

SHEET INDEX

C-1 COVER SHEET

C-2 PLAT SHEET

C-3 UTILITY PLAN SHEET

C-4 GRADING PLAN

C-5 LANDSCAPE PLAN

D-1 DETAIL SHEET

TABULAT	TABULATIONS					
TOTAL LOTS	3					
DENSITY	11.11 UN	IIT/ACRE				
TOTAL ACREAGE	0.27 AC.	100%				
TOTAL ACREAGE IN LOTS	0.08 AC.	26%				
PARKING SPACE ACREAGE	0.01 AC.	4%				
RIGHT-OF-WAY	0.04 AC.	15%				
OPEN SPACE ACREAGE	0.08 AC.	30%				

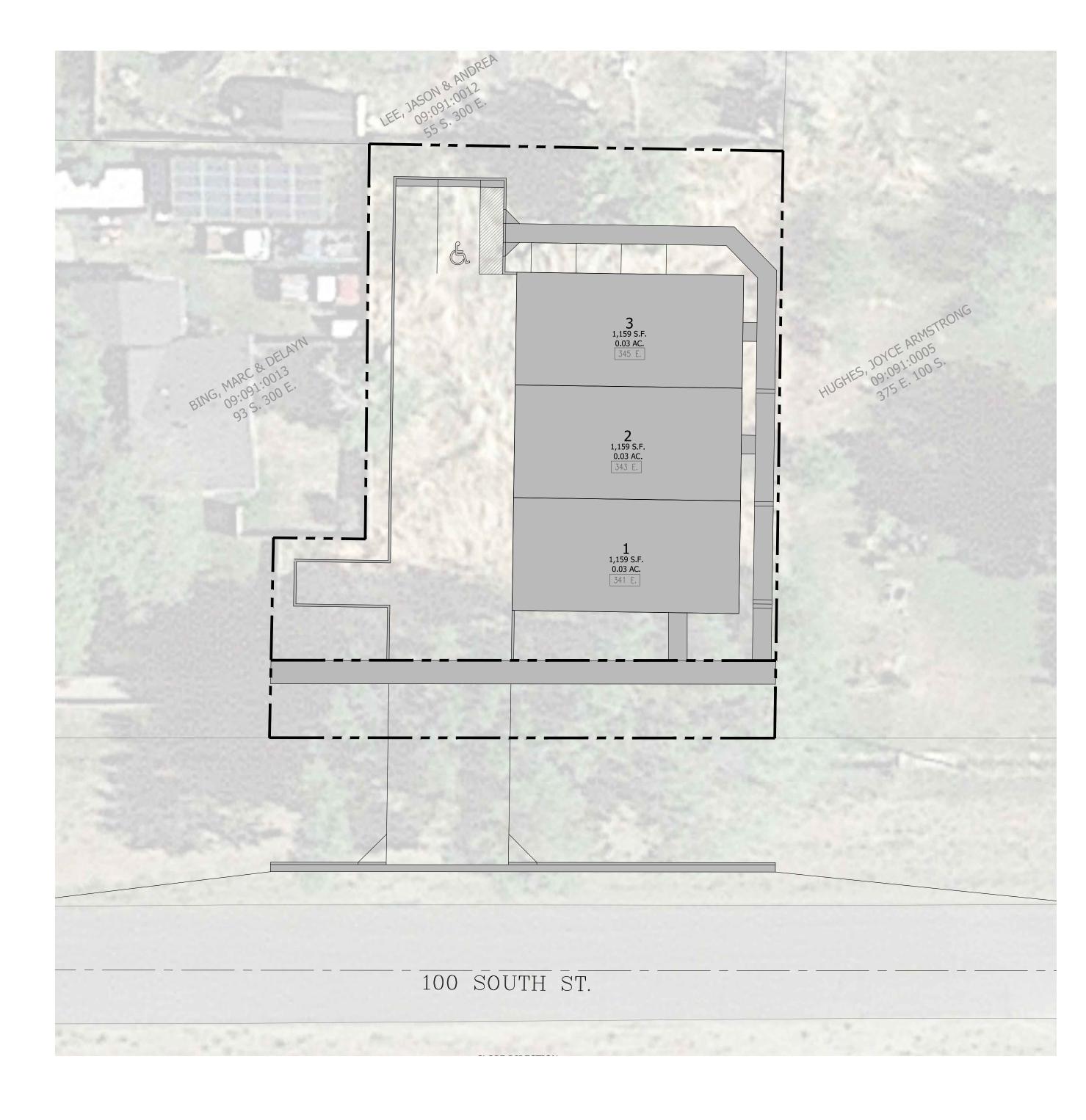
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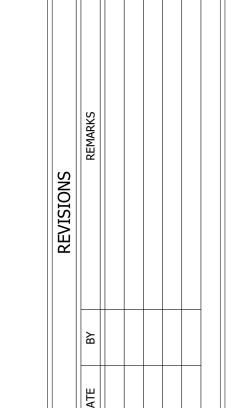
SUBDIVISION LIES WITHIN THE MSR ZONE

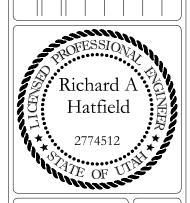
THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: WEST WON INC. 3651 N. 100 E. SUITE 300 PROVO, UT ENGINEER: RICHARD HATFIELD (801-796-2277) 661 N. MAIN STREET SPANISH FORK, UT







DATE: 19-2021

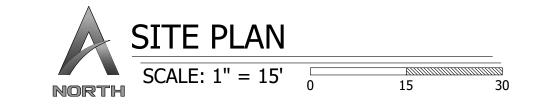
& SHEET

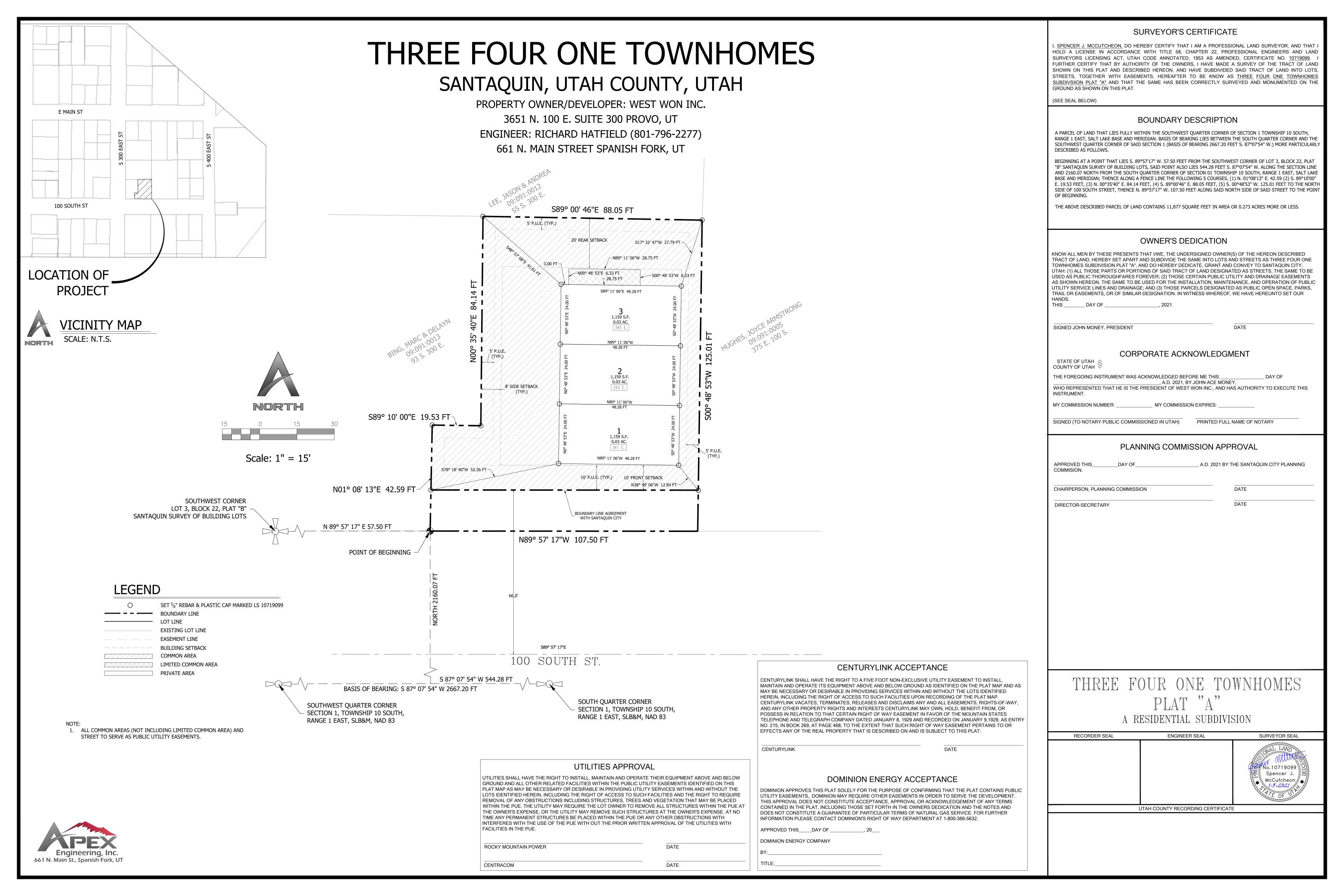
LOCATION:
SANTAQUIN.

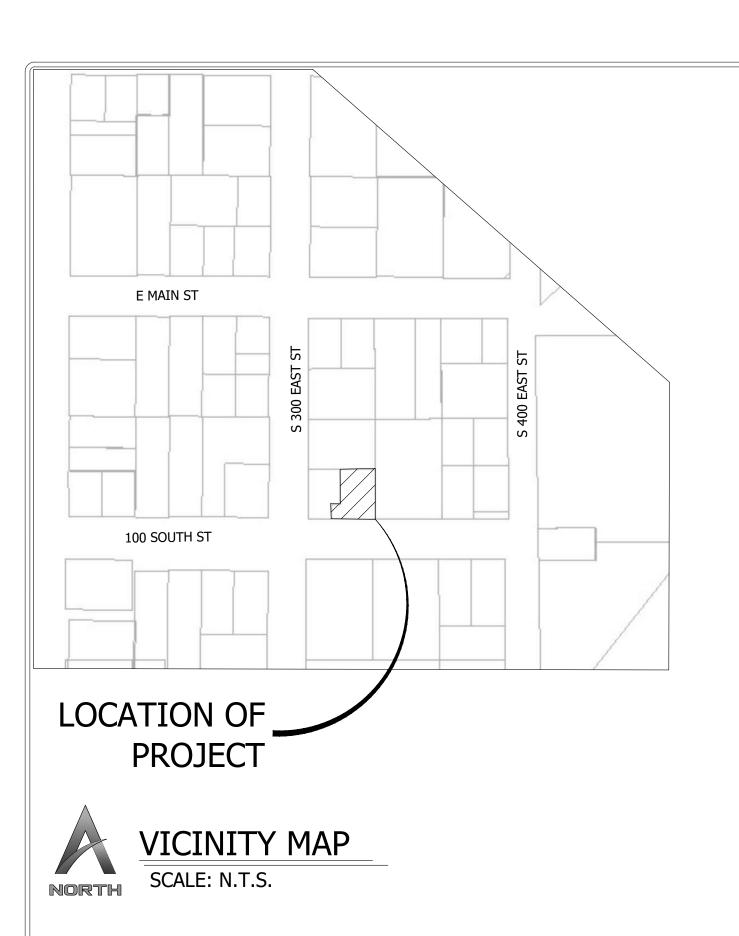
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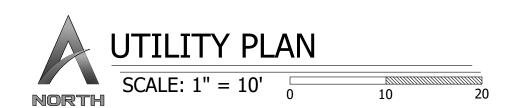
NOTES:

- 1. 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 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.
- 2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
- 3. GARAGES MUST BE 24' X 24' WITH 20' OPENING.









LEGEND

EXISTING POWER POLE

WATER METER

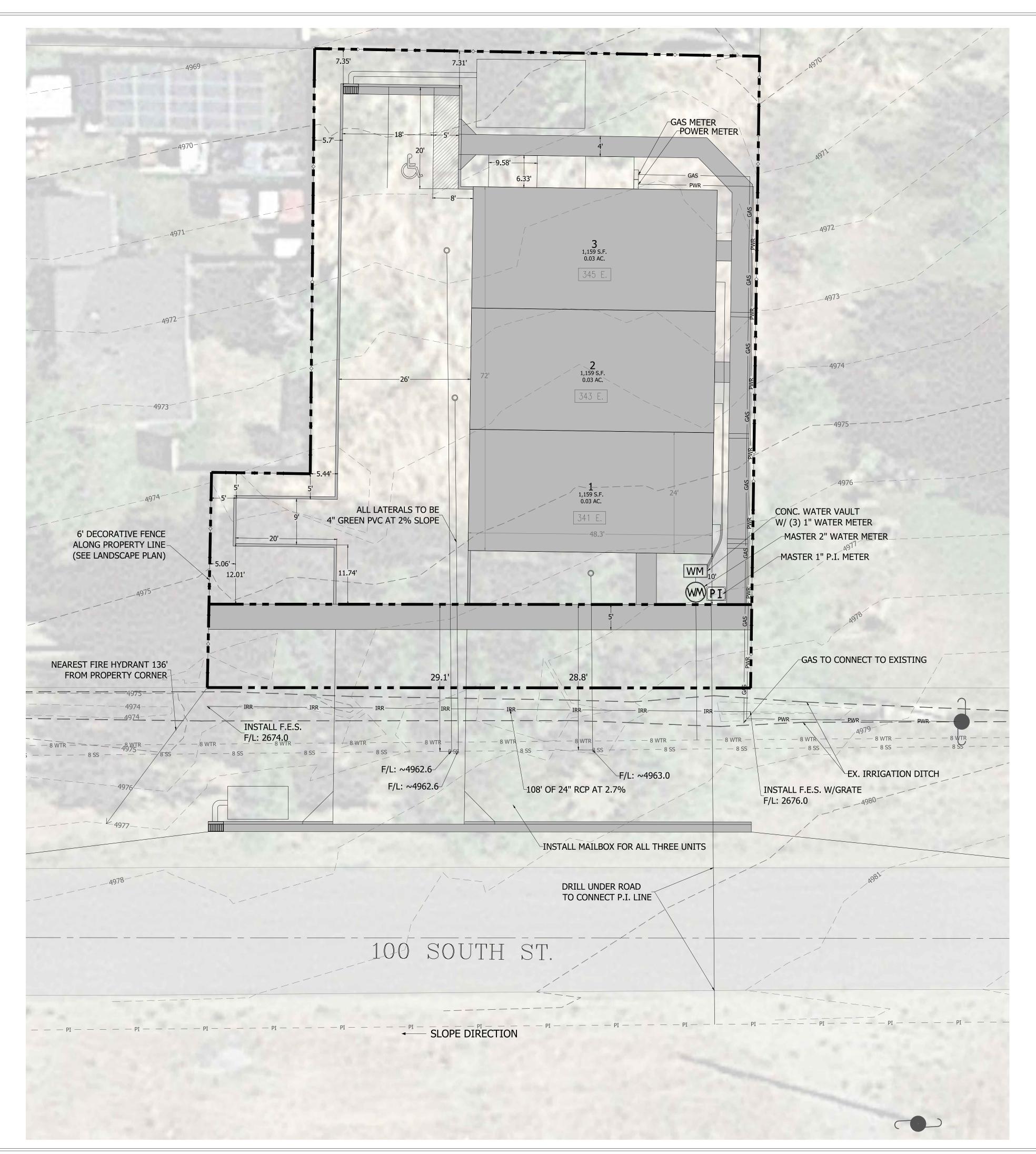
P.I. METER

CONCRETE/BLOCK WALL

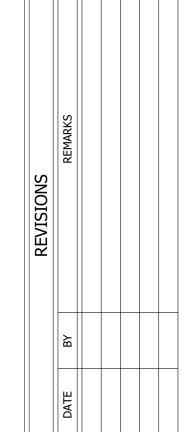
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2. PROPERTY IN NO FLOODPLAIN ZONE.









DATE:

DATE

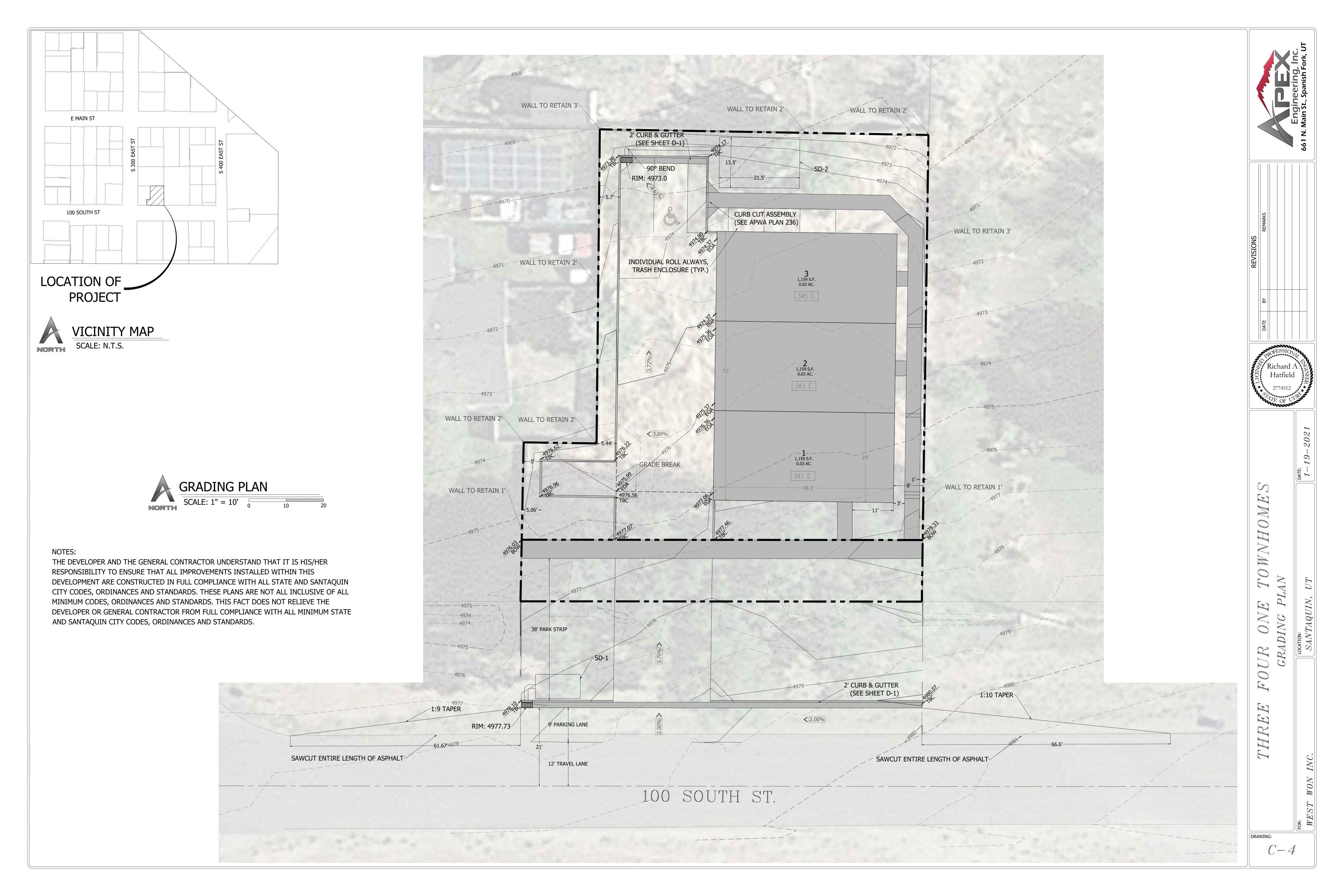
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LOCATION: SANTAQU

WON INC.

AWING:

C-3



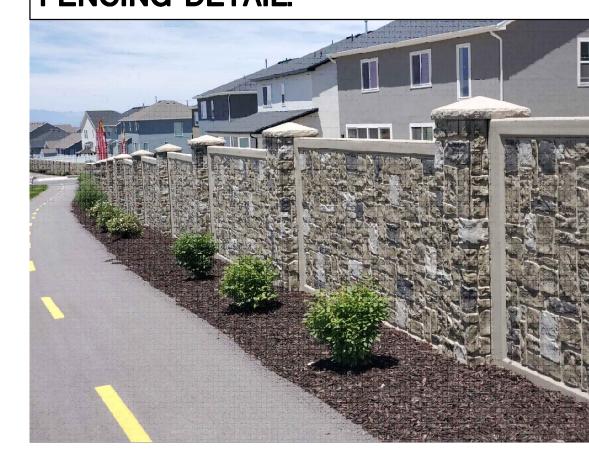
LANDSCAPE NOTES:

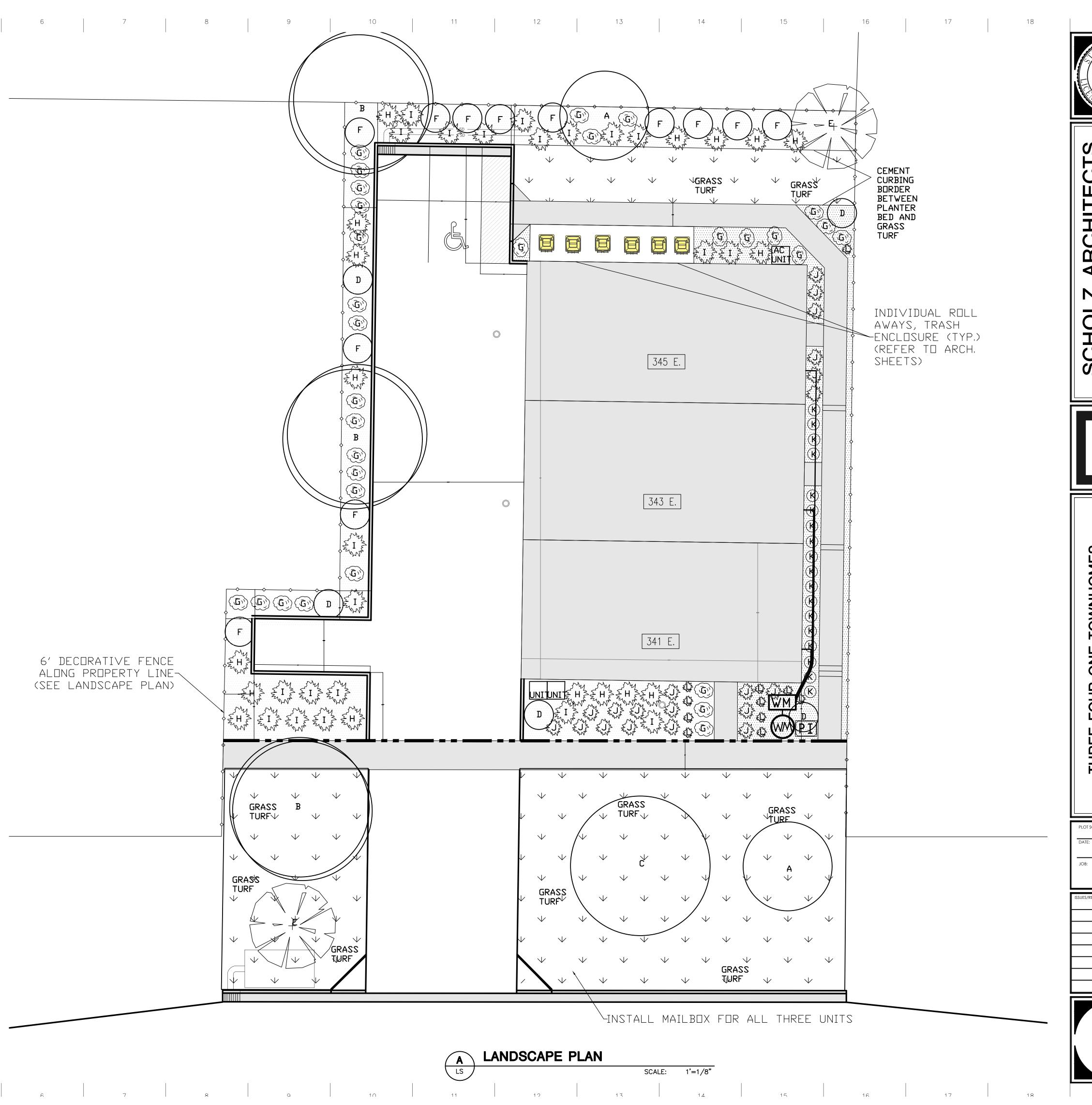
- 1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
- 2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE. ALL PLANTS THAT DIE DURING THE 2 YEAR WARRANTY PERIOD (CITY WARRANTY PERIOD) WILL NEED TO BE REPLACED BY OWNER.
- 3. PLANTING HOLES TO BE 3X DIA. OF CONTAINER. SEE SANTAQUIN CITY TREE PLANTING DETAIL.
- 4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
- 5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
- 6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN—BUILD BY LANDSCAPE CONTRACTOR.
- 7. RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER
- 8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20#/100S.F., PRIOR TO SOD INSTALLATION.
- 9. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
- 10. ALL LANDSCAPE AREAS BESIDES GRASS TURF AREA ARE TO BE COVERED WITH 3" DEPTH, 2-3" DIAMETER ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES.
- 11. WEED BARRIER TO BE INSTALLED UNDER ROCK MULCH.
- 12. AC UNITS FOR END UNITS ARE TO BE PLACED ON THE NORTH AND SOUTH SIDE OF THE BUILDING AS SEEN ON THE PLANS.

PLANTING LIST:

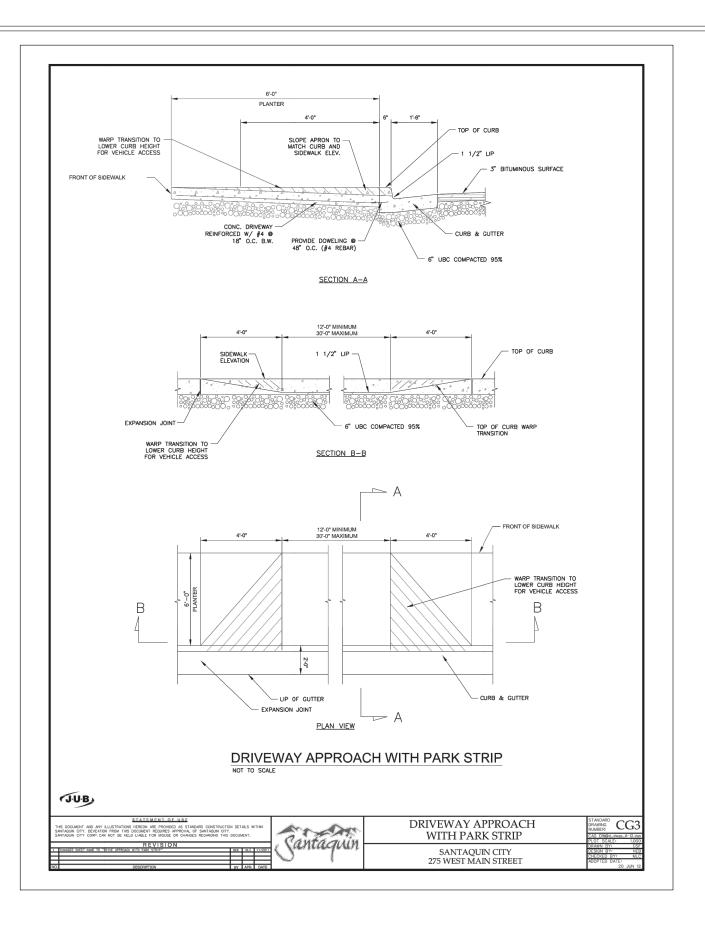
		BOTANICAL NAME	COMMON NAME	COLOR	SIZE	QTY
DECIDUOUS TREES	A	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	Green/red	2" caliper	1
	В	Cercis canadensis	Eastern Redbud	Green/Pink	2" caliper	3
	С	Magnolia kobus	Magnolia	White/Green	2" caliper	1
EVERGREEN TREES	D	Picea abies 'Cupressina'	Columnar Norway Spruce	Green	6' in height	5
	Е	Picea orientalis 'Gowdy'	Gowdy Oriental Spruce	Green	6' in height	2
DECIDUOUS SHRUBS	F	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	Purple/green	5 gallon	12
	G	Lavandula	Lavender	Purple/green	5 gallon	31
PERRENIALS & GRASSES	Н	Calamagrostis X acutiflora 'Overdam'	Overdam Feather Reed Grass	Green	5 gallon	17
	I	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Green	5 gallon	21
	J	Hemerocallis	Day lily	Red/Yellow	5 gallon	20
	К	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	Pink	5 gallon	18
	L	Festuca ovina gluaca 'Elijah Blue'	Blue Fescue	Green/Blue	5 gallon	10

FENCING DETAIL:





1/18/21



D&L I-3517 SINGLE UNIT INLET GRATE

- CURB

E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO

- ANTI-SIPHON DEVICE TO EXTEND

A MINIMUM OF 3" AND A MAXIMUM OF 24" ABOVE SNOUT.

LOADING AND ASTM SPECIFICATIONS C-858 FOR UNDERGROUND UTILITY STRUCTURES.

SD1

CONCRETE LID

SNOUT (REQ'D) — FOLLOW THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.

PRE-CAST CURB INLET BOX WHICH MEETS H-20

CURB INLET BOX ASSEMBLY

SANTAQUIN CITY 275 WEST MAIN STREET

PLAN - CURB/PLANTER STRIP/SIDEWALK

PLAN - COMBINATION CURB & SIDEWALK | D&L I-3517 SINGLE TIMES THE WALL THICKNESS.

SECTION A-A

RECESS GRATE SO CURB
FACE OPENING IS A
MINIMUM OF 4".

NOTES:

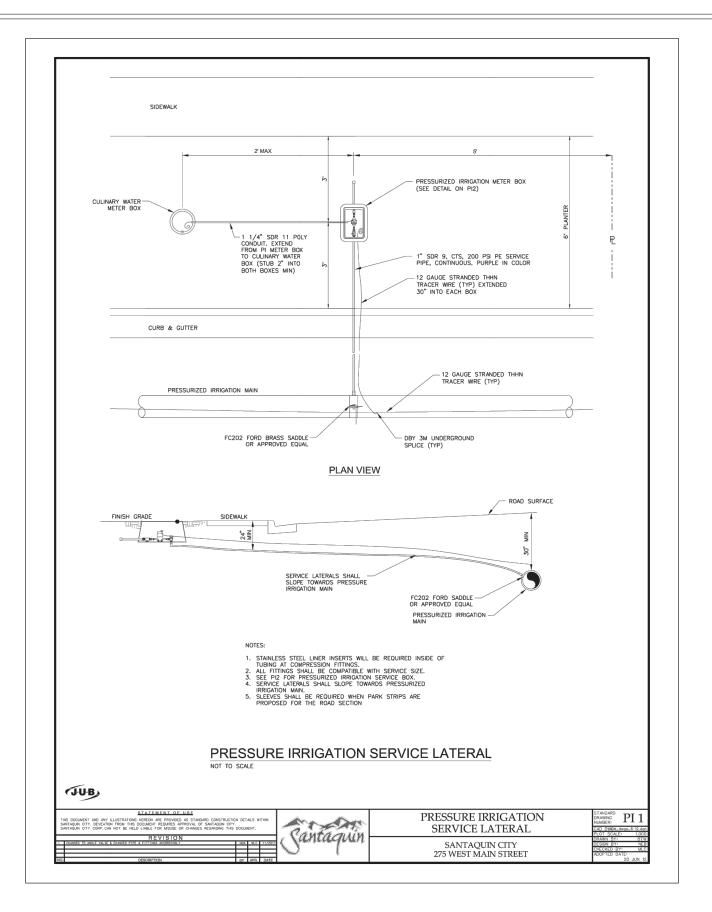
A) 24" MINIMUM.

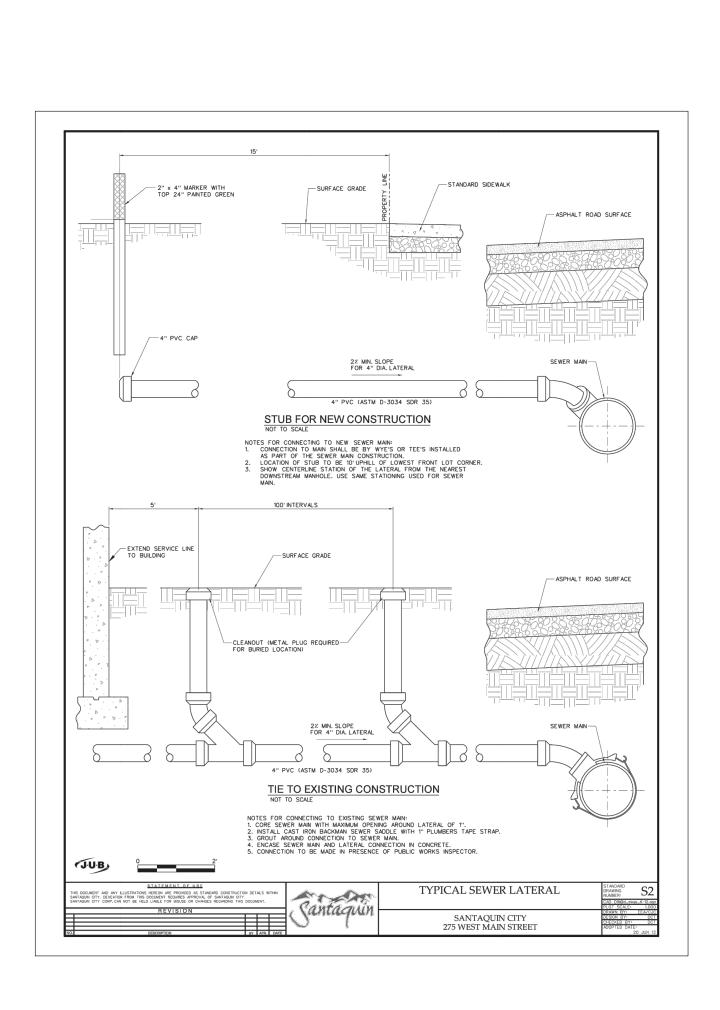
B) $\frac{1}{2}$ OUTLET PIPE DIAMETER OR 6" MINIMUM.

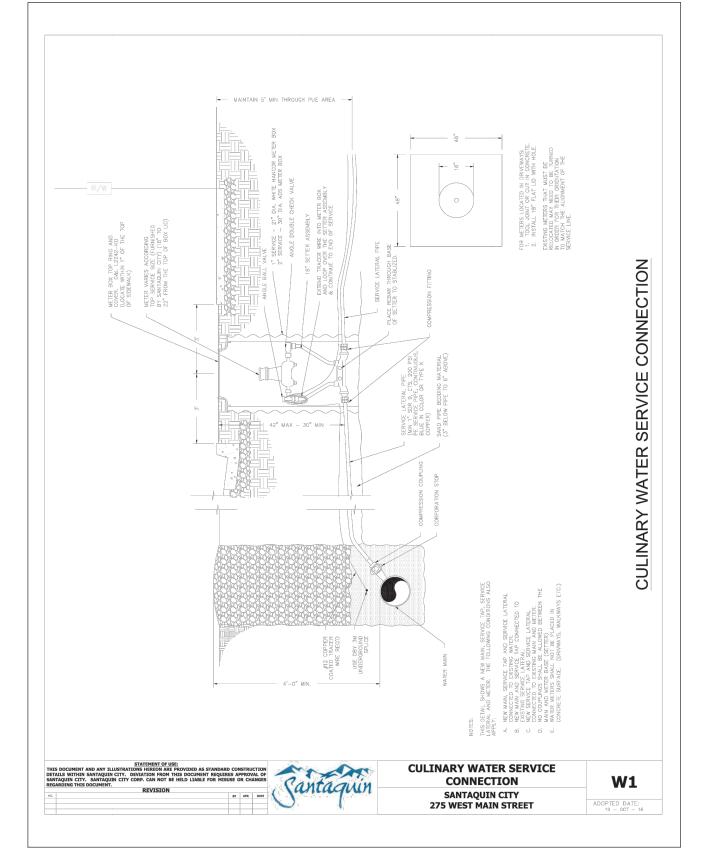
C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.

D) INSIDE BOX DIMENSION FROM FRONT 6
TO BACK IS MINIMUM OF THE THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.

BY APR DATE







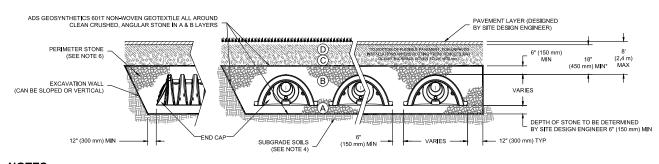


	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL	COMPACTION / DENSITY	
			CLASSIFICATIONS	REQUIREMENT	
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE "C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS, PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.	
	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' START'S FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER, NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	OR	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 8" (150 mm) MAX LIFTS TO A MIN. 95%, PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS, ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 bis (53 NN), DYNAMIC FORCE NOT TO EXCEED 20,000 bis (98 NN).	
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.	
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2 3}	

1. THE LISTED AASHITO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO.4 (ASSHOD MAS) STONE".

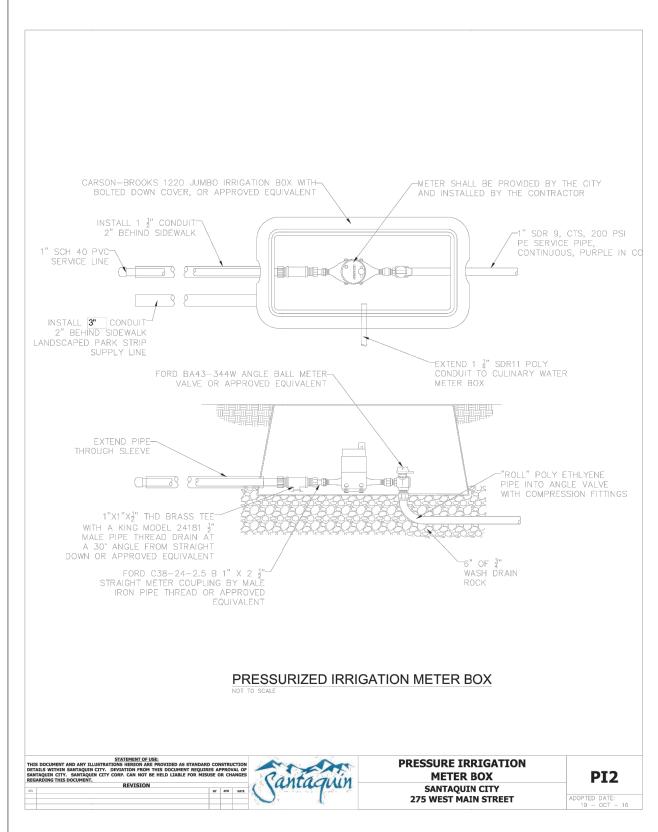
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR "A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm), (MAX), LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTION.

3. WHERE INFILT RATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIREMENT, FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- 1. CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". 3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- 4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- 5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. 6. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE, MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



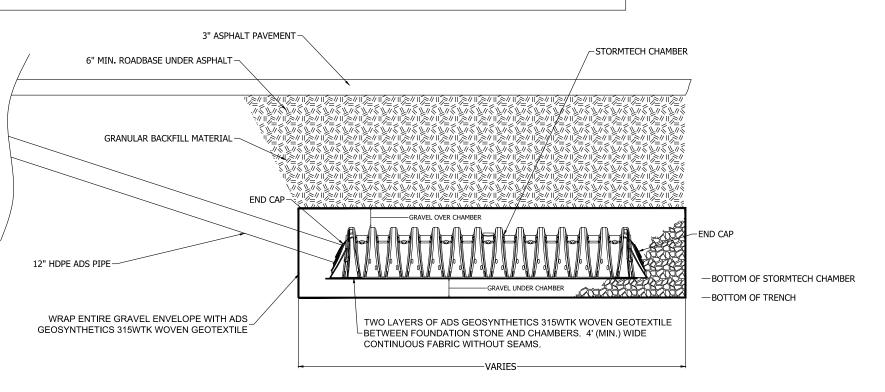
Storm Drain Table

 Ev.
 Excavation Width
 Excavation Length
 Excavation Depth
 Model of Storm Tech

 0
 6.50
 12.00
 7.00
 SC-740

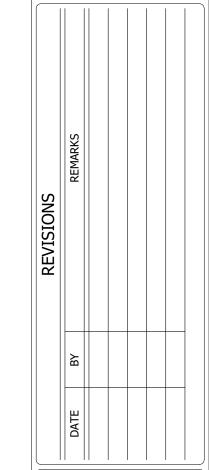
 0
 13.50
 21.50
 7.00
 SC-740

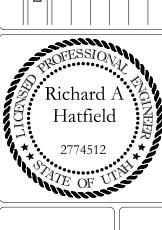
~4970.00 6.50 ~4964.00 13.50



of Units Length of Storm Tech Gravel Above Gravel Below







FO

DRAWING:

D-1