



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 10, 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. Amsource Commercial Subdivision Final Plan**

A final plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

**2. Silver Creek Site Plan**

An industrial site plan review located in the Santaquin Peaks Industrial Subdivision at approximately 41 N. Nebo Way.

### MEETING MINUTES APPROVAL


**3. May 27, 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](http://www.santaquin.gov), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

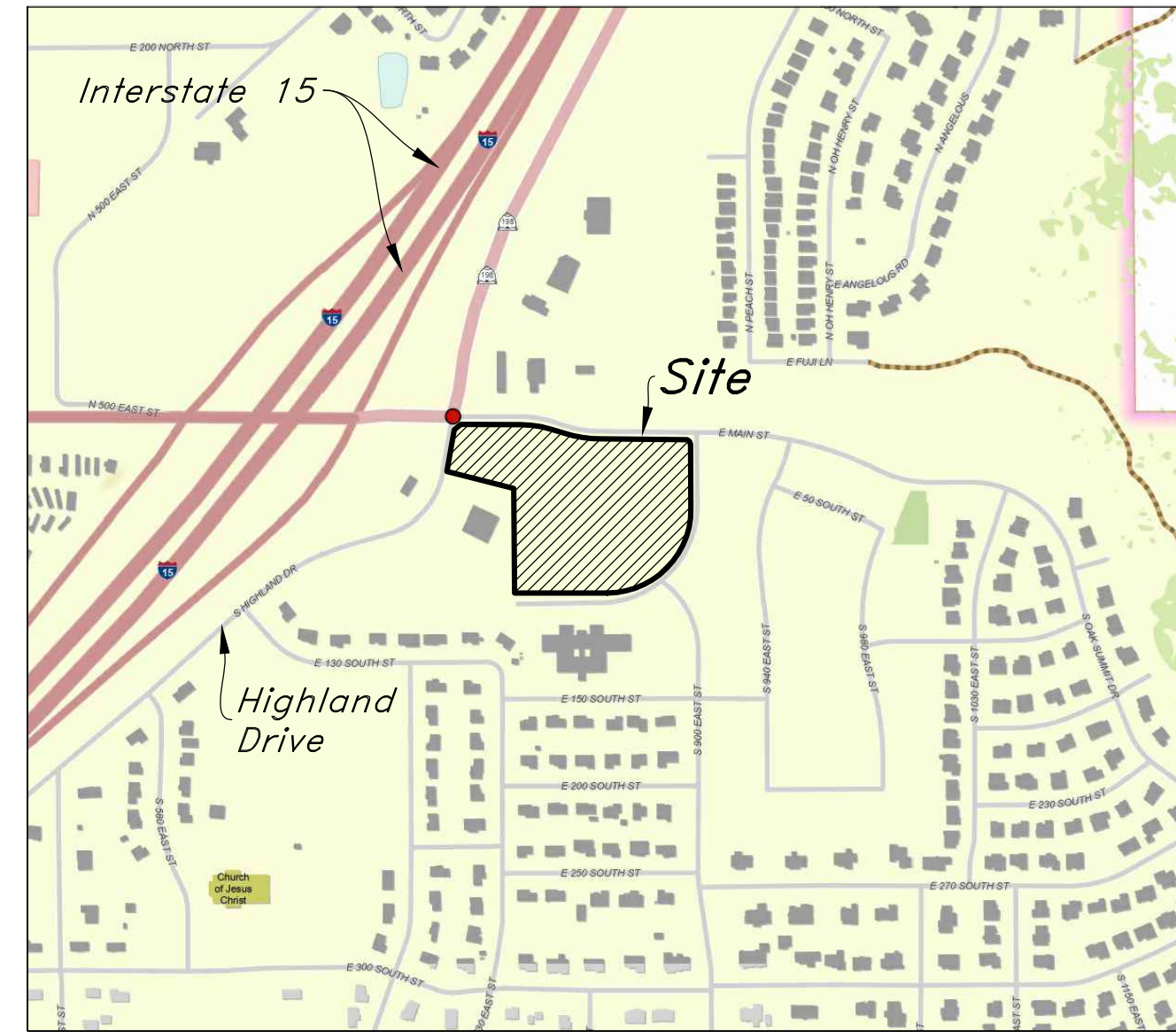
BY:

  
Amalie R. Ottley, City Recorder



# Amsource Santaquin

## Main Street & Highland Drive Santaquin, Utah, 84655



Vicinity Map  
Not to Scale

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#### Abbreviations

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

#### Legend

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

#### Developer:

Corner Partners, LLC  
Address: 3307 West 200 South, Suite  
3003 Salt Lake City, Utah 84101  
Phone: (801) 111-1234

#### Civil Engineer:

AWA  
Address: 2010 North Redwood Road  
Salt Lake City, Utah 84116  
Phone: (801) 111-1234

#### Geotechnical Engineer:

GSH  
Address: 473 West 4800 South  
Salt Lake City, Utah 84123  
Phone: (801) 685-9190

#### Overall Site Data Table

Zoning Designation: C-1 General Commercial

Total Number of Lots: 4

Total Number of Parcels: 1

Total Site Area = 235,801 s.f. (5.413 ac.)

- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)
- Parcel A = 106,340 s.f. (2.441 ac.)

Impervious Area Provided = 20,676 s.f.

#### Santaquin City Notes

It is important for the developer and the general contractor to 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. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

#### Santaquin City Note to Developers & General Contractors

All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

#### Flood Zone

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

#### Basis of Bearings

A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

#### Benchmark

Brass Cap Monument for the East Quarter of Section 1, T10S, R1E, SLB&M Elevation = 5024.32 feet (Ortho Height, Geoid 18)

#### Legal Description

File No. 2251028:

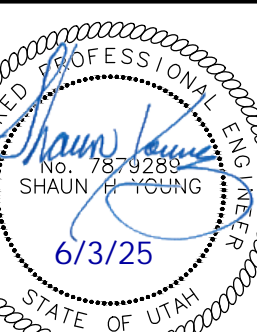
Lot 1, Plat "A" PARKER VIEW SUBDIVISION, also Amending Parcel 5, Maverik Subdivision, Santaquin, Utah, according to the Official Plat thereof on file in the Office of the Recorder, Utah County, Utah.

File No. 2266491:

Lot 76, Plat "A", SANTAQUIN ESTATES, a residential Subdivision, according to the Official Plat thereof recorded April 12, 2023, as Entry No. 22969:2023, as Map Filing No. 18709, in the Office of the Utah County Recorder.



Cover Sheet  
Amsource Santaquin  
Main Street & Highland Drive  
Santaquin, Utah

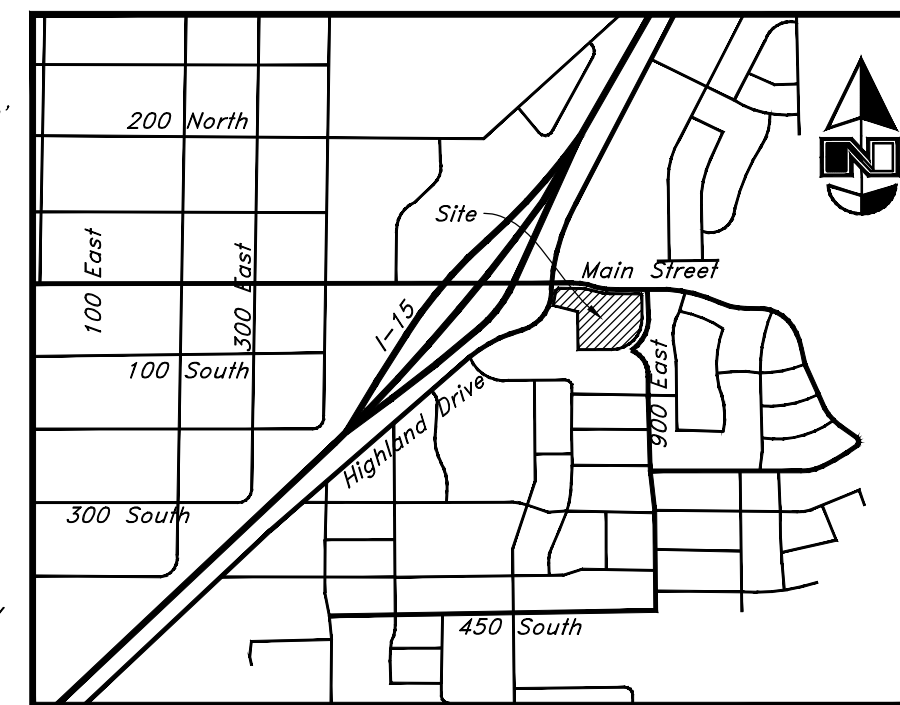
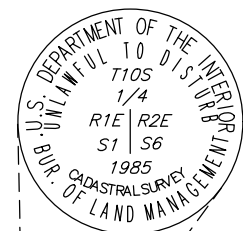


2 Jun, 2025

SHEET NO.

C0.0





**Vicinity Map**  
*Not to Scale*

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify that I have been duly sworn to the honorability of the State of Utah and the County of Garfield, Record of Survey No. 25-217, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to locate or reestablish the HWY right-of-way; that the information shown herein is true and accurate; establish the lateral boundaries of the herein described tract of real property; hereafter known as

### **Description**

Amending all of Lot 1 of Parker View Subdivision Plat 'A' recorded as Entry No. 15585:2021 and as Map No. 17506 in the Official Records of Utah County and all of Lot 76 of Santquin Estates Plat 'A' recorded as Entry No. 22969:2023 in the Official Records of Utah County, located within the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in the City of Santquin, Utah County, Utah:

Beginning at a point of curvature and the Northeast corner of said Lot 76 on the Southerly line of Main Street as it exists at 35.00 foot half-width, located 29.49 feet North 89°10'00" West to the Northwest Corner of Open Space Parcel A of said Santiquin Estates Subdivision; 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Mavericks Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 per the Official Records of Utah County; and 114.77 feet North 89°00'00" West along said Southerly line of Main Street per said Mavericks Subdivision from a Brass Cap Monument found marking the East Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.32 feet (Central Angle equals 89°04'48" and Long Chord bears South 44°58'06" East 21.00 feet) to a point of tangency on the Westerly line of 900 East Street as it exists at 50.00 foot half-width; thence South 0°25'42" East 191.43 feet along said Westerly line to a point of curvature; thence South 89°04'48" West 114.77 feet to the Southeast Corner of said Section 1; thence 394.57 feet (Central Angle equals 90°25'42" and Long Chord bears South 44°47'09" West 354.87 feet) to a point of tangency on the Northerly line of Highland Drive as it exists at 50.00 foot half-width; thence West 277.62 feet along said Northerly line to a point on the Easterly line of said Parker View Subdivision Plat 'A'; thence North 0°26'12" West 311.92 feet along said Easterly line to the Northeast corner of Lot 2 of said Parker View Subdivision Plat 'A'; thence North 75°41'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northeast corner of said Section 1; thence North 89°04'48" West 114.77 feet to the Northeast corner of said Section 1; thence North 10°16'26" East 126.15 feet along said Easterly line; thence North 50°16'36" East 25.68 feet to said Southerly line of Main Street; thence along said Southerly line the following five courses: South 89°43'34" East 178.49 feet to a point of curvature; Southeasterly along the arc of a 315.00 foot radius curve to the right a distance of 91.79 feet (Central Angle equals 16°41'43" and Long Chord bears South 81°22'42" East 91.46 feet) to a point of tangency; South 89°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the right a distance of 110.72 feet (Central Angle equals 16°28'39" and Long Chord bears South 81°16'10" East 110.34 feet) to a point of tangency; and South 89°30'30" East 253.47 feet to the point of beginning.

Contains 266,863 sq. ft.  
Or 6.126 acres  
4 Lots  
1 Parcel

Date: \_\_\_\_\_ David M. Hamilton  
Utah PLS No. 12966234

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots and a Parcel as shown on this plat and name said plat

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand This \_\_\_\_\_ Day  
of \_\_\_\_\_ AD, 20\_\_\_\_\_.

BCP Development Inc.

by: Peter Evans  
its: Manager

Approved this \_\_\_\_\_, Day of \_\_\_\_\_, AD 20\_\_\_\_, by the  
Santaquin City Planning Commission.

Chairperson, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Director - Secretary \_\_\_\_\_ Date \_\_\_\_\_

**Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being a part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah**

A circular seal for a Professional Land Surveyor in the State of Utah. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom. Inside the ring, the license number "12966234" is displayed above the name "David M. Hamilton". The seal is stamped over a document that includes a survey plat with a north arrow and a table of bearings and distances.

Clerk-Recorder Seal

[illegible]

\_\_\_\_\_ Control Line  
 \_\_\_\_\_ **Property Line**  
 - - - - - Easement Line  
 - - - - - Adjoiner Line

*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 common and necessary to the Property. Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, Property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.*

*This Subdivision was requested by Amsource Development in order to amend the existing Lots 1 and 76 and create 6 Lots.*

*This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.*

*A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.*

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ personally appeared before me, Peter Evans the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Manager of BCP Development Inc., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah \_\_\_\_\_ A Notary Public

1. Pursuant to Utah Code Ann., 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. 17-27-603(4)(c)(iii) Rocky Mountain Power accepts the plat described in this plat and approves this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require the plat to be resubmitted for approval if the plat's approval does not effect any right that Rocky Mountain Power has under;

a. A recorded easement or Right-of-Way  
b. The law applicable to prescriptive rights  
c. Title 54, Chapter 8a, Damage to underground utility facilities or  
d. Any other provision of law

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_,  
Rocky Mountain Power Company  
By\_\_\_\_\_  
Title—

Quester Gas Company, d/ba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights, which may be asserted by or for the benefit of the public. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge's Right-of-Way Department at 800-368-8532.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY- \_\_\_\_\_.

TITLE- \_\_\_\_\_.

Approved by Lumen this \_\_\_\_\_ Day  
of \_\_\_\_\_ A.D. 20\_\_\_\_.

Lumen/Centurylink

Approved by Comcast this \_\_\_\_\_ Day  
of \_\_\_\_\_ A.D. 20\_\_\_\_.

Lumen/Centurylink

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this            day of           , 20       personally appeared before me, John Gaskill the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Owner of Amsource SQ1, LLC., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

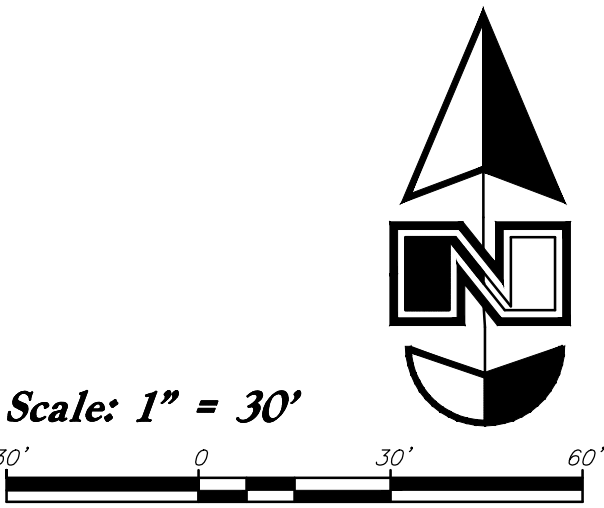
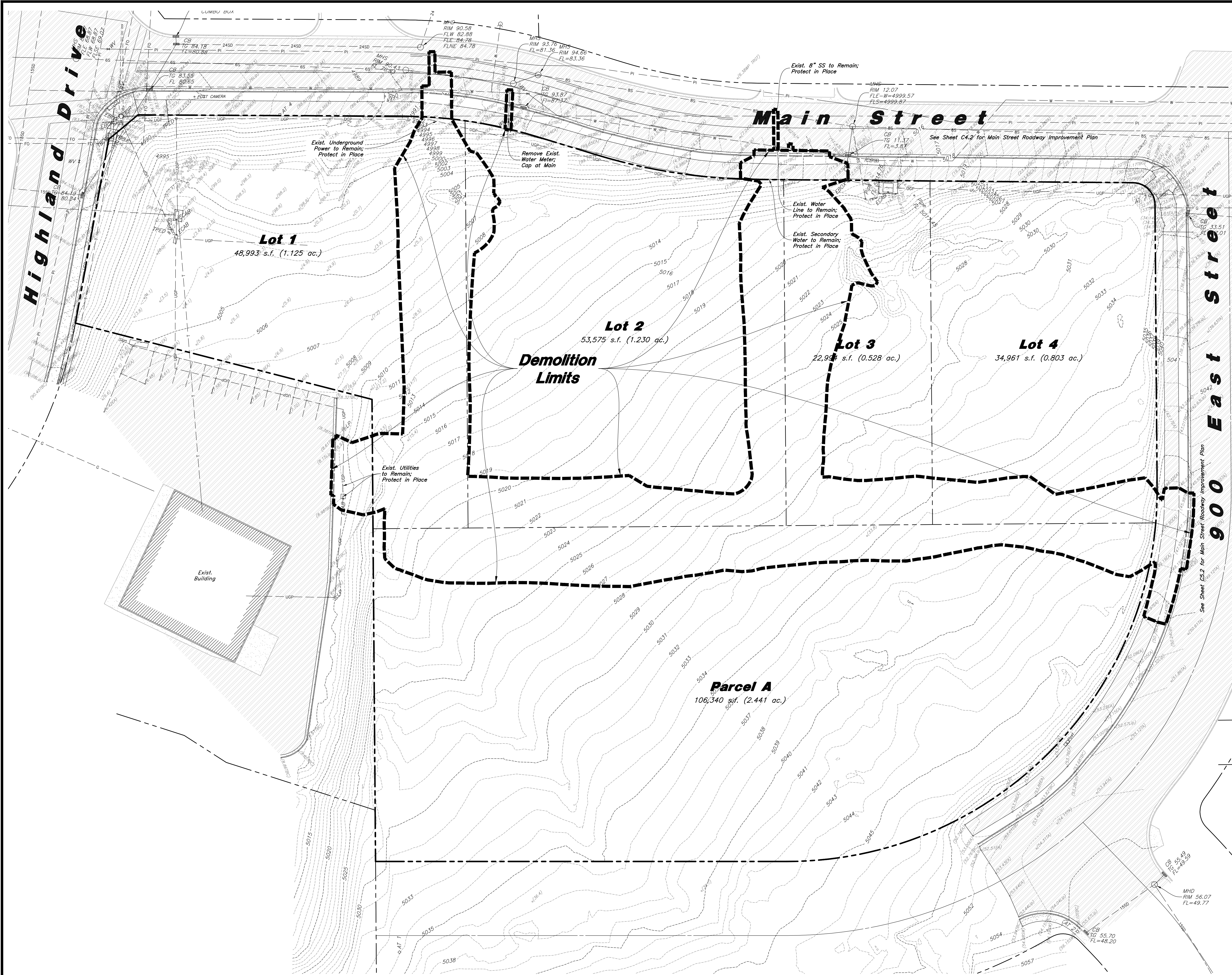
Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah

*A Notary Public*



2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - [AWAengineering.net](http://AWAengineering.net)





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

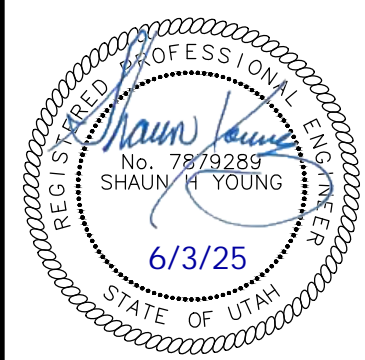
**CAUTION :**  
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Designed by: JW  
Drafted by: JW  
Client Name:  
Amsource  
24-043 DM



**Demolition Plan**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah



2 Jun, 2025  
SHEET NO.  
**C0.1**

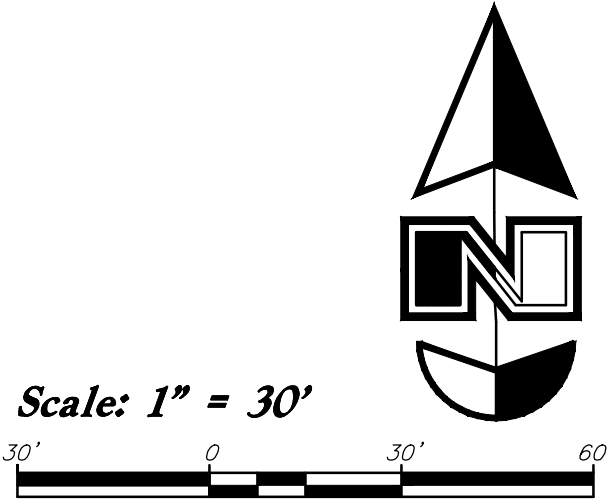
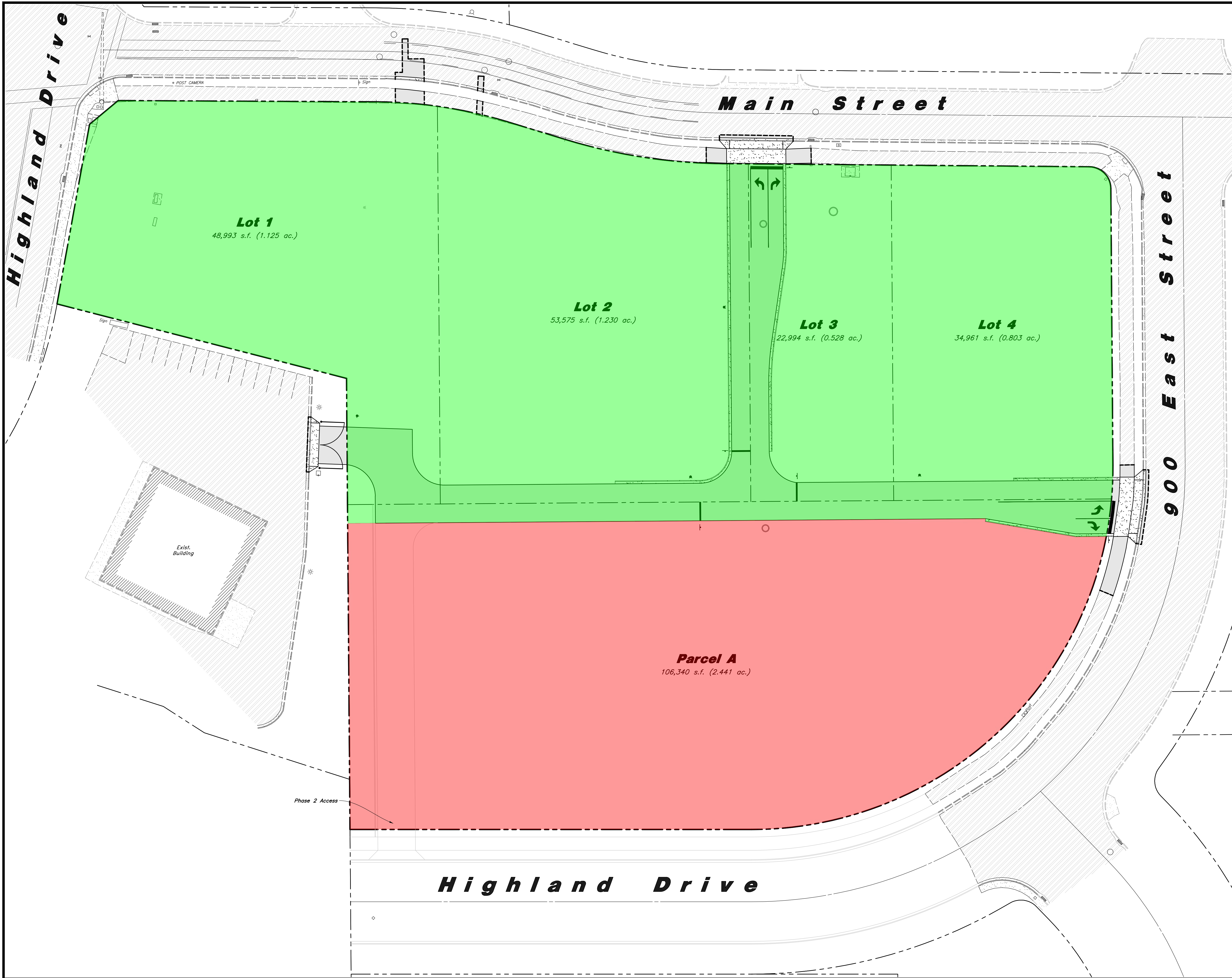












Scale: 1" = 30'

Phase 1 - Site Data Table

Zoning Designation:

C-1 General Commercial

Total Number of Lots: 4

Total Site Area = 129,461 s.f. (2.972 ac.)

- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)

Impervious Area Provided = 20,676 s.f.

Phase 2 - Site Data Table

Zoning Designation:

C-1 General Commercial

Total Number of Parcels: 1

Total Site Area = 106,340 s.f. (2.441 ac.)

- Parcel A = 106,340 s.f. (2.441 ac.)

Impervious Area Provided = 0 s.f.

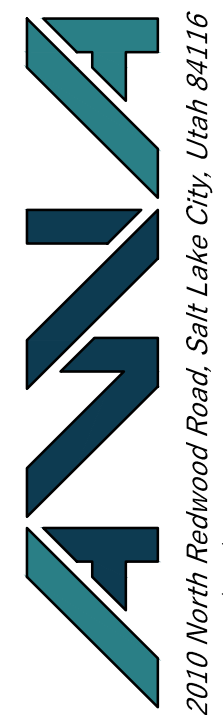
Designed by: JW

Drafted by: JW

Client Name:

Amsource

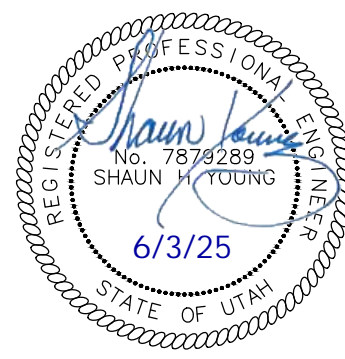
24-043 SP



Phasing Plan

Amsource Santaquin

Main Street & Highland Drive  
Santaquin, Utah

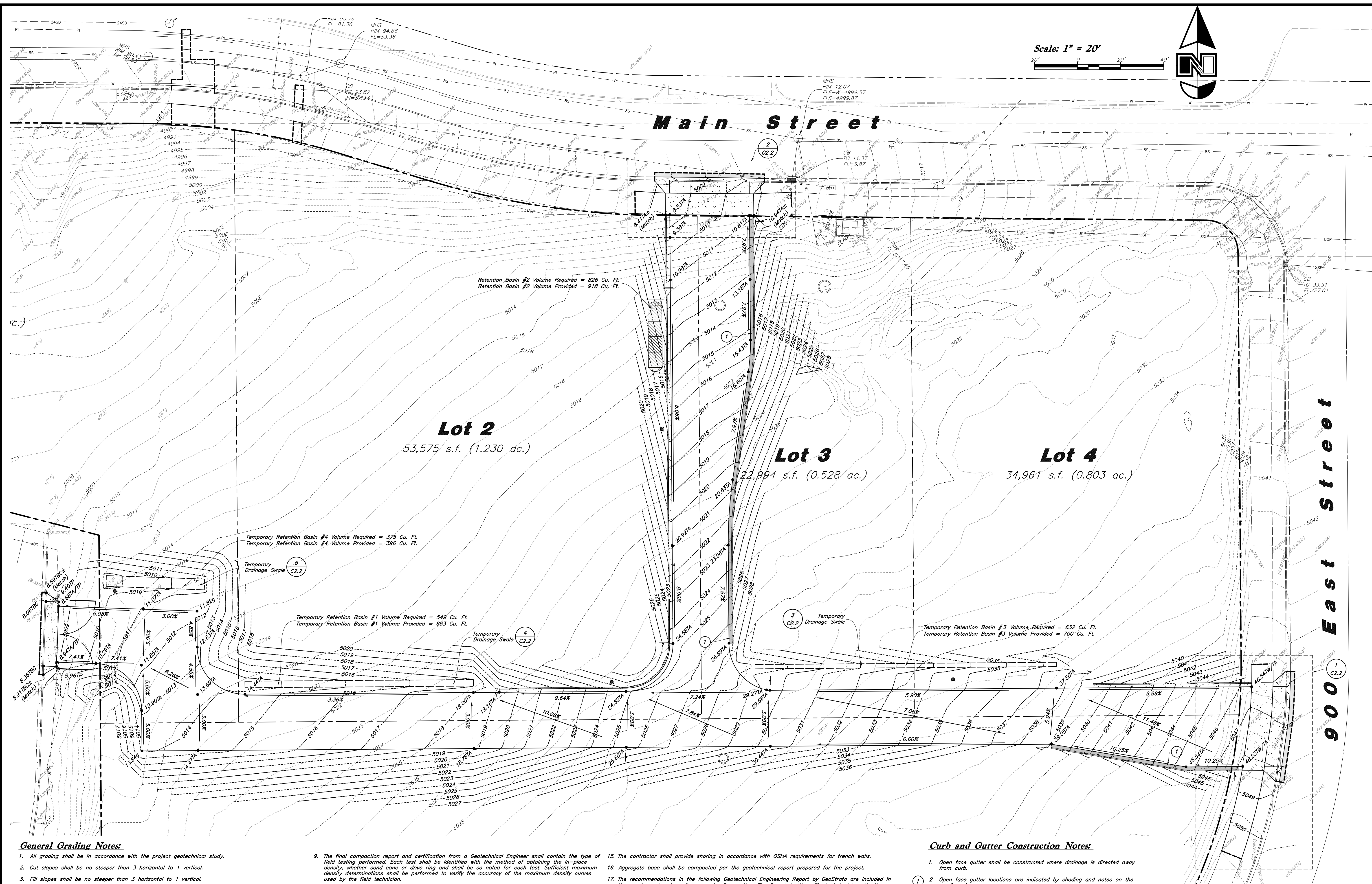


2 Jun, 2025

SHEET NO.

C1.2

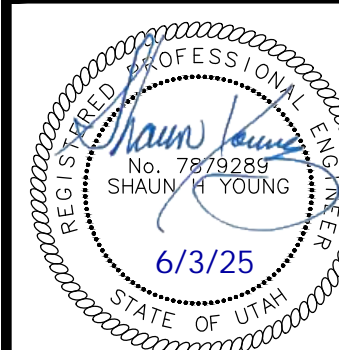




Designed by: JW  
 Drafted by: JW  
 Client Name:  
 Amsource  
 24-043 GR - Phase 1



**Grading Plan**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah

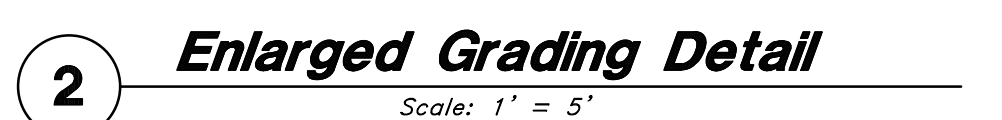


2 Jun, 2025

SHEET NO.

**C2.1**





*Note:  
2.0% - 3.0% Cross Slope from  
Edge of Asphalt at Sawcut to New Lip  
of Gutter. Field Verify Cross Slope  
Prior to Forming or Pouring Concrete.*

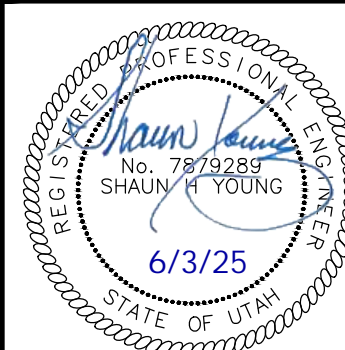


2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - [AWAengineering.net](http://AWAengineering.net)

**Grading Details**

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**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

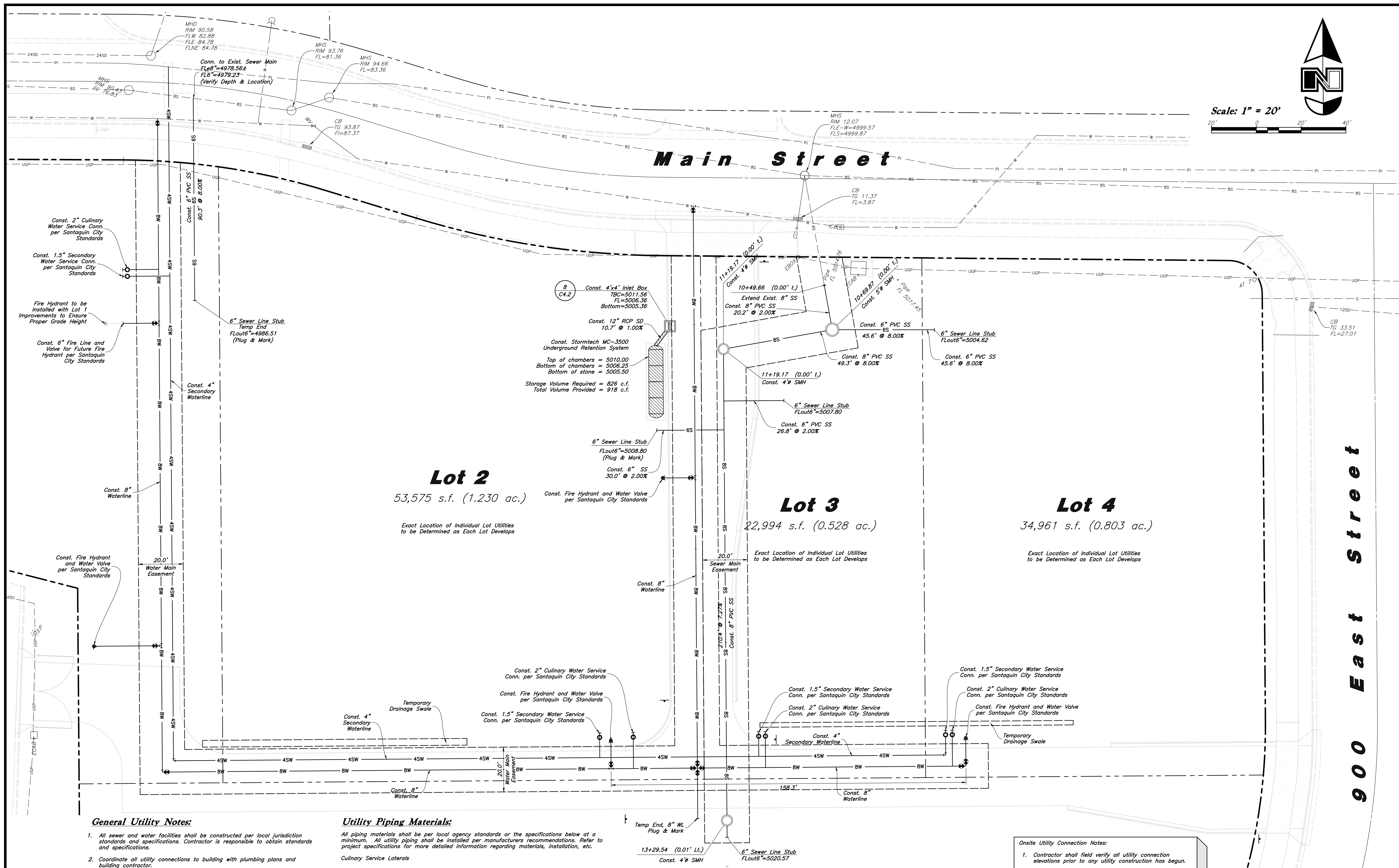


*2 Jun, 2025*

SHEET NO.

## C2.2

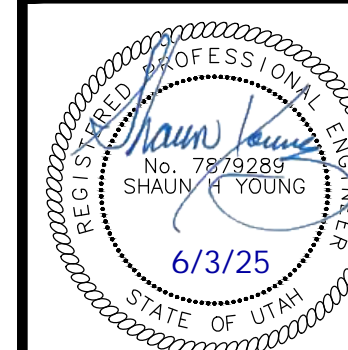




Designed by: JW  
Drafted by: JW  
Client Name:  
Amsource  
24-043 UT



**Utility Plan**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

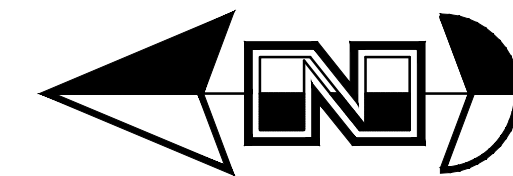


2 Jun, 2025

SHEET NO.

**C3.1**



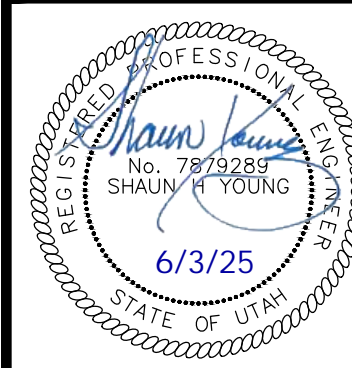
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Onsite Utility Connection Notes:

- Storm Drain & Sanitary Sewer Note:**

**CAUTION :**

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

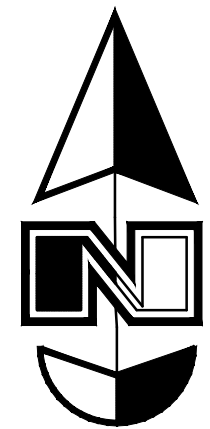


*2 Jun, 2025*

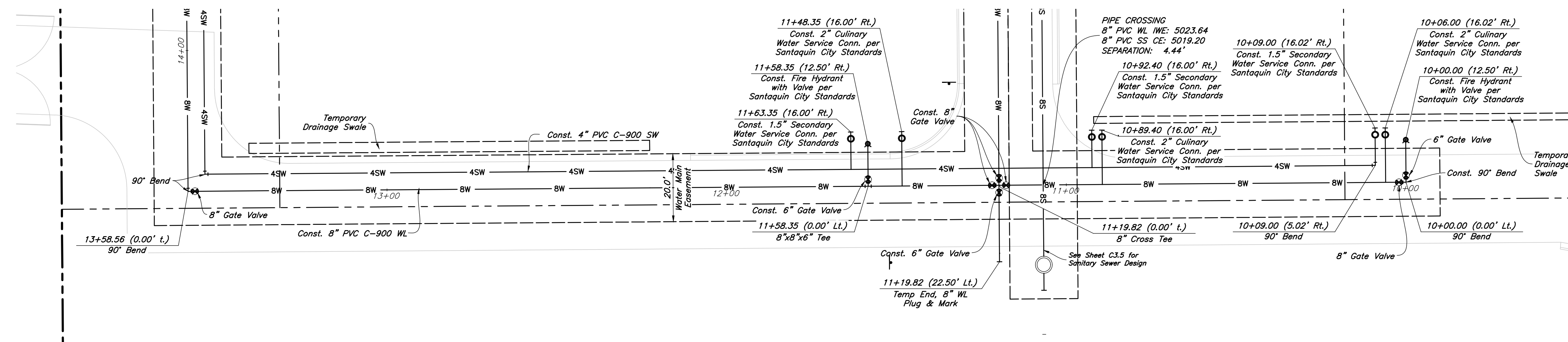
**SHEET NO.**

### C3.2

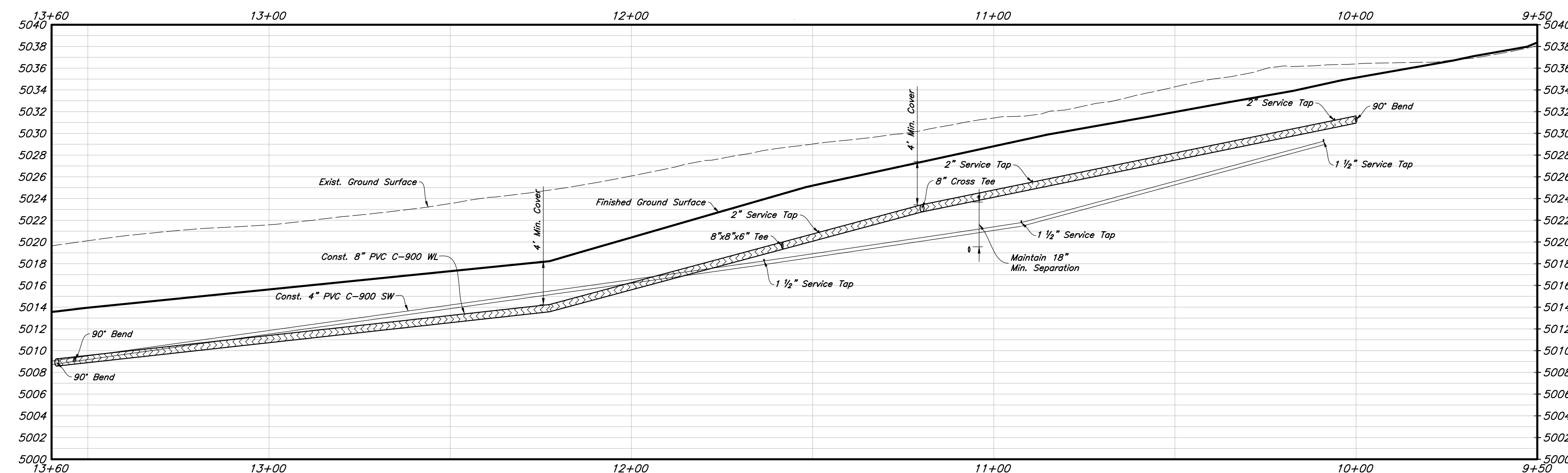




**Key Map**  
Not to Scale



### Plan View



### Profile View

Onsite Utility Connection Notes

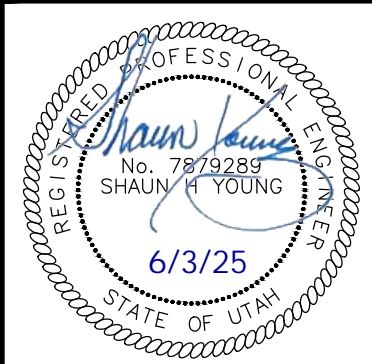
1. *Contractor shall field verify all utility connection elevations prior to any utility construction has begun.*
2. *Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to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

**Storm Drain & Sanitary Sewer Note:**

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

**CAUTION :**

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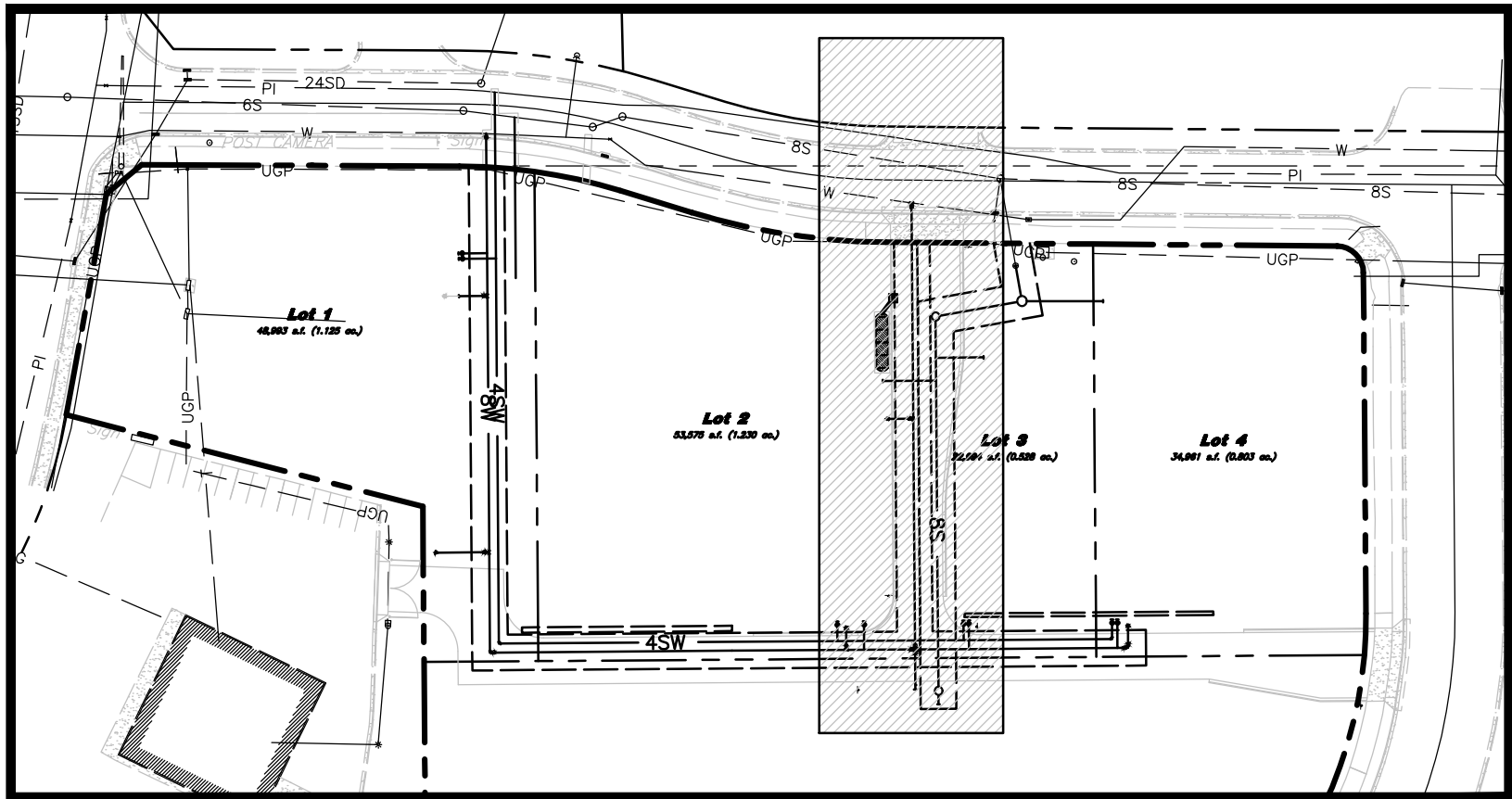


*2 Jun, 2025*

**SHEET NO.**

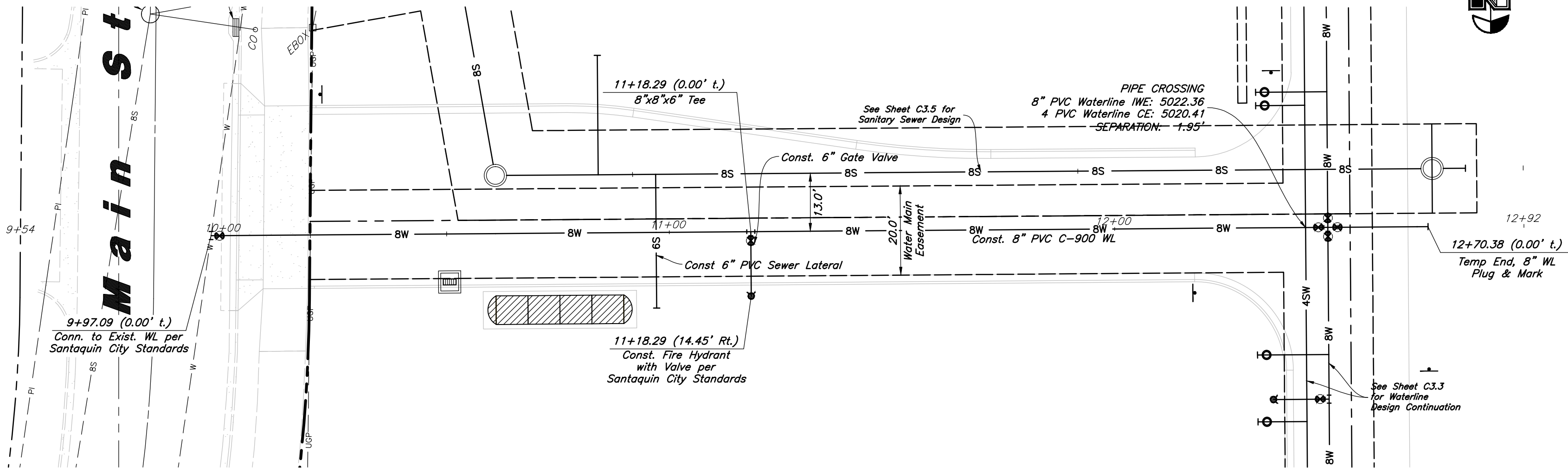
### C3.3



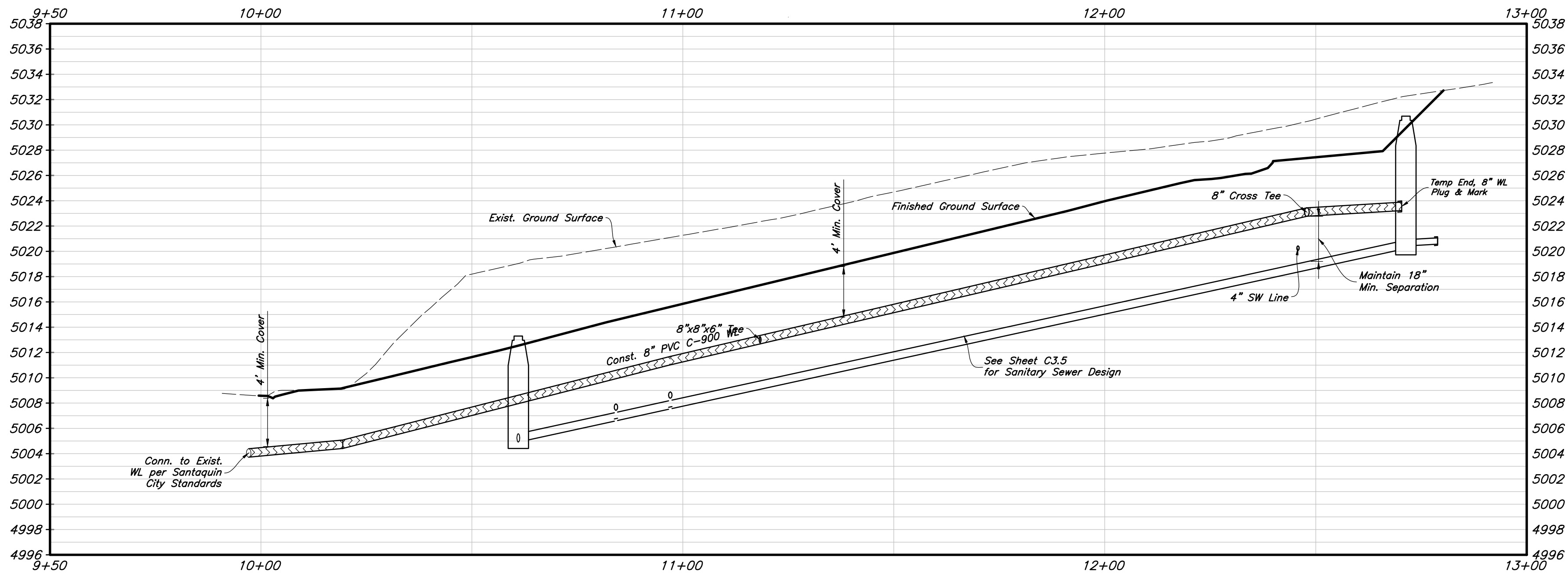


Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 2'

Key Map  
Not to Scale



Plan View



Profile View

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

Onsite Utility Connection Notes:

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

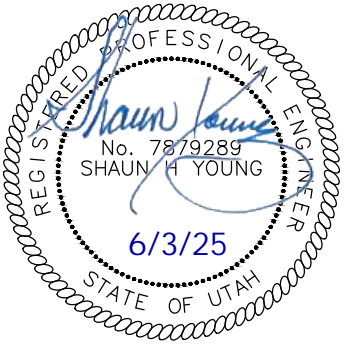
Storm Drain & Sanitary Sewer Note:

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

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



Waterline Plan & Profile  
Amsource Santaquin  
Main Street & Highland Drive  
Santaquin, Utah



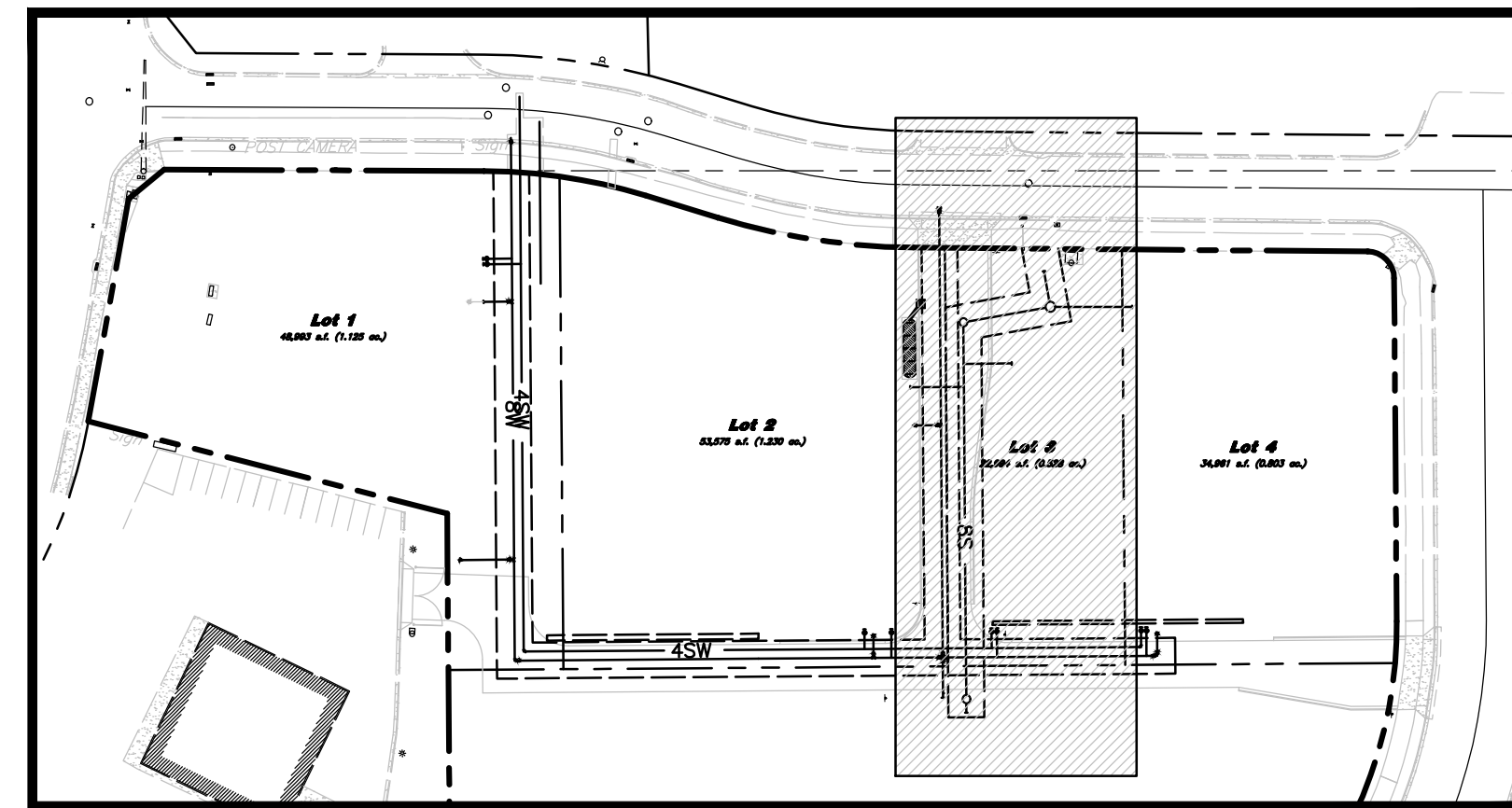
2 Jun, 2025

SHEET NO.

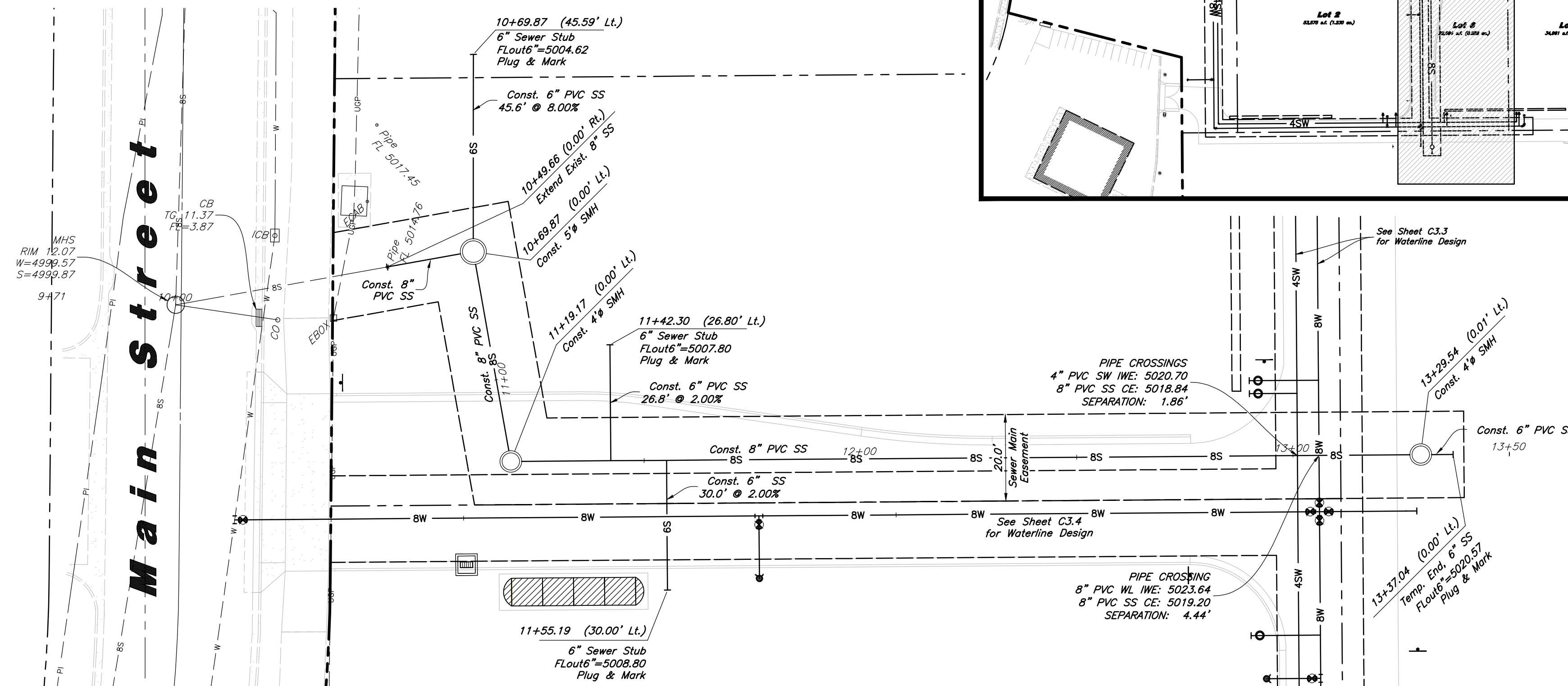
C3.4



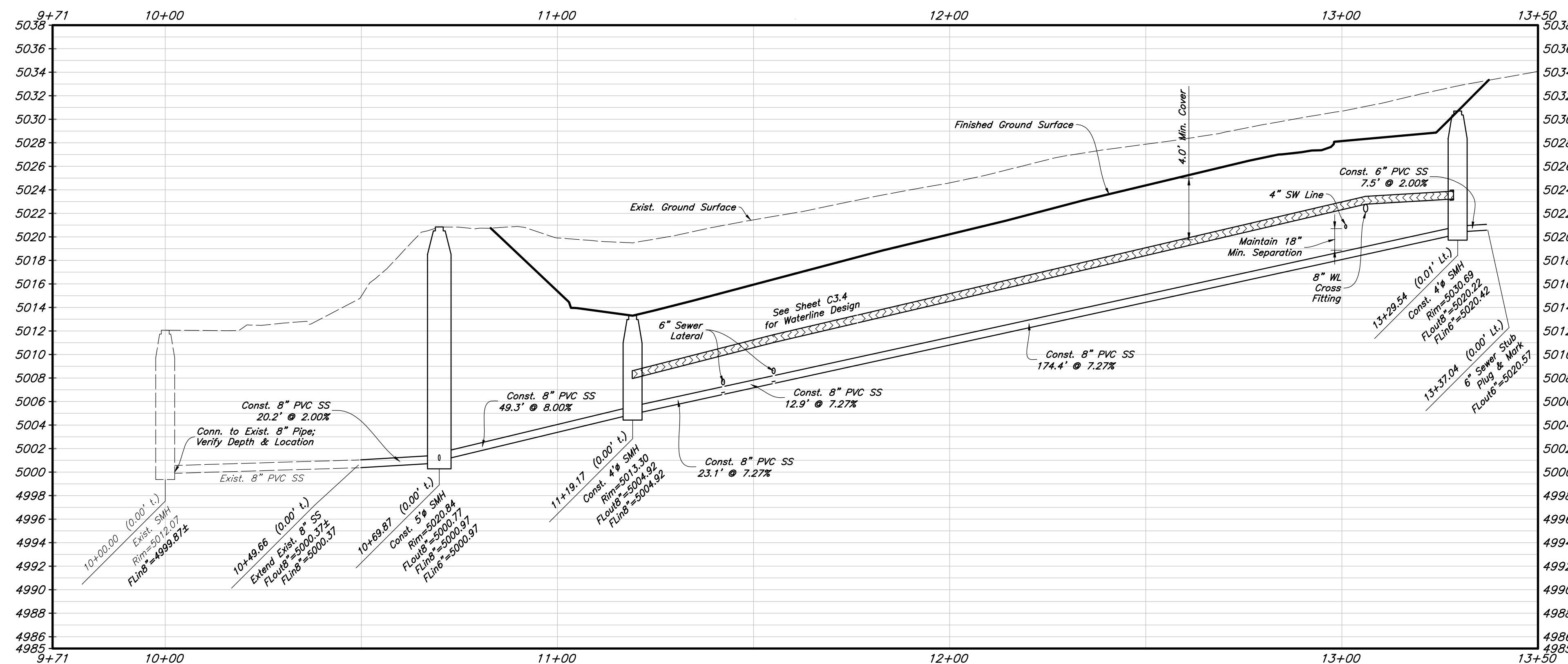
Key Map  
Not to Scale



Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 5'



Plan View



Profile View

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

Onsite Utility Connection Notes:

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

Storm Drain & Sanitary Sewer Note:

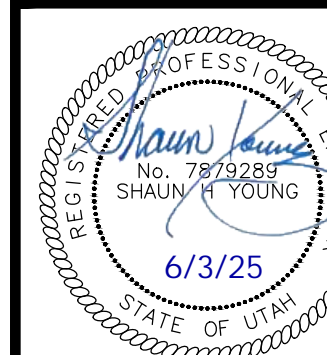
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

CAUTION :

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



Sewer Plan & Profile  
Amsource Santaquin  
Main Street & Highland Drive  
Santaquin, Utah

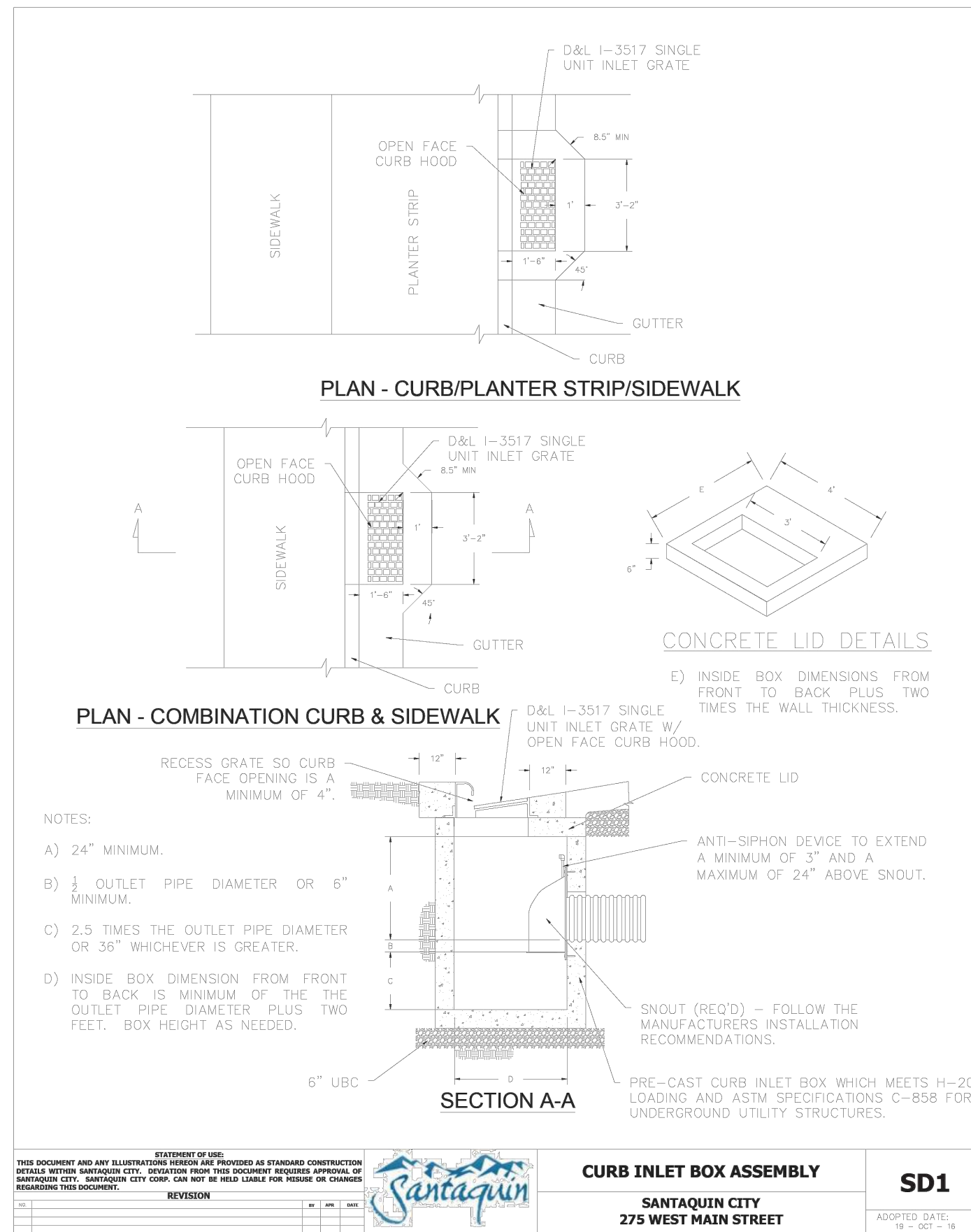


2 Jun, 2025

SHEET NO.

C3.5

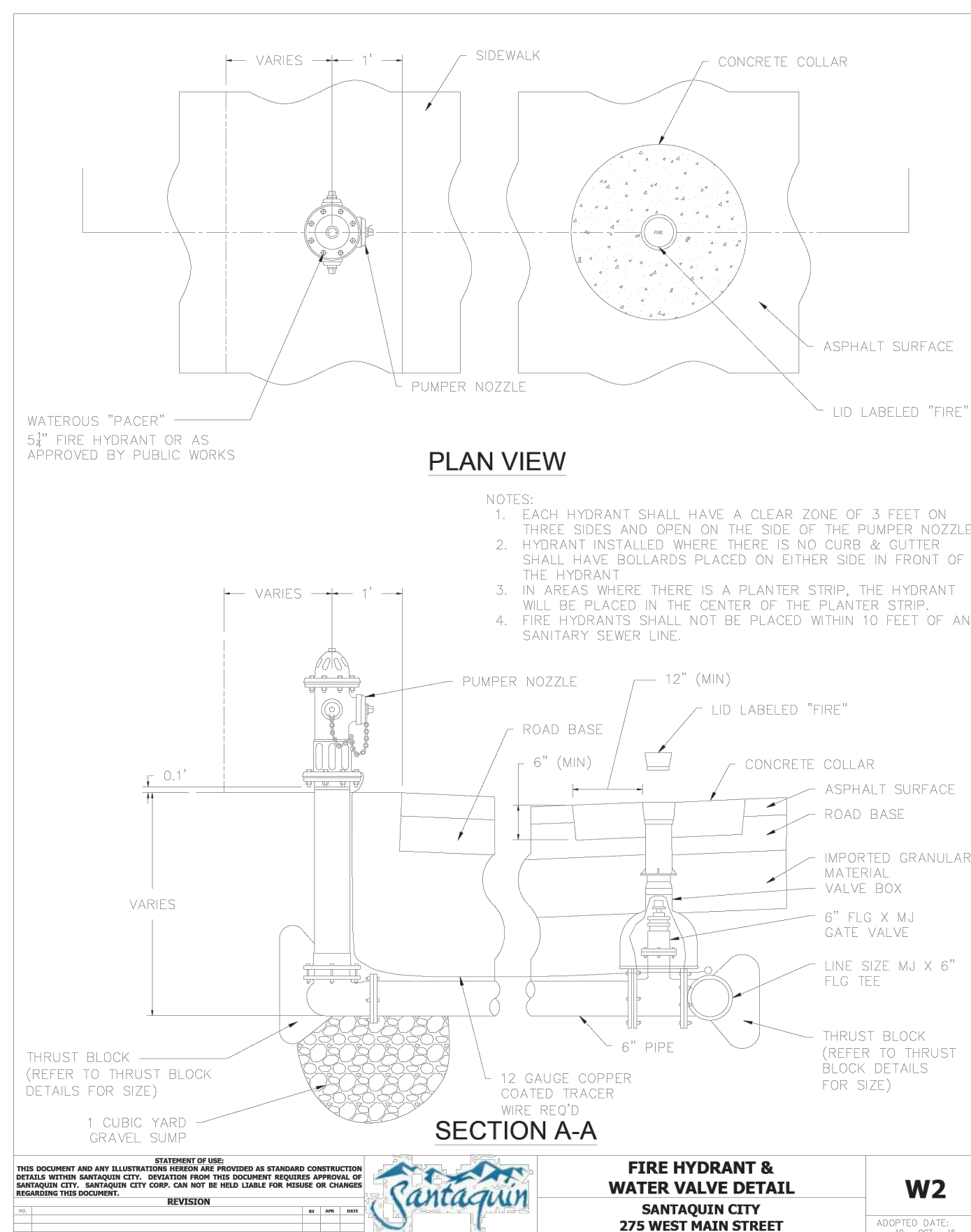




### Santaquin City - Curb Inlet Box Assembly

8

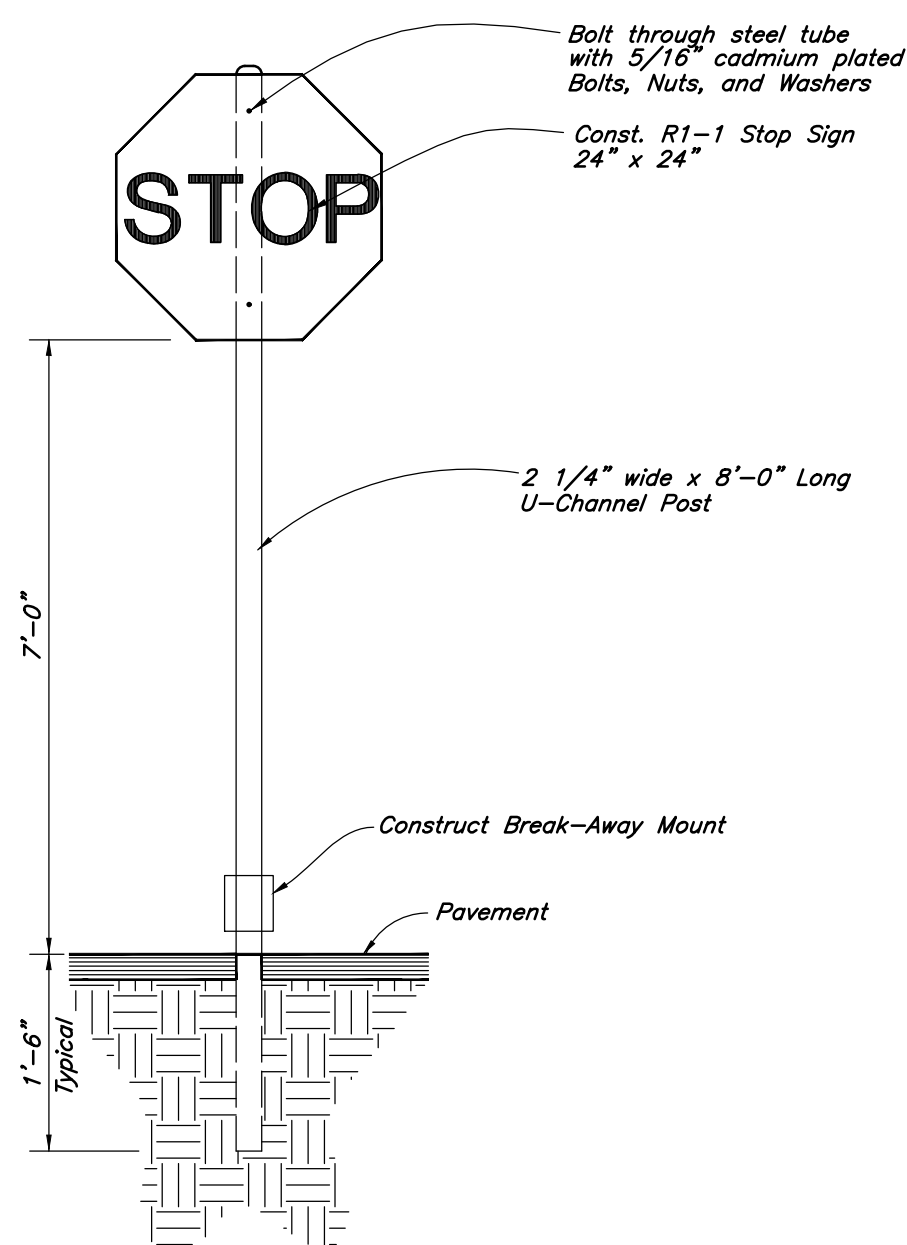
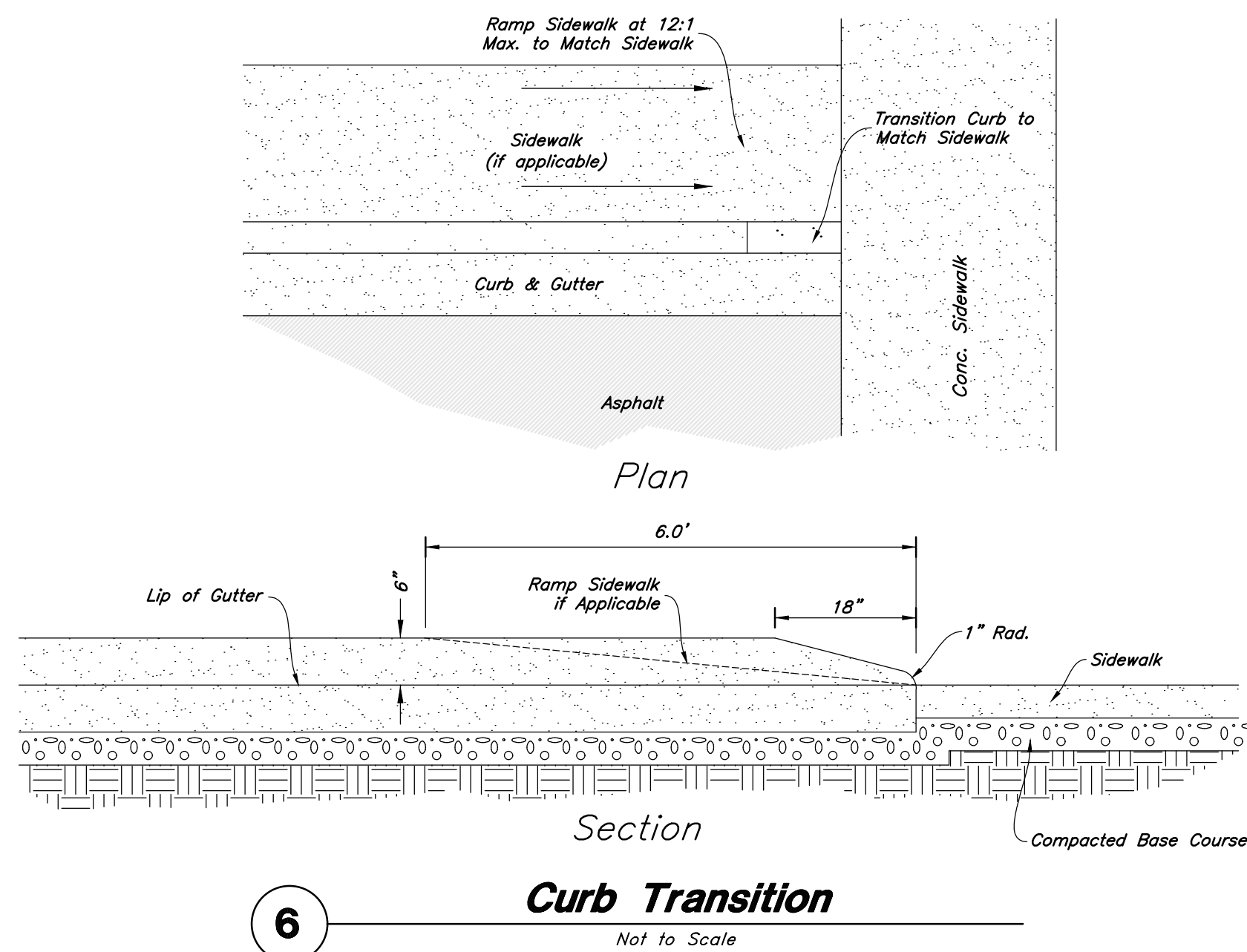
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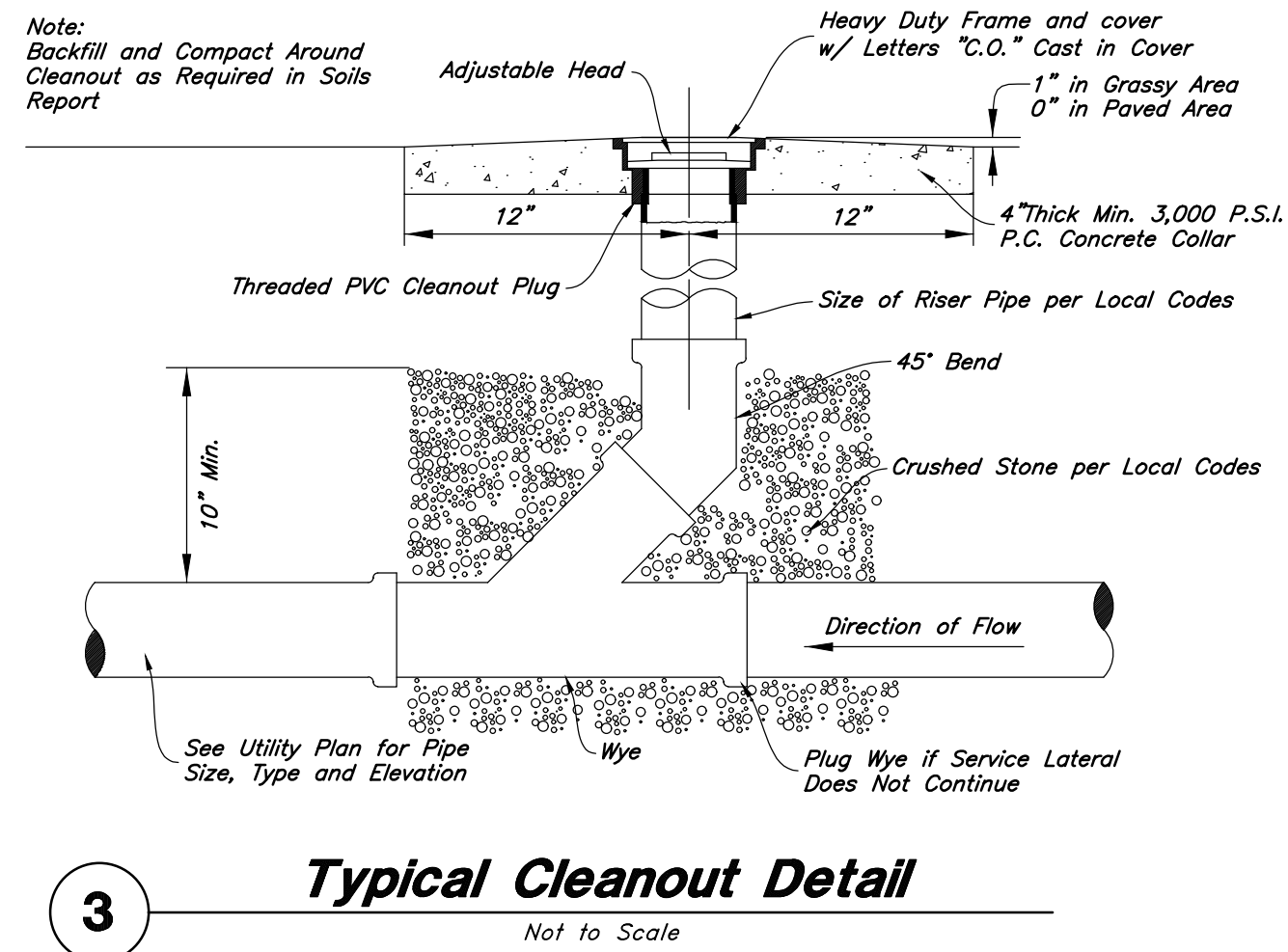
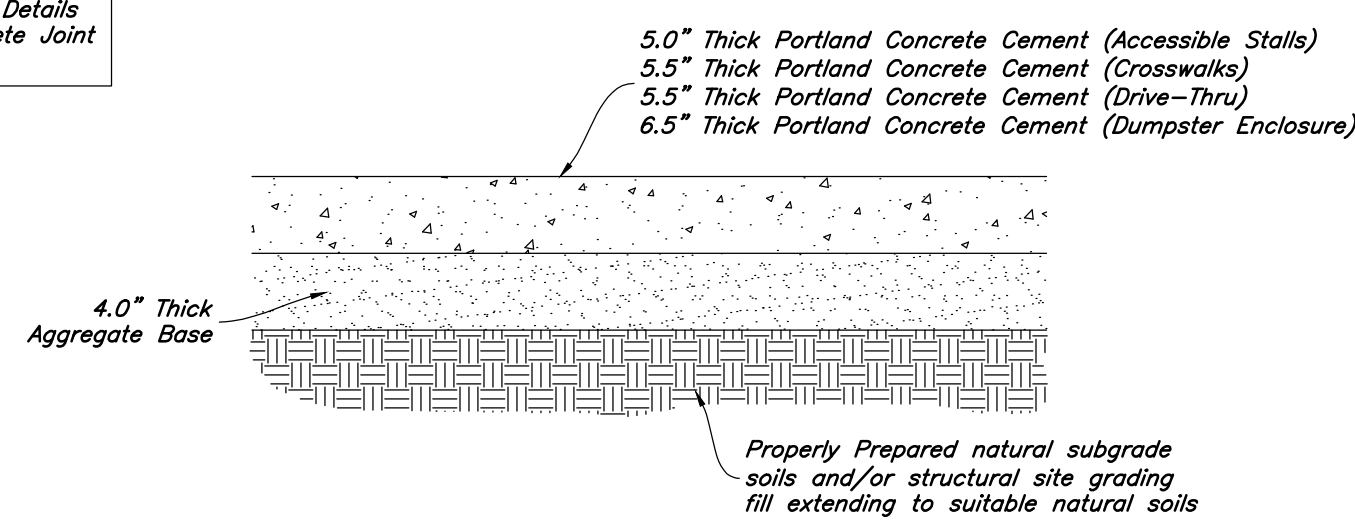
### Santaquin City - Typical Trench Section

7

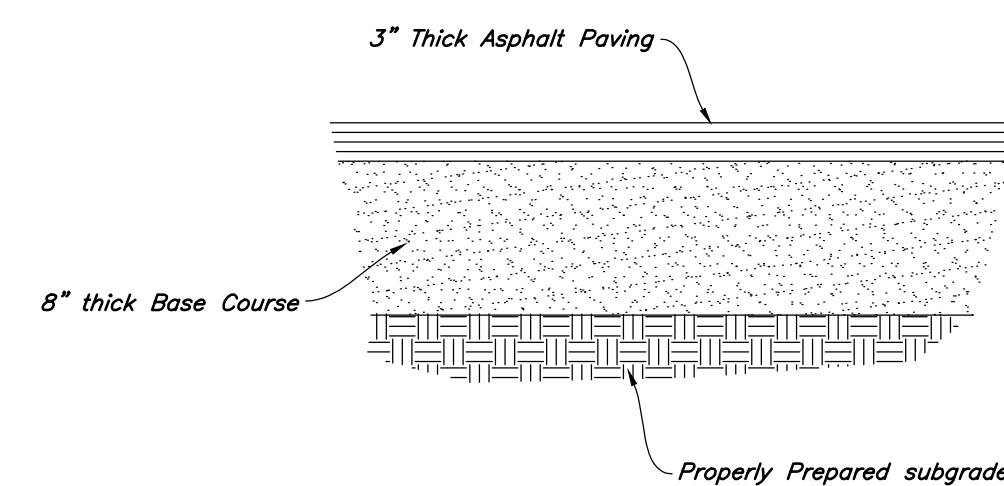
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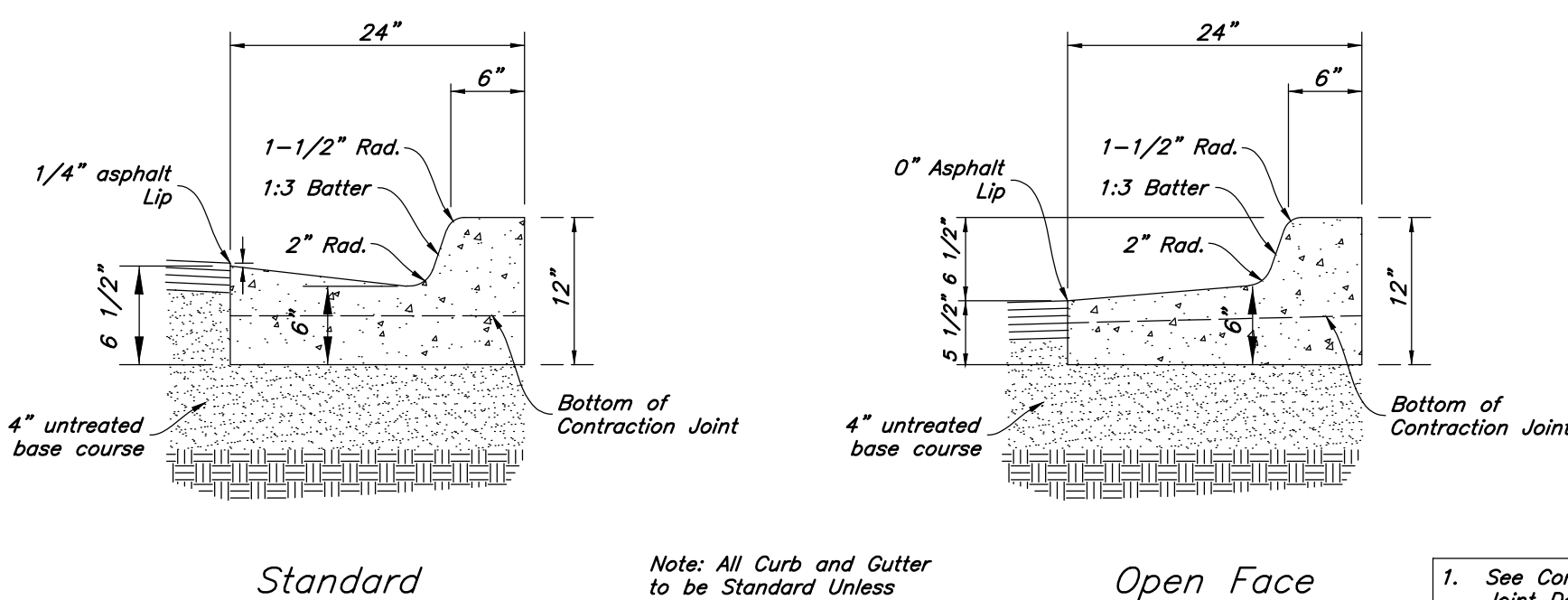
- See Geotechnical Report for Project for Future Details
- See Concrete Joint Detail



- See Geotechnical Report for Project



- Contraction Joints**
  - Spacing = 10' o.c., see joint detail
  - 1/8" wide by 2" deep from top of curb at 15'-0" intervals
- Expansion Joints**
  - Make expansion joints full depth, see joint detail
  - Place expansion joint at all cold joints
  - Expansion joints are required at ends of all radii 0.08.
  - Required 5'-0" on each side of drainage structures
  - Required at 90'-0" maximum intervals in straight curb and gutter
  - Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (1/2" thick bituminous filler material)
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
- All radii shall be true arcs
- Medium to light broom finish on all exterior concrete



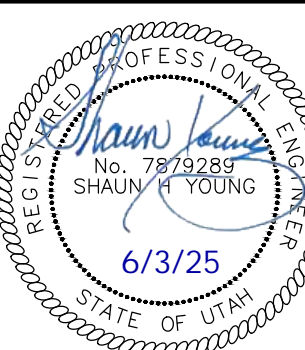
- See Concrete Joint Detail



**Details**

**Amsource Santaquin**

Main Street & Highland Drive  
Santaquin, Utah



2 Jun, 2025

SHEET NO.

C4.1









## User Inputs

**Chamber Model:** MC-3500  
**Outlet Control Structure:** No  
**Project Name:** Amsource Santaquin  
**Engineer:** Jordan Webb  
**Project Location:** Utah  
**Measurement Type:** Imperial  
**Required Storage Volume:** 826 cubic ft.  
**Stone Porosity:** 40%  
**Stone Foundation Depth:** 9 in.  
**Stone Above Chambers:** 12 in.  
**Design Constraint Dimensions:** (20 ft. x 80 ft.)

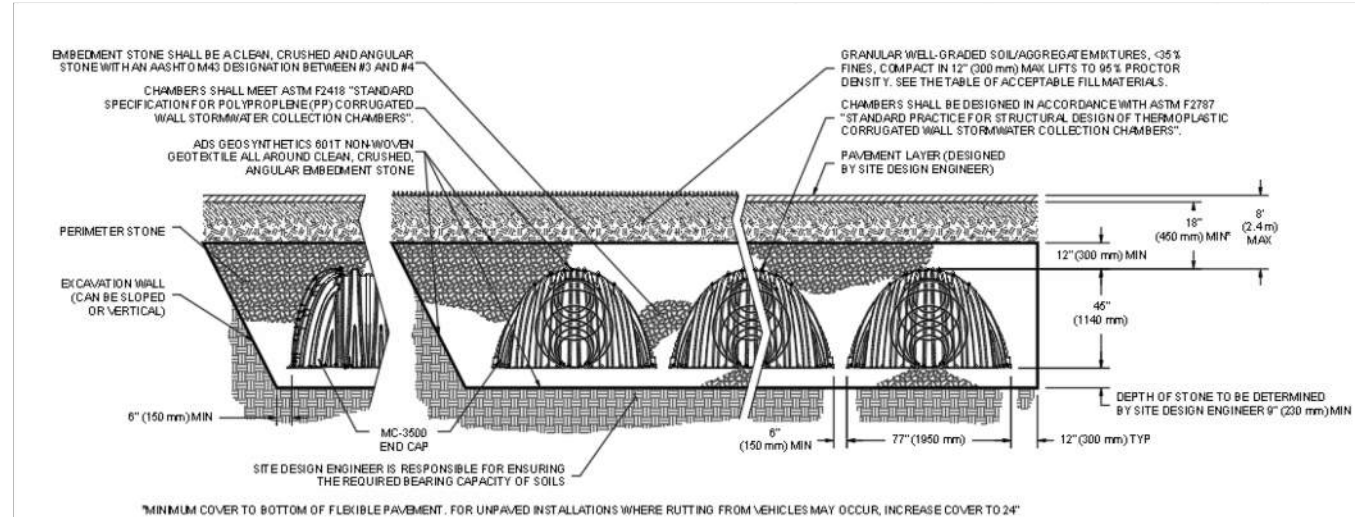
## Results

## System Volume and Bed Size

**Installed Storage Volume:** 918.92 cubic ft.  
**Storage Volume Per Chamber:** 109.90 cubic ft.  
**Number Of Chambers Required:** 4  
**Number Of End Caps Required:** 2  
**Chamber Rows:** 1  
**Maximum Length:** 34.42 ft.  
**Maximum Width:** 8.42 ft.  
**Approx. Bed Size Required:** 289.67 square ft.  
**Average Cover Over Chambers:** N/A.

## System Components

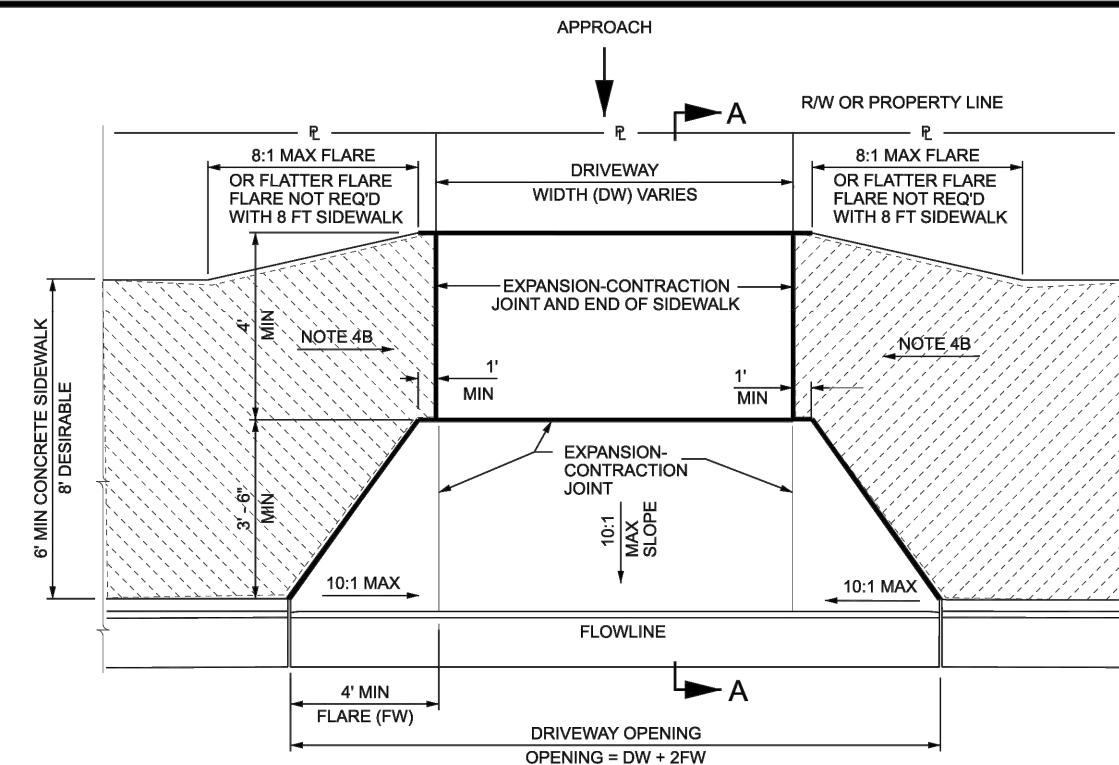
**Amount Of Stone Required:** 42 cubic yards  
**Volume Of Excavation (Not Including Fill):** 60 cubic yards  
**Total Non-woven Geotextile Required:** 141 square yards  
**Woven Geotextile Required (excluding Isolator Row):** 0 square yards  
**Woven Geotextile Required (Isolator Row):** 38 square yards  
**Total Woven Geotextile Required:** 38 square yards  
**Impervious Liner Required:** 0 square yards



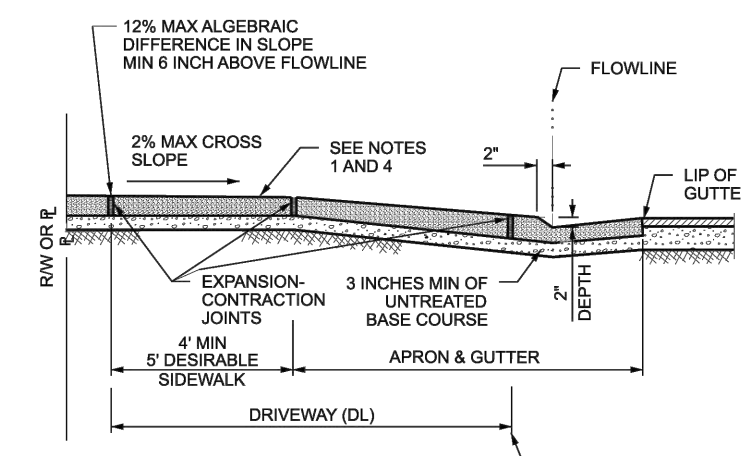
## ADS Stormtech MC-3500 System Specifications

18

Not to Scale

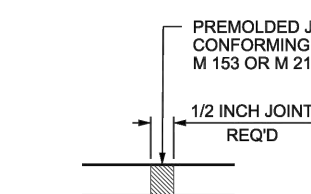


FLARED DRIVEWAY WITH ADJACENT SIDEWALK

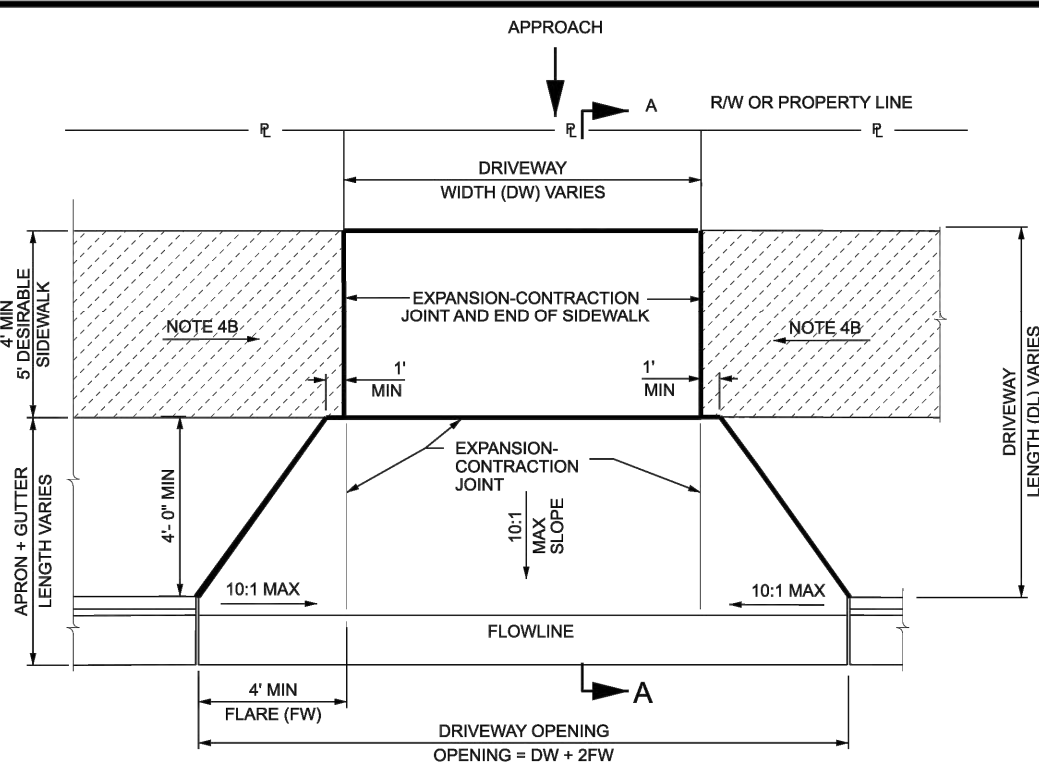


SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	19 ft <sup>2</sup>
4 FT	24 ft <sup>2</sup>
6 FT	36 ft <sup>2</sup>
8 FT	48 ft <sup>2</sup>
10 FT	60 ft <sup>2</sup>
ADD (DL/DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL



FLARED DRIVEWAY WITH PARKSTRIP

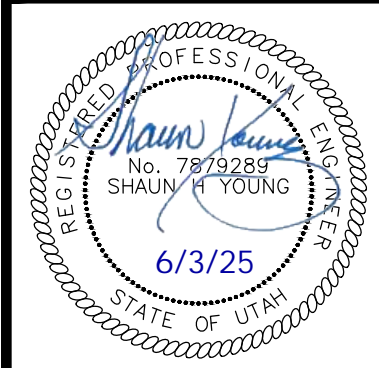
## NOTES:

- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT. LATERNALLY AND LONGITUDINALLY SPACED EQUALLY.
- PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT. INTERVALS AND WHERE CONCRETE SIDEWALK ADJUTS THE DRIVEWAY.
- FLARED CONCRETE DRIVEWAY
  - RESIDENTIAL - 6 INCH THICK, COMMERCIAL - 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
  - DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON. APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET, THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
- USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
- REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.

UTAH DEPARTMENT OF TRANSPORTATION	
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION	
SALT LAKE CITY, UTAH	
2025 Standard Drawing	
CONCRETE DRIVEWAYS AND SIDEWALKS	
STD. DRAW. NO. GW 3A	

## Details

**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah

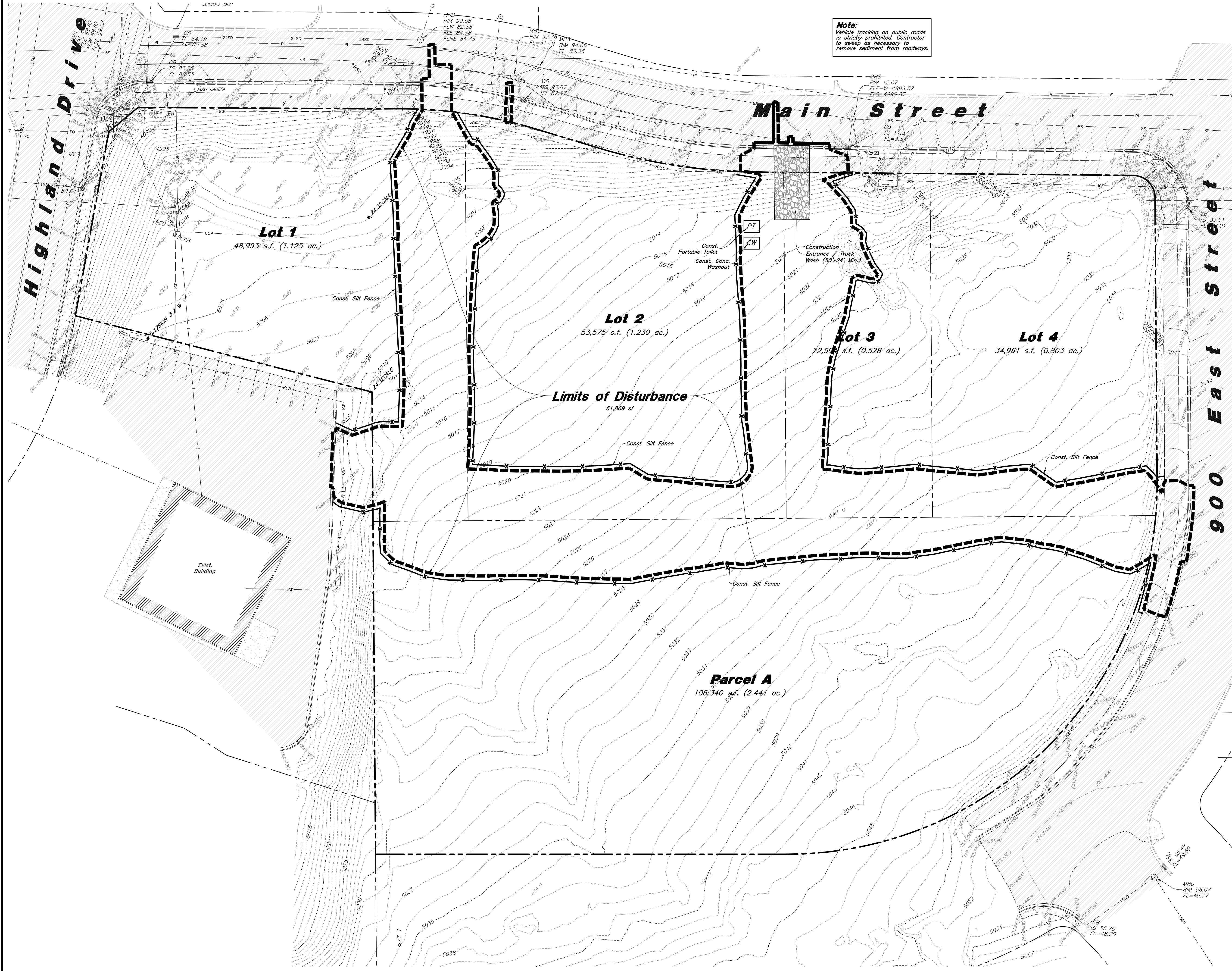


2 Jun, 2025

SHEET NO.

C4.3





Scale: 1" = 30'

Legend

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

Erosion Control Notes

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

DESIGNED BY: JW  
DRAFTED BY: JW  
CLIENT NAME: Amsource  
24-043 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AmsourceEngineering.net

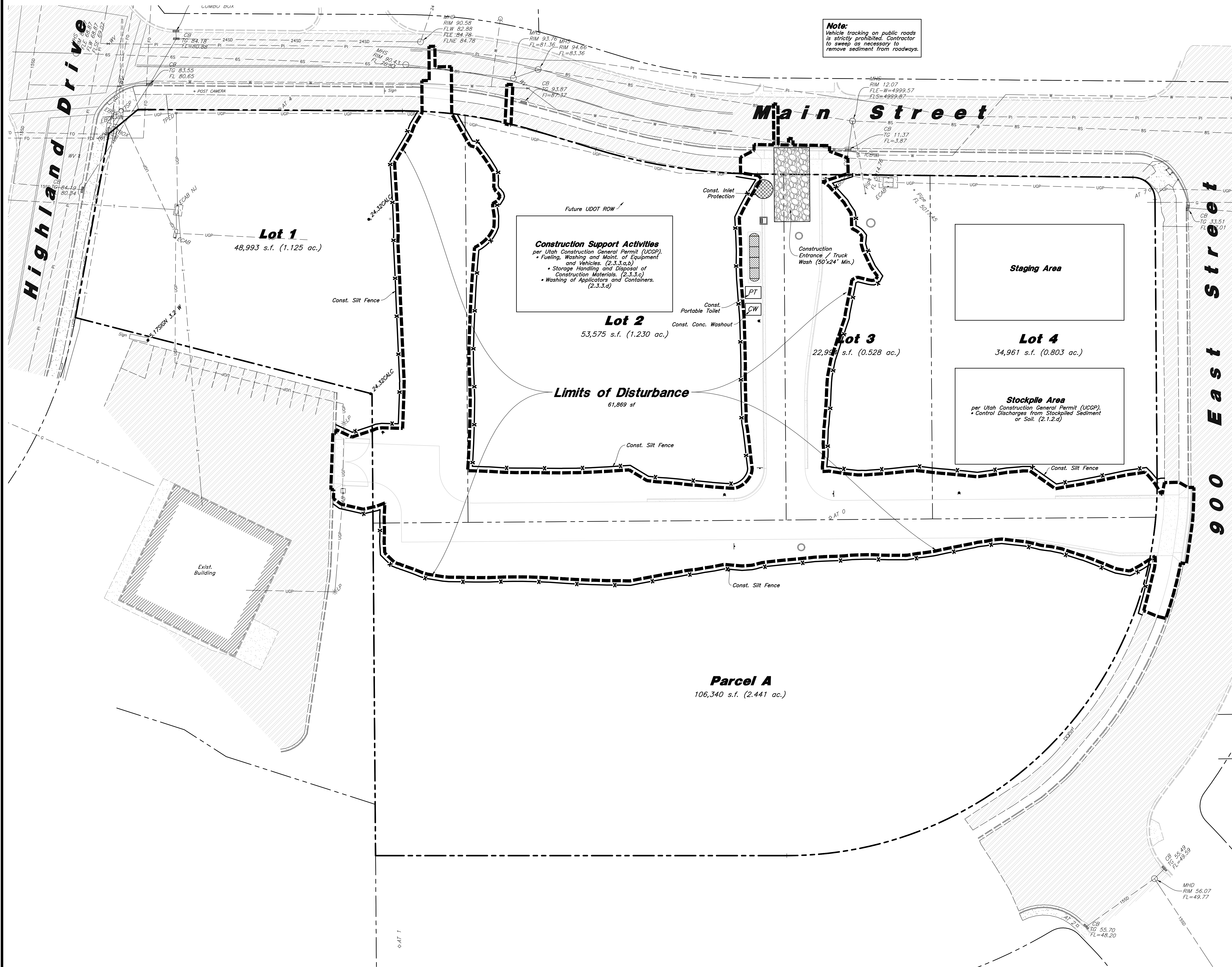
Erosion Control Plan - Pre-Construction

**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

2 Jun, 2025

SHEET NO. **C5.1**





**Note:**  
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Scale: 1" = 30'

**Legend**

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

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- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
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- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
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- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

DESIGNED BY: JW  
DRAFTED BY: JW  
CLIENT NAME: Amsource  
24-043 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AmsourceEngineering.net

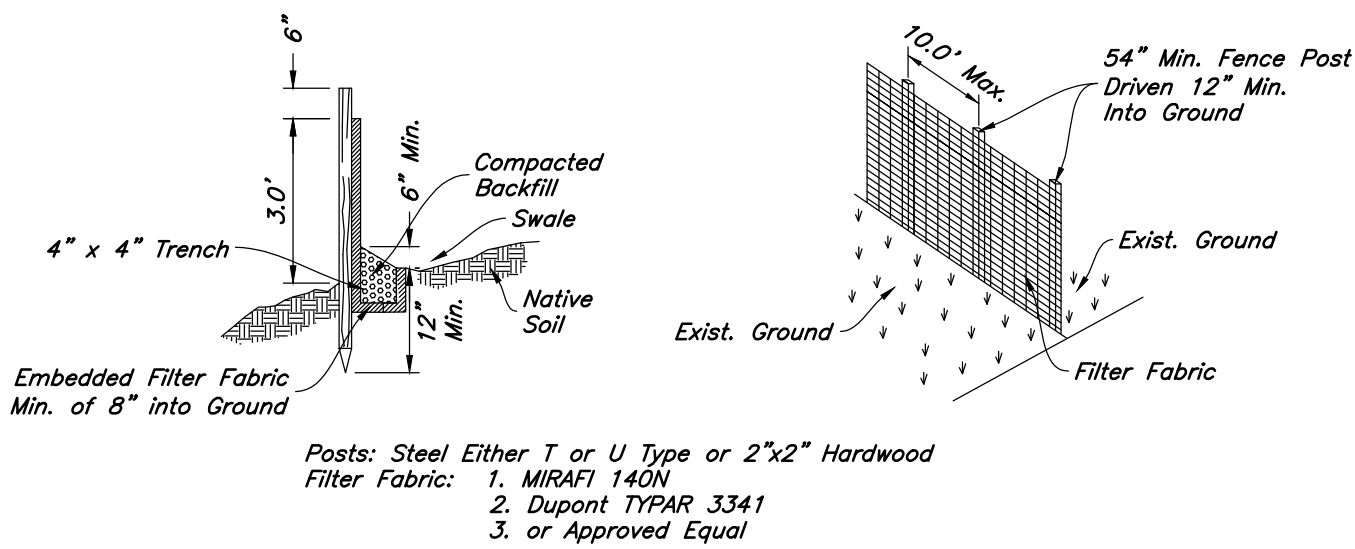
**Erosion Control Plan - During Construction**

**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

2 Jun, 2025

SHEET NO. **C5.2**



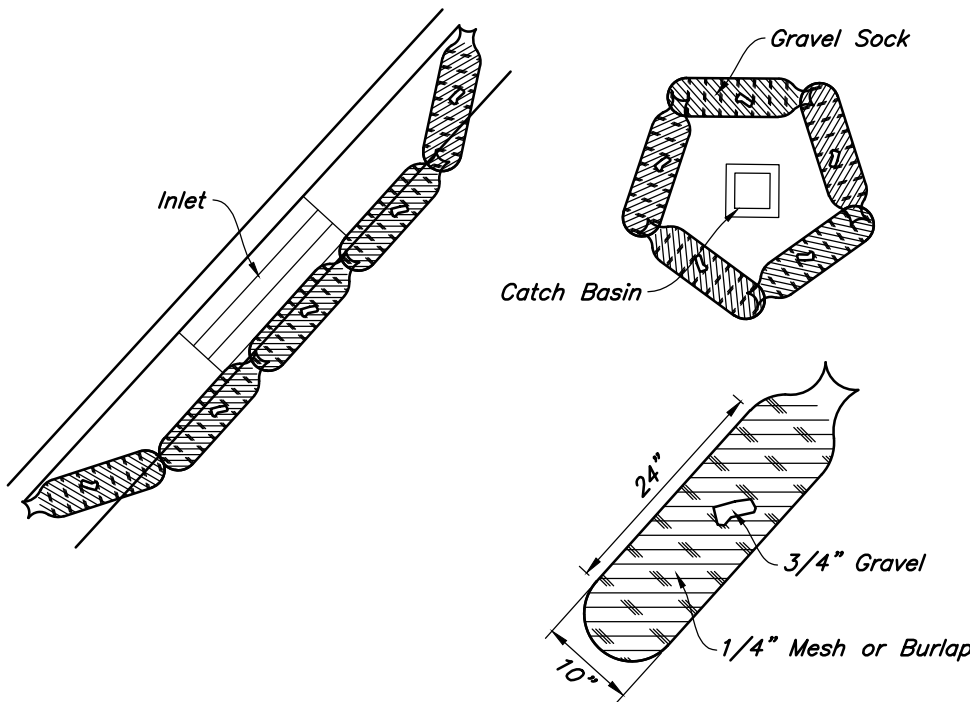


- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
  2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
  3. Collected material shall be removed when "bulges" develop in the silt fence.

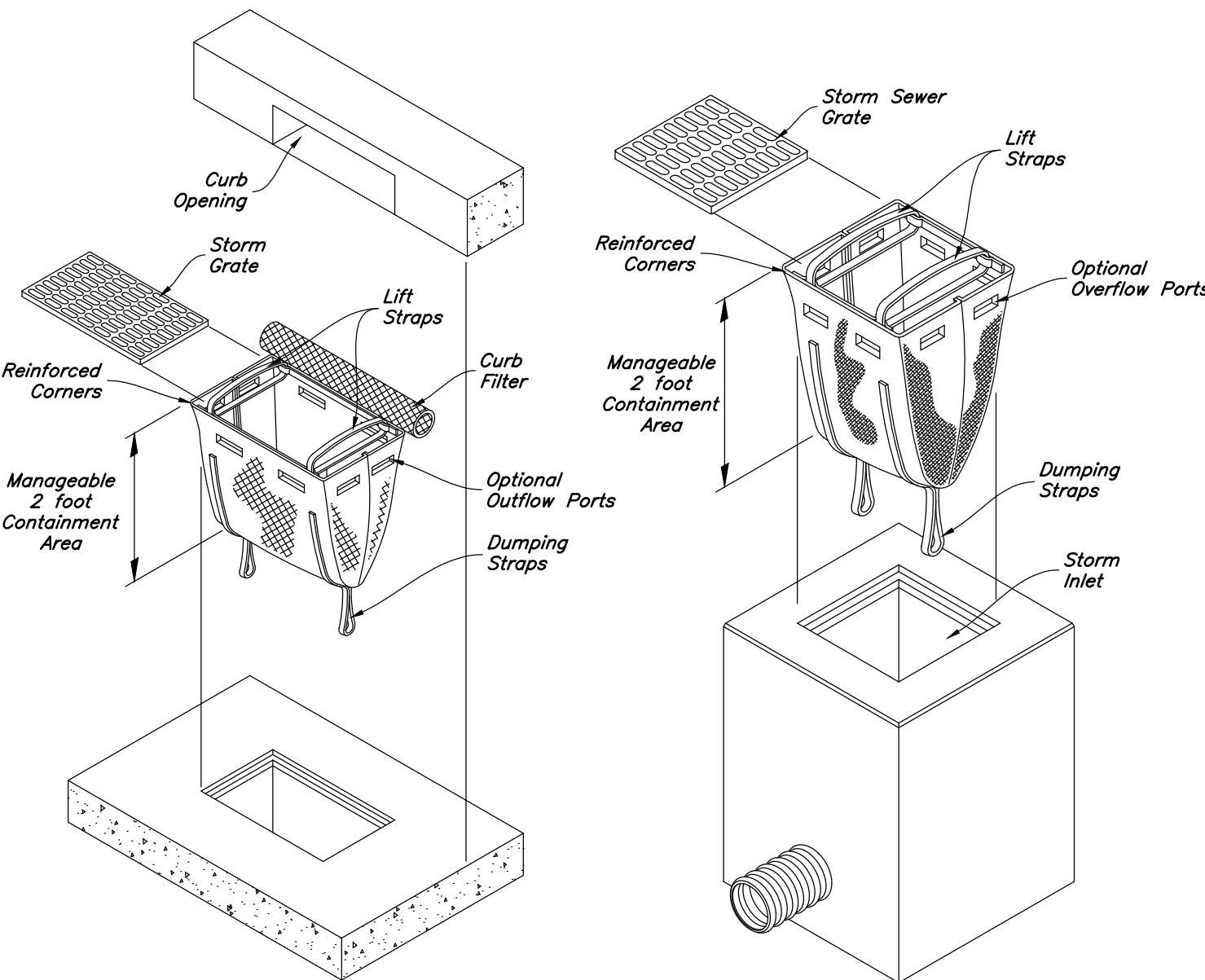
Designed by: JW  
Drafted by: JW  
Client Name:  
Amsource  
24-043 EC2

6 **Not Used**  
Not to Scale

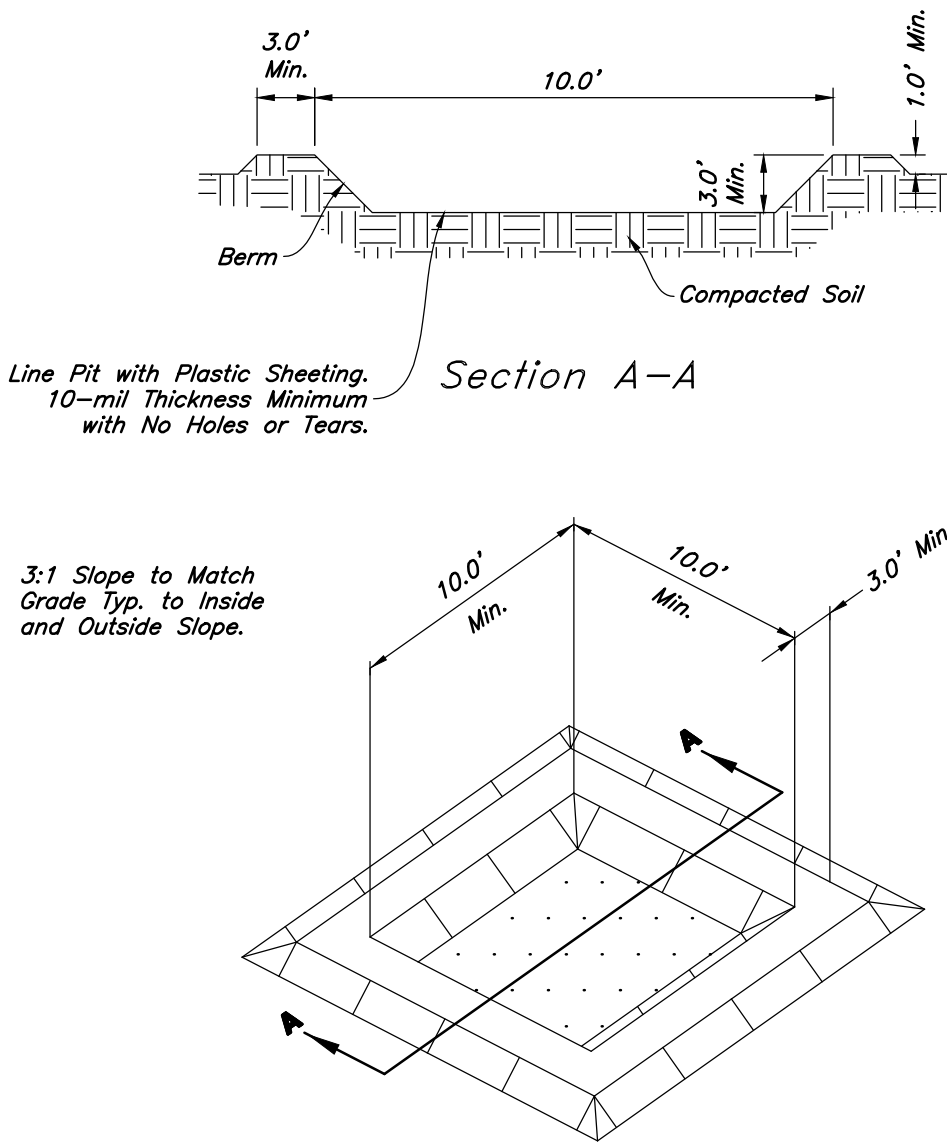
3 **Silt Fence Section**  
Not to Scale



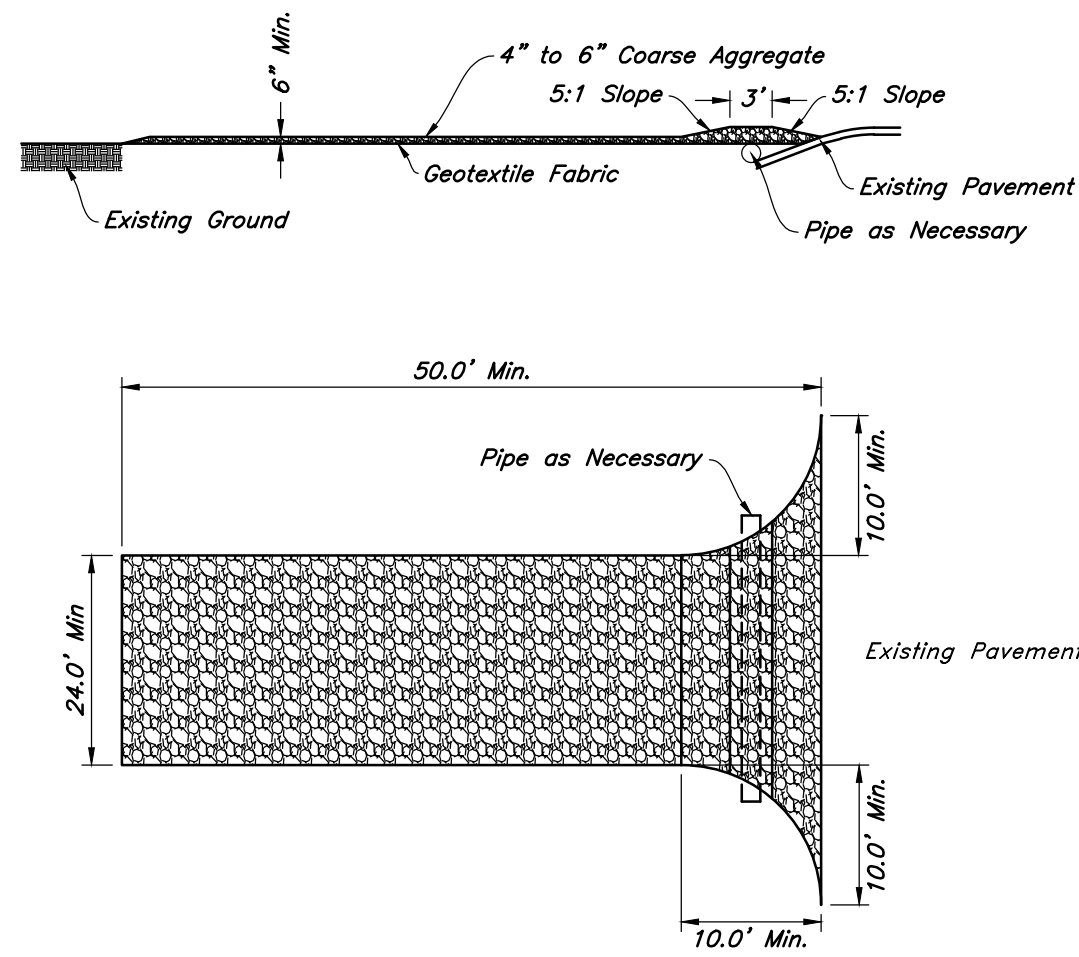
5 **Gravel Sock Sediment Barrier**  
Not to Scale



2 **Dandy Sack Inlet Protection**  
Not to Scale



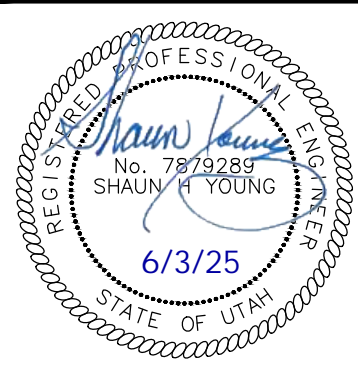
4 **Concrete Washout**  
Not to Scale



1 **Stabilized Construction Entrance**  
Not to Scale



**Erosion Control Details**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah



2 Jun, 2025  
SHEET NO.  
**C5.3**



# SILVER CREEK DESIGN

## Lot 7 & 8 Santaquin Peaks Industrial Park

### Santaquin, Utah

## Final Site Plan Submittal

May 2, 2025



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

**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

VICINITY MAP  
SCALE: NTS

#### PROJECT NOTES:

1. All work shall be performed in accordance with Santaquin City's Standard Specifications and Plans, adopted Building Codes and the Manufacturer's Installation Recommendations.
2. Contractor is responsible for obtaining all necessary permits including Building Permits, Notices of Intent (NOI).
3. Contractor shall be solely responsible for complying with all federal, state and local safety requirements including Occupational Safety and Health Act of 1970. The contractor shall exercise precaution always for the protection of persons (including employees) and property.
4. Contractor shall verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. and shall take proper precautions to avoid damage to such components.

#### 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
CS1	SWPPP PLAN
CS2	BMPs
CS3	BMPs
CS4	BMPs



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 44 N Peaks Way  
Lot 7 & 8 Santaquin Peaks Industrial Park

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
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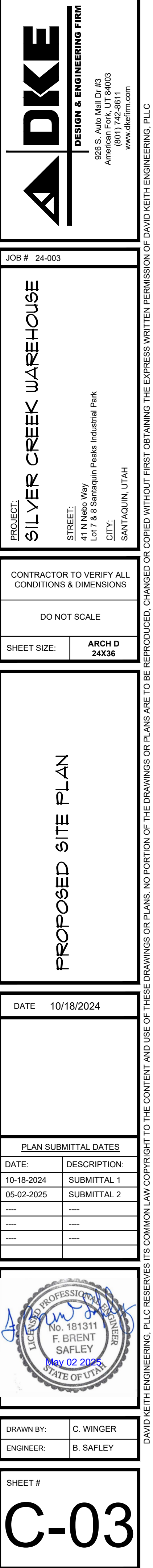
DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #  
**C-01**









SHEET #

**C-03**



## Utility Notes

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



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET:  
41 N Nebo Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UTAHCONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

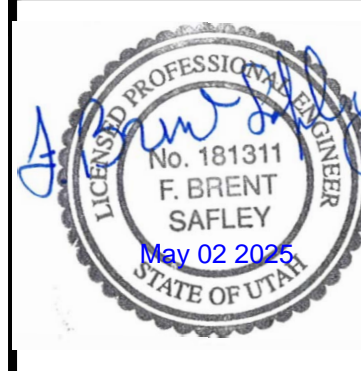
SHEET SIZE: ARCH D  
24X36

## UTILITY PLAN

DATE 10/18/2024

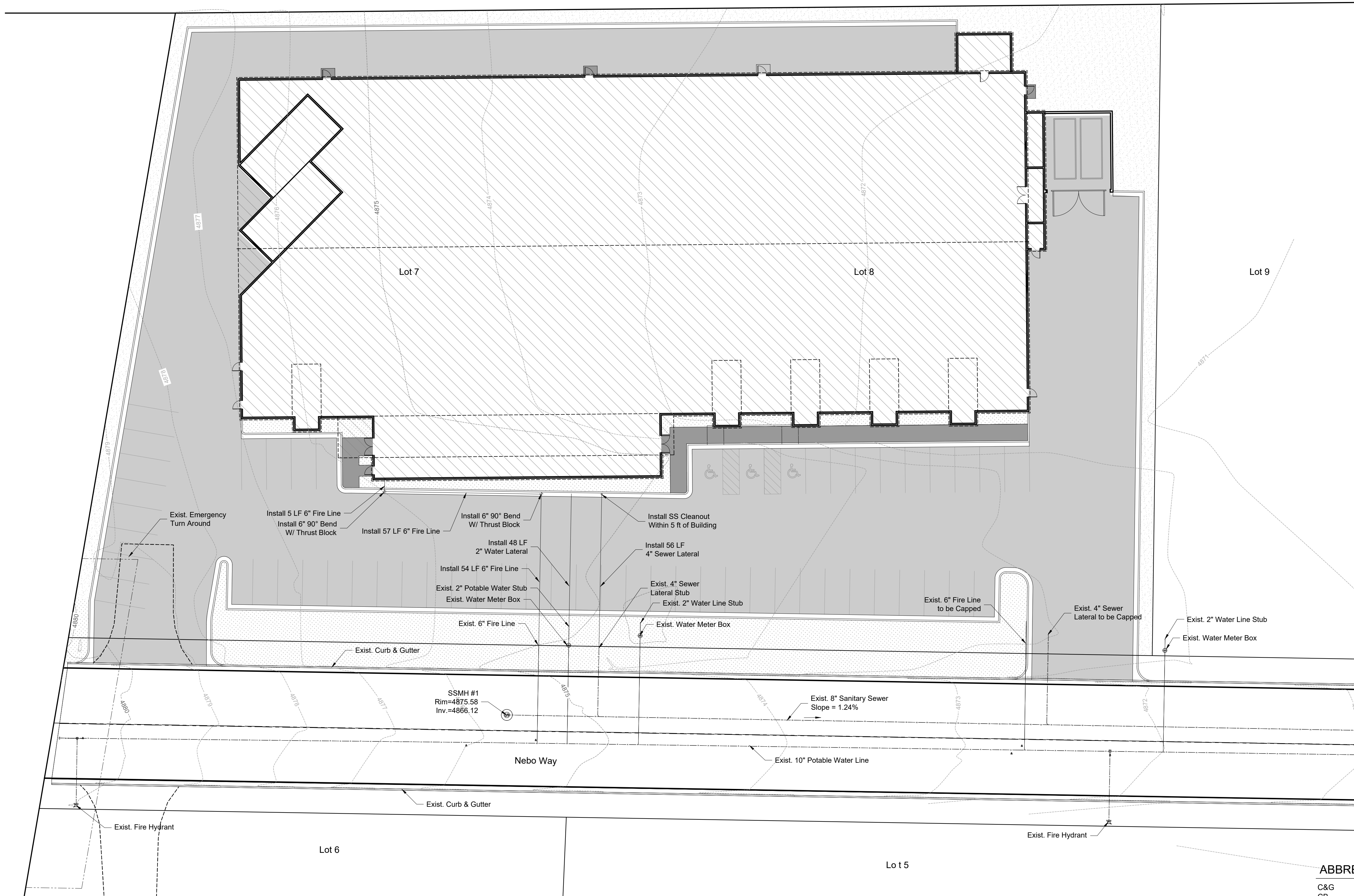
## PLAN SUBMITTAL DATES

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

SHEET #

C-04

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

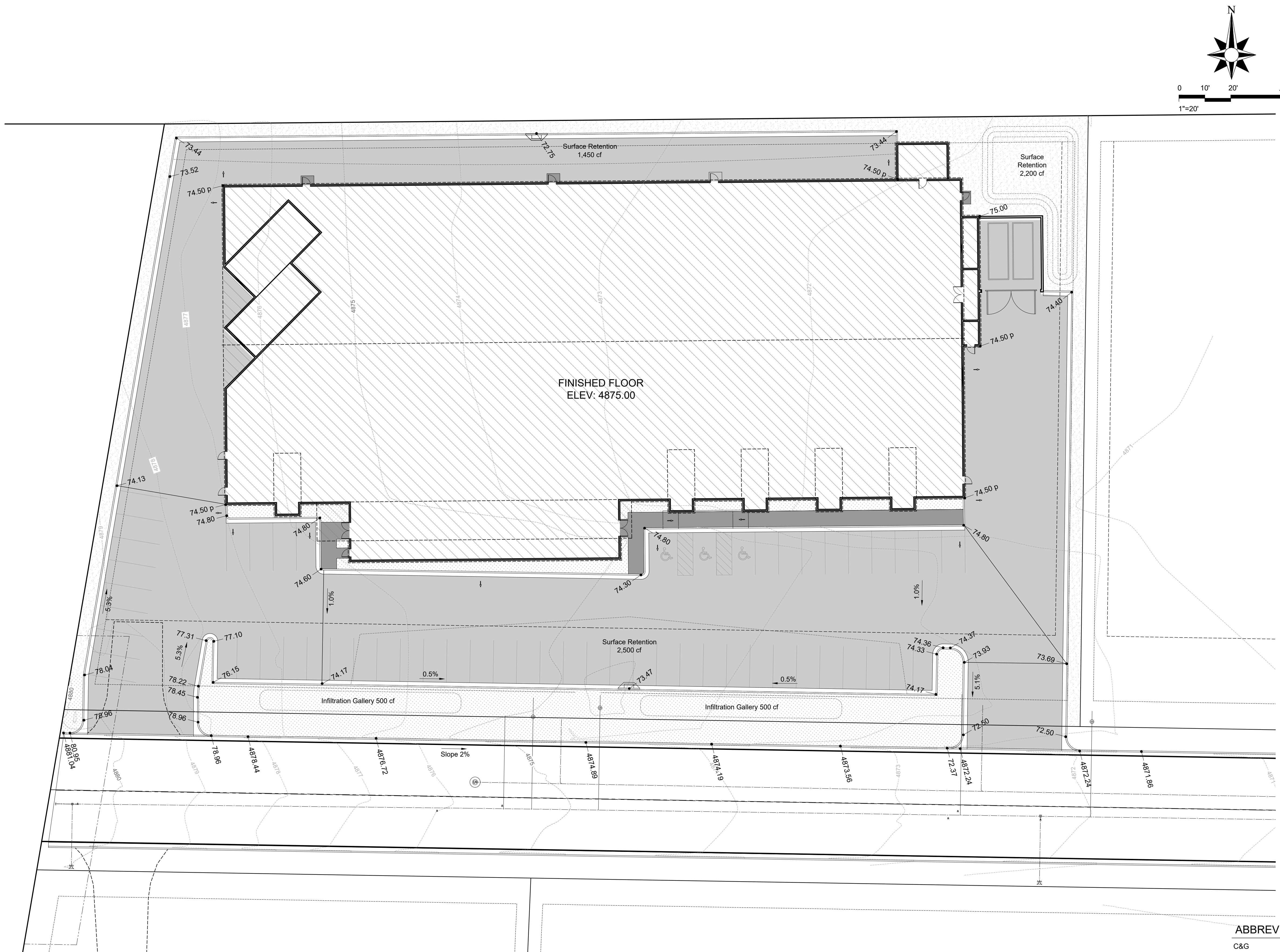
## ABBREVIATIONS

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

## LEGEND

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





**GRADING PLAN**  
SCALE: 1"=20'-0"

### Grading Notes

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

### Storm Water Calculations

Description	Area	C Factor
Building	38,380	0.70
Hardscape	37,410	0.90
Landscape	10,669	0.15
Total	86,459 sf	0.72 weighted C

### 90th Percentile Calculations

Soil Group A  
Percent of Imperviousness = 0.88  
80th Percentile Precipitation Depth = 0.7"  
WQV = 661 cf storage required on site

### Storm Water On-site Storage Calculations

Allowable Discharge Rate 0.2 cfs/acre

Time (m)	Intensity (in/hr)	Flow Rate (cfs)	Volume (cf)	Allowable Discharge (cf)	Required Storage (cf)
5	4.3	6.13	1,840	0	1,179
10	3.27	4.66	2,799	0	2,137
15	2.70	3.85	3,466	0	2,805
30	1.82	2.60	4,673	0	4,012
60	1.13	1.61	5,803	0	5,141
120	0.673	0.96	6,912	0	6,250
180	0.446	0.64	6,871	134	6,076
360	0.255	0.36	7,857	929	6,267
720	0.154	0.22	9,490	2,519	6,310
1440	0.098	0.14	12,078	5,699	5,718

Required on Site Storage 6,310 cf  
Provided on Site Storage 7,150 cf

### ABBREVIATIONS

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

### LEGEND

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

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 441 N. Main Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UTAHCONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

GRADING PLAN

DATE 10/18/2024

### PLAN SUBMITTAL DATES

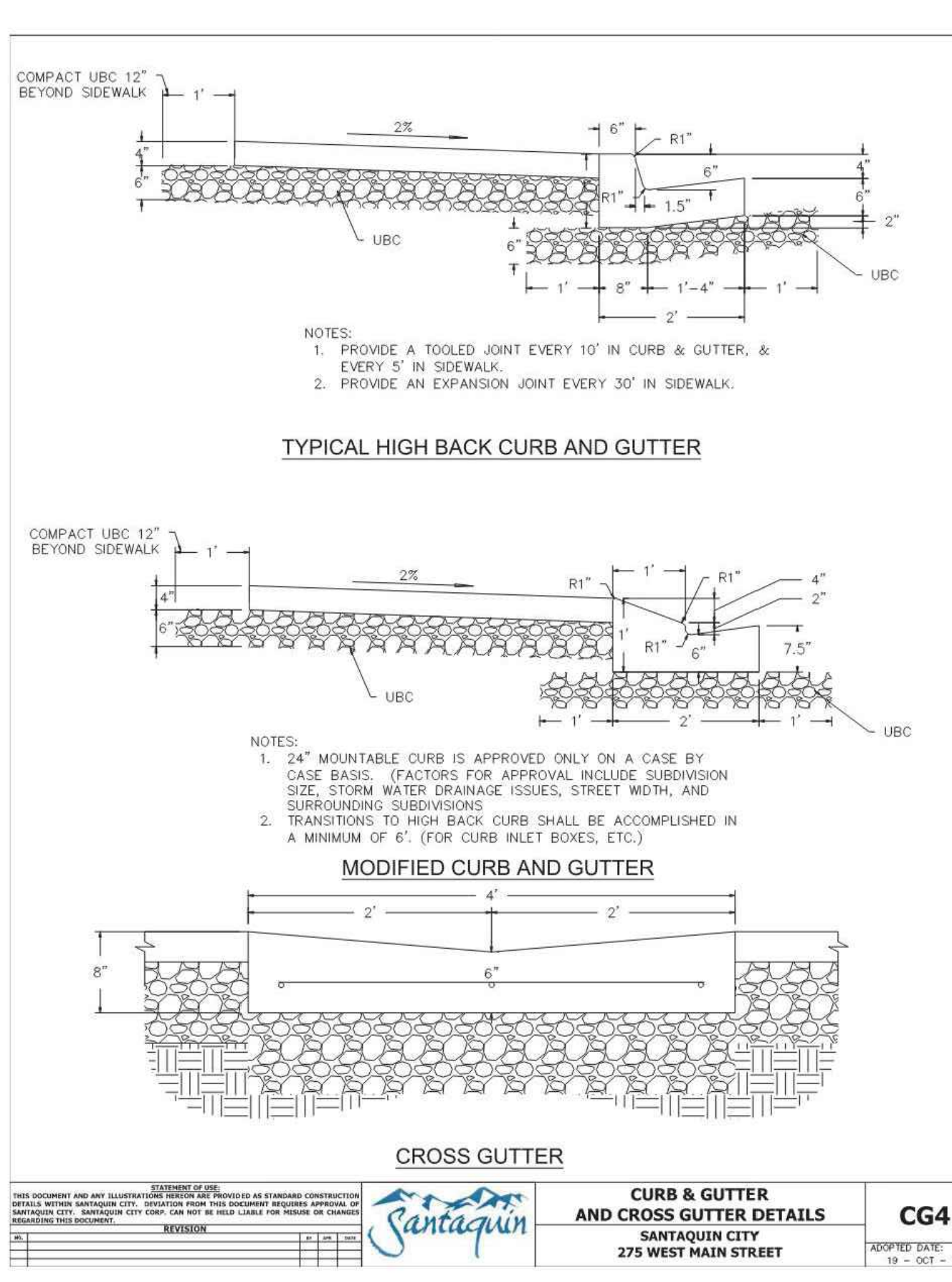
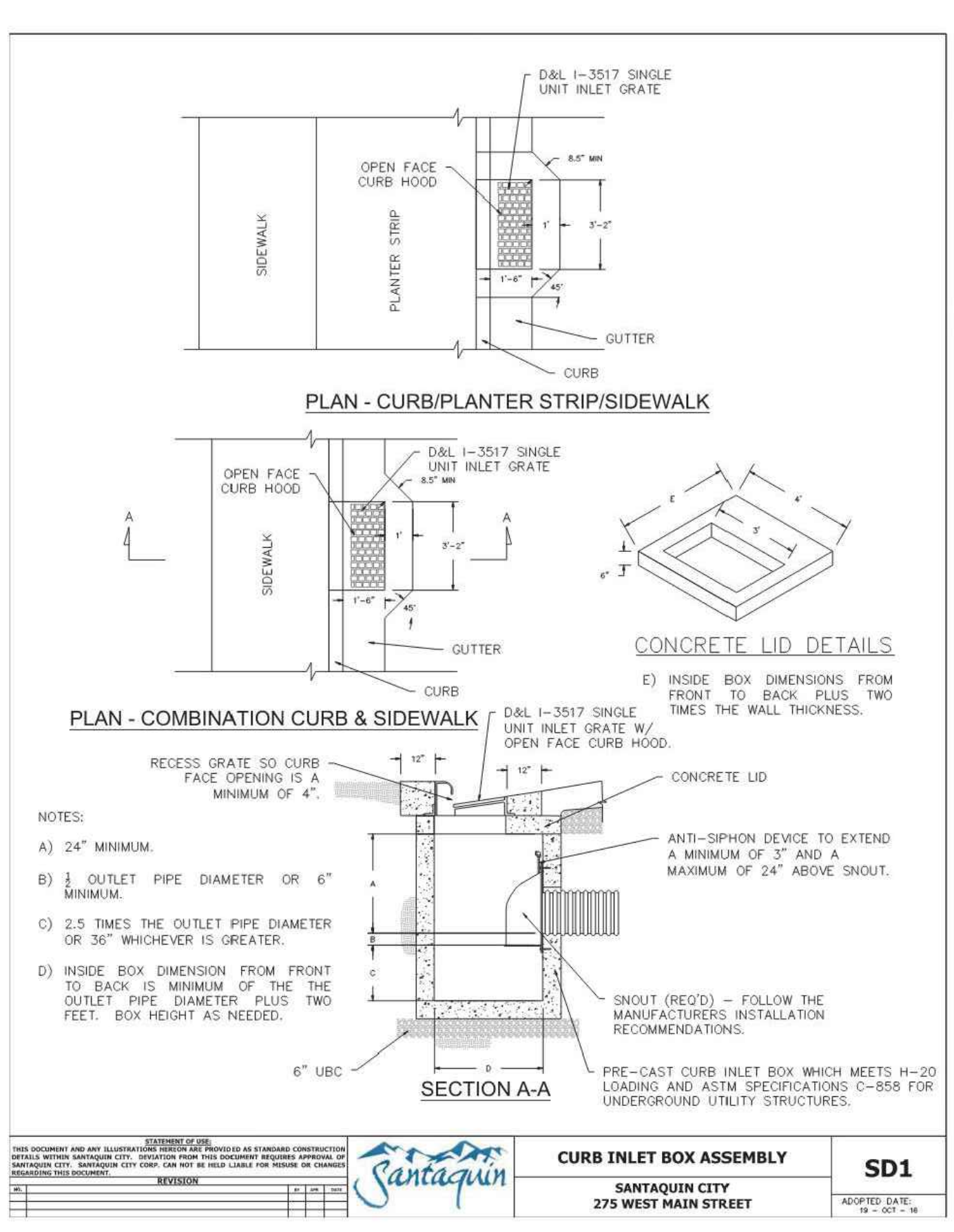
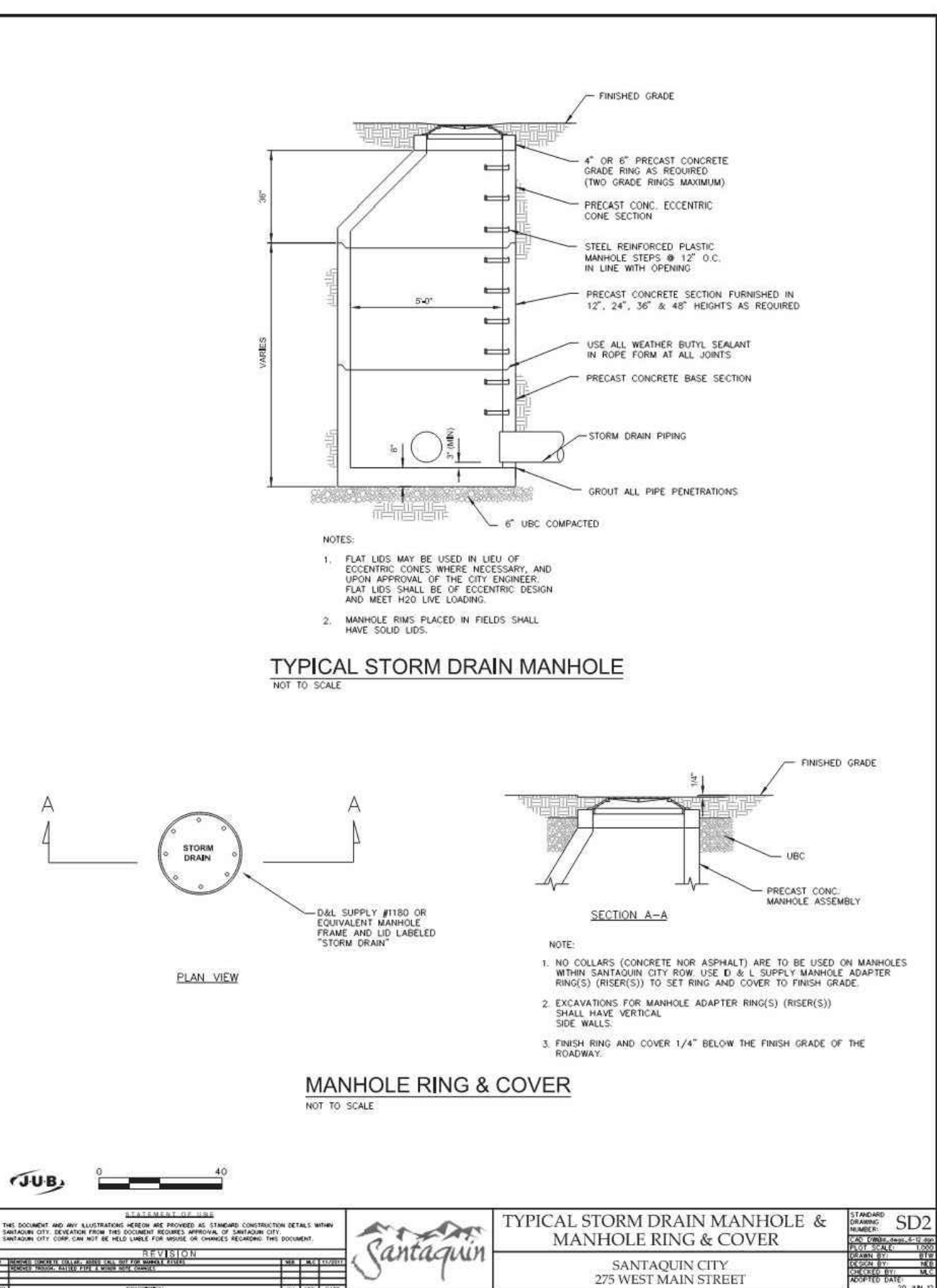
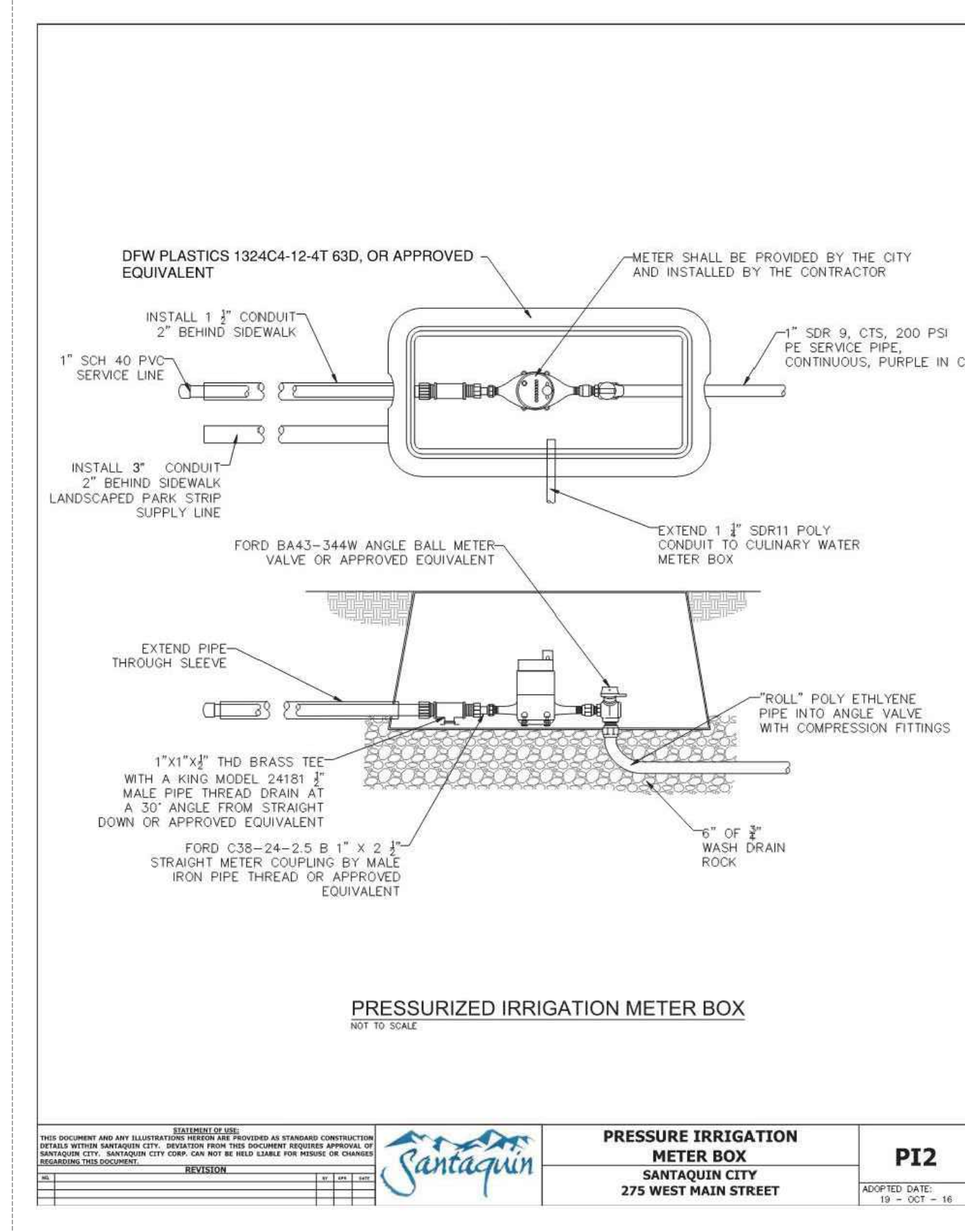
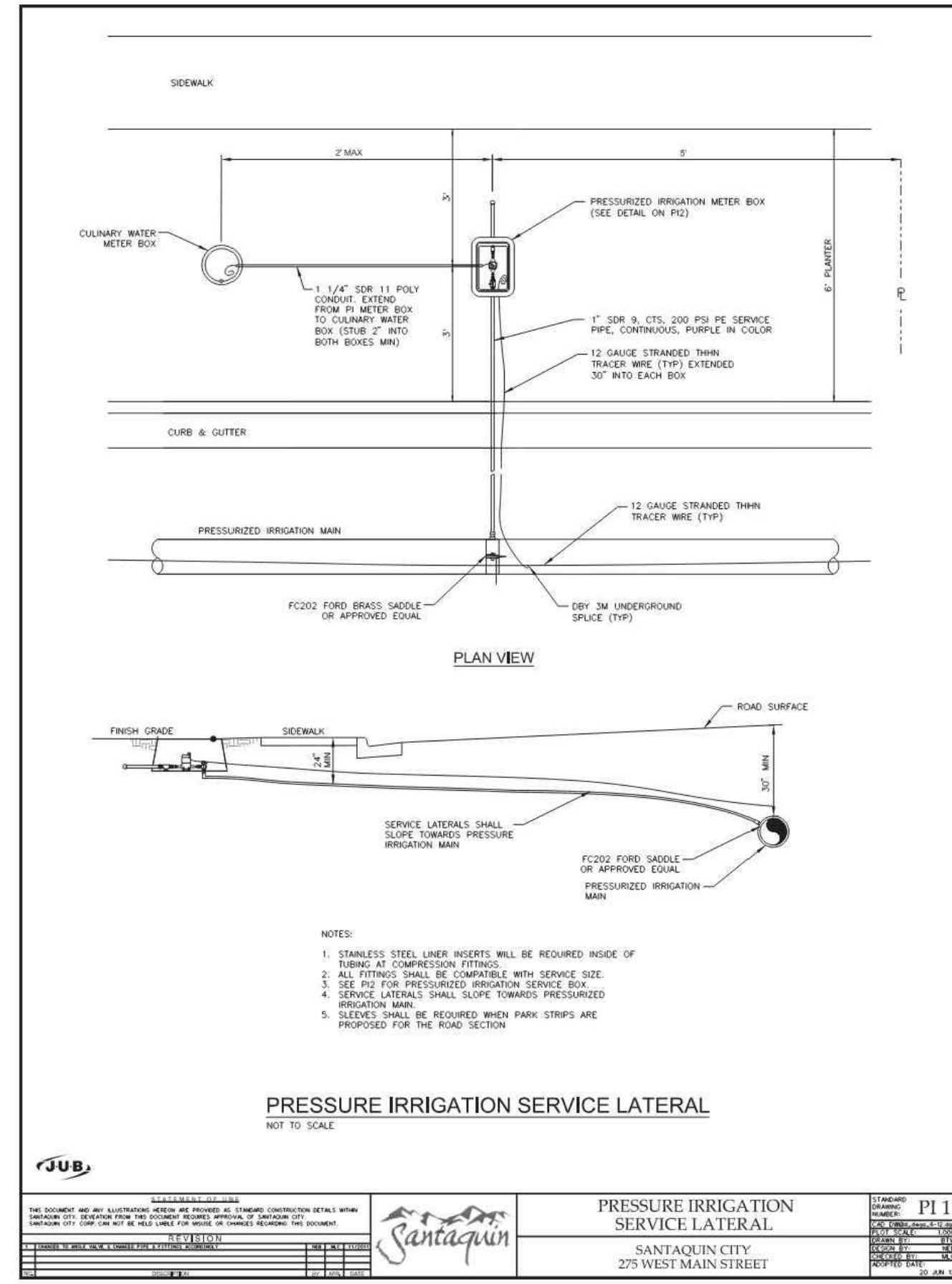
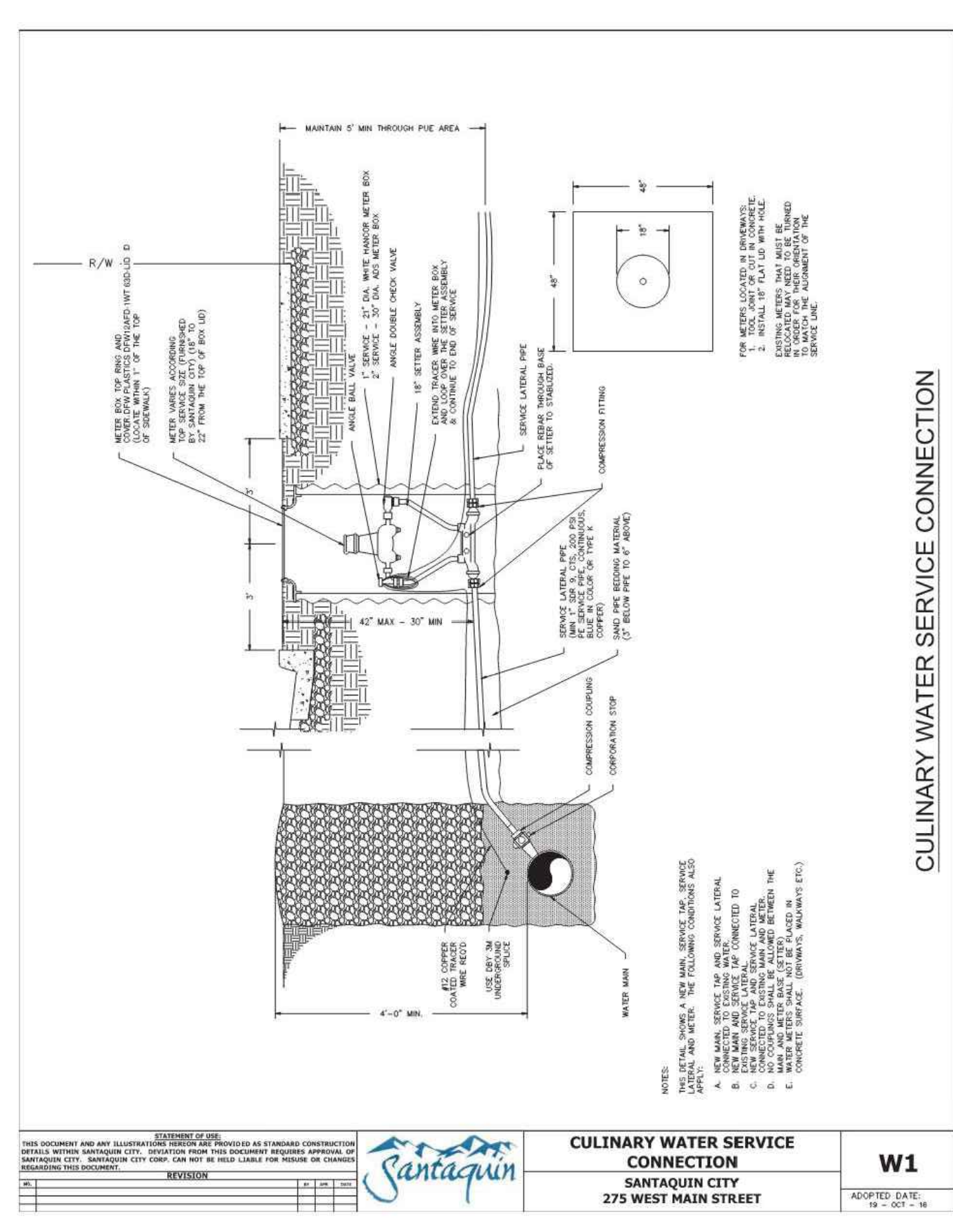
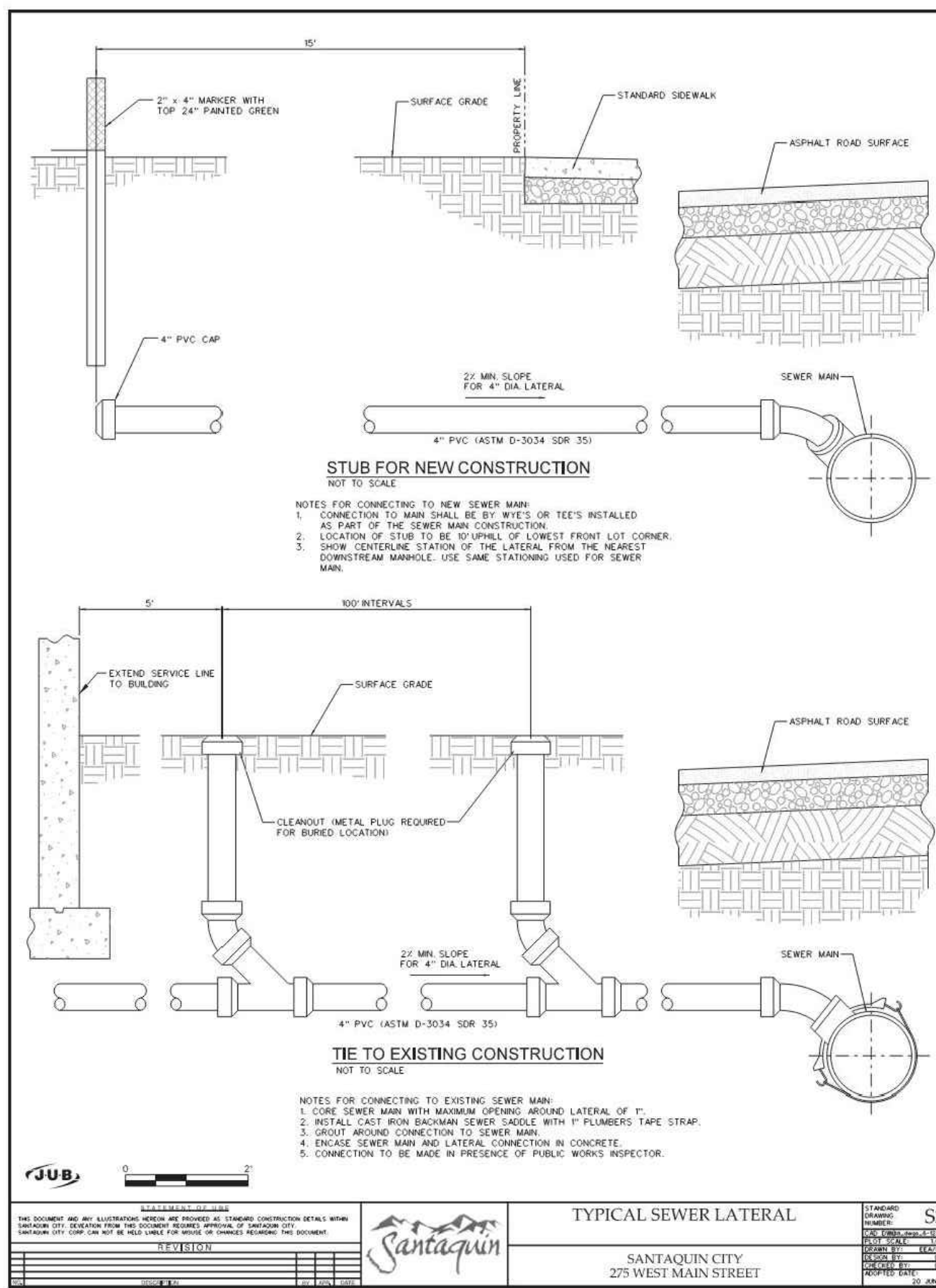
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
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DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

**C-05**





JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE  
SHEET: 41 N Main Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UT 84003

CONTRACTOR TO VERIFY ALL CONDITIONS &amp; DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

STANDARD DETAILS

DATE 10/18/2024

PLAN SUBMITTAL DATES

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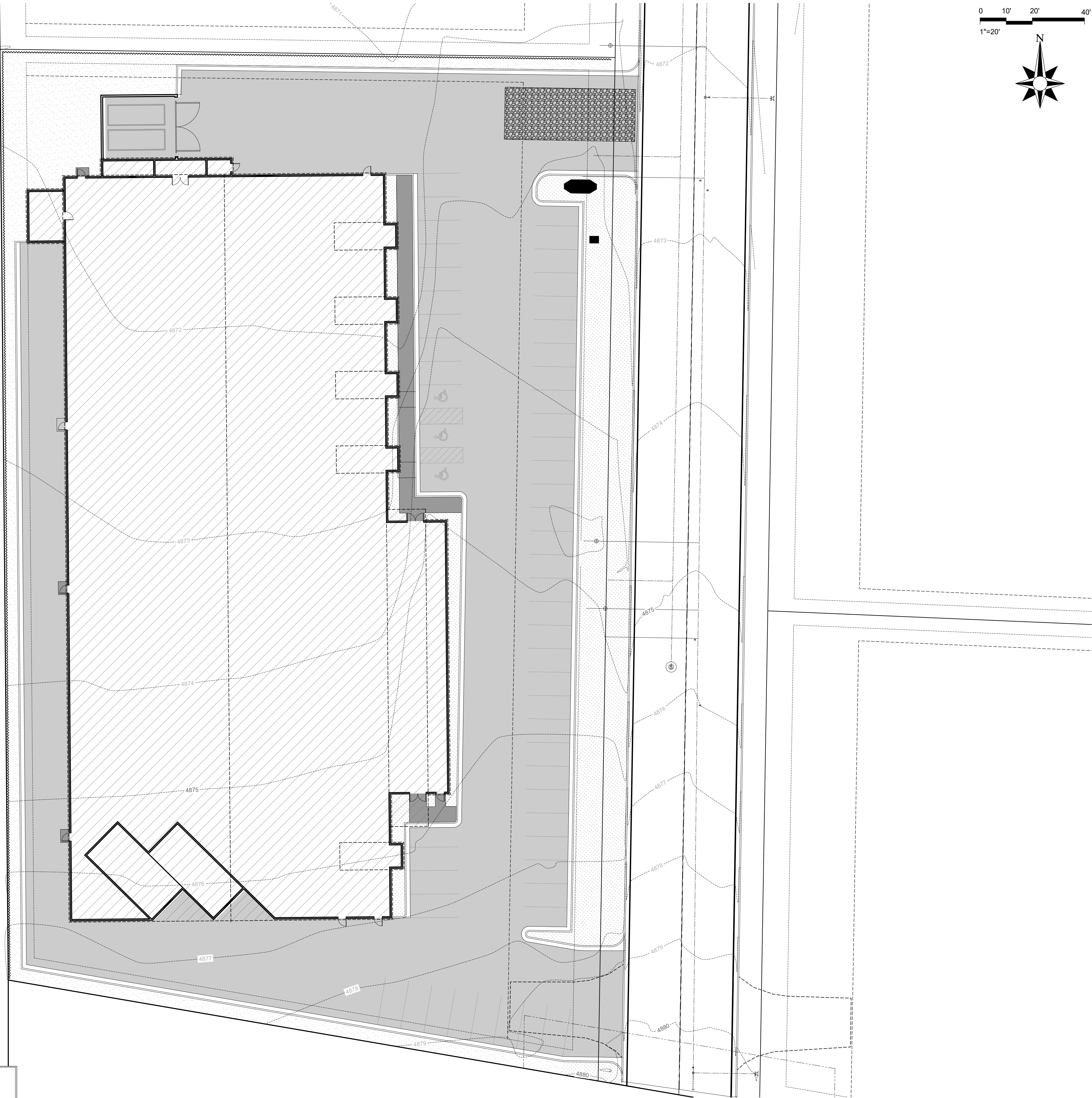


DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

C-06





SWPP DATA:

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

ADDITIONAL BMP NOTES:

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

LEGEND

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

ABBREVIATIONS

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

SWMP CERTIFICATION STATEMENT

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

PE Stamp, Sign and Date



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



PROJECT: SILVER CREEK WAREHOUSE  
JOB # 24-003  
STREET: 41 N Main Way  
Lot 17 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UTAH

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

SUPP PLAN

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

SHEET #  
CS1



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

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

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

BMP: Outlet Protection	OP
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Housekeeping Practices</li> <li><input type="checkbox"/> Contain Waste</li> <li><input type="checkbox"/> Minimize Disturbed Areas</li> <li><input type="checkbox"/> Stabilize Disturbed Areas</li> <li><input checked="" type="checkbox"/> Protect Slopes/Channels</li> <li><input type="checkbox"/> Control Site Perimeter</li> <li><input checked="" type="checkbox"/> Control Internal Erosion</li> </ul>
<p><b>DESCRIPTION:</b> 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><b>APPLICATIONS:</b></p> <ul style="list-style-type: none"> <li>Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach.</li> <li>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.</li> <li>A sediment trap below the pipe outlet is recommended if runoff is sediment laden.</li> <li>Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit or channel design.</li> <li>Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up.</li> </ul> <p><b>INSTALLATION/APPLICATION CRITERIA:</b> 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><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Large storms often wash away the rock outlet protection and leave the area susceptible to erosion.</li> <li>Sediment captured by the rock outlet protection may be difficult to remove without removing the rock.</li> <li>Outlet protection may negatively impact the channel habitat.</li> </ul> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"> <li>Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately.</li> <li>Grouted or wire-tied rock riprap can minimize maintenance requirements.</li> </ul>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sediment</li> <li><input type="checkbox"/> Nutrients</li> <li><input type="checkbox"/> Toxic Materials</li> <li><input type="checkbox"/> Oil &amp; Grease</li> <li><input type="checkbox"/> Floatable Materials</li> <li><input type="checkbox"/> Other Waste</li> </ul> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> High Impact</li> <li><input checked="" type="checkbox"/> Medium Impact</li> <li><input type="checkbox"/> Low or Unknown Impact</li> </ul> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Capital Costs</li> <li><input checked="" type="checkbox"/> O&amp;M Costs</li> <li><input checked="" type="checkbox"/> Maintenance</li> <li><input type="checkbox"/> Training</li> </ul> <p>■ High    <input checked="" type="checkbox"/> Medium    <input type="checkbox"/> Low</p>

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


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


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

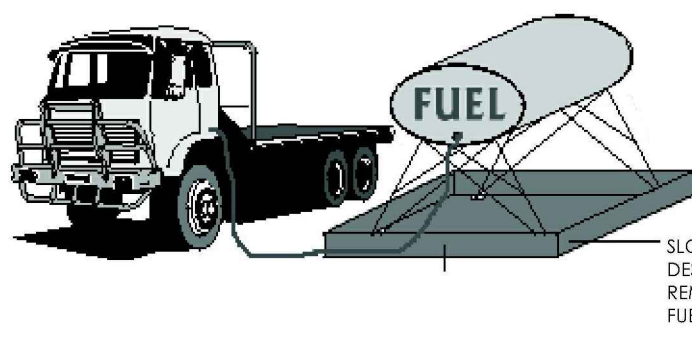
BMP: Dust Controls	DC
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Housekeeping Practices</li> <li><input type="checkbox"/> Contain Waste</li> <li><input type="checkbox"/> Minimize Disturbed Areas</li> <li><input type="checkbox"/> Stabilize Disturbed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

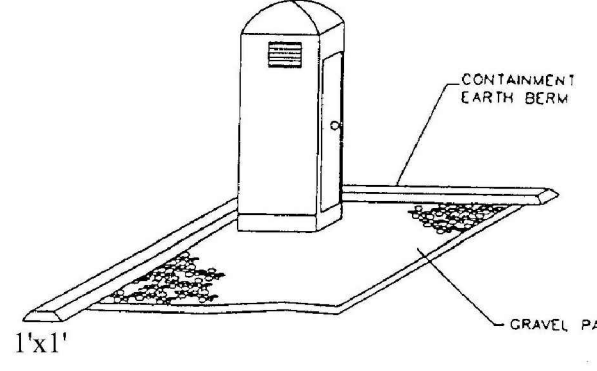
PROJECT: SILVER CREEK WAREHOUSE SHEET: 44 N Main Way Lot 7 & 8 Santaquin Peaks Industrial Park CITY: SANTAQUIN, UTAH	
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS DO NOT SCALE SHEET SIZE: ARCH D 24X36	
DATE: 10/18/2024 PLAN SUBMITTAL DATES DATE: 10-18-2024 DESCRIPTION: SUBMITTAL 1 05-02-2025 SUBMITTAL 2 --- --- --- --- --- ---	
DRAWN BY: C. WINGER ENGINEER: B. SAFLEY	SHEET # <h1>CS2</h1>




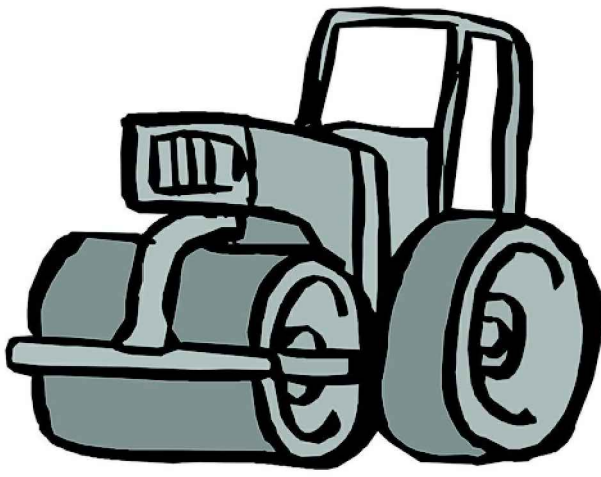
BMP: Concrete Waste Management		CWM
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Housekeeping Practices</li> <li><input checked="" type="checkbox"/> Contain Waste</li> <li><input type="checkbox"/> Minimize Disturbed Areas</li> <li><input type="checkbox"/>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

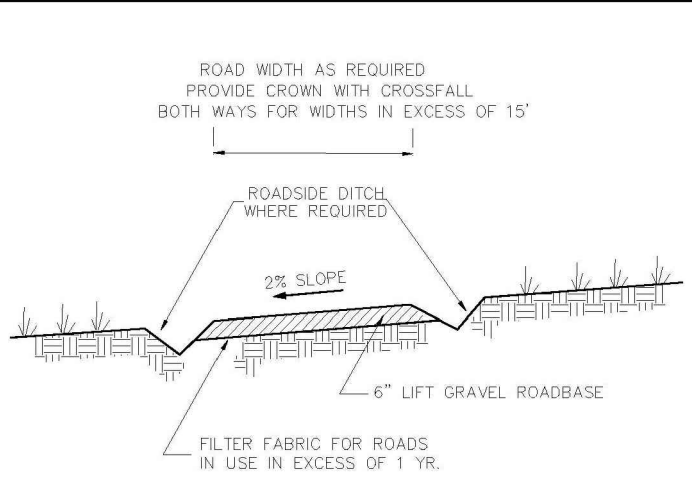
BMP: Vehicle And Equipment Cleaning		VEC
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Housekeeping Practices</li> <li><input type="checkbox"/> Contain Waste</li> <li><input type="checkbox"/> Minimize Disturbed Areas</li> <li><input type="checkbox"/> Stabilize Disturbed Areas</li> <li><input type="checkbox"/> Protect Slopes/Channels</li> <li><input type="checkbox"/> Control Site Perimeter</li> <li><input type="checkbox"/> Control Internal Erosion</li> </ul>	
<p><b>DESCRIPTION:</b></p> <p>Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.</p> <p><b>INSTALLATION/APPLICATION:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>• Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.</li> <li>• Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</li> </ul> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"> <li>• Minimal, some berm repair may be necessary.</li> </ul>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Sediment</li> <li><input type="checkbox"/> Nutrients</li> <li><input checked="" type="checkbox"/> Toxic Materials</li> <li><input type="checkbox"/> Oil &amp; Grease</li> <li><input type="checkbox"/> Floatable Materials</li> <li><input type="checkbox"/> Other Waste</li> </ul> <p>■ High Impact  <input checked="" type="checkbox"/> Medium Impact  <input type="checkbox"/> Low or Unknown Impact</p> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Capital Costs</li> <li><input type="checkbox"/> O&amp;M Costs</li> <li><input type="checkbox"/> Maintenance</li> <li><input type="checkbox"/> Training</li> </ul> <p>■ High    <input checked="" type="checkbox"/> Medium    <input type="checkbox"/> Low</p>	


BMP: Vehicle And Equipment Fueling		VEF
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Housekeeping Practices</li> <li><input type="checkbox"/> Contain Waste</li> <li><input type="checkbox"/> Minimize Disturbed Areas</li> <li><input type="checkbox"/> Stabilize Disturbed Areas</li> <li><input type="checkbox"/> Protect Slopes/Channels</li> <li><input type="checkbox"/> Control Site Perimeter</li> <li><input type="checkbox"/> Control Internal Erosion</li> </ul>	
<p><b>DESCRIPTION:</b></p> <p>Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.</p> <p><b>INSTALLATION/APPLICATION:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>LIMITATIONS:</b></p> <p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"> <li>• Keep ample supplies of spill cleanup materials on-site.</li> <li>• Inspect fueling areas and storage tanks on a regular schedule.</li> </ul>	<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Sediment</li> <li><input type="checkbox"/> Nutrients</li> <li><input checked="" type="checkbox"/> Toxic Materials</li> <li><input type="checkbox"/> Oil &amp; Grease</li> <li><input type="checkbox"/> Floatable Materials</li> <li><input type="checkbox"/> Other Waste</li> </ul> <p>■ High Impact  <input checked="" type="checkbox"/> Medium Impact  <input type="checkbox"/> Low or Unknown Impact</p> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Capital Costs</li> <li><input type="checkbox"/> O&amp;M Costs</li> <li><input type="checkbox"/> Maintenance</li> <li><input type="checkbox"/> Training</li> </ul> <p>■ High    <input checked="" type="checkbox"/> Medium    <input type="checkbox"/> Low</p>	



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

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


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

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

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

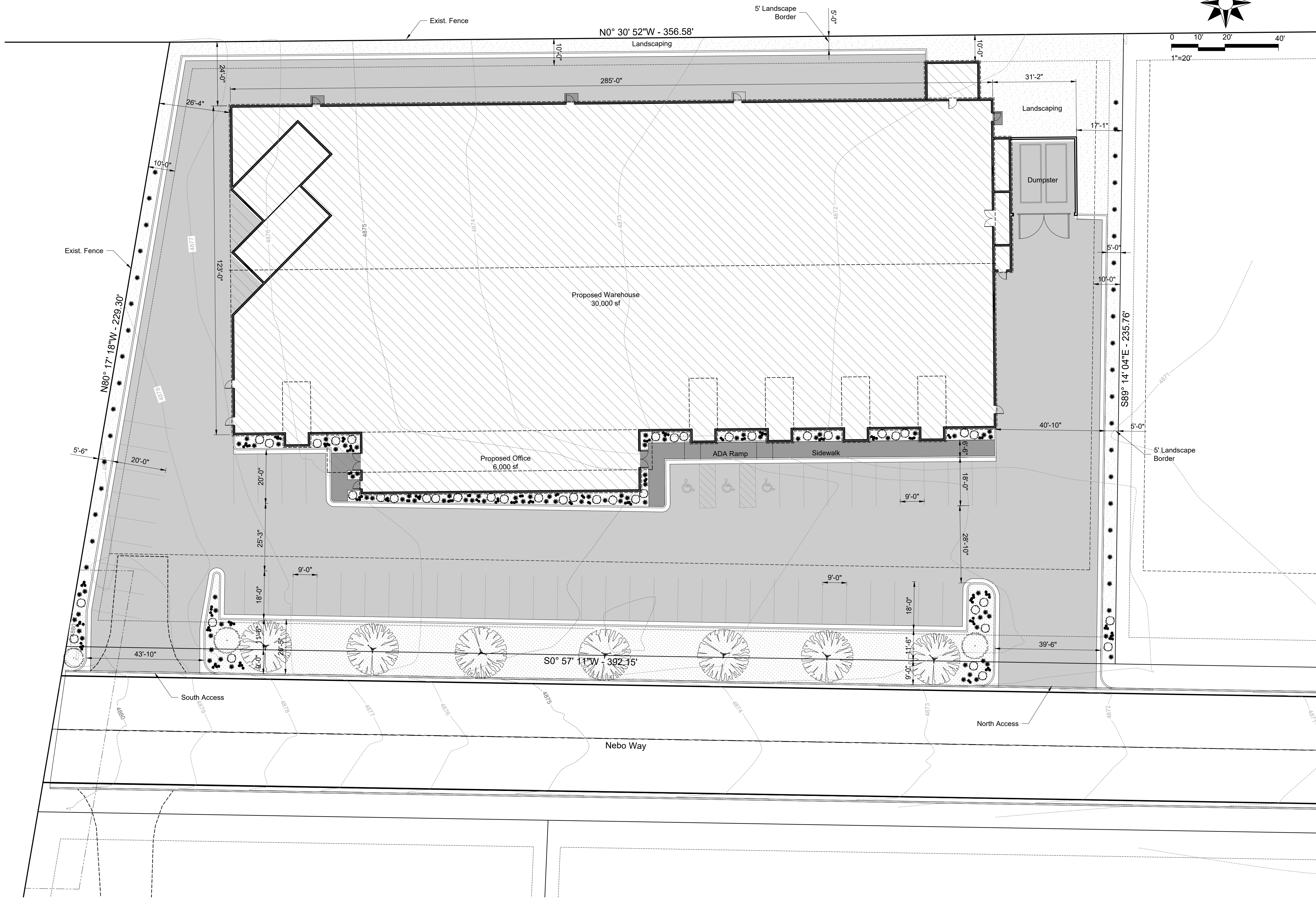
											
PROJECT: SILVER CREEK WAREHOUSE STREET: 441 N. Main Way Lot 7 & 8 Santaquin Peaks Industrial Park CITY: SANTAQUIN, UTAH											
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS DO NOT SCALE SHEET SIZE: ARCH D 24X36											
DATE: 10/18/2024 PLAN SUBMITTAL DATES <table border="1"> <tr> <th>DATE:</th> <th>DESCRIPTION:</th> </tr> <tr> <td>10-18-2024</td> <td>SUBMITTAL 1</td> </tr> <tr> <td>05-02-2025</td> <td>SUBMITTAL 2</td> </tr> <tr> <td>----</td> <td>----</td> </tr> <tr> <td>----</td> <td>----</td> </tr> </table>		DATE:	DESCRIPTION:	10-18-2024	SUBMITTAL 1	05-02-2025	SUBMITTAL 2	----	----	----	----
DATE:	DESCRIPTION:										
10-18-2024	SUBMITTAL 1										
05-02-2025	SUBMITTAL 2										
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----	----										
											
DRAWN BY:	C. WINGER										
ENGINEER:	B. SAFLEY										
SHEET # <div style="font-size: 48pt; font-weight: bold; text-align: center;">CS3</div>											



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

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PROPOSED LANDSCAPE PLAN  
SCALE: 1"=20'-0"

Site Materials Legend

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

Plant Legend

SYMBOL	QTY	COMMON NAME / BOTANICAL	CONT	CAL	SIZE
	(7)	QUERCUS ROBUR X ALBA JFS-KW10X TM STREET SPIRE OAK TD4, 45X14; AV 176; SUN; Z4	B & B	2" Cal	
	(3)	JUNIPERUS CHINENSIS SPARTAN SPARTAN JUNIPER LOW, 15X6; SUN; Z4; UTAH LAKE WATER TOLERANT	B & B		5'-6"
	(118)	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS TW2; 4X3; AV 7; SUN; Z4; UTAH LAKE WATER TOLERANT	1 gal		
	(44)	SPIRAEA BETULIFOLIA 'TOR GOLD' TM GLOW GIRL BIRCHLEAF SPIREA MODERATE, 3-4 X 3-4; SUN TO PART SUN; Z3	5 gal		
	(45)	JUNIPERUS HORIZONTALIS MONBER TM ICEE BLUE JUNIPER GV1; 4" X 6"; AV 50; SUN; Z3; UTAH LAKE WATER TOLERANT	5 gal		

LANDSCAPE NOTES:

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

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

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 41 N Nebo Way  
Lot 17 & 8 Santaquin Peaks Industrial Park

CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED LANDSCAPE PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
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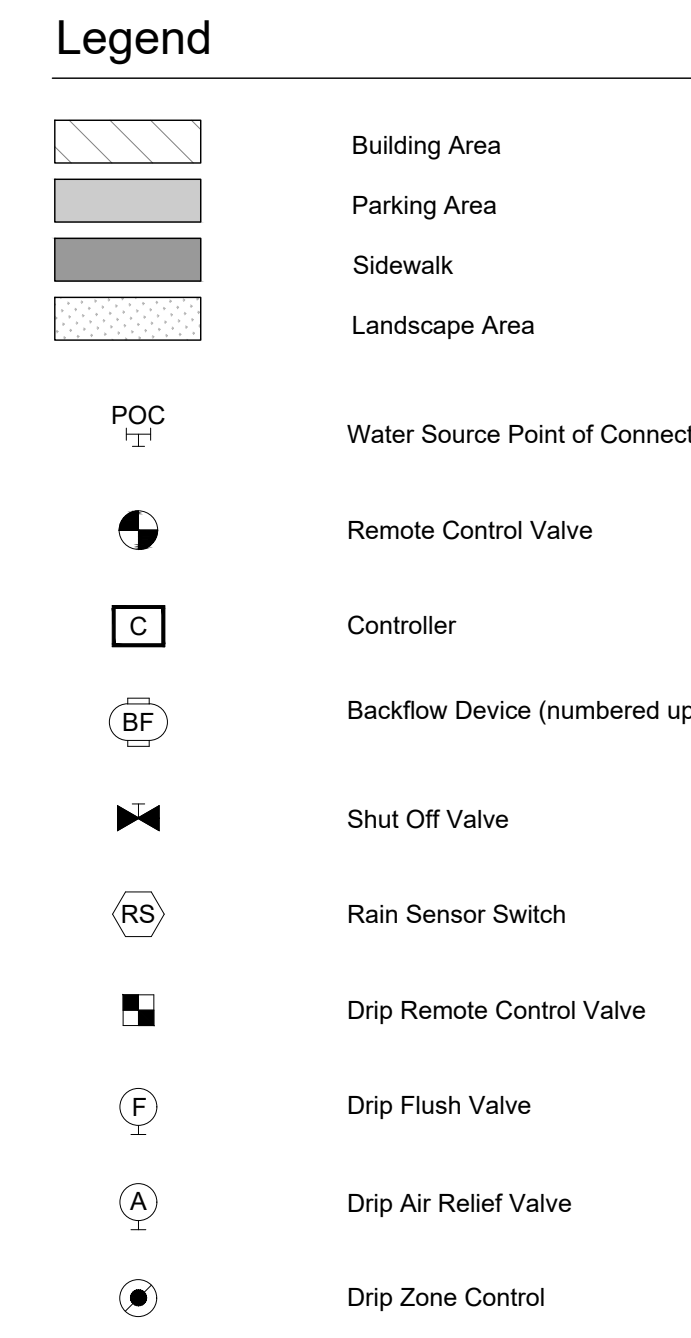
DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #

L-01






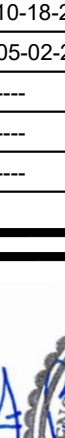
PLANT TYPE	DRIPLINE TYPE	EMITTER FLOW	MAX. ZONE FLOW
SHRUBS	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM
TREES	RAINBIRD XFS-CV-09-18 OR EQUAL	0.9 GPM	LESS THAN 20 GPM

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

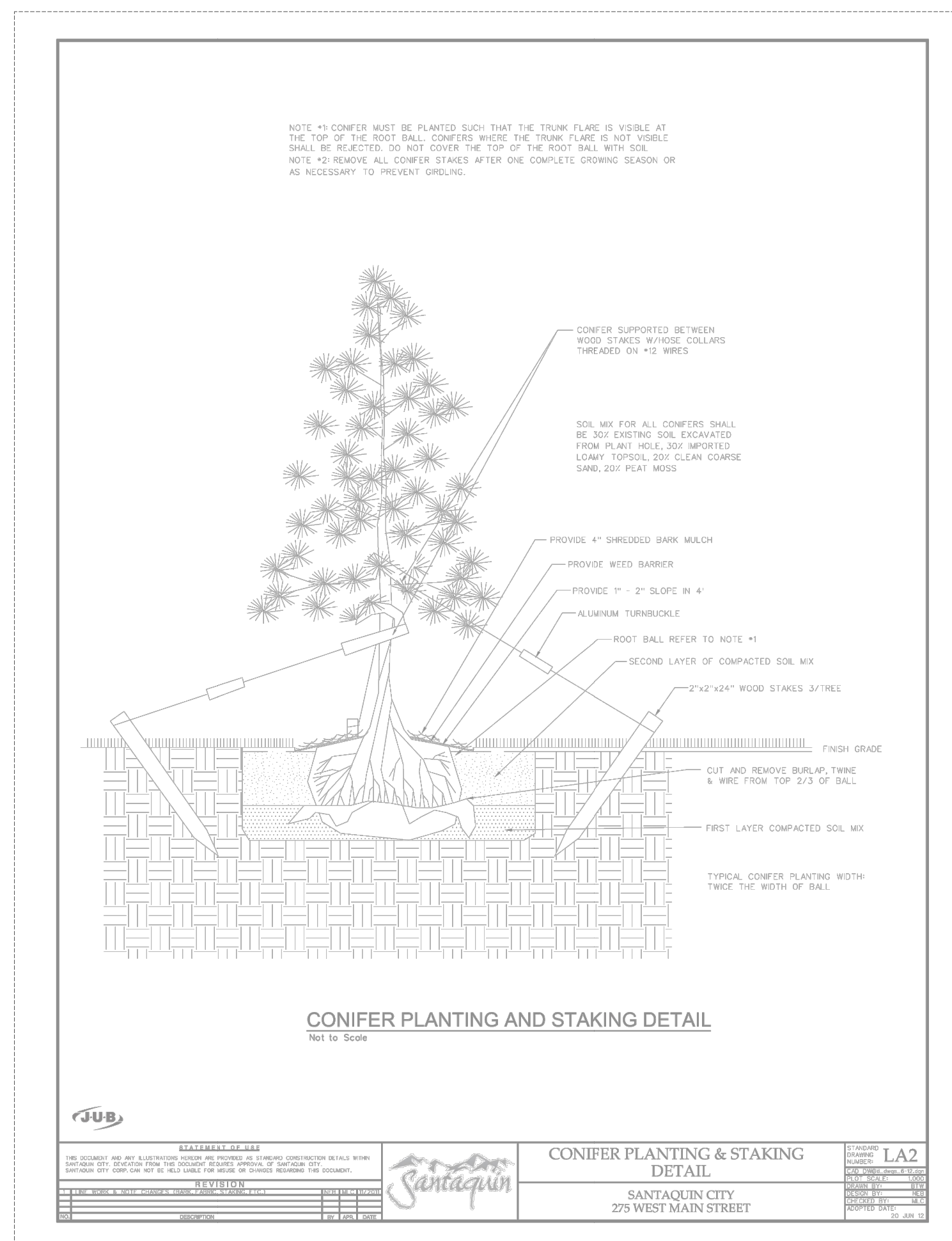
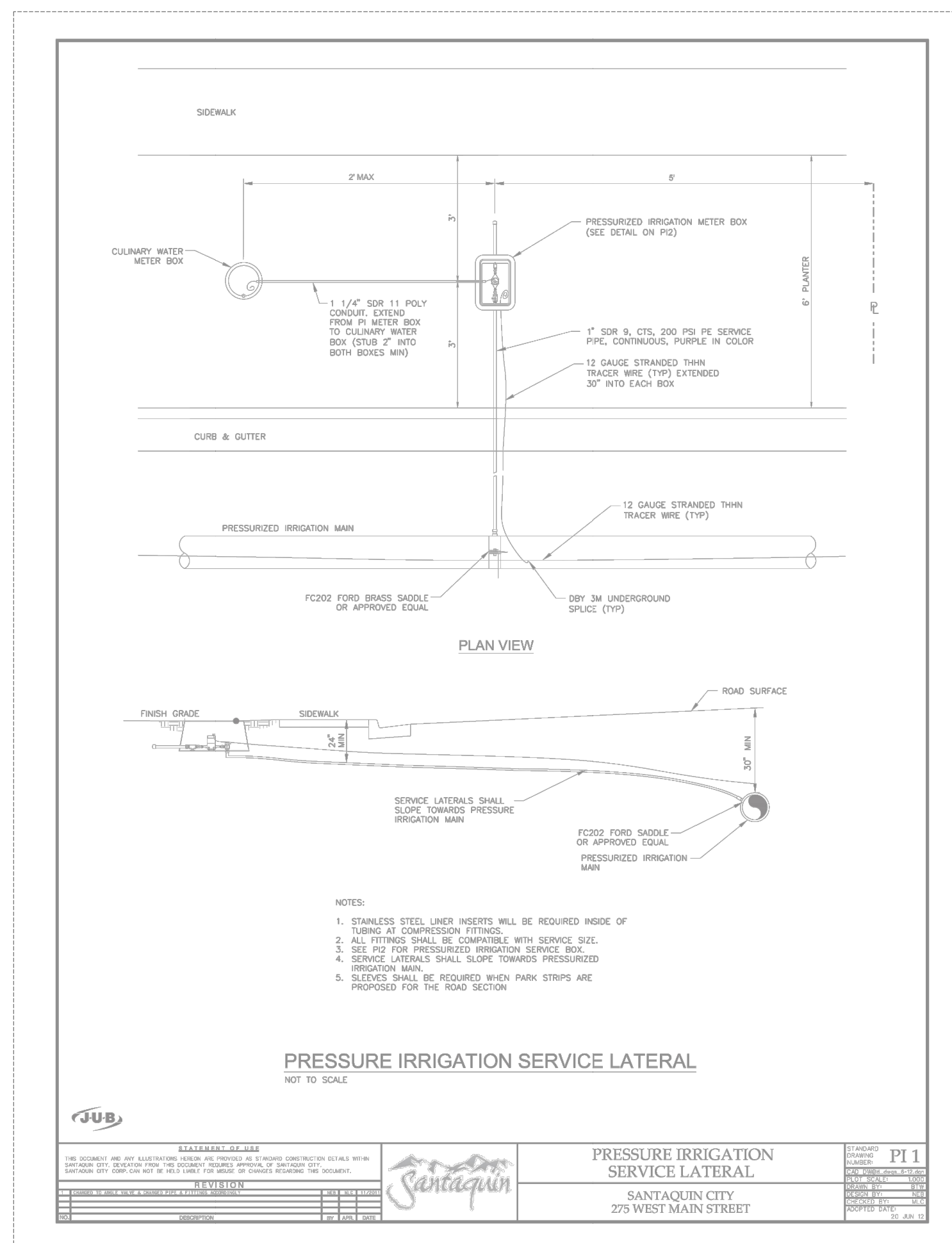
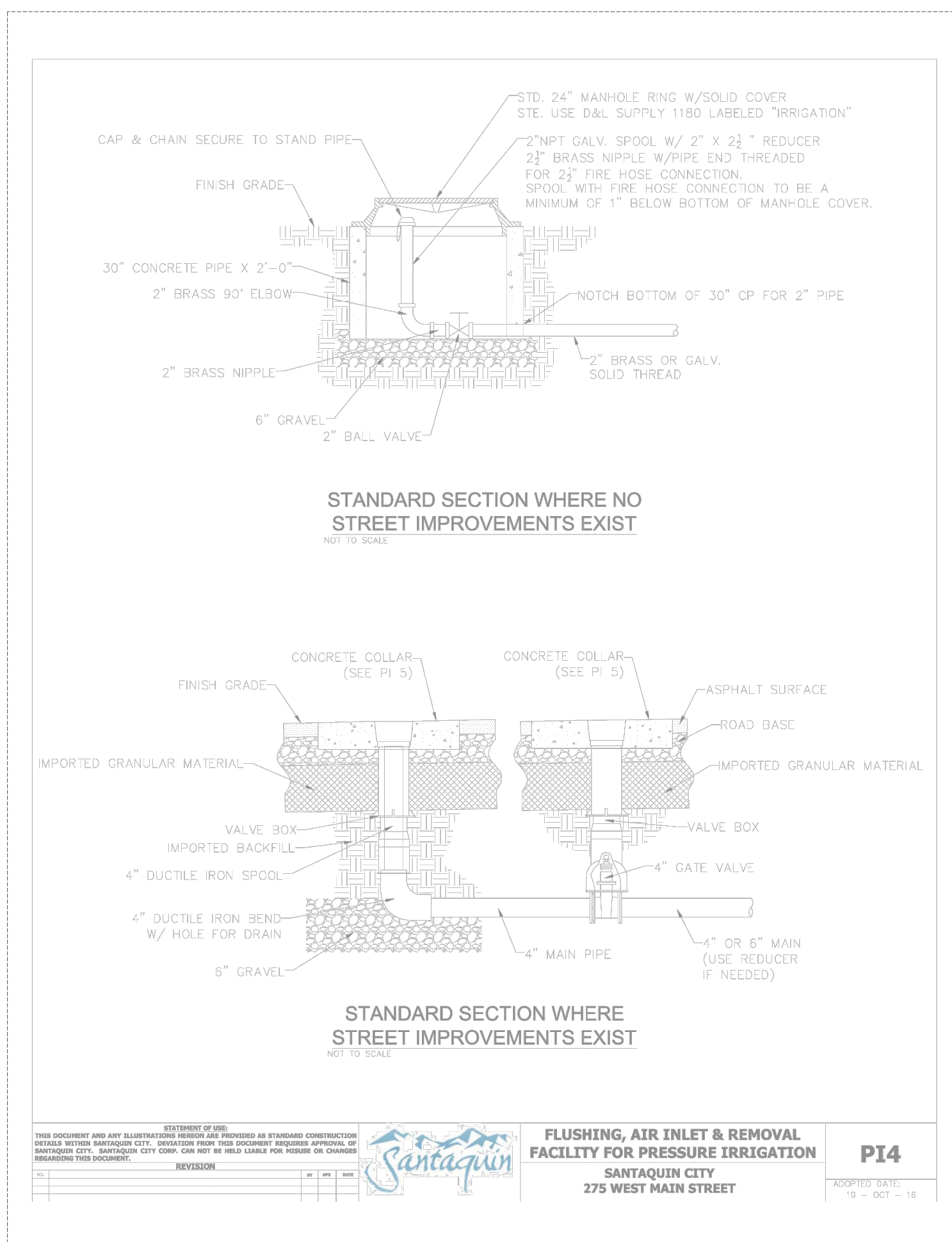
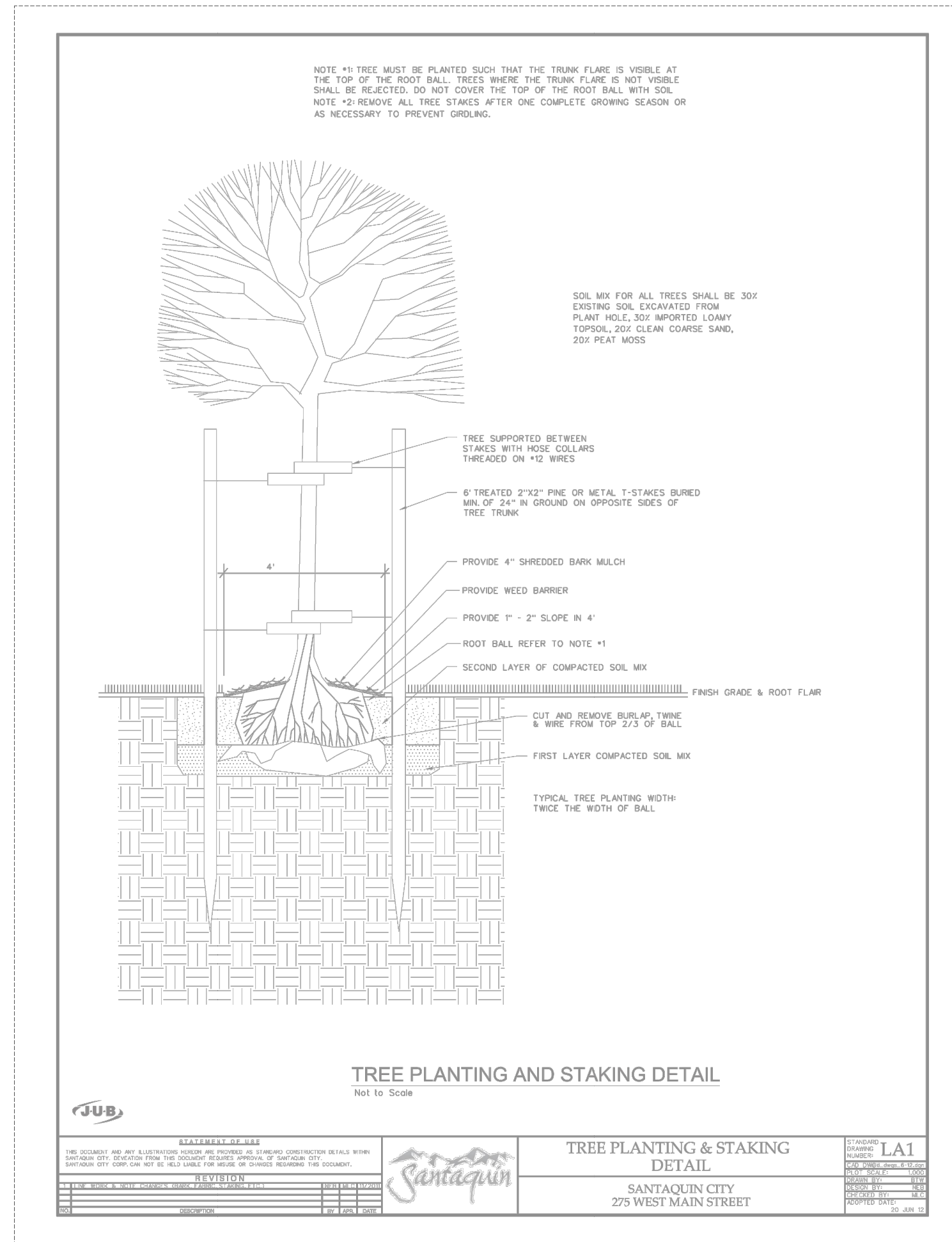
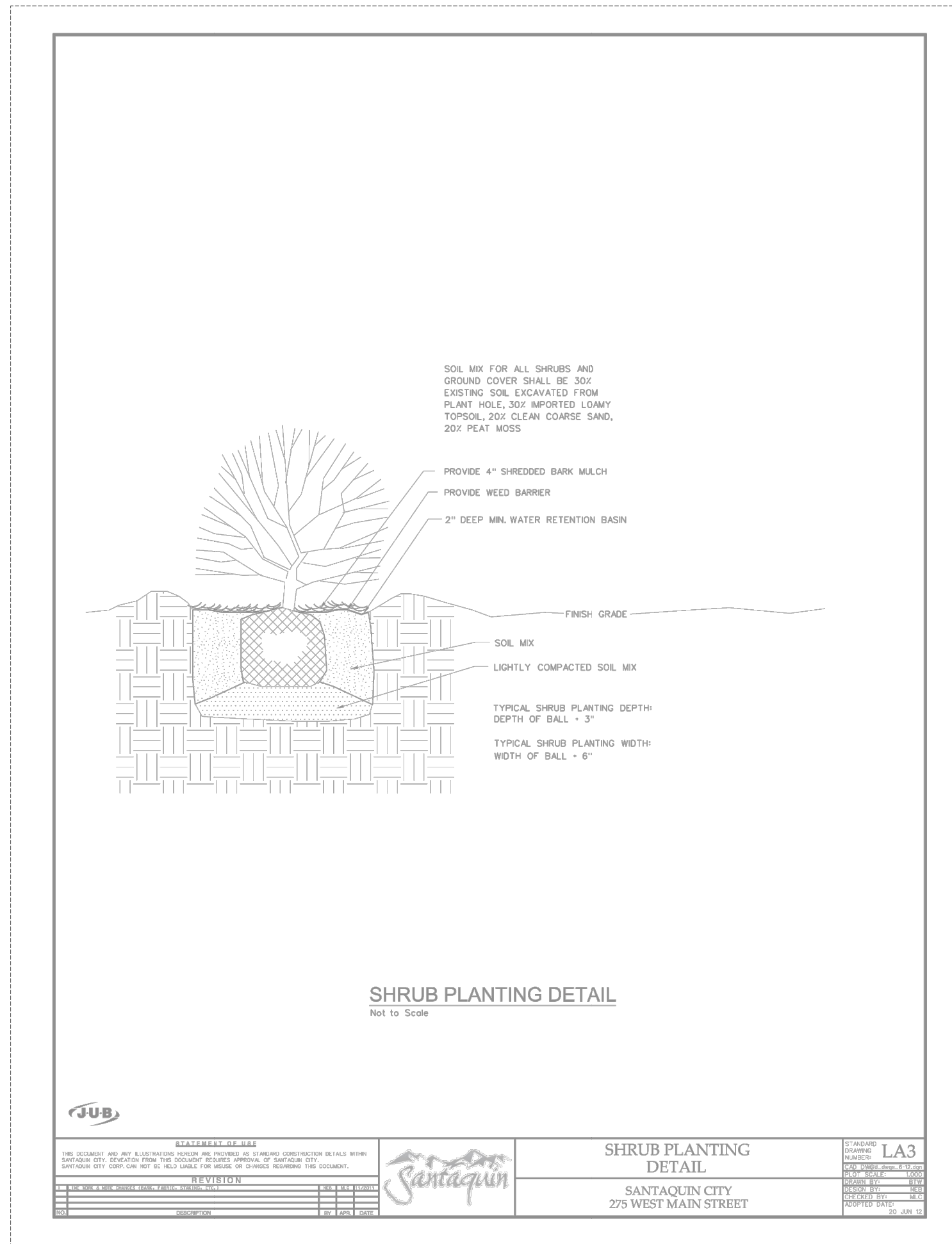
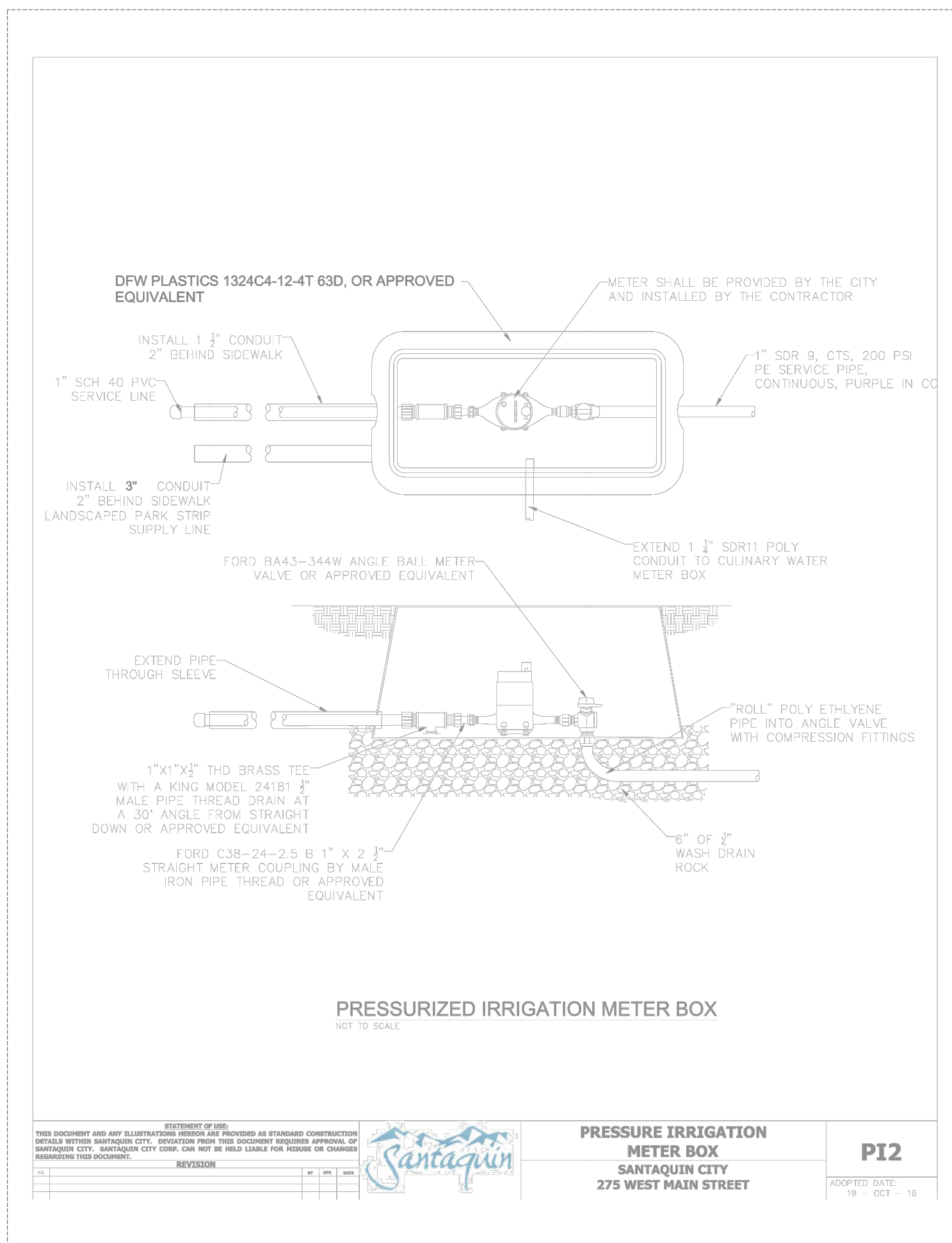
1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANTUQUIN CITY STANDARD SPECIFICATIONS.
2. IRRIGATION CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS.
3. IRRIGATION CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND AND ABOVE GROUND PIPING, TUBING, SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, WIRES, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
4. 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.
5. 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.
6. 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.
7. IRRIGATION CONTROLLER SHALL BE PROVIDED FOR AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SUPPLY POWER WITH THE BUILDING ELECTRICAL CONTRACTOR.
8. CONTROLLER SHALL BE POWERED BY ON IT'S OWN BREAKER AND CONNECTED TO A GFCI OUTLET.
9. 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.
10. COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. A SPARE / EXTRA WIRE SHALL BE LOOPED WITHIN EACH VALVE BOX MINIMUM OF 3 FT LENGTH.
11. ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES SHALL BE 36 INCHES DRY OR DBR CONNECTORS. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL WIRES SHALL BE STAMPED WIRE SPLICE ON BOX LID.
12. 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
13. 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 FRAGILE MATERIAL.
14. CARTRIDGE 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.
15. ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE. A LOWING VALVE TO BE TO BE REMOVED FROM BOX WITHOUT CUTTING PIPE. VALVE SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR.
16. SPRINKLER HEADS ADJACENT TO WALLS, CURBS, SIDEWALKS, OR PATHS SHALL BE LOCATED AT GRADIENT AND 6" FROM WALLS, FENCES OR BUILDINGS AND 2 INCHES AWAY FROM CURBS AND SIDEWALKS.
17. ALL LINES AND SPRINKLER HEADS SHALL BE INSTALLED AND FLUSHED PRIOR TO INSTALLATION OF NOZZLES.
18. SPRAY HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED, CHANGES TO GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACTOR AND AT CONTRACTOR'S EXPENSE.
19. ADJUST ALL SPRAY HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.
20. ADJUST ALL SPRAY HEADS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.
21. ADJUST RUN TIMES OF EACH ZONE TO MEET NEEDS OF PLANT MATERIAL.
22. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF OBSITE. WORK AREAS SHALL BE SWEEP CLEANLY AND PICKED UP DAILY. OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.
23. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THE WORK ON THIS SITE.

SCALE: 1"=20'-0"

<div style="display: flex; align-items: center; justify-content: center;"><div style="text-align: center; margin-right: 20px;"></div><div style="text-align: center;"><h1 style="margin: 0;">DKE</h1></div></div> <div style="text-align: center; margin-top: 10px;"><b>DESIGN &amp; ENGINEERING FIRM</b> 526 S. Auto Mall Dr. #3 American Fork, UT 84003 (801) 742-8811 <a href="http://www.dkefirm.com">www.dkefirm.com</a></div>	
JOB # 24-003	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;"><p>PROJECT: <b>SILVER CREEK WAREHOUSE</b></p></div><div style="width: 45%; text-align: right;"><p>STREET: 4119 Nicks Way Lot 7 &amp; 8 Santaquin Peaks Industrial Park CITY: SANTAQUIN, UT 84401</p></div></div>	
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
SHEET SIZE:	ARCH D 24X36
<h2 style="writing-mode: vertical-rl; transform: rotate(180deg);">PROPOSED IRRIGATION PLAN</h2>	
DATE 10/18/2024	
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
****	****
****	****
****	****
	
DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY
SHEET #	
L-02	





JOB # 24-003

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

CONTRACTOR TO VERIFY ALL CONDITIONS &amp; DIMENSIONS

DO NOT SCALE

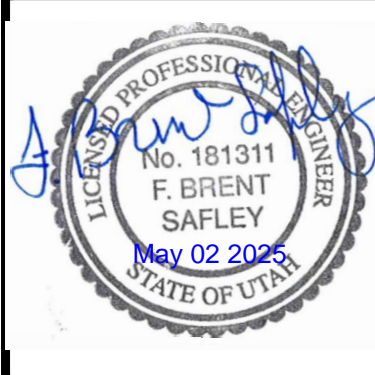
SHEET SIZE: ARCH D 24X36

LANDSCAPE AND  
IRRIGATION DETAILS

DATE 10/18/2024

PLAN SUBMITTAL DATES

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

ENGINEER: B. SAFLEY

SHEET #

L-03





**DRC Members in Attendance:** City Engineer Jon Lundell, Planner Aspen Stevenson, Building Official Randy Spadafora, Fire Department Representative Allen Duke, Police Lieutenant Mike Wall, Public Works Director Jason Callaway, and Assistant Manager Jason Bond.

**Others in Attendance:** Deputy Recorder Stephanie Christensen

**1. Amended Tanner Flats Preliminary Plan**

*A preliminary plan review of a 91-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.*

Engineer Lundell indicated that the proposed amendment is a reduction in the number of lots and a change in road and parcel layout.

Planner Stevenson had no comments.

Building Official Spadafora had no comments.

Fire Department Representative Duke mentioned concerns about the turning radius in the proposed cul-de-sac. He indicated that a minimum of 96-feet of drivable space must be provided in the cul-de-sac per federal fire department regulations. Engineer Lundell indicated that per the City's Standards, Specifications, & Drawings that a minimum of 100-foot of drivable space in a cul-de-sac is required. The Fire Department also requested that fire hydrants be relocated so that the 200-foot radius around each hydrant encompasses the full length of each lot.

Lieutenant Wall had no comments.

Public Works Director Callaway pointed out that snow load areas need to be indicated on easement areas.

Engineer Lundell pointed out that the proposed park building does not meet the City's Standards, Specifications, & Drawings (no wood frames or timbers allowed). He also pointed out that park sprinklers must meet the City's Standards, Specifications, & Drawings. Engineer Lundell indicated that all dead-end water lines at intersections need air relief valves installed. Planner Stevenson mentioned that the phasing plans need to be measured so that lots can be accurately scaled.

Assistant Manager Bond made a motion that the DRC recommend that the Tanner Flats Preliminary Plan move forward on the condition that redlines be addressed prior to it being scheduled on a Planning Commission meeting agenda. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Dept. Rep. Allen Duke	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  
April 22, 2025**

Building Official Spadafora made a motion to approve the April 22, 2025 meeting minutes. Fire Department Rep. Duke seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

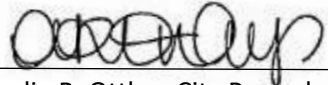
**Adjournment**

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:11 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder