



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

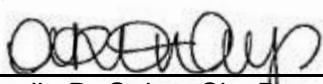
ADJOURNMENT

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/prmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Amalie R. Ottley, City Recorder

CORTLAND TOWNHOMES PLAT "A"

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

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.

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%)

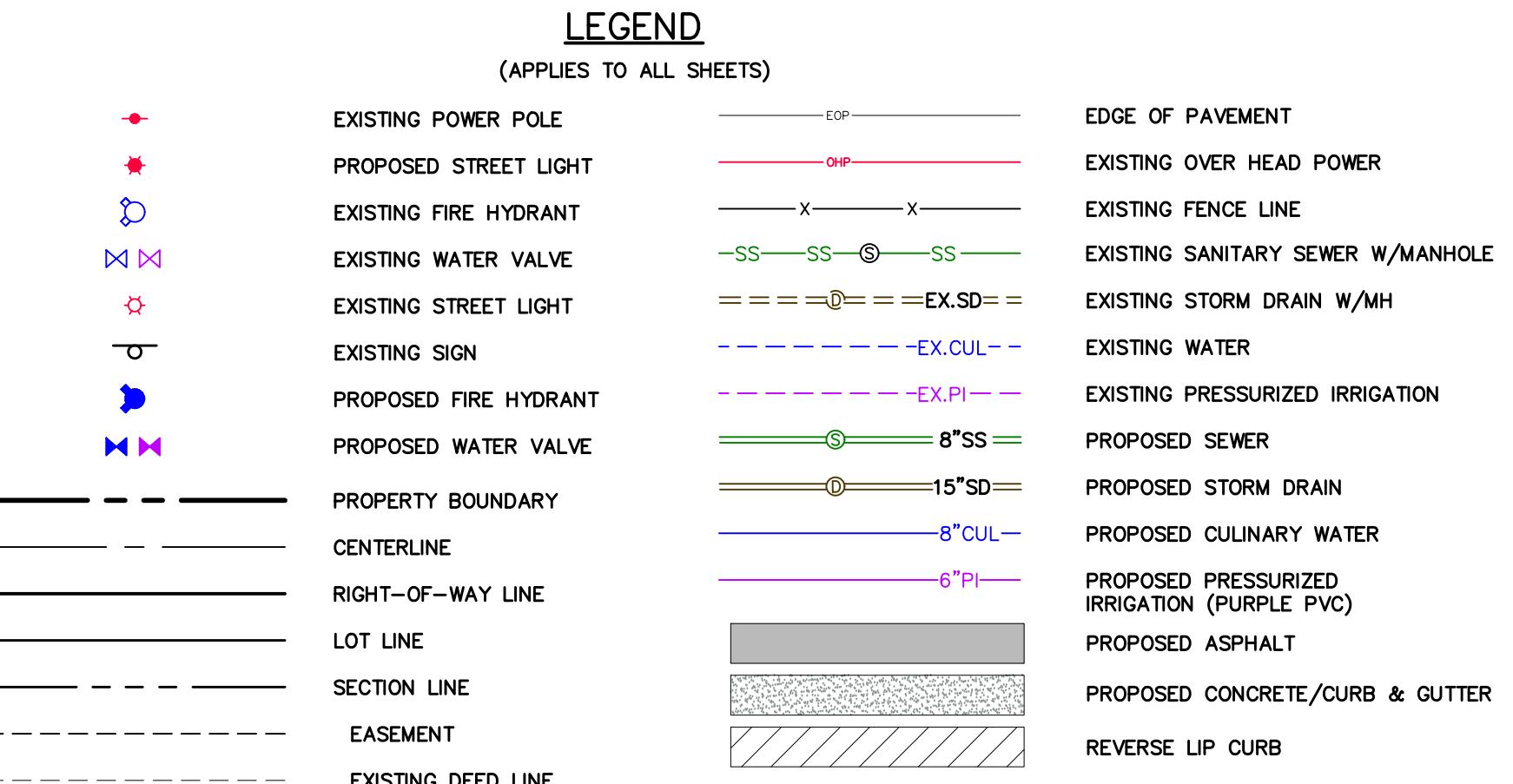
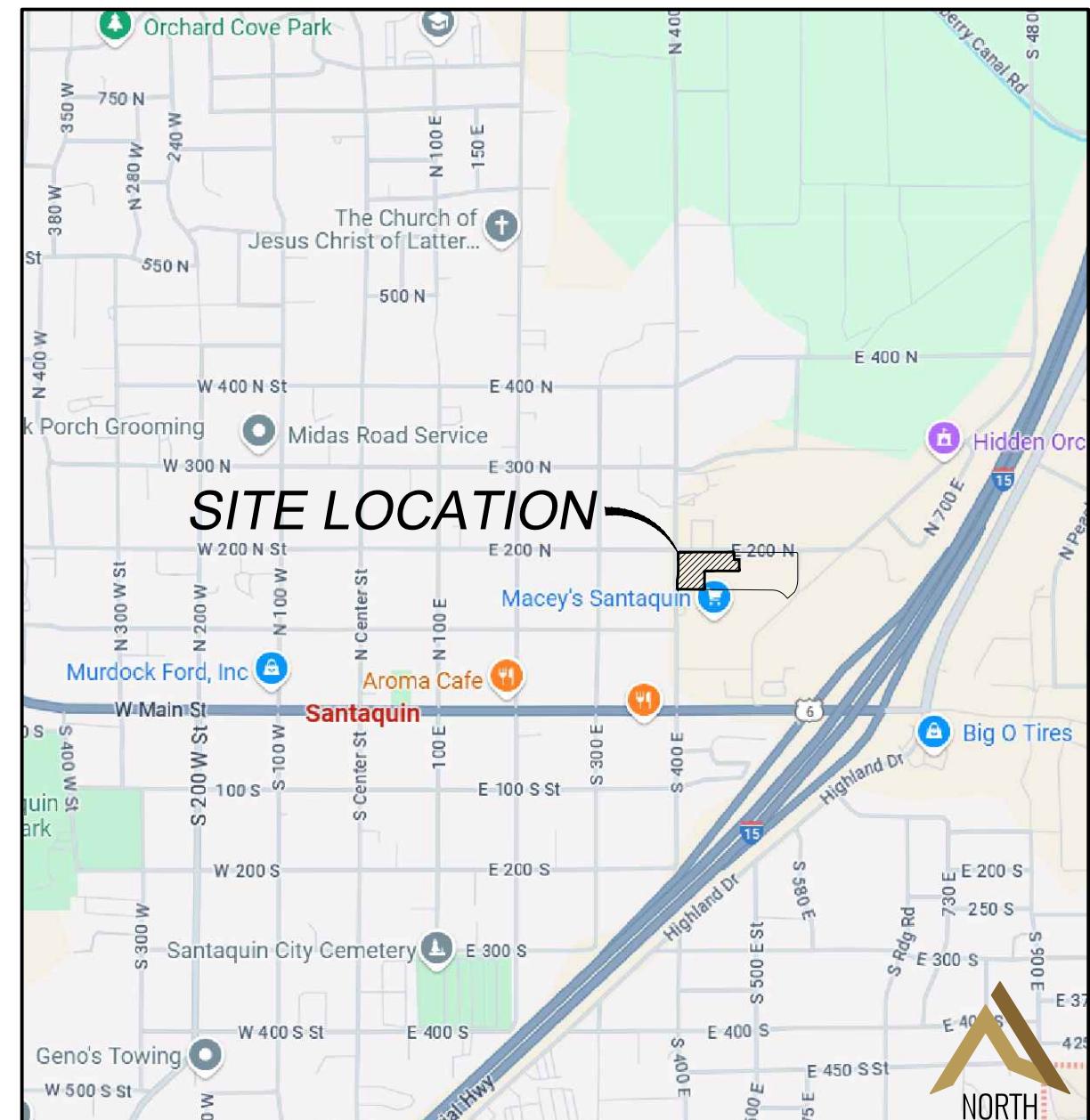
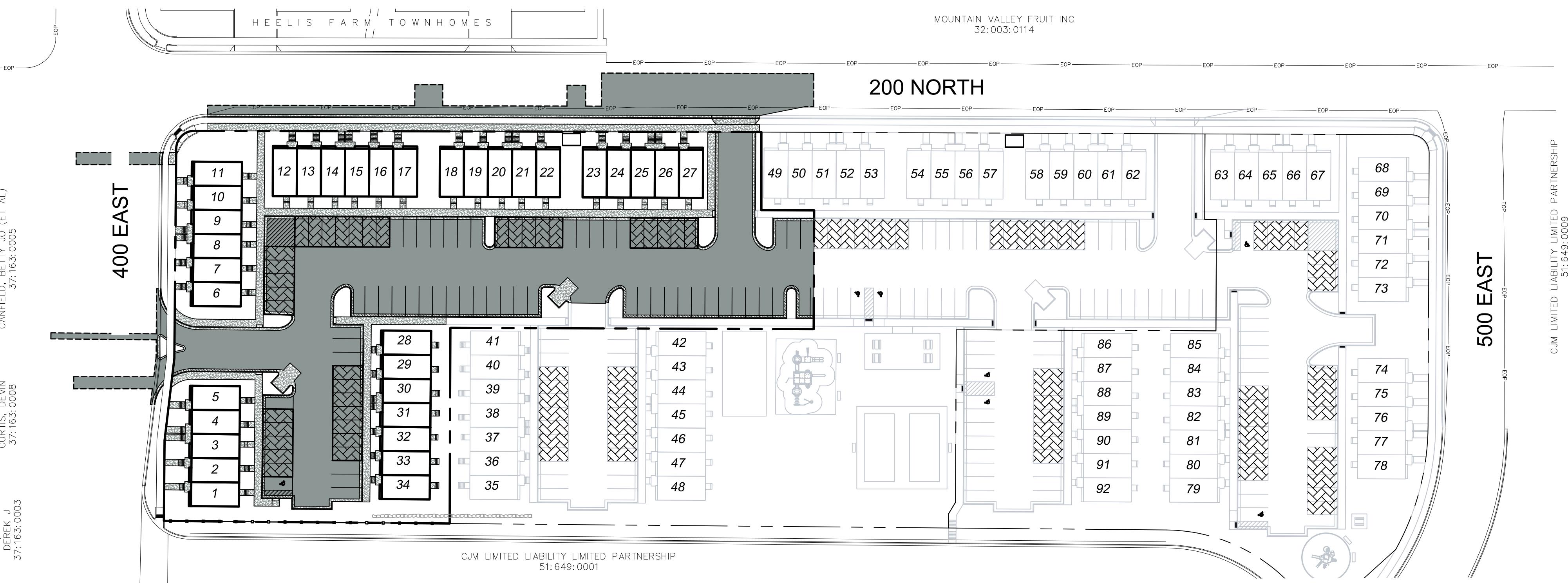
-SHEET INDEX-

SHEET SHEET NAME

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°300'42"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.

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



CORTLAND TOWNHOMES
PLAT "A"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

SHEET NO.

4

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

CORTLAND TOWNHOMES PLAT "A"

CIVIL · STRUCTURAL · SURVEY

ATLAS ENGINEERING

PHONE: 801-455-0566
941 E. 800 N. SUITE A
SPANISH FORK, UT 84660

C:\USERS\GAVIN\DESKTOP\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\LO OPERATIONS\1.1 - CIVIL 2025\025-002 CORTLAND TOWNHOMES\001-CAD\FINAL.PDF

BY DATE

REVISIONS

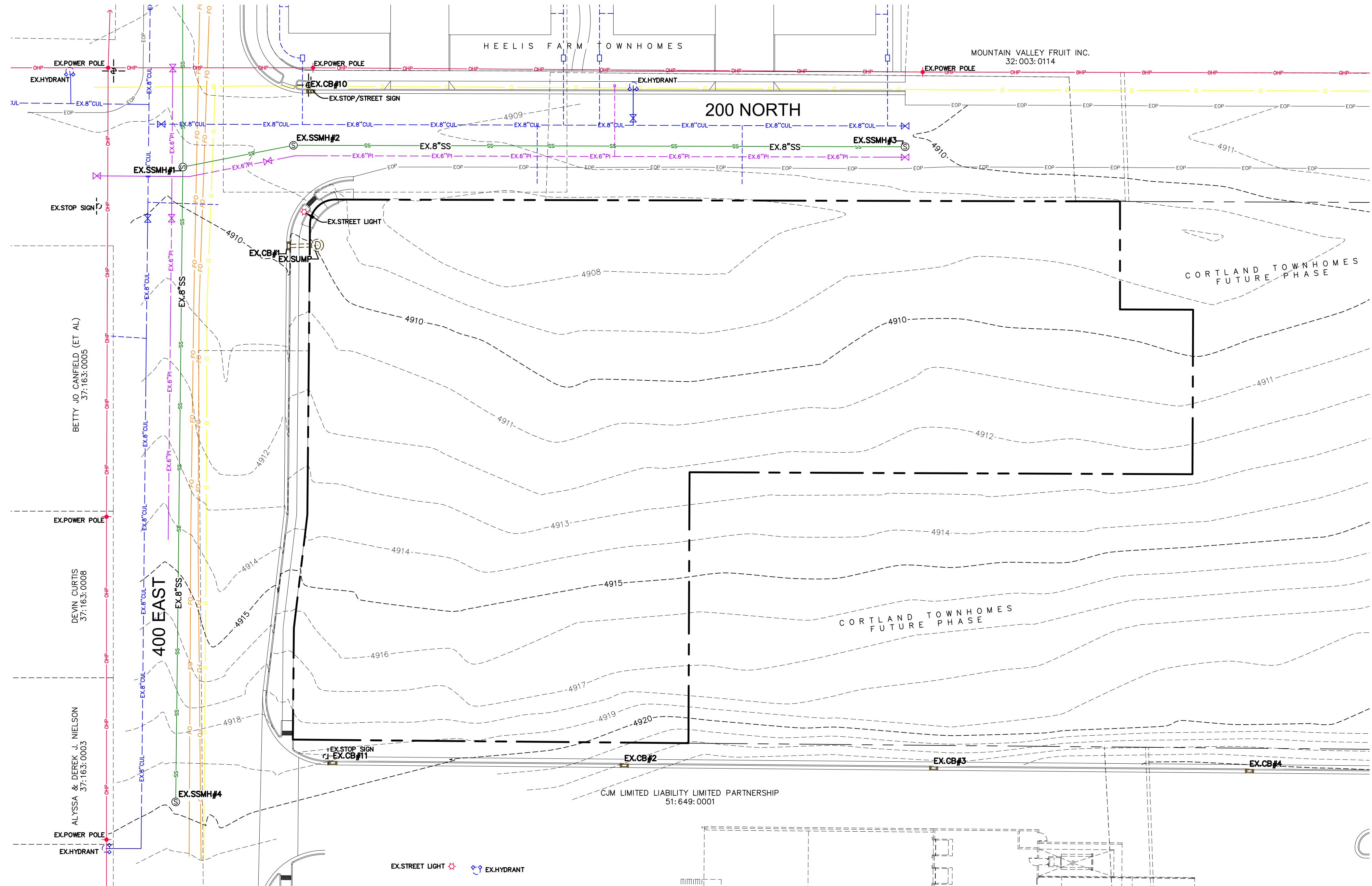
NO.

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" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'



BETTY JO CANFIELD (ET AL)

37-163-005

DENN CURTIS

37-163-0008

ALYSSA & DEREK J. NELSON

37-163-0003

EX-STREET LIGHT

EX-HYDRANT

CJM LIMITED LIABILITY LIMITED PARTNERSHIP
51-649-0001

EX-CB#11

EX-CB#2

EX-CB#3

EX-CB#4

EX-CB#5

EX-CB#6

EX-CB#7

EX-CB#8

EX-CB#9

EX-CB#10

EX-CB#11

EX-CB#12

EX-CB#13

EX-CB#14

EX-CB#15

EX-CB#16

EX-CB#17

EX-CB#18

EX-CB#19

EX-CB#20

EX-CB#21

EX-CB#22

EX-CB#23

EX-CB#24

EX-CB#25

EX-CB#26

EX-CB#27

EX-CB#28

EX-CB#29

EX-CB#30

EX-CB#31

EX-CB#32

EX-CB#33

EX-CB#34

EX-CB#35

EX-CB#36

EX-CB#37

EX-CB#38

EX-CB#39

EX-CB#40

EX-CB#41

EX-CB#42

EX-CB#43

EX-CB#44

EX-CB#45

EX-CB#46

EX-CB#47

EX-CB#48

EX-CB#49

EX-CB#50

EX-CB#51

EX-CB#52

EX-CB#53

EX-CB#54

EX-CB#55

EX-CB#56

EX-CB#57

EX-CB#58

EX-CB#59

EX-CB#60

EX-CB#61

EX-CB#62

EX-CB#63

EX-CB#64

EX-CB#65

EX-CB#66

EX-CB#67

EX-CB#68

EX-CB#69

EX-CB#70

EX-CB#71

EX-CB#72

EX-CB#73

EX-CB#74

EX-CB#75

EX-CB#76

EX-CB#77

EX-CB#78

EX-CB#79

EX-CB#80

EX-CB#81

EX-CB#82

EX-CB#83

EX-CB#84

EX-CB#85

EX-CB#86

EX-CB#87

EX-CB#88

EX-CB#89

EX-CB#90

EX-CB#91

EX-CB#92

EX-CB#93

EX-CB#94

EX-CB#95

EX-CB#96

EX-CB#97

EX-CB#98

EX-CB#99

EX-CB#100

EX-CB#101

EX-CB#102

EX-CB#103

EX-CB#104

EX-CB#105

EX-CB#106

EX-CB#107

EX-CB#108

EX-CB#109

EX-CB#110

EX-CB#111

EX-CB#112

EX-CB#113

EX-CB#114

EX-CB#115

EX-CB#116

EX-CB#117

EX-CB#118

EX-CB#119

EX-CB#120

EX-CB#121

EX-CB#122

EX-CB#123

EX-CB#124

EX-CB#125

EX-CB#126

EX-CB#127

EX-CB#128

EX-CB#129

EX-CB#130

EX-CB#131

EX-CB#132

EX-CB#133

EX-CB#134

EX-CB#135

EX-CB#136

EX-CB#137

EX-CB#138

EX-CB#139

EX-CB#140

EX-CB#141

EX-CB#142

EX-CB#143

EX-CB#144

EX-CB#145

EX-CB#146

EX-CB#147

EX-CB#148

EX-CB#149

EX-CB#150

EX-CB#151

EX-CB#152

EX-CB#153

EX-CB#154

EX-CB#155

EX-CB#156

EX-CB#157

EX-CB#158

EX-CB#159

EX-CB#160

EX-CB#161

EX-CB#162

EX-CB#163

EX-CB#164

EX-CB#165

EX-CB#166

EX-CB#167

EX-CB#168

EX-CB#169

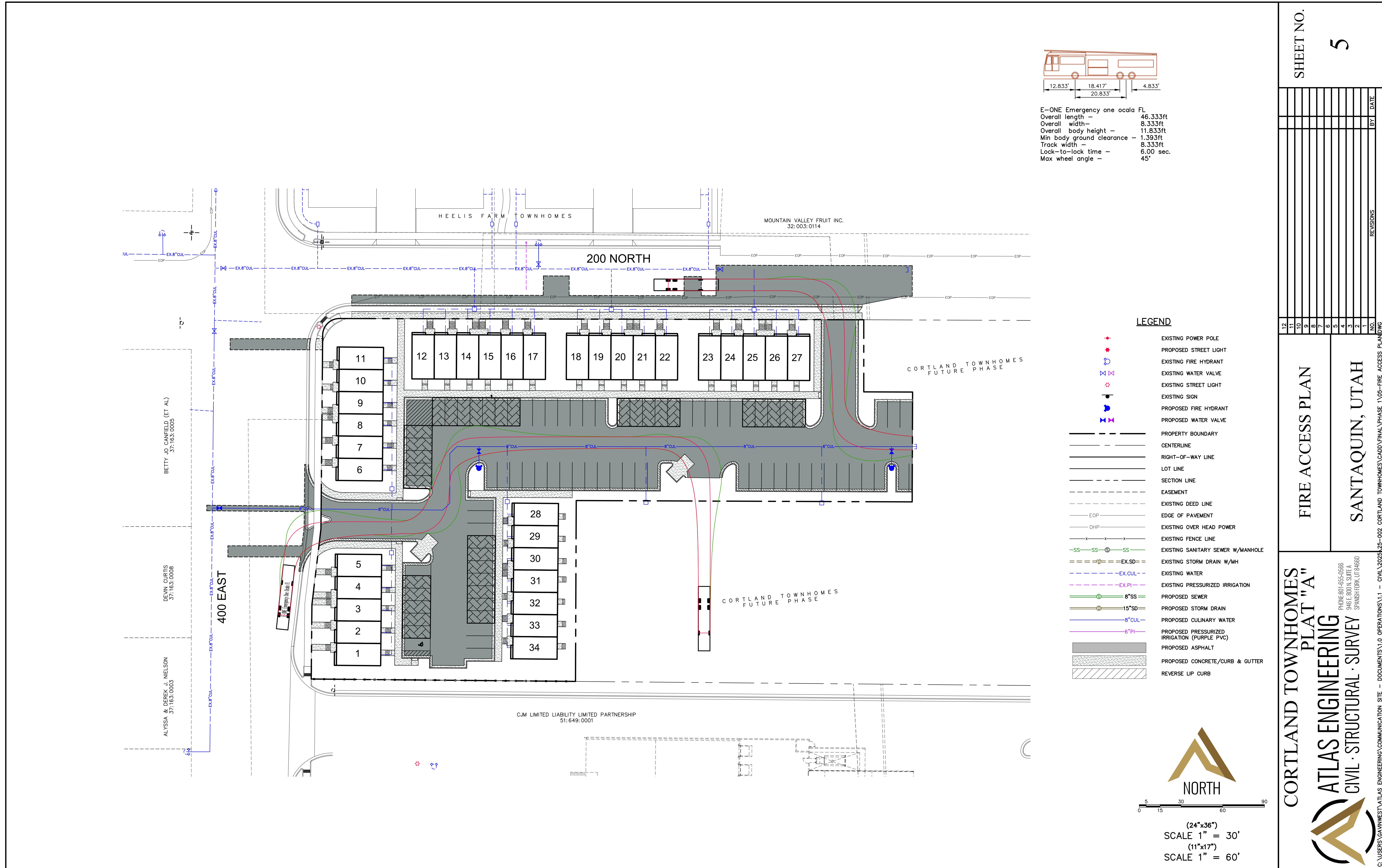
EX-CB#170

EX-CB#171

EX-CB#172

EX-CB#173

EX-CB#174



SHEET NO.
DT-01

REVISIONS	BY DATE
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

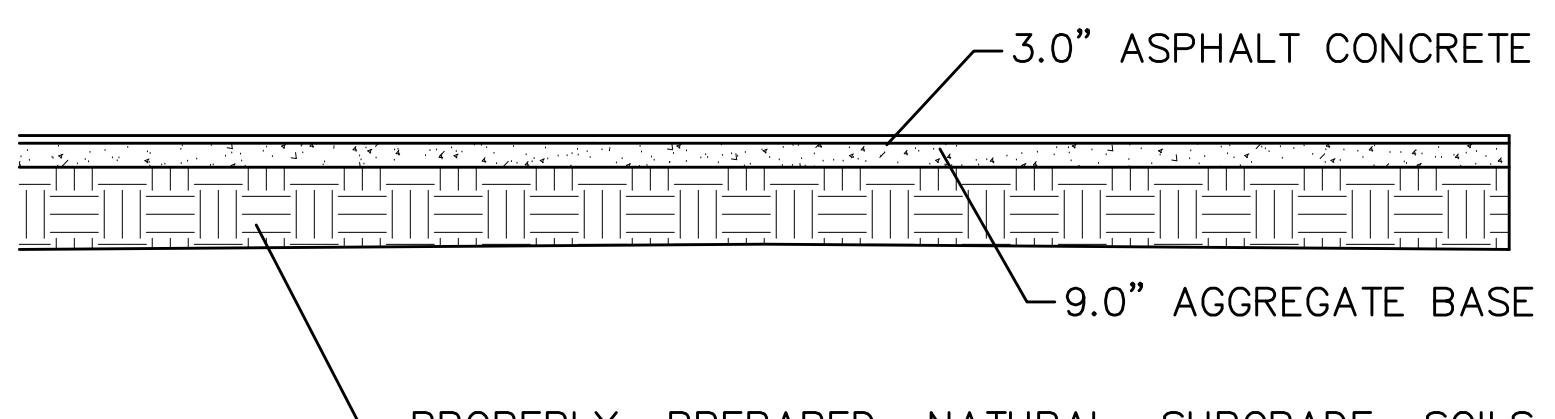
NO.

DETAIL SHEET

SANTAQUIN, UTAH

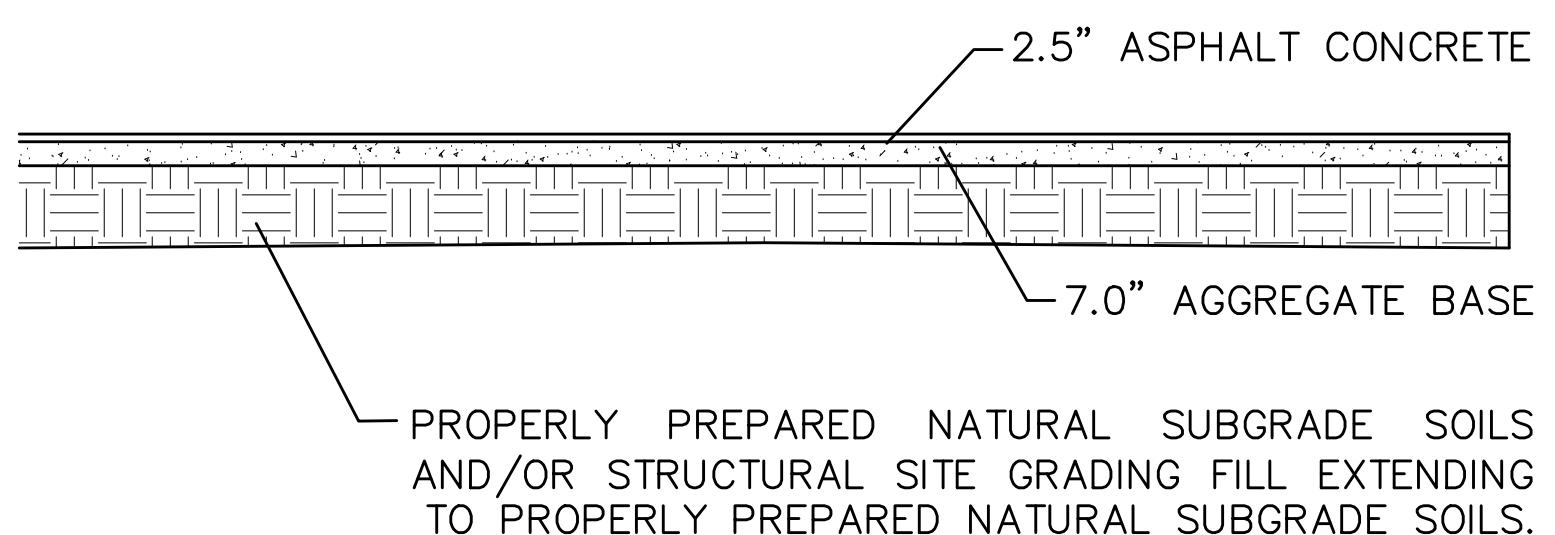
PHONE: 801-455-0566
945 E. 800 N. SUITE A
SPANISH FORK, UT 84660

C:\USERS\GAVIN\DESKTOP\ENGINEERING\COMMUNICATION SITE - DOCUMENTS\LO OPERATIONS\11 - CIVIL\2025\025-002 CORTLAND TOWNHOMES\CAD\FINAL\PHASE 1\DT-01.DWG



DRIVE AREA PAVEMENT SECTION

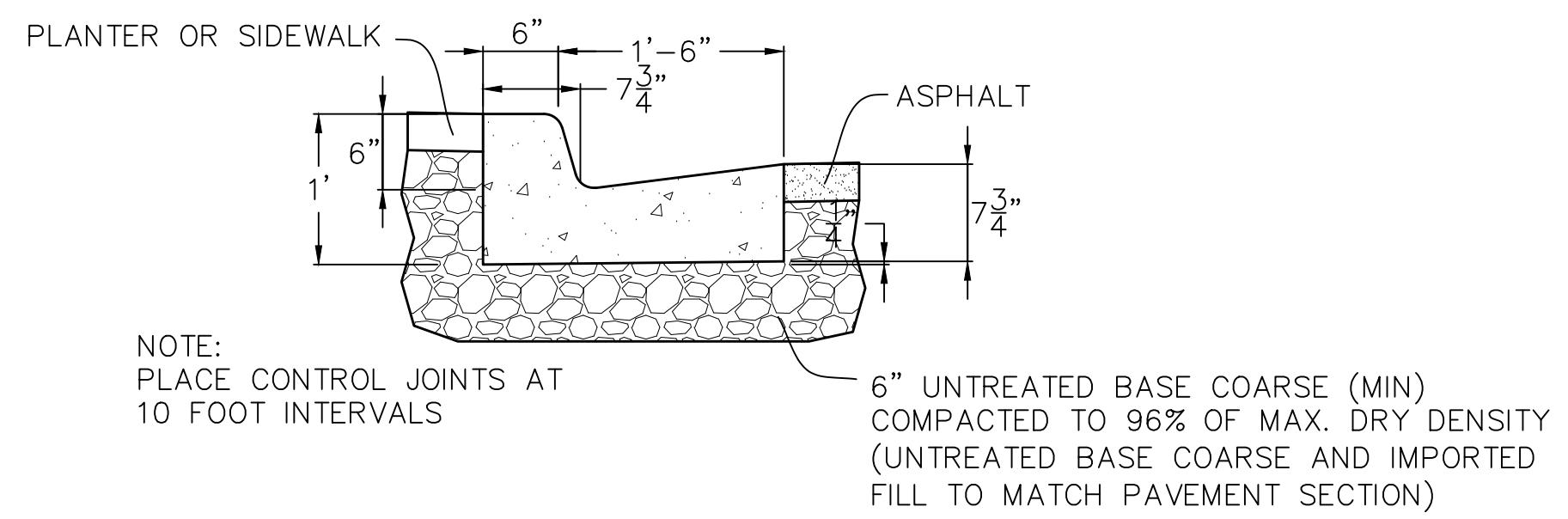
-NTS-



PARKING AREA PAVEMENT SECTION

-NTS-

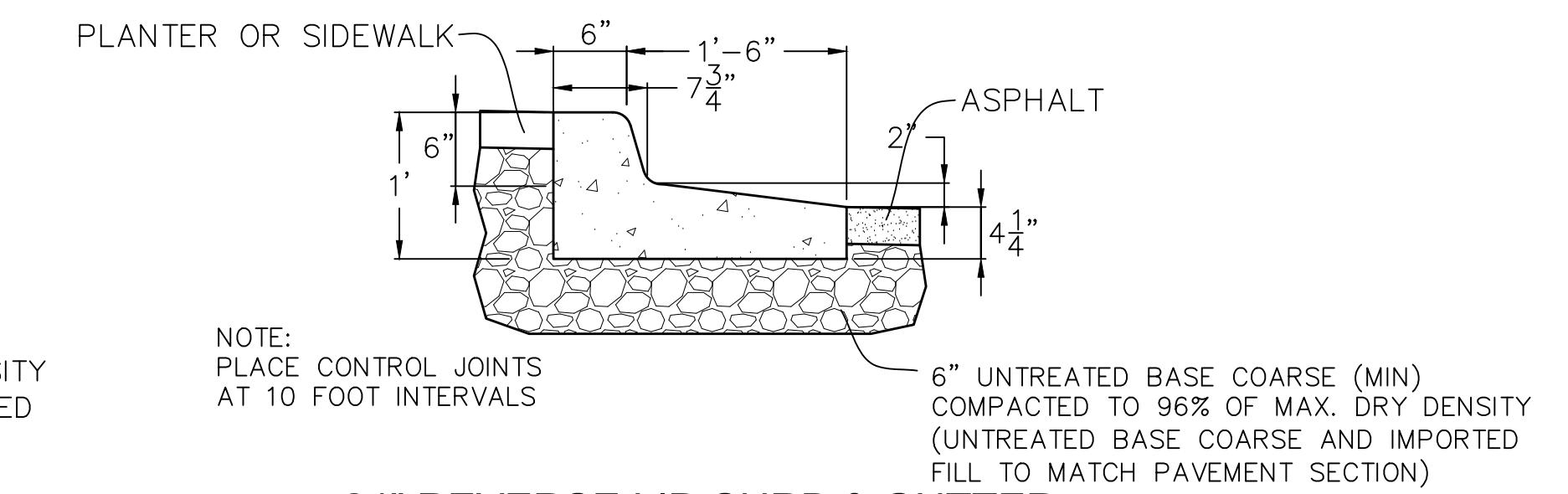
NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL INVESTIGATION FOR PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT DATED APRIL 26, 2018 PERFORMED BY GSH GEOTECHNICAL, INC., JOB NO.2588-001-18



24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS

-NTS-



24" REVERSE LIP CURB & GUTTER

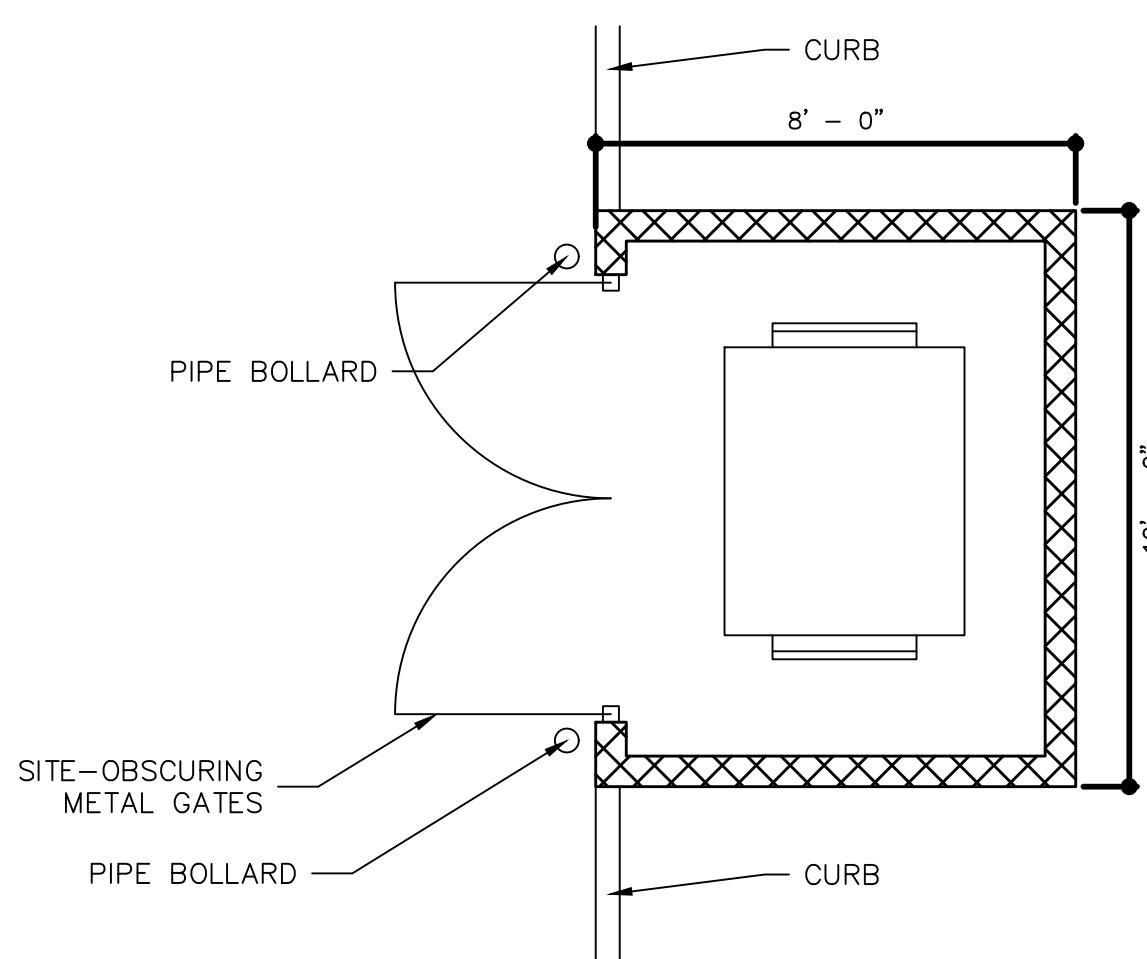
FOR USE IN PRIVATE STREETS

-NTS-



6' MASONRY WALL

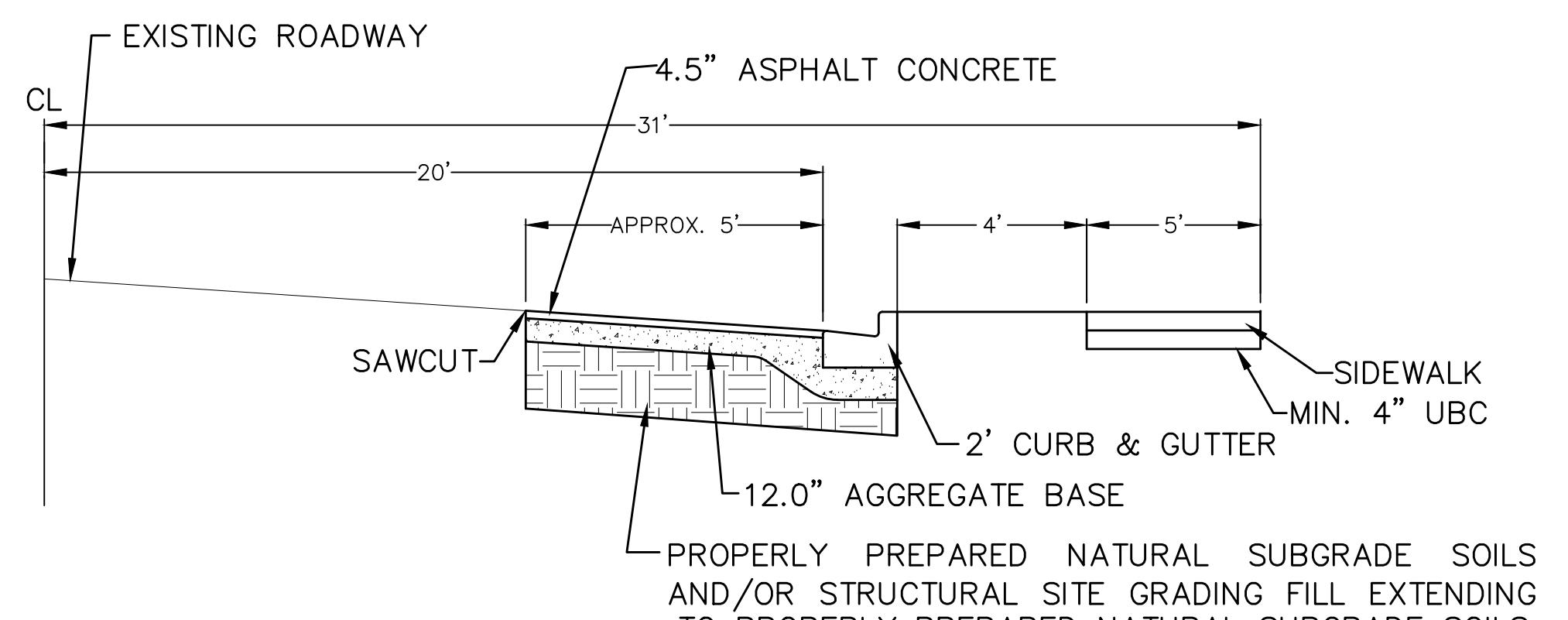
-NTS-



DUMPSTER ENCLOSURE

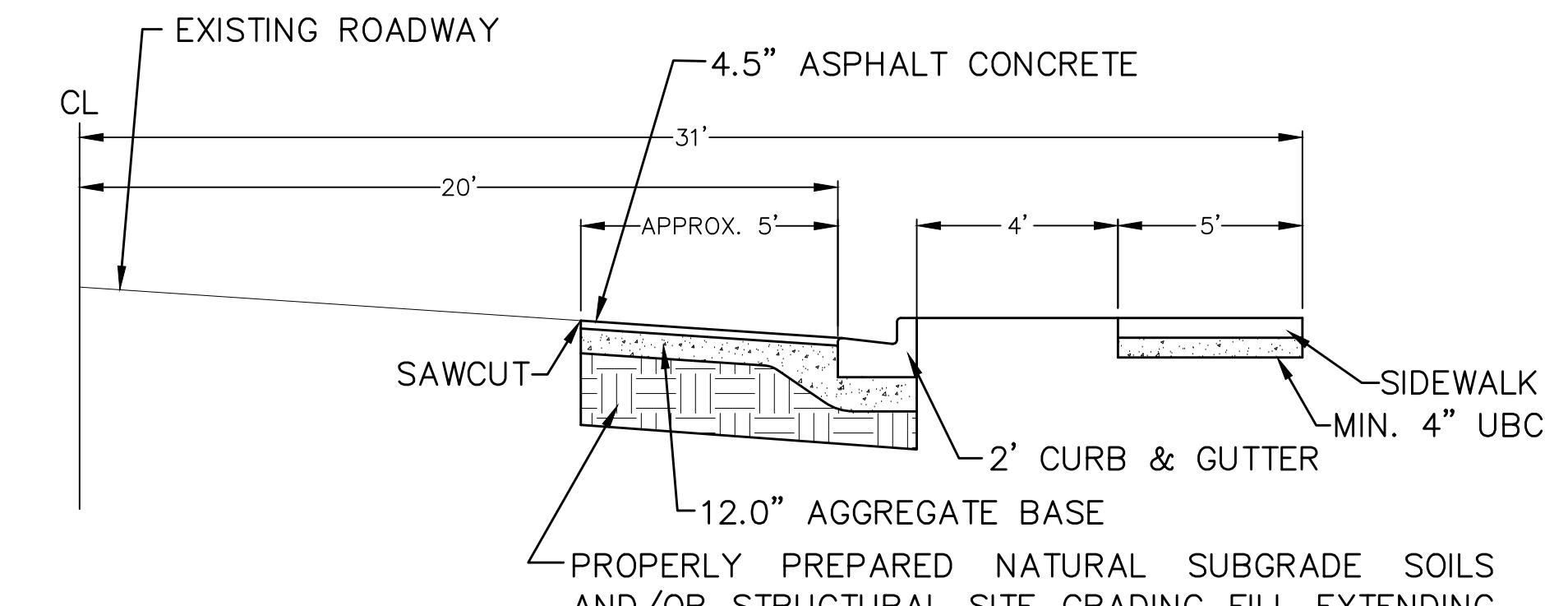
-NTS-

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.



200 NORTH DETAIL

-NTS-



500 EAST DETAIL

-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

PRECISION MILLWORK

Lot 10 Santaquin Peaks Industrial Park

Santaquin, Utah

Permit Set
August 4, 2025



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
Hyperion Architects
Tel: 801-231-0725
Contact: Clayton England
clayton@hyperionarchitects.com

Engineer
DKE Design & Engineering, PLC
871 S Auto Mall Drive
American Fork, Utah 84003
Tel: 801-742-8611
Contact: Brent Safley
brent@dkefirm.com

DATE

07/14/2025

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.

DATE

08-04-2025

DESCRIPTION

SUBMITTAL 1

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 pre 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 pre 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.

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.

- 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.

3. Only sand-blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

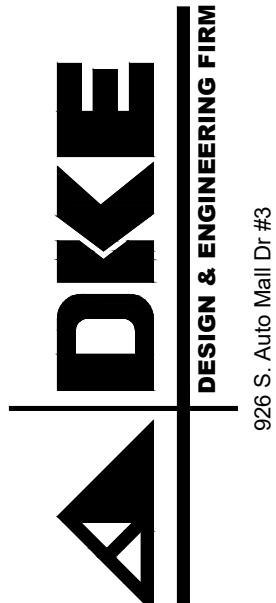
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

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

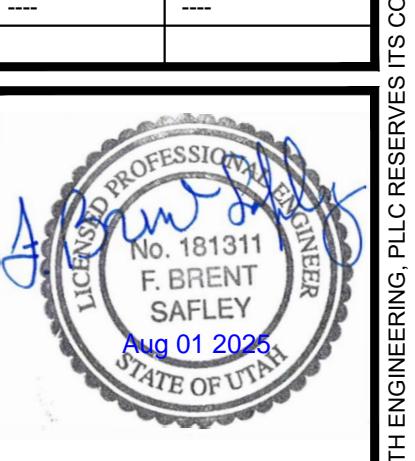
- The Contractor shall make proper arrangements with the Santaquin City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



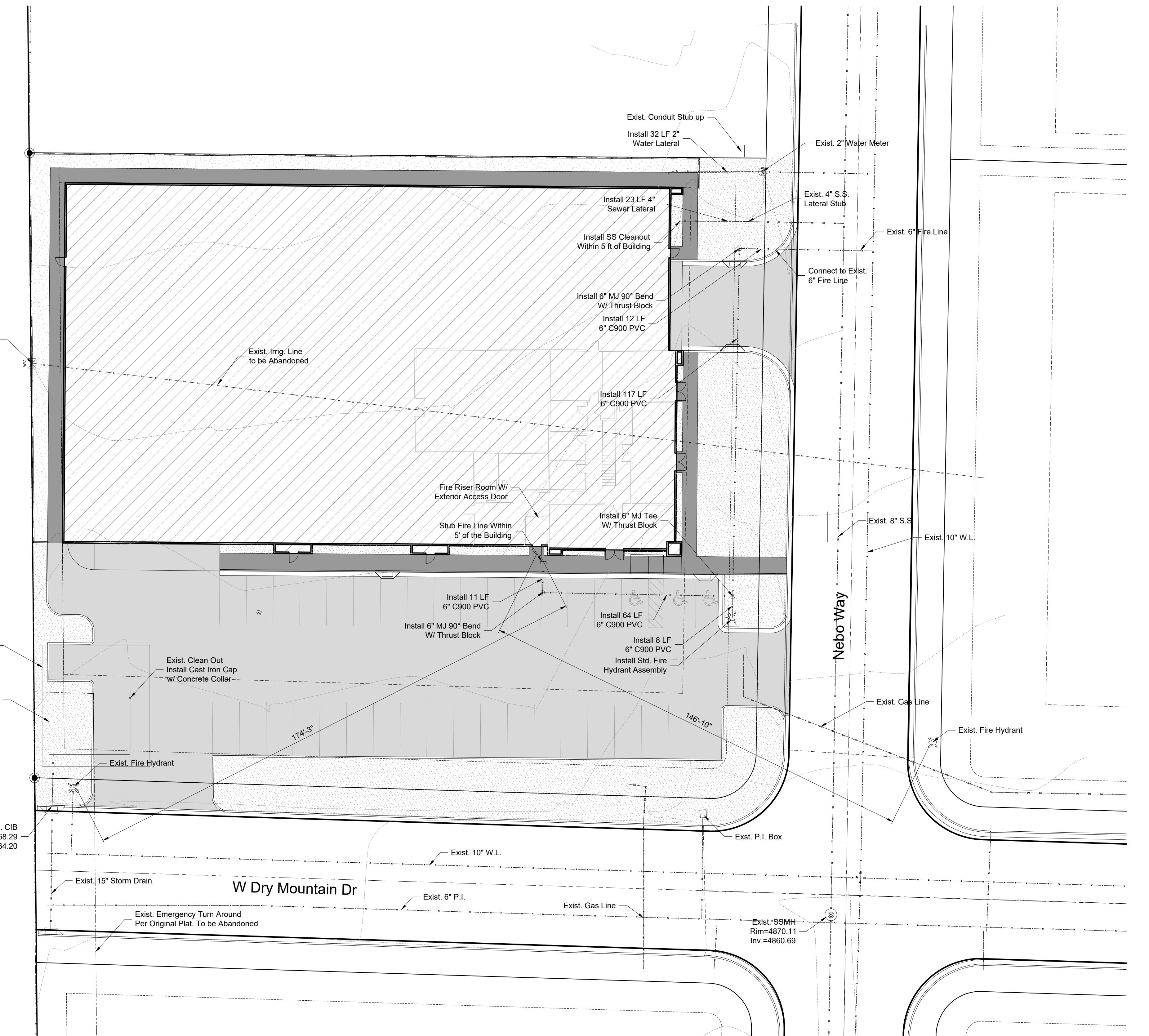
920 S. Auto Mall Dr #3
American Fork, UT 84043
(801)742-8611
www.adke.com

JOB # 25-004
PROJECT: PRECISION MILLWORK
STREET: 131 N Neo Way
CITY: SANTAQUIN, UTAH
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS
DO NOT SCALE
SHEET SIZE: ARCH D
24x36

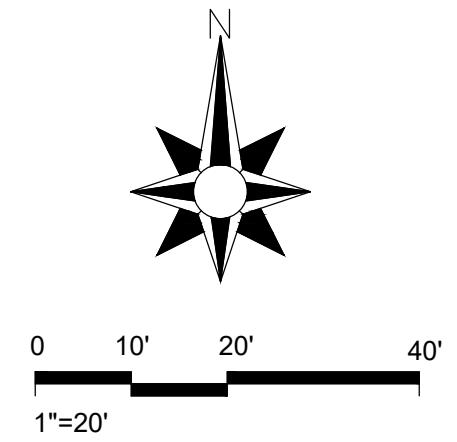
DATE 07/14/2025
GENERAL NOTES
PLAN SUBMITTAL DATES
DATE: DESCRIPTION:
08-04-2025 SUBMITTAL 1
--- ---
--- ---
--- ---
--- ---



DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY
SHEET # C-02
C-02



UTILITY PLAN
SCALE: 1"-20'-0"



Utility Notes

- All construction to conform to Santquin 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 utility lateral lines 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 foot 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 line providers.
- Contractor shall create, keep and provide record documents of the utilities as-constructed.
- Fire Sprinklers and Fire Alarm/Detection system is required inside this building.

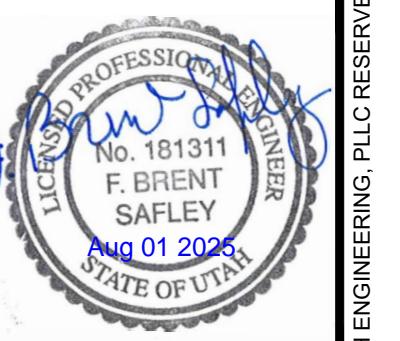
PRECISION MILLWORK

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

UTILITY PLAN

DATE 07/14/2025

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



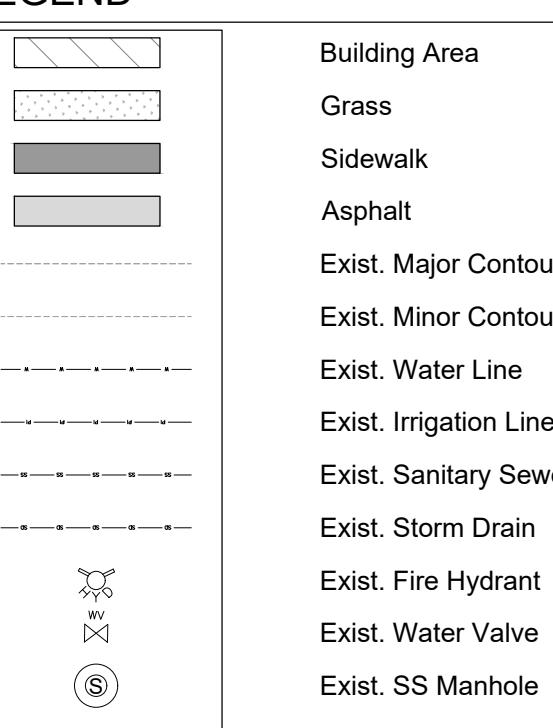
DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

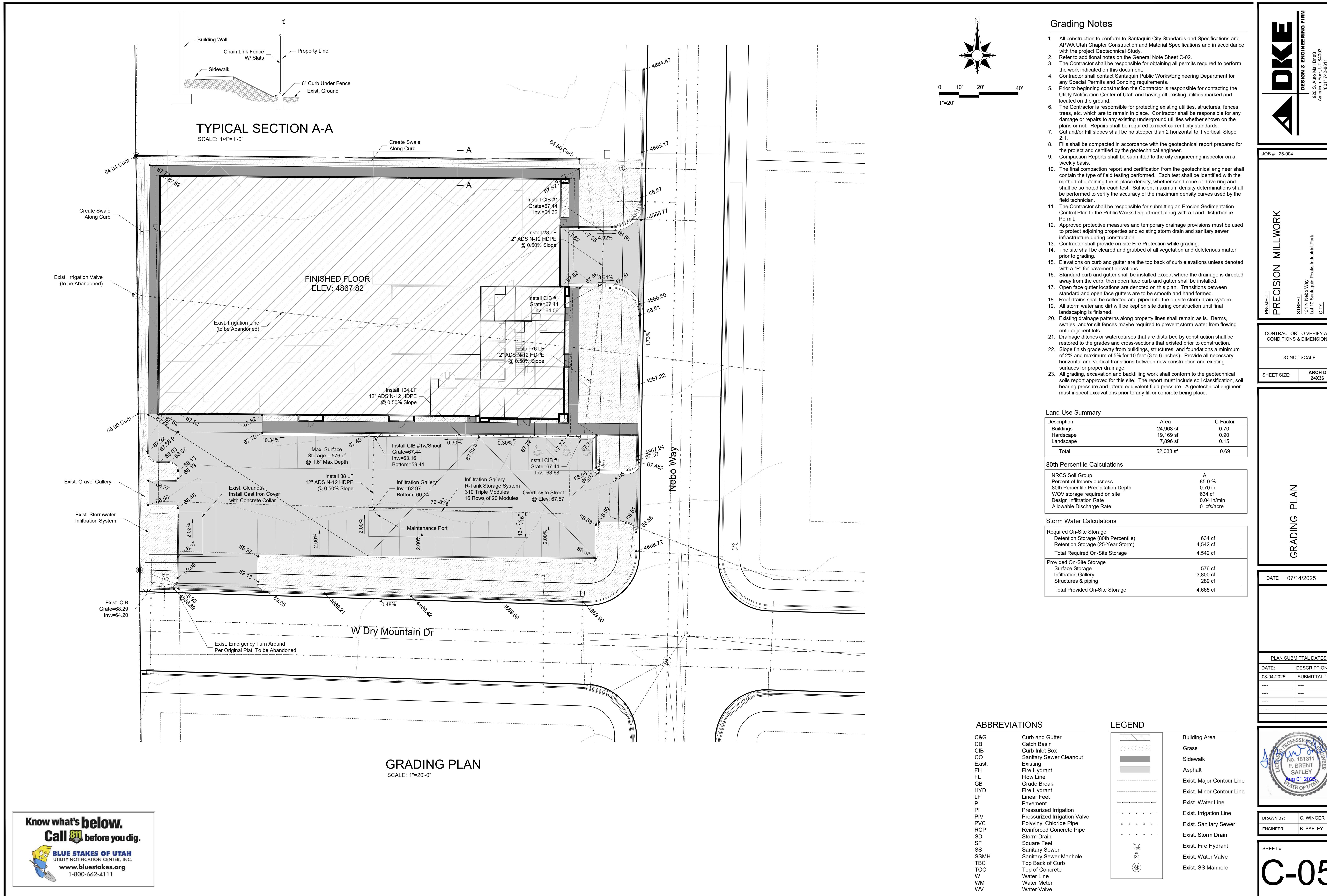
SHEET # C-04

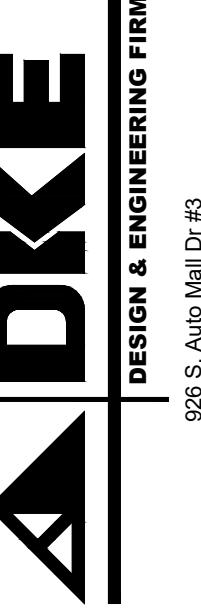
ABBREVIATIONS

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







DESIGN & ENGINEERING FIRM
920 S. Auto Mall Dr. #3
American Fork, UT 84043
(801)742-4611
www.Refin.com

JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N Nebo Way

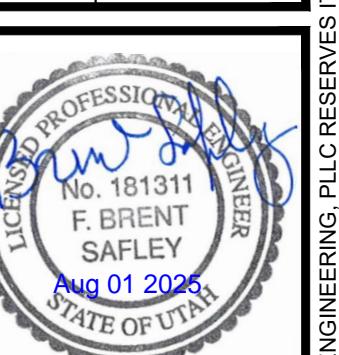
CITY: SANTQUIN, UTAH

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

STANDARD DETAILS

DATE 07/14/2025

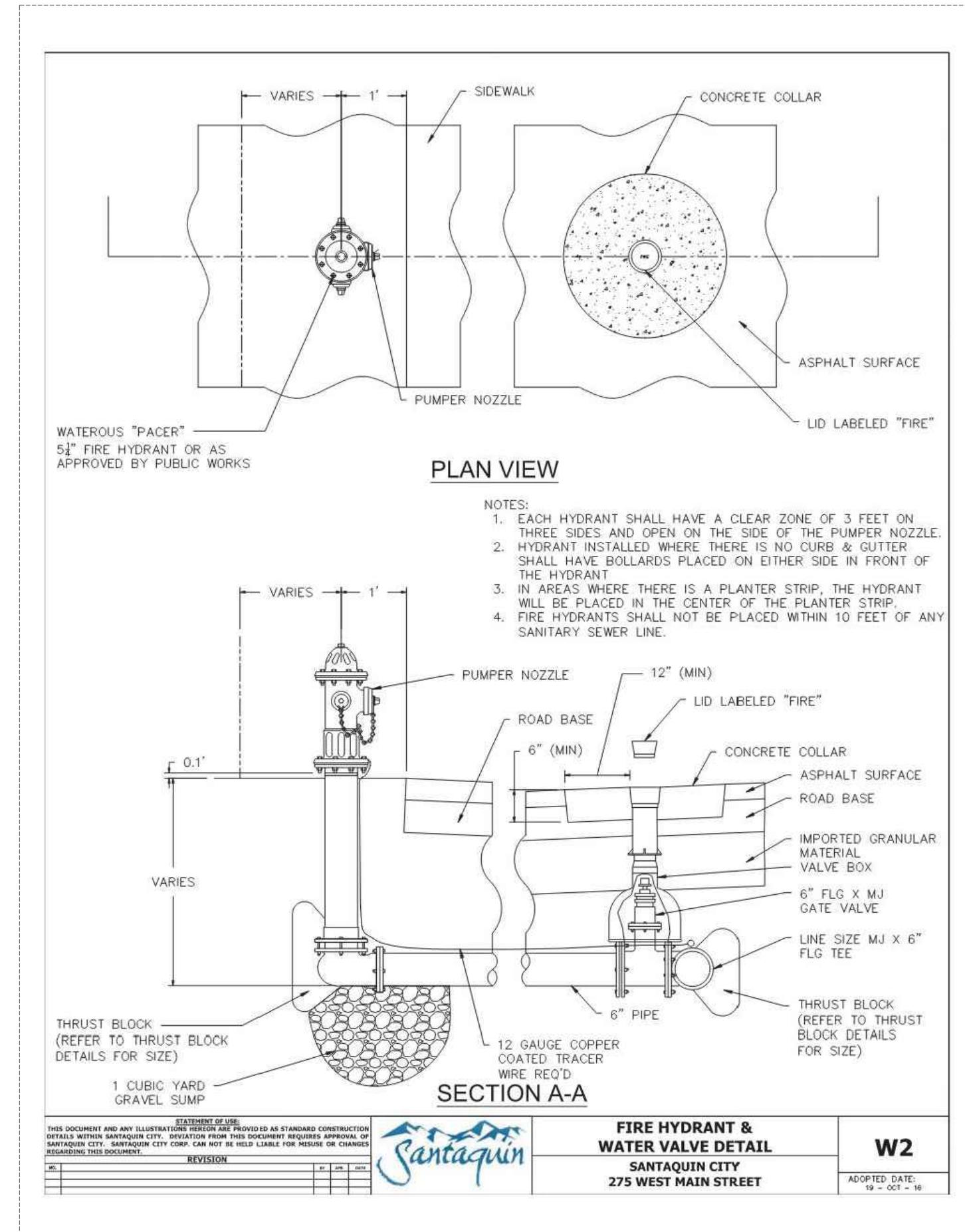
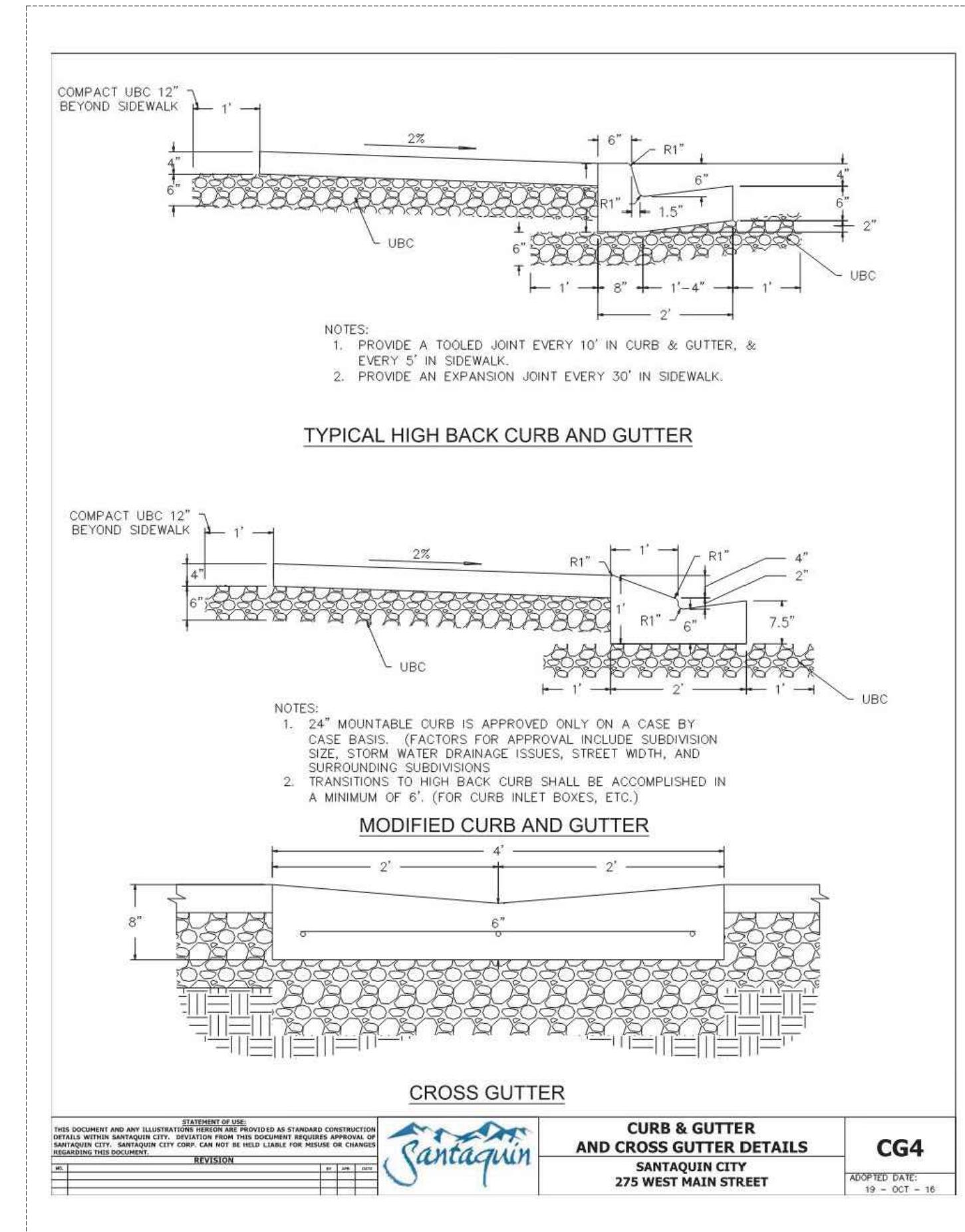
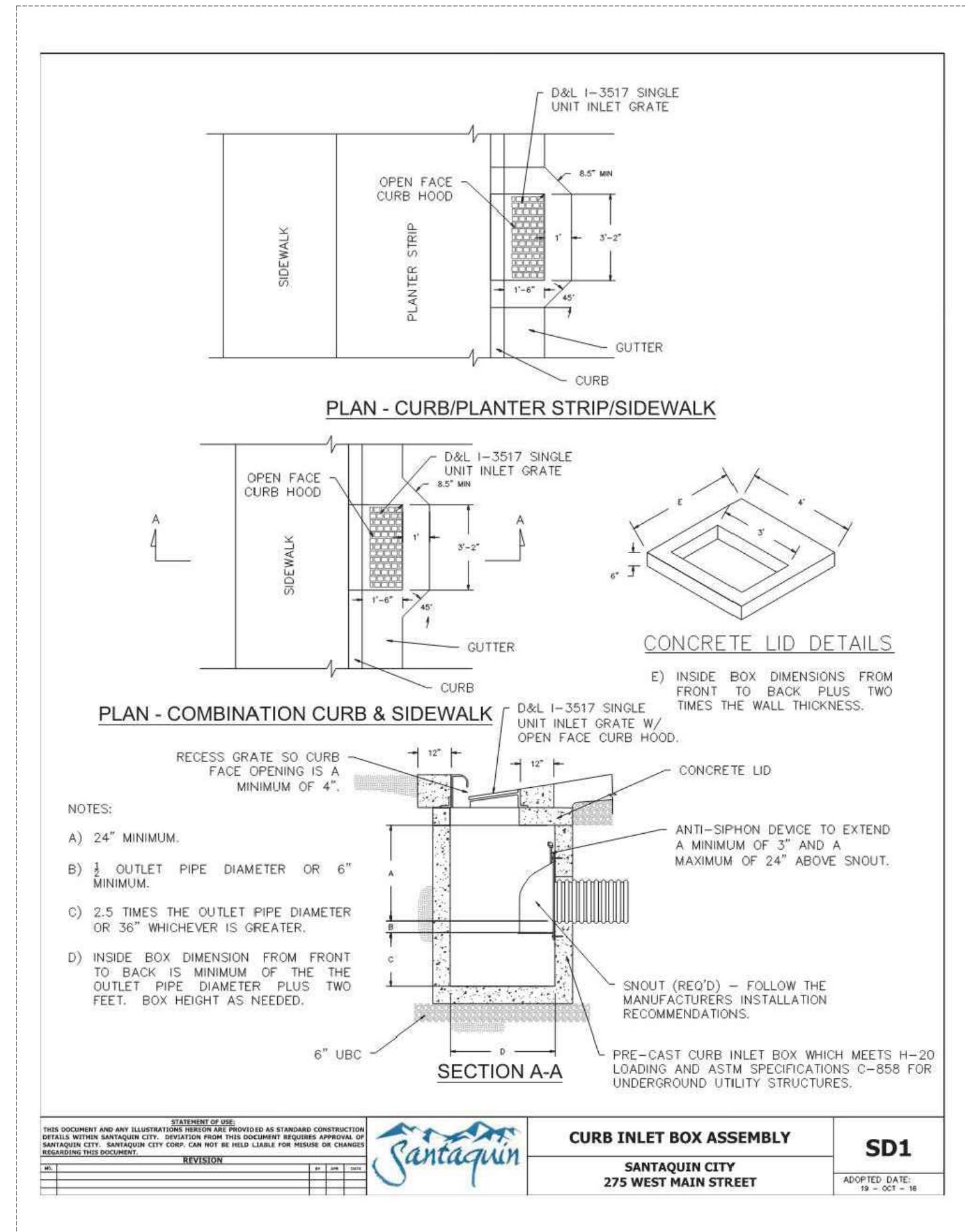
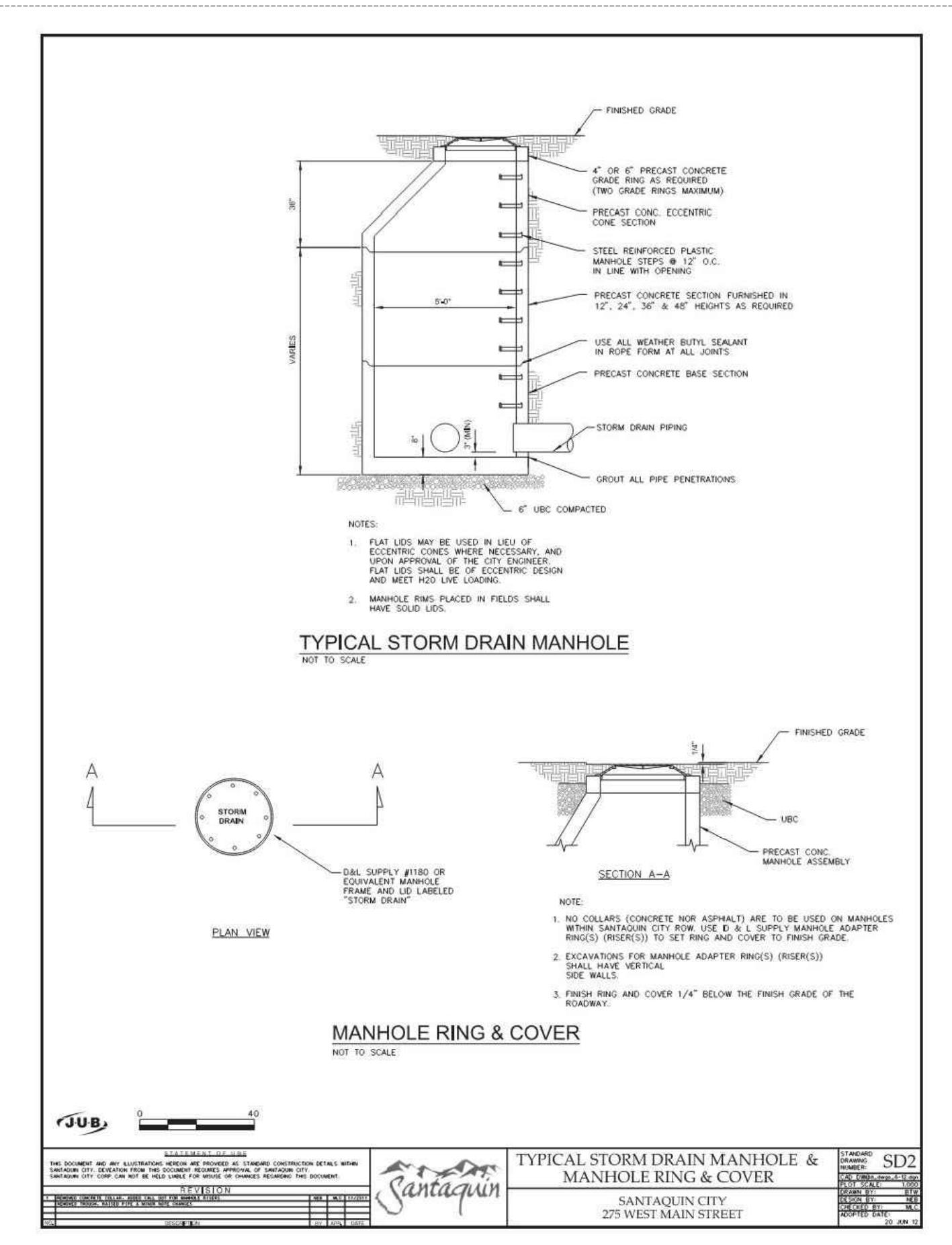
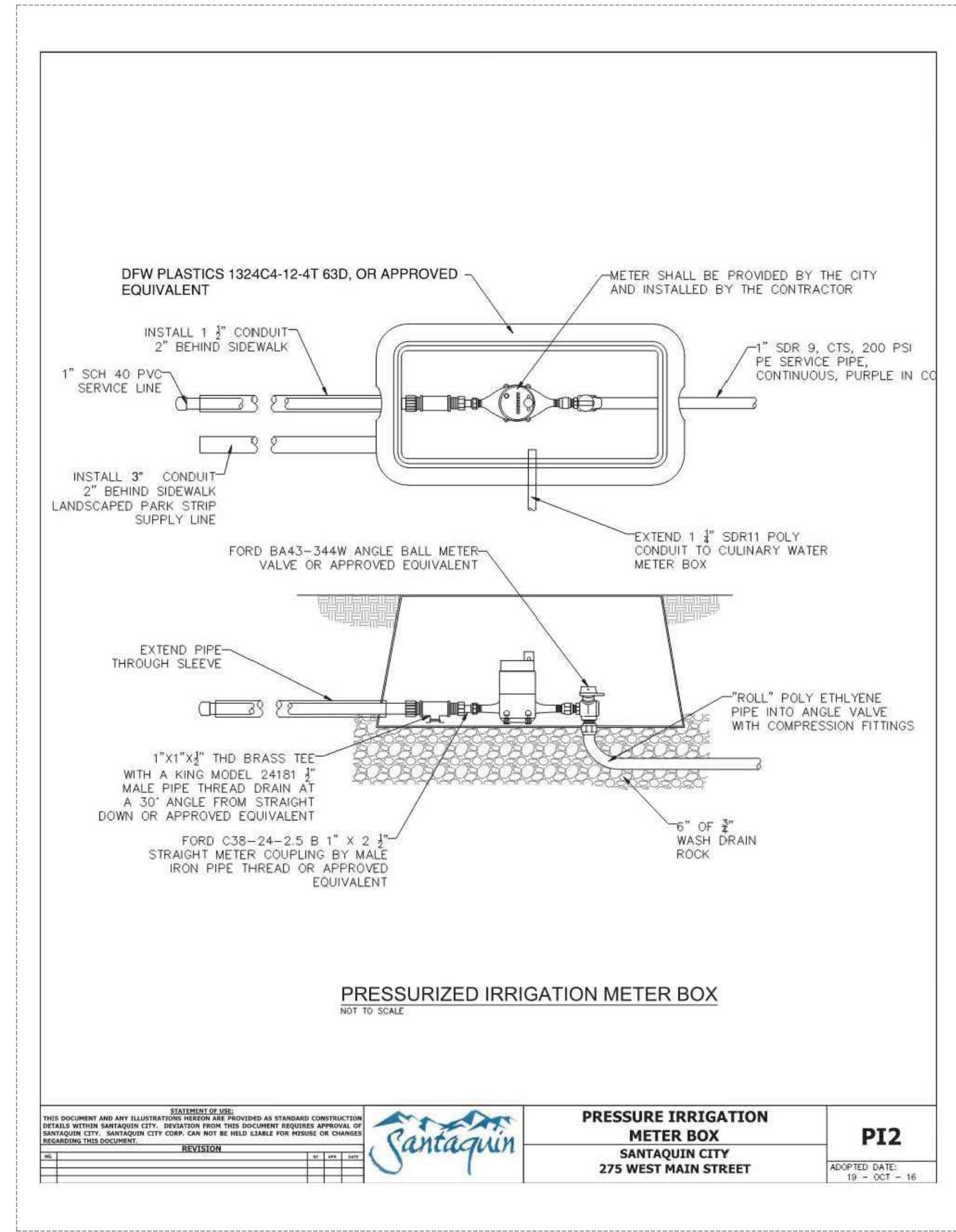
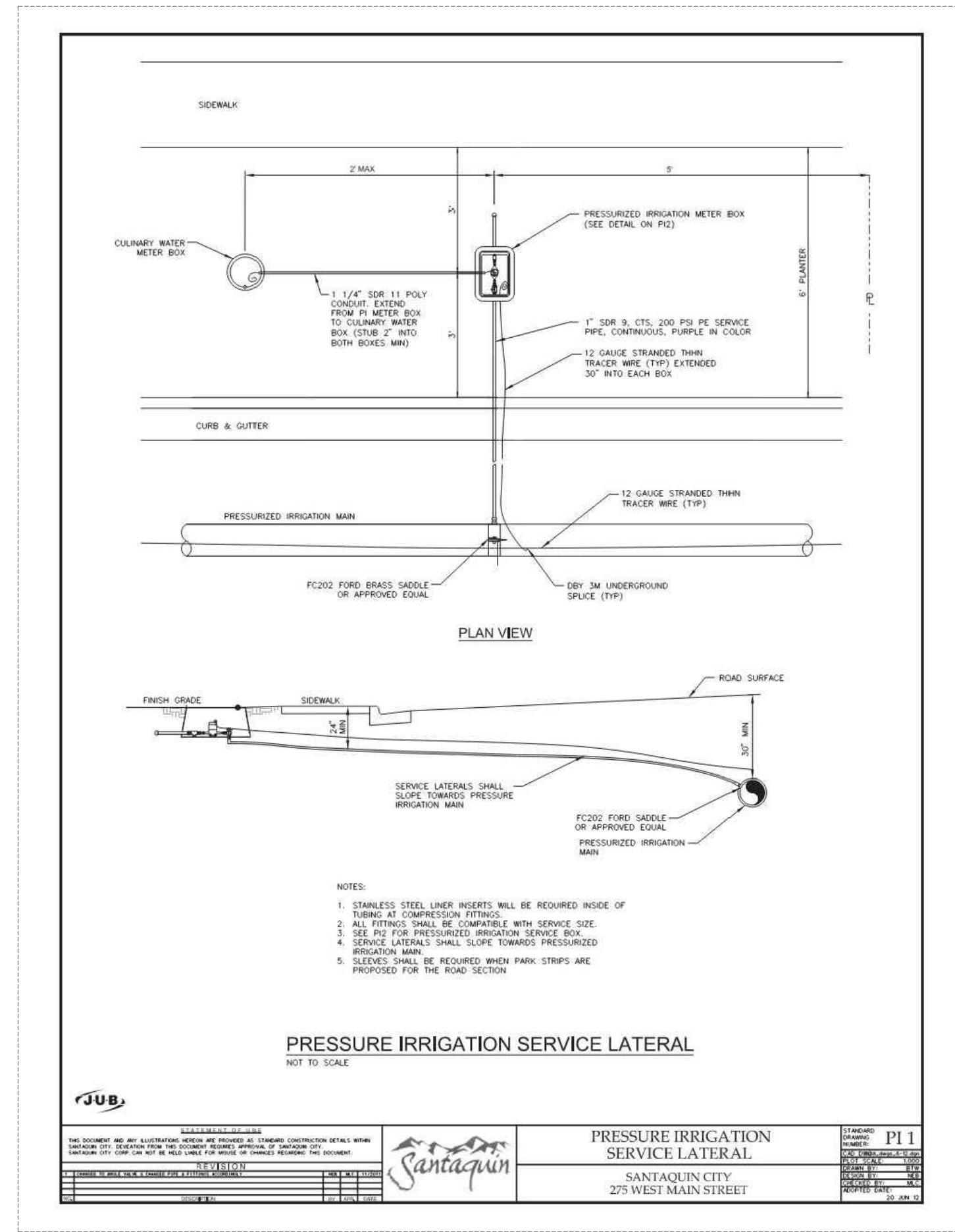
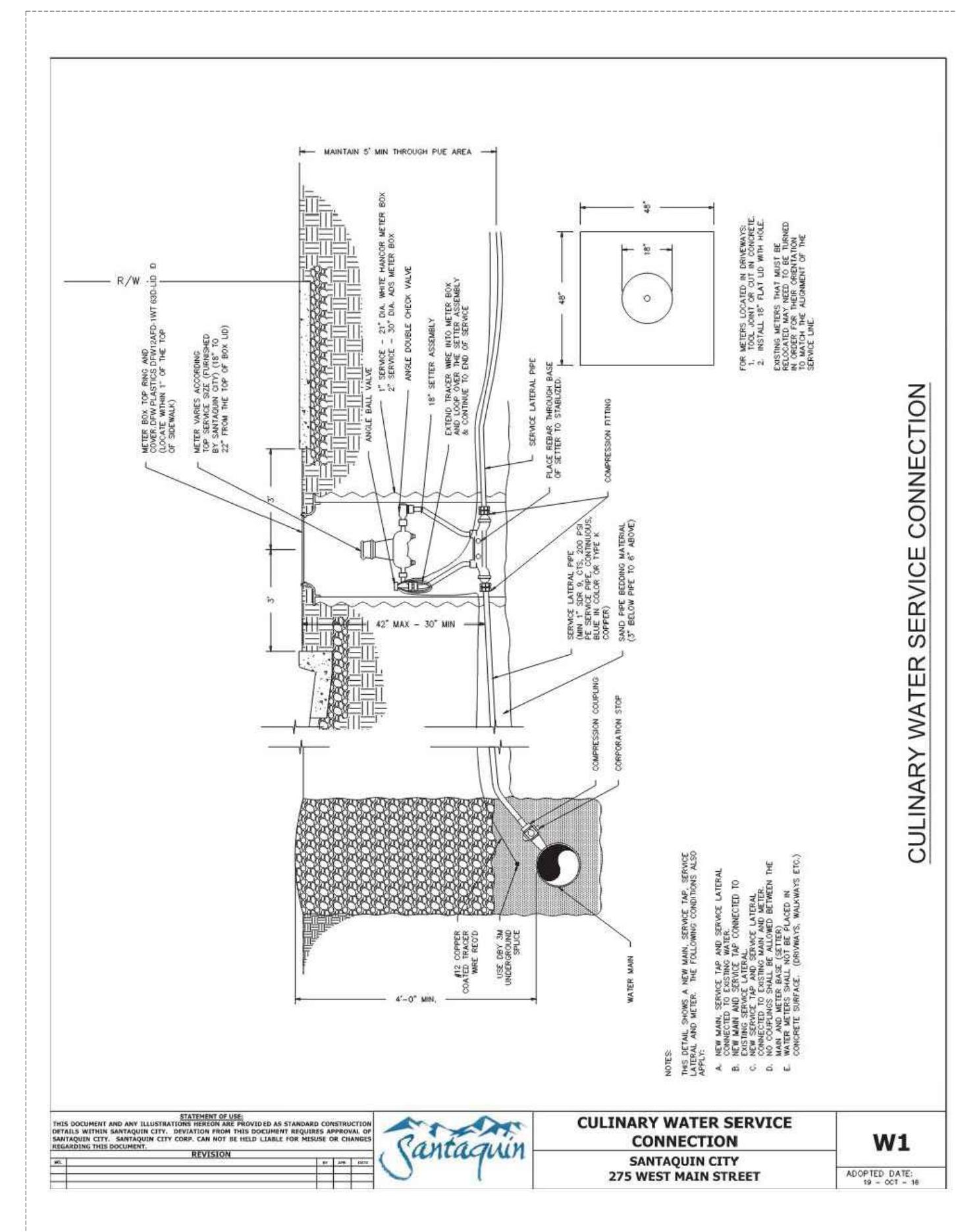
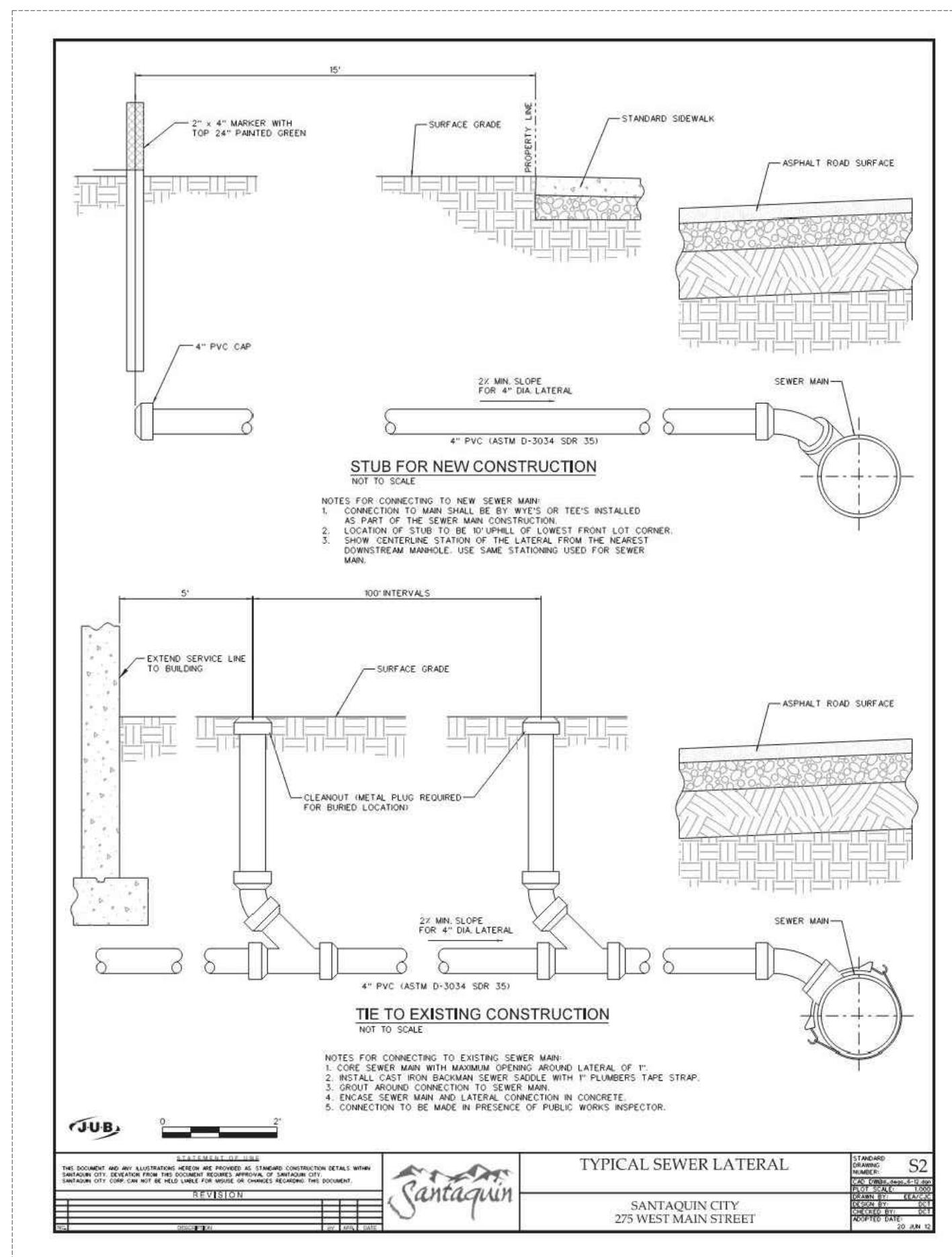
PLAN SUBMITTAL DATES
DATE: DESCRIPTION: SUBMITTAL 1
08-04-2025 ----
---- ----
---- ----
---- ----

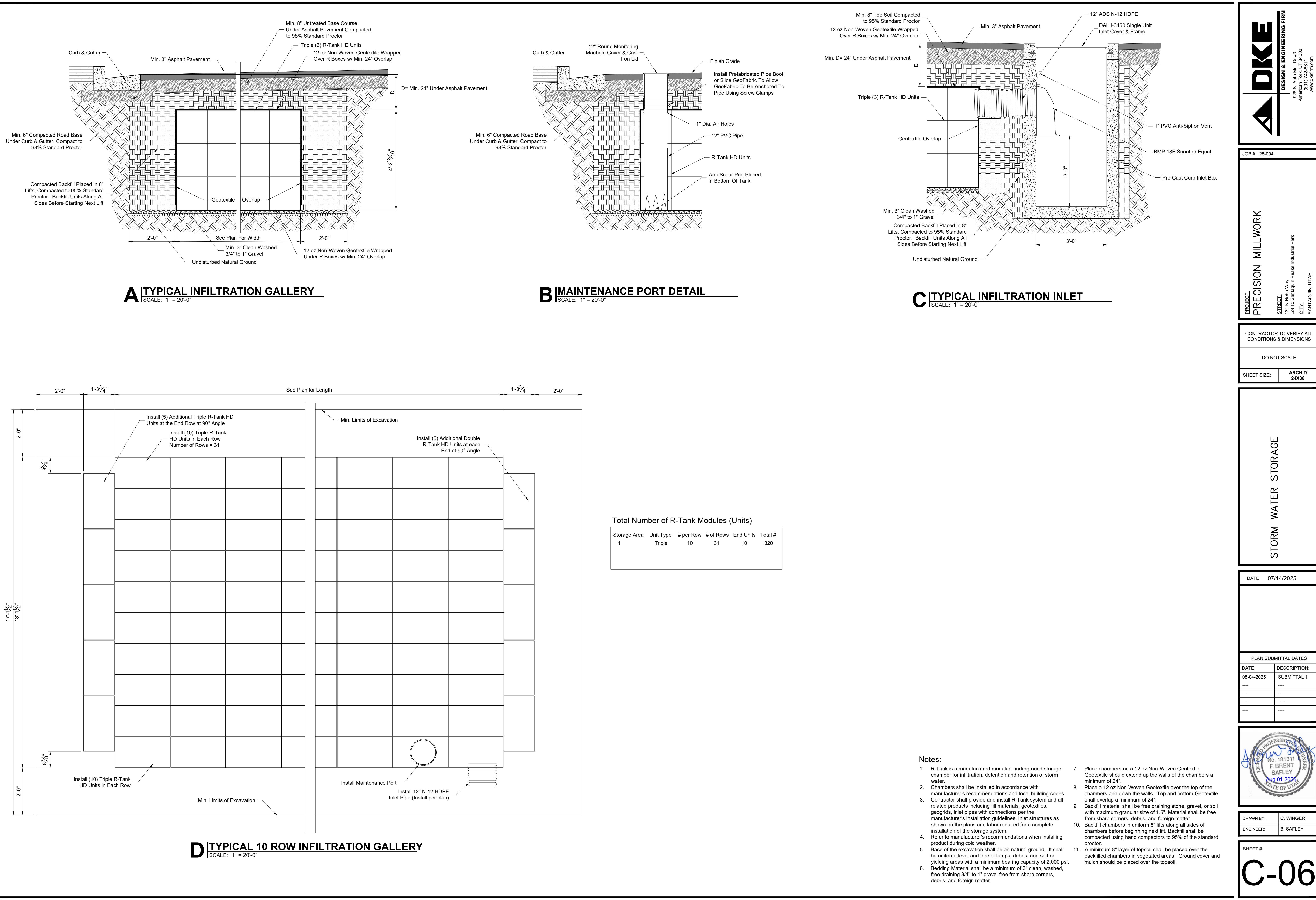


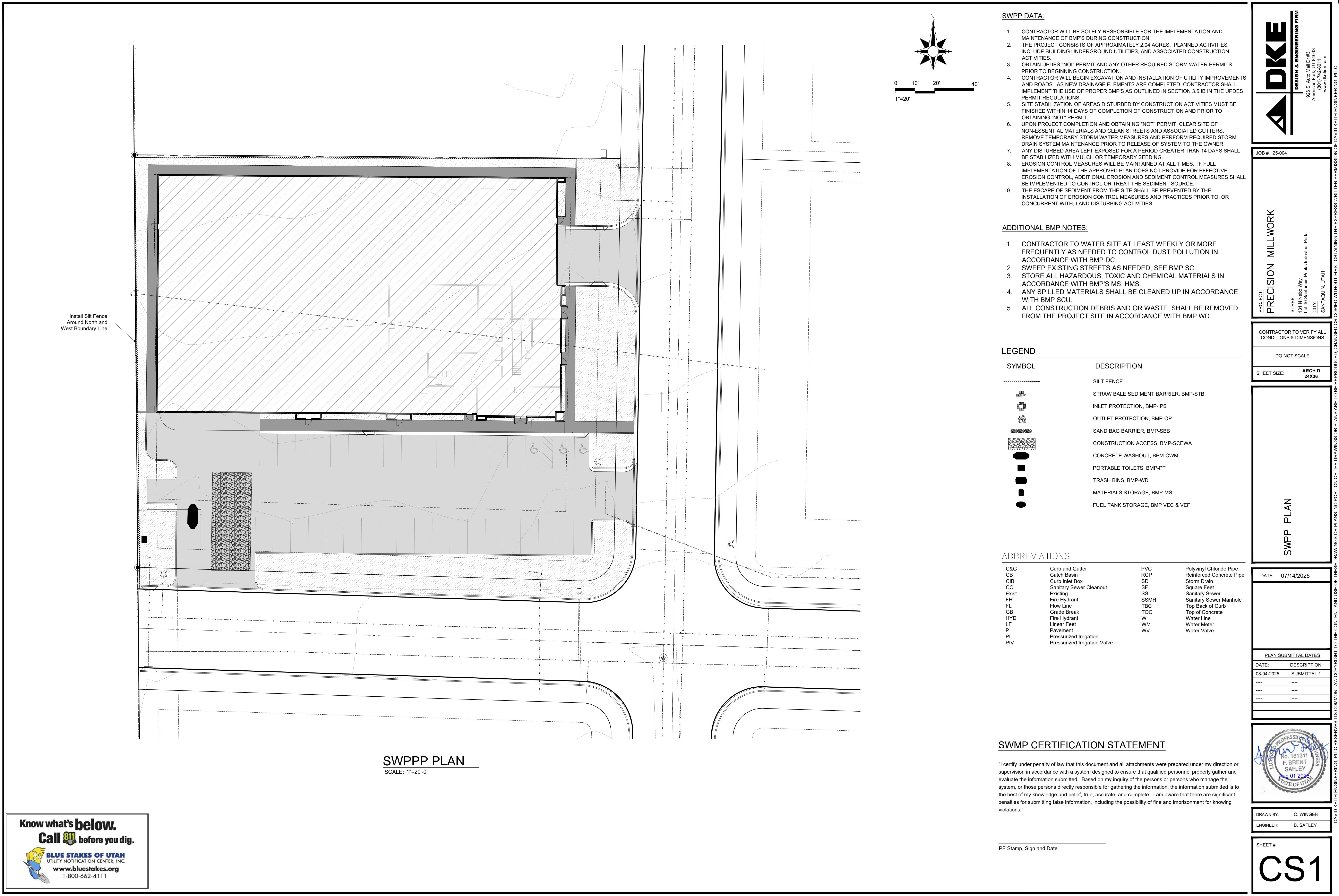
DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

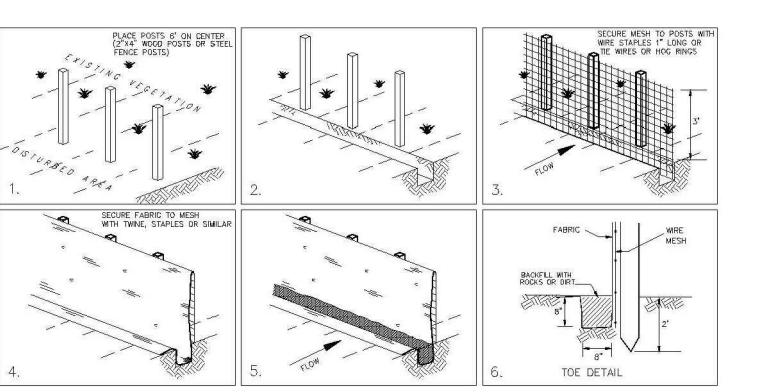
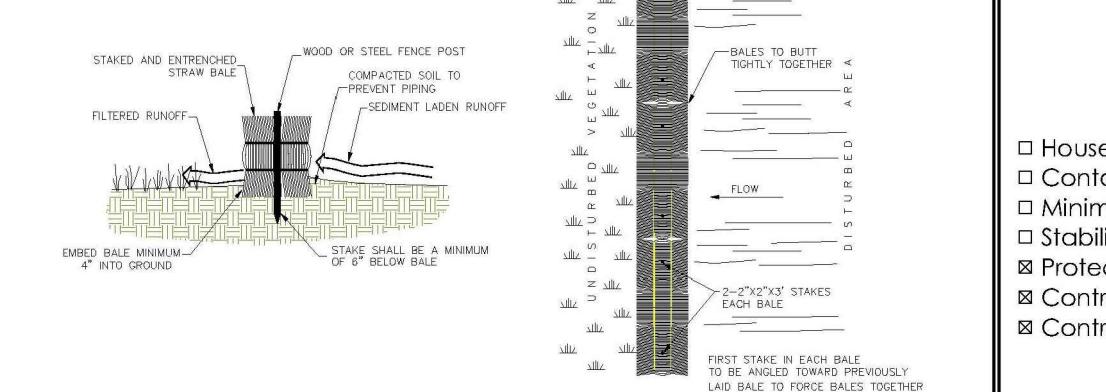
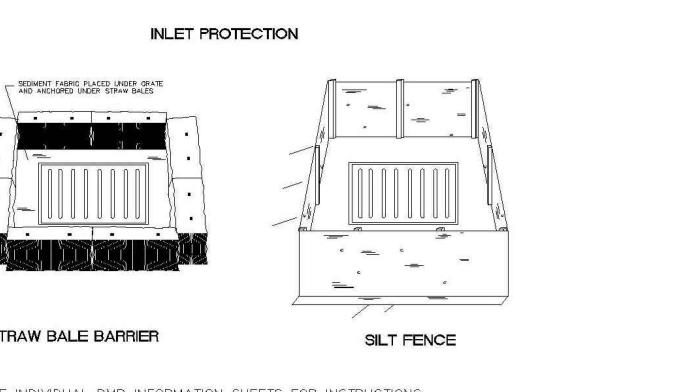
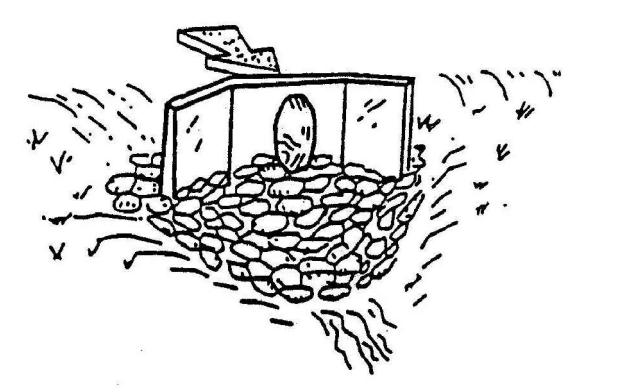
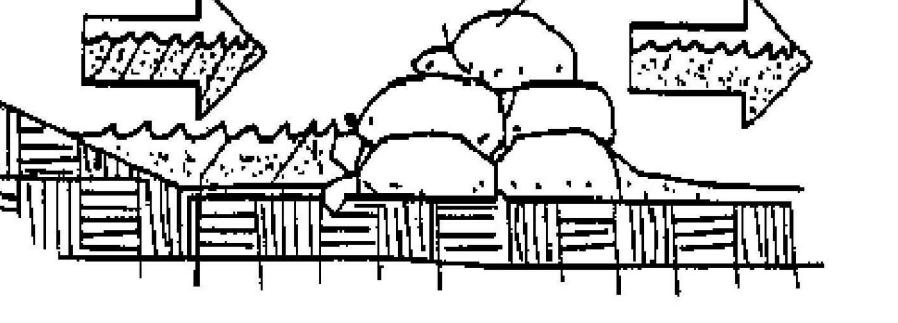
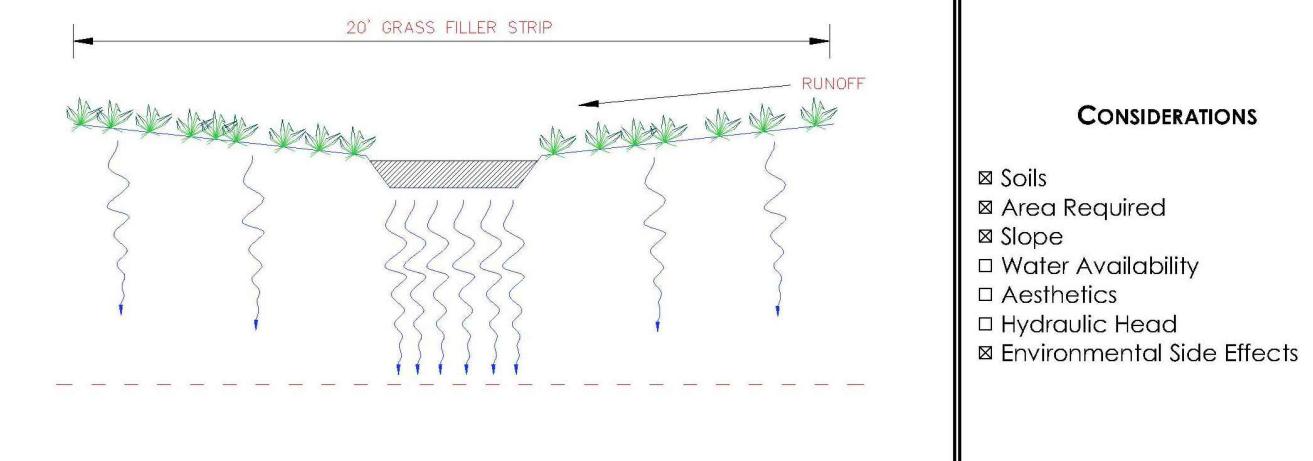
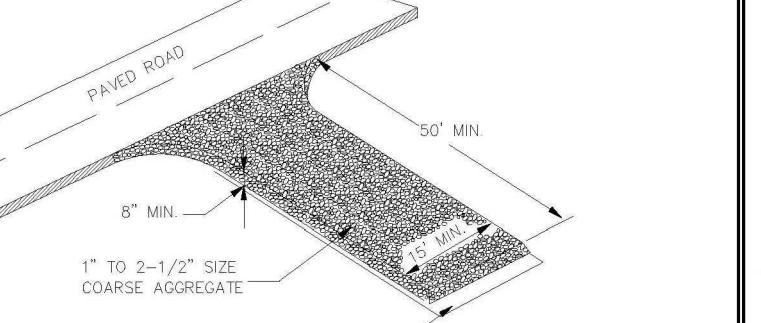
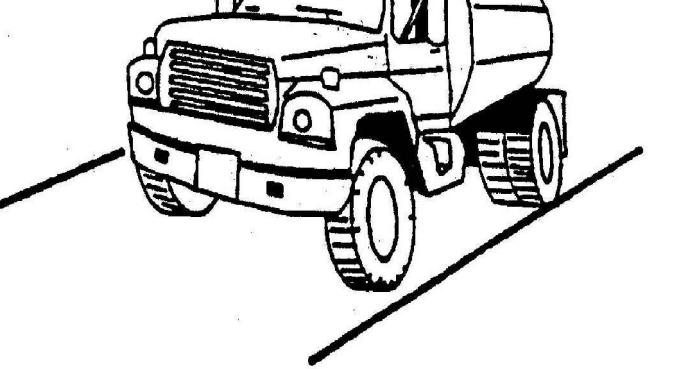
SHEET #

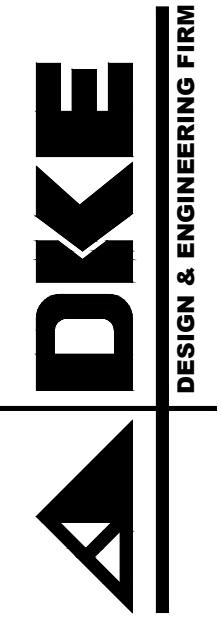
C-06







BMP: Silt Fence SF  <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: 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 upstream of fence. Secure fence to mesh (14 gauge min. With 4 inch openings) to upstream 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 barrier or undercutting barrier. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcircuiting. Remove accumulated sediment when it reaches ½ the height of the fence. 	BMP: Straw Bale Barrier STB  <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: 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 trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow undercutting. 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 barrier or undercutting barrier. 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. 	BMP: Inlet Protection - Silt Fence or Straw Bale IPS  <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: 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 realign barrier/fence as needed. Look for bypassing or undercutting and recompact soil around barrier/fence as required. 	BMP: Outlet Protection OP  <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: 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:</p> <ul style="list-style-type: none"> 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>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-faced rock riprap can minimize maintenance requirements.
BMP: Sand Bag Barrier SBB  <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: 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. Across swales with small catchments. Around temporary spot areas. Below the toe of a cleared slope. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> Install along level contour. Height 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. 	BMP: Infiltration IN  <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: 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 infiltration 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 infiltration capacity. Frequent cleaning of porous pavements is required. Maintenance is difficult and costly for underground trenches. 	BMP: Stabilized Construction Entrance and Wash Area SCEWA  <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: 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>APPLICATION: 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 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"> 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:</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 of driveways. 	BMP: Dust Controls DC  <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: 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:</p> <ul style="list-style-type: none"> 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>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training



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

ALL
NS
C
S
N:
1

BMP: Concrete Waste Management

CWM

A side-view illustration of a yellow concrete mixer truck. The truck has a large, cylindrical yellow drum on the back. The cab is also yellow with a dark roll-up window. The truck is shown from a three-quarter perspective, facing right.

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

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.

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- 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.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

- High Impact
- Medium Impact
- Low or Unknown Impact

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Vehicle And Equipment Cleaning

VEC

A black and white line drawing showing a worker standing next to a large truck. The worker is holding a high-pressure hose and spraying water onto the side of the truck. The truck is dark-colored with a white cab. The background is plain white.

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

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.

INSTALLATION/APPLICATION:

- ▶ 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.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

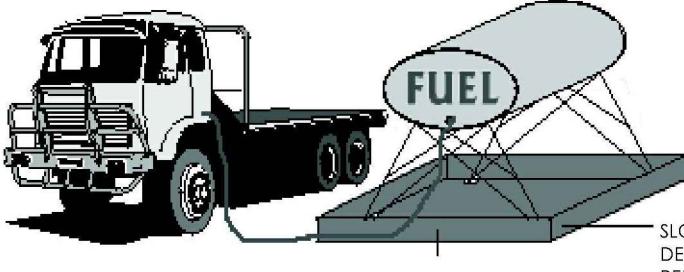
- High
- Medium
- Low

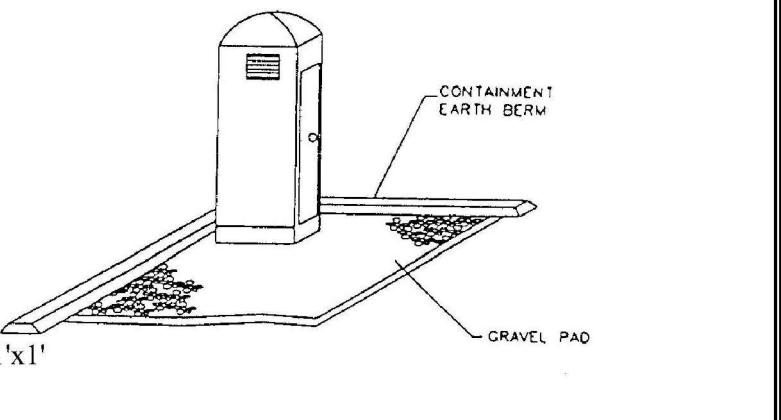
LIMITATIONS:

- ▶ 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:

- ▶ Minimal, some berm repair may be necessary.

<h1>BMP: Vehicle And Equipment Fueling</h1>		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: 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>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 <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 type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Training <ul style="list-style-type: none"> <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low 		

BMP: Portable Toilets	
 <p>The diagram shows a portable toilet unit on a gravel pad. A containment earth berm is built around the pad, with a dimension line indicating it is 1' x 1' high. The berm is labeled 'CONTAINMENT EARTH BERM' and the pad is labeled 'GRAVEL PAD'.</p>	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" 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>Temporary on-site sanitary facilities for construction personnel.</p>	<p>Adapted from Salt Lake County BMP Fact Sheet</p>
<p>APPLICATION:</p> <p>On sites with no permanent sanitary facilities or where permanent facility is too far from activities.</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>INSTALLATION/APPLICATION CRITERIA:</p> <p>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>	<p>IMPACT</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>MITIATIONS:</p> <p>None</p>	<p>MAINTENANCE:</p> <p>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>

BMP: Grading Practices

GP

Soils exposed from land grading activities are very vulnerable to erosion

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by

- 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.

Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

APPROACH:

- 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.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

- High Impact
- Medium Impact
- Low or Unknown Impact

LIMITATIONS:

- 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.

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

MAINTENANCE:

- Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

BMP: Compaction

CP

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

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.

APPLICATIONS:

- Stabilize fill material placed around various structures.
- Improve soil in place as foundation support for roads, parking lots, and buildings.

INSTALLATION/APPLICATION CRITERIA:

- 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.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

LIMITATIONS:

- Compaction tends to increase runoff.
- Over-compaction will hamper revegetation efforts.

MAINTENANCE:

No maintenance required.

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

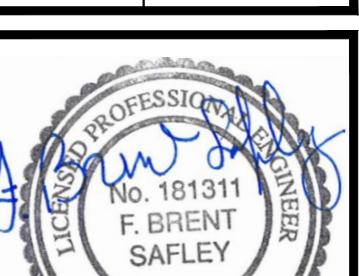
<h1>BMP: Construction Road Stabilization</h1>		CR
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input checked="" type="checkbox"/> Minimize Disturbed Areas <input checked="" type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	<p>DESCRIPTION: 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"> <input checked="" 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 <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><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</p>	

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>		PROACH: <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.
IMITATIONS: <p>Availability of trained staff</p>		TARGETED POLLUTANTS <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input checked="" type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input checked="" 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
		<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
		IMPLEMENTATION REQUIREMENTS <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 checked="" type="checkbox"/> Staffing <input type="checkbox"/> Training <input type="checkbox"/> Administrative
		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low

BMP's

EE 07/

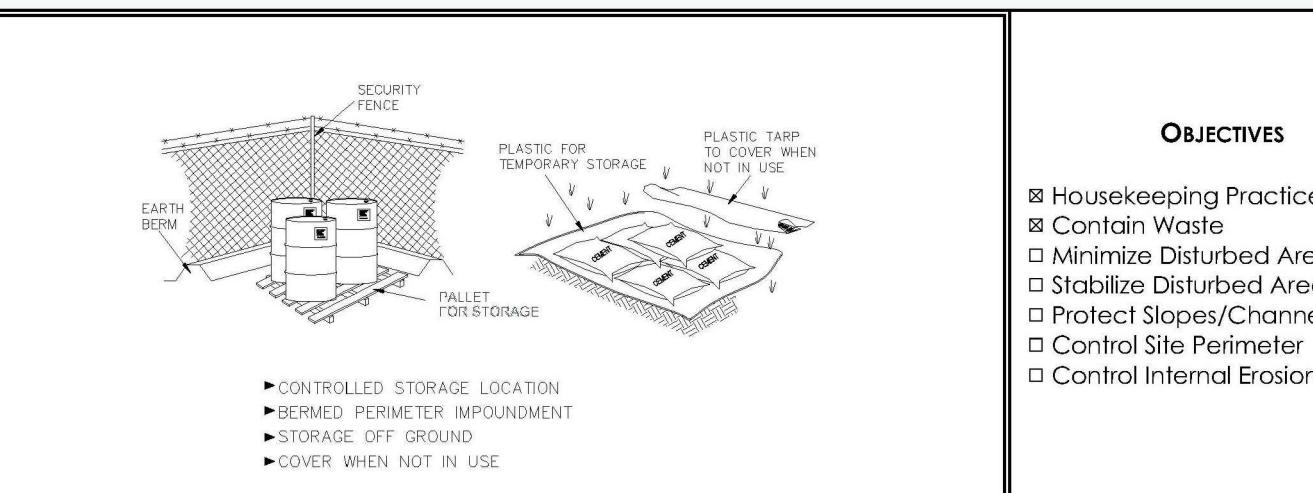
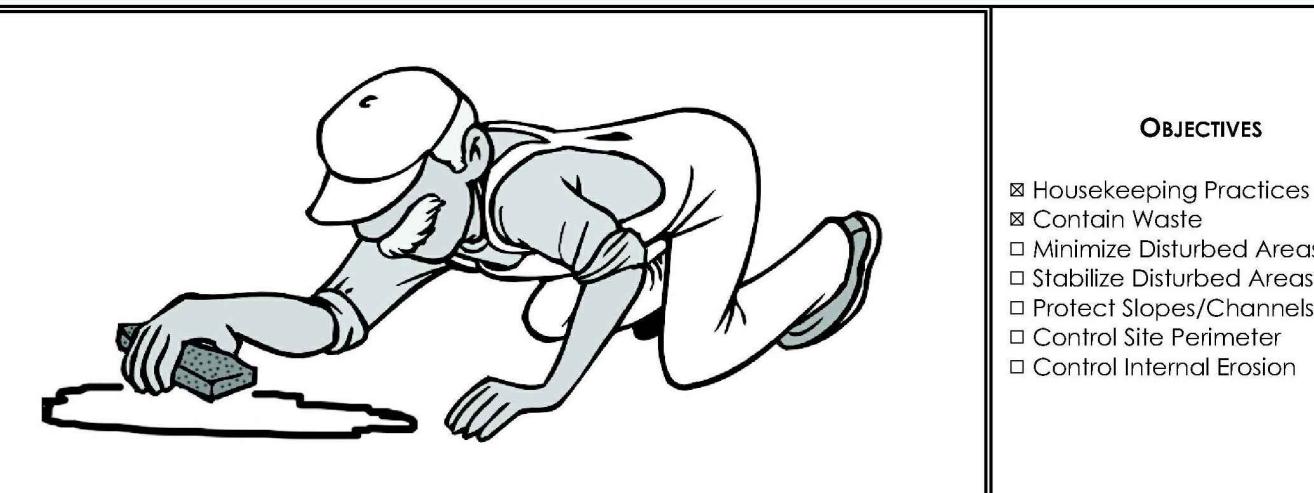
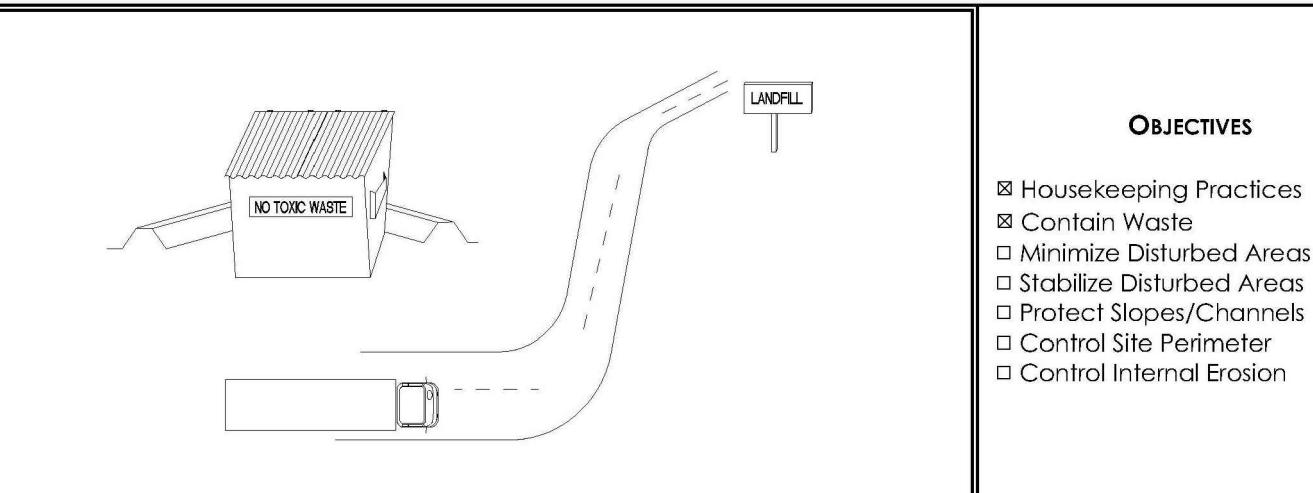
<u>PLAN SUBMITTAL DATES</u>	
DATE:	DESCRIPTION:
8-04-2025	SUBMITTAL 1
---	----
---	----
---	----
---	----



N BY:

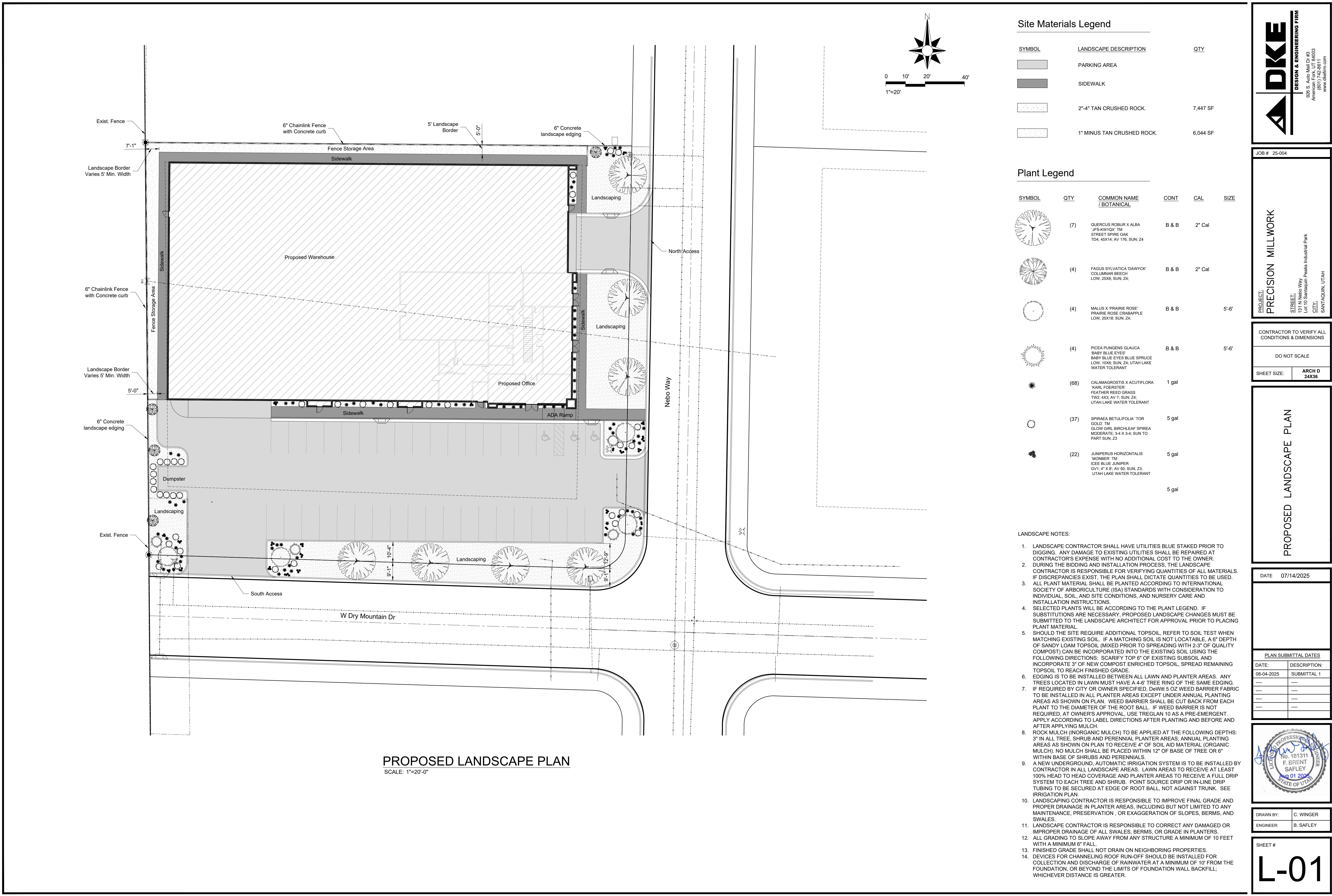
NET #

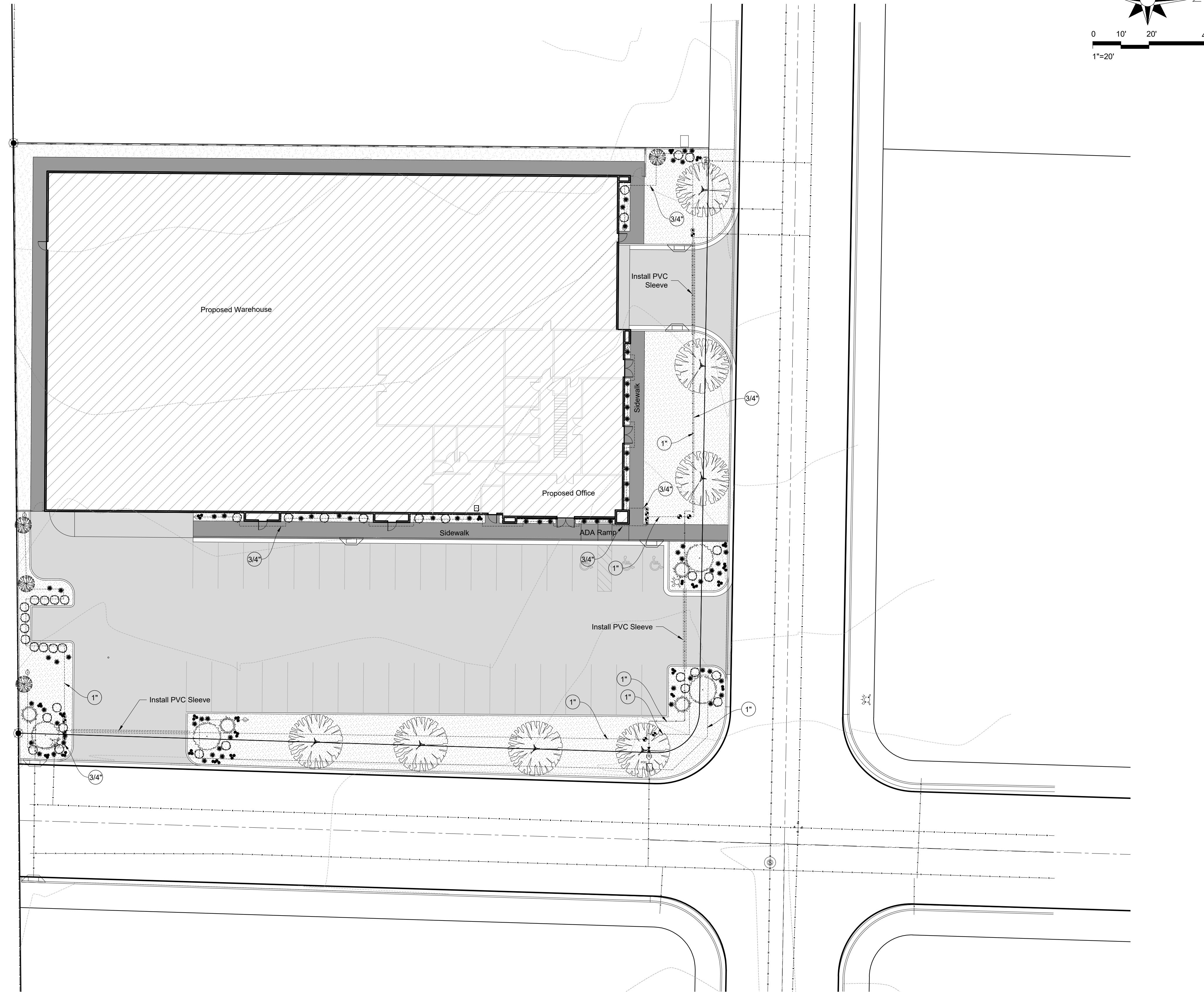
CS3

BMP: Hazardous Waste Management 		HWM
<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 <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> 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>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>IMPLEMENTATION 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>BMP: Materials Storage</p> 		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>BMP: Spill Clean-Up</p> 		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>BMP: Waste Disposal</p> 		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 		

PROJECT: PRECISION MILLWORK STREET: 131 N Nebo Way CITY: SANTUARIN, UTAH	
IMPLEMENTATION: <ul style="list-style-type: none"> Design 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. 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 property 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. 	
IMPLEMENTATION REQUIREMENTS: <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 	
MAINTENANCE: <ul style="list-style-type: none"> On-site personnel are responsible for correct disposal of waste. 	
IMPLEMENTATION: <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). 	
IMPLEMENTATION REQUIREMENTS: <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training 	
DO NOT SCALE	
SHEET SIZE: ARCH D 24x36	

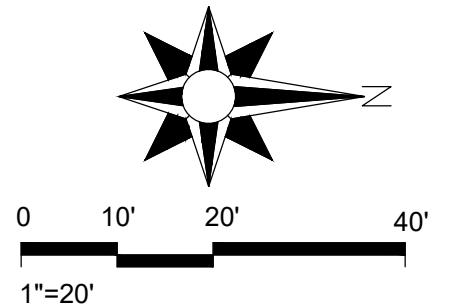
BMP: Street Cleaning 		SC
<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Development <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Industrial Activities <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> 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>IMPLEMENTATION CRITERIA:</p> <ul style="list-style-type: none"> Capital Costs O&M Costs Regulatory Training Staffing Administrative
<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>IMPLEMENTATION REQUIREMENTS:</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact
<p>IMPLEMENTATION REQUIREMENTS:</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact 		<p>IMPLEMENTATION REQUIREMENTS:</p> <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact





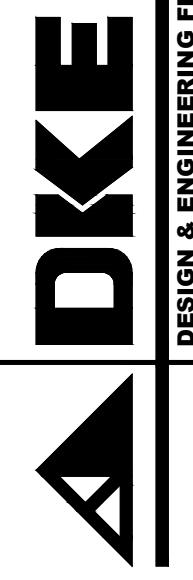
PROPOSED IRRIGATION PLAN

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



DESIGN & ENGINEERING FIRM
920 S. Auto Mall Dr. #3
(801) 742-4611
www.kelfirm.com

JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N Nebo Way
CITY: Lot 10 Santquin Peaks Industrial Park
SANTQUIN, UTAH

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

DRIP ZONES

PLANT TYPE	DRILINE 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:

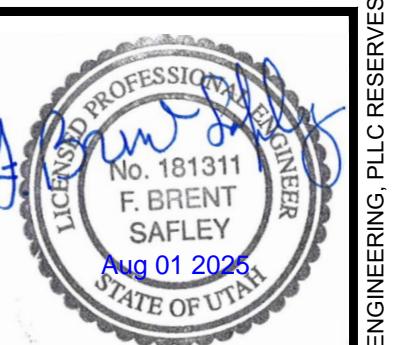
- ALL WORK TO BE DONE IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- IRRIGATION CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND 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, 12 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 DBR 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 FLAMMABLE 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 S/80 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 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 INSPECTION OF NOZZLES.
- SPRAY HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES TO GROVE 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 SWEEP 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.

DATE 07/14/2025

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



DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET # L-02
DAVID KEITH ENGINEERING, PLLC RESERVES ITS COMMON LAW COPYRIGHT TO THE CONTENT AND USE OF THESE DRAWINGS OR PLANS. NO PORTION OF THESE DRAWINGS OR PLANS ARE TO BE REPRODUCED, CHANGED OR COPIED WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF DAVID KEITH ENGINEERING, PLLC

Aug 01 2025

No. 181311

F. BRENT

SAFLEY

STATE OF UTAH

25

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, PLACEMENT, AND LOCATIONS FOR ALL MOUNTED ITEMS WHETHER BLOCKING OR NOT.
- COORDINATE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNED/FURNISHED, OWNER INSTALLED.
- SEE SHEET SERIES A500 FOR DOOR AND WINDOW TYPES.
- SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE TREATMENTS AT WALLS.
- SEE ELEVATIONS, 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 CEILING LOCATION.
- ELECTRICAL SHOT SET ANY CEILING JOBS 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 WALL. 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.
- BALUSTERS SHALL BE PLACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH THE OPENING.
- SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE.
- ALL TUB SHOWERS TO HAVE ANTI-SCALD VALVE.
- ALL EXTERIOR WALLS TO BE WRAPPED IN INSULATING PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYPE.
- FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION.
- TOP OF CONCRETE POUR SHALL BE AT LEAST 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 CONCIDES WITH THE REQUIREMENTS RES/COM.
- COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
- SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
- ANY WIRING 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 VAPOR BARRIER. SET CLOSER THAN 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.

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 & MARKINGS ARE THE PROPERTY OF HYPERION ARCHITECTS & COPIED, DUPLICATED, OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

PRECISION MILLWORK

131 N NEBO WAY,
SANTAQUIN, UT 84655

project #: Project Number
date: APRIL 2025
revisions :

title:
**OVERALL
MAIN LEVEL
FLOOR PLAN**

sheet:

A101

PRELIMINARY PLANS

A1 OVERALL MAIN LEVEL FLOOR PLAN

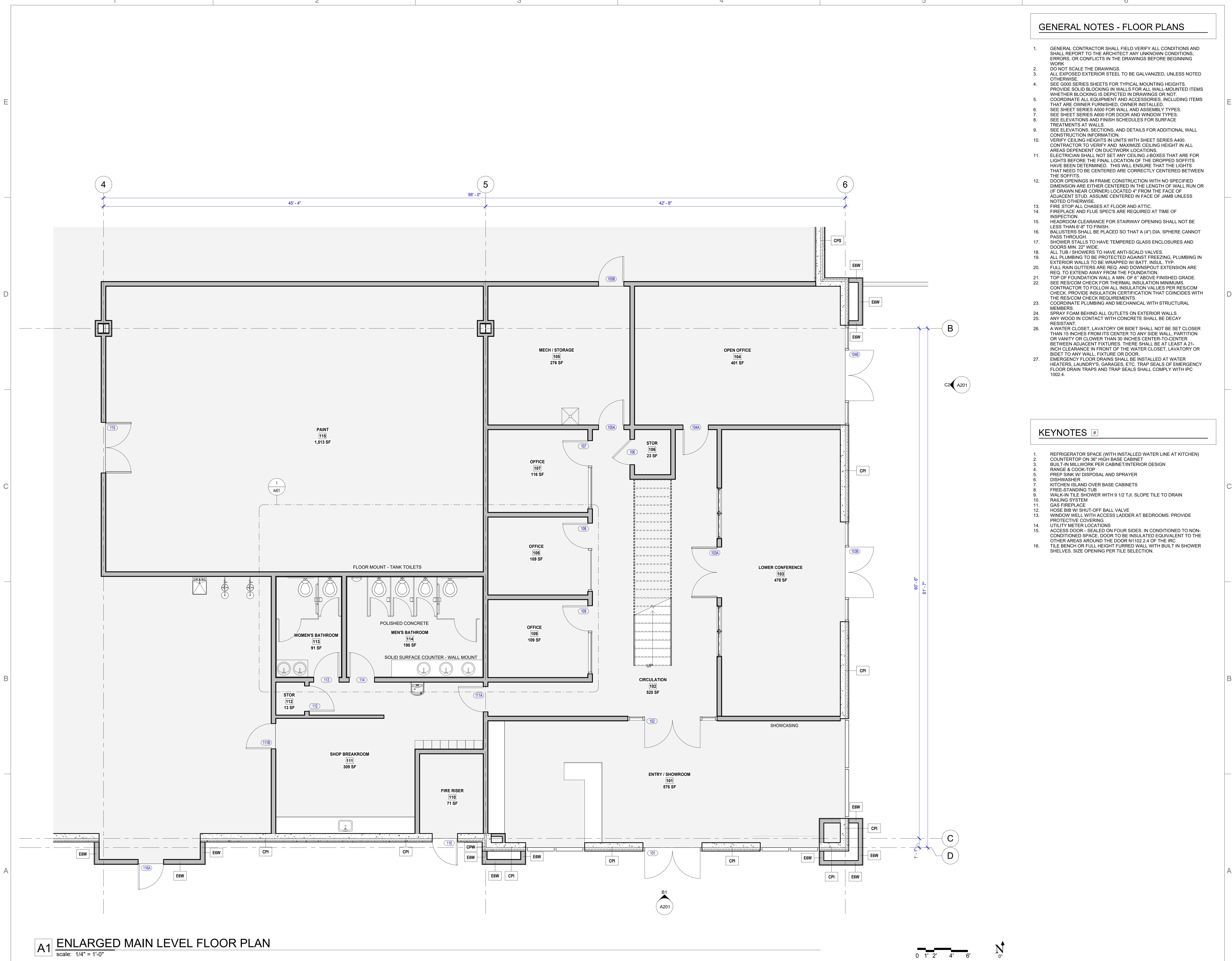
scale: 1/8" = 1'-0"

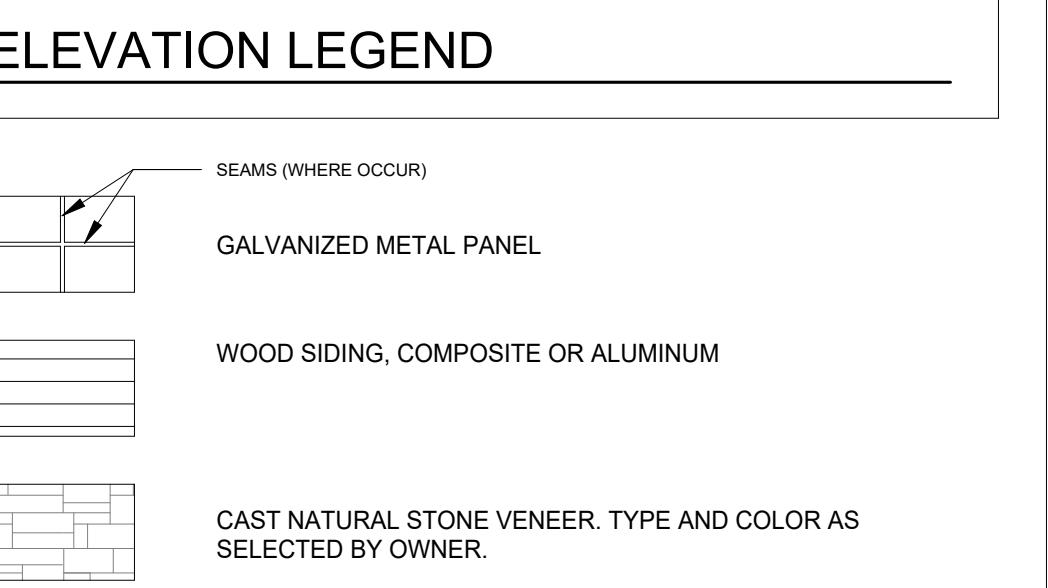
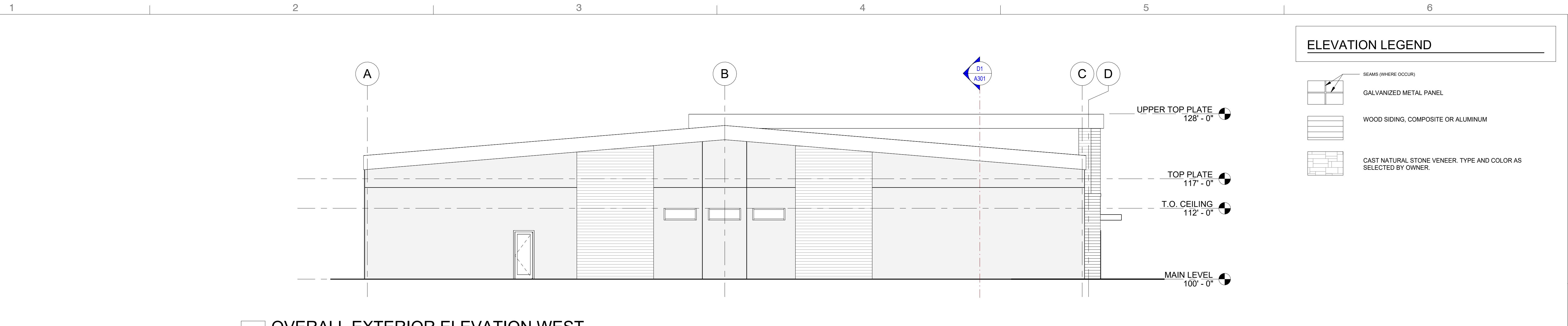
0 1' 2' 4' 6' N

GENERAL NOTES - FLOOR PLANS

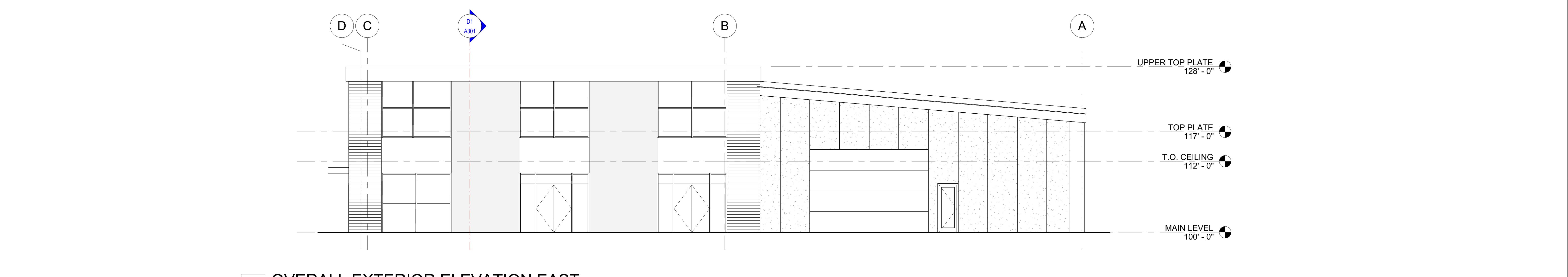
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- DO NOT SCALE THE DRAWINGS.
- ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE.
- SEE G000 SERIES SHEETS FOR TYPICAL MOUNTING HEIGHTS.
- COORDINATE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNED/FURNISHED, OWNER INSTALLED, OR NOTED OTHERWISE.
- SEE SHEET SERIES A500 FOR DOOR AND WINDOW TYPES.
- SEE ELEVATIONS FOR DOOR AND WINDOW TYPES.
- SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE TREATMENTS AT WALLS.
- SEE ELEVATIONS, 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 THE LOCATION.
- ELECTRICAL SHALL NOT SET ANY CEILING-JBOXES 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 WALL. ASSUME CENTERED IN LENGTH OF JAMB UNLESS NOTED OTHERWISE.
- FIRE STOP ALL CHASES AT FLOOR AND ATTIC.
- FIREPLACE AND FLUE SPECS ARE REQUIRED AT TIME OF ORDER.
- HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH.
- BALUSTERS SHALL BE PLACED SO THAT A (4") DIA. SPHERE CANNOT PASS THROUGH THE OPENING.
- SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE.
- ALL TUB SHOWERS TO HAVE ANTI-SCALD VALVE.
- ALL EXTERIOR WALLS TO BE WRAPPED IN INSULATING 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 CONCRETE POUR SHALL BE AT LEAST 12" 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 CONCIDES WITH THE REQUIREMENTS.
- COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
- SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
- ANY WHERE 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 VAPOR BARRIER. SET 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.

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





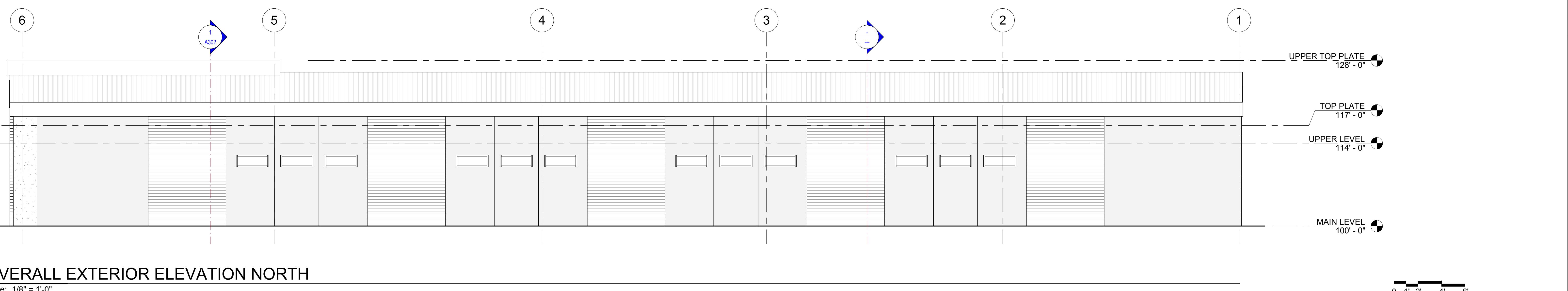
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MARKINGS ARE THE PROPERTY OF HYPERION ARCHITECTS. COPIED, DUPLICATED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.



project#: Project Number
date: APRIL 2025
revisions :



0 1' 2' 4' 6'

SILVER CREEK DESIGN

Lot 7 & 8 Santaquin Peaks Industrial Park Santaquin, Utah

Final Site Plan Submittal

July 11, 2025



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

DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
C-01



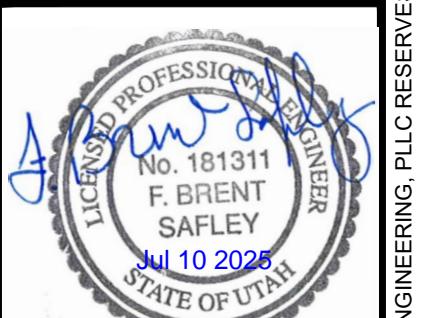
JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE
STREET: 41 N 1000 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
--- ---
--- ---



DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #
C-01

PROJECT 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 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.
- 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.
- 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 construction drawings.
- 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.
- 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 Licensed Utah Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- 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.
- 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.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- 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.
- 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 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.
- 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.
- 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 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.
- Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
- 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

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.

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.

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 water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete 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.

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.

STRIPING AND SIGNING

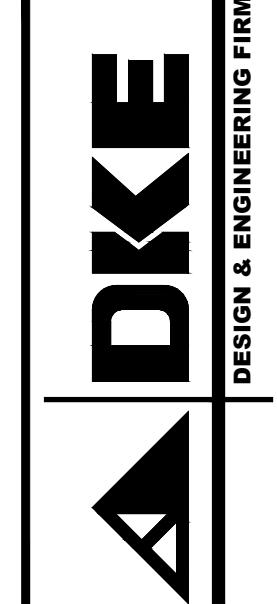
- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible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

MAIL DELIVERY

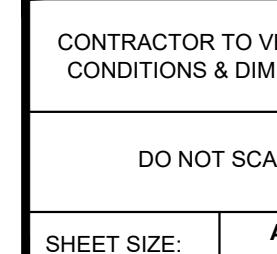
- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration 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

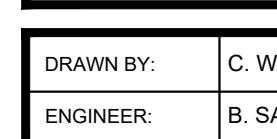
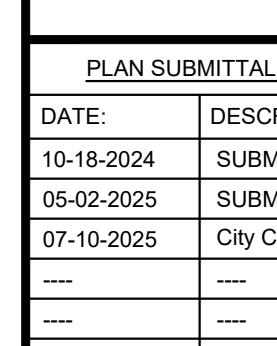
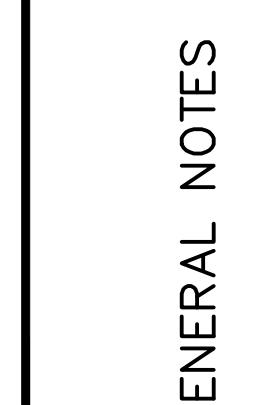
- The Contractor shall make proper arrangements with the Santaquin City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



920 S. Auto Fork, UT 84003
(801) 742-8611
www.adke.com

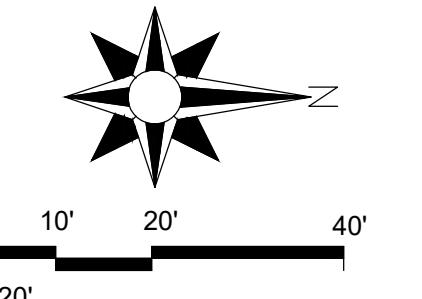


DATE 10/18/2024



SHEET #

C-02



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 utility lateral lines 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 foot 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 line providers.
- Contractor shall create, keep and provide record documents of the utilities as-constructed.
- Fire Sprinklers and Fire Alarm/Detection system is required inside this building.



920 S. Auto Mall Dr. #3
(801) 742-4611
www.dkefirm.com

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 41 N Nebo Way
Lot #: 8 & 9
CITY: SANTQUIN, UTAH

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

UTILITY PLAN

DATE 10/18/2024

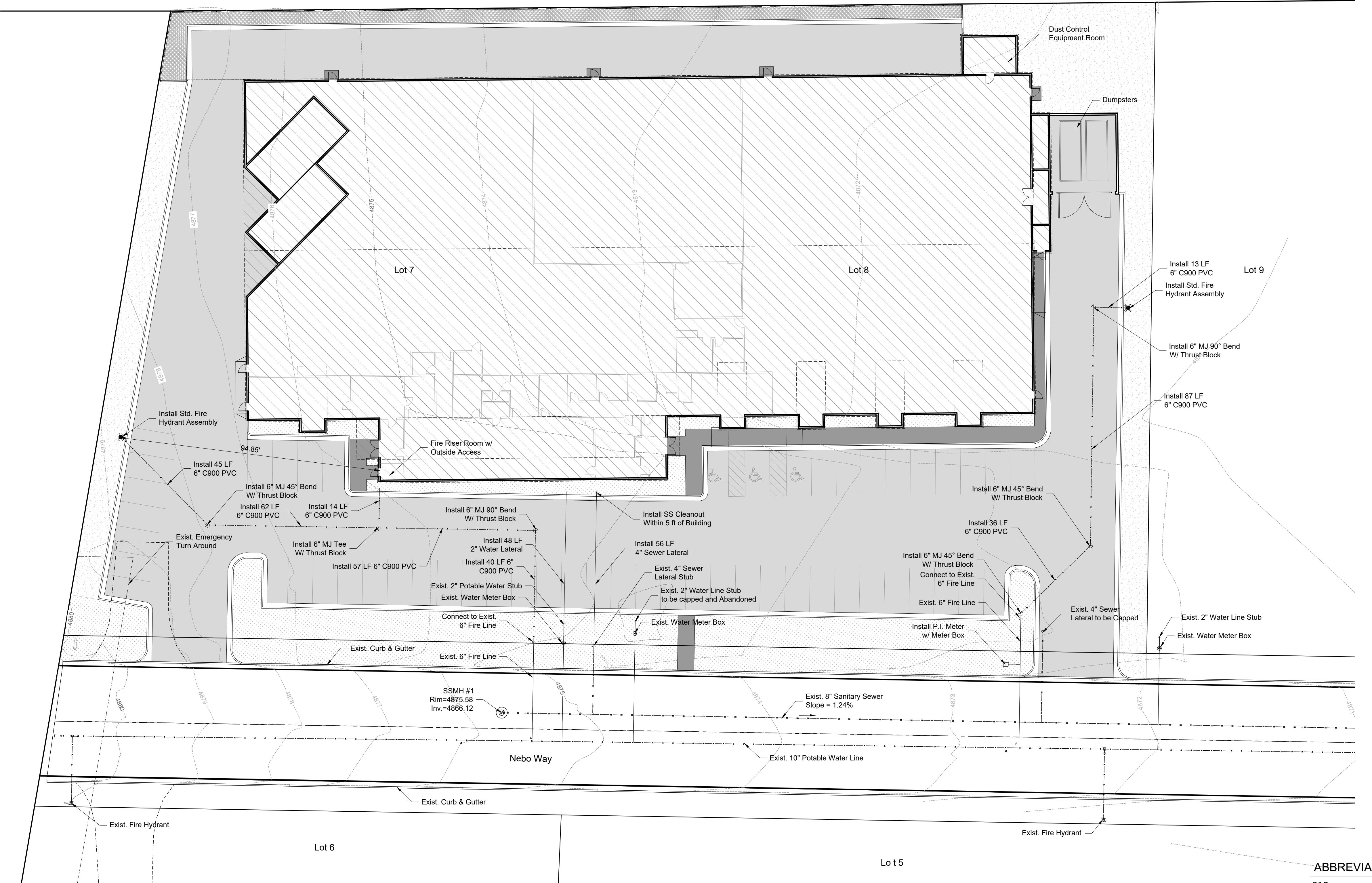
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
---	---
---	---
---	---



DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-04



UTILITY PLAN

SCALE: 1"=20'-0"

Lot 5

Lot 6

Lot 7

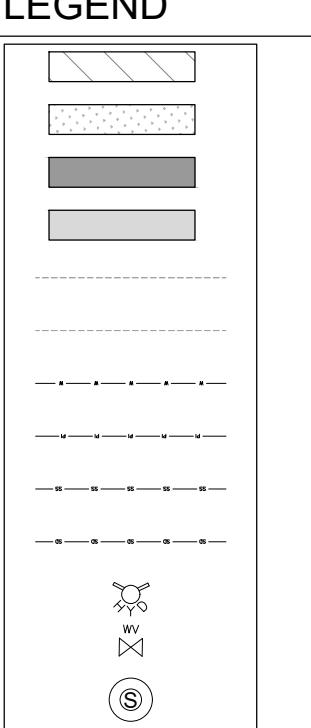
Lot 8

Lot 9

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

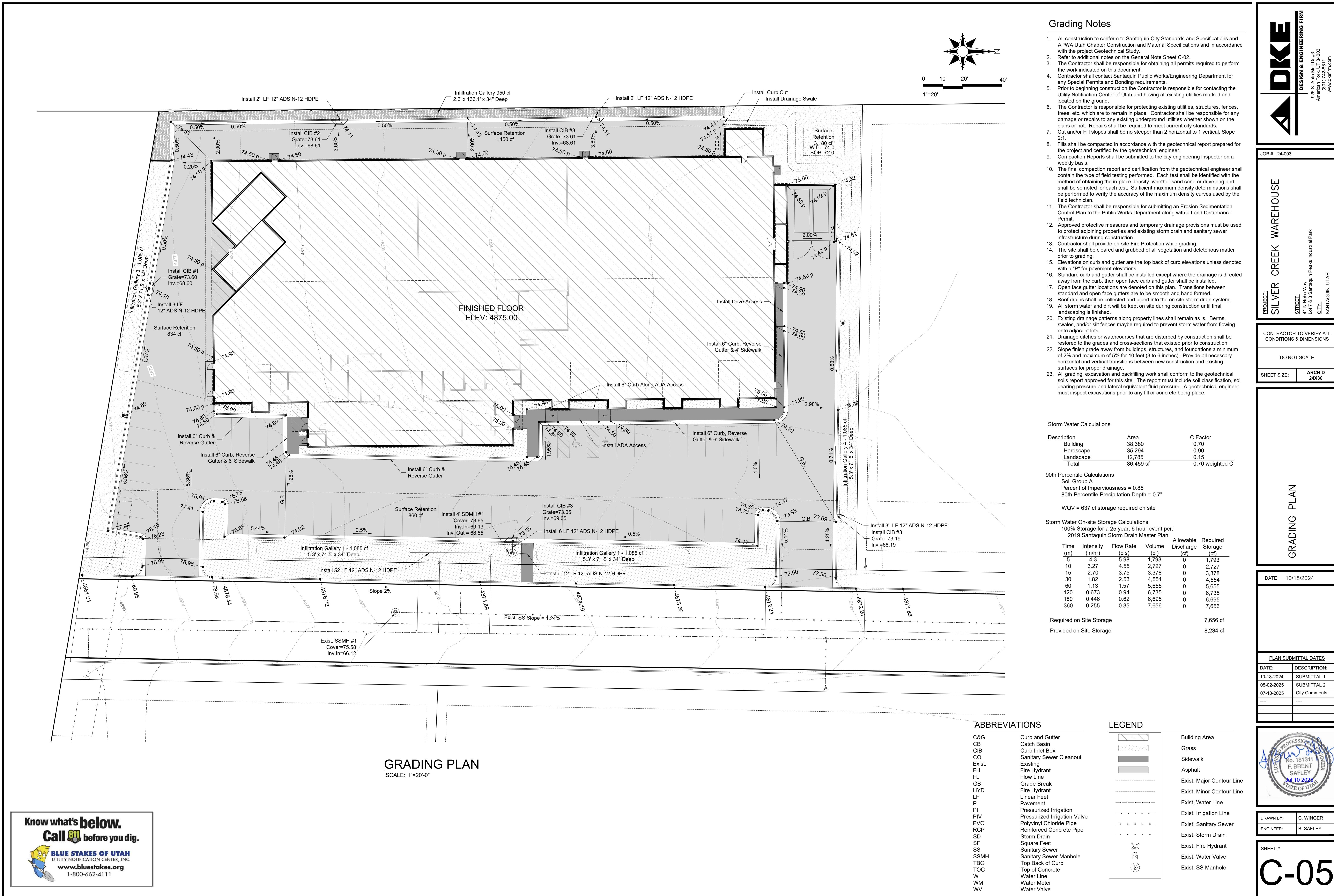
LEGEND

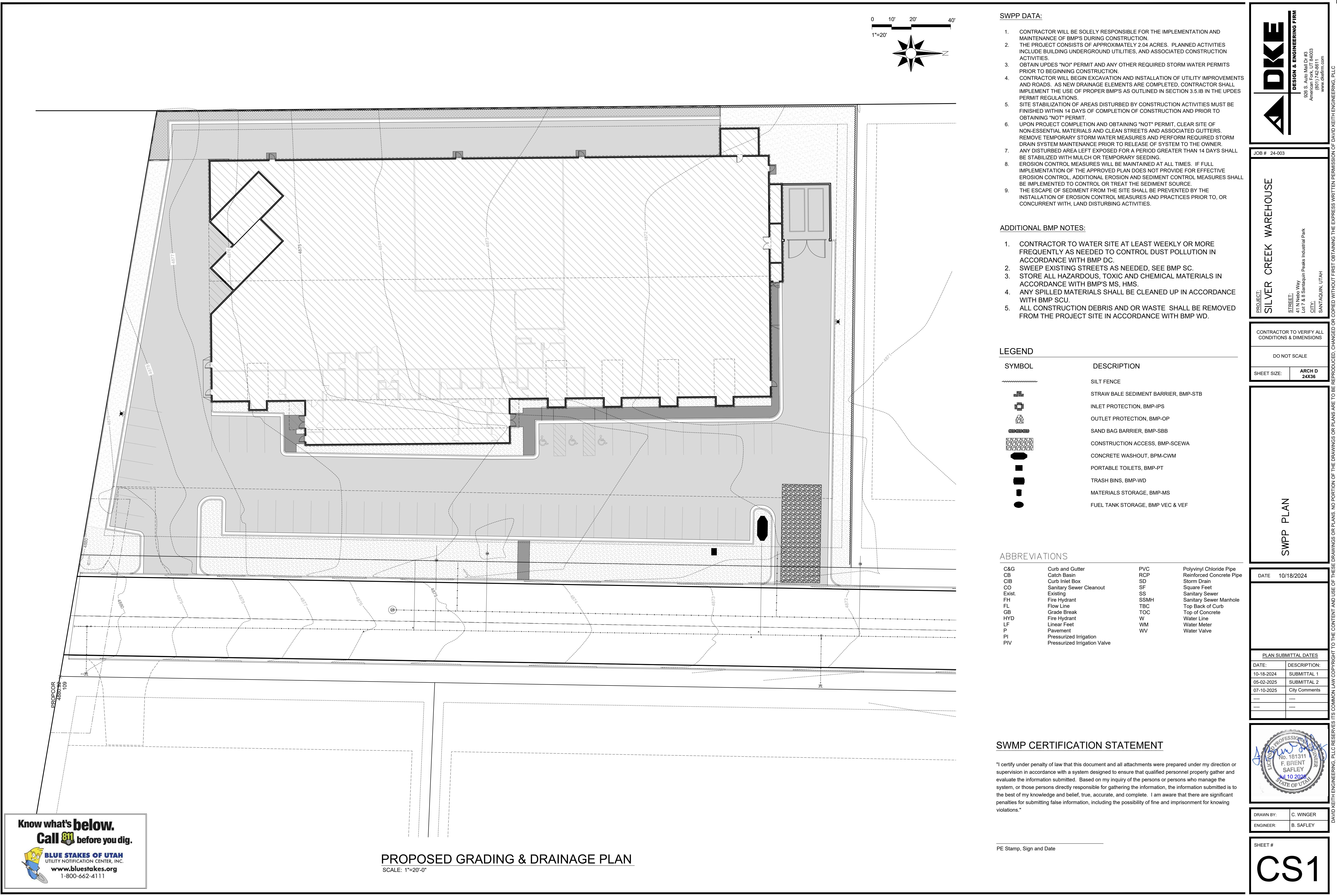


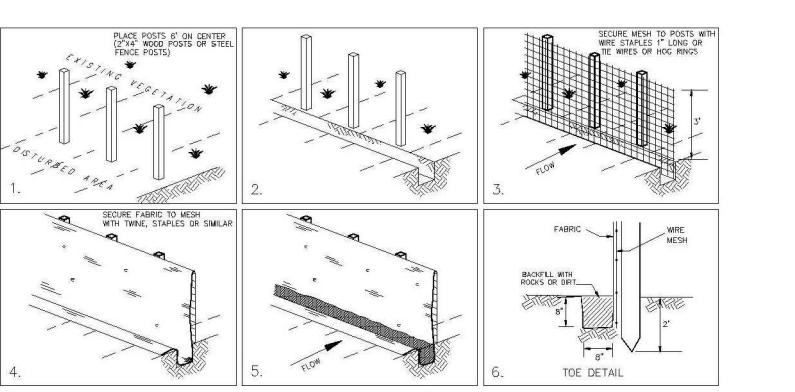
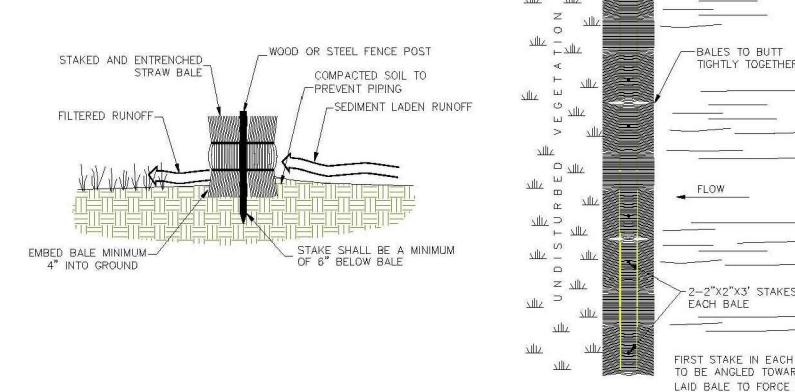
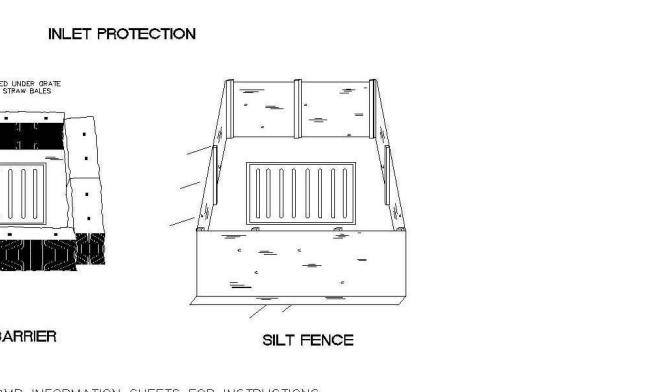
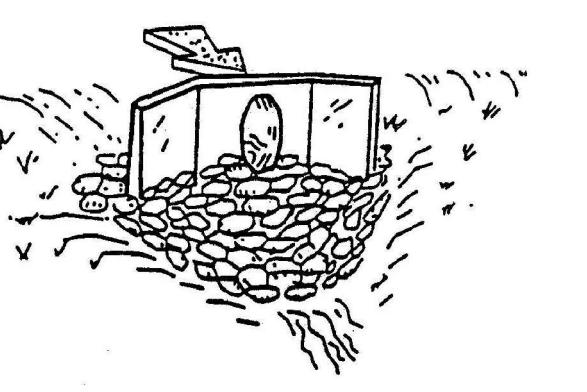
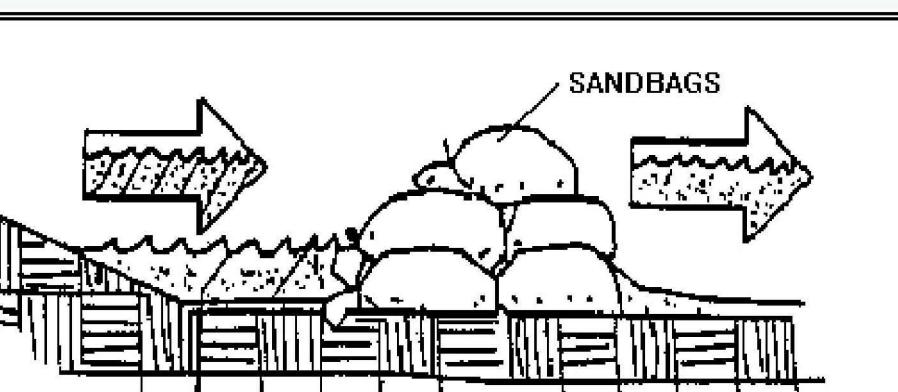
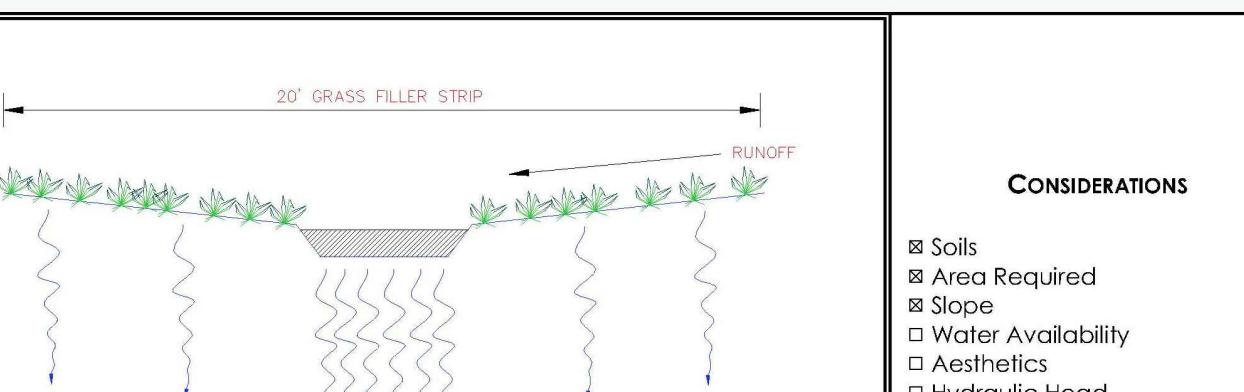
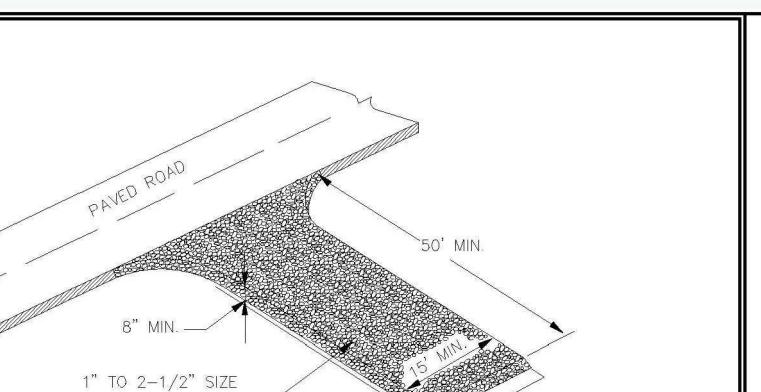
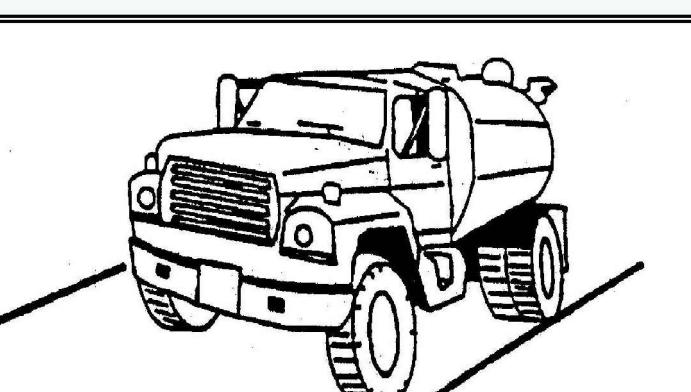
Know what's below.
Call 811 before you dig.

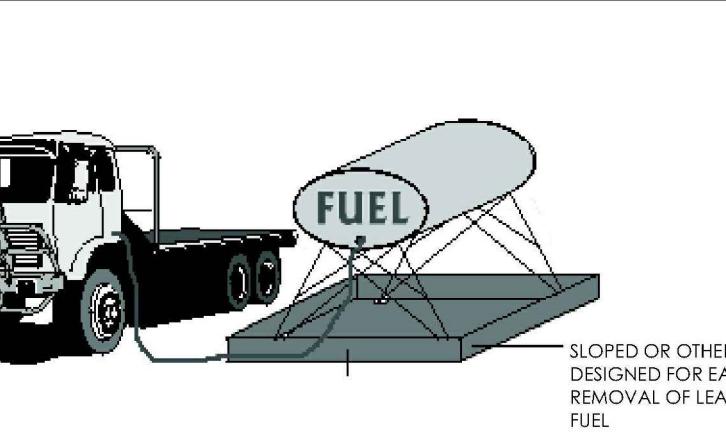
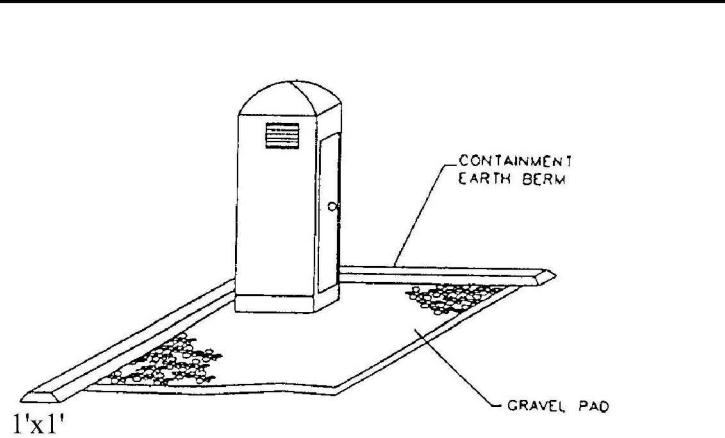
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

34

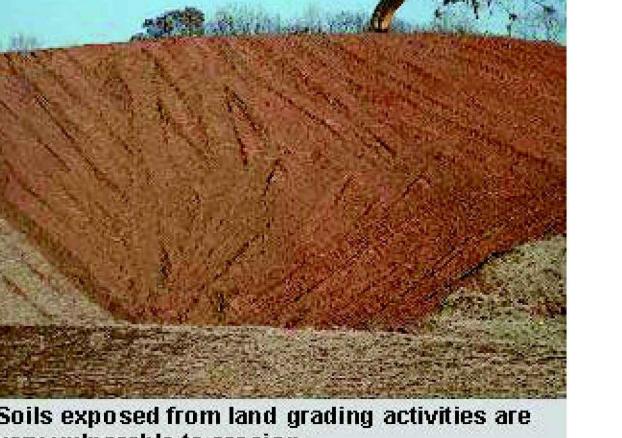




<p>BMP: Silt Fence SF</p>  <p>OBJECTIVES</p> <ul style="list-style-type: none"> Housekeeping Practices Contain Waste Minimize Disturbed Areas Stabilize Disturbed Areas Protect Slopes/Channels Control Site Perimeter Control Internal Erosion <p>DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> <p>APPLICATION: <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> <p>INSTALLATION/APPLICATION CRITERIA: <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 upstream of posts. Secure fence to posts (14 gauge min. With 4 inch openings). 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> <p>LIMITATIONS: <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> <p>MAINTENANCE: <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barrier or undercutting barrier. Repair or replace damaged areas of the barrier and remove accumulated sediment. Reanchor fence as necessary to prevent shortcircuiting. Remove accumulated sediment when it reaches ½ the height of the fence. </p>	<p>BMP: Straw Bale Barrier STB</p>  <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: Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.</p> <p>APPLICATION: <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> <p>INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none"> Excavate a 4-inch minimum 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> <p>LIMITATIONS: <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> <p>MAINTENANCE: <ul style="list-style-type: none"> Inspect immediately after any rainfall and at least daily during prolonged rainfall. Look for runoff bypassing ends of barrier or undercutting barrier. 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> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>	<p>BMP: Inlet Protection - Silt Fence or Straw Bale IPS</p>  <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: 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: <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> <p>LIMITATIONS: <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> <p>MAINTENANCE: <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 realign barrier/fence as needed. Look for bypassing or undercutting and recompact soil around barrier/fence as required. </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>	<p>BMP: Outlet Protection OP</p>  <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: 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: <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> <p>IMPLEMENTATION/APPLICATION CRITERIA: <ul style="list-style-type: none"> 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: <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> <p>MAINTENANCE: <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> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>
<p>BMP: Sand Bag Barrier SBB</p>  <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: 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: <ul style="list-style-type: none"> Along the perimeter of the site. Where the site area exceeds 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> <p>INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none"> Install along level contour. Height 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> <p>LIMITATIONS: <ul style="list-style-type: none"> Sand bags are more expensive than other barriers, but also more durable. Burlap should not be used. </p> <p>MAINTENANCE: <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> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>	<p>BMP: Infiltration IN</p>  <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: 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: <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> <p>LIMITATIONS: <ul style="list-style-type: none"> Loss of infiltration 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> <p>MAINTENANCE: <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> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>	<p>BMP: Stabilized Construction Entrance and Wash Area SCEWA</p>  <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: 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>APPLICATION: 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: <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 (recommend 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 the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. Provide berms as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. </p> <p>LIMITATIONS: <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> <p>MAINTENANCE: <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> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> Capital Costs O&M Costs Maintenance Training </p> <p>IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> High Impact Medium Impact Low or Unknown Impact </p>	<p>BMP: Dust Controls DC</p>  <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: 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>IMPLEMENTATION/APPLICATION CRITERIA: <ul style="list-style-type: none"> Two types 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> <p>LIMITATIONS: <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> <p>MAINTENANCE: <ul style="list-style-type: none"> 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>

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 10px;"> <p>BMP: Concrete Waste Management CWM</p>  <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion <p>DESCRIPTION: 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: 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: Off-site washout of concrete wastes may not always be possible.</p> <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. </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 10px;"> <p>BMP: Vehicle And Equipment Cleaning VEC</p>  <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion <p>DESCRIPTION: 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>APPLICATION: This technique is applicable to all types of sites.</p> <p>INSTALLATION/APPLICATION CRITERIA:</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 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 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: Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>MAINTENANCE:</p> <ul style="list-style-type: none"> ➢ Minimal, some berm repair may be necessary. </div> </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 10px;"> <p>BMP: Vehicle And Equipment Fueling VEF</p>  <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion <p>DESCRIPTION: 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>APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from facilities.</p> <p>INSTALLATION/APPLICATION CRITERIA:</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 absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly. ➢ Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CFR 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: Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <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. </div> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 10px;"> <p>BMP: Portable Toilets PT</p>  <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion <p>DESCRIPTION: Temporary on-site sanitary facilities for construction personnel.</p> <p>APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from facilities.</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: 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. </div> </div> </div>			
---	--	--	--

BMP: Grading Practices GP



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by

- 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) use grading practices to reduce exposed soils susceptible to storm water runoff. Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

APPROACH:

- Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion.
- Before grading, develop 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.
- Infiltrate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces.
- Construct work 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) controls 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.

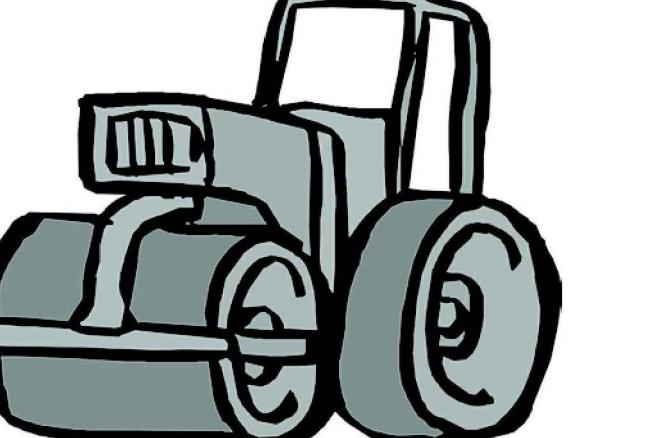
LIMITATIONS:

- 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:

- Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

BMP: Compaction CP



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Use of rolling, tampering, 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.

APPLICATIONS:

- Stabilize fill material placed around various structures.
- Improve soil in place as foundation support for roads, parking lots, and buildings.

INSTALLATION/APPLICATION CRITERIA:

- Make sure soil moisture content is at optimum levels.
- Use proper soil compaction equipment.
- Infiltrate sediment control and storm water management 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.

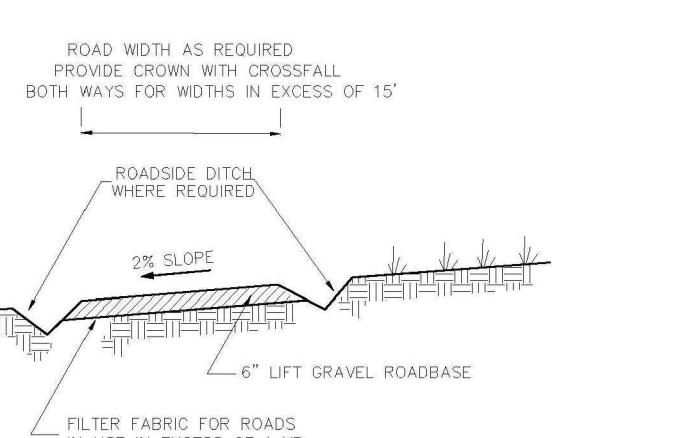
LIMITATIONS:

- Compaction tends to increase runoff.
- Over-compaction will hamper revegetation efforts.

MAINTENANCE:

- No maintenance required.

BMP: Construction Road Stabilization CR



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Temporary stabilization of on-site roadway by placement of gravel roadbase.

APPLICATION:

- 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:

- 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:

- May require removal of gravel roadbase at completion of activities if final cover is not impervious.
- May require controls for surface storm water runoff

MAINTENANCE:

- Inspect after major rainfall events and at least monthly.
- Place additional gravel as needed and repair any damaged areas.
- Maintain any roadside drainage controls.

BMP: BMP Inspection and Maintenance BMPIM



APPLICATIONS

- Manufacturing
- Material Handling
- Vehicle Maintenance
- Construction
- Commercial Activities
- Roadways
- Waste Containment
- Housekeeping Practices

DESCRIPTION:
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.

APPROACH:

- Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.
- Inspect BMP structures 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:

- Availability of trained staff

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

MAINTENANCE:

- Inspect after major rainfall events and at least monthly.
- Place additional gravel as needed and repair any damaged areas.
- Maintain any roadside drainage controls.

BMP'S

DATE: 10/18/2024

PLAN SUBMITTAL DATES

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

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Staffing
- Training
- Administrative

DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #: ARCH D 24x36

CS3

DAVID KEITH ENGINEERING, PLLC RESERVES ITS COMMON LAW COPYRIGHT TO THE CONTENT AND USE OF THESE DRAWINGS OR PLANS. NO PORTION OF THE DRAWINGS OR PLANS, NOR PORTION OF THE DRAWINGS OR PLANS, ARE TO BE REPRODUCED, CHANGED OR COPIED WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF DAVID KEITH ENGINEERING, PLLC

DAVID KEITH ENGINEERING, PLLC

DESIGN & ENGINEERING FIRM

920 S. Auto Park, UT 84043
(801) 742-8611
www.kefim.com

JOB #: 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 41 N Idaho Way
Lot # 8 & 9, St. Aquin Peaks Industrial Park

CITY: SANTUARIN, UTAH

DATE: 10/18/2024

PLAN SUBMITTAL DATES

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

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

IMPLEMENTATION REQUIREMENTS

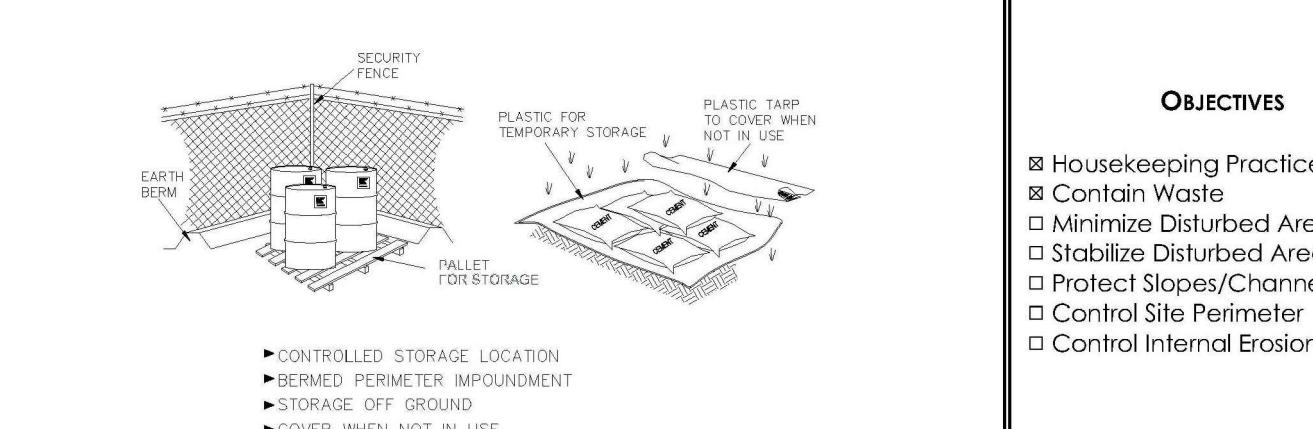
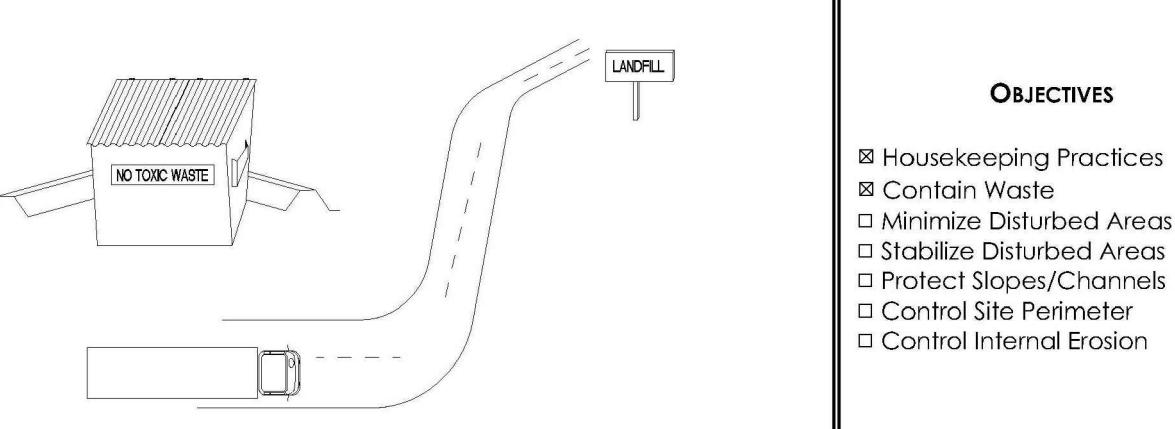
- Capital Costs
- O&M Costs
- Maintenance
- Staffing
- Training
- Administrative

DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #: ARCH D 24x36

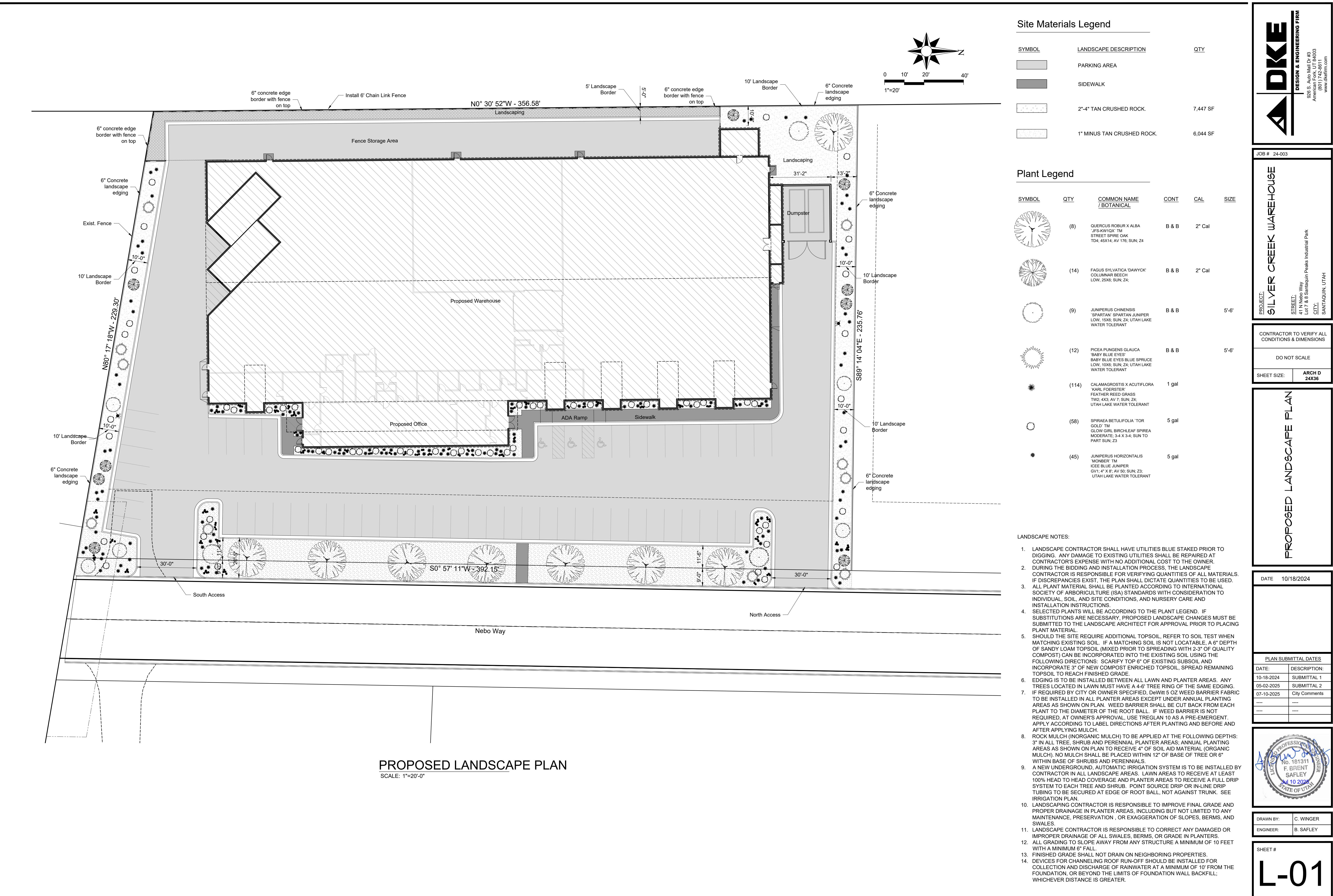
CS3

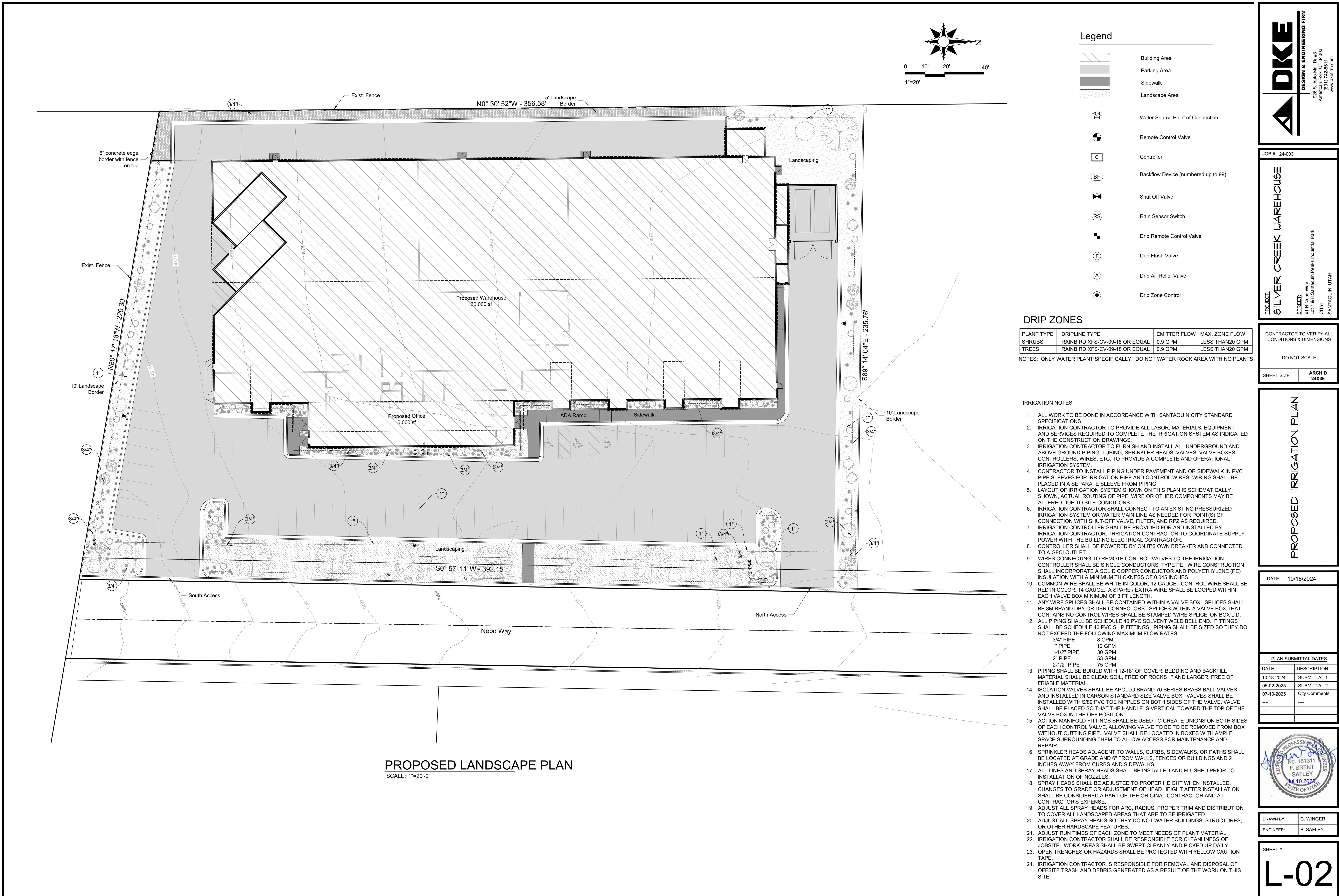
BMP: Hazardous Waste Management HWM		BMP: Materials Storage MS		BMP: Spill Clean-Up SCU		BMP: Waste Disposal WD	
 <p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Development <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Industrial Activities <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> Illegal Discharges 		 <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		 <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 		 <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 type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<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, if 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>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>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>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Regulatory <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative 		<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 collected areas 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 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>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 the rainy season. 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>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>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>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Regulatory <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative 		<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 collected areas 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 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). 	

SILVER CREEK WAREHOUSE	
PROJECT:	SILVER CREEK WAREHOUSE
STREET:	41 N Idaho Way
CITY:	SANTURQUIN, UTAH
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
SHEET SIZE:	ARCH D 24x36

BMP'S	
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 # CS4	

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 <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> 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 the rainy season. 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>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. 	



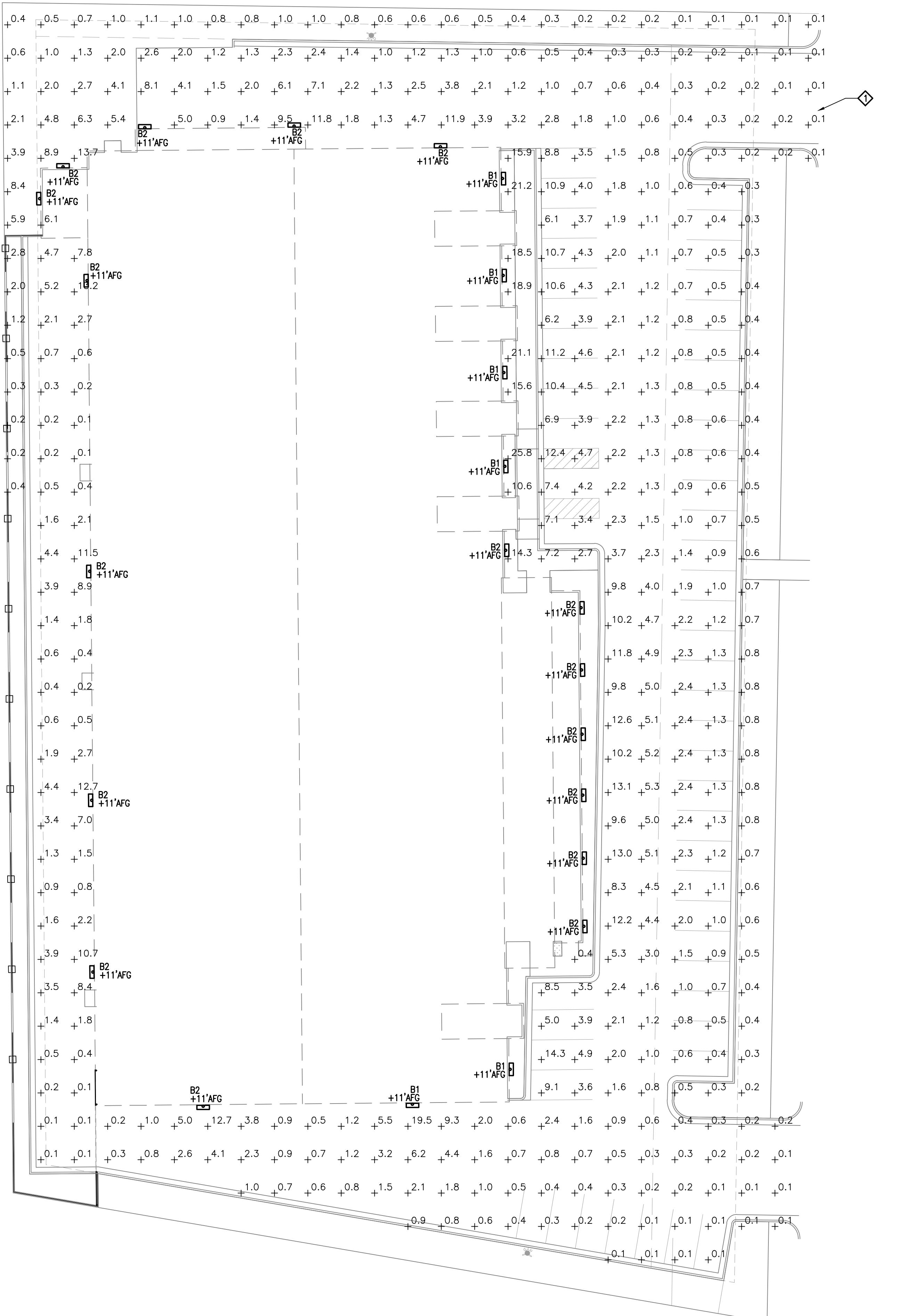




HYPERION ARCHITECTS

ELECTRICAL KEYED NOTES:

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	BENJAMIN KILPACK
ELECTRICAL DESIGNER:	TANNER LUNDGREEN

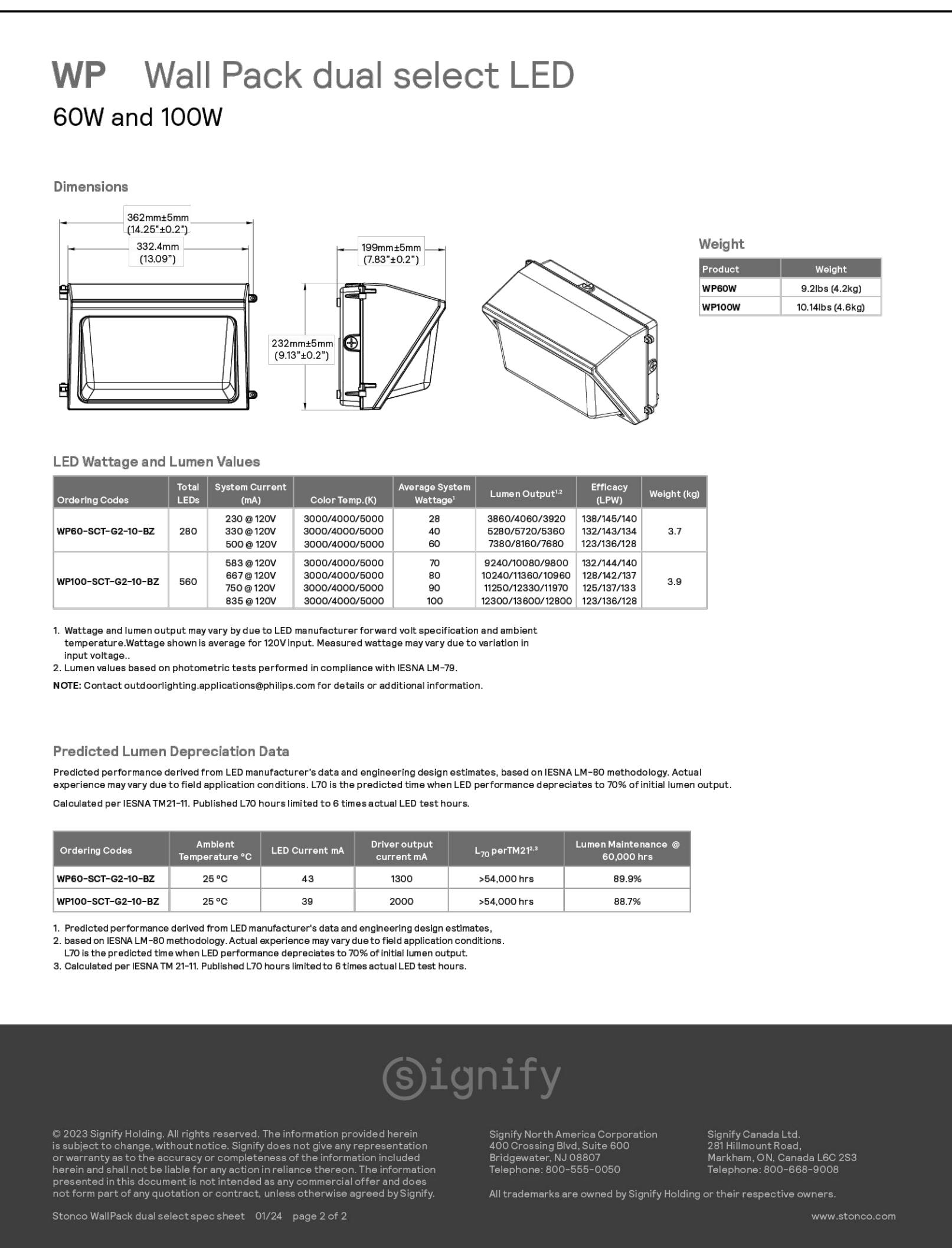
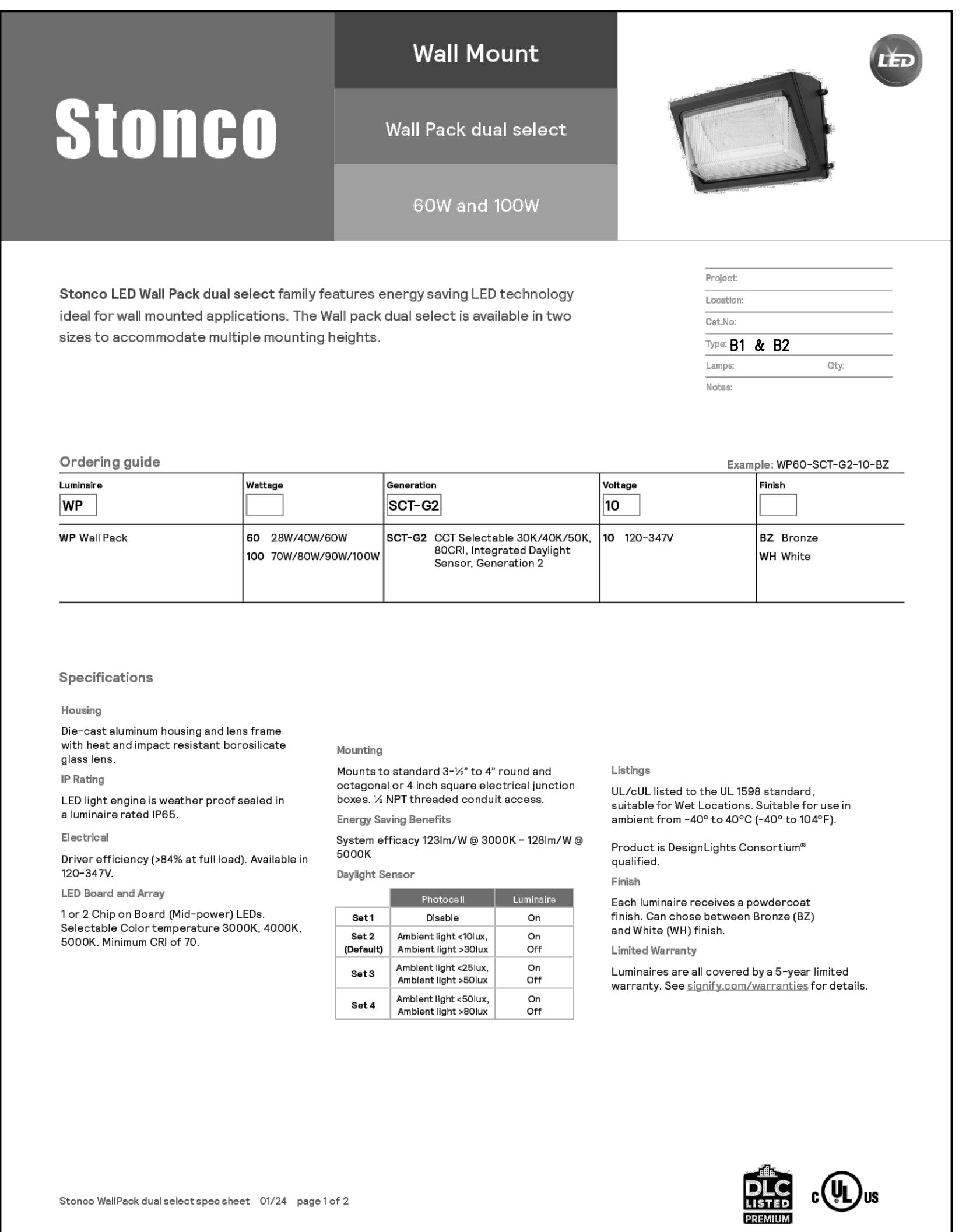




SITE PHOTOMETRIC PLAN

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 13600 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	

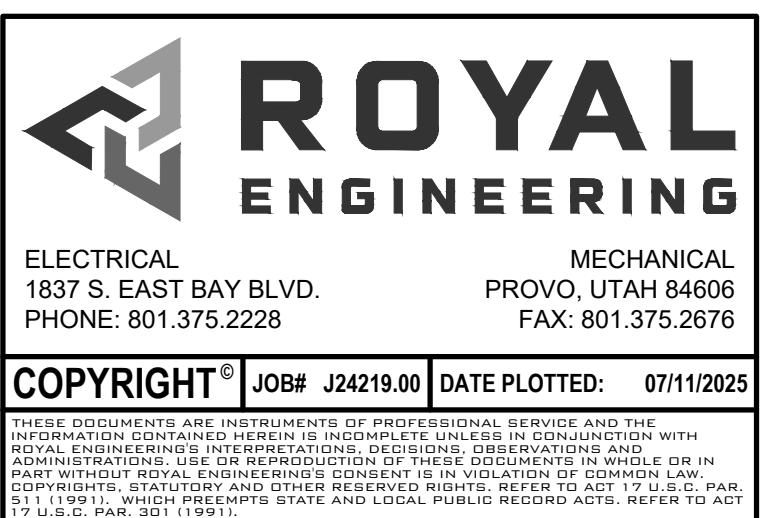


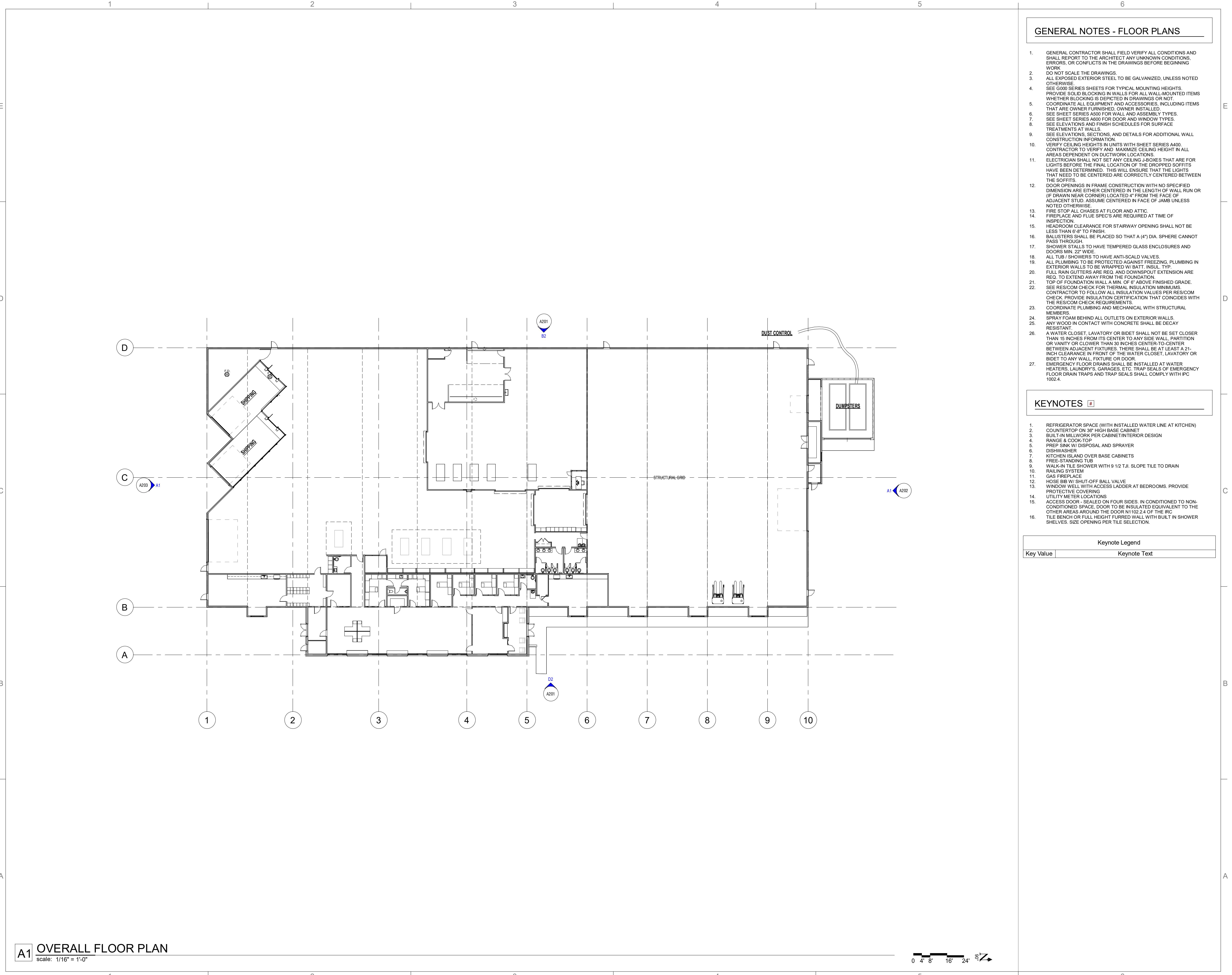
SILVER CREEK DESIGN

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

project #: Project Number
date: OCTOBER 2024
revisions :

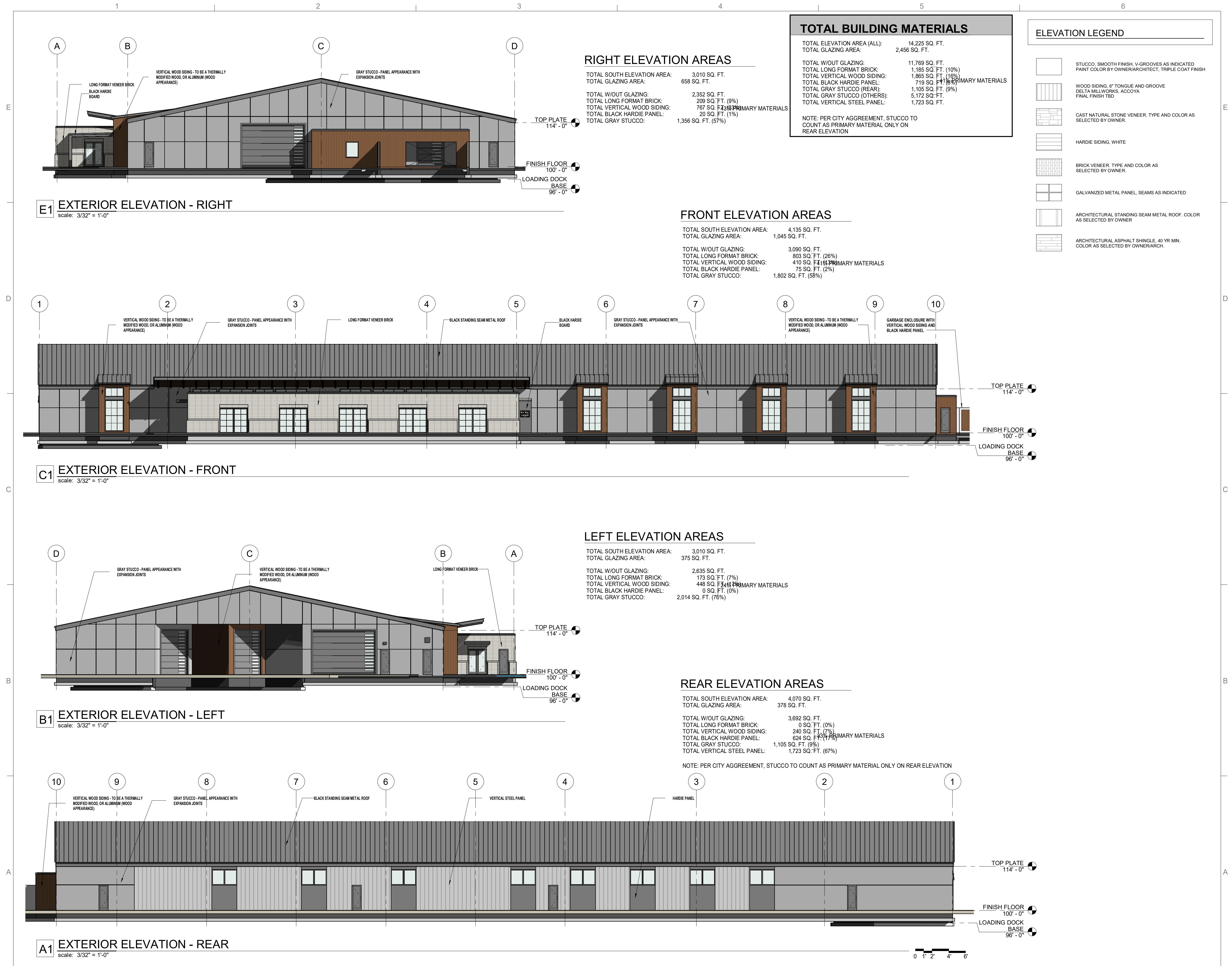
title: **SITE PHOTOMETRIC PLAN**

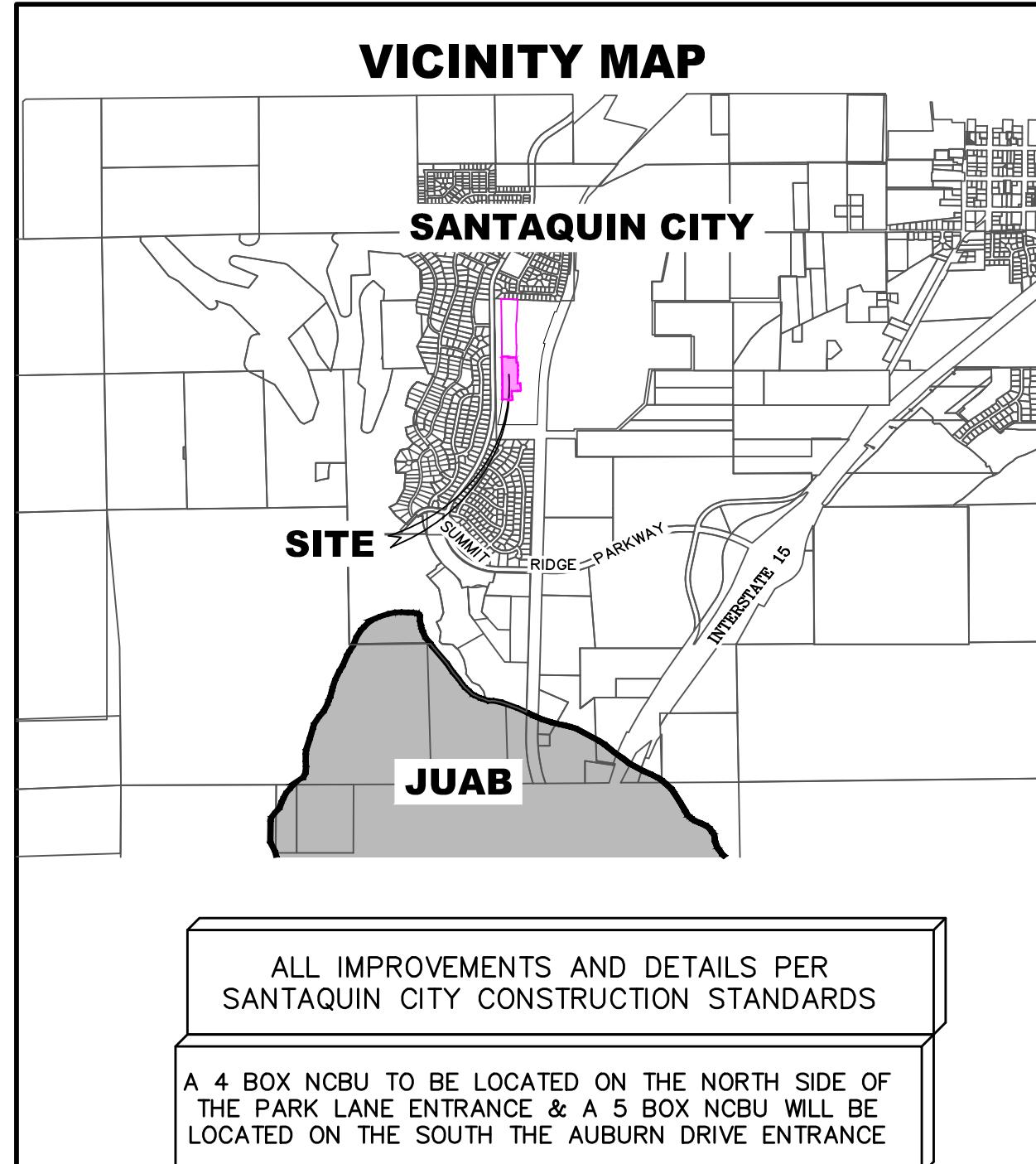




UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION RECORDING PURPOSES OR IMPLEMENTATION.

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

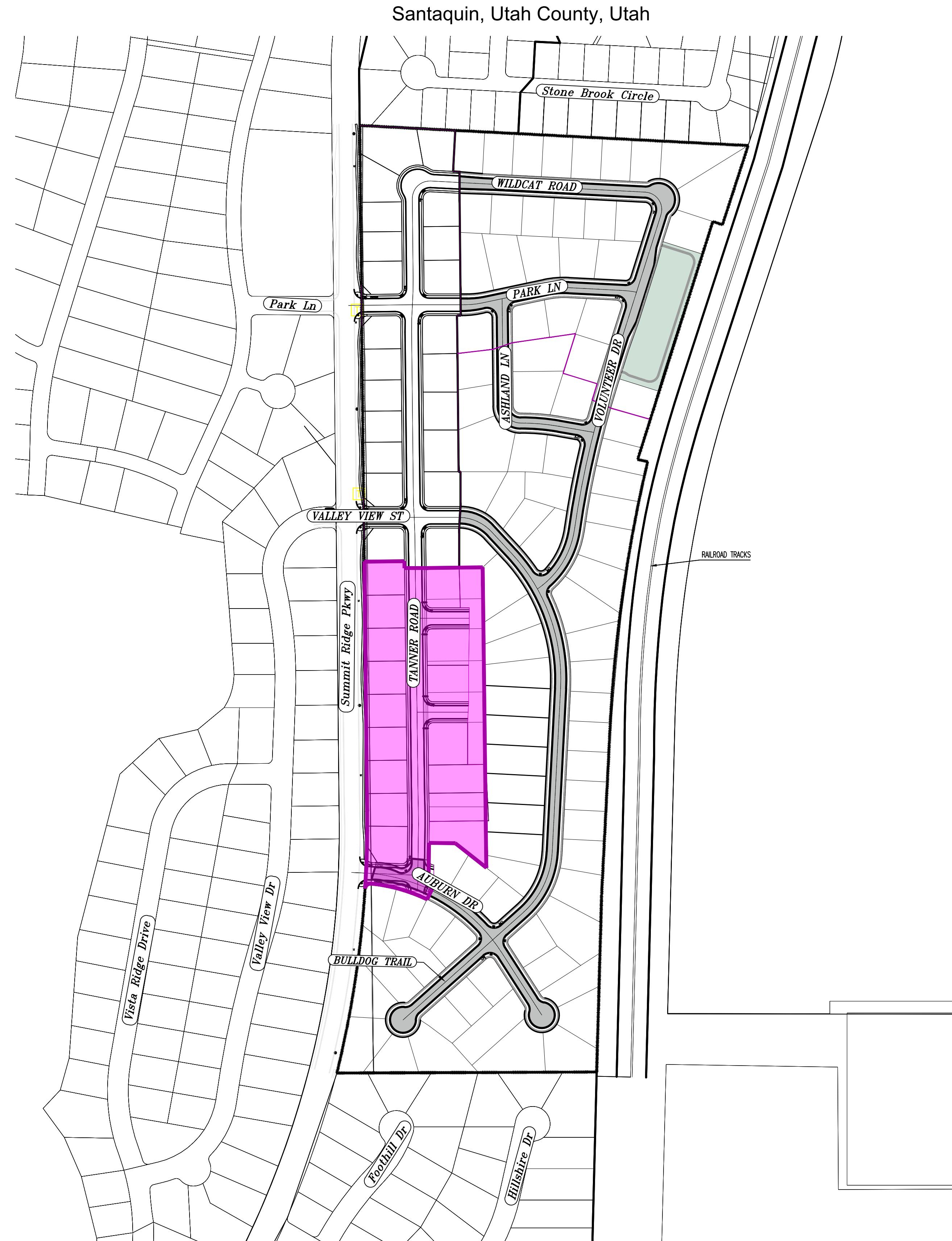




Tanner Flats @ Summit Ridge

- PHASE 2 AMENDED -

May 25



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & CUTTER, 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.

PHASE 2 BREAKDOWN	
TOTAL PLAT ACREAGE	6.87 ACRES
TOTAL ROW ACREAGE	5.35 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	1.45 ACRES
ZONE	R-1-10
DENSITY	2.47 / du
NUMBER OF LOTS	17 LOTS

PROJECT DEVELOPER	
Skylar 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:

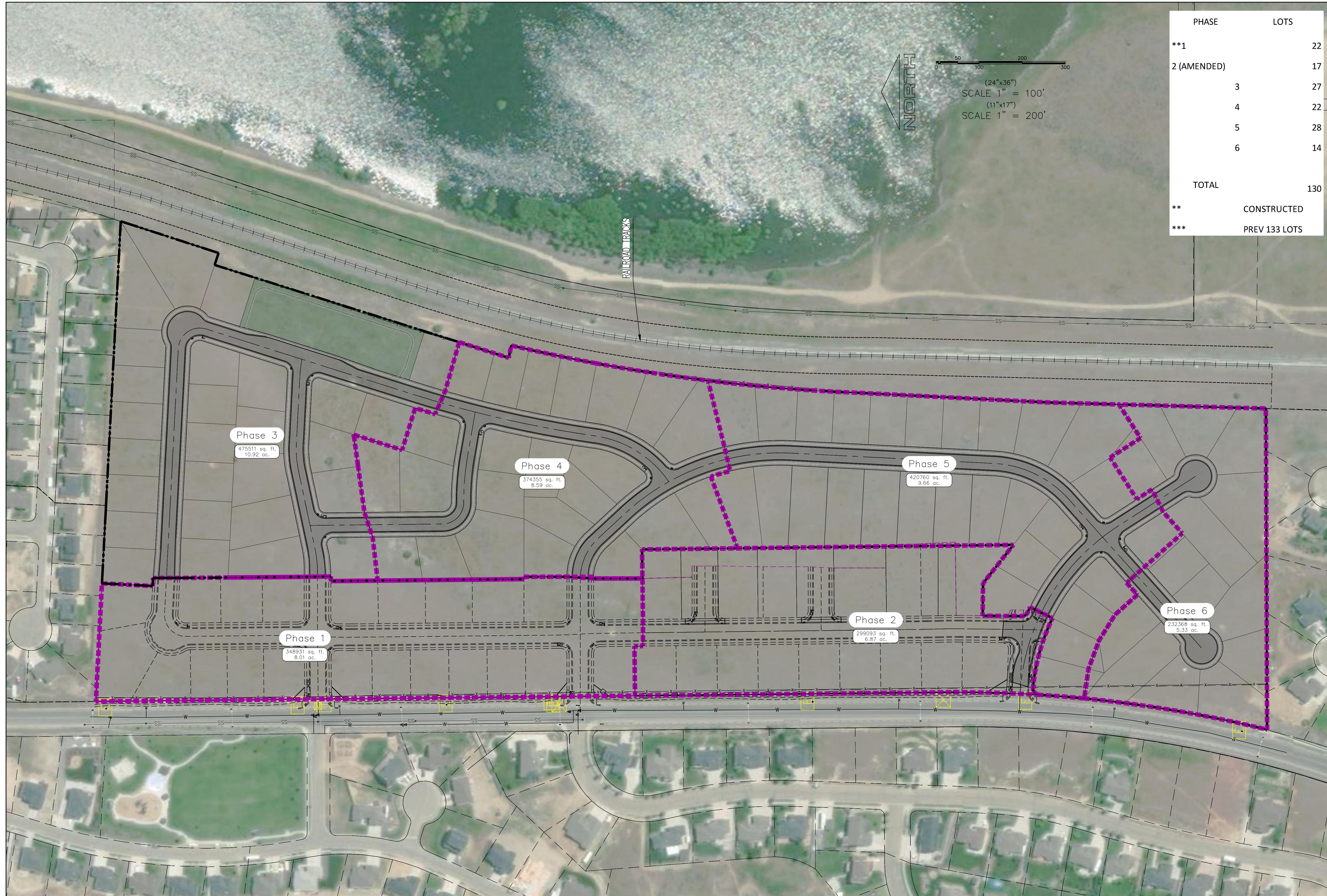
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT CONSTITUTE FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, 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 SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN VERTICAL SEPARATION BETWEEN CULINARY WATER & 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 EXACTLY 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.
8. ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL WATER DEDICATION REQUIRED AT FINAL
9. ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL WATER DEDICATION REQUIRED AT FINAL

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:
<input type="checkbox"/> 1
<input type="checkbox"/> 2
<input type="checkbox"/> 3

SHEET NAME:	COVER SHEET & NOTES
SHEET:	CS-01





Region Engineering & Surveying
76 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



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

DATE:5.20.2025
PROJECT #

REVISIONS:

SHEET NAME: _____

SHEET: **PH-01**

Region & Surveying
776 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 #

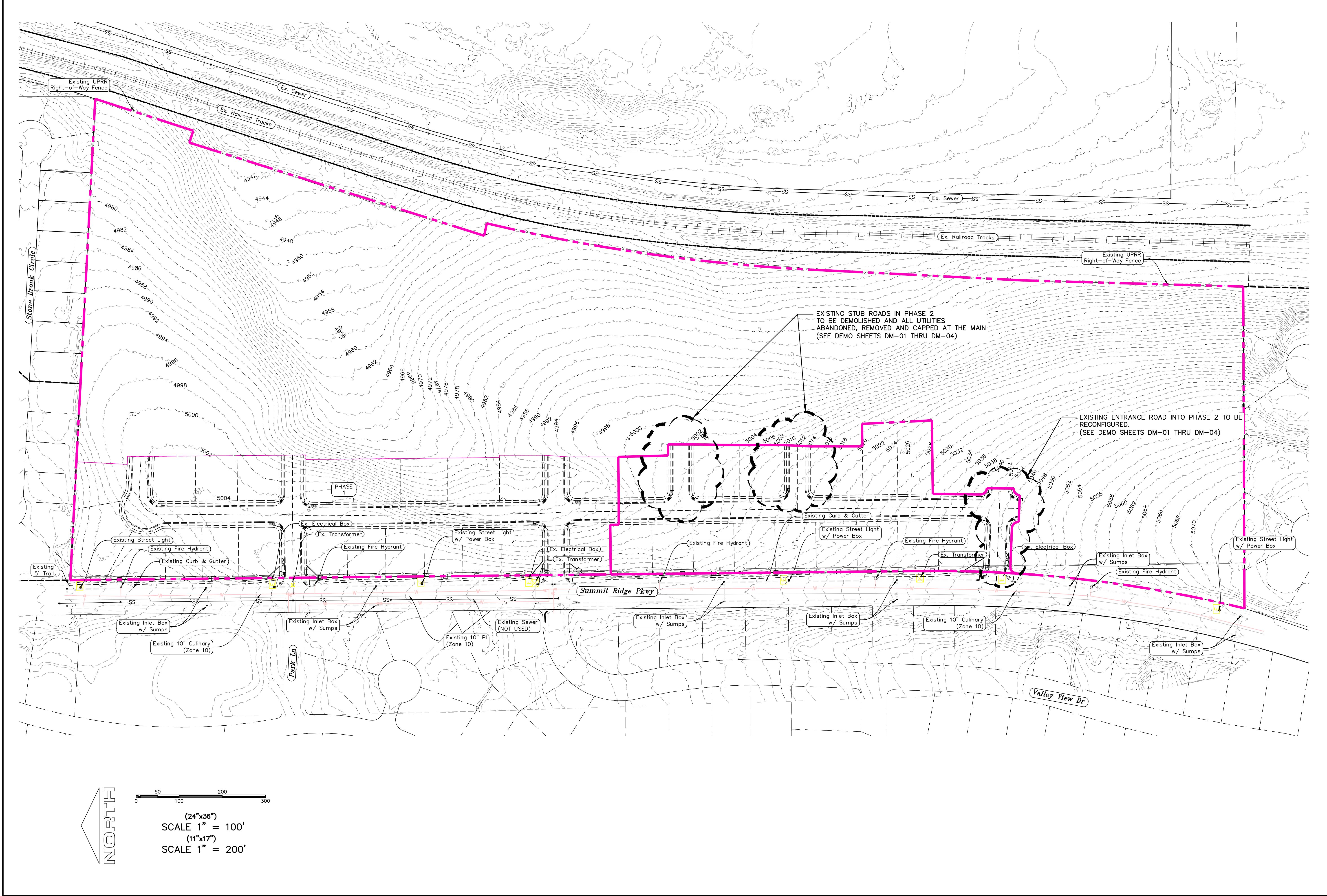
REVISIONS:

REVISIONS.
1
2
3

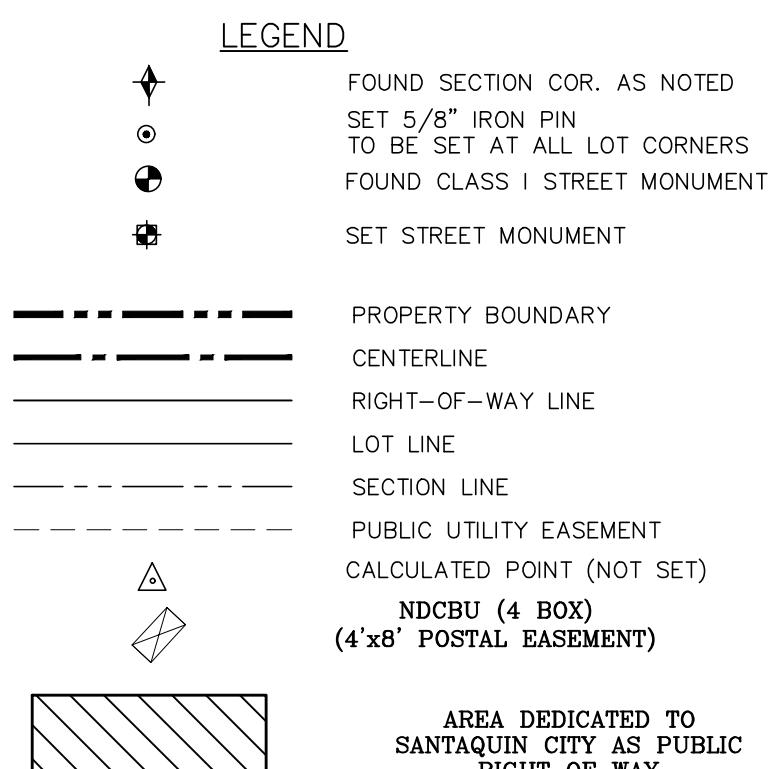
SHEET NAME: _____

EEET:

EX-01



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-1-10
DENSITY	2.47 / du
NUMBER OF LOTS	17 LOTS



TANNER FLATS @ SUMMIT RIDGE

- PHASE 2a -

An Amendment of Tanner Flats @ Summit Ridge Phase 2

PROJECT DEVELOPER
Skylar Tolbert
Ivory Development
801-520-9127
skylar@ivorydevelopment.com

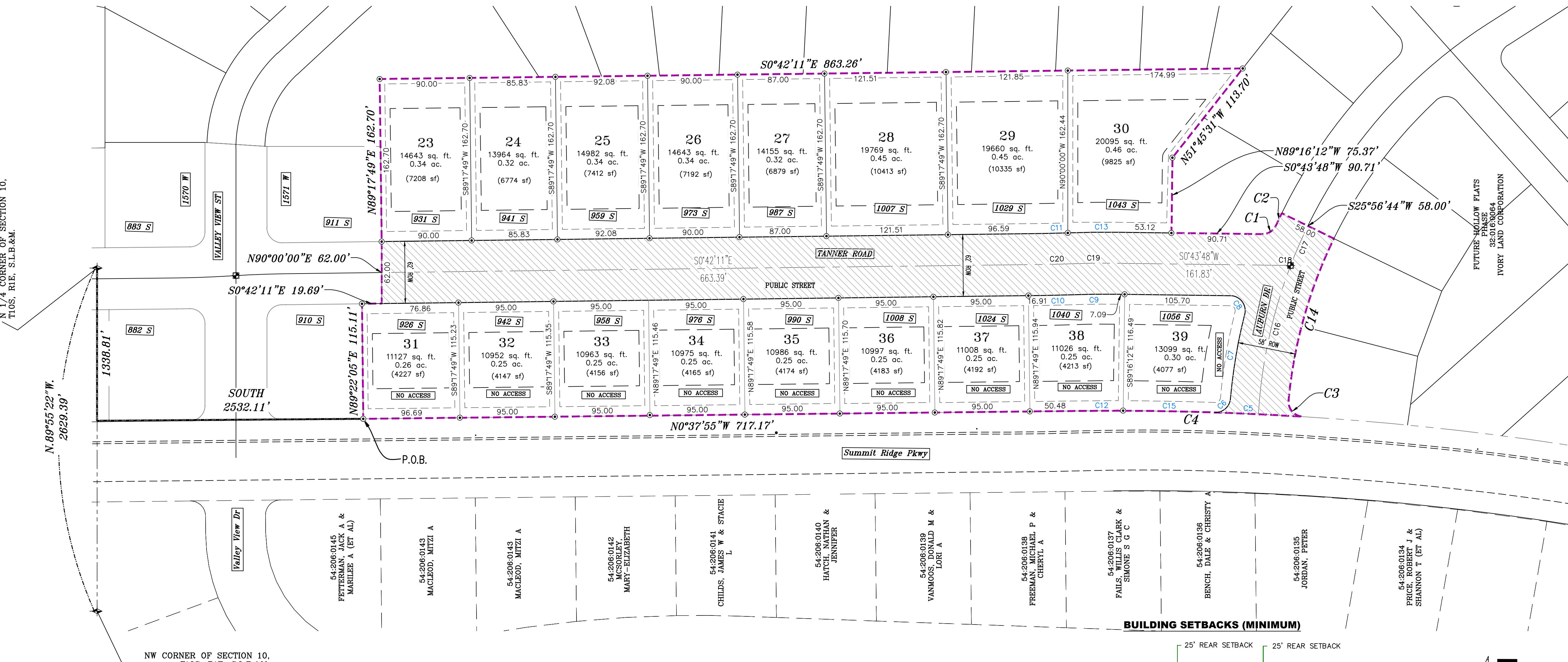
PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
PUBLIC UTILITY EASEMENT
CALCULATED POINT (NOT SET)
NDCBU (4 BOX)
(4x8' POSTURAL EASEMENT)

AREA DEDICATED TO
SANTAQUIN CITY AS PUBLIC
RIGHT OF WAY
NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY
SHALL HAVE NO ACCESS OUTSIDE OF SUMMIT RIDGE
PARKWAY (LOTS 31 thru 39).
2. ACCESS TO LOT 39 SHALL BE LIMITED TO TANNER
ROAD ONLY.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.34'	15.00'	16.39'	S32°23'22"E	6614'20"
C2	13.43'	529.00'	13.43'	S64°46'54"E	1727'15"
C3	24.04'	15.00'	21.55'	S49°29'22"W	9148'26"
C4	222.30'	3019.90'	222.25'	N128°37'E	413'03"
C5	87.65'	3019.90'	87.64'	N245°16"E	139'46"
C6	22.77'	15.00'	20.64'	S41°33'20"E	865'25"
C7	85.73'	529.00'	85.64'	S80°23'29"E	917'07"
C8	27.10'	15.00'	23.56'	N52°29'27"E	1033'11"
C9	47.50'	969.00'	47.50'	N040°27"W	248'31"
C10	24.75'	1031.00'	24.75'	N123°27"W	122'32"
C11	23.26'	969.00'	23.26'	S123°27"E	122'32"
C12	42.85'	3019.90'	42.85'	N013°31"W	048'47"
C13	50.54'	1031.00'	50.53'	S040°27"E	248'31"
C14	168.95'	471.00'	168.05'	N74°19'50"W	2033'09"
C15	91.80'	3019.90'	91.80'	N103°07"E	144'30"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	152.81'	500.00'	152.22'	N77°45'59"W	1730'41"
C17	43.25'	500.00'	43.24'	N66°31'58"W	457'23"
C18	10.81'	1000.00'	10.81'	S1102'23"W	037'10"
C19	49.02'	1000.00'	49.02'	S040'27"E	248'31"
C20	24.01'	1000.00'	24.01'	S123'27"E	122'32"



NOTES:
1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. 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.
3. 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 CONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. INDIVIDUAL 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, TIOS, RIE, SLBM WITH THE BEARING BEING SB9°55'22"W ALONG SAID LINE.

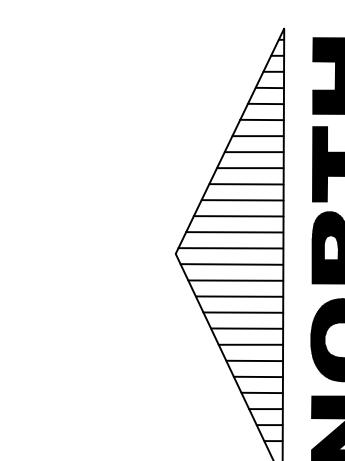
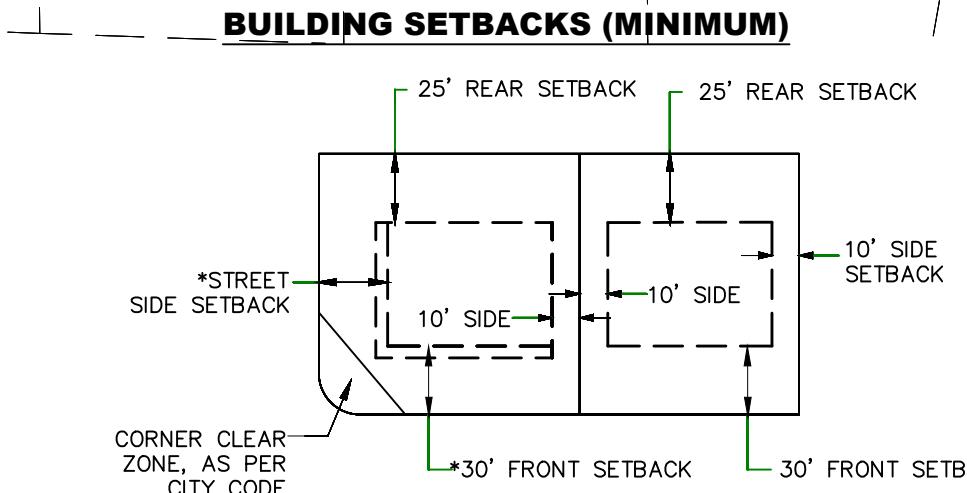
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 WHICH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

QUESTAR GAS COMPANY dba ENBRIDGE APPROVAL
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENBRIDGE 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 PUBLIC UTILITY DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF THE PARTICULAR TERMS OF THE UTILITY SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

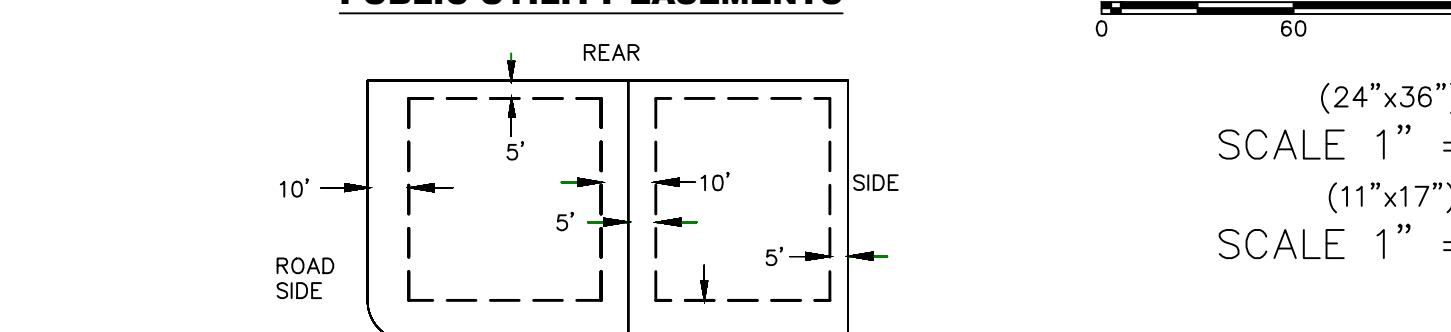
APPROVED THIS ____ DAY OF _____, 20____
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH
BY: _____
TITLE: _____

QUESTAR GAS COMPANY dba ENBRIDGE APPROVAL
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENBRIDGE 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 PUBLIC UTILITY DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF THE PARTICULAR TERMS OF THE UTILITY SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENBRIDGE 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: _____



PUBLIC UTILITY EASEMENTS



SHEET 1 of 1

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 N89°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, S 00° 42' 11" E FOR A DISTANCE OF 162.70 FEET TO A POINT ON A LINE.

THENCE, S 00° 42' 11" E FOR A DISTANCE OF 84.28 FEET TO A POINT ON A LINE.

THENCE, N 51° 45' 31" W FOR A DISTANCE OF 13.70 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 23° 22' E FOR A DISTANCE OF 16.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, WHOSE LONG CHORD BEARS S 64° 46' 54" E FOR A DISTANCE OF 529.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 19' 50" W FOR A DISTANCE OF 168.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, WHOSE LONG CHORD BEARS S 49° 29' 22" W FOR A DISTANCE OF 21.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 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
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 HEREUPON 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
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 _____

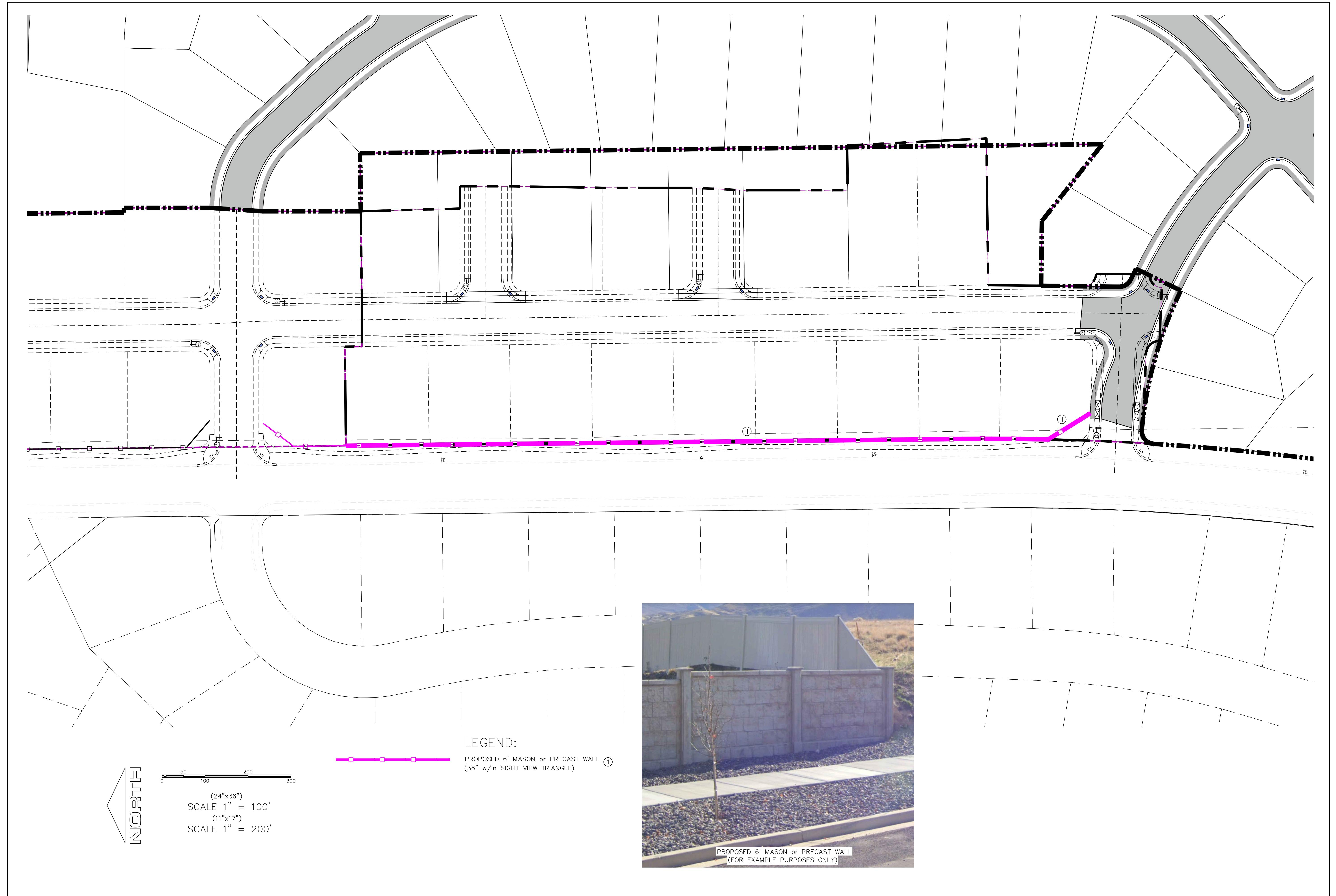
ACCEPTANCE BY LEGISLATIVE BODY
THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

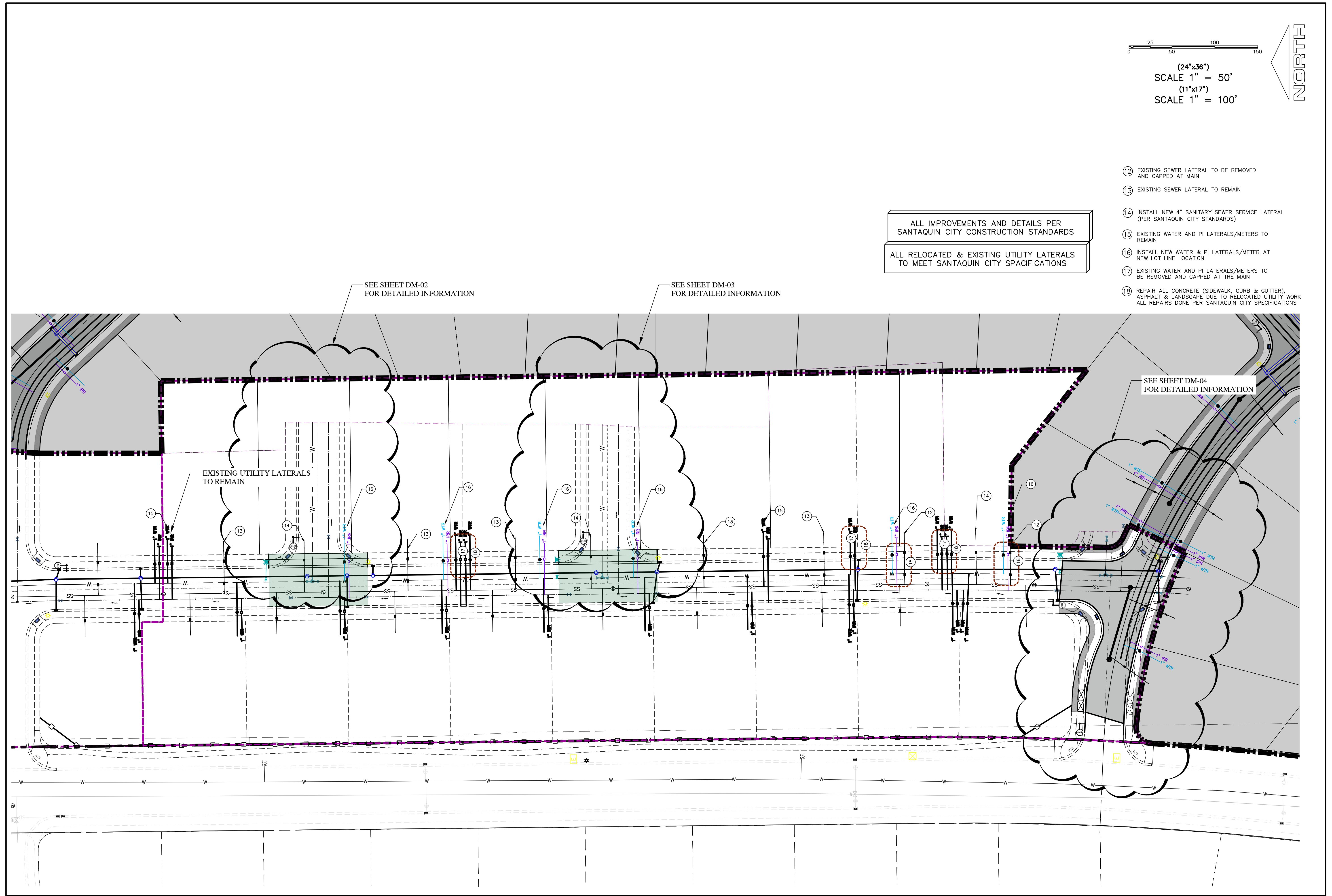
APPROVED MAYOR OF SANTAQUIN

ATTEST
CLERK-RECODER
(See Seal Below)

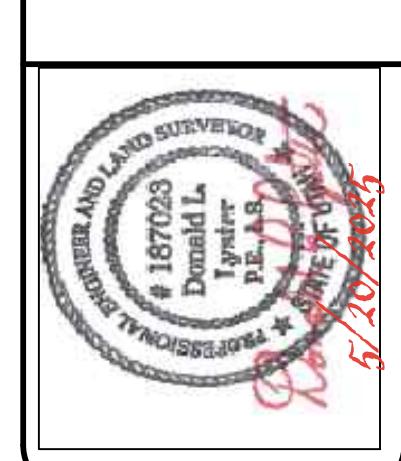
TANNER FLATS @ SUMMIT RIDGE
PHASE 2a
An Amendment of Tanner Flats @
Summit Ridge Phase 2

UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECODER SEAL
This form approved by Utah County and the municipalities therein.





region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesigninc.com



region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesigninc.com



5/20/2025

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

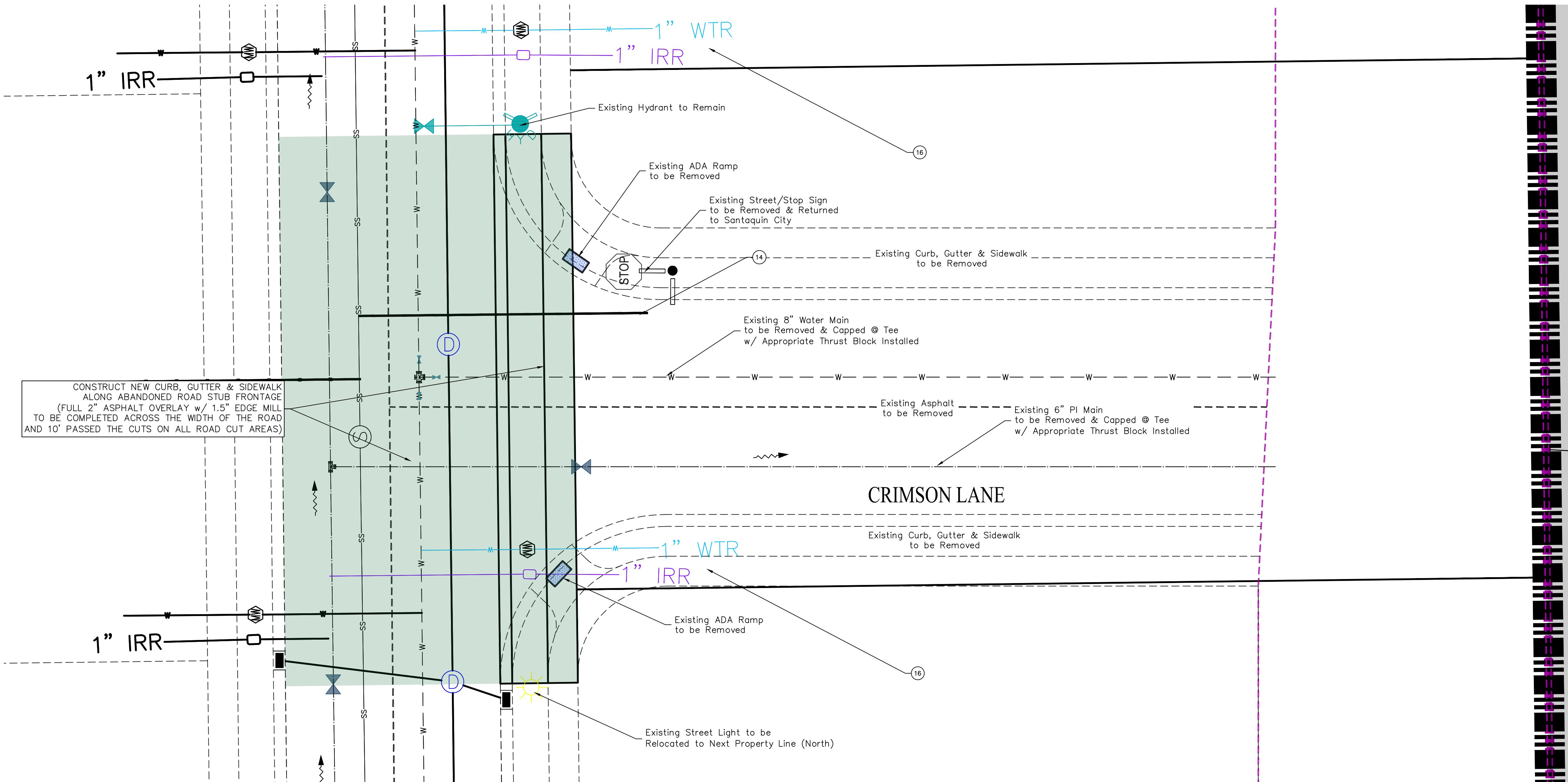
DATE: 5.20.2025
PROJECT #
REVISIONS:
1
2
3



(24" x 36")
SCALE 1" = 10'
(11" x 17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

Sheet Name:
DEMO PLAN
Sheet:
DM-03

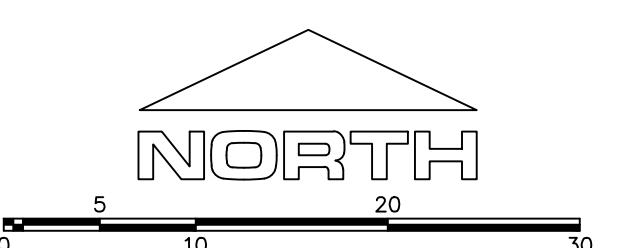
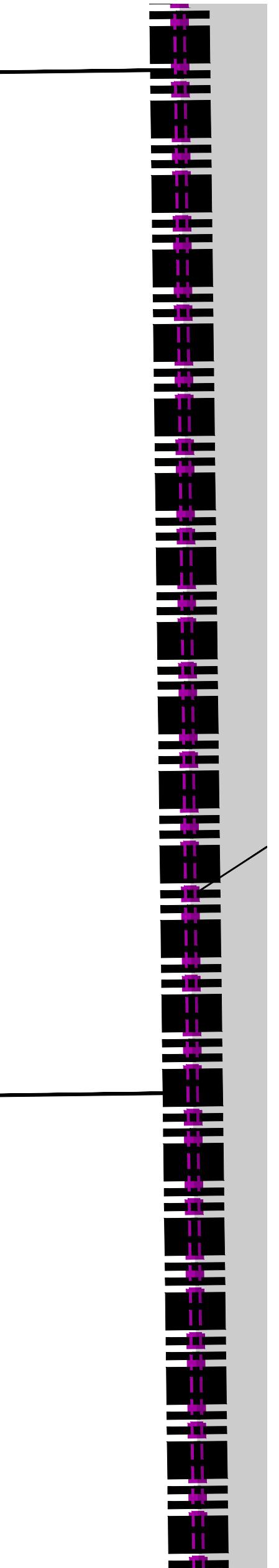




PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

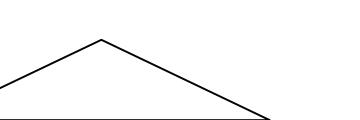
DATE: 5.20.2025
PROJECT #
REVISIONS:

ET NAME:
O PLAN
DM-02



SCALE 1" = 10'
(24" x 36")
SCALE 1" = 20'
(11" x 17")

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS


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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



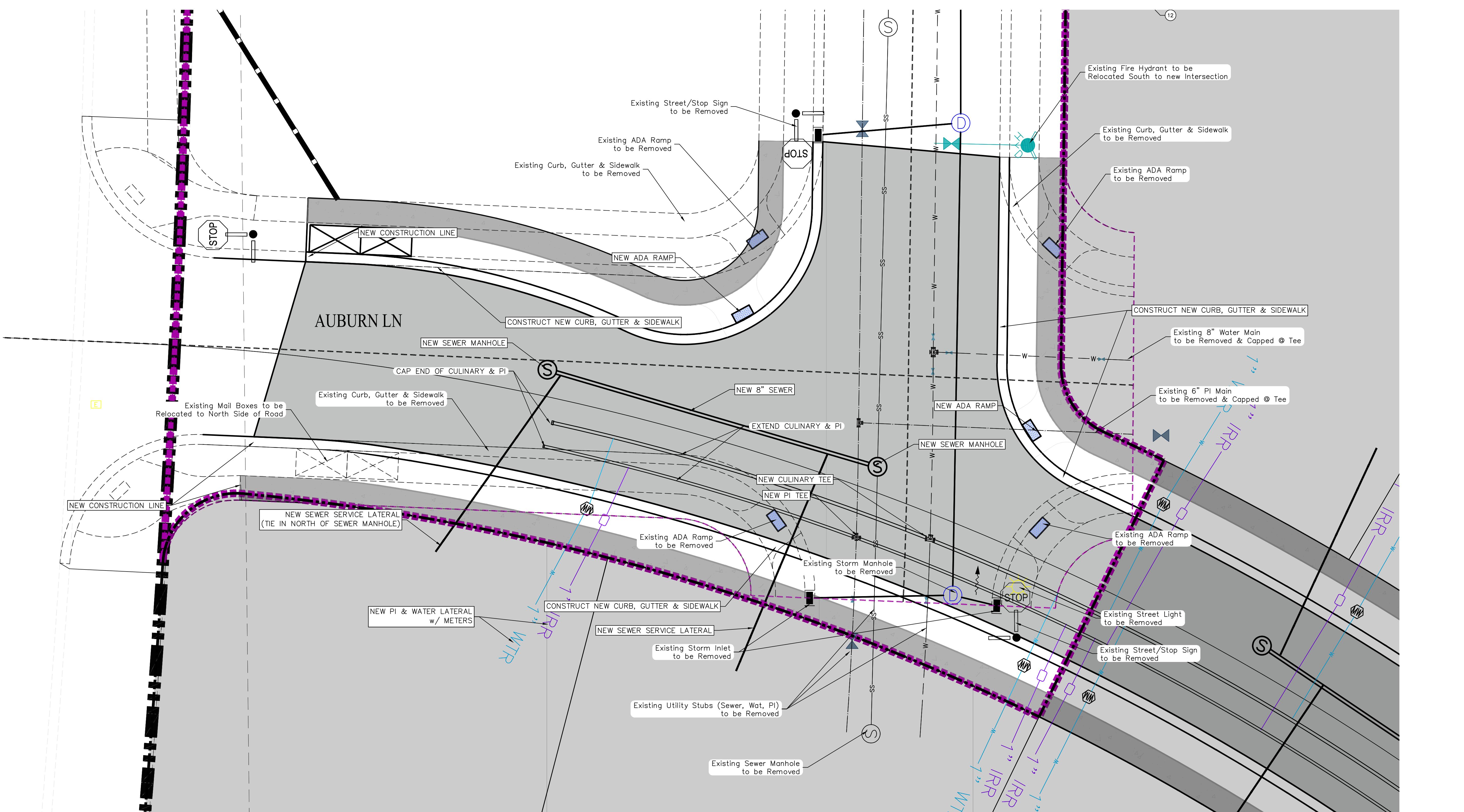
**TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED**

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

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

DATE:5.20.2025
PROJECT #
REVISIONS:
1
2
3

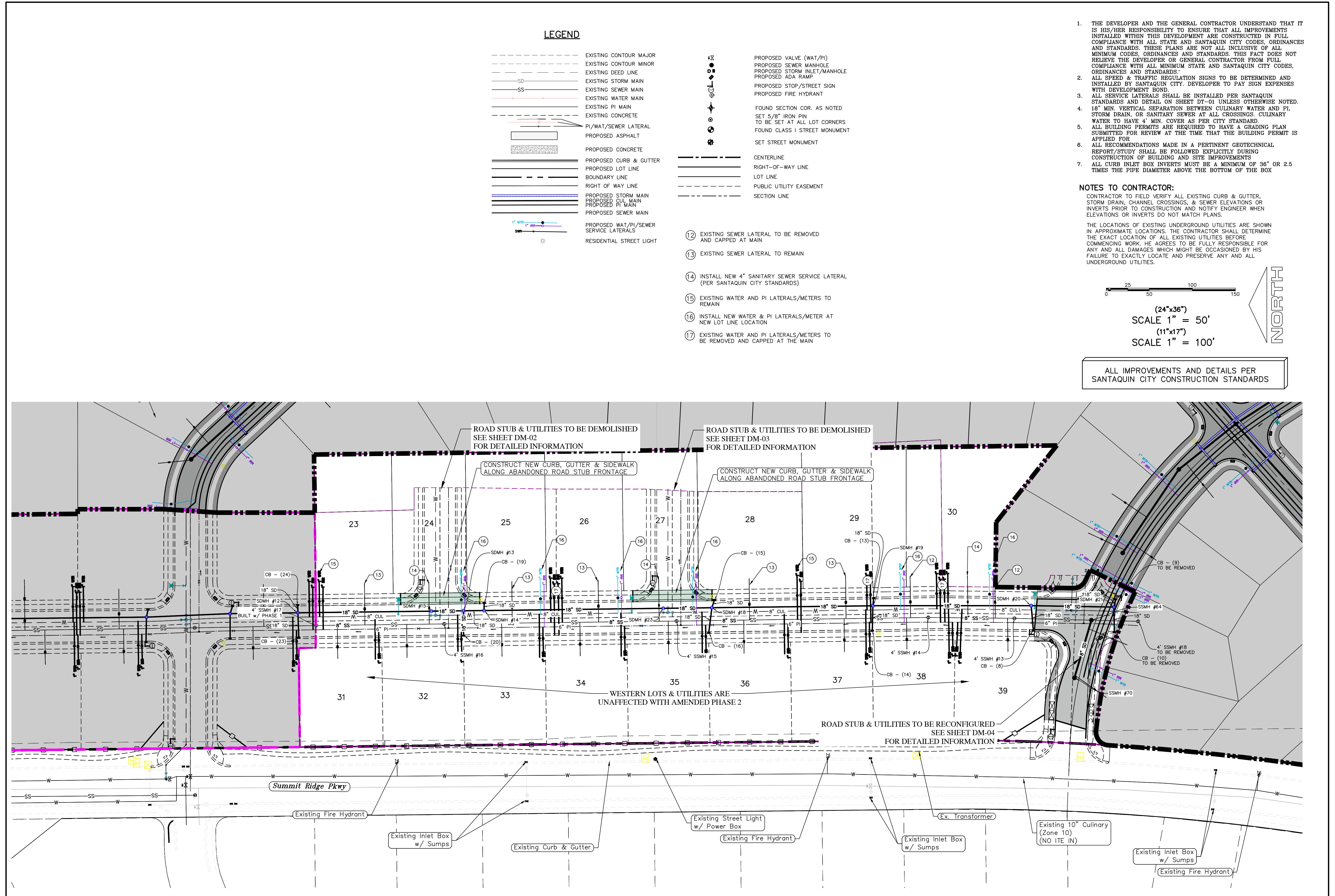
SHEET NAME:
DEMO PLAN
SHEET:
DM-04



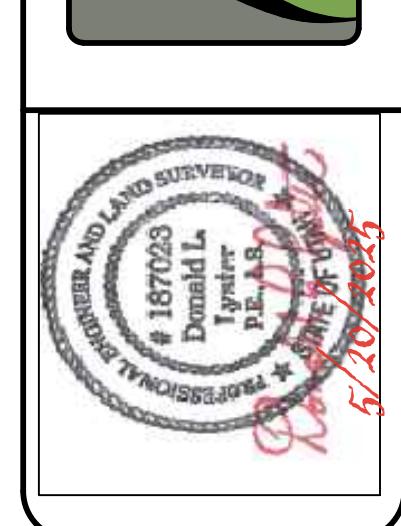
The logo consists of a large, thin-lined triangle pointing downwards, positioned above the word "NORTH" in a bold, outlined sans-serif font. Below "NORTH" is a horizontal scale bar with numerical markings: "5" on the left, "20" on the right, and "10" in the center. The entire logo is rendered in black on a white background.

SCALE 1" = 10'
(24" x 36")
SCALE 1" = 20'
(11" x 17")

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
regiondesignllc.com



LEGEND

CONTINUE TO FIELD VERIFY ALL EXISTING SURVEYS, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERS IF 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.

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

ALL IMPROVEMENTS AND DETAILS PER
ANTAQUIN CITY CONSTRUCTION STANDARDS

ANNER LAI'S at SUMMIT RIDGE
PHASE 2 - AMENDED

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

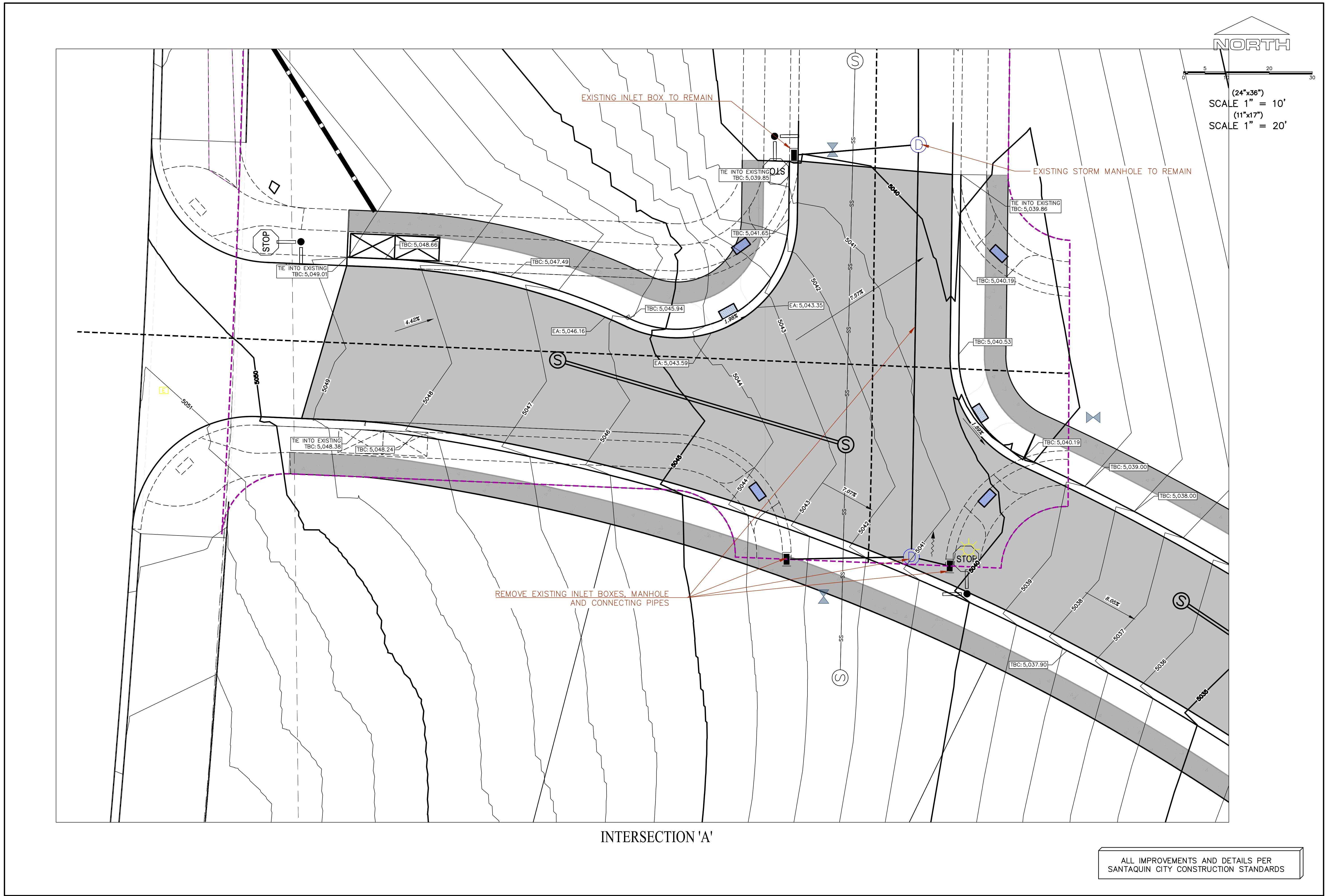
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NAME: _____
NG PLANS
GR-01

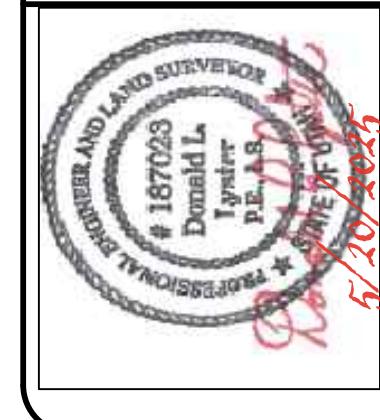
D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 2\GRADING PL

**Engineering & Surveying
Solutions**
776 N. State St. #110
Orem, UT 84057
P: 801.376.2245





region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesigninc.com

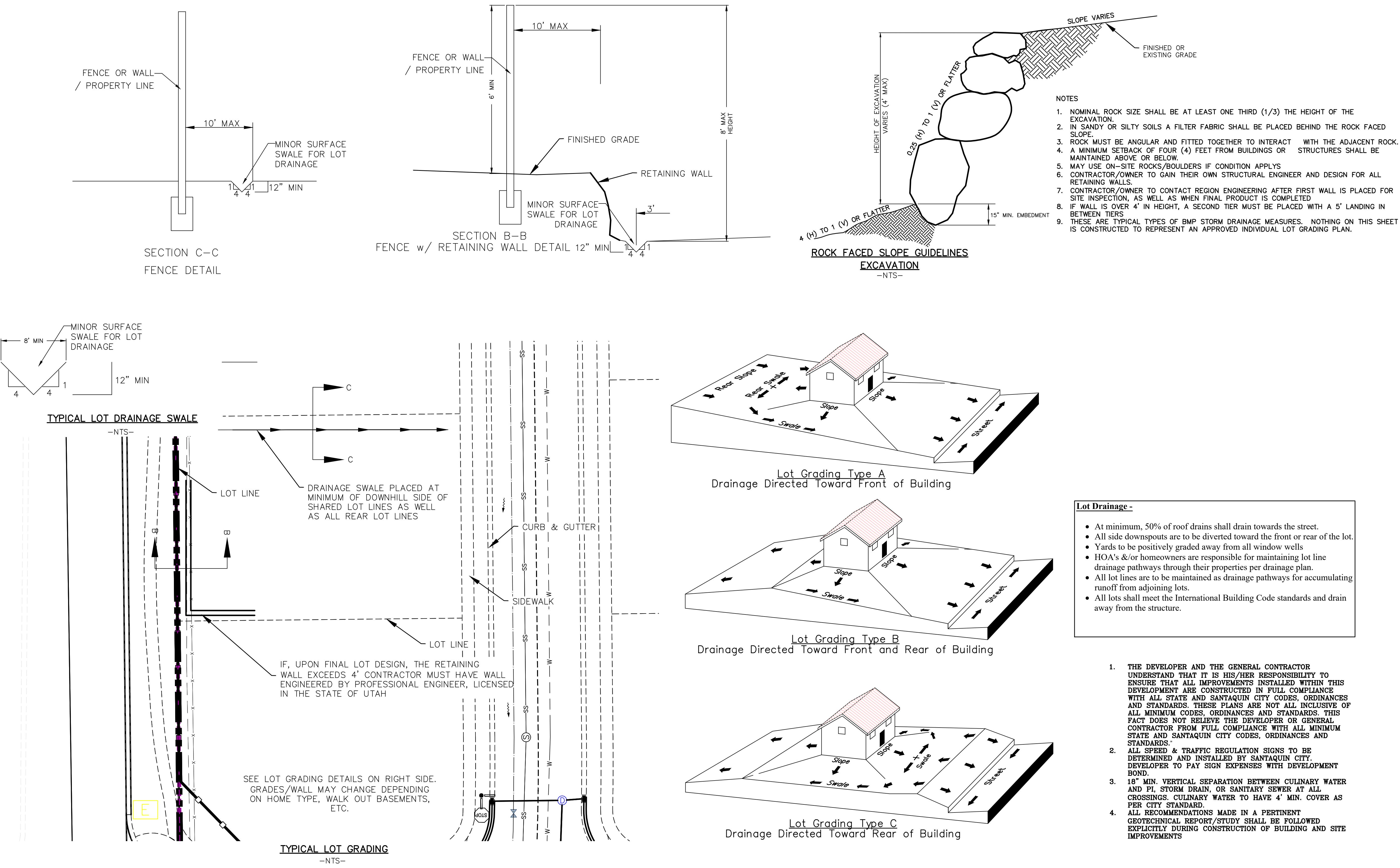


**TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025
PROJECT #
REVISIONS:
 1
 2
 3

Sheet Name:
GRADING PLANS
Sheet:
GR-02

Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesigninc.com



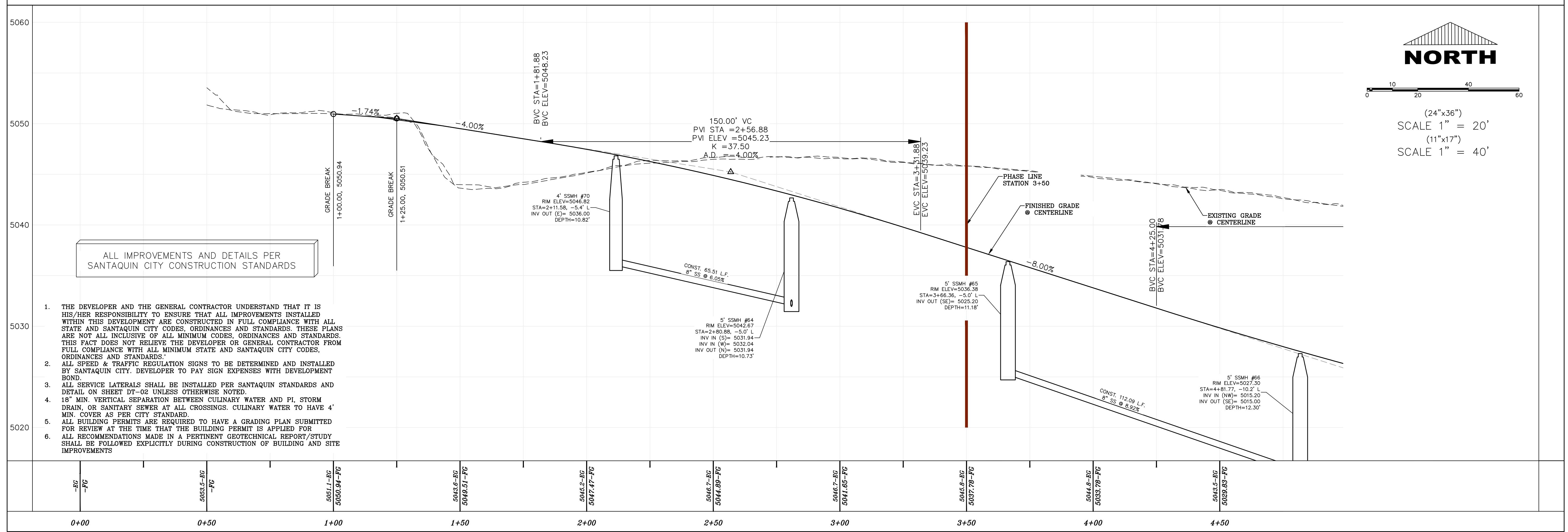
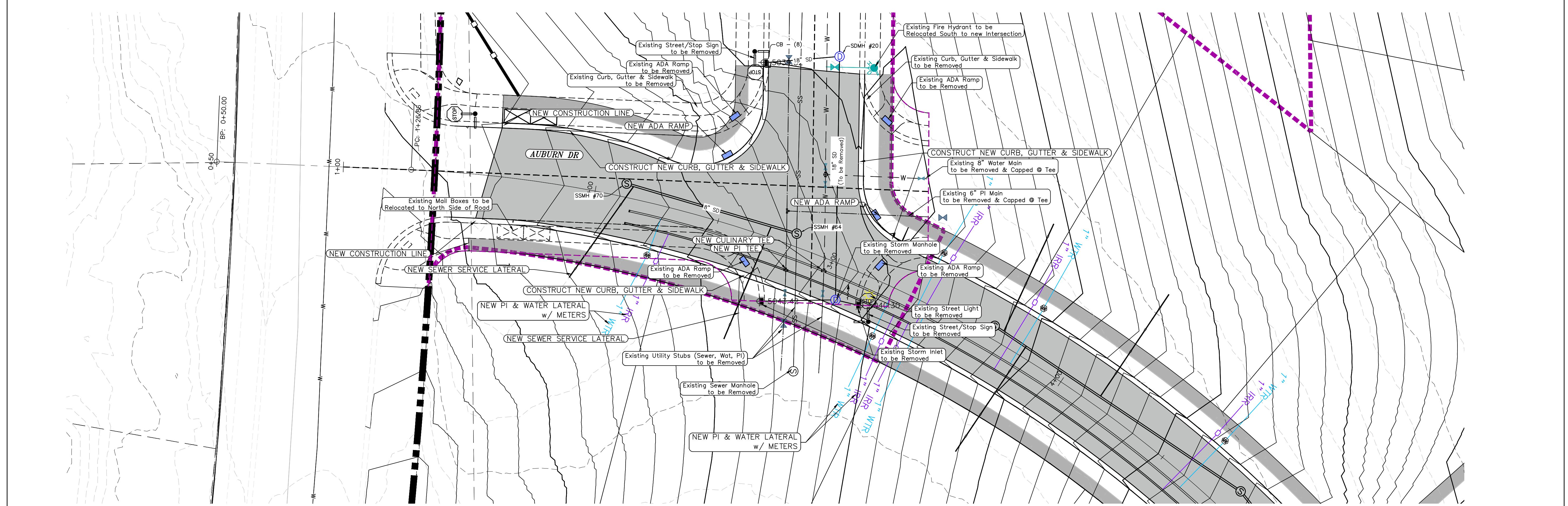
DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:	
GRADING PLANS	
SHEET:	
GR-03	

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
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



Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignsllc.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:	EROSION CONTROL PLAN
SHEET:	EC-01

NOTES:

- 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.
- 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.
- 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.
- 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.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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.
- 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 OWNER 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 SIMPSON

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

(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 LOCAL 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 STREET & 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. 10" 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 REQUIREMENTS 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

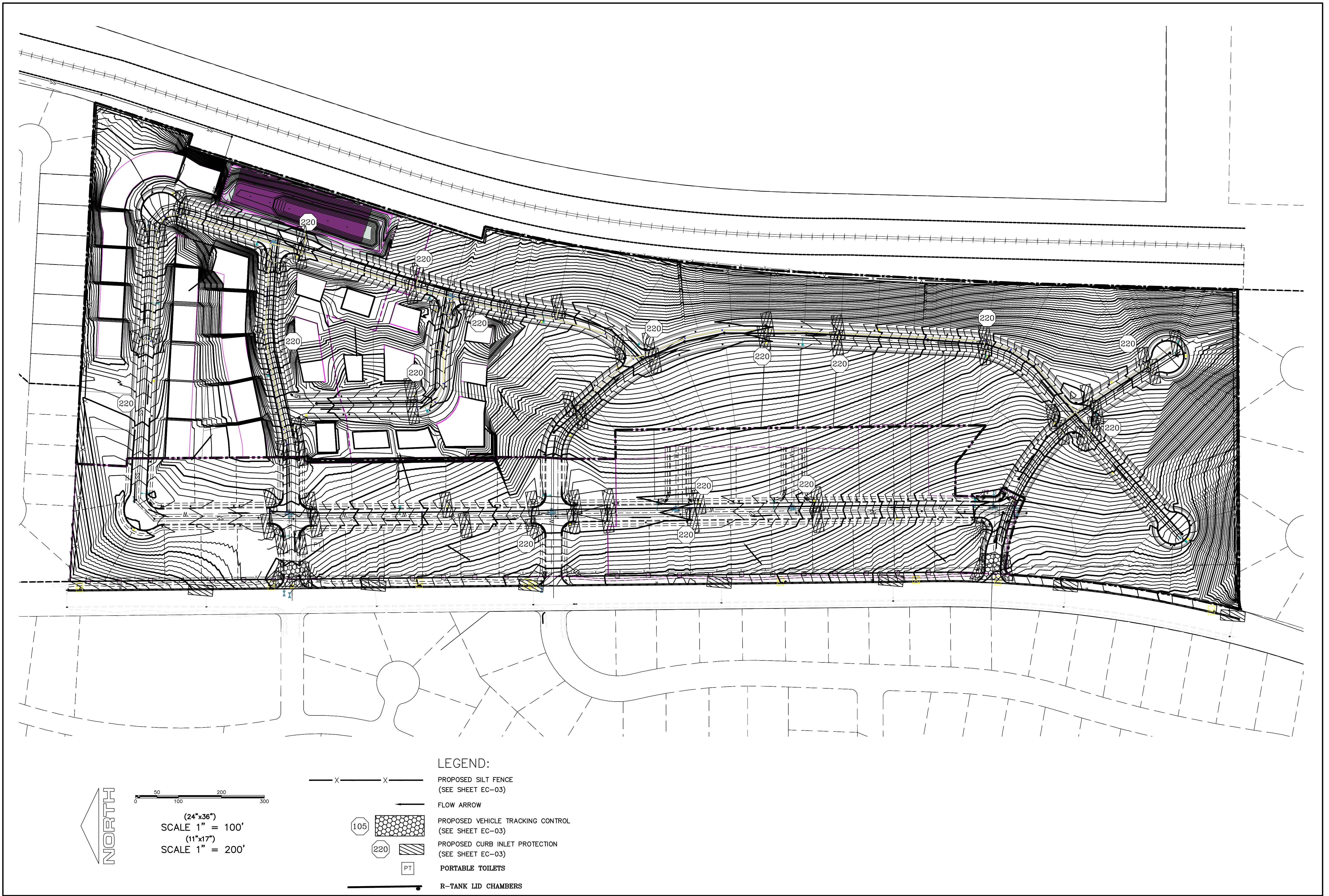
NORTH

(24" x 36")

SCALE 1" = 200'

(11" x 17")

SCALE 1" = 400'



region Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignsllc.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:
 EROSION CONTROL PLAN
 Sheet:
 EC-02

Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignsllc.com

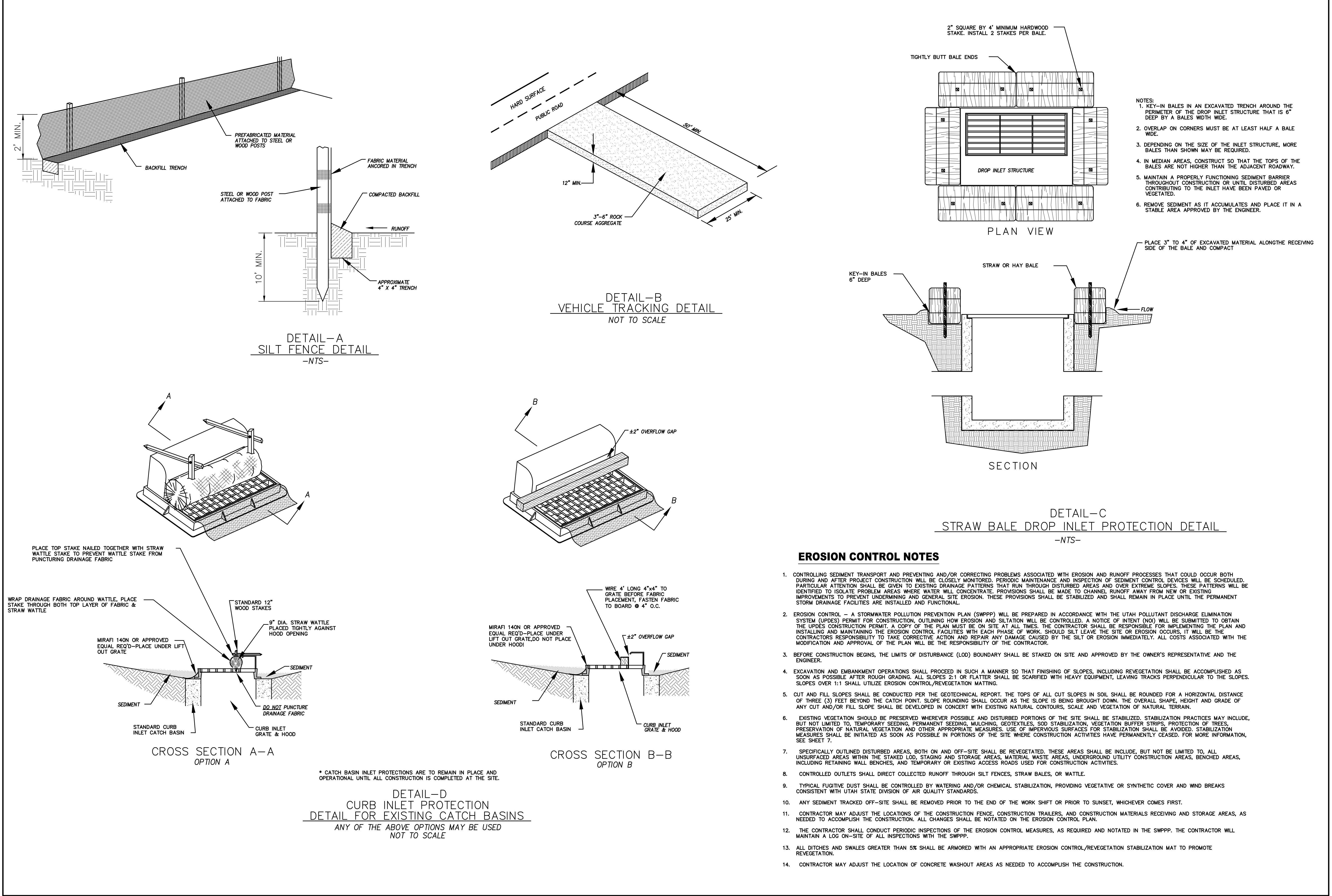


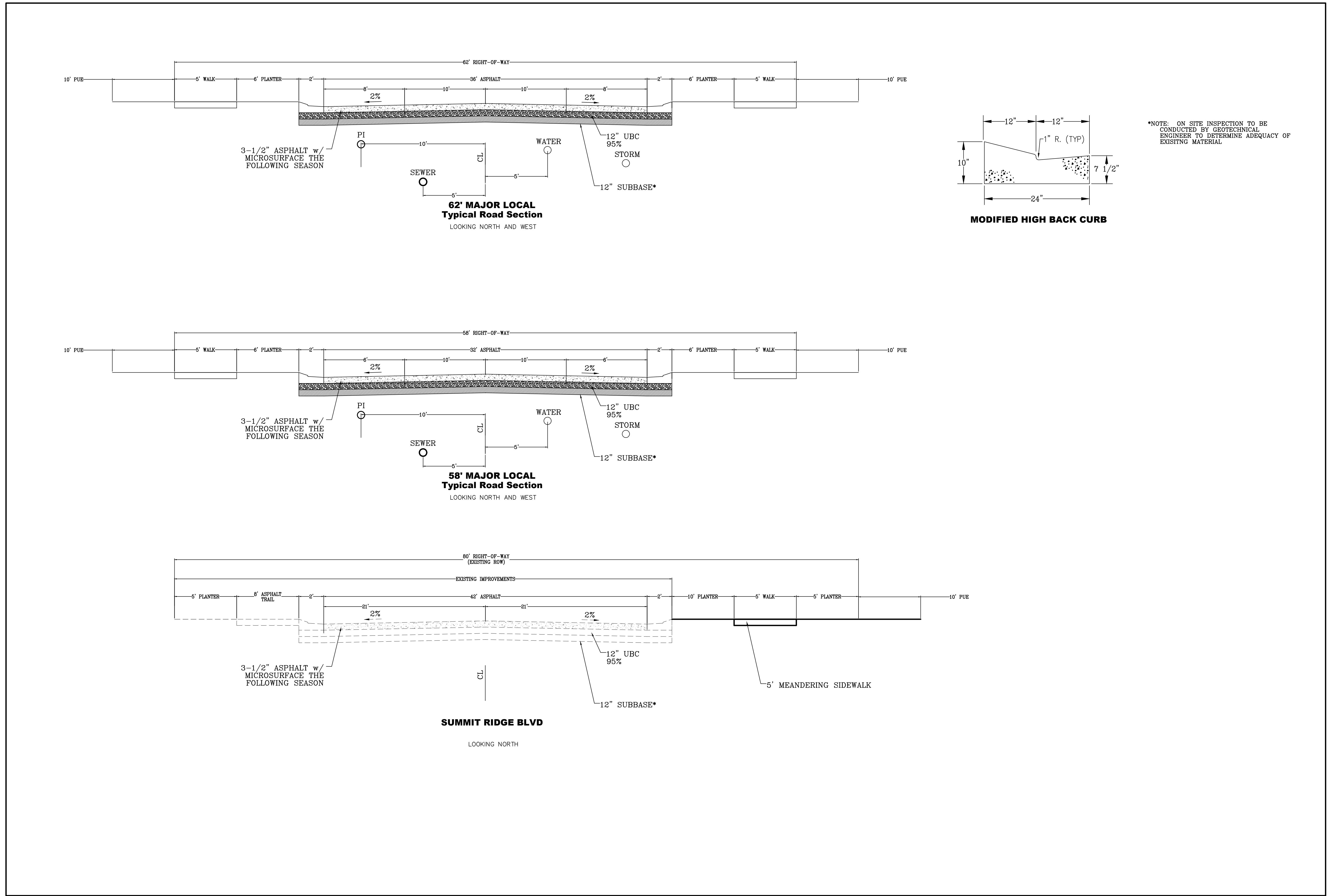
TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025
PROJECT #
REVISIONS:

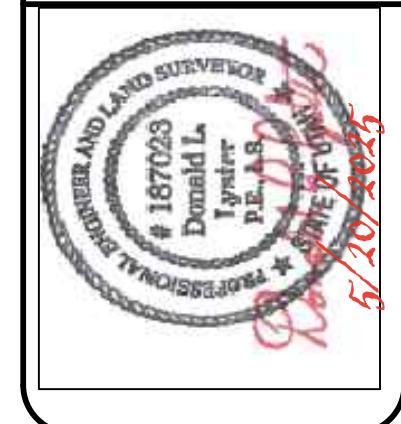
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03





region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignsllc.com

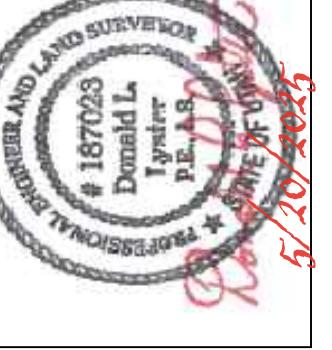


TANNER FLATS at SUMMIT RIDGE PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025
PROJECT #
REVISIONS:
<input type="checkbox"/> 1
<input type="checkbox"/> 2
<input type="checkbox"/> 3

Sheet Name: TYPICAL DETAILS
Sheet: DT-01

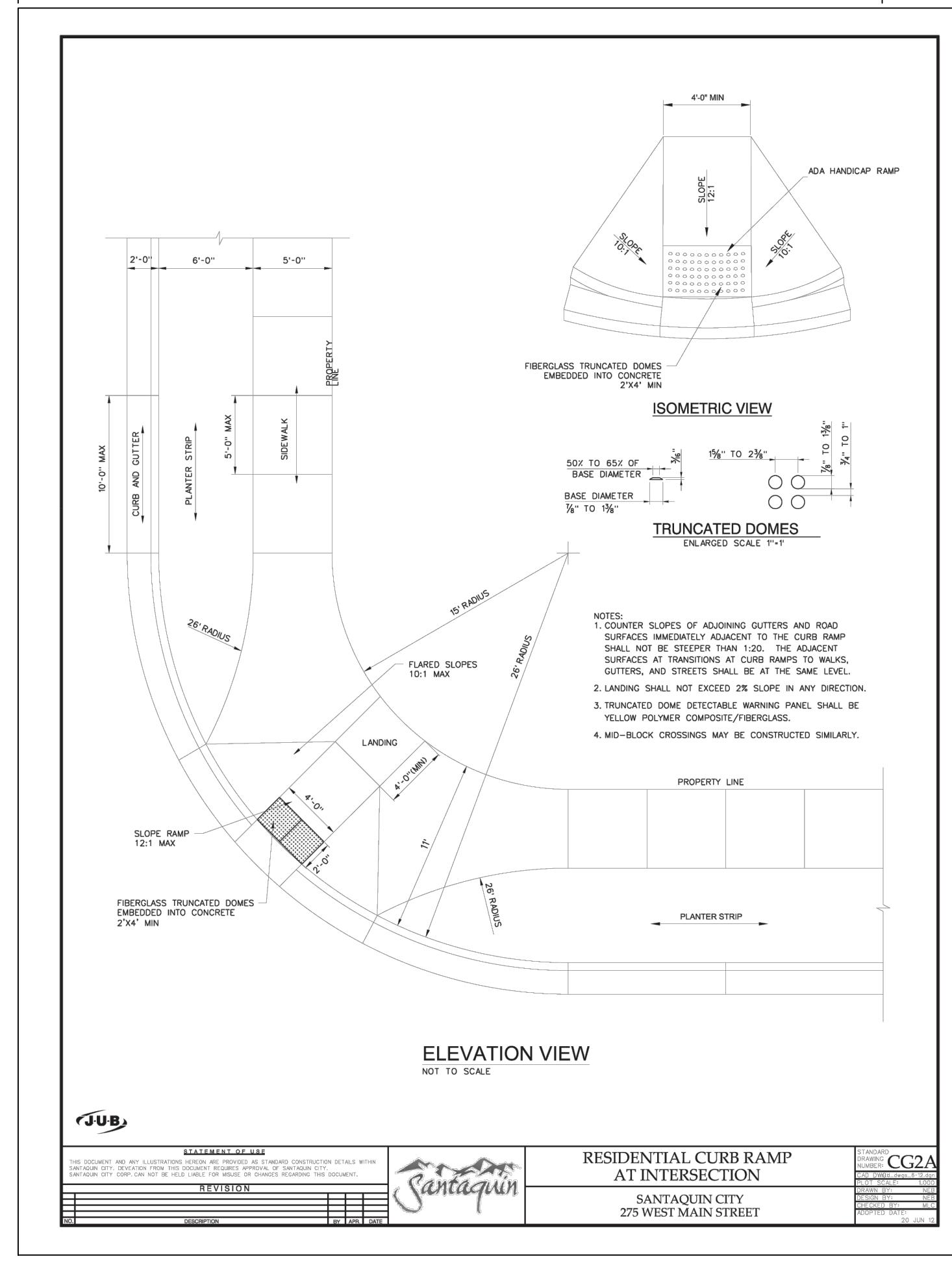
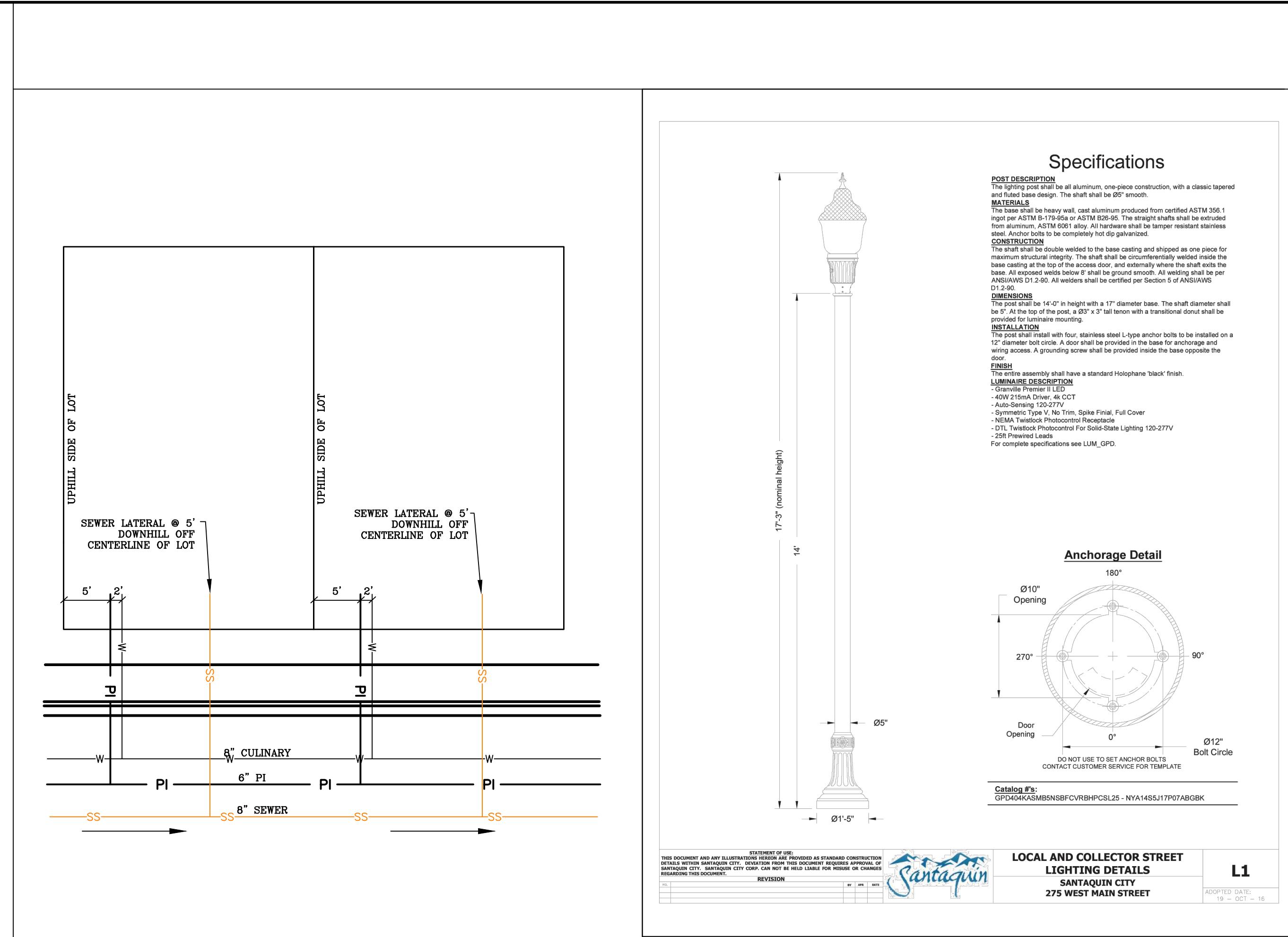
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignsllc.com



TANNER FLATS at SUMMIT RIDGE PHASE 2 – AMENDED

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

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

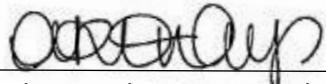
The motion passed.

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