

PRECISION MILLWORK

Lot 10 Santaquin Peaks Industrial Park

Santaquin, Utah

Permit Set

August 4, 2025



VICINITY MAP

SCALE: NTS

Project Notes:

1. All work shall be performed in accordance with Santaquin City's Standard Specifications and Plans, American Public Works Association Utah Chapter (APWA) Manual of Standard Specification and Plans, adopted Building Codes and the Manufacturer's Installation Recommendations.
2. Contractor is responsible for obtaining all necessary permits, and licenses for construction and completion of the project, including Building Permits, Right-of-Way Permits, Notices of Intent (NOI), etc.
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.

Project Data:

Owner / Developer Rep	Engineer
Hyperion Architects	DKE Design & Engineering, PLC
Tel: 801-231-0725	871 S Auto Mall Drive
Contact: Clayton England	American Fork, Utah 84003
clayton@hyperionarchitects.com	Tel: 801-742-8611
	Contact: Brent Safley
	brent@dkefirm.com

Basis of Bearing:
The Basis of bearing for this project is N89°30'24" E along the section line between the Northwest Corner and North Quarter Corner of Section 3, Township 10 South, Range 1 East, SLB&M as noted on the Santaquin Peaks Industrial Park - Amended Plat as recorded at the Utah County Recorders Office.

Benchmark:
The Benchmark for this project is the North Quarter Corner of Section 3, T.10S., R.1E., SLB&M. The corner is a found Utah County Monument with a NAVD88 Elevation = 4,851.13.

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JOB #	25-004
PROJECT:	PRECISION MILLWORK
STREET:	131 N Main Way
	Lot 10 Santaquin Peaks Industrial Park
CITY:	SANTAQUIN, UTAH

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

COVER SHEET

DATE	07/14/2025
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #

C-01

PROJECT NOTES

GENERAL 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 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. The Contractor shall provide all temporary shoring, bracing, sloping or other provisions necessary to protect workers and structures during the course of the construction. Bracing shall be designed to withstand all loads from soil, structures, wind, and construction operations. Such bracing shall be left in place as long as required for safety and protection.
7. The Contractor is responsible for safety and protection within and adjacent to the job site during construction.
8. 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.
9. 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.
10. 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.
11. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
12. 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.
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. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
16. Permits to construct in the right-of-way of existing streets must be obtained from the City, Public Works Department before commencing construction.
17. 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.
18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
19. 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.
20. 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.
21. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
22. 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.
23. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
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

CLEARING AND GRUBBING

1. The Contractor shall perform all earthwork and grading in accordance with APWA Standard Drawings and Standard Specifications and in accordance with the geotechnical report prepared for this project or the overall development.
2. The Contractor shall remove all vegetation and deleterious materials from the site unless noted otherwise. All existing wells, septic tanks shall be removed and/or abandoned per the

requirements of all local, state, and federal regulations.

3. If at any time during construction any unfavorable soil or geological conditions are encountered the contractor shall notify the city engineer for approved corrective measures. Unfavorable conditions include, but not limited too, soft spots and pumping of soils.
4. Unsuitable material, such as top soil, weathered bed rock, un-compacted fill, etc. shall be removed as required by the geotechnical report.
5. Contractor is responsible for obtaining adequate compaction tests from an approved testing agency where compacted fill is required in accordance with the geotechnical report.
6.
7. All cut and fill slopes next to adjacent properties, streets, drainage channels, or other structures shall be graded no steeper than 3 to 1, unless provisions for bracing have been previously approved.
8. All proposed elevations shown on the grading plans are to finished surface. The contractor is responsible to determine the depth of excavation required to place base, sub-grade and finished material thickness to obtain the top of finish grade elevation.

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.
5. All utilities shall be installed in accordance with the standards of the individual utility codes maintaining minimum separation distances and elevations as required by local, county, and state codes.
6. All underground utilities shall be inspected, tested, and approved by authorities having jurisdiction of the utility prior to placement of curb, gutter, sidewalk, and street paving.
7. 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.
8. All manhole rims, lamp poles, valve box covers, catch basin grates, etc. are to be adjusted to fit the finished grade after paving, unless otherwise noted on the plans.

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.
10. Non _rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
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.

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 existing water valves to be operated under the direction of the city public works department personnel only.
5. All water main stationing shall be based on street centerline stationing.
6. All bends, joint deflections and fittings shall be backed with concrete thrust blocks per City Standards.
7. 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.
6. Fire hydrants shall be set to approximately 4 inches above back of curb elevation. Fire Hydrant assembly shall include tee, 6" line valve, and hydrant complete to meet city standards or as noted on plans.

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.
8. All storm drain manholes, catch basins, curb-in-let boxes, etc. are to be pre-cast concrete structures that comply with city/county standards, from an approved local manufacturer unless otherwise noted.

SURFACE IMPROVEMENTS

1. All concrete finishes, curb, gutter, sidewalk, etc shall be installed in a professional manner in accordance with city standards having uniform thickness, slope and grade. Where Slope and grade changes occur the change shall be made with a smooth transition.
2. Sidewalks and crossings at ADA ramps shall meet current ADA and APWA standards for maximum slopes and cross slopes.
3. Street Lights shall be installed in accordance with city standards.

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

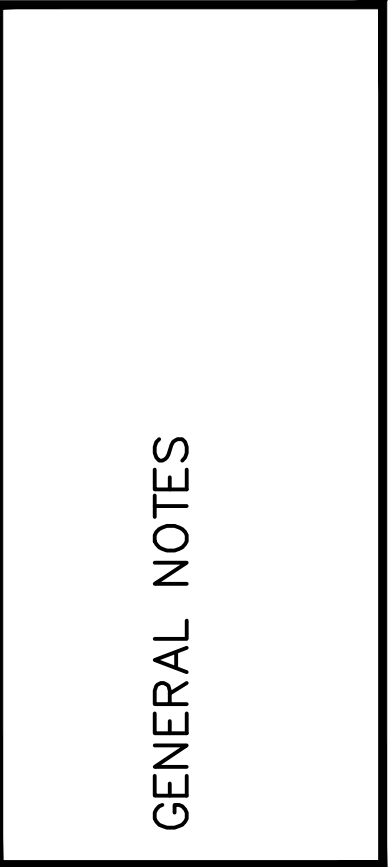
1. The Contractor shall make proper arrangements with the Santaquin City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



JOB # 25-004

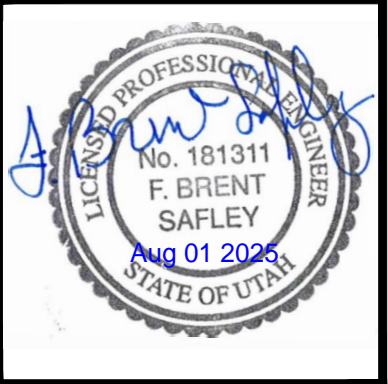
PROJECT: PRECISION MILLWORK
STREET: 131 N Maple Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

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



DATE 07/14/2025

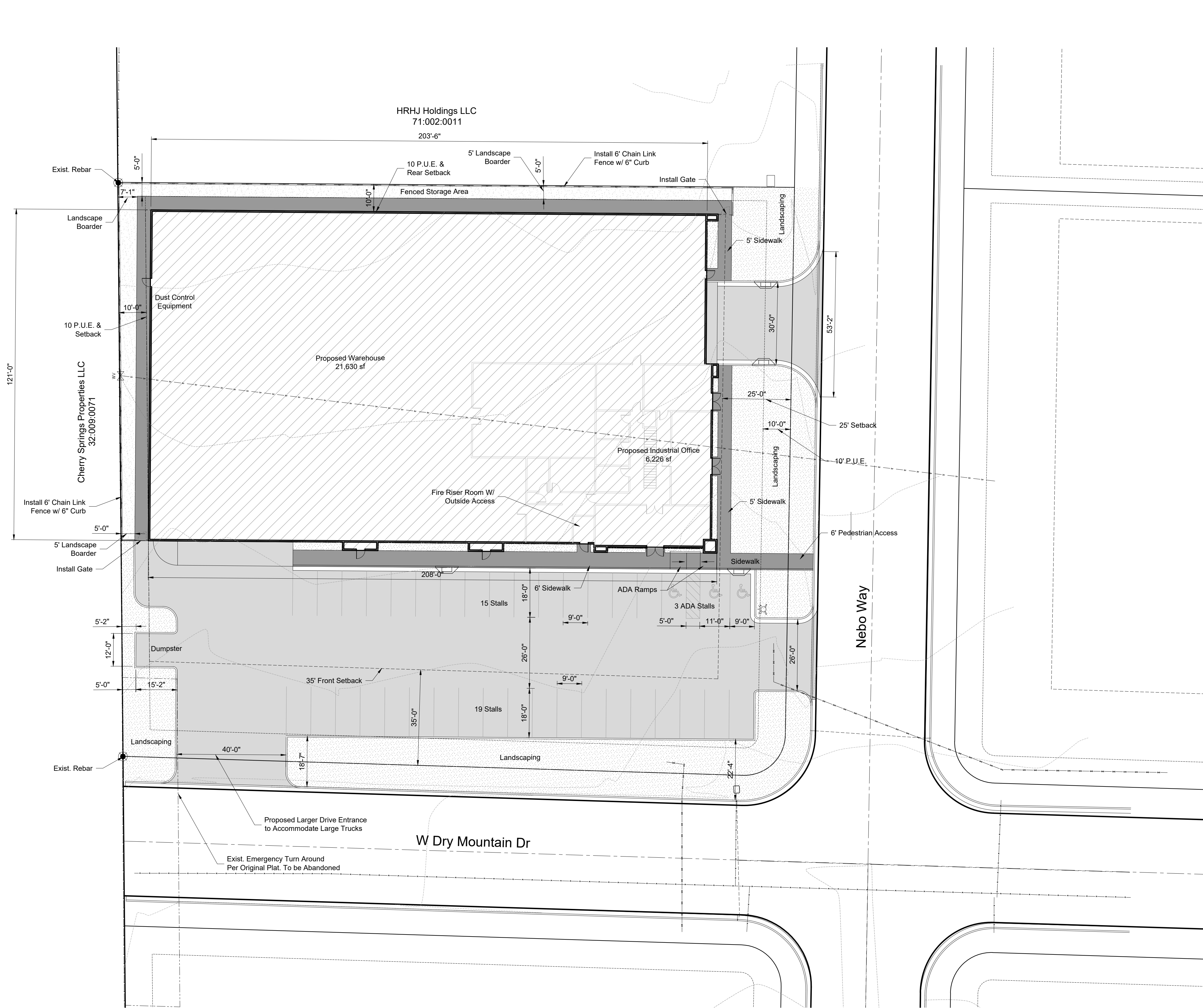
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY:	C. WINGER
ENGINEER:	B. SAFLEY

SHEET #
C-02

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

Legend	
	Building Area
	Parking Area
	Sidewalk
	Landscape

Development Summary

Zoning Summary	
Current Zone	I-1 (Industrial)
Set Backs	
Front	35 ft to Building 20 ft to Parking
Side	10 ft min. 20' Both Sides
Rear	25 ft on Corner Lot 10 ft
Additional Restrictions	
Max. Height	no zone restrictions 48 ft Purchase Agreement
Min. Area	no restrictions
Min. Width	no restrictions
Min. Depth	no restrictions

Land Use Summary		
Use	Area	Ratio
Buildings	24,968 sf	48.0%
Hardscape	19,169 sf	36.8%
Landscape	7,896 sf	15.2%
Total	52,033 sf	100.0%

Building Square Footage		
Building Use	Area	Ratio
Main Floor		
Warehouse	21,630 sf	77.6%
Industrial Office	3,543 sf	7.3%
Bath Room/Storage	659 sf	2.4%
Circulation/Open	645 sf	2.3%
Total Main Floor	24,968 sf	89.6%
Second Floor		
Industrial Office	1,509 sf	5.4%
Bath Room/Storage	381 sf	1.4%
Circulation/Open	998 sf	3.6%
Total Second Floor	2,888 sf	10.4%
Total Building Area	27,856	100.0%
Total Warehouse	21,630 sf	77.6%
Total Industrial Office	3,543 sf	12.7%

Off-Street Parking Calculations		
Building Use	Ratio	# of Stalls
Warehouse (21,630 sf)	1 per / 1,000 sf =	22
Office (3,543 sf)	1 per / 1,000 sf =	4
Total # of Stalls Required		26 Stalls
Accessible (ADA) Parking Spaces Per 2021 IBC, Table 1106.2 with one Van Accessible stall for every six or fraction of six ADA Stalls		
Total # Required to be ADA Accessible		2 Stalls
# Required to be Van Accessible		1 Stall(s)
Type of Stall	Required	Provided
ADA Accessible Stalls		
Standard Accessible	1	2
Van Accessible	1	1
Standard Stalls	24	34
Total	26	37

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 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 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.

DESIGN & ENGINEERING FIRM

895 S. Auto Mall Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N. Nebo Way
Lot 10 Santiago Peaks Industrial Park

CITY: SANTIAGIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED SITE PLAN

DATE 07/14/2025

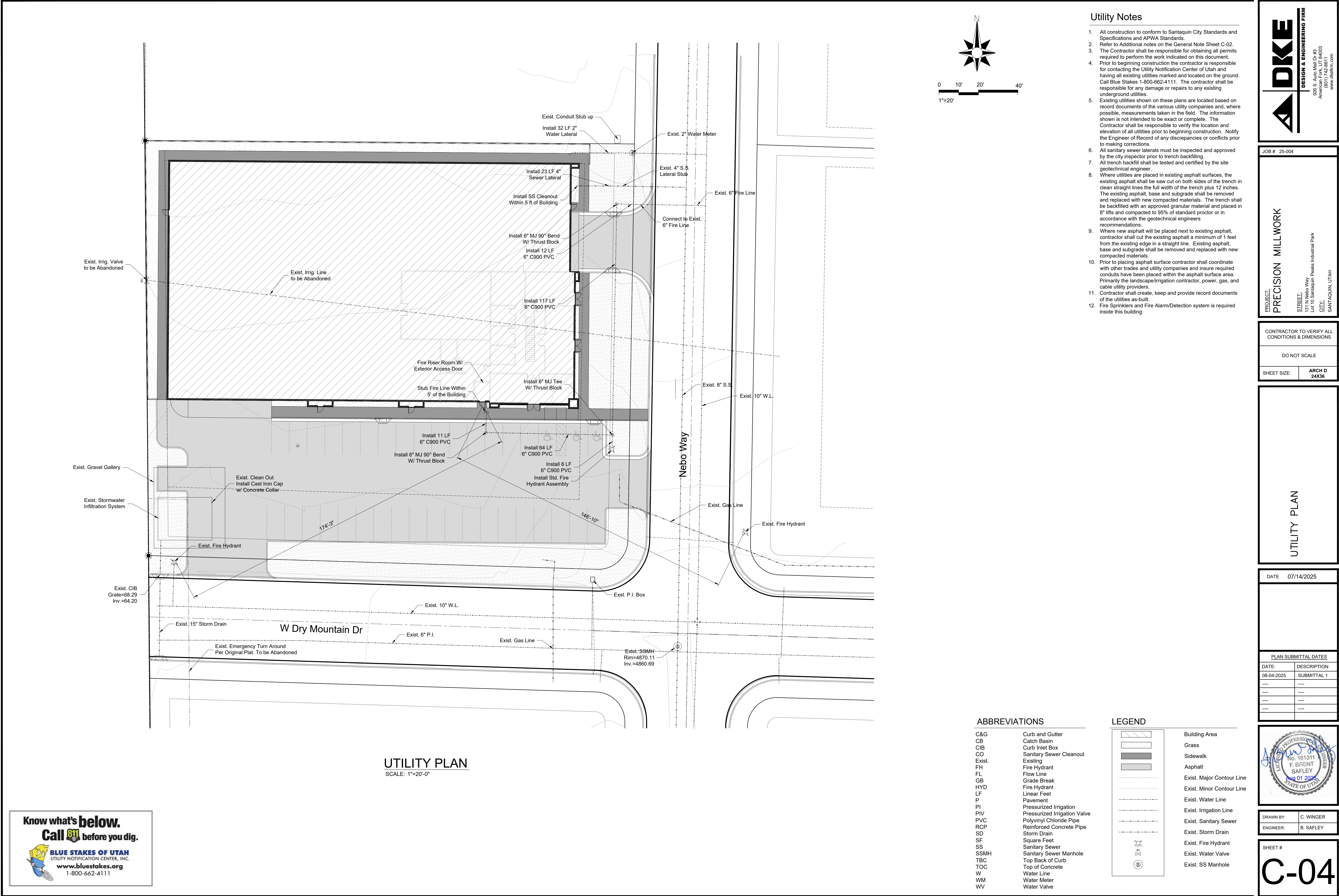
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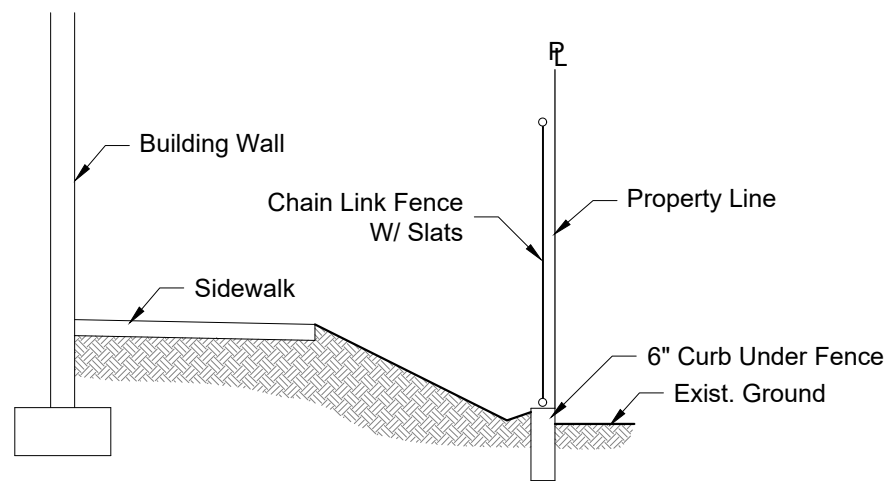
DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

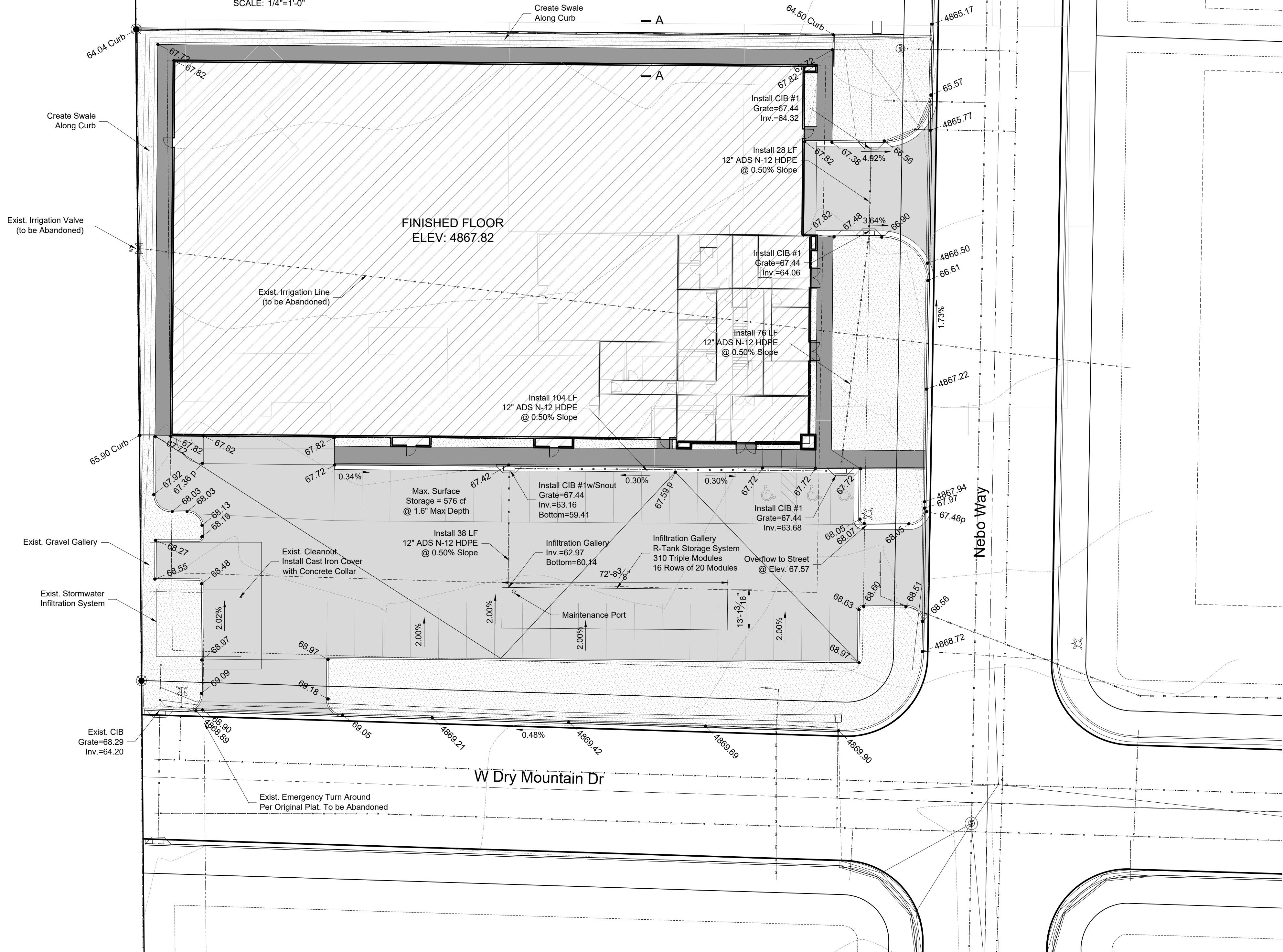
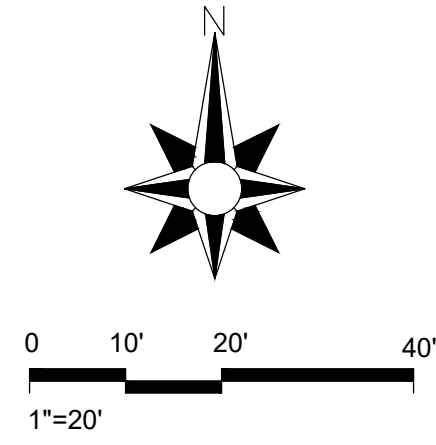
SHEET #

C-03





TYPICAL SECTION A-A
SCALE: 1/4"=1'-0"



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

Grading Notes

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

Land Use Summary

Description	Area	C Factor
Buildings	24,968 sf	0.70
Hardscape	19,169 sf	0.90
Landscape	7,896 sf	0.15
Total	52,033 sf	0.69

80th Percentile Calculations

NRCS Soil Group	A
Percent of Imperviousness	85.0 %
80th Percentile Precipitation Depth	0.70 in.
WQV storage required on site	634 cf
Design Infiltration Rate	0.04 in/min
Allowable Discharge Rate	0 cfs/acre

Storm Water Calculations

Required On-Site Storage	
Detention Storage (80th Percentile)	634 cf
Retention Storage (25-Year Storm)	4,542 cf
Total Required On-Site Storage	4,542 cf
Provided On-Site Storage	
Surface Storage	576 cf
Infiltration Gallery	3,800 cf
Structures & piping	289 cf
Total Provided On-Site Storage	4,665 cf

ABBREVIATIONS

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

LEGEND

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



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N Nebo Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D
24X36

GRADING PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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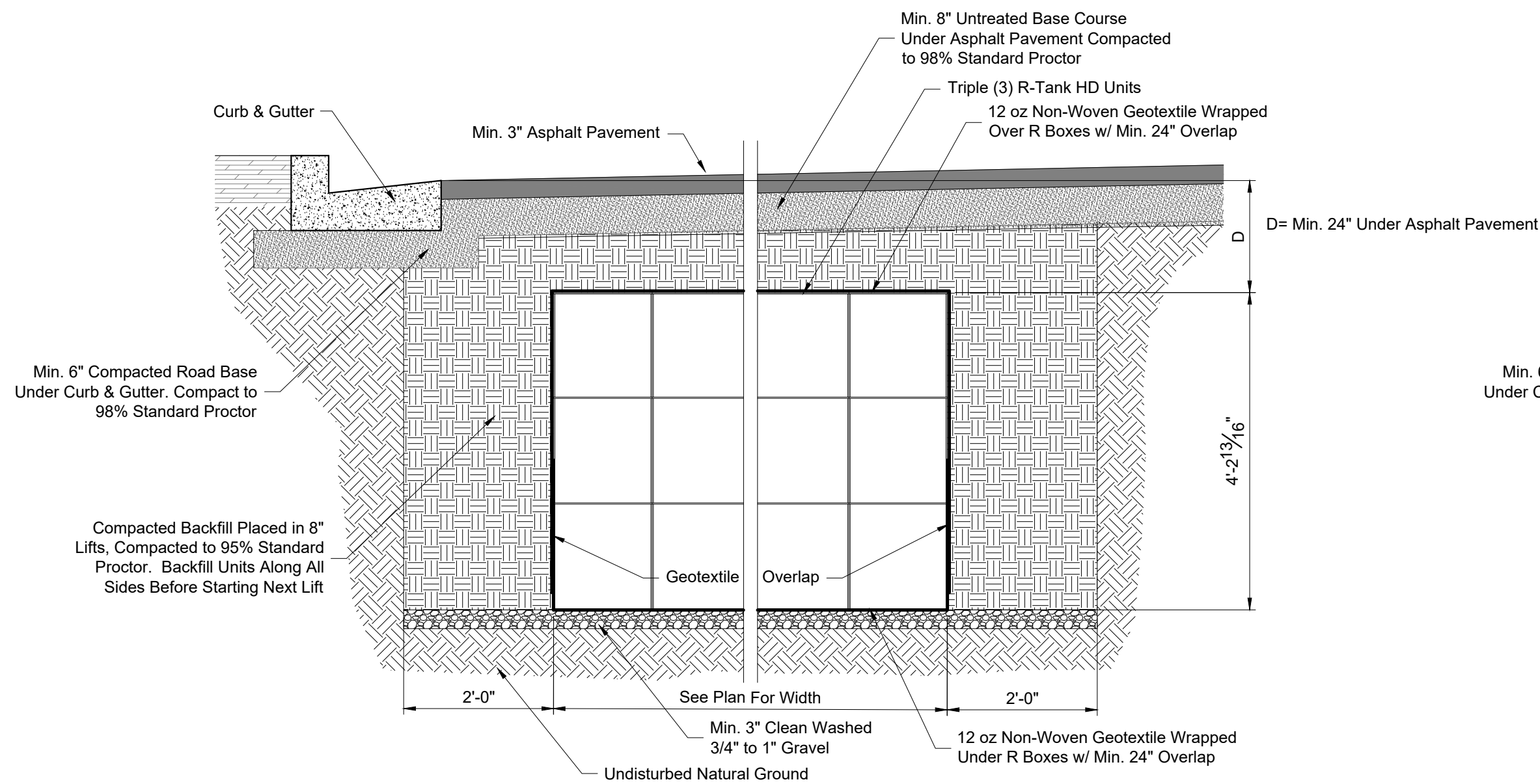


DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

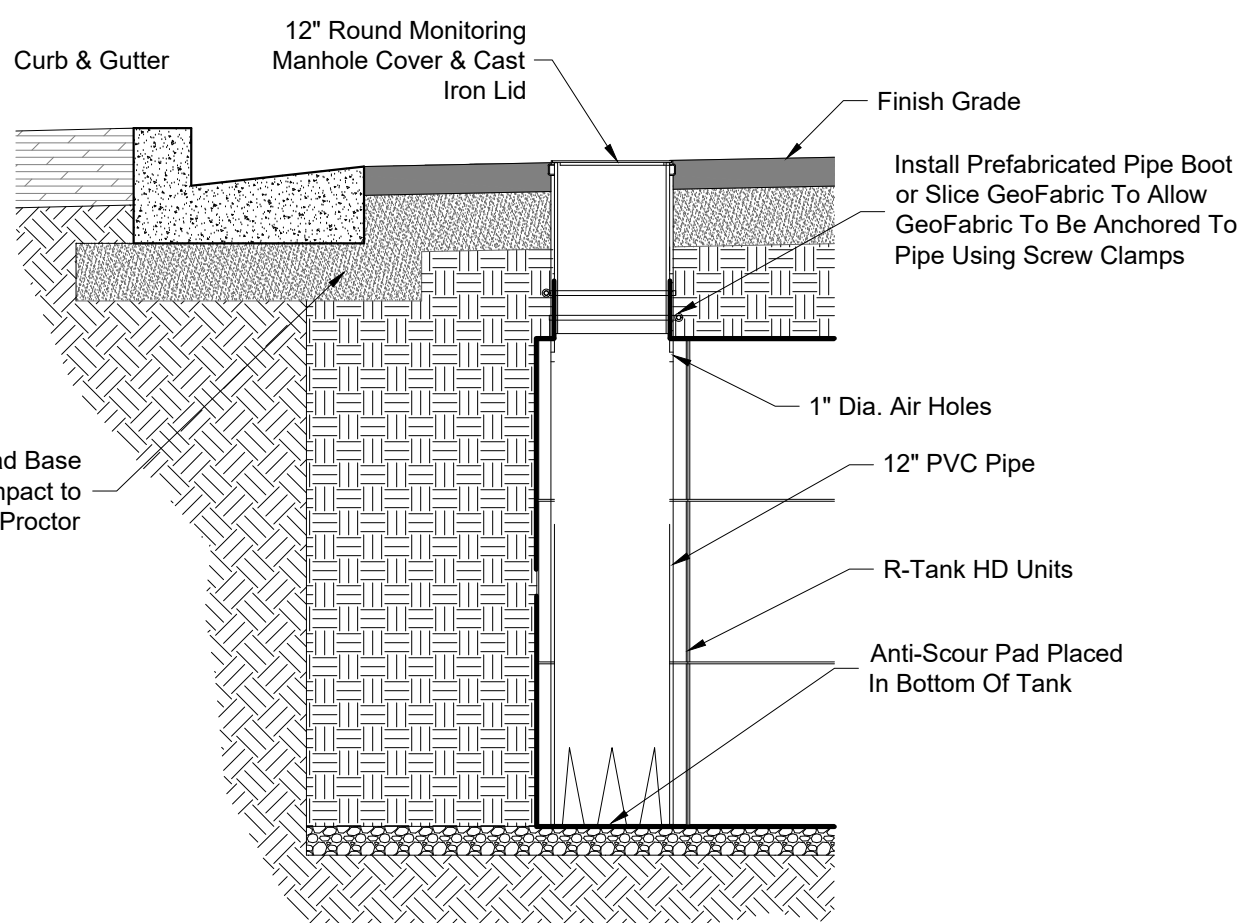
SHEET #

C-05

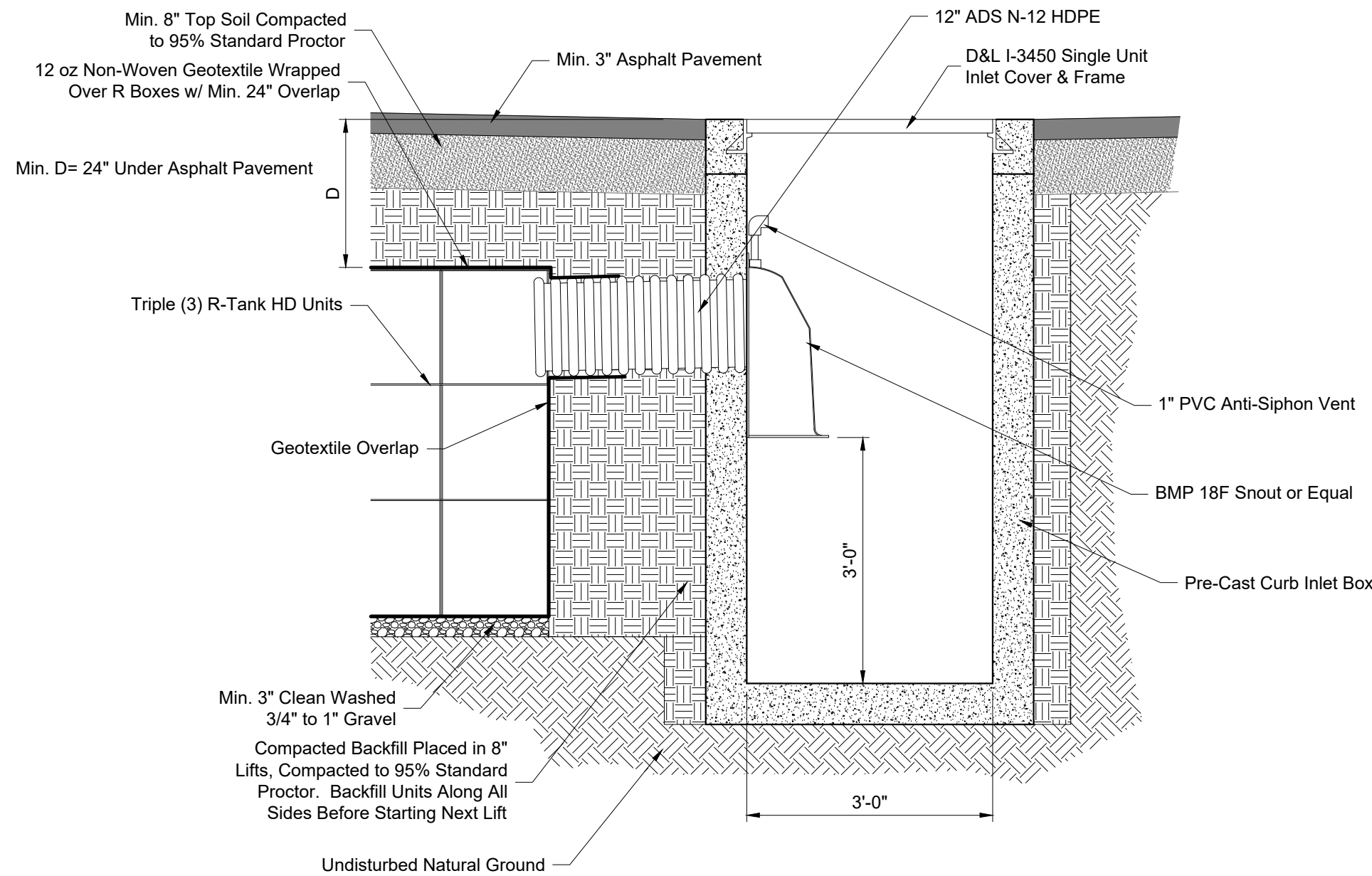
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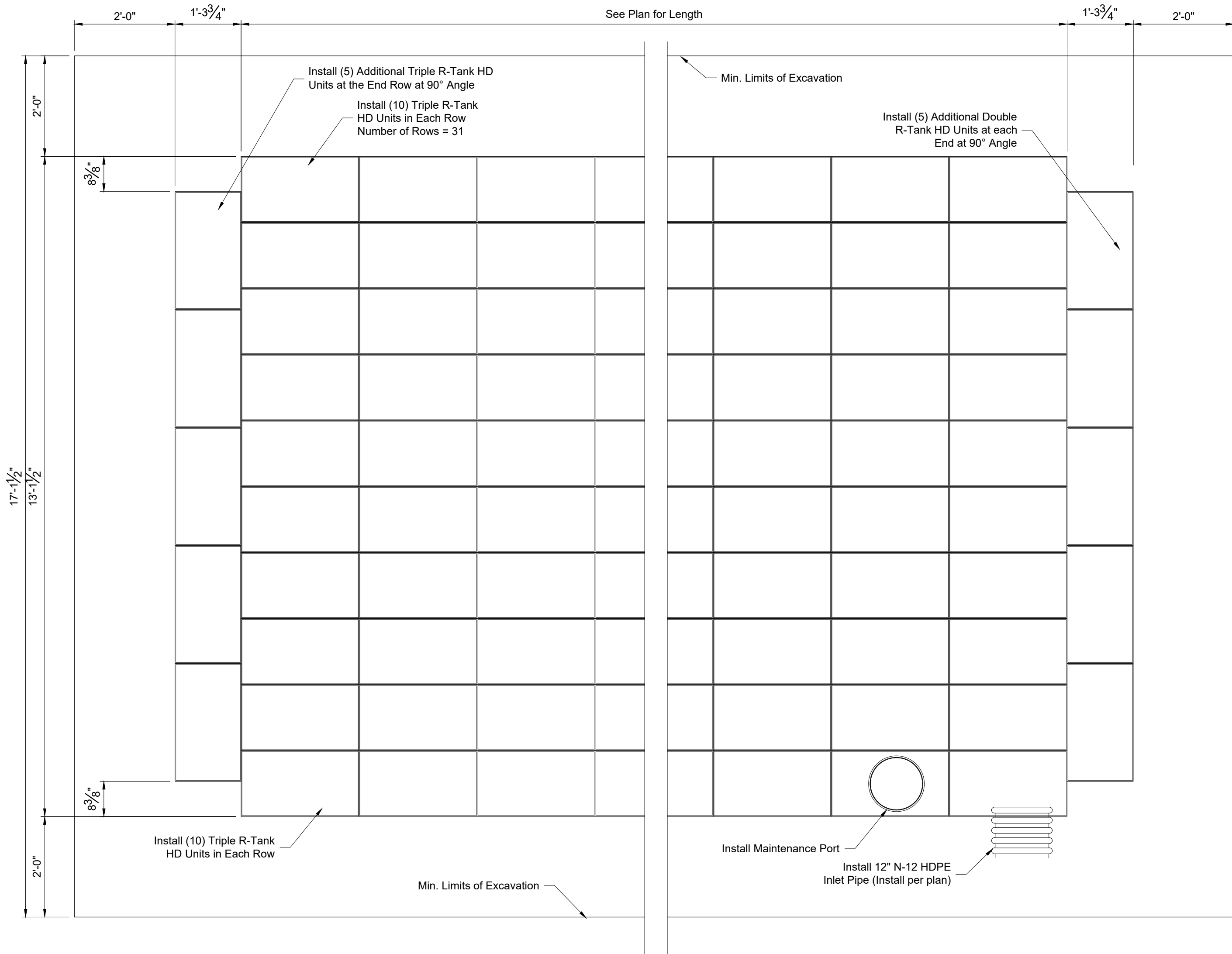
A TYPICAL INFILTRATION GALLERY
SCALE: 1" = 20'-0"



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



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



D TYPICAL 10 ROW INFILTRATION GALLERY
SCALE: 1" = 20'-0"

Total Number of R-Tank Modules (Units)

Storage Area	Unit Type	# per Row	# of Rows	End Units	Total #
1	Triple	10	31	10	320

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 # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Main Way
Lot 10 Santiago Peaks Industrial Park
CITY: SALT LAKE CITY, UT 84143

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

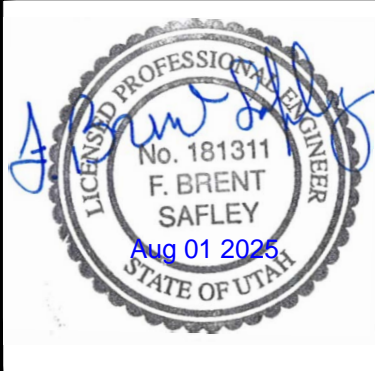
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STORM WATER STORAGE

DATE 07/14/2025

PLAN SUBMITTAL DATES

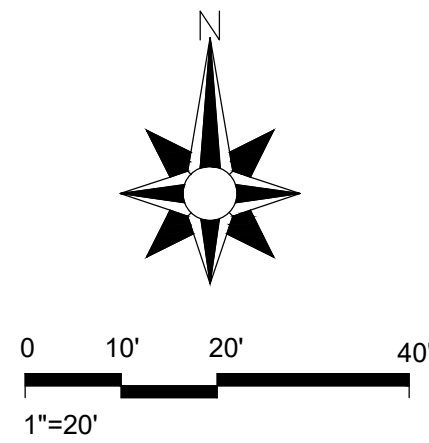
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

C-06



Install Silt Fence
Around North and
West Boundary Line

SWPPP PLAN

SCALE: 1"=20'-0"

SWPP DATA:

- CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
- THE PROJECT CONSISTS OF APPROXIMATELY 2.04 ACRES. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES.
- OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING "NOT" PERMIT.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 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.
- 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:

- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION IN ACCORDANCE WITH BMP DC.
- SWEEP EXISTING STREETS AS NEEDED, SEE BMP SC.
- STORE ALL HAZARDOUS, TOXIC AND CHEMICAL MATERIALS IN ACCORDANCE WITH BMP'S MS, HMS.
- ANY SPILLED MATERIALS SHALL BE CLEANED UP IN ACCORDANCE WITH BMP SCU.
- 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 # 25-004

PROJECT: PRECISION MILL WORK

STREET: 321 N. Main Way
Lot 10 Santiago Peaks Industrial Park

CITY: SAINT AQUIN, UT 84

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

SWPP PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

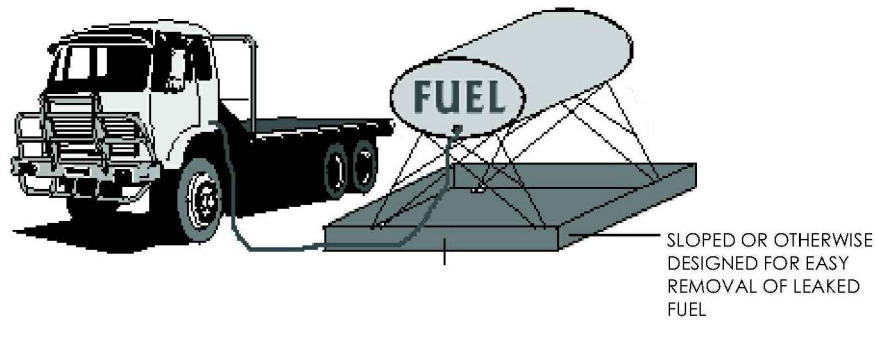
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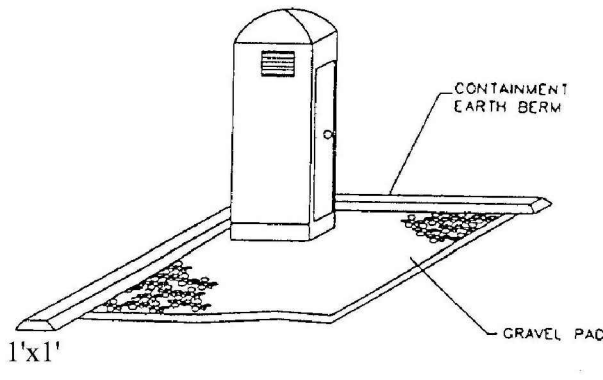
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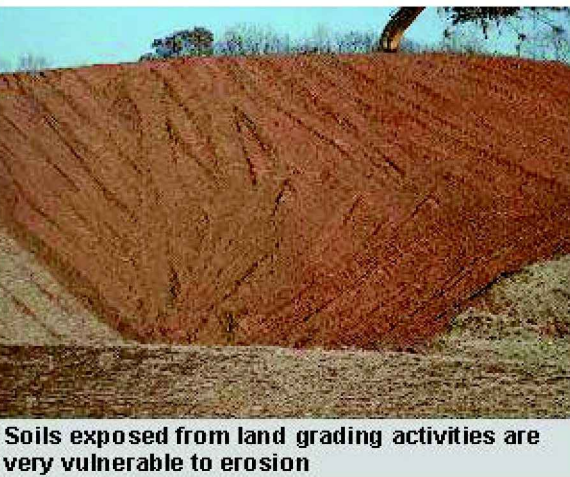


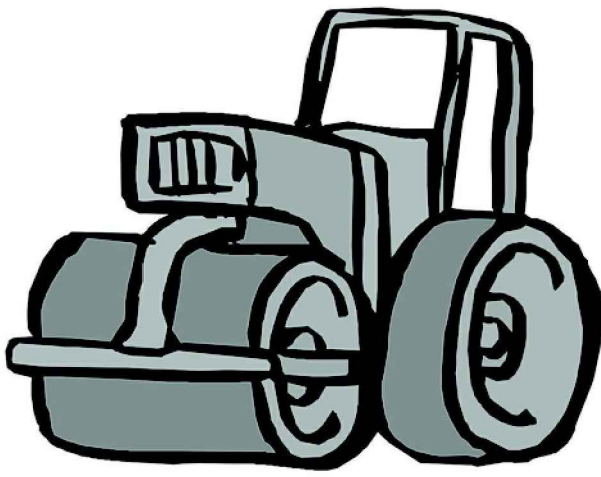
BMP: Concrete Waste Management		CWM
	<div>OBJECTIVES</div> <div><input type="checkbox"/> Housekeeping Practices</div> <div><input checked="" type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <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>APPLICATIONS:</div> <p>This technique is applicable to all types of sites.</p> <div>INSTALLATION/APPLICATION CRITERIA:</div> <div><div><ul style="list-style-type: none">Store dry and wet materials under cover, away from drainage areas.Avoid mixing excess amounts of fresh concrete or cement on-site.Perform washout of concrete trucks off-site or in designated areas only.Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.Do not allow excess concrete to be dumped on-site, except in designated areas.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.)Train employees and subcontractors in proper concrete waste management.</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input checked="" type="checkbox"/> Other Waste</div></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</div> <div><div><input type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input checked="" type="checkbox"/> Maintenance</div><div><input checked="" type="checkbox"/> Training</div></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

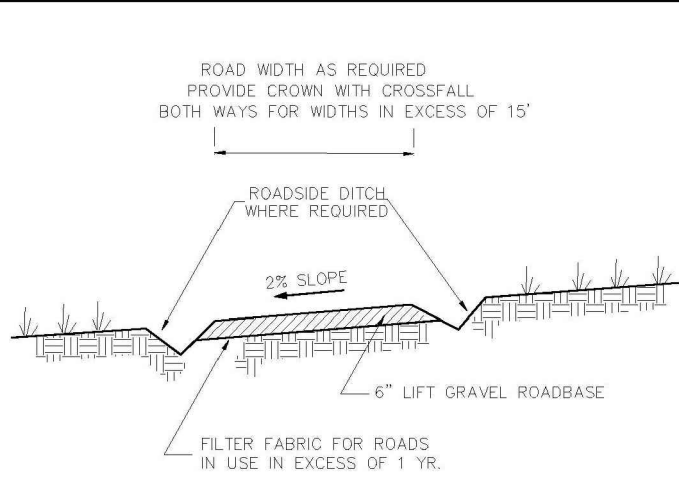
BMP: Vehicle And Equipment Cleaning		VEC
	<div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <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>INSTALLATION/APPLICATION:</div> <div><div><ul style="list-style-type: none">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.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.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.</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input checked="" type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Other Waste</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input type="checkbox"/> Training</div></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</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <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>INSTALLATION/APPLICATION:</div> <div><div><ul style="list-style-type: none">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.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.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.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.</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input checked="" type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Other Waste</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input type="checkbox"/> Training</div></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</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <p>Temporary on-site sanitary facilities for construction personnel.</p> <div>APPLICATION:</div> <p>All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> <div>INSTALLATION/APPLICATION CRITERIA:</div> <div><div><ul style="list-style-type: none">Locate portable toilets in convenient locations throughout the site.Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.Stake toilets to prevent them from tipping.</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input checked="" type="checkbox"/> Other Waste</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input checked="" type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input type="checkbox"/> Training</div></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</div> <div><input type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input checked="" type="checkbox"/> Minimize Disturbed Areas</div> <div><input checked="" type="checkbox"/> Stabilize Disturbed Areas</div> <div><input checked="" type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input checked="" type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <p>Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by</p> <div><div><div>1) limiting the amount of land disturbed at one time in preparation for construction</div><div>2) limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and</div><div>3) using grading practices to protect exposed soils susceptible to storm water runoff.</div></div><p>Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.</p><div>APPROACH:</div><div><div><ul style="list-style-type: none">Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion.Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off-site.Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces.Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil.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.Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff.Prevent storm water runoff from running onto steep slopes from above.Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.</div></div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input checked="" type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input type="checkbox"/> Heavy Metals</div><div><input type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oxygen Demanding Substances</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Bacteria & Viruses</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input checked="" type="checkbox"/> Training</div></div> <div><div><input checked="" type="checkbox"/> High</div><div><input checked="" type="checkbox"/> Medium</div><div><input type="checkbox"/> Low</div></div>	

BMP: Compaction		CP
	<div>OBJECTIVES</div> <div><input type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input checked="" type="checkbox"/> Minimize Disturbed Areas</div> <div><input checked="" type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <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>APPLICATIONS:</div> <div><div><ul style="list-style-type: none">Stabilize fill material placed around various structures.Improve soil in place as foundation support for roads, parking lots, and buildings.</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input checked="" type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Other Waste</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input type="checkbox"/> Training</div></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</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input checked="" type="checkbox"/> Minimize Disturbed Areas</div> <div><input checked="" type="checkbox"/> Stabilize Disturbed Areas</div> <div><input checked="" type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>	
<div>DESCRIPTION:</div> <p>Temporary stabilization of on-site roadway by placement of gravel roadbase.</p> <div>APPLICATION:</div> <div><div><ul style="list-style-type: none">On-site roadways used daily by construction traffic (may not apply to gravelly type soils)Parking or staging areas susceptible to erosion due to traffic use</div></div>	<div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><div><input checked="" type="checkbox"/> Sediment</div><div><input type="checkbox"/> Nutrients</div><div><input type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oil & Grease</div><div><input type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Other Waste</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input checked="" type="checkbox"/> O&M Costs</div><div><input type="checkbox"/> Maintenance</div><div><input type="checkbox"/> Training</div></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</div> <div><input type="checkbox"/> Manufacturing</div> <div><input checked="" type="checkbox"/> Material Handling</div> <div><input checked="" type="checkbox"/> Vehicle Maintenance</div> <div><input type="checkbox"/> Construction</div> <div><input type="checkbox"/> Commercial Activities</div> <div><input type="checkbox"/> Roadways</div> <div><input checked="" type="checkbox"/> Waste Containment</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div>	
<div>DESCRIPTION:</div> <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>APPROACH:</div> <p>Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.</p> <div><div><ul style="list-style-type: none">Annual inspections.Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.Keep accurate logs of what structures were maintained and when they were maintained.Record the amount of waste collected.</div></div>	<div>TARGETED POLLUTANTS</div> <div><div><input checked="" type="checkbox"/> Sediment</div><div><input checked="" type="checkbox"/> Nutrients</div><div><input type="checkbox"/> Heavy Metals</div><div><input type="checkbox"/> Toxic Materials</div><div><input type="checkbox"/> Oxygen Demanding Substances</div><div><input checked="" type="checkbox"/> Oil & Grease</div><div><input checked="" type="checkbox"/> Floatable Materials</div><div><input type="checkbox"/> Bacteria & Viruses</div></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</div> <div><div><input checked="" type="checkbox"/> Capital Costs</div><div><input type="checkbox"/> O&M Costs</div><div><input checked="" type="checkbox"/> Maintenance</div><div><input checked="" type="checkbox"/> Staffing</div><div><input type="checkbox"/> Training</div><div><input type="checkbox"/> Administrative</div></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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DESIGN & ENGINEERING FIRM

895 S. Auto Mall Dr. #3

American Fork, UT 84003

(801) 742-8611

www.dkefirm.com

JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N. Main Way

Lot 10 Santiago 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 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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LICENSED PROFESSIONAL ENGINEER

No. 181311

F. BRENT SAFLEY

May 01 2025

STATE OF UTAH


DRAWN BY: C. WINGER

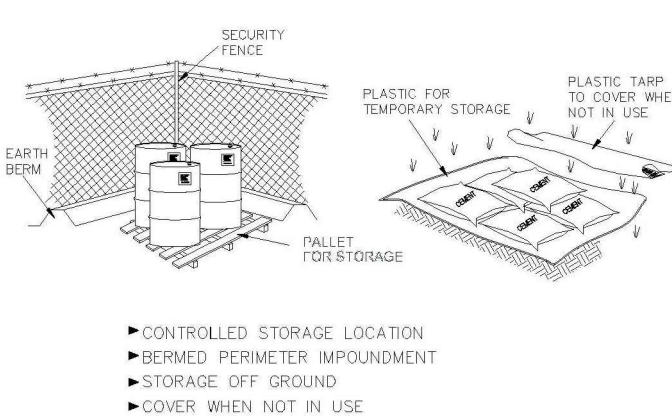
ENGINEER: B. SAFLEY


SHEET #

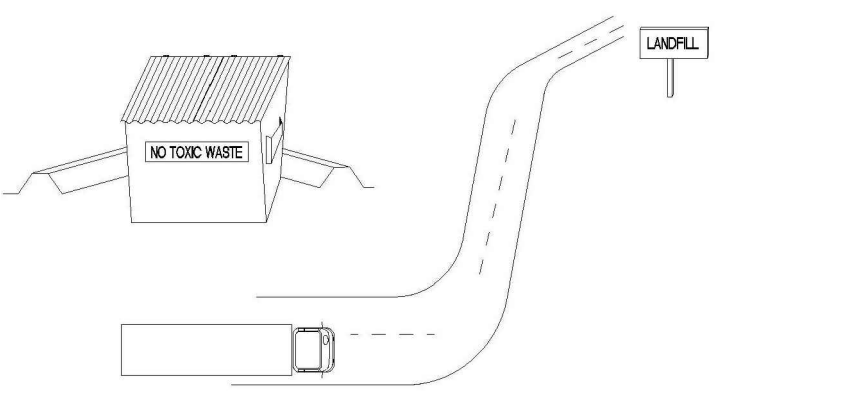
CS3


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BMP: Hazardous Waste Management		HWM		
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none">☒ New Development☒ Residential☒ Commercial Activities☒ Industrial Activities☒ Municipal Facilities☒ Illegal Discharges	<p>DESCRIPTION:</p> <p>Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.</p> <p>APPLICATION:</p> <p>Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:</p> <ul style="list-style-type: none">• Paints and solvents; petroleum products such as oils; fuels and greases; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds. <p>In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including:</p> <ul style="list-style-type: none">• Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos, and PCBs. <p>INSTALLATION/APPLICATION CRITERIA:</p> <p>The following steps will help reduce storm water pollution from hazardous wastes:</p> <ul style="list-style-type: none">• Use all of the product before disposing of the container.• Do not remove the original product label, it contains important safety and disposal information.• Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations. <p>LIMITATIONS:</p> <p>Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect hazardous waste receptacles and areas regularly.• Arrange for regular hazardous waste collection.		<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients<input type="checkbox"/> Heavy Metals■ Toxic Materials☒ Oxygen Demanding Substances☒ Oil & Grease☒ Floatable Materials<input type="checkbox"/> Bacteria & Viruses <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs☒ O&M Costs☒ Regulatory☒ Training☒ Staffing☒ Administrative <p>■ High ☒ Medium <input type="checkbox"/> Low</p>

BMP: Materials Storage		MS		
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	<p>DESCRIPTION:</p> <p>Controlled storage of on-site materials.</p> <p>APPLICATION:</p> <ul style="list-style-type: none">• Storage of hazardous, toxic, and all chemical substances.• Any construction site with outside storage of materials. <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none">• Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.• Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.• Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.• For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• Does not prevent contamination due to mishandling of products.• Spill Prevention and Response Plan still required.• Only effective if materials are actively stored in controlled location. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Inspect daily and repair any damage to perimeter impoundment or security fencing.• Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.		<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients■ Toxic Materials☒ Oil & Grease☒ Floatable Materials☒ Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Capital Costs☒ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>

BMP: Spill Clean-Up		SCU		
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	<p>DESCRIPTION:</p> <p>Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <p>APPLICATION:</p> <p>All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none">• Store controlled materials within a storage area.• Educate personnel on prevention and clean-up techniques.• Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.• Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none">• Clean-up spills/leaks immediately and remediate cause.• Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.• Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.• Document all spills with date, location, substance, volume, actions taken and other pertinent data.• Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.		<p>Adapted from Salt Lake County BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients■ Toxic Materials☒ Oil & Grease☒ Floatable Materials<input type="checkbox"/> Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">■ Capital Costs☒ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>

BMP: Waste Disposal		WD		
	<p>OBJECTIVES</p> <ul style="list-style-type: none">☒ Housekeeping Practices☒ Contain Waste<input type="checkbox"/> Minimize Disturbed Areas<input type="checkbox"/> Stabilize Disturbed Areas<input type="checkbox"/> Protect Slopes/Channels<input type="checkbox"/> Control Site Perimeter<input type="checkbox"/> Control Internal Erosion	<p>DESCRIPTION:</p> <p>Controlled storage and disposal of solid waste generated by construction activities.</p> <p>APPLICATION:</p> <p>All construction sites.</p> <p>INSTALLATION:</p> <ul style="list-style-type: none">• Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.• Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.• Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.• Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).• Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities. <p>LIMITATIONS:</p> <ul style="list-style-type: none">• On-site personnel are responsible for correct disposal of waste. <p>MAINTENANCE:</p> <ul style="list-style-type: none">• Discuss waste management procedures at progress meetings.• Collect site trash daily and deposit in covered containers at designated collection areas.• Check containers for leakage or inadequate covers and replace as needed.• Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).• During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).		<p>Adapted from Salt Lake City BMP Fact Sheet</p> <p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"><input type="checkbox"/> Sediment<input type="checkbox"/> Nutrients■ Toxic Materials☒ Oil & Grease☒ Floatable Materials■ Other Waste <p>■ High Impact ☒ Medium Impact <input type="checkbox"/> Low or Unknown Impact</p> <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none">■ Capital Costs■ O&M Costs☒ Maintenance■ Training <p>■ High ☒ Medium <input type="checkbox"/> Low</p>

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

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925 S. Auto Mall Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

PRECISION MILLWORK

PROJECT: STREET: 131 N. Main Way
Lot 10 Santiago Peaks Industrial Park
CITY: SALT LAKE CITY, UT 84143

JOB # 25-004

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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F. BRENT SAFLEY

NOV 01 2025

STATE OF UTAH

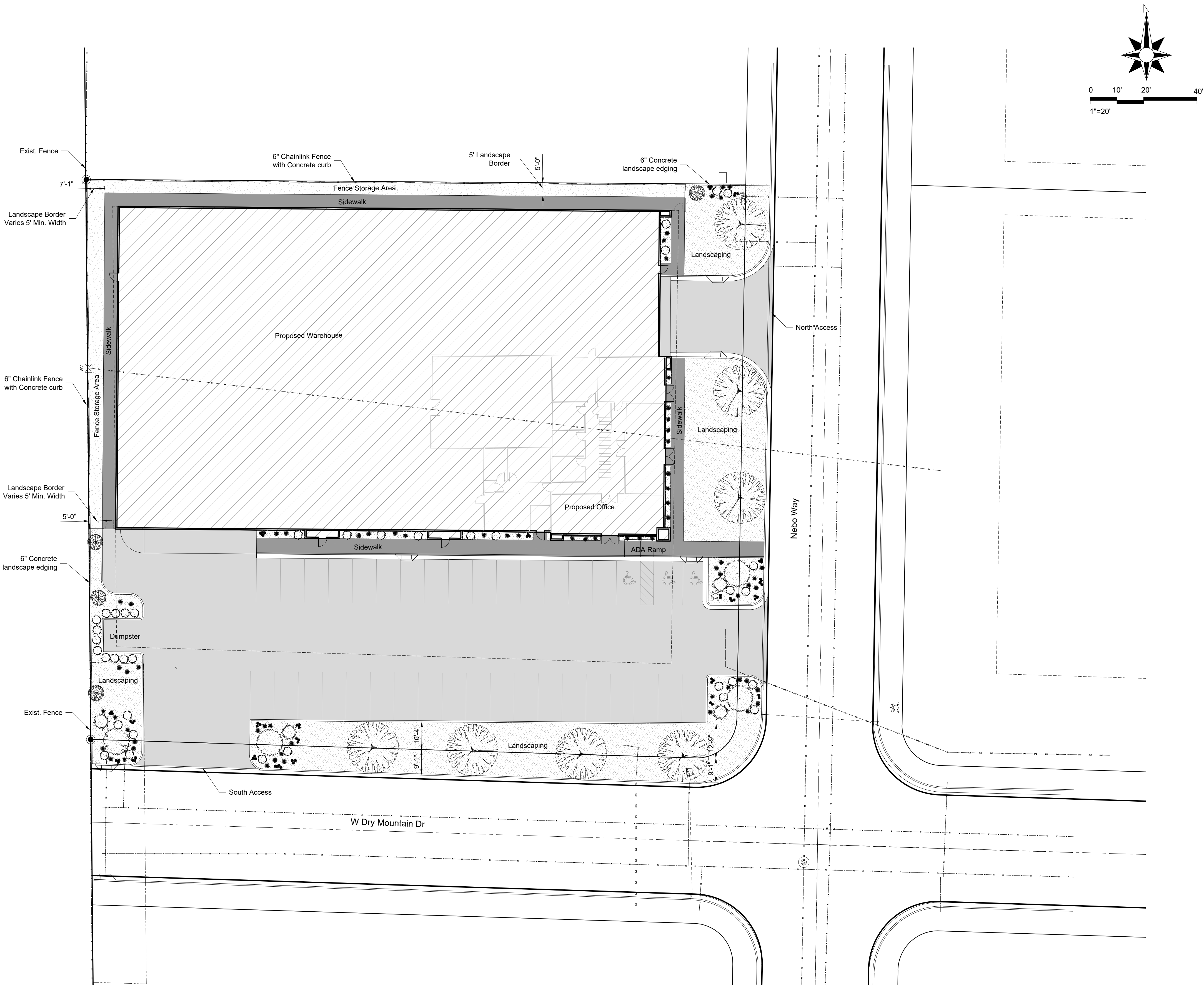
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DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #

CS4



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

Site Materials Legend

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

Plant Legend

SYMBOL	QTY	COMMON NAME / BOTANICAL	CONT	CAL	SIZE
	(7)	QUERCUS ROBUR X ALBA 'JFS-KW10X' TM STREET SPIRE OAK TD4, 45X14; AV 176; SUN; Z4	B & B	2"	Cal
	(4)	FAGUS SYLVATICA 'DAWYCK' COLUMNAR BEECH LOW, 25X6; SUN; Z4	B & B	2"	Cal
	(4)	MALUS X 'PRAIRIE ROSE' PRAIRIE ROSE CRABAPPLE LOW, 20X18; SUN; Z4	B & B		5'-6'
	(4)	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' BABY BLUE EYES BLUE SPRUCE LOW, 10X6; SUN; Z4; UTAH LAKE WATER TOLERANT	B & B		5'-6'
	(68)	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS TW2, 4X3; AV 7; SUN; Z4; UTAH LAKE WATER TOLERANT	1 gal		
	(37)	SPIRAEA BETULIFOLIA 'TOR GOLD' TM GLOW GIRL BIRCHLEAF SPIREA MODERATE, 3-4 X 3-4; SUN TO PART SUN; Z3	5 gal		
	(22)	JUNIPERUS HORIZONTALIS 'MONBER' TM ICEE BLUE JUNIPER CV1, 4' X 6'; AV 50; SUN; Z3; UTAH LAKE WATER TOLERANT	5 gal		
			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
895 S. Auto Mall Dr. #3
American Fork, UT 84003
(801) 742-8611
www.dkefirm.com

JOB # 25-004

PROJECT: PRECISION MILLWORK

STREET: 131 N. Nebo Way
Lot 10 Santiago Peaks Industrial Park
CITY: SALT LAKE CITY, UT 84141

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

PROPOSED LANDSCAPE PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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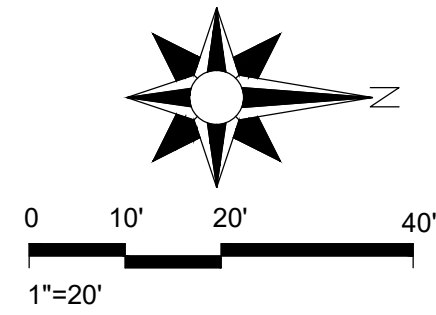
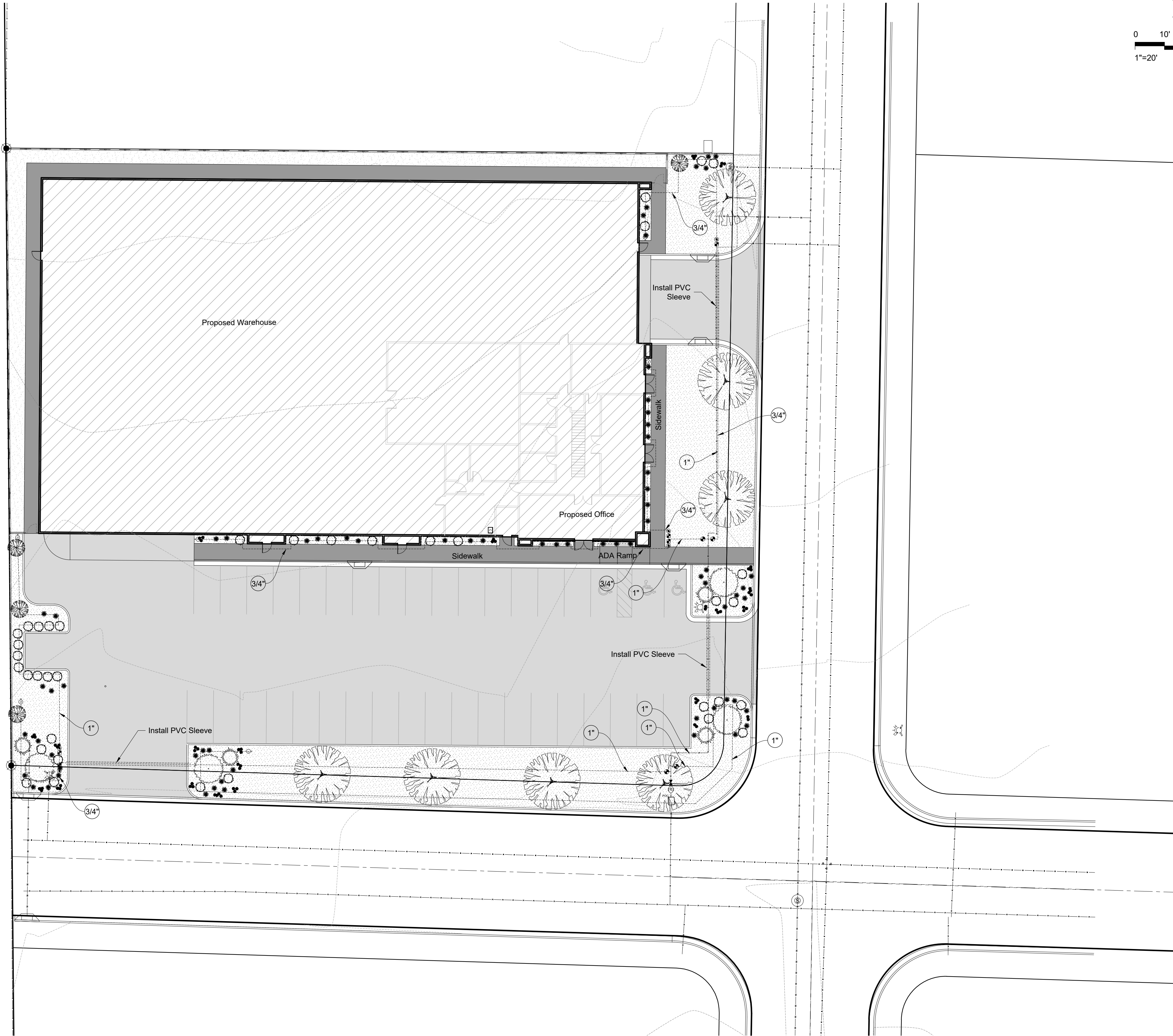
DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET #

L-01

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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 8/64 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE OFF POSITION.
- ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING VALVE TO BE TO BE REMOVED FROM BOX WITHOUT CUTTING PIPE. VALVE SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR.
- SPRINKLER HEADS ADJACENT TO WALLS, CURBS, SIDEWALKS, OR PATHS SHALL BE LOCATED AT GRADE AND 6" FROM WALLS, FENCES OR BUILDINGS AND 2 INCHES AWAY FROM CURBS AND SIDEWALKS.
- ALL LINES AND SPRAY HEADS SHALL BE INSTALLED AND FLUSHED PRIOR TO INSTALLATION OF NOZZLES.
- SPRAY HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES TO GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACTOR AND AT CONTRACTOR'S EXPENSE.
- ADJUST ALL SPRAY HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.
- ADJUST ALL SPRAY HEADS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.
- ADJUST RUN TIMES OF EACH ZONE TO MEET NEEDS OF PLANT MATERIAL.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEEPED CLEANLY AND PICKED UP DAILY.
- OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THE WORK ON THIS SITE.



JOB # 25-004

PROJECT: PRECISION MILLWORK
STREET: 131 N. Main Way
Lot 10 Santaquin Peaks Industrial Park
CITY: SANTAQUIN, UT 84044

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

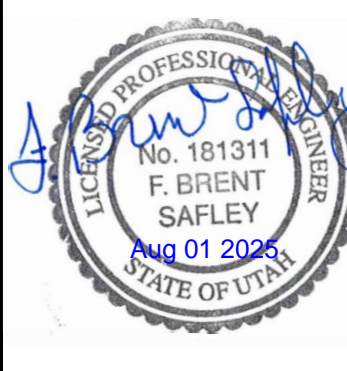
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24X36

PROPOSED IRRIGATION PLAN

DATE 07/14/2025

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
08-04-2025	SUBMITTAL 1
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DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

SHEET #

L-02

1. GENERAL CONTRACTOR SHALL VERIFY FIELD ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
2. DO NOT SCALE THE DRAWINGS.
3. ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE.
4. SEE G000 SERIES SHEETS FOR TYPICAL MOUNTING HEIGHTS. PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL-MOUNTED ITEMS. WHEN BLOCKING IS INDICATED IN DRAWINGS OR NOTED, PROVIDE ALL EQUIPMENT AND ACCESSORIES, INCLUDING ITEMS THAT ARE OWNER FURNISHED, OWNER INSTALLED.
5. SEE SHEET SERIES A500 FOR TYPICAL ASSEMBLY TYPES.
6. SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES.
7. SEE ELEVATIONS AND FINISH SCHEDULES FOR SURFACE TREATMENT, MATERIALS, AND FINISHES.
8. SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL WALL CONSTRUCTION INFORMATION.
9. VERIFY CEILING HEIGHTS MATCHES WITH SHEET SERIES A400. CONTRACTOR TO VERIFY AND MAXIMIZE CEILING HEIGHT IN ALL AREAS DEPENDENT ON DUCTWORK LOCATIONS.
11. ALL ELEVATIONS ARE TO BE USED TO DETERMINE LIGHTS THAT ARE FOR LIGHTS BEFORE THE FINAL LOCATION OF THE DROPPED SOFFITS HAVE BEEN DETERMINED. THIS WILL ENSURE THAT THE LIGHTS ARE BEING TO BE CENTERED ARE CORRECTLY CENTERED BETWEEN THE SOFFITS.
12. DROP OPENINGS IN FRAME CONSTRUCTION WITH NO SPECIFIED DIMENSION ARE TO BE LOCATED IN THE CENTER OF THE WALL RUN OR (IF DRAWN NEAR CORNER) LOCATED 4" FROM THE FACE OF ADJACENT STUD. ASSUME CENTER LINE IN FACE OF JAMB UNLESS NOTED OTHERWISE.
13. FIRE STOP ALL CHASES AT FLOOR AND ATTIC.
14. FIREPLACE AND FLUE SPECS ARE REQUIRED AT TIME OF INSULATION.
15. HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH.
16. WALKERS SHALL BE PLACED SO THAT (4") DIA. SPHERE CANNOT PASS THROUGH.
17. SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOOR MIN. 5' WIDE.
18. ALL TUB / SHOWERS TO HAVE AMT-SCALD VALVES.
19. ALL PLUMBING TO BE PROTECTED AGAINST FREEZING, PLUMBING IN EXTERIOR WALLS TO BE PROTECTED AGAINST FREEZING.
20. FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION.
21. TOP OF FOUNDATION SHALL BE FINISHED GRADE.
22. SEE RES/COM CHECK FOR THERMAL INSULATION MINIMUMS.
23. CONTRACTOR TO FOLLOW ALL INSULATION VALUES PER RES/COM.
24. TO PROVIDE THERMAL INSULATION THAT COINCIDES WITH THE RES/COM CHECK REQUIREMENTS.
25. COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
26. SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
27. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT.
28. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR DOOR OR CLOSET. THERE SHALL BE A MINIMUM CLEARANCE BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.
29. EMERGENCY FLOOR OR DRIP TRAP SHALL BE INSTALLED AT WATER HEATERS, LAUNDRIES, GARAGES, ETC. TRAP SEALS OF EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SHALL COMPLY WITH IPC

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 36" HIGH BASE CABINET
3. BUILT-IN MILL WORK FOR CABINET/INTERIOR DESIGN
4. RANGE & COOK TOP
5. PREP SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER
7. KITCHEN ISLAND OVER BASE CABINETS
8. FREE-STANDING TUB
9. WALK-IN TILE SHOWER WITH 9 1/2" J.I. SLOPE TILE TO DRAIN
10. BAILING SYSTEM
11. GAS FIREPLACE
12. HOSE BIB W/ SHUT-OFF BALL VALVE
13. WALK-IN CLOSET WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
14. UTILITY METER LOCATIONS
15. ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE. DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE ROOM 1102.2.4 OF THE IRC
16. TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SEAT. SIDE PANEL PER TILE TILE SPLITTING

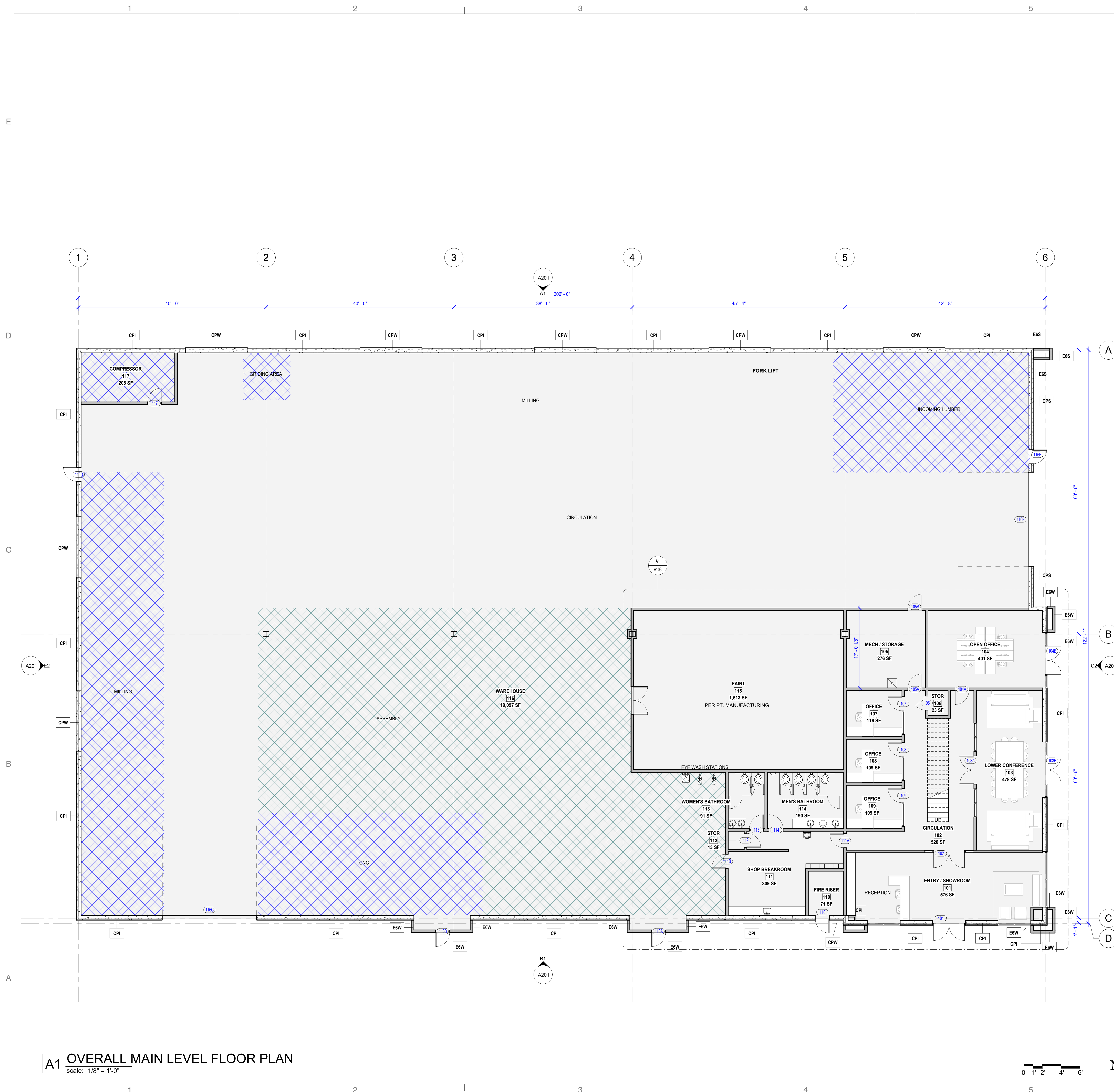
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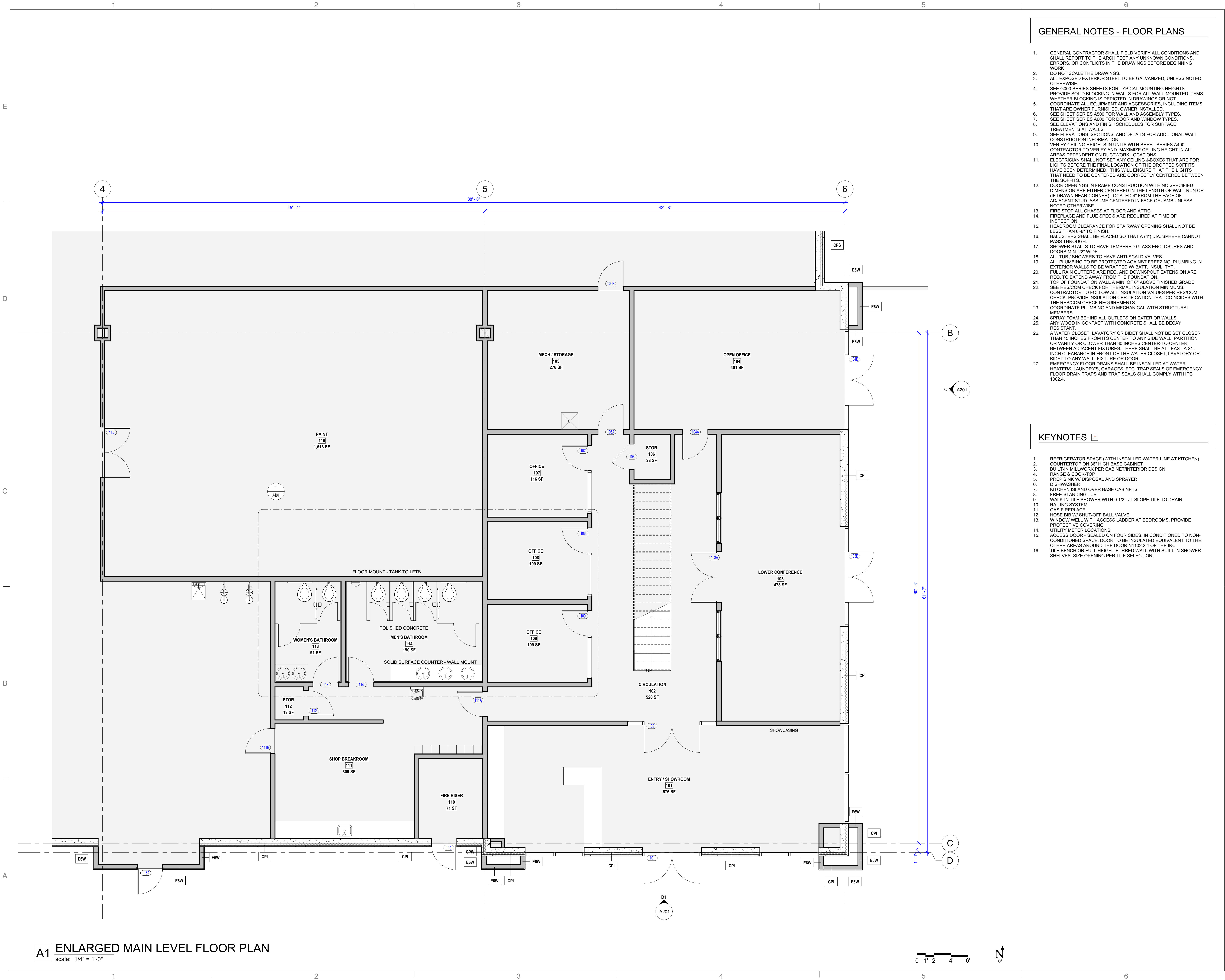
131 N NEBO WAY,
SANTAQUIN IIT 84655

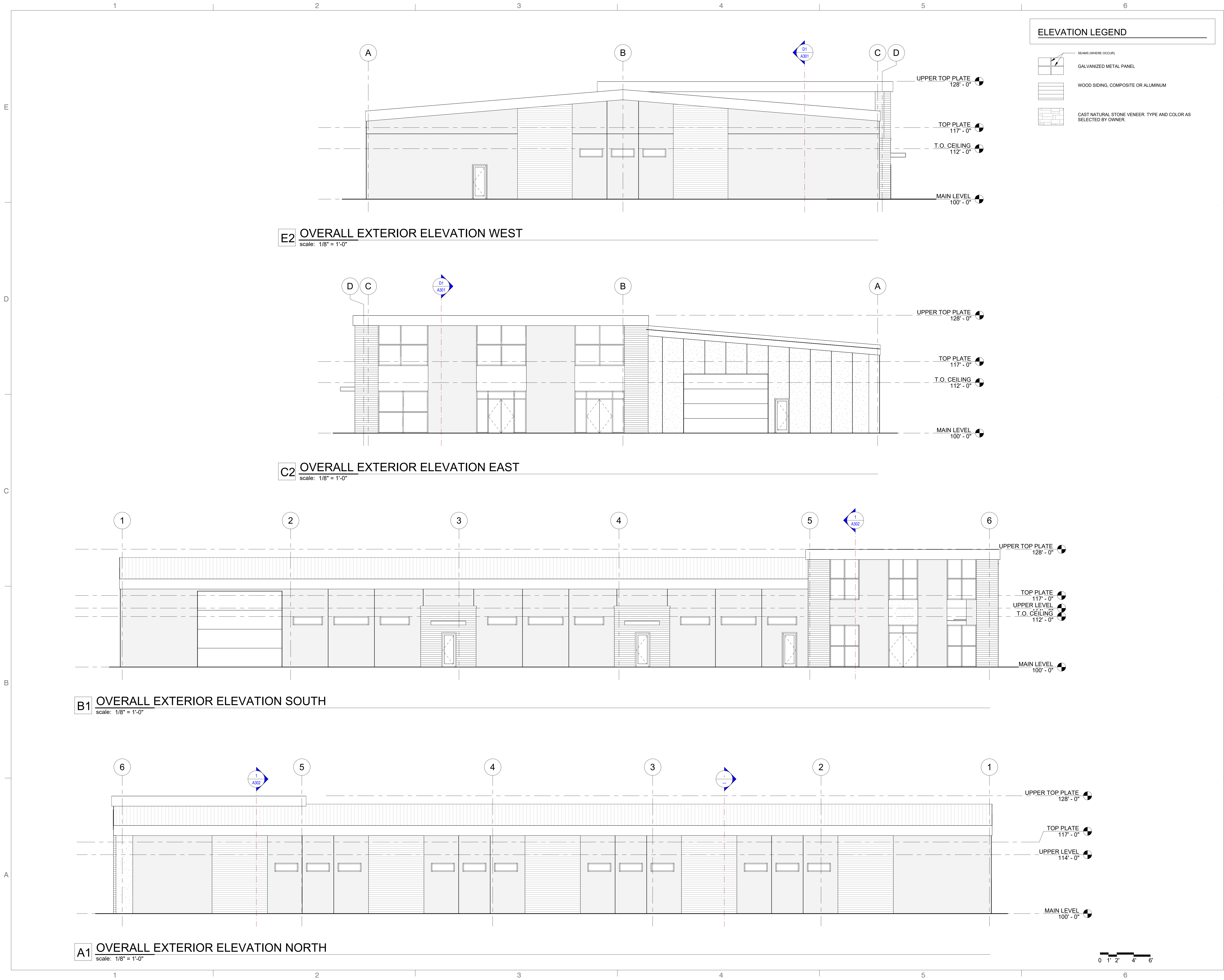
project#: Project Number
date: APRIL 2025
revisions:

sheet:

PRELIMINARY PLANS







ELEVATION LEGEND

SEAMS (WHERE OCCUR)

GALVANIZED METAL PANEL

WOOD SIDING, COMPOSITE OR ALUMINUM

CAST NATURAL STONE VENEER. TYPE AND COLOR AS SELECTED BY OWNER.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

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PRECISION MILLWORK

131 N NERO WAY,
SANTAQUIN, UT 84655
LOT 10

project#: Project Number
date: APRIL 2025

revisions :

title:
EXTERIOR
ELEVATIONS

sheet:
A201
PRELIMINARY PLANS

