AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
January 20, 2026
Tuesday 8:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on January 20, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 8:00 AM. The agenda shall be as follows:

1. **Regular Session**
    a. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of DRC 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 December 22, 2025, Development Review Committee minutes.

3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Amended Commercial Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)
    a. Review and action on an application for a Preliminary Plan, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Preliminary Plan will be for approximately 1.43 acres and will be in the Planned Industrial (PI-1) Zone.
    b. Review and action on an application for a Preliminary Plan, known as Climb Concrete, located at 300 E 1700 S, American Fork City. The Preliminary Plan will be for approximately 5.0 acres and will be in the Industrial (I-1) Zone.

4. **Adjournment**

Dated this 15th day of January 2026

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

December 22nd, 2025

The American Fork City Development Review Committee met in a regular session on December 22nd, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Chief Building Official: Dan Loveland

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I
Ben Hunter	City Engineer

Others Present:

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the December 15th, 2025, Development Review Committee Regular Session.

Sam Kelly mentioned that there was a minor change that needed to be made to the motion on item a. from the last meeting. His motion was read to 'recommend approval', and because the

DRC is the approval body on that project, the motion should have been to 'approve'. That change will be made to the motion on item a. from the December 15th, 2025, DRC meeting minutes. There was some discussion between staff and the committee about what items are approved by the committee; it was also noted that the appeal board for the DRC is the City Council.

Sam Kelly motioned to approve the Common Consent agenda

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	**AYE**
Sam Kelly	**AYE**

The motion passed

ACTION ITEMS

a. **Review and action on an application for a Residential Accessory Structure Site Plan, known as Young Garage, that is 200 square feet or greater, located at approximately 131 S 300 E, American Fork City. The Accessory Structure will be on approximately .411 acres and will be in the R-2-7500 Residential Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 200 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. There are no conditions of approval, and the project meets the code requirements, there is however a structure on the property that the applicant will have removed before the new building is completed.

Sam Kelly verified that on the Building Department level, a Certificate of Occupancy will not be issued until the other building on the property has obtained the required permitting and has been demoed.

Dan Loveland confirmed.

Ben Hunter also verified that the project looks good on the engineering side.

Dan Loveland moved to approve the proposed Residential Accessory Structure that is in excess of 200 square feet, located at approximately 131 S 300 E, American Fork City, UT 84003, in the R-2-7500 Residential Zone.

Sam Kelly seconded the motion

Voting was as follows:

Dan Loveland	**AYE**
Sam Kelly	**AYE**

The motion passed

Other Business

There was no other business to discuss

Adjournment

Sam Kelly motioned to adjourn the meeting.

Dan Loveland seconded the motion.

Voting was as follows:

Dan Loveland	**AYE**
Sam Kelly	**AYE**

The motion passed

Meeting adjourned at 10:13 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: January 20, 2026

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Climb Concrete, located at 300 E 1700 S, American Fork City. The Preliminary Plan will be for approximately 5.0 acres and will be in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Parcel ID:		13:078:0103
Project Type:		Commercial Preliminary Plat
Applicants:		Michael Frost and Chris Huntsman
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		I-1 Industrial
Surrounding Zoning:	North	PI-1 Planned Industrial
	South	M-1 Marina
	East	M-1 Marina
	West	I-1 Industrial and SP Shoreline Protection
Square Footage (By Use)		6,118 sq. Ft. Office-Warehouse and Outdoor Storage
Parking Requirement		4 spaces per 1000 sq ft Office 1 space per 1000 sq ft Warehouse

Background

The applicant has applied for a Preliminary Plat to develop an Industrial Property. The project looks to provide an office-warehouse and outdoor storage of Climb Concrete. The southern portion of the lot near Utah Lake is not being developed.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
B. A geotechnical report for the project area
C. Evidence of payment of the required review fee.
D. Evidence of water right proposed to be conveyed to the city.
E. Evidence of review of the proposed project by required public utility agencies.
F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development

regulations and policies.

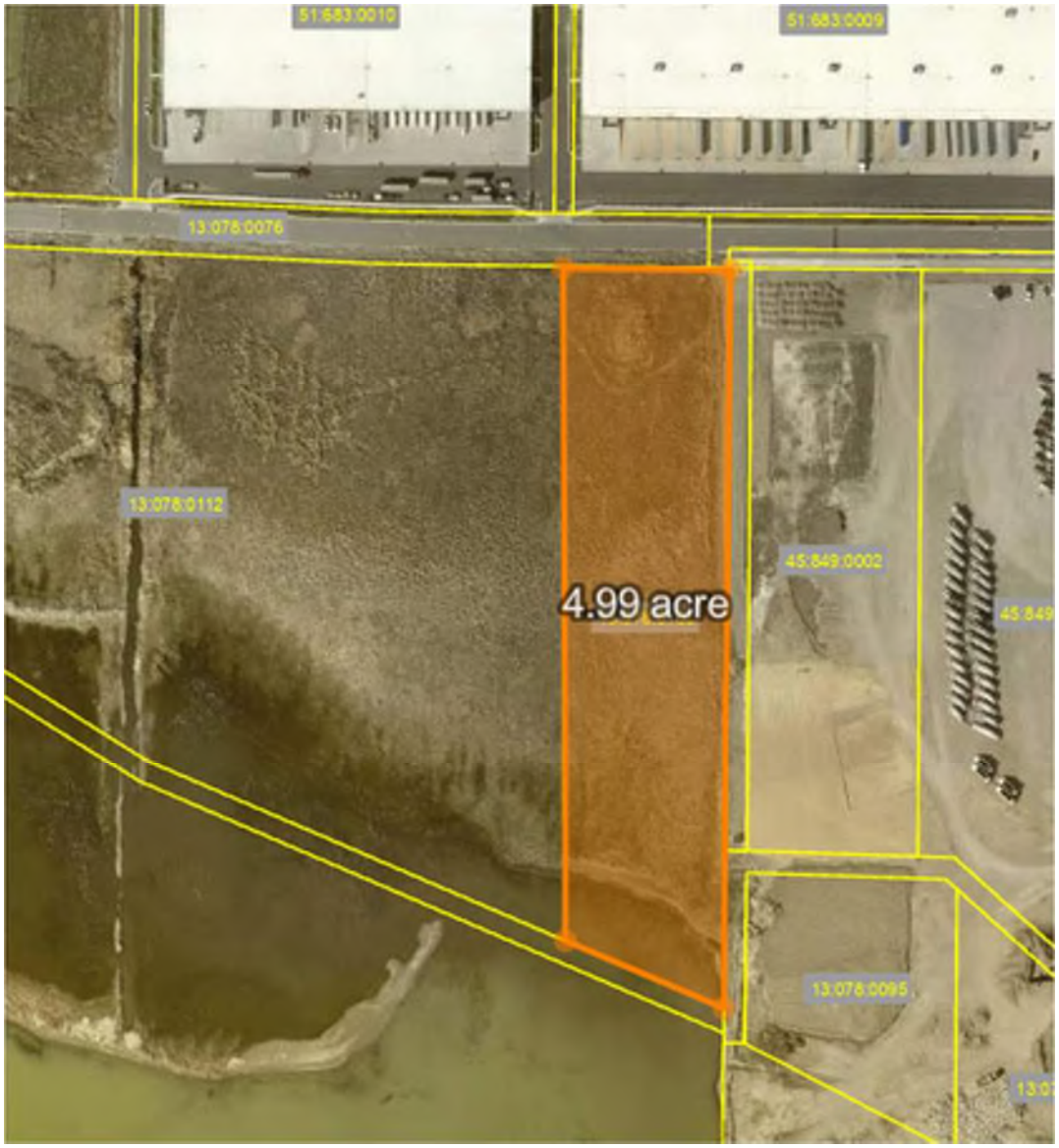
Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Findings of Fact

1. The Preliminary Plat meets the requirements of Section 17.4.503.
2. The Preliminary Plat meets the requirements of Section 17.7.202 - Section 17.7.205.

Project Map


51:683:0010
51:683:0009
13:078:0076
13:078:0112
4.99 acre
45:849:0002
13:078:0095

Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Preliminary Plat meets the requirements of Section 17.7.202 - Section 17.7.205. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at 300 E 1700 S, American Fork City, in the Industrial (I-1) Zone.

Denial

I move to deny the proposed Preliminary Plat, located at 300 E 1700 S, American Fork City, in the Industrial (I-1) Zone.

Table

I move to table action for the proposed Preliminary Plat, located at 300 E 1700 S, American Fork City, in the Industrial (I-1) Zone and instruct staff/developer to……..

American American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 01/06/2026	Water/PI Division Reviewed jbrems 01/13/2026
EC/LID Reviewed tmezenen 01/13/2026	**Fire Reviewed** **M.Sacco** **01/13/2026**
	Engineering Division Reviewed rburkhill 01/14/2026
Public Infrastructure Reviewed cscott 01/13/2026	Planning and Zoning Reviewed copperman 01/14/2026
Communications Reviewed MHunsaker 01/14/2026	Streets Division Reviewed ehyde 01/14/2026

No comments

No comments

CLIMB CONCRETE COMMERCIAL DESIGN DELIVERABLES

300 EAST 1700 SOUTH AMERICAN FORK, UT 12/23/2025

Next Step

Proceed to the Development Review Committee on 01/20/2026

AREA TABULATIONS, SF		
IMPERMEABLE	34,937	35.41%
LANDSCAPE	5,107	5.18%
GRAVEL	58,613	59.41%
TOTAL	98,657	100.00%

VICINITY MAP
NTS



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND & NOTES
C100	DEMO PLAN
C101	SITE PLAN
C102	UTILITY PLAN
C103	GRADING & DRAINAGE PLAN
C104	STORMWATER CALCULATIONS
C105	EROSION CONTROL PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS

PROJECT CONTACTS:

1. CIVIL ENGINEER:
   WESTON SOUTHWICK
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   WSOUTHWICK@CSG.WORK
   P. 801.368.2060
2. SURVEYOR
   CURTIS BOWN
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   CBOWN@CSG.WORK
   P. 435.720.3761
3. AMERICAN FORK CITY ENGINEER
   BEN HUNTER
   275 E 200 N
   AMERICAN FORK, UT 84003
   BHUNTER@AMERICANFORK.GOV
   P. 801.763.3060
4. AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT:
   275 E 200 N
   AMERICAN FORK, UT 84003
   P. 801-763-3060
5. AMERICAN FORK FIRE & RESCUE DEPARTMENT:
   FIRE MARSHAL: MAT SACCO
   96 N CENTER ST
   AMERICAN FORK, UT 84003
   MSACCO@AMERICANFORK.GOV
   P. 801.763.3045
6. ROCKY MOUNTAIN POWER:
   BUILDER'S HOTLINE
   1.800.469.3981
   ROCKYMOUNTAINPOWER.NET
7. UTAH STORM WATER PERMIT:
   UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
   DIVISION OF WATER QUALITY
   195 N 1950 W
   SALT LAKE CITY, UTAH 84116
   P. 801.536.4000
   https://deq.utah.gov/water-quality/updes-ereporting#construction
8. ENBRIDGE GAS:
   JEREMY LITTERAL
   JEREMY.D.LITTERAL@DOMINIONENERGY.COM
   P. 385.315.8599

VARIOUS SONGBIRD/MIGRATORY BIRD SPECIES ARE LIKELY TO OCCUR/AND/OR HAVE BEEN OBSERVED ON THIS PROPERTY BEFORE. THESE BIRDS ARE LIKELY PROTECTED UNDER THE MIGRATORY BIRD TREATY ACT OF 1918 (MBTA). THIS ACT DOES NOT ALLOW ANYONE TO KILL, CAPTURE, ATTEMPT TO CAPTURE, TRADE, OR TRANSPORT PROTECTED MIGRATORY BIRD SPECIES WITHOUT AUTHORIZATION FROM THE USFWS. DISTURBANCES ASSOCIATED WITH CONSTRUCTION SUCH AS NOISE, VIBRATIONS, TREE CUTTING, ETC. THAT WOULD CAUSE A BIRD TO ABANDON ITS NEST ARE ILLEGAL UNDER THE MBTA.

TO COMPLY WITH THE MBTA DURING CONSTRUCTION:

1. NO NESTING VEGETATION (WHICH CAN INCLUDE TREES, SHRUBS, AND HERBACEOUS VEGETATION SUCH AS GRASSES AND FORBS) CLEARING CAN OCCUR DURING THE TYPICAL NESTING/BROOD REARING PERIOD FROM APRIL 1 THROUGH AUGUST 30.
2. CONTRACT WITH A QUALIFIED WILDLIFE BIOLOGIST TO PERFORM A NEST CLEARING SURVEY IMMEDIATELY PRIOR (WITHIN 3 DAYS) TO CONSTRUCTION ACTIVITIES IF ANY VEGETATION CLEARING IS REQUIRED DURING THE NESTING/BROOD-REARING PERIOD.
3. IF ACTIVELY NESTING/BROOD-REARING BIRDS ARE FOUND WITHIN OR REASONABLY NEAR (WITHIN 200 FEET) THE VEGETATION CLEARANCE AREA, CLEARANCE AND CONSTRUCTION SHOULD BE POSTPONED UNTIL BREEDING ACTIVITY IS COMPLETED (AS DETERMINED BY A QUALIFIED WILDLIFE BIOLOGIST).

IF CULTURAL RESOURCES ARE INADVERTENTLY DISCOVERED DURING DEVELOPMENT, ALL GROUND-DISTURBING ACTIVITIES MUST TEMPORARILY CEASE WITHIN THE LOCATION OF THE DISCOVERY, AND THE FIND IMMEDIATELY REPORTED TO DR. CHRIS MERRITT (801-245-7263 OR CMERRITT@UTAH.GOV) AT THE UTAH SHPO. DR. MERRITT WILL PROVIDE GUIDANCE IN THE EVENT OF AN INADVERTENT DISCOVERY OF CULTURAL RESOURCES.

PARKING TABULATIONS	
GENERAL BUSINESS OFFICE USE	
GROSS FLOOR AREA	7650 SF
REQUIRED PARKING STALLS	31
WAREHOUSE USE	
GROSS FLOOR AREA	4978 SF
REQUIRED PARKING STALLS	5
TOTAL REQUIRED PARKING STALLS	36

Just as a reminder, certificate of occupancy will not be permitted until the private sewer lift station you are connecting to meets code compliance as previously outlined and discussed.

STANDARD DRAWINGS & SPECIFICATIONS:

1. AMERICAN FORK CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.
2. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

AMERICAN FORK CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENTS FOR THIS PROJECT HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ _____ DATE:_____

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

FEMA FLOOD HAZARD ZONE AE
PANEL #: 49049C0308F
EFFECTIVE 6/19/2020
100-YR FLOOD ELEVATION: 4,498'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

COVER

C001

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C001 COVER

GENERAL

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION.
3. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
4. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CIVIL SOLUTIONS GROUP DOES NOT CONTROL OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
8. CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
10. CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

SAFETY AND RESPONSIBILITY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY. INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
3. ALL CONSTRUCTION FENCING, EROSION CONTROL TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE.
4. CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

SURVEY AND EXISTING CONDITIONS

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HANDHOLES, JUNCTIONS, ETC) AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BEING IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
2. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER CONSTRUCTION AND SITE MAINTENANCE
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
4. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

PAVEMENTS AND COMPACTION

1. ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
2. IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
3. SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS, THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
   a. THE MINIMUM RELATIVE DENSITY SHALL BE 96% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
   b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
   c. THE MINIMUM RELATIVE DENSITY SHALL BE 92% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.
4. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO APWA 245 UTILIZING A HIGH-WOVEN FABRIC COMPACTED TO 95% AND PER GEOTECHNICAL REPORT.
5. UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 10" MIN.
6. ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

COORDINATION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
2. ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING IMPROVEMENTS DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXITING UTILITIES AND IMPROVEMENTS, EXCAVATION SUPPORT, PHASING OF WORK AND TRAFFIC CONTROL.
6. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTION OR SERVICE.
7. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY OWNER'S PERMISSION.
8. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. AT THE OWNERS DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON SITE ENGINEER.
10. PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
11. CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

UTILITIES

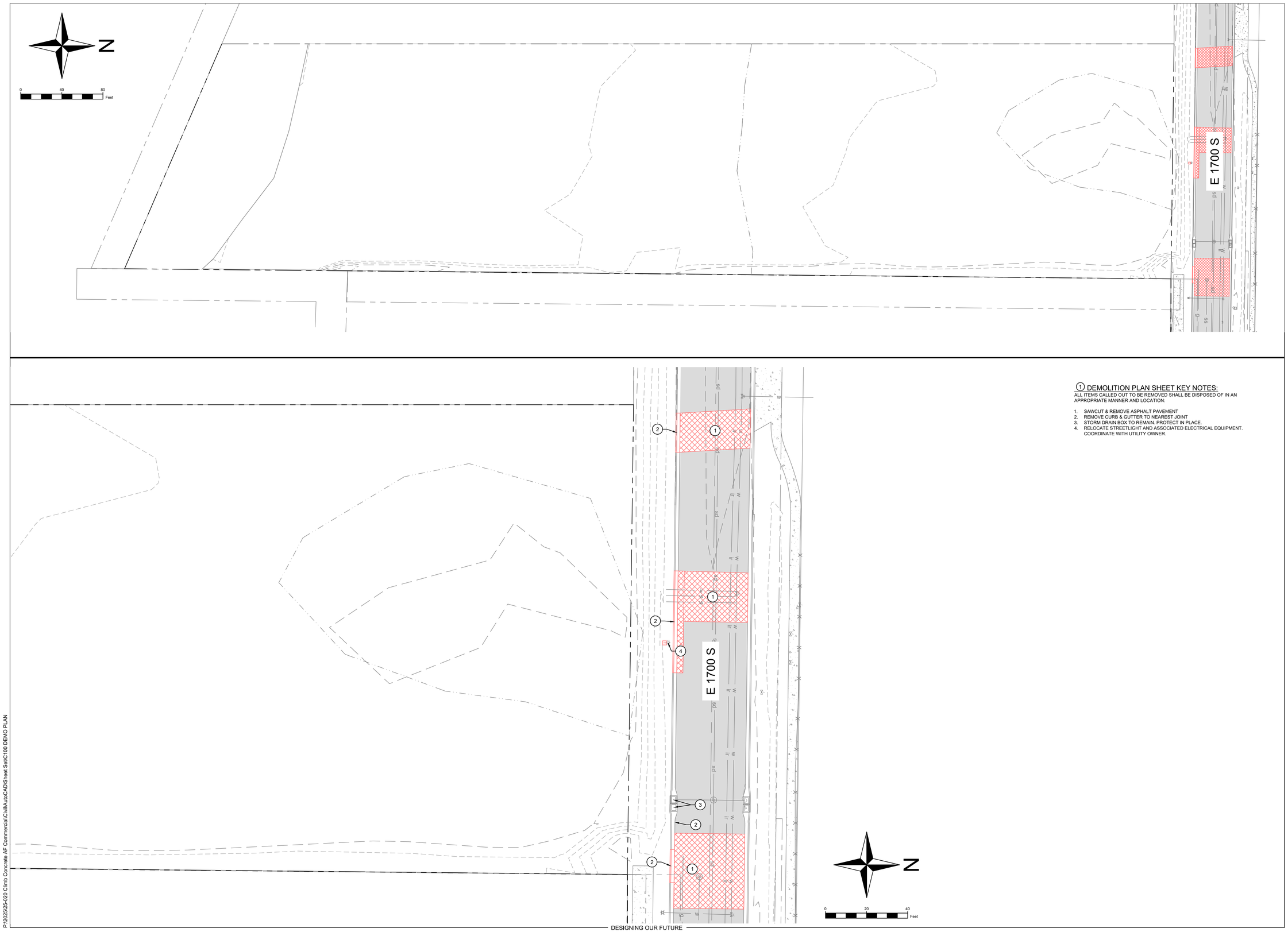
1. WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER AMERICAN FORK CITY AND/OR APWA DRAWINGS AND SPECIFICATIONS.
2. ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
3. CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE MUNICIPAL DETAIL DRAWINGS. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.
4. BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER MUNICIPALITY STANDARDS AND SUBMIT RESULTS TO MUNICIPALITY AND ENGINEER.
5. ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE MUNICIPALITY. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE MUNICIPAL INSPECTOR.
6. ALL EXISTING AND PROPOSED MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER MUNICIPAL OR APWA STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
7. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER MUNICIPALITY OR APWA.
8. DETECTABLE WARNING TAPE AND DEDICATED TRACING WIRE SHALL BE PROVIDED FOR ALL SUBSURFACE UTILITIES. THIS SHALL BE BURIED A MAXIMUM OF 18" DEEP.
9. THE TOPS, RIMS, GRATES, COVERS, ETC. OF ANY UTILITY STRUCTURE THAT IS TO REMAIN SHALL BE ADJUSTED TO MATCH FLUSH WITH FINAL GRADE. ALL NEW COMPONENTS SHALL SIMILARLY BE INSTALLED FLUSH WITH FINAL GRADE.
10. FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
11. THE SCOPE OF THE ELECTRICAL, COMMUNICATION, AND GAS FACILITIES SHOWN IN THESE PLANS ARE DIAGRAMMATIC. CIVIL SOLUTIONS GROUP DID NOT DESIGN OR COORDINATE THESE ELEMENTS. DESIGN AND COORDINATION OF THESE FACILITIES ARE BY OTHERS. NOT ALL COMPONENTS OF THE EXISTING FACILITIES OR THE PROPOSED FACILITIES ARE SHOWN. CONTRACTOR IS TO INCLUDE ALL REQUIRED COMPONENTS IN SCOPE.
12. ALL CONDUIT SHALL BE RIGID PVC ELECTRICAL CONDUIT, NEMA TC2 AND UL-651. FITTINGS AND CONDUIT BODIES SHALL BE PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT SHALL MEET ASTM F656 AND D2564 REQUIREMENTS. PULL ROPE SHALL BE ¾ INCH DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE. SEAL ALL ENDS WITH BLANK DUCT PLUGS, SECURE ROPE TO DUCT PLUG.
13. ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS, APWA SPECIFICATIONS, CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURERS QUALIFIED INSTRUCTOR AND BE QUALIFIED/FACTORY CERTIFIED BEFORE INSTALL.

STORMWATER POLLUTION PREVENTION

14. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923) AND SHALL BE COMPLIANT WITH THE MUNICIPALITIES MS4 REQUIREMENTS. A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SWPPP, THE FILING OF PERMITS, MAINTENANCE OF BMP'S, AND ALL OTHER ITEMS ASSOCIATED WITH SWPPP AND MS4 COMPLIANCE.
16. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
17. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
18. ALL BMP'S SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING AND A NOTICE OF TERMINATION IS FILED.
19. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).

ADA COMPLIANCE GENERAL NOTES (SITE DEVELOPMENT PLANS)

20. ACCESSIBLE PEDESTRIAN PATHWAYS
    20.1. CONTINUOUS ACCESSIBLE ROUTE: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ROUTE CONNECTING ALL ACCESSIBLE PARKING SPACES, BUILDING ENTRANCES, AND SITE AMENITIES. THIS ROUTE SHALL BE AT LEAST 36 INCHES WIDE (CLEAR) WITH NO ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH (CHANGES UP TO 1/2 INCH MUST BE BEVELED). RUNNING SLOPES SHALL NOT EXCEED 5% (1:20), AND CROSS SLOPES SHALL NOT EXCEED 2% (1:48). ANY WALKWAY SEGMENT WITH A SLOPE >5% SHALL BE TREATED AS A RAMP AND COMPLY WITH RAMP REQUIREMENTS.
    20.2. SURFACE CHARACTERISTICS: THE CONTRACTOR SHALL ENSURE ALL ACCESSIBLE WALKWAYS ARE FIRM, STABLE, AND SLIP-RESISTANT, FREE OF MUD, SAND, DEBRIS, AND OTHER IMPEDIMENTS.
    20.3. VERTICAL CLEARANCE & PROTRUSIONS: THE CONTRACTOR SHALL MAINTAIN AT LEAST 80 INCHES OF VERTICAL CLEARANCE ON ALL PEDESTRIAN PATHS. NO PROTRUDING OBJECTS SHALL EXTEND MORE THAN 4 INCHES FROM WALLS BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR/GROUND SURFACE.
21. CURB RAMPS AND RAMPS
    21.1. SLOPES & DIMENSIONS: THE CONTRACTOR SHALL CONSTRUCT ALL CURB RAMPS AND RAMPS ON ACCESSIBLE ROUTES WITH A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) AND A CROSS SLOPE ≤ 2% (1:48). EACH RAMP OR CURB RAMP SHALL HAVE A CLEAR WIDTH OF AT LEAST 36 INCHES.
    21.2. LANDINGS: THE CONTRACTOR SHALL PROVIDE A LEVEL LANDING (≤2% SLOPE) AT THE TOP OF EACH CURB RAMP, AT LEAST 36 INCHES IN LENGTH AND AT LEAST AS WIDE AS THE RAMP. THE BOTTOM TRANSITION TO THE STREET/DRIVE MUST ALSO BE FLUSH AND SMOOTH.
    21.3. FLARES/SIDE SLOPES: WHERE CURB RAMP SIDES ARE EXPOSED AND WITHOUT HANDRAILS, THE CONTRACTOR SHALL PROVIDE FLARED SIDES ≤1:10. IF SITE CONSTRAINTS PROHIBIT A TOP LANDING, FLARED SIDES (≤1:12) MAY BE USED TO ACCOMMODATE CROSSING FROM THE SIDE.
    21.4. DETECTABLE WARNINGS: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES (TRUNCATED DOMES) 24 INCHES DEEP ACROSS THE FULL WIDTH OF EACH CURB RAMP OR FLUSH TRANSITION.
    21.5. HANDRAILS (IF APPLICABLE): FOR ANY RAMP (NOT CURB RAMP) WITH A RISE >6 INCHES OR LENGTH >6 FEET, THE CONTRACTOR SHALL INSTALL HANDRAILS ON BOTH SIDES, MOUNTED 34–38 INCHES ABOVE THE RAMP SURFACE, AND EXTEND THEM AT LEAST 12 INCHES BEYOND THE RAMP RUN AT TOP AND BOTTOM.
22. ACCESSIBLE PARKING
    22.1. MINIMUM NUMBER OF SPACES: THE CONTRACTOR SHALL PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE TOTAL PARKING COUNT AND ADA STANDARDS. AT LEAST ONE OF EVERY SIX (BUT MINIMUM ONE) OF THE REQUIRED ACCESSIBLE SPACES MUST BE VAN-ACCESSIBLE.
    22.2. SPACE DIMENSIONS: EACH STANDARD ACCESSIBLE SPACE SHALL BE AT LEAST 96 INCHES WIDE WITH A 60-INCH-WIDE ACCESS AISLE. VAN-ACCESSIBLE SPACES SHALL EITHER BE 132 INCHES WIDE WITH A 60-INCH AISLE OR 96 INCHES WIDE WITH A 96-INCH AISLE. SLOPES IN PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
    22.3. PARKING SIGNAGE: THE CONTRACTOR SHALL INSTALL UPRIGHT SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT EACH ACCESSIBLE SPACE. VAN-ACCESSIBLE SPACES REQUIRE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE." SIGN BOTTOMS SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND AND CLEARLY VISIBLE.
    22.4. LOCATION AND SLOPE: THE CONTRACTOR SHALL LOCATE ACCESSIBLE PARKING NEAR THE CLOSEST ACCESSIBLE ENTRANCE, CONNECTED TO AN ADA-COMPLIANT ROUTE. SPACES AND ACCESS AISLES SHALL MAINTAIN SLOPE ≤2%. WHEEL STOPS OR CURBS SHALL PREVENT VEHICLES FROM ENCROACHING ON WALKWAYS OR REDUCING AISLE WIDTH.
23. BUILDING ENTRANCES AND ACCESS
    23.1. ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE AT LEAST ONE PRIMARY ACCESSIBLE ENTRANCE PER BUILDING, CONNECTED VIA AN ACCESSIBLE ROUTE TO SITE ARRIVAL POINTS (PARKING, SIDEWALKS, LOADING ZONES).
    23.2. SIGNAGE FOR INACCESSIBLE ENTRANCES: IF ANY PRIMARY ENTRANCE IS NOT ACCESSIBLE, THE CONTRACTOR SHALL INSTALL SIGNAGE DIRECTING USERS TO THE NEAREST ACCESSIBLE ENTRANCE.
24. SIGNAGE (DIRECTIONAL & INFORMATIONAL)
    24.1. ENTRANCE AND ROUTE SIGNAGE: THE CONTRACTOR SHALL PROVIDE CLEAR SIGNAGE IDENTIFYING ACCESSIBLE ROUTES AND ENTRANCES. INACCESSIBLE ENTRANCES SHALL INCLUDE SIGNS DIRECTING TO THE ACCESSIBLE ROUTE OR ENTRANCE.
    24.2. PARKING AND LOADING SIGNS: THE CONTRACTOR SHALL INSTALL ISA SYMBOL SIGNS FOR ALL ACCESSIBLE PARKING SPACES. ANY ACCESSIBLE PASSENGER LOADING ZONES SHALL HAVE APPROPRIATE MARKINGS AND SIGNS.
    24.3. DIRECTIONAL WAYFINDING: WHERE THE ACCESSIBLE PATH DIFFERS FROM REGULAR ROUTES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE (ISA SYMBOLS AND ARROWS). ALL SIGNAGE SHALL BE HIGH-CONTRAST, VISIBLE, AND MOUNTED AT ~4–5 FEET ABOVE GROUND.
25. OUTDOOR AMENITIES & SITE ELEMENTS
    25.1. BENCHES AND SEATING: THE CONTRACTOR SHALL PROVIDE A CLEAR, LEVEL SPACE (30"×48") ADJACENT TO OR AT ONE END OF BENCHES FOR WHEELCHAIR SEATING. SLOPES ≤2%.
    25.2. PICNIC TABLES: THE CONTRACTOR SHALL ENSURE A MINIMUM OF 5% OF PICNIC TABLES (OR AT LEAST ONE, WHICHEVER IS GREATER) ARE ACCESSIBLE, WITH PROPER KNEE CLEARANCE (27" MIN. HEIGHT, 30" WIDE, 19" DEEP) AND A FIRM, LEVEL SURROUNDING SURFACE.
    25.3. BUS STOPS/TRANSIT SHELTERS: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE BOARDING/ALIGHTING PAD AT LEAST 96 INCHES LONG BY 60 INCHES WIDE, ≤2% CROSS SLOPE, FIRMLY CONNECTED TO THE ACCESSIBLE PATH.
    25.4. PASSENGER LOADING ZONES: THE CONTRACTOR SHALL PROVIDE A DESIGNATED ACCESSIBLE ZONE AT ANY PASSENGER DROP-OFF, WITH A 96-INCH-WIDE VEHICLE SPACE, 20-FOOT LENGTH, AND A 60-INCH-WIDE ACCESS AISLE, ALL ≤2% SLOPE, AND AT LEAST 114 INCHES OF VERTICAL CLEARANCE. LONGER LOADING ZONES (OVER 100 FEET IN LENGTH) SHALL HAVE ADDITIONAL ACCESSIBLE ZONES AS REQUIRED.
26. GENERAL COMPLIANCE AND MAINTENANCE
    26.1. CONFORMANCE TO ADA STANDARDS: THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION COMPLIES WITH THE CURRENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (AND ANY APPLICABLE LOCAL/STATE CODE IF MORE STRINGENT). FIELD-VERIFIED SLOPES AND DIMENSIONS MUST MEET OR EXCEED THESE REQUIREMENTS.
    26.2. UPKEEP OF ROUTES & FEATURES: THE CONTRACTOR SHALL KEEP ALL ACCESSIBLE ROUTES, RAMPS, AND PARKING STALLS FREE OF OBSTRUCTIONS (EQUIPMENT, MATERIALS, DEBRIS, VEHICLES) AND PROMPTLY CLEAR SNOW, ICE, OR WATER. VEHICLES SHALL NOT BLOCK CURB RAMPS OR SIDEWALKS AT ANY TIME.
    26.3. SIGNAGE AND MARKINGS: THE CONTRACTOR SHALL ENSURE THAT ALL ACCESSIBILITY SIGNS AND PAVEMENT MARKINGS ARE CLEARLY VISIBLE AND MAINTAINED. RE



1 DEMOLITION PLAN SHEET KEY NOTES:

ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:

1. SAWCUT & REMOVE ASPHALT PAVEMENT
2. REMOVE CURB & GUTTER TO NEAREST JOINT
3. STORM DRAIN BOX TO REMAIN. PROTECT IN PLACE.
4. RELOCATE STREETLIGHT AND ASSOCIATED ELECTRICAL EQUIPMENT. COORDINATE WITH UTILITY OWNER.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

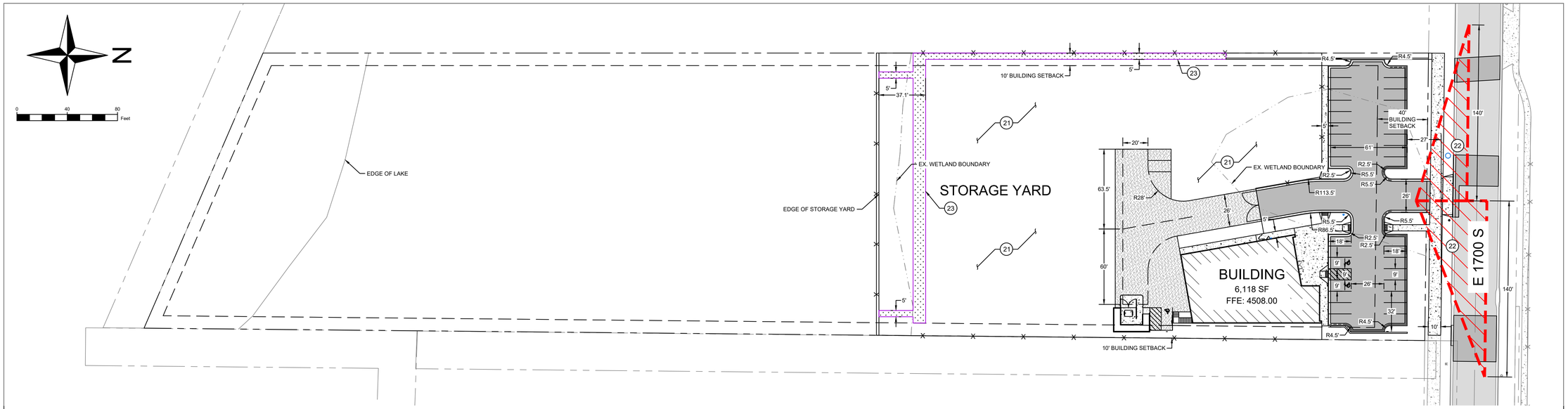
MARK:	DATE:	DESCRIPTION:

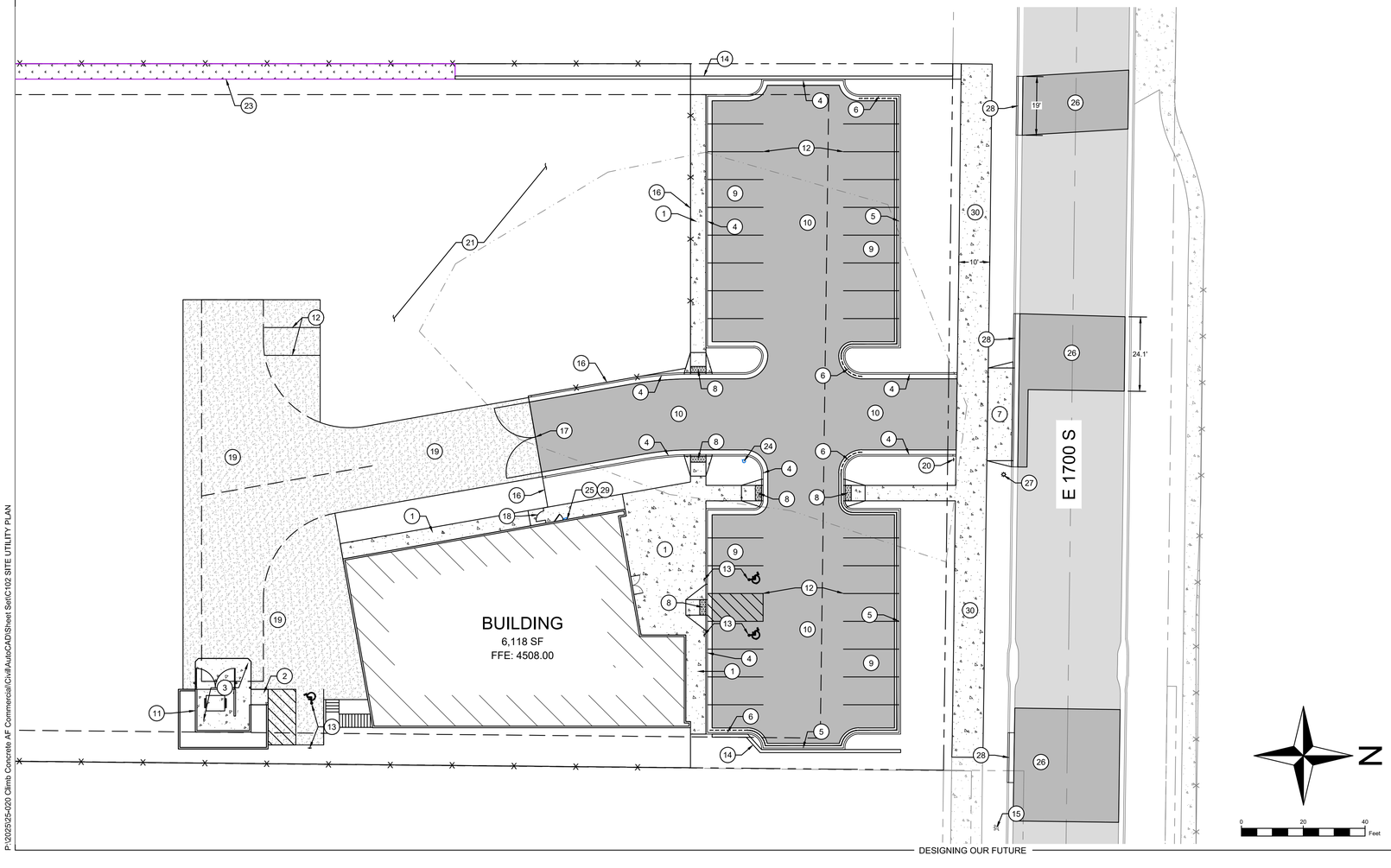
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DEMO PLAN

C100





1 SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (2/C501)
2. STANDARD DUTY CONCRETE PAVEMENT (6/C501)
3. HEAVY DUTY CONCRETE PAVEMENT (7/C501)
4. CATCH CURB & GUTTER (2/C502)
5. SPILL CURB & GUTTER (2/C502)
6. TRANSITION BETWEEN CATCH AND SPILL CURB & GUTTER
7. CONCRETE DRIVEWAY APPROACH (1/C501)
8. ADA RAMP (3/C501)
9. STANDARD DUTY ASPHALT PAVEMENT (4/C501)
10. HEAVY DUTY ASPHALT PAVEMENT (5/C501)
11. DUMPSTER ENCLOSURE (1/C502)
12. 4" YELLOW PAINT STRIPE
13. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS (4/C502)
14. CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS.
15. EXISTING FIRE HYDRANT
16. FENCE. SEE LANDSCAPE PLANS.
17. VEHICLE GATE. SEE LANDSCAPE PLANS.
18. PEDESTRIAN GATE. SEE LANDSCAPE PLANS.
19. HEAVY DUTY RAP PAVEMENT (6/C505)
20. STOP SIGN
21. ROADBASE
22. CLEAR SIGHT TRIANGLE
23. BIOSWALE. SEE LANDSCAPE PLANS.
24. FIRE HYDRANT (8/C505)
25. FIRE DEPARTMENT CONNECTION. SEE ARCHITECTURAL PLANS.
26. ASPHALT PAVEMENT. MATCH EXISTING SECTION.
27. STREETLIGHT
28. CURB & GUTTER. MATCH EXISTING SECTION.
29. KNOX BOX LOCATION. SEE ARCHITECTURAL PLANS.
30. 10' CONCRETE SIDEWALK (2/C501)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 3/C505.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE 5.5' OFFSET FROM SIDE PROPERTY BOUNDARY. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1/C503.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 2/C503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 4/C505.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND AMERICAN FORK CITY.
17. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

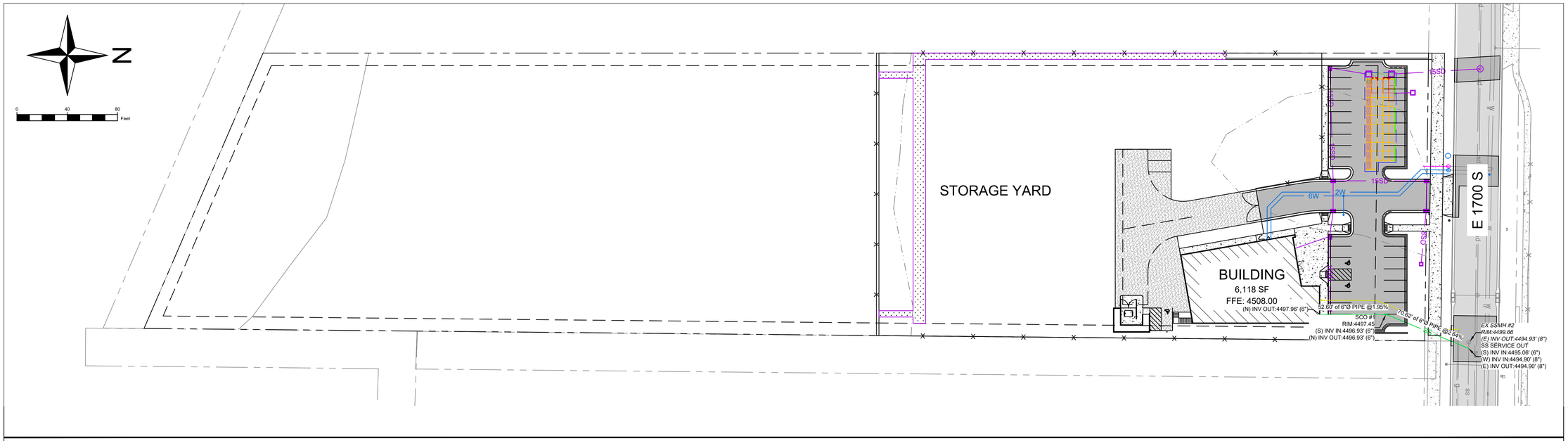
MARK:	DATE:	DESCRIPTION:

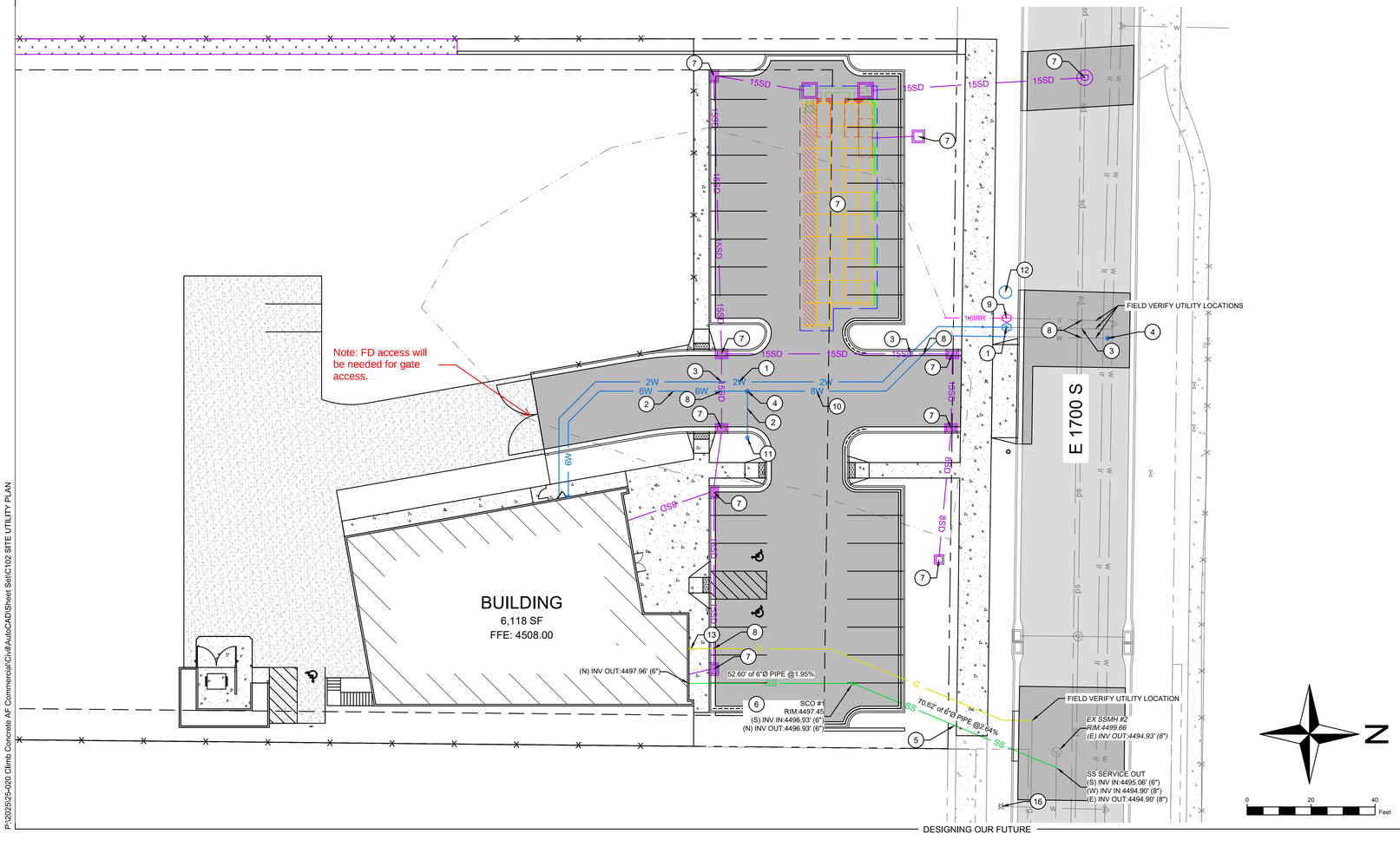
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MATTS SOUTHWICK
STATE OF UTAH

SITE PLAN

C101





1 UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 2"Ø WATER SERVICE & WATER METER, TYP. (1/C503)
2. 6"Ø FIRE LINE
3. CULINARY WATERLINE CROSSING. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION TO CONFLICTING WET UTILITY. LOOP WATERLINE AS NEEDED.
4. GATE VALVE, TYP.
5. 6"Ø SANITARY SEWER SERVICE (2/C503)
6. SANITARY SEWER CLEANOUT (5/C505)
7. STORM DRAIN SYSTEM (SEE GRADING & DRAINAGE PLAN, C103)
8. UTILITY CROSSING. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
9. 1.5"Ø IRRIGATION SERVICE & METER W/ BACKFLOW PREVENTOR (7/C505)
10. 8"Ø FIRE LINE
11. FIRE HYDRANT (8/C505)
12. GROUNDWATER MONITORING WELL (1/C506)
13. NATURAL GAS SERVICE

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 3/C505.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE 5.5' OFFSET FROM SIDE PROPERTY BOUNDARY. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1/C503.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 2/C503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 4/C505.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND AMERICAN FORK CITY.
17. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
18. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
19. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O' CLOCK OR TWO O' CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
20. NOTIFY CITY ENGINEER IF RUTTING AND/OR PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
21. ALL UTILITIES CONSTRUCTED BELOW GROUNDWATER LEVEL MUST HAVE CLAY DAMS.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

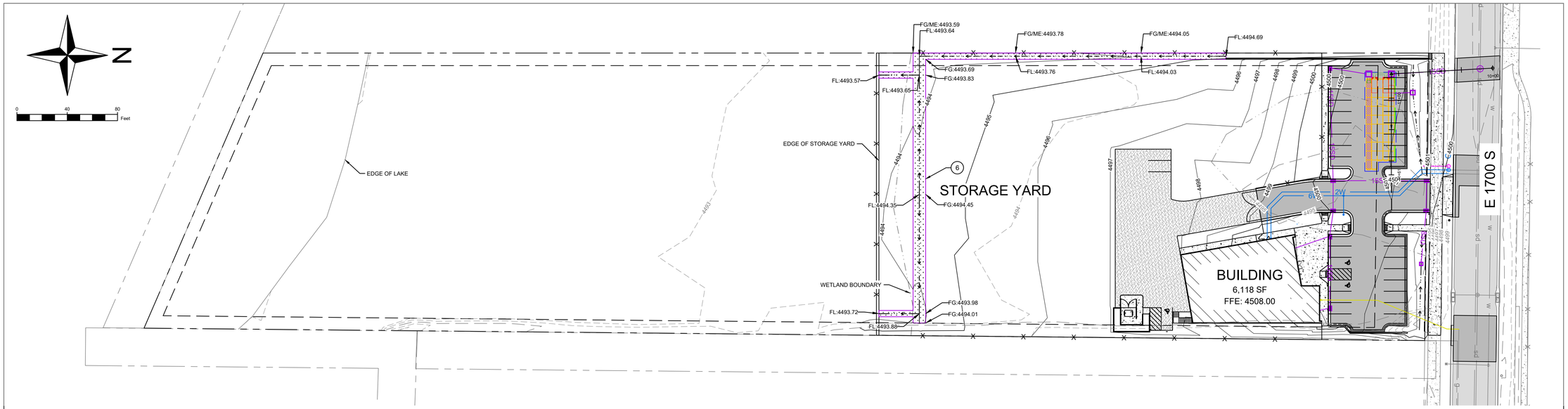
MARK:	DATE:	DESCRIPTION:

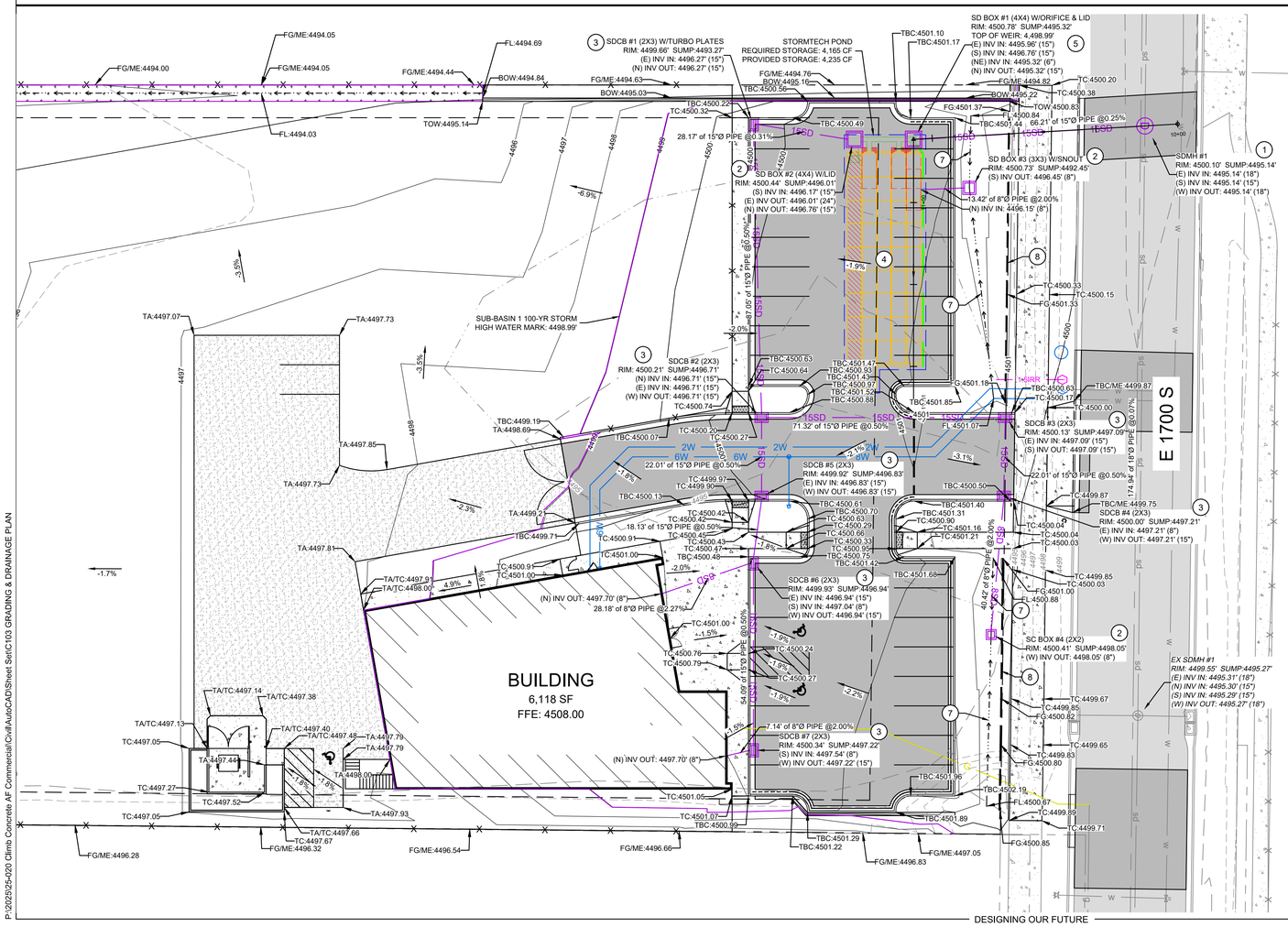
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

UTILITY PLAN

C102





1 GRADING SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. PRECAST MANHOLE (3/C503)
2. PRECAST BOX (4/C503)
3. CATCH BASIN (4/C503 & 1/C505)
4. STORMTECH SYSTEM (1/C504) OR EQUIVALENT STORAGE CAPACITY. IF CIP CONCRETE VAULT IS USED STRUCTURAL CALCULATIONS TO BE PROVIDED.
5. ORIFICE BOX (2/C505)
6. BIOSWALE (2/C506)
7. SWALE
8. BERM

LEGEND:

DIRECTION OF FLOW

GRADE BREAK/RIDGELINE/ LOW POINT (SEE ABOVE)

BASE FLOOD PLAIN ELEVATION PER FIRM: 4498

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

GRADING AND DRAINAGE GENERAL NOTES:

1. ALL PROPOSED DRAINAGE PIPES TO BE CONSTRUCTED OF DUAL-WALL CORRUGATED HDPE MATERIAL, UNLESS OTHERWISE NOTED
2. ALL OPEN-ENDED PIPES TO BE INSTALLED WITH A FLARED-END SECTION AND TRASH-GUARD.
3. CONTRACTOR TO INSTALL A HOOD & GRATE ON ALL CURB INLETS STRUCTURES.
4. INSTALL A GRATE ON ALL OTHER INLET STRUCTURES UNLESS OTHERWISE NOTED.
5. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
6. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE AND A MAXIMUM OF 5.0% LONGITUDINAL SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
7. STORM DRAIN PIPES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAIL 3/C505.
8. ALL STORM DRAIN STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAIL 1/C505.
9. ALL STORM DRAIN INLETS INSTALLED WITHIN THIS PROJECT, OR ANY EXISTING INLETS WITHIN 100' OF THIS PROJECT, ARE TO HAVE A GRAVEL SOCK INSTALLED AT THE RIM.
10. INSTALL SNOUT ON STORM DRAIN STRUCTURES PRIOR TO DETENTION/INFILTRATION AS NOTED ON PLANS PER DETAILS.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

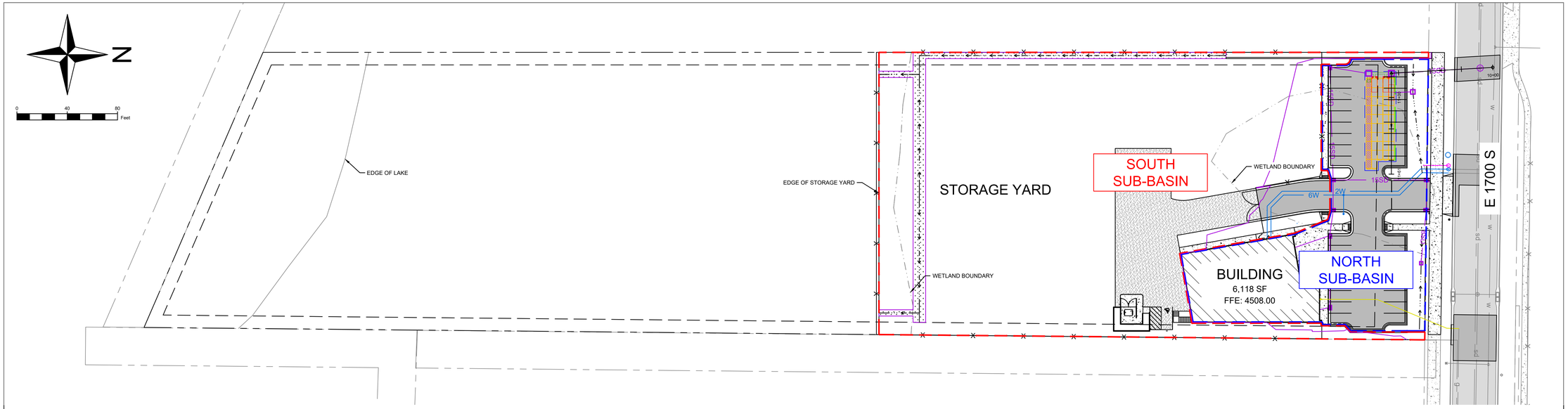
PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

GRADING & DRAINAGE PLAN

C103

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C103 GRADING & DRAINAGE PLAN

DESIGNING OUR FUTURE



NORTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-020 Climb Concrete
Date: 4-Nov-25
Location: American Fork
Project Area: 24655 sf = 0.57 ac
North Sub-Basin

Method: Rational

Post Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)					0.34		0.9	0.307
Grassed Open Space (slopes greater than 2%)					0.08		0.25	0.021
Graveled Areas					0.00		0.6	0.000
Building					0.14		0.9	0.126
				Total Area, A	0.57			
						Total Weighted Area		0.455
						Weighted Coefficient, C		0.80
						Frequency Factor, C_f		1.25

Design Storm: 100
Allowable Discharge, Q_a: 0.2 cfs/acre — 0.11 cfs

Time of Concentration, T_c: 5.0 min (5 minute minimum) Peak Flow, Q_P: 4.11 cfs

Duration, T (min)	Intensity, I (in/hr)	Pre-Dev. Runoff, Q (cfs)	Post-Dev. Runoff, Q (cfs)	Inflow Volume, V_i (CF)	Average Outflow Parameter, m	Average Outflow, Q_m (cfs)	Outflow Volume, V_o (CF)	Storage Req'd, S (CF)
5	7.240	1.54	4.11	1234	1.000	0.113	34	1200
10	5.600	1.19	3.18	1909	0.750	0.085	51	1858
15	4.610	0.98	2.62	2357	0.667	0.075	68	2289
30	3.040	0.65	1.73	3109	0.583	0.066	119	2990
60	1.830	0.39	1.04	3743	0.542	0.061	221	3522
120	1.030	0.22	0.59	4214	0.521	0.059	425	3789
180	0.740	0.16	0.42	4541	0.514	0.058	628	3913
360	0.420	0.09	0.24	5154	0.507	0.057	1240	3915
720	0.270	0.06	0.15	6627	0.503	0.057	2462	4165
1440	0.150	0.03	0.09	7364	0.502	0.057	4907	2456

$Q = C_f CIA$ $V_i = (CIA)T$ $m = \frac{1}{2}(1 + \frac{T_c}{T})$ $Q_m = mQ_a$ $V_o = Q_m T$ $S = V_i - V_o$

Storage Volume based on Modified Rational Method, FAA Method

Orifice Size Calculation

H = Head = W.S.E. - INV. =	3.67 ft
P.Q_a = Peak Allowable Discharge =	0.11 cfs
Orifice Diameter in inches = 6.12*(P.Q_a/(H^(1/2)))^(1/2) =	1.49 inches

SOUTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-020 Climb Concrete
Date: 4-Nov-25
Location: American Fork
Project Area: 74004 sf = 1.70 ac
South Sub-basin

Method: Rational

Post Development Area:								
Condition					Area (acres)		Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)					0.25		0.9	0.229
Grassed Open Space (slopes greater than 2%)					0.06		0.25	0.015
Graveled Areas					1.39		0.6	0.831
				Total Area, A	1.70			
						Total Weighted Area		1.075
						Weighted Coefficient, C		0.63
						Frequency Factor, C_f		1.25

Design Storm: 100
Allowable Discharge, Q_a: 0.2 cfs/acre — 0.34 cfs

Time of Concentration, T_c: 32.9 min (5 minute minimum) Peak Flow, Q_P: 2.62 cfs

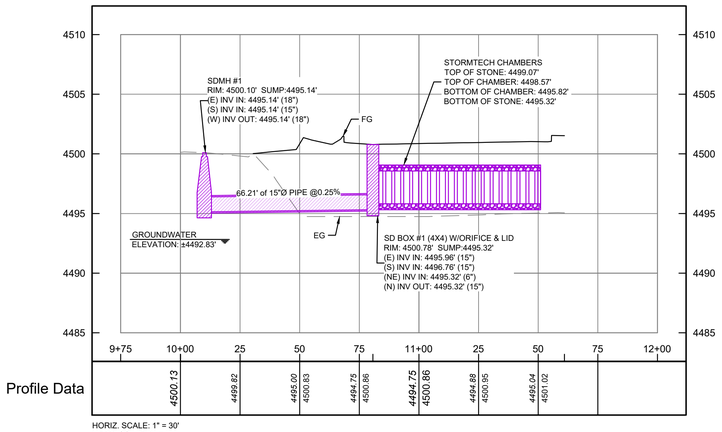
Duration, T (min)	Intensity, I (in/hr)	Pre-Dev. Runoff, Q (cfs)	Post-Dev. Runoff, Q (cfs)	Inflow Volume, V_i (CF)	Average Outflow Parameter, m	Average Outflow, Q_m (cfs)	Outflow Volume, V_o (CF)	Storage Req'd, S (CF)
5	7.240	4.61	9.73	2919	3.790	1.288	386	2532
10	5.600	3.57	7.53	4515	2.145	0.729	437	4078
15	4.610	2.94	6.19	5575	1.597	0.543	488	5087
30	3.040	1.94	4.09	7353	1.048	0.356	641	6712
60	1.830	1.17	2.46	8853	0.774	0.263	947	7906
120	1.030	0.66	1.38	9965	0.637	0.216	1559	8407
180	0.740	0.47	0.99	10739	0.591	0.201	2170	8569
360	0.420	0.27	0.56	12191	0.546	0.185	4005	8186
720	0.270	0.17	0.36	15674	0.523	0.178	7675	7999
1440	0.150	0.10	0.20	17415	0.511	0.174	15014	2401

$Q = CfCIA$ $V_i = (CIA)T$ $m = \frac{1}{2}(1 + \frac{T_c}{T})$ $Q_m = mQ_a$ $V_o = Q_m T$ $S = V_i - V_o$

Storage Volume based on Modified Rational Method, FAA Method

CALCULATIONS SHOW HYPOTHETICAL DETENTION/RETENTION REQUIREMENTS. DETENTION/RETENTION IN THE SOUTH SUB-BASIN IS INFEASIBLE DUE TO SHALLOW GROUNDWATER AND PROXIMITY TO WETLANDS

SD STORMTECH PROFILE



HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 6'

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

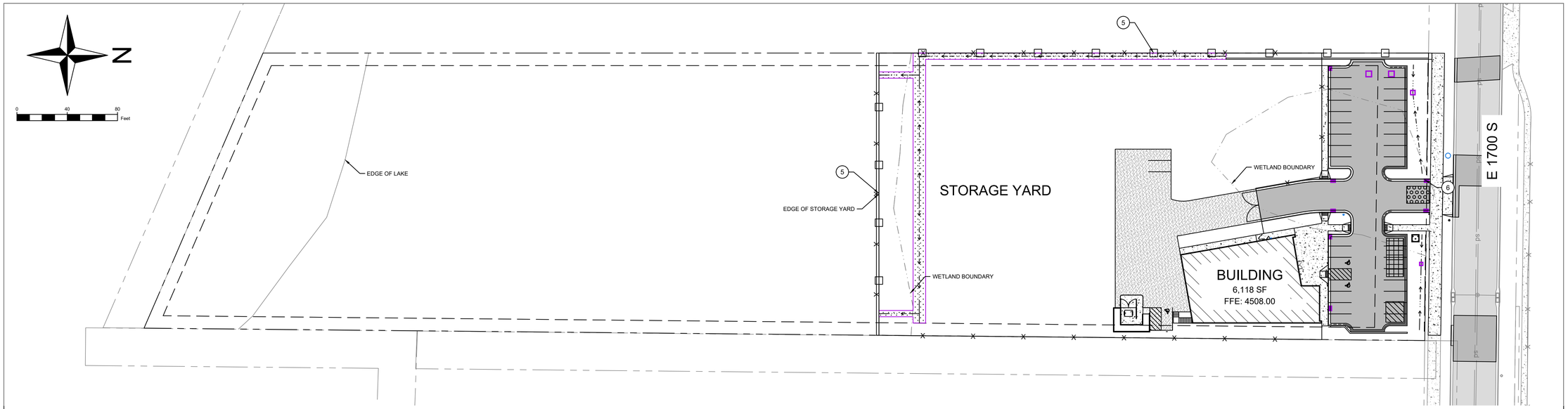
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

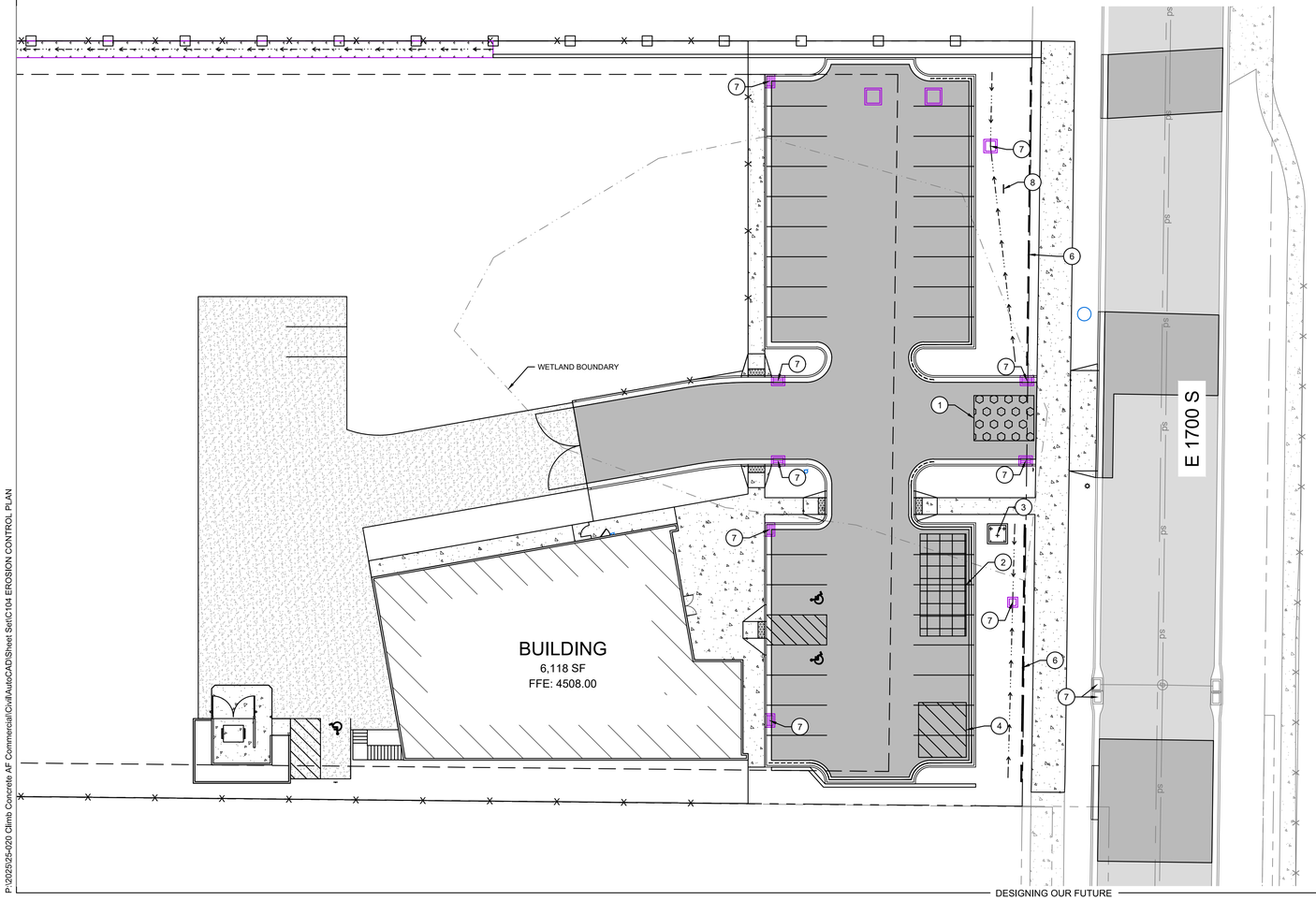
PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

STORMWATER CALCULATIONS

C104

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C103 GRADING & DRAINAGE PLAN





① EROSION CONTROL PLAN SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. MATERIAL STAGING AREA
3. PORTABLE TOILET
4. CONCRETE WASHOUT FACILITY
5. SILT FENCE
6. EARTHEN BERM
7. INLET PROTECTION
8. SWPPP SIGNAGE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

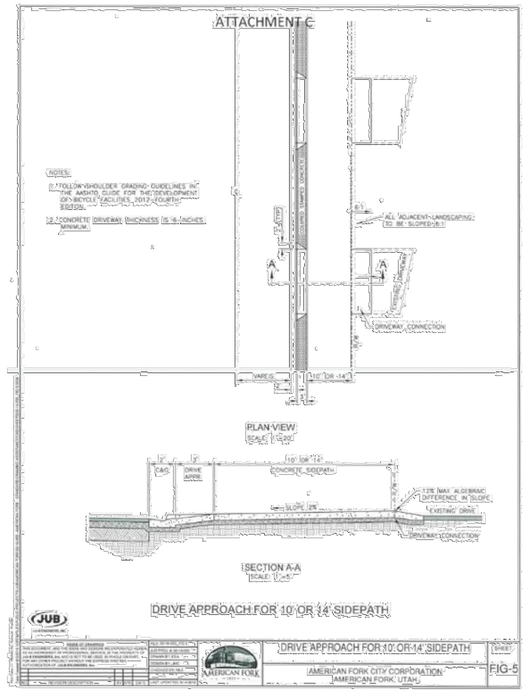
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

EROSION CONTROL PLAN

C105

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C104 EROSION CONTROL PLAN



1 / C501 FLARED DRIVE APPROACH
NOT TO SCALE

Midblock curb cut assembly

1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

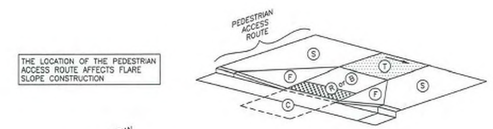
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

236.1

3 / C501 ADA RAMP
NOT TO SCALE

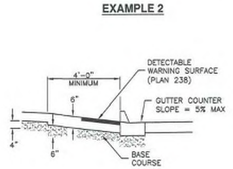
TURNING SPACE AT SIDEWALK LEVEL



ELEMENT		DIMENSION
R	B	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter *Mid-block curb cut assembly* Plan 236.1 September 2011

231

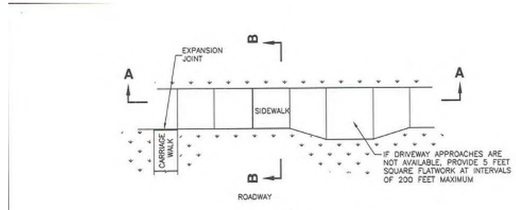
Sidewalk

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

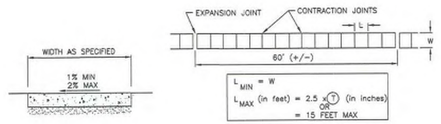
2 / C501 SIDEWALK
NOT TO SCALE



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

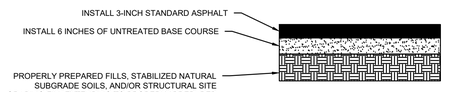
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



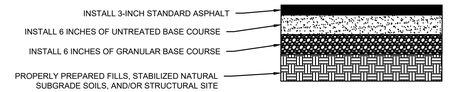
SECTION B-B **SIDEWALK JOINT DETAIL**

APWA Utah Chapter *Sidewalk* Plan 231 March 2009



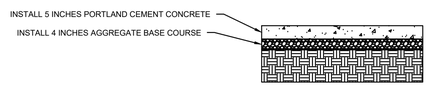
NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

4 / C501 STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE



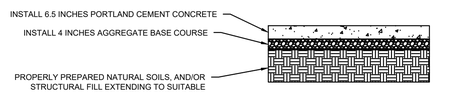
NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

5 / C501 HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

6 / C501 STANDARD DUTY CONCRETE PAVEMENT
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

7 / C501 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

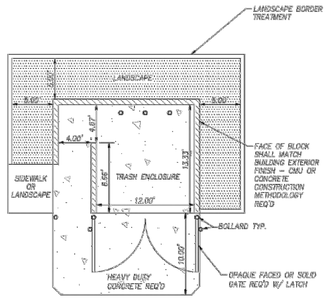
PROFESSIONAL ENGINEER 12/23/25 No. 10293782-2202 WESTON MARTIN SOUTHWICK STATE OF UTAH

DETAILS

C501

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS



NOTES:

1. Landscaping shall include a combination of trees and shrubbery to create a landscape screen for the enclosure.
2. Enclosure shall be 6-foot-tall minimum.
3. Enclosure exterior shall match the exterior of the building for which it supports. Other materials shall be approved by the Development Services Director, only where exterior building materials are not suitable for dumpster enclosure.
4. All dimensions shown are minimum.
5. Separate enclosures shall be provided for mixed-use developments to keep residential and commercial waste separate.
6. Alternative design may be approved by the Development Services Director. Screening, materials, landscaping, height etc. will also be considered for approval.

DUMPSTER ENCLOSURE REQUIRED DESIGN ELEMENTS:

- An enclosure must have an impervious surface
- The container must rest on a flat, level concrete surface. The surface should be slightly sloped to facilitate drainage.
- Roofed or interior solid waste enclosures may contain floor drains; they must drain to the sanitary sewer.
- A concrete apron measuring the width of the enclosure and extending out 8' from the front will connect the enclosure pad to the surrounding pavement.
- The apron surface must be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8" per foot away from the enclosure pad.
- To avoid cracking and deterioration of the floor, engineer the surface to withstand up to 20,000 lbs. of direct force from a single truck axle.
- If the concrete apron transitions to asphalt, sufficient subsurface preparation is required to prevent dimpling or breakdown of the asphalt over time.
- Due to the weight, trash compactors require a solid concrete base consisting of a minimum of 6" of concrete.
- To avoid accidents and minimize the risk of an environmental discharge, it is a best practice not to place downspouts in the enclosure or in the driving path of collection vehicles.
- Best practice is to keep grease trap storage containers out of the solid waste enclosure! 6 Solid Waste Enclosure Gates
- Hinged doors that swing outward or sliding doors that move side to side are acceptable.
- Gates may not open onto sidewalks, parking spaces or the public right of way.
- When using sliding gates, the guide cannot sit above the floor because the dumpster will not be able to roll over it.
- Gates must lead to the driveway, not to parking spaces or the handicapped safety zone.
- Gates must be of sufficient size and quantity so that it is not necessary to remove one dumpster to service another (trash, recycling).
- Gates should be 2" off the ground and hung on the outside. To ensure that the collection vehicle can access the dumpster and the driver has room to get in and out of the vehicle, it is a best practice for gates to open to at least 120°.
- Opening dimensions must be clear of door edges, hinges or other obstructions.
- Install gate stops to prevent accidental gate swinging.
- Build walls of masonry or wood, with finishes and colors compatible with adjacent architecture.
- Chain link fencing does not constitute an acceptable enclosure wall.
- Minimum enclosure wall for dumpsters shall be 6' in height. For a compactor, the minimum wall height is 8'. The intent of the enclosure wall is to restrict the view of any part of the container.
- Solid waste enclosures for dumpsters shall contain bollards (approx.. 4' high) or interior curb bumpers (8" high and 6" wide) along the back wall to prevent damage to the wall.
- The recommended roll out area shall have a 2% maximum slope.
- The recommended maximum roll out area should not exceed 25' measured from the enclosure gate to the collection vehicle.

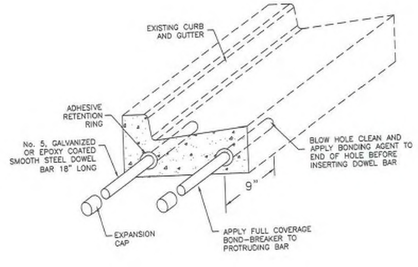
1 / C502 TRASH ENCLOSURE
NOT TO SCALE

Curb and gutter connection

1. **GENERAL**
   A. Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.

2. **PRODUCTS**
   A. Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
   B. Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
   C. Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
   D. Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.

3. **EXECUTION**
   A. Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
   B. Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
   C. Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
   D. Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
   E. Apply complete coverage of bond-breaker on the protruding end of each dowel.
   F. Install expansion caps on protruding dowel bar ends.



3 / C502 CURB AND GUTTER CONECTION
NOT TO SCALE

206

APWA Utah Chapter — *Curb and gutter connection* — Plan 206 June 2009

Curb and gutter

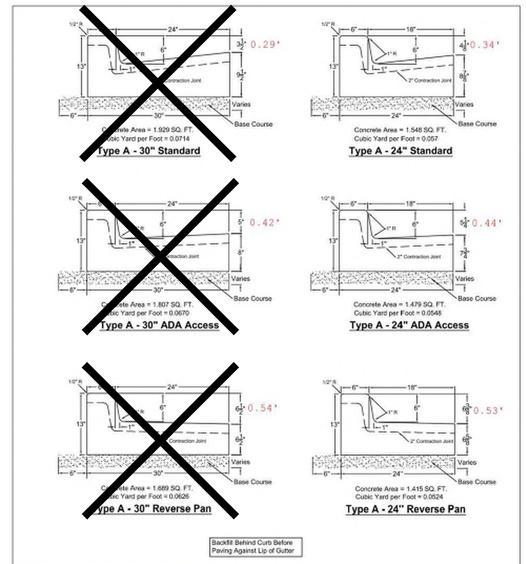
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

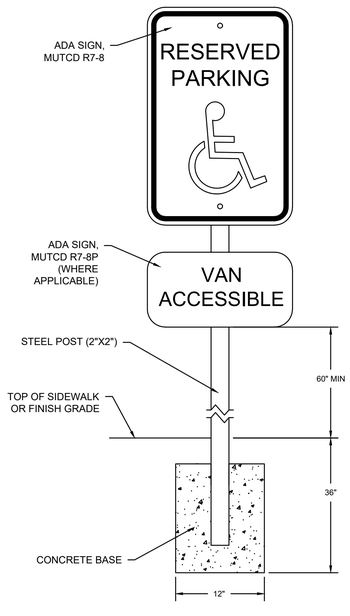
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1

2 / C502 CATCH CURB AND GUTTER
NOT TO SCALE



APWA AMERICAN PUBLIC WORKS ASSOCIATION — **Type A Curb and Gutter** — Plan **205.1** Revised January 2025



4 / C502 ADA PARKING SIGN
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

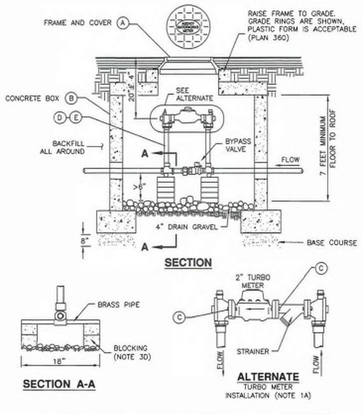
DETAILS

C502

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.
   D. Additional requirements are specified in APWA Section 33 12 33.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

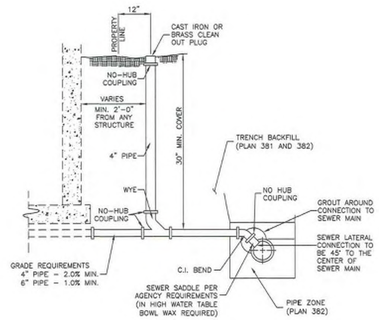
1 / C503 2" WATER METER
NOT TO SCALE

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



2 / C503 SEWER SERVICE
NOT TO SCALE

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

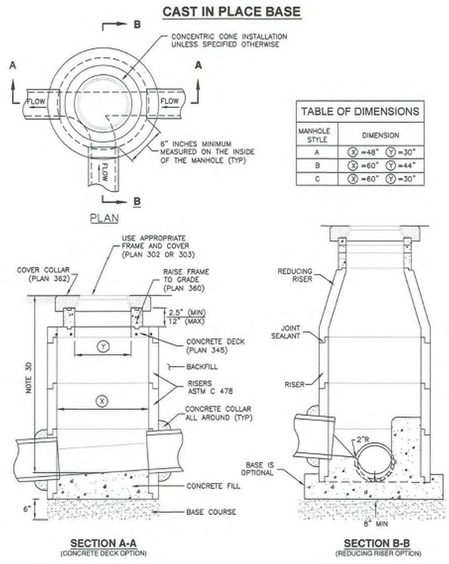


TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	(X) =48" (Y) =30"
B	(X) =60" (Y) =44"
C	(X) =60" (Y) =30"

3 / C503 PRECAST MANHOLE
NOT TO SCALE

Precast box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.

3. **EXECUTION**
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
   D. Core Holes:
      1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

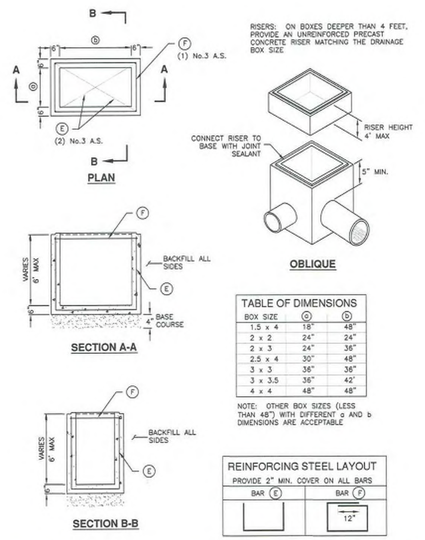


TABLE OF DIMENSIONS		
BOX SIZE	(G)	(b)
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT G AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

4 / C503 PRECAST BOX
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER 12/23/25 No. 10293782-2202 WESTON MARTIN SOUTHWICK STATE OF UTAH

DETAILS

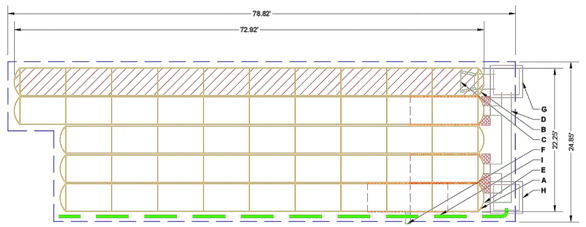
C503

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
47	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4505.57
10	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4500.32
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4499.82
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4499.82
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4499.82
4235	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4499.07
		TOP OF SC-800 CHAMBER:	4498.57
		18" x 18" TOP MANIFOLD INVERT:	4498.76
		8" INSERTA TEE INVERT:	4495.15
1858	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	4498.01
207.3	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	4495.96
		BOTTOM OF SC-800 CHAMBER:	4495.82
		UNDERDRAIN INVERT:	4495.32
		BOTTOM OF STONE:	4495.32

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	18" TOP PRE-CORED END CAP, PART#: SC800EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS	11.30"	
PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	11.30"	
PIPE CONNECTION	E	18" BOTTOM CONNECTION	1.70"	
INSERTA TEE	F	8" DIAMETER	4.00"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.4 CFS IN
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.7 CFS OUT
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

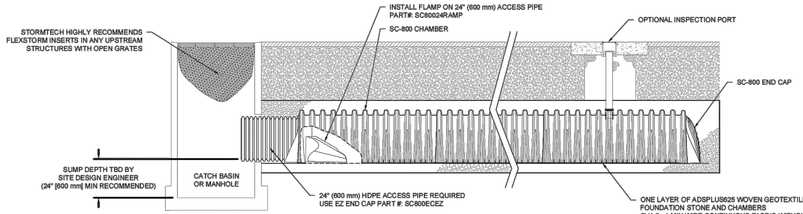


ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS826 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

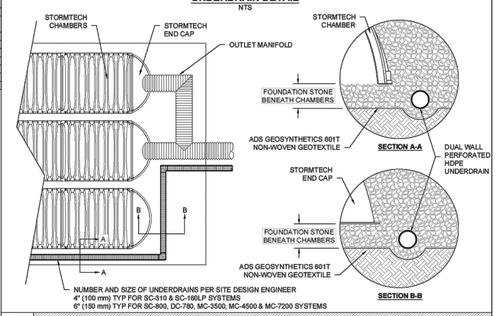
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

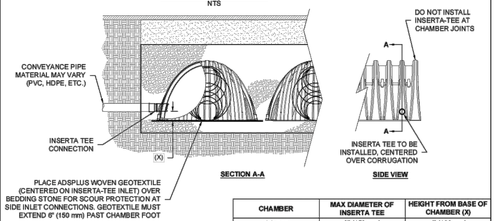
NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL
NTS



4 UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS



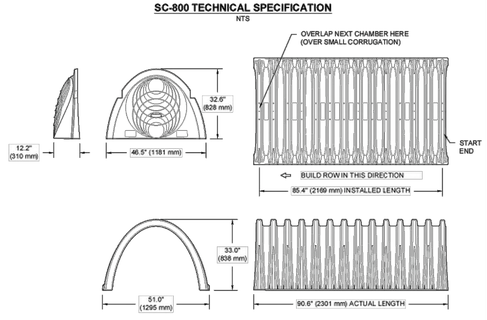
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

5 INSERTA-TEE SIDE INLET DETAIL

SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

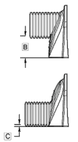
SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	—
SC800EPE06BPC		—	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	—
SC800EPE08BPC		—	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	—
SC800EPE10BPC		—	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	—
SC800EPE12BPC		—	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	—
SC800EPE15BPC		—	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	—
SC800EPE18BPC		—	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	—	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

NOTE: ALL DIMENSIONS ARE NOMINAL

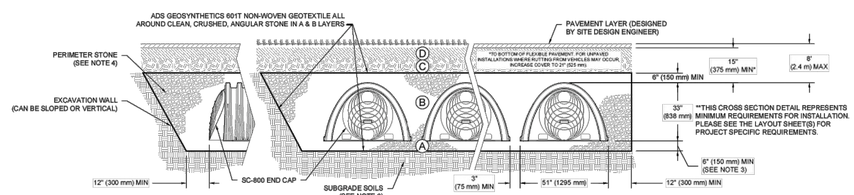


2 SC-800 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

1 C504 STORMTECH SYSTEM
NOT TO SCALE

DESIGNING OUR FUTURE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

CLIMB CONCRETE COMMERCIAL
AMERICAN FORK, UT, USA

DRAWN: WA | DATE: 11/04/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
1 OF 1

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK: | DATE: | DESCRIPTION:

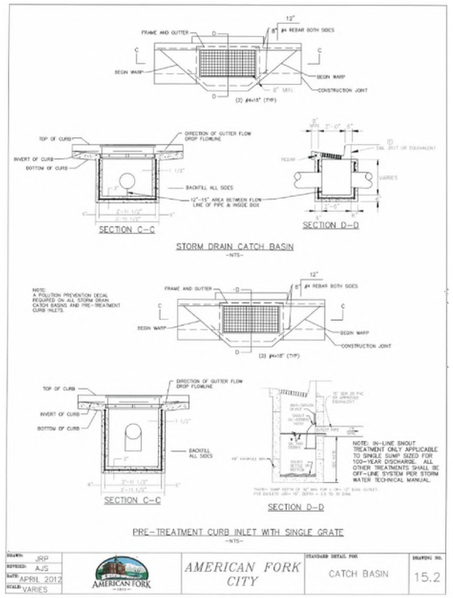
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

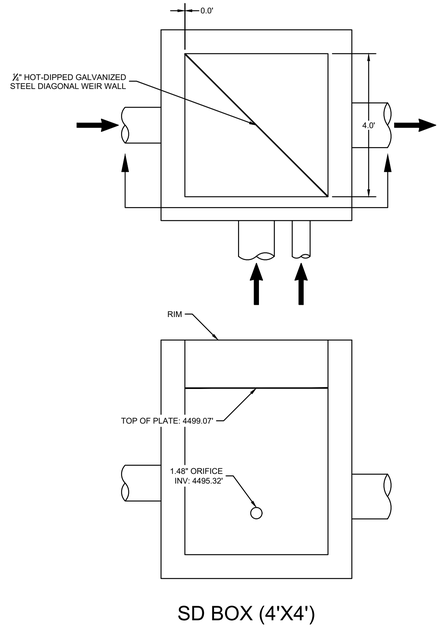
DETAILS

C504

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

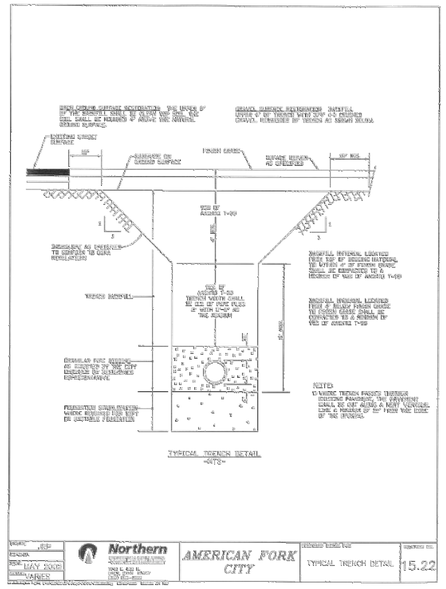


1 / C505 CURB INLET
NOT TO SCALE

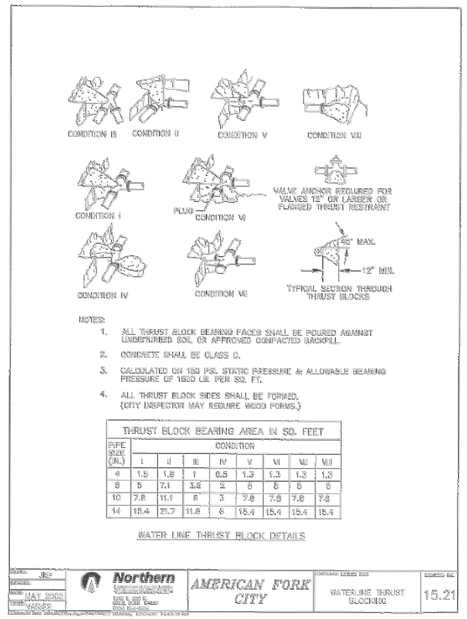


SD BOX (4'X4')

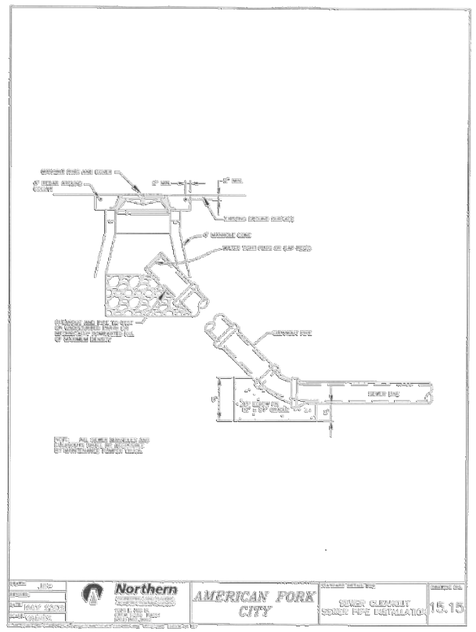
2 / C505 ORIFICE BOX
NOT TO SCALE



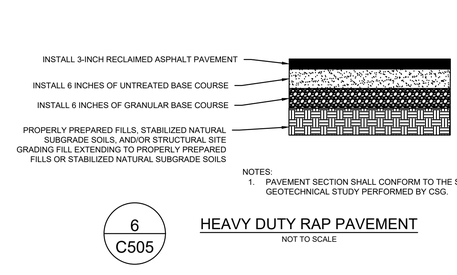
3 / C505 TRENCH DETAIL
NOT TO SCALE



4 / C505 THRUST BLOCKS
NOT TO SCALE

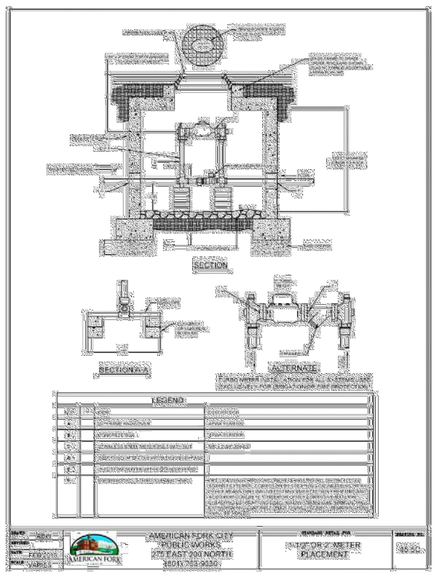


5 / C505 SEWER CLEANOUT
NOT TO SCALE

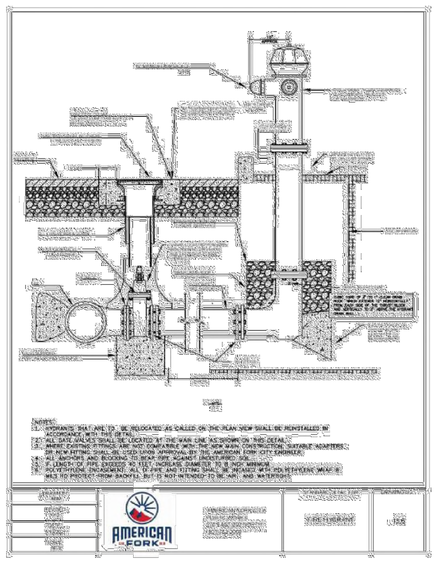


NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

6 / C505 HEAVY DUTY RAP PAVEMENT
NOT TO SCALE



7 / C505 IRRIGATION METER
NOT TO SCALE



8 / C505 FIRE HYDRANT
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

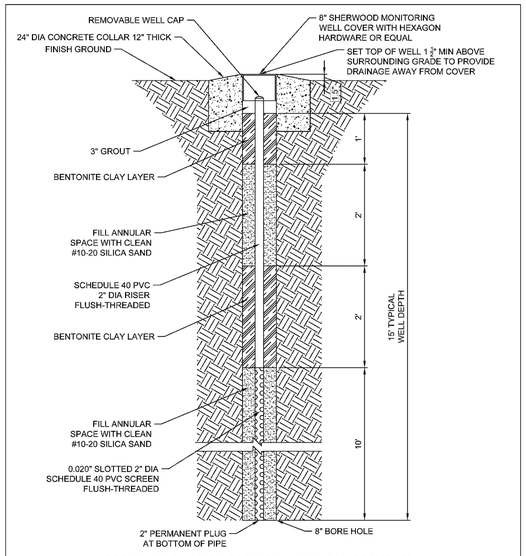
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C505

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

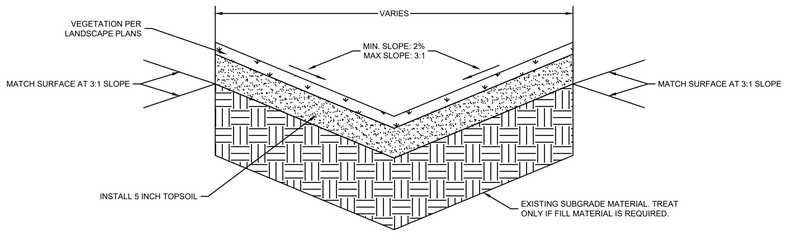


GROUNDWATER MONITORING WELL WITH PIEZOMETER

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.

DRAWN: ASG REVISED: ASG DATE: JUL 2024 SCALE: NTS	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR GROUNDWATER MONITORING WELL WITH PIEZOMETER	DRAWING NO. CW 5

1 / C506 GROUNDWATER MONITORING WELL
NOT TO SCALE



2 / C506 BIOSWALE SECTION
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

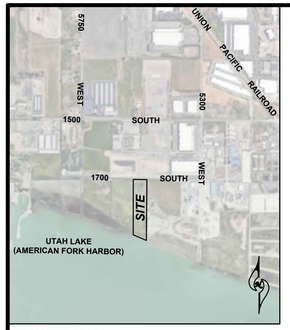
MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 12/23/2025

PROFESSIONAL ENGINEER
12/23/25
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C506

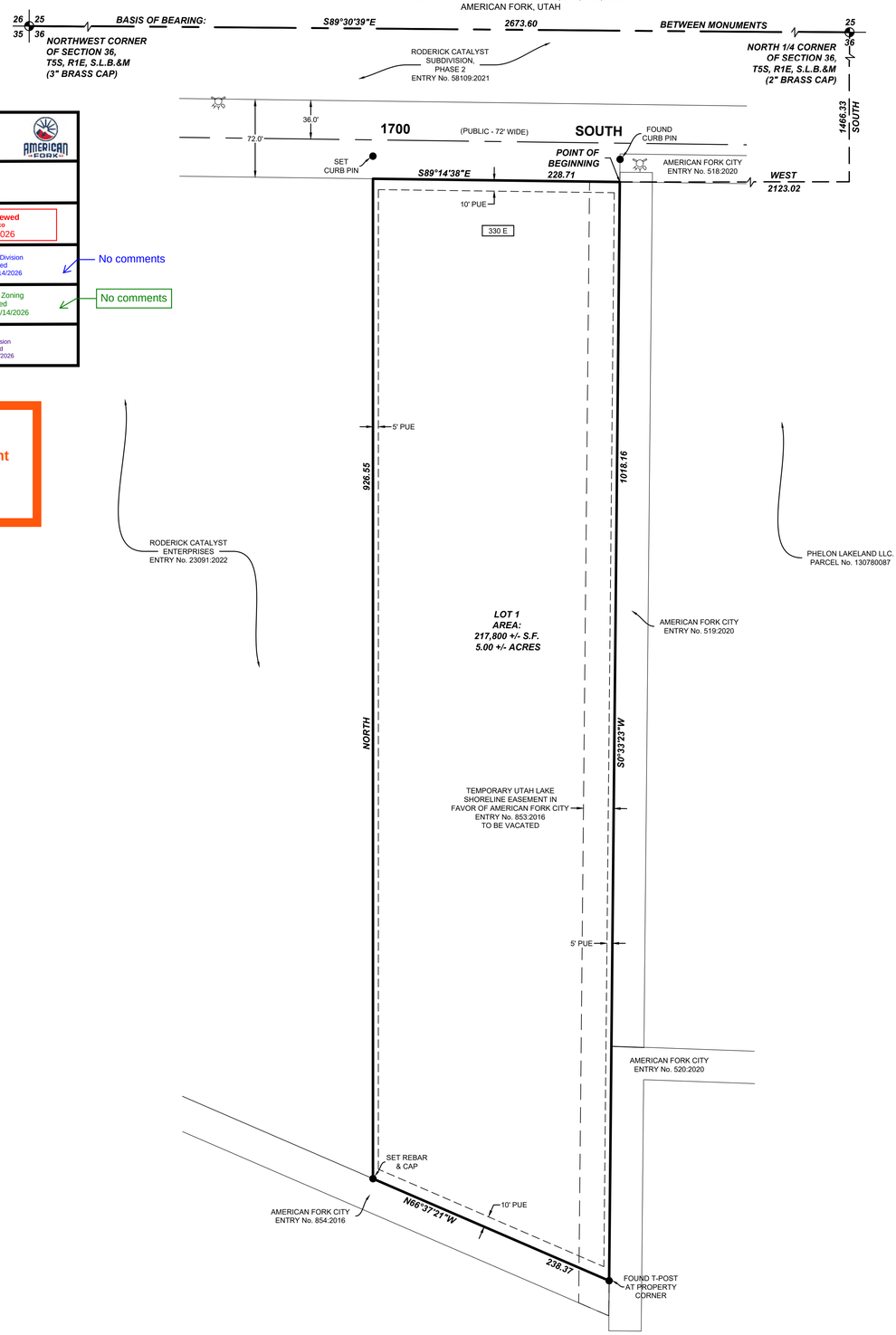


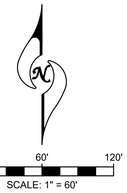
VICINITY MAP
NTS

DATE OF PREPARATION
May 20, 2025

SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

FINAL PLAT
OF
CLIMB VENTURES
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 36, T5S, R1E, SLB&M
AMERICAN FORK, UTAH





NOTES:
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
2. A TITLE COMMITMENT PREPARED BY METRO NATIONAL TITLE ASSOCIATES, LLC, LAYTON, UTAH, WITH A COMMITMENT NUMBER: MA19458, COMMITMENT DATE: APRIL 17, 2025, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY. CIVIL SOLUTIONS GROUP, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS DOCUMENT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. UNLESS NOTED OTHERWISE, ANY RECORD PARCELS OR TITLE EXCEPTIONS/EASEMENTS NOTED ON THIS SURVEY ARE REFERENCED FROM THIS DOCUMENT.
3. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY & REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
4. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'AE' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0308F EFFECTIVE DATE JUNE 19, 2020.
5. CURRENT ZONING: I-1 (INDUSTRIAL)
6. LAND USE DESIGNATION: DESIGN INDUSTRIAL

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 01/06/2026	
	Fire Reviewed M.Sacco 01/13/2026
	Engineering Division Reviewed rburkhill 01/14/2026 — No comments
Public Infrastructure Reviewed cscott 01/13/2026	Planning and Zoning Reviewed copperman 01/14/2026 — No comments
Water/PI Division Reviewed jbrems 01/13/2026	Streets Division Reviewed ehyde 01/14/2026

Next Step

Proceed to the Development Review Committee on 01/20/2026

LEGEND

———	MONUMENT LINE
———	BOUNDARY LINE
———	ADJACENT PROPERTY LINE
XXX/XXX	BOOK/PAGE
XXXXXXX	ENTRY NUMBER
	SECTION CORNER
	FIRE HYDRANT

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION
(FROM TITLE REPORT REFERENCED IN NOTE #2)

BEGINNING AT A POINT SOUTH 1466.33 FEET AND WEST 2123.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°33'23" WEST 1018.16 FEET; THENCE NORTH 66°37'21" WEST 238.37 FEET; THENCE NORTH 926.55 FEET; THENCE SOUTH 89°14'38" EAST 228.71 FEET TO THE POINT OF BEGINNING.

CREATES 1 LOT & CONTAINS: 5.00+/- ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

CLIMB VENTURES
SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

_____(SIGNATURE)
CLIMB VENTURES, LLC

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF CLIMB VENTURES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

CITY RECORDER'S APPROVAL
APPROVED THIS _____DAY OF_____, A.D. 20____ BY THE AMERICAN FORK CITY RECORDER.

CITY RECORDER — DATE

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

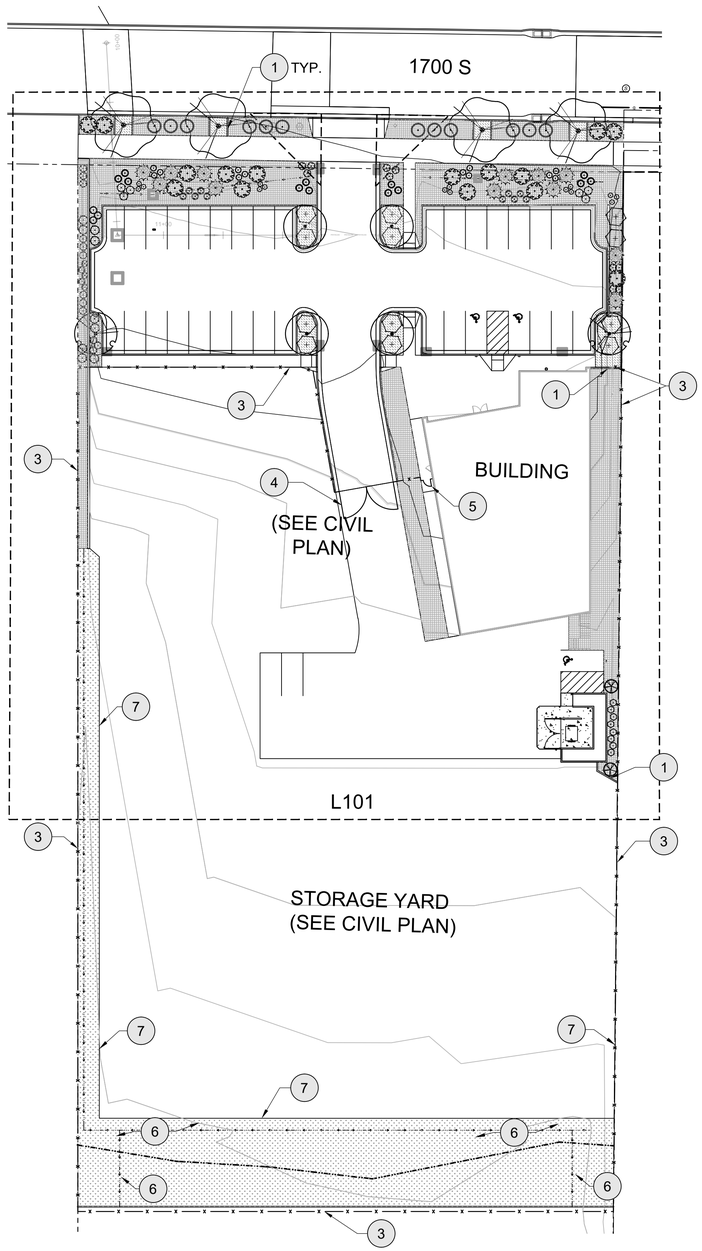
DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

FINAL PLAT
OF
CLIMB VENTURES
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 36, T5S, R1E, SLB&M
AMERICAN FORK, UTAH

NOTARY PUBLIC SEAL	SURVEYOR SEAL	RECORDER SEAL



GENERAL NOTES:
1. CONTRACTOR TO VERIFY QUANTITIES.
2. CALL '811' BEFORE YOU DIG
3. SEE L301 FOR PLANTING DETAILS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CONCRETE MOWSTRIP - 6" X 6"		5/L301
2	30` X 30` SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
3	6' CHAINLINK FENCE FROM PREMIER FENCE CO. OR APPROVED EQUAL, W/ PRIVACY SLATS (COORDINATE COLOR W/ OWNER) , TYP.		
4	VEHICLE GATE (CHAINLINK FROM BUCHANON OR APPROVED EQUAL) W/ PRIVACY SLATS (DOUBLE GATE, SWINGS TO THE SOUTH). TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.		
5	MAN GATE,4'		
6	SEE CIVIL PLAN FOR BIOSWALE LOCATION, BIOSWALE TO BE VEGETATED WITH INTERMOUNTAIN WEST EROSION CONTROL MIX		
7	TRENCH EDGE - NO ADDITIONAL EDGING		5/L303
	ROCK MULCH, 1" (COPPER CANYON CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	8,890 SF	
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC.	1,022 SF	
	NATIVE GRASS SEED MIX FROM GRANITE SEED "INTERMOUNTAIN WEST EROSION CONTROL MIX" HYDROSEEDED OVER 5" TOPSOIL APPLIED AT A RATE OF 5LBS PER 1,000 SQ.FT..	10,243 SF	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
TREES					
	AG5	2	ACER GRISEUM / PAPERBARK MAPLE	B&B	2"
	JW	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	3`-4` HT	
	MS	4	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2"CAL
	UE	4	ULMUS 'FRONTIER' / FRONTIER ELM	2" CAL.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
	CS	13	CARYOPTERIS X CLANDONENSIS 'BLAUER SPLATZ' / SAPPHIRE SURF™ BLUEBEARD	5 GAL	
	CA	6	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL.	
	JF	12	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL.	
	JI	12	JUNIPERUS HORIZONTALIS 'MONBER' / ICEE BLUE® CREEPING JUNIPER	5 GAL	
	PN2	6	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	5 GAL	
	PL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	
	PN	12	PICEA ABIES `NIDIFORMIS` / NEST SPRUCE	5 GAL.	
	PS	12	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL.	
	RR	8	RHAMNUS FRANGULA `FINE LINE` / FINE LINE BUCKTHORN	5 GAL.	
	RG	15	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL.	
	TA	6	TEUCRIUM AROANIUM / CREEPING GERMANDER	5 GAL	
PERENNIALS AND GRASSES					
	AF	15	AGASTACHE X 'BLUE FORTUNE' / BLUE FORTUNE ANISE HYSSOP	1 GAL.	
	AS	12	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL.	
	CE	15	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' / EL DORADO FEATHER REED GRASS	1 GAL.	

(AMERICAN FORK) - (INDUSTRIAL-1)

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
STREET TREES - 1700 SOUTH	Trees at 40' o.c.	4	4
PARKING LOT PLANTING	1 Tree Per Island	4	4
AREA	**REQUIREMENT**	**AREA REQUIRED (s.f.)**	**AREA PROVIDED**
TOTAL LANDSCAPE AREA	NA	NA	16749
PARKING LOT PERIMETER	6' on east and west, 14' on north		
STREET FRONTAGE	14' minimum along inside the property line	2528	2654
STREET FRONTAGE LANDSCAPE COVERAGE	75% of frontage covered by plant material (up to 50% can be turf gras	1896	1,920
PARKING LOT PERIMETER LANDSCAPE COVERAGE	At least 70% at ground plane, not including trees		
	East Side Parking Perimeter	267	295
	West Parking Perimeter	267	277
	50' from Front Property Line to Be Landscaped	286	383
SIDEYARD LANDSCAPE		50 lf	>50 lf

*Per Code (17.5.121 (C)(3)(d)), No species count to exceed 18.75/15%

AMERICAN FORK

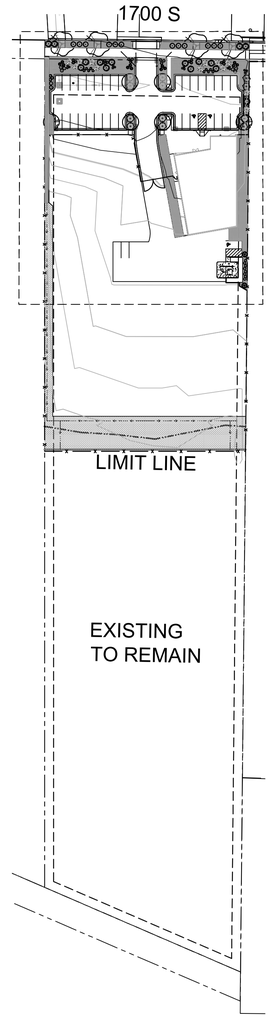
American Fork City
Development Review
Committee

No comments

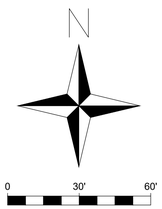
Planning and Zoning
Reviewed
copperman 01/14/2026

Next Step

Proceed to the Development Review Committee on 01/20/2026



CONTEXT MAP:



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC, AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

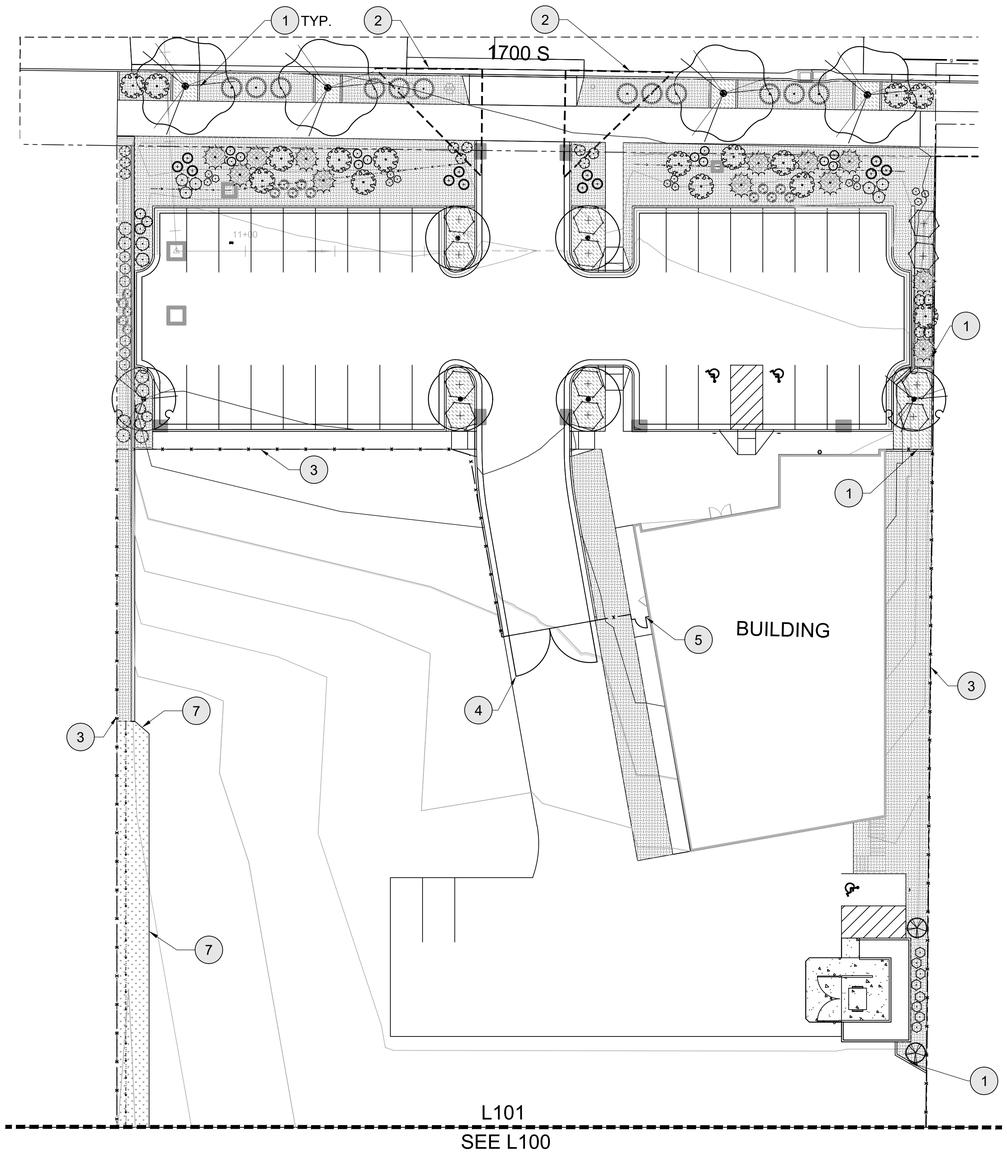
PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH
12.19.25
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN

L100

P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 LND



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CONCRETE MOWSTRIP - 6" X 6"		5/L301
2	30` X 30` SIGHT TRIANGLE (STREET/DRIVE INTERSECTION)		
3	6' CHAINLINK FENCE FROM PREMIER FENCE CO. OR APPROVED EQUAL, W/ PRIVACY SLATS (COORDINATE COLOR W/ OWNER) , TYP.		
4	VEHICLE GATE (CHAINLINK FROM BUCHANON OR APPROVED EQUAL) W/ PRIVACY SLATS (DOUBLE GATE, SWINGS TO THE SOUTH). TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.		
5	MAN GATE,4'		
6	SEE CIVIL PLAN FOR BIOSWALE LOCATION, BIOSWALE TO BE VEGETATED WITH INTERMOUNTAIN WEST EROSION CONTROL MIX		
7	TRENCH EDGE - NO ADDITIONAL EDGING		5/L303
	ROCK MULCH, 1" (COPPER CANYON CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	8,890 SF	
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC.	1,022 SF	
	NATIVE GRASS SEED MIX FROM GRANITE SEED "INTERMOUNTAIN WEST EROSION CONTROL MIX" HYDROSEEDED OVER 5" TOPSOIL APPLIED AT A RATE OF 5LBS PER 1,000 SQ.FT..	10,243 SF	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
TREES					
	AG5	2	ACER GRISEUM / PAPERBARK MAPLE	B&B	2"
	JW	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	3`-4` HT	
	MS	4	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2"CAL
	UE	4	ULMUS 'FRONTIER' / FRONTIER ELM	2" CAL.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
	CS	13	CARYOPTERIS X CLANDONENSIS 'BLAUER SPLATZ' / SAPPHIRE SURF™ BLUEBEARD	5 GAL	
	CA	6	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL.	
	JF	12	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL.	
	JI	12	JUNIPERUS HORIZONTALIS 'MONBER' / ICEE BLUE® CREEPING JUNIPER	5 GAL	
	PN2	6	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	5 GAL	
	PL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	
	PN	12	PICEA ABIES `NIDIFORMIS` / NEST SPRUCE	5 GAL.	
	PS	12	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL.	
	RR	8	RHAMNUS FRANGULA `FINE LINE` / FINE LINE BUCKTHORN	5 GAL.	
	RG	15	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL.	
	TA	6	TEUCRIUM AROANIUM / CREEPING GERMANDER	5 GAL	
PERENNIALS AND GRASSES					
	AF	15	AGASTACHE X 'BLUE FORTUNE' / BLUE FORTUNE ANISE HYSSOP	1 GAL.	
	AS	12	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL.	
	CE	15	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' / EL DORADO FEATHER REED GRASS	1 GAL.	

N

0 20' 40'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

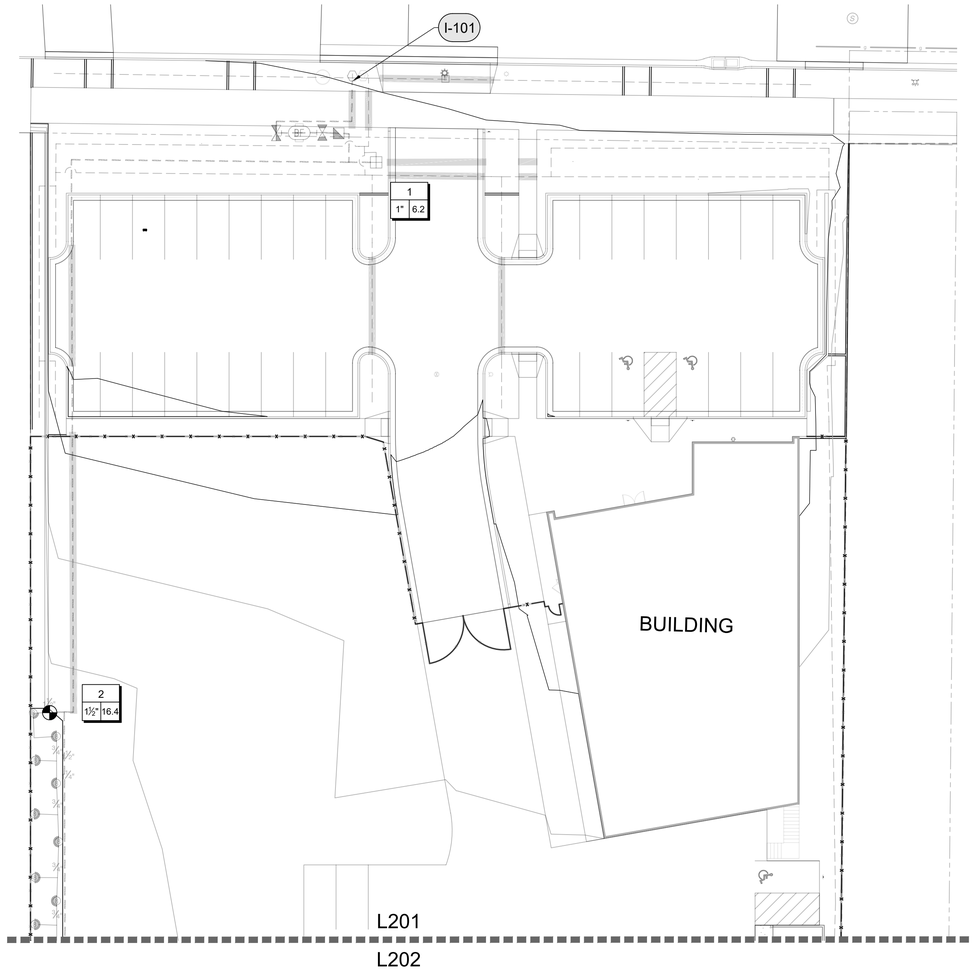
PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH 12.19.25 JACOB A. HENDRICKSON 10110348 LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

L101

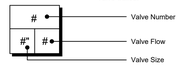
P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 LND



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			DETAIL
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	32	30			3/L303
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS	DETAIL
04	RAIN BIRD 6504-PC, FC-SS 04	16	40	3.3	35'	8/L302
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	1				5/L302
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2				1/L302
	RAIN BIRD 5-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	1				2/L303
	MARK II ORISEAL STOP AND WASTE VALVE FROM MUELLER CO. SIZE TO MATCH MAINLINE.	1				6/L302
	MATCO BRASS GATE VALVE W/ WHEEL HANDLE TO MATCH LINE SIZE	1				1/L303
BF	WILKINS 375 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.	1				4/L302
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LINES SHOWN ARE DIAGRAMMATIC. FITTINGS, TREE ROOT WATERING, DISTRIBTION TUBING, AND EMITTERS NOT SHOWN FOR GRAPHIC CLARITY	850.3 LF				3/L302
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LINES SHOWN ARE DIAGRAMMATIC. FITTINGS, TREE ROOT WATERING, DISTRIBTION TUBING, AND EMITTERS NOT SHOWN FOR GRAPHIC CLARITY	1,233 LF				3/L302
	IRRIGATION MAINLINE: PVC SCHEDULE 40	289.5 LF				3/L302
	IRRIGATION MAINLINE: PVC SCHEDULE 40, 1 1/2"	722.5 LF				3/L302

Valve Callout

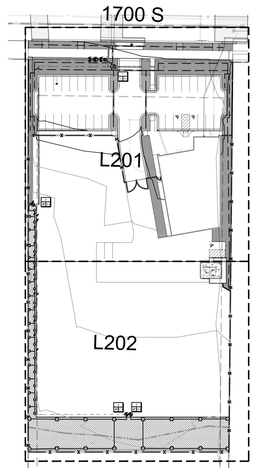


IRRIGATION SCHEDULE

CODE	DESCRIPTION	DETAIL
I-101	CONNECT TO EXISTING (RELOCATED) IRRIGATION METER PER ALL APPLICABLE PLUMBING CODES. SEE CIVIL PLAN FOR SIZE AND LOCATION. POC COMPONENTS ARE DIAGRAMATIC AND CONTRACTOR IS TO COORDINATE WITH OWNER ON ACTUAL LOCATION OF BACKFLOW PREVENTER PAD (WITHIN FEET OF LOCATION SHOWN) AND OTHER POC COMPONENTS.	

SHEET NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L302 FOR ADDITIONAL NOTES.
3. IRRIGATION FOR NATIVE GRASS AREA IS MOSTLY INTENDED FOR PLANT ESTABLISHMENT, IRRIGATION CAN BE DISCONTINUED OR GREATLY REDUCED
4. IRRIGATION SYSTEM IS DESIGNED TO HAVE A 1/1/2" MAINLINE. FIELD VERIFY SIZE OF POC.



CONTEXT MAP:



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

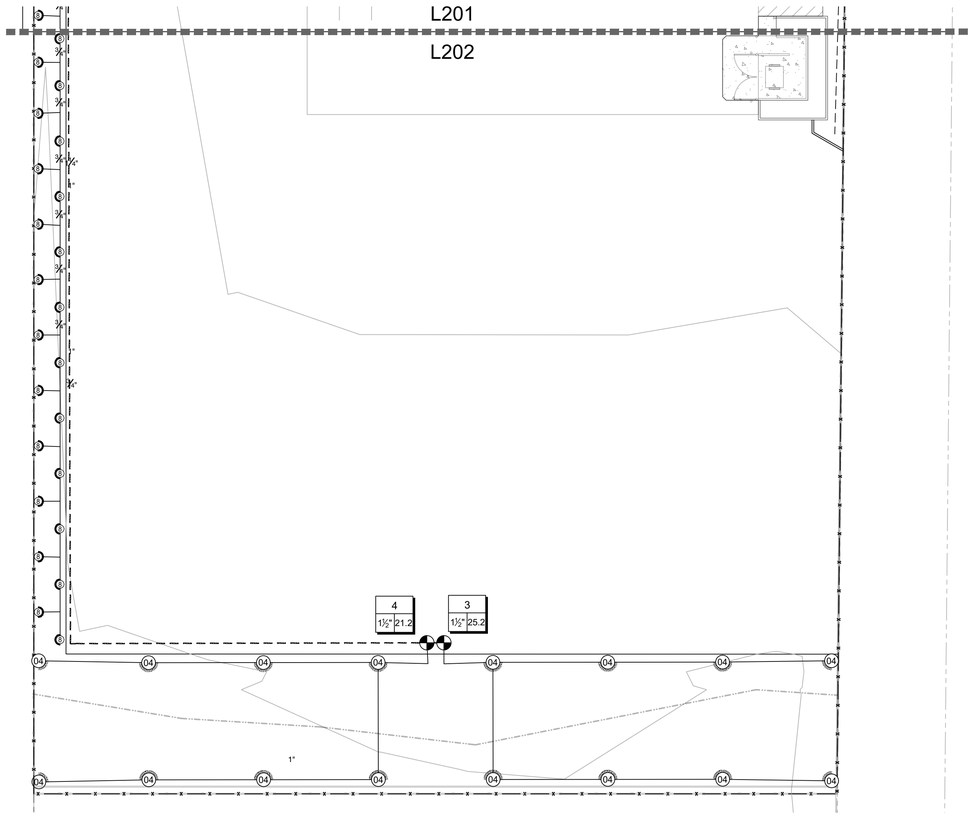
MARK	DATE	DESCRIPTION

PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH
12.19.25
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

IRRIGATION PLAN

L201



IRRIGATION SCHEDULE

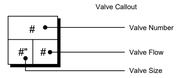
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			DETAIL
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	32	30			3/L303

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS	DETAIL
04	RAIN BIRD 6504-PC, FC-SS 04	16	40	3.3	35'	8/L302

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	1	5/L302

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2	1/L302
	RAIN BIRD 5-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	1	2/L303
	MARK II ORISEAL STOP AND WASTE VALVE FROM MUELLER CO. SIZE TO MATCH MAINLINE.	1	6/L302
	MATCO BRASS GATE VALVE W/ WHEEL HANDLE TO MATCH LINE SIZE	1	1/L303
BF	WILKINS 375 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.	1	4/L302
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LINES SHOWN ARE DIAGRAMMATIC. FITTINGS, TREE ROOT WATERING, DISTRIBTION TUBING, AND EMITTERS NOT SHOWN FOR GRAPHIC CLARITY	850.3 LF	3/L302
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LINES SHOWN ARE DIAGRAMMATIC. FITTINGS, TREE ROOT WATERING, DISTRIBTION TUBING, AND EMITTERS NOT SHOWN FOR GRAPHIC CLARITY	1,233 LF	3/L302
	IRRIGATION MAINLINE: PVC SCHEDULE 40	289.5 LF	3/L302
	IRRIGATION MAINLINE: PVC SCHEDULE 40, 1 1/2"	722.5 LF	3/L302

Valve Callout

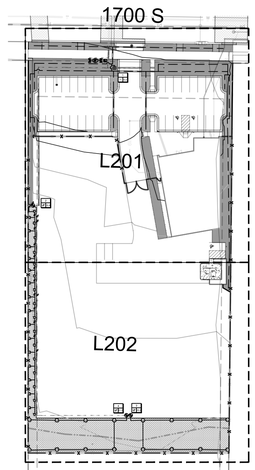


IRRIGATION SCHEDULE

CODE	DESCRIPTION	DETAIL
I-101	CONNECT TO EXISTING (RELOCATED) IRRIGATION METER PER ALL APPLICABLE PLUMBING CODES. SEE CIVIL PLAN FOR SIZE AND LOCATION. POC COMPONENTS ARE DIAGRAMATIC AND CONTRACTOR IS TO COORDINATE WITH OWNER ON ACTUAL LOCATION OF BACKFLOW PREVENTER PAD (WITHIN FEET OF LOCATION SHOWN) AND OTHER POC COMPONENTS.	

SHEET NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L302 FOR ADDITIONAL NOTES.
3. IRRIGATION FOR NATIVE GRASS AREA IS MOSTLY INTENDED FOR PLANT ESTABLISHMENT, IRRIGATION CAN BE DISCONTINUED OR GREATLY REDUCED
4. IRRIGATION SYSTEM IS DESIGNED TO HAVE A 1/1/2" MAINLINE. FIELD VERIFY SIZE OF POC.



CONTEXT MAP:



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC, AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH
12.19.25
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

IRRIGATION PLAN

L202

P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 IRR

LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S REP.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PLANTING NOTES:

5. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UN-FORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
    - 10.1. pH: 5.5 - 8.0
    - 10.2. MINIMUM 1% PERCENT ORGANIC MATTER)
    - 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
    - 10.4. SILT: = BALANCE
    - 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
    - 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
    - 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
    - 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
    - 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
    - 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNER'S REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNER'S REP.
15. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
16. TREES SHALL BE PLACED NO CLOSER THAN TEN (10) FEET FROM FIRE HYDRANTS. WHERE CITY CODE DEMANDS A GREATER DISTANCE, CITY CODE SHALL TAKE PRECEDENCE.
17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
    - 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
    - 17.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
    - 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL. THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
    - 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
    - 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
    - 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
18. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
20. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
21. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - 22.1. DAILY WATERING OF ALL PLANT MATERIAL.
    - 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
    - 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUNDCOVER.
    - 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
    - 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
    - 22.6. FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
    - 22.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
    - 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.
23. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
24. PLANT QUALITY AT OR BELOW THE SOIL LINE:
    - 24.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
    - 24.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
    - 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
    - 24.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETE4RMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
    - 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANT'S ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
    - 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
    - 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
    - 24.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
    - 24.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED
    - 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
    - 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
    - 24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
    - 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS.
    (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
35. PLANTS SHALL STAND PLUMB AFTER STAKING

REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

36. ALL PLANTER BEDS ARE TO RECEIVE MULCH ACCORDING TO PLANS. SEE PLANS FOR TYPE AND DEPTH.
37. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE--EMERGENT
38. HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

WEED FABRIC:

39. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS AND GRAVEL AREA. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

EDGING:

40. WHERE A PLANTER BED ABUTS A GRASS SEED AREA OR GRAVEL CONTRACTOR SHALL INSTALL 6" DURA-EDGE BLACK METAL EDGING.

MAINTENANCE & WARRANTIES:

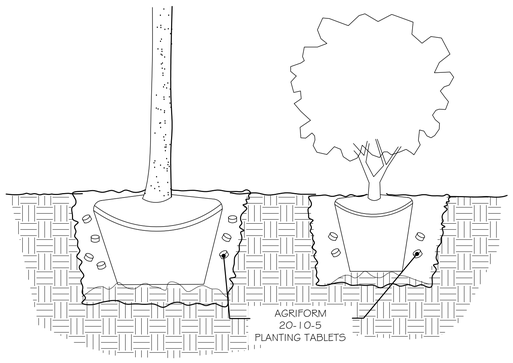
41. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
42. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOD AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
43. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
44. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
45. THE CONTRACTOR , WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP., SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.

SUGGESTED APPLICATION RATES							
Agriform® 21-gm Tablets (SKU# E90026®, G90026) (*available in Canada SKU# E98355)							
	Tree / Shrub Container Size						
	1 gal	2 gal	3 gal	5 gal	7 gal	15 gal	24" box
Installation	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24
	Maintenance Rate for Established Plantings (Plant Height or Spread)						
	18" or less	18 - 36"	36-54"	4.5'-6 ft.	6-7.5 ft.	7.5-9 ft.	Each additional 1.5'
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	add 1
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 1
Agriform® 10-gm Tablets (SKU# E90808, G90808) Application Rate for Wall-Rooted Liners (Quart to gallon size):							
1 to 2 tablets for each plant							
Agriform® 5-gm Tablets (SKU# E90915, G90915) Application Rate for Small Ground Cover Perennials (Quart size or smaller):							
1 tablet for each plant							

Always refer to label instructions before application

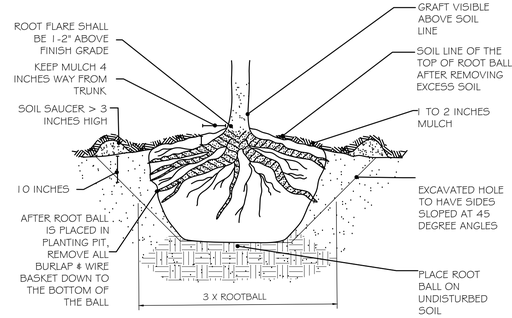
BID SPECIFICATIONS:

PLANTING TABLET SHALL BE TIGHTLY COMPRESSED, LONG LASTING AND SLOW RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS WITH A NITROGEN (N), PHOSPHORUS (P), AND POTASSIUM (K) ANALYSIS OF 20-10-5 AND TRACE ELEMENTS DERIVED FROM THE SOURCES LISTED IN THE GUARANTEED ANALYSIS.



1 AGRIFORM 20-10-5 PLANTING TABLETS

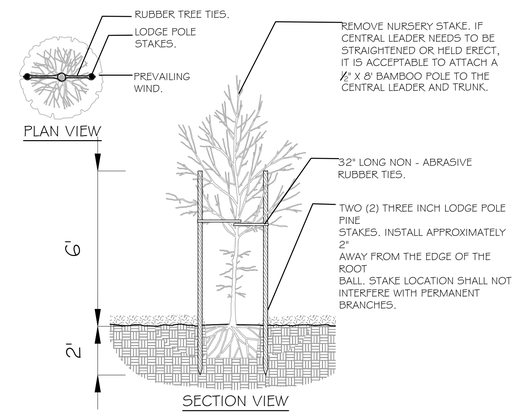
NOT TO SCALE 32941 3.19-21

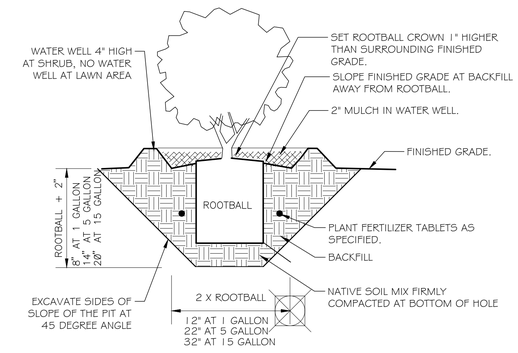


NOTE: TREES PLANTED WITHIN TURF AREAS SHALL BE PLANTED IN A CIRCLE WITH A DIAMETER OF 3 FEET WHERE NO TURF SHALL BE PLANTED. MULCH, SUCH AS SOIL PREP OR OTHER BARK MULCH, SHALL BE INSTALLED IN THIS CIRCLE UP TO FOUR (4) INCHES AWAY FROM THE TREE TRUNK.

2 TYPICAL TREE B&B PLANTING DETAIL

32941 3.19-21



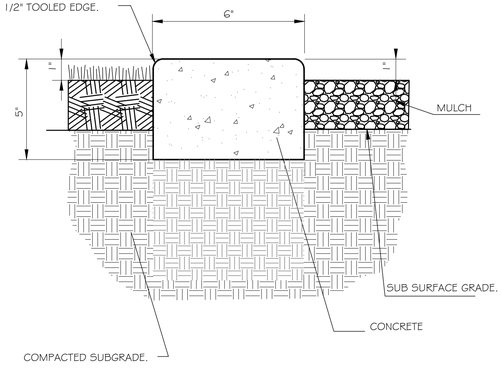


4 SHRUB PLANTING

NOT TO SCALE 32941 3.19-21

3 TREE DOUBLE STAKING

NOT TO SCALE 32941 3.19-21



5 6"X6" CONCRETE MOW STRIP

NOT TO SCALE 32941 3.19-21

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC, AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH
12/19/25
JACOB A. HENDRICKSON
10110348
REGISTERED LANDSCAPE ARCHITECT

DETAILS

L301

P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 DET

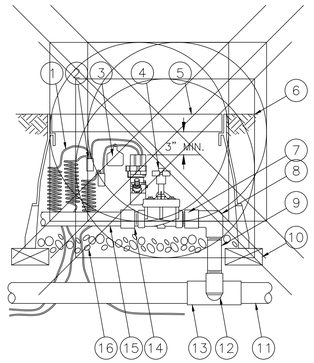
DESIGNING OUR FUTURE

IRRIGATION NOTES & SPECIFICATIONS

1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION; SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. **THE DESIGN PRESSURE IS _70_ PSI.**
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
4. PIPE FITTINGS SHALL BE AS FOLLOWS:
   - 4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
   - 4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
5. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING
   - 5.1. ALL WIRE SHALL BE TYPE UF, 600 VOLT, SOLID COPPER , WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE: 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTI-STRAND WIRE SHALL BE 18 GAUGE AND CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPLICES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE, AND AT EACH CONTROLLER.
   - 5.2. CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
6. BACK FLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE. WILKINS 375 RPZ BLACK AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND LOCAL CODES.
7. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACE IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
8. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
   - 8.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
   - 8.2. SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
9. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
10. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. ALL VALVE BOXES IN PLANTING BEDS ARE TO BE TAN. ALL BOXES WITHIN LAWN TO BE GREEN. THERE SHALL BE ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE ALLOWED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
11. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE . WHERE THEY PASS UNDER PAVED AREAS. SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
12. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
13. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
14. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
   - 14.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
   - 14.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. DESIGN PRESSURE FOR THIS PROJECT IS 70 PSI.
   - 14.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
   - 14.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
15. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS
16. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
17. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
18. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
19. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
20. CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
21. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
22. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
23. FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS (1) 1 GPH EMITTER PER 1 GALLON PLANT, (1) 2 GPH EMITTER PER 3 OR 5 GALLON SHRUB. ALL 10 GALLON PLANTS RECEIVE 3 (2) GPH EMITTERS.
24. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

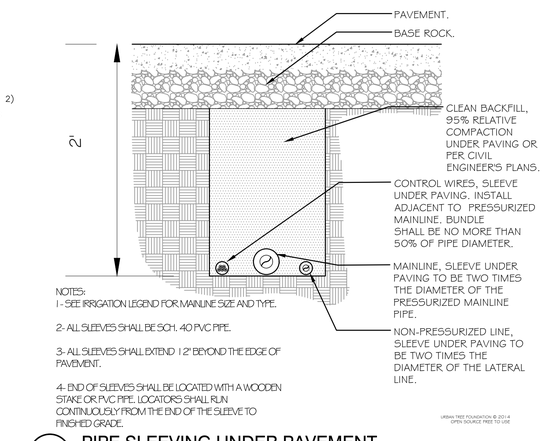
25. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS.DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
26. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
27. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
   - 27.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
   - 27.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
   - 27.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
28. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. ACTION UNION
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. ACTION BUTTRESS
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

1 RAINBIRD PEB PLASTIC VALVE

NOT TO SCALE — 328406.13-08



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.

2- ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.

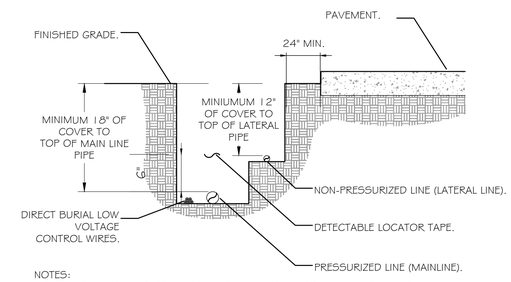
3- ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.

4- END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

URBAN TREE FOUNDATION © 2011.4 OPEN SOURCE FREE TO USE

2 PIPE SLEEVING UNDER PAVEMENT

NOT TO SCALE — 328402-02



NOTES:
1 - MAIN LINE REQUIRED TO BE IN SEPARATE TRENCH FROM ALL LATERAL LINES.

2- LATERAL LINES MAY BE IN SAME TRENCH IF THERE IS 6" CLEAR OUT-TO-OUT ON EACH PIPE TO ALLOW FOR REPAIRS.

2- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

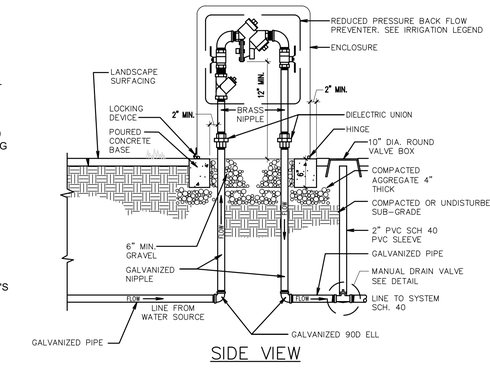
3- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

4- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

5- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

3 IRRIGATION TRENCHING DETAIL

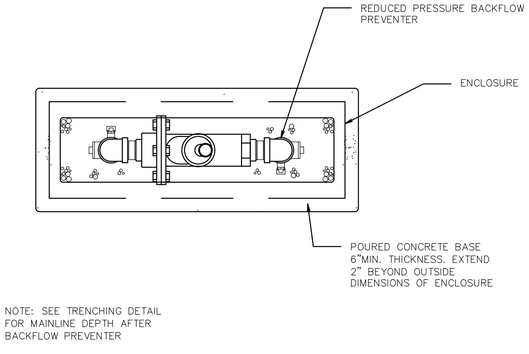
NOT TO SCALE — 328402-01



SIDE VIEW

4 WILKINS-ZURN 375 RPZ WITH ENCLOSURE

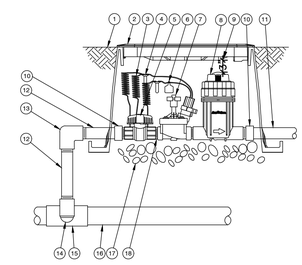
NOT TO SCALE — 328409.46-06



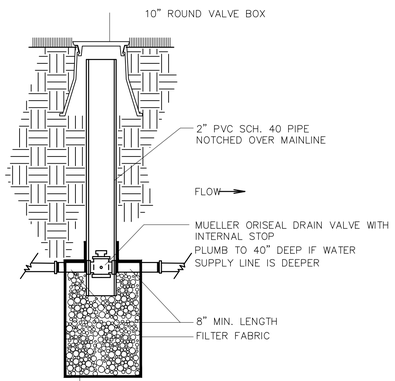
NOTE: SEE TRENCHING DETAIL FOR MAINLINE DEPTH AFTER BACKFLOW PREVENTER

5 RAINBIRD XCZ-PRB 100 VALVE

3284 13.76-30

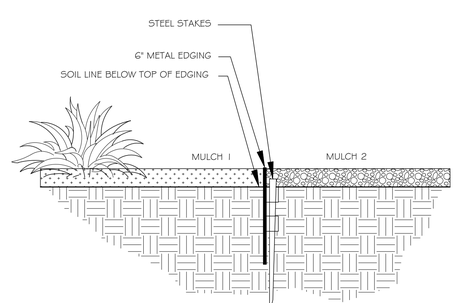


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. 3" MINIMUM FROM TOP OF VALVE AND BOTTOM VALVE BOX LID
10. ACTION UNIONS
11. LATERAL PIPE
12. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
13. PVC SCH 40 ELL
14. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
15. PVC SCH 40 TEE OR ELL
16. MAINLINE PIPE
17. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
18. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)



6 STOP AND WASTE VALVE

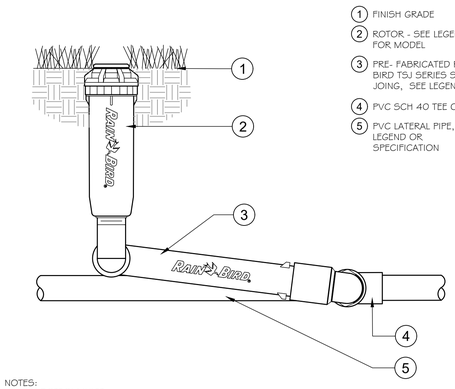
NOT TO SCALE — 328406-03



NOTE: WEED BARRIER FABRIC IS TO BE INSTALLED UNDER CRUSHED STONE PATHWAY.

7 6" METAL EDGING AT PLANTER/LAWN EDGE

NOT TO SCALE — 3294 13.23-05



1. FINISH GRADE
2. ROTOR - SEE LEGEND FOR MODEL
3. PRE- FABRICATED RAIN BIRD TSJ SERIES SWING JOING, SEE LEGEND
4. PVC SCH 40 TEE OR ELL
5. PVC LATERAL PIPE, SEE LEGEND OR SPECIFICATION

NOTES:
1. 1" BOTTOM INLET
2. HEAD TO BE 1/4" ABOVE GRADE

8 FALCON 6504 SERIES - TURF ROTOR

3" = 1'-0"

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK	DATE	DESCRIPTION

PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

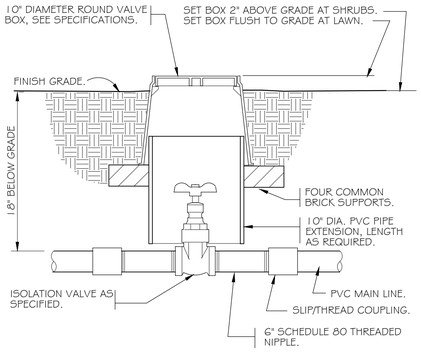
STATE OF UTAH 12.19.25 JACOB A. HENDRICKSON 10110348 LICENSED LANDSCAPE ARCHITECT

DETAILS

FX-IRRG-RAIN-ROTR-05

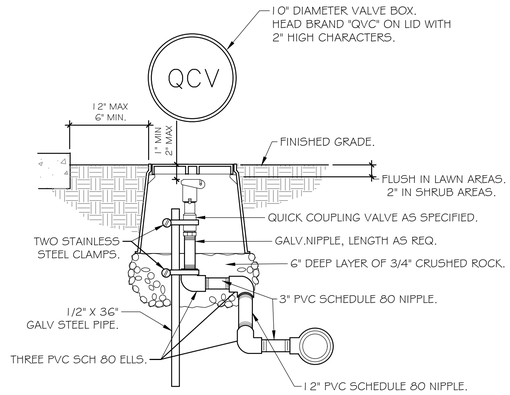
L302

P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 DET



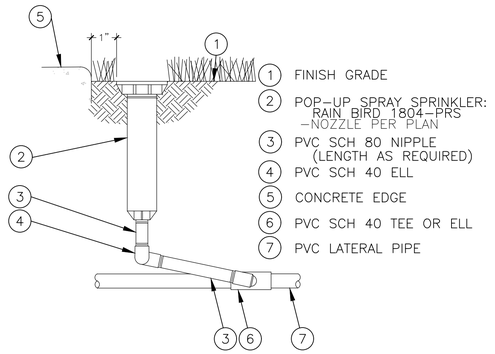
1 BRASS ISOLATION VALVE

1 1/2" = 1'-0" FX-IR-FX-ISOV-01



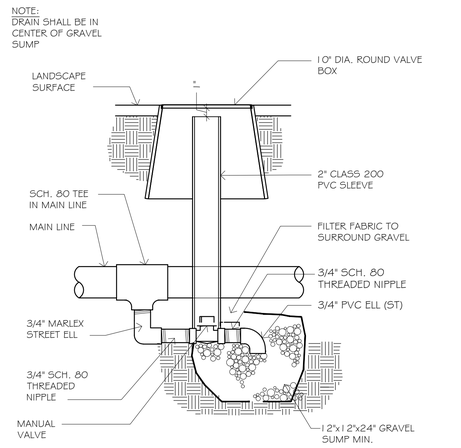
2 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" FX-IR-FX-QUIC-03



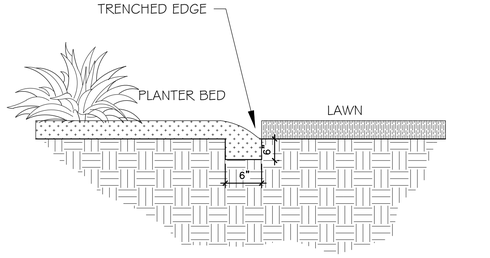
3 RAINBIRD 1804 NOZZLE PER PLAN

NOT TO SCALE 328403.13-07



4 MANUAL DRAIN VALVE - MAINLINE

1 1/2" = 1'-0" 328406-04



5 TRENCHED EDGE PLANTER/LAWN

NOT TO SCALE 32941 3.23-07

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: SB
REVIEWED BY: JH
ISSUED: 12.19.25

STATE OF UTAH
12.19.25
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

DETAILS

L303

P:\2025\25-020 Climb Concrete AF Commercial\Landscape\01_AutoCAD Drawings\25-020 DET

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/14/2026

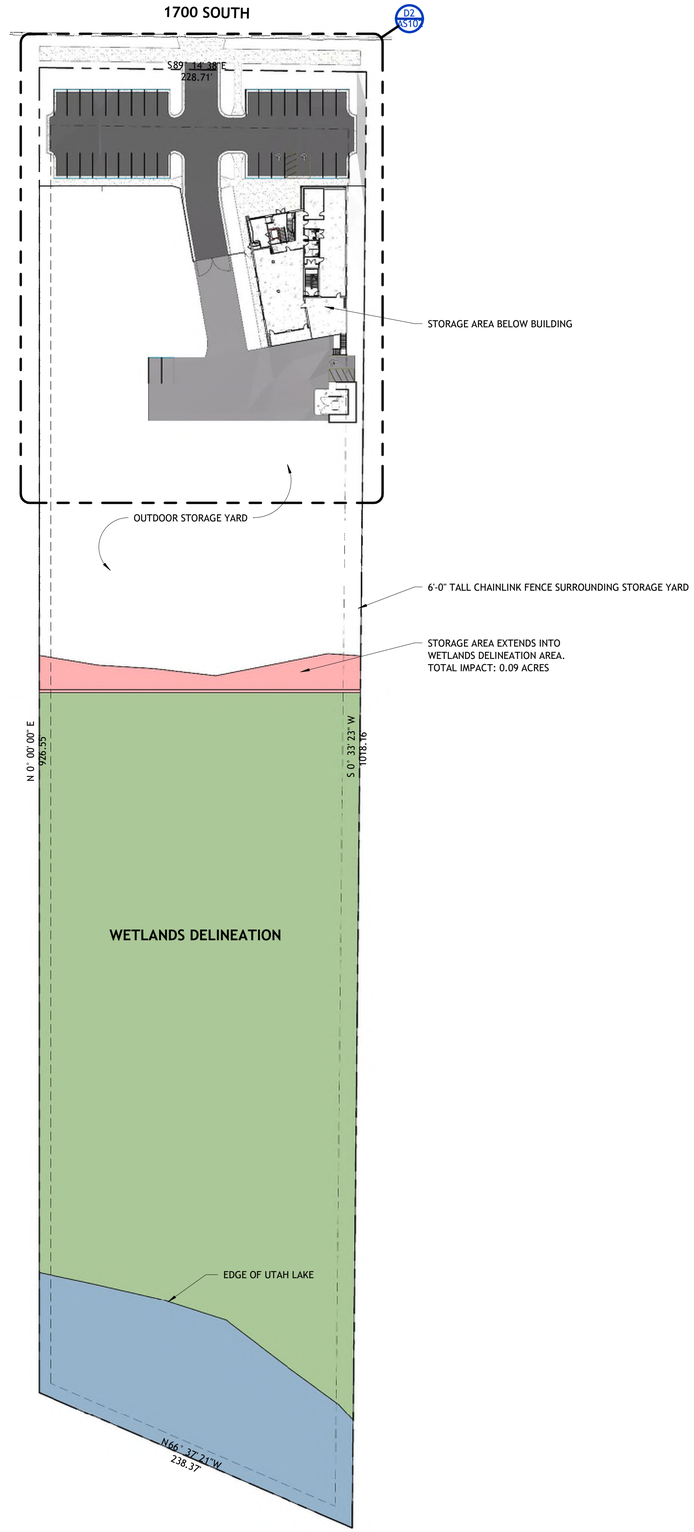
No comments

Engineering Division
Reviewed
rburkhill 01/14/2026

No comments

Next Step

Proceed to the Development Review Committee on 01/20/2026



KEYNOTES

GENERAL NOTES

A. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. SEE AS501 FOR SITE DETAILS.

D1 ARCHITECTURAL SITE PLAN
AS101 | SCALE: 1" = 50'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER BEUNDEN SMITH · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

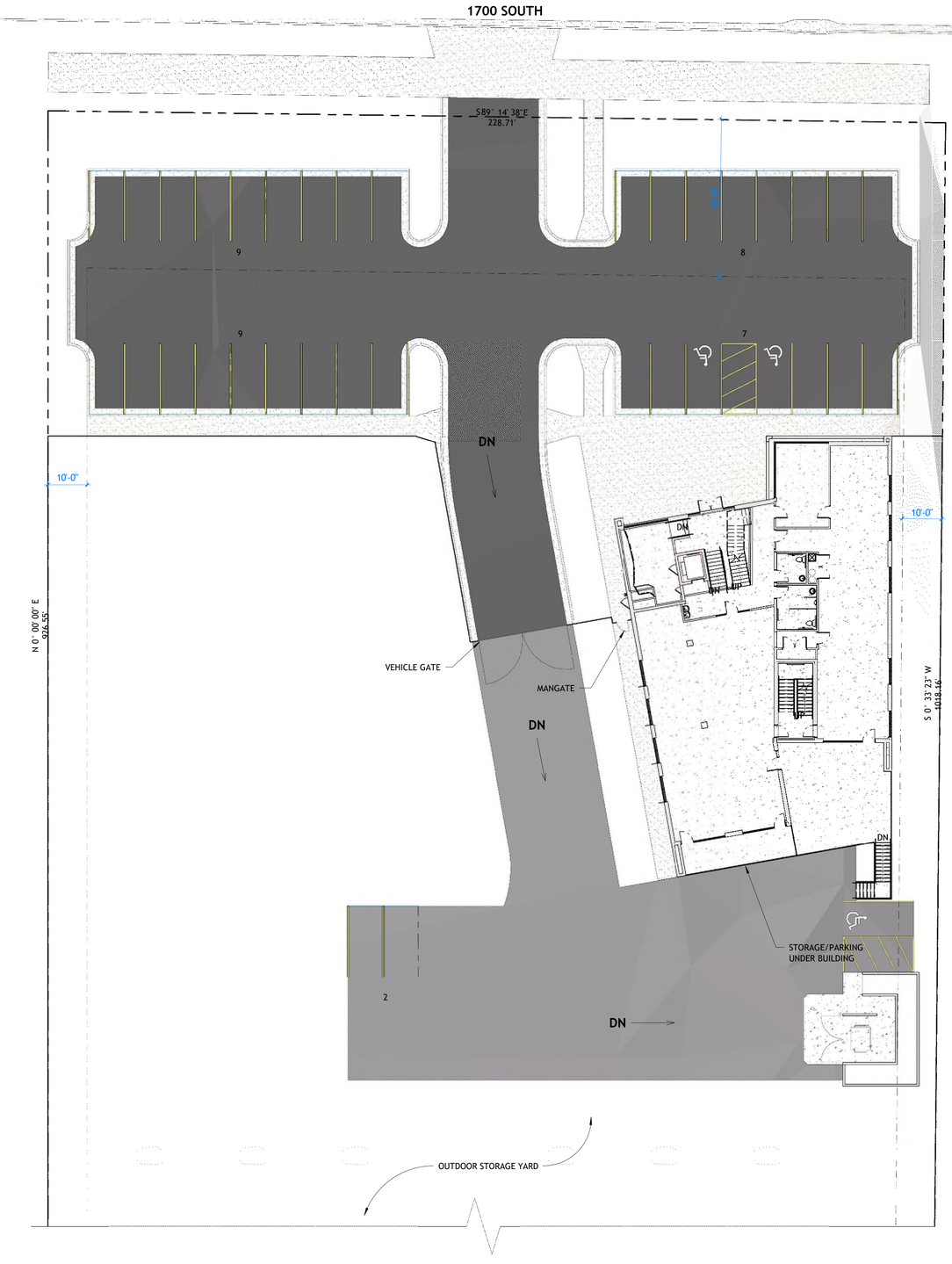
THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101

Autodesk Docs: //24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:35 PM



KEYNOTES

PARKING REQUIREMENTS

OFFICE AREA
(4) SPACES PER 1,000 SF
7,733 SF = 30.9 PARKING STALLS REQUIRED

WAREHOUSE AREA
(1) SPACE PER 1,000 SF
5,063 SF = 5.1 PARKING STALLS REQUIRED

30.9 + 5.1 = 36 PARKING STALLS REQUIRED

36 PARKING STALLS PROVIDED

D2 **ENLARGED ARCHITECTURAL SITE PLAN**
AS102 | SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. SEE AS501 FOR SITE DETAILS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP
STATE OF UTAH · CHRISTOPHER · BEUS · 9846051 · LICENSED ARCHITECT
2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
ENLARGED ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS102

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:46 PM

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP



2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

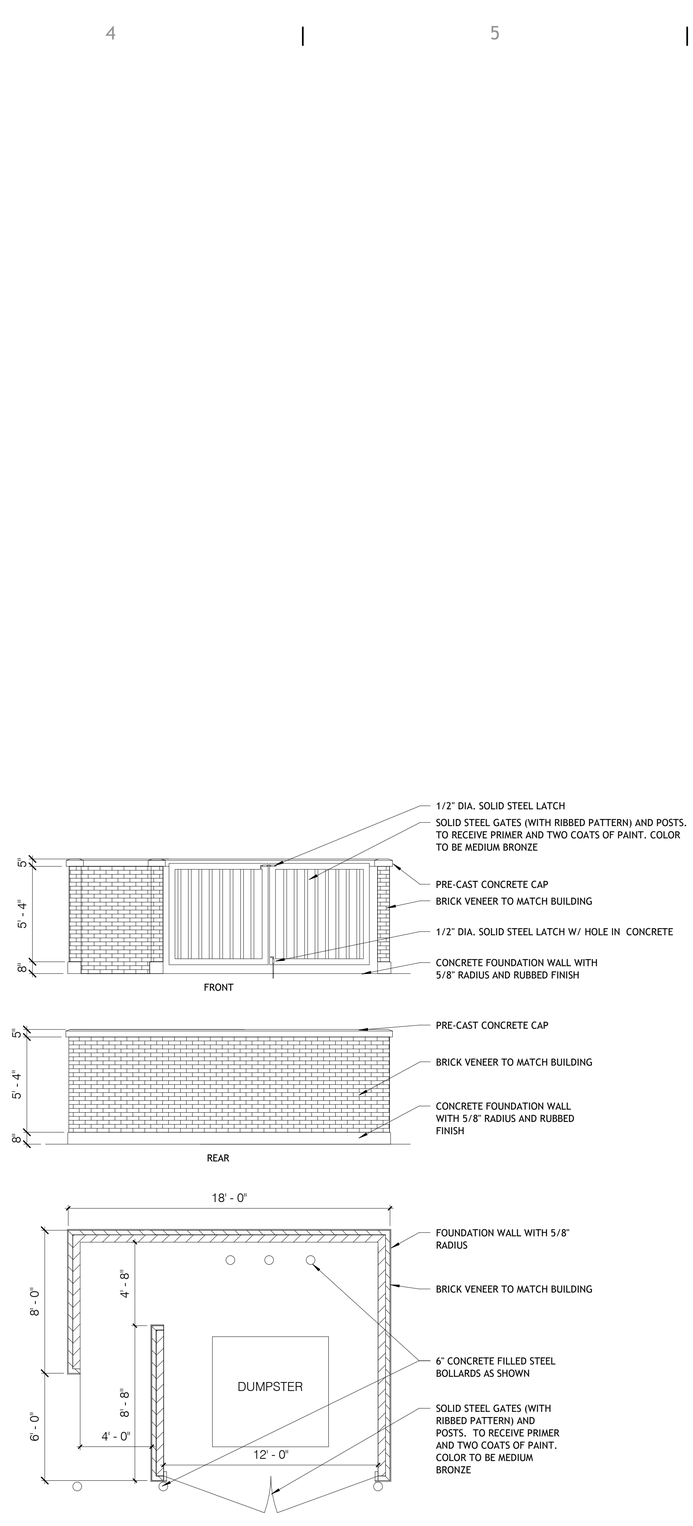
THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

ARCHITECTURAL SITE DETAILS

SHEET NUMBER

AS502



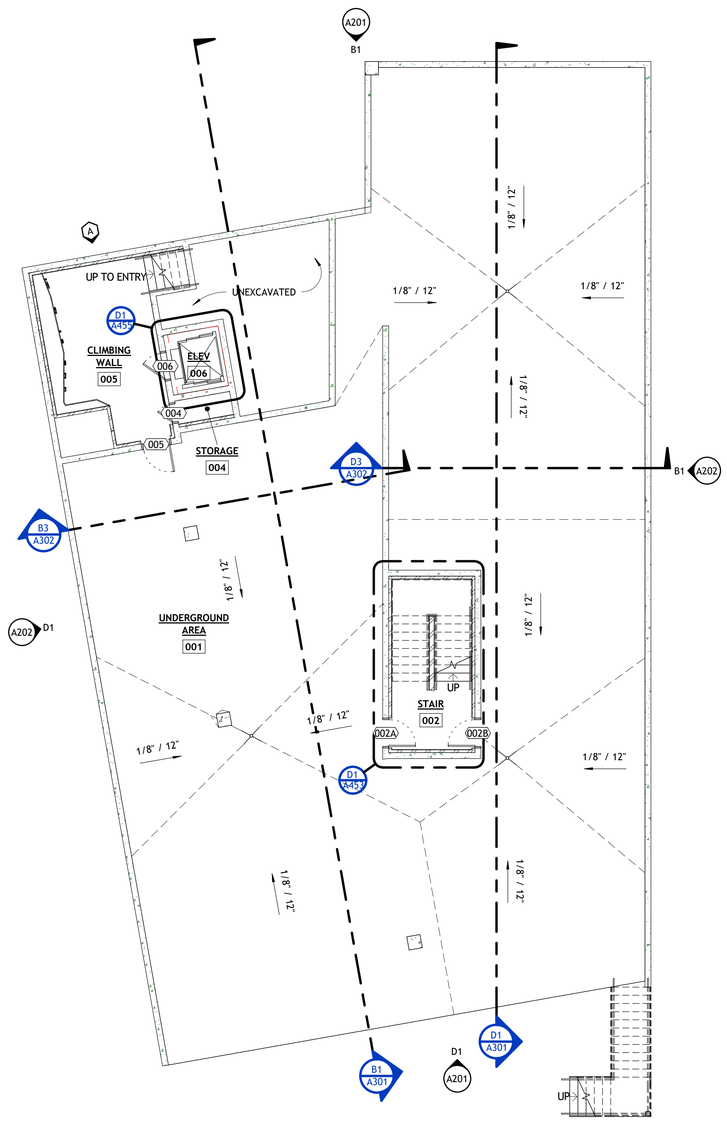
D4 DUMPSTER ENCLOSURE PLAN

AS502 | SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. TRUNCATED DOMES PATTERNS AND PLACEMENTS SHALL MEET ALL ADA CODE COMPLIANCE REQUIREMENTS. THE TRUNCATED DOME MATERIAL SHALL MEET ALL CITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE APPROVED MATERIALS WITH THE CITY DURING THE BIDDING PROCESS.

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:46 PM



KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
L. SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
M. SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
N. SEE G004 FOR WALL TYPES.
O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

D1 FLOOR PLAN - UNDERGROUND PARKING
A099 | SCALE: 1/8" = 1'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BENSON · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

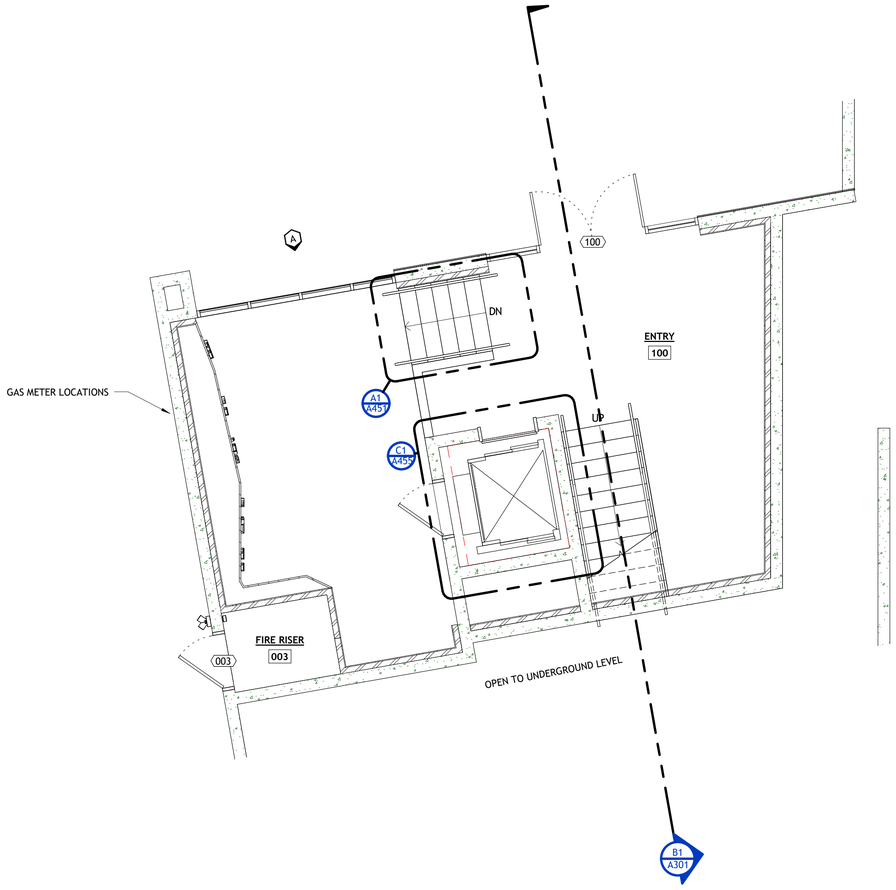
DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
FLOOR PLAN - UNDERGROUND PARKING

SHEET NUMBER
A099

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:47 PM



C1 ENTRY LEVEL FLOOR PLAN

A100 | SCALE: 1/4" = 1'-0"

KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
L. SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
M. SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
N. SEE G004 FOR WALL TYPES.
O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BEUNDA · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

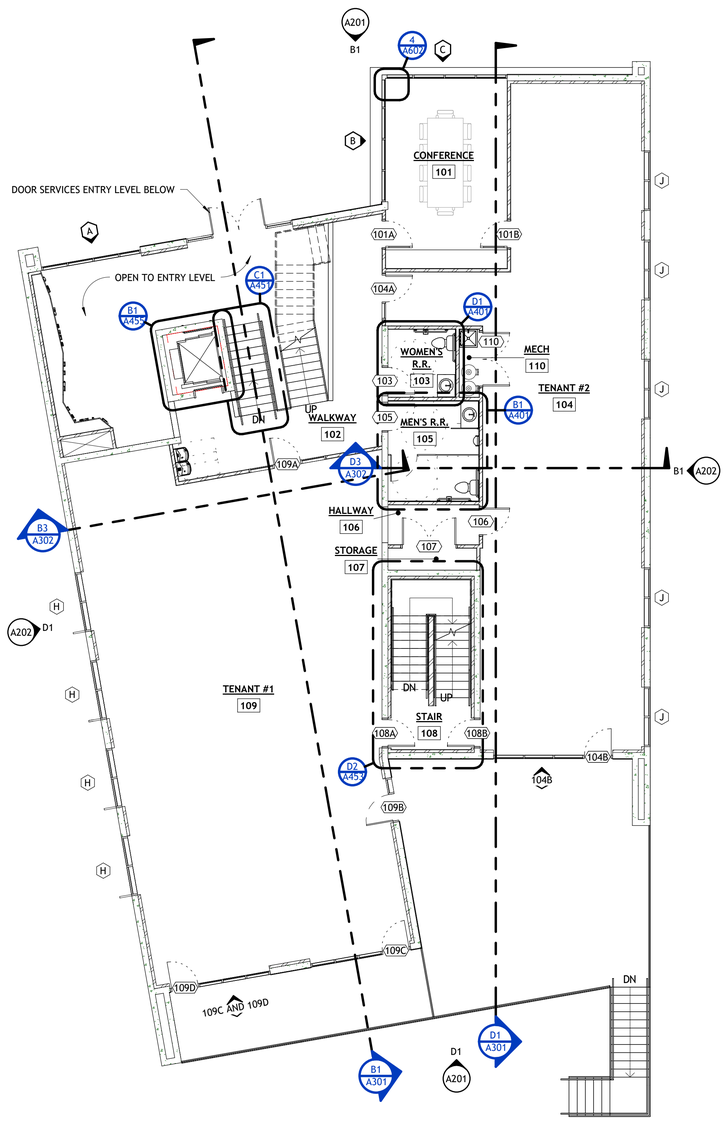
SHEET TITLE

FLOOR PLAN - ENTRY

SHEET NUMBER

A100

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:47 PM



KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
L. SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
M. SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
N. SEE G004 FOR WALL TYPES.
O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

D1 FLOOR PLAN - LEVEL 1
A101 | SCALE: 1/8" = 1'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BENSON · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

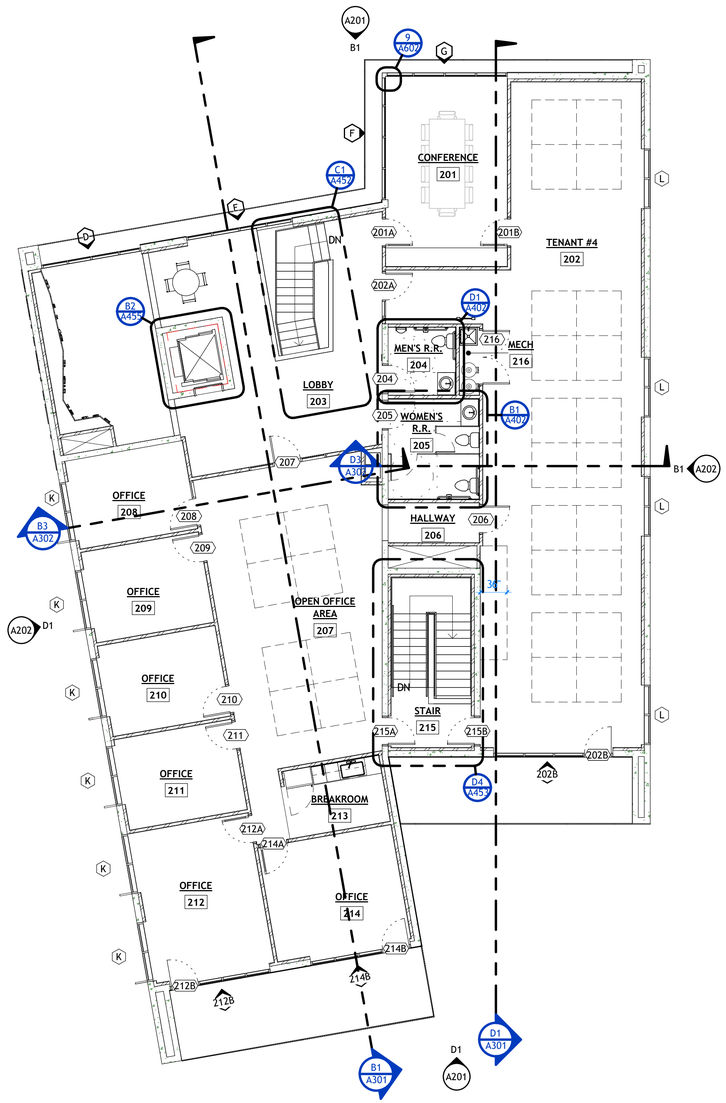
DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NUMBER
A101

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:48 PM



D1 FLOOR PLAN - LEVEL 2

A102 | SCALE: 1/8" = 1'-0"

KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
   - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE),
   - FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
E. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
F. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
G. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
H. SEE INTERIOR ELEVATIONS ON AI201 AND MILLWORK DETAILS ON AI551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
I. SEE SHEETS AI101, AI102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
J. SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
L. SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
M. SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
N. SEE G004 FOR WALL TYPES.
O. PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
P. TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
Q. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BEVERLY · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

FLOOR PLAN - LEVEL 2

SHEET NUMBER

A102

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:49 PM



D1 REFLECTED CEILING PLAN - UNDERGROUND

A149 | SCALE: 1/8" = 1'-0"

KEYNOTES

CEILING LEGEND

A		2x2 SUSPENDED CEILING SYSTEM WITH GRID. SEE SPECIFICATIONS. SEE DETAIL A3/A701
B		PAINTED 5/8" TYPE "X" GYPSUM BOARD WITH SMOOTH FINISH. SEE DETAIL A2/A701
C		OPEN TO EXPOSED STRUCTURE ABOVE

ELECTRICAL/MECHANICAL SYMBOLS

- PENDANT PARKING LIGHT
- 2' LINEAR SURFACE MOUNT LIGHT
- 4' LINEAR SURFACE MOUNT LIGHT
- 8' LINEAR PENDANT LIGHT
- EXTERIOR WALL MOUNTED DOWNLIGHT
- RECESSED DOWNLIGHT
- 8' DIAMETER LOW VELOCITY FAN
- EXIT SIGN
- SUPPLY DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST FAN
- 24"x24" ACCESS PANEL

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13.
C. MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CEILING SUBCONTRACTORS SHALL COORDINATE THEIR WORK. IN CASE OF CONFLICT, THE REFLECTED CEILING PLAN SHALL TAKE PRECEDENCE.
D. SEE ENGINEERING SHEETS FOR ADDITIONAL REQUIREMENTS.
E. SEE DETAIL B2/A701 AND B3/A701 FOR TYPICAL SEISMIC BRACING.
F. SEE DETAIL B1/A701 FOR TYPICAL SEISMIC LIGHT BRACING.
G. SEE DETAIL A4/A701 FOR TYPICAL WALL BRACING.
H. CEILING HEIGHTS SHOWN ARE ABOVE FINISH FLOOR IN WHICH THEY ARE CALLED.
I. COORDINATE LOCATION OF MECHANICAL DIFFUSERS IN WALLS WITH ARCHITECT.
J. WHERE APPLICABLE, FIRE SPRINKLERS TO BE CENTERED ON CEILING TILES.
K. SEE EXTERIOR ELEVATIONS AND ELECTRICAL LIGHTING PLAN FOR ADDITIONAL LIGHTING INSTRUCTIONS.
L. PAINT UNDERSIDE OF EXPOSED OPEN CEILING. VERIFY WITH OWNER.
M. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BENSON · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

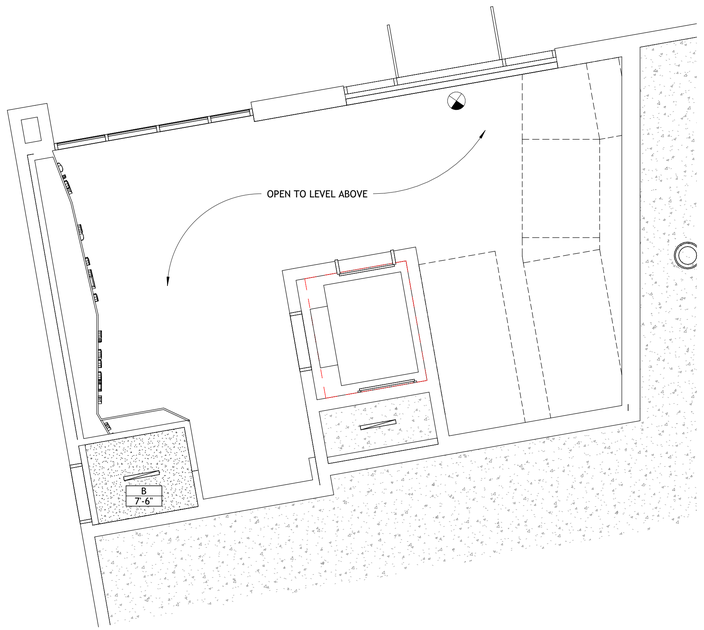
SHEET TITLE

REFLECTED CEILING PLAN - UNDERGROUND

SHEET NUMBER

A149

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:49 PM



C1 **ENTRY**
A150 | SCALE: 1/4" = 1'-0"

KEYNOTES

CEILING LEGEND

A		2x2 SUSPENDED CEILING SYSTEM WITH GRID. SEE SPECIFICATIONS. SEE DETAIL A3/A701
B		PAINTED 5/8" TYPE "X" GYPSUM BOARD WITH SMOOTH FINISH. SEE DETAIL A2/A701
C		OPEN TO EXPOSED STRUCTURE ABOVE

ELECTRICAL/MECHANICAL SYMBOLS

- PENDANT PARKING LIGHT
- 2' LINEAR SURFACE MOUNT LIGHT
- 4' LINEAR SURFACE MOUNT LIGHT
- 8' LINEAR PENDANT LIGHT
- EXTERIOR WALL MOUNTED DOWNLIGHT
- RECESSED DOWNLIGHT
- 8' DIAMETER LOW VELOCITY FAN
- EXIT SIGN
- SUPPLY DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST FAN
- 24"x24" ACCESS PANEL

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13.
C. MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CEILING SUBCONTRACTORS SHALL COORDINATE THEIR WORK. IN CASE OF CONFLICT, THE REFLECTED CEILING PLAN SHALL TAKE PRECEDENCE.
D. SEE ENGINEERING SHEETS FOR ADDITIONAL REQUIREMENTS.
E. SEE DETAIL B2/A701 AND B3/A701 FOR TYPICAL SEISMIC BRACING.
F. SEE DETAIL B1/A701 FOR TYPICAL SEISMIC LIGHT BRACING.
G. SEE DETAIL A4/A701 FOR TYPICAL WALL BRACING.
H. CEILING HEIGHTS SHOWN ARE ABOVE FINISH FLOOR IN WHICH THEY ARE CALLED.
I. COORDINATE LOCATION OF MECHANICAL DIFFUSERS IN WALLS WITH ARCHITECT.
J. WHERE APPLICABLE, FIRE SPRINKLERS TO BE CENTERED ON CEILING TILES.
K. SEE EXTERIOR ELEVATIONS AND ELECTRICAL LIGHTING PLAN FOR ADDITIONAL LIGHTING INSTRUCTIONS.
L. PAINT UNDERSIDE OF EXPOSED OPEN CEILING. VERIFY WITH OWNER.
M. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER BEUNDA · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

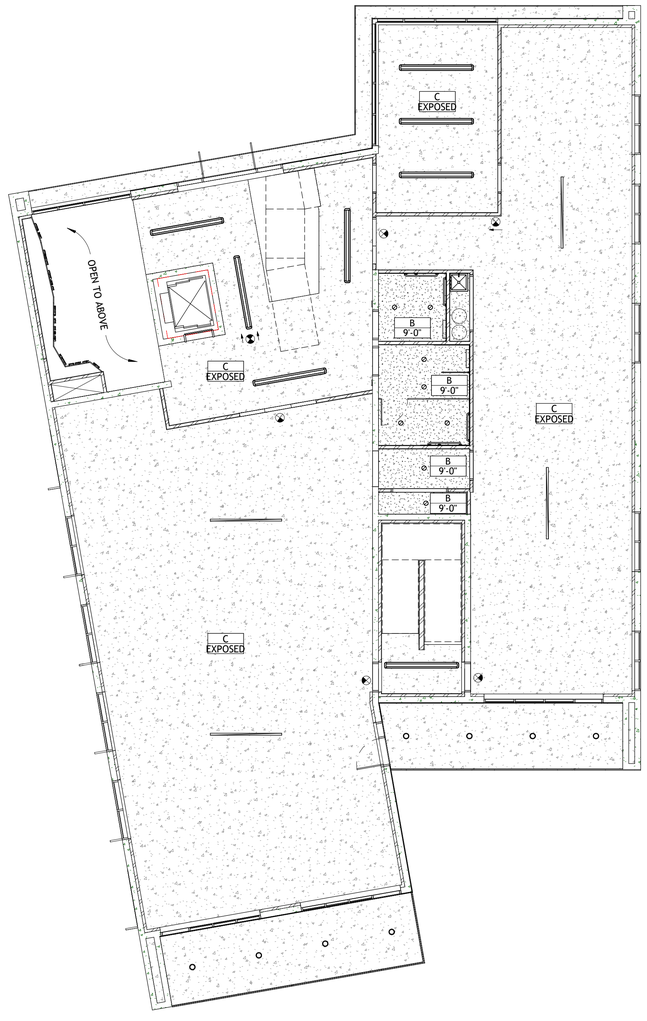
SHEET TITLE

REFLECTED CEILING PLAN - ENTRY

SHEET NUMBER

A150

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:50 PM



D1 REFLECTED CEILING PLAN - LEVEL 1

A151 | SCALE: 1/8" = 1'-0"

KEYNOTES

CEILING LEGEND

- **A** — 2x2 SUSPENDED CEILING SYSTEM WITH GRID. SEE SPECIFICATIONS. SEE DETAIL A3/A701
- **B** — PAINTED 5/8" TYPE "X" GYPSUM BOARD WITH SMOOTH FINISH. SEE DETAIL A2/A701
- **C** — OPEN TO EXPOSED STRUCTURE ABOVE

ELECTRICAL/MECHANICAL SYMBOLS

- PENDANT PARKING LIGHT
- 2' LINEAR SURFACE MOUNT LIGHT
- 4' LINEAR SURFACE MOUNT LIGHT
- 8' LINEAR PENDANT LIGHT
- EXTERIOR WALL MOUNTED DOWNLIGHT
- RECESSED DOWNLIGHT
- 8' DIAMETER LOW VELOCITY FAN
- EXIT SIGN
- SUPPLY DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST FAN
- 24"x24" ACCESS PANEL

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13.
C. MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CEILING SUBCONTRACTORS SHALL COORDINATE THEIR WORK. IN CASE OF CONFLICT, THE REFLECTED CEILING PLAN SHALL TAKE PRECEDENCE.
D. SEE ENGINEERING SHEETS FOR ADDITIONAL REQUIREMENTS.
E. SEE DETAIL B2/A701 AND B3/A701 FOR TYPICAL SEISMIC BRACING.
F. SEE DETAIL B1/A701 FOR TYPICAL SEISMIC LIGHT BRACING.
G. SEE DETAIL A4/A701 FOR TYPICAL WALL BRACING.
H. CEILING HEIGHTS SHOWN ARE ABOVE FINISH FLOOR IN WHICH THEY ARE CALLED.
I. COORDINATE LOCATION OF MECHANICAL DIFFUSERS IN WALLS WITH ARCHITECT.
J. WHERE APPLICABLE, FIRE SPRINKLERS TO BE CENTERED ON CEILING TILES.
K. SEE EXTERIOR ELEVATIONS AND ELECTRICAL LIGHTING PLAN FOR ADDITIONAL LIGHTING INSTRUCTIONS.
L. PAINT UNDERSIDE OF EXPOSED OPEN CEILING. VERIFY WITH OWNER.
M. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BEUNDEL · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

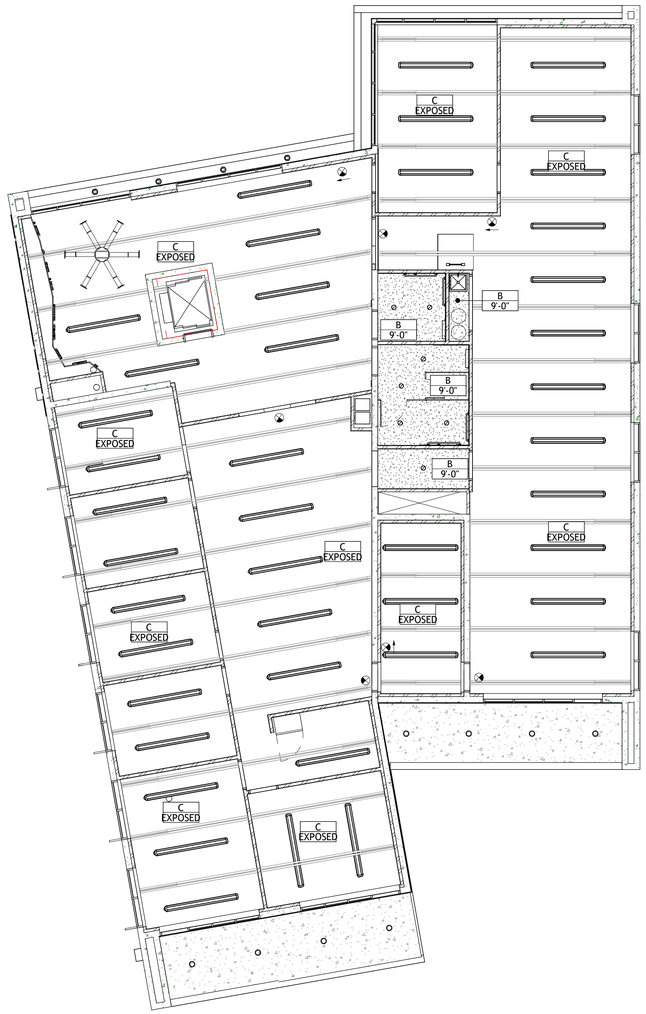
DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
REFLECTED CEILING PLAN - LEVEL 1

SHEET NUMBER
A151

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:51 PM



D1 **REFLECTED CEILING PLAN - LEVEL 2**

A152 | SCALE: 1/8" = 1'-0"

KEYNOTES

CEILING LEGEND

A		2x2 SUSPENDED CEILING SYSTEM WITH GRID. SEE SPECIFICATIONS. SEE DETAIL A3/A701
B		PAINTED 5/8" TYPE "X" GYPSUM BOARD WITH SMOOTH FINISH. SEE DETAIL A2/A701
C		OPEN TO EXPOSED STRUCTURE ABOVE

ELECTRICAL/MECHANICAL SYMBOLS

- PENDANT PARKING LIGHT
- 2' LINEAR SURFACE MOUNT LIGHT
- 4' LINEAR SURFACE MOUNT LIGHT
- 8' LINEAR PENDANT LIGHT
- EXTERIOR WALL MOUNTED DOWNLIGHT
- RECESSED DOWNLIGHT
- 8' DIAMETER LOW VELOCITY FAN
- EXIT SIGN
- SUPPLY DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST FAN
- 24"x24" ACCESS PANEL

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13.
C. MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CEILING SUBCONTRACTORS SHALL COORDINATE THEIR WORK. IN CASE OF CONFLICT, THE REFLECTED CEILING PLAN SHALL TAKE PRECEDENCE.
D. SEE ENGINEERING SHEETS FOR ADDITIONAL REQUIREMENTS.
E. SEE DETAIL B2/A701 AND B3/A701 FOR TYPICAL SEISMIC BRACING.
F. SEE DETAIL B1/A701 FOR TYPICAL SEISMIC LIGHT BRACING.
G. SEE DETAIL A4/A701 FOR TYPICAL WALL BRACING.
H. CEILING HEIGHTS SHOWN ARE ABOVE FINISH FLOOR IN WHICH THEY ARE CALLED.
I. COORDINATE LOCATION OF MECHANICAL DIFFUSERS IN WALLS WITH ARCHITECT.
J. WHERE APPLICABLE, FIRE SPRINKLERS TO BE CENTERED ON CEILING TILES.
K. SEE EXTERIOR ELEVATIONS AND ELECTRICAL LIGHTING PLAN FOR ADDITIONAL LIGHTING INSTRUCTIONS.
L. PAINT UNDERSIDE OF EXPOSED OPEN CEILING. VERIFY WITH OWNER.
M. DO NOT SCALE DRAWINGS.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BEUNDEL · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

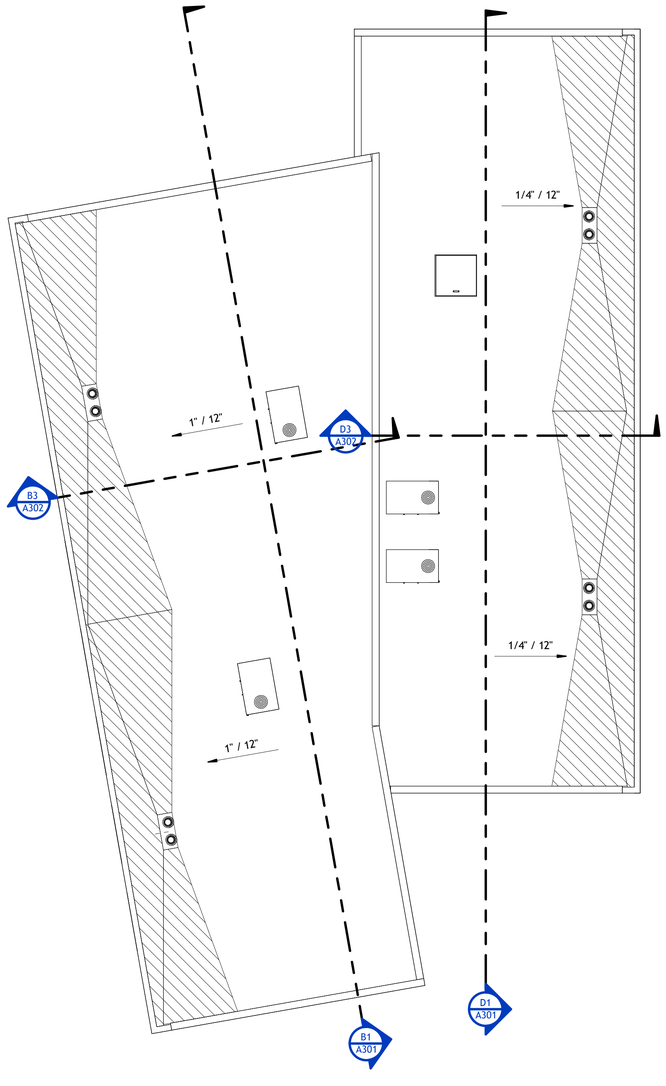
SHEET TITLE

REFLECTED CEILING PLAN - LEVEL 2

SHEET NUMBER

A152

Autodesk Docs: //24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:52 PM



KEYNOTES

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. MINIMUM ROOF CLASSIFICATION TO BE AS NOTED ON THE CODE ANALYSIS.
C. COORDINATE INSTALLATION OF ALL "AFTER CONTRACT" ASSEMBLIES PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
D. MINIMUM ROOF SLOPE TO BE 1/4" PER FOOT.
E. INSULATE ENTIRE ROOF WITH R-30 POLYISOCYANURATE ABOVE ROOF DECKING.
F. FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS PER SINGLE-PLY MANUFACTURER'S RECOMMENDATIONS.
G. TIE PRIMARY ROOF DRAINS INTO SITE STORM DRAINAGE SYSTEM. TIE SECONDARY ROOF DRAINS THROUGH BRASS SCUPPERS.
H. ALL MECHANICAL UNITS AND ROOF PENETRATIONS MAY NOT BE SHOWN. REFER TO ENGINEERING SHEETS FOR ALL REQUIRED MECHANICAL UNITS AND ROOF PENETRATIONS. PROVIDE FLASHING, CRICKETS, AND REGLETS AT EACH UNIT. CRICKETS TO SLOPE 1/4" PER FOOT MINIMUM. SEE TYPICAL ROOF DETAILS.
I. MECHANICAL CURBS TO BE 8" MINIMUM ABOVE NEAREST HORIZONTAL OR SLOPED ROOF SURFACE.
J. SLEEPER INSTALLATION NOT PERMITTED AT MECHANICAL UNITS. PROVIDE FULL MECHANICAL CURB DETAILING.
K. DO NOT SCALE DRAWINGS.

D1 ROOF PLAN
A171 | SCALE: 1/8" = 1'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · 9846051 · LICENSED ARCHITECT · SMITH

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CLIMB CONCRETE OFFICE
300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

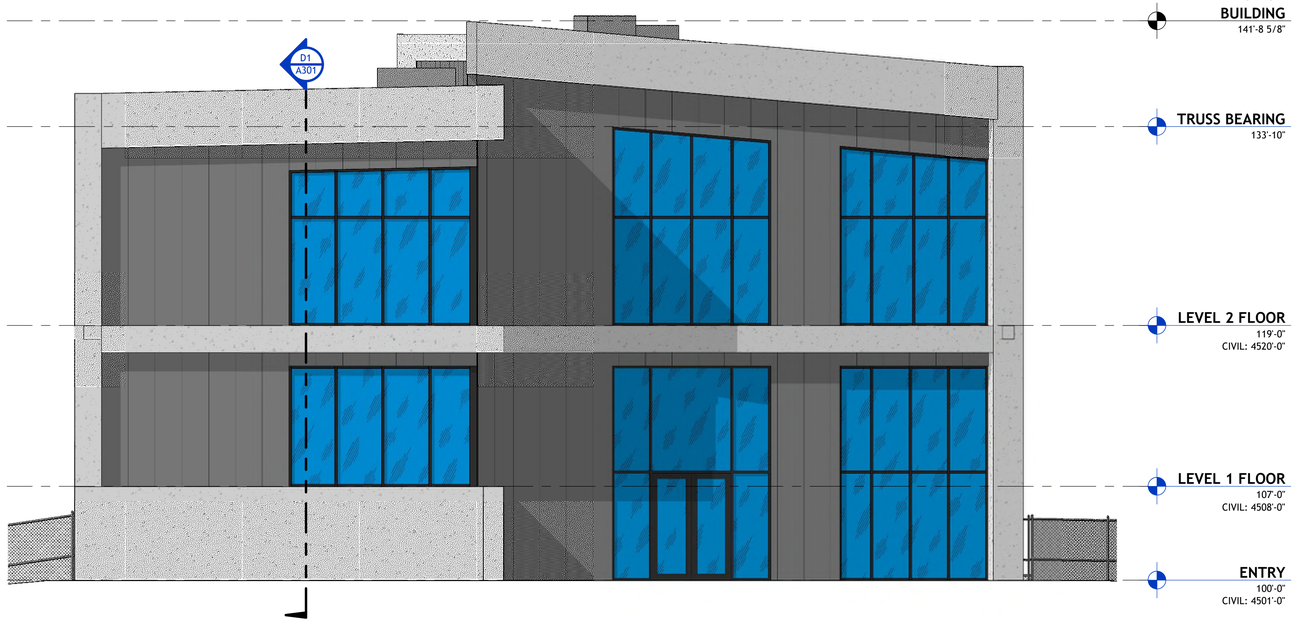
DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
ROOF PLAN

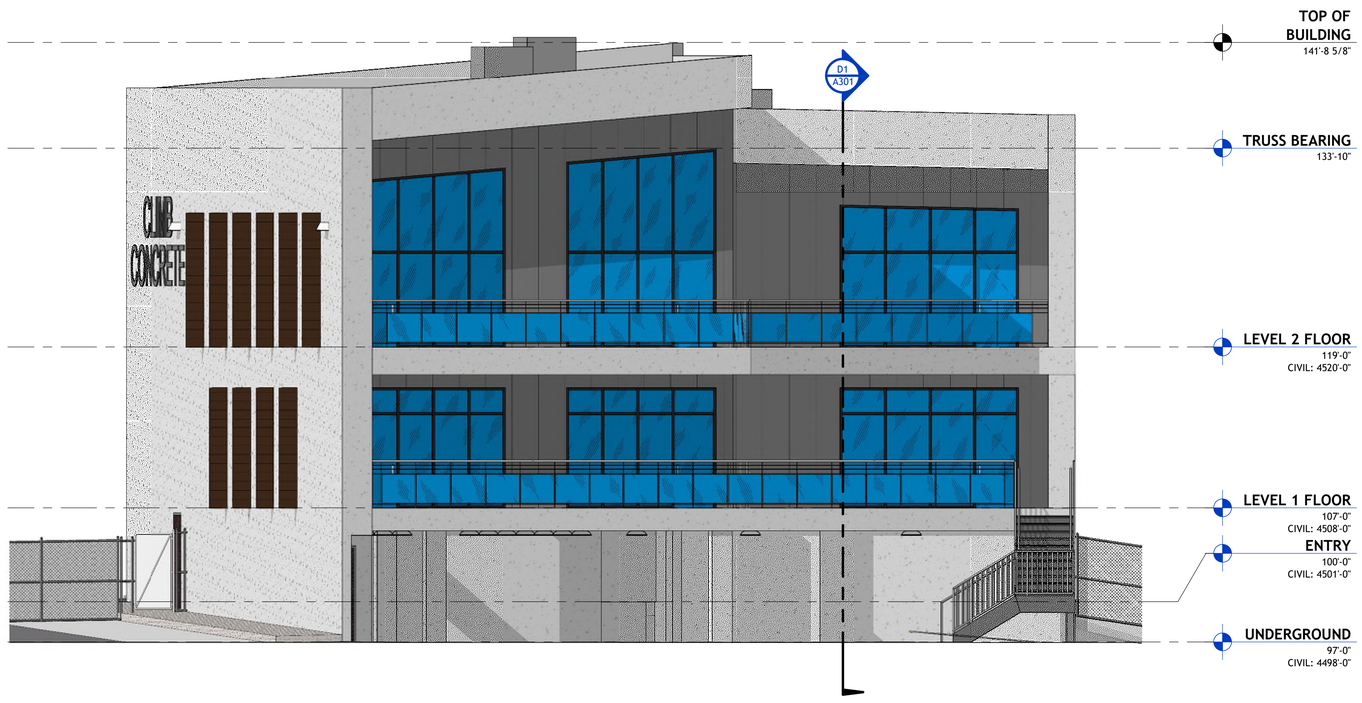
SHEET NUMBER
A171

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:34:52 PM



B1 NORTH ELEVATION

A201 | SCALE: 3/16" = 1'-0"



D1 SOUTH ELEVATION

A201 | SCALE: 3/16" = 1'-0"

KEYNOTES

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER · BEUNDEN · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

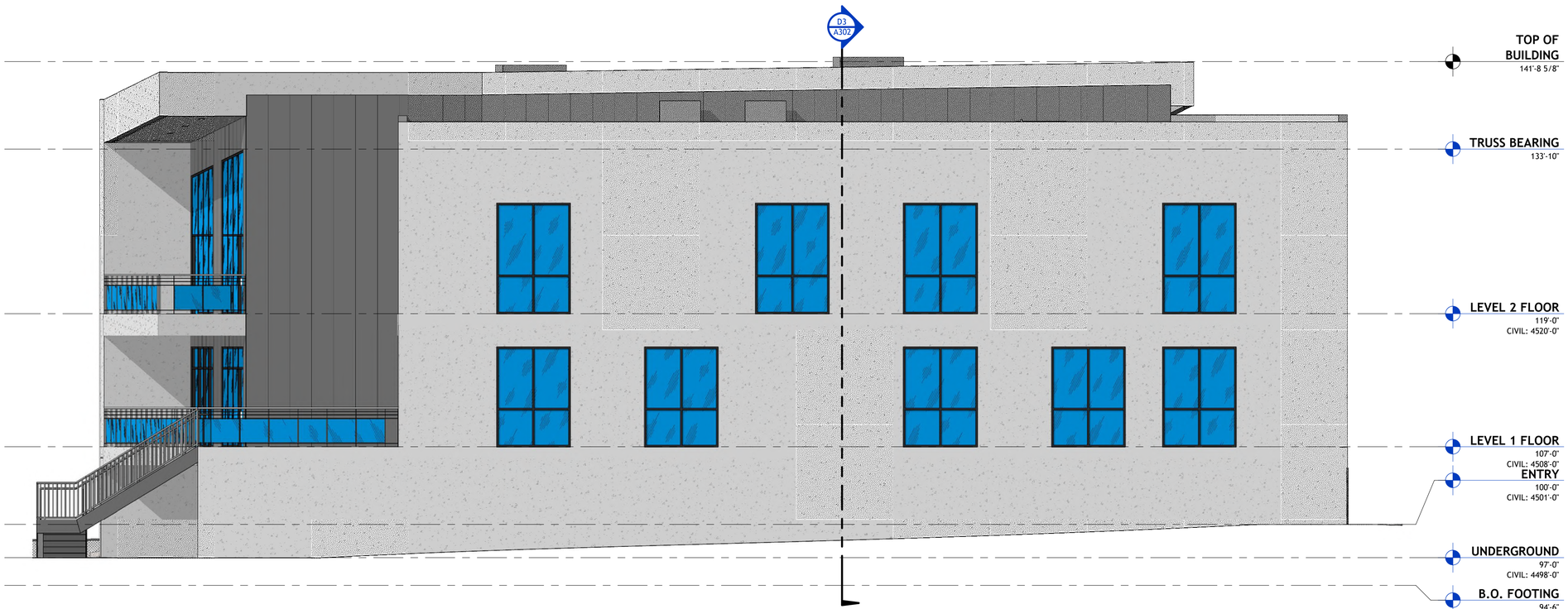
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:35:08 PM



B1 EAST ELEVATION

A202 | SCALE: 3/16" = 1'-0"



D1 WEST ELEVATION

A202 | SCALE: 3/16" = 1'-0"

KEYNOTES

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP



2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

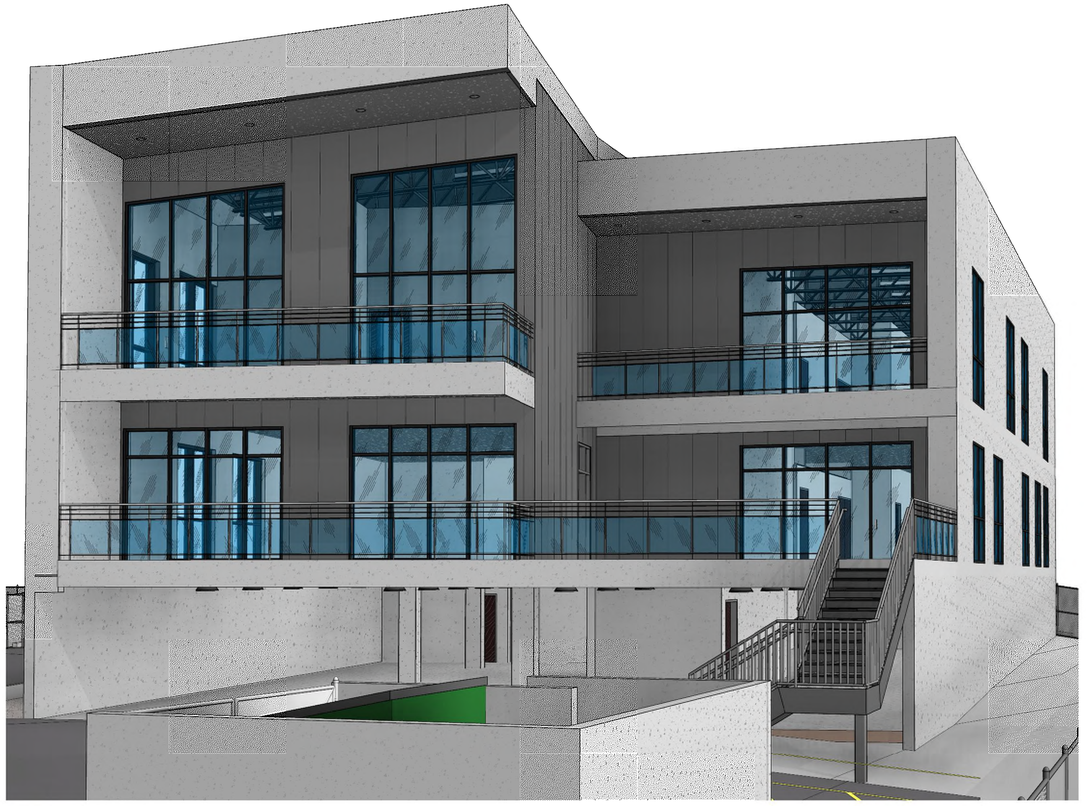
A202

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:35:28 PM









CORE ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER BEDOLLA · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

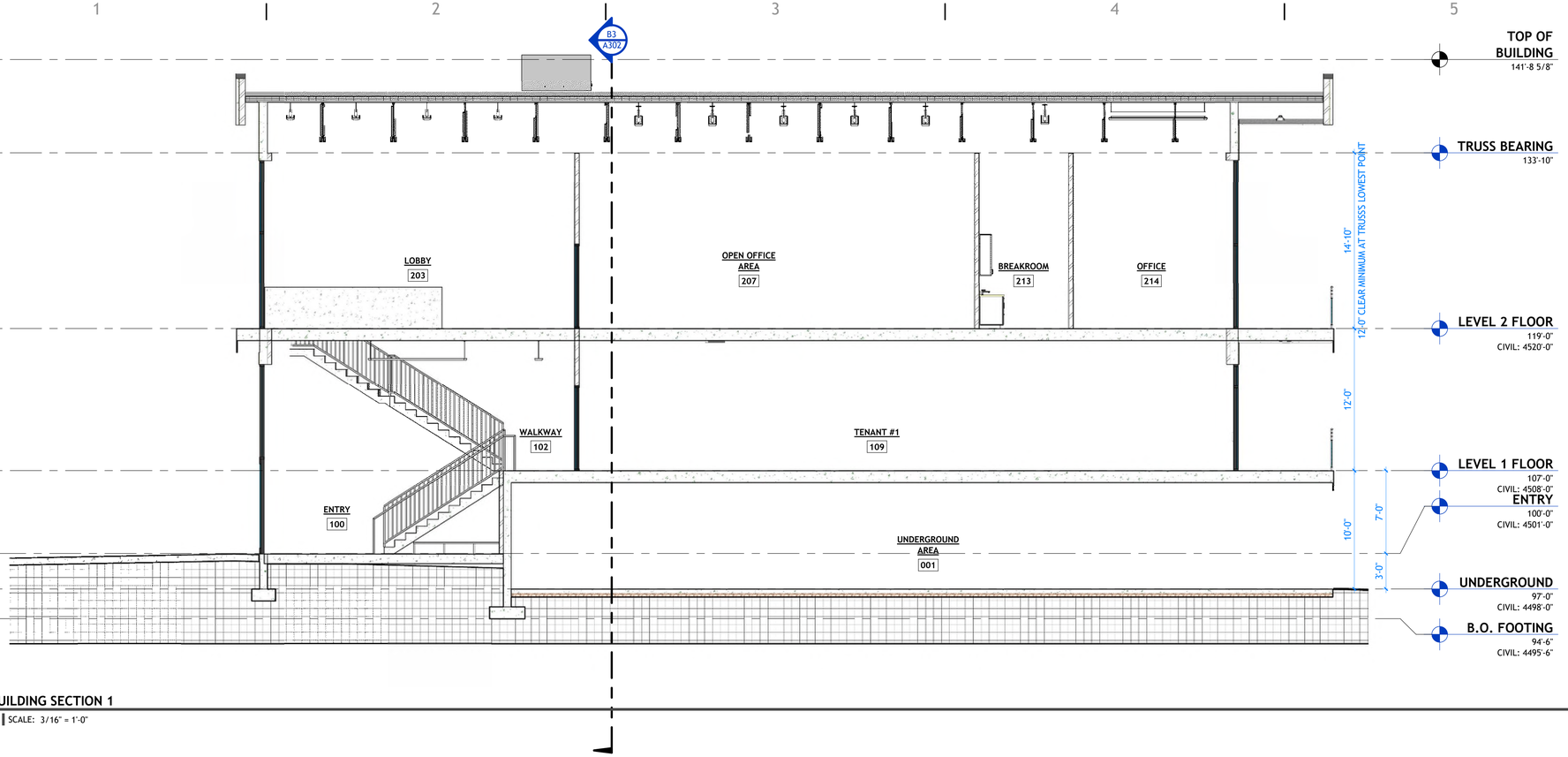
SHEET TITLE

3D PERPECTIVE VIEWS

SHEET NUMBER

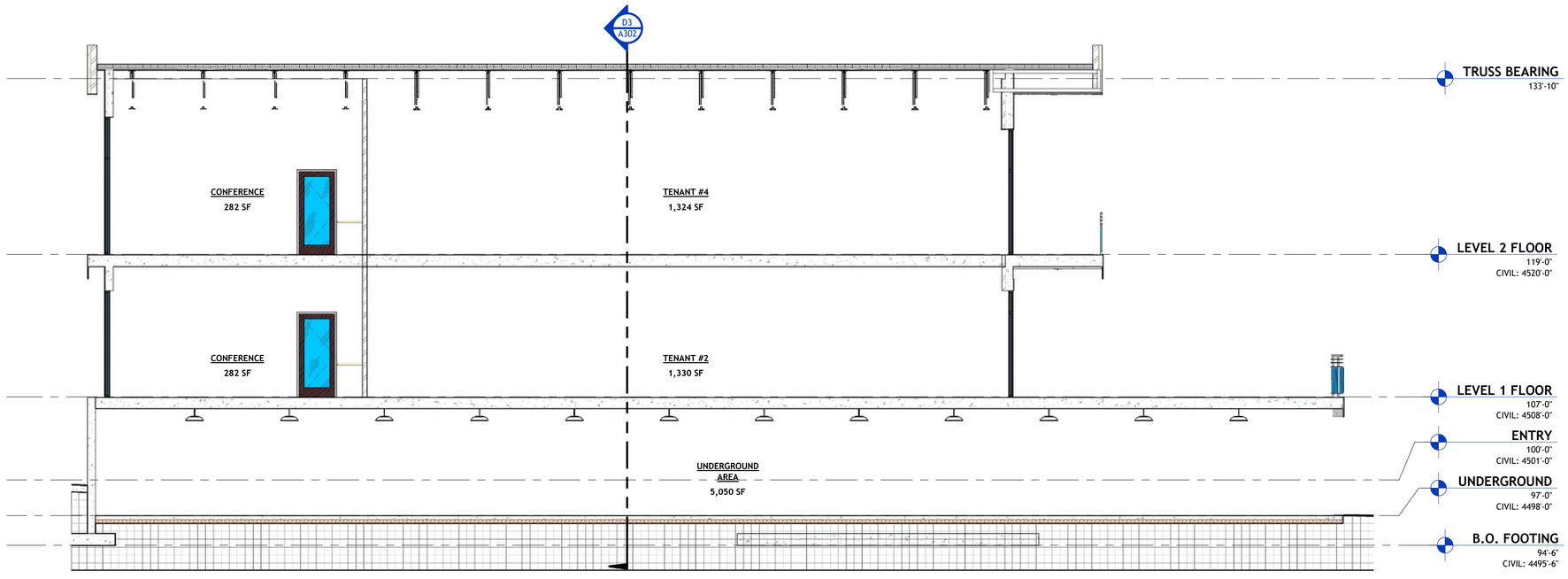
A251

Autodesk Docs: //24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:37:22 PM



B1 N/S BUILDING SECTION 1

A301 | SCALE: 3/16" = 1'-0"



D1 N/S BUILDING SECTION 2

A301 | SCALE: 3/16" = 1'-0"

KEYNOTES

SEPARATION LEGEND

- ▼ ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ● ONE-HOUR FIRE PARTITION.
- ✸ TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- + SMOKE PARTITION.
- ■ ONE-HOUR FIRE SEPARATION.
- ⬬ TWO-HOUR FIRE WALL.
- ◆ ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
C. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
D. MINIMUM ROOF CLASSIFICATION TO BE CLASS 'C'.
E. MINIMUM ROOF SLOPE TO BE 1/4" PER FOOT.
F. INSULATE ENTIRE ROOF WITH R-30 POLYISOCYANURATE.
G. EXPOSED FOUNDATION WALLS TO RECEIVE RUBBED FINISH.
H. SEE ENGINEERING SHEETS FOR ADDITIONAL INFORMATION.
I. MASONRY TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM.
J. NOT ALL INTERIOR ELEMENTS ARE NOTED FOR CLARITY. SEE WALL SECTIONS, DETAILS, AND WALL TYPES FOR ADDITIONAL INFORMATION.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER BEDFORD · LICENSED ARCHITECT · 9846051

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

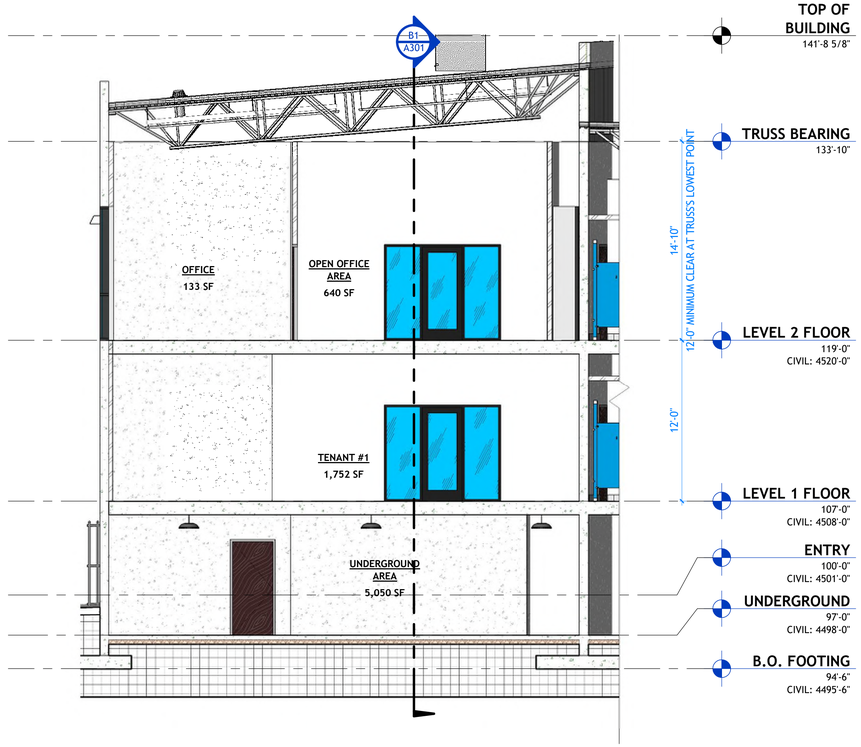
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

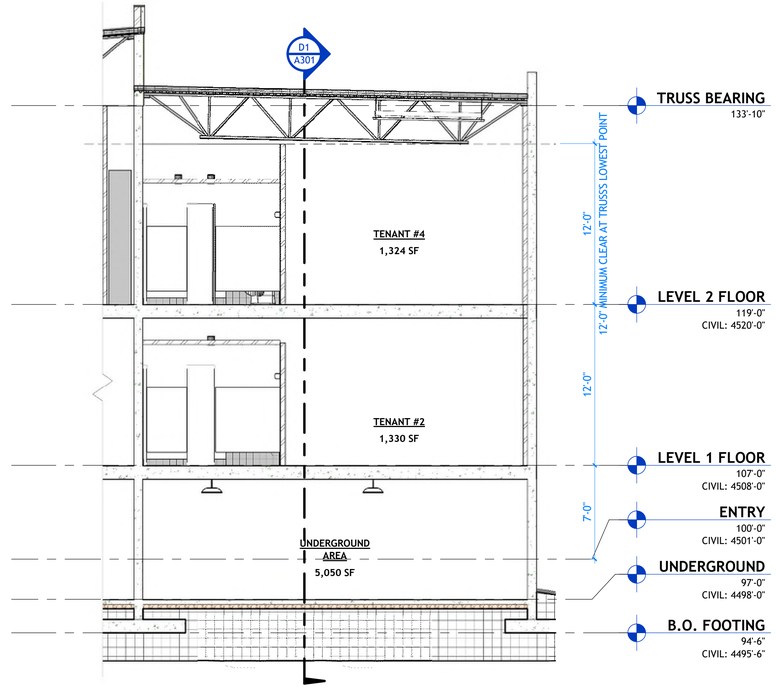
A301

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:37:28 PM



B3 E/W BUILDING SECTION 1

A302 | SCALE: 3/16" = 1'-0"



D3 E/W BUILDING SECTION 2

A302 | SCALE: 3/16" = 1'-0"

KEYNOTES

SEPARATION LEGEND

- ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ONE-HOUR BEARING WALL.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
C. CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
D. MINIMUM ROOF CLASSIFICATION TO BE CLASS 'C'.
E. MINIMUM ROOF SLOPE TO BE 1/4" PER FOOT.
F. INSULATE ENTIRE ROOF WITH R-30 POLYISOCYANURATE.
G. EXPOSED FOUNDATION WALLS TO RECEIVE RUBBED FINISH.
H. SEE ENGINEERING SHEETS FOR ADDITIONAL INFORMATION.
I. MASONRY TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM.
J. NOT ALL INTERIOR ELEMENTS ARE NOTED FOR CLARITY. SEE WALL SECTIONS, DETAILS, AND WALL TYPES FOR ADDITIONAL INFORMATION.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP

STATE OF UTAH · CHRISTOPHER M. GRAHAM · 9846051 · LICENSED ARCHITECT

2025-11-19

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CLIMB CONCRETE OFFICE

300 EAST 1700 SOUTH
AMERICAN FORK - UTAH - 84003

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	22 OCTOBER 2025
PROJECT #:	24-151
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS

DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

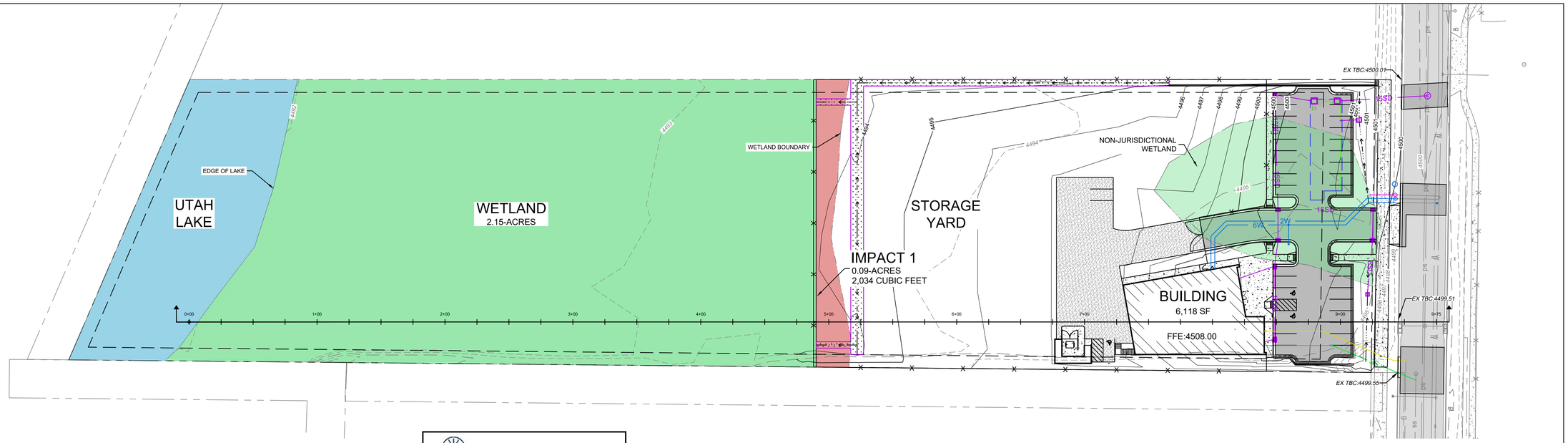
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A302

Autodesk Docs://24-151 Climb Concrete Office/24-151 Climb Concrete Office V2.rvt
11/19/2025 12:37:33 PM



LEGEND

- UTAH LAKE
- WETLAND
- IMPACT AREA

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/14/2026

No comments

Next Step

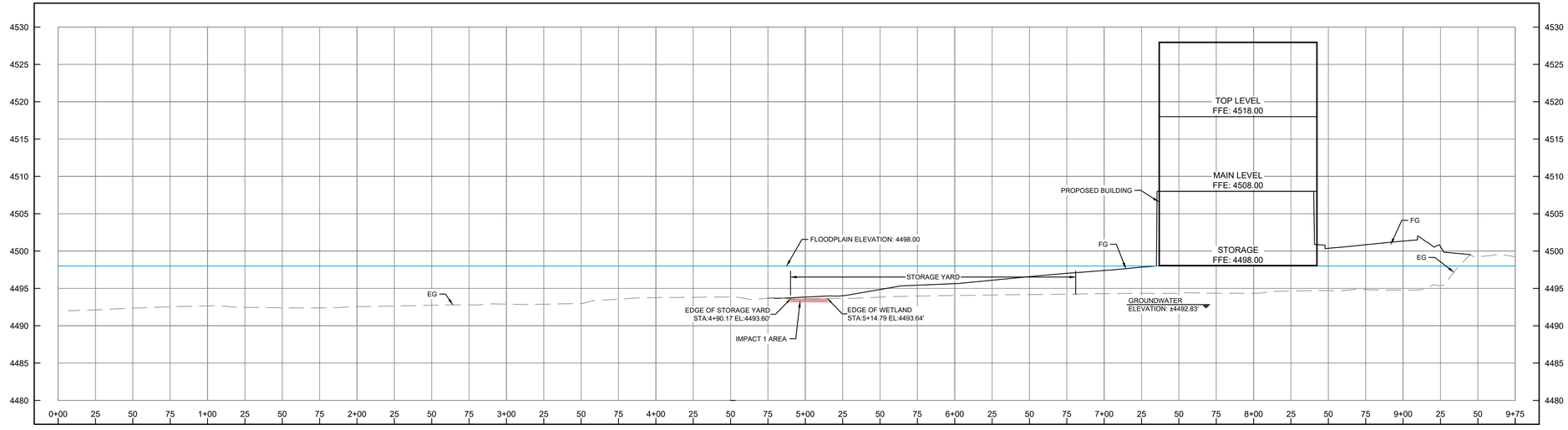
Proceed to the Development Review Committee on 01/20/2026

N

0 40 80 Feet

PROPERTY SECTION PROFILE

5X VERTICAL EXAGGERATION



Profile Data

| | | |

Development Review Committee Staff Report
Meeting Date: January 20, 2026

Agenda Topic

Review and action on an application for a Preliminary Plat, known as Rockport Industrial, located at 205 W Frontage Rd, American Fork City. The Preliminary Plan will be for approximately 1.43 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		205 W Frontage Road
Parcel ID:		13:047:0027
Project Type:		Preliminary Plat
Applicants:		Nate Heaps
Existing Land Use:		Transit Oriented Development
Surrounding Land Use:	North	Major Transportation Facilities
	South	Residential Low Density; Residential Medium Density
	East	Design Industrial
	West	Transit Oriented Development
Existing Zoning:		PI-1
Surrounding Zoning:	North	PF
	South	R2-7500
	East	PI-1
	West	PF
Square Footage (By Use)		4,000 s.f. office space 16,000 s.f. warehouse
Total Number of Units		N/A
Parking Requirement		Office = 4 spaces per 1,000 s.f. = 16 stalls req. Warehouse = 1 space per 1,000 s.f. = 16 stalls req. Total Parking stalls provided = 50

Development Review Committee Staff Report
Meeting Date: January 20, 2026

Background

The applicant has applied for a Preliminary Plan to develop an office/warehouse development located at 205 W Frontage Road. The project looks to provide 4,000 s.f. of office space and 16,000 s.f. of warehouse space for the area for a total of 20,000 s.f. for the building. Within the building, the applicant is proposing a 17-unit office/warehouse environment where each unit is a little over 1,000 s.f.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
B. A geotechnical report for the project area
C. Evidence of payment of the required review fee.
D. Evidence of water right proposed to be conveyed to the city.
E. Evidence of review of the proposed project by required public utility agencies.
F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Findings of Fact

1. The Preliminary Plat MEETS the requirements of Section 17.7.202 - Section 17.7.205.
2. The Preliminary Plat MEETS the requirements of Section 17.4.502.
3. The Preliminary Plat MEETS the requirements of Section 17.7.701.

Development Review Committee Staff Report
Meeting Date: January 20, 2026

Project Map



Engineering Development Checklist Completion

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with the Engineering Development Checklist 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, throughout and after scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

Staff Recommendation

The Preliminary Plat MEETS the requirements of Section 17.7.202 - Section 17.7.205. Staff recommends APPROVING the application with the following notes to be included and address in the future final plat and commercial site plan application submittals:

1. Change the name of the Infrastructure Manager on Sheet CS-01 from Dee Howard to Chad Scott
2. Provide an existing topography sheet for the Offsite Ditch
3. Include Offsite Ditch plans as part of the overall plan set.
4. The Applicant is seeking a variance to the street frontage landscaping requirement from the Planning Commission during their Site Plan Application as their street frontage landscaping is less than 14' wide.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, in accordance with Section 17.7.202 - Section 17.7.205, Section 17.4.502, and Section 17.7.701.

Denial

I move to deny the proposed Preliminary Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone.

Table

I move to table action for the proposed Preliminary Plat, located at 205 W Frontage Road, American Fork City, in thePI-1 Zone and instruct staff/developer to……..

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

205 W Frontage Rd, American Fork, UT 84003

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

Contacts
Ben Hunter
City Engineer
bhunter@americanfork.gov

JJ Hsu
Project Engineer
jhsu@americanfork.gov

Dee Howard
Infrastructure Manager
dhoward@americanfork.gov

GIS
Rob Autrey
GIS Supervisor
rautrey@americanfork.gov

Aaron Brems
Fire Chief
abrems@americanfork.gov

Mat Sacco
Fire Marshal
msacco@americanfork.gov

Planning Department
275 E 200 N
American Fork, UT
84003
Phone:
801-763-3060

Public Works Department
275 E 200 N
American Fork, UT
84003
Phone:
801-763-3060
Fax: 801-763-3005

Police Department
75 E 80 N
American Fork, UT
84003

Emergency: 911
Non-Emergency:
801-763-3020

Remove Dee Howard name for Chad Scott

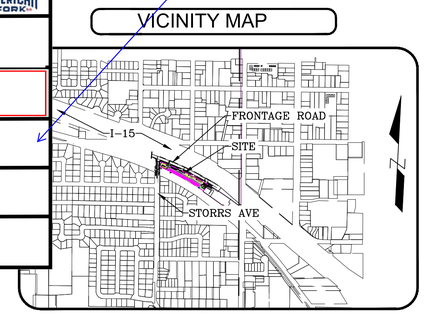
American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 01/12/2026	EC/ID Reviewed tmezenen 01/13/2026
Water/PI Division Reviewed jbrems 01/13/2026	**Fire Reviewed M.Sacco 01/13/2026**
Public Infrastructure Reviewed cscott 01/14/2026	Engineering Division Reviewed rburkhill 01/13/2026
Planning and Zoning Reviewed copperman 01/14/2026	
Communications Reviewed MHunsaker 01/14/2026	Streets Division Reviewed ehyde 01/14/2026

No comments

Also include existing pond topo as previously indicated

VICINITY MAP



SCALE 1" = 1000'

Next Step

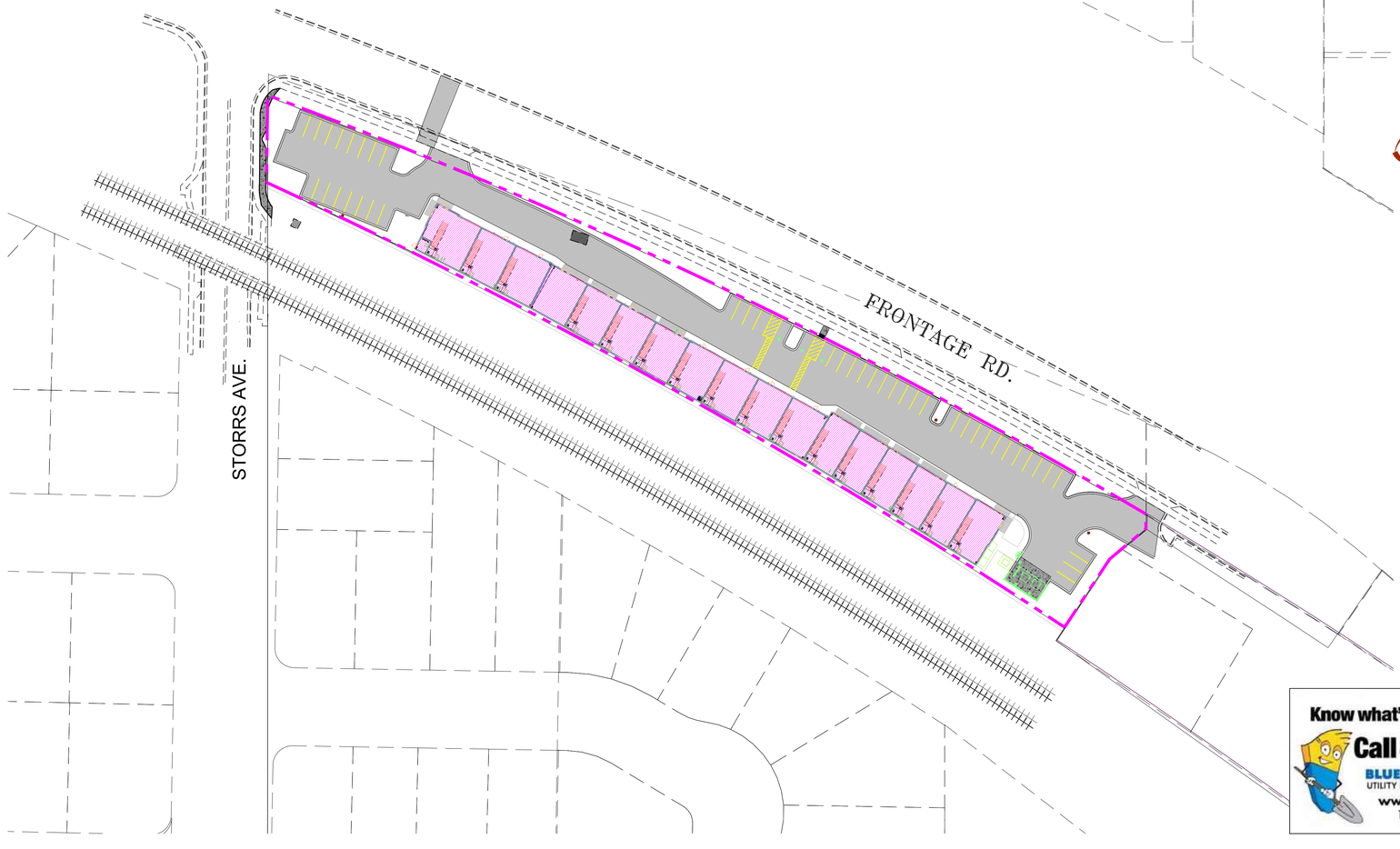
Proceed to the Development Review Committee on 01/20/2026

PARKING CALCULATIONS						
USE	AREA	FORMULA per City Code	SPACES REQUIRED		SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
WAREHOUSE	16,000 SF	1 SPACE per 1000 Sq Ft	16	32	50	4 REQUIRED 4 PROVIDED
OFFICE	4,000 SF	4 SPACE per 1000 Sq Ft	16			

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	19,926 SF	32
LANDSCAPE	10,177 SF	16
HARDSCAPE	32,188 SF	52
TOTAL SITE	62,291 SF	100

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
CS-02 thru CS-04	CONSTRUCTION NOTES
EX-01	EXISTING SITE PLAN
ALTA	ALTA SURVEY
	FINAL PLAT
SP-01 thru SP-02	SITE PLANS
UP-01 thru UP-02	UTILITY PLANS
GR-01 thru GR-02	GRADING PLANS
EC-01 thru EC-02	EROSION CONTROL PLAN & DETAILS
DT-01-DT-03	TYPICAL DETAILS
OS-01 thru OS-02	OFFSITE DITCH DESIGN



ALL IMPROVEMENTS AND DETAILS PER AMERICAN FORK CITY CONSTRUCTION STANDARDS

THE BASIS OF BEARING IS BETWEEN SOUTH ¼ CORNER AND THE NORTH ¼ CORNER OF SECTION 23, T5S, R1E, SALT LAKE BASE & MERIDIAN N.0°01'09"E. 1320.19'
DATUM = NAVD88 S ¼ COR - 4541.72

FEMA FLOOD NOTES
ZONE X – AREA OF MINIMAL FLOOD HAZARD
FIRMETTE # – 49049C0306F
DATED – JUNE 19, 2020
PANEL – 490152 – MAP 0306

0 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PROJECT DEVELOPER
NATE HEAPS
CALETA CAPITAL
801.362.1496
NATE@CALETACAPITAL.COM

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\CS-01

General Construction

DIVISION 3 GENERAL CONSTRUCTION REQUIREMENTS

Sec 15.01.190 General Description

Prior to commencing construction on any improvements in a development or within public right-of-way of any streets or proposed streets of American Fork City, or any work that will connect with any city public utility, the city public works department shall be notified and appropriate permits obtained so that the proper inspection may be provided, and so that it might be determined that the work has been approved. Certain types of construction shall have continuous inspection (at the discretion of the city public works director) while others may have only periodic inspections.

1. Periodic inspections shall be required on the following:
   1. Street grading and gravel base.
   2. Excavations for curb and gutter and sidewalks.
   3. Excavations for structures.
   4. Trenches for laying pipe.
   5. Forms for curb and gutter, sidewalks and structures.
2. Continuous inspection shall be required on the following types of work:
   1. Laying of street surfacing.
   2. Placing of concrete for curb and gutter, sidewalks and other structures.
   3. Laying, of water pipe, valves, hydrants, drainage pipe, sewer pipe, and testing.

On construction requiring continuous city represented inspection, no work shall be started except in the presence of a city inspector. No construction requiring inspection shall be performed on city holidays, Saturday, Sunday or non-business hours, unless prior arrangements are made with the city public works department. Appropriate scheduling may be required during months where city staff works four-day work week.

It shall be unlawful to do any construction, excavation work on any street, curb, gutter, sidewalk, sewer line, water line or other infrastructure addition or improvement in American Fork City without a public works permit from the city to do so.

(Ord. No. 2007-07-31, § 2.1, 7-10-2007)

Sec 15.01.200 Requests For Inspection

Requests for inspections shall be made to the city public works director by the person responsible for the construction. Requests for inspection on work requiring continuous inspection shall be made three days prior to the commencing of the work. Notice shall also be given one day in advance of the starting of work requiring periodic inspection.

Prior to construction, the following data (five complete copies) shall be furnished to the city inspector: "cut sheets" for sewer and curb and gutter work, samples of road base material to be used, projected time schedules for completion of the work and shop drawings for materials, etc., to be installed.

No work which may be defective in its construction, or deficient in any of the requirements of these specifications will be accepted. Failure of any officers of the city or the inspector to point out such defects or deficiencies during construction shall not relieve the contractor of his responsibility to comply with the specifications, and the contractor shall correct any imperfect work, settlement, etc., wherever discovered, before the final acceptance of the work by the city.

(Ord. No. 2007-07-31, § 2.2, 7-10-2007)

Sec 15.01.210 Construction Completion Inspection

An inspection shall be made by the city public works department after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty days of the date of public works department inspection report defining the faulty or defective work.

(Ord. No. 2007-07-31, § 2.3, 7-10-2007)

Sec 15.01.220 Guarantee Of Work

The improvements outlined in this chapter shall be guaranteed per section 17.9.200. All public improvements shall be completed prior to acceptance by the city and release of the final construction bond.

(Ord. No. 2007-07-31, § 2.4, 7-10-2007)

HISTORY
Amended by Ord. 2020-06-30 on 6/9/2020

Sec 15.01.230 Building Permits

The untreated gravel base must be placed and graded, sewer, and storm drain lines and water lines, and inlet boxes completed and tested before any building permits will be issued.

(Ord. No. 2007-07-31, § 2.5, 7-10-2007)

Sec 15.01.240 Barricades

Maintain proper and sufficient barricades, signals, or warnings as needed at every construction site to give warning of and protect against accidents. Comply with requirements of the Manual Uniform Traffic Control Devices (MUTCD) for all traffic control on public streets.

(Ord. No. 2007-07-31, § 2.6, 7-10-2007)

Sec 15.01.250 Occupancy Permits

Occupancy permits shall be obtained from the building official as outlined in the construction permit.

Sites requesting temporary occupancy permit in excess of a single two-week period shall provide the city a performance guarantee per the provisions of the Development Code in the estimated amount of the work to be completed as approved by city chief building official or city engineer as appropriate for the items.

(Ord. No. 2007-07-31, § 2.7, 7-10-2007; Ord. No. 2011-06-17, § 1, 6-28-2011)

Earthworks

Sec 15.01.260 General Description

This division defines the requirements for excavation and backfill for structures, construction requirements of earthen embankments and fills, and subgrade preparation for pavements and other preparation required by the standard drawings and specifications.

(Ord. No. 2007-07-31, § 3.1, 7-10-2007)

Sec 15.01.270 Excavation Permit Requirements

Before any excavation in a city street can begin, an excavation permit with required fee must be obtained from the city. The applicant must show proof that a competent licensed contractor will do the work, present evidence of sufficient public liability insurance, and post required liability bonds.

(Ord. No. 2007-07-31, § 3.2, 7-10-2007)

Sec 15.01.280 Clearing And Grubbing

The ground within the right-of-way shall be cleared of all trees, stumps, brush, weeds, roots and other objectionable materials. All branches of trees close enough to the roadway surface to be considered an obstruction to traffic or sight distance shall be carefully removed. All trees, stumps, roots, etc., are to be removed to a depth of not less than three feet below the subgrade.

All excavations made by removal of trees, stumps, etc., shall be filled with suitable material, which shall be compacted and consolidated to ninety-five percent of dry density as measured by AASHTO T-99 so as to make the surface at this point conform in contour and density to that of the surrounding ground.

(Ord. No. 2007-07-31, § 3.3, 7-10-2007)

Sec 15.01.290 Excavation For Structures

When suitable subgrade soils exist, structures shall be founded on undisturbed original subsoil. All authorized excavation below the specified structure subgrade shall be replaced with concrete; monolithic with that of the slab above or with coarse gravel material conforming to classification A-1-a AASHTO designation and compacted to ninety-five percent of maximum dry density as measured by AASHTO T-99.

Subgrade soil for all structures, regardless of type or location, shall be firm, dense, thoroughly compacted and consolidated; shall be free from mud and muck and free from organic material, roots, limbs, etc.; shall be compacted to ninety-five percent of dry density as measured by AASHTO T-99; and shall be sufficiently stable to remain firm and intact under the feet of the workmen engaged in subgrade surfacing, laying, reinforcing steel, and depositing concrete. Coarse gravel or crushed stone may be used for subsoil reinforcement if results satisfactory to the city engineer can be obtained thereby. Such material shall be applied in thin layers, not exceeding six inches, each layer being embedded in the subsoil by thorough tamping.

(Ord. No. 2007-07-31, § 3.4, 7-10-2007)

Sec 15.01.300 Backfill Around Structures

After completion of foundation footings and walls and other construction below the elevation of the final grades, and prior to backfilling, all forms shall be removed and the excavation shall be cleaned of all trash and debris. No backfilling around or behind structures shall be initiated until the concrete is fully cured for seven days. Material for backfilling shall consist of excavated material or borrow of sand, gravel, or other suitable material, and shall be placed in layers not exceeding six inches in uncompacted thickness. Each layer shall be compacted by suitable method to a density equal to ninety-five percent of maximum dry density as measured by AASHTO T-99. Backfill around curb and gutter in fill sections shall extend eighteen inches beyond outside of the concrete gutter.

(Ord. No. 2007-07-31, § 3.5, 7-10-2007)

Sec 15.01.310 Construction Of Embankments And Fills

Earth foundation surfaces shall be graded to remove surface irregularities and void of any organic material. Where suitable materials occur, after stripping, the foundation shall be scarified to a depth of not less than six inches, and the loosened material shall be moistened and compacted as hereinafter specified for each layer. All materials in embankments and fills shall be placed, moistened, and compacted as provided in the following paragraphs.

When the embankment or fill exceeds the amount of excavation, sufficient additional material shall be obtained from borrow pits provided by the contractor. All material proposed to be imported shall be subject to the review and approval of the city engineer prior to starting of hauling operations.

The materials used for embankment and fill construction shall be free from sod, grass, trash, frozen earth, rocks larger than six inches in diameter, and all other material unsuitable for construction of compacted fills.

(Ord. No. 2007-07-31, § 3.6, 7-10-2007)

Sec 15.01.320 Compacting Earth Materials

Import fill shall be deposited in horizontal layers having a thickness of not more than six inches after being compacted as hereinafter specified. The distribution of materials shall be such that the compacted material will be homogeneous and free from lenses, pockets, or other imperfections.

Prior to and during compaction operations, the material shall have the optimum moisture content required for the purpose of compaction and the moisture content shall be uniform throughout the layers, insofar as practicable. Moistening of the material shall be performed at the site of excavation, but such moistening shall be supplemented, as required by sprinkling at the site of construction. If the moisture content is greater than optimum for compaction, the compaction operations shall be delayed until such time as the material has dried to the optimum moisture content. When the material has been conditioned as hereinbefore specified, the backfill or embankment shall be compacted as follows:

1. Under roadways and extending one foot beyond the proposed curb line the fill or embankment material shall be compacted to a density equal to not less than ninety-five percent of maximum dry density as measured by AASHTO T-99.
2. Under the sidewalks, driveways and other structures the fill or embankment material (to at least one foot each side of the edge of the slab) shall be compacted to a density equal to not less than ninety-five percent of maximum dry density as measured by AASHTO T-99.
3. Other fills and embankments not listed above shall be compacted to a density equal to not less than ninety-two percent of maximum dry density as measured by AASHTO T-99.

(Ord. No. 2007-07-31, § 3.7, 7-10-2007)

Sec 15.01.330 Slopes

The slopes of excavations and/or fills shall be shaped to meet safety requirements dependent on soil types, but in no case shall the finished slope be in excess of 3:1 for cut areas or 3:1 for fill areas except as approved otherwise by the city engineer.

(Ord. No. 2007-07-31, § 3.8, 7-10-2007)

Sec 15.01.340 Road Subgrade Preparation

Rough subgrades shall be shaped and graded to within a tolerance of one-tenth foot of design grade, and drainage shall be maintained at all times. Following roadway excavation, the subgrade shall be proof rolled by running moderate-weight rubber-tire-mounted equipment uniformly over the surface.

During the rolling operation, moisture content of the subgrade layer shall be maintained at not less than ninety-seven percent or more than one hundred five percent of optimum moisture content. Rolling shall be continued until the entire roadbed is compacted to the specific density to a minimum depth of eight inches.

(Ord. No. 2007-07-31, § 3.9, 7-10-2007)

DIVISION 7 SEWER/DRAINAGE LINES

Sec 15.01.520 General Description

This division covers the requirements for piping materials and installation in the American Fork City sewer and drainage collection system. All materials and workmanship shall strictly comply with the Utah State Plumbing Code and the Utah State Health Department criteria.

(Ord. No. 2007-07-31, § 6.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.530 Pipe Laying

Different pipe materials have different requirements for proper installation. Therefore, each pipe material has specific pipe laying instructions.

(Ord. No. 2007-07-31, § 6.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.540 Installation Requirements For Line And Grade

All pipe shall be installed accurately to the defined line and grade with the following limits: Variance from established line and grade shall not be greater than one-sixteenth inch per inch of pipe diameter in ten feet, and not to exceed one-half inch in ten feet, provided that such variation does not result in a level or reverse sloping invert; provided also that variation in the invert elevation between adjoining ends of pipe, due to non-concentricity of joining surface and pipe interior surfaces, does not exceed one-sixty-fourth inch per inch of pipe diameter, or one-half inch maximum.

(Ord. No. 2007-07-31, § 6.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.550 Sewer Grades

Unless otherwise approved by the city engineer, all sewer grades shall be established by the use of an approved laser beam method. An above ground method shall not be used. Tolerance shall be ± one-half foot of actual grade. Above ground methods may be acceptable for storm drain lines with the required tolerance of ± one-half foot of actual grade being adhered to.

(Ord. No. 2007-07-31, § 6.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.560 Reinforced Concrete Pipe

Reinforced concrete pipe (RCP) shall comply with the requirements of ASTM C-76 with bell and spigot rubber gasket type joints for sanitary sewers and storm drain lines. For hydraulic design considerations, a Mannings n value of 0.012 for storm drain and 0.013 for sewer shall be used.

1. RCP bell and spigot joints. Bell and spigot joints, including rubber gaskets, shall conform to the requirements of the latest revision of ASTM Designation C-443. The pipe joint shall be so designed as to provide for self-centering, and when assembled, to compress the gasket to form a watertight seal. The gasket shall be confined in a groove on the spigot, so that pipe movement or hydrostatic pressure cannot displace the gasket.
2. RCP pipe installation. All pipe installation shall precede upgrade on a stable foundation, with joints closely and accurately fitted. Rubber gaskets shall be fitted properly in place, and care shall be taken in joining the pipe units to avoid twisting of gaskets. Joints shall be clean and dry and a joint lubricant as recommended by the pipe supplier shall be applied uniformly to the mating joint surfaces to facilitate easy positive joint closure.
   Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells.
   Select material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight fitting stopper to prevent the entrance of foreign material.
   In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer.
   Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.
3. Gravel foundation for RCP pipe. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, and/or where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with gravel compacted into place.
   Gravel for concrete pipe foundation shall be clean gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.
4. RCP pipe bedding. All pipe sewers and drains shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded.
   A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled and compacted to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes shall be excavated so that only the barrel of the pipe receives bearing from the trench bottom.
   Pipe bedding materials placed at any point below the mid-point of the pipe shall be deposited and compacted in layers not to exceed eight inches in uncompacted depth.
   Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand mechanical compactors. All bedding materials shall be placed in the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, sand or gravel, free from rocks larger than three-inch diameter, with all materials free from roots, sod, or other organic matter.
   In the event trench materials are not satisfactory for pipe bedding, modified bedding will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe.
   Modified bedding material shall be graded as follows: one hundred percent passing a one-inch screen and no more than five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.5—6.5.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec 15.01.570 PVC Plastic Pipe

This section covers the requirements for rigid polyvinyl chloride pipe and fittings, hereinafter called PVC pipe and PVC fittings. The pipe and fittings and installation in sanitary sewer, storm drain and other gravity line construction, shall meet or exceed all of the requirement ASTM Specification D-3034 Type PSM for SDR 35 pipe for diameters from four inches to fifteen inches and ASTM F679 for eighteen inches to twenty-four inches with integral bell gasket joints, and be supplied in maximum twenty-foot lengths. This pipe shall be homogeneous throughout and free from cracks, holes, foreign inclusions or other defects. The pipe shall be as uniform as commercially practical in color.

All PVC sewer pipe shall be made from clean, virgin, Type 1, Grade 1, PVC conforming to ASTM resin specification D-1784. All pipe joints shall be bell and spigot type with rubber ring gasket conforming to ASTM D-1869, to permit expansion and contraction. Pipe and fittings must be assembled with nontoxic lubricant.

Four-inch and six-inch diameter pipe may be the solvent weld type provided an expansion joint is provided if the length of run exceeds one hundred lineal feet. All pipes shall be less than twenty feet in length.

Spigot ends will have fifteen degree tapered ends with memory mark around the diameter of the pipe to indicate proper insertion depth.

Wyes shall be of the same material as the pipe, and in no case shall have thinner walls than that of the pipe furnished. Sample wyes must be submitted for the city engineer's approval, and his approval must be obtained before purchase of the wyes.

For hydraulic design considerations, a Mannings n value of 0.012 for storm drain and 0.013 for sewer shall be used.

1. PVC fittings. Fittings shall be made of PVC plastic conforming to ASTM-D1784, have a cell classification as outlined in ASTM D-3034.
2. PVC pipe installation. Pipe installation shall be in accordance with ASTM Recommended Practice D-2321 and the manufacturer's requirements. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted.
   PVC pipe is a flexible pipe and requires deflection testing as per Section 15.01.630.
   Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe joints
   Select material shall be compacted around the pipe to firmly bed the pipe in position. Haunching material (bed to springline) should be carefully worked under the haunches by hand as per ASTM D2321. The bedding shall be compacted from the pipe to the trench wall to ensure support. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight-fitting stopper to prevent the entrance of foreign material.
   As per ASTM D2321, trench box installations will require a subtrench below the trench box or a trench box will not be allowed. Subtrenchs can not be deeper than twenty-four inches by OSHA Standards. Therefore, pipe diameters in excess of twenty-four inches will need to be installed without a trench box and with side slopes laid back to meet OSHA requirements. It is the contractors responsibility to follow OSHA guidelines for safe practices.
   In addition to the above requirements, all pipe installation shall rigidly adhere to the specific requirements of the pipe manufacturer.
   Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.
3. PVC pipe construction loads. To preclude damage to the pipe and disturbance to the embedment zone, a minimum depth of backfill should be maintained before allowing vehicles or heavy construction equipment to traverse the pipe trench.
   The minimum depth of cover should be established by the project engineer based on the specific project requirements.
   In the absence of such a detailed investigation, the installer shall meet the following minimum cover requirements before allowing vehicles or construction equipment to traffic the trench surface, assuming that the minimum embedment zone densities are prepared as per ASTM D2321:
   Provide minimum cover of at least twenty-four inches or one pipe diameter (whichever is larger) where Class I embedment materials have been utilized, or provide minimum cover of at least thirty-six inches or one pipe diameter (whichever is larger) where Class II or lower embedment materials have been utilized, and allow at least forty-eight inches of cover before using a hydrohammer for compaction directly over the pipe. Where construction loads may be excessive (e.g. cranes, earth moving equipment, etc.) consult with the project engineer to determine minimum operating cover requirements.
4. Gravel foundation for PVC pipe. The pipe foundation shall be a minimum of four inches in the compacted condition. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, it shall be excavated to such depth as may be necessary and replaced with crushed rock or gravel compacted into place. Gravel foundation material for pipe shall be placed only when, and to the depth, requested by the engineer or specified on the drawings.
   Gravel for PVC pipe foundations shall be clean crushed rock or gravel with one hundred percent passing a one-and-one-half-inch screen and maximum of five percent passing a three-fourths-inch sieve.
5. PVC pipe embedment. All pipe shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded in suitable embedment material. The bottom of the trench shall be of stable materials. In general, coarse-grained soils, free of rocks and stones, such as graded crushed rock, gravel, sand, and other granular materials, are considered stable materials. A stable material shall be placed and compacted under the pipe haunches and up to the spring-line in uniform layers not exceeding eight inches in depth. When bedding is required, the same material should be used for both bedding and haunching. The same material shall be used to backfill the trench from the springline of the pipe to a point at least twelve inches above the top of the pipe. Each eight-inch layer of bedding, haunching and initial backfill shall be placed, then carefully and uniformly compacted to ninety-five percent of AASHTO T-180 (ASTM D-1557) density. Extra-fine sand, clay, silt, or large soil lumps shall not be allowed as bedding, haunching or initial backfill material.
   The remaining backfill over the top of the initial backfill shall be placed in accordance with Section 15.01.430.
   Modified bedding material shall be graded as follows: one hundred percent passing a one-and-one-half inch screen and five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.6—6.6.5, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec 15.01.580 Corrugated High Density Polyethylene Pipe (HDPE)

1. Scope. This Specification covers the manufacture and installation of the corrugated high density polyethylene pipe (HDPE) detailed in the project plans.
2. HDPE pipe. HDPE pipe may be used for storm drains of size less than twenty-four inches. HDPE shall not be used within city roadway right-of-way unless approved by the city planning commission. Pipe manufactured for this specification shall comply with the requirements for test methods, dimensions and markings found in AASHTO Designations M252, M294, and MP7. Pipe and fittings shall be made from virgin PE compounds which conform with the applicable current edition of the AASHTO Material Specifications for cell classifications as defined and described in ASTM D3350. Pipe supplied shall be AASHTO Type S and shall have a full circular cross section, with an outer corrugated pipe wall and an essentially smooth inner wall. Pipe and resin producers shall be certified according to the PPI/CPPA Third Party Certification Program. All corrugated polyethylene pipe, twelve inches in diameter and larger, shall contain the appropriate program mark, either an official label or permanent affixation prior to shipment.
   For hydraulic design considerations, a Mannings n value of 0.017 for storm drain shall be used. The higher n value is due to the corrugation growth that can be seen inside the pipe liner over time.
3. HDPE pipe joints. Soil tight joints shall have a bell and spigot design with an elastomeric gasket meeting the requirements of ASTM F477. Watertight joints shall meet a laboratory test pressure of 10.8 psi per ASTM D3212 and shall have a bell and spigot or bell-bell design with an elastomeric gasket meeting the requirements of ASTM F477.
4. HDPE pipe fittings. The fittings shall not reduce or impair the overall integrity or function of the pipeline. Fittings may be either molded or fabricated. Common corrugated fittings include couplers, reducers, tees, wyes, and end caps. These fittings may be installed by various methods such as snap-on, bell and spigot, bell-bell and wrap around couplers. Only fittings supplies or recommended by the manufacturer shall be used.
5. HDPE pipe installation. Pipe installation shall be in accordance with ASTM Recommended Practice D-2321 and the manufacturer's requirements. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted.
   Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe joints.
   Select material shall be compacted around the pipe to firmly bed the pipe in position. Haunching material (bed to springline) should be carefully worked under the haunches by hand as per ASTM D2321. The bedding shall be compacted from the pipe to the trench wall to ensure support. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight-fitting stopper to prevent the entrance of foreign material.
   As per ASTM D2321, trench box installations will require a subtrench below the trench box or a trench box will not be allowed. Subtrenchs can not be deeper than twenty-four inches by OSHA Standards. Therefore, pipe diameters in excess of twenty-four inches will need to be installed without a trench box and with side slopes laid back to meet OSHA requirements. It is the contractors responsibility to follow OSHA guidelines for safe practices.
   In addition to the above requirements, all pipe installation shall rigidly adhere to the specific requirements of the pipe manufacturer.
   Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.
6. HDPE pipe construction loads. To preclude damage to the pipe and disturbance to the embedment zone, a minimum depth of backfill should be maintained before allowing vehicles or heavy construction equipment traverse the pipe trench.
   The minimum depth of cover should be established by the project engineer based on the specific project requirements.
   In the absence of such a detailed investigation, the installer shall meet the following minimum cover requirements before allowing vehicles or construction equipment to traffic the trench surface, assuming that the minimum embedment zone densities are prepared as per ASTM D2321:
   Provide minimum cover of at least twenty-four inches or one pipe diameter (whichever is larger) where Class I embedment materials have been utilized, or provide minimum cover of at least thirty-six inches or one pipe diameter (whichever is larger) where Class II or lower embedment materials have been utilized, and allow at least forty-eight inches of cover before using a hydrohammer for compaction directly over the pipe. Where construction loads may be excessive (e.g. cranes, earth moving equipment, etc.) consult with the project engineer to determine minimum operating cover requirements.
7. Gravel foundation for HDPE pipe. The pipe foundation shall be a minimum of four inches in the compacted condition. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, it shall be excavated to such depth as may be necessary and replaced with crushed rock or gravel compacted into place. Gravel foundation material for pipe shall be placed only when, and to the depth, requested by the engineer or specified on the drawings.
   Gravel for PVC pipe foundations shall be clean crushed rock or gravel with one hundred percent passing a one-and-one-half-inch screen and maximum of five percent passing a three-fourths-inch sieve.
8. HDPE pipe embedment. All pipe shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded in suitable embedment material. The bottom of the trench shall be of stable materials. In general, coarse-grained soils, free of rocks and stones, such as graded crushed rock, gravel, sand, and other granular materials, are considered stable materials. A stable material shall be placed and compacted under the pipe haunches and up to the spring-line in uniform layers not exceeding eight inches in depth. When bedding is required, the same material should be used for both bedding and haunching. The same material shall be used to backfill the trench from the springline of the pipe to a point at least twelve inches above the top of the pipe. Each eight-inch layer of bedding, haunching and initial backfill shall be placed, then carefully and uniformly compacted to ninety-five percent of AASHTO T-180 (ASTM D-1557) density. Extra-fine sand, clay, silt, or large soil lumps shall not be allowed as bedding, haunching or initial backfill material.
   The remaining backfill over the top of the initial backfill shall be placed in accordance with Section 15.01.430.
   Modified bedding material shall be graded as follows: one hundred percent passing a one-and-one-half inch screen and five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.7—6.7.8, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec 15.01.590 Corrugated Metal (CMP) Storm Sewer Pipe

1. CMP general description. This specification covers the manufacture and installation of corrugated metal pipe, for use in storm drains. CMP shall not be used within city road right-of-way unless approved by the city engineer and/or city public works director.
   For hydraulic design considerations, a Mannings n value from the following table shall be used for helical two and two-thirds × one-half inch corrugations.
2. Mannings n values for other corrugation types and sizes can be found through the National Corrugated Steel Pipe Association web site at: (http://www.ncspa.org/pdf/hydraulics.pdf)
3. CMP material. The steel coils shall conform to the applicable requirements of AASHTO M 274 or ASTM A 929.
4. CMP pipe. Pipe size shall not exceed twenty-four inches in diameter. The pipe sizes, and gauges shall be as shown on the project plans. Gauges shall be a minimum of fourteen gauge.
5. Handling and assembly. Shall be in accordance with NCSPA's (National Corrugated Steel Pipe Association) recommendations.
6. Installation. Shall be in accordance with AASHTO Standard Specifications for Highway Bridges, Section 26, Division II or ASTM A 798 and in conformance with the project plans and specifications. In general, granular (non-plastic) backfill will be required a minimum of twelve inches beyond the pipe O.D. with twelve-inch cover over the top of the pipe. Granular fills must meet AASHTO A-1, A-2, or A-3 and be no larger than one and one-half inches in size. If there are any inconsistencies or conflicts, the contractor must bring them to the attention of the project engineer.
   It is the contractor's responsibility to follow OSHA guidelines for safe practices.
   Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.
7. Construction loads. Construction loads may be higher than final loads, follow the manufacturer's or NCSPA's guidelines.
8. CMP pipe joints. Joints shall be made with re-rolled annular ends, with bolt, bar and strap connector, including O-ring gaskets.
9. CMP pipe laying. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted.
   Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to install the gasketed strap connector.
   Corrugated metal pipe shall be so laid that flow is over the lap of the sheets.
   Select material shall be compacted around the pipe to firmly bed the pipe in position. Haunching material (bed to springline) should be carefully worked under the haunches of the pipe and compacted from the pipe to the trench wall (with minimum trench widths sufficient to provide ninety percent compaction). In embankment conditions two and one-half pipe diameters on each side of the pipe will be required to ensure support. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When installation is not in progress, the ends of the pipe shall be closed with a tight-fitting stopper to prevent the entrance of foreign material.
   In addition to the above requirements, all pipe installation shall rigidly adhere to the specific requirements of the pipe manufacturer.
   All pipe shall be unloaded and handled with reasonable care. Pipe shall not be rolled or dragged over gravel or rock and shall be prevented from striking rock or other hard objects during placement of the bedding. Pipe with protective coatings shall be handled with special care to avoid damage. Interior denting of the pipe that shows violation of this requirement shall cause the pipe to be removed and replaced at the contractors sole expense.
10. Gravel foundation for CMP pipe. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, and where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with crushed rock or gravel compacted into place.
    Gravel for pipe foundation shall be clean crushed rock or gravel with one hundred percent passing a one-inch screen and no more than five percent passing a three-fourths-inch sieve.
11. CMP pipe bedding. All pipe sewers and drains shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded.
    A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled and compacted to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade.
    Pipe bedding materials placed at any point below the mid-point of the pipe shall be deposited and compacted in layers not to exceed six inches in uncompacted depth. Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand or mechanical compactors. All bedding materials shall be placed in the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses. Bedding materials shall be loose earth, free from lumps; sand or gravel, free from rocks larger than one-and-one-half inch diameter; with all materials free from roots, sod, or other vegetable matter.
    In the event trench materials are not satisfactory for pipe bedding, modified bedding will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe.
    Modified bedding material shall be graded as follows: One hundred percent passing a three-fourths-inch sieve and forty to seventy percent passing a No. 4 sieve and ten to twenty percent passing a No. 50 sieve and less than ten percent passing a No. 200 sieve.
    The haunching area of the pipe shall be installed with the modified bedding (See ASTM B788) with compaction being accomplished by hand, without the use of mechanical compaction equipment.
    When soft material is encountered and must be removed in order to maintain pipe on grade during construction, it must be removed for at least three pipe widths.
12. Manhole connections. Manhole riser connections shall be made with re-rolled annular ends, with bolt, bar and strap connector, including O-ring gaskets.
13. Special considerations. Hydrating cement, grout or concrete mixtures are not allowed to come in contact with the aluminized steel pipe under any circumstances. Noncompliance with this requirement shall cause the contractor to remove and replace the impacted pipe section(s).

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regionengrsgrllc.com

PROFESSIONAL ENGINEER
STATE OF UTAH
JASON L. THELIN
8187203
REGISTERED
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
JASON L. THELIN
8187203
REGISTERED

ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-02

(Ord. No. 2007-07-31, §§ 6.8--6.8.12, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec 15.01.600 Subsurface Drain Pipe

1. General requirements. Buried drainpipe with open joints or perforated pipe shall be provided for the drains in the locations shown on the drawings and as approved by the city engineer. The contractor shall furnish and lay the drainpipe.
2. Material. Drainpipe may be perforated PVC pipe (ASTM D-178), perforated or non-perforated concrete pipe. Corrugated polyethylene piping per ASTM F-405-77a may also be used if installed with direct burial laser grade control equipment Perforated pipe shall be PVC, extra-strength non-reinforced concrete pipe (ASTM C-14) or reinforced concrete pipe (ASTM C-76). All of which shall have one-fourth-inch diameter perforations or as approved by the city engineer. Concrete pipe shall be furnished with bell-and-spigot.
3. Laying pipe. When an open joint or perforated drainage system is utilized, a gravel backfill shall be placed under and over the pipe to the minimum depth as shown on the drawings. Approved filter fabric shall be used to separate the gravel liner from the native material. This fabric must entirely enclose the gravel and provide a complete overlap at the top of the pipe section. The pipe shall be laid carefully on the gravel in a workmanlike manner and to the lines and grades shown on the drawings or established by the city engineer.
   The maximum allowable departure from grade shall not exceed one-tenth of a foot. The finished bed for all pipe shall be made smooth, including removal of material under the bell, so that the full length of pipe will be evenly and uniformly supported. The pipe shall be laid and completed with adjacent ends closely abutted and with the bell ends upgrade. Any pipe that is broken, cracked, or otherwise unsuitable, as determined by the city engineer, shall be removed and replaced at the contractor's expense. The water level in the trench area where the pipe is being laid shall be held to a minimum. During placement of the pipe the water level in the trench shall not exceed fifty percent of the diameter of the pipe above the invert of the pipe. Water may be removed by permitting the water in the trench to flow down the previously installed drain pipe, provided that a screen cover is kept continuously in place over the exposed end of the pipe at all times, except when additional pipe is actually being placed. The screen used for this purpose shall be approved by the city engineer and shall have maximum mesh openings of one-eighth inch. The pipe shall not be covered with backfill until it has been inspected and approved by the city engineer. After approval, the trench shall be backfilled as prescribed in Section 15.01.430.
   The contractor shall keep the pipe drain and manholes free from deposits of mud, sand, gravel, or other foreign matter and in good working condition until the construction is complete and accepted. Any methods used by the contractor to remove deposits of mud, sand, gravel, or other foreign matter from the drains, such as use of water or air pressure, shall be subject to the approval of the city engineer.

(Ord. No. 2007-07-31, §§ 6.9--6.9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.610 Manholes

1. General requirements. The contractor shall furnish and install watertight cast-in-place or precast concrete manholes at the locations shown on the drawings approved by the city engineer. Manholes shall be furnished complete with cast iron rings and covers. Manholes placed on longitudinal slopes greater than five percent, require "Precision Cover Systems, Inc." manhole risers and lids. Manhole spacing shall not exceed four hundred lineal feet unless otherwise approved by the city engineer. All manholes and mainline cleanouts shall be accessible with a mechanical pump truck for scheduled maintenance by the city.
2. Foundation preparation. Dewatering of the site shall conform to the requirements for sewer trench dewatering in these specifications. Adequate foundation for all manhole structures shall be obtained by removal and replacement of unsuitable material with stabilization material; or by tightening with coarse ballast rock, or by such other means as provided for foundation preparation of the connected sewers, or as required by the city engineer. Where water is encountered at the site, all cast in place bases shall be placed on a one-piece waterproof membrane, so placed as to prevent any movement of the water into the fresh concrete. Precast base sections shall be placed on a well graded granular bedding course conforming to the requirements for sewer bedding but not less than eight inches in thickness and extending either to the limits of the excavation or to a minimum of twelve inches outside the outside limits of the base section. In the latter case, the balance of the excavated area shall be filled with select material well tamped to the level of the top of the bedding to positively prevent any lateral movement of the bedding when the weight of the manhole is placed upon it. The bedding coarse shall be firmly tamped and made smooth and level to assure uniform contact and support of the precast elements.
3. Bases. All manhole bases shall be pre-cast and shall have pipe inverts and a resilient connection between pipe and manhole for each pipe connecting to the manhole unless otherwise noted and approved by city engineer. The rubber gasket boot PSX Series Six, or approved equal, shall be installed outside of the manhole and shrink-proof grout pipe connection will be put on the inside of the manhole. Cast-in-place bases shall be at least nine inches in thickness and shall extend at least six inches radially outside of the outside dimension of the manhole section. Precast bases shall be a minimum of nine inches in thickness. Concrete bases shall be placed upon a minimum of six inches of compacted one-inch minus gravel.
   The concrete base shall be constructed so the first section of the precast manhole has a uniform bearing throughout the full circumference of the manhole wall. Sufficient mortar shall be deposited on the concrete base to provide a water tight seal between the base and the manhole wall. Concrete used in the construction of the base shall conform to six and one-half bag, four thousand psi concrete as specified in the concrete section of these specifications.
   Where sewer lines pass through or enter manholes, the invert channels shall be smooth and semi-circular in cross section conforming to the details shown on the drawing, incorporating a minimum two-tenths-foot (0.20-foot) drop through the manhole. Changes of direction of flow within the manholes shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside the flow channels shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside the flow channels shall be smooth and slope toward the channel at not less than one inch per foot.
   Concrete pipe connections to manholes shall be achieved by use of manhole coupling adapters, rubber gaskets (ASTM C923 specifications), positive seal gasket system, or grouting a bell or spigot pipe at the appropriate location.
   Upon written approval of the City Engineer, connecting boots may be used consisting of neoprene compound meeting ASTM C-443 specifications. The boot shall have a wall thickness of three-eighths-inch. The boot shall either be "cast-in-place" in the precast base or attached to the precast base by means of an internal expanding band. When the boot is attached to the precast base, a watertight seal between the boot and the precast base must be accomplished. An external band shall be supplied and used to clamp and seal the boot to the pipe. The band shall be made of 300 series non-magnetic corrosion-resistant steel. After the band has been placed, it shall be completely coated with a bituminous material approved by the city engineer.
   The maximum size pipe that can be used in a forty-eight-inch manhole is PVC at fifteen-inch or concrete twelve-inch; all others shall be sixty-inch inside diameter. All manholes with three or more pipes entering the base shall be sixty-inch inside diameter.
   All concrete for manhole bases shall comply with city approved specifications.
4. Wall and cone sections. All manholes shall be precast, sectional, reinforced concrete pipe of either forty-eight-inch or sixty-inch inside diameter as specified. Both cylindrical and taper sections shall conform to all requirements of ASTM Designation C-76 for reinforced concrete culvert pipe with the following exceptions:
   1. The throat section of the manhole shall be adjustable, by use of pipe sections up to forty-eight inches in height.
   2. The taper section shall be a maximum of thirty-six inches in height, for forty-eight-inch diameter manholes and thirty-nine inches in height for sixty-inch diameter manholes, shall be of eccentric conical design, and shall taper uniformly to thirty inches inside diameter.
   3. The pipe used in the base section shall be furnished in section lengths of one, two, three and four feet as required.
   4. Reinforcing steel shall consist of a circular cage with a minimum cross sectional area of three-tenths of a square inch of steel per foot in both directions. All joint surfaces of precast sections and the face of the manhole base shall be thoroughly cleaned and wet prior to setting precast sections. All joints, including grade rings, shall be set in butyl rubber gasket that is permanently flexible and non-shrinking. All joints shall be water tight and free from appreciable irregularities in the interior wall surface.
   5. Pipe connections. All pipes entering or leaving the manhole shall be placed on firmly compacted bedding, particularly within the area of the manhole excavation, which normally is deeper than that of the sewer trench. Special care shall be taken to see that the openings through which pipes enter the structure are completely and firmly rammed full of mortar to ensure water tightness.
   6. Backfill. Backfill around the manhole and extending at least one pipe length into each trench shall be hand placed and hand tamped with select material up to an elevation of one foot above the top of each pipe, regardless of the specifications for backfilling the sewer trenches adjacent thereto. The balance of the backfill shall conform to the requirements for trench backfilling.
   7. Covers and frames. All iron castings shall conform to the requirements of ASTM A 48 (Class 30) for grey iron castings. Rings and covers shall be thirty inches in diameter with machined bearing surfaces and with minimum cover weight of one hundred fifty pounds and minimum ring weight of two hundred thirty-three pounds. Any cover which tends to rock or tip will be rejected. In addition to the foundry name and year of manufacture, the cover shall be marked "SEWER" or "STORM DRAIN" as appropriate.
      All manhole rings shall be carefully set to the grade shown on the approved drawings or as directed by the city engineer. The manhole covers shall be so installed to match the street profile. Where work is in paved streets, not less than six inches or more than eighteen inches shall be provided between the top of the cone or slab and the underside of the manhole casting ring for adjustment of the casting ring to street grade.
   8. Manhole steps. No steps shall be incorporated in manhole sections. All pre-fabricated holes for steps shall be filled in with shrink-proof grout.

(Ord. No. 2007-07-31, §§ 6.10--6.10.8, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.620 Cleaning And Testing Sanitary Sewer Lines

1. Cleaning. After the sewer lines have been laid and the trench backfilled, they shall be thoroughly cleaned and tested for leakage and alignment in the presence of the city engineer or the city inspector before acceptance by the owner. Laterals and trunk lines shall be flushed by water to remove all foreign material. Wastewater and debris shall not be permitted to enter sewer lines in service, but shall be removed at the lowest manhole of the excavation. The scouring action shall be accomplished by hydraulic or jet cleaning. Other methods may be used upon approval of the city engineer. After the lines have been thoroughly cleaned, they shall be tested between all manholes for displacement.
2. Displacement test. The displacement test shall be supervised a conducted by the city engineer or the city inspector and shall consist of both of the following:
   (1) A light will be flashed between the manholes, or if the manholes have not as yet been constructed, between the locations of the manholes, by means of a flashlight or by reflecting sunlight with a mirror. If the illuminated interior of the pipe shows broken, misaligned or displaced pipe, or other defects, the defects designated by the city engineer shall be remedied by the contractor; (2) After sub base has been placed and compacted, prior to asphalt placement, the sewer line will be televised by the contractor. The contractor will supply and provide the city with a tape copy of the inspection along with a schematic plan identifying key locations on the video. The initial inspection shall be provided at no cost to the city. If the pipeline is found to be unacceptable, the problem shall be corrected by the contractor and re-televised. Television inspection must be scheduled at least one week in advance of date inspection is requested.
3. Exfiltration test. As required by the public works director or city engineer, each section of the sewer shall be tested between adjacent manholes by closing the lower end of the sewer to be tested and the inlet sewer of the upper manhole with stoppers. The pipe and manhole shall be filled with water to a point approximately four feet above the invert of the sewer at the center of the upper manhole or to four feet above the natural groundwater level, whichever is higher. All manhole and pipe sections shall also be required to pass an air test as described herein.
   The maximum allowable exfiltration shall not exceed one hundred fifty gallons per inch diameter per mile per twenty-four hours for all installed sewer pipe.
   A test may include an air pressure test at 4.0 PSI between adjacent manholes.
   If the leakage from the sewer as shown by the test is in excess of the maximum allowable, the contractor will make the necessary corrections to reduce the exfiltration to within permissive limits.
   Where the difference in elevation between inverts of adjacent manholes exceeds ten feet, the exfiltration leakage test will be modified as directed by the city engineer.
   House surface laterals shall be considered part of the main line sewer to which they are connected and shall be tested with the main line sewer.
4. Infiltration test. In addition to the exfiltration test, the newly laid sewer system shall also comply with the following infiltration requirements. Infiltration tests shall be conducted by placing an approved calibrated V-notch weir in the line just above the next lower manhole and plugging the line just above the next higher manhole. Sufficient time shall be allowed for the water level behind the weir to stabilize before reading. Dislodge any foreign material obstructing the weir before reading. Take successive readings until consistent results are obtained.
   Whenever the rate of infiltration is found to exceed the maximum, conduct electronic or photographic visual inspection of the interior of the pipeline. Make repairs and continue to test the conduit until it is within specified limits prior to proceeding with further construction. Make repairs at all manholes to exclude all infiltration occurring, whether or not they are within specified limits.
   The maximum allowable infiltration for any section of the system shall be as follows, subject to the limitations described hereafter:
   I = 150 gallons/mile/inch/diameter/day.
   Upon completion of all sectionalized testing, the total project infiltration of the newly constructed system shall be measured and recorded. This value shall be limited to one hundred twenty-five gallons/mile/inch/diameter/day. Make repairs and continue to test for total project infiltration until it is within this specified limit.

(Ord. No. 2007-07-31, §§ 6.11--6.11.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec 15.01.630 Deflection Testing Flexible Sewer And Storm Drain Lines

1. "Go/No-Go" mandrel proof testing. Not less than thirty days after installation of the flexible sewer or drain pipe, the contractor shall test the buried pipe to insure that ring-deflection of the pipe does not exceed five percent of the pipe's specified minimum inside diameter (ID). This proof test shall establish that the contractor has installed the flexible pipe in full compliance with the project specifications thereby providing required pipe/soil structural strength.
   The contractor, with inspector present, shall pull a "Go/No-Go" mandrel, inspected and approved by the engineer, through the full length of installed flexible pipe. The mandrel shall be fabricated from suitable metal with a minimum of nine properly sized radial fins mounted upon a center pulling shaft. In any case, the mandrel shall be provided with an odd number of rigidly mounted radial fins. The mandrel shall be provided with a proof-sizing ring that can demonstrate that the mandrel's minimum outside diameter (OD) is not less than ninety-five percent of the actual minimum inside diameter of the installed flexible pipe. The mandrel shall be pulled by the contractor through one hundred percent of the installed flexible pipe without using mechanical equipment. Failure of the mandrel to pass through a pipeline shall be deemed evidence of inadequate installation by the contractor not in compliance with the project specifications.
   The engineer may require, if deemed appropriate or necessary, additional proof testing of designated lengths of the buried flexible pipe approximately one year after installation but prior to the expiration of the contractor's maintenance bond. The flexible pipeline shall be cleaned adequately prior to performing the "Go/No-Go" mandrel ring deflection proof test. The contractor, with inspector present, shall pull a mandrel, approved by the engineer, through the designated length of pipeline without using mechanical equipment. Failure of the mandrel to pass through the pipeline shall be deemed evidence of inadequate installation by the contractor not in compliance with the project specifications. If pipeline deflection exceeds five percent during proof testing, the pipeline shall be removed and replaced at the contractor's expense.

(Ord. No. 2007-07-31, §§ 6.12, 6.12.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

DIVISION 9 STORM WATER PRE-TREATMENT SUMPS

Sec 15.01.690 General Description; Scope

This specification governs furnishing of materials for installation of storm water pre-treatment sumps.

(Ord. No. 2007-07-31, § 8.1, 7-10-2007)

Sec 15.01.700 Storm Water Pre-Treatment Sump

Pre-treatment sumps shall be located as staked in the field and indicated on the plans. They shall be to the grade indicated by the cut sheets and as staked in the field. Excavation and backfill shall conform to Division 4 of these specifications. If the sump is located in an area where the earth is stratified with gravel layers, care shall be taken during backfill to be sure that these layers are not sealed off from the sump beginning two feet below the bottom of the sump up to the top of the subgrade. One and one-half to two-inch diameter drain rock shall be used. The original material shall be removed and the total backfill done with imported drain rock (no slag). The design storage requirements for storm water may account for up to thirty percent of the volume of the drain rock volume.
After backfilling is completed, the entire excavation shall be thoroughly flooded to insure that settlement is complete. Grates shall be set in place and adjusted for final elevation and alignment. Geotextile a fabric barrier is required between the drain rock and road base (or other backfill) preventing the possibility of road base or native material migrating into the void space of drain rock. (See Standard Drawing No. 15.14 (Section 15.01.1500)).
Pre-treatment sumps shall be constructed of reinforced concrete, precast sections and shall meet the requirements of ASTM C478-73 in accordance with standard detail drawing. All grates located within the roadway section or parking lot shall meet all HS20 loading design requirements.

(Ord. No. 2007-07-31, § 8.2, 7-10-2007)

DIVISION 10 WATER LINES

Sec 15.01.710 General Description

This section covers the requirements for piping materials and installation in the American Fork City water distribution system. All materials and workmanship shall strictly comply with the current revisions of the Utah State Rules for Public Drinking Water Systems (USRPDWS) and the Uniform Plumbing Code (UPC). In the event of conflict between this section, USRPDWS and the UPC, they shall rank in the following order of precedence: (1) this code section, (2) USRPDWS, (3) UPC.
The end of water lines shall be covered when work is not in progress to prevent debris, animals, etc., from entering the line. All culinary water lines shall be of eight-inch pipe size unless otherwise approved by the city engineer.
If the size of any piping or fitting is not evident in the drawings, the contractor shall request instructions from the city engineer as to the proper sizing. Any changes resulting from the failure to contact the engineer to request clarification shall be at the contractor's expense.

(Ord. No. 2007-07-31, § 9.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.720 Concrete Thrust Blocking

All fittings at bends and branches in water pipe lines shall be provided with concrete thrust blocking as shown on the American Fork City Standard Details. Blocking shall be constructed so the bearing surface is in direct line with the major force created by the pipe or fitting. Concrete shall be poured in place and shall bear against solid undisturbed earth at the sides and bottom of the trench excavation and shall be shaped so as to not obstruct access to the joints of the pipe or fitting. The concrete mixture shall have a minimum twenty-eight-day compressive strength of 2,500 pounds per square inch and shall comply with the requirements of Class C concrete as outlined in Division 13. All fittings shall be covered with plastic or other approved materials prior to pouring the thrust block. The blocking shall be so placed that the pipe and the fittings will be accessible for repair.

(Ord. No. 2007-07-31, § 9.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.730 Pipe Laying

Install pipe with bell ends facing the direction of laying. Where pipe is laid on a grade of ten percent or greater, proceed uphill with the installation with the bell ends facing upgrade. Make gradual pipe elevation changes as practicable to clear existing obstructions.
The pipeline shall be installed so that a positive or negative grade is maintained between high and low points to avoid air pockets. Provide air vents as required. If permanent air vents are not required, record location of all high points so they may be readily located.

(Ord. No. 2007-07-31, § 9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.740 Ductile Iron Pipe

1. General requirements. Ductile iron pipe shall be Class 50 for slip-on or mechanical joint piping (Class 51 for eight-inch size and under) and Class 53 for flanged joint piping unless otherwise required by the city engineer due to loadings, site conditions, etc.
2. Materials. Ductile iron pipe for the transmission and distribution of water shall be manufactured in accordance with AWWA C151 and ANSI A-21.51 "American Standard for Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids."
   All pipe shall be made of good quality ductile cast iron and of such chemical composition and structure as is required to meet the physical and mechanical property requirements of the standard.
3. Joints. Ductile iron pipe shall be of the following types, as indicated on the approved plans.
   1. Mechanical joints and the rubber gaskets and lubricant for ductile iron pipe, shall comply with the requirements and be dimensioned in accordance with AWWA C-151 and C-111. All gasket surfaces shall be smooth and free from imperfections. All mechanical joint gaskets shall be armor guard type gaskets and shall conform to tests in accordance with construction specifications and shall be less than one year old. Lubricant shall be non-toxic and have no deteriorating effects on gasket materials. Lubricants shall not impart taste, odor, or flavor to water in the pipe.
   2. Rubber gasket push-on joints, and the rubber gaskets and lubricant for ductile iron pipe shall comply with the general requirements of AWWA C- 111 of latest revision. Gaskets shall be free from defects and not over one year old. Lubricant shall be non-toxic and have no deteriorating effects on gasket materials. Lubricants shall not impart taste, odor, or flavor to water in the pipe.
   3. Cast iron pipe flanges, and bolts and nuts therefore, shall be dimensioned in accordance with ASA B16.2 for Class 150, and ANSI A21.10. Threads for screwed on flange pipe shall comply with ASA B-2.1. Flange joints shall be bolted firmly with machine, stud or cap bolts of proper size. Flange shall be faced and drilled in accordance with ANSI A21.10.
4. Fittings.
   1. Mechanical joint fittings. Mechanical joint fittings shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58.
   2. Push-on fittings. Push-on fittings shall conform to ANSI A 21.10 with bells, sockets, and plain ends per ANSI A 21.11.
   3. Flanged fittings. Flanged fittings shall conform to ANSI/AWWA "American Standard for Cast Iron Fittings."
      All flanges shall be faced and drilled. Where cap screws or stud bolts are needed, flanges shall be tapped to support cap screws or stud bolts.
5. Lining and coating. The waterway surfaces of all ductile iron water pipe and fittings shall be completely covered with a uniform thickness of cement-mortar or covered with a bituminous seal coat, all in accordance with AWWA C-104, and AWWA C-151. Ductile iron pipe or fittings lined in the field will not be accepted as conforming to AWWA C-104.
   The outside surface of all "buried" ductile iron pipe shall be coated with a bituminous coating in accordance with AWWA C-151 requirements.
6. Corrosion protection and soil tests. When a public works engineer determines that a corrosive conditions exists such as poor drainage or reactive soils, pipe and fittings shall be encased in polyethylene wrap as described in subsection G.
7. Polyethylene encasement. The outside surface of all ductile iron pipe and fittings shall be encased with polyethylene film in tube or sheet form unless otherwise approved by the city engineer.
   The polyethylene film shall be manufactured of virgin polyethylene material conforming to the requirements of ASTM Standard Specification D-1248-68-Polyethylene Plastics Molding and Extrusion Materials. The film shall have a minimum nominal thickness of 0.008" (8 mils) with a minus tolerance not exceeding ten percent of the nominal thickness.
   The polyethylene encasement shall prevent contact between the pipe and the surrounding backfill and bedding material but is not intended to be a completely air and watertight enclosure. Overlaps shall be secured by the use of polyethylene plastic tape, plastic string, or other materials capable of holding the polyethylene encasement in place under light tension until backfilling operations are completed.
   Repair any rips, punctures, or other damage to the polyethylene with polyethylene plastic tape or with a short length of polyethylene tube cut open, wrapped around the pipe, and secured in place.
   Cover bends, reducers, offsets, and other pipe-shaped appurtenances with polyethylene in the same manner as the pipe.
   When valves, tees, crosses, and other odd-shaped pieces cannot be wrapped practically in a tube, wrap with a flat sheet or split length of polyethylene tube by passing the sheet under the appurtenance and bringing it up around the body. Make seams by bringing the edges together, folding over twice, and taping down. Tape polyethylene securely in place at valve stem and other penetrations.
   Provide openings for branches, service taps, blow-offs, air valves, and similar appurtenances by making an X-shaped cut in the polyethylene and temporarily folding back the film. After the appurtenance is installed, tape the slack securely to the appurtenance and repair the cut, as well as any other damaged areas in the polyethylene, with tape.
   Where polyethylene-wrapped pipe joins an adjacent pipe that is not wrapped, extend the polyethylene wrap to cover the adjacent pipe for a distance of at least two feet. Secure the end with circumferential turns of tape.
   All polyethylene-wrapped pipe, fittings, and valves shall be inspected for proper wrapping by the city engineer or public works director before backfilling operations.
8. Pipe installation. All pipe shall be laid as specified in AWWA Standard for "Installation of Water Mains" C-600, except as modified herein and in special conditions approved by the city engineer.
   Tees, elbows, crosses, and reducers shall be used for changes in direction and outlets, unless otherwise specified on the approved detail drawings.
   Anchors, thrust bolts and thrust blocks shall be placed at valves, elbows, tees, etc., as shown on the approved detail drawings or as directed by the city engineer.
   All ductile iron pipe installation shall proceed on a stable foundation, with joints closely and accurately fitted. Joints shall be clean and dry, and a non-toxic joint lubricant, as recommended by the pipe supplier, shall be applied uniformly to the mating joint and gasket surfaces to facilitate easy, positive joint closure. All push-on joints shall-have brass wedges as supplied by the pipe manufacturer, and installed as per standard push-on joint specifications unless otherwise directed by the city engineer.
   All pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells and fittings. Select bedding material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejoined as for new pipe installation. In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer.
   Each pipe shall be laid true to line and grade and in such a manner as to form a close concentric joint with adjoining pipe and to prevent sudden offsets to the flow line. All joint offsets shall be made as specified in AWWA Standard for "Installation of Water Mains" C-600, except as modified herein and in special conditions approved by the city engineer. As work progresses, the interior of the pipe shall be cleared of dirt and superfluous materials. Where cleaning after laying is difficult because of small pipe size, a suitable swab or drag shall be kept in the pipe and pulled forward past each joint immediately after jointing has set, and pipe shall not be laid when conditions of the trench or weather is unsuitable for such work. At all times when work is in progress, all open ends of the pipe and fittings shall be securely closed to the satisfaction of the city engineer, so that no water, earth, or other substance will enter the pipe or fittings.
9. Gravel foundation for pipe used. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe, the superimposed load, and where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with crushed rock, gravel or other suitable material as approved by city engineer, all such material shall be compacted into place.
   Gravel for ductile iron pipe foundations shall be clean gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.
10. Pipe bedding. All pipes shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded. A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled, with approved bedding material, and compacted to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes and pipe fitting holes shall be excavated so that only the barrel of the pipe and bottom quadrant of the fitting receive bearing from the trench bottom.
    Pipe bedding materials placed at any point below the midpoint of the pipe shall be deposited and compacted in layers not to exceed eight inches in uncompacted depth. Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand or mechanical compactors. All bedding materials shall be placed into the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped or pushed into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, boulders or other debris; and/or sand materials free from roots, sod, or other vegetable matter. All bedding materials shall be approved by the city engineer.
    In the event trench materials are not satisfactory for pipe bedding, modified bedding materials will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe.
    Modified bedding materials shall be graded as follows: one hundred passing a one-inch screen and five percent passing a No. 4 sieve. All modified bedding materials shall be approved by the city engineer.
11. Cleaning and flushing. The contractor shall take every precaution to remove dirt, grease and all other foreign matter from each length of piping before making connections in the field. After each section of piping is installed, it shall be thoroughly cleaned to remove rocks, dirt, and other foreign matter by washing, sweeping, scraping, or other method that will not harm the lining, or pipe.
    Water required for flushing shall be furnished by the contractor. All temporary connections for flushing and drainage shall be furnished, installed, and subsequently removed by the contractor.
    All open ends of pipes shall be bulkheaded or plugged when workmen are not on the job or in the immediate area to prevent rocks or other foreign matter from entering the pipe.
    All new water systems or extensions to existing systems shall be thoroughly flushed before being placed in service. Flushing shall be accomplished through hydrants, or end of the line blow-off assemblies.

(Ord. No. 2007-07-31, §§ 9.4--9.4.11, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec 15.01.745 PVC Pipe And Tubing

1. General requirements. PVC pipe shall either be AWWA C900 or AWWA C909 for pipe four inches through twelve inches. PVC pipe fourteen inches through thirty-six inches shall be AWWA C905 pipe.
   Polyethylene tubing used in secondary water services shall be polyethylene CTS (copper tube size) tubing. Polyethylene CTS tubing shall be manufactured in accordance with the standard specification for Polyethylene (PEP plastic tubing as issued by the American Standard for Testing Materials under ASTM D2737 and AWWA C901).
2. Materials. Pipe for the transmission and distribution of water shall be manufactured in accordance with AWWA C900 (latest revision), "AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4-inch through 12-inch, for Water Distribution" or AWWA C909 (latest revision), "AWWA Standard for Molecularly Oriented Polyvinyl Chloride (PVCO) Pressure Pipe, 4-inch through 12-inch, for Water Distribution." The PVC pipe shall have a cast iron pipe equivalent outside diameter. PVC pipe 14 inches and larger shall be manufactured in accordance with AWWA C905 (latest revision), "AWWA Standard for Polyvinyl Chloride (PVC) Water Transmission Pipe, Nominal Diameters 14-inch through 36-inch". All PVC pipe four inches and larger shall be DR 18 with a working pressure of one hundred fifty psi. Pipe smaller than four inches shall be schedule 40 PVC.
   All PVC pipe shall be purple in color.
   All polyethylene tubing shall be polyethylene PE 3408, SDR 9 – two hundred psi pressure rating, purple in color.
3. Joints. Joints shall be push or rubber gasket type. Lubrication shall be water soluable, non-toxic, non-objectionable in taste and odor imparted to the water, non-supporting of bacteria growth, and have no deteriorating effect on the PVC pipe or rubber gaskets.
4. Fittings.
   1. Mechanical Joint Fittings: Mechanical joint fittings shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58.
   5. Locator wire and warning tape. All pipe shall have 14AWG locator wire and metallic tape installed with it. The locator wire and tape shall be installed in the pipeline trench approximately two inches to six inches above the pipe. The locator wire shall be brought up in the valve boxes to permit connecting to when doing line location. The metallic tape shall be purple in color and shall read, "NON-POTABLE WATER."
   6. Pipe installation. All pipe shall be laid as specified in AWWA Standard for "Underground Installation of Polyvinyl Chloride (PVC) Pressure Pipe and Fittings for Water" C-605, except as modified herein and in special conditions approved by the city engineer. As work progresses, the interior of the pipe shall be cleared of dirt and superfluous materials. Where cleaning after laying is difficult because of small pipe size, a suitable swab or drag shall be kept in the pipe and pulled forward past each joint immediately after jointing has set; and pipe shall not be laid when conditions of the trench or weather is unsuitable for such work. At all times when work is in progress, all open ends of the pipe and fittings shall be securely closed to the satisfaction of the City Engineer; so that no water, earth, or other substance will enter the pipe or fittings.
   7. Gravel foundation for pipe used. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe, the superimposed load, and where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with crushed rock, gravel or other suitable material as approved by city engineer. All such material shall be compacted into place (Section 15.01.1585).
   Gravel for PVC pipe foundations shall be clean gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.
   8. Pipe bedding. All pipes shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded. A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled, with approved bedding material, and compacted (Section 15.01.1585) to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes and pipe fitting holes shall be excavated so that only the barrel of the pipe and bottom quadrant of the fitting receive bearing from the trench bottom.
    Pipe bedding materials placed at any point below the midpoint of the pipe shall be deposited and compacted (Section 15.01.1585) in layers not to exceed eight inches in uncompacted depth. Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand or mechanical compactors. All bedding materials shall be placed into the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped or pushed into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, boulders or other debris; and/or sand materials free from roots, sod, or other vegetable matter. All bedding materials shall be approved by the city engineer.
    In the event trench materials are not satisfactory for pipe bedding, modified bedding materials will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe.
    Modified bedding materials shall be graded as follows: one hundred percent passing a one-inch screen and five percent passing a No. 4 sieve. All modified bedding materials shall be approved by the city engineer.
   9. Cleaning and flushing. The contractor shall take every precaution to remove dirt, grease and all other foreign matter from each length of piping before making connections in the field. After each section of piping is installed, it shall be thoroughly cleaned to remove rocks, dirt, and other foreign matter by washing, sweeping, scraping, or other method that will not harm the lining or pipe.
    Water required for flushing shall be furnished by the contractor. All temporary connections for flushing and drainage shall be furnished, installed, and subsequently removed by the contractor.
    All open ends of pipes shall be bulkheaded or plugged when workmen are not on the job or in the immediate area to prevent rocks or other foreign matter from entering the pipe.
    All new water systems or extensions to existing systems shall be thoroughly flushed before being placed in service. Flushing shall be accomplished through hydrants or end-of-the-line blow-off assemblies.
   10. Line and grade. All secondary water lines shall be laid with adequate grade to allow for yearly drainage of the lines, and proper filling and emptying of the system. At locations where line and grade cannot be maintained, appropriate measures will need to be implemented to ensure the proper drainage of the lines: Permanent drains to storm drains or to ditches shall be installed at all low points in the pipeline and air-release stations shall be installed at all high points in the pipeline.

(Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.750 Valves

Valves shall be of cast iron body, bronze-mounted, double disc, parallel seat, non-rising stem design with O-ring seals.

1. Gate valves. Gate valves shall conform to AWWA Specification C500. Unless otherwise shown or specified, valves shall be of mechanical joint connection design for buried service. Buried valves shall have two-inch operating nuts. AR gate valves twelve inches and smaller shall be of resilient seat type. Valves shall have a minimum working pressure of one hundred fifty psi.
2. Butterfly valves. Butterfly valves shall conform to AWWA Specification C504 Class 150B. Both valved ends shall be mechanical joint per AWWA Specification C-111, and accessories (bolts, glands, and gaskets) shall be included.
3. Valve boxes. All buried valves shall be installed complete with a cast iron, two-piece, slip top, five-and-one-fourth-inch shaft valve box. The word "Water" shall be cast on the cover for all culinary valves. AR valve boxes located in streets shall be installed as nearly to street grade as possible.

(Ord. No. 2007-07-31, §§ 9.5--9.5.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regionengsgmlle.com

ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-03

Sec 15.01.760 Fire Hydrants

1. General requirements. Fire hydrants shall conform to AWWA C-502, "Fire Hydrants for Ordinary Water Works Service" and shall be designed for a working pressure of one hundred fifty psi. Hydrants shall be Mueller "Super Centurion 200" or Waterous "Pacer" or approved equal.
2. Hydrant details. The hydrant shall be of the dry barrel design. All hydrants shall be so designed as to allow the flanges at sidewalk level to separate without material damage to the main barrel section when struck by a large object, such as a car. All hydrants shall have a minimum six-inch barrel and be furnished with two two-and-one-half-inch National Standard Thread Hose Nozzles and one four-and-one-half-inch National Standard Thread Pumper Nozzle. All nozzles shall be furnished with a cap and gasket with attaching chain.
   The drip valve shall be located near the bottom of the hydrant. It shall be positive in operation and shall work directly from the main stem. It must be so designed that all water will drain away from the working parts when the hydrant is closed.
   Hydrant cover must be designed so as to be weather proof as possible. Provisions must be made for oiling, both for lubrication and to prevent corrosion. A reasonably tight fit should be made around the stem. On the cover an arrow and the word "OPEN" shall be placed in raised characters to indicate direction to turn to open the hydrant.
   The hydrant must be marked with the name or particular mark of the manufacturer. The size of the hydrant shall also be cast in the barrel. All lettering to be above the ground or sidewalk flange.
3. Auxiliary valve. All hydrants shall be supplied complete with a flange by mechanical joint end auxiliary gate valve with armor guard gasket, and shall be installed at the water main as outlined on approved construction drawings unless otherwise approved by the city engineer. All buried auxiliary valves shall have two-inch operating nuts unless otherwise specified.
4. Valve boxes. All buried auxiliary valves shall be installed complete with two piece, cast iron, slip type, five-and-one-fourth-inch valve box. All valve boxes shall be carefully inspected for proper fit between each section, ring and lid, and shall be set to the grade with a concrete collar as shown.
5. Hydrant installation. All fire hydrants shall be installed with a one cubic yard gravel sump and concrete thrust blocking. As defined in Section 15.01.720. Concrete shall not be placed around joints, bolts or drain holes. Cover all metal contact areas with a poly wrap material prior to concrete placement. All hydrants shall be installed with the upper safety flange at least two inches and not more than six inches above ground level. All hydrants shall be installed with the steamer nozzle facing the street unless otherwise approved by the city engineer.

(Ord. No. 2007-07-31, §§ 9.6--9.6.5, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.770 Backflow Prevention Devices

Backflow prevention devices shall be installed on all culinary service connections in conformance with requirements of the Uniform Plumbing Code Chapter 10 (Appendix J). All testing, maintenance, and/or repair shall be performed by certified backflow assembly technicians.

(Ord. No. 2007-07-31, § 9.7, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.780 Culinary Water Line Construction Near Sewer Or Wastewater Lines

(Applicable public health department criteria)

1. Water/sewer line horizontal separation. A culinary water main must be laid at least ten feet horizontally from any existing or proposed sewer or wastewater leach line. Separation distances shall be measured pipe edge to pipe edge.
   Should local conditions prevent a lateral separation of ten feet, a culinary water main may be laid closer than ten feet to sewer lines (but not leach lines) provided:
   1. The main is laid in a separate trench; or
   2. The main is laid on an undisturbed earth shelf on one side of the sewer line trench; or
   3. The main is laid in a sewer or drain line trench which has been backfilled and compacted not less than ninety-five percent of maximum laboratory density. (The density shall be determined in accordance with the procedures given by ASTM Standard D-690).
      In each of the above cases, the bottom of the culinary water line shall be at least 18 inches above the top of the sewer line. At the same time, the culinary water line must be sufficiently buried to prevent freezing.
2. Exception to horizontal separation. When it is impossible to obtain the proper horizontal and vertical separation as stipulated above, both the water main and sewer line shall be constructed of cast iron, ductile iron, galvanized steel or protected steel pipe having mechanical joints. Other types of joints of equal or greater integrity may be used at the discretion of the city engineer. Thermoplastic pipe may be used provided mechanical or solvent weld pipe joints are used. These lines shall be pressure-tested to assure water tightness before backfilling.
3. Culinary water/sewer line crossings. Whenever culinary water mains must cross sanitary sewers, the water main shall be laid at such an elevation that the bottom of the water main is eighteen inches above the top of the sewer. This vertical separation should be maintained for the portion of the water main located within ten feet horizontally of any sewer it crosses. The ten feet is to be measured as the perpendicular distance from the sewer line to the water line.
4. Inability to provide vertical separation. Where conditions prevent the minimum vertical separation as set forth above from being maintained, or when it is necessary for the culinary water main to pass under a sewer, both the culinary water main and the sewer line shall be constructed of cast iron, ductile iron, galvanized steel or protected steel pipe, having mechanical joints. Thermoplastic pipe may be used provided mechanical or solvent weld type joints are used. The mechanical joint pipe shall extend on each side of the crossing until the perpendicular distance from the sewer line to the culinary water line is at least ten feet. In making such crossings, it is preferable to center a length of culinary water main so that the joints will be equidistant from the sewer and as remote there from as possible.
   Where a culinary water main must cross under a sewer, a vertical separation of at least eighteen inches between the bottom of the sewer and the top of the culinary water main shall be maintained with adequate support for the larger sized sewer lines to prevent them from settling on and breaking the culinary water main.
   In the case where a new culinary water line must be routed under an existing sewer line, and it is desired not to disturb the sewer line, the city engineer may grant an exception to the above requirements. The designer must then propose a method for protecting the culinary line. Such a proposal must be deemed acceptable in writing by the city engineer.

(Ord. No. 2007-07-31, §§ 9.8--9.8.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.790 Testing Water Lines

1. General requirements. Any and all water lines that are replaced, installed, or repaired, to include fire hydrants, shall be tested and flushed as outlined in this section.
2. Testing. Tests shall be made upon completion of system installation, replacement, repair, or any valved portion thereof All tests shall be made at the expense of the contractor and in the presence of the city engineer or the city water superintendent.
   Lines shall be slowly filled with water venting off all air. If required, taps shall be provided at line high points to bleed off the air and after testing these shall be plugged. A minimum pressure fifty percent in excess of the maximum line operating pressure shall be maintained on the portion being tested for a minimum period of two hours, using hydraulic means to maintain the pressure. Maximum leakage during the test shall not exceed one-half gallon per inch of diameter per one thousand feet of pipe. Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under the test pressure. No pipe installation will be accepted until the leakage is less than the allowable.
3. Flushing. After pressure testing all pipelines shall be flushed. Flushing shall be accomplished through hydrants or, if a hydrant does not exist at the end of the line, the contractor shall install a tap of sufficient size to provide for a two and one-half foot per second flushing velocity in the line. The following is the flow quantity required to provide a two and one-half foot per second flushing velocity:

(Ord. No. 2007-07-31, §§ 9.9--9.9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec 15.01.800 Disinfection Of Culinary Water Lines

1. General requirements. All culinary water lines shall be disinfected by chlorination prior to use as outlined in this section. Chlorination. After flushing, all culinary water lines shall be disinfected by chlorination. Chlorination shall provide a minimum of twenty-five ppm residual after twenty-four hours contact in the pipeline. This may be expected with an application of fifty ppm although some conditions may require more. Chlorine, in the form of one percent slurry of high test calcium hypochlorite (HTH, Perchloron, Pittchlor, etc. which are seventy percent available chlorine by weight) shall be fed into the pipeline in such a manner as to mix with the water flowing in the pipeline. (A one percent slurry results from mixing one pound of the calcium hypochlorite with eight and four-tenths gallons of water.)
   The following table provides information as to the required quantity of slurry to be used per one hundred feet of pipe to provide a chlorine concentration of fifty ppm:
2. During the process of chlorinating the pipeline all valves, fire hydrants, and other pipeline appurtenances shall be operated several times to provide sufficient contact with the chlorinating agent. Following chlorination, the water line shall be drained and thoroughly flushed and, if necessary, re-chlorinated until a satisfactory bacteriological test is obtained. After twenty-four hours of chlorination, the contractor shall obtain a water sample, upon which the contractor will have a bacteriological test performed. The lab will provide a copy of the test to the city. The contractor shall pay the cost of the bacteriological test.
   Disinfection shall conform to the requirements of AWWA C651-86 (or latest edition).

(Ord. No. 2007-07-31, §§ 9.10--9.10.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

DIVISION 14 ASPHALT PAVING

Sec 15.01.1250 General Description

This division covers the requirements for bituminous surface paving on roads. All streets shall be surfaced in accordance with the following:

1. Six-inch minimum or more (based on pavement design) crushed gravel base course over prepared subgrade.
2. Three-inch minimum or more (based on pavement design) compacted thickness plant mix asphalt overlay, as required by the public works department.
3. Pavements in arterial or collector roads in non-sensitive lands areas shall be a minimum of four-inch asphalt with ten-inch base course or equivalent pavement structural number as approved by city engineer. Sensitive Lands Areas shall include a minimum of ten inches sub-base course. Arterial/Collector road pavements shall be designed for the twenty-year ADT forecasts per the latest version of the City Transportation Master Plan with a minimum of five percent trucks or greater as determined by city engineer for the given roadway. Alternative pavement structure may be approved by city engineer based upon a review of detailed pavement design by a qualified, licensed geotechnical engineer.
4. Pavements in sensitive lands ordinance areas shall be a minimum of three-inch asphalt, eight-inch base course, and twelve inches subbase course for local roads; four-inch asphalt, nine-inch base course, and thirteen-inch subbase course for collector roads; and five-inch asphalt, ten-inch base course, and sixteen-inch subbase course for arterial roads. Pavements shall be designed for the twenty-year ADT forecasts per the latest version of the City Transportation Master Plan or development traffic study where no master plan data is available with a minimum of three percent trucks or greater as determined by city engineer for the given roadway. Alternative pavement structure may be approved by city engineer based upon a review of detailed pavement design by a qualified, licensed geotechnical engineer.
5. Existing roadways not having pavement structural number equivalent to design requirements shall be reconstructed to centerline of roadway by development abutting the roadway frontage.

(Ord. No. 2007-07-31, § 13.1, 7-10-2007; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec 15.01.1260 Road Subgrade Preparation

If the pavement design does not require any sub-base materials, the subgrade shall be scarified to a depth of eight inches the full width of roadway section, and the loosened material shall be moistened and compacted to the equivalent of ninety-five percent of the maximum dry density as measured by AASHTO T-99. If the pavement design or trench conditions require sub-base imported materials, the subgrade shall be over-excavated to the depth specified across the full width of roadway section and replaced with select granular material as defined in Section 15.01.340 and be moistened and compacted as above.
No organic material, soft clay, spongy material, frozen earth, or other deleterious material will be permitted in the scarified or imported subgrade layer. Rough subgrades shall be shaped and graded to within a tolerance of one-tenth feet of design grade and drainage shall be maintained at all times.
During the rolling operation, moisture content of the subgrade layer shall be maintained at not less than ninety-seven percent or more than one hundred five percent of optimum moisture content. Rolling shall be continued until the entire road bed is compacted to the specified density to a minimum depth of eight inches.

(Ord. No. 2007-07-31, § 13.2, 7-10-2007)

Sec 15.01.1270 Base Course

Base for all streets shall consist of select material, either natural or crushed, placed on a prepared subgrade in conformance with the lines, grades and dimensions shown on the plans.

Unless otherwise approved by the city engineer, the road base material shall be crushed rock or gravel and shall conform to one of the following gradations by weight:

All materials shall be secured from approved sources. It shall be uniform in quality and well graded from course to fine.

Before placing the road base, the supplier or contractor furnishing the material shall submit, if required by the city engineer, sieve analysis of stock-piled material showing that it meets the above requirements.

The material shall be deposited and spread in uniform layer, without segregation of size with such depth that when compacted the layer will have the required thickness.

Each layer shall be compacted for the full width and depth by rolling with a pneumatic roller weighing at least ten tons. Alternate grading and rolling will be required to provide a smooth, even and uniformly compacted course true to cross section and grade. Places inaccessible to rolling shall be compacted with mechanically operated hand tampers.

The gravel base shall be compacted to not less than ninety-five percent maximum dry density as determined by AASHTO T-180 surfaces shall be true to the established grade with thickness being not less than one-fourth inch from the required layer thickness and with the surface elevation varying not more than three-eighth inch in ten feet from the true profile and cross section.

(Ord. No. 2007-07-31, § 13.3, 7-10-2007)

Sec 15.01.1280 Bituminous Surface Course

Over the dry, dust free, compacted base course, the contractor shall place and compact a bituminous asphalt cement surface course. The surface course shall consist of a mixture of mineral aggregate and binder. Gradation of aggregate shall conform to one of the following:

The contractor shall establish a mix gradation and the amount of bituminous material shall be subject to the approval of the city engineer and shall meet the requirements of the gradation selected. The asphalt content by weight shall be between four and one-half and seven percent. Regardless of the bituminous content there shall not be more than three percent voids in the aggregate.

The bituminous material for surface course shall be, AC 10, or penetration asphalt cement conforming to the requirements of ASTM M20-60. The bituminous material shall be free of water and will contain no mineral matter other than that naturally contained in the asphalt.

The bituminous surface course shall be mixed at a mixing plant and spread and compacted on the prepared base in conformance with the lines and dimensions shown on the plans and in accordance with these specifications. All structure edges (curbs, etc.) shall receive a "tack" coat.

All traffic shall be kept off the completed surface for a minimum of twenty-four hours, unless otherwise authorized by the city engineer or public works director.

(Ord. No. 2007-07-31, § 13.4, 7-10-2007)

Sec 15.01.1290 Construction Methods And Equipment

The methods employed in performing the work, all equipment, tools, and machinery and other appliances used in handling the materials and executing the work shall be the responsibility of the contractor. The contractor shall make such changes in the methods employed and in the equipment used as are necessary whenever the bituminous material being produced does not meet the specifications herein established.

(Ord. No. 2007-07-31, § 13.5, 7-10-2007)

Sec 15.01.1300 Spreading And Compaction

The bituminous mixtures shall be spread with self-propelled mechanical spreading and conditioning equipment capable of distributing at least a twelve-foot width. Unless otherwise designated or directed by the city engineer, bituminous base course more than three inches in total compacted thickness shall be spread in two or more courses, with no courses exceeding three inches in compacted thickness and no courses less than one inch in thickness. The mixture shall be spread and struck off in such a manner that the finished surface shall result in a uniform smooth surface. The longitudinal joints in succeeding courses shall be off-set at least six inches transversely to avoid a vertical joint through more than one course.

The temperature of the bituminous mix shall be between two hundred seventy degrees Fahrenheit and three hundred twenty-five degrees when placing.

After the mixture has been spread, the surface shall be rolled with a power driven roller, weighing not less than ten tons, in longitudinal direction commencing at the outside edge or lower side and proceeding to the higher side. Each pass of the roller shall overlap the preceding pass at least one-half the width of the roller. Rolling shall continue until ninety-five percent of the laboratory density as determined in accordance with ASTM Designation D-1559 (Marshall Test) for the bituminous mixture being used has been obtained. Density tests shall be done following the procedures of ASTM D2950.

Rolling operations shall be conducted in such a manner that shoving or distortion will not develop beneath the roller.

The surface of the pavement, after compaction, shall be uniform and true to the established crown and grade. When tested with a ten-foot straight edge placed parallel to the centerline of the pavement, the surface of the pavement at any point shall not deviate from the lower edge of the straight edge by more than one-eighth of an inch. All high and low spots shall be remedied immediately by removing the wearing course material over the affected areas and replacing it with fresh, hot wearing course and surface finish material and immediately compacting it to conform with the surrounding area.

The contractor shall be responsible to keep all traffic off the completed surface for a minimum period of twenty-four hours.

No bituminous surface course shall be placed when the temperature of the air (measured in the shade) or roadbed is fifty degrees Fahrenheit or below, during rainy weather, when the base is wet or frozen, or during any other unfavorable weather conditions as determined by the city engineer or public works director.

(Ord. No. 2007-07-31, § 13.6, 7-10-2007)

Sec 15.01.1310 Bituminous Plant Mix Seal Coat

The contractor shall place and compact a bituminous plant mix seal coat over the bituminous surface course as required by the city. The seal coat shall consist of a mixture of mineral aggregate and bituminous binder. Gradation of the aggregate shall conform to the following:

The contractor shall establish a mix gradation, and the amount of bituminous material shall be subject to the approval of the city engineer and shall meet the requirements of the gradation selected. Regardless of the bituminous content, there shall not be more than three percent voids in the mix.

The bituminous material shall be AC-10 asphalt cement conforming to the requirements of AASHTO M-226.

A tack coat shall be applied to all existing pavement prior to pouring the plant mix seal coat. The bituminous material shall be Grade SS-IH Emulsion applied at the rate of five-one-hundredths gallons per square yard.

The bituminous plant mix seal coat shall be mixed at a mixing plant and spread and compacted on the prepared pavement in accordance with the lines and dimensions shown on the plans and in accordance with these specifications. The seal coat shall be spread with self-propelled mechanical spreading and conditioning equipment capable of distributing at least a twelve-foot width. Locate longitudinal joints within six inches of lane lines.

After the mixture has been spread, the surface shall be rolled with a power driven roller, weighing not less than ten tons, in longitudinal direction commencing at the outside edge or lower side and proceeding to the higher side. Each pass of the roller shall overlap the preceding pass at least one-half the width of the roller. Rolling shall continue until ninety-five percent of the laboratory density as determined in accordance with ASTM Designation D-1559 (Marshall Test) for the bituminous mixture being used has been obtained.

(Ord. No. 2007-07-31, § 13.7, 7-10-2007)

Sec 15.01.1320 Weather Limitations

No bituminous surface shall be placed when the temperature of the air or road bed is below fifty degrees Fahrenheit, during rainy weather when the base is wet, or during other unfavorable weather conditions as determined by the city engineer.

No bituminous plant mix seal coat shall be placed when the temperature of the air or roadbed is less than seventy degrees Fahrenheit during rainy weather when the pavement surface is wet, or during unfavorable weather conditions as determined by the city engineer. The air temperature shall be measured in the shade.

(Ord. No. 2007-07-31, § 13.8, 7-10-2007)

Sec 15.01.1330 Flagging

Flagmen shall be required to facilitate the safe control of traffic over highways and streets under construction. Flagging shall be performed by adequately trained and equipped flagmen. All flagging shall be done as described in the safety orders covering flagmen of the Industrial Commission of Utah.

(Ord. No. 2007-07-31, § 13.9, 7-10-2007)

DIVISION 17 ACCESS MANAGEMENT REQUIREMENTS

The Access Management Manual can be found at http://afcity.org/719/Engineering

HISTORY
Amended by Ord. 2022-12-60 on 12/13/2022

Sec 15.01.1830 Introduction

The requirements set forth in this section are intended to protect the functional integrity of roadways, maintain and preserve traffic mobility, provide efficient and necessary access, while protecting the public health, safety, and welfare.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

HISTORY
Amended by Ord. 2022-12-60 on 12/13/2022

Sec 15.01.1840 Access Provisions

1. This section discusses the types of accesses permitted on the various types of roadways within American Fork. The roadway network and land use are interconnected, therefore allowing certain types of land use and accesses adjacent to certain types of roadways will lead to the correct type of access and mobility that would be expected for a certain type of road. Table 1 shows the allowable accesses for each roadway classification.

A. The feasibility of these recommendations is also highly dependent upon land use and transportation planning for American Fork City. If it is determined by the City Engineer that a variance from the standards in Table 1 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is approved by the City Council, it may be permitted.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec 15.01.1850 Intersection And Access Spacing

1. The minimum signalized, public street and private access spacing shall be as set forth in Table 2 below:

B. If it is determined that a parcel of land existing and within the boundaries of the city at the time of adoption of this ordinance cannot meet the design standards set forth in Table 2, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and approved by the City Council, it may be permitted.

C. If it is determined by the City Engineer that a variance from the standards in Table 2 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on nationally accepted standards, and is approved by the City Council, it may be permitted.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

HISTORY
Amended by Ord. 2022-12-60 on 12/13/2022

Sec 15.01.1860 Corner Clearance Requirements

The corner clearance requirements are the same as the minimum access spacing requirements as were shown previously in Table 2. In general, minimum corner clearance can be shorter on the downstream leg of the minor street at an intersection, especially if the access is a RIRO access. This distance can be as low as one hundred twenty feet. For all other corner clearance distances, the values in Table 2 for minimum access spacing apply.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec 15.01.1870 Cross Access (Shared Access) Requirements

Access to private property from the public transportation network cannot be prohibited. However, when parcels have small frontages, especially along major collectors and arterials, it is highly recommended that the cross access and/or shared access be utilized where practical. Where adjoining parcels have the same ownership, American Fork City should require the use of cross or shared access in order to maintain the recommended access spacing requirements as previously discussed. When adjacent parcels do not have common ownership, incentives should be provided to promote shared and cross access.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec 15.01.1880 Intersection Alignment/Offsets

Where possible, accesses on opposite sides of the street should be lined up directly across from each other. Sometimes this is not possible due to site restrictions or property lines. If accesses cannot be lined up across from one another, the preferable offset is so that left turns entering each respective access do not overlap. Table 3 shows the minimum offset for intersections on opposite sides of the street when the potential for overlap does occur. However, a traffic impact study may determine that a larger offset is required depending on the level of queuing that may occur at the intersections. Table 3. Minimum Access Offset Requirements

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec 15.01.1890 On-Street Parking

Permitting on-street parking can be a tool to make a corridor more pedestrian friendly as parked vehicles provide a buffer between through traffic and pedestrians on the sidewalks. Vehicles parking and un-parking along a roadway may cause side friction that can result in through traffic being slowed down or impeded. To determine whether or not a road should have permitted on-street parking depends primarily on what the function of the roadway is. As was discussed previously, the purpose of most arterial type roads is to provide mobility, not access, whereas the purpose of a local street is to provide access and not mobility. However, another important factor is adjacent land use. A roadway in a core business area, even if classified as an arterial, can benefit from having on-street parking, where a lower classified road, such as a minor collector within an industrial area, may not need on-street parking, therefore the cost to build and maintain this type of road will be less expensive by prohibiting on-street parking. Finally, the available cross section width should also be considered when determining whether on-street parking should be permitted. A minimum of seven feet of cross section width should be provided for on-street parking. Table 4 shows recommended on-street parking provisions based on functional classification. Figure 1 shows on-street parking on Main Street in American Fork. Although this road is classified as an arterial, the adjacent land use supports on-street parking. All parking within American Fork City should be parallel except for Church Street, Center Street and Merchant Street between Main Street and Pacific Drive and Main Street from 200 East to 460 East.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL ENGINEER — JOSHUA L. TAYLOR — 12/17/2025

ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

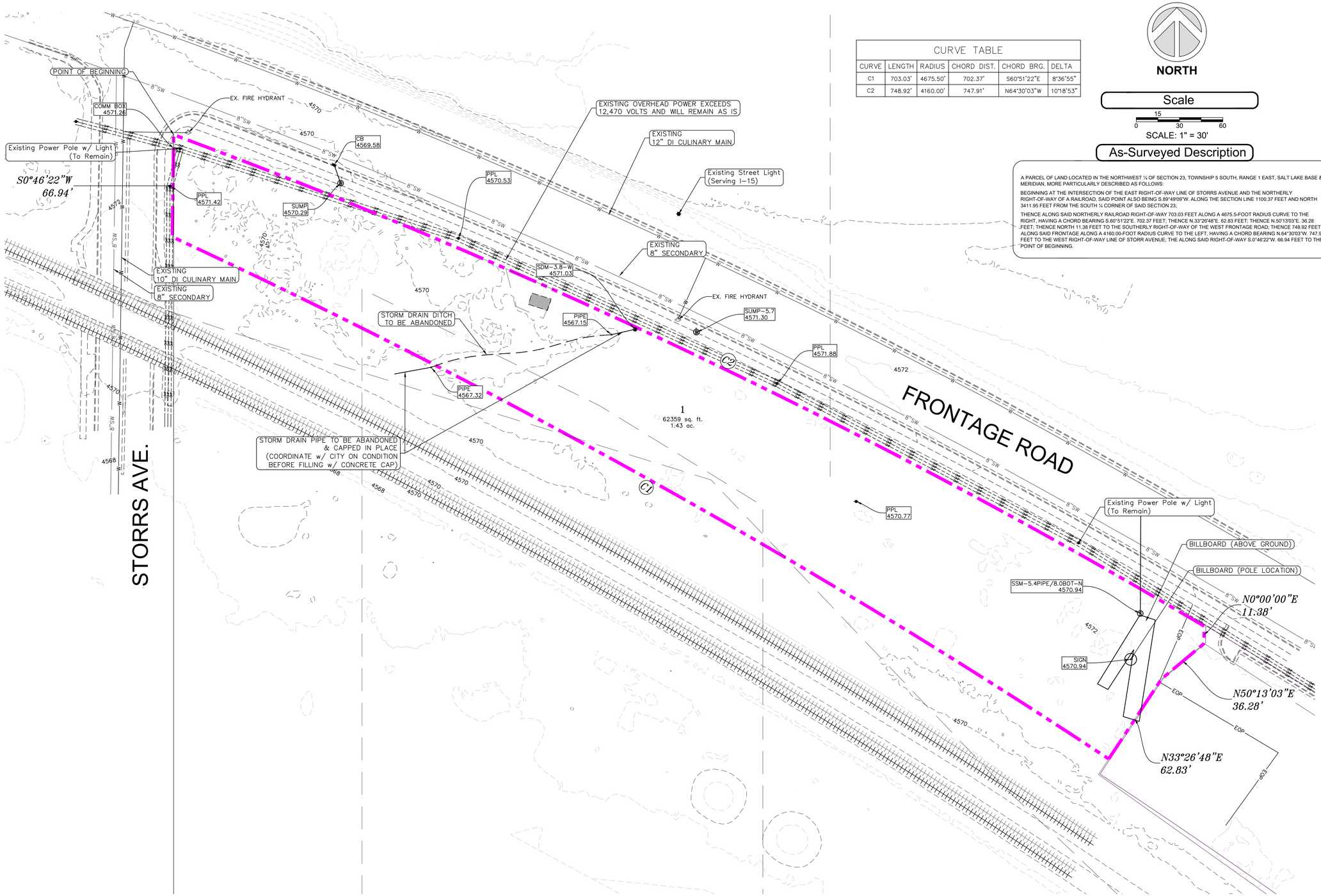
DATE: 1/8/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-04

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\CS-01



NORTH

Scale

15
0 30 60

SCALE: 1" = 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	703.03'	4675.50'	702.37'	S60°51'22"E	8°36'55"
C2	748.92'	4160.00'	747.91'	N64°30'03"W	10°18'53"

As-Surveyed Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S.89°49'09"W. ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;

THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY 703.03 FEET ALONG A 4675.5-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S.60°51'22"E. 702.37 FEET; THENCE N.33°26'48"E. 62.83 FEET; THENCE N.50°13'03"E. 36.28 FEET; THENCE NORTH 11.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE WEST FRONTAGE ROAD; THENCE 748.92 FEET ALONG SAID FRONTAGE ALONG A 4160.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N.64°30'03"W. 747.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF STORR AVENUE; THE ALONG SAID RIGHT-OF-WAY S.0°46'22"W. 66.94 FEET TO THE POINT OF BEGINNING.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: EXISTING CONDITIONS

SHEET: EX-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\TOPO

Surveyor's Certification

The undersigned, being a registered surveyor of the State of **Utah** certifies Cottonwood Title,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on February 14, 2024.

Date of Plat or Map:
December 20, 2024

Robbin J Mullen, PLS
(Name of Surveyor)

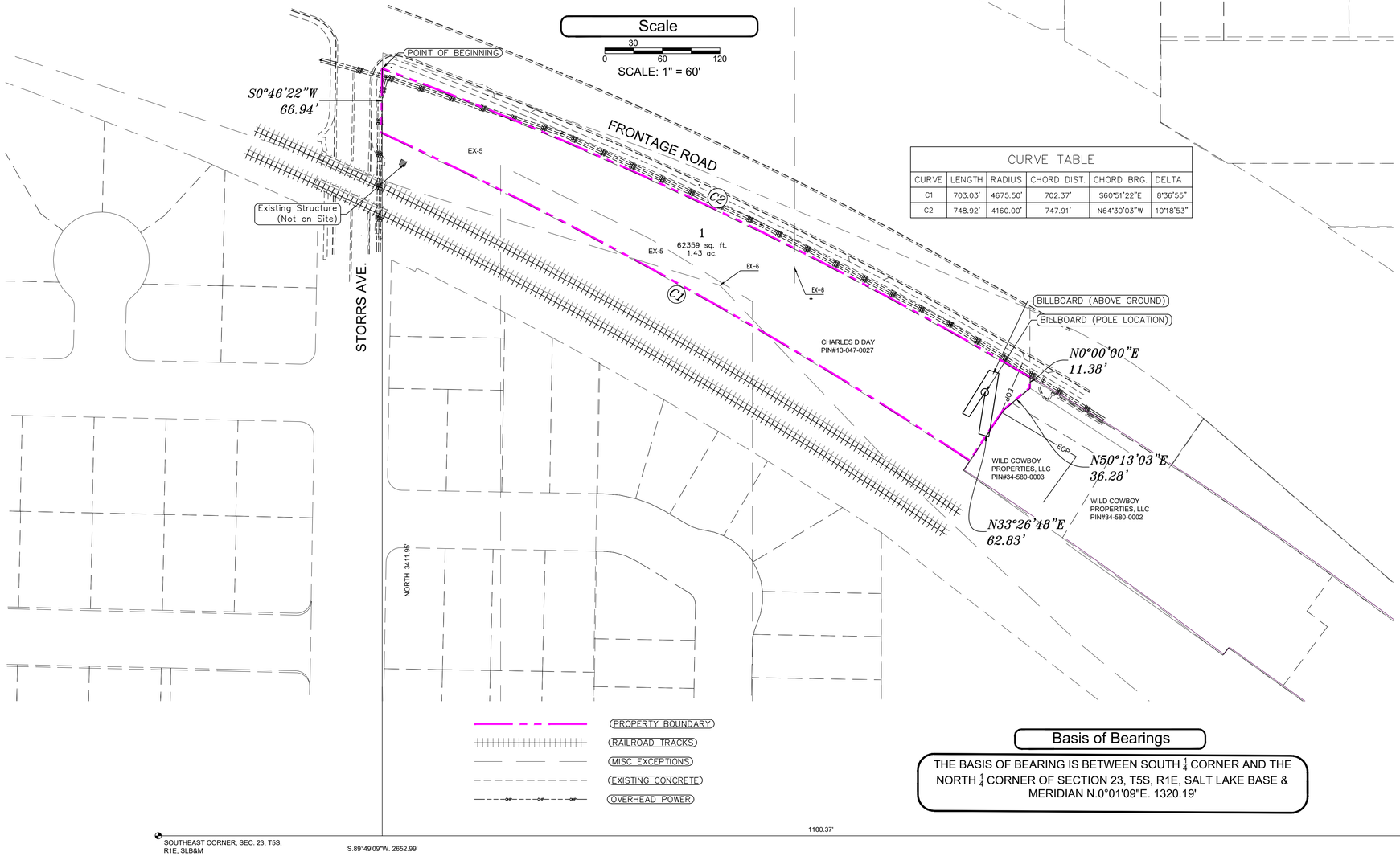
Registration No.368356

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J.
MULLEN
12/20/2024
STATE OF UTAH

NORTH

Scale

30
0 60 120
SCALE: 1" = 60'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	703.03'	4675.50'	702.37'	S60°51'22"E	8°36'55"
C2	748.92'	4160.00'	747.91'	N64°30'03"W	10°18'53"

PROPERTY BOUNDARY
RAILROAD TRACKS
MISC EXCEPTIONS
EXISTING CONCRETE
OVERHEAD POWER

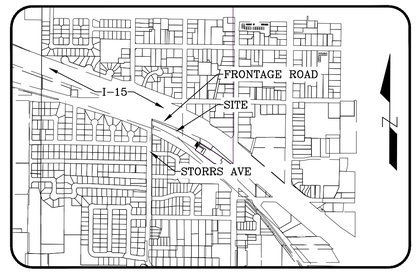
Basis of Bearings

THE BASIS OF BEARING IS BETWEEN SOUTH $\frac{1}{4}$ CORNER AND THE NORTH $\frac{1}{4}$ CORNER OF SECTION 23, T5S, R1E, SALT LAKE BASE & MERIDIAN N.0°01'09"E. 1320.19'

NORTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP

BASIS OF BEARING
N.0°01'09"E. 5320.36'

VICINITY MAP



SCALE 1" = 1000'

Title Description

A tract of land situate in Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah more particularly described as follows:
Beginning at a point which is the intersection of the East right of way line of Storrs Avenue (300 West Street) and the Southerly right of way line of a 50 foot wide freeway frontage road, which beginning point is located West 1100.12 feet and North 3425.73 feet (based on the Utah State Plane Coordinate System, Central Zone, bearing of section lines - NAD 27) from the South Quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the Northerly line of the Union Pacific Railroad property by the following three courses and distances: (1) along a line parallel with and 50 feet distant Southerly from the Southeasterly right of way line of Interstate Highway I-15 South 70°00'37" East 286.82 feet; (2) thence 61.20 feet along the arc of a 975.00 foot radius curve to the right whose chord bears South 68°48'55" East 61.19 feet; (3) thence South 67°04'43" East 378.07 feet more or less to the Easterly line of the Union Pacific Railroad property; thence along the Easterly line of said railroad property by the following three (3) courses and distances: (1) South 83.20 feet; (2) thence South 50°14'11" West 36.28 feet; (3) thence South 33°26'06" West 62.83 feet; thence leaving said Easterly property line and continuing on a line 50 feet distant Northeasterly from and parallel with the centerline of the existing railroad tracks, 703.07 feet along the arc of a 4675.50 foot radius curve to the left whose chord bears North 60°51'22" West 702.37 feet; to the Easterly fenced right of way line of Storrs Avenue (300 West Street); thence along said street line North 00°46'22" East 84.20 feet to the point of beginning.
LESS AND EXCEPTING that portion of land conveyed to UDOT by that Final Judgment of Condemnation, recorded January 16, 2013 as Entry No. 5034:2013, described as follows:
A parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter Northwest Quarter of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:
Beginning at the intersection of the Easterly right of way line of Storrs Avenue (300 West Street) and the Southwesterly highway right of way line of the Southwest Frontage Road of Interstate 15, which point is 1100.12 feet West and 3425.73 feet North from the South Quarter corner of said Section 23; thence running along said highway right of way line the following three (3) courses and distances: (1) thence South 70°00'37" East 286.82 feet; (2) thence Easterly 61.20 feet along the arc of a 975.00 foot radius curve to the right, (chord bears South 68°48'55" East 61.19 feet); (3) thence South 67°04'43" East 378.07 feet to the Easterly boundary line of said entire tract; thence South 71.82 feet along said boundary line to a point 182.86 feet radially distant Southwesterly from the centerline of said project, opposite approximate Engineers Station 4339+69.24; thence Northwesterly 748.91 feet along the arc of a 4160.00 foot radius curve to the left, (chord bears North 64°30'03" West 747.90 feet) to said Storrs Avenue Easterly right of way line; thence North 00°46'22" East 17.26 feet along said right of way line to the point of beginning.

As-Surveyed Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S.89°49'09"W. ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;

THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY 703.03 FEET ALONG A 4675.5-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S.60°51'22"E. 702.37 FEET; THENCE N.33°26'48"E. 62.83 FEET; THENCE N.50°13'03"E. 36.28 FEET; THENCE NORTH 11.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE WEST FRONTAGE ROAD; THENCE 748.92 FEET ALONG SAID FRONTAGE ALONG A 4160.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N.64°30'03"W. 747.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF STORR AVENUE; THE ALONG SAID RIGHT-OF-WAY S.0°46'22"W. 66.94 FEET TO THE POINT OF BEGINNING.

Title Information

COTTONWOOD TITLE, File Number 185160-TOB, With an effective date of November 27, 2024 at 7:30 a.m.

Schedule "B" Items

1-4. GENERAL EXCEPTIONS, NO EASEMENTS

5. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded November 5, 1942, as Entry No. 9024, in Book 370, at Page 410. (exact location not disclosed) (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

6. Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 18, 1960, as Entry No. 14454, in Book: 857, at Page 43. (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

7. REMOVED

8. Agreement, Grant of Access to DEQ and Covenants Not to Sue Utah Transit Authority recorded April 15, 2002 as Entry No. 42079:2002. Amendment to Agreement, Grant of Access to DEQ and Covenants Not to Sue Utah Transit Authority recorded October 3, 2005 as Entry No. 111621:2005. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)

9. Reservations and exceptions as shown in that certain Quitclaim Deed recorded March 31, 2005 as Entry No. 33568:2005. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)

10. Notice of Claim of Interest in favor of Reagan Outdoor Advertising pursuant to an outdoor advertising lease agreement. Said Notice recorded April 19, 2010 as Entry No. 31183:2010.
Amended Notice of Claim of Interest recorded March 18, 2016 as Entry No. 23105:2016. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)
NOTE: Said Outdoor Advertising Lease Agreement contains a right of first refusal in favor of R.O.A. General, Inc. dba Reagan Outdoor Advertising.

11-12. GENERAL EXCEPTIONS, NO EASEMENTS

LAND AREA

TOTAL AREA 62,359 SF OR 1.43 ACRES OF LAND.

Surveyor's Notes

1. ALL DISTANCES AND DIMENSIONS SHOWN ON THIS SURVEY ARE THE SAME AS SHOWN ON THE PLAT CALLED OUT IN THE TITLE REPORT.
2. ALL OFFSITE EASEMENTS SHOWN IN THE TITLE REPORT ARE SHOWN ON PLAT.
3. ABOVE GROUND EVIDENCE OF UTILITIES ARE SHOWN.
4. THE PROPERTY SHOWN ON THIS PLAT IS THE SAME AS THE TITLE DESCRIPTION.

Copy Sent Date: 1/8/26

Surveyor Title Block

Surveyors Name:
Region Engineering & Surveying

Address: 1776 N. State Street,
Orem, UT 84057

Telephone Number:
801-367-5274

Drawn by: RJM	Survey Ref. No:2024_012
Approved by:	Field Date: 3/07/2024
Revision Box	
Date:	Revision:

ALTA/NSPS Land Title Survey

Sheet 1 of 1

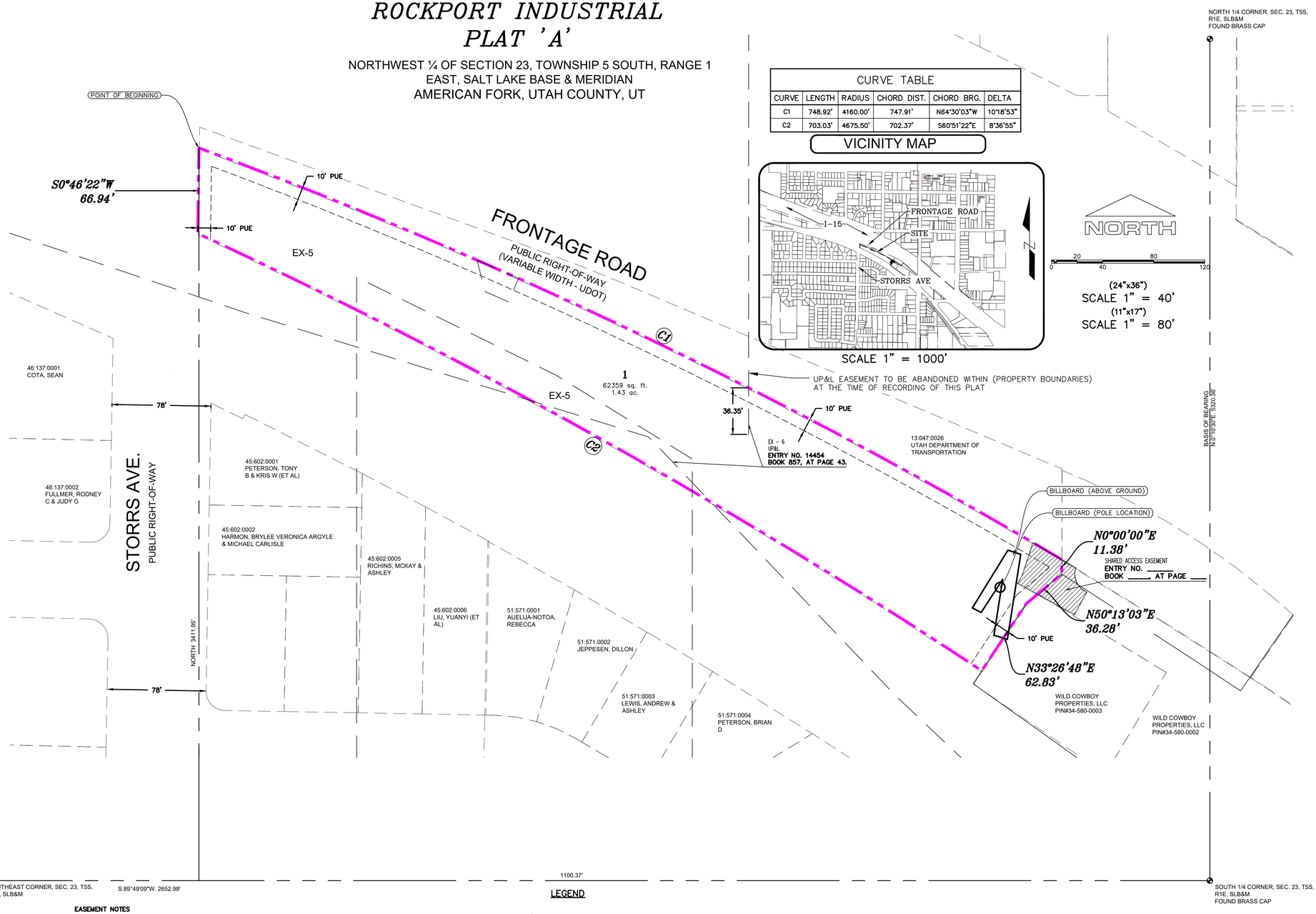
Prepared For:

Client Ref. No: 0001

Project Address: 205 WEST FRONTAGE ROAD	Project Name:
Project Location: AMERICAN FORK, UTAH	Job Number: 2024_005

ROCKPORT INDUSTRIAL
PLAT 'A'

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	748.92'	4160.00'	747.91'	N64°30'03"W	10°18'53"
C2	703.03'	4675.50'	702.37'	S60°51'22"E	8°36'55"

VICINITY MAP

SCALE 1" = 1000'

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- SHARED ACCESS/UTILITY EASEMENT

EASEMENT NOTES

EX-5 – RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED NOVEMBER 5, 1942, AS ENTRY NO. 9024, IN BOOK 370, AT PAGE 410. (EXACT LOCATION NOT DISCLOSED) (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

EX-6 – EASEMENTS AS CONTAINED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED JANUARY 16, 2013 AS ENTRY NO. 5034:2013. (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

NOTICE OF CLAIM OF INTEREST IN FAVOR OF REAGAN OUTDOOR ADVERTISING PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT. SAID NOTICE RECORDED APRIL 19, 2010 AS ENTRY NO. 31183:2010.

AMENDED NOTICE OF CLAIM OF INTEREST RECORDED MARCH 18, 2016 AS ENTRY NO. 23105:2016. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)

NOTE: SAID OUTDOOR ADVERTISING LEASE AGREEMENT CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF R.O.A. GENERAL, INC. DBA REAGAN OUTDOOR ADVERTISING.

ZONING INFORMATION

THIS PROJECT IS LOCATED WITHIN THE PI-1 (PLANNED INDUSTRIAL) ZONE.
THE LAND USE DESIGNATION IS TOD (TRANSIT ORIENTED DEVELOPMENT)

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

QUESTAR GAS COMPANY dba ENDBRIGE APPROVAL

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAHS RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

BY- _____

TITLE- _____

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S.89°49'09"W. ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 18' 53", HAVING A RADIUS OF 4160.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 30' 03" E FOR A DISTANCE OF 747.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 11.38 FEET TO A POINT ON A LINE. THENCE, S 50° 13' 03" W FOR A DISTANCE OF 36.28 FEET TO A POINT ON A LINE. THENCE, S 33° 26' 48" W FOR A DISTANCE OF 62.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 36' 55", HAVING A RADIUS OF 4675.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 51' 22" W FOR A DISTANCE OF 702.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 46' 22" E A DISTANCE OF 66.94 FEET TO THE POINT OF BEGINNING

CONTAINS 1.43 ACRES AND 1 LOT

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

January 8, 2026
DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE HIGH QUALITY CARPORTS PLAT 'B' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

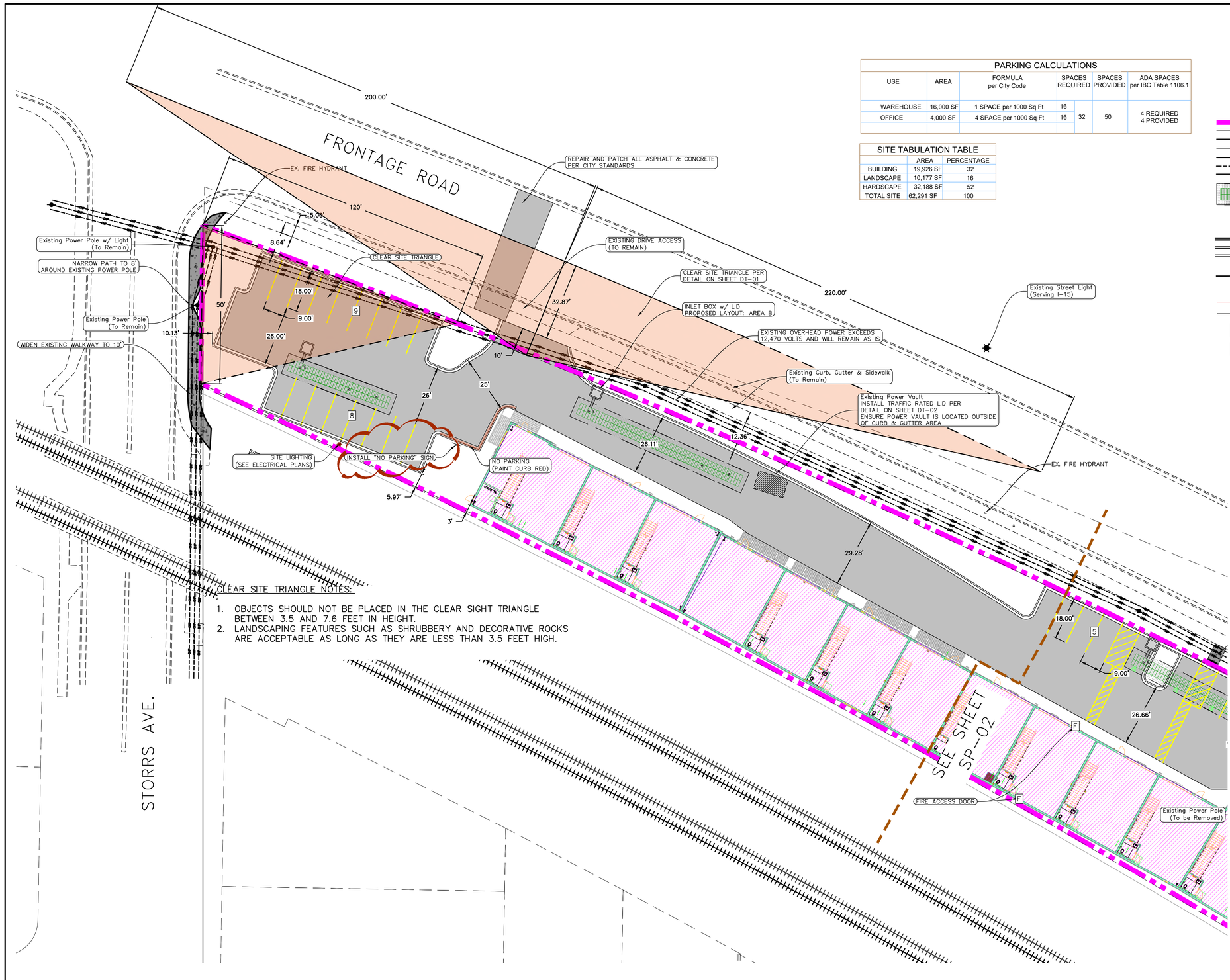
ROCKPORT INDUSTRIAL
PLAT 'A'

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

CITY RECORDER SEAL	CITY ENGINEER SEAL	UTAH COUNTY RECORDER SEAL

This form approved by Utah County and the municipalities therein.



CLEAR SITE TRIANGLE NOTES:

1. OBJECTS SHOULD NOT BE PLACED IN THE CLEAR SIGHT TRIANGLE BETWEEN 3.5 AND 7.6 FEET IN HEIGHT.
2. LANDSCAPING FEATURES SUCH AS SHRUBBERY AND DECORATIVE ROCKS ARE ACCEPTABLE AS LONG AS THEY ARE LESS THAN 3.5 FEET HIGH.

PARKING CALCULATIONS

USE	AREA	FORMULA per City Code	SPACES REQUIRED		SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
WAREHOUSE	16,000 SF	1 SPACE per 1000 Sq Ft	16			
OFFICE	4,000 SF	4 SPACE per 1000 Sq Ft	16	32	50	4 REQUIRED 4 PROVIDED

SITE TABULATION TABLE

	AREA	PERCENTAGE
BUILDING	19,926 SF	32
LANDSCAPE	10,177 SF	16
HARDSCAPE	32,188 SF	52
TOTAL SITE	62,291 SF	100

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN LID SYSTEM
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- EXISTING WATER LINE
- EXISTING PI LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

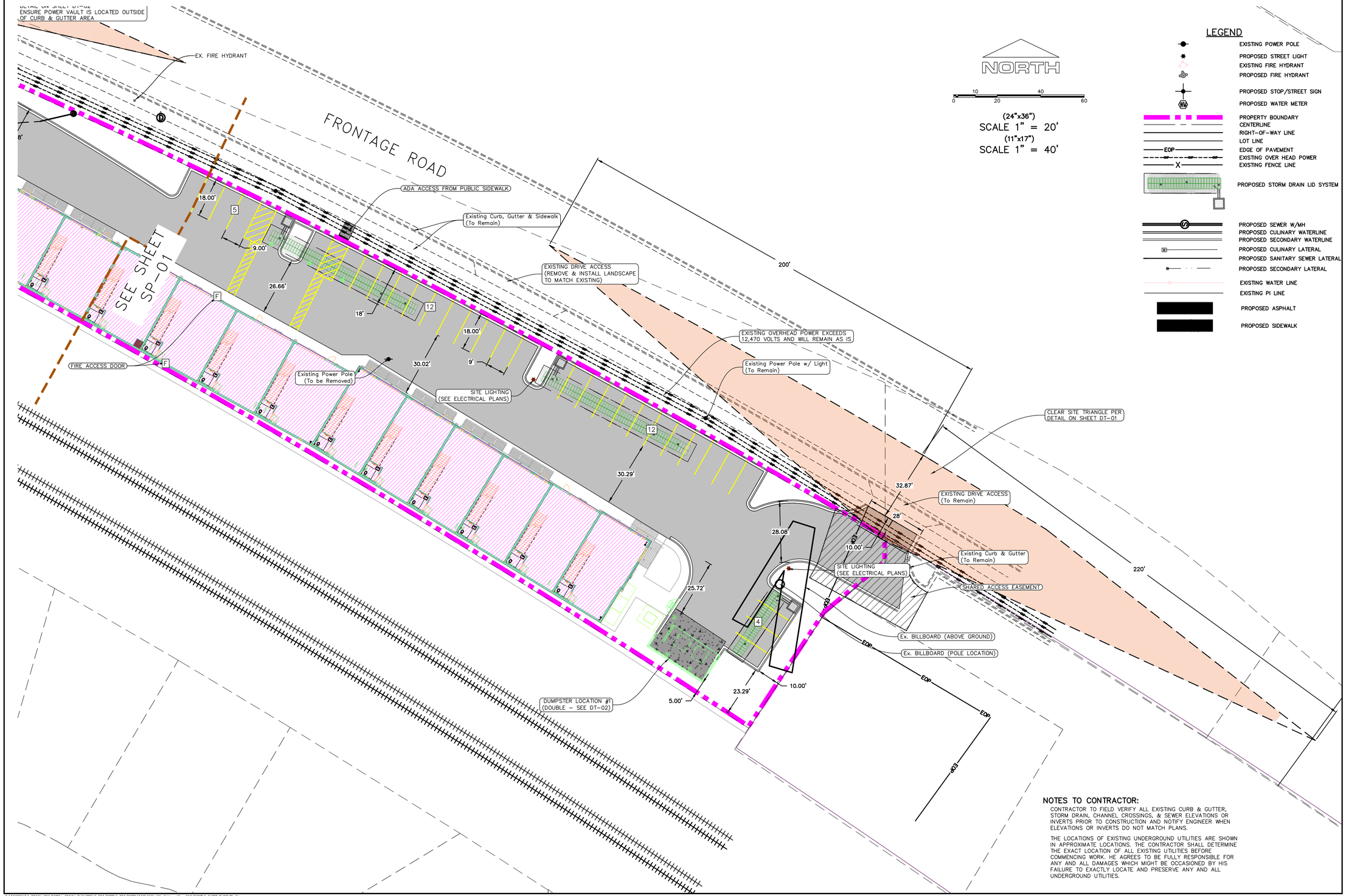
REVISIONS:

1	
2	
3	

SHEET NAME: SITE PLAN

SHEET: SP-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\SP-01



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

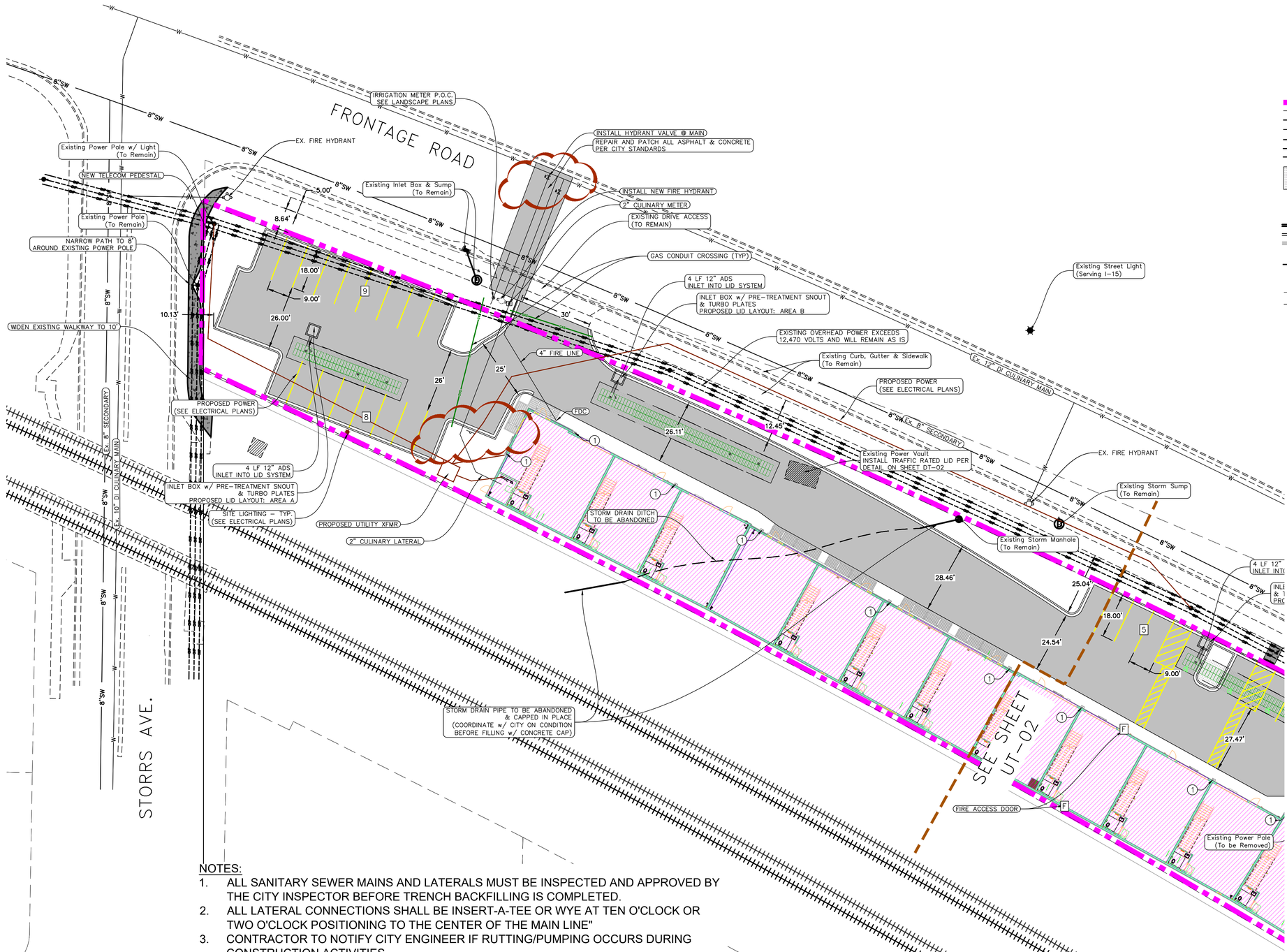
ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: SITE PLAN
SHEET: SP-02



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN LID SYSTEM
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- EXISTING WATER LINE
- EXISTING PI LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

NOTES:

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 OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE"
3. CONTRACTOR TO NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
4. DEVELOPER OR CONTRACTOR SHALL SCHEDULE A MEETING WITH THE AFC FIBER ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE LOCATIONS FOR BOXES AND CONDUIT.

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

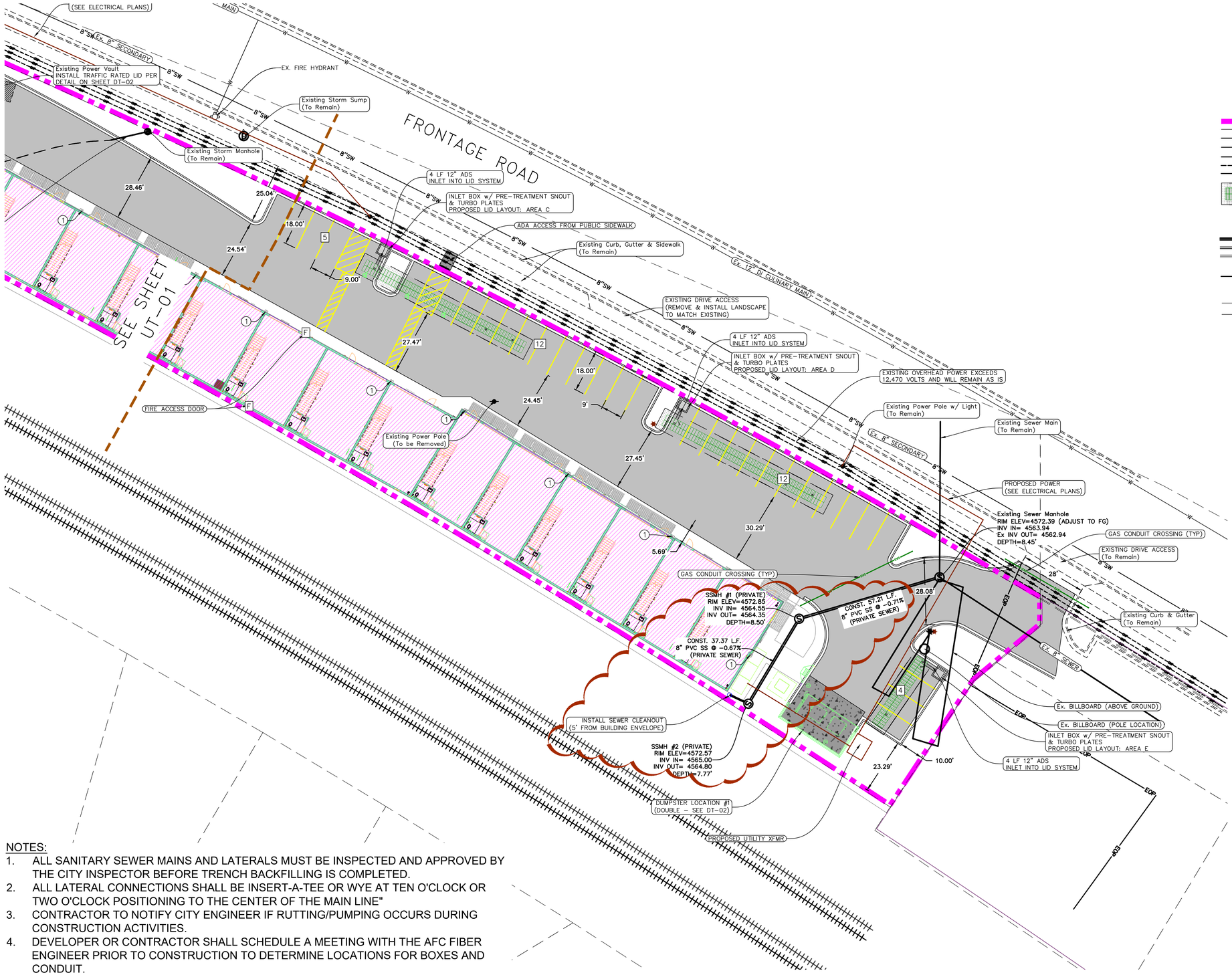
ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLAN
SHEET: UT-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\UP-01



NOTES:

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 OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE"
3. CONTRACTOR TO NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
4. DEVELOPER OR CONTRACTOR SHALL SCHEDULE A MEETING WITH THE AFC FIBER ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE LOCATIONS FOR BOXES AND CONDUIT.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER (WM)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT (EOP)
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE (X)
- PROPOSED STORM DRAIN LID SYSTEM
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- EXISTING WATER LINE
- EXISTING PI LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: UTILITY PLAN
SHEET: UT-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\UP-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND CITY CODES, ORDINANCES AND STANDARDS."
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED _ JULY 23, 2025 _ PREPARED BY _ GORDON GEOTECHNICAL _ FOR THIS DEVELOPMENT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS. – PROJECT NO. 1421-001-25 –
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.

EARTHWORK QUANTITIES

RAW EARTHWORK QUANTITIES SHOWN BELOW ARE FROM EXISTING GRADE TO DESIGN FINISH GRADE AND DO NOT ACCOUNT FOR MATERIAL LOSE DUE TO LARGE ROCKS, ORGANIC MATERIAL, PAVEMENT AREAS, SIDE WALK AREAS, ETC.

RAW CUT VOLUME:	657.91 CU.FT.
FILL VOLUME:	1543.45 CU.FT.
IMPORT VOLUME:	885.54 CU.FT.

GRADING ABBREVIATIONS:

EG	EXISTING GRADE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB

NOTES:
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 or two o'clock positioning to the center of the main line"
3. Contractor to notify city engineer if rutting/pumping occurs during construction activities.

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

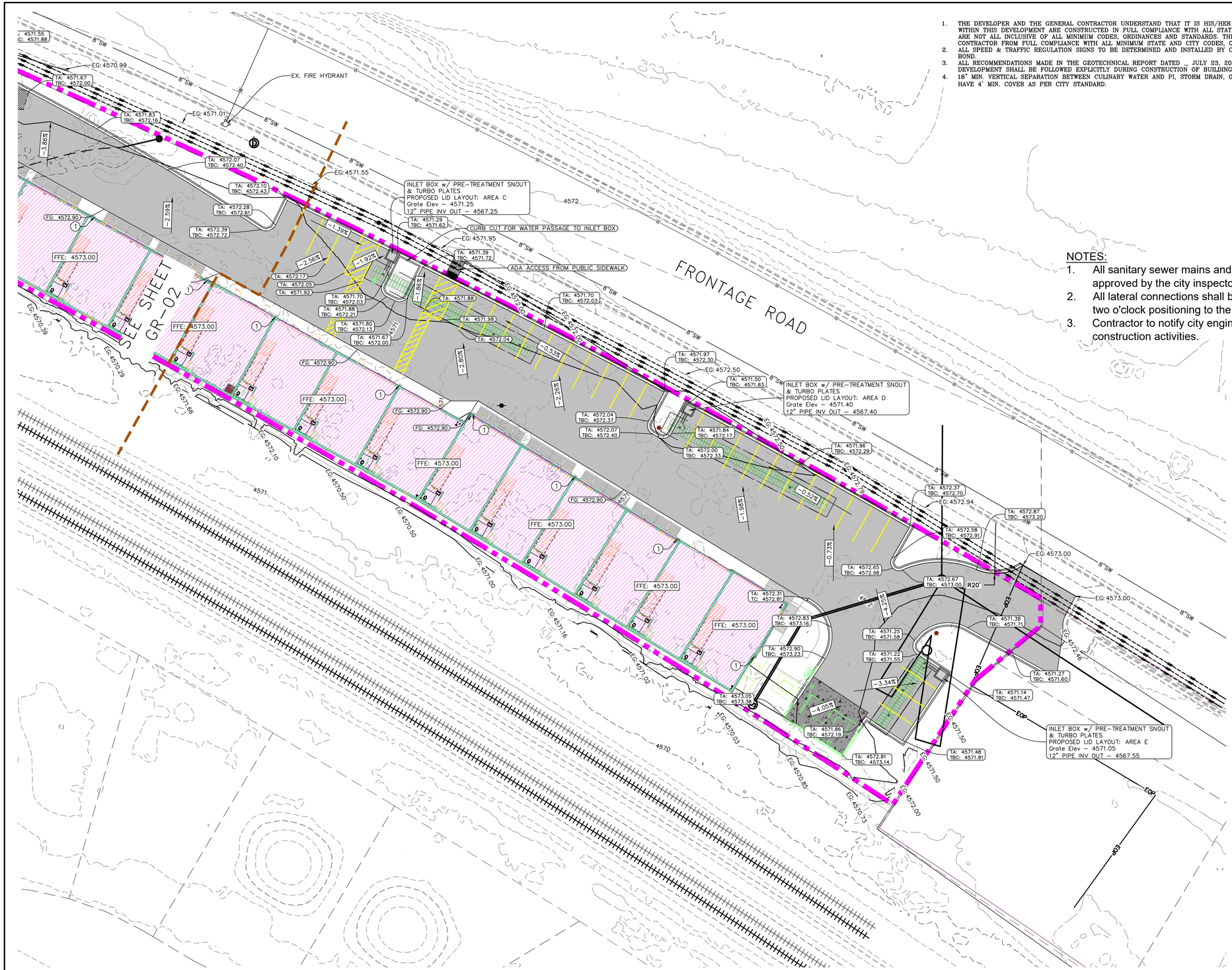
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: GRADING PLAN
SHEET: GR–01



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND CITY CODES, ORDINANCES AND STANDARDS."
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED _ JULY 23, 2025 _ PREPARED BY _ GORDON GEOTECHNICAL _ FOR THIS DEVELOPMENT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS. – PROJECT NO. 1421-001-25 –
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.

EARTHWORK QUANTITIES

RAW EARTHWORK QUANTITIES SHOWN BELOW ARE FROM EXISTING GRADE TO DESIGN FINISH GRADE AND DO NOT ACCOUNT FOR MATERIAL LOSE DUE TO LARGE ROCKS, ORGANIC MATERIAL, PAVEMENT AREAS, SIDE WALK AREAS, ETC.

RAW CUT VOLUME:	657.91 CU.FT.
FILL VOLUME:	1543.45 CU.FT.
IMPORT VOLUME:	885.54 CU.FT.

GRADING ABBREVIATIONS:

EG	EXISTING GRADE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB

NOTES:
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 or two o'clock positioning to the center of the main line"
3. Contractor to notify city engineer if rutting/pumping occurs during construction activities.

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:

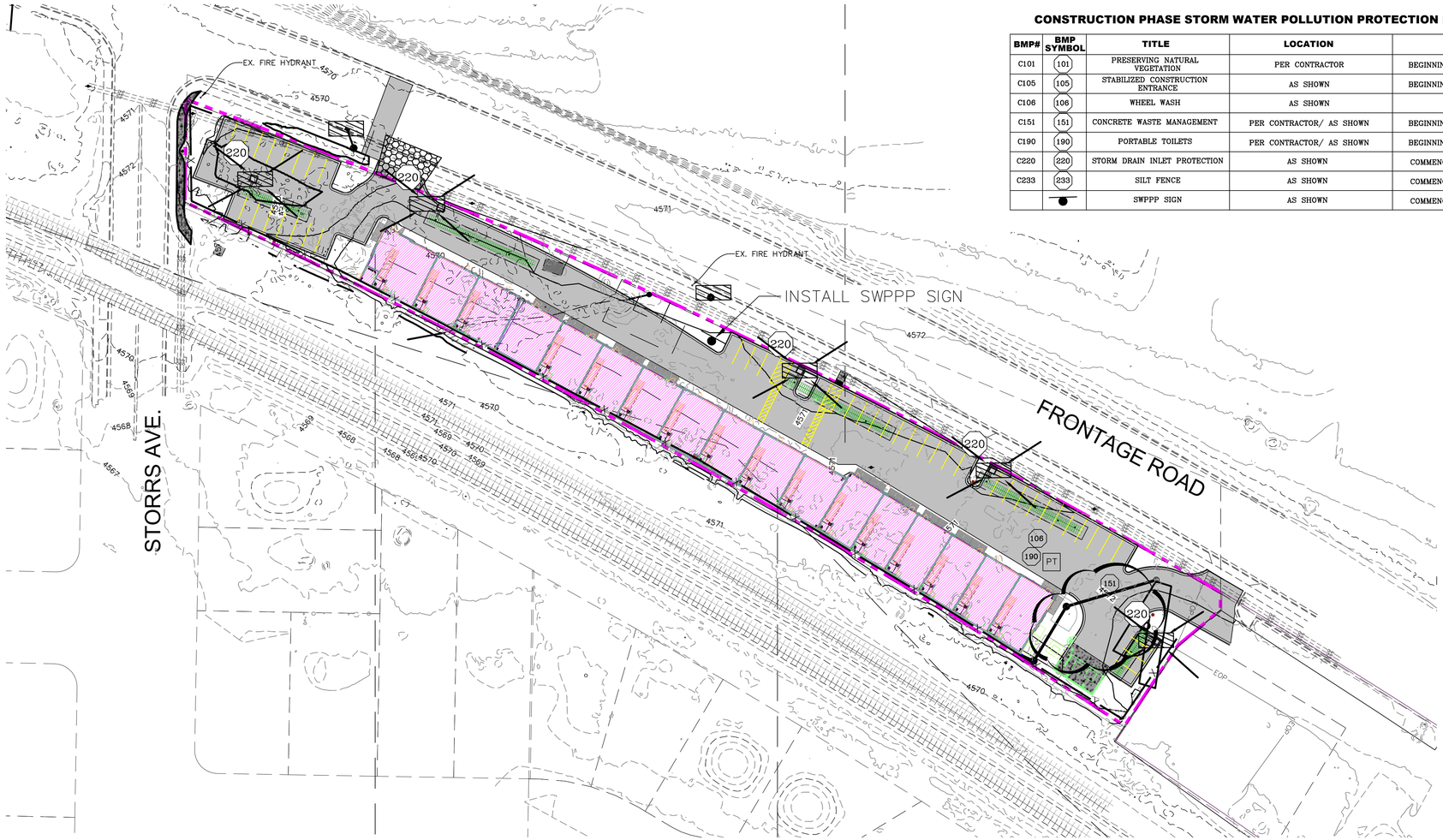
1	
2	
3	

SHEET NAME: GRADING PLAN
SHEET: GR–02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\GR-01

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.



PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. 3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

Office Phone Contact ###-###-####
(4" Bold Numbers)
Cell Phone Contact ###-###-####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PORTABLE TOILETS

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
		SWPPP SIGN	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

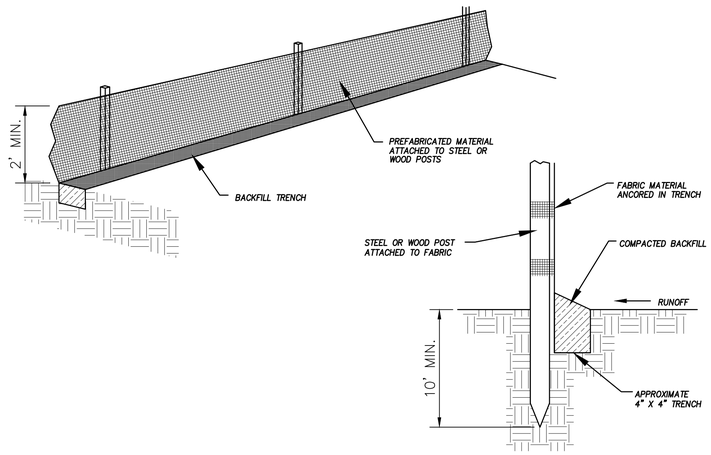
REVISIONS:

1	
2	
3	

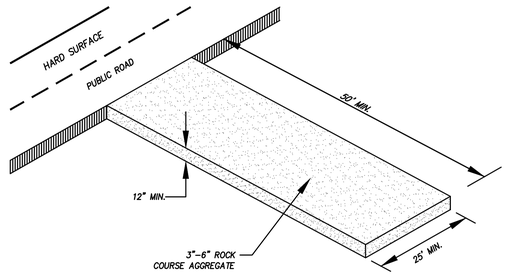
SHEET NAME: EROSION CTL PLAN

SHEET: EC-01

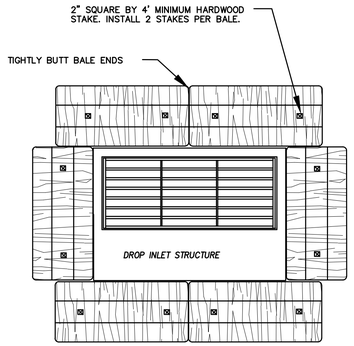
D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\EC-01



DETAIL–A
SILT FENCE DETAIL
–NTS–

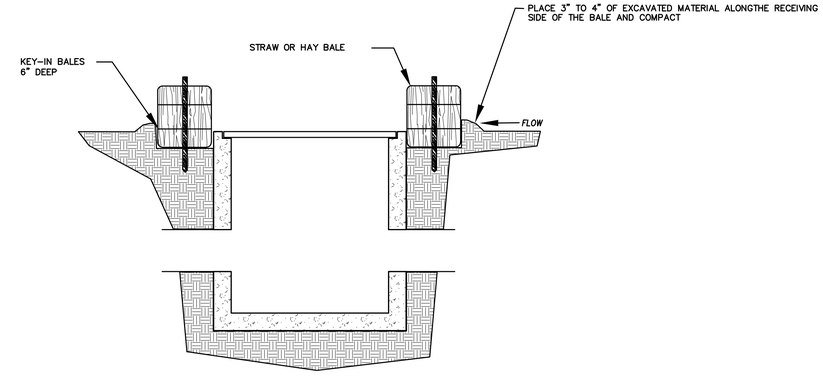


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



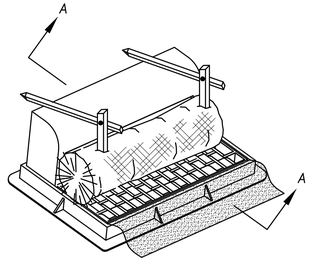
PLAN VIEW

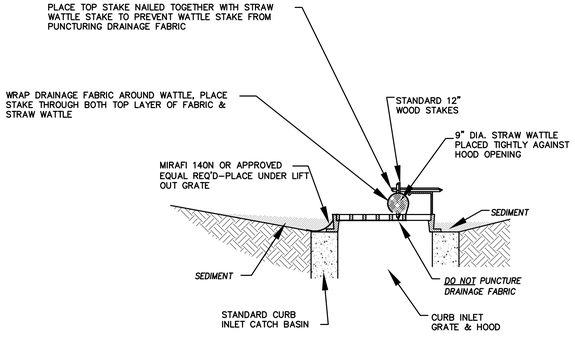
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



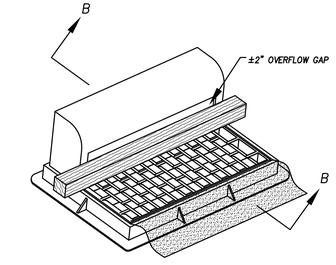
SECTION

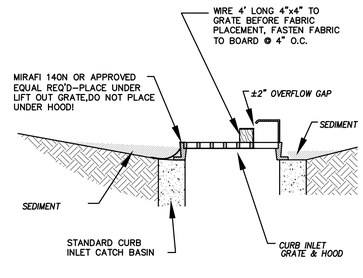
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–





CROSS SECTION A–A
OPTION A





CROSS SECTION B–B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL–D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF–SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF–SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON–SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

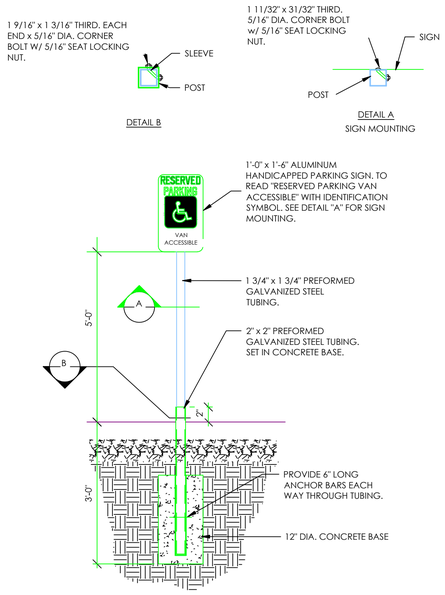
REVISIONS:

1	
2	
3	

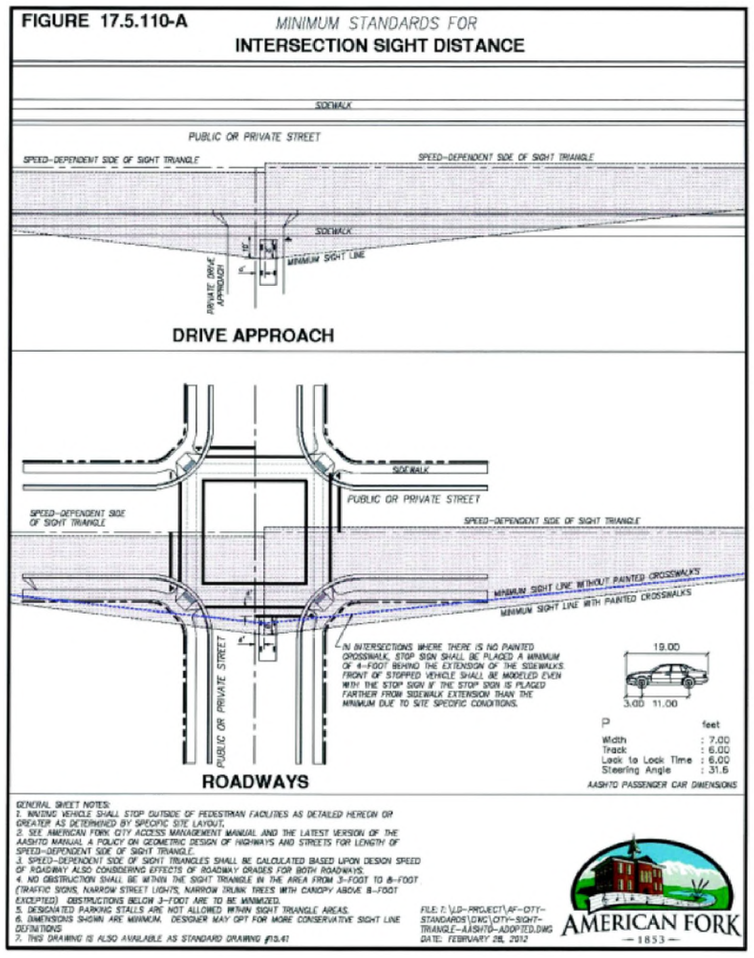
SHEET NAME:
EROSION CTL DTL

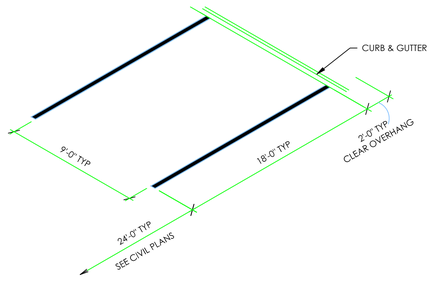
SHEET:
EC–02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY – AF – ROCKPORT\2_SHEET FILES\EC–01

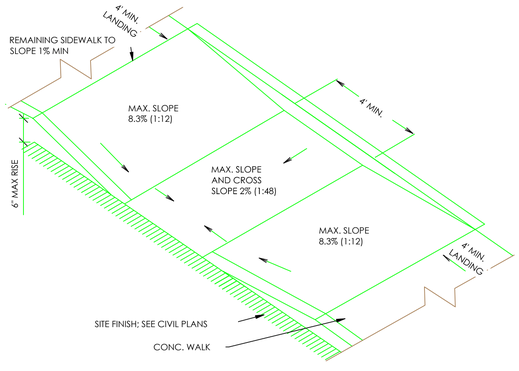


B3 **HANDICAPPED PARKING SIGN**
1" = 1'-0"

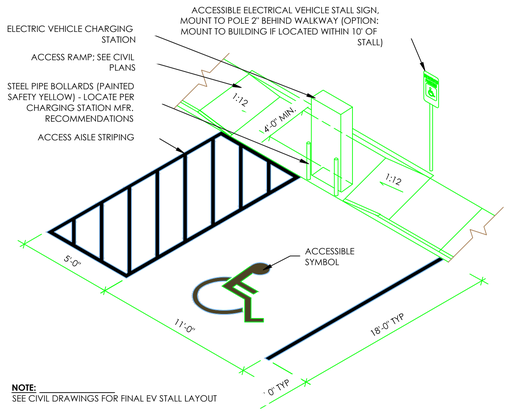




A4 **TYPICAL 90 DEG. PARKING STALL**
N.T.S

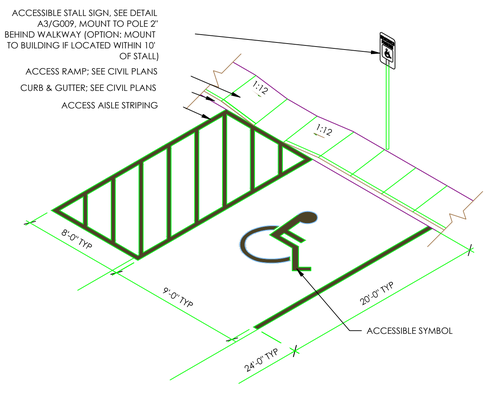


A3 **ACCESSIBLE RAMP DETAIL**
N.T.S



NOTE:
SEE CIVIL DRAWINGS FOR FINAL EV STALL LAYOUT

A2 **ACCESSIBLE ELECTRIC VEHICLE PARKING STALL**
N.T.S



A1 **ACCESSIBLE PARKING STALL**
N.T.S

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

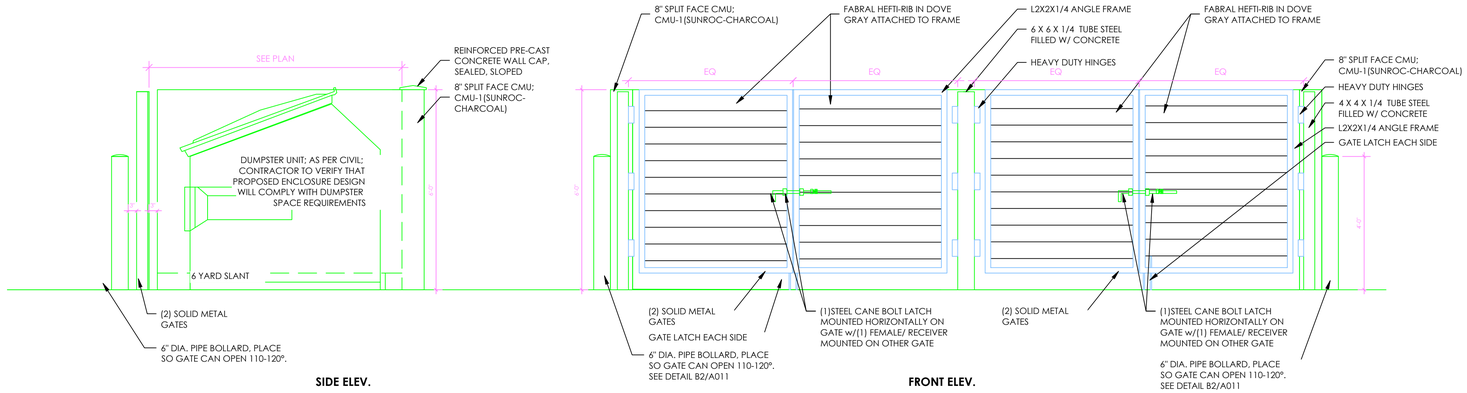
DATE: 1/8/26
PROJECT #

REVISIONS:

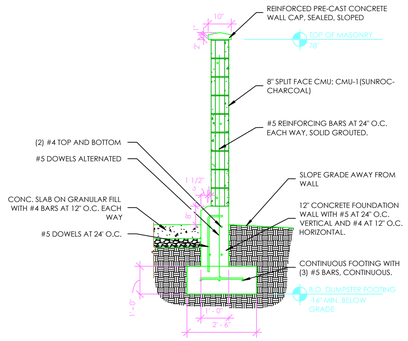
1	
2	
3	

SHEET NAME: DETAILS
SHEET: DT-01

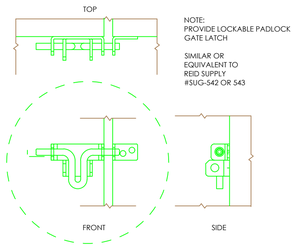
D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\2_SHEET FILES\DT-01



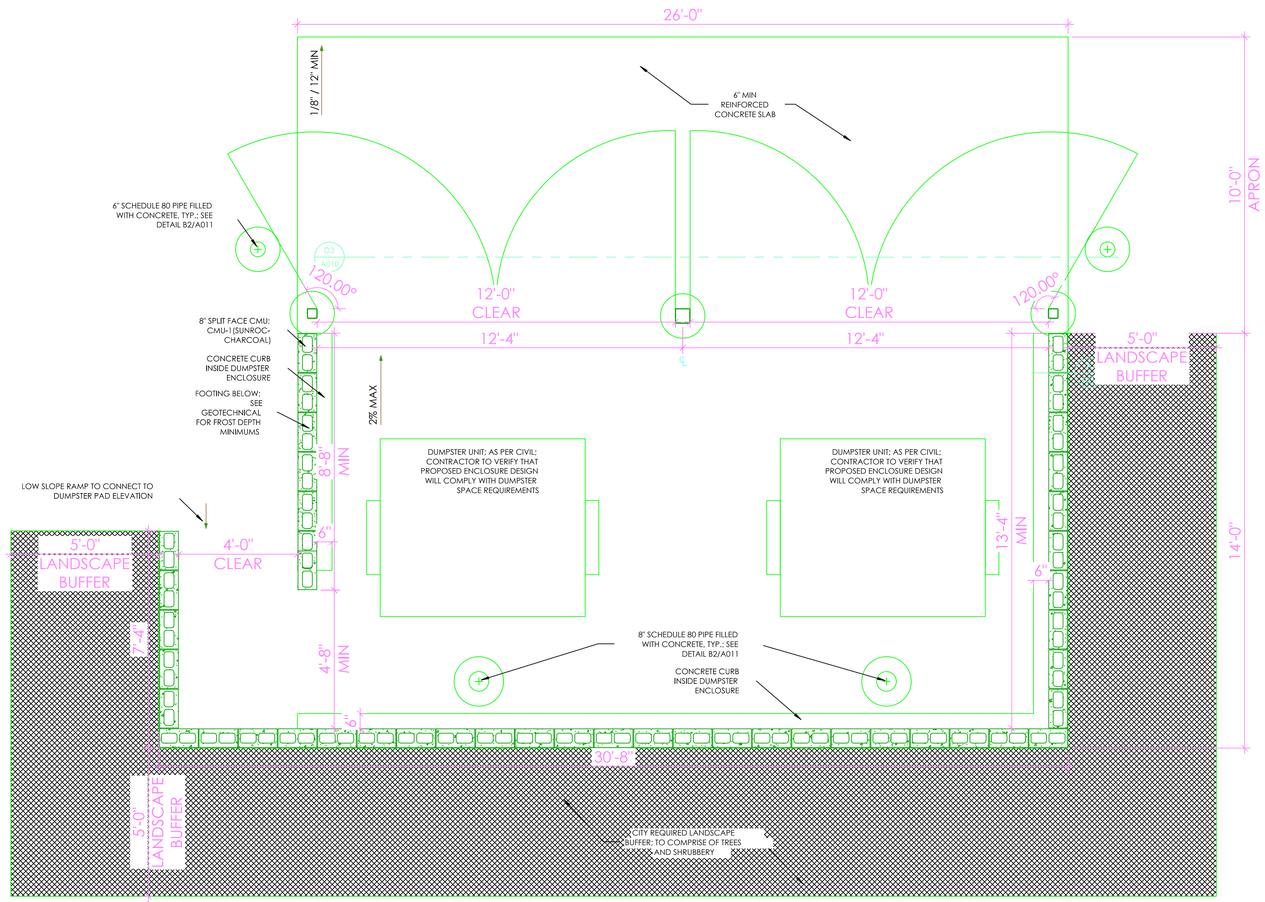
D3 / A010 **DUMPSTER ENCLOSURE ELEVATIONS**
1/2" = 1'-0"



C5 / A010 **TRASH ENCLOSURE WALL**
1/2" = 1'-0"



C4 / A010 **GATE LATCH DETAIL**
1/2" = 1'-0"



A2 / A010 **DUMPSTER ENCLOSURE**
1/2" = 1'-0"

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

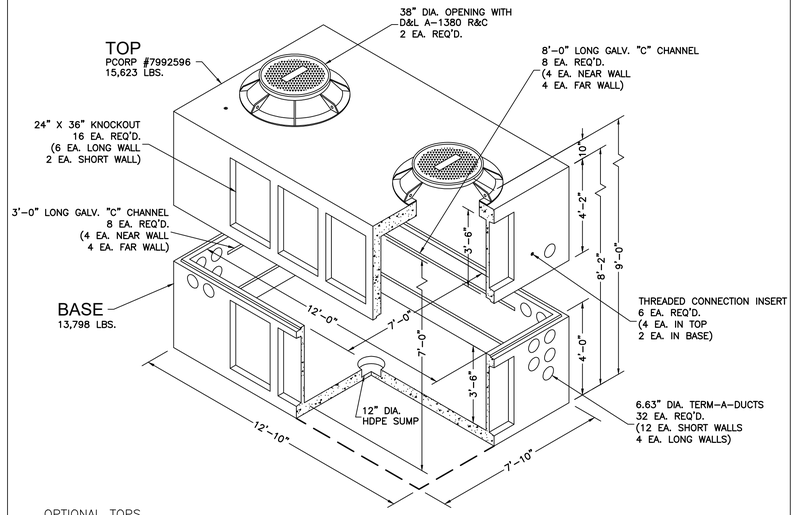
ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

REVISIONS:
1
2
3

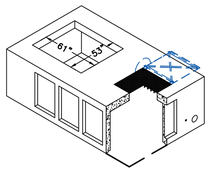
SHEET NAME: DETAILS
SHEET: DT–02

7' X 12' MANHOLE
–FULL TRAFFIC VAULT, STOCK ITEM 7992596
–INCIDENTAL TRAFFIC VAULT, STOCK ITEM 7992597
–15 kV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT, STOCK ITEM 7992598–STOCK ITEM 1720663
–25 kV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT, STOCK ITEM 7992599–STOCK ITEM 1720673



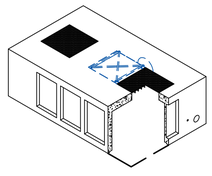
OPTIONAL TOPS

15kV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT



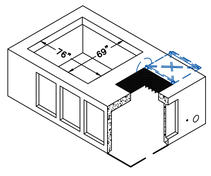
PCORP #7992598 – SI #1720663
13,526 LBS.

INCIDENTAL TRAFFIC VAULT



PCORP #7992597
14,871 LBS.

25kV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT



PCORP #7992599 – SI #1720673
12,130 LBS.

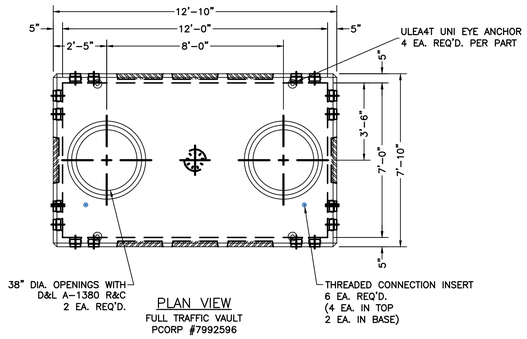
Oldcastle Precast
801 West 12th Street, Ogden, Utah 84404
Phone: 801-399-1171 Fax: 801-392-7849

GV 401

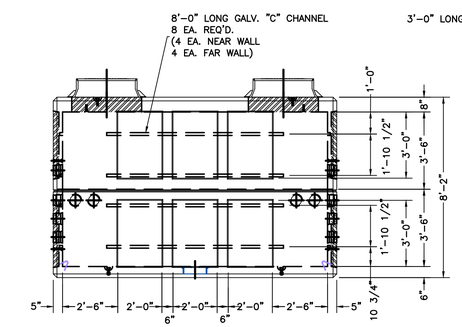
FILE NAME: 210UEEGV4010PC
ISSUE DATE: 4/2008
www.oldcastleprecast.com

7' x 12' Padvault Traffic / Switchgear Pacificorp

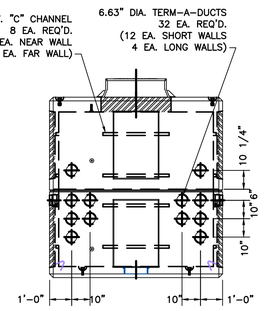
Copyright© 2008



PLAN VIEW
FULL TRAFFIC VAULT
PCORP #7992596



ELEVATION VIEW



END VIEW

*LIFTING DEVICE TYPE & LOCATION MAY CHANGE WITHOUT NOTICE.

Oldcastle Precast
801 West 12th Street, Ogden, Utah 84404
Phone: 801-399-1171 Fax: 801-392-7849

GV 401

FILE NAME: 210UEEGV4010PC
ISSUE DATE: 4/2008
www.oldcastleprecast.com

7' x 12' Padvault Traffic / Switchgear Pacificorp

Copyright© 2008

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 1/8/26
PROJECT #

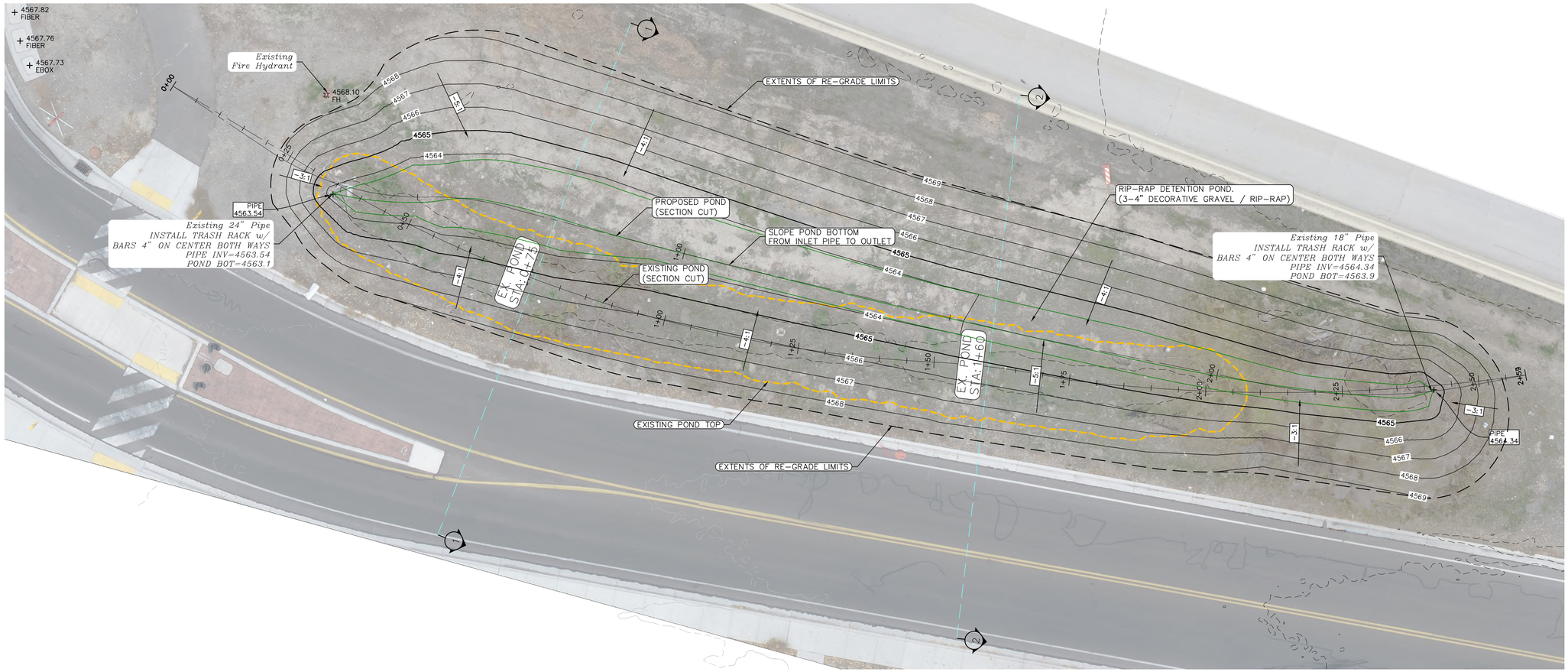
REVISIONS:

1	
2	
3	

SHEET NAME: DETAILS

SHEET: DT–03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY – AF – ROCKPORT\2_SHEET FILES\DT-01



NORTH

0 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

Also include the sheet that shows existing topography

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

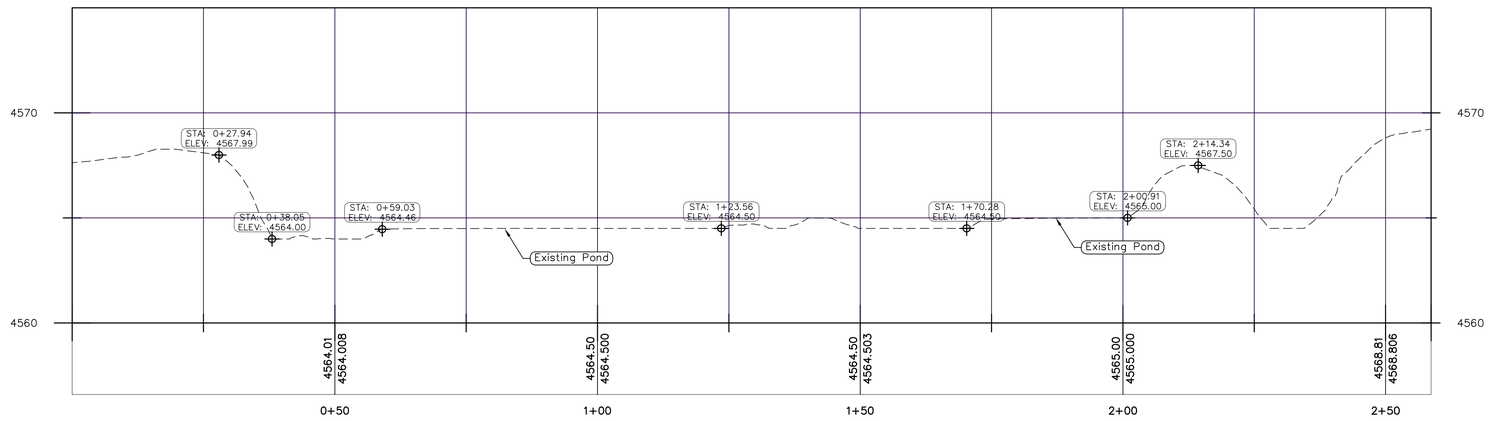
DATE:1.8.2026
PROJECT #

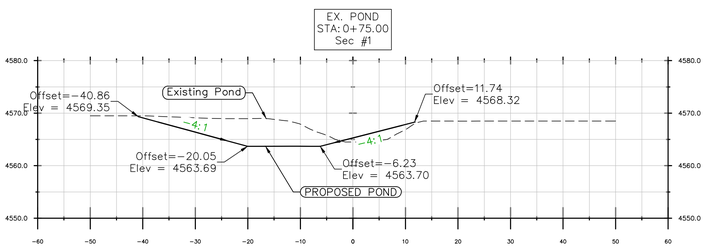
REVISIONS:
1
2
3

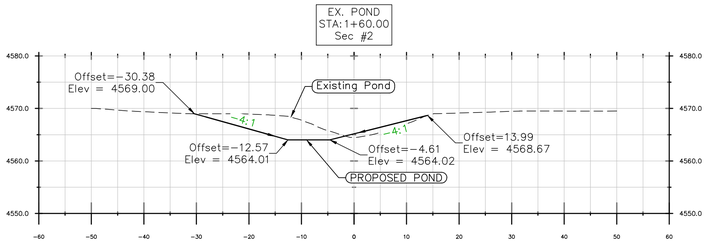
SHEET NAME:
OFFSITE DITCH
SHEET:
OS-01

PROFILE VIEW: POND – 2+58.67
SCALE: 2
DATUM: 4560.00

NOT TO SCALE

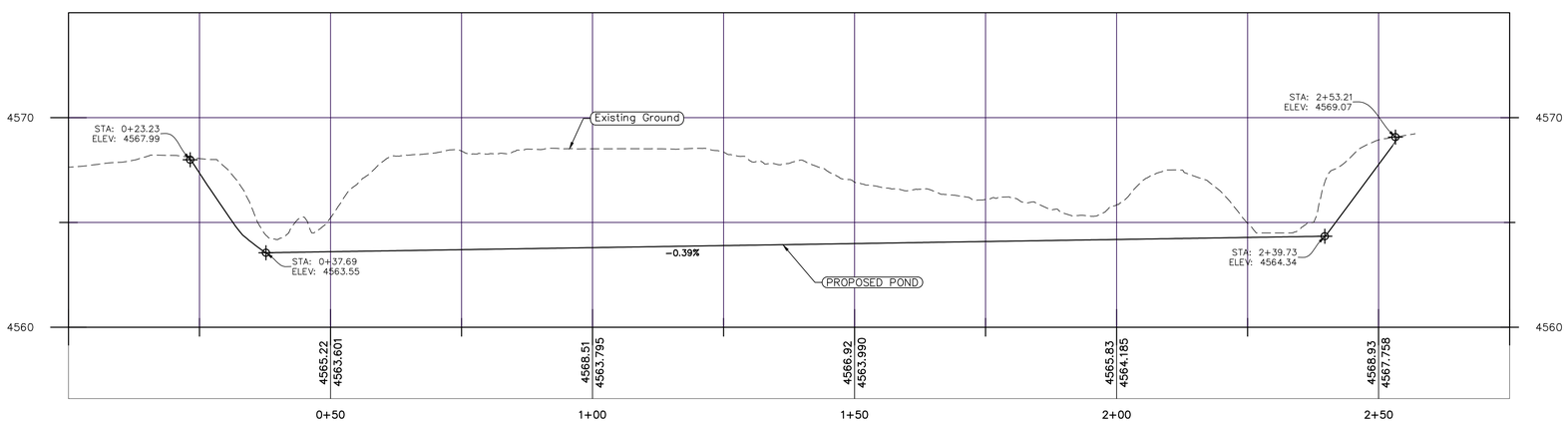






PROFILE VIEW: NEW POND – 2+75
SCALE: 2
DATUM: 4560.00

NOT TO SCALE



region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:1.8.2026
PROJECT #

REVISIONS:

1	
2	
3	

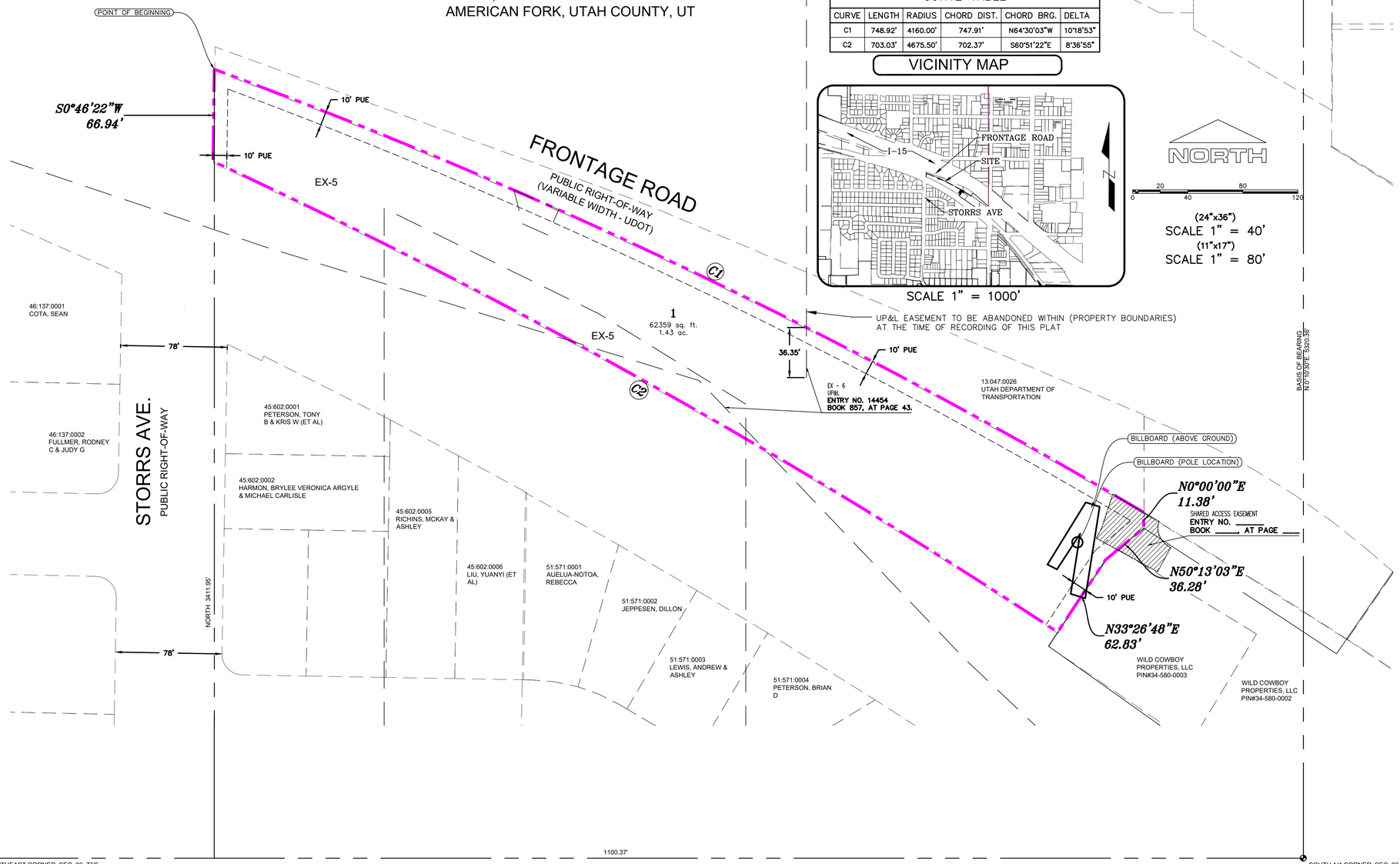
SHEET NAME:
OFFSITE DITCH

SHEET:
OS-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\4_REPORTS\SD\SD OFFSITE\BASE - DESIGN

ROCKPORT INDUSTRIAL
PLAT 'A'

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	748.92'	4160.00'	747.91'	N64°30'03"W	10°18'53"
C2	703.03'	4675.50'	702.37'	S60°51'22"E	8°36'55"

VICINITY MAP

SCALE 1" = 1000'

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

EASEMENT NOTES

EX-5 – RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED NOVEMBER 5, 1942, AS ENTRY NO. 9024, IN BOOK 370, AT PAGE 410. (EXACT LOCATION NOT DISCLOSED) (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

EX-6 – EASEMENTS AS CONTAINED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED JANUARY 16, 2013 AS ENTRY NO. 5034:2013. (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

NOTICE OF CLAIM OF INTEREST IN FAVOR OF REAGAN OUTDOOR ADVERTISING PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT. SAID NOTICE RECORDED APRIL 19, 2010 AS ENTRY NO. 31183:2010.

AMENDED NOTICE OF CLAIM OF INTEREST RECORDED MARCH 18, 2016 AS ENTRY NO. 23105:2016. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)

NOTE: SAID OUTDOOR ADVERTISING LEASE AGREEMENT CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF R.O.A. GENERAL, INC. DBA REAGAN OUTDOOR ADVERTISING.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- SHARED ACCESS/UTILITY EASEMENT

American Fork City Development Review

Public Infrastructure Reviewed cscott 01/14/2026	Water/PI Division Reviewed jbrems 01/13/2026
Sewer/Storm Drain Division Reviewed ahardy 01/14/2026	Fire Reviewed M.Sacco 01/13/2026
Planning and Zoning Reviewed copperman 01/14/2026	Engineering Division Reviewed rhunt## 01/13/2026
ECUD Reviewed tmezenen 01/14/2026	
	Streets Division Reviewed ehyde 01/14/2026

No comments

No comments

Next Step

Proceed to the Development Review Committee on 01/20/2026

ZONING INFORMATION

THIS PROJECT IS LOCATED WITHIN THE PI-1 (PLANNED INDUSTRIAL) ZONE.
THE LAND USE DESIGNATION IS TOD (TRANSIT ORIENTED DEVELOPMENT)

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

QUESTAR GAS COMPANY dba ENDBRIGE APPROVAL

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAHS RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20_____

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

BY- _____

TITLE- _____

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S.89°49'09"W. ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 18' 53", HAVING A RADIUS OF 4160.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 30' 03" E FOR A DISTANCE OF 747.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 11.38 FEET TO A POINT ON A LINE. THENCE, S 50° 13' 03" W FOR A DISTANCE OF 36.28 FEET TO A POINT ON A LINE. THENCE, S 33° 26' 48" W FOR A DISTANCE OF 62.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 36' 55", HAVING A RADIUS OF 4675.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 51' 22" W FOR A DISTANCE OF 702.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 00° 46' 22" E A DISTANCE OF 66.94 FEET TO THE POINT OF BEGINNING

CONTAINS 1.43 ACRES AND 1 LOT

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

November 5, 2025
DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE HIGH QUALITY CARPORTS PLAT 'B' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

ROCKPORT INDUSTRIAL
PLAT 'A'

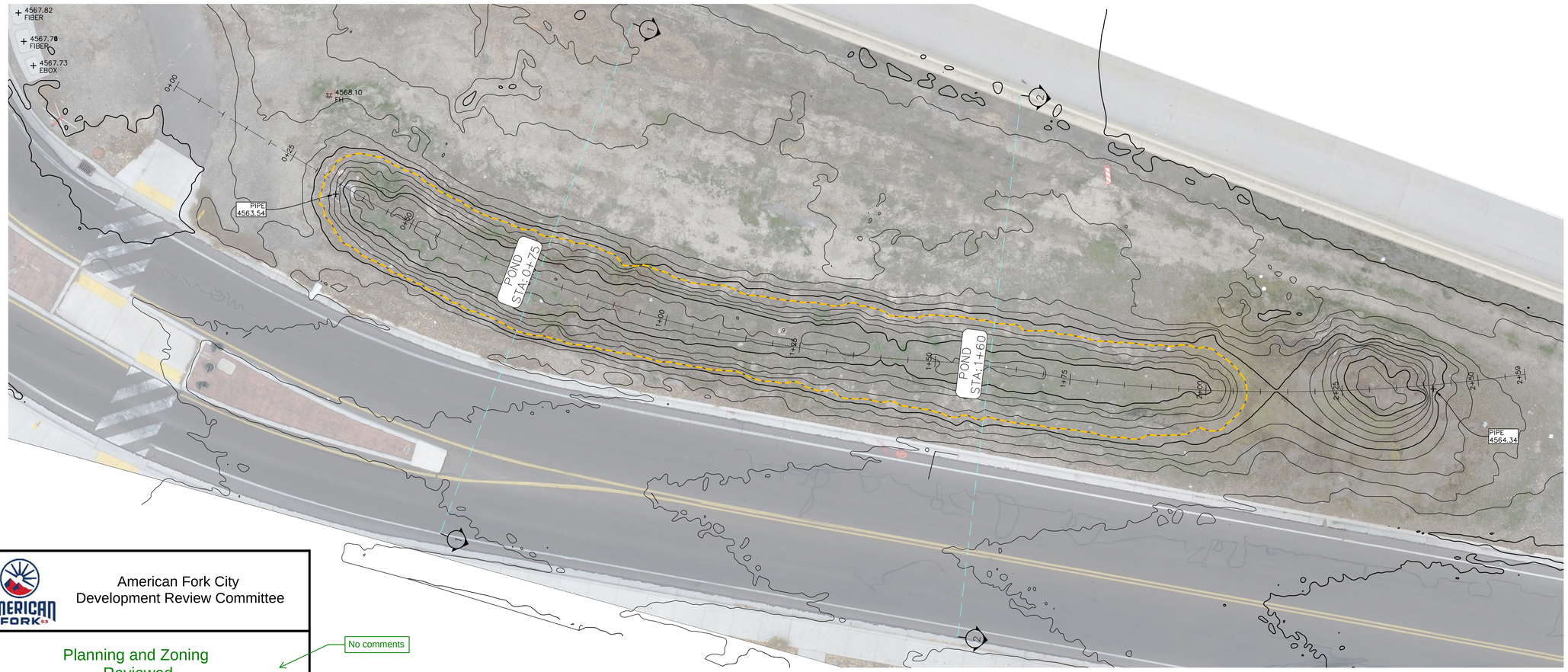
AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

CITY RECORDER SEAL	CITY ENGINEER SEAL	UTAH COUNTY RECORDER SEAL

This form approved by Utah County and the municipalities therein.

4,565.00	1,202	0.50	311.85	311.85	246.85	246.85
4,565.50	1,638	0.50	709.94	1021.79	707.14	953.99
4,566.00	2,039	0.50	919.30	1941.09	917.46	1871.46
4,566.50	2,461	0.50	1125.06	3066.15	1123.41	2994.87
4,567.00	2,863	0.50	1331.09	4397.24	1329.82	4324.69



American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/08/2026

No comments

Next Step

Proceed to the Development Review Committee on 01/20/2026

Engineering Division
Reviewed
rburkhill 01/07/2026

No comments

Note:

This is fine as shown as a separate exhibit for this preliminary plat submittal, but for the final plat submittal, please include this sheet in the main construction drawings.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:11.15.2025
PROJECT #

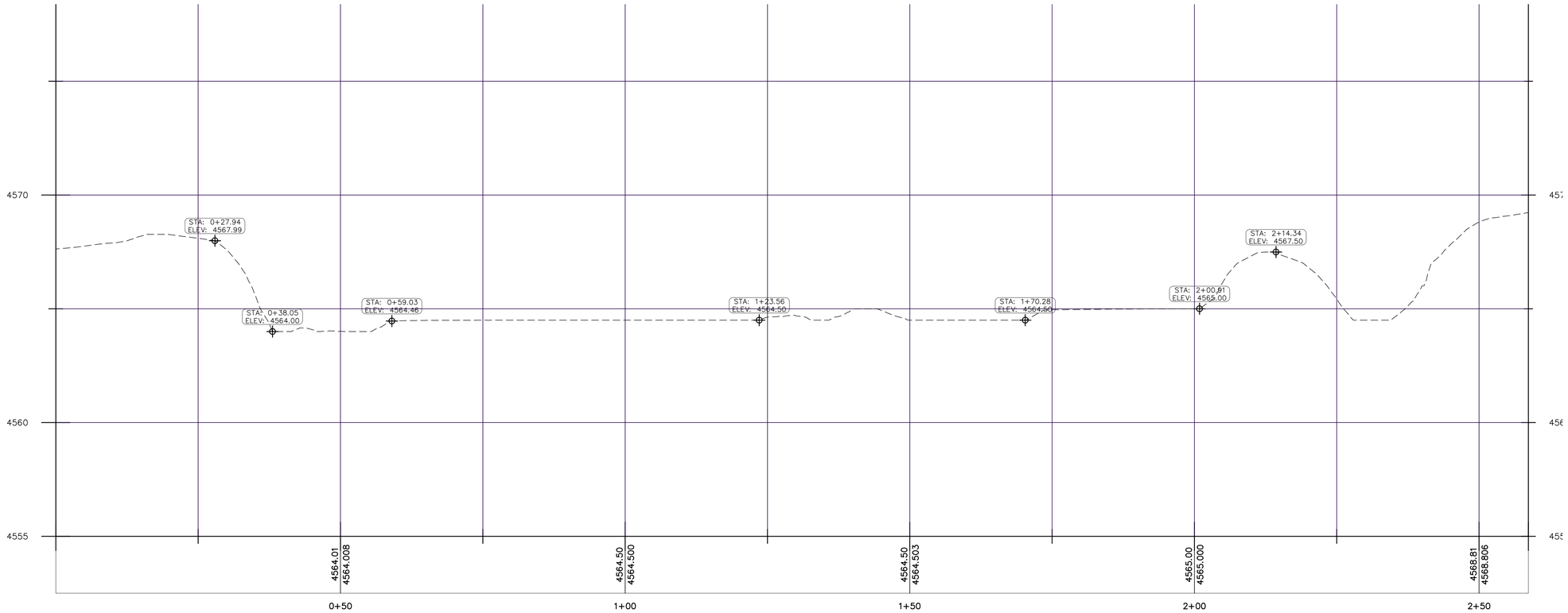
REVISIONS:

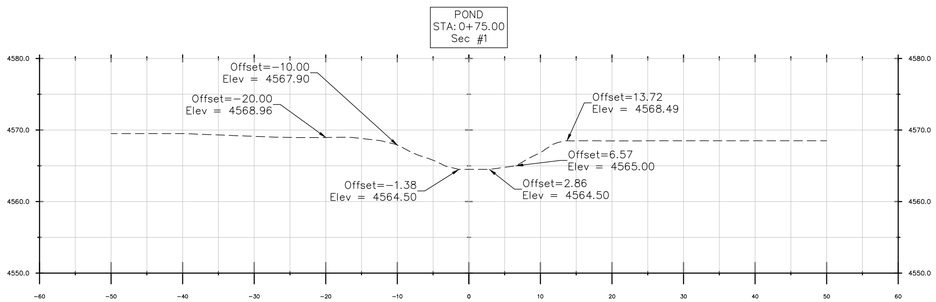
1	
2	
3	

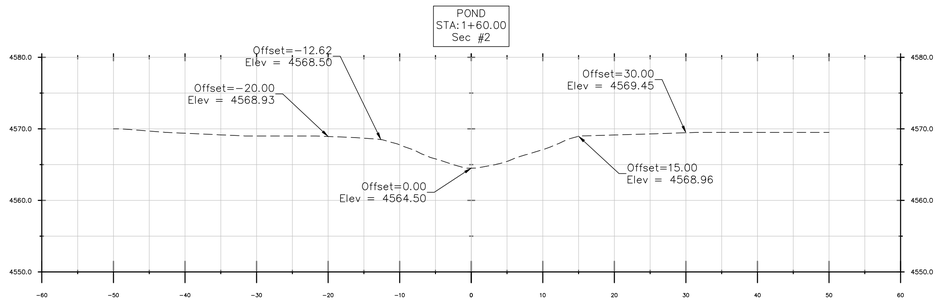
SHEET NAME:
TOPO

SHEET:

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\4_REPORTS\SD\SD OFFSITE\BASE







region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:11.15.2025

PROJECT #

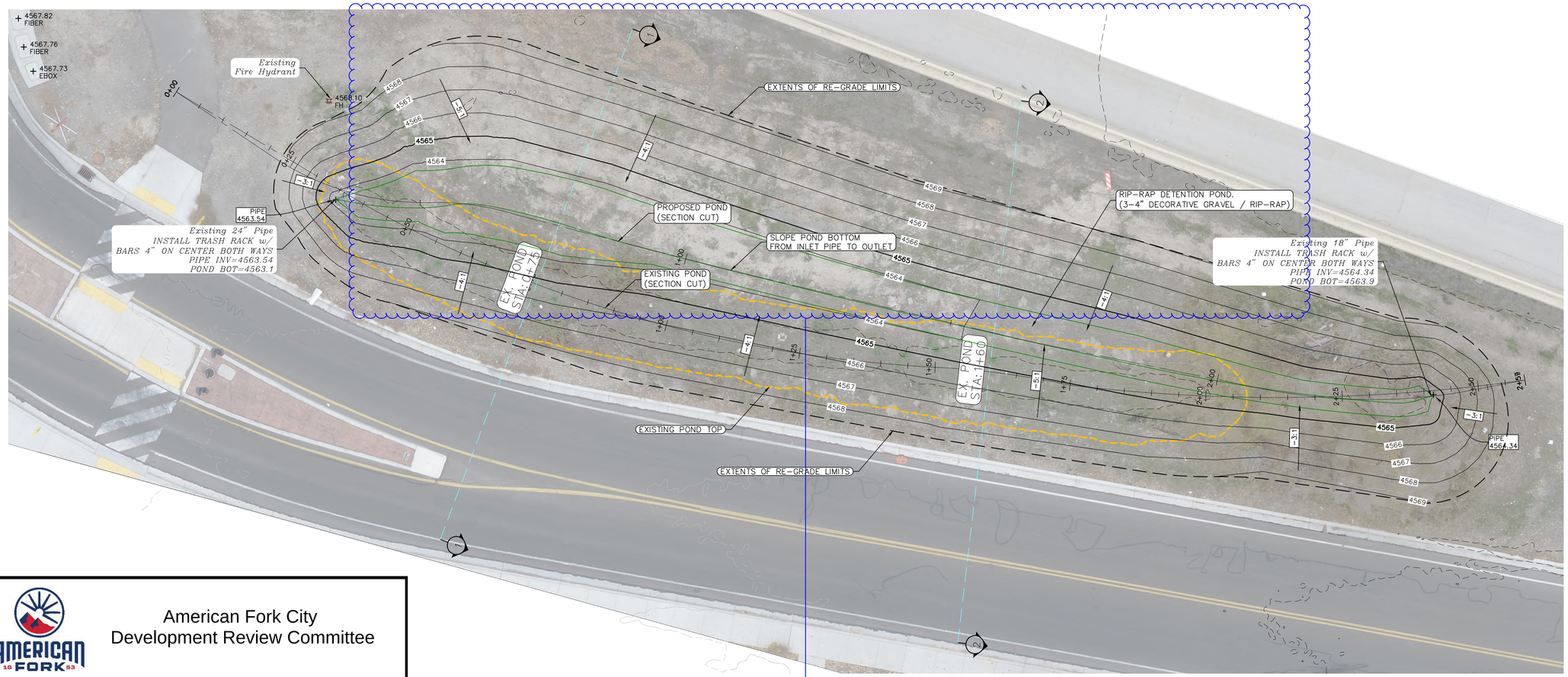
REVISIONS:

1	
2	
3	

SHEET NAME:
TOPO

SHEET:

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\4_REPORTS\SD\SD OFFSITE\BASE



American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/08/2026

No comments

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.

Engineering Division
Reviewed
rburkhill 01/07/2026

No comments

Next Step

Proceed to the Development Review Committee on 01/20/2026

We don't have a definitive line of UDOT right-of-way versus City. You may be encroaching UDOT right-of-way with this re-grading. Setup a pre-application meeting with UDOT to confirm they're ok with this regrading next to the freeway and its walls. It can be conditional on the preliminary plat approval but will need UDOT approval prior to receiving final approval.

Note:

This is fine as shown as a separate exhibit for this preliminary plat submittal, but for the final plat submittal, please include this sheet in the main construction drawings.

NORTH

0 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:12.11.2025
PROJECT #

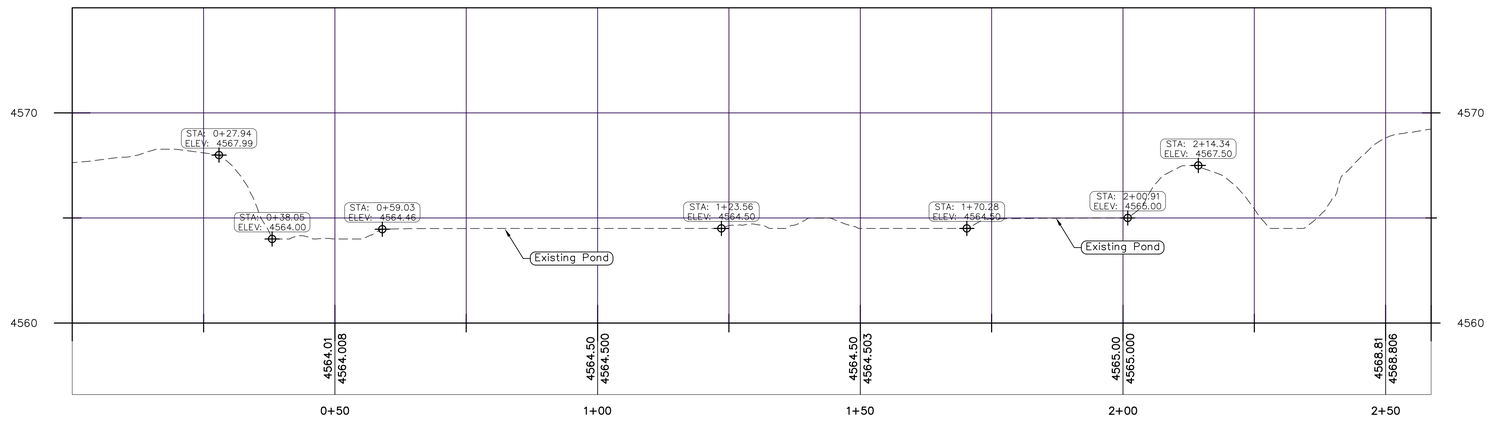
REVISIONS:
1
2
3

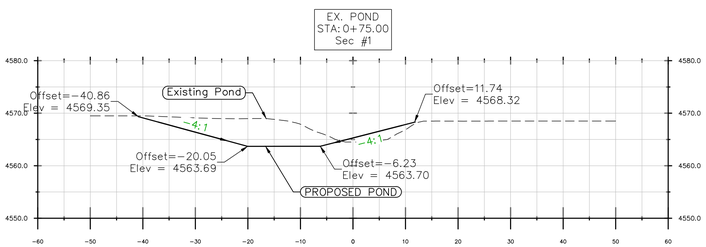
SHEET NAME: TOPO
SHEET:

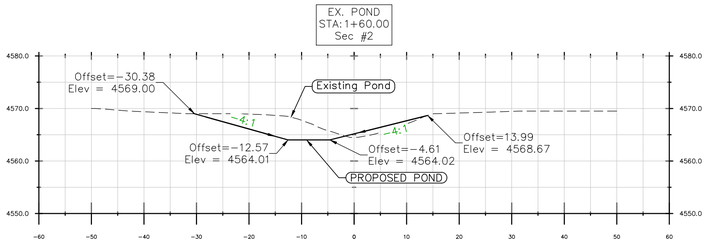
D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\4_REPORTS\SD\SD OFFSITE\BASE - DESIGN

PROFILE VIEW: POND – 2+58.67
SCALE: 2
DATUM: 4560.00

NOT TO SCALE

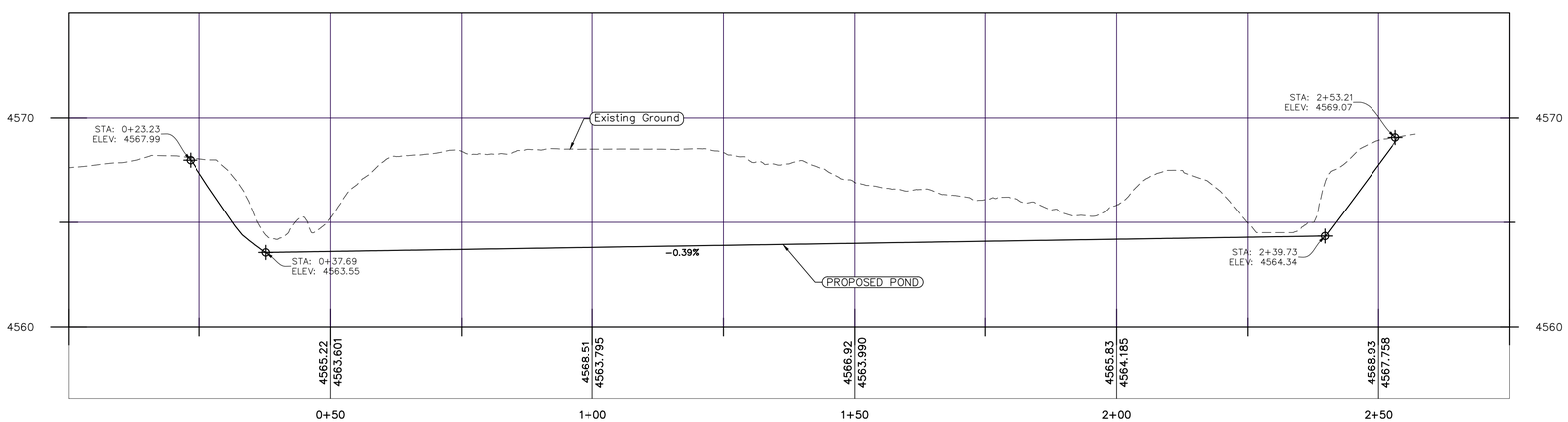






PROFILE VIEW: NEW POND – 2+75
SCALE: 2
DATUM: 4560.00

NOT TO SCALE



region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:12.11.2025
PROJECT #

REVISIONS:

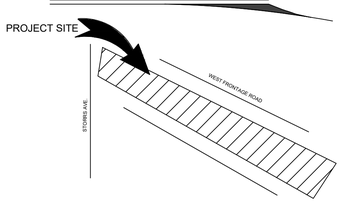
1	
2	
3	

SHEET NAME:
TOPO

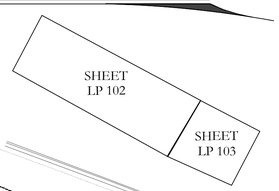
SHEET:

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2025\2025_051_DAY - AF - ROCKPORT\4_REPORTS\SD\SD OFFSITE\BASE - DESIGN

VICINITY MAP



SHEET INDEX



The Applicant is seeking a variance to the street frontage landscaping requirement from the Planning Commission during their Site Plan Application as their street frontage landscaping is less than 14' wide. This comment will be for all applicable pages throughout the Applicant's applications.

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. This is mentioned within Section 17.5.121 (G)(2) and (I)(1). The 14' landscaped street frontage will be followed from the property line. Anything less that 14' will need to be approved by Planning Commission.

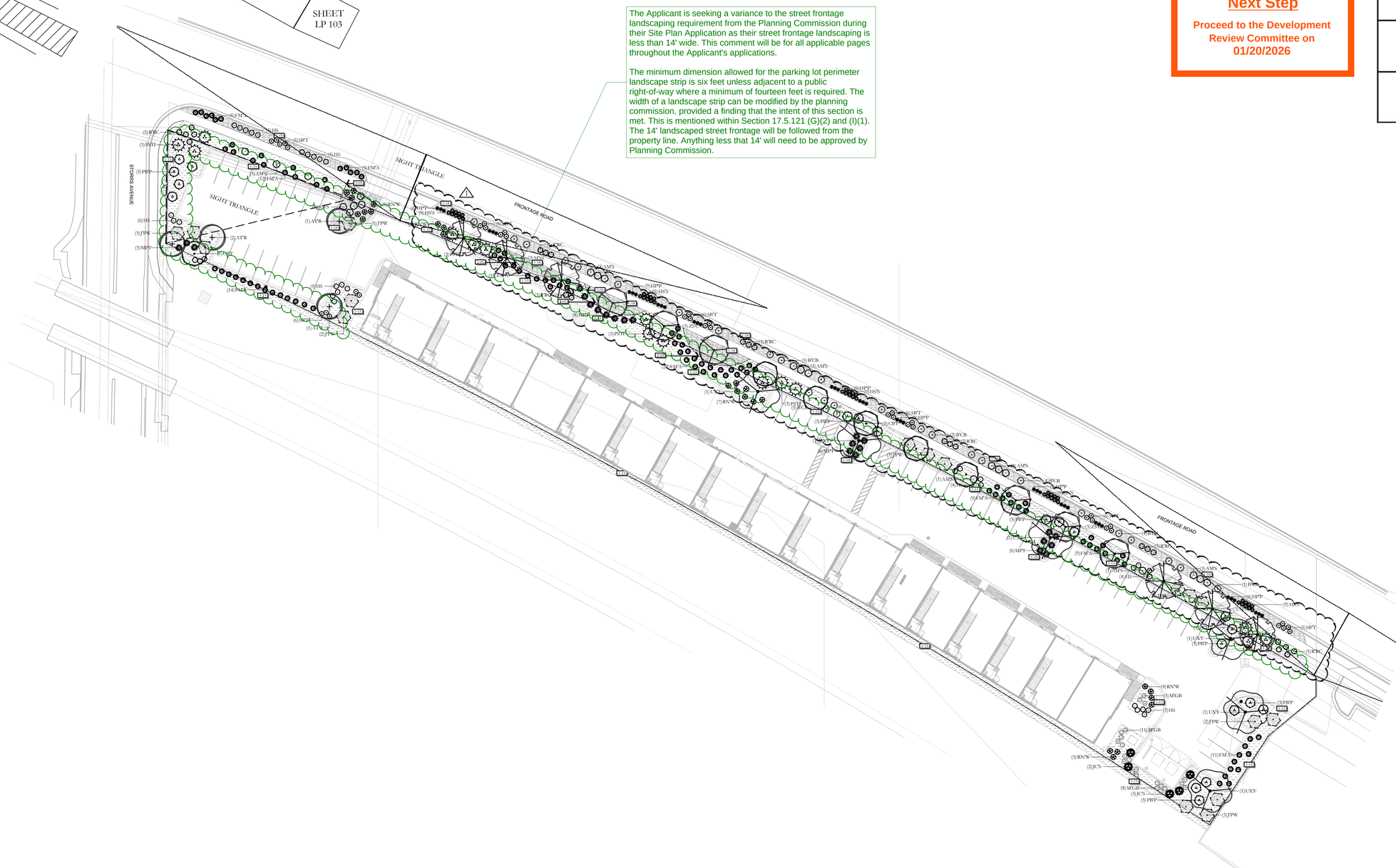
Current comment will need to be addressed during Site Plan decision with PC. There are no comments to address for the landscaping plans at this time for Planning and Zoning.

Next Step

Proceed to the Development Review Committee on 01/20/2026

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 01/07/2026



ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-15-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
10/16/2025

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/16/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATIO): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE. BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL. LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1.15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,676 sf
	1.18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,044 sf
2 HARDSCAPE			
----------	2.05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	145 lf

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
265 W		
1 CLASS II TREE / 40 FT (692 LN FT)	17	17
STORRS AVENUE		
1 CLASS II TREE / 40 FT (78 LN FT)	2	2
AT LEAST 75% PLANT COVERAGE		
AT MATURITY	75%	75%
1 SHADE TREE PER 6 PARKING STALLS	9	9

*STREET TREES MUST BE SELECTED FROM DOCUMENT TITLED "STREET TREE SELECTION GUIDE FOR PARKING STR

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

CONIFERS

	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JC'S	5	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B	6`

DECIDUOUS TREES

	AT'R	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B	2"Cal
	CB'F	6	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam moderate; 35x15; full to part sun; z4	B & B	2"Cal
	M'SS	6	Malus x `Spring Snow` Spring Snow Crab Apple low; 25x22; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	UX'F	6	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	ZS'C	6	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT

DECIDUOUS SHRUBS

	AM'S	22	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	5 gal
	B'CB	28	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry Sd3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	HS	35	Diervilla x splendens 'El Madrigal' Firefly Nightglow Bush Honeysuckle	5 gal
	PB'P	20	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal
	SB'T	39	Spiraea betulifolia 'Tor' Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal

EVERGREEN SHRUBS

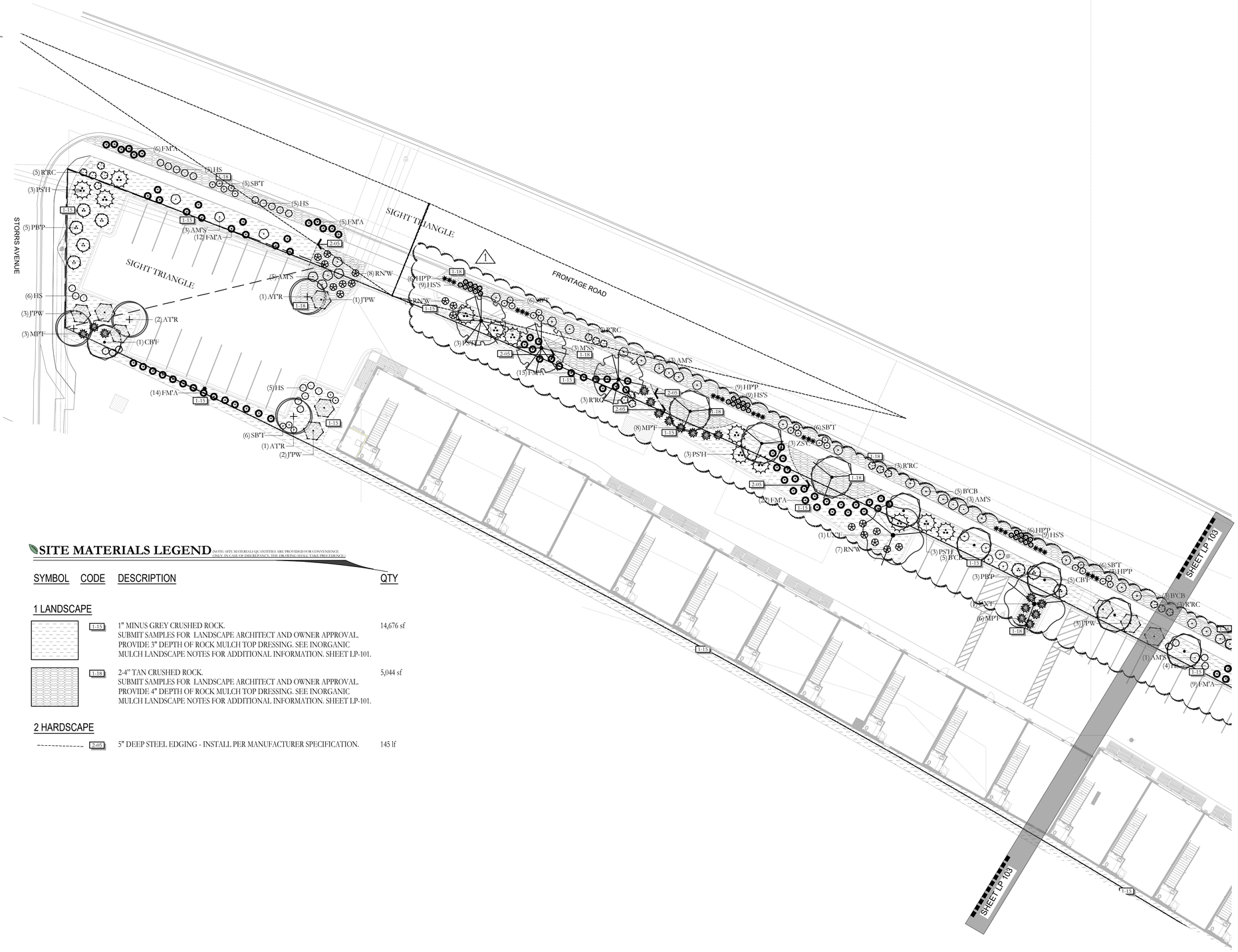
	HP'P	39	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal
	J'PW	17	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal
	PS'H	15	Pinus sylvestris `Hillside Creeper` Hillside Creeper Scotch Pine moderate; 2x8; sun; z3	5 gal

GRASSES

	FM'A	103	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	HS'S	45	Helictotrichon sempervirens `Sapphire` Blue Oat Grass Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal
	M'GB	22	Miscanthus sinensis `Gold Bar` Gold Bar Maiden Grass Tw2; 5x3; AV 9; sun; z5, Utah Lake water tolerant	1 gal
	MP'F	23	Miscanthus purpurascens Flame Grass moderate; 4-5x4-5; sun to light shade; z5; Utah Lake water tolerant	1 gal

ROSES

	R'RC	25	Rosa x `Noare` TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	5 gal
	RN'W	25	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal



SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,676 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,044 sf
2 HARDSCAPE			
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	145 lf

ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-15-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

LP-102
LP-103

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW ACWORTH
8129171-5301
10/16/2025
ELECTRONIC SIGNATURE
STATE OF UTAH

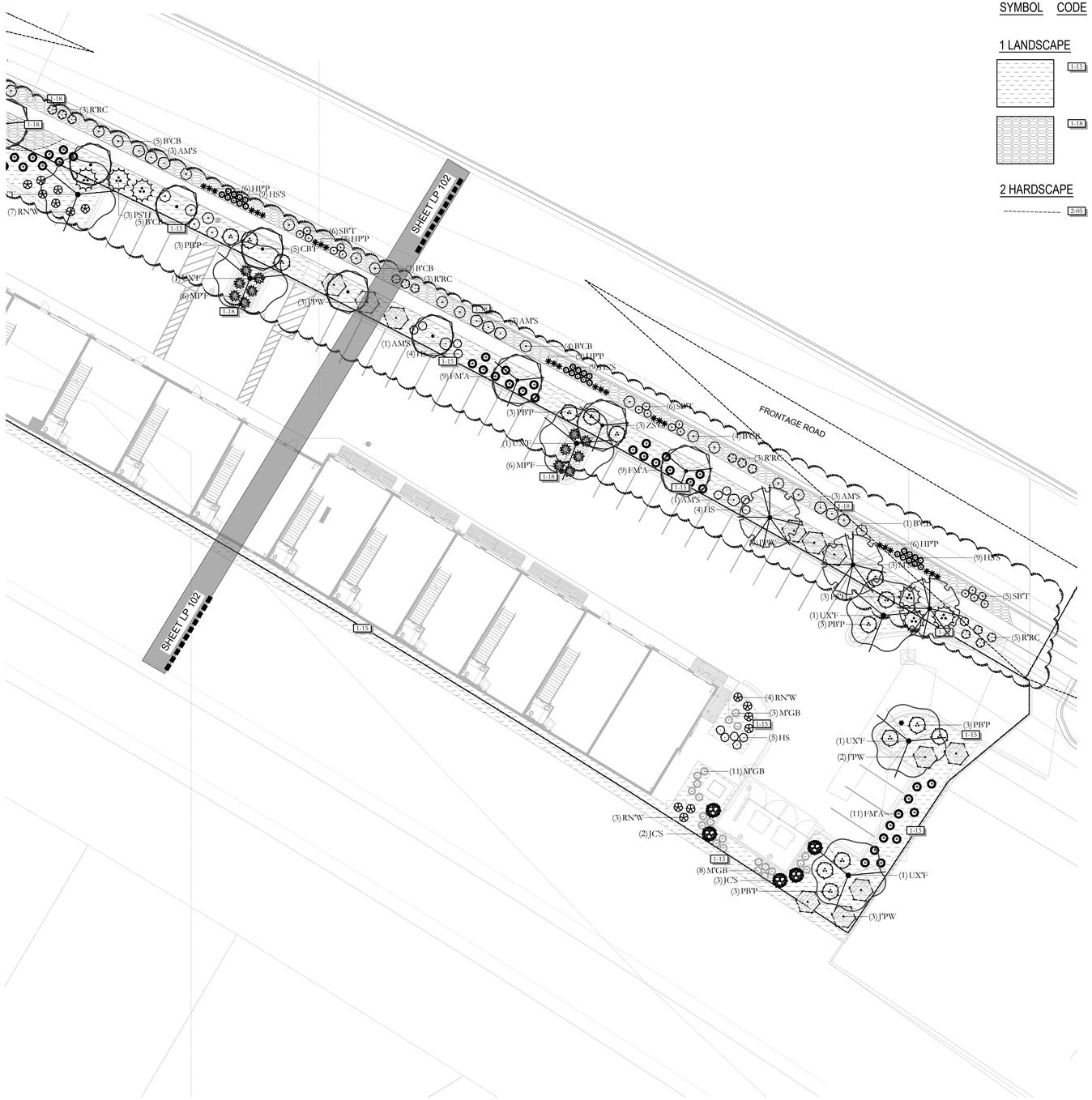
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/16/2025

LANDSCAPE PLAN

CITY PERMIT SET

LP-102



SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,676 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,044 sf
2 HARDSCAPE			
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	145 lf

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CONIFERS				
	JC'S	5	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B 6'
DECIDUOUS TREES				
	AT'R	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B 2"Cal
	CB'F	6	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam moderate; 35x15; full to part sun; z4	B & B 2"Cal
	M'SS	6	Malus x `Spring Snow` Spring Snow Crab Apple low; 25x22; sun; z4; Utah Lake water tolerant	B & B 2"Cal
	UX'F	6	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B 2"Cal
	ZS'C	6	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B 2"Cal
DECIDUOUS SHRUBS				
	AM'S	22	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	5 gal
	B'CB	28	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry Sd3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	HS	35	Diervilla x splendens 'El Madrigal' Firefly Nightglow Bush Honeysuckle	5 gal
	PB'P	20	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal
	SB'T	39	Spiraea betulifolia `Tor` Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal
EVERGREEN SHRUBS				
	HP'P	39	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal
	JPW	17	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal
	PS'H	15	Pinus sylvestris `Hillside Creeper` Hillside Creeper Scotch Pine moderate; 2x8; sun; z3	5 gal
GRASSES				
	FM'A	103	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	HS'S	45	Helictotrichon sempervirens `Sapphire` Blue Oat Grass Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal
	M'GB	22	Miscanthus sinensis `Gold Bar` Gold Bar Maiden Grass Tw2; 5x3; AV 9; sun; z5, Utah Lake water tolerant	1 gal
	MP'F	23	Miscanthus purpurascens Flame Grass moderate; 4-5x4-5; sun to light shade; z5; Utah Lake water tolerant	1 gal
ROSES				
	R'RC	25	Rosa x `Noare` TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	5 gal
	RN'W	25	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal

ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-15-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

LP-102 / LP-103

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY THOMAS ANDERSON
8128727-5301
10/16/2025
ELECTRONIC SIGN
STATE OF UTAH

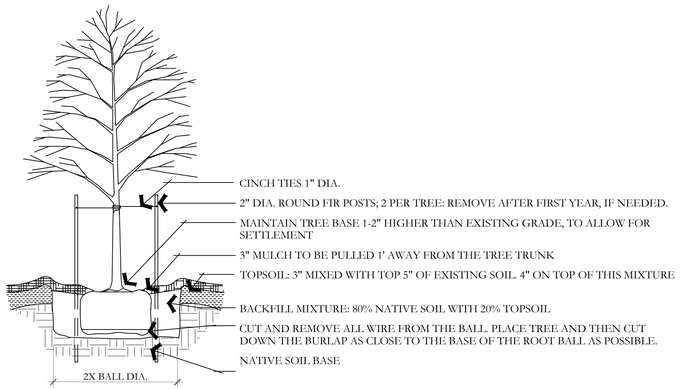
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/16/2025

LANDSCAPE PLAN

CITY PERMIT SET

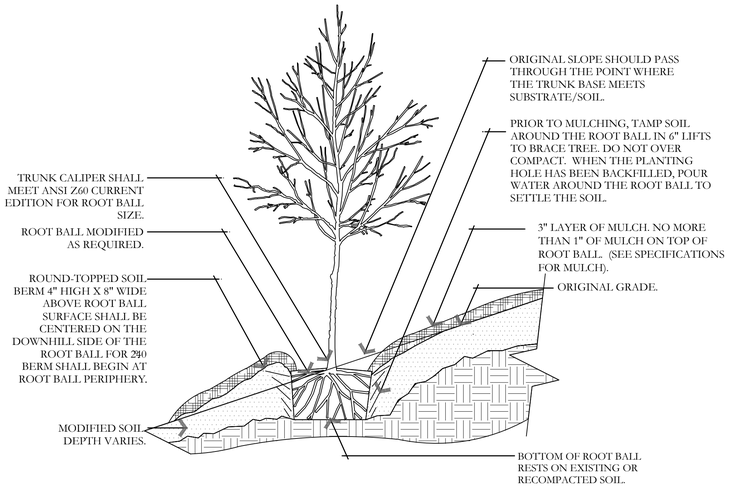
LP-103



A DECIDUOUS TREE PLANTING

NOT TO SCALE

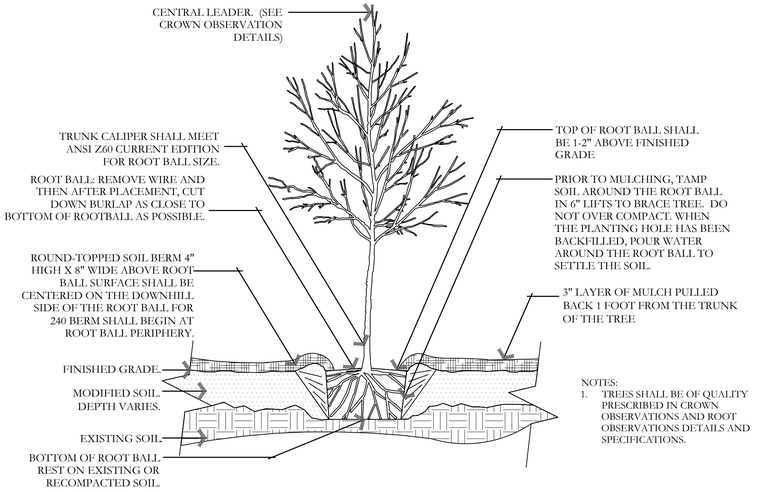
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

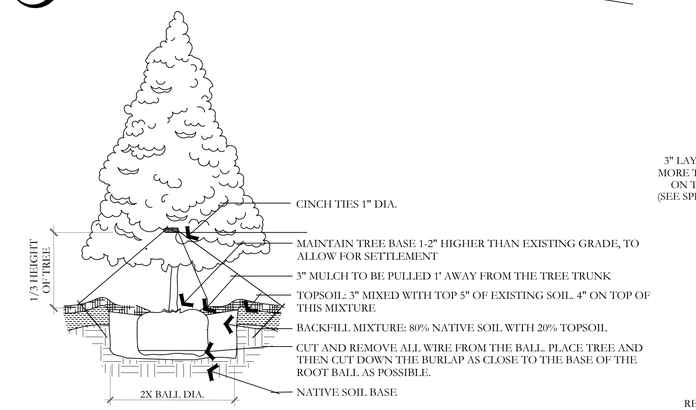
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

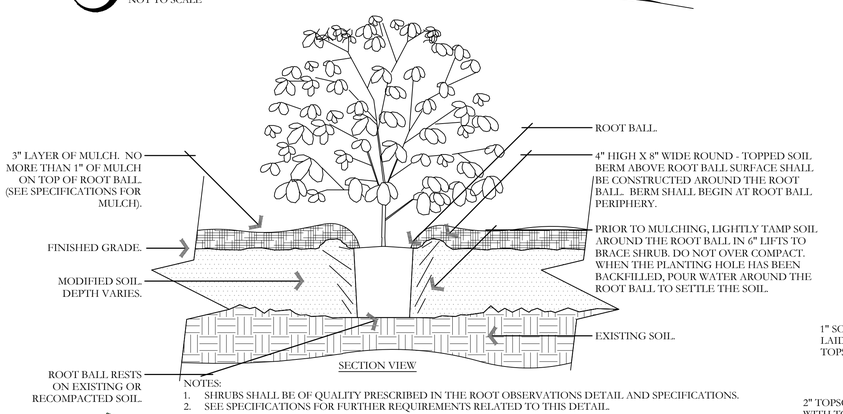
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

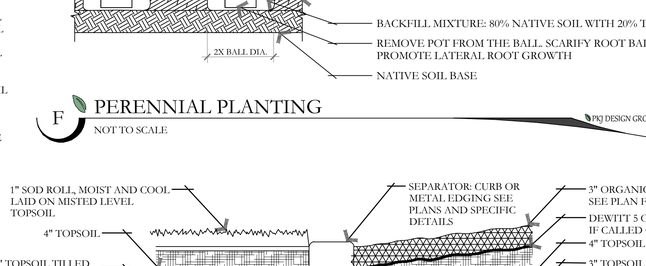
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

NOT TO SCALE

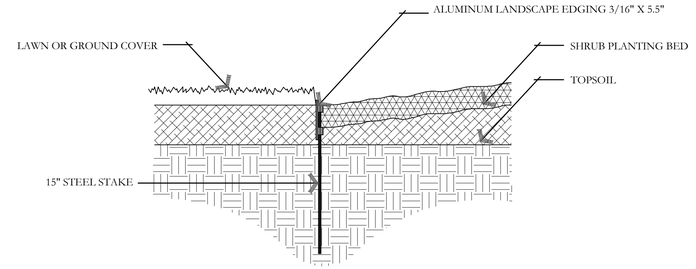
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

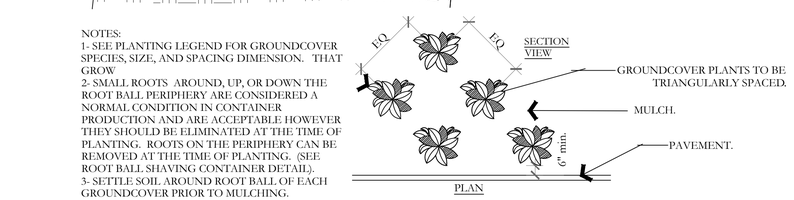
PKJ DESIGN GROUP



G METAL EDGING DETAIL

NOT TO SCALE

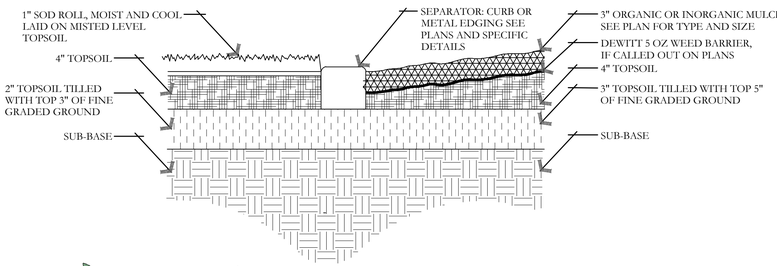
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

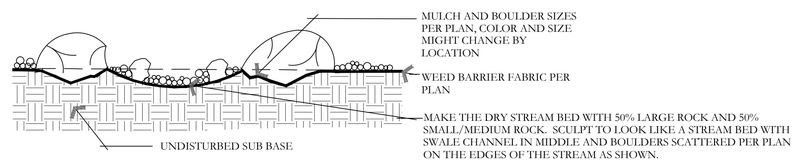
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
10/15/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-15-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture ⁄ Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/15/2025
REGISTERED
STATE OF UTAH

DRAWING INFO

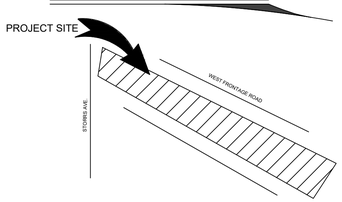
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/15/2025

LANDSCAPE DETAILS

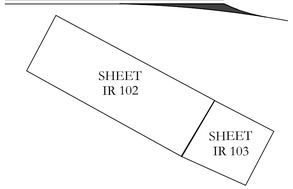
CITY PERMIT SET

LP-501

VICINITY MAP



SHEET INDEX



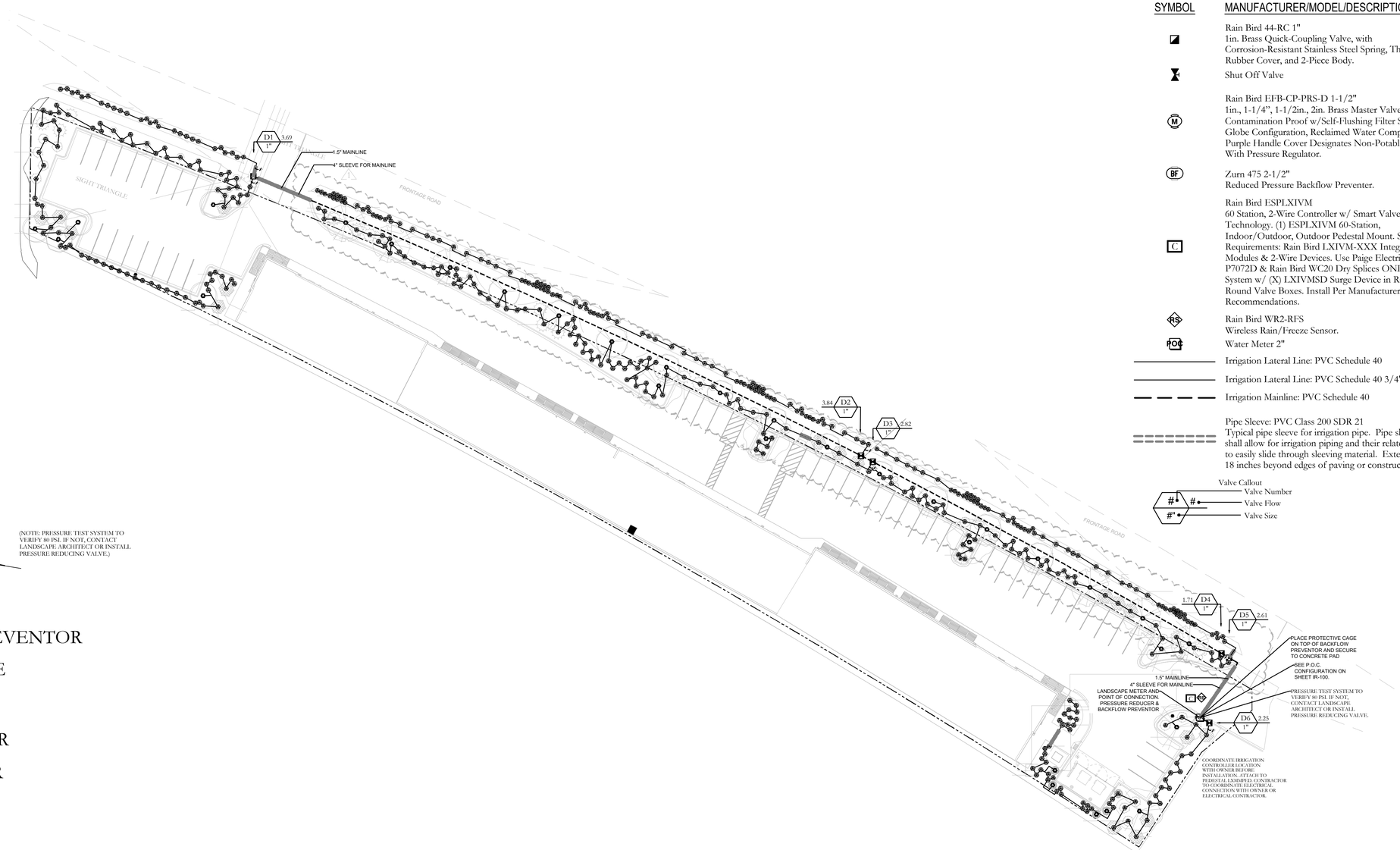
IRRIGATION LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	6
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	461
	Rain Bird XFS-09-18 Drip Ring(TREE)	32

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Outdoor Pedestal Mount. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
FS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	637.8 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,997 lf
	Irrigation Mainline: PVC Schedule 40	650.4 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	90.0 lf

Valve Callout
- Valve Number
- Valve Flow
- Valve Size



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- 1 SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8129717-5301
10/16/2025
ELECTRONIC SIG
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/16/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Where splices occur between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ½" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

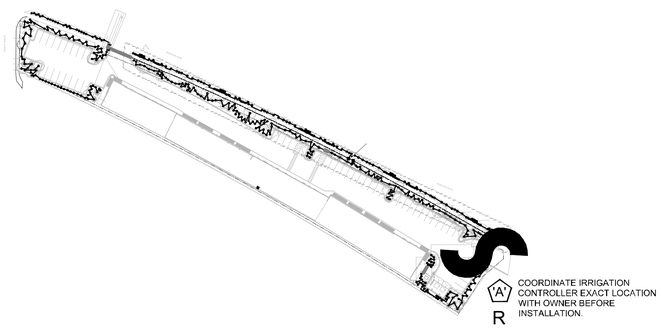
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
10/15/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/15/2025
ELECTRONIC SEAL
STATE OF UTAH

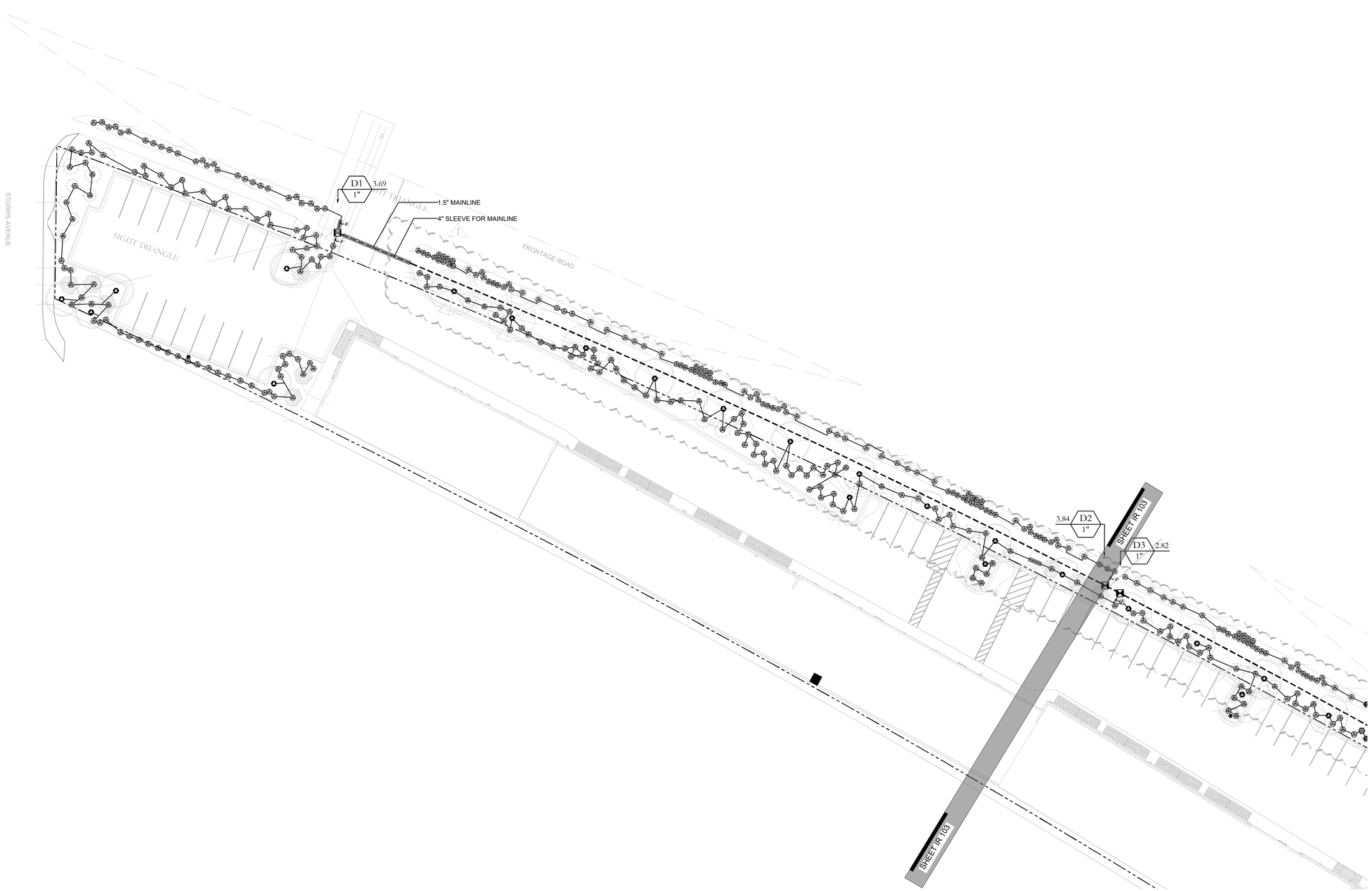
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/15/2025

IRRIGATION COVER

CITY PERMIT SET

IR-101



ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

IR-102
IR-103

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

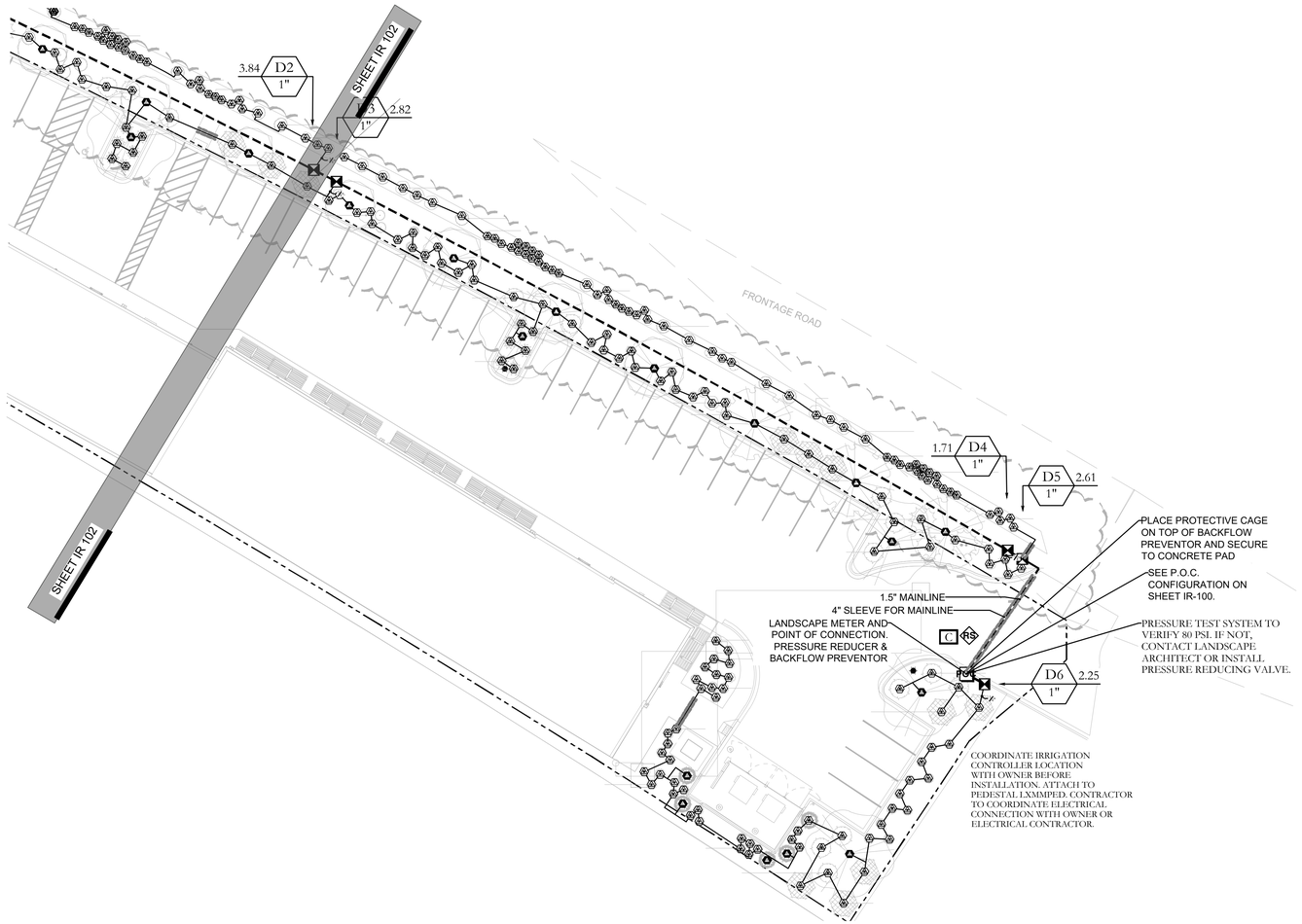
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/16/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/16/2025

IRRIGATION PLAN

CITY PERMIT SET

IR-102



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	6
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	461
	Rain Bird XFS-09-18 Drip Ring(TREE)	32

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Outdoor Pedestal Mount. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	637.8 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,997 lf
	Irrigation Mainline: PVC Schedule 40	650.4 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	90.0 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

ISSUE DATE	PROJECT NUMBER
10/16/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

IR-102
IR-103

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

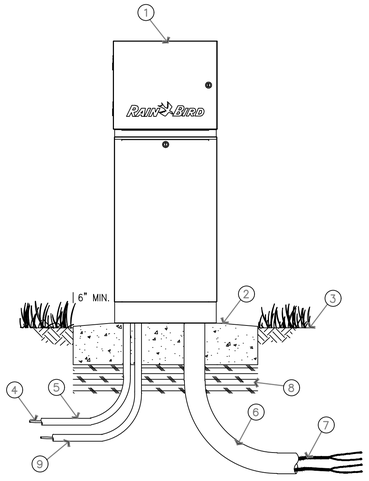
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812821-5301
10/16/2025
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/16/2025

IRRIGATION PLAN

CITY PERMIT SET

IR-103



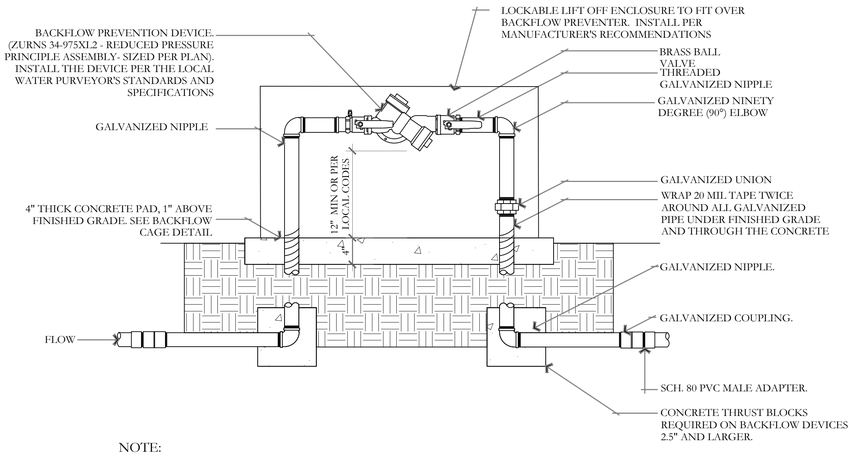
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

KEY SPECIFICATIONS

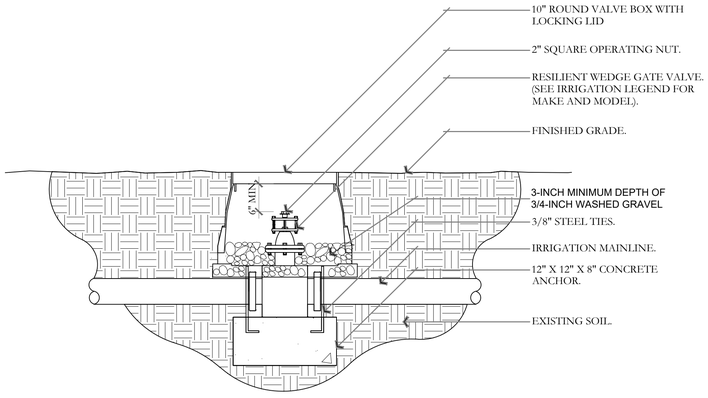
FEATURE / MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP



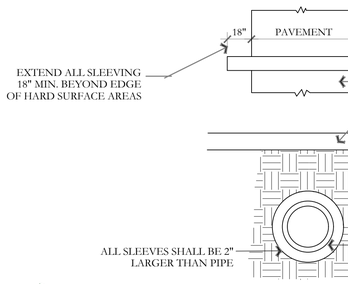
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

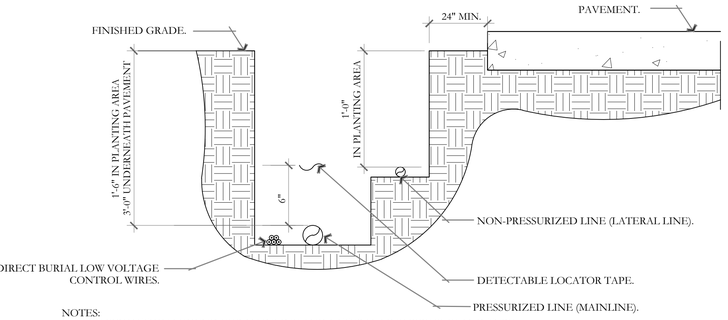


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

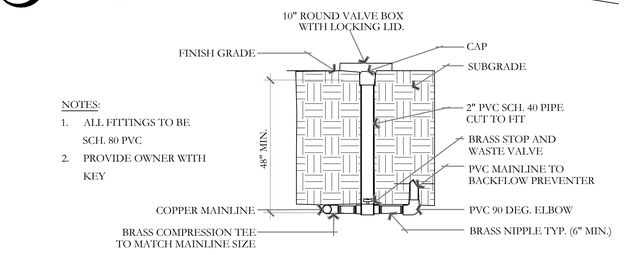


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

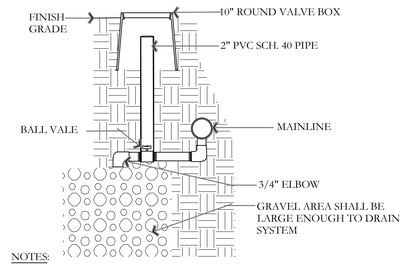
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

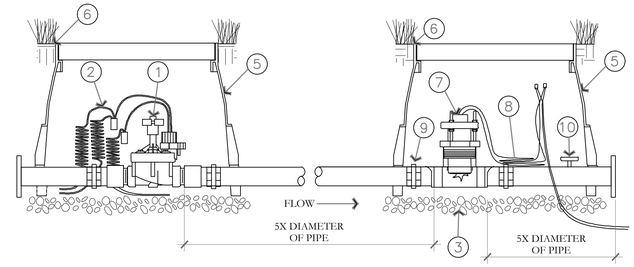
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/15/2025	UT25054	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25	ROCKPORT INDUSTRIAL 265 W. FRONTAGE ROAD AMERICAN FORK, UTAH	ROCKPORT, LLC ATT: NATE HEAPS 801-362-1496 NATE@CALETACAPITAL.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEREMY ANDWORTH 8128321 6301 10/15/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/15/2025

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

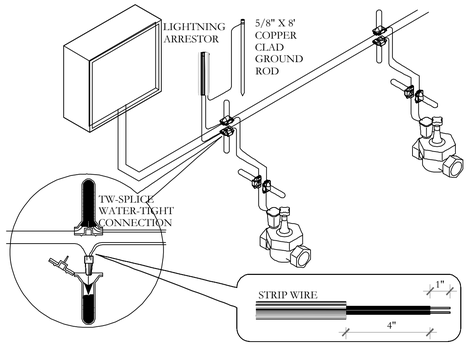
811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

COPYRIGHT: PKJ DESIGN GROUP
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

IRRIGATION DETAILS

CITY PERMIT SET

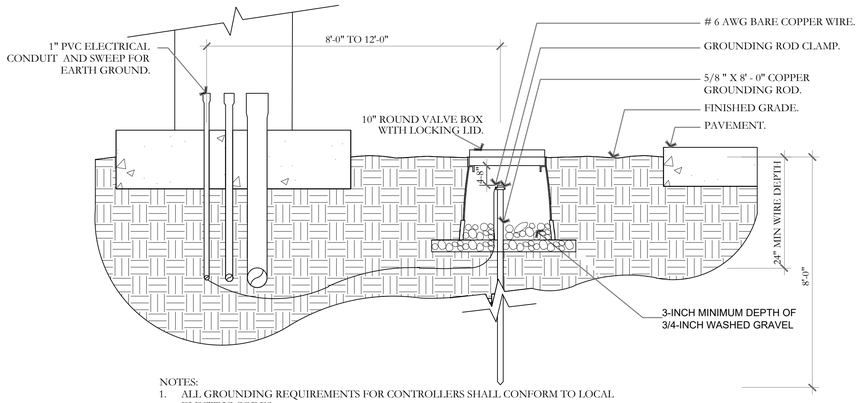
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

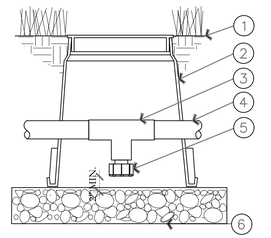


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

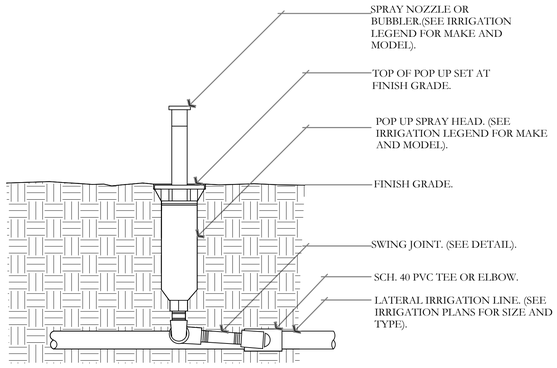


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

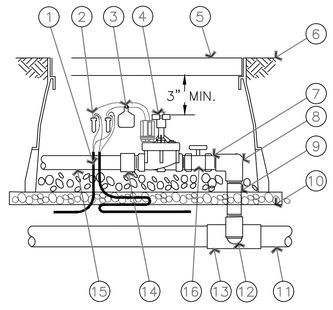


NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

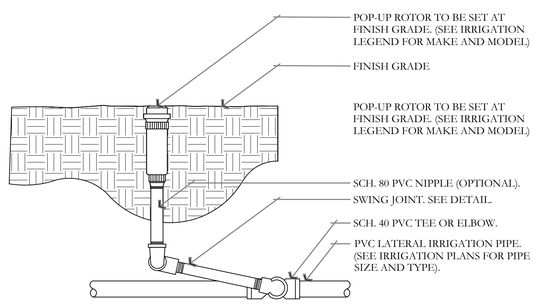


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/15/2025	UT25054	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25	ROCKPORT INDUSTRIAL 265 W. FRONTAGE ROAD AMERICAN FORK, UTAH	ROCKPORT, LLC ATT: NATE HEAPS 801-362-1496 NATE@CALETACAPITAL.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128744-5301 10/15/2025 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/15/2025

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

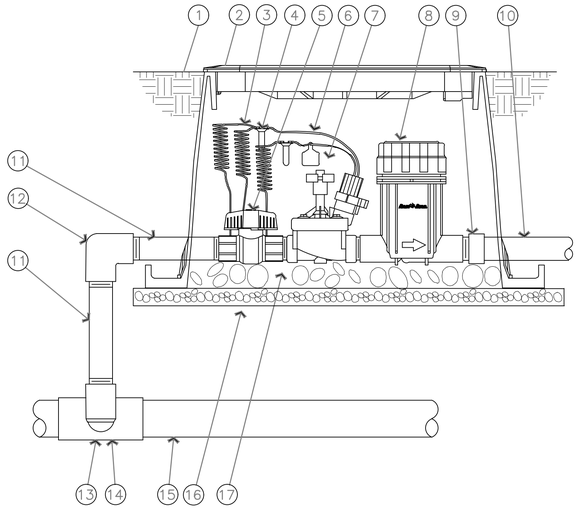
COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

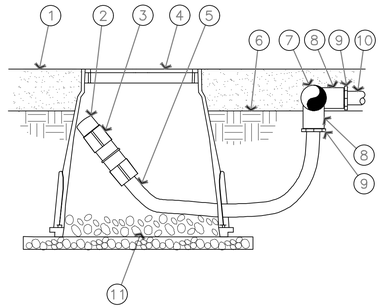


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



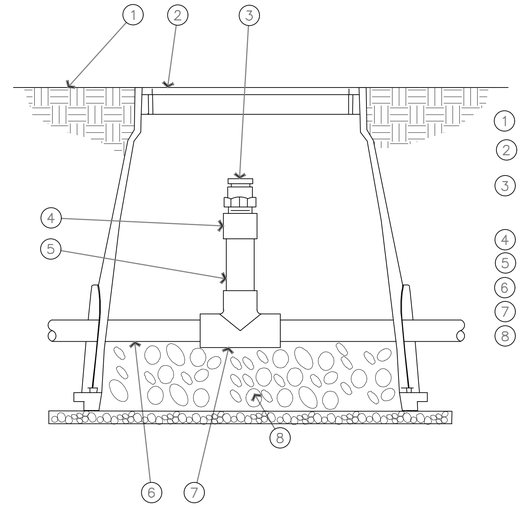
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

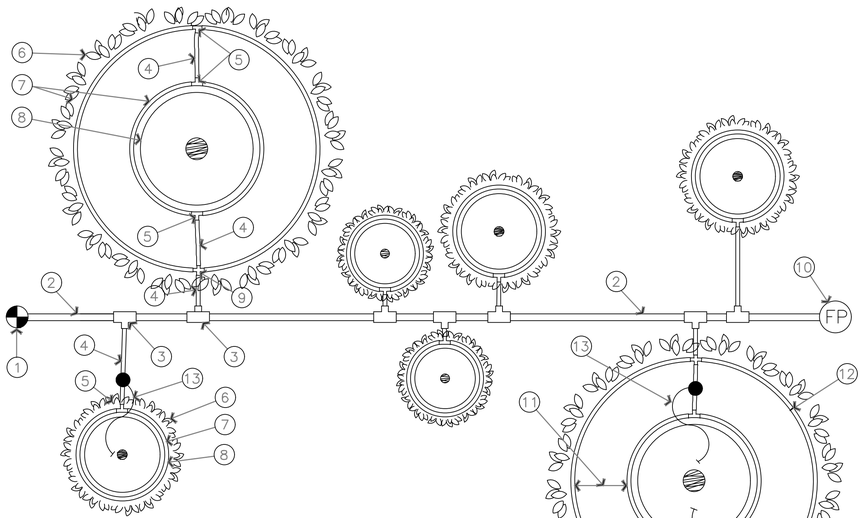


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
10/15/2025	UT25054

NO.	REVISION	DATE
1	CITY COMMENTS	10-16-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 10/15/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

ROCKPORT INDUSTRIAL
265 W. FRONTAGE ROAD
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ROCKPORT, LLC
ATT: NATE HEAPS
801-362-1496
NATE@CALETACAPITAL.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JOSEPH T. ANSWORTH
8128121-5301
10/15/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/15/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-503