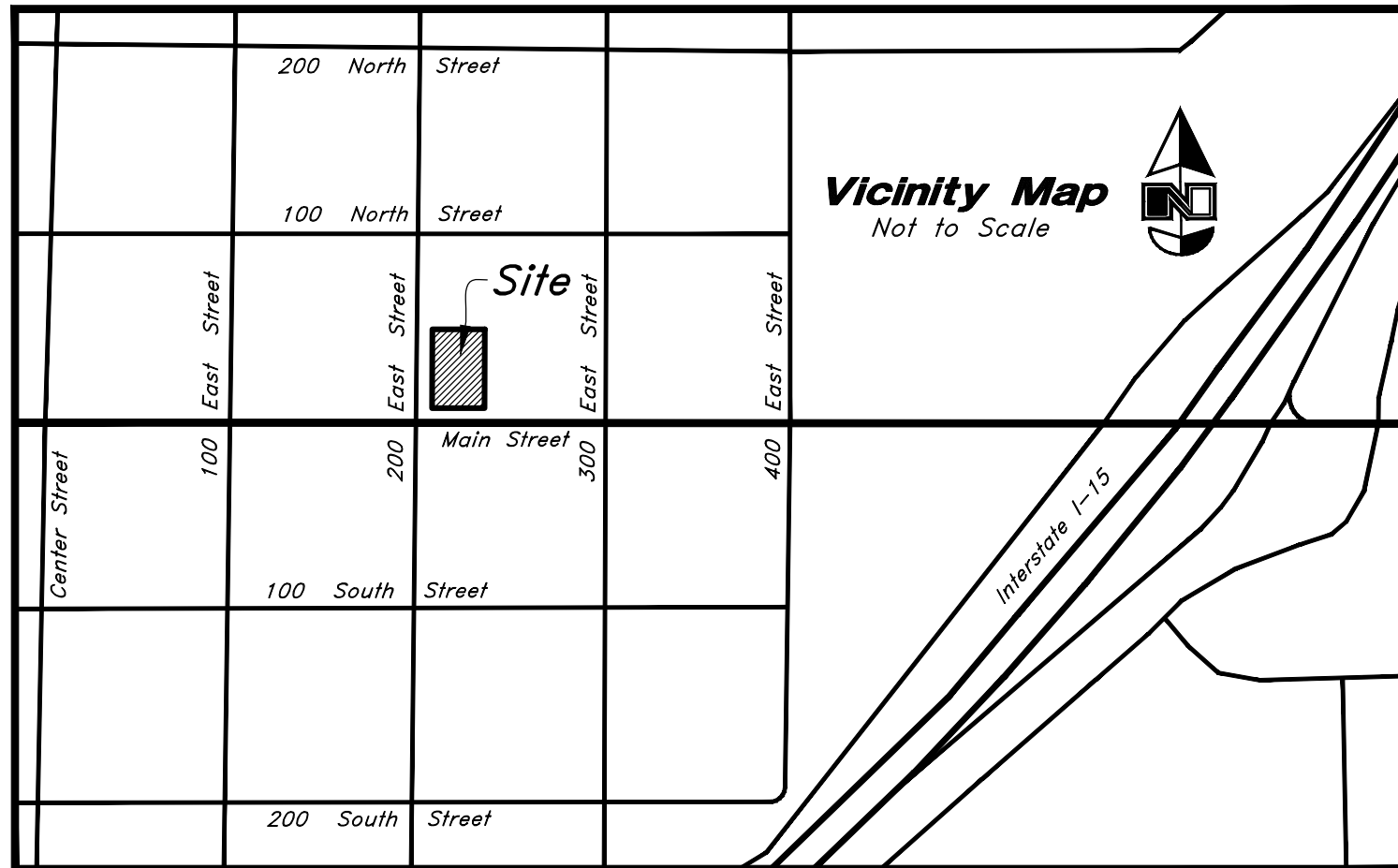


MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



Vicinity Map
Not to Scale

Abbreviations

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

Legend

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

Civil Sheet Index

C0.0	Cover Sheet
1	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C3.2	Improvement Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan Phase 1
C5.2	Erosion Control Plan Phase 2
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Notes:

- The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within the development are constructed in full compliance with all State and Santaquin City 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.

Owner/Developer

Mountain America Credit Union
9800 South Monroe Ave.
Sandy, UT 84070

Engineer

Shaun Young
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Architect

Shane Sanders
Sanders Associates Architects
2668 Grant Ave #100,
Ogden, UT 84401

Surveyor

Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0975F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A calculated line between found centerline monuments set with the JUB survey in 100 North Street at the intersections of 100 East and 300 East Streets was assigned the bearing of South 89°56'24" East as the Basis of Bearing

Benchmark

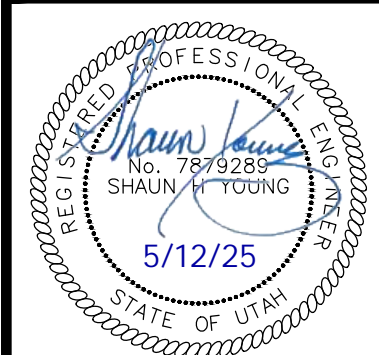
Brass Cap Monument for the North Quarter Corner of Section 1, T10S, R1E, SLB&M
Elevation = 4880.39 feet, NAVD88 Ortho Height, Geoid 18
Observed June 16, 2024

Legal Description

All of Lot 3, Block 28, Plat B, Santaquin Township Survey.

Cover Sheet

MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

C0.0

REV DATE DESCRIPTION

Designed by: LC

Drafted by: SR

Client Name:

MACU

24-092 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AIAEngineering.net

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

ALTA requirements do not mention trees or vegetation. Trees from Adjoining Parcels may canopy over the property which does not show on this survey.

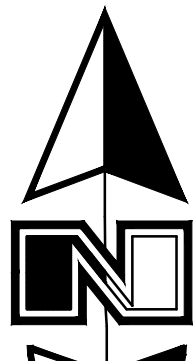
Pertaining to ALTA Table A Item No. 6: No zoning report was supplied for review, information provided was found on Santaquin City zoning website.

Pertaining to ALTA Table A Item No. 8: The site contains several vehicles along with miscellaneous vehicle parts and building materials.

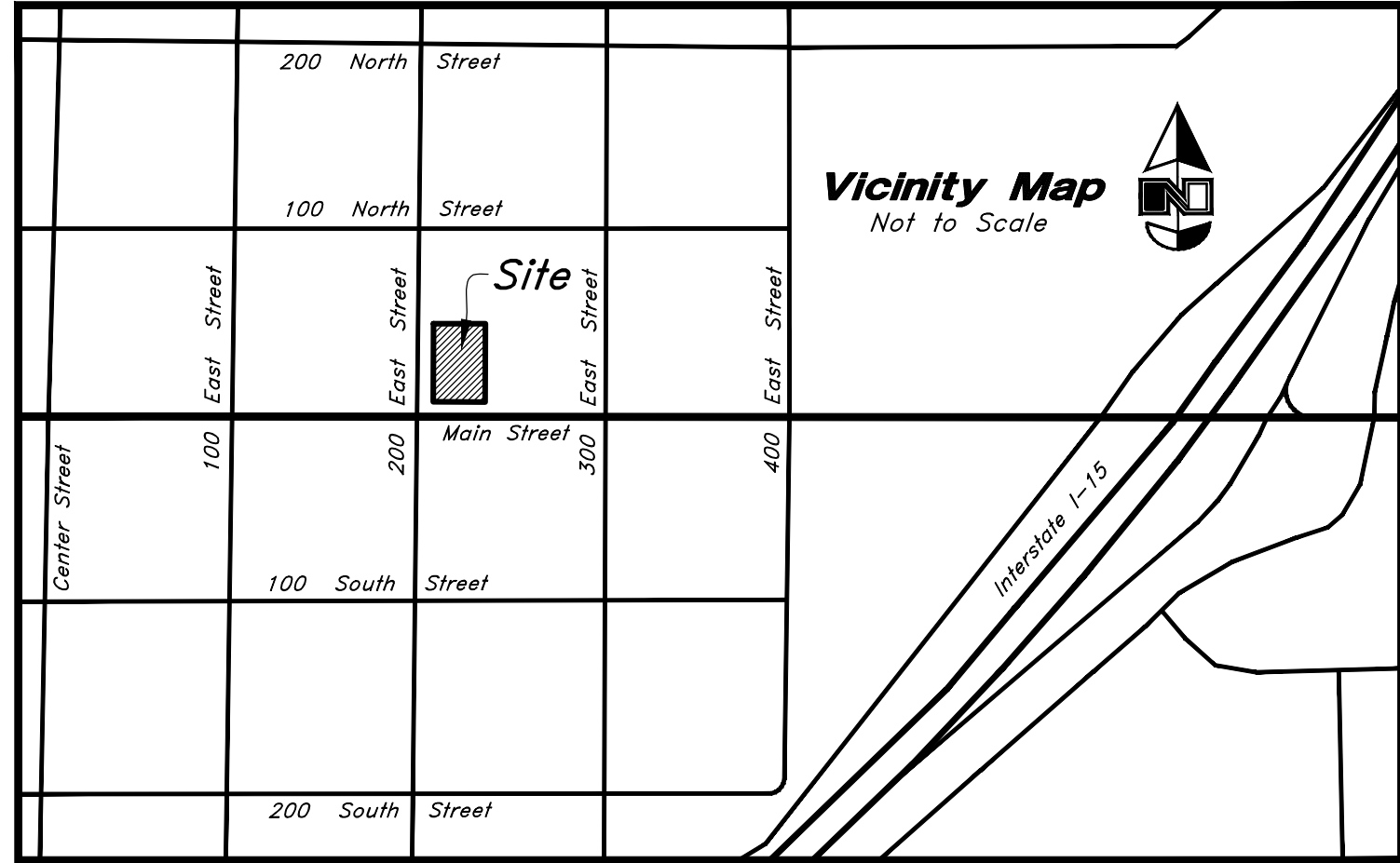
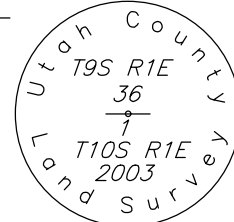
Pertaining to ALTA Table A Item No. 9: There are no improved parking stalls on this site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Comcast, Centracom, Lumen, Dominion Energy, Rocky Mountain Power, Santaquin City, UDOT, and Utopia Fiber.

Scale: 1" = 30'



North Quarter Corner Section 1,
T10S, R1E, SLB&M, U.S. Survey
(Found Brass Cap Monument)
Benchmark = 4880.39'



Narrative

This Survey update was requested by Mountain America Federal Credit Union prerequisite to the development of this property.

This Survey retraces and honors a previous 2018 Survey: Santaquin City Main Street by J-U-B Engineering, Inc. which established existing Block 28. The original town site blocks are 30 Rods (495 feet) square. The JUB Survey reveals significant coverage in the North to South length of Block 28. The Surveyor has equitably prorated the existing Lot 3 based on the dimensions of record displayed on the JUB Survey.

A calculated line between found centerline monuments set with the JUB survey in 100 North Street at the Intersections of 100 East and 300 East Streets was assigned the bearing of South 89°56'24" East as the Basis of Bearings to match a NAD83 Utah Central Zone State Plane Datum reference to North, which matches the underlying 2018 Survey.

The above calculated basis along 100 North Street does not compute the expected half-width of record (49.5') to the North line of Block 28 as established by JUB which is shown hereon. Surveys of record along 100 North Street have been analyzed to determine if the JUB location for centerline monuments along 100 North Street was intended to mark the centerline thereof. Results of said analysis vary across 100 North Street.

More data in Block 33 to the North would be necessary to determine whether the calculated JUB centerline for 100 North Street represents an accurate centerline of the historical Right-of-Way and may reveal whether the non-standard half-width created by the JUB survey along 100 North Street merits additional consideration for equitable proration. However a proration of Block 28 as established by JUB harmonizes neatly with the measured fences around Lot 3 as shown hereon.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 178426-DMP Version 2 dated July 3, 2024 from Stewart Title Guaranty Company and issued by Cottonwood Title Insurance Agency, Inc.

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

11 Ordinance No. 11-02-2010 Approving the Creation of a Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106903:2010 blankets the entire City of Santaquin, but contains nothing to plot.

12 Certificate of Creation of the Santaquin Special Service District for Road Maintenance, recorded June 26, 2014 as Entry No. 43844:2014 blankets the entire City of Santaquin, but contains nothing to plot.

20 The following matters disclosed on that certain survey prepared by Anderson Wahlen & Associates, dated July 19, 2024, as Project No. 24-092as, by David M. Hamilton, a Professional Land Surveyor holding License No. 12966234, which is a previous version of this Survey.

* Exception No.'s 1-10, 13-14, and 19 are general and/or standard exceptions that do not reveal matters of survey. Exceptions 15-18 have been intentionally deleted by the Title Company.

Record Description

All of Lot 3, Block 28, Plat B, Santaquin Township Survey.

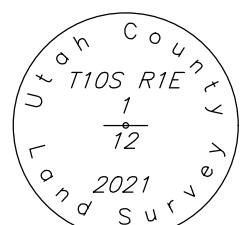
Certification

To Mountain America Federal Credit Union, a federally chartered credit union, Douglas J. Rohbock and Denise P. Rohbock, Trustees of the Douglas and Denise Rohbock Living Trust dated September 15, 2021, and any amendments thereto, Cottonwood Title Insurance Agency, Inc. and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on June 16, 2024.

Date: 8 Aug, 2024

David M. Hamilton
Utah PLS No. 12966234



Zoning Information

Zone	=	MSC (Main Street Commercial)
Building Setback Requirements	=	10'
Front yard	=	0' if building code rated firewall, 20' if non-rated firewall with windows, 5' accessory buildings, 10' loading dock, with approved screening
Back yard	=	0 feet or 8 feet if not built to the property line if mixed use or nonresidential structure with building code rated firewall, 8 feet if non-rated firewall with windows, 10 feet loading dock, with approved screening
Side yard	=	25' min to 60' max for Nonresidential
Height Restrictions	=	

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Map Number 49049C0975F dated June 16, 2020. Flood Zone X is defined as "Area of minimal flood hazard"

Benchmark

Brass Cap Monument for the North Quarter Corner of Section 1, T10S, R1E, SLB&M Elevation = 4880.39 feet NAVD88 Ortho Height, Geoid 18 Observed June 16, 2024

Found Brass Cap Monument at the intersection of Center & 100 South Streets

Legend

Property Line	—
Adjoiner Line	---
Sanitary Sewer Line	-S-
Culinary Water Line	-W-
Overhead Power	-OHP-
Underground Power	-UGP-
Telephone Line	-T-
Fence Line	-X-
Section Line	-E-
Center Line	-C-
Fiber Optic Line	-FO-
Hose Bib	○ HB
Irrigation Control Valve	○ ICV
Centerline Monument	◆
Section Corner	◆
Manhole	○ MH
Catch Basin	□ CB
Gas Meter	□ GM
Power Pole	□ PP
Guy Wire	— GUY —
Inlet Box	□ IB
Light Pole	— LP —
Telephone Box	□ TB
Electrical Box	□ EBOX
Deciduous Tree	○
Asphalt	▨
Concrete	▩
Landscape Rocks	▧
Contour	~

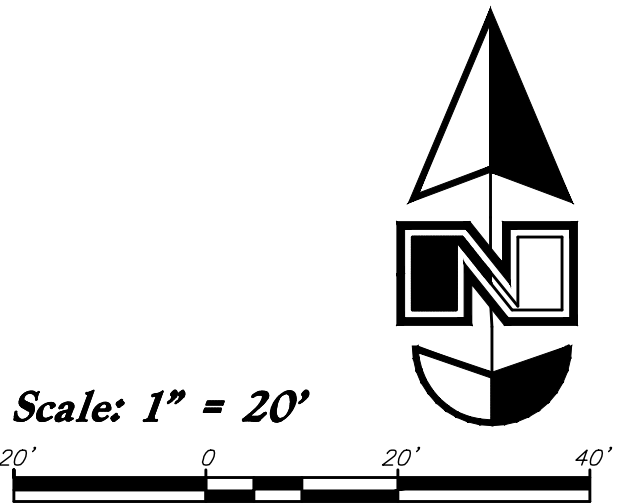
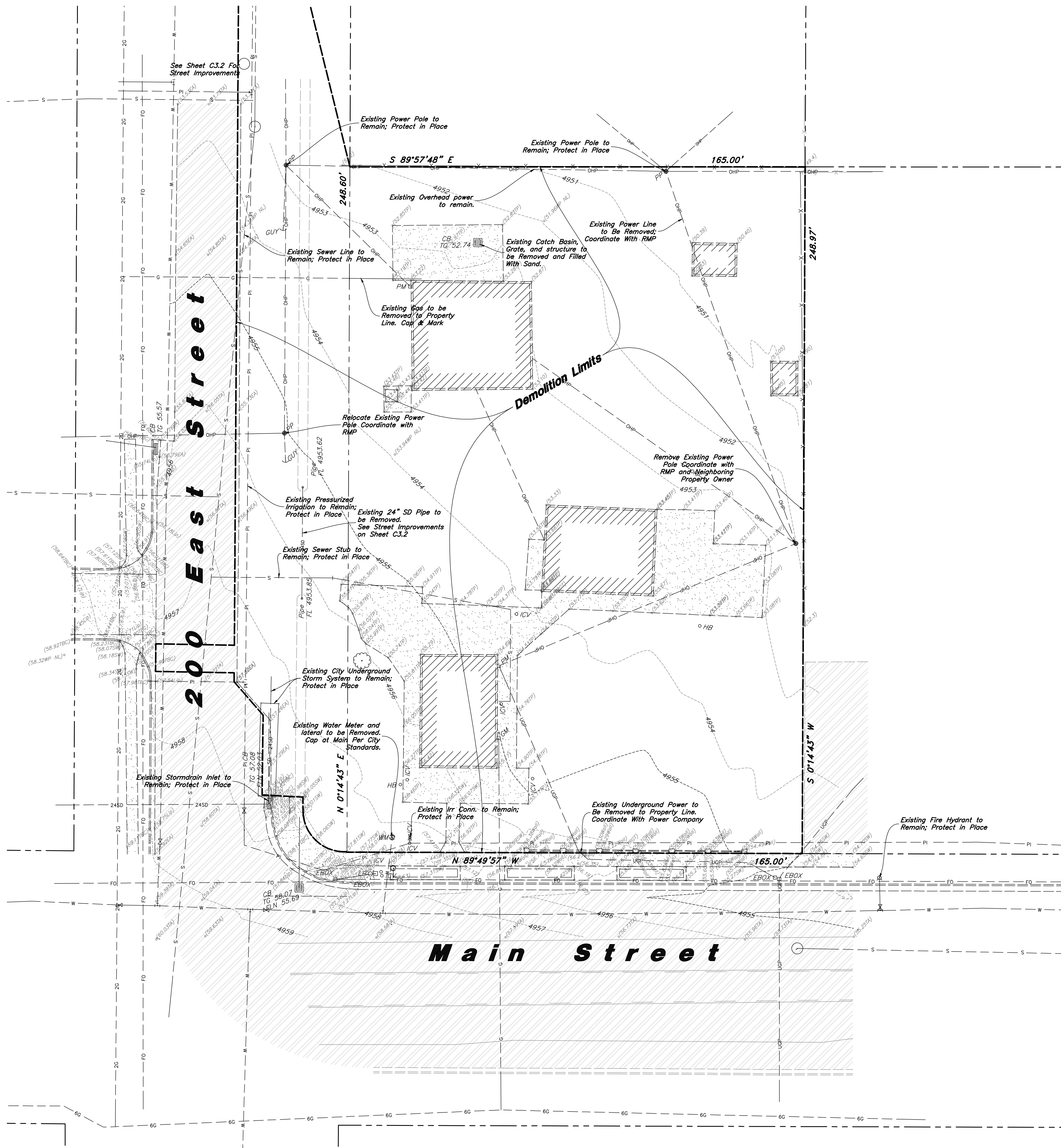
Center Street
(Paved Public Street)

300 East Street
(Paved Public Street)

100 North Street
(Paved Public Street)

200 East Street
(Paved Public Street)

Main Street
(Paved Public Highway)
(US Highway 6)



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
19. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

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



20'
0
20'
40'

Scale: 1" = 20'

General Demolition Notes:

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4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
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8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
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17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
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19. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Designed by: LC
Drafted by: SR
Client Name: MACU
24-092 DM

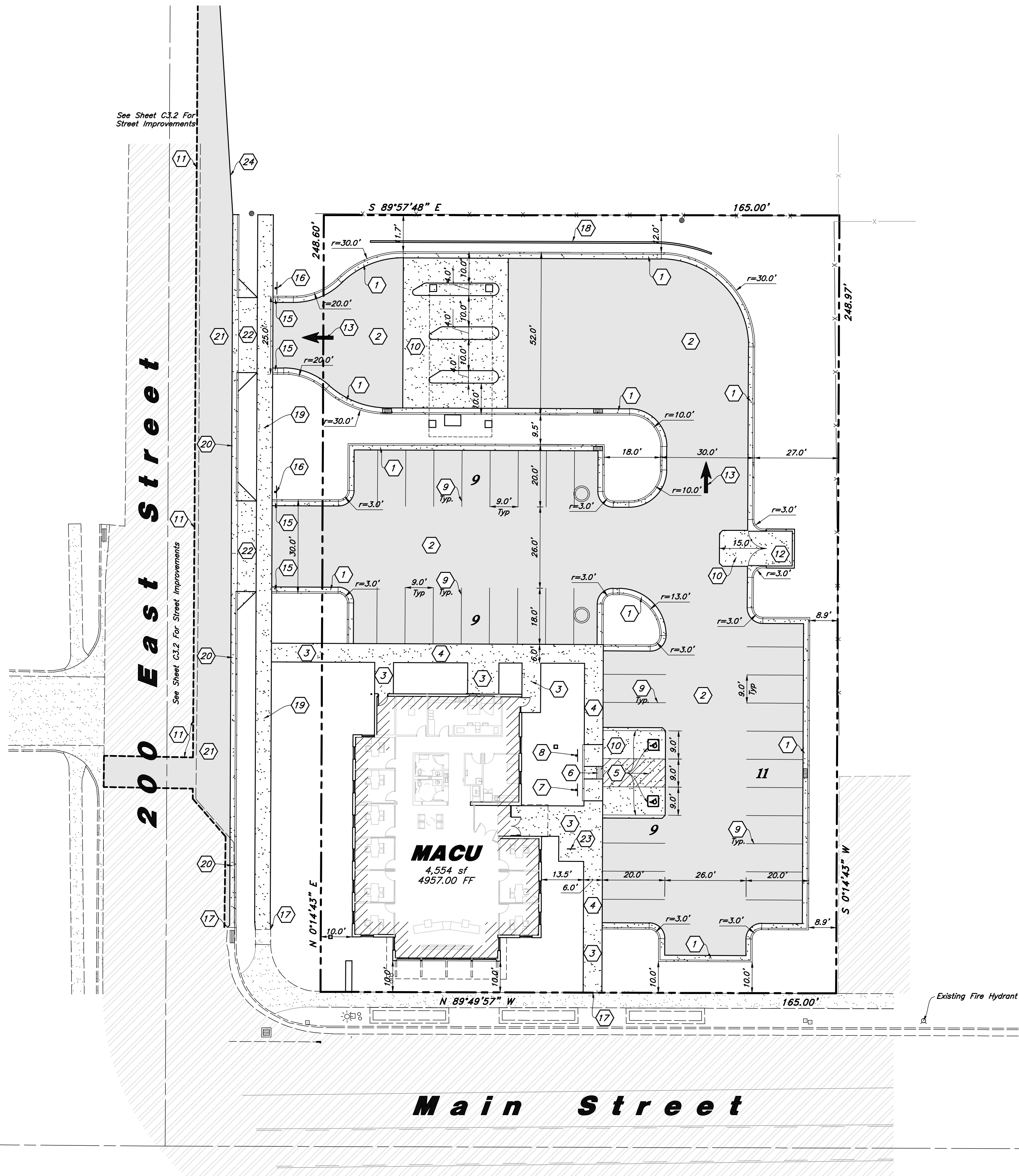
20'
0
20'
40'

Scale: 1" = 20'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Demolition Plan
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah

20 Mar, 2025
SHEET NO.
C0.1



Scale: 1" = 20'

Site Data

Site Area = 41,050 s.f. (0.942 ac.)
Landscape Area Provided = 12,912 s.f. (x%)
Impervious Area Provided = 23,584 s.f. (x%)
Building Area = 4,554 s.f. (x%)
Parking Required = 1/200 s.f. = 23 stalls
Parking Provided = 38 stalls (x/1,000)

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

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

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

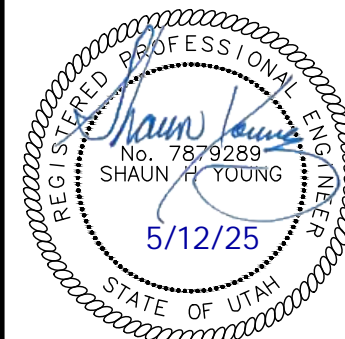
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the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

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheet C2.2)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Not Used
- Const. Curb Transition
- Const. Stop Sign per MUTCD R1-1
- Conn. & Match Existing Improvements
- Const. Modular Block Wall. Contractor to Provide Design Plans By Manufacturer
- Const. Sidewalk Per City Stds.
- Const. Curb & Gutter Per City Stds.
- Const. Asphalt Per City Stds.
- Const. Driveway Approach Per City Stds.
- Const. Bike Rack (See Arch. Plans)
- Provide a 16:1 Taper to Tie back Into Existing Pavement

Site Plan

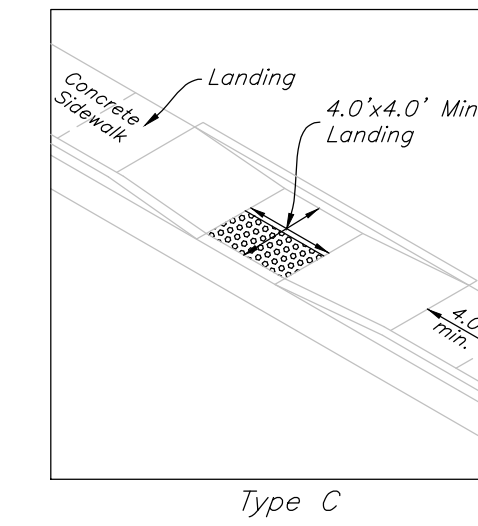
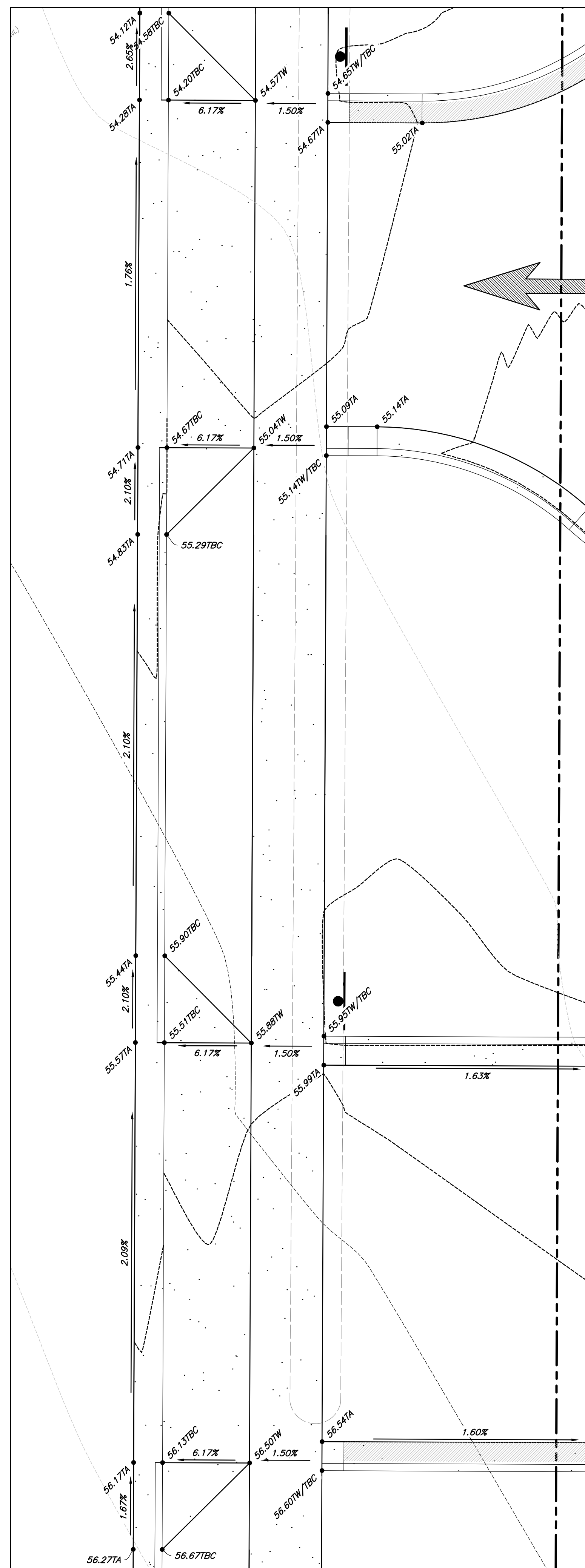
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

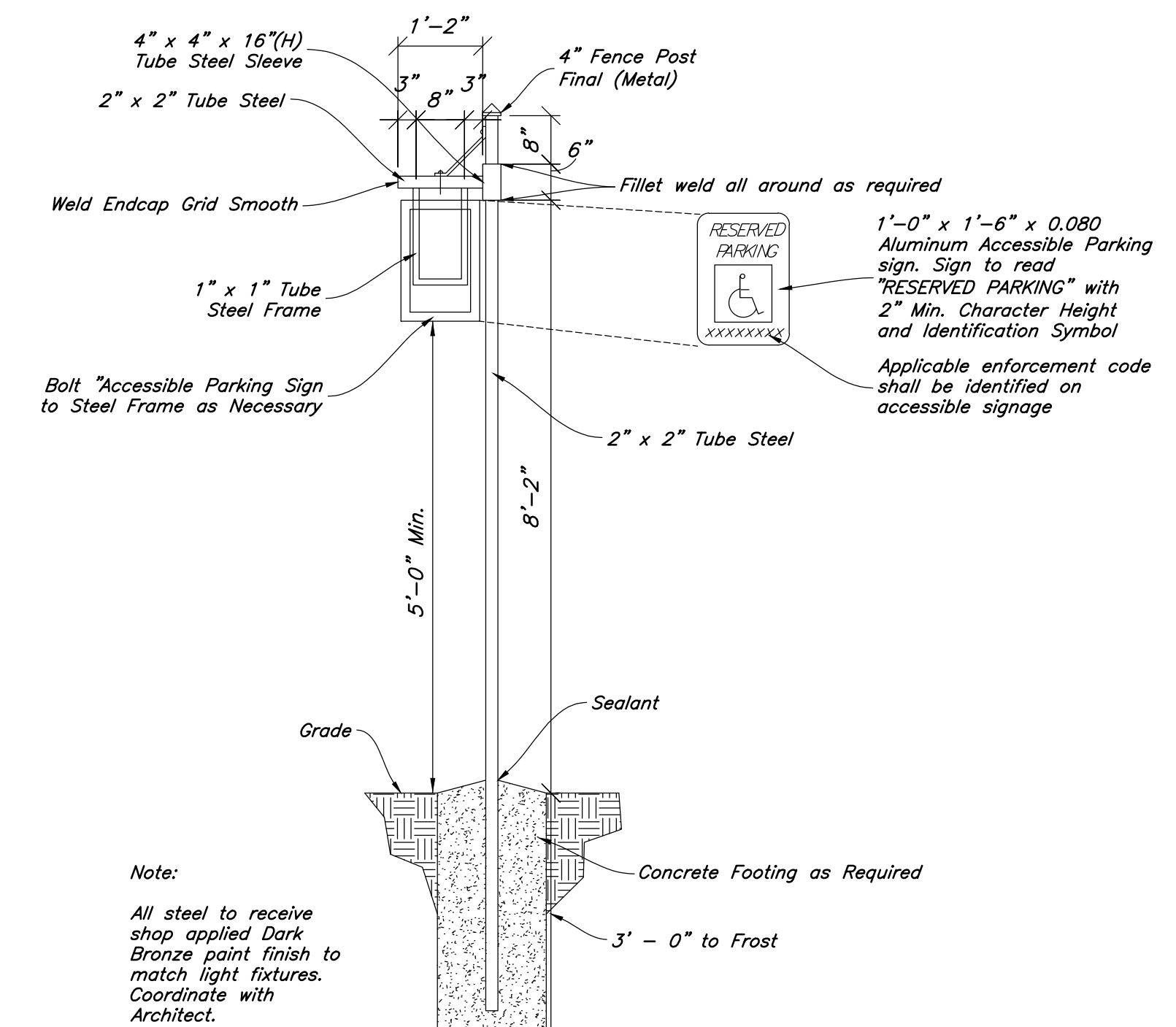
SHEET NO.

C1.1



- Notes:**
1. Provide truncated domes per ICC/ANSI A117.1 (2003 Edition) ADA Requirements (Minimum of 2" deep by the width of ramp). Truncated domes shall be **Armor-Tile** or **ADA Solutions** or equivalent cast in place detectible warning tiles. Color shall be approved by owner.
 2. Truncated domes are to be the full width of sidewalk or ramp.
 3. All landings must have 1:50 cross slope & running slope. Landing must be as wide as the ramp.

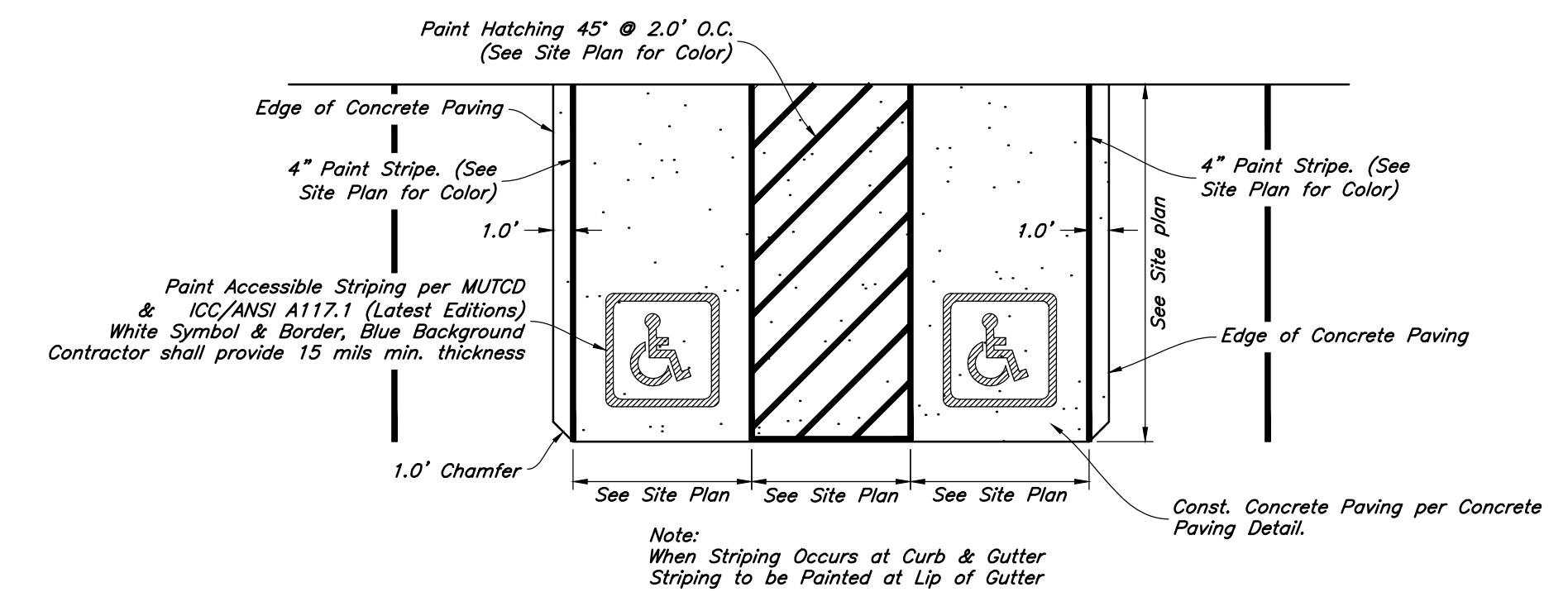
Accessible Van Stall Alternate Sign



Note:
All steel to receive
shop applied Dark
Bronze paint finish to
match light fixtures.
Coordinate with
Architect.

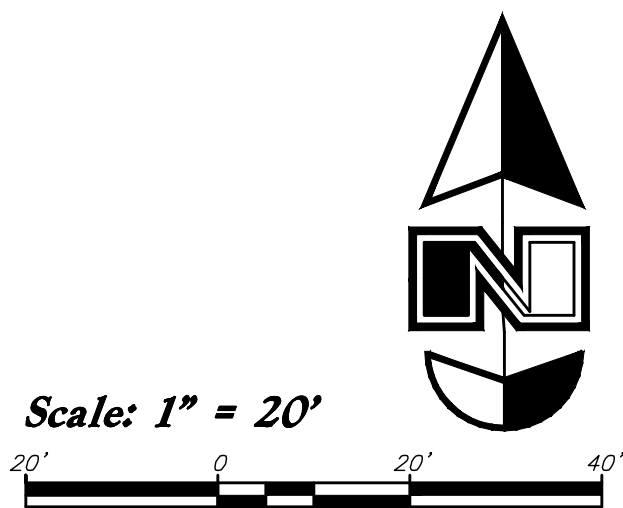
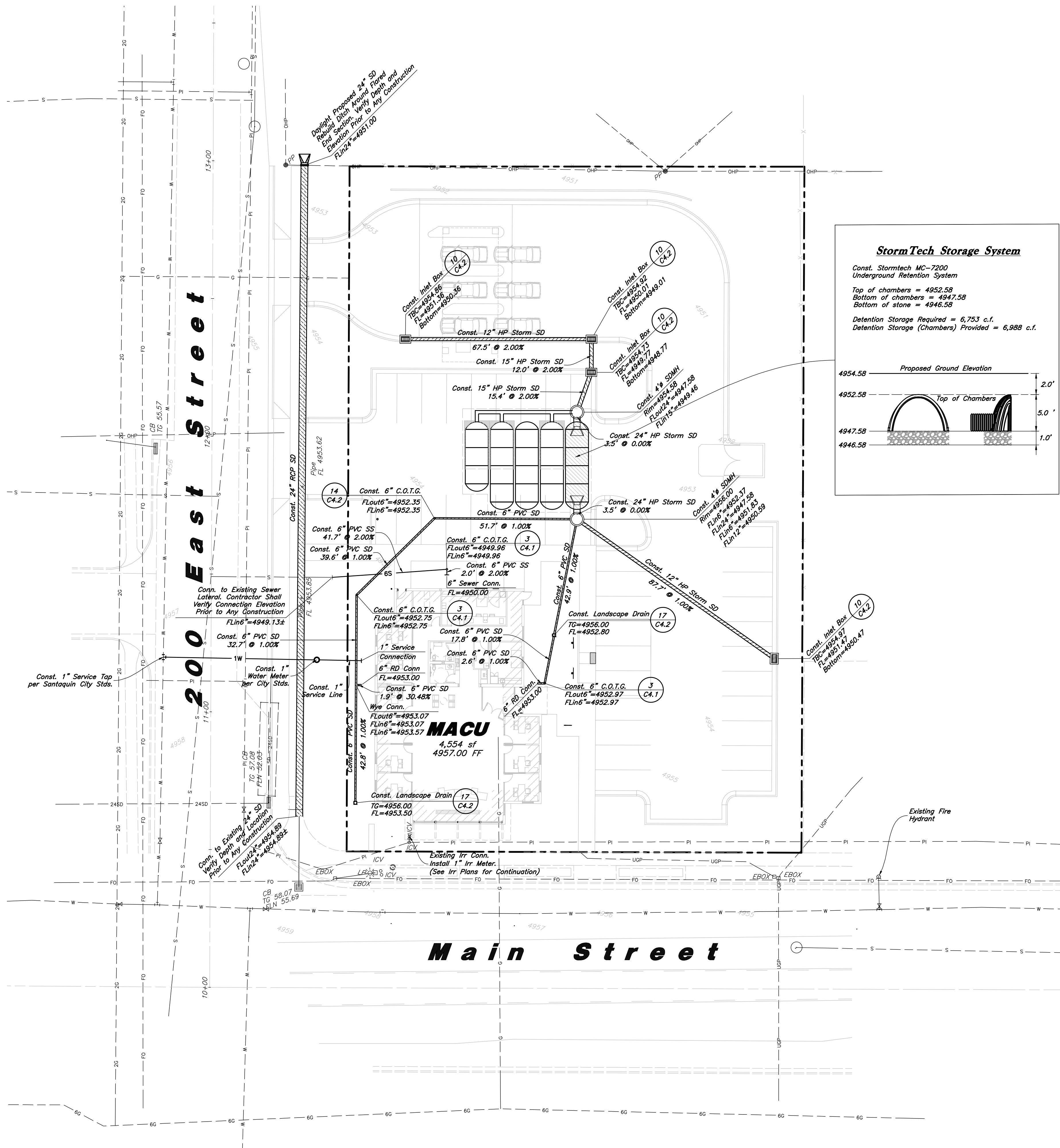
Accessible Parking Sign

Not to Scale



Accessible Striping Detail

Not to Scale



General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

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

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

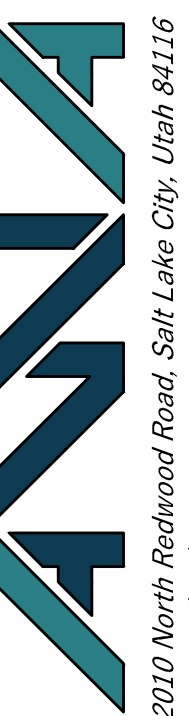
Onsite Utility Connection Notes:

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

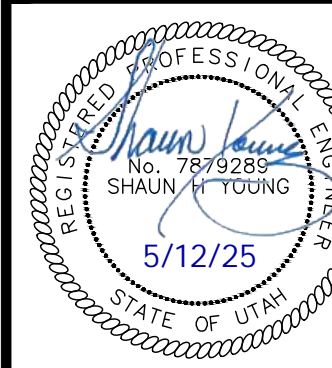
PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Designed by: LC
Drafted by: SR
Client Name:
MACU



Utility Plan
MACU Santaquin
200 East Main Street
Santaquin, Utah County, Utah

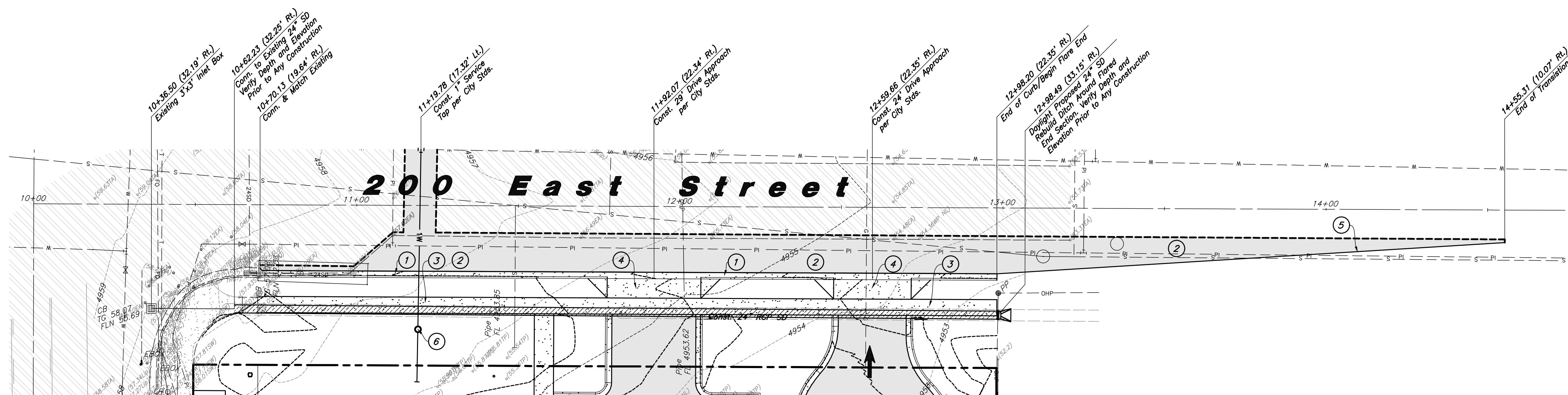


20 Mar, 2025

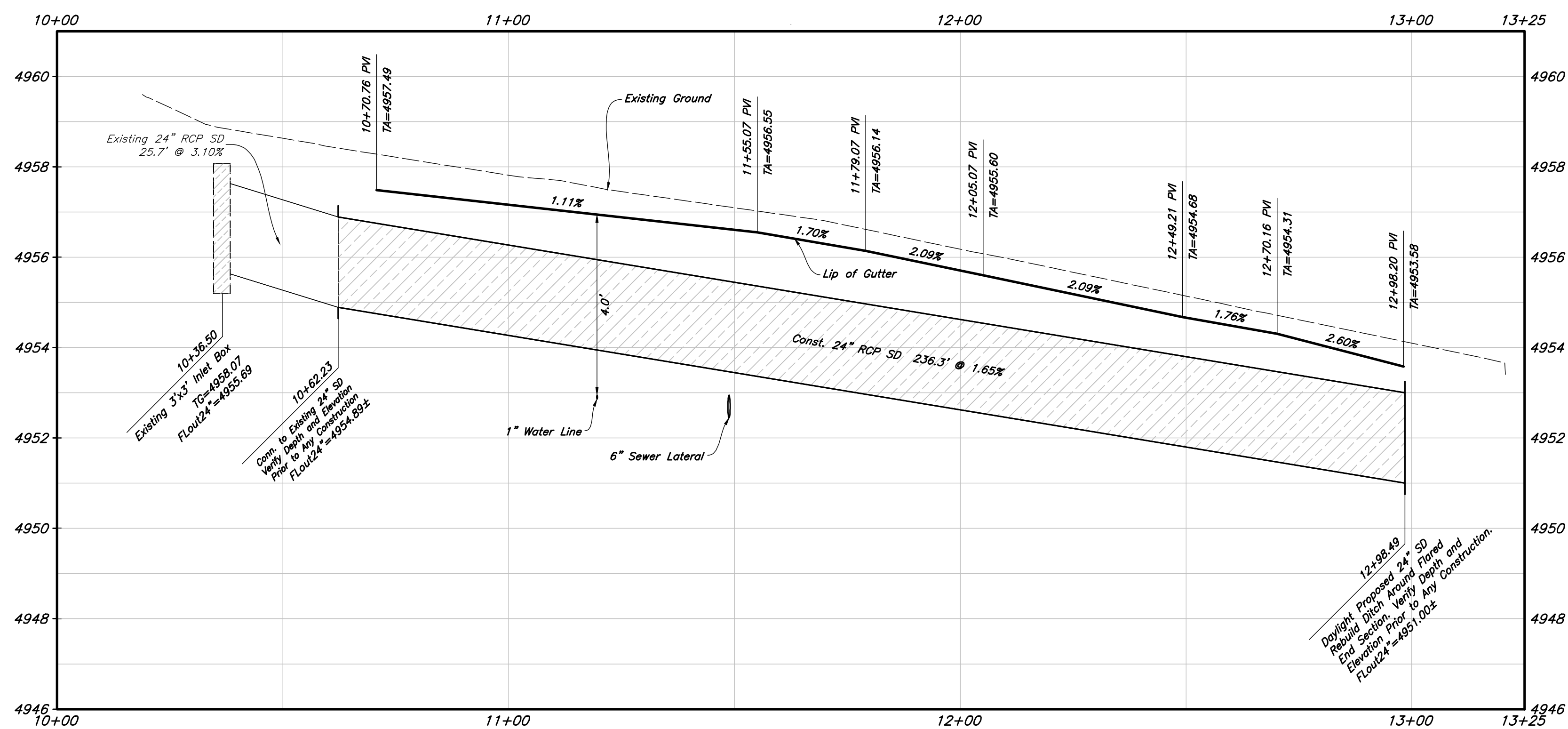
SHEET NO.

C3.1

W:\24-002 MACU Santaquin\dwgs\24-002 PP.dwg, 5/9/2025 10:27:59 AM, 1:1, LC



Plan View



Profile View

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

Plan & Profile Construction Notes

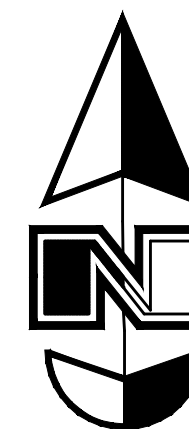
1. Const. 24" Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. Driveway Approach Per City Stds.
5. Provide a 16:1 Taper to Tie back into Existing Pavement
6. Const. 1" Water Meter & Service per City Stds.

General Site Notes:

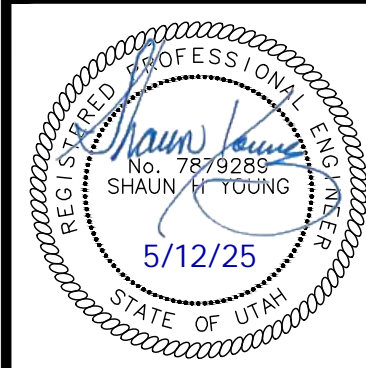
1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.

Storm Drain & Sanitary Sewer Note:

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



Improvement Plan
MACU Santaquin
200 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

C3.2

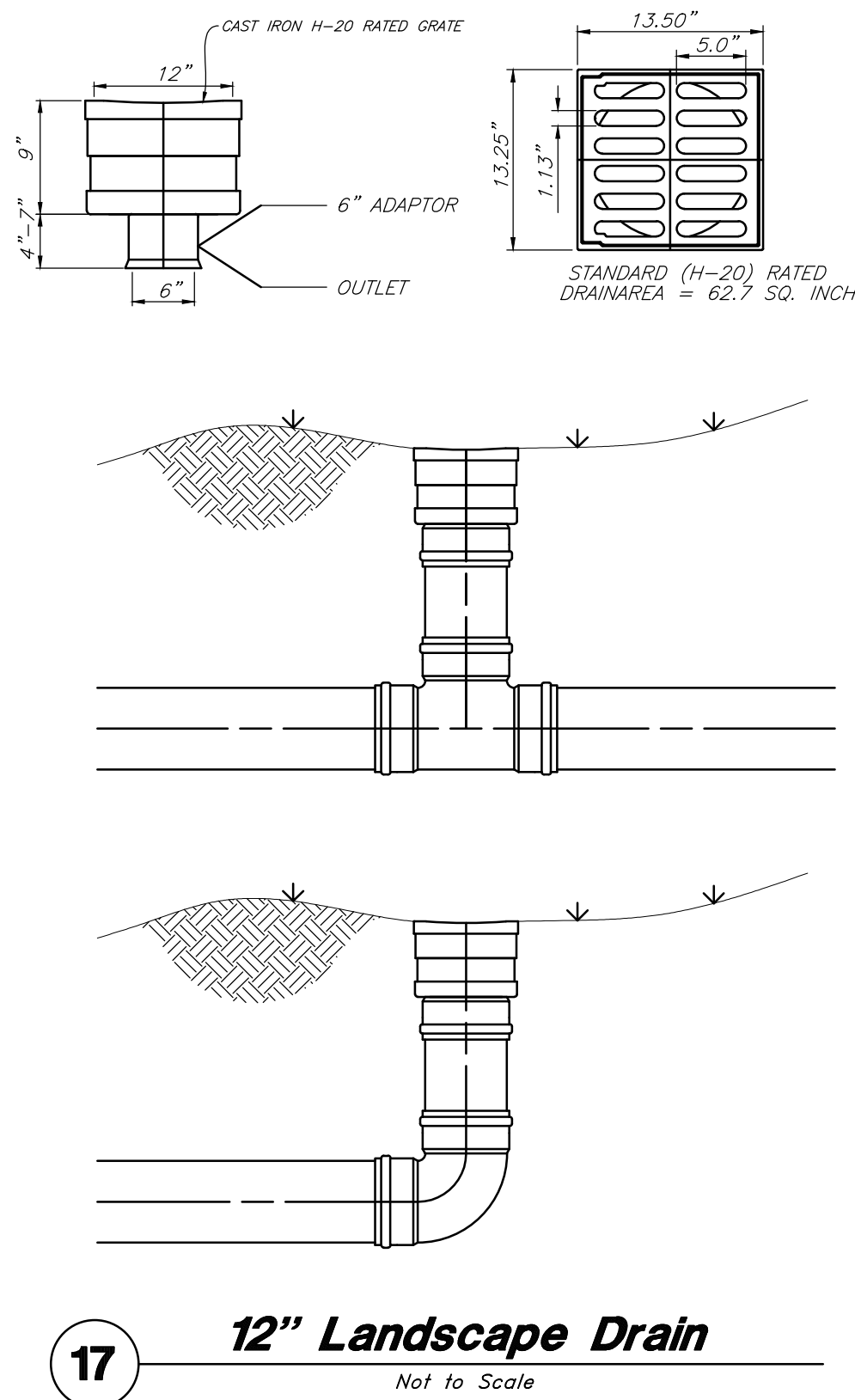


-

The diagram consists of two parts: a Plan view (top) and a Section view (bottom).

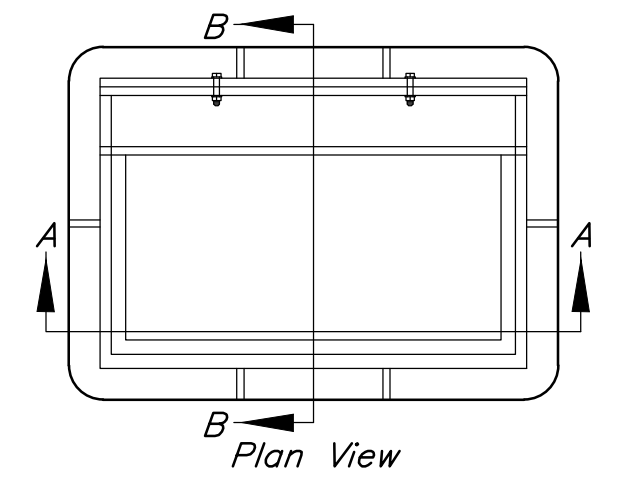
Plan View: This view shows the horizontal layout of the sidewalk and ramp. It includes a "Ramp Sidewalk at 12:1 Max. to Match Sidewalk" which transitions into a standard "Sidewalk (if applicable)". The transition is marked by a "Transition Curb to Match Sidewalk". Below the sidewalk is a "Curb & Gutter" area, and further down is the "Asphalt" road surface. A "Conc. Sidewalk" is shown on the right side of the transition.

Section View: This view shows the vertical profile of the sidewalk and ramp. It illustrates the "Lip of Gutter" on the left, the "Ramp Sidewalk if Applicable" sloping down to the right, and the "Sidewalk" on the right. The ramp has a "1" Rad." (1 inch radius) at its base. The "Compacted Base Course" is shown below the sidewalk and ramp. Dimensions include a "6.0'" length for the ramp area and a "18'" length for the sidewalk section.

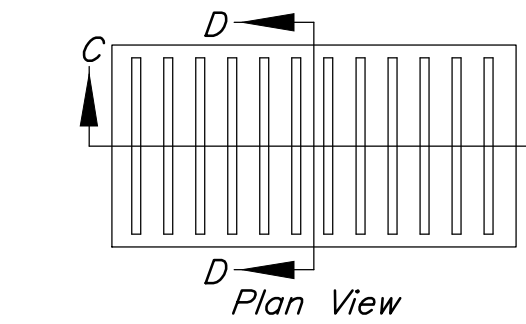


17 12" Landscape Drain
Not to Scale

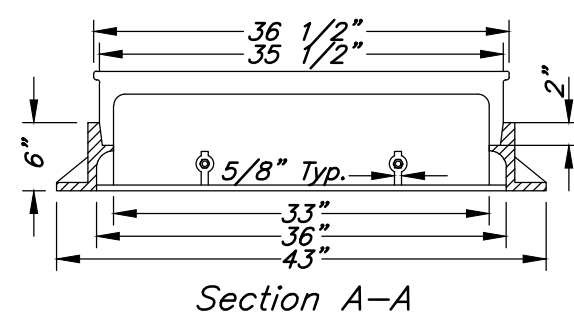
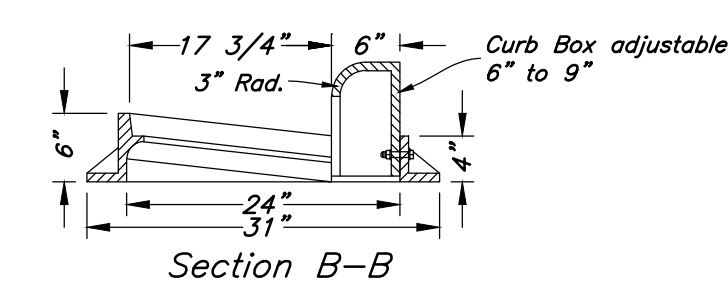
- Notes:
1. Grey iron casting; ASTM A48 Class 35 minimum.
 2. Coat all metal parts with asphaltum paint.
 3. Provide double inlet & frame where required.



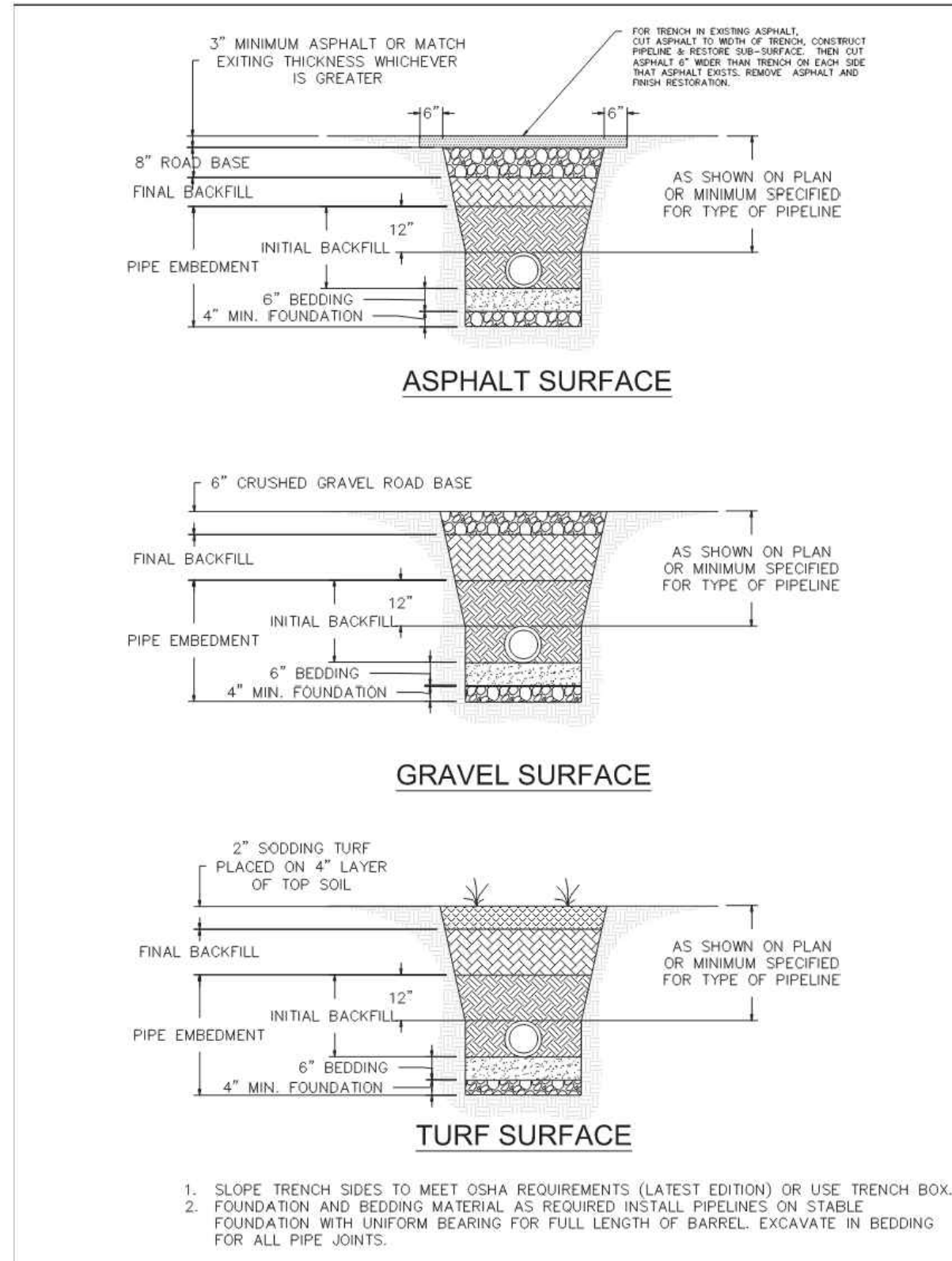
Section D-D
1 1/8" Typ.



Section C-C
12 Equal Spaces @ 2 13/16"
5/8" Typ. 155" Typ.

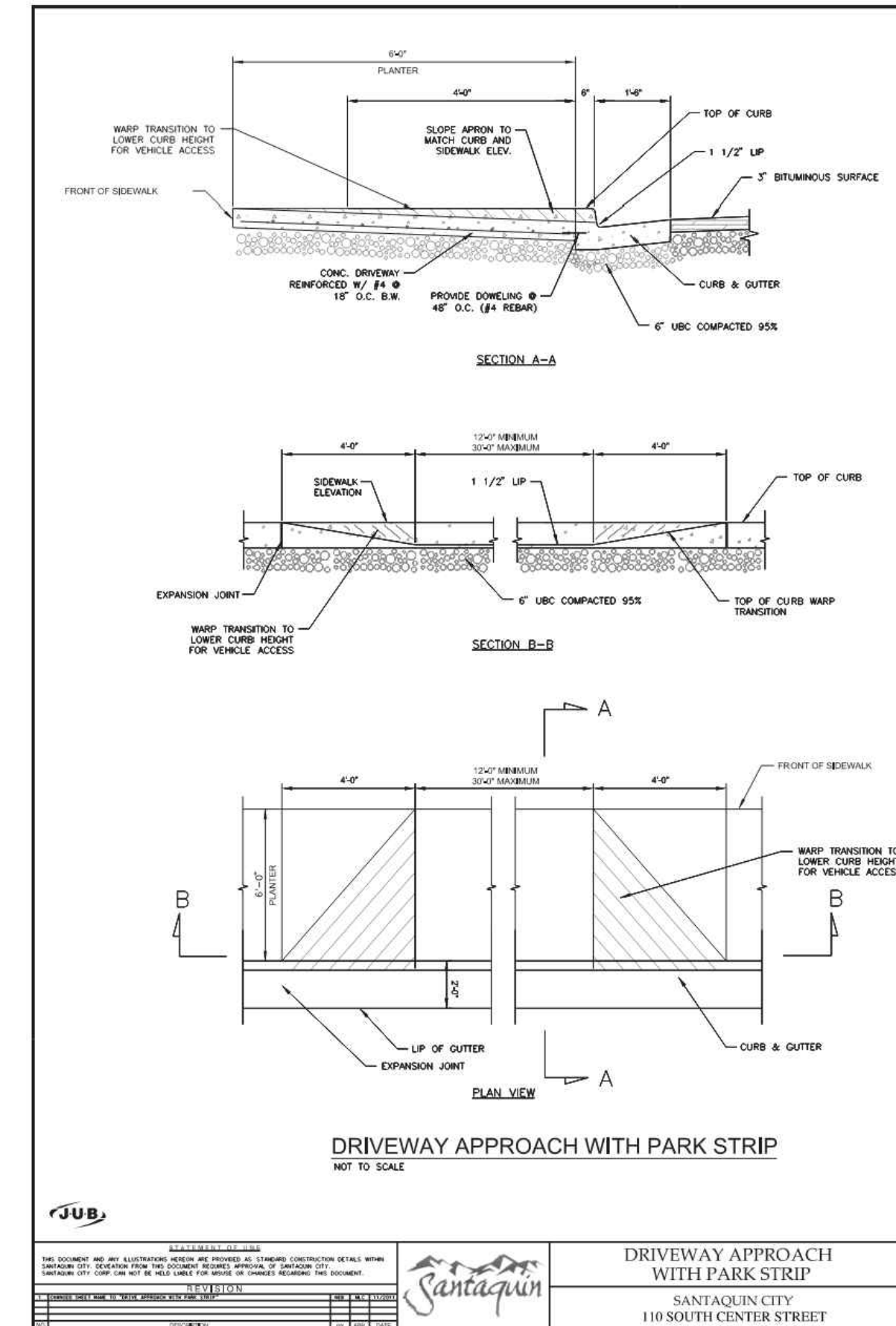


16 Inlet Grate Frame
Not to Scale



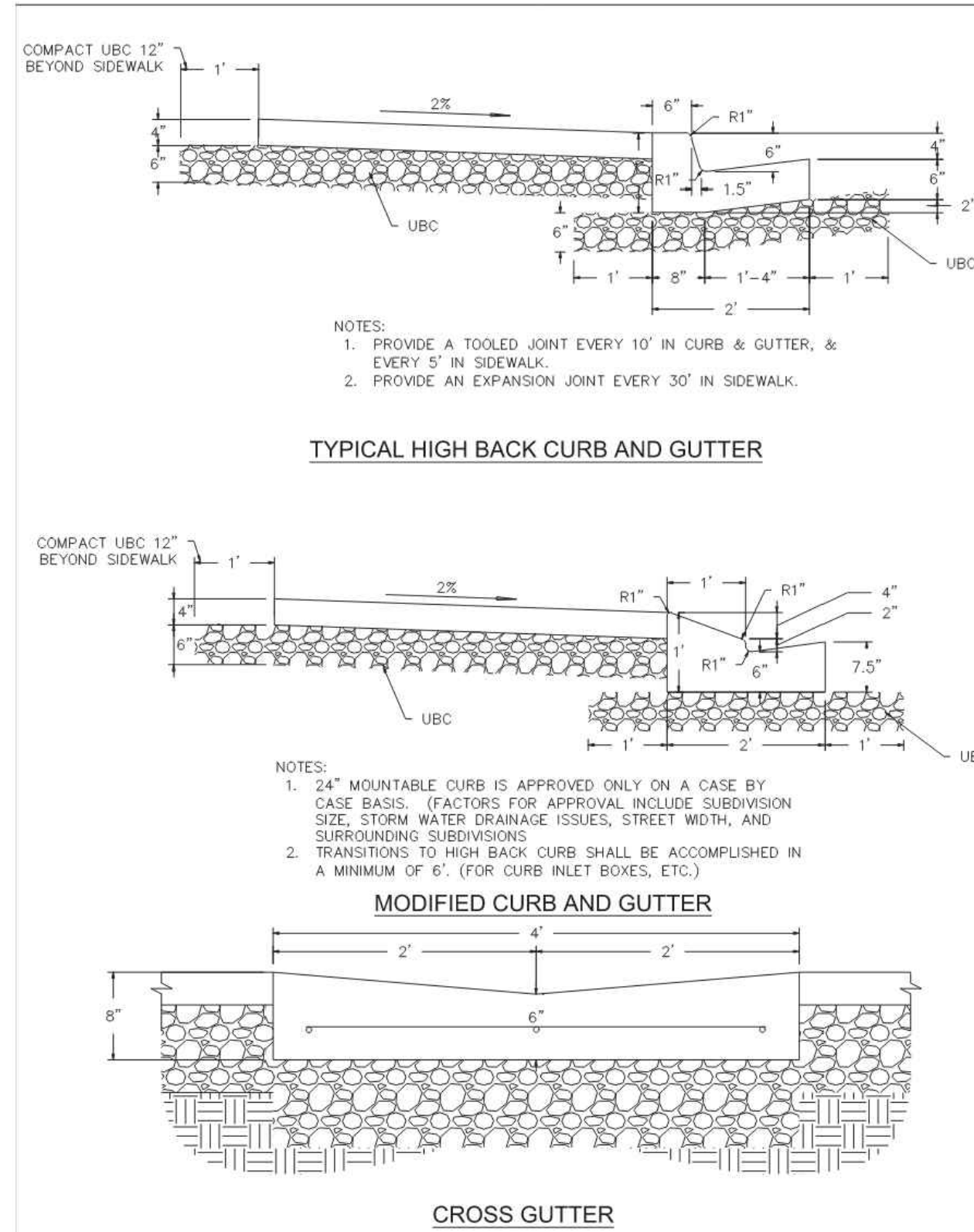
TYPICAL TRENCH SECTION
SANTAQUIN CITY
110 SOUTH CENTER STREET
UT3
ADOPTED DATE: 19 - OCT - 16

15 Curb & Gutter
Not to Scale



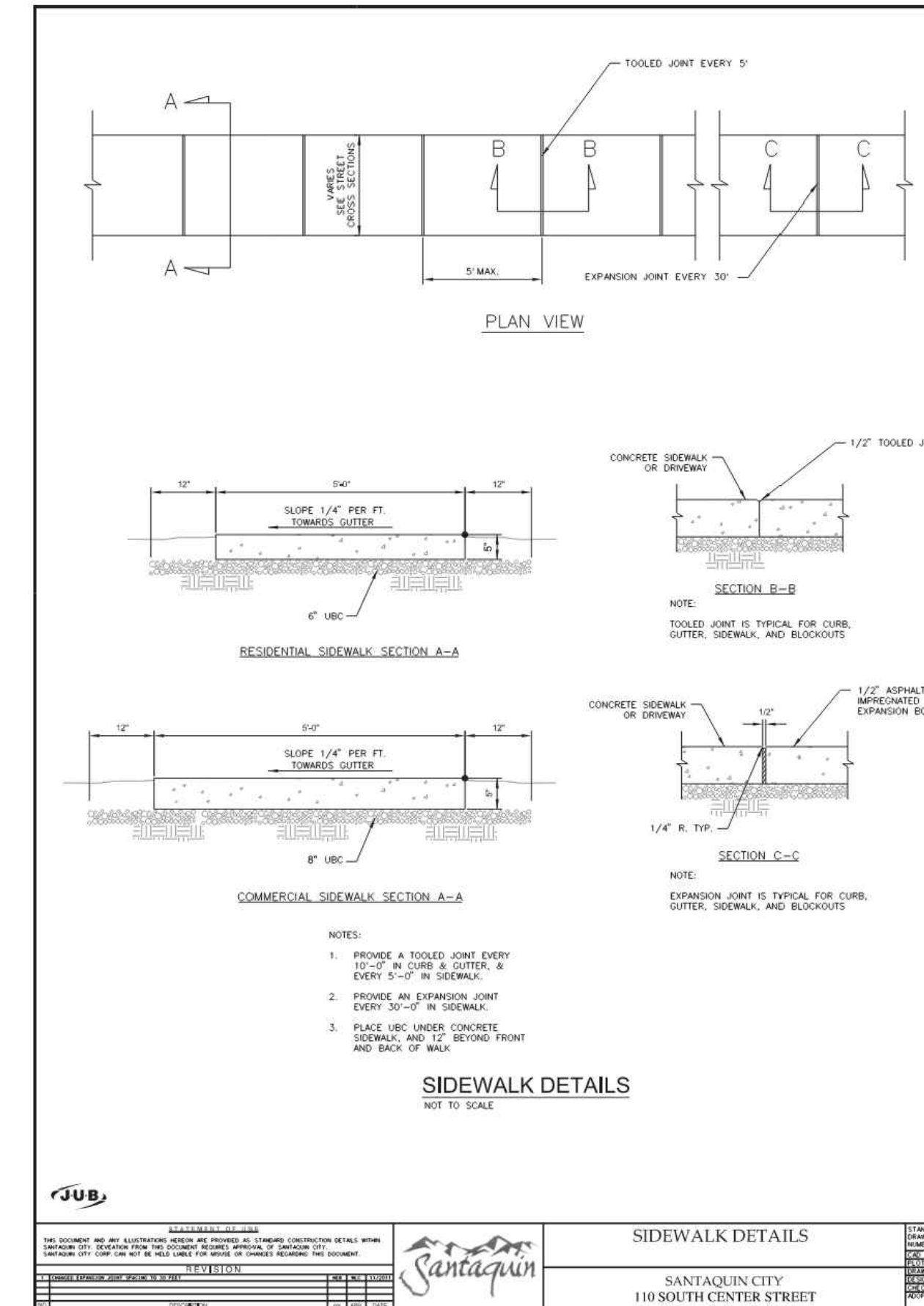
DRIVEWAY APPROACH WITH PARK STRIP
NOT TO SCALE
SANTAQUIN CITY
110 SOUTH CENTER STREET
CG3
ADOPTED DATE: 19 - OCT - 16

14 Driveway Approach
Not to Scale



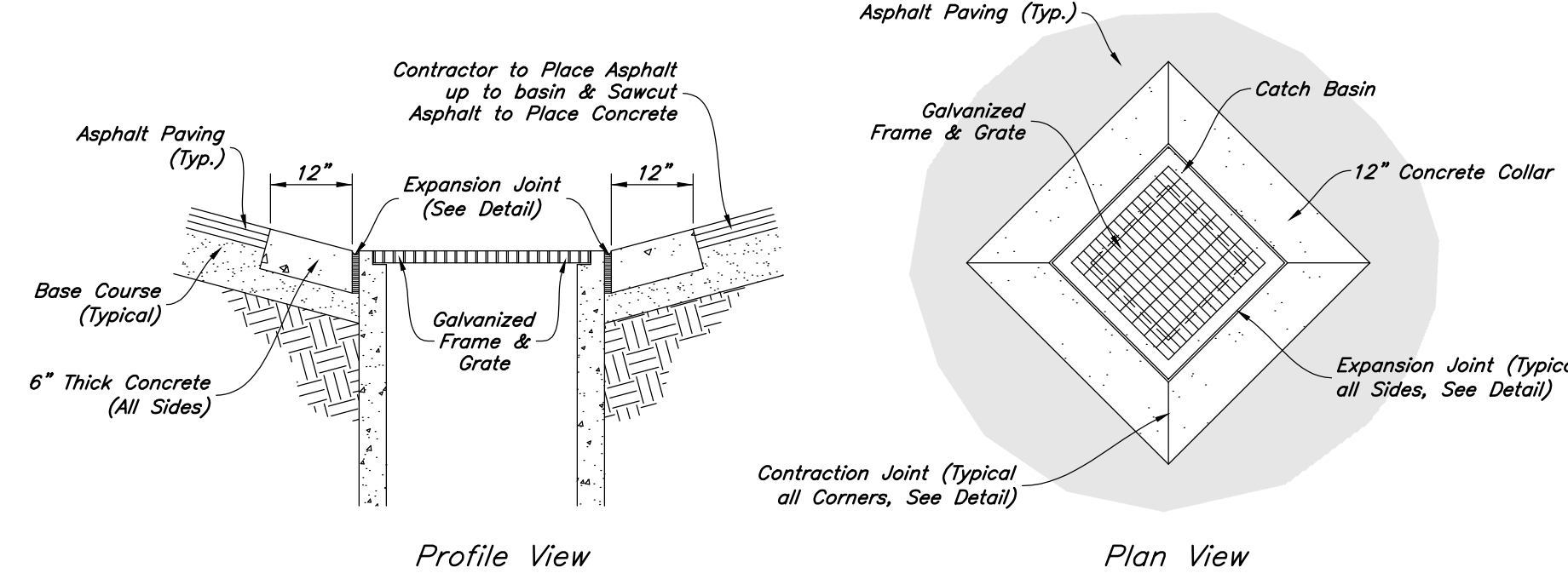
CURB & GUTTER AND CROSS GUTTER DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET
CG4
ADOPTED DATE: 19 - OCT - 16

13 Curb & Gutter
Not to Scale

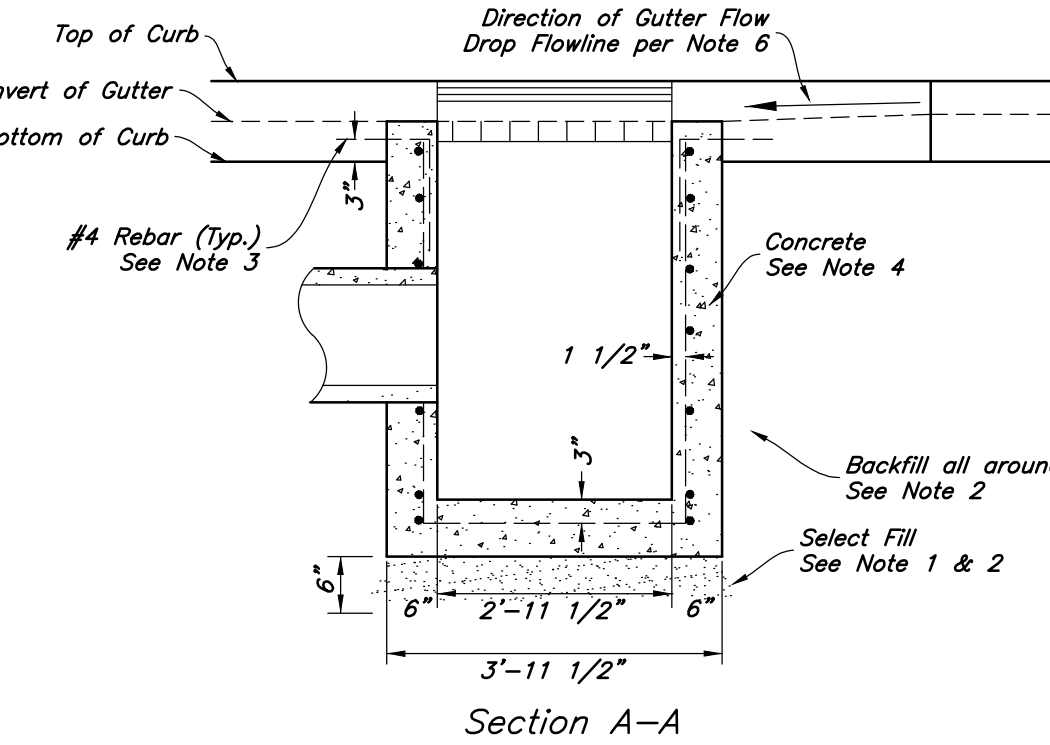
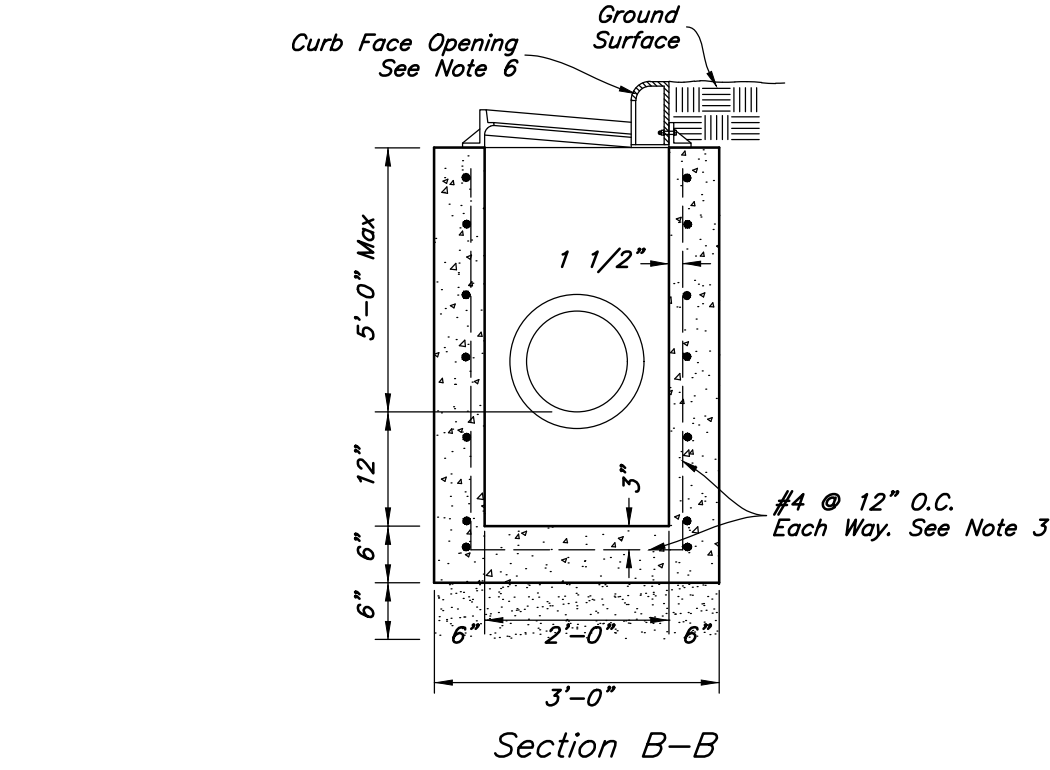


SIDEWALK DETAILS
NOT TO SCALE
SANTAQUIN CITY
110 SOUTH CENTER STREET
CG5
ADOPTED DATE: 19 - OCT - 16

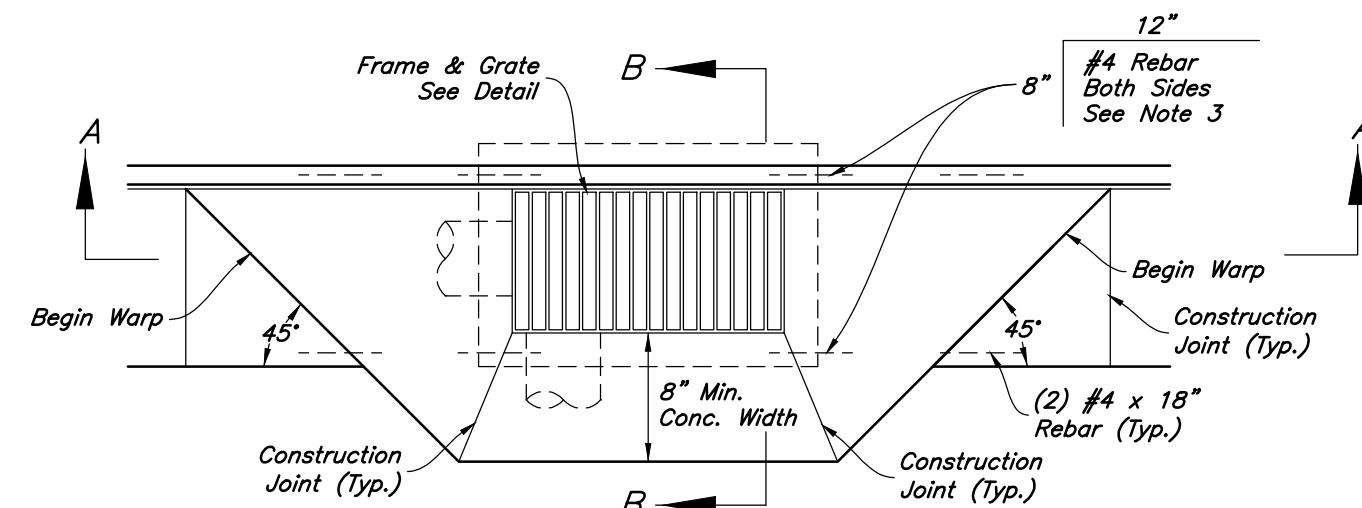
12 Sidewalk Detail
Not to Scale



11 Concrete Collar Detail
Not to Scale



- Catch Basin Notes:
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
 2. Backfill: Install and compact all backfill material or APWA Section 02321.
 3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
 4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
 5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
 6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
 7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.

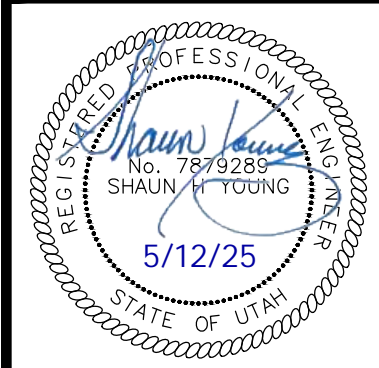


10 Curb Inlet with Single Grate
Not to Scale

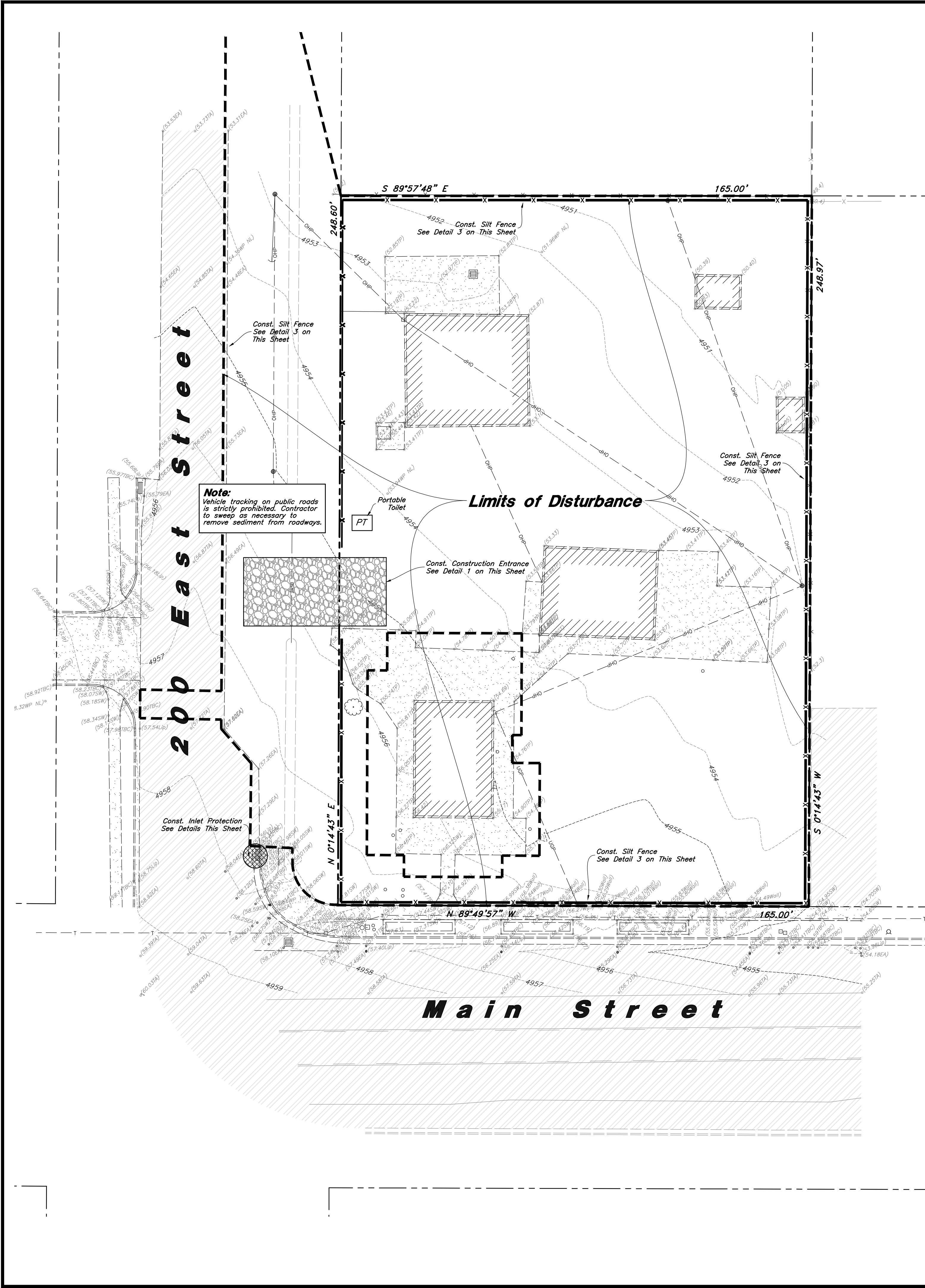
Designed by: LC
Drafted by: SR
Client Name: MACU
24-092 DT



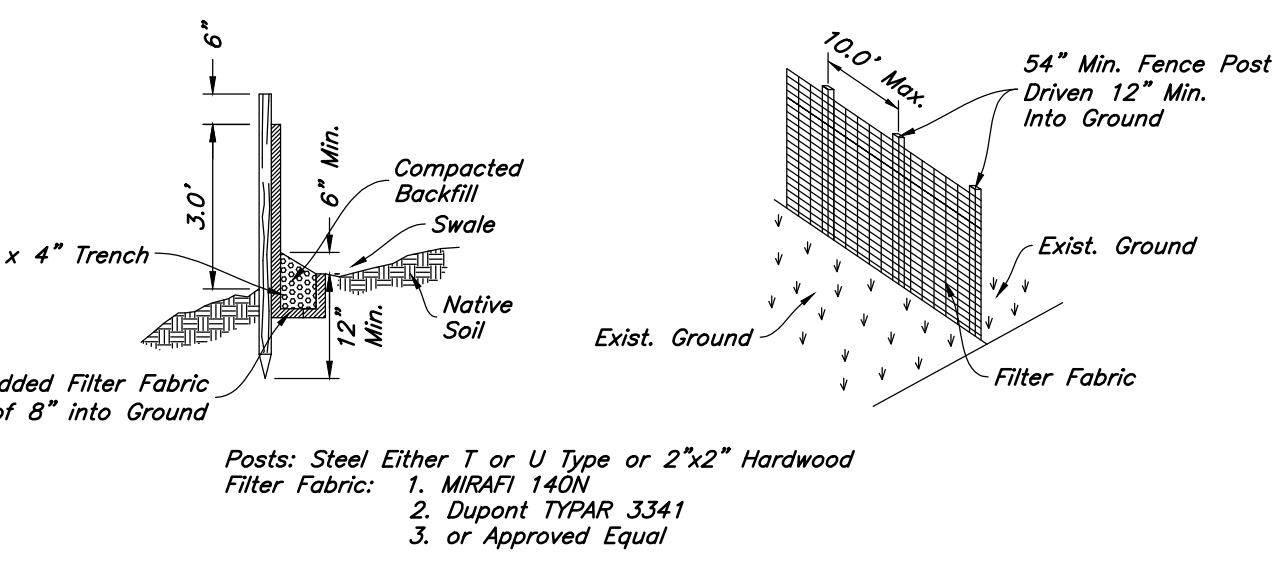
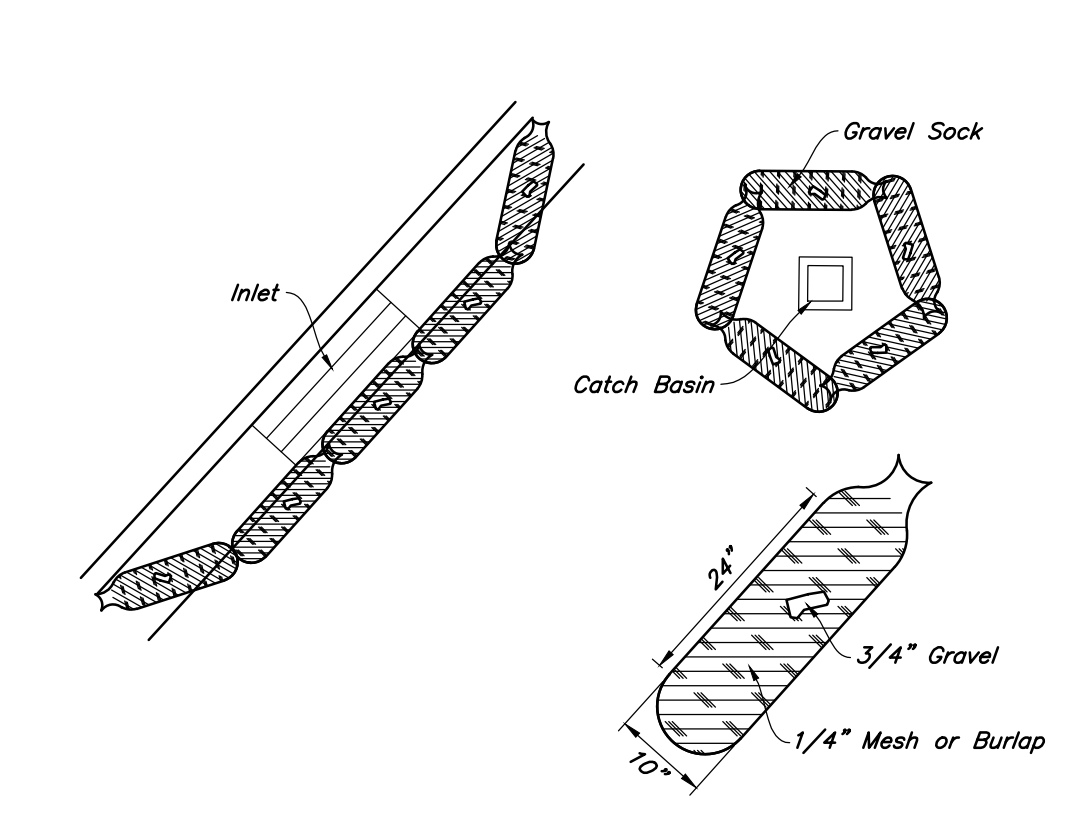
Details
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025
SHEET NO.
C4.2

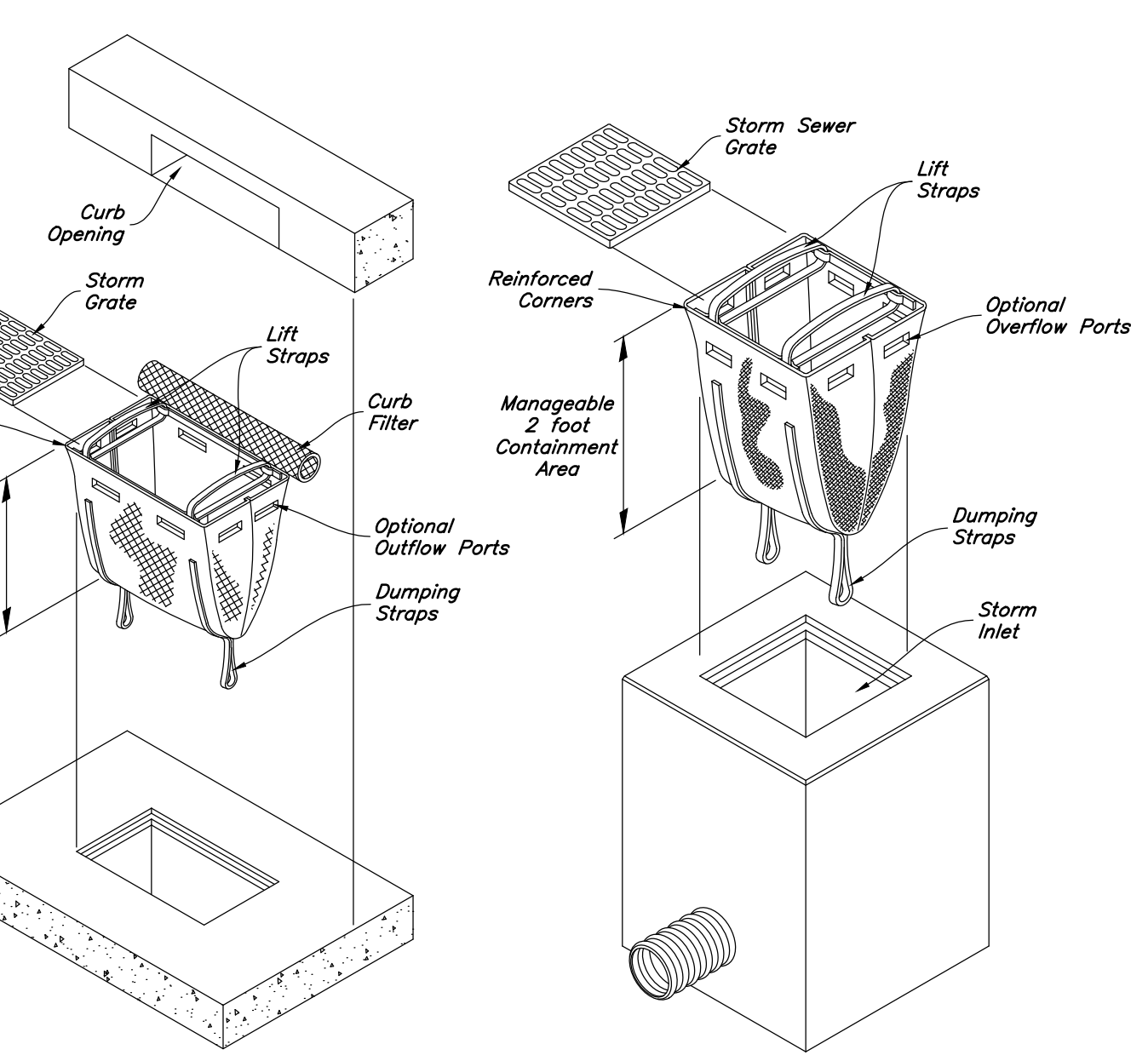


4 Gravel Sock Sediment Barrier



- Notes:
- 1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
- 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- 3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section



2 Dandy Sack Inlet Protection

Scale: 1" = 20'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

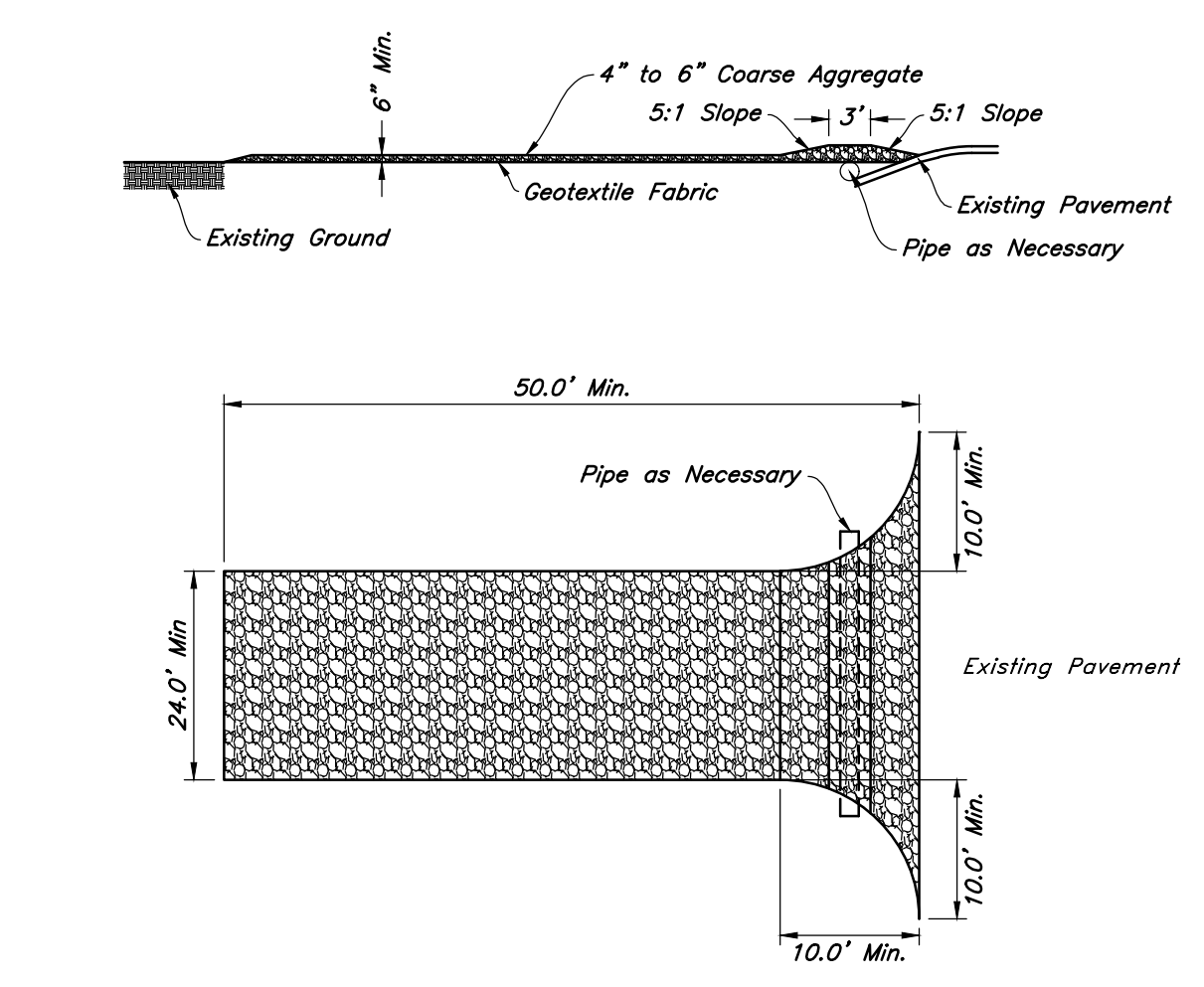
Existing Contour

Existing Spot

Proposed Contour

Limits Of Disturbance Area = 53,869 s.f.

- Erosion Control Notes
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
 - All Construction equipment will enter thru Designated Construction Entrances.
 - Coordinate Entrance locations with the local jurisdiction.
 - Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
 - Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
 - The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
 - All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
 - Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
 - Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
 - Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
 - This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
 - Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
 - Re-vegetate areas where landscaping has died or not taken hold.
 - Divert storm water runoff around disturbed soils with berms or dirt swales.
 - Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
 - Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



1 Stabilized Construction Entrance

MACU Santaquin

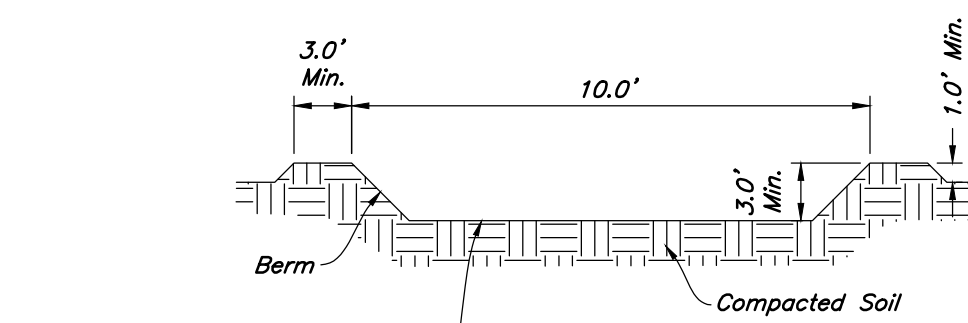
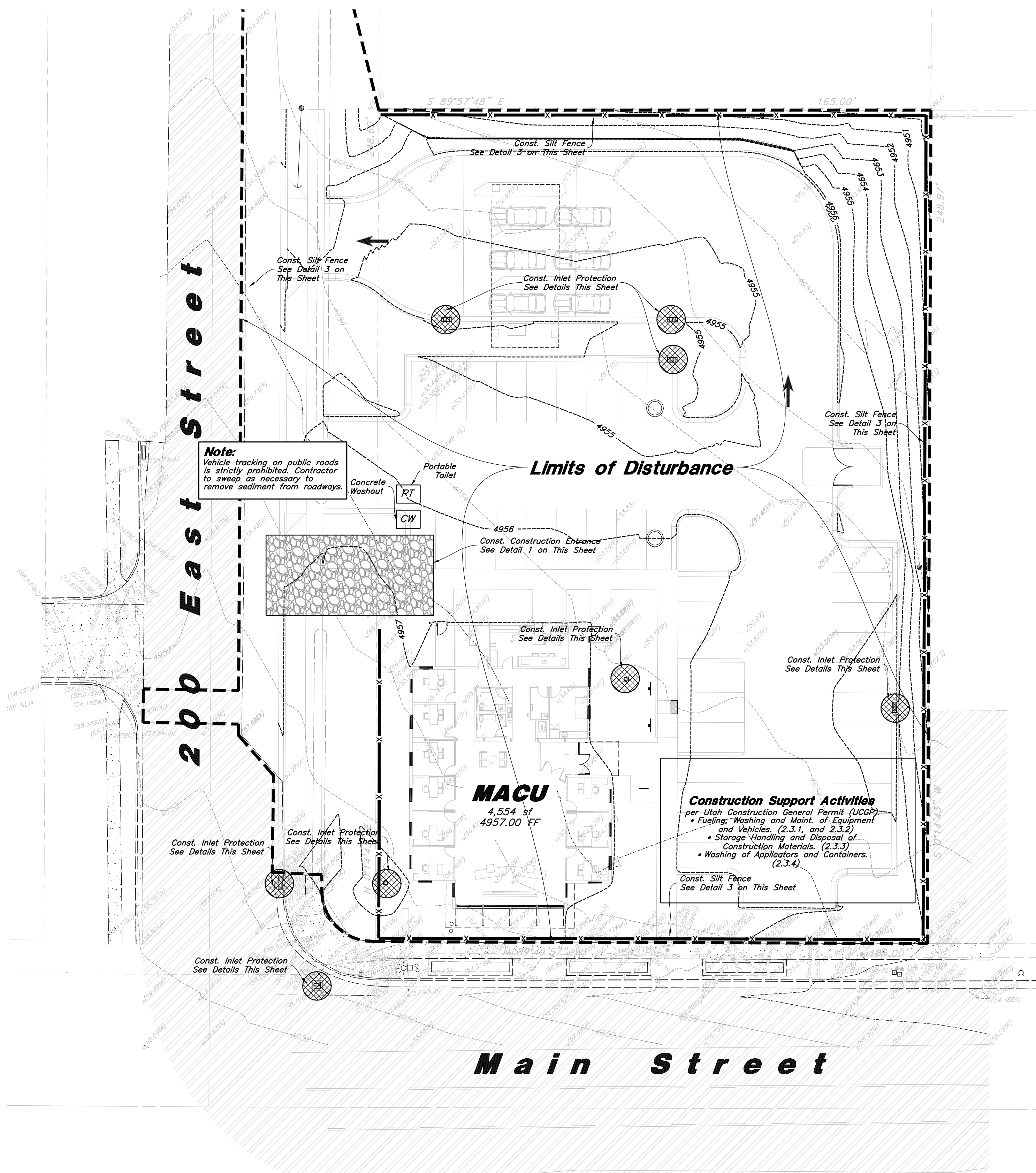
209 East Main Street

Santaquin, Utah County, Utah

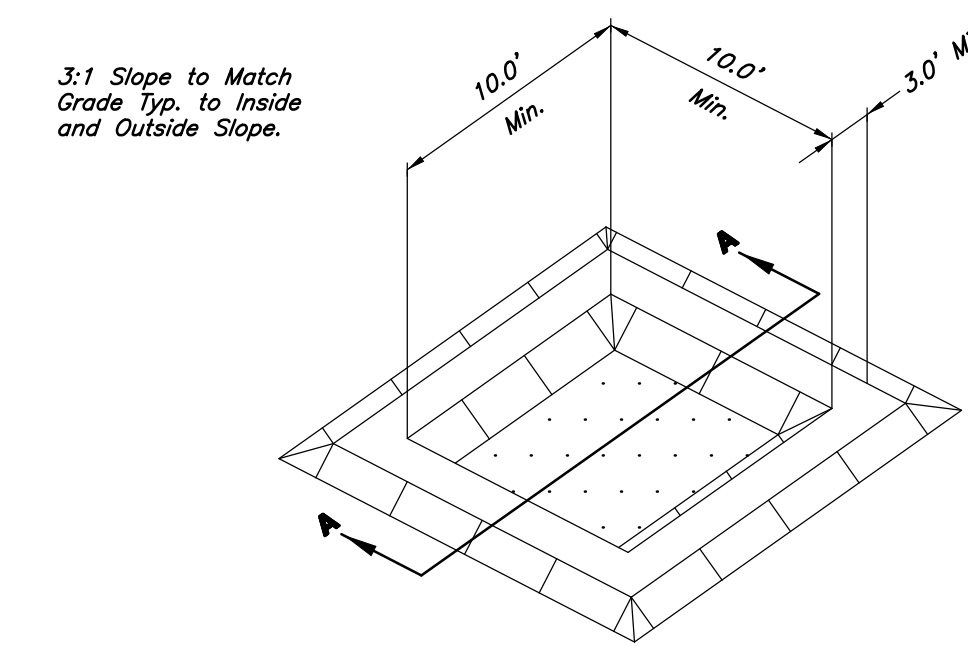
Erosion Control Plan - Phase 1

20 Mar, 2025

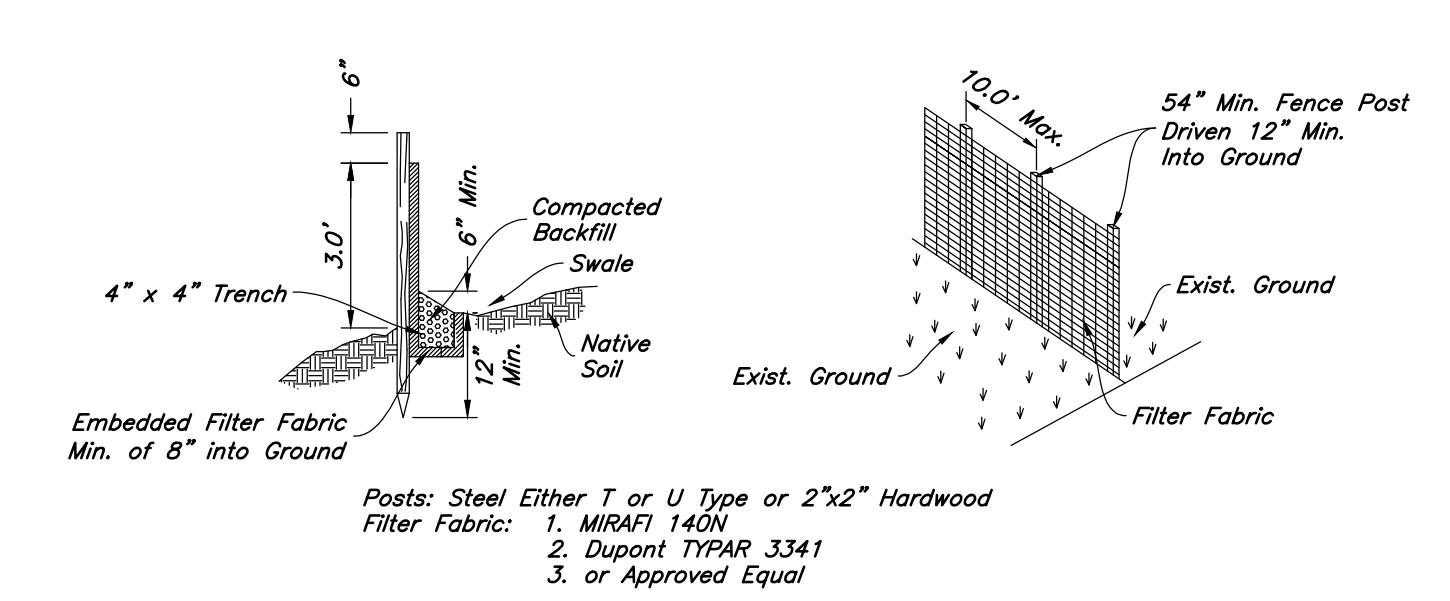
SHEET NO. C5.1



Section A-A
Line Pit with Plastic Sheetting,
10-mil Thickness Minimum
with No Holes or Tears.

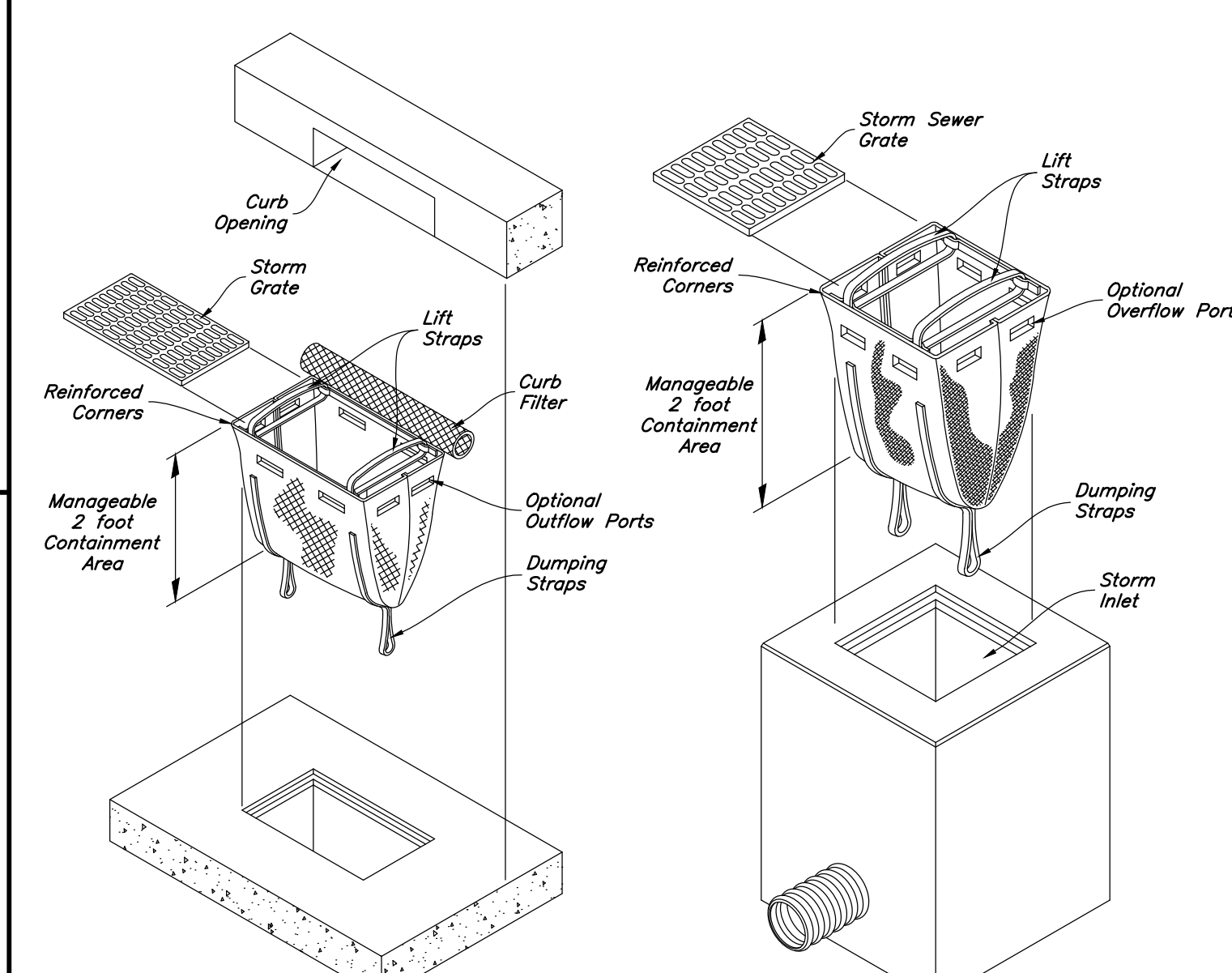


Concrete Washout
Not to Scale

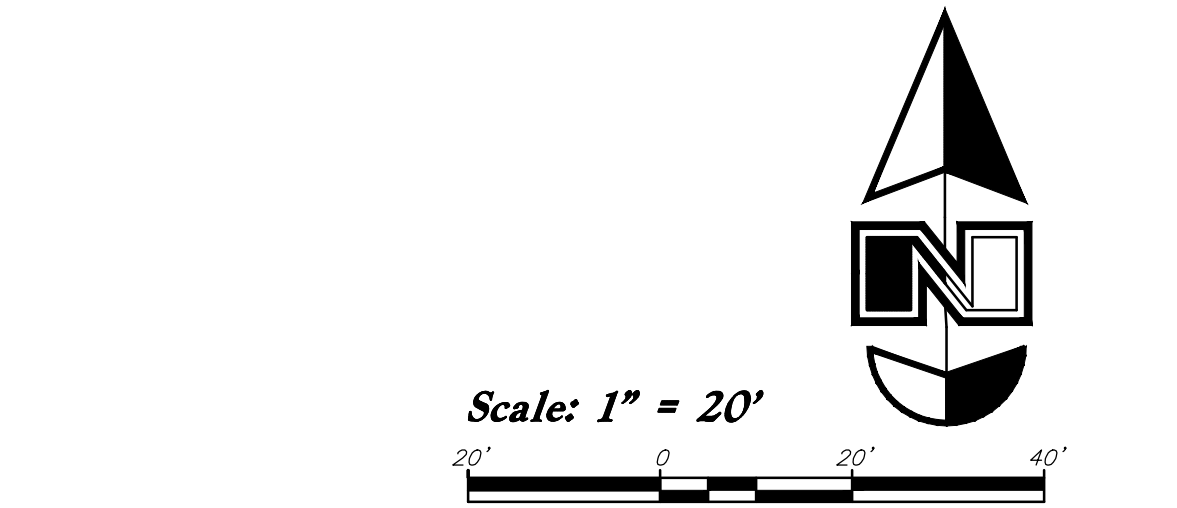


- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section
Not to Scale



Dandy Sack Inlet Protection
Not to Scale

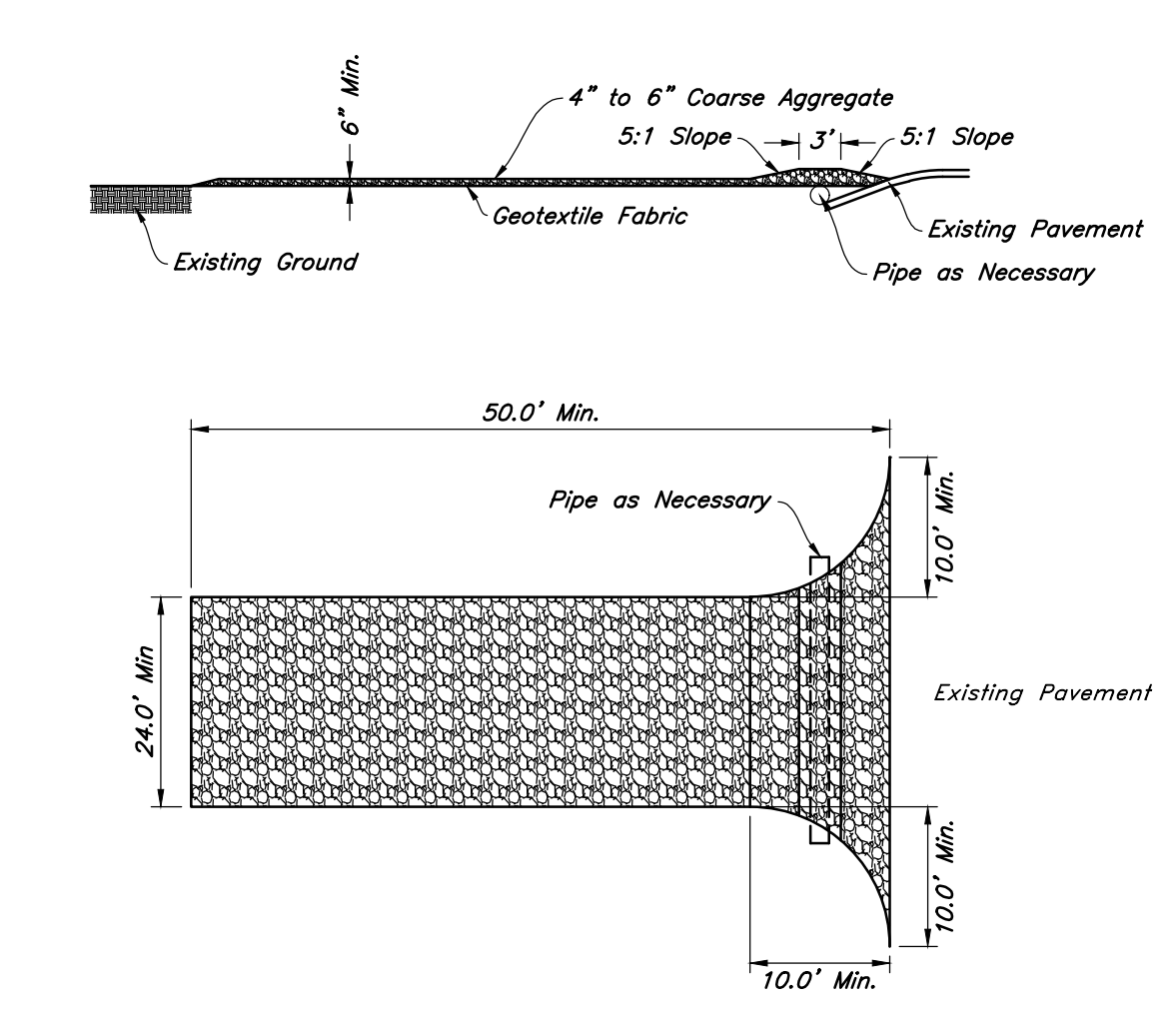


- Legend**
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

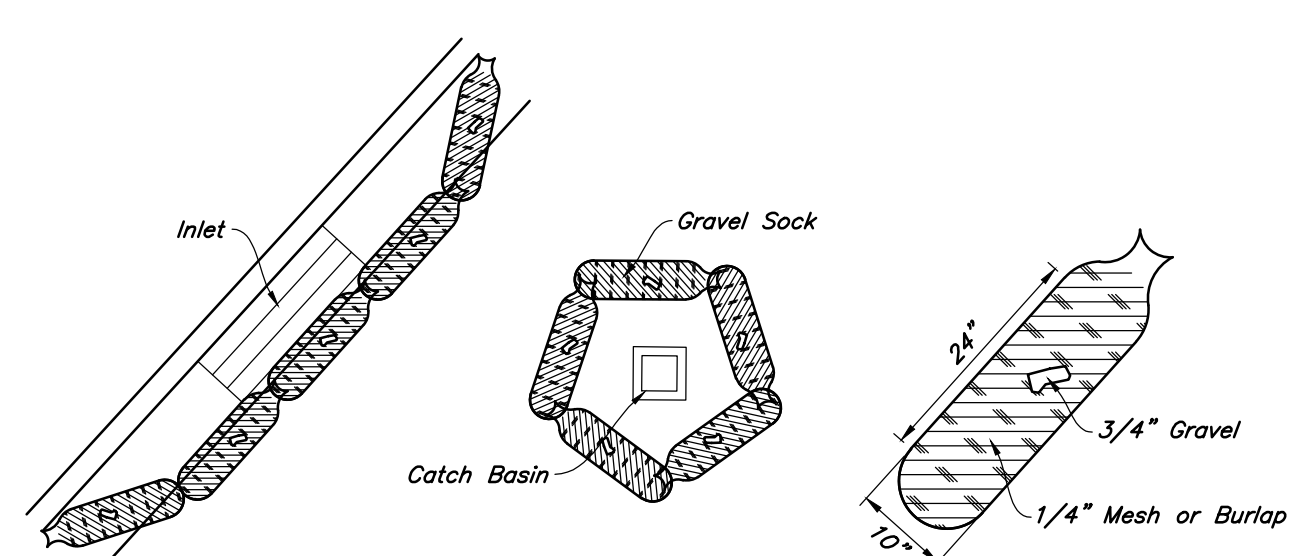
Limits Of Disturbance Area = 53,869 s.f.

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

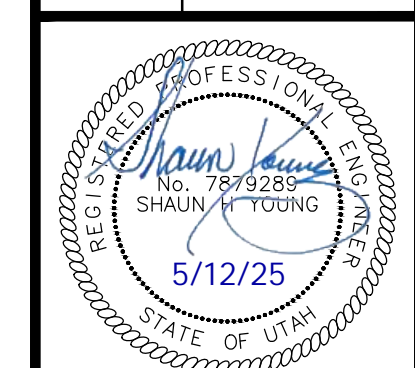


Stabilized Construction Entrance
Not to Scale



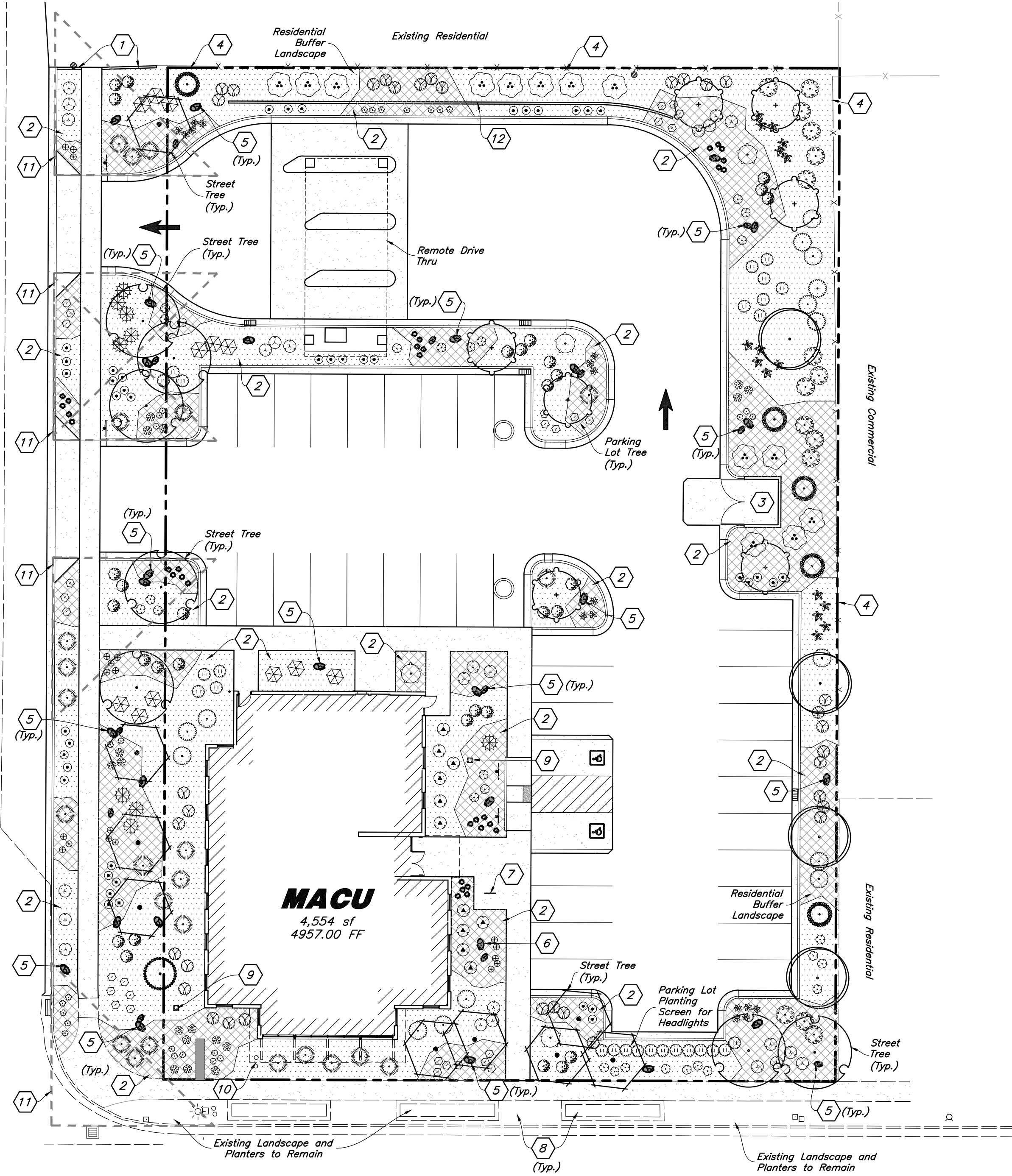
Gravel Sock Sediment Barrier
Not to Scale

Erosion Control Plan - Phase 2
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025
SHEET NO.
C5.2

200 East Street



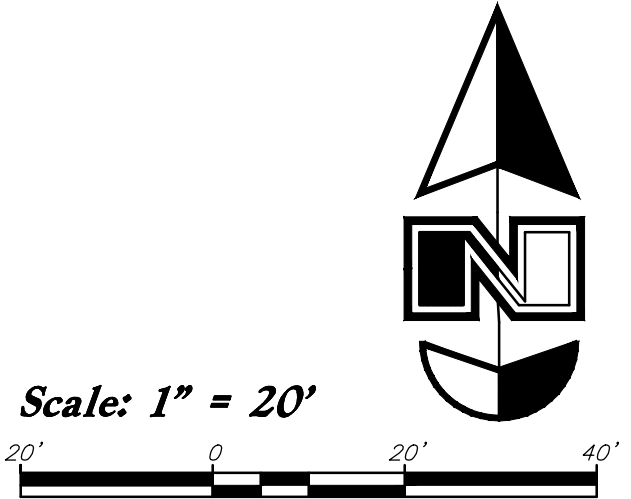
Main Street

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	7	Acer tataricum / Tatarian Maple	2" Caliper
	7	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	4	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
	9	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
EVERGREEN TREES			
	5	Juniperus scopulorum 'Gray Glean' / Gray Glean Juniper	6' Min. Ht.
	1	Picea glauca pendula / Weeping White Spruce	6' Min. Ht.
SHRUBS			
	27	Berberis thunbergii 'Admiration' / Admiration Barberry	2 gal
	15	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	15	Ligustrum vicaryi / Golden Privet	5 gal
	4	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	27	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	13	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	33	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	2 gal
	24	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	31	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	11	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
GROUNDCOVERS			
	23	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
	9	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
ORNAMENTAL GRASSES			
	29	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
	16	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	42	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal
PERENNIALS			
	19	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	14	Iris pseudacorus 'Variegata' / Variegated Yellow Iris	1 gal
	12	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint	1 gal
	32	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal
	17	Salvia x superba 'May Night' / May Night Salvia	1 gal

MATERIAL SCHEDULE

	1\" to 2\" Dia. Decorative Stone #1 – Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Installing Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne)	Detail: 4/L3.1
	4\" to 8\" Dia. Decorative Cobble Stone #2 – Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Installing Stone; Stone Shall be From Utah Landscaping Rock (South Towne)	Detail: 4/L3.1
	Landscape Accent Boulders – Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper or Car Door	Detail: 5/L3.1 6/L3.1



Landscape Data

Zone: MSC (Main Street Commercial)
Site Area = 41,050 s.f. (0.942 ac.)
Landscape Area Required = 4,105 s.f. (10%)
Landscape Area Provided = 12,912 s.f. (31%)
Parking Area = 11,633 s.f.
Landscape Parking Required = 698 s.f. (6%)
Landscape Parking Provided = 1,369 s.f. (12%)
200 East Street Frontage = 249 l.f.
200 East Street Trees Req. = 9 Trees (9 Provided)
Main Street Frontage = 192 l.f.
Main Street Trees Req. = 7 Trees (7 Provided)
50% Plant Coverage at Plant Maturity

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details. The Irrigation system Shall be Equipped with a Water Sense labeled Smart Controller with an Automatic Rain Delay – See Irrigation Plan for More Detail.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Landscape Out in the Parkstrip Shall Remain and be Preserved Along Main Street.
- Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by MACU Corporate Real Estate-Facilities Team.
- From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
- Edging Shall not be Used Between Different Type of Stone. Provide a Define Distinct Smooth Flowing Line Between the Two Stone Types. Landscape Concrete Curbing Shall be Used Between Lawn and Shrub Areas.
- Clear View Triangle – Low Growing Landscape Materials within the Clear View Area Shall be kept Below 36" in Height. Trees Are Allowed in the Clear View Area but shall be Pruned so that Leafed Branches are Greater than 8" Above Nearest Asphalt Grade

Landscape Keynotes

- Install Landscape Concrete Between Adjacent Landscape and New Shrub Planter
- Install Shrub Planter with Weed Barrier and Decorative Stone – See Material Sch. for Type
- Dumpster Enclosure with Plant Screening
- Existing Fence to Remain
- Install Landscape Boulder – See Material Sch. for More Detail
- Install Landscape Accent Boulder with Eagle Statue – See Material Sch. for More Detail
- Bike Rock – See Arch. Plans for More Detail
- Existing Shrub Area and Planters to Remain and be Protected; Area to be Maintained by City
- Landscape Drain – See Utility Plan; Verify that Landscape Area Slopes Toward Drain and That Drain is at the Correct Grade to Allow Water to Flow into Drainage System; Top of Stone Shall be Flush with Top of Drain; Verify that Drain is Free of Soil and Stone
- Approximate Location for Pressurized Irrigation System – See Irrigation and Utility Plan for More Detail; Irrigation Shall be Metered
- Clear View Triangle – Low Growing Landscape Materials within the Clear View Area Shall be kept Below 36" in Height. Trees Are Allowed in the Clear View Area but shall be Pruned so that Leafed Branches are Greater than 8" Above Nearest Asphalt Grade
- Retaining Wall – See Civil Plans for More Detail; Verify that Wall is Free of Soil and Decorative Stone; Wash Wall if Needed

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.

- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.

- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance. Dead plant material shall be replaced in a timely manner. From the time the landscape contractor is notified of dead plant material, the contractor has two weeks to replace dead plant material. If plant material is not replaced by the two week time frame MACU will have plants replaced and bill the installing company.

Landscape Plan

MACU Santaquin

209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

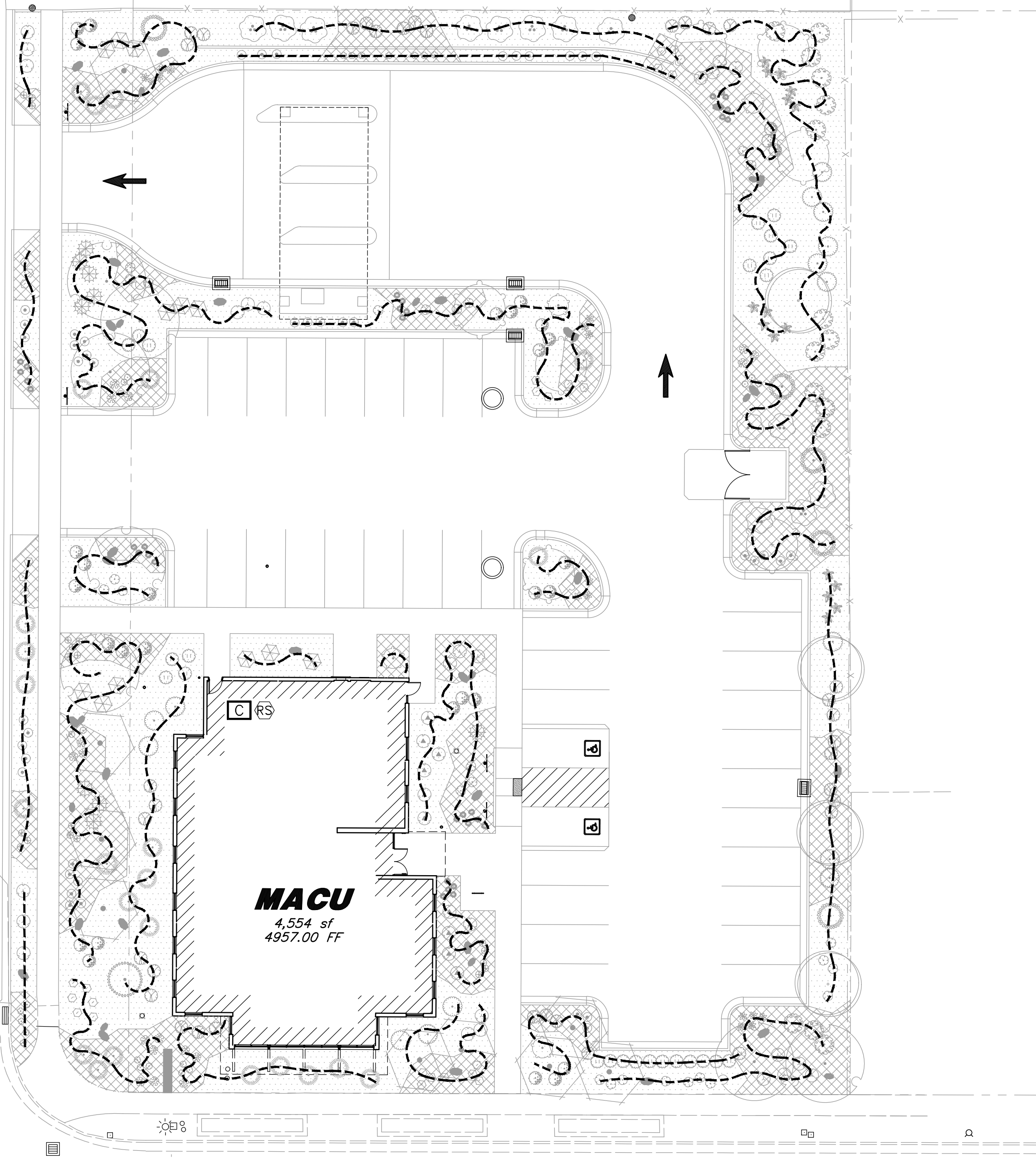
SHEET NO.

L1.1



Know what's below.
Call before you dig.

200 East Street



Main Street

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XGZ-100-PRB-COM	Drip Remote Control Valve	1 inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	8/L3.1
	Rain Bird 44NP (Purple Cap)	Coupler Valve with a Swing Joint Assembly and Nonpotable Cap	1 inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	12/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	13/L3.1
	Netafim TLHCVR7-12XX	Techline Copper Dripline with 0.77 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so that the Water Drips on the Soil and not on Top of Weed Barrier		10/L3.1 15/L3.1
P.O.C. Components				
	Nibco T-FP-600A	Brass Ball Valve	1 inch Size; Installed in Standard Valve Box with 3" Depth Gravel Over Weed Barrier; Install Sideways for Easy Maneuvering	7/L3.1
	Amiad Tagline Y-Filter with Flush Valve	Secondary Water Filter	1 inch Size; Plastic Filter with 100 Micron (150 Mesh) Stainless Steel Weave-Wire Screen Filter; Filter Shall be Installed Underground in Jumbo Size Box with Clean Gravel Over Weed Barrier	17/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 nch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	11/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1/2 inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	11/L3.1
Controller & Accessories				
	Hunter HCC-800-PL	8 Station Base Model WIFI Smart Controller with Hydawise Technology (EPA WaterSense Approved)	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller; Sync Wireless Rain Sensor	16/L3.1
	Hunter WR-CLK	Wireless Rain Shut-off Sensor	Install Receiver Adjacent to Controller and Sync with Controller; Install Sensor on the Roof in a Location that will Receive an Accurate Moisture Readings; Install per MFR's Specifications	18/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1

VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters				
2	1"	Area for Drip Emitters				
3	1"	Area for Drip Emitters				
4	1"	Area for Drip Emitters				

General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems with adequate pressure for system operation. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades. Valve boxes shall be tan in color.
- Control valve wire shall be #14 single conductor, white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All

- connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks.
 - Quick couplers shall be a Rain Bird 44NP (Purple) with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
 - Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
 - All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving, it is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be eighteen (18) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
 - Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elis, or changes in direction shall occur under hardscape.
 - It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.

- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- The irrigation system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
- Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.



Know what's below.
Call before you dig.

Irrigation Plan

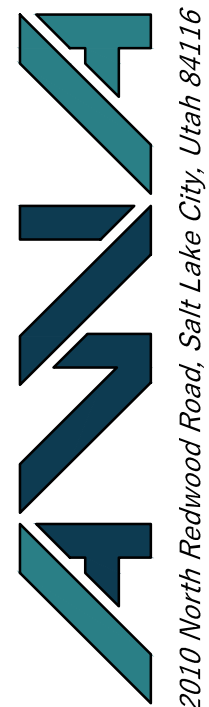
MACU Santaquin
209 East Main Street
Santaquin, Utah County, Utah



20 Mar, 2025

SHEET NO.

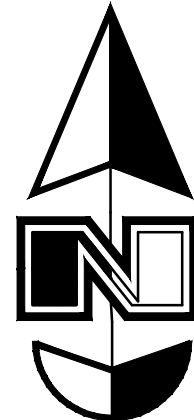
L2.1



Designed by: LC
Drafted by: SR
Client Name: MACU
24-092 IR

REV. DATE DESCRIPTION

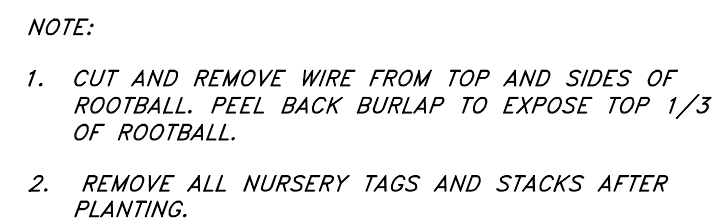
Scale: 1" = 20'



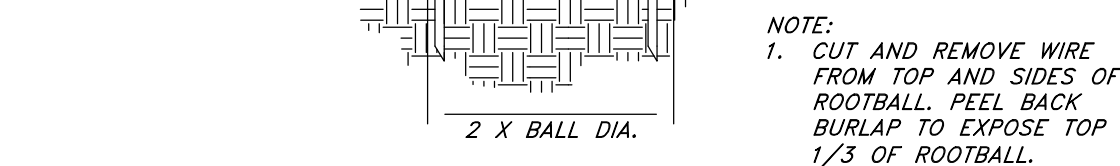
Main Service Line and Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes:

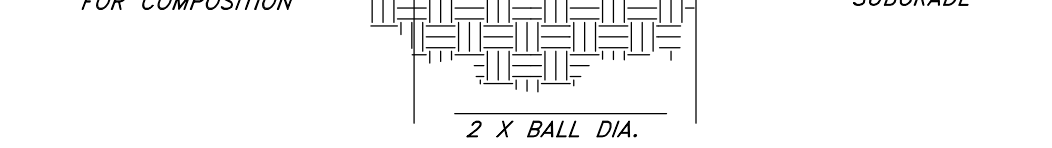
- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- All Irrigation Boxes Shall be Tan in Color.
- Onsite Storage of Landscape/Irrigation Materials and Equipment Should Not Block More Than 3 Parking Stalls Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
- Equipment Cannot Stay Longer Than Two Weeks on Jobsites Unless Otherwise Approved by Corporate Real Estate-Facilities Team.
- From the Beginning of the Project Through the End Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
- A Static Pressure of psi was Reported in the Area. The Irrigation System was Designed for a Minimum of psi.



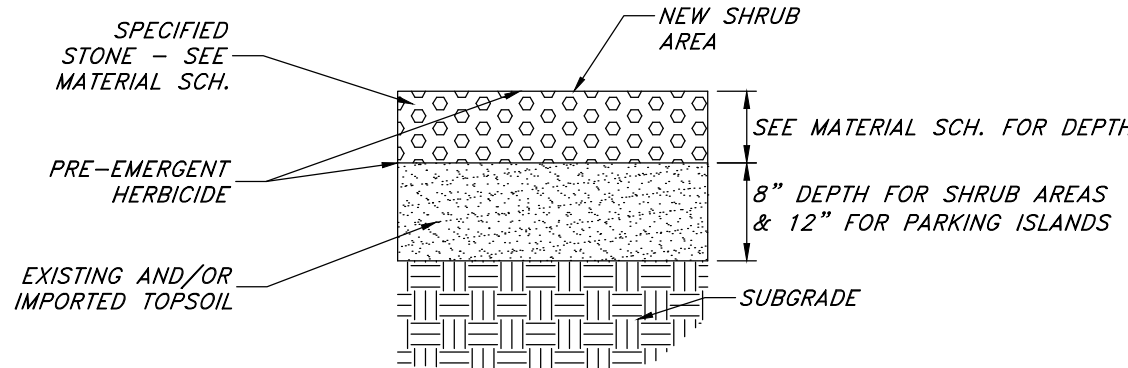
1 **SHRUB PLANTING**
NOT TO SCALE



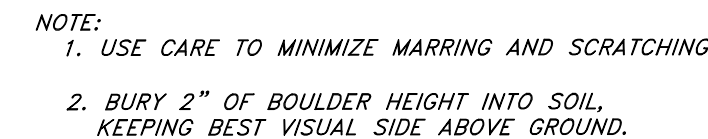
2 DECIDUOUS TREE PLANTING



3 **EVERGREEN TREE PLANTING**
NOT TO SCALE



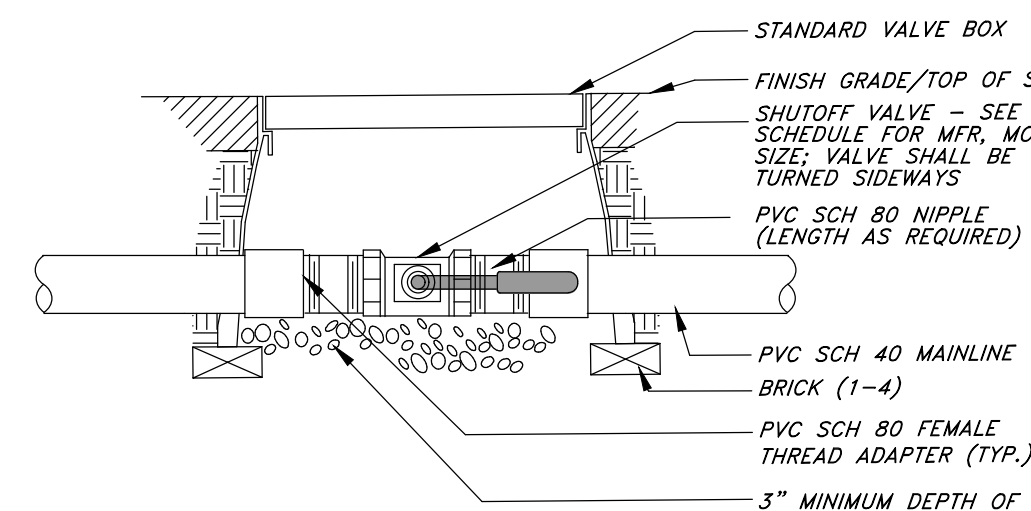
4 **LANDSCAPE PREPARATION**
NOT TO SCALE



5 **LANDSCAPE BOULDER**
NOT TO SCALE



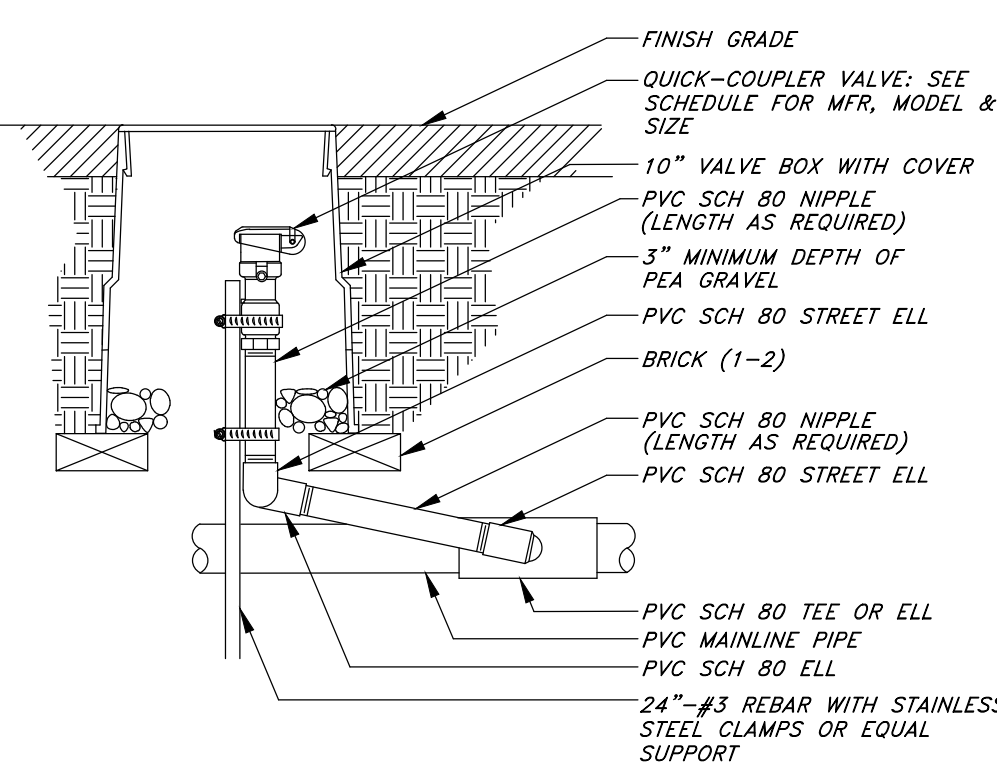
6 ***ACCENT BOULDER W/ EAGLE STATUE***
NOT TO SCALE



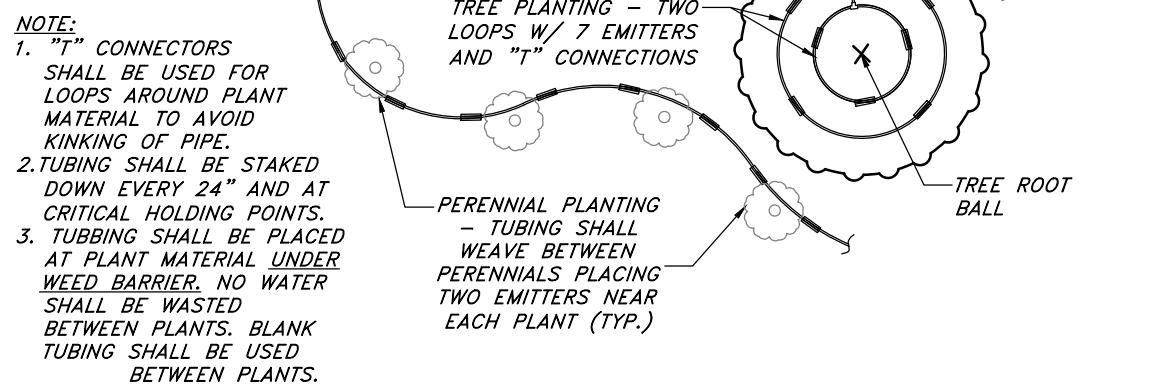
7 SHUTOFF VALVE - BALL VALVE
NOT TO SCALE



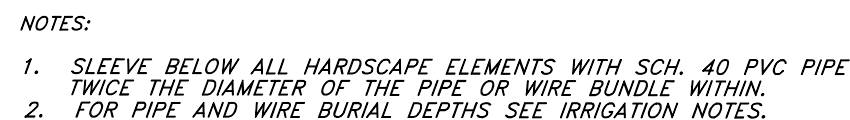
8 **DRIP CONTROL VALVE**
NOT TO SCALE



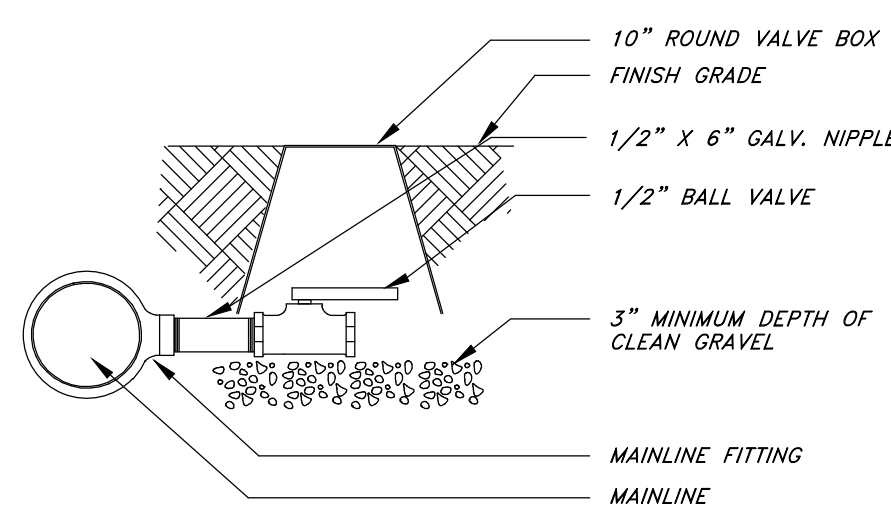
9 **QUICK COUPLING VALVE**
NOT TO SCALE



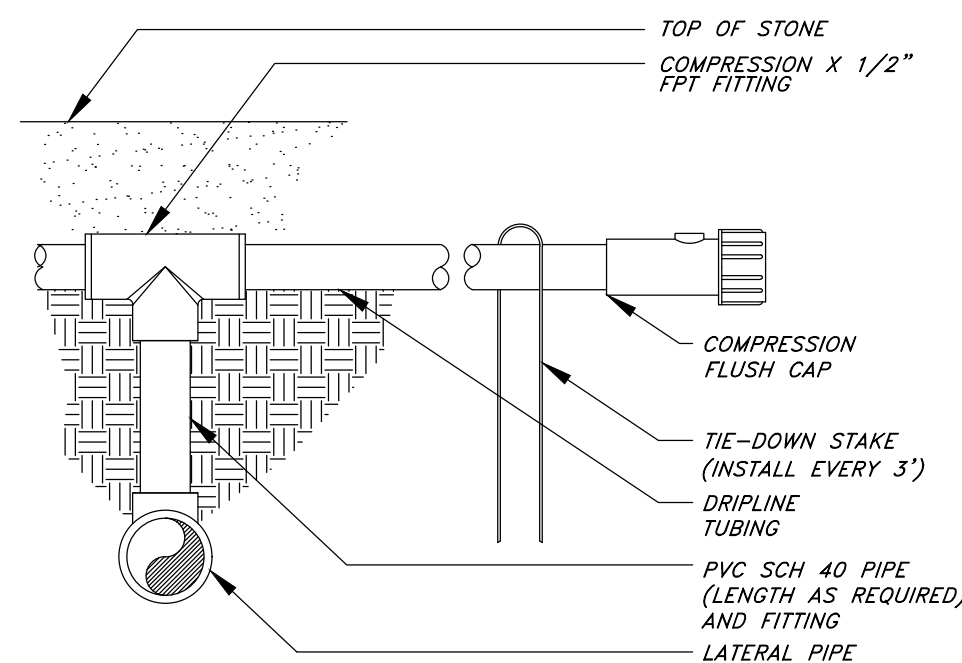
10 ***DRIP TUBING AT PLANT***
NOT TO SCALE



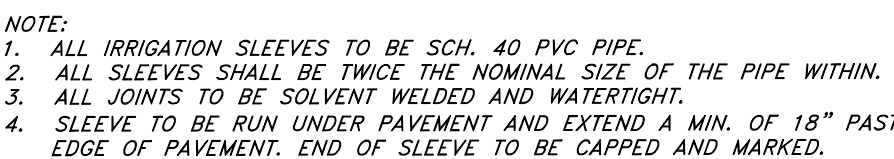
11 **PIPE & WIRE TRENCHING**
NOT TO SCALE



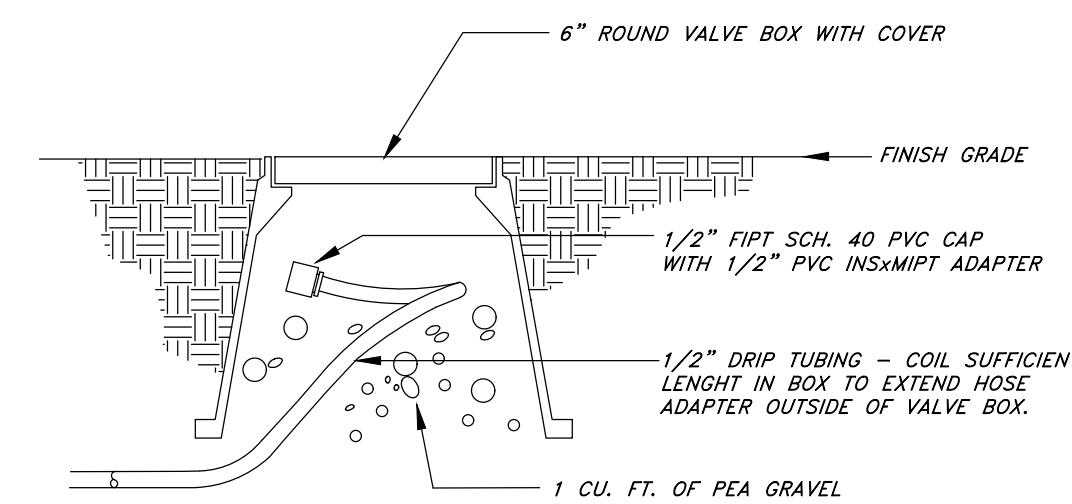
12 **MANUAL DRAIN VALVE**
NOT TO SCALE



13 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE



14 **PIPE SLEEVING**
NOT TO SCALE



15 **COMPRESSION FLUSH CAP**
NOT TO SCALE

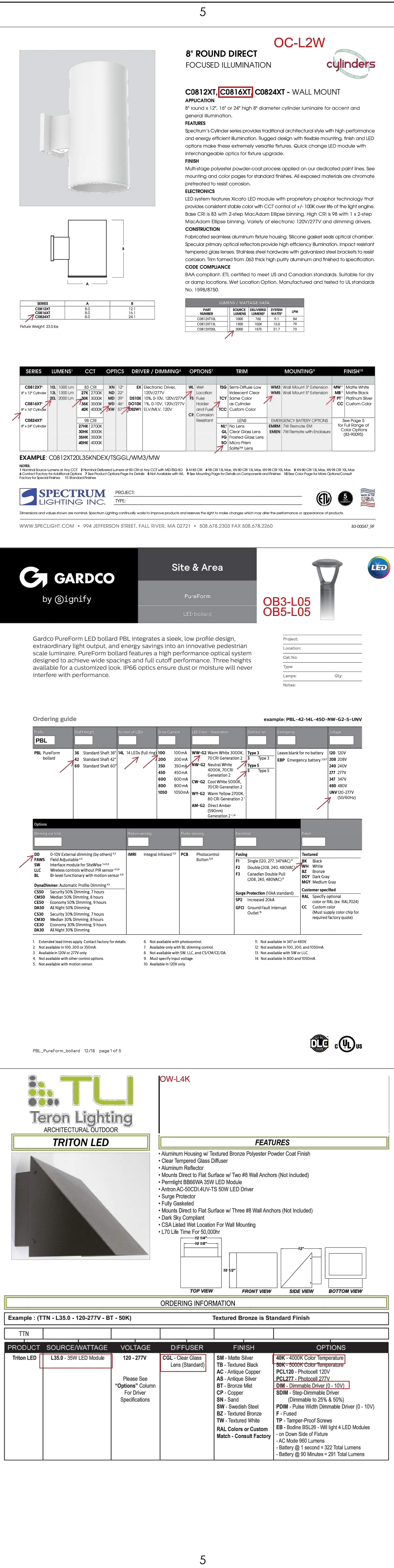
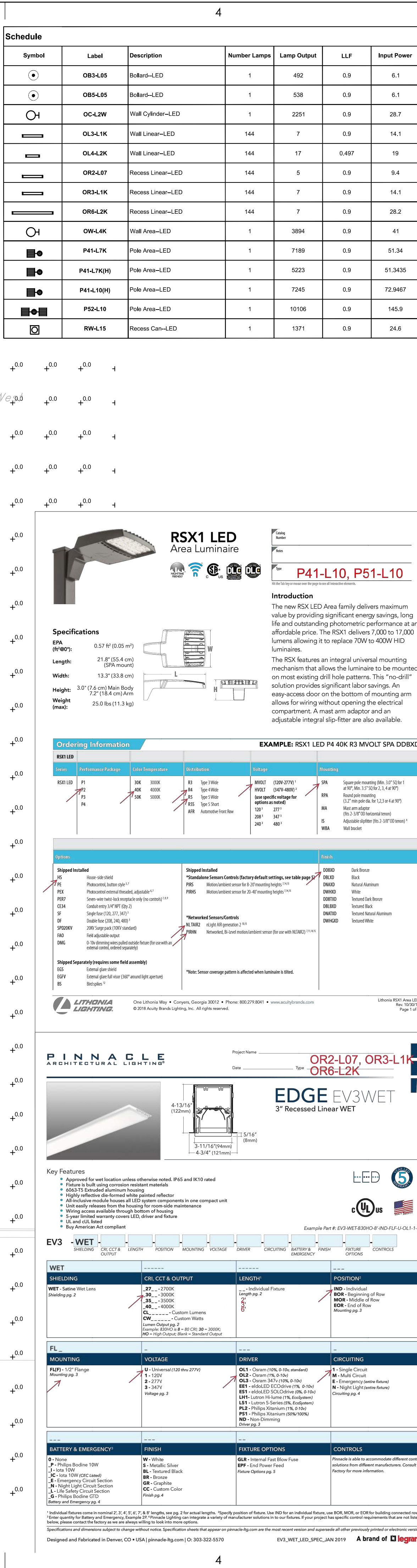


16 **IRR. CONTROLLER - INDOOR WALL MOUNT**
NOT TO SCALE



17 **SECONDARY WATER FILTER**
NOT TO SCALE

18 **WIRELESS RAIN SENSOR**



D

C

B

A

1

2

3

4

5



Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2024-40
Drawing Title

ARCHITECTURAL SITE
DETAILS

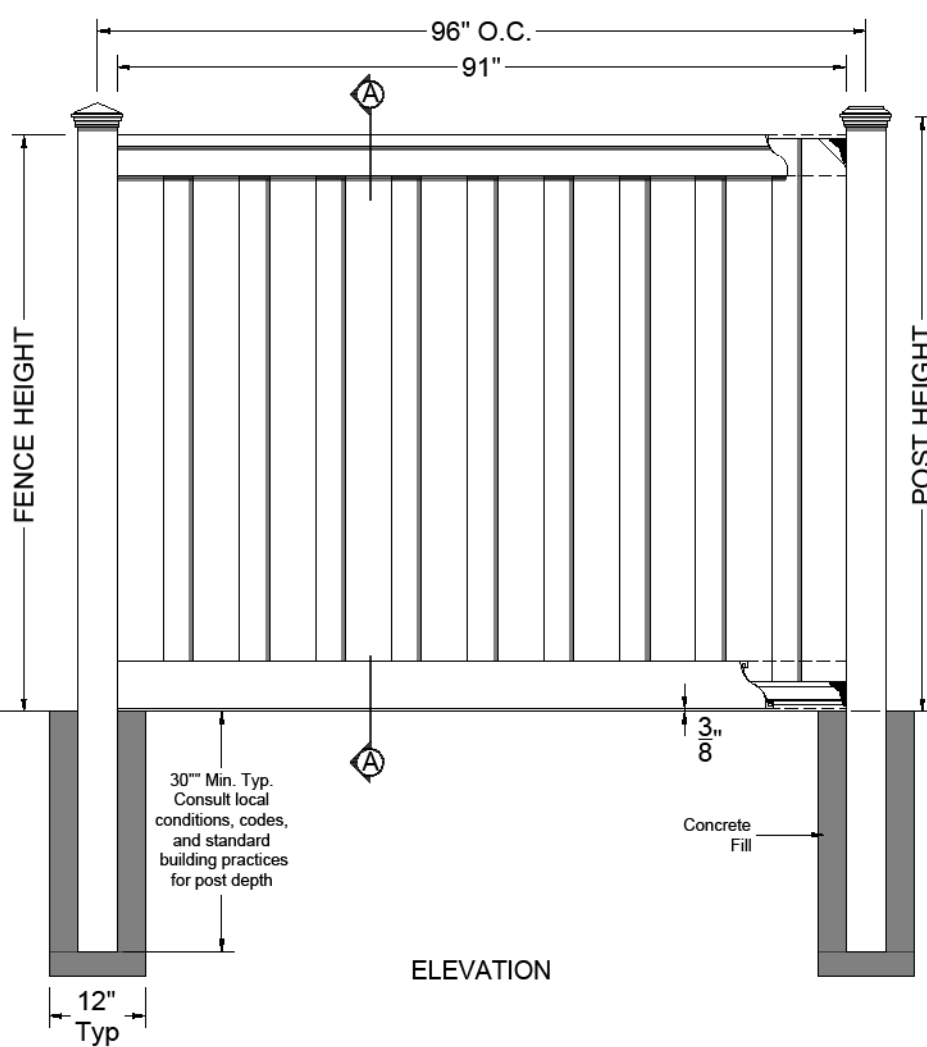
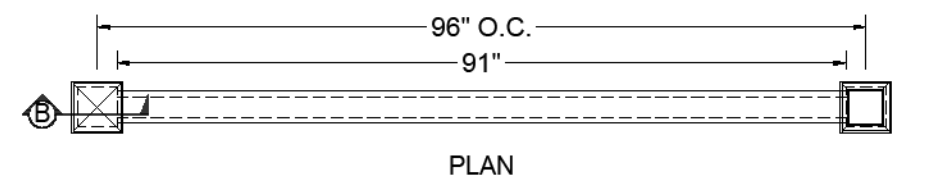
Sheet Number

AS100

Trex®Seclusions®
Composite Fencing

COLOR: WOODLAND BROWN

ARCHITECTURAL DRAWING:
TREX SECLUSIONS FENCING
PROFILE VIEW



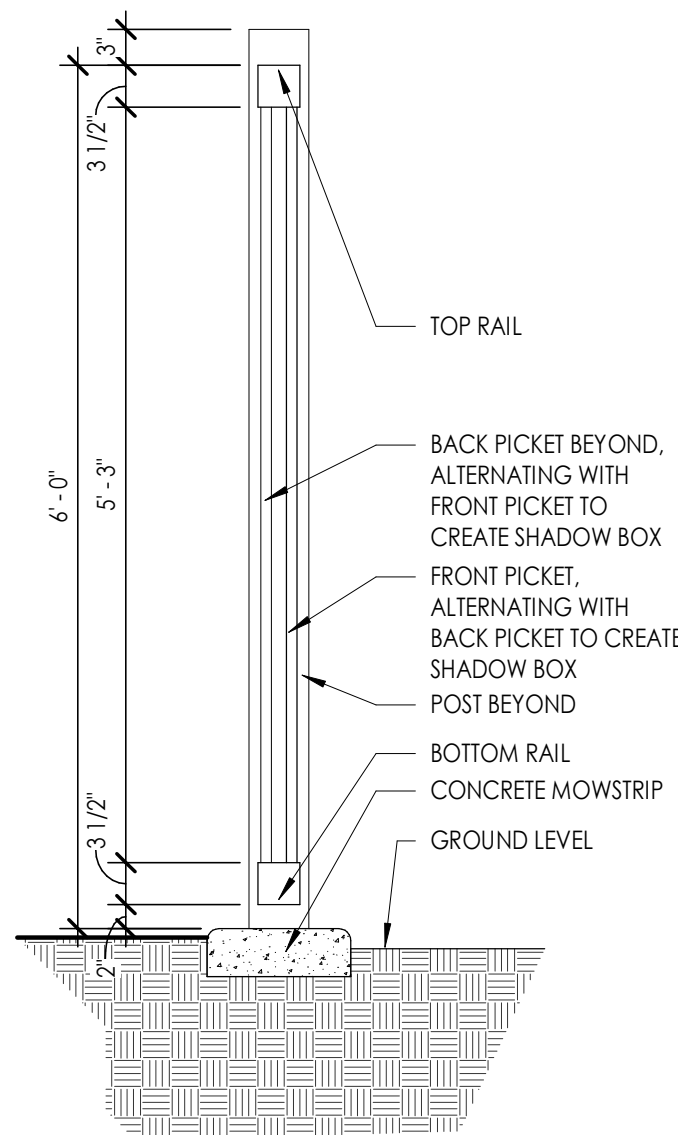
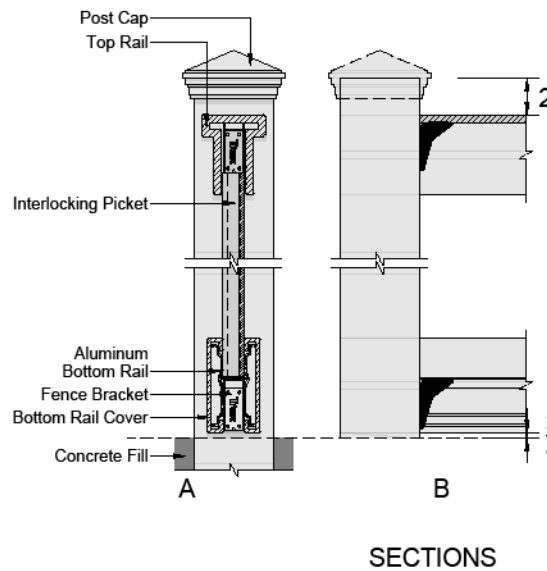
NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

TREX SECLUSIONS FENCING PROFILE VIEW

BILL OF MATERIAL FOR A 6'H x 8'W SECTION OF SECLUSIONS FENCINGS		
COMPONENTS	QUANTITY	LENGTH
Post Cap, Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106"*
4" x 4.9" Top Rail	1	91"*
1"x5.75" Interlocking Picket	19	67"*
1" x 5.75" Bottom Rail Cover	2	91"*
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

*Length may vary



A5

NORTH FENCE DETAIL

3/4" = 1'-0"

NOT FOR CONSTRUCTION

D



C

C1 NORTHWEST 3D VIEW

3



C4 NORTHEAST 3D VIEW

B



A

A1 SOUTHWEST 3D VIEW

3



A4 SOUTHEAST 3D VIEW

4

5



Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2024-40
Drawing Title

EXTERIOR 3D VIEWS

Sheet Number

AE202

NOT FOR CONSTRUCTION



Consultant

Project Name
**MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH**
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2024-40
Drawing Title

CITY REQUIRED
EXTERIOR 3D VIEWS

Sheet Number

AE203

NOT FOR CONSTRUCTION



CONCEPTUAL RENDERING

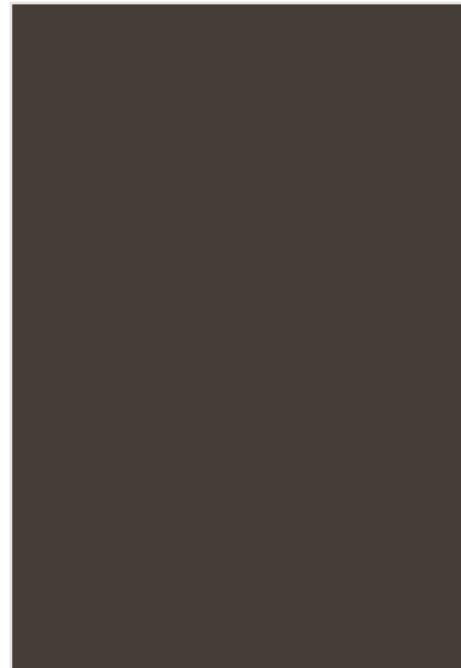
MOUNTAIN AMERICA CREDIT UNION - SANTAQUIN BRANCH



LONGBOARD ENTRY SOFFIT
COLOR - DARK FIR



GEOLAM MECHANICAL SCREEN
COLOR - EBONY



ALPOLIC METAL PANEL
COLOR - JBR BRONZE



FIBER CEMENT SIDING - CEDAR TEXTURE
COLOR - GRIFFIN



STONE: DELTA STONE
COLOR - IVORY WHITE