

RESOLUTION NO. 04-03-2008

A RESOLUTION OF THE SANTAQUIN CITY COUNCIL, AMENDING THE SANTAQUIN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

WHEREAS, State law establishes that municipalities may provide services such as but not limited to culinary water facilities, storm drainage, sewer systems, sidewalks, road ways, lighting, street signage and traffic regulations; and

WHEREAS, the city has adopted a general plan which outlines goals and policies for the betterment of the community, including well-planned, organized growth and which can efficiently and effectively serve the public with necessary infrastructure, facilities, and services such as those listed above; and

WHEREAS, The City Council has determined that the adoption of construction standards will enable the City to further its desire to provide services to its residents and businesses as well as provide for the following:

- More efficient and serviceable public utilities.
- Standards for accessibility along public streets and sidewalks;
- Street designs appropriate to the residential developments that may occur within the City and which further the goals and policies of the Circulation element of the City's General Plan;
- Reduction of impervious surface and storm water drainage impacts;
- Street and sidewalk design elements for more walkable, desirable and safe neighborhoods in accordance with the goals and policies of the City's General Plan;
- Improvement of the appearance and visual character of the community in accordance with the goals and policies of the City's General Plan; and


WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to enact ordinances, resolutions, and rules they may consider necessary or appropriate for the use and development of land within the municipality, including resolutions governing, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, and landscaping, unless expressly prohibited by law; and

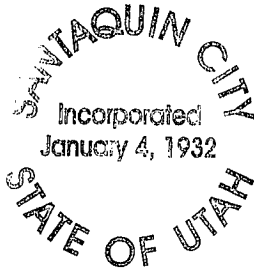
WHEREAS, the foregoing legitimate governmental objectives are achieved by reasonable means in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated, on recommendation of City planning staff to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. where appeals can be heard and decided if it is alleged that there is legislative or administrative error or where a special exception or variance to the ordinance is required.

NOW, THEREFORE, BE IT RESOLVED by the Santaquin City Council, as follows:

1. The Santaquin City Council amends and authorizes City staff to implement the Santaquin City Construction Standards as proposed by staff in the amendments attached hereto and by this reference made a part, and
2. That the Santaquin City Construction Standards be applied to all developments which have not received preliminary Development Review Committee approvals.

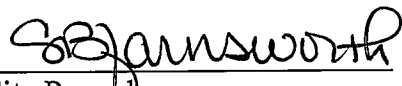
PASSED AND APPROVED this 14 day of April, 2008.


James E. DeGraff, Mayor



Councilmember Arthur L. Adcock	Voted	<u>Yes</u>
Councilmember Martin P. Green	Voted	<u>Yes</u>
Councilmember James F. Linford	Voted	<u>Yes</u>
Councilmember Filip Askerlund	Voted	<u>Yes</u>
Councilmember Brent Vincent	Voted	<u>Yes</u>

ATTEST:


City Recorder

The following Additions and Modifications are proposed to the Santaquin City Standard Specifications and Drawings

SPECIFICATIONS

Addition to Division 11 ROADWAY CONSTRUCTION

Section 11.17 PLANTER STRIPS

This section covers finish grading of the planter strips. Upon completion of construction of the curb, gutter, and sidewalk prepare the subgrade by excavating a minimum of 7-inches below the top back of curb and face of sidewalk. Remove any rocks greater than 2-inches and any construction related materials. Smooth the subsoil and place a 6-inch layer of topsoil. The topsoil requirements and placement shall meet all of the requirements of Division 20, Section 20.02, TOPSOIL REQUIREMENTS AND PLACEMENT

Modifications and Additions to Division 20 LANDSCAPING

(Modification)

Sub-section D. Automatic Controller:

The Developer will check with the Community Development Department prior to purchasing an automatic controller. Unless directed otherwise the automatic controller will be a Hunter – controller mounted in a metered controller enclosure as per Standard Drawing LA4. Mount the enclosure as determined by the Community Development Department.

(Addition)

Sub-section L. Metered Controller Enclosure and Concrete Pad Detail:

The metered controller enclosure shall be stainless steel or powder coated finish as determined by the Community Development Department.

Metered Controller Enclosure (Stainless Steel Body)

The Metered Controller Enclosure shall be a Strong Box Model #SB-24SS/120V (also available in a 240V model) as manufactured by V.I.T. Products, Inc., Escondido, CA 92029 or equal. The enclosure shall be mounted on a 37-inch x 36-inch x 6-inch concrete pad. . The enclosure shall be bottom fed with rigid long sweep elbow conduit (not supplied) for feed line into meter. Direct burial control wires shall feed out of the enclosure encased in a rigid long sweep elbow conduit (not supplied) with one conduit per controller. The dimensions of the enclosure shall be 24-inches wide x 48-inches high x 25-inches deep. The enclosure shall be double door design positioned front and back, vandal and weather resistant, manufactured entirely of stainless steel. The front section shall house a UL listed E.U.S.E.R.C. approved 100 amp rated commercial meter socket with test block bypass provision. The back section shall be louvered upper and lower body to allow for cross ventilation. Filter screens shall cover all louvers to deflect against water spray, insects and dust. The back section shall have a stainless steel backboard provided for the purpose of mounting a controller. The backboard shall be mounted on four stainless bolts that will allow for removal of the backboard. The inside door area shall provide adequate storage for plans, operating instructions and scheduling information. The enclosure shall have continuous stainless steel piano hinges on one side of each door. The handles controlling the locking mechanisms shall be located at the base of the doors and be concealed within the surface of the doors. The provision for padlocks shall be included within the locking mechanisms. The enclosure shall be manufactured with a continuous drainage channel which mates with a tear-drop shaped, hollow center, water tight, thermoplastic door seal. The above described product shall be a NEMA TYPE 3R Rainproof Enclosure as listed by Underwriter Laboratories, Inc.

Metered Controller Enclosure (Powder Coated Finish)

The Metered Controller Enclosure shall be a Strong Box Model #SB-24SS/120V (also available in a 240V model) as manufactured by V.I.T. Products, Inc., Escondido, CA 92029 or equal. The enclosure shall be mounted on a 37-inch x 36-inch x 6-inch concrete pad. The enclosure shall be bottom fed with rigid long sweep elbow conduit (not supplied) for feed line into meter. Direct burial control wires shall feed out of the enclosure encased in a rigid long sweep elbow conduit (not supplied) with one conduit per controller. The dimensions of the enclosure shall be 24-inches wide x 48-inches high x 25-inches deep. The enclosure shall be double door design positioned front and back, vandal and weather resistant, manufactured entirely of cold rolled steel finished with a dark green polyester TGIC powder coating having a minimum thickness of 2.5 mils. The front section shall house a UL listed E.U.S.E.R.C. approved 100 amp rated commercial meter socket with test block bypass provision. The back section shall be louvered upper and lower body to allow for cross ventilation. Filter screens shall cover all louvers to deflect against water spray, insects and dust. The back section shall have a stainless steel backboard provided for the purpose of mounting a controller. The backboard shall be mounted on four stainless bolts that will allow for removal of the backboard. The inside door area shall provide adequate storage for plans, operating instructions and scheduling information. The enclosure shall have continuous stainless steel piano hinges on one side of each door. The handles controlling the locking mechanisms shall be located at the base of the doors and be concealed within the surface of the doors. The provision for padlocks shall be included within the locking mechanisms. The enclosure shall be manufactured with a continuous drainage channel which mates with a tear-drop shaped, hollow center, water tight, thermoplastic door seal. The above described product shall be a NEMA TYPE 3R Rainproof Enclosure as listed by Underwriter Laboratories, Inc.

Main Load Center Commercial Pedestal

The service pedestal provided shall be Milbank #CP3B "ML" Series.

The pedestal shall be of NEMA Type 3R rainproof construction and shall be UL listed as "Enclosed Industrial Control Equipment" (UL 508). External construction shall comply with UL50 requirements and shall be stainless steel or galvanized steel with light green #14672 Federal Specification 595 polyurethane grade powder paint of 1.7 mil minimum thickness. Internal construction shall be stainless steel or galvanized steel and 1.7 mil minimum thickness polyurethane industrial grade powder coat painted or bare aluminum. All external fasteners, rivets, screws and bolts shall be stainless steel. No fasteners except screws shall be removable by external access. Hinges shall be stainless steel and of the continuous piano type.

The pedestal mounting bolts shall not be externally visible or accessible.

The pedestal shall have a pedestal-mounting base, including stainless steel hardware, for embedment in concrete. Either pedestal base or anchor bolt kit is required for installation.

The service pedestal must have separate isolated sections for metering equipment, utility termination and customer equipment. The metering section must be pad-lockable and sealable and have a hinged swing back hood with an integral hinged polycarbonate sealable window for access to demand meters. An external nameplate permanently attached to the hood. A provide a stainless steel handle on the front exterior of the hood.

The utility termination section must be pad-lockable and sealable and shall have a stainless steel handle on a lift-off cover. Provide sufficient clearance for a 4-inch diameter conduit for utility cables. Utility landing lugs shall be UL listed and shall accommodate #6 – 350 kcmil conductors.

The customer compartment door must be pad-lockable and shall have provisions to hold the door in an open position. A print pocket on the inside of the door shall hold all wiring schematics and

instructions in a clear, weatherproof sleeve. Required UL labeling shall be on the inside of the customer door. Distribution and control equipment shall be behind an internal dead-front door with a quarter-turn securing latch and be hinged to open 90 degrees. Hinge the dead-front door on the same side as the customer section door.

All distribution and control equipment shall be factory wired using 600-volt wire sized to NEC and UL requirements.

Concrete for the concrete pad shall be Class AA(AE) and shall meet all the requirements of Division 8, Portland Cement Concrete. Under no condition shall the water cement ratio exceed 0.53

STANDARD DRAWINGS

(Modifications)

Addition of topsoil to the planter strip.

ST1 - STANDARD STREET CROSS SECTIONS

ST2 - STANDARD STREET CROSS SECTIONS

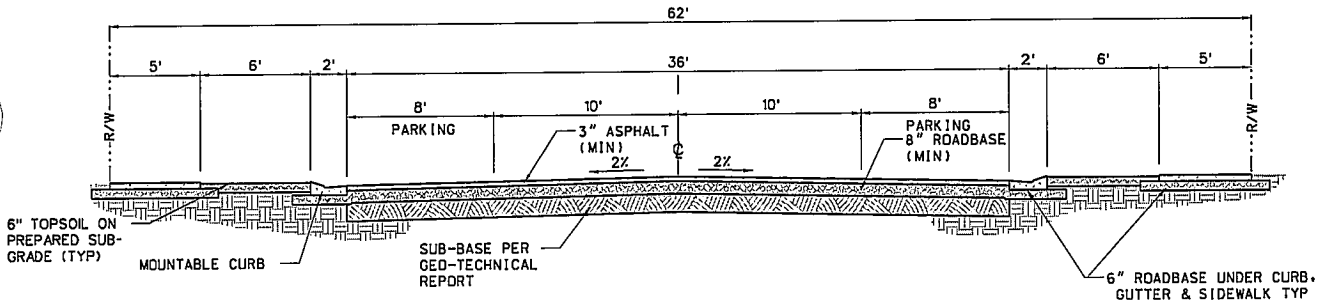
ST3 - STANDARD STREET CROSS SECTIONS

(Additions)

ST1 - STANDARD STREET CROSS SECTIONS, addition of 2-LANE/PARKING BOTH SIDES - 99' MAJOR LOCAL

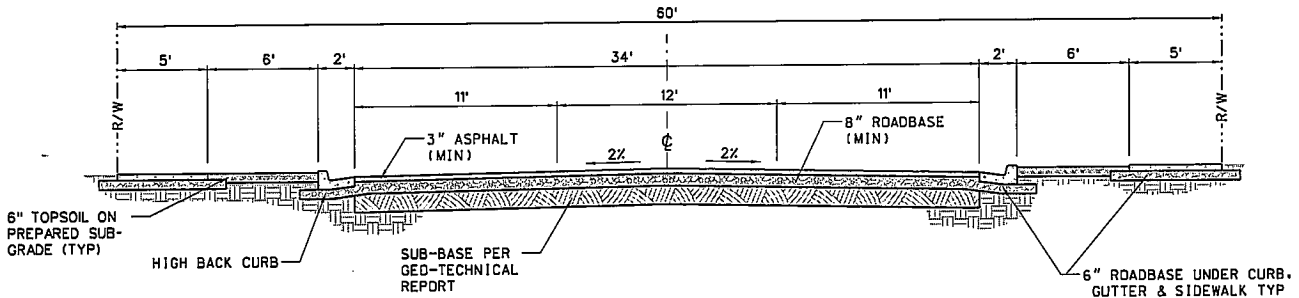
LA4 - METERED CONTROLLER ENCLOSURE AND CONCRETE PAD
DETAIL.

LA5 - ELECTRICAL MAIN LOAD CENTER COMMERCIAL PEDESTAL



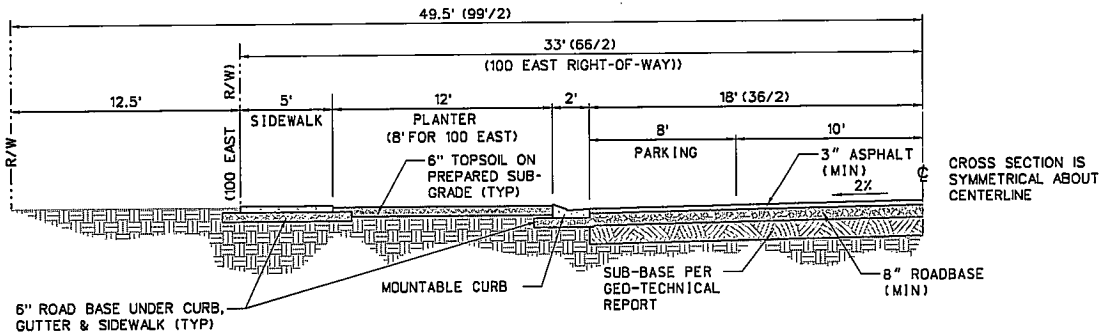
NOTES:
 1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE A NARROWED SECTION OR OTHER TRAFFIC CALMING TECHNIQUES
 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

**2-LANE / PARKING BOTH SIDES
 62' MAJOR LOCAL**



NOTE:
 1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT-TURN LANES AT INTERSECTIONS.
 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

**3-LANE / NO PARKING
 60' COLLECTOR**



NOTES:
 1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE A NARROWED SECTION OR OTHER TRAFFIC CALMING TECHNIQUES
 2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

**2-LANE / PARKING BOTH SIDES
 99' MAJOR LOCAL
 (CORE AREA OF SANTAQUIN)**

**2-LANE / PARKING BOTH SIDES
 66' MAJOR LOCAL
 (100 EAST STREET)**



STATEMENT OF USE

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REVISION

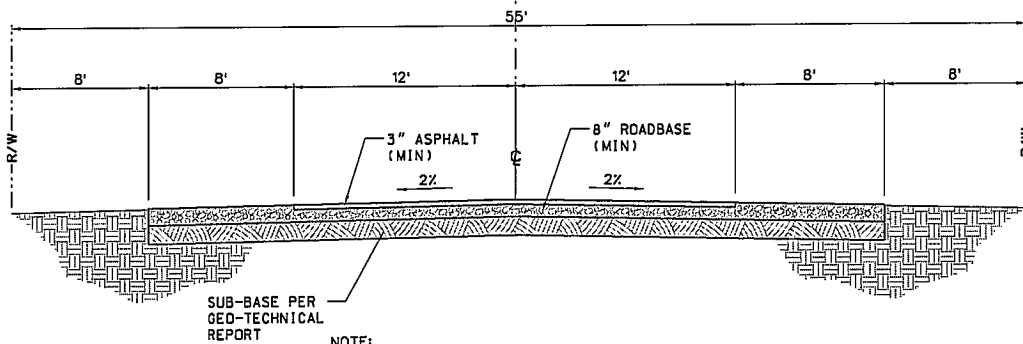
NO.	DESCRIPTION	BY	AMPL.	DATE



**STANDARD STREET
 CROSS SECTIONS**

SANTAQUIN CITY
 45 WEST 100 SOUTH

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DESIGN BY:	DPT
CHECKED BY:	DCI
ADOPTED DATE:	

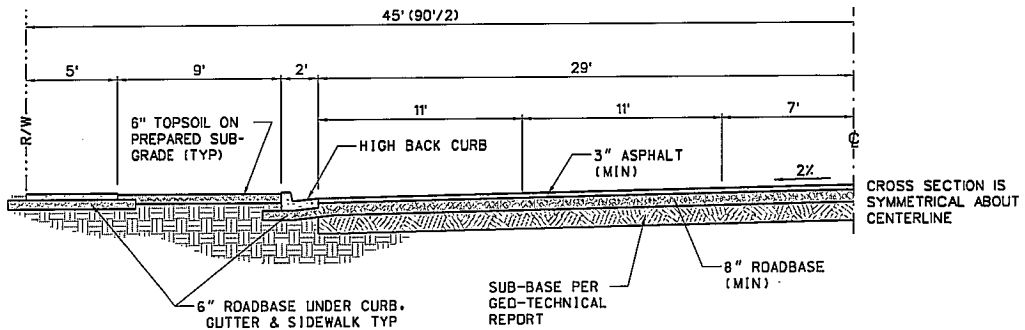


SUB-BASE PER
GEO-TECHNICAL
REPORT

NOTE:
TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE
INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY
ADOPTED VERSION)

55' RURAL LOCAL ROAD CROSS SECTION

(PERMITTED ONLY IF LOT FRONTAGE IS > 150' AND LOT AREA > 1 ACRE)

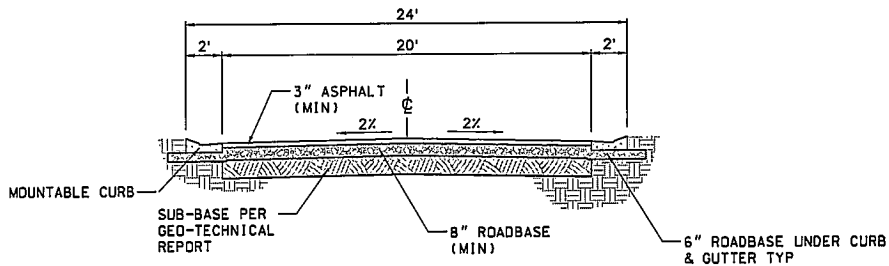


CROSS SECTION IS
SYMMETRICAL ABOUT
CENTERLINE

NOTE:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC)
MAY REQUIRE THE ADDITION OF RIGHT-TURN LANES
AT INTERSECTIONS.

2. THE DEVELOPMENT REVIEW COMMITTEE (DRC)
MAY MODIFY THIS SECTION FOR DEVELOPMENTS
WITH AVERAGE BUILDABLE SLOPE > 10%

5-LANE / NO PARKING 90' ARTERIAL



NOTES:
TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL
FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

24' PRIVATE STREET CROSS SECTION



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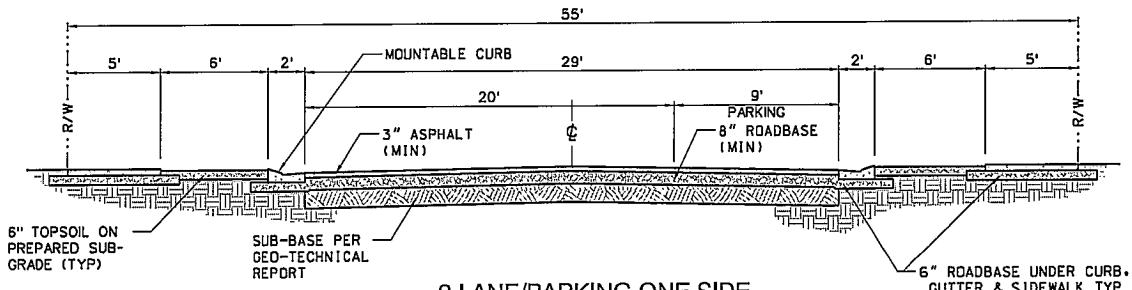
NO.	DESCRIPTION	BY	APPR.	DATE
1	ADD TOPSOIL TO PLANTER STRIP AND TOPSOIL CURB			



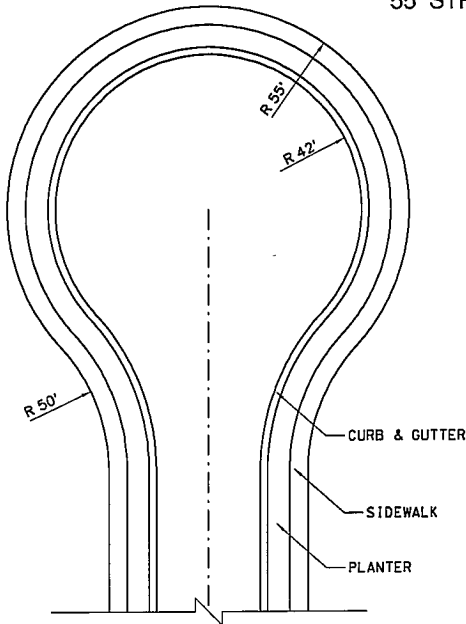
STANDARD STREET CROSS SECTIONS

SANTAQUIN CITY
45 WEST 100 SOUTH

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DESIGN BY:	DCT
CHECKED BY:	DCT
ADDPED DATE:	



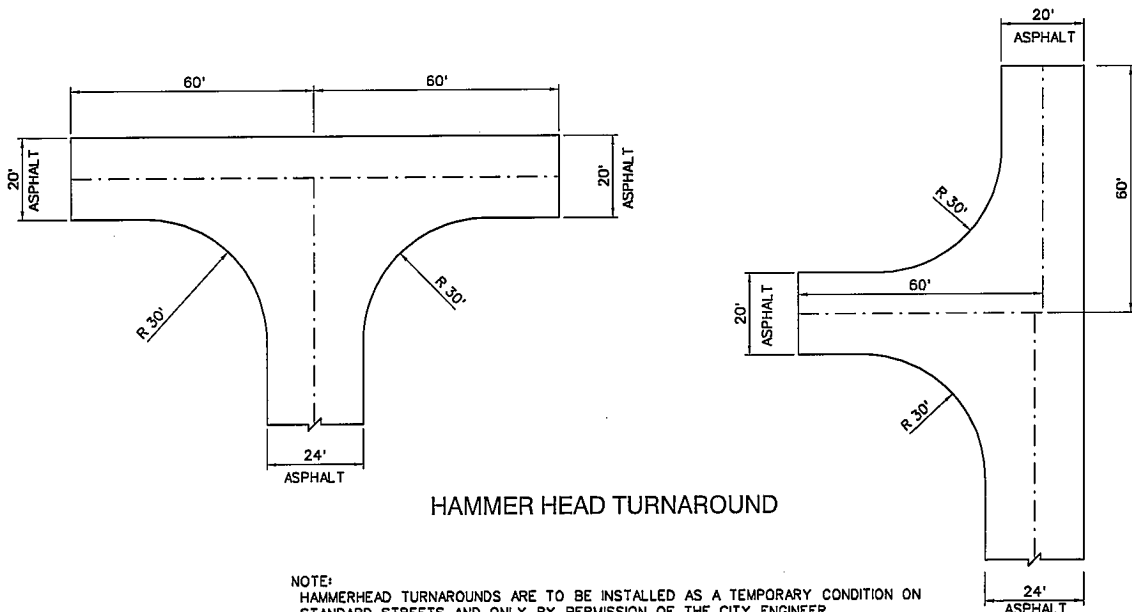
2-LANE/PARKING ONE SIDE
55' STREET CROSS-SECTION



CUL-DE-SAC NOTES:

- WHERE AVERAGE SLOPE OF PROPERTY > 10%
- 20 LOT MAXIMUM
 - LENGTH OF STREET LIMITATION-1000 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
 - INTERMEDIATE TURN AROUND AS PER THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST EDITION) FOR CUL-DE-SAC > 750 FEET IN LENGTH.
 - TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)
- WHERE AVERAGE SLOPE OF PROPERTY < 10%
- 10 LOT MAXIMUM
 - LENGTH OF STREET LIMITATION-500 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
 - TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

CUL-DE-SAC



HAMMER HEAD TURNAROUND

NOTE:
HAMMERHEAD TURNAROUNDS ARE TO BE INSTALLED AS A TEMPORARY CONDITION ON STANDARD STREETS AND ONLY BY PERMISSION OF THE CITY ENGINEER.



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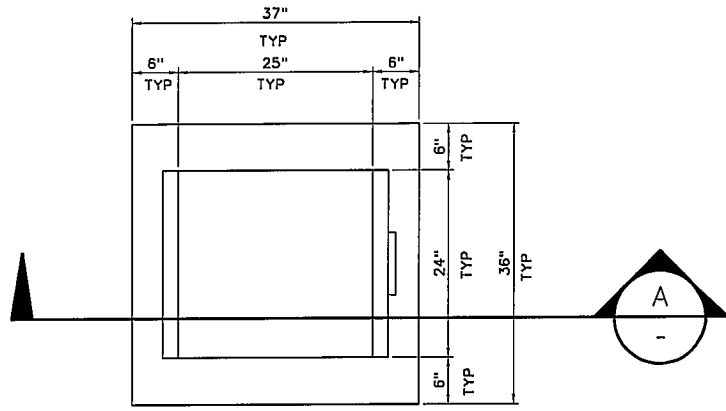
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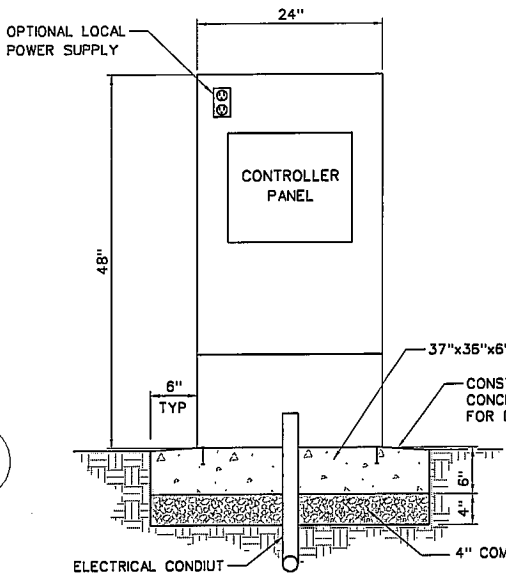
STANDARD STREET
CROSS SECTIONS

SANTAQUIN CITY
45 WEST 100 SOUTH

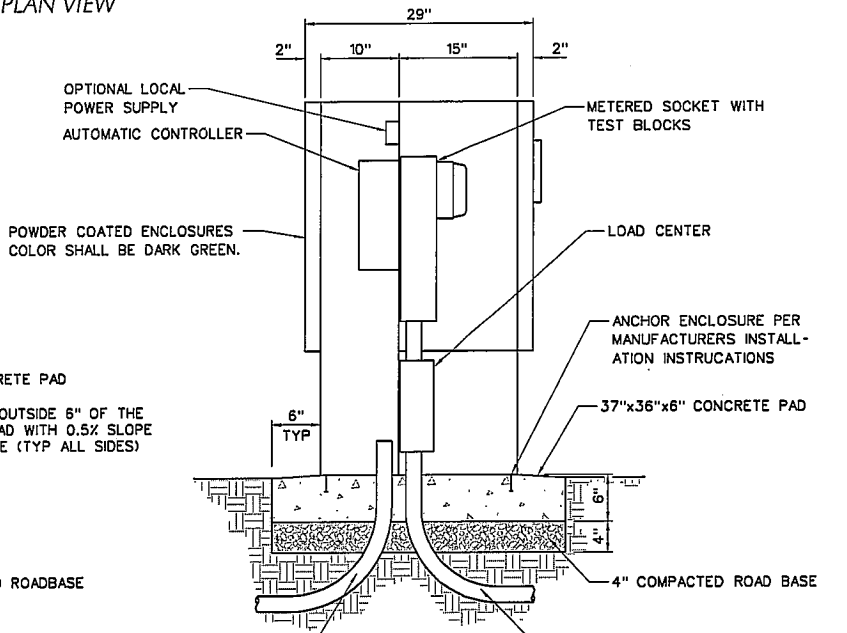
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FILED SCALE:	1:800
DRAWN BY:	EEA/CJC
DESIGN BY:	DCI
CHECKED BY:	DCI
ADOPTED DATE:	



PLAN VIEW



CONTROLLER PANEL VIEW
(DOOR REMOVED)



SECTION A-A

SB-24SS/120V

(STAINLESS STEEL METERED ENCLOSURE 120 VOLT)

- 24" WIDE, 48" HIGH, 29" DEEP
- 120 VOLT METER SOCKET
- TEST BLOCKS
- 8 POSITION LOAD CENTER
- DOUBLE DOOR DESIGN
- 12" DEEP STORAGE ON BACK SIDE
- 100% STAINLESS STEEL
- WEATHER & VANDAL RESISTANT
- THREE-POINT LOCKING SYSTEM
- REMOVABLE, PREDRILLED BACKBOARD
- LARGE DOOR-MOUNTED STORAGE
- LOUVERED FOR VENTILATION
- UL LISTED
- NEMA TYPE 3R RATED

SB-24CR/120V

(POWDER COATED METERED ENCLOSURE 120 VOLT)

- 24" WIDE, 48" HIGH, 29" DEEP
- 120 VOLT METER SOCKET
- TEST BLOCKS
- 8 POSITION LOAD CENTER
- DOUBLE DOOR DESIGN
- 12" DEEP STORAGE ON BACK SIDE
- STAINLESS STEEL HINGE
- WEATHER & VANDAL RESISTANT
- THREE-POINT LOCKING SYSTEM
- REMOVABLE, PREDRILLED BACKBOARD
- LARGE DOOR-MOUNTED STORAGE
- LOUVERED FOR VENTILATION
- UL LISTED
- NEMA TYPE 3R RATED

SB-24SS/240V

(STAINLESS STEEL METERED ENCLOSURE 240 VOLT)

- 24" WIDE, 48" HIGH, 29" DEEP
- 240 VOLT METER SOCKET
- TEST BLOCKS
- 8 POSITION LOAD CENTER
- DOUBLE DOOR DESIGN
- 12" DEEP STORAGE ON BACK SIDE
- 100% STAINLESS STEEL
- WEATHER & VANDAL RESISTANT
- THREE-POINT LOCKING SYSTEM
- REMOVABLE, PREDRILLED BACKBOARD
- LARGE DOOR-MOUNTED STORAGE
- LOUVERED FOR VENTILATION
- UL LISTED
- NEMA TYPE 3R RATED

SB-24CR/240V

(POWDER COATED METERED ENCLOSURE 240 VOLT)

- 24" WIDE, 48" HIGH, 29" DEEP
- 240 VOLT METER SOCKET
- TEST BLOCKS
- 8 POSITION LOAD CENTER
- DOUBLE DOOR DESIGN
- 12" DEEP STORAGE ON BACK SIDE
- STAINLESS STEEL HINGE
- WEATHER & VANDAL RESISTANT
- THREE-POINT LOCKING SYSTEM
- REMOVABLE, PREDRILLED BACKBOARD
- LARGE DOOR-MOUNTED STORAGE
- LOUVERED FOR VENTILATION
- UL LISTED
- NEMA TYPE 3R RATED



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REVISION

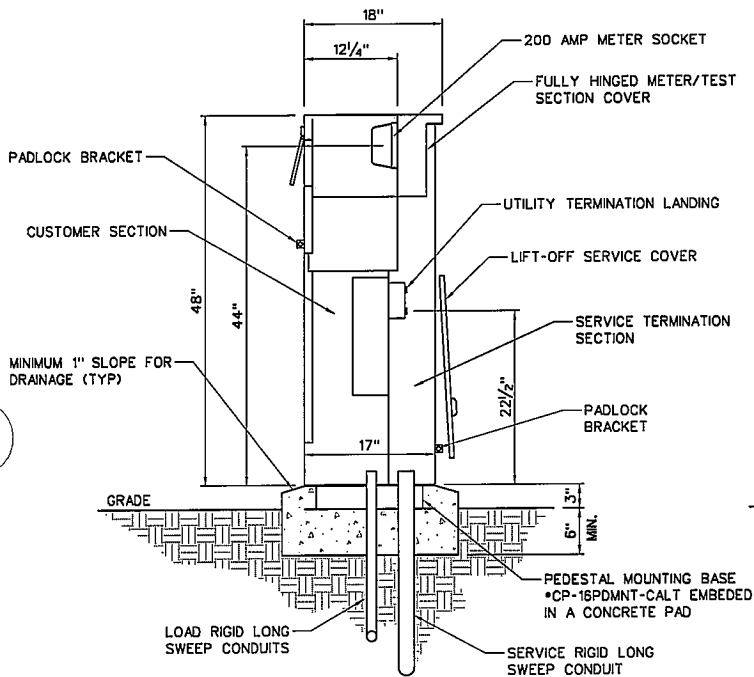
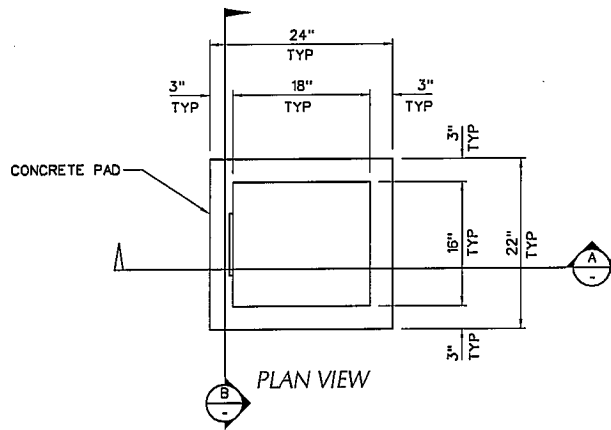
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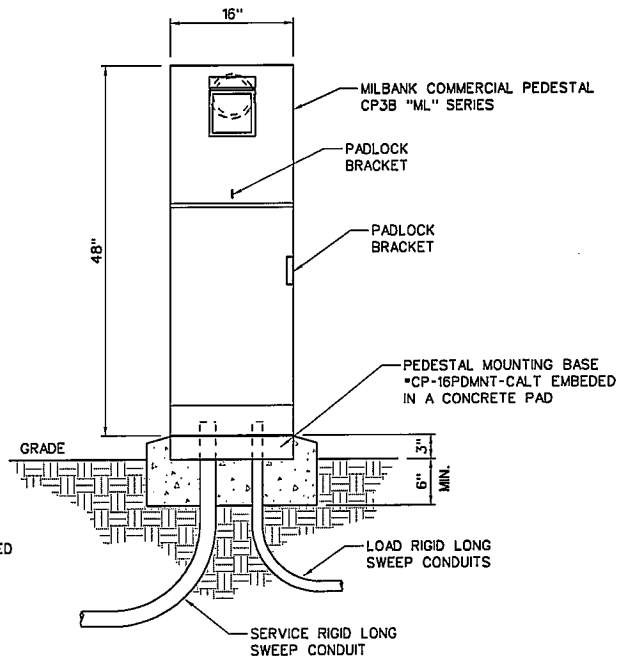
METERED CONTROLLER ENCLOSURE AND CONCRETE PAD DETAIL

SANTAQUIN CITY
45 WEST 100 SOUTH

STANDARD DRAWING NUMBER:	LA4
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PLOT SCALE:	1:000
DRAWN BY:	EEAV/CJC
DESIGN BY:	FCI
CHECKED BY:	
ADOPTED DATE:	



SECTION A-A



SECTION B-B

MILBANK MAIN LOAD CENTER COMMERCIAL PEDESTAL CP3B "ML" SERIES

- PEDESTAL IS 16" WIDE, 48" HIGH, 17" DEEP
- 200 AMP METER SOCKET
- LOAD CENTER ALLOWS FOR FUTURE EXPANSION WITHOUT COSTLY MODIFICATIONS
- 22K AMPERE INTERRUPTING CAPACITY (KAIC) STANDARD
- OPTIONAL MOUNTING BASE CAN BE EMBEDDED IN CONCRETE FOR FAST, EASY INSTALLATION
- SEPARATE SEALABLE AND LOCKABLE TERMINATION SECTION
- SEPARATE SEALABLE AND LOCKABLE METERING SECTION
- SEPARATE SEALABLE AND LOCKABLE CUSTOMER SECTION WITH A LOAD CENTER FOR "ALWAYS ON" LOADS
- NEMA 3R CONSTRUCTION



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NO.	DESCRIPTION	BY	APPR.	DATE



ELECTRICAL MAIN LOAD CENTER COMMERCIAL PEDESTAL

SANTAQUIN CITY
45 WEST 100 SOUTH

STANDARD DRAWING NUMBER:	LA5
CAD DWG FILE:	dwg2068.dwg
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DESIGN BY:	DCI
CHECKED BY:	
ADOPTED DATE:	