

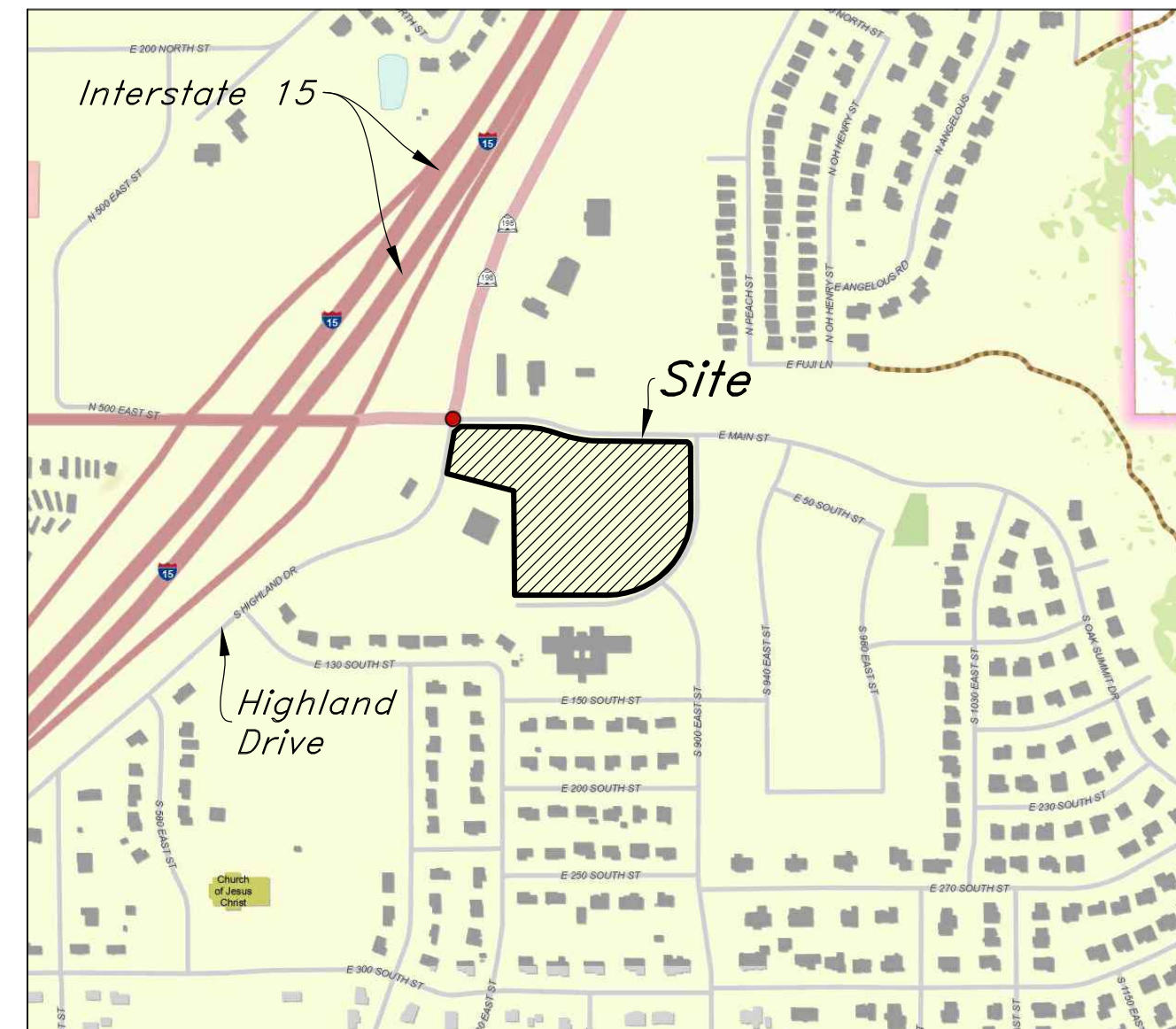
Amsource Santaquin

Main Street & Highland Drive Santaquin, Utah, 84655

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



Vicinity Map
Not to Scale

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

C0.0	Cover Sheet
C0.1	Subdivision Plat
C1.0	Demolition Plan
C1.1	Overall Site Plan
C2.1	Site Plan
C2.2	Phase 1 Grading Plan
C3.1	Grading Details
C3.2	Utility Plan
C3.3	Waterline Plan & Profile
C3.4	Waterline Plan & Profile
C3.5	Waterline Plan & Profile
C4.1	Sewer Plan & Profile
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details

Overall Site Data Table

Zoning Designation: C-1 General Commercial
Total Number of Lots: 5
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.)
- Lot 5 = 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

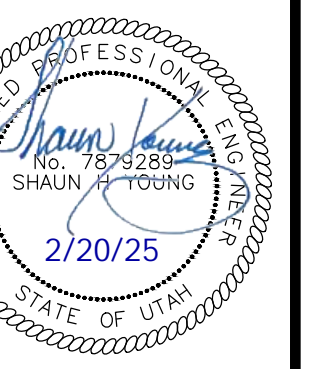
File No. 2251028:
Lot 1, Plat "A", PARKER VIEW SUBDIVISION, also Amending Parcel 5, Maverik Subdivision, Santaquin, Utah, according to the Official Plat thereof on file in the Office of the Recorder, Utah County, Utah.
File No. 2266491:
Lot 76, Plat "A", SANTAQUIN ESTATES, a residential Subdivision, 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.



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

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 921-8629 - AWAengineering.net

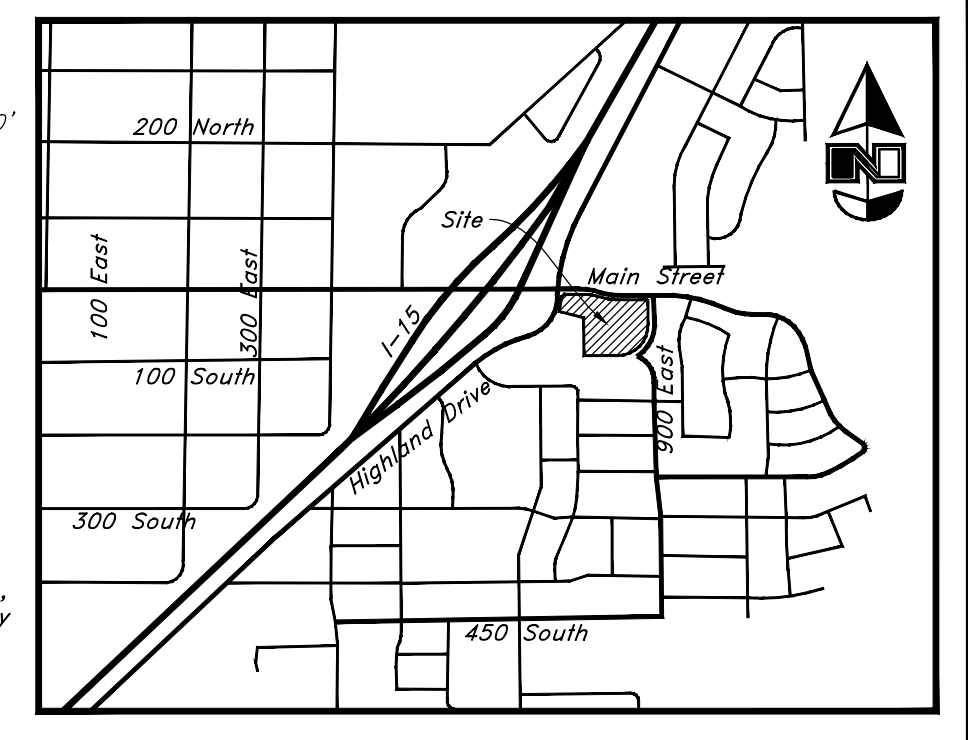
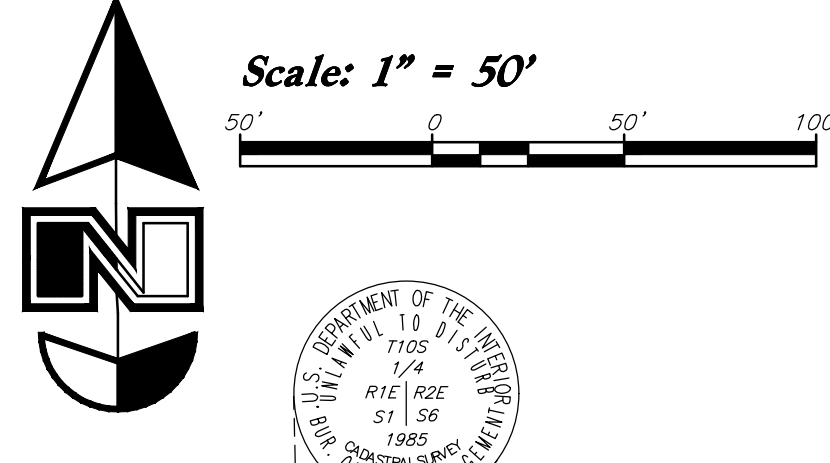
Cover Sheet
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025
SHEET NO.
C0.0

Amsource Santaquin Subdivision

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 2025



Surveyor's Certificate
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 for, and on behalf of AWA that by authority of the Owners I have completed Utah County Record of Survey No. _____, 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 retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Amsource Santaquin Subdivision

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 Santaquin 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 Santaquin, 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°18'00" West to the Northwest Corner of Open Space Parcel A of said Santaquin Estates Subdivision; 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Maverik Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 in the Official Records of Utah County; and 114.77 feet North 89°30'30" West along said Southerly line of Main Street per said Maverik 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 21.04 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 Southwesterly along the arc of a 250.00 foot radius curve to the right a distance of 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°34'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northwest corner thereof on the State Route 125; 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 73°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the left 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.

Narrative

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.

Acknowledgment

State of _____ } ss
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 Capital, 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

Rocky Mountain Power

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. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in 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 other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way Approved this _____ day of _____, 20____.
b. The law applicable to prescriptive rights Rocky Mountain Power Company
c. Title 54, Chapter 8a, damage to underground utility facilities or By-_____
d. Any other provision of law Title-_____

Enbridge Gas Utah

Questar Gas Company, dba 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 and other rights, obligations or liabilities provided by law or equity. 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 Gas Utah's Right-of-Way Department at 800-366-8532.

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

Lumen/Centurylink Comcast

Approved by Lumen this _____ Day of _____, 20____.
Approved by Comcast this _____ Day of _____, A.D. 20____.
Lumen/Centurylink Comcast
Lumen/Centurylink

Acknowledgment

State of _____ } ss
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 S01, 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

Contains 266,863 sq. ft.
Or 6.126 acres
5 Lots

Date: _____ David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

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 as shown on this plat and name said plat

Amsource Santaquin Subdivision
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____.
In witness whereby I have hereunto set my hand this _____ Day of _____, AD, 20____.

Amsource S01, LLC BCP Capital, LLC
by: John Gaskill its: Owner by: Peter Evans its: Manager

Approval by Legislative Body

The Planning Commission of the City of Santaquin, County of Utah, hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____, day of _____, A.D. 20____.

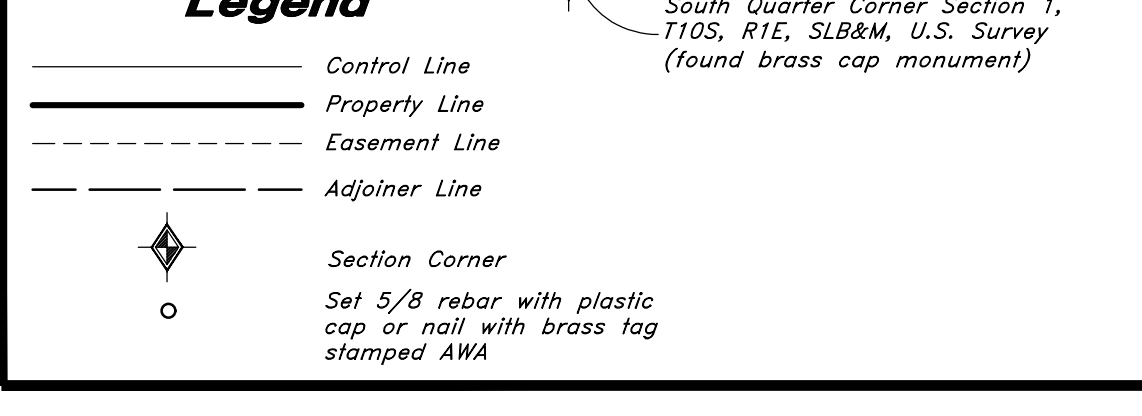
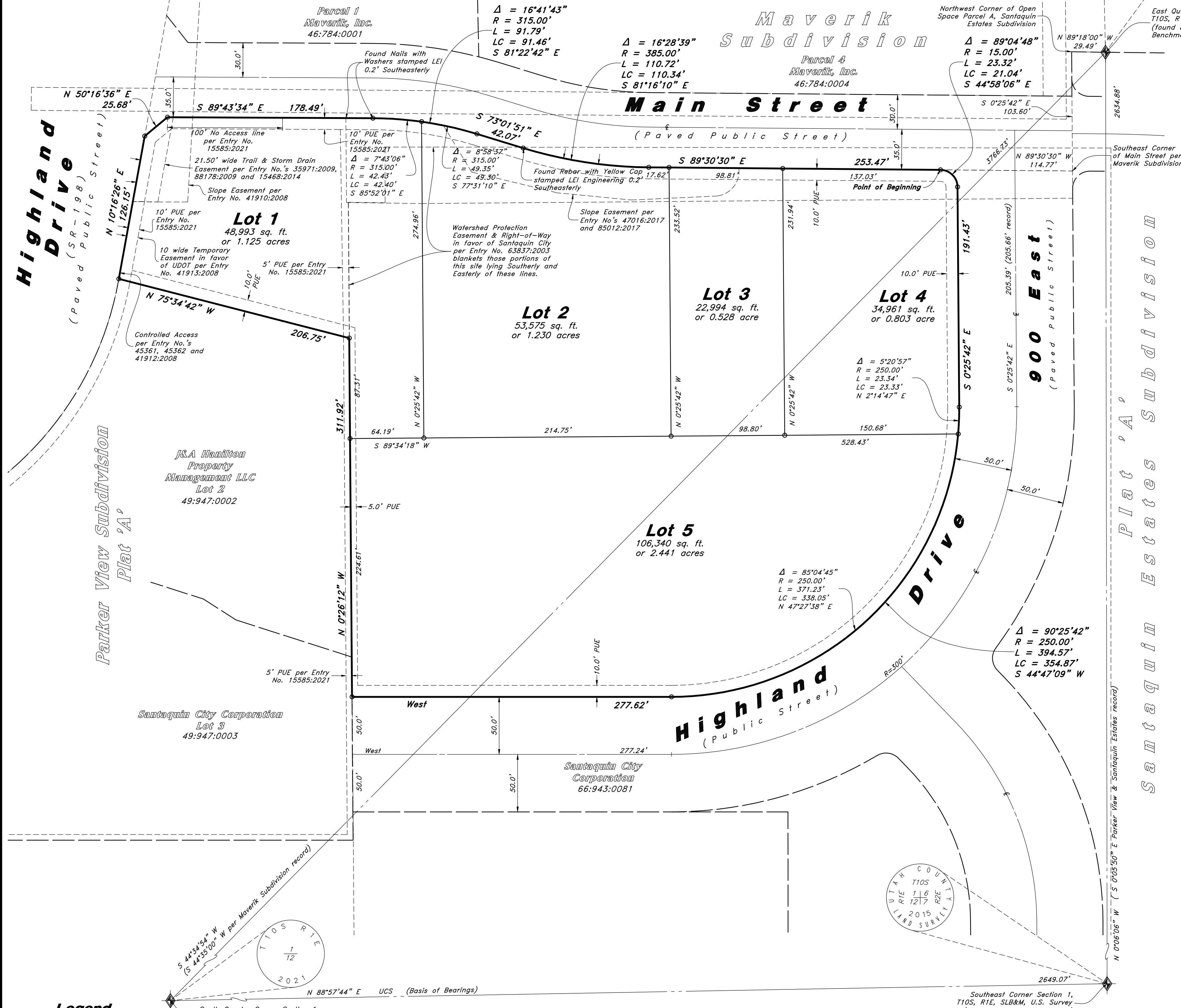
Attest
City Mayor _____ City Recorder (See Seal Below) _____
City Planning Commission _____

Amsource Santaquin Subdivision

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

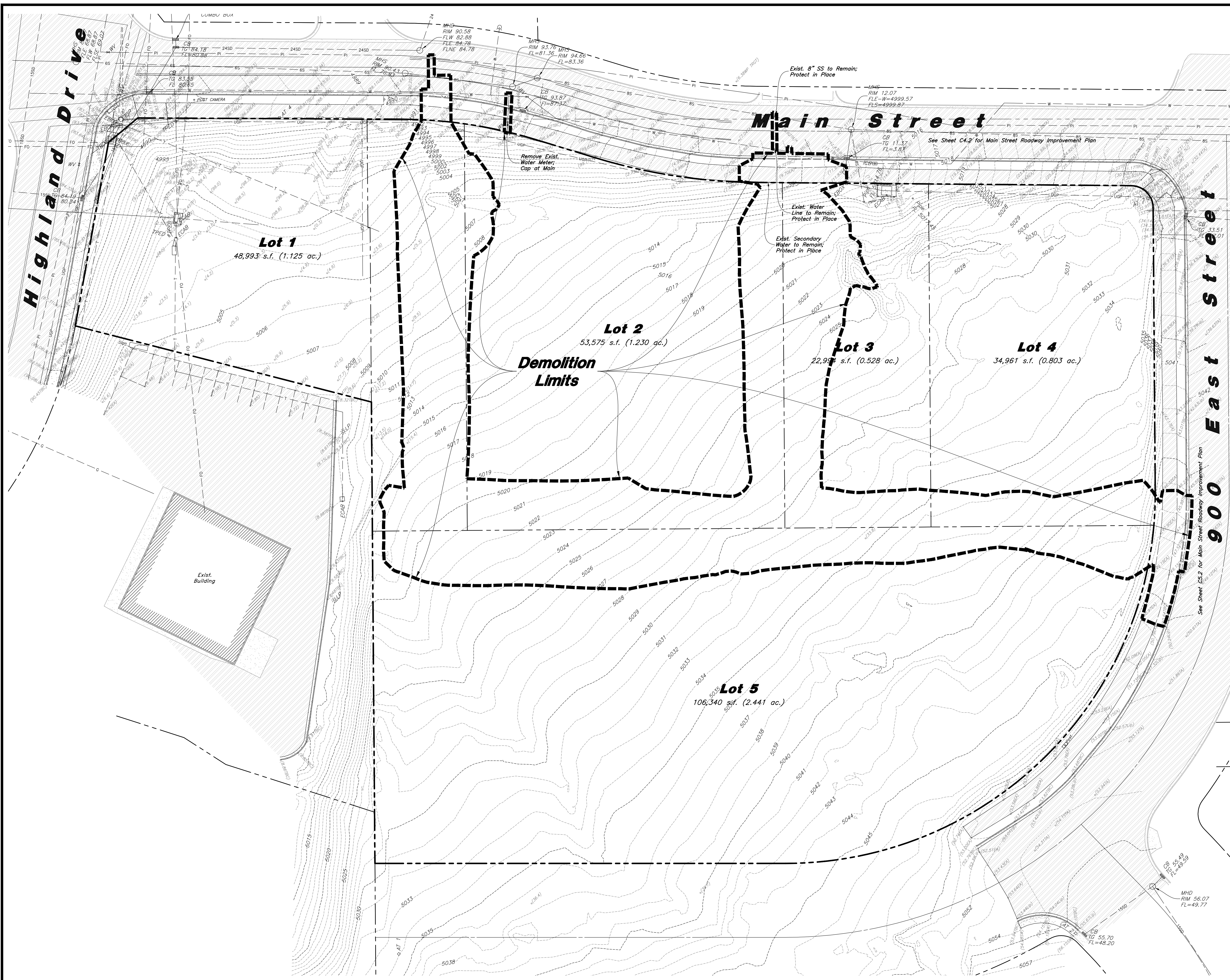
Surveyors Seal
PROFESSIONAL LAND SURVEYOR
12966234
David M. Hamilton
STATE OF UTAH

City Engineer Seal Clerk-Recorder Seal

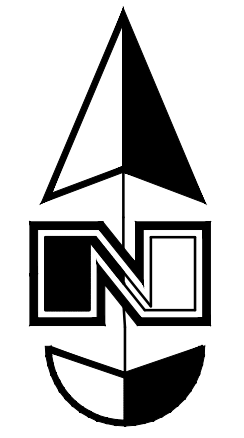


Note
This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from 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.





Scale: 1" = 30'



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- 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.
- 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.
- 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.
- Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- 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.
- 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.
- 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.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- 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.
- 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.
- 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.

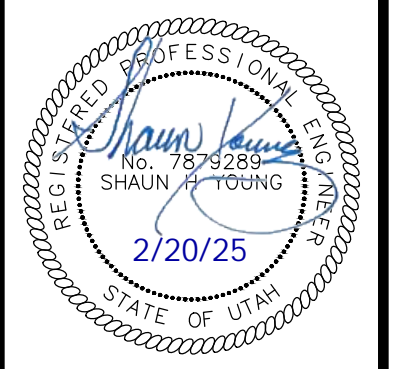


REV	DATE	DESCRIPTION

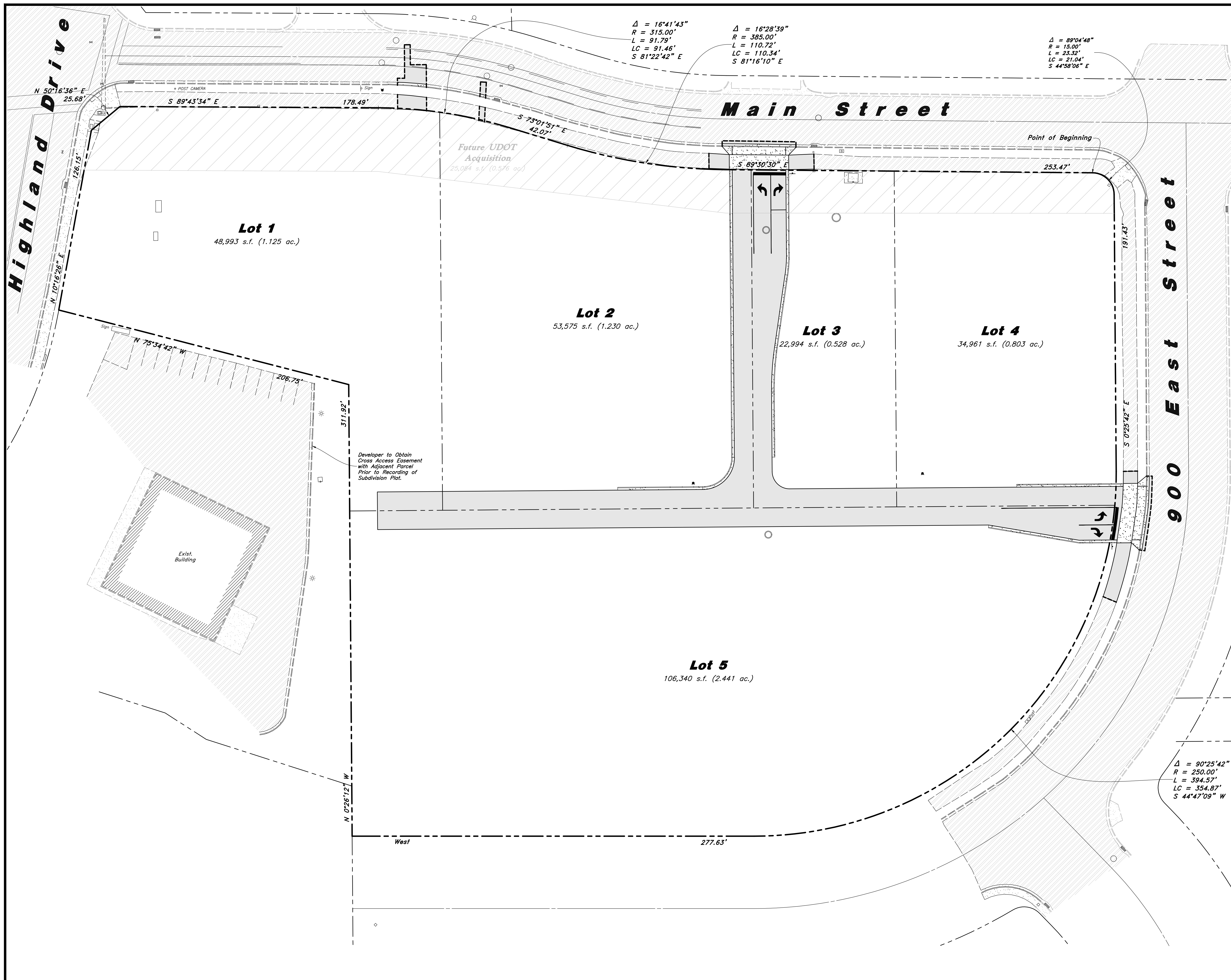
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 DM



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



19 Feb, 2025
 SHEET NO.
C0.1

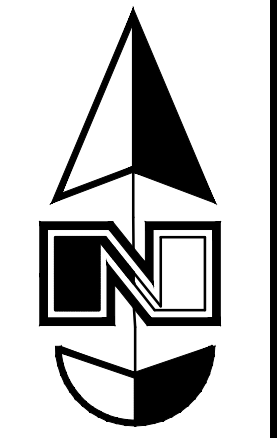


$\Delta = 16^{\circ}41'43''$
 $R = 315.00'$
 $L = 91.79'$
 $LC = 91.46'$
 $S 81^{\circ}22'42'' E$

$\Delta = 16^{\circ}28'39''$
 $R = 385.00'$
 $L = 110.72'$
 $LC = 110.34'$
 $S 81^{\circ}16'10'' E$

$\Delta = 89^{\circ}04'48''$
 $R = 15.00'$
 $L = 23.32'$
 $LC = 21.04'$
 $S 44^{\circ}58'06'' E$

$\Delta = 90^{\circ}25'42''$
 $R = 250.00'$
 $L = 394.57'$
 $LC = 354.87'$
 $S 44^{\circ}47'09'' W$



Scale: 1" = 30'

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

Overall Site Data Table

Zoning Designation: C-1 General Commercial

Total Number of Lots: 5

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

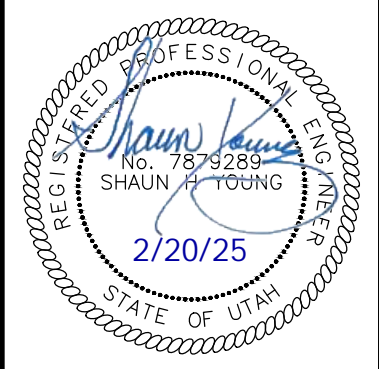
- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)
- Lot 5 = 106,340 s.f. (2.441 ac.)

Impervious Area Provided = 20,676 s.f.

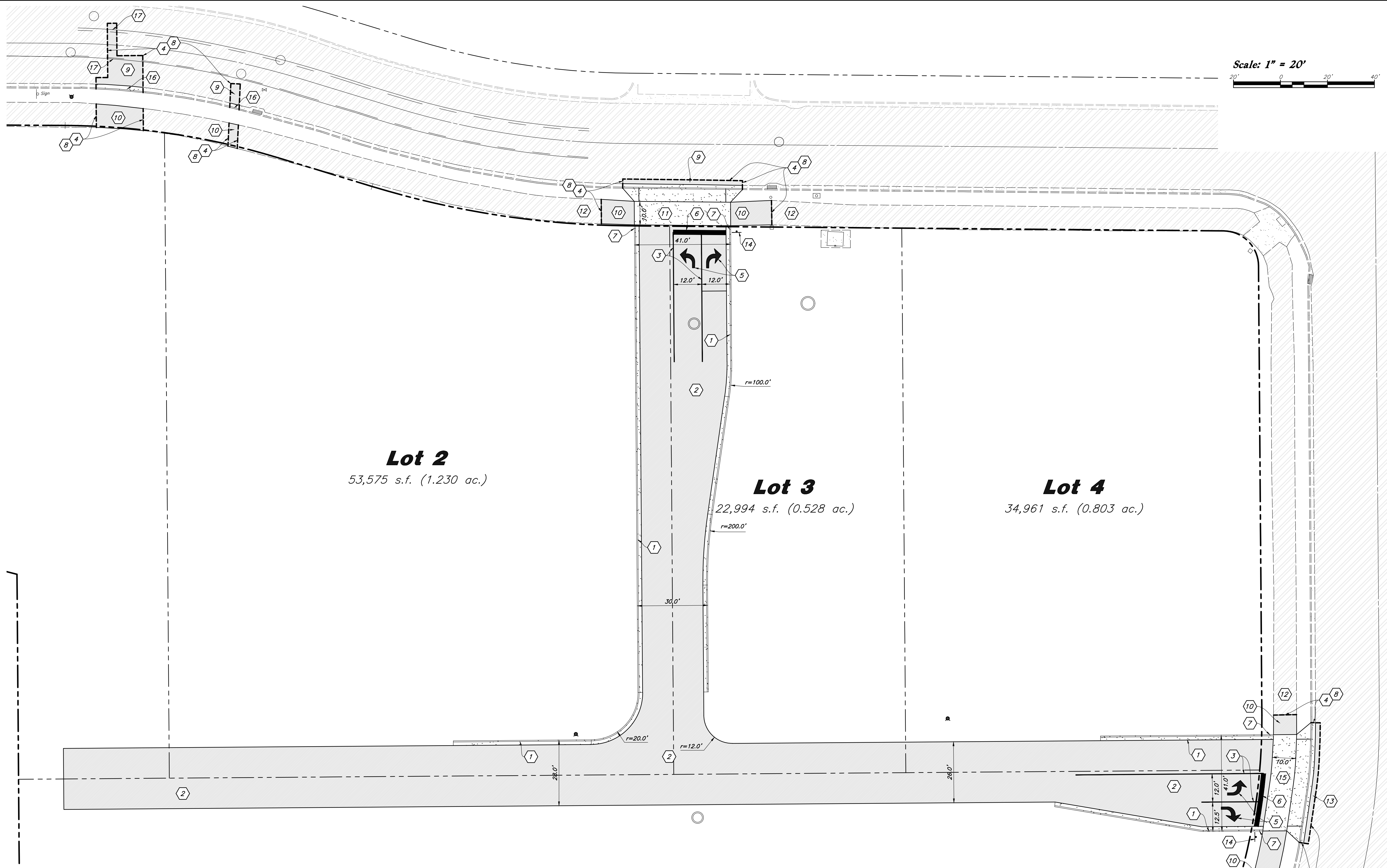
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 24-043 SP



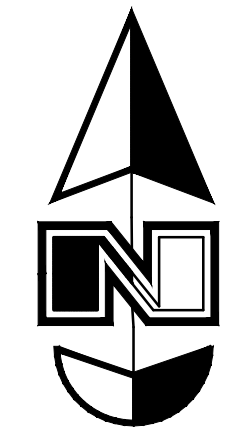
Overall Site Plan
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO.
C1.0



Scale: 1" = 20'



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.)

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- 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.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

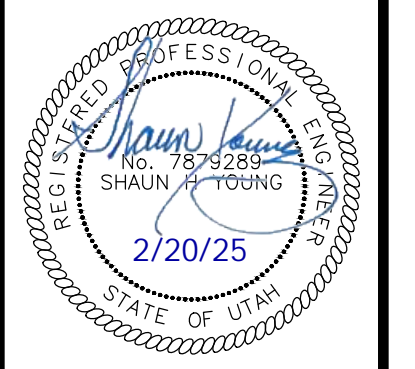
- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Sawcut; Provide Smooth Clean Edge
- Const. Directional Arrows per MUTCD
- Const. 24" White Stop Bar (C4.1)
- Const. Curb Transition (C4.1)
- Conn. and Match Existing Improvements
- Const. Asphalt Paving per UDOT Design Stds. 7" PG 64-34/PG-64 or Better HMA over 6" Untreated Base Course over 12" Granular Borrow
- Const. 10.0' Asphalt Trail per Santaquin City Standard Drawing No. ST4
- Const. UDOT Conc. Driveway and Sidewalk per UDOT Std. Dwg. No. GW 3A
- Existing Asphalt Trail to Remain
- Const. Asphalt Paving per Santaquin City Standards
- Const. Stop Sign per MUTCD R1-1 (C4.1)
- Const. Driveway Approach with Park Strip per Santaquin City Standard Drawing No. CG3
- Const. Curb and Gutter per Santaquin City Standard Drawing No. CG4
- Const. 4" Solid Double Yellow Paint Stripe per UDOT Dwg. No. DM 9.2

REV.	DATE	DESCRIPTION

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

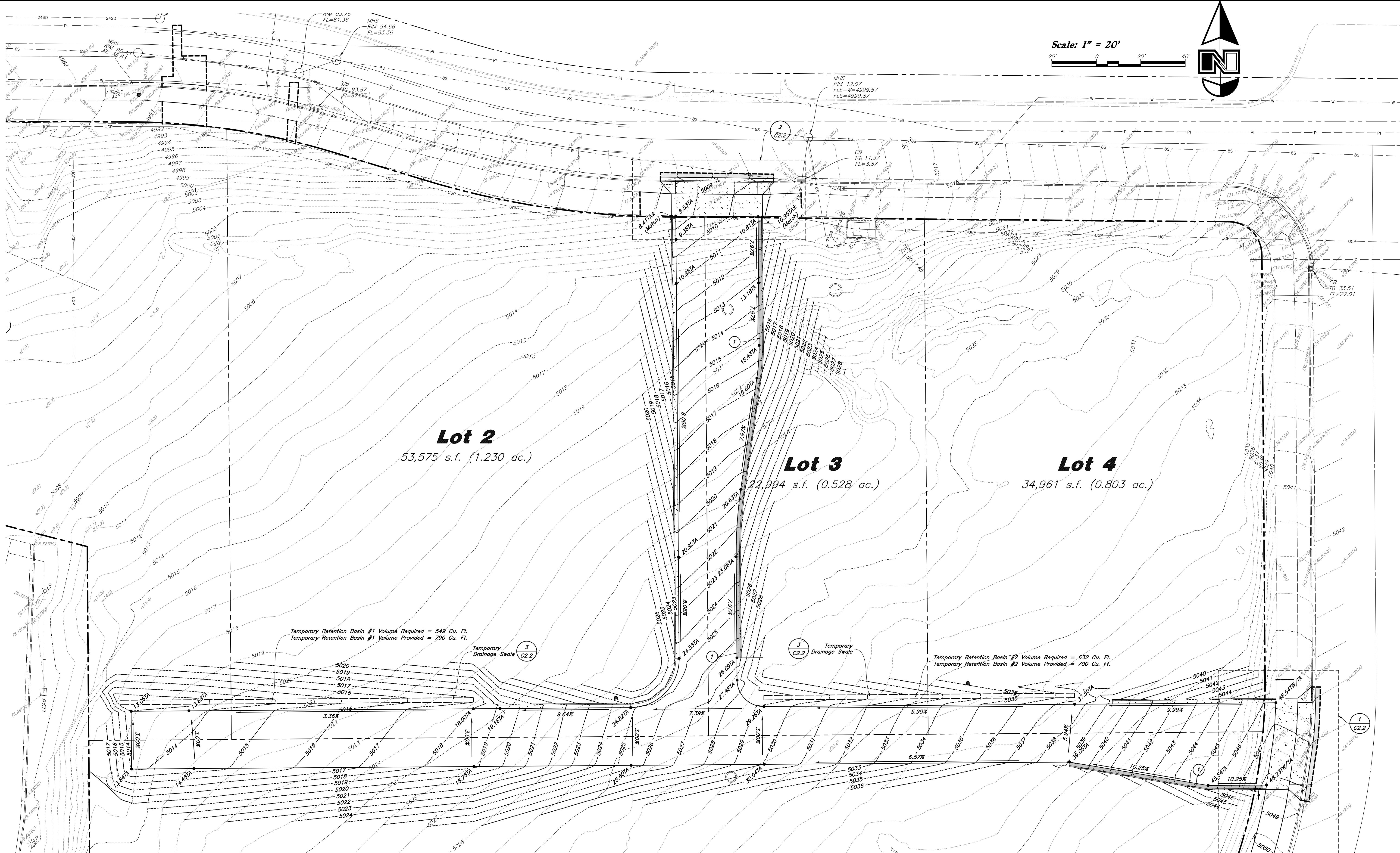


Site Plan
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah

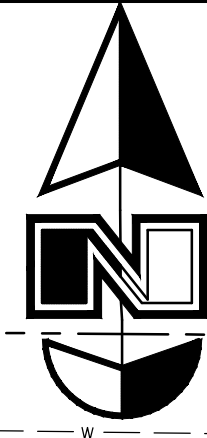
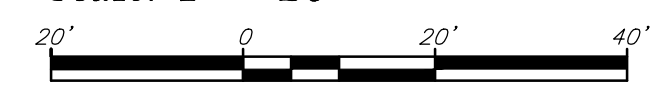


19 Feb, 2025

SHEET NO. **C1.1**



Scale: 1" = 20'



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.)

Temporary Retention Basin #1 Volume Required = 549 Cu. Ft.
Temporary Retention Basin #1 Volume Provided = 790 Cu. Ft.

Temporary Retention Basin #2 Volume Required = 632 Cu. Ft.
Temporary Retention Basin #2 Volume Provided = 700 Cu. Ft.

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a 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.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.

- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GeoStrata are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Investigation Santaquin Commercial Property".
Project No.: 1960-001
Dated: January 24, 2025
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- 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.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

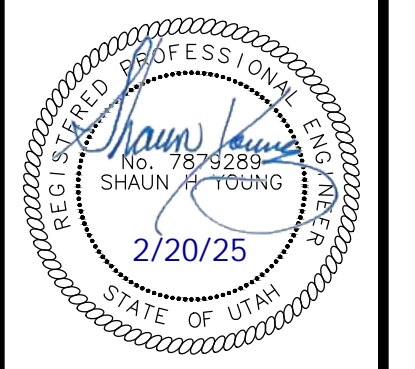
- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

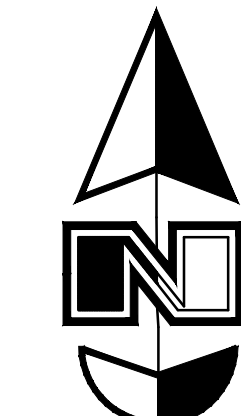
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 GR - Phase 1



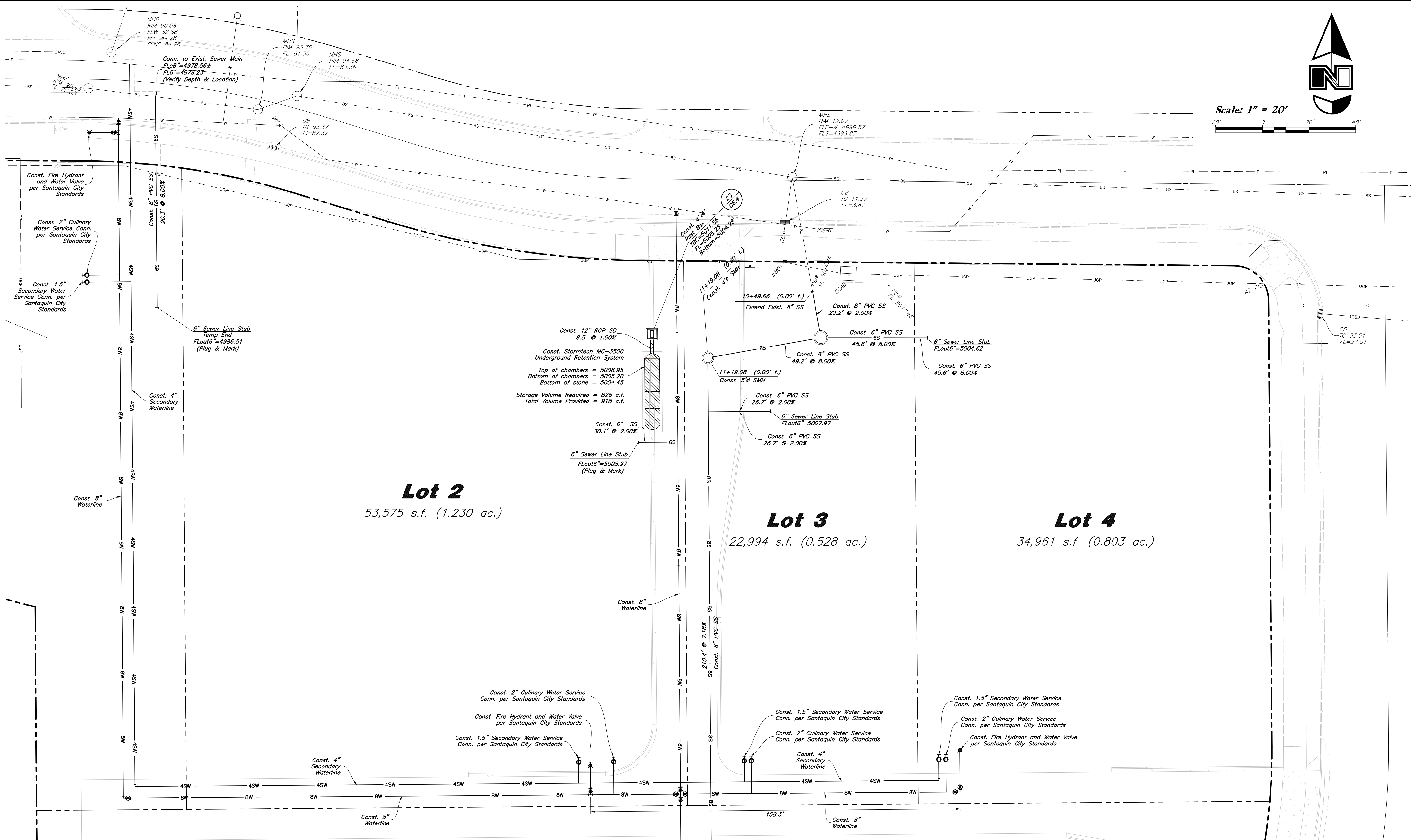
Phase 1 Grading Plan
Amsource Santaquin
Main Street & Highland Drive
Santquin, Utah



19 Feb, 2025
SHEET NO.
C2.1



Scale: 1" = 20'



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.)

General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

- All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
 - Copper Pipe (Up to 3 inches diameter): Type "K."
- Water Main Lines and Fire Lines**
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- Storm Drain Lines**
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
 - 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

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. Gravel 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 onsite 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



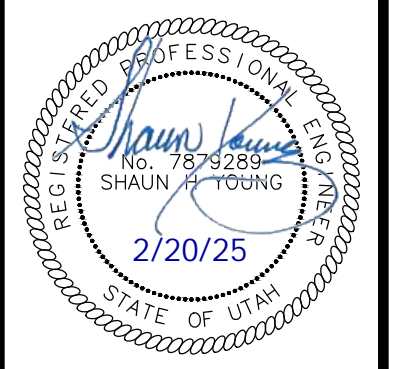
PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

REV	DATE	DESCRIPTION

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

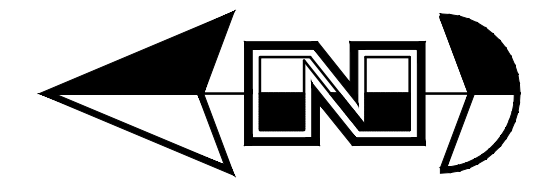


Utility Plan
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah

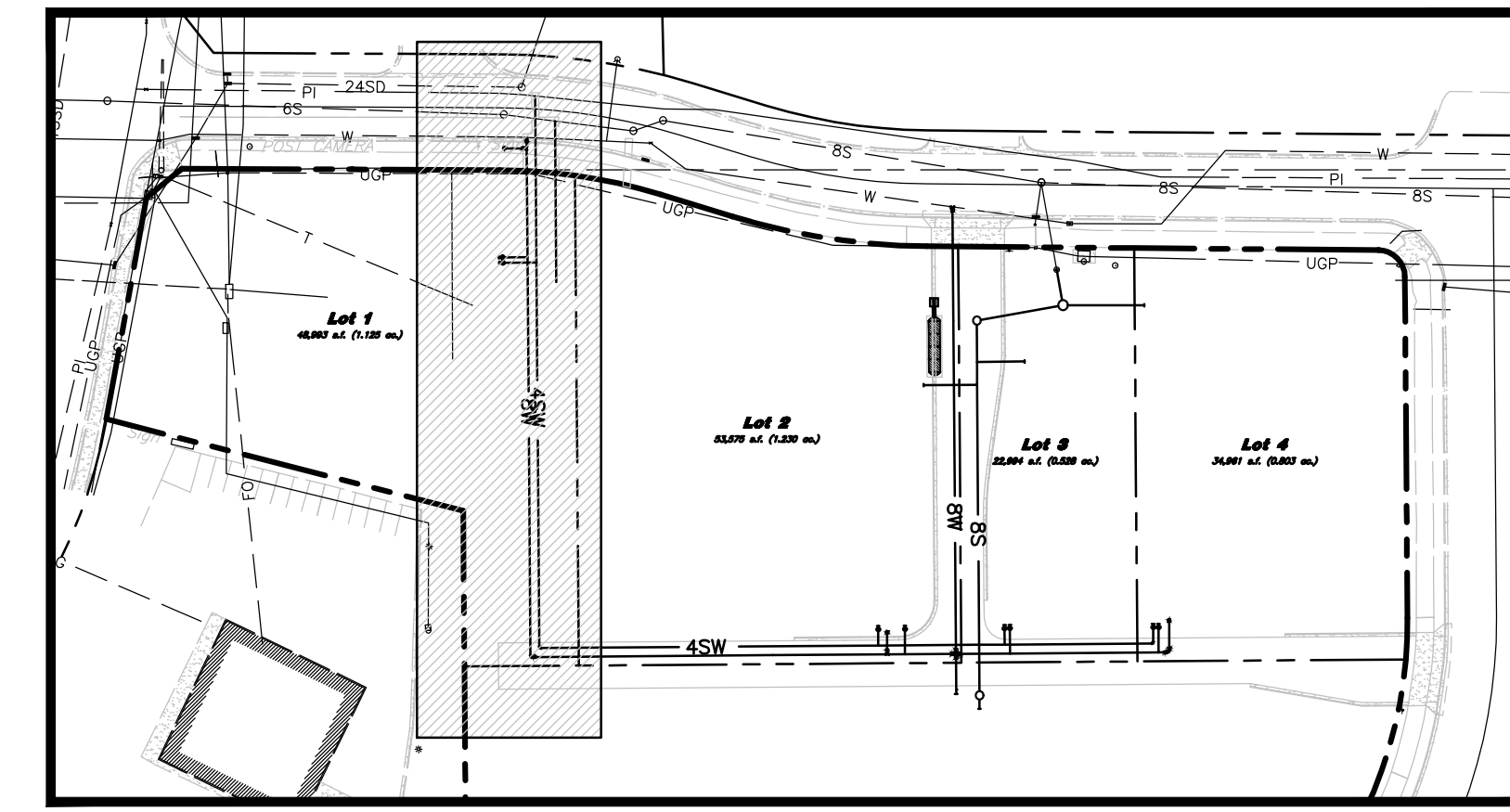


19 Feb, 2025
SHEET NO.
C3.1

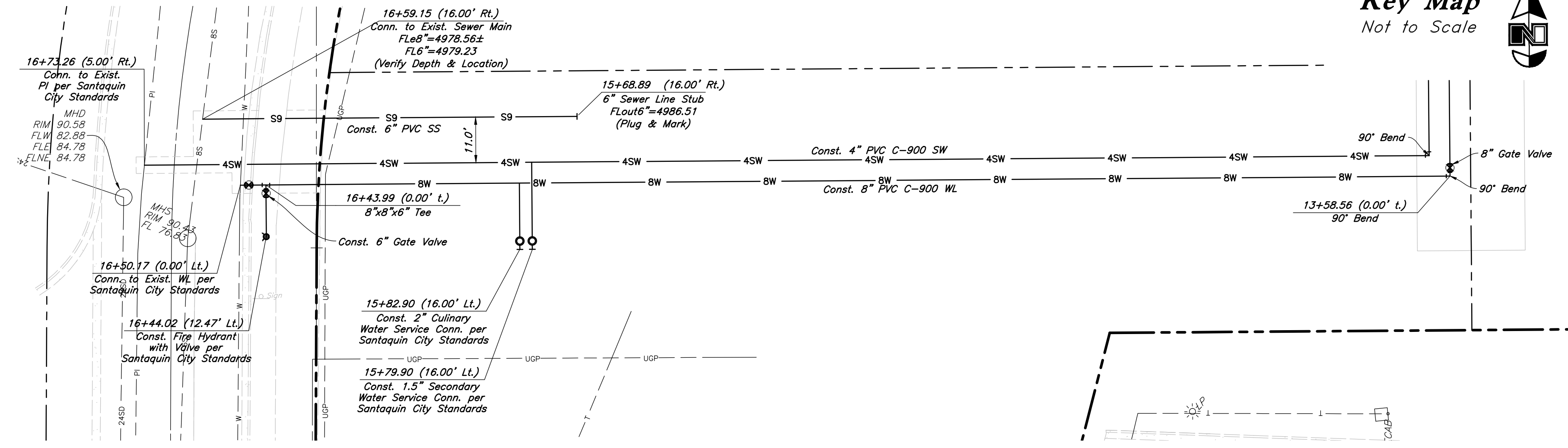
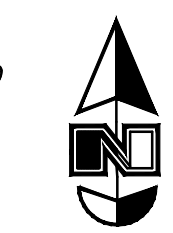
CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



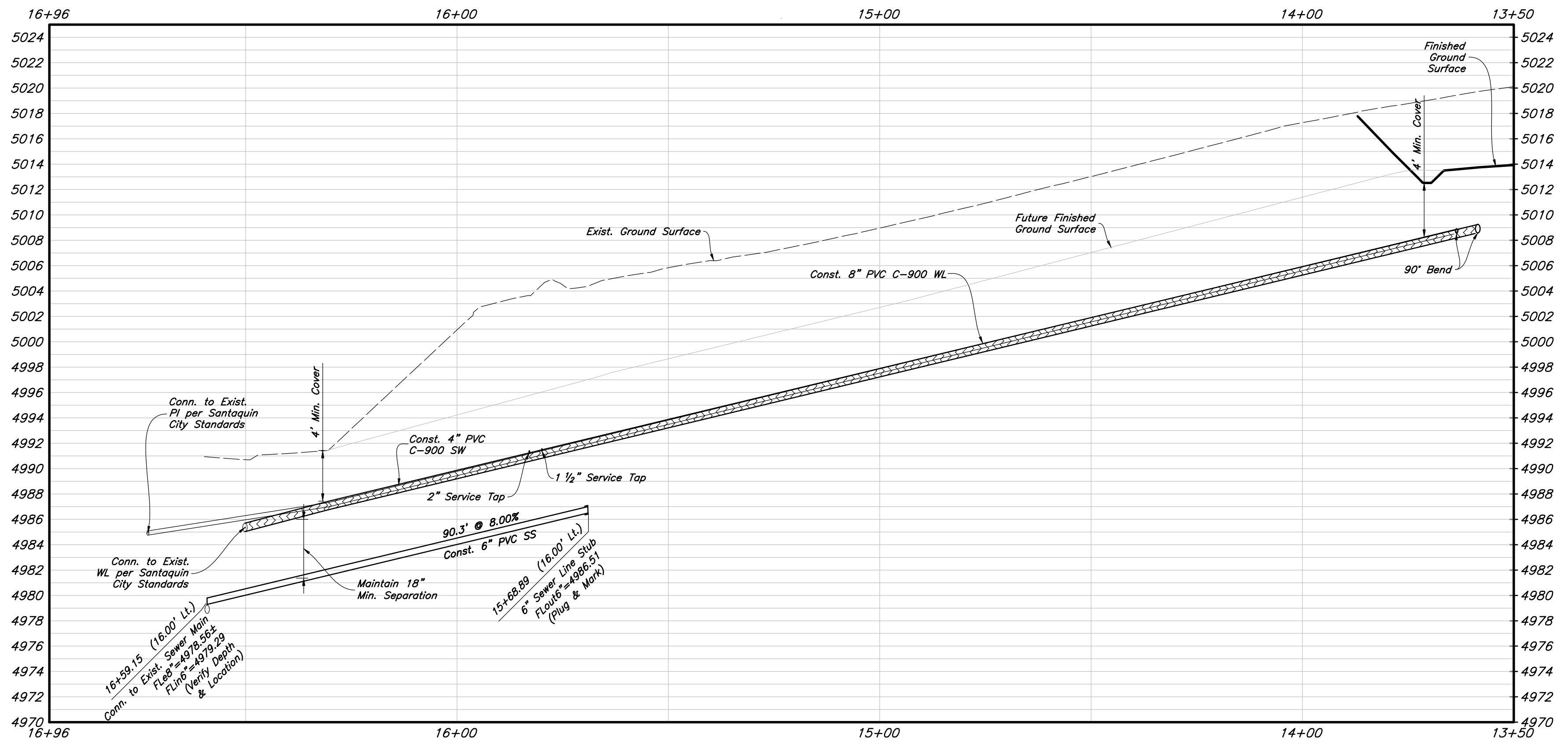
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



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.
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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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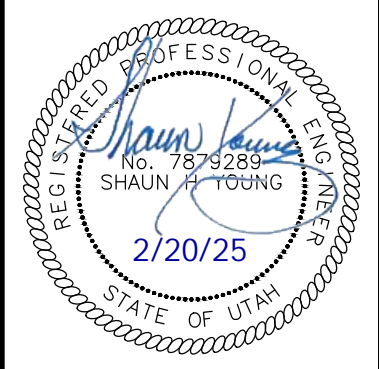


REV	DATE	DESCRIPTION

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

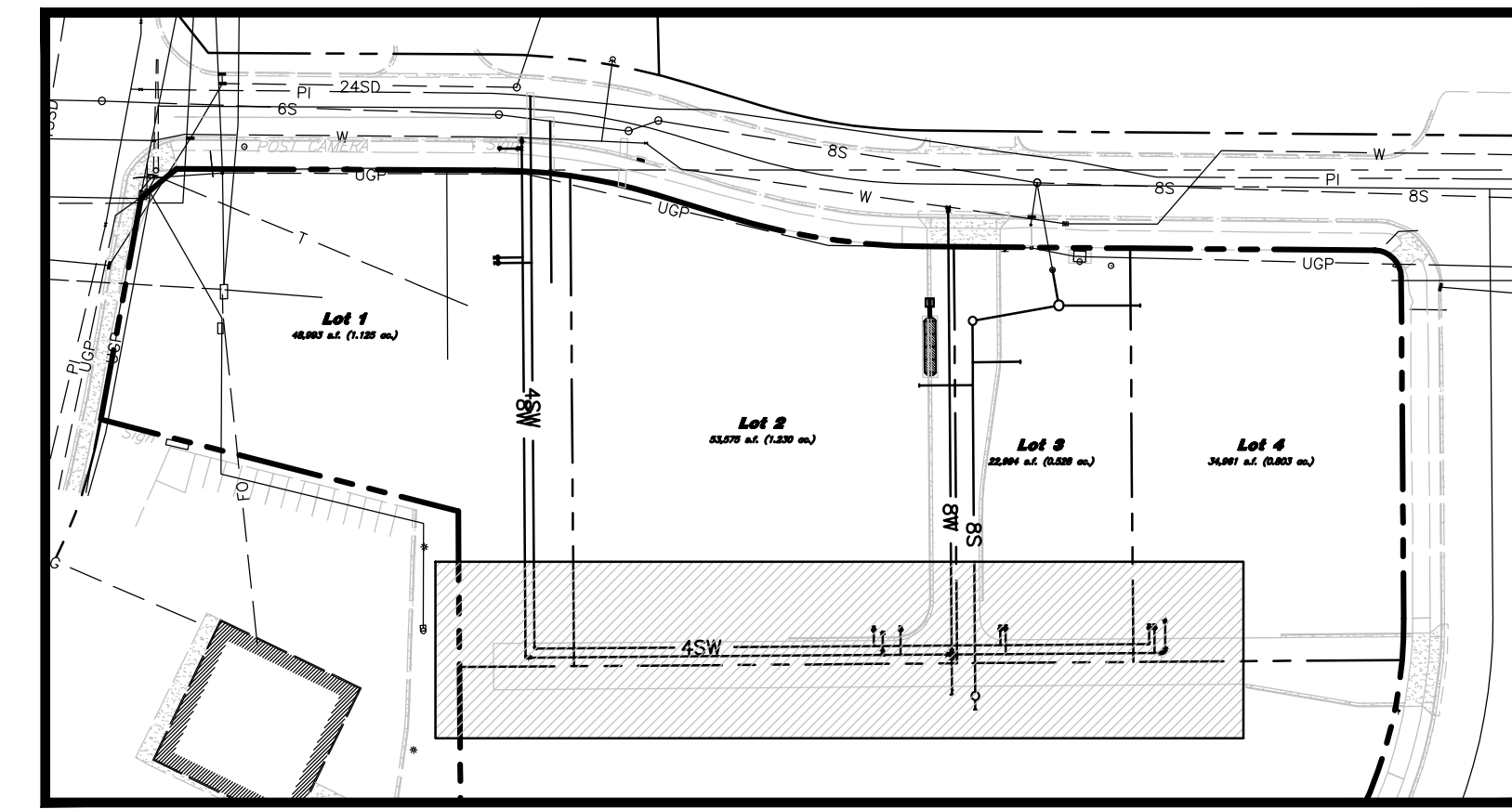


Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025

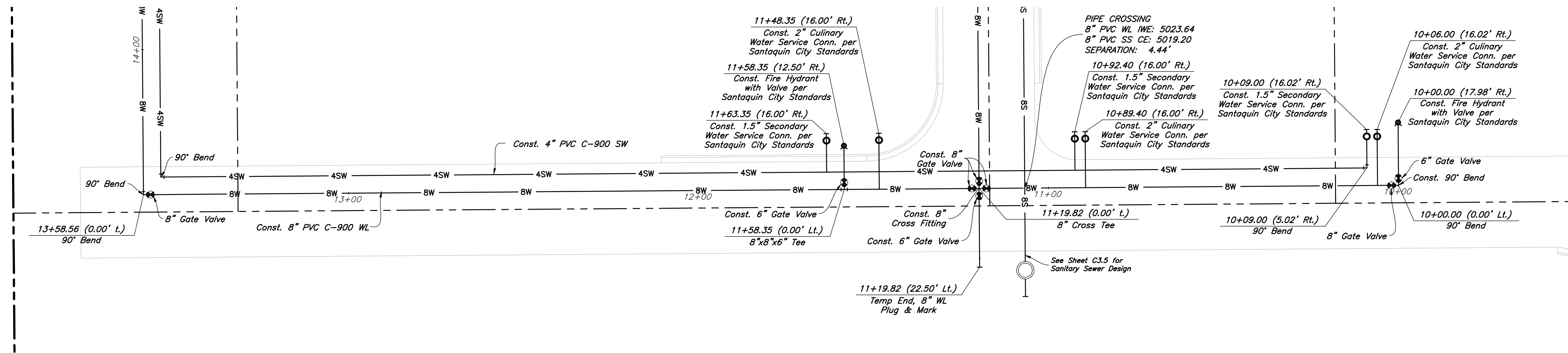
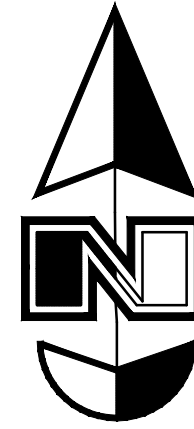
SHEET NO.
C3.2



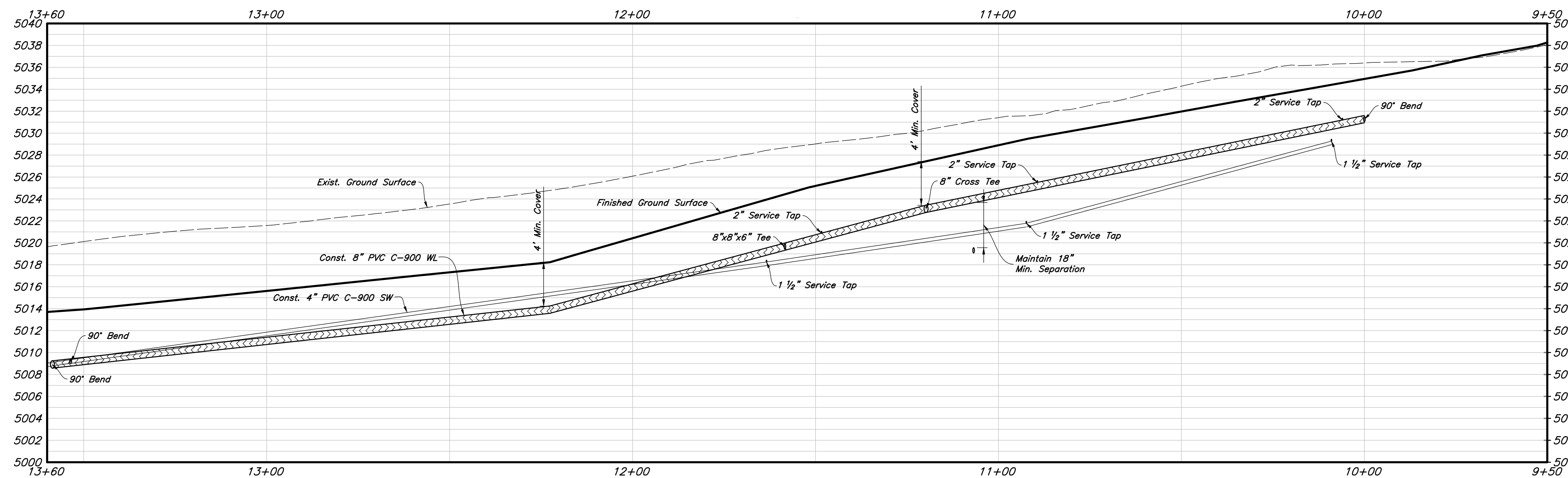
Key Map
Not to Scale



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



Plan View



Profile View

PVC Pipe Protection During Construction:
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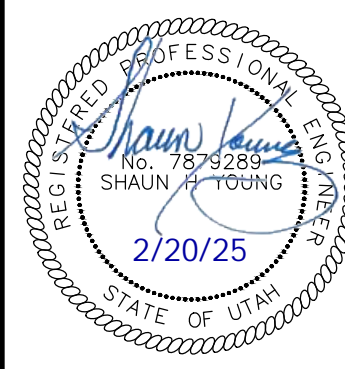
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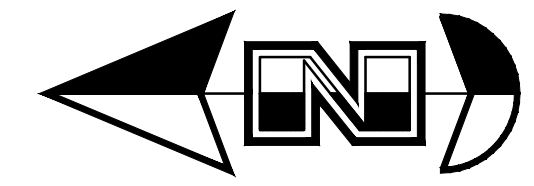
Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



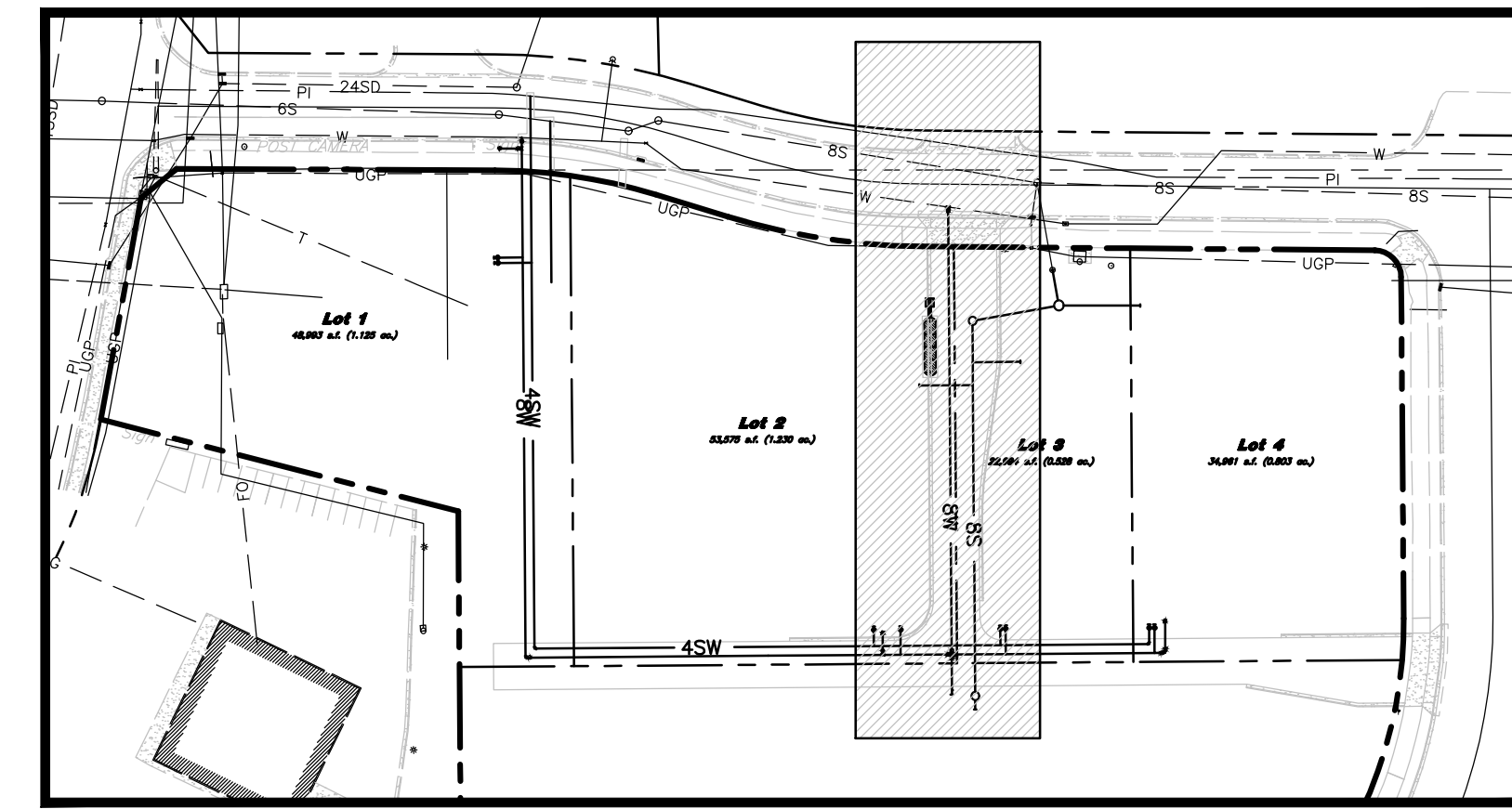
19 Feb, 2025

SHEET NO.

C3.3

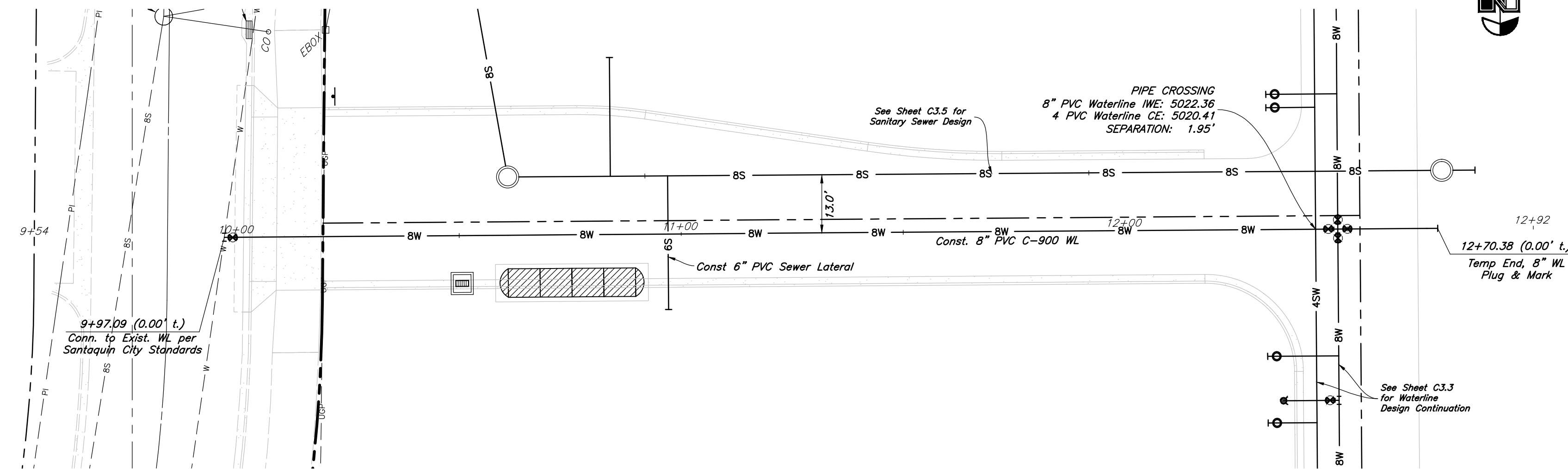


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Vertical Scale: 1" = 2'

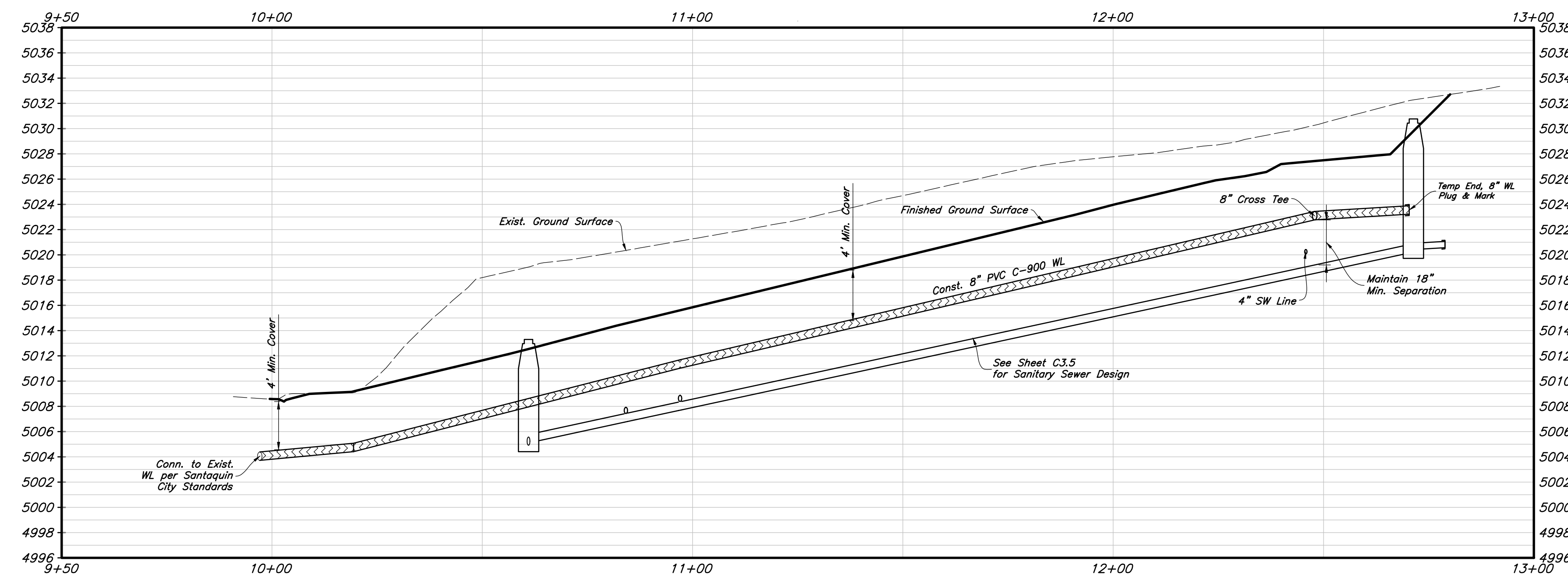


Key Map

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.

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Storm Drain & Sanitary Sewer Note:
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CAUTION :
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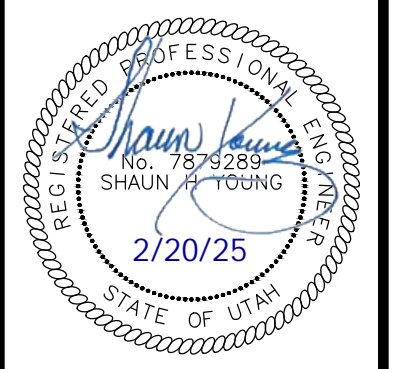


REV	DATE	DESCRIPTION

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



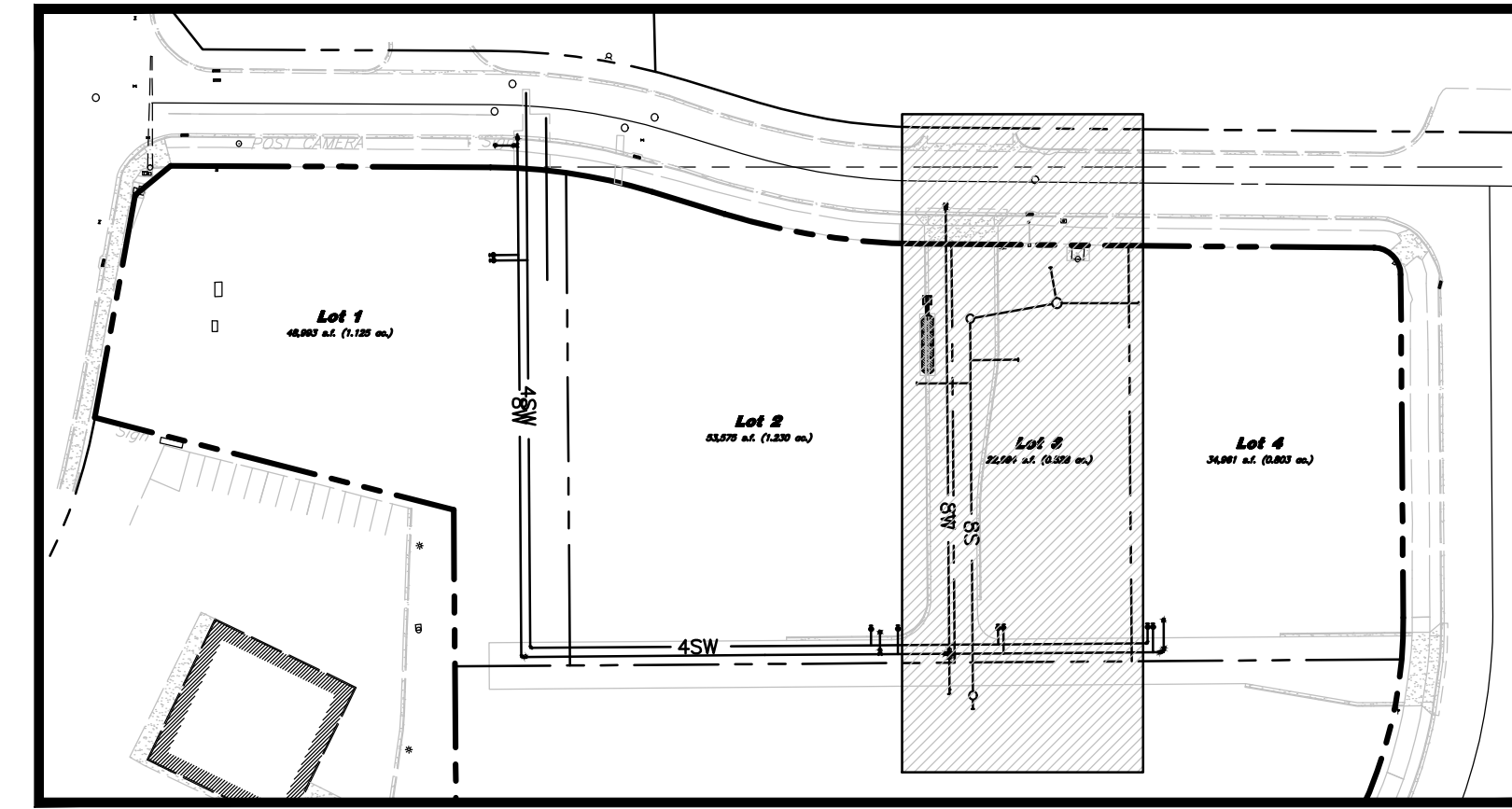
Waterline Plan & Profile
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



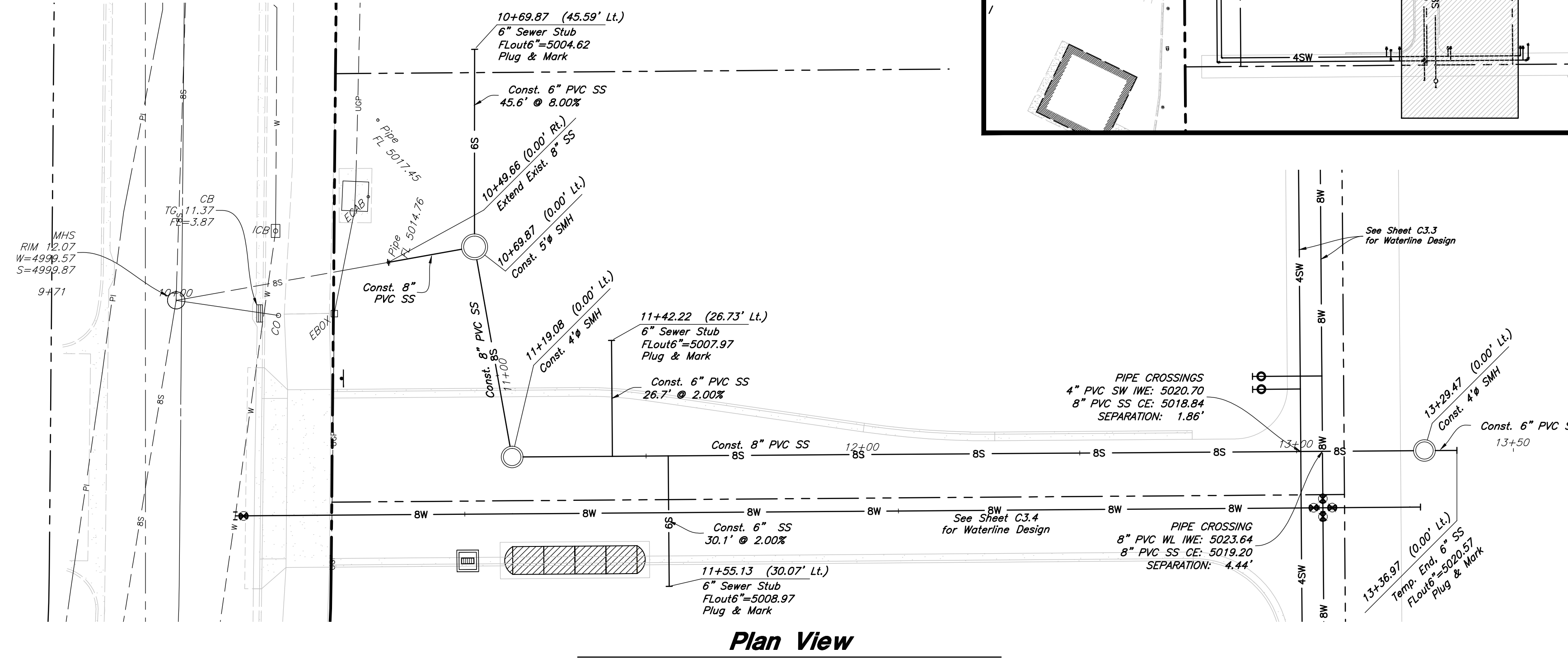
19 Feb, 2025

SHEET NO.
C3.4

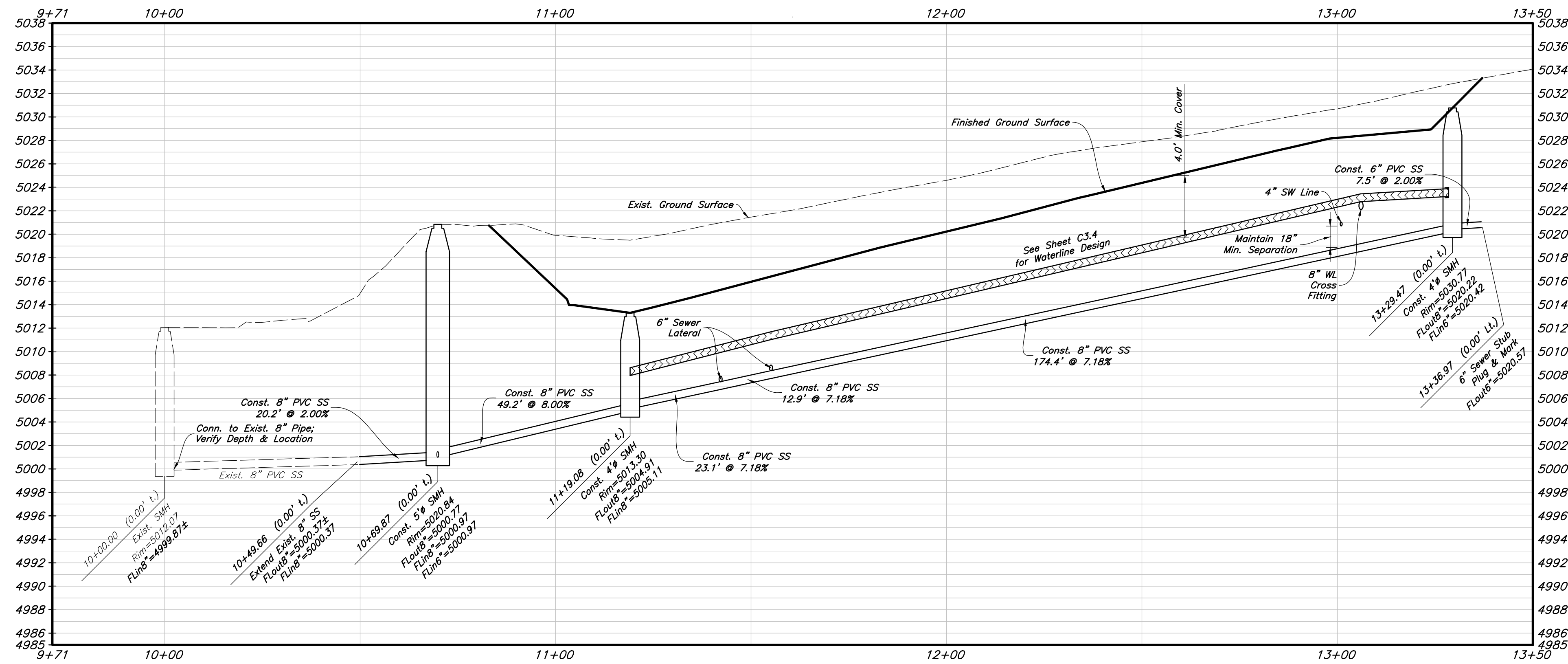
Key Map
Not to Scale



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



Plan View



Profile View

PVC Pipe Protection During Construction:
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Storm Drain & Sanitary Sewer Note:
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CAUTION:
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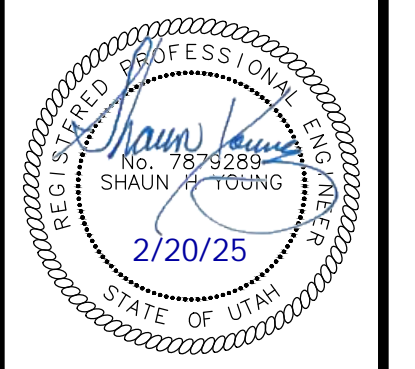


REV	DATE	DESCRIPTION

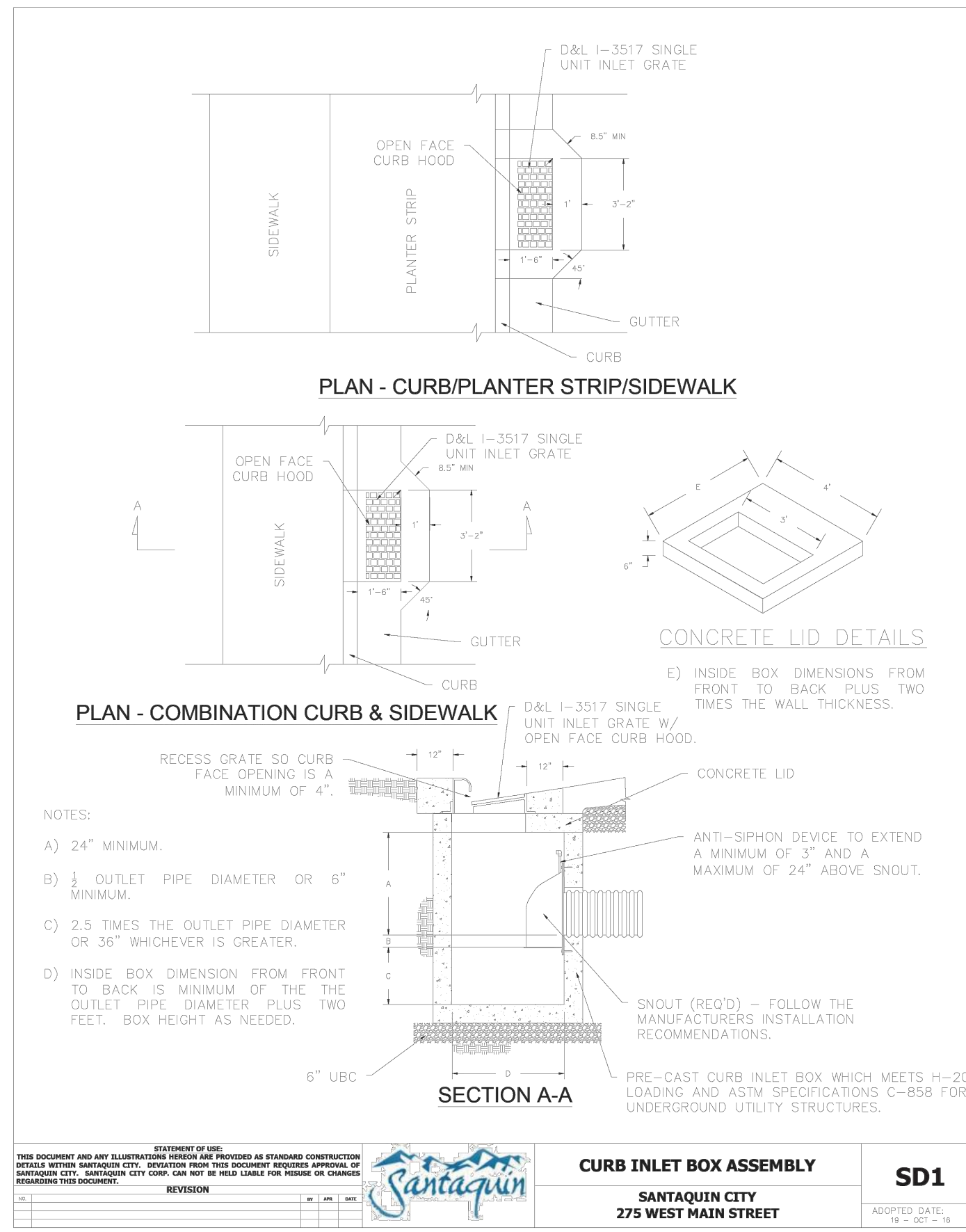
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 UT



Sewer Plan & Profile
Amsource Santequin
Main Street & Highaind Drive
Santequin, Utah

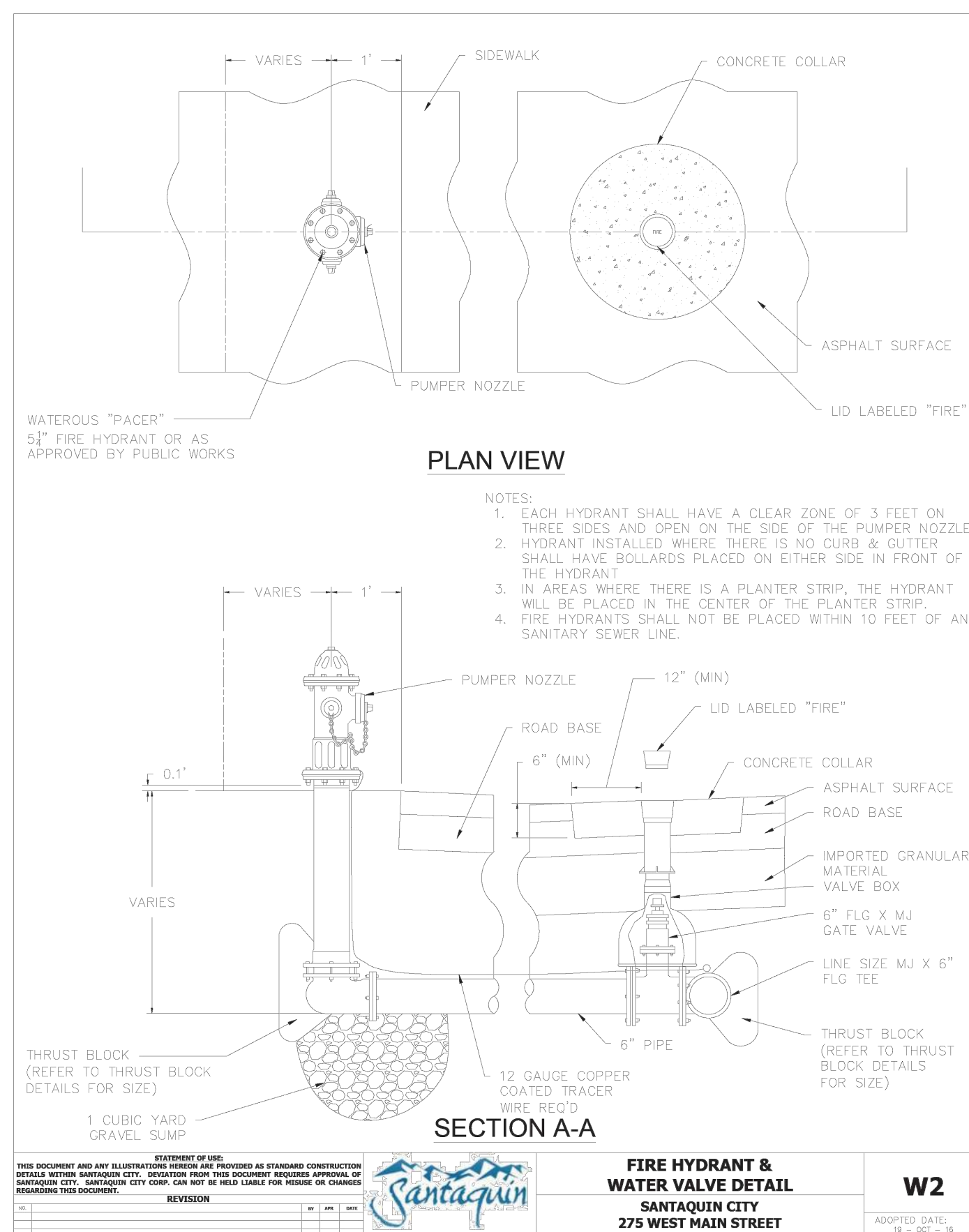


19 Feb, 2025
SHEET NO.
C3.5



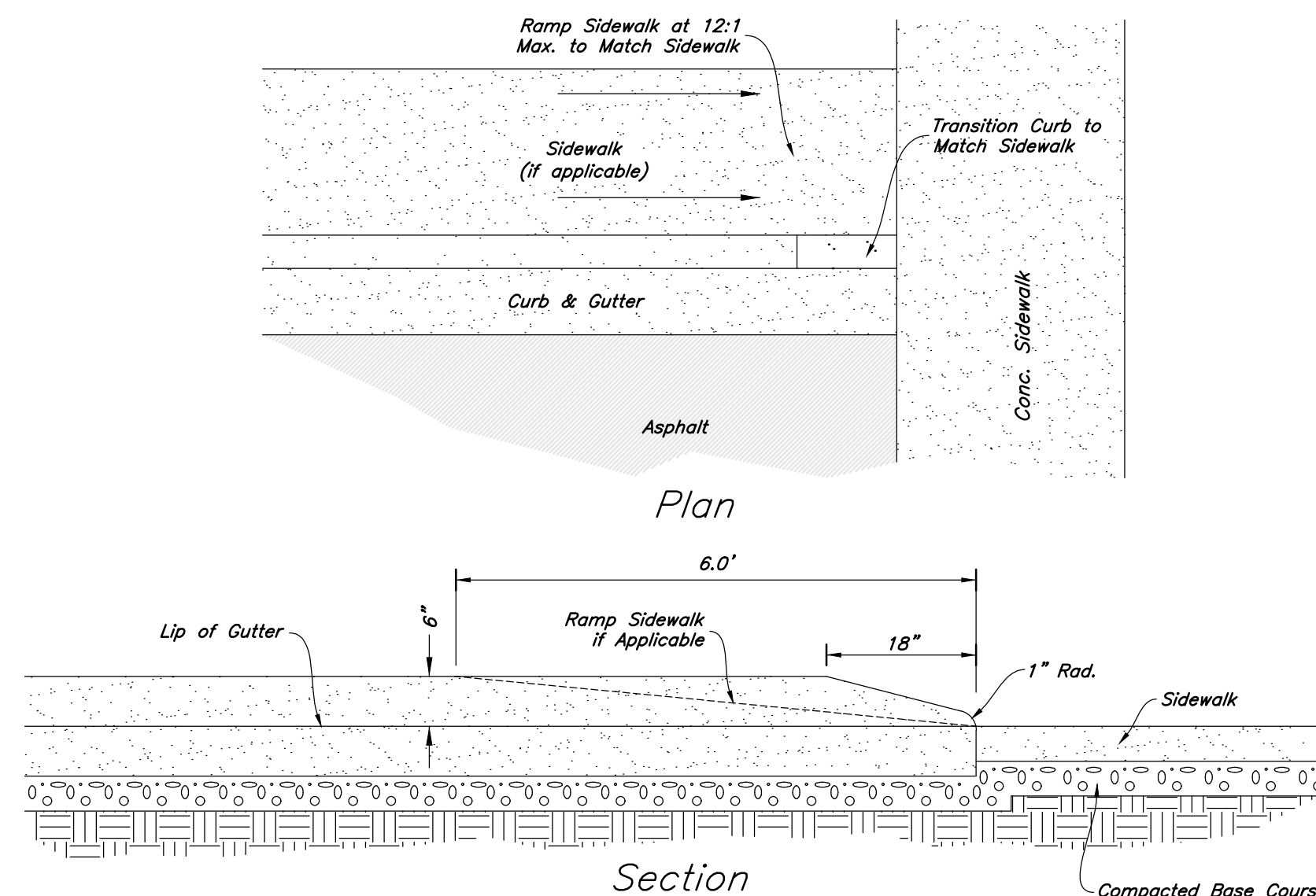
Santaquin City - Curb Inlet Box Assembly
Not to Scale

8



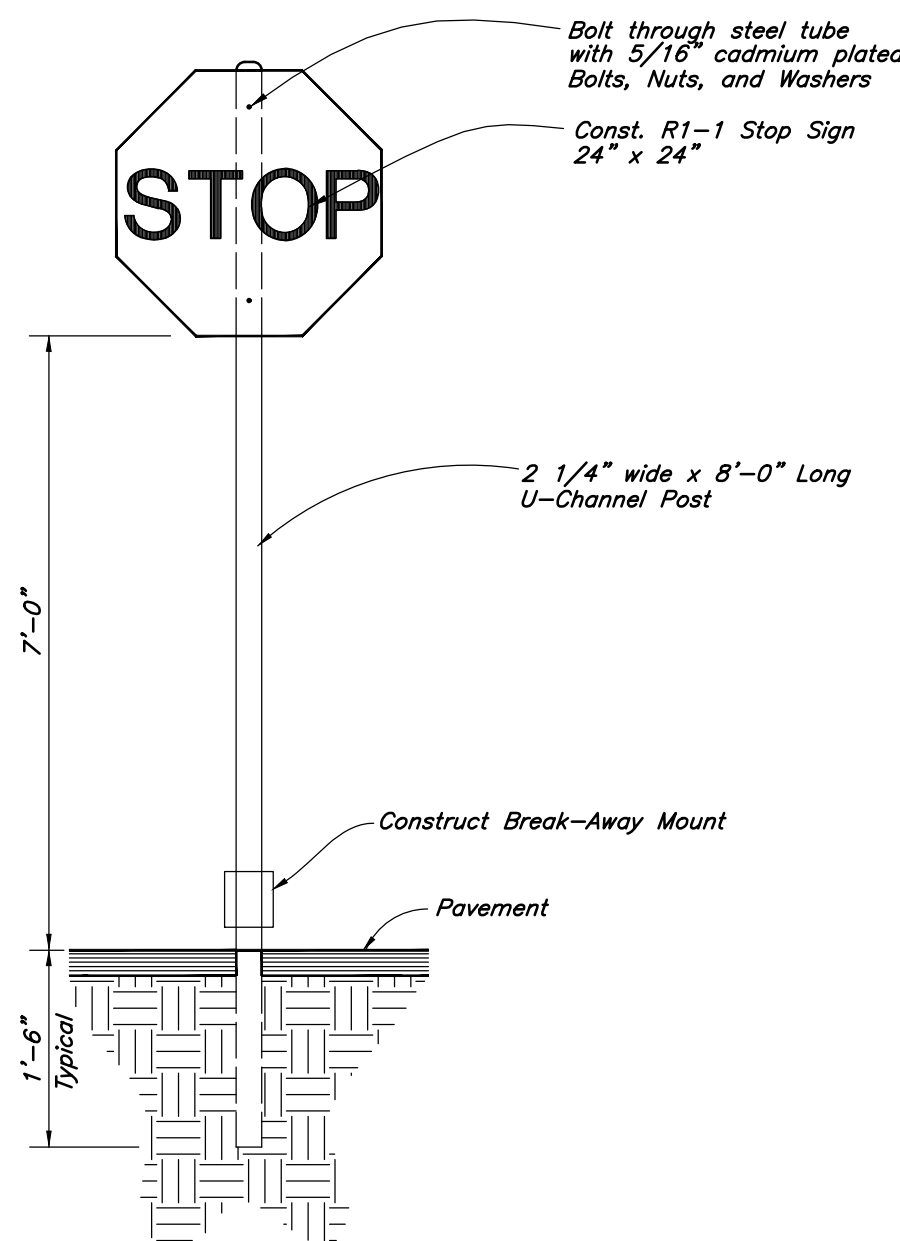
Santaquin City - Typical Trench Section
Not to Scale

7



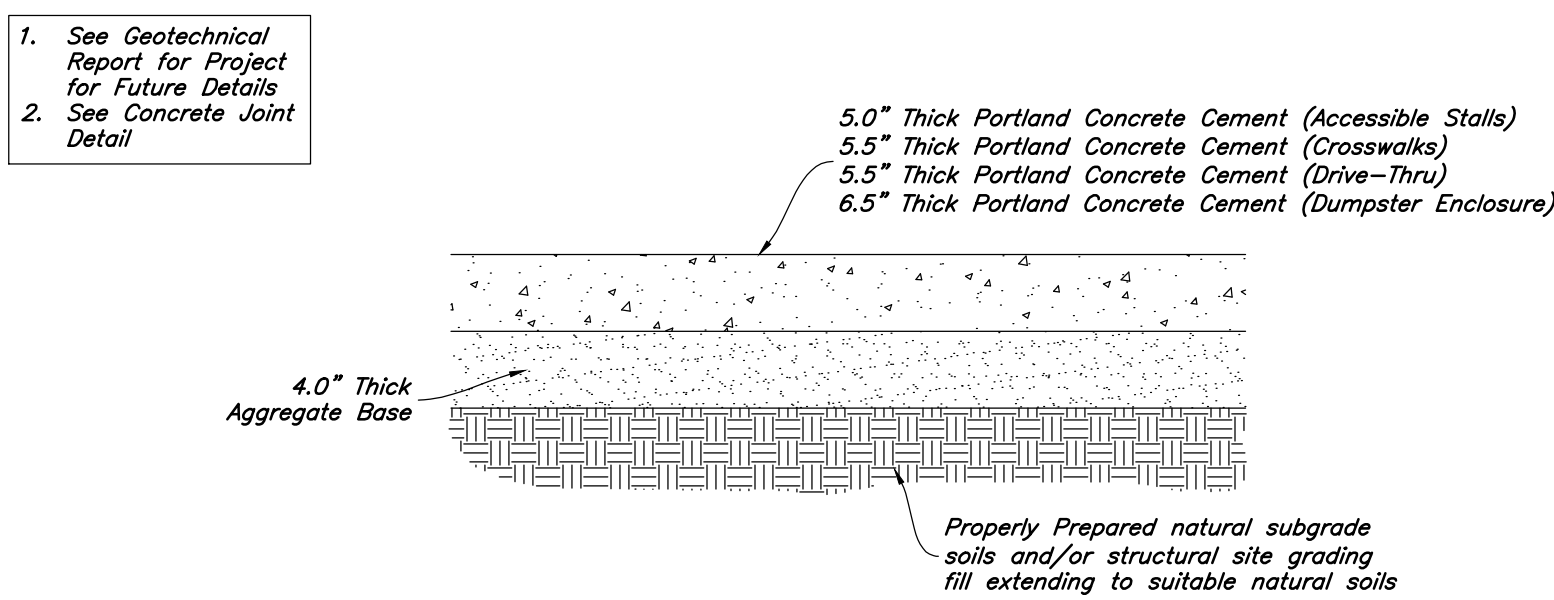
Curb Transition
Not to Scale

6



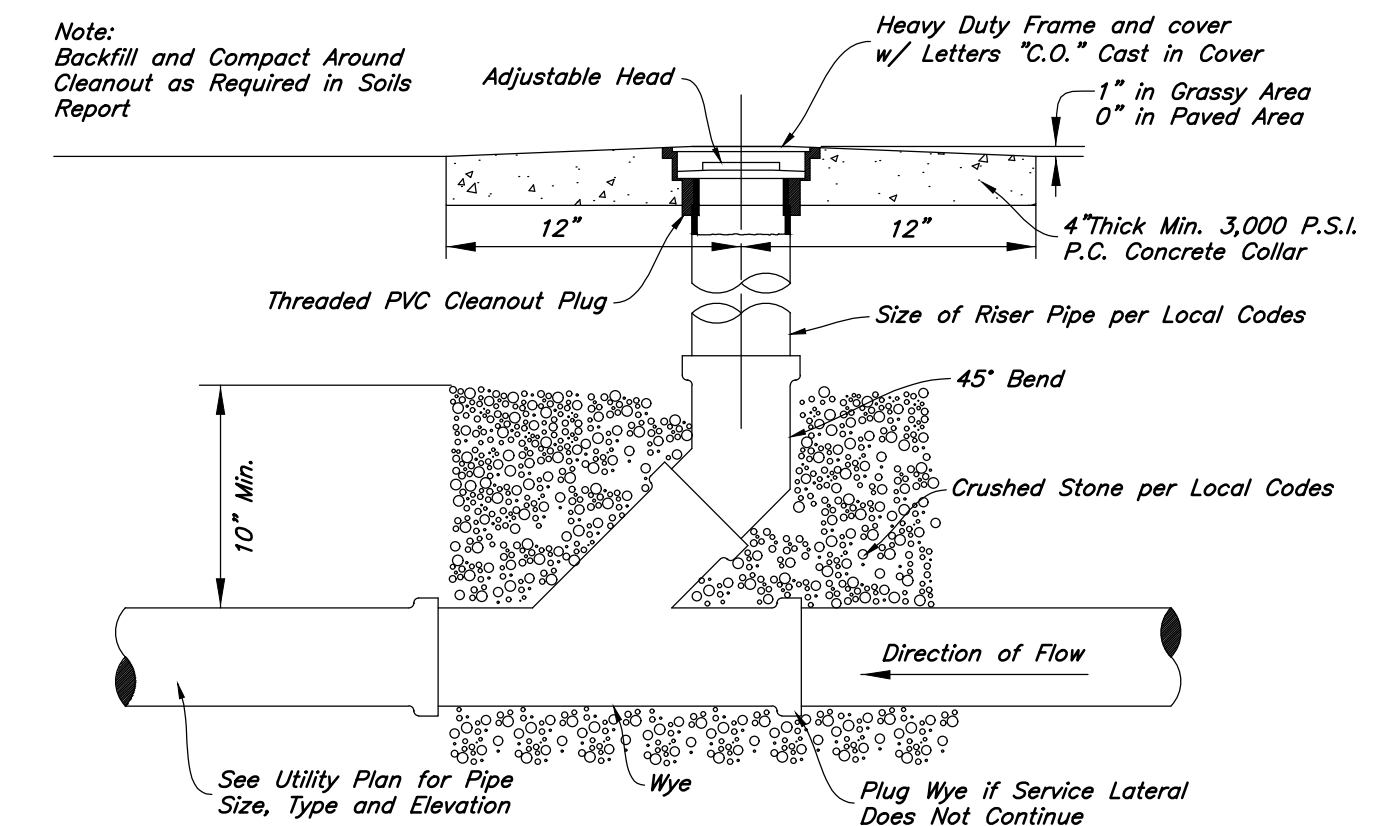
Stop Sign
Not to Scale

5



Concrete Paving Section
Not to Scale

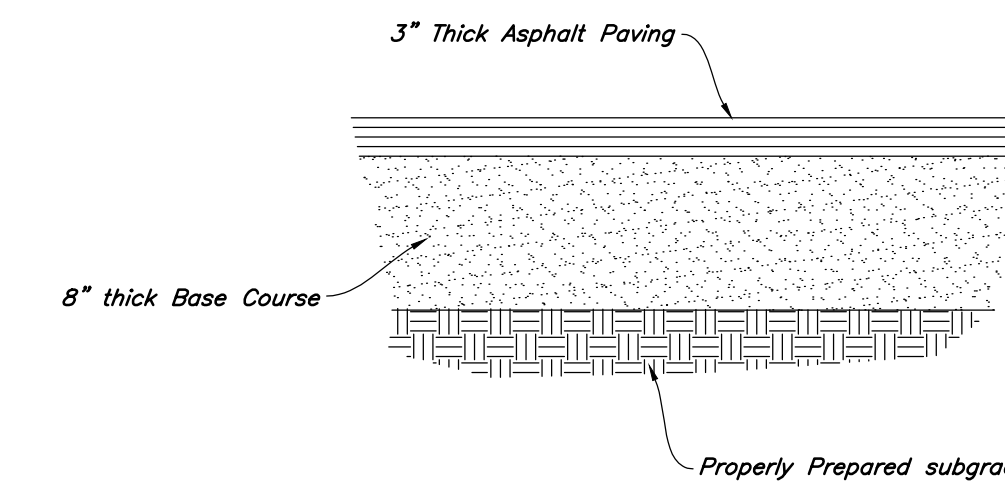
4



Typical Cleanout Detail
Not to Scale

3

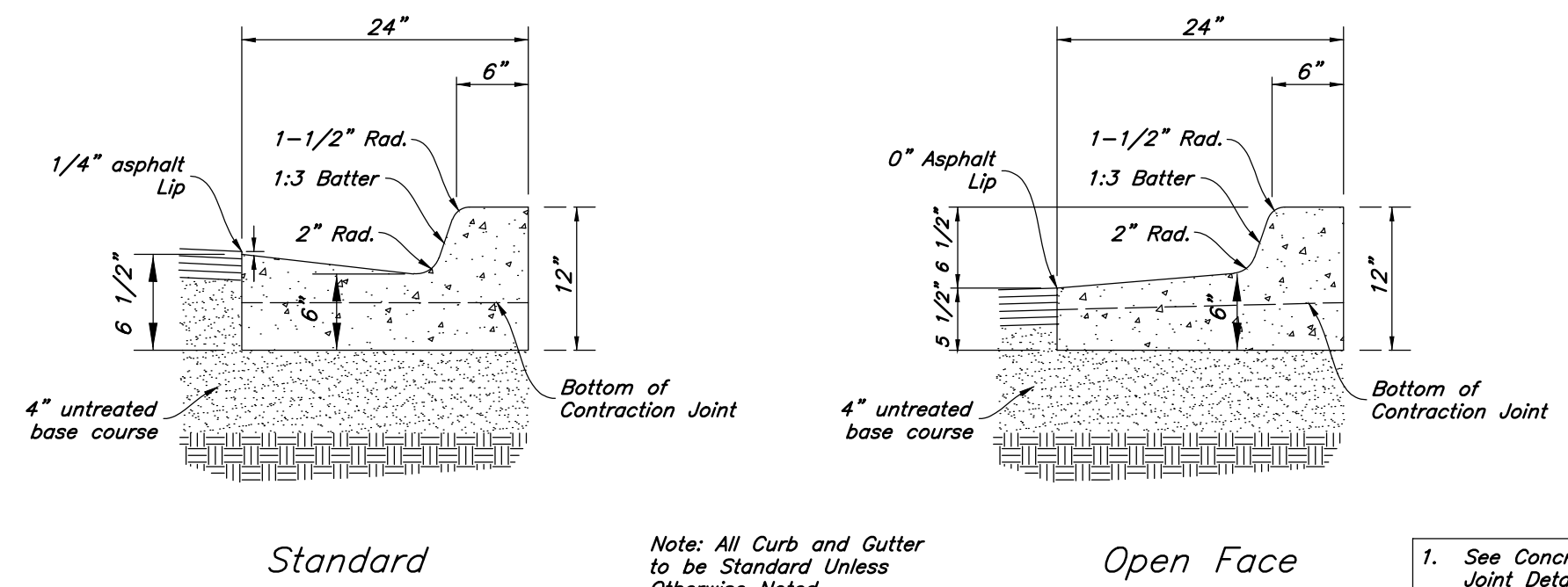
1. See Geotechnical Report for Project



Standard Asphalt Section
Not to Scale

2

- 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



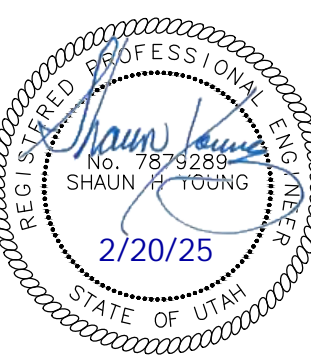
24" Curb And Gutter
Not to Scale

1

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



Details
Amsource Santaquin
Main Street & Highland Drive
Santaquin, Utah



19 Feb, 2025

SHEET NO.

C4.1

16

**Santaquin City -
Not Used**
Not to Scale

14

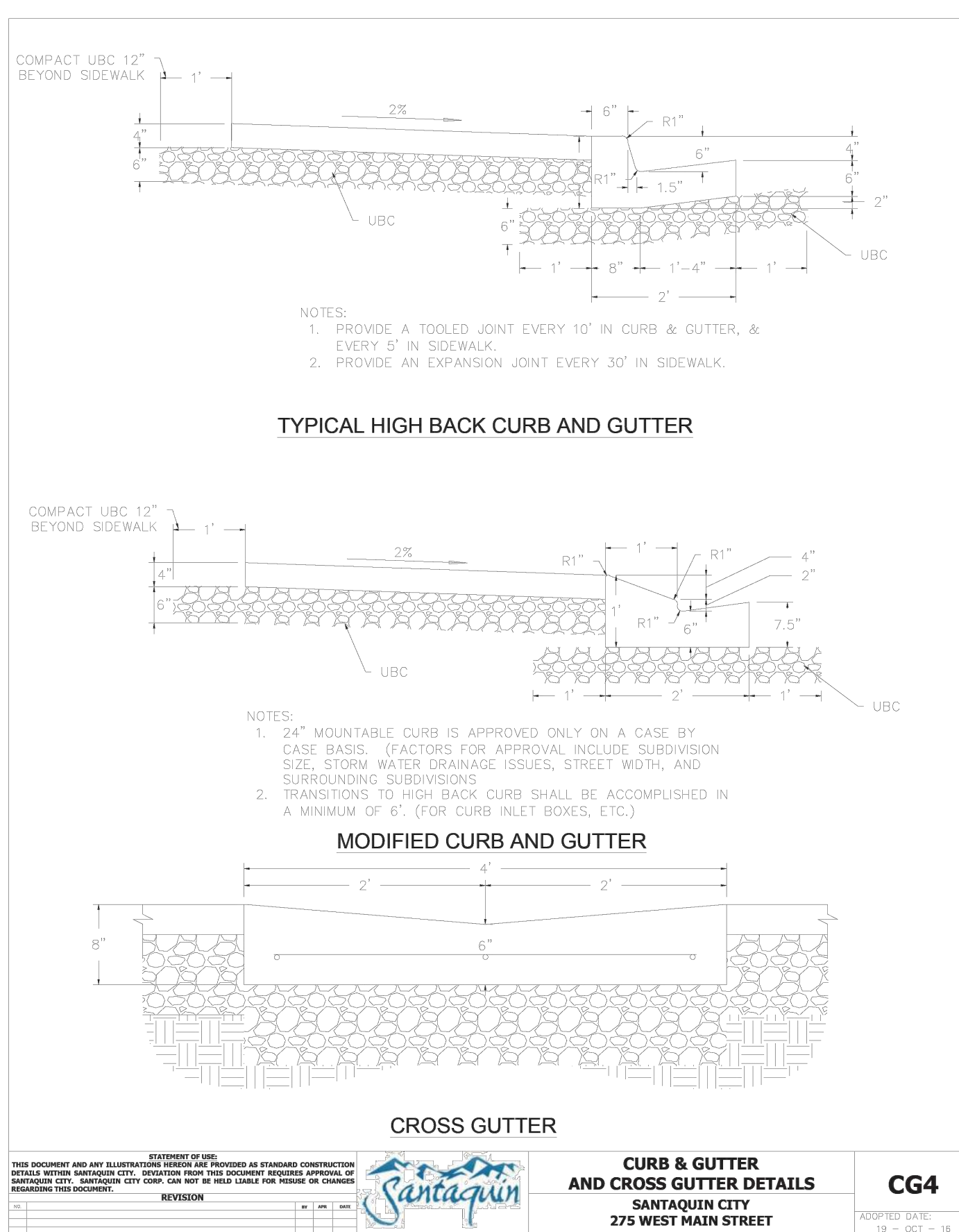
**Santaquin City -
Typical Trench Section**
Not to Scale

12

**Santaquin City -
Typical Sewer Manhole**
Not to Scale

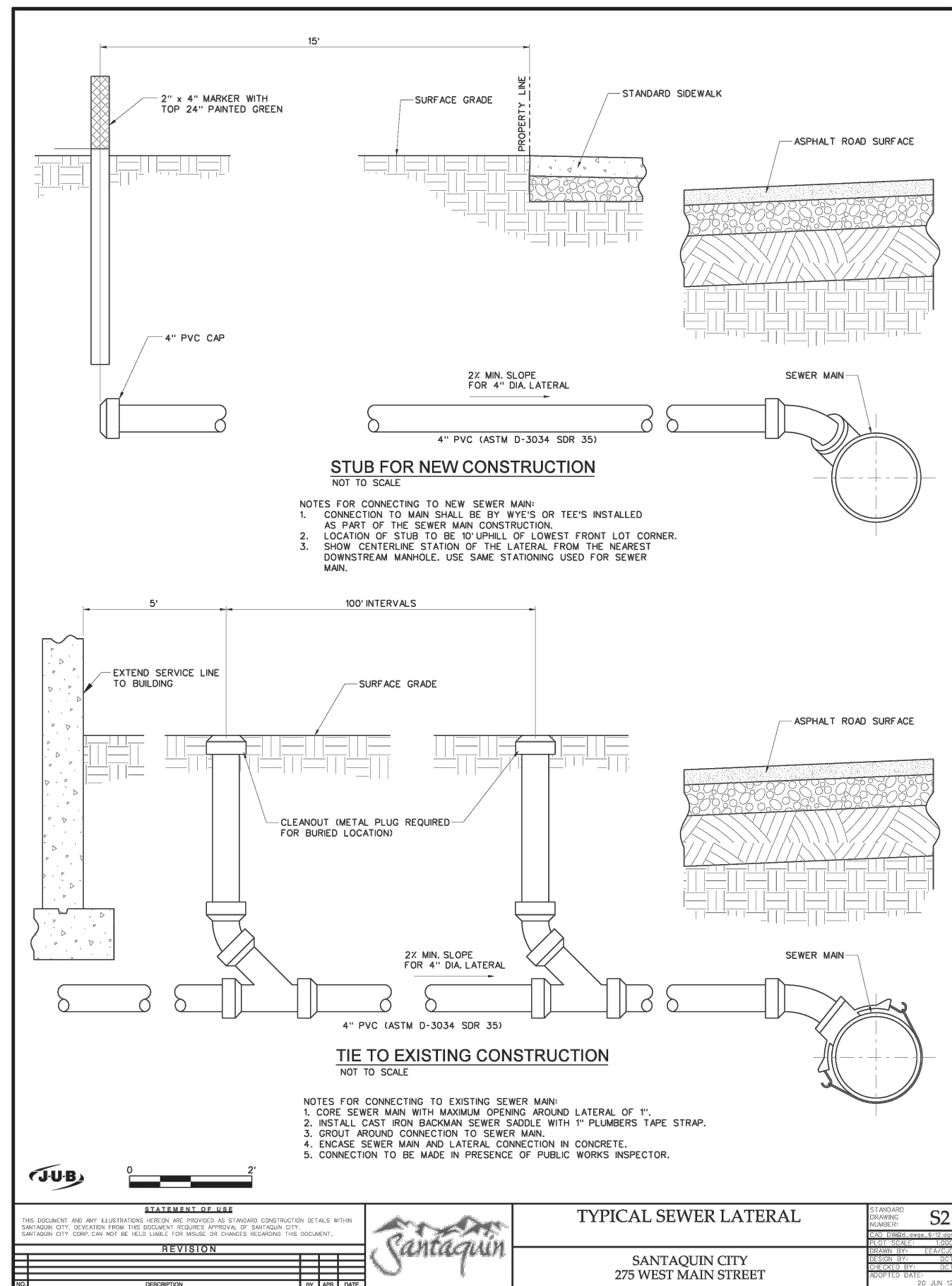
10

**Santaquin City -
Driveway Approach with Park Strip**
Not to Scale



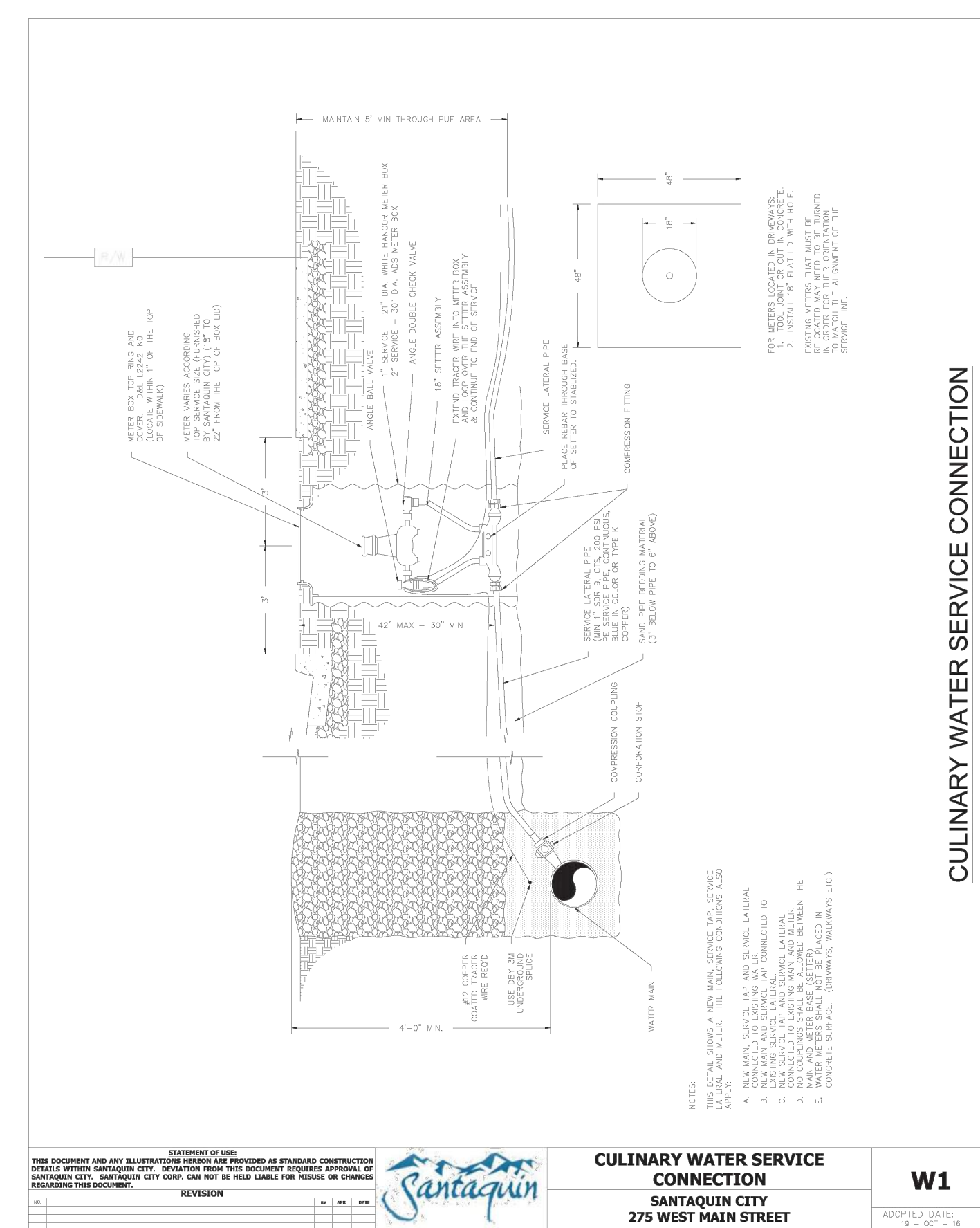
**Santaquin City -
Curb & Gutter and Cross Gutter Details**
Not to Scale

15



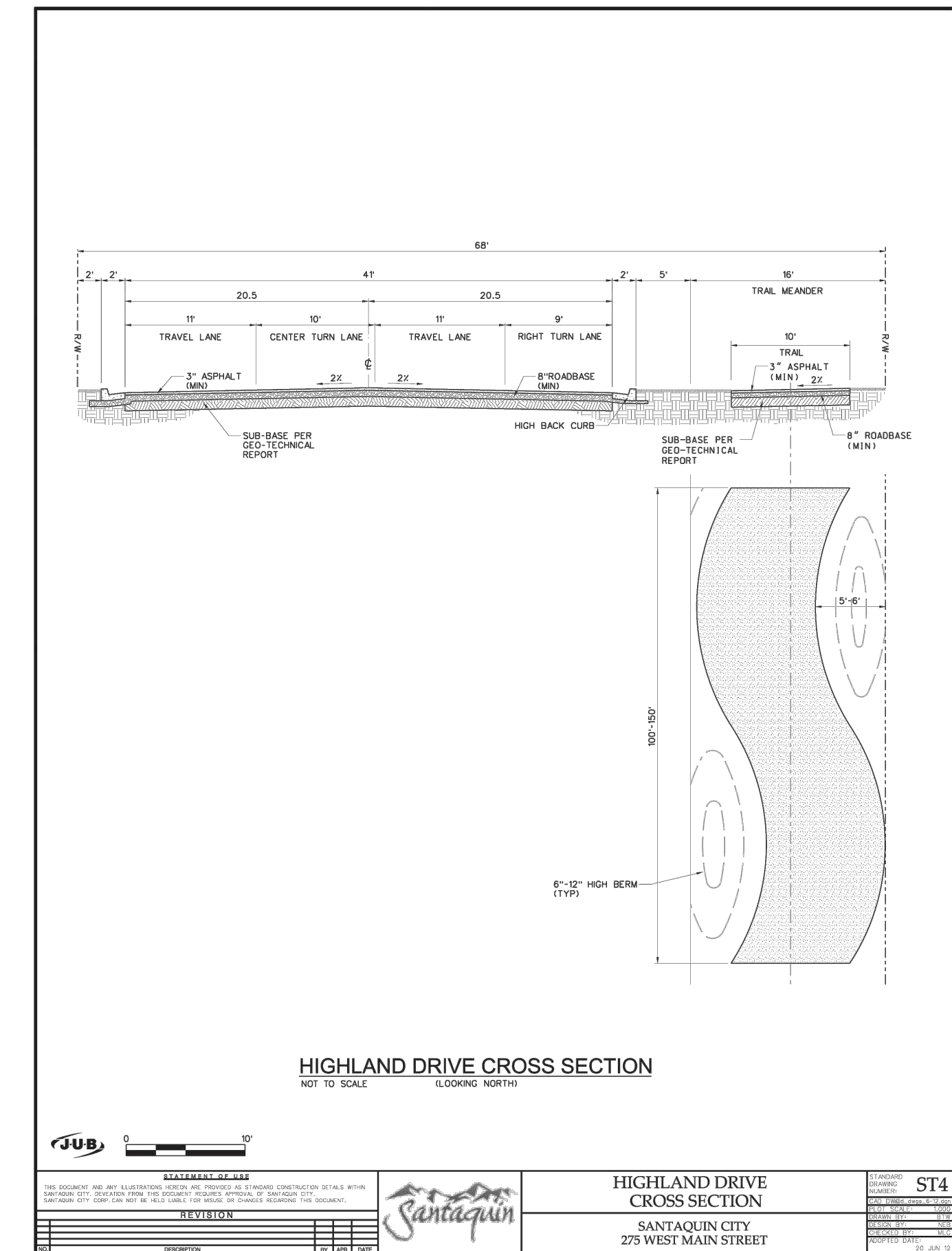
**Santaquin City -
Typical Sewer Lateral**
Not to Scale

13



**Santaquin City -
Culinary Water Service Connection**
Not to Scale

11



**Santaquin City -
Highland Drive Cross Section**
Not to Scale

9

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

2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8629 - AllWengineering.net

Details
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah

REG. LICENSED PROFESSIONAL ENGINEER
 SHAUN H. YOUNG
 2/20/25
 STATE OF UTAH

19 Feb, 2025
 SHEET NO. **C4.2**



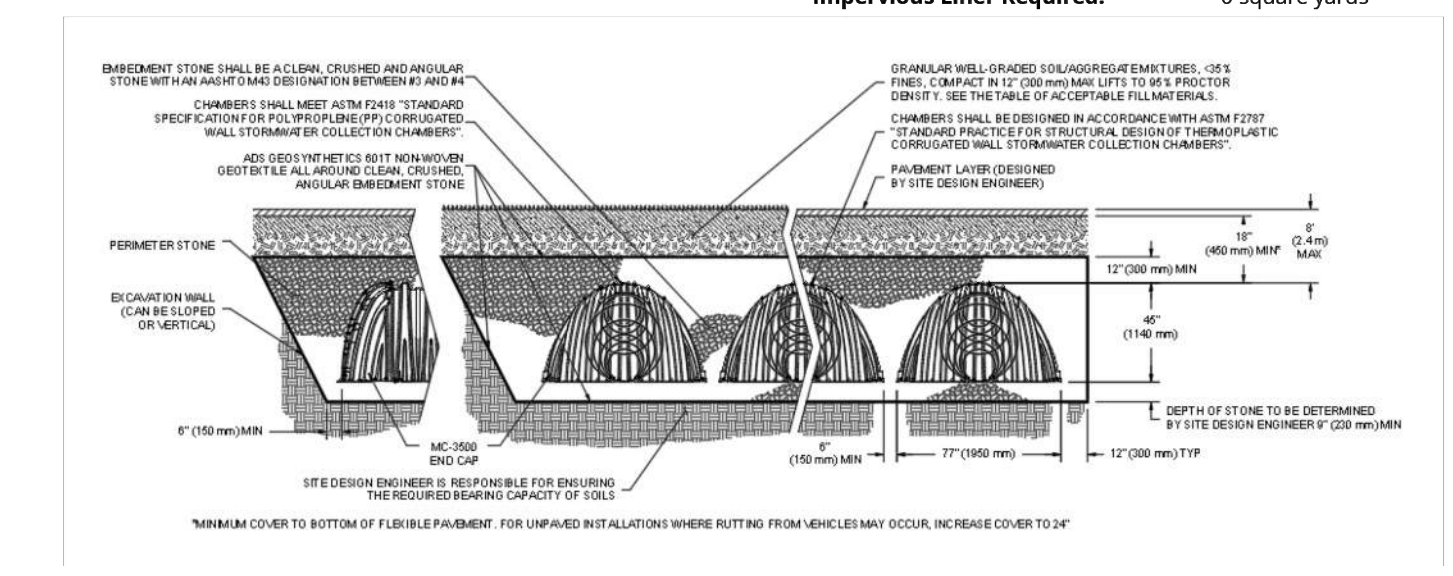
User Inputs

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

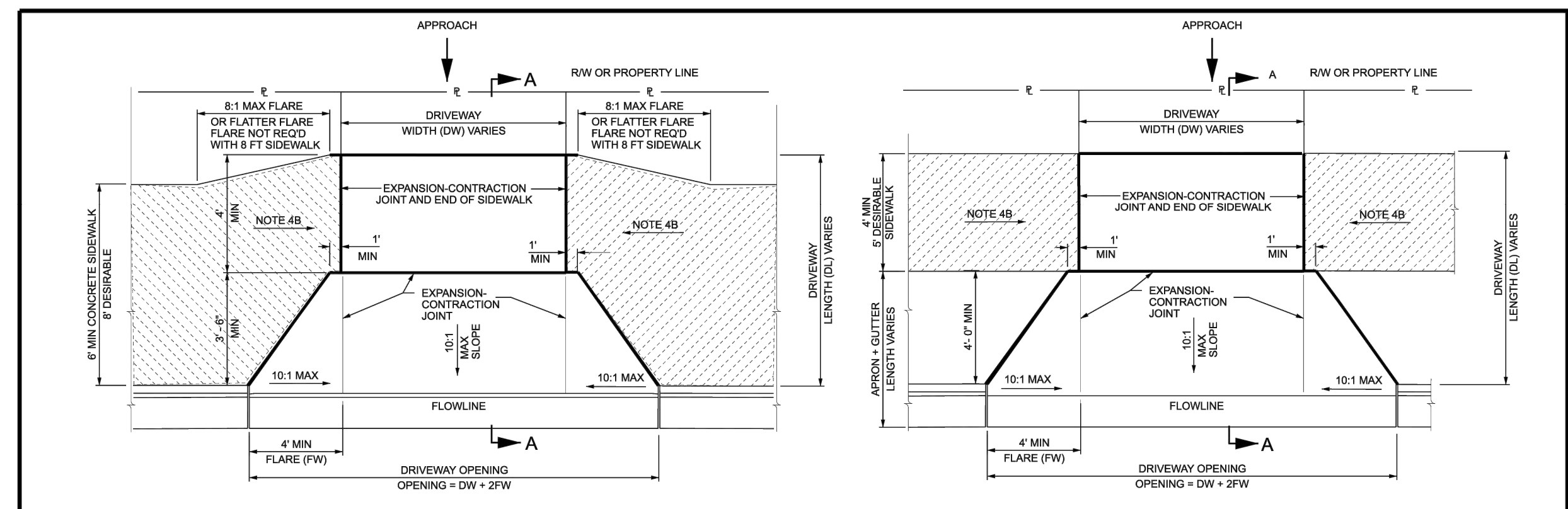


ADS Stormtech MC-3500 System Specifications
 Not to Scale

18

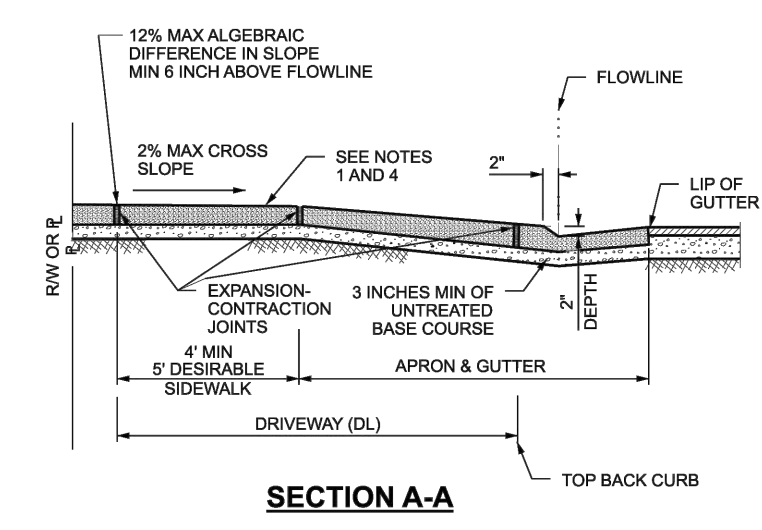
REV	DATE	DESCRIPTION

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



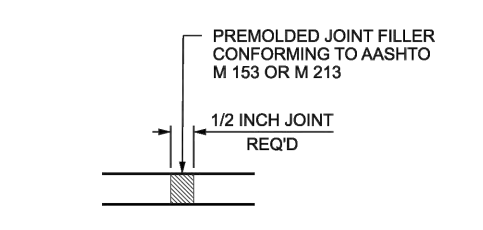
FLARED DRIVEWAY WITH ADJACENT SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP



FLARED DRIVEWAY	FLARE AREA
3 FT	18 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²

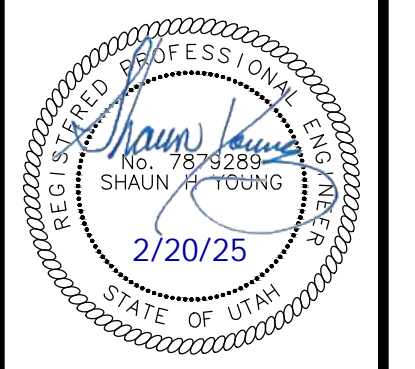
ADD (DL, DW) FOR TOTAL QUANTITY
 QUANTITY CALCULATED USING A 6 INCH CURB

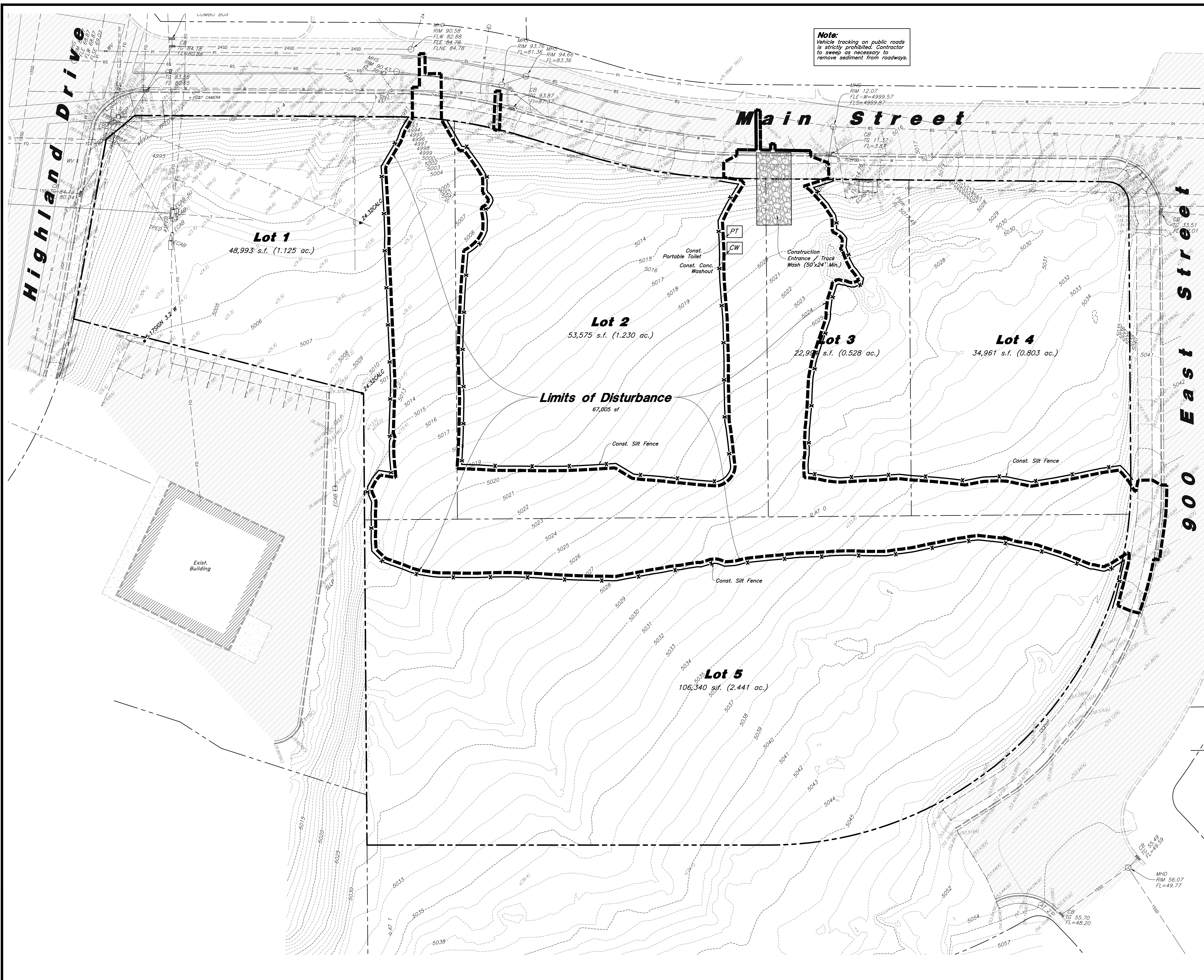


- NOTES:**
- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
 - MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT. Laterally 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 8 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.

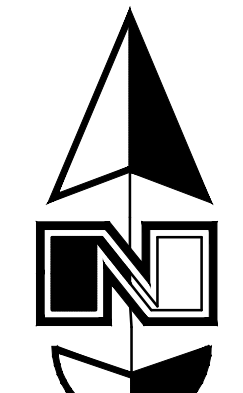
UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION
 SALT LAKE CITY, UTAH
 8" STANDARD DRAWING EDITION
2025 Standard Drawing
 CONCRETE DRIVEWAYS AND SIDEWALKS
 STANDARD DRAWING TITLE
 STD. DRAW. NO. GW 3A

Details
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah





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



Scale: 1" = 30'



Legend

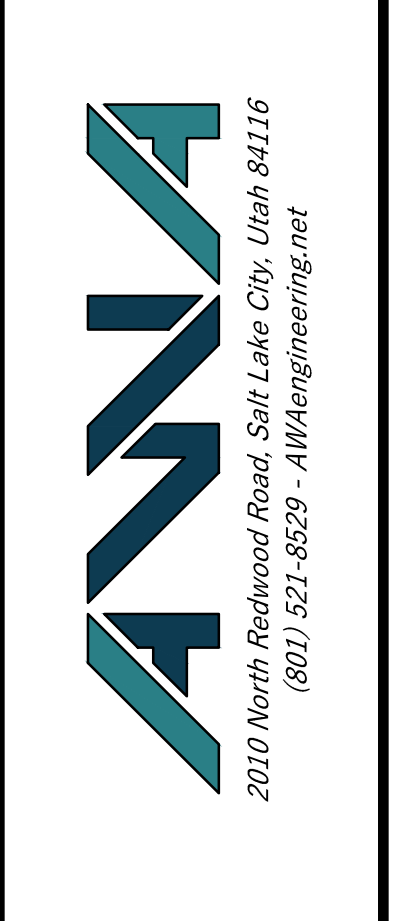
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting. 2 C5.3
- Silt Fence 3 C5.3
- Limit of Disturbance 1 C5.3
- Construction Entrance / Truck Wash (50'x24' Min.) 4 C5.3
- Concrete Washout Area CW C5.3
- Portable Toilet PT C5.3
- Gravel Sock 5 C5.3
- Existing Contour ---78---
- Existing Spot ---78---
- Proposed Contour ---78---

Erosion Control Notes

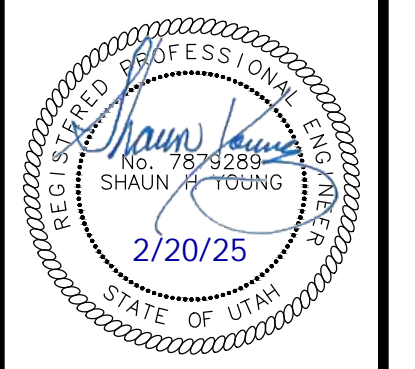
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment 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 hydroseeding 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.

REV	DATE	DESCRIPTION

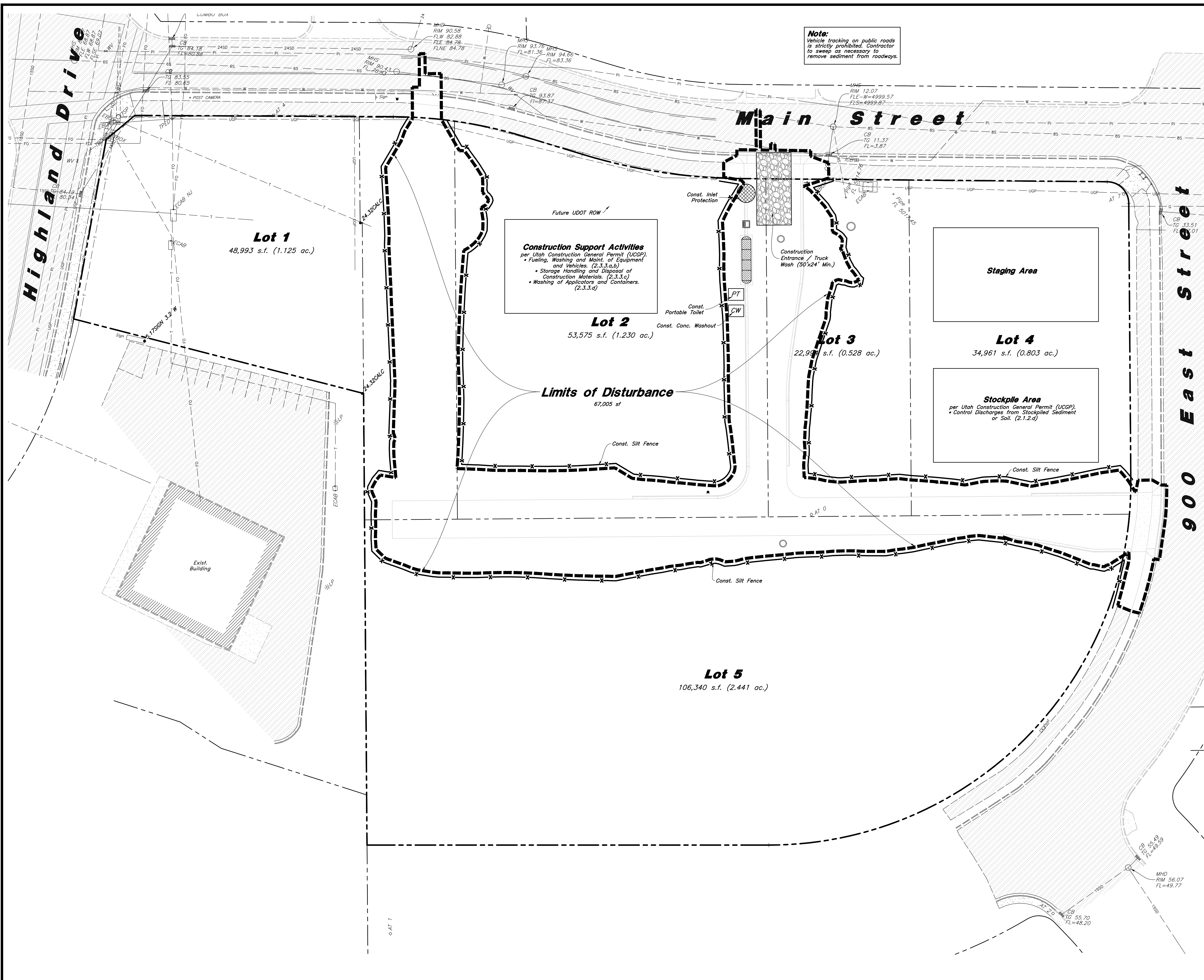
Designed by: JW
 Drafted by: JW
 Client Name: Amsource
 Amsource
 24-043 EC1



Erosion Control Plan - Phase 1
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 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

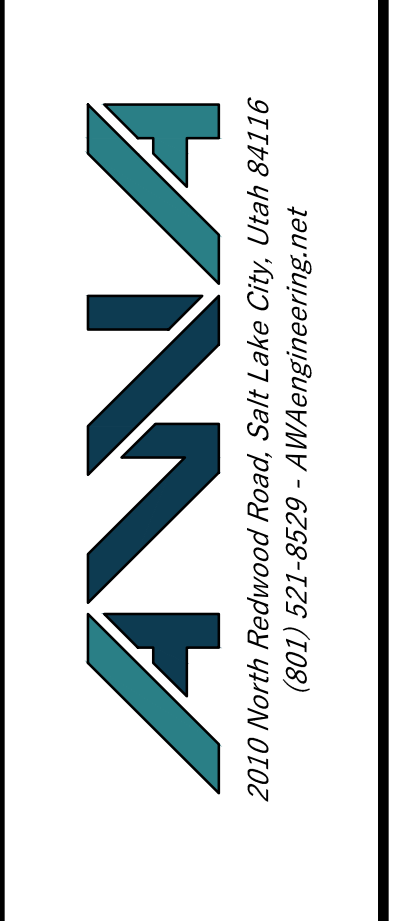
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting. (Symbol: 2) C5.3
- Silt Fence (Symbol: 3) C5.3
- Limit of Disturbance (Symbol: 1) C5.3
- Construction Entrance / Truck Wash (50'x24' Min.) (Symbol: 4) C5.3
- Concrete Washout Area (Symbol: CW) C5.3
- Portable Toilet (Symbol: PT) C5.3
- Gravel Sock (Symbol: 5) C5.3
- Existing Contour (Symbol: ---) (78.00'±)
- Existing Spot (Symbol: ---) (78.00'±)
- Proposed Contour (Symbol: ---) (78.00'±)

Erosion Control Notes

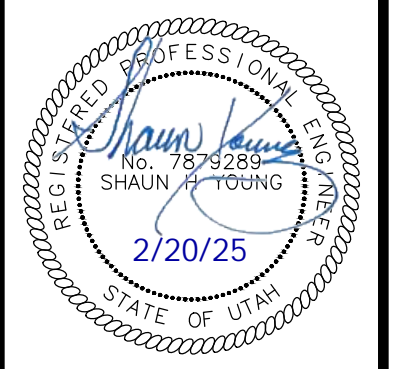
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REV	DATE	DESCRIPTION

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



Erosion Control Plan - Phase 2
Amsource Santaquin
 Main Street & Highland Drive
 Santaquin, Utah



19 Feb, 2025
 SHEET NO. **C5.2**

