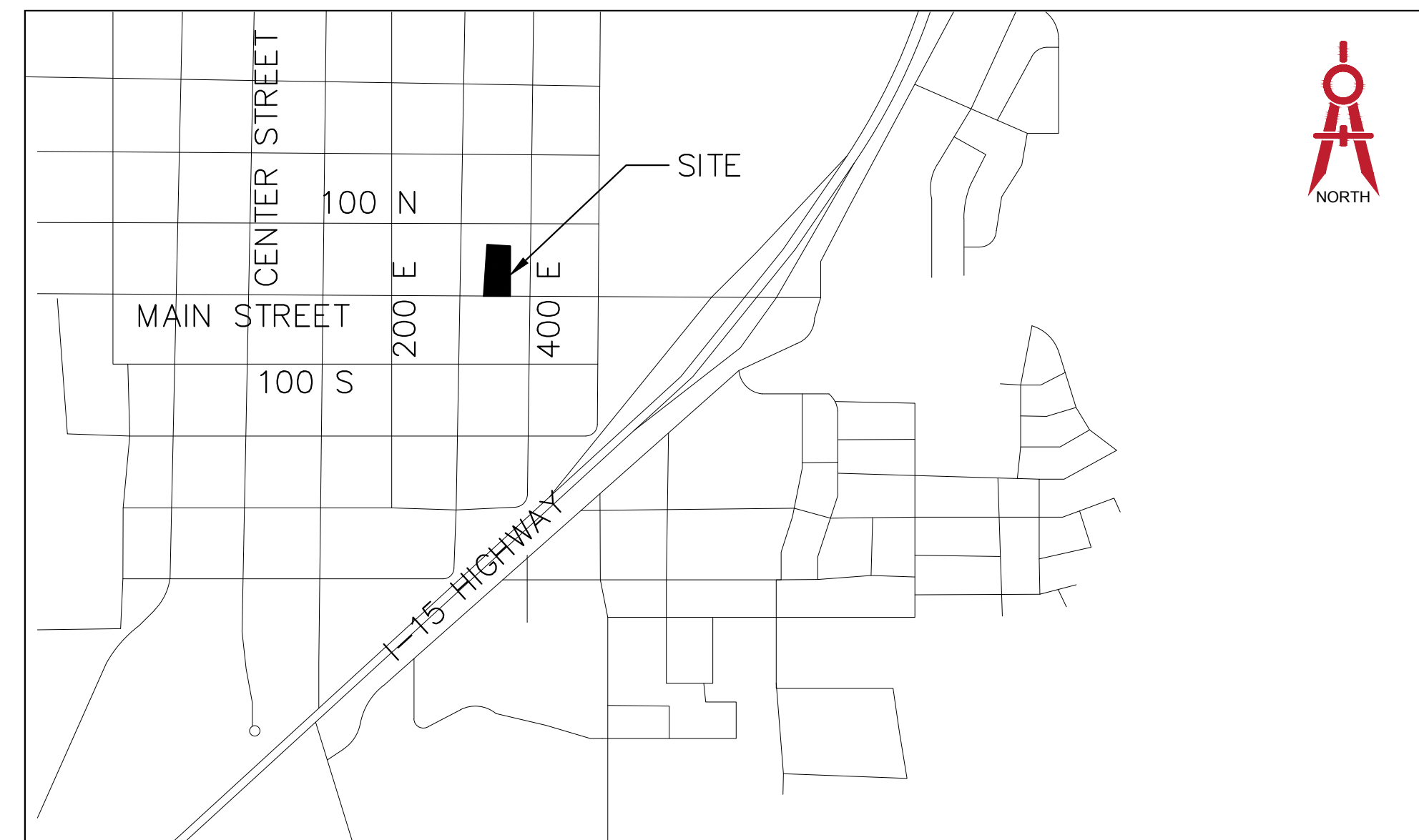


# QUICK QUACK SANTAQUIN, UT

VICINITY MAP



NOT TO SCALE

## INDEX

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

**PROJECT ENGINEER:**  
LARVIN POLLOCK  
ELEVATE ENGINEERING  
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LARVIN@ELEVATEENG.COM

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

### SITE DATA

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

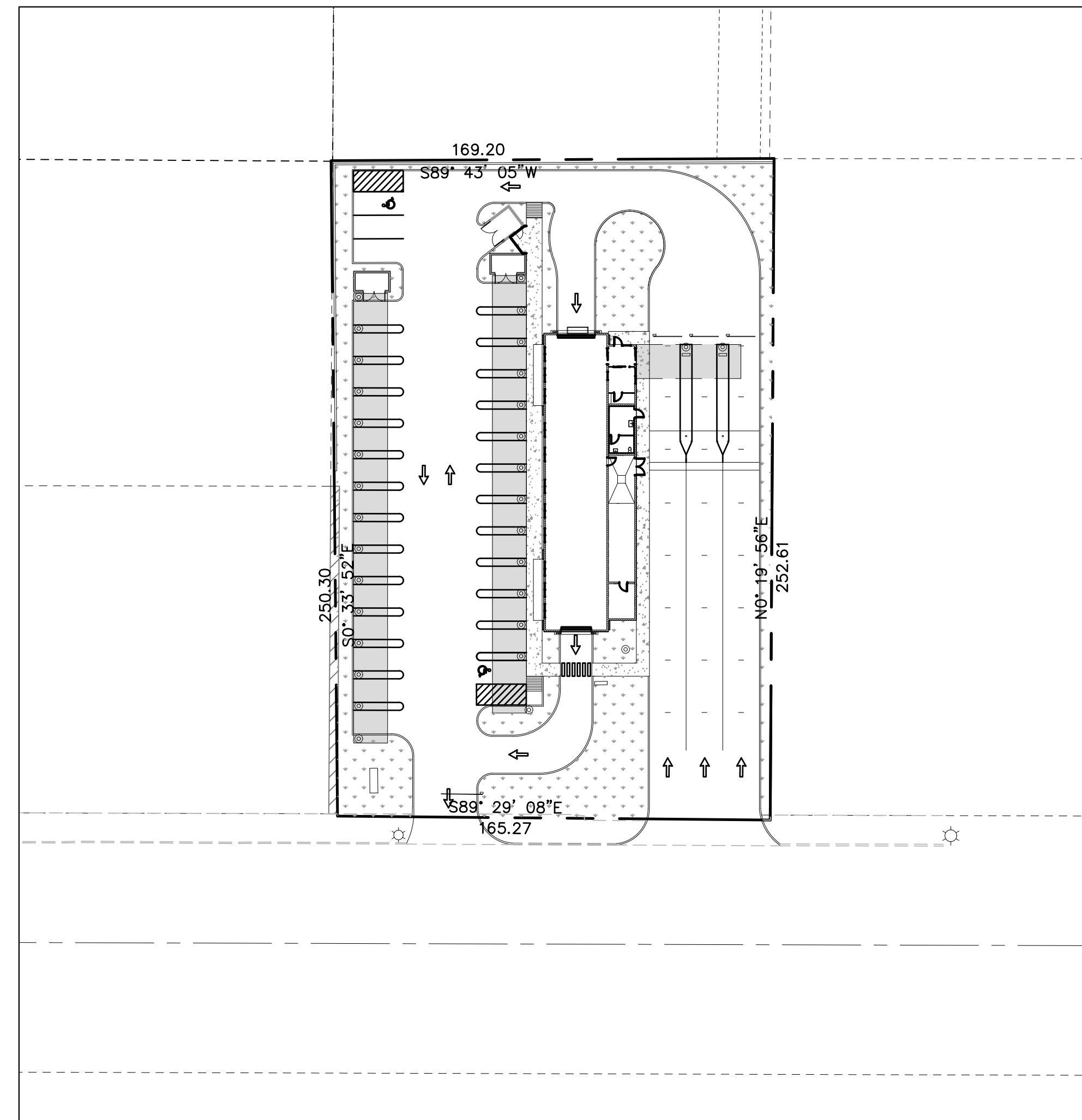
ZONING: MAIN STREET COMMERCIAL (MSC)

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

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

## LEGEND & ABBREVIATION TABLE

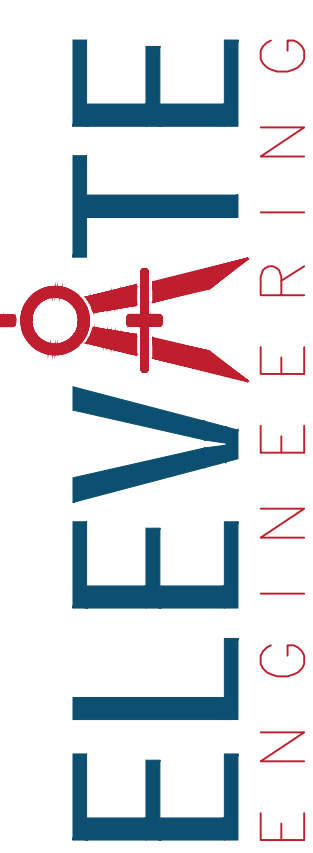
R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER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



SITE MAP  
1" = 40'

NO.	REVISIONS	BY	DATE

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PHONE: (801) 718-5993  
larvin@elevateeng.com



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



SHEET:  
G-0  
DATE:  
Sep 16, 2022



PROJECT ENGINEER:  
 LARVIN POLLOCK  
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# LEGEND

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

### SITE DATA

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

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

### BUILDING DATA

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



### PARKING TABULATION

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


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

### NOTES:

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

SCALE: 1" = 20'



### GENERAL NOTES:

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

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

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

NO.	REVISIONS	BY	DATE

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 larvin@elevateeng.com



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



SHEET:  
**C-1**

DATE:  
 Sep 16, 2022







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

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

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

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

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

# LEGEND

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

### DESIGN NOTES:

- ① CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- ② EXISTING 2" WATER METER.
- ③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- ④ END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- ⑤ CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- ⑥ INSTALL 4" PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- ⑦ INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑧ INSTALL 6" CLEANOUT.
- ⑨ INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=XXXX.XX IE IN=4940.80 IE OUT=4940.72
- ⑩ INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

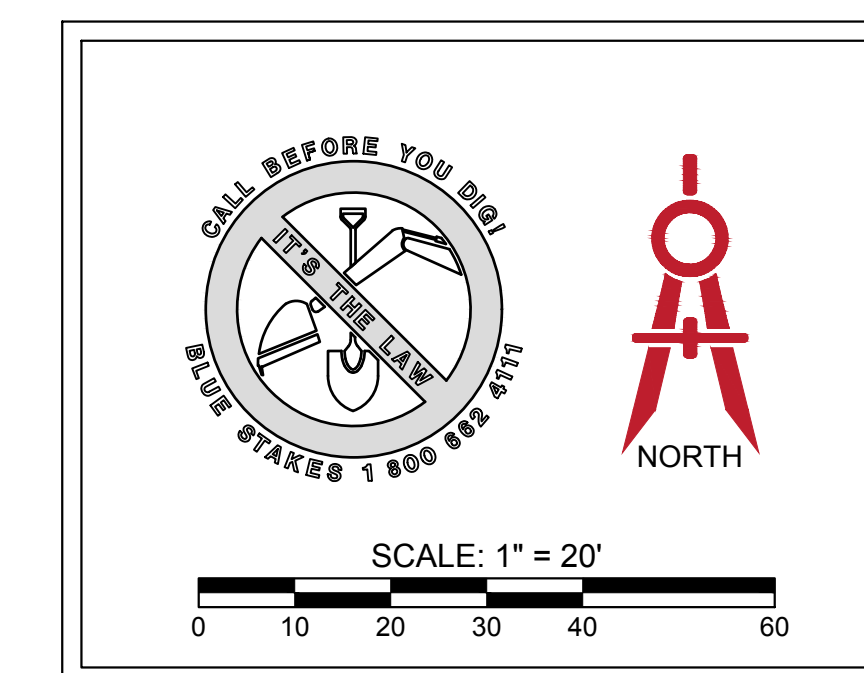
### GENERAL NOTES:

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

MAIN ST

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

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

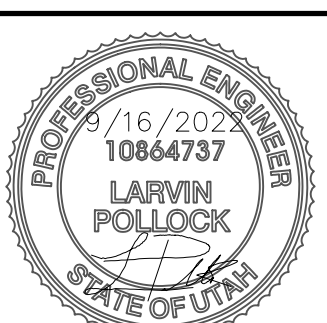


NO.	REVISIONS	BY	DATE

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SPRINGVILLE, UT 84663  
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elevationeng.com

**ELEVATE**  
ENGINEERING

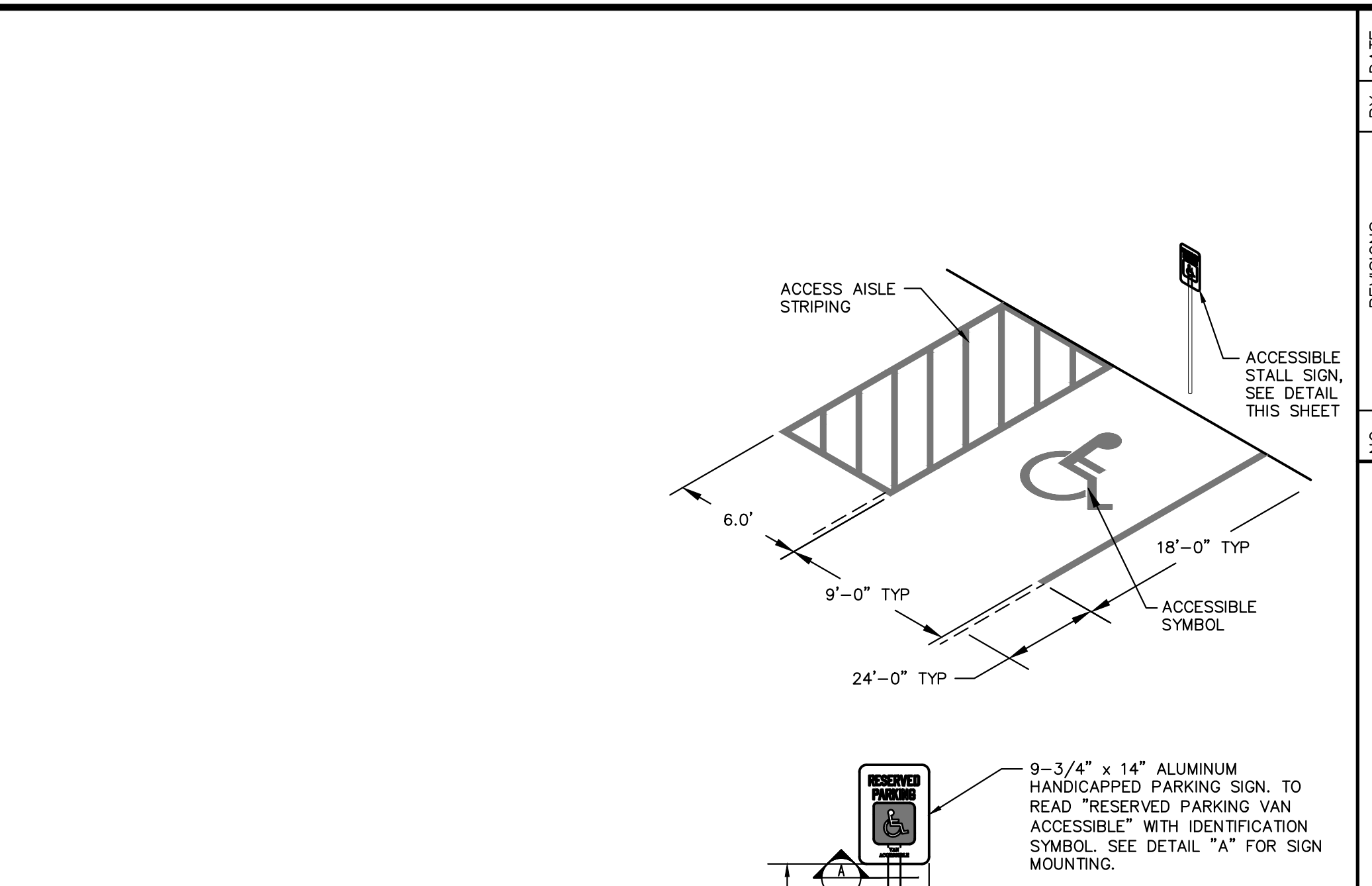
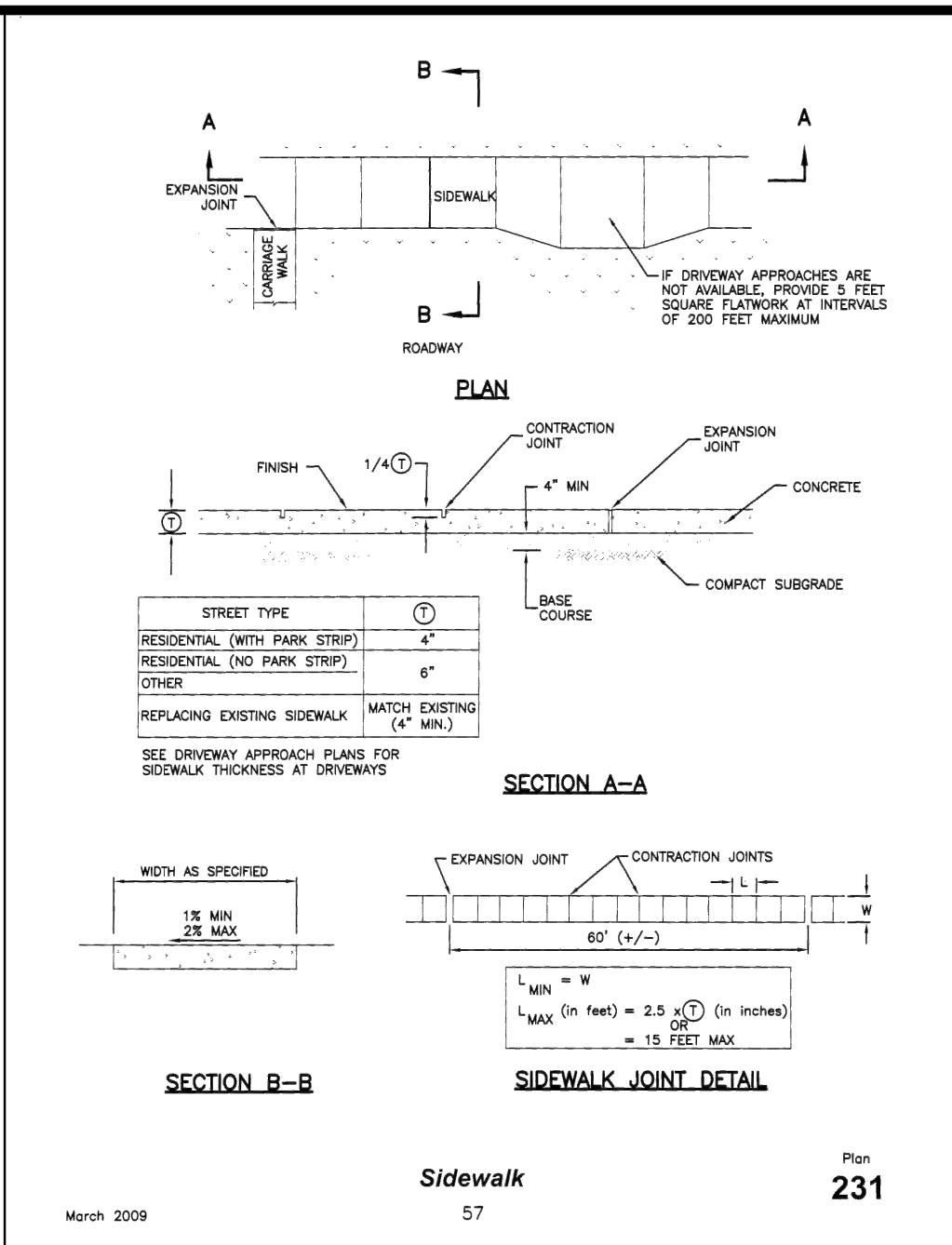
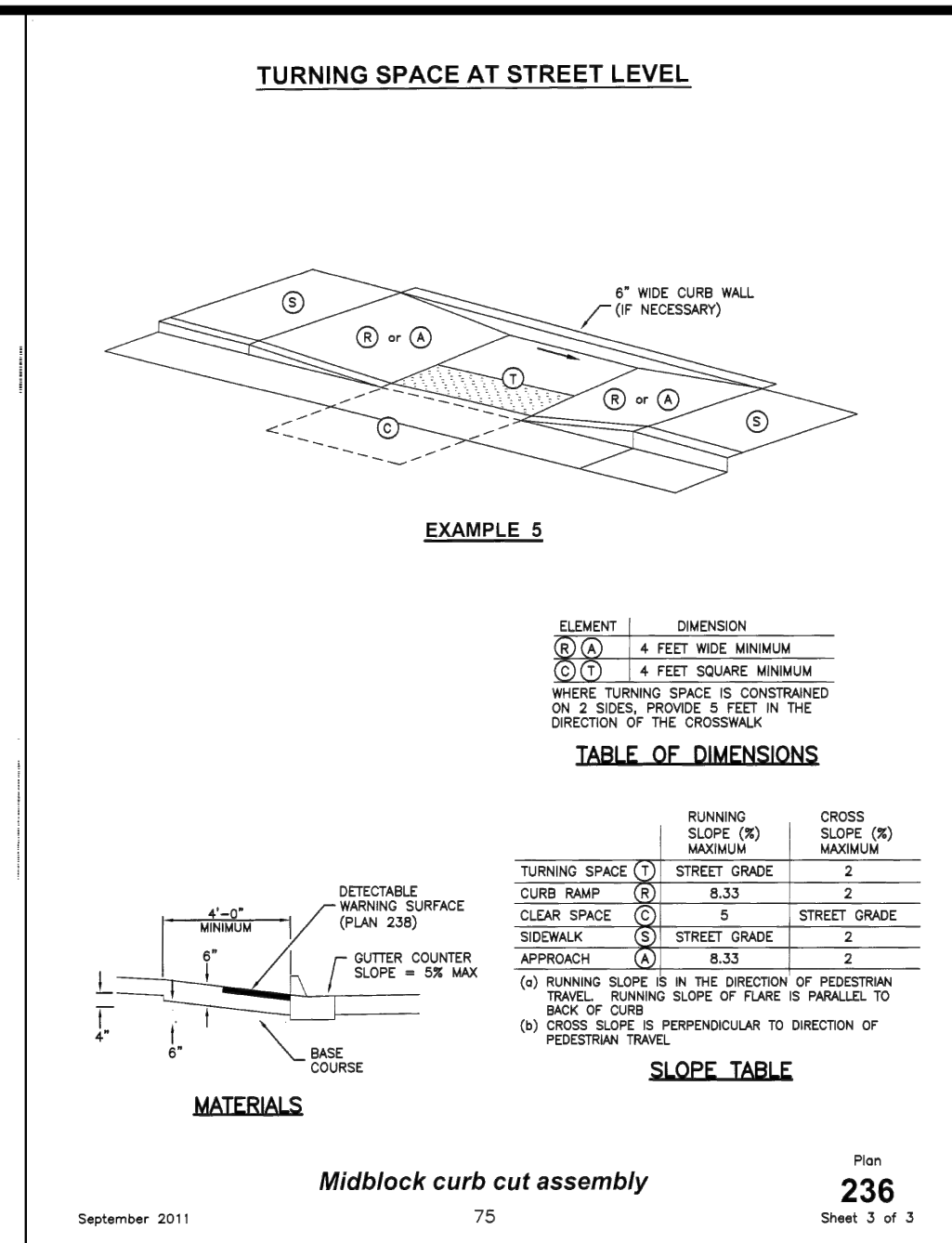
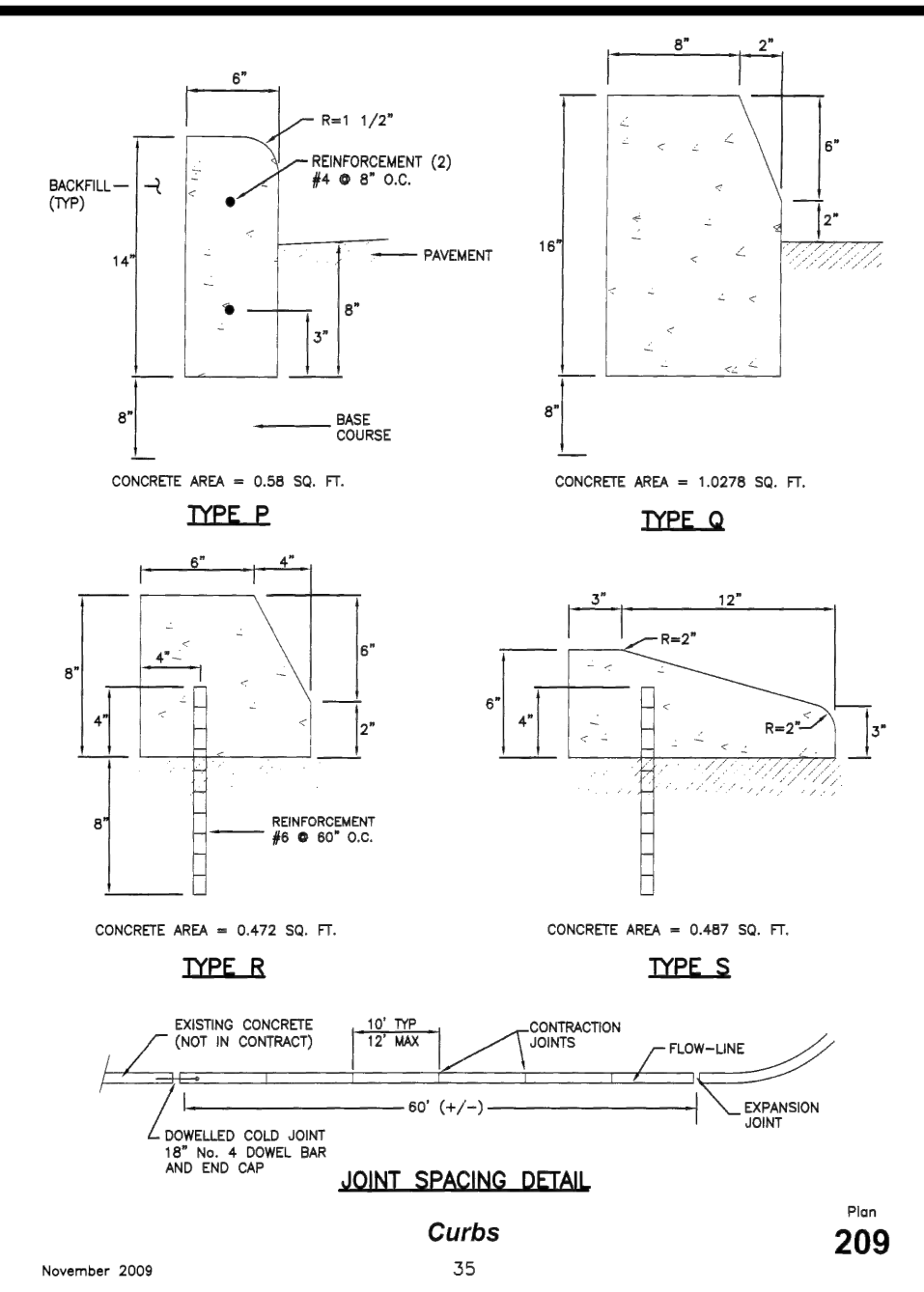
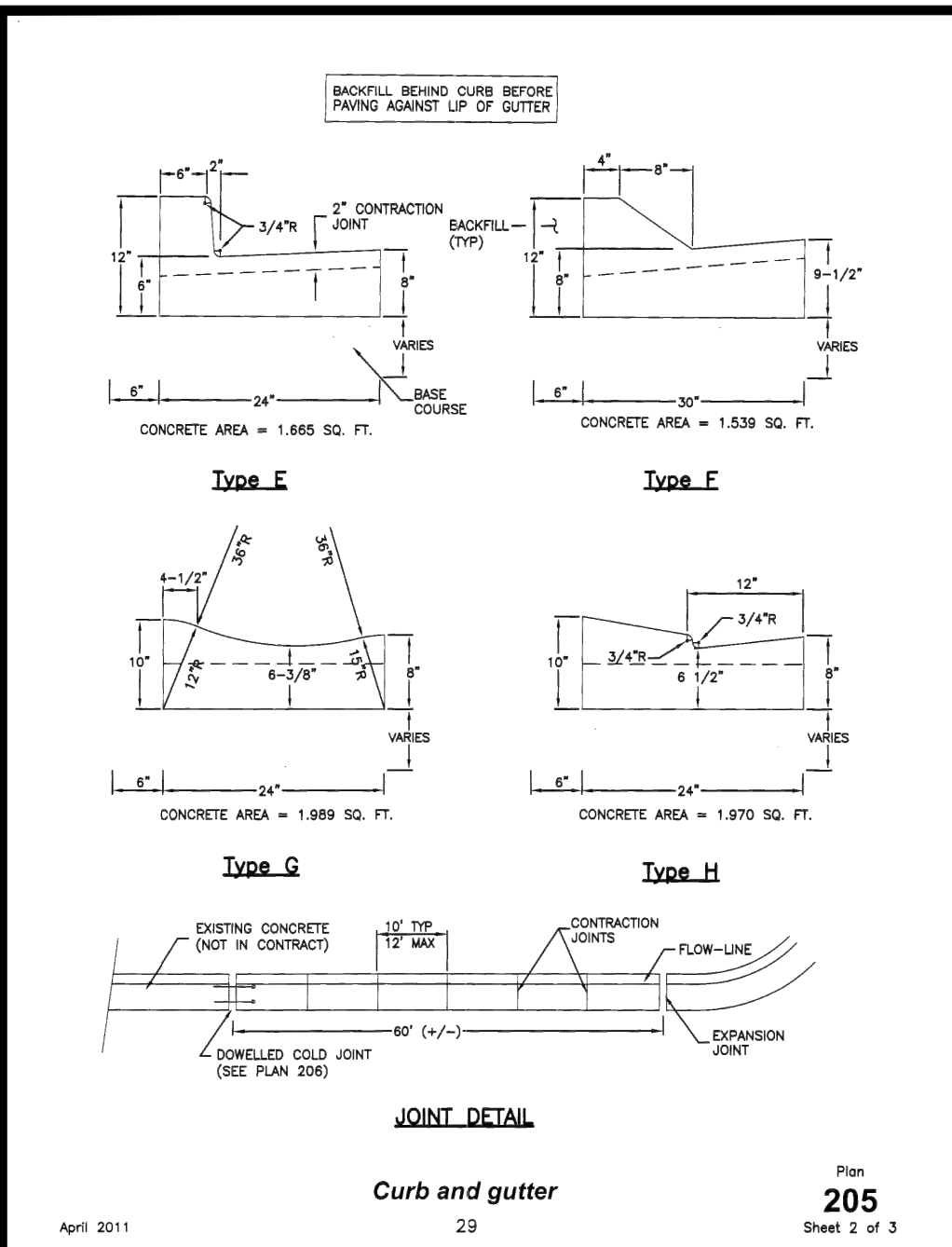
QUICK QUACK - MAIN ST SANTAQUIN  
UTILITY PLAN  
365 E MAIN ST SANTAQUIN, UT 84655



SHEET:  
**C-3**

DATE:  
Sep 16, 2022





**1. GENERAL**

A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.

B. Additional requirements are specified in APWA Section 32 16 13.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.

D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.

E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

**3. EXECUTION**

A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide burches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 03 31 26.

B. Concrete Placement: APWA Section 03 30 10.

1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.

2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.

3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

**Curb and gutter** Plan 28

**1. GENERAL**

A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.

B. Additional requirements are specified in APWA Section 32 16 13.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.

D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.

E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

**3. EXECUTION**

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

B. Concrete Placement: APWA Section 03 30 10.

1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.

2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.

3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

**Curbs** Plan 34

**1. GENERAL**

A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.

B. Installation of a curb wall is ENGINEER'S choice.

C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.

D. Concrete: Class 4000, APWA Section 03 30 04.

E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

**3. EXECUTION**

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

B. Curb Modifications:

1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.

2) No grade breaks shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.

C. Curb Ramp: Ramp length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.

D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.

E. Concrete Placement: APWA Section 03 30 10.

1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.

2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete slabwork.

3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

F. Clear Space: No trip hazards in the clear space.

**Midblock curb cut assembly** Plan 74

**1. GENERAL**

A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.

B. Additional requirements are specified in APWA Section 32 16 13.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.

D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

**3. EXECUTION**

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

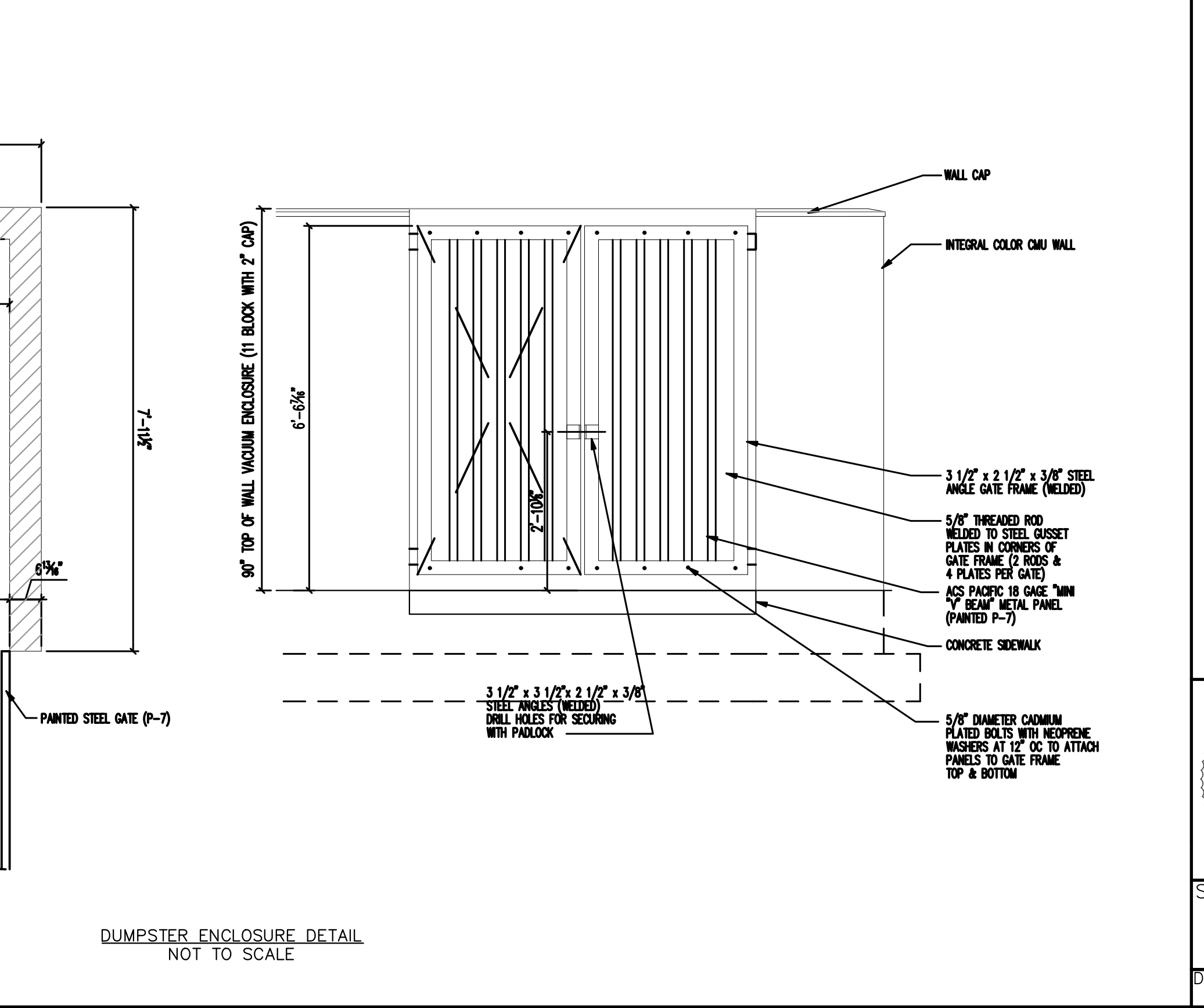
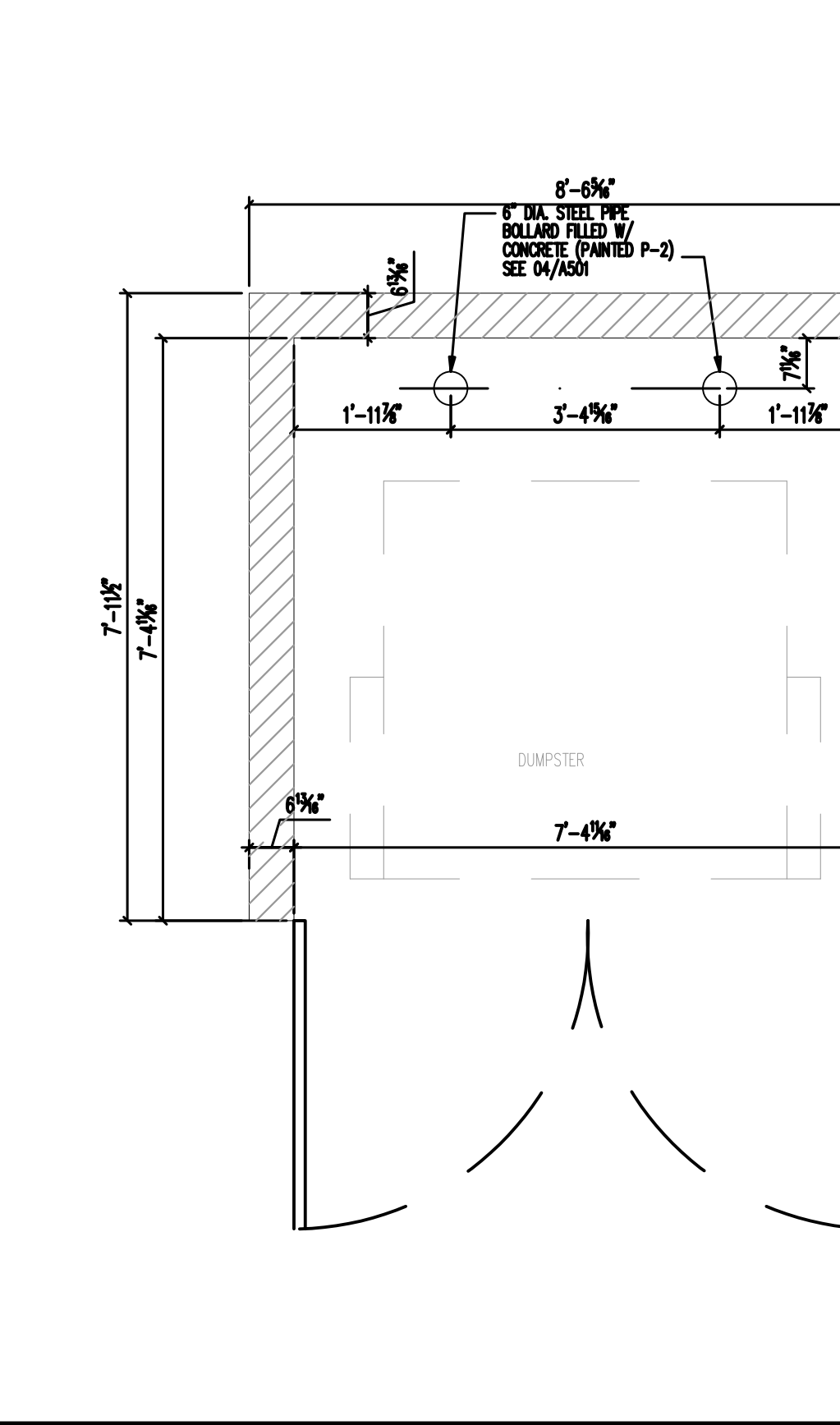
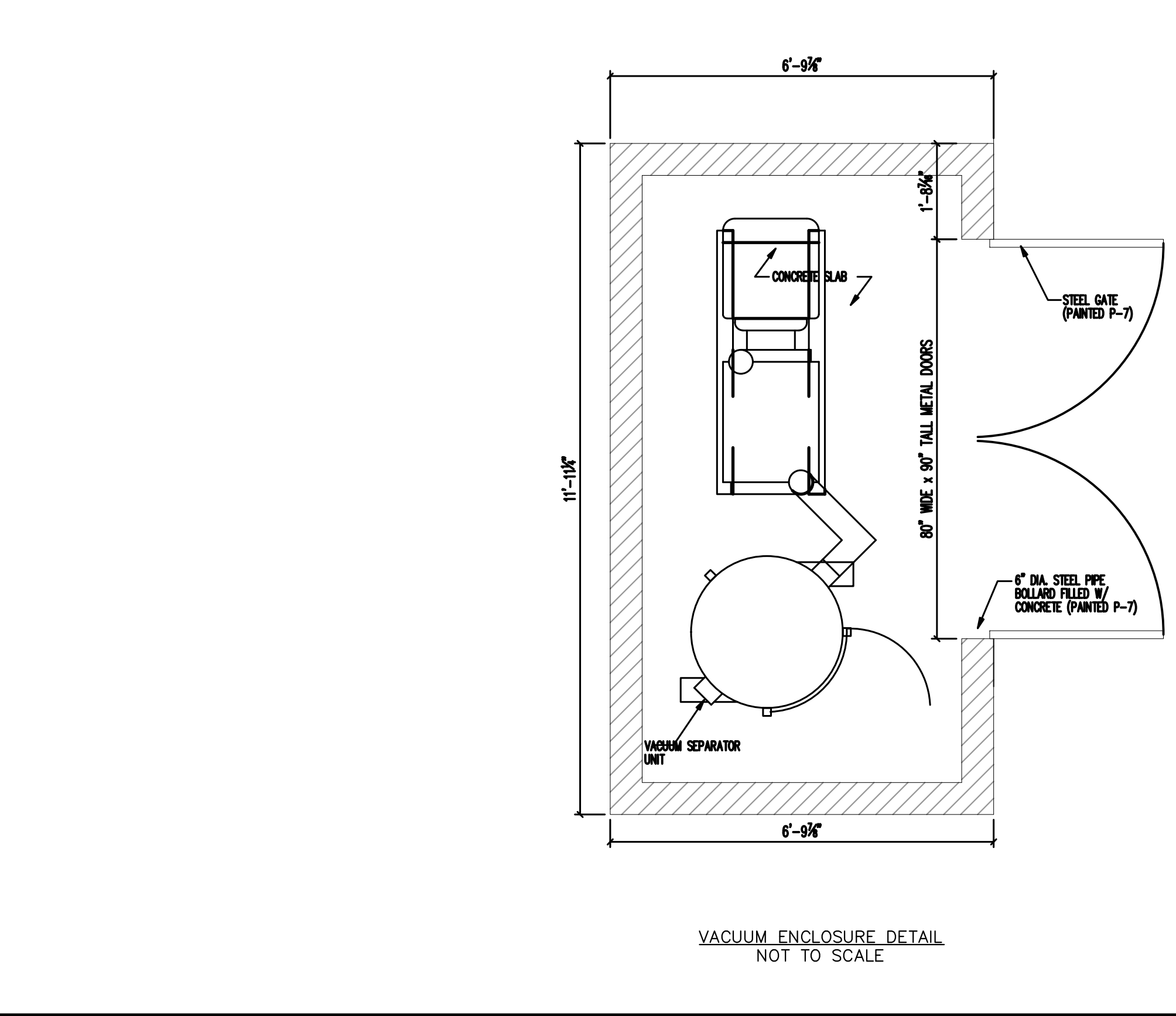
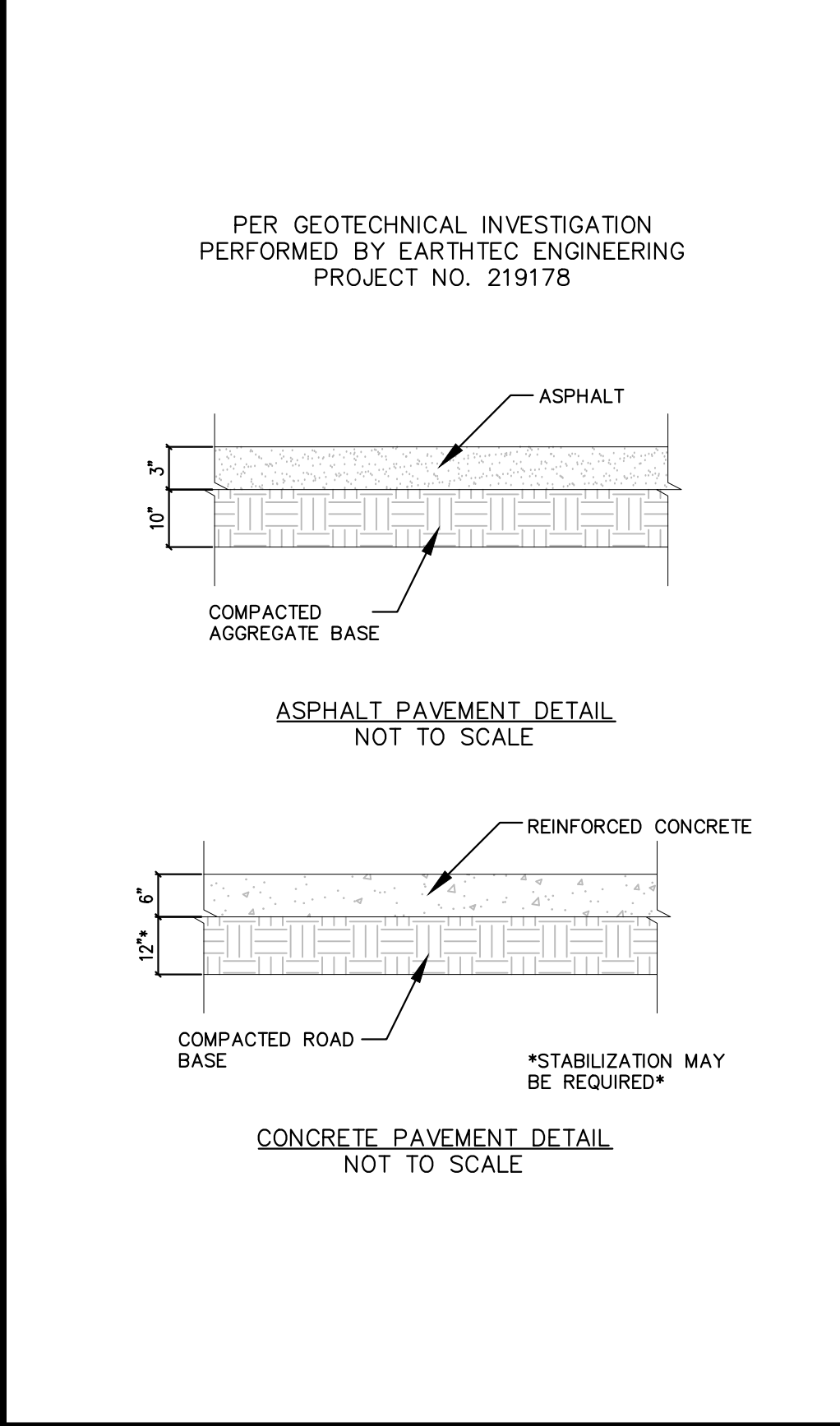
B. Concrete Placement: APWA Section 03 30 10.

1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.

2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).

3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

**Sidewalk** Plan 56



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

REVISIONS \_\_\_\_\_

PROJECT ENGINEER: LP DESIGNER: DL

**ELEVATE ENGINEERING**  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84603  
PHONE: 801-770-5995  
levateengineering.com

**ELEVATE ENGINEERING**

**QUICK QUACK - MAIN ST SANTAQUIN STANDARD DETAILS**

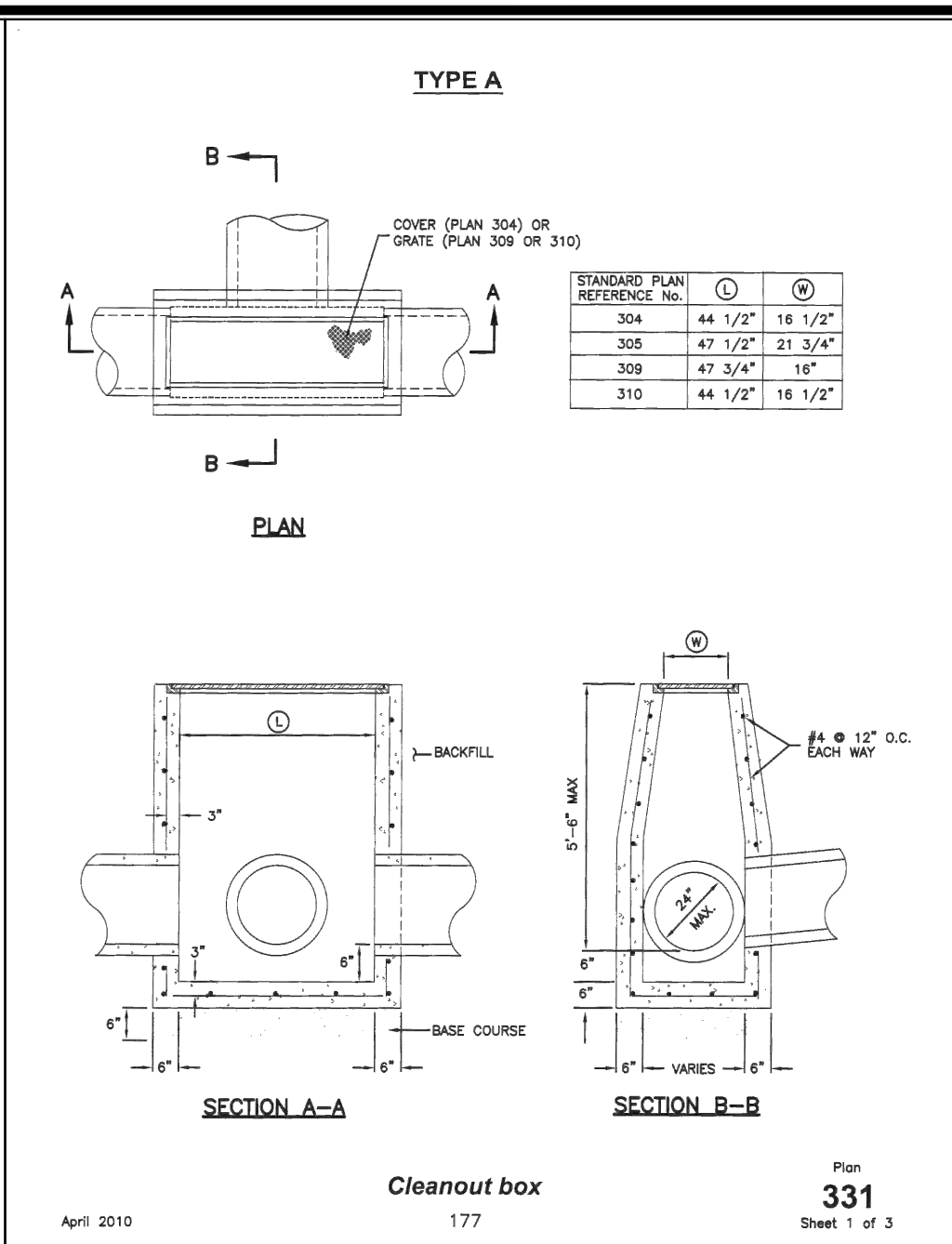
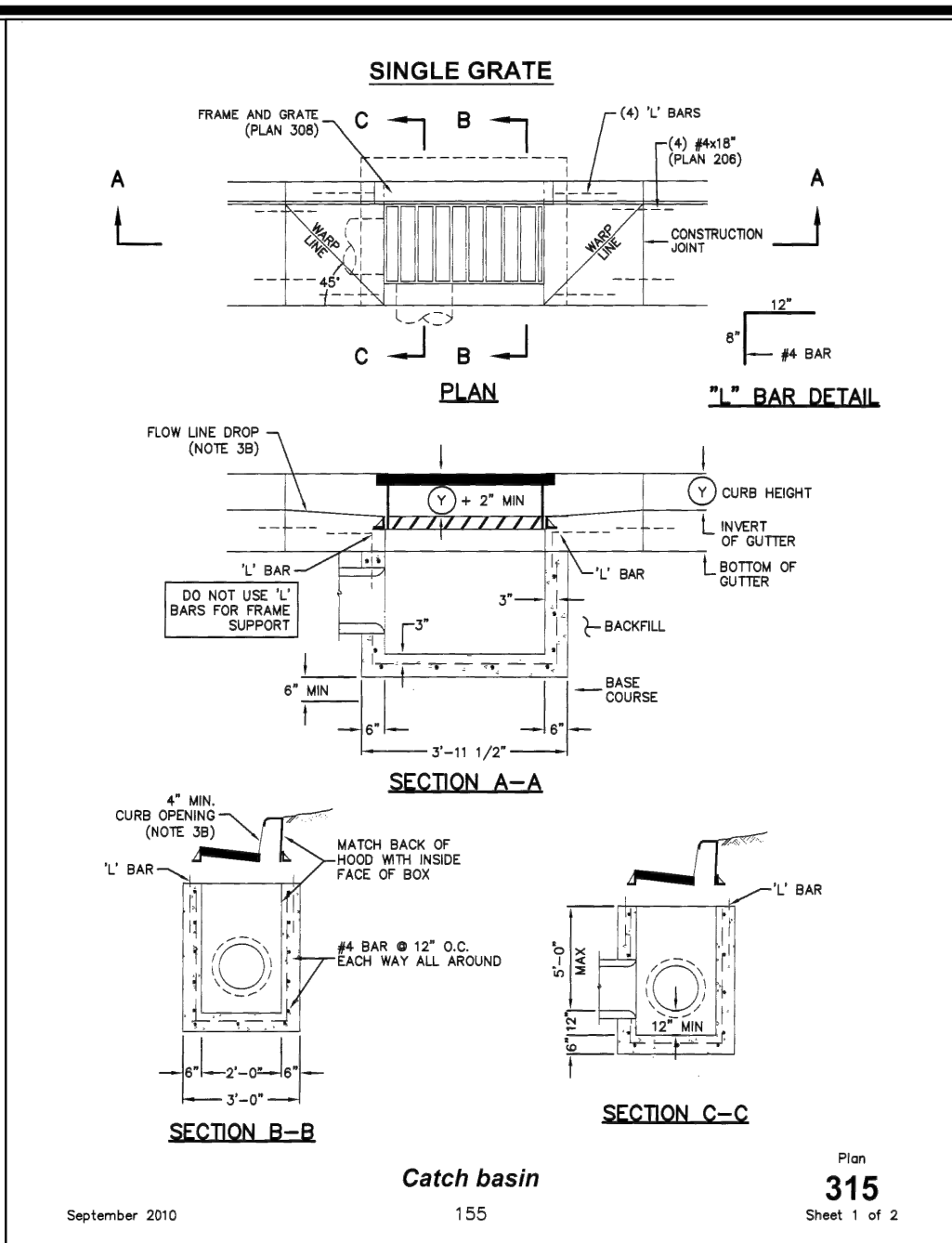
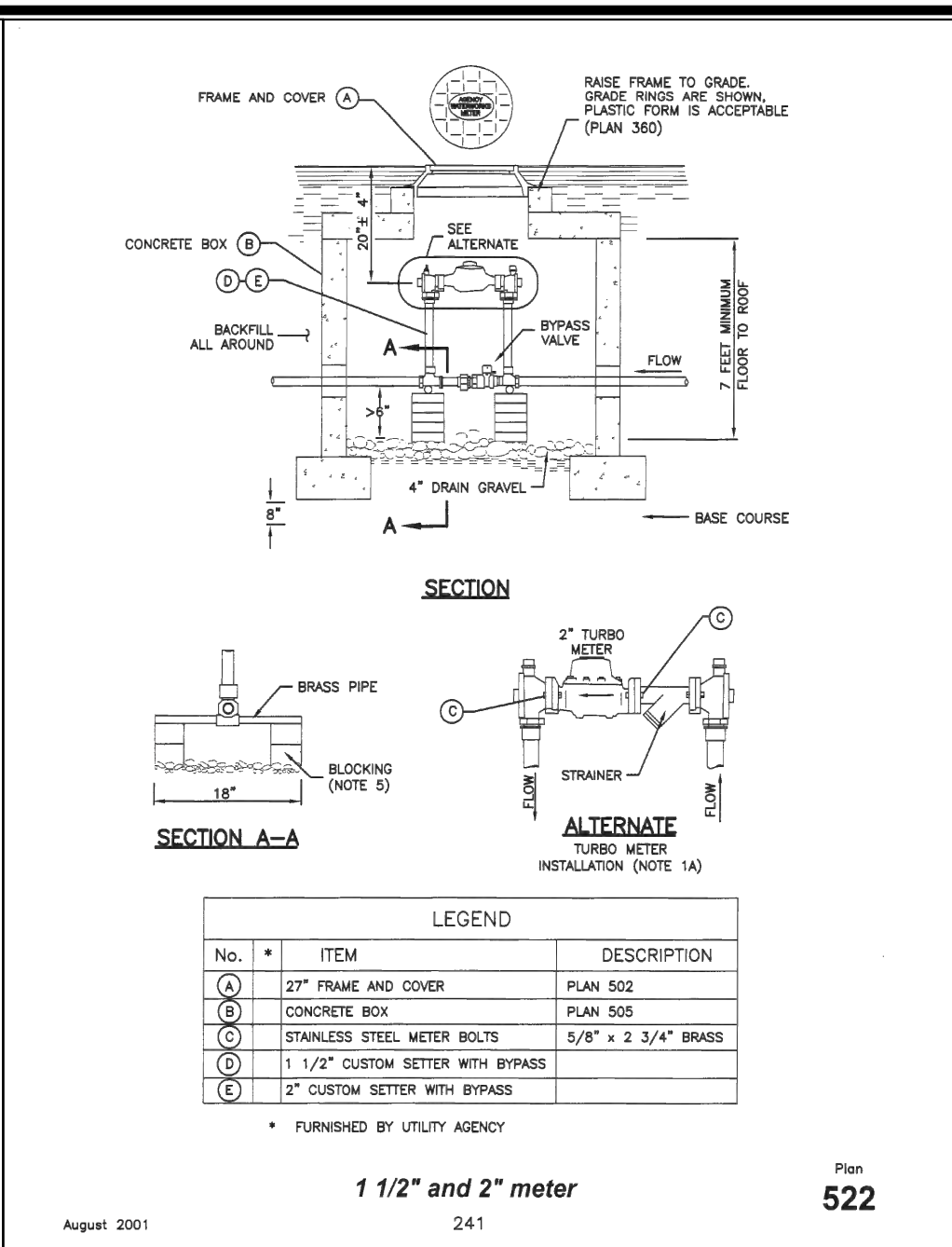
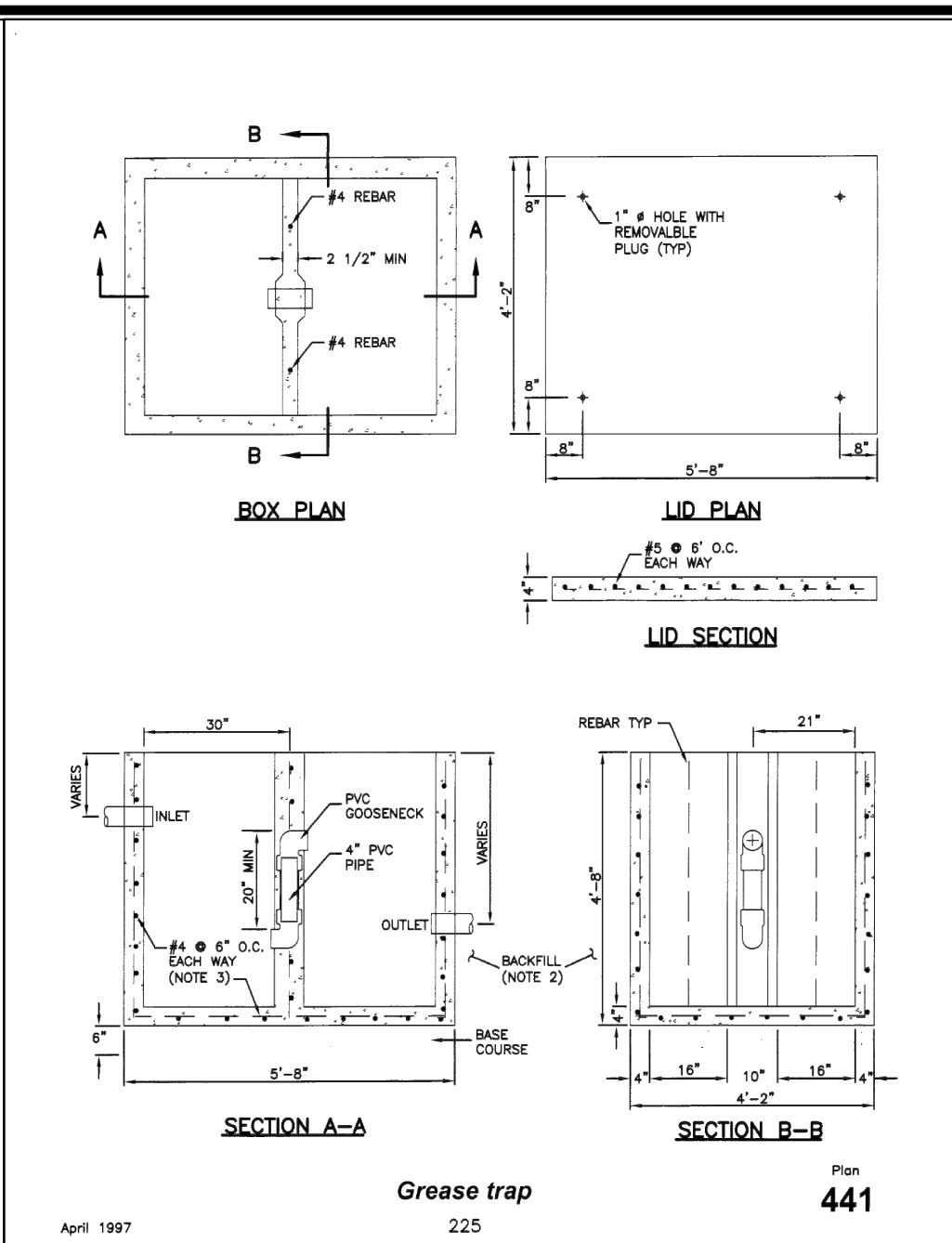
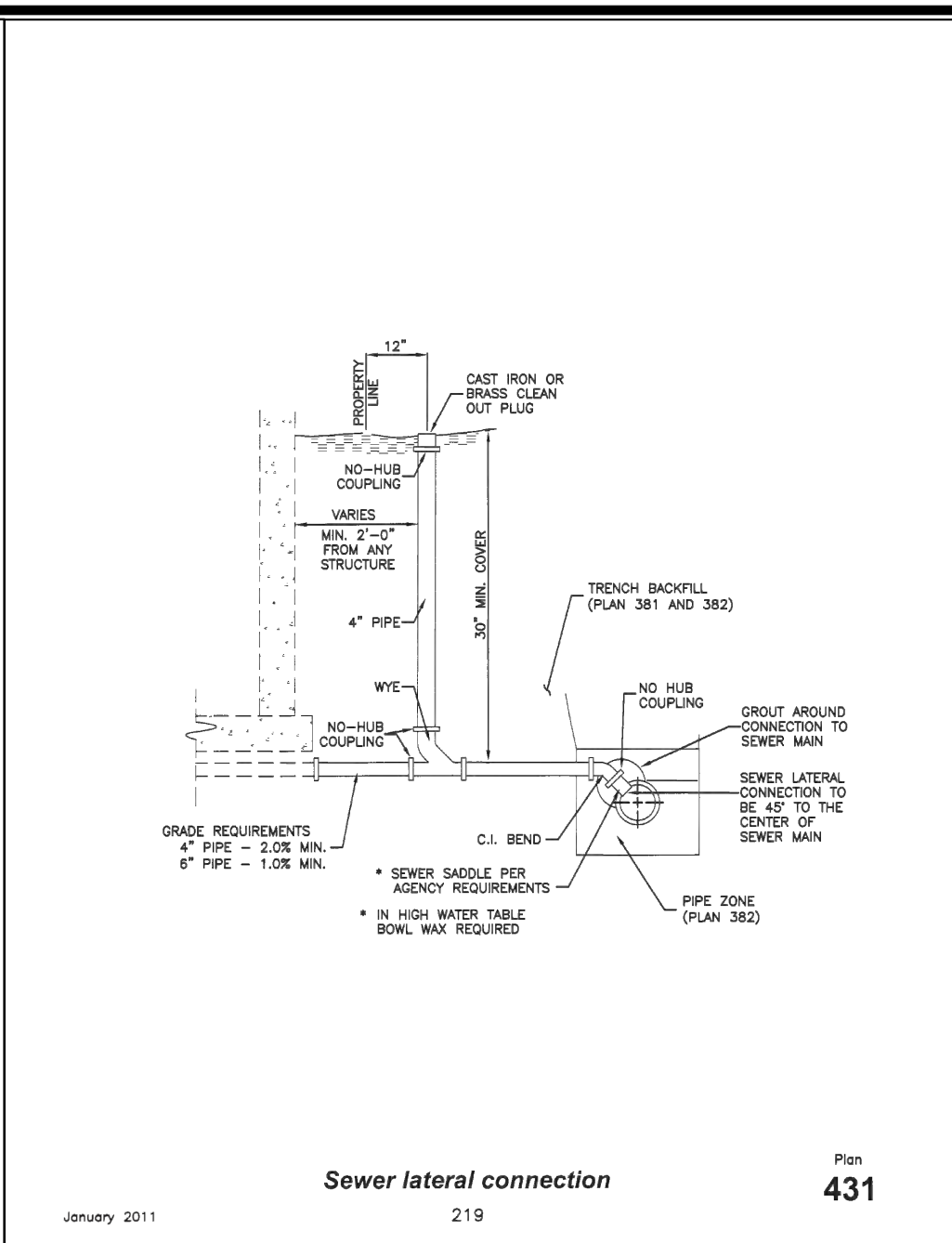
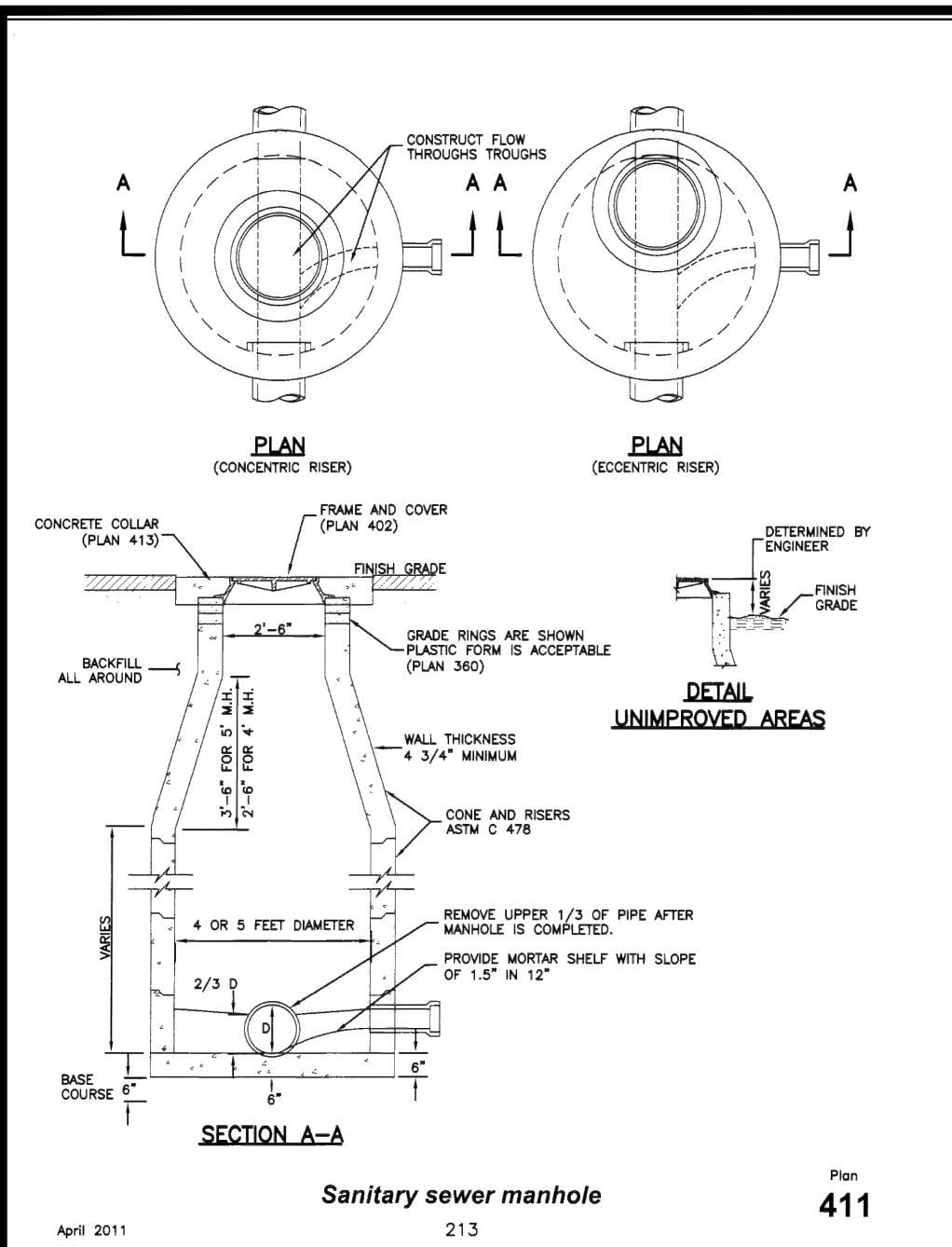
365 E MAIN ST SANTAQUIN, UT 84655

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

SHEET: **C-4**

DATE: Sep 16, 2022





**Sanitary sewer manhole**

1. **GENERAL**  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.  
 B. Manhole size:  
 1) Diameter is 4 feet: For sewers under 12" diameter.  
 2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Riser and Reducing Riser: ASTM C 478.  
 E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 F. Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.  
 G. Stabilization-Separation Geotextile: Moderate or high as CONTRACTOR'S choice, APWA Section 31 05 19.

3. **EXECUTION**  
 A. Foundation Stabilization: Get ENGINEER'S permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.  
 B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 C. Invert Cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.  
 D. Pipe Connections: Grout around all pipe openings.  
 E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.  
 F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.  
 G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.  
 H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or hone-pombs will not be accepted.  
 I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

**Sewer lateral connection**

1. **GENERAL**  
 A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.  
 B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.  
 C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Provide agency approved wye or tee with appropriate count.  
 D. Stainless steel straps required.

3. **EXECUTION**  
 A. Tape wrap pipe as required by soil conditions.  
 B. Remove cone plug from sewer main. Do not break into sewer main to make connection.  
 C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

**Grease trap**

1. **GENERAL**  
 A. Before backfilling around concrete box, secure inspection of installation by ENGINEER.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 E. PVC Pipe: APWA Section 33 05 07.

3. **EXECUTION**  
 A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 6-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 B. Reinforcement Placement: APWA Section 03 20 00.  
 C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 D. Fill annular space around pipe wall penetrations with waterproof sealer.  
 E. Backfill: Provide backfill against the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

**1 1/2" and 2" meter**

1. **GENERAL**  
 A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.  
 B. Where domestic use is applicable, use a standard meter.  
 C. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.

3. **EXECUTION**  
 A. Meter Placement:  
 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).  
 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.  
 3) In new construction, install meter at center of lot or per agency requirements.  
 B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.  
 C. Bypass Valve: Lock in off position.  
 D. Blocking: Use clay brick or concrete block.  
 E. Concrete Box:  
 1) Center frame and cover over water meter.  
 2) Allow 1/4-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.  
 F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.  
 G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

**Catch basin**

1. **GENERAL**  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.

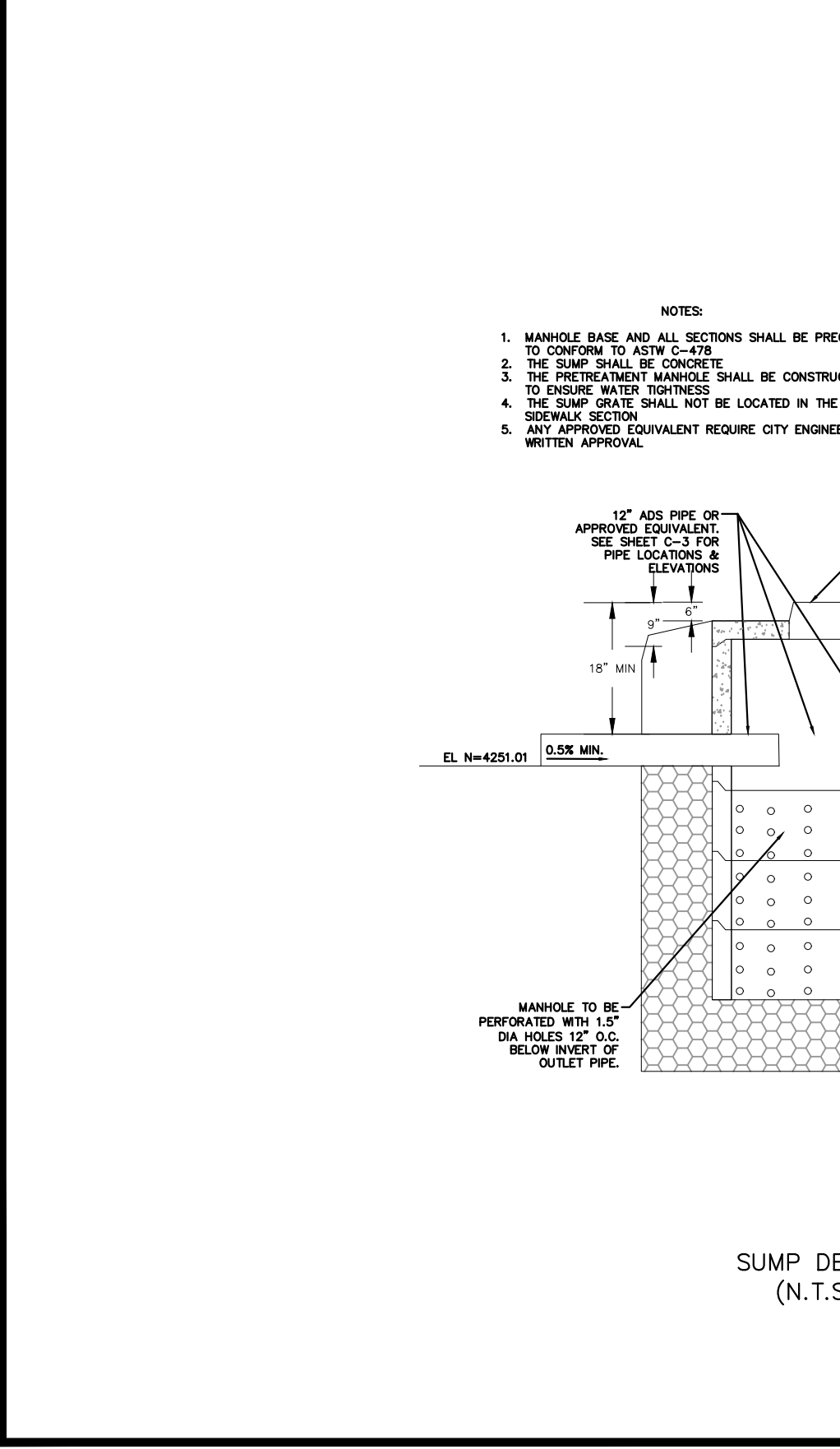
3. **EXECUTION**  
 A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "wrap line" in the gutter flow-line and the top of the grate at the curb face opening.  
 C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

**Cleanout box**

1. **GENERAL**  
 A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

2. **PRODUCTS**  
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.  
 B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.  
 C. Concrete: Class 4000, APWA Section 03 30 04.  
 D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.  
 E. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.  
 F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**  
 A. Foundation Stabilization: Get ENGINEER'S permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.  
 B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.  
 C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.  
 D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.  
 E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.  
 F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.  
 G. Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



**NOTES**

- MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478.
- THE SUMP SHALL BE CONCRETE.
- THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO FINISH WATER THICKNESS TO FINISH WATER THICKNESS.
- THE SUMP GRATE SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
- ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.

**STANDARD TRAFFIC RATED GRATE OR APPROVED EQUIVALENT**  
 EL=4255.95

**HEAVY DUTY SOLID GRATE & RING (D & L A-1180 OR EQUIVALENT)**  
 X=1180

**FOLD GEOTEXTILE FABRIC OVER DRAIN ROCK BEFORE BACKFILLING**

**MANHOLE TO BE PRECAST WITH 12" DIA HOLES 12" O.C. BELOW INVERT OF OUTLET PIPE.**

**DRAIN ROCK AREA TO BE 25'x25' SURROUNDING THE CENTER OF THE SUMP MANHOLE.**

**LINE EXCAVATION WITH MESH GEOTEXTILE FABRIC BEFORE INSTALLING SUMP.**

**LEGEND**

NO.	ITEM	DESCRIPTION
1	2" FRAME AND COVER	PLAN 502
2	CONCRETE BOX	PLAN 505
3	STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
4	1 1/2" CUSTOM SETTER WITH BYPASS	
5	2" CUSTOM SETTER WITH BYPASS	

FURNISHED BY UTILITY AGENCY

**LEGEND**

NO.	ITEM	DESCRIPTION
1	2" FRAME AND COVER	PLAN 502
2	CONCRETE BOX	PLAN 505
3	STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
4	1 1/2" CUSTOM SETTER WITH BYPASS	
5	2" CUSTOM SETTER WITH BYPASS	

FURNISHED BY UTILITY AGENCY

**LEGEND**

NO.	ITEM	DESCRIPTION
1	2" FRAME AND COVER	PLAN 502
2	CONCRETE BOX	PLAN 505
3	STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
4	1 1/2" CUSTOM SETTER WITH BYPASS	
5	2" CUSTOM SETTER WITH BYPASS	

FURNISHED BY UTILITY AGENCY

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

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 2208 WEST 700 SOUTH  
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 PHONE: 801-770-5995  
 info@elevateeng.com

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

SHEET: C-5  
 DATE: Sep 16, 2022

REVISIONS  
 NO. BY DATE

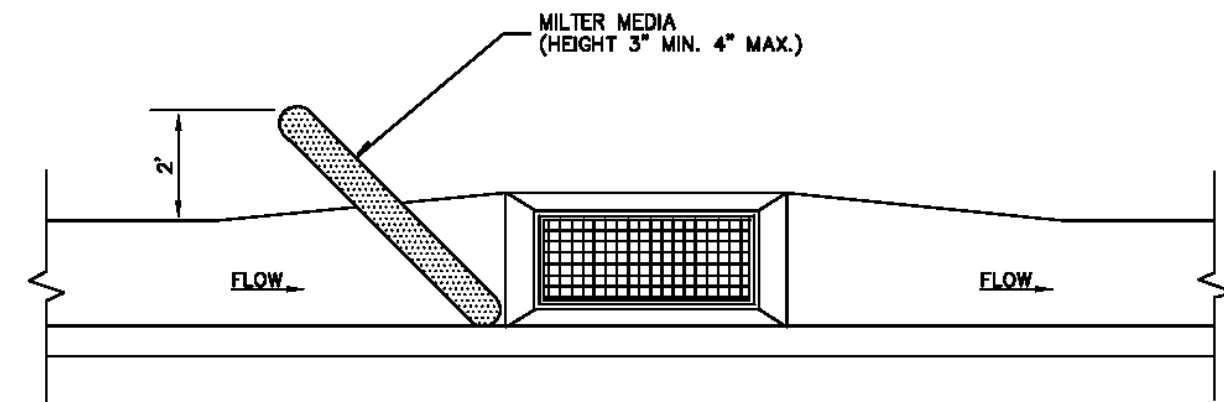
DESIGNER: DL  
 PROJECT ENGINEER: LP



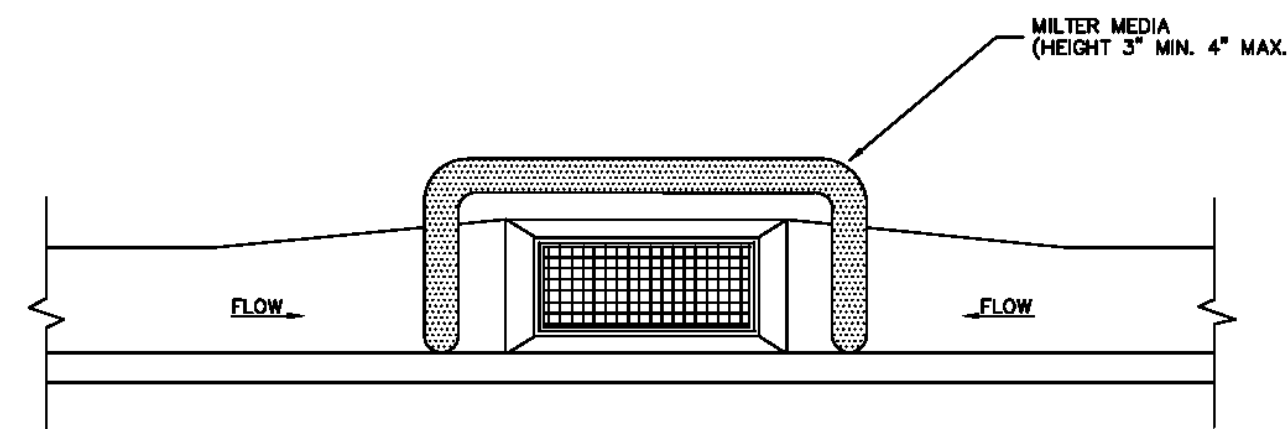




NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**ON-GRADE INLET PROTECTION DETAIL**



**DROP INLET PROTECTION DETAIL**

**Inlet protection - gravel sock**

Plan No. **124**

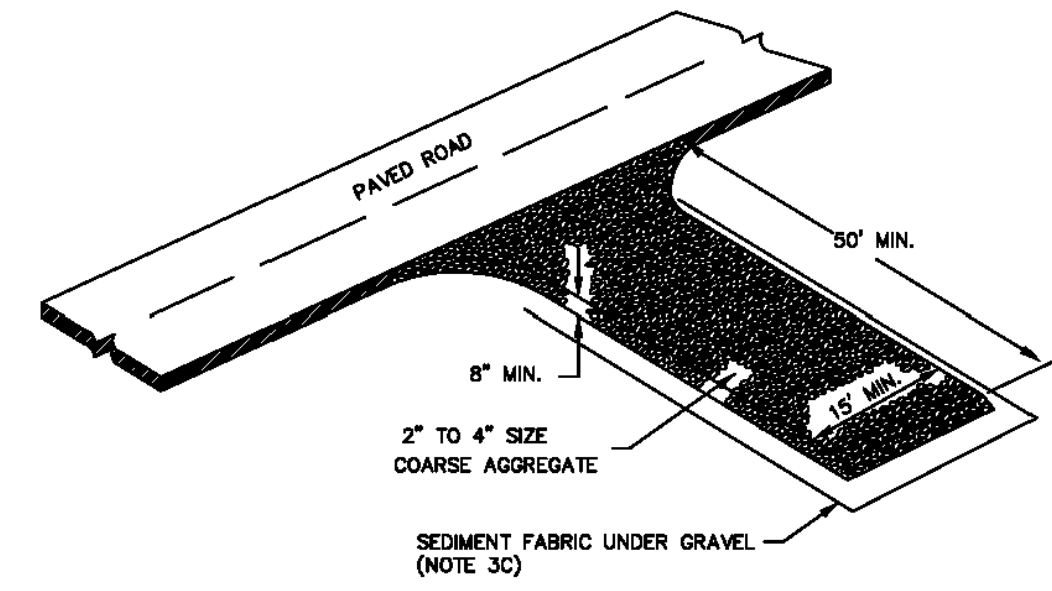
September 2006 11 Drawing 1 of 3

**Inlet protection - gravel sock**

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff.
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - On-grade inlet protection:
    - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media just upstream of the inlet box.
    - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
    - Excessive flows will flow either over or around the filter media and into the inlet box.
    - Expect ponding behind the filter media.
  - Drop inlet protection:
    - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media around the entire perimeter of the inlet grate.
    - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
    - Excessive flows will either flow around the media or over the top and into the inlet box.
    - Expect ponding around the inlet box.
- MAINTENANCE:
  - Inspect inlet protection after every large storm event and at a minimum of once monthly.
  - Remove sediment accumulated when it reaches 2 inches in depth.
  - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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**Stabilized roadway entrance**

Plan No. **126**

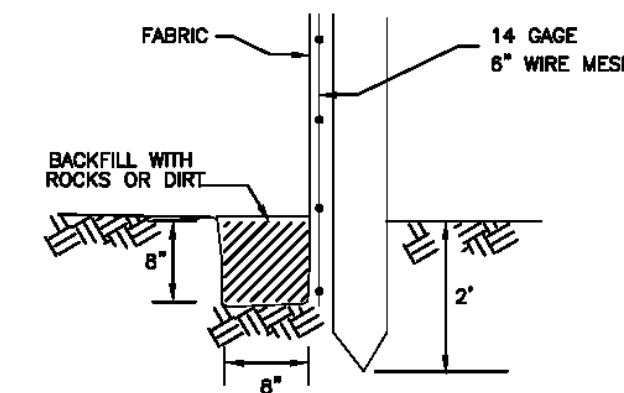
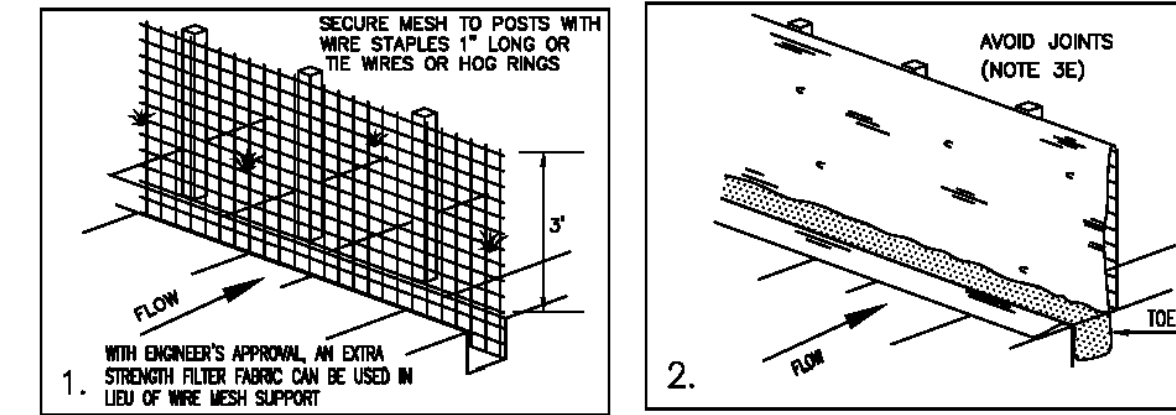
February 2006 19

**Stabilized roadway entrance**

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Prevent tracking or flow of mud into the public right-of-way.
  - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**TOE DETAIL**

**Silt fence**

Plan No. **122**

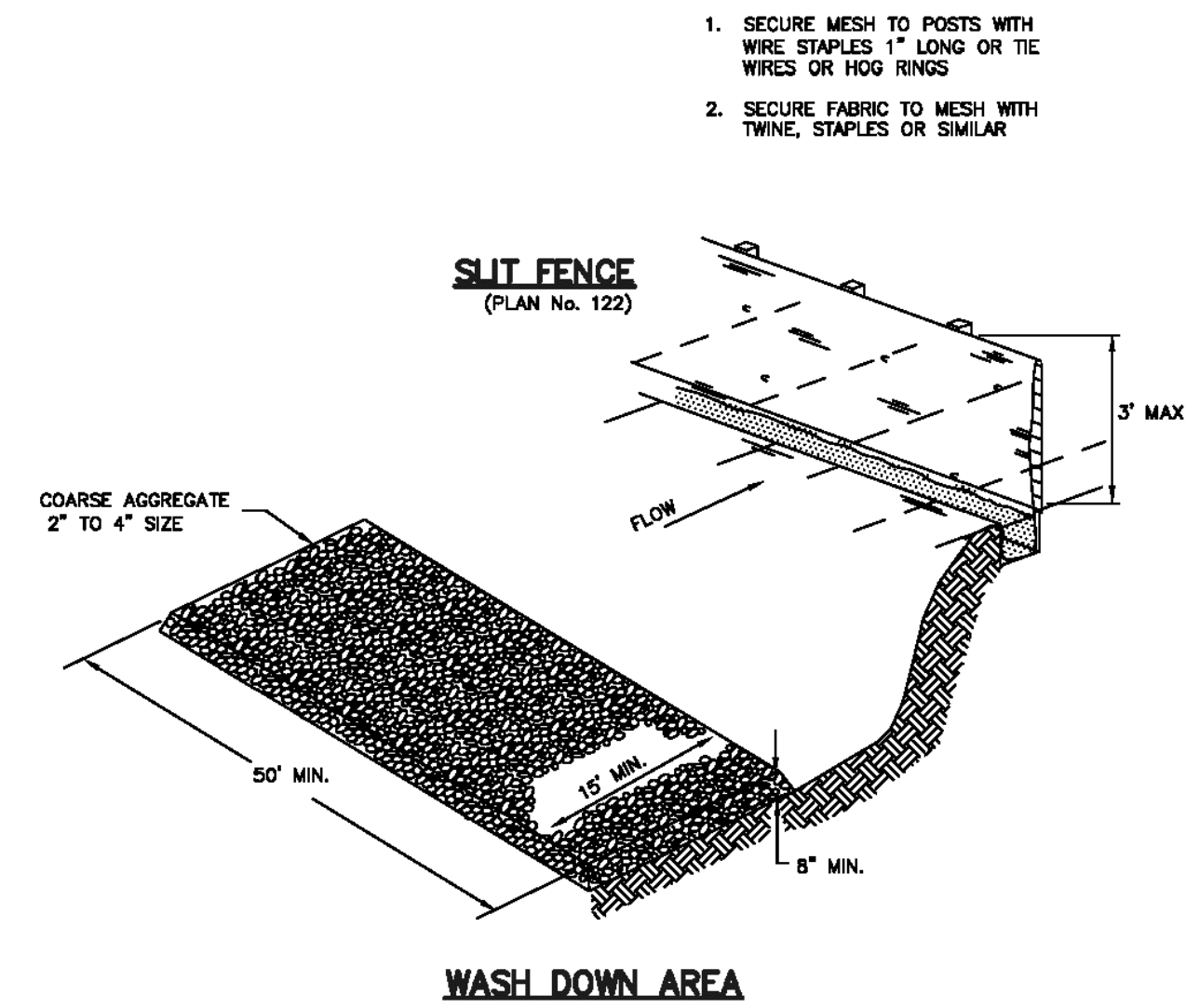
February 2006 7

**Silt fence**

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
  - Perimeter Control: Place barrier at down gradient limits of disturbance.
  - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
  - Protection of Existing Waterways: Place barrier at top of stream bank.
  - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
  - Burlap shall be 10 ounces per square yard of fabric.
  - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
  - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
  - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
  - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
  - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
  - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
  - Re-anchor fence as necessary to prevent shortcutting.
  - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Equipment and vehicle wash down area**

Plan No. **125**

February 2006 17

**Equipment and vehicle wash down area**

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
  - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
  - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
  - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent area for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.
  - Maintain silt fence as outlined in Plan No. 122.

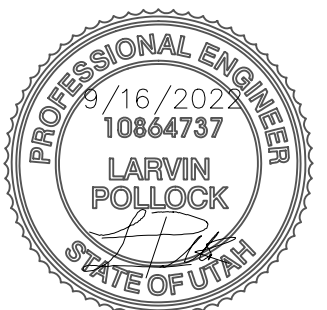
16

NO.	REVISIONS	BY	DATE

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

**ELEVATE**  
 ENGINEERING

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



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



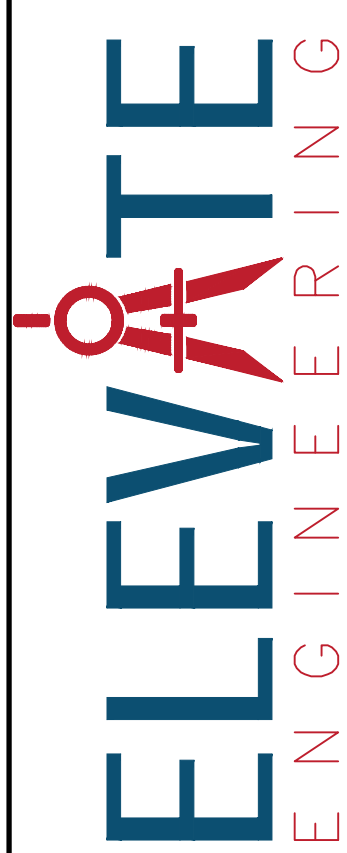


## LEGEND

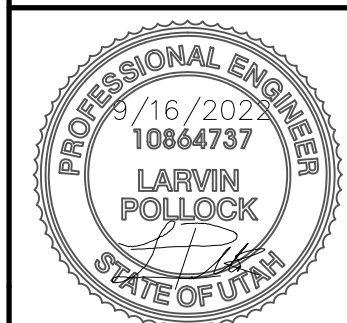
LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
CANOPY	

NO.	REVISIONS	BY	DATE

**ELEVATE ENGINEERING**  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
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for@elevateeng.com



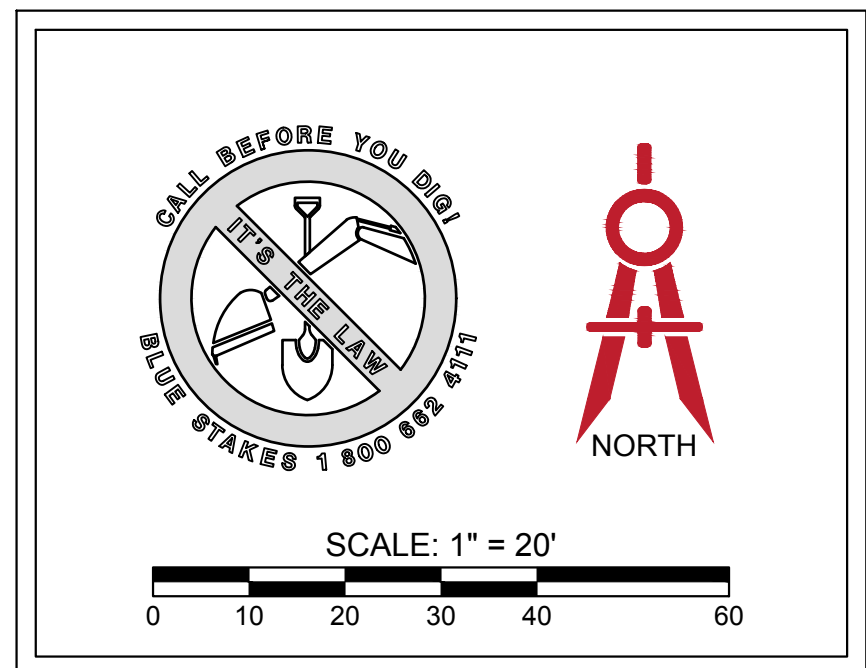
**QUICK QUACK – MAIN ST SANTAQUIN**  
**SITE DEMOLITION PLAN**  
 365 E MAIN ST SANTAQUIN, UT 84655



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

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

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





### Plant List (TREES)

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

### Plant List (SHRUBS)

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

### Plant List (ORNAMENTAL GRASSES)

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

### Plant List (PERENNIALS)

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

### Planting Notes

- All planting areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peppor equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

### General Notes

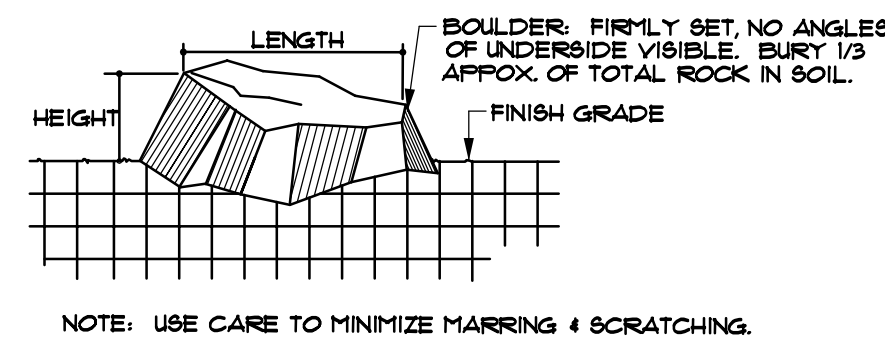
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all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

### Sub-Grade Requirements

- PLANTING AREAS:** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION:** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

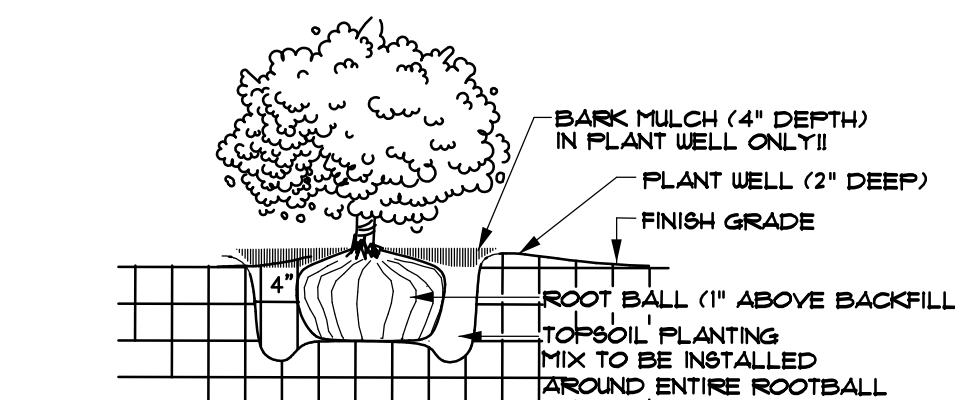
### Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install in Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior to Installation.
	Rock Area / Cobble / 4" Minus Size / 'Nephi Gray'	Install in Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install in Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.



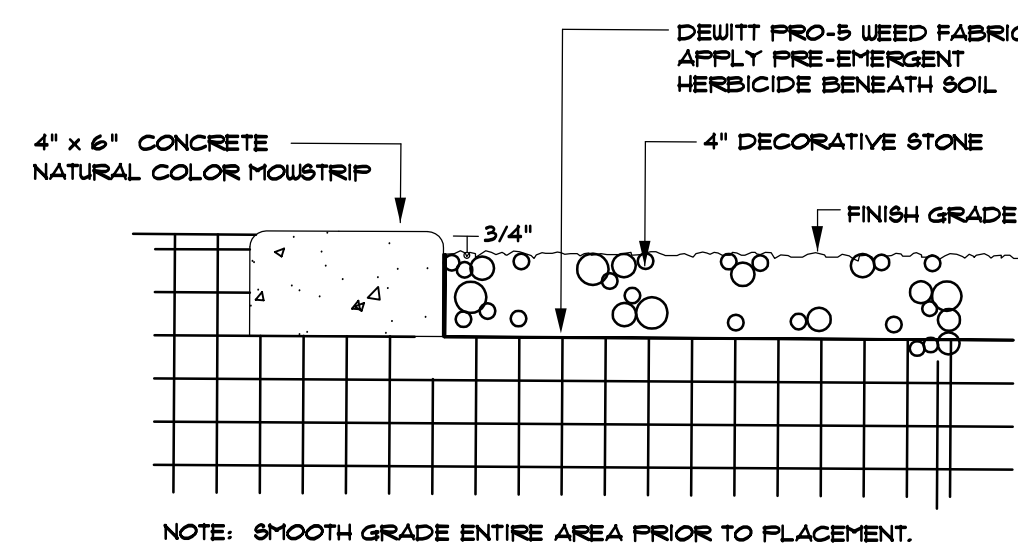
### 1 Decorative Boulder

L-1 N. T. S.



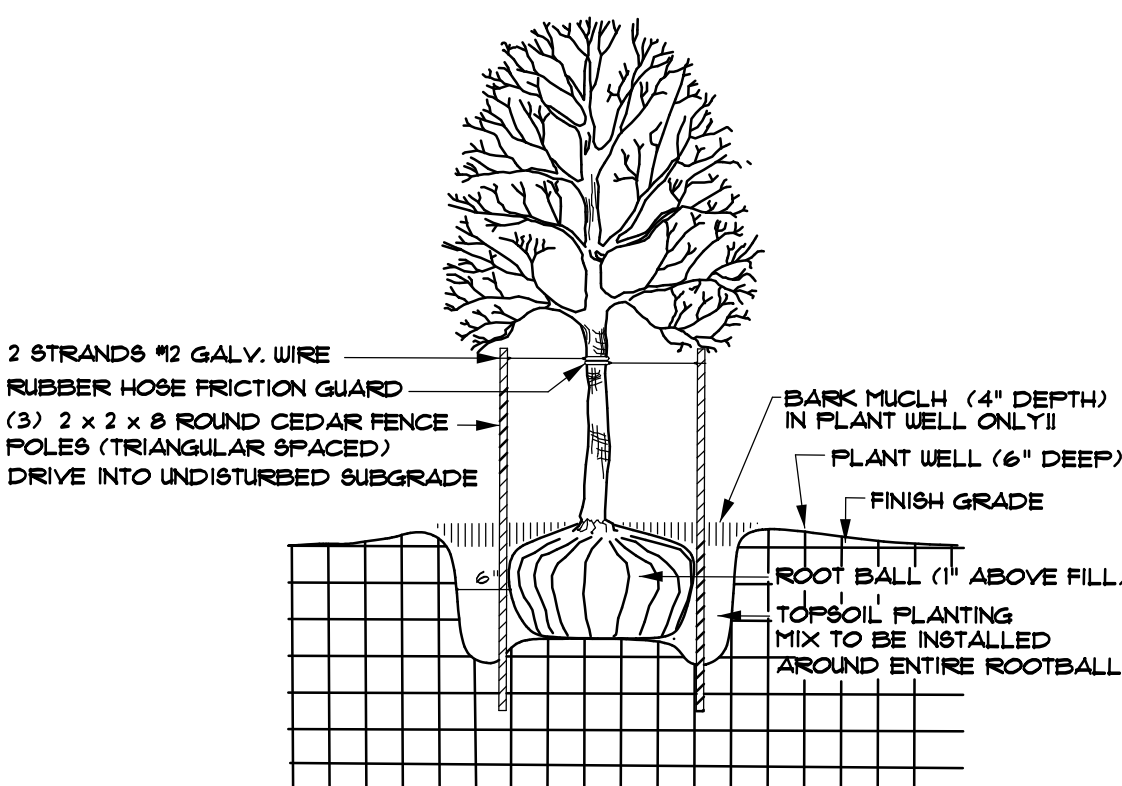
### 2 Shrub Planting

L-1 N. T. S.



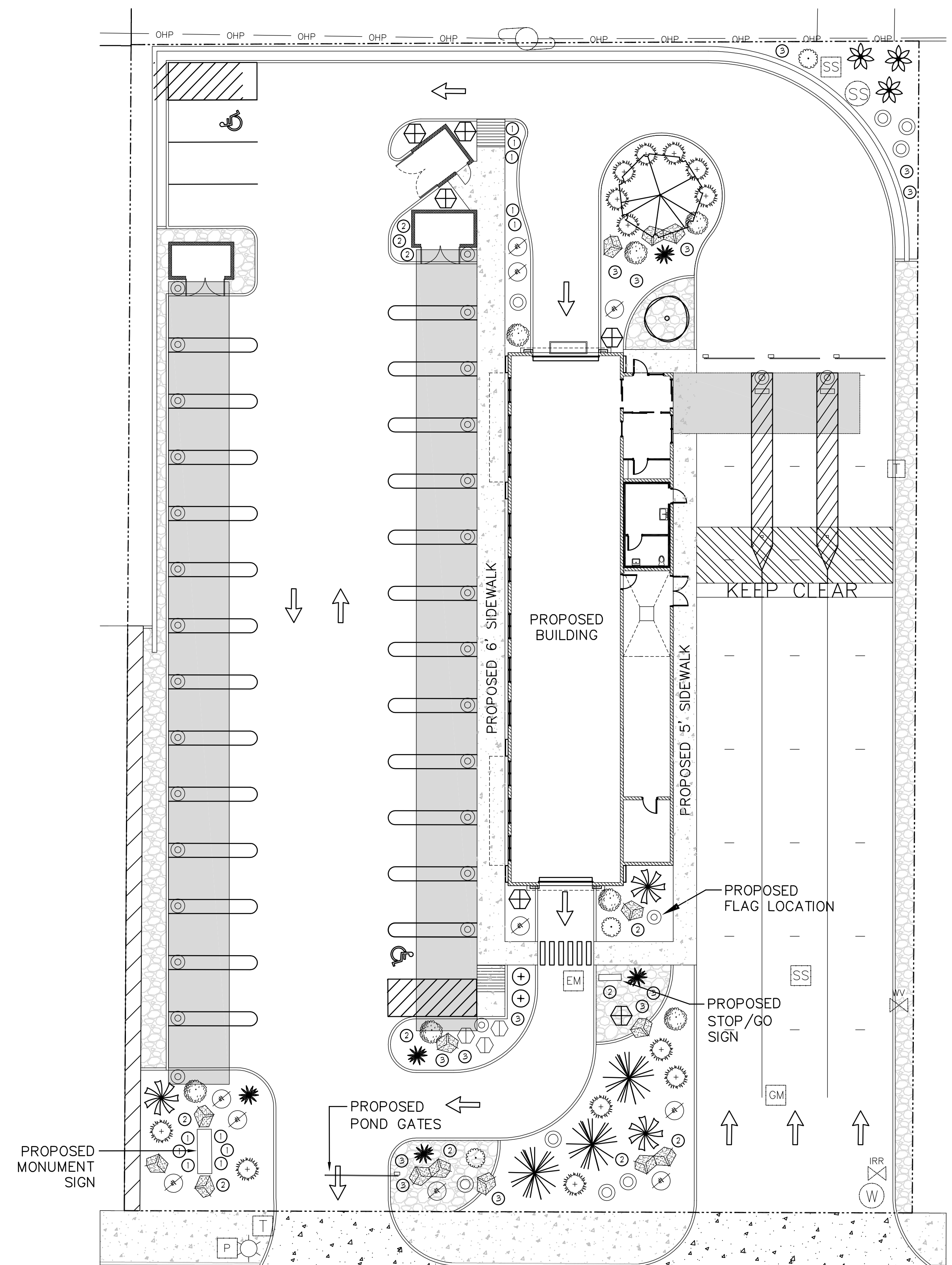
### 3 Mowstrip / Stone Mulch

L-1 N. T. S.



### 4 Tree Planting

L-1 N. T. S.



## MAIN STREET



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

Landscape Architect

RDL Design Company, Inc.  
1020 East Yale Avenue  
Salt Lake City, Utah 84105  
Phone : 801-647-3114  
Email : raldesign@comcast.net

NO.	REVISIONS	BY	DATE

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

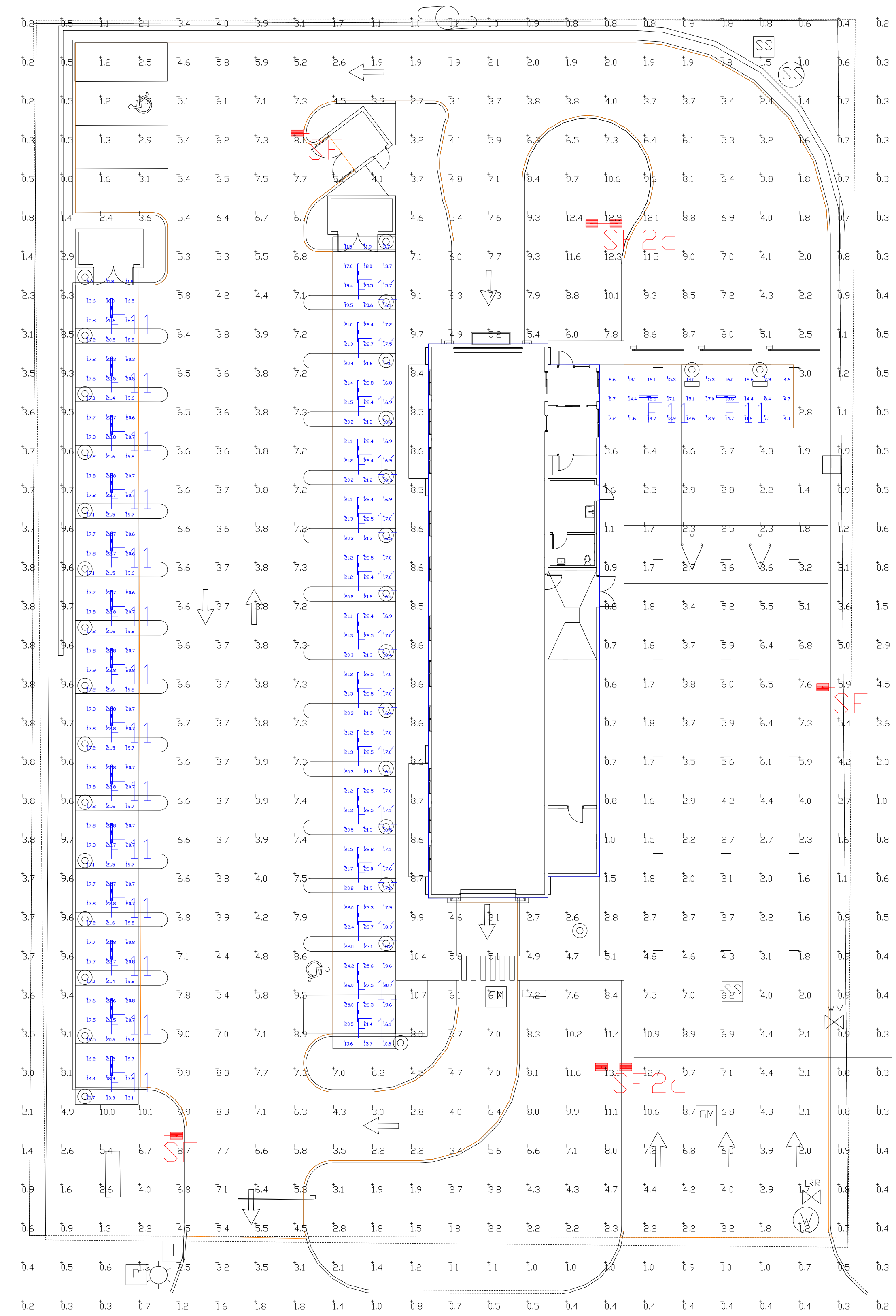
# ELEVATE ENGINEERING

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



SHEET:  
L-1  
DATE: 09-09-2022





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

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

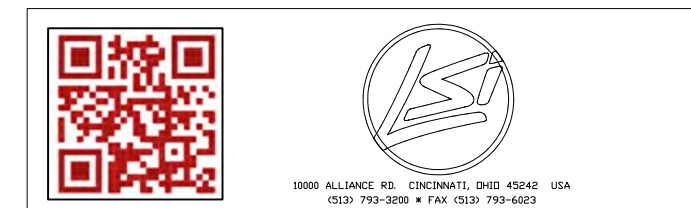
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts	
	30	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95	
	3	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-16' POLE+2' BASE	1.000	1.000	1.000	16890	135	
	2	SF2c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

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

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

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

Total Project Watts  
Total Watts = 2503.5



LIGHTING PROPOSAL LD-156601-1

QUICK GLUCK  
365 E MAIN ST  
SANTAGUITA

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

SCALE: 1"=16' 0 16