

# SILVER CREEK DESIGN

## Lot 7 & 8 Santaquin Peaks Industrial Park

### Santaquin, Utah

## Final Site Plan Submittal

July 11, 2025



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.
5. The Developer and the General Contractor understand that it is His/Her responsibility to ensure that all improvements installed within this development area constructed in full compliance with all State and Santaquin City Codes, Ordinances, and Standards. These plans are not all inclusive of all minimum codes, ordinances, and standards. This fact does not relieve the Developer or General Contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances, and Standards.

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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
07-10-2025	City Comments
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DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #  
**C-01**

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PROJECT NOTES

1. City of Santaquin, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the Santaquin City Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City, Public Works Department, that documents "as \_ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right\_of\_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
9. Non \_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross\_sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City Inspector. Precast concrete products without proof of inspection shall not be approved for installation.
16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Permits to construct in the right-of-way of existing streets must be obtained from the City, Public Works Department before commencing construction.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City Standard Construction Drawings.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City Specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City Specifications with lettering colored in white displayed over a blue background

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800\_662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one \_ lane two \_ way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady \_ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

GENERAL WATER & IRRIGATION LINES

1. All potable and pressurized irrigation line materials shall be provided and installed in accordance with current specifications of the City, Water Department.
2. Pressure testing shall be performed in accordance with the City, Construction and Material Specifications.
3. The Contractor shall notify the City, Water Department at least 24 hours before tapping into existing water lines.
4. All water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City Standards.
6. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

POTABLE WATER

1. All public water pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.

2. All potable water lines shall be disinfected according to the City Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C\_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
3. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City Public Works Department.
4. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City Water Department and have been accepted by the Public Works Department.
5. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

PRESSURIZED IRRIGATION

1. All pressurized irrigation pipe, valves and appurtenances shall be installed in accordance with the City Public Works Department standards and specifications.
2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be class C900 DR-18 PVC. Public water pipe 14 inches in diameter or larger shall be C905, DR-18 PVC. Fittings shall be Ductile or Cast Iron with mechanical push on joints with transition gasket.
3. Only fire hydrants conforming to City of Santaquin Standards will be approved for use.
4. The Contractor shall paint all fire hydrants according to the City of Santaquin Standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
5. Valve boxes on pressurized irrigation systems shall be stamped with the word "IRRIGATION" on the circular shaped lid with the inside being painted purple.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Santaquin, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Santaquin Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self\_sealing gaskets.
5. The approved construction drawings shall show where bolt\_down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Santaquin sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. All lateral connections shall be insert-a-tee or WYE at ten or two o'clock positioning to the center of the main line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro \_ seeded and hydro \_ mulched according to the City of Santaquin Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to Santaquin City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

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

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

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



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE  
STREET: 44 N. Maple Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

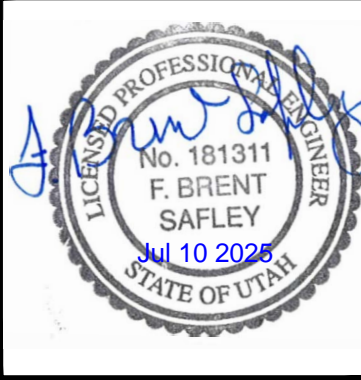
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24X36

GENERAL NOTES

DATE 10/18/2024

PLAN SUBMITTAL DATES

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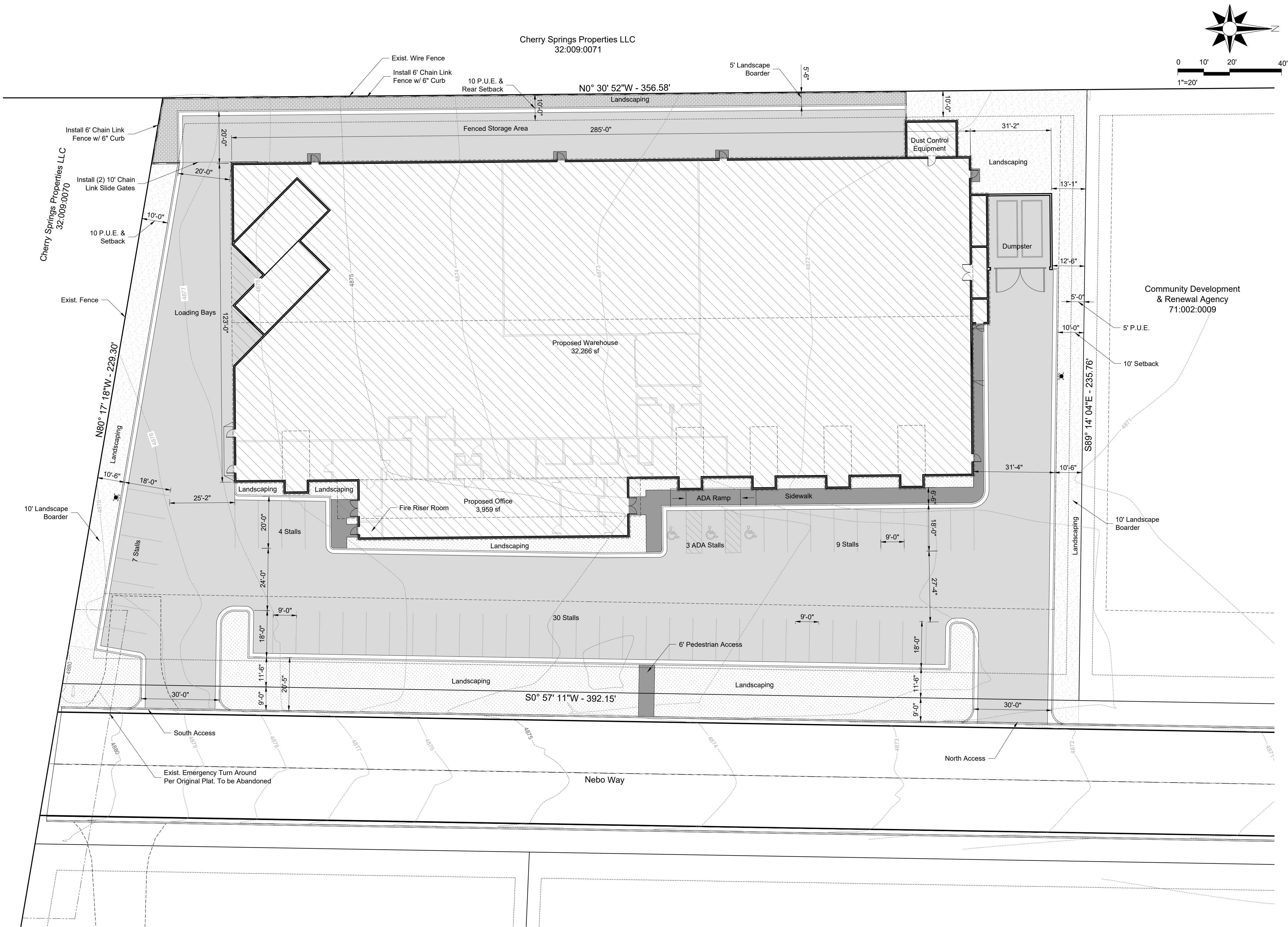


DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

C-02





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

Development Summary

Zoning Requirements		Current Zone		I-1 (Industrial)	
Setbacks	Front	35 ft to Building		20 ft to Parking	
	Side	10 ft / min. 20' Both Sides		25 ft on Corner Lot	
Rear	Max. Height	10 ft		no zone restrictions	
	Min. Area	48 ft Purchase Agreement		no restrictions	
Total Development Area:		(sf)	(acres)		
Lot #7		42,788 sf	0.98 acres		
Lot #8		43,671 sf	1.00 acres		
Total		86,459	1.98 acres		
Land Usage Summary:		Area	% of Land Use		
Buildings		38,380 sf	44.4%		
Hardscape:		35,294 sf	40.8%		
Landscape		12,785 sf	14.8%		
Buildings Summary		Area	% of Bldg Use		
Warehouse		32,266 sf	84.1%		
Office		3,959 sf	10.3%		
Rest Room/Storage		2,155 sf	5.6%		
Total		38,380 sf	100.0%		
Parking Requirements		Ratio	# of Stalls		
Warehouse		1 per / 1,000 sf	33		
Office		5 per / 1,000 sf	20		
Total Required			53		
Provided Parking Stalls		ADA Stalls	3		
Total Provided		Standard Stalls	50		

General Notes

- All construction to be performed in accordance with City Standards and Specifications.
- Not all utilities are shown on this plan. Verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. by contacting a utility locating service such as Blue Stakes to mark utility locations prior to construction.
- Protect existing utilities, structures, and street improvements which are to remain in place, from damage. Any utilities, structures or improvements damaged due to construction shall be repaired or replaced to the cities standards.

Construction Notes

- Contractor shall be responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity.
- A UPDES Storm Water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- Provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Place sand or gravel bags around existing storm drain collection systems to protect from sediment and debris.
- Construction access shall be constructed with a minimum 6" deep gravel (3" to 6" size) to prevent tracking of mud offsite and in a manner that will protect existing utilities, sidewalks, curb and gutter from damage. No dirt or debris shall be placed over the sidewalk or curb & gutter.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately.
- A lined concrete wash out area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on ground is prohibited. Washout area can be used for any type of tool and or equipment cleanup.
- A chemical toilet is required to be on site during construction and located on a pervious surface.
- Building site is to be cleaned on a regular basis.
- All erosion control Best Management Practices shall be inspected and maintained regularly and after every storm event.

Site Grading Notes

- 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 existing 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 placed.

Legend

	Building Area
	Parking Area
	Sidewalk
	Landscape



JOB # 24-003

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

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS	
DO NOT SCALE	
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PROPOSED SITE PLAN

DATE 10/18/2024

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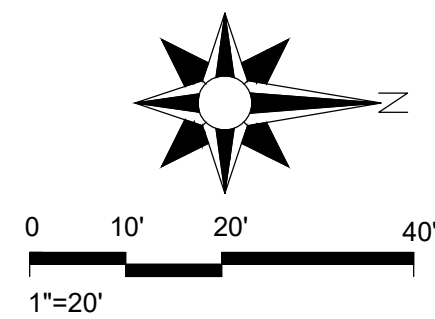


DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

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.
- Fire Sprinklers and Fire Alarm/Detection system is required inside this building.



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE  
STREET: 41 N Nebo 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

UTILITY PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES

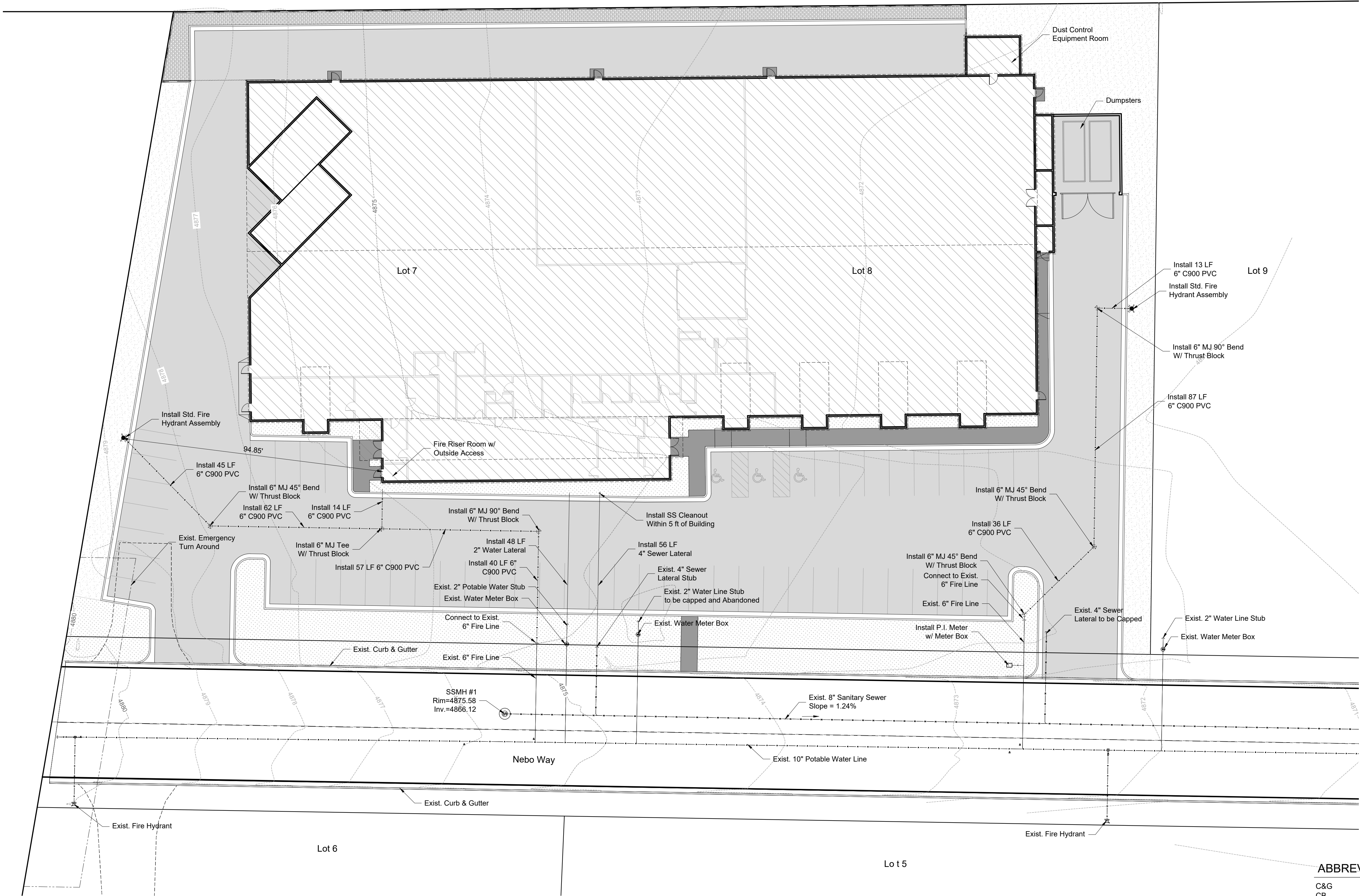
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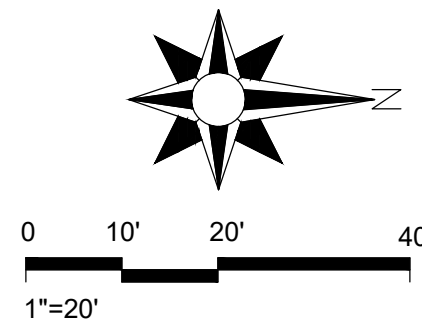
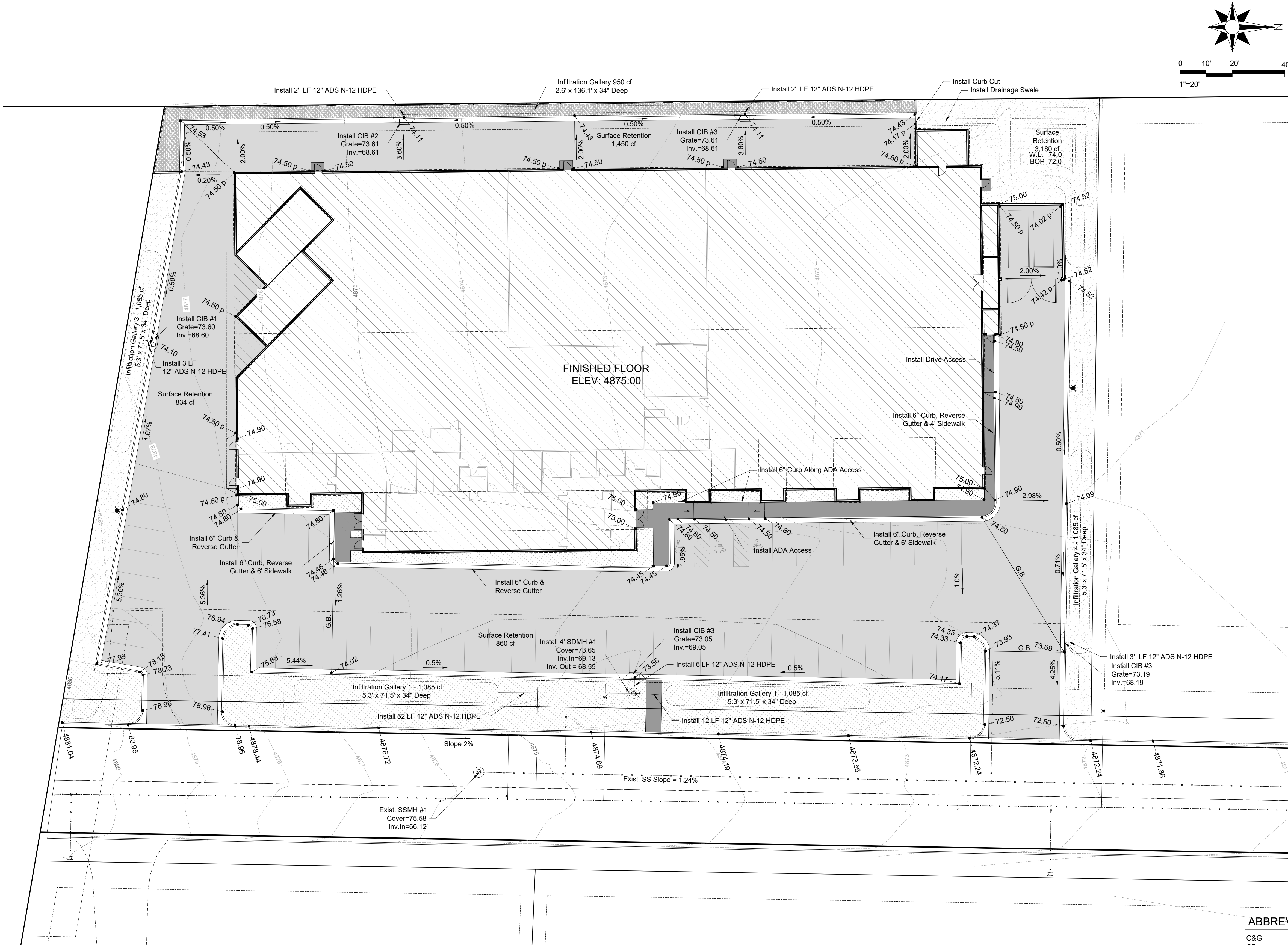
DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

C-04







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 all fences maybe 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	35,294	0.90
Landscape	12,785	0.15
Total	86,459 sf	0.70 weighted C

90th Percentile Calculations

Soil Group A  
Percent of Imperviousness = 0.85  
80th Percentile Precipitation Depth = 0.7"

WQV = 637 cf storage required on site

Storm Water On-site Storage Calculations  
100% Storage for a 25 year, 6 hour event per:  
2019 Santaquin Storm Drain Master Plan

Time (m)	Intensity (in/hr)	Flow Rate (cfs)	Volume (cf)	Allowable Discharge (cf)	Required Storage (cf)
5	4.3	5.98	1,793	0	1,793
10	3.27	4.55	2,727	0	2,727
15	2.70	3.75	3,378	0	3,378
30	1.82	2.53	4,554	0	4,554
60	1.13	1.57	5,655	0	5,655
120	0.673	0.94	6,735	0	6,735
180	0.446	0.62	6,695	0	6,695
360	0.255	0.35	7,656	0	7,656

Required on Site Storage	7,656 cf
Provided on Site Storage	8,234 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

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

**A**

JOB # 24-003

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

GRADING PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES

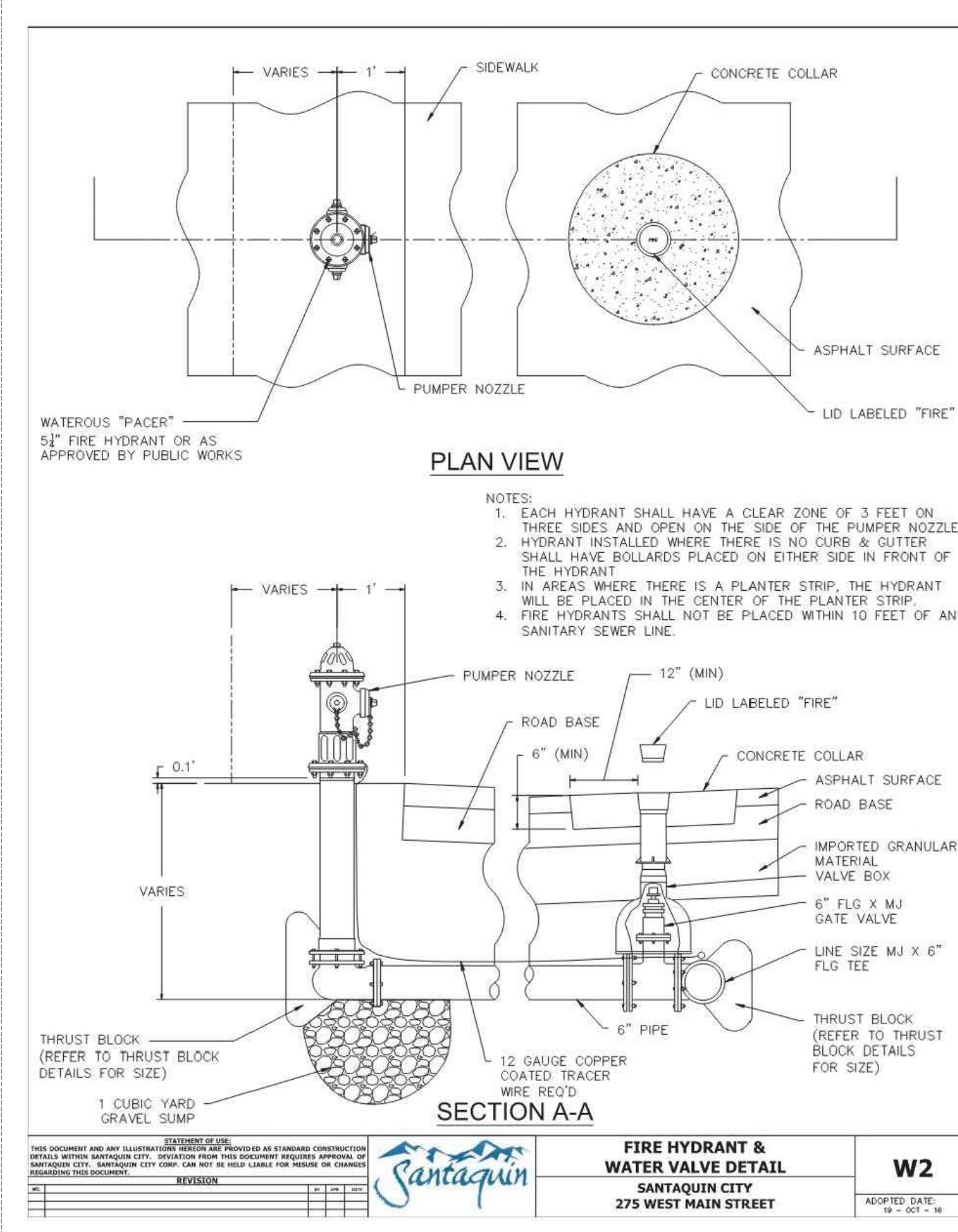
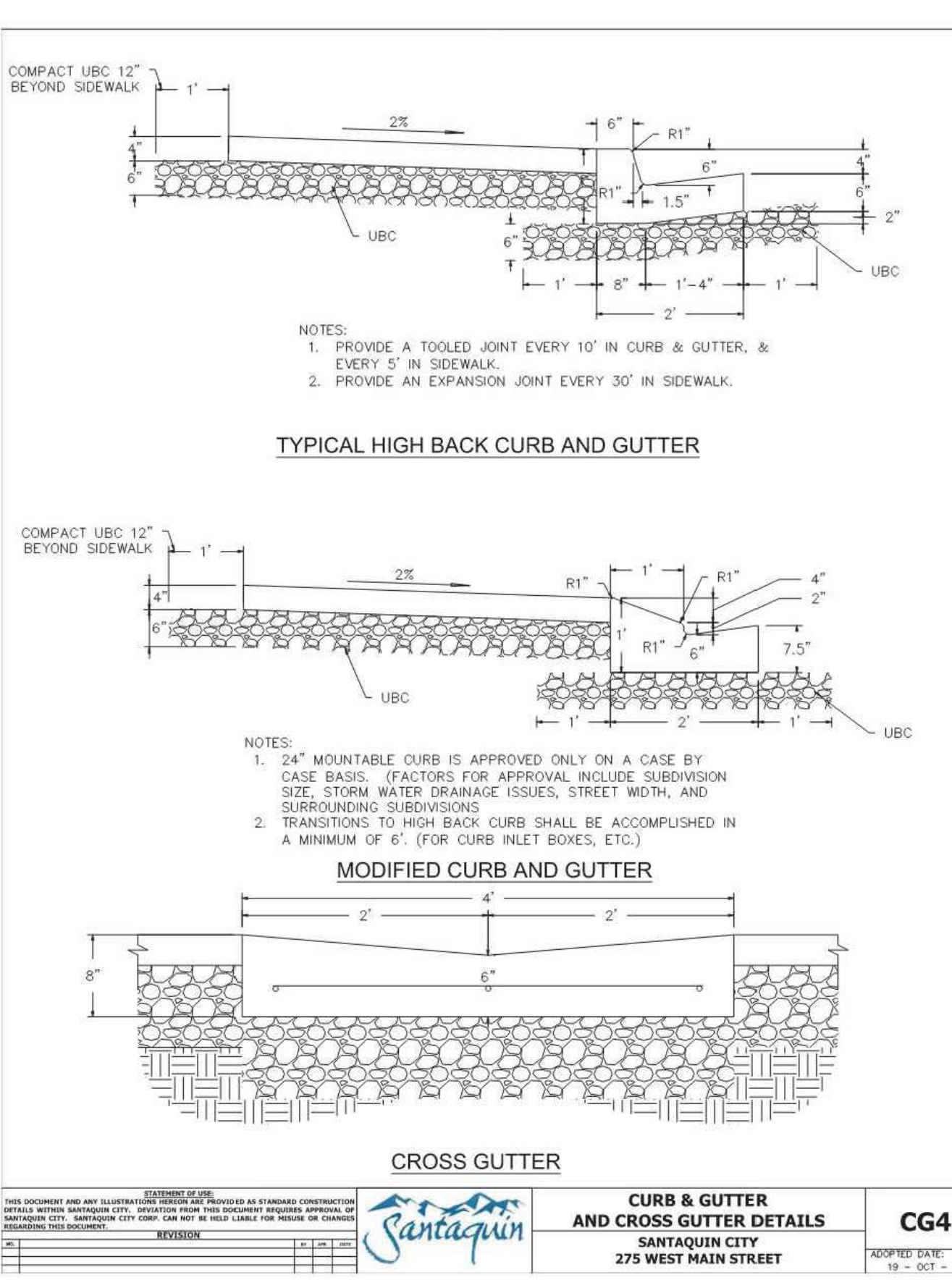
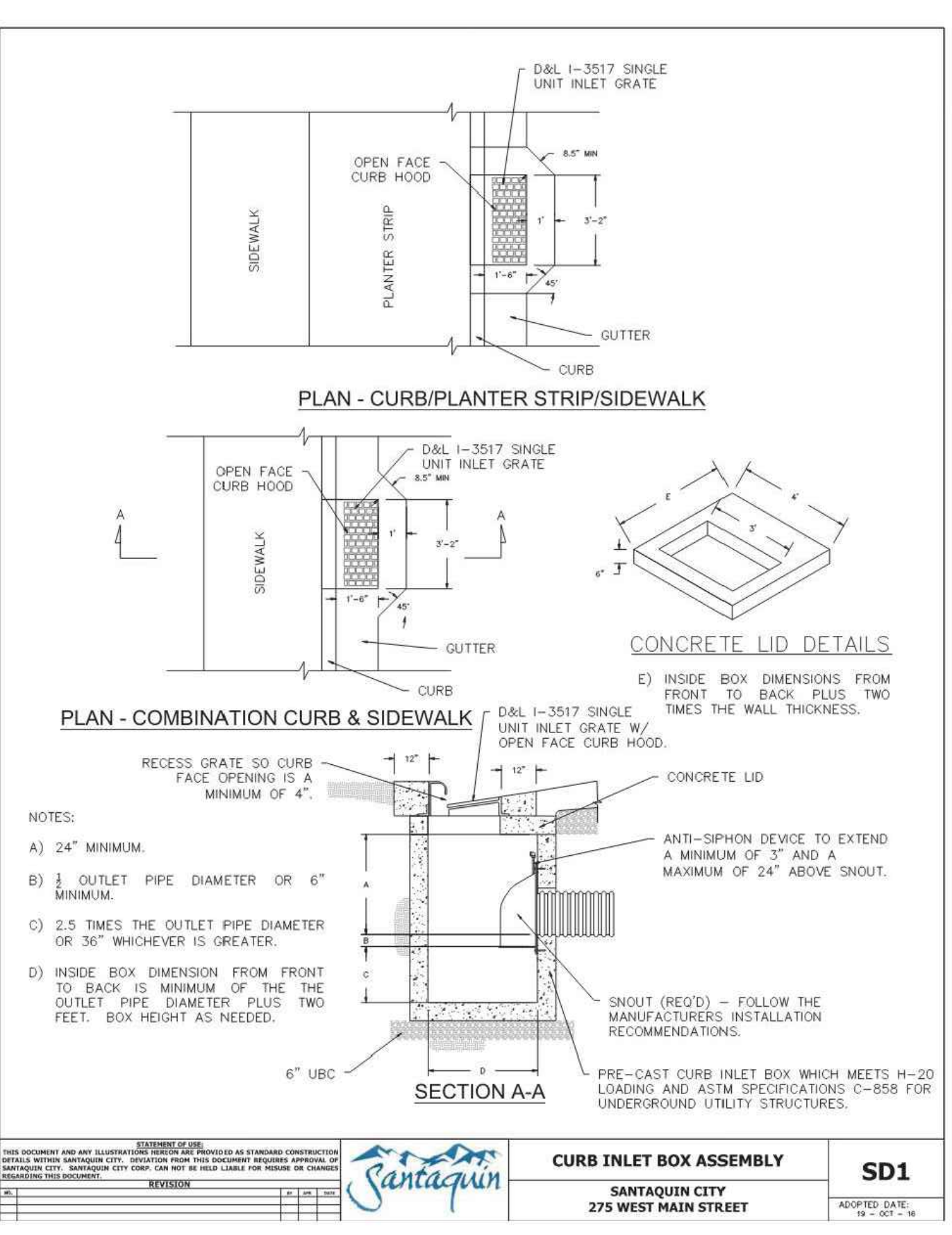
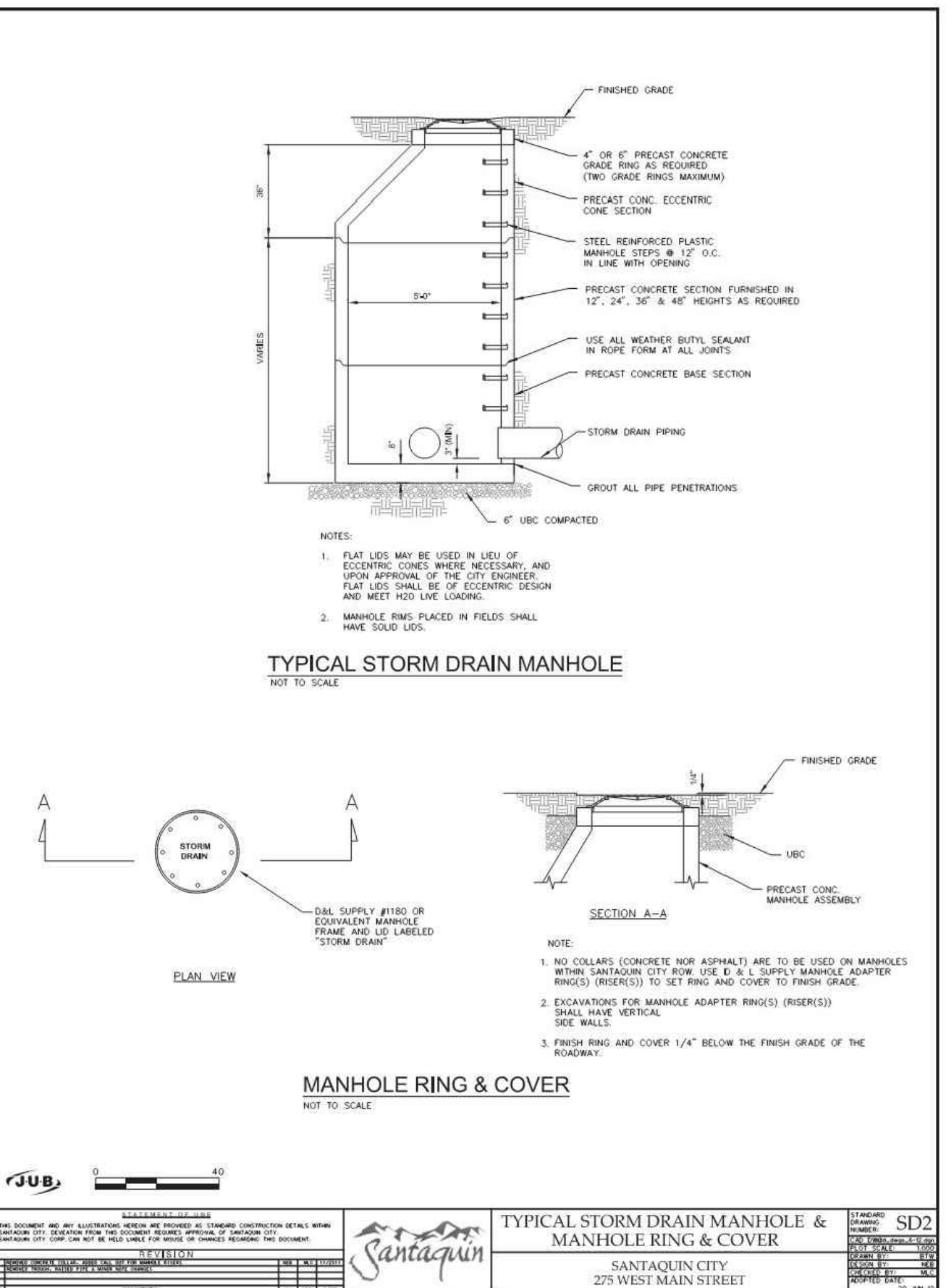
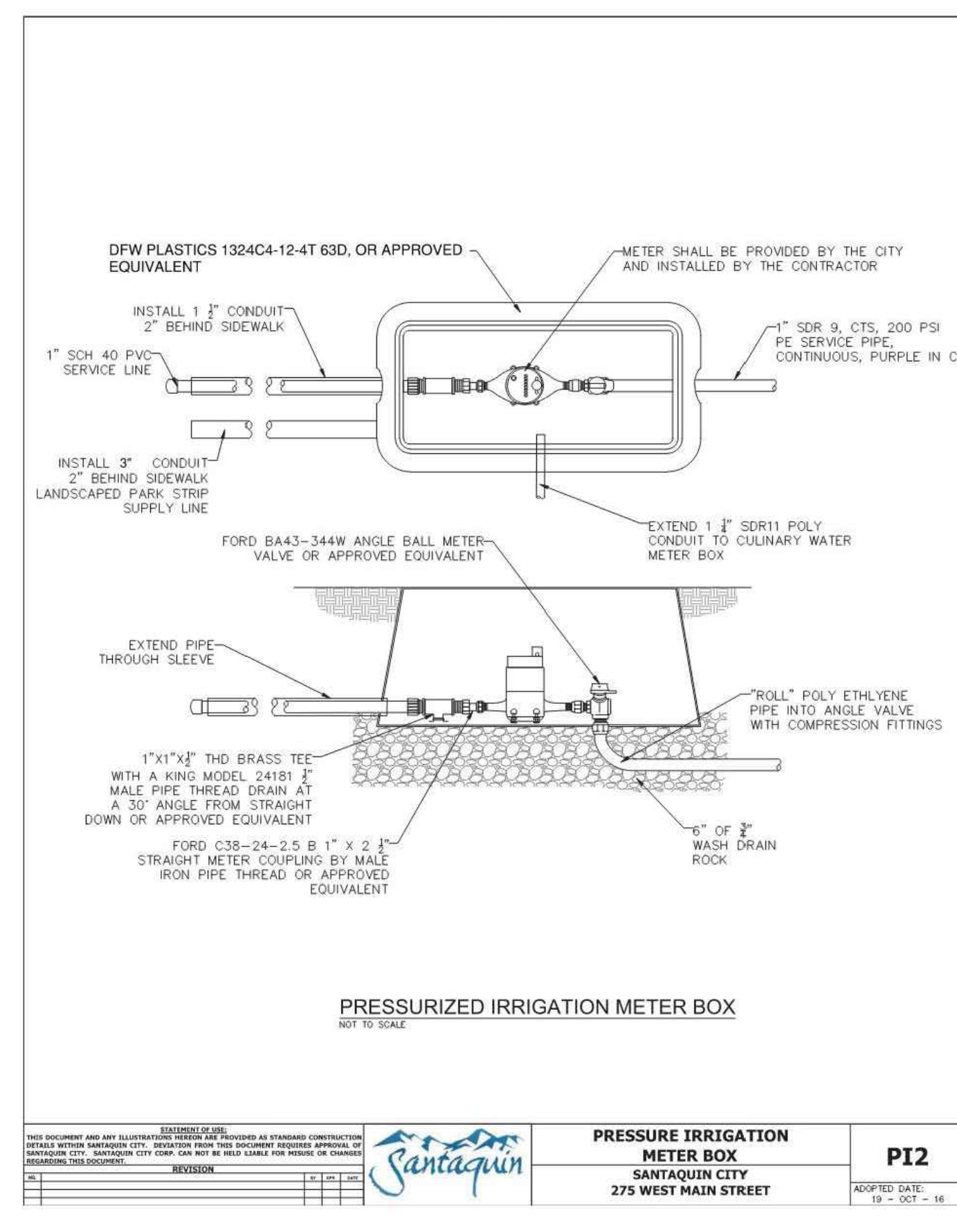
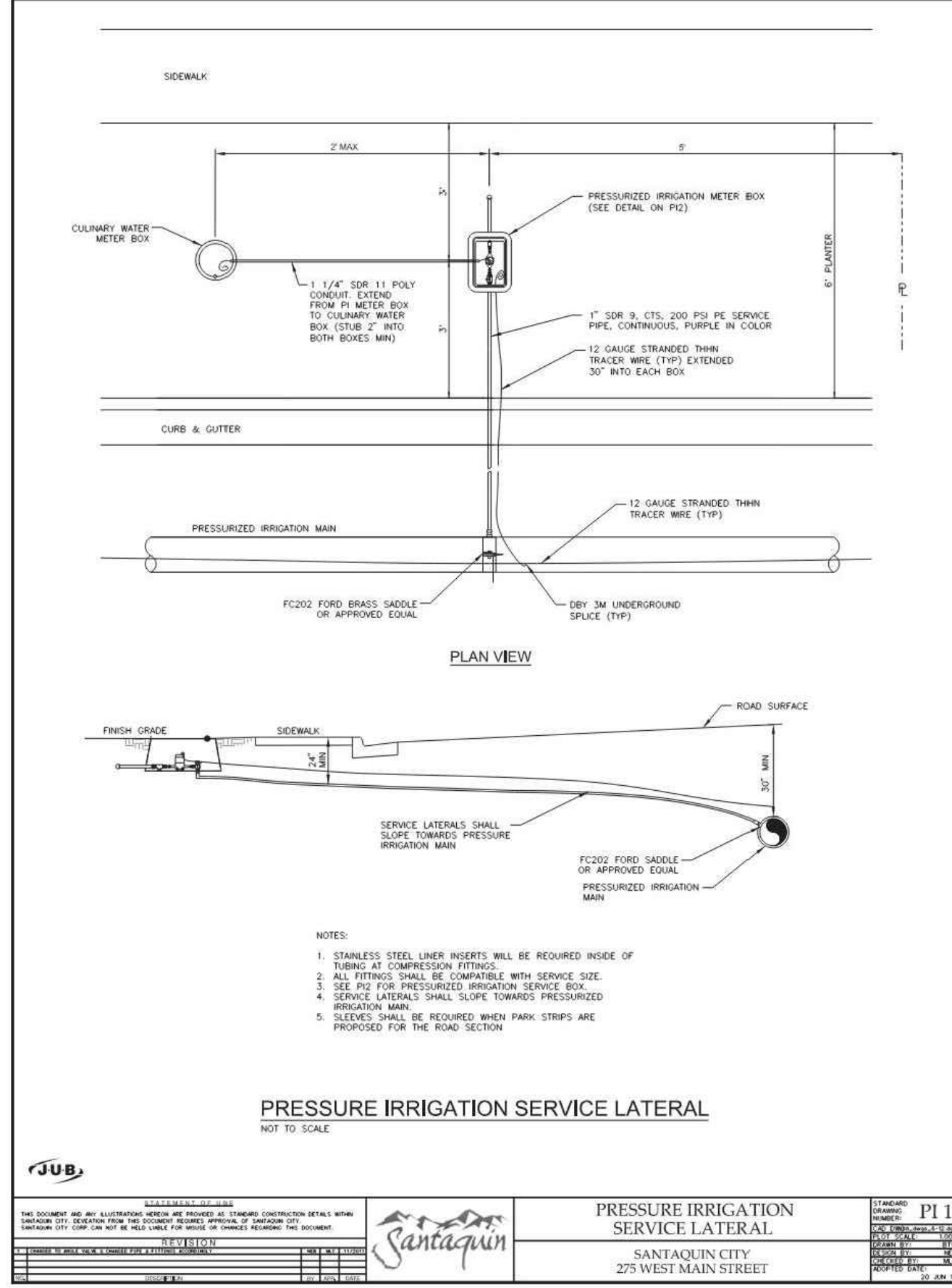
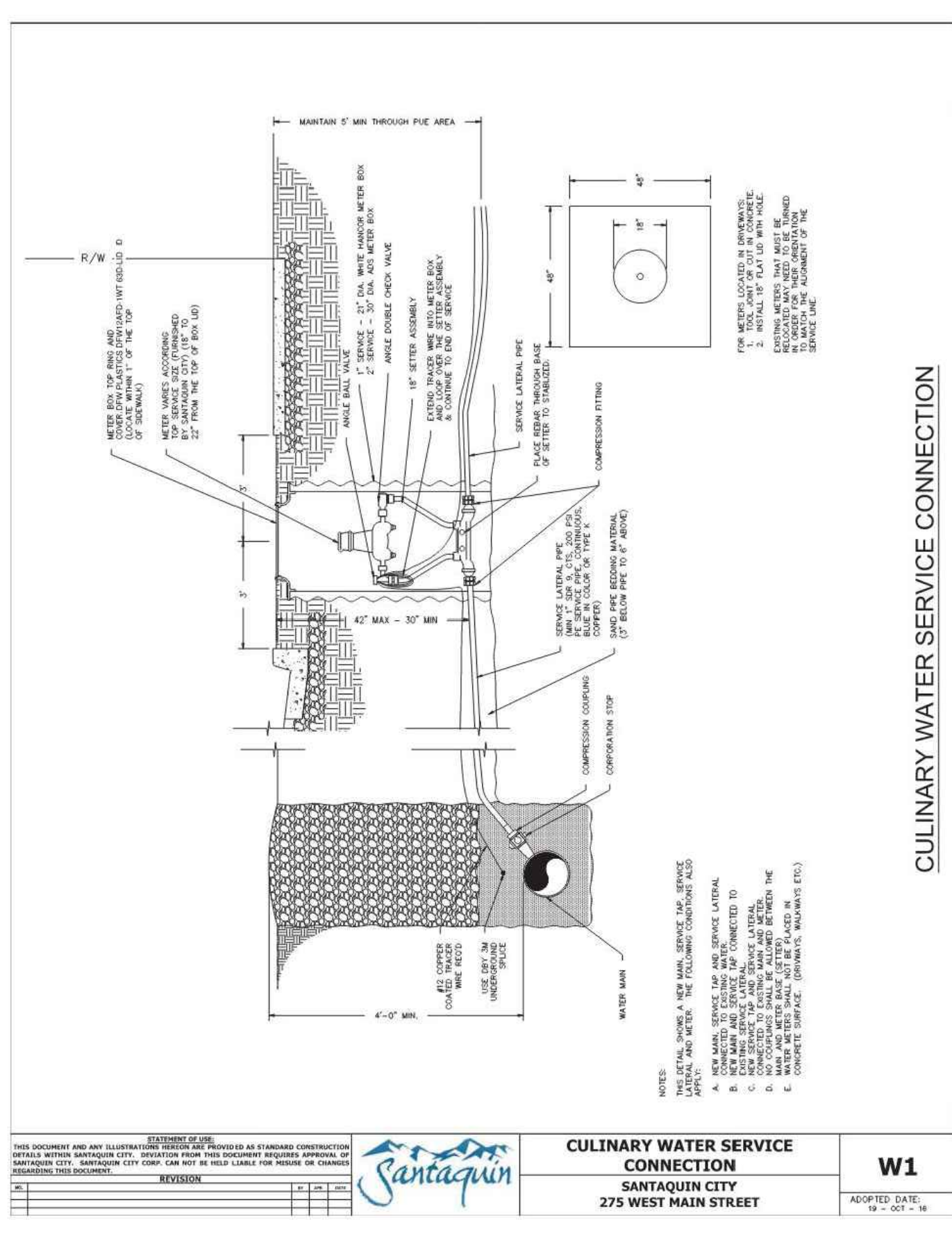
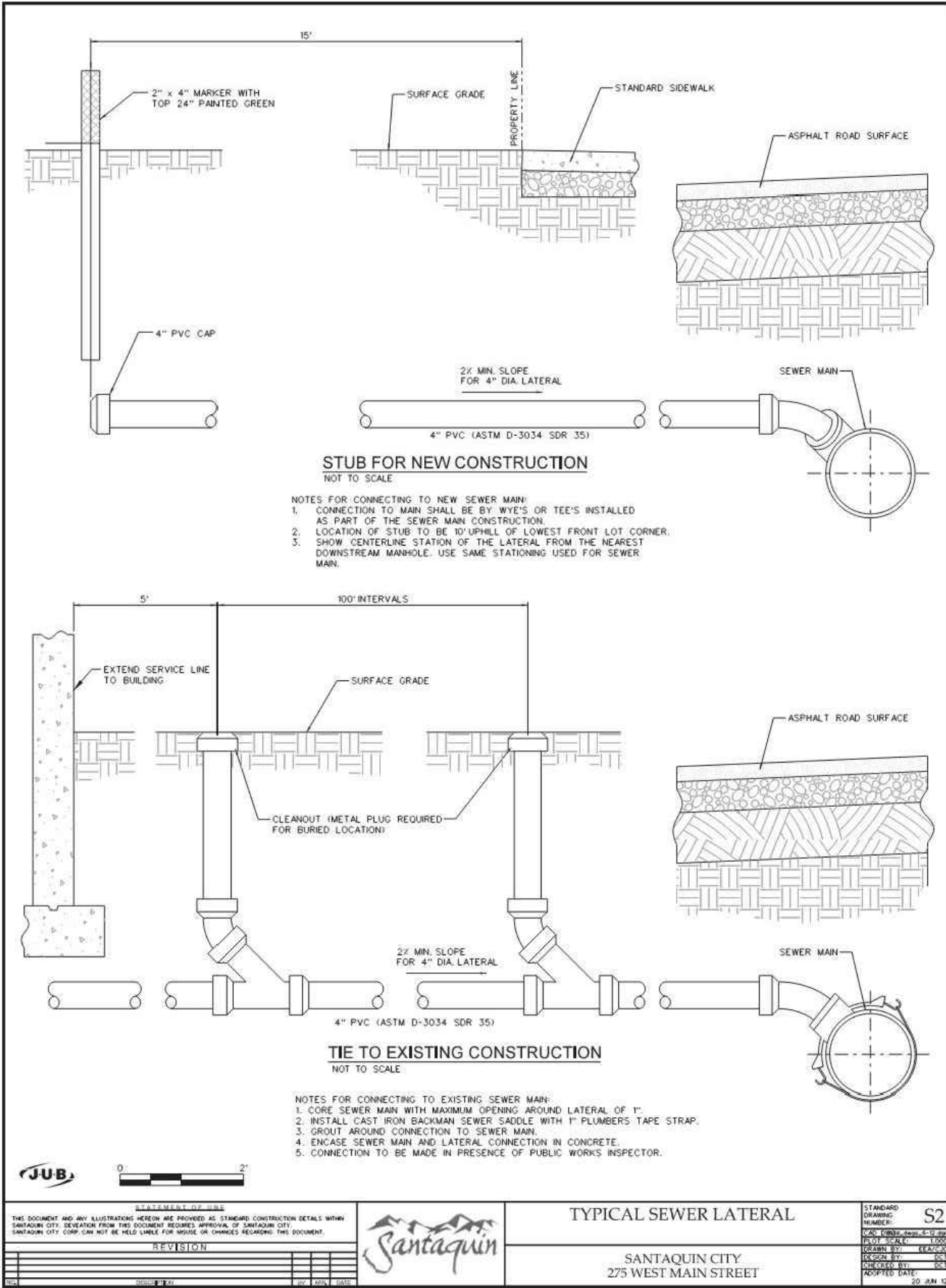
DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #  
**C-05**

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American Fork, UT 84003  
(801) 742-8611  
www.dkefirm.com

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 441 N. Main Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UT 84003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

STANDARD DETAILS

DATE 10/18/2024

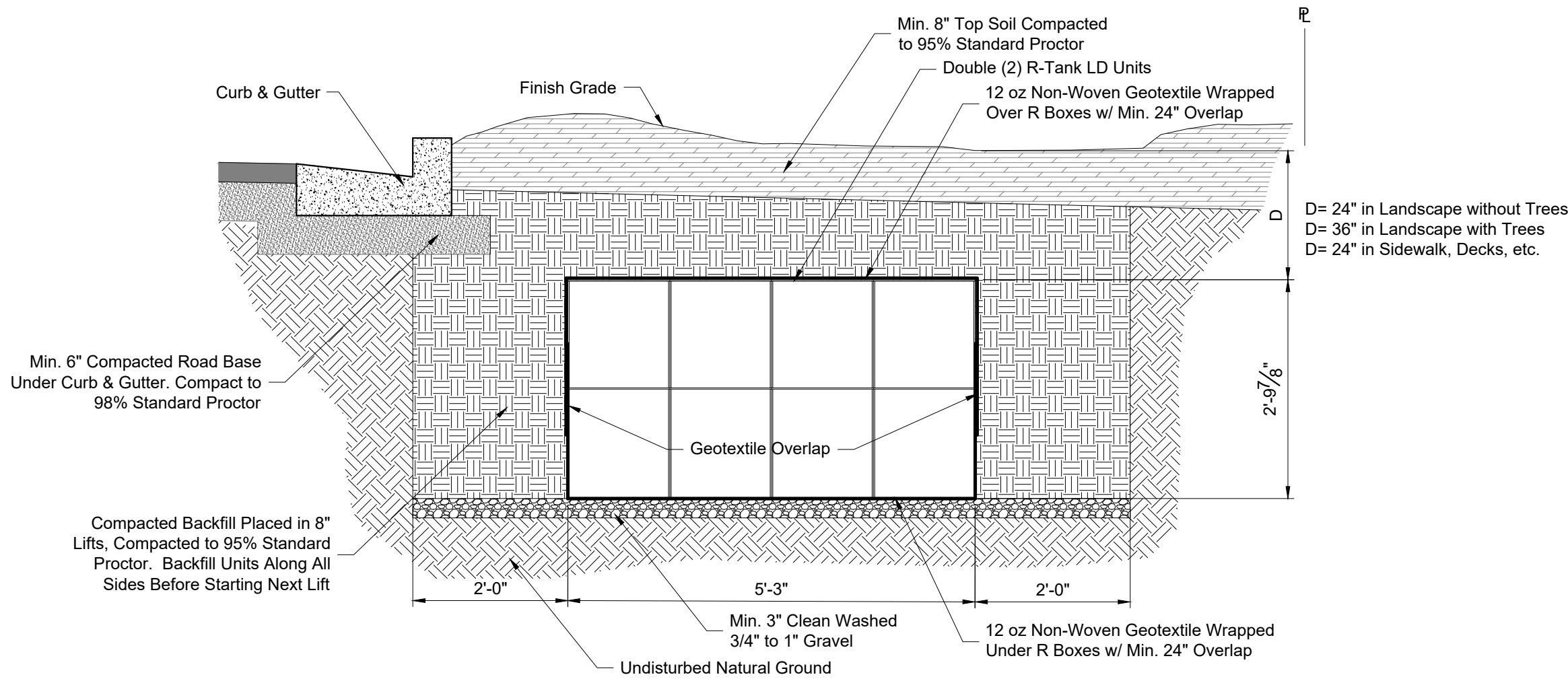
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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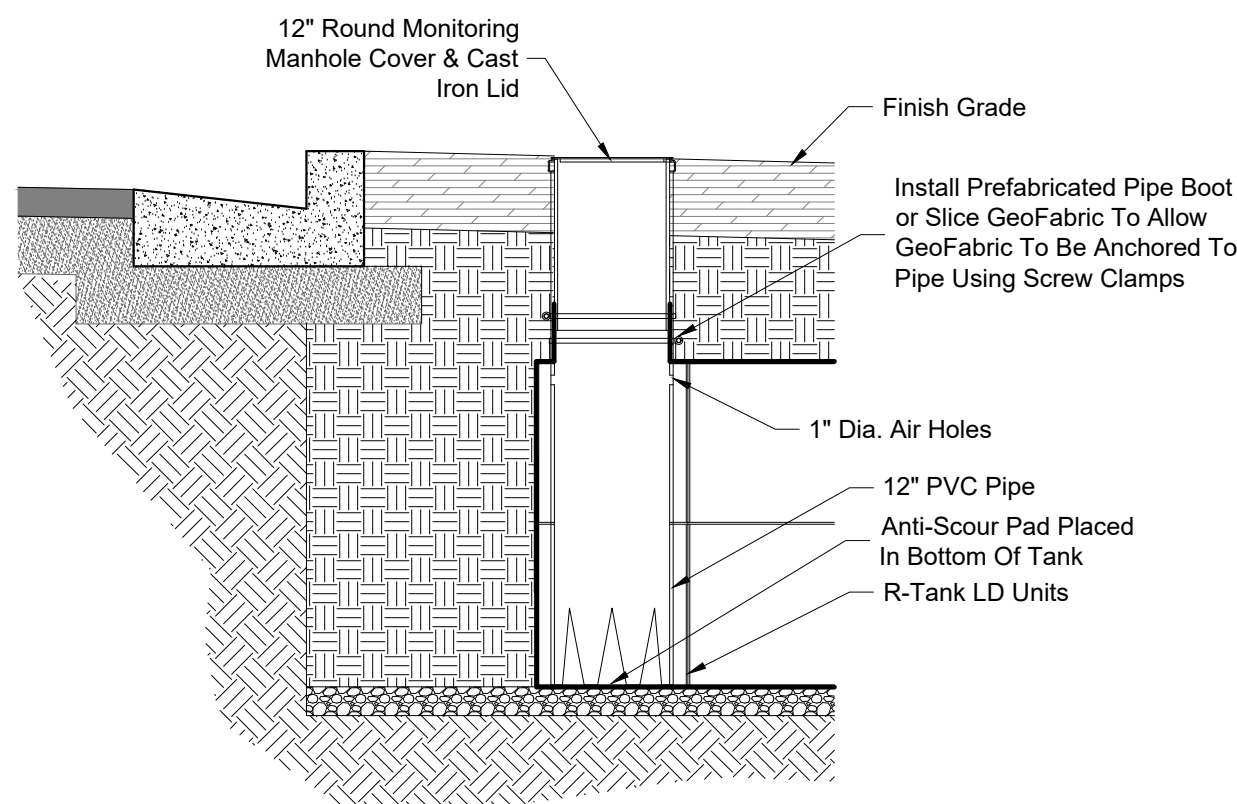
DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET # C-06

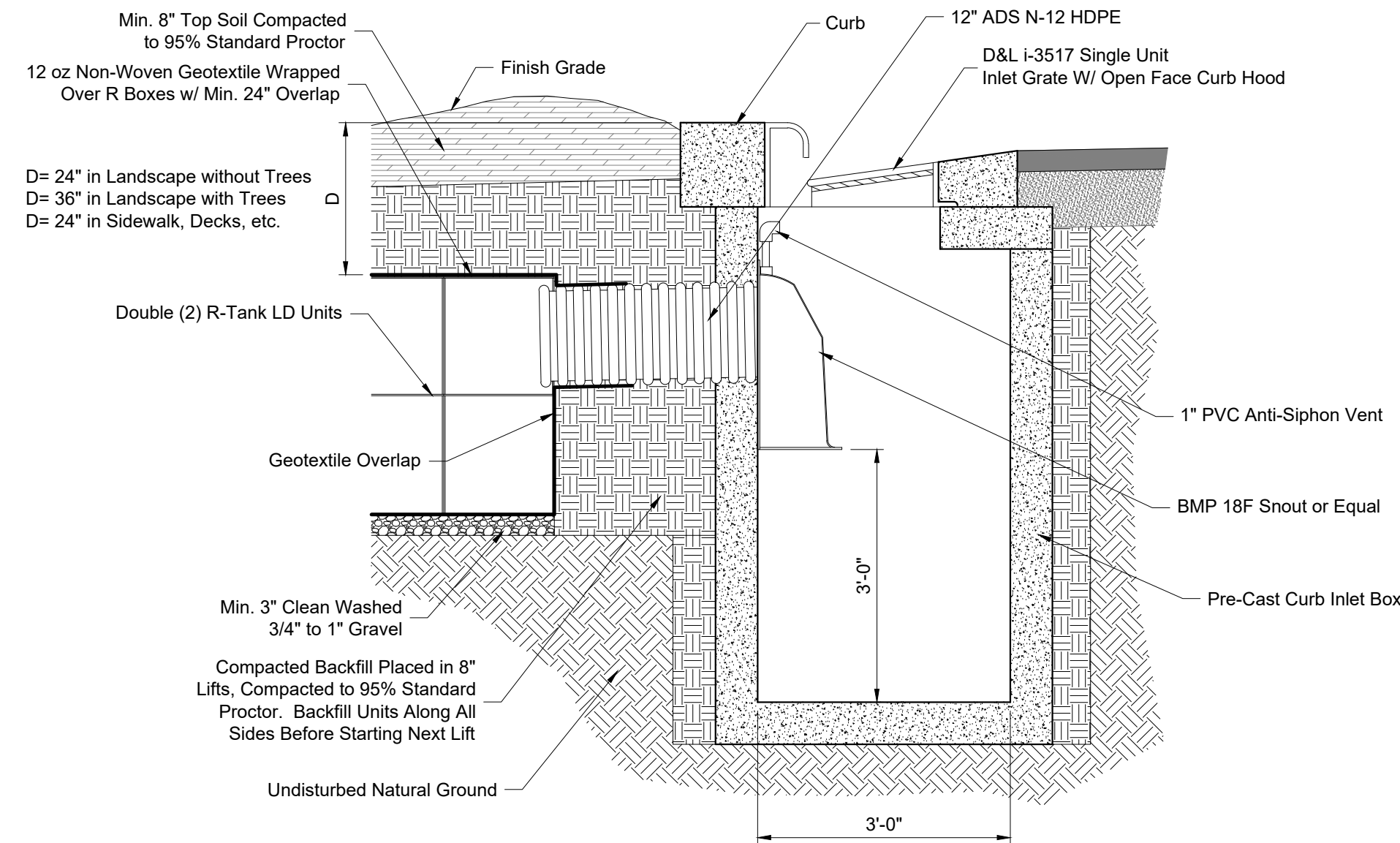




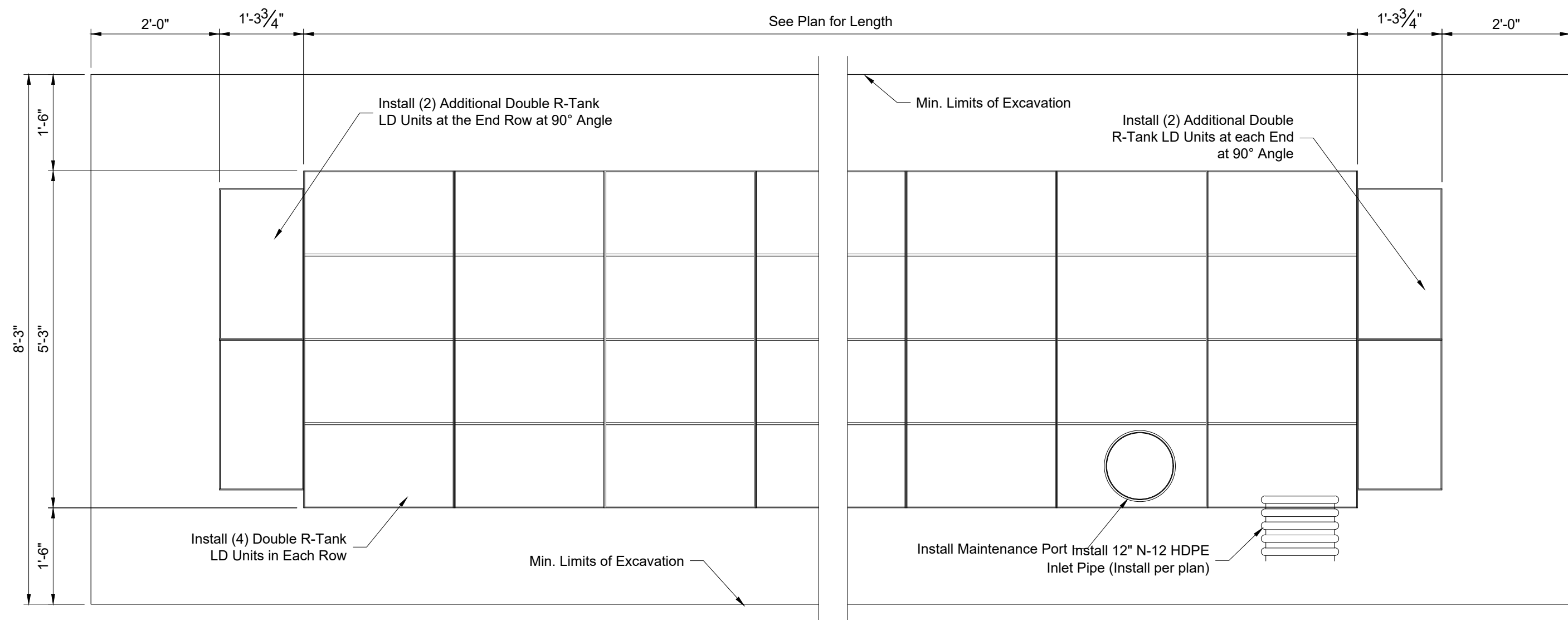
**A** TYPICAL INFILTRATION GALLERY  
SCALE: 1" = 20'-0"



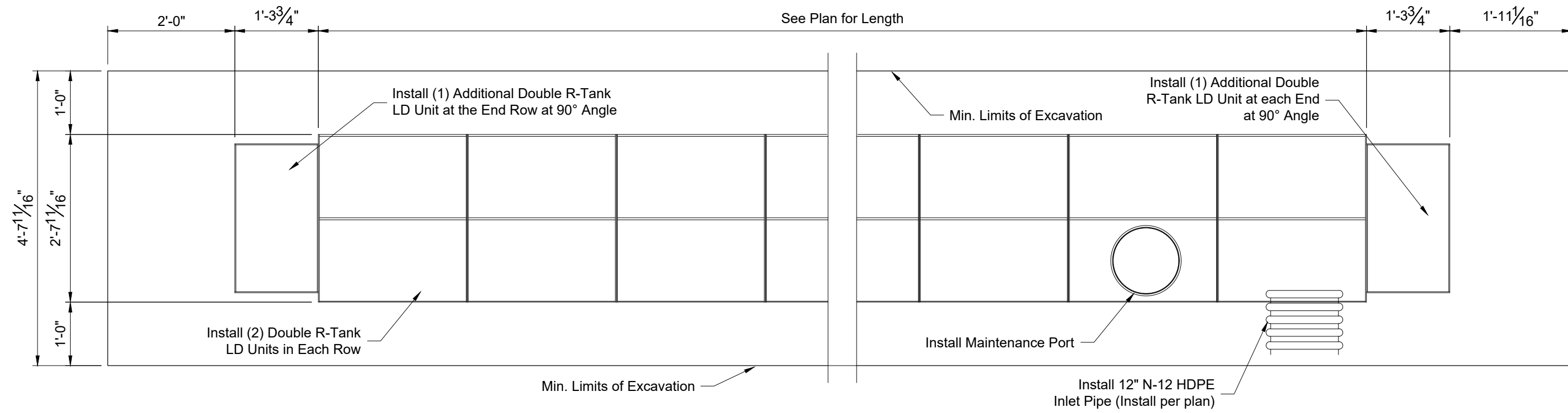
**B** MAINTENANCE PORT DETAIL  
SCALE: 1" = 20'-0"



**C** TYPICAL INFILTRATION INLET  
SCALE: 1" = 20'-0"



**D** TYPICAL 4 ROW INFILTRATION GALLERY  
SCALE: 1" = 20'-0"



**E** TYPICAL 2 ROW INFILTRATION GALLERY  
SCALE: 1" = 20'-0"

Notes:

- R-Tank is a manufactured modular, underground storage chamber for infiltration, detention and retention of storm water.
- Chambers shall be installed in accordance with manufacturer's recommendations and local building codes.
- Contractor shall provide and install R-Tank system and all related products including fill materials, geotextiles, geogrids, inlet pipes with connections per the manufacturer's installation guidelines, inlet structures as shown on the plans and labor required for a complete installation of the storage system.
- Refer to manufacturer's recommendations when installing product during cold weather.
- Base of the excavation shall be on natural ground. It shall be uniform, level and free of lumps, debris, and soft or yielding areas with a minimum bearing capacity of 2,000 psf.
- Bedding Material shall be a minimum of 3" clean, washed, free draining 3/4" to 1" gravel free from sharp corners, debris, and foreign matter.
- Place chambers on a 12 oz Non-Woven Geotextile. Geotextile should extend up the walls of the chambers a minimum of 24".
- Place a 12 oz Non-Woven Geotextile over the top of the chambers and down the walls. Top and bottom Geotextile shall overlap a minimum of 24".
- Backfill material shall be free draining stone, gravel, or soil with maximum granular size of 1.5". Material shall be free from sharp corners, debris, and foreign matter.
- Backfill chambers in uniform 8" lifts along all sides of chambers before beginning next lift. Backfill shall be compacted using hand compactors to 95% of the standard proctor.
- A minimum 8" layer of topsoil shall be placed over the backfilled chambers in vegetated areas. Ground cover and mulch should be placed over the topsoil.



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE  
STREET: 441 N. Main Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY: SANTAQUIN, UT 84049

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

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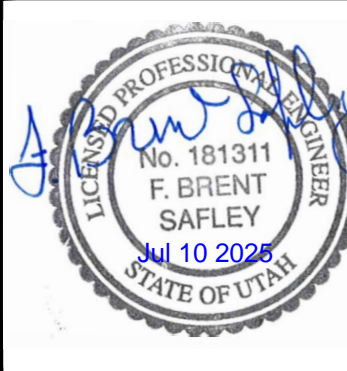
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STORM WATER STORAGE

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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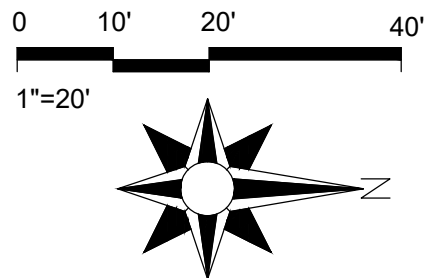
DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

C-06

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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 3.5.18 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
CB	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



JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE  
STREET: 441 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

SWPP PLAN

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #

CS1

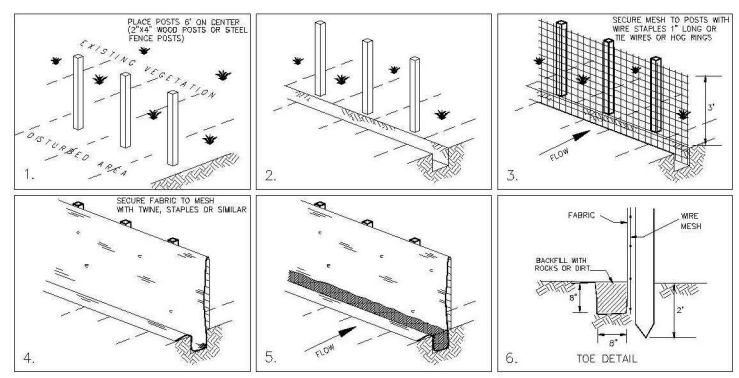


PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=20'-0"



BMP: Silt FenceSF



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☒ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- 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.
- 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.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches 1/2 the height of the fence.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

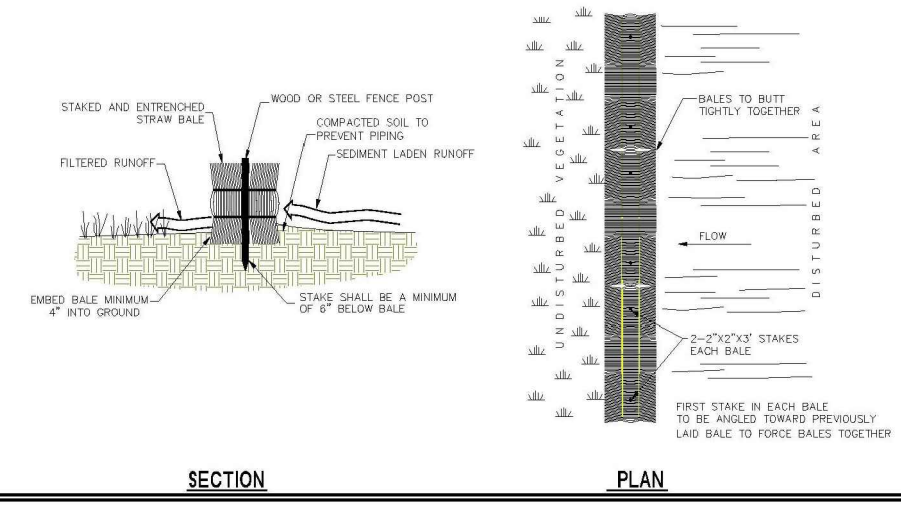
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Straw Bale BarrierSTB



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☒ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

APPLICATION:

- Perimeter Control: place barrier at downgradient limits of disturbance.
- Sediment barrier: place barrier at toe of slope or soil stockpile.
- Protection of existing waterways: place barrier near top of stream bank.
- Inlet Protection.

INSTALLATION/APPLICATION CRITERIA:

- 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.
- Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings.
- Anchor each bale with 2 stakes driven flush with the top of the bale.
- Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier.

LIMITATIONS:

- Recommended maximum area of 0.5 acre per 100 feet of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Realign bales as necessary to provide continuous barrier and fill gaps.
- Recompact soil around barrier as necessary to prevent piping.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

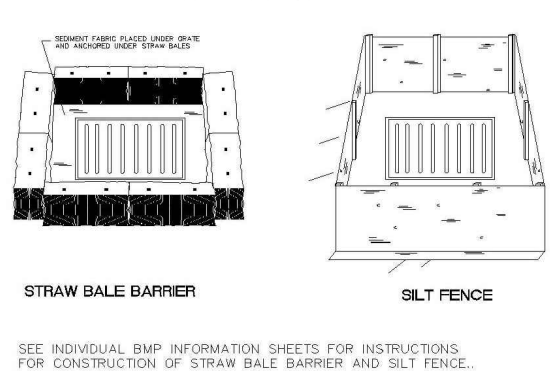
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Inlet Protection - Silt Fence or Straw BaleIPS



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☒ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

Sediment barrier erected around storm drain inlet.

APPLICATION:

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).

INSTALLATION/APPLICATION CRITERIA:

- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS:

- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or redesign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☒ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

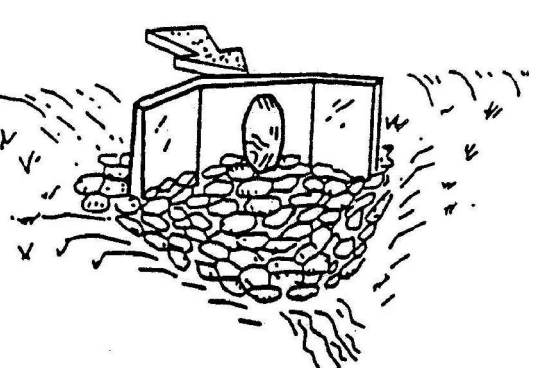
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Outlet ProtectionOP



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☐ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

A rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble which is placed at the outlet of a pipe to prevent scour of the soil caused by high pipe flow velocities, and to absorb flow energy to produce non-erosive velocities.

APPLICATIONS:

- Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach.
- Rock outlet protection is best suited for temporary use during construction because it is usually less expensive and easier to install than concrete aprons or energy dissipators.
- A sediment trap below the pipe outlet is recommended if runoff is sediment laden.
- Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit or channel design.
- Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up.

INSTALLATION/APPLICATION CRITERIA:

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.

LIMITATIONS:

- Large storms often wash away the rock outlet protection and leave the area susceptible to erosion.
- Sediment captured by the rock outlet protection may be difficult to remove without removing the rock.
- Outlet protection may negatively impact the channel habitat.

MAINTENANCE:

- Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately.
- Grouted or wire-tied rock riprap can minimize maintenance requirements.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

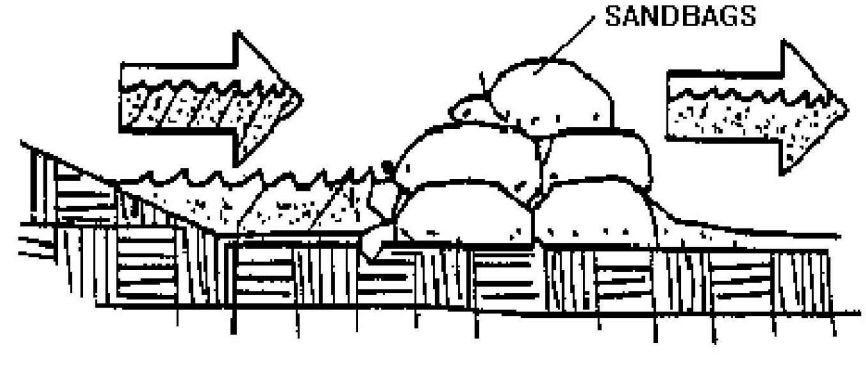
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Sand Bag BarrierSBB



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☒ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

Stacking sand bags along a level contour creates a barrier which detains sediment-laden water, ponding water upstream of the barrier and promoting sedimentation.

APPLICATION:

- Along the perimeter of the site.
- May be used in drainage areas up to 5 acres.
- Along streams and channels
- Across swales with small catchments.
- Around temporary spoil areas.
- Below the toe of a cleared slope.

INSTALLATION/APPLICATION CRITERIA:

- Install along a level contour.
- Base of sand bag barrier should be at least 48 inches wide.
- Height of sand bag barrier should be at least 18 inches high.
- 4 inch PVC pipe may be installed between the top layer of sand bags to drain large flood flows.
- Provide area behind barrier for runoff to pond and sediment to settle.
- Place below the toe of a slope.

LIMITATIONS:

- Sand bags are more expensive than other barriers, but also more durable.
- Burlap should not be used.

MAINTENANCE:

- Inspect after each rain.
- Reshape or replace damaged sand bags immediately.
- Replace sediment when it reaches six inches in depth.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

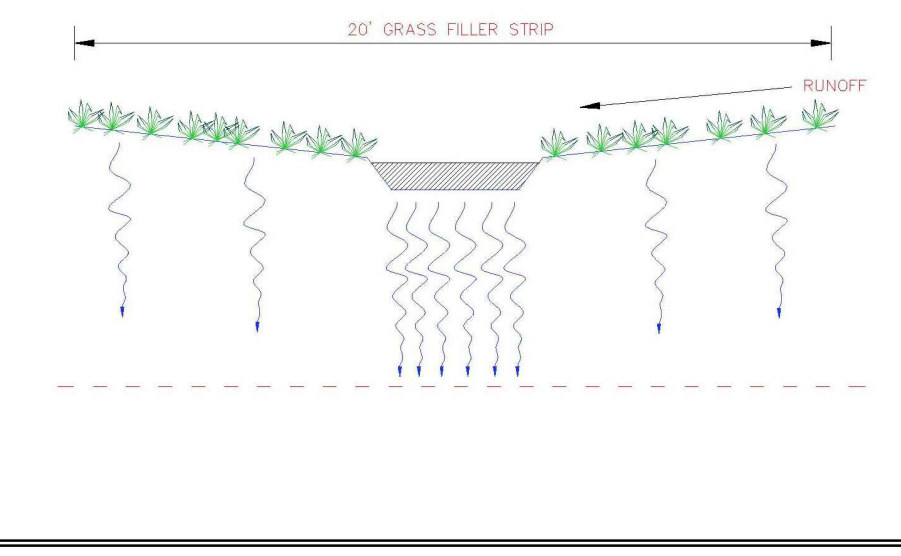
☐ Training

☒ High

☒ Medium

☐ Low

BMP: InfiltrationIN



CONSIDERATIONS

☒ Soils

☒ Area Required

☐ Slope

☐ Water Availability

☐ Aesthetics

☐ Hydraulic Head

☒ Environmental Side Effects

DESCRIPTION:

A family of systems in which the majority of the runoff from small storms is infiltrated into the ground rather than discharged to a surface water body. Infiltration systems include: ponds, vaults, trenches, dry wells, porous pavement, and concrete grids.

APPLICATION:

Suitable site soils and geologic conditions; low potential for long-term erosion in the watershed.

INSTALLATION/APPLICATION CRITERIA:

- Volume sized to capture a particular fraction of annual runoff.
- Pretreatment is necessary in fine soils.
- Emergency overflow or bypass for larger storms is needed.
- Observation wells are required in trenches.
- Infiltration surface must be protected during construction.
- Pond sides need vegetation to prevent erosion.
- During construction frequent inspection for clogging is necessary.
- Line sides of trench with permeable filter fabric.
- Trench should be filled with clean washed stone or gravel, (1.5-3.0 in.)
- A six inch sand filter layer; cloth lines the bottom of trench.

LIMITATIONS:

- Loss of infiltrative capacity and high maintenance cost in fine soils.
- Low removal of dissolved pollutants in very coarse soils.
- Not suitable on fill sites or steep slopes.
- The risk of ground water contamination in very coarse soils, may require ground water monitoring.

MAINTENANCE:

- Remove sediment at a frequency appropriate to avoid excessive concentrations of pollutants and loss of infiltrative capacity.
- Frequent cleaning of porous pavements is required.
- Maintenance is difficult and costly for underground trenches.

TARGETED POLLUTANTS

☒ Sediment

☒ Nutrients

☒ Heavy Metals

☒ Toxic Materials

☒ Oxygen Demanding Substances

☒ Oil & Grease

☒ Floatable Materials

☒ Bacteria & Viruses

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

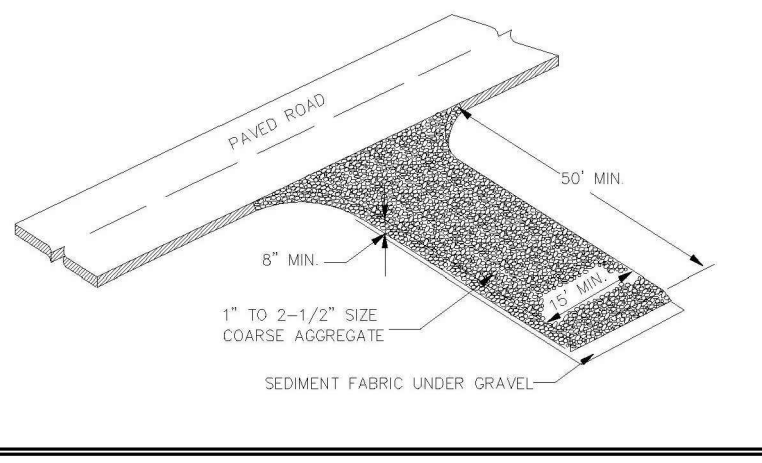
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Stabilized Construction Entrance and Wash AreaSCEWA



OBJECTIVES

☐ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☒ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:

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.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

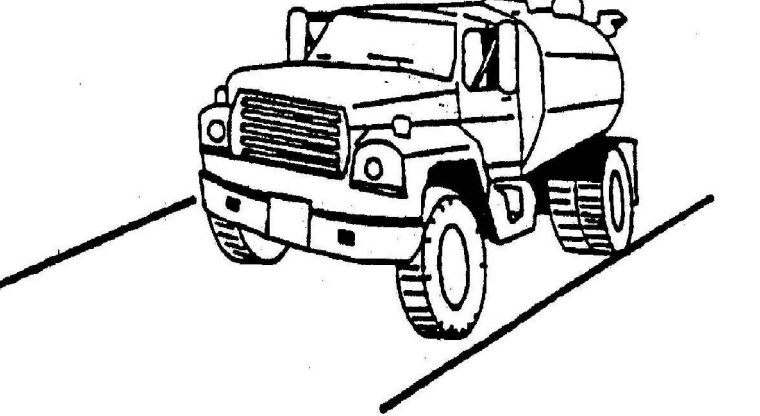
☐ Training

☒ High

☒ Medium

☐ Low

BMP: Dust ControlsDC



OBJECTIVES

☒ Housekeeping Practices

☐ Contain Waste

☐ Minimize Disturbed Areas

☐ Stabilize Disturbed Areas

☒ Protect Slopes/Channels

☐ Control Site Perimeter

☒ Control Internal Erosion

DESCRIPTION:

Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:

Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

LIMITATIONS:

- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.

MAINTENANCE:

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.

TARGETED POLLUTANTS

☒ Sediment

☐ Nutrients

☐ Toxic Materials

☐ Oil & Grease

☐ Floatable Materials

☐ Other Waste

☒ High Impact

☒ Medium Impact

☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

☒ Capital Costs

☒ O&M Costs

☒ Maintenance

☐ Training

☒ High

☒ Medium

☐ Low

DKE

DESIGN & ENGINEERING FIRM

905 S. Auto Mall Dr. #3

American Fork, UT 84003

(801) 742-8611

www.dkefirm.com

JOB # 24-003

PROJECT: SILVER CREEK WAREHOUSE

STREET: 44 N. Main Way

Lot 7 & 8 Saratoga Peaks Industrial Park

CITY: SALT LAKE CITY, UT 84143

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

BMP'S

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE: 10-18-2024

DESCRIPTION: SUBMITTAL 1

DATE: 05-02-2025

DESCRIPTION: SUBMITTAL 2

DATE: 07-10-2025

DESCRIPTION: City Comments

DATE: ----

DESCRIPTION: ----

DATE: ----

DESCRIPTION: ----

DAVID KEITH ENGINEERING, PLLC

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PROFESSIONAL ENGINEER

NO. 181311

F. BRENT SAFLEY

JUL 10 2025

STATE OF UTAH


DRAWN BY: C. WINGER


ENGINEER: B. SAFLEY

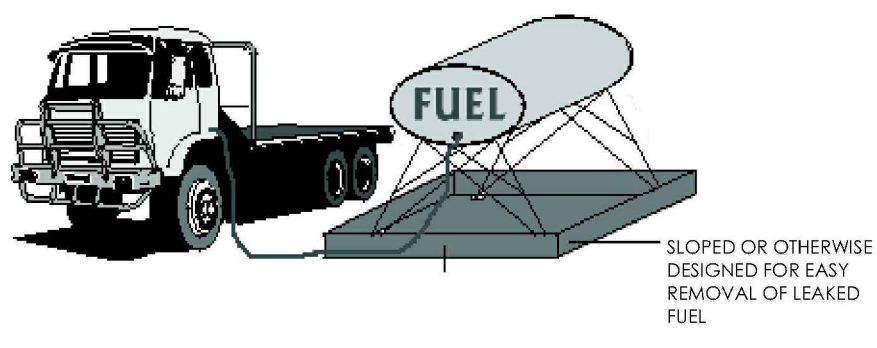
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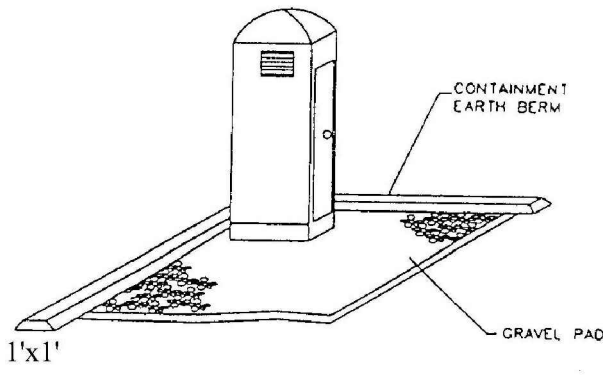
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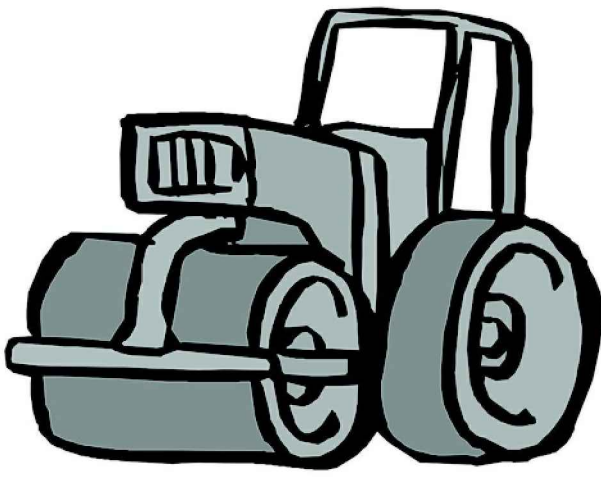
BMP: Concrete Waste Management		CWM
	<div>OBJECTIVES<ul style="list-style-type: none"><li><input type="checkbox"/> Housekeeping Practices</li><li><input checked="" type="checkbox"/> Contain Waste</li><li><input type="checkbox"/> Minimize Disturbed Areas</li><li><input type="checkbox"/> Stabilize Disturbed 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></div>	
<div>DESCRIPTION:<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></div> <div>APPLICATIONS:<p>This technique is applicable to all types of sites.</p></div> <div>INSTALLATION/APPLICATION CRITERIA:<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></div> <div>LIMITATIONS:<ul style="list-style-type: none"><li>Off-site washout of concrete wastes may not always be possible.</li></ul></div> <div>MAINTENANCE:<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></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<ul style="list-style-type: none"><li><input 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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

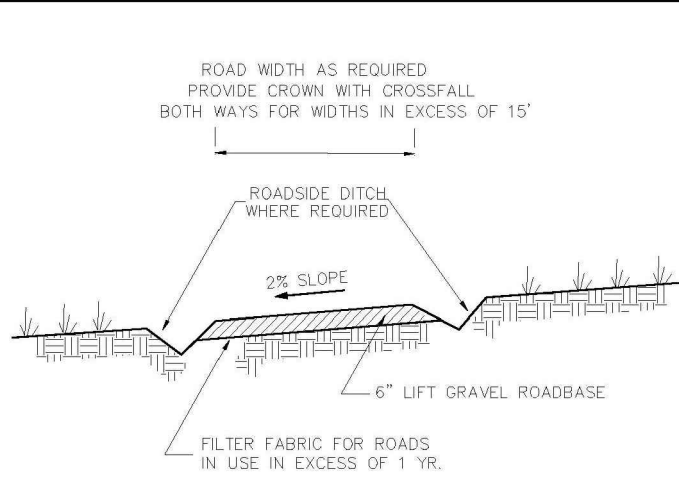
BMP: Vehicle And Equipment Cleaning		VEC
	<div>OBJECTIVES<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Housekeeping Practices</li><li><input type="checkbox"/> Contain Waste</li><li><input type="checkbox"/> Minimize Disturbed Areas</li><li><input type="checkbox"/> Stabilize 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></div>	
<div>DESCRIPTION:<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></div> <div>INSTALLATION/APPLICATION:<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></div> <div>LIMITATIONS:<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></div> <div>MAINTENANCE:<ul style="list-style-type: none"><li>Minimal, some berm repair may be necessary.</li></ul></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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 type="checkbox"/> Other Waste</li></ul></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	


BMP: Vehicle And Equipment Fueling		VEF
	<div>OBJECTIVES<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></div>	
<div>DESCRIPTION:<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></div> <div>INSTALLATION/APPLICATION:<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></div> <div>LIMITATIONS:<p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p></div> <div>MAINTENANCE:<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></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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 type="checkbox"/> Other Waste</li></ul></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	


BMP: Portable Toilets		PT
	<div>OBJECTIVES<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></div>	
<div>DESCRIPTION:<p>Temporary on-site sanitary facilities for construction personnel.</p></div> <div>APPLICATION:<p>All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p></div> <div>INSTALLATION/APPLICATION CRITERIA:<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></div> <div>LIMITATIONS:<p>No limitations.</p></div> <div>MAINTENANCE:<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></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

BMP: Grading Practices		GP
 <p>Soils exposed from land grading activities are very vulnerable to erosion</p>	<div>OBJECTIVES<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 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></div>	
<div>DESCRIPTION:<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>limiting the amount of land disturbed at one time in preparation for construction</li><li>limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and</li><li>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></div> <div>APPROACH:<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></div> <div>LIMITATIONS:<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></div> <div>MAINTENANCE:<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></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> 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></div> <div><div><input type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

BMP: Compaction		CP
	<div>OBJECTIVES<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 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></div>	
<div>DESCRIPTION:<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></div> <div>APPLICATIONS:<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></div> <div>INSTALLATION/APPLICATION CRITERIA:<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></div> <div>LIMITATIONS:<ul style="list-style-type: none"><li>Compaction tends to increase runoff.</li><li>Over-compaction will hamper revegetation efforts.</li></ul></div> <div>MAINTENANCE:<p>No maintenance required.</p></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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 type="checkbox"/> Other Waste</li></ul></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

BMP: Construction Road Stabilization		CR
	<div>OBJECTIVES<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></div>	
<div>DESCRIPTION:<p>Temporary stabilization of on-site roadway by placement of gravel roadbase.</p></div> <div>APPLICATION:<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></div> <div>INSTALLATION/APPLICATION CRITERIA:<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></div> <div>LIMITATIONS:<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></div> <div>MAINTENANCE:<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></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS<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></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

BMP: BMP Inspection and Maintenance		BMPIM
	<div>APPLICATIONS<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></div>	
<div>DESCRIPTION:<p>Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.</p></div> <div>APPROACH:<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></div> <div>LIMITATIONS:<ul style="list-style-type: none"><li>Availability of trained staff</li></ul></div>	<div>TARGETED POLLUTANTS<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Sediment</li><li><input checked="" 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 checked="" type="checkbox"/> Oil &amp; Grease</li><li><input checked="" type="checkbox"/> Floatable Materials</li><li><input type="checkbox"/> Bacteria &amp; Viruses</li></ul></div> <div><div><input checked="" type="checkbox"/> High Impact</div><div><input checked="" type="checkbox"/> Medium Impact</div><div><input type="checkbox"/> Low or Unknown Impact</div></div> <div>IMPLEMENTATION REQUIREMENTS<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></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	



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995 S. Auto Mall Dr. #3  
American Fork, UT 84003  
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JOB # 24-003

SILVER CREEK WAREHOUSE

PROJECT: STREET: 44 N. Main Way LOT 7 & 8 Saratoga Peaks Industrial Park CITY: SALT LAKE CITY, UT 84143

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

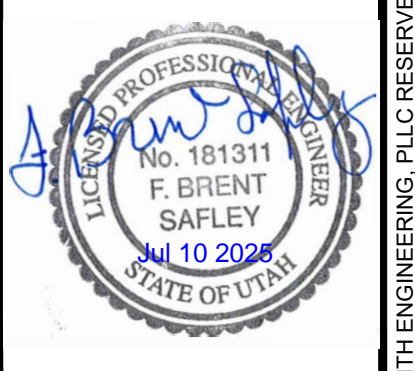
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BMP'S

DATE 10/18/2024

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #

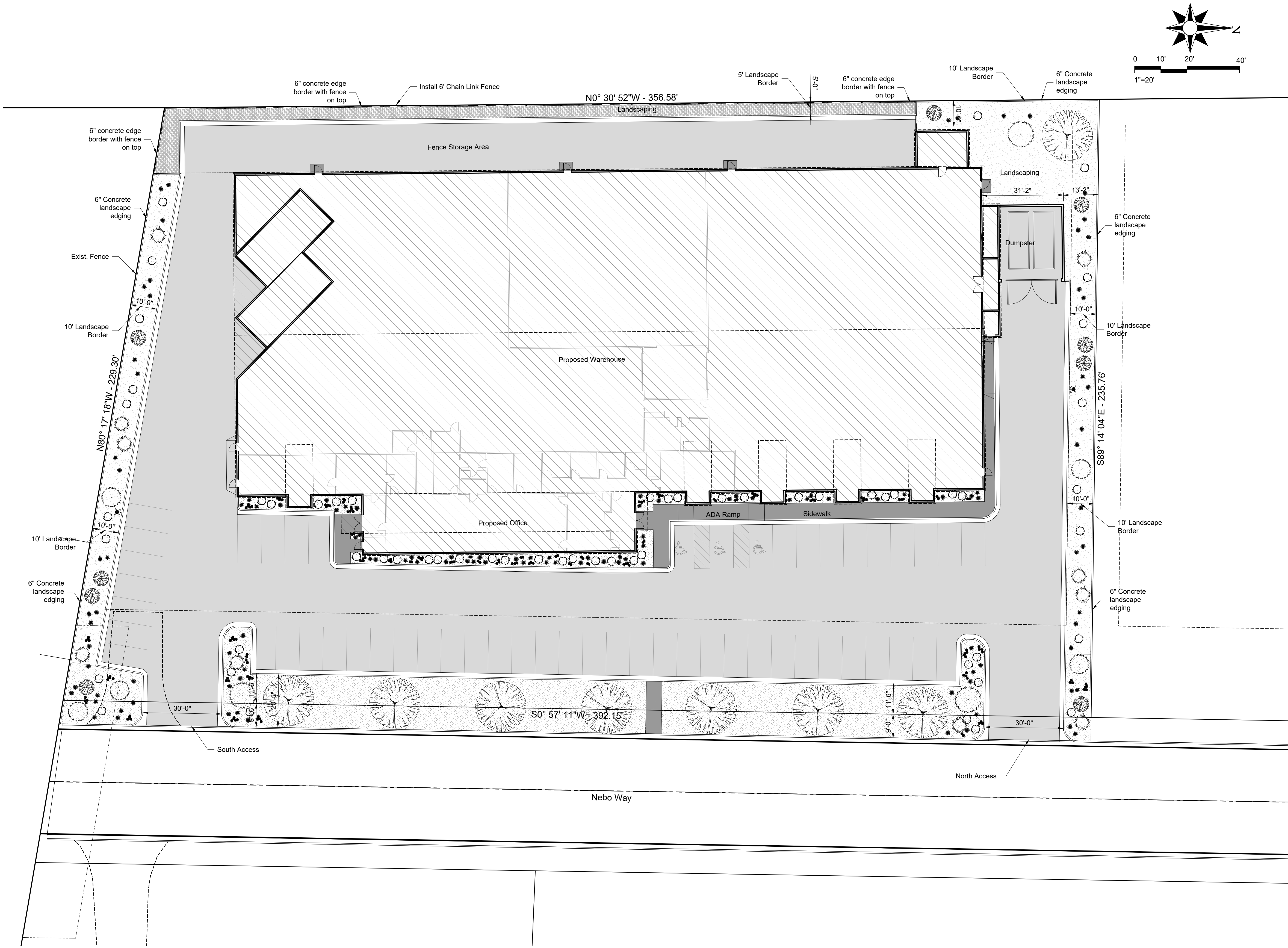
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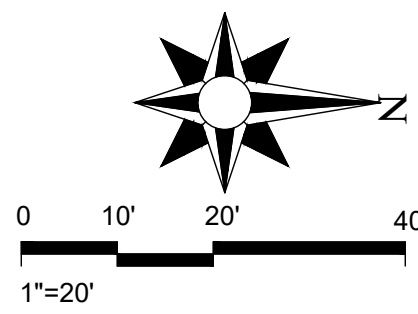








PROPOSED LANDSCAPE PLAN  
SCALE: 1"=20'-0"



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
	(8)	QUERCUS ROBUR X ALBA JFS-KW10X TM STREET SPIRE OAK TD4, 45X14; AV 176; SUN; Z4	B & B	2"	Cal
	(14)	FAGUS SYLVATICA 'DAWYCK' COLUMNAR BEECH LOW, 25X6; SUN; Z4	B & B	2"	Cal
	(9)	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER LOW, 15X6; SUN; Z4; UTAH LAKE WATER TOLERANT	B & B		5'-6"
	(12)	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' BABY BLUE EYES BLUE SPRUCE LOW, 10X6; SUN; Z4; UTAH LAKE WATER TOLERANT	B & B		5'-6"
	(114)	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS TW2, 4X3; AV 7; SUN; Z4; UTAH LAKE WATER TOLERANT	1 gal		
	(58)	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 CV1, 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  
893 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 7 & 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
07-10-2025	City Comments
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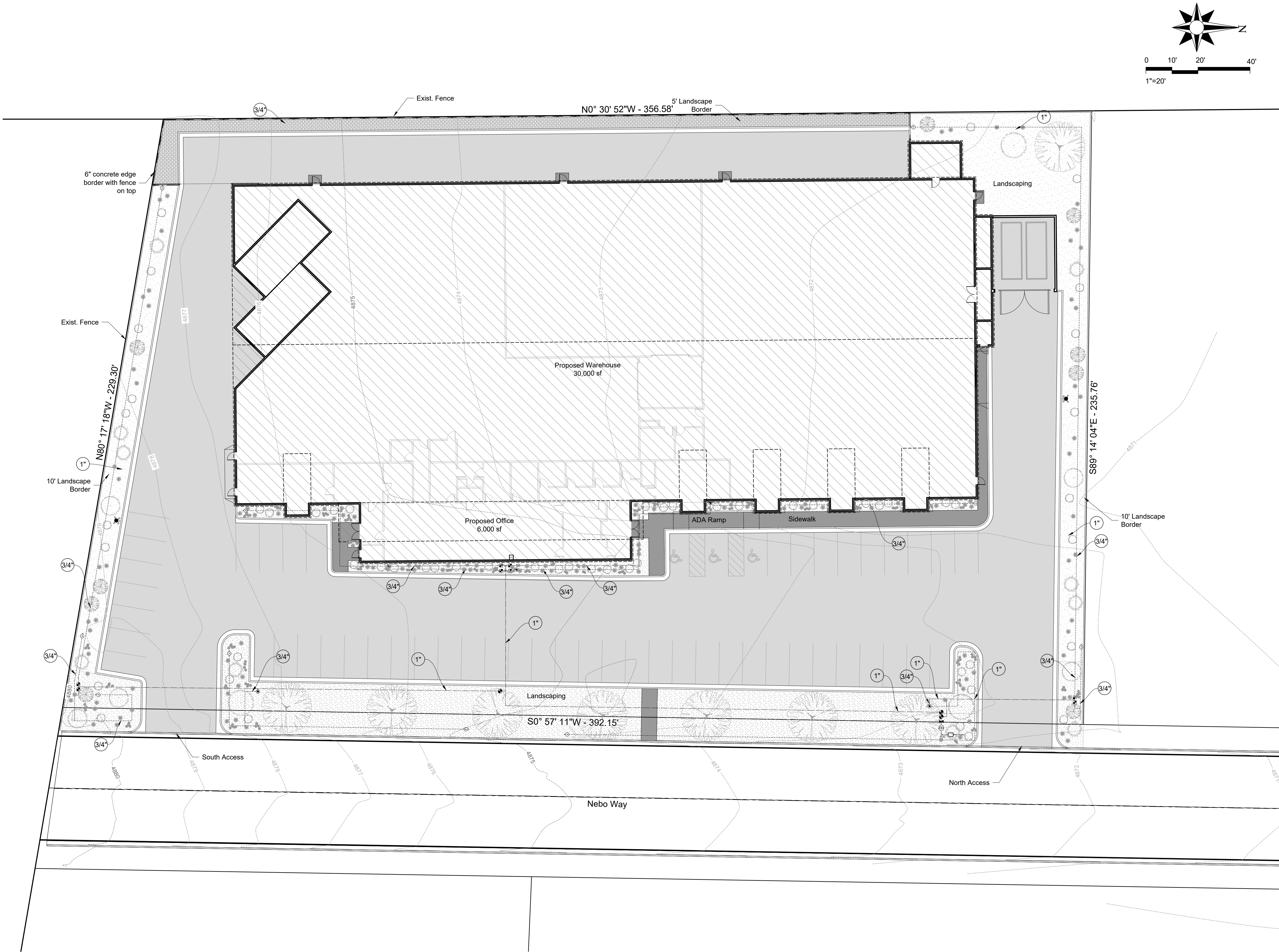
DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

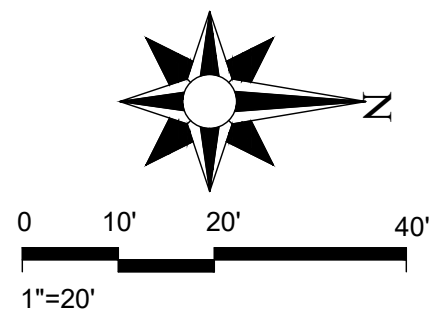
SHEET #

L-01





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



#### Legend

	Building Area
	Parking Area
	Sidewalk
	Landscape Area
	Water Source Point of Connection
	Remote Control Valve
	Controller
	Backflow Device (numbered up to 99)
	Shut Off Valve
	Rain Sensor Switch
	Drip Remote Control Valve
	Drip Flush Valve
	Drip Air Relief Valve
	Drip Zone Control

#### DRIP ZONES

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.

#### IRRIGATION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- IRRIGATION CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND AND ABOVE GROUND PIPING, TUBING, SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, WIRES, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
- CONTRACTOR TO INSTALL PIPING UNDER PAVEMENT AND OR SIDEWALK IN PVC PIPE SLEEVES FOR IRRIGATION PIPE AND CONTROL WIRES. WIRING SHALL BE PLACED IN A SEPARATE SLEEVE FROM PIPING.
- LAYOUT OF IRRIGATION SYSTEM SHOWN ON THIS PLAN IS SCHEMATICALLY SHOWN, ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL CONNECT TO AN EXISTING PRESSURIZED IRRIGATION SYSTEM OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION WITH SHUT-OFF VALVE, FILTER, AND RPZ AS REQUIRED.
- IRRIGATION CONTROLLER SHALL BE PROVIDED FOR AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO COORDINATE SUPPLY POWER WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTROLLER SHALL BE POWERED BY ON IT'S OWN BREAKER AND CONNECTED TO A GFCI OUTLET.
- WIRES CONNECTING TO REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER SHALL BE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES.
- COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. A SPARE / EXTRA WIRE SHALL BE LOOPED WITHIN EACH VALVE BOX MINIMUM OF 3 FT LENGTH.
- ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES SHALL BE 3M BRAND DBY OR DBR CONNECTORS. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL WIRES SHALL BE STAMPED "WIRE SPLICE" ON BOX LID.
- ALL PIPING SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END. FITTINGS SHALL BE SCHEDULE 40 PVC SLIP FITTINGS. PIPING SHALL BE SIZED SO THEY DO NOT EXCEED THE FOLLOWING MAXIMUM FLOW RATES:

3/4" PIPE	8 GPM
1" PIPE	12 GPM
1-1/2" PIPE	30 GPM
2" PIPE	53 GPM
2-1/2" PIPE	75 GPM
- PIPING SHALL BE BURIED WITH 12-18" OF COVER. BEDDING AND BACKFILL MATERIAL SHALL BE CLEAN SOIL, FREE OF ROCKS 1" AND LARGER, FREE OF FRIABLE MATERIAL.
- ISOLATION VALVES SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES AND INSTALLED IN CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH 6\"/>

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**SILVER CREEK WAREHOUSE**  
PROJECT:  
STREET:  
44 N. Main Way  
Lot 7 & 8 Santaquin Peaks Industrial Park  
CITY:  
SANTAQUIN, UT 84049

JOB # 24-003

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED IRRIGATION PLAN

DATE 10/18/2024

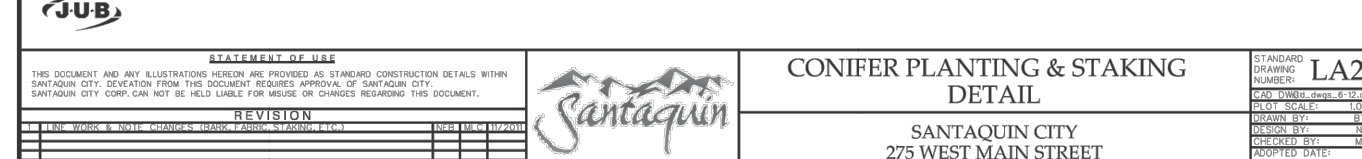
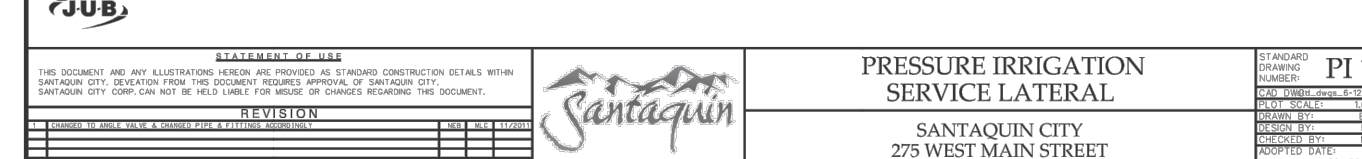
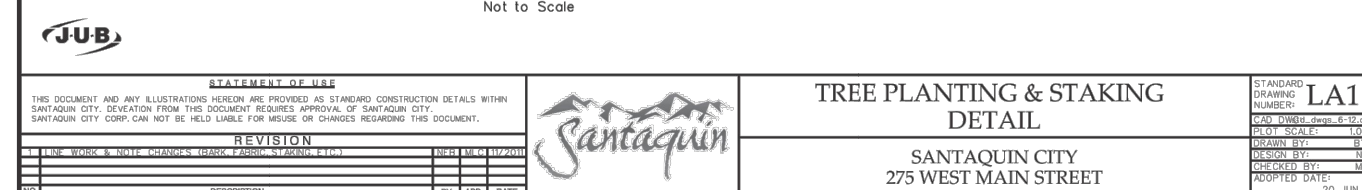
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10-18-2024	SUBMITTAL 1
05-02-2025	SUBMITTAL 2
07-10-2025	City Comments
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DRAWN BY: C. WINGER  
ENGINEER: B. SAFLEY

SHEET #  
**L-02**









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SILVER CREEK DESIGN

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

project #: Project Number  
date: OCTOBER 2024

revisions :

title:

SITE  
PHOTOMETRIC  
PLAN

sheet:

E0.3

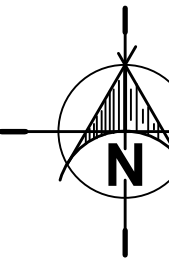
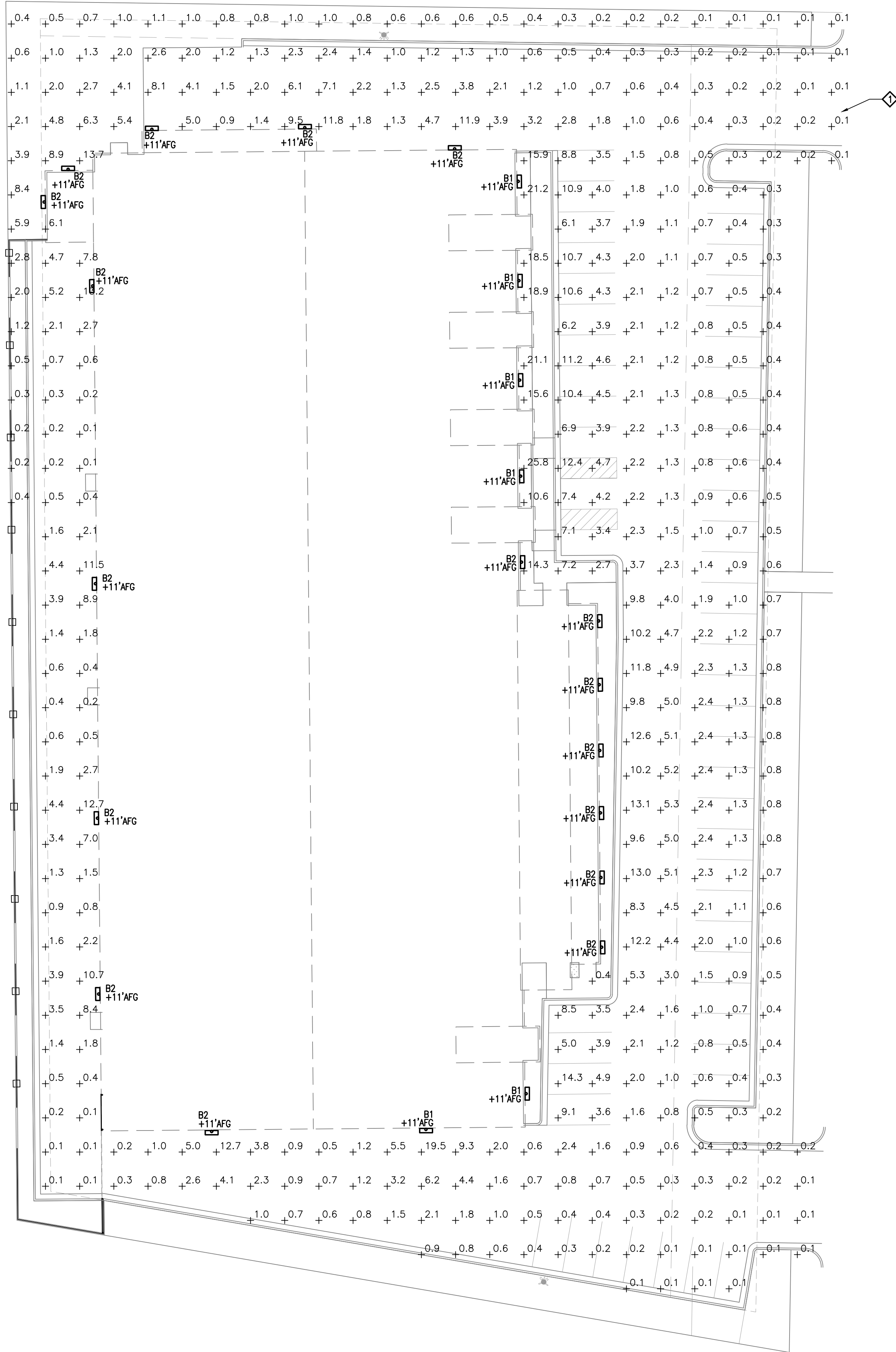
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ELECTRICAL KEYED NOTES:

◇ LIGHT LEVELS ARE INDICATED IN FOOTCANDLES.

DESIGN CONTACTS

ELECTRICAL ENGINEER: RYAN BEAGLES  
ELECTRICAL TEAM LEAD: BENJAMIN KILLPACK  
ELECTRICAL DESIGNER: TANNER LUNDGREEN



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE				DESCRIPTION	REMARKS
			TYPE	VOLTS	WATTS	MOUNTING		
B1	SIGNIFY OR APPROVED EQUAL	WP-100-SCT-G2-10-BZ	LED 5000 KELVIN 13000 LUMENS 70 CRI	120	100	SURFACE WALL	LED BUILDING WALL PACK	
B2	SIGNIFY OR APPROVED EQUAL	WP-60-SCT-G2-10-BZ	LED 5000 KELVIN 8160 LUMENS 70 CRI	120	60	SURFACE WALL	LED BUILDING WALL PACK	

Stonco

Wall Mount

Wall Pack dual select

60W and 100W



Stonco LED Wall Pack dual select family features energy saving LED technology ideal for wall mounted applications. The Wall pack dual select is available in two sizes to accommodate multiple mounting heights.

Product: \_\_\_\_\_  
Location: \_\_\_\_\_  
Color: \_\_\_\_\_  
Type: B1 & B2  
Lamp: \_\_\_\_\_  
Notes: \_\_\_\_\_

Ordering guide

Luminaire	Wattage	Generation	Color Temp. (K)	Finish
WP Wall Pack	60 28W/40W/60W 100 70W/90W/100W	SCT-G2 CCT Selectable 30K/40K/50K, 5000K, Integrated Daylight Sensor, Generation 2	10 120-347V	BZ Bronze WH White

Specifications

Housing

Die-cast aluminum housing and lens frame with heat and impact resistant borosilicate glass lens.

IP Rating

LED light engine is weather proof sealed in a luminaire rated IP65.

Electrical

Driver efficiency (>84% at full load). Available in 120-347V.

LED Board and Array

1 or 2 Chip on Board (Mid-power) LEDs. Selectable Color temperature 3000K, 4000K, 5000K. Minimum CRI of 70.

Mounting

Mounts to standard 3-1/2" to 4" round and octagonal or 4 inch square electrical junction boxes. 1/2" NPT threaded conduit access.

Energy Saving Benefits

System efficacy 128lm/W @ 3000K - 128lm/W @ 5000K.

Daylight Sensor

Product is DesignLights Consortium® qualified.

Finish. Each luminaire receives a powdercoat finish. Can choose between Bronze (BZ) and White (WH) finish.

Limited Warranty. Luminaires are all covered by a 5-year limited warranty. See signify.com/warranty for details.

Photocell Luminaires

Set 1 Disable On  
Set 2 Ambient light <5lux On  
Set 3 Ambient light <5lux Off  
Set 4 Ambient light <5lux On  
Set 5 Ambient light <5lux Off

Listings. UL/cUL listed to the UL 1658 standard, suitable for Wet Locations. Suitable for use in ambient from -40° to 40°C (-40° to 104°F).

Product is DesignLights Consortium® qualified.

Finish. Each luminaire receives a powdercoat finish. Can choose between Bronze (BZ) and White (WH) finish.

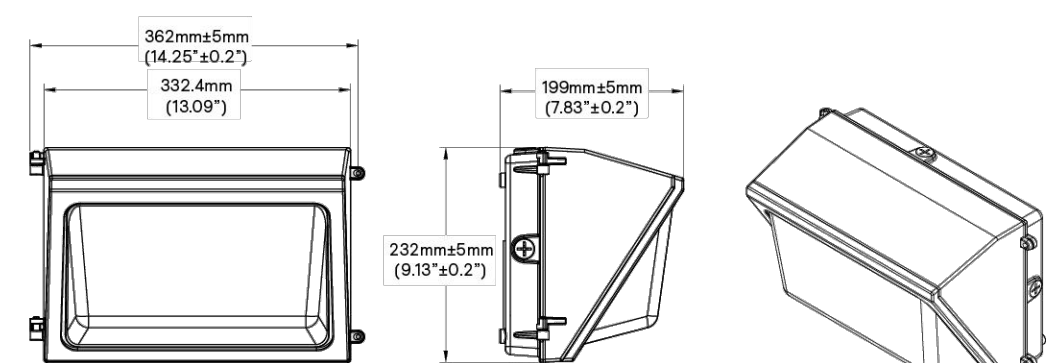
Limited Warranty. Luminaires are all covered by a 5-year limited warranty. See signify.com/warranty for details.



Stonco WallPack dual select spec sheet 01/24 page 1 of 2

WP Wall Pack dual select LED  
60W and 100W

Dimensions



Weight

Product	Weight
WP60W	9.2lbs (4.2kg)
WP100W	10.1lbs (4.6kg)

LED Wattage and Lumen Values

Ordering Codes	Total LED	System Current (A)	Color Temp. (K)	Average System Wattage	Lumen Output*	Efficiency (lm/W)	Weight (kg)
WP60-SCT-G2-10-BZ	280	230 @ 120V 330 @ 120V 330 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	28 40 40	3800/4000/5000 5200/5200/5200 7350/9500/7850	138/145/140 132/141/134 123/136/128	3.7
WP100-SCT-G2-10-BZ	560	468 @ 120V 667 @ 120V 667 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	50 80 80	8240/10000/8600 10240/11550/10900 12800/13500/12800	162/144/140 128/142/137 128/136/128	3.9

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V input. Measured wattage may vary due to variation in input voltage.  
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.  
NOTE: Contact our lighting applications@signify.com for details or additional information.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

Ordering Codes	Ambient Temperature (°C)	LED Current (mA)	Driver Output Current (mA)	L70 per TM21-11	Lumen Maintenance @ 60,000 hrs
WP60-SCT-G2-10-BZ	25°C	43	1300	>64,000 hrs	89.9%
WP100-SCT-G2-10-BZ	25°C	39	2000	>64,000 hrs	88.7%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates.  
2. Based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.  
L70 is the predicted time when LED performance degrades to 70% of initial lumen output.  
3. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.



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Stonco WallPack dual select spec sheet 01/24 page 2 of 2



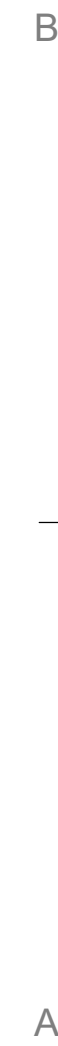
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[illegible]

2. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
3. COUNTERTOP ON 36" HIGH BASE CABINET
4. 24" DEEP MILLWORK PER CABINET/INTERIOR DESIGN
5. RANGE & COOKTOP
6. PREP SINK W/ DISPOSAL AND SPRAYER
7. DISHWASHER
8. KITCHEN ISLAND OVER BASE CABINETS
9. FREE-STANDING TUB
10. WALK-IN TILE SHOWER WITH 1 1/2" T.J. SLOPE TILE TO DRAIN
11. SAILING SYSTEM
12. GAS FIREPLACE
13. HOSE B'D W/ SHUT-OFF BALL VALVE
14. WINDING STAIRS WITH ACCESS LADDER AT BEDROOMS. PROVIDE
15. PROTECTIVE COVERING
16. UTILITY METER LOCATIONS
17. ACCESS DOOR - SEALING ON FOUR SIDES. IN CONDITIONED TO NON-
18. CONDITIONED SPACE. DOOR TO BE INSULATED EQUIVALENT TO THE
19. OTHER AREAS AROUND THE DOOR N1/2 2.4 OF THE IRC
20. 1/2" OR FULL HEIGHT RIGID INSULATED WALL WITH BUILT IN SHOWER
21. SHELVES. SPACE OPENING PER TILE SELECTION.

project#: Project Number  
 date: 07-10-2025  
 revisions :

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SILVER CREEK DESIGN

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

sheet:

# AP101

DESIGN DEVELOPMENT



