

LES SCHWAB TIRE CENTER
CONSTRUCTION PLANS

SANTAQUIN, UT

Cushing
Terrell

cushingterrell.com
800.757.9522



DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
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UTILITY COMPANY

SANITARY SEWER
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CITY OF SANTAQUIN
(801) 754-1974

GAS
DAVE CHRISTENSEN
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(801) 853-6586

WATER
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CITY OF SANTAQUIN
(801) 754-1974

POWER
ROCKY MOUNTAIN POWER
(888) 221-7070

PHONE/CABLE
CENTURYLINK
(801) 974-8130

LEGAL DESCRIPTION

LOT 9
RIDLEY'S SUBDIVISION, PLAT B, BEING 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 SANTAQUIN, UTAH COUNTY, UTAH

BASIS OF BEARINGS

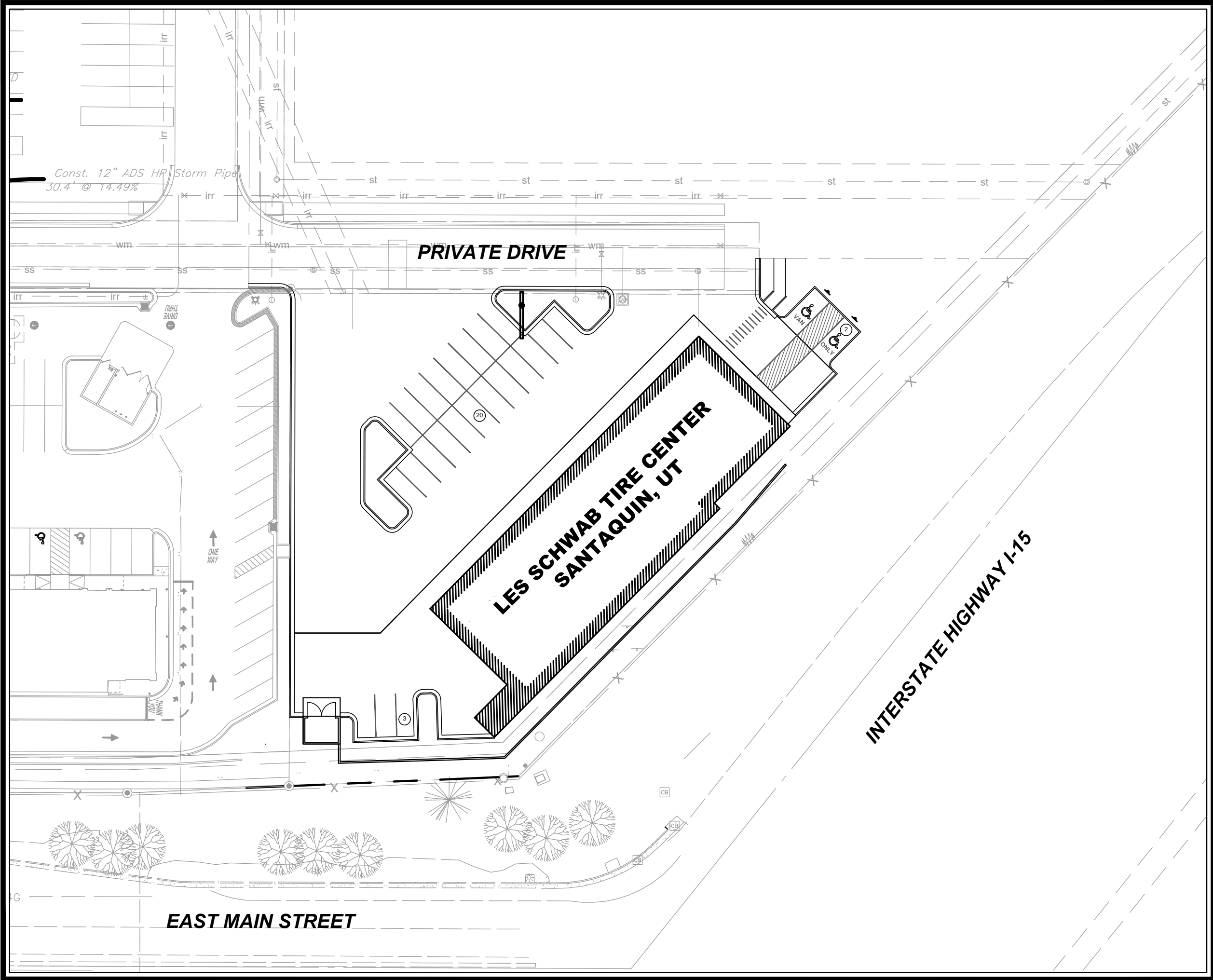
BASIS OF BEARING IS: A LINE BETWEEN MONUMENTS FOUND FOR NORTH QUARTER CORNER
AND THE NORTHEAST CORNER OF SECTION 1 WAS ASSIGNED THE UCS BEARING OF NORTH
89°42'20" EAST.

PROJECT ZONING

ZONING C-1: GENERAL COMMERCIAL



VICINITY MAP



SITE MAP
1" = 40'
NORTH

SHEET LIST

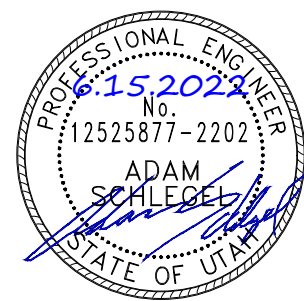
GENERAL
G000 COVER SHEET

CIVIL
C001 GENERAL NOTES AND LEGEND
C002 EXISTING CONDITIONS AND DEMOLITION PLAN
C100 SITE PLAN
C200 GRADING & DRAINAGE PLAN
C300 UTILITY PLAN
C400 CIVIL DETAILS
C401 CIVIL DETAILS
C402 CIVIL DETAILS

LANDSCAPE
L101 PLANTING PLAN
L401 IRRIGATION PLAN
L501 LANDSCAPE DETAILS

SIGNAGE
SP SIGNAGE SITE PLAN
SIGN-C SIGN ELEVATIONS
SIGN-B PYLON SIGN

500 EAST MAIN ST
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



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6.2.2022
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4426 SOUTH CENTURY DRIVE
SUITE 100
SALT LAKE CITY, UT 84123
(801) 327-9600

COVER SHEET

G000

ABBREVIATIONS

@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OHU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BP	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	ℓ, PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CATV, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CIPP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
ℓ, CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STYD	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

LEGEND

EXISTING	PROPOSED	
		ASPHALT
		CONCRETE
		HEAVY DUTY CONCRETE
		REINFORCED CONCRETE
		GRAVEL
		LANDSCAPE
		WATER MAIN
		FIRE SERVICE
		DOMESTIC WATER SERVICE
		STORM DRAIN
		SANITARY SEWER
		BURIED POWER
		OVERHEAD POWER
		BURIED TELEPHONE
		BURIED GAS
		BURIED FIBER OPTIC
		FENCE - CHAINLINK
		FENCE - WOODEN
		FENCE - BARBED WIRE
		BUILDING
		BUILDING ROOF OVERHANG
		VERTICAL CURB
		CURB AND GUTTER
		CURB AND GUTTER - CATCH
		CURB AND GUTTER - SPILL
		VEGETATION EXTENTS
		PROPERTY LINE - SUBJECT
		PROPERTY LINE - ADJACENT
		EASEMENT
		CONTROL POINT
		FOUND PROPERTY CORNER AS NOTED
		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		WATER SHUTOFF
		WATER WELL
		STORM DRAIN MANHOLE
		STORM DRAIN INLET STRUCTURE
		STORM DRAIN CURB INLET
		STORM DRAIN OUTLET STRUCTURE
		STORM DRAIN ROOF DOWNSPOUT
		STORM DRAIN CLEANOUT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE (ONE LIGHT AND DIRECTION)
		LIGHT POLE
		TRANSFORMER
		POWER METER OR POWER HANDHOLE
		GAS METER
		TELEPHONE PEDESTAL
		IRRIGATION CONTROL VALVE
		POLE SIGN AND DOUBLE POLE SIGN
		BOLLARD (OR AS NOTED)
		PARKING STALL COUNT
		DECIDUOUS TREE
		CONIFEROUS TREE
		BUSH

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF SANTAQUIN AND UTAH COUNTY, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, SANTAQUIN, UTAH AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A UTAH LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
12. IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE SANTAQUIN A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

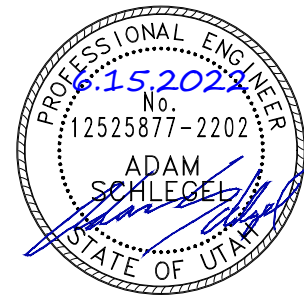
1. ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "REPORT GEOTECHNICAL STUDY PROPOSED LES SCHWAB TIRE CENTER NORTHWEST CORNER OF MAIN STREET AND THE I-15 SOUTHBOUND OFF- RAMP, SANTAQUIN, UTAH" BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED OCTOBER 6, 2021.
2. ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

Cushing
Terrell

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800.757.9522



500 EAST MAIN ST
SANTAQUIN, UT 84655
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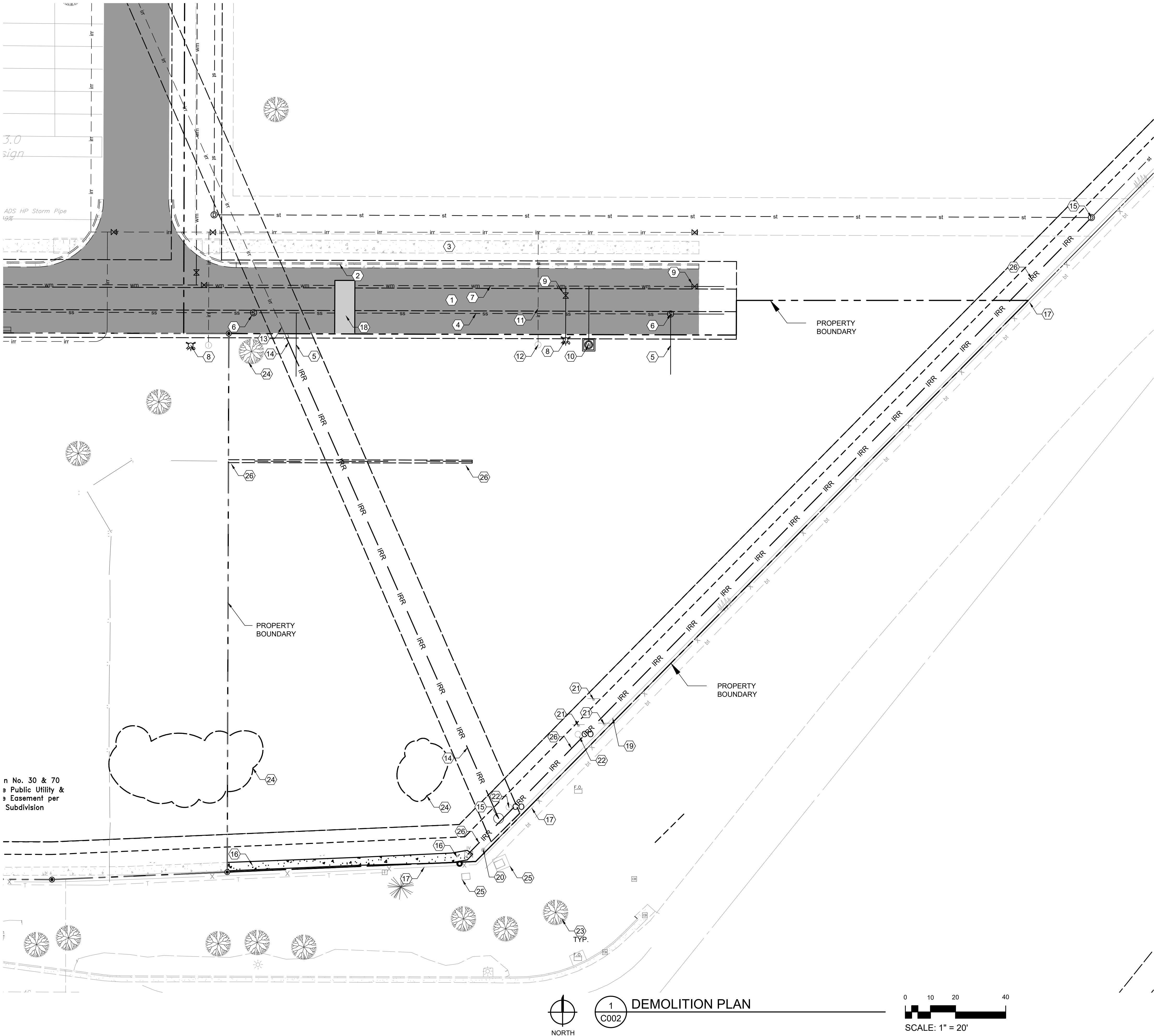
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GENERAL
NOTES
SHEET

C001



PROJECT CONDITIONS

- STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNERS REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
- EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

SITE PREPARATION

- PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
- MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

GENERAL 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS

KEYNOTES

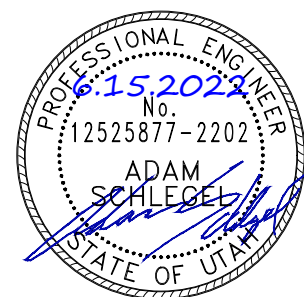
- EXISTING ASPHALT ROADWAY TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXISTING SANITARY SEWER LINE TO REMAIN.
- EXISTING SANITARY SEWER STUB OUT INSTALLED WITH ROADWAY IMPROVEMENTS.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- EXISTING PUBLIC WATERLINE TO REMAIN.
- EXISTING FIRE HYDRANT AND SUPPLY LINE TO REMAIN.
- EXISTING PUBLIC WATER VALVE TO REMAIN.
- EXISTING WATER METER AND SERVICE LINE TO REMAIN.
- EXISTING IRRIGATION LINE TO REMAIN.
- EXISTING IRRIGATION WATER METER TO REMAIN.
- EXISTING IRRIGATION LINE TO BE ABANDONED, CAP LINE AT NORTH PROPERTY LINE.
- REMOVE AND DISPOSE OF EXISTING IRRIGATION LINE.
- EXISTING IRRIGATION MANHOLE TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING IRRIGATION CHANNEL. SEE PLANS FOR MCDONALDS FOR CONDITIONS WEST OF WESTERN PROPERTY LINE.
- EXISTING FENCE TO REMAIN.
- REMOVE AND DISPOSE OF ASPHALT PAVEMENT AS REQUIRED TO INSTALL NEW FIRE SUPPRESSION WATERLINE.
- EXISTING OVERHEAD TELEPHONE LINE TO REMAIN.
- EXISTING OVERHEAD TELEPHONE POLE TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING SIGN & FOUNDATION.
- REMOVE AND DISPOSE OF EXISTING CLEANDOUT TO REMAIN.
- EXISTING TREE TO REMAIN.
- REMOVE EXISTING TREE & STUMP.
- EXISTING POWER BOX TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING 14" IRRIGATION PIPING, SEE SHEET C300 FOR NEW LINE TO BE INSTALLED.

Cushing Terrell

cushingterrell.com
800.757.9522



500 EAST MAIN ST
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT



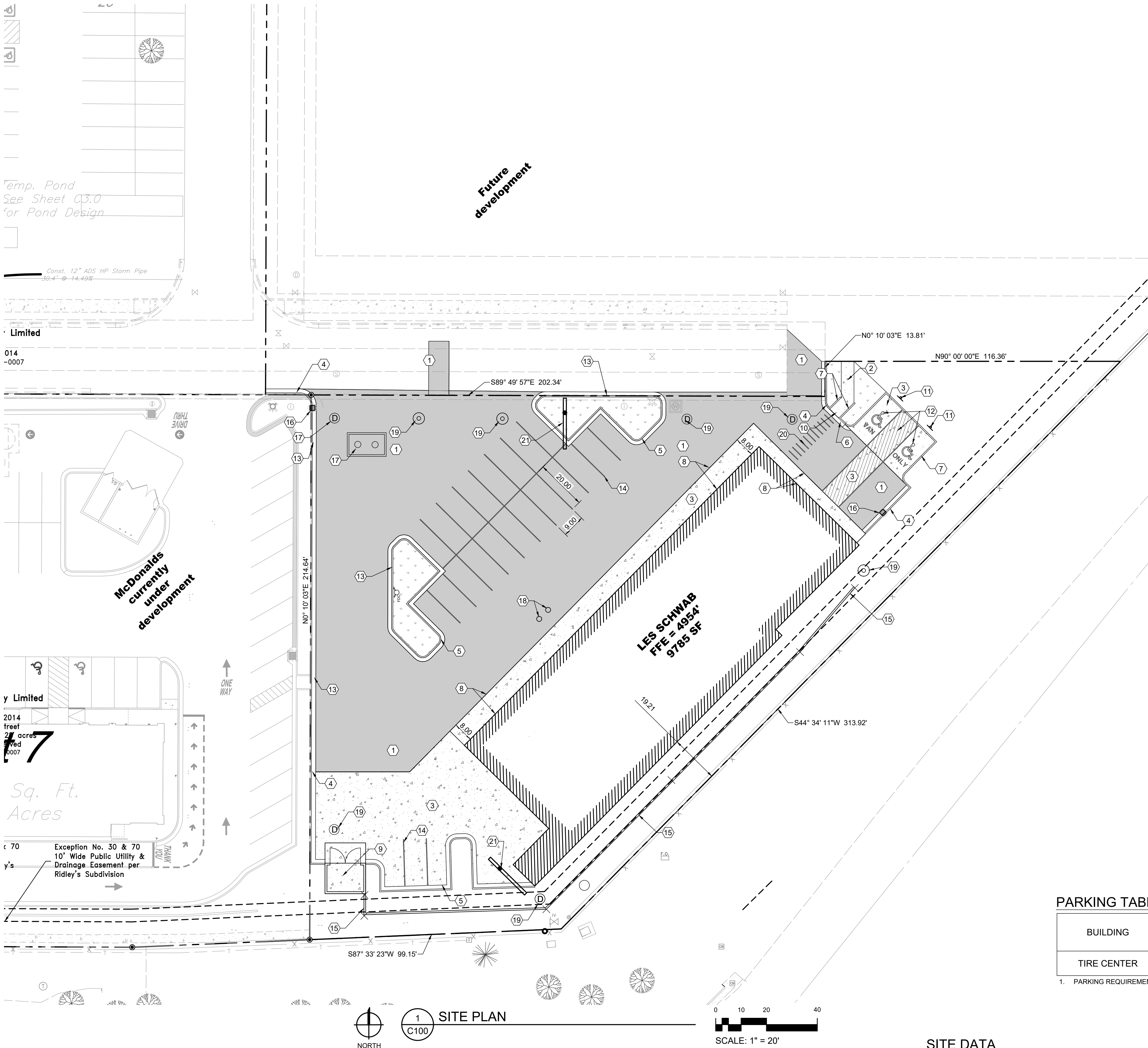
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6.2.2022
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CHECKED BY | AUBE
REVISIONS

DEMOLITION
PLAN

C002



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED, PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

GENERAL NOTES

SITE OFFSETS, PARKING, AND LAND DEVELOPMENT REQUIREMENTS DEVELOPED PER SANTAQUIN, UT MUNICIPAL CODE (M.C.).

CURRENT ZONING: GENERAL COMMERCIAL

SITE OFFSETS: SANTAQUIN, UT - M.C. 10.20.120
SITE PARKING: SANTAQUIN, UT - M.C. 10.48.040
LANDSCAPING: SANTAQUIN, UT - M.C. 10.52.030

EXISTING BOUNDARIES, PAVEMENTS, AND LAND FEATURES WERE IMPORTED WITH EXTERNAL SURVEY RECEIVED FROM AWA ENGINEERING.

EXISTING SURVEY DWG ID: SANTAQUIN - PHASE 2 (7-26-21)

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.

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

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

#KEYNOTES

1. ASPHALT PAVEMENT. SEE DETAIL 1/C400.
2. CONCRETE SIDEWALK. SEE DETAIL 3/C400.
3. CONCRETE PAVEMENT. SEE DETAIL 8/C402.
4. CURB & GUTTER (CATCH), SEE DETAIL 3/C402.
5. CURB & GUTTER (SPILL), SEE DETAIL 4/C402.
6. CURB & GUTTER (LAYDOWN) SEE DETAIL 9/C402.
7. CONCRETE HEADER CURB. SEE DETAIL 2/C400.
8. SIDEWALK TO BE FLUSH WITH BUILDING AND ASPHALT PAVEMENT.
9. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
10. ADA RAMP WITH DETECTIBLE WARNING PANEL. SEE DETAILS 6/C400.
11. ADA SIGNAGE. SEE DETAIL 4/C400.
12. ACCESSIBLE PARKING STRIPING. SEE DETAIL 5/C400.
13. FIRE LANE NO PARKING SIGN (MUTCD R7-1). MOUNT SIGN SIMILAR TO DETAIL 4/C400.
14. 4" WIDE PAINTED WHITE STRIPING (TYPICAL).
15. CONCRETE CAST IN PLACE RETAINING WALL PER DETAIL 10/C402. SEE GRADING PLANS FOR TOP OF WALL, FINISH GRADE ON HIGH AND LOW SIDES AND TOP OF FOOTING ELEVATIONS.
16. CATCH BASIN. SEE GRADING PLAN.
17. STORM DRAIN MANHOLE. SEE GRADING PLANS.
18. 1000 GALLON PRECAST GREASE INTERCEPTOR PER DETAIL 2/C402.
19. MEDIAN TYPE STORM DRAIN CATCH BASIN. SEE GRADING SHEET FOR MORE INFORMATION.
20. 1' X 6' W/ 4' SPACING PAINTED CROSSWALK.
21. PYLON SIGN, SEE SIGNAGE SITE PLAN AND ELEVATIONS.

PARKING TABLE

BUILDING	STALL MINIMUM	PROVIDED STALLS	ADA REQUIRED SPACES
TIRE CENTER	9'X20'	25	2

1. PARKING REQUIREMENTS: 2 PER 1,000 SF GFA. (5) PER SECTION 10.48.040 = 5 SPACES

CODE DEVELOPMENT STANDARDS

FRONT SIDE	10 FT
INTERIOR SIDE	5 FT
REAR	5 FT
MAX HEIGHT	48 FT

REQUIRED 90° PARKING SPACE SIZE: 9' X 20'
MINIMUM AISLE WIDTH: 24'

SITE DATA

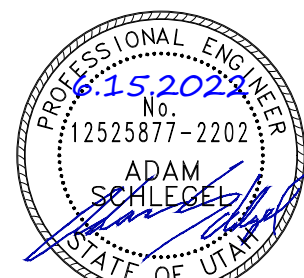
CURRENT ZONING: GENERAL COMMERCIAL (C-1)
TOTAL AREA OF PROPERTY: 1.014 AC (44,186 SF)
BUILDING SQUARE FOOTAGE: 8,605 SF
PARKING LOT AREA: 16,301 SF
LANDSCAPING AREA: 11,990 SF
CONCRETE WALK AREA: 1,747 SF
CONCRETE DRIVE AREA: 4,071 SF

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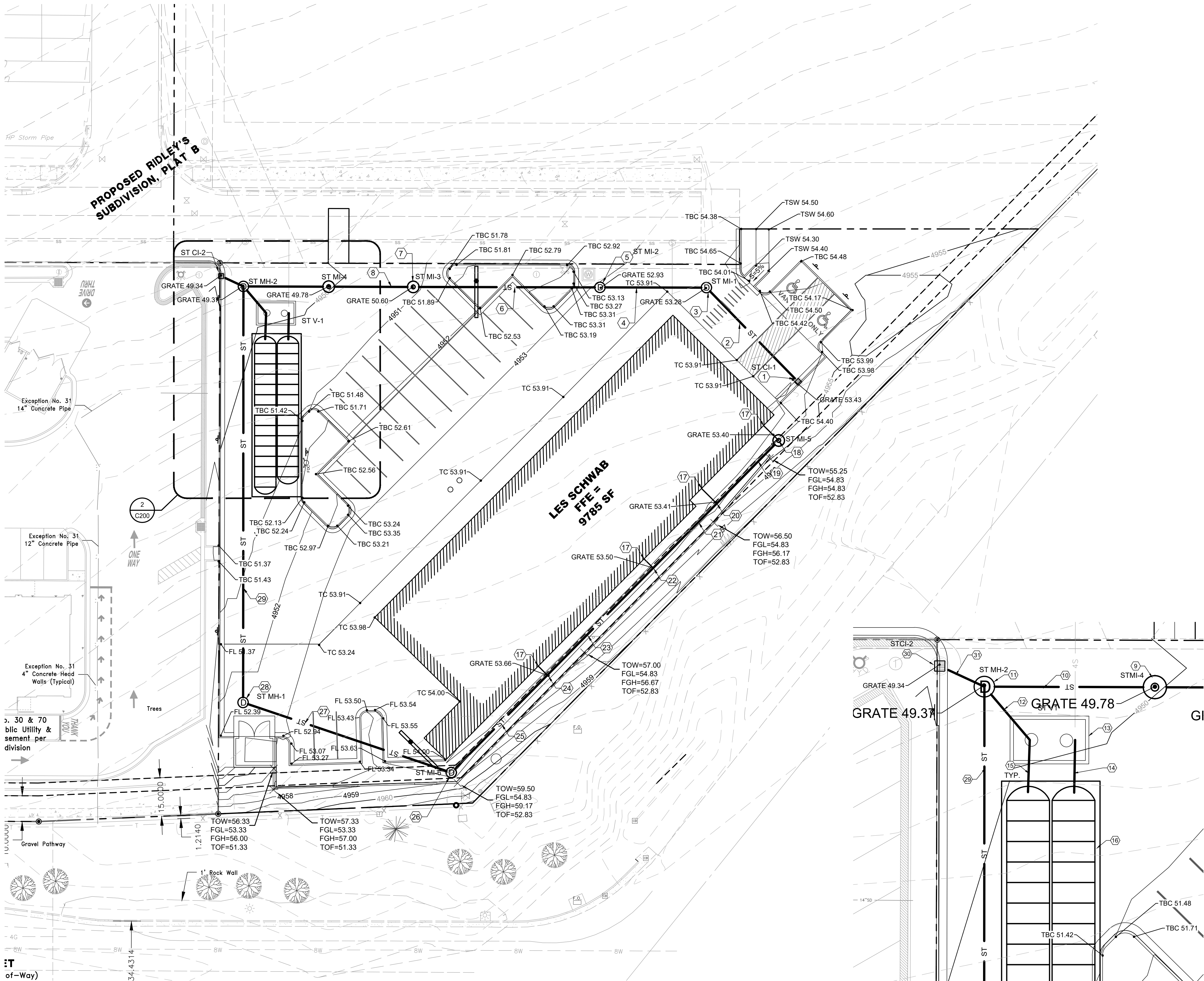
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SITE
PLAN

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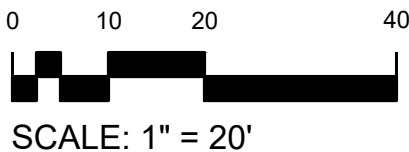


GRADING LEGEND

- PROPOSED SLOPE
- PROPOSED GRADE BREAK
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FLOW LINE ELEVATION
- MATCH EXISTING GRADE ELEVATION
- TOP OF CONCRETE ELEVATION



GRADING & DRAINAGE PLAN

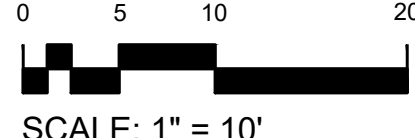


GENERAL NOTES

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ENLARGED INFILTRATION PLAN



GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
- ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
- FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 4900 FOR ACTUAL ELEVATION.
- LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
- CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
- PEDESTRIAN RAMPS SHALL NOT EXCEED 12% IN ANY DIRECTION.
- ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
- EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
- PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
- ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
- ALL JOINTS SHALL BE "WATERTIGHT".
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

KEYNOTES

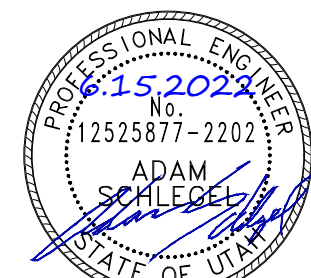
- INSTALL 3'x3' CURB INLET CATCH BASIN (STCI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD-1 ON SHEET C400. GRATE EL.=4953.43 INV.(OUT) EL.=4949.82, SUMP ELEV = 4947.82
- INSTALL 50± L.F. OF 8" ADS PIPE AT 2% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS
- INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4953.28 INV.(IN) EL.=4948.88 INV.(OUT) EL.=4948.78, SUMP ELEV=4945.78
- INSTALL 45± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS.
- INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-2) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4952.93 INV.(IN) EL.=4947.95 INV.(OUT) EL.=4947.85, SUMP ELEV=4944.85
- INSTALL 70± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS.
- INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-3) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4950.60 INV.(IN) EL.=4946.56 INV.(OUT) EL.=4946.46, SUMP ELEV=4943.46
- INSTALL 34± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATION.
- INSTALL 24" ADS MEDIAN INLET CATCH BASIN (STMI-4) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4949.78 INV.(IN) EL.=4945.89 INV.(OUT) EL.=4945.79, SUMP ELEV=4942.79
- INSTALL 34± L.F. OF 10" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATION.
- INSTALL 5' DIA. S.D. MANHOLE (ST MH-2) WITH SOLID LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD2 ON SHEET C-400, LID EL.=4949.37, INV.(IN-E) EL.=4945.21, INV.(IN-NW) EL.=4945.54, INV.(IN-S) EL.=4944.76, INV.(OUT) EL.=4943.44
- INSTALL 14± L.F. OF 12" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- INSTALL 8'x12'x7' DEEP PRECAST CONCRETE VAULT (ST V1) WITH 8 ADS BAYFILTER CHAMBERS PER SANTAQUIN CITY PUBLIC STANDARDS & SPECIFICATIONS, AND MANUFACTURER'S SPECIFICATIONS. LID TO MATCH FINISH GRADE. LID EL.= 4949.85± INV.(IN/NW) EL.= 4943.35 INV.(OUT E) EL.= 4943.15, INV.(OUT S) EL. 4943.15 BOTTOM CONC. FLOOR EL.= 4940.15, SEE DETAILS SHEET 2/C-402.
- INSTALL 11± L.F. OF 12" ADS PIPE AT 2.0% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- INSTALL 11± L.F. OF 12" ADS PIPE AT 3.6% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS.
- INSTALL MC-4500 STORMTECH WATER DETENTION SYSTEM WITH ISOLATOR ROWS AT 45.72 FT. LONG, WITH 14 CHAMBERS ON ONE ROW AND 13 CHAMBERS ON THE SECOND ROW AND END CAPS AS SHOWN PER MANUFACTURER'S AND SANTAQUIN CITY STANDARDS & SPECIFICATIONS. BASE OF CHAMBERS EL.=4942.75. SLOPE SIDEWALLS PER GEOTECHNICAL AND OSHA REQUIREMENTS.
- INSTALL 6" ROOF DRAIN LEADER, 6" ELBOW, AND TRANSITION BOOT TO CONNECT TO ROOF DRAIN LEADER.
- INSTALL 18" ADS MEDIAN INLET CATCH BASIN (STMI-4) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4954.20, INV.(OUT) EL.=4950.79, SUMP ELEV=4947.79.
- INSTALL 37' OF 8" HDPE PIPE AT 1.6% SLOPE
- INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4950.26, MATCH SPRINGLINE.
- INSTALL 37' OF 8" HDPE PIPE AT 1.6% SLOPE
- INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4949.67, MATCH SPRINGLINE
- INSTALL 56' OF 8" HDPE PIPE AT 1.6% SLOPE
- INSTALL 8'x8'x6" HDPE TEE. INVERT MAIN = 4947.70, MATCH SPRINGLINE
- INSTALL 56' OF 12" HDPE PIPE AT 1.6% SLOPE
- INSTALL 24" ADS MEDIAN CATCH BASIN (STMI-6) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4950.09, INV.(IN) EL.= 4947.87, INV.(OUT) EL.=4947.77, SUMP ELEV=4944.77.
- INSTALL 86' OF 15" HDPE PIPE AT 1.6% SLOPE
- INSTALL 5' DIA. S.D. MANHOLE (ST MH-1) WITH SOLID LID PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. SEE DETAIL SD2 ON SHEET C-400, LID EL.=4950.75 INV.(IN-SE) EL.=4947.47, INV.(OUT) EL.=4947.37, SUMP ELEV=4944.37
- INSTALL 163' OF 15" HDPE PIPE AT 1.6% SLOPE
- INSTALL 3'x3' CURB INLET CATCH BASIN (STCI-1) WITH FRAME AND HOODED GRATE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS. PER DETAIL 1/C-402, GRATE EL.=4949.34 INV.(OUT) EL.=4945.74, SUMP ELEV = 4944.74
- INSTALL 10± L.F. OF 8" ADS PIPE AT 2% SLOPE PER SANTAQUIN CITY PUBLIC WORKS STANDARDS & SPECS

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DRY UTILITY NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
- REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

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WATER NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT SANTAQUIN STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE HDPE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE SANTAQUIN STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
- THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 6.0 FT. WHERE AT LEAST 6.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
- THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
- LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
- ANY EXISTING OR NEW VALVES THAT CONTROL THE SANTAQUIN WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
- PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE SANTAQUIN STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING SANTAQUIN STANDARD SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
- PER THE CURRENT STATE OF UTAH ENVIRONMENTAL AGENCY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT ENVIRONMENTAL QUALITY PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
- ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT MPWSS & ANY APPLICABLE CITY OF SANTAQUIN MODIFICATIONS.
- PER CURRENT STATE OF UTAH ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER ENVIRONMENTAL QUALITY PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY OF SANTAQUIN AND UTAH COUNTY MASTER SPECIFICATIONS.
- AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
- PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
- CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

KEYNOTES

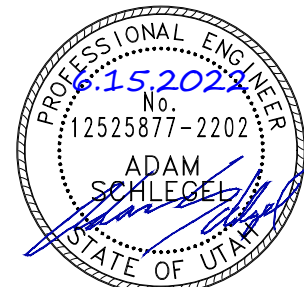
- EXISTING PUBLIC WATERLINE.
- INSTALL 8"X8"X8" DI TEE, 8" TRANSITION COUPLING, 8" GATE VALVE W/ VALVE BOX PER DETAILS 2/C401. RETRAIN JOINTS PER DETAILS 3/C401 AND 4/C401. RESTRAIN JOINTS AND PROVIDE THRUST BLOCKS PER DETAIL 1/C401.
- 8" PVC DR-14 FIRE SUPPRESSION LINE. LENGTH = 216 LF, PER DETAIL 5/C402.
- 8" X 45" BEND DI BEND WITH RESTRAIN JOINTS AND THRUST BLOCK PER DETAIL 1/C401.
- CONNECT TO BUILDING, SEE FIRE PROTECTION PLANS FOR EXACT CONNECTION LOCATION AND CONTINUATION.
- FIRE PUMP INSIDE BUILDING. SEE FIRE SUPPRESSION PLANS.
- REMOTE POST TYPE FIRE DEPARTMENT CONNECTION PER SANTAQUIN FIRE DEPARTMENT REQUIREMENTS AND PER DETAIL 7/C402. RESTRAIN ALL JOINT ON FIRE DEPARTMENT CONNECTION AND PIPING BACK TO FIRE RISER ROOM.
- 6" DUCTILE IRON WATERLINE. (TOTAL LENGTH = 140 LF.) PER DETAIL 5/C402.
- 6" X 45" DI BEND, WITH RESTRAINED JOINTS, AND THRUST BLOCK PER DETAIL 1/C401.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING SANITARY SEWER SERVICE LATERAL.
- INSTALL SAS 4" X 4" WYE AND TERMINAL CLEANOUT PER DETAIL 6/C401.
- 4" PVC SDR 26 SANITARY SEWER PIPE SET @ 2% MIN. SLOPE, PER DETAIL 5/C402.
- 4" X 4" X 4" SAS WYE.
- SAS DOUBLE CLEANOUT PER DETAIL 5/C401.
- VENT PIPING FROM SAND OIL INTERCEPTOR. SEE PLUMBING PLANS FOR CONNECTION.
- 1.5" X 2" REDUCER.
- 2" PVC SCH 80 WATERLINE. MIN BURY DEPTH OF 48", PER DETAIL 5/C402.
- 2" X 45" BEND PVC SCH 80 WATERLINE.
- 2" X 90" ELBOW PVC SCH 80 WATERLINE.
- CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- 1,000 GALLON PRE-FABRICATED CONCRETE SAND OIL SEPARATOR PER DETAIL 2/C402.
- NEW HOPE IRRIGATION PIPING (14 TO MATCH EXISTING) TO BE INSTALLED IN SAME ALIGNMENT AND ELEVATIONS AS EXISTING IRRIGATION LATERAL PIPING.

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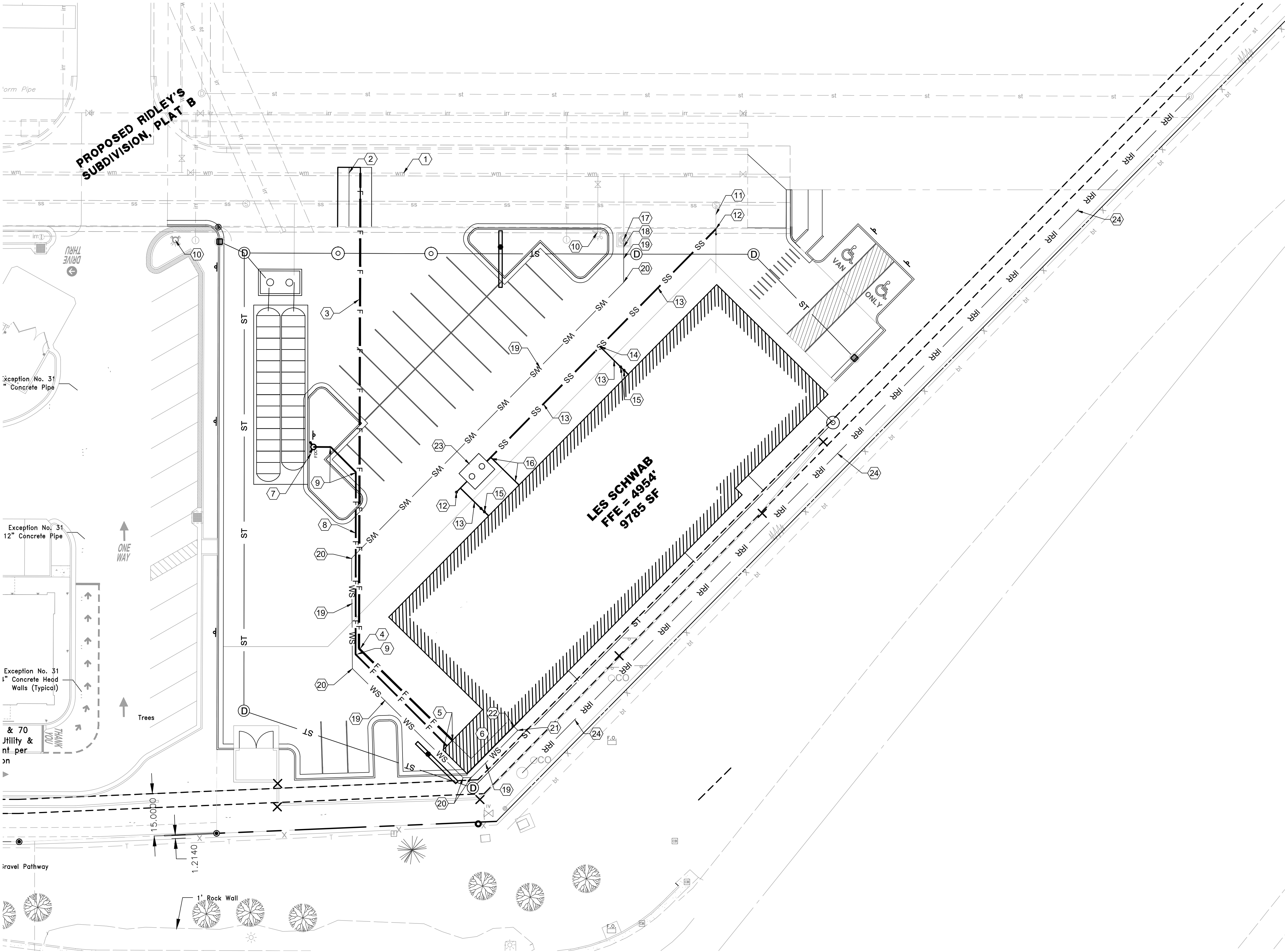
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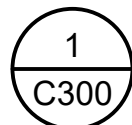
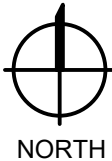
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UTILITY
PLAN

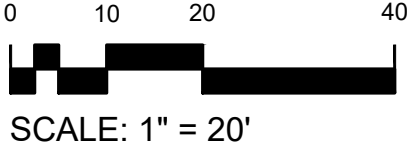
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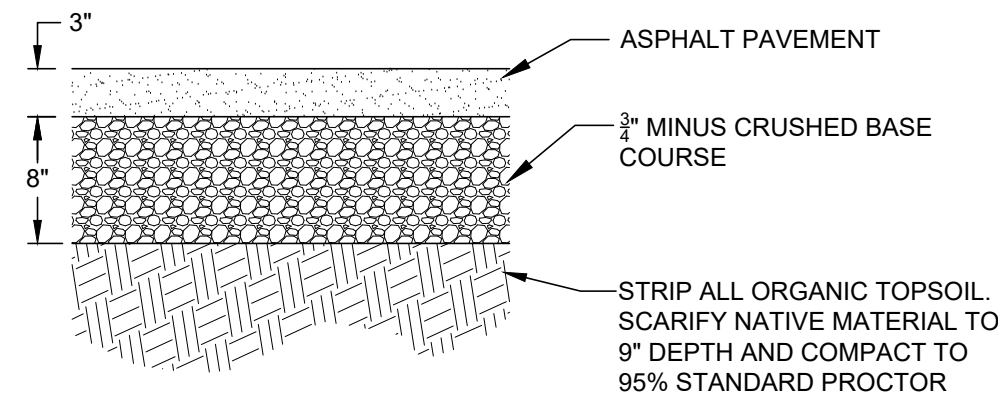


UTILITY CONTACTS		
WATER	SANTAQUIN CITY – JON LUNDELL	801–754–1974
STORM	SANTAQUIN CITY – JON LUNDELL	801–754–1974
SEWER	SANTAQUIN CITY – JON LUNDELL	801–754–1974
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1–888–221–7070
GAS	DOMINION ENERGY – DAVE CHRISTENSEN	801–853–6586
TELEPHONE	CENTURYLINK	801–974–8130



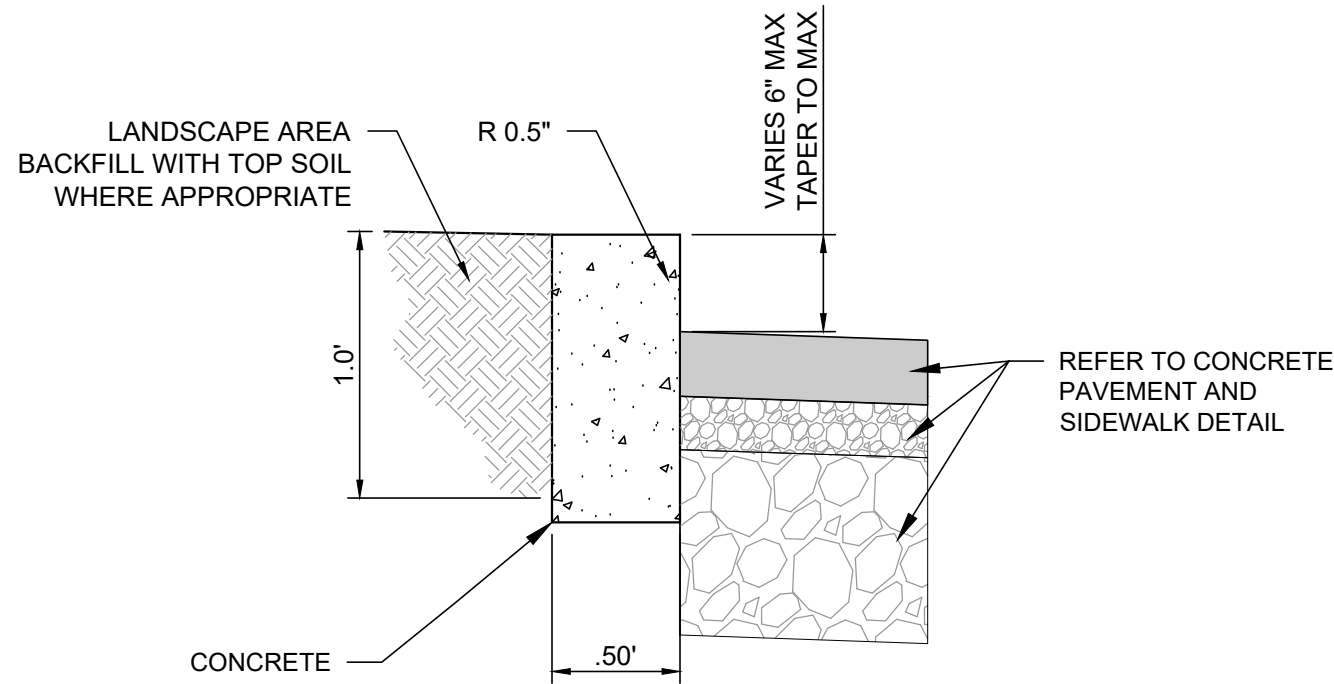
UTILITY PLAN



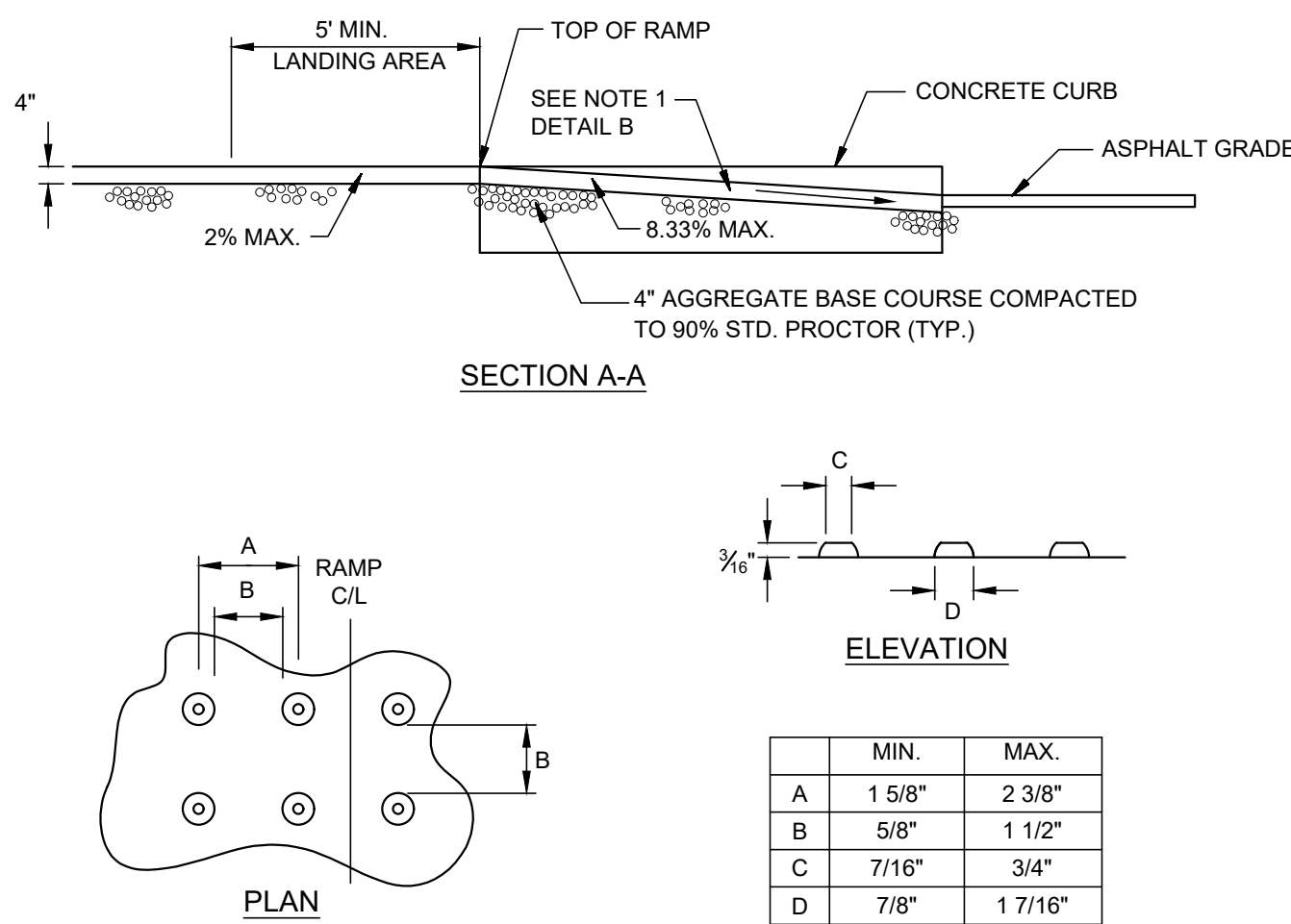
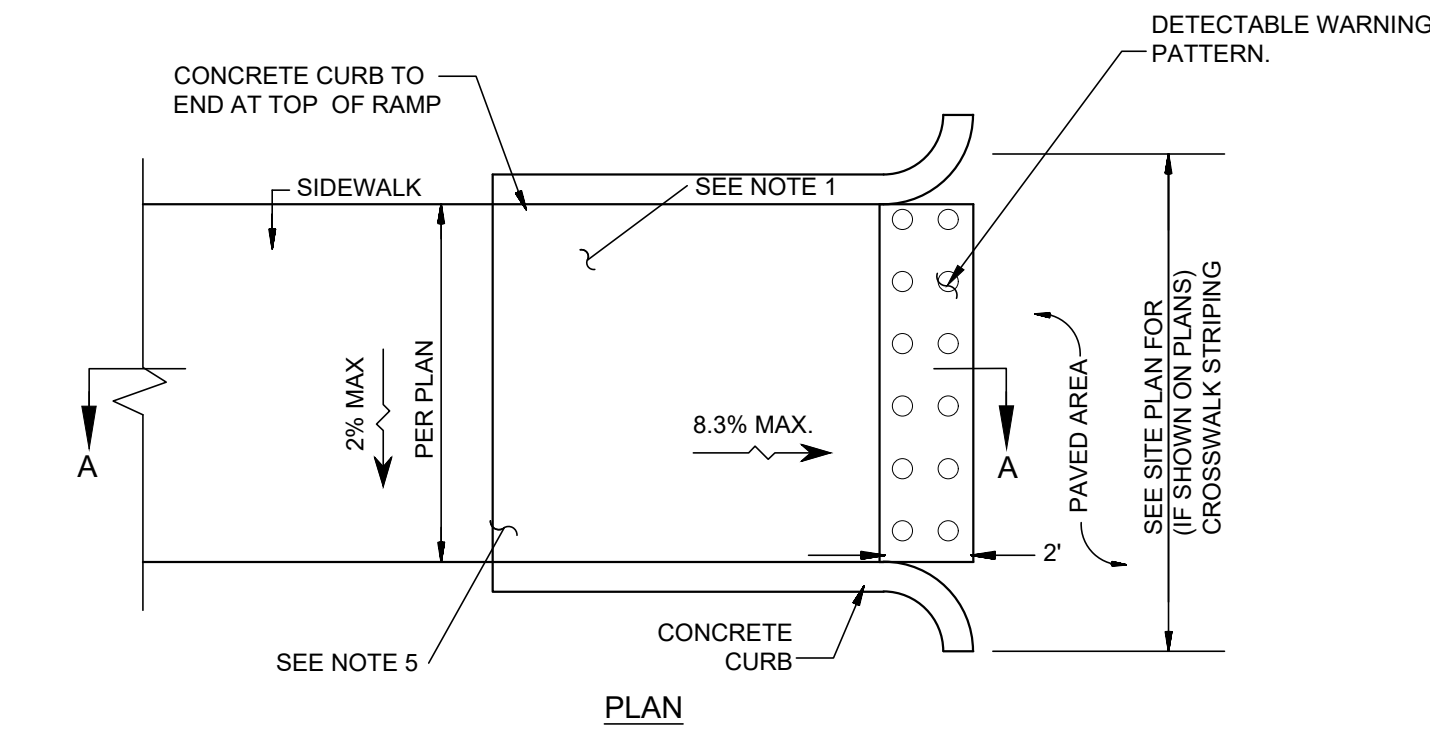


- NOTES:
- GRADE TO THE SUBGRADE DEPTH, EXTENDING THE TYPICAL SECTION TO AT LEAST 1 HORIZONTAL FOOT BEYOND ANY CURB AND GUTTER.
 - SCARIFY TO A DEPTH OF AT LEAST 9 INCHES AND WETTING THE SCARIFIED SURFACE.
 - COMPACT THE WETTED, SCARIFIED SURFACE TO A STANDARD RELATIVE COMPACTION OF AT LEAST 95 PERCENT. THE SUBGRADE MAY BE TOO COARSE TO HAVE A RELATIVE PROCTOR MOISTURE DENSITY CURVE AND, SIMILAR TO THE PERIMETER FOOTING AND SLAB-ON-GRADE SUBGRADES, THE MAXIMUM DRY DENSITY MAY NEED TO BE ESTABLISHED IN THE FIELD. LSM RECOMMENDS USING A ROLLER COMPACTOR HAVING AN OPERATING WEIGHT OF AT LEAST 25,000 POUNDS AND A CENTRIFUGAL FORCE OF AT LEAST 50,000 POUNDS.
 - PROVIDE A 12-INCH COMPACTED THICKNESS OF 3/4-INCH CRUSHED AGGREGATE BASE COURSE MEETING THE GRADATION REQUIREMENT. RECYCLED MATERIALS SUCH AS ASPHALT AND CONCRETE CAN BE BLENDED AND USED AS THE BASE, PROVIDED THEY MEET THE GRADATION RECOMMENDATION.
 - COMPACT THE BASE COURSE TO A STANDARD RELATIVE COMPACTION OF AT LEAST 95 PERCENT.
 - GRADE THE FINAL SURFACE TO DRAIN STORMWATER TO DRY WELL SUMPS OR OTHER CITY-APPROVED STORMWATER DETENTION AREA.
 - USE PERFORMANCE GRADED PG 58-28 BINDER FOR THE ASPHALT CONCRETE AND THE PLANT MIX SURFACING AGGREGATE PER MONTANA PUBLIC WORKS.

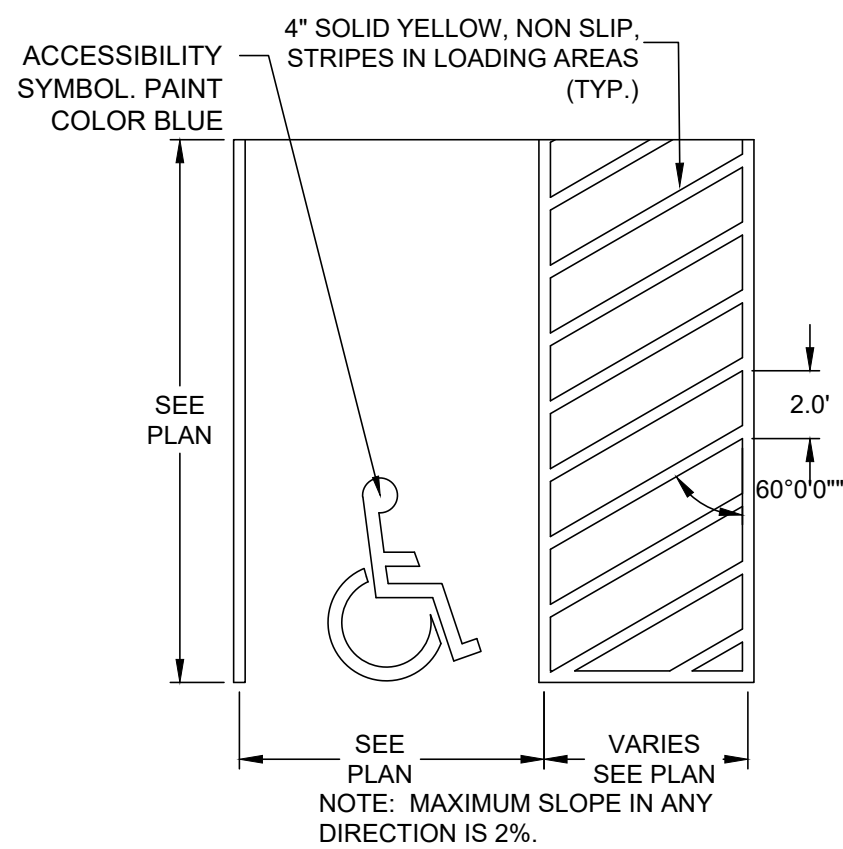
1 ASPHALT PAVEMENT
C400 NOT TO SCALE



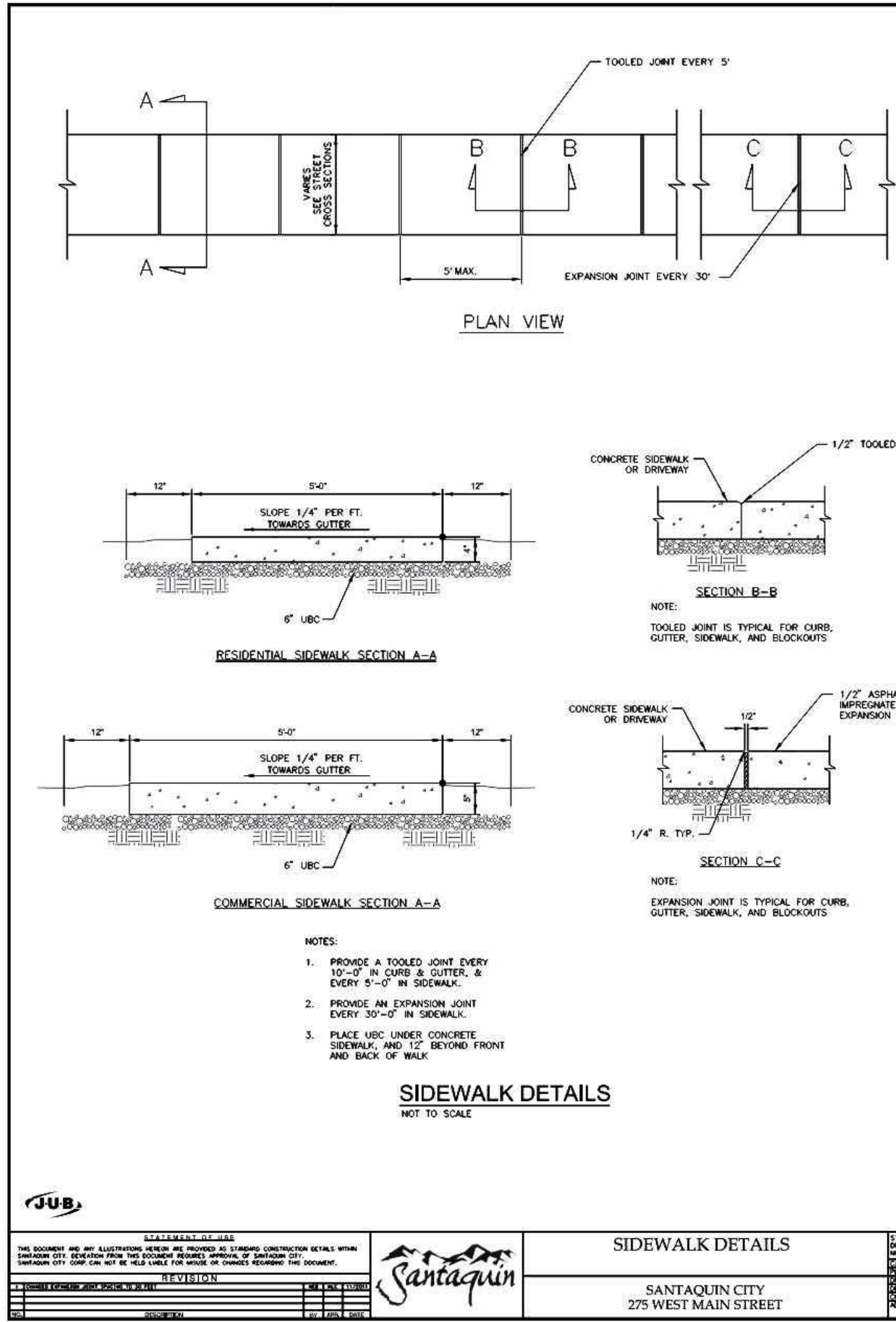
2 HEADER CURB
C400 NOT TO SCALE



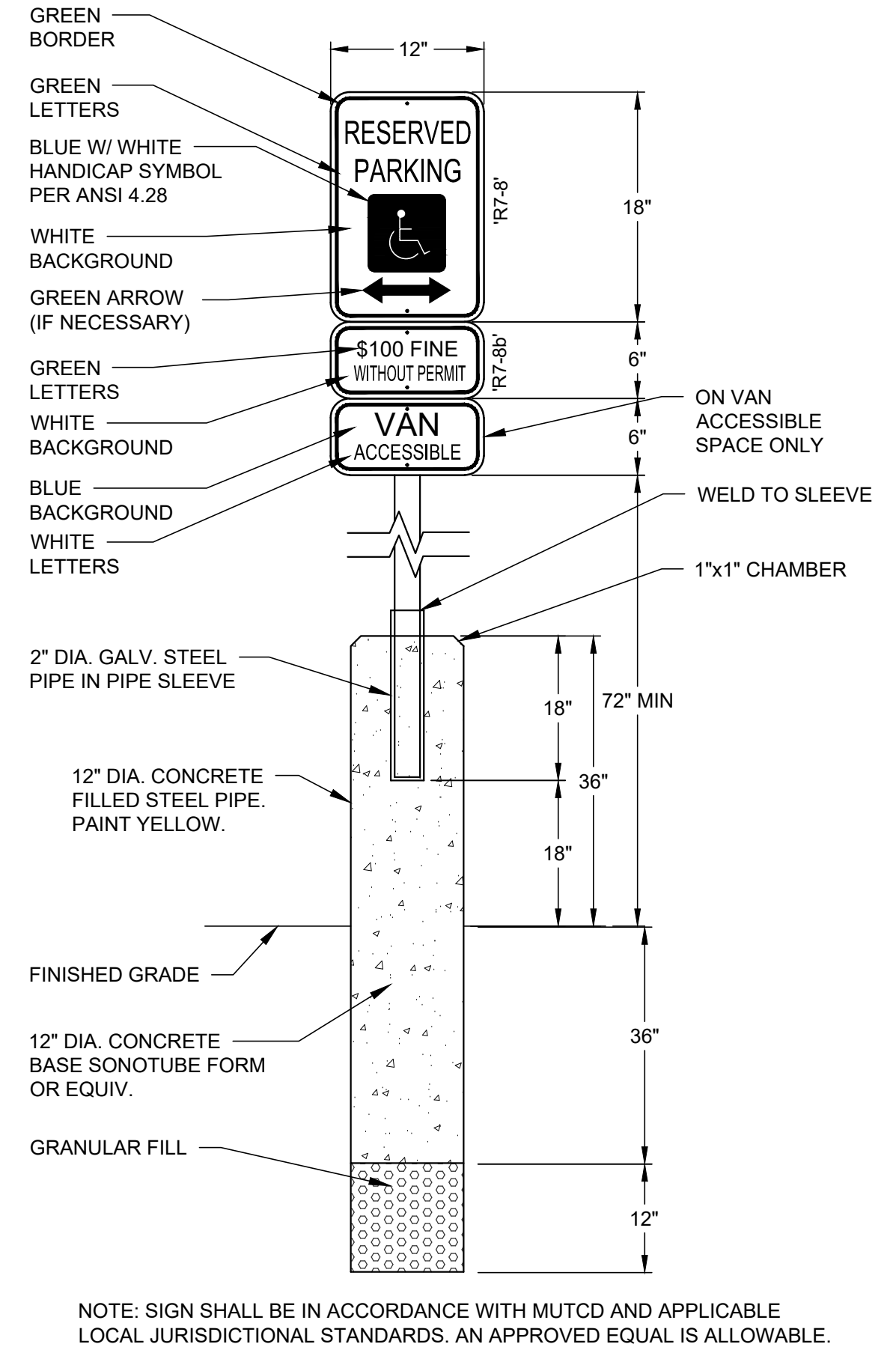
6 ADA DETECTABLE WARNING PANEL
C400 NOT TO SCALE



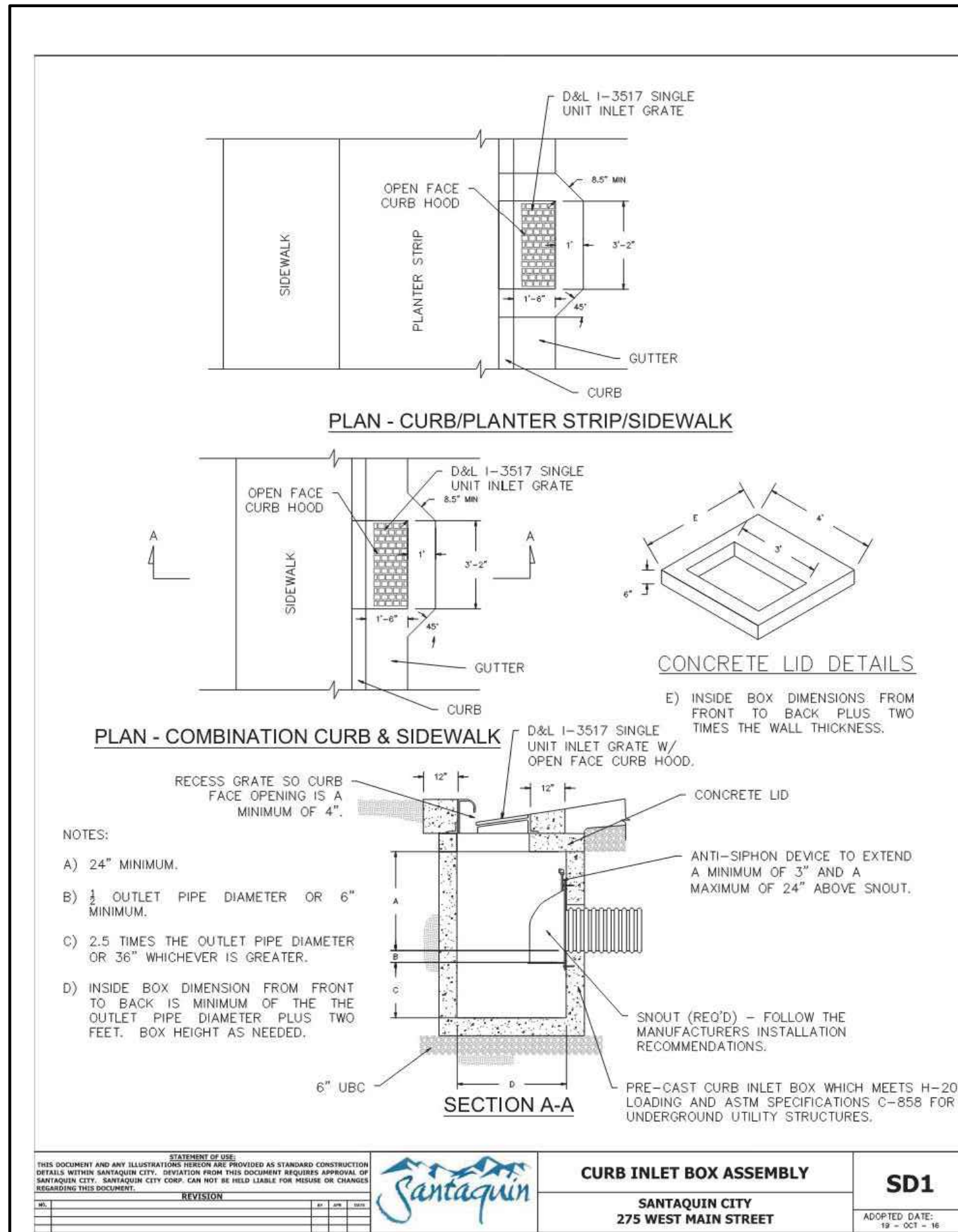
5 ACCESSIBLE PARKING STRIPING
C400 NOT TO SCALE



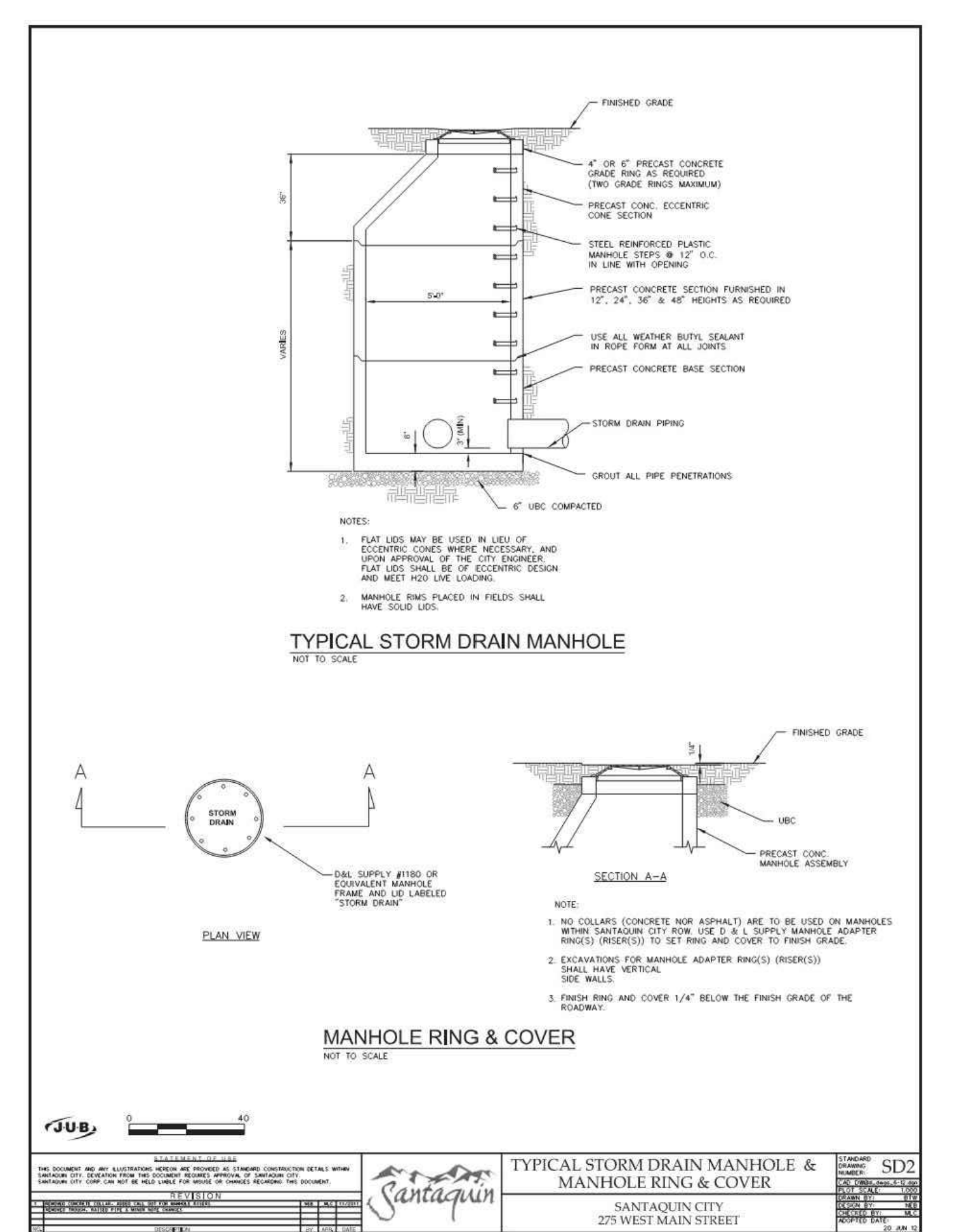
3 CONCRETE SIDEWALK
C400 NOT TO SCALE



4 ADA SIGNAGE
C400 NOT TO SCALE



7 CURB INLET BOX ASSEMBLY
C400 NOT TO SCALE



8 STORM DRAIN MANHOLE
C400 NOT TO SCALE

Cushing Terrell

cushingterrell.com
800.757.9522

Tires LES SCHWAB

500 EAST MAIN ST
SANTAQUIN, UT 84655
LES SCHWAB TIRE CENTER - SANTAQUIN, UT

PROFESSIONAL ENGINEER
1525877-2200
ADAM SCHLEGEL
STATE OF UTAH

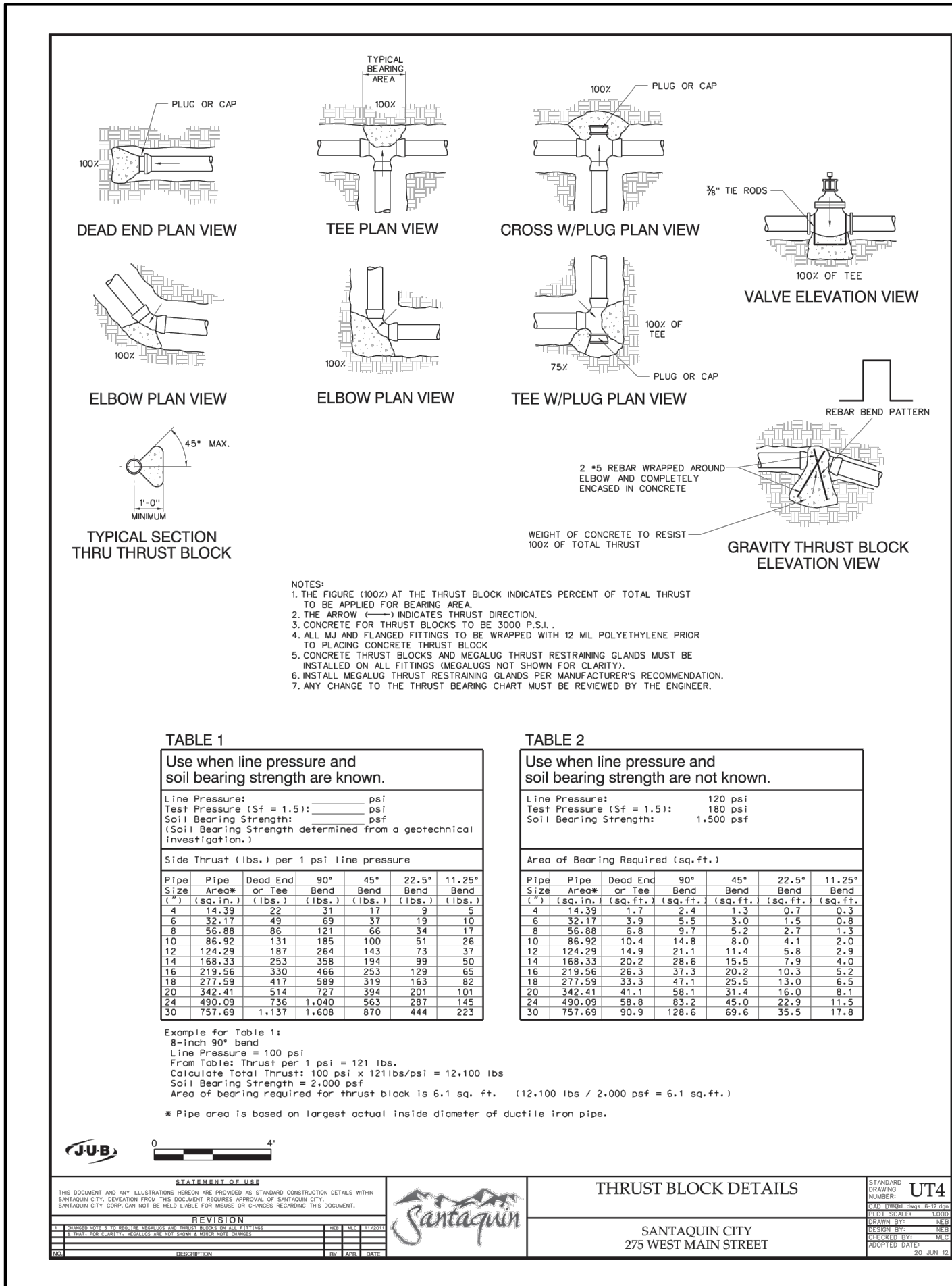
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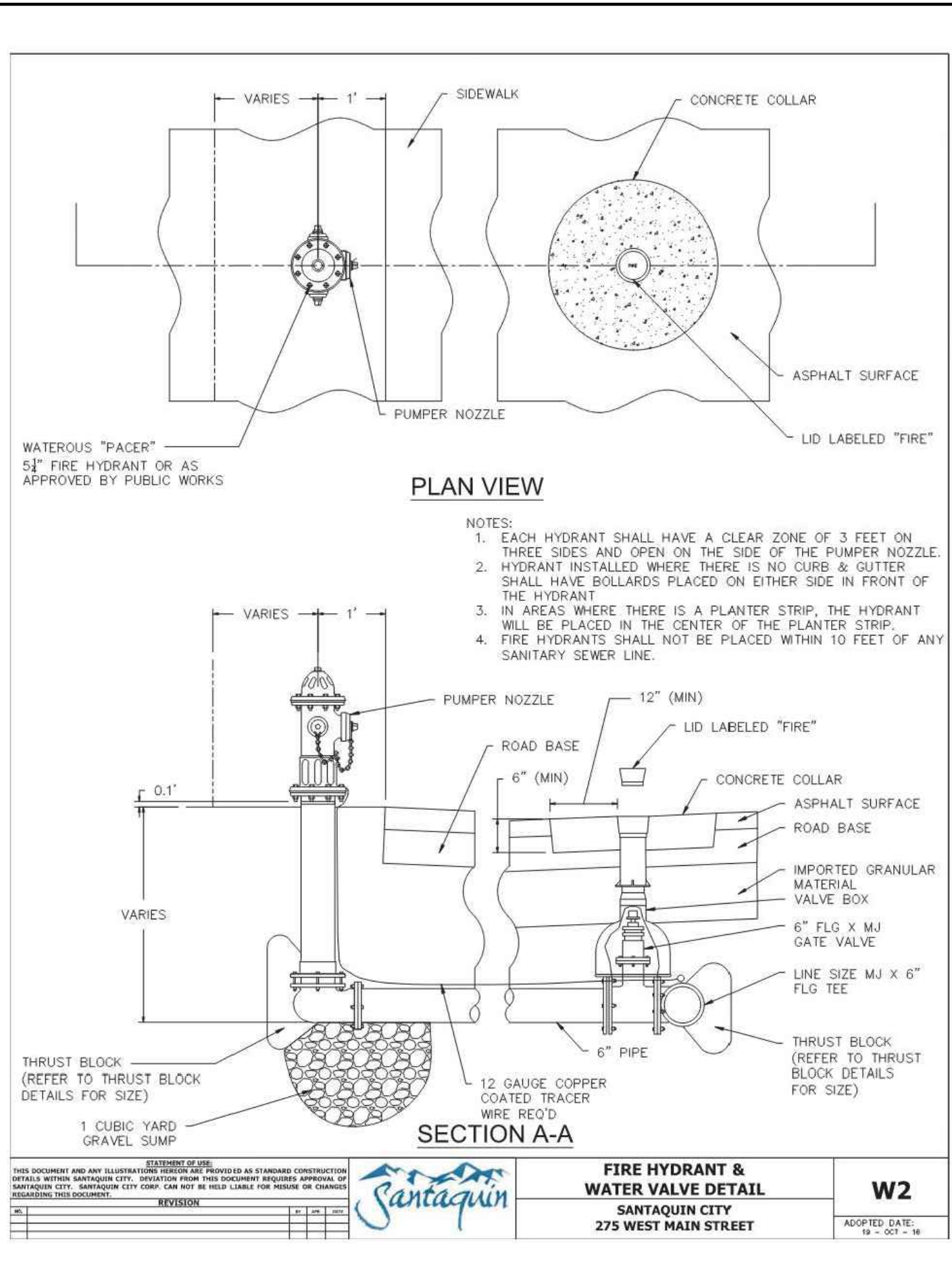
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DETAIL
SHEET

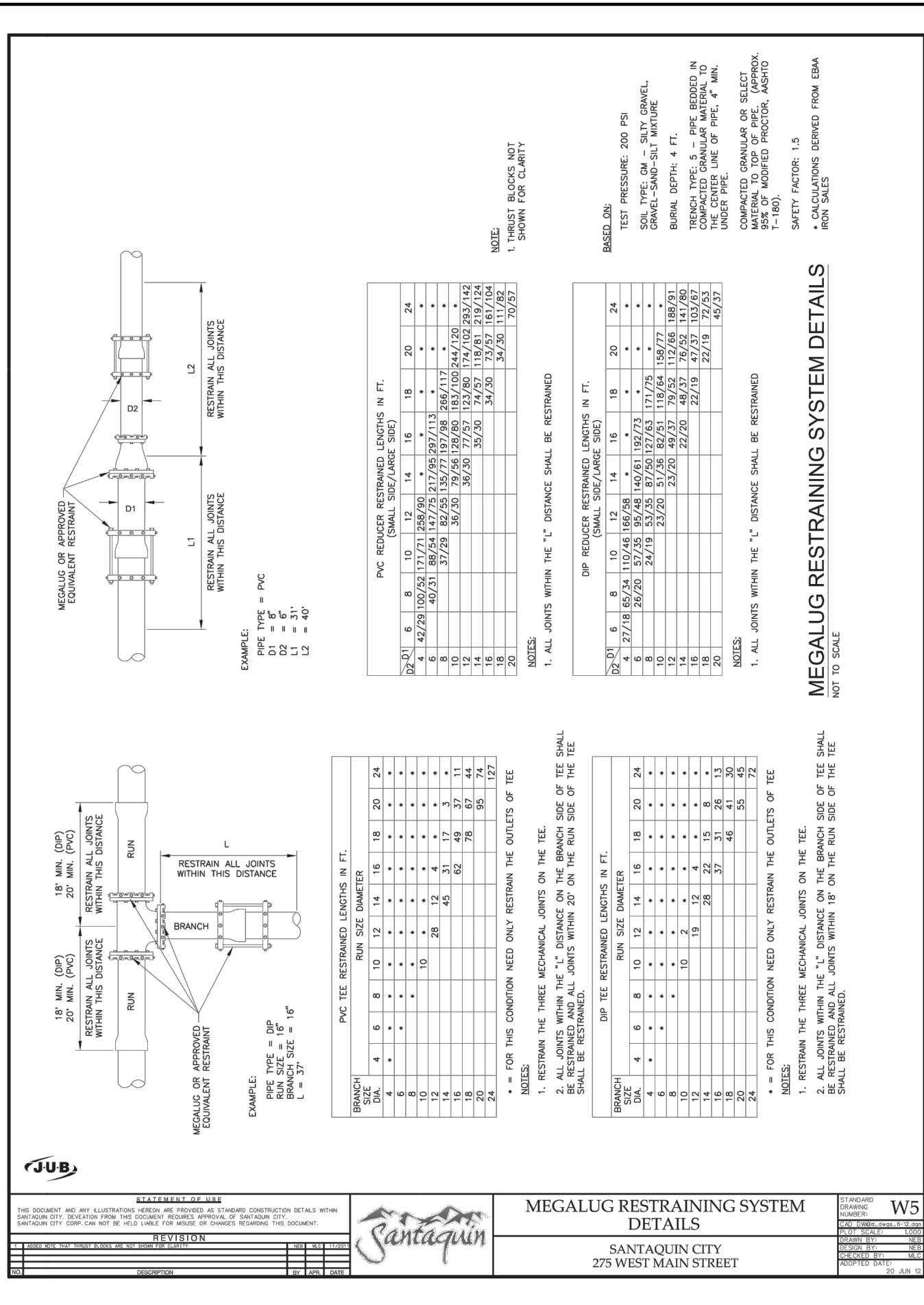
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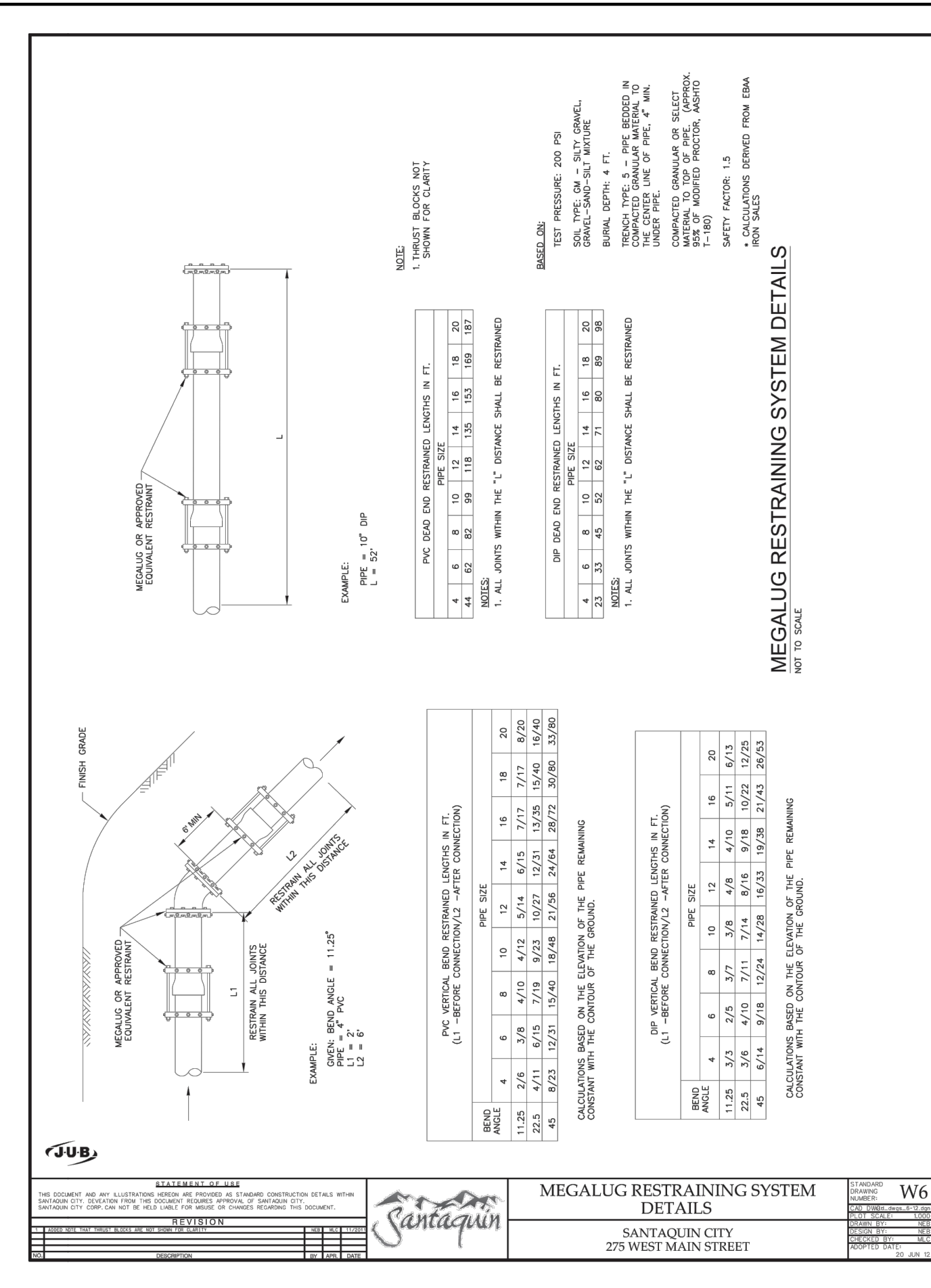
1 THRUST BLOCK
C401 NOT TO SCALE



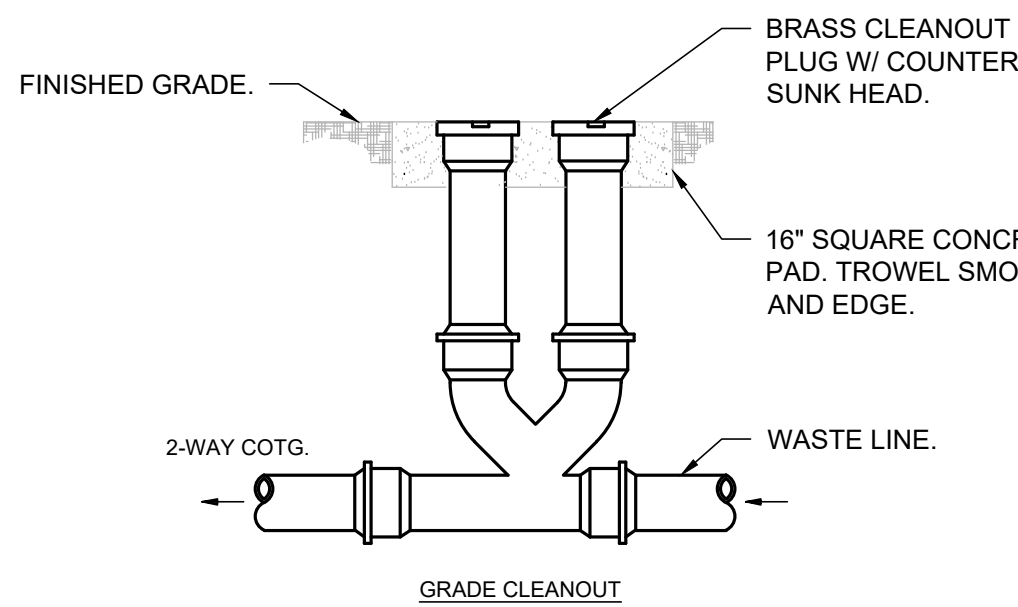
2 FIRE HYDRANT & WATER VALVE
C401 NOT TO SCALE



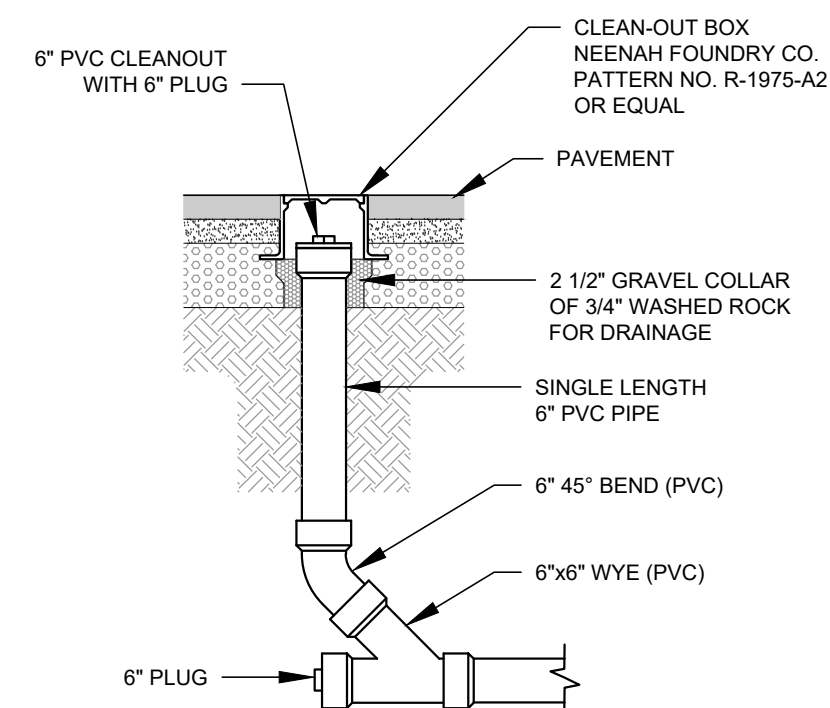
3 MEGALUG RESTRAINING SYSTEM
C401 NOT TO SCALE



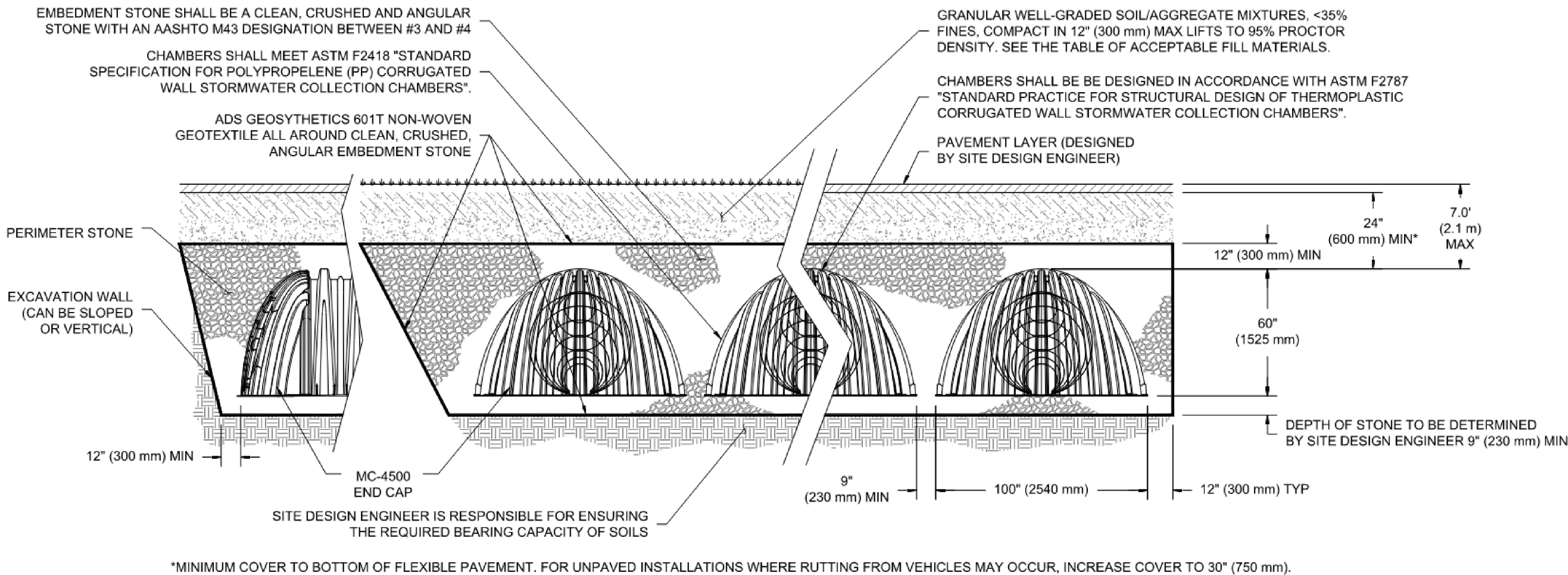
4 MEGALUG RESTRAINING SYSTEM
C401 NOT TO SCALE



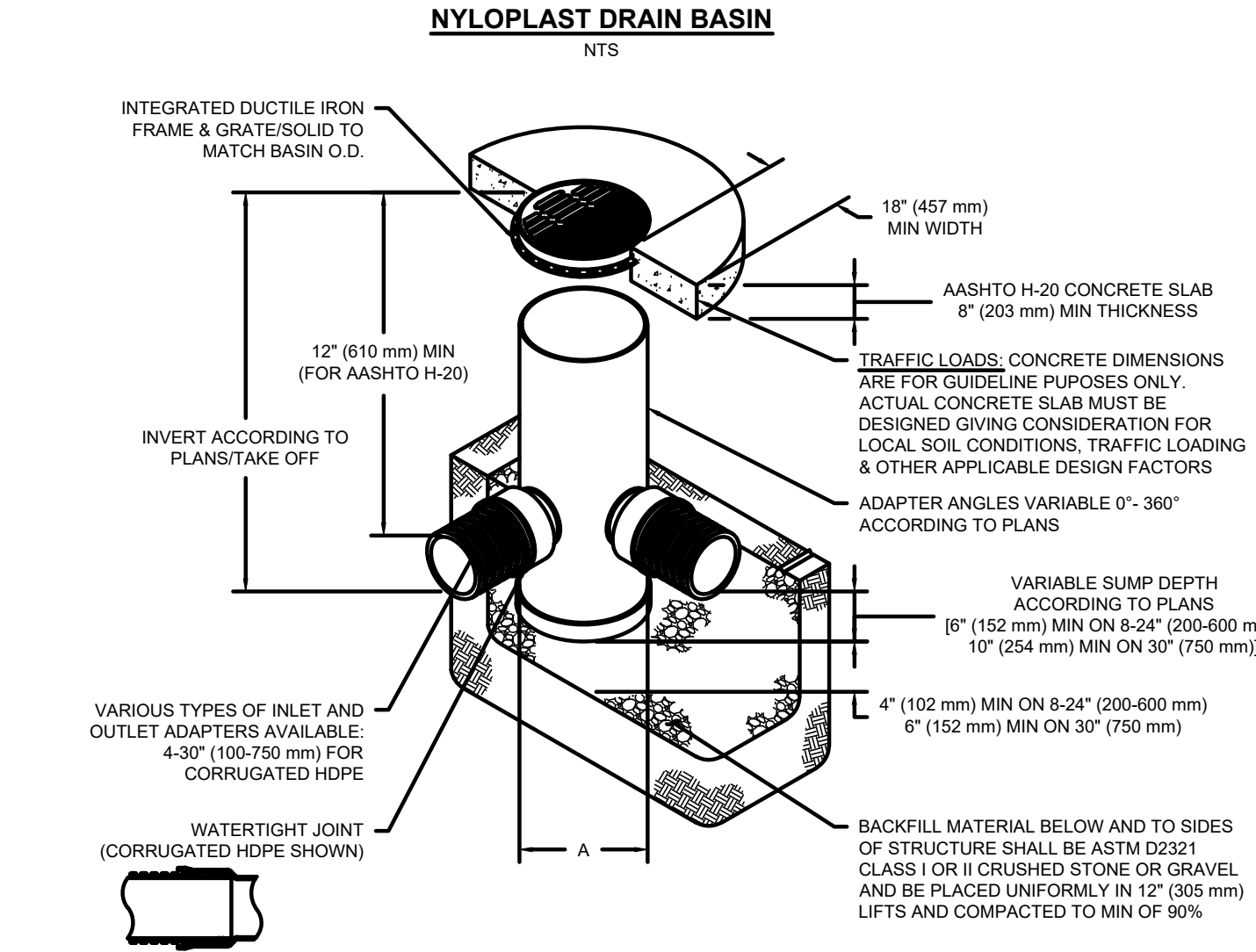
5 2-WAY SEWER CLEANOUT
C401 NOT TO SCALE



6 TERMINAL SEWER CLEANOUT
C401 NOT TO SCALE



7 ADS MC-4500 INFILTRATION CHAMBER
C401 NOT TO SCALE



NOTES

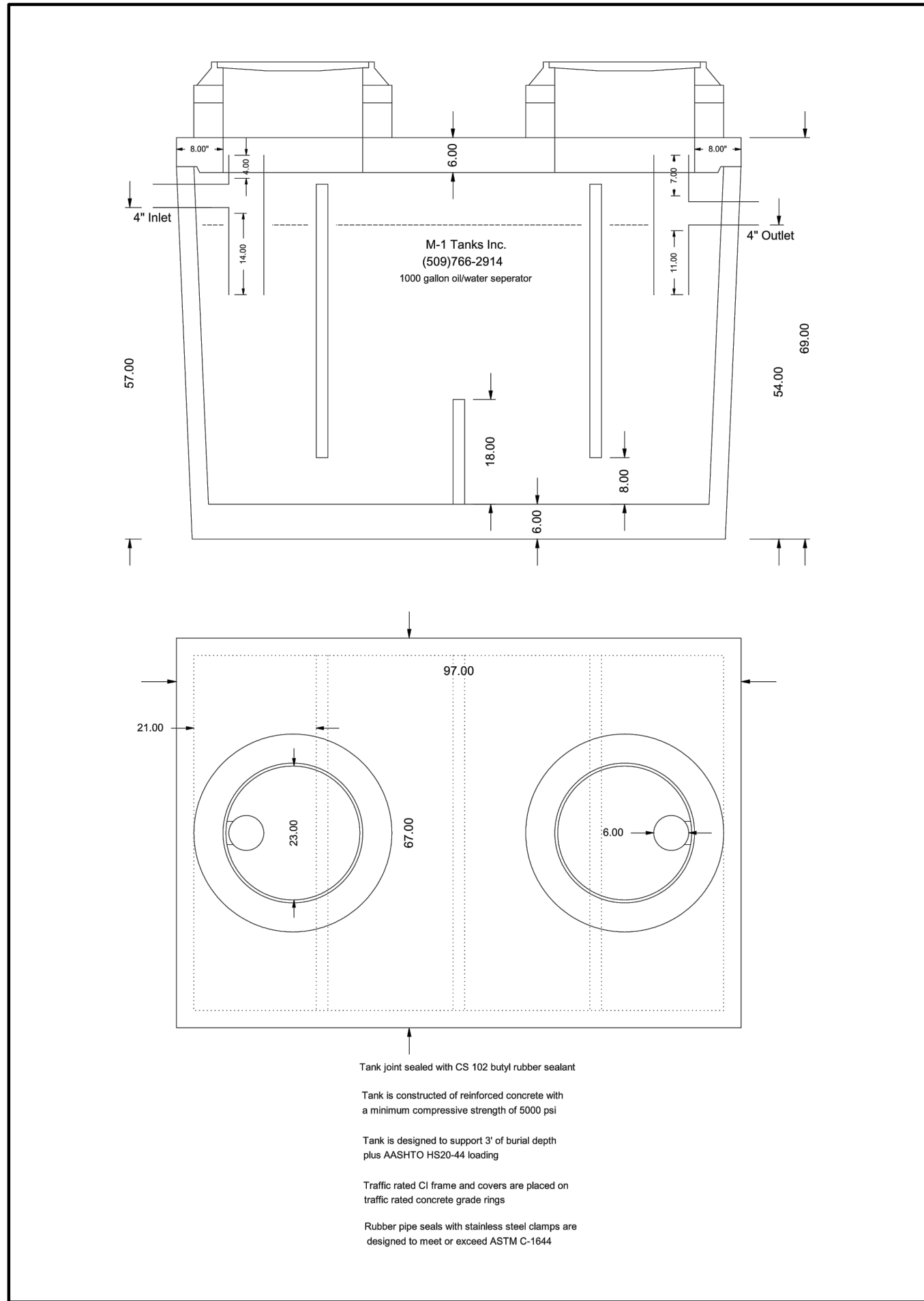
- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8"	2806AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NOTE* NYLOPLAST DRAIN BASIN DETAIL RECEIVED VIA ADVANCED DRAINAGE SYSTEMS, INC.

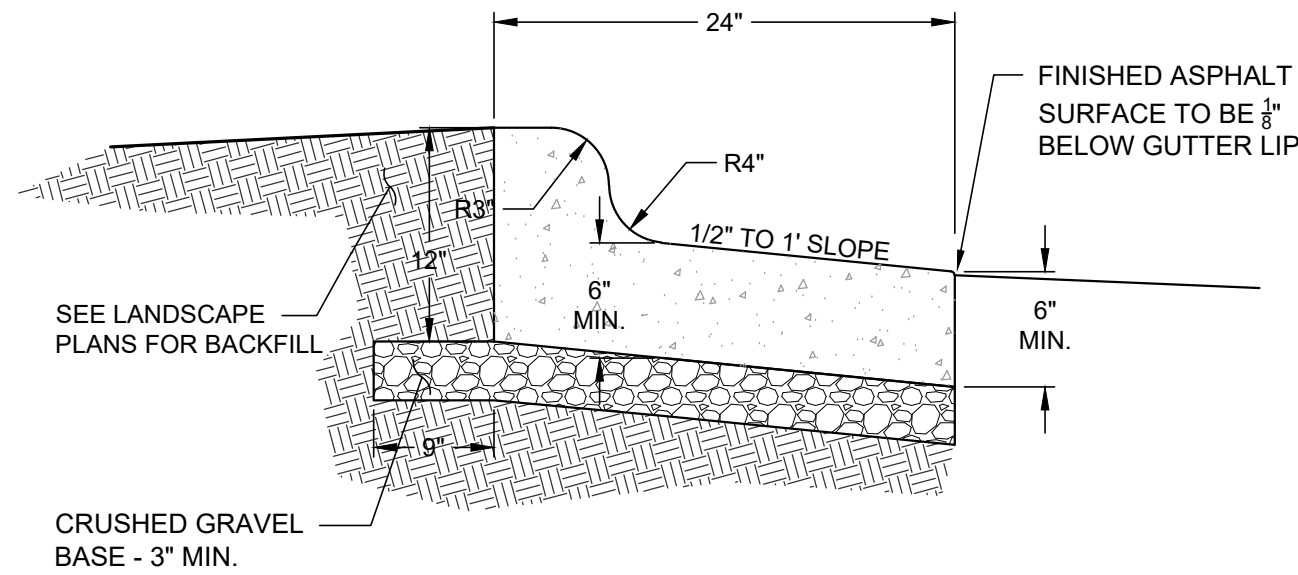
1 ADS NYLOPLAST CATCH BASIN

C402 NOT TO SCALE



2 SAND/OIL INTERCEPTOR

C402 NOT TO SCALE

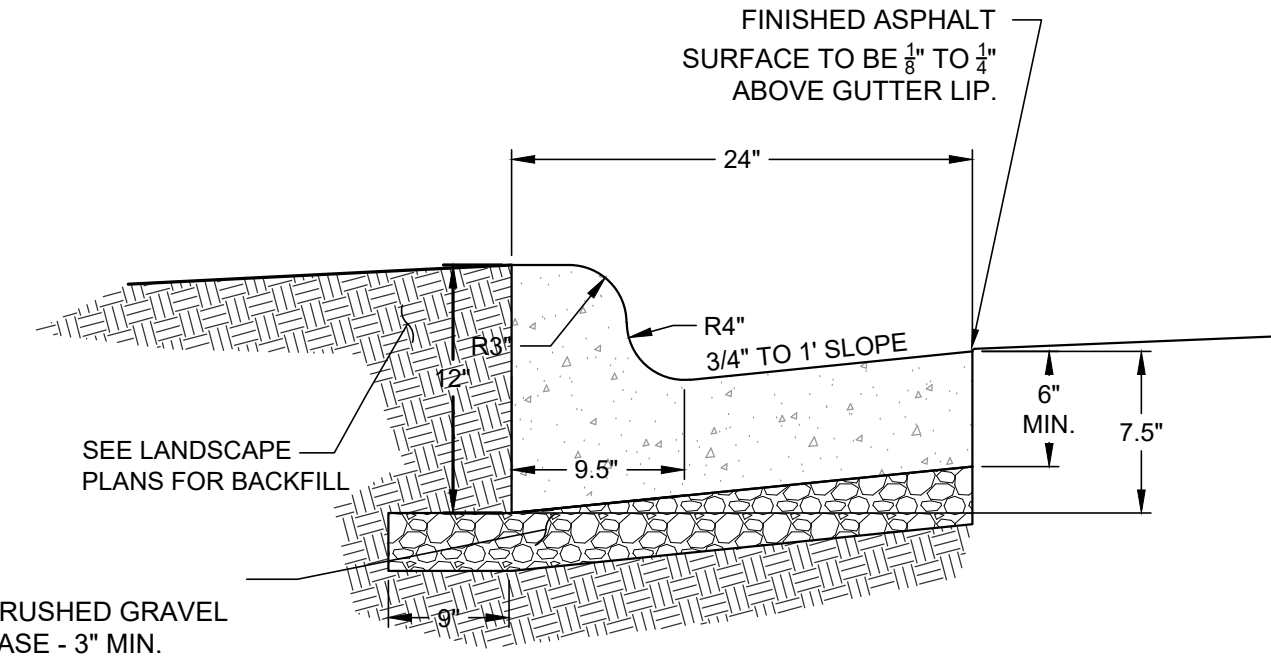


NOTES

- CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8"
- 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
- NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
- CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT.

4 CURB & GUTTER (SPILL)

C402

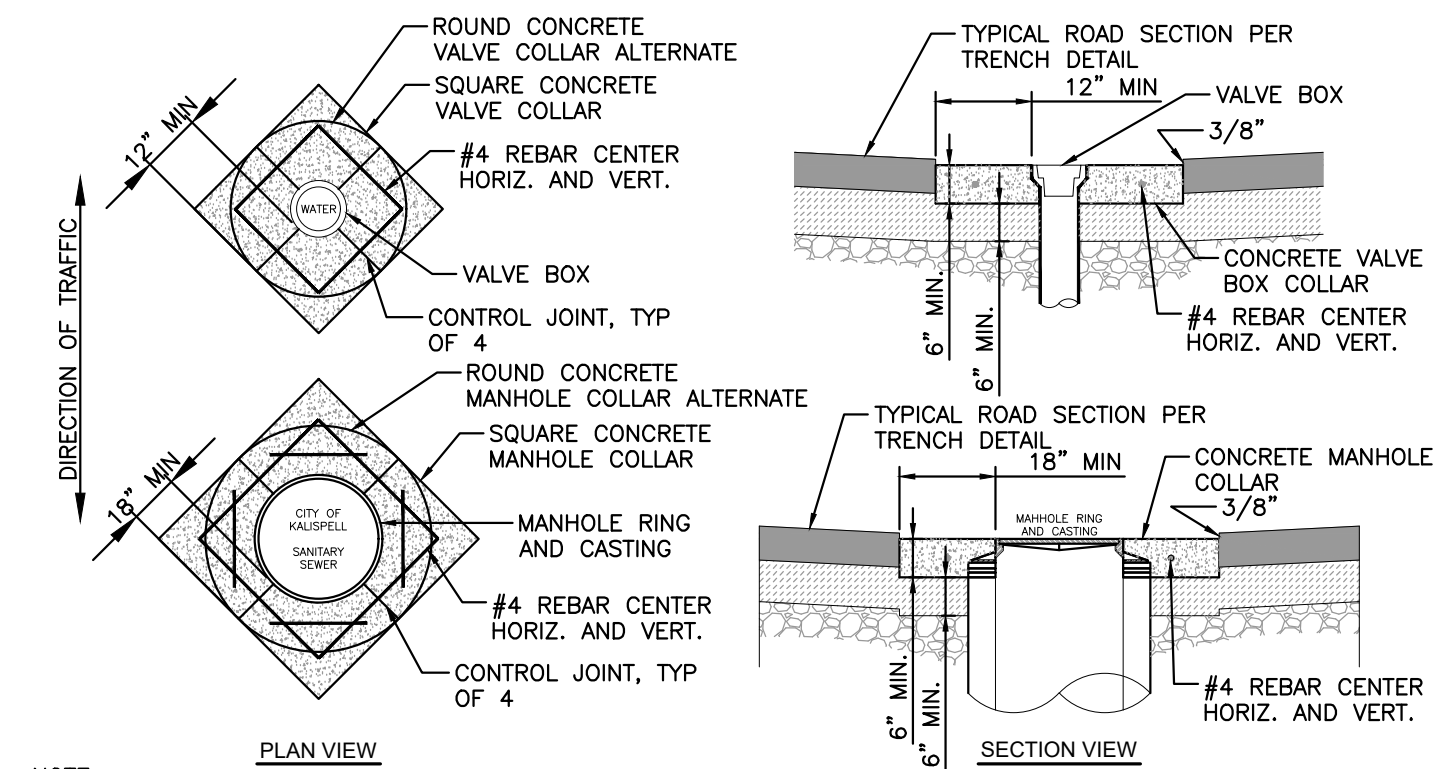


NOTES

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- 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, CURB RETURNS AND AT NOT MORE THAN 300' INTERVALS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.
- NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER OR HIS REPRESENTATIVE.
- CONCRETE SHALL BE 3,000 PSI WITH AIR ENTRAINMENT

3 CURB & GUTTER (CATCH)

C402

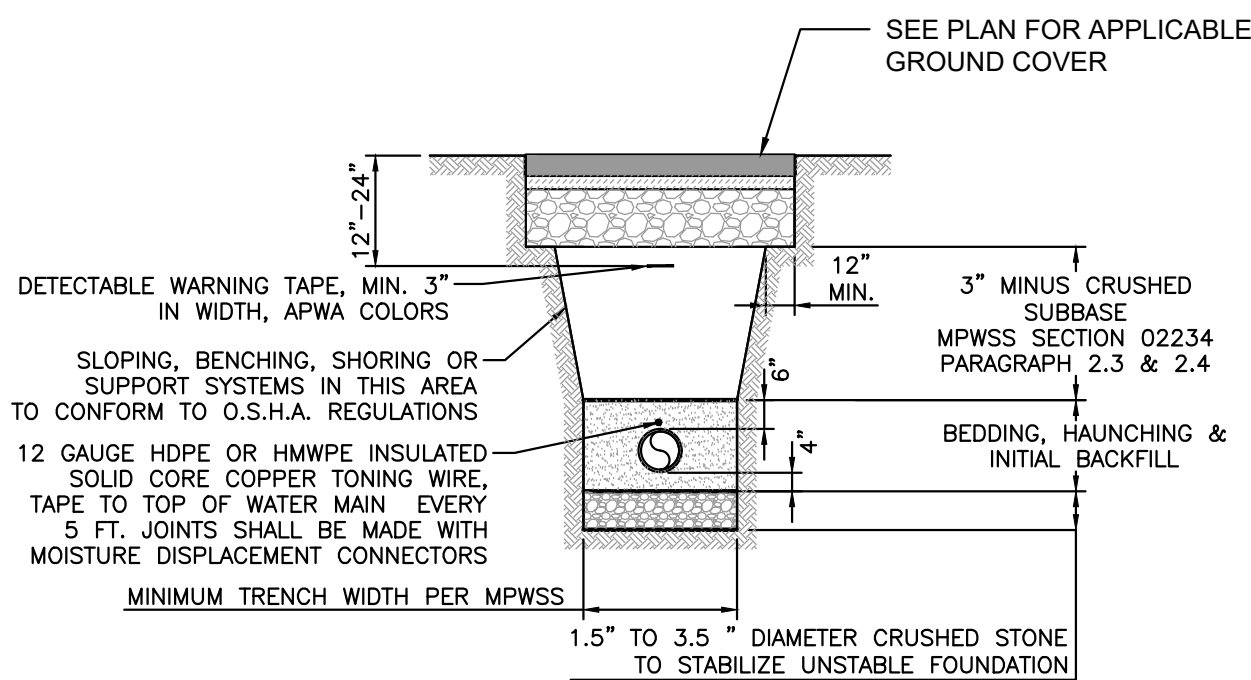


NOTE:

- ALL VISIBLE EDGES AND JOINTS SHALL BE ROUNDED WITH A 1/4" RADIUS EDGING TOOL.
- CONCRETE SHALL BE M-4000 WITH 3/4" MAX. AGGREGATE, MIN. 28 DAY STRENGTH OF 4000 PSI, 6% +/- 1.5% AIR ENTRAINMENT AND MAX SLUMP OF 4".
- ALL JOINTS SHALL BE SAW CUT.

6 CONCRETE COLLARS DETAILS

C402



ALL PIPE BEDDING AND TRENCH BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-99

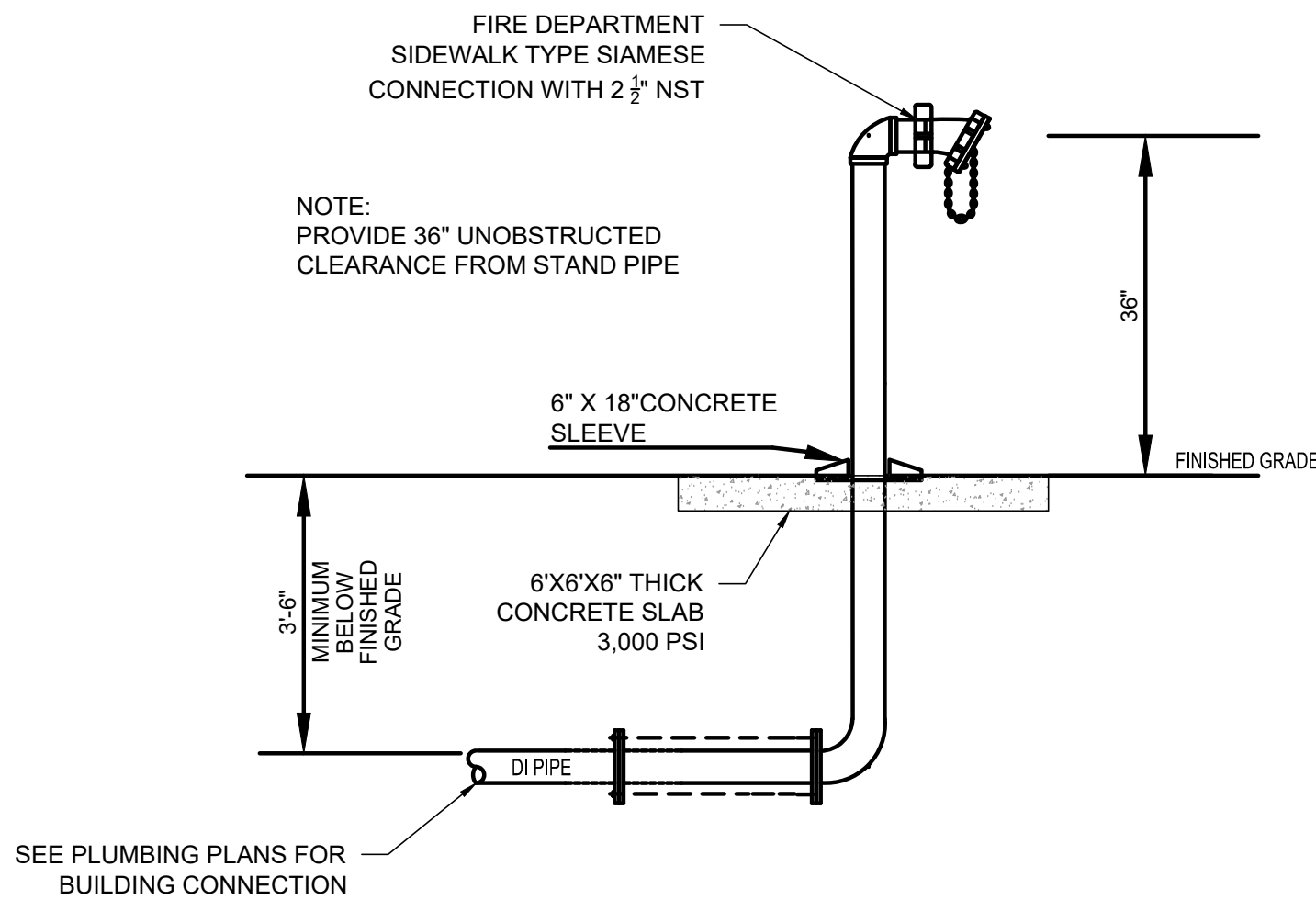
ALL TRENCH CONSTRUCTION SHALL CONFORM TO CURRENT OSHA STANDARDS - EXCAVATIONS

INSTALL DETECTABLE WARNING TAPE AND TONER WIRE ON ALL WATER MAINS AND SEWER FORCE MAINS PER CITY STANDARDS.

BEDDING, HAUNCHING & INTIAL BACKFILL SHALL BE A CLEAN SAND MEETING USCS CLASSIFICATION SYSTEM SW, OR A CLASS I MATERIALS AS DEFINED IN ASTM D 2321 WITH A MAXIMUM PARTICLE SIZE OF 3/4" AND MEETING MIGRATION REQUIREMENTS OF THE SAME STANDARD (SECTION X.1.8)

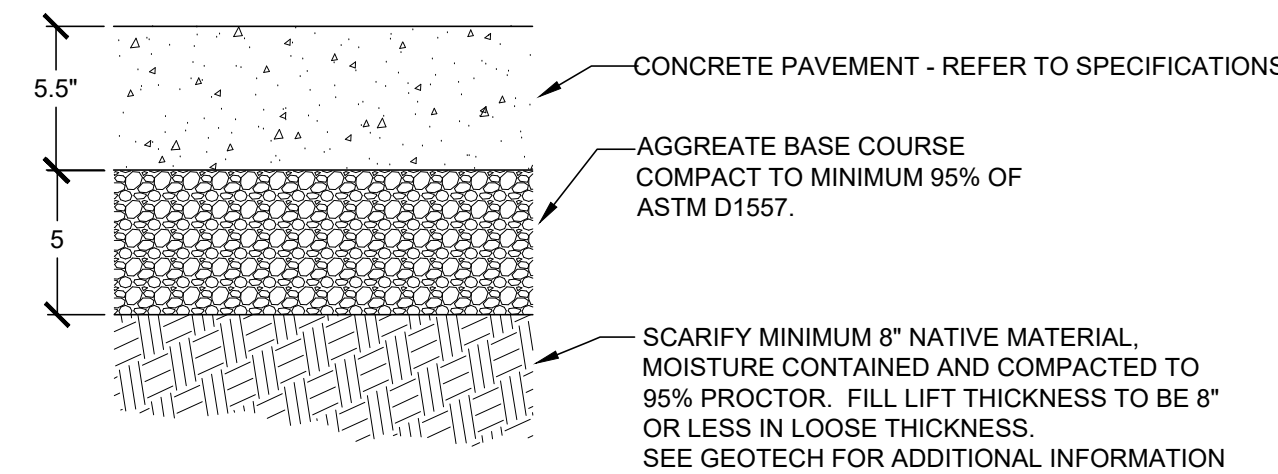
5 TYPICAL UTILITY TRENCH SECTION DETAIL

C402



7 REMOTE FIRE DEPARTMENT CONNECTION

C402

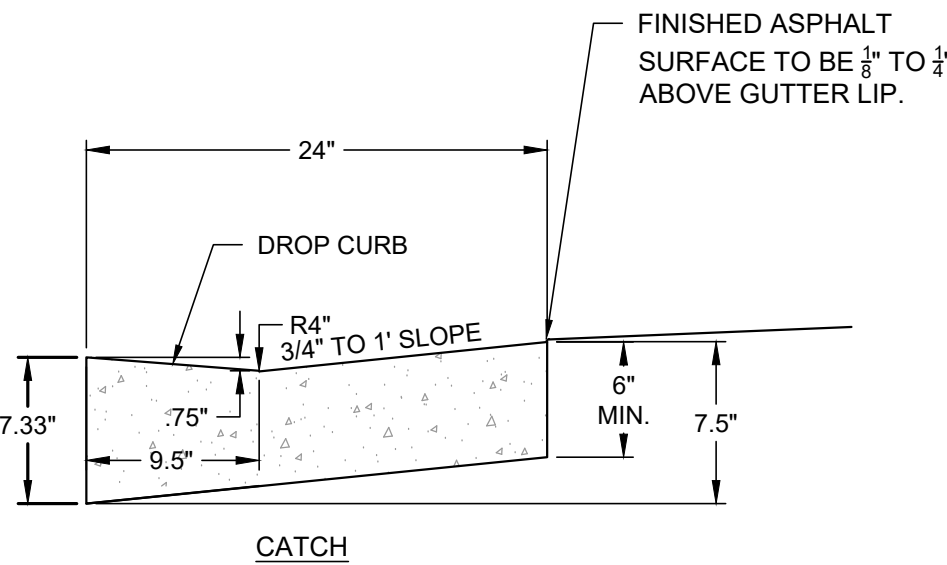


NOTES

- SEE LANDSCAPE PLANS FOR FINISH & JOINTS
 - CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
 - THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL
- *REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

8 STANDARD DUTY CONCRETE PAVEMENT CROSS SECTION

NOT TO SCALE

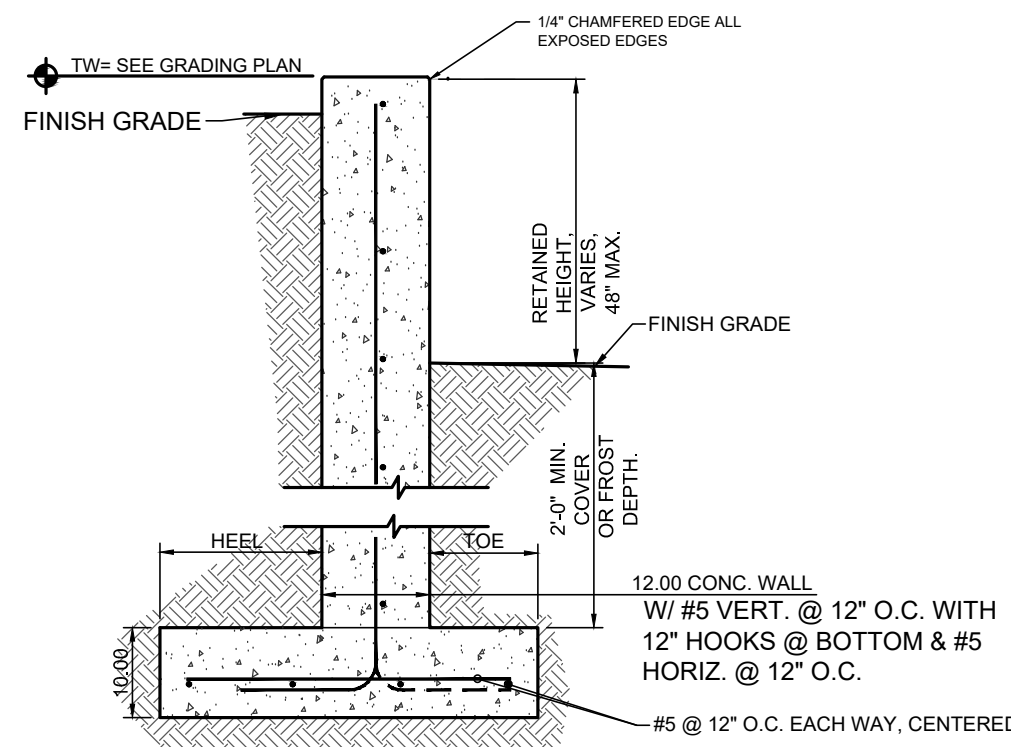


NOTE:

- CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL HAVE A MIN. DEPTH OF 3/4" AND MIN. WIDTH OF 1/8"
- 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT ALL P.C.s, P.T.s, AND CURB RETURNS. THE EXPANSION MATERIAL SHALL EXTEND THROUGH THE FULL DEPTH OF THE CURB AND GUTTER.

9 CURB & GUTTER (LAYDOWN)

C402



NOTES:

- PROVIDE EXPANSION JOINTS AT 20' O.C. INTERRUPT HORIZONTAL REINFORCING AT JOINTS.
- PROVIDE 3" CLEAR MINIMUM ON ALL REBAR
- RETAINED HEIGHT: 30" AND BELOW:
3.1. HEEL: 1'-3"; TOE: 0'-9"
- RETAINED HEIGHT: >30" TO 48"
4.1. HEEL: 2'-9"; TOE: 0'-9"

10 CONCRETE RETAINING WALL

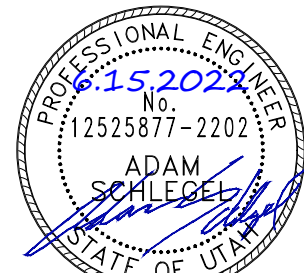
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