

BDS COMMERCIAL SITE PLAN

390 N SUMMIT RIDGE PARKWAY

SANTAQUIN, UTAH

FINAL PLAN SET

AUGUST 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY LAYOUT
3	OVERALL UTILITY LAYOUT
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7	PHOTOMETRIC PLAN
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET



LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	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)

GENERAL NOTES:

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCE AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

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:

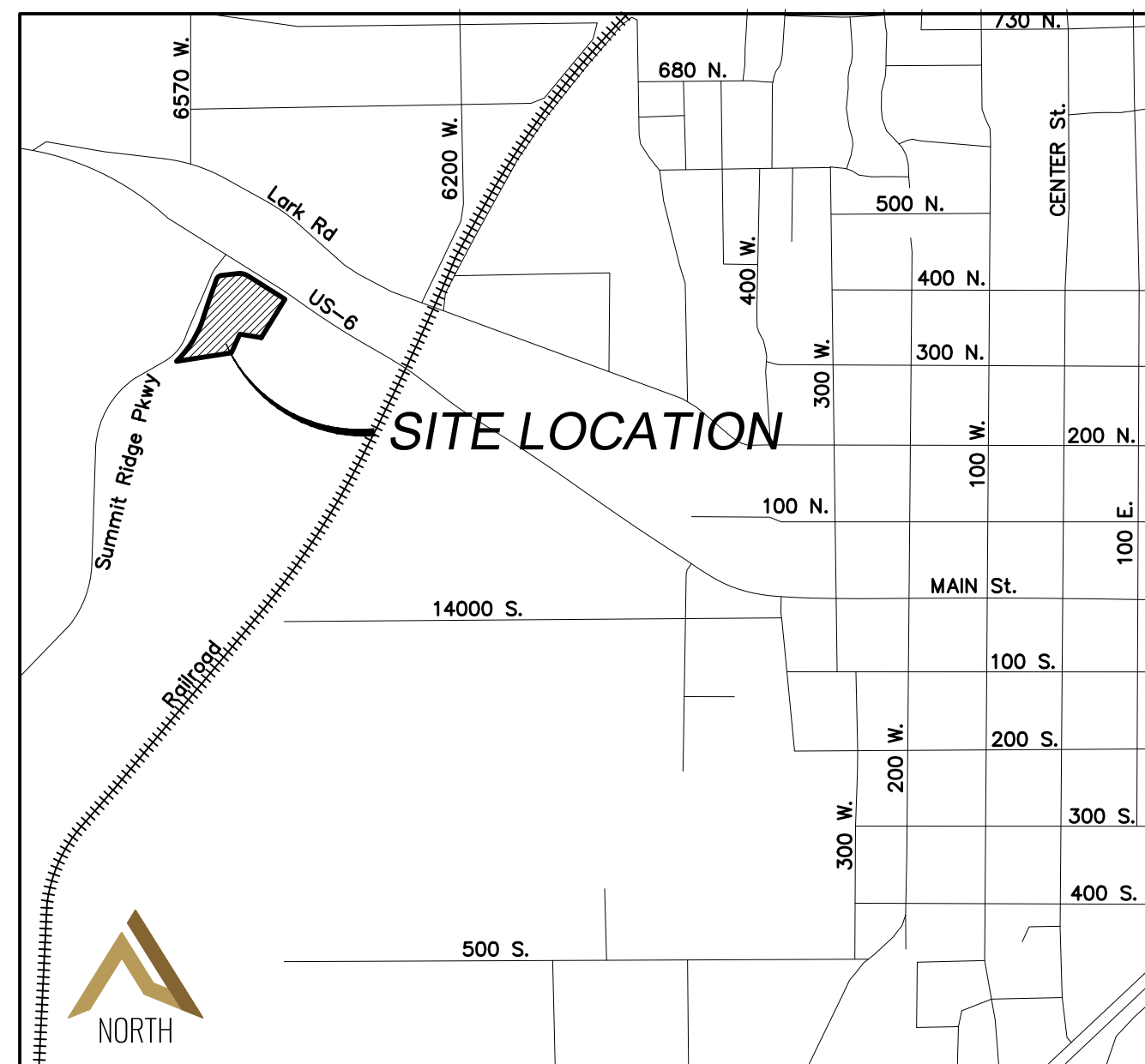
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED 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



VICINITY MAP

-NTS-

DATA TABLE

TOTAL ACREAGE=6.00 ACRES
BUILDING AREA=14,694 SQ. FT.
PARKING LOT AREA=52,345 SQ. FT.
ACREAGE IN ROADS=0.00 ACRES
LANDSCAPING AREA=16,964 SQ. FT.
SIDEWALK AREA=1,356 SQ. FT.

BDS COMMERCIAL SITE PLAN



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

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

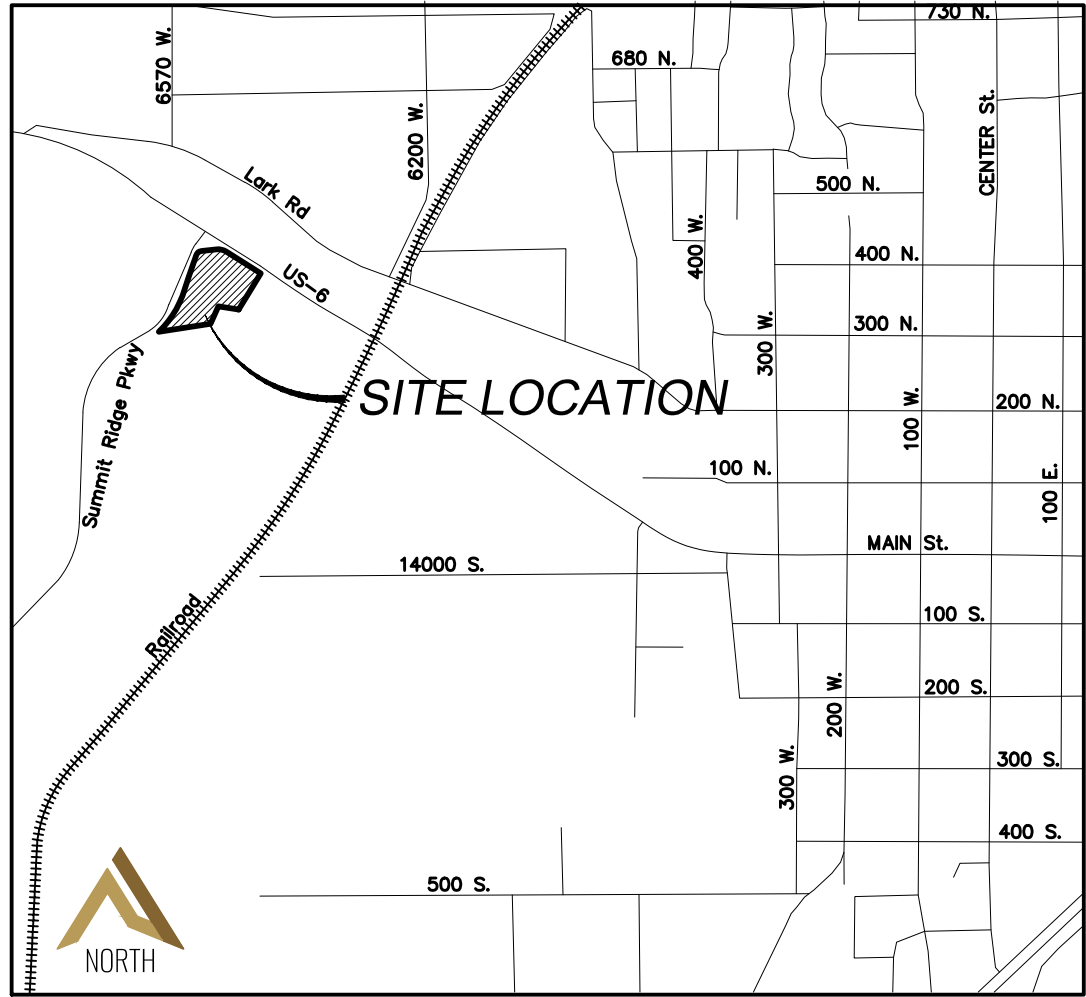
SANTAQUIN CITY
PARCEL 32.009.0090

SANTAQUIN CITY
PARCEL 32.009.0086

SANTAQUIN CITY
PARCEL 32.009.0086

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
C2	341.08'	793.00'	338.46'	N33°16'32"E
C3	56.27'	50.00'	53.35'	N51°29'59"E



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- OHP
- 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)



0 50 100 150
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

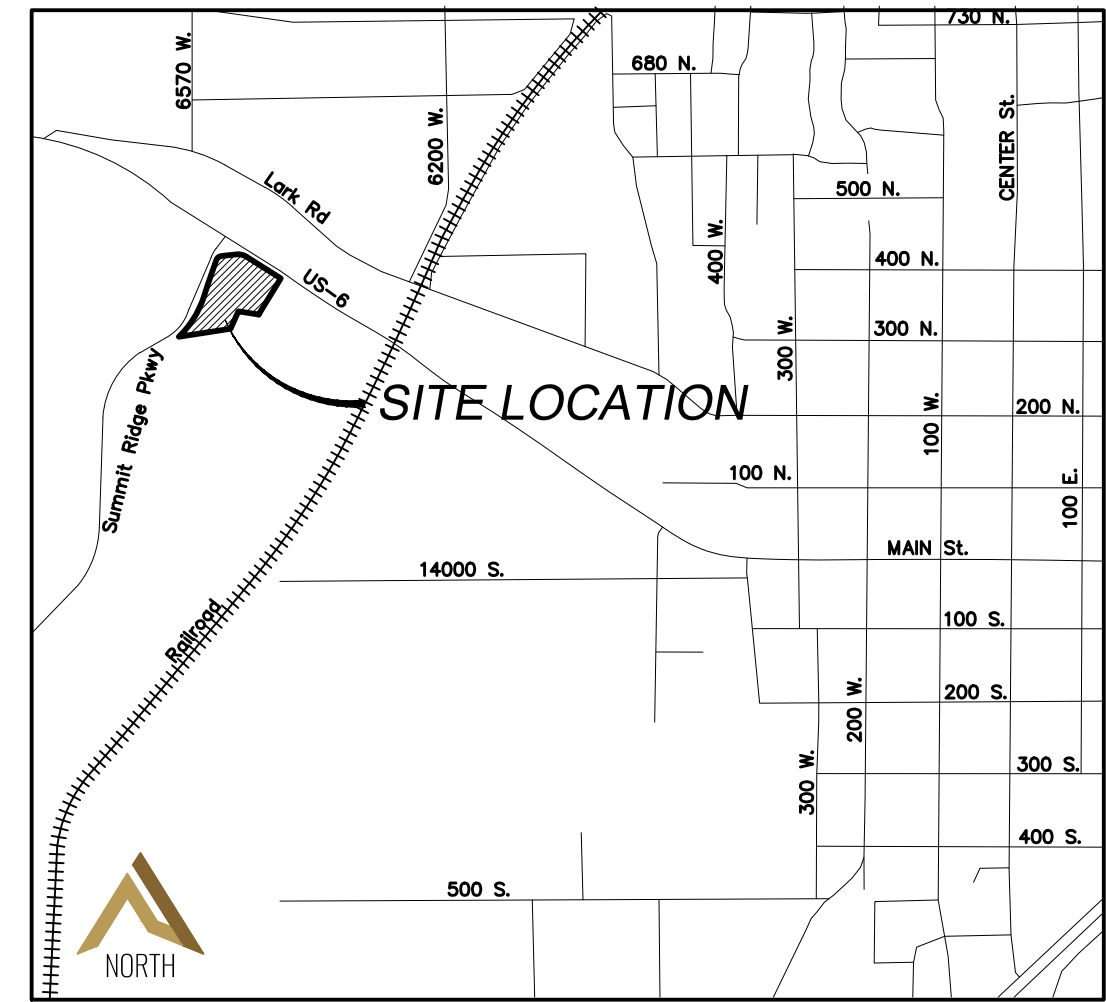
ATLAS ENGINEERING
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

- CONSTRUCTION NOTES:
1. INSTALL 30'x30' SEPTIC TANK.
 2. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. EXISTING FENCE TO BE REMOVED.
 5. INSTALL DUMPSTER ENCLOSURE.
 6. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 7. INSTALL 6" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
 8. INSTALL 3" CROSS GUTTER.
 9. REMOVE EXISTING DRIVE APPROACH.
 10. INSTALL 3 CULTEC 360HD CHAMBERS OR EQUIVALENT(167 CF)
 11. INSTALL 24 CULTEC 360HD CHAMBERS OR EQUIVALENT(1,338 CF)
 12. INSTALL CORP STOP PER SANTAQUIN CITY STANDARDS.

ASPHALT
LANDSCAPE



VICINITY MAP
-NTS-

LEGEND

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- EXISTING WATER VALVE
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- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



0 10 20 40 80 120

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

SHEET NO.

3

OVERALL UTILITY
LAYOUT

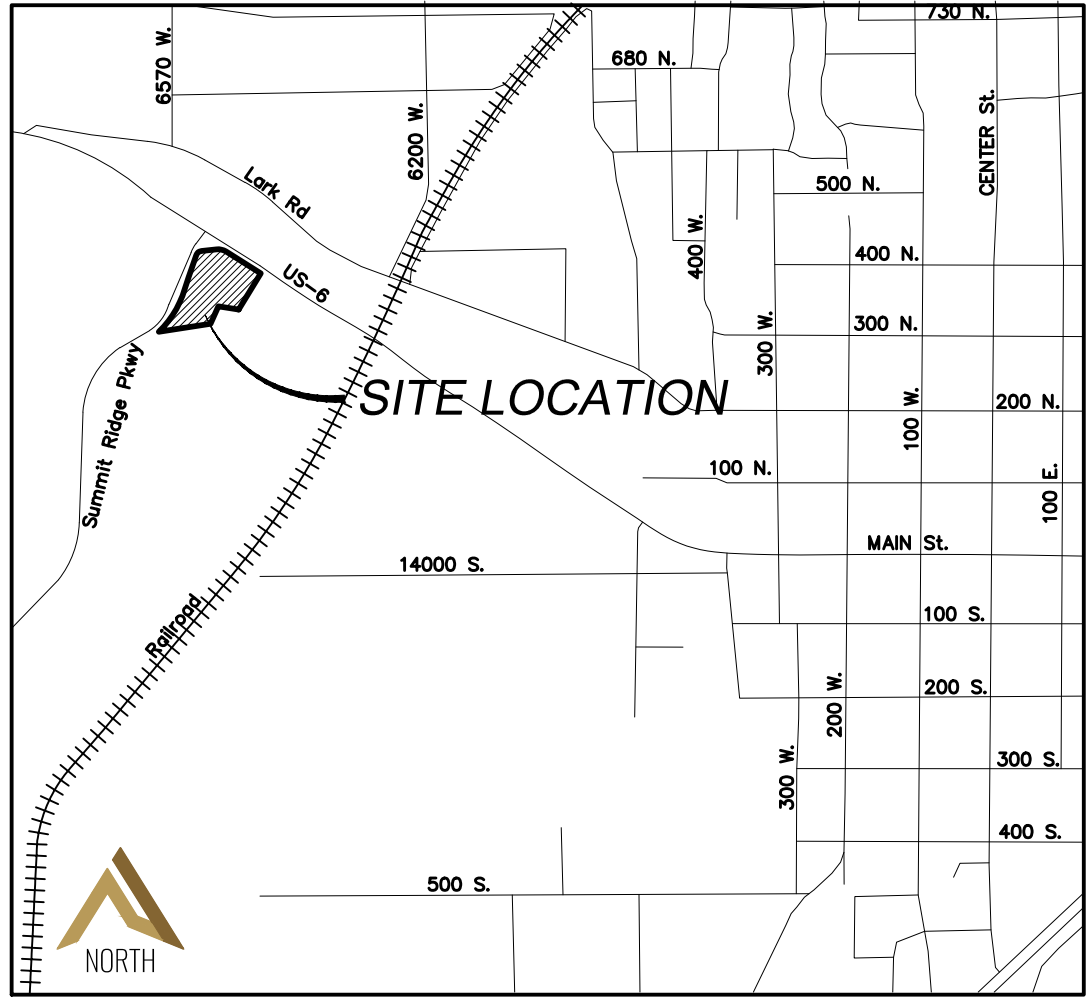
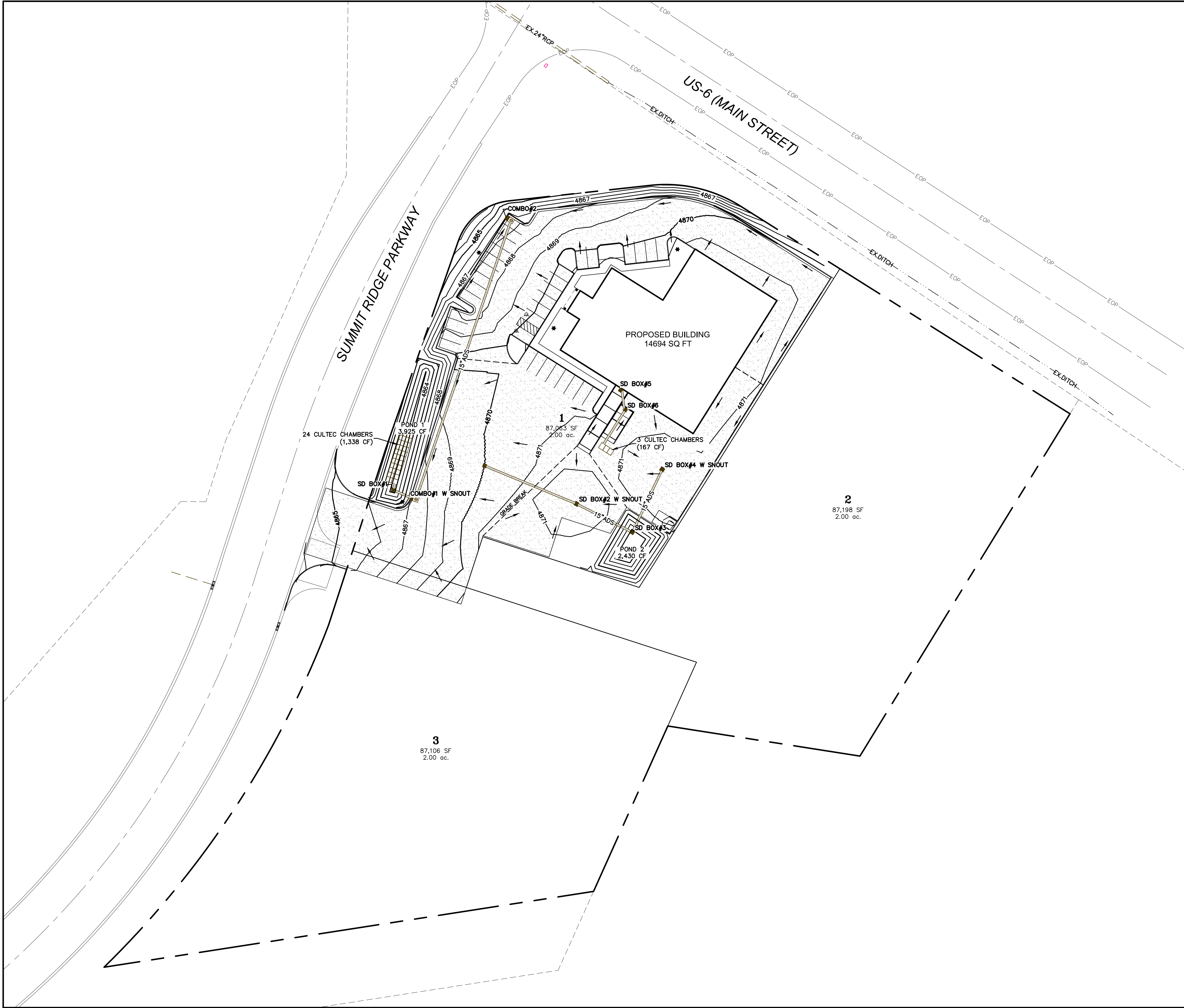
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

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PHONE 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\03-UTILITY PLANDWG



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
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0 10 20 40 80 120

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

SHEET NO.

4

DRAINAGE PLAN

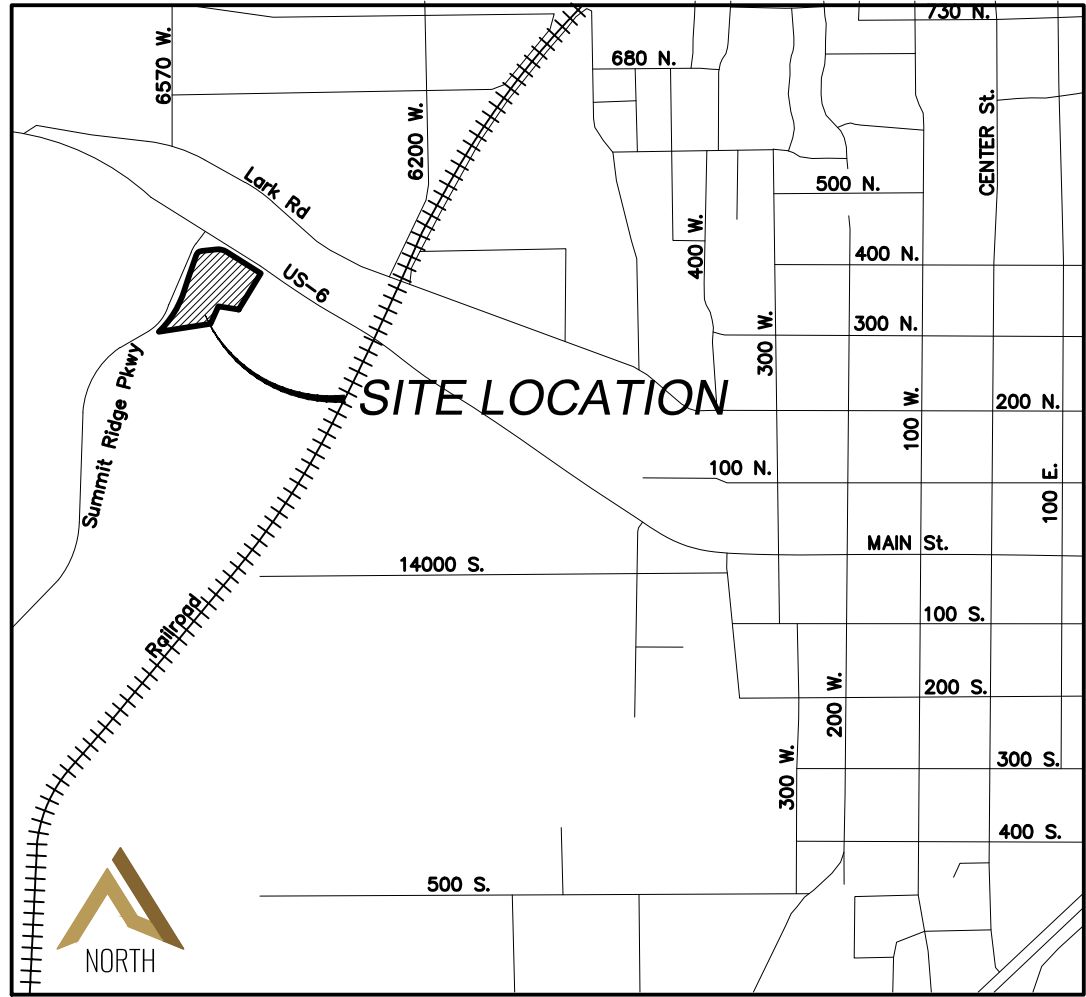
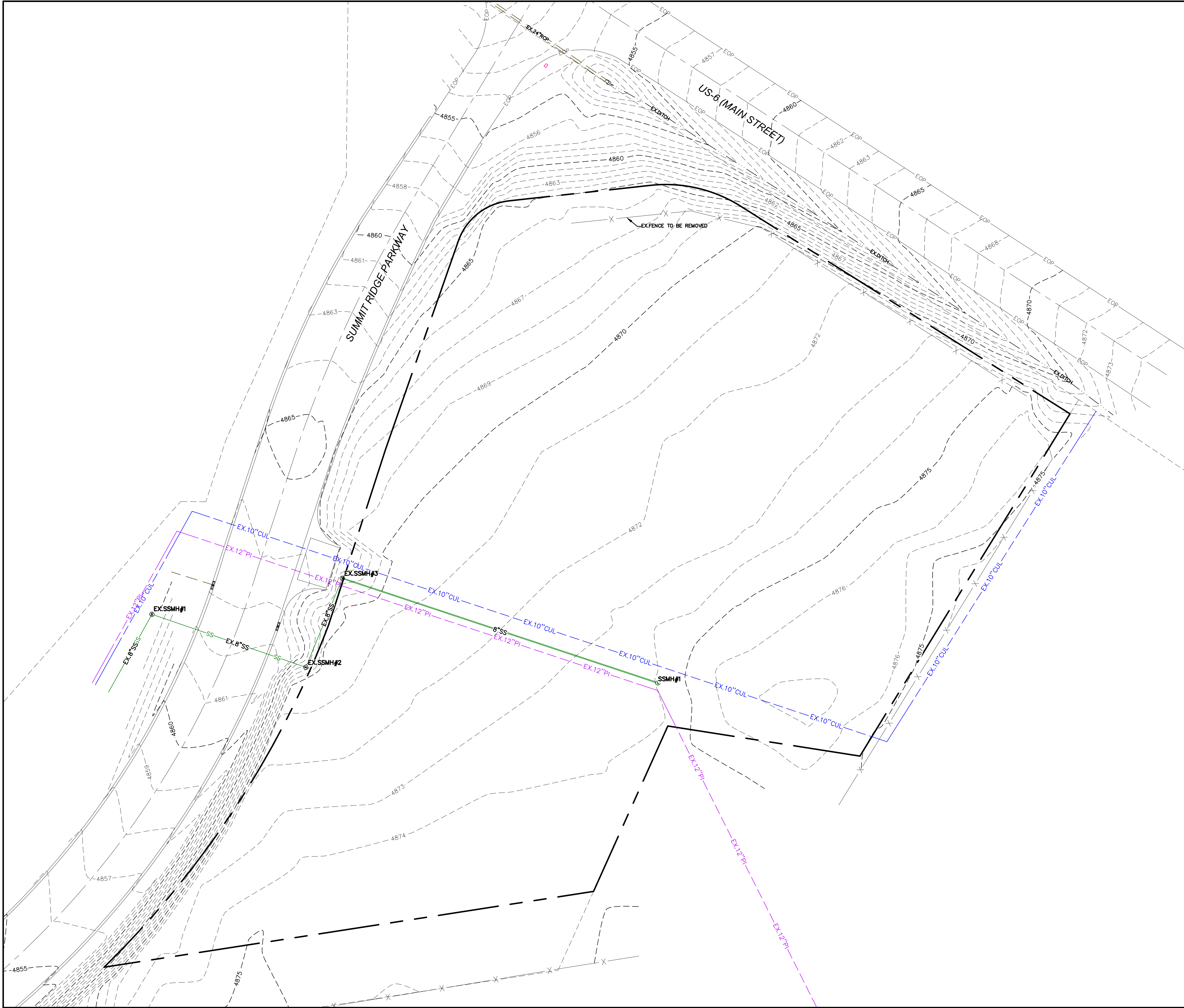
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VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
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- PROPOSED STORM DRAIN
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- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



0 10 20 40 80 120

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

SHEET NO.

5

EXISTING TOPOGRAPHY

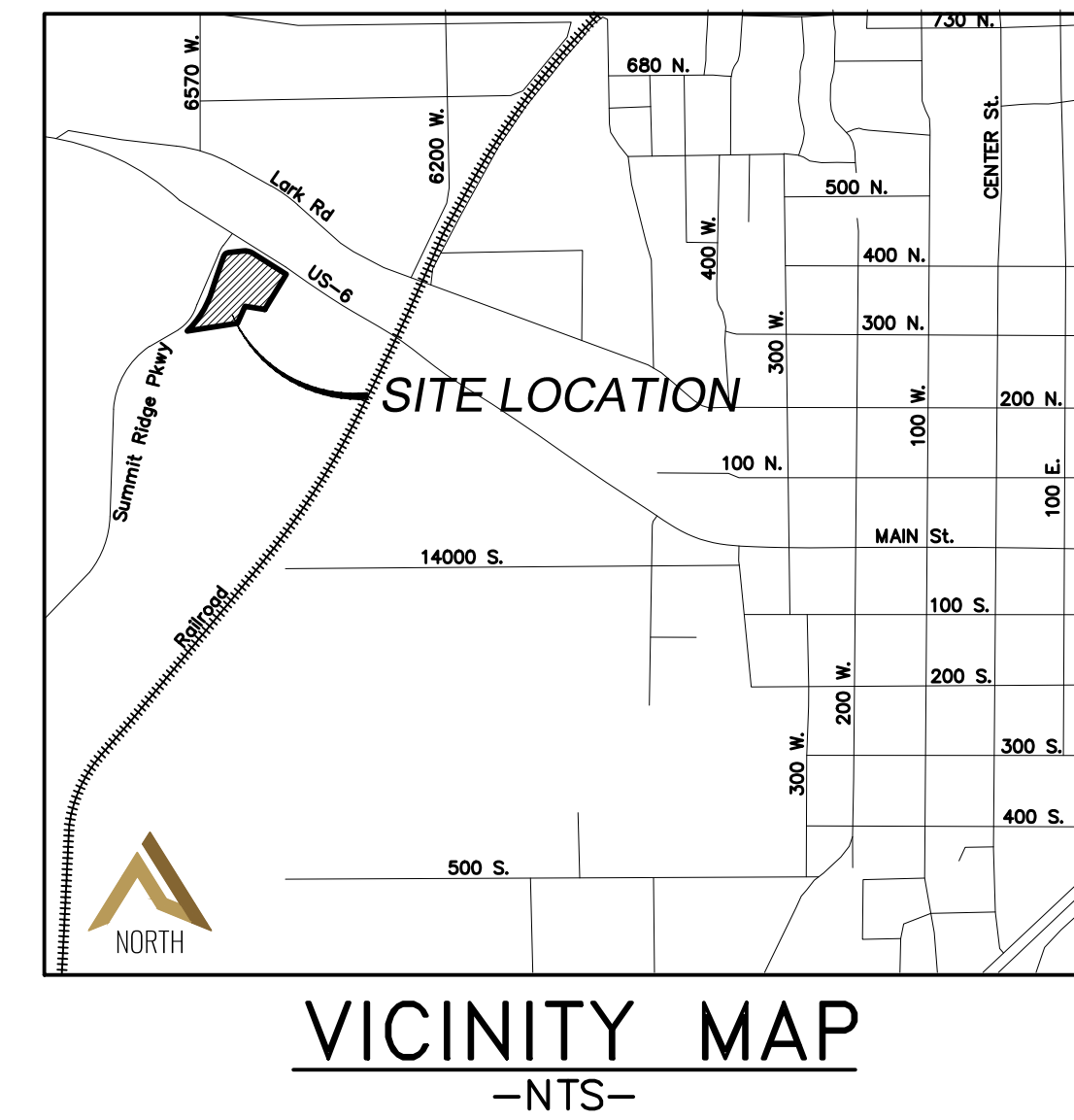
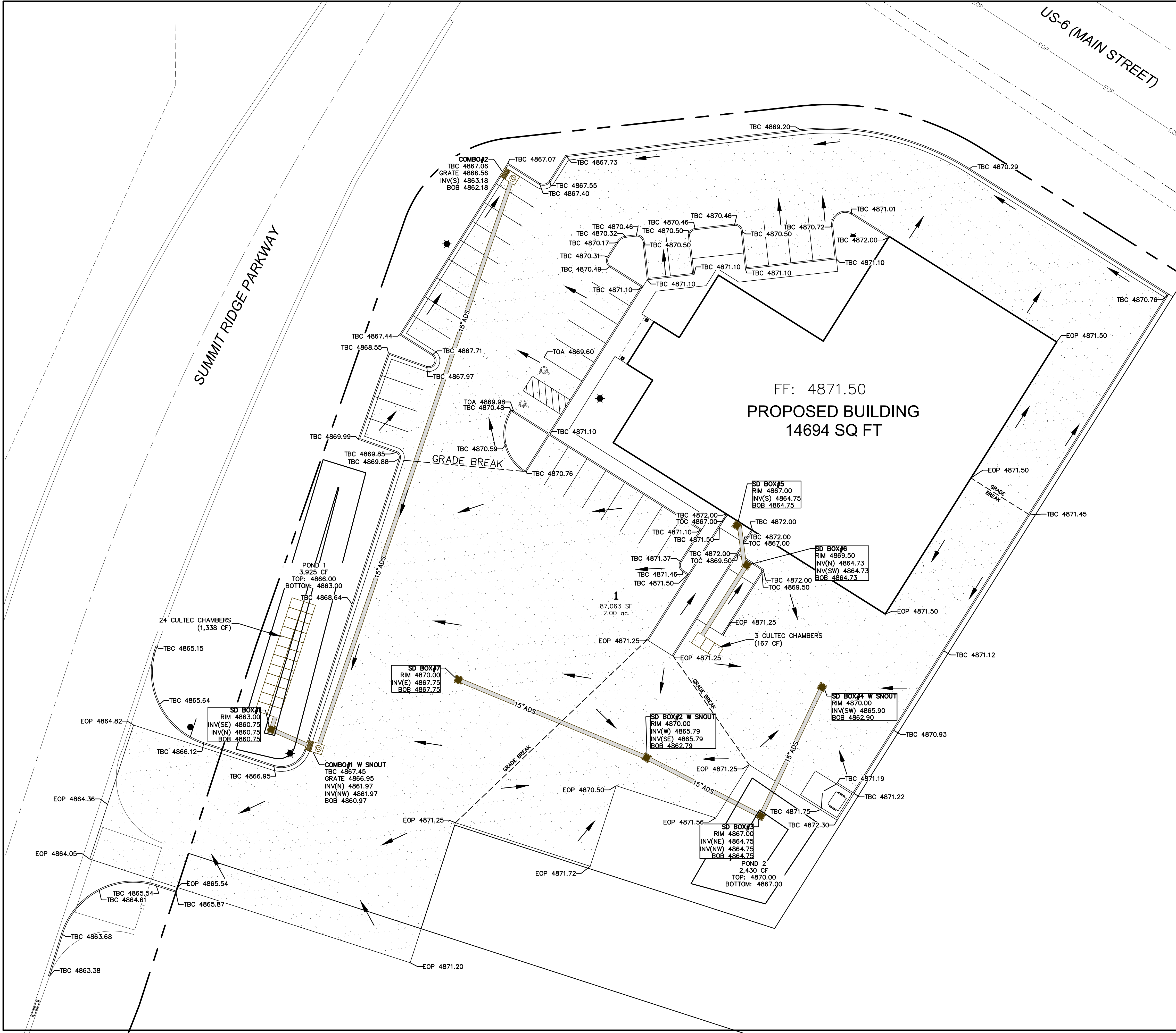
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

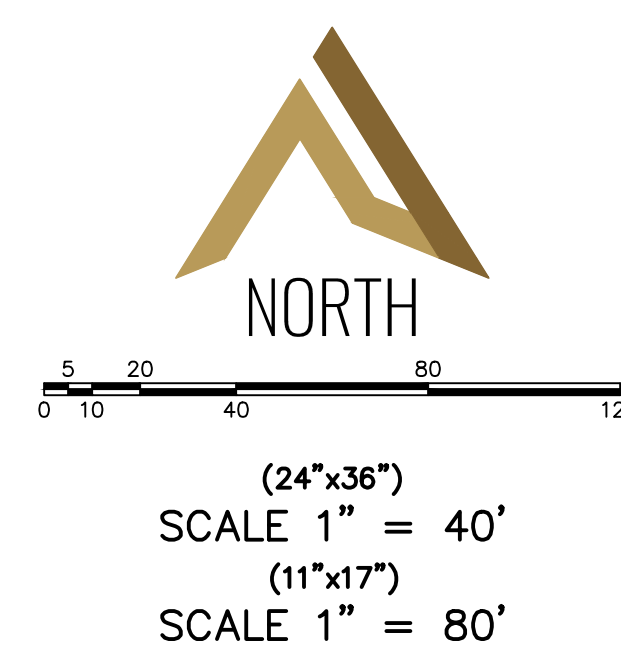
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Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\05-EXISTING TOPO.DWG



- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
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 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



SHEET NO.
6

NO.	REVISIONS	BY	DATE
12			
11			
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2			
1			

TBC PLAN

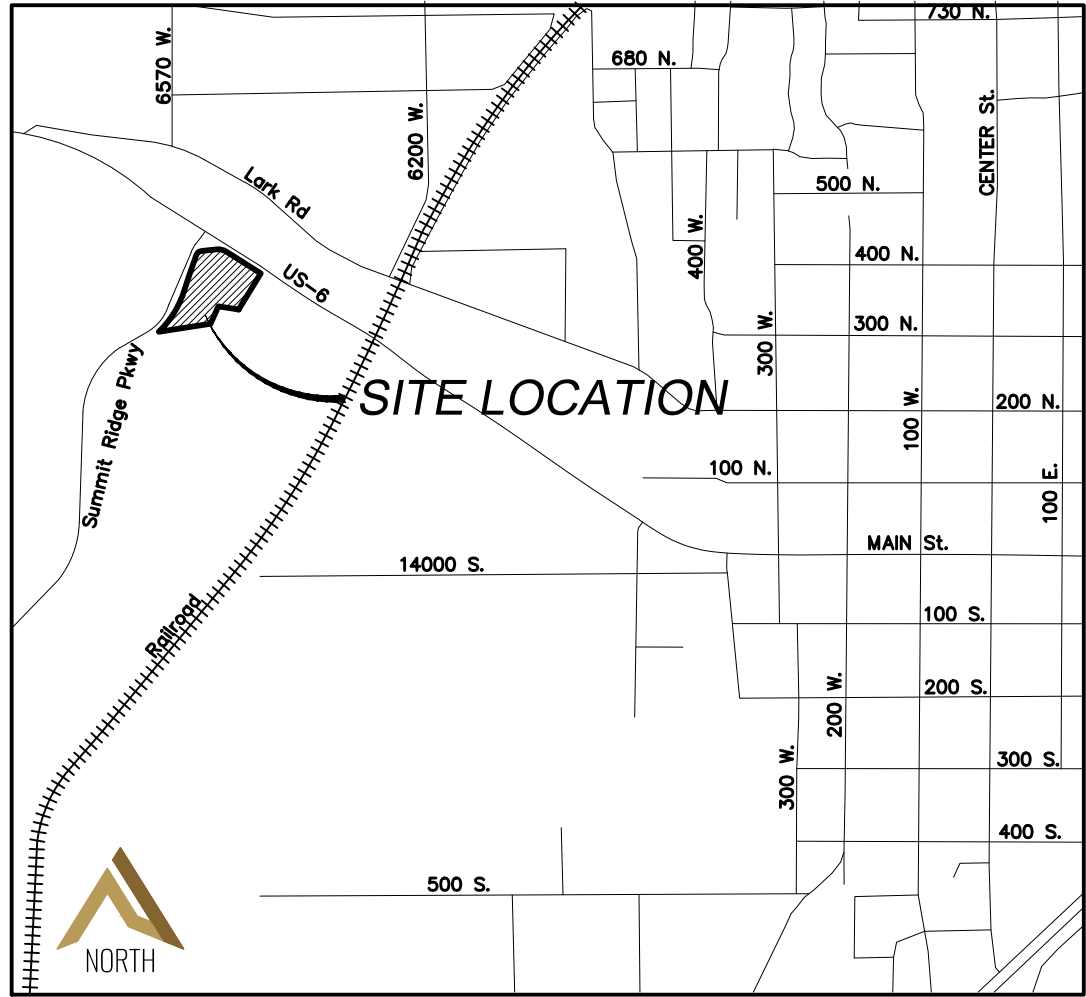
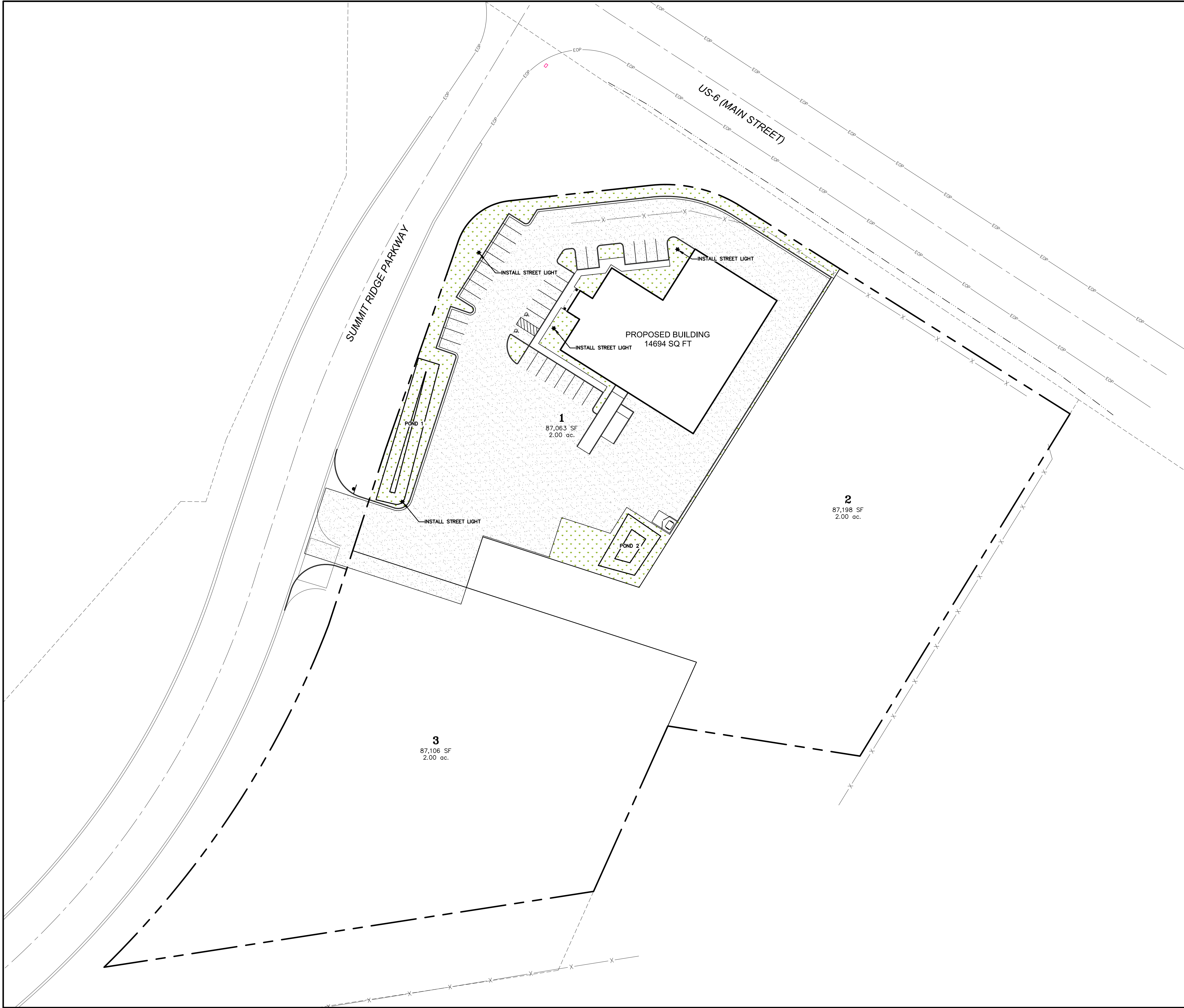
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

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946 E. 800 N. SUITE A
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Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN.CADD\PRELIMINARY\06-TBC PLANDWG



VICINITY MAP
-NTS-

LEGEND

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

SHEET NO.

7

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

PHOTOMETRIC PLAN

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

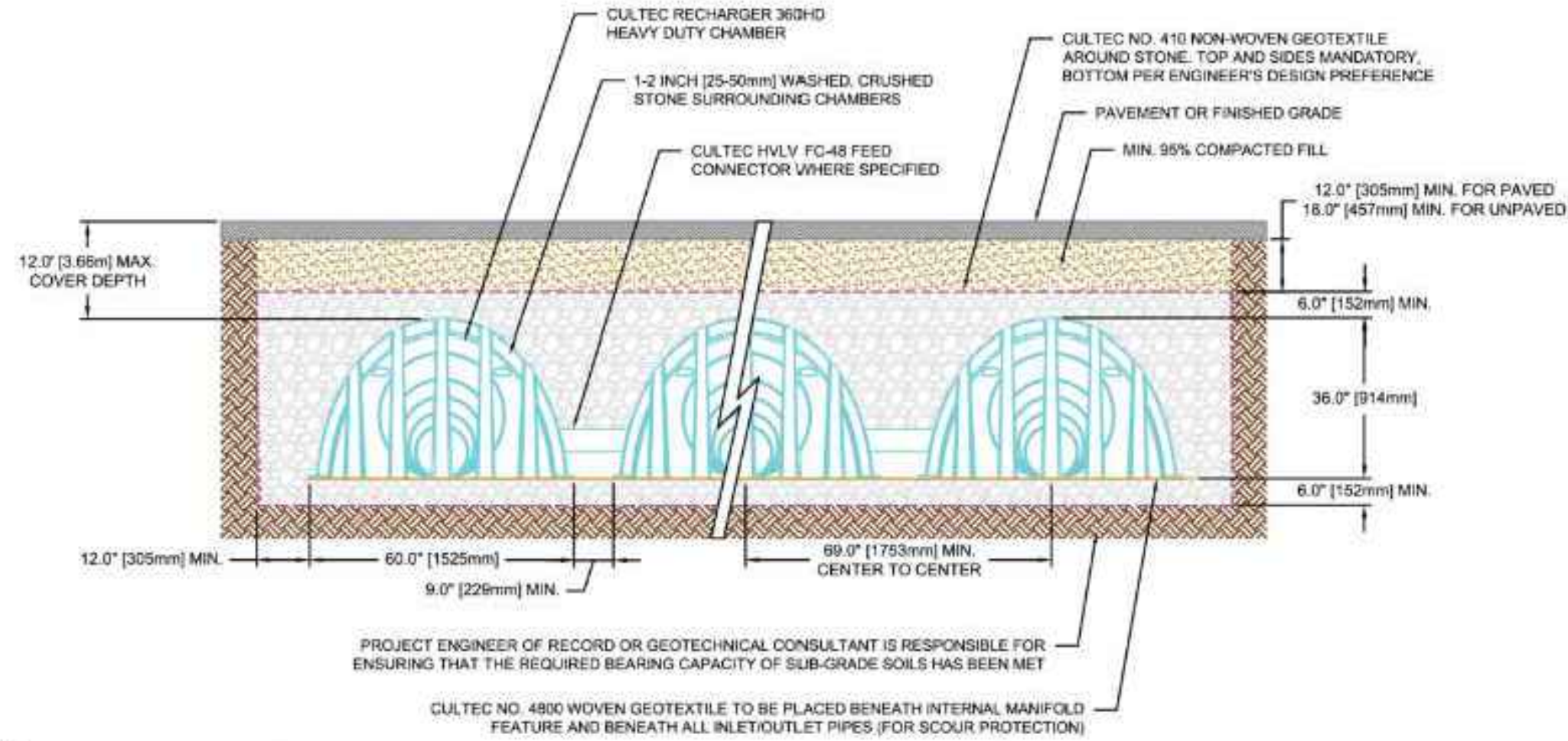
PHONE: 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

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INSTALLATION INSTRUCTIONS FOR STORMWATER

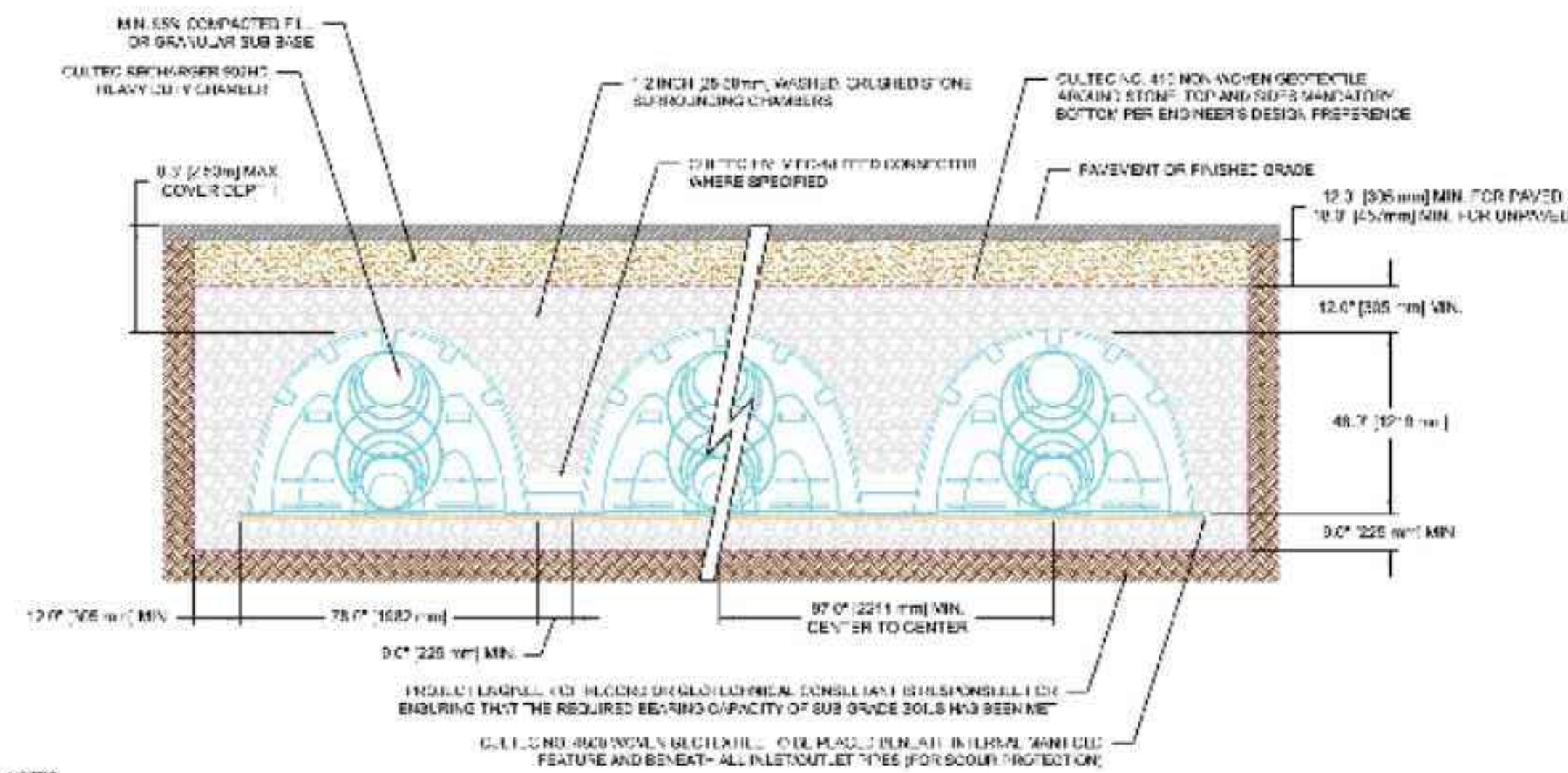


Recharger 360HD Typical Cross Section for Traffic Applications



- 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

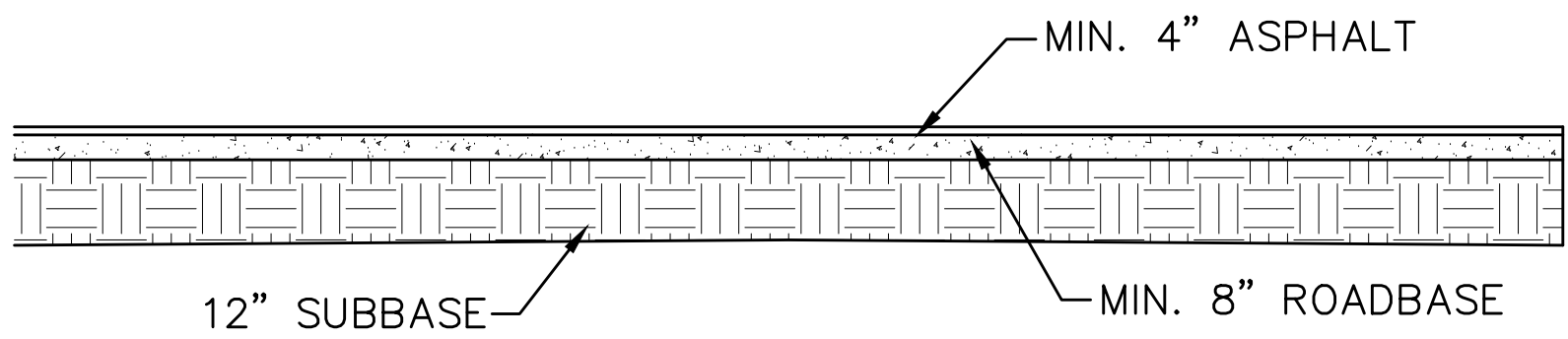
Recharger 902HD Typical Cross Section for Traffic Applications



- NOTES:
- 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".
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 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - 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.

DT-01

DETAIL SHEET

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

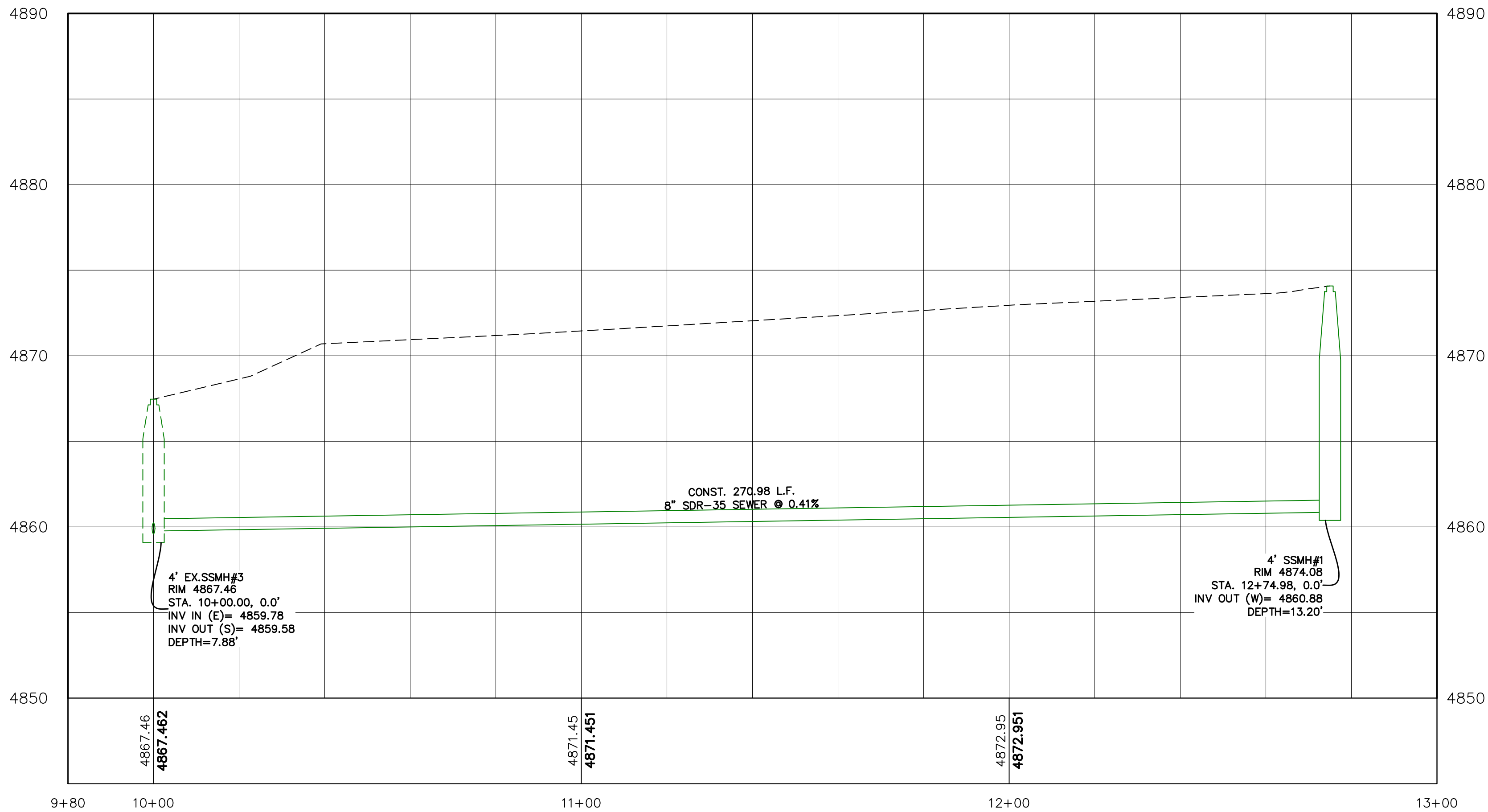
PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601



Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\08-DETAILS.DWG

*EXISTING SEWER MANHOLE ELEVATIONS FROM SANTAQUIN PEAKS OFFSITE UTILITIES BY RIMROCK ENGINEERING & DEVELOPMENT. CONTRACTOR TO CONTACT ATLAS ENGINEERING TO FIELD VERIFY AS BUILT SEWER ELEVATIONS.

PROFILE VIEW: SEWER 1 - 2+90
SCALE: 8
DATUM: 4850.00



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\08-DETAILS.DWG

DETAIL SHEET

SANTAQUIN, UTAH

SHEET NO.

DT-02

NO.	REVISIONS	BY	DATE
12			
11			
10			
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8			
7			
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