



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 12, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Cortland Townhomes Phase 1 Final Plan

A final plat review of the Cortland Townhomes multifamily subdivision located at approximately 200 N. and 400 E.

2. Precision Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 131 N. Nebo Way in the Santaquin Peaks Industrial Zone.

3. Silver Creek Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 41 N. Nebo Way in the Santaquin Peaks Industrial Zone.

4. Tanner Flats Phase 2 Final Plan

A final plat review for phase 2 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

MEETING MINUTES APPROVAL

5. July 22, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public

Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

A handwritten signature in black ink, appearing to read 'Amalie R. Ottley', written over a horizontal line.

Amalie R. Ottley, City Recorder

CORTLAND TOWNHOMES PLAT "A"

A RESIDENTIAL SUBDIVISION SANTAQUIN, UTAH COUNTY, UTAH FINAL PLAN SET JULY 2025

DATA TABLE PHASE 1
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=34
ACREAGE=1.79 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF
PARKING PROVIDED=84
ADA STALLS PROVIDED=1
BUILDING AREA SF=34x509.33=17,317
PARKING LOT AREA SF=31,239
LANDSCAPE AREA IN SF=17,275 (22%)

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	EXISTING TOPOGRAPHY
5	FIRE ACCESS PLAN
6	PHASING PLAN
7	TBC PLAN
8	FINAL PLAT
PP-01	PLAN & PROFILE – 200 NORTH – STA. 10+60 TO STA. 16+00
DT-01	DETAIL SHEET

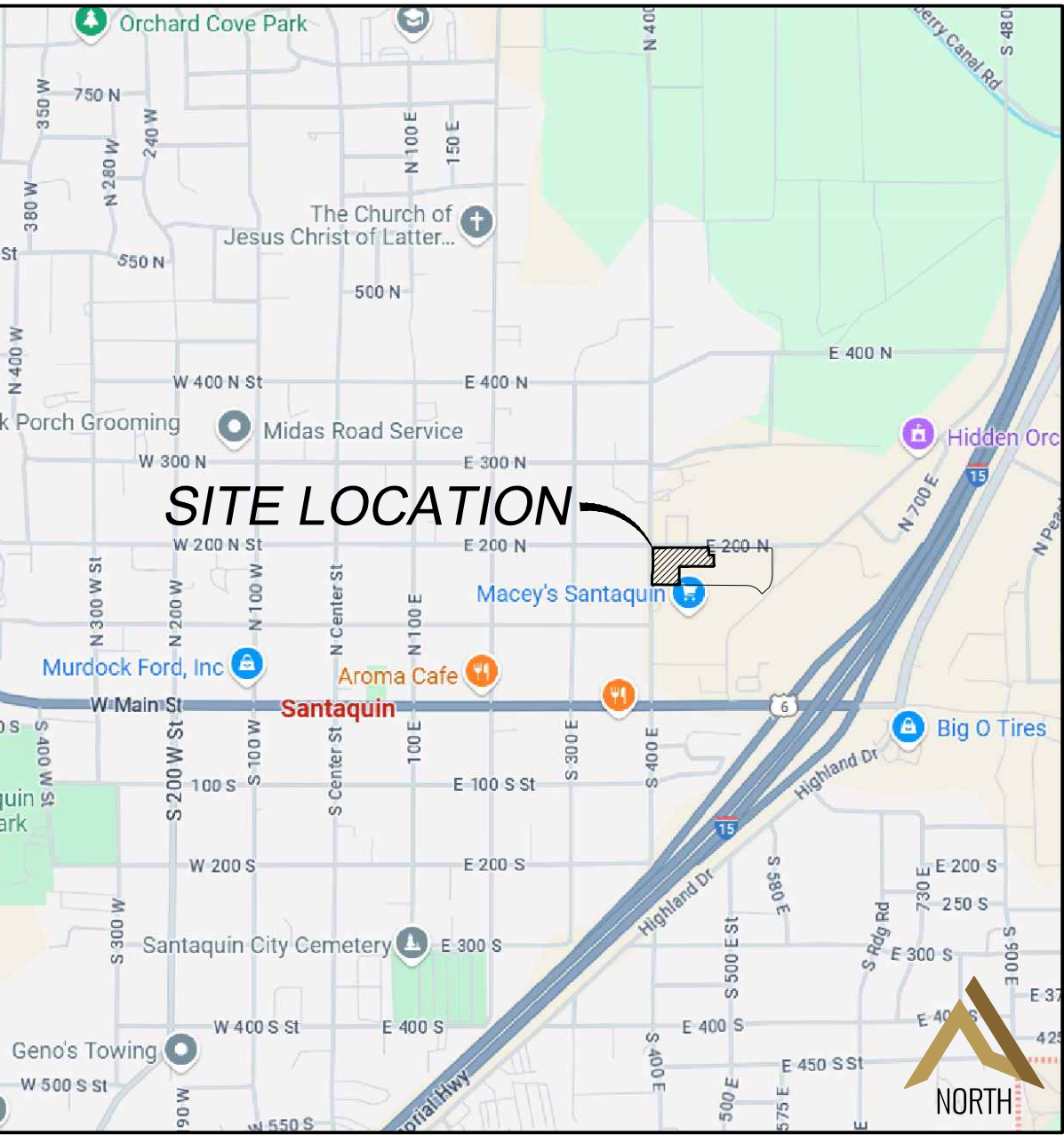
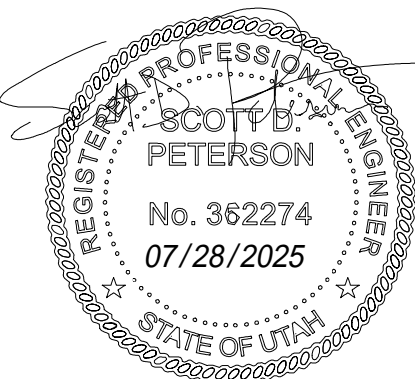
GENERAL NOTES:
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCE AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT/ STUDY FOR PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT DATED APRIL 26, 2018 PERFORMED BY GSH GEOTECHNICAL, INC., JOB NO.2588-001-18 SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°30'56" EAST 53.51 FEET; THENCE NORTH 06°47'35" EAST 54.87 FEET; THENCE NORTH 00°30'56" EAST 139.43 FEET; THENCE NORTHEASTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°37'18", CHORD BEARS N45°19'35"E 16.91 FEET; THENCE SOUTH 89°51'46" EAST 376.98 FEET; THENCE SOUTH 51.85 FEET; THENCE SOUTH 89°46'+23" EAST 35.10 FEET; THENCE SOUTH 00°13'37" WEST 79.00 FEET; THENCE NORTH 89°46'23" WEST 241.52 FEET; THENCE SOUTH 00°13'37" WEST 130.08 FEET; THENCE NORTH 89°29'04" WEST 189.99 FEET TO THE POINT OF BEGINNING.

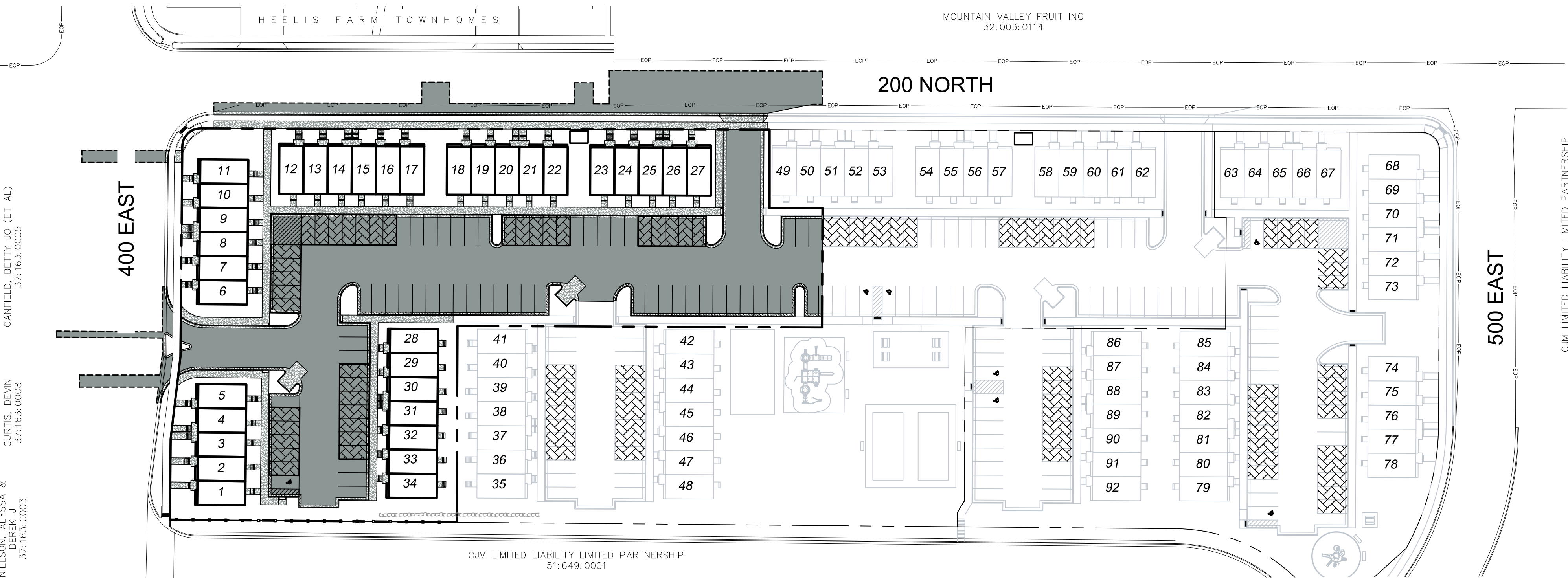
CONTAINING 1.79 ACRES.

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

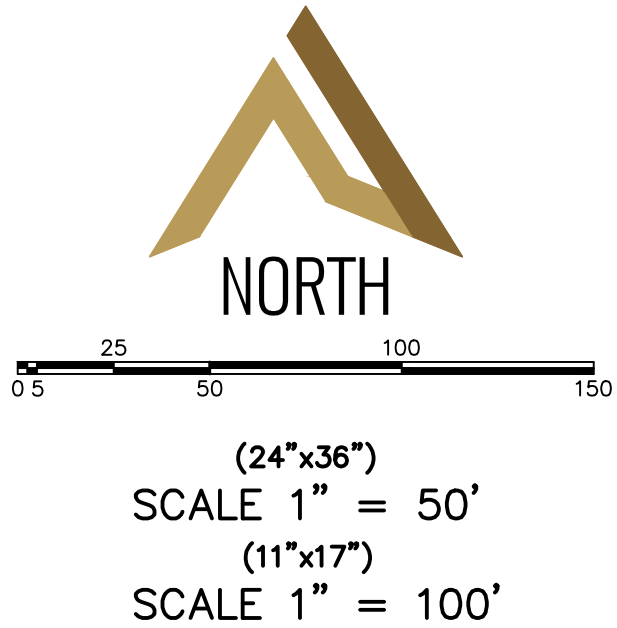


VICINITY MAP
-NTS-



LEGEND
(APPLIES TO ALL SHEETS)

EXISTING POWER POLE	EXISTING OVER HEAD POWER
PROPOSED STREET LIGHT	EXISTING FENCE LINE
EXISTING FIRE HYDRANT	EXISTING SANITARY SEWER W/MANHOLE
EXISTING WATER VALVE	EXISTING STORM DRAIN W/MH
EXISTING STREET LIGHT	EXISTING WATER
EXISTING SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED FIRE HYDRANT	PROPOSED SEWER
PROPOSED WATER VALVE	PROPOSED STORM DRAIN
PROPERTY BOUNDARY	PROPOSED CULINARY WATER
CENTERLINE	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
RIGHT-OF-WAY LINE	PROPOSED ASPHALT
LOT LINE	PROPOSED CONCRETE/CURB & GUTTER
SECTION LINE	REVERSE LIP CURB
EASEMENT	
EXISTING DEED LINE	



CORTLAND TOWNHOMES PLAT "A"



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NELSON, ALYSSA & DEREK J. NELSON
37°16'3.0003
CAMPBELL, BETTY JO (ET AL.)
37°16'3.0005
CURTIS, DEVIN
37°16'3.0008

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL 6" MASONRY WALL.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
5. INSTALL SC-740 STORMTECH CHAMBERS (OR EQUIVALENT).
6. CONST. DUMPSTER ENCLOSURE PER SANTAQUIN CITY STANDARDS.
7. PROPOSED MAILBOX CLUSTER LOCATION.
8. INSTALL 1.5" CULINARY WATER METER.
9. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
10. LOCATE AND TIE TO EXISTING CULINARY WATER.
11. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
12. INSTALL 45° BEND.
13. CAP/PLUG & MARK TO SURFACE.
14. CONST. ROCK RETAINING WALL.

GENERAL NOTES:

1. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT/ STUDY BY GSH GEOTECHNICAL, INC., JOB NUMBER 2588-001-18, DATED APRIL 26, 2018 SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
2. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCE AND STANDARDS.

DATA TABLE PHASE 1

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NOTES:

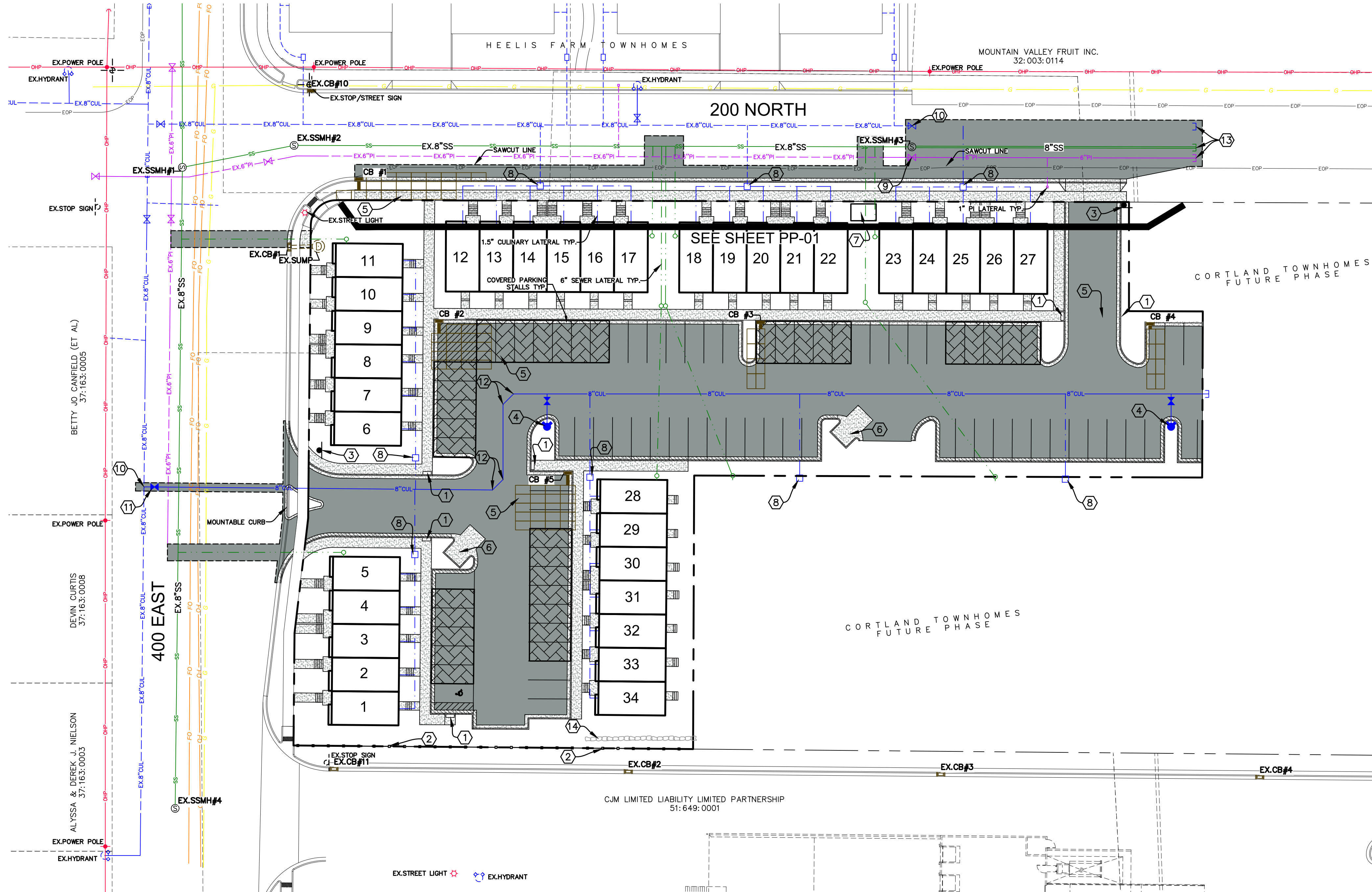
1. IRRIGATION PIPE SIZE TO BE APPROVED BY SCIC.
2. PIPE MATERIALS TO BE C900.
3. PER IPC 2021 TABLE E104.1, WITH 50-60 PSI SERVICE PRESSURE, A 1.5" CULINARY WATER METER WITH 1.5" DISTRIBUTION LINE CAN SERVICE 151 FIXTURES.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



SHEET NO.

2

SITE PLAN

SANTAQUIN, UTAH

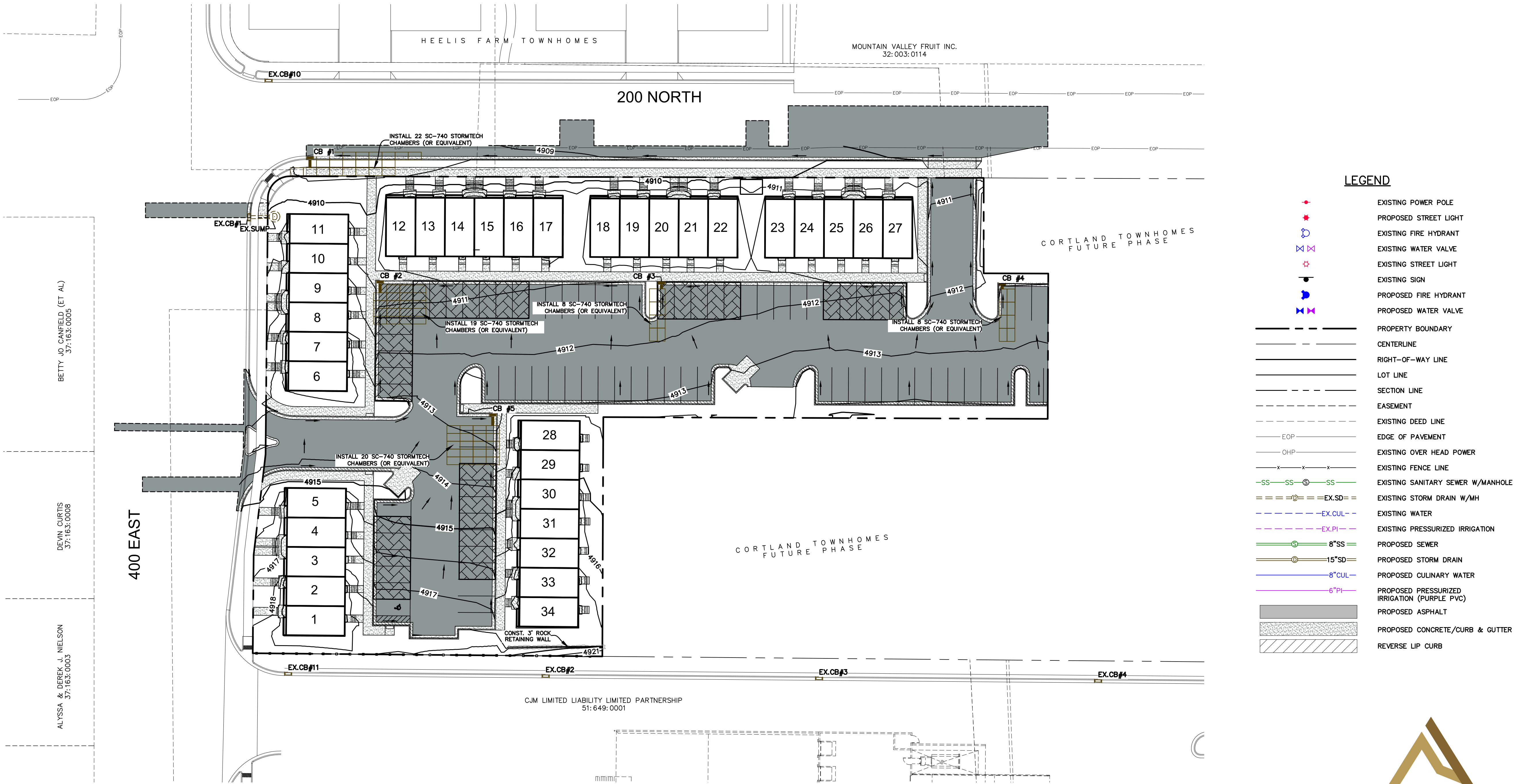
CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



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LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- REVERSE LIP CURB



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.

3

GRADING PLAN

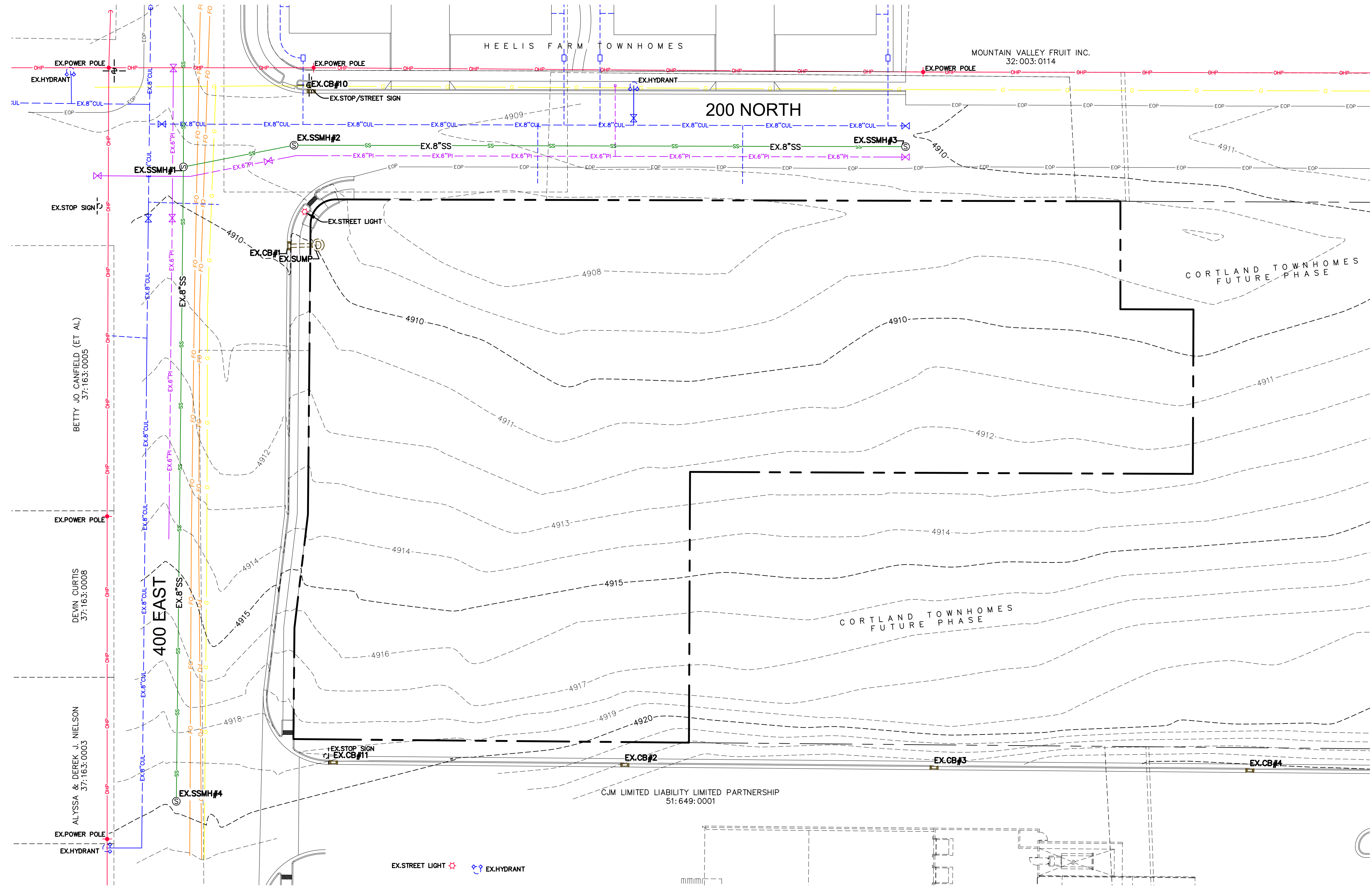
SANTAQUIN, UTAH

CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND

[Symbol]	EXISTING POWER POLE
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	CENTERLINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	SECTION LINE
[Symbol]	EASEMENT
[Symbol]	EXISTING DEED LINE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EXISTING OVER HEAD POWER
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING SANITARY SEWER W/MANHOLE
[Symbol]	EXISTING STORM DRAIN W/MH
[Symbol]	EXISTING WATER
[Symbol]	EXISTING PRESSURIZED IRRIGATION
[Symbol]	PROPOSED SEWER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED CULINARY WATER
[Symbol]	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE/CURB & GUTTER
[Symbol]	REVERSE LIP CURB

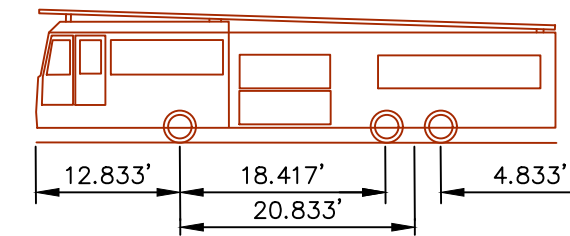
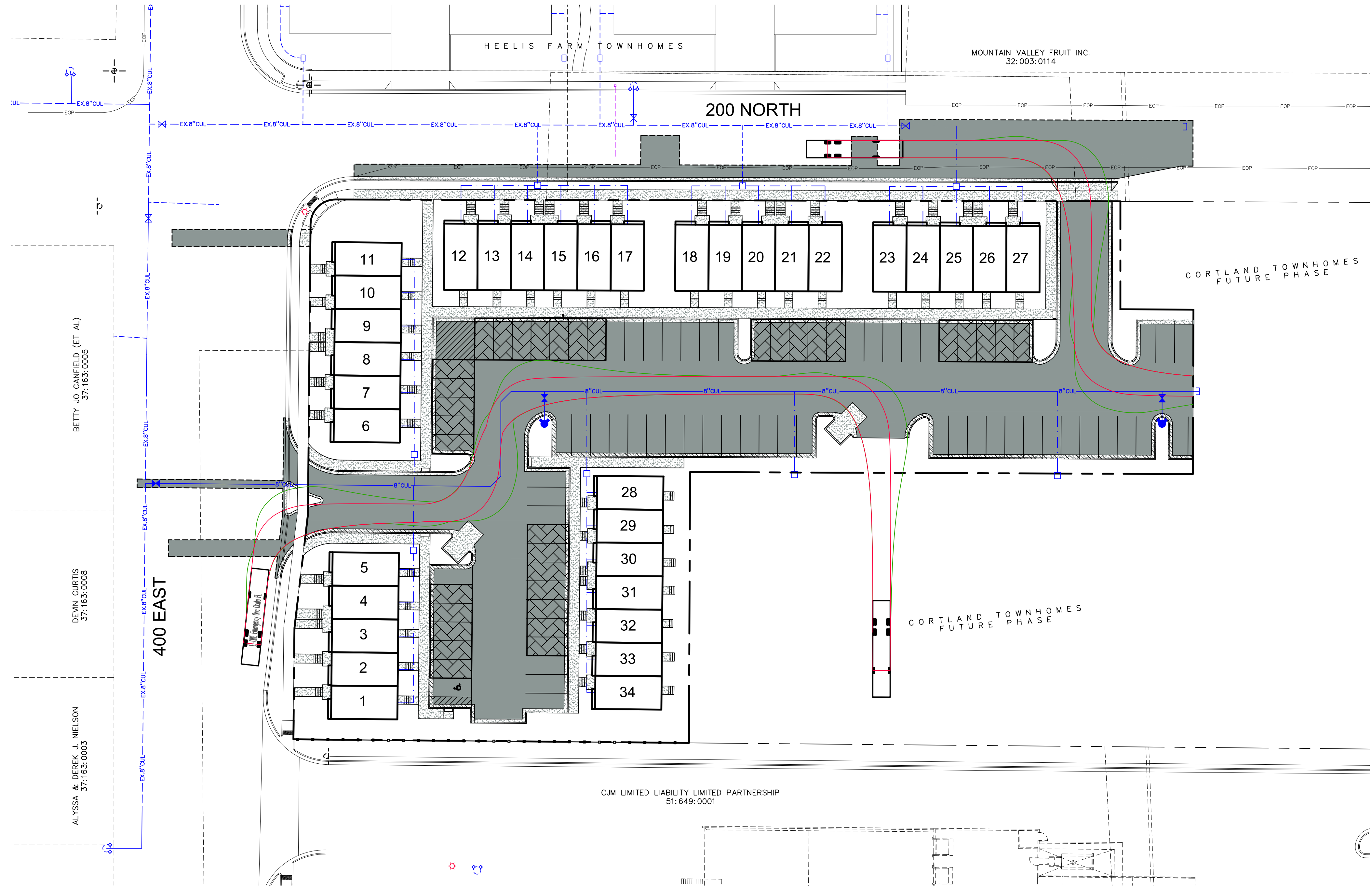
North Arrow

Scale

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

EXISTING TOPOGRAPHY	SANTAQUIN, UTAH	SHEET NO. 4	
		REVISIONS	
CORTLAND TOWNHOMES PLAT "A"		NO.	
		DATE	
ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY		BY	
		DATE	

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E-ONE Emergency one ocala FL
Overall length - 46.333ft
Overall width - 8.333ft
Overall body height - 11.833ft
Min body ground clearance - 1.393ft
Track width - 8.333ft
Lock-to-lock time - 6.00 sec.
Max wheel angle - 45°

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
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- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
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- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.

5

FIRE ACCESS PLAN

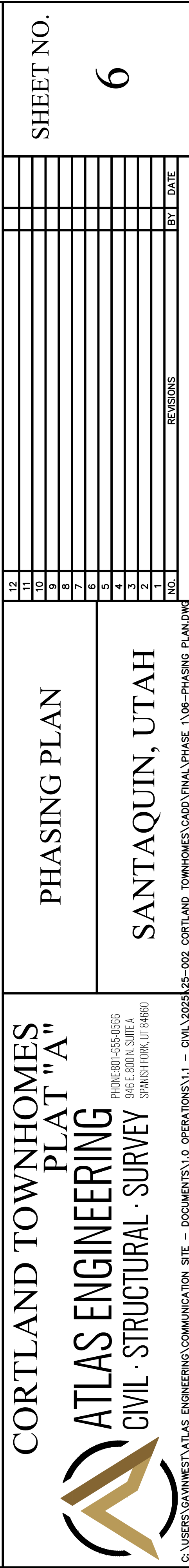
SANTAQUIN, UTAH

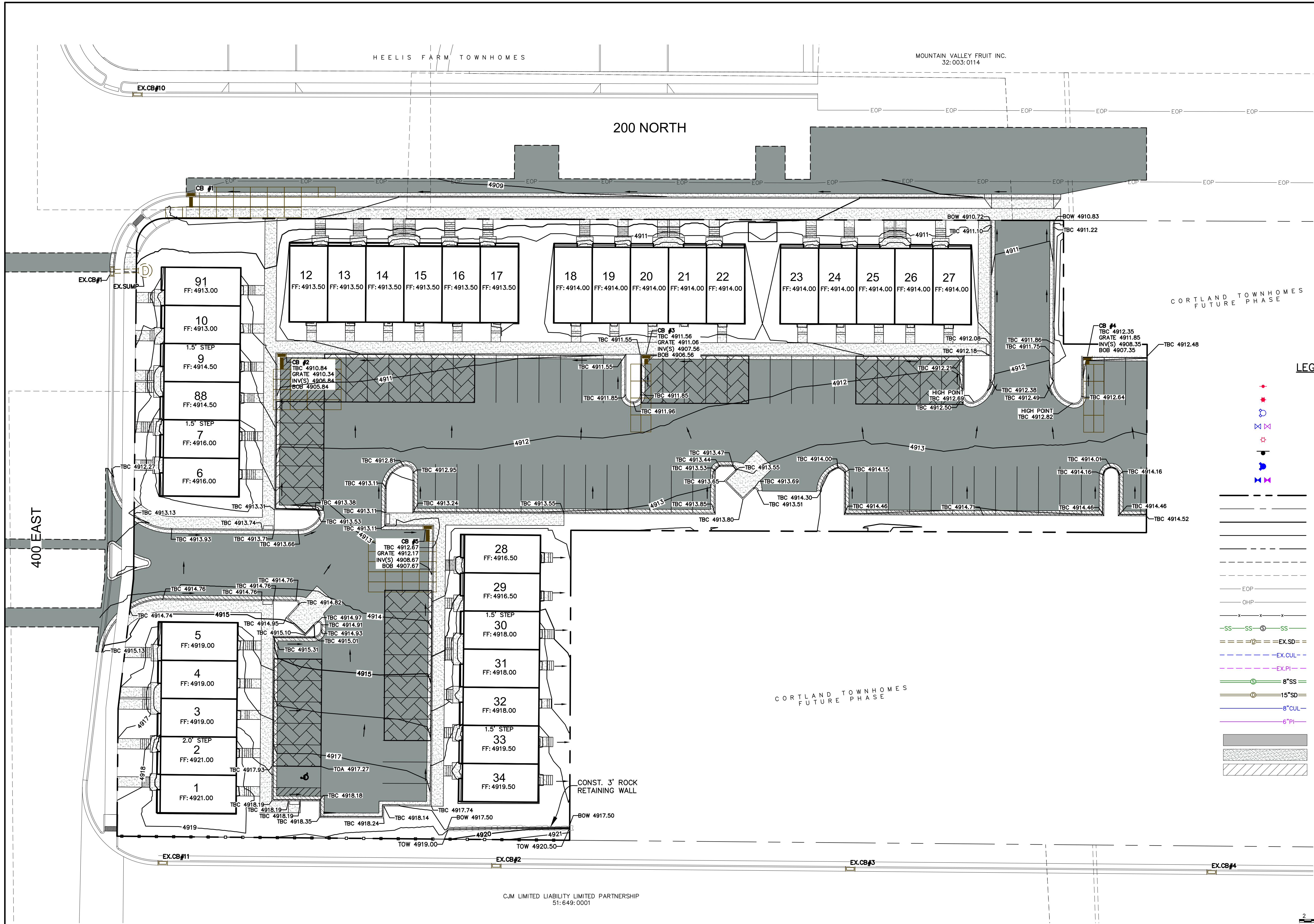
CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-1665
946 E. 800 N. SUITE A
SPRINGDALE, UT 84660

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LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- EOP
- OHP
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- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO.

7

TBC PLAN

SANTAQUIN, UTAH

CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND

	UTAH COUNTY MONUMENT
	FOUND MONUMENT
	SET 5/8" REBAR AND CAP
	SET CURB PLUG
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	SETBACK
	EASEMENT
	CENTERLINE
	ADDRESSES
	PROPOSED LOT NUMBERS
	BEARING
	COMMON AREA/OPEN SPACE
	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP

[XXX X]

1

[N00°00'00"E]

DATA TABLE

TOTAL ACREAGE=1.79
TOTAL # OF UNITS=34
TOTAL ACREAGE OF LOTS=0.40
ACREAGE IN ROADS=0
ACREAGE OF OPEN SPACE=1.39 ACRES
ZONING=MSR

OWNER/DEVELOPER

JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
(801) 830-5490

ENGINEER/SURVEYOR CONTACT INFO:

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NOTES

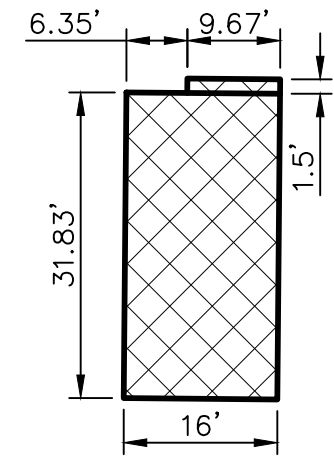
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. PROJECT TO BE COMPLETED IN 3 PHASES.

LINE TABLE

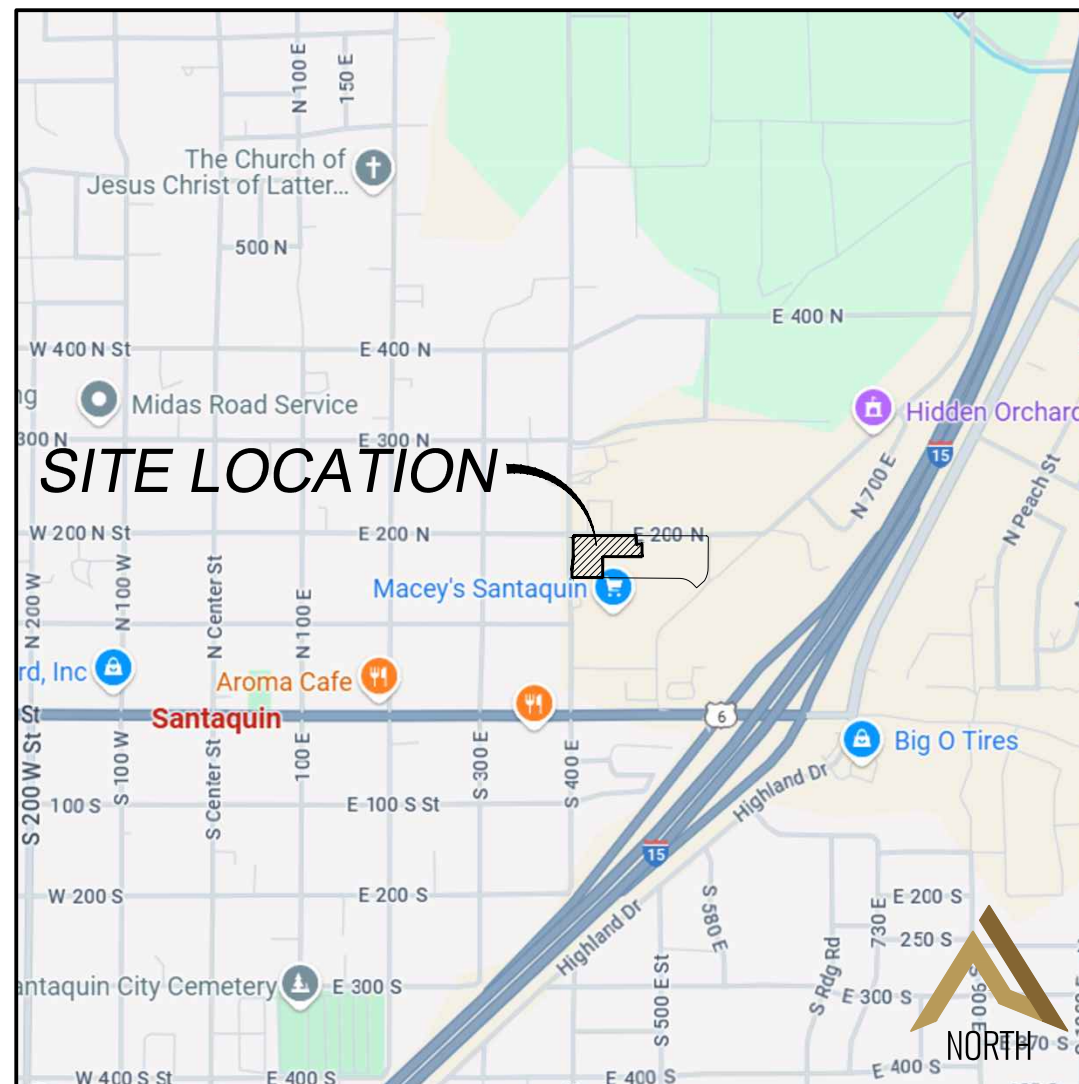
LINE	DIRECTION	LENGTH
L1	N61°27'38"E	20.59'
L2	N54°10'24"W	14.71'
L3	S89°46'13"E	15.00'
L4	S89°46'13"E	15.00'
L5	N72°59'56"E	40.51'
L6	N80°36'56"E	12.94'
L7	N39°41'37"W	20.76'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.77'	12.00'	16.91'	N45°19'35"E	89°37'18"



TYPICAL BUILDING DETAIL



VICINITY MAP

-NTS-

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'04"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°30'56" EAST 53.51 FEET; THENCE NORTH 06°47'35" EAST 54.87 FEET; THENCE NORTH 00°30'56" EAST 139.43 FEET; THENCE NORTHEASTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°37'18", CHORD BEARS N45°19'35"E 16.91 FEET; THENCE SOUTH 89°51'46" EAST 376.98 FEET; THENCE SOUTH 51.85 FEET; THENCE SOUTH 89°46'+23" EAST 35.10 FEET; THENCE SOUTH 00°13'37" WEST 79.00 FEET; THENCE NORTH 89°46'23" WEST 241.52 FEET; THENCE SOUTH 00°13'37" WEST 130.08 FEET; THENCE NORTH 89°29'04" WEST 189.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.79 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2025.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, A.D. 2025 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2025.

APPROVED _____ APPROVED _____

CITY MANAGER

CITY ATTORNEY

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL)

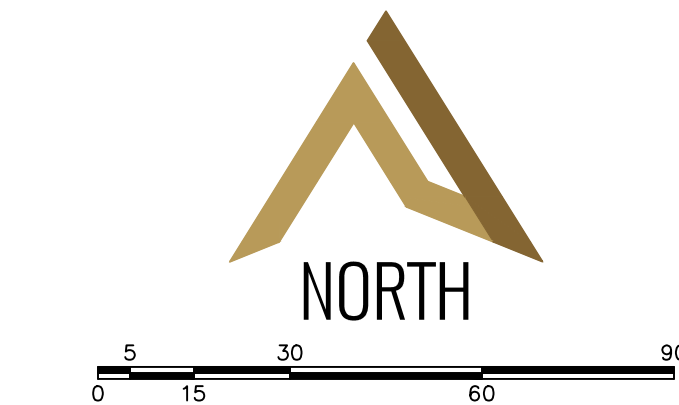
CLERK-RECORDER

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

CORTLAND TOWNHOMES PLAT "A"

A RESIDENTIAL SUBDIVISION IN
SANTAQUIN, UTAH

CONTAINING 34 LOTS AND 1.79 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, OF TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

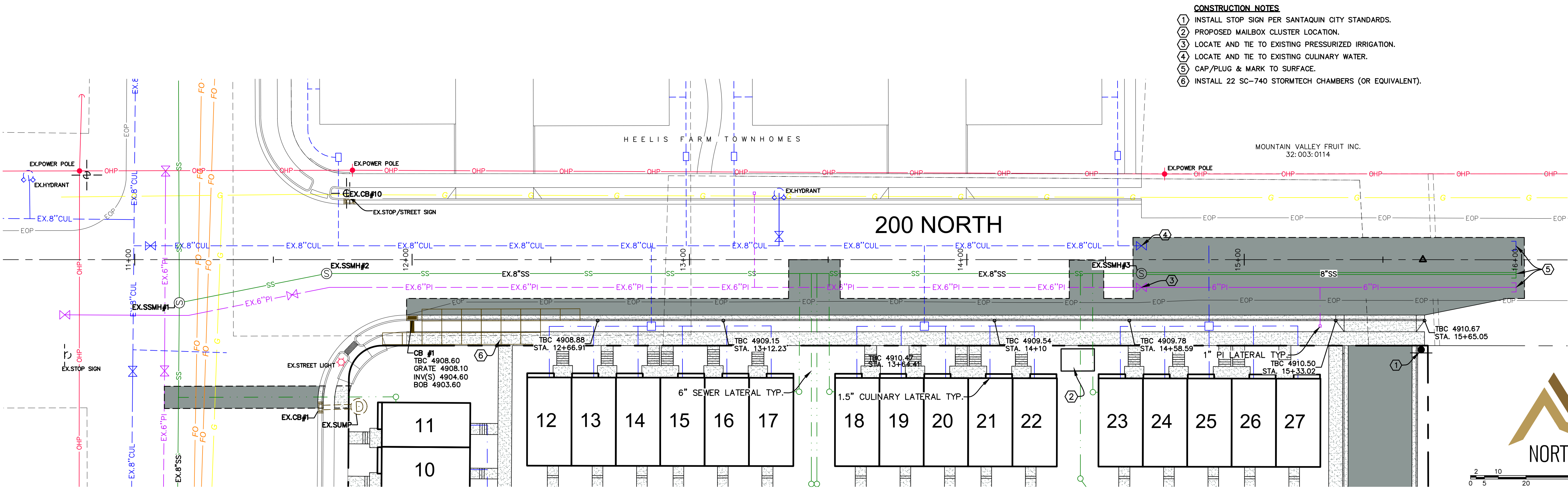


(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

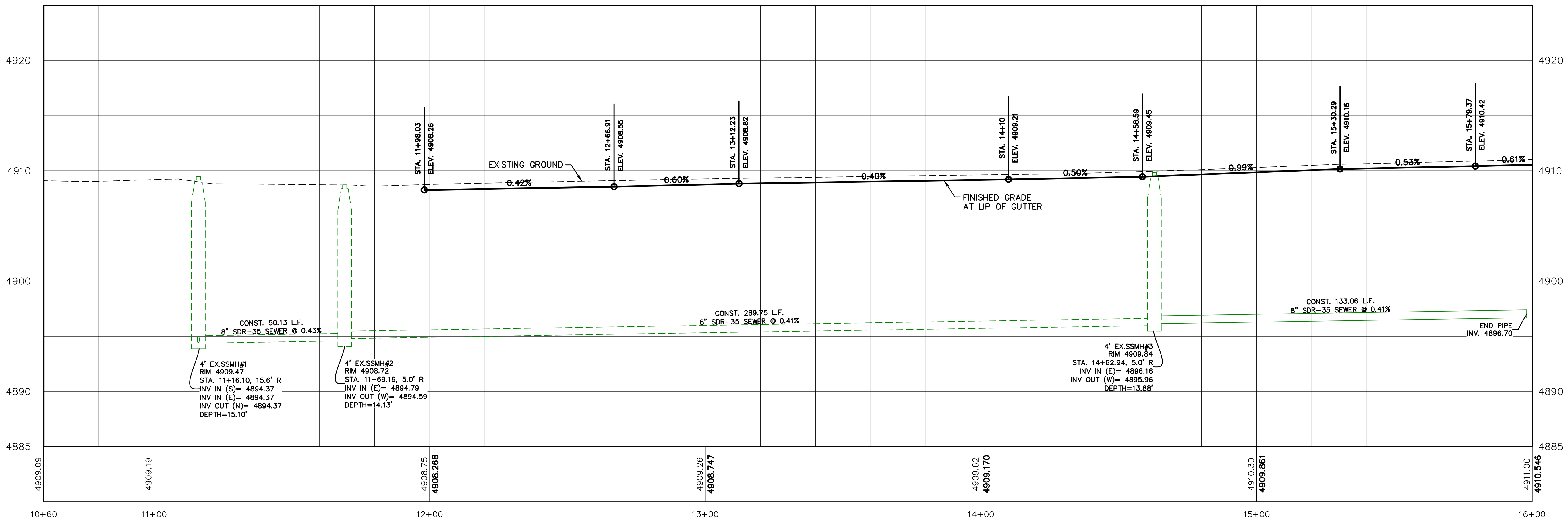
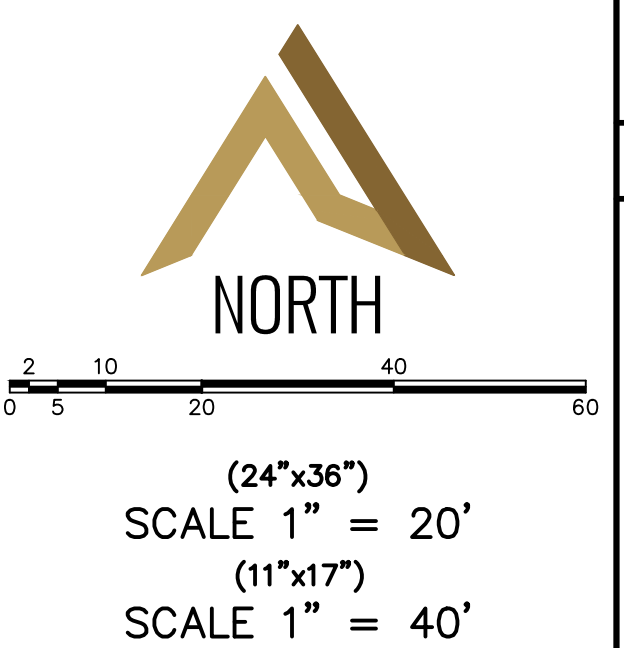
CLERK-RECORDER
SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC
SEALCITY ENGINEER
SEALCOUNTY
RECORDER SEAL



- CONSTRUCTION NOTES**
1. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 2. PROPOSED MAILBOX CLUSTER LOCATION.
 3. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
 4. LOCATE AND TIE TO EXISTING CULINARY WATER.
 5. CAP/PLUG & MARK TO SURFACE.
 6. INSTALL 22 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT).



SHEET NO.

PP-01

200 NORTH
STA. 10+60 TO STA. 16+00

SANTAQUIN, UTAH

CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-555-1555
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-002 CORTLAND TOWNHOMES\CADD\FINAL PHASE \PP-01.DWG



-NTS-



-NTS-

NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL INVESTIGATION FOR PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT DATED APRIL 26, 2018 PERFORMED BY GSH GEOTECHNICAL, INC., JOB NO.2588-001-18



NOTE:
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



-NTS-



—NTS—

NOTES:

1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



-NTS-

12			
11			
10			
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1			
NO.	REVISIONS	BY	DATE

DETAIL SHEET

SANTAQUIN, UTAH

C:\USERS\GAVIN\WEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-002 CORTLAND TOWNHOMES\CADD\FINAL\PHASE 1\DT-01.DWG

CORTLAND TOWNHOMES

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0556
946 E. 800 N. SUITE A
SPANISH FORK, UT 84606

PHONE: 801-655-0566
346 E. 800 N. SUITE A
SPANISH FORK, UT 84668

PRECISION MILLWORK

Lot 10 Santaquin Peaks Industrial Park

Santaquin, Utah

Permit Set

August 4, 2025



Know what's below.
Call **811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

VICINITY MAP

SCALE: NTS

Project Notes:

1. All work shall be performed in accordance with Santaquin City's Standard Specifications and Plans, American Public Works Association Utah Chapter (APWA) Manual of Standard Specification and Plans, adopted Building Codes and the Manufacturer's Installation Recommendations.
2. Contractor is responsible for obtaining all necessary permits, and licenses for construction and completion of the project, including Building Permits, Right-of-Way Permits, Notices of Intent (NOI), etc.
3. Contractor shall be solely responsible for complying with all federal, state and local safety requirements including Occupational Safety and Health Act of 1970. The contractor shall exercise precaution always for the protection of persons (including employees) and property.
4. Contractor shall verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. and shall take proper precautions to avoid damage to such components.
5. The Developer and the General Contractor understand that it is His/Her responsibility to ensure that all improvements installed within this development area constructed in full compliance with all State and Santaquin City Codes, Ordinances, and Standards. These plans are not all inclusive of all minimum codes, ordinances, and standards. This fact does not relieve the Developer or General Contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances, and Standards.

Project Data:

Owner / Developer Rep	Engineer
Hyperion Architects	DKE Design & Engineering, PLC
Tel: 801-231-0725	871 S Auto Mall Drive
Contact: Clayton England	American Fork, Utah 84003
clayton@hyperionarchitects.com	Tel: 801-742-8611
	Contact: Brent Safley
	brent@dkefirm.com

Basis of Bearing:
The Basis of bearing for this project is N89°30'24" E along the section line between the Northwest Corner and North Quarter Corner of Section 3, Township 10 South, Range 1 East, SLB&M as noted on the Santaquin Peaks Industrial Park - Amended Plat as recorded at the Utah County Recorders Office.

Benchmark:
The Benchmark for this project is the North Quarter Corner of Section 3, T.10S., R.1E., SLB&M. The corner is a found Utah County Monument with a NAVD88 Elevation = 4,851.13.

Sheet Index

SHEET #	DESCRIPTION
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	PROPOSED SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING PLAN
C-06	STANDARD DETAILS
C-07	STORM WATER STORAGE
CS1	SWPPP PLAN
CS2	BMPs
CS3	BMPs
CS4	BMPs

DKE
DESIGN & ENGINEERING FIRM
895 S. Auto Mall Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 871 S Auto Mall Dr
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

COVER SHEET

DATE 07/14/2025

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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----	----
----	----

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #
C-01

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PROJECT NOTES

GENERAL NOTES

- City of Santaquin, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer.
- The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
- The Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the Santaquin City Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- The Contractor shall provide all temporary shoring, bracing, sloping or other provisions necessary to protect workers and structures during the course of the construction. Bracing shall be designed to withstand all loads from soil, structures, wind, and construction operations. Such bracing shall be left in place as long as required for safety and protection.
- The Contractor is responsible for safety and protection within and adjacent to the job site during construction.
- Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
- All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
- Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
- All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- Permits to construct in the right-of-way of existing streets must be obtained from the City, Public Works Department before commencing construction.
- The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
- Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
- The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
- The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City Standard Construction Drawings.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer.
- Public street signs shall meet all City Specifications with lettering colored in white displayed over a green background.
- Private street signs shall meet all City Specifications with lettering colored in white displayed over a blue background

CLEARING AND GRUBBING

- The Contractor shall perform all earthwork and grading in accordance with APWA Standard Drawings and Standard Specifications and in accordance with the geotechnical report prepared for this project or the overall development.
- The Contractor shall remove all vegetation and deleterious materials from the site unless noted otherwise. All existing wells, septic tanks shall be removed and/or abandoned per the

requirements of all local, state, and federal regulations.

- If at any time during construction any unfavorable soil or geological conditions are encountered the contractor shall notify the city engineer for approved corrective measures. Unfavorable conditions include, but not limited too, soft spots and pumping of soils.
- Unsuitable material, such as top soil, weathered bed rock, un-compacted fill, etc. shall be removed as required by the geotechnical report.
- Contractor is responsible for obtaining adequate compaction tests from an approved testing agency where compacted fill is required in accordance with the geotechnical report.
-
- All cut and fill slopes next to adjacent properties, streets, drainage channels, or other structures shall be graded no steeper than 3 to 1, unless provisions for bracing have been previously approved.
- All proposed elevations shown on the grading plans are to finished surface. The contractor is responsible to determine the depth of excavation required to place base, sub-grade and finished material thickness to obtain the top of finish grade elevation.

UTILITIES

- The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
- The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
- All utilities shall be installed in accordance with the standards of the individual utility codes maintaining minimum separation distances and elevations as required by local, county, and state codes.
- All underground utilities shall be inspected, tested, and approved by authorities having jurisdiction of the utility prior to placement of curb, gutter, sidewalk, and street paving.
- All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City Inspector. Precast concrete products without proof of inspection shall not be approved for installation.
- All manhole rims, lamp poles, valve box covers, catch basin grates, etc. are to be adjusted to fit the finished grade after paving, unless otherwise noted on the plans.

TRAFFIC CONTROL

- Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
- All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
- At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
- Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
- The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
- The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
- Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
- A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
- A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

- Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.
- Non _rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

GENERAL WATER & IRRIGATION LINES

- All potable and pressurized irrigation line materials shall be provided and installed in accordance with current specifications of the City, Water Department.
- Pressure testing shall be performed in accordance with the City, Construction and Material Specifications.
- The Contractor shall notify the City, Water Department at least 24 hours before tapping into existing water lines.
- All existing water valves to be operated under the direction of the city public works department personnel only.
- All water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete thrust blocks per City Standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

POTABLE WATER

- All public water pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.
- All potable water lines shall be disinfected according to the City Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
- When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City Public Works Department.
- No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City Water Department and have been accepted by the Public Works Department.
- All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
- Fire hydrants shall be set to approximately 4 inches above back of curb elevation. Fire Hydrant assembly shall include tee, 6" line valve, and hydrant complete to meet city standards or as noted on plans.

PRESSURIZED IRRIGATION

- All pressurized irrigation pipe, valves and appurtenances shall be installed in accordance with the City Public Works Department standards and specifications.
- All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.
- Only fire hydrants conforming to City of Santaquin Standards will be approved for use.
- The Contractor shall paint all fire hydrants according to the City of Santaquin Standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
- Valve boxes on pressurized irrigation systems shall be stamped with the word "IRRIGATION" on the circular shaped lid with the inside being painted purple.

SANITARY SEWER

- Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Santaquin, Public Works Department and the Utah Department of Health Code and Regulations.
- The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
- Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Santaquin Construction Inspection Division quality control requirements.
- All manhole lids shall be provided with continuous self_sealing gaskets.
- The approved construction drawings shall show where bolt_down lids are required.
- Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Santaquin sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
- All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
- At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
- Visible leaks or other defects observed or discovered during TV inspection shall be repaired

to the satisfaction of the Engineer.

- Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited.
- All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
- Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
- Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
- The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
- All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
- All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
- All lateral connections shall be insert-a-tee or WYE at ten or two o'clock positioning to the center of the main line.

STORM SEWER

- All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of Santaquin Standard Specifications.
- Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Granular backfill shall be compacted granular material according to Santaquin City Standard Specifications.
- All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
- Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
- Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.
- All storm drain manholes, catch basins, curb-in-let boxes, etc. are to be pre-cast concrete structures that comply with city/county standards, from an approved local manufacturer unless otherwise noted.

SURFACE IMPROVEMENTS

- All concrete finishes, curb, gutter, sidewalk, etc shall be installed in a professional manner in accordance with city standards having uniform thickness, slope and grade. Where Slope and grade changes occur the change shall be made with a smooth transition.
- Sidewalks and crossings at ADA ramps shall meet current ADA and APWA standards for maximum slopes and cross slopes.
- Street Lights shall be installed in accordance with city standards.

STRIPING AND SIGNING

- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible for removal of conflicting existing striping.
- Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
- Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

- The Contractor shall make proper arrangements with the Santaquin City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



JOB # 25-004

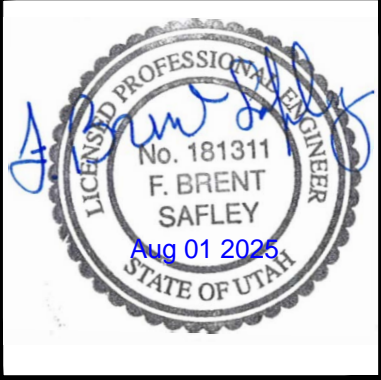
PROJECT: PRECISION MILLWORK
STREET: 131 N Maple Way, Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS
DO NOT SCALE
SHEET SIZE: ARCH D 24X36

GENERAL NOTES

DATE 07/14/2025

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #
C-02

Development Summary

Zoning Summary	
Current Zone	I-1 (Industrial)
Set Backs	
Front	35 ft to Building 20 ft to Parking
Side	10 ft min. 20' Both Sides
Rear	25 ft on Corner Lot 10 ft
Additional Restrictions	
Max. Height	no zone restrictions 48 ft Purchase Agreement
Min. Area	no restrictions
Min. Width	no restrictions
Min. Depth	no restrictions

Land Use Summary		
Use	Area	Ratio
Buildings	24,968 sf	48.0%
Hardscape	19,169 sf	36.8%
Landscape	7,896 sf	15.2%
Total	52,033 sf	100.0%

Building Square Footage		
Building Use	Area	Ratio
Main Floor		
Warehouse	21,630 sf	77.6%
Industrial Office	3,543 sf	7.3%
Bath Room/Storage	659 sf	2.4%
Circulation/Open	645 sf	2.3%
Total Main Floor	24,968 sf	89.6%
Second Floor		
Industrial Office	1,509 sf	5.4%
Bath Room/Storage	381 sf	1.4%
Circulation/Open	998 sf	3.6%
Total Second Floor	2,888 sf	10.4%
Total Building Area	27,856	100.0%
Total Warehouse	21,630 sf	77.6%
Total Industrial Office	3,543 sf	12.7%

Off-Street Parking Calculations		
Building Use	Ratio	# of Stalls
Warehouse (21,630 sf)	1 per / 1,000 sf =	22
Office (3,543 sf)	1 per / 1,000 sf =	4
Total # of Stalls Required		26 Stalls
Accessible (ADA) Parking Spaces Per 2021 IBC, Table 1106.2 with one Van Accessible stall for every six or fraction of six ADA Stalls		
Total # Required to be ADA Accessible		2 Stalls
# Required to be Van Accessible		1 Stall(s)
Type of Stall	Required	Provided
ADA Accessible Stalls		
Standard Accessible	1	2
Van Accessible	1	1
Standard Stalls	24	34
Total	26	37

General Notes

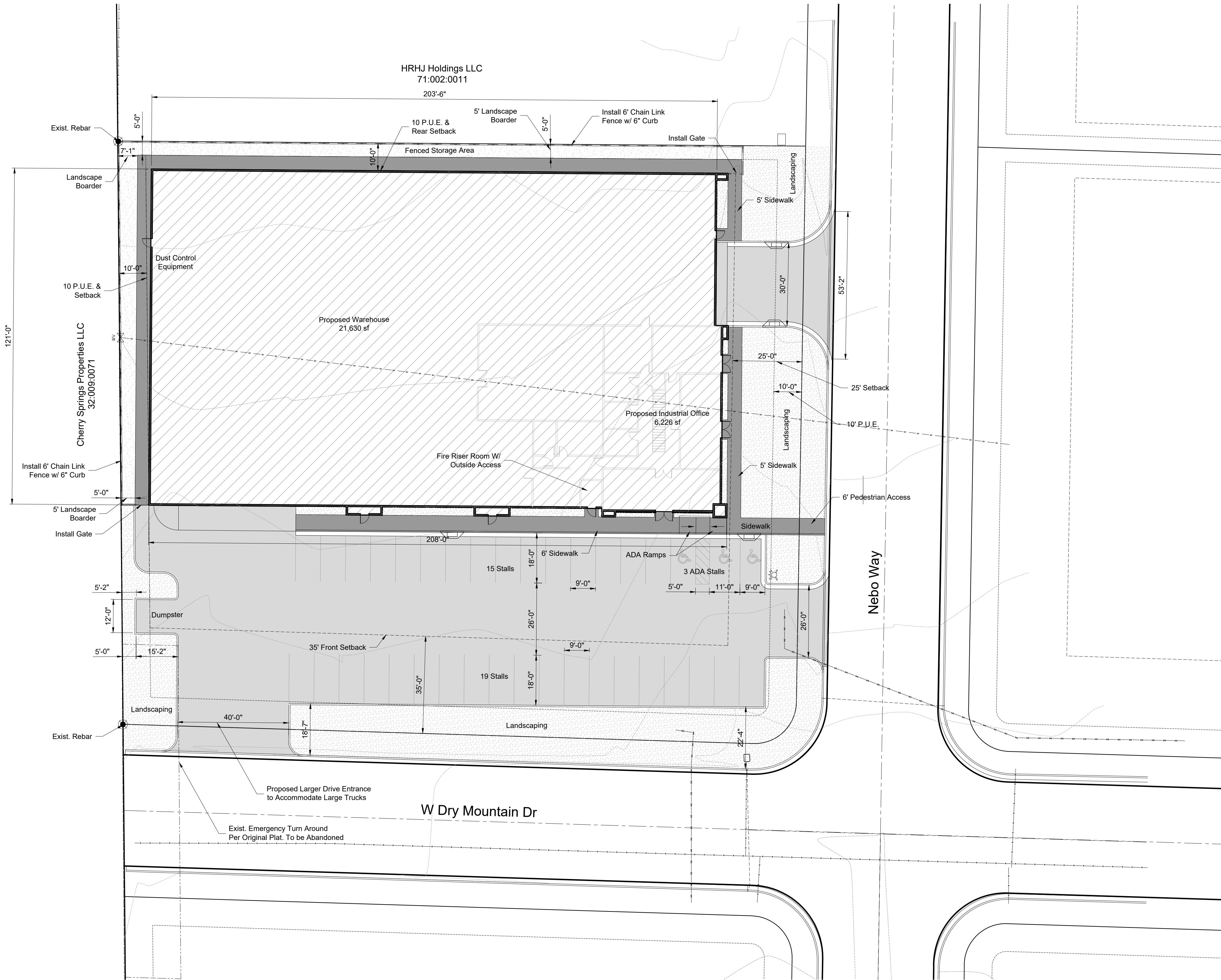
- All construction to be performed in accordance with City Standards and Specifications.
- Not all utilities are shown on this plan. Verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. by contacting a utility locating service such as Blue Stakes to mark utility locations prior to construction.
- Protect existing utilities, structures, and street improvements which are to remain in place, from damage. Any utilities, structures or improvements damaged due to construction shall be repaired or replaced to the cities standards.

Construction Notes

- Contractor shall be responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity.
- A UPDES Storm Water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- Provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Place sand or gravel bags around existing storm drain collection systems to protect from sediment and debris.
- Construction access shall be constructed with a minimum 6" deep gravel (3" to 6") size to prevent tracking of mud offsite and in a manner that will protect existing utilities, sidewalks, curb and gutter from damage. No dirt or debris shall be placed over the sidewalk or curb & gutter.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately.
- A lined concrete wash out area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on ground is prohibited. Washout area can be used for any type of tool and/or equipment cleanup.
- A chemical toilet is required to be on site during construction and located on a pervious surface.
- Building site is to be cleaned on a regular basis.
- All erosion control Best Management Practices shall be inspected and maintained regularly and after every storm event.

Site Grading Notes

- All storm water and dirt will be kept on site during construction until final landscaping is finished.
- Existing drainage patterns along property lines shall remain as is. Berms, swales, and/or silt fences maybe required to prevent storm water from flowing onto adjacent lots.
- Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed prior to construction.
- Slope finish grade away from existing structures and foundations a minimum of 2% and maximum of 5% for 10 feet (3 to 6 inches). Provide all necessary horizontal and vertical transitions between new construction and existing surfaces for proper drainage.
- All grading, excavation and backfilling work shall conform to the geotechnical soils report approved for this site. The report must include soil classification, soil bearing pressure and lateral equivalent fluid pressure. A geotechnical engineer must inspect excavations prior to any fill or concrete being placed.



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

Legend

	Building Area
	Parking Area
	Sidewalk
	Landscape



JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N Nebo Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAHCONTRACTOR TO VERIFY ALL
CONDITIONS & DIMENSIONSDO NOT SCALE
SHEET SIZE: ARCH D
24X36

PROPOSED SITE PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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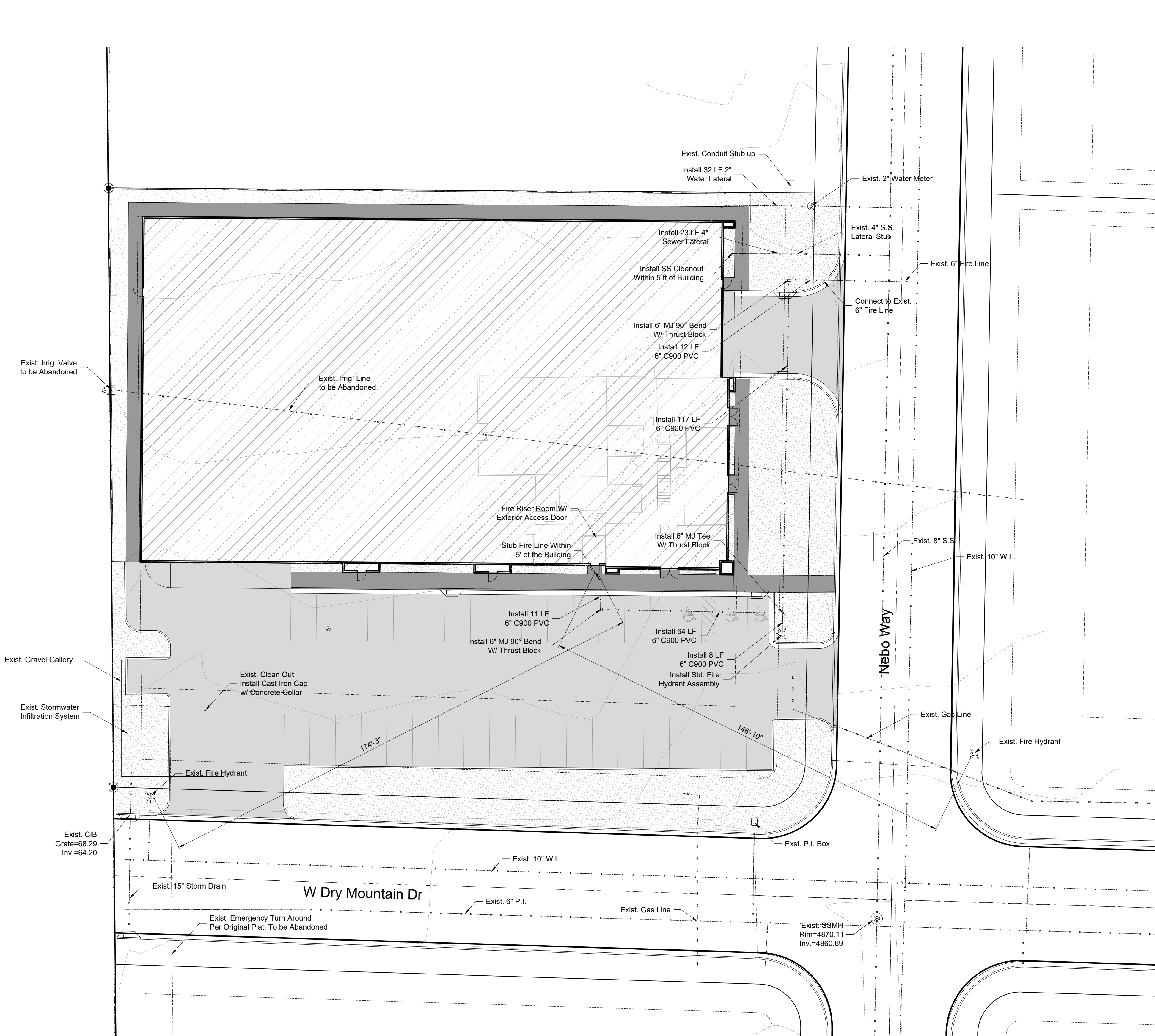
DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-03

Utility Notes

- All construction to conform to Santaquin City Standards and Specifications and APWA Standards.
- Refer to Additional notes on the General Note Sheet C-02.
- The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
- Prior to beginning construction the contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground. Call Blue Stakes 1-800-662-4111. The contractor shall be responsible for any damage or repairs to any existing underground utilities.
- Existing utilities shown on these plans are located based on record documents of the various utility companies and, where possible, measurements taken in the field. The information shown is not intended to be exact or complete. The Contractor shall be responsible to verify the location and elevation of all utilities prior to beginning construction. Notify the Engineer of Record of any discrepancies or conflicts prior to making corrections.
- All sanitary sewer laterals must be inspected and approved by the city inspector prior to trench backfilling.
- All trench backfill shall be tested and certified by the site geotechnical engineer.
- Where utilities are placed in existing asphalt surfaces, the existing asphalt shall be saw cut on both sides of the trench in clean straight lines the full width of the trench plus 12 inches. The existing asphalt, base and subgrade shall be removed and replaced with new compacted materials. The trench shall be backfilled with an approved granular material and placed in 8" lifts and compacted to 95% of standard proctor or in accordance with the geotechnical engineers recommendations.
- Where new asphalt will be placed next to existing asphalt, contractor shall cut the existing asphalt a minimum of 1 feet from the existing edge in a straight line. Existing asphalt, base and subgrade shall be removed and replaced with new compacted materials.
- Prior to placing asphalt surface contractor shall coordinate with other trades and utility companies and insure required conduits have been placed within the asphalt surface area. Primarily the landscape/irrigation contractor, power, gas, and cable utility providers.
- Contractor shall create, keep and provide record documents of the utilities as-built.
- Fire Sprinklers and Fire Alarm/Detection system is required inside this building.



UTILITY PLAN

SCALE: 1"=20'-0"

ABBREVIATIONS

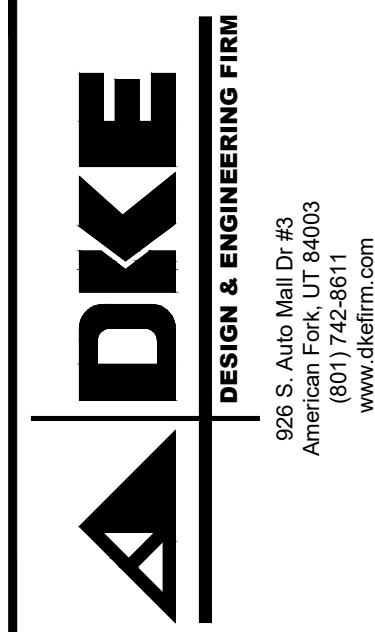
C&G	Curb and Gutter
CB	Catch Basin
CIB	Curb Inlet Box
CO	Sanitary Sewer Cleanout
Exist.	Existing
FH	Fire Hydrant
FL	Flow Line
GB	Grade Break
HYD	Fire Hydrant
LF	Linear Feet
P	Pavement
PI	Pressurized Irrigation
PIV	Pressurized Irrigation Valve
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
SD	Storm Drain
SF	Square Feet
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
TBC	Top Back of Curb
TOC	Top of Concrete
W	Water Line
WM	Water Meter
WV	Water Valve

LEGEND

	Building Area
	Grass
	Sidewalk
	Asphalt
	Exist. Major Contour Line
	Exist. Minor Contour Line
	Exist. Water Line
	Exist. Irrigation Line
	Exist. Sanitary Sewer
	Exist. Storm Drain
	Exist. Fire Hydrant
	Exist. Water Valve
	Exist. SS Manhole

Know what's below.
Call  before you dig.

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N Nebo Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

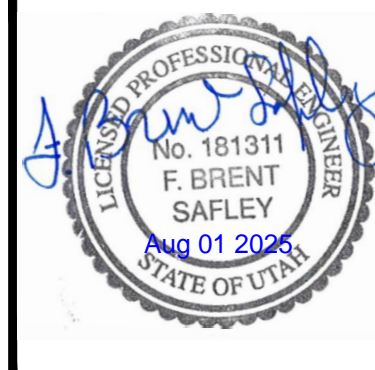
SHEET SIZE: ARCH D 24X36

UTILITY PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

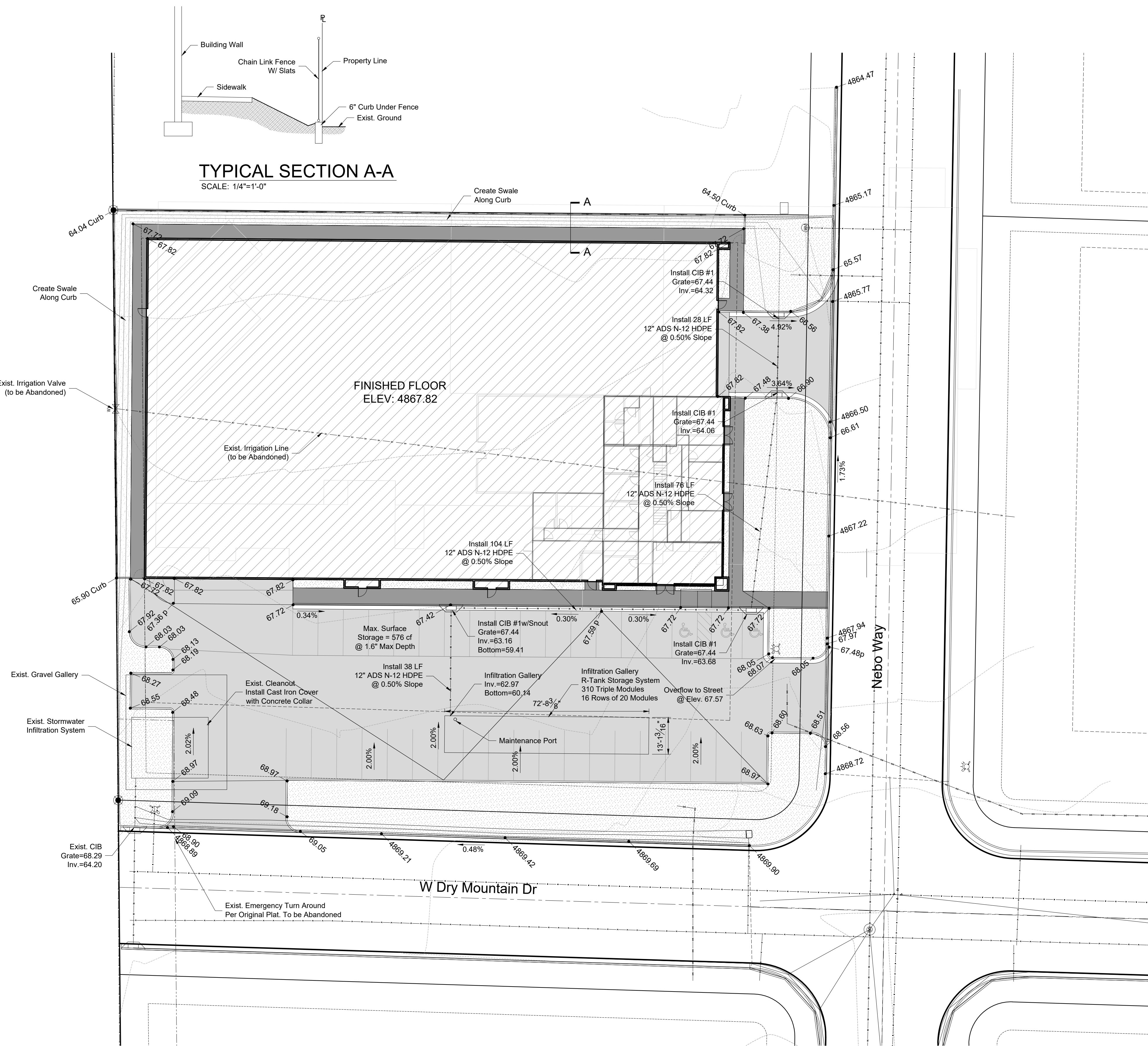
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

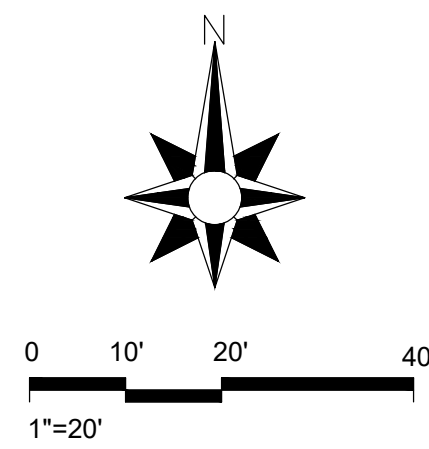
SHEET #

C-04



GRADING PLAN

SCALE: 1"=20'-0"



Grading Notes

- All construction to conform to Santaquin City Standards and Specifications and APWA Utah Chapter Construction and Material Specifications and in accordance with the project Geotechnical Study.
- Refer to additional notes on the General Note Sheet C-02.
- The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
- Contractor shall contact Santaquin Public Works/Engineering Department for any Special Permits and Bonding requirements.
- Prior to beginning construction the Contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground.
- The Contractor is responsible for protecting existing utilities, structures, fences, trees, etc. which are to remain in place. Contractor shall be responsible for any damage or repairs to any existing underground utilities whether shown on the plans or not. Repairs shall be required to meet current city standards.
- Cut and/or Fill slopes shall be no steeper than 2 horizontal to 1 vertical, Slope 2:1.
- Fills shall be compacted in accordance with the geotechnical report prepared for the project and certified by the geotechnical engineer.
- Compaction Reports shall be submitted to the city engineering inspector on a weekly basis.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- The Contractor shall be responsible for submitting an Erosion Sedimentation Control Plan to the Public Works Department along with a Land Disturbance Permit.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties and existing storm drain and sanitary sewer infrastructure during construction.
- Contractor shall provide on-site Fire Protection while grading.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- Elevations on curb and gutter are the top back of curb elevations unless denoted with a "P" for pavement elevations.
- Standard curb and gutter shall be installed except where the drainage is directed away from the curb, then open face curb and gutter shall be installed.
- Open face gutter locations are denoted on this plan. Transitions between standard and open face gutters are to be smooth and hand formed.
- Roof drains shall be collected and piped into the on site storm drain system.
- All storm water and dirt will be kept on site during construction until final landscaping is finished.
- Existing drainage patterns along property lines shall remain as is. Berms, swales, and/or silt fences may be required to prevent storm water from flowing onto adjacent lots.
- Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed prior to construction.
- Slope finish grade away from buildings, structures, and foundations a minimum of 2% and maximum of 5% for 10 feet (3 to 6 inches). Provide all necessary horizontal and vertical transitions between new construction and existing surfaces for proper drainage.
- All grading, excavation and backfilling work shall conform to the geotechnical soils report approved for this site. The report must include soil classification, soil bearing pressure and lateral equivalent fluid pressure. A geotechnical engineer must inspect excavations prior to any fill or concrete being placed.

Land Use Summary

Description	Area	C Factor
Buildings	24,968 sf	0.70
Hardscape	19,169 sf	0.90
Landscape	7,896 sf	0.15
Total	52,033 sf	0.69

80th Percentile Calculations

NRCS Soil Group	A
Percent of Imperviousness	85.0 %
80th Percentile Precipitation Depth	0.70 in.
WQV storage required on site	634 cf
Design Infiltration Rate	0.04 in/min
Allowable Discharge Rate	0 cfs/acre

Storm Water Calculations

Required On-Site Storage	
Detention Storage (80th Percentile)	634 cf
Retention Storage (25-Year Storm)	4,542 cf
Total Required On-Site Storage	4,542 cf
Provided On-Site Storage	
Surface Storage	576 cf
Infiltration Gallery	3,800 cf
Structures & piping	289 cf
Total Provided On-Site Storage	4,665 cf

ABBREVIATIONS

C&G	Curb and Gutter
CB	Catch Basin
CIB	Curb Inlet Box
CO	Sanitary Sewer Cleanout
Exist.	Existing
FH	Fire Hydrant
FL	Flow Line
GB	Grade Break
HYD	Fire Hydrant
LF	Linear Feet
P	Pavement
PI	Pressurized Irrigation
PIV	Pressurized Irrigation Valve
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
SD	Storm Drain
SF	Square Feet
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
TBC	Top Back of Curb
TOC	Top of Concrete
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WM	Water Meter
WV	Water Valve

LEGEND

	Building Area
	Grass
	Sidewalk
	Asphalt
	Exist. Major Contour Line
	Exist. Minor Contour Line
	Exist. Water Line
	Exist. Irrigation Line
	Exist. Sanitary Sewer
	Exist. Storm Drain
	Exist. Fire Hydrant
	Exist. Water Valve
	Exist. SS Manhole

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1-800-662-4111



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N Nebo Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

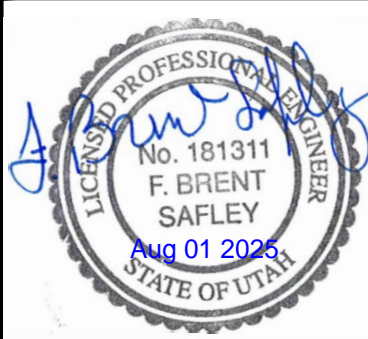
SHEET SIZE: ARCH D 24X36

GRADING PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

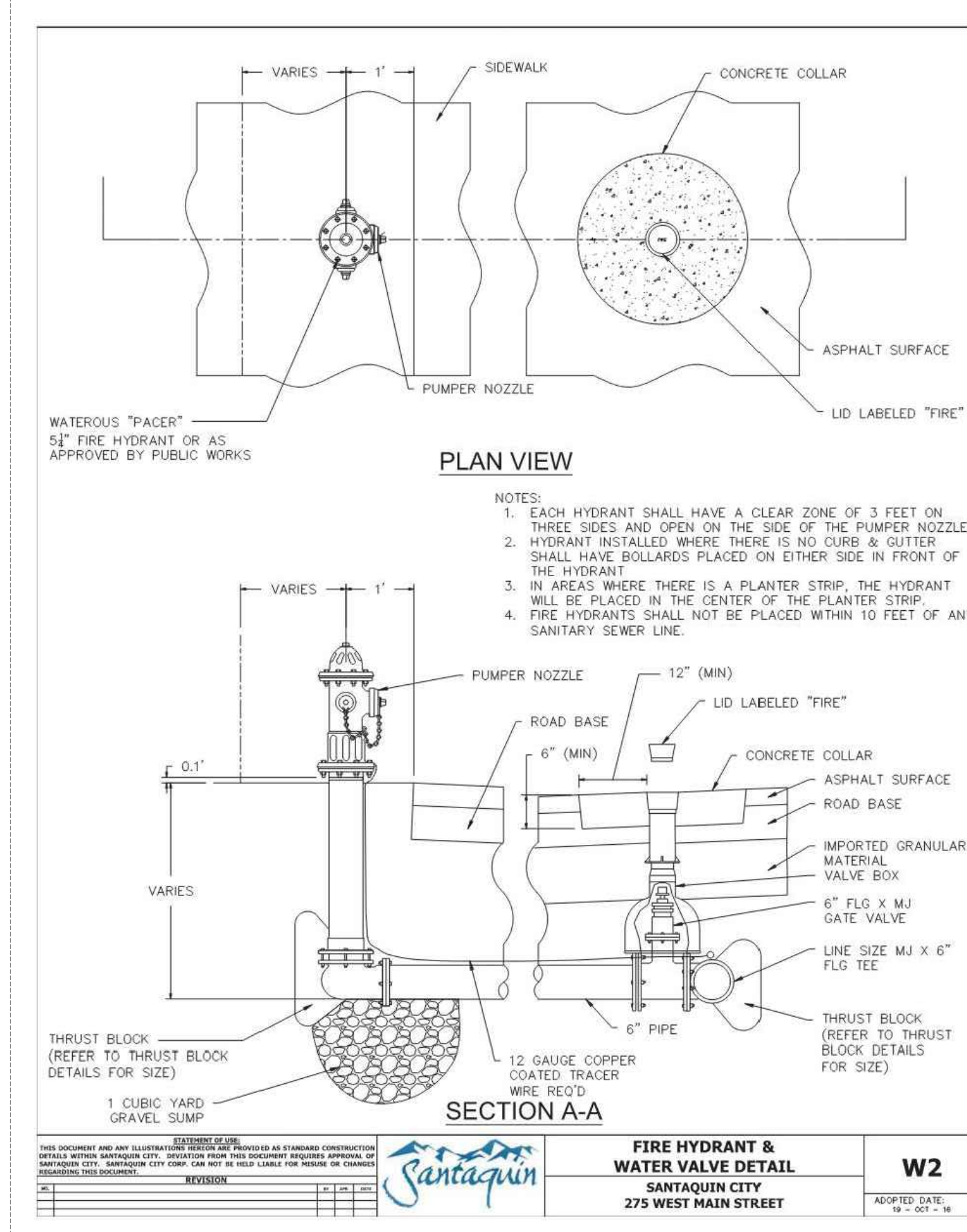
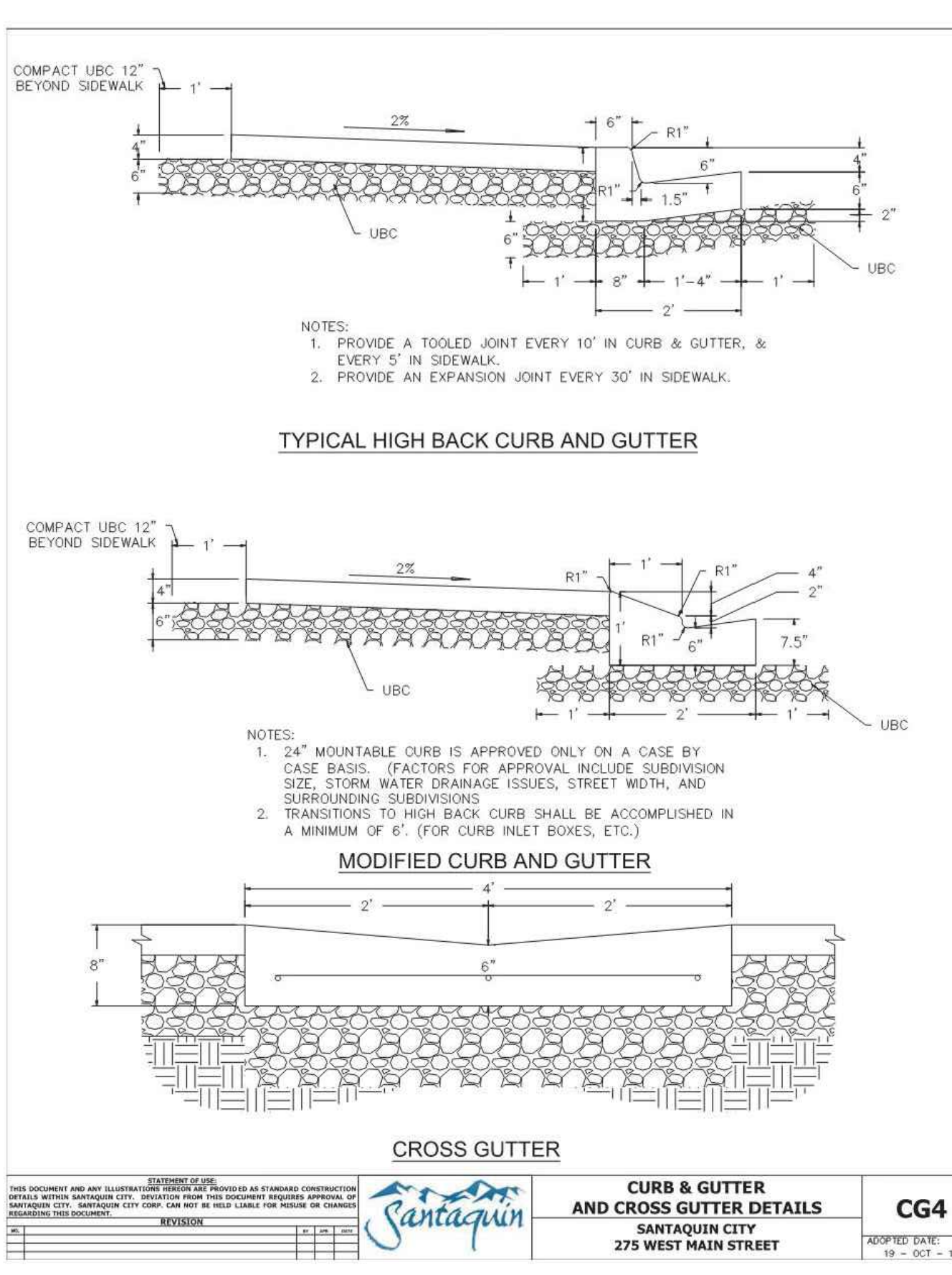
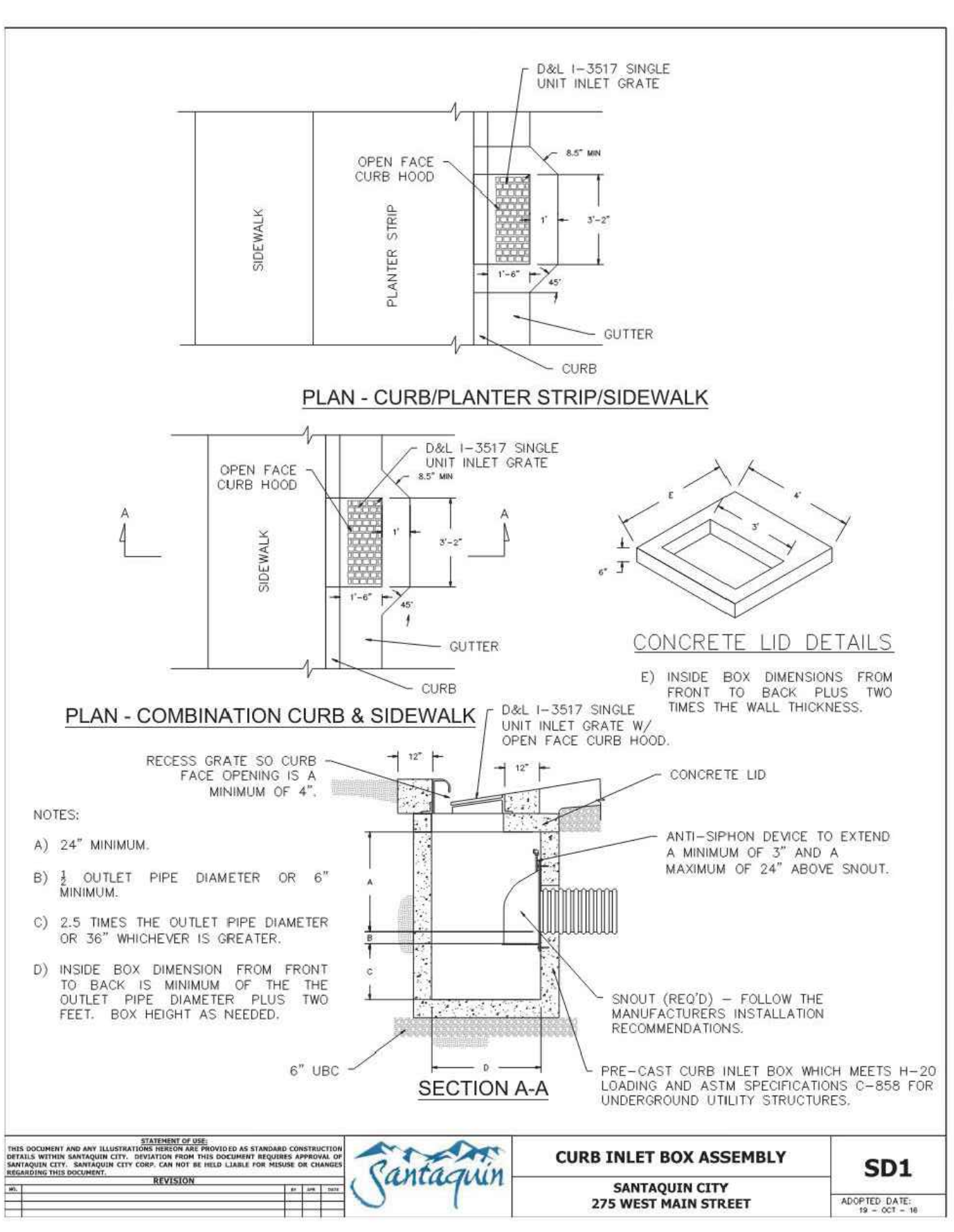
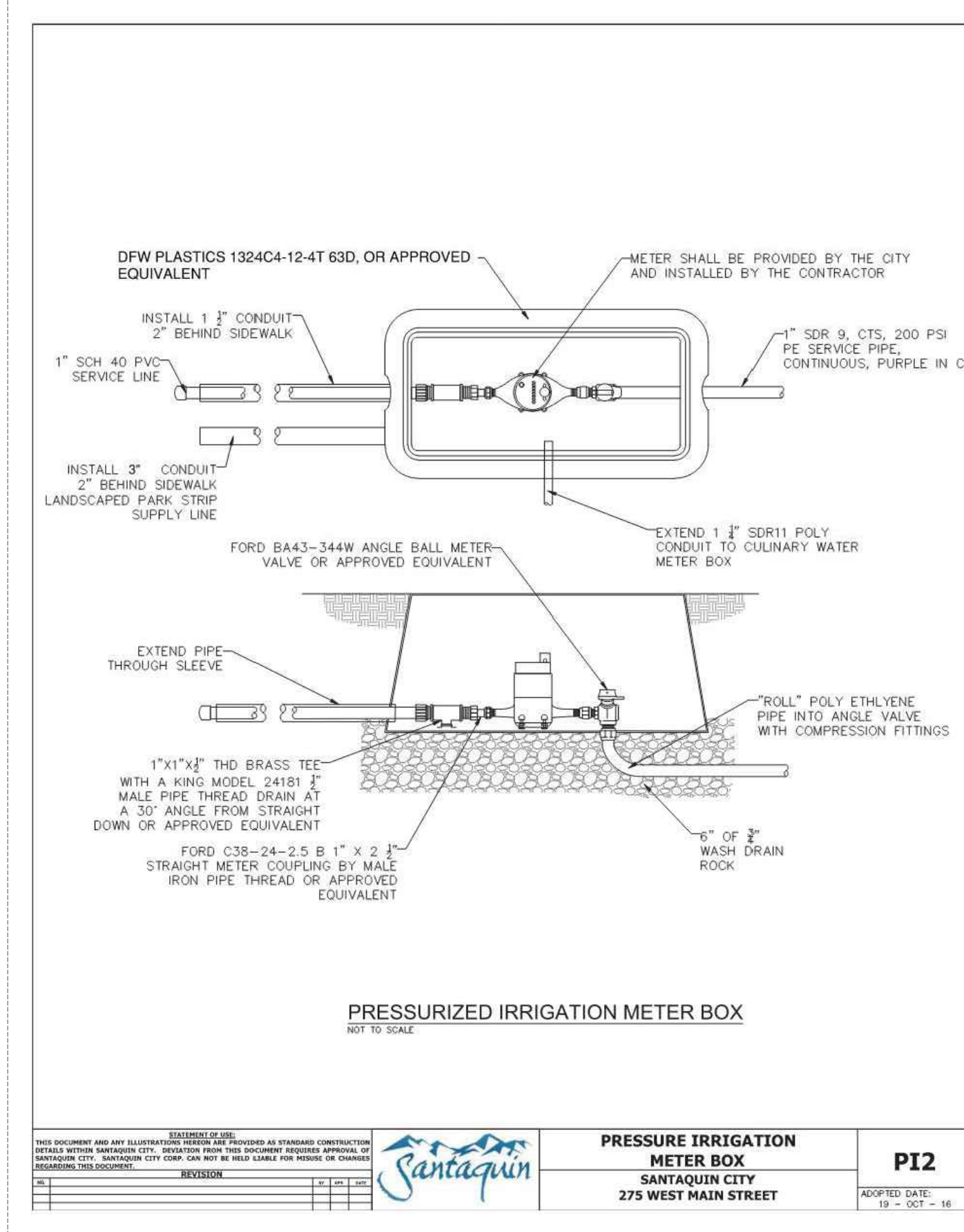
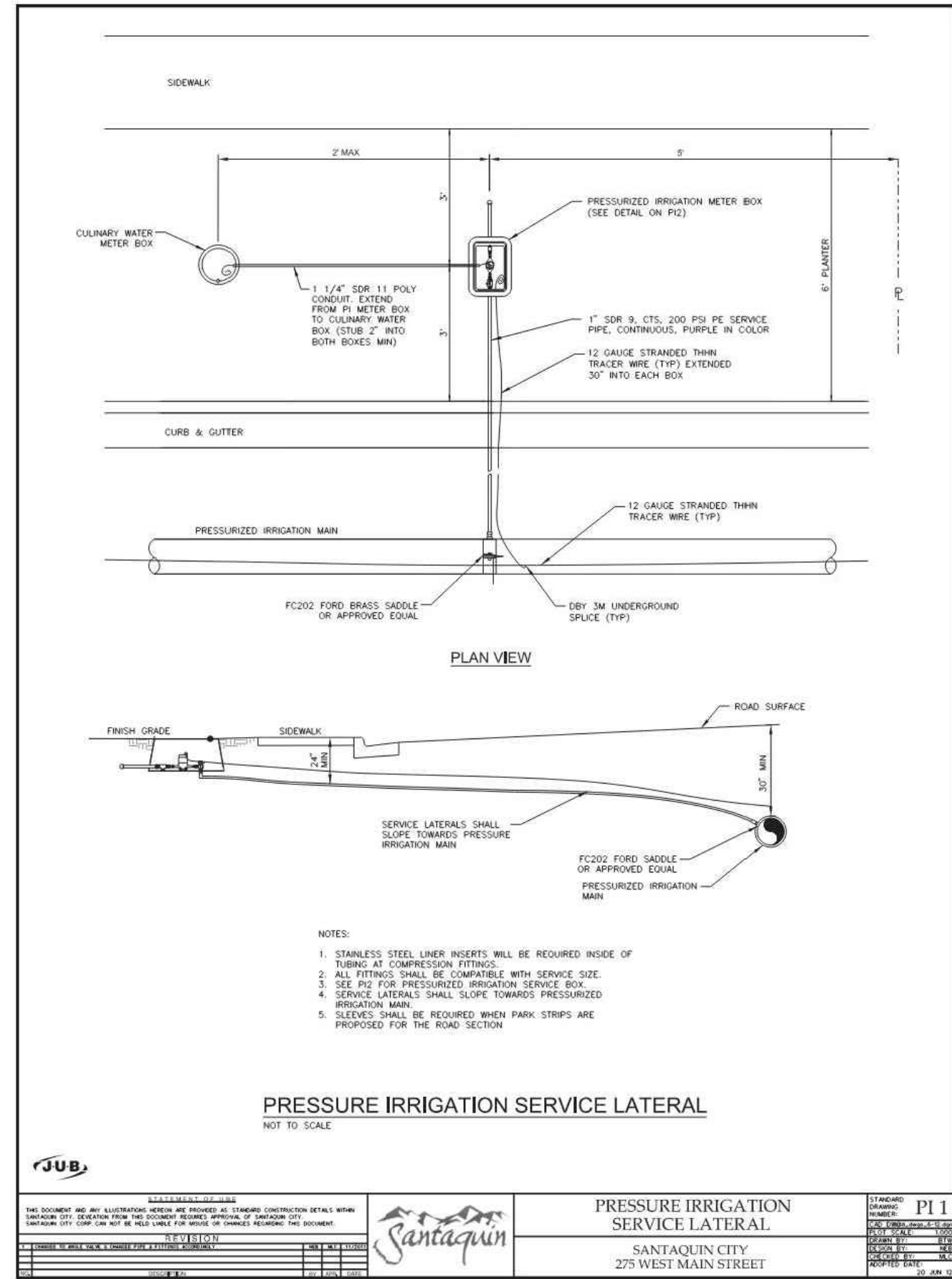
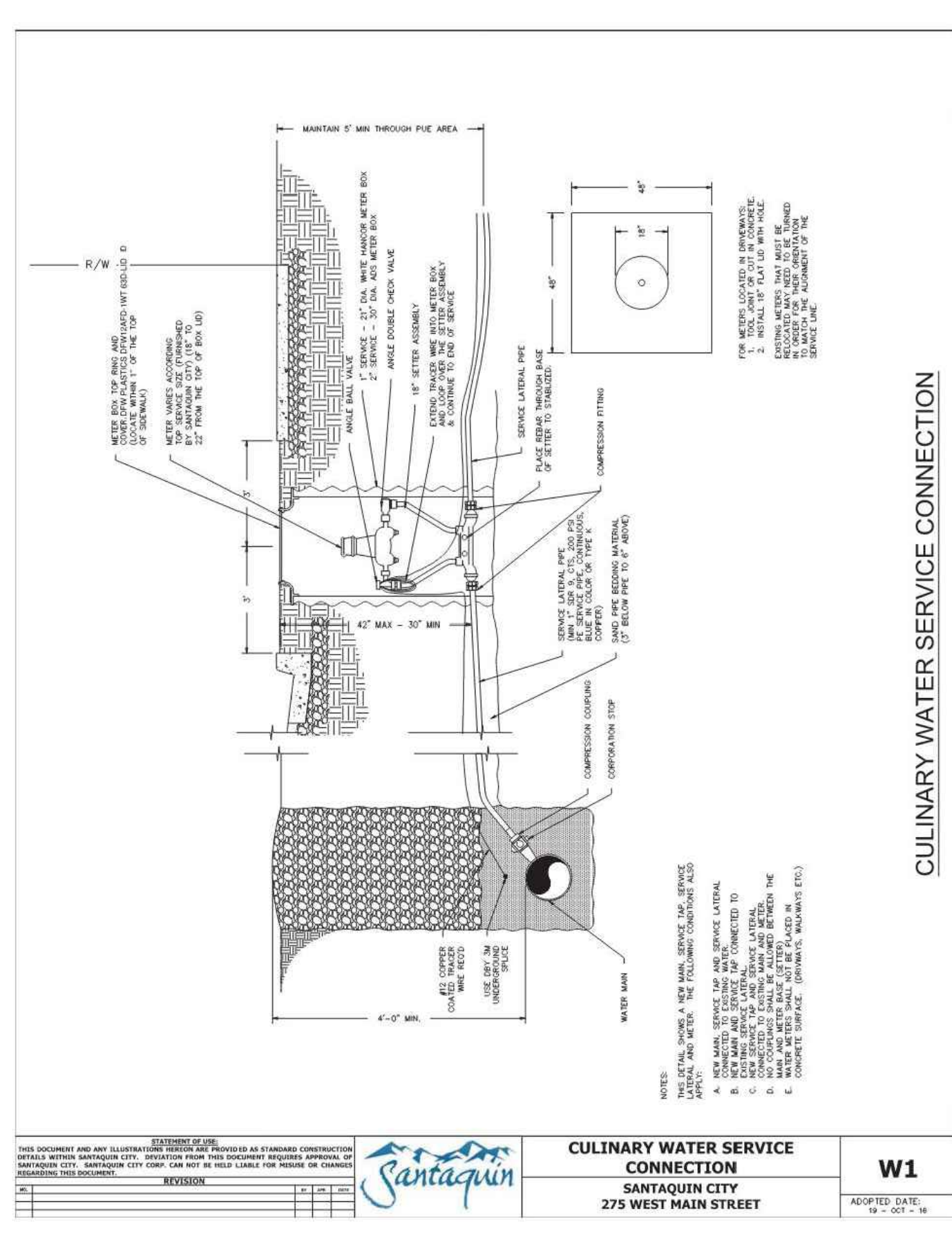
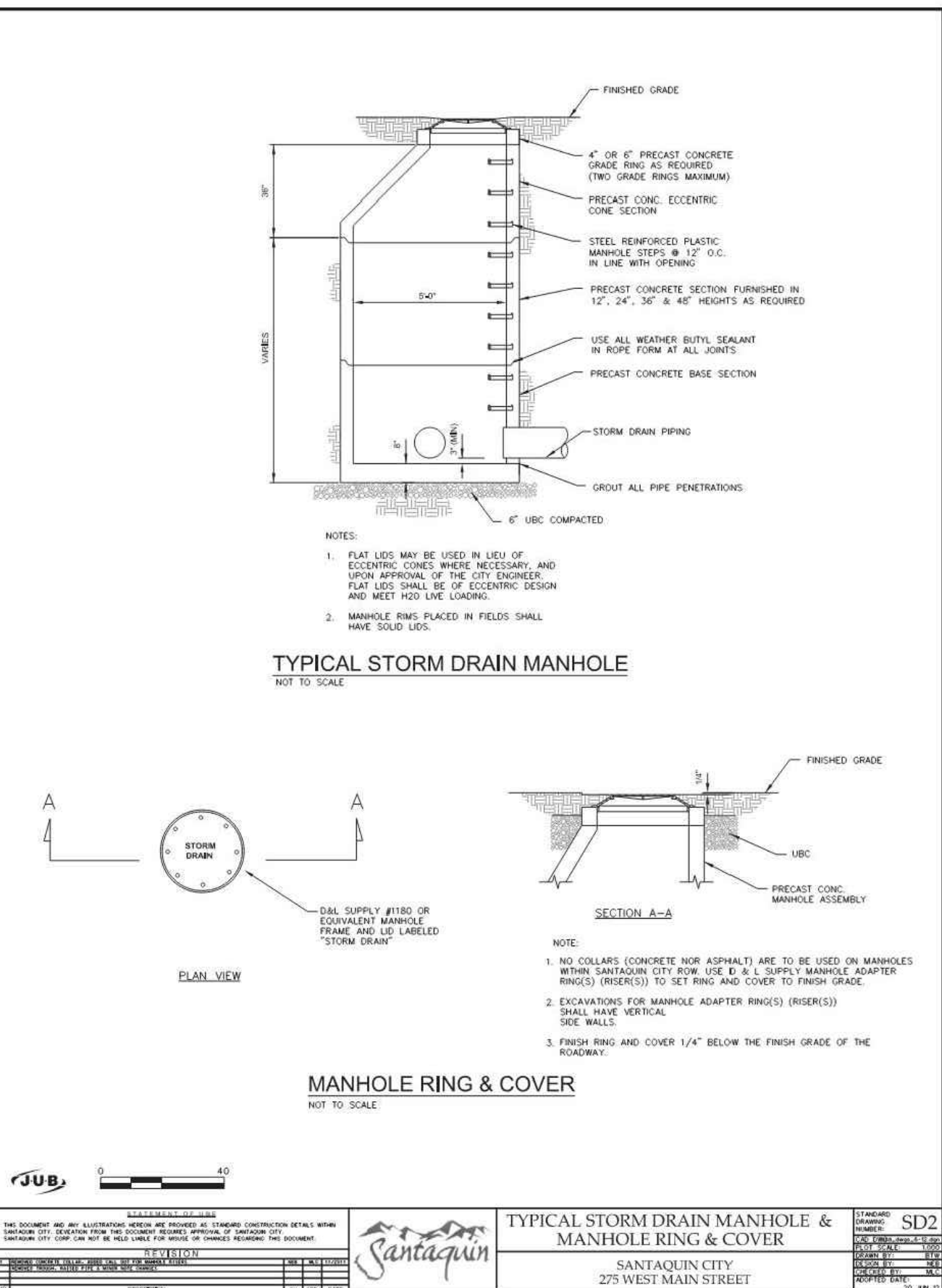
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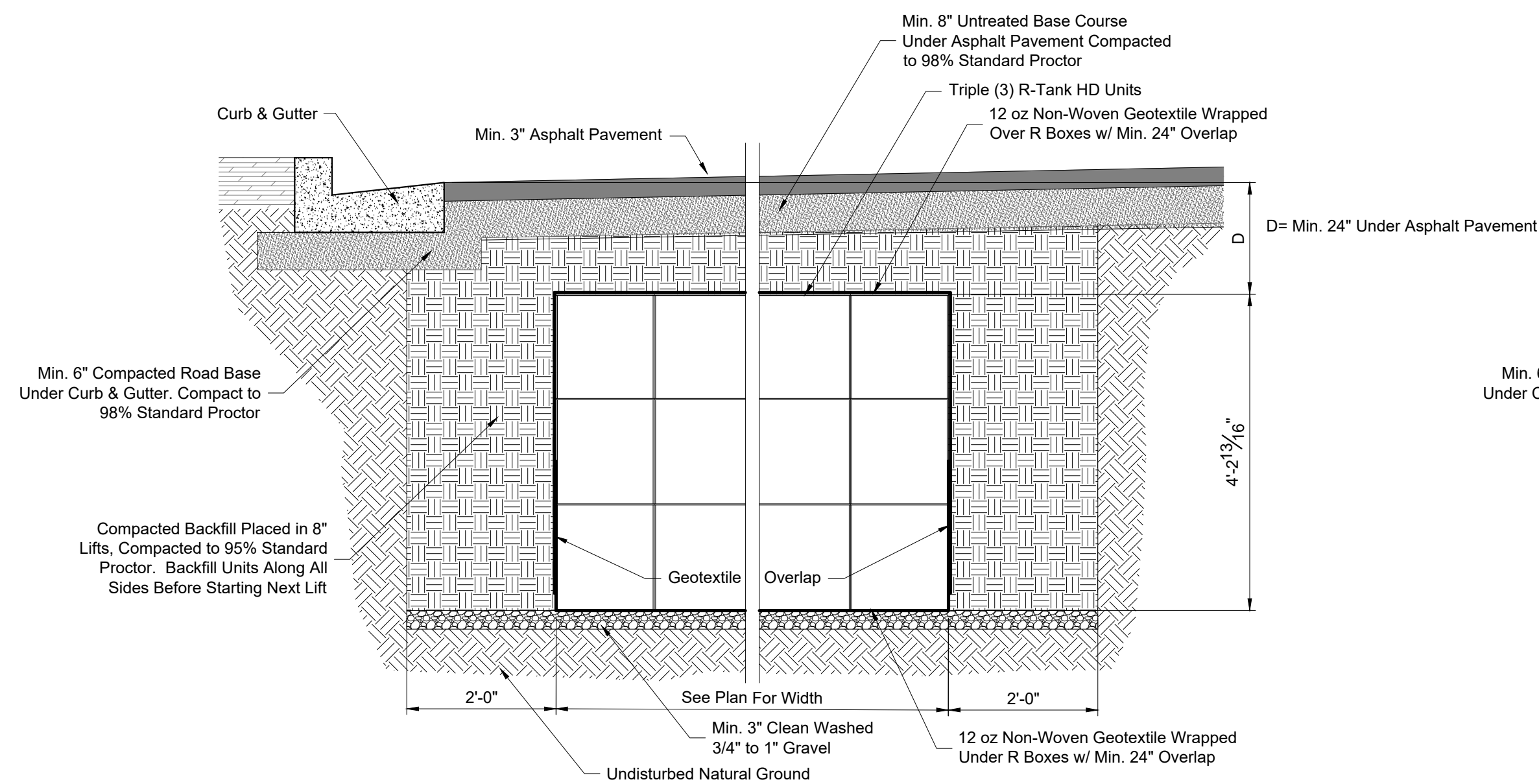


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ENGINEER: B. SAFLEY

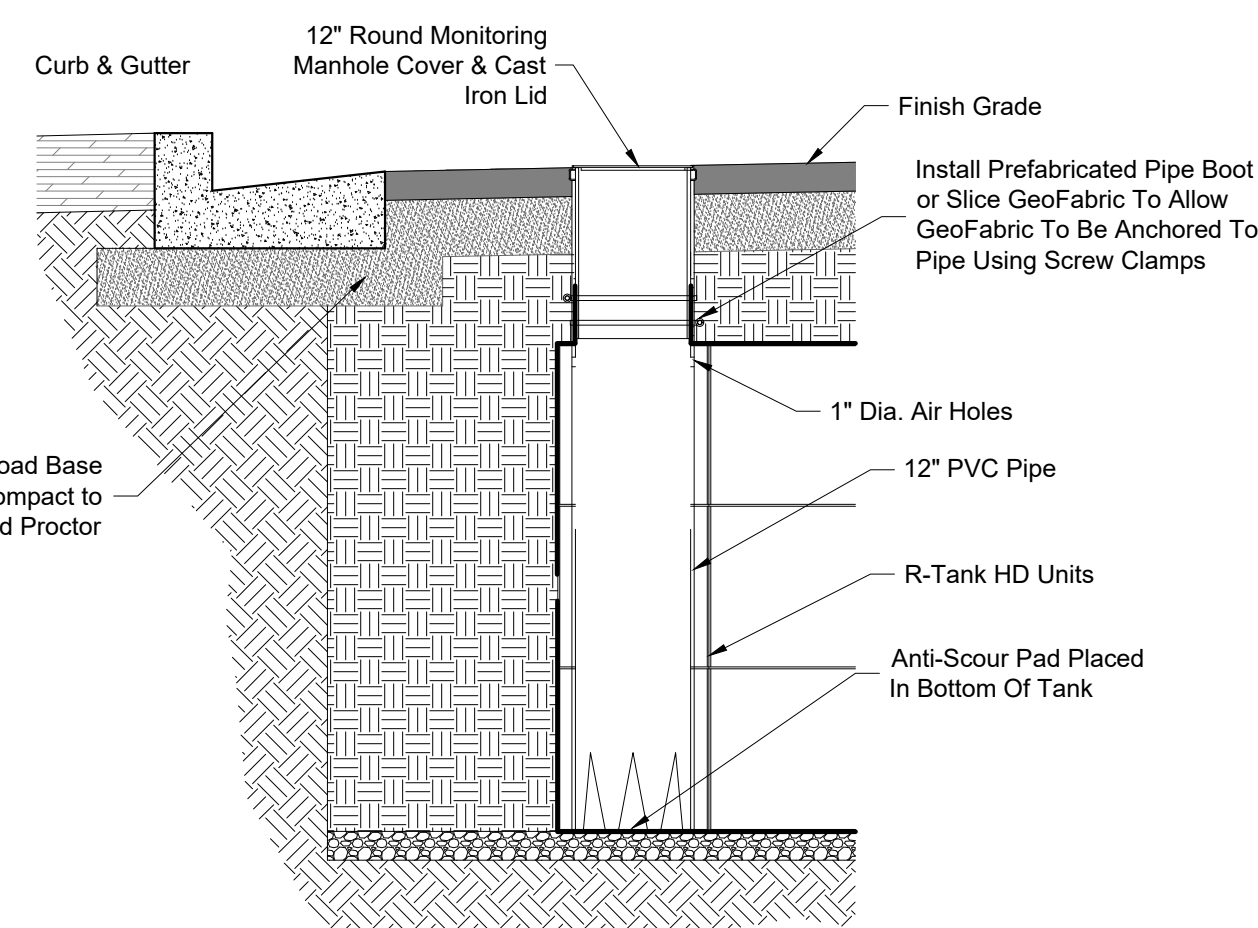
SHEET #

C-05

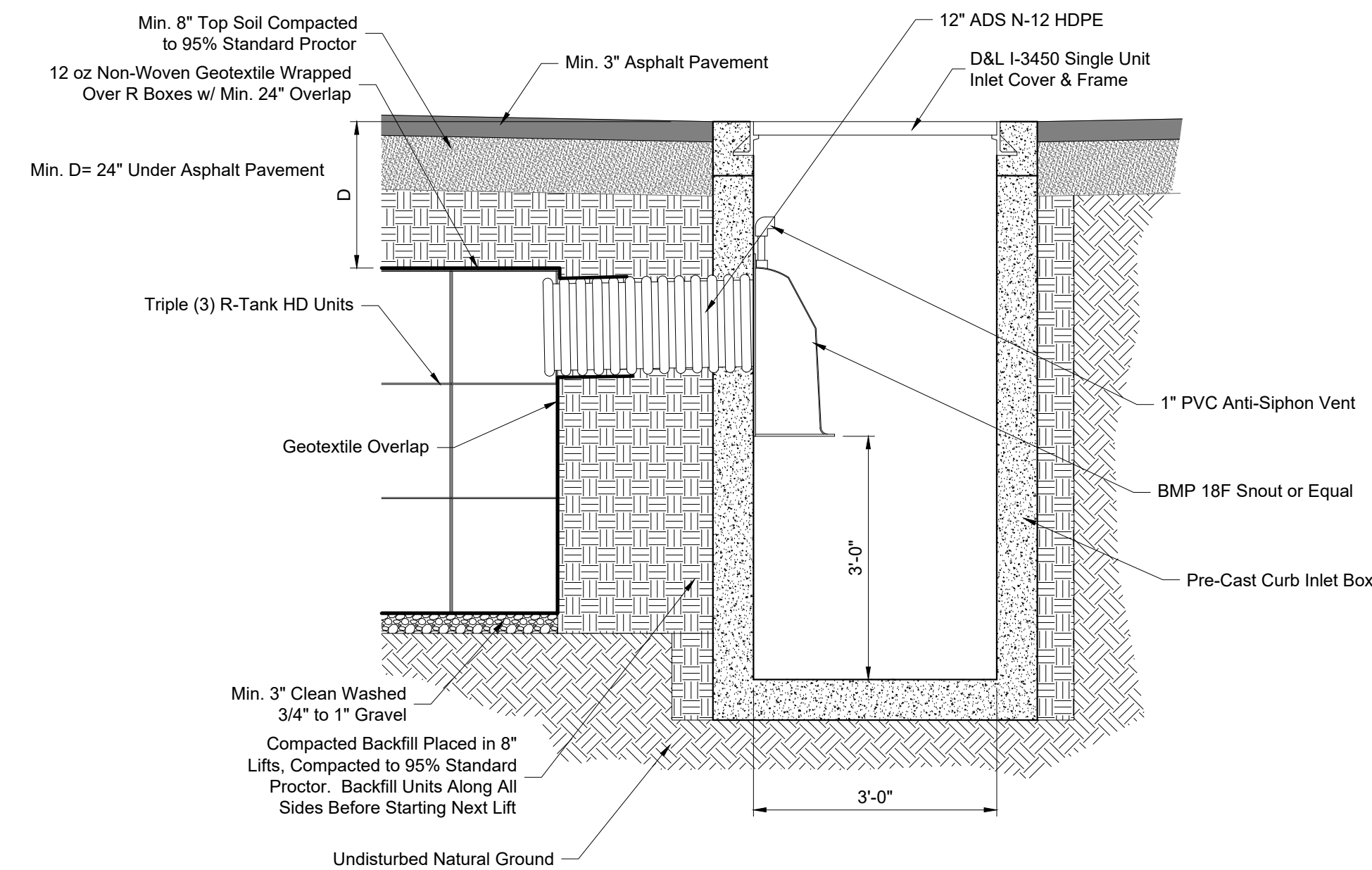




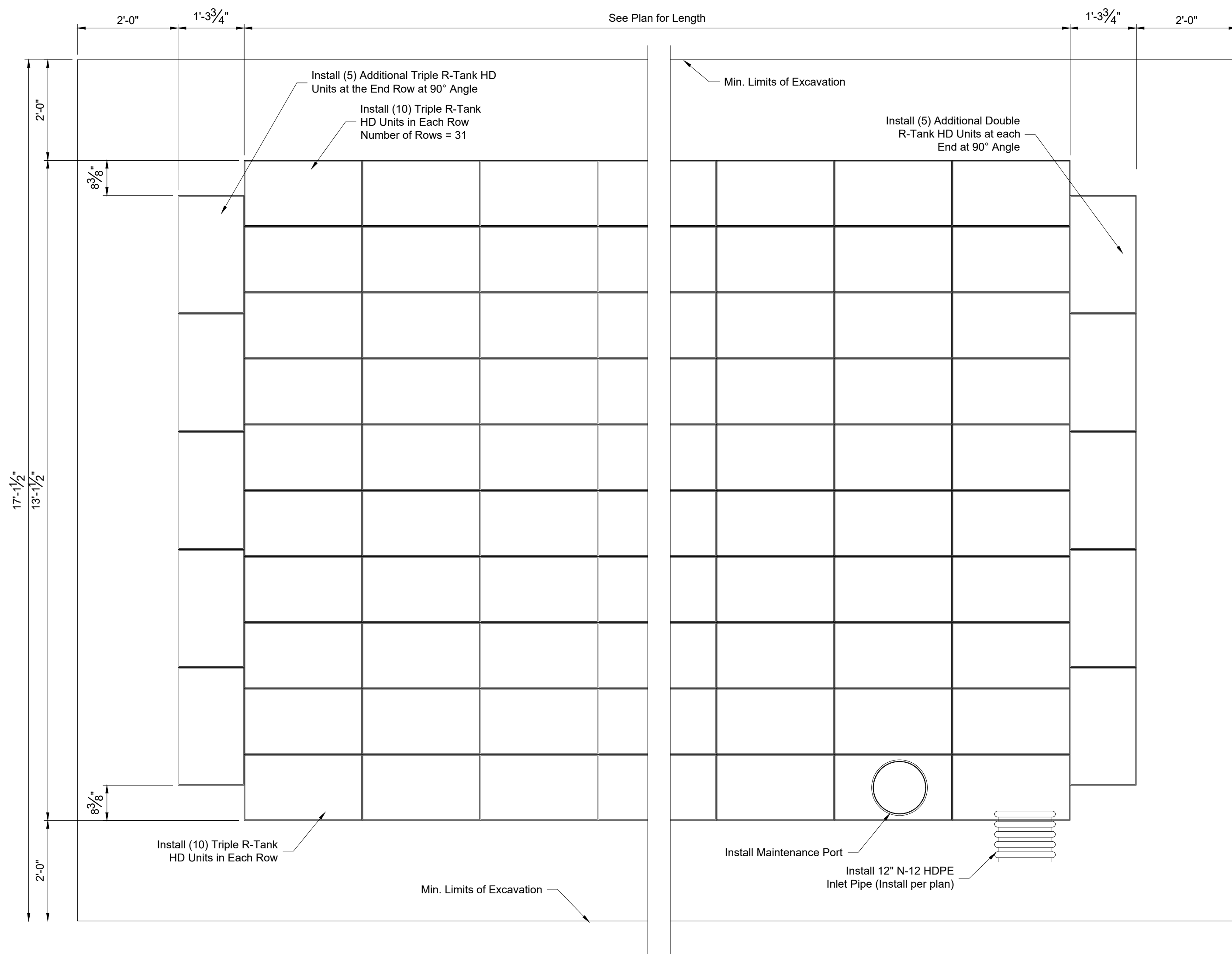
A TYPICAL INFILTRATION GALLERY
SCALE: 1" = 20'-0"



B MAINTENANCE PORT DETAIL
SCALE: 1" = 20'-0"



C TYPICAL INFILTRATION INLET
SCALE: 1" = 20'-0"



D TYPICAL 10 ROW INFILTRATION GALLERY
SCALE: 1" = 20'-0"

Total Number of R-Tank Modules (Units)

Storage Area	Unit Type	# per Row	# of Rows	End Units	Total #
1	Triple	10	31	10	320

Notes:

- R-Tank is a manufactured modular, underground storage chamber for infiltration, detention and retention of storm water.
- Chambers shall be installed in accordance with manufacturer's recommendations and local building codes.
- Contractor shall provide and install R-Tank system and all related products including fill materials, geotextiles, geogrids, inlet pipes with connections per the manufacturer's installation guidelines, inlet structures as shown on the plans and labor required for a complete installation of the storage system.
- Refer to manufacturer's recommendations when installing product during cold weather.
- Base of the excavation shall be on natural ground. It shall be uniform, level and free of lumps, debris, and soft or yielding areas with a minimum bearing capacity of 2,000 psf.
- Bedding Material shall be a minimum of 3" clean, washed, free draining 3/4" to 1" gravel free from sharp corners, debris, and foreign matter.
- Place chambers on a 12 oz Non-Woven Geotextile. Geotextile should extend up the walls of the chambers a minimum of 24".
- Place a 12 oz Non-Woven Geotextile over the top of the chambers and down the walls. Top and bottom Geotextile shall overlap a minimum of 24".
- Backfill material shall be free draining stone, gravel, or soil with maximum granular size of 1.5". Material shall be free from sharp corners, debris, and foreign matter.
- Backfill chambers in uniform 8" lifts along all sides of chambers before beginning next lift. Backfill shall be compacted using hand compactors to 95% of the standard proctor.
- A minimum 8" layer of topsoil shall be placed over the backfilled chambers in vegetated areas. Ground cover and mulch should be placed over the topsoil.



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Main Way
Lot 10 Santiago Peaks Industrial Park
CITY: SALT LAKE CITY, UT 84143

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

STORM WATER STORAGE

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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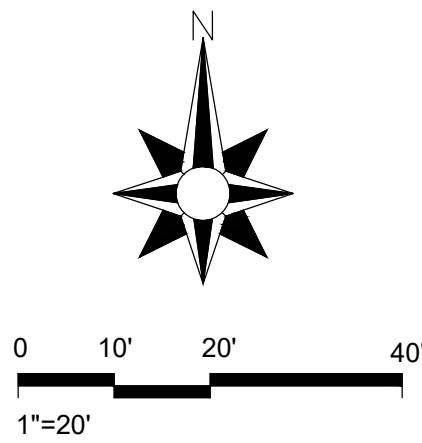


DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-06

Install Silt Fence
Around North and
West Boundary Line



SWPPP DATA:

1. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
2. THE PROJECT CONSISTS OF APPROXIMATELY 2.04 ACRES. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES.
3. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
5. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING "NOT" PERMIT.
6. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

ADDITIONAL BMP NOTES:

1. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION IN ACCORDANCE WITH BMP DC.
2. SWEEP EXISTING STREETS AS NEEDED, SEE BMP SC.
3. STORE ALL HAZARDOUS, TOXIC AND CHEMICAL MATERIALS IN ACCORDANCE WITH BMP'S MS, HMS.
4. ANY SPILLED MATERIALS SHALL BE CLEANED UP IN ACCORDANCE WITH BMP SCU.
5. ALL CONSTRUCTION DEBRIS AND OR WASTE SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH BMP WD.

LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE
	STRAW BALE SEDIMENT BARRIER, BMP-STB
	INLET PROTECTION, BMP-IPS
	OUTLET PROTECTION, BMP-OP
	SAND BAG BARRIER, BMP-SBB
	CONSTRUCTION ACCESS, BMP-SCEWA
	CONCRETE WASHOUT, BPM-CWM
	PORTABLE TOILETS, BMP-PT
	TRASH BINS, BMP-WD
	MATERIALS STORAGE, BMP-MS
	FUEL TANK STORAGE, BMP VEC & VEF

ABBREVIATIONS

C&G	Curb and Gutter	PVC	Polyvinyl Chloride Pipe
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CB	Curb Inlet Box	SD	Storm Drain
CO	Sanitary Sewer Cleanout	SF	Square Feet
Exist.	Existing	SS	Sanitary Sewer
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FL	Flow Line	TBC	Top Back of Curb
GB	Grade Break	TOC	Top of Concrete
HYD	Fire Hydrant	W	Water Line
LF	Linear Feet	WM	Water Meter
P	Pavement	WV	Water Valve
PI	Pressurized Irrigation		
PIV	Pressurized Irrigation Valve		

SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE Stamp, Sign and Date

DESIGN & ENGINEERING FIRM

903 S. 4400 West Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-004

PROJECT: PRECISION MILL WORK

STREET: 321 N. Main Way
Lot 10 Santiago Peaks Industrial Park

CITY: SAINT AQUIN, UT 84

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

SWPP PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

CS1

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BMP: Silt Fence	SF
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter control; place barrier at downgradient limits of disturbance Sediment barrier; place barrier at toe of slope or soil stockpile Protection of existing waterways; place barrier near top of stream bank Inlet protection; place fence surrounding catchbasins <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. Backfill trench over filter fabric to anchor. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum drainage area of 0.5 acre per 100 feet of fence Recommended maximum upgradient slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%) Recommended maximum flow rate of 0.5 cfs Ponding should not be allowed behind fence <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcutting. Remove accumulated sediment when it reaches ½ the height of the fence. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Straw Bale Barrier	STB
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter Control; place barrier at downgradient limits of disturbance. Sediment barrier; place barrier at toe of slope or soil stockpile. Protection of existing waterways; place barrier near top of stream bank. Inlet Protection. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow. Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings. Anchor each bale with 2 stakes driven flush with the top of the bale. Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum area of 0.5 acre per 100 feet of barrier Recommended maximum upgradient slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%) <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Realign bales as necessary to provide continuous barrier and fill gaps. Recompact soil around barrier as necessary to prevent piping. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Inlet Protection - Silt Fence or Straw Bale	IPS
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Sediment barrier erected around storm drain inlet.</p> <p>APPLICATION: Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Provide upgradient sediment controls, such as silt fence during construction of inlet. When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum contributing drainage area of one acre. Limited to inlets located in open unpaved areas. Requires shallow slopes adjacent to inlet. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect inlet protection following storm event and at a minimum of once monthly. Remove accumulated sediment when it reaches 4-inches in depth. Repair or replace barrier/fence as needed. Look for bypassing or undercutting and recompact soil around barrier/fence as required. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Outlet Protection	OP
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble which is placed at the outlet of a pipe to prevent scour of the soil caused by high pipe flow velocities, and to absorb flow energy to produce non-erosive velocities.</p> <p>APPLICATIONS:</p> <ul style="list-style-type: none"> Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach. Rock outlet protection is best suited for temporary use during construction because it is usually less expensive and easier to install than concrete aprons or energy dissipators. A sediment trap below the pipe outlet is recommended if runoff is sediment laden. Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit or channel design. Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up. <p>INSTALLATION/APPLICATION CRITERIA: Rock outlet protection is effective when the rock is sized and placed properly. When this is accomplished, rock outlets do much to limit erosion at pipe outlets. Rock size should be increased for high velocity flows. Best results are obtained when sound, durable, angular rock is used.</p> <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Large storms often wash away the rock outlet protection and leave the area susceptible to erosion. Sediment captured by the rock outlet protection may be difficult to remove without removing the rock. Outlet protection may negatively impact the channel habitat. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately. Grouted or wire-tied rock riprap can minimize maintenance requirements. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


BMP: Sand Bag Barrier	SBB
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Stacking sand bags along a level contour creates a barrier which detains sediment-laden water, ponding water upstream of the barrier and promoting sedimentation.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Along the perimeter of the site. May be used in drainage areas up to 5 acres. Along streams and channels Across swales with small catchments. Around temporary spoil areas. Below the toe of a cleared slope. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Install along a level contour. Base of sand bag barrier should be at least 48 inches wide. Height of sand bag barrier should be at least 18 inches high. 4 inch PVC pipe may be installed between the top layer of sand bags to drain large flood flows. Provide area behind barrier for runoff to pond and sediment to settle. Place below the toe of a slope. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Sand bags are more expensive than other barriers, but also more durable. Burlap should not be used. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect after each rain. Reshape or replace damaged sand bags immediately. Replace sediment when it reaches six inches in depth. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


BMP: Infiltration	IN
	<p>CONSIDERATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Soils <input checked="" type="checkbox"/> Area Required <input type="checkbox"/> Slope <input type="checkbox"/> Water Availability <input type="checkbox"/> Aesthetics <input type="checkbox"/> Hydraulic Head <input checked="" type="checkbox"/> Environmental Side Effects
<p>DESCRIPTION: A family of systems in which the majority of the runoff from small storms is infiltrated into the ground rather than discharged to a surface water body. Infiltration systems include: ponds, vaults, trenches, dry wells, porous pavement, and concrete grids.</p> <p>APPLICATION: Suitable site soils and geologic conditions; low potential for long-term erosion in the watershed.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Volume sized to capture a particular fraction of annual runoff. Pretreatment is necessary in fine soils. Emergency overflow or bypass for larger storms is needed. Observation wells are required in trenches. Infiltration surface must be protected during construction. Pond sides need vegetation to prevent erosion. During construction frequent inspection for clogging is necessary. Line sides of trench with permeable filter fabric. Trench should be filled with clean washed stone or gravel. (1.5-3.0 in.) A six inch sand filter layer; cloth lines the bottom of trench. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Loss of infiltrative capacity and high maintenance cost in fine soils. Low removal of dissolved pollutants in very coarse soils. Not suitable on fill sites or steep slopes. The risk of ground water contamination in very coarse soils, may require ground water monitoring. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Remove sediment at a frequency appropriate to avoid excessive concentrations of pollutants and loss of infiltrative capacity. Frequent cleaning of porous pavements is required. Maintenance is difficult and costly for underground trenches. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input checked="" type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oxygen Demanding Substances <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Bacteria & Viruses <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

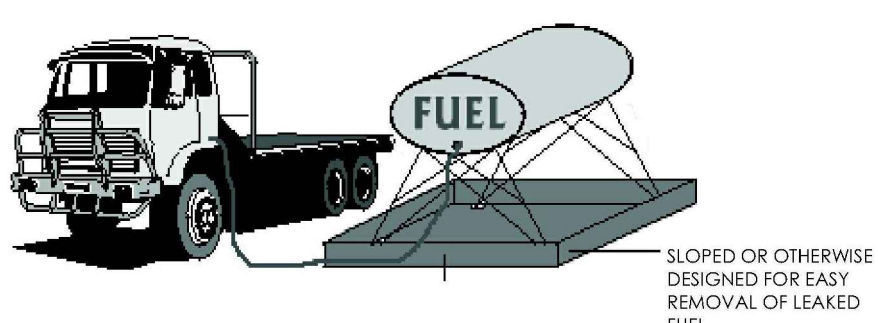
BMP: Stabilized Construction Entrance and Wash Area	SCEWA
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.</p> <p>APPLICATIONS: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Clear and grub area and grade to provide maximum slope of 2%. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Requires periodic top dressing with additional stones. Should be used in conjunction with street sweeping on adjacent public right-of-way. Must be situated such that waste water does not run off site. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect daily for loss of gravel or sediment buildup. Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. Repair entrance and replace gravel as required to maintain control in good working condition. Expand stabilized area as required to accommodate traffic and prevent erosion at driveways. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

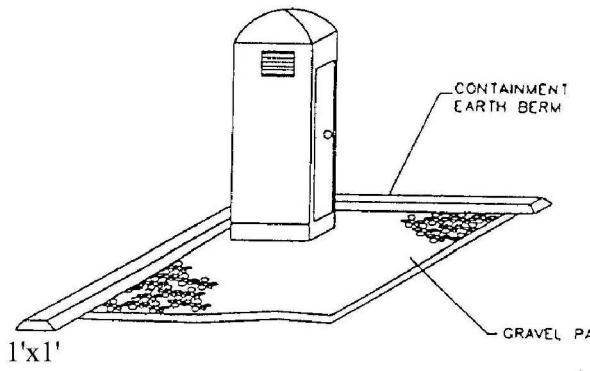
BMP: Dust Controls	DC
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.</p> <p>APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Street sweeping is labor and equipment intensive and may not be effective for all pollutants. Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it. <p>MAINTENANCE: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.</p>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


DKE DESIGN & ENGINEERING FIRM	
895 S. Auto Mall Dr. #3 American Fork, UT 84003 (801) 742-8611 www.dkefirm.com	
JOB # 25-004	
PROJECT: PRECISION MILLWORK	
STREET:	131 N. Main Way
	Lot 10 Santiago Peaks Industrial Park
CITY:	SANTAGUIN, UTAH
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
SHEET SIZE:	ARCH D 24X36
BMP'S	
DATE:	07/14/2025
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY
SHEET #	
CS2	

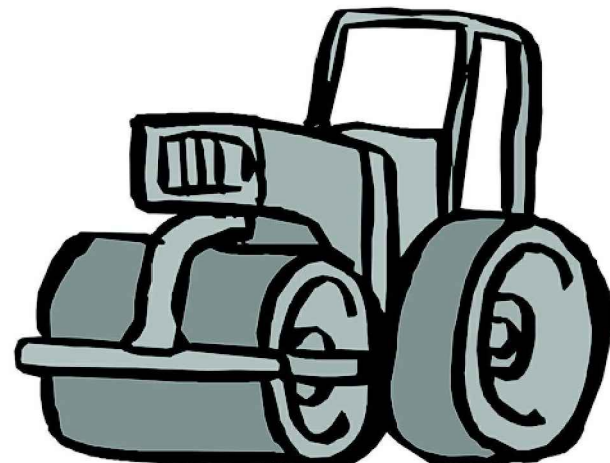
BMP: Concrete Waste Management		CWM
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input checked="" type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</p> <p>APPLICATIONS:</p> <p>This technique is applicable to all types of sites.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> • Store dry and wet materials under cover, away from drainage areas. • Avoid mixing excess amounts of fresh concrete or cement on-site. • Perform washout of concrete trucks off-site or in designated areas only. • Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. • Do not allow excess concrete to be dumped on-site, except in designated areas. • When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.) • Train employees and subcontractors in proper concrete waste management. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> • Off-site washout of concrete wastes may not always be possible. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> • Inspect subcontractors to ensure that concrete wastes are being properly managed. • If using a temporary pit, dispose hardened concrete on a regular basis. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	

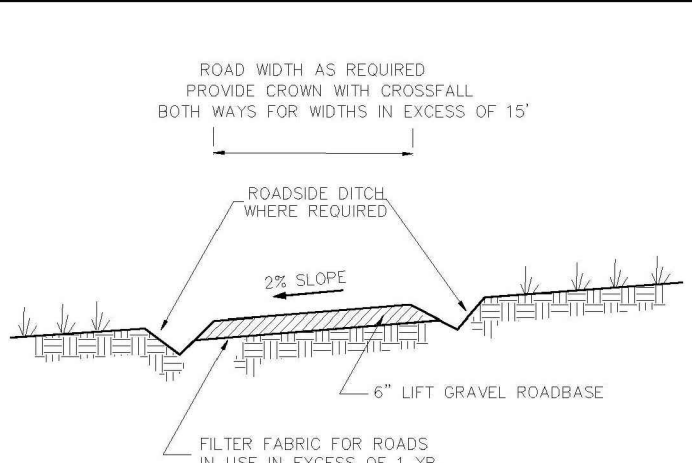
BMP: Vehicle And Equipment Cleaning		VEC
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.</p> <p>INSTALLATION/APPLICATION:</p> <ul style="list-style-type: none"> • Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site. • If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground. • Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> • Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. • Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> • Minimal, some berm repair may be necessary. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	


BMP: Vehicle And Equipment Fueling		VEF
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.</p> <p>INSTALLATION/APPLICATION:</p> <ul style="list-style-type: none"> • Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site. • If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks. • Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly. • Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CF Sub. J). Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures. <p>LIMITATIONS:</p> <p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none"> • Keep ample supplies of spill cleanup materials on-site. • Inspect fueling areas and storage tanks on a regular schedule. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	

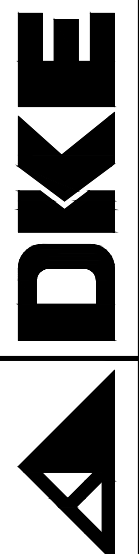

BMP: Portable Toilets		PT
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Temporary on-site sanitary facilities for construction personnel.</p> <p>APPLICATION:</p> <p>All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> • Locate portable toilets in convenient locations throughout the site. • Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. • Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak. • Stake toilets to prevent them from tipping. <p>LIMITATIONS:</p> <p>No limitations.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none"> • Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. • Regular waste collection should be arranged with licensed service. • All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	


BMP: Grading Practices		GP
 <p>Soils exposed from land grading activities are very vulnerable to erosion</p>	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input checked="" type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by</p> <ol style="list-style-type: none"> 1) limiting the amount of land disturbed at one time in preparation for construction 2) limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and 3) using grading practices to protect exposed soils susceptible to storm water runoff. <p>Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.</p> <p>APPROACH:</p> <ul style="list-style-type: none"> ➢ Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion. ➢ Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time. ➢ An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off-site. ➢ Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces. ➢ Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil. ➢ Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season. ➢ Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff. ➢ Prevent storm water runoff from running onto steep slopes from above. ➢ Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> ➢ The specific approach to grading on a particular site depends on the conditions of the site and surrounding land; engineering judgment is required to design the approach best suited for each site. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> ➢ Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> ■ Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oxygen Demanding Substances <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	

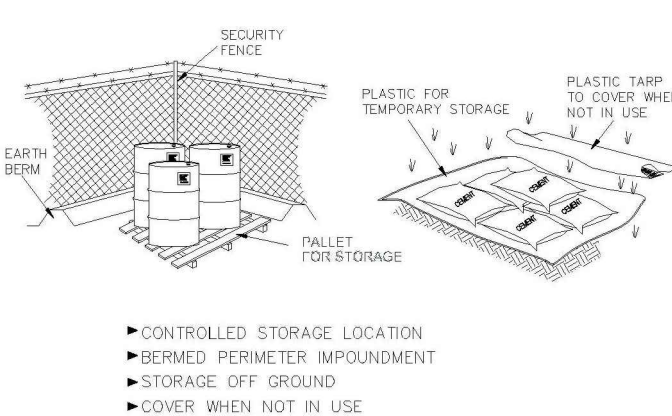
BMP: Compaction		CP
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input checked="" type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Use of rolling, tamping, or vibration to stabilize fill materials and control erosion by increasing the soil density. Increasing the density of soil improves soil strength, reduces long-term soil settlement, and provides resistance to erosion.</p> <p>APPLICATIONS:</p> <ul style="list-style-type: none"> • Stabilize fill material placed around various structures. • Improve soil in place as foundation support for roads, parking lots, and buildings. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> • Make sure soil moisture content is at optimum levels. • Use proper compaction equipment. • Install sediment control and storm water management devices below compacted areas and runoff interceptor devices above these areas. Drainage from compacted areas must be carefully planned to protect adjacent uncompacted soils. • The surface of compacted areas should be scarified and seeded or mulched and seeded to increase the effectiveness of compaction. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> • Compaction tends to increase runoff. • Over-compaction will hamper revegetation efforts. <p>MAINTENANCE:</p> <p>No maintenance required.</p>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> ■ Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	


BMP: Construction Road Stabilization		CR
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input checked="" type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION:</p> <p>Temporary stabilization of on-site roadway by placement of gravel roadbase.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> • On-site roadways used daily by construction traffic (may not apply to gravelly type soils) • Parking or staging areas susceptible to erosion due to traffic use <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> • Grade temporary access road with 2% cross fall, for two-way width provide crown. • Provide roadside ditch and outlet controls where required. • Place 6 inches of 2-inch to 4-inch crushed rock on driving area <p>LIMITATIONS:</p> <ul style="list-style-type: none"> • May require removal of gravel roadbase at completion of activities if final cover is not impervious • May require controls for surface storm water runoff <p>MAINTENANCE:</p> <ul style="list-style-type: none"> • Inspect after major rainfall events and at least monthly. • Place additional gravel as needed and repair any damaged areas. • Maintain any roadside drainage controls. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> ■ Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	

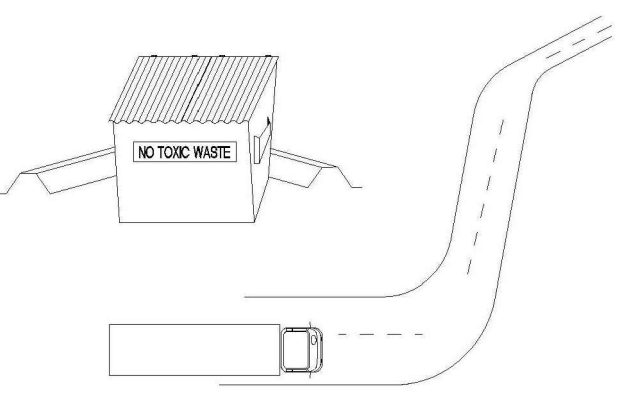
BMP: BMP Inspection and Maintenance		BMPIM
	<p>APPLICATIONS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Material Handling <input checked="" type="checkbox"/> Vehicle Maintenance <input type="checkbox"/> Construction <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Roadways <input checked="" type="checkbox"/> Waste Containment <input checked="" type="checkbox"/> Housekeeping Practices 	
<p>DESCRIPTION:</p> <p>Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.</p> <p>APPROACH:</p> <p>Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.</p> <ul style="list-style-type: none"> ➢ Annual inspections. ➢ Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading. ➢ Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall. ➢ Keep accurate logs of what structures were maintained and when they were maintained. ➢ Record the amount of waste collected. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> ➢ Availability of trained staff 	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> ■ Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oxygen Demanding Substances <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <p>■ High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Staffing <input type="checkbox"/> Training <input type="checkbox"/> Administrative <p>■ High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	


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JOB # 25-004															
PROJECT: PRECISION MILLWORK STREET: 131 N. Main Way Lot 10, Santaquin Peaks Industrial Park CITY: SANTAQUIN, UTAH															
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS															
DO NOT SCALE															
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BMP'S															
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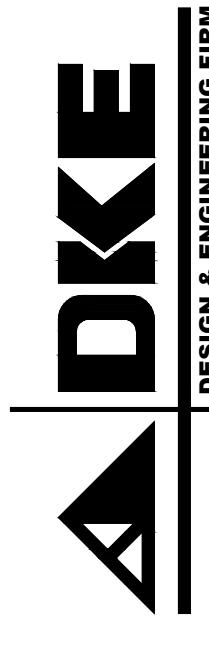
BMP: Hazardous Waste Management		HW
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none">☒ New Development☒ Residential☒ Commercial Activities☒ Industrial Activities☒ Municipal Facilities☒ Illegal Discharges	
<p>DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.</p> <p>APPLICATION: Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:</p> <ul style="list-style-type: none">• Paints and solvents; petroleum products such as oils; fuels and greases; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds. <p>In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including:</p> <ul style="list-style-type: none">• Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos, and PCBs. <p>INSTALLATION/APPLICATION CRITERIA: The following steps will help reduce storm water pollution from hazardous wastes:</p> <ul style="list-style-type: none">• Use all of the product before disposing of the container.• Do not remove the original product label, it contains important safety and disposal information.• Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations. <p>LIMITATIONS: Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect hazardous waste receptacles and areas regularly.• Arrange for regular hazardous waste collection.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none">☐ Sediment☐ Nutrients☐ Heavy Metals■ Toxic Materials☒ Oxygen Demanding Substances☒ Oil & Grease☐ Floatable Materials☐ Bacteria & Viruses <p>■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">☐ Capital Costs☒ O&M Costs☒ Regulatory☒ Training☒ Staffing☒ Administrative <p>■ High ☒ Medium ☐ Low</p>	

BMP: Materials Storage		MS
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste☐ Minimize Disturbed Areas☐ Stabilize Disturbed Areas☐ Protect Slopes/Channels☐ Control Site Perimeter☐ Control Internal Erosion	
<p>DESCRIPTION: Controlled storage of on-site materials.</p> <p>APPLICATION:</p> <ul style="list-style-type: none">• Storage of hazardous, toxic, and all chemical substances.• Any construction site with outside storage of materials. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none">• Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.• Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.• Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.• For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• Does not prevent contamination due to mishandling of products.• Spill Prevention and Response Plan still required.• Only effective if materials are actively stored in controlled location. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect daily and repair any damage to perimeter impoundment or security fencing.• Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.	<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none">☐ Sediment☐ Nutrients■ Toxic Materials☒ Oil & Grease☐ Floatable Materials☒ Other Waste <p>■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">☐ Capital Costs☒ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium ☐ Low</p>	

BMP: Spill Clean-Up		SCU
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste☐ Minimize Disturbed Areas☐ Stabilize Disturbed Areas☐ Protect Slopes/Channels☐ Control Site Perimeter☐ Control Internal Erosion	
<p>DESCRIPTION: Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <p>APPLICATION: All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none">• Store controlled materials within a storage area.• Educate personnel on prevention and clean-up techniques.• Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.• Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none">• Clean-up spills/leaks immediately and remediate cause.• Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.• Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.• Document all spills with date, location, substance, volume, actions taken and other pertinent data.• Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none">☐ Sediment☐ Nutrients■ Toxic Materials☒ Oil & Grease☐ Floatable Materials☐ Other Waste <p>■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">☐ Capital Costs☐ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium ☐ Low</p>	

BMP: Waste Disposal		WD
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste☐ Minimize Disturbed Areas☐ Stabilize Disturbed Areas☐ Protect Slopes/Channels☐ Control Site Perimeter☐ Control Internal Erosion	
<p>DESCRIPTION: Controlled storage and disposal of solid waste generated by construction activities.</p> <p>APPLICATION: All construction sites.</p> <p>INSTALLATION:</p> <ul style="list-style-type: none">• Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.• Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.• Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.• Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).• Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• On-site personnel are responsible for correct disposal of waste. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Discuss waste management procedures at progress meetings.• Collect site trash daily and deposit in covered containers at designated collection areas.• Check containers for leakage or inadequate covers and replace as needed.• Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).• During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).	<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none">☐ Sediment☐ Nutrients■ Toxic Materials☐ Oil & Grease☐ Floatable Materials■ Other Waste <p>■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">■ Capital Costs■ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium ☐ Low</p>	

BMP: Street Cleaning		SC
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none">☐ New Development☐ Residential☐ Commercial Activities☐ Industrial Activities☒ Municipal Facilities☒ Illegal Discharges	
<p>DESCRIPTION: Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.</p> <p>APPROACH:</p> <ul style="list-style-type: none">• Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.• Restrict street parking prior to and during sweeping.• Increase sweeping frequency just before the rainy season.• Proper maintenance and operation of sweepers greatly increase their efficiency.• Keep accurate operation logs to track programs.• Reduce the number of parked vehicles using regulations.• Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.• Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• Conventional sweepers are not able to remove oil and grease.• Mechanical sweepers are not effective at removing finer sediments.• Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Replace worn parts as necessary.• Install main and gutter brooms of the appropriate weight.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none">■ Sediment☐ Nutrients■ Heavy Metals☒ Toxic Materials■ Oxygen Demanding Substances☐ Oil & Grease☒ Floatable Materials☐ Bacteria & Viruses <p>■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">■ Capital Costs■ O&M Costs☒ Regulatory☒ Training■ Staffing☒ Administrative <p>■ High ☒ Medium ☐ Low</p>	



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JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Main Way
Lot 10 Santiago Peaks Industrial Park
CITY: SALT LAKE CITY, UT 84143

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE


SHEET SIZE: ARCH D 24X36

BMP'S

DATE 07/14/2025

PLAN SUBMITTAL DATES

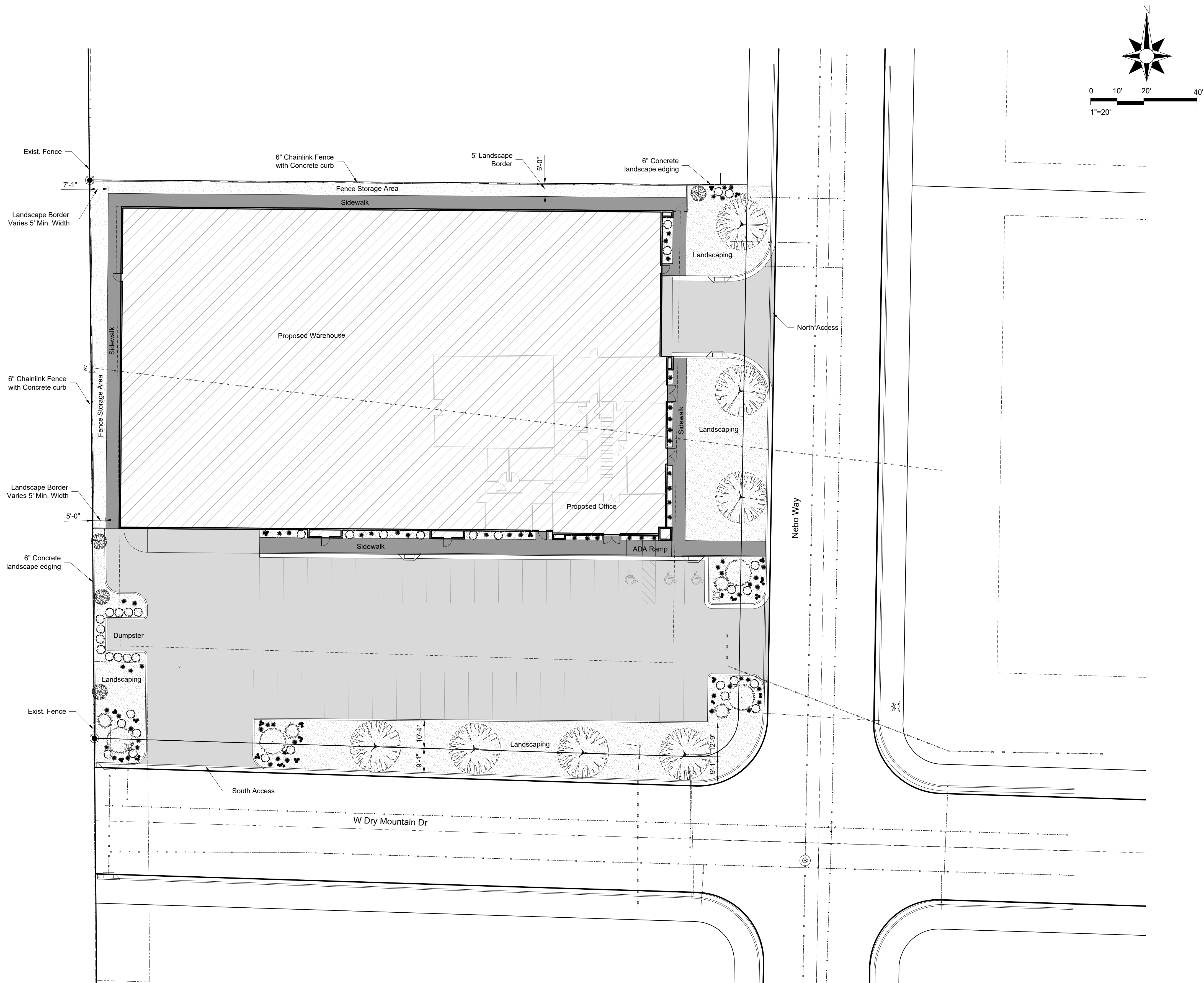
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08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # CS4



PROPOSED LANDSCAPE PLAN

SCALE: 1"=20'-0"

Site Materials Legend

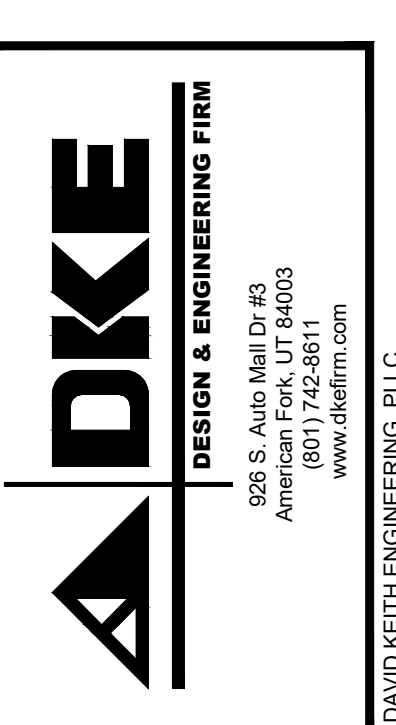
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	PARKING AREA	
	SIDEWALK	
	2'-4" TAN CRUSHED ROCK.	7,447 SF
	1' MINUS TAN CRUSHED ROCK.	6,044 SF

Plant Legend

SYMBOL	QTY	COMMON NAME / BOTANICAL	CONT	CAL	SIZE
	(7)	QUERCUS ROBUR X ALBA 'JFS-KW10X' TM STREET SPIRE OAK TD4, 45X14; AV 176; SUN; Z4	B & B	2"	Cal
	(4)	FAGUS SYLVATICA 'DAWYCK' COLUMNAR BEECH LOW, 25X8; SUN; Z4	B & B	2"	Cal
	(4)	MALUS X 'PRAIRIE ROSE' PRAIRIE ROSE CRABAPPLE LOW, 20X18; SUN; Z4	B & B		5'-6'
	(4)	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' BABY BLUE EYES BLUE SPRUCE LOW, 10X6; SUN; Z4; UTAH LAKE WATER TOLERANT	B & B		5'-6'
	(68)	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS TW2, 4X3; AV 7; SUN; Z4; UTAH LAKE WATER TOLERANT	1 gal		
	(37)	SPIRAEA BETULIFOLIA 'TOR GOLD' TM GLOW GIRL BIRCHLEAF SPIREA MODERATE, 3-4 X 3-4; SUN TO PART SUN; Z3	5 gal		
	(22)	JUNIPERUS HORIZONTALIS 'MONBER' TM ICEE BLUE JUNIPER CV1, 4' X 6'; AV 50; SUN; Z3; UTAH LAKE WATER TOLERANT	5 gal		
			5 gal		

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL HAVE UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL, AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACING PLANT MATERIAL.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
- IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWIT 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOT BALL. IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREGLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.
- ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE OR 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPE AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- LANDSCAPING CONTRACTOR IS RESPONSIBLE TO IMPROVE FINAL GRADE AND PROPER DRAINAGE IN PLANTER AREAS, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER DRAINAGE OF ALL SWALES, BERMS, OR GRADE IN PLANTERS.
- ALL GRADING TO SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 10 FEET WITH A MINIMUM 6" FALL.
- FINISHED GRADE SHALL NOT DRAIN ON NEIGHBORING PROPERTIES.
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER.



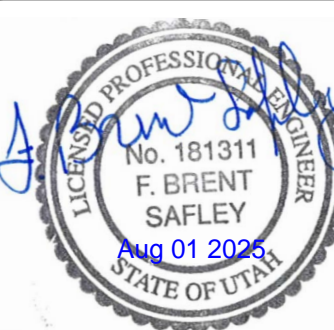
JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Nebo Way
Lot 10 Santiago Peaks Industrial Park
CITY: SANTIAGUE, UTAHCONTRACTOR TO VERIFY ALL
CONDITIONS & DIMENSIONS
DO NOT SCALESHEET SIZE: ARCH D
24X36

PROPOSED LANDSCAPE PLAN

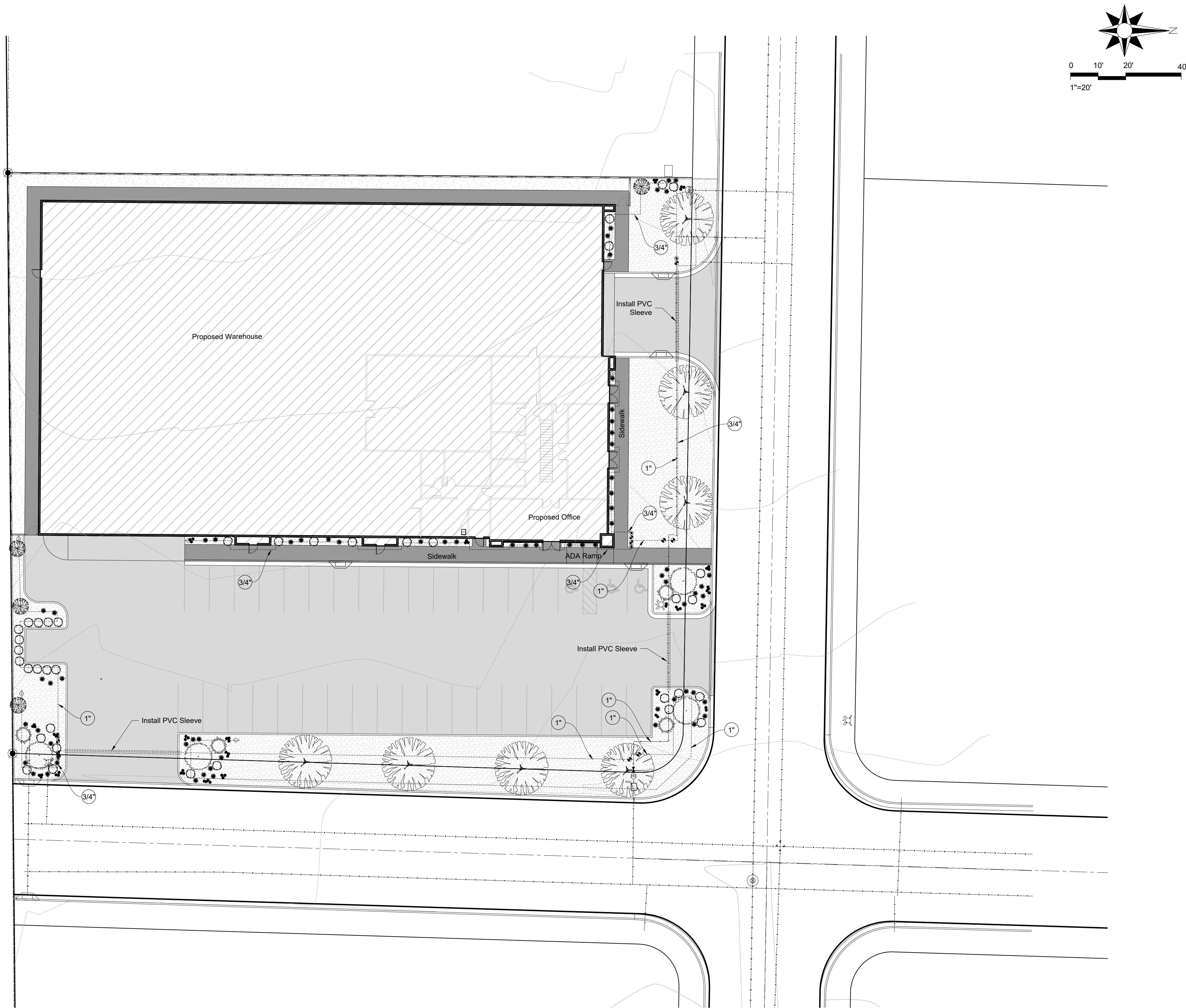
DATE 07/14/2025

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

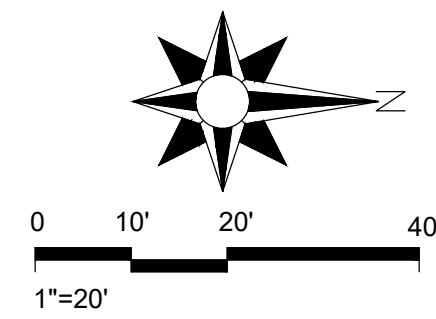
SHEET #

L-01



PROPOSED IRRIGATION PLAN

SCALE: 1"=20'-0"



Legend

	Building Area
	Parking Area
	Sidewalk
	Landscape Area
	Water Source Point of Connection
	Remote Control Valve
	Controller
	Backflow Device (numbered up to 99)
	Shut Off Valve
	Rain Sensor Switch
	Drip Remote Control Valve
	Drip Flush Valve
	Drip Air Relief Valve
	Drip Zone Control

DRIP ZONES

PLANT TYPE	DRIPLINE TYPE	EMITTER FLOW	MAX. ZONE FLOW
SHRUBS	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM
TREES	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM

NOTES: ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS.

IRRIGATION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- IRRIGATION CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND AND ABOVE GROUND PIPING, TUBING, SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, WIRES, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
- CONTRACTOR TO INSTALL PIPING UNDER PAVEMENT AND OR SIDEWALK IN PVC PIPE SLEEVES FOR IRRIGATION PIPE AND CONTROL WIRES. WIRING SHALL BE PLACED IN A SEPARATE SLEEVE FROM PIPING.
- LAYOUT OF IRRIGATION SYSTEM SHOWN ON THIS PLAN IS SCHEMATICALLY SHOWN, ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL CONNECT TO AN EXISTING PRESSURIZED IRRIGATION SYSTEM OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION WITH SHUT-OFF VALVE, FILTER, AND RPZ AS REQUIRED.
- IRRIGATION CONTROLLER SHALL BE PROVIDED FOR AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO COORDINATE SUPPLY POWER WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTROLLER SHALL BE POWERED BY ON ITS OWN BREAKER AND CONNECTED TO A GFCI OUTLET.
- WIRES CONNECTING TO REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER SHALL BE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES.
- COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. A SPARE / EXTRA WIRE SHALL BE LOOPED WITHIN EACH VALVE BOX MINIMUM OF 3 FT LENGTH.
- ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES SHALL BE 3M BRAND DBY OR DBR CONNECTORS. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL WIRES SHALL BE STAMPED 'WIRE SPLICE' ON BOX LID.
- ALL PIPING SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END. FITTINGS SHALL BE SCHEDULE 40 PVC SLIP FITTINGS. PIPING SHALL BE SIZED SO THEY DO NOT EXCEED THE FOLLOWING MAXIMUM FLOW RATES:

3/4" PIPE	8 GPM
1" PIPE	12 GPM
1-1/2" PIPE	30 GPM
2" PIPE	53 GPM
2-1/2" PIPE	75 GPM
- PIPING SHALL BE BURIED WITH 12-18" OF COVER. BEDDING AND BACKFILL MATERIAL SHALL BE CLEAN SOIL, FREE OF ROCKS 1" AND LARGER, FREE OF FRIABLE MATERIAL.
- ISOLATION VALVES SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES AND INSTALLED IN CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH 8/64" PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE OFF POSITION.
- ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING VALVE TO BE TO BE REMOVED FROM BOX WITHOUT CUTTING PIPE. VALVE SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR.
- SPRINKLER HEADS ADJACENT TO WALLS, CURBS, SIDEWALKS, OR PATHS SHALL BE LOCATED AT GRADE AND 6" FROM WALLS, FENCES OR BUILDINGS AND 2 INCHES AWAY FROM CURBS AND SIDEWALKS.
- ALL LINES AND SPRAY HEADS SHALL BE INSTALLED AND FLUSHED PRIOR TO INSTALLATION OF NOZZLES.
- SPRAY HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES TO GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACTOR AND AT CONTRACTOR'S EXPENSE.
- ADJUST ALL SPRAY HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.
- ADJUST ALL SPRAY HEADS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.
- ADJUST RUN TIMES OF EACH ZONE TO MEET NEEDS OF PLANT MATERIAL.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEEPED CLEANLY AND PICKED UP DAILY.
- OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THE WORK ON THIS SITE.



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Main Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UT 84041

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

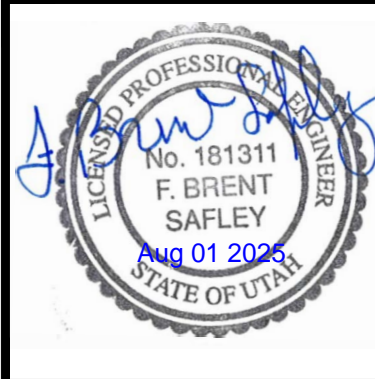
SHEET SIZE: ARCH D
24X36

PROPOSED IRRIGATION PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

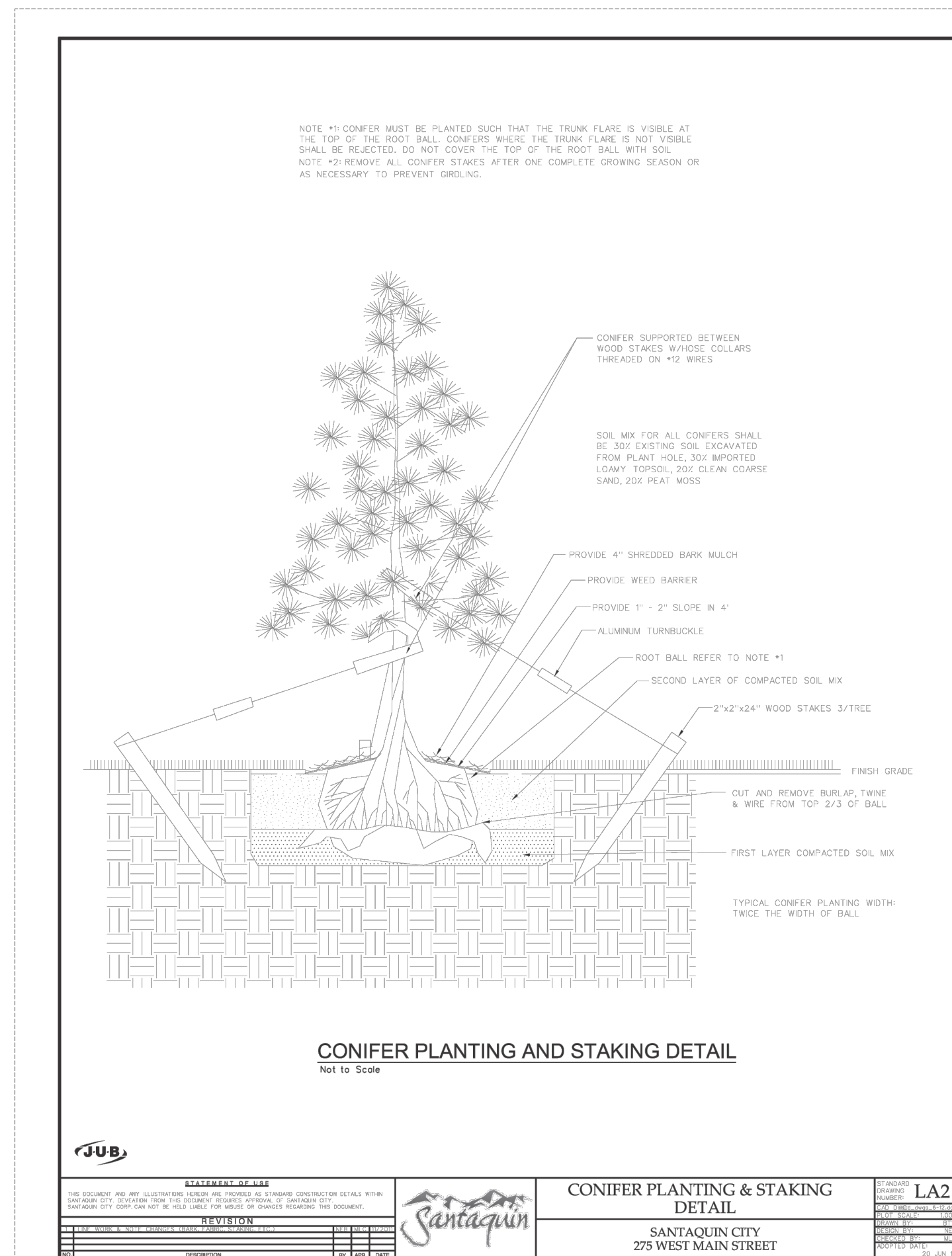
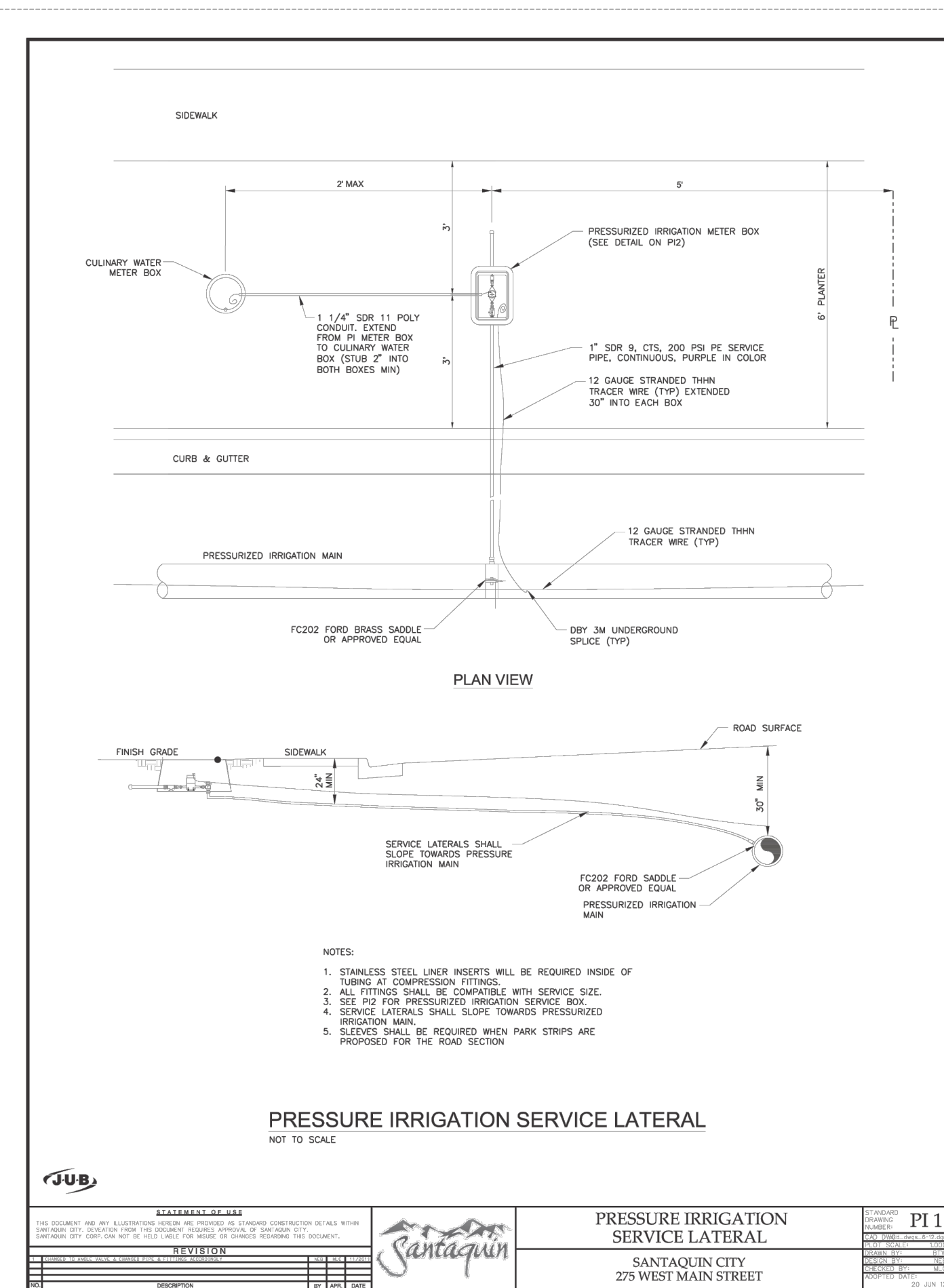
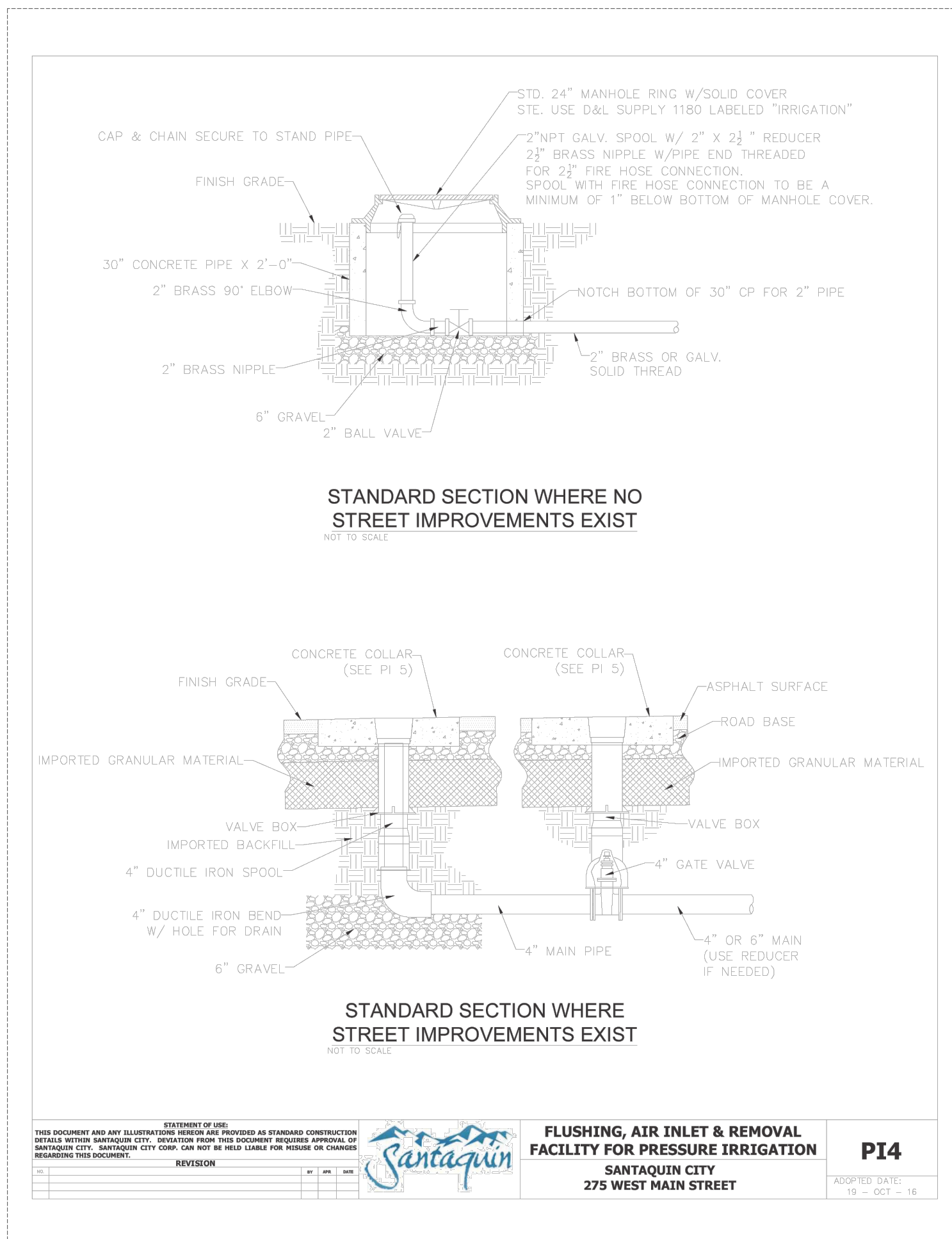
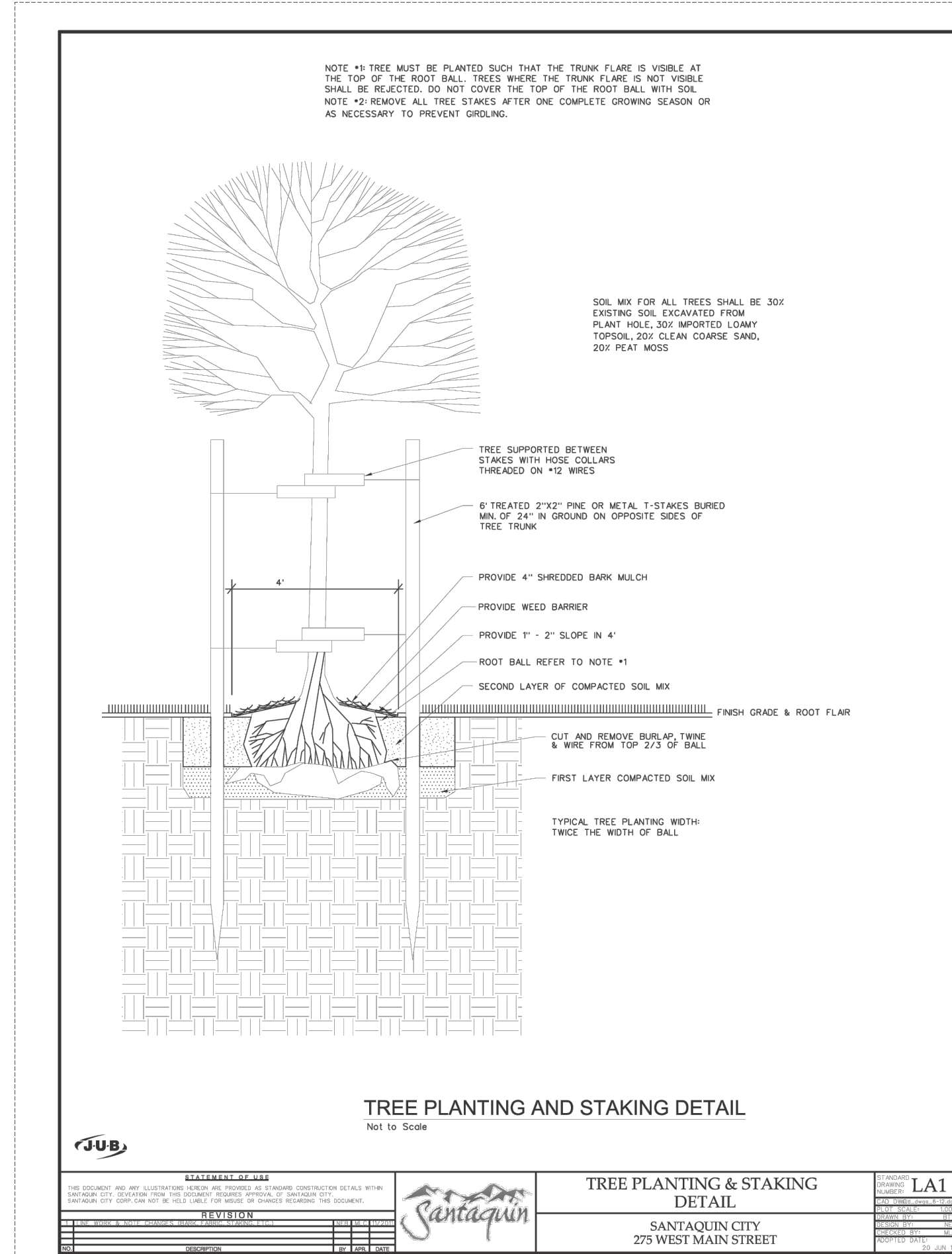
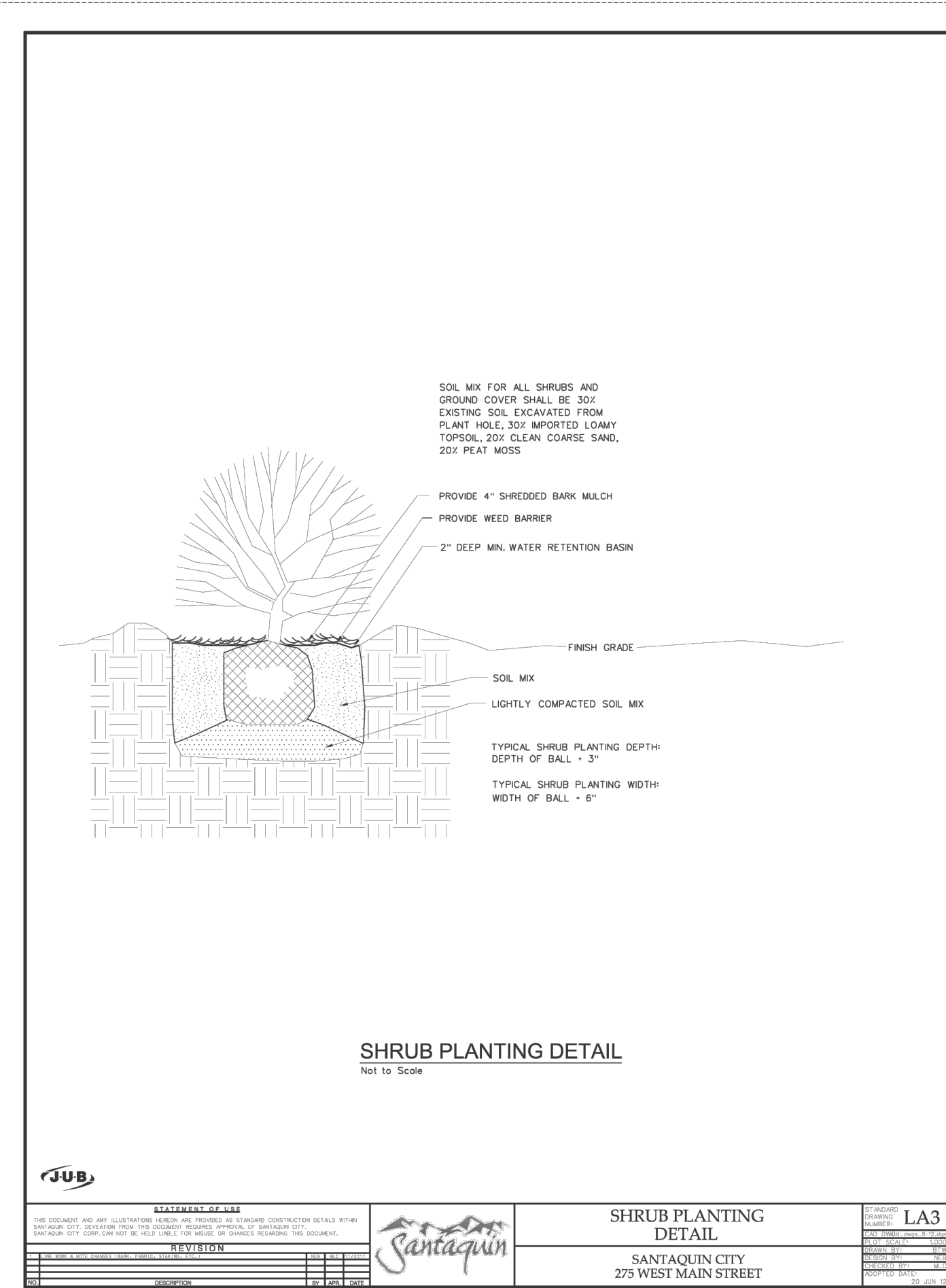
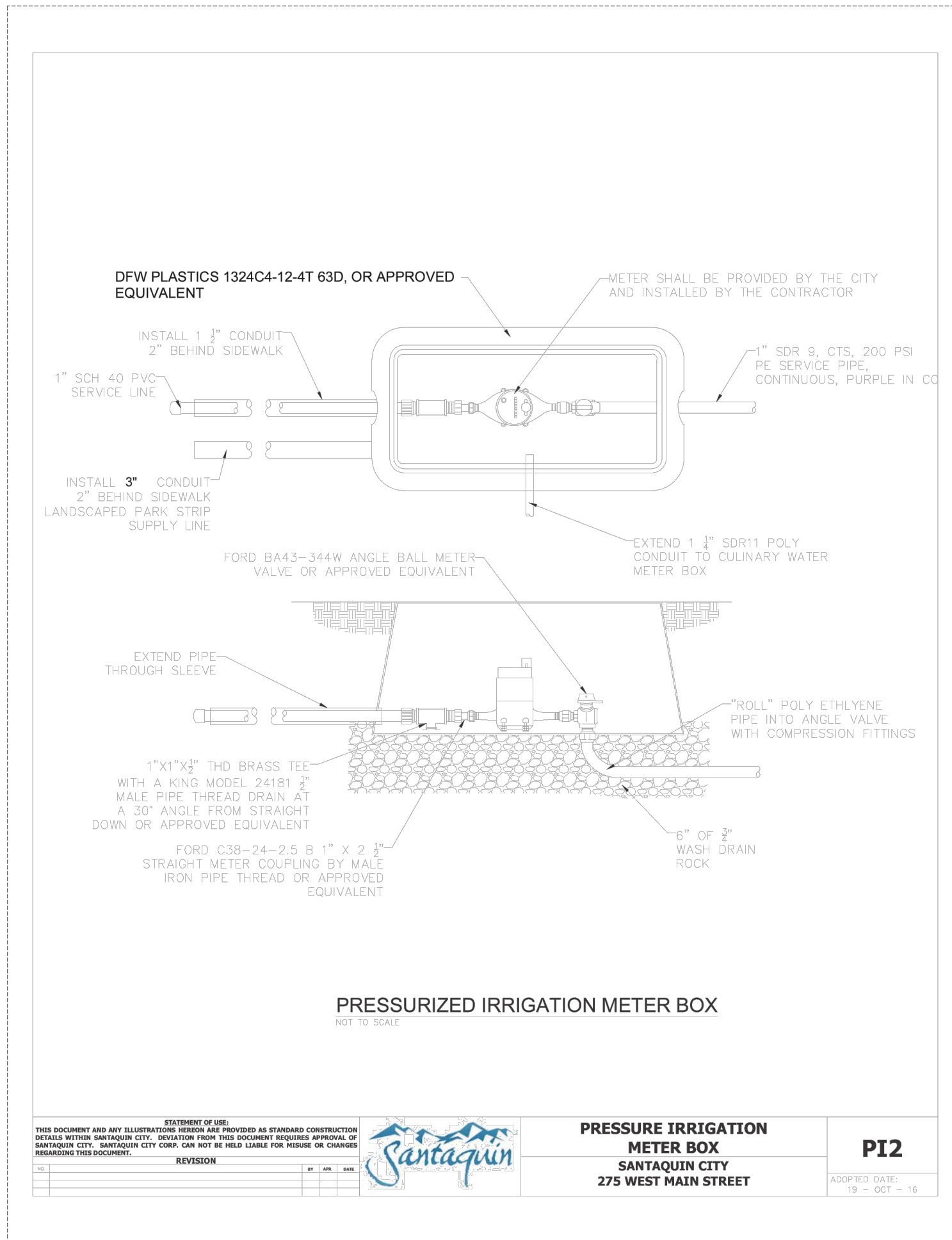
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

L-02



DKE
DESIGN & ENGINEERING FIRM
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American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-004

PROJECT: **PRECISION MILLWORK**

STREET: 131 N. Main Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UT 84003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

LANDSCAPE AND IRRIGATION DETAILS

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1

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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

L-03

PRECISION MILLWORK

title:

OVERALL
MAIN LEVEL
FLOOR PLAN

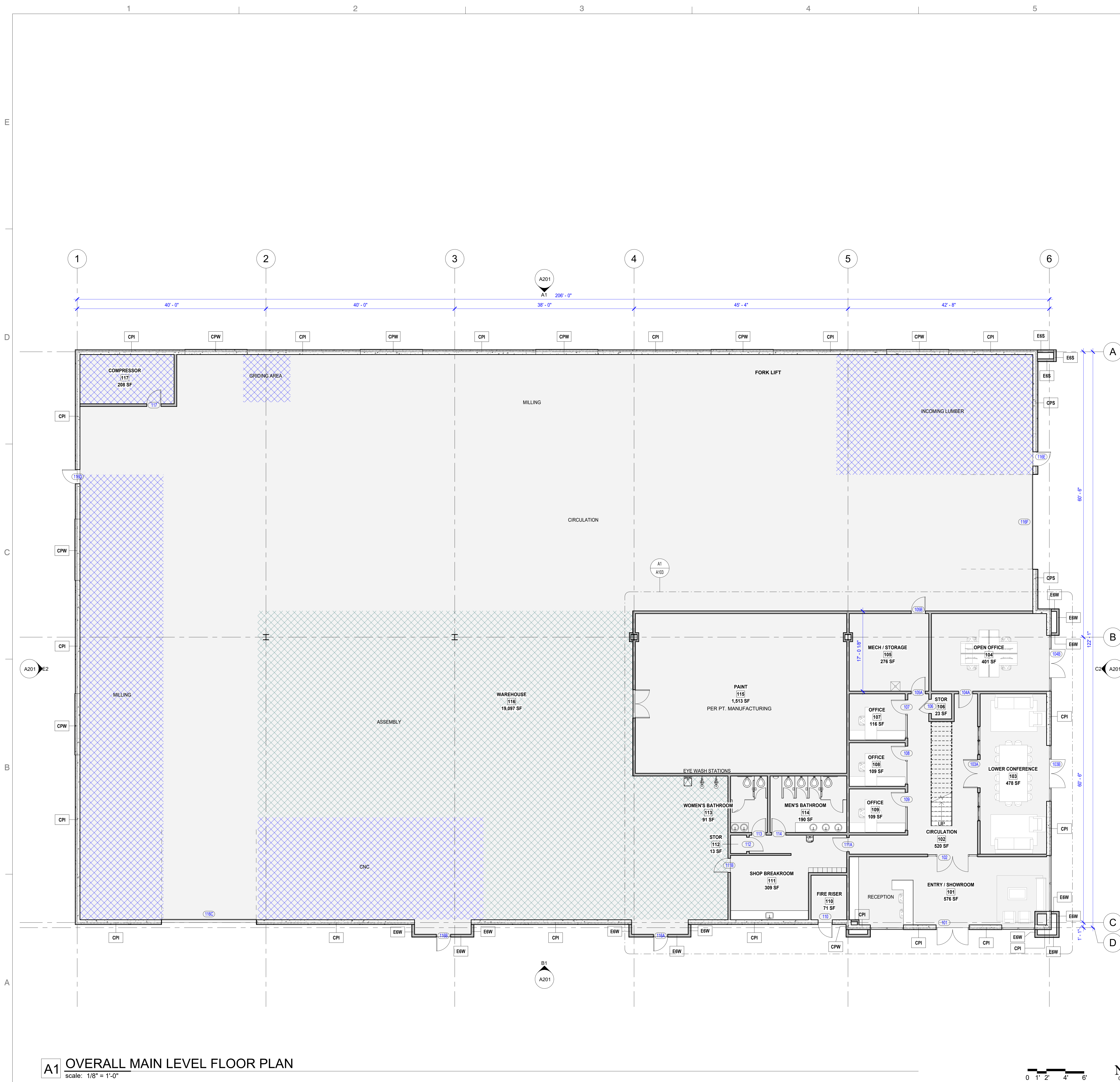
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1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
2. DO NOT SCALE THE DRAWINGS.
3. ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE.
4. SEE G00000 SERIES SHEETS FOR TYPICAL MOUNTING HEIGHTS. PROVIDE SOLD BOLDING IN WALLS FOR ALL WALL-MOUNTED ITEMS. PROVIDE BOLDING IN ROOFING FOR ALL ROOF-MOUNTED ITEMS.
5. COORDINATE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNER FURNISHED, OWNER INSTALLED.
6. PROVIDE SERIES A600 FOR DOOR AND WINDOW TYPES.
7. SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES.
8. SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE FINISHES AT WALL, CEILING, FLOOR, AND ROOF.
9. SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL WALL CONSTRUCTION INFORMATION.
10. SEE CEILING HEIGHTS AND DETAILS FOR SHEET SERIES A400.
11. CONTRACTOR TO VERIFY AND MAXIMIZE CEILING HEIGHT IN ALL AREAS DEPENDENT ON DUCTWORK LOCATIONS.
12. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY LIGHTS THAT ARE FOR LIGHTS BEFORE THE FINAL LOCATION OF THE DROPPED SOFFITS HAVE BEEN DETERMINED. THIS WILL ENSURE THAT THE LIGHTS WILL NOT BE CENTERED TO BE CORRECTLY CENTERED BETWEEN THE SOFFITS.
13. DOOR OPENINGS IN FRAME CONSTRUCTION WITH NO SPECIFIED HEIGHTS ARE EITHER TO BE CENTERED OR TO BE 4" FROM THE RUN (IF DRAWN NEAR CORNER) LOCATED 4" FROM THE FACE OF ADJACENT STUD. ASSUMES CENTERED IN FACE OF JAMB UNLESS NOTED OTHERWISE.
14. FIRE STOP ALL CHASSES AT FLOOR AND ATTIC.
15. FIREPLACE AND FLUE SPECS ARE REQUIRED AT TIME OF INSTALLATION.
16. HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH.
17. BALUSTRADES SHALL BE PLACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.
18. SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS, 2" WIDE.
19. ALL PLUMBING TO BE PROTECTED AGAINST FREEZING, PLUMBING IN THE WALL WAY TO BE PROTECTED AGAINST FREEZING.
20. FULL RUN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION.
21. PROVIDE INSULATION TO MEET THE MINIMUM R-VALUE FINISHED GRADE. SEE RES/COM CHECK FOR THERMAL INSULATION MINIMUMS.
22. CONTRACTOR TO FOLLOW ALL INSULATION VALUES PER RES/COM OR PROVIDE INSULATION TO MEET THE MINIMUM R-VALUE FINISHED GRADE. SEE RES/COM CHECK REQUIREMENTS.
23. COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
24. SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
25. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT.
26. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL. PARTITION SHALL BE 15 INCHES OR CLOSER TO THE CENTER OF THE TOILET BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR PARTITION.
27. DRAINAGE AND SLOPE FOR FLOOR DRAINAGE SHALL BE INSTALLED AT WATER HEATERS, LAUNDRIES, GARAGES, ETC. TRAP SEALS OF EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SHALL COMPLY WITH IPC 100.

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 36" HIGH BASE CABINET
3. BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
4. RANGE & COOKTOP
5. PREP SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER
7. KITCHEN ISLAND OVER BASE CABINETS
8. FREE-STANDING TUB
9. WALK-IN TILE SHOWER WITH 9 1/2" TJS. SLOPE TILE TO DRAIN
10. RAINING SYSTEM
11. GAS FIREPLACE
12. HOSE BIB W/ SHUT-OFF BALL VALVE
13. WALKING WHEEL WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
14. UTILITY METER LOCATIONS
15. ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE. DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR 1102.22.4 OF THE IRC
16. TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SEAT. 6" SIZE TILE PER TILE LAYOUT

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 36" HIGH BASE CABINET
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16. TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SEAT. 6" SIZE TILE PER TILE LAYOUT



A1 OVERALL MAIN LEVEL FLOOR PLAN
scale: 1/8" = 1'-0"

scale: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- DO NOT SCALE THE DRAWINGS.
- ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE.
- SEE 6000 SERIES SHEETS FOR TYPICAL MOUNTING HEIGHTS. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL-MOUNTED ITEMS WHETHER BLOCKING IS DEPICTED IN DRAWINGS OR NOT.
- COORDINATE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNER FURNISHED, OWNER INSTALLED.
- SEE SHEET SERIES A500 FOR WALL AND ASSEMBLY TYPES.
- SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES.
- SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE TREATMENTS AT WALLS.
- SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL WALL CONSTRUCTION INFORMATION.
- VERIFY CEILING HEIGHTS IN UNITS WITH SHEET SERIES A400. CONTRACTOR TO VERIFY AND MAXIMIZE CEILING HEIGHT IN ALL AREAS DEPENDENT ON DUCTWORK LOCATIONS.
- ELECTRICIAN SHALL NOT SET ANY CEILING J-BOXES THAT ARE FOR LIGHTS BEFORE THE FINAL LOCATION OF THE DROPPED SOFFITS HAVE BEEN DETERMINED. THIS WILL ENSURE THAT THE LIGHTS THAT NEED TO BE CENTERED ARE CORRECTLY CENTERED BETWEEN THE SOFFITS.
- DOOR OPENINGS IN FRAME CONSTRUCTION WITH NO SPECIFIED DIMENSION ARE EITHER CENTERED IN THE LENGTH OF WALL RUN OR (IF DRAWN NEAR CORNER) LOCATED 4" FROM THE FACE OF ADJACENT STUD. ASSUME CENTERED IN FACE OF JAMB UNLESS NOTED OTHERWISE.
- FIRE STOP ALL CHASES AT FLOOR AND ATTIC.
- FIREPLACE AND FLUE SPECS ARE REQUIRED AT TIME OF INSPECTION.
- HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH.
- BALLUSTERS SHALL BE PLACED SO THAT A (4") DIA. SPHERE CANNOT PASS THROUGH.
- SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE.
- ALL TUB / SHOWERS TO HAVE ANTI-SCALD VALVES.
- ALL PLUMBING TO BE PROTECTED AGAINST FREEZING. PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYP.
- FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION.
- TOP OF FOUNDATION WALL A MIN. OF 6" ABOVE FINISHED GRADE.
- SEE RES/COM CHECK FOR THERMAL INSULATION MINIMUMS.
- CONTRACTOR TO FOLLOW ALL INSULATION VALUES PER RES/COM CHECK. PROVIDE INSULATION CERTIFICATION THAT COINCIDES WITH THE RES/COM CHECK REQUIREMENTS.
- COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
- SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
- ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT.
- A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOVER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.
- EMERGENCY FLOOR DRAINS SHALL BE INSTALLED AT WATER HEATERS, LAUNDRY'S, GARAGES, ETC. TRAP SEALS OF EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SHALL COMPLY WITH IPC 1002.4.

KEYNOTES

- REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN) COUNTERTOP ON 36" HIGH BASE CABINET
- BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
- RANGE & COOK-TOP
- PREP SINK W/ DISPOSAL AND SPRAYER
- DISHWASHER
- KITCHEN ISLAND OVER BASE CABINETS
- FREE-STANDING TUB
- WALK-IN TILE SHOWER WITH 9 1/2 T.I. SLOPE TILE TO DRAIN
- RAILING SYSTEM
- GAS FIREPLACE
- HOSE BIB W/ SHUT-OFF BALL VALVE
- WINDOW WELL WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
- UTILITY METER LOCATIONS
- ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE, DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR N1102.2.4 OF THE IRC
- TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SHELVES. SIZE OPENING PER TILE SELECTION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING
ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS &
MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE
COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN
WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS
WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

PRECISION MILLWORK

131 N NEBO WAY,
SANTAQUIN, UT 84655project#: Project Number
date: APRIL 2025

revisions :

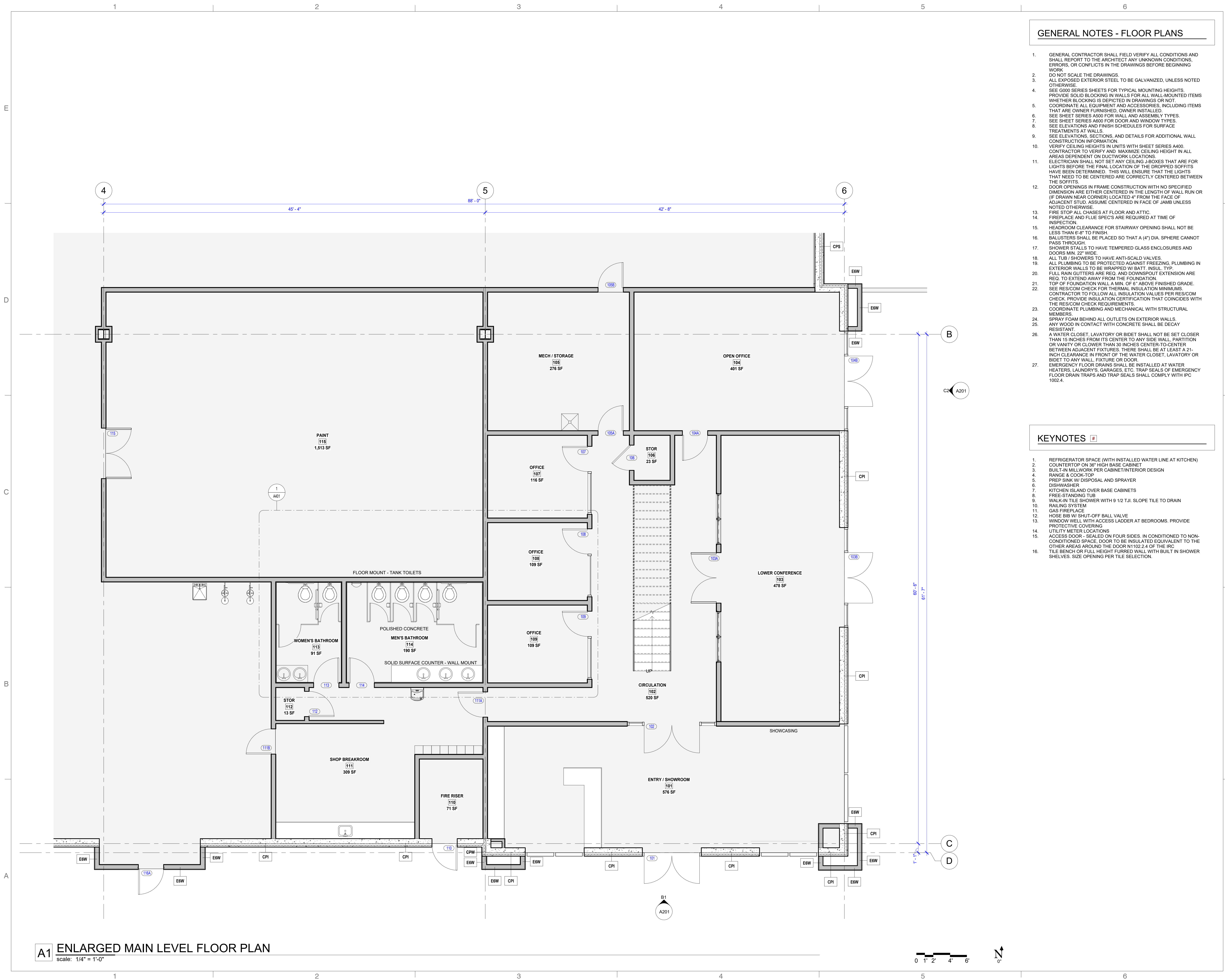
title:

ENLARGED
MAIN LEVEL
FLOOR PLAN

sheet:

A103

PRELIMINARY PLANS



A1 ENLARGED MAIN LEVEL FLOOR PLAN

scale: 1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

PRECISION MILLWORK

131 N NERO WAY,
SANTAQUIN, UT 84655
LOT 10

project#: Project Number
date: APRIL 2025

revisions:

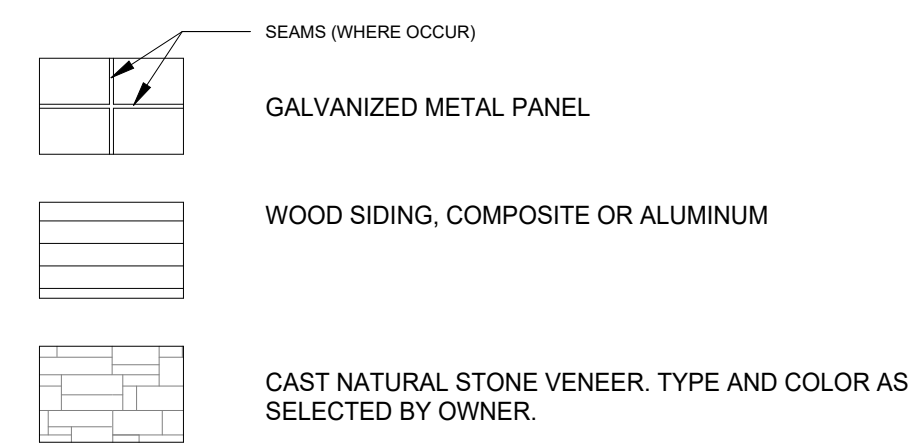
title:
**EXTERIOR
ELEVATIONS**

sheet:

A201

PRELIMINARY PLANS

ELEVATION LEGEND



E2 OVERALL EXTERIOR ELEVATION WEST
scale: 1/8" = 1'-0"

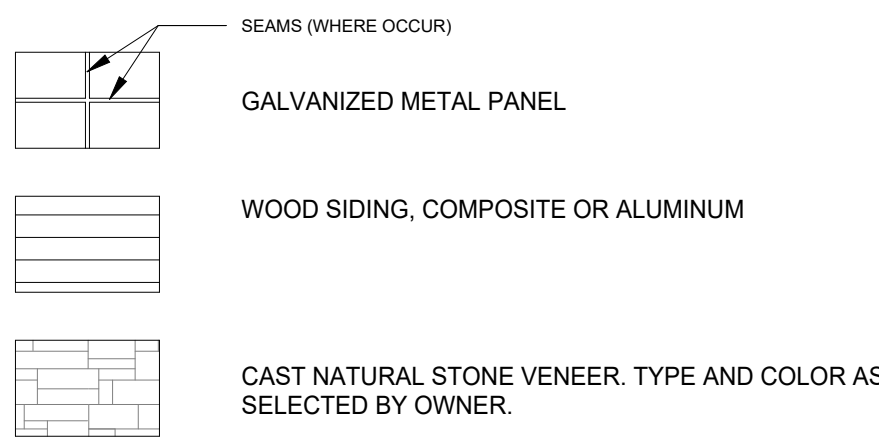
C2 OVERALL EXTERIOR ELEVATION EAST
scale: 1/8" = 1'-0"

B1 OVERALL EXTERIOR ELEVATION SOUTH
scale: 1/8" = 1'-0"

A1 OVERALL EXTERIOR ELEVATION NORTH
scale: 1/8" = 1'-0"

0 1' 2' 4' 6'

ELEVATION LEGEND



E2 OVERALL EXTERIOR ELEVATION WEST
scale: 1/8" = 1'-0"

C2 OVERALL EXTERIOR ELEVATION EAST
scale: 1/8" = 1'-0"

B1 OVERALL EXTERIOR ELEVATION SOUTH
scale: 1/8" = 1'-0"

A1 OVERALL EXTERIOR ELEVATION NORTH
scale: 1/8" = 1'-0"

0 1' 2' 4' 6'

SILVER CREEK DESIGN

Lot 7 & 8 Santaquin Peaks Industrial Park

Santaquin, Utah

Final Site Plan Submittal

July 11, 2025



Know what's below.
Call **811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

VICINITY MAP
SCALE: NTS

PROJECT NOTES:

1. All work shall be performed in accordance with Santaquin City's Standard Specifications and Plans, adopted Building Codes and the Manufacturer's Installation Recommendations.
2. Contractor is responsible for obtaining all necessary permits including Building Permits, Notices of Intent (NOI).
3. Contractor shall be solely responsible for complying with all federal, state and local safety requirements including Occupational Safety and Health Act of 1970. The contractor shall exercise precaution always for the protection of persons (including employees) and property.
4. Contractor shall verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. and shall take proper precautions to avoid damage to such components.
5. The Developer and the General Contractor understand that it is His/Her responsibility to ensure that all improvements installed within this development area constructed in full compliance with all State and Santaquin City Codes, Ordinances, and Standards. These plans are not all inclusive of all minimum codes, ordinances, and standards. This fact does not relieve the Developer or General Contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances, and Standards.

Sheet Index

SHEET #	DESCRIPTION
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	PROPOSED SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING PLAN
C-06	STANDARD DETAILS
C-07	STORM WATER STORAGE
CS1	SWPPP PLAN
CS2	BMPs
CS3	BMPs
CS4	BMPs



JOB #	24-003
PROJECT:	SILVER CREEK WAREHOUSE
STREET:	44 N Peaks Way
CITY:	SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
SHEET SIZE:	ARCH D 24X36

COVER SHEET

DATE 10/18/2024

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
C-01

- City of Santaquin, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or construction of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the Santaquin City Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City, Public Works Department, that documents "as built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right of way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
9. Non rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City Inspector. Precast concrete products without proof of inspection shall not be approved for installation.
16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Permits to construct in the right-of-way of existing streets must be obtained from the City, Public Works Department before commencing construction.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City Standard Construction Drawings.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City Specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City Specifications with lettering colored in white displayed over a blue background

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DQW.
2. The NOI must be submitted to DQW 45 days prior to the start of construction and may entitle coverage under the Utah DQW General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

1. All potable and pressurized irrigation line materials shall be provided and installed in accordance with current specifications of the City, Water Department.
2. Pressure testing shall be performed in accordance with the City, Construction and Material Specifications.
3. The Contractor shall notify the City, Water Department at least 24 hours before tapping into existing water lines.
4. All water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City Standards.
6. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

1. All public water pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.

1. All pressurized irrigation pipe, valves and appurtenances shall be installed in accordance with the City Public Works Department standards and specifications.
2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.
3. Only fire hydrants conforming to City of Santaquin Standards will be approved for use.
4. The Contractor shall paint all fire hydrants according to the City of Santaquin Standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
5. Valve boxes on pressurized irrigation systems shall be stamped with the word "IRRIGATION" on the circular shaped lid with the inside being painted purple.

3. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Santaquin, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Santaquin Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self_sealing gaskets.
5. The approved construction drawings shall show where bolt_down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Santaquin sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. All lateral connections shall be insert-a-tee or WYE at ten or two o'clock positioning to the center of the main line.

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of Santaquin Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class II for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to Santaquin City Standard Specifications.

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

1. The Contractor shall make proper arrangements with the Santaquin City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 41 N Niebo Way
Lot 7 & 8 Santaquin Peaks Industrial Park

CITY: SANTAQUIN, UTAH

DO NOT SCALE

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GENERAL NOTES

<u>PLAN SUBMITTAL DATES</u>	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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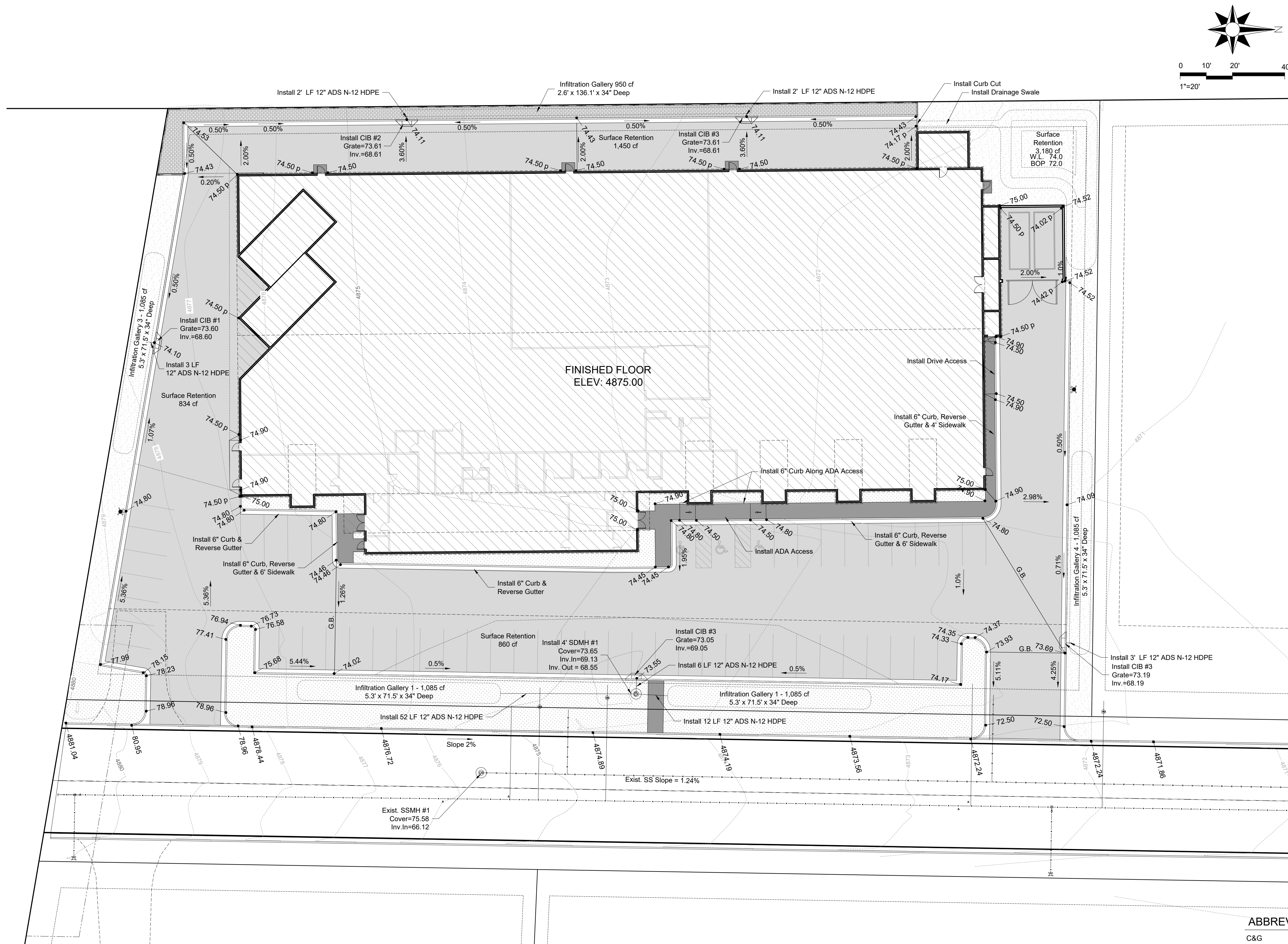
SHEET #

C-02



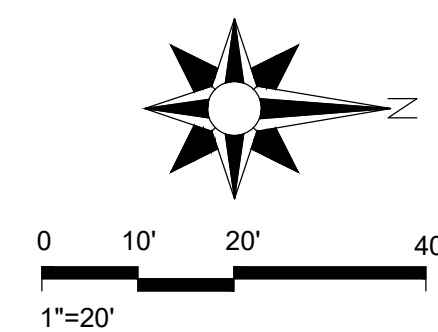
C-03





GRADING PLAN

SCALE: 1"=20'-0"



Grading Notes

- All construction to conform to Santaquin City Standards and Specifications and APWA Utah Chapter Construction and Material Specifications and in accordance with the project Geotechnical Study.
- Refer to additional notes on the General Note Sheet C-02.
- The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
- Contractor shall contact Santaquin Public Works/Engineering Department for any Special Permits and Bonding requirements.
- Prior to beginning construction the Contractor is responsible for contacting the Utility Notification Center of Utah and having all existing utilities marked and located on the ground.
- The Contractor is responsible for protecting existing utilities, structures, fences, trees, etc. which are to remain in place. Contractor shall be responsible for any damage or repairs to any existing underground utilities whether shown on the plans or not. Repairs shall be required to meet current city standards.
- Cut and/or Fill slopes shall be no steeper than 2 horizontal to 1 vertical, Slope 2:1.
- Fills shall be compacted in accordance with the geotechnical report prepared for the project and certified by the geotechnical engineer.
- Compaction Reports shall be submitted to the city engineering inspector on a weekly basis.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- The Contractor shall be responsible for submitting an Erosion Sedimentation Control Plan to the Public Works Department along with a Land Disturbance Permit.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties and existing storm drain and sanitary sewer infrastructure during construction.
- Contractor shall provide on-site Fire Protection while grading.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- Elevations on curb and gutter are the top back of curb elevations unless denoted with a "P" for pavement elevations.
- Standard curb and gutter shall be installed except where the drainage is directed away from the curb, then open face curb and gutter shall be installed.
- Open face gutter locations are denoted on this plan. Transitions between standard and open face gutters are to be smooth and hand formed.
- Roof drains shall be collected and piped into the on site storm drain system.
- All storm water and dirt will be kept on site during construction until final landscaping is finished.
- Existing drainage patterns along property lines shall remain as is. Berms, swales, and/or sill fences maybe required to prevent storm water from flowing onto adjacent lots.
- Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed prior to construction.
- Slope finish grade away from buildings, structures, and foundations a minimum of 2% and maximum of 5% for 10 feet (3 to 6 inches). Provide all necessary horizontal and vertical transitions between new construction and existing surfaces for proper drainage.
- All grading, excavation and backfilling work shall conform to the geotechnical soils report approved for this site. The report must include soil classification, soil bearing pressure and lateral equivalent fluid pressure. A geotechnical engineer must inspect excavations prior to any fill or concrete being place.

Storm Water Calculations

Description	Area	C Factor
Building	38,380	0.70
Hardscape	35,294	0.90
Landscape	12,785	0.15
Total	86,459 sf	0.70 weighted C

90th Percentile Calculations

Soil Group A
Percent of Imperviousness = 0.85
80th Percentile Precipitation Depth = 0.7"

WQV = 637 cf storage required on site

Storm Water On-site Storage Calculations

100% Storage for a 25 year, 6 hour event per:

2019 Santaquin Storm Drain Master Plan

Time (m)	Intensity (in/hr)	Flow Rate (cfs)	Volume (cf)	Allowable Discharge (cf)	Required Storage (cf)
5	4.3	5.98	1,793	0	1,793
10	3.27	4.55	2,727	0	2,727
15	2.70	3.75	3,378	0	3,378
30	1.82	2.53	4,554	0	4,554
60	1.13	1.57	5,655	0	5,655
120	0.673	0.94	6,735	0	6,735
180	0.446	0.62	6,695	0	6,695
360	0.255	0.35	7,656	0	7,656

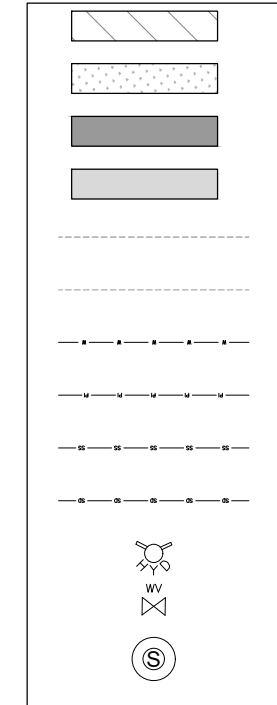
Required on Site Storage 7,656 cf

Provided on Site Storage 8,234 cf

ABBREVIATIONS

C&G	Curb and Gutter
CB	Catch Basin
CIB	Curb Inlet Box
CO	Sanitary Sewer Cleanout
Exist.	Existing
FH	Fire Hydrant
FL	Flow Line
GB	Grade Break
HYD	Fire Hydrant
LF	Linear Feet
P	Pavement
PI	Pressurized Irrigation
PIV	Pressurized Irrigation Valve
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
SD	Storm Drain
SF	Square Feet
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
TBC	Top Back of Curb
TOC	Top of Concrete
W	Water Line
WM	Water Meter
WV	Water Valve

LEGEND



Building Area
Grass
Sidewalk
Asphalt
Exist. Major Contour Line
Exist. Minor Contour Line
Exist. Water Line
Exist. Irrigation Line
Exist. Sanitary Sewer
Exist. Storm Drain
Exist. Fire Hydrant
Exist. Water Valve
Exist. SS Manhole

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JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE
STREET: 441 N. Main Way
Lot 7 & 8 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

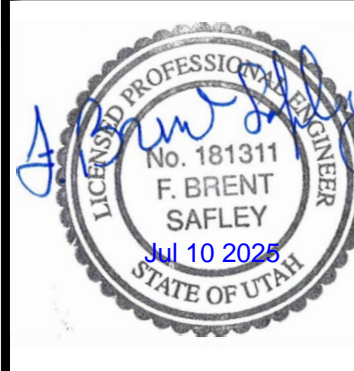
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GRADING PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES

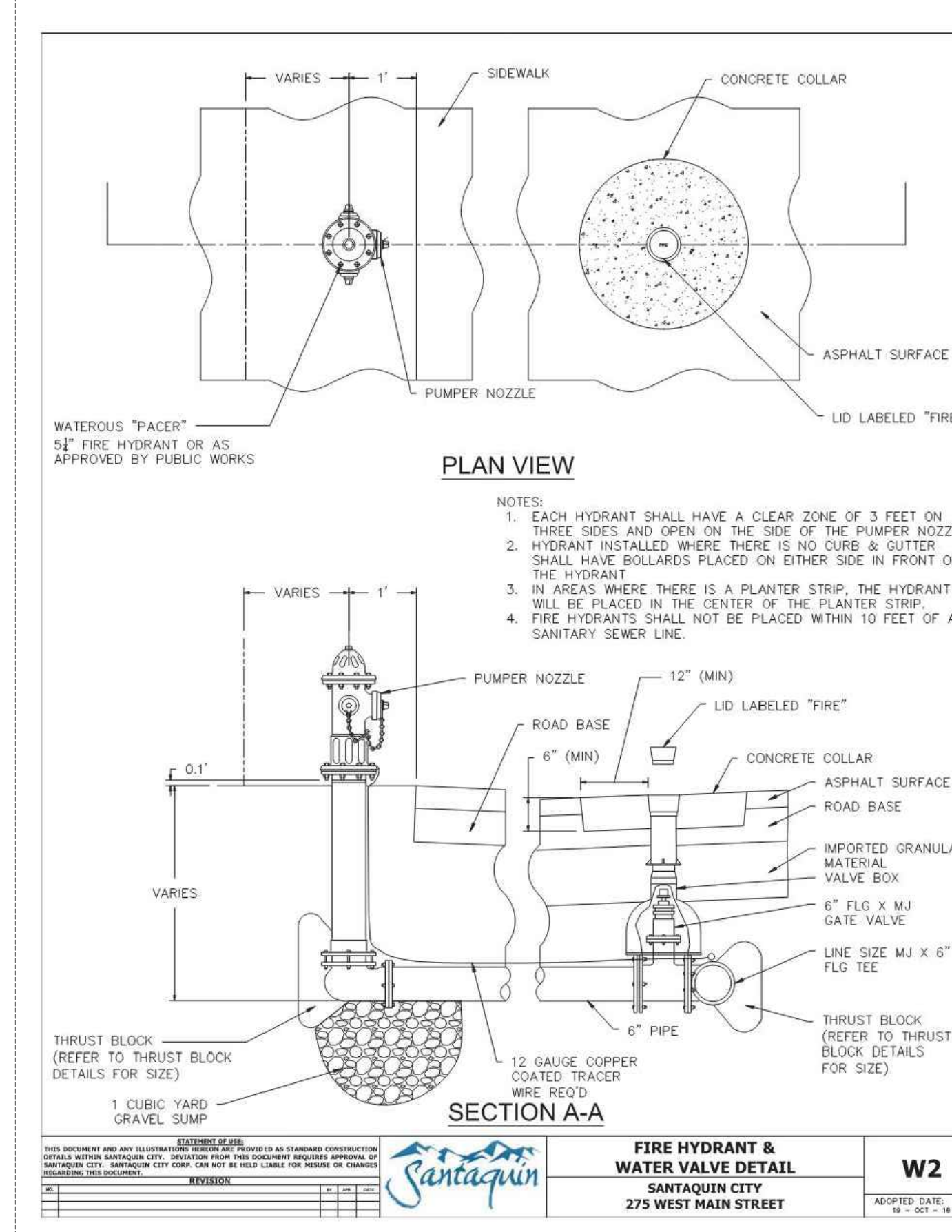
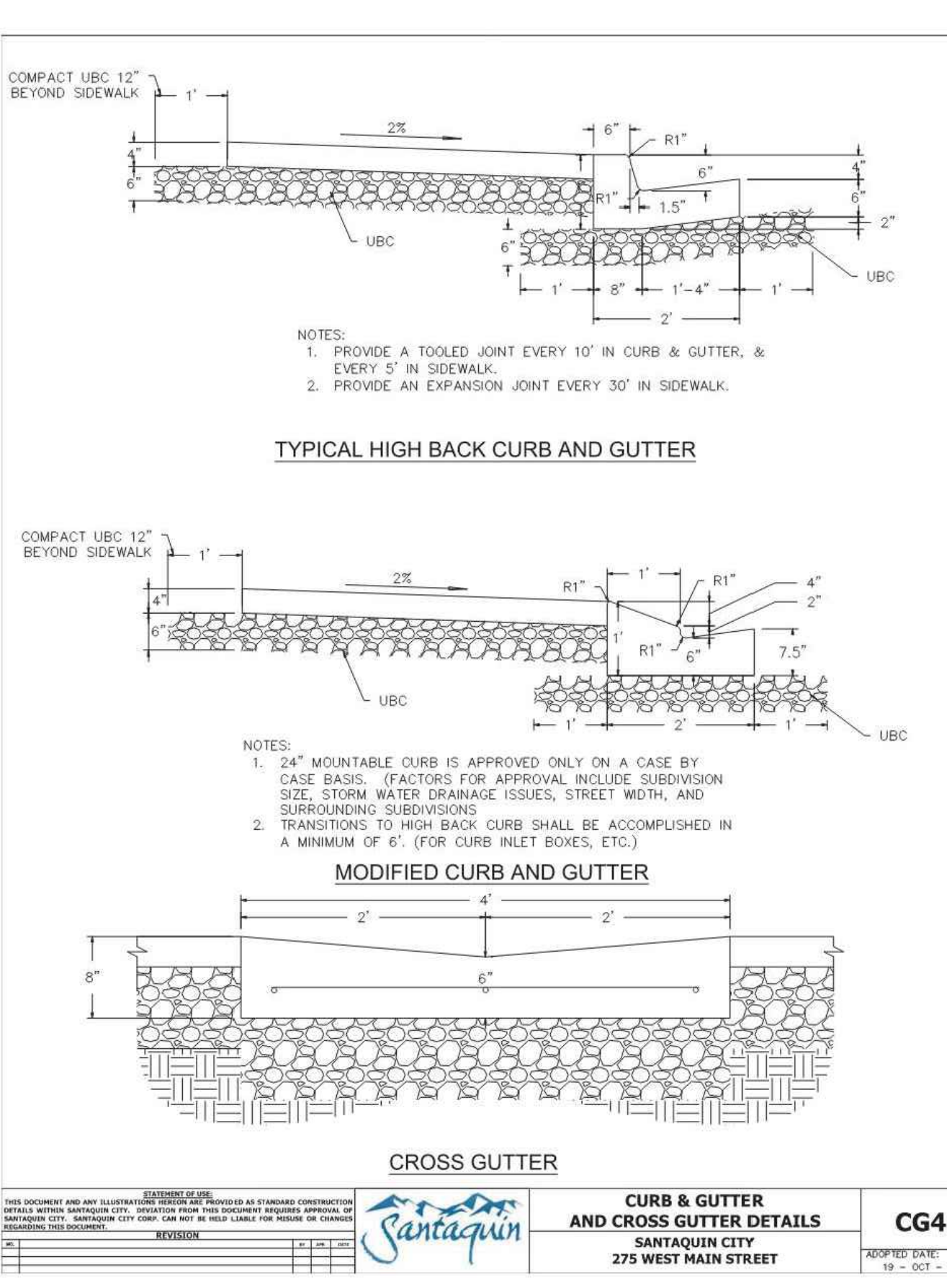
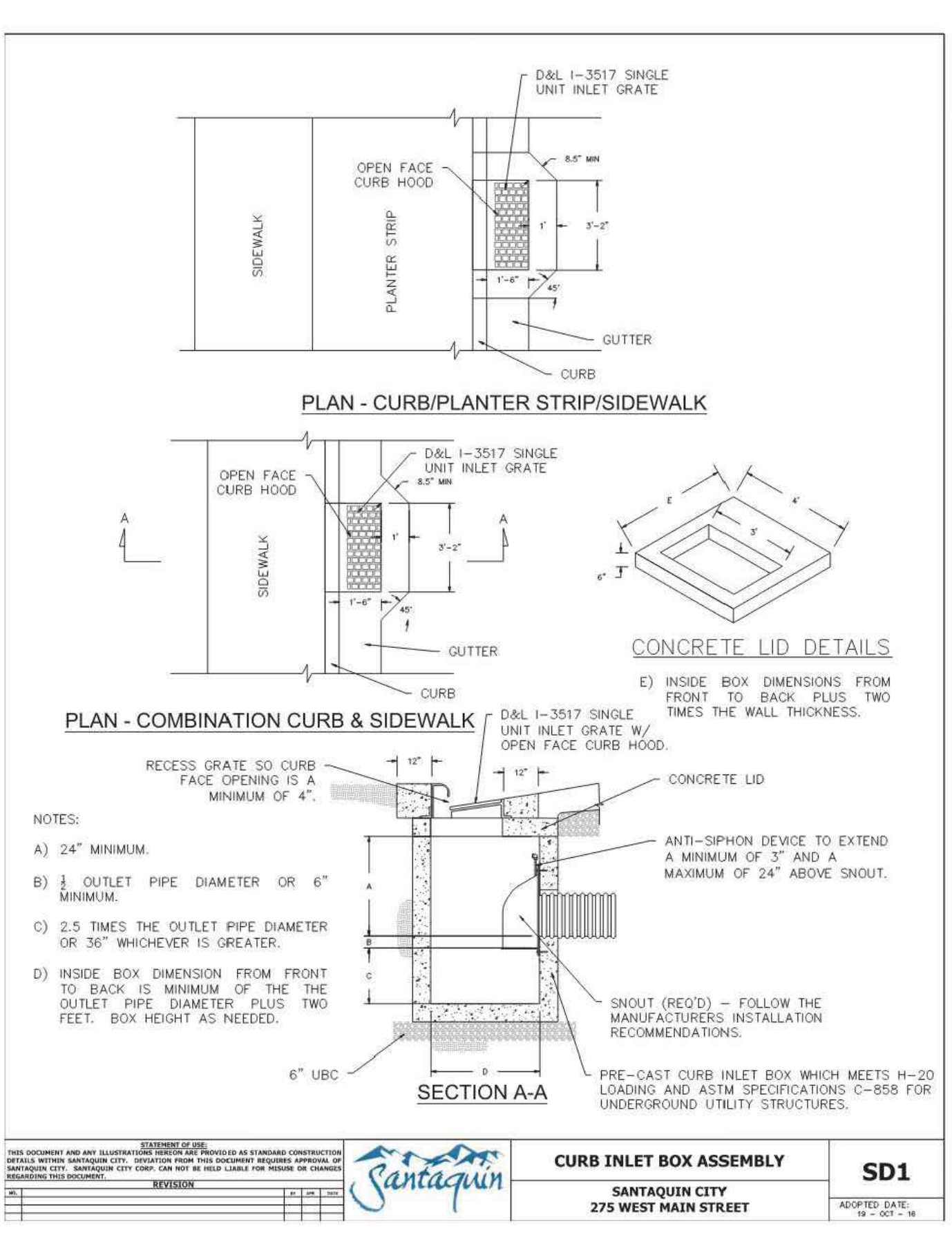
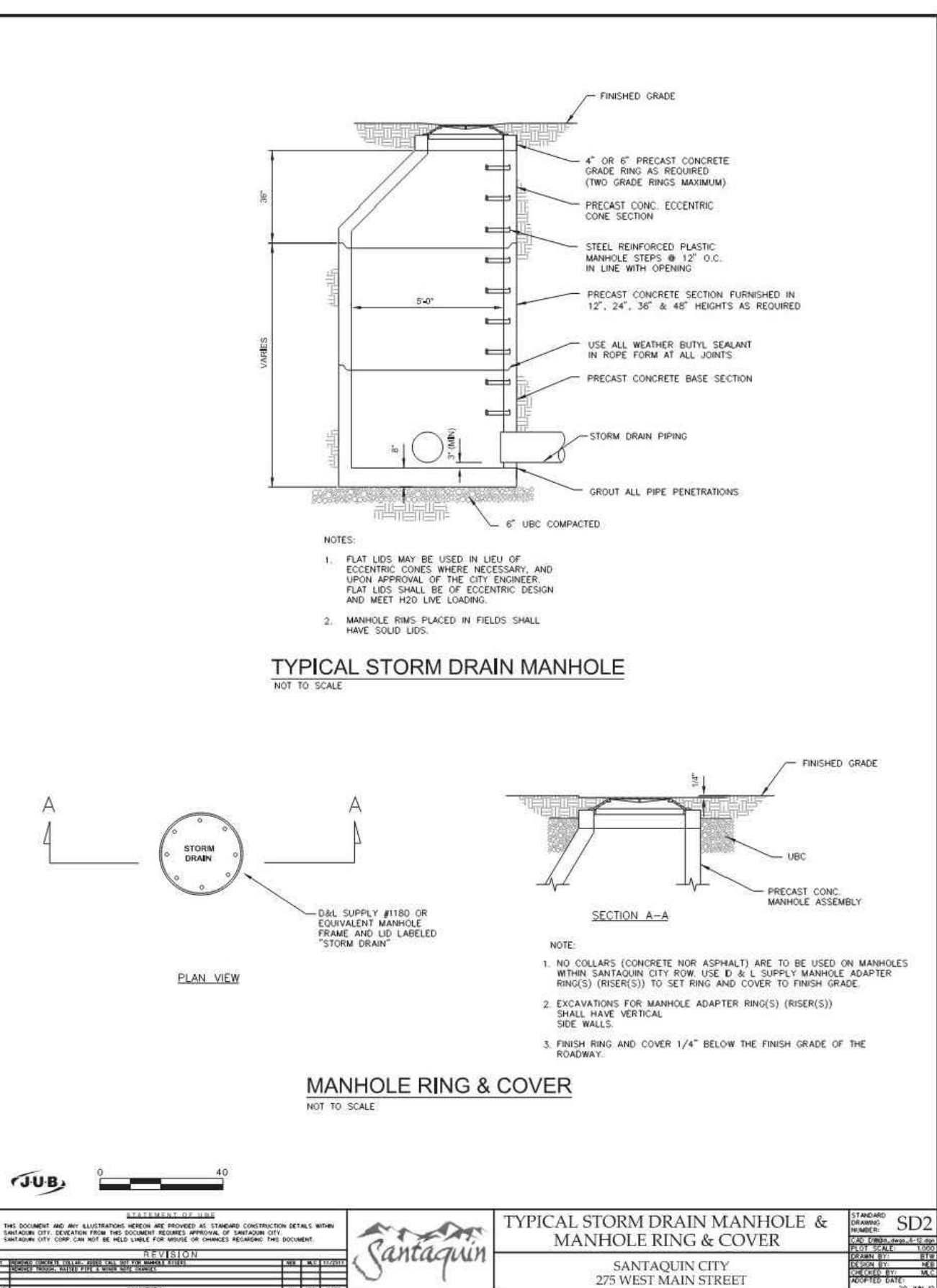
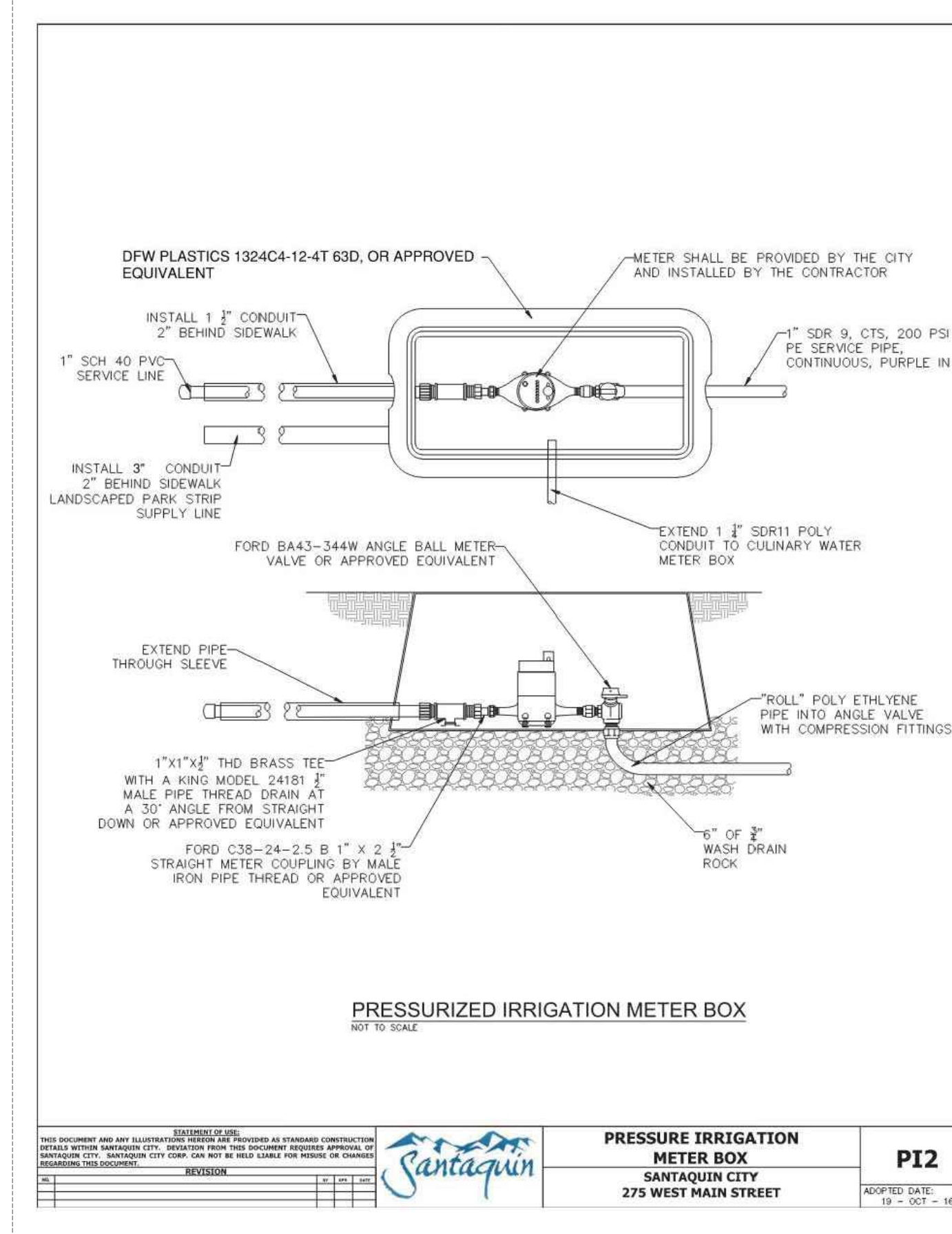
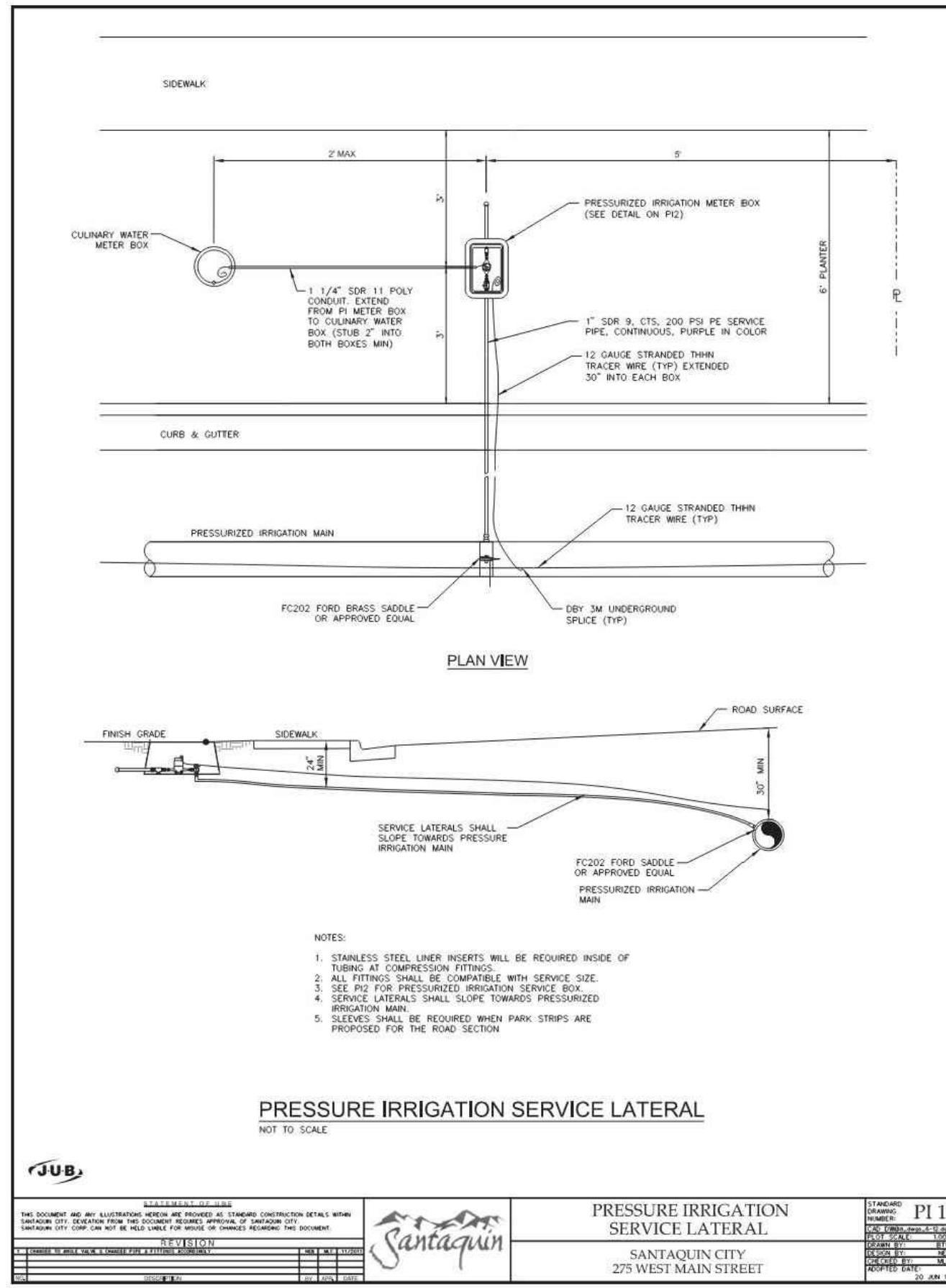
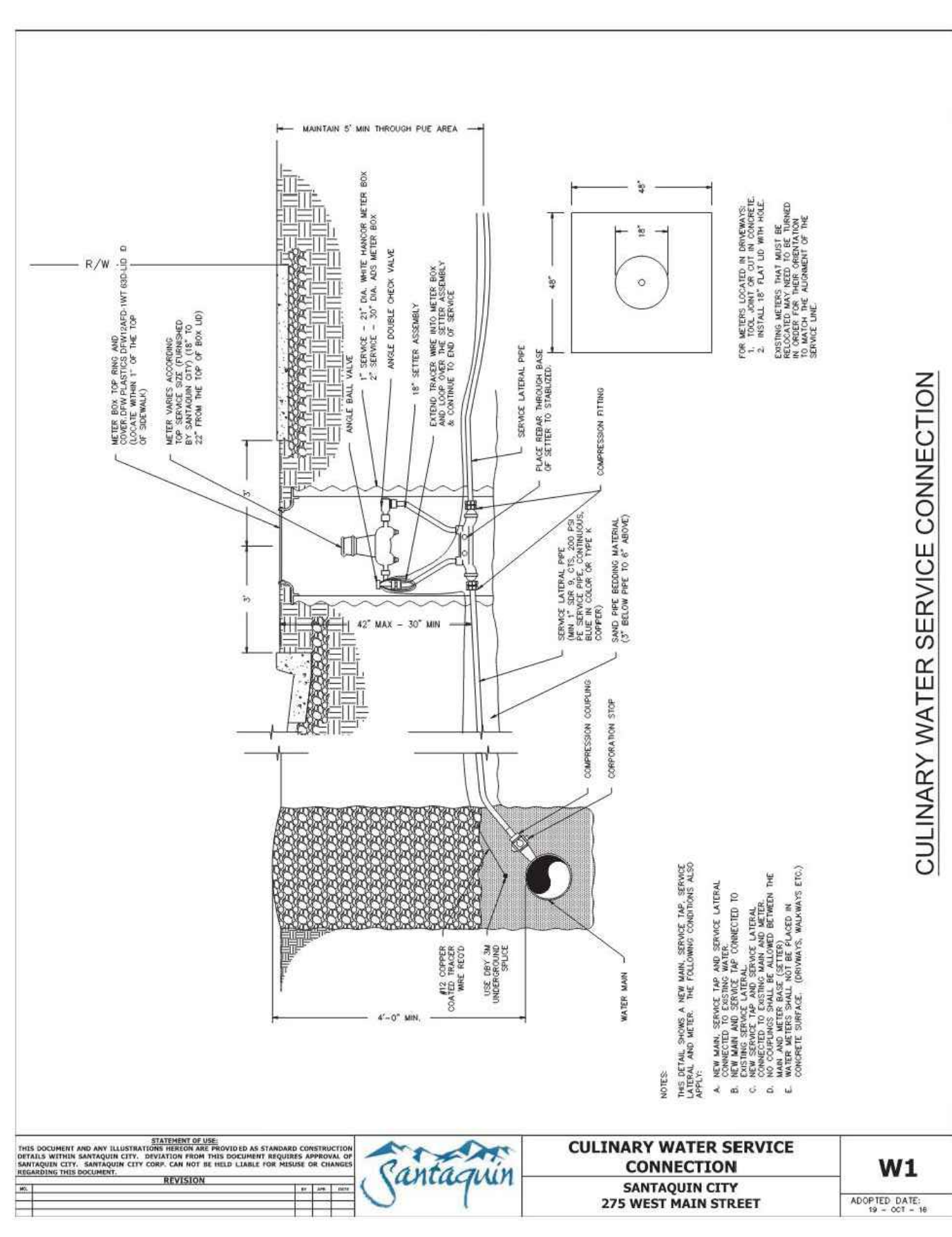
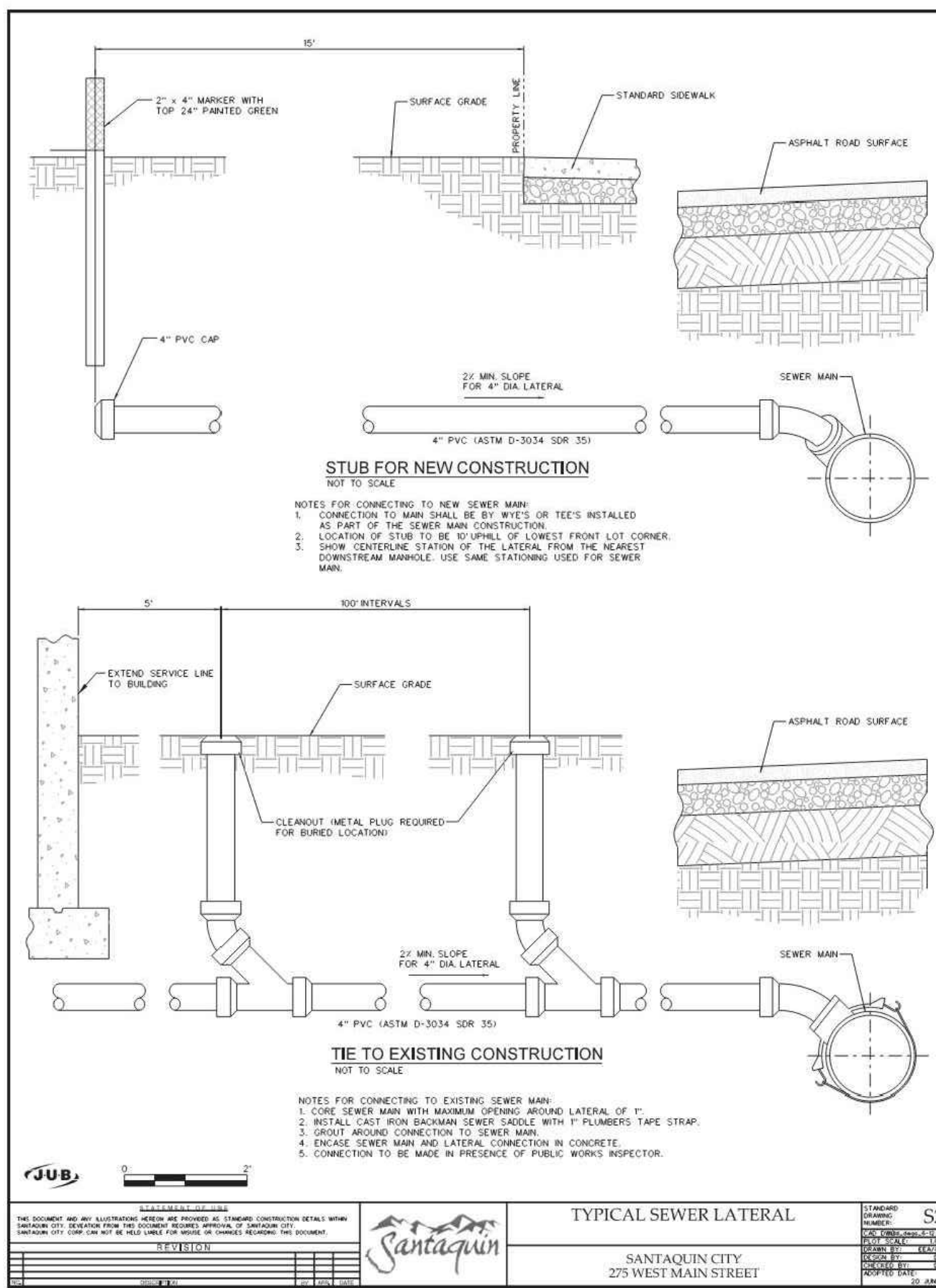
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-05



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 44 N. Main Way

CITY: SANTIQUIN, UT 84003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

STANDARD DETAILS

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments

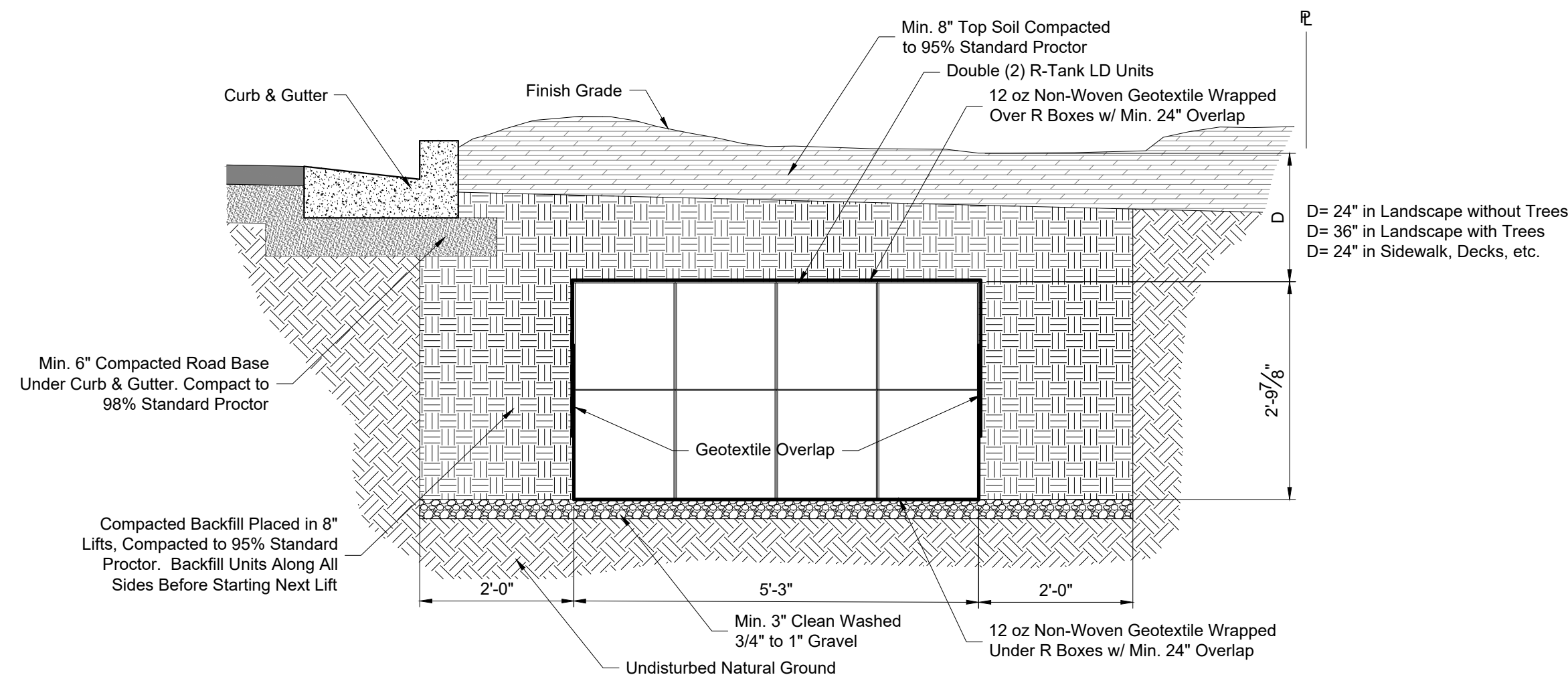


DRAWN BY: C. WINGER

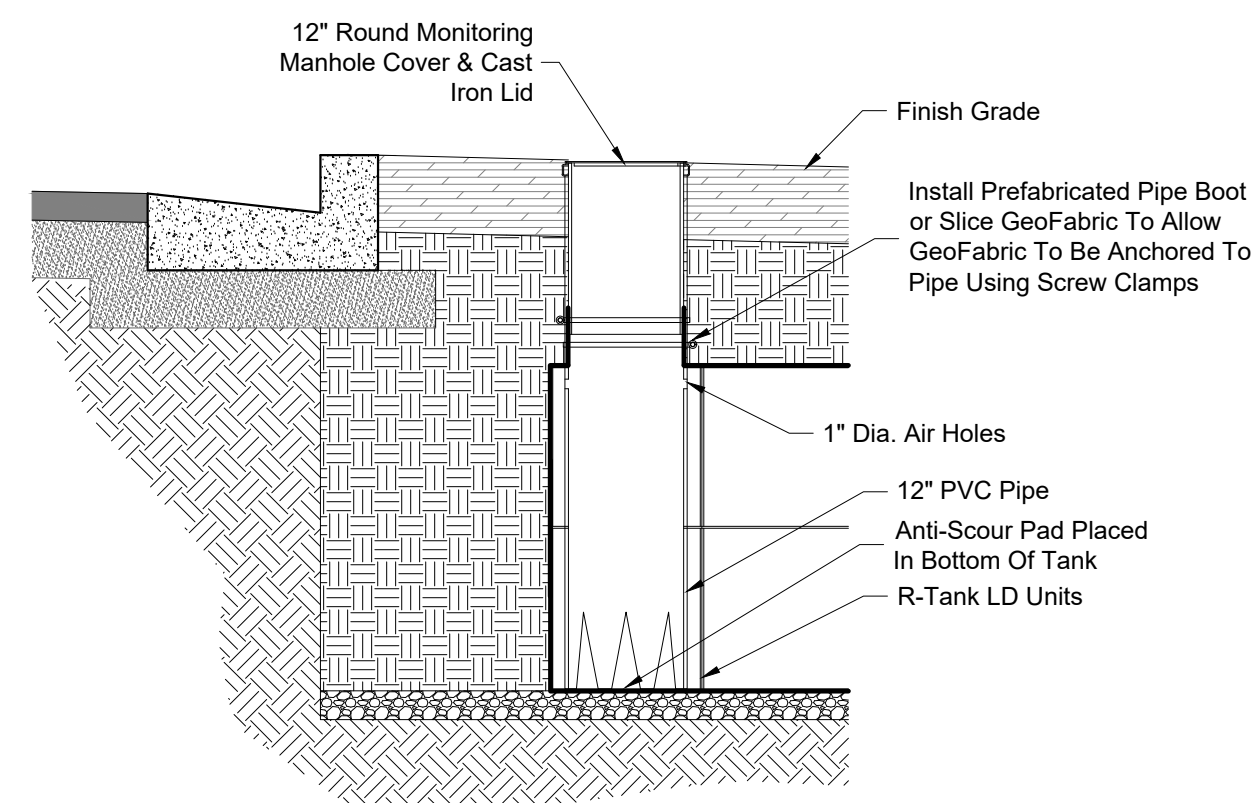
ENGINEER: B. SAFLEY

SHEET #

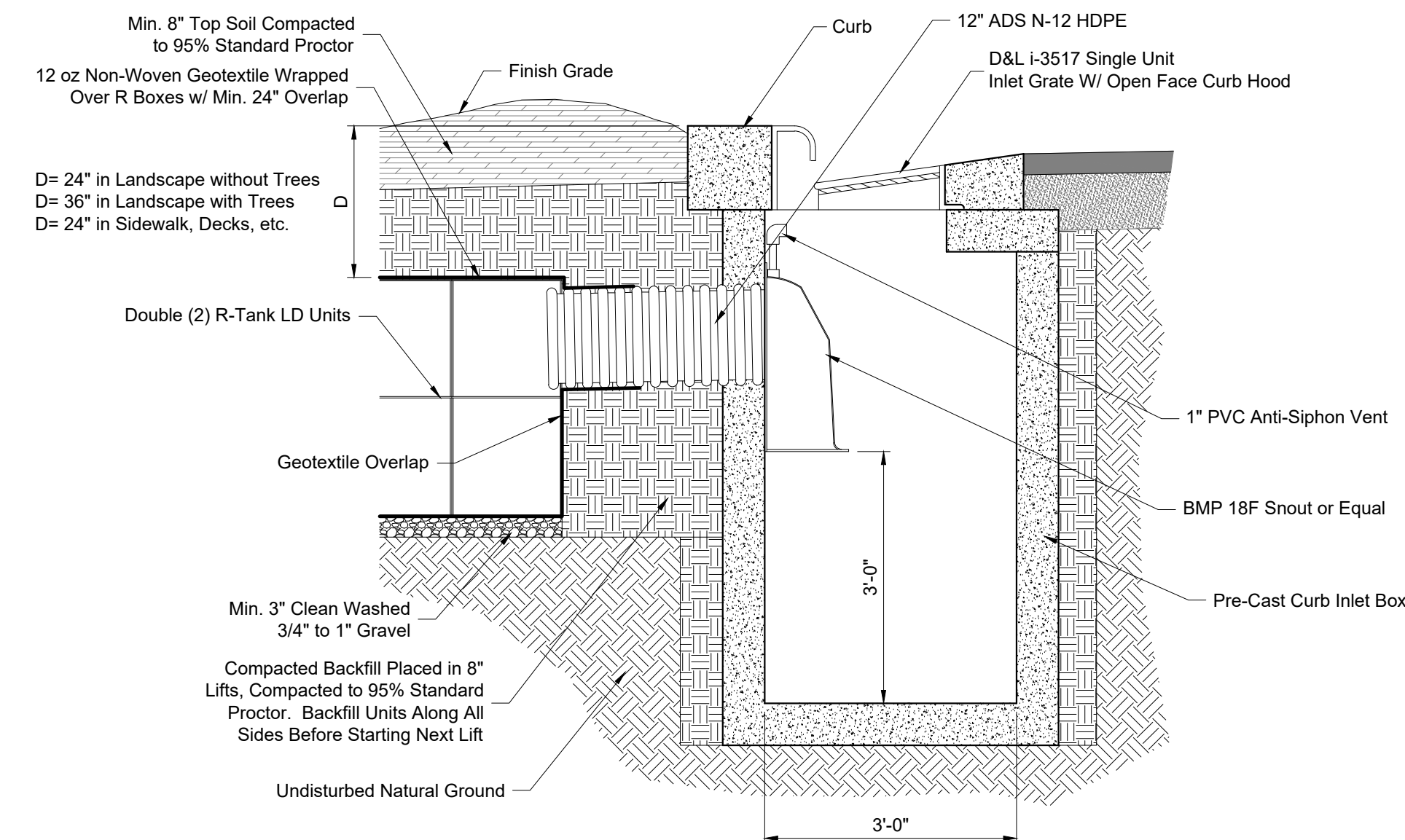
C-06



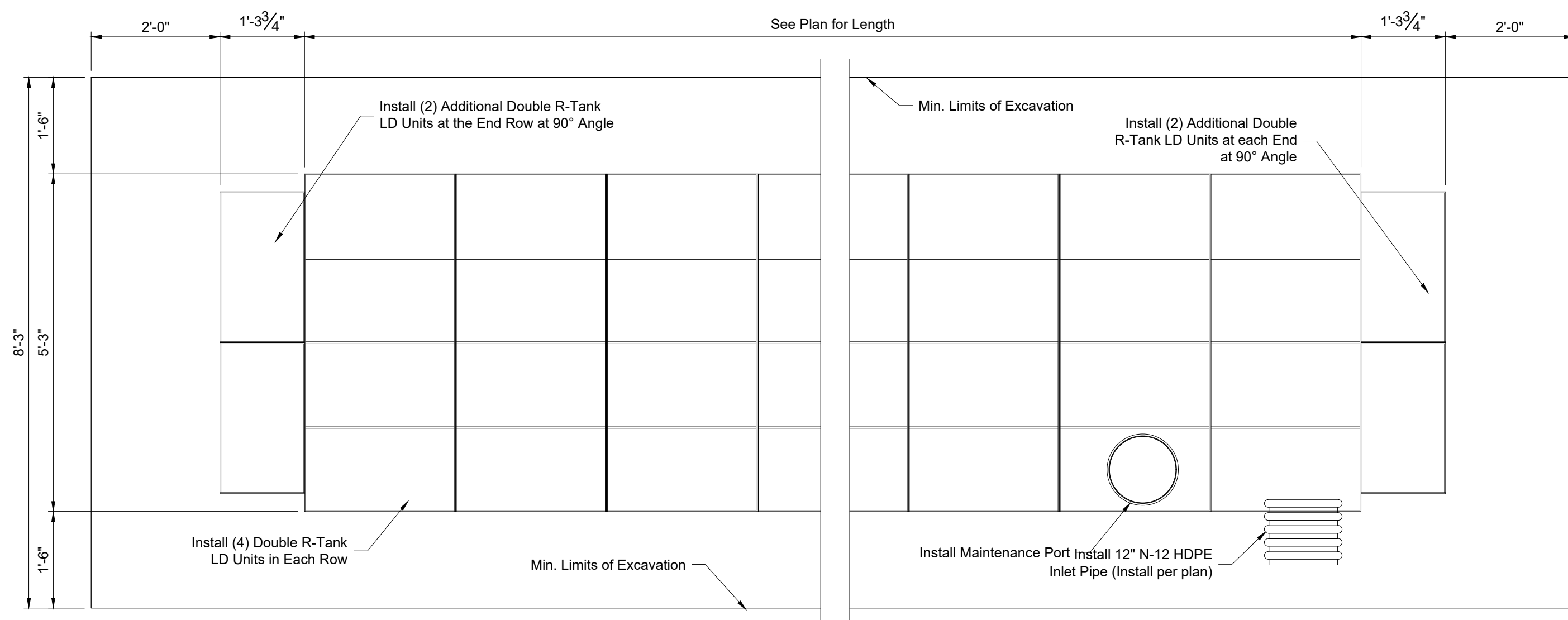
A TYPICAL INFILTRATION GALLERY
SCALE: 1" = 20'-0"



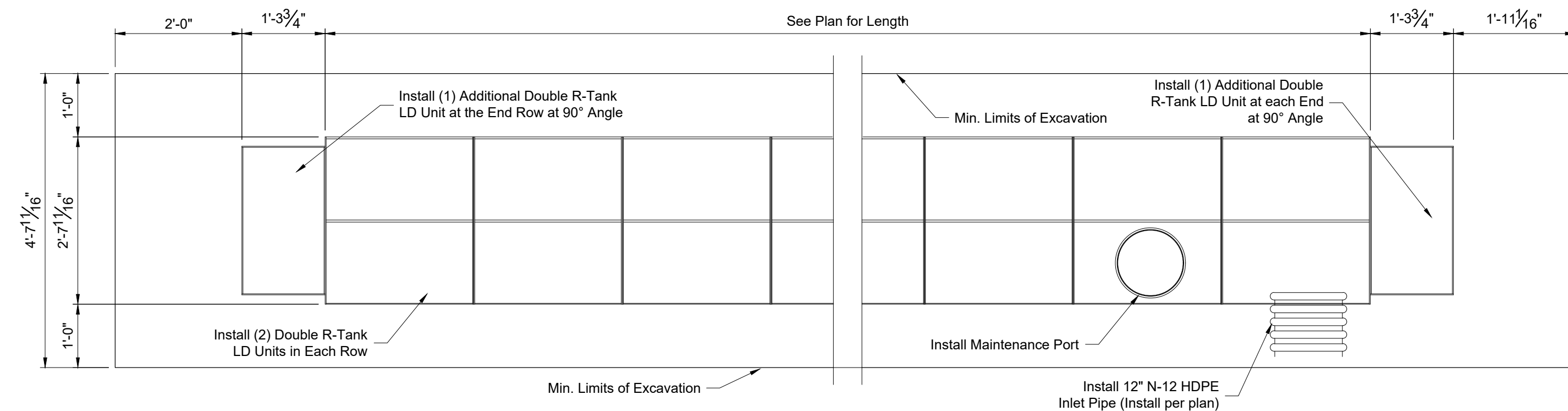
B MAINTENANCE PORT DETAIL
SCALE: 1" = 20'-0"



C TYPICAL INFILTRATION INLET
SCALE: 1" = 20'-0"



D TYPICAL 4 ROW INFILTRATION GALLERY
SCALE: 1" = 20'-0"



E TYPICAL 2 ROW INFILTRATION GALLERY
SCALE: 1" = 20'-0"

Notes:

- R-Tank is a manufactured modular, underground storage chamber for infiltration, detention and retention of storm water.
- Chambers shall be installed in accordance with manufacturer's recommendations and local building codes.
- Contractor shall provide and install R-Tank system and all related products including fill materials, geotextiles, geogrids, inlet pipes with connections per the manufacturer's installation guidelines, inlet structures as shown on the plans and labor required for a complete installation of the storage system.
- Refer to manufacturer's recommendations when installing product during cold weather.
- Base of the excavation shall be on natural ground. It shall be uniform, level and free of lumps, debris, and soft or yielding areas with a minimum bearing capacity of 2,000 psf.
- Bedding Material shall be a minimum of 3" clean, washed, free draining 3/4" to 1" gravel free from sharp corners, debris, and foreign matter.
- Place chambers on a 12 oz Non-Woven Geotextile. Geotextile should extend up the walls of the chambers a minimum of 24".
- Place a 12 oz Non-Woven Geotextile over the top of the chambers and down the walls. Top and bottom Geotextile shall overlap a minimum of 24".
- Backfill material shall be free draining stone, gravel, or soil with maximum granular size of 1.5". Material shall be free from sharp corners, debris, and foreign matter.
- Backfill chambers in uniform 8" lifts along all sides of chambers before beginning next lift. Backfill shall be compacted using hand compactors to 95% of the standard proctor.
- A minimum 8" layer of topsoil shall be placed over the backfilled chambers in vegetated areas. Ground cover and mulch should be placed over the topsoil.



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE
STREET: 41 N. Main Way
Lot 7 & 8 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UT 84041

CONTRACTOR TO VERIFY ALL
CONDITIONS & DIMENSIONS

DO NOT SCALE

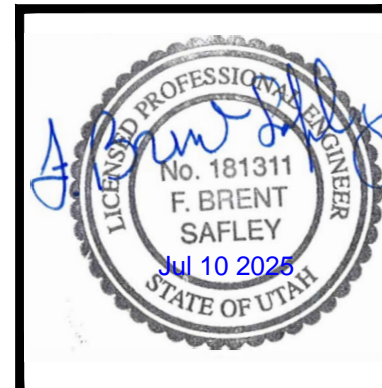
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STORM WATER STORAGE

DATE 10/18/2024

PLAN SUBMITTAL DATES

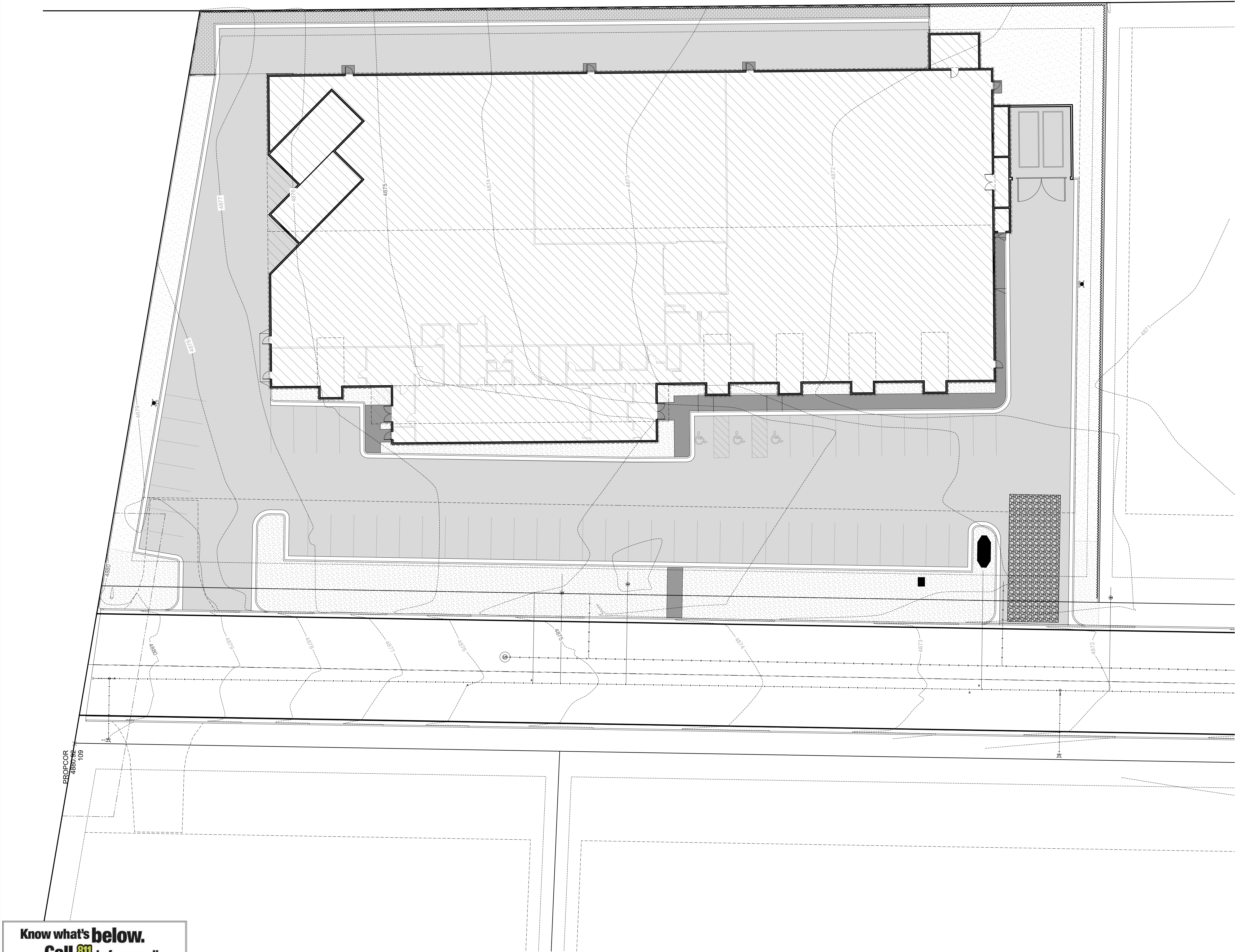
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-06



SWPP DATA:

1. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
2. THE PROJECT CONSISTS OF APPROXIMATELY 2.04 ACRES. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES.
3. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.
5. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING "NOT" PERMIT.
6. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

ADDITIONAL BMP NOTES:

1. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION IN ACCORDANCE WITH BMP DC.
2. SWEEP EXISTING STREETS AS NEEDED, SEE BMP SC.
3. STORE ALL HAZARDOUS, TOXIC AND CHEMICAL MATERIALS IN ACCORDANCE WITH BMP'S MS, HMS.
4. ANY SPILLED MATERIALS SHALL BE CLEANED UP IN ACCORDANCE WITH BMP SCU.
5. ALL CONSTRUCTION DEBRIS AND OR WASTE SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH BMP WD.

LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE
	STRAW BALE SEDIMENT BARRIER, BMP-STB
	INLET PROTECTION, BMP-IPS
	OUTLET PROTECTION, BMP-OP
	SAND BAG BARRIER, BMP-SBB
	CONSTRUCTION ACCESS, BMP-SCEWA
	CONCRETE WASHOUT, BPM-CWM
	PORTABLE TOILETS, BMP-PT
	TRASH BINS, BMP-WD
	MATERIALS STORAGE, BMP-MS
	FUEL TANK STORAGE, BMP VEC & VEF

ABBREVIATIONS

C&G	Curb and Gutter	PVC	Polyvinyl Chloride Pipe
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CB	Curb Inlet Box	SD	Storm Drain
CO	Sanitary Sewer Cleanout	SF	Square Feet
Exist.	Existing	SS	Sanitary Sewer
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FL	Flow Line	TBC	Top Back of Curb
GB	Grade Break	TOC	Top of Concrete
HYD	Fire Hydrant	W	Water Line
LF	Linear Feet	WM	Water Meter
P	Pavement	WV	Water Valve
PI	Pressurized Irrigation		
PIV	Pressurized Irrigation Valve		

SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE Stamp, Sign and Date



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE
STREET: 41 N. Main Way
Lot 7 & 8 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

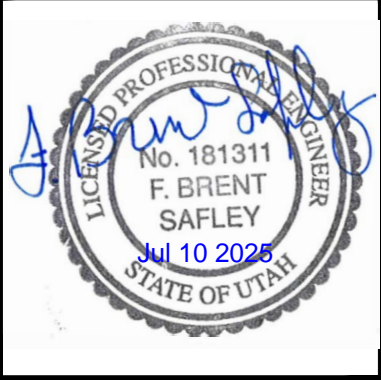
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SWPP PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

CS1

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PROPOSED GRADING & DRAINAGE PLAN
SCALE: 1"=20'-0"

BMP: Silt Fence	SF
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter control; place barrier at downgradient limits of disturbance Sediment barrier; place barrier at toe of slope or soil stockpile Protection of existing waterways; place barrier near top of stream bank Inlet protection; place fence surrounding catchbasins <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. Backfill trench over filter fabric to anchor. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum drainage area of 0.5 acre per 100 feet of fence Recommended maximum upgradient slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%) Recommended maximum flow rate of 0.5 cfs Ponding should not be allowed behind fence <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcutting. Remove accumulated sediment when it reaches ½ the height of the fence. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Straw Bale Barrier	STB
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Perimeter Control; place barrier at downgradient limits of disturbance. Sediment barrier; place barrier at toe of slope or soil stockpile. Protection of existing waterways; place barrier near top of stream bank. Inlet Protection. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow. Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings. Anchor each bale with 2 stakes driven flush with the top of the bale. Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum area of 0.5 acre per 100 feet of barrier Recommended maximum upgradient slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%) <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment. Realign bales as necessary to provide continuous barrier and fill gaps. Recompact soil around barrier as necessary to prevent piping. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Inlet Protection - Silt Fence or Straw Bale	IPS
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Sediment barrier erected around storm drain inlet.</p> <p>APPLICATION: Construct of storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Provide upgradient sediment controls, such as silt fence during construction of inlet. When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Recommended maximum contributing drainage area of one acre. Limited to inlets located in open unpaved areas. Requires shallow slopes adjacent to inlet. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect inlet protection following storm event and at a minimum of once monthly. Remove accumulated sediment when it reaches 4-inches in depth. Repair or redesign barrier/fence as needed. Look for bypassing or undercutting and recompact soil around barrier/fence as required. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

BMP: Outlet Protection	OP
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble which is placed at the outlet of a pipe to prevent scour of the soil caused by high pipe flow velocities, and to absorb flow energy to produce non-erosive velocities.</p> <p>APPLICATIONS:</p> <ul style="list-style-type: none"> Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach. Rock outlet protection is best suited for temporary use during construction because it is usually less expensive and easier to install than concrete aprons or energy dissipators. A sediment trap below the pipe outlet is recommended if runoff is sediment laden. Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit or channel design. Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up. <p>INSTALLATION/APPLICATION CRITERIA: Rock outlet protection is effective when the rock is sized and placed properly. When this is accomplished, rock outlets do much to limit erosion at pipe outlets. Rock size should be increased for high velocity flows. Best results are obtained when sound, durable, angular rock is used.</p> <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Large storms often wash away the rock outlet protection and leave the area susceptible to erosion. Sediment captured by the rock outlet protection may be difficult to remove without removing the rock. Outlet protection may negatively impact the channel habitat. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately. Grouted or wire-tied rock riprap can minimize maintenance requirements. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


BMP: Sand Bag Barrier	SBB
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Stacking sand bags along a level contour creates a barrier which detains sediment-laden water, ponding water upstream of the barrier and promoting sedimentation.</p> <p>APPLICATION:</p> <ul style="list-style-type: none"> Along the perimeter of the site. May be used in drainage areas up to 5 acres. Along streams and channels Across swales with small catchments. Around temporary spoil areas. Below the toe of a cleared slope. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Install along a level contour. Base of sand bag barrier should be at least 48 inches wide. Height of sand bag barrier should be at least 18 inches high. 4 inch PVC pipe may be installed between the top layer of sand bags to drain large flood flows. Provide area behind barrier for runoff to pond and sediment to settle. Place below the toe of a slope. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Sand bags are more expensive than other barriers, but also more durable. Burlap should not be used. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect after each rain. Reshape or replace damaged sand bags immediately. Replace sediment when it reaches six inches in depth. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


BMP: Infiltration	IN
	<p>CONSIDERATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Soils <input checked="" type="checkbox"/> Area Required <input type="checkbox"/> Slope <input type="checkbox"/> Water Availability <input type="checkbox"/> Aesthetics <input type="checkbox"/> Hydraulic Head <input checked="" type="checkbox"/> Environmental Side Effects
<p>DESCRIPTION: A family of systems in which the majority of the runoff from small storms is infiltrated into the ground rather than discharged to a surface water body. Infiltration systems include: ponds, vaults, trenches, dry wells, porous pavement, and concrete grids.</p> <p>APPLICATION: Suitable site soils and geologic conditions; low potential for long-term erosion in the watershed.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Volume sized to capture a particular fraction of annual runoff. Pretreatment is necessary in fine soils. Emergency overflow or bypass for larger storms is needed. Observation wells are required in trenches. Infiltration surface must be protected during construction. Pond sides need vegetation to prevent erosion. During construction frequent inspection for clogging is necessary. Line sides of trench with permeable filter fabric. Trench should be filled with clean washed stone or gravel, (1.5-3.0 in.) A six inch sand filter layer; cloth lines the bottom of trench. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Loss of infiltrative capacity and high maintenance cost in fine soils. Low removal of dissolved pollutants in very coarse soils. Not suitable on fill sites or steep slopes. The risk of ground water contamination in very coarse soils, may require ground water monitoring. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Remove sediment at a frequency appropriate to avoid excessive concentrations of pollutants and loss of infiltrative capacity. Frequent cleaning of porous pavements is required. Maintenance is difficult and costly for underground trenches. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input checked="" type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oxygen Demanding Substances <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Bacteria & Viruses <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

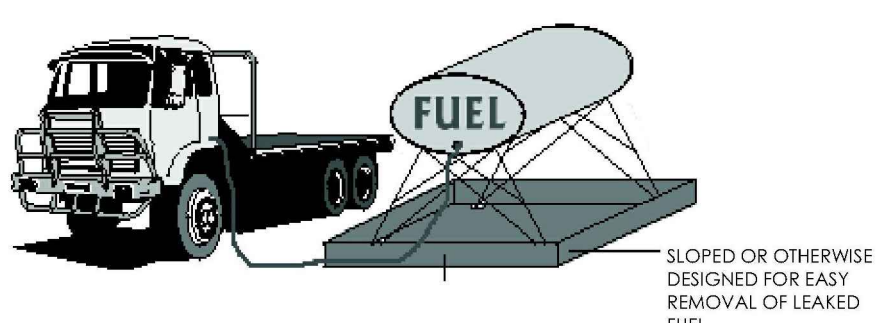
BMP: Stabilized Construction Entrance and Wash Area	SCEWA
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.</p> <p>APPLICATIONS: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Clear and grub area and grade to provide maximum slope of 2%. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Requires periodic top dressing with additional stones. Should be used in conjunction with street sweeping on adjacent public right-of-way. Must be situated such that waste water does not run off site. <p>MAINTENANCE:</p> <ul style="list-style-type: none"> Inspect daily for loss of gravel or sediment buildup. Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. Repair entrance and replace gravel as required to maintain control in good working condition. Expand stabilized area as required to accommodate traffic and prevent erosion at driveways. 	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>

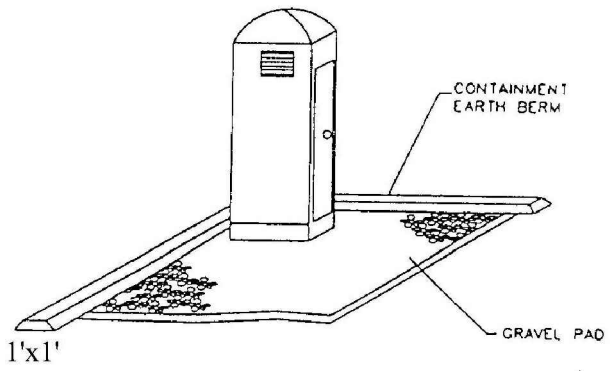
BMP: Dust Controls	DC
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion
<p>DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.</p> <p>APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. <p>LIMITATIONS:</p> <ul style="list-style-type: none"> Street sweeping is labor and equipment intensive and may not be effective for all pollutants. Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it. <p>MAINTENANCE: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.</p>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste <p>LIMITATIONS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input checked="" type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>IMPACT</p> <p><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>


DKE DESIGN & ENGINEERING FIRM	
895 S. Auto Mall Dr. #3 American Fork, UT 84003 (801) 742-8611 www.dkefirm.com	
JOB # 24-003	
PROJECT: SILVER CREEK WAREHOUSE	
STREET: 44 N. Main Way	CITY: SALT LAKE, UT 84143
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
SHEET SIZE:	ARCH D 24X36
DATE 10/18/2024	
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY
SHEET #	
CS2	

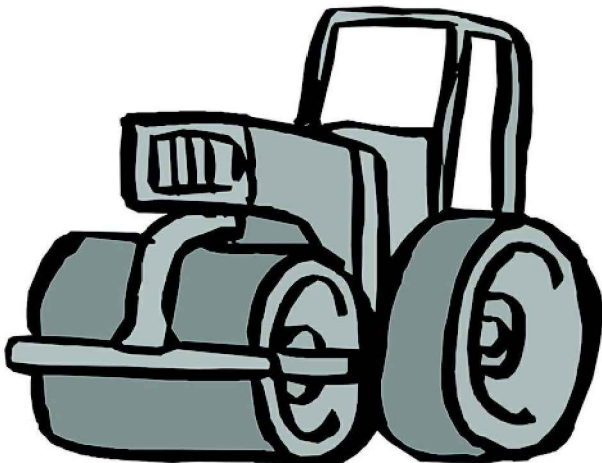
BMP: Concrete Waste Management		CWM
	OBJECTIVES <ul style="list-style-type: none"><input type="checkbox"/> Housekeeping Practices<input checked="" type="checkbox"/> Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</p> APPLICATIONS: <p>This technique is applicable to all types of sites.</p> INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none">Store dry and wet materials under cover, away from drainage areas.Avoid mixing excess amounts of fresh concrete or cement on-site.Perform washout of concrete trucks off-site or in designated areas only.Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.Do not allow excess concrete to be dumped on-site, except in designated areas.When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)Train employees and subcontractors in proper concrete waste management. LIMITATIONS: <ul style="list-style-type: none">Off-site washout of concrete wastes may not always be possible. MAINTENANCE: <ul style="list-style-type: none">Inspect subcontractors to ensure that concrete wastes are being properly managed.If using a temporary pit, dispose hardened concrete on a regular basis.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input checked="" type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs<input type="checkbox"/> O&M Costs<input type="checkbox"/> Maintenance<input checked="" type="checkbox"/> Training <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	

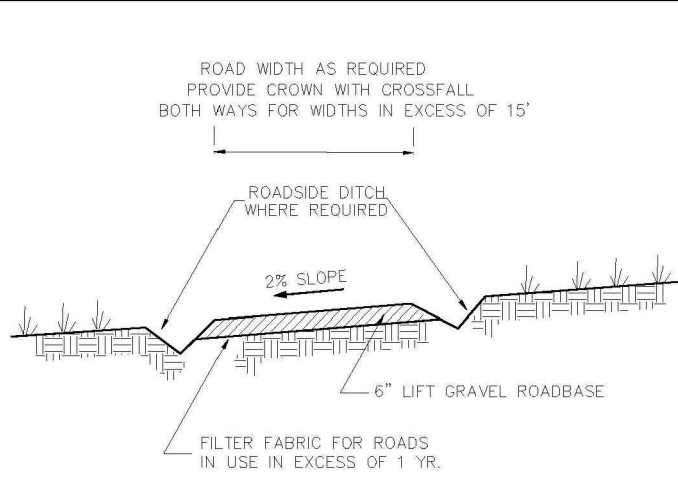
BMP: Vehicle And Equipment Cleaning		VEC
	OBJECTIVES <ul style="list-style-type: none"><input checked="" type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.</p> INSTALLATION/APPLICATION: <ul style="list-style-type: none">Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations. LIMITATIONS: <ul style="list-style-type: none">Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance. MAINTENANCE: <ul style="list-style-type: none">Minimal, some berm repair may be necessary.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	


BMP: Vehicle And Equipment Fueling		VEF
	OBJECTIVES <ul style="list-style-type: none"><input checked="" type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.</p> INSTALLATION/APPLICATION: <ul style="list-style-type: none">Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CF Sub. J). Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures. LIMITATIONS: <p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> MAINTENANCE: <ul style="list-style-type: none">Keep ample supplies of spill cleanup materials on-site.Inspect fueling areas and storage tanks on a regular schedule.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	



BMP: Portable Toilets		PT
	OBJECTIVES <ul style="list-style-type: none"><input checked="" type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Temporary on-site sanitary facilities for construction personnel.</p> APPLICATION: <p>All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none">Locate portable toilets in convenient locations throughout the site.Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.Stake toilets to prevent them from tipping. LIMITATIONS: <p>No limitations.</p> MAINTENANCE: <ul style="list-style-type: none">Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.Regular waste collection should be arranged with licensed service.All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input checked="" type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	


BMP: Grading Practices		GP
 <p>Soils exposed from land grading activities are very vulnerable to erosion</p>	OBJECTIVES <ul style="list-style-type: none"><input type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input checked="" type="checkbox"/> Minimize Disturbed Areas<input checked="" type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by</p> <ol style="list-style-type: none">limiting the amount of land disturbed at one time in preparation for constructionlimiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, andusing grading practices to protect exposed soils susceptible to storm water runoff. <p>Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.</p> APPROACH: <ul style="list-style-type: none">Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion.Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site.Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces.Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil.Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season.Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff.Prevent storm water runoff from running onto steep slopes from above.Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope. LIMITATIONS: <ul style="list-style-type: none">The specific approach to grading on a particular site depends on the conditions of the site and surrounding land; engineering judgment is required to design the approach best suited for each site. MAINTENANCE: <ul style="list-style-type: none">Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Heavy Metals<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oxygen Demanding Substances<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Bacteria & Viruses IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	

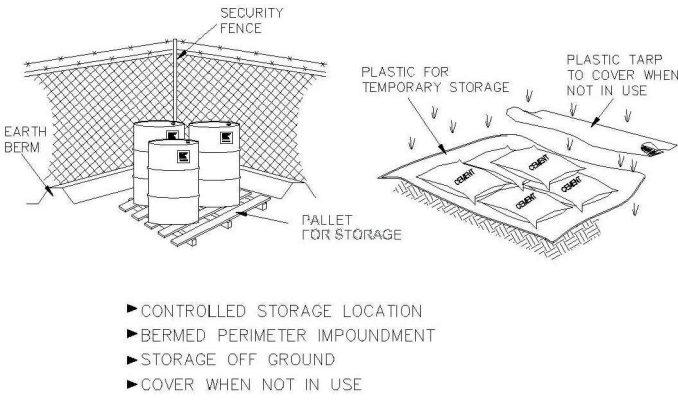
BMP: Compaction		CP
	OBJECTIVES <ul style="list-style-type: none"><input type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input checked="" type="checkbox"/> Minimize Disturbed Areas<input checked="" type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Use of rolling, tamping, or vibration to stabilize fill materials and control erosion by increasing the soil density. Increasing the density of soil improves soil strength, reduces long-term soil settlement, and provides resistance to erosion.</p> APPLICATIONS: <ul style="list-style-type: none">Stabilize fill material placed around various structures.Improve soil in place as foundation support for roads, parking lots, and buildings. INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none">Make sure soil moisture content is at optimum levels.Use proper compaction equipment.Install sediment control and storm water management devices below compacted areas and runoff interceptor devices above these areas. Drainage from compacted areas must be carefully planned to protect adjacent uncompacted soils.The surface of compacted areas should be scarified and seeded or mulched and seeded to increase the effectiveness of compaction. LIMITATIONS: <ul style="list-style-type: none">Compaction tends to increase runoff.Over-compaction will hamper revegetation efforts. MAINTENANCE: <p>No maintenance required.</p>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	


BMP: Construction Road Stabilization		CR
	OBJECTIVES <ul style="list-style-type: none"><input checked="" type="checkbox"/> Housekeeping Practices<input type="checkbox"/> Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input checked="" type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: <p>Temporary stabilization of on-site roadway by placement of gravel roadbase.</p> APPLICATION: <ul style="list-style-type: none">On-site roadways used daily by construction traffic (may not apply to gravelly type soils)Parking or staging areas susceptible to erosion due to traffic use INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none">Grade temporary access road with 2% cross fall, for two-way width provide crown.Provide roadside ditch and outlet controls where required.Place 6 inches of 2-inch to 4-inch crushed rock on driving area LIMITATIONS: <ul style="list-style-type: none">May require removal of gravel roadbase at completion of activities if final cover is not imperviousMay require controls for surface storm water runoff MAINTENANCE: <ul style="list-style-type: none">Inspect after major rainfall events and at least monthly.Place additional gravel as needed and repair any damaged areas.Maintain any roadside drainage controls.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> TARGETED POLLUTANTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	

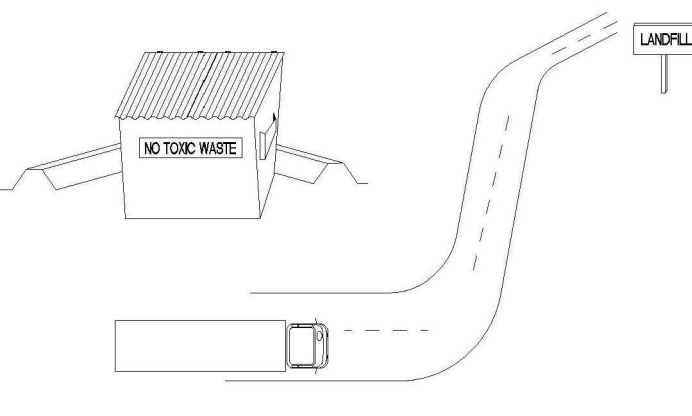
BMP: BMP Inspection and Maintenance		BMPIM
	APPLICATIONS <ul style="list-style-type: none"><input type="checkbox"/> Manufacturing<input checked="" type="checkbox"/> Material Handling<input checked="" type="checkbox"/> Vehicle Maintenance<input type="checkbox"/> Construction<input type="checkbox"/> Commercial Activities<input type="checkbox"/> Roadways<input checked="" type="checkbox"/> Waste Containment<input checked="" type="checkbox"/> Housekeeping Practices	
DESCRIPTION: <p>Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.</p> APPROACH: <p>Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.</p> <ul style="list-style-type: none">Annual inspections.Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.Keep accurate logs of what structures were maintained and when they were maintained.Record the amount of waste collected. LIMITATIONS: <ul style="list-style-type: none">Availability of trained staff	TARGETED POLLUTANTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sediment<input checked="" type="checkbox"/> Nutrients<input type="checkbox"/> Heavy Metals<input type="checkbox"/> Toxic Materials<input type="checkbox"/> Oxygen Demanding Substances<input checked="" type="checkbox"/> Oil & Grease<input checked="" type="checkbox"/> Floatable Materials<input type="checkbox"/> Bacteria & Viruses IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"><input checked="" type="checkbox"/> High Impact<input checked="" type="checkbox"/> Medium Impact<input type="checkbox"/> Low or Unknown Impact <div><input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Staffing <input type="checkbox"/> Training <input type="checkbox"/> Administrative</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>	


	CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS
JOB # 24-003	DO NOT SCALE
PROJECT: SILVER CREEK WAREHOUSE	SHEET SIZE: ARCH D 24X36
STREET: 441 N. Main Way Lot 7 & 8 Saratoga Peaks Industrial Park	ARCH D 24X36
CITY: SALT LAKE CITY, UT 84143	
DATE 10/18/2024	
PLAN SUBMITTAL DATES	
DATE: 10-18-2024	DESCRIPTION: SUBMITTAL 1
DATE: 05-02-2025	DESCRIPTION: SUBMITTAL 2
DATE: 07-10-2025	DESCRIPTION: City Comments
	
DRAWN BY: C. WINGER	ENGINEER: B. SAFLEY
SHEET # CS3	

BMP: Hazardous Waste Management		HW
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none">☒ New Development☒ Residential☒ Commercial Activities☒ Industrial Activities☒ Municipal Facilities☒ Illegal Discharges	
<p>DESCRIPTION:</p> <p>Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.</p> <p>APPLICATION:</p> <p>Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:</p> <ul style="list-style-type: none">• Paints and solvents; petroleum products such as oils; fuels and greases; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds. <p>In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including:</p> <ul style="list-style-type: none">• Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos, and PCBs. <p>INSTALLATION/APPLICATION CRITERIA:</p> <p>The following steps will help reduce storm water pollution from hazardous wastes:</p> <ul style="list-style-type: none">• Use all of the product before disposing of the container.• Do not remove the original product label, it contains important safety and disposal information.• Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations. <p>LIMITATIONS:</p> <p>Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect hazardous waste receptacles and areas regularly.• Arrange for regular hazardous waste collection.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Heavy Metals<input checked="" type="checkbox"/> Toxic Materials<input type="checkbox"/> Oxygen Demanding Substances<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Bacteria & Viruses <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs☒ O&M Costs☒ Regulatory☒ Training☒ Staffing☒ Administrative <p>■ High ☒ Medium <input type="checkbox"/> Low</p>	

BMP: Materials Storage		MS
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
<p>DESCRIPTION:</p> <p>Controlled storage of on-site materials.</p> <p>APPLICATION:</p> <ul style="list-style-type: none">• Storage of hazardous, toxic, and all chemical substances.• Any construction site with outside storage of materials. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none">• Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.• Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.• Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.• For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• Does not prevent contamination due to mishandling of products.• Spill Prevention and Response Plan still required.• Only effective if materials are actively stored in controlled location. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect daily and repair any damage to perimeter impoundment or security fencing.• Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.	<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input checked="" type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs☒ O&M Costs☒ Regulatory☒ Maintenance<input checked="" type="checkbox"/> Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>	

BMP: Spill Clean-Up		SCU
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
<p>DESCRIPTION:</p> <p>Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <p>APPLICATION:</p> <p>All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none">• Store controlled materials within a storage area.• Educate personnel on prevention and clean-up techniques.• Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.• Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none">• Clean-up spills/leaks immediately and remediate cause.• Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.• Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.• Document all spills with date, location, substance, volume, actions taken and other pertinent data.• Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input checked="" type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs<input type="checkbox"/> O&M Costs☒ Maintenance<input checked="" type="checkbox"/> Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>	

BMP: Waste Disposal		WD
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	
<p>DESCRIPTION:</p> <p>Controlled storage and disposal of solid waste generated by construction activities.</p> <p>APPLICATION:</p> <p>All construction sites.</p> <p>INSTALLATION:</p> <ul style="list-style-type: none">• Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.• Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.• Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.• Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).• Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• On-site personnel are responsible for correct disposal of waste. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Discuss waste management procedures at progress meetings.• Collect site trash daily and deposit in covered containers at designated collection areas.• Check containers for leakage or inadequate covers and replace as needed.• Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).• During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).	<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input checked="" type="checkbox"/> Toxic Materials<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input checked="" type="checkbox"/> Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Capital Costs<input checked="" type="checkbox"/> O&M Costs☒ Maintenance<input checked="" type="checkbox"/> Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>	

BMP: Street Cleaning		SC
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> New Development<input type="checkbox"/> Residential<input type="checkbox"/> Commercial Activities<input type="checkbox"/> Industrial Activities☒ Municipal Facilities☒ Illegal Discharges	
<p>DESCRIPTION:</p> <p>Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.</p> <p>APPROACH:</p> <ul style="list-style-type: none">• Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.• Restrict street parking prior to and during sweeping.• Increase sweeping frequency just before the rainy season.• Proper maintenance and operation of sweepers greatly increase their efficiency.• Keep accurate operation logs to track programs.• Reduce the number of parked vehicles using regulations.• Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.• Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• Conventional sweepers are not able to remove oil and grease.• Mechanical sweepers are not effective at removing finer sediments.• Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Replace worn parts as necessary.• Install main and gutter brooms of the appropriate weight.	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input checked="" type="checkbox"/> Nutrients<input checked="" type="checkbox"/> Heavy Metals<input checked="" type="checkbox"/> Toxic Materials<input checked="" type="checkbox"/> Oxygen Demanding Substances<input type="checkbox"/> Oil & Grease<input type="checkbox"/> Floatable Materials<input type="checkbox"/> Bacteria & Viruses <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Capital Costs<input checked="" type="checkbox"/> O&M Costs☒ Regulatory☒ Training<input checked="" type="checkbox"/> Staffing☒ Administrative <p>■ High ☒ Medium <input type="checkbox"/> Low</p>	

DKE

DESIGN & ENGINEERING FIRM

925 S. Auto Mall Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

PROJECT:

SILVER CREEK WAREHOUSE

STREET:

41 N. Main Way
Lot 7 & 8 Sarraqun Peaks Industrial Park

CITY:

SALT LAKE CITY, UT 84143

JOB #

24-003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE:

ARCH D 24X36

DATE

10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DAVID K. BRENT

NO. 181311

F. BRENT SAFLEY

JUL 10 2025

STATE OF UTAH

DRAWN BY:

C. WINGER

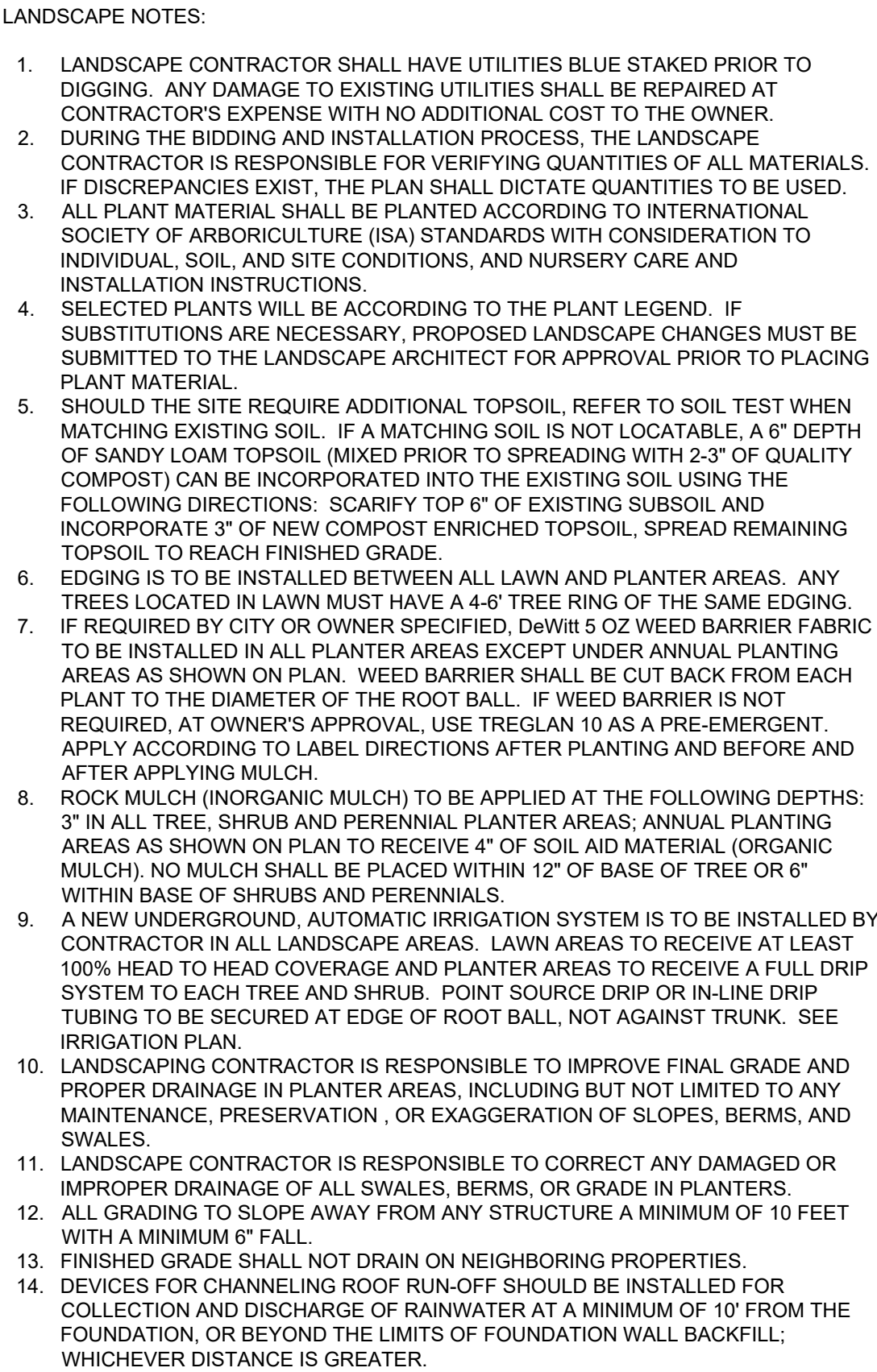
ENGINEER:

B. SAFLEY

SHEET #

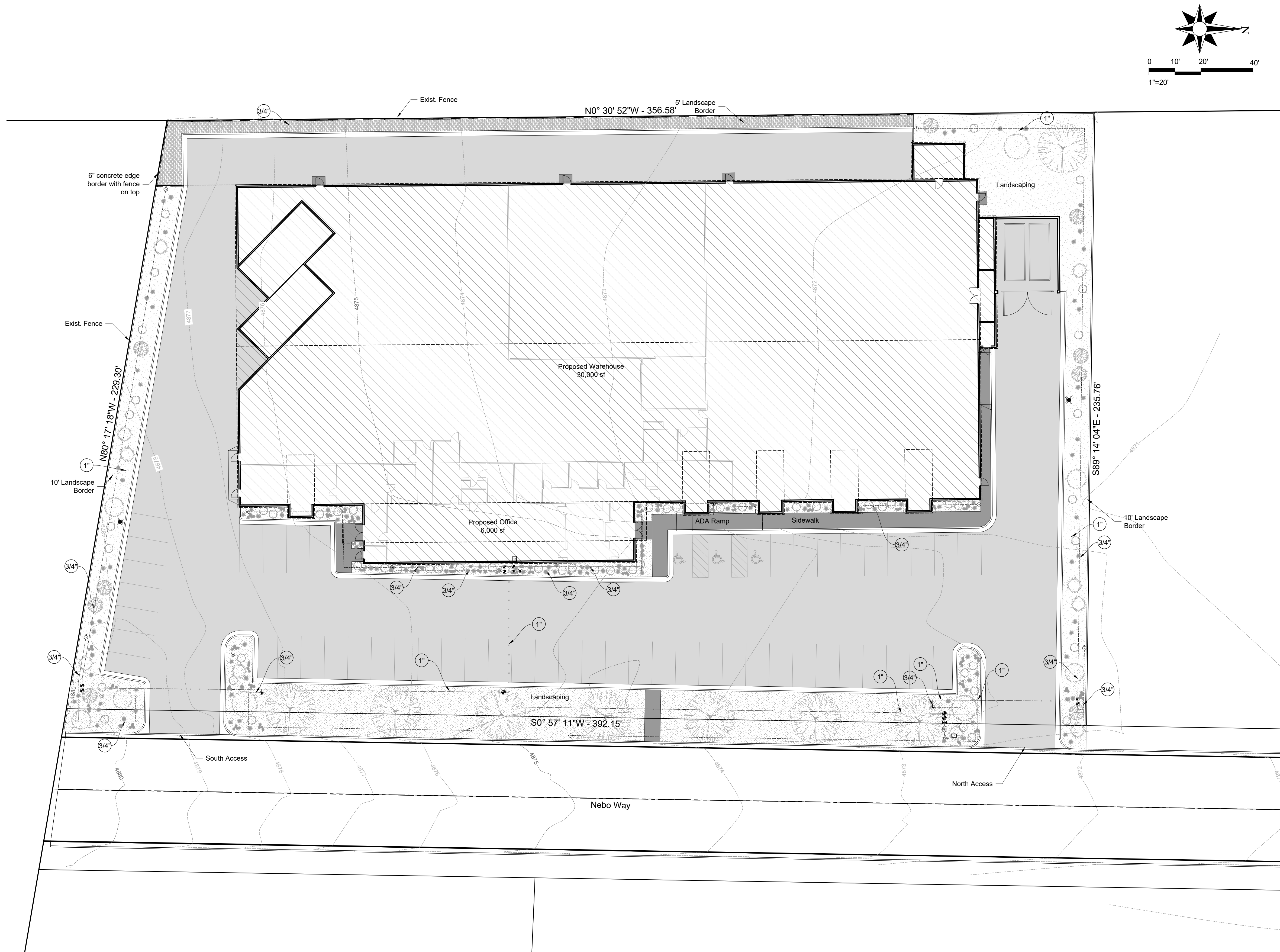
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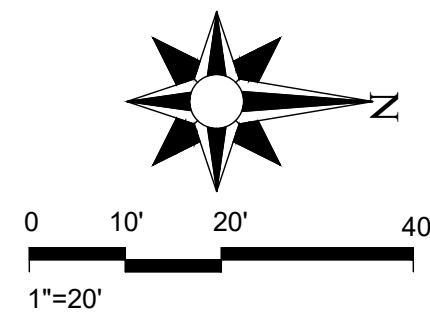
SHEET #

L-01



PROPOSED LANDSCAPE PLAN

SCALE: 1"=20'-0"



Legend

	Building Area
	Parking Area
	Sidewalk
	Landscape Area
	Water Source Point of Connection
	Remote Control Valve
	Controller
	Backflow Device (numbered up to 99)
	Shut Off Valve
	Rain Sensor Switch
	Drip Remote Control Valve
	Drip Flush Valve
	Drip Air Relief Valve
	Drip Zone Control

DRIP ZONES

PLANT TYPE	DRIPLINE TYPE	EMITTER FLOW	MAX. ZONE FLOW
SHRUBS	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM
TREES	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM

NOTES: ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS.

IRRIGATION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- IRRIGATION CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND AND ABOVE GROUND PIPING, TUBING, SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, WIRES, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
- CONTRACTOR TO INSTALL PIPING UNDER PAVEMENT AND OR SIDEWALK IN PVC PIPE SLEEVES FOR IRRIGATION PIPE AND CONTROL WIRES. WIRING SHALL BE PLACED IN A SEPARATE SLEEVE FROM PIPING.
- LAYOUT OF IRRIGATION SYSTEM SHOWN ON THIS PLAN IS SCHEMATICALLY SHOWN, ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL CONNECT TO AN EXISTING PRESSURIZED IRRIGATION SYSTEM OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION WITH SHUT-OFF VALVE, FILTER, AND RPZ AS REQUIRED.
- IRRIGATION CONTROLLER SHALL BE PROVIDED FOR AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO COORDINATE SUPPLY POWER WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTROLLER SHALL BE POWERED BY ON IT'S OWN BREAKER AND CONNECTED TO A GFCI OUTLET.
- WIRES CONNECTING TO REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER SHALL BE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES.
- COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. A SPARE / EXTRA WIRE SHALL BE LOOPED WITHIN EACH VALVE BOX MINIMUM OF 3 FT LENGTH.
- ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES SHALL BE 3M BRAND DBY OR DBR CONNECTORS. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL WIRES SHALL BE STAMPED 'WIRE SPLICE' ON BOX LID.
- ALL PIPING SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END. FITTINGS SHALL BE SCHEDULE 40 PVC SLIP FITTINGS. PIPING SHALL BE SIZED SO THEY DO NOT EXCEED THE FOLLOWING MAXIMUM FLOW RATES:

3/4" PIPE	8 GPM
1" PIPE	12 GPM
1-1/2" PIPE	30 GPM
2" PIPE	53 GPM
2-1/2" PIPE	75 GPM
- PIPING SHALL BE BURIED WITH 12-18" OF COVER. BEDDING AND BACKFILL MATERIAL SHALL BE CLEAN SOIL, FREE OF ROCKS 1" AND LARGER, FREE OF FRIABLE MATERIAL.
- ISOLATION VALVES SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES AND INSTALLED IN CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH 6" PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE OFF POSITION.
- ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING VALVE TO BE TO BE REMOVED FROM BOX WITHOUT CUTTING PIPE. VALVE SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR.
- SPRINKLER HEADS ADJACENT TO WALLS, CURBS, SIDEWALKS, OR PATHS SHALL BE LOCATED AT GRADE AND 6" FROM WALLS, FENCES OR BUILDINGS AND 2 INCHES AWAY FROM CURBS AND SIDEWALKS.
- ALL LINES AND SPRAY HEADS SHALL BE INSTALLED AND FLUSHED PRIOR TO INSTALLATION OF NOZZLES.
- SPRAY HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES TO GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACTOR AND AT CONTRACTOR'S EXPENSE.
- ADJUST ALL SPRAY HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.
- ADJUST ALL SPRAY HEADS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.
- ADJUST RUN TIMES OF EACH ZONE TO MEET NEEDS OF PLANT MATERIAL.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEEPED CLEANLY AND PICKED UP DAILY.
- OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THE WORK ON THIS SITE.



JOB # 24-003

PROJECT:
SILVER CREEK WAREHOUSESTREET:
44 N Main Way
Lot 7 & 8 Santaquin Peaks Industrial Park
CITY:
SANTAQUIN, UT 84003CONTRACTOR TO VERIFY ALL
CONDITIONS & DIMENSIONS

DO NOT SCALE

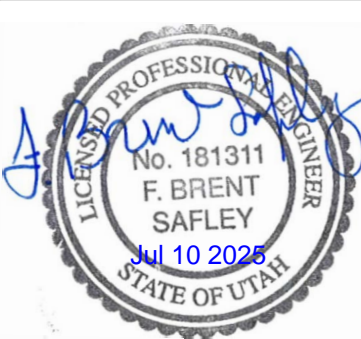
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24X36

PROPOSED IRRIGATION PLAN

DATE 10/18/2024

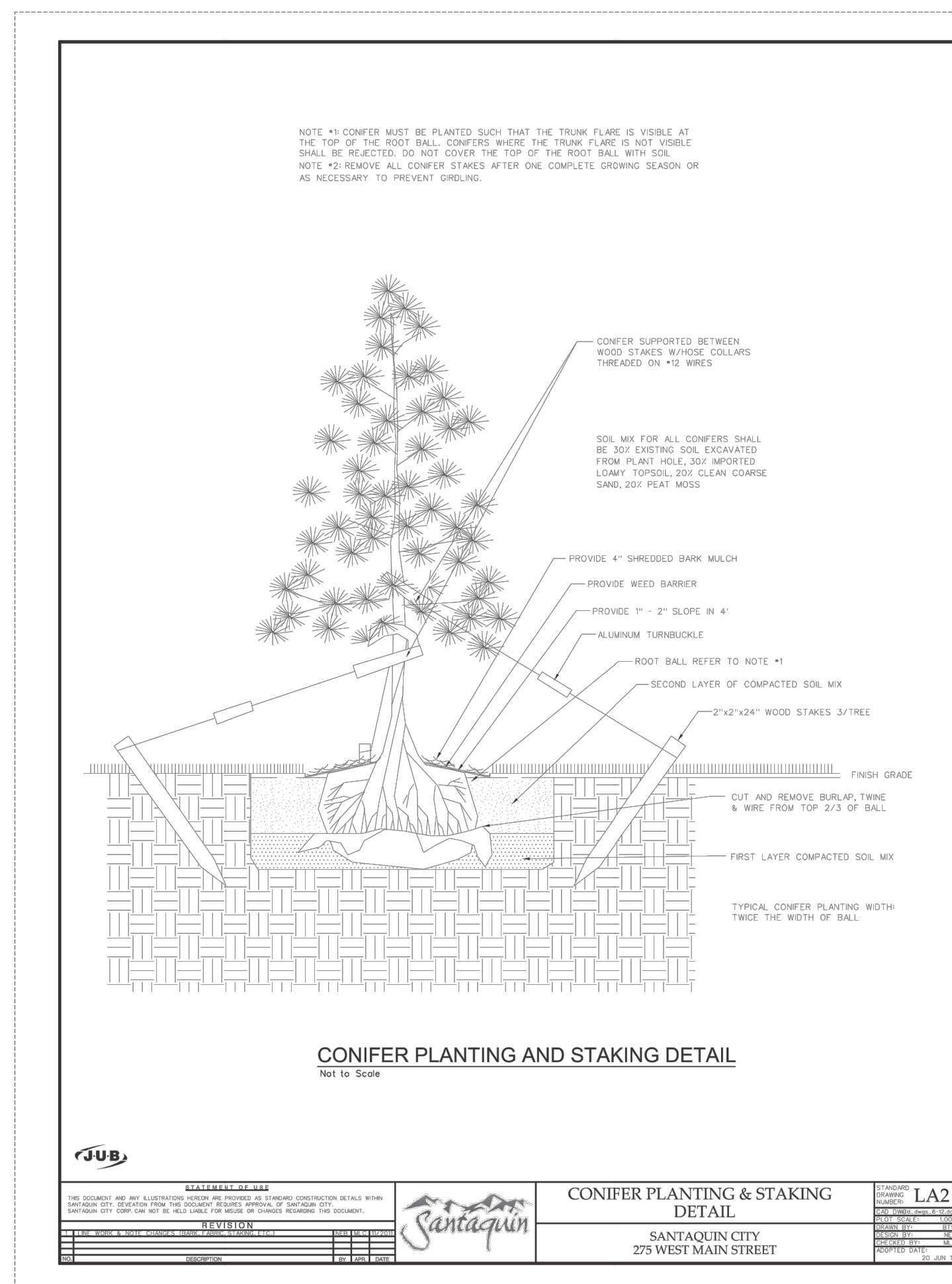
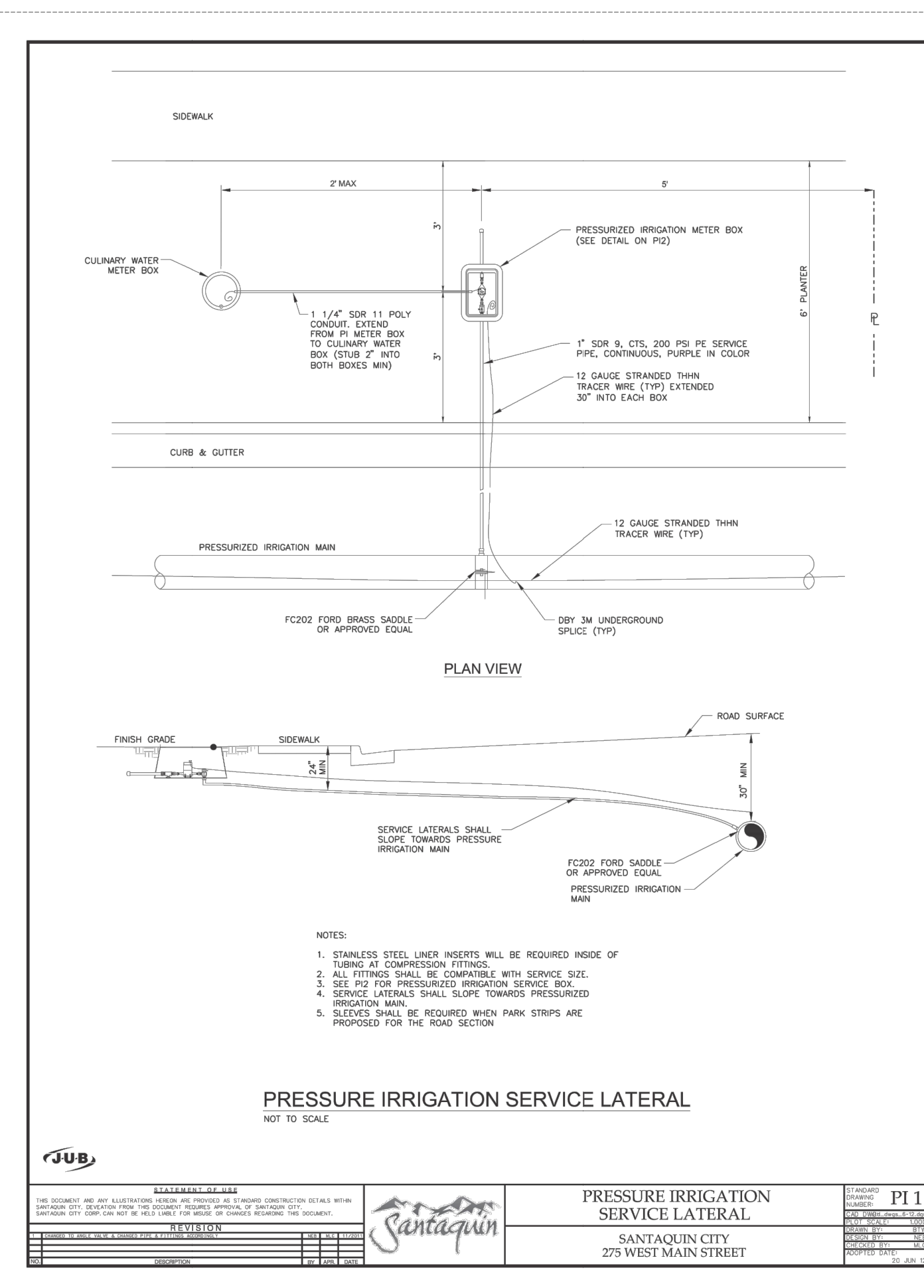
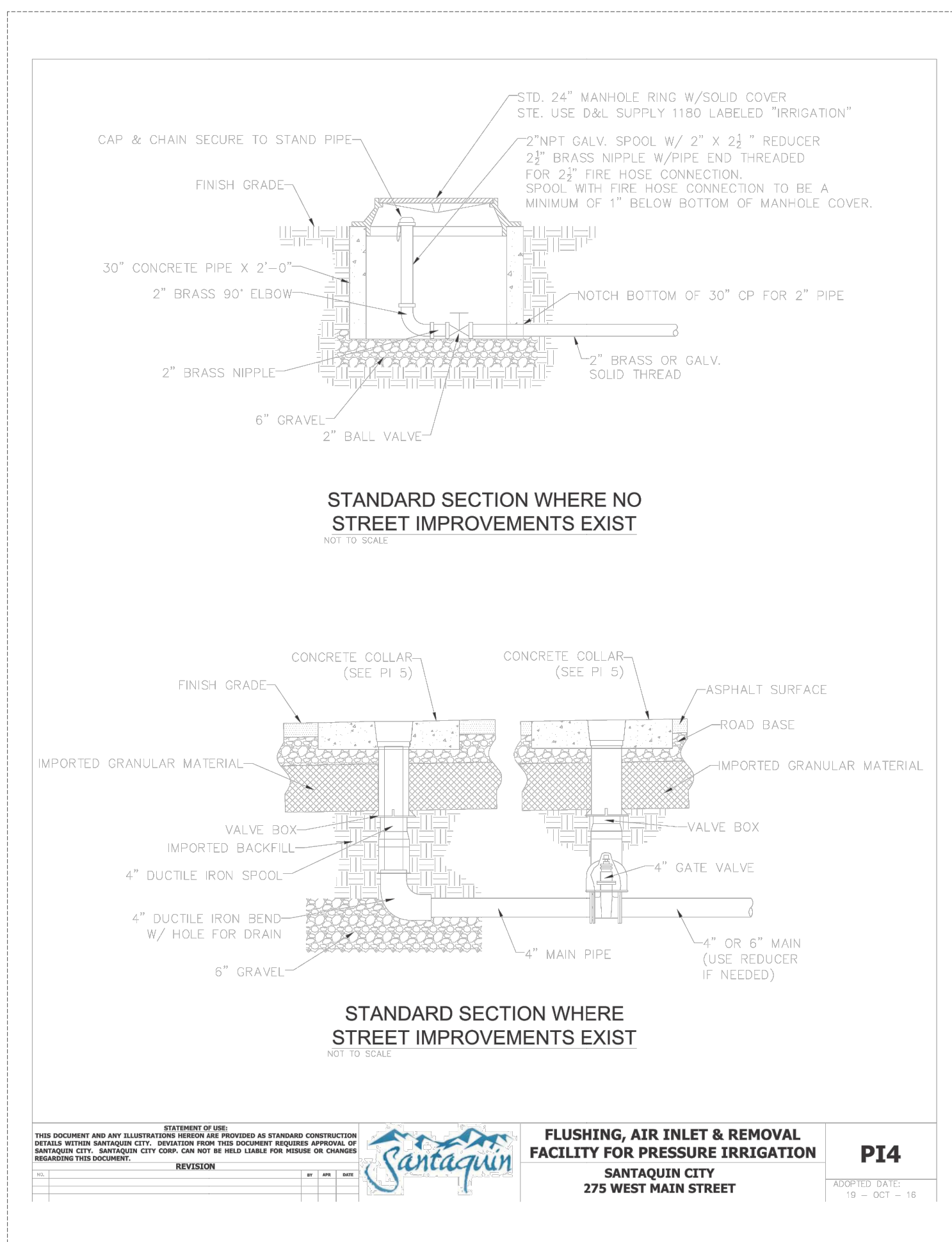
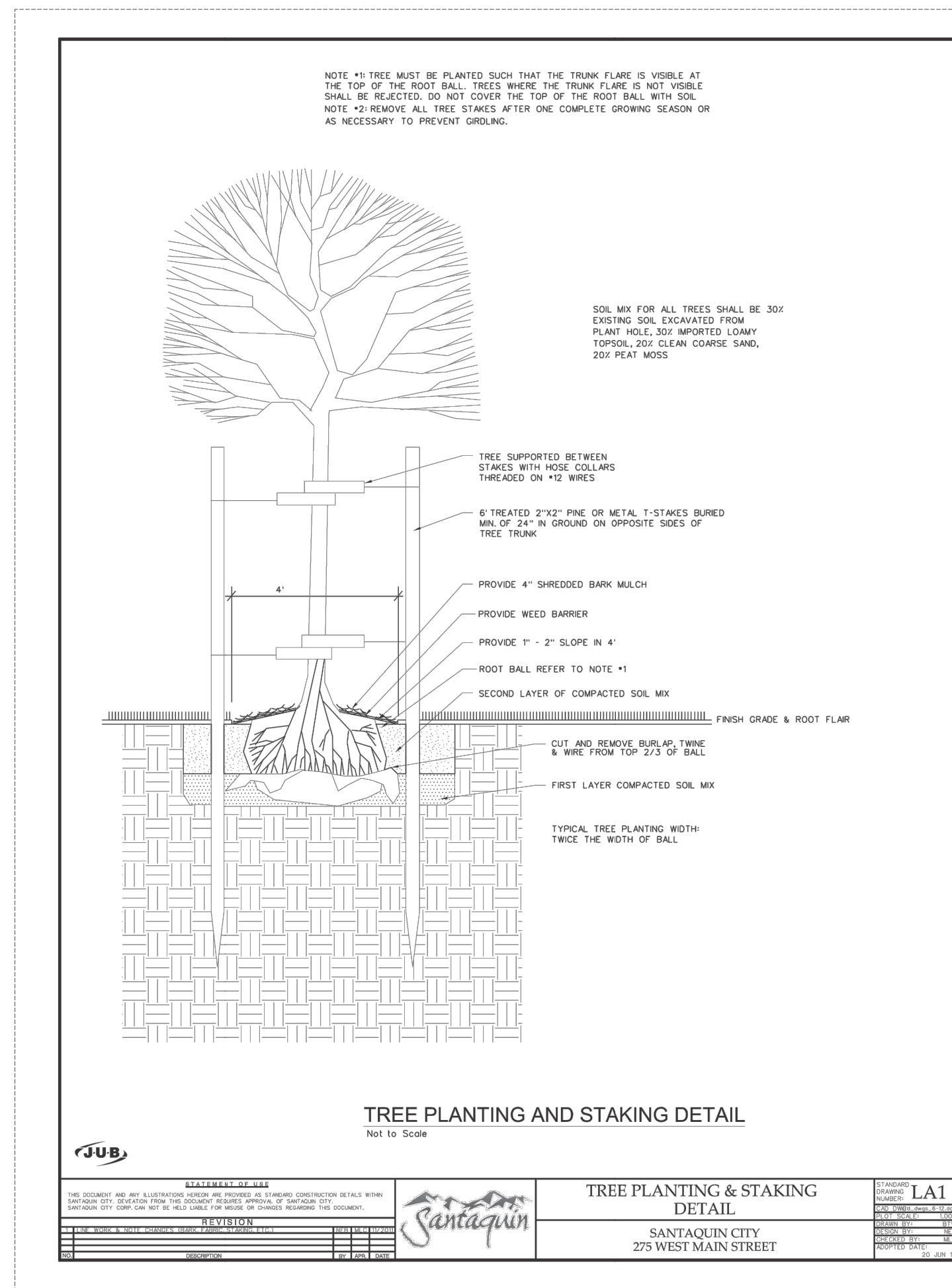
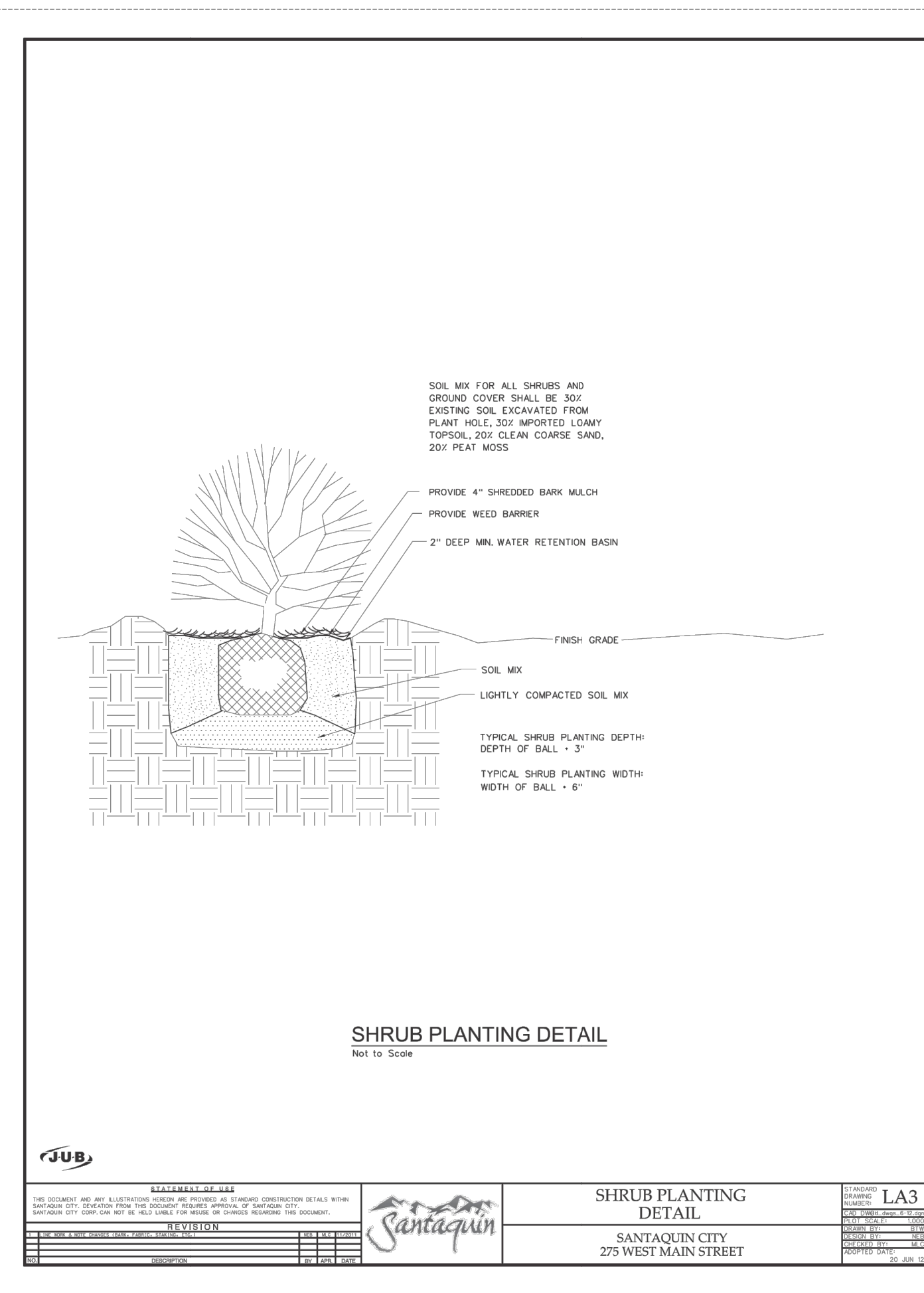
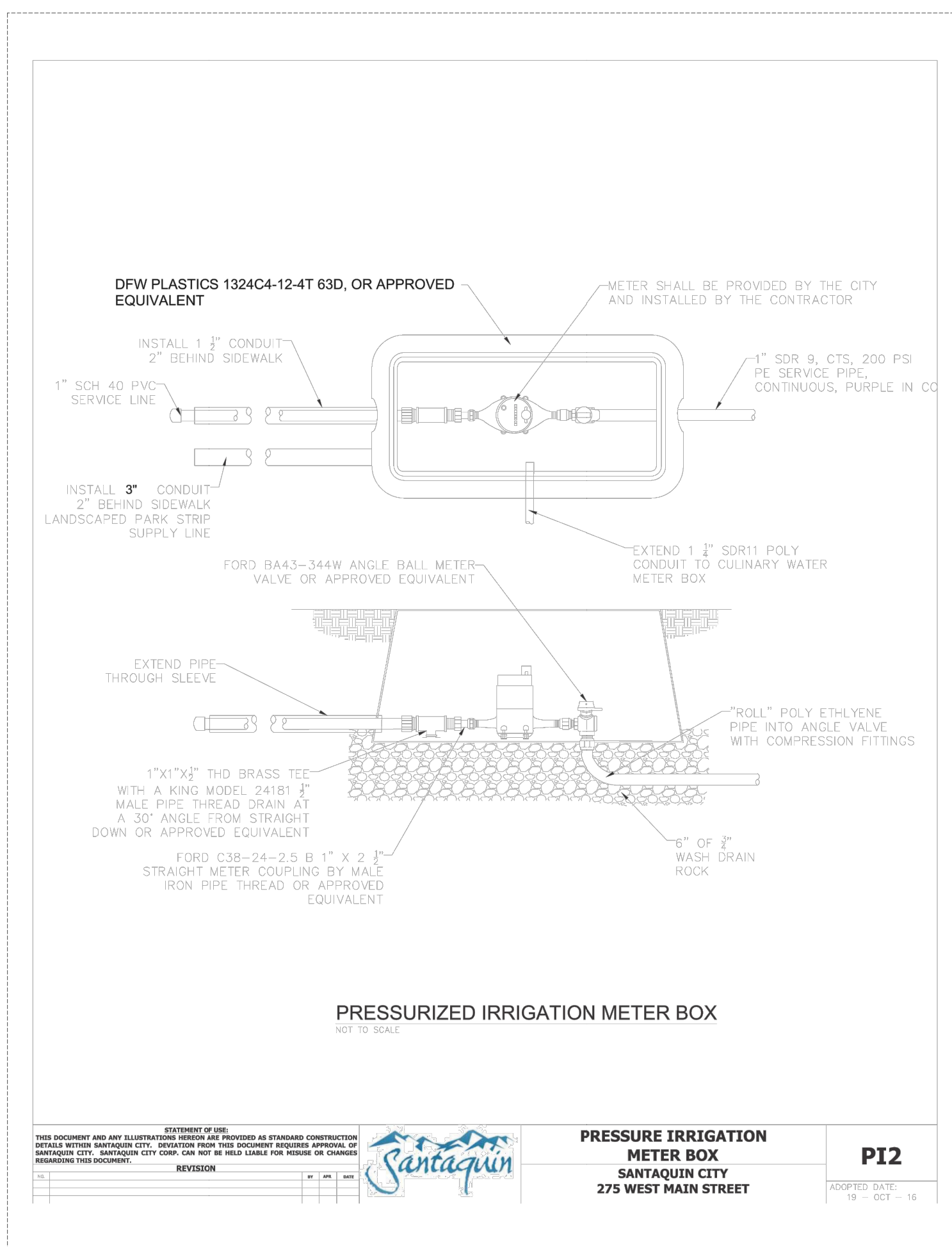
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

L-02



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 41 N Main Way
Lot 7 & 8 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UT 84003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

LANDSCAPE AND IRRIGATION DETAILS

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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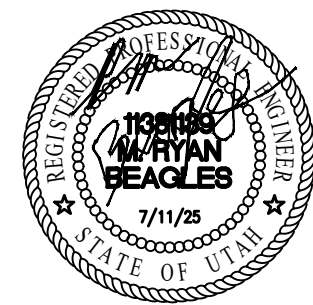
DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #

L-03

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SILVER CREEK DESIGN

LOT 7 & LOT 8
SANTAQUIN PEAKS
INDUSTRIAL PARK
SANTAQUIN, UTAH

project #: Project Number
date: OCTOBER 2024

revisions :

title:

SITE PHOTOMETRIC PLAN

sheet:

E0.3

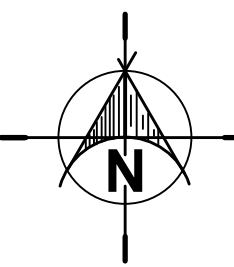
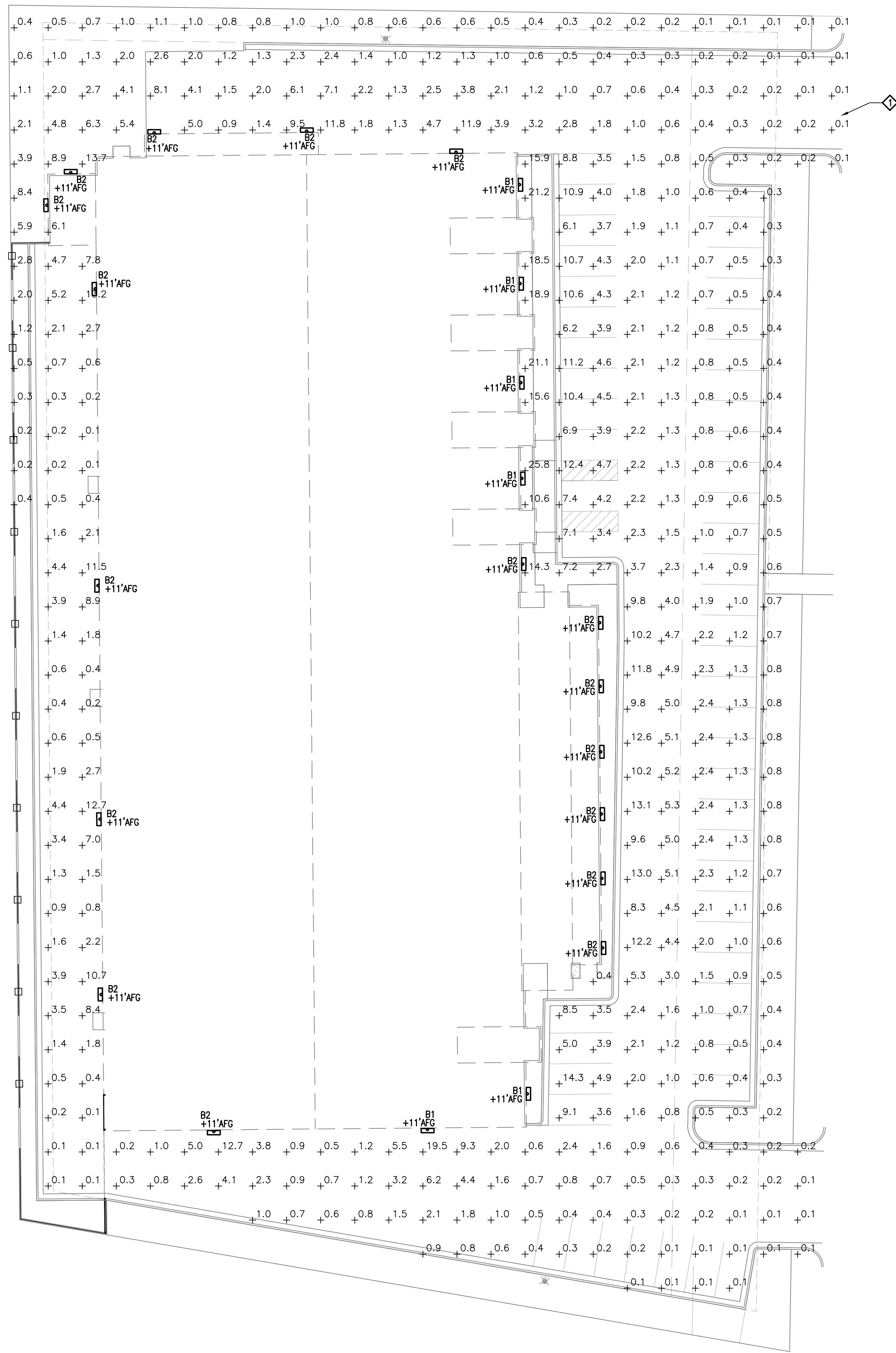
STATUS EDIT ME

ELECTRICAL KEYED NOTES:

◇ LIGHT LEVELS ARE INDICATED IN FOOTCANDLES.

DESIGN CONTACTS

ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	BENJAMIN KILLPACK
ELECTRICAL DESIGNER:	TANNER LUNDGREEN



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE				DESCRIPTION	REMARKS
			TYPE	VOLTS	WATTS	MOUNTING		
B1	SIGNIFY OR APPROVED EQUAL	WP-100-SCT-G2-10-BZ	LED 5000 KELVIN 13000 LUMENS 70 CRI	120	100	SURFACE WALL	LED BUILDING WALL PACK	
B2	SIGNIFY OR APPROVED EQUAL	WP-60-SCT-G2-10-BZ	LED 5000 KELVIN 8160 LUMENS 70 CRI	120	60	SURFACE WALL	LED BUILDING WALL PACK	

Stonco

Wall Mount

Wall Pack dual select

60W and 100W



Stonco LED Wall Pack dual select family features energy saving LED technology ideal for wall mounted applications. The Wall pack dual select is available in two sizes to accommodate multiple mounting heights.

Product: _____
Location: _____
Color: _____
Type: B1 & B2
Lamp: _____
Notes: _____

Ordering guide

Luminaire	Wattage	Generation	Voltage	Finish
WP Wall Pack	60 28W/40W/60W 100 70W/90W/100W	SCT-G2 CCT Selectable 30K/40K/50K, 5000K, Integrated Daylight Sensor, Generation 2	10 120-247V	BZ Bronze WH White

Specifications

Housing

Die-cast aluminum housing and lens frame with heat and impact resistant borosilicate glass lens.

IP Rating

LED light engine is weather proof sealed in a luminaire rated IP65.

Electrical

Driver efficiency (>84% at full load). Available in 120-247V.

LED Board and Array

1 or 2 Chip on Board (Mid-power) LEDs. Selectable Color temperature 3000K, 4000K, 5000K. Minimum CRI of 70.

Mounting

Mounts to standard 3-1/2" to 4" round and octagonal or 4 inch square electrical junction boxes. 1/2" NPT threaded conduit access.

Energy Saving Benefits

System efficacy 128lm/W @ 3000K - 128lm/W @ 5000K.

Daylight Sensor

Product is DesignLights Consortium® qualified.

Finish. Each luminaire receives a powdercoat finish. Can choose between Bronze (BZ) and White (WH) finish.

Limited Warranty. Luminaires are all covered by a 5-year limited warranty. See signify.com/warranties for details.

Listings

UL/cUL listed to the UL 1658 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

Product

Product is DesignLights Consortium® qualified.

Finish

Each luminaire receives a powdercoat finish. Can choose between Bronze (BZ) and White (WH) finish.

Limited Warranty

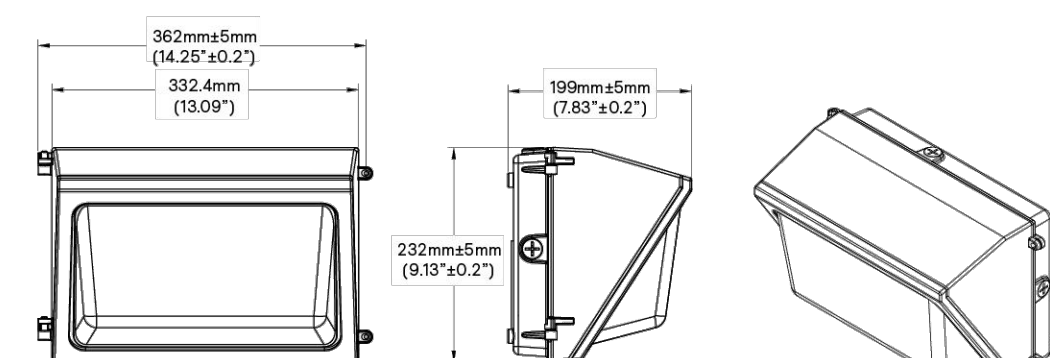
Luminaires are all covered by a 5-year limited warranty. See signify.com/warranties for details.

Stonco WallPack dual select spec sheet 01/24 page 1 of 2



WP Wall Pack dual select LED 60W and 100W

Dimensions



Weight

Product	Weight
WP60W	9.2lbs (4.2kg)
WP100W	10.1lbs (4.6kg)

LED Wattage and Lumen Values

Ordering Codes	Total LED's	System Current (mA)	Color Temp (K)	Average System Wattage	Lumen Output*	Efficiency (lm/W)	Weight (kg)
WP60-SCT-G2-10-BZ	280	230 @ 120V 330 @ 120V 500 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	28 40 60	3800/4000/5000 5200/5500/6000 7300/8500/9500	138/145/140 132/141/134 123/136/128	3.7
WP100-SCT-G2-10-BZ	560	460 @ 120V 660 @ 120V 800 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	56 80 100	8200/10000/10000 10200/11500/10000 12800/13500/12800	152/141/140 128/142/137 123/136/128	3.9

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V input. Measured wattage may vary due to variation in input wattage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
NOTE: Contact ordering@signify.com for details or additional information.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

Ordering Codes	Ambient Temperature °C	LED Current mA	Driver Output Current mA	L70 per IESNA TM-21-11	Lumen Maintenance @ 60,000 hrs
WP60-SCT-G2-10-BZ	25°C	43	1300	>64,000 hrs	89.9%
WP100-SCT-G2-10-BZ	25°C	39	2000	>64,000 hrs	88.7%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates.
2. Based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
L70 is the predicted time when LED performance degrades to 70% of initial lumen output.
3. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

Signify

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SILVER CREEK DESIGN

LOT 7 & LOT 8
SANTAQUIN PEAKS
INDUSTRIAL PARK
SANTAQUIN, UTAH

project #: Project Number
date: 07-10-2025

revisions :

title:
OVERALL
FLOOR PLAN

sheet:
AP101
DESIGN DEVELOPMENT

GENERAL NOTES - FLOOR PLANS

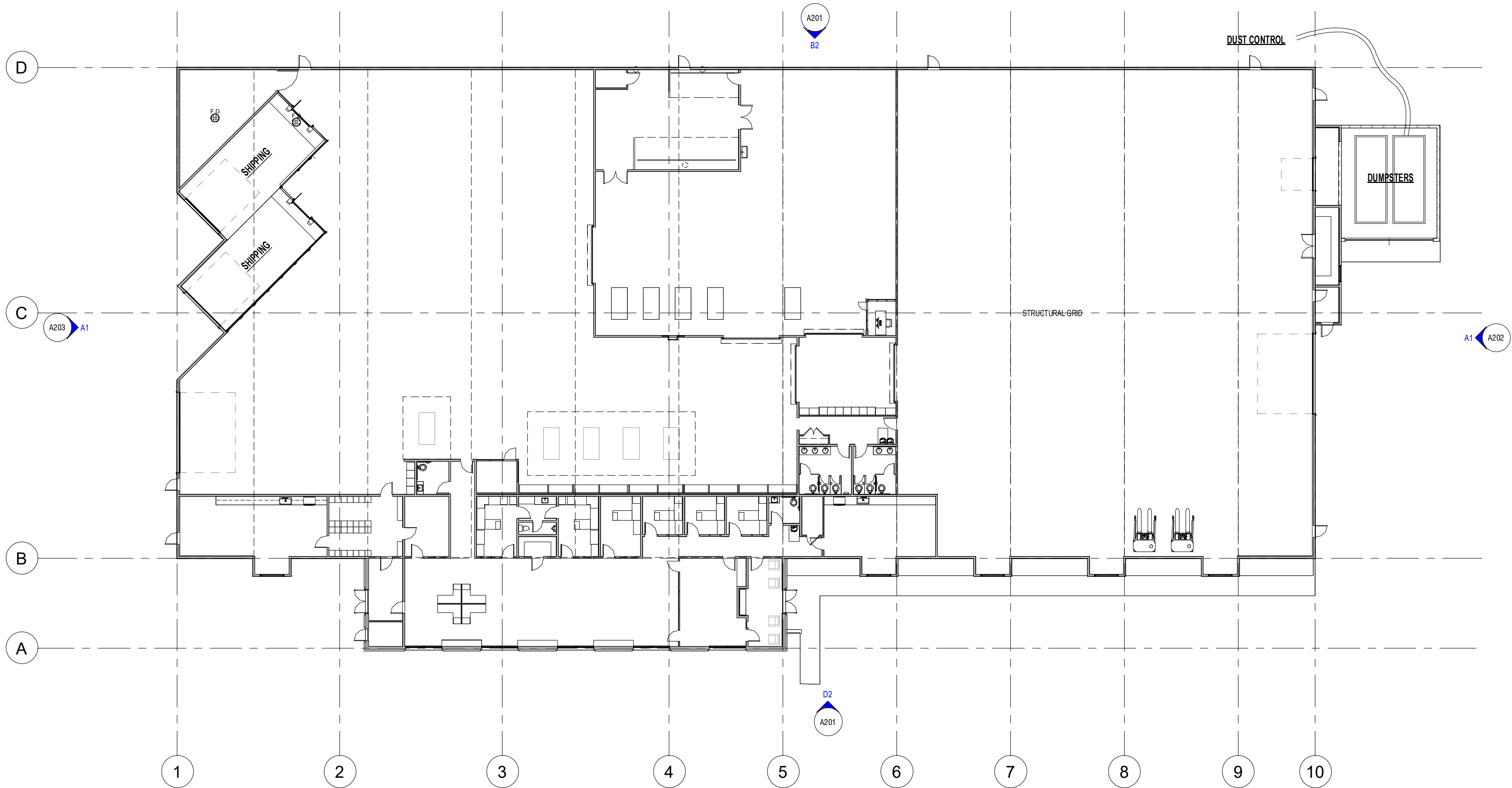
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK
- DO NOT SCALE THE DRAWINGS
- ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE
- SEE G000 SERIES SHEETS FOR TYPICAL MOUNTING HEIGHTS. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL-MOUNTED ITEMS WHETHER BLOCKING IS DEPICTED IN DRAWINGS OR NOT.
- COORDINATE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNER FURNISHED, OWNER INSTALLED
- SEE SHEET SERIES A300 FOR WALL AND ASSEMBLY TYPES.
- SEE SHEET SERIES A800 FOR DOOR AND WINDOW TYPES
- SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE TREATMENTS AT WALLS
- SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL WALL CONSTRUCTION INFORMATION
- VERIFY CEILING HEIGHTS IN UNITS WITH SHEET SERIES A400. CONTRACTOR TO VERIFY AND MAXIMIZE CEILING HEIGHT IN ALL AREAS DEPENDENT ON DUCTWORK LOCATIONS
- ELECTRICIAN SHALL NOT SET ANY CEILING J-BOXES THAT ARE FOR LIGHTS BEFORE THE FINAL LOCATION OF THE DROPPED SOFFITS HAVE BEEN DETERMINED. THIS WILL ENSURE THAT THE LIGHTS THAT NEED TO BE CENTERED ARE CORRECTLY CENTERED BETWEEN THE SOFFITS
- DOOR OPENINGS IN FRAME CONSTRUCTION WITH NO SPECIFIED DIMENSION ARE EITHER CENTERED IN THE LENGTH OF WALL RUN OR (IF DRAWN NEAR CORNER) LOCATED 4" FROM THE FACE OF ADJACENT STUD. ASSUME CENTERED IN FACE OF JAMB UNLESS NOTED OTHERWISE
- FIRE STOP ALL CHASES AT FLOOR AND ATTIC
- FIREPLACE AND FLUE SPEC'S ARE REQUIRED AT TIME OF INSPECTION
- HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH
- BALLUSTERS SHALL BE PLACED SO THAT A (4") DIA. SPHERE CANNOT PASS THROUGH
- SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE
- ALL TUB / SHOWERS TO HAVE ANTI-SCALD VALVES
- ALL PLUMBING TO BE PROTECTED AGAINST FREEZING, PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYP.
- FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION
- TOP OF FOUNDATION WALL A MIN. OF 6" ABOVE FINISHED GRADE
- SEE RES/COM CHECK FOR THERMAL INSULATION MINIMUMS. CONTRACTOR TO FOLLOW ALL INSULATION VALUES PER RES/COM CHECK. PROVIDE INSULATION CERTIFICATION THAT COINCIDES WITH THE RES/COM CHECK REQUIREMENTS
- COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS
- SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS
- ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT
- A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR
- EMERGENCY FLOOR DRAINS SHALL BE INSTALLED AT WATER HEATERS, LAUNDRY'S, GARAGES, ETC. TRAP SEALS OF EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SHALL COMPLY WITH IPC 1002.4

KEYNOTES

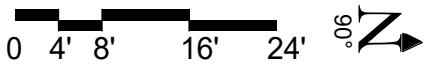
- REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
- COUNTERTOP ON 36" HIGH BASE CABINET
- BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
- RANGE & COOK-TOP
- PREP SINK W/ DISPOSAL AND SPRAYER
- DISHWASHER
- KITCHEN ISLAND OVER BASE CABINETS
- FREE-STANDING TUB
- WALK-IN TILE SHOWER WITH 9 1/2 T.J. SLOPE TILE TO DRAIN
- RAILING SYSTEM
- GAS FIREPLACE
- HOSE BIB W/ SHUT-OFF BALL VALVE
- WINDOW WELL WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
- UTILITY METER LOCATIONS
- ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE. DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR N1102.2.4 OF THE IRC
- TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SHELVES. SIZE OPENING PER TILE SELECTION

Keynote Legend

Key Value	Keynote Text
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A1 OVERALL FLOOR PLAN
scale: 1/16" = 1'-0"



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SILVER CREEK DESIGN

LOT 7 & LOT 8
SANTAQUIN PEAKS
INDUSTRIAL PARK
SANTAQUIN, UTAH

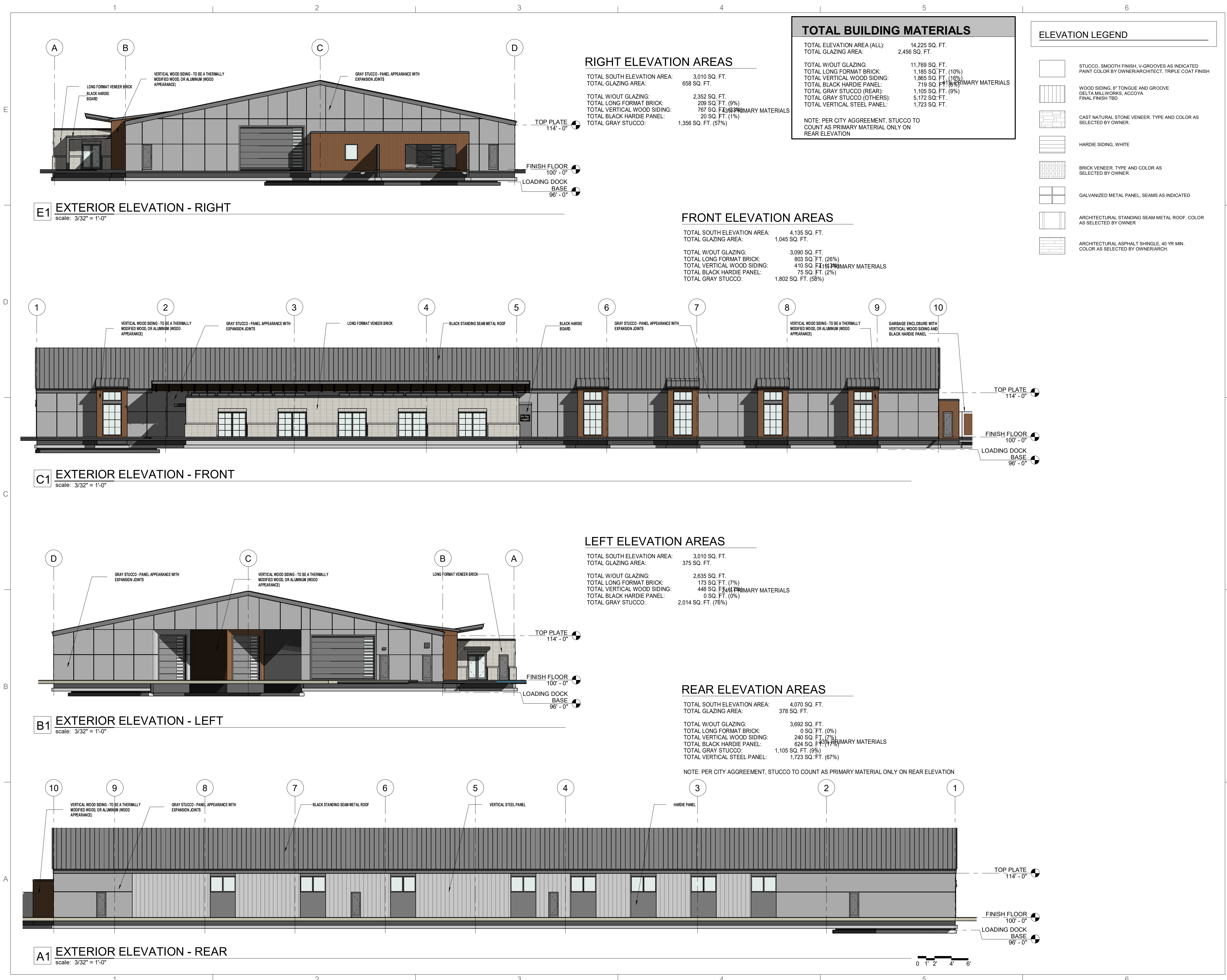
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date: 07-10-2025

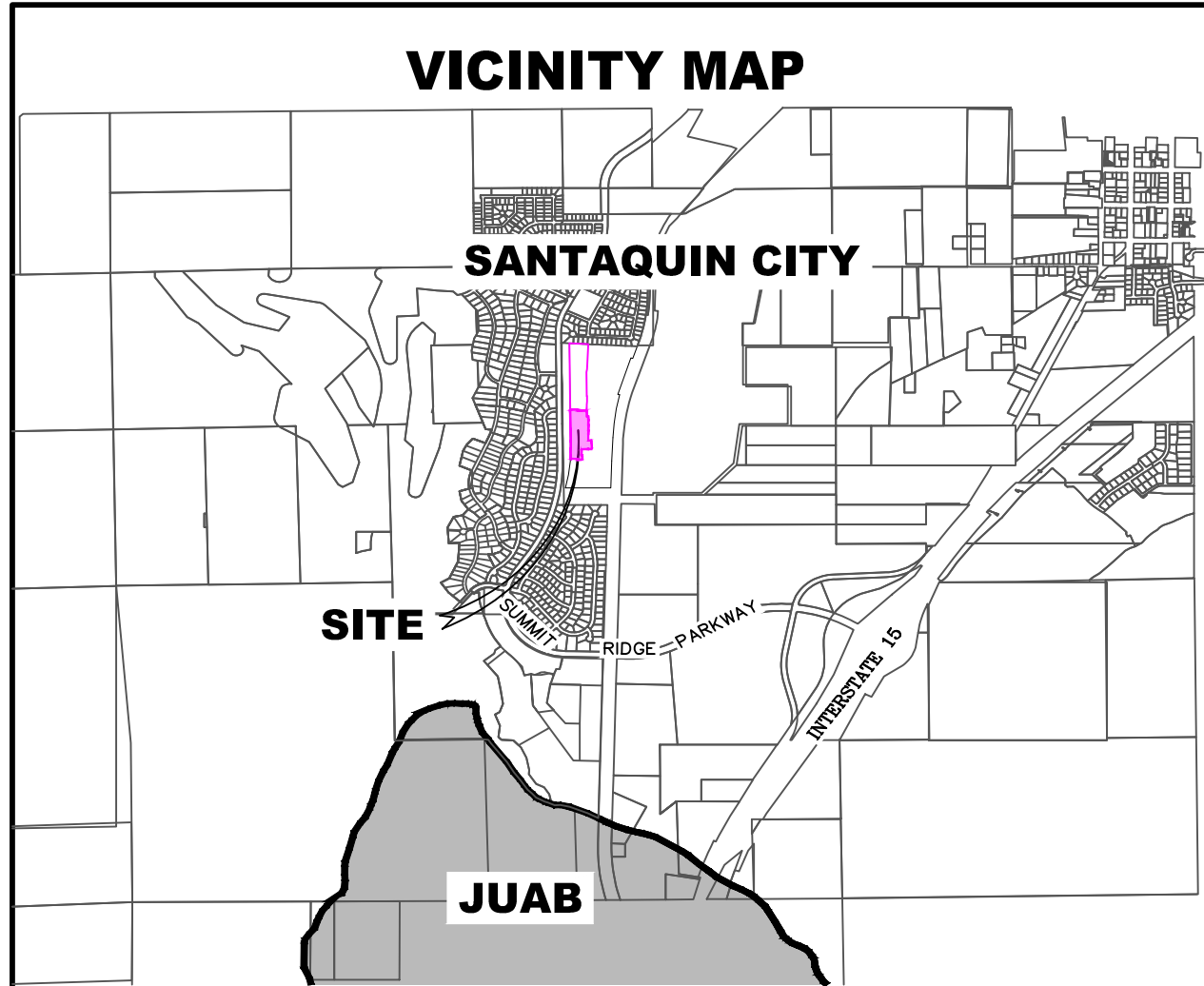
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EXTERIOR ELEVATIONS

sheet:

AP201
DESIGN DEVELOPMENT





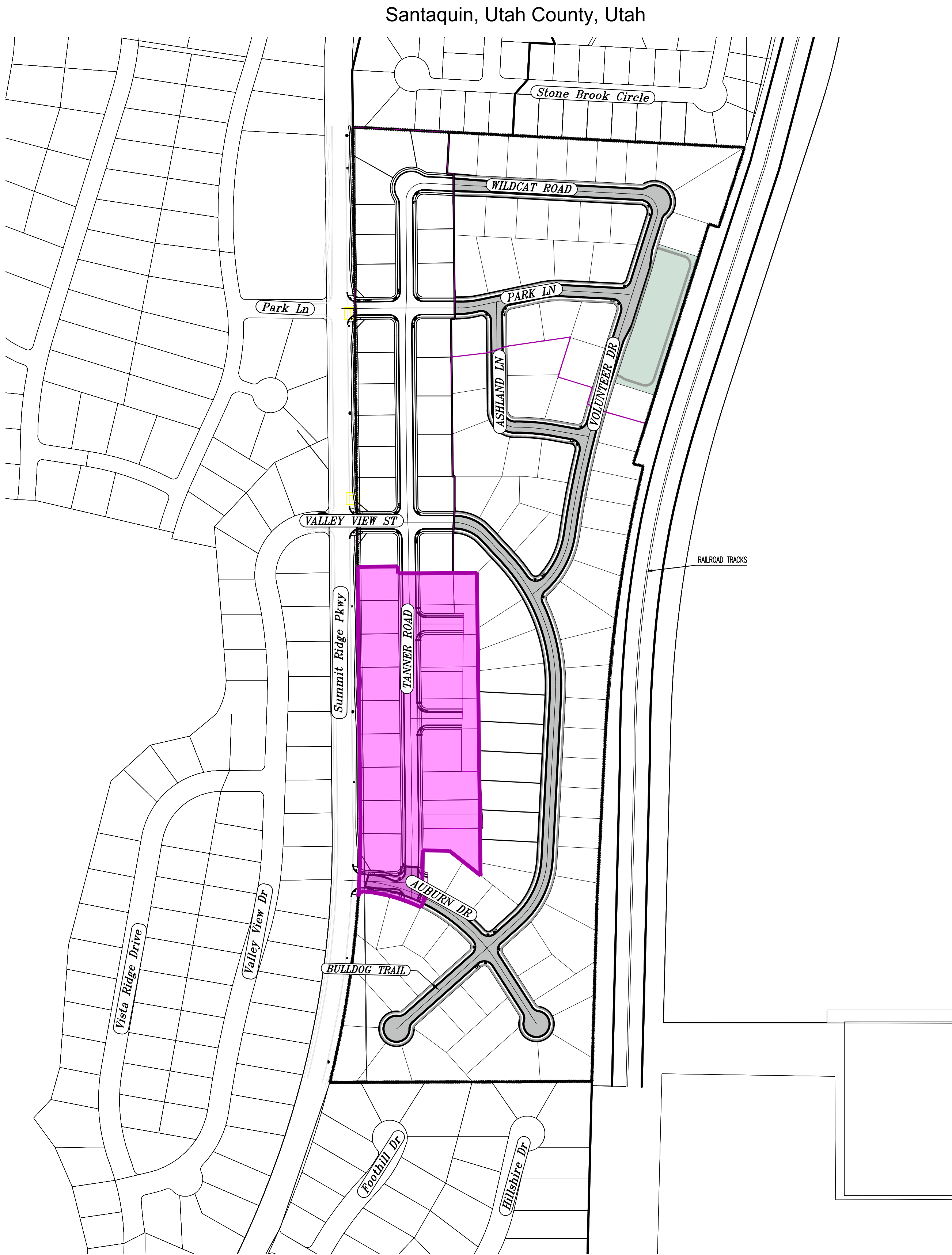
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

A 4' BOX NCBU TO BE LOCATED ON THE NORTH SIDE OF THE PARK LANE ENTRANCE & A 5' BOX NCBU WILL BE LOCATED ON THE SOUTH THE AUBURN DRIVE ENTRANCE

Tanner Flats @ Summit Ridge

- PHASE 2 AMENDED -

May 25



PHASE 2 BREAKDOWN	
TOTAL PLAT ACREAGE	6.87 ACRES
TOTAL LOT ACREAGE	5.35 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-1Q
DENSITY	2.47 / duq
NUMBER OF LOTS	17 LOTS

PROJECT DEVELOPER

Skyler Tolbert
Ivory Development
801-520-9127
skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
EX-01	EXISTING SITE
PLAT	PLAT SHEETS
FEN-01	FENCING PLAN
DM-01-04	DEMO PLANS
UP-01	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01	PLAN & PROFILE - AUBURN DR
EC-01	EROSION CONTROL PLAN
EC-02-03	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

- NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
 - ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
 - 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
 - ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 - ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.
 - ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL.
 - WATER DEDICATION REQUIRED AT FINAL.



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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& Surveying

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regiondesignllc.com

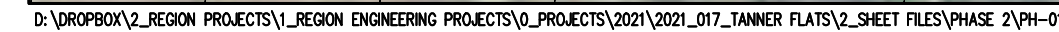


TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

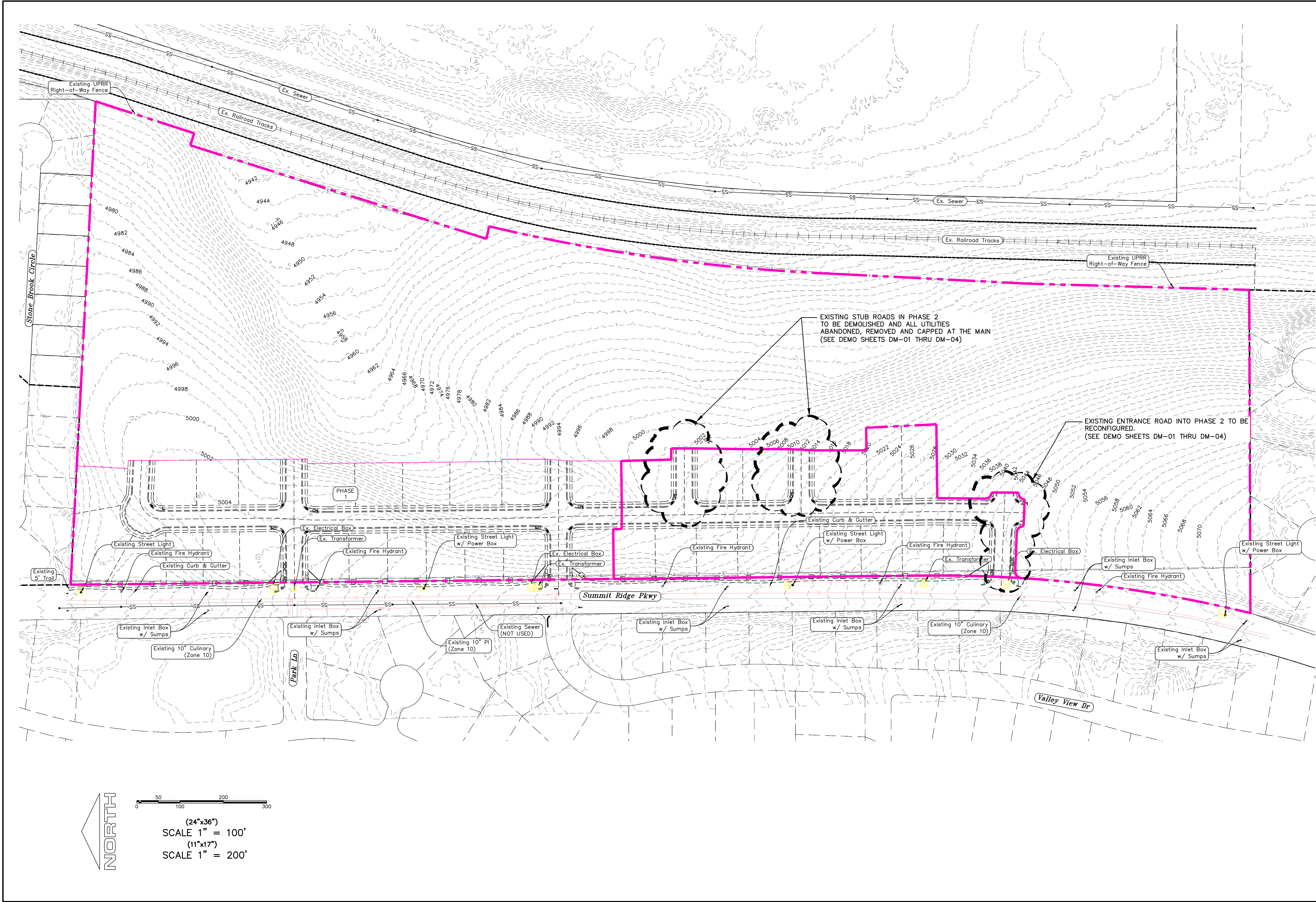


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DATE:5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01



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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EXISTING CONDITIONS
SHEET:
EX-01

PHASE 2 BREAKDOWN	
TOTAL LOT ACREAGE	6.87 ACRES
TOTAL LOT ACREAGE	5.35 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-10
DENSITY	2.47 / du
NUMBER OF LOTS	17 LOTS

PROJECT DEVELOPER

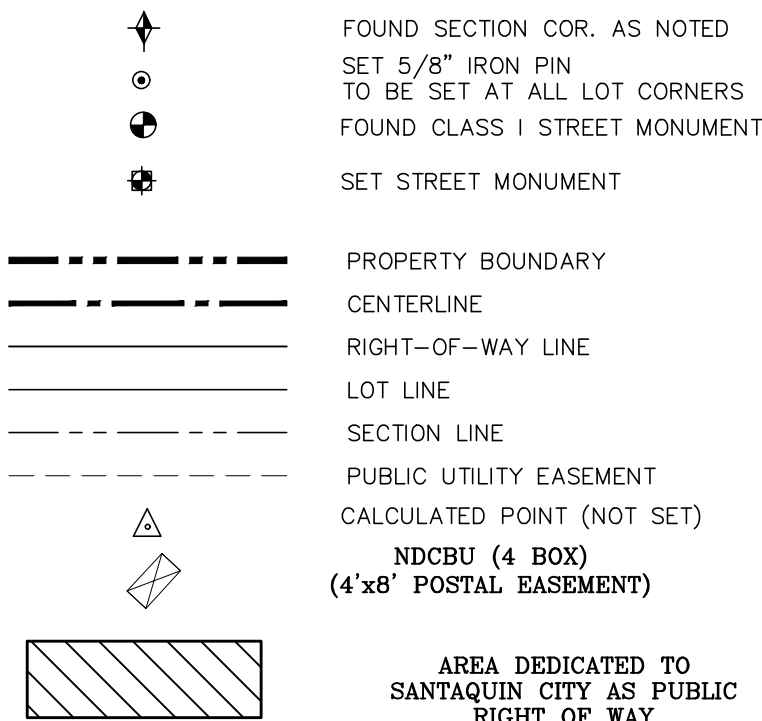
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skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

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1776 NORTH STATE STREET #110
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PH - 801.376.2245

LEGEND



NOTE:

1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 31 thru 39).
2. ACCESS TO LOT 39 SHALL BE LIMITED TO TANNER ROAD ONLY.

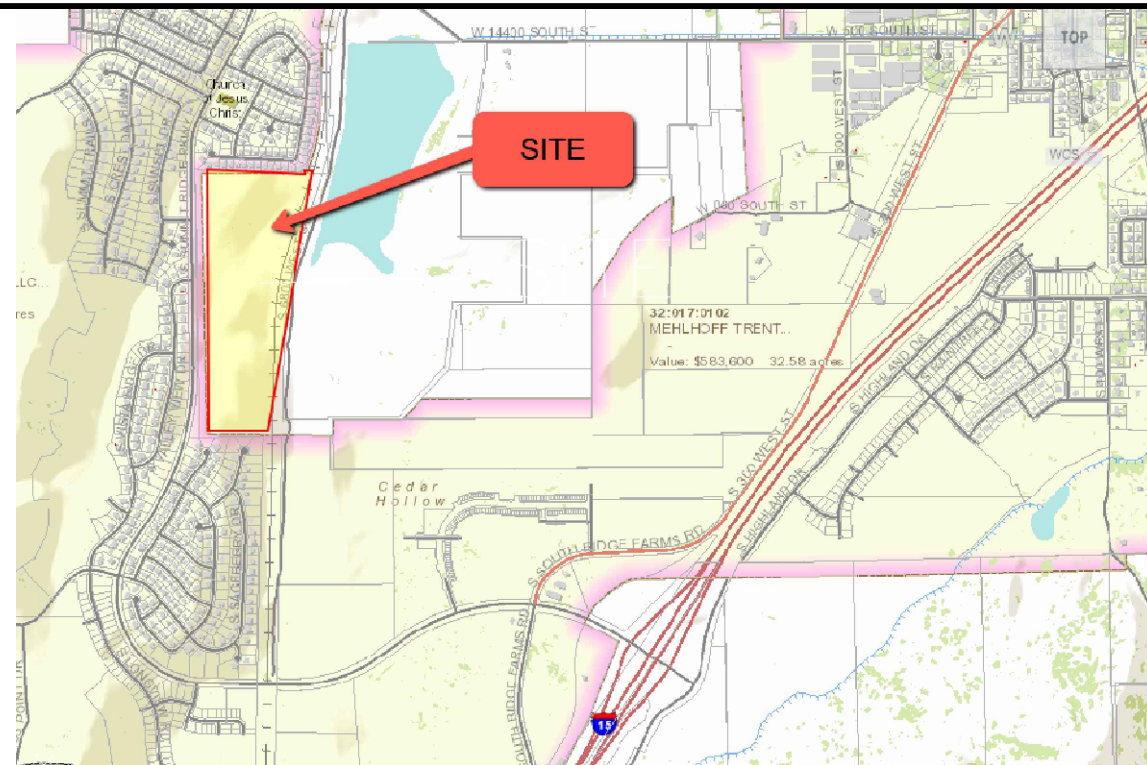
TANNER FLATS @ SUMMIT RIDGE

- PHASE 2a -

An Amendment of Tanner Flats @ Summit Ridge Phase 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.34'	15.00'	16.39'	S32°23'22"E	66°14'20"
C2	13.43'	529.00'	13.43'	S64°46'54"E	1°27'15"
C3	24.04'	15.00'	21.55'	S49°29'22"W	91°48'26"
C4	222.30'	3019.90'	222.25'	N1°28'37"E	41°3'03"
C5	87.65'	3019.90'	87.64'	N2°45'16"E	1°39'46"
C6	22.77'	15.00'	20.64'	S41°33'20"E	86°57'25"
C7	85.73'	529.00'	85.64'	S80°23'29"E	91°7'07"
C8	27.10'	15.00'	23.56'	N52°29'27"E	103°31'17"
C9	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C10	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C11	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C12	42.85'	3019.90'	42.85'	N01°3'31"W	0°48'47"
C13	50.54'	1031.00'	50.53'	S0°40'27"E	2°48'31"
C14	168.95'	471.00'	168.05'	N74°19'50"W	20°33'09"
C15	91.80'	3019.90'	91.80'	N1°03'07"E	1°44'30"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	152.81'	500.00'	152.22'	N77°45'59"W	17°30'41"
C17	43.25'	500.00'	43.24'	N66°31'58"W	4°57'23"
C18	10.81'	1000.00'	10.81'	S1°02'23"W	0°37'10"
C19	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C20	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

TANNER FLATS @ SUMMIT RIDGE - PHASE 2a

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 17' 49" E FOR A DISTANCE OF 162.70 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 963.26 FEET TO A POINT ON A LINE.
THENCE, N 51° 45' 31" W FOR A DISTANCE OF 113.70 FEET TO A POINT ON A LINE.
THENCE, N 89° 16' 12" W FOR A DISTANCE OF 75.37 FEET TO A POINT ON A LINE.
THENCE, S 00° 43' 48" W FOR A DISTANCE OF 90.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 66° 14' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 23' 22" E FOR A DISTANCE OF 16.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 27' 15", HAVING A RADIUS OF 529.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 46' 54" E FOR A DISTANCE OF 13.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 25° 56' 44" W FOR A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 20° 33' 09", HAVING A RADIUS OF 471.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 19' 50" W FOR A DISTANCE OF 168.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 91° 48' 26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 49° 29' 22" W FOR A DISTANCE OF 21.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 13' 03", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01° 28' 37" E FOR A DISTANCE OF 222.25 FEET.
THENCE N 00° 37' 55" W A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING

CONTAINING 6.87 ACRES OF LAND AND 17 LOTS

May 20, 2025

DATE

ROBBIN J. MULLEN

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

DAY OF _____, A.D. 20____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

TANNER FLATS @ SUMMIT RIDGE
PHASE 2aAn Amendment of Tanner Flats @
Summit Ridge Phase 2

UTAH COUNTY, UTAH

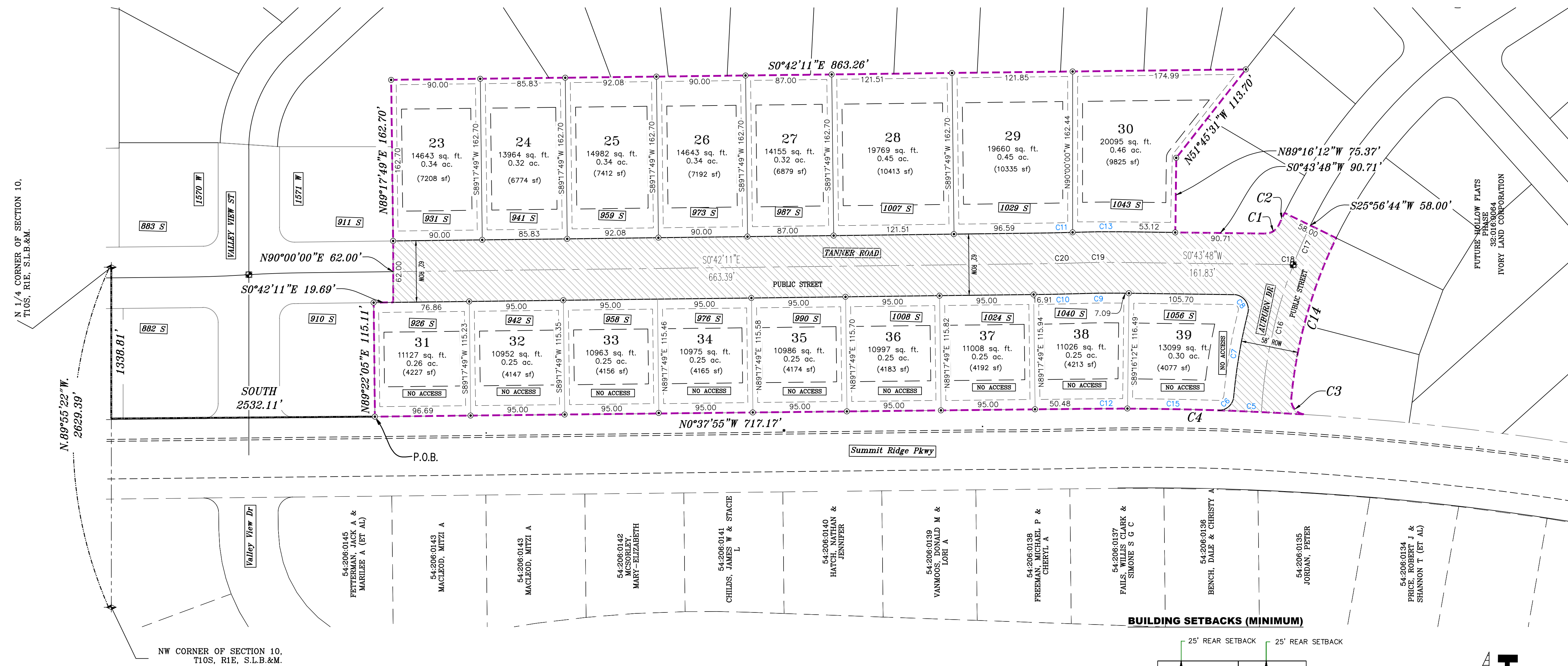
SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. XXXX... PROPOSED RESIDENTIAL ADDRESS
3. XXXX S.F. AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

QUESTAR GAS COMPANY dba ENDRIDGE APPROVAL

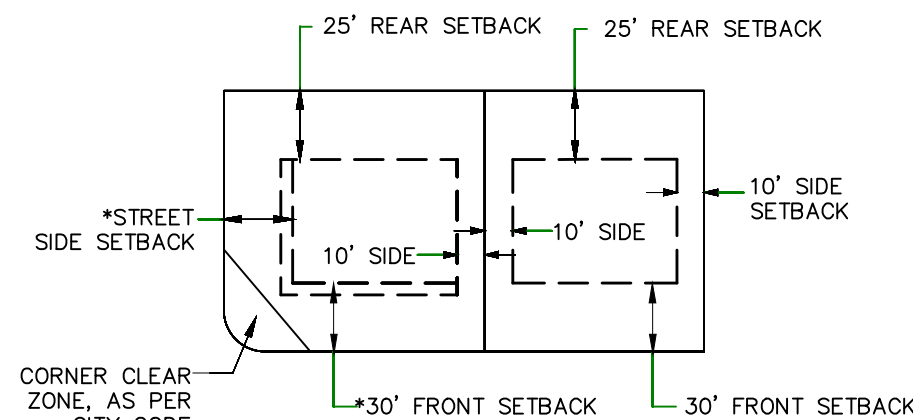
QUESTAR GAS COMPANY dba ENDRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENDRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENDRIDGE GAS UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

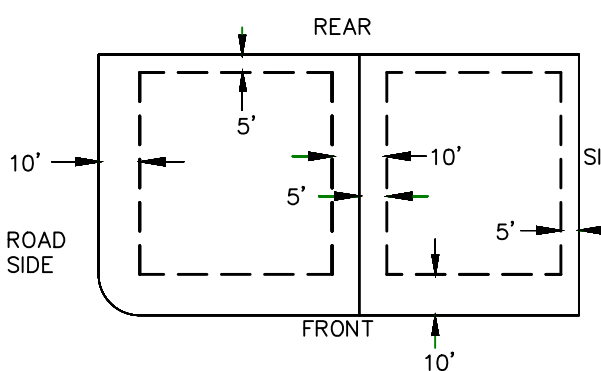
BY- _____

TITLE- _____



*FRONT SETBACK ON CORNER LOT. THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

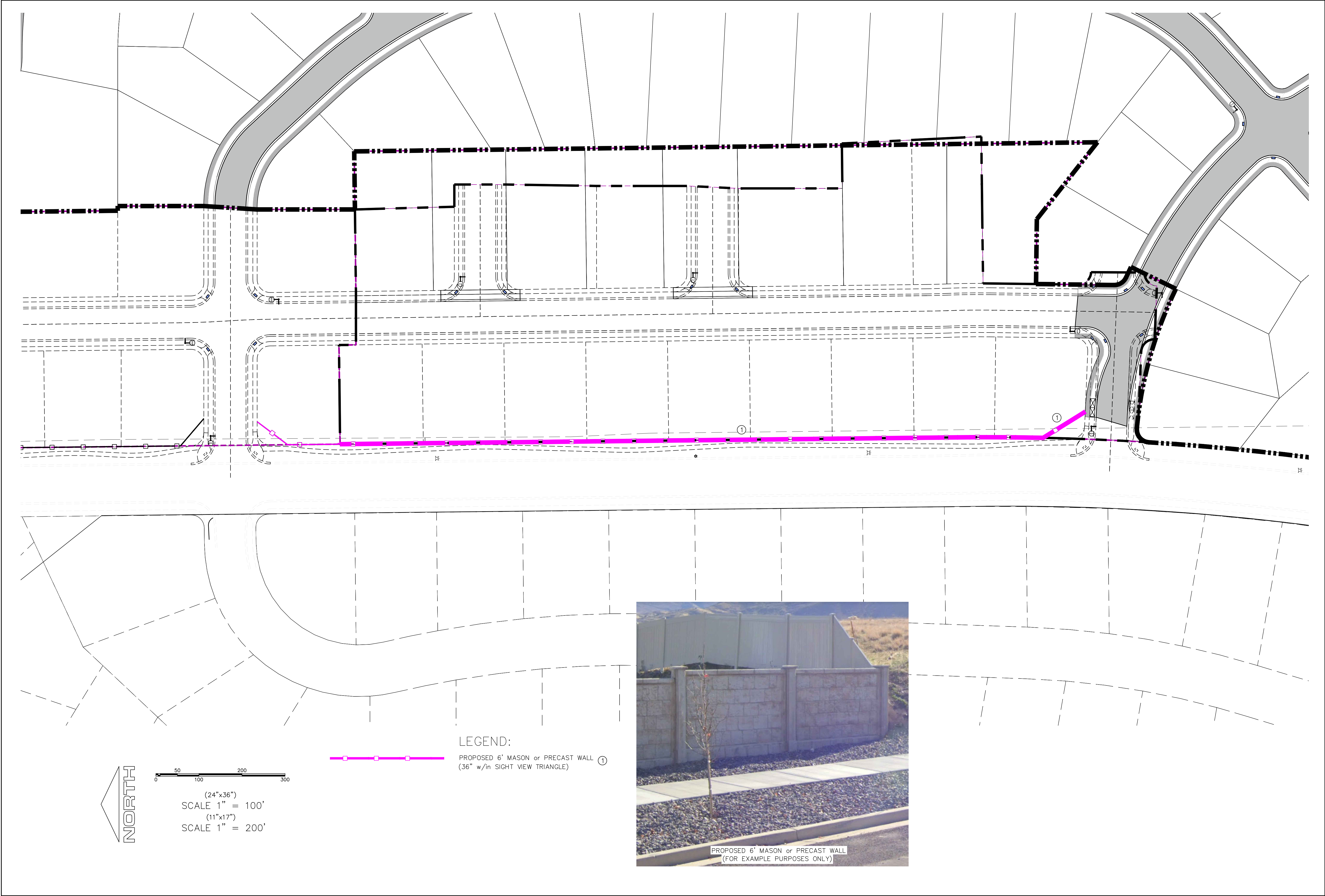
PUBLIC UTILITY EASEMENTS




30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'


SHEET 1 of 1



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region
Engineering
& Surveying



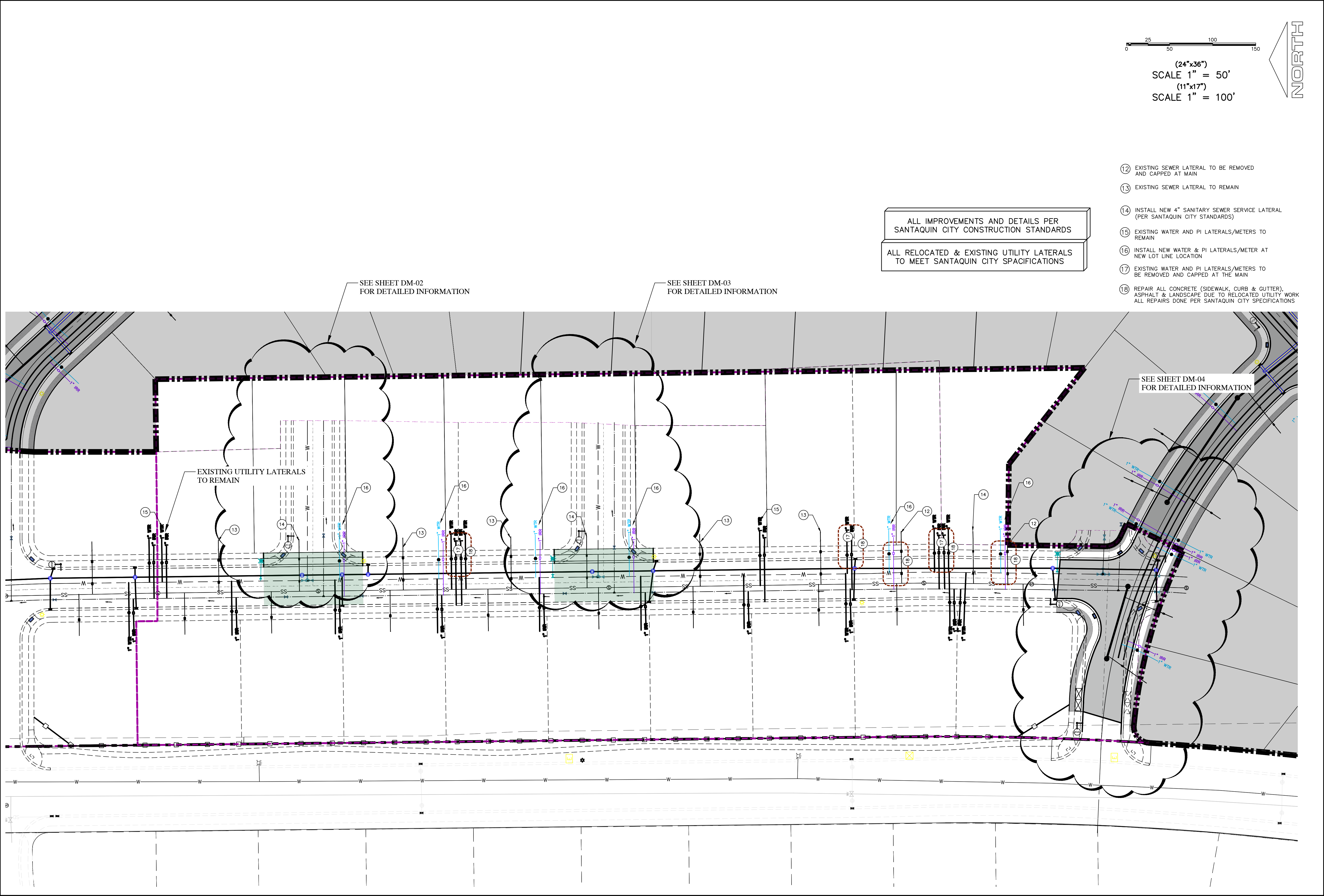
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

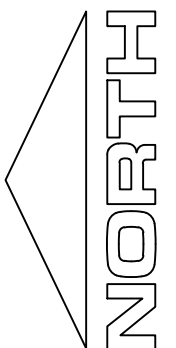
DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
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SHEET NAME:
FENCING PLAN

SHEET:
FEN-01



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL RELOCATED & EXISTING UTILITY LATERALS
TO MEET SANTAQUIN CITY SPECIFICATIONS

- 12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN
- 13 EXISTING SEWER LATERAL TO REMAIN
- 14 INSTALL NEW 4" SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 15 EXISTING WATER AND PI LATERALS/METERS TO REMAIN
- 16 INSTALL NEW WATER & PI LATERALS/METER AT NEW LOT LINE LOCATION
- 17 EXISTING WATER AND PI LATERALS/METERS TO BE REMOVED AND CAPPED AT THE MAIN
- 18 REPAIR ALL CONCRETE (SIDEWALK, CURB & GUTTER), ASPHALT & LANDSCAPE DUE TO RELOCATED UTILITY WORK ALL REPAIRS DONE PER SANTAQUIN CITY SPECIFICATIONS

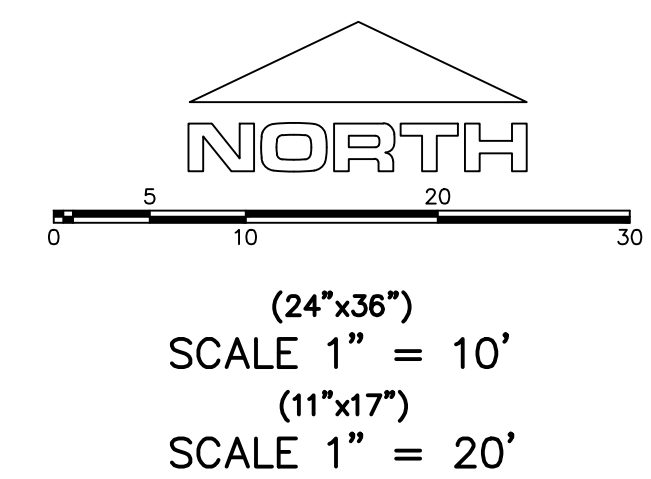
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**TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025	
PROJECT #	
REVISIONS:	
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3	

SHEET NAME:
DEMO PLAN

SHEET:
DM-01



DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

DEMO PLAN

SHEET:

DM-03

***TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED***
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025

PROJECT #

REVISIONS:

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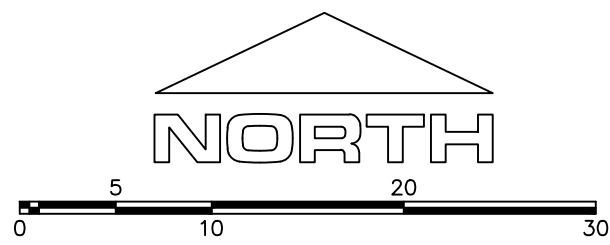
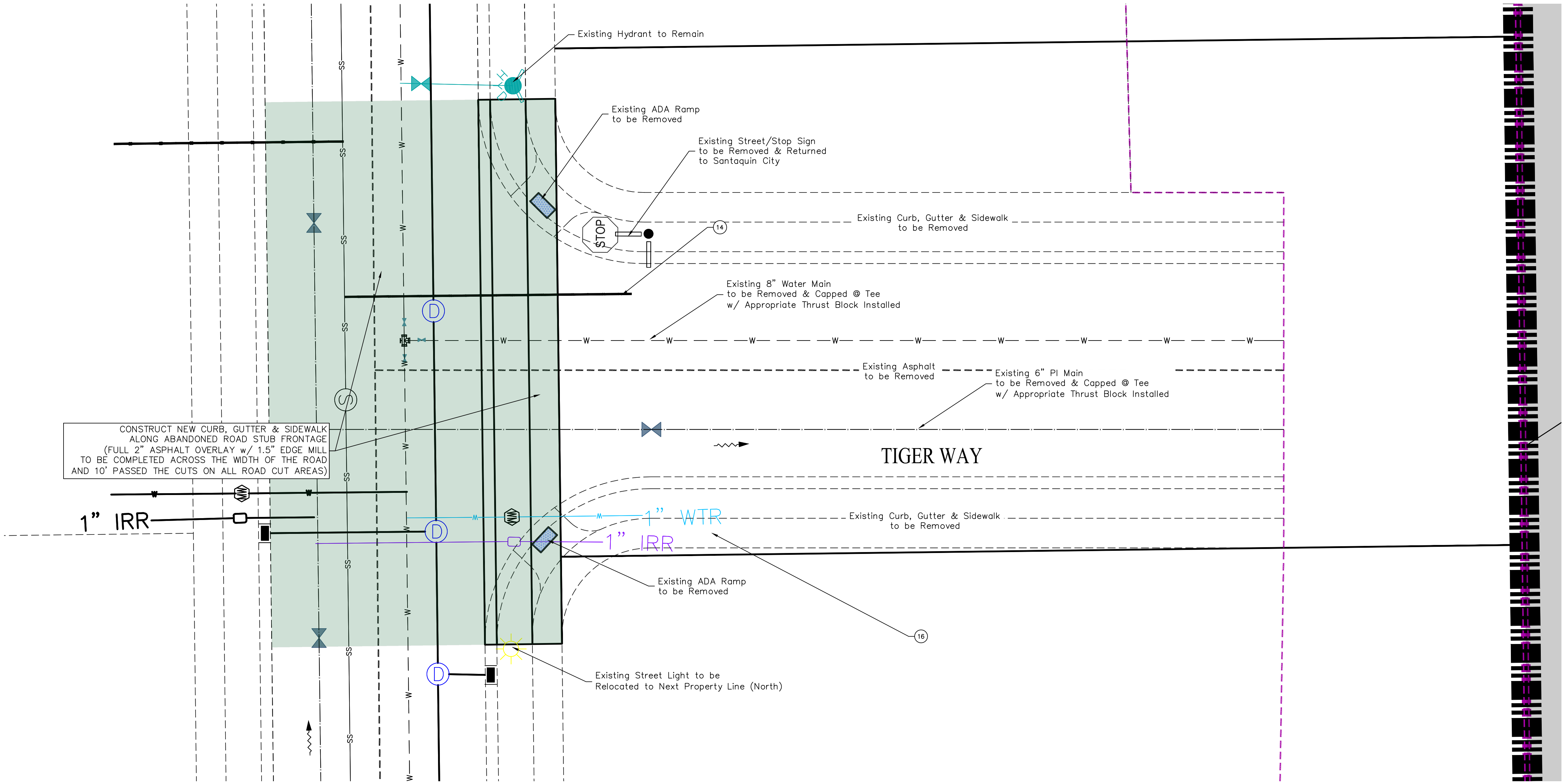
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SHEET NAME:

DEMO PLAN

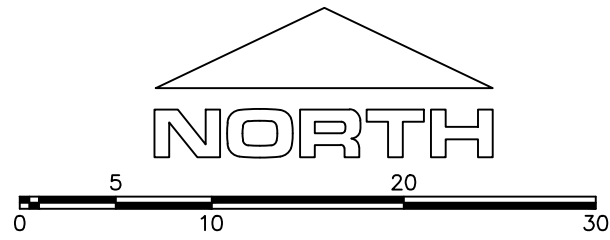
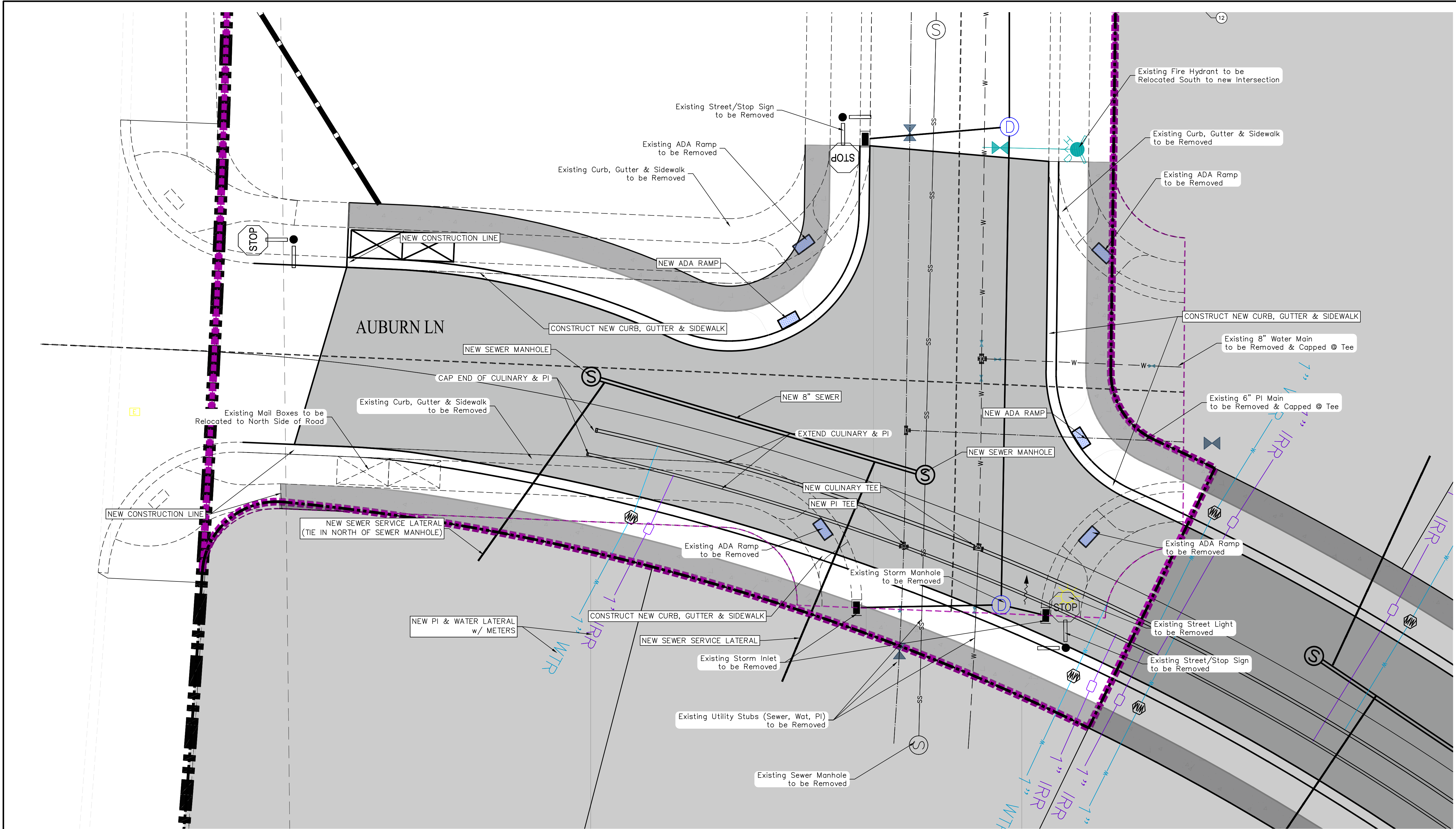
SHEET:

DM-02



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS




(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS


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TANNER FLATS at SUMMIT RIDGE

PHASE 2 – AMENDED

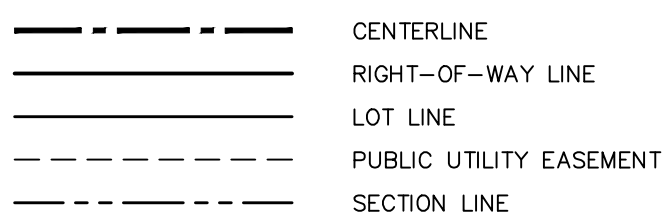
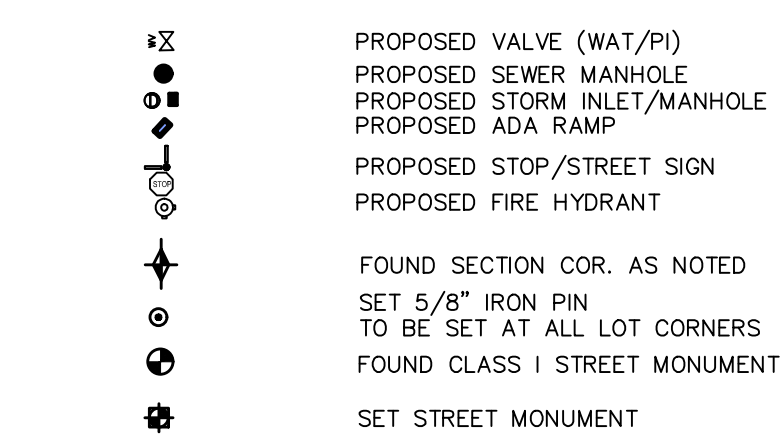
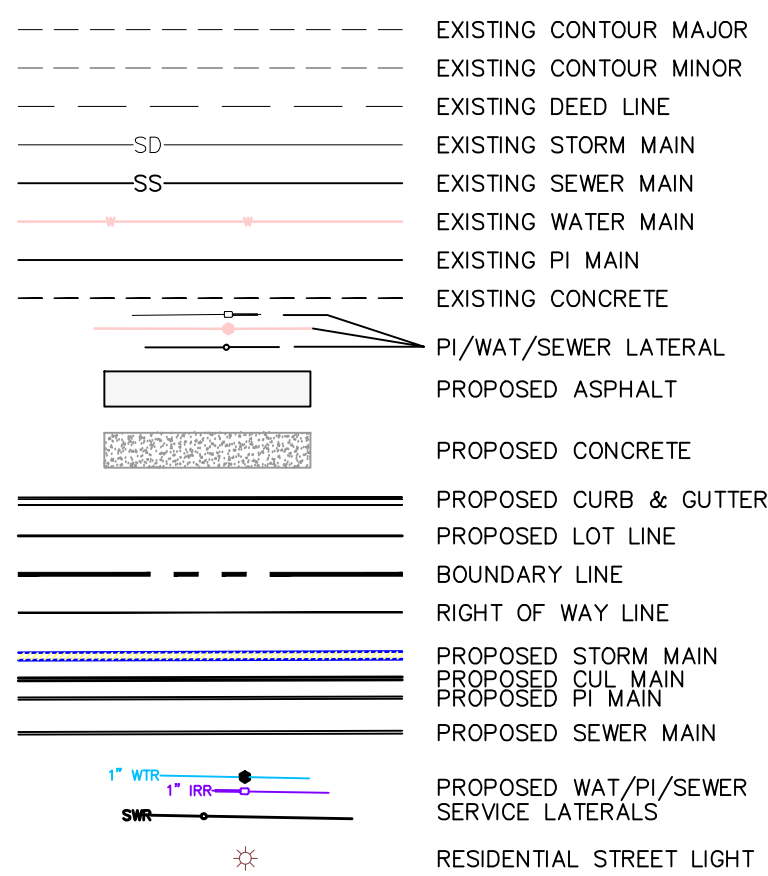
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
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SHEET NAME:
DEMO PLAN

SHEET:
DM-04

LEGEND



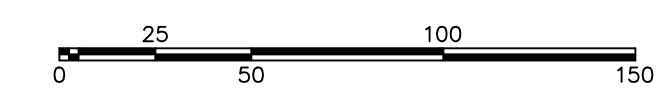
- 12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN
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1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

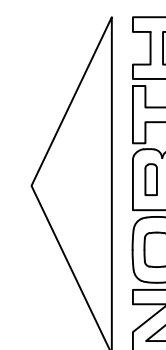
NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

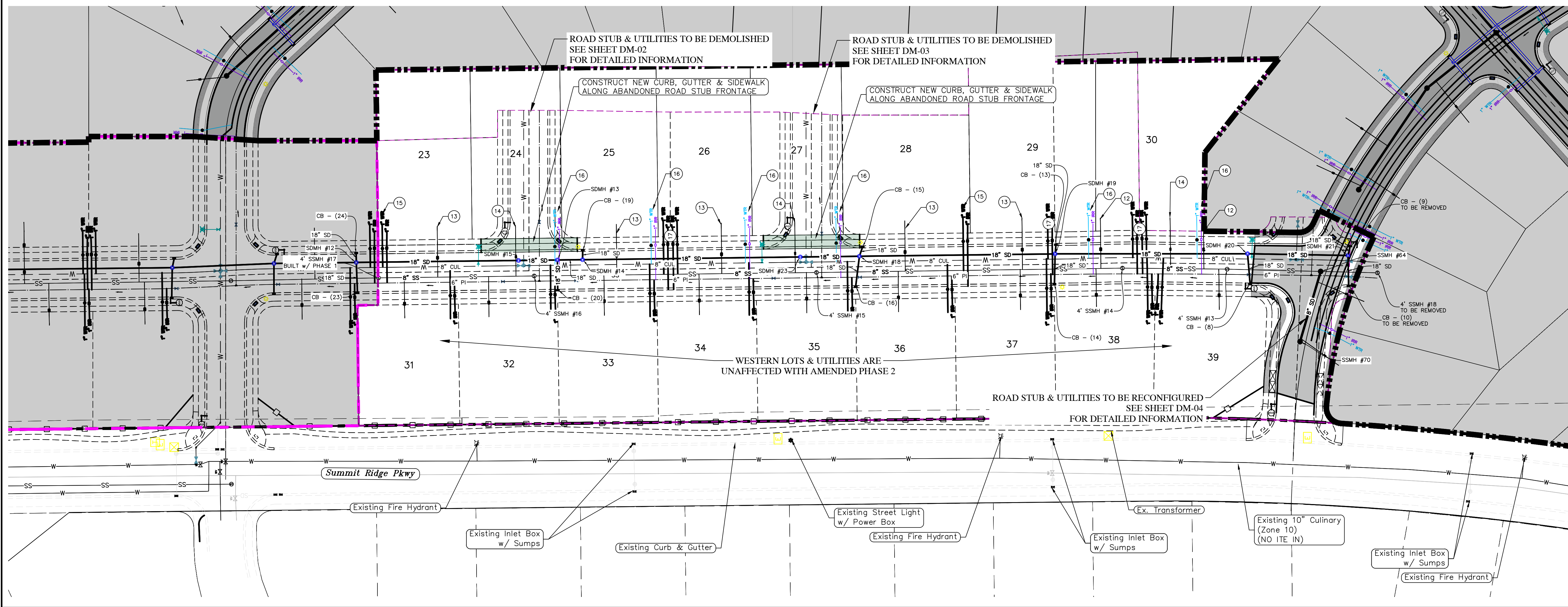
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



(24"x36")
 SCALE 1" = 50'
 (11"x17")
 SCALE 1" = 100'



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED
 LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025

PROJECT #

REVISIONS:

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SHEET NAME:

UTILITY PLANS

SHEET:

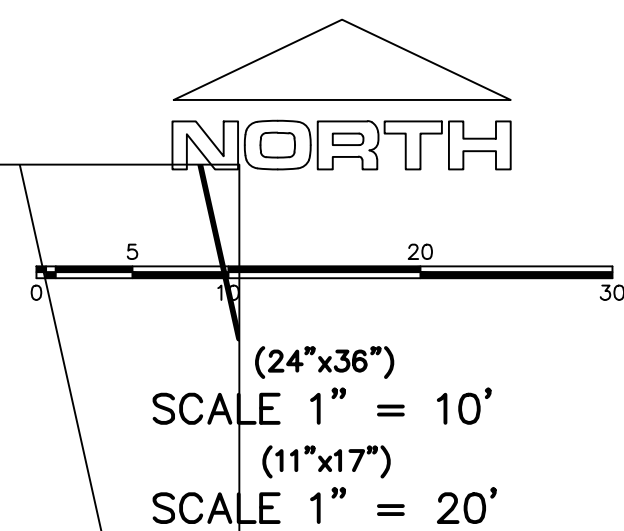
UP-01



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIAGO CITY STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. BUILDING PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL REPAIRS SHALL BE MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXACTLY FOR ALL RECOMMENDATION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

1 IMAGE 2 AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET: GR-01



INTERSECTION 'A'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

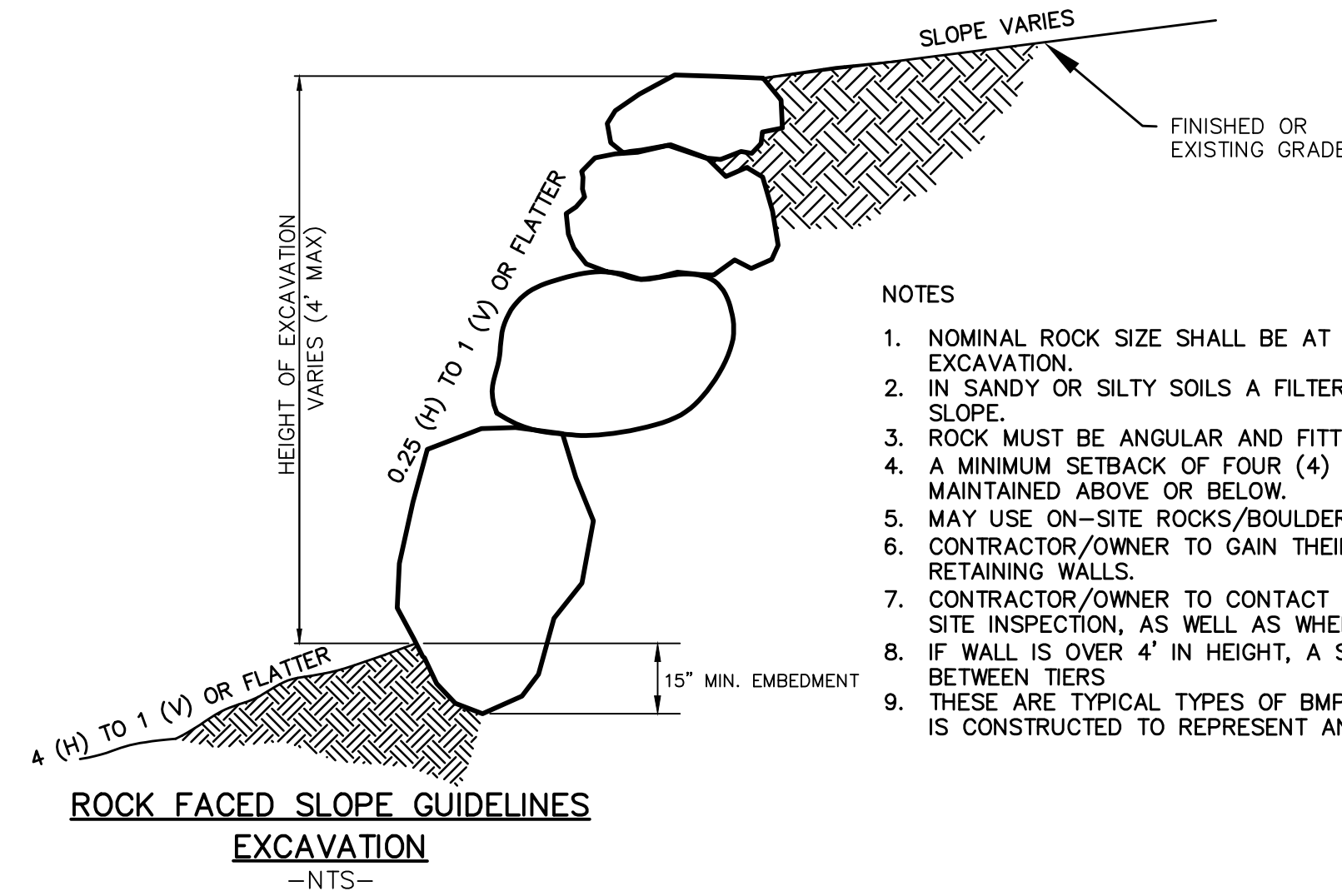
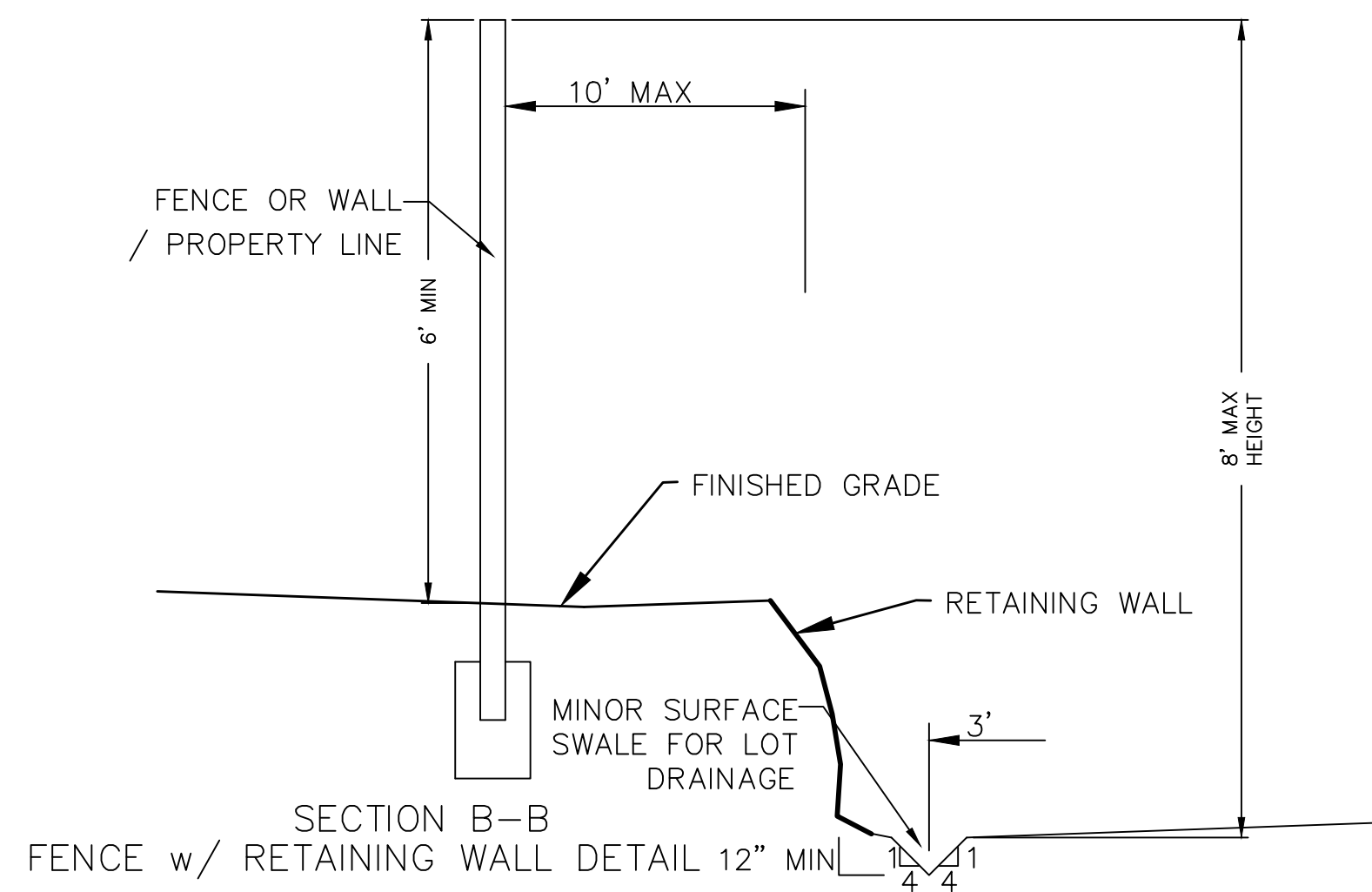
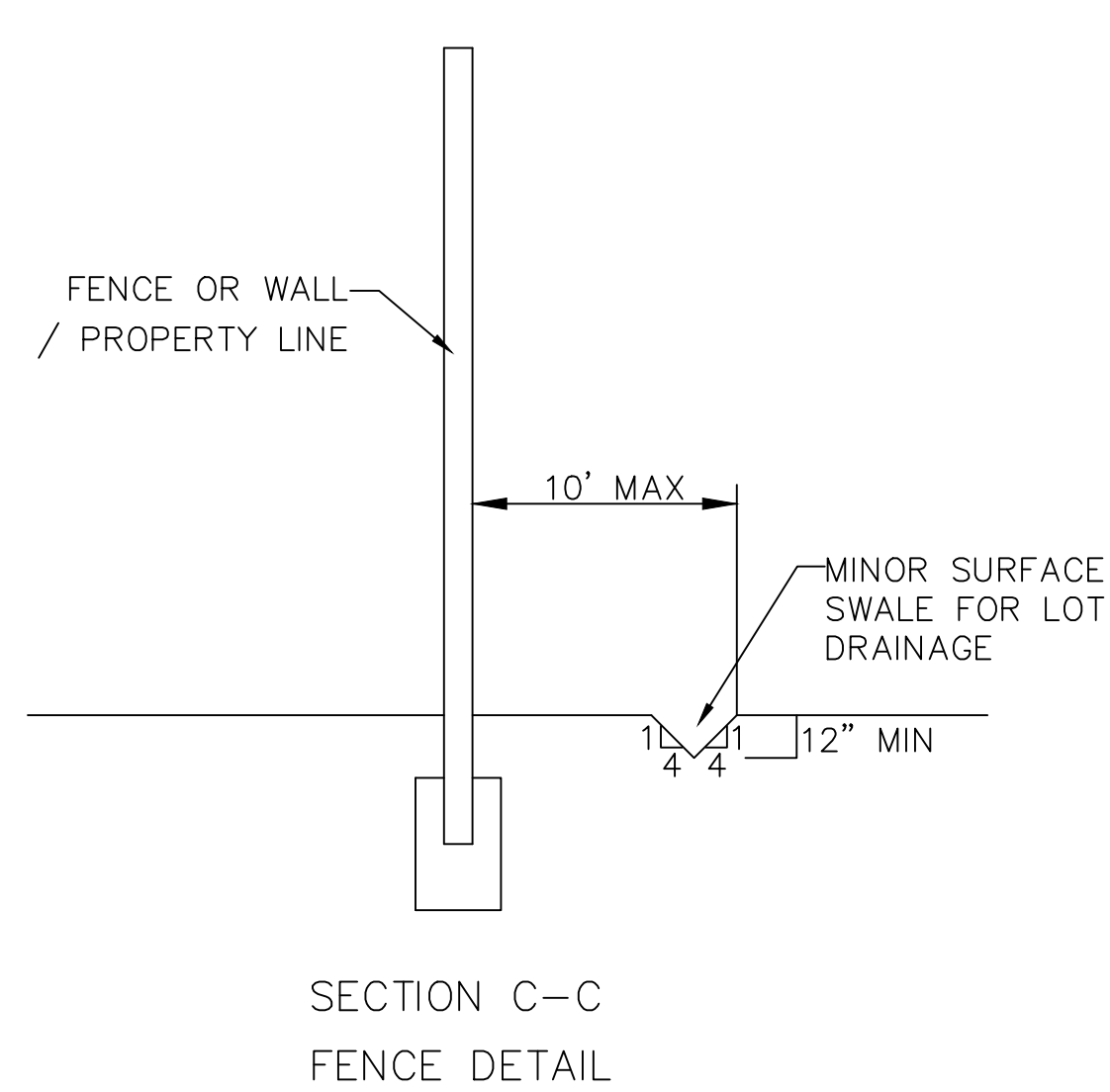
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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Professional Engineer and Land Surveyor
#187025
Donald L. Tigner
5/10/2025

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

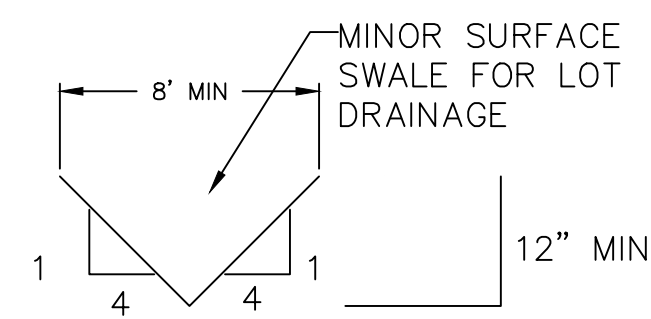
DATE: 5.20.2025
PROJECT #
REVISIONS:
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SHEET NAME:
GRADING PLANS
SHEET:
GR-02



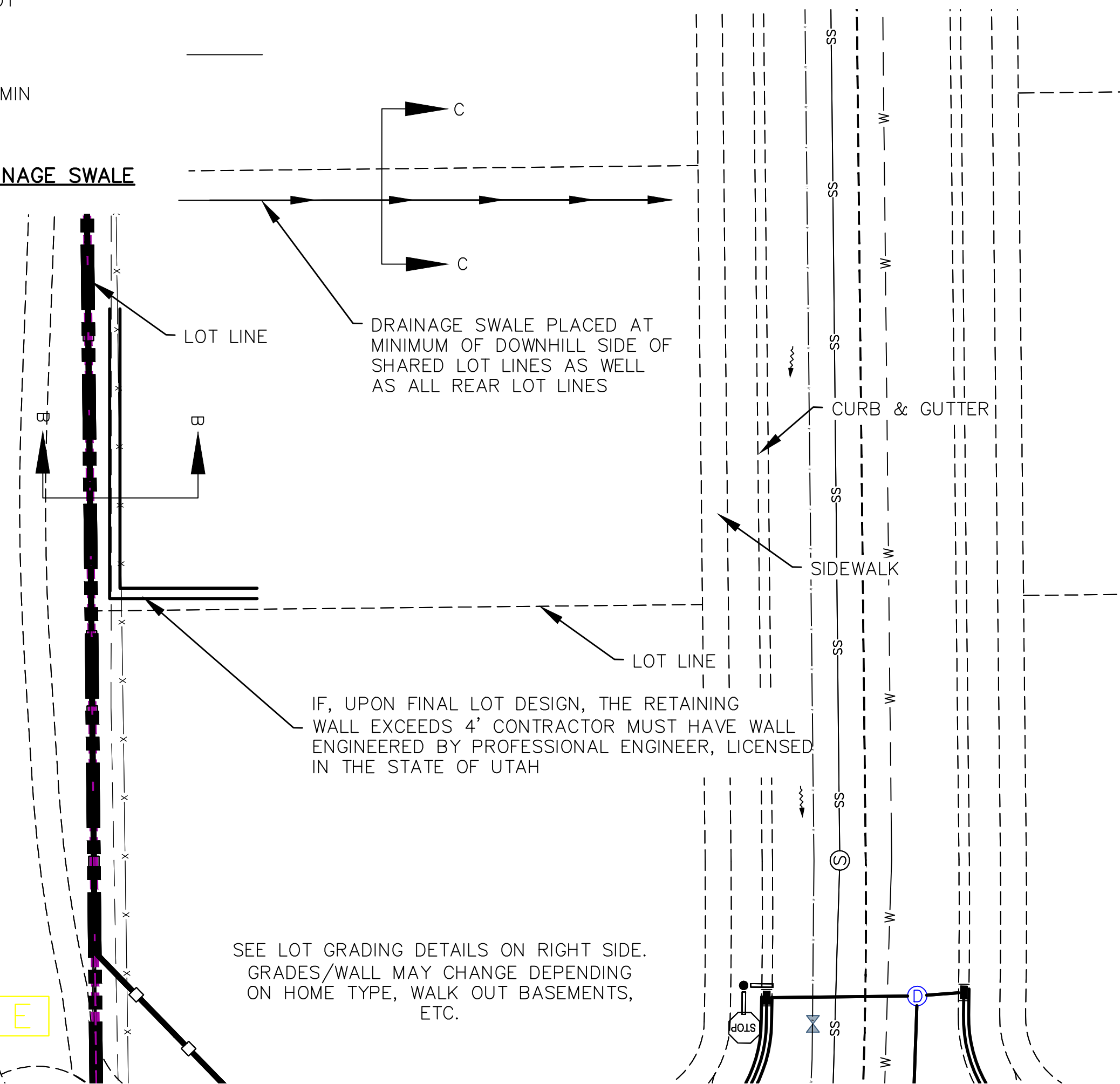
NOTES

1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



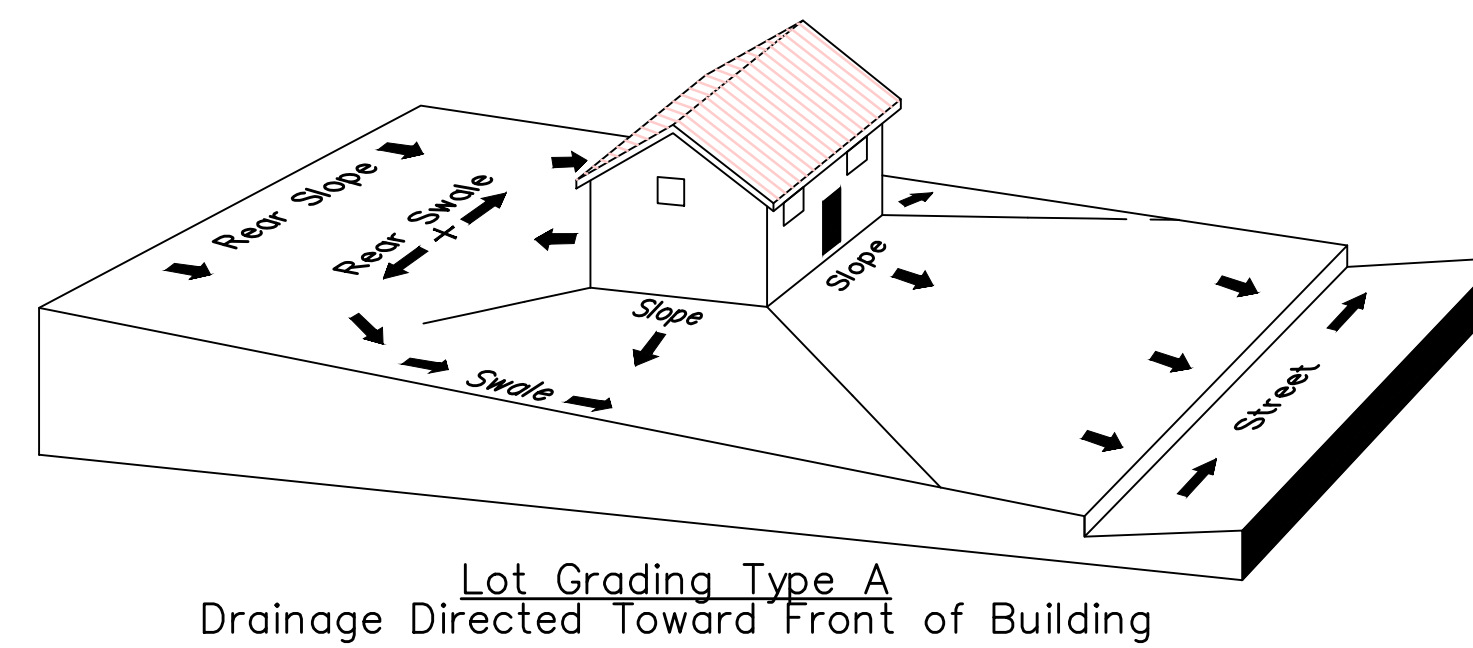
TYPICAL LOT DRAINAGE SWALE

-NTS-

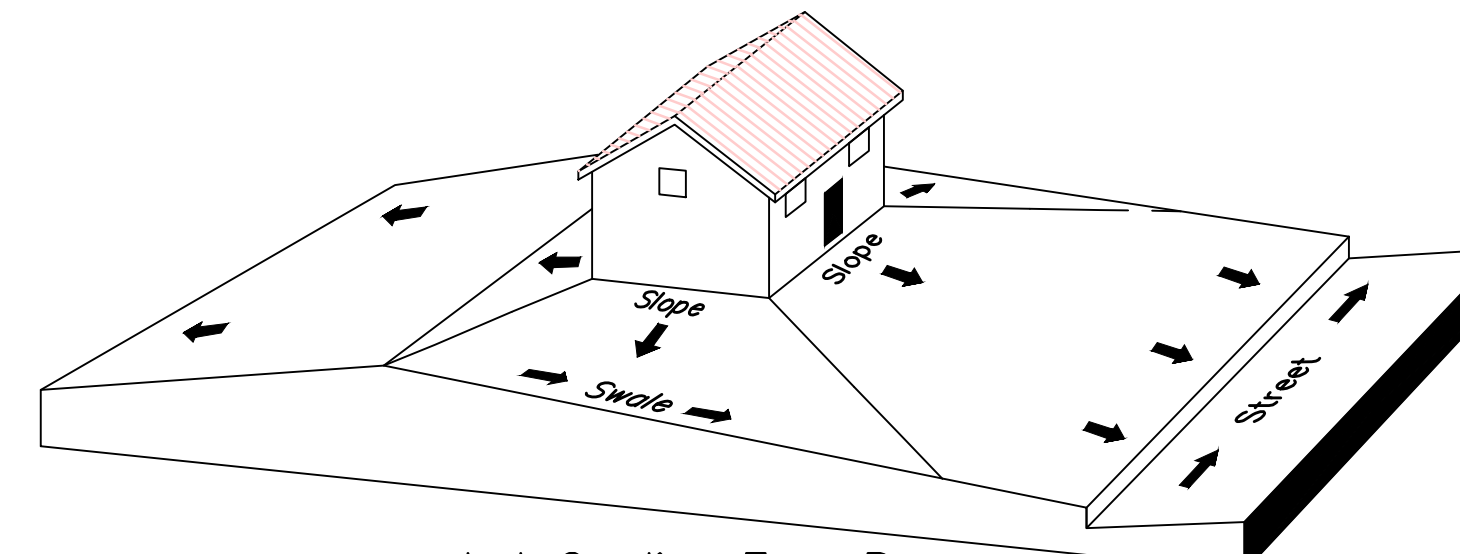


TYPICAL LOT GRADING

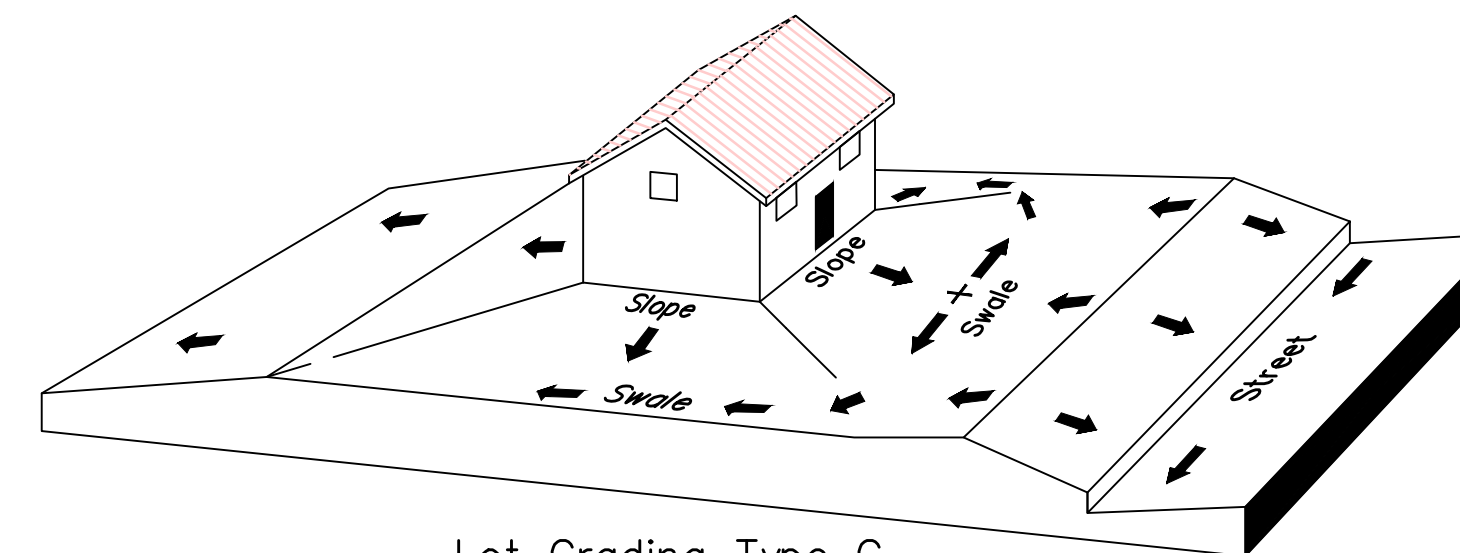
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Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025

PROJECT #

REVISIONS:

1

2

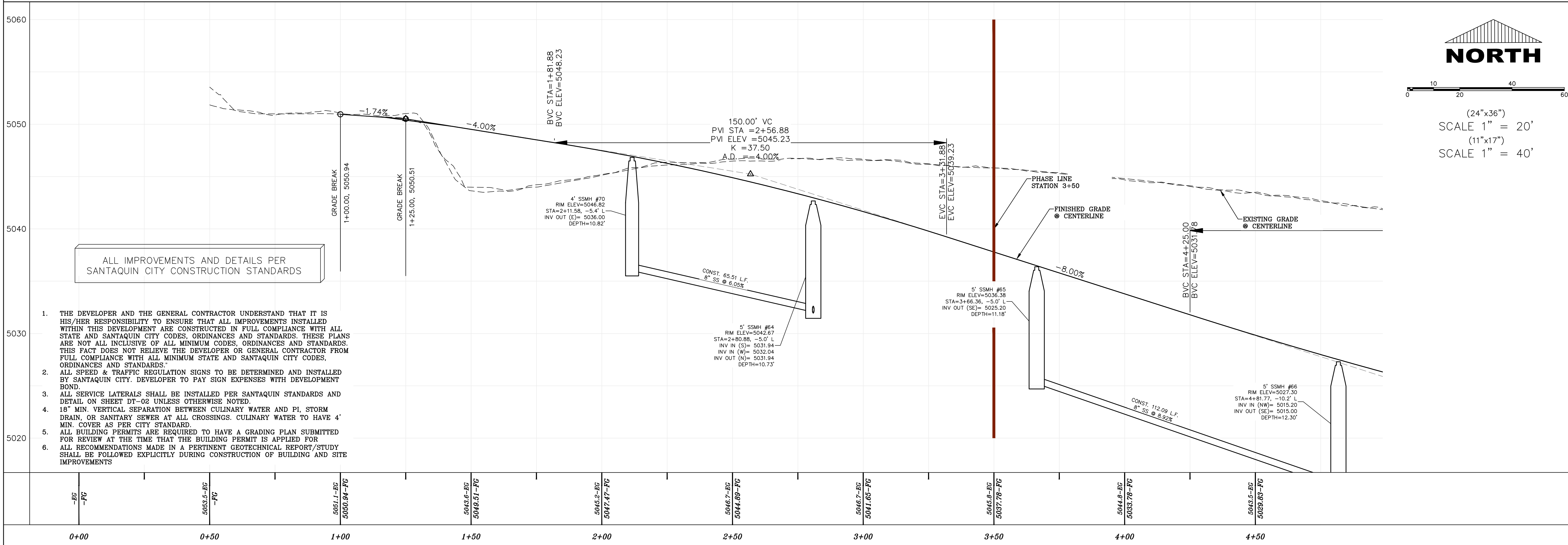
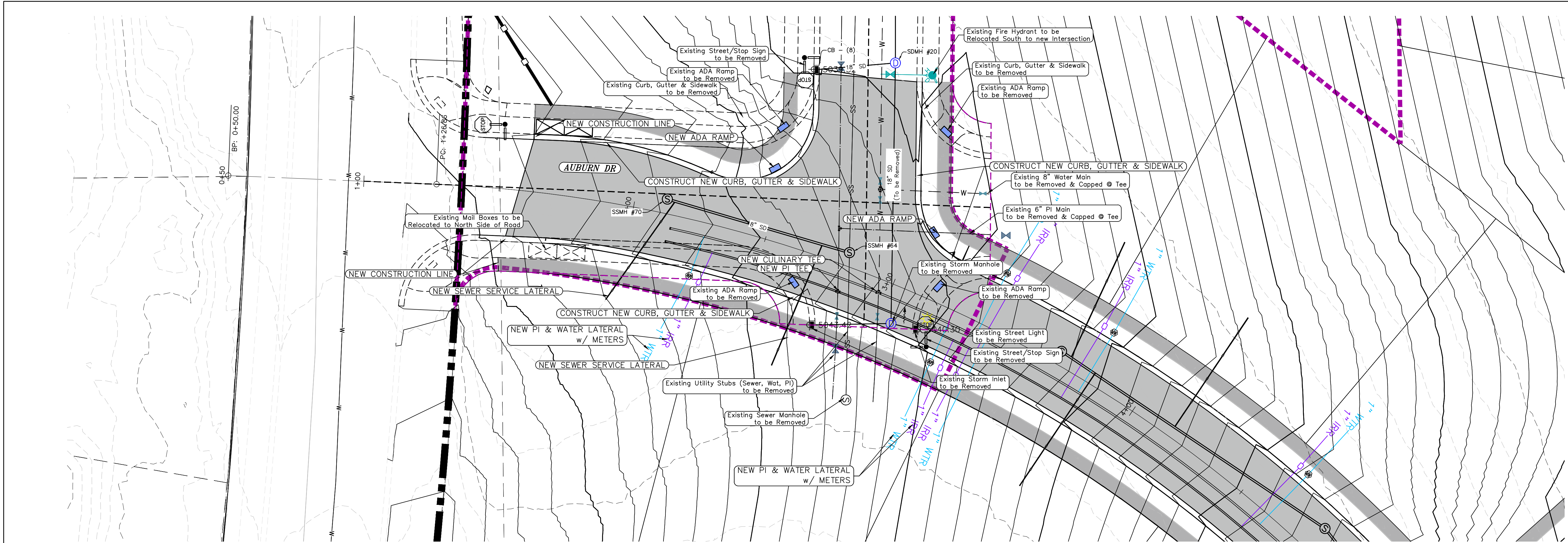
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



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TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

PLAN & PROFILE

SHEET:

PP-01

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS / EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SWANSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE - PHASE 1
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

Office Phone Contact ###-###-####
(4" Bold Numbers)

Cell Phone Contact ###-###-####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
801-222-8888
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT

NORTH

0 100 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

SEE SHEET EC-02

region
Engineering
& Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025

PROJECT #

REVISIONS:

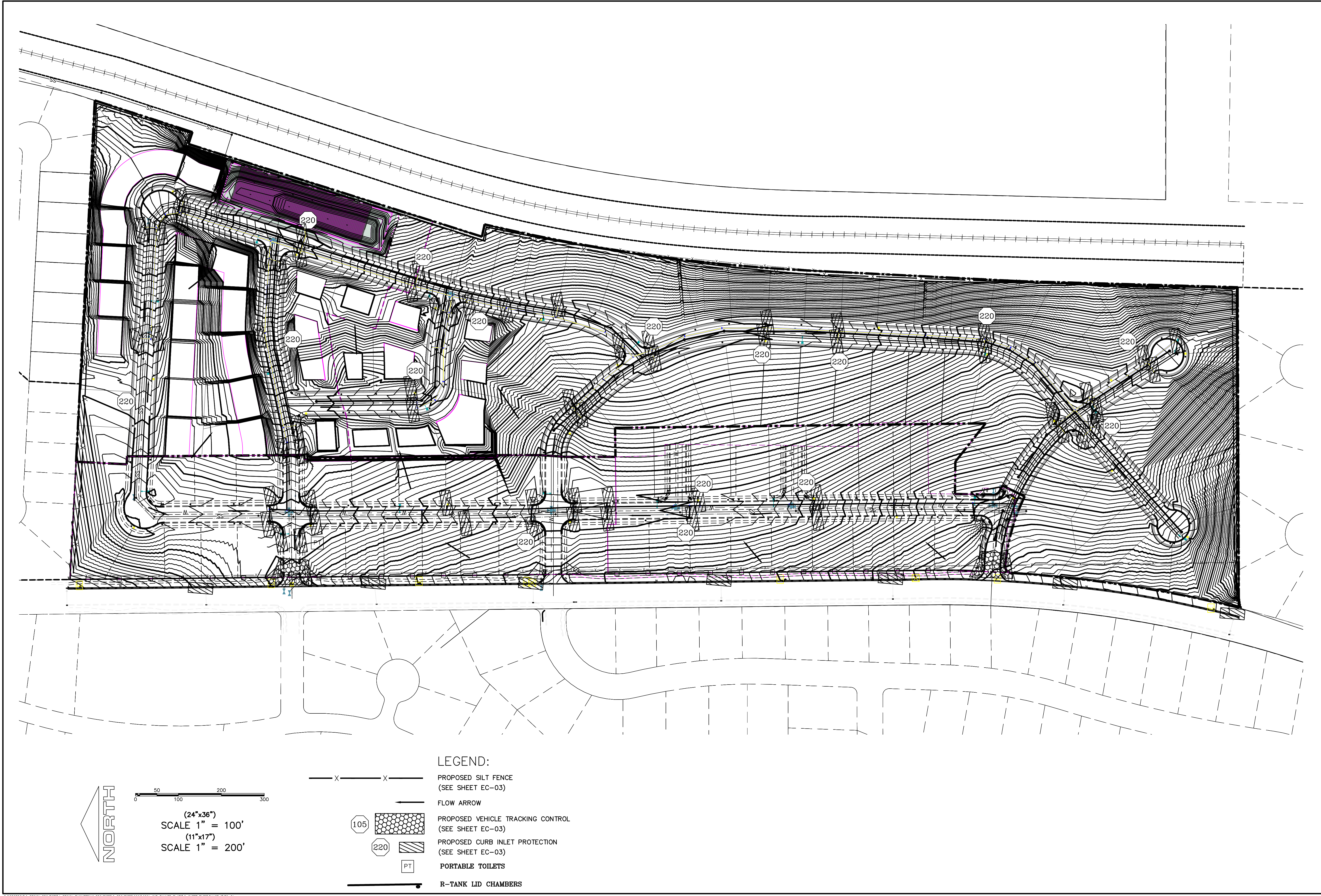
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SHEET NAME:


EROSION CONTROL PLAN

SHEET:


EC-01



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region
Engineering
& Surveying
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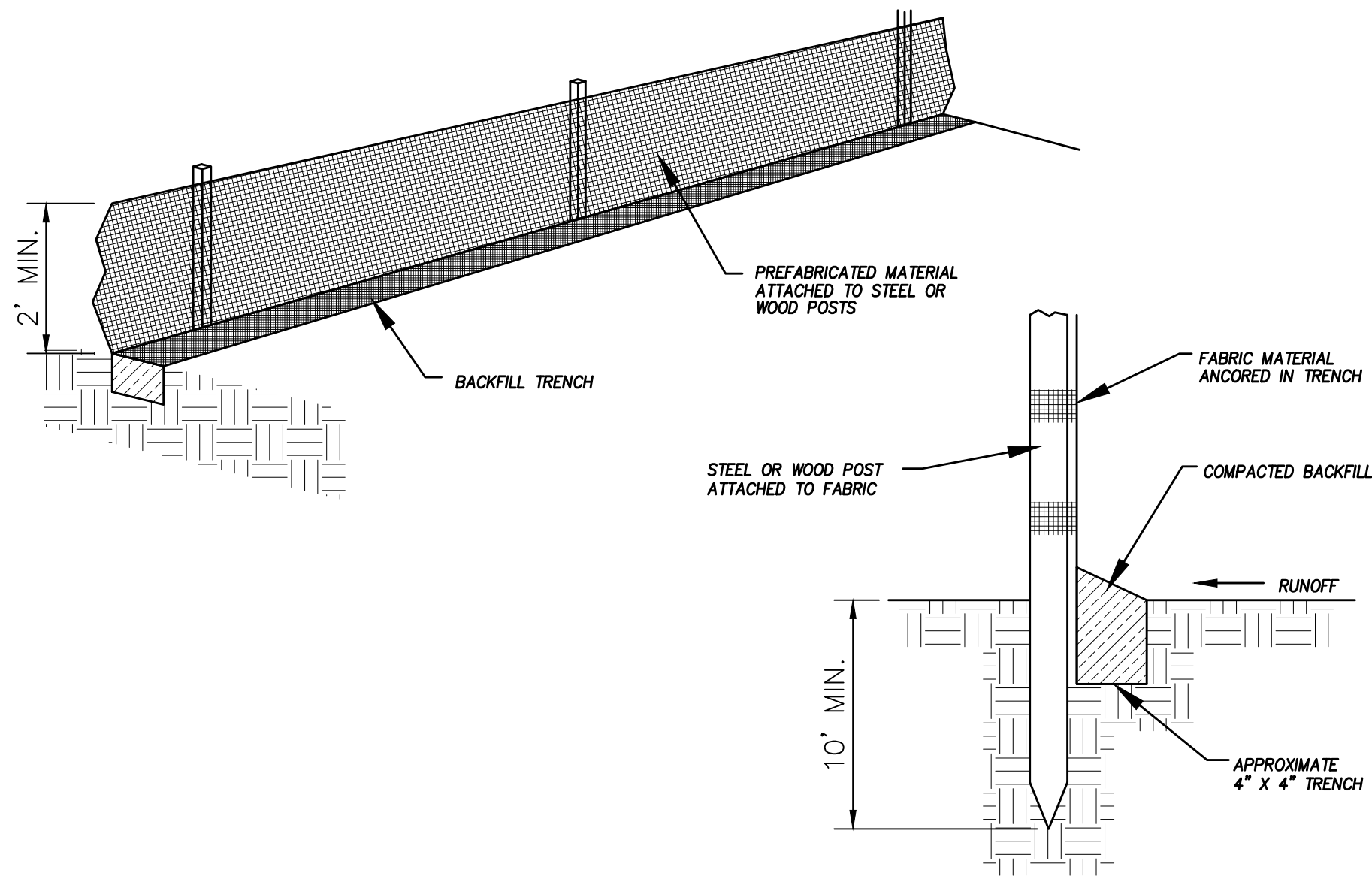


TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

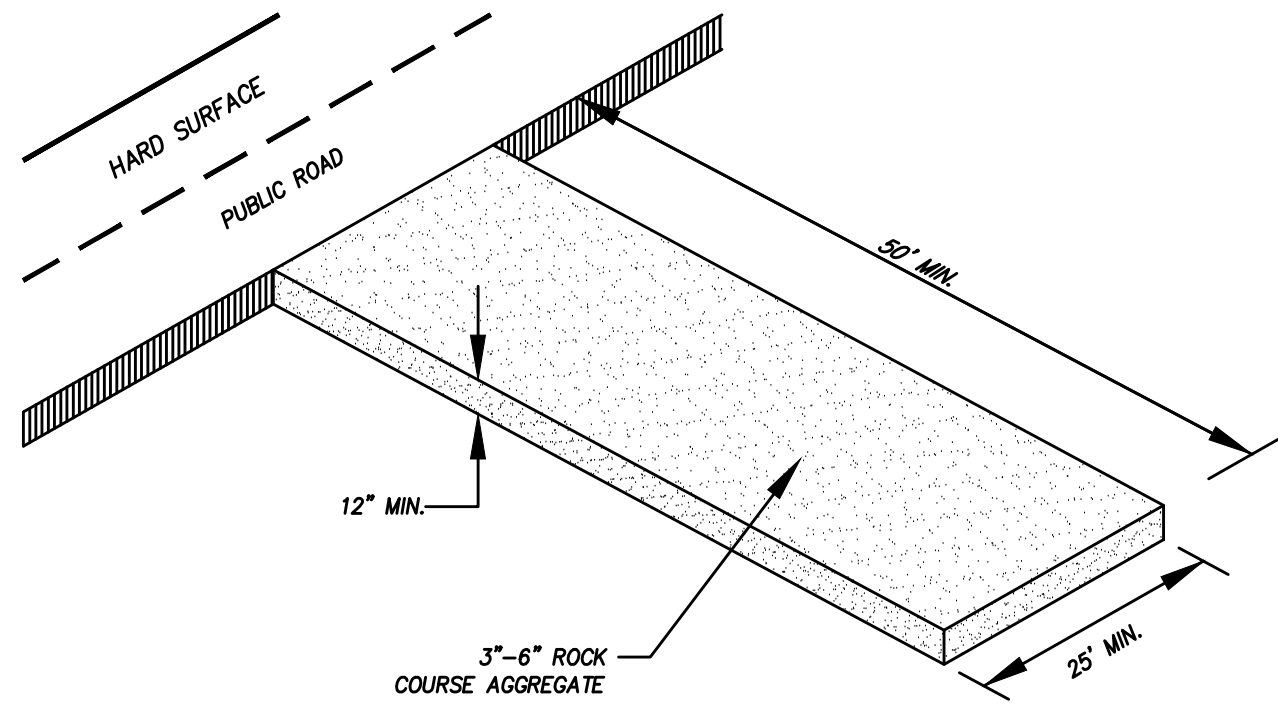
DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
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SHEET NAME:
EROSION CONTROL PLAN

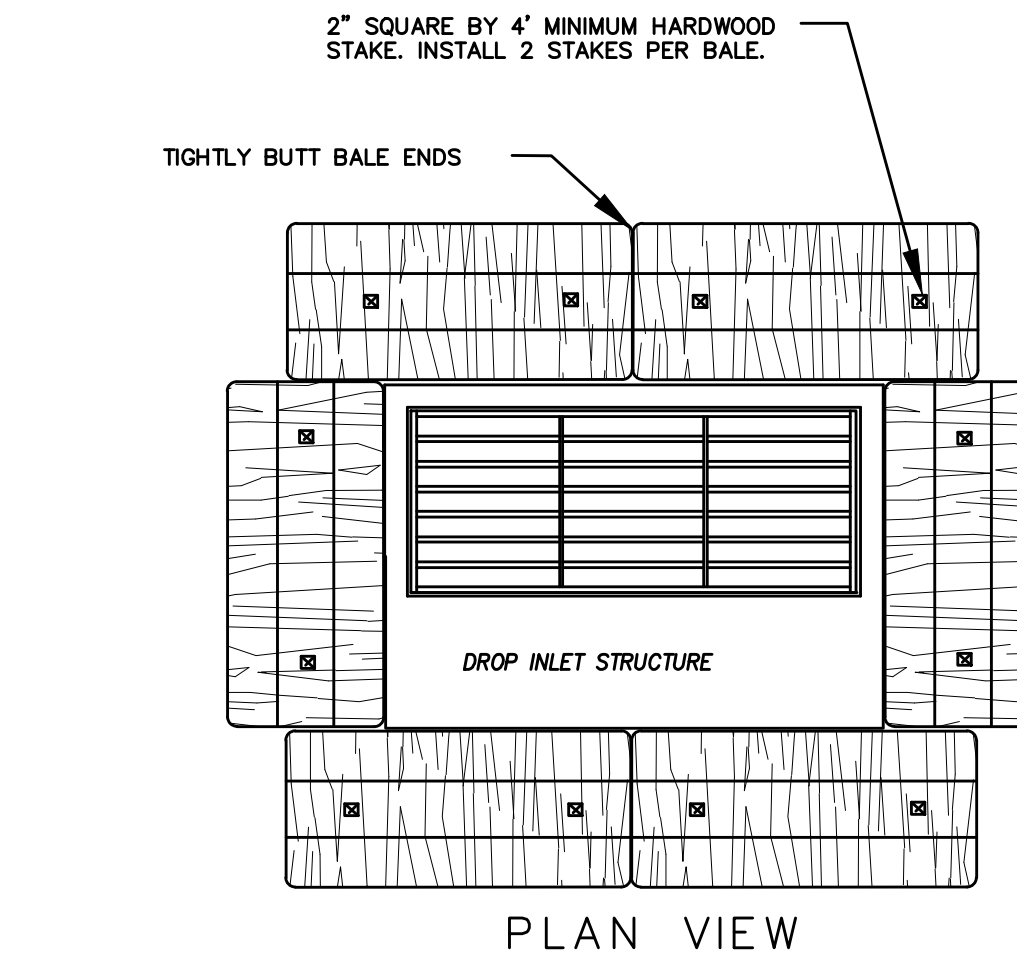
SHEET:
EC-02



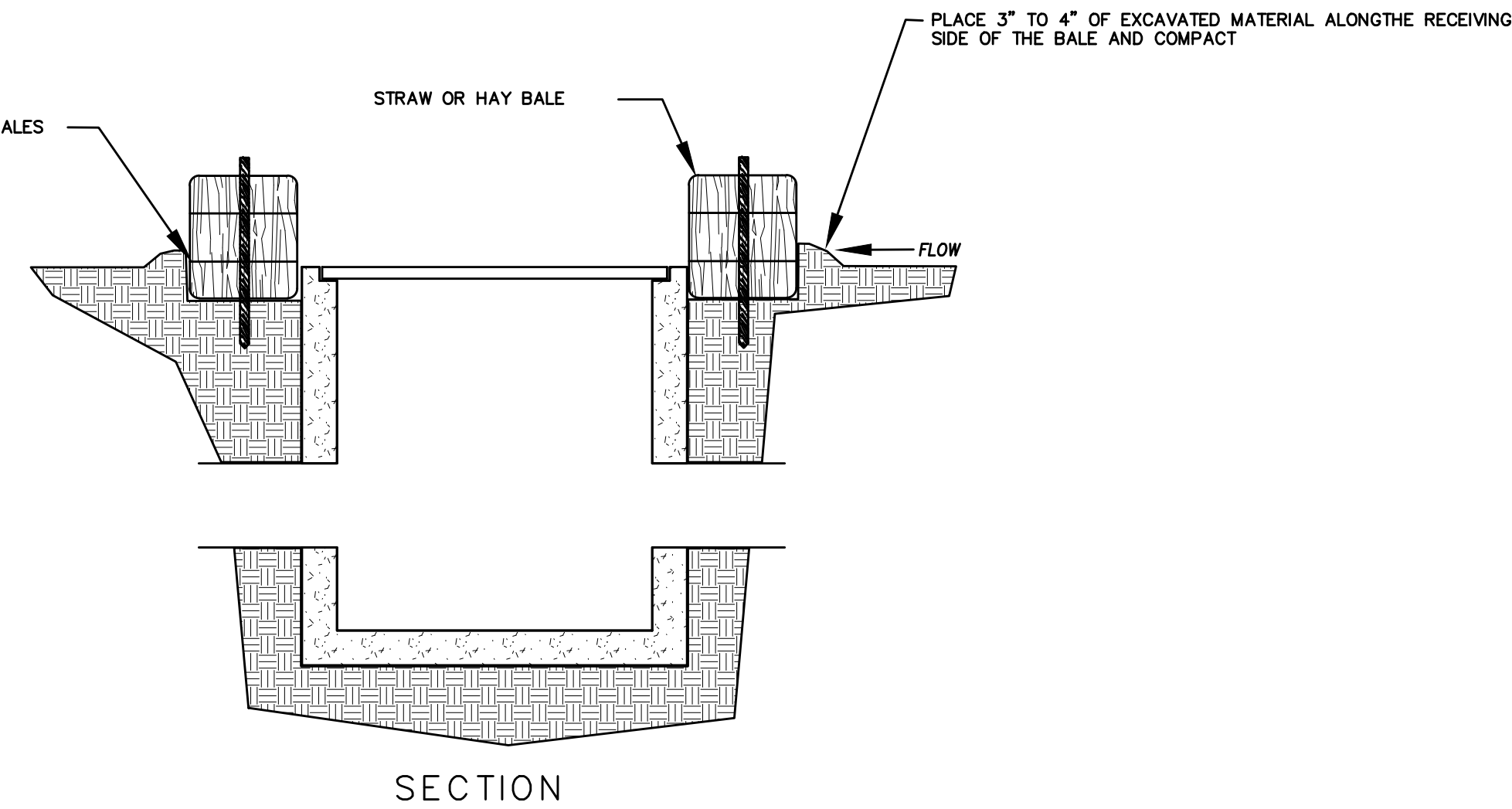
DETAIL-A
SILT FENCE DETAIL
-NTS-



DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE



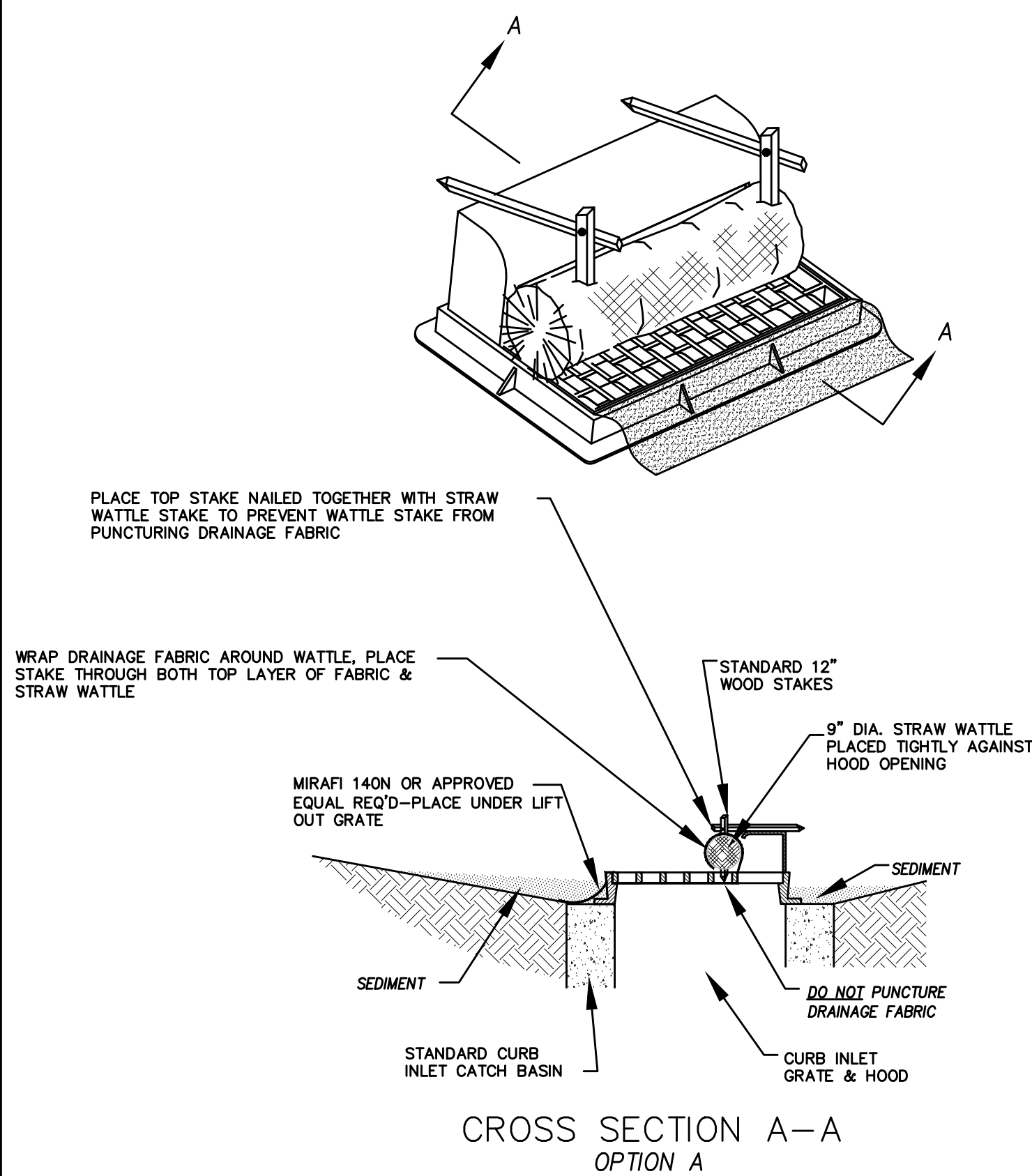
- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6\"/>



DETAIL-C
STRAW BALE DROP INLET PROTECTION DETAIL
-NTS-

EROSION CONTROL NOTES

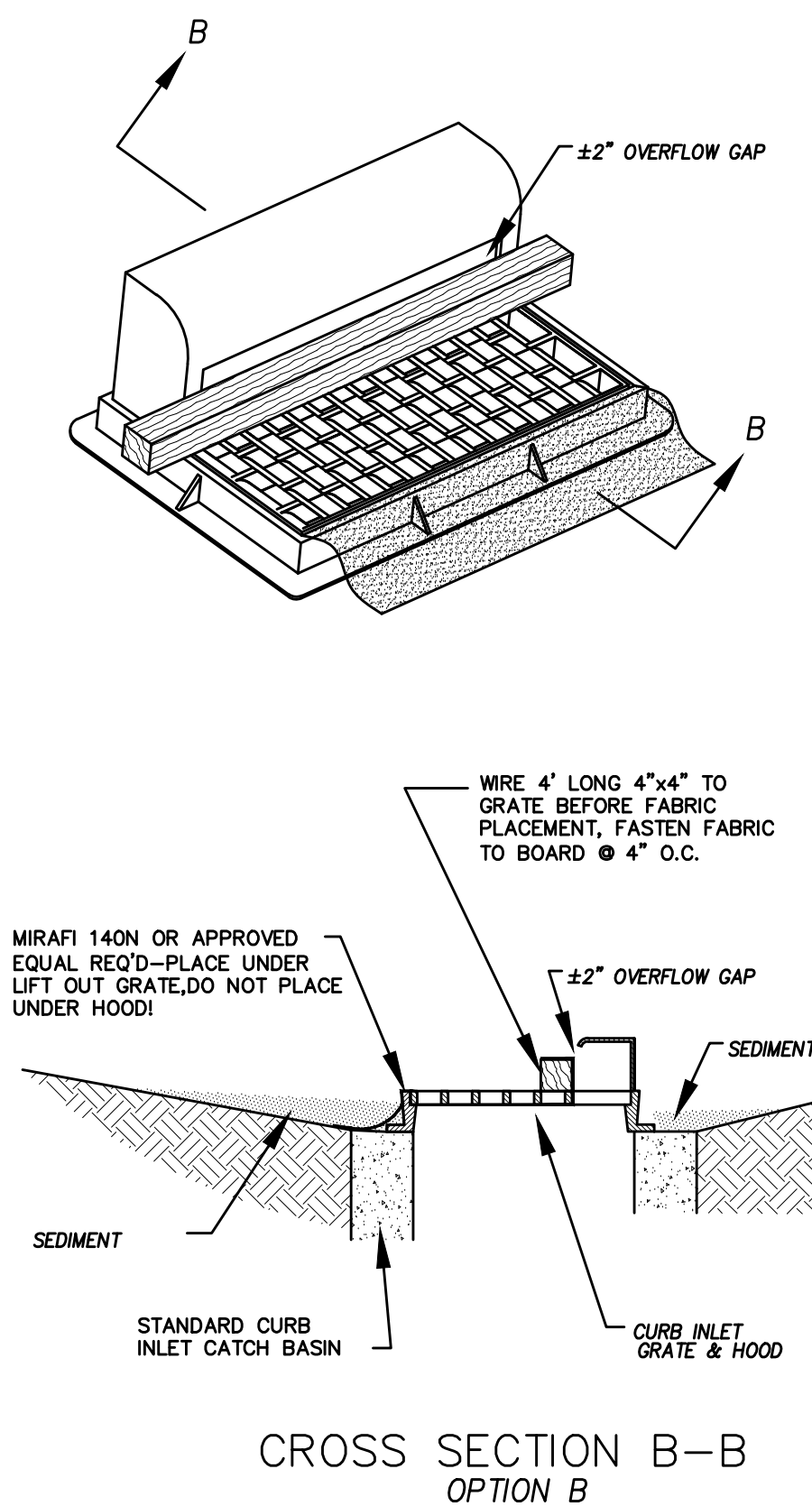
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SOIL EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL -- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPEROUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.



CROSS SECTION A-A
OPTION A

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL-D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE



CROSS SECTION B-B
OPTION B



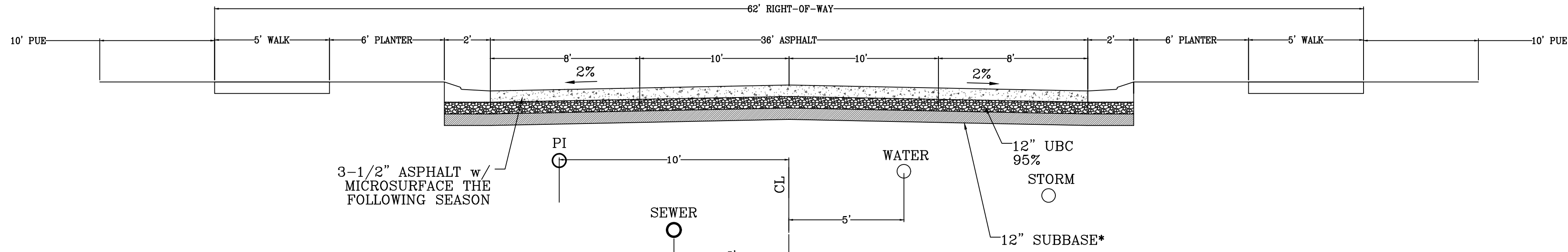
DATE: 5.20.2025

PROJECT #

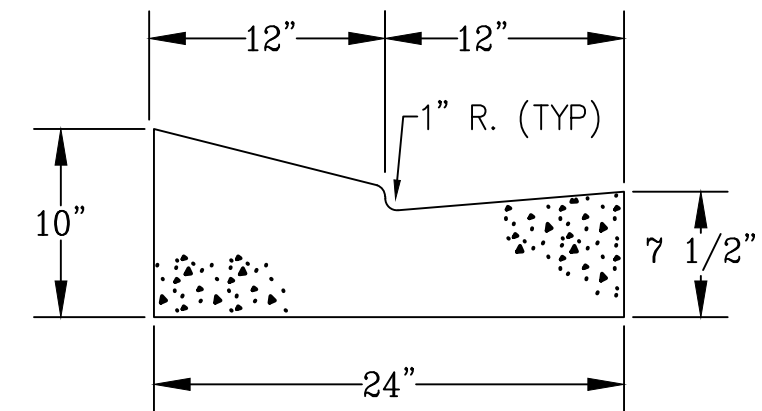
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SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03

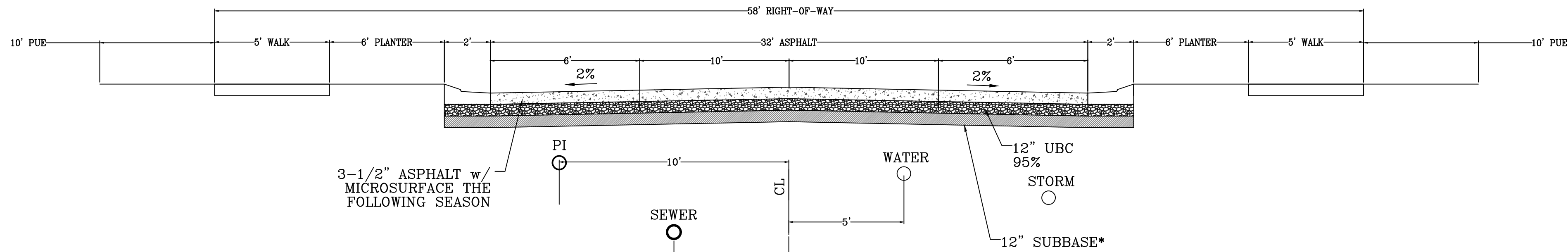


**62' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST

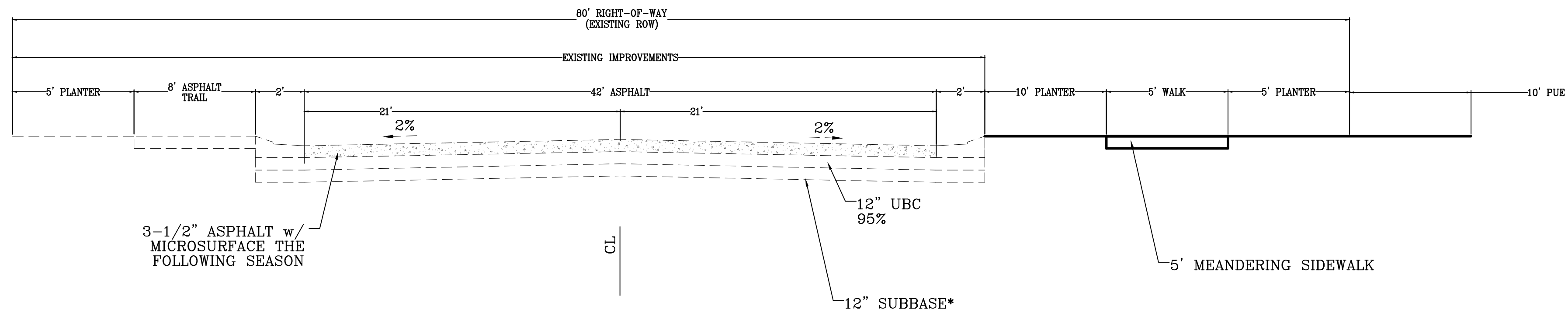


MODIFIED HIGH BACK CURB

*NOTE: ON SITE INSPECTION TO BE
CONDUCTED BY GEOTECHNICAL
ENGINEER TO DETERMINE ADEQUACY OF
EXISTING MATERIAL



**58' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD
LOOKING NORTH

region
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& Surveying

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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



**TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025

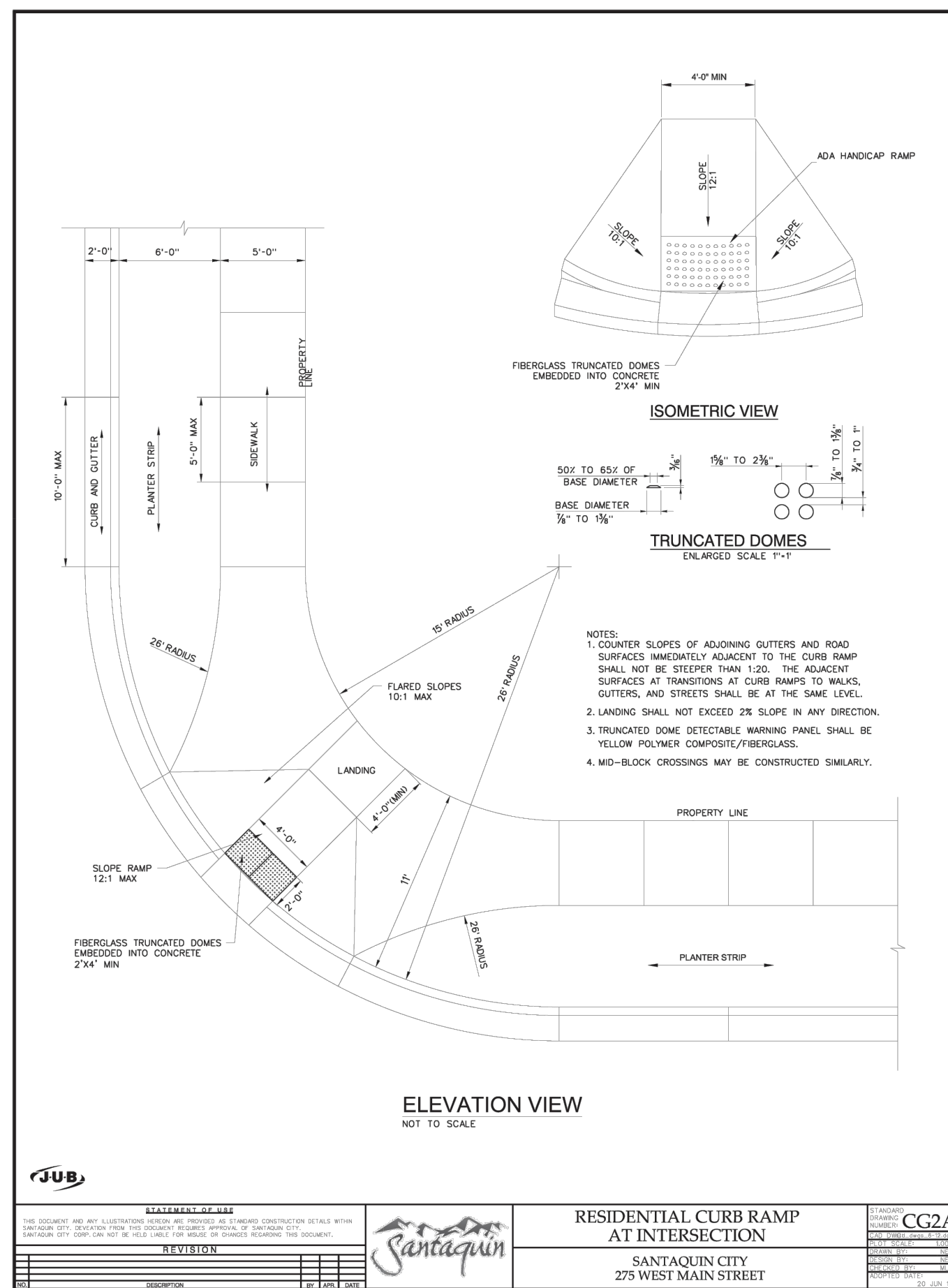
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



***TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED***

(DATE: 5/20/2025)

PROJECT #

REVISIONS:

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-02



DRC Members in Attendance: City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Planner Aspen Stevenson, Building Official Randy Spadafora, Assistant City Manager Jason Bond, and Police Lieutenant Mike Wall.

Public Works Director Jason Callaway was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Alex Rugg, Kameron Spencer, David Peterson, and other members of the public.

1. Bella Vista Preliminary Subdivision Plan

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

Engineer Lundell indicated that the proposed subdivision is to be completed in five separate phases.

Planner Stevenson stated that the fencing along the double-frontage lots needs to be indicated on the plans. She added that a detailed fencing sheet needs to be provided to the City. Engineer Lundell and Assistant Manager Bond discussed the city code requirements for fencing in developments.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Lieutenant Wall pointed out that stop signs need to be installed at the 610 North and 530 North intersections to stop westbound traffic.

Assistant Manager Bond had no comments.

Engineer Lundell indicated that the proposed water and sewer infrastructure are currently under review by Santaquin City's modeling firm to confirm capacity and flows for the site. Based on the review of the infrastructure, the proposed alignment and water connections may have to be relocated. Engineer Lundell also pointed out that any easement located outside of the boundaries of the subdivision plat must be provided in a separate legal document for the purpose of recordation. Engineer Lundell indicated the need for extra care during the realignment of the 10-inch sewer line as it's an active line that services homes. Engineer Lundell also pointed out minor redlines and notes, in particular one that shows the sewer slopes that are low to meet State code.

Assistant Manager Bond and Engineer Lundell discussed the results from the modeling review that may change the infrastructure. They also questioned the note on the fencing as it has been a repeated redline. The applicant, Kameron Spencer, committed to install a vinyl fence along the double frontage lots similar to that along Apple Valley Elementary School. Kameron also indicated that if the modeling comes back differently than proposed that infrastructure will be addressed. Engineer Lundell indicated that the Planning Commission will need to review the infrastructure and utilities prior to the final plat stage. As such, the results from the review will be addressed prior to the site plan being added to a Planning Commission agenda.

Assistant Manager Bond made a motion to approve the Bella Vista Preliminary Site Plan on the condition that all redlines discussed be addressed prior to being put on a Planning Commission agenda. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. 130 S. St. Church 2-lot Preliminary Subdivision Plan

A preliminary plan review of a 2-lot subdivision located at approximately 130 S. Highland Drive

Planner Stevenson indicated that the Public Land Survey System (PLSS) and Post Office (USPS) approval letter need to be submitted to the City. The representative of the applicant, David Peterson with Excel Engineering, inquired what those were. Engineer Lundell stated that the PLSS certificate is a requirement of the Utah County Surveyor and the letter from the Post Office can be obtained from the local postmaster. Planner Stevenson pointed out that the existing structure on lot #2 indicating that per the city code, accessory structures are not allowed on a lot without a primary structure.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Lieutenant Wall brought into question the shape of lots with regard to where the applicant plans to have access on each lot.

Engineer Lundell pointed out where the approximate area for alignment with Highland Drive will take place, which could alter lot #1. Engineer Lundell discussed the drive approach connection and spacing between intersections on Highland Drive. As Highland Drive will be an arterial roadway, distances between properties are restricted to a minimum of 250 feet, per city code. The applicant may submit a transportation study by the developer documenting the preservation of safety, capacity, and reduced speed along the Highland Drive if access closer to 250 feet is needed for the site. Assistant City Manager Bond questioned the shape of lot #2. He suggested that the applicant reconsider how the lots will be shaped to accommodate easier access for both lots. Mr. Peterson indicated that the applicant has negotiated the shape of the lots with the current owner. Assistant Manager Bond also expressed concerns regarding the grade on the proposed access to the site, especially with regard to emergency vehicles. Mr. Peterson stated that the grading will be taken into consideration for all vehicles including emergency vehicles. Mr. Peterson also asked for a more defined map of the proposed alignment along Highland Drive so that he can take that into consideration when engineering the lots. Engineer Lundell discussed with Mr. Peterson the storm drainage on the site that is currently tied in with an inlet pump in the roadway. Engineer Lundell indicated the need to confirm that the existing pump can handle the

additional storm drainage at the proposed site. Engineer Lundell pointed out minor notations required by city code on the plans such as the requirements for a 5-foot-wide sidewalk and the required size of the roadway cross-section.

Lieutenant Wall made a motion to table the 130 S. St. Church 2-lot preliminary plan so that a traffic study can be completed in order to determine access locations to the site and redlines can be addressed. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval July 8, 2025

Emergency Manager Chris Lindquist made a motion to approve the July 8, 2025 meeting minutes. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

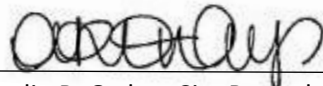
The motion passed.

Adjournment

Planner Stevenson made a motion to adjourn the meeting.

The meeting was adjourned at 10:44 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder