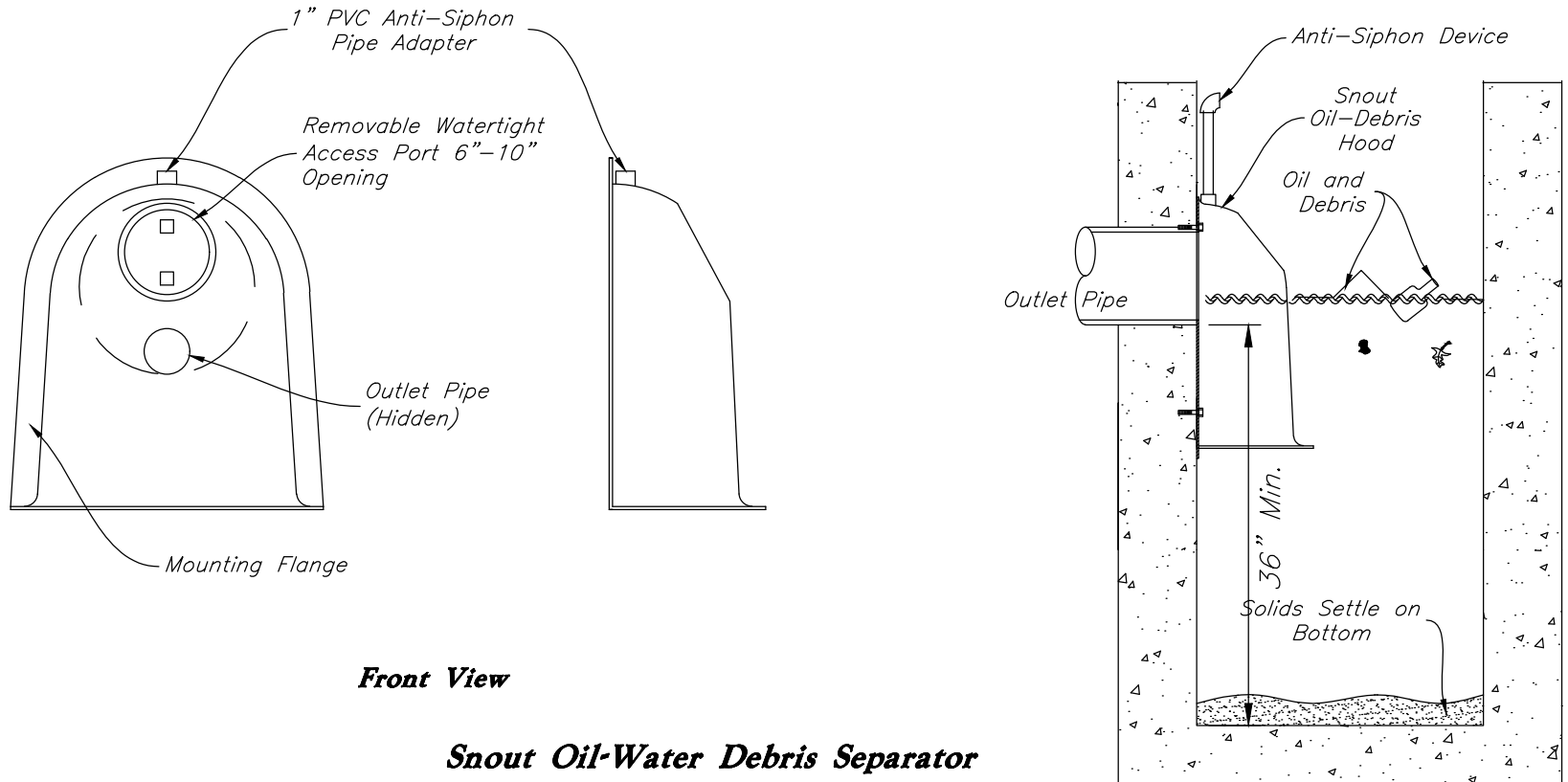




18 Not Used Not to Scale

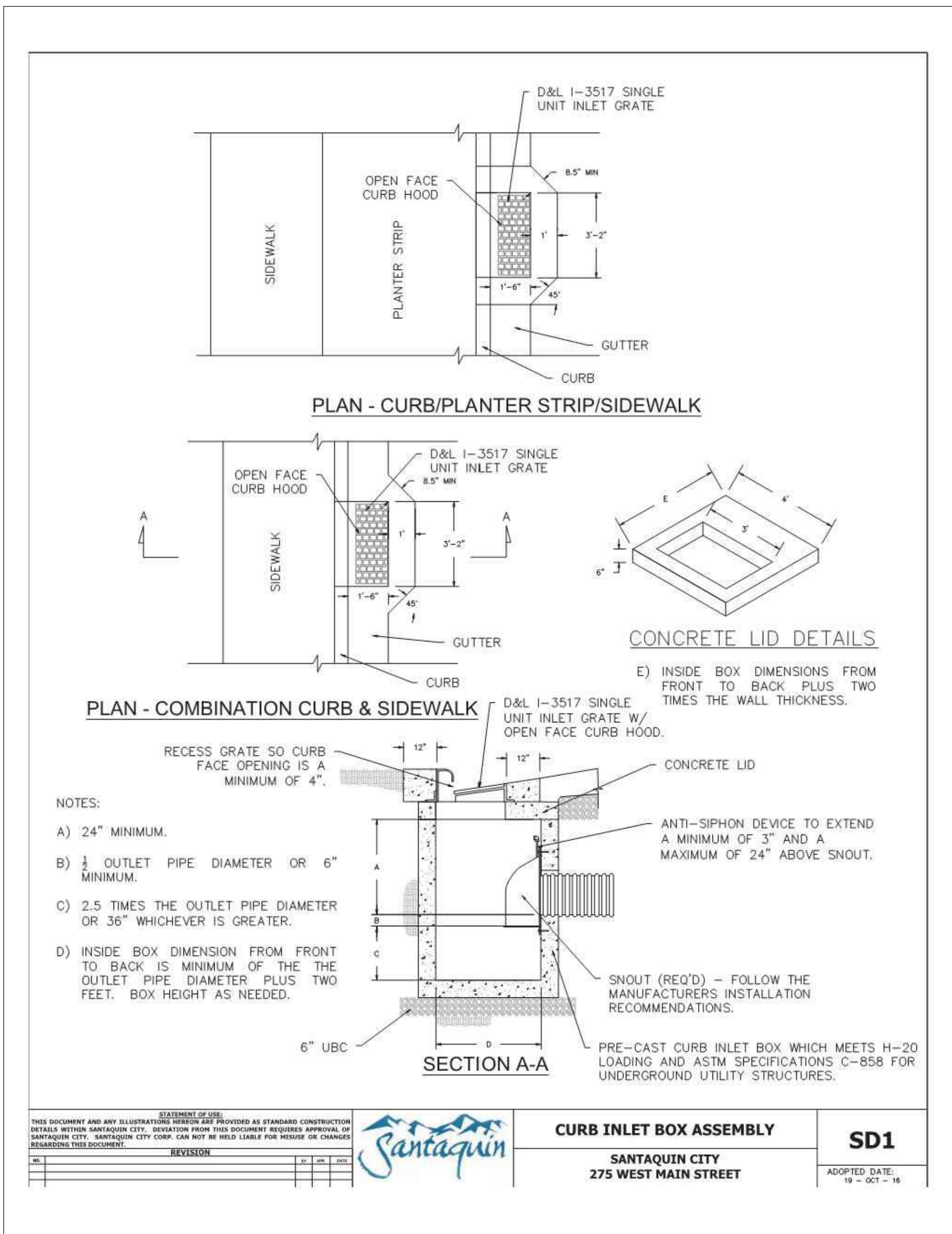


19 Stormtech MC-7200 Details Not to Scale



- Notes:
- All hoods and traps for catch basins and water quality structures shall be as manufactured by:
Best Management Products, Inc.
53 Mt. Archer Rd.
Iyme, CT 06371
(860) 434-0277, (860) 434-3195 fax
toll free: (800) 504-8008 or (888) 354-7585
web site: www.bestmp.com
or pre-approved equal
 - All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
 - All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
 - The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
 - The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes <12" i.d.
 - The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
 - The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
 - The bottom of the hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
 - Installation instructions shall be furnished with manufacturer supplied installation kit.
installation kit shall include:
a. installation instructions
b. pvc anti-siphon vent pipe and adapter
c. oil-resistant crushed cell foam gasket with psa backing
d. 3/8" stainless steel bolts
e. anchor shields

17 Typical Snout Detail Not to Scale



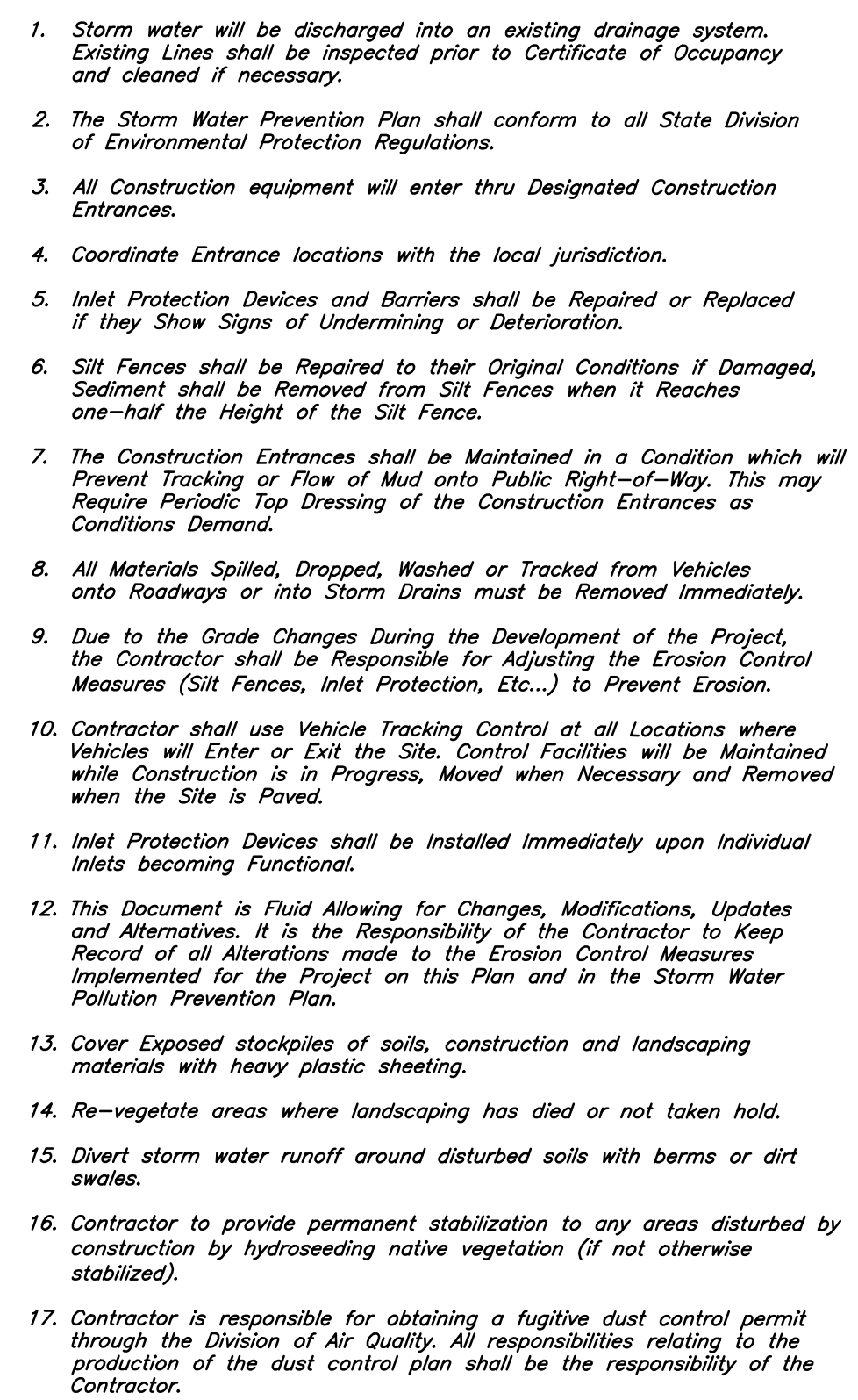
Santaquin City Std. Dwg. SD1 Curb Inlet Box Assembly Not to Scale

15 Not to Scale

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

Details
Tagg-N-Go
78 North 500 East
Santaquin, Utah

4 Aug, 2022
SHEET NO.
C4.3

[illegible]

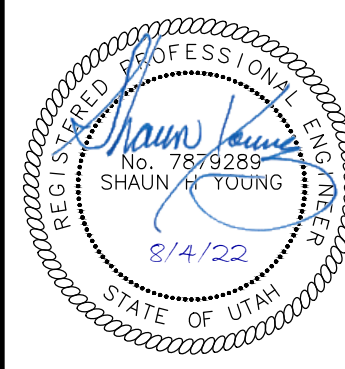
22-046ec



Erosion Control Plan

Tagg-N-Go

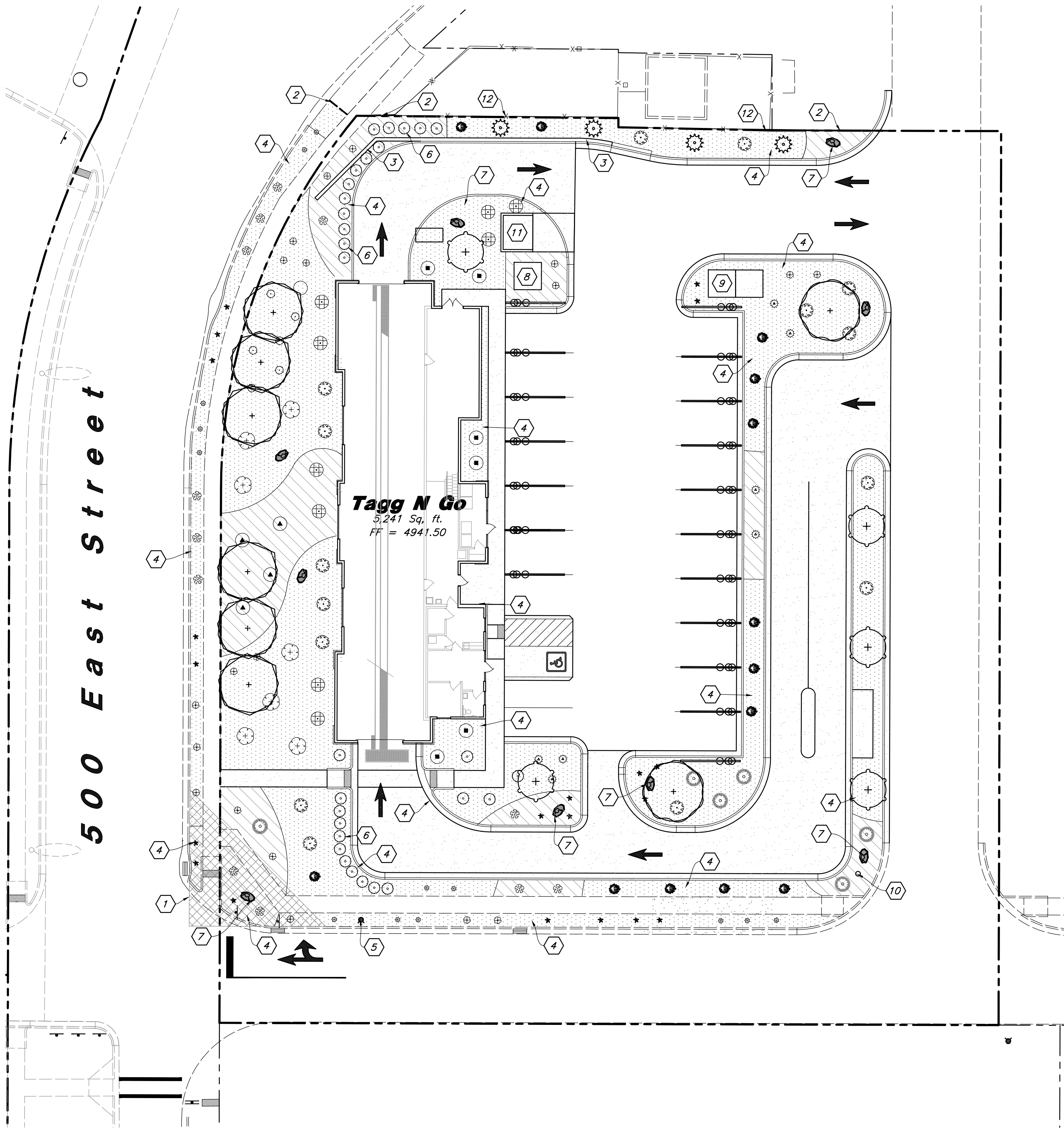
18 North 500 East
Santaquin, Utah



4 Aug, 2022

SHEET NO.

C5.1



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.
- 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 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.

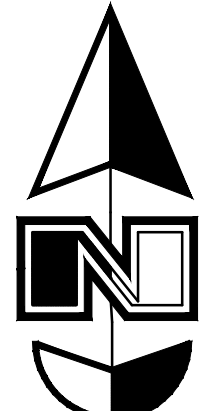
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Koelreuteria paniculata / Golden Rain Tree	2" Caliper
	5	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	2	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Picea pungens glauca / Columnar Spruce	6' Min. Ht.
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Cornus sericea 'Isanti' / Isanti Dogwood	5 gal
	6	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal
	9	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	4	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	7	Mirabilis multiflora / Desert Four O'Clock (Salt Tolerant)	5 gal
	15	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	12	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	13	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	29	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
	6	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	7	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal
	19	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	20	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	13	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" 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 (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: 4/L3.1
	3/16" x 4" Steel Edging - Install Flush to all Concrete Edges Between New Shrub Planter and Undeveloped Area; Manufacturer Shall be Sure-Loc Inc.; Color Shall be Green	Detail: 4/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: 5/L3.1

- 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.
- 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 = 58,872 s.f. (1.35 ac.)
Landscape Area Required = 5,887 s.f. (10%)
Landscape Area Provided = 14,699 s.f. (25%)
Parking Area = 8,929 s.f.
Landscape Parking Required = 893 s.f. (10%)
Landscape Parking Provided = 1,567 s.f. (18%) *
500 East Street Frontage = 241 l.f. **
500 East Stree Trees Required = 6 Trees
500 East Stree Trees Provided = 6 Trees

* Parking Lot Landscape is Calculated Using the Parking Bumpouts at the End of the Parking Bays

** Street Frontage Calculation Doesn't Include Driveway Linear Footage

Landscape Notes:

- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas and Spray/Rotors 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

- Clear View Triangle - Low Growing Landscape Materials within the Clear View Area Shall be Kept Below 36" in Height. Trees are Allowed in the Clear View Area but Shall be Pruned so that Leafed Branches are Greater than 8' Above Nearest Asphalt Grade
- Install Steel Edging Between Undeveloped and New Landscape
- Retaining Wall - See Civil Grading Plan; Verify that Wall is Free of Soil and Washed Off
- Install Shrub Planter with Decorative Stone and Weed Barrier - See Material for Size and Color
- New Fire Hydrant - See Utility Plan
- 3' High Evergreen Planting Screen for Drive Thru
- Install Landscape Boulder
- Elect. Transformer with Plant Screening
- Vacuum Equipment - See Arch. Plans
- Secondary Water Irrigation Connection with Meter - See Utility Plan for Exact Location and Irrigation Plan for More Detail
- Dumpster with Planting Screen
- Existing Fence

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

Landscape Plan
Tagg-N-Go
78 North 500 East
Santaquin, Utah

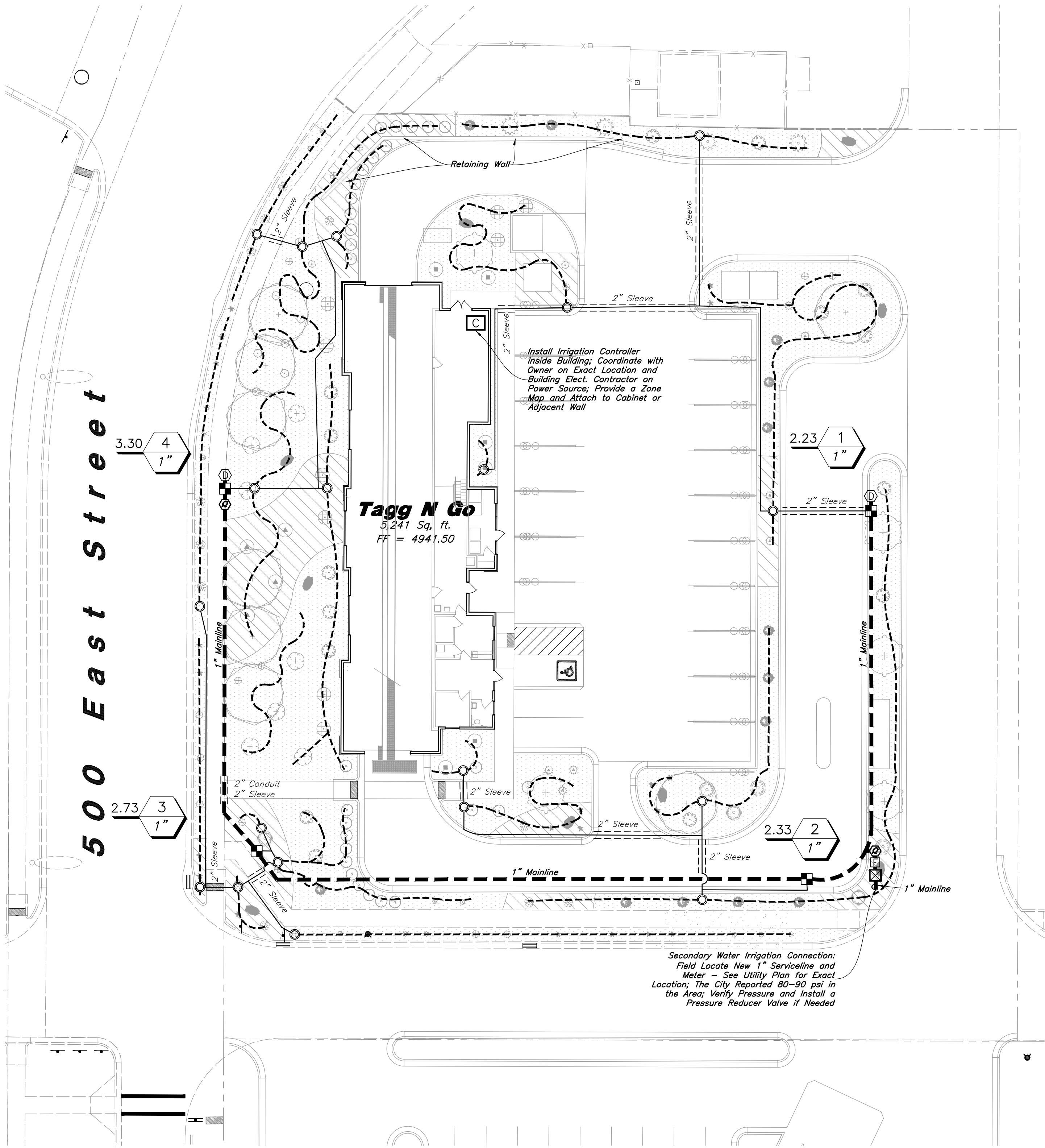
State of Utah
Jared R. Manscill
No. 7740426-5301
08/04/2022
Landscape Architect

4 Aug, 2022

SHEET NO.
L1.1



Know what's below.
Call before you dig.



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 appurtenances, 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 landscape architect. Provide owner and maintenance personnel with 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 branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and reporting freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
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. 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.

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 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.

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 manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be Twenty-four (24) inches minimum.

13. Install dielectric fittings whenever dissimilar metals are joined.

14. 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.

15. Control valve wire shall be #14 single conductor white for common wire, #14 single conductor red for the hot wire, #14 for blue spare wire. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide two (2) spare wires that run the length of the mainline. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible, taped to the underside of the piping at regular intervals. Provide slack in control wires at all changes in direction.

16. 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 shall be Carson Brooks or equal.

17. Quick couplers shall be a Rain Bird 44NP with a (one) 1 inch Lasco unitized swing joint assembly and 1" brass insert 90° ell outlet. Support with rebar in each retainer lug. Install where shown on the plans.
18. 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.

19. 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-four (24) 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.

20. 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.

21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.

22. 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.

23. 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.

24. 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.

25. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.

26. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.

27. 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.

28. 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.

29. 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.

30. 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 Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 1" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	7/L3.1
	Rain Bird 44NP	Quick Coupler Valve with a Non-Potable Cap and a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	8/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	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-940 Rain Bird XG-100 Rain Bird XG-200C Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1 per Perennial 2 per Shrub/Ornamental Grass, 3 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		6&13/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	16/L3.1
None	Wilkins 500XL	Water Pressure Reducing Valve	Verify Water Pressure and Install if Needed; 1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	None
	Amiad Filter	Secondary Water Filter	1 Inch Size; Plastic Disc Filter with 300 Micron Stainless Steel Weave-Wire Screen Filter Element; Install Jumbo Size Irrigation Box Underground with 3" Depth of Gravel over Weed Barrier	15/L3.1

Pipes

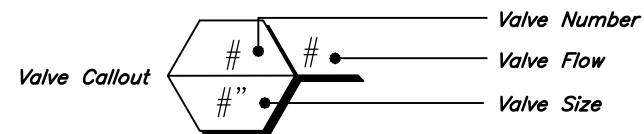
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	9/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	9/L3.1

Controller

	Rain Bird ESP4MEI	4 Station Base Indoor Controller	Install Inside Building; Coordinate Location with Owner and Power Supply With Building Electrical Contractor; Provide a Zone Map Adjacent to Controller	16/L3.1
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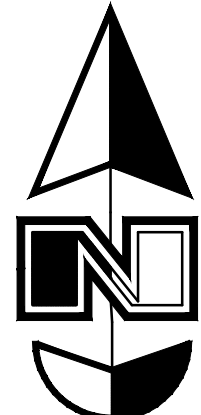
Sleeving

	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 Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1
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VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.23	31.93	32.13	0.22 in/h
2	1"	Area for Drip Emitters	2.33	31.93	31.99	0.32 in/h
3	1"	Area for Drip Emitters	2.73	31.96	32.47	0.43 in/h
4	1"	Area for Drip Emitters	3.30	32.45	33.56	0.1 in/h



Scale: 1" = 20'

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 Details.
- See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Irrigation Details.
- The City Reports 80-90 psi in the Area. The Irrigation System Requires 34 psi to function. Verify Pressure and Install a PRV as Needed.

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

Irrigation Plan
Tagg-N-Go
78 North 500 East
Santaquin, Utah



Know what's below.
Call before you dig.

4 Aug, 2022
SHEET NO.
L2.1

