AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
March 06, 2024
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 March 06, 2024, 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 February 21, 2024, 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 an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.
    b. Public hearing, review, and recommendation on an ordinance amending Section 17.5.121, related to design standards within the landscaping section of the Municipal Code.
    c. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Buckwalter Industrial, located at approximately 7058 N 5750 W, American Fork City, UT 84003. On approximately 25.33 acres, the property proposes to change from the Residential Low Density designation to the Design Industrial land use designation.

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 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.
    b. Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 7, located at approximately 68

East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.2 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 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 this 21nd day of February 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

February 21st, 2024

The American Fork City Planning Commission met in a regular session on February 21st, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

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

Commissioners Absent: Harold Dudley

Staff Present:

Cody Opperman	Planner
Travis Van Ekelenburg	Senior Planner
Ben Hunter	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Ken Berg, Ben Wheat

REGULAR SESSION

Chairwomen Anderson led the "Pledge of Allegiance"

COMMON CONSENT AGENDA

1. **Minutes of the February 7th, 2024 Planning Commission Regular Session.**

Bruce Frandsen motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

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

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate updated road classifications, new signals and roundabouts into the plan.**

Travis Van Ekelenburg reviewed the background information for Public Hearing Item letter a: The staff has initiated a Code Text Amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan.

Chairwomen Anderson: Engineering, do you have an overview that you'd like to share with us?

Ben Hunter: Yeah, so mostly if you pull up the map there. A lot of it you know, as time goes on, and things get updated, we update our master transportation plan based on modeling and demands and so forth. So, a lot of the changes and modifications were just related to various intersection applications or cleanup of certain alignments of roads and things like that, to be able to better identify where, based on modeling and information that we have, where signals may be more applicable versus roundabouts or things of that nature. So, just kind of some overall cleanup of those intersection applications, updates to some road alignments, updates to potential at grade intersections instead of bridges for the future Pony Express. We had a couple of local streets that we're just making sure we preserve the corridors for those local streets that we'll need to make sure are in place so, happy to entertain any questions.

Chairwomen Anderson: Questions?

Bruce Frandsen: I have a couple of thoughts, comments, whatever. What is the determining factor between a roundabout versus a semaphore? Is there some kind of magic number, or is it kind of based on experience and knowledge? And I have no problem with that. I do remember the one roundabout we had in town that got torn out down on Auto Mall Drive. They put it in, it didn't function, and after a few years it got removed and now we just have the big, huge intersection, a big wide spot in the road down there. Some of the mapping programs still show it, you know. I don't know, I personally like roundabouts. There are a lot of places that I think they work good. The last couple of days I've driven around to all of them on the South side of town. You know, to kind of look at those intersections south of the freeway. I wonder about the one on the boat harbor road. I think the reason the one in Auto Mall got removed was we found out, somebody did, that the large trucks going in and out of there with the pumps on them, the trailers were just running over that thing, and I wonder if the one on boat harbor road and 1st West, between the freeway and the boat harbor. That's really the only one I saw. I mean, the roads aren't in yet. But I wonder how those got determined?

Ben Hunter: Yeah, so there's a lot of different things that can play into what and when an appropriate application is made for a particular intersection. And in some instances, it is something that we also identified 'Well, we anticipate something will need to be here in the future', but we may not know which will function more appropriately. And so, generally speaking, some of the components that play into that are in some instances, well in all instances, we will install a traffic signal where a traffic signal is warranted. There's several warranting factors. It could be total volume, it could be pedestrians and car crashes, safety, there's lots of different warrants that could end up identifying that a traffic signal is warranted. So, when a traffic signal is warranted, we can compare it. You can sometimes have a traffic signal and it will function at a certain level of service. And the roundabout may function at a different level of service. In some instances, it may be better, usually a lot of that is like the queue length or the amount of time, the delay, that vehicles have going through an intersection. So sometimes where it is an application that a traffic signal functions better than that's when we put in a traffic signal versus a roundabout. There's also sometimes other constraints, for example, one of the areas that that ended up in this particular case, right now we've got it identified as an intersection application, and that's at 200 south and 570 West. The reason it's an intersection application is our modeling has identified that the level of service that that intersection will function is a poor level of service. You'll have quite a bit of a delay for cars coming northbound on 570 West, up to 200 south and because of the significantly larger volume of vehicles going on 200 south. That's part of why it just makes it really hard for someone to turn left to head westbound on 200 south. But based on the modeling information that we have, it doesn't meet any of those warrant thresholds for being able to install a traffic signal. So that may be a potential appropriate application where a roundabout may be more feasible than a traffic signal. So various things based on modeling, based on how the intersection functions, based on other potential constraints.

All of that plays into the determining factor of whether we do a roundabout or whether we do a traffic signal.

Bruce Frandsen: One more question, and this is just that I need some education on this. A three-lane road, a five-lane road, a seven lane, and a four lane. Okay, a three-lane road, that means one going in each direction with a turn center.

Ben Hunter: Correct.

Bruce Frandsen: Four Lane means two lanes each direction with no turn center, is that what that means?

Ben Hunter: Yes, and in some instances a lot of times when those are applicable. Some of it also depends on cross section, you know the right of way widths and stuff like that. In some of those instances it may be such that there aren't enough turn lanes throughout the stretch, but at certain intersections, you may have to widen it out to accommodate a right turn lane or a left turn lane. Generally, those intersections are on a case-by-case basis, based on some sort of traffic study and the information at the time that we'd be looking at that. Does it need a traffic signal or a roundabout? And depending on what the answer is to that question, and what the traffic studies show that we need here. If we have enough cue lengths that we need to do designated right turn lanes and left turn lanes versus a left turn lane and a shared through right turn lane or things like that, that would play into that. But generally, it would just be a little bit different cross section throughout the rest of it, but the intersections we'd look at on a case-by-case basis.

Bruce Frandsen: Okay, thank you.

Chairwomen Anderson: Thank you. Any other comments or questions?

David Bird: So, just so I'm clear on this proposal. What it is proposing is that we approve not specific intersections or changes, but just general as you see fit.

Ben Hunter: Correct. And from time to time as we evaluate, you know, the traffic volumes as development comes in, and how it plays out, and things of that nature. That all plays into it. The other thing that this particular map is an important component of, is it is part of the larger general master plan. Where we have some of these larger upsize roads, that also plays into impact fees and impact fee analysis and things like that. So yes, it is a general based on modeling based on the overall big picture, we see that these roads need the three lanes or the five lanes or whatever it might be. So, it's an update to the overall plan for the entire city,

David Bird: Which is really what we're voting on. It’s the updated version of this is what we are approving.

Ben Hunter: Correct.

Bruce Frandsen: So, this becomes now the new road master plan.

Ben Hunter: Correct.

Bruce Frandsen: I have one question. I'm on the south part of town, and if Mr. Bunker was here he would remember, or Patrick. They went to the the neighborhood crazy party that they had over that. It seemed to me like the road at that time was designed to follow the power lines through that development. I forget what they're calling that down on the Fenn property?

Ben Hunter: AF Crossings.

Bruce Frandsen: Yeah, they were gonna follow through there and this doesn't seem to show that. It seems to show that it's dropped down south on 1500 south?

Ben Hunter: It does actually show it. So, the purple line there you can see on the south end. I know that it doesn't have street labels and things like that. That may actually be something that would be helpful to better identify, but the purple line that is drawing through and crossing through, you have kind of a gap there just north of that AF Crossings area, that's going through there where you don't have any roads on the south side of the purple line right where Cody's pointing to right there. So, the power line corridor is to the south of that purple arterial that's identified. So, the parks plan identifies a linear park that goes along the powerline corridor, and then that arterial runs parallel with that power line corridor, and that's right through that area with the AF Crossings that you're talking about.

Bruce Frandsen: Okay, and the green line, and the solid green line to the north of that?

Ben Hunter: That is 620 South that's headed directly East West. And then the very south one, that's the minor collector identified on this plan as the Lakeshore drive that's all the way down to the lake. And so combined between those are kind of the major thoroughfares with major roadways through that area.

Bruce Frandsen: Okay, hey thank you for that. I appreciate it.

Ben Hunter: Yep.

Chairwomen Anderson: We'll do a public hearing, but I just have, I guess my only comment; When we look at things like this, especially in the south area where we are kind of paving a lot of new infrastructure, is that we reiterate how important, I feel it is, to have a lot of connectivity between major connectors and even arterioles, so that we have, you know, the the best access through spaces without having a lot of cul-de-sacs, and a lot of walls and a lot of subdivisions that are walled in, but that we really connect like, almost like a grid as much as we can.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: We're open to any other comments or discussion or a motion.

David Bird moved to recommend approval for the proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan and providing an effective date for the ordinance.

Chris Christiansen seconded the motion.

Voting was as follows:

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

The motion passed

b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as RBD Investments, of the American Fork City Municipal Code. Amending Section 17.4.403, the Code Text Amendment plans to provide personal service establishments, including reception centers, as permitted uses within the CC-2 zone.

Cody Opperman reviewed the background information for Public Hearing Item letter b:

The applicant has applied for a Code Text Amendment to amend Section 17.4.403 CC-2 Central Commercial Zone of the American Fork City Municipal Code. The proposed amendment looks to provide personal service establishments within the designated zoning district. The applicant is looking to provide a reception area within their property in the CC-2 zone, which has prompted them to apply for a code text amendment due to reception areas not being a permitted use within the CC-2 zone.

Cody Opperman: So as staff, we do have a little bit of concern about having reception centers in this CC-2 zone. Because it doesn't provide a whole kind of services such as retail or maybe personal service establishments within a downtown area, or kind of a main street type of environment. We think that we want to have a little bit more type of activity for maybe other retail uses to be provided in that area. But this will be more of a discussion for you guys. To see if you would like to see the reception areas in that CC-2 zone.

Jenny Peay: Do you have a map of where that is located?

Cody Opperman: Yeah, he will pull up the zone map for you.

Chairwomen Anderson: I think we can look at a lot just as an example of what possibly could be considered in the future. But I think it would make it simpler for tonight, if we focus just on whether or not we want reception centers in the CC-2 zone. Because that'll apply to whatever areas come in with this kind of application. So you know, we could probably debate this specific lot and whether it worked with fire and everything but we can save that for when they come in with a specific plan for that. I'm not opposed to pulling it up.

Jenny Peay: I guess my concern is that some of these lots are going to allow and be able to accommodate that you know. So, do we do it as say a case-by-case basis? Or you lead this with a gunshot and say ‘Yeah, we are going to allow this to happen’. That's why I say some areas are not going to be able to have these types of facilities, but some probably will. That's why we'd like to see what they're at least proposing.

Chris Christiansen: So, one of the issues with this being a code text amendment as proposed here, like we either move it forward or we don’t. If we move it forward, it becomes applicable to the whole zone, right? So maybe while that is good information to know, maybe their is another alternative, like say it’s conditional upon certain things. As it’s proposed here, it’s sort of all or nothing, right?

Jenny Peay: So is this portion a conditional use? That is what I’m assuming this is.

Chairwomen Anderson: Not how it is worded today, right?

Cody Opperman: No, it’s just an outright permitted use.

Jenny Peay: Can you bring up the possible code text? I'm sorry to go back and forth.

Cody Opperman: So, in the red it will talk about personal service establishments such as Beauty and Barber shops, photographic studios, shoe repair, laundries, commercial and self-service reception centers and similar establishments. So, this particular wording is actually kind of a direct copy from the CC-1 zone, just to the CC-2 zone, just to give you a little bit of background on that.

Jenny Peay: What I'm looking at, and you will have to kind of explain how this works. I'm looking at number 2. So, number 1, and number 2, then the subsection is 14. But number 2 says 'permitted and conditional uses'. What I'm trying to get at is, does that give us variance to have the staff look at that as a conditional use?

Cody Opperman: So currently, I would say no right now. The way that it's worded, I would say that the 'and conditional uses' are going to be the ones that are subject to additional sections of code. So, for instance, like home occupations when conducted as an incidental part of a resident or residents permitted, pursuant to paragraph one above and subject to the provisions of Section 17.5.123. That would be more of a conditional use located within that section. But since there's not any additional section of code here, it'd be more outright permitted here.

Chairwomen Anderson: So, our code has permitted and conditional uses all in the same list?

Cody Opperman: Yeah.

Chairwomen Anderson: Does it seem easier if we divide those so that it's a little more clear?

Cody Opperman: Yeah, I think that would be a little better for that CC-2 zone.

Chairwomen Anderson: So, I have a lot of thoughts on this one. Going back to that map, in our CC-1 zone, reception centers are allowed. And to me in the CC-1 zone we're especially concerned with making it walkable and making it you know, usable during the day during all hours. So, it seems to me that the CC-2 zone wouldn't require anything more than that. A CC-2 zone is a step back from a CC-1 zone. So, if the CC-1 zone allows it, then I would think it would be fine in a CC-2 zone. From what I've looked at in other cities, personal service establishments are allowed in both CC zones. And my question, I guess for you for staff is if it were allowed, not as a conditional use, but just as a permitted use? During the site plan submittal, staff would still have the ability to check all the things and make sure that it makes sense to make sure that it works. Right. So, it seems like that would cover the use, I mean, that would provide the protection that we're looking for from conditional use.

Cody Opperman: Yes. So, with a commercial site plan, they're still going to be required to follow all other sections of code throughout the municipal code for the city. So, that would include driveways, parking standards, landscaping, and stuff like that. So, we would still be able to check it out. But again, the staff's concern is going to be more of that activity use section for more of a

main street environment. But yeah, we'd still be able to look at it for all the sections of code within the city.

Chairwomen Anderson: Could we pull up that code again? I'm looking at the intent of the CC-2 zone, because I had to kind of refresh my memory. And it says, And I'm open to your opinion, I just want to kind of make sure we understand the CC-2. The intent of this zone is to facilitate the orderly development of property within and adjacent to the built-up central business area of the city for commercial purposes, but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone. So, it's kind of like that middle ground between more build up and residential and encourage and facilitate the preservation and restoration of homes that are historic. And so, some of the things that are listed are like movie theaters, bowling alleys, recreation centers, athletic clubs, it seems that, in my opinion, reception center kind of falls into that kind of usage with the understanding that it wouldn't just be a blanket "you can build anything you want" it would still go through all the processes and still have all the checks and balances. So, I don't think it's a big problem.

Rodney Martin: I don't think so either. Where we're at here on Main Street on both sides here over on the west end of Main Street. If a reception center can make it work down there. I find that there's no activity in the evenings down on Main Street, which you know, some people were concerned about disrupting residents and stuff. But that's where West Main Street is going. The houses are being purchased and demolished, stuff like that. We want more activity, more walkability, more businesses on Main Street, which I strongly feel we need. We need places people can come in the evenings and in North Utah County we are severely lacking in large meeting spaces for things, other than somebody's cultural hall that you need to be in a ward for that.

Chris Christiansen: So, some of my concerns when it comes to this is one, the parking situation because of reception demand. Receptions could be small, and they can be really large, right? So having that ability and again, that would be during that review process where that could be addressed a little bit because they still have to meet that, but that presents a little bit of a challenge to me. We read the purpose of the CC-2 Zone and it kind of contradicts itself a little bit, because it's supposed to be preserving these homes and things like that. I don't know how you turn a home into a bowling alley or a movie theater, you know, so it sort of contradicts that purpose. So, again, my perspective it contradicts itself a little bit. Overall, I also looked up the definition of personal service establishment. And there is a definition here that I found where it says barbershops, beauty parlors, massage providers, dry cleaning shops, things that we use for personal services, and things like that. And then I looked up the event centers, and that's where you find these bowling alleys and things like that. So, if we were to do this, I would probably make the suggestion that the the text be personal services there. We can further define that. I think it's number three there. Number three where it addresses general retail and services. Providing goods and services there. So, it further clarifies that, but I just felt like this is a small

detail. I don't like reading that reception centers are a personal service establishment. I think it belongs more in five, right, it's more of an event center. So just some thoughts there for everyone.

Chairwomen Anderson: I know the applicant's here, you're welcome to step forward if you'd like to kind of talk about this and explain your goals.

Ken Berg: Ken Berg, Berg Civil Engineering. The proposed amendment was to just add the line that is in your CC-1 code that lists all of those as personal services to allow them to CC-2. So, in your mind's eye, if you drive up and down that section of West Main Street, where's Durfey's Drycleaning? CC-2. Where is four beauty salons and barbers? CC-2. No fault of anyone, but the character of that section, to maintain the old houses, you have a better chance for those to become personal service entities for businesses than a retail establishment like a bowling alley or all the things that are listed there. And that's part of the proposal. We would like to come forward with the event center and they would like to build the Event Center in the rear of their property and keep the existing home as you know, the Bridal room or whatever. It's like the office that's attached to the to proposed event space, you know. So, this is what we would like to do. It's trying to find a fit within the existing city code, but then also acknowledge what else is going on in that area, to have it meet the the current situation. As I read the CC-2, it was mainly 'oh, we're going to create these two areas to protect the existing homes', to have them try to keep the existing homes and transform them into something else. In some areas, it's worked great. As the codes written now, it's for doctors' offices. My wife has spent a lot of money at The Glass Slipper, the dance place. I know, it's shocking, looking at me that I had a dancer for a daughter, I did. So there's things that the code helped establish to keep those existing homes, but then the portion that is the easiest picking of personal services got stripped down. I don't know when it got stripped out, but there was a purpose to it when the code was written. I think that that was a mistake. That's why we put it back in, just the way that was in the CC-1 zone. If it needs to be reshuffled, that's fine. We came to the city saying we want to build an event center, a reception center. And so looking at the codes, we found a part that said reception center, that's where we came up with it, was seeing what you already had, and saying is it appropriate in the CC-2 zone.

Chairwomen Anderson: Looking at that area of town, I feel like it's doing what it's supposed to do, converting these historic homes into these kinds of businesses. And it almost seems like the omission of this part was on accident. And I think that it was just unintentionally left out because the natural way to convert all homes is to do salons and personal service things, so I almost feel like it was intended to be there, because it makes sense.

Ken Berg: I agree. That's why I wrote it the way I did. It was not to reorganize the whole zone. It was oh, we feel like this one was omitted. And we're just moving it from a permitted or conditional use in the CC-1, to just allow it.

Chairwomen Anderson: I do agree with Chris. However, that same personal service and reception centers seems a little confusing and that it might make more sense being organized a different way in the code.

Public Hearing Opened

No Comments

Public Hearing Closed

Chairwomen Anderson: Is there any more questions for staff or discussion?

Cody Opperman: If you're looking to change around some of the items, and this is just based off of your conversation, you're able to make those suggestions in their at this time for this code text amendment. If you want to keep the personal service establishment language that the applicants provided and keep it there but move the reception center down into more kind of the recreational center section of code. You can make that suggestion today too.

Chris Christiansen: What if we just made that number 14, leave that in our proposals, and then just create a 15 to be reception centers and similar establishments.

Cody Opperman: Yeah.

Rodney Martin: Or add it to number 5. It makes more sense to add it to number 5. Move reception centers over with movie theaters, bowling alleys, athletic clubs, etc.

Chairwomen Anderson: I think our current process still gives us plenty of provisions to make sure that it works in the space, and the applicant has the burden of making the parking work and all the things that I think could be a concern. I would love to give applicants' businesses a chance in this area to grow. If there are no more comments, we can move on a motion.

Chris Christiansen moved to recommend approval for the proposed Code Text Amendment, amending Section 17.4.403, titled RBD Investments, relating to personal service establishments, including reception centers, being permitted within the CC-2 zone and providing an effective date for the ordinance. With the change that we remove reception centers and like-minded businesses, from number 14, and add it to the end of number 5 of said section.

Rodney Martin seconded the motion.

Voting was as follows:

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

The motion passed

Other Business

Cody Opperman informed the commissioners that there is still work being done on the code re-write, and the American Fork Stationary Plan should be on the agenda by the end of the year.

Chairwomen Anderson: When we are getting closer to that code rewrite will we have like several work sessions where we get to kind of work through it with you?

Cody Opperman: I am not really sure what Patrick has in store, but I can relay the message that you guys would like to be a part of those work sessions.

Chairwomen Anderson: Two other things I'd like to just have on the record to be relayed. I know we normally do a winter and a summer kind of event for the planning commission and stuff. So if we can maybe try to get that on the calendar. Come up with some suggested dates and then see if that works for the commission. We can even do like, April and September or something like that kind of open-ish times in people's schedules.

Jenny Peay: If I can Just make one other suggestion, when we review the code text, if we can have some extra time to review that too. When you send the packet instead of just a week or a few days before, can we have some extra time to review that?

Cody Opperman: Sure, no problem.

Jenny Peay: That would be great.

Bruce Frandsen: Yeah, I think those work sessions would be great. I mean I spent way too much time on a couple of intersections, I realize we can get into the weeds pretty quick, and sometimes we end up finding some things we need to address.

Chairwomen Anderson: Well just like today, right? This needs to be worded differently, or this has been omitted.

Bruce Frandsen: Another question, are we talking calendar year or fiscal year for the station area plan?

Cody Opperman: I would say calendar year. Probably more towards October, November, December.

Adjournment

Rodney Martin motioned to adjourn the meeting.

Jenny Peay seconded the motion.

Meeting adjourned at 6:40 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: March 6th, 2024

Agenda Topic

Public hearing, review, and recommendation on an ordinance amending Section 17.7.601(B), relating to allowed uses in planned commercial developments.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.7.601 (B) of the American Fork City Municipal Code. The proposed amendment looks to remove language associated with retail and service commercial warehouse structures and car washes.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.7.601 (B), titled Planned Commercial Development Projects, relating to allowed uses in planned commercial developments and instruct staff/developer to……..

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 17.7.601(B) OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO ALLOWED USES IN PLANNED COMMERCIAL DEVELOPMENTS.

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;

WHEREAS, City Council desires to amend the requirements for allowed uses in planned commercial developments;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.7.601(B) of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 17.7.601 Planned Commercial Development Projects

B. Allowed uses. Each planned commercial development project may include one or a combination of the following:
    1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.

        a) Sexually oriented businesses.
        b) Body art establishments.

    2. Office buildings, but not including office/warehouse structures.
    3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
    4. Retail and service commercial~~/warehouse~~ structures, but not including office/warehouse structures.
    5. Hotels and motels.
    6. Eating establishments including food drive-ins.

7. Laundries and dry cleaning establishments - self-help and commercial.
8. Motor fuel dispensing stations (gas stations)- retail only.
9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.
10. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
13. Pre-schools and day care nurseries, subject to approval of a site plan.
14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
16. 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.

~~17. Automatic Car Wash.~~

~~18.~~17. Medical office or clinic.

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 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – 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 CITY, UTAH, THIS ____ DAY OF _____ 2024.

_____

Bradley J. Frost, Mayor

ATTEST:

_____

City Recorder

Planning Commission Staff Report
Meeting Date: March 6, 2024

Agenda Topic

Public hearing, review, and recommendation on an ordinance amending Section 17.5.121, related to design standards within the landscaping section of the Municipal Code.

Applicant

American Fork City Staff

Background

Staff has initiated a Code Text Amendment to amend Section 17.5.121 Landscaping of the American Fork City Municipal Code. The proposed amendment looks to remove some of the design standards found within the landscaping code. It would provide more options for flexibility on designs relating to the landscaping and provide the Development Services Director with more input on the proposal to see if they are meeting the intentions of the Municipal Code.

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, relating to design standards 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, relating to design standards.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.5.121, titled Landscaping, relating to design standards and instruct staff/developer to……..

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 17.5.121 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO DESIGN STANDARDS AND LANDSCPAING.

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;

WHEREAS, City Council desires to amend the requirements for design standards and landscaping;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.121 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 17.5.121 Landscaping

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
PF-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:

    a) 10—19 shrubs: Fifty percent.
    b) 20—39 shrubs: Thirty-three percent.
    c) 40—59 shrubs: Twenty-five percent.
    d) 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:

    a) 0—5 trees: No limitation.
    b) 6—21 trees: No more than fifty percent of one species.
    c) 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.
    a) Landscape plans must identify the species, sizes and quantities of vegetation.
    b) All landscaping shall be installed as shown on the approved plan.
    c) 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.
    d) All other changes to the landscape plan require prior approval from the planning department and/or the planning commission.
    e) 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:
    a) 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.
    b) 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.
    c) Evergreen tree, six feet tall at time of planting.
    d) Deciduous shrub, five-gallon container.
    e) Evergreen shrub, five-gallon container.
    f) Perennials and ground covers, one-gallon container.
    g) 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.
    a) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property.
    b) 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.
    a) During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
    b) All protection measures shall be clearly identified on the construction and landscape plans.
    c) 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.
    a) Utility plans must be submitted with landscape plans.
    b) Trees which will grow to a height of greater than fifteen feet at maturity shall not be planted under electrical lines.
    c) 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.
    a) 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.
    b) 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.

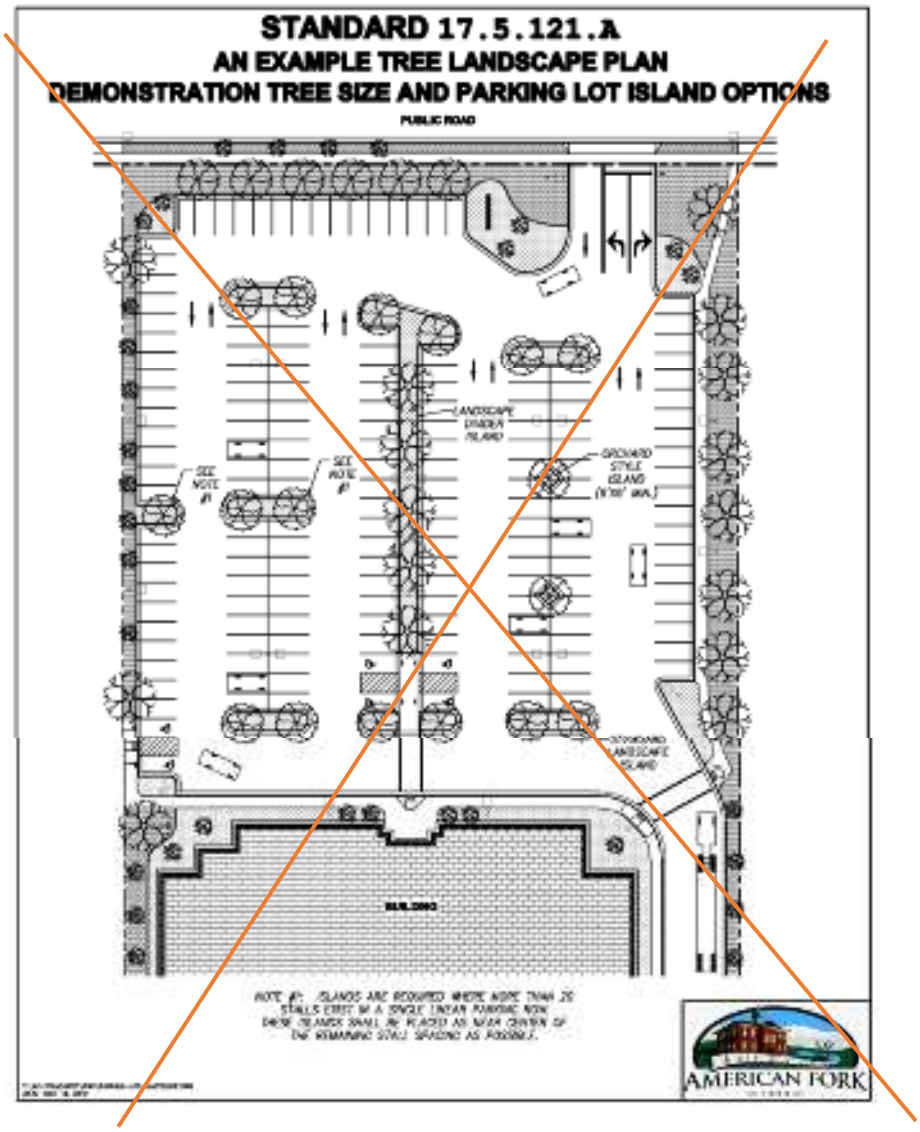
c) At planting, tree trunks must be reasonably straight with minimal doglegs.
d) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
e) The minimum square footage of planting area for a shade tree is one hundred forty square feet. The planning 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:
    a) 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.
    b) Maintain landscaping in a healthy, growing, neat and well maintained condition.
    c) Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
    d) 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.
    e) 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 Development Services Design Standards for further information.) The interior of all parking lots shall be landscaped as follows:
    a) 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.
    b) 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.
    c) Orchard style landscape islands shall be six feet by six feet square minimum.

d) 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.
e) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
f) Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape islands from vehicles.
g) 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.
h) 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.



2. 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.)

    a) 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.

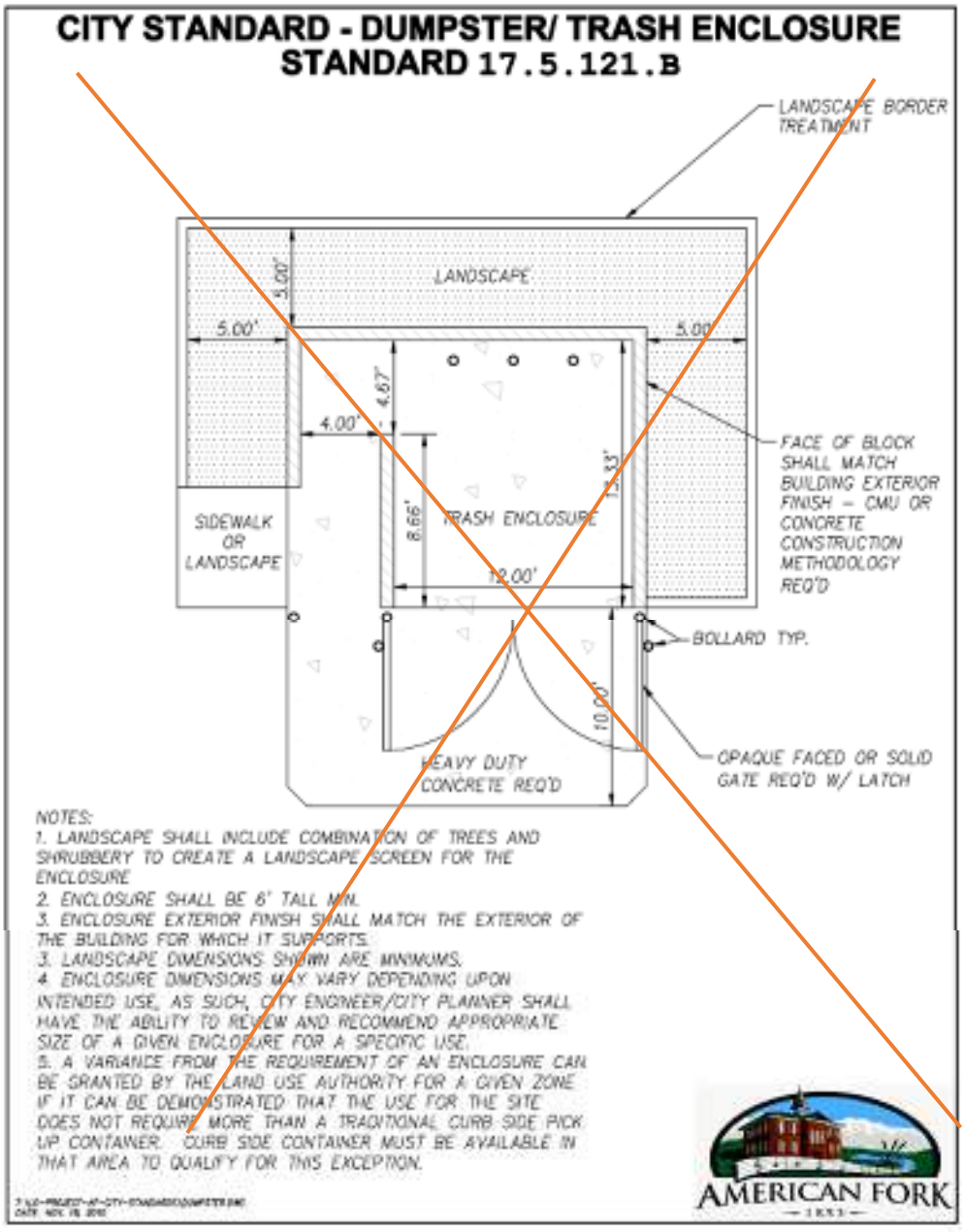
b) Landscaping along the perimeter of parking lots shall include trees, shrubs and landscape boulders.

c) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

I. 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 in the American Fork Planning, Zoning, & Building Supplementary Design Standards ~~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.~~

J. 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.
4. 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.



K. 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:
    a) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
    b) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
    c) A perimeter enclosure is necessary to control ingress and egress for the development.
    d) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
    e) 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.
    a) 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.
    b) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.
    c) 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.
    a) 900 West, east side of 900 West from 1120 North to 700 North.
    b) Mt. Timpanogos Boulevard, both sides from 1300 North to 700 North.
    c) 100 West, both sides from approximately 700 South to the Boat Harbor.
    d) 570 West, both sides from 330 South to Shoreline Protection Area.
    e) 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.

5. Construction of perimeter enclosures. The perimeter enclosure and any required landscape buffer area shall be installed by the developer.

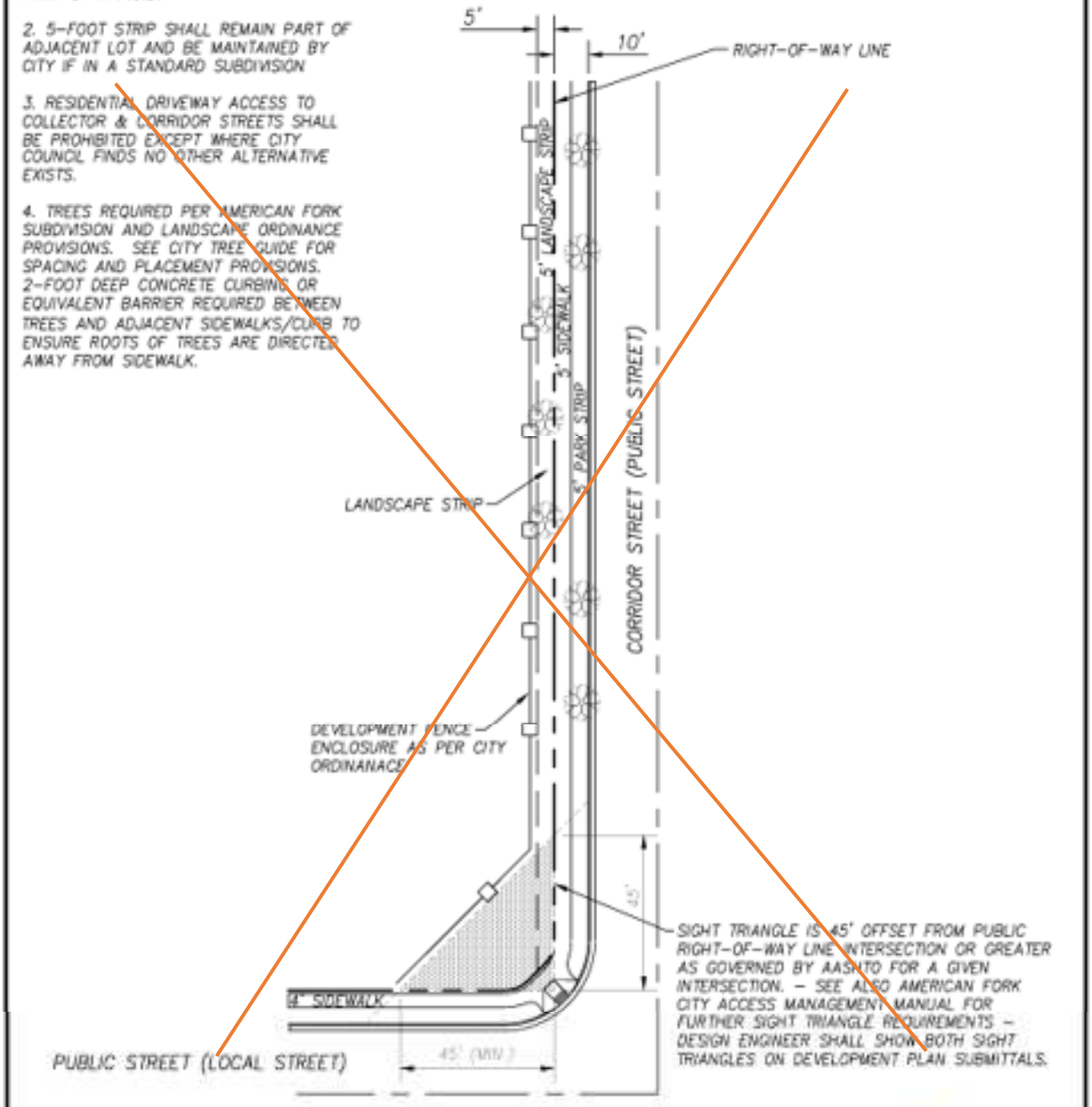
NOTES:
1. 5-FOOT STRIP SHALL BE LOCATED IN A TRACT DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA) IF PART OF A P.U.D.

2. 5-FOOT STRIP SHALL REMAIN PART OF ADJACENT LOT AND BE MAINTAINED BY CITY IF IN A STANDARD SUBDIVISION

3. RESIDENTIAL DRIVEWAY ACCESS TO COLLECTOR & CORRIDOR STREETS SHALL BE PROHIBITED EXCEPT WHERE CITY COUNCIL FINDS NO OTHER ALTERNATIVE EXISTS.

4. TREES REQUIRED PER AMERICAN FORK SUBDIVISION AND LANDSCAPE ORDINANCE PROVISIONS. SEE CITY TREE GUIDE FOR SPACING AND PLACEMENT PROVISIONS. 2-FOOT DEEP CONCRETE CURBING OR EQUIVALENT BARRIER REQUIRED BETWEEN TREES AND ADJACENT SIDEWALKS/CURB TO ENSURE ROOTS OF TREES ARE DIRECTED AWAY FROM SIDEWALK.

MINIMUM STANDARDS FOR "CORRIDOR LANDSCAPE" STANDARD 17.5.121.C



SIGHT TRIANGLE IS 45' OFFSET FROM PUBLIC RIGHT-OF-WAY LINE INTERSECTION OR GREATER AS GOVERNED BY AASHTO FOR A GIVEN INTERSECTION. - SEE ALSO AMERICAN FORK CITY ACCESS MANAGEMENT MANUAL FOR FURTHER SIGHT TRIANGLE REQUIREMENTS - DESIGN ENGINEER SHALL SHOW BOTH SIGHT TRIANGLES ON DEVELOPMENT PLAN SUBMITTALS.

IN ADDITION TO THE AMERICAN FORK CITY MINIMUM STANDARD OF 45-FOOT SIGHT TRIANGLES AT INTERSECTIONS, INTERSECTIONS ARE ALSO REQUIRED TO MEET THE A.A.S.H.T.O. SIGHT-DISTANCES AS DEFINED IN THE ACCEPTED STANDARD MANUAL "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS"

FILE: T:\GIS-PROJECT\AF-CITY-STANDARDS\DWG\LANDSCAPE-BERM.DWG
DATE: OCTOBER 18, 2011

AMERICAN FORK
1853

L. PI-1 zone landscape—Design standards.

1. Parking lot interior landscape. Landscaping for the parking lot interior shall
2. with the following additions:
    a) Vegetation in the sight triangle in the street frontage must not exceed thirty inches in height at maturity.
    b) One tree for every forty linear feet of street frontage (excluding curb cuts) must be provided, eighty percent of which must be shade trees.
3. Side yard landscape. The first fifty feet of side yard (beginning at the front property line) shall be landscaped.
4. Maintenance. Each owner or the owner's association shall maintain all landscaping.

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:
    a) Vegetation in the site triangle in the street frontage must not exceed thirty inches in height at maturity.
    b) 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. 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 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.

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 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – 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 CITY, UTAH, THIS ____ DAY OF _____ 2024.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

Planning Commission Staff Report
Meeting Date: March 6, 2024

Agenda Topic

a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Buckwalter Industrial, located at approximately 7058 N 5750 W, American Fork City, UT 84003. On approximately 25.33 acres, the property proposes to change from the Residential Low Density designation to the Design Industrial land use designation.

BACKGROUND INFORMATION		
Location:		7058 N 5750 W
Project Type:		Land Use Map Amendment
Applicants:		Dustin Kuttler, Ryan Litke
Existing Land Use:		Residential Low Density
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Design Industrial
	West	Residential Low Density
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		N/A
Surrounding Zoning:	North	Unincorporated Territory; PI-1
	South	R1-12000
	East	Unincorporated Territory
	West	Unincorporated Territory

Background

The applicants have applied for a proposed Land Use Map Amendment. The project looks to provide the Design Industrial Land Use for the two properties with Parcel IDs: 13:066:0032 and 13:066:0021. Currently, these two properties are in Utah County Territory and are looking to be annexed. The applicants are looking to provide office/warehouse establishments there and with the current land use map these properties indicate residential low density. Without doing a Land

Use Map Amendment to Design Industrial prior to the annexation the properties would be annexed under the current land use, which would be residential.

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. 100 East is classified as a major collector which requires 84’ right-of-way. The developer must dedicate about 22’ of right-of-way (about 22’ East of property line) to the City.

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).

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at 7058 North 5750 West, American Fork City, UT 84003, from the Residential Low-Density designation to the Design Industrial designation, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 7058 North 5750 West, American Fork City, UT 84003, from the Residential 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 7058 North 5750 West, American Fork City, UT 84003, from the Residential Low-Density designation to the Design Industrial designation, and instruct staff/developer to……..

Land Use Map Amendment

Next Step:

Approved
Proceed to Planning Commission
03/06/24

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 02/13/2024

Engineering Division
Reviewed
jhsu 02/07/2024

see comments

Parcel : 13:066:0032
Owner: Steve Buckwalter
Current Zoning: Un annexed Utah County
American Fork Land Use Plan: Low Density Residential
Proposed Land Use. PI-1 (Designed Industrial)

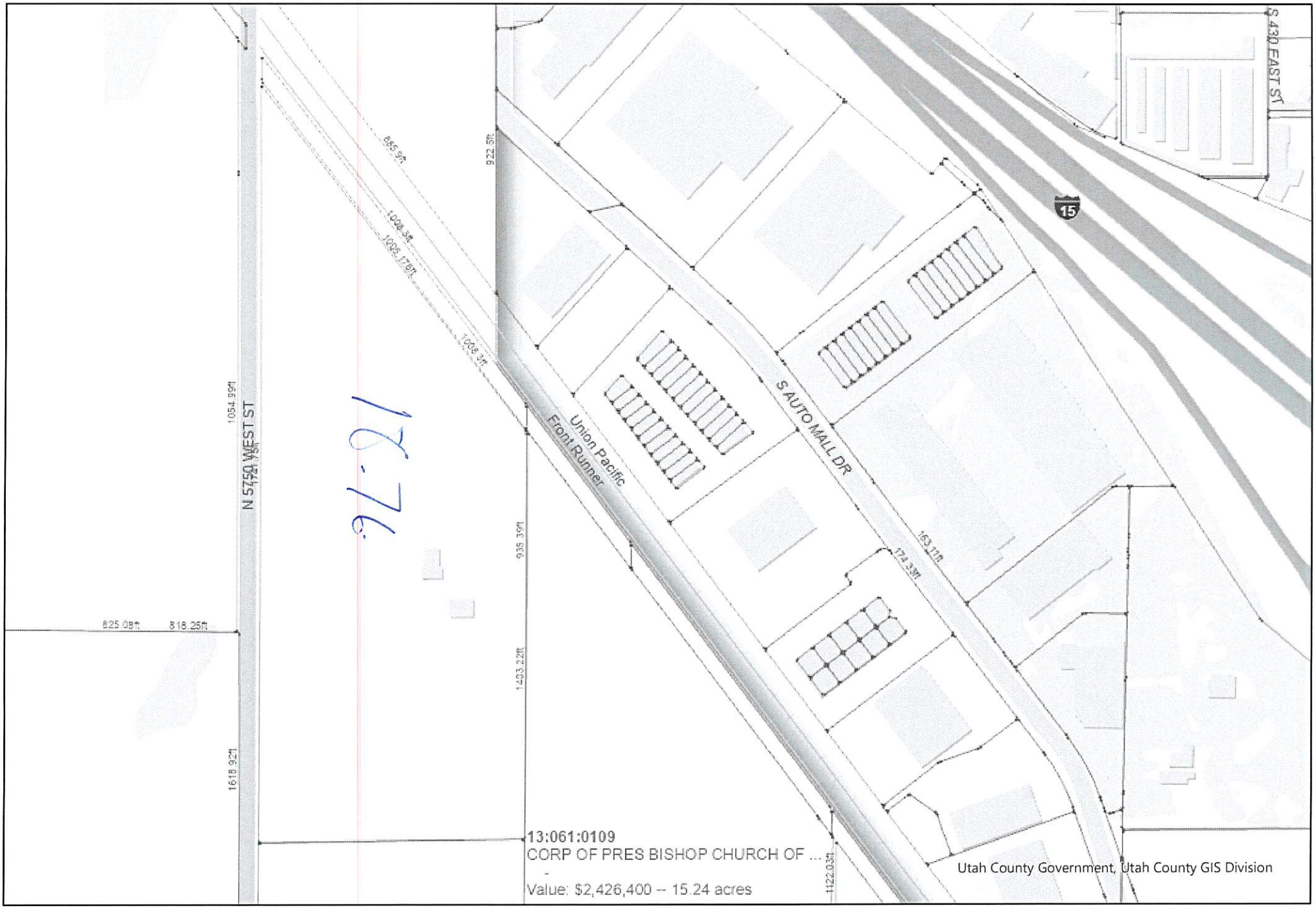
This property is currently in Utah county, we are starting the process of annexing the property into American Fork. Currently the city land use map shows the overlay as low density residential, we propose a change from low density to designed industrial or PI-1 zoning.

Development near a RR crossing:
Utah Administrative Code R930-5 requires new access points to be a minimum of 250' away from a crossing unless UDOT's chief RR engineer approves something shorter.
A diagnostic should be conducted if an access is proposed within the 250' or if a development is proposed within 1,000' of a crossing. A railroad diagnostic meeting maybe required by UDOT. Darren Eyre (CRS) is hired by UDOT to facilitate these.Darren Eyre, PE | Vice President, CRS ENGINEERING AND SURVEYING Cell: (801) 671-2729

About Water Right:
After confirming with the City Engineer, the city will accept the (ground/well) water after it has been verified and converted to surface water. Please use the link below and complete the form "Application for Dedication of Water (Groundwater Conversion)" and submit to the city. (https://www.americanfork.gov/932/Private-Development)

Then we will forward your application to the city water right attorney, Jeff Gittins, for conversion process. There is an initial $1,500.00 fee for the city water right attorney to begin the process. This fee can be credited to the final bill from Jeff. The groundwater converts to surface water need to process through state level and the process usually takes about 6 to 9 months, sometimes more. The city will be unable to know the conversion rations are. However, the state will determine that during the process.

ROW dedication to the city
100E is classified as major collector which require 84 ft ROW. The developer will be required to dedicate approx. 22 ft of ROW (22 ft E of property line) to the City.



Utah County Parcel Map

Parcel Map130660032

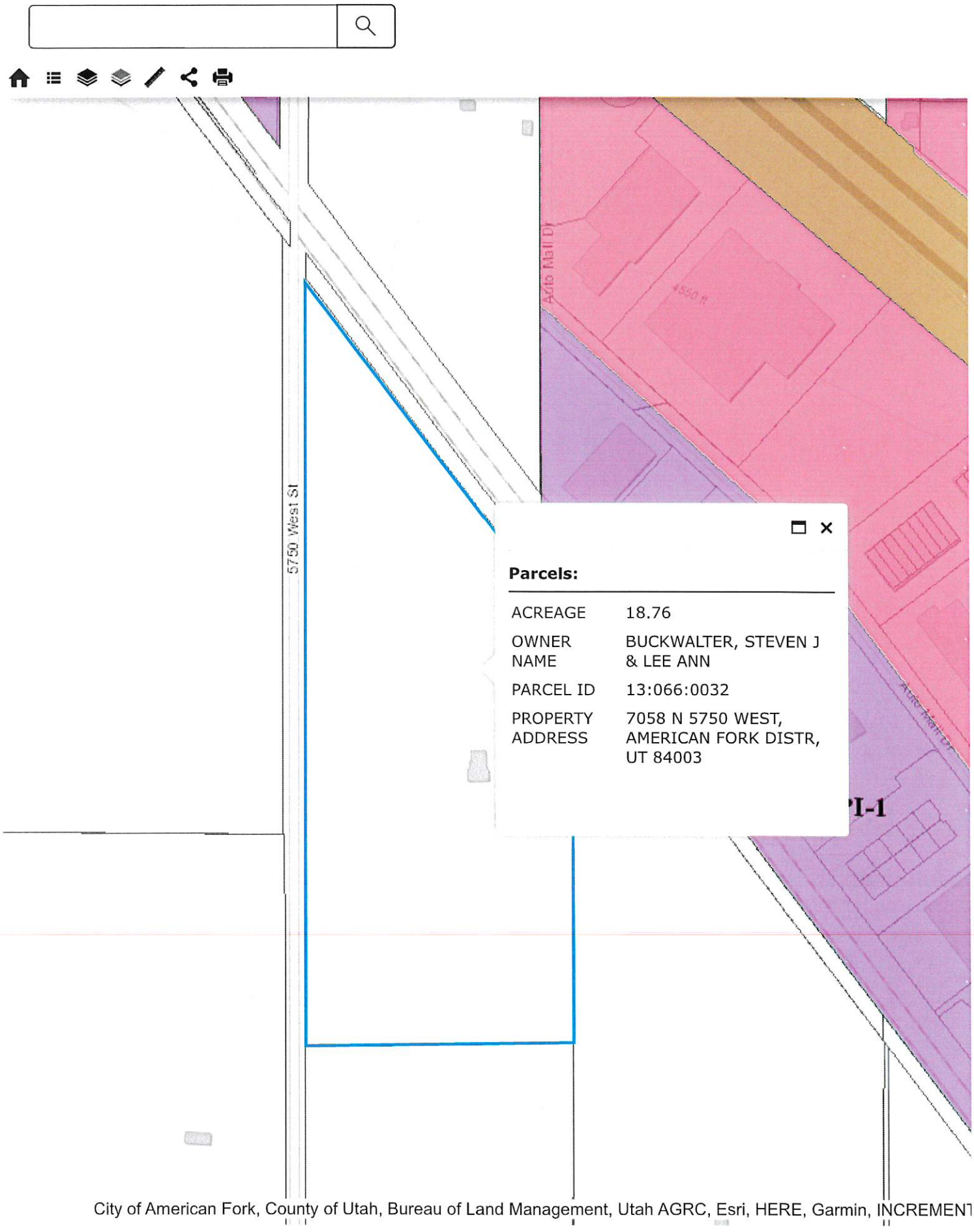
1 inch equals 376.2 feet

Date: 1/30/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

N
W E
S

Utah County
HEART of UTAH


5750 West St
Auto Mall Dr
4550 ft
I-1
Parcels:
ACREAGE 18.76
OWNER NAME BUCKWALTER, STEVEN J & LEE ANN
PARCEL ID 13:066:0032
PROPERTY ADDRESS 7058 N 5750 WEST, AMERICAN FORK DISTR, UT 84003
City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT

Planning Commission Staff Report
Meeting Date: March 6th, 2024

Agenda Topic

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.

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
Square Footage (By Use)		Office: 25,700 Sq. Ft. Warehouse: 74,192 Sq. Ft.
Total Number of Units		N/A
Parking Requirement		177 Required 177 Provided

Planning Commission Staff Report
Meeting Date: March 6th, 2024

Background

The applicant has applied for a Commercial Site Plan to develop an office/warehouse structure. The project looks to provide more office/warehouse space for businesses located on the south side of the City. This is Lot 6 of the development of the Roderick Catalyst Business Park, which will consist of nine (9) total lots by the end all of review periods. Currently, the applicant has applications for a Preliminary and Final Plat Subdivision that must be finalized before this Commercial Site Plan can be determined.

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. Preliminary Plan and Final Plat approvals from the DRC staff
2. Water Efficiency Standards are met in accordance with Section 17.21 of the City's Municipal Code
3. Address all comments associated with the DRC staff doing the review

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. The Applicant will still need to submit drawings that conform with City's requirements found within the municipal code.

Planning Commission Staff Report
Meeting Date: March 6th, 2024

Planning Commission Staff Report
Meeting Date: March 6th, 2024

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.
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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 and have enough time for staff to review before 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
REVISED FEBRUARY 6, 2024

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
EXISTING SEWER	EXISTING OVERHEAD POWER POLE
PROPOSED SEWER	TBC TOP BACK CONCRETE
EXISTING WATER	FF FINISHED FLOOR
PROPOSED WATER	HW HIGH WATER
EXISTING FIRE LINE	TOG TOP OF GRATE
PROPOSED FIRE LINE	TOL TOP OF LID
EXSIITING STORM DRAIN	IE INVERT ELEVATION
PROPOSED STORM DRAIN	EX EXISTING
PROPOSED ROOF DRAIN	NG NATURAL GROUND
EXISTING GAS	TA TOP OF ASPHALT
PROPOSED GAS	TC TOP OF CONCRETE
EXISTING OVERHEAD POWER	EC EDGE OF CONCRETE
EXISTING UNDERGROUND POWER	EA EDGE OF ASPHALT
PROPOSED UNDERGROUND POWER	TOW TOP OF WALL
EXISTING TELEPHONE LINE	TG TOP OF GRAVEL
PROPOSED TELEPHONE LINE	TL TOP OF LANDSCAPING
EXISTING FIBER OPTIC LINE	TS TOP OF SIDEWALK
PROPOSED FIBER OPTIC LINE	PROP PROPOSED
PROPOSED CONCRETE	BW BACK OF SIDEWALK
PROPOSED ASPHALT	390 TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED LANDSCAPING	

EXISTING



Add street names and scale to map

VICINITY MAP
NOT TO SCALE

Add impervious and landscape area percentage ratio

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

Next Step

Revise and Resubmit based off comments made from staff

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

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 11:00 AM-12:00 PM in 30 minute appointments.

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

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.

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.

See comments on sheet L1

See Utility/Communicatioon note on C3.0

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 02/15/2024

Communication
Reviewed
MHunsaker 02/15/2024

Engineering Division
Reviewed
rburkhill 02/14/2024

Fire Department
Reviewed
M. Sacco 02/15/2024

Add the ALTA survey to the sheet set. Include all easements in title report on plans, survey and subdivision plat. Easements utilities not to overlap with buildings.

See Comment on C3.0

Include basis of bearing and datum

Address comments.

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T52, R1E, SLB&M ELEVATION: 4499.77

Date the stamp

Update to be the Blue Stakes of Utah 811 logo

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

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	DATE:
E22-099	11/21/22
FILE NAME: PRJ-RC6	SCALE:

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)823–4252
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.

Duplicated 7

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
4.	COMMENTS	TLH	02/06/24

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

Date the stamp

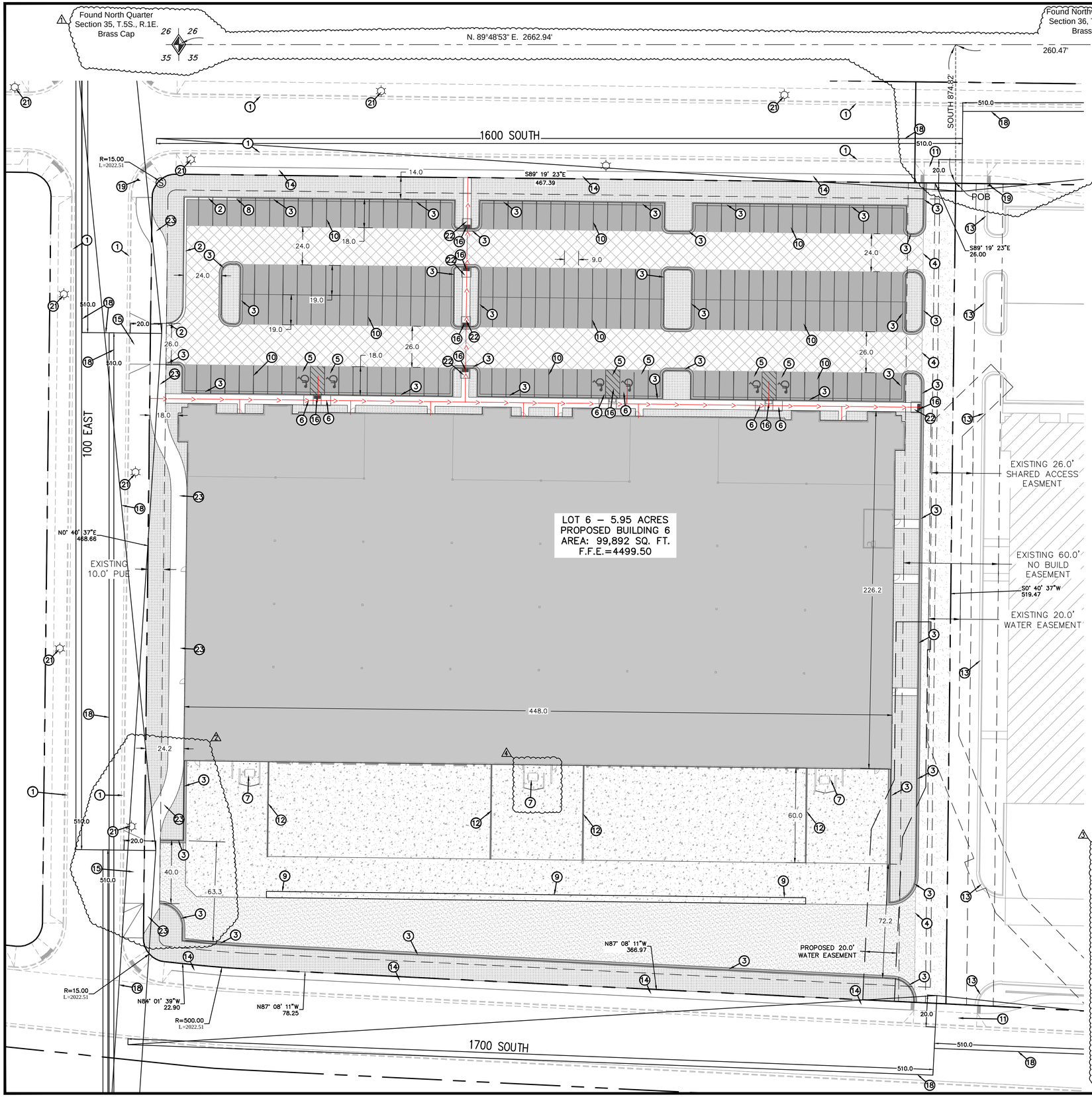
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

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:



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 ARCHITECTURAL PLANS 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. NOT USED.
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.

#20 Missing?

Add note to notify city engineer if rutting/pumping occurs

4"

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)

Update to be the Blue Stakes of Utah 811 logo

Date the stamp

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

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

SITE PLAN

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
E22-099	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

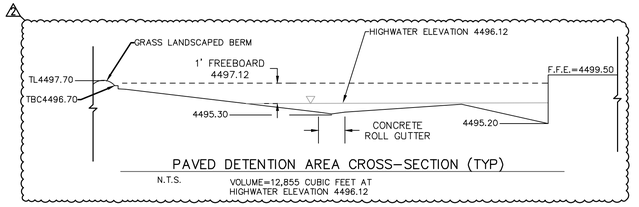
0 30 60 90
Scale in Feet

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

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4	COMMENTS	TLH	02/06/24

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

Update to be the Blue Stakes of Utah 811 logo

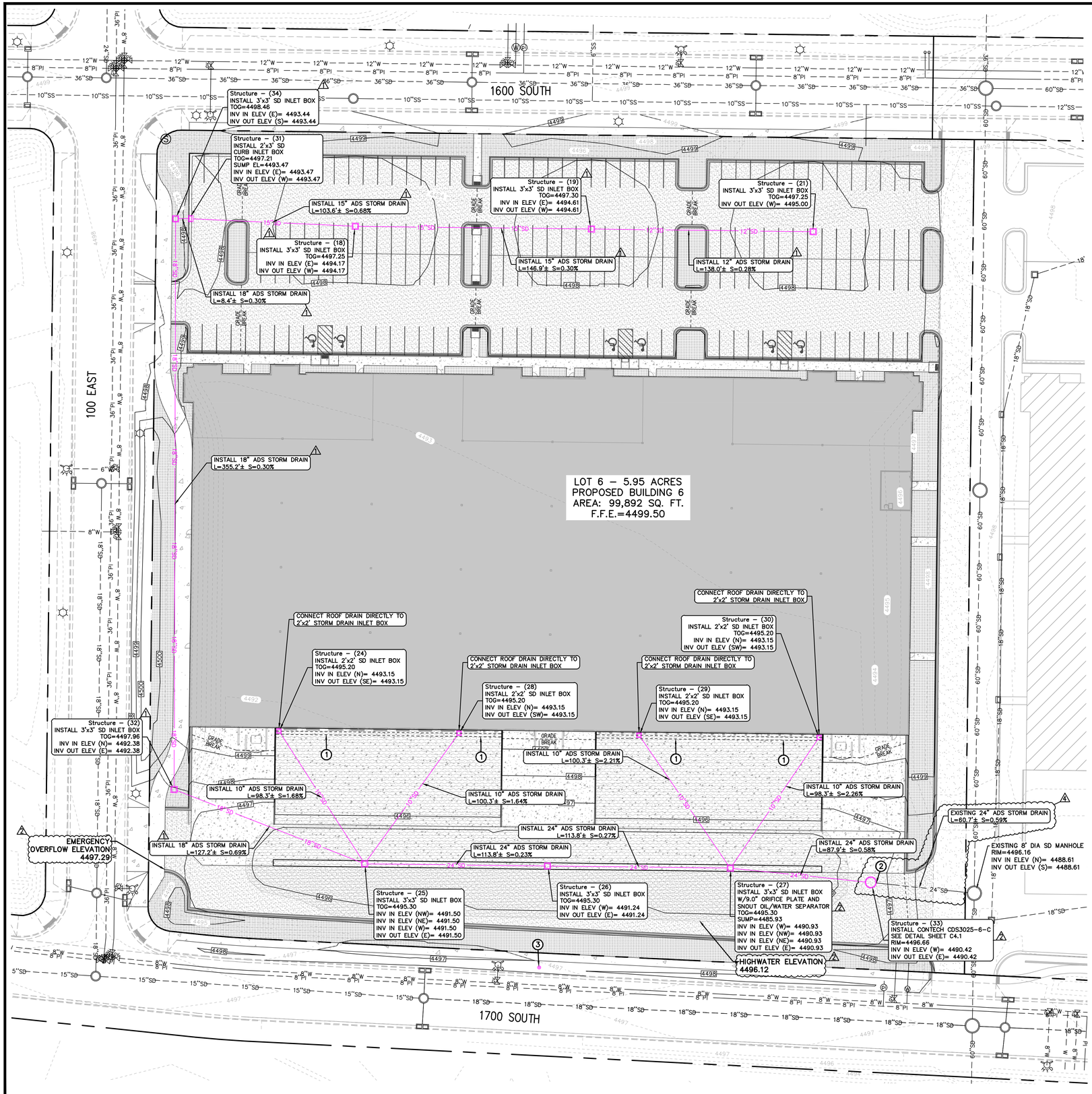
Date the stamp

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! 811 BLUE STAKES OF UTAH

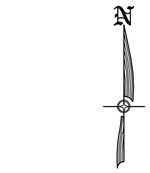
SHEET NO. C2.0

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



SHEET LEGEND

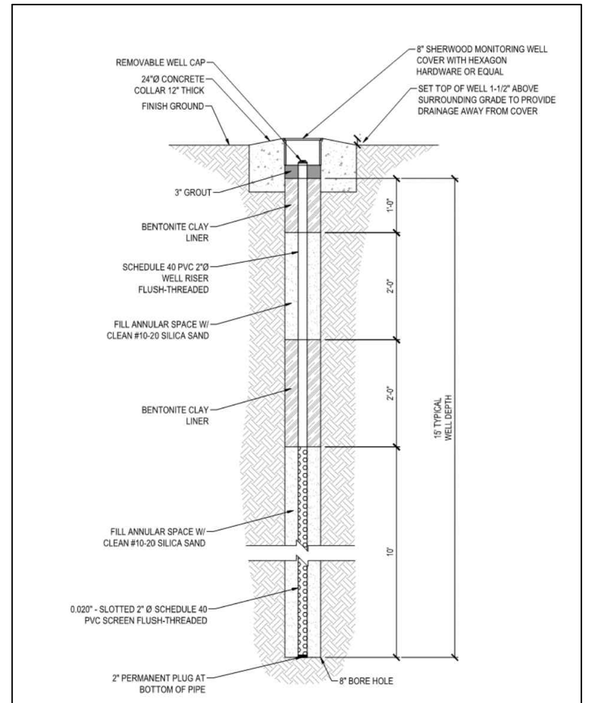
DETENTION AREA



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 EXISTING 24" STORM DRAIN PIPE TO PROPOSED 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
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3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

DESIGNER: TLH PROJECT ENGINEER: TLH

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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

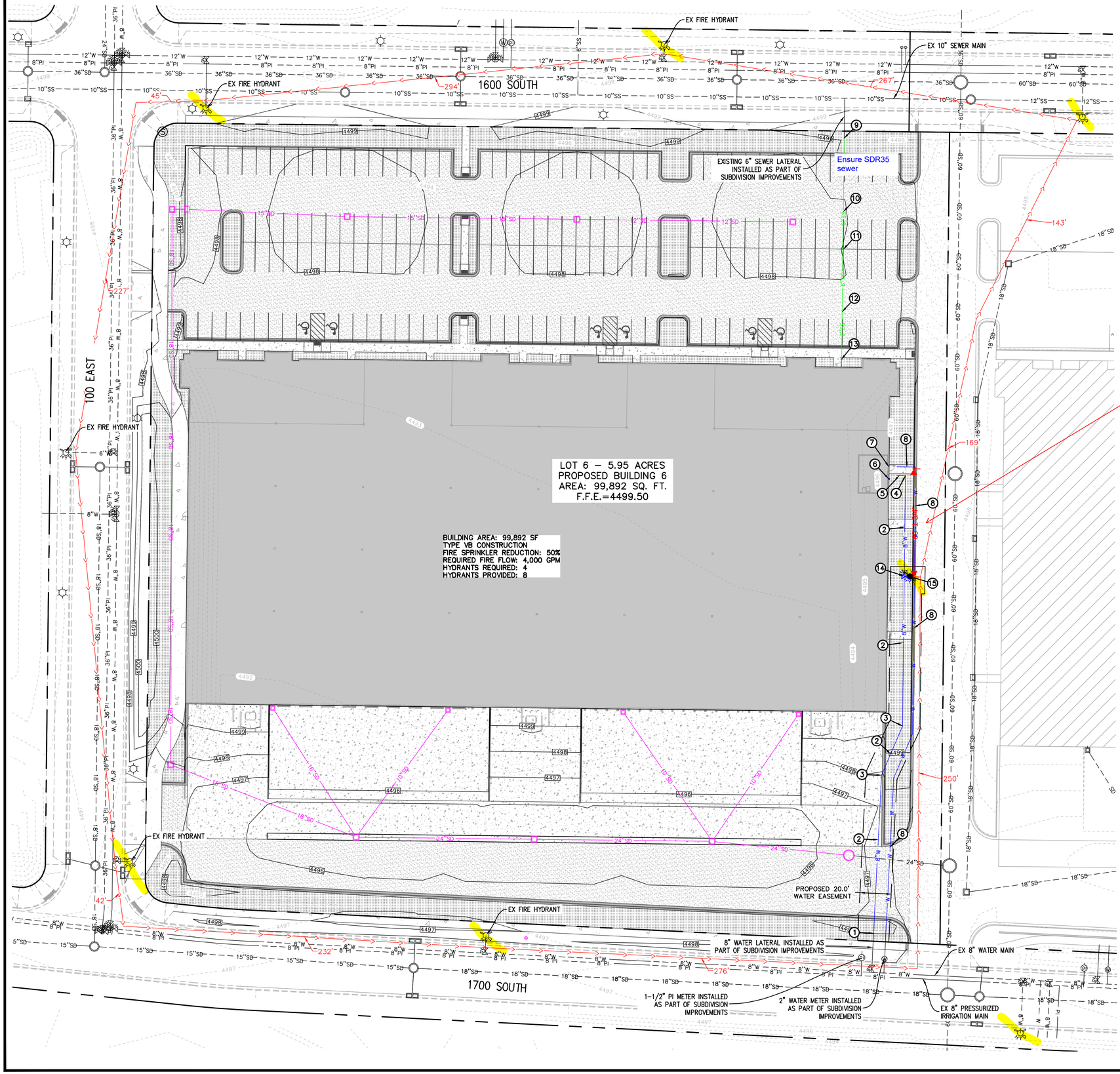
Date the stamp

Update to be the Blue Stakes of Utah 811 logo

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

SHEET NO. C2.1

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



Show ex. dry utilities

This site is in the floodplain, ensure all access ports are 1' min. above floodplain elev.

All overhead utilities below 12,470 volts shall be located underground. Coordinate with RMP

This is 70ft of UG water line that dead ends at the fire sprinkler riser. The only way to clean the line UG line is flush the line at the fire riser which is not practical once the fire sprinkler system is installed. for maintenance purposes, hydrants should be located at the dead end or downstream of riser connection on a dead end line.

Per American Fork Ordiance, developers are to include Communication Infrastructure for City's future use. Please design on plans a conduit path into the building, as well as show where Box will be placed outside (on 100 East or 1700 South) for that Conduit to tie into.

Update to be the Blues Stakes of Utah 811 logo

Date the stamp

N

0 30 60 90

Scale in Feet

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
4	COMMENTS	TLH	02/06/24

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

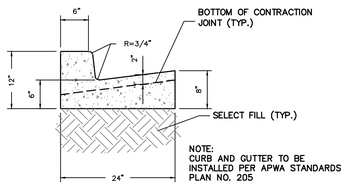
UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

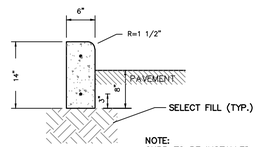
CALL BEFORE YOU DIG
BLUE STAKES 8 800 662 4111

SHEET NO.
C3.0

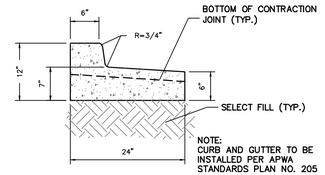
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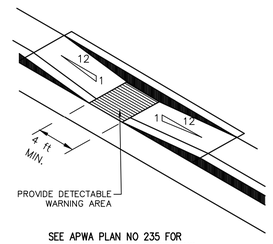
1 24" CURB & GUTTER N.T.S.



2 6" CURB WALL N.T.S.

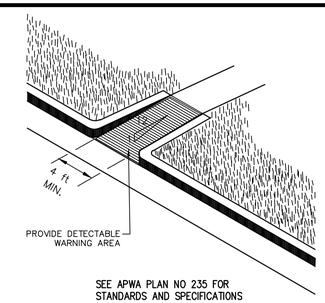


3 24" REVERSE PAN CURB & GUTTER N.T.S.



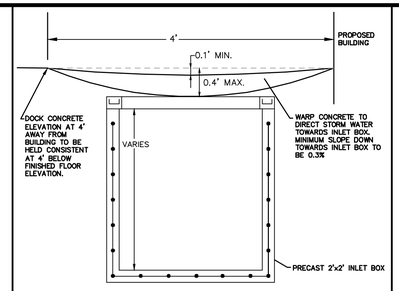
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 ADA RAMP N.T.S.

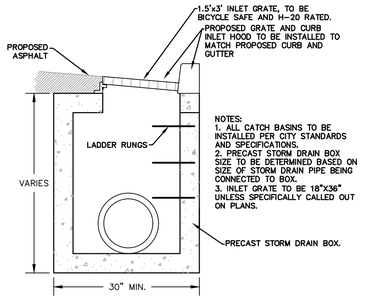


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

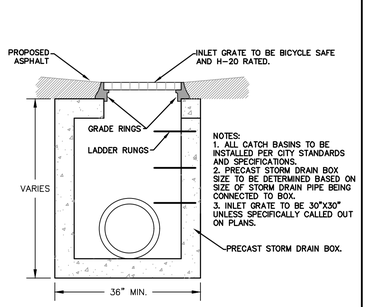
5 ADA RAMP N.T.S.



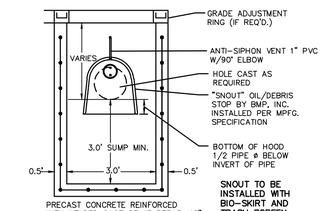
6 DOCK WARPED CONCRETE DETAIL N.T.S.



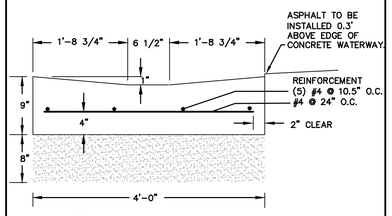
7 STANDARD STORM DRAIN CURB INLET BOX N.T.S.



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

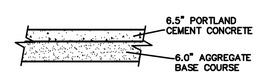


9 SNOUT OIL & DEBRIS STOP N.T.S. ⚠4



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.

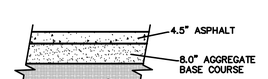
10 4'-0" ROLL GUTTER N.T.S. ⚠4



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.

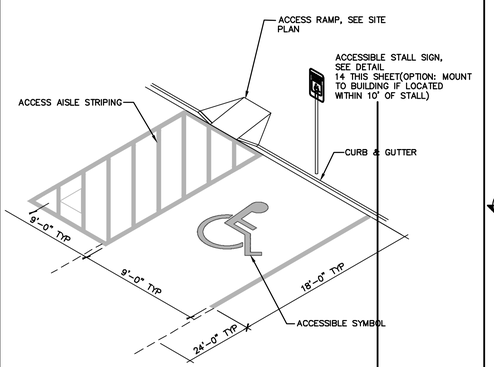
11 CONCRETE SECTION (TRUCK DRIVE LANE) N.T.S.



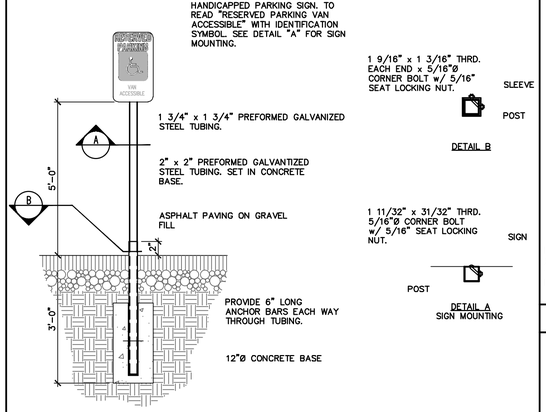
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

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.

19 ORIFICE PLATE N.T.S. ⚠4

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

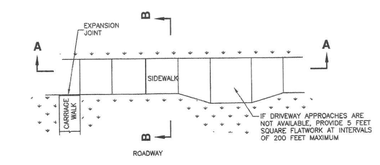
PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

15 CONCRETE SECTION (PARKING AREA) N.T.S.

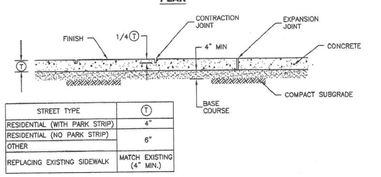
16 ASPHALT PAVEMENT SECTION (PARKING AREA) N.T.S.

17 CONCRETE SECTION (PRIMARY ROADWAY AREAS) N.T.S.

18 ASPHALT PAVEMENT SECTION (PRIMARY ROADWAY AREAS) N.T.S.



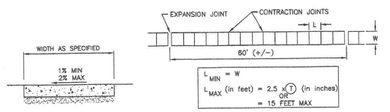
PLAN



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



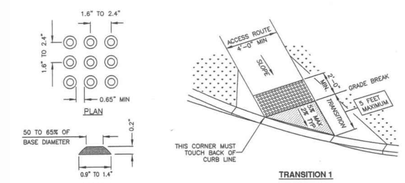
SECTION B-B

SIDEWALK JOINT DETAIL

APWA Utah Chapter

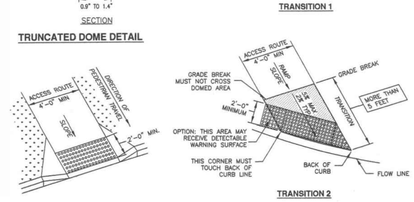
Sidewalk

Plan 231 March 2009



TRUNCATED DOME DETAIL

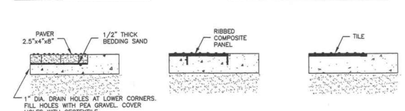
TRANSITION 1



TRANSITION 2

PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY



STYLE P STYLE R STYLE T

APWA Utah Chapter

Detectable warning surface

Plan 238 July 2011

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

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4	COMMENTS	TLH	02/06/24

DESIGNER: TLH PROJECT ENGINEER: TLH

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

Date the stamp

Update to be the Blue Stakes of Utah 811 logo

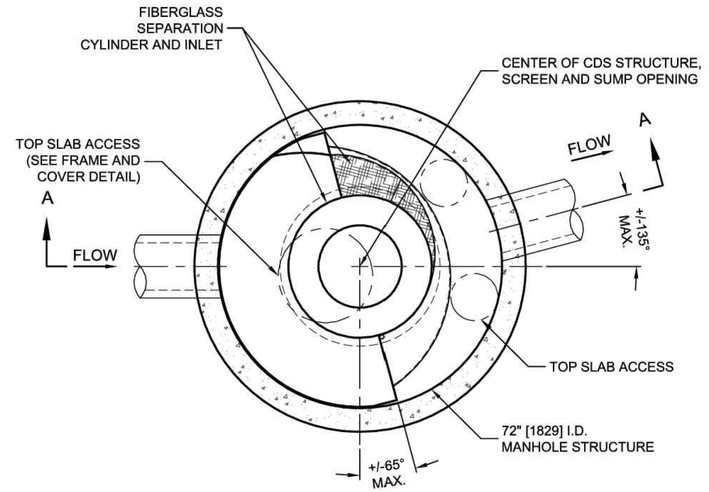
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

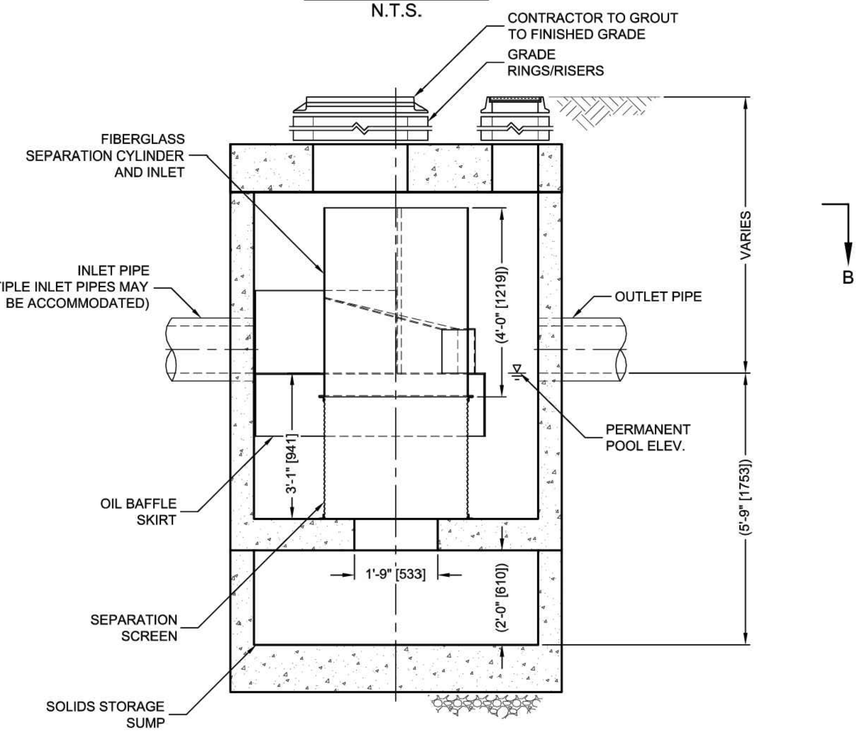
SHEET NO. C4.0

PROJECT ID E22-099 | DATE: 11/21/22

FILE NAME: PRJ-RC6 | SCALE:



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

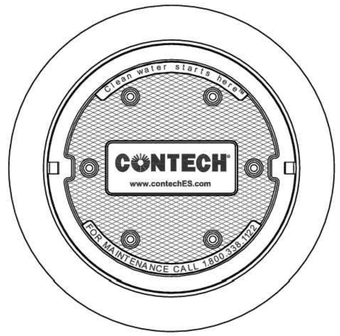
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,786,946; 6,641,720; 8,511,565; 8,961,793; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

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DESIGNER: TLH PROJECT ENGINEER: TLH

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
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RODERICK CATALYST—BUSINESS PARK BUILDING #6
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DETAIL SHEET

Date the stamp

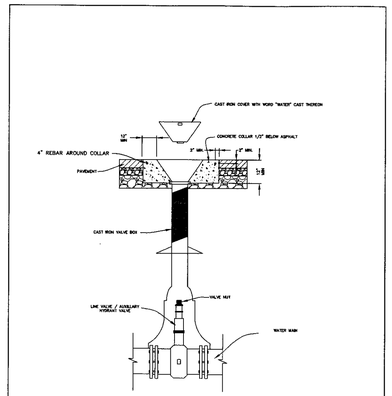
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

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

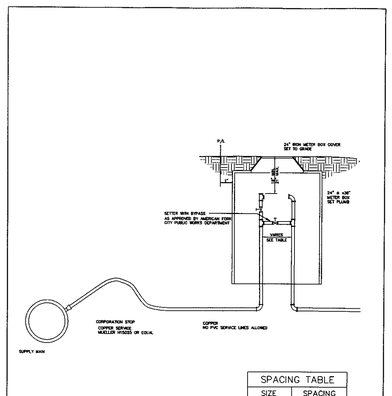
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FILE NAME: PRJ-RC6	SCALE:



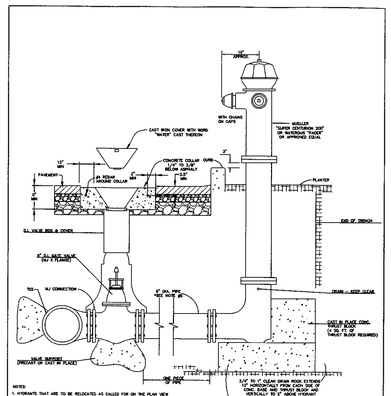
VALVE BOX DETAIL

DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: JULY 2002				
SCALE: VARIES				



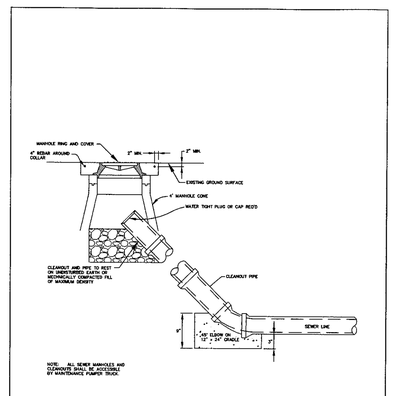
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				



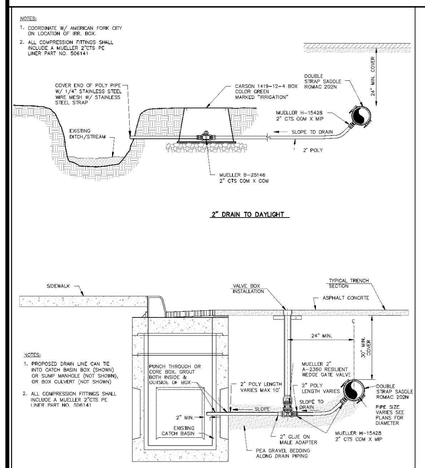
NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL TEES AND VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, MECHANICAL JOINT RESTRAINT GLANDS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
5. 9" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 9 INCH MINIMUM.

DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				



NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE POWER TRUCK

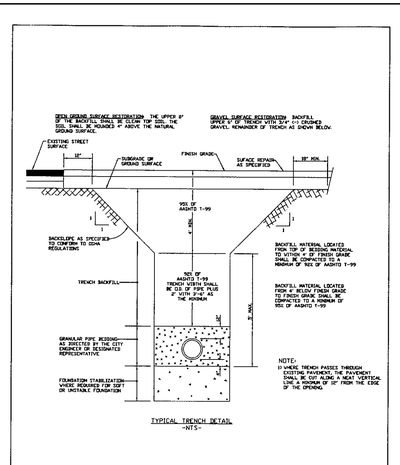
DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				



2" DRAIN TO DAYLIGHT

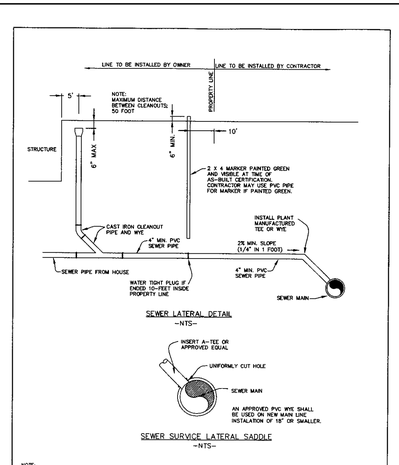
2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS ENGINEERS 342 WEST 3RD NORTH P.O. BOX 71 AMERICAN FORK (801) 763-5100	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 ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				

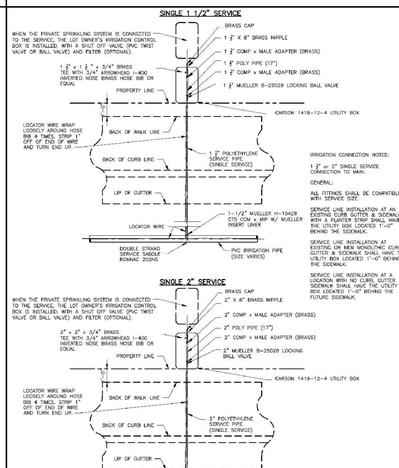


SEWER LATERAL DETAIL
-NTS-

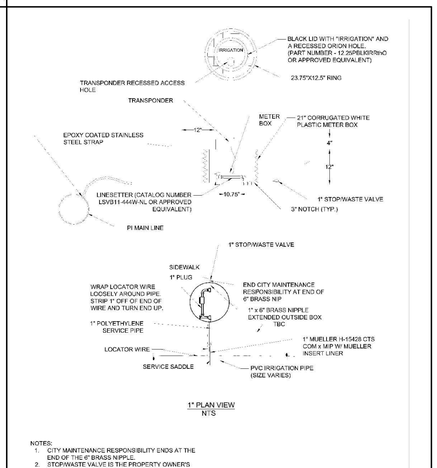
SEWER SURVICE LATERAL SADDLE
-NTS-

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 ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: JULY 2002				
SCALE: VARIES				



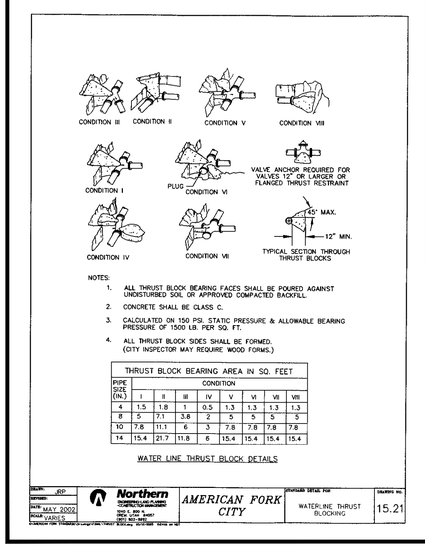
DRAWN: JRP	HORROCKS ENGINEERS 342 WEST 3RD NORTH P.O. BOX 71 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



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			

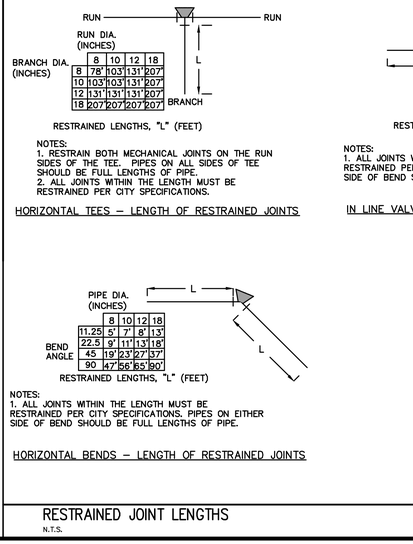


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

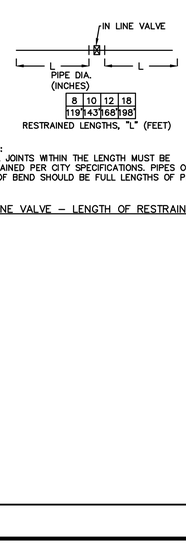
DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATER LINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				



RESTRAINED LENGTHS, "L" (FEET)

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



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.

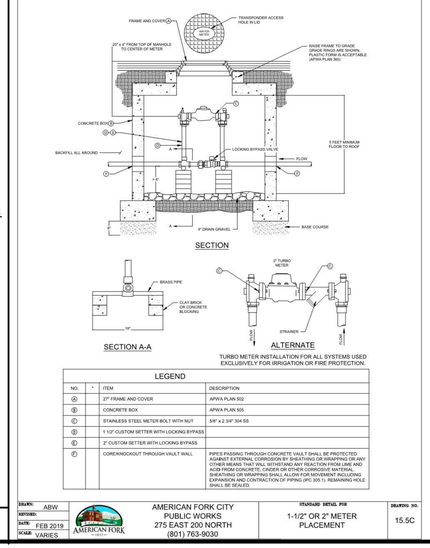
IN LINE VALVE – LENGTH OF RESTRAINED JOINTS

RESTRAINED 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

RESTRAINED JOINT LENGTHS
N.T.S.

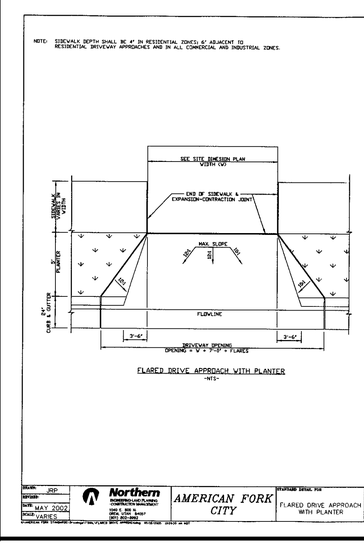


TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

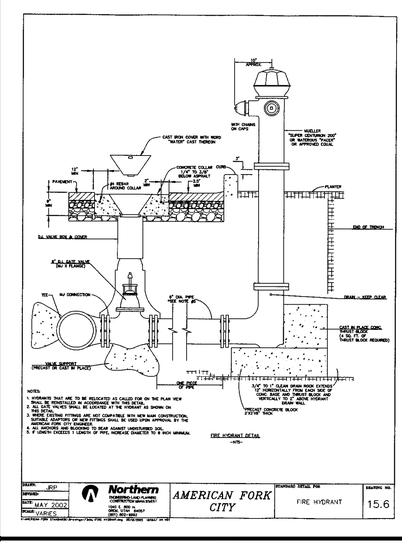
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE 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 ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
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 TEES AND 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 RESTRAINT GLANDS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
5. 9" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 9 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ROBERTSON-LUCAS PLUMBING CONTRACTOR ENGINEERED	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1004 E. 800 N. Orem, UT 84097 (801) 802-9990			
DATE: MAY 2002				
SCALE: VARIES				

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

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

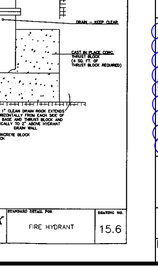
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

Update to be the Blue Stakes of Utah 811 logo

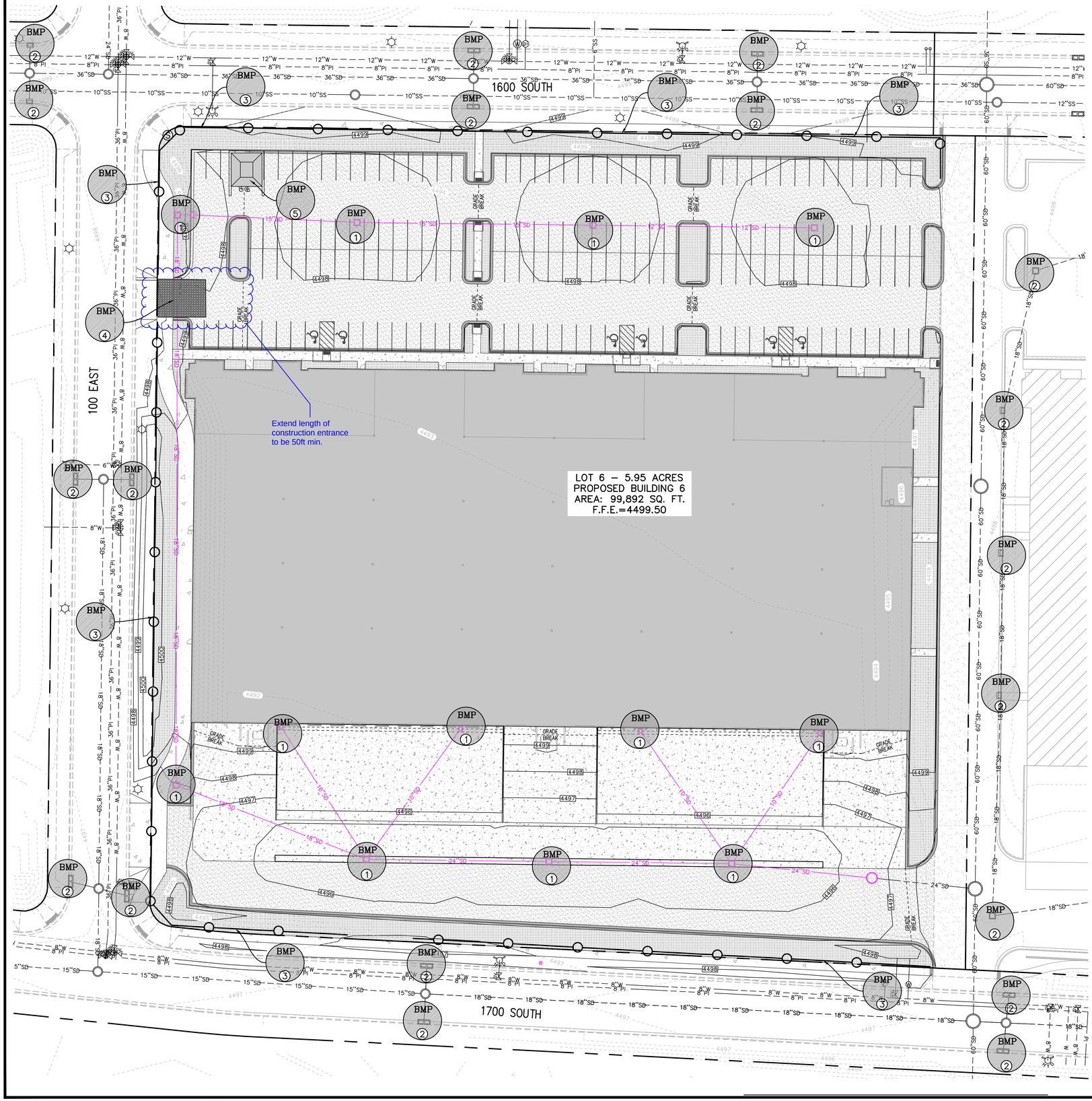


Date the stamp



SHEET NO.
C5.0

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



N

Scale bar missing

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA

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.

Date the stamp

Update to be the Blue Stakes of Utah 811 logo

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

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

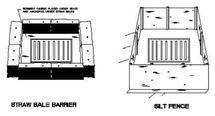
EROSION CONTROL PLAN (SWPPP)

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

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

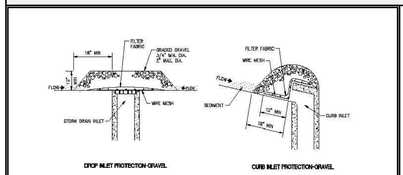
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

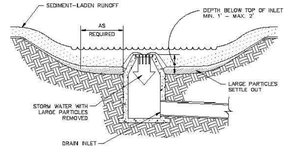
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

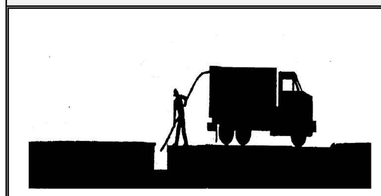
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ 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

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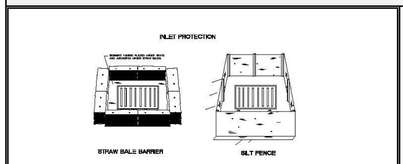
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

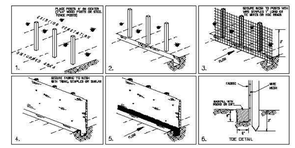
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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	01/24/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS	TLH	02/06/24

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

Date the stamp

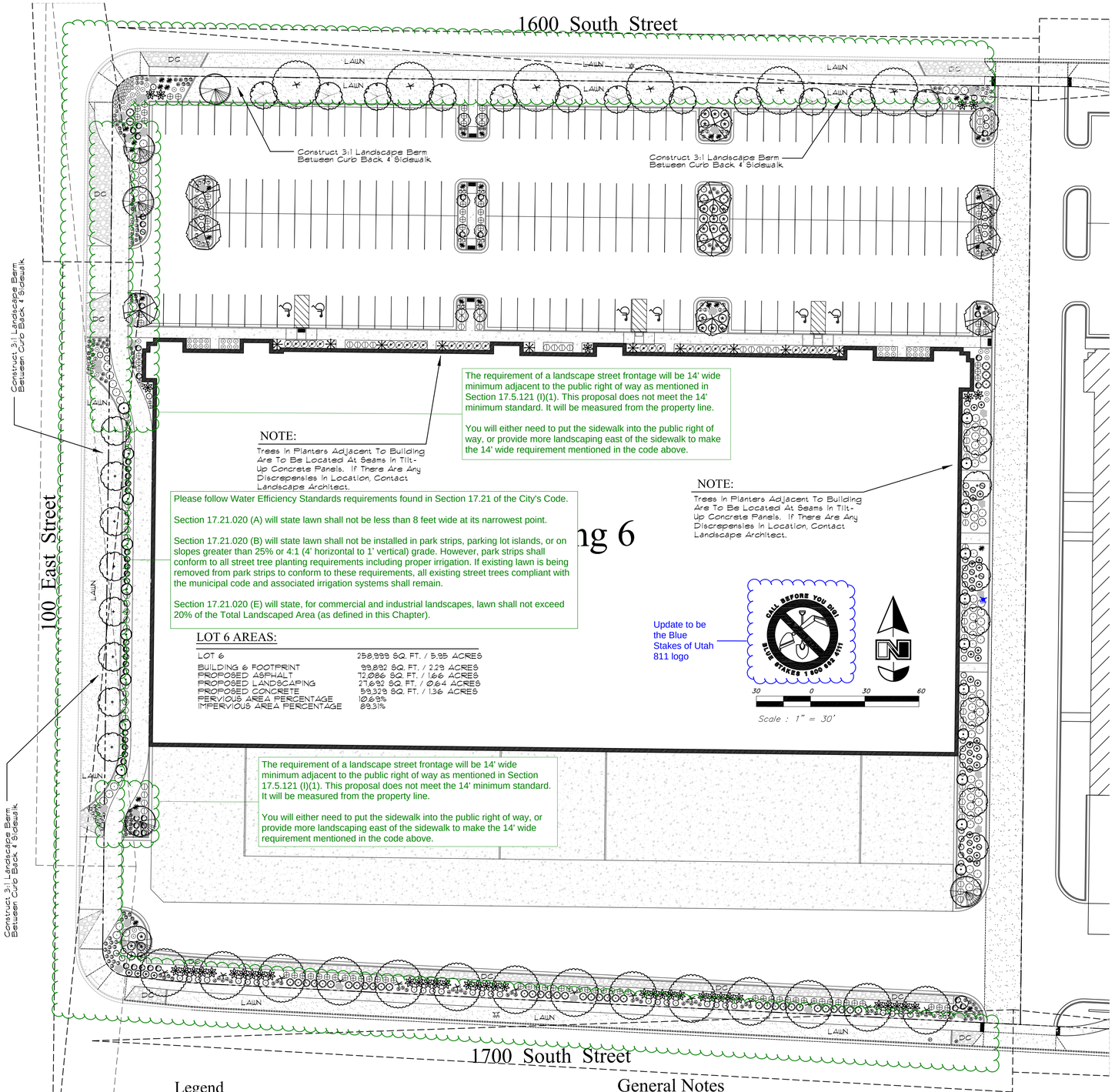
PROFESSIONAL ENGINEER — No. 12072623 — TREVOR L HODGSON — STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

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

SHEET NO. C6.1

PROJECT ID: E22–099 | DATE: 11/21/22
FILE NAME: PRJ–RC6 | 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 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 Laun In Areas Shown And Over 4" Depth Of Topsoil. Provide Drought Tolerant Seed Mixture.
DC	Decorative Rock / 1 1/2" +- Size Product / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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	Shrub Area & Rock / 1"-4" +- Size Product / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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

1. 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.

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 Cinquefiol	5 Gallon	15"-18" Height
13.6	87	◯	Prunus besseyi 'Pawnee Buttes'	Pawnee Butes 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 an 8 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 buildings #4 & #5, 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) : 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.
3. SHRUB AREAS (Beyond Building Planters) : Eight (8) inches below finish grade. This will allow for the installation of a four 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.

RDL Design Company, Inc.
10210 East Yale Avenue
Salt Lake City, Utah 84095
Phone : 801-641-3114
Email : rdldesign@comcast.net

STATE OF UTAH — Richard D. Lee — 336380 — LICENSED LANDSCAPE ARCHITECT — 02-06-24

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: 02-06-24
REVISIONS: xx-xx-xx

SHEET TITLE

Landscape Planting Plan

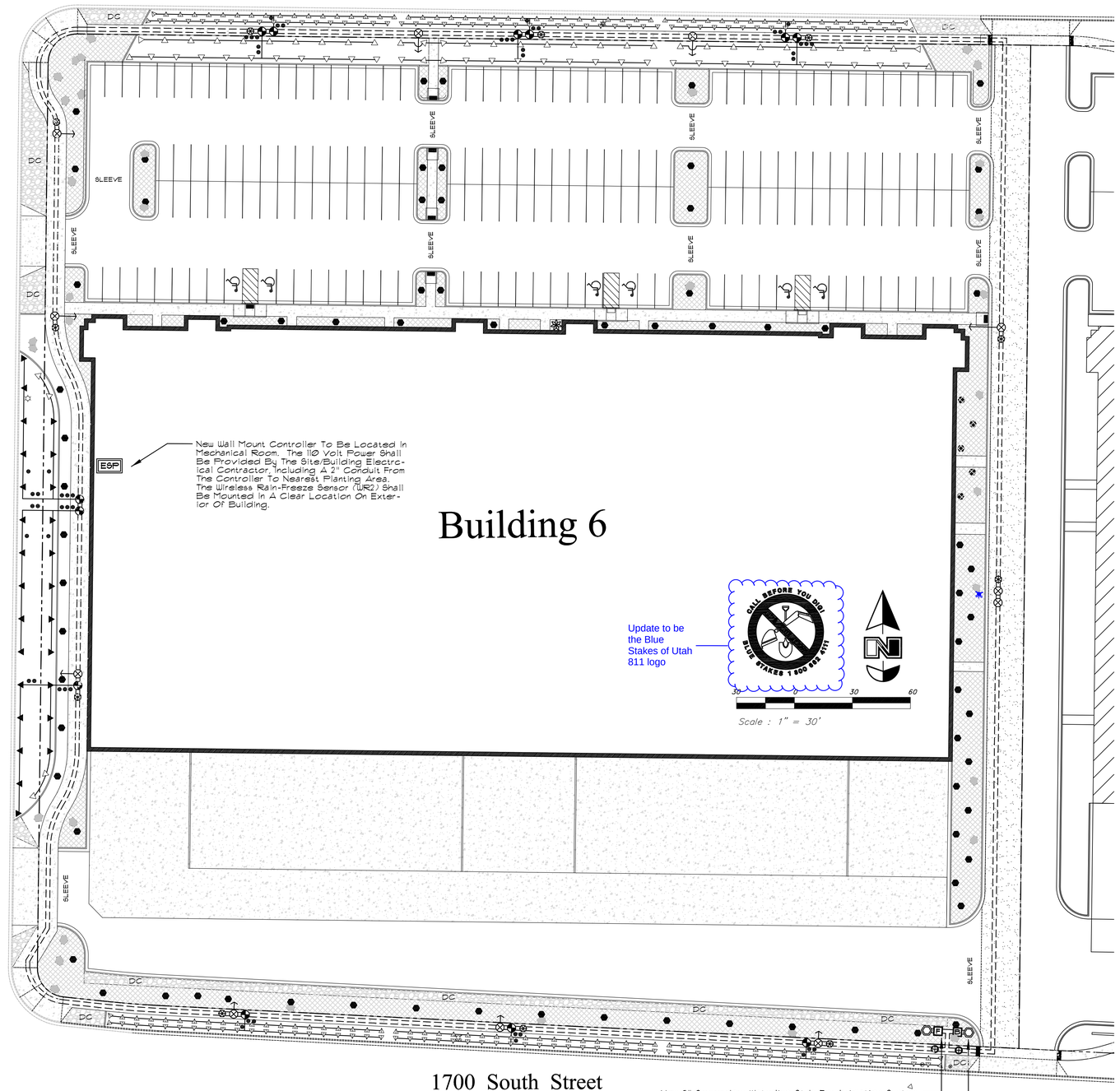
SHEET NUMBER

L-1

1600 South Street

100 East Street

1700 South Street



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
▽	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	Provide Decoders For Control Valves
S	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

Installation

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.

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.

RDL Design Company, Inc.
1010 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH · ROBERTO DE LA CRUZ · 08380 · LICENSED LANDSCAPE ARCHITECT · 02-06-24

STAMP

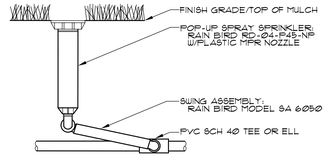
Catalyst Business Park Building #6

For Roderick Enterprises
148 East 1600 South American Fork, Utah 84003

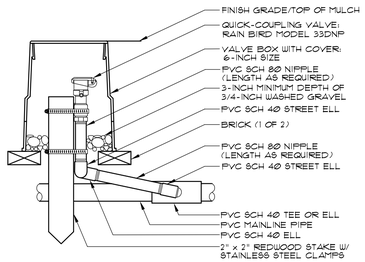
PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-06-24
REVISIONS: XX-XX-XX

SHEET TITLE
Irrigation Sprinkler Plan

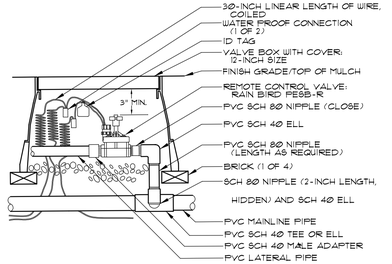
SHEET NUMBER
L-2



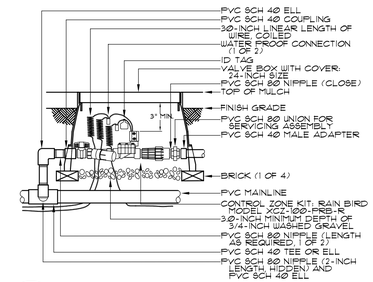
1 L-3 **Pop-Up Spray Sprinkler**
N. T. S.



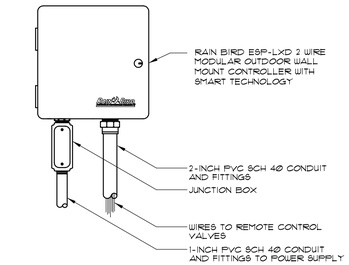
2 L-3 **Quick Coupling Valve**
N. T. S.



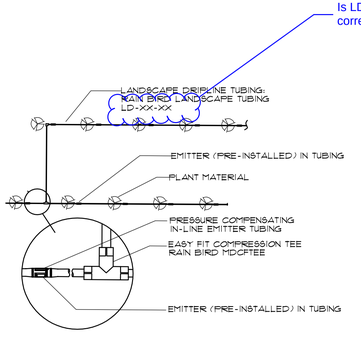
3 L-3 **Remote Control Valve**
N. T. S.



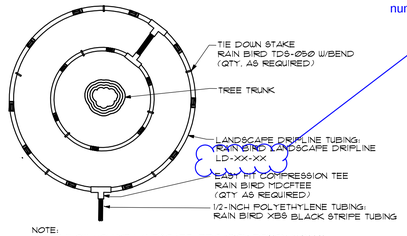
4 L-3 **Xerigation Control Zone Kit**
N. T. S.



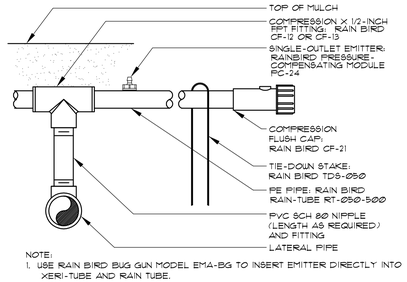
5 L-3 **Wall Mount Controller**
N. T. S.



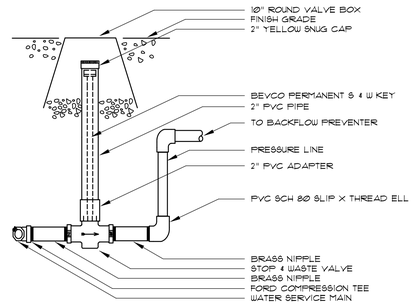
6 L-3 **Dripline At Shrubs**
N. T. S.



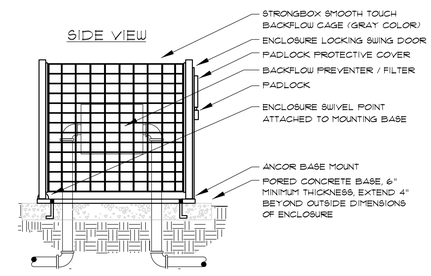
7 L-3 **Dripline At Trees**
N. T. S.



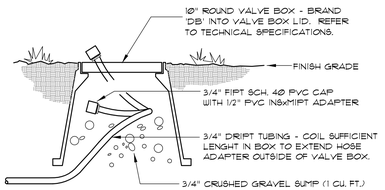
8 L-3 **PVC To PE Pipe Connection**
N. T. S.



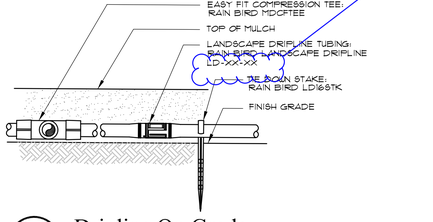
9 L-3 **Stop & Waste Valve**
N. T. S.



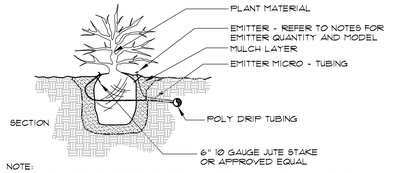
10 L-3 **Backflow / Filter Enclosure**
N. T. S.



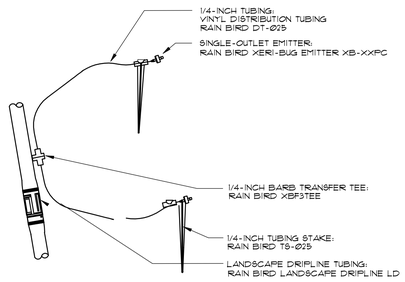
11 L-3 **Compression Flush Cap**
N. T. S.



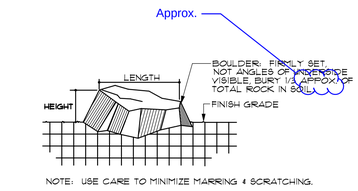
12 L-3 **Dripline On Grade**
N. T. S.



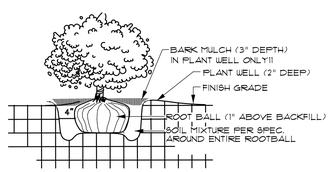
13 L-3 **Drip Emitter**
N. T. S.



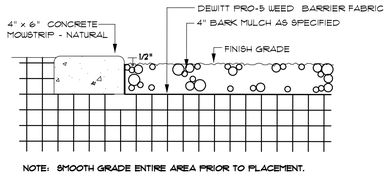
14 L-3 **Dripline - Additional Emitters**
N. T. S.



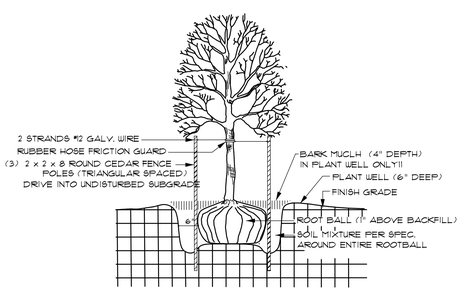
15 L-3 **Landscape Boulder**
N. T. S.



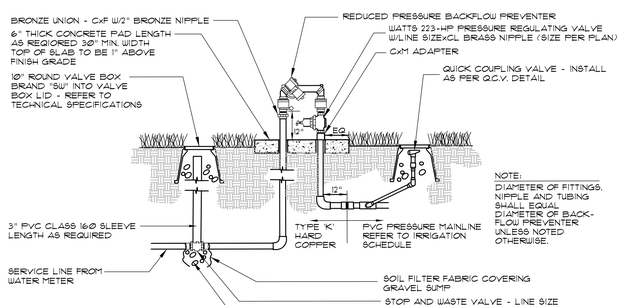
16 L-3 **Shrub Planting**
N. T. S.



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

STATE OF UTAH — ROBERT D. LEISHMAN — 08380 — LICENSED LANDSCAPE ARCHITECT — 02-06-24

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: 02-06-24
REVISIONS: XX-XX-XX

SHEET TITLE
Installation Details Plan

SHEET NUMBER
L-3

Planning Commission Staff Report
Meeting Date: March 6, 2024

Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Roderick Catalyst Business Park Lot 7, located at approximately 68 East 1600 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.2 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		68 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
Square Footage (By Use)		Office: 10,000 Sq. Ft. Warehouse: 84,712 Sq. Ft.
Total Number of Units		N/A

Parking Requirement	125 Required 167 Provided

Background

The applicant has applied for a Commercial Site Plan to develop an office/warehouse structure. The project looks to provide more office/warehouse space for businesses located on the south side of the City. This is Lot 7 of the development of the Roderick Catalyst Business Park, which will consist of nine (9) total lots by the end of all review periods. Currently, the applicant has applications for a Preliminary and Final Plat Subdivision that must be finalized before this Commercial Site Plan can be determined.

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. Removal of 6' precast fence within the 1700 South Street Frontage
2. Water Efficiency Standards are met in accordance with Section 17.21 of the City's Municipal Code
3. Address all comments associated with the DRC staff doing the review

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. The Applicant will still need to submit drawings that conform with City's requirements found within the municipal code.

Planning Commission Staff Report
Meeting Date: March 6, 2024

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 and have enough time for staff to review before 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 68 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 68 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 68 East 1600 South, American Fork City, UT 84003, in the PI-1 Zone, and instruct staff/developer to……..

RODERICK CATALYST-BUSINESS PARK BUILDING #7

LOT 7, RODERICK CATALYST – PHASE 3 SUBDIVISION
148 EAST 1600 SOUTH
AMERICAN FORK, UTAH 84003

JANUARY 12, 2024

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	
EXISTING SEWER		EXISTING OVERHEAD POWER POLE	
PROPOSED SEWER		TBC TOP BACK CONCRETE	
EXISTING WATER		FF FINISHED FLOOR	
PROPOSED WATER		HW HIGH WATER	
EXISTING FIRE LINE		TOG TOP OF GRATE	
PROPOSED FIRE LINE		TOL TOP OF LID	
EXSITING STORM DRAIN		IE INVERT ELEVATION	
PROPOSED STORM DRAIN		EX EXISTING	
PROPOSED ROOF DRAIN		NG NATURAL GROUND	
EXISTING GAS		TA TOP OF ASPHALT	
PROPOSED GAS		TC TOP OF CONCRETE	
EXISTING OVERHEAD POWER		EC EDGE OF CONCRETE	
EXISTING UNDERGROUND POWER		EA EDGE OF ASPHALT	
PROPOSED UNDERGROUND POWER		TOW TOP OF WALL	
EXISTING TELEPHONE LINE		TG TOP OF GRAVEL	
PROPOSED TELEPHONE LINE		TL TOP OF LANDSCAPING	
EXISTING FIBER OPTIC LINE		TS TOP OF SIDEWALK	
PROPOSED FIBER OPTIC LINE		PROP PROPOSED	
PROPOSED CONCRETE		BW BACK OF SIDEWALK	
PROPOSED ASPHALT		39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
PROPOSED LANDSCAPING			

EXISTING



VICINITY MAP
NOT TO SCALE

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

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

Next Step

Revise and Resubmit based off comments made from staff

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 11:00 AM-12:00 PM in 30 minute appointments.

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

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.

Is the floodplain at 4498' or 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.

Add the ALTA survey to the sheet set.
Include all easements in title report on plans, survey and subdivision plat. Easements utilities not to overlap with buildings.

American Fork City
Development Review Committee

Planning and Zoning Reviewed copperman 02/15/2024	See comments on sheets C1.0 and L1.
Communication Reviewed MHunsaker 02/15/2024	See Utility/Communicatioon note on C3.0
Fire Department Reviewed M. Sacco 02/15/2024	No comment
Engineering Division Reviewed rburkhill 02/14/2024	Address comments

CIVIL ENGINEER:

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

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T5Z, R1E, SLB&M ELEVATION: 4499.77

Include basis of bearing and datum

Update to be the Blue Stakes of Utah 811 logo

Date the stamp

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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

DESIGNER: TLH | PROJECT ENGINEER: TLH

NO.	REVISIONS	BY	DATE

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

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
COVER SHEET

SHEET NO.
CV

PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'

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)823–4252
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.

Duplicated 7

Date the stamp

Update to be the Blue Stakes of Utah 811 logo

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

NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
GENERAL NOTES

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.
GN

PROJECT ID	DATE:
E23–125	01/12/24
FILE NAME: PRJ–RC7	SCALE:

CALL BEFORE YOU DIG! BLUE STAKES OF UTAH 811

C:\

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

Add note to notify city engineer if rutting/pumping occurs

Identify any existing wells (or lack thereof) on the property

Ensure footings are 2' above high ground water level

Add ADA ramps where applicable

Show any striping/turn lanes at accesses

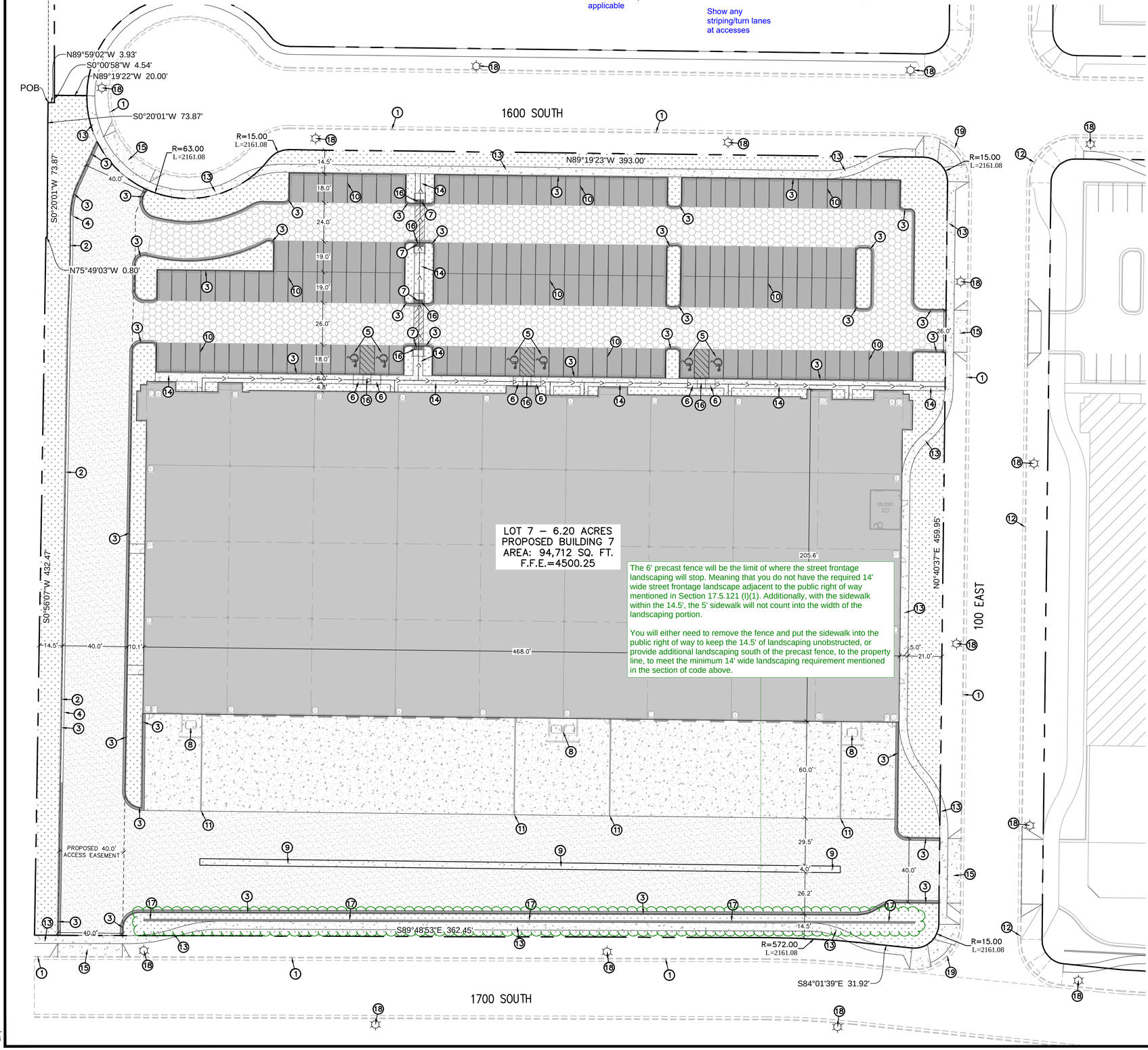
Add Site Triangles

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

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

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



The 6' precast fence will be the limit of where the street frontage landscaping will stop. Meaning that you do not have the required 14' wide street frontage landscape adjacent to the public right of way mentioned in Section 17.5.121 (I)(1). Additionally, with the sidewalk within the 14.5', the 5' sidewalk will not count into the width of the landscaping portion.

You will either need to remove the fence and put the sidewalk into the public right of way to keep the 14.5' of landscaping unobstructed, or provide additional landscaping south of the precast fence, to the property line, to meet the minimum 14' wide landscaping requirement mentioned in the section of code above.

SHEET LEGEND

- ADA ROUTE
- PROPOSED CONCRETE SECTION (TRUCK DRIVE LANE 10/C4.0)
- PROPOSED ASPHALT SECTION (TRUCK DRIVE LANE 11/C4.0)
- PROPOSED ASPHALT SECTION (PRIMARY ROADWAY 14/C4.0)
- PROPOSED ASPHALT SECTION (PARKING AREA 15/C4.0)

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 2/C4.0.
4. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
5. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS AND ARE VAN ACCESSIBLE. SEE DETAIL 12/C4.0 AND 13/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.0 FOR DETAILS.
9. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 9/C4.0.
10. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
11. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
12. CURB & GUTTER INSTALLED AS PART OF BUILDING 6 IMPROVEMENTS.
13. PROPOSED 5' SIDEWALK PER APWA STANDARD PLAN NO. 231. SEE DETAIL SHEET C4.0.
14. PROPOSED 6' SIDEWALK PER APWA STANDARD PLAN NO. 231. SEE DETAIL SHEET C4.0.
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. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
19. PROPOSED CORNER ADA RAMP PER AMERICAN FORK STANDARDS.

Add note indicating that sidewalk will be 6" thick at drive approaches and 4" at all other locations.

LOT 7 AREAS:

		SQ. FT. / ACRES
LOT 7		269,985 SQ. FT. / 6.20 ACRES
	BUILDING 7 FOOTPRINT	94,712 SQ. FT. / 2.17 ACRES
	PROPOSED ASPHALT	97,136 SQ. FT. / 2.23 ACRES
	PROPOSED LANDSCAPING	33,305 SQ. FT. / 0.76 ACRES
	PROPOSED CONCRETE	44,833 SQ. FT. / 1.03 ACRES
	PERVIOUS AREA PERCENTAGE	12.34%
	IMPERVIOUS AREA PERCENTAGE	87.66%

LOT 7 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	10,000 SQ. FT.	40.00 (4/1000)
WAREHOUSE	84,712 SQ. FT.	84.71 (1/1000)
TOTAL REQUIRED:		125 (124.71)
TOTAL PROVIDED:		167
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)

Update to be the Blue Stakes of Utah 811 logo

Date the stamp

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

NO.	REVISIONS	BY	DATE
DESIGNER: TLH	PROJECT ENGINEER: TLH		

RODERICK CATALYST – BUSINESS PARK BUILDING #7

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	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'

Provide more detail on how slopes tie into existing topo.

1600 SOUTH

LOT 7 – 6.20 ACRES
PROPOSED BUILDING 7
AREA: 94,712 SQ. FT.
F.F.E.=4500.25

How do proposed grades tie into top of bank of ditch? Measures to prevent erosion going into the ditch? Are there additional disturbances into the ditch which will disturb/undermine the existing bank and vegetation? Provide enough contours, grades, information to confirm.

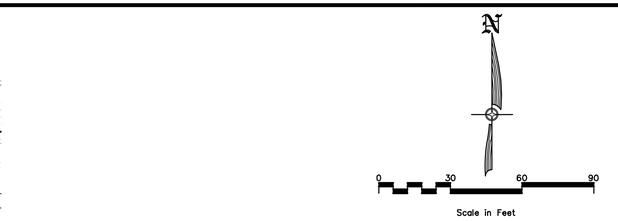
MAX SLOPE IS 3:1 (33.33%)

Provide more detail on how slopes tie into existing topo.

H.W.E.=4496.78

100 EAST

1700 SOUTH

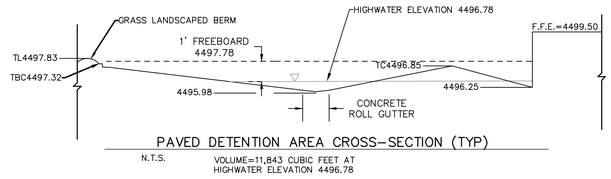


SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

EMERGENCY OVERFLOW ROUTE

DETENTION AREA



PAVED DETENTION AREA CROSS-SECTION (TYP)

N.T.S. VOLUME=11,843 CUBIC FEET AT HIGHWATER ELEVATION 4496.78

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 = 4493.85

NO.	REVISIONS	BY	DATE

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 #7

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

GRADING PLAN

Date the stamp

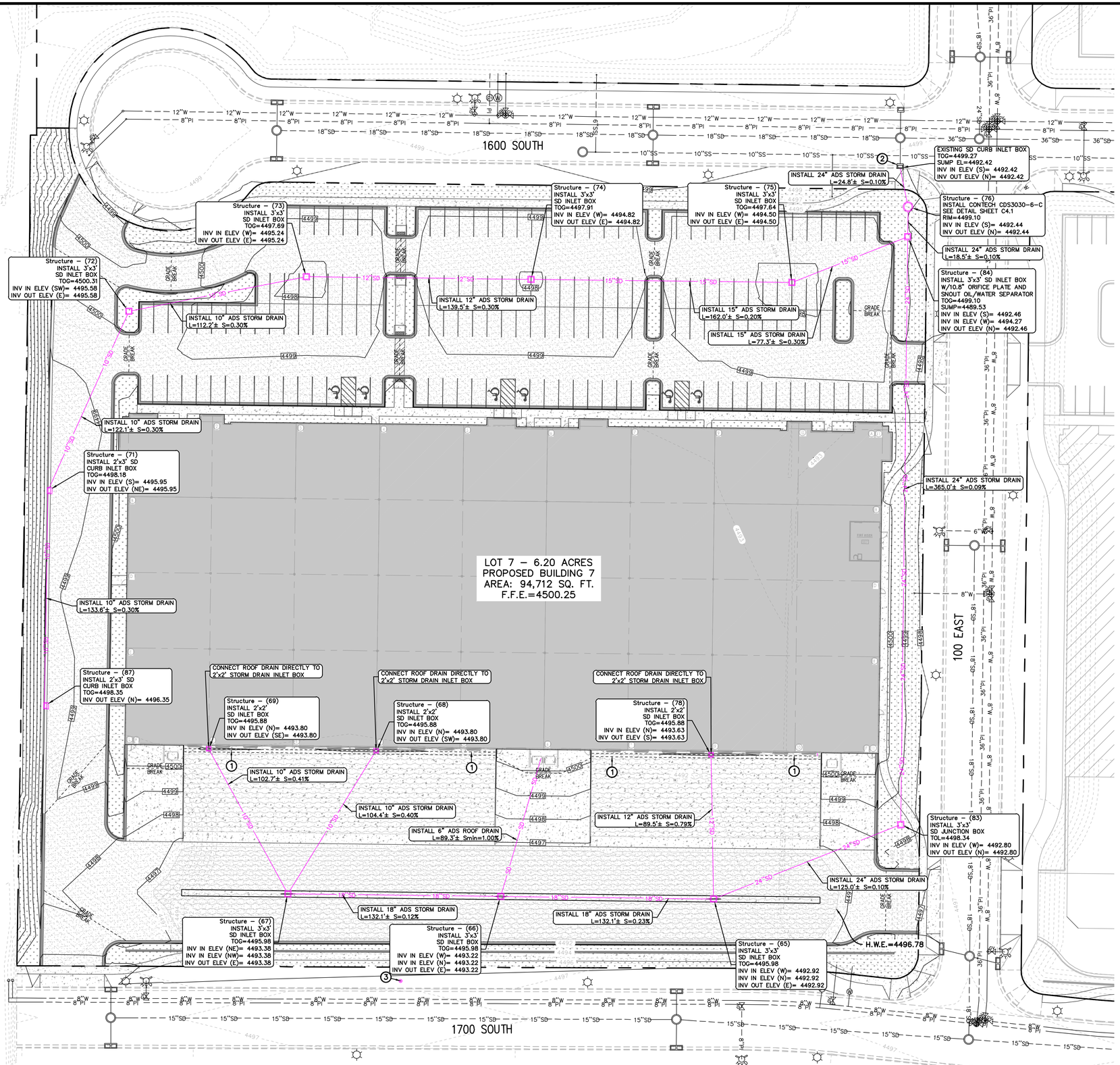
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

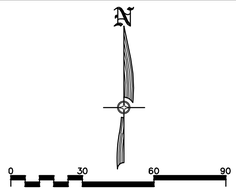
Update to be the Blue Stakes of Utah 811 logo

CALL BEFORE YOU DIG
811 or 1-800-662-4111
BLUE STAKES OF UTAH

SHEET NO.
C2.0

PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'





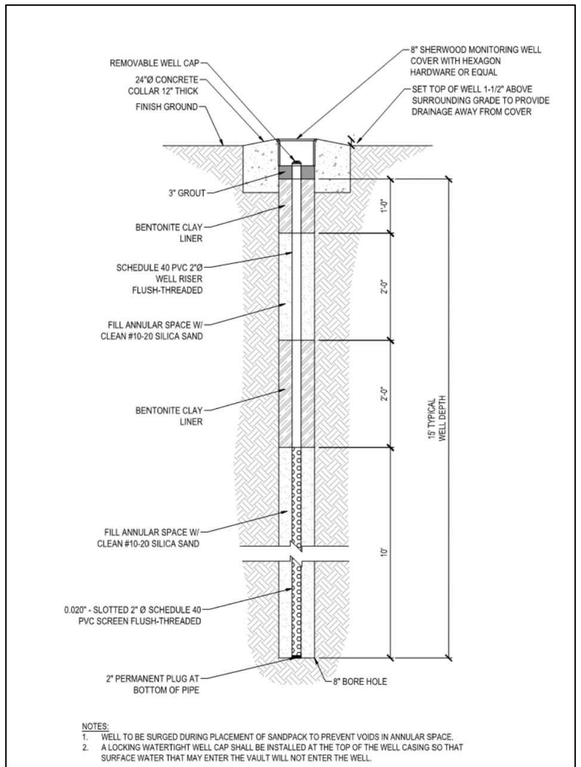
SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

DRAINAGE PLAN NOTES:

1. SEE DETAIL 5/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.=4492.42.
3. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL 1 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.

1 GROUNDWATER MONITORING WELL (W/ PIEZOMETER)
SCALE: NONE

NO.	REVISIONS	BY	DATE

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 #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
DRAINAGE PLAN

Date the stamp

PROFESSIONAL ENGINEER No. 12072823 TREVOR L HODGSON STATE OF UTAH

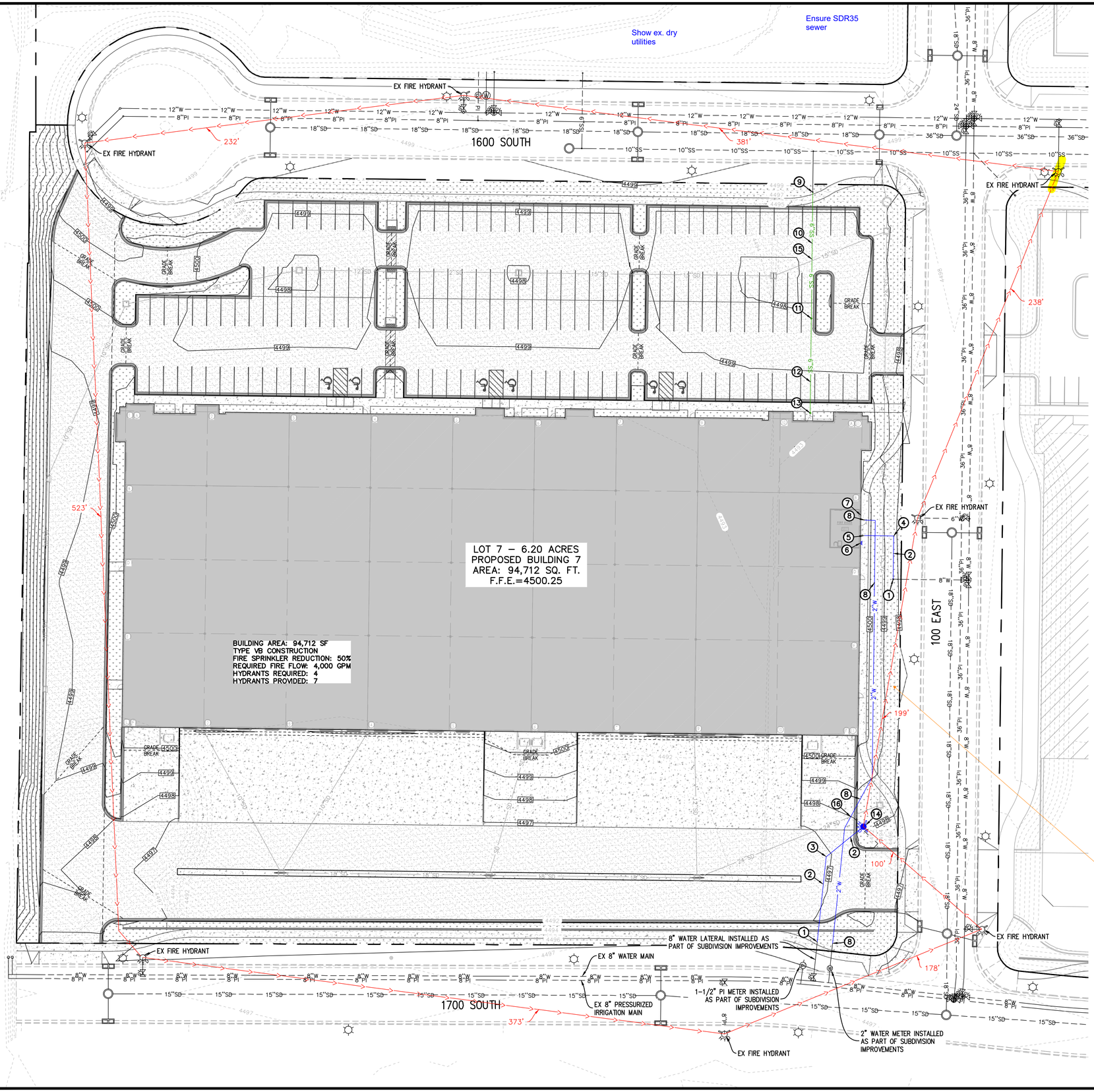
Update to be the Blue Stakes of Utah 811 logo

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

SHEET NO. C2.1

PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'

C1



This site is in the floodplain, ensure all access ports are 1' min. above floodplain elev.

All overhead utilities below 12,470 volts shall be located underground. Coordinate with RMP

Per American Fork Ordiance, developers are to include Communication Infrastructure for City's future use. Please design on plans a conduit path into the building, as well as show where Box will be placed outside (on 100 East) for that Conduit to tie into.

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

FIRE HYDRANT SPACING

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.

UTILITY PLAN NOTES:

1. CONNECT TO STUBBED 8" FIRE LINE.
2. INSTALL 8" PVC C-900 FIRE LINE.
3. INSTALL 8" 45° 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. = 4491.19' INSTALL 6" CLEANOUT WYE, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
10. INSTALL 80'± OF 6" PVC SEWER PIPE, S=2.0%±.
11. INSTALL 6" CLEANOUT WYE, I.E. = 4492.79', TOL=MATCH TOP OF PROPOSED ASPHALT.
12. INSTAL 61'± OF 6" PVC SEWER PIPE, S=2.0%±.
13. INSTALL 6" 2-WAY CLEANOUT WYE 5' FROM PROPOSED BUILDING, I.E.=4494.01', TOL=MATCH TOP OF PROPOSED CONCRETE SIDEWALK, SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
14. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
15. I.E.(15"SD)=4494.44
    TOP(6"SS)=4492.53
    SEPARATION=1.91'
16. I.E.(24"SD)=4492.82
    TOP(2"W)=4491.32
    SEPARATION=1.50'

NO.	REVISIONS	BY	DATE
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 #7

148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

UTILITY PLAN

Date the stamp

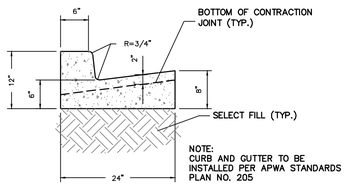
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

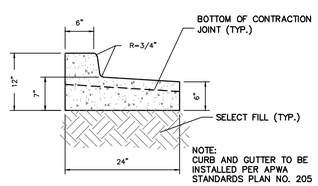
CALL BEFORE YOU DIG
BLUE STAKES 811

SHEET NO. C3.0

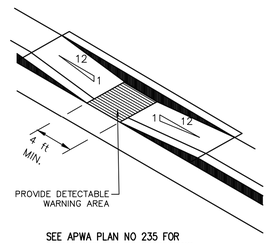
PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'



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

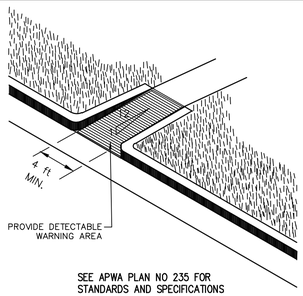


2 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



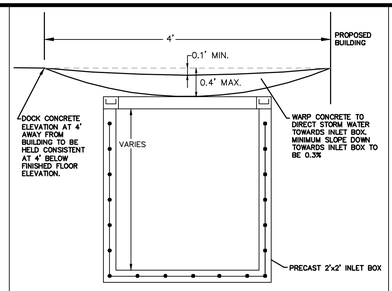
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

3 | ADA RAMP
N.T.S.

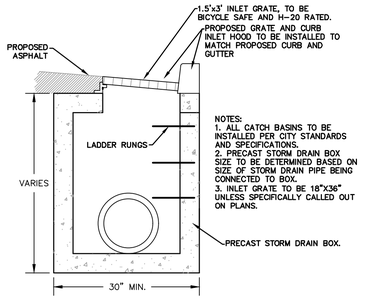


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

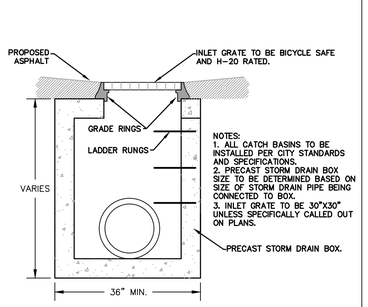
4 | ADA RAMP
N.T.S.



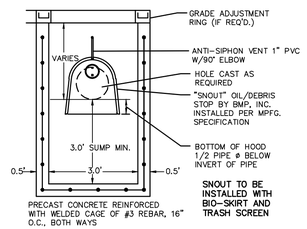
5 | DOCK WARPED CONCRETE DETAIL
N.T.S.



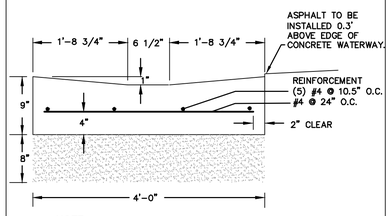
6 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



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

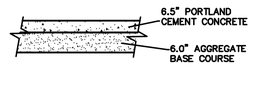


8 | SNOUT OIL & DEBRIS STOP
N.T.S.



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.

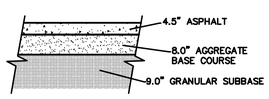
9 | 4'-0" ROLL GUTTER
N.T.S.



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.

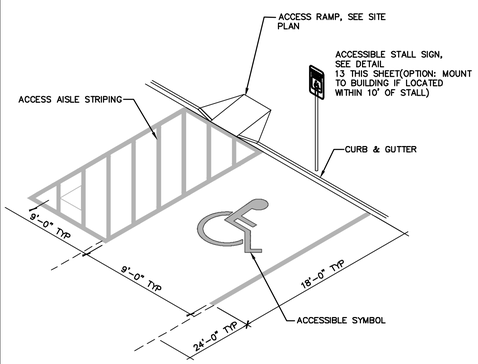
10 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



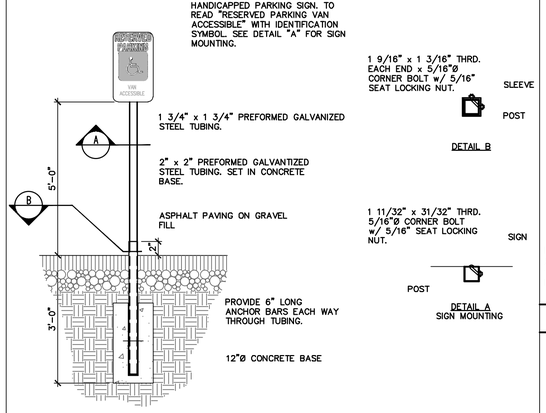
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

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.

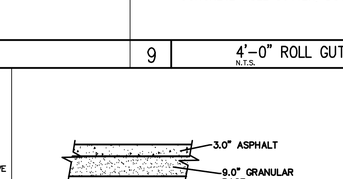
11 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



12 | ACCESSIBLE PARKING STALL
N.T.S.



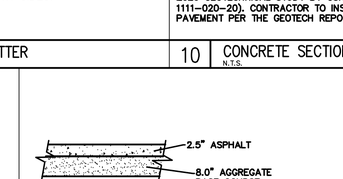
13 | HANDICAPPED PARKING SIGN
N.T.S.



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.

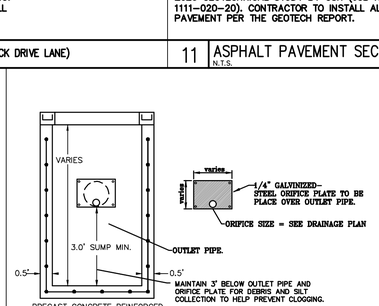
14 | ASPHALT PAVEMENT SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



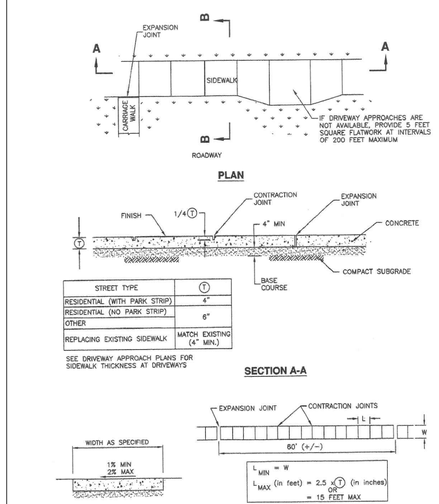
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

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.

15 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



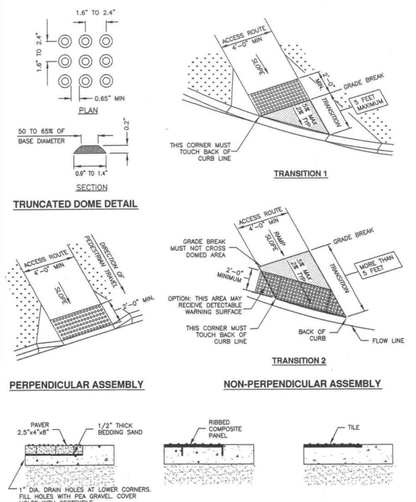
16 | ORIFICE PLATE
N.T.S.



APWA Utah Chapter

Sidewalk

Plan 231
March 2009



APWA Utah Chapter

Detectable warning surface

Plan 238
July 2011

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

NO.	REVISIONS	BY	DATE

DESIGNER: TLH | PROJECT ENGINEER: TLH

RODERICK CATALYST - BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

Date the stamp

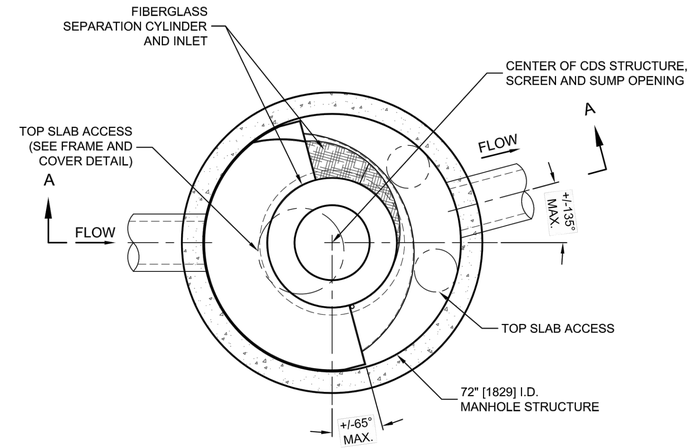
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

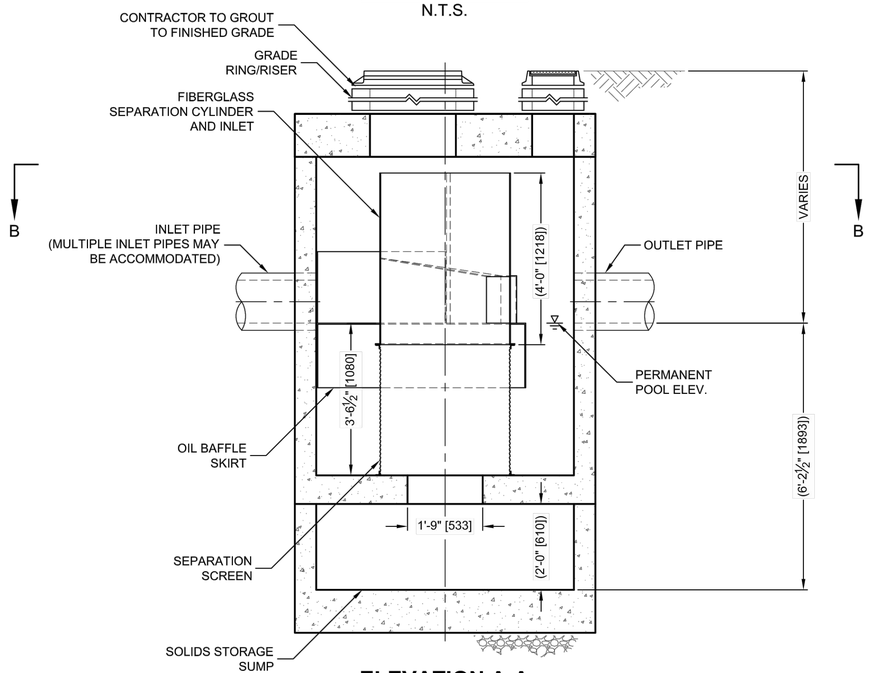
CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

SHEET NO.
C4.0

PROJECT ID	DATE
E23-125	01/12/24
FILE NAME: PRJ-RC7	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: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

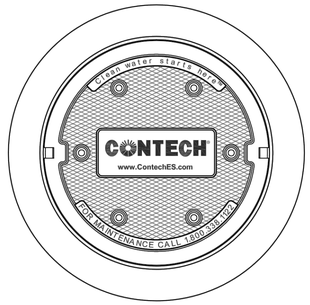
CDS3030-6-C DESIGN NOTES

CDS3030-6-C RATED TREATMENT CAPACITY IS 3.0 CFS [85.0 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 CDS3030-6-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

TREATMENT CAPACITY IS 3.0 CFS, MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS.



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

CDS3030-6-C
INLINE CDS
STANDARD DETAIL

I:\STORMWATER\COMMOPS\22 CDS\40 STANDARD DRAWINGS\INLINE (CDS-C)\DWG\CDS3030-6-C-DTL.DWG 5/13/2014 6:03 PM

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

NO.	REVISIONS	BY	DATE
DESIGNER: TLH		PROJECT ENGINEER: TLH	

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
DETAIL SHEET

Date the stamp

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

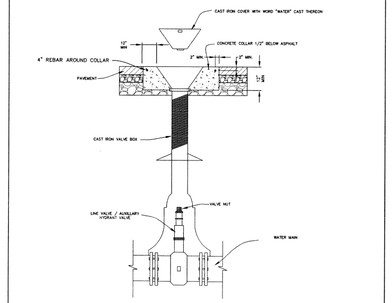
Update to be the Blue Stakes of Utah 811 logo

CALL BEFORE YOU DIG! 811 BLUE STAKES, UTAH

SHEET NO.
C4.1

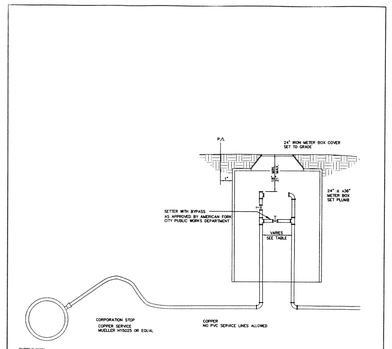
PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE:

C:\



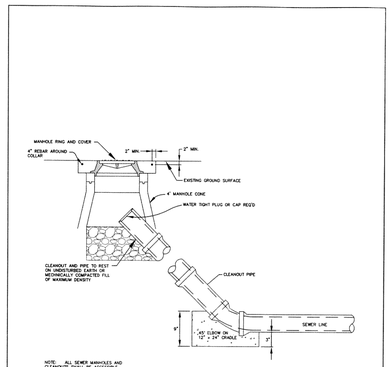
VALVE BOX DETAIL

DRAWN: JRP	Northern ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: JULY 2002				
SCALE: VARIES				



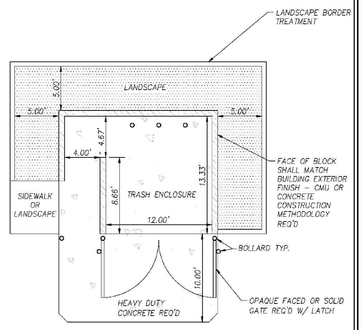
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: MAY 2002				
SCALE: VARIES				

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B

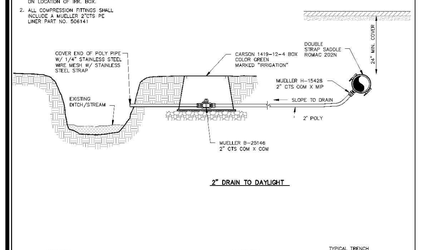


NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE 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.

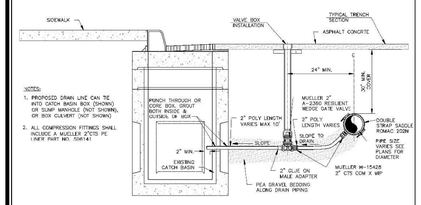
AMERICAN FORK – 1853 –

X:\Jobs\PROJECTS_AF-CITY\STANDARDS\DUMPSTER.DWG
SAVED: NOV 19, 2012

NOTES:
1. COORDINATE W/ AMERICAN FORK CITY ON LOCATION OF BRK. BOX.
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 15414



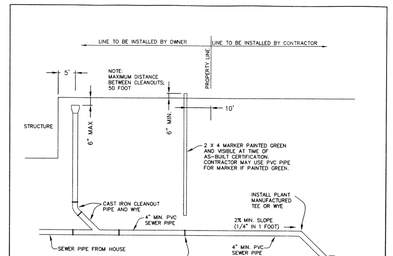
2" DRAIN TO DAYLIGHT



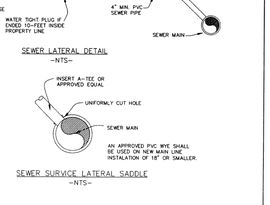
NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 15414

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS ENGINEERS 252 WEST 300N AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



SEWER LATERAL DETAIL
–NTS–

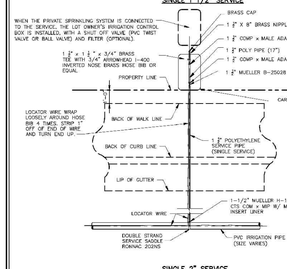


SEWER SURVICE LATERAL SADDLE
–NTS–

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 ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: JULY 2002				
SCALE: VARIES				

SINGLE 1 1/2" SERVICE



IRRIGATION CONNECTION NOTES:

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

GENERAL:

ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

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

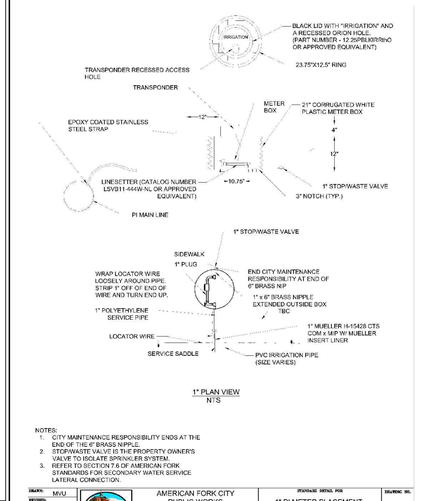
SERVICE LINE INSTALLATION AT AN EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

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

WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).

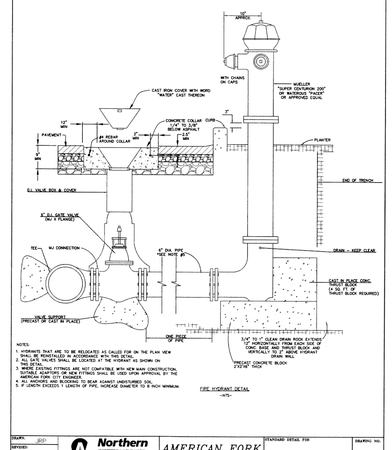
DRAWN:	HORROCKS ENGINEERS 252 WEST 300N AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



1" PI 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 7.8 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

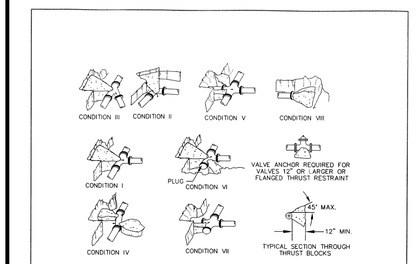
DRAWN: MVJ	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:			
DATE: MAY 2015			
SCALE: VARIES			



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, SUITABLE ADAPTERS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE CITY ENGINEER OR HIS DESIGNEE.
4. ALL ANCHORS ARE 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 (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: MAY 2002				
SCALE: VARIES				

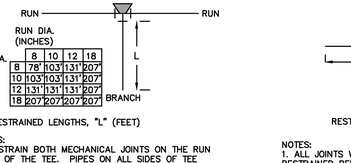


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY 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	3.6	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

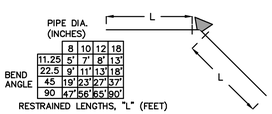
DRAWN: JRP	Northern ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: MAY 2002				
SCALE: VARIES				



RESTRAINED LENGTHS, "L" (FEET)

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.

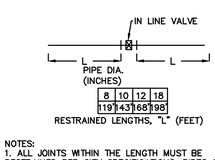
HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



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

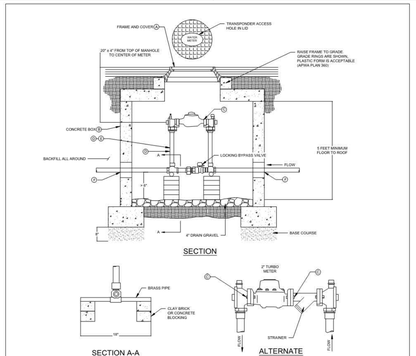


RESTRAINED LENGTHS, "L" (FEET)

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.

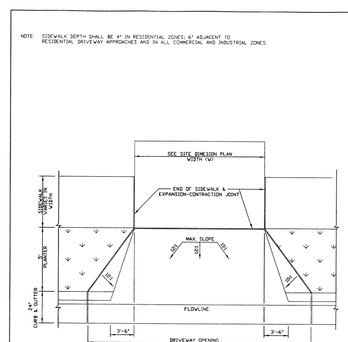


TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

NO.	*	ITEM	DESCRIPTION
②		27" FRAME AND COVER	APWA PLAN 502
③		CONCRETE BOX	APWA PLAN 505
⑥		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
⑧		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
⑨		2" CUSTOM SETTER WITH LOCKING BYPASS	
⑰		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 DURING 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 ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8960			
DATE: MAY 2002				
SCALE: VARIES				

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

NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
APWA DETAIL SHEET

Date the stamp

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

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

SHEET NO. C5.0
PROJECT ID E23–125
DATE: 01/12/24
FILE NAME: PRJ–RC7
SCALE:

Scale is incorrect

N

0 40 80 120

Scale in Feet

1600 SOUTH

1700 SOUTH

100 EAST

LOT 7 – 6.20 ACRES
PROPOSED BUILDING 7
AREA: 94,712 SQ. FT.
F.F.E.=4500.25

Draw as 50' min. in length.

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA

CONCRETE WASHOUT

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.

Date the stamp

Update to be the Blue Stakes of Utah 811 logo

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

NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL PLAN (SWPPP)

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

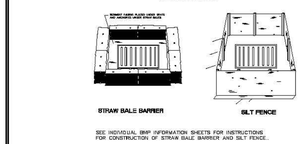
CALL BEFORE YOU DIG
BLUE STAKES 1-800-662-4111

SHEET NO.
C6.0

PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE: 1"=30'

C1

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

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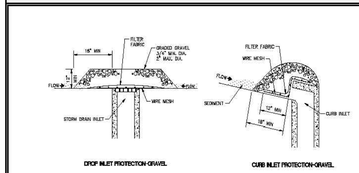
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

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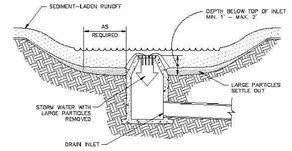
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

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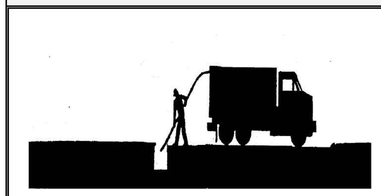
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ 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

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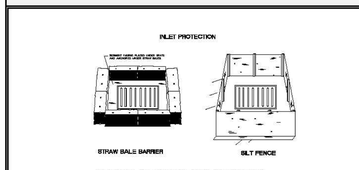
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

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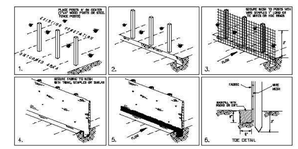
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

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

NO.	REVISIONS	BY	DATE

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST – BUSINESS PARK BUILDING #7
148 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

Date the stamp

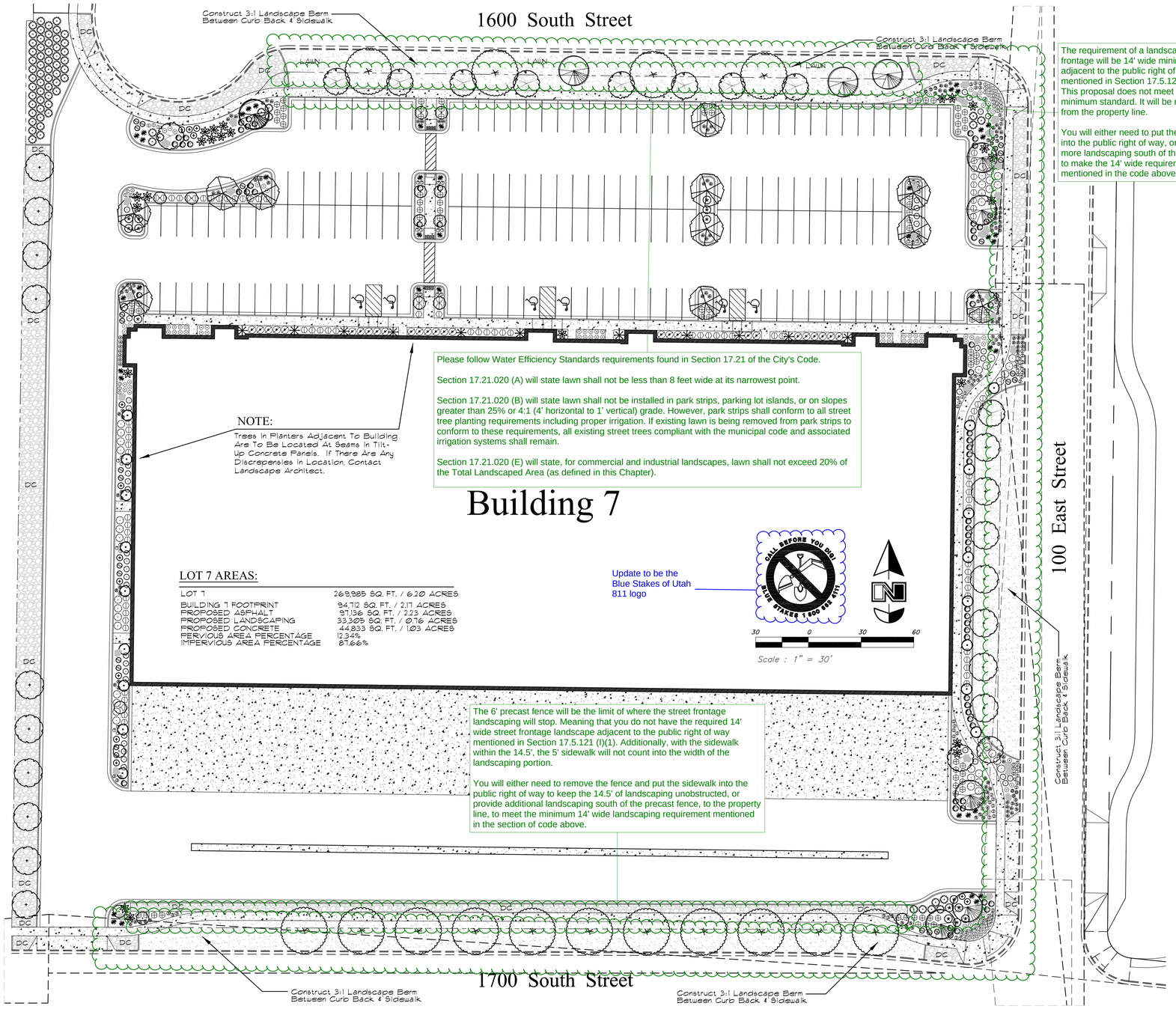
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

Update to be the Blue Stakes of Utah 811 logo

SHEET NO. C6.1

PROJECT ID	DATE:
E23-125	01/12/24
FILE NAME: PRJ-RC7	SCALE:

C:\



The requirement of a landscape street frontage will be 14' wide minimum adjacent to the public right of way as mentioned in Section 17.5.121 (I)(1). This proposal does not meet the 14' minimum standard. It will be measured from the property line.

You will either need to put the sidewalk into the public right of way, or provide more landscaping south of the sidewalk to make the 14' wide requirement mentioned in the code above.

Plant List (TREES)

	%	Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
	13.9	15		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
	13.9	15		Koelreuteria paniculata 'G.C.'	Golden Candle Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
	11.1	12		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
	10.2	11		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
	8.3	9		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
	15.7	17		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
	16.7	18		Quercus x. warei 'Nadler'	Kindred Spirit Oak	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
	10.2	11		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
TOTAL	100	108					

** 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
4.6	28		Berberis thun. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
2.3	14		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
4.4	27		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
3.8	23		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
12.4	75		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
2.2	13		Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
7.1	43		Prunus besseyi 'Pawnee Buttes'	Pawnee Butes Sandcherry	5 Gallon	15"-18" Height
14.8	90		Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	5 Gallon	15"-18" Height
11.5	70		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
10.1	61		Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
13.5	82		Spiraea bumalda 'Goldflame'	Goldflame Spiraea	5 Gallon	15"-18" Height
6.4	39		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
6.9	42		Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height
TOTAL 100	607					

** 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
14.1	43	①	Hemerocallis 'Little Grapette'	Little Grapette Day Lily	1 Gallon	Full Can
14.8	45	②	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
5.6	17	③	Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
6.6	20	④	Lavandula angustifolia	English Lavender	1 Gallon	Full Can
6.6	20	⑤	Nepata x. 'Walker's Low'	Walker's Low Catmint	1 Gallon	Full Can
14.1	43	⑥	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
13.4	41	⑦	Salvia nem. 'East Friesland'	East Friesland Salvia	1 Gallon	Full Can
14.8	45	⑧	Salvia nem. 'Pink Profusion'	Pink Profusion Salvia	1 Gallon	Full Can
10.0	30	⑨	Veronica x. 'Georgia Blue'	Georgia Blue Speedwell	1 Gallon	Full Can
TOTAL 100	304					

** 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 an 8 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 buildings #4 & #5, 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) : 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.
3. SHRUB AREAS (Beyond Building Planters) : Eight (8) inches below finish grade. This will allow for the installation of a four 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 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 / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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	Shrub Area & Rock / 1"-4" +- Size Product / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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

1. 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 Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH
ROBERT D. LEE
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LICENSED LANDSCAPE ARCHITECT
02-06-24
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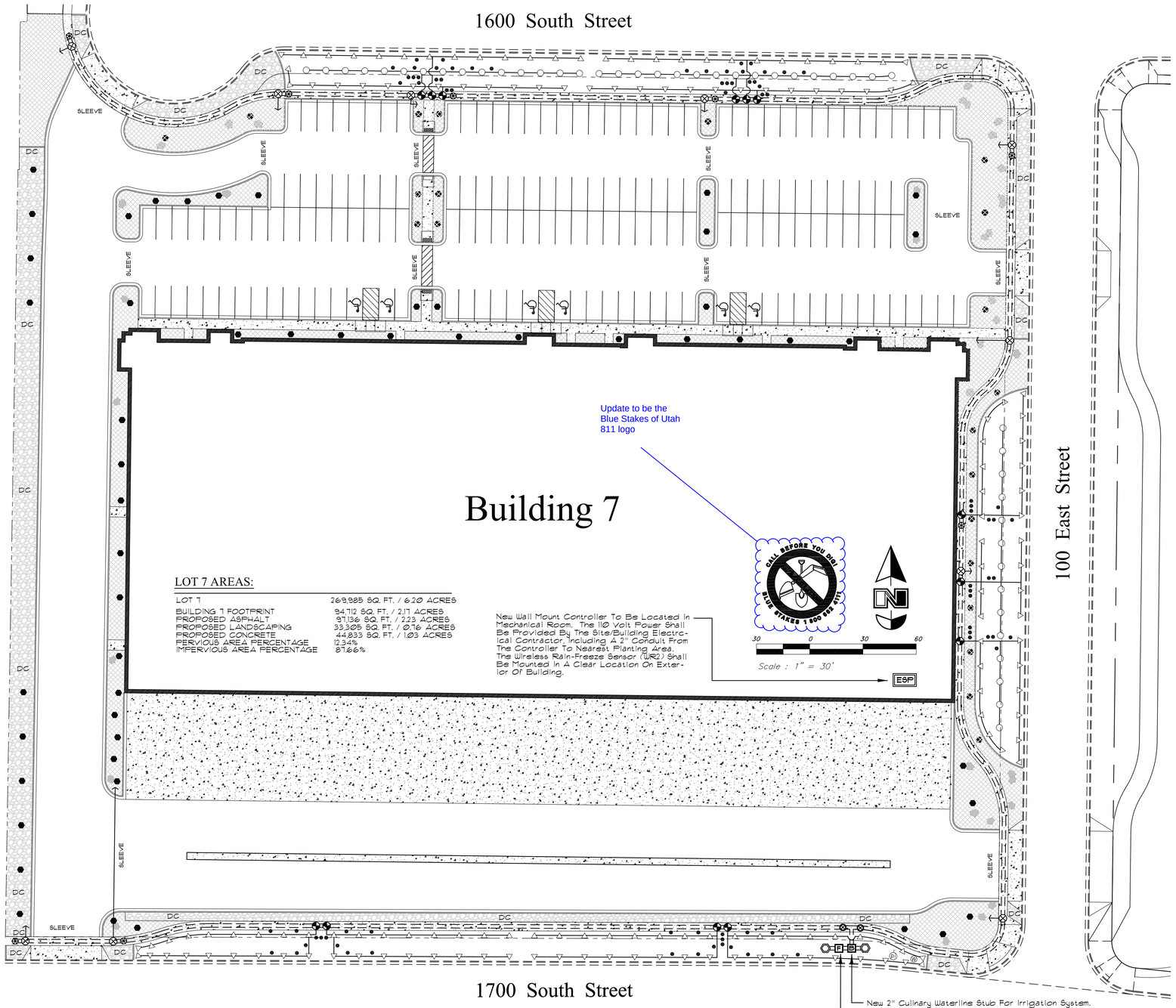
Catalyst Business Park Building #7

For Roderick Enterprises
68 East 1600 South American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-06-24
REVISIONS: xx-xx-xx

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1



Sprinkler List

Symbol	Model-Number	Description	Remarks
▽ ○	Rainbird RD-Ø4-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 15Ø-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
	Rainbird 1ØØ-PESB-R	Remote Control Valve	1" Size In Valve Box With Gravel Sump
	Rainbird XCZ-1ØØ-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
E&P	Rainbird ESP-LXD	2 Wire Modular Controller	Provide Decoders For Control Valves
S	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 4Ø PVC	Main Service Line	2" Size Throughout
———	Schedule 4Ø PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
———	Schedule 4Ø 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

INSTALLATION

Emitter Installtion Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-2ØPC (2 Gal./Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-2ØPC (2 Gal./Hr.)	Three Each
15 Gallon Tree Or Shrub Plant Material	PC-Ø5 (5 Gal./Hr.)	Three Each
Calipered Plant Material	PC-Ø5 (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
1" - 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	Ø - 12 GPM
1 1/4" Size / ●	12 - 22 GPM
1 1/2" Size / ●●	22 - 3Ø GPM
2" Size / ●●●	3Ø - 5Ø GPM

NOTE: Contractor shall perform all pipe sizing using the above design guideline. 1" minimum size piping to be used with schedule 4Ø 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 11Ø 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.Ø"	1	Drip	Plantings-Misc.	NA	5.Ø	3Ø
2	1.Ø"	2	Drip	Plantings-Misc.	NA	5.Ø	3Ø
3	1.Ø"	3	Drip	Plantings-Misc.	NA	5.Ø	3Ø
4	1.Ø"	4	Drip	Plantings-Misc.	NA	5.Ø	3Ø
5	1.Ø"	5	Drip	Plantings-Misc.	NA	5.Ø	3Ø
6	1.Ø"	6	Drip	Plantings-Misc.	NA	5.Ø	3Ø
7	1.Ø"	7	Drip	Plantings-Misc.	NA	5.Ø	3Ø
8	1.Ø"	8	Drip	Plantings-Misc.	NA	5.Ø	3Ø
9	1.Ø"	9	Drip	Plantings-Misc.	NA	5.Ø	3Ø
1Ø	1.Ø"	1Ø	Drip	Plantings-Misc.	NA	5.Ø	3Ø
11	1.Ø"	11	Spray	Lawn	1.58	3Ø	3Ø
12	1.5"	12	Spray	Lawn	1.58	3Ø	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
23	1.5"	23	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 p.s.i., install pressure reduction valve, & set to an operating pressure of 6Ø psi at connection point.

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 6Ø days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 3Ø days prior to beginning work on the project. No substitutions will be considered following this time period.

RDL Design Company, Inc.
1Ø21 East Tale Avenue
Salt Lake City, Utah 84Ø5
Phone : 8Ø1-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH
ROBERTO DIAZ LOPEZ
Ø8Ø3Ø
LICENSED LANDSCAPE ARCHITECT
Ø2-Ø6-24

STAMP

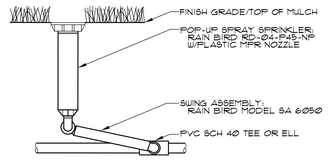
Catalyst Business Park Building #7

For Roderick Enterprises
68 East 1600 South American Fork, Utah 84003

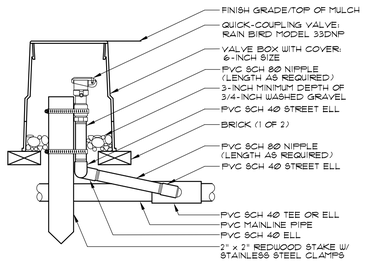
PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: Ø2-Ø6-24
REVISIONS: XX-XX-XX

SHEET TITLE
Irrigation Sprinkler Plan

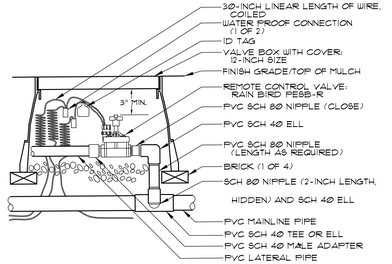
SHEET NUMBER
L-2



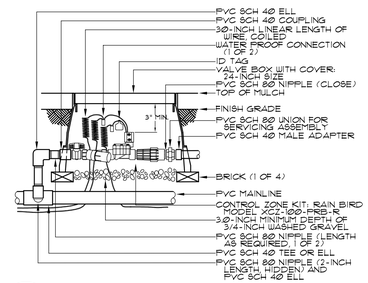
1 L-3 **Pop-Up Spray Sprinkler**
N. T. S.



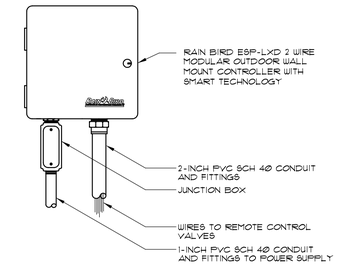
2 L-3 **Quick Coupling Valve**
N. T. S.



3 L-3 **Remote Control Valve**
N. T. S.

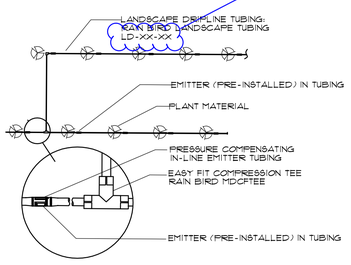


4 L-3 **Xerigation Control Zone Kit**
N. T. S.



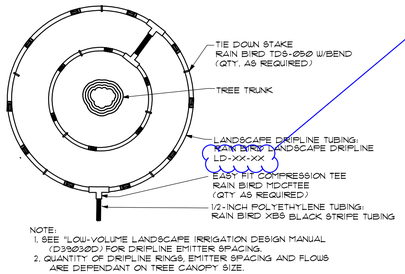
5 L-3 **Wall Mount Controller**
N. T. S.

IS LD-XX-XX THE CORRECT MODEL NUMBER



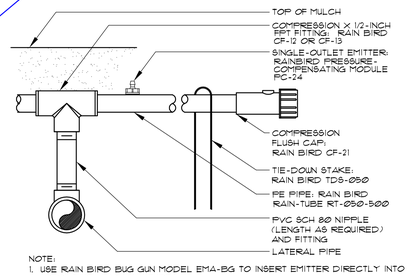
6 L-3 **Dripline At Shrubs**
N. T. S.

IS LD-XX-XX THE CORRECT MODEL NUMBER

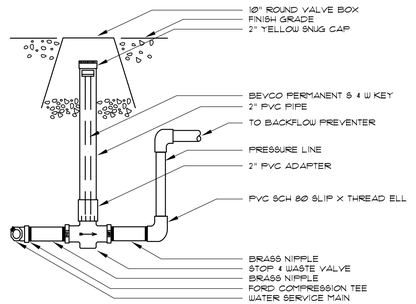


7 L-3 **Dripline At Trees**
N. T. S.

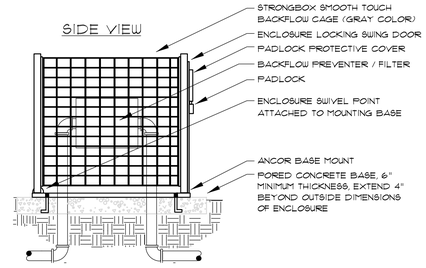
IS LD-XX-XX THE CORRECT MODEL NUMBER



8 L-3 **PVC To PE Pipe Connection**
N. T. S.

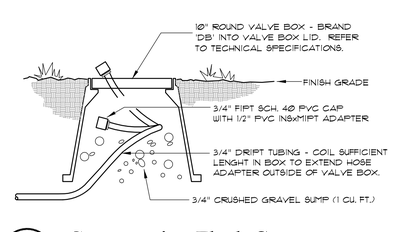


9 L-3 **Stop & Waste Valve**
N. T. S.

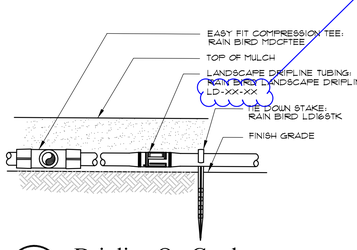


10 L-3 **Backflow / Filter Enclosure**
N. T. S.

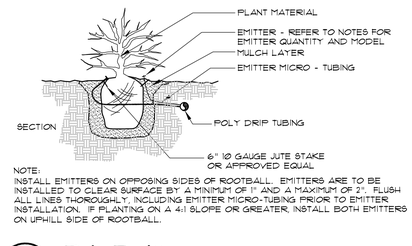
IS LD-XX-XX THE CORRECT MODEL NUMBER



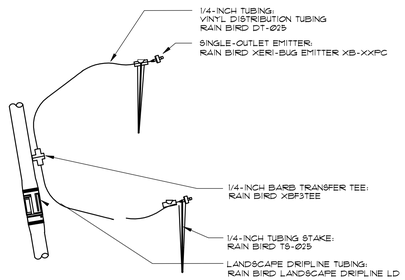
11 L-3 **Compression Flush Cap**
N. T. S.



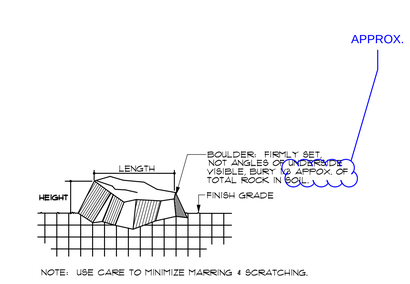
12 L-3 **Dripline On Grade**
N. T. S.



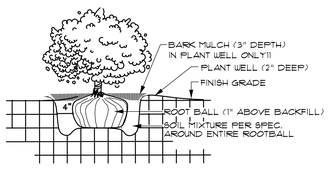
13 L-3 **Drip Emitter**
N. T. S.



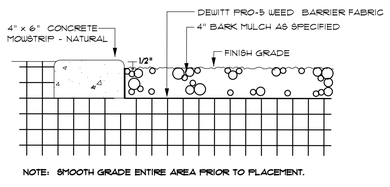
14 L-3 **Dripline - Additional Emitters**
N. T. S.



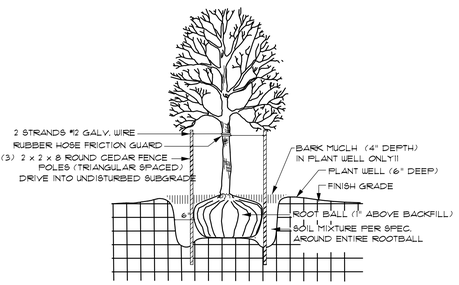
15 L-3 **Landscape Boulder**
N. T. S.



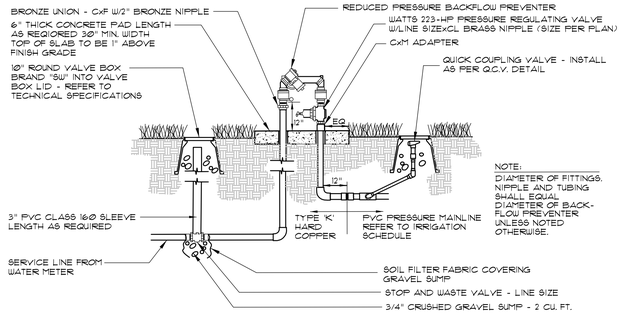
16 L-3 **Shrub Planting**
N. T. S.



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.

Include the applicable American Fork City Standard Details

RDL Design Company, Inc.
10210 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT — 6360 — 02-06-24

STAMP

Catalyst Business Park Building #7

For Roderick Enterprises
68 East 1600 South American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-06-24
REVISIONS: XX-XX-XX

SHEET TITLE
Installation Details Plan

SHEET NUMBER
L-3

Planning Commission Staff Report
Meeting Date: March 6th, 2024

Agenda Topic

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.

BACKGROUND INFORMATION		
Location:		100 E 1553 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
Square Footage (By Use)		Office: 18,800 Sq. Ft. Warehouse: 135,548 Sq. Ft.
Total Number of Units		N/A

Parking Requirement	211 Required 211 Provided

Background

The applicant has applied for a Commercial Site Plan to develop an office/warehouse structure. The project looks to provide more office/warehouse space for businesses located on the south side of the City. This is Lot 8 of the development of the Roderick Catalyst Business Park, which will consist of nine (9) total lots by the end all of review periods. Currently, the applicant has applications for a Preliminary and Final Plat Subdivision that must be finalized before this Commercial Site Plan can be determined.

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. Preliminary Plan and Final Plat approvals from the DRC staff
2. Water Efficiency Standards are met in accordance with Section 17.21 of the City's Municipal Code
3. Address all comments associated with the DRC staff doing the review

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. The Applicant will still need to submit drawings that conform with City's requirements found within the municipal code.

Planning Commission Staff Report
Meeting Date: March 6th, 2024

Planning Commission Staff Report
Meeting Date: March 6th, 2024

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 and have enough time for staff to review before 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 100 East 1553 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 100 East 1553 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 100 East 1553 South, 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
REVISED FEBRUARY 6, 2024

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 EXISITNG 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			

EXISTING



VICINITY MAP
NOT TO SCALE

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.

Next Step

Revise and Resubmit based off comments made from staff

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

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 11:00 AM-12:00 PM in 30 minute appointments.

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

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

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.

See comments on sheet L1

Add the ALTA survey to the sheet set. Include all easements in title report on plans, survey and subdivision plat. Easements utilities not to overlap with buildings

Include basis of bearing and datum (ensure NAVD88)

Is the floodplain at 4498' or 4495'?

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.

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

Planning and Zoning Reviewed copperman 02/15/2024

See Utility/Communication notes on sheet C3.0

Communication Reviewed MHunsaker 02/15/2024

Address comments.

Engineering Division Reviewed rburkhill 02/14/2024

Fire Department Reviewed M. Sacco 02/15/2024

See comments on C3.0

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T52, R1E, SLB&M ELEVATION: 4499.77

Date the stamp with a more recent date

Update to be the Blue Stakes of Utah 811 logo

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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
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:

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.

DUPLICATED 7

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

Date the stamp with a more recent date

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

CALL BEFORE YOU DIG BLUE STAKES OF UTAH 811 OR 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, T5S, R1E, SLB&M
ELEVATION: 4499.77

Add note to notify city engineer if rutting/pumping occurs

Identify any existing wells (or lack thereof) on the property

Add ADA ramps where applicable

Ensure footings are 2' above high ground water level

Show any striping/turn lanes at accesses

0 50 100 150
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

1500 SOUTH

OHP

OLD TRAIL ASPHALT AND UTILITY EASEMENT

510.0

TH 134.24'

POB

N45° 47' 07"E 21.21

N0° 47' 07"E 66.00

S89° 12' 53"E 641.66

EX 30.0 WOOTEN SLOUGH EASEMENT

EX 10.0 PUE

R=243.00 L=3830.96

100 EAST

R=782.00 L=3830.96

PROPOSED BUILDING 8
AREA: 155,696 SQ. FT.
F.F.E.=4501.80

S0° 16' 24"E 659.34

PROP 20.0 WATER EASEMENT

N0° 40' 37"E 72.87

R=15.00 L=3830.96

N89° 19' 23"W 467.29

S89° 19' 28"E 107.96

S89° 19' 28"E 494.

S89° 19' 28"E 37.25

S0° 31' 34"W 17.50

1600 SOUTH

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		407,114 SQ. FT. / 9.35 ACRES
	BUILDING 8 FOOTPRINT	155,696 SQ. FT. / 3.57 ACRES
	PROPOSED ASPHALT	116,485 SQ. FT. / 2.67 ACRES
	PROPOSED LANDSCAPING	67,000 SQ. FT. / 1.54 ACRES
	PROPOSED CONCRETE	67,933 SQ. FT. / 1.56 ACRES
	PERVIOUS AREA PERCENTAGE	16.46%
	IMPERVIOUS AREA PERCENTAGE	83.54%

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)

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 ARCHITECTURAL PLANS 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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

SITE PLAN

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

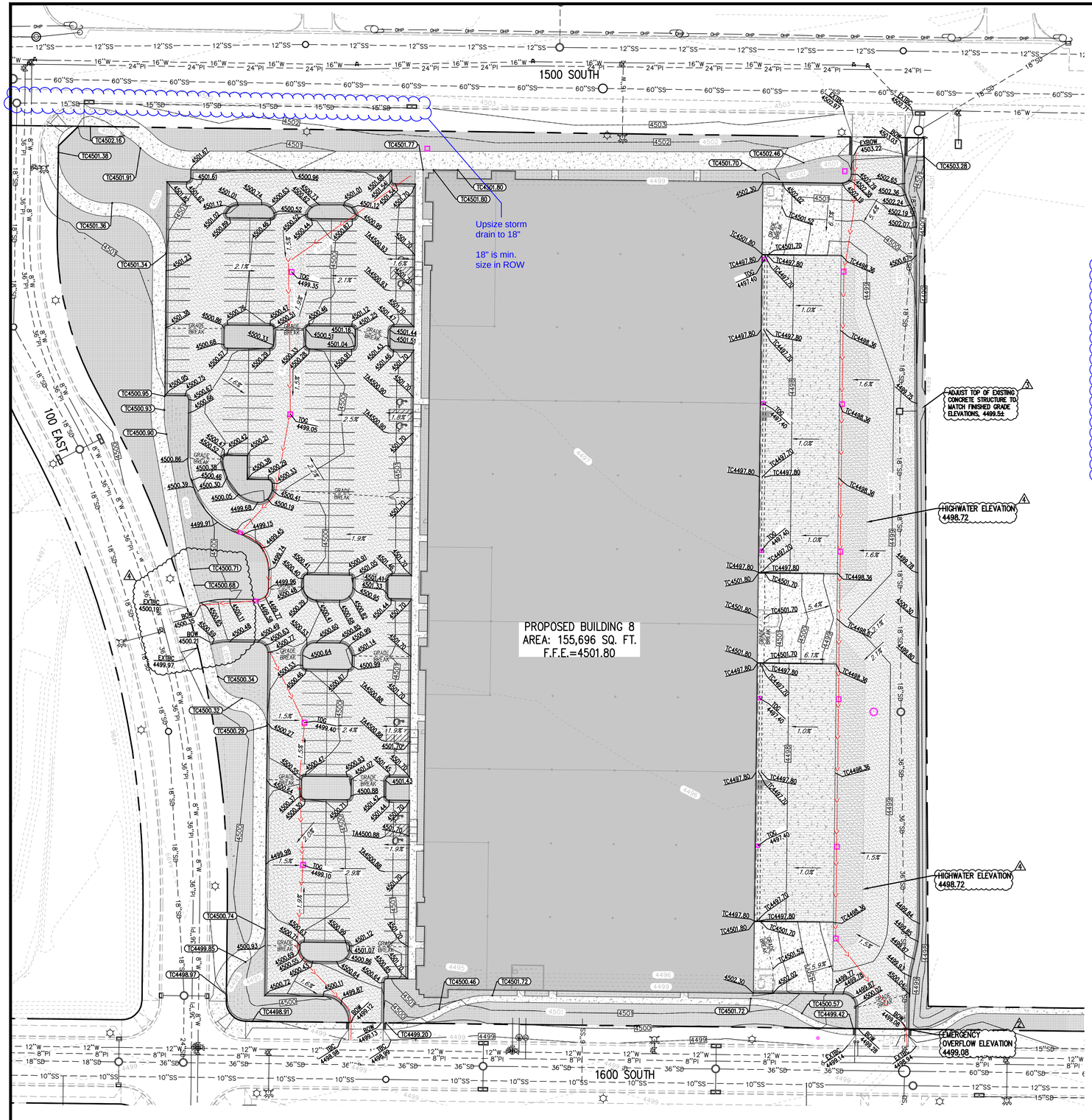
Date the stamp with a more recent date

Update to be the Blue Stakes of Utah 811 logo

CALL BEFORE YOU DIG 811 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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

GRADING PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-25
STATE OF UTAH

Date the stamp with a more recent date

SHEET NO.
C2.0

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE: 1"=40'

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

Update to be the Blue Stakes of Utah 811 logo

Increase to 18"

1500 SOUTH

1600 SOUTH

100 EAST

PROPOSED BUILDING 8
AREA: 155,696 SQ. FT.
F.F.E.=4501.80

Structure – (7)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4502.88
INV IN ELEV (W)= 4495.03
INV OUT ELEV (S)= 4495.03

INSTALL 18" ADS STORM DRAIN
L=317.2'± S=0.20%

Structure – (6)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4501.60
INV IN ELEV (SW)= 4495.68
INV OUT ELEV (E)= 4495.68

INSTALL 18" ADS STORM DRAIN
L=139.2'± S=0.15%

Structure – (5)
INSTALL 3'x3' SD INLET BOX
TOG=4499.35
INV IN ELEV (S)= 4495.89
INV OUT ELEV (NE)= 4495.89

INSTALL 18" ADS STORM DRAIN
L=108.0'± S=0.15%

Structure – (4)
INSTALL 3'x3' SD INLET BOX
TOG=4499.05
INV IN ELEV (SW)= 4496.05
INV OUT ELEV (N)= 4496.05

INSTALL 15" ADS STORM DRAIN
L=98.4'± S=0.15%

Structure – (3)
INSTALL 2'x3' SD CURB INLET BOX
TOG=4498.65
INV IN ELEV (S)= 4496.20
INV OUT ELEV (NE)= 4496.20

INSTALL 12" ADS STORM DRAIN
L=51.5'± S=0.53%

Structure – (20)
INSTALL 2'x3' SD CURB INLET BOX
TOG=4499.08
INV IN ELEV (S)= 4496.47
INV OUT ELEV (N)= 4496.47

INSTALL 12" ADS STORM DRAIN
L=100.4'± S=0.20%

Structure – (2)
INSTALL 3'x3' SD INLET BOX
TOG=4499.40
INV IN ELEV (S)= 4496.68
INV OUT ELEV (N)= 4496.68

INSTALL 10" ADS STORM DRAIN
L=108.0'± S=0.30%

Structure – (1)
INSTALL 3'x3' SD INLET BOX
TOG=4499.10
INV OUT ELEV (N)= 4497.00

Structure – (17)
INSTALL 2'x2' SD INLET BOX
TOG=4497.40
INV IN ELEV (NW)= 4495.20
INV OUT ELEV (E)= 4495.20

CONNECT ROOF DRAIN DIRECTLY TO 2'x2' INLET BOX

INSTALL 12" ADS STORM DRAIN
L=60.7'± S=0.74%

Structure – (16)
INSTALL 2'x2' SD INLET BOX
TOG=4497.40
INV IN ELEV (W)= 4495.20
INV OUT ELEV (E)= 4495.20

CONNECT ROOF DRAIN DIRECTLY TO 2'x2' INLET BOX

INSTALL 12" ADS STORM DRAIN
L=60.0'± S=1.00%

Structure – (11)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4498.39
INV IN ELEV (N)= 4494.44
INV IN ELEV (W)= 4494.44
INV OUT ELEV (S)= 4494.44

Structure – (19)
INSTALL 2'x2' SD INLET BOX
TOG=4497.40
INV IN ELEV (W)= 4495.20
INV OUT ELEV (E)= 4495.20

CONNECT ROOF DRAIN DIRECTLY TO 2'x2' INLET BOX

INSTALL 12" ADS STORM DRAIN
L=60.0'± S=1.27%

Structure – (15)
INSTALL 2'x2' SD INLET BOX
TOG=4497.40
INV IN ELEV (W)= 4495.35
INV OUT ELEV (E)= 4495.35

CONNECT ROOF DRAIN DIRECTLY TO 2'x2' INLET BOX

INSTALL 10" ADS STORM DRAIN
L=60.0'± S=1.79%

INSTALL 12" ADS STORM DRAIN
L=112.0'± S=0.62%

Structure – (14)
INSTALL 2'x2' SD INLET BOX
TOG=4497.40
INV IN ELEV (W)= 4495.20
INV OUT ELEV (E)= 4495.20

CONNECT ROOF DRAIN DIRECTLY TO 2'x2' INLET BOX

INSTALL 12" ADS STORM DRAIN
L=60.0'± S=0.38%

INSTALL 10" ADS STORM DRAIN
L=69.6'± S=1.91%

INSTALL 6" ADS ROOF DRAIN
L=71.8'± MIN S=0.92%
END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION

INSTALL 18" ADS STORM DRAIN
L=76.3'± S=0.37%

EXISTING 18" STORM DRAIN

Structure – (13)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4498.43
INV IN ELEV (N)= 4494.75
INV IN ELEV (W)= 4494.75
INV OUT ELEV (S)= 4494.75

INSTALL 24" ADS STORM DRAIN
L=100.6'± S=0.15%

DIVERSION BOX INSTALLED AS PART OF THE PHASE 3 SUBDIVISION PLANS
RIM=4499.10
INV IN ELEV (N)= 4494.76
INV OUT ELEV (S)= 4494.76
INV OUT ELEV (E)= 4496.26

There should only be one OUT

Structure – (12)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4498.39
INV IN ELEV (N)= 4494.60
INV IN ELEV (W)= 4494.60
INV OUT ELEV (S)= 4494.60

INSTALL 24" ADS STORM DRAIN
L=112.0'± S=0.14%

HIGHWATER ELEVATION
4498.72

EXISTING 18" STORM DRAIN

INSTALL 24" ADS STORM DRAIN
L=112.0'± S=0.14%

INSTALL 24" ADS STORM DRAIN
L=28.4'± S=0.41%

Structure – (18)
INSTALL CONTECH CDS3035-6-C
SEE DETAIL SHEET C4.1
RIM=4498.81
INV IN ELEV (W)= 4494.16
INV OUT ELEV (E)= 4494.16

EXISTING SD MANHOLE
RIM=4498.50
INV IN ELEV (N)= 4492.23
INV OUT ELEV (S)= 4492.23

INSTALL 24" RCP STORM DRAIN
L=20.6'± S=0.39%

Structure – (10)
INSTALL 3'x3' SD JUNCTION BOX
W/12.1" ORIFICE PLATE AND
SNOUT OIL/WATER SEPARATOR
TOL=4498.39
SUMP=4491.15
INV IN ELEV (S)= 4494.28
INV IN ELEV (N)= 4494.28
INV IN ELEV (W)= 4494.28
INV OUT ELEV (E)= 4494.28

EXISTING 36" STORM DRAIN

Structure – (9)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4498.39
INV IN ELEV (S)= 4494.97
INV IN ELEV (W)= 4494.97
INV OUT ELEV (N)= 4494.97

HIGHWATER ELEVATION
4498.72

Structure – (8)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4498.57
INV IN ELEV (SW)= 4496.30
INV OUT ELEV (N)= 4496.30

EMERGENCY OVERFLOW ELEVATION
4499.08

SHEET NOTES:

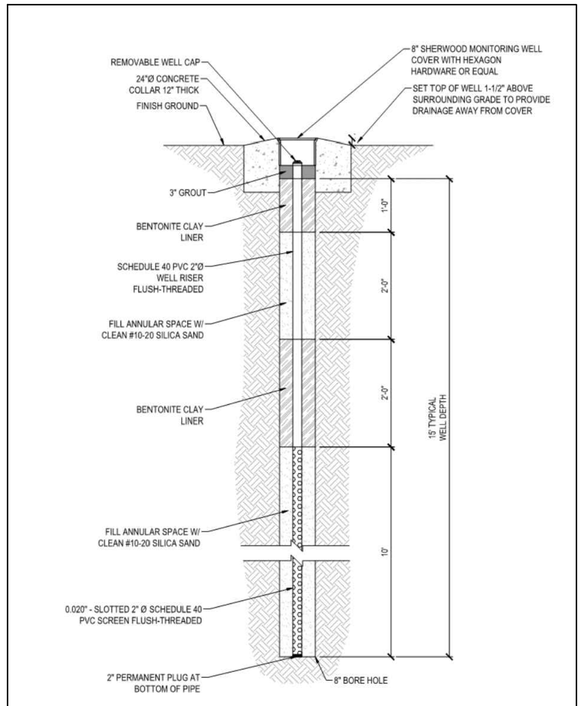
1. SEE DETAIL 6/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN 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±.

N

0 40 80 120

Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND
DETENTION AREA



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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

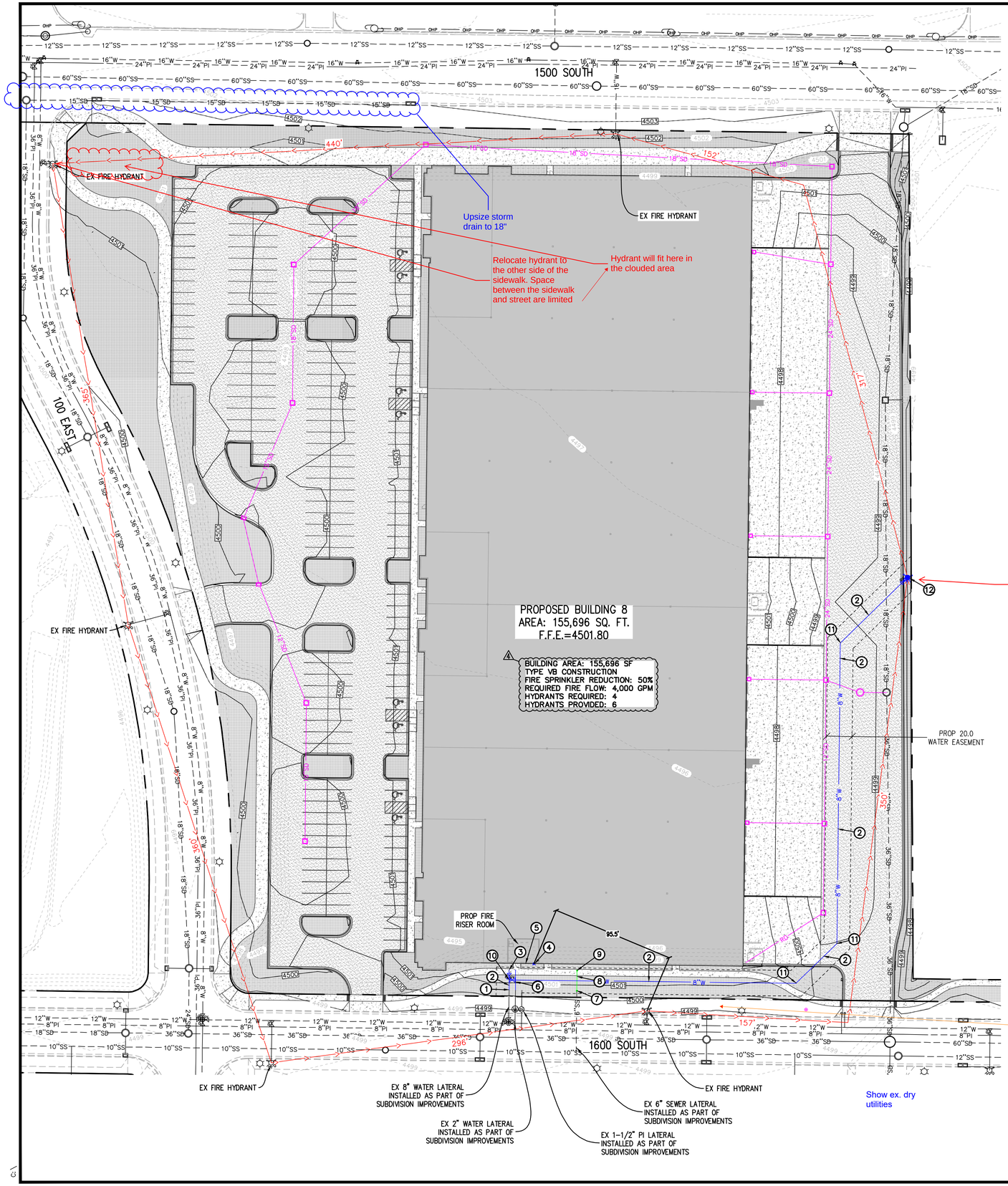
Date the stamp with a more recent date

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

Update to be the Blue Stakes of Utah 811 logo

SHEET NO.
C2.1

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RCB	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 8" 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.

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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

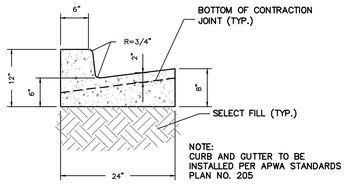
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
06-30-23
STATE OF UTAH

SHEET NO.
C3.0

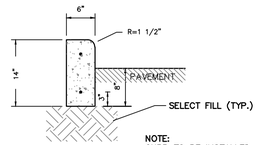
PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RCB	SCALE: 1"=40'

CALL BEFORE YOU DIG
BLUE STAKES of UTAH 811

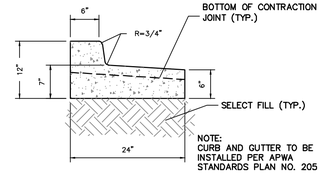
C1



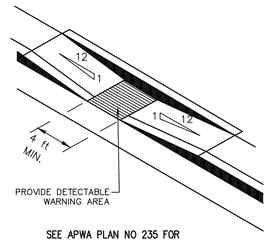
1 | 24" CURB & GUTTER
N.T.S.



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

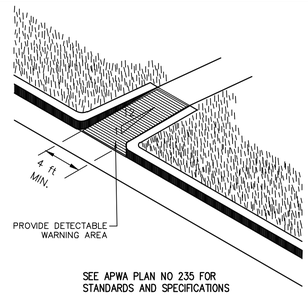


3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



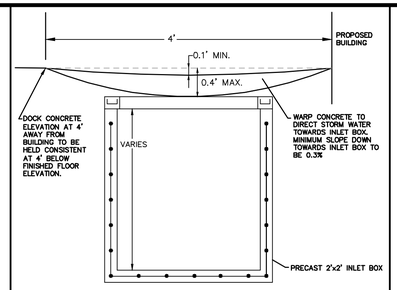
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 | ADA RAMP
N.T.S.

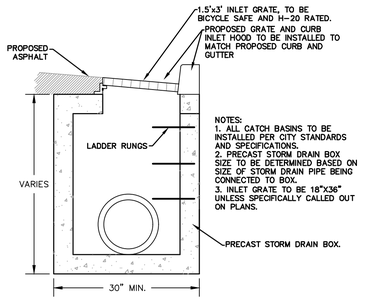


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

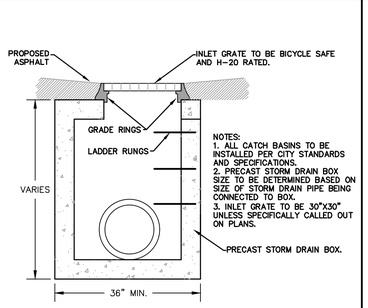
5 | ADA RAMP
N.T.S.



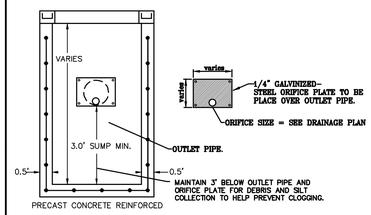
6 | DOCK WARPED CONCRETE DETAIL
N.T.S.



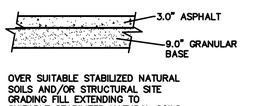
7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



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



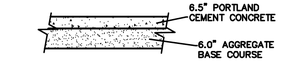
9 | ORIFICE PLATE
N.T.S.



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.

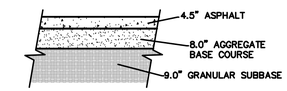
10 | ASPHALT PAVEMENT SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



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.

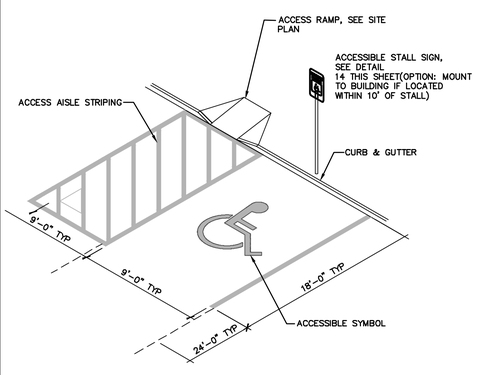
11 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



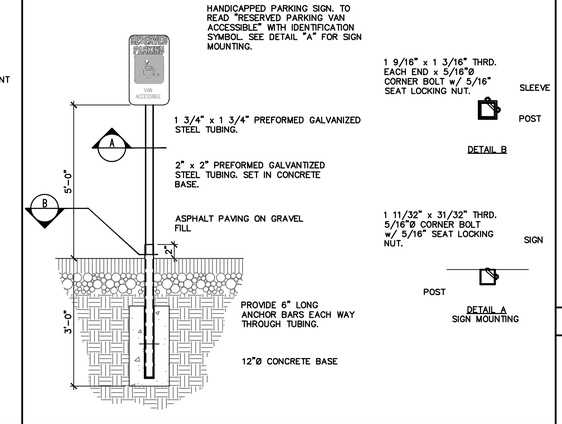
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

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.

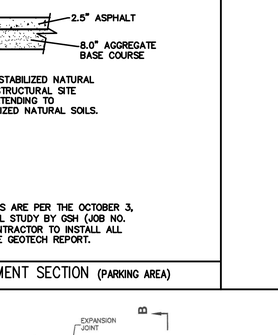
12 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.



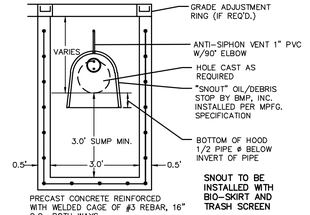
14 | HANDICAPPED PARKING SIGN
N.T.S.



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

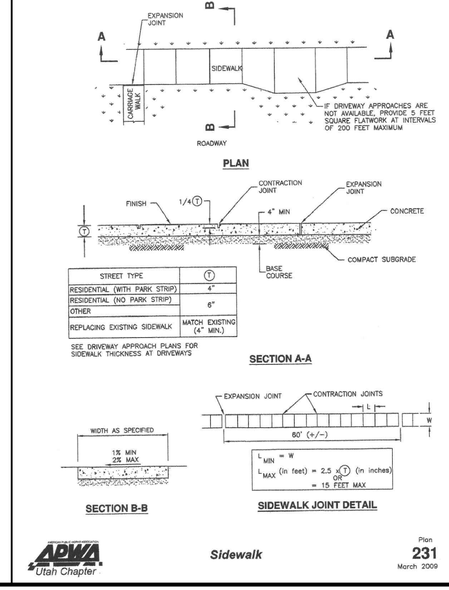
PAVEMENT SECTIONS ARE PER THE OCTOBER 3, 2020 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-020-20). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

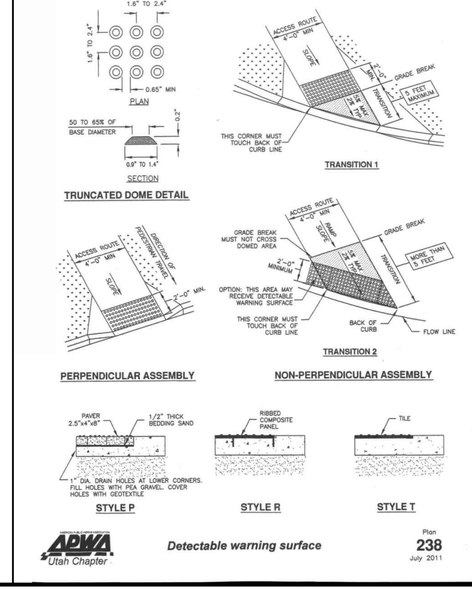
15 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



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

16





NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

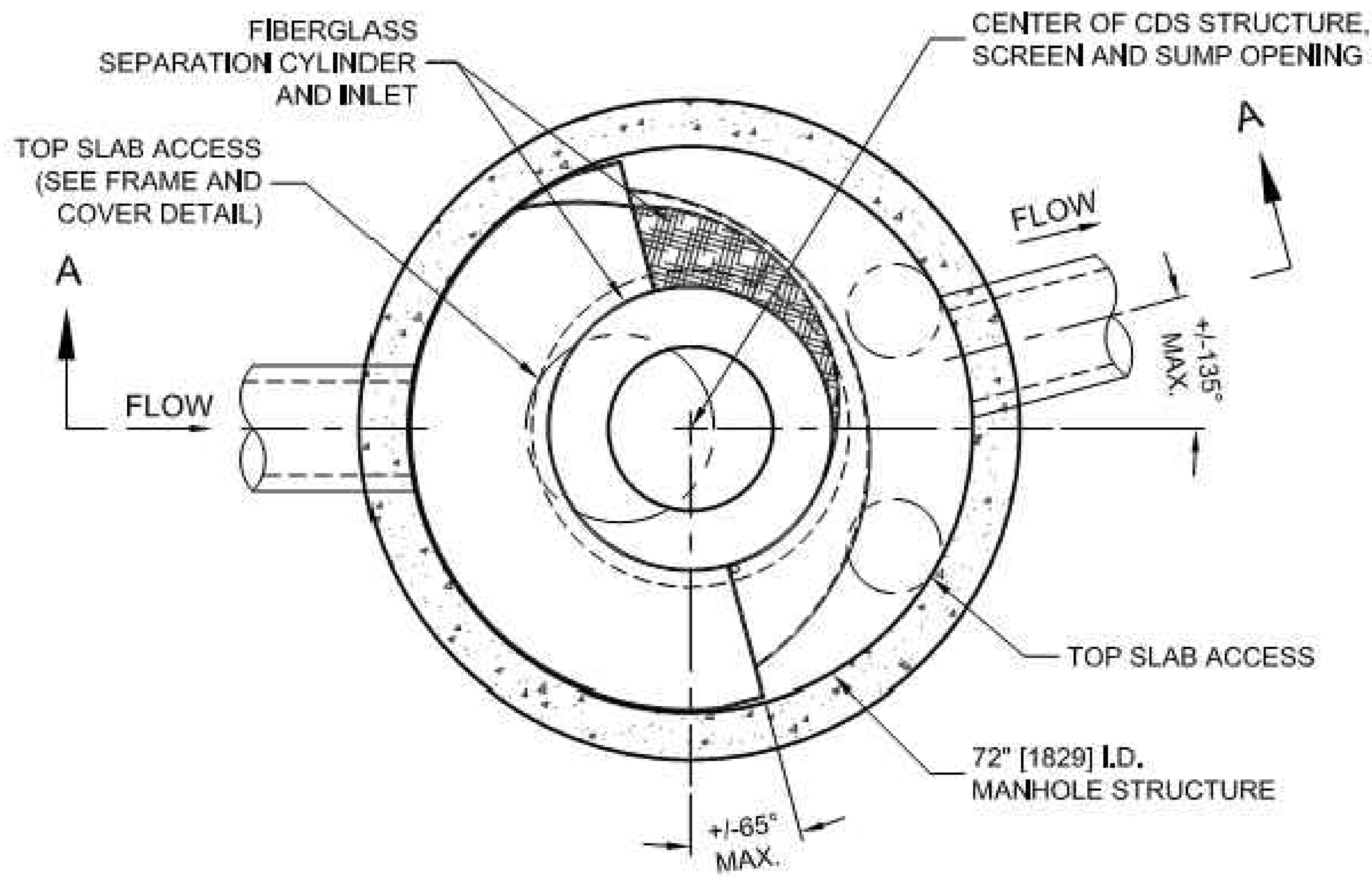
Date the stamp with a more recent date

Update to be the Blue Stakes of Utah 811 logo

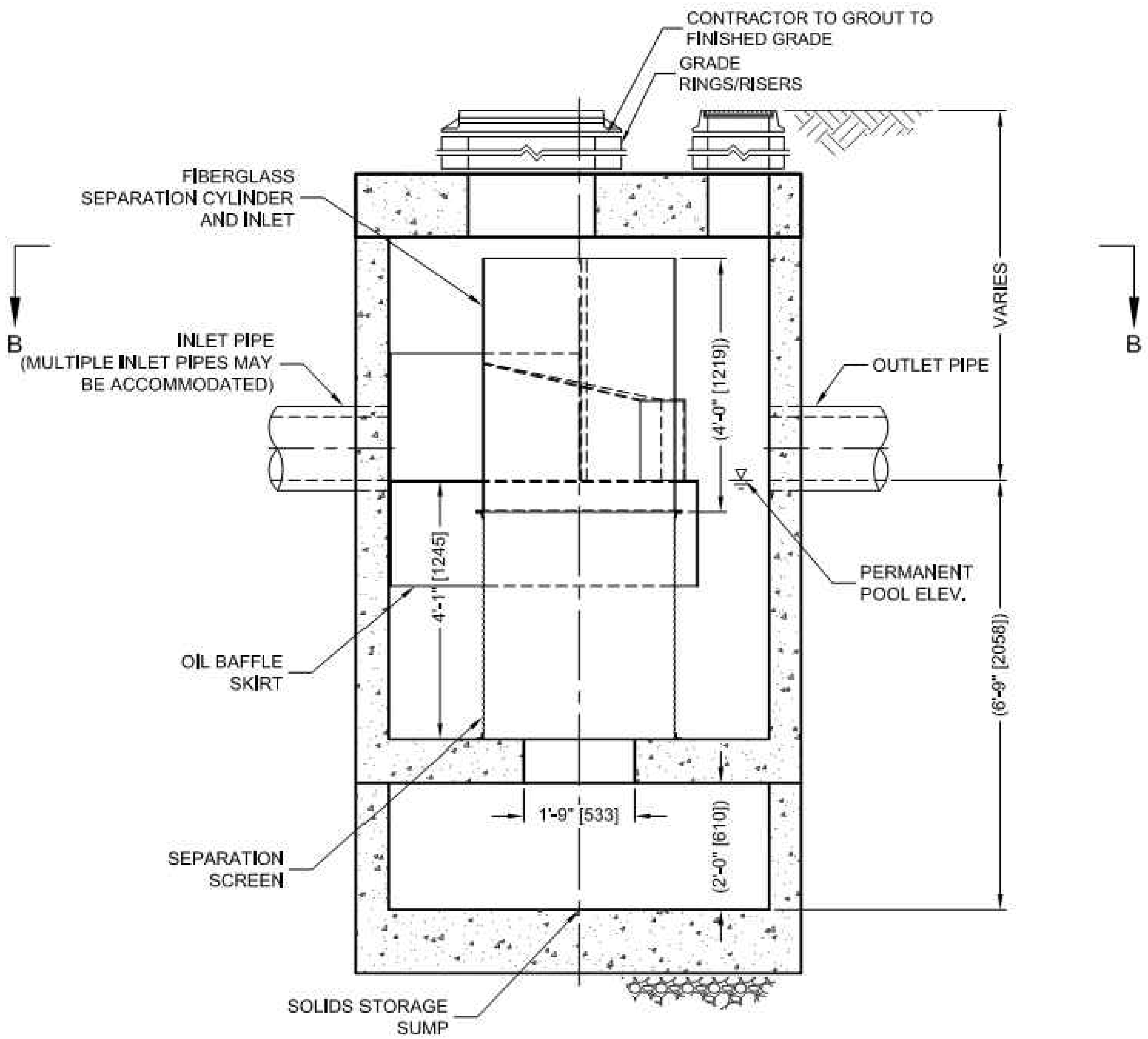
CALL BEFORE YOU DIG IT'S THE LAW BLUE STAKES 811

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.

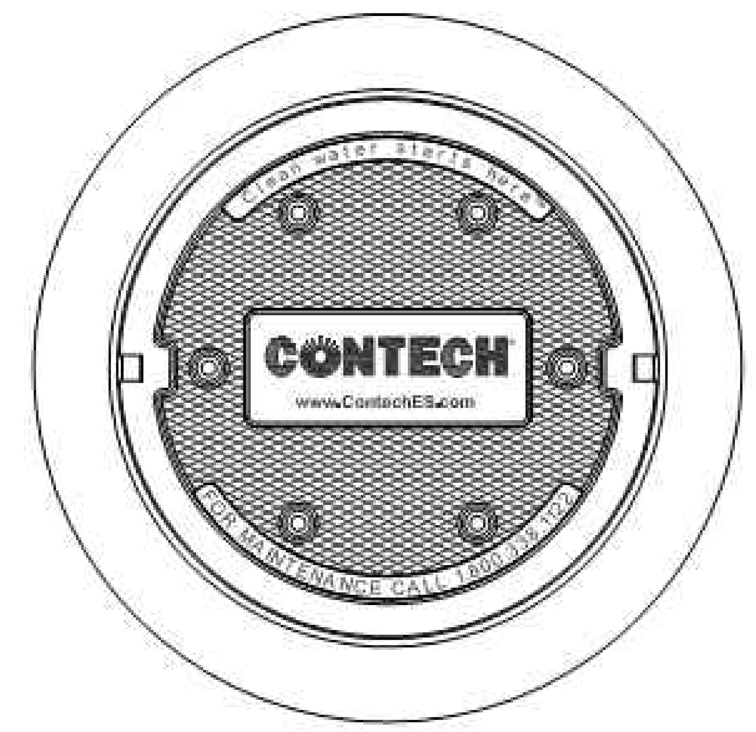
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS ... RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

Date the stamp with a more recent date

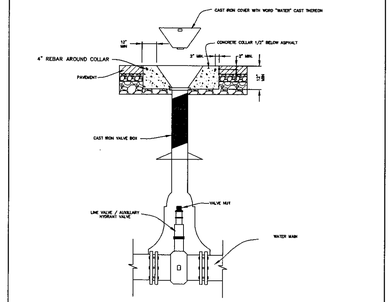
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

Update to be the Blue Stakes of Utah 811 logo

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

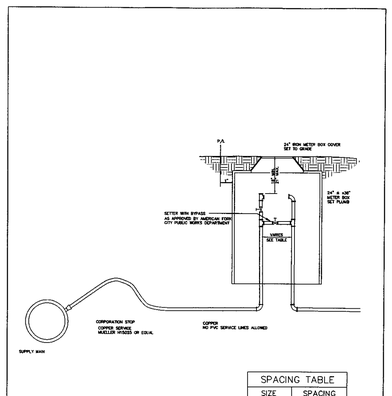
SHEET NO. C4.1

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE:



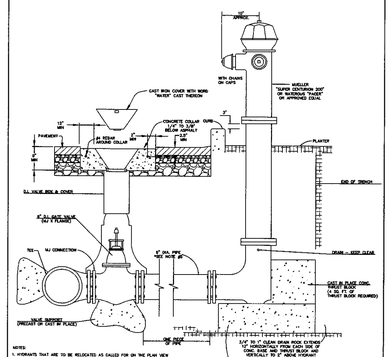
VALVE BOX DETAIL

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



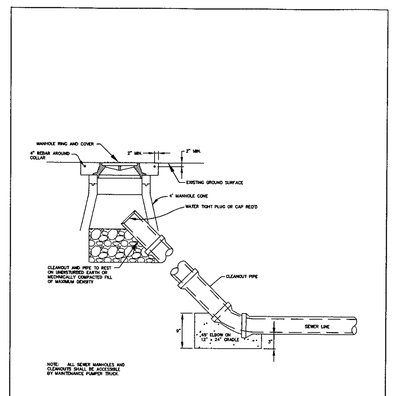
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



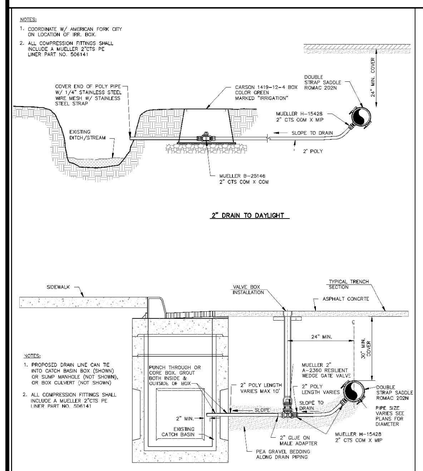
NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE RELOCATED IN ACCORDANCE WITH THIS DETAIL.
2. FIRE HYDRANTS SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, NEW FITTINGS AND/OR TRANSITIONS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. 4" DIAMETER MINIMUM FOR RESIDENTIAL AREAS.
5. 4" LENGTH EXCESS + LENGTH OF PIPE, INCREASE DIAMETER TO 6 INCH MINIMUM.

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE POWER TRUCK

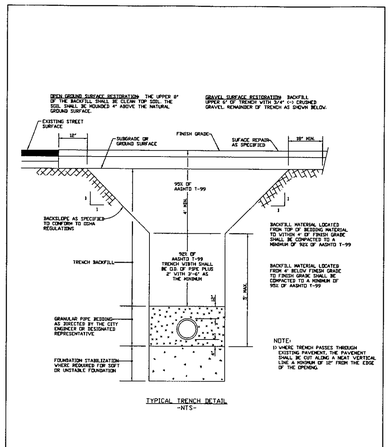
DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



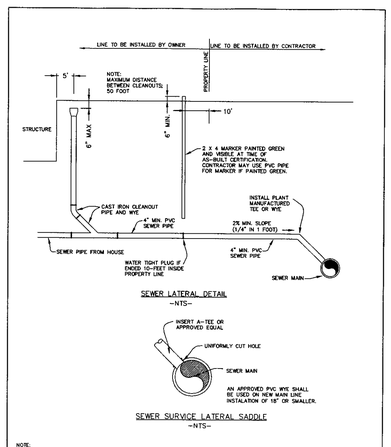
2" DRAIN TO DAYLIGHT

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				

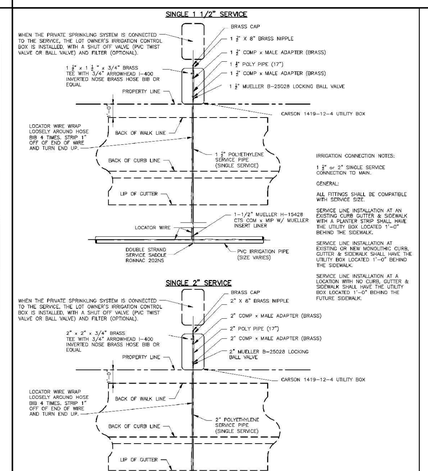


DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

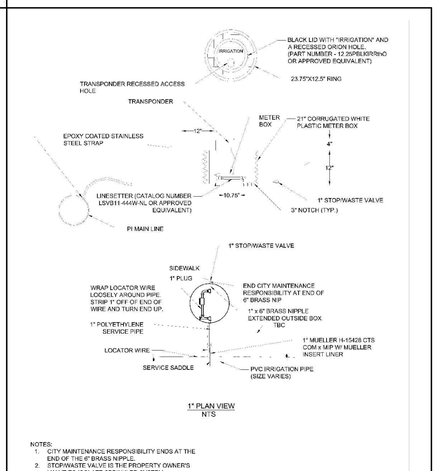


NOTE
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



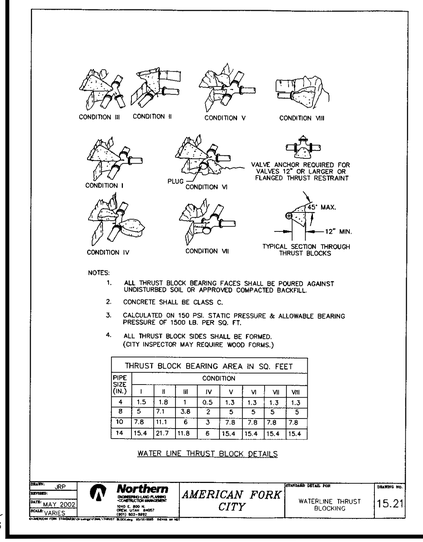
DRAWN: JRP	HORROCKS	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



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	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:	PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030		
DATE: MAY 2015			
SCALE: VARIES			

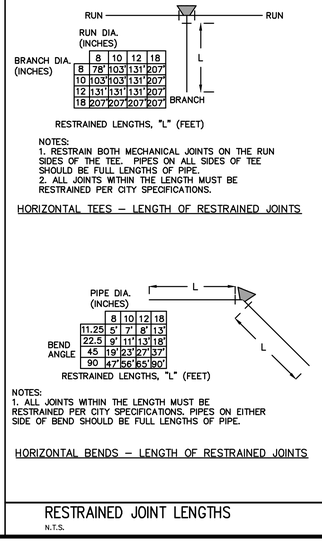


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY 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	3.6	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

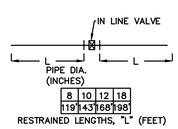
WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern	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



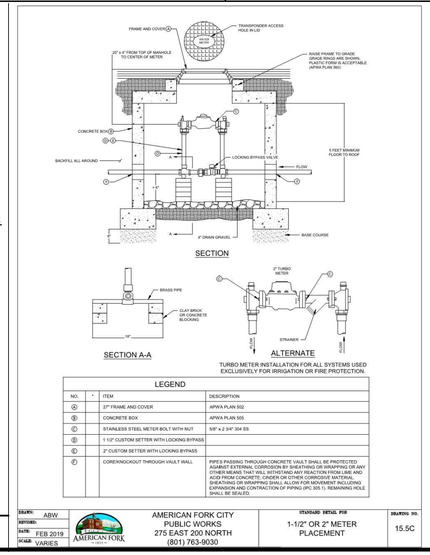
NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

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

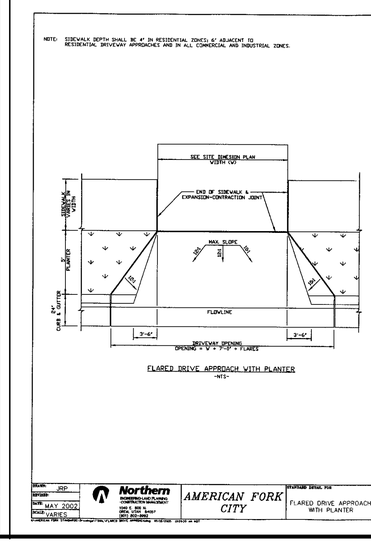
RESTRAINED JOINT LENGTHS
N.T.S.



LEGEND

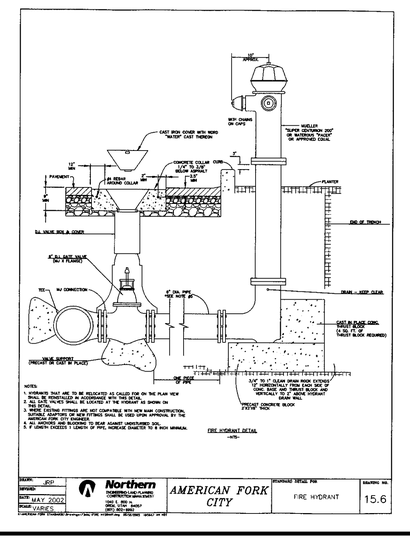
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE 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	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 RELOCATED IN ACCORDANCE WITH THIS DETAIL.
2. FIRE HYDRANTS SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, NEW FITTINGS AND/OR TRANSITIONS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. 4" DIAMETER MINIMUM FOR RESIDENTIAL AREAS.
5. 4" LENGTH EXCESS + LENGTH OF PIPE, INCREASE DIAMETER TO 6 INCH MINIMUM.

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

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

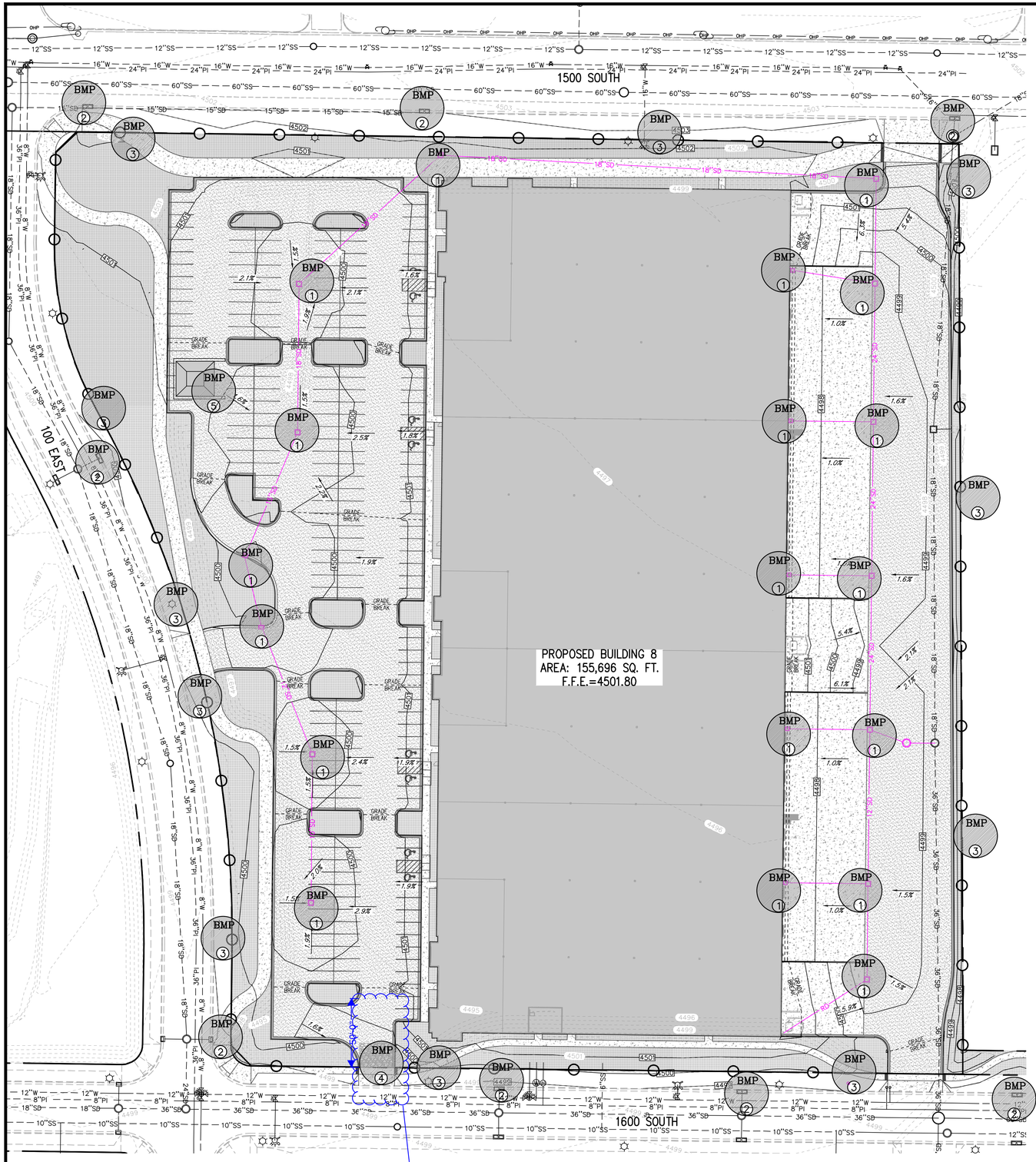
Update to be the Blue Stakes of Utah 811 logo

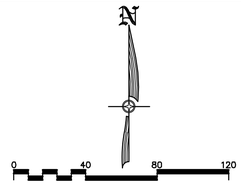
Date the stamp with a more recent date

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODSON 09-30-25 STATE OF UTAH

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 (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	01/23/23
2	COMMENTS	TLH	05/08/23
3	COMMENTS	TLH	06/30/23
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

DESIGNER: TLH PROJECT ENGINEER: TLH

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CATALYST BUILDING 8

1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

Date the stamp with a more recent date

PROFESSIONAL ENGINEER
No. 12072823
TREVOR L HODGSON
06-30-23
STATE OF UTAH

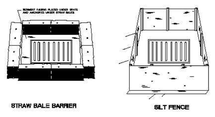
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CALL BEFORE YOU DIG
BLUE STAKES 1-800-662-4111

SHEET NO.
C6.0

PROJECT ID	DATE:
E22-124	09/22/22
FILE NAME: PRJ-RC8	SCALE: 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

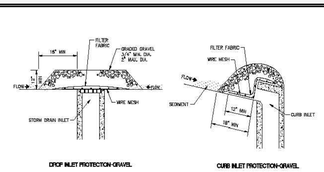
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

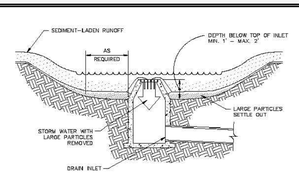
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

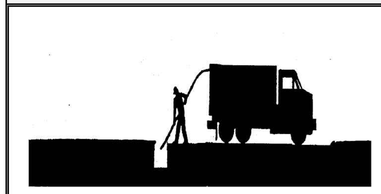
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ 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

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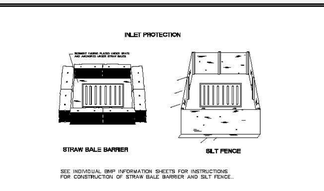
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

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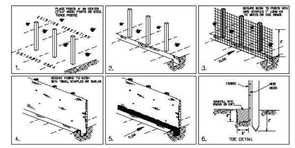
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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
4	COMMENTS/LAYOUT UPDATE	TLH	02/06/24

DESIGNER: TLH PROJECT ENGINEER: TLH

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

CATALYST BUILDING 8
1553 SOUTH 100 EAST, AMERICAN FORK, UT 84003
EROSION CONTROL DETAIL SHEET

Date the stamp with a more recent date

Update to be the Blue Stakes of Utah 811 logo

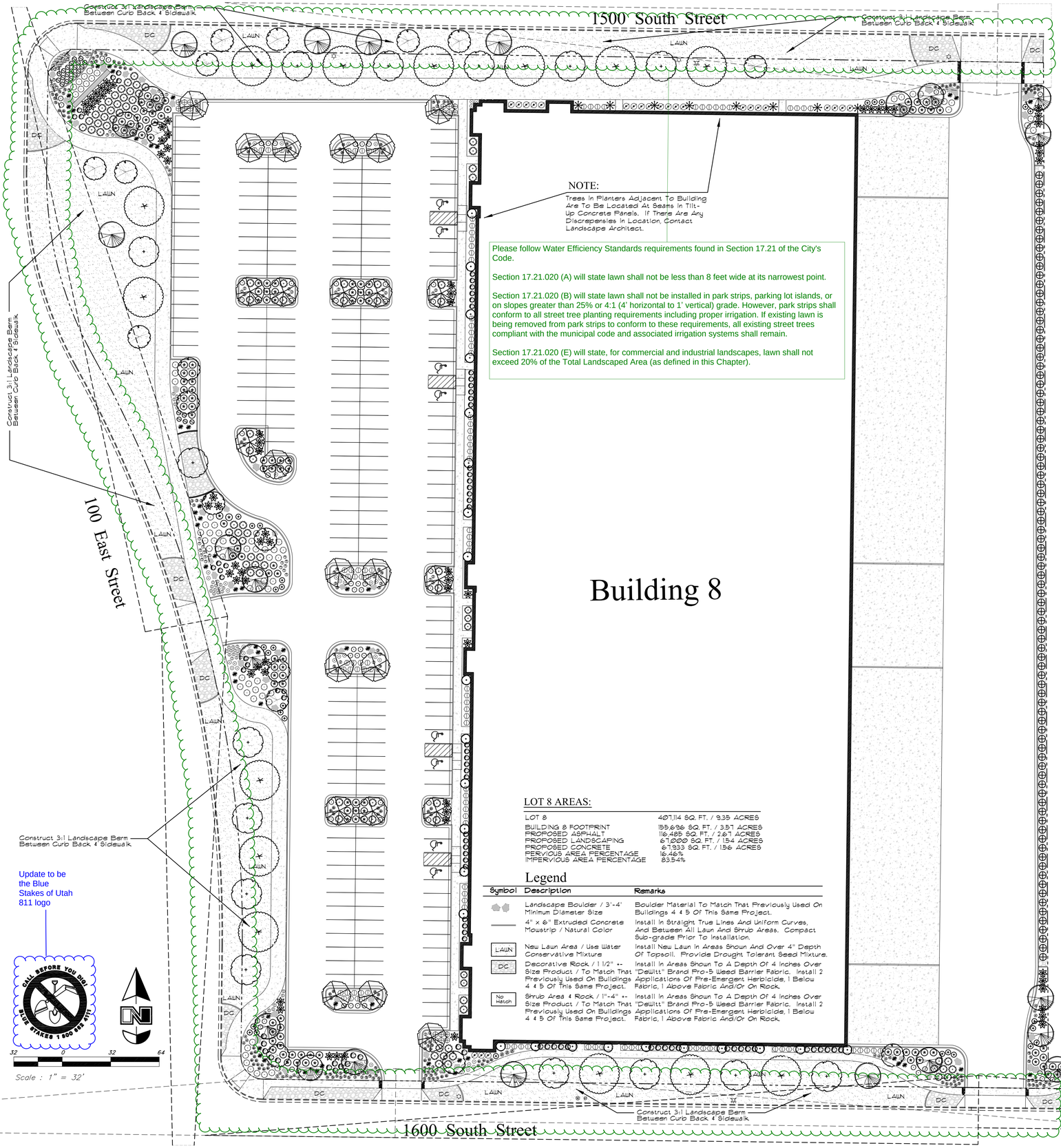
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON 06-30-23 STATE OF UTAH

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

SHEET NO. C6.1

PROJECT ID	DATE:
E22–124	09/22/22
FILE NAME: PRJ–RCB	SCALE:

C:\



LOT 8 AREAS:

LOT 8	407,114 SQ. FT. / 9.35 ACRES
BUILDING 8 FOOTPRINT	155,696 SQ. FT. / 3.57 ACRES
PROPOSED ASPHALT	116,485 SQ. FT. / 2.67 ACRES
PROPOSED LANDSCAPING	61,000 SQ. FT. / 1.54 ACRES
PROPOSED CONCRETE	67,933 SQ. FT. / 1.56 ACRES
PERVIOUS AREA PERCENTAGE	16.46%
IMPERVIOUS AREA PERCENTAGE	83.54%

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Minimum Diameter Size	Boulder Material To Match That Previously Used On Buildings 4 & 5 Of This Same Project.
	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 / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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	Shrub Area & Rock / 1"-4" +- Size Product / To Match That Previously Used On Buildings 4 & 5 Of This Same Project.	Install In Areas Shown To A Depth Of 4 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
14.1	23		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
11.7	19		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
4.9	8		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
11.1	18		Picea pungens glauca	Colorado Green Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
14.1	23		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
14.7	24		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
14.7	24		Quercus x. warei 'Nadler'	Kindred Spirit Oak	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
14.7	24		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
TOTAL	100	163	** 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
2.6	24		Berberis thun. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
14.7	135		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
2.6	24		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
7.8	71		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
4.8	44		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
3.0	28		Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
7.4	68		Prunus besseyi 'Pawnee Buttes'	Pawnee Butes Sandcherry	5 Gallon	15"-18" Height
14.7	135		Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	5 Gallon	15"-18" Height
9.4	85		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
9.6	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
6.3	58		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
9.5	87		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 Gallon	18"-24" Height
5.6	51		Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height
TOTAL	100	916	** 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
13.7	47		Hemerocallis 'Little Grapette'	Little Grapette Day Lily	1 Gallon	Full Can
11.6	40		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
7.0	24		Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
7.0	24		Lavandula angustifolia	English Lavender	1 Gallon	Full Can
12.2	42		Nepata x. 'Walker's Low'	Walker's Low Catmint	1 Gallon	Full Can
13.6	47		Rudbeckia fugida 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
10.8	37		Salvia nem. 'East Friesland'	East Friesland Salvia	1 Gallon	Full Can
11.3	39		Salvia nem. 'Pink Profusion'	Pink Profusion Salvia	1 Gallon	Full Can
12.8	44		Veronica x. 'Georgia Blue'	Georgia Blue Speedwell	1 Gallon	Full Can
TOTAL	100	344	** 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 an 8 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 buildings #4 & #5, 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) : 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.
3. SHRUB AREAS (Beyond Building Planters) : Eight (8) inches below finish grade. This will allow for the installation of a four 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 — Richard D. Lee — 06830 — LICENSED LANDSCAPE ARCHITECT — 02-06-24

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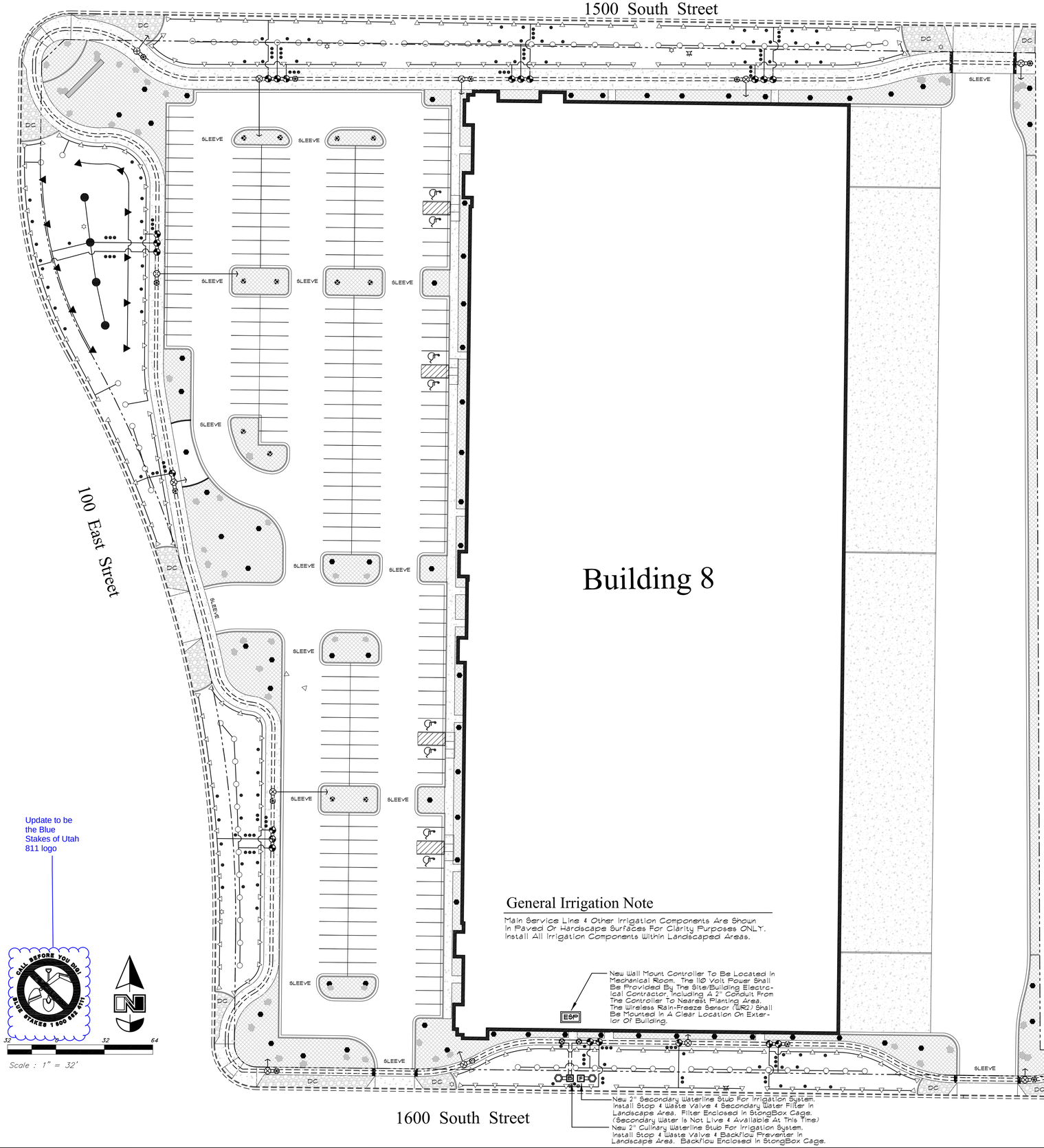
Catalyst Business Park Building #8

For Roderick Enterprises
1553 South 100 East American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-06-24
REVISIONS: xx-xx-xx

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1



Update to be the Blue Stakes of Utah 811 logo

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32 0 32 64

Scale : 1" = 32'

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
▼ ●	Rainbird 5004-NP	Rotor Pop-Up 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	Provide Decoders For Control Valves
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

Installation

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	FC-05 (5 Gal/Hr.)	Three Each
Calipered Plant Material	FC-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	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	1.0"	12	Drip	Plantings-Misc.	NA	5.0	30
13	1.5"	13	Spray	Lawn	1.58	40	30
14	1.5"	14	Spray	Lawn	1.58	40	30
15	1.5"	15	Spray	Lawn	1.58	40	30
16	1.5"	16	Spray	Lawn	1.58	40	30
17	1.5"	17	Spray	Lawn	1.58	40	30
18	1.5"	18	Spray	Lawn	1.58	40	30
19	1.5"	19	Spray	Lawn	1.58	40	30
20	1.5"	20	Spray	Lawn	1.58	40	30
21	1.5"	21	Spray	Lawn	1.58	40	30
22	1.5"	22	Spray	Lawn	1.58	40	30

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	40	30
24	1.5"	24	Spray	Lawn	1.58	40	30
25	1.5"	25	Spray	Lawn	1.58	40	30
26	1.5"	26	Spray	Lawn	1.58	40	30
27	1.5"	27	Spray	Lawn	1.58	40	30
28	1.5"	28	Spray	Lawn	1.58	40	30
29	1.5"	29	Spray	Lawn	1.58	40	30
30	1.5"	30	Spray	Lawn	1.58	40	30
31	1.5"	31	Spray	Lawn	1.58	40	30
32	1.5"	32	Spray	Lawn	1.58	40	30
33	1.5"	33	Spray	Lawn	1.58	40	30
34	1.5"	34	Spray	Lawn	1.58	40	30
35	1.5"	35	Spray	Lawn	1.58	40	30
36	1.5"	36	Spray	Lawn	1.58	40	30
37	1.5"	37	Spray	Lawn	1.58	40	30
38	1.5"	38	Spray	Lawn	1.58	40	30
39	1.5"	39	Spray	Lawn	1.58	40	30
40	1.5"	40	Spray	Lawn	1.58	40	30
41	1.5"	41	Spray	Lawn	1.58	40	30
42	1.5"	42	Spray	Lawn	1.58	40	30
43	1.5"	43	Spray	Lawn	1.58	40	30
44	1.5"	44	Spray	Lawn	1.58	40	30

NOTE: Minimum static water pressure at the point of connection required is 50 psi. If water pressure is above 80 psi, install pressure reduction valve, & set to an operating pressure of 60 psi at connection point.

RDL Design Company, Inc.
1020 East Tale Avenue
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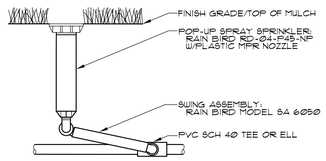
Catalyst Business Park Building #8

For Roderick Enterprises
1553 South 100 East American Fork, Utah 84003

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 02-06-24
REVISIONS: XX-XX-XX

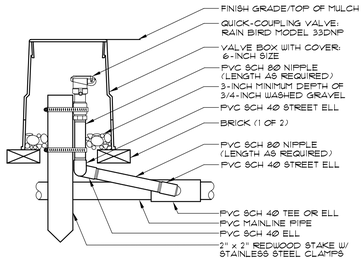
SHEET TITLE
Irrigation Sprinkler Plan

SHEET NUMBER
L-2



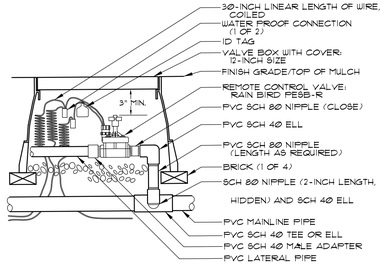
1 L-3 **Pop-Up Spray Sprinkler**

N. T. S.



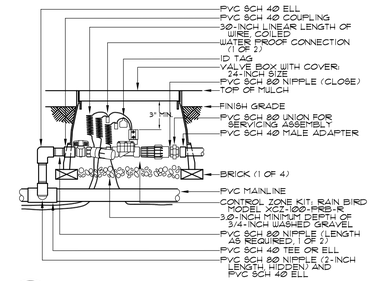
2 L-3 **Quick Coupling Valve**

N. T. S.



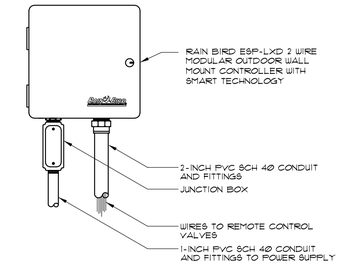
3 L-3 **Remote Control Valve**

N. T. S.



4 L-3 **Xerigation Control Zone Kit**

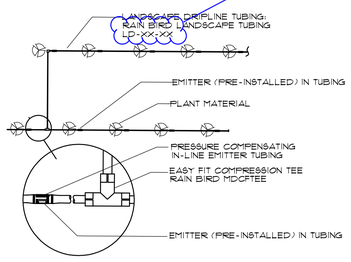
N. T. S.



5 L-3 **Wall Mount Controller**

N. T. S.

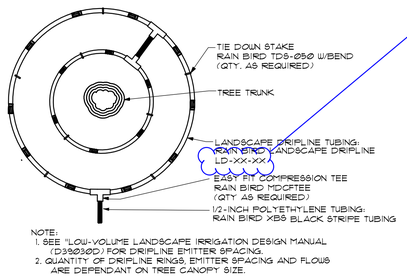
IS LD-XX-XX THE CORRECT MODEL NUMBER?



6 L-3 **Dripline At Shrubs**

N. T. S.

IS LD-XX-XX THE CORRECT MODEL NUMBER?

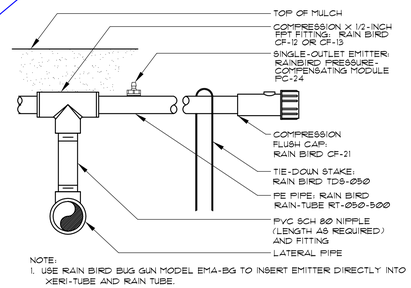


NOTE:
1. SEE "LOW-VOLUME LANDSCAPE IRRIGATION DESIGN MANUAL (D380300) FOR DRIPLINE EMITTER SPACING.
2. QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDANT ON TREE CANOPY SIZE.

7 L-3 **Dripline At Trees**

N. T. S.

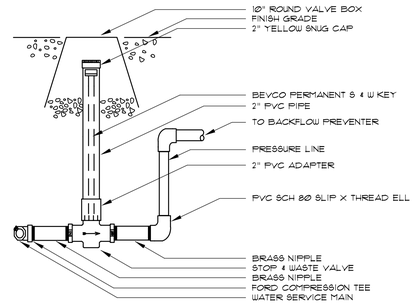
IS LD-XX-XX THE CORRECT MODEL NUMBER?



NOTE:
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE AND RAIN TUBE.

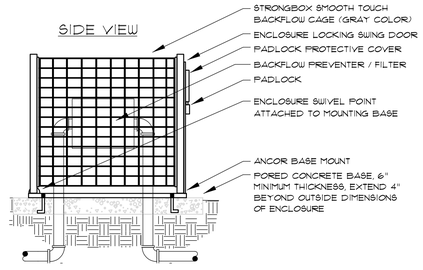
8 L-3 **PVC To PE Pipe Connection**

N. T. S.



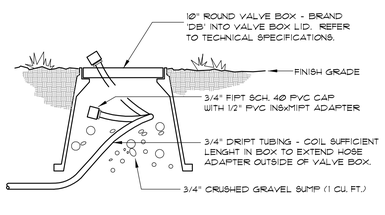
9 L-3 **Stop & Waste Valve**

N. T. S.



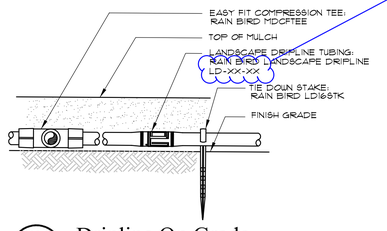
10 L-3 **Backflow / Filter Enclosure**

N. T. S.



11 L-3 **Compression Flush Cap**

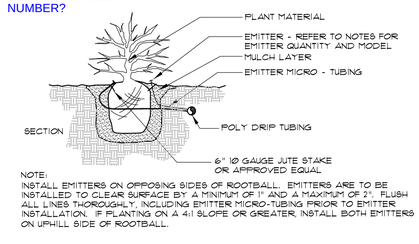
N. T. S.



12 L-3 **Dripline On Grade**

N. T. S.

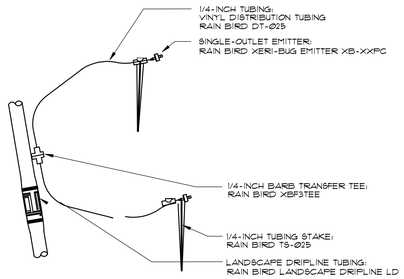
IS LD-XX-XX THE CORRECT MODEL NUMBER?



NOTE:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

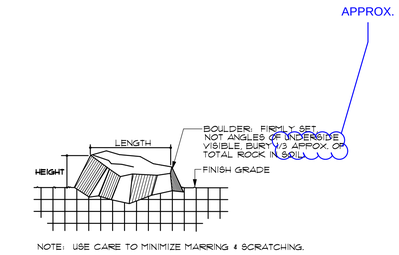
13 L-3 **Drip Emitter**

N. T. S.



14 L-3 **Dripline - Additional Emitters**

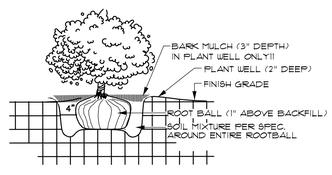
N. T. S.



NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

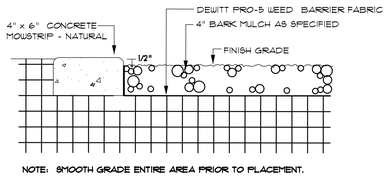
15 L-3 **Landscape Boulder**

N. T. S.



16 L-3 **Shrub Planting**

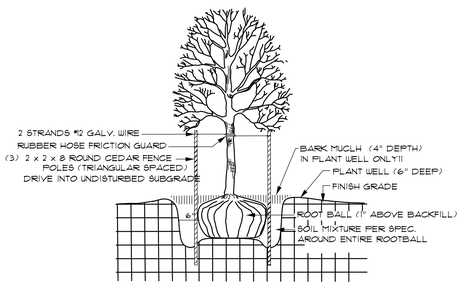
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

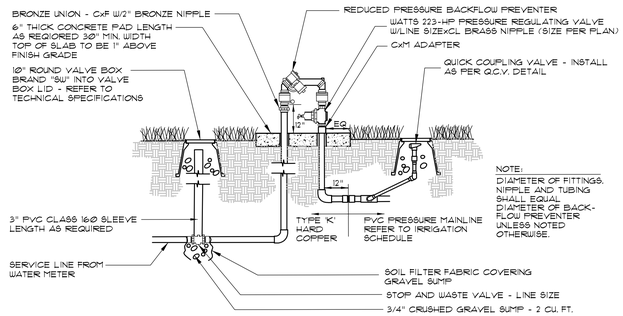
17 L-3 **Concrete Mowstrip**

N. T. S.



18 L-3 **Tree Planting**

N. T. S.



NOTE:
DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.

19 L-3 **Backflow Prevention Device**

N. T. S.

Include the applicable American Fork City Standard Details

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 DIAZ LOPEZ — 08380 — LICENSED LANDSCAPE ARCHITECT — 02-06-24

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: 02-06-24
REVISIONS: XX-XX-XX

SHEET TITLE
Installation Details Plan

SHEET NUMBER
L-3