

BDS COMMERCIAL SITE PLAN

SANTAQUIN, UTAH

PRELIMINARY PLAN SET

JUNE 2023

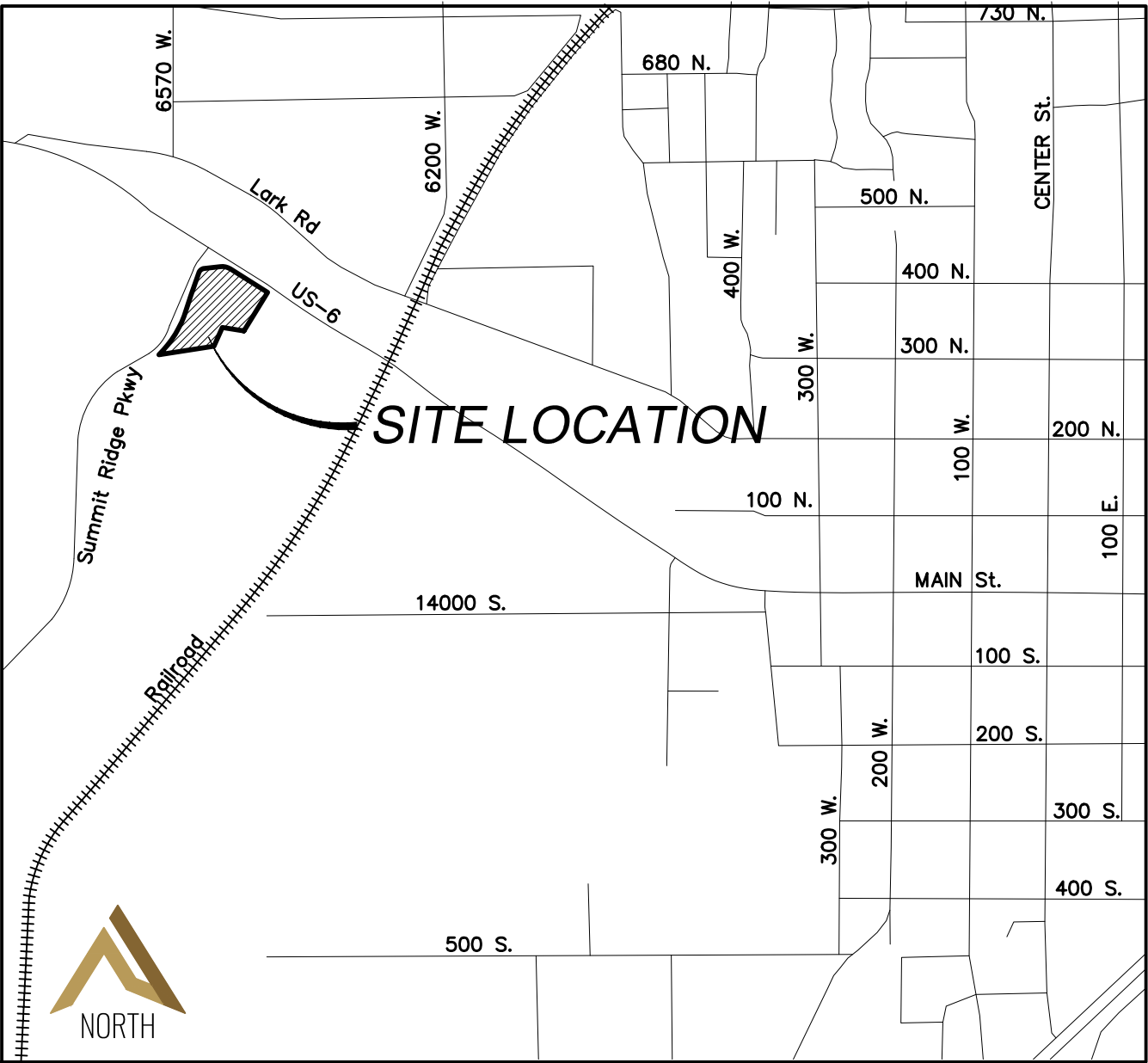
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY LAYOUT
3	OVERALL UTILITY LAYOUT
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	DETAIL SHEET

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N89°24'50"W 1639.74 FEET ALONG THE SECTION LINE & NORTH 87.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N83°44'19"E 117.81 FEET; THENCE SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°28'48", THE CHORD BEARS S77°01'21"E 76.45 FEET; THENCE 57°47'01"E 322.08 FEET; THENCE S31°32'55"W 332.03 FEET; THENCE N81°06'25"W 160.78 FEET; THENCE S24°11'31"W 149.90 FEET; THENCE S81°11'54"W 409.61 FEET; THENCE NORTHEASTERLY 341.08 FEET ALONG THE ARC OF A 793.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°38'38", THE CHORD BEARS N33°16'32"E 338.46 FEET; THENCE N17°58'03"E 152.96 FEET; THENCE N19°15'39"E 182.05 FEET; THENCE NORTHEASTERLY 56.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°28'40", THE CHORD BEARS N51°29'59"E 53.35 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES.

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

ENGINEER/SURVEYOR CONTACT INFO: ATLAS ENGINEERING LLC (801) 655-0566 946 E. 800 N. SUITE A SPANISH FORK, UT 84660	OWNER/DEVELOPER SCOTT SMITH (801) 857-4956 PO BOX 714 MONA, UT 84645 scott@tpwusa.com
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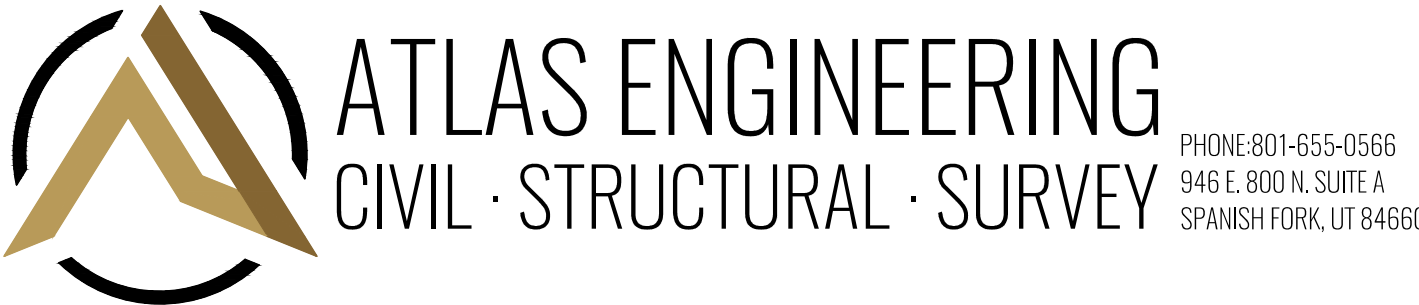


VICINITY MAP

-NTS-

LEGEND	
(APPLIES TO ALL SHEETS)	
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BDS COMMERCIAL SITE PLAN



SOUTH 1/4 CORNER
OF SECTION 4, T9S,
R1E, SLB&M

N89°24'50"W 1639.74'
NORTH 1/4 CORNER
OF SECTION 3, T10S,
R1E, SLB&M

SANTAQUIN CITY
PARCEL 32.009.0090

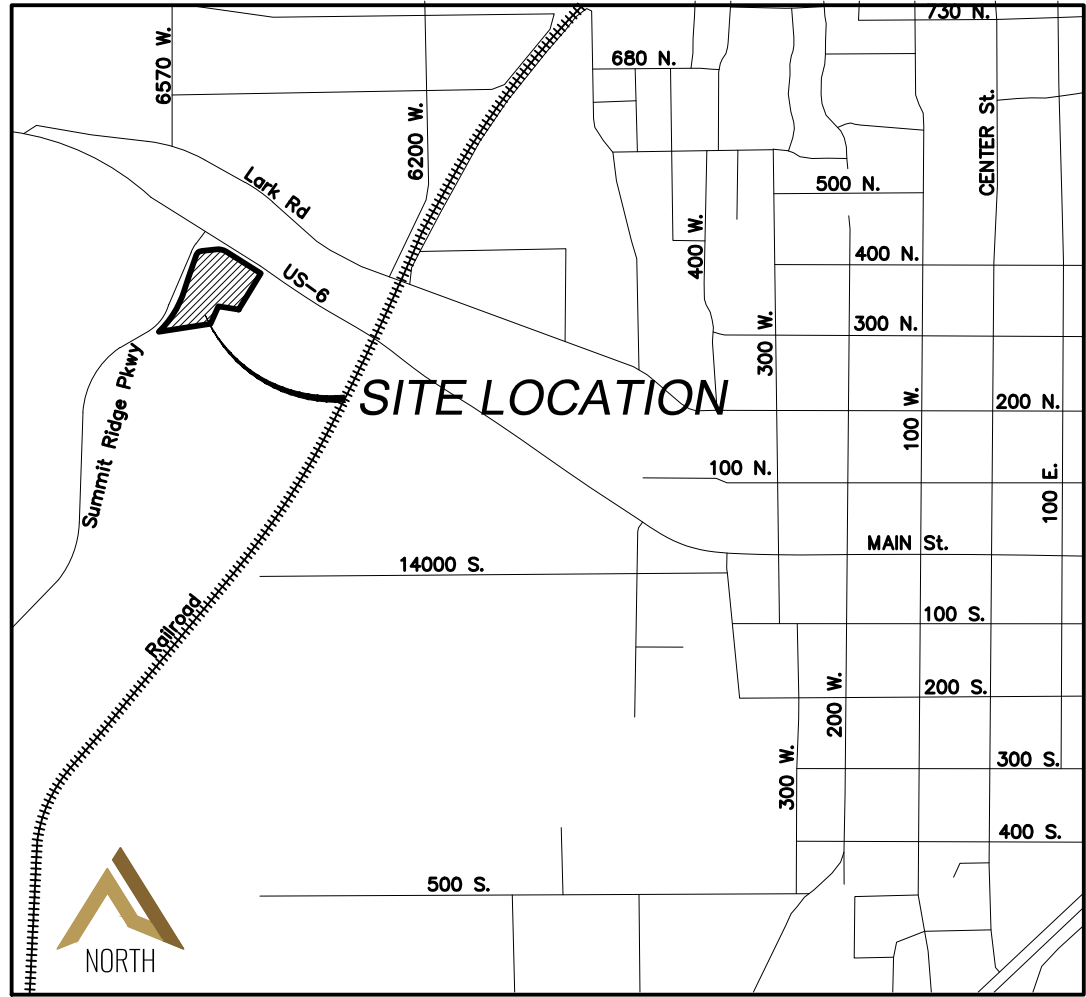
SANTAQUIN CITY
PARCEL 32.009.0090

SANTAQUIN CITY
PARCEL 32.009.0090

SANTAQUIN CITY
PARCEL 32.009.0086

SANTAQUIN CITY
PARCEL 32.009.0086

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	77.91'	116.00'	76.45'	S77°01'21"E 38°28'48"
C2	341.08'	793.00'	338.46'	N33°16'32"E 24°38'38"
C3	56.27'	50.00'	53.35'	N51°29'59"E 64°28'40"



VICINITY MAP
-NTS-

LEGEND

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- PROPOSED STREET LIGHT
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- EXISTING WATER VALVE
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SCALE 1" = 50'
SCALE 1" = 100'

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH LIES N89°24'50"W 1639.74 FEET ALONG THE SECTION LINE & NORTH 87.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N83°44'19"E 117.81 FEET; THENCE SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°28'48", THE CHORD BEARS S77°01'21"E 76.45 FEET; THENCE S7°47'01"E 322.08 FEET; THENCE S31°32'55"W 332.03 FEET; THENCE N81°06'25"W 160.78 FEET; THENCE S24°11'31"W 149.90 FEET; THENCE S81°11'54"W 409.61 FEET; THENCE N17°58'03"E 152.96 FEET; THENCE N19°15'39"E 182.05 FEET; THENCE NORTHEASTERLY 56.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°28'40", THE CHORD BEARS N51°29'59"E 53.35 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES.

SHEET NO.

2

OVERALL BOUNDARY

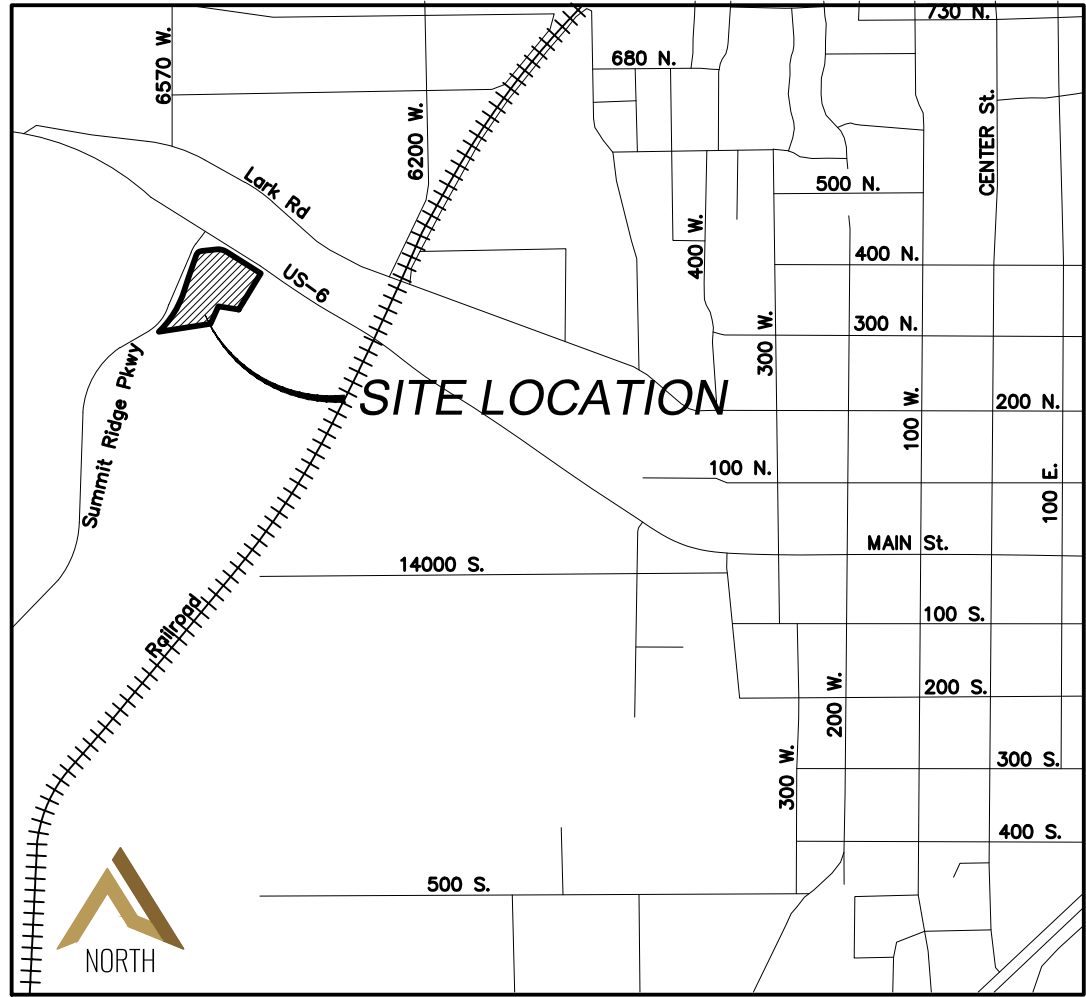
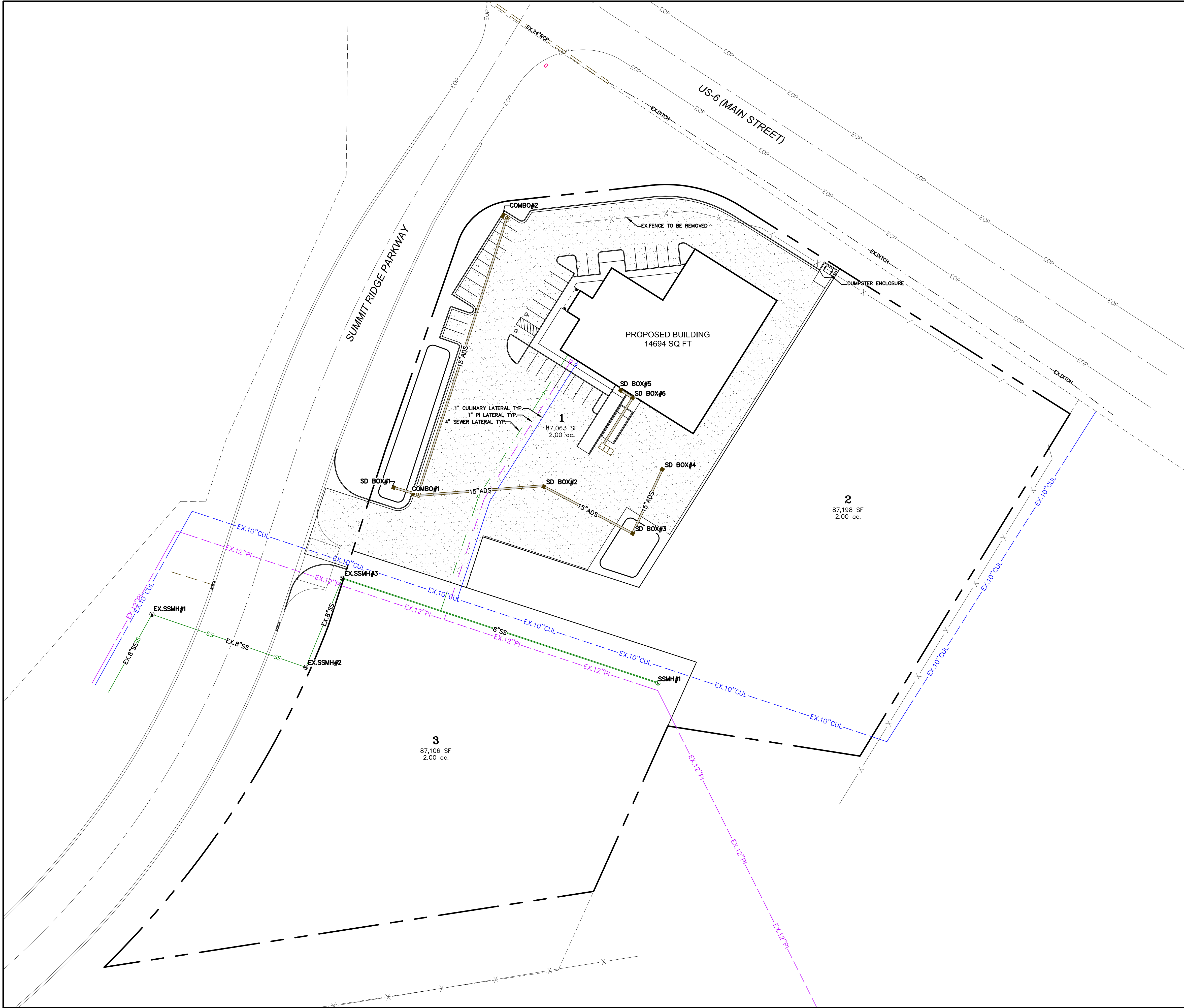
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\02-OVERALL SITE PLAN.DWG



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
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- EDGE OF PAVEMENT
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- EXISTING WATER
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- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.

3

REVISIONS		BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
NO.			

OVERALL UTILITY LAYOUT

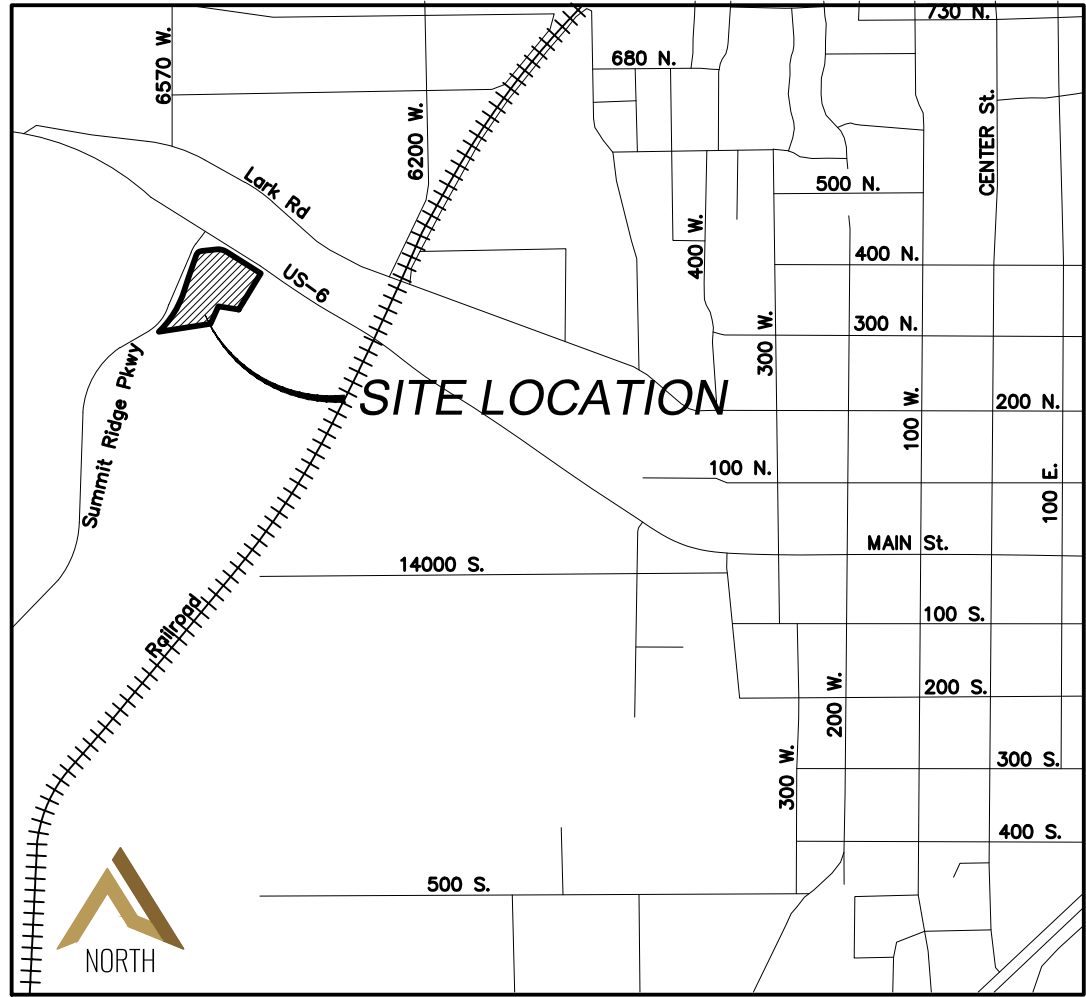
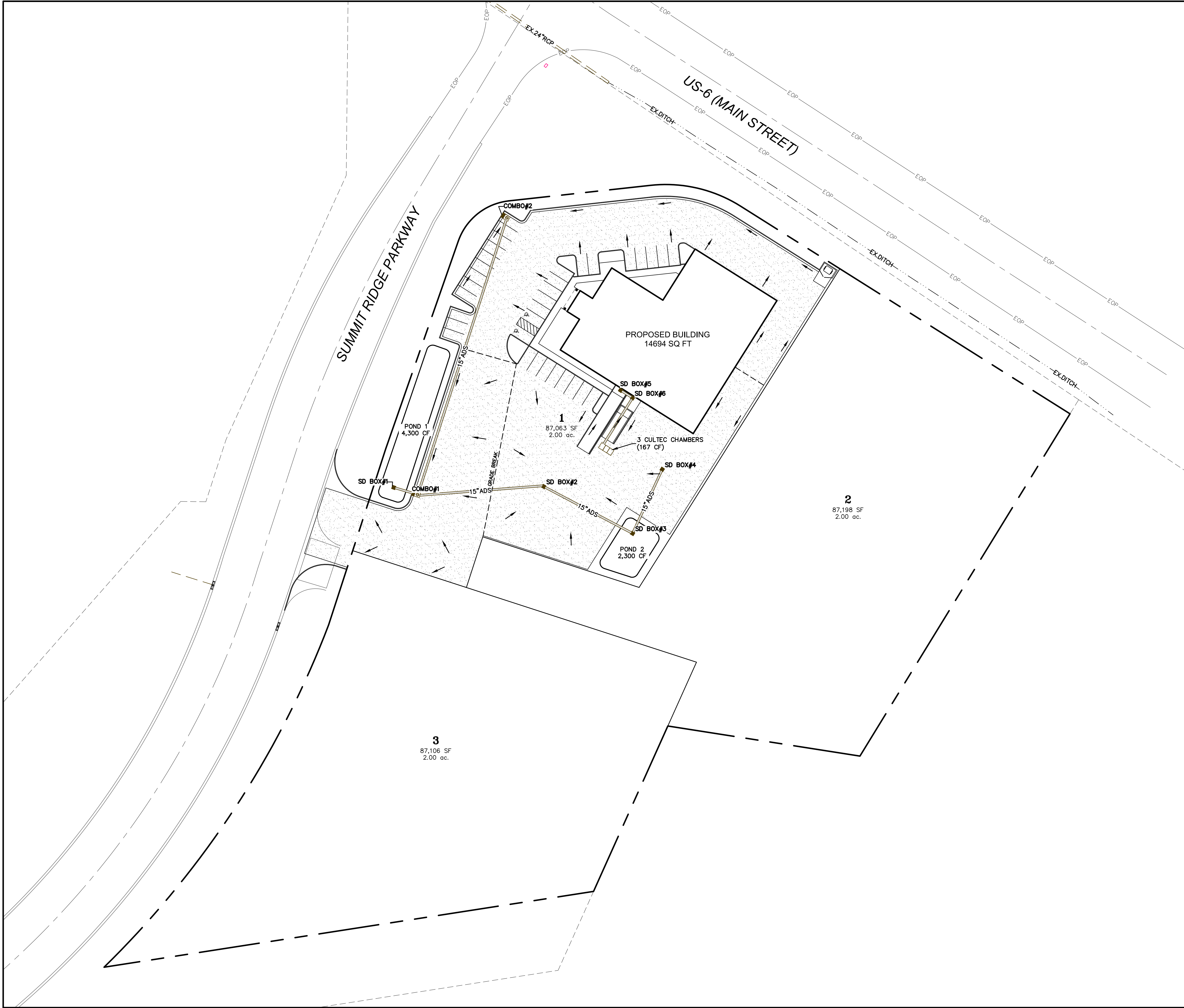
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VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
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(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.

4

DRAINAGE PLAN

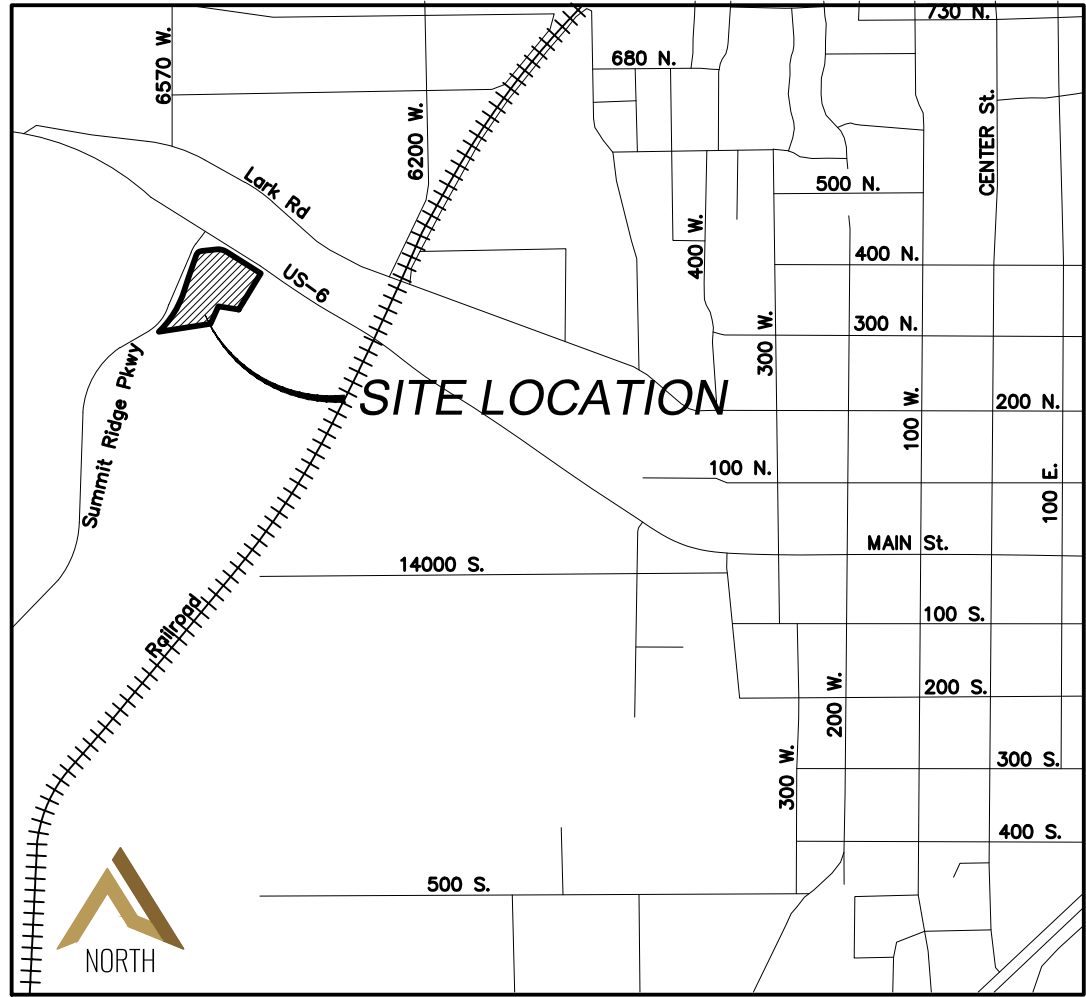
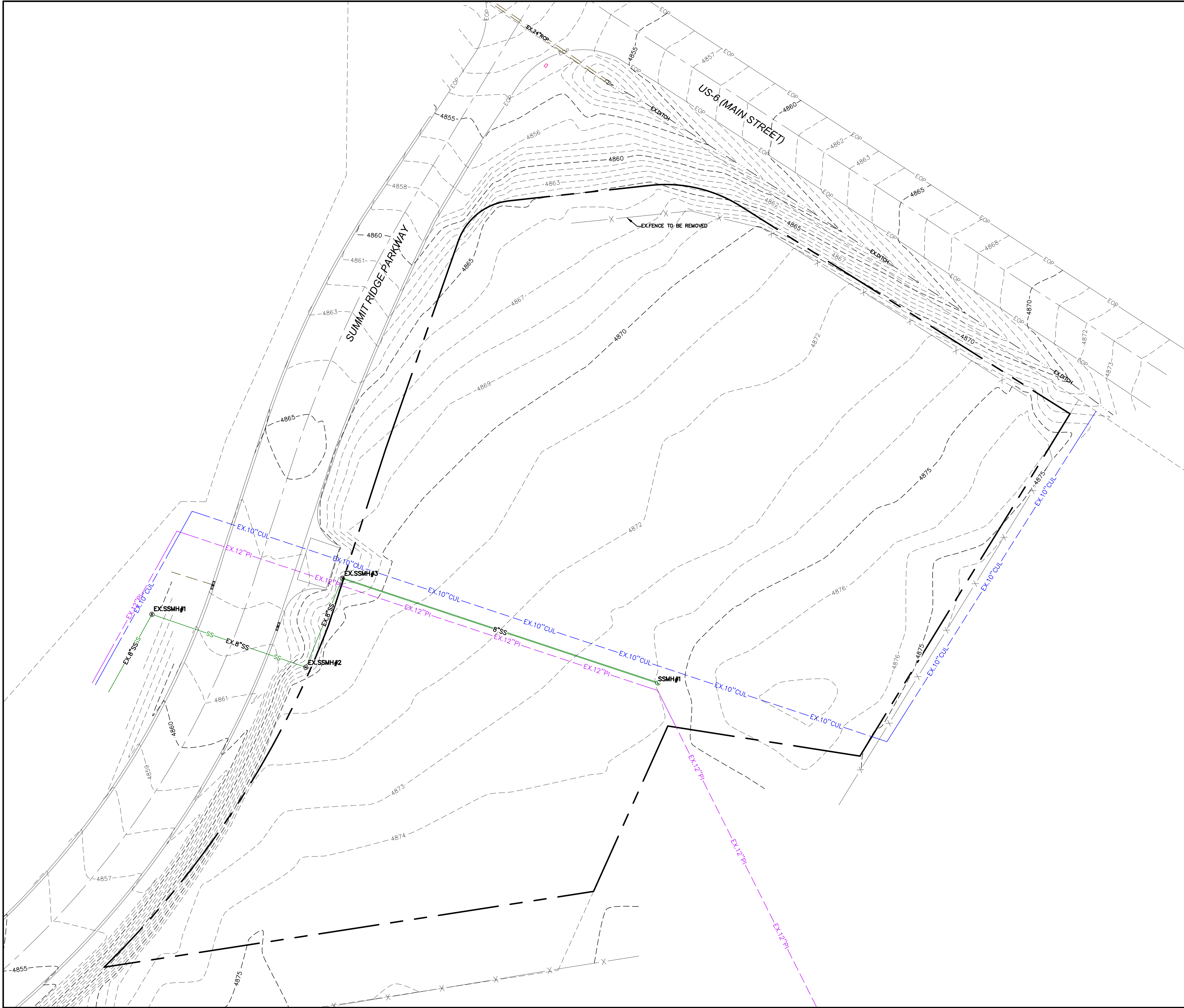
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BDS COMMERCIAL SITE PLAN

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VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
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0 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.

5

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

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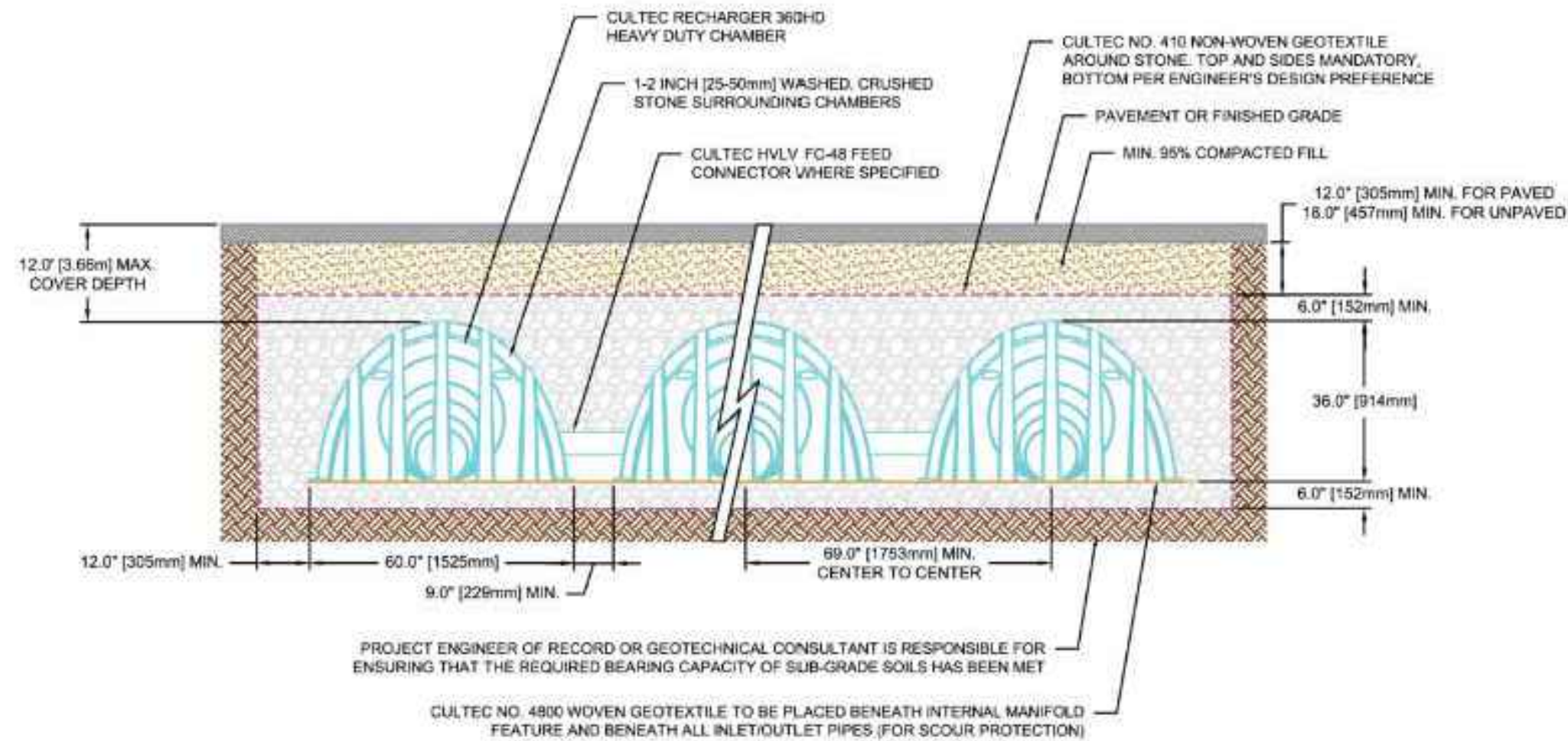
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INSTALLATION INSTRUCTIONS FOR STORMWATER

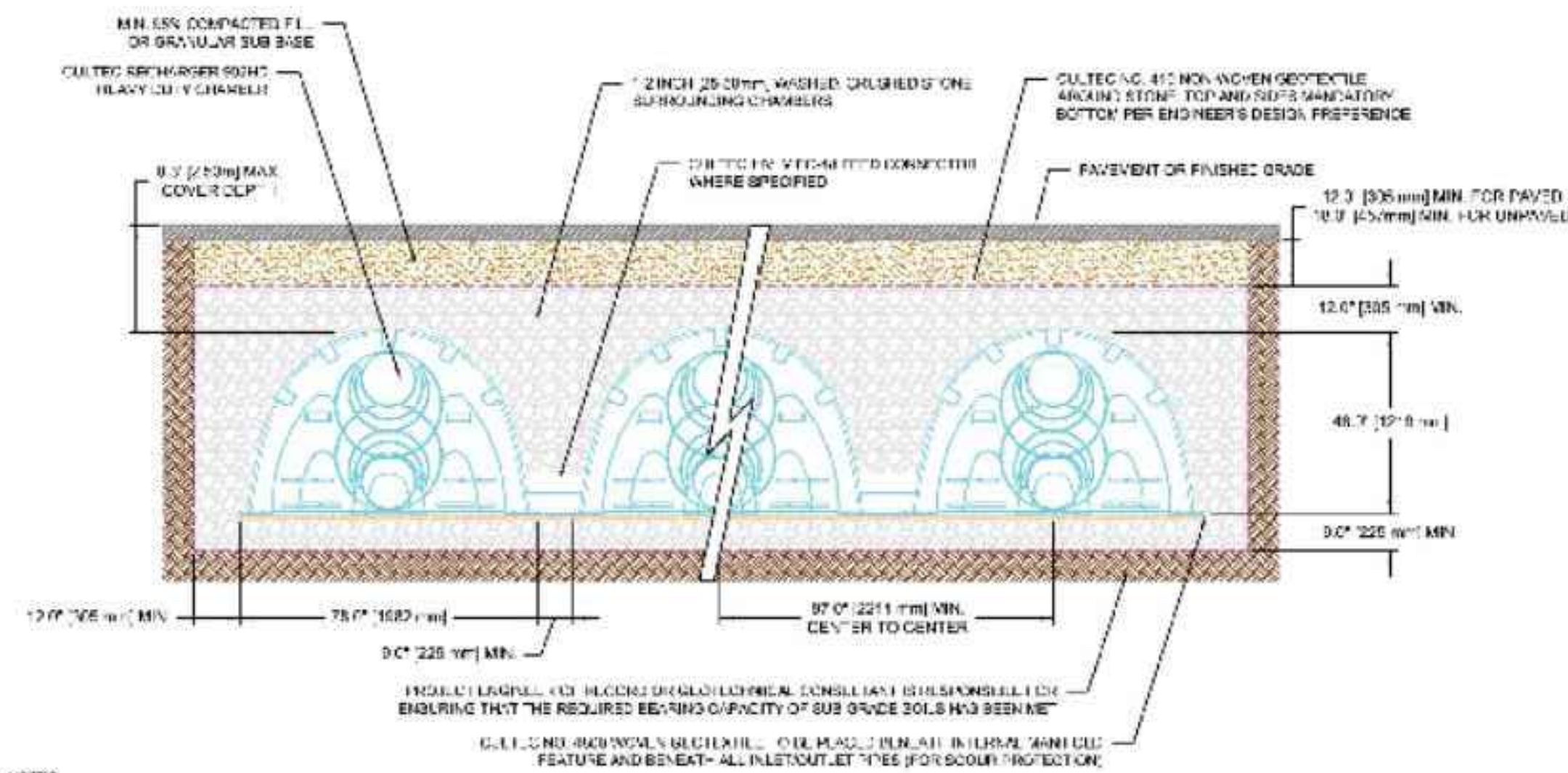


Recharger 360HD Typical Cross Section for Traffic Applications



- NOTES:
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

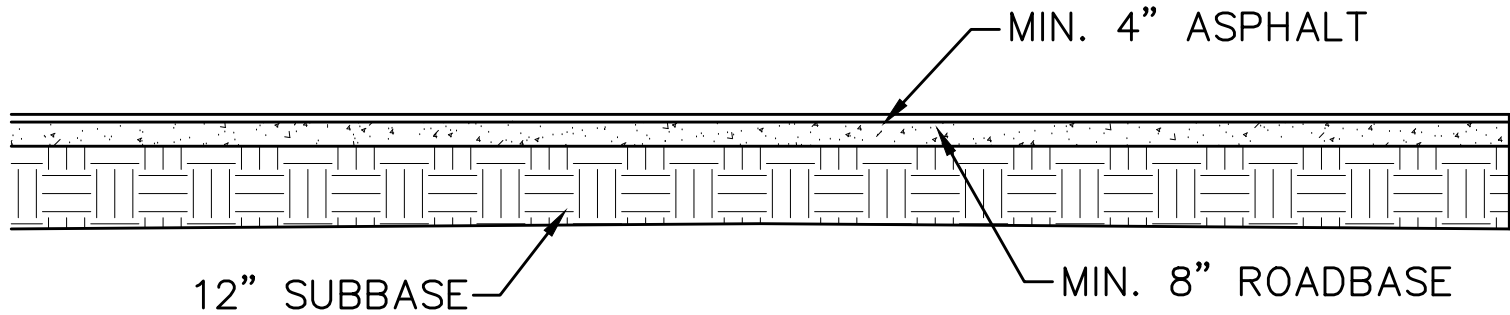
Recharger 902HD Typical Cross Section for Traffic Applications



- NOTES:
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 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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PARKING LOT CROSS SECTION

-NTS-

SHEET NO.

6

BY

DATE

REVISIONS

DETAIL SHEET

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
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PHONE 801-655-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

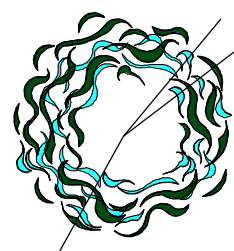
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6/30/2023 1:44:59 PM Z:\Drawings 2023\2023-305 Scott Smith Warehouse Project (2022-098)\SCOTT SMITH LANDSCAPING

REDUCTION.rvt

PLANTING SCHEDULE

TREES:

SYMBOL	LATIN / BATANICAL NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY
	GLEDITSIA TRIACANTHOS 'INTERMIS'	THORNLESS COMMON HONEY LOCUST 'SHADE MASTER'	2" CALIPER	CAGED, BALL AND BURLAP	(7)
	CEDRUS ATLANTICA 'GLAUCA PENDULA'	WEeping BLUE ATLAS CEDAR	6' TO 8' TALL	CAGED, BALL AND BURLAP	(5)
SHRUBS:					
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEGELA	5 GALLON	PLASTIC CONTAINER	(30)
	POTENTILLA FRUTICOSA 'RED ACE'	POTENTILLA	5 GALLON	PLASTIC CONTAINER	(47)
	PRUNUS X CERASIFERA VIRGINIANA 'SCHUBERT'	PURPLE LEAF SHRUB	5 GALLON	PLASTIC CONTAINER	(23)

NOTE: TOTAL LANDSCAPE AREA 8,491 SQ '



REVISIONS
DATE

GUILFORD RAND, ARCHITECT

1991 South State Road Springville, UT 84663 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

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WRITTEN APPROVAL OF THE
ARCHITECT.

A WAREHOUSE & MANUFACTURING

FOR Scott Smith

X5UR+R1/2 Santaquin, Utah, 84655

SHEET NO.

L-1.0

DATE

06/30/2023