AMERICAN FORK CITY

AMENDED PLANNING COMMISSION AGENDA

Regular Session

August 02, 2023

Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 02, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the July 19, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as GC-1 Zone CTA, of the American Fork City Code. Amending Section 17.4.402, the Code Text Amendment plans to incorporate new language in the permitted uses of the General Commercial (GC-1) zone.
    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Hazardous Geographic Mitigation Map, of the American Fork City Municipal Code. Creating Section 17.22, the Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.
    c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Landscaping in the I-1 Zone, of the American Fork City Municipal Code. Amending Section 17.5.121, the Code Text Amendment plans to create new regulations for landscaping within an Industrial Zone.
    d. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Details, of the American Fork City Municipal Code. Amending Section 15.01, the Code Text Amendment plans to update and create standard water details for American Fork City.
    e. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as the Skidmore Property, located at 6411 N 5750 W, American Fork City, UT 84003. On approximately 7.62 acres, the property proposes to change from the Residential Very- Low Density designation to the Design Industrial land use designation.

f. * Public hearing, review, and recommended action on a land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
    a. * Review and action on an application for a Preliminary Plan, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Preliminary Plan will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.
    b. * Review and recommendation on an application for a Final Plat, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Final Plat will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.
    c. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 6, located at approximately 148 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 5.95 acres and will be in the Planned Industrial (PI-1) Zone.
    d. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 8, located at approximately 100 East 1553 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 9.10 acres and will be in the Planned Industrial (PI-1) Zone.

5. **Other Business**
    a. Upcoming Projects

6. **Adjournment**

Dated this19th day of July 2023

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

July 19, 2023

The American Fork City Planning Commission met in a regular session on July 19th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Jenny Peay, Bruce Frandsen, Rodney Martin

Staff Present:

Travis Van Ekelenburg	Senior Planner
Levi Burr	Engineer
Angie McKee	Administrative Assistant I

Others Present: Mike Horan, Tyler Horan

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the June 21, 2023 Planning Commission Regular Session.**

Chris Christensen motioned to approve the Common Consent agenda.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**

Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Deer Park – Code Text Amendment, of the American Fork City Municipal Code. Amending Sections 17.4.502 and 17.7.701, the Code Text Amendment plans to provide outdoor storage areas for businesses located in the Planned Industrial (PI-1) Zone.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: The applicant has applied for a Code Text Amendment to amend Sections 17.4.502 and 17.7.701 of the American Fork City Municipal Code. The proposed amendment looks to amend the sections that have regulations over the Planned Industrial (PI-1) Zone. They are seeking these amendments to have outside storage for their potential tenants who would benefit from these types of storage areas. The Code Text Amendment has been initiated by the applicant looks to provide ways of shielding the storage areas with landscaping and/or fencing to hide the storage areas in a more appealing manner. The Fencing will be slotted as well as screened as much as possible. With any type of outside storage, the Development Services Director will be taking a look to see exactly how and what can be stored there, making an administrative decision at that point.

Rodney Martin: So why not just do fencing instead of landscaping that may or may not just die off?

Travis Van Ekelenburg: It depends on the development, there may be landscaping requirements that kick in, depending on what they are doing with that particular property for green space.

Jeny Peay: I do have a concern with the type of equipment that's going to be stored here. I don't know any size of landscaping or fencing that would typically screen this size. I personally would

like to see what type of equipment is going to be stored here. If you get some of these big crane trucks, you can't really hide those or screen those in any manner. If this was going to be just in one area that's one thing, but from what I have seen, it looks like it's throughout the PI-1 (zone). This could be next to a really nice establishment and have all these storage areas with construction equipment next to a nice area.

Travis Van Ekelenburg : Yeah, and it is really based off of the director's discretion on how and what can be stored, so I do believe that he would have the ability to really limit what they could and couldn't do administratively.

Bruce Frandsen: So would the director have the authority to show up and say, Hey, shut your outdoor storage down? It's not meeting what you told me. When did or would his approval for outdoor storage of a business be a perpetual approval? Would it go to the next owner the next business moving in there? Would they be able to use that same footprint or whatever? So those are two questions, but my other comment is I think it should be solid fencing.

Travis Van Ekelenburg: You as the planning commission are allowed to suggest those things as changes. It will be a permitted use type of application with Patrick. In other words, they won't be able to do it in advance and then come in and get permission afterword. It will be more of a permitted use if they're allowed to do this in that type of zone.

Jeny Peay: So does it rent with the land too?

Travis Van Ekelenburg: It could because it is permitted in that zone.

Bruce Frandsen: So there's no provision in the interest to show up and say you're done. You can't have any more outdoor storage?

Travis Van Ekelenburg: If it went beyond the scope of what was approved in the first place through application and site plan and Patrick's approval process through each one individually then yes, we would have the authority at that point to shut them down because they're going outside of the scope of what they're allowed to do per the director.

Chris Christiansen: Would that not just be code enforcement at that point?

Travis Van Ekelenburg: It would be.

Bruce Frandsen: So I wonder if in the code we could say that permission has to be updated and rebranded every year in conjunction with the business license or something. I hate to have to wait for code enforcement to get on top of it. If they have to come in every year to make sure what they were approved to store is still what they are storing, then it doesn't put the approval on one person to approve it, I just worry that person is really never going to go around to make sure it is still in compliance.

Chairwomen Anderson: Would you recommend changing the language so that it could only allow a subset of outdoor storage?

Bruce Frandsen: Yeah, maybe something like that.

Chairwomen Anderson: And only allow for certain kinds of fencing?

Bruce Frandsen: Yeah, and I think the fencing should be solid fencing and there ought to be a minimum of seven or eight feet, I don't think a four-foot cinderblock fence would really do the job.

Travis Van Ekelenburg: The main thing is that as a planning commission, you're allowed to make those recommendations, even vote to table and go back with the recommendations that you guys agreed upon obviously.

Chairwomen Anderson: Our options at this point are either approve, deny or table or do we also have the option to adjust the language and move forward?

Travis Van Ekelenburg: You do.

Rodney Martin: I want to remind everyone this is for a PI-1 and PI-1.0 industrial zoned industrial parks. It's not residential. I don't really see a problem. It was mentioned that maybe the landscaping was not going to be there forever, but these are industrial parks, industrial zones, they are going to have some of the stuff. Annually would be too hard for the city to try and keep up with. It's a good idea, but in practice it would be really difficult to do. I don't have too much perspiration over what they store, I mean if they started stacking Conex boxes 10 high, than that would violate another type of code. I don't sweat too much about this being in these zones.

David Bird: I am a little bit vague or uncertain, unlike Rod. I don't know what they are storing here. I don't know if they are storing building supplies or if can be broken down trucks and cars out there.

Rodney Martin: There is code that does not allow them to store derelict vehicles, down to the number of employees they can have, so that would not be a problem. It is also their land so we need to be carful about ownership and them being able to use their property. I have somewhat of a junkyard behind my shop but it is fenced and slatted.

Travis Van Ekelenburg: We do have things in our code to regulate wreaking yards and other things.

Rodney Martin: And again, this is planned industrial.

Jeny Peay: I am going to play devil's advocate a little bit here, could they potentially store these freight containers on top of each other?

Travis Van Ekelenburg: They could. But again, Patrick has the ability to take a look at each one in size and scope of what they are planning to do and put finite regulations on how and what they can and can't do on the property as far as outdoor storage.

Jeny Peay: I guess my concern is, if you live next to this and you are in a residential area, and you have these big, huge amounts of storage in those areas, I see a problem with this. I feel like this is really going to cause some headaches for surrounding areas of that PD.

Travis Van Ekelenburg: Sure. And I don't know exactly how much residential is close to those zones, and housing and current people that live there and stuff like that.

Rodney Martin: I don't know of any in the city but of course I would love to be shown where they are at.

Travis Van Ekelenburg: We can pull up a zoning map.

Rodney Martin: 90% of the ones that I have seen, there's a road in between, so there is nobody's back yard right up against them.

David Bird: Industrial-residential is divided by a road.

Rodney Martin: Yeah, it is usually divided by a road, but it would be good to find out.

David Bird: I kind of go along with Bruce that the solid fence seems to be more of a solution than chain link with slats.

Jenny Peay: So Travis, would this call out whether or not this could be in a front set back or where the storage would be limited to?

Travis Van Ekelenburg: These are things that the planning commission can dictate as well. You guys can make recommendations. You guys could say things like '50% of property is storage', you know, that type of thing. Like I said, Patrick will still have the ability through taking a look at their site plan to sort of regulate where and how they have the storage on the property from the lens of trying to mitigate affecting the surrounding properties around them. That was kind of the point behind it was to have someone actually have a final say so it's not a free for all.

Chris Christiansen: It has it right here in the language, right? Must have privacy fencing, any outdoor storage must be enclosed by visually obstructive fencing nontransparent. Storage areas must have attractive water conscious landscaping if it is fronting a public right of way… It feels like there are things that are addressing a lot of the concerns that are being voiced here.

Chairwomen Anderson: Can you put the language up on the screen real quick?

Travis Van Ekelenburg: The Staff Report? Yes.

David Bird: I sense that the whole problem centers on not letting this become an eyesore and it's a matter of how we want to mitigate that. Whether it's with a solid wall, or if it's with landscaping, it's just a matter of making sure it doesn't become an eyesore.

Bruce Frandsen: I think that's part of it. But the real dilemma is how do you define an eyesore? What's an eyesore to one person is beauty to another. I appreciate your comment, if it's in the code, then it becomes a code enforcement issue.

Chris Christiansen: There is another portion here that say's 'no portion shall be used for outside fabrication or store product created for the use of making hazardous materials', so there is a fair amount of regulations in the code here.

Jeny Peay: I guess what I look at is when I see this, I am envisioning the city of fun down on Geneva Road, and how they store that. That is what I am envisioning here, so I am just having a hard time with it.

Rodney Martin: So if there was enough fencing around the city of fun it wouldn't be a problem right?

Jeny Peay: Well I think you've got to look at the fencing height, and you have to look at how that is screened.

Rodney Martin: Right, and if the land slopes up with the fence you've got, you can't really do anything.

Jeny Peay: And I think you've also got to look at the height of the material and equipment being stored, because that is what you're going to look at as you drive by. What is going to be visible?

Rodney Martin: Right. We do have the concrete pumping, isn't it Dudley and sons? They have huge pump trucks, but they are a pumping company. I don't know that we can legislate from here on what this says, and this is pretty encompassing.

Jeny Peay: Is there a current height listed in the screening?

Travis Van Ekelenburg: Not that I know of.

Chris Christiansen: I look at outdoor storage must be enclosed. So to me that means it needs to be as tall as whatever you're storing there. It does say fleet vehicles are limited to automobiles and light trucks. Heavy trucks, cranes, pumping trucks, those types of things would not be allowed there. That's the way I read this.

Jeny Peay: I think that is why it is very important to clarify where on site they are able to do this. Whether it's on the frontage of the property, or the rear of the property. I mean it is easier to screen in the rear of a property. If you are building a road or something like that, and you have an

eight-to-ten-foot fence there, you could be looking at clear vision problems and a whole lot of possible problems there.

Travis Van Ekelenburg: Those are things we would definitely look at, you know, from looking at a site plan. The other thing is that with surrounding properties you never know what's going to be around and sometimes the front may be a better option for the storage, because the rear may be closer to residential or some other use that might impact things. That is kind of why this includes the administrative part with Patrick taking a look at each one so that he can make those determinations.

Chairwomen Anderson: I feel like having too many specifics beyond what we already have, will take away the ability to decide what is actually best for each property that comes in.

Travis Van Ekelenburg: Yeah, and that was the point behind it considering where those zones are.

Chairwomen Anderson: Would It be standard to say six-foot fence?

Rodney Martin: Is that the minimum or something?

Jeny Peay: I think with fencing, the fencing code is six-foot, isn't it?

Travis Van Ekelenburg: Yeah, the building department would check anything screening wise. They would need a permit for any type of solid fencing with footings or anything like that, the building department would be inspecting as well.

Jeny Peay: So I know that you can call out between a residential and a commercial area, you can call out the fencing height, a little bit different than you can in a residential. So your fence height wouldn't be a maximum of six feet. You could call it out a little bit higher and the type of fencing Absolutely you could call that out what that could be. But again, you're going to have to re-look at the code and where on the property that they're able to do that.

Travis Van Ekelenburg: Yeah, and you know, certain types of fencing as well when you get to a certain height you have to have engineering involved.

Jeny Peay: I think it is anything over 8 feet You have to have engineering involved.

Travis Van Ekelenburg: Things to look at and consider.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: Do we have any further suggestions as to additional language we want to add?

Jeny Peay: Personally, I would like to see something came back that's a little bit more specific oriented toward commercial property and height and things of that nature with it.

Chairwomen Anderson: I would like to offer a lot of options to the land owner, so I would not want to specify too strictly which kind of fence or wall they would need to build, just to be exclusive about what kind of financial investment they are going to need to make to screen. I do think being in this planned industrialism, I am not concerned about seeing the tops of trucks over a six-foot wall, or things like that. I think that in different areas of the code, a lot of our bases are covered as far as making this work well, so I'm not too concerned about it.

David Bird: And it is isolated or separated some from residential. It's got a road between them. I agree it needs to be enclosed, obviously. If there is an industrial business occupying those buildings that needs outside storage in order to run their business, I am okay with it.

Chairwomen Anderson: If anyone is ready to make a motion, we can try that?

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Sections 17.4.502 and 17.7.701 titled PI-1 and PI-1 (O) Planned Industrial Zone and Planned Industrial Parks, relating to outdoor storage areas in the Planned Industrial (PI-1) Zone, and providing an effective date for the ordinance.

Bruce Frandsen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**NAY**
Rodney Martin	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

ACTION ITEMS

a. **Review and recommendation on an application for an Amended Final Plat, known as AF Crossings Plat "E-3", located at approximately 856 South 1000 West, American Fork City, UT 84003. The Final Plat will be approximately 0.43 acres and will be in the PR-3.0 Zone.**

Travis Van Ekelenburg reviewed the background information for action item letter a: The applicant has applied for an Amended Final Plat to develop two (2) lots within the area. The project looks to move the boundary lines of the two lots to increase the total square footage of Lot 321 and decrease the square footage in Lot 322. These two (2) lots were already in an approved subdivision, resulting in the amendment. As these two (2) lots were in an approved subdivision they need to vacate the current easement onsite, which has already been done and approved. Utah State also requires the signatures of all property owners within the final plat to be amended and the applicant has provided all those signatures.

Jeny Peay: Was there any easement?

Travis Van Ekelenburg: There was but they vacated and then reinstated through the city council.

Chairwomen Anderson: Any questions, or we can take a motion?

Rodney Martin to recommend approval for the proposed Amended Final Plat, located at approximately 856 South 1000 West, American Fork City, UT 84003, in PR-3.0 Residential Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**

Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

b. Review and recommendation on a proposed Annexation Agreement, known as Deer Park Thomson, located in the area of 9 West 1100 South, American Fork City, UT 84003. On approximately 4.35 acres, the property will be annexed into American Fork City and be given the Planned Industrial (PI-1) zoning designation.

Travis Van Ekelenburg reviewed the background information for action item letter b: The applicant has applied for annexation within American Fork City. The project area looks to have the PI-1 zoning designation assigned to the land, which would be for Planned Industrial Projects. This piece of land will be East of 100 West (Boat Harbor Road) and south of 1100 South.

Project Conditions of Approval

1. Annexation agreement for Deer Park South approval, subject to the condition of all relevant and required exhibits and attachments to be provided to City staff prior to moving forward to City Council.

Travis Van Ekelenburg: The applicant has put two applications in for annexation Deer Park Deer Park Thompson and Deer Park itself. Both properties are required to be annexed at the same time into the city. The city master transportation plan has a section of land between the two properties that will have the zoning designation of PF public facilities attached to it as to make it available for future arterial roadway. The issue to keep the section of land for transportation of the PSLV designation was decided after the staff reports were created. So we're mentioning it here now. So this is a snapshot from the approved master transportation plan. As you can see, the approximate route of the Pony Express roadway would go through there. I just put on here the Deer Park South as it had the PF zoning designation. And as you see where it goes the other portion is up above here for the Deer Park Thompson. That would make this PF zoning designation set aside for the roadway at some point in time. So taking a look at it, everything else as far as annexation seems all in order. So do you have any questions of staff?

Bruce Frandsen: Yeah, is the PF area the only area on top of the easements that the power company has, or does it expand beyond that?

Levi Burr: No, so that's kind of aligned with 120-foot roadway that lines partial to the south east of it. Underneath the power lines would just be given by code and what Rocky Mountain Power would allow to be built under their easements or whoever owns those easements.

Bruce Frandsen: Do we still have a trail system that goes through there?

Travis Van Ekelenburg: Possibly I don't have the trail map in front of me.

Levi Burr: I believe that trail was relocated to just north of I think it's 1300 south.

Bruce Frandsen: Yeah, I think we did that a while back. I just wanted to make sure that all the documents are caught up with that because I think that's what we did was moved that trail up along that road instead of trying to follow those power lines, right near the middle of the industrial area.

Chairwomen Anderson: It looks like the applicant is here. If you'd like to come forward and speak about this you are welcome to. Can you state your name please?

Tyler Horan: Tyler Horan, I don't have much to say. We are just looking to annex in and looking for the industrial zone like the property is next door. I think the plans are everything that staff asked for, so if you have any questions, I can answer them.

Chairwomen Anderson: Okay, Great. Thank you. Then maybe we might be ready for a motion?

Travis Van Ekelenburg: I just want to mention we are going to have two separate motions for Deer Park Thompson, and Deer Park South, so we will do them one at a time. Thank you, Madam Chair.

Bruce Frandsen moved to recommend approval for the proposed Annexation Agreement, located at 9 West 1100 South, American Fork City, UT 84003, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

c. Review and recommendation on a proposed Annexation Agreement, known as Deer Park South, located in the area of 9 West 1100 South, American Fork City, UT 84003. On approximately 6.86 acres, the property will be annexed into American Fork City and be given the Planned Industrial (PI-1) zoning designation.

Travis Van Ekelenburg reviewed the background of action item letter c: The applicant has applied for annexation within American Fork City. The project area looks to have the PI-1 zoning designation assigned to the land, which would be for Planned Industrial Projects. This piece of land will be East of 100 West (Boat Harbor Road) and south of 1100 South.

Project Conditions of Approval

1. Annexation Agreement of Deer Park Thomson approval, subject to the condition of all relevant and required exhibits and attachments to be provided to City staff prior to moving forward to City Council.

David Bird moved to recommend approval for the proposed Annexation Agreement, located at 9 West 1100 South, American Fork City, UT 84003, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Bruce Frandsen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**

Bruce Frandsen	**AYE**
David Bird	**AYE**

The motion passed

Upcoming Projects

Other Business

Travis Van Ekelenburg: There is not much at this time. We have a few applications coming in, and we are working on the city code.
Chairwomen Anderson: You mentioned you're still looking for a date for a training retreat, a couple of hours for us to come together?
Travis Van Ekelenburg: Yeah, we are still working on that as well.

Adjournment

Jeny Peay motioned to adjourn the meeting.

Rod Martin seconded the motion.

Meeting adjourned at 6:37 PM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Public hearing, review, and recommendation on an ordinance amending Sec. 17.4.402 of the American Fork Municipal Code relating to permitted uses in the General Commercial (GC-1) zone.

Background

The applicant has applied for a Code Text Amendment to amend Section 17.4.402 of the American Fork City Municipal Code. The proposed amendment looks to make a clarification to the permitted uses that are also applicable to the CC-1 zone but seeks to add a restriction to residential use int eh GC-1 zone. This amendment helps to promote commercial development in the key GC-1 zones throughout the city.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Sec. 17.4.402 of the American Fork Municipal Code relating to permitted uses in the General Commercial (GC-1) zone and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Sec. 17.4.402 of the American Fork Municipal Code relating to permitted uses in the General Commercial (GC-1) zone.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Sec. 17.4.402 of the American Fork Municipal Code relating to permitted uses in the General Commercial (GC-1) zone and instruct staff/developer to……

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.4.402 OF THE AMERICAN FORK CITY CODE RELATING TO PERMITTED USES IN THE GENERAL COMMERCIAL (GC-1) ZONE AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, City Council desires to amend the current regulations governing development within the City's General Commercial (GC-1) Zone;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the zoning regulations.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 17.12.201(I) read as follows:

SECTION 1. Section 17.4.402 of the American Fork Municipal Code shall be, and hereby is, modified to read as follows:

Sec 17.4.402 GC-1 General Commercial Zone

A. Intent. The intent in establishing the GC-1 general commercial zone is to provide a place for wholesaling and retailing activities and services, along with the fabrication and processing of goods and material where no fumes, glare, dust, noise, smoke or vibration are emitted beyond the premises. While primacy is given to wholesaling and retailing activities, motels and vacation vehicle courts are also characteristic of the uses of this zone.
B. Permitted and conditional uses. The following buildings, structures and use of land shall be permitted upon compliance with requirements set forth in this code.
    1. Any use permitted in the CC-1 central commercial zone, except for residential uses, subject to the same conditions and standards.
    2. Auction houses.

3. Manufacturing, compounding and processing when a part of and incidental to a permitted primary use provided no noise, fumes, glare, dust, smoke or vibration is emitted beyond the premises.
4. Plumbing shops, carpenter shops, hardware and retail lumber yards.
5. Pasturing of animals.
6. Recreational vehicle courts subject to the provisions of Section 17.6.103 of this code.
7. Reserved.
8. Welding and sheet metal shops.
9. Accessory buildings.
10. Tire recapping establishments.
11. Fences, walls and hedges, subject to conditions as set forth in Section 17.5.115.
12. Other uses similar to the foregoing uses which are interpreted by the planning commission to be in harmony with the intent of the zone.
13. Non-accessory signs-billboards when situated within one hundred feet of the right-of-way of Interstate Highway 15 and subject to the conditions set forth in Section 17.6.115 of this code.
14. Ancillary commercial structures subject to the conditions set forth under Section 17.6.105.
15. Reserved.
16. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
17. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
18. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
19. Body art establishments subject to the provisions of Section 17.6.116 of this code and the provisions of Ordinance 2009-08-30.

PART II
Penalty and Adoption

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS ____ DAY OF _____, 2023.

AMERICAN FORK CITY

_____
BRADLEY J. FROST, MAYOR

ATTEST:

_____
CITY RECORDER

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Landscaping in the I-1 Zone, of the American Fork City Municipal Code. Amending Section 17.5.121, the Code Text Amendment plans to create new regulations for landscaping within an Industrial Zone.

Background

Staff has initiated a Code Text Amendment to amend Section 17.5.121 of the American Fork City Municipal Code. The proposed amendment looks to create new regulations within the I-1 Zone for landscaping. There will be minimal landscaping in the I-1 Zone as the zone intended for heavier industrial use.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.5.121, titled Landscaping in the I-1 Zone, relating to new regulations for landscaping within an Industrial Zone and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.5.121, titled Landscaping in the I-1 Zone, relating to new regulations for landscaping within an Industrial Zone.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.5.121, titled Landscaping in the I-1 Zone, relating to new regulations for landscaping within an Industrial Zone and instruct staff/developer to……..

AN ORDINANCE AMENDING SECTIONS 17.5.121 RELATING TO LANDSCAPING REQUIREMENTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENTS.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend Section 17.5.121 relating to landscaping requirements; and

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that:

PART I

SECTION 1. Section 17.5.121 of the American Fork municipal code is hereby amended to read as follows:

A. Intent. The purpose of the landscaping standards and requirements shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings thereby creating the necessary atmosphere for the orderly development of a pleasant community. These standards seek to further the mission statement of the city: Safeguard the health, safety and welfare of the citizens of American Fork by providing essential services, and opportunities for an enhanced quality of life while honoring its heritage of values, culture and traditions. Landscaping also contributes to the relief of heat, noise, and glare through the proper placement of green plants and trees.

B. Applicability. The provisions of this section shall be included as part of the site plan submittal for all new construction and expansion in all of the following:
    1. Multi-family structures in residential zones (R3-7500, R4-7500) including common areas in planned residential development projects.
    2. All commercial and planned commercial zones except CC-1 and CC-2.
    3. All industrial and planned industrial zones.
    4. All large scale developments.
    5. All landscape buffer areas when included as part of the development plan for subdivisions and similar development located along collector and arterial class roads.
    6. An expansion shall be defined as an increase in the footprint of a building or parking area.

C. Amount and type of landscape required. The amount and type of landscape required shall be as set forth under the following schedule:

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
RA zones, R2-7500, R1-7500 through R1-20000 zones, R3-7500, R4-7500, PR zones, GC-1, BP-1, PO-1, SC-1, GC-2, PF, M-1	If other than lots zoned for single family or two-family dwelling use: One tree per two thousand five hundred square feet of improved area, with no more than twenty percent of the total being ornamental trees or evergreens. One five-gallon shrub per three hundred square feet of improved area; and where applicable in Section 17.5.121.	Parking lot, street frontage, common areas and buffer areas for subdivisions located along collector and arterial class roads
~~I-1,~~ PI-1	As required in Section 17.5.121.K. and in other sections of 17.5.121 where applicable	Street frontage, parking lots
I-1	As required in Section 17.5.121.K. and in other sections of 17.5.121 where applicable	Street frontage (including perimeter of parking lot along street frontage)

D. Notes to table:

1. Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per fifty square feet of turf.
2. Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.
3. Species diversity: The percent of any one type of shrub that can be planted in a development shall be as follows:
    1. 10—19 shrubs: Fifty percent.
    2. 20—39 shrubs: Thirty-three percent.
    3. 40—59 shrubs: Twenty-five percent.
    4. 60 or more shrubs: Fifteen percent.
4. Species diversity: The percent of any one type of tree that can be planted in a development shall be as follows:
    1. 0—5 trees: No limitation.
    2. 6—21 trees: No more than fifty percent of one species.
    3. 21 or more trees: No more than twenty percent of one species.
5. When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.
6. With the approval of the planning department, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.
7. Improved area means the total (gross) lot area being used including the building, parking lot, and storage or display areas.

E. Landscaping to conform with city standard. Landscaping in connection with the development of property shall be provided and maintained in accordance with American Fork City standards as established by resolution by the city council. The provisions as found in Ordinance No. 07-11-63, "Tree Ordinance," as well as the recommended types of trees as found in the document titled, "Street Tree Selection Guide for Parking Strips in American Fork Utah" dated July 2001, are hereby stated as reference and shall be adhered to as part of this Section 17.5.121.
    1. Scope of requirement. Where landscaping is required, such landscaping shall comply with the requirements of this code for the specific use and location. The planning commission shall determine to what extent landscaping is feasible and sufficient for the CC-1 and CC-2 zone districts. Landscaping for new developments shall occur in all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages, unless otherwise specified herein. All new development and redevelopment must install and maintain landscaping as required by this code.
    2. Screening requirements. Where landscape screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height from four to six feet.
    3. Plant quantities. The amount of landscaping is based on gross area of proposed development.

F. Landscape plans and equivalent plants—General standards.
    1. Landscape plan required. Where landscaping is required, a landscape plan shall be submitted. Said plan shall consist of a plot plan showing the proposed landscape development, watering system, and use of the property. Said plan shall be submitted to the planning department. The same plan used to show parking layout or other requirements for the issuance of a building permit may be used to show the type and size of plant materials, structures, and other features to be included, provided the features are detailed adequately. The planning department may disapprove of such plans if it is determined that such plans are not adequate or if they are inconsistent with the purposes of this code. However, any dispute with the decision of the planning department relating to said landscape plan may be appealed to the planning commission for their determination.
    2. Landscape plans and equivalent plants.
        1. Landscape plans must identify the species, sizes and quantities of vegetation.
        2. All landscaping shall be installed as shown on the approved plan.
        3. An equivalent species may be substituted in the field without prior approval, provided a revised drawing is submitted to the planning department. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.
        4. All other changes to the landscape plan require prior approval from the planning department and/or the planning commission.
        5. All development plans shall designate required landscaping areas. Subdivision plats shall designate required landscaping areas.

G. Standards and criteria—General standards.

1. Minimum plant sizes. Minimum plant sizes are:
    1. Shade tree, two and one-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of thirty feet or greater. If two and one-inch caliper trees are not available due to seasonal shortages or shortages in desired varieties, the planning commission may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees.
    2. Ornamental tree, one and one-half inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between fifteen feet and thirty feet.
    3. Evergreen tree, six feet tall at time of planting.
    4. Deciduous shrub, five-gallon container.
    5. Evergreen shrub, five-gallon container.
    6. Perennials and ground covers, one-gallon container.
    7. Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
2. Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system.
    1. An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property.
    2. Native grasses must have a permanent irrigation source that is zoned separately from high water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.
3. Preservation of significant landscape features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the planning department and/or the planning commission as part of the development review process. To the extent the planning department and/or planning commission deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged the developer shall replace it with an equivalent feature as determined by the planning department and/or planning commission. No person shall kill or damage a landscape feature required to be preserved by this section.
    1. During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
    2. All protection measures shall be clearly identified on the construction and landscape plans.
    3. No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.
4. Protection of landscape areas. All landscape areas shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

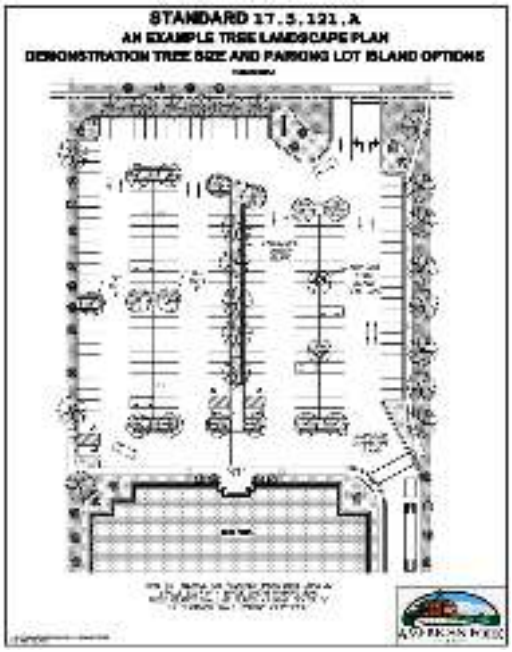
5. Utility lines. If the location of utilities conflict with the landscaping provisions, the planning department may approve an equivalent alternative.
    1. Utility plans must be submitted with landscape plans.
    2. Trees which will grow to a height of greater than fifteen feet at maturity shall not be planted under electrical lines.
    3. Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.
6. Sight distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.
7. Trees.
    1. Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.
    2. Tree canopies may overlap by up to twenty percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.
    3. At planting, tree trunks must be reasonably straight with minimal doglegs.
    4. Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
    5. The minimum square footage of planting area for a shade tree is one hundred forty square feet. The planning commission may vary the minimum square footage.
8. Maintenance and restoration. The owners, tenants and occupants for all proposed new and existing uses in the city must:
    1. Demonstrate that all provisions of this code regarding landscaping have been met prior to the issuance of a certificate of occupancy and/or a business license.
    2. Maintain landscaping in a healthy, growing, neat and well maintained condition.
    3. Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
    4. Any plant that dies must be replaced with an equivalent live plant within ninety days of notification or, if during the winter, by the next April 1.
    5. On his own or based on a citizen complaint, any member of the planning department, planning commission or zone enforcement officer may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.

H. Parking lots—Design standards.
1. Interior landscaping requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. (See Figure 17.5.121-A.) The interior of all parking lots shall be landscaped as follows:
    1. One landscaped island, parallel to parking spaces, is required for each twenty linear parking spaces. In lieu of the standard landscape island, one "orchard

style" landscape island may be used for every six linear parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands.

2. Landscape islands must be at least one hundred forty square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.
3. Orchard style landscape islands shall be six feet by six feet square minimum.
4. One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.
5. A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
6. Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape islands from vehicles.
7. A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.
8. Landscaping of the interior of a parking lot shall include trees, shrubs and landscape boulders.

I. Pedestrian crossing areas in parking lots shall be constructed of surface pavers, such as brick, stone blocks, interlocking brick pavers, stamped concrete or other materials as may be approved by the city engineer which form a smooth surface but contrast with asphalt.



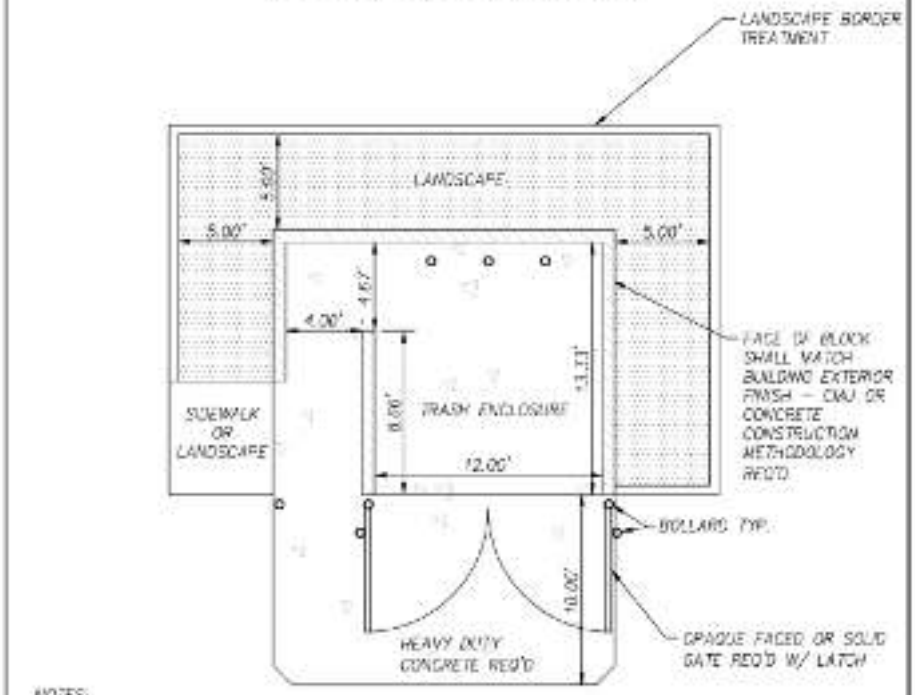
1. Parking lot perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. (See Figure 17.5.121-A.)
    1. The minimum dimension allowed for the parking lot perimeter landscape strip is six feet unless adjacent to a public right-of-way where a minimum of fourteen feet is required. The width of a landscape strip can be modified by the planning commission, provided a finding that the intent of this section is met.
    2. Landscaping along the perimeter of parking lots shall include trees, shrubs and landscape boulders.
    3. Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

J. Dumpster enclosures—Design standards. Dumpsters and refuse containers for new uses in all zones shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco or wood of at least six feet tall. The design of each dumpster enclosure shall conform to the design standards for dumpster enclosures as set forth on Figure 17.5.121-B. The enclosures shall be of the same material(s) as found on the main structure on site. Landscaping, consisting of trees and shrubs, shall be located along the sides and rear of the enclosure.

K. Street frontage landscape.
    1. Street frontages. Within all zones (with the exception of lots zoned for one or two dwellings and the CC-1 and CC-2 zones), the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.
    2. A minimum of seventy-five percent of the street frontage landscape shall be covered by plant material at maturity.
    3. The planning commission may allow for up to fifty percent of the fourteen-foot-wide street frontage to be turf, or up to one hundred percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds thirty feet. Low water usage turf is encouraged.

L. Landscaping within the street frontage shall include trees, shrubs and landscape boulders. Street trees shall be provided in the street frontage landscape, including one tree for every forty feet of street frontage. Clustering is allowed provided that it does not adversely affect the mature canopy.

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE. AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

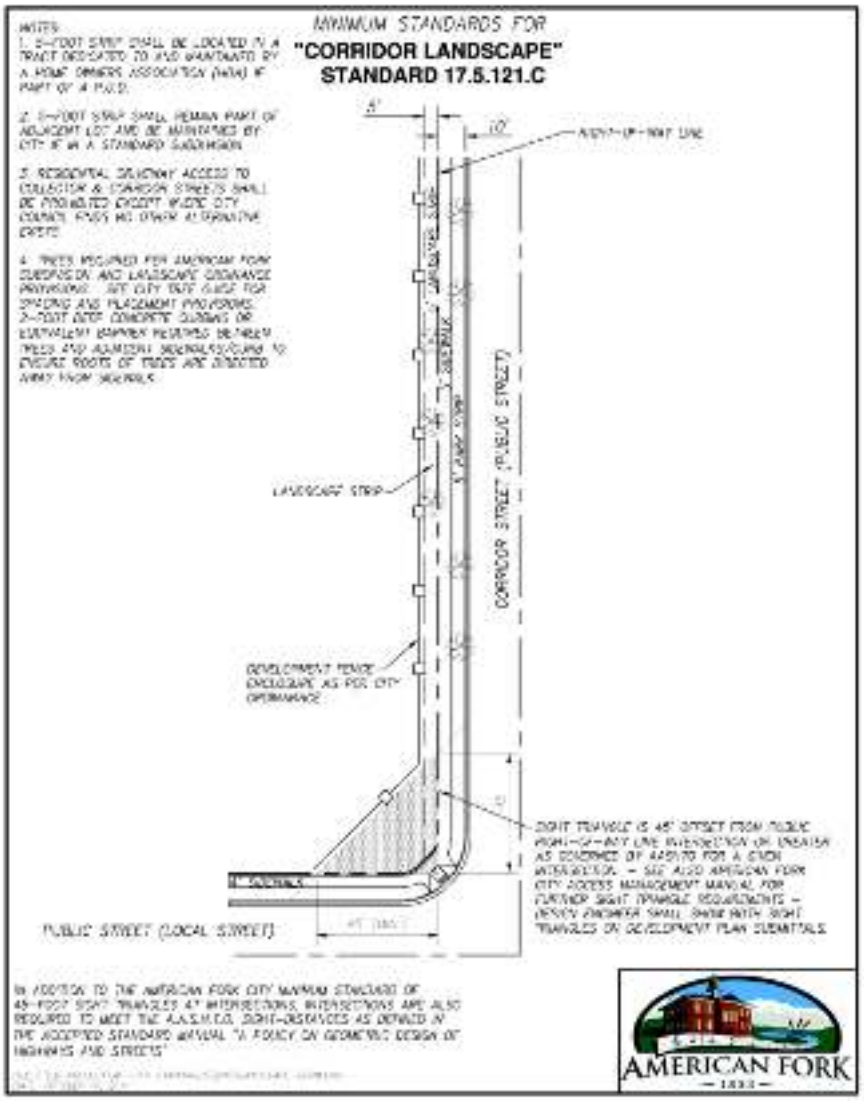
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M. Residential subdivision perimeter enclosures.

1. Intent. The planning commission and/or city council may approve (if requested by the applicant) or require (where deemed necessary or required by other sections of this code) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential subdivision or planned unit development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets, protect privacy, maintain a consistent or complementary appearance with enclosures in the vicinity, maintain consistent appearance of the subdivision.
2. Required perimeter enclosures. The planning commission and/or city council may require a perimeter enclosure as a condition of the final approval if:
    1. Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
    2. A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
    3. A perimeter enclosure is necessary to control ingress and egress for the development.
    4. A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
    5. A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
3. Specifications. Unless specified otherwise at the time of final approval: a perimeter enclosure includes fences (excluding chain-link), walls or berms, and combinations thereof.
    1. The height shall be six feet; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.
    2. New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.
    3. A perimeter wall must have a column or other significant architectural feature every thirty feet.
4. Landscape buffer corridors. The following corridors are major points of entry into the city and as such, should include enhanced landscape treatment in order to provide a "sense of arrival" into American Fork. These corridors shall contain a five-foot-wide landscape buffer area between the perimeter enclosure and right-of-way.
    1. 900 West, east side of 900 West from 1120 North to 700 North.
    2. Mt. Timpanogos Boulevard, both sides from 1300 North to 700 North.
    3. 100 West, both sides from approximately 700 South to the Boat Harbor.
    4. 570 West, both sides from 330 South to Shoreline Protection Area.

N. Vineyard Connector, both sides of future alignment along residential development.
The landscape buffer area shall remain part of the adjacent lot, if part of a standard subdivision, and maintenance shall be provided by the city, through a special assessment district, or, if part of a planned unit development (PUD), the buffer area shall be located in a separate tract owned and maintained by a home owner's association. Standard 17.5.121.C.

illustrates this buffer area. In the landscape buffer, one tree per forty linear feet of perimeter must be provided. Clustering is allowed provided it does not adversely affect the mature canopy. Construction of perimeter enclosures. The perimeter enclosure and any required landscape buffer area shall be installed by the developer.



O. ~~I-1 and~~ PI-1 zone landscape—Design standards.

1. Parking lot interior landscape. Landscaping for the parking lot interior shall be per Section 17.5.121.G.1., with the following additions:
    1. Shade trees are to be provided at a rate of one shade tree for every six parking spaces and distributed throughout the landscape islands, perimeter landscape and screens to maximize shade and screening.
    2. A minimum of one shrub shall be provided for every twenty-five square feet of each landscape island.
2. Parking lot perimeter landscape. Landscaping for the parking lot perimeter shall be per Section 17.5.121.G.2. with the following addition:
    1. Turf may be allowed for up to fifty of the parking lot perimeter, at the director's discretion. Low water usage turf is encouraged.
    2. A minimum of seventy-five percent of the parking lot perimeter landscape shall be covered by plant material at maturity.
3. Street frontage landscape. Landscaping for the street frontage shall be per Section 17.5.121.I. with the following additions:
    1. Vegetation in the sight triangle in the street frontage must not exceed thirty inches in height at maturity.
    2. One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees.
4. Side yard landscape. The first fifty feet of side yard (beginning at the front property line) shall be landscaped.
5. Maintenance. Each owner or the owner's association shall maintain all landscaping.

P. I-1 zone landscape—Design standards.

1. Street frontage landscape (including perimeter of parking lot along street frontage). Landscaping for the street frontage shall be per Section 17.5.121.I. with the following additions:
    1. Vegetation in the sight triangle in the street frontage must not exceed thirty inches in height at maturity.
    2. One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees.
2. Maintenance. Each owner or the owner's association shall maintain all landscaping.
3. ~~5.~~Side yard landscape. The first fifty feet of side yard (beginning at the front property line) shall be landscaped unless otherwise approved by the planning department based upon the project's proximity to non-industrial uses and the reasonableness of the request. In the event the planning department approves of a variation to the side yard landscape, fencing and/or other forms of screening, approved by the planning department, shall be required to shield neighboring properties from the industrial use on the property.

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PART II

SECTION 1 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 2 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this___day of_____, 2023.

MAYOR:

_____
BRADLEY J. FROST

ATTEST:

_____
TERILYN LURKER, CITY RECORDER

Planning Commission Staff Report
Meeting Date: August 2nd, 2033

Agenda Topic

Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as the Skidmore Property, located at 6411 N 5750 W, American Fork City, UT 84003. On approximately 7.62 acres, the property proposes to change from the Residential Very - Low Density designation to the Design Industrial land use designation.

BACKGROUND INFORMATION		
Location:		6411 N 5750 W
Project Type:		Land Use Map Amendment
Applicants:		Staff Initiated
Existing Land Use:		Residential Very – Low Density
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Residential Very – Low Density
	South	Residential Very – Low Density
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		N/A
Surrounding Zoning:	North	Unincorporated Territory
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial

Background

The Skidmore property is currently going through an annexation process with the City in order to connect utilities to the adjacent property located on the west. As the property is under annexation, in order to achieve a Planned Industrial Zoning designation, the underlying land use will need to be Design Industrial resulting in this Land Use Map Amendment. Currently, if the Skidmore property were to be annexed without this Land Use Map Amendment it would follow

the current land use designation which would be Residential Very – Low Density. The zone at the time of annexation would be a residential zone.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:

1. Published on the Utah Public Notice Website;
2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

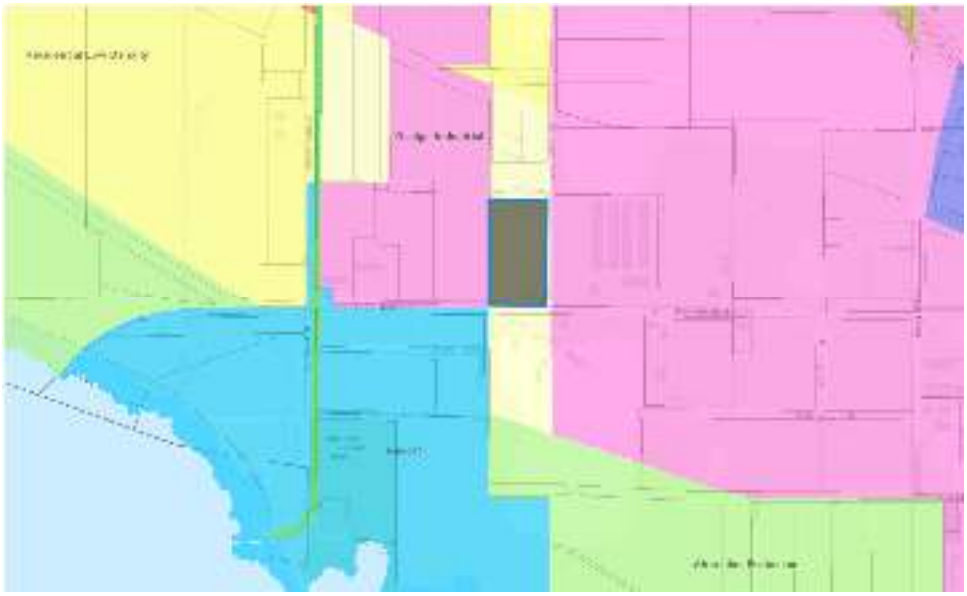
Project Conditions of Approval

1. N/A

Findings of Fact

1. The Land Use Map Amendment **MEETS** the requirements of Section 17.11

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.

6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Land Use Map Amendment **MEETS** the requirements of Section 17.11. Staff recommends **APPROVING** the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at 6411 N 5750 W, American Fork City, UT 84003, from the Residential Very – Low Density designation, to the Design Industrial designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

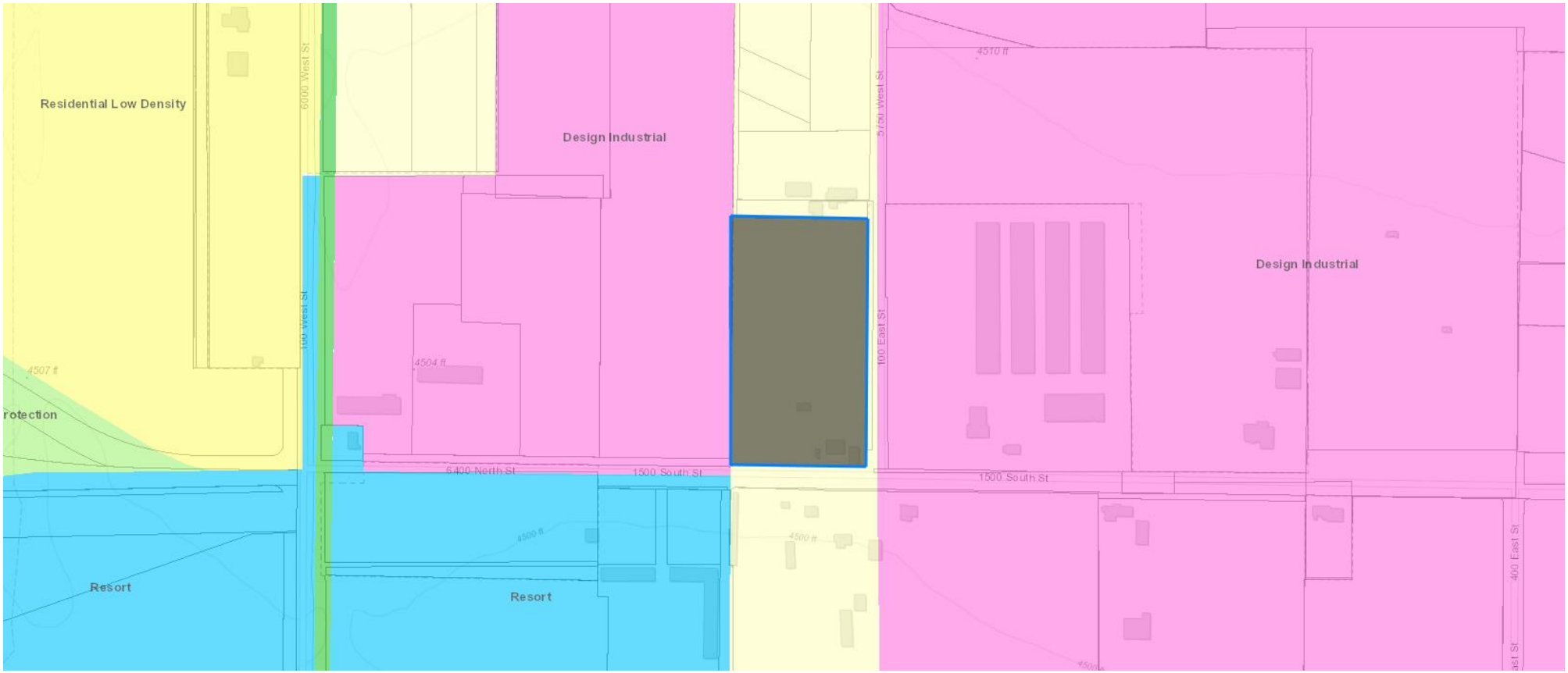
Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 6411 N 5750 W, American Fork City, UT 84003, from the Residential Very – Low Density designation, to the Design Industrial designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at 6411 N 5750 W, American Fork City, UT 84003, from the Residential Very – Low Density designation, to the Design Industrial designation and instruct staff/developer to……..

Parcel ID
13:067:0048



Planning Commission Staff Report
Meeting Date: August 02, 2023

Agenda Topic

Public hearing, review, and recommended action on a land use change from Design Industrial to Institutional Lands, Schools and Public Facilities for land at approximately 9 W 1100 South, American Fork City, UT 84003. The Land Use Map Amendment will be on approximately 4.35 acres and is currently not annexed into the City.

BACKGROUND INFORMATION		
Location:		9 W 1100 S
Project Type:		Land Use Map Amendment
Applicants:		Staff Initiated
Existing Land Use:		Residential Low Density/Design Industrial
Proposed Land Use:		Institutional Lands, Schools and Public Facilities
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very Low Density
	East	Design Industrial
	West	Residential Low Density
Existing Zoning:		N/A
Proposed Zoning:		PI-1
Surrounding Zoning:	North	N/A
	South	N/A
	East	PI-1
	West	PF/R1-12000

Background

The subject property is currently going through the annexation process and at the July 19, 2023, the Planning Commission meeting voted a positive recommendation to the City Council for annexation.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
    1. Published on the Utah Public Notice Website;

2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Land Use Map Amendment request meets the requirements of Section 17.11.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Land Use Map Amendment meets the requirements of Section 17.11. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at 9 W 1100 S, American Fork City, UT 84003, from the Residential Low-Density designation to the Institutional Lands, Schools and Public Facilities designation, and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Preliminary Plan will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		1600 S 150 E
Project Type:		Preliminary Plan
Applicants:		Roderick – Catalyst Business Park, LLC
Existing Land Use:		Residential Very – Low Density, Design Industrial, Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial, Residential Very – Low Density
	South	Shoreline Protection, Resort
	East	Design Industrial
	West	Resort
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1, Unincorporated Territory
	South	M-1, Unincorporated Territory
	East	PI-1, I-1
	West	M-1, Unincorporated Territory

Background

The applicant has applied for a Preliminary Plan to develop a business park on the south end of the City. The Preliminary Plan proposes to create 4 new lots for the development of the Roderick Catalyst Business Park. The applicant has acknowledged that they do not meet certain criteria that staff is requiring as a part of their submission, but has requested to move their proposal

forward, with missing required elements of their plans that would enable staff to provide a positive recommendation.

Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.
2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Sec 17.7.206 Planning Commission Reviews And Takes Action On Preliminary Plans And Supporting Materials

1. The planning commission shall review the preliminary plans and supporting materials together with the findings of the staff review process and comments received at the public hearing, and shall act to approve the proposal, disapprove the proposal, or table action subject to receipt of additional materials or required changes, as applicable.
2. Approval by the planning commission shall not constitute final approval of the project but shall be deemed as approval to proceed with preparation of detailed engineering plans, landscaping plan, building elevation, project documentation (CC&Rs, cross-easement agreements, etc,) final plat (where the proposed project includes the subdivision of the property), water rights conveyance, and other supporting materials.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Preliminary Plan **DOES NOT** meet the requirements of Section 17.7.205
    a. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.
        i. The Preliminary Plan is not in a form suitable for consideration as it does not incorporate elements of American Fork City's General Plan; more specifically American Fork's Transportation Master Plan. The Transportation Master Plan shows a round-about that is required on 100 E and 1500 S which the applicant has not provided details for on the Preliminary Plan.

2. The Preliminary Plan **DOES NOT** meet the requirements of Section 15.01.1435
    a. Standard Details for a Temporary Cul-De-Sac
        i. The cross sections are not complete including sidewalk and curb and gutter and street layouts.

3. The Preliminary Plan **DOES NOT** meet the requirements of Section 15.01.1600
    a. Standard Details for a Standard Street Intersection Corner
        i. Street improvements are needed as identified in drawing 15.24 including waterway, sidewalk and curb.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

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3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
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12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Preliminary Plan **DOES NOT** meet the requirements of Section 17.7.205 and Section 17.7.206. Staff recommends **DENYING** the application for preliminary plan, to allow the applicant to resubmit and meet the required sections of the Municipal Code, and City Masterplans related to their proposal.

Potential Motions – Preliminary Plan

Approval

Madame Chair, I move to approve the proposed Preliminary Plan, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Preliminary Plan, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone.

Table

Madame Chair, I move to table action for the proposed Preliminary Plan, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone, and instruct staff/developer to……..

RODERICK CATALYST-SUBDIVISION

PHASE 3

08/10/22
REVISED 12/08/22
REVISED 05/08/23
REVISED 06/29/23

Next Step
Revise and Resubmit based off comments made from staff

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

DRC Plan Review Meetings

These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

	AREA (SQ. FT.)	%
IMPERVIOUS	153195	82.73476
PERVIOUS	31969	17.26524
TOTAL	**185164**	100

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261. SIDEWALKS SHALL BE 6" AT DRIVE APPROACHES. ALLL OTHER LOCATIONS SHALL BE 4".
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. SEE AMERICAN FORK CITY STANDARD PLAN NO. 15.22
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.
21. CONTRACTOR TO FOLLOW ALL THE MITIGATION MEASURES AS RECOMMENDED IN THE GEOTECHINICAL REPORT, INCLUDING LIQUEFACTION MITIGATION.

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

PROJECT CONTACT INFORMATION:

AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	WILL DAVIS	(801) 897 9826
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	BILL WESTFALL	(435) 623 4252
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548

SHEET INDEX

	CV	COVER SHEET
	GN	GENERAL NOTES
	C0.01	EXISTING SITE/DEMOLITION PLAN
	C1.01	MASTER SITE PLAN
	C1.02	ROAD SECTIONS
	C1.03	SIGHT TRIANGLE PLAN
1	C2.00	MASTER GRADING PLAN
	C2.01	1500 SOUTH ROAD PLAN & PROFILE STA. 1+00 TO 6+97
	C2.02	1500 SOUTH ROAD PLAN & PROFILE STA. 6+97 TO 12+89
	C2.03	1600 SOUTH ROAD PLAN & PROFILE STA. 20+00 TO 26+59
3	C2.04	1600 SOUTH ROAD PLAN & PROFILE STA. 26+59 TO 30+80
	C2.05	100 EAST ROAD PLAN & PROFILE STA. 40+00 TO 46+44
	C2.06	100 EAST ROAD PLAN & PROFILE STA. 46+44 TO 53+13
2	C2.07	1500 SOUTH ROAD PLAN & PROFILE STA. 70+00 TO 74+99
1	C3.00	MASTER UTILITY PLAN
	C3.01	1500 SOUTH UTILITY PLAN & PROFILE STA. 1+00 TO 6+97
	C3.02	1500 SOUTH UTILITY PLAN & PROFILE STA. 6+97 TO 12+88
	C3.03	1600 SOUTH UTILITY PLAN & PROFILE STA. 20+00 TO 26+59
3	C3.04	1600 SOUTH UTILITY PLAN & PROFILE STA. 26+59 TO 30+80
	C3.05	100 EAST UTILITY PLAN & PROFILE STA. 40+00 TO 46+44
	C3.06	100 EAST UTILITY PLAN & PROFILE STA. 46+44 TO 53+13
	C3.07	STORM DRAIN IMPROVEMENTS PLAN & PROFILE STA. 60+00 TO 66+75
2	C3.08	1500 SOUTH UTILITY PLAN & PROFILE STA. 70+00 TO 74+99
	C4.01	DETAIL SHEET
	C4.02	DETAIL SHEET
	C4.03	DETAIL SHEET
	C4.04	DETAIL SHEET
	C4.05	DETAIL SHEET
	C4.06	DETAIL SHEET
4	C4.07	DETAIL SHEET
	C5.01	ROAD STRIPING AND SIGNAGE PLAN
	C5.02	STREET LIGHTS PLAN
	C5.03	STREET LIGHTS PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT
EASEMENT LINE	PROPOSED STREET LIGHT
4500 PROPOSED GRADE CONTOURS	PROPOSED WATER METER VAULT
4500 EXISTING GRADE CONTOURS	PROPOSED GATE VALVE
PROPOSED CURB AND GUTTER	EXISTING OVERHEAD POWER POLE
SS PROPOSED SEWER	TBC TOP BACK CONCRETE
W PROPOSED WATER	TOG TOP OF GRATE
SD PROPOSED STORM DRAIN	TOL TOP OF LID
G EXISTING GAS	IE INVERT ELEVATION
G PROPOSED GAS	EX EXISTING
OHP EXISTING OVERHEAD POWER	NG NATURAL GROUND
UGP EXISTING UNDERGROUND POWER	TA TOP OF ASPHALT
UGP PROPOSED UNDERGROUND POWER	TC TOP OF CONCRETE
T EXISTING TELEPHONE LINE	TS TOP OF SIDEWALK
T PROPOSED TELEPHONE LINE	LP LOW POINT
FO EXISTING FIBER OPTIC LINE	HP HIGH POINT
FO PROPOSED FIBER OPTIC LINE	PROP PROPOSED
EXISTING ASPHALT	
PROPOSED ASPHALT	

AMERICAN FORK UT

American Fork City
Development Review Committee

Engineering Division
Reviewed
lburr 07/20/2023

Fire Department
Reviewed
M. Sacco 07/17/2023

FEMA NOTE:
THE SOUTH HALF OF THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE AE WHICH IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.
THE NORTH HALF OF THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE X WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PLAIN.
PER PANEL NO. 49049C0306F. EFFECTIVE DATE: JUNE 19, 2020.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

BENCHMARK
NORTHEAST CORNER OF SECTION 35, T5S, R1E
ELEVATION: 4499.77

PROJECT ENGINEERED BY

CIR CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, STE. 102
South Jordan, Utah 84119 - 801-949-6296

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

AUGUST 10, 2022

GENERAL NOTES

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

⚠ UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY	CONTACT	PHONE
CULINARY WATER/P.I.	JAY BREMS	(801)763–3060
SEWER/STORM DRAIN	ASHTON HARDY	(801)763–3060
CITY INSPECTOR	DEE HOWARD	(801)763–3060
SWPPP INSPECTOR	HARLAN NIELSON	(801)763–3060
AF FIBER	WILL DAVIS	(801)897–9826
AF FIRE MARSHALL	MAT SACCO	(801)763–3045
AF IRRIGATION COMPANY	ERNIE JOHN	(801)471–6576
BLUE STAKE UT 811		(800)662–4111
COMCAST	ELYSIA VALDEZ	(801)401–3017
CENTURY LINK	BILL WESTFALL	(435)623–4252
DOMINION ENERGY	TRENT JOHNSON	(801)853–6548
T.S.S.D.	DAVID BARLOW	(801)756–5231
MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	(801)768–8150
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756–1310

2. 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.
3. 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 of American Fork 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.
4. 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.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork 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).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. 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 of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. 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 of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. 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.
14. 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.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, 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 American Fork 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 American Fork 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.
7. 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.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. 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.
11. 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.
12. 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.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
15. All sanitary sewer mains and lateral must be inspected and approved by the City inspector before trench backfilling is completed.
16. All lateral connections shall be insert–a–tee of WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made.

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801–949–6296

RODERICK CATALYST–SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

GENERAL NOTES

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. GN

PROJECT ID: E22–021 | DATE: 08/10/22
FILE NAME: PRJ–CP3 | SCALE:

C:\

CALCULATED POSITION OF THE THE NORTH QUARTER CORNER, SECTION 35, T5S, R1E, SLB&M

N89°48'53"W 2662.94'

FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 35, T5S, R1E, SLB&M

238.41'

SOUTH 1312.24'

N89°14'13"E 100.78

FOUND UTAH COUNTY BRASS CAP REFERENCE MONUMENT FOR THE NORTHWEST CORNER, SECTION 36, T5S, R1E, SLB&M

BASIS OF BEARINGS S89°30'39"E 2673.60'

CALCULATED POSITION OF THE THE NORTH QUARTER CORNER, SECTION 36, T5S, R1E, SLB&M

N89°14'32"E 94.68'

FOUND UTAH COUNTY BRASS CAP REFERENCE MONUMENT FOR THE NORTH QUARTER CORNER, SECTION 36, T5S, R1E, SLB&M

1500 SOUTH

N56° 06' 13"E 15.91

S88° 59' 22"E 43.05

S89° 12' 53"E 803.40

S0° 56' 07"W 1.38

R=2461.50 L=65.82

R=2538.50 L=77.86

S87° 27' 26"E 149.59

N1° 26' 58"E 236.56

N89° 59' 02"W 11.48

N0° 00' 58"E 478.50

S89° 59' 02"E 3.93

N0° 56' 07"E 9.67

N0° 20' 01"E 73.87

S75° 49' 03"E 0.80

N0° 56' 07"E 432.47

S0° 16' 24"E 659.34

N0° 31' 34"E 397.44

S89° 19' 28"E 639.26

S89° 19' 23"E 689.56

N0° 31' 35"E 17.50

N0° 31' 34"E 64.00

N0° 40' 37"E 64.00

1600 SOUTH

N89° 19' 23"W 26.00

N89° 19' 23"W 602.51

N89° 19' 23"W 61.21

S0° 40' 37"W 519.47

533.21' S0° 40' 37"W

1700 SOUTH

N89° 48' 53"W 453.61

R=572.00 L=57.78

N84° 01' 39"W 149.22

R=500.00 L=27.13

S87° 08' 11"E 445.22

R=1464.00 L=53.85

S87° 08' 11"E 325.15

N89° 14' 38"W 223.76

N89° 14' 38"W 55.98

SHEET NOTES:

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING 10' TRAIL TO REMAIN.
3. EXISTING FENCE TO BE REMOVED.
4. EXISTING OVERHEAD POWER TO BE REMOVED. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER.
5. EXISTING BUILDING TO BE REMOVED.
6. EXISTING CONCRETE TO BE REMOVED.
7. EXISTING STORM DRAIN PIPE TO BE REMOVED.
8. EXISTING CURB & GUTTER TO BE REMOVED.
9. EXISTING SIDEWALK TO BE REMOVED.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

BENCHMARK
NORTHEAST CORNER OF SECTION 35, T52, R1E
ELEVATION: 4499.77

N

0 80 160 240

Scale in Feet

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

EXISTING SITE/DEMOLITION PLAN

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO.	
C0.01	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=80'

CALCULATED POSITION OF THE THE NORTH QUARTER CORNER, SECTION 35, T5S, R1E, SLB&M

N89°48'53"W 2662.94'

FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 35, T5S, R1E, SLB&M

238.41'

SOUTH 134.24'

N00°14'32"E 100.76

FOUND UTAH COUNTY BRASS CAP REFERENCE MONUMENT FOR THE NORTHWEST CORNER, SECTION 36, T5S, R1E, SLB&M

BASIS OF BEARINGS S89°30'39"E 2673.60'

CALCULATED POSITION OF THE THE NORTH QUARTER CORNER, SECTION 36, T5S, R1E, SLB&M

N00°14'32"E 94.88'

FOUND UTAH COUNTY BRASS CAP REFERENCE MONUMENT FOR THE NORTH QUARTER CORNER, SECTION 36, T5S, R1E, SLB&M

1500 SOUTH

S89° 49' 04"E 346.87

R=487.00 L=2445.18

S89° 12' 53"E 80.71

S47° 33' 17"E 19.94

N42° 02' 23"E 22.55

R=793.00 L=3806.54

S89° 12' 53"E 625.34

PROPOSED 14.0' TRAIL EASEMENT

N11° 26' 58"E 233.47

R=857.00 L=2445.18

Provide plans of the roundabout.

N89° 59' 02"W 11.48

PROPOSED LOT 9

PROPOSED LOT 8

R=857.00 L=3806.54

R=793.00 L=2445.18

S0° 16' 24"E 659.34

N0° 00' 58"E 473.96

PROPOSED 10.0' TRAIL EASEMENT

N89° 19' 22"W 20.00

S0° 40' 37"W 117.63

N0° 40' 37"E 117.63

R=63.00 L=2445.18

R=15.00 L=2445.18

R=15.00 L=2445.18

R=15.00 L=3806.54

N89° 19' 23"W 467.29

PROPOSED 5.0' SIDEWALK EASEMENT

S89° 19' 28"E 107.96

S89° 19' 28"E 494.05

PROPOSED 5.0' SIDEWALK EASEMENT

S0° 31' 34"W 17.50

S89° 19' 28"E 37.25

1600 SOUTH

N89° 19' 23"W 689.56

R=63.00 L=2161.08

R=15.00 L=2161.08

R=15.00 L=2161.08

R=15.00 L=2022.51

S89° 19' 23"E 467.39

S89° 19' 23"E 26.00

100 EAST

S0° 00' 58"W 4.54

N89° 59' 02"W 3.93

S0° 56' 07"W 9.67

S0° 20' 01"W 73.87

N75° 49' 03"W 0.80

PROPOSED LOT 7

S0° 56' 07"W 432.47

N0° 40' 37"E 468.66

S0° 40' 37"W 519.47

EXISTING LOT 5

EXISTING LOT 4

PROPOSED TEMPORARY TURNAROUND EASEMENT

96'-3/4"

Include sidewalk, curb and gutter minimum radius is 55' for temporary cul-de-sac Including sidewalk see code section 15.01.1435

N0° 40' 37"E 459.95

R=15.00 L=2161.08

S84° 01' 39"E 31.92

PROPOSED 10.0' TRAIL EASEMENT

PROPOSED LOT 6

R=572.00 L=2161.08

R=15.00 L=2022.51

N84° 01' 39"W 22.90

R=500.00 L=2022.51

N87° 08' 11"W 78.25

N87° 08' 11"W 366.97

S89° 48' 53"E 91.16

1700 SOUTH

Include street improvement on 15.01.1600

BENCHMARK
NORTHEAST CORNER OF SECTION 35, T5S, R1E
ELEVATION: 4499.77

0 80 160 240
Scale in Feet

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

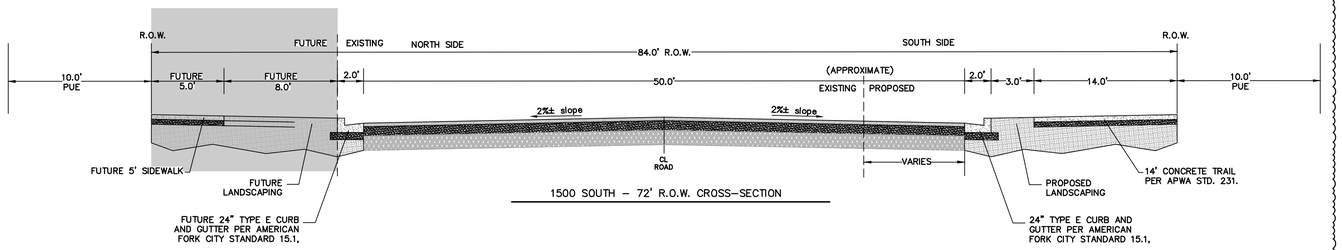
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

MASTER SITE PLAN

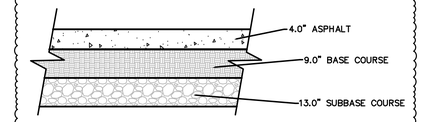
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.	
C1.01	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=80'

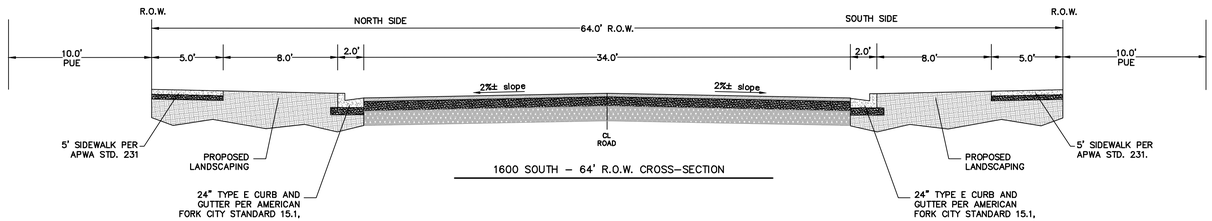
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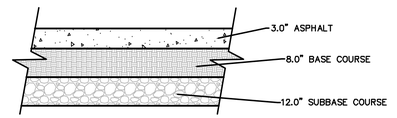
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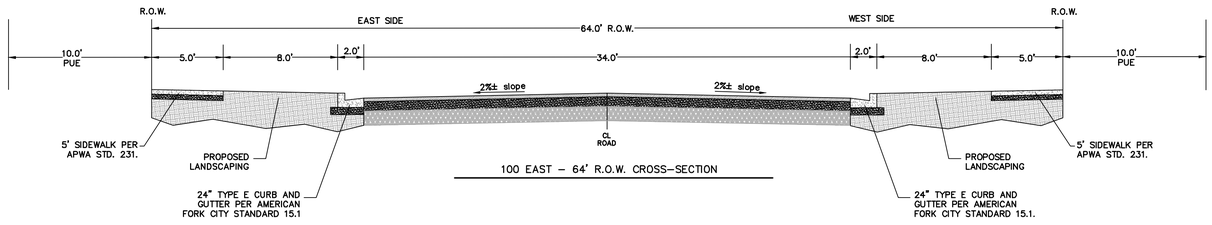
1500 SOUTH STREET
TYPICAL PAVEMENT SECTION
N.T.S.



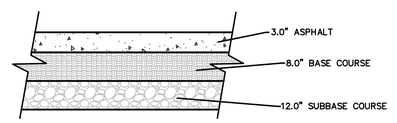
1600 SOUTH – 64' R.O.W. CROSS–SECTION



1600 SOUTH STREET
TYPICAL PAVEMENT SECTION
N.T.S.



100 EAST – 64' R.O.W. CROSS–SECTION



100 EAST STREET
TYPICAL PAVEMENT SECTION
N.T.S.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

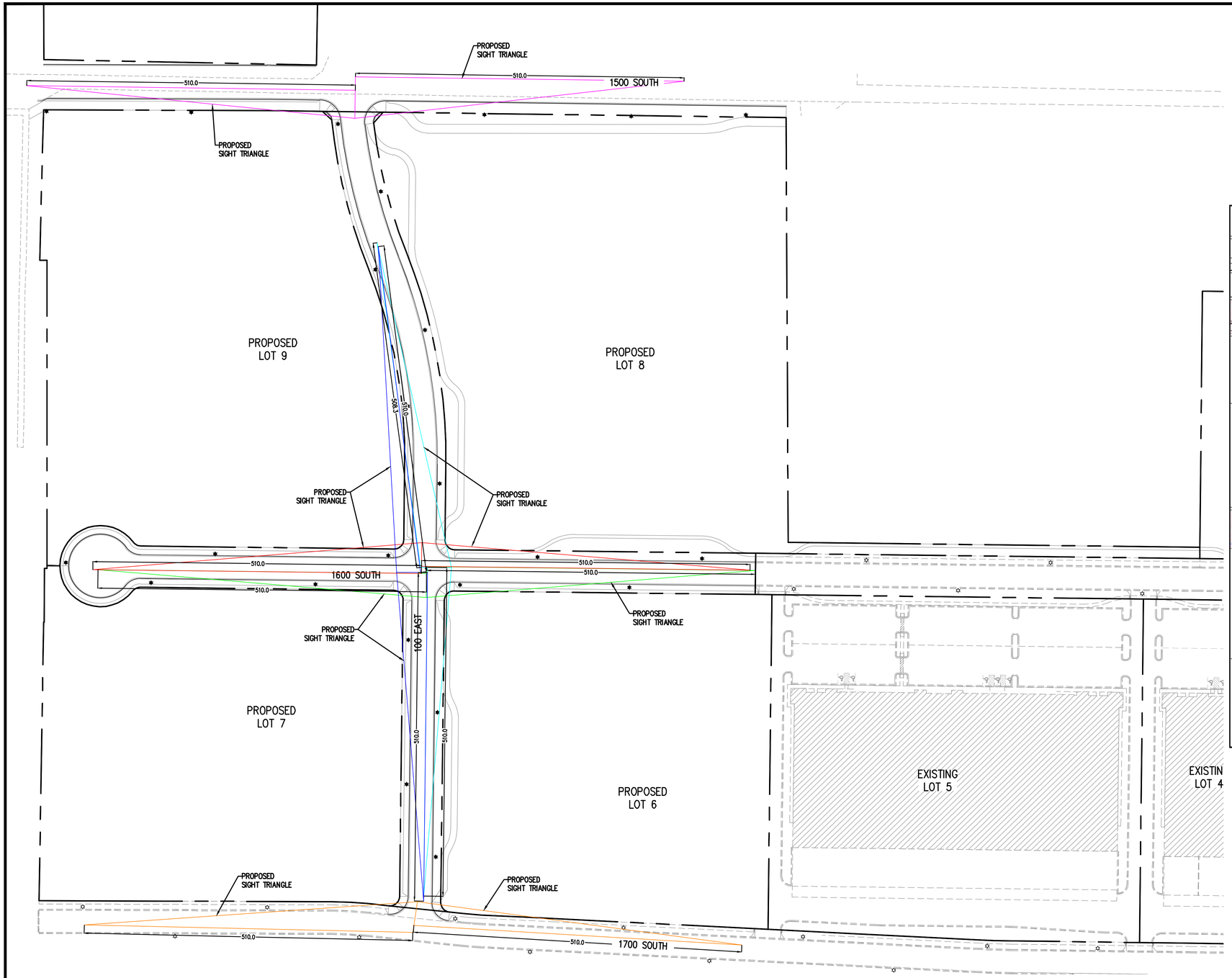
ROAD SECTIONS

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C1.02

PROJECT ID	DATE:
E22–021	08/10/22
FILE NAME: PRJ–CP3	SCALE: NTS



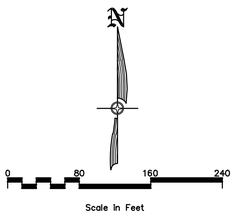
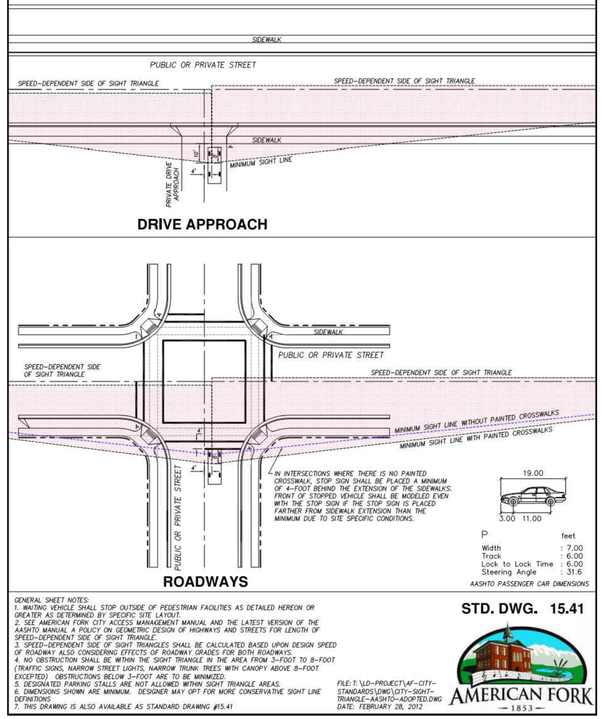


FIGURE 17.5.110-A *MINIMUM STANDARDS FOR*
INTERSECTION SIGHT DISTANCE



GENERAL SHEET NOTES:
1. WAITING VEHICLE SHALL STOP OUTSIDE OF PEDESTRIAN FACILITIES AS DETAILED HEREON OR GREATER AS DETERMINED BY SPECIFIC SITE LAYOUT.
2. SEE AMERICAN FORK CITY ACCESS MANAGEMENT MANUAL AND THE LATEST VERSION OF THE AASHTO MANUAL A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR LENGTH OF SPEED-DEPENDENT SIDE OF SIGHT TRIANGLE.
3. SPEED-DEPENDENT SIDE OF SIGHT TRIANGLES SHALL BE CALCULATED BASED UPON DESIGN SPEED OF ROADWAY ALSO CONSIDERING EFFECTS OF ROADWAY GRADES FOR BOTH ROADWAYS.
4. NO OBSTRUCTION SHALL BE WITHIN THE SIGHT TRIANGLE IN THE AREA FROM 3-FOOT TO 8-FOOT (TRAFFIC SIGNS, NARROW STREET LIGHTS, NARROW TRUNK TREES WITH CANOPY ABOVE 8-FOOT EXCEPTED). OBSTRUCTIONS BELOW 3-FOOT ARE TO BE MINIMIZED.
5. DESIGNATED PARKING STALLS ARE NOT ALLOWED WITHIN SIGHT TRIANGLE AREAS.
6. DIMENSIONS SHOWN ARE MINIMUM. DESIGNER MAY OPT FOR MORE CONSERVATIVE SIGHT LINE DEFINITIONS.
7. THIS DRAWING IS ALSO AVAILABLE AS STANDARD DRAWING #15.41

FILE: T:\LD-PROJECT\AF-CITY-STANDARDS\DWG\CITY-SIGHT-TRIANGLE-AASHTO-ADOPTED.DWG
DATE: FEBRUARY 28, 2012

STD. DWG. 15.41

AMERICAN FORK — 1853 —

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

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SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

SIGHT TRIANGLE PLAN

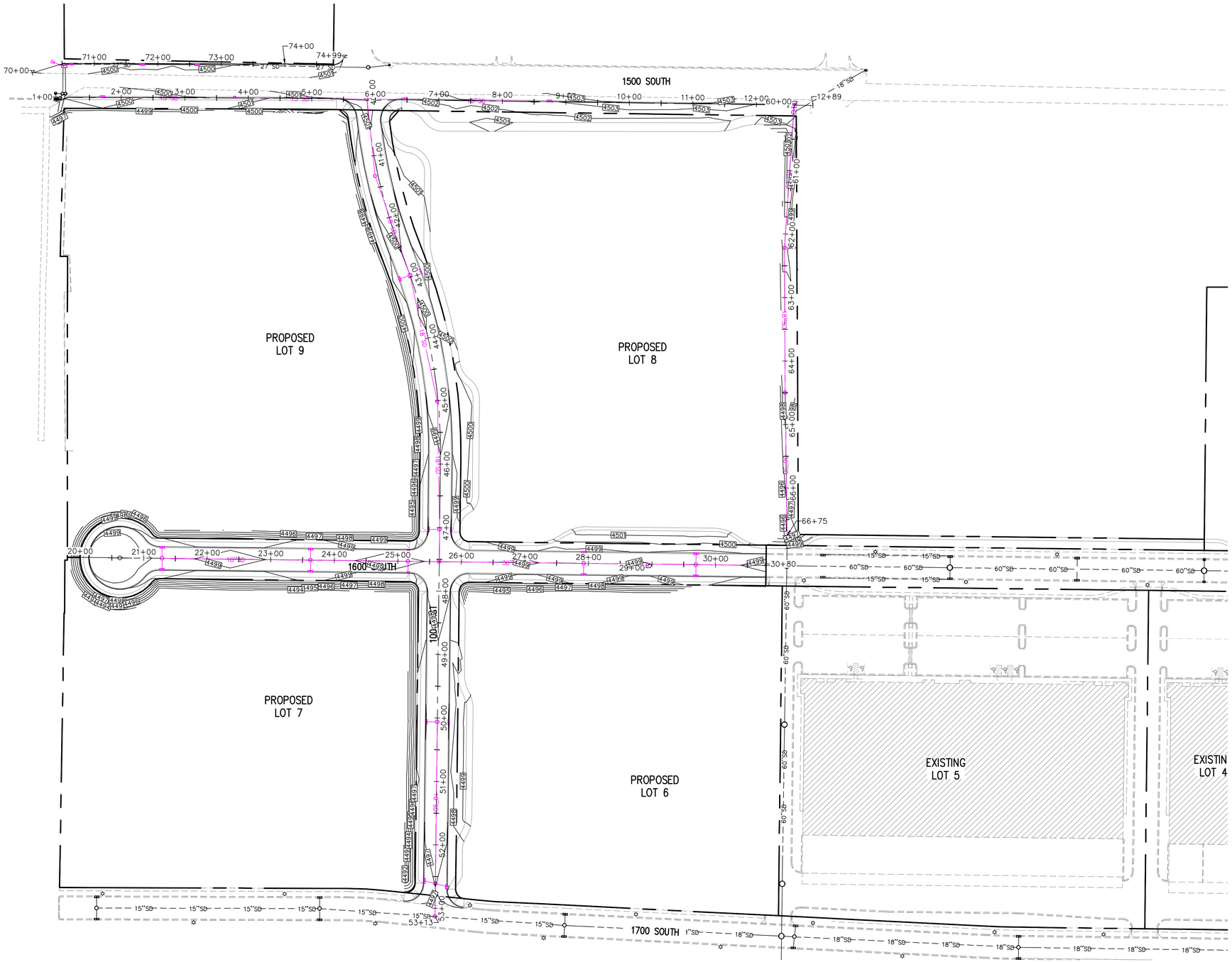
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO. C1.03

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=80'

C:\



BENCHMARK
NORTHEAST CORNER OF SECTION 35, T52, R1E
ELEVATION: 4499.77

N

0 80 160 240
Scale in Feet

CALL BEFORE YOU DIG! 811 BLUE STAKES 1-800-662-4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

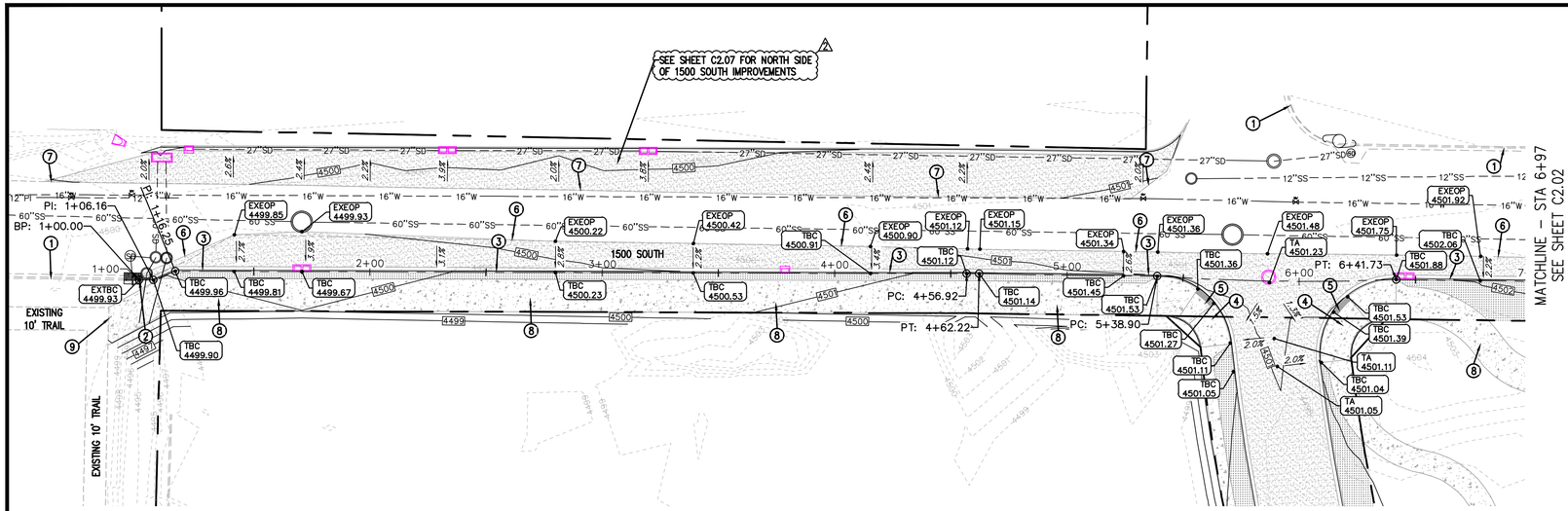
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

MASTER GRADING PLAN

LICENSED PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

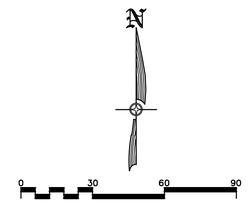
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C2.00	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=80'

C:\

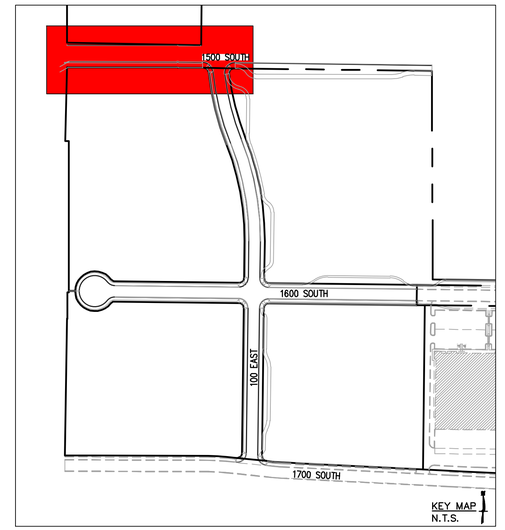


PAVEMENT NOTE:
IF EXISTING PAVEMENT DOESN'T MEET STRUCTURAL PAVEMENT NUMBER AS REQUIRED BY CODE, RECONSTRU

Include on C2.02 as well and update to Reconstruct

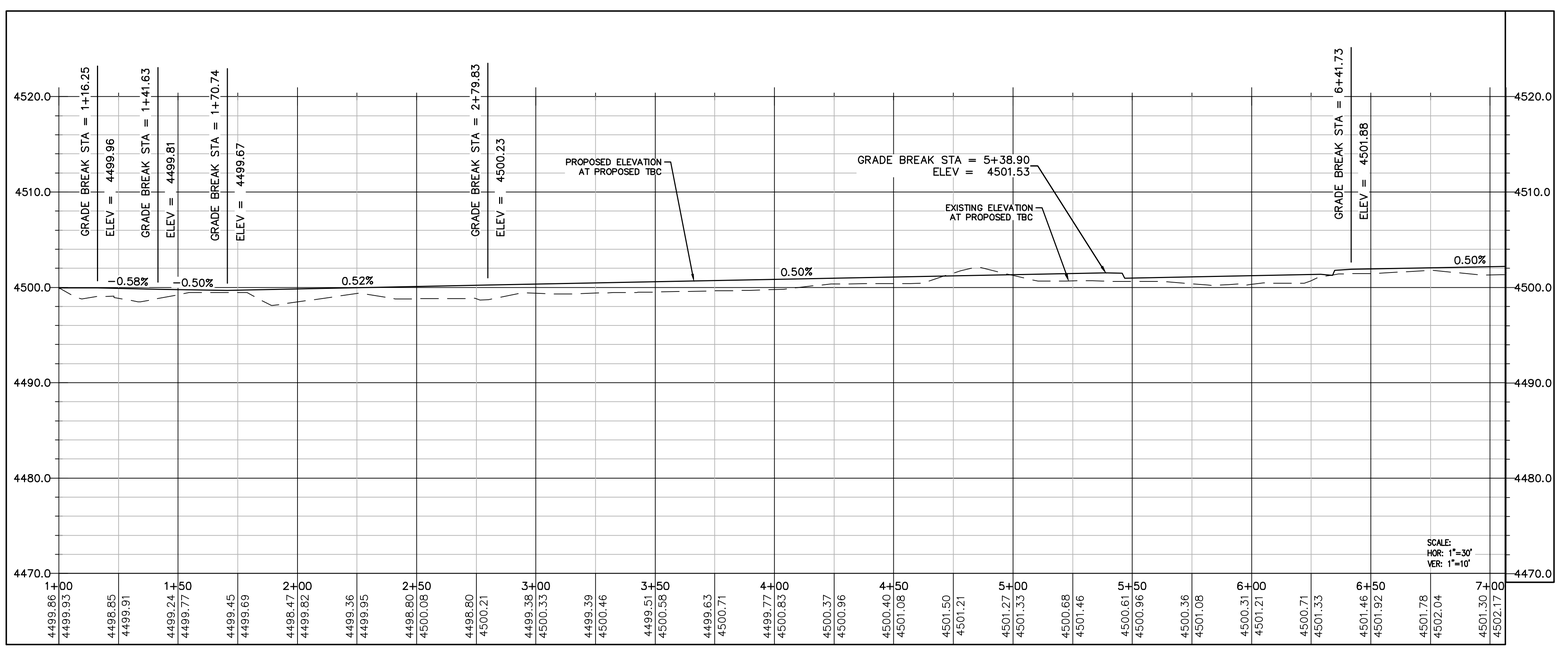


SEE COVER SHEET FOR PROJECT LEGEND



SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
3. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
4. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.
5. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
6. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
7. EXISTING EDGE OF ASPHALT.
8. PROPOSED 14' CONCRETE TRAIL PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.
9. MATCH PROPOSED 14' TRAIL TO EXISTING 10' TRAIL.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1500 SOUTH ROAD PLAN & PROFILE

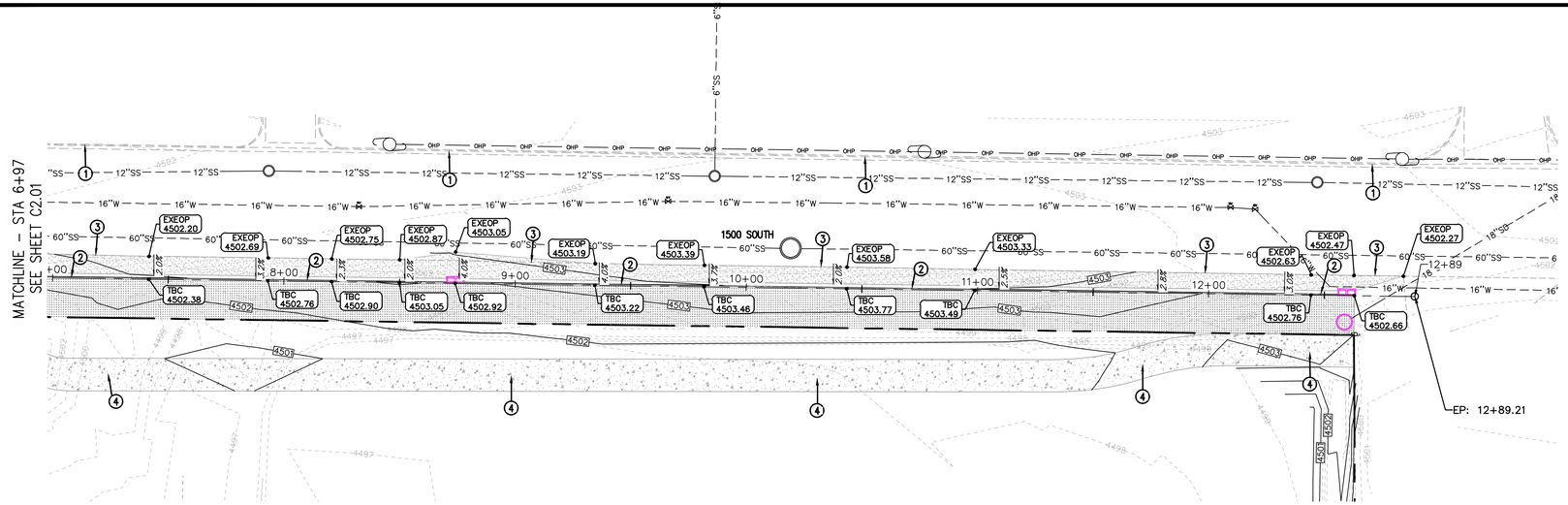
STA 1+00 TO 6+97

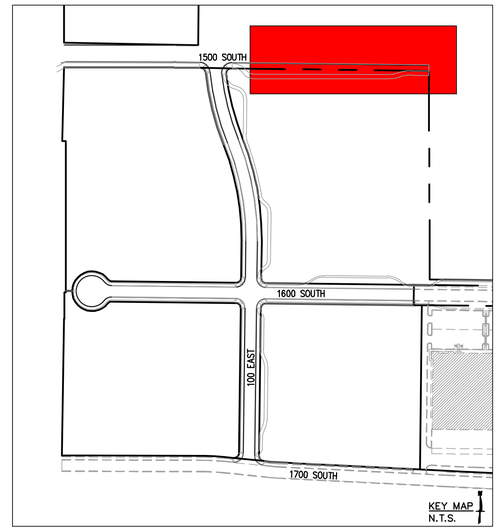
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

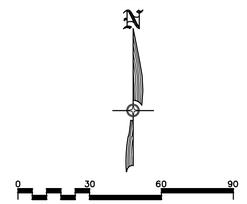
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SHEET NO.	
C2.01	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'

C:\



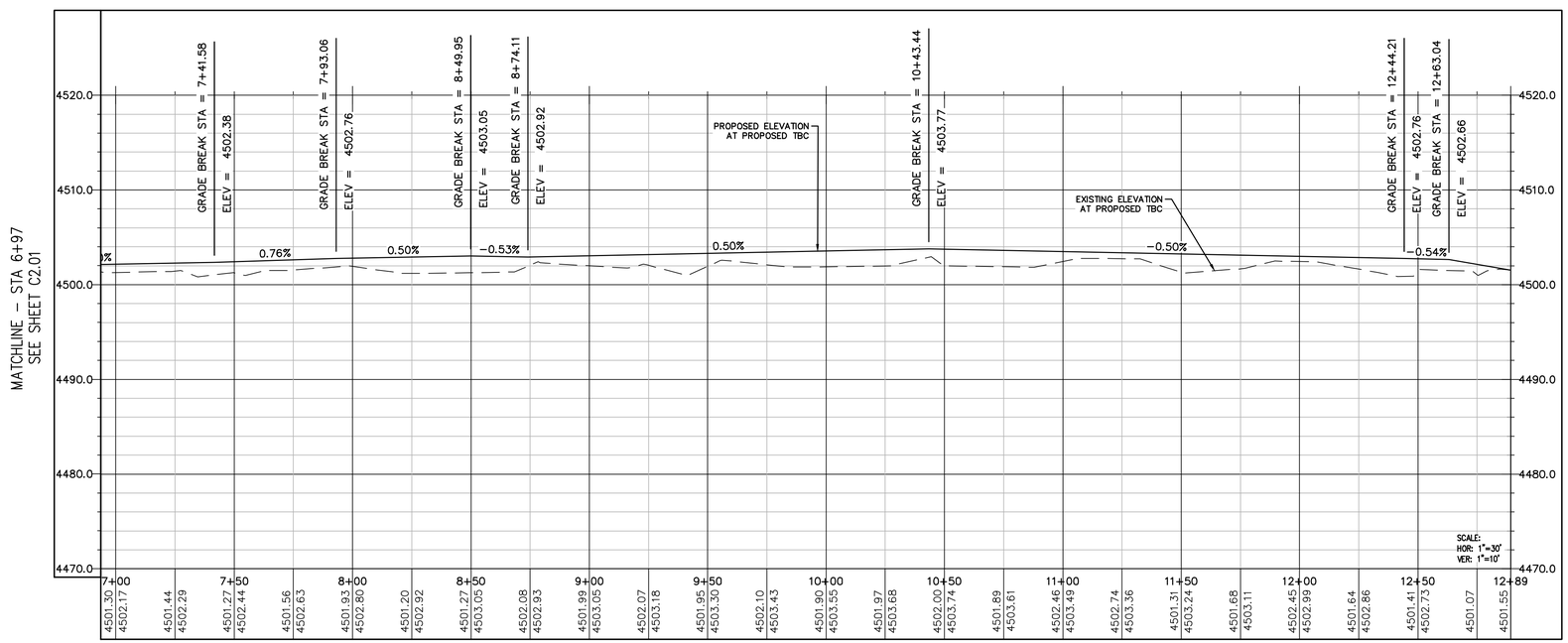




SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
3. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
4. PROPOSED 14' CONCRETE TRAIL PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1500 SOUTH ROAD PLAN & PROFILE

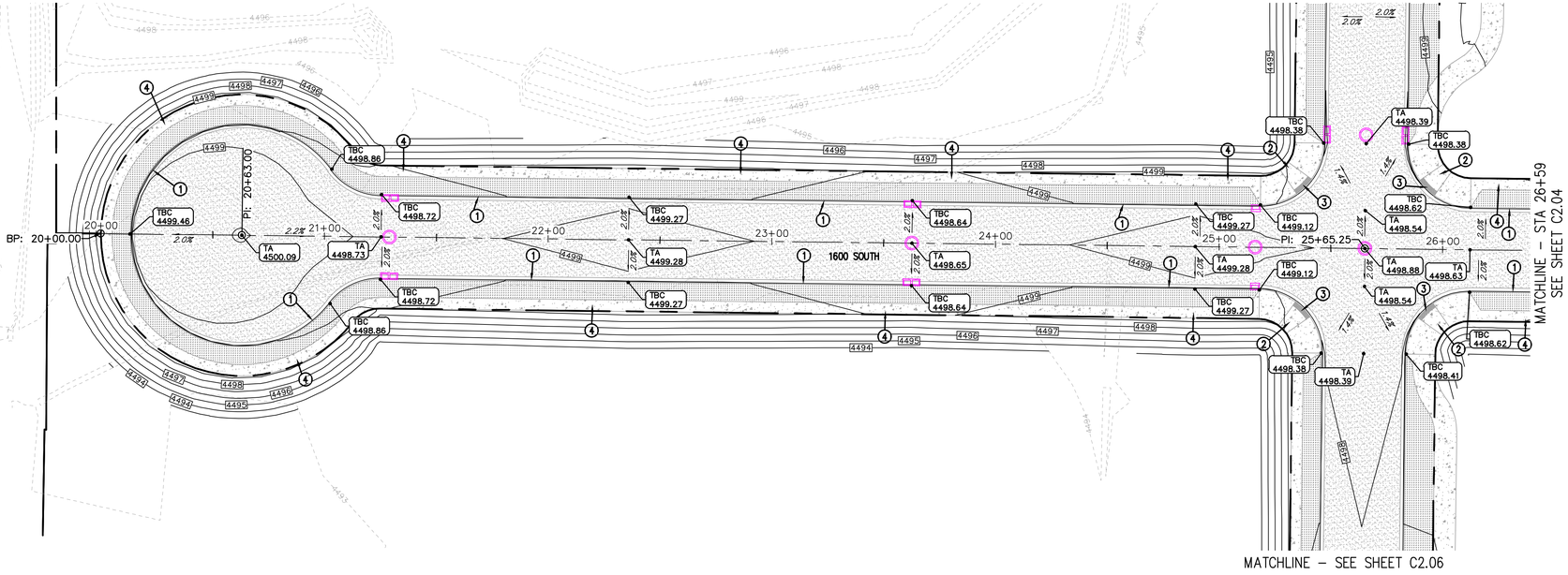
STA 6+97 TO 12+89

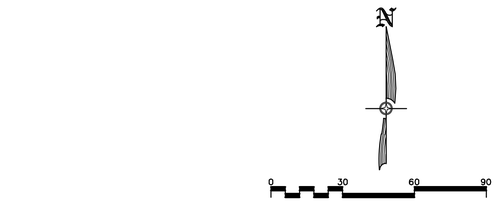
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

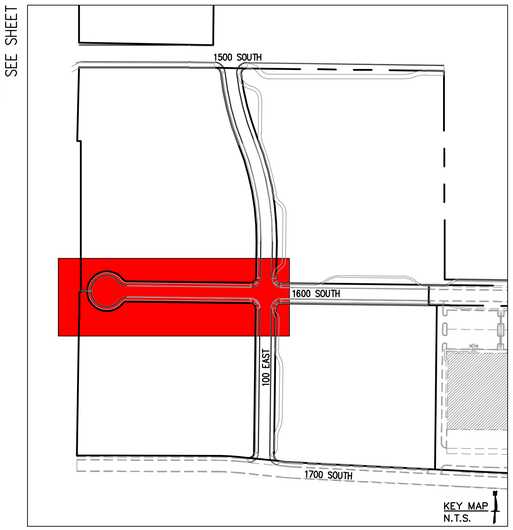
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SHEET NO.	
C2.02	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME:	SCALE:
PRJ-CP3	1"=30'

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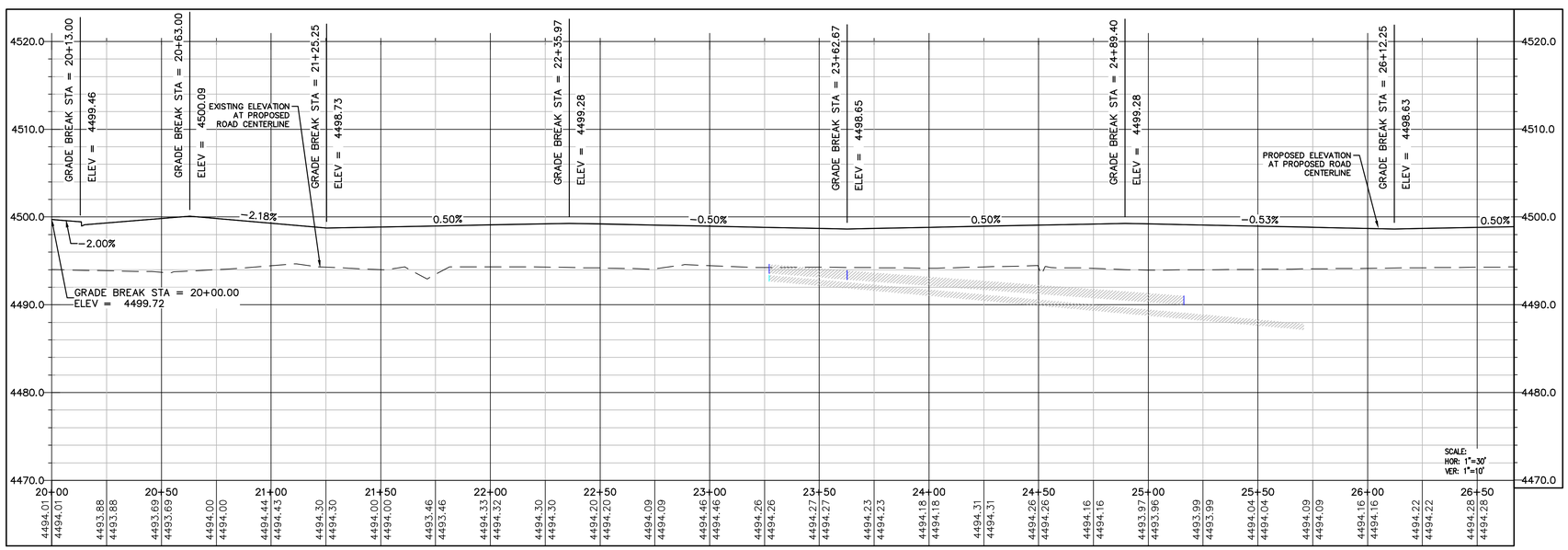






SHEET NOTES:

1. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
2. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.
3. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
4. PROPOSED 5' SIDEWALK PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1600 SOUTH ROAD PLAN & PROFILE

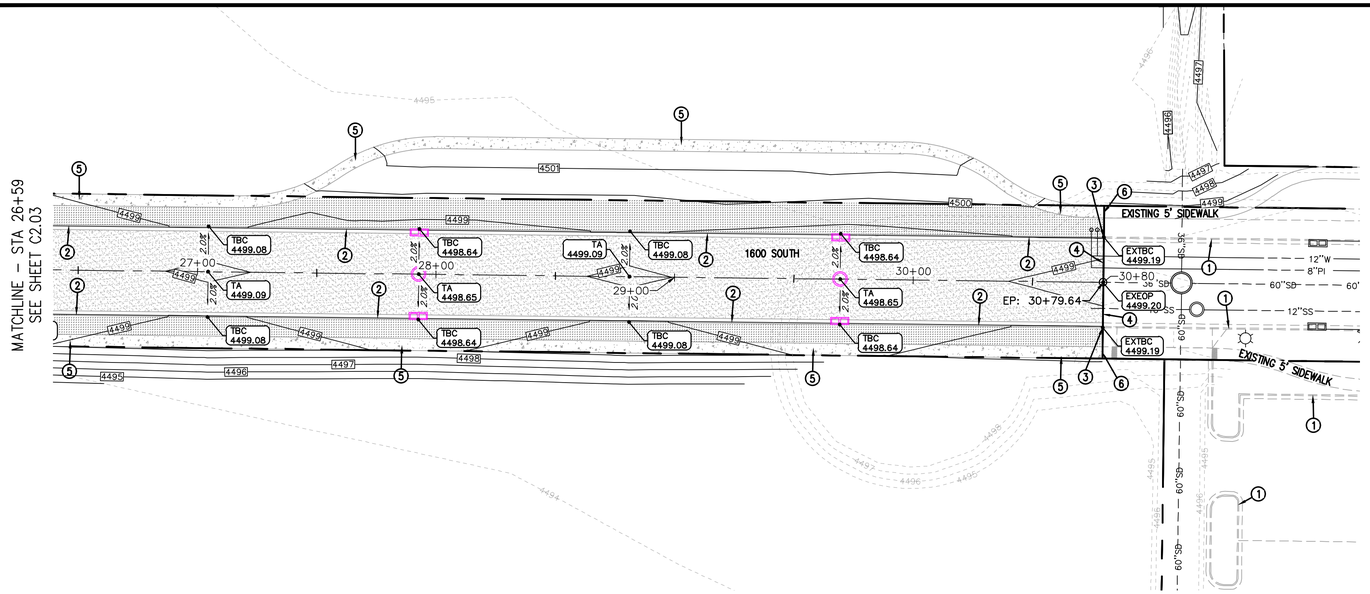
STA 20+00 TO 26+59

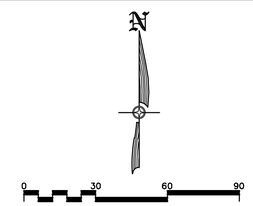
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

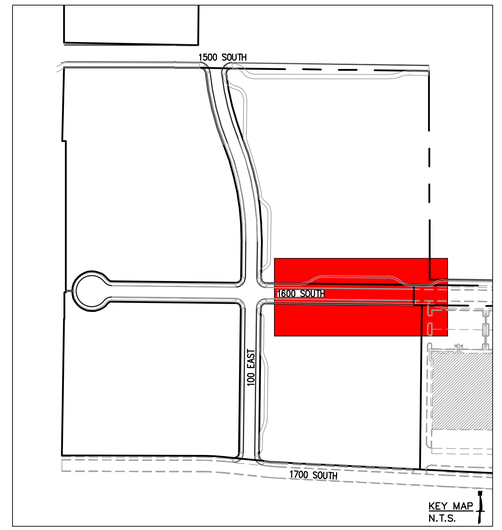
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SHEET NO.	
C2.03	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME:	SCALE:
PRJ-CP3	1"=30'

c:\

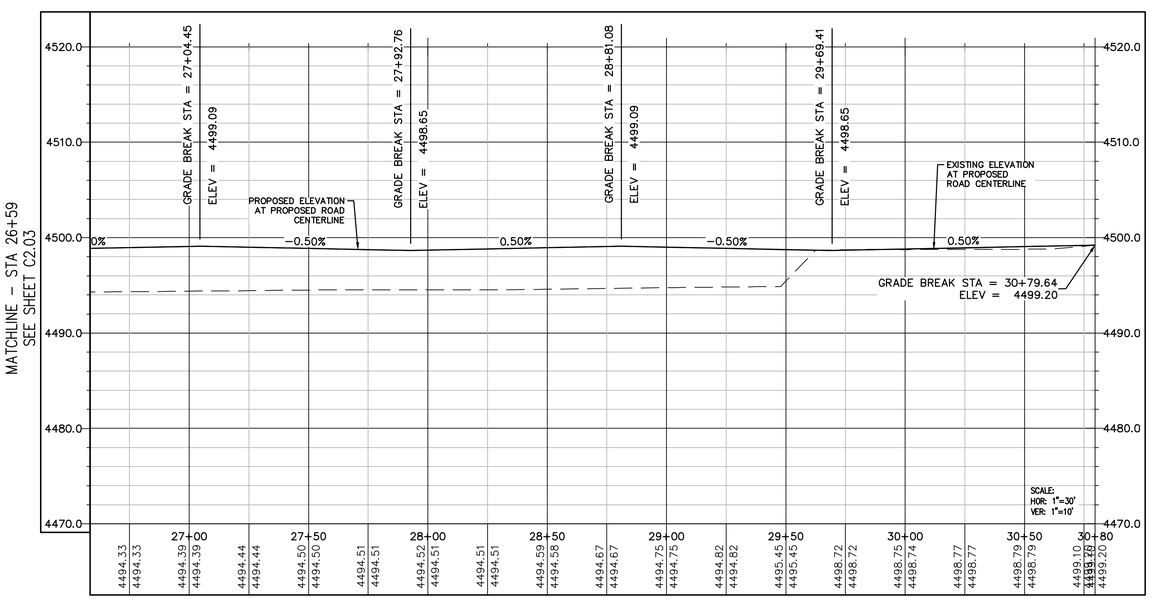






SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
3. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
4. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
5. PROPOSED 5' SIDEWALK PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.
6. MATCH PROPOSED 5' SIDEWALK TO EXISTING 5' SIDEWALK.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1600 SOUTH ROAD PLAN & PROFILE

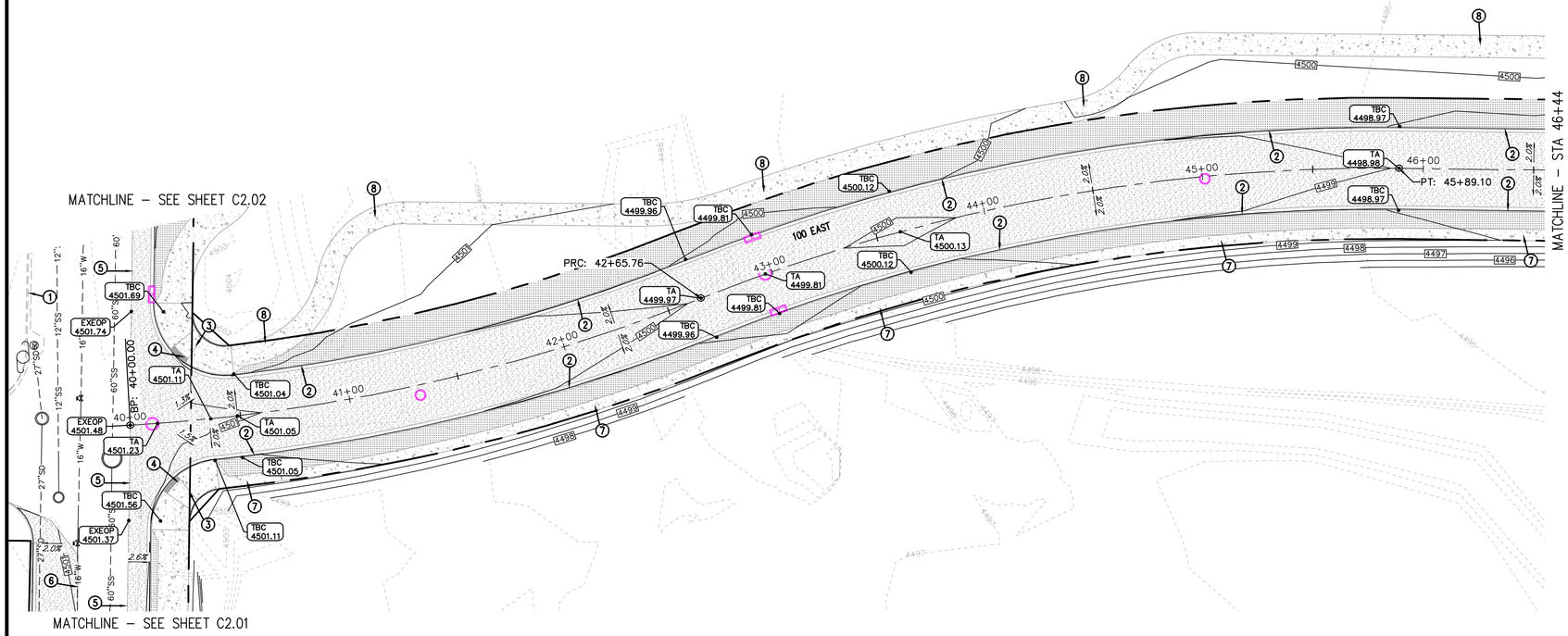
STA 26+59 TO 30+80

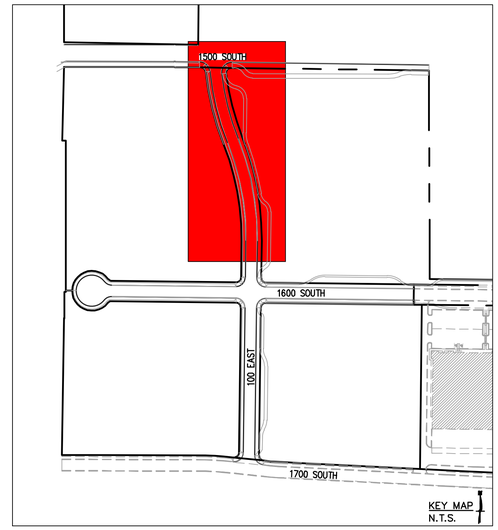
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

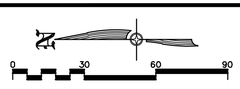
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SHEET NO.	
C2.04	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'

c:\



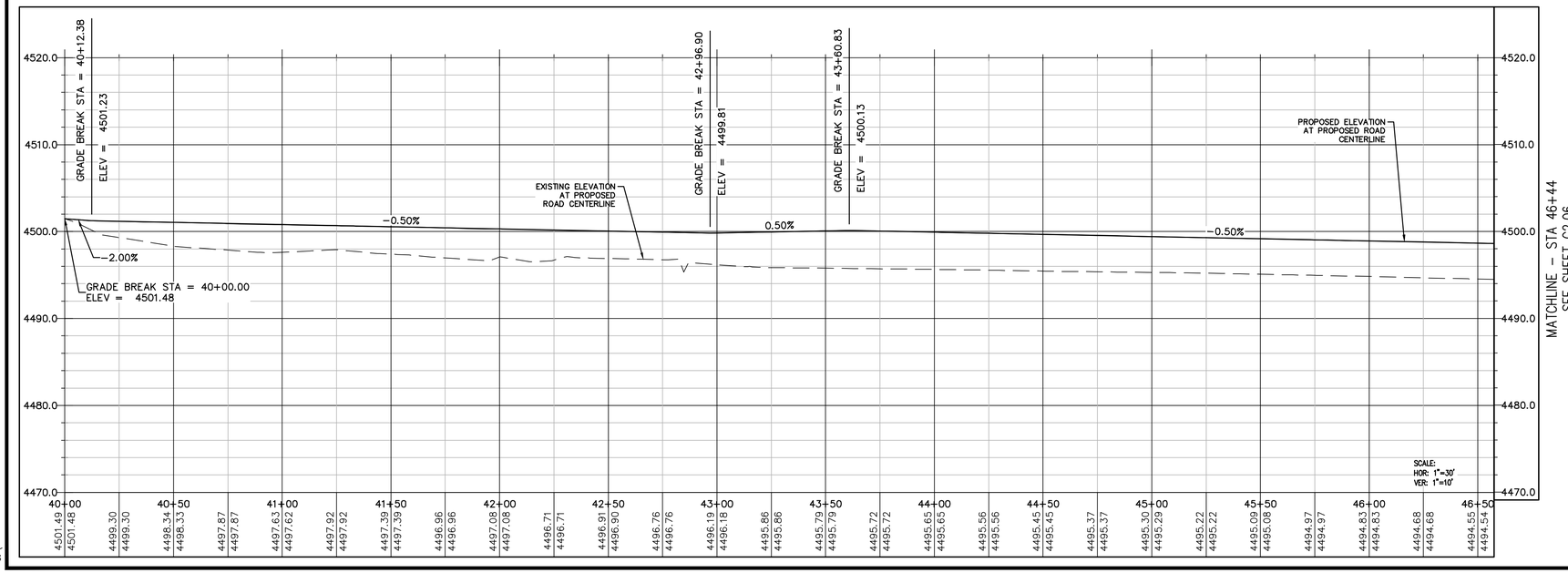




SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
3. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.
4. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
6. EXISTING EDGE OF ASPHALT.
7. PROPOSED 5' SIDEWALK PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.
8. PROPOSED 10' CONCRETE TRAIL PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

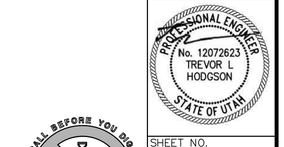
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10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

100 EAST ROAD PLAN & PROFILE

STA 40+00 TO 46+44



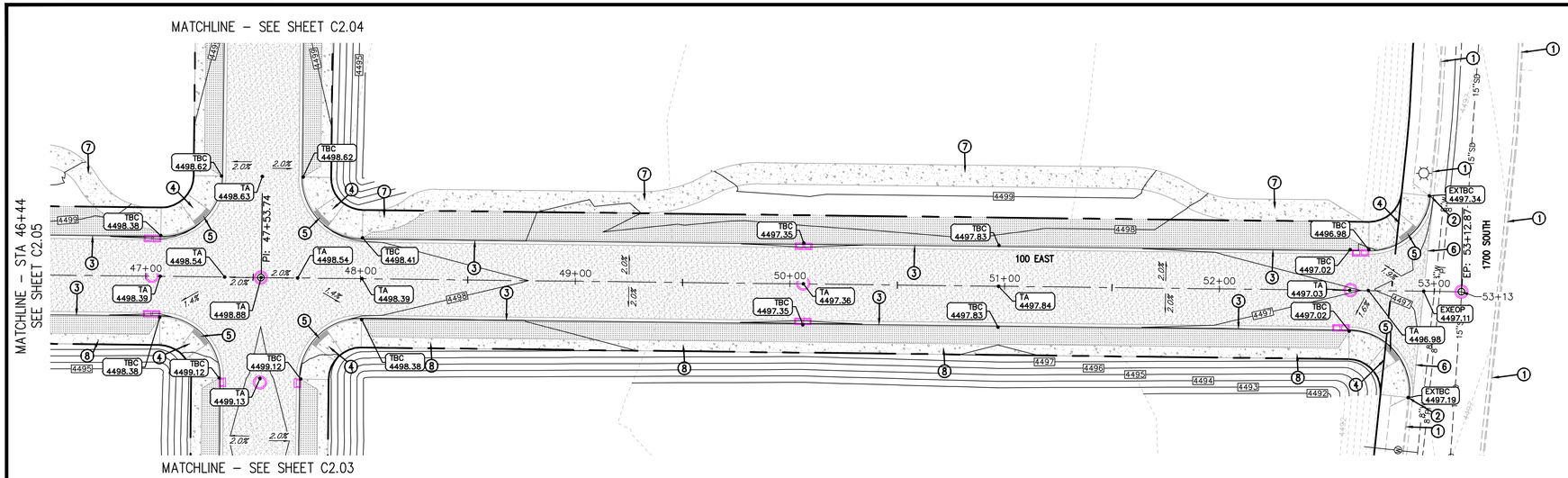
CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

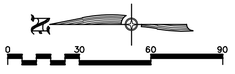
SHEET NO. C2.05

PROJECT ID: E22-021 | DATE: 08/10/22

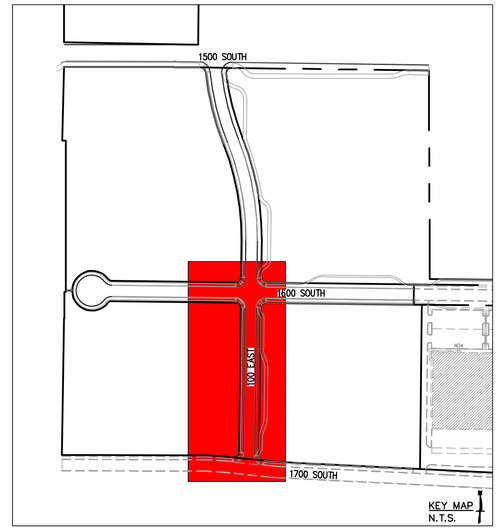
FILE NAME: PRJ-CP3 | SCALE: 1"=30'

C:\



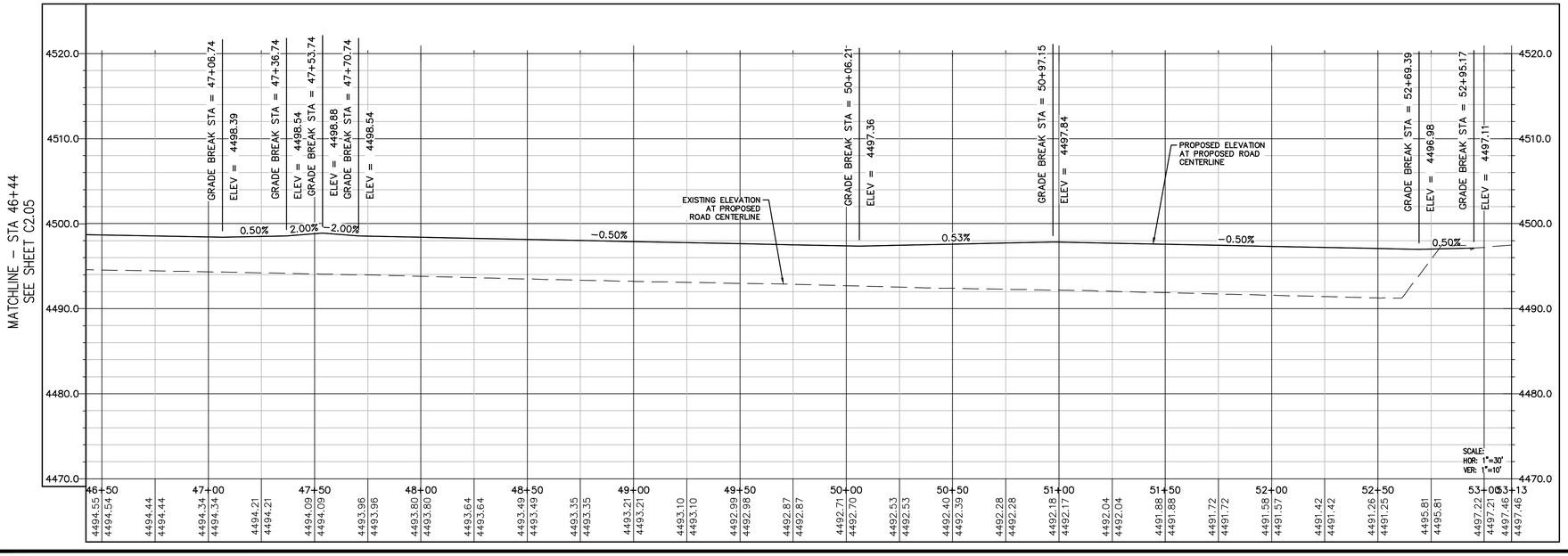


SEE COVER SHEET FOR PROJECT LEGEND



SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
3. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
4. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.
5. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
6. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
7. PROPOSED 10' CONCRETE TRAIL PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.
8. PROPOSED 5' SIDEWALK PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4" AT ALL OTHER LOCATIONS.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

100 EAST ROAD PLAN & PROFILE

STA 40+00 TO 46+44

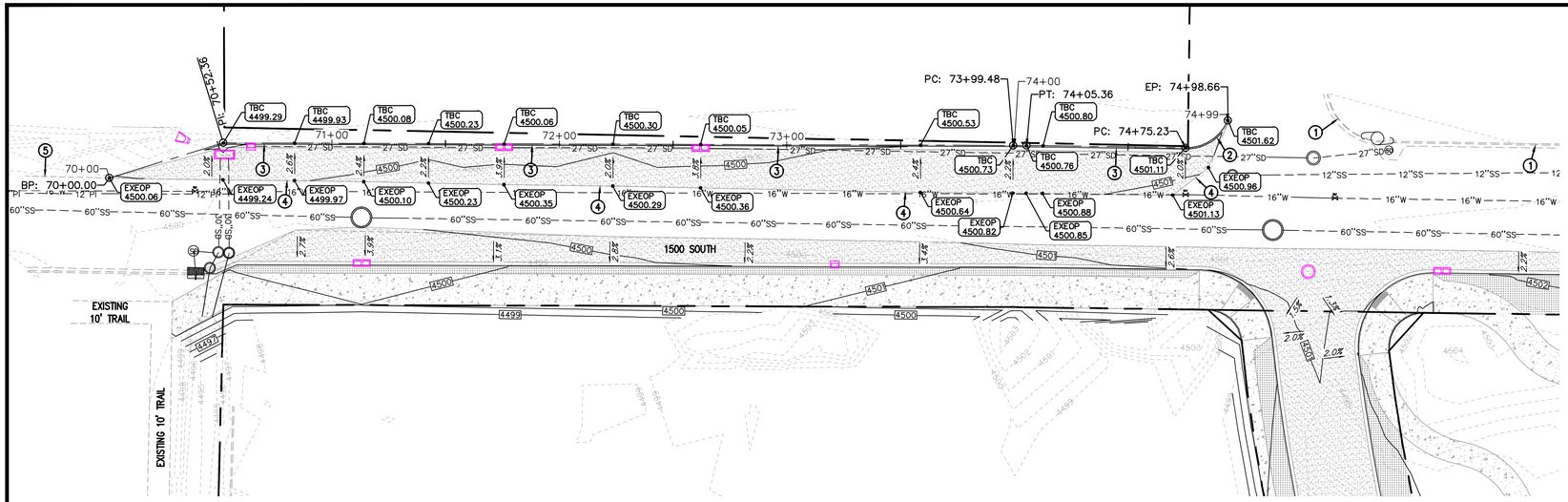
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

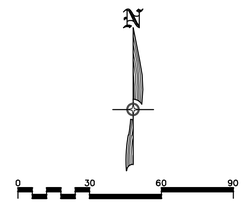
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C2.06

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'

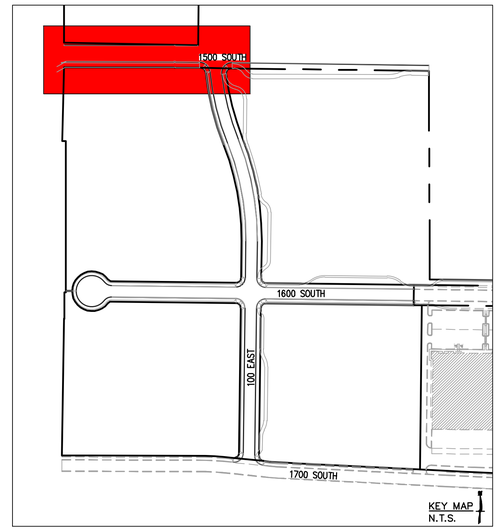
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MATCHLINE – SEE SHEET C2.05

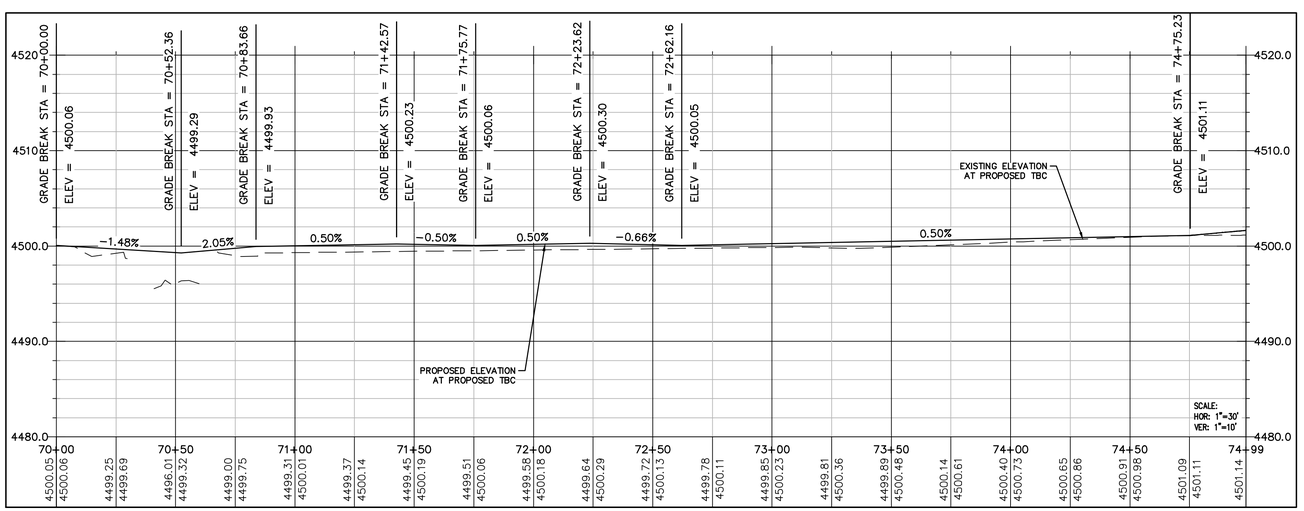


SEE COVER SHEET FOR PROJECT LEGEND



SHEET NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 6" TEMPORARY ASPHALT CURB.
3. PROPOSED 24" TYPE E CURB & GUTTER PER AMERICAN FORK STANDARD 15.1.
4. SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
5. EXISTING EDGE OF ASPHALT.



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1500 SOUTH ROAD PLAN & PROFILE

STA 70+00 TO 74+99

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
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SHEET NO.	
C2.07	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME:	SCALE:
PRJ-CP3	1"=30'

C:\

SEWER NOTE:
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

N

0 80 160 240

Scale In Feet

BENCHMARK
NORTHEAST CORNER OF SECTION 35, T5S, R1E
ELEVATION: 4499.77

1500 SOUTH

1600 SOUTH

1700 SOUTH

100 EAST

PROPOSED LOT 9

PROPOSED LOT 8

PROPOSED LOT 7

PROPOSED LOT 6

EXISTING LOT 5

EXISTIN LOT 4

LOT 9 SEWER LATERAL LOCATION

LOT 9 CULINARY WATER, FIRE, & PRESSURIZED IRRIGATION LATERALS LOCATION

LOT 8 SEWER LATERAL LOCATION

LOT 8 CULINARY WATER, FIRE, & PRESSURIZED IRRIGATION LATERALS LOCATION

LOT 7 SEWER LATERAL LOCATION

LOT 6 SEWER LATERAL LOCATION

LOT 7 CULINARY WATER, FIRE, & PRESSURIZED IRRIGATION LATERALS LOCATION

LOT 6 CULINARY WATER, FIRE, & PRESSURIZED IRRIGATION LATERALS LOCATION

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

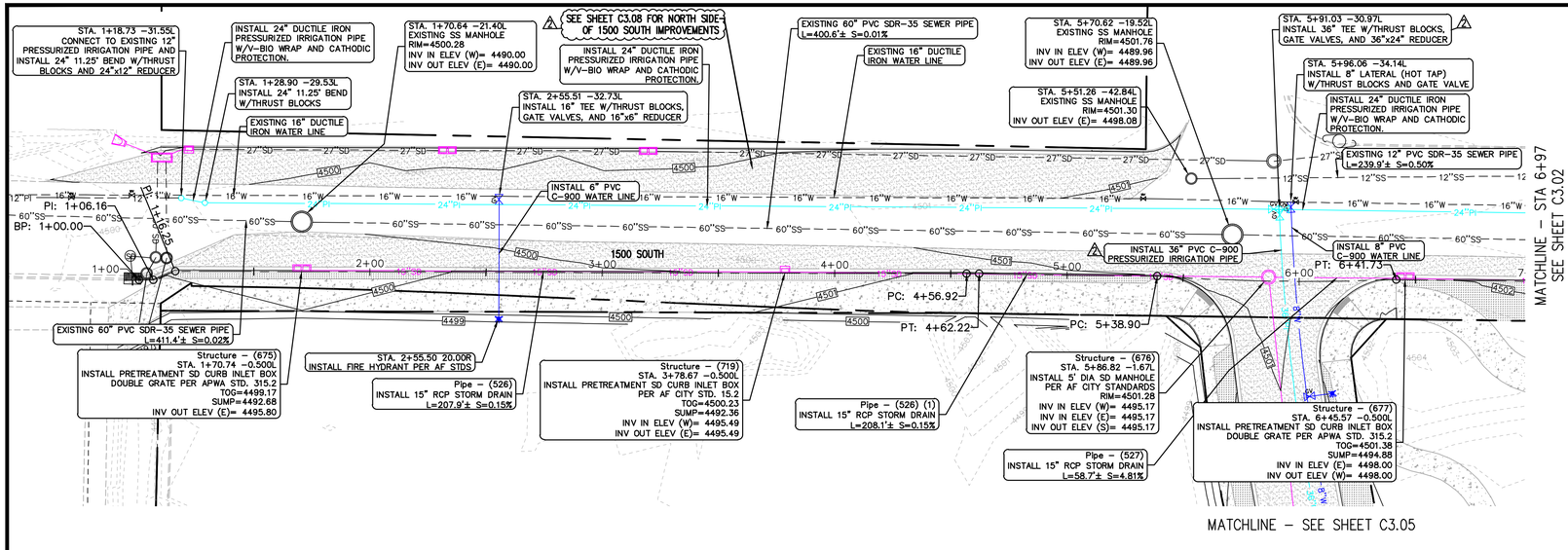
MASTER UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

SHEET NO.
C3.00

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=80'



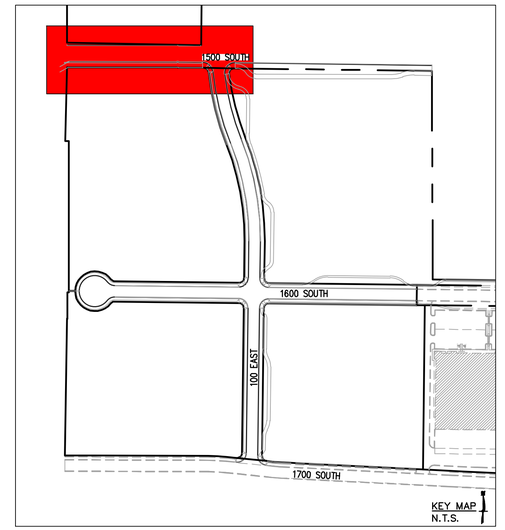
SEWER NOTE:
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2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

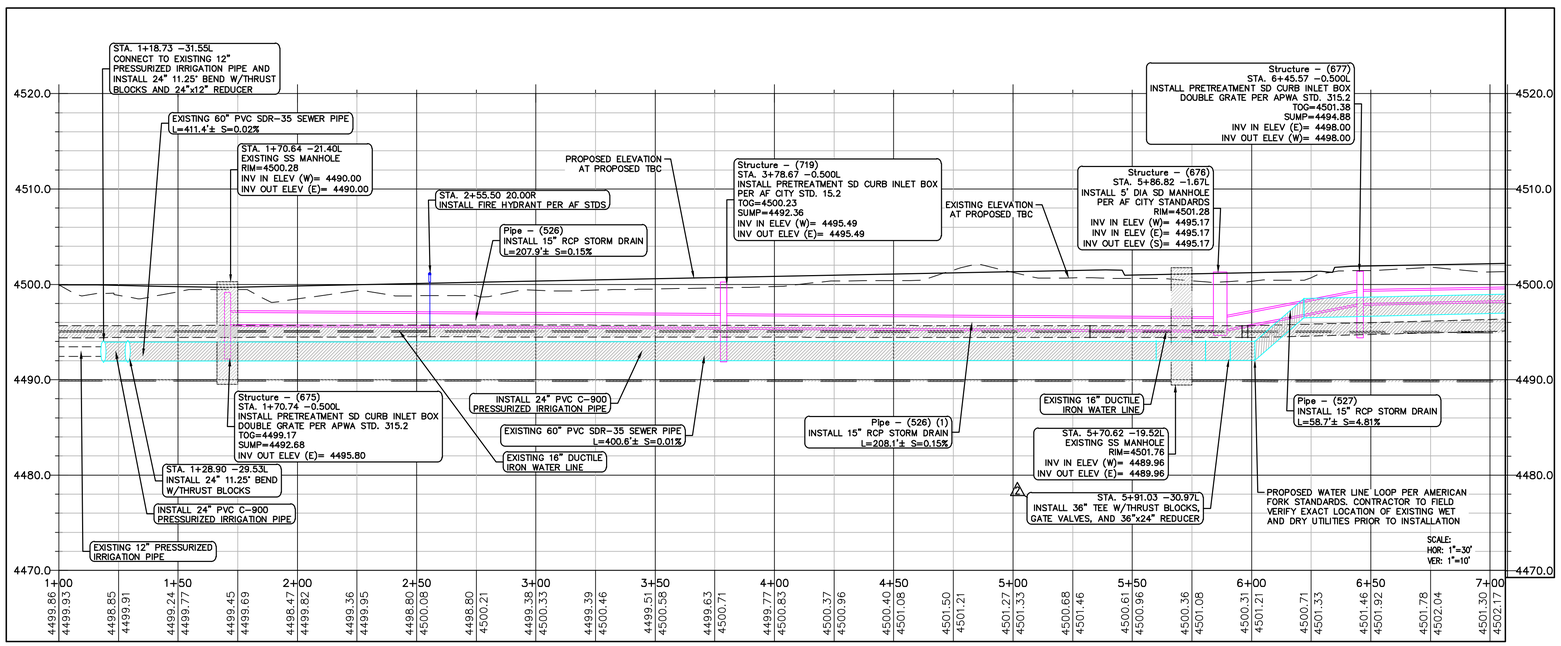
N

0 30 60 90

Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND





NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003
1500 SOUTH UTILITY PLAN & PROFILE
STA 1+00 TO 6+97

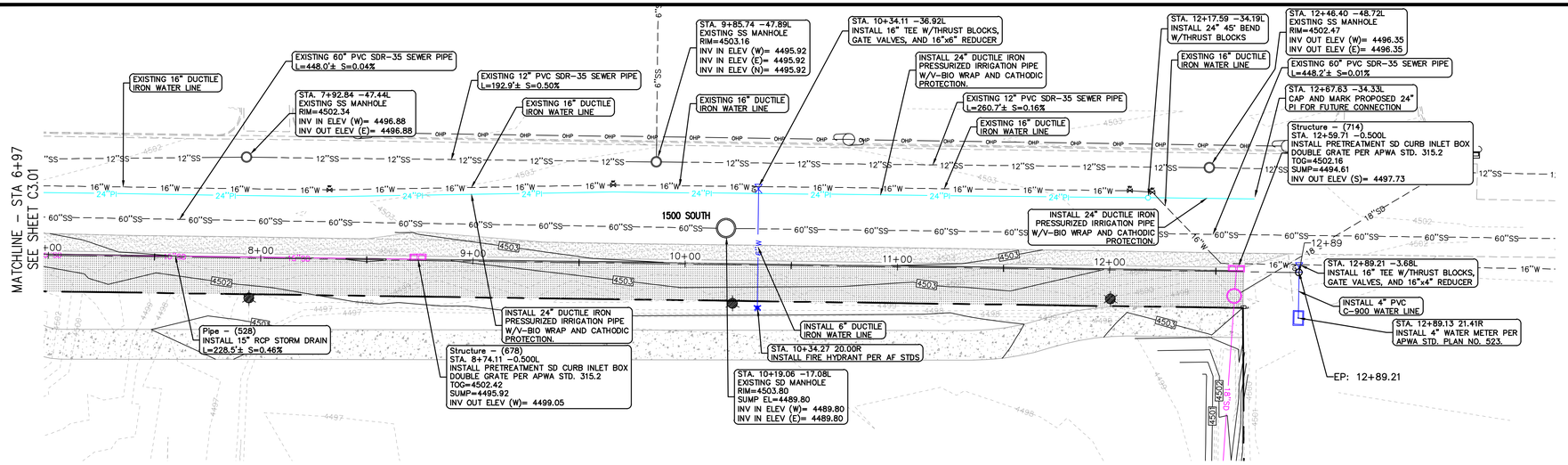
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C3.01

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'

C:\



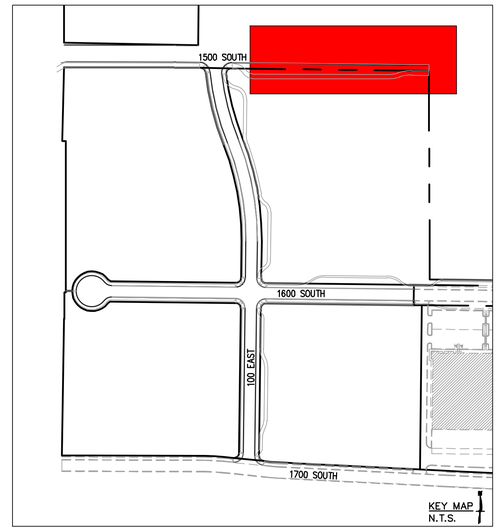
SEWER NOTE:
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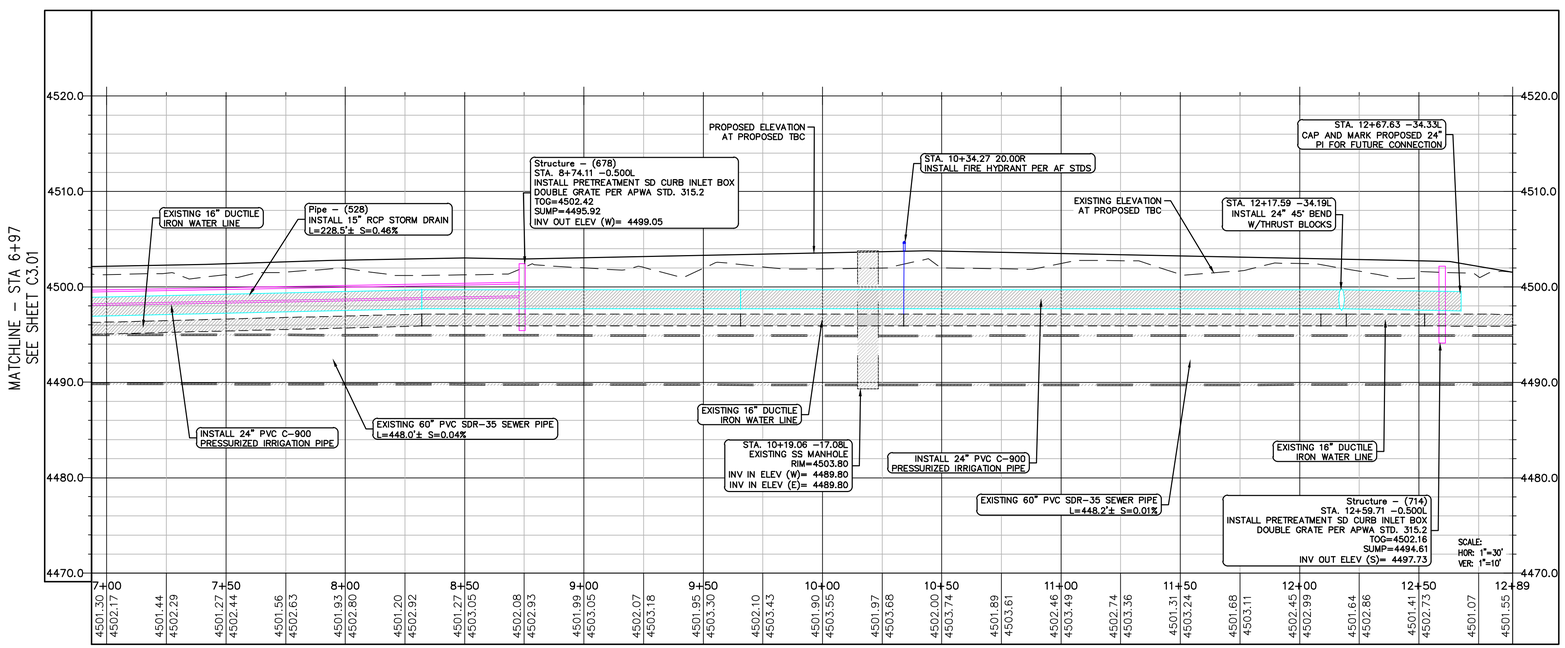
N

0 30 60 90

Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND





NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1500 SOUTH UTILITY PLAN & PROFILE

STA 6+97 TO 12+89

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C3.02

PROJECT ID: E22-021 DATE: 08/10/22

FILE NAME: PRJ-CP3 SCALE: 1"=30'

C:\

MATCHLINE – SEE SHEET C3.05

MATCHLINE – SEE SHEET C3.06

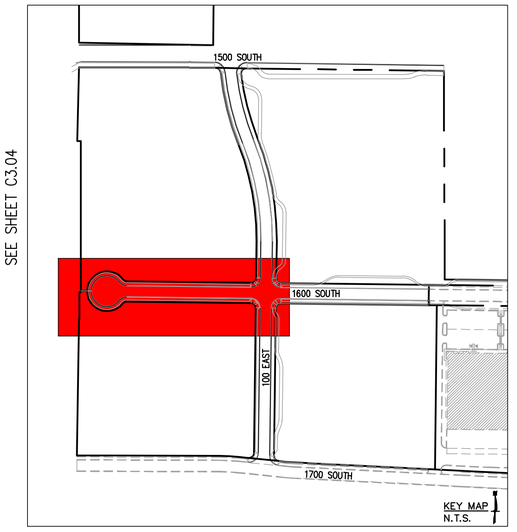
MATCHLINE – STA 26+59
SEE SHEET C3.04

MATCHLINE – STA 26+59
SEE SHEET C3.04

SEWER NOTE:
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

N

0 30 60 90
Scale In Feet
SEE COVER SHEET FOR PROJECT LEGEND



NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

1600 SOUTH UTILITY PLAN & PROFILE

STA 20+00 TO 26+59

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C3.03

PROJECT ID: E22-021 DATE: 08/10/22
FILE NAME: PRJ-CP3 SCALE: 1"=30'

C:\

MATCHLINE – SEE SHEET C3.07

MATCHLINE – STA 26+59
SEE SHEET C3.03

Structure – (707)
STA. 27+92.76 –18.50OL
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.14
SUMP=4491.72
INV OUT ELEV (S)= 4494.85

STA. 28+67.78 –37.00L
END 6" SEWER LATERAL 5' PAST PROPERTY LINE, CAP AND MARK FOR FUTURE CONNECTION

INSTALL 6" PVC C-900 PRESSURE SEWER PIPE

STA. 28+14.83 –37.00L
END 8" WATER LINE 5' PAST PROPERTY LINE, CAP AND MARK FOR FUTURE CONNECTION

Pipe – (557)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

INSTALL 8" PVC C-900 WATER LINE

INSTALL 12" PVC C-900 WATER LINE

Structure – (721)
STA. 27+19.10 11.00R
INSTALL 5' DIA SS MANHOLE
RIM=4498.80
INV IN ELEV (W)= 4489.36
INV OUT ELEV (E)= 4489.16

Structure – (692)
STA. 29+69.41 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.65
INV IN ELEV (W)= 4490.14
INV IN ELEV (S)= 4494.82
INV IN ELEV (N)= 4494.82
INV OUT ELEV (E)= 4490.14

STA. 29+22.57 –22.00L
INSTALL FIRE HYDRANT PER AF STDS

STA. 29+22.57 –11.00L
INSTALL 12" TEE W/THRUST BLOCKS, GATE VALVES, AND 12"x6" REDUCER

INSTALL 12" PVC C-900 WATER LINE

Structure – (709)
STA. 29+69.41 –18.50OL
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.14
SUMP=4491.72
INV OUT ELEV (S)= 4494.85

Pipe – (559)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

INSTALL 12" PVC C-900 WATER LINE

Pipe – (543)
INSTALL 36" RCP STORM DRAIN
L=105.2'± S=0.26%

STA. 30+38.32 11.01R
INSTALL 6" SEWER LATERAL PER AMERICAN FORK CITY STD. 15.19

STA. 30+74.64 –11.00L
CONNECT PROPOSED 12" WATER PIPE TO EXISTING 12" WATER PIPE

STA. 30+74.64 –6.00L
CONNECT PROPOSED 8" PRESSURIZED IRRIGATION PIPE TO EXISTING 8" PRESSURIZED IRRIGATION PIPE

EXISTING 12" WATER LINE

EXISTING 8" PRESSURIZED IRRIGATION PIPE

1600 SOUTH

27+00 28+00 29+00 30+00 30+80

EP: 30+79.64

Pipe – (541)
INSTALL 36" RCP STORM DRAIN
L=227.5'± S=0.26%

INSTALL 8" PVC C-900 PRESSURIZED IRRIGATION PIPE

STA. 28+67.78 10.99R
INSTALL 6" SEWER LATERAL PER AMERICAN FORK CITY STD. 15.19

INSTALL 10" PVC C-900 PRESSURE SEWER PIPE

Pipe – (502)
EXISTING 36" RCP STORM DRAIN PIPE

EXISTING 10" PVC SDR-35 SEWER PIPE
L=41.5'± S=0.32%

STA. 30+74.64 0.00L
CONNECT PROPOSED 36" STORM DRAIN TO EXISTING 36" STORM DRIAN PIPE

STA. 30+74.64 11.00R
CONNECT PROPOSED 10" SEWER TO EXISTING 10" SEWER PIPE

Structure – (691)
STA. 27+92.76 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.65
INV IN ELEV (W)= 4491.64
INV IN ELEV (S)= 4494.82
INV IN ELEV (N)= 4494.82
INV OUT ELEV (E)= 4491.64

Pipe – (542)
INSTALL 36" RCP STORM DRAIN
L=176.7'± S=0.85%

Pipe – (558)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

STA. 28+24.83 –6.00L
INSTALL 1–1/2" POLY PIPE PRESSURIZED IRRIGATION LATERAL PER AMERICAN FORK STD. 15.5B AND NO–RISE SECONDARY METER COPPERSETTER W/27" FRAME & COVER (MANHOLE TYPE) PER 15.5E

Pipe – (556)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

INSTALL 6" PVC C-900 PRESSURE SEWER PIPE

STA. 30+38.32 37.00R
END 6" SEWER LATERAL 5' PAST PROPERTY LINE, CAP AND MARK FOR FUTURE CONNECTION

Structure – (706)
STA. 27+92.76 18.50OR
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.14
SUMP=4491.73
INV OUT ELEV (N)= 4494.85

STA. 28+19.83 –11.00L
INSTALL 2" POLY PIPE WATER LATERAL, METER, AND VAULT PER AMERICAN FORK STD. 15.3 AND 15.5.

STA. 28+14.83 –11.00L
INSTALL 12" TEE W/THRUST BLOCKS, GATE VALVES, AND 12"x8" REDUCER

Structure – (708)
STA. 29+69.41 18.50OR
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.14
SUMP=4491.73
INV OUT ELEV (N)= 4494.85

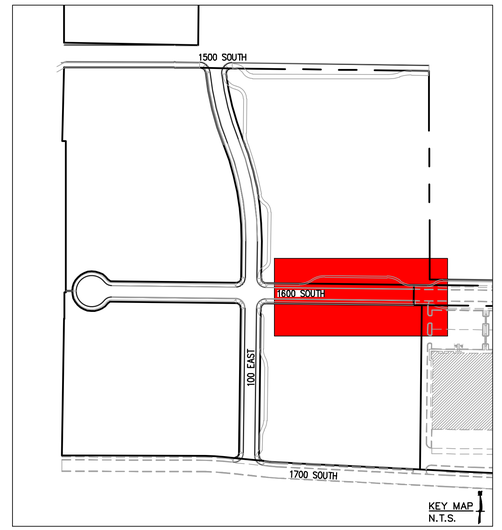
60"SD

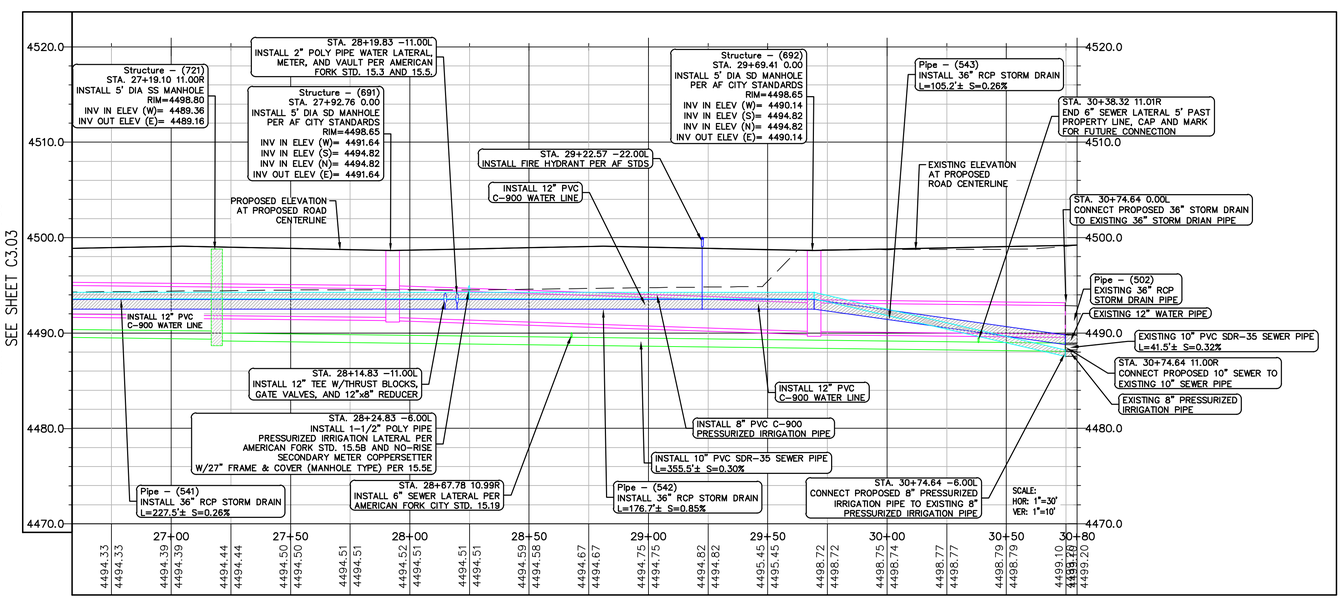
SEWER NOTE:
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2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

N

0 30 60 90
Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND





NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003
1600 SOUTH UTILITY PLAN & PROFILE
STA 26+59 TO 30+80

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

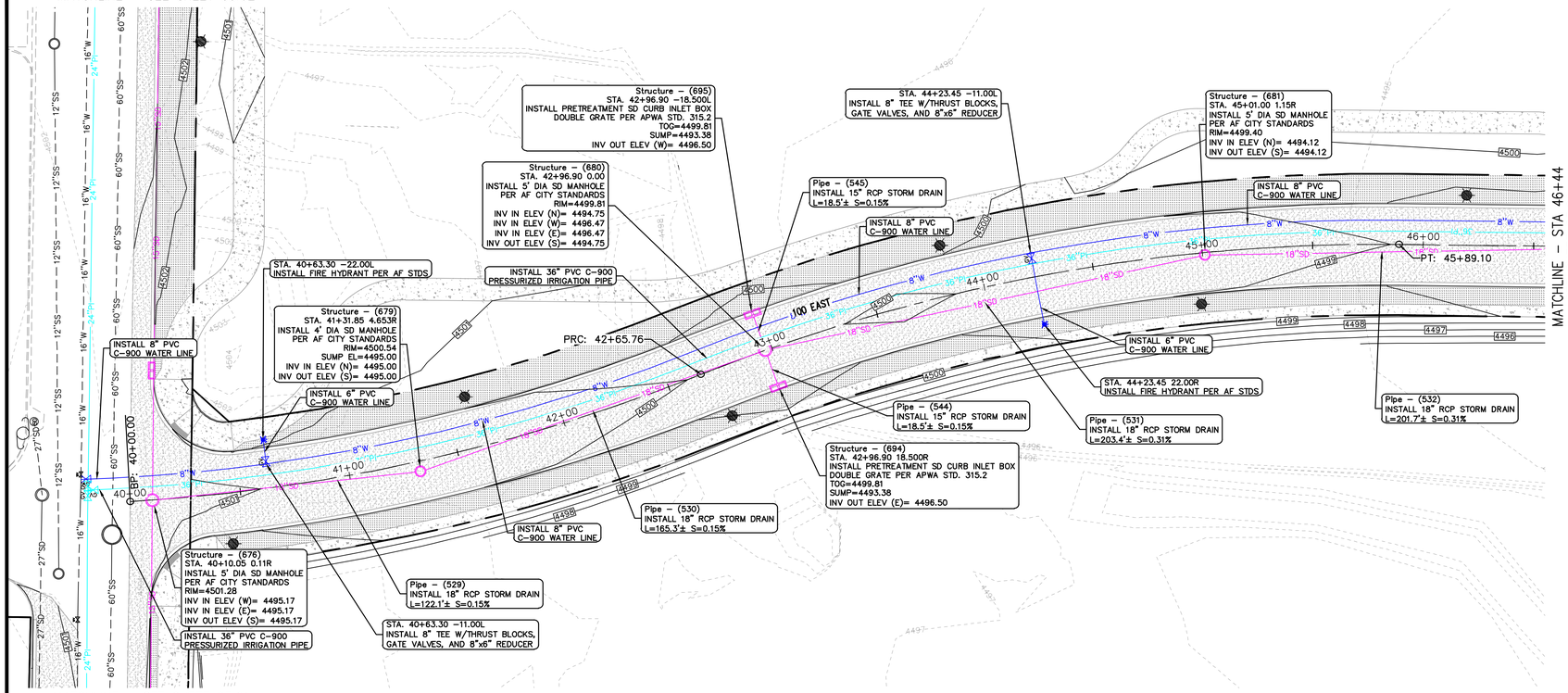
CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C3.04

PROJECT ID	DATE:
E22–021	08/10/22
FILE NAME: PRJ–CP3	SCALE: 1"=30'

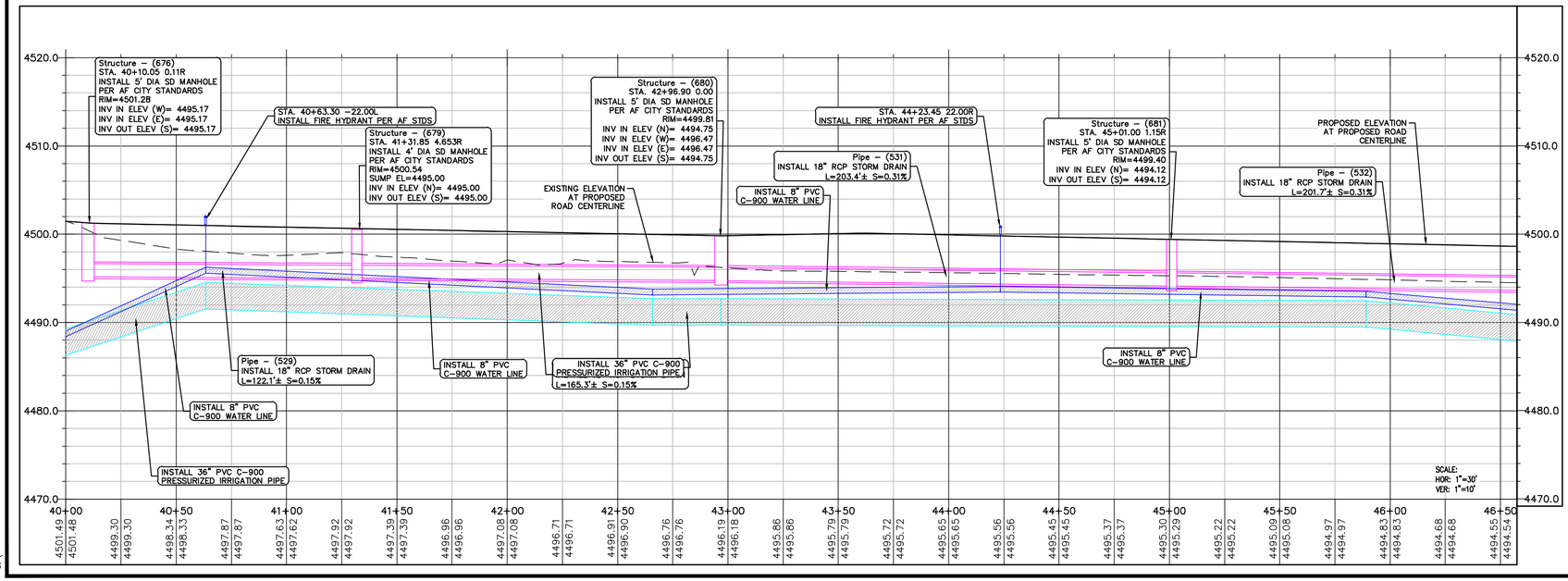
C:\

MATCHLINE – SEE SHEET C3.02

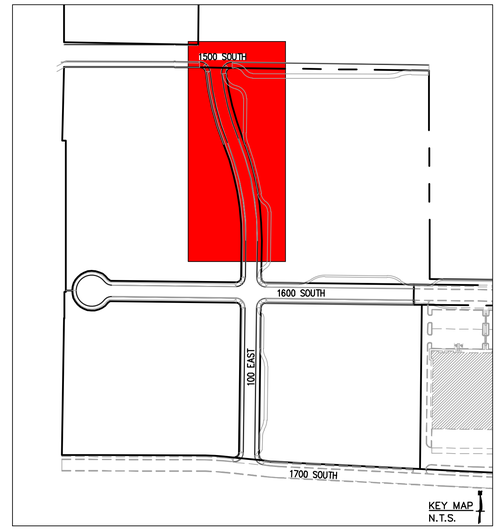


MATCHLINE – STA 46+44
SEE SHEET C3.06

MATCHLINE – SEE SHEET C3.01



MATCHLINE – STA 46+44
SEE SHEET C3.06



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SEWER NOTE:
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NO.	COMMENTS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

REVISIONS

DESIGNER: TLH
PROJECT ENGINEER: TLH

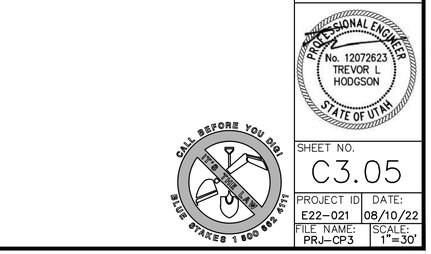
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

100 EAST UTILITY PLAN & PROFILE

STA 40+00 TO 46+44



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SHEET NO.
C3.05

PROJECT ID	DATE:
E22–021	08/10/22
FILE NAME: PRJ–CP3	SCALE: 1"=30'

MATCHLINE – SEE SHEET C3.04

MATCHLINE – STA 46+44
SEE SHEET C3.05

INSTALL 8" PVC C-900 WATER LINE

Structure – (697)
STA. 47+02.90 –18.500L
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.40
SUMP=4492.02
INV OUT ELEV (W)= 4495.15

Pipe – (547)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

STA. 47+42.74 –11.00L
INSTALL 12" CROSS W/THRUST BLOCKS, GATE VALVES, AND 12"x8" REDUCERS

STA. 26+02.82 37.57R
INSTALL 2" BLOW-OFF PER AF STDS

Structure – (683)
STA. 47+53.74 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.88
INV IN ELEV (N)= 4493.28
INV IN ELEV (W)= 4492.23
INV OUT ELEV (E)= 4492.23

Pipe – (561)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

STA. 49+97.21 –11.00L
INSTALL 8" TEE W/THRUST BLOCKS, GATE VALVES, AND 8"x6" REDUCER

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

Structure – (711)
STA. 50+06.21 –18.500L
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4496.85
SUMP=4490.48
INV OUT ELEV (W)= 4493.60

STA. 50+36.25 –11.00L
INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

INSTALL 8" PVC C-900 WATER LINE

Structure – (713)
STA. 52+65.56 –18.500L
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4496.48
SUMP=4490.08
INV OUT ELEV (W)= 4493.20

STA. 52+58.14 –22.00L
INSTALL FIRE HYDRANT PER AF STDS

Pipe – (563)
INSTALL 15" RCP STORM DRAIN
L=19.0'± S=0.19%

INSTALL 8" PVC C-900 WATER LINE

INSTALL 8" PVC C-900 WATER LINE

STA. 53+01.10 –9.87L
CONNECT TO EXISTING 8" WATER PIPE AND INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES

EP: 53+12.87

Structure – (688)
STA. 53+12.87 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.46
INV IN ELEV (N)= 4492.93
INV IN ELEV (W)= 4492.93
INV OUT ELEV (E)= 4492.93

STA. 53+03.13 –4.66L
CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION PIPE AND INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

100 EAST

1700 SOUTH

STA. 52+58.14 –11.00L
INSTALL 8" TEE W/THRUST BLOCKS, GATE VALVES, AND 8"x6" REDUCER

Structure – (685)
STA. 52+61.18 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.02
INV IN ELEV (N)= 4493.16
INV IN ELEV (W)= 4493.16
INV IN ELEV (E)= 4493.16
INV OUT ELEV (S)= 4493.16

Pipe – (562)
INSTALL 15" RCP STORM DRAIN
L=19.0'± S=0.19%

Structure – (712)
STA. 52+56.85 18.500R
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4496.52
SUMP=4490.08
INV OUT ELEV (E)= 4493.20

Pipe – (536)
INSTALL 18" RCP STORM DRAIN
L=51.7'± S=0.46%

Structure – (684)
STA. 50+06.21 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.36
INV IN ELEV (W)= 4493.57
INV IN ELEV (E)= 4493.57
INV OUT ELEV (S)= 4493.57

INSTALL 8" PVC C-900 WATER LINE

Pipe – (535)
INSTALL 18" RCP STORM DRAIN
L=255.0'± S=0.16%

STA. 50+36.25 37.00R
END 8" WATER LINE 5' PAST PROPERTY LINE, CAP AND MARK FOR FUTURE CONNECTION

STA. 49+97.17 22.00R
INSTALL FIRE HYDRANT PER AF STDS

Pipe – (560)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

Structure – (710)
STA. 50+06.21 18.500R
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4496.85
SUMP=4490.48
INV OUT ELEV (E)= 4493.60

STA. 47+47.74 –6.00L
INSTALL 8" CROSS W/THRUST BLOCKS AND GATE VALVES

Pipe – (533)
INSTALL 24" RCP STORM DRAIN
L=50.8'± S=0.42%

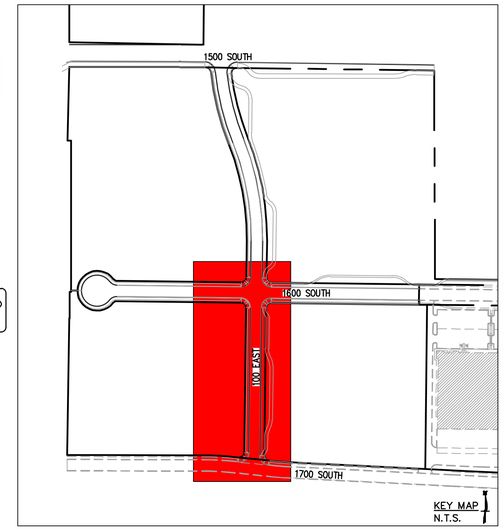
Structure – (682)
STA. 47+02.90 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.41
INV IN ELEV (N)= 4493.49
INV IN ELEV (W)= 4495.12
INV IN ELEV (E)= 4495.12
INV OUT ELEV (S)= 4493.49

Pipe – (546)
INSTALL 15" RCP STORM DRAIN
L=18.5'± S=0.15%

Structure – (696)
STA. 47+02.90 18.500R
INSTALL PRETREATMENT SD CURB INLET BOX DOUBLE GRATE PER APWA STD. 315.2
TOG=4498.40
SUMP=4492.03
INV OUT ELEV (E)= 4495.15

MATCHLINE – SEE SHEET C3.03

0 30 60 90
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND



⚠1 SEWER NOTE:
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

MATCHLINE – STA 46+44
SEE SHEET C3.05

Structure – (682)
STA. 47+02.90 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.41
INV IN ELEV (N)= 4493.49
INV IN ELEV (W)= 4495.12
INV IN ELEV (E)= 4495.12
INV OUT ELEV (S)= 4493.49

Pipe – (533)
INSTALL 24" RCP STORM DRAIN
L=50.8'± S=0.42%

STA. 47+47.74 –6.00L
INSTALL 8" CROSS W/THRUST BLOCKS AND GATE VALVES

Structure – (683)
STA. 25+65.25 0.00L
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4498.88
INV IN ELEV (N)= 4493.28
INV IN ELEV (W)= 4492.23
INV OUT ELEV (E)= 4492.23

EXISTING ELEVATION AT PROPOSED ROAD CENTERLINE

PROPOSED 10" SEWER PIPE

PROPOSED WATER LINE LOOP PER AMERICAN FORK STANDARDS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING WET AND DRY UTILITIES PRIOR TO INSTALLATION

INSTALL 8" PVC C-900 WATER LINE

STA. 47+42.74 –11.00L
INSTALL 12" CROSS W/THRUST BLOCKS, GATE VALVES, AND 12"x8" REDUCERS

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

Structure – (684)
STA. 50+06.21 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.36
INV IN ELEV (W)= 4493.57
INV IN ELEV (E)= 4493.57
INV OUT ELEV (S)= 4493.57

STA. 49+97.17 22.00R
INSTALL 8" TEE W/THRUST BLOCKS, GATE VALVES, AND 8"x6" REDUCER

INSTALL 8" PVC C-900 WATER LINE

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

Pipe – (535)
INSTALL 18" RCP STORM DRAIN
L=255.0'± S=0.16%

STA. 50+36.25 –11.00L
INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES

PROPOSED ELEVATION AT PROPOSED ROAD CENTERLINE

INSTALL 8" PVC C-900 WATER LINE

Structure – (685)
STA. 52+61.18 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.02
INV IN ELEV (N)= 4493.16
INV IN ELEV (W)= 4493.16
INV IN ELEV (E)= 4493.16
INV OUT ELEV (S)= 4493.16

STA. 52+58.14 –22.00L
INSTALL FIRE HYDRANT PER AF STDS

Structure – (686)
STA. 53+12.87 0.00
INSTALL 5' DIA SD MANHOLE PER AF CITY STANDARDS
RIM=4497.46
INV IN ELEV (N)= 4492.93
INV IN ELEV (W)= 4492.93
INV OUT ELEV (E)= 4492.93

Pipe – (536)
INSTALL 18" RCP STORM DRAIN
L=51.7'± S=0.46%

INSTALL 8" PVC C-900 WATER LINE

INSTALL 8" PVC C-900 WATER LINE

INSTALL 36" PVC C-900 PRESSURIZED IRRIGATION PIPE

STA. 53+01.10 –9.87L
CONNECT TO EXISTING 8" WATER PIPE AND INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES

STA. 53+03.13 –4.66L
INSTALL FIRE HYDRANT PER AF STDS

SCALE:
HOR: 1"=30'
VER: 1"=10'

4520.0
4510.0
4500.0
4490.0
4480.0
4470.0

46+50 47+00 47+50 48+00 48+50 49+00 49+50 50+00 50+50 51+00 51+50 52+00 52+50 53+00 53+13

4494.55 4494.54 4494.44 4494.44 4494.34 4494.34 4494.21 4494.21 4494.09 4494.09 4493.96 4493.96 4493.80 4493.80 4493.64 4493.64 4493.49 4493.49 4493.35 4493.35 4493.21 4493.21 4493.10 4493.10 4492.99 4492.98 4492.87 4492.87 4492.71 4492.70 4492.53 4492.53 4492.40 4492.39 4492.28 4492.28 4492.18 4492.17 4492.04 4492.04 4491.88 4491.88 4491.72 4491.72 4491.58 4491.57 4491.42 4491.42 4491.26 4491.25 4495.81 4495.81 4497.22 4497.21 4497.46 4497.46

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH
PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

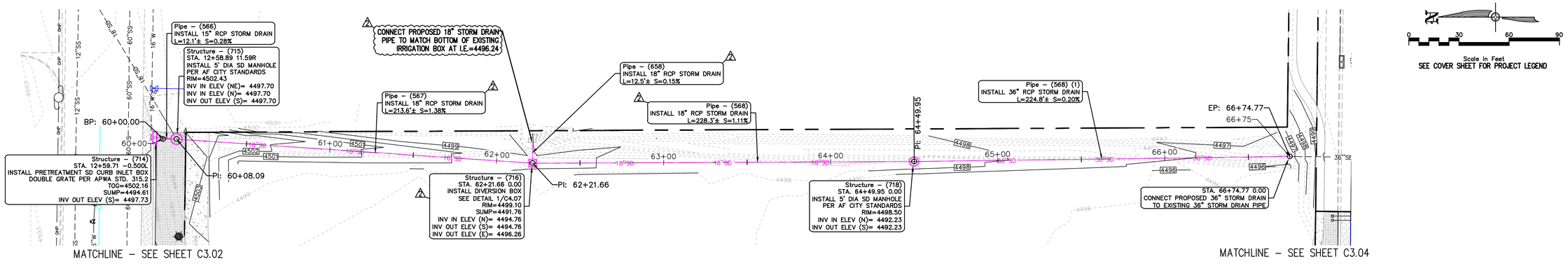
RODERICK CATALYST–SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003
100 EAST UTILITY PLAN & PROFILE
STA 40+00 TO 46+44

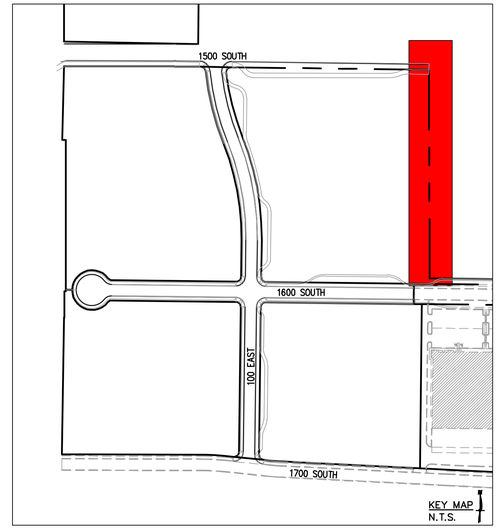
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

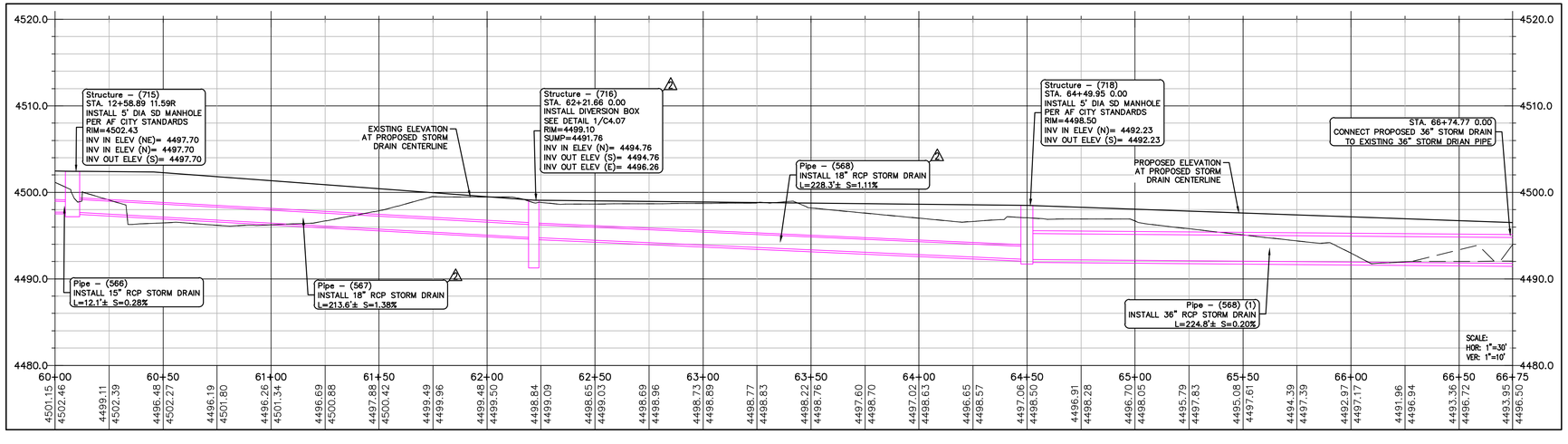
CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C3.06

PROJECT ID	DATE:
E22–021	08/10/22
FILE NAME: PRJ–CP3	SCALE: 1"=30'







NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

STORM DRAIN IMPROVEMENTS PLAN & PROFILE

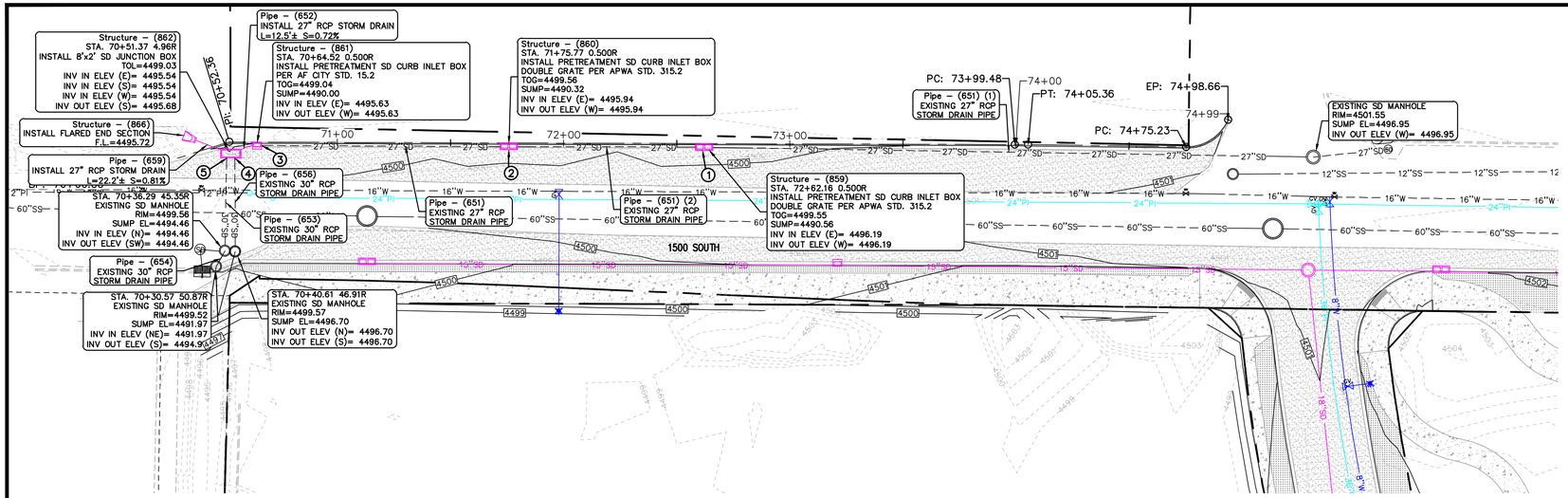
STA 60+00 TO 66+75

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C3.07

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'



MATCHLINE – SEE SHEET C3.05

SEWER NOTE:
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

N

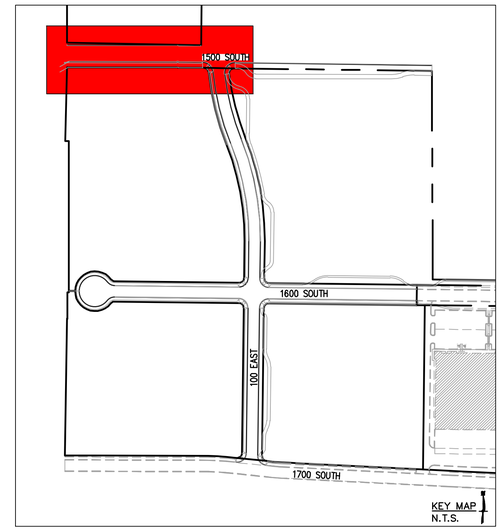
0 30 60 90

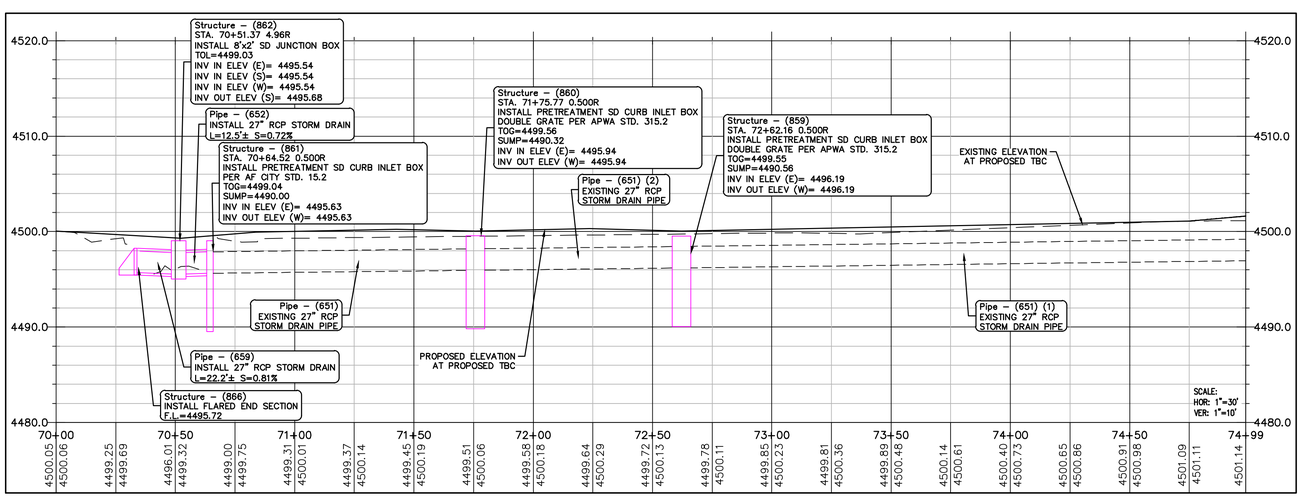
Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. CONNECT PROPOSED STORM DRAIN INLET BOX TO EXISTING 27" STORM DRAIN PIPE AT I.E.=4496.19.
2. CONNECT PROPOSED STORM DRAIN INLET BOX TO EXISTING 27" STORM DRAIN PIPE AT I.E.=4495.94.
3. CONNECT PROPOSED STORM DRAIN INLET BOX TO EXISTING 27" STORM DRAIN PIPE AT I.E.=4495.63.
4. CONNECT PROPOSED STORM DRAIN INLET BOX TO EXISTING 30" STORM DRAIN PIPE AT I.E.=4495.54.
5. CONNECT PROPOSED STORM DRAIN INLET BOX TO EXISTING 30" STORM DRAIN PIPE AT I.E.=4495.68.





NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003
1500 SOUTH UTILITY PLAN & PROFILE
STA 70+00 TO 74+99

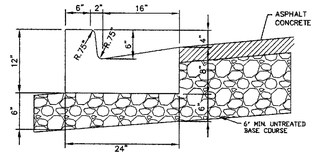
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

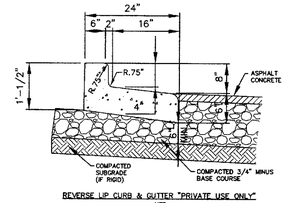
SHEET NO. C3.08

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE: 1"=30'

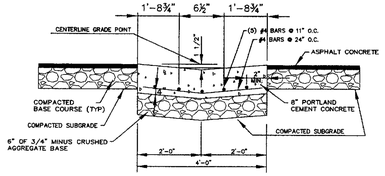
C:\



TYPE E CURB & GUTTER
-NTS-

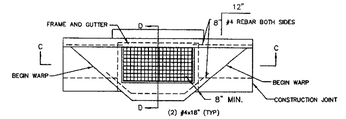


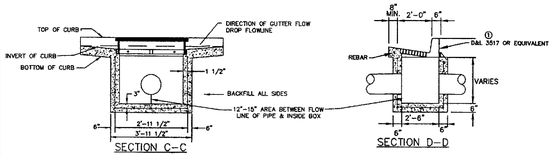
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-



4.0' VALLEY GUTTER
-NTS-

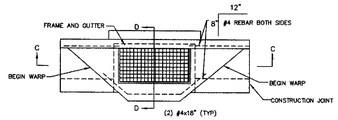
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

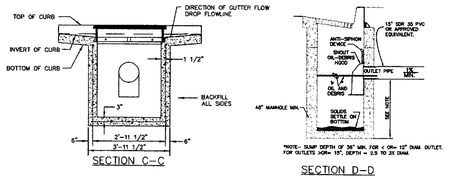




STORM DRAIN CATCH BASIN
-NTS-

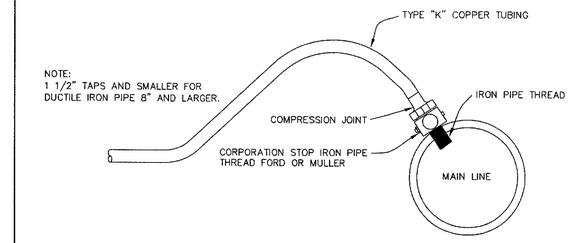
NOTE:
A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.



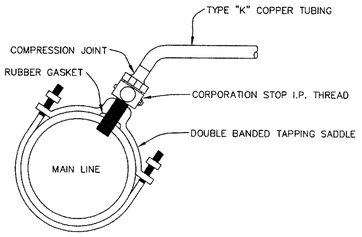


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

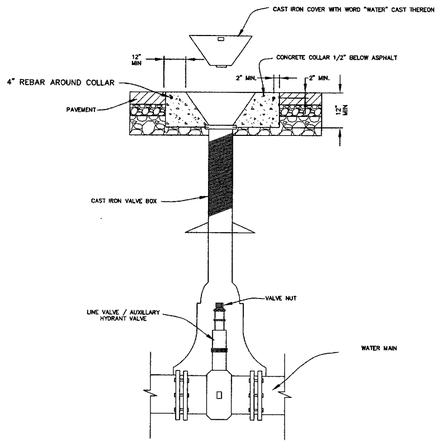


OPTION #2



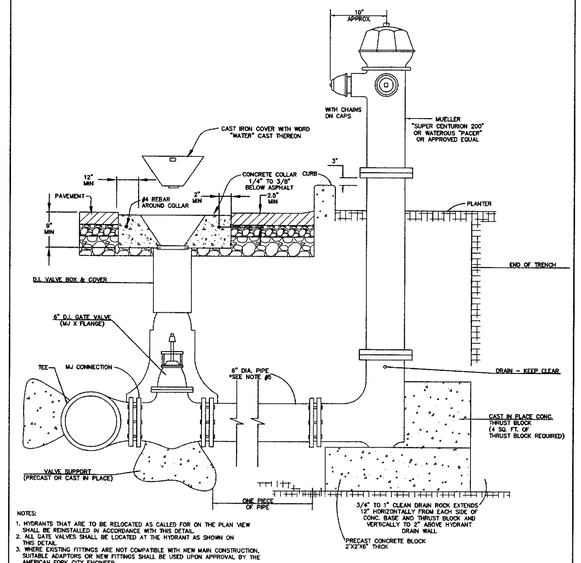
OPTION #1

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



VALVE BOX DETAIL

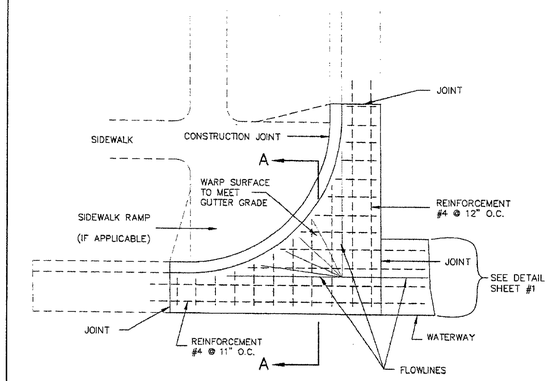
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



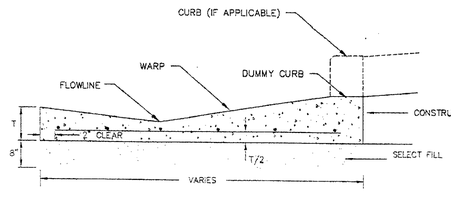
NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



PLAN



SECTION A-A

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

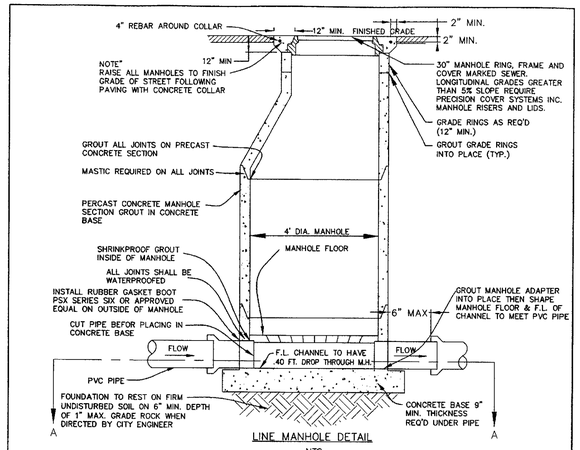
RODERICK CATALYST-SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

DETAIL SHEET

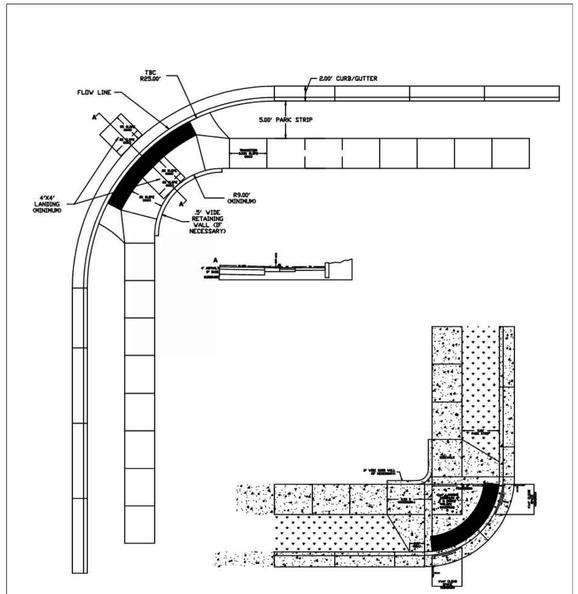
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

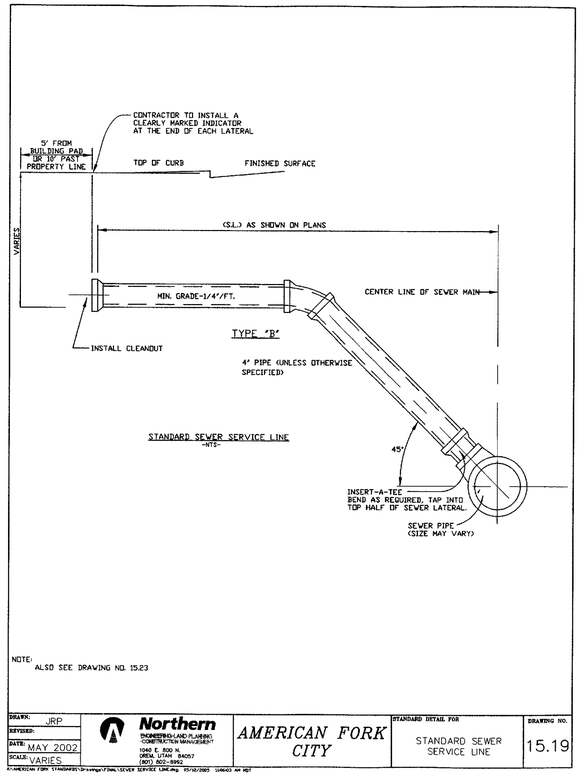
SHEET NO. C4.01
PROJECT ID E22-021
DATE: 08/10/22
FILE NAME: PRJ-CP3
SCALE:



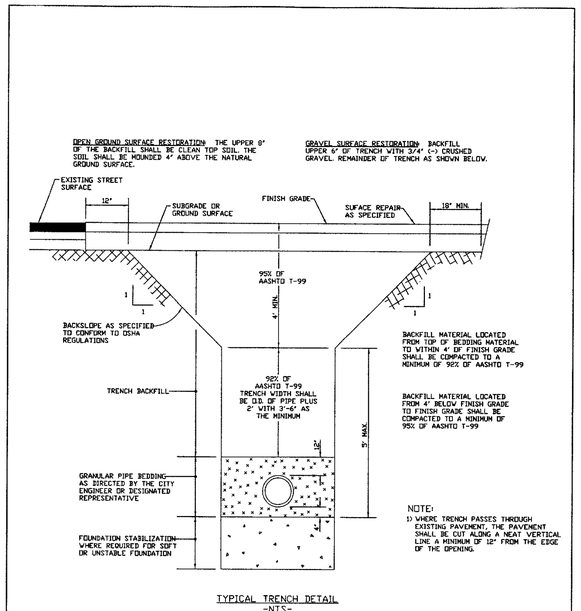
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT- 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL
REVISED:			DRAWING NO. 15.12
DATE: JULY 2002			
SCALE: VARIES			



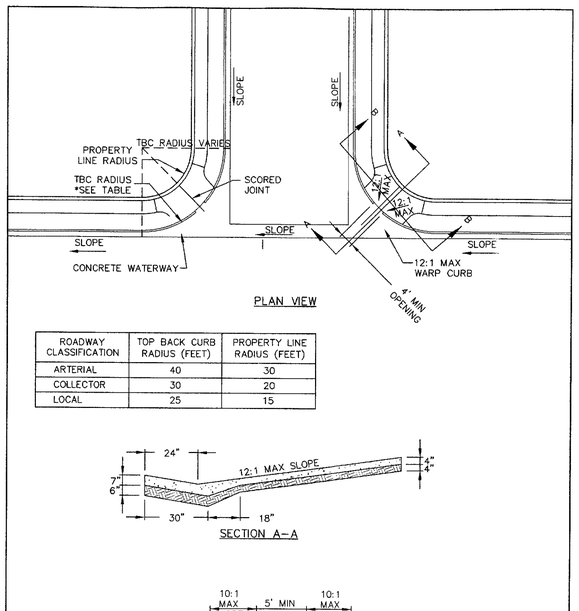
DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP
REVISED:			DRAWING NO. 15.18
DATE: APR. 2012			
SCALE: VARIES			



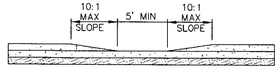
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT- 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE
REVISED:			DRAWING NO. 15.19
DATE: MAY 2002			
SCALE: VARIES			



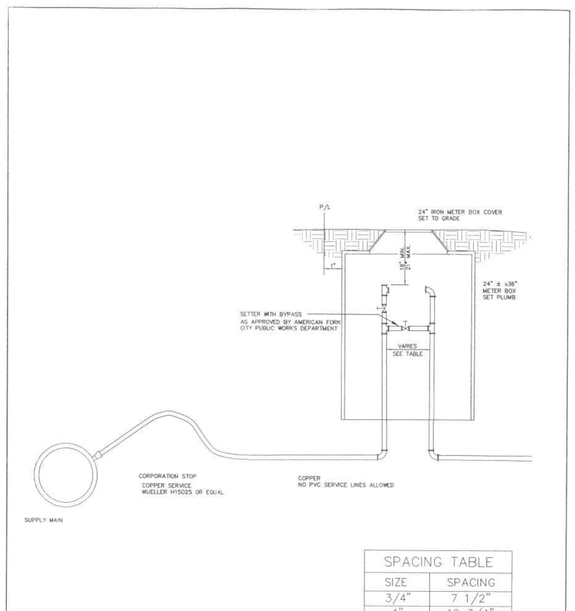
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REVISED:			DRAWING NO. 15.22
DATE: MAY 2002			
SCALE: VARIES			



ROADWAY CLASSIFICATION	TOP BACK CURB RADIUS (FEET)	PROPERTY LINE RADIUS (FEET)
ARTERIAL	40	30
COLLECTOR	30	20
LOCAL	25	15



DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT- 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD STREET INTERSECTION CORNER
REVISED:			DRAWING NO. 15.24
DATE: MAY 2002			
SCALE: VARIES			



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
~~1 1/2"~~	~~1'~~
~~2"~~	~~1'~~

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT- 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION
REVISED:			DRAWING NO. 15.5
DATE: MAY 2002			
SCALE: VARIES			

NO.	COMMENTS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

REVISIONS

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

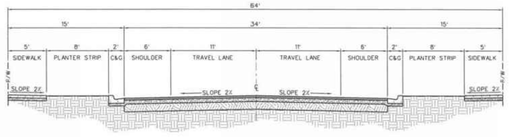
DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

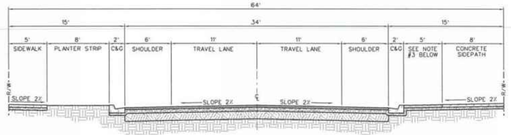
CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

SHEET NO.	
C4.02	
PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE:

ATTACHMENT A



LOCAL STREET CROSS-SECTION



LOCAL STREET CROSS-SECTION WITH 8' CONCRETE SIDEPATH

NOTES:
1. PROVIDE COLORING AND PATTERN FOR STAMPED CONCRETE TO DELINEATE THE PATH FROM THE STAMPED CONCRETE. SUBMIT THREE SAMPLES OF COLORING AND STAMPING PATTERNS TO CITY ENGINEER FOR REVIEW AND APPROVAL.
2. PLANTER STRIP TO BE TURF. ANY REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.
3. PLANTER STRIP OR COLORED STAMPED CONCRETE AS APPROVED BY PLANNING COMMISSION.

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NO	REVISION DESCRIPTION	BY	APP'D	DATE

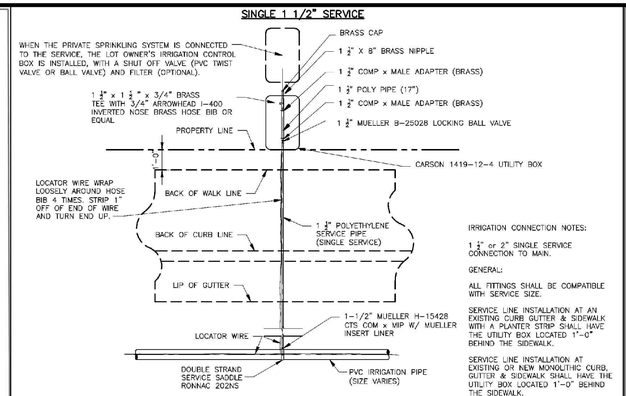
FILE: SD-15-005_FIG 5.DWG
JUB PROJ. #:SD-15-005
DRAWN BY: ESA
DESIGN BY: JMC
CHECKED BY: MLC
LAST UPDATED: 11/6/2015

AMERICAN FORK — EST. 1853 —

LOCAL STREET CROSS SECTIONS
AMERICAN FORK CITY CORPORATION
AMERICAN FORK, UTAH

SHEET FIG-1

SINGLE 1 1/2" SERVICE



IRRIGATION CONNECTION NOTES:

1 ½" or 2" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

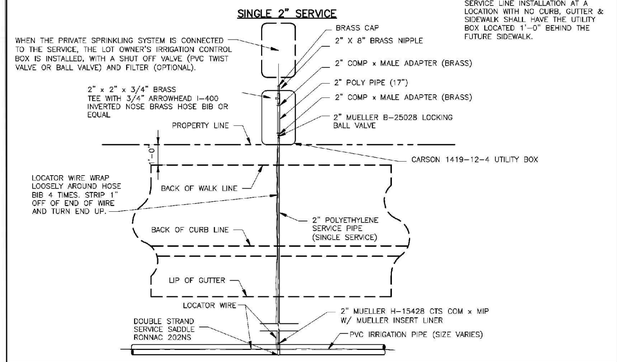
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB, GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

SINGLE 2" SERVICE



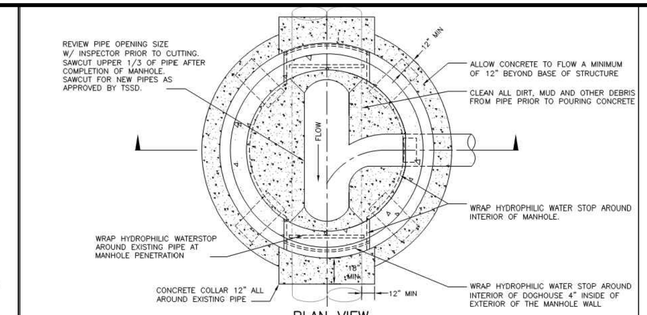
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS — 1042 WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100

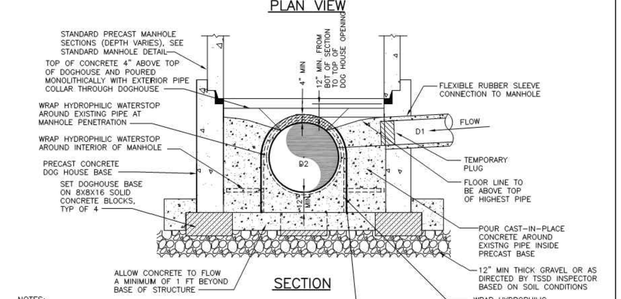
AMERICAN FORK CITY

STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER

DRAWING NO. 15.5B



PLAN VIEW



SECTION

NOTES:

1. ALL MANHOLES SHALL ALSO BE CONSTRUCTED PER DETAIL C/2002, STANDARD MANHOLE.
2. MINIMUM WALL THICKNESS FOR DOGHOUSE BASE SHALL BE 10"
3. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
4. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY TSSD.
5. HYDROPHILIC WATER STOP SHALL BE SIKA/GREENSTREAK LEAKMASTER LV-1, SINGLE COMPONENT, POLYURETHANE WATER SWELL OR APPROVED EQUAL. APPLY PER MANUFACTURER'S INSTRUCTIONS IN TWO CONTINUOUS, ¾" TO 1" BEADS 4" O.C. AT EACH INDICATED LOCATION BEING CAREFUL TO PROVIDE THE MANUFACTURER'S MINIMUM RECOMMENDED CONCRETE COVERAGE.

DOGHOUSE OPENING SHALL BE PREFORMED BY MANUFACTURER. FIELD CORING/CUTTING OF DOGHOUSE WILL NOT BE PERMITTED.

TIMPANOGOS SPECIAL SERVICES DISTRICT

NO	DATE	REVISION	BY	APP
5				
4				
3				
2				
1				

TIMPANOGOS SPECIAL SERVICES DISTRICT
MANHOLE ON EXISTING PIPE

DRAWN: | DESIGNED: | CHECKED: | APPROVED:
DATE: JUL '15 | FILE NAME: | DRAWING NAME: D-2

STYLE A

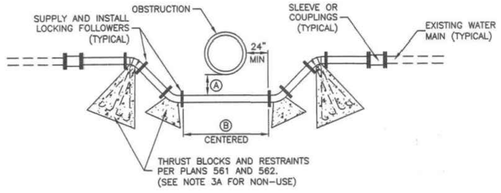
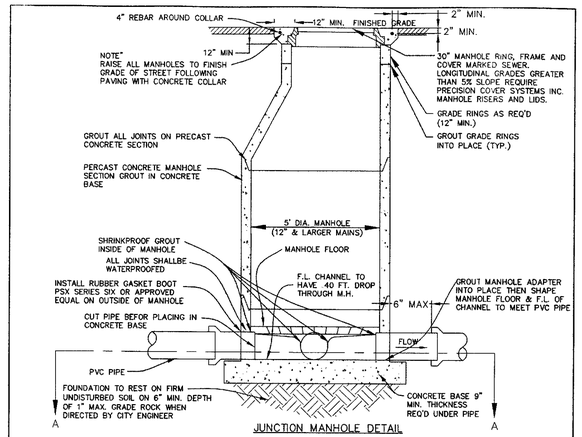


TABLE OF DIMENSIONS		
OBSTRUCTION	Ⓐ	Ⓑ
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

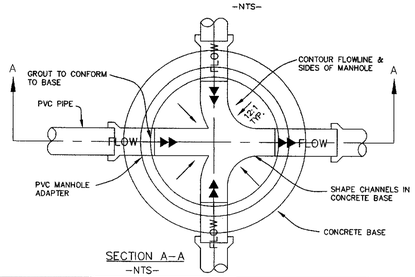
APWA Utah Chapter

Water main line loop

Plan **543.1** March 2011



JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

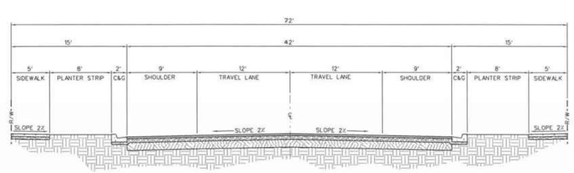
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern — ENGINEERING LAND PLANNING -CONSTRUCTION MANAGEMENT- 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

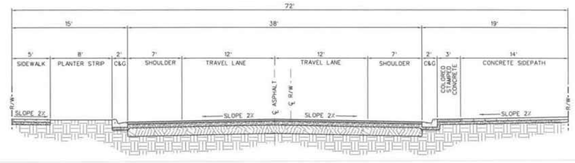
AMERICAN FORK CITY

STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL

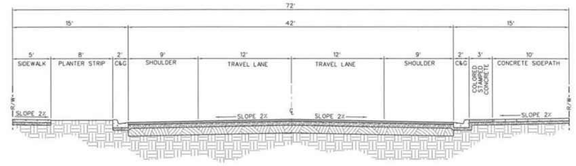
DRAWING NO. 15.13



MINOR COLLECTOR CROSS-SECTION



MINOR COLLECTOR CROSS-SECTION WITH 14' SIDEPATH



MINOR COLLECTOR CROSS-SECTION WITH 10' SIDEPATH

NOTES:
1. PROVIDE COLORING AND PATTERN FOR STAMPED CONCRETE TO DELINEATE THE PATH FROM THE STAMPED CONCRETE. SUBMIT THREE SAMPLES OF COLORING AND STAMPING PATTERNS TO CITY ENGINEER FOR REVIEW AND APPROVAL.
2. PLANTER STRIP TO BE TURF. ANY REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.

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NO	REVISION DESCRIPTION	BY	APP'D	DATE

FILE: SD-15-005_FIG 2.DWG
JUB PROJ. #:SD-15-005
DRAWN BY: ESA
DESIGN BY: JMC
CHECKED BY: MLC
LAST UPDATED: 9/14/2016

AMERICAN FORK — EST. 1853 —

MINOR COLLECTOR CROSS SECTIONS
AMERICAN FORK CITY CORPORATION
AMERICAN FORK, UTAH

SHEET FIG-2

NO	COMMENTS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST-SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

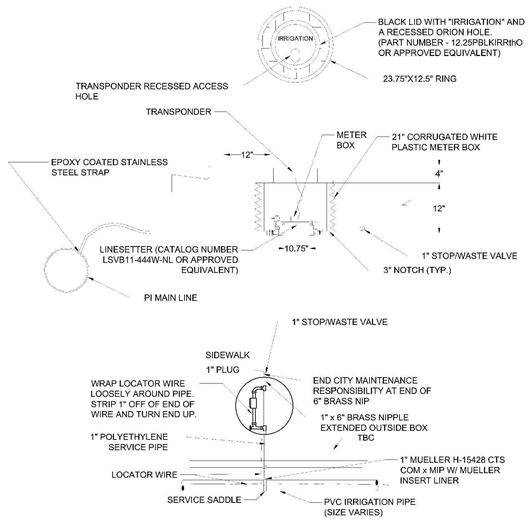
DETAIL SHEET

PROFESSIONAL ENGINEER — No. 12072623 — TREVOR L HODGSON — STATE OF UTAH

CALL BEFORE YOU DIG — BLUE STAKES 1 800 662 4111

SHEET NO. C4.03

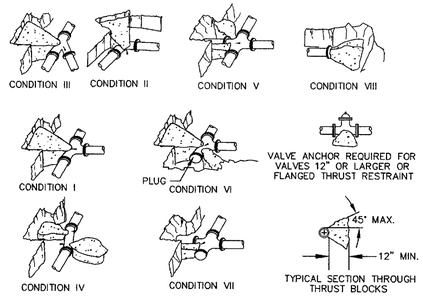
PROJECT ID: E22-021 | DATE: 08/10/22
FILE NAME: PRJ-CP3 | SCALE:



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			



NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

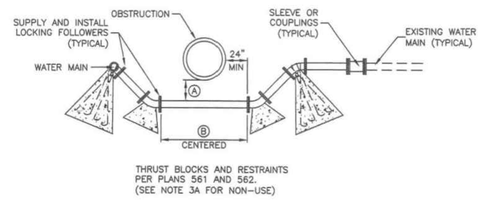
THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

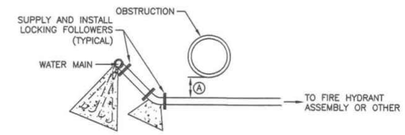
STYLE B AND C



THRUST BLOCKS AND RESTRAINTS PER PLANS 561 AND 562. (SEE NOTE 3A FOR NON-USE)

TABLE OF DIMENSIONS		
OBSTRUCTION	Ⓐ	Ⓑ
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

STYLE B

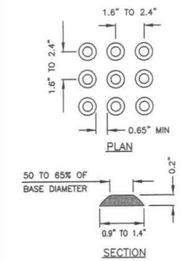


THRUST BLOCKS AND RESTRAINTS PER PLANS 561 AND 562. (SEE NOTE 3A FOR NON-USE)

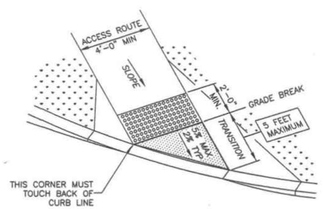
TABLE OF DIMENSIONS	
OBSTRUCTION	Ⓐ
SEWER	18" MIN
OTHER	12" MIN

STYLE C

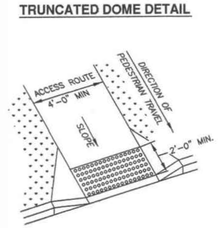
APWA Utah Chapter — Water main line loop — Plan 543.2 March 2011

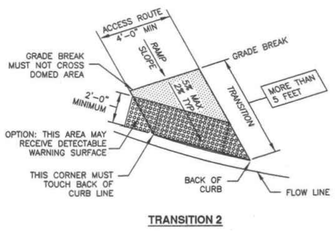


TRUNCATED DOME DETAIL



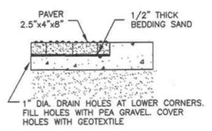
TRANSITION 1



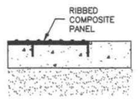


TRANSITION 2

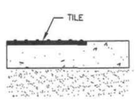
PERPENDICULAR ASSEMBLY — NON-PERPENDICULAR ASSEMBLY



STYLE P



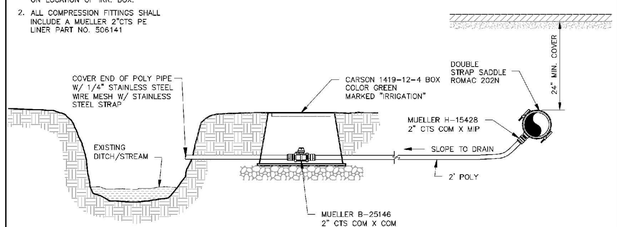
STYLE R



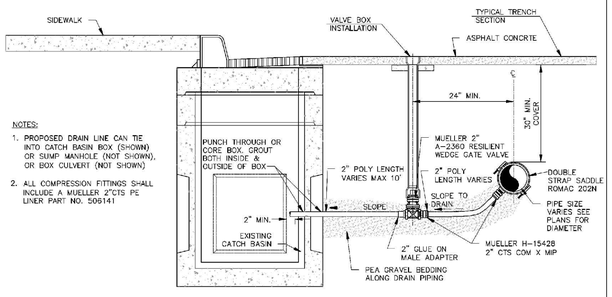
STYLE T

APWA Utah Chapter — Detectable warning surface — Plan 238 July 2011

NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF IRR. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141



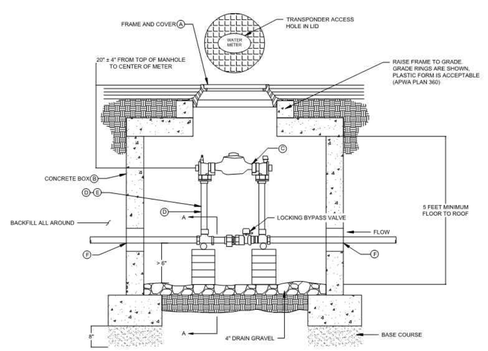
2" DRAIN TO DAYLIGHT



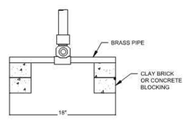
NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

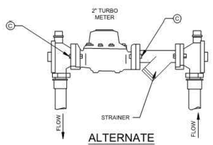
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



SECTION



SECTION A-A



ALTERNATE

TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502
Ⓑ		CONCRETE BOX	APWA PLAN 505
Ⓒ		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
Ⓓ		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
Ⓔ		2" CUSTOM SETTER WITH LOCKING BYPASS	
Ⓕ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE. CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C
REVISED:			
DATE: FEB 2019			
SCALE: VARIES			

NO.	BY	DATE	REVISIONS
1	TLH	12/08/22	COMMENTS
2	TLH	05/05/23	COMMENTS
3	TLH	06/29/23	COMMENTS

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

RODERICK CATALYST-SUBDIVISION PHASE 3

1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! 1-800-662-4111 BLUE STAKES 1 800 662 4111

SHEET NO. C4.04

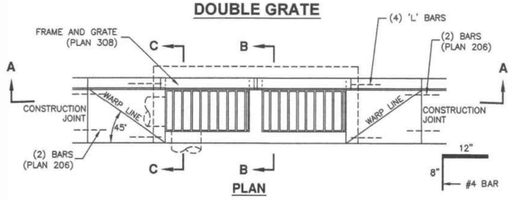
PROJECT ID: E22-021 DATE: 08/10/22

FILE NAME: PRJ-CP3 SCALE:

Catch basin

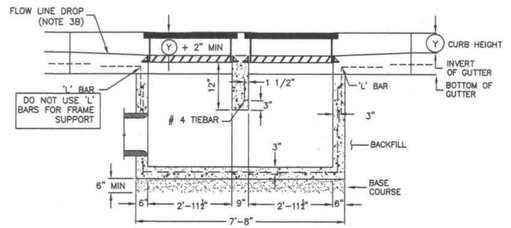
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

DOUBLE GRATE

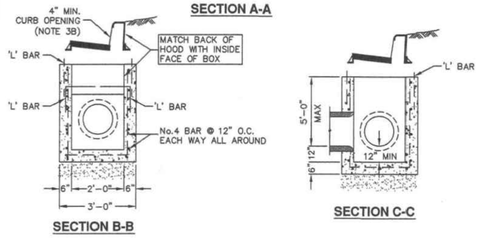


PLAN

"L" BAR DETAIL



SECTION A-A

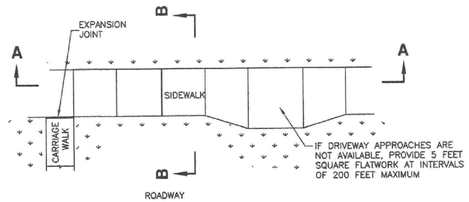


SECTION B-B

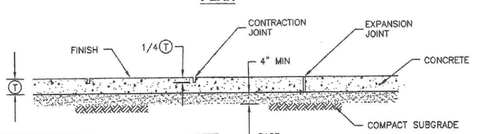
SECTION C-C

3" and 4" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.
2. **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



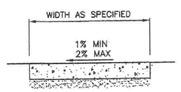
PLAN



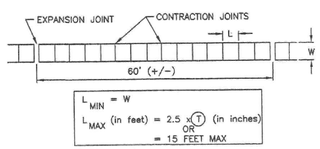
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

6" FOR SIDEWALK AT DRIVE APPROACHES

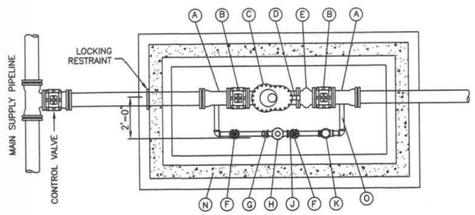
SECTION A-A



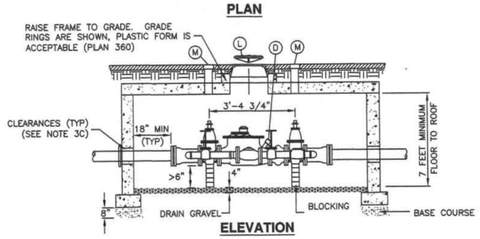
SECTION B-B



SIDEWALK JOINT DETAIL



PLAN



ELEVATION

LEGEND

No.	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE x M.J. ADAPTER	
B		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
C		3" OR 4" COMPOUND METER	
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE	
G		2" METER FLANGE	
H		2" DISPLACEMENT METER	
J		2" MALE METER FLANGE	
K		2" CHECK VALVE	
L		27" FRAME AND COVER	PLAN 502
M		TOP SECTION OF VALVE BOX WITH LID	PLAN 574
N		CONCRETE BOX	PLAN 505
O		COPPER PIPING	

* FURNISHED BY AGENCY

PIPE DIA. (INCHES)

BEND ANGLE	8	10	12	18
11.25	5'	7'	8'	13'
22.5	9'	11'	13'	18'
45	19'	23'	27'	37'
90	47'	56'	65'	90'

RESTRAINED LENGTHS, "L" (FEET)

NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

HORIZONTAL BENDS – LENGTH OF RESTRAINED JOINTS

RUN — RUN

RUN DIA. (INCHES)

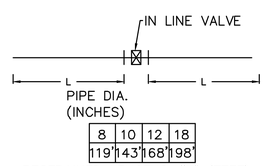
BRANCH DIA. (INCHES)	8	10	12	18
8	78'	103'	131'	207'
10	103'	103'	131'	207'
12	131'	131'	131'	207'
18	207'	207'	207'	207'

BRANCH

RESTRAINED LENGTHS, "L" (FEET)

NOTES:
1. RESTRAIN BOTH MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. PIPES ON ALL SIDES OF TEE SHOULD BE FULL LENGTHS OF PIPE.
2. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS.

HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



PIPE DIA. (INCHES)

8	10	12	18
119'	143'	168'	198'

RESTRAINED LENGTHS, "L" (FEET)

NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

IN LINE VALVE – LENGTH OF RESTRAINED JOINTS

RESTRAINED JOINT LENGTHS

N.T.S.

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NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	12/08/22
2	COMMENTS	TLH	05/05/23
3	COMMENTS	TLH	06/29/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 – 801-949-6296

RODERICK CATALYST–SUBDIVISION PHASE 3
1600 SOUTH 150 EAST, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO. C4.05

PROJECT ID	DATE:
E22-021	08/10/22
FILE NAME: PRJ-CP3	SCALE:

A. Post Mounted (Standard):
1. Test Box: Cast aluminum with thread lid and suitable for threaded mounting to a 1-inch or larger rigid galvanized steel conduit.
2. Terminal Block: Plastic or glass-reinforced laminate, 1/4-inch thick with seven terminals. Terminal heads shall have special heads to keep them from turning or shall be easily accessible from both sides of the terminal block without requiring its removal. Terminal studs, washers, and nuts shall be stainless steel.
3. Mounting Post: C4x7.25 standard shape steel channel, hot-dipped galvanized, 5 feet long.
4. Mounting Hardware: Galvanized steel rigid conduit, straps, and mounting hardware.
5. Manufacturer and Product: Testox; 800 series test stations.

B. Flush Mounted in Traffic Areas:
1. Test Box: Concrete body cast with cast-iron ring, with a minimum weight of 54 pounds and minimum dimensions of 8-inch inside diameter and 12 inches long. Furnish extensions as required to penetrate concrete surfaces by 4 inches minimum. Furnish with a 12-pound cast-iron lid with letters "TS" or words "Test Station" cast into lid.
2. Terminal Block: Plastic or glass-reinforced, 1/4-inch thick laminate terminal board with minimum dimensions of 6 inches by 10 inches. Furnish terminal block with seven stainless steel studs, washers, and lock washers.
3. Manufacturer and Product: Brooks; Models 1RT or 3RT.

2.06 JOINT BONDS
A. Coated Steel Pipe and Ductile Iron:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with two punched holes for thermite welding to the pipe. Strap bond shall be 12 inches long.
2. Welding of bond to pipe shall be with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
a. Manufacturers:
i. Erico Products.
ii. Continental Industries.
iii. Or approved equal.
4. At Contractor's option single-conductor minimum 8 AWG to 2 AWG (dependant on design) stranded copper wire with 600-volt HMWPE insulation, 18 inches long may be used.

B. Flexible Coupling, Flanged Coupling Adapter, and Other Nonstandard Joints:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with five punched holes for thermite welding to the coupling and pipe. Strap bond shall be fabricated for the length of the coupling with sufficient additional length for 1 inch of joint movement.
2. Weld bonds to pipe with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
a. Manufacturers:
i. Erico Products.
ii. Continental Industries.
iii. Or approved equal.
4. At Contractor's option single-conductor 2 AWG stranded copper wire with 600-volt HMWPE insulation, 24 inches long, with two 12-inch long THHN or XHHW insulated 12 AWG wire pigtails.
a. Manufacturer: Erico Products Inc. (Cadweld), Cleveland, OH may be used.

2.07 WIRE
A. General: Conform to applicable requirements of NEMA WC 3-80, WC 5-73, and WC 7-88.

B. Test Station: Single-conductor, one No. 8 AWG and one No. 12 AWG, stranded copper with 600-volt TW, THWN, or THHN insulation.

C. Galvanic Anode Header Wire: Single-conductor, No. 6 AWG or thicker wire only, stranded copper with 600-volt HMWPE insulation.

D. Color Insulation color shall be as follows:
1. Galvanic Anodes: Black.
2. Pipeline Test Wires: White.
3. Foreign Pipelines: Blue (water) or red (gas).
4. Casings: Orange.
5. Insulating Joints: White and green, or as shown on Drawings.

2.08 INSULATING JOINTS
A. General:
1. Insulating joints shall be dielectric unions, flanges, or couplings.
2. The complete assembly shall have an AWSA rating equal to or higher than that of the joint and pipeline.
3. All materials shall be resistant for the intended exposure, operating temperatures, and products in the pipeline.

B. Insulating Flanges:
1. Complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
2. Gasket materials shall be resistant to intended chemical exposure, operating temperatures, and pressures in the pipeline.
3. Gaskets: Full-face, Type E, G-10 Fiberglass, with O-ring seal.
4. Insulating Sleeves: Full-length Mylar or fiberglass reinforced epoxy (NEMA G-10 grade).
5. Insulating Washers: Fiberglass reinforced epoxy (NEMA G-10 grade).
6. Steel Washers: Plated, hot-rolled steel, 1/8-inch thick.
7. Manufacturers:
a. Pacific Seal, Inc., Burbank, CA
b. Central Plastics Co., Shawnee, OK.

C. Insulating Unions: O-ring sealed with molded and bonded insulating bushing to union body.
1. Manufacturer:
a. Central Plastics Company, Shawnee, OK.
b. Or equal

2.09 CONDUIT, LOCKNUTS, AND STRAPS
A. Conduit for atmospherically exposed service shall be rigid galvanized steel.

B. Locknuts, two-hole straps, and other miscellaneous hardware shall be galvanized steel. Galvanized items shall be hot-dipped galvanized in accordance with ASTM A153.

2.10 THERMITE WELD MATERIALS
A. General:
1. Thermite weld materials consist of wire sleeves, welders, and weld cartridges according to the weld manufacturer's recommendations for each wire size and pipe or fitting size and material.
2. Welding materials and equipment shall be the product of a single manufacturer. Interchanging materials of different manufacturers is not acceptable.

B. Molds: Graphite. Ceramic "One-Shot" molds not acceptable.

C. Adapter Sleeves:
1. For No. 12 AWG and No. 2 AWG Wires:
a. Prefabricated factory sleeve joint bonds or bond wires with formed sleeves made in the field are acceptable. Attach field-formed joint bonds sleeves with the appropriate size and type of hammer die furnished by the thermite weld manufacturer.
b. Extend wire conductor 1/8 inch beyond the end of the adapter sleeve.

D. Cartridges:
1. Steel: 25 grams, maximum.
2. Cast and Ductile Iron: 32-45 grams, XF-19 Alloy.

E. Welders and Cartridges: For attaching copper wire to pipe material:

Pipe Material	Weld Type	Cartridge Size, Max.
Nos. 6 AWG Wire & Smaller		
Steel	HA, VS, HC	25 grm
Ductile or Cast Iron	HB, VH, HE	32 grm (XF-19)
Wire Joint Bonds		
Steel	FB	25 grm
Ductile or Cast Iron	FC	32 grm (XF-19)
Concrete Cylinder Pipe	HA	25 grm
Strap Joint Bonds		
Steel	SA-128	15 grm

F. Welding Materials Manufacturers:
1. Erico Products Inc. (Cadweld), Cleveland, OH.
2. Continental Industries, Inc. (Thermo-Weld), Tulsa, OK.

2.11 COATING REPAIR MATERIAL FOR PIPE AND FITTINGS
A. General:
1. Complete coating repairs in accordance with recommendations of the pipe or fitting manufacturer.
2. Coat thermite weld connections to ductile iron pipe with fast cure epoxy or thermite weld cap.
3. Coat all cement mortar or concrete pipe connections with epoxy coating followed by a 1-inch thick coat of cement mortar.

B. Thermite Weld Caps: Prefabricated weld cap with coating and suitable primer, such as Handy Cap IP as manufactured by Royston Laboratories, Inc.

C. Epoxy Coating:
1. 100 percent solids, fast curing epoxy suitable for submerged or buried conditions.
2. Acceptable Products and Manufacturers or Equal:
a. Denso Protal 7125 (low temperature) or Protal 7300.
b. TapecoatTC7010.
c. 3M ScotchKote 323.

2.12 ANCILLARY MATERIALS
A. Test Station Wire Terminations: One-piece, tin-plated crimp-on ring tongue connector:

1. Manufacturers:
a. Burndy Co.
b. Thomas and Betts.

B. Shunts: Shunts shall be 0.01 -ohm Holloway Type RS.

C. Compression Connectors:
2. For in-line, tap, and multi-splice, furnish "C" taps made of conductive wrought copper, sized to fit the wires being spliced.
3. Provide crimp tool and dies as recommended by the manufacturer for the wire and connector size.
4. Manufacturer and Product:
a. Burndy; Type YC.
b. Or equal.

D. Electrical Tape:
1. Linerless rubber high-voltage splicing tape and vinyl electrical tape suitable for moist and wet environments.
2. Manufacturer and Products: 3M Products; Scotch 130C and Scotch 88.

2.13 DC BLOCKERS - POLARIZATION CELL REPLACEMENT (PCR) -- WHERE REQUIRED BY DESIGN

A. Solid-state decoupling device with the following ratings:

60-Hz Current short duration, 3 cycles	5,000 amps AC-RMS Symmetrical
60-Hz Current steady-state, 65 degrees C ambient	40 amps AC-RMS Symmetrical
Lightning Surge Current	100,000 amperes
DC Current Leakage driving voltage of 8V dc, 65 degrees C	Less than 0.1 milliamp
Ambient Operating Temperature	Minus 40 degrees F To Plus 150 degrees F

B. Provide polarization cell in manufacturer's standard enclosure Dairyland Electric Industries, Model PCR3,7KA.

C. Mounting Hardware: Manufacturer's standard, as approved by Engineer.

SPECIFICATION PART 3 - EXECUTION

3.01 GENERAL
A. Construct a galvanic anode cathodic protection system with prepackaged anodes including test stations and insulating joints.

B. All materials and equipment associated with joint bonding, test stations, insulating joints, and casing insulators as shown and specified herein shall be furnished and installed by the Contractor. Any changes in design or method of installation of an item as specified shall be reviewed by the Construction Manager.

C. Whenever the requirements of the Specifications or Drawings exceed those of the codes or manufacturer's instructions, the requirements of the Specifications or Drawings shall prevail. Where a larger size or better grade of material or a higher standard of workmanship is required, the most stringent requirement shall apply.

3.02 STORAGE AND HANDLING
A. Store all prepackaged anodes, anode backfill, and test stations off the ground and keep them dry at all times.

B. Protect materials against weather, condensation, and mechanical damage. Immediately remove from site all damaged anodes.

C. Anode backfill material that has become wet will not be acceptable.

3.03 GALVANIC ANODE INSTALLATION
A. Install galvanic anodes as shown on Drawings. Provide a minimum anode spacing of 2 feet from other unprotected pipelines. Galvanic anodes packaged in cardboard type chip-tube shall be thoroughly perforated just prior to installation. Install anodes at intervals and depths as shown on Drawings.

B. All galvanic anode groundbeds to be connected to the pipeline through a test station. Direct connection to the pipeline will not be permitted.

C. Thoroughly compact native backfill around each anode to a point 1 foot above the anode. Stop backfill below grade to allow for placing of topsoil, when required.

D. Bury anode wires a minimum of 36 inches below finish grade. Backfill around wires with sand a minimum of 3 inches all around wires.

3.04 TEST STATION INSTALLATION

A. Location, type, and style of test stations shall be as shown on the Schedules on Drawings (where applicable). Final field location shall be determined based on actual site conditions and as approved by the Construction Manager.

B. Attach all test wires to the pipe by the thermite weld method unless approved otherwise.

C. The wires from the test stations shall be buried a minimum of 36 inches below finished grade. Provide 12-inch loop in wires at pipe and beneath test station to prevent them from being stressed or broken during backfilling operations.

D. Test wires within paved roadways and with less than 36 inches of ground cover shall be installed in rigid PVC-coated steel conduit, except when located under concrete floor slabs.

E. Make wire connections to test station terminals with crimp-on ring tongue terminals, except where solid wire is specified.

3.05 PIPE JOINT BONDING
A. To form an electrically continuous pipeline and associated appurtenances, the joints of all buried steel pipe, including vault and manhole piping and all fittings, and including all restrained joints, shall be electrically bonded, except joints specified to be threaded, welded, or insulated.

B. Install two joint bond assemblies at each steel-pipe joint that requires bonding.

C. Electrical connection of all wires to pipe and fittings shall be by the thermite weld process.

D. Each bonded joint shall be tested as specified under Paragraph Electrical Continuity Testing, this Section.

3.06 WIRE CONNECTIONS
A. Thermite Weld:
1. Use thermite weld method for electrical connection of copper wire to steel, ductile, and cast iron surfaces. Observe proper safety precautions, welding procedures, thermite weld material selection, and surface preparation recommended by the welder manufacturer. Assure that the pipe or fitting wall thickness is of sufficient thickness that the thermite weld process will not damage the integrity of the pipe or fitting wall or protective lining.
2. After the weld connection has cooled, remove slag, visually inspect, and physically test wire connection by tapping with a hammer; remove and replace any defective connections.
3. On pipe and fittings with dielectric linings, make the weld connection on the shop tab provided or on a thick metal section to minimize damage to the lining and coating. After the weld is made, coat the weld with coating repair material.
4. Coat each completed wire connection as specified, this Section. If the lining is damaged by welding, repair in accordance with the lining applicator's recommendations.
5. Make wire connections to concrete cylinder pipe by thermite welding to the shop welded steel studs or plates provided on the pipe for this purpose. Clean the steel studs to bright metal before thermite welding. Coat the completed wire connection with cement mortar.

3.07 WIRE INSULATION REPAIR
A. Splicing of wire will not be permitted except where specifically shown on Drawings and approved by the Construction Manager.

B. Splices or damage to the wire insulation shall be required by spirally wrapping with two coats of high-voltage rubber splicing tap and two layers of vinyl electrical tape.

C. Make wire splices with suitable sized compression connectors or mechanically secure and solder with rosin cored 50/50 solder.

3.08 TESTS AND INSPECTION
A. General:
1. Contractor shall correct all construction defects identified during testing.
2. Provide Construction Manager with 3 days' advance notice before beginning tests.

B. Electrical Continuity Testing:

1. Provide necessary equipment and materials, and make electrical connections to pipe as required to test continuity of bonded joints.
2. Conduct continuity test on buried joints that are required to be bonded. Test electrical continuity of joint bonds after bonds are installed but before backfilling of pipe.
3. Have Cathodic Protection Specialist review and signoff tests of bonded joints.
4. Test electrical continuity of completed joint bonds using a digital low resistance ohmmeter,
i. Provide the following equipment and materials:
ii. One Biddle Model 247001 digital low resistance ohmmeter,
iii. One set of duplex helical current and potential hand spikes, Biddle Model No. 241001, cable length as required,
iv. One calibration shunt rated at 0.001 ohm, 100 amperes, Biddle Model No. 249004.
b. Test Procedure:
i. Measure resistance of joint bonds with low resistance ohmmeter in accordance with manufacturer's written instructions.
ii. Use helical hand spikes to contact pipe on each side of joint, without touching thermite weld or bond,
iii. Clean contact area to bright metal by filing or grinding and without surface rusting or oxidation,
iv. Record measured joint bond resistance,
v. Repair damaged pipe coating.
5. Joint Bond Acceptance:
a. Joint Bond Resistance: Less than or equal to the maximum allowable bond resistance values in Table 1.

Table 1

Joint Type	Max. Allowable Resistance
	2 Bonds/Joint (except where noted)
Push-On or Mechanical	0.000182 ohm
Flexible Coupling	0.000212 ohm
Concrete Cylinder	0.000100 ohm

b. Replace joint bonds that exceed the allowable resistance. Retest replacement joint bonds for compliance with bond resistance.
c. Repair defective joint bonds discovered during energizing and testing.
d. Record Tests of Each Bonded Pipeline:
1. Description and location of pipeline tested.
2. Starting location and direction of test.
3. Date of test.
4. Joint type.
5. Measured joint bond resistance.
6. Record test information on a form that includes information listed above.

C. Insulated Joint Testing:

1. Test each insulating joint after assembly with a GAS Electronics Model 601 insulator tester or equivalent instrument in accordance with the manufacturer's written instructions. Conduct test before burial and coating of buried insulating flanges.
2. Contractor to replace damaged or defective insulation parts identified during testing.
3. Electrical isolation is defined as a condition of being electrically isolated from other metallic structures (including, but not limited to, other piping, concrete reinforcement, casings, and

other structures not intended to be cathodically protected) and the environment as defined in NACE Recommended Practice RPO169-83.
4. Construction Manager shall conduct additional insulating joint tests as required to ensure that insulating flanges are not electrically shorted by other equipment, electrical conduits, or incidental contact with concrete reinforcement during energizing and testing.

D. Cathodic Protection System Energizing and Testing:

1. After the installation of the cathodic protection system is completed, the Contractor shall connect the anodes to the pipe in test stations and make sufficient tests throughout the network of protected pipe to confirm proper installation of the cathodic protection system.
2. Measure structure-to-soil potential of pipeline at each test station, Structure-to-soil potential measurements shall be made at surface with a portable copper-copper sulfate reference electrode.
3. Upon completion of such tests, the Contractor shall tabulate the data recorded.

END OF SECTION

FIGURES AND DIAGRAMS

FIGURE 1 - INSULATING FLANGE (WHERE NECESSARY)

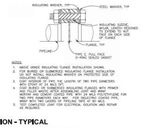


FIGURE 2 - ANODE INSTALLATION - TYPICAL



FIGURE 3 - THERMITE WELD CONNECTION

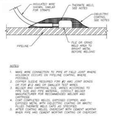


FIGURE 4 – ANODE GROUNDBED CONNECTION

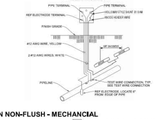
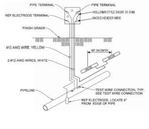


FIGURE 5 – TEST STATION NON-FLUSH - MECHANICAL



FIGURE 6 – TEST STATION WIRING DIAGRAM



APPENDIX 1: ULTRAMAG MAGNESIUM ANODE, TYPE 32D5 SPECIFICATION SHEET

UltraMag High Potential Magnesium Anode for Cathodic Protection with Improved Core

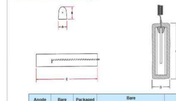
UltraMag anode meets or exceeds industry standards





Description | How to Order | Chemical Analysis | Dimensions

Anode Dimensions & Weights



Anode Type	Bare Weight	Packaged Weight	Bare A	Bare B	Packaged C	Packaged D	Packaged E
903	9	27	3-1/2"	3-3/4"	13-7/8"	8"	17"
1703	17	45	3-1/2"	3-3/4"	25-1/4"	8-1/2"	29"
2002	20	70	2-3/4"	3"	36-3/4"	5-1/2"	66"
3205	32	75	5-1/2"	5-3/4"	19-7/8"	8"	20"
4003	40	100	3-1/2"	5-3/4"	60"	8-1/2"	66"
4605	46	100	5-1/2"	5-3/4"	33-1/2"	8"	38"
4004	60	125	4-3/8"	4"	62"	7"	64"

McWANE DUCTILE | IRON STRONG

V-BIO

V-Bio Enhanced Polyethylene Encasement and Corrosion Control



McWane Ductile always looks to improve the products and services we provide the water and wastewater industry, especially because municipalities have come to expect a long service life from our ductile iron pipe. Polyethylene encasement is our most popular, economic, and successful method of protecting pipe from corrosion. Since its first water system installation in 1958, polyethylene has been used to protect hundreds of millions of feet of cast and ductile iron pipe in aggressive environments.

McWane Ductile is now taking pipe protection to new heights with the innovative V-Bio, an enhanced polyethylene encasement that provides significantly advanced corrosion protection for ductile iron pipe. Specifically, V-Bio addresses the potential influence of anaerobic bacteria and inhibits the formation of corrosion cells under the wrap.

Key facts about V-Bio enhanced polyethylene encasement:

- Builds upon a proven method of corrosion control — polyethylene encasement — that has been protecting iron pipe from aggressive soils since it was first installed in 1958.
- Consists of three layers of co-extruded linear low-density polyethylene film, minimum 8 mil thickness, that are fused into one that results in physical strengths up to 40 percent greater than the old polyethylene film, resulting in more damage resistant protection.
- Features an inside surface that is infused with a proprietary anti-microbial to mitigate microbiologically influenced corrosion (MIC) and a volatile corrosion inhibitor to control galvanic corrosion.
- Addresses two concerns raised over the years — the potential influence of anaerobic bacteria through MIC and the concern about the possibility of corrosion occurring under intact polywrap.
- Protects against corrosion without involving consumption or degradation of either the anti-microbial or the corrosion inhibitor. The film's enhanced properties will not wear out!
- Meets all requirements of the American National Standards Institute and the American Water Works Association (ANSI/AWWA C105/A21.5) standards for polyethylene encasement.
- Is the next step in a proven, successful method of corrosion control.

For more details about V-Bio enhanced polyethylene encasement, ductile iron pipe, or McWane Ductile, visit www.mcwaneductile.com.

McWANE DUCTILE | IRON STRONG

Standard Dimensions and Weights

Pipe Size (in.)	Lay Flat size	Length Per Roll*	Tape Required per Joint (ft.)	Weight Per Roll*
4	20	500	5	72
6	20	500	6	72
8	20	500	8	72
10	27	380	9	73.9
12	27	380	10	73.9
14	34	300	11	73.44
16	34	300	12	73.44
18	41	260	13	73.8
20	41	260	15	73.8
24	54	210	17	81.6
30	67	150	21	72.4
36	81	132	25	75.27

*Weights and lengths subject to change.
†Based on one turn at each end, six 4" long strips to secure loose wrap plus approximately 5% extra.

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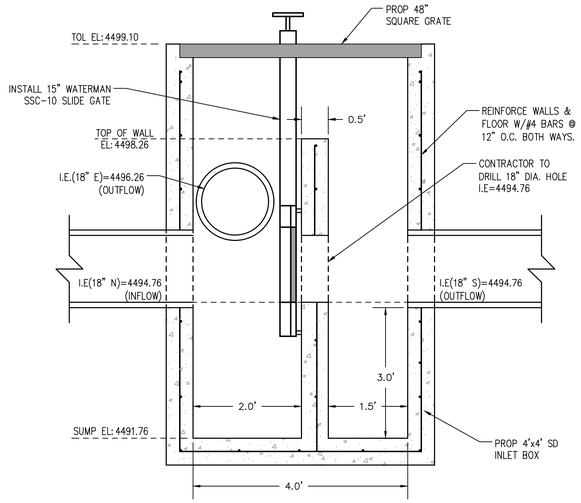
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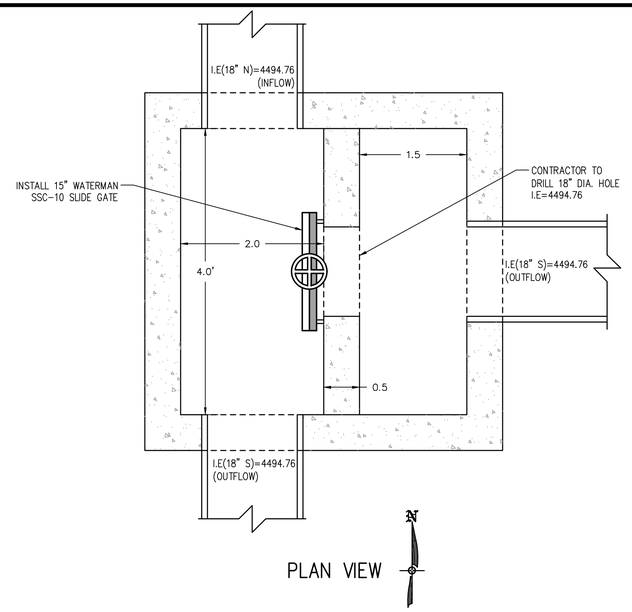
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FILE NAME: PRJ-CP3 | SCALE:

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PROFILE VIEW



PLAN VIEW

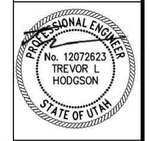
1 DIVERSION STRUCTURE
N.T.S.

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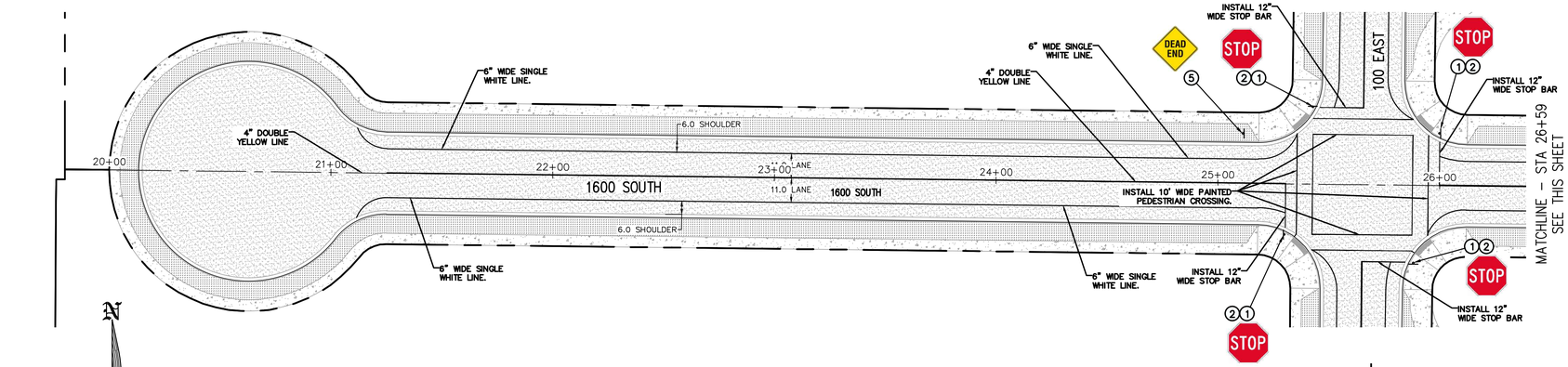
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DETAIL SHEET

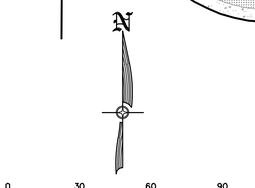


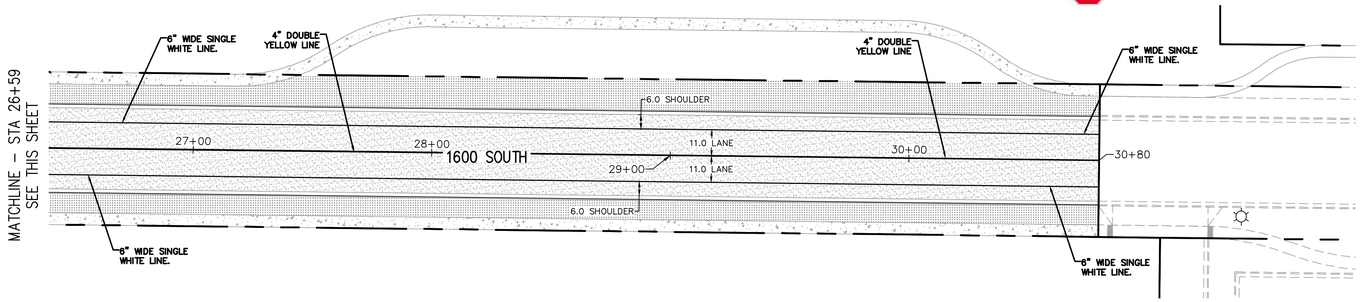
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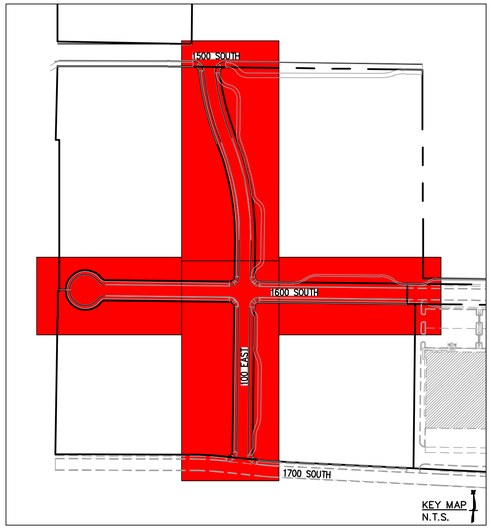






ROAD STRIPING NOTE:
ALL ROAD STRIPING TO BE DONE PER UDOT STANDARDS AND SPECIFICATIONS.

1. SEE SHEET C1.02 FOR ROAD CROSS SECTIONS



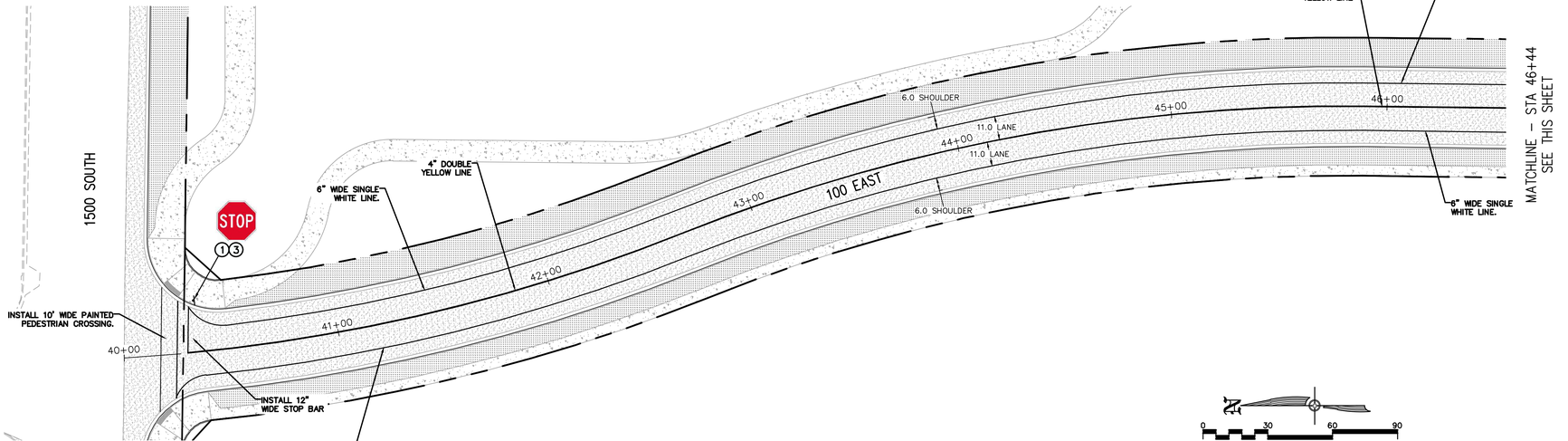
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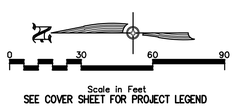
② INSTALL STREET NAME SIGN PER MUTCD D3-1. (1600 SOUTH, 100 EAST) ON TOP OF TOP SIGN

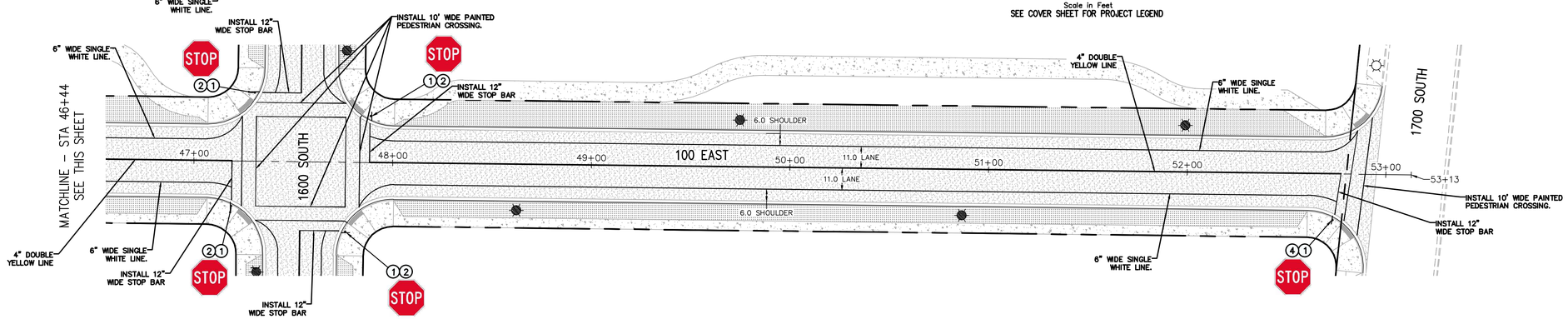
③ INSTALL STREET NAME SIGN PER MUTCD D3-1. (1500 SOUTH, 100 EAST) ON TOP OF TOP SIGN

④ INSTALL STREET NAME SIGN PER MUTCD D3-1. (1700 SOUTH, 100 EAST) ON TOP OF TOP SIGN

⑤ INSTALL DEAD END SIGN PER MUTCD W11-2. DEAD END







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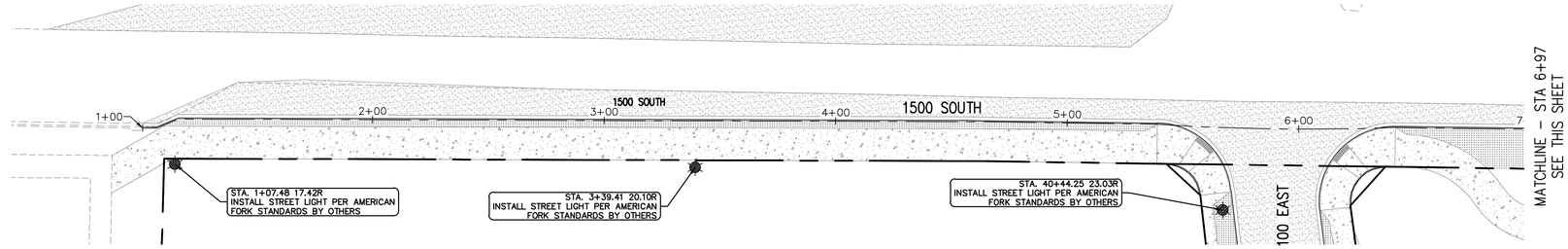
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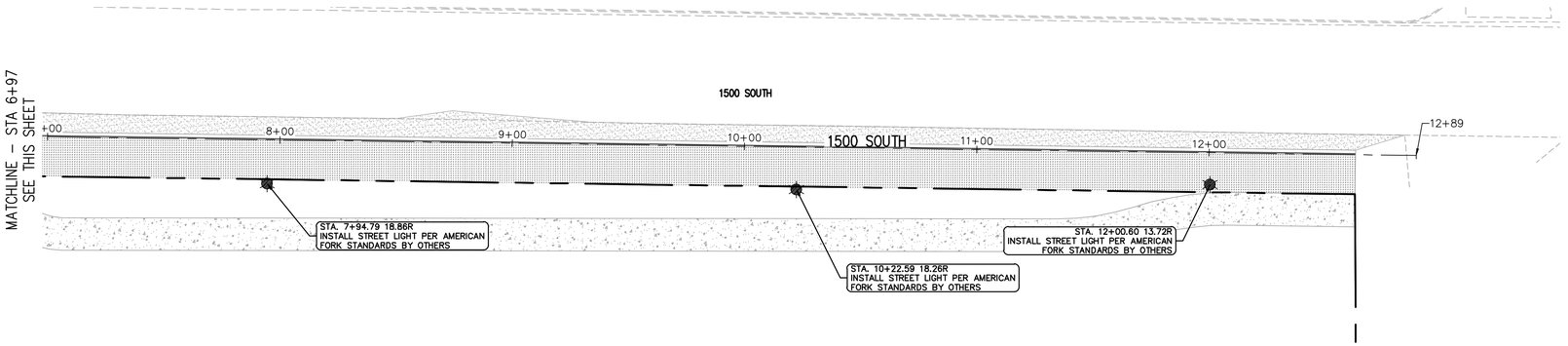
ROAD STRIPING AND SIGNAGE PLAN

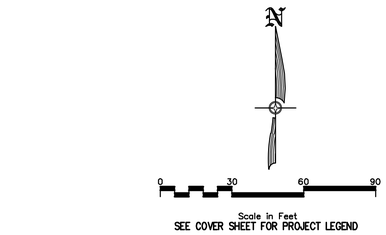
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STATE OF UTAH

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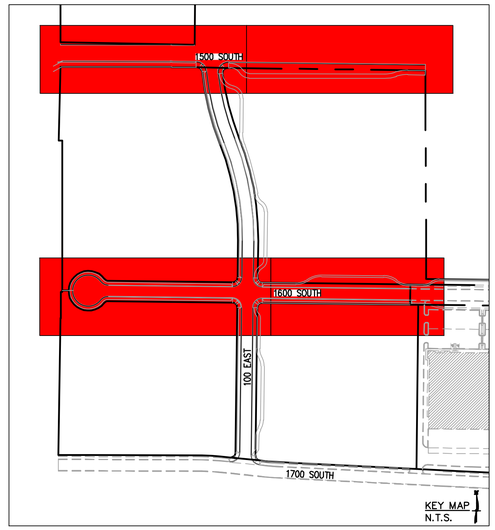


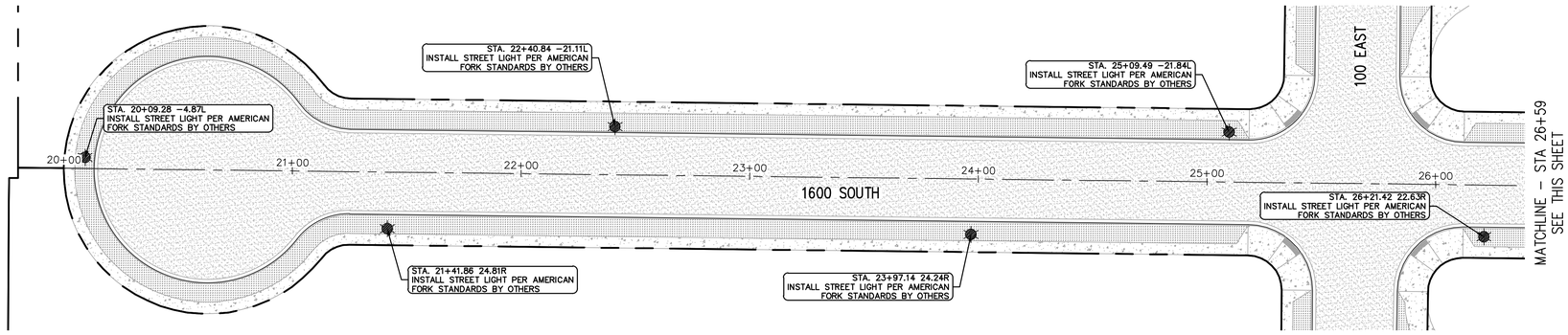


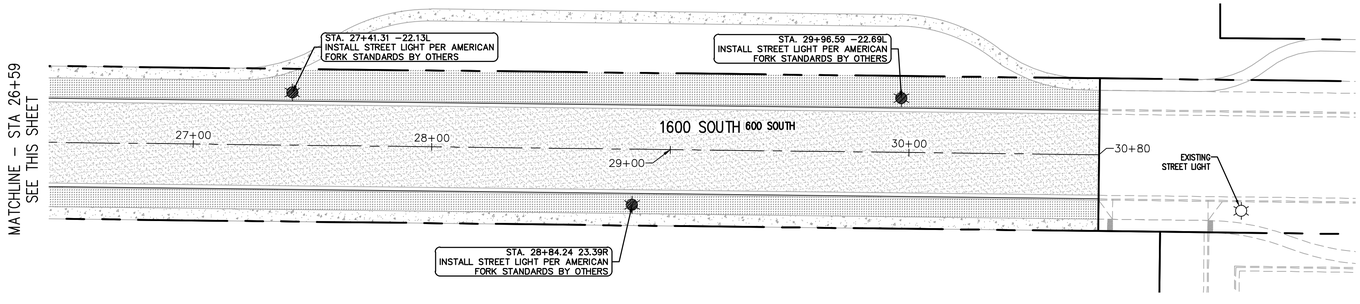
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ROAD STRIPING NOTE:
ALL ROAD STRIPING TO BE DONE PER UDOT STANDARDS AND SPECIFICATIONS.

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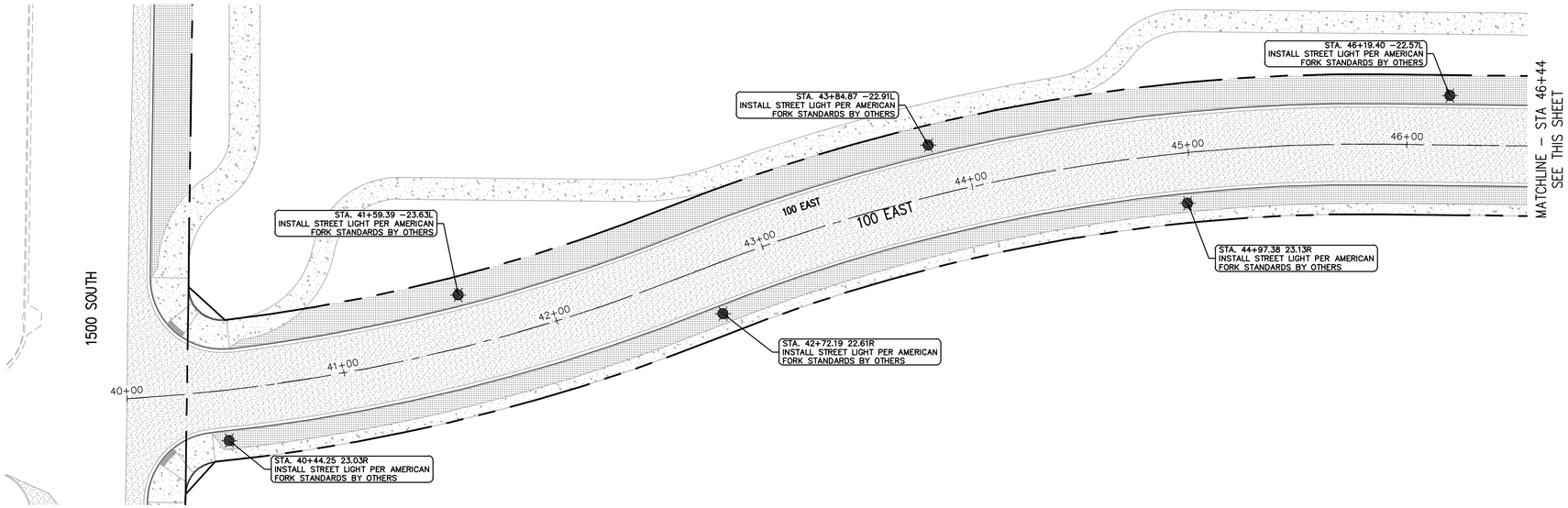
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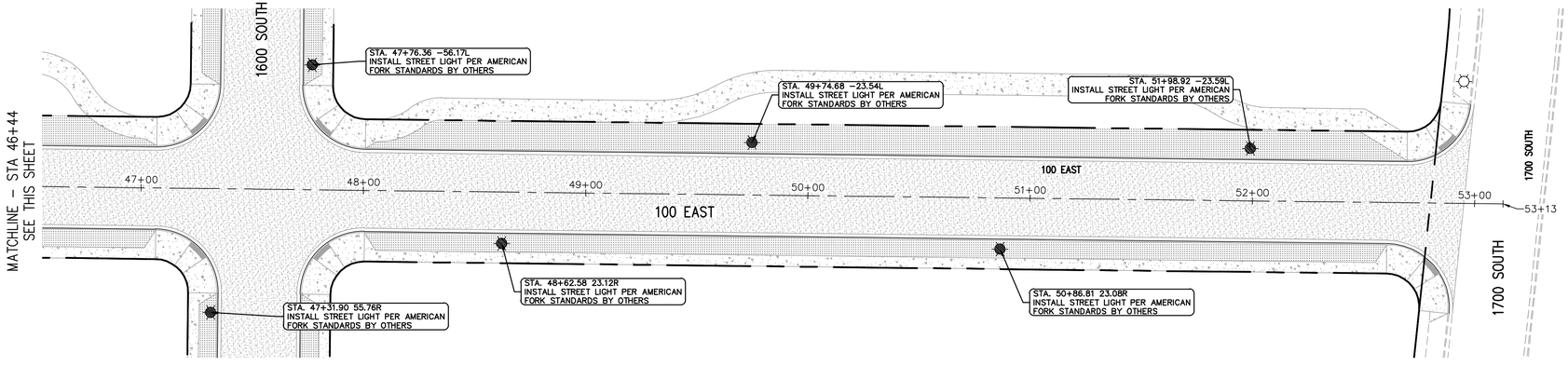
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TREVOR L HODGSON
STATE OF UTAH

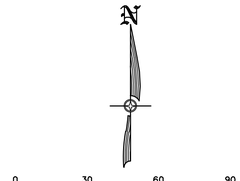
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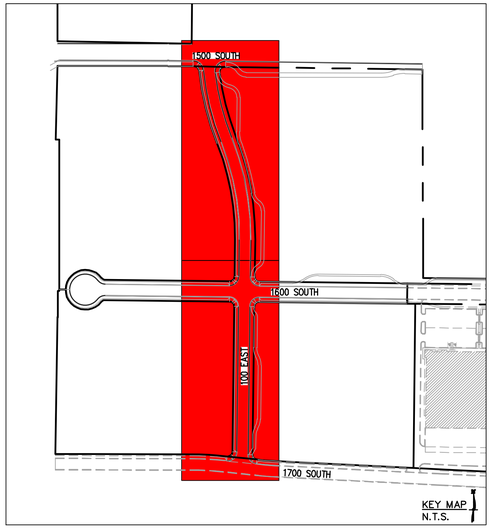






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1. SEE SHEET C1.02 FOR ROAD CROSS SECTIONS



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STREET LIGHTS PLAN

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C:\

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Review and recommendation on an application for a Final Plat, known as Roderick Catalyst Business Park Phase 3, located at approximately 1600 South 150 East, American Fork City, UT 84003. The Final Plat will be for approximately 32.73 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		1600 N 150 E
Project Type:		Final Plat
Applicants:		Roderick – Catalyst Business Park, LLC
Existing Land Use:		Residential Very – Low Density, Design Industrial, Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial, Residential Very – Low Density
	South	Shoreline Protection, Resort
	East	Design Industrial
	West	Resort
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1, Unincorporated Territory
	South	M-1, Unincorporated Territory
	East	PI-1, I-1
	West	M-1, Unincorporated Territory

Background

The applicant has applied for a Final Plat to develop a business park on the south end of the City. The Final Plat proposes to create 4 new lots for the development of the Roderick Catalyst Business Park.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
B. The final plan/plat complies with all city requirements and standards relating to large scale developments.
C. The detailed engineering plans and materials comply with the city standards and policies.
D. The estimates of cost of constructing the required improvements are realistic.
E. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat **DOES NOT** meet the requirements of Section 17.7.210
    a. Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission,

the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

i. The Final Plat is not in a form suitable for action as it does not incorporate elements of American Fork City's General Plan; more specifically American Fork's Transportation Master Plan. The Transportation Master Plan shows a round-about that is required on 100 E and 1500 S which the applicant has not provided details and dedications for on the Final Plat.

2. The Final Plat **DOES NOT** meet the requirements of Section 17.7.211

   a. The final plan/plat and supporting materials conform with terms of the preliminary approval.

      i. The Preliminary Plan has not been approved (at the time of writing this) by Planning Commission and the Preliminary Plan does not incorporate elements of American Fork City's Transportation Master Plan. A round-about design is required by the Master Plan and no details have been provided on the Preliminary Plan for said design.

   b. The final plan/plat complies with all city requirements and standards relating to large scale developments.

      i. The Final Plat does not comply with all city requirements and standards relating to large scale developments as the Final plat does not incorporate elements from American Fork City's Transportation Master Plan. A round-about design is required by the Master Plan and no dedications or details have been provided on the Final Plat for said design.

   c. The detailed engineering plans and materials comply with the city standards and policies.

      i. The Final Plat does not comply with the city standards and policies as the Final plat does not incorporate elements from American Fork City's Transportation Master Plan. A round-about design is required by the Master Plan and no dedications or details have been provided on the Final Plat for said design.

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat **DOES NOT** meet the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends **TABLING** the application, to provide the applicant with an opportunity to revise plans to include what staff has recommended prior to advancing to City Council.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 1600 South 150 East, American Fork City, UT 84003, in the PI-1 Zone and instruct staff/developer to……..

RODERICK CATALYST - PHASE 3

AMENDING PARCEL "A" OF RODERICK CATALYST- PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 & NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

AMERICAN FORK CITY, UTAH COUNTY, UTAH

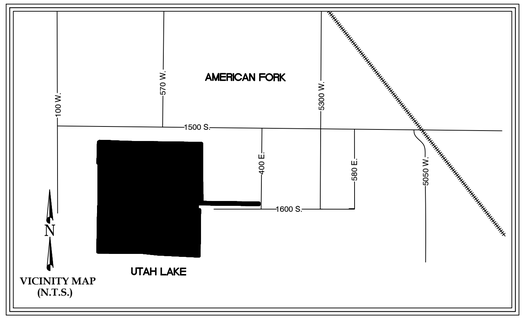
Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.



VICINITY MAP
(N.T.S.)

DRC Plan Review Meetings

These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

Next Step

Revise and Resubmit based off comments made from staff

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 07/18/2023

Fire Department
Reviewed
M. Sacco 07/17/2023

Engineering Division
Reviewed
lburr 07/20/2023

SHEET
1
3

PLAT NOTES:

1. Lowest Floor Slab must be a minimum of 3 feet above water level measured during Spring Season.

2. Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.

3. Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

FLOOD ZONE DESIGNATION

The subject property falls within Flood Zone X (Other Flood Areas) and AE as delineated by F.E.M.A. Flood Insurance Rate Map, Community Panel No. 49049C0306F, which bears and Effective Date of June 19, 2020.

LAND USE AND ZONING DESIGNATION

Subject property includes the following zoning classifications:
- Planned industrial (PI-1)
- Industrial (i-1)
- Marina (m-1)

Subject property includes the following land use zones:
- Design industrial
- Residential very low density
- Shoreline protection

BASIS OF BEARING:

The Basis of Bearings was established as S. 89°30'39" E (NAD83 Utah Central Zone) between the North Quarter Corner and the Northwest Corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

WATER & SEWER AUTHORITY APPROVAL

Approved this _____ day of _____ A.D. 20_____ by the Water & Sewer Authority

_____
Public Works Department Director

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as ***RODERICK CATALYST - PHASE 3*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____day of _____, 20___

BOUNDARY DESCRIPTION

All of Parcel "A", Roderick Catalyst - Phase 2 recorded March 29, 2021 as Entry No. 58109:2021, having Map # 17616 in the Office of the Utah County Recorder. Said Parcel "A" is located in the Northeast Quarter of Section 35 and the Northwest Quarter of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:.

Beginning at a northeasterly corner of said Parcel "A", which is 238.41 feet S. 89°48'53" W. along the Section line and 134.24 feet South from the Northwest Corner of said Section 36; thence along said Parcel "A" the following twenty-seven (27) courses: 1) S. 00°16'24" E. 659.34 feet; 2) S. 89°19'28" E. 639.26 feet; 3) S. 00°31'34" W. 17.49 feet; 4) N. 89°19'23" W. 689.56 feet; 5) S. 00°40'37" W. 64.00 feet; 6) S. 89°19'23" E. 26.00 feet; 7) S. 00°40'37" W. 519.48 feet; 8) N. 87°08'11" W. 445.22 feet to a point of non-tangency with a 500 - foot radius curve to the right, concave northerly (Radius point bears N. 02°51'48" E); 9) Westerly 27.13 feet along the arc of said curve, through a a central angle of 03°06'33" (Chord bears N. 85°34'55" W. 27.13 feet); 10) N. 84°01'39" W. 149.22 feet to a point of tangency with a 572.00 - foot radius curve to the left, concave northerly; 11) Westerly 57.77 feet along the arc of said curve through a central angle of 05°47'14" (Chord bears N. 86°55'16" W. 57.75 feet); 12) N. 89°48'53" W. 453.61 feet; 13) N. 00°56'07" E. 432.47 feet; 14) S. 75°49'03" E. 0.80 feet; 15) N. 00°20'01" E. 73.87 feet; 16) N. 00°56'07" E. 9.67 feet; 17) S. 89°59'02" E. 3.93 feet; 18) N. 00°00'58" E. 478.50 feet; 19) N. 89°59'02" W. 11.48 feet; 20) N. 01°26'58" E. 236.56 feet; 21) N. 56°06'13" E. 15.91 feet; 22) S. 00°56'07" W. 1.38 feet; 23) S. 88°59'22" E. 43.05 feet to a point of tangency with a 2461.50 - foot radius curve to the right, concave southerly; 24) Easterly 65.82 feet along the arc of said curve, through a central angle of 01°31'56" (Chord bears S. 88°13'24" E. 65.82 feet); 25) S. 87°27'26" E. 149.59 feet to a point of tangency with a 2538.50 - foot radius curve to the left, concave northerly; 26) Easterly 77.86 feet along the arc of said curve, through a central angel of 01°45'27" (Chord bears S. 88°20'09" E. 77.86 feet); 27) S. 89°12'53" E. 803.40 feet to the Point of Beginning.

The above-described Parcel "A" contains 1,426,089 sq ft., in area or 32.738 acres more or less. 4 Lots.

OWNERS DEDICATION

Know all men by these present that we, the undersigned are owners of all of the property described in the Surveyor's Certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets, and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness whereof, We have hereunto set our hands this _____ day of _____, A.D. 2023.

Roderick-Catalyst Business Park LLC

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Utah)

On the _____ day of _____, in the year A.D. 20_____, personally appeared before me, the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

Commission Number _____
My Commission Expires _____

Signature: _____
Print: _____
Name: _____

A Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

The _____ of _____ County of Utah, approves this subdivision and hereby accepts the dedication of all the streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, A.D. 20_____

_____ Mayor

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Engineer

ATTEST: _____ Clerk - Recorder (See Seal below)

PLANNING COMMISSION APPROVAL

Approved this _____day of _____ A.D. 20_____ by the American Fork Planning Commission

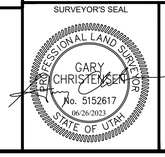
_____ Planner

_____ Planning Commission Chairman

RODERICK CATALYST - PHASE 3

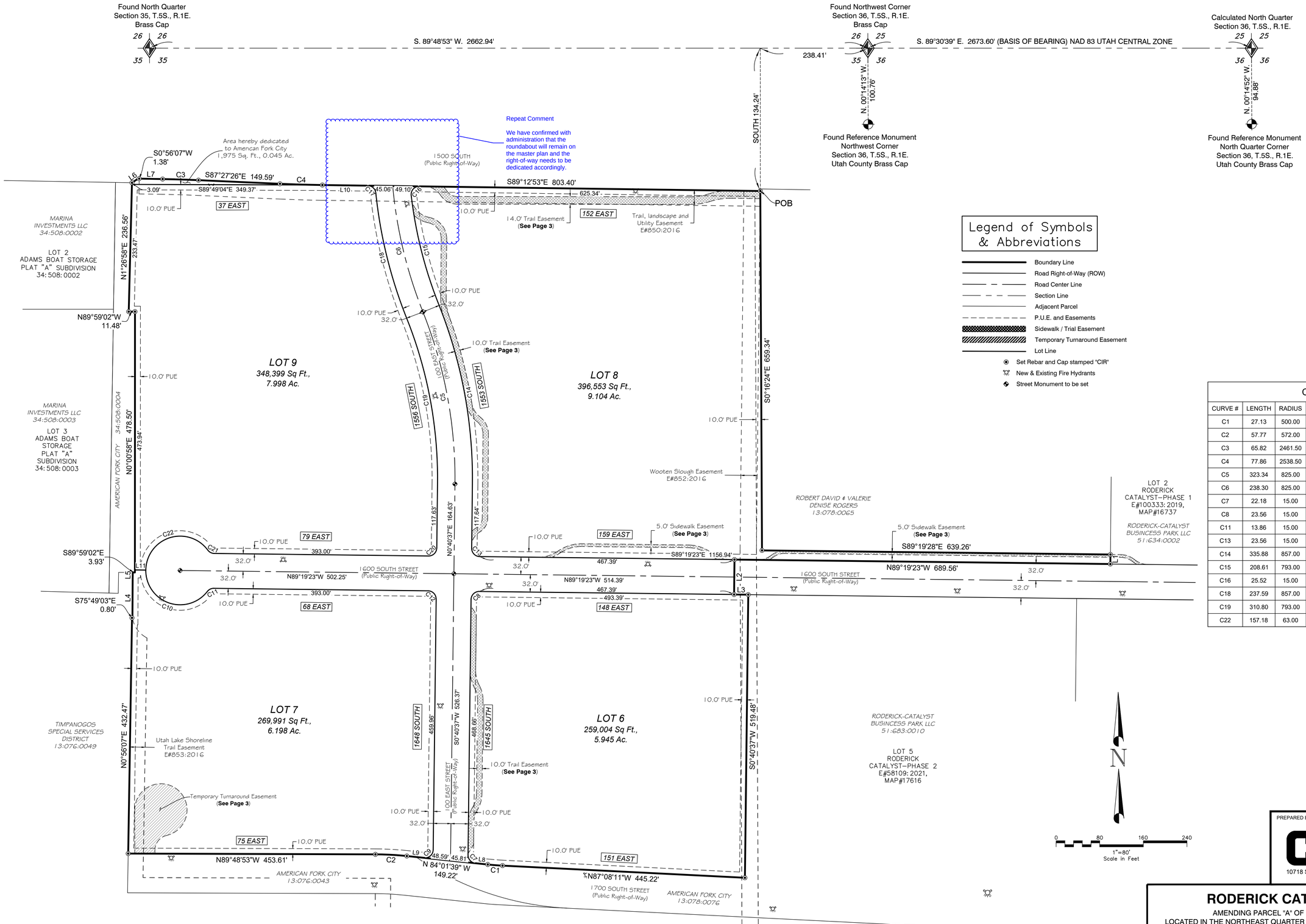
AMENDING PARCEL "A" OF RODERICK CATALYST- PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 & NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

COUNTY RECORDER SEAL



Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Road Center Line
- Section Line
- Adjacent Parcel
- P.U.E. and Easements
- Sidewalk / Trial Easement
- Temporary Turnaround Easement
- Lot Line
- Set Rebar and Cap stamped "CIR"
- New & Existing Fire Hydrants
- Street Monument to be set

LINE TABLE

LINE #	LENGTH	BEARING
L1	17.49	S0° 31' 34"W
L2	64.00	S0° 40' 37"W
L3	26.00	S89° 19' 23"E
L4	73.87	N0° 20' 01"E
L5	9.67	N0° 56' 07"E
L6	15.91	N56° 06' 13"E
L7	43.05	S88° 59' 22"E
L8	22.90	S84° 01' 39"E
L10	83.91	N89° 12' 53"W
L11	20.00	S89° 19' 22"E

CURVE TABLE

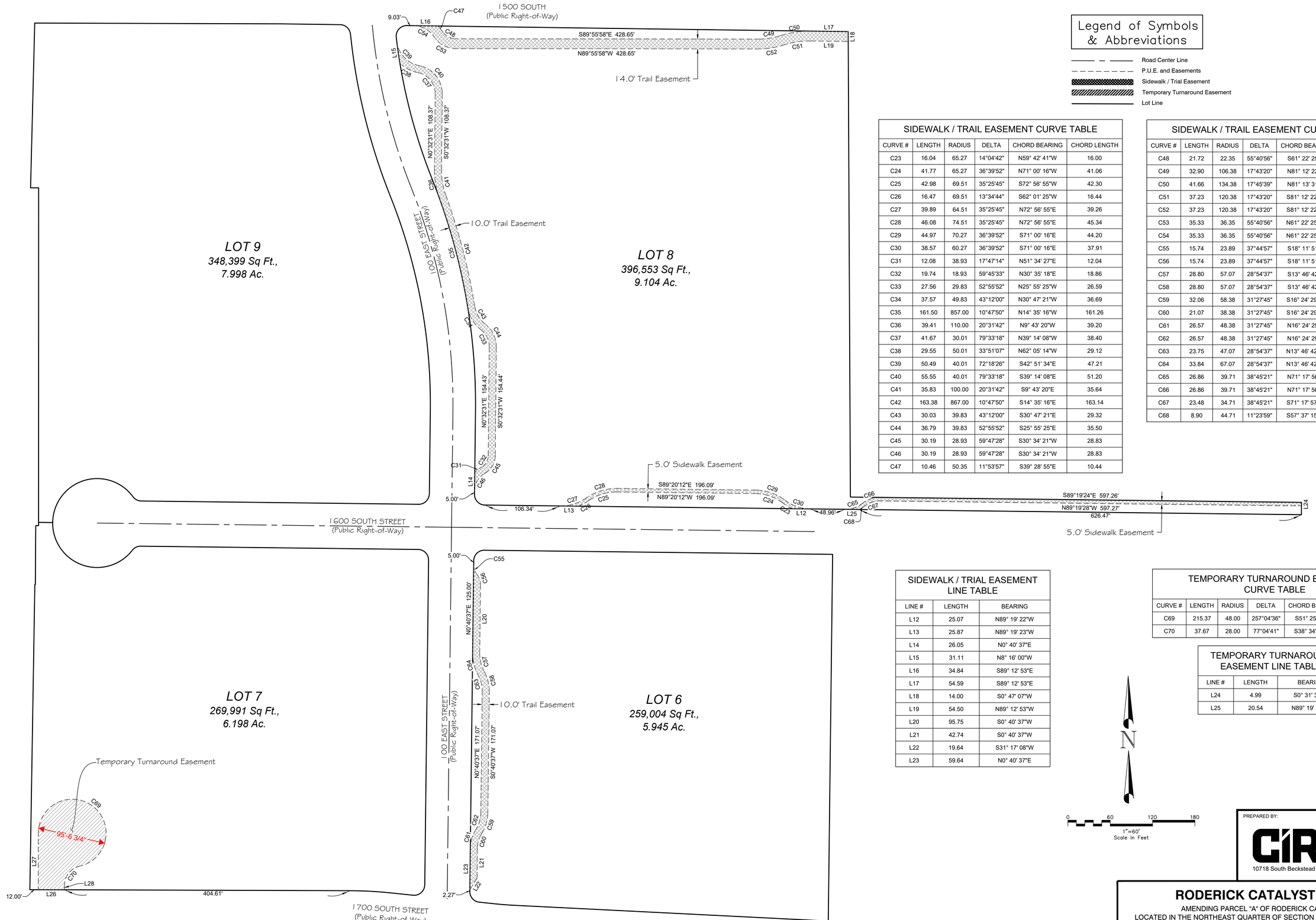
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.13	500.00	3°06'33"	N85° 34' 55"W	27.13
C2	57.77	572.00	5°47'14"	N86° 55' 16"W	57.75
C3	65.82	2461.50	1°31'56"	S88° 13' 24"E	65.82
C4	77.86	2538.50	1°45'27"	S88° 20' 09"E	77.86
C5	323.34	825.00	22°27'21"	N10° 33' 04"W	321.28
C6	238.30	825.00	16°33'00"	N13° 30' 15"W	237.47
C7	22.18	15.00	84°42'16"	S41° 40' 31"E	20.21
C8	23.56	15.00	90°00'00"	S45° 40' 37"W	21.21
C11	13.86	15.00	52°56'47"	S64° 12' 13"W	13.37
C13	23.56	15.00	90°00'00"	S44° 19' 23"E	21.21
C14	335.88	857.00	22°27'21"	S10° 33' 04"E	333.74
C15	208.61	793.00	15°04'20"	S14° 14' 34"E	208.01
C16	25.52	15.00	97°29'31"	S42° 02' 21"W	22.55
C18	237.59	857.00	15°53'04"	N13° 50' 12"W	236.83
C19	310.80	793.00	22°27'21"	N10° 33' 04"W	308.82
C22	157.18	63.00	142°56'47"	N72° 09' 01"E	119.47

SHEET 2 / 3

PREPARED BY:
CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

RODERICK CATALYST - PHASE 3

AMENDING PARCEL "A" OF RODERICK CATALYST- PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 & NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



Legend of Symbols & Abbreviations

- Road Center Line
- P.U.E. and Easements
- Sidewalk / Trial Easement
- Temporary Turnaround Easement
- Lot Line

SIDEWALK / TRAIL EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	16.04	65.27	14°04'42"	N59° 42' 41"W	16.00
C24	41.77	65.27	36°39'52"	N71° 00' 16"W	41.06
C25	42.98	69.51	35°25'45"	S72° 56' 55"W	42.30
C26	16.47	69.51	13°34'44"	S62° 01' 25"W	16.44
C27	39.89	64.51	35°25'45"	N72° 56' 55"E	39.26
C28	46.08	74.51	35°25'45"	N72° 56' 55"E	45.34
C29	44.97	70.27	36°39'52"	S71° 00' 16"E	44.20
C30	38.57	60.27	36°39'52"	S71° 00' 16"E	37.91
C31	12.08	38.93	17°47'14"	N51° 34' 27"E	12.04
C32	19.74	18.93	59°45'33"	N30° 35' 18"E	18.86
C33	27.56	29.83	52°55'52"	N25° 55' 25"W	26.59
C34	37.57	49.83	43°12'00"	N30° 47' 21"W	36.69
C35	161.50	857.00	10°47'50"	N14° 35' 16"W	161.26
C36	39.41	110.00	20°31'42"	N9° 43' 20"W	39.20
C37	41.67	30.01	79°33'18"	N39° 14' 08"W	38.40
C38	29.55	50.01	33°51'07"	N62° 05' 14"W	29.12
C39	50.49	40.01	72°18'26"	S42° 51' 34"E	47.21
C40	55.55	40.01	79°33'18"	S39° 14' 08"E	51.20
C41	35.83	100.00	20°31'42"	S9° 43' 20"E	35.64
C42	163.38	867.00	10°47'50"	S14° 35' 16"E	163.14
C43	30.03	39.83	43°12'00"	S30° 47' 21"E	29.32
C44	36.79	39.83	52°55'52"	S25° 55' 25"E	35.50
C45	30.19	28.93	59°47'28"	S30° 34' 21"W	28.83
C46	30.19	28.93	59°47'28"	S30° 34' 21"W	28.83
C47	10.46	50.35	11°53'57"	S39° 28' 55"E	10.44

SIDEWALK / TRAIL EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C48	21.72	22.35	55°40'56"	S61° 22' 25"E	20.88
C49	32.90	106.38	17°43'20"	N81° 12' 22"E	32.77
C50	41.66	134.38	17°45'39"	N81° 13' 31"E	41.49
C51	37.23	120.38	17°43'20"	S81° 12' 22"W	37.09
C52	37.23	120.38	17°43'20"	S81° 12' 22"W	37.09
C53	35.33	36.35	55°40'56"	N61° 22' 25"W	33.96
C54	35.33	36.35	55°40'56"	N61° 22' 25"W	33.96
C55	15.74	23.89	37°44'57"	S18° 11' 51"E	15.46
C56	15.74	23.89	37°44'57"	S18° 11' 51"E	15.46
C57	28.80	57.07	28°54'37"	S13° 46' 42"E	28.49
C58	28.80	57.07	28°54'37"	S13° 46' 42"E	28.49
C59	32.06	58.38	31°27'45"	S16° 24' 29"W	31.66
C60	21.07	38.38	31°27'45"	S16° 24' 29"W	20.81
C61	26.57	48.38	31°27'45"	N16° 24' 29"E	26.23
C62	26.57	48.38	31°27'45"	N16° 24' 29"E	26.23
C63	23.75	47.07	28°54'37"	N13° 46' 42"W	23.50
C64	33.84	67.07	28°54'37"	N13° 46' 42"W	33.48
C65	26.86	39.71	38°45'21"	N71° 17' 56"E	26.35
C66	26.86	39.71	38°45'21"	N71° 17' 56"E	26.35
C67	23.48	34.71	38°45'21"	S71° 17' 57"W	23.03
C68	8.90	44.71	11°23'59"	S57° 37' 15"W	8.88

SIDEWALK / TRIAL EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L12	25.07	N89° 19' 22"W
L13	25.87	N89° 19' 23"W
L14	26.05	N0° 40' 37"E
L15	31.11	N8° 16' 00"W
L16	34.84	S89° 12' 53"E
L17	54.59	S89° 12' 53"E
L18	14.00	S0° 47' 07"W
L19	54.50	N89° 12' 53"W
L20	95.75	S0° 40' 37"W
L21	42.74	S0° 40' 37"W
L22	19.64	S31° 17' 08"W
L23	59.64	N0° 40' 37"E

TEMPORARY TURNAROUND EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C69	215.37	48.00	257°04'36"	S51° 25' 37"E	75.09
C70	37.67	28.00	77°04'41"	S38° 34' 21"W	34.89

TEMPORARY TURNAROUND EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L24	4.99	S0° 31' 34"W
L25	20.54	N89° 19' 23"W

N

0 60 120 180

1"=60'
Scale in Feet

SHEET
3
3

PREPARED BY:
CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

RODERICK CATALYST - PHASE 3

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AMERICAN FORK CITY, UTAH COUNTY, UTAH

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Building #6, located at approximately 148 East 1600 South, American Fork City, UT 84003. The Preliminary Plan will be for approximately 5.95 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		148 E 1600 S
Project Type:		Commercial Site Plan
Applicants:		Roderick – Catalyst Business Park, LLC
Existing Land Use:		Residential Very – Low Density, Design Industrial, Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial, Residential Very – Low Density
	South	Shoreline Protection, Resort
	East	Design Industrial
	West	Resort
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1, Unincorporated Territory
	South	M-1, Unincorporated Territory
	East	PI-1, I-1
	West	M-1, Unincorporated Territory

Background

The applicant has applied for a Commercial Site Plan to develop a warehouse building. The project looks to develop a large warehouse building that will be on one of several lots for the Roderick Catalyst Business Park.

The applicant will need to provide drawings that show the on-site dumpster (trash) enclosure that is required by City Code Section: 17.5.121, in addition to other comments from staff. The applicant also has applications in process for a Preliminary and Final Plat Subdivision that will need to be finalized before the Commercial Site Plan can be approved.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a

violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.6.101
    a. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
        i. As stated above the applicant will still need to submit drawings that conform to American Fork City's General Plan, Transportation Master Plan, Standard Details and the City Code.

2. The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.5.121
    a. City Standard – Dumpster/Trash Enclosure Standard 17.5.121.B
        i. The enclosure the applicant has provided does not meet the minimum required landscaping dimensions of 5'. As noted in the standard, note number three (3) states "landscape dimensions shown are minimums." And as stated in note number one (1), 'landscape shall include

combination of trees and shrubbery to create a landscape screen for the enclosure."

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.6.101. Staff recommends **TABLING** the application to provide the applicant with an opportunity to revise plans to include what staff has recommended prior to advancing to City Council.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at approximately 148 East 1600 South, American Fork City, UT 84003, in the PI-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at approximately 148 East 1600 South, American Fork City, UT 84003, in the PI-1 Zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at approximately 148 East 1600 South, American Fork City, UT 84003, in the PI-1 Zone, and instruct staff/developer to……..

RODERICK CATALYST-BUSINESS PARK BUILDING #6

LOT 6, RODERICK CATALYST – PHASE 3 SUBDIVISION

148 EAST 1600 SOUTH
AMERICAN FORK, UTAH 84003

AUGUST 12, 2022
REVISED JANUARY 24, 2023
REVISED MAY 8, 2023
REVISED JUNE 30, 2023

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0	PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT	
4240.0	EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER		EXISTING WATER METER	
PROPOSED CURB WALL		EXISTING WATER VALVE	
REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE	
SS	EXISTING SEWER	EXISTING OVERHEAD POWER POLE	
SS	PROPOSED SEWER	TBC	TOP BACK CONCRETE
W	EXISTING WATER	FF	FINISHED FLOOR
W	PROPOSED WATER	HW	HIGH WATER
F	EXISTING FIRE LINE	TOG	TOP OF GRATE
F	PROPOSED FIRE LINE	TOL	TOP OF LID
SD	EXSISITNG STORM DRAIN	IE	INVERT ELEVATION
SD	PROPOSED STORM DRAIN	EX	EXISTING
RD	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
G	EXISTING GAS	TA	TOP OF ASPHALT
G	PROPOSED GAS	TC	TOP OF CONCRETE
OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
T	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
		BW	BACK OF SIDEWALK
PROPOSED CONCRETE		39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			

PROJECT CONTACT INFORMATION:

AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	KYLE PETERSON	(801) 400 2933
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
GN	GENERAL NOTES
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C5.0	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS. NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. SEE AMERICAN FORK CITY STANDARD PLAN NO. 15.22
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.
21. NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE AE WHICH IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.
PER MAP NO. 49049C0306F. EFFECTIVE DATE: JUNE 19, 2020.
A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED. THE BASE FLOOD ELEVATION IS 4498 IN NAVD 88. THIS SURVEY FOR THIS PROJECT WAS DONE IN NGVD 29 AND THE BASE FLOOD ELEVATION IN THIS VERTICAL DATUM IS 4495.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T5S, R1E, SLB&M
ELEVATION: 4499.77

CIVIL ENGINEER:
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

OWNER:
RODERICK ENTERPRISES
1214 VINE STREET
SALT LAKE CITY, UTAH 84121
CONTACT PERSON: MIKE RODERICK
PH: (801) 506-5005

ARCHITECT:
AE URBIA
909 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

American Fork City Development Review Committee	Preliminary Plan and Final Plat for Phase 3 Roderick Catalyst Business Park needs to be approved before action on the commercial site plan can be made.
Planning and Zoning Reviewed copperman 07/17/2023	See comments on sheets C1.0 and C5.0
Fire Department Reviewed M. Sacco 07/17/2023	
Engineering Division Reviewed lburr 07/20/2023	

Next Step
Revise and Resubmit based off comments made from staff

DRC Plan Review Meetings
These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.
Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

RODERICK CATALYST-BUSINESS PARK BUILDING #6
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO. CV
PROJECT ID: E22-099 DATE: 11/21/22
FILE NAME: PRJ-RC6 SCALE:

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

C:\

GENERAL NOTES

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

⚠ UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY	CONTACT	PHONE
CULINARY WATER/P.I.	JAY BREMS	(801)763–3060
SEWER/STORM DRAIN	ASHTON HARDY	(801)763–3060
CITY INSPECTOR	DEE HOWARD	(801)763–3060
SWPPP INSPECTOR	HARLAN NIELSON	(801)763–3060
AF FIBER	WILL DAVIS	(801)897–9826
AF FIRE MARSHALL	MAT SACCO	(801)763–3045
AF IRRIGATION COMPANY	ERNIE JOHN	(801)471–6576
BLUE STAKE UT 811		(800)662–4111
COMCAST	ELYSIA VALDEZ	(801)401–3017
CENTURY LINK	BILL WESTFALL	(435)623–4252
DOMINION ENERGY	TRENT JOHNSON	(801)853–6548
T.S.S.D.	DAVID BARLOW	(801)756–5231
MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	(801)768–8150
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756–1310

2. 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.
3. 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 of American Fork 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.
4. 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.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork 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).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. 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 of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. 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 of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. 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.
14. 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.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, 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 American Fork 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 American Fork 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.
7. 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.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. 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.
11. 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.
12. 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.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
15. All sanitary sewer mains and lateral must be inspected and approved by the City inspector before trench backfilling is completed.
16. All lateral connections shall be insert–a–tee of WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made.

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #6
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
GENERAL NOTES

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
GN

PROJECT ID	DATE:
E22–099	11/21/22
FILE NAME: PRJ–RC6	SCALE:

Found North Quarter Section 35, T.5S., R.1E. Brass Cap

N. 89°48'53" E. 2662.94'

Found Northwest Corner Section 36, T.5S., R.1E. Brass Cap

S. 89°30'39" E. 2673.60' (BASIS OF BEARING)

Calculated North Quarter Section 36, T.5S., R.1E.

260.47'

N. 00°14'13" W. 100.76'

N. 00°14'52" W. 94.88'

Found Reference Monument Northwest Corner Section 36, T.5S., R.1E. Utah County Brass Cap

Found Reference Monument North Quarter Corner Section 36, T.5S., R.1E. Utah County Brass Cap

SOUTH 874.32

8"PI

1600 SOUTH

R=15.00
L=2022.51

S89° 19' 23"E
467.39

POB

S89° 19' 23"E
26.00

100 EAST

EXISTING 10.0' PUE

N0° 40' 37"E
468.66

LOT 6 – 5.95 ACRES
PROPOSED BUILDING 6
AREA: 99,892 SQ. FT.
F.F.E.=4499.50

EXISTING 26.0' SHARED ACCESS EASEMENT

EXISTING 60.0' NO BUILD EASEMENT

S0° 40' 37"W
519.47

EXISTING 20.0' WATER EASEMENT

226.2

448.0

PROPOSED 20.0' WATER EASEMENT

N87° 08' 11"W
366.97

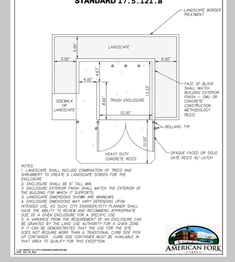
N87° 08' 11"W
78.25

N84° 01' 39"W
22.90

R=500.00
L=2022.51

1700 SOUTH

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 8' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
4. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
5. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON SIZE OF BUILDING AND NUMBER OF DUMPSTERS. THE CITY SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEN APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
6. THE LOCATION OF THE ENCLOSURE ON THE LOT OR PARCEL CAN BE CHANGED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF THE LAND USE AUTHORITY FINDS THAT THE LOCATION DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB CUT FOR ACCESS. ADEQUATE TURNAROUND MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

Per discussion with Patrick O'Brien, you acknowledge that your design does not meet the City standard and you are continuing forward with your own design. The City standard can be found in Section 17.5.121 Figure B, which includes the 5' landscaping shown in the standard above.

Per discussion with Patrick O'Brien, you acknowledge that your design does not meet the City standard and you are continuing forward with your own design. The City standard can be found in Section 17.5.121 Figure B, which includes the 5' landscaping shown in the standard above.

SHEET LEGEND

- ADA ROUTE
- PROPOSED CONCRETE SECTION (TRUCK DRIVE LANE 11/C4.0)
- PROPOSED ASPHALT SECTION (TRUCK DRIVE LANE 12/C4.0)
- PROPOSED ASPHALT SECTION (PRIMARY ROADWAY 18/C4.0)
- PROPOSED ASPHALT SECTION (PARKING AREA 16/C4.0)

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T5S, R1E, SLB&M
ELEVATION: 4499.77

SITE PLAN NOTES:

1. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
5. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS AND ARE VAN ACCESSIBLE. SEE DETAIL 13/C4.0 AND 14/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
7. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.0 FOR DETAILS.
8. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
9. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 10/C4.0.
10. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
11. DRIVE APPROACH INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
12. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
13. CURB & GUTTER INSTALLED AS PART OF BUILDING 5 IMPROVEMENTS.
14. PROPOSED 5' SIDEWALK INSTALLED AS PART OF SUBIDIVISION IMPROVEMENTS.
15. PROPOSED FLARED DRIVE APPROACH PER AMERICAN FORK STANDARD 15.9. SEE DETAIL SHEET C5.0.
16. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
17. PROPOSED 6' PRECAST FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. SIGHT TRIANGLE.
19. EXISTING STOP SIGN.
21. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
22. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 5/C4.0.
23. PROPOSED 10' CONCRETE TRAIL SHARED USE PATH IN ACCORDANCE WITH AMERICAN FORK CITY'S BIKE AND PEDESTRIAN PLAN PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4: AT ALL OTHER LOCATIONS.

LOT 6 AREAS:

	SQ. FT. / ACRES
LOT 6	258,999 SQ. FT. / 5.95 ACRES
BUILDING 6 FOOTPRINT	99,892 SQ. FT. / 2.29 ACRES
PROPOSED ASPHALT	69,903 SQ. FT. / 1.60 ACRES
PROPOSED LANDSCAPING	27,692 SQ. FT. / 0.64 ACRES
PROPOSED CONCRETE	47,045 SQ. FT. / 1.08 ACRES
EXISTING ASPHALT	9,800 SQ. FT. / 0.22 ACRES
EXISTING CONCRETE	4,667 SQ. FT. / 0.11 ACRES
PERVIOUS AREA PERCENTAGE	10.69%
IMPERVIOUS AREA PERCENTAGE	89.31%

LOT 6 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	25,700 SQ. FT.	102.80 (4/1000)
WAREHOUSE	74,192 SQ. FT.	74.19 (1/1000)
TOTAL REQUIRED:		177 (176.99)
TOTAL PROVIDED:		177
ACCESSIBLE SPACES		6 (6 REQ'D 151 TO 200)

REFERENCED CODED:
– OFF-STREET PARKING STANDARDS OF THE AMERICAN FORK CITY, UTAH CODE (FOR CITY REQUIREMENTS)

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO. C1.0

PROJECT ID: E22-099 | DATE: 11/21/22
FILE NAME: PRJ-RC6 | SCALE: 1"=30'

1600 SOUTH

100 EAST

1700 SOUTH

LOT 6 – 5.95 ACRES
PROPOSED BUILDING 6
AREA: 99,892 SQ. FT.
F.F.E.=4499.50

SLOPE IS 2.0% 5 FEET FROM THE BUILDING PROVIDED BY THE GRADE BREAK IN THIS AREA.

SLOPE IS 2.0% 5 FEET FROM THE BUILDING PROVIDED BY THE GRADE BREAK IN THIS AREA.

EMERGENCY OVERFLOW ELEVATION 4497.29

HIGHWATER ELEVATION 4496.12

GRADING NOTE:
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1600 SOUTH = 4498.50
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 100 EAST = 4497.36
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1700 SOUTH = 4496.73

BOTTOM OF FOOTING ELEVATION = 4493.10

N

0 30 60 90

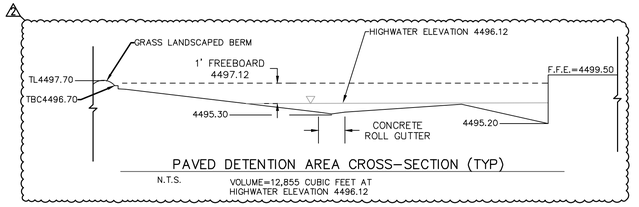
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

EMERGENCY OVERFLOW ROUTE

DETENTION AREA



PAVED DETENTION AREA CROSS-SECTION (TYP)

N.T.S. VOLUME=12,855 CUBIC FEET AT HIGHWATER ELEVATION 4496.12

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

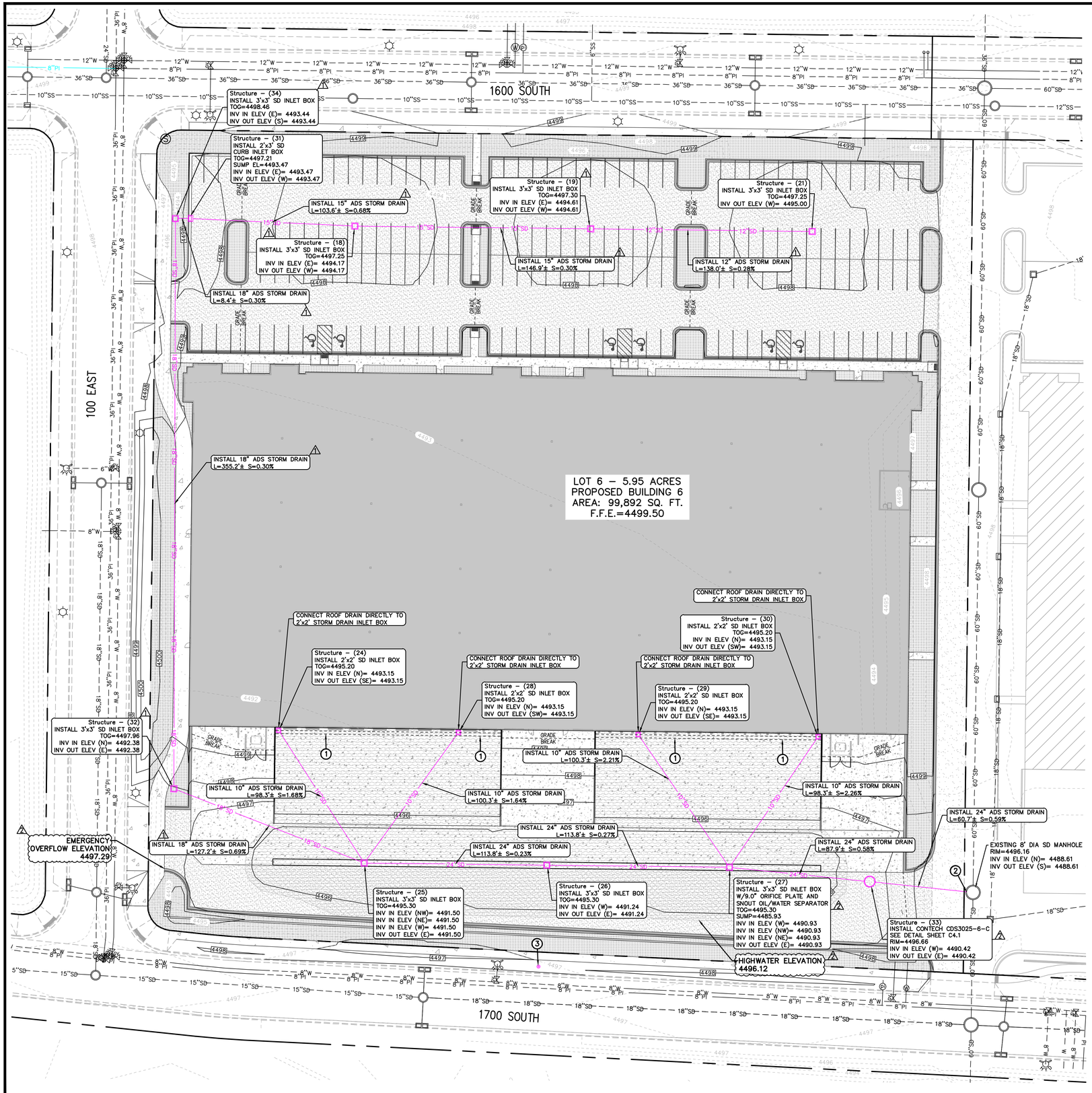
GRADING PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO. C2.0

PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE: 1"=30'



SHEET LEGEND

DETENTION AREA

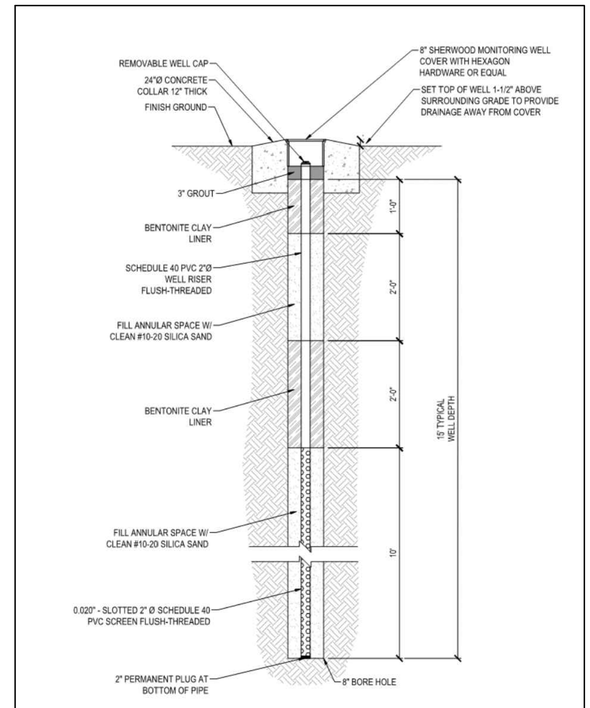
0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. SEE DETAIL 6/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4490.06.
3. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL A THIS SHEET.



NOTES:
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

A GROUNDWATER MONITORING WELL (W/ PIEZOMETER)

SCALE: NONE

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
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SOUTH JORDAN, UT 84095 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

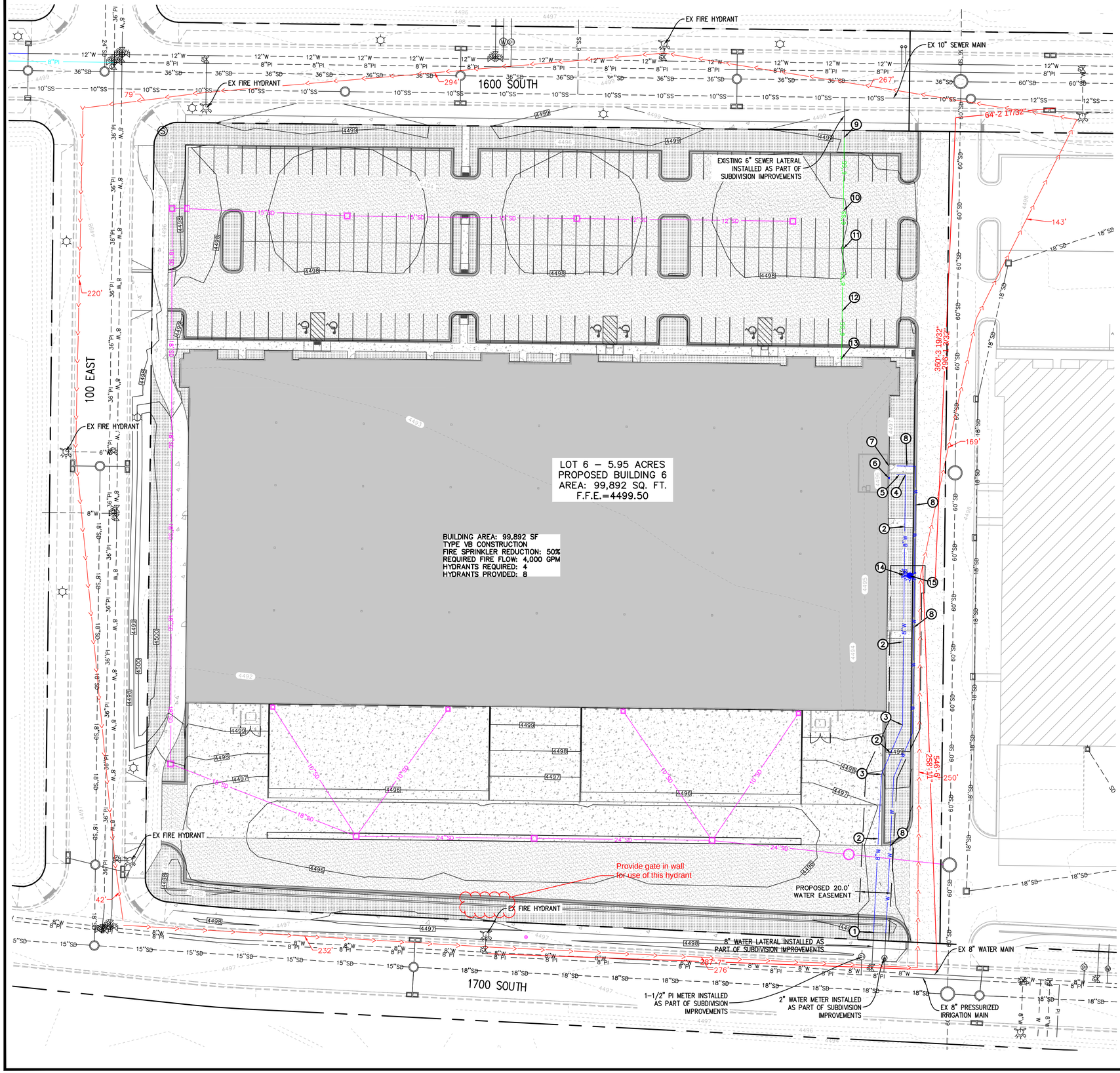
DRAINAGE PLAN

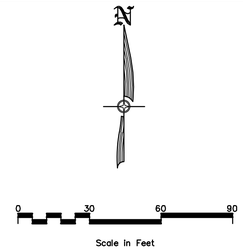
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111 IT'S THE LAW

SHEET NO. C2.1

PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE: 1"=30'





SHEET LEGEND

FIRE HYDRANT SPACING

STORM WATER OVERFLOW PATH

WATER NOTE:

AREAS WHERE GROUNDWATER IS ENCOUNTERED, MECHANICAL RESTRAINTS ARE TO BE USED INSTEAD OF THRUST BLOCKS. SEE DETAIL SHEET C5.0.

SEWER NOTE:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

SHEET NOTES:

1. CONNECT TO STUBBED 8" FIRE LINE.
2. INSTALL 8" PVC C-900 FIRE LINE.
3. INSTALL 8" 22.5° BEND W/THRUST BOCKS.
4. INSTALL 8" 90° BEND W/THRUST BLOCKS.
5. INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
6. INSTALL WALL MOUNTED FDC.
7. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
8. CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BEND. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
9. CONNECT TO STUBBED 6" SEWER LATERAL AT I.E. = 4489.29' INSTALL 6" CLEANOUT WYE, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
10. INSTALL 89'± OF 6" PVC SEWER PIPE, S=2.0%±.
11. INSTALL 6" CLEANOUT WYE, I.E. = 4491.07', TOL=MATCH TOP OF PROPOSED ASPHALT.
12. INSTAL 70'± OF 6" PVC SEWER PIPE, S=2.0%±.
13. INSTALL 6" 2-WAY CLEANOUT WYE 5' FROM PROPOSED BUILDING, I.E.=4492.47', TOL=MATCH TOP OF PROPOSED CONCRETE SIDEWALK, SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
14. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
15. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

RODERICK CATALYST-BUSINESS PARK BUILDING #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

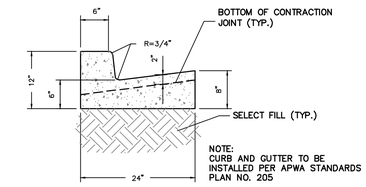
UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

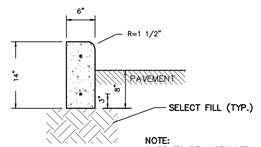
CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C3.0

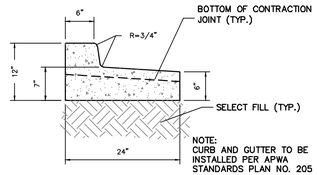
PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE: 1"=30'



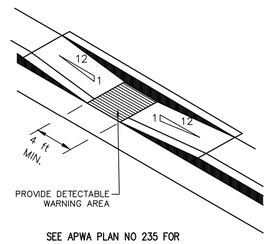
1 | 24" CURB & GUTTER
N.T.S.



2 | 6" CURB WALL
N.T.S.

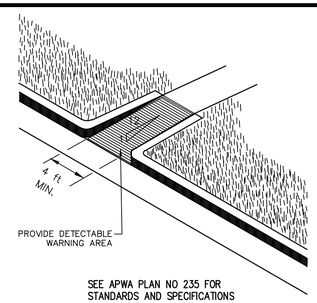


3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



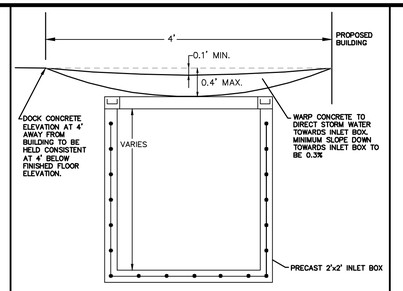
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 | ADA RAMP
N.T.S.

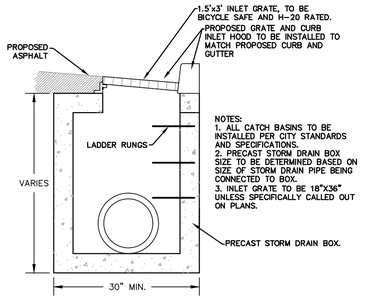


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

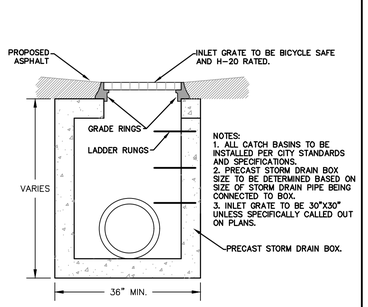
5 | ADA RAMP
N.T.S.



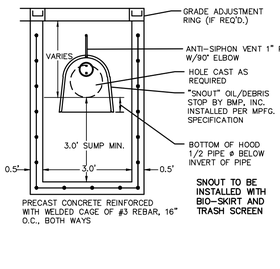
6 | DOCK WARPED CONCRETE DETAIL
N.T.S.



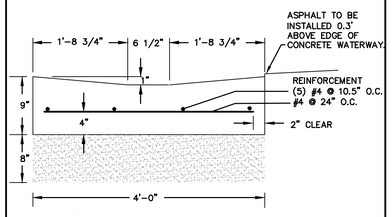
7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



8 | STANDARD STORM DRAIN INLET BOX
N.T.S.

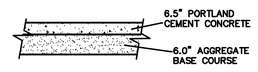


9 | SNOUT OIL & DEBRIS STOP
N.T.S.



NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

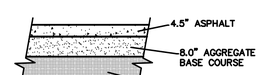
10 | 4'-0" ROLL GUTTER
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

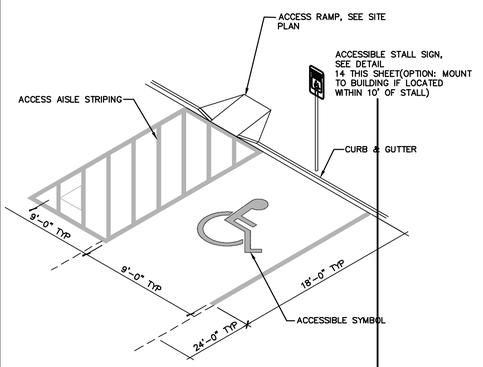
11 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



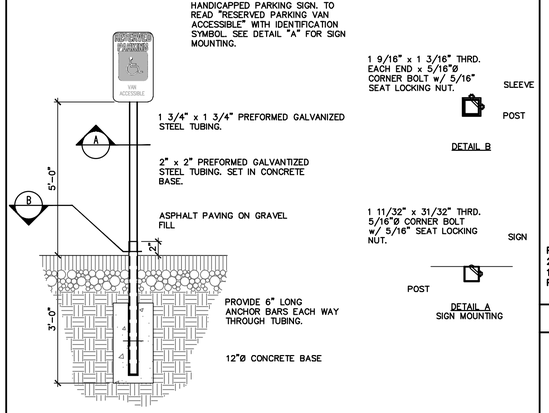
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

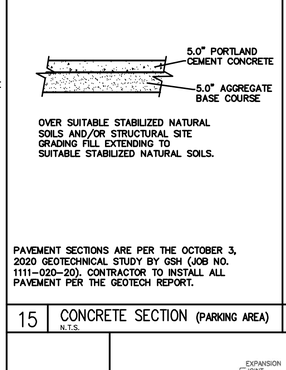
12 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.



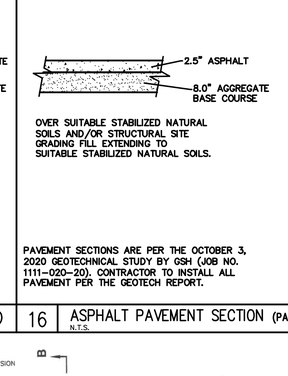
14 | HANDICAPPED PARKING SIGN
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

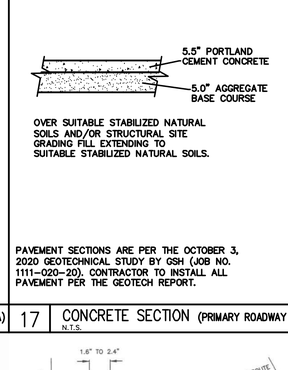
15 | CONCRETE SECTION (PARKING AREA)
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

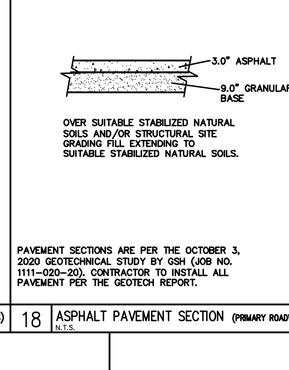
16 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

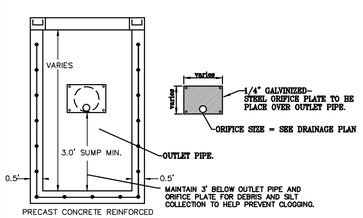
17 | CONCRETE SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



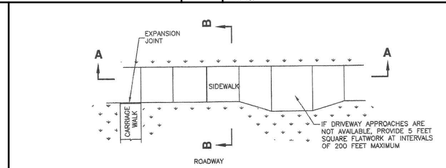
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

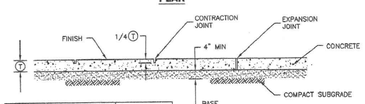
18 | ASPHALT PAVEMENT SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



19 | ORIFICE PLATE
N.T.S.



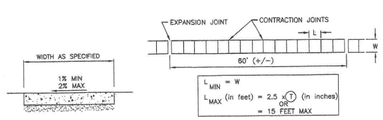
PLAN



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



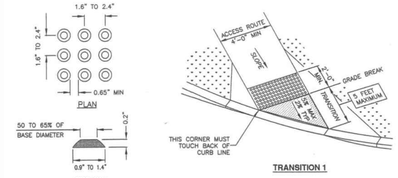
SECTION B-B

SIDEWALK JOINT DETAIL

APWA Utah Chapter

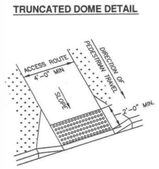
Sidewalk

Plan 231 March 2009

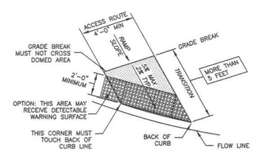


TRUNCATED DOME DETAIL

TRANSITION 1

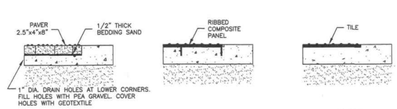


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



STYLE P | STYLE R | STYLE T

APWA Utah Chapter

Detectable warning surface

Plan 238 July 2011

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH | PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

RODERICK CATALYST-BUSINESS PARK BUILDING #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

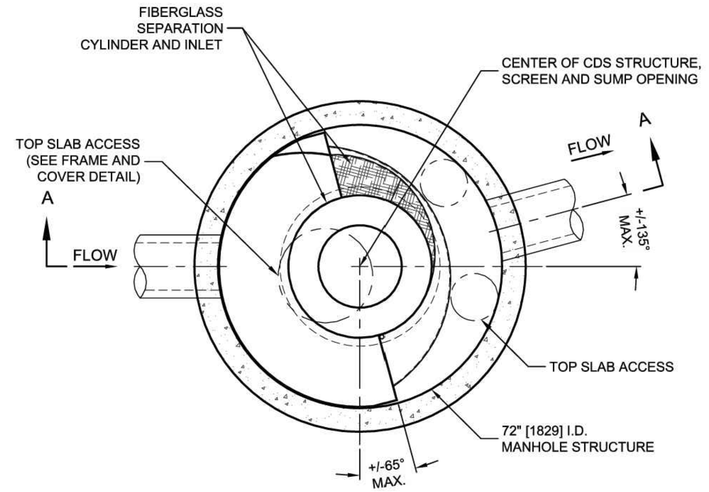
DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

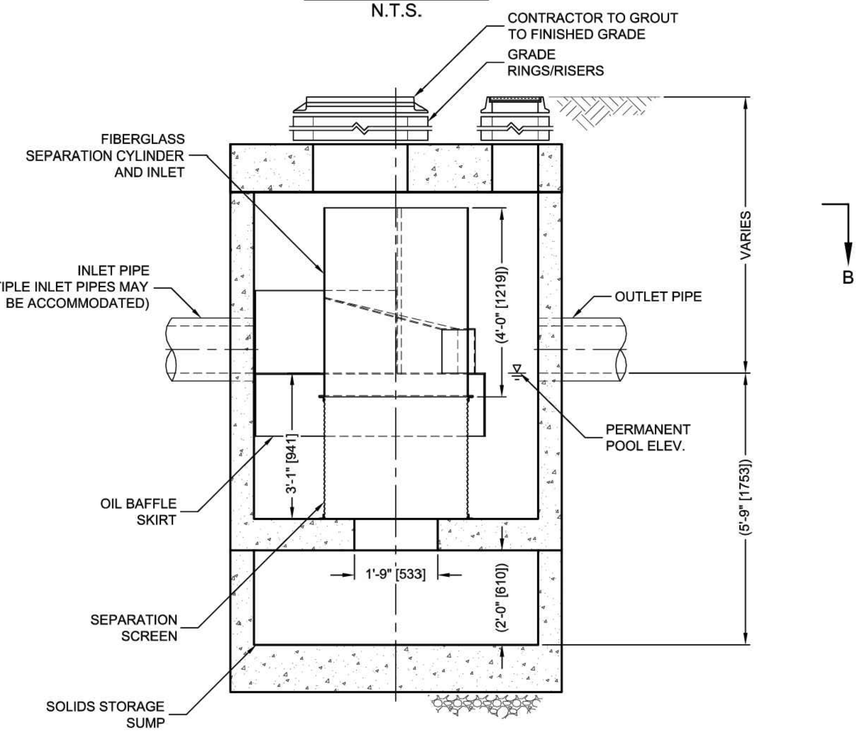
CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C4.0

PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE:



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

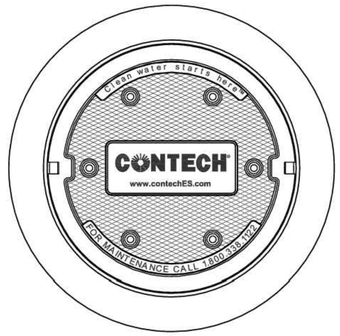
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,786,946 6,641,720; 8,511,565; 8,961,793; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS3025-6-C DESIGN NOTES

THE STANDARD CDS3025-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

2 TREATMENT CAPACITY IS 2.5 CFS, MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3025-6-C
INLINE CDS
STANDARD DETAIL

2

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

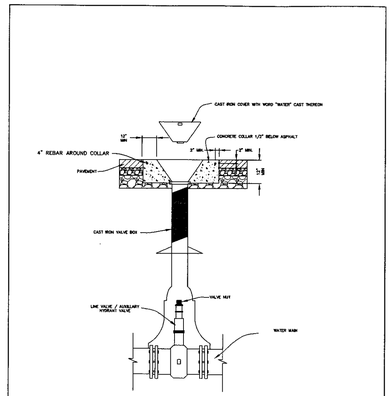
CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

RODERICK CATALYST—BUSINESS PARK BUILDING #6
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

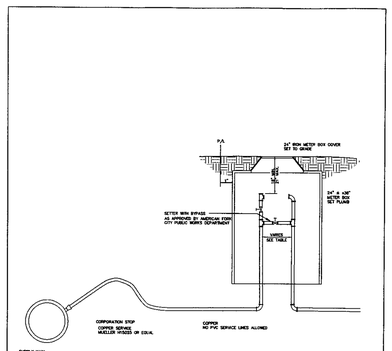
CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C4.1
PROJECT ID E22-099 | DATE: 11/21/22
FILE NAME: PRJ-RC6 | SCALE:



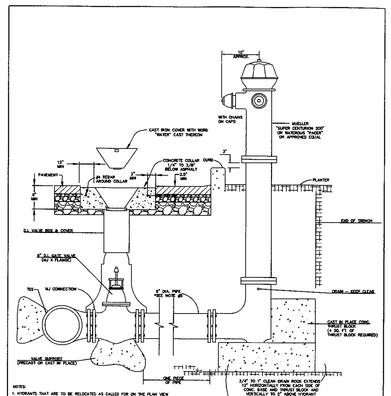
VALVE BOX DETAIL

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



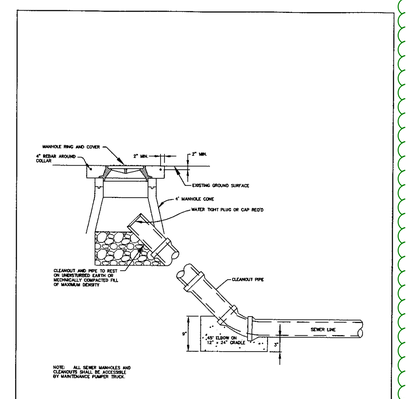
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



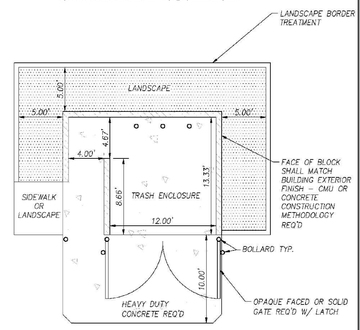
NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE USE OF MECHANICAL JOINT SLEEVES SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL BOLTS SHALL BE STAINLESS STEEL.
5. 6" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

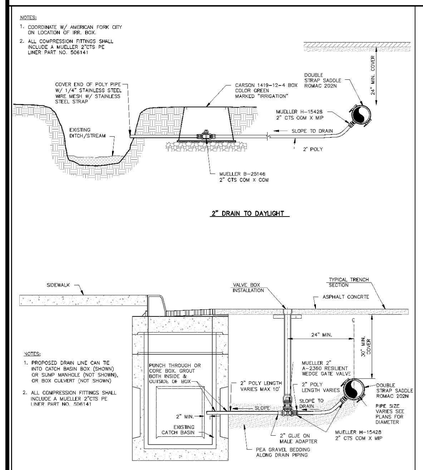
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



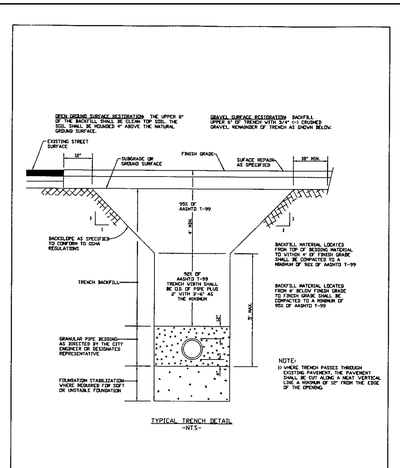
NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
4. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
5. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

AMERICAN FORK — 1853 —

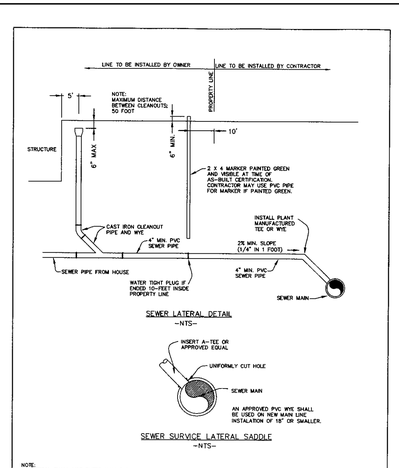
Per discussion with Patrick O'Brien, you will need to provide elevations of the enclosure that we can see the specific type of material, height, and width of the enclosure. We've got to make sure that Section 17.5.121 (H) is being followed for this development and for the City Standard shown in this detail.



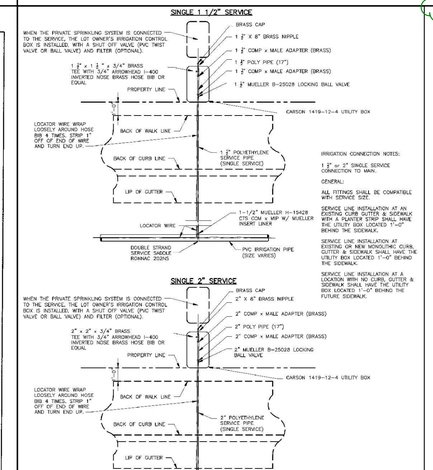
DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



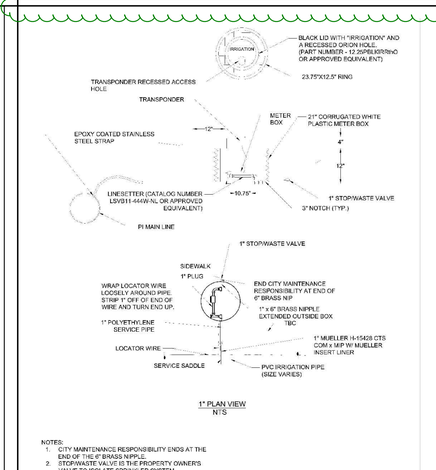
DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

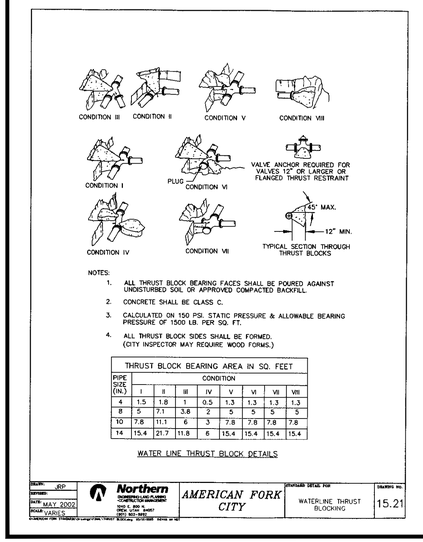


DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNERS VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

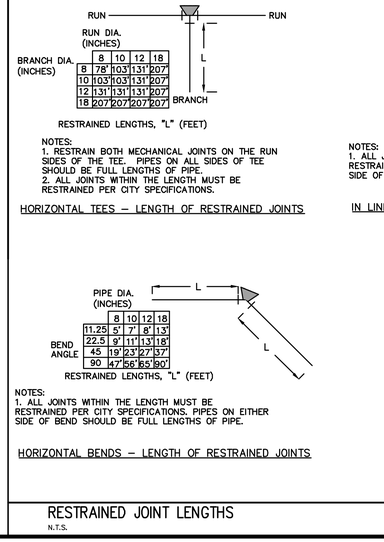
DRAWN: MVJ	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			



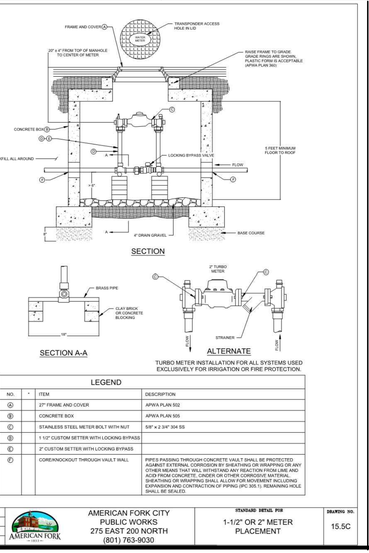
THRUST BLOCK BEARING AREA IN SQ. FEET								
PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.6	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

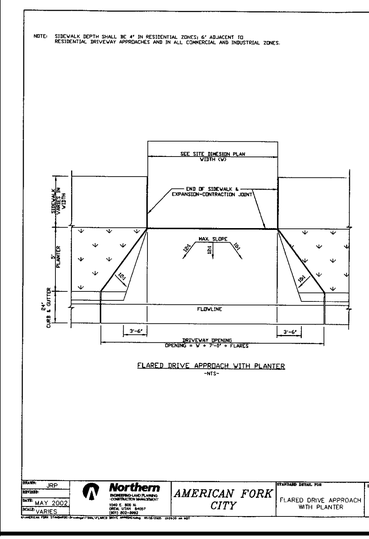


RESTRAINED JOINT LENGTHS
N.T.S.



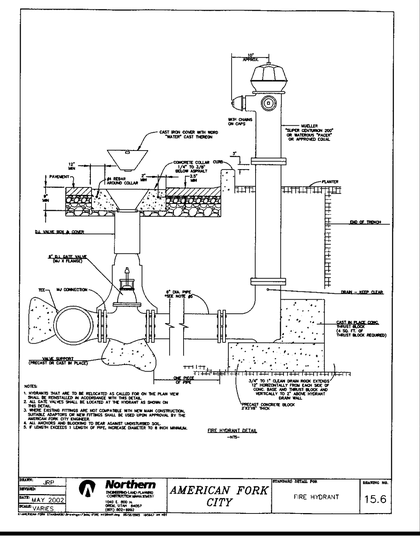
LEGEND			
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE. UNDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING SETTLEMENT AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C
REVISED:			
DATE: FEB 2019			
SCALE: VARIES			



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE USE OF MECHANICAL JOINT SLEEVES SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL BOLTS SHALL BE STAINLESS STEEL.
5. 6" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

RODERICK CATALYST-BUSINESS PARK BUILDING #6

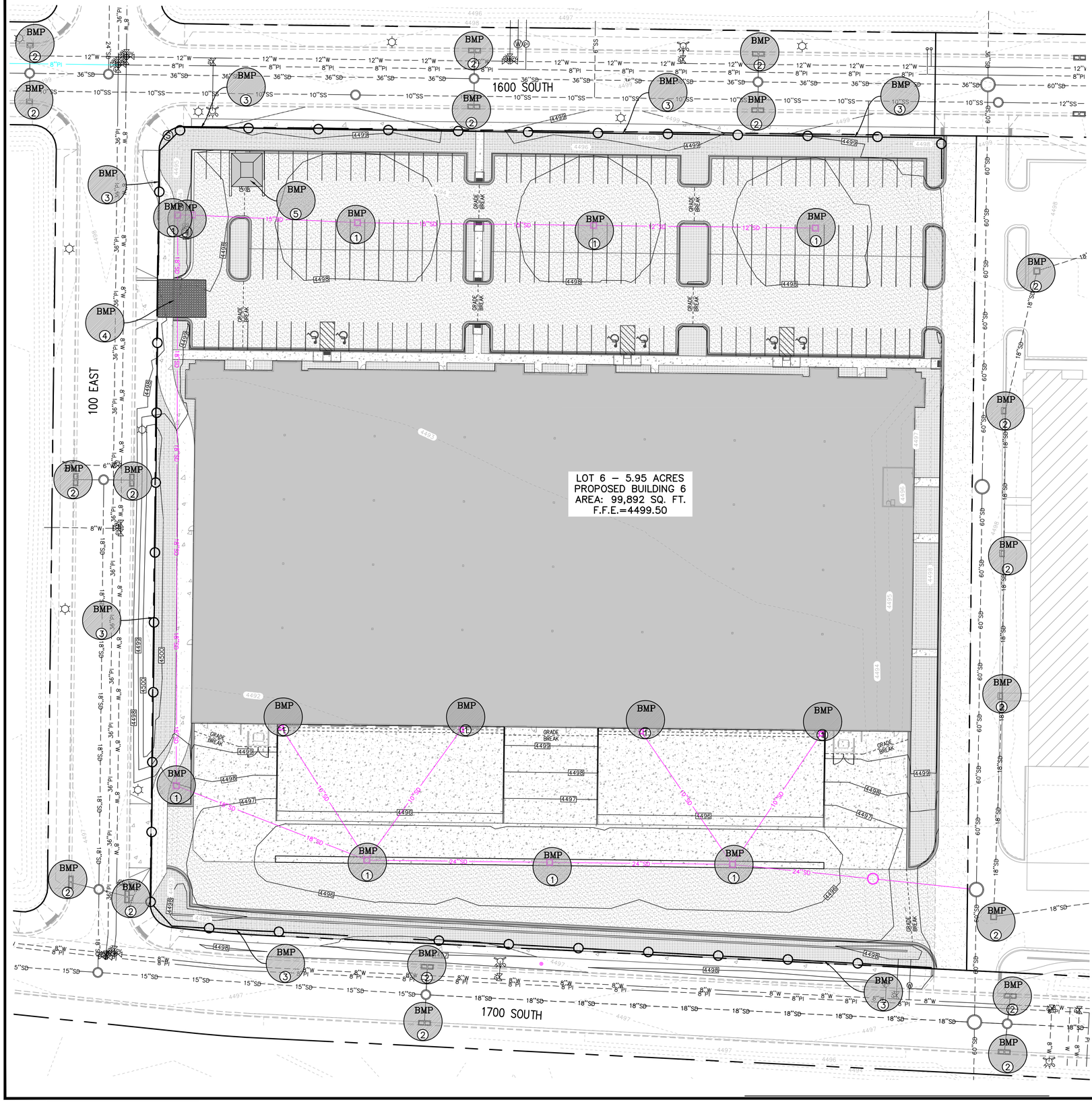
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO. C5.0

PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE:





LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (BMP (x))

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #6

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

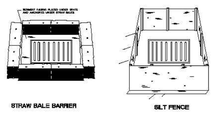
PROFESSIONAL ENGINEER — No. 12072623 — TREVOR L HODGSON — STATE OF UTAH

CALL BEFORE YOU DIG! 811 — BLUE STAKES 1 800 662 4111

SHEET NO. C6.0

PROJECT ID	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE: 1"=30'

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

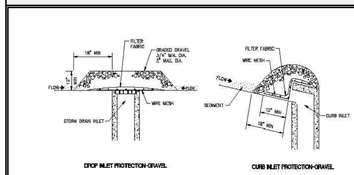
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

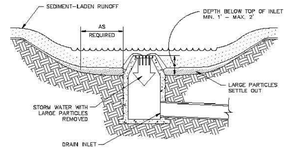
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



Description:
An area excavated around a storm drain inlet to impound water below the inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage.

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

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate.
- Repair side slopes as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Program Elements
- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

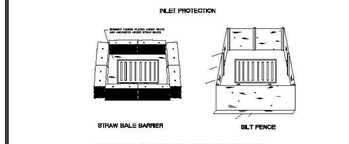
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

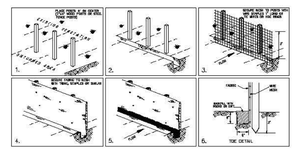
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

NO.	COMMENTS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

REVISIONS

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #6
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

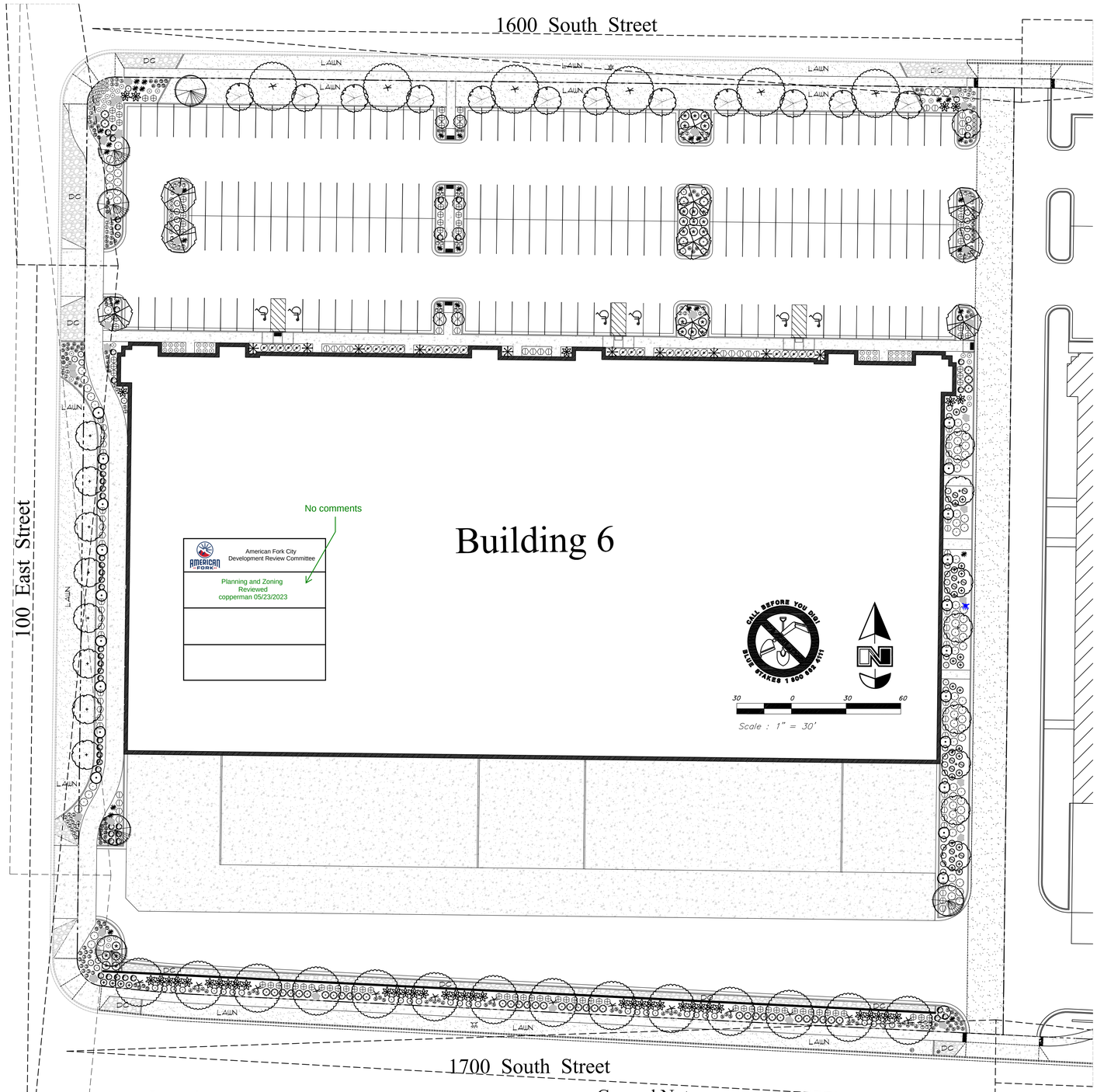
EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C6.1

PROJECT ID	DATE:
E22–099	11/21/22
FILE NAME: PRJ–RC6	SCALE:



Plant List (TREES)

%	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
19.2	20		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
8.7	9		Koelreuteria paniculata 'G.C.'	Golden Candle Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11.5	12		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
9.6	10		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
5.8	6		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
16.4	17		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
19.2	20		Quercus x. warei 'Nadler'	Kindred Spirit Oak	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
9.6	10		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
TOTAL	100	104				

** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.

Plant List (SHRUBS)

%	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2.3	15	⊖	Berberis thun. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
3.7	24	⊙	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
4.4	28	⊘	Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
6.7	43	❋	Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
7.9	51	○	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
4.4	28	⊛	Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
13.6	87	◯	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	5 Gallon	15"-18" Height
11.5	74	◍	Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	5 Gallon	15"-18" Height
7.1	45	◯	Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
7.9	51	◉	Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
13.7	88	⊕	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	5 Gallon	15"-18" Height
11.7	75	○	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
5.1	33	✱	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height
TOTAL	100	642				

** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.

Plant List (PERENNIALS)

	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
13.0	37	①	Hemerocallis 'Little Grapette'	Little Grapette Day Lily	1 Gallon	Full Can
12.7	36	②	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
11.0	31	③	Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
8.1	23	④	Lavandula angustifolia	English Lavender	1 Gallon	Full Can
14.1	40	⑤	Nepata x. 'Walker's Low'	Walker's Low Catmint	1 Gallon	Full Can
14.8	42	⑥	Rudbeckia fugida 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
13.1	37	⑦	Salvia nem. 'East Friesland'	East Friesland Salvia	1 Gallon	Full Can
6.1	17	⑧	Salvia nem. 'Pink Profusion'	Pink Profusion Salvia	1 Gallon	Full Can
7.1	20	⑨	Veronica x. 'Georgia Blue'	Georgia Blue Speedwell	1 Gallon	Full Can
TOTAL	100	283				

** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.

Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas adjacent to the building shall receive a 12 inch depth of topsoil, all other shrubs areas an eight inch depth of topsoil. Topsoil material is not available on-site, and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant Bluegrass & Fescue. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
4. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
5. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
6. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
7. All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter sod-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
8. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall match what has been previously installed on Catalyst building #, and per legend. This material is available from local sources. Contact the Owner or general contractor for all supplier information.
9. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
10. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the landscape contractor shall provide a separate price as an additive alternate to extend the maintenance period through the one-year warranty period. The one-year contract will be between the landscape contractor and the Owner.
11. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
2. SHRUB AREAS (Between Walk & Building) : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
3. SHRUB AREAS (Beyond Building Planters) : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
4. PERENNIAL-ANNUAL COLOR AREAS : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of premium topsoil along with a four inch depth of bark mulch or compost product, leaving it slightly below finish grade and concrete areas.
5. PRODUCT COORDINATION : Early on in the construction process, the landscape contractor shall meet with the earthwork/grading contractor in order to ensure that the proper sub-grade elevations (prior to topsoil installation) will be provided.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Minimum Diameter Size	Boulder Material To Match That Previously Used On Northpointe Buildings Project Near To This Site.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, And Between All Lawn And Shrub Areas. Compact Sub-grade Prior To Installation.
LAWN	New Lawn Area / Use Water Conservative Mixture	Install New Lawn In Areas Shown And Over 4" Depth Of Topsoil. Provide Drought Tolerant Seed Mixture.
DC	Decorative Rock / 1 1/2" Size Product / "SOMA" / Unwashed & Crushed / "Utah Landscaping Rock" Product	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.
No Hatch	New Shrub - Rock Area / 1"-4" Size Max. / Unwashed & Crushed / "Geneva Rock" Product.	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.

General Notes

All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.

2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

RDL Design Company, Inc.
1210 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH
ROBERTO DE LA CRUZ
06309
03-27-23
REGISTERED LANDSCAPE ARCHITECT

STAMP

Catalyst Business Park Building #6

For Roderick Enterprises
148 East 1600 South American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-15-23
REVISIONS: 03-27-23

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1

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EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH.

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= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-920 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

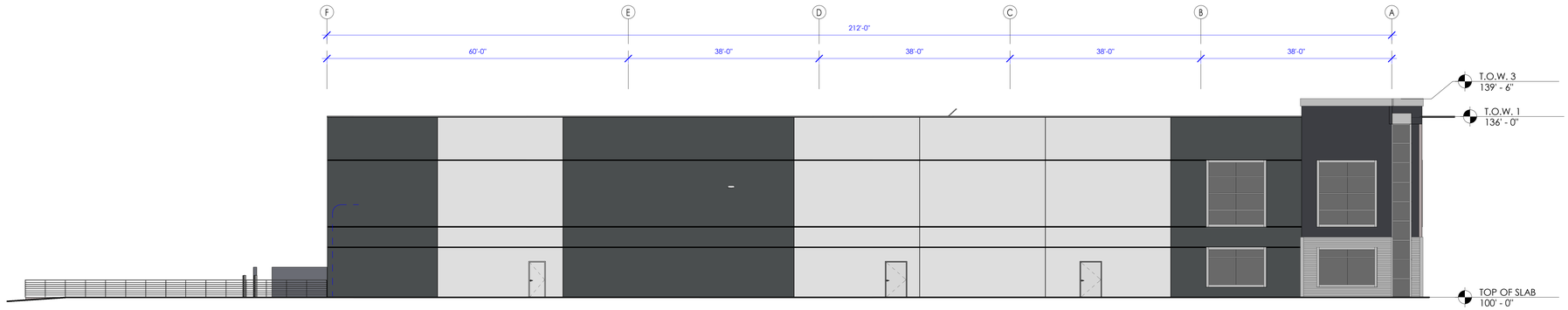
GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A.502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

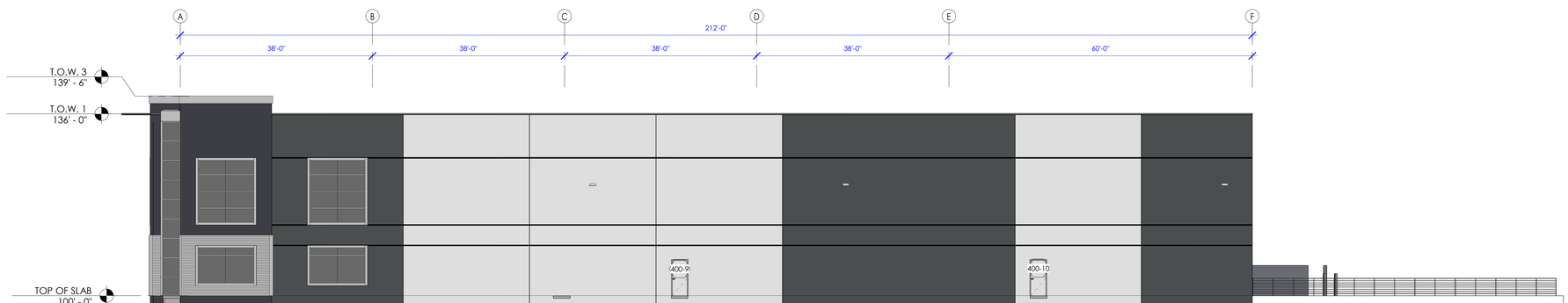
FOR FUTURE TENANTS:

PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND



1 A203 **EAST ELEVATION**
3/32" = 1'-0"



2 A203 **WEST ELEVATION**
3/32" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south Jordan, utah 84095
phone: 801.746.0455 : fax: 801.375.6456
aeurbia.com

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RODERICK CATALYST BUILDING #6
268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule

MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

EAST & WEST ELEVATION

DATE: 07/12/2022

SHEET #:

A203

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EXTERIOR ELEVATION COLOR:

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= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

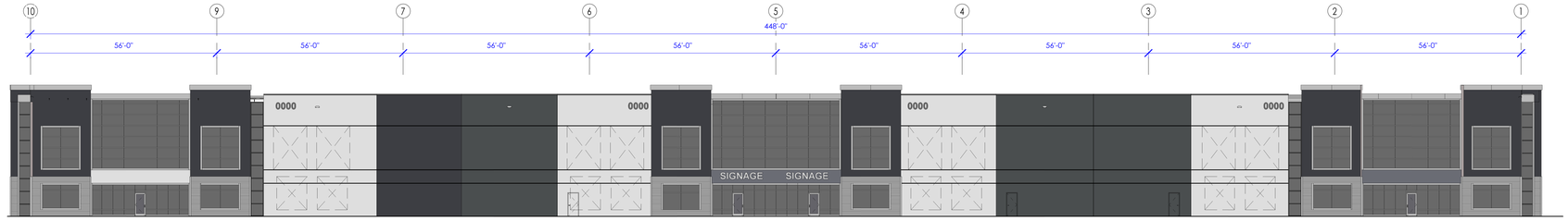
KEYNOTE LEGEND

GENERAL EXTERIOR FINISH NOTES:

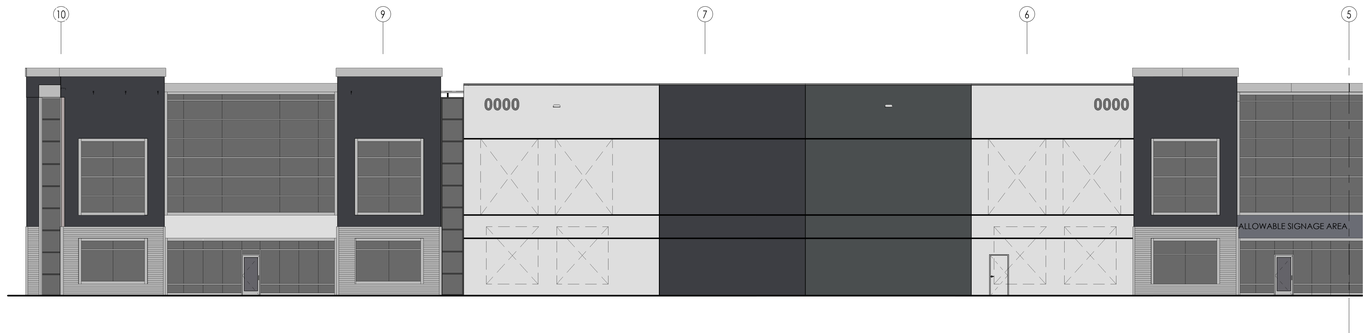
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FOR FUTURE TENANTS:

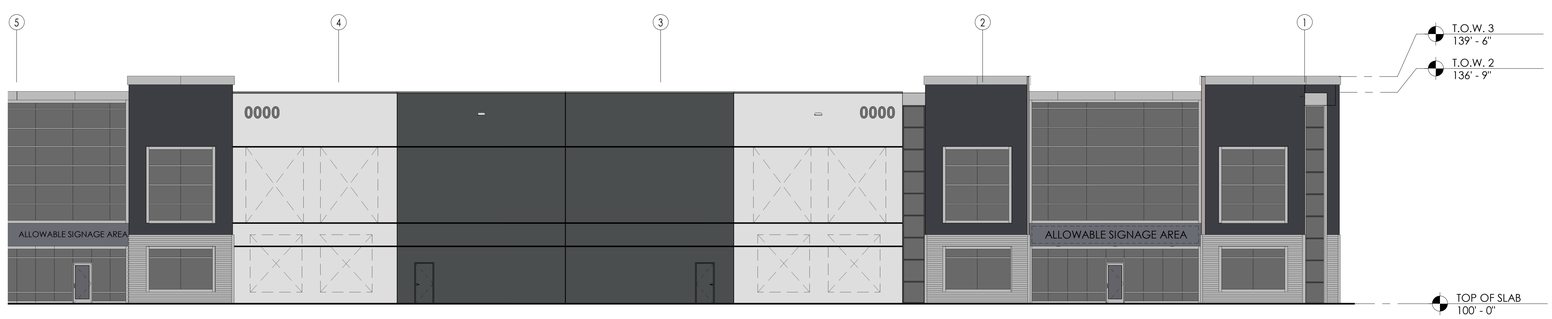
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1 A202 NORTH ELEVATION (Overall)
N.T.S



3 A202 NORTH ELEVATION (LEFT)
3/32" = 1'-0"



2 A202 NORTH ELEVATION (RIGHT)
3/32" = 1'-0"

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RODERICK CATALYST BUILDING #6
268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

NORTH ELEVATION

DATE: 07/12/2022

SHEET #:

A202

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EXTERIOR ELEVATION COLOR:

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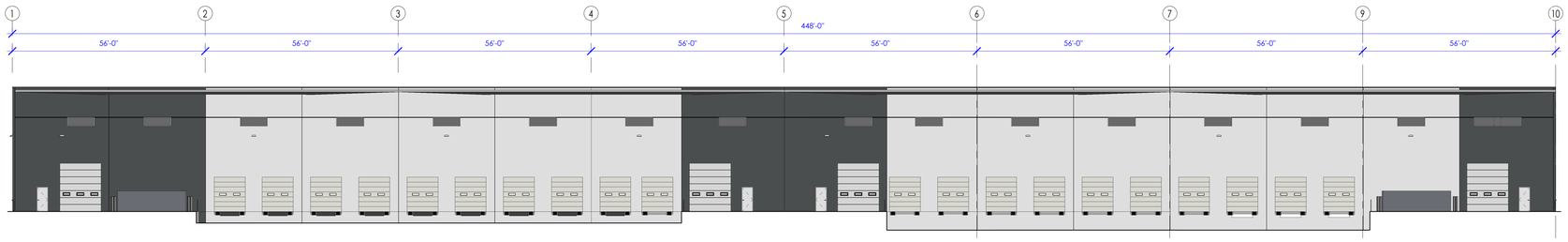
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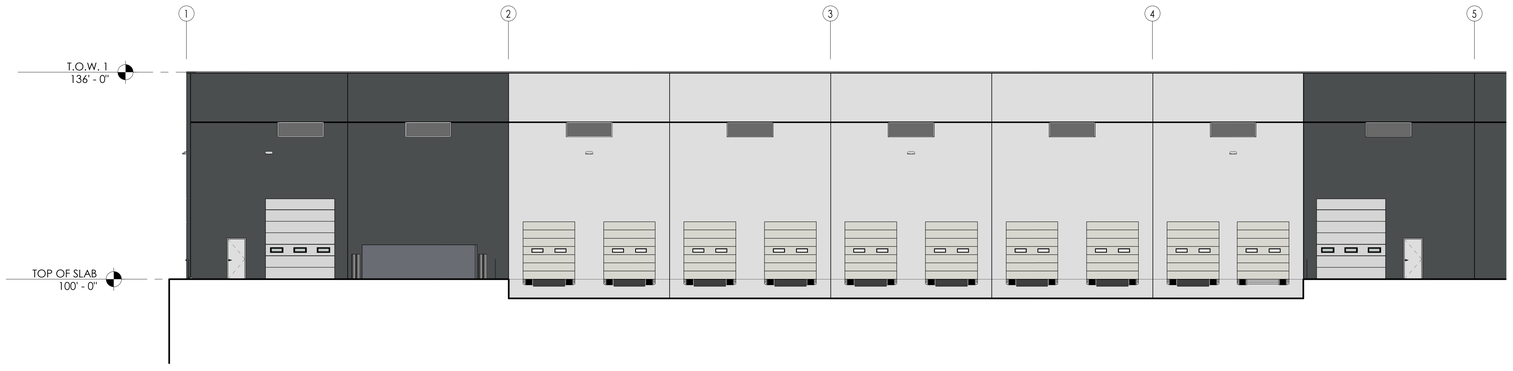
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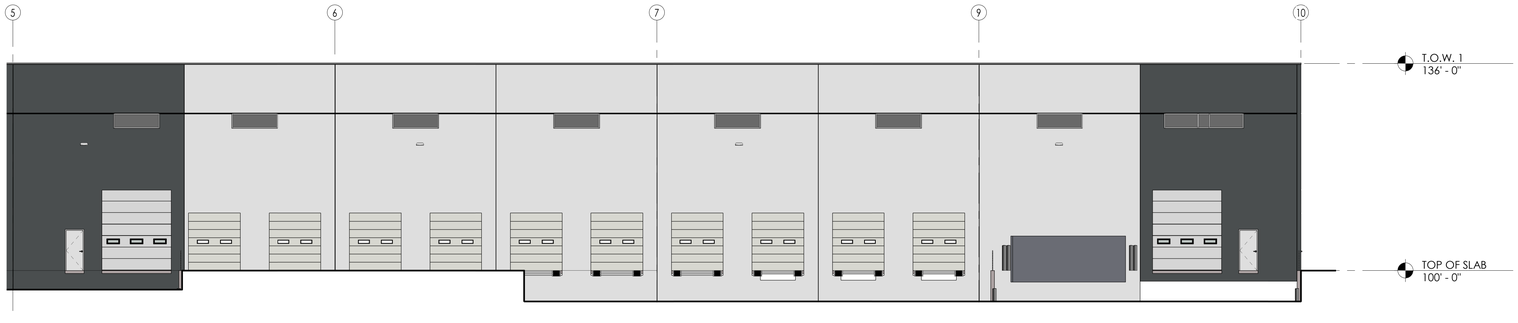
KEYNOTE LEGEND



3 A201 **SOUTH ELEVATION (Overall)** N.T.S



2 A201 **SOUTH ELEVATION ENLARGED (Left)** 3/32" = 1'-0"



1 A201 **SOUTH ELEVATION ENLARGED (Right)** 3/32" = 1'-0"

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South Jordan, Utah 84095
phone: 801.746.0455 fax: 801.375.6456
purbpark@aeurbia.com

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268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

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Revision Schedule

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

SOUTH ELEVATION

DATE: 07/12/2022

SHEET #:

A201

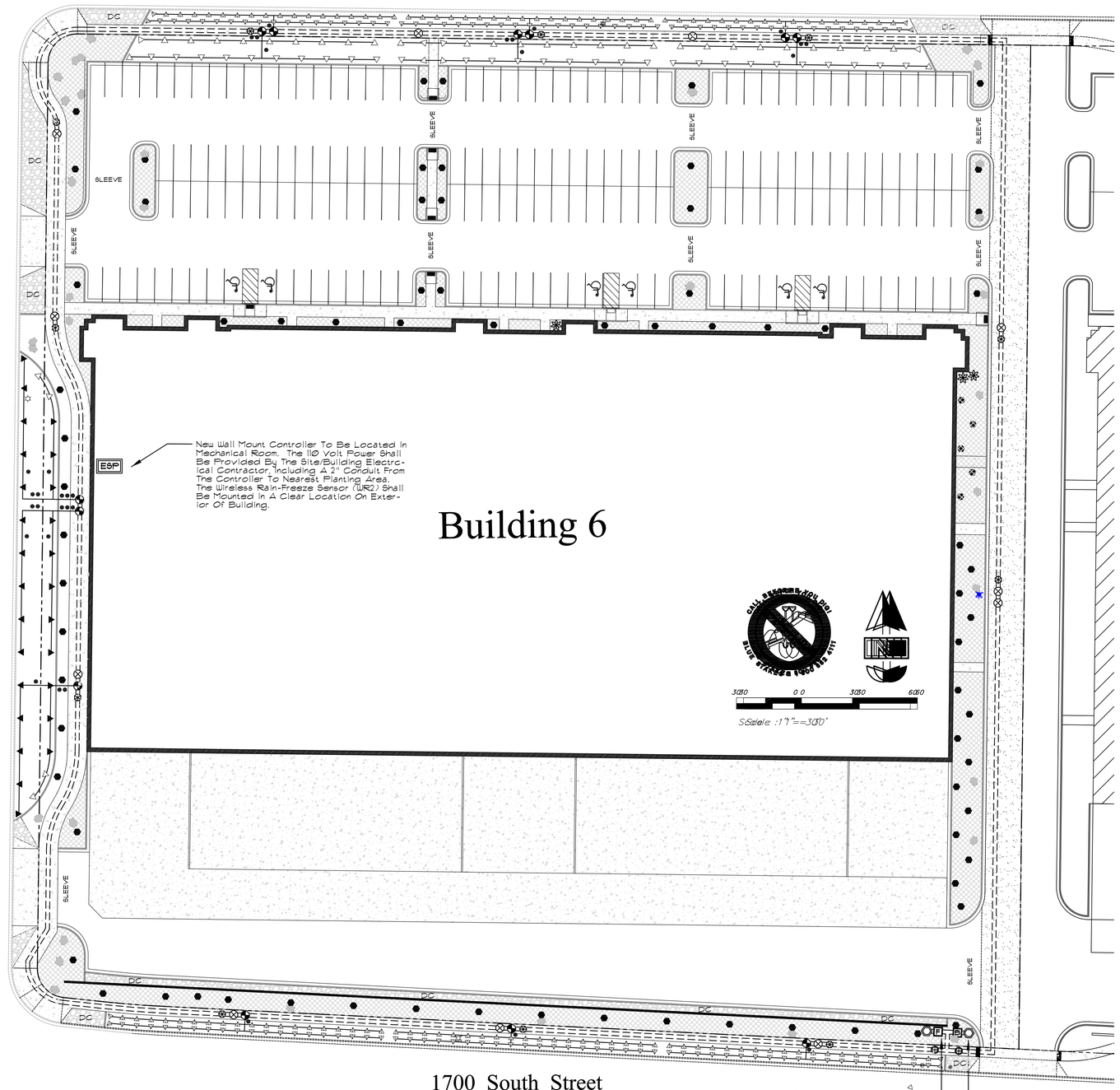
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1600 South Street

100 East Street



1700 South Street

New 2" Secondary Waterline Stub For Irrigation System. Install Stop & Waste Valve & Secondary Water Filter In Landscape Area. Filter Enclosed In StongBox Cage. (Secondary Water Is Not Live & Available At This Time)

New 2" Culinary Waterline Stub For Irrigation System. Install Stop & Waste Valve & Backflow Preventer In Landscape Area. Backflow Enclosed In StongBox Cage.

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY. Install All Irrigation Components Within Landscaped Areas.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

Sprinkler List

Symbol	Model-Number	Description	Remarks
▼	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	Provide MPR Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	Provide MPR Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	Provide MPR Series Nozzle As Required
●	Tree Location	Techline In-Line Drip Line	Drip Line Rings / Quantity As Required
◑	Rainbird 150-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
◑	Rainbird 100-PESB-R	Remote Control Valve	1" Size In Valve Box With Gravel Sump
⊗	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Apollo (Or Equal) Brass	Line Size Isolation Ball Valve	Install In Valve Box With Gravel Sump
⊗	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
◉	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
E6P	Rainbird ESP-LXD	2 Wire Modular Controller	Add Modules As Needed For Stations
Ⓢ	Rainbird WR2-RFC	Wireless Rain-Freeze Sensor	Mount In Clear Location On Building
⬡	Mueller Orseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
F	Amiad 2T-S	Secondary Water Filter	Install Above Grade With StrongBox
B	Wilkins 2-375-RPZ	Reduced Pressure Backflow	2" / Install Above Grade With StrongBox
====	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
———	Schedule 40 PVC	Lateral Circuit Line / Shrub	Pipe Size As Required / 3/4" Min. Size
▭	Netafim HCVXR-RW	Techline In-Line Drip Line	Emitter Spacing & GPH As Site Requires

Emitter Installtion Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-20PC (2 Gal/Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20PC (2 Gal/Hr.)	Three Each
15 Gallon Tree Or Shrub Plant Material	PC-05 (5 Gal/Hr.)	Three Each
Calipered Plant Material	PC-05 (5 Gal/Hr.)	Six Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties.

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based upon the sizing guide below:

PIPE SIZE / WIRE QUAN.	REQUIRED SLEEVING
3/4" - 1 1/4" Piping	1-2" PVC Sleeve
1 1/2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

Pipe Size		Water Flow (GPM)
(Velocities Not To Exceed 5 Feet/Second)		
1"	Size / NA	0 - 12 GPM
1 1/4"	Size / ●	12 - 22 GPM
1 1/2"	Size / ●●	22 - 30 GPM
2"	Size / ●●●	30 - 50 GPM

NOTE: Contractor shall perform all pipe sizing using the above design guideline. 1" minimum size piping to be used with schedule 40 pvc.

General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA			
#	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
1	1.0"	1	Drip	Plantings-Misc.	NA	5.0	30
2	1.0"	2	Drip	Plantings-Misc.	NA	5.0	30
3	1.0"	3	Drip	Plantings-Misc.	NA	5.0	30
4	1.0"	4	Drip	Plantings-Misc.	NA	5.0	30
5	1.0"	5	Drip	Plantings-Misc.	NA	5.0	30
6	1.0"	6	Drip	Plantings-Misc.	NA	5.0	30
7	1.0"	7	Drip	Plantings-Misc.	NA	5.0	30
8	1.0"	8	Drip	Plantings-Misc.	NA	5.0	30
9	1.0"	9	Drip	Plantings-Misc.	NA	5.0	30
10	1.0"	10	Drip	Plantings-Misc.	NA	5.0	30
11	1.0"	11	Drip	Plantings-Misc.	NA	5.0	30
12	1.5"	12	Spray	Lawn	1.58	30	30
13	1.5"	13	Spray	Lawn	1.58	30	30
14	1.5"	14	Spray	Lawn	1.58	30	30
15	1.5"	15	Spray	Lawn	1.58	30	30
16	1.5"	16	Spray	Lawn	1.58	30	30
17	1.5"	17	Spray	Lawn	1.58	30	30
18	1.5"	18	Spray	Lawn	1.58	30	30
19	1.5"	19	Spray	Lawn	1.58	30	30
20	1.5"	20	Spray	Lawn	1.58	30	30
21	1.5"	21	Spray	Lawn	1.58	30	30
22	1.5"	22	Spray	Lawn	1.58	30	30
23	1.5"	23	Spray	Lawn	1.58	30	30

NOTE: Minimum static water pressure at the point of connection required is 50 psi. If water pressure is above 80 p.s.i., install pressure reduction valve, & set to an operating pressure of 60 psi at connection point.

RDL Design Company, Inc.
1020 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH · ROBERTO DE LA CRUZ · 08380 · 03-27-23 · LICENSED LANDSCAPE ARCHITECT

STAMP

Catalyst Business Park Building #6

For Roderick Enterprises
148 East 1600 South American Fork, Utah 84003

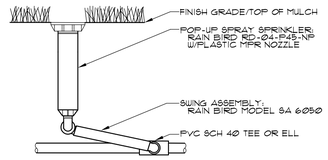
PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-15-23
REVISIONS: 03-27-23

SHEET TITLE

Irrigation Sprinkler Plan

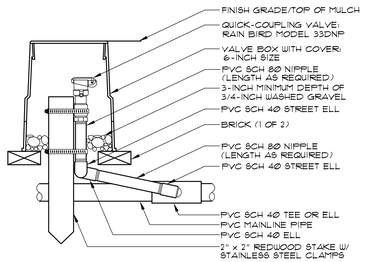
SHEET NUMBER

L-2



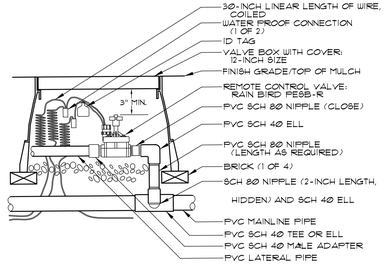
1 L-3 Pop-Up Spray Sprinkler

N. T. S.



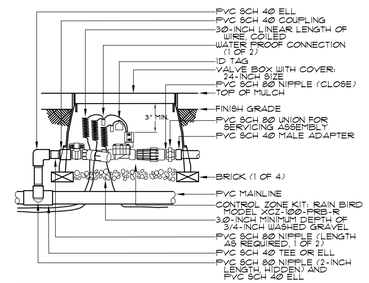
2 L-3 Quick Coupling Valve

N. T. S.



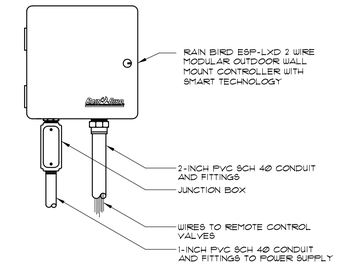
3 L-3 Remote Control Valve

N. T. S.



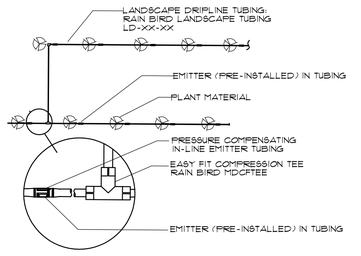
4 L-3 Xerigation Control Zone Kit

N. T. S.



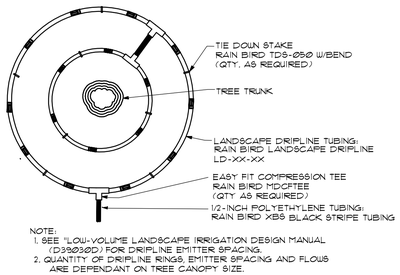
5 L-3 Wall Mount Controller

N. T. S.



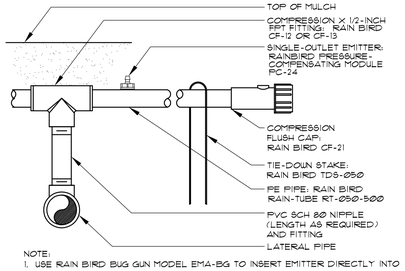
6 L-3 Dripline At Shrubs

N. T. S.



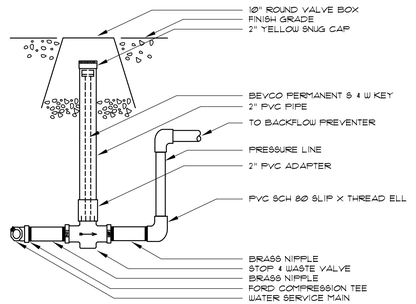
7 L-3 Dripline At Trees

N. T. S.



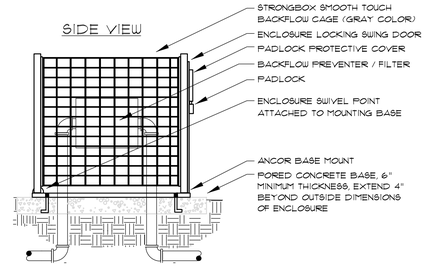
8 L-3 PVC To PE Pipe Connection

N. T. S.



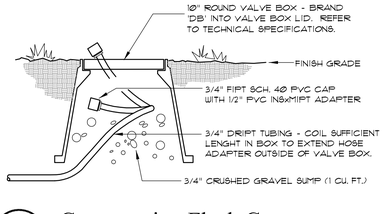
9 L-3 Stop & Waste Valve

N. T. S.



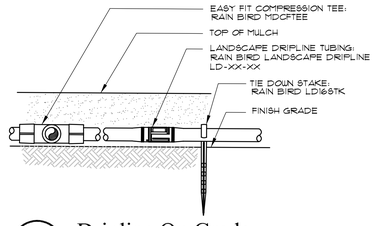
10 L-3 Backflow / Filter Enclosure

N. T. S.



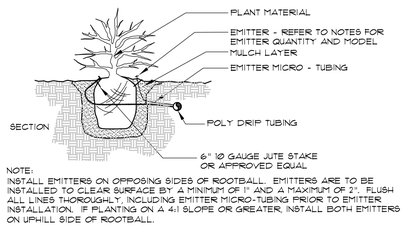
11 L-3 Compression Flush Cap

N. T. S.



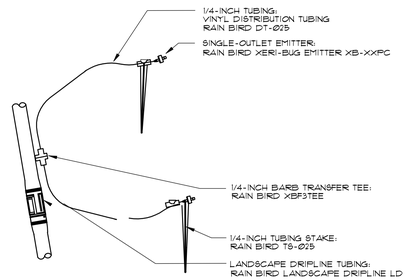
12 L-3 Dripline On Grade

N. T. S.



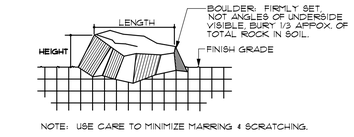
13 L-3 Drip Emitter

N. T. S.



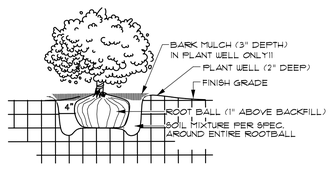
14 L-3 Dripline - Additional Emitters

N. T. S.



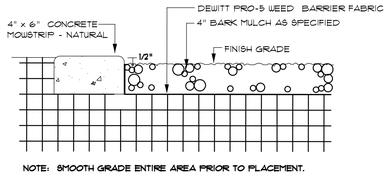
15 L-3 Landscape Boulder

N. T. S.



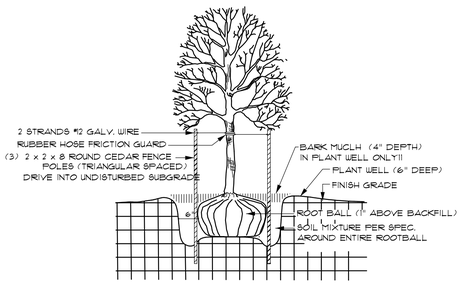
16 L-3 Shrub Planting

N. T. S.



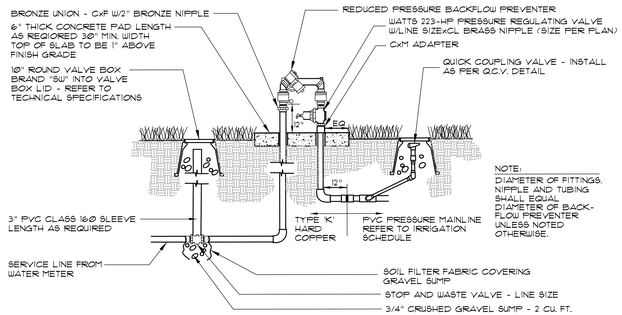
17 L-3 Concrete Mowstrip

N. T. S.



18 L-3 Tree Planting

N. T. S.



19 L-3 Backflow Prevention Device

N. T. S.

RDL Design Company, Inc.
10210 East Tale Avenue
Salt Lake City, Utah 84095
Phone : 801-647-3114
Email : rdldesign@comcast.net

STAMP

Catalyst Business Park Building #6

For Roderick Enterprises
148 East 1600 South American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-15-23
REVISIONS: 03-27-23

SHEET TITLE
Installation Details Plan

SHEET NUMBER
L-3

Planning Commission Staff Report
Meeting Date: August 2nd, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Building #8, located at approximately 1553 South 100 East, American Fork City, UT 84003. The Preliminary Plan will be for approximately 9.10 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		1553 S 100 E
Project Type:		Commercial Site Plan
Applicants:		Roderick – Catalyst Business Park, LLC
Existing Land Use:		Residential Very – Low Density, Design Industrial, Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial, Residential Very – Low Density
	South	Shoreline Protection, Resort
	East	Design Industrial
	West	Resort
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1, Unincorporated Territory
	South	M-1, Unincorporated Territory
	East	PI-1, I-1
	West	M-1, Unincorporated Territory

Background

The applicant has applied for a Commercial Site Plan to develop a warehouse building. The project looks to develop a large warehouse building that will be on one of several lots for the Roderick Catalyst Business Park.

The applicant will need to provide drawings for the proposed roundabout intersection for Lot 8, and additionally new drawings that show the on-site dumpster (trash) enclosure that is required by City Code Section: 17.5.121. The applicant also has applications in process for a Preliminary and Final Plat Subdivision that will need to be finalized before the Commercial Site Plan can be approved.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a

violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.6.101
    a. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
        i. As stated above the applicant will still need to submit drawings that conform to American Fork City's General Plan, Transportation Master Plan, Standard Details and the City Code.

2. The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.5.121
    a. City Standard – Dumpster/Trash Enclosure Standard 17.5.121.B
        i. The enclosure the applicant has provided does not meet the minimum required landscaping dimensions of 5'. As noted in the standard, note number three (3) states "landscape dimensions shown are minimums." And as stated in note number one (1), 'landscape shall include

combination of trees and shrubbery to create a landscape screen for the enclosure."

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Design Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Commercial Site Plan **DOES NOT** meet the requirements of Section 17.6.101. Staff recommends **TABLING** the application, to provide the applicant with an opportunity to revise plans to include what staff has recommended prior to advancing to City Council.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to approve the proposed Commercial Site Plan, located at approximately 1553 South 100 East, American Fork City, UT 84003, in the PI-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at approximately 1553 South 100 East, American Fork City, UT 84003, in the PI-1 Zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at approximately 1553 South 100 East, American Fork City, UT 84003, in the PI-1 Zone, and instruct staff/developer to……..

RODERICK CATALYST-BUSINESS PARK BUILDING #8

LOT 8, RODERICK CATALYST – PHASE 3 SUBDIVISION
1553 SOUTH 100 EAST
AMERICAN FORK, UTAH 84003

SEPTEMBER 22, 2022
REVISED JANUARY 23, 2023
REVISED MAY 8, 2023
REVISED JUNE 30, 2023

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0 PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT	
4240.0 EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER		EXISTING WATER METER	
PROPOSED CURB WALL		EXISTING WATER VALVE	
REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE	
SS EXISTING SEWER		EXISTING OVERHEAD POWER POLE	
SS PROPOSED SEWER	TBC	TOP BACK CONCRETE	
W EXISTING WATER	FF	FINISHED FLOOR	
W PROPOSED WATER	HW	HIGH WATER	
F EXISTING FIRE LINE	TOG	TOP OF GRATE	
F PROPOSED FIRE LINE	TOL	TOP OF LID	
SD EXSITING STORM DRAIN	IE	INVERT ELEVATION	
SD PROPOSED STORM DRAIN	EX	EXISTING	
RD PROPOSED ROOF DRAIN	NG	NATURAL GROUND	
G EXISTING GAS	TA	TOP OF ASPHALT	
G PROPOSED GAS	TC	TOP OF CONCRETE	
OHP EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE	
UGP EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT	
UGP PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL	
T EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL	
T PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING	
FO EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK	
FO PROPOSED FIBER OPTIC LINE	PROP	PROPOSED	
PROPOSED CONCRETE	BW	BACK OF SIDEWALK	
PROPOSED ASPHALT	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
PROPOSED LANDSCAPING			



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
GN	GENERAL NOTES
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C5.0	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS. NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. SEE AMERICAN FORK CITY STANDARD PLAN NO. 15.22
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER AMERICAN FORK CITY PLAN NO 15.21
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT.
21. NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

General Notes:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

PROJECT CONTACT INFORMATION:

AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	KYLE PETERSON	(801) 400 2933
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

OWNER:
RODERICK ENTERPRISES
1214 VINE STREET
SALT LAKE CITY, UTAH 84121
CONTACT PERSON: MIKE RODERICK
PH: (801) 506-5005

ARCHITECT:
AE URBIA
909 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

American Fork City
Development Review Committee

Preliminary Plan and Final Plat for Phase 3 Roderick Catalyst Business Park needs to be approved before action on the commercial site plan can be made.

Planning and Zoning
Reviewed
copperman 07/17/2023

See comments on sheets C1.0 and C5.0

Fire Department
Reviewed
M. Sacco 07/17/2023

Engineering Division
Reviewed
lburr 07/20/2023

Next Step
Revise and Resubmit based off comments made from staff

DRC Plan Review Meetings

These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE AE WHICH IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.
PER MAP NO. 49049C0306F. EFFECTIVE DATE: JUNE 19, 2020.
A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED. THE BASE FLOOD ELEVATION IS 4498 IN NAVD 88. THIS SURVEY FOR THIS PROJECT WAS DONE IN NGVD 29 AND THE BASE FLOOD ELEVATION IN THIS VERTICAL DATUM IS 4495.

DEMOLITION NOTE:
CONTRACTOR TO VISIT SITE AND DETERMINE ALL NECESSARY DEMOLITION REQUIRED TO INSTALL PROPOSED IMPROVEMENTS AND TO FIELD VERIFY ALL NECESSARY DEMOLITION HAS BEEN COMPLETED PRIOR TO CONSTRUCTION.

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T52, R1E, SLB&M ELEVATION: 4499.77

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

C:\

GENERAL NOTES

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

UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY		CONTACT	PHONE
QWEST	– TELEPHONE	Darren Keller	(801) 356 6975
PACIFIC CORP	– POWER	Dennis Patten	(801) 756 1344
COMCAST	– CABLE	Sheryl Pearson	(801) 401 3023
QUESTAR GAS	– GAS	Steve Adams	(801) 324 3383
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 404 6129
AMERICAN FORK CITY	– SEWER	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	– STORM	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 404 6361
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 404 6129

2. 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.
3. 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 of American Fork 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.
4. 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.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork 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).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. 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 of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. 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 of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. 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.
14. 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.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, 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 American Fork 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 American Fork 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.
7. 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.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. 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.
11. 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.
12. 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.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer 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 American Fork 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 American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

GENERAL NOTES

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. GN

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:

C:\

Found North Quarter Section 35, T.5S., R.1E. Brass Cap

N. 89°48'53" E. 2662.94'

Found Northwest Corner Section 36, T.5S., R.1E. Brass Cap

238.41'

S. 89°30'39" E. 2673.60' (BASIS OF BEARING)

Calculated North Quarter Section 36, T.5S., R.1E.

N. 00°14'13" W. 100.76'

N. 00°14'52" W. 94.88'

Found Reference Monument Northwest Corner Section 36, T.5S., R.1E. Utah County Brass Cap

Found Reference Monument North Quarter Corner Section 36, T.5S., R.1E. Utah County Brass Cap

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T52, R1E, SLB&M
ELEVATION: 4499.77

Scale in Feet
0 50 100 150

SEE COVER SHEET FOR PROJECT LEGEND

Pending decision on improvement requirements for roundabout beside R/W dedication. Design required for R/W Dedication

1500 SOUTH

N42° 02' 23"E 22.55

S89° 12' 53"E 625.34

POB

EX 30.0 WOOTEN SLOUGH EASEMENT

Per discussion with Patrick O'Brien, you acknowledge that your design does not meet the City standard and you are continuing forward with your own design. The City standard can be found in Section 17.5.121 Figure B, which includes the 5' landscaping. The Figure is shown on this sheet.

R=793.00
L=3806.54

100 EAST

EX 10.0 PUE

Expand turning radius at this corner. With navigational signs in place, This should be the final fire condition of approval.

PROPOSED BUILDING 8
AREA: 154,348 SQ. FT.
F.F.E.=4501.80

S0° 16' 24"E 659.34

PROP 20.0 WATER EASEMENT

R=857.00
L=3806.54

N0° 40' 37"E 117.63

R=15.00
L=3806.54

N89° 19' 23"W 467.29

1600 SOUTH

S89° 19' 28"E 107.96

S89° 19' 28"E 494.05

S89° 19' 28"E 37.25

S0° 31' 34"W 17.50

N89° 19' 23"W 689.56

Per discussion with Patrick O'Brien, you acknowledge that your design does not meet the City standard and you are continuing forward with your own design. The City standard can be found in Section 17.5.121 Figure B, which includes the 5' landscaping. The Figure is shown on this sheet.

SHEET LEGEND

- ADA ROUTE
- PROPOSED CONCRETE SECTION (TRUCK DRIVE LANE 11/C4.0)
- PROPOSED ASPHALT SECTION (TRUCK DRIVE LANE 12/C4.0)
- PROPOSED ASPHALT SECTION (PRIMARY ROADWAY 10/C4.0)
- PROPOSED ASPHALT SECTION (PARKING AREA 15/C4.0)

LOT 8 AREAS:

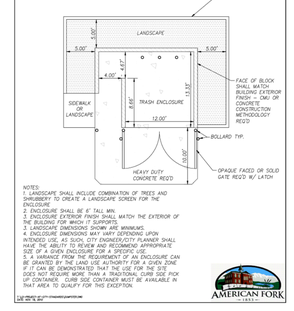
		SQ. FT. / ACRES
LOT 8		396,487 SQ. FT. / 9.10 ACRES
	BUILDING 8 FOOTPRINT	154,348 SQ. FT. / 3.54 ACRES
	PROPOSED ASPHALT	117,261 SQ. FT. / 2.69 ACRES
	PROPOSED LANDSCAPING	57,483 SQ. FT. / 1.32 ACRES
	PROPOSED CONCRETE	67,395 SQ. FT. / 1.55 ACRES
	PERVIOUS AREA PERCENTAGE	14.50%
	IMPERVIOUS AREA PERCENTAGE	85.50%

LOT 8 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	18,800 SQ. FT.	75.20 (4/1000)
WAREHOUSE	135,548 SQ. FT.	135.55(1/1000)
TOTAL REQUIRED:		211 (210.75)
TOTAL PROVIDED:		211
ACCESSIBLE SPACES		8 (7 REQ'D 201 TO 300)

REFERENCED CODED:
- OFF-STREET PARKING STANDARDS OF THE AMERICAN FORK CITY, UTAH CODE (FOR CITY REQUIREMENTS)

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



SITE PLAN NOTES:

1. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS AND ARE VAN ACCESSIBLE. SEE DETAIL 13/C4.0 AND 14/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
4. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
5. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
6. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
7. PROPOSED FLARED DRIVE APPROACH PER AMERICAN FORK STANDARD 15.9. SEE DETAIL SHEET C5.0.
8. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
9. PROPOSED 5' SIDEWALK PER APWA STD. 231. SEE DETAIL SHEET C4.0.
10. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
11. PROPOSED 10' CONCRETE TRAIL SHARED USE PATH IN ACCORDANCE WITH AMERICAN FORK CITY'S BIKE AND PEDESTRIAN PLAN PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4: AT ALL OTHER LOCATIONS.
12. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.
13. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.0 FOR DETAILS.
14. SIGHT TRIANGLE.
15. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
16. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
17. PROPOSED 14' CONCRETE TRAIL SHARED USE PATH IN ACCORDANCE WITH AMERICAN FORK CITY'S BIKE AND PEDESTRIAN PLAN PER APWA STANDARD 231. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES AND 4: AT ALL OTHER LOCATIONS.
18. PROVIDE CURB CUT TO PROVIDE SPACE FOR EXISTING CONCRETE DIVERSION STRUCTION.
19. PROPOSED NO PARKING FIRE LANE.

NO PARKING FIRE LANE

NO	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

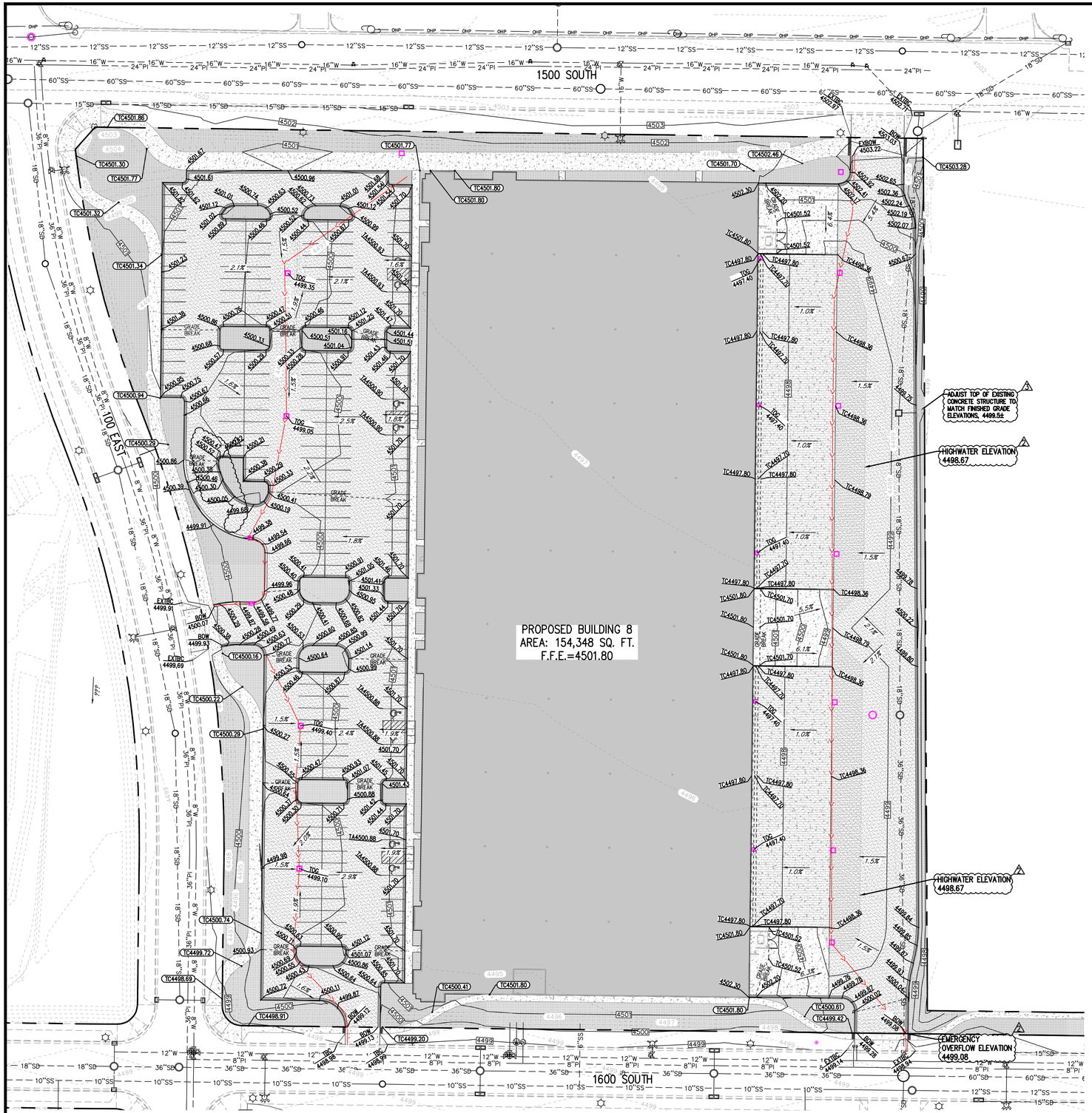
SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE: 1"=50'



GRADING NOTE:
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1600 SOUTH = 4498.53
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 100 EAST = 4498.94
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1500 SOUTH = 4502.41

BOTTOM OF FOOTING ELEVATION = 4495.40

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

1 — EMERGENCY OVERFLOW ROUTE

2 — DETENTION AREA

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

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SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

GRADING PLAN

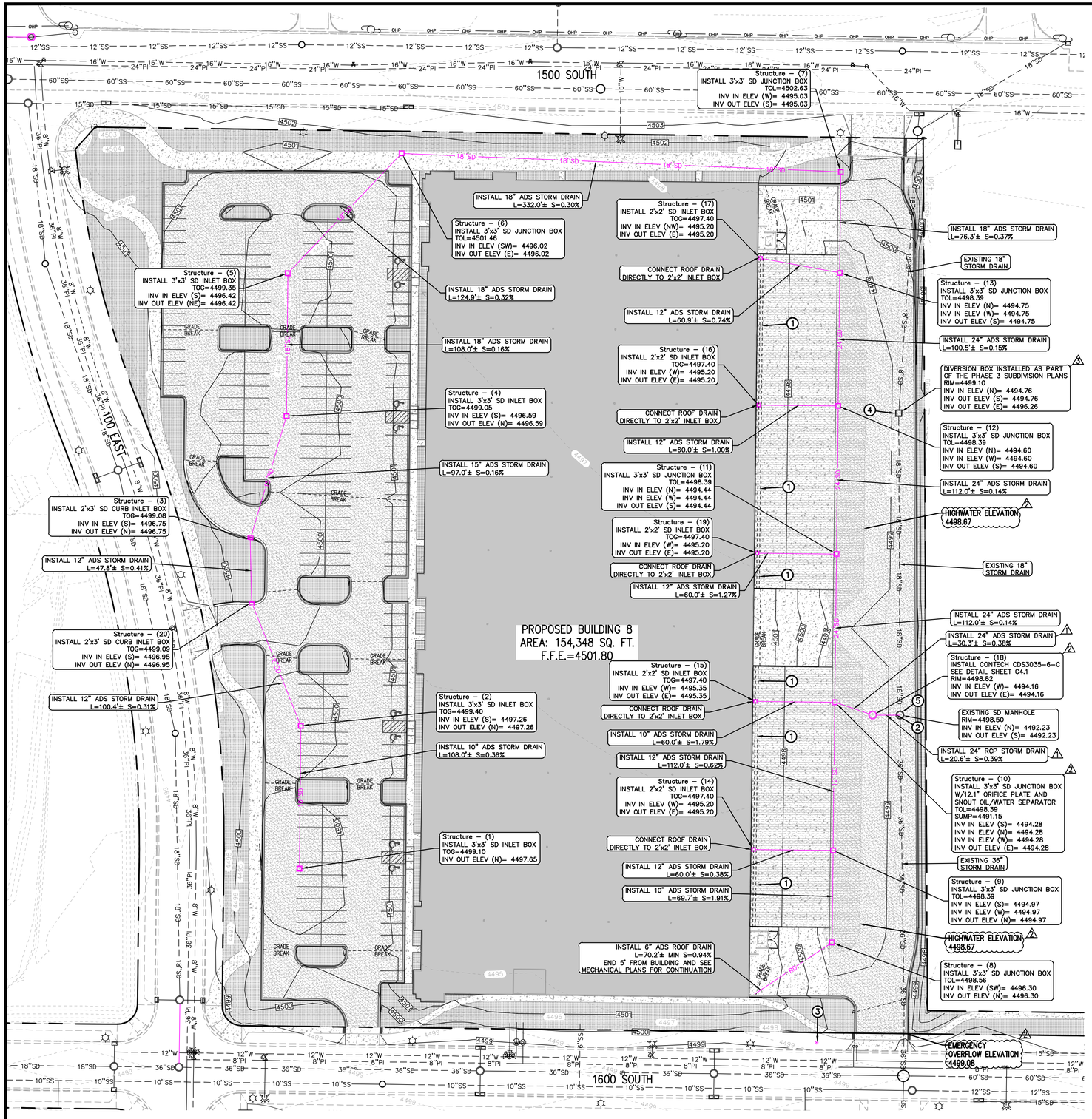
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C2.0

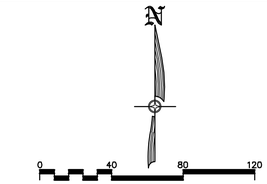
PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RCB	SCALE: 1"=40'

C1



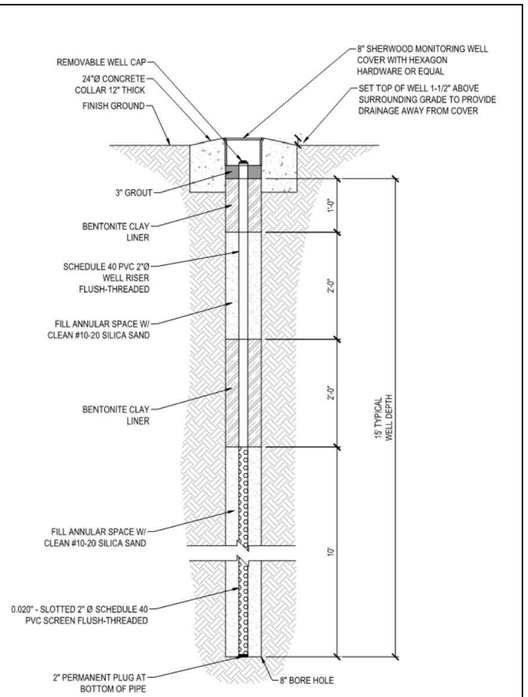
SHEET NOTES:

1. SEE DETAIL 6/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4494.08.
3. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL A THIS SHEET.
4. ADJUST TOP OF LID ELEVATION OF EXISTING STORM DRAIN MANHOLE TO MATCH TOP OF PROPOSED ASPHALT, 4499.1±.
5. ADJUST TOP OF LID ELEVATION OF EXISTING STORM DRAIN MANHOLE TO MATCH TOP OF PROPOSED ASPHALT, 4499.1±.



SEE COVER SHEET FOR PROJECT LEGEND





NOTES:
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

A GROUNDWATER MONITORING WELL (W/ PIEZOMETER)
SCALE: NONE

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

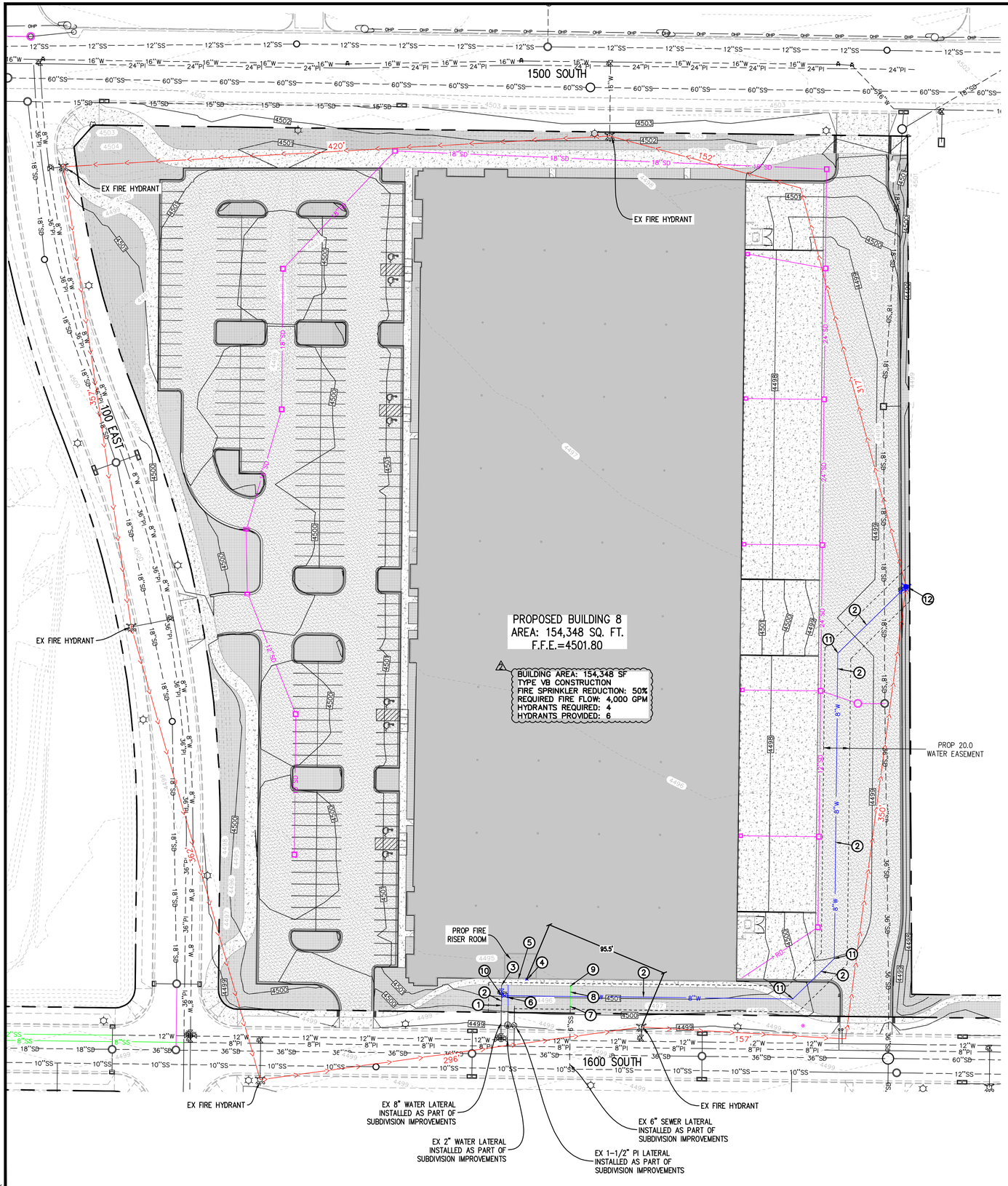
DRAINAGE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

SHEET NO. C2.1

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE: 1"=40'



1. CONNECT TO STUBBED 8" FIRE LINE.
2. INSTALL 8" PVC C-900 FIRE LINE.
3. INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
4. INSTALL WALL MOUNTED FDC.
5. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
6. CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BEND. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
7. CONNECT TO STUBBED 6" SEWER LATERAL AT I.E.=4490.03 AND INSTALL 6" CLEANOUT WYE, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
8. INSTALL 16'± OF 6" PVC SEWER PIPE, S=1.0%±.
9. INSTALL 6" 2-WAY CLEANOUT WYE 5' FROM PROPOSED BUILDING, I.E.=4490.19', TOL=MATCH TOP OF PROPOSED CONCRETE SIDEWALK, SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
10. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
11. INSTALL 8" 45° BEND W/THRUST BLOCKS.
12. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

FIRE HYDRANT SPACING

STORM WATER OVERFLOW PATH

WATER NOTE:

AREAS WHERE GROUNDWATER IS ENCOUNTERED, MECHANICAL RESTRAINTS ARE TO BE USED INSTEAD OF THRUST BLOCKS. SEE DETAIL SHEET C5.0.

SEWER NOTE:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

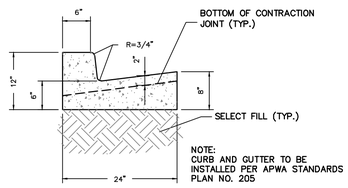
UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C3.0

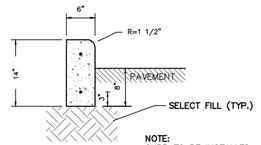
PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE: 1"=40'



BOTTOM OF CONTRACTION JOINT (TYP.)

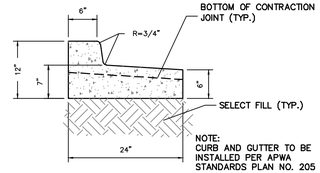
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

1 | 24" CURB & GUTTER
N.T.S.



NOTE:
CURB TO BE INSTALLED PER APWA STANDARDS PLAN NO. 209

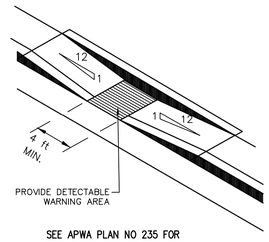
2 | 6" CURB WALL
N.T.S.



BOTTOM OF CONTRACTION JOINT (TYP.)

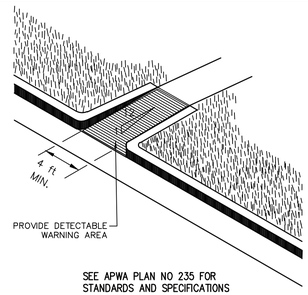
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



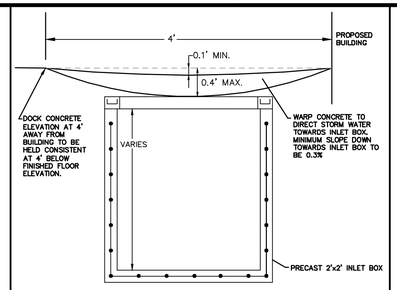
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 | ADA RAMP
N.T.S.

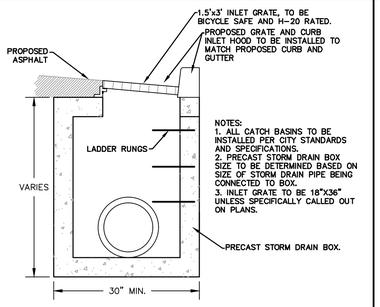


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

5 | ADA RAMP
N.T.S.

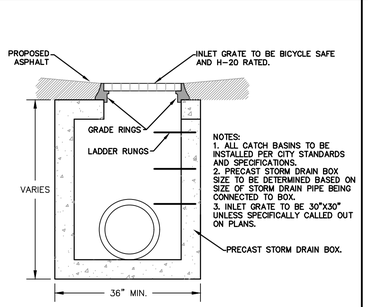


6 | DOCK WARPED CONCRETE DETAIL
N.T.S.



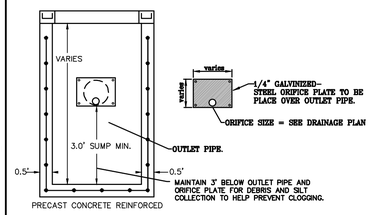
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.

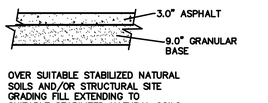


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



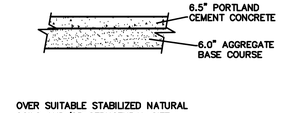
9 | ORIFICE PLATE
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

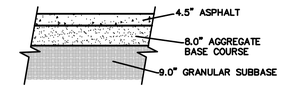
10 | ASPHALT PAVEMENT SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

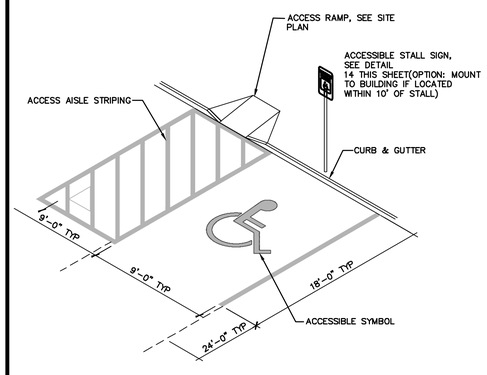
11 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



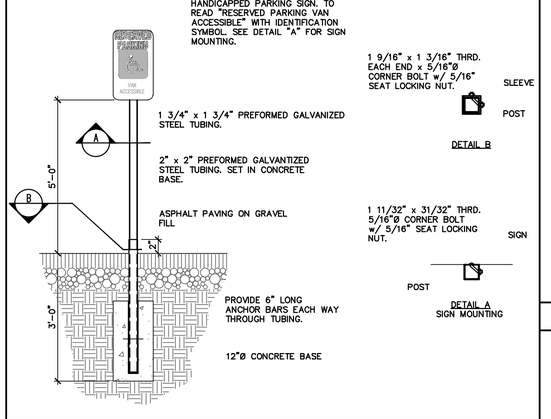
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

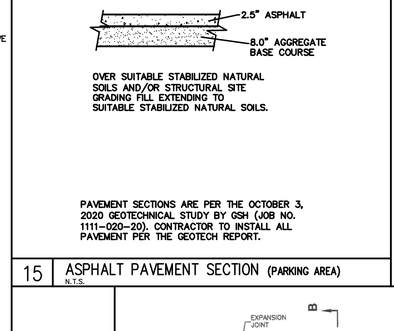
12 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.



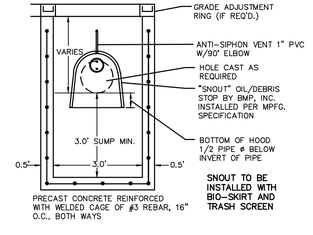
14 | HANDICAPPED PARKING SIGN
N.T.S.



OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

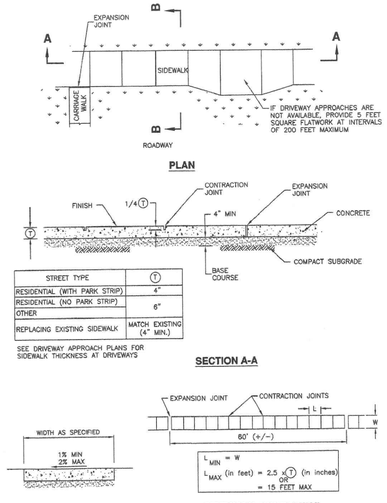
PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

15 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



SNOUT TO BE INSTALLED WITH BIO-SKIRT AND TRASH SCREEN

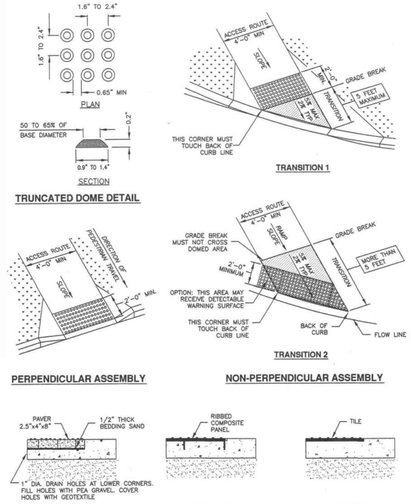
15 | SNOUT OIL & DEBRIS STOP
N.T.S.



STREET TYPE	1"
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

ADWA Utah Chapter — Sidewalk — Plan 231 March 2009



ADWA Utah Chapter — Detectable warning surface — Plan 238 July 2011

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH — PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

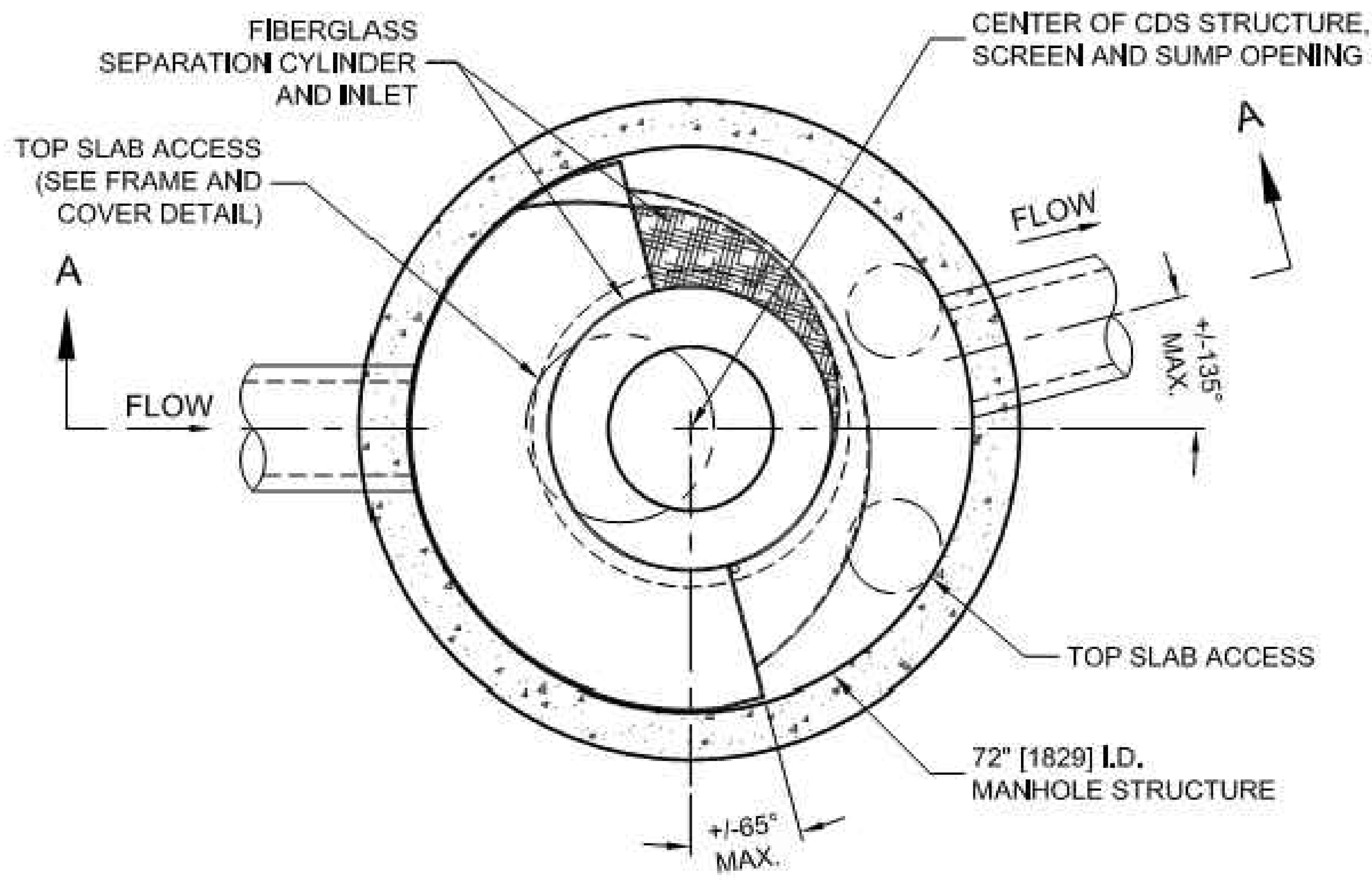
PROFESSIONAL ENGINEER — No. 12072623 — TREVOR L HODGSON — 06-30-23 — STATE OF UTAH

CALL BEFORE YOU DIG! 811 or 1-800-662-4111 BLUE STAKES OF UTAH

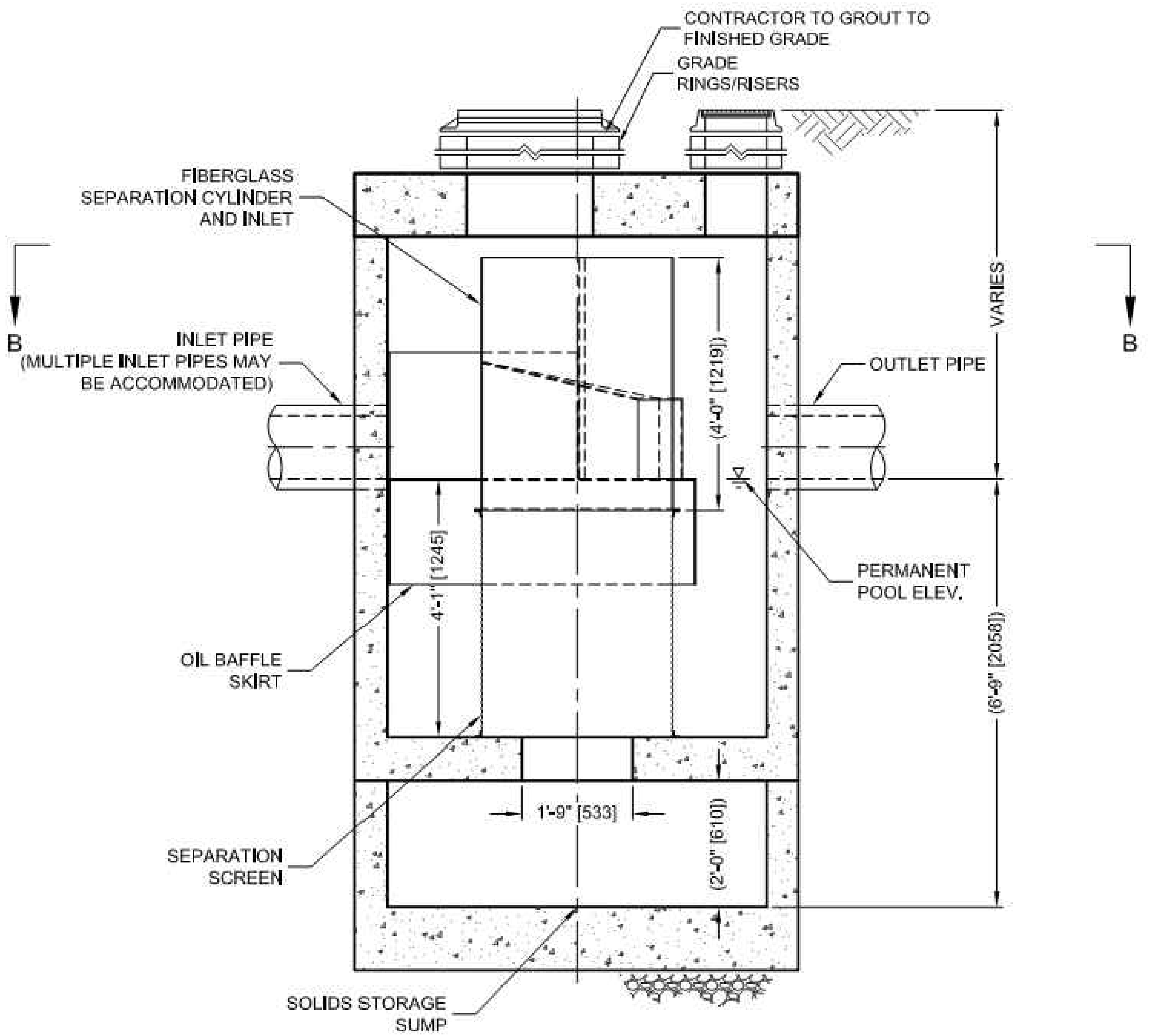
CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003
DETAIL SHEET

SHEET NO. C4.0

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

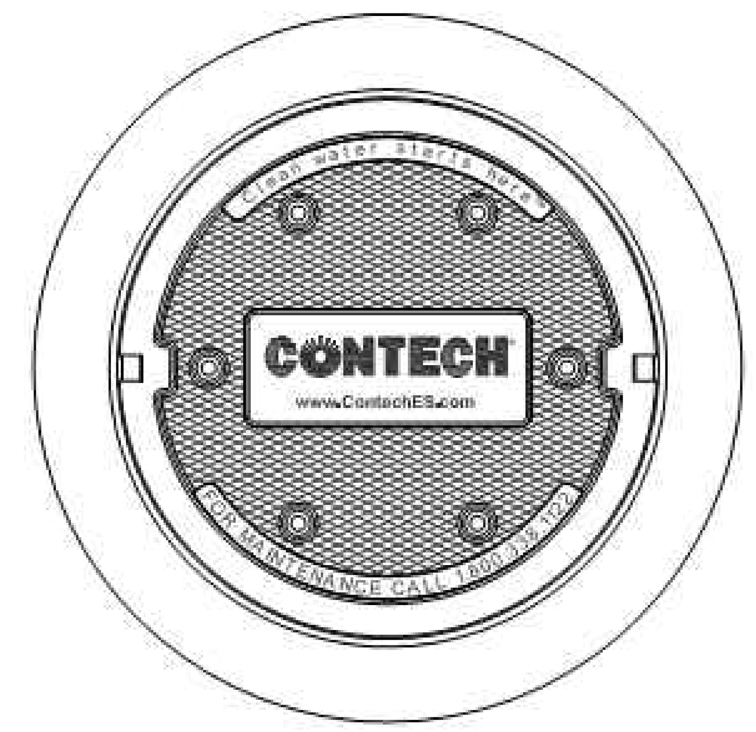
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS ... RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS3035-6-C DESIGN NOTES

CDS3035-6-C RATED TREATMENT CAPACITY IS 3.8 CFS [107.6 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS [566 L/s]. IF THE SITE CONDITIONS EXCEED 20.0 CFS [566 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS3035-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3035-6-C
INLINE CDS
STANDARD DETAIL

2

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

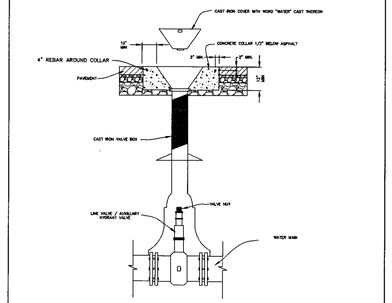
CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003
DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

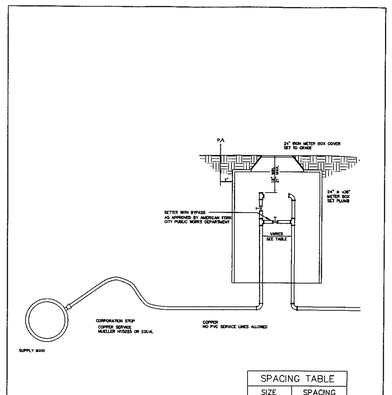
SHEET NO. C4.1

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:



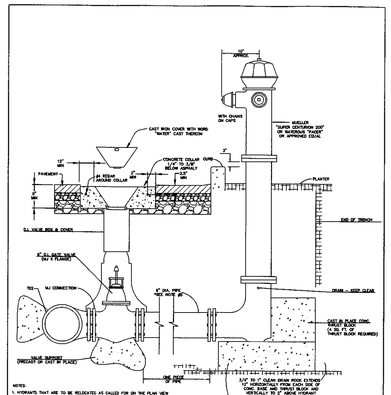
VALVE BOX DETAIL

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



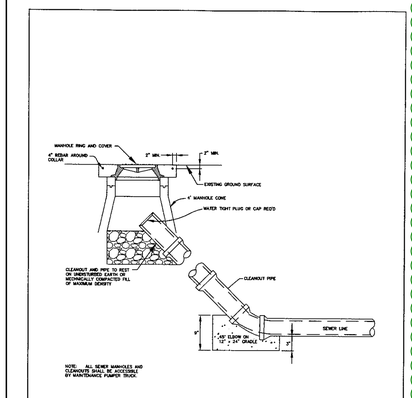
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



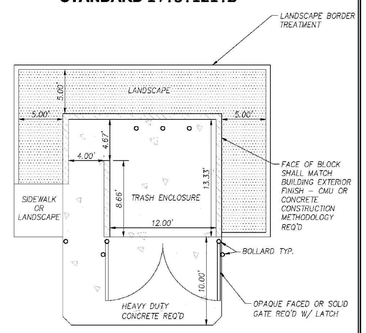
NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, MECHANICAL JOINT SLEEVES SHALL BE USED WHEN APPROVAL BY THE INSPECTING FIRE CITY ENGINEER.
4. 6" DIA. PIPE SHALL BE USED ON MAINS 8" DIA. AND LARGER.
5. 6" LENGTH EXCESS + LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

AMERICAN FORK — 1853 —

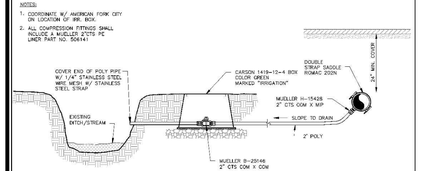
Per discussion with Patrick O'Brien, you will need to provide elevations of the enclosure that way we can see the specific type of material, height, and width of the enclosure. We've got to make sure that Section 17.5.121 (H) is being followed for this development and for the City Standard shown in this detail.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

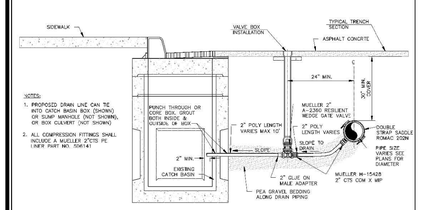
DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF BR. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 15841



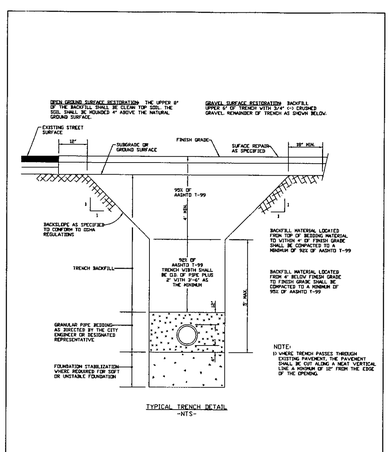
2" DRAIN TO DAYLIGHT



NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 15841-41

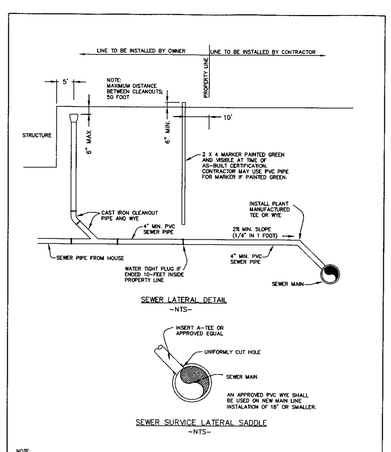
2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

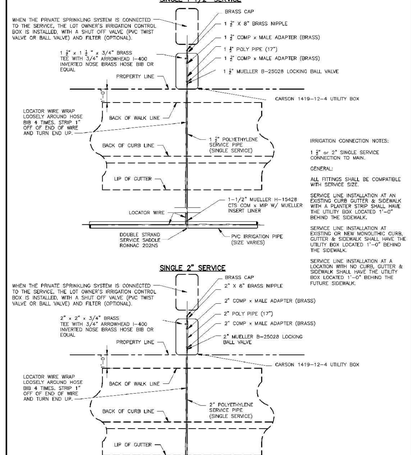


SEWER LATERAL DETAIL
-NTS-

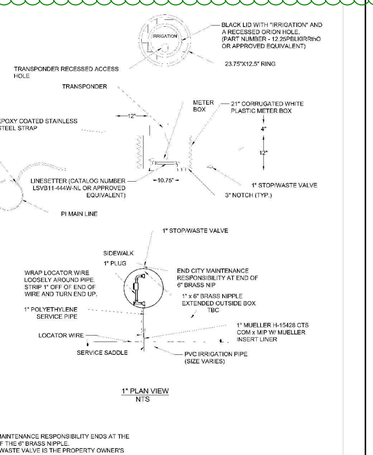
SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				

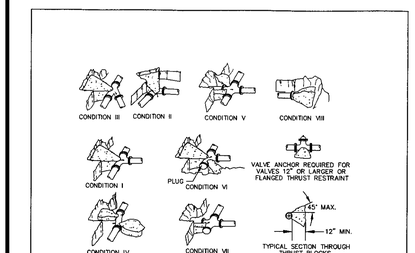


1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNERS VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVJ	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES 1-800-662-4111

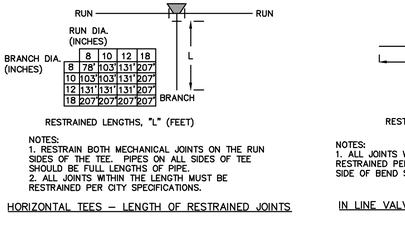


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ. FEET								
PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.6	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

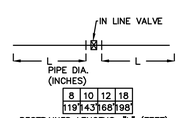
WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



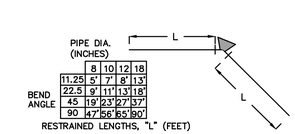
NOTES:
1. RESTRAIN BOTH MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. PIPES ON SIDES OF TEE SHOULD BE FULL LENGTHS OF PIPE.
2. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS.

HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

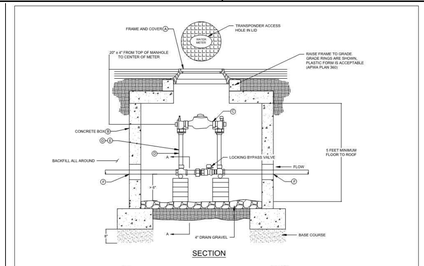
IN LINE VALVE – LENGTH OF RESTRAINED JOINTS



NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

HORIZONTAL BENDS – LENGTH OF RESTRAINED JOINTS

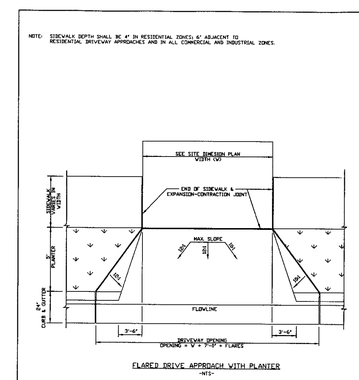
RESTRAINED JOINT LENGTHS
N.T.S.



TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

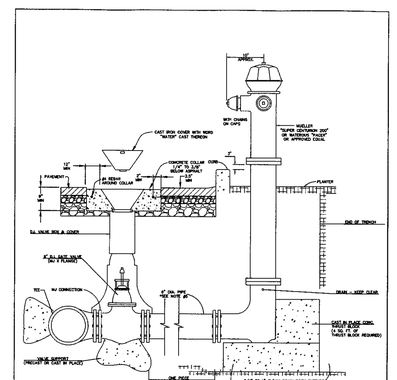
LEGEND			
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE. CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING SETTLEMENT AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED

DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C
REVISED:			
DATE: FEB 2019			
SCALE: VARIES			



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, MECHANICAL JOINT SLEEVES SHALL BE USED WHEN APPROVAL BY THE INSPECTING FIRE CITY ENGINEER.
4. 6" DIA. PIPE SHALL BE USED ON MAINS 8" DIA. AND LARGER.
5. 6" LENGTH EXCESS + LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ROCKY MOUNTAIN PLUMBING CONTRACTORS ASSOCIATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

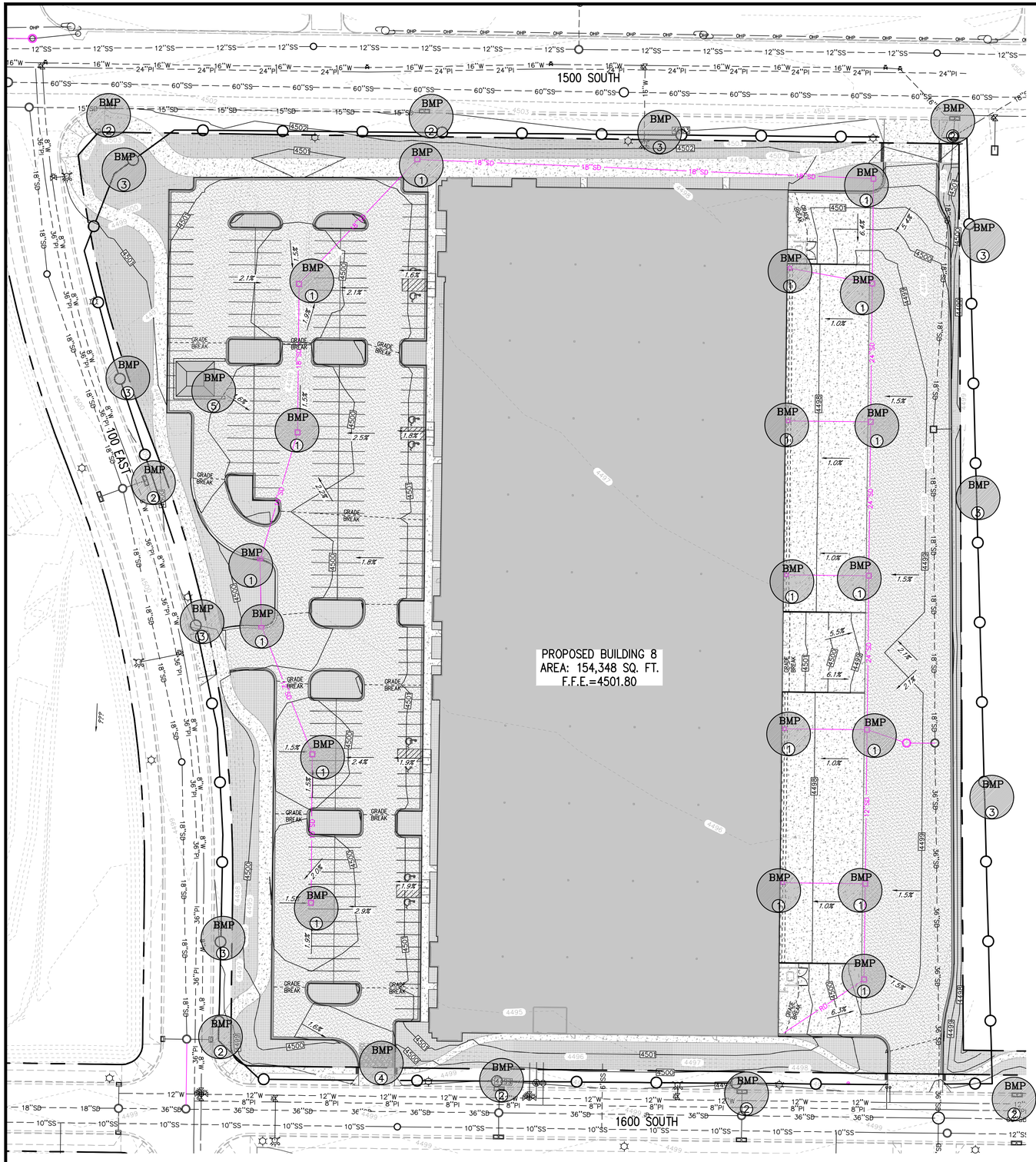
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

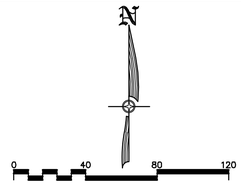
CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

DETAIL SHEET

SHEET NO. C5.0

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:





SEE COVER SHEET FOR PROJECT LEGEND

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA — BMP (x)

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

(1) PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

(2) PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***

(3) INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

(4) CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

(5) CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

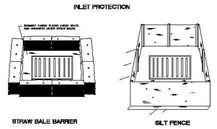
EROSION CONTROL PLAN (SWPPP)

PROFESSIONAL ENGINEER — No. 12072823 — TREVOR L HODGSON — 06-30-23 — STATE OF UTAH

CALL BEFORE YOU DIG! — BLUE STAKES 1 800 662 4111

SHEET NO.	
C6.0	
PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME:	SCALE:
PRJ-RC8	1"=40'

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

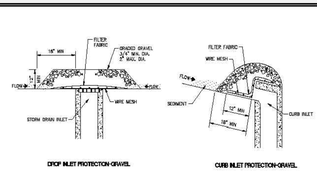
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

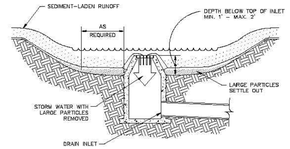
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



Description:
An area excavated around a storm drain inlet to impound water below the inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage.

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

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate.
- Repair side slopes as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Program Elements
- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

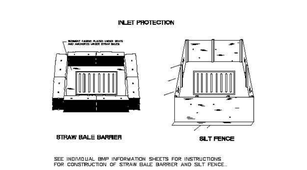
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

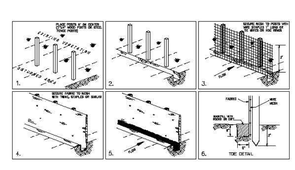
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

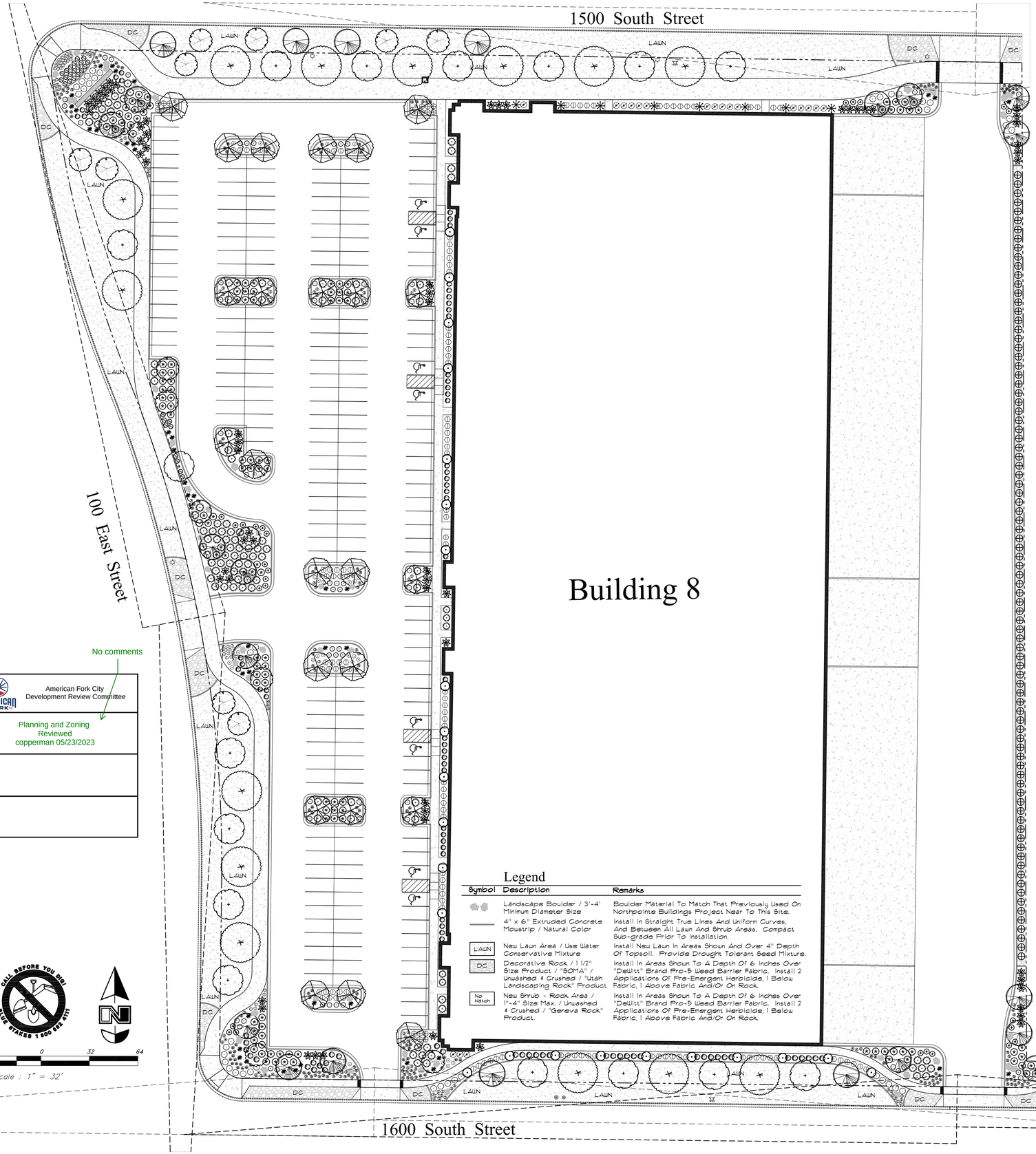
EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C6.1

PROJECT ID	DATE:
E22–124	09/22/22
FILE NAME: PRJ–RCB	SCALE:



Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Minimum Diameter Size	Boulder Material To Match That Previously Used On Northpointe Buildings Project Near To This Site.
	4" x 6" Extruded Concrete Moustrip / Natural Color	Install In Straight True Lines And Uniform Curves, And Between All Lawn And Shrub Areas. Compact Sub-grade Prior To Installation.
LAWN	New Lawn Area / Use Water Conservative Mixture	Install New Lawn In Areas Shown And Over 4" Depth Of Topsoil. Provide Drought Tolerant Seed Mixture.
DC	Decorative Rock / 1 1/2" Size Product / "SOMA" / Unwashed 4 Crushed / "Utah Landscaping Rock" Product	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.
No Hatch	New Shrub - Rock Area / 1"-4" Size Max. / Unwashed 4 Crushed / "Geneva Rock" Product.	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.

Plant List (TREES)

%	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14.5	23		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
10.0	16		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
5.0	8		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
11.3	18		Picea pungens glauca	Colorado Green Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
13.8	22		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
15.7	25		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
14.5	23		Quercus x. warei 'Nadler'	Kindred Spirit Oak	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
15.2	24		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
TOTAL	100	159	** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.			

Plant List (SHRUBS)

%	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3.3	28		Berberis thun. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
14.7	126		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
2.2	19		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
7.5	64		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
3.8	33		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
3.0	26		Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
4.9	42		Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	5 Gallon	15"-18" Height
14.2	122		Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	5 Gallon	15"-18" Height
12.1	104		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
10.2	88		Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
2.0	18		Spiraea bumalda 'Goldflame'	Goldflame Spiraea	5 Gallon	15"-18" Height
7.0	60		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
10.2	87		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 Gallon	18"-24" Height
4.9	42		Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height
TOTAL	100	859	** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.			

Plant List (PERENNIALS)

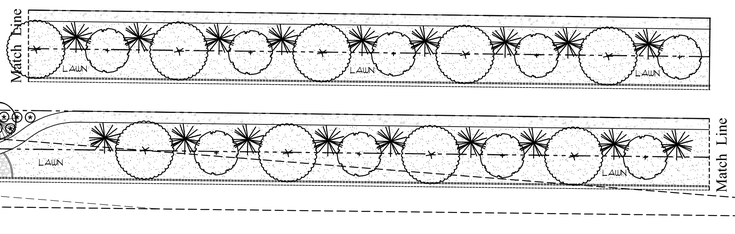
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
40		Hemerocallis 'Little Grapette'	Little Grapette Day Lily	1 Gallon	Full Can
44		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
28		Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
26		Lavandula angustifolia	English Lavender	1 Gallon	Full Can
43		Nepata x. 'Walker's Low'	Walker's Low Catmint	1 Gallon	Full Can
40		Rudbeckia fugida 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
20		Salvia nem. 'East Friesland'	East Friesland Salvia	1 Gallon	Full Can
39		Salvia nem. 'Pink Profusion'	Pink Profusion Salvia	1 Gallon	Full Can
39		Veronica x. 'Georgia Blue'	Georgia Blue Speedwell	1 Gallon	Full Can
100	319	** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.			

Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas adjacent to the building shall receive a 12 inch depth of topsoil, all other shrubs areas an eight inch depth of topsoil. Topsoil material is not available on-site, and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant Bluegrass & Fescue. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
4. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
5. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
6. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
7. All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter sod-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
8. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall match what has been previously installed on Catalyst building ¶, and per legend. This material is available from local sources. Contact the Owner or general contractor for all supplier information.
9. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
10. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the landscape contractor shall provide a separate price as an additive alternate to extend the maintenance period through the one-year warranty period. The one-year contract will be between the landscape contractor and the Owner.
11. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
2. SHRUB AREAS (Between Walk & Building) : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
3. SHRUB AREAS (Beyond Building Planters) : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
4. PERENNIAL-ANNUAL COLOR AREAS : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of premium topsoil along with a four inch depth of bark mulch or compost product, leaving it slightly below finish grade and concrete areas.
5. PRODUCT COORDINATION : Early on in the construction process, the landscape contractor shall meet with the earthwork/grading contractor in order to ensure that the proper sub-grade elevations (prior to topsoil installation) will be provided.



RDL Design Company, Inc.
1020 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH — Robert D. Lee — 08300 — 03-27-23 — LICENSED LANDSCAPE ARCHITECT

STAMP

Catalyst Business Park Building #8

For Roderick Enterprises
1553 South 100 East American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-15-23
REVISIONS: 03-27-23

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1

9/20/2022 11:09:42 AM

EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH.

= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH

= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE. PAINT SIMILAR TO SURROUNDING PANEL

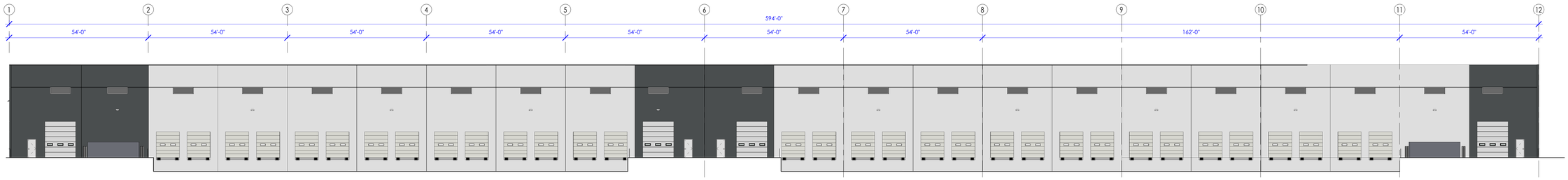
GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

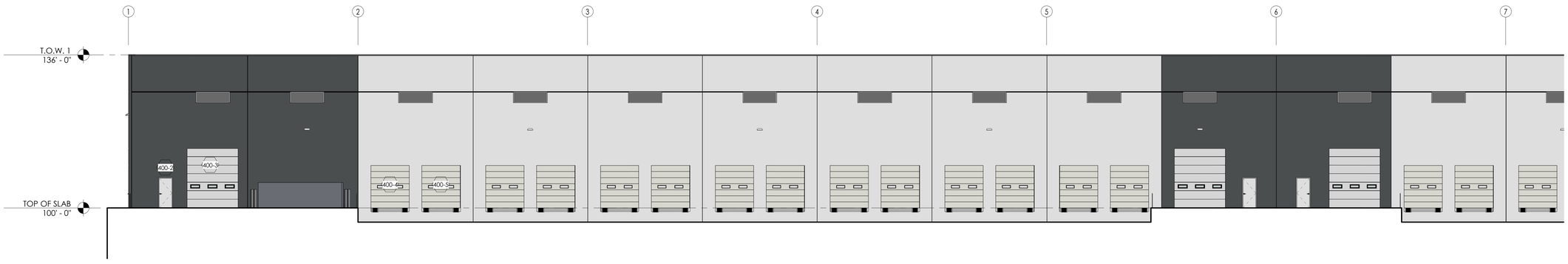
FOR FUTURE TENANTS:

PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

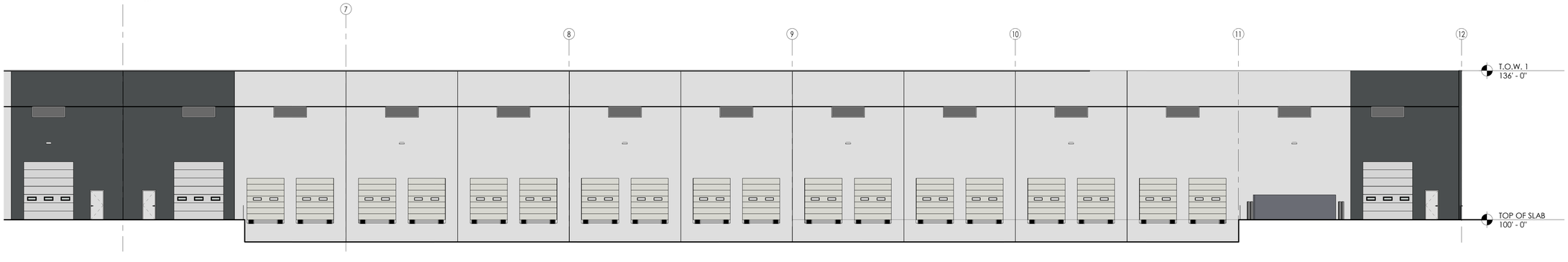
KEYNOTE LEGEND



3 A201 **EAST ELEVATION (Overall)**
N13



2 A201 **EAST ELEVATION ENLARGED (Left)**
3/32" = 1'-0"



1 A201 **EAST ELEVATION ENLARGED (Right)**
3/32" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0455 fax: 801.375.6456
purbpage@aeurbia.com

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RODERICK CATALYST BUILDING #8
268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

EAST ELEVATION

DATE: 07/12/2022

SHEET #:

A201

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EXTERIOR ELEVATION COLOR:

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= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH

= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-920 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

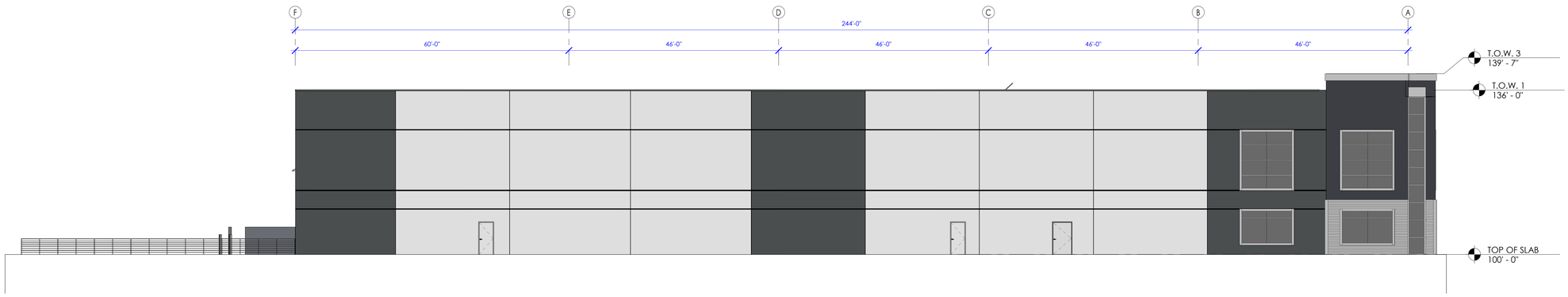
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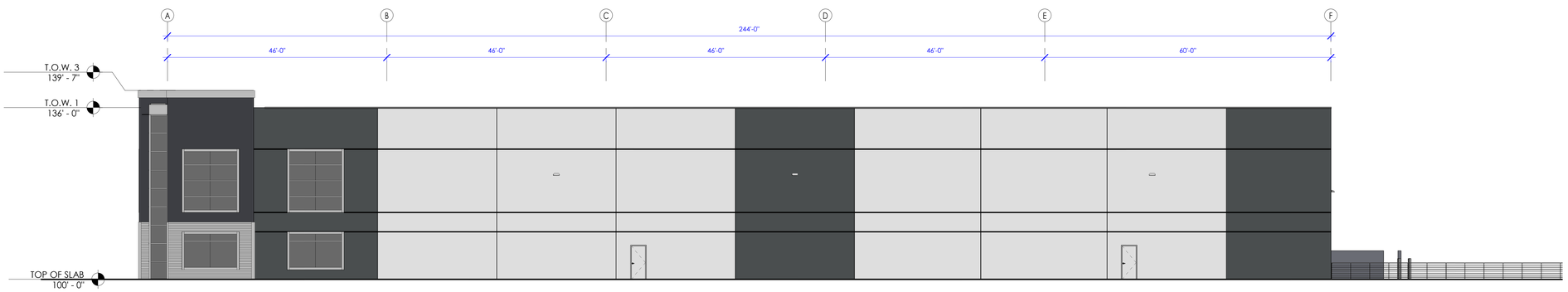
FOR FUTURE TENANTS:

PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND



1 A203 **NORTH ELEVATION**
3/32" = 1'-0"



2 A203 **SOUTH ELEVATION**
3/32" = 1'-0"

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aeurbia.com

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RODERICK CATALYST BUILDING #8

268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule

MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

EAST & SOUTH ELEVATION

DATE: 07/12/2022

SHEET #:

A203

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EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH.

= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH

= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

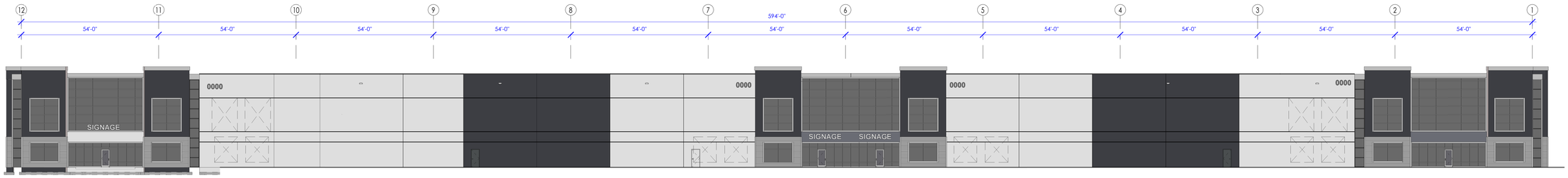
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4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
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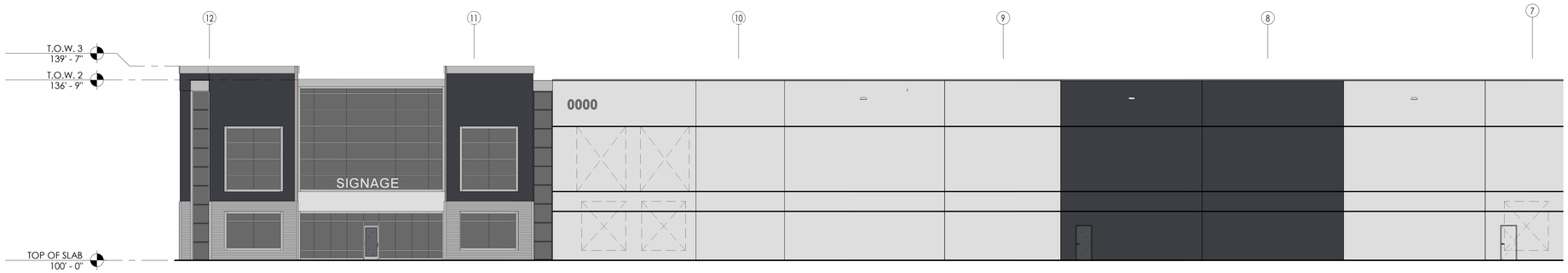
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KEYNOTE LEGEND



1 A202 **WEST ELEVATION (Overall)**
N.T.S



3 A202 **WEST ELEVATION ENLARGED (Left)**
3/32" = 1'-0"



4 A202 **WEST ELEVATION ENLARGED (Right)**
3/32" = 1'-0"

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aeurbia.com

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RODERICK CATALYST BUILDING #8

268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

MARK	DESCRIPTION	Revision Date

Revision Schedule

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

WEST ELEVATION

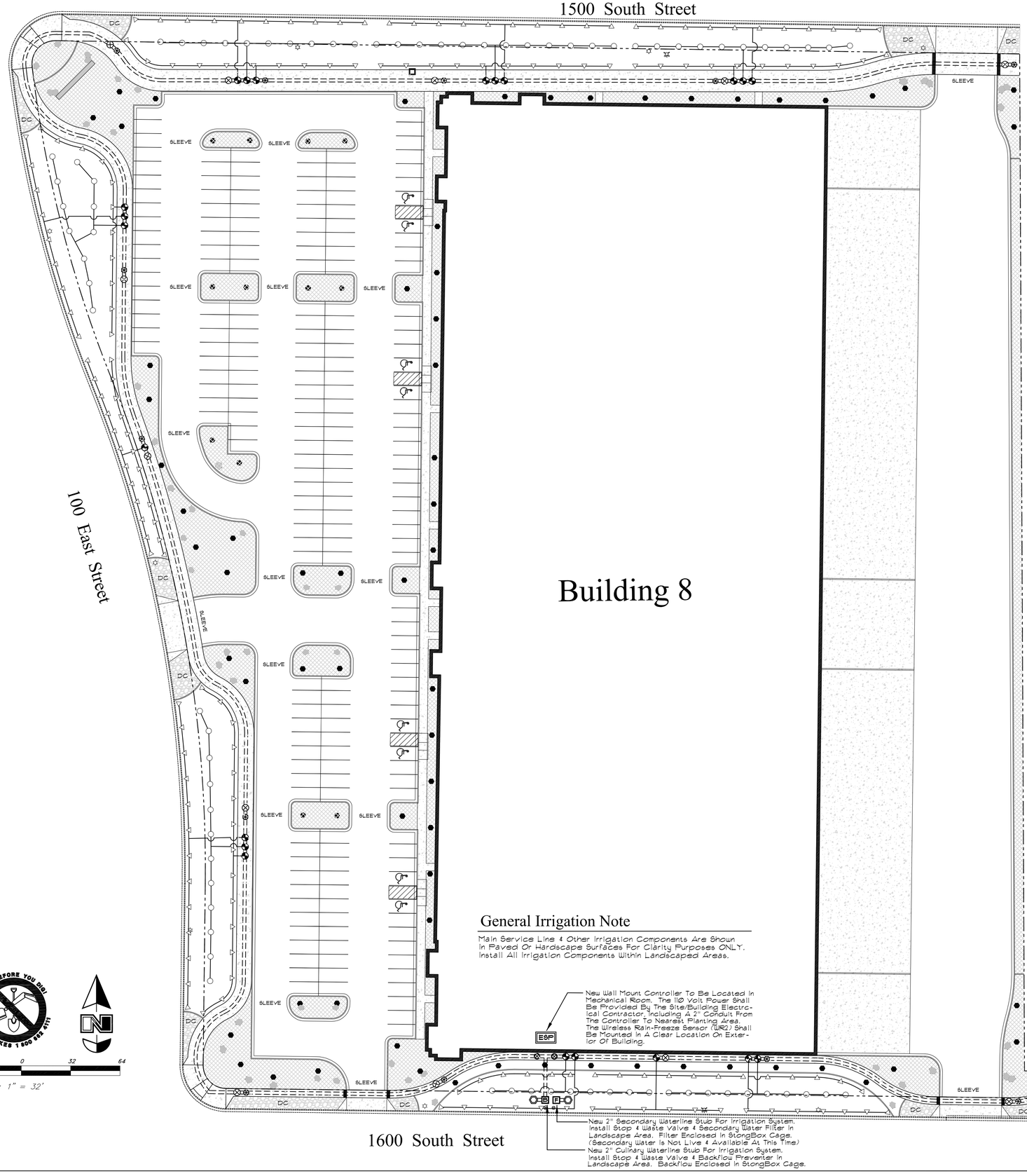
DATE: 07/12/2022

SHEET #:

A202

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General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY. Install All Irrigation Components Within Landscaped Areas.

Sprinkler List

Symbol	Model-Number	Description	Remarks
▽ ○	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	Provide MPR Series Nozzle As Required
●	Tree Location	Techline In-Line Drip Line	Drip Line Rings / Quantity As Required
	Rainbird 150-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
	Rainbird 100-PESB-R	Remote Control Valve	1" Size In Valve Box With Gravel Sump
	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
	Apollo (Or Equal) Brass	Line Size Isolation Ball Valve	Install In Valve Box With Gravel Sump
	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
ESP	Rainbird ESP-LXD	2 Wire Modular Controller	Add Modules As Needed For Stations
S	Rainbird WR2-RFC	Wireless Rain-Freeze Sensor	Mount In Clear Location On Building
	Mueller Orlseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
F	Amiad 2T-S	Secondary Water Filter	Install Above Grade With StrongBox
B	Wilkins 2-375-RPZ	Reduced Pressure Backflow	2" / Install Above Grade With StrongBox
====	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
———	Schedule 40 PVC	Lateral Circuit Line / Shrub	Pipe Size As Required / 3/4" Min. Size
	Netafim HCVXR-RW	Techline In-Line Drip Line	Emitter Spacing & GPH As Site Requires

Emitter Installtion Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Three Each
15 Gallon Tree Or Shrub Plant Material	PC-05 (5 Gal./Hr.)	Three Each
Calipered Plant Material	PC-05 (5 Gal./Hr.)	Six Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties.

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based upon the sizing guide below:

PIPE SIZE / WIRE QUAN.	REQUIRED SLEEVING
3/4" - 1 1/4" Piping	1-2" PVC Sleeve
1 1/2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

Pipe Size		Water Flow (GPM)
(Velocities Not To Exceed 5 Feet/Second)		
1"	Size / NA	0 - 12 GPM
1 1/4"	Size / ●	12 - 22 GPM
1 1/2"	Size / ●●	22 - 30 GPM
2"	Size / ●●●	30 - 50 GPM

NOTE: Contractor shall perform all pipe sizing using the above design guideline. 1" minimum size piping to be used with schedule 40 pvc.

General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA			
*	Size	Sta.*	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
1	1Ø"	1	Drip	Plantings-Misc.	NA	5Ø	3Ø
2	1Ø"	2	Drip	Plantings-Misc.	NA	5Ø	3Ø
3	1Ø"	3	Drip	Plantings-Misc.	NA	5Ø	3Ø
4	1Ø"	4	Drip	Plantings-Misc.	NA	5Ø	3Ø
5	1Ø"	5	Drip	Plantings-Misc.	NA	5Ø	3Ø
6	1Ø"	6	Drip	Plantings-Misc.	NA	5Ø	3Ø
7	1Ø"	7	Drip	Plantings-Misc.	NA	5Ø	3Ø
8	1Ø"	8	Drip	Plantings-Misc.	NA	5Ø	3Ø
9	1Ø"	9	Drip	Plantings-Misc.	NA	5Ø	3Ø
1Ø	1Ø"	1Ø	Drip	Plantings-Misc.	NA	5Ø	3Ø
11	1Ø"	11	Drip	Plantings-Misc.	NA	5Ø	3Ø
12	1Ø"	12	Drip	Plantings-Misc.	NA	5Ø	3Ø
13	1.5"	13	Spray	Lawn	1.58	3Ø	3Ø
14	1.5"	14	Spray	Lawn	1.58	3Ø	3Ø
15	1.5"	15	Spray	Lawn	1.58	3Ø	3Ø
16	1.5"	16	Spray	Lawn	1.58	3Ø	3Ø
17	1.5"	17	Spray	Lawn	1.58	3Ø	3Ø
18	1.5"	18	Spray	Lawn	1.58	3Ø	3Ø
19	1.5"	19	Spray	Lawn	1.58	3Ø	3Ø
2Ø	1.5"	2Ø	Spray	Lawn	1.58	3Ø	3Ø
21	1.5"	21	Spray	Lawn	1.58	3Ø	3Ø
22	1.5"	22	Spray	Lawn	1.58	3Ø	3Ø

Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA			
*	Size	Sta.*	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
23	1.5"	23	Spray	Lawn	1.58	3Ø	3Ø
24	1.5"	24	Spray	Lawn	1.58	3Ø	3Ø
25	1.5"	25	Spray	Lawn	1.58	3Ø	3Ø
26	1.5"	26	Spray	Lawn	1.58	3Ø	3Ø
27	1.5"	27	Spray	Lawn	1.58	3Ø	3Ø
28	1.5"	28	Spray	Lawn	1.58	3Ø	3Ø
29	1.5"	29	Spray	Lawn	1.58	3Ø	3Ø
3Ø	1.5"	3Ø	Spray	Lawn	1.58	3Ø	3Ø
31	1.5"	31	Spray	Lawn	1.58	3Ø	3Ø
32	1.5"	32	Spray	Lawn	1.58	3Ø	3Ø
33	1.5"	33	Spray	Lawn	1.58	3Ø	3Ø
34	1.5"	34	Spray	Lawn	1.58	3Ø	3Ø
35	1.5"	35	Spray	Lawn	1.58	3Ø	3Ø
36	1.5"	36	Spray	Lawn	1.58	3Ø	3Ø
37	1.5"	37	Spray	Lawn	1.58	3Ø	3Ø
38	1.5"	38	Spray	Lawn	1.58	3Ø	3Ø
39	1.5"	39	Spray	Lawn	1.58	3Ø	3Ø
4Ø	1.5"	4Ø	Spray	Lawn	1.58	3Ø	3Ø
41	1.5"	41	Spray	Lawn	1.58	3Ø	3Ø
42	1.5"	42	Spray	Lawn	1.58	3Ø	3Ø
43	1.5"	43	Spray	Lawn	1.58	3Ø	3Ø

NOTE: Minimum static water pressure at the point of connection required is 5Ø psi. If water pressure is above 8Ø psi, install pressure reduction valve, & set to an operating pressure of 6Ø psi at connection point.

RDL Design Company, Inc.
1210 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

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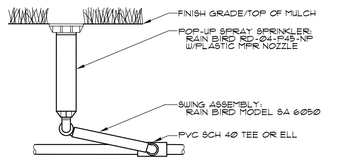
Catalyst Business Park Building #8

For Roderick Enterprises
1553 South 100 East American Fork, Utah 84003

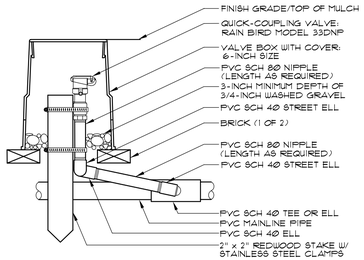
PROJECT:
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CHECK BY: RDL
ISSUE DATE: Ø2-15-23
REVISIONS: Ø3-27-23

SHEET TITLE
Irrigation Sprinkler Plan

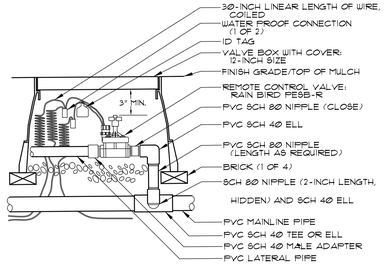
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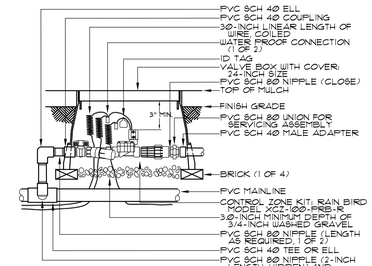
1 L-3 **Pop-Up Spray Sprinkler**
N. T. S.



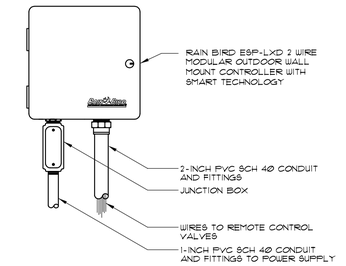
2 L-3 **Quick Coupling Valve**
N. T. S.



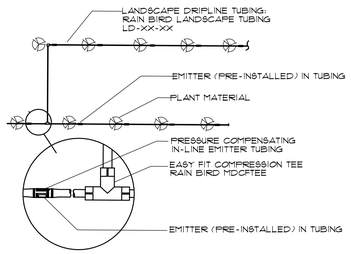
3 L-3 **Remote Control Valve**
N. T. S.



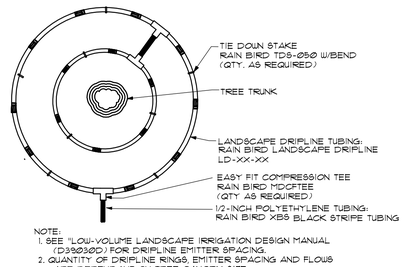
4 L-3 **Xerigation Control Zone Kit**
N. T. S.



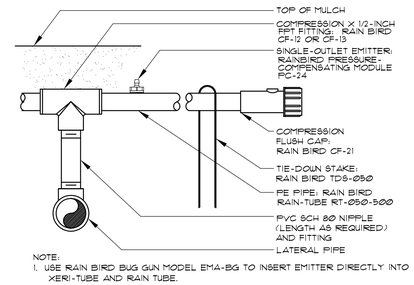
5 L-3 **Wall Mount Controller**
N. T. S.



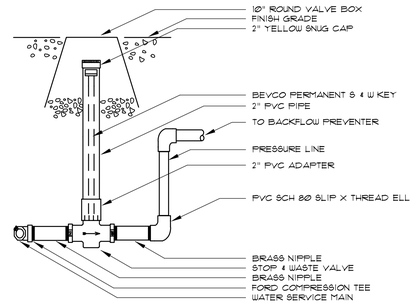
6 L-3 **Dripline At Shrubs**
N. T. S.



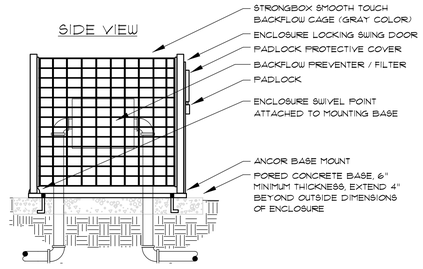
7 L-3 **Dripline At Trees**
N. T. S.



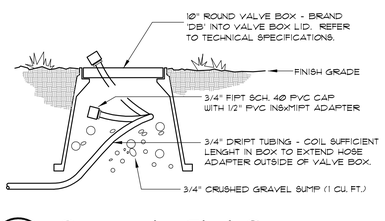
8 L-3 **PVC To PE Pipe Connection**
N. T. S.



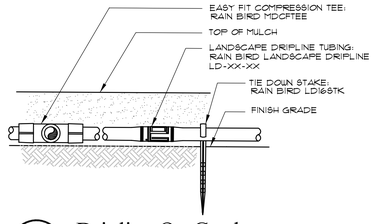
9 L-3 **Stop & Waste Valve**
N. T. S.



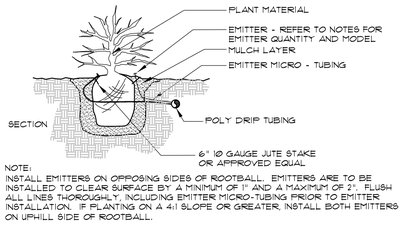
10 L-3 **Backflow / Filter Enclosure**
N. T. S.



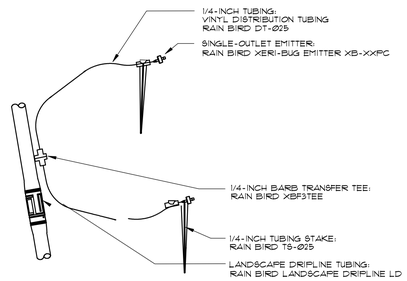
11 L-3 **Compression Flush Cap**
N. T. S.



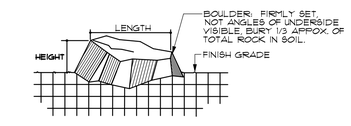
12 L-3 **Dripline On Grade**
N. T. S.



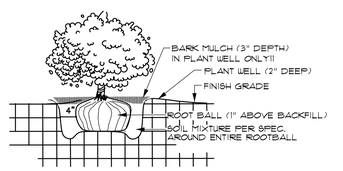
13 L-3 **Drip Emitter**
N. T. S.



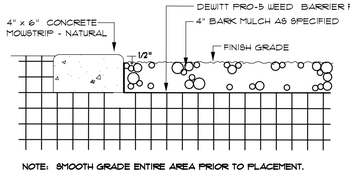
14 L-3 **Dripline - Additional Emitters**
N. T. S.



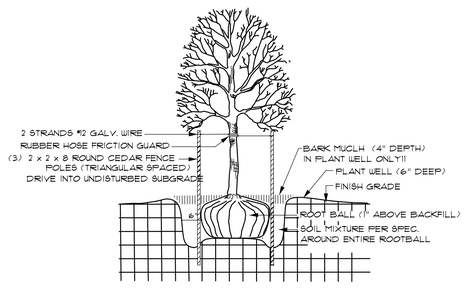
15 L-3 **Landscape Boulder**
N. T. S.



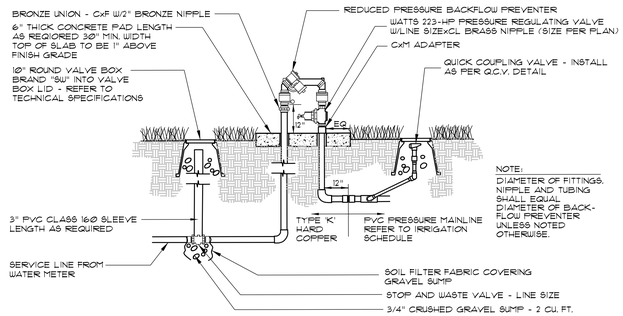
16 L-3 **Shrub Planting**
N. T. S.



17 L-3 **Concrete Mowstrip**
N. T. S.



18 L-3 **Tree Planting**
N. T. S.



19 L-3 **Backflow Prevention Device**
N. T. S.

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STAMP

Catalyst Business Park Building #8

For Roderick Enterprises
1553 South 100 East American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: Ø2-15-23
REVISIONS: Ø3-27-23

SHEET TITLE
Installation Details Plan

SHEET NUMBER
L-3