AMERICAN FORK CITY PLANNING COMMISSION
AUGUST 4, 2021
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 4, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on a site plan for Roderick Enterprises, located in the area of 1500 South 400 East in the PI-1 Planned Industrial zone

3. Hearing, review and action on amendments to Section 17.4.401.D.5 of the American Fork City Municipal Code regarding special provisions in the CC-1 Central Commercial zone

4. Hearing, review and action on amendments to Section 17.5.131 regarding commercial condominium conversions

5. Other Business

7. Site Plan Committee Report

8. Review and action on the minutes of the July 21, 2021 Planning Commission Regular Session

9. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commission, city staff and the public

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 4, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the site plan for Roderick Catalyst Business Park, Phase I, located in the area of 1500 South 500 East, in the PI-1 Planned Industrial zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION					
Location:		400 East 1500 South			
Applicants:		Roderick Enterprises			
Existing Land Use:		Agriculture			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Agriculture/Industrial			
	East	Industrial			
	West	Agriculture			
Existing Zoning:		PI-1 (Planned Industrial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PI-1			
	South	I-1 (Industrial)			
	East	I-1 (Industrial)			
	West	PI-1			
Land Use Plan Designation:		Design Industrial			
Zoning within density range?		x	Yes		No

Background

****This item was tabled at the July 7th Planning Commission meeting in order for the applicant to address Engineering items. Those items have been addressed and it is being placed back on the agenda for recommendation to City Council.****

In 2015, this area was annexed into the City under the Catalyst Annexation. This site plan represents the third phase in a multi-phase office-warehouse development. Phase 3 consists of 1 office-warehouse structure, totaling 154,347 sq. ft. on approximately 8.4 acres. The site is bound by 1600 South on the north, 500 East on the east, 1700 South on the south, and a future 300 East on the west. Access points into Phase 3 will be provided off 1600 South, 1700 South and 300 East.

Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. Renderings of the structures are also provided in the submittal materials.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Design Industrial". The site plan is consistent with the Land Use Plan Designation.

FINDING OF FACT

After reviewing the application for site plan approval, the following finding of fact is offered for consideration:

1. The proposed site plan meets the criteria as found in Section 17.7.701 (Planned Industrial Projects) of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase 3, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the commercial site plan for Roderick Catalyst Business Park, Phase 3.

TABLE

Mr. Chairman, I move that we table action on the commercial site plan for Roderick Catalyst Business Park, Phase 3.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/4/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Roderick Catalyst Lot 3

Project Address: 454 East 1600 South

Developer / Applicant's Name: Roderick Enterprises

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☒ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH
AMERICAN FORK, UTAH 84003

MARCH 18, 2021

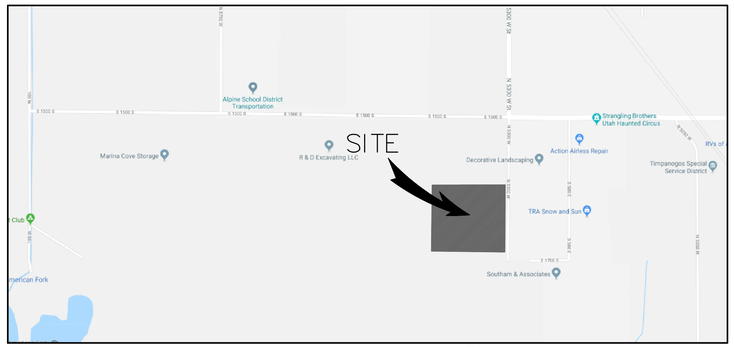
American Fork City
Technical Review Committee

Engineering Division
Revise & Resubmit
ryan.devitt 06/25/2021

Fire Department
Revise & Resubmit
Msacco 06/28/2021

Planning Department:
Approved
wknobloch 06/23/2021.

Include on the cover sheet:
-Show the impervious area and landscape ratio. The calculations must not include the area in the public right of way.
-Add the information pertaining to the benchmark elevation and location. This information cannot be assumed.
-Add the information pertaining to the basis of bearing used for tracing the legal boundaries of the project. This information cannot be assumed.



VICINITY MAP
NOT TO SCALE

Add this note:
Notify City Engineer if rutting/pumping occurs during construction activities.

PROJECT CONSTRUCTION NOTES:

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

LEGEND

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

PROJECT CONTACT INFORMATION:

AF CITY CULINARY WATER	JAY BREMS	(801) 763 3060
AF PRESSURIZED IRRIGATION	JAY BREMS	(801) 763 3060
AF SANITARY SEWER	ASHTON HARDY	(801) 763 3060
AF STORM DRAIN SEWER	ASHTON HARDY	(801) 763 3060
AF FIRE MARSHALL	MAT SACCO	(801) 763 3040
AF CITY INSPECTOR	DEE HOWARD	(801) 763 3060
AF FIBER	WILL DAVIS	(801) 897 9826
AF FLOOD IRRIGATION COMPANY	ERNIE JOHN	(801) 471 6576
TIMPANOGOS SSD	DAVID BARLOW	(801) 756 5231
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548

Kyle Peterson
(801)400-2933

SHEET INDEX

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

General Notes:

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

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

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

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE AE WHICH IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.
PER PANEL NO. 4955170120 B. EFFECTIVE DATE: JULY 17, 2002.
A Flood plain development permit is required.

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

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

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

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

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE:

C:\

GENERAL NOTES

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

UTILITIES

Ashton Hardy
(801)763-3060

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

COMPANY		CONTACT	PHONE
QWEST	– TELEPHONE	Darren Keller	(801) 356 6975
PACIFIC CORP	– POWER	Dennis Patten	(801) 756 1344
COMCAST	– CABLE	Sheryl Pearson	(801) 401 3023
QUESTAR GAS	– GAS	Steve Adams	(801) 324 3383
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 404 6129
AMERICAN FORK CITY	– SEWER	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	– STORM	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 404 6361
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 404 6129

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

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

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
GENERAL NOTES

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES CERTIFIED BELOW:
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

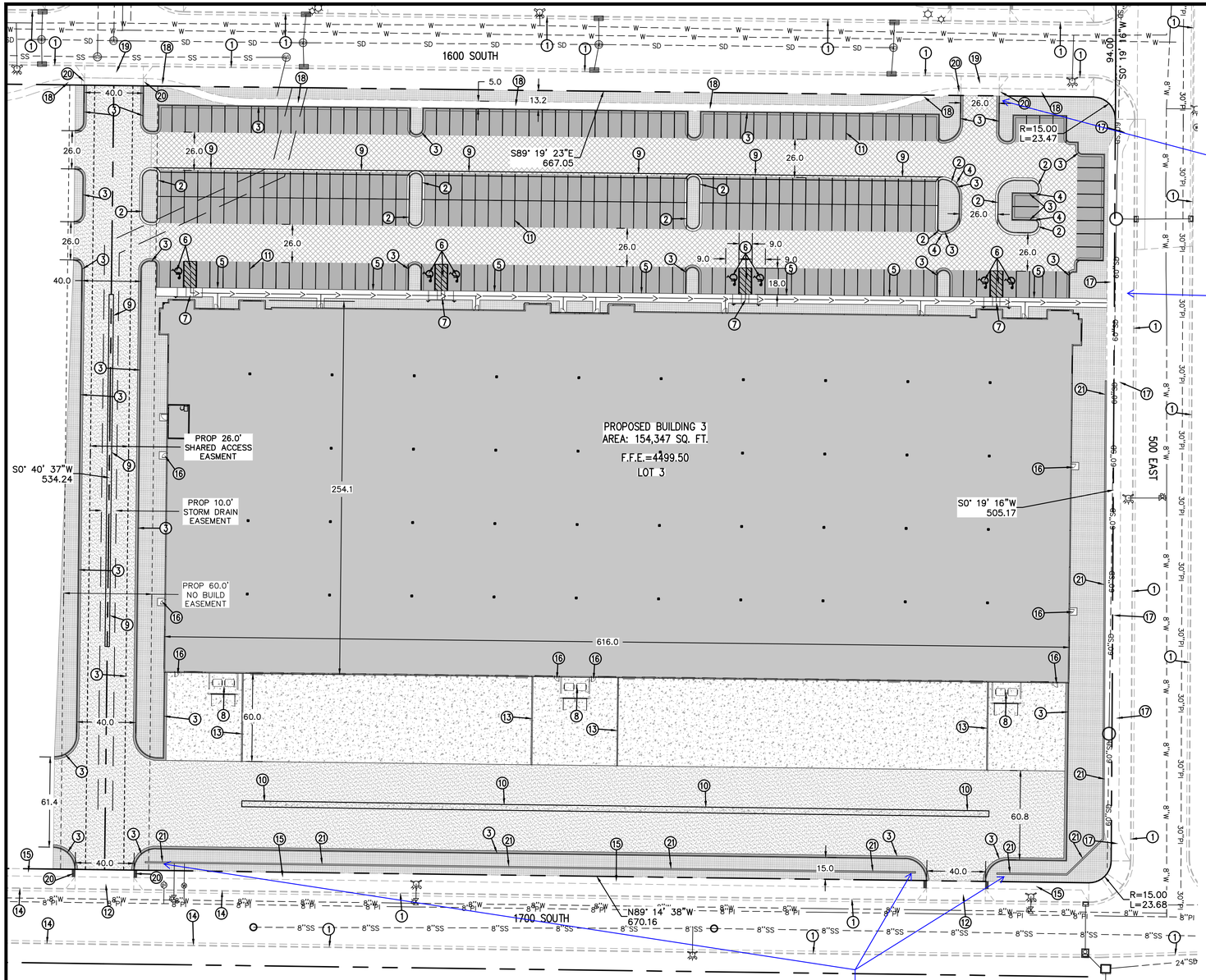
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LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
GN

PROJECT ID	DATE:
R1014–02	03/18/21
FILE NAME: PRJ–RC3	SCALE:

C:\



SHEET LEGEND

- ADA ROUTE
- PROPOSED CONCRETE SECTION (TRUCK DRIVE LANE 19/C4.0)
- PROPOSED ASPHALT SECTION (TRUCK DRIVE LANE 20/C4.0)
- PROPOSED ASPHALT SECTION (PRIMARY ROADWAY 18/C4.0)
- PROPOSED ASPHALT SECTION (PARKING AREA 16/C4.0)

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

Show stop sign at all appropriate exits. (typ)

Show sight triangles 17.5.110

Show street trees spaced per city standards unless already shown with subdivision.

Show existing street lights from original subdivision plan. If original subdivision didn't install street lights, then show proposed street lights on this plan spaced according to city standards.

They would still be required to do those things. The only one that is a maybe is the stop signs at parking lot exits. I don't think our code specifically requires it, but I think your note to show at appropriate exits is a good note to include. All the other notes are good.

Ben,
Are these developments near the lake, not required to have trees and street lights along their frontage?
Are they not required to have stop signs at parking lot exits because it is a driveway approach?

I did a site visit and the warehouse development across the street from this one doesn't have those things. Also their 6' Precast fence is obstructing the Sight Triangles per the exhibits in code section 17.5.110-B

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV PAN CURB & GUTTER.
5. PROPOSED OPEN FACE SIDEWALK. SEE DETAIL 6/C4.0.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13/C4.0 AND 14/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.0 FOR DETAILS.
9. PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 12/C4.0.
10. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 11/C4.0.
11. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
12. DRIVE APPROACH INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
13. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
14. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
15. PROPOSED 5' SIDEWALK INSTALLED AS PART OF SUBIDIVISION IMPROVEMENTS.
16. PROPOSED DOOR LANDING TO BE A MAX 2% SLOPE FOR A MINIMUM OF 5'x5' OUTSIDE OF DOOR. SEE SHEET C2.0 FOR GRADING.
17. PROPOSED 10' CONCRETE TRAIL PER APWA STD. 231. SEE DETAIL SHEET C4.0.
18. PROPOSED 5' SIDEWALK PER APWA STD. 231. SEE DETAIL SHEET C4.0.
19. PROPOSED FLARED DRIVE APPROACH PER AMERICAN FORK STANDARD 15.9. SEE DETAIL SHEET C5.0.
20. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
21. PROPOSED 6' PRECAST FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.

Verify that fence will not impose on sight triangles.

LOT 3 AREAS:

		SQ. FT. / ACRES
LOT 3		365,437 SQ. FT. / 8.39 ACRES
	BUILDING FOOTPRINT	154,347 SQ. FT. / 3.54 ACRES
	ASPHALT	122,588 SQ. FT. / 2.81 ACRES
	LANDSCAPING	36,896 SQ. FT. / 0.85 ACRES
	CONCRETE	51,607 SQ. FT. / 1.18 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	30,700 SQ. FT.	122.80 (4/1000)
WAREHOUSE	124,001 SQ. FT.	124.00 (1/1000)
TOTAL REQUIRED:		247 (246.80)
TOTAL PROVIDED:		247
ACCESSIBLE SPACES		7 (7 REQ'D 201 TO 300)

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

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH AMERICAN FORK CITY STANDARDS. SEE AMERICAN FORK STANDARD DRAWINGS.

OFFSITE IMPROVEMENTS:

	SQ. FT. / ACRES
OFFSITE IMPROVEMENT TOTAL	16,100 SQ. FT. / 0.37 ACRES
ASPHALT	11,356 SQ. FT. / 0.26 ACRES
LANDSCAPING	3,831 SQ. FT. / 0.09 ACRES
CONCRETE	913 SQ. FT. / 0.02 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

This is from the Traffic Study for Impact Fee Calculation

The formula identified in the American Fork IFA for a Base Non-Residential Impact Fee is as follows:

$$ITE\ PM\ Peak\ Hour\ Trips \times \%\ Entering \times \%\ Primary\ Trips = PM\ Peak\ Hour\ Adjusted\ Trips$$

$$PM\ Peak\ Hour\ Adjusted\ Trips \times Cost\ per\ Trip\ (\$5{,}723.06) = Base\ Non\ Residential\ Impact\ Fee$$

This is what the equation should be per the American Fork IFA.

Step 1: Calculation of the Base Non-Residential Impact Fee

FIGURE ES.5 BASE NON-RESIDENTIAL IMPACT FEE – INFORMATION PROVIDED BY DEVELOPER

ITE Trips				Final ITE PM		Cost per		Base Non-
Peak PM Trips	X % Entering	X	% Primary Trip	X	Peak Hr Adjusted Trips	Trip ($8,286.97)	=	Residential Impact Fee

If the non-residential property is not mixed use and not in the TOD then Figure ES.5 is the only calculation required. If the property is located in the TOD area then the resulting fee is then multiplied by the calculation found below in Figure ES.6. If the property is in the TOD then proceed to step 2A in Figure ES.6 below. If the property is mixed use and not located in the TOD then proceed to Step 2B.

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
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☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
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BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

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NO	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIR ENGINEERING, L.L.C.
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SLC, Utah 84119 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

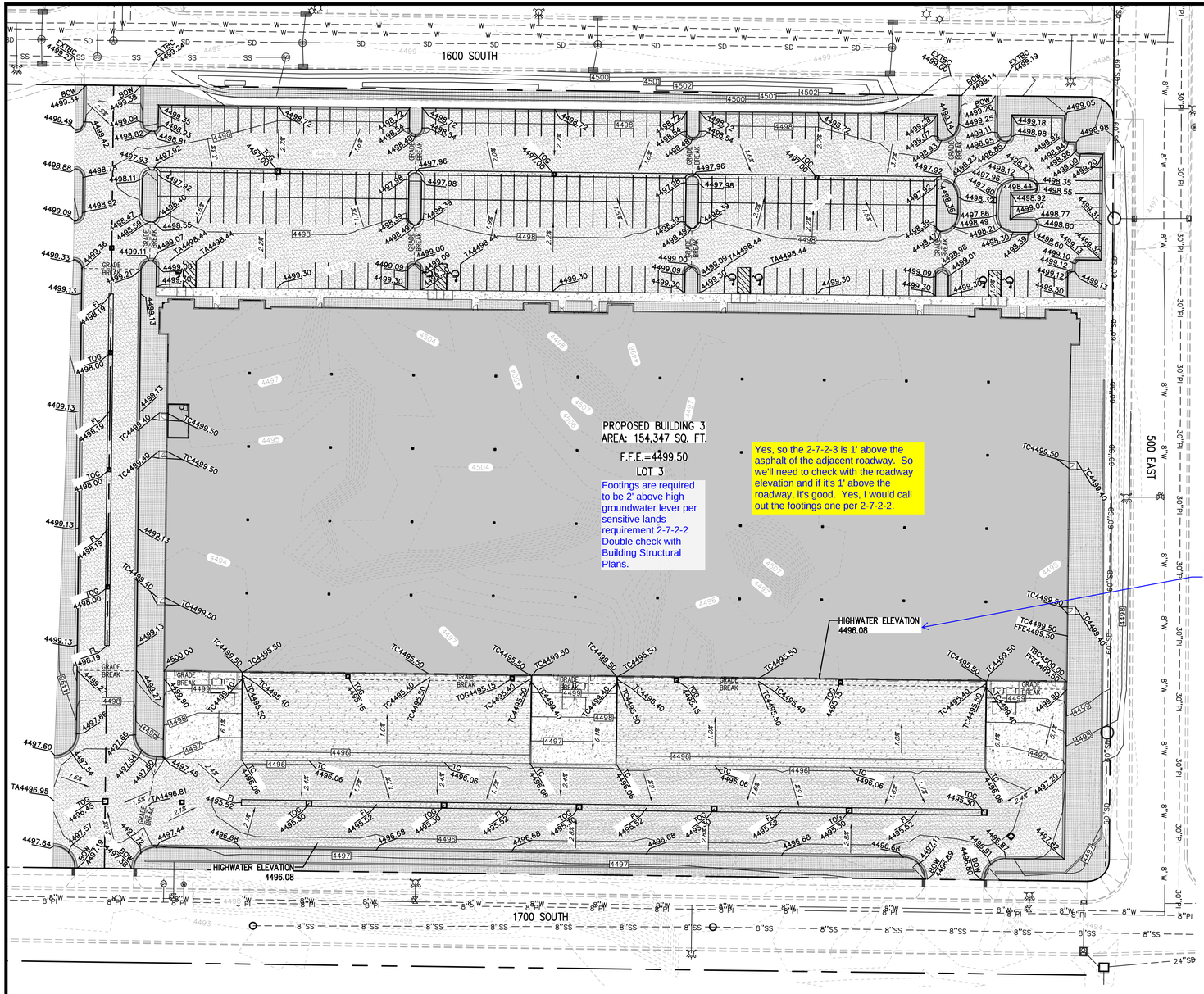
SITE PLAN

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO. C1.0

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'

C1

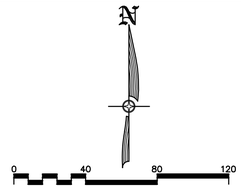


Footings are required to be 2' above high groundwater lever per sensitive lands requirement 2-7-2-2 Double check with Building Structural Plans.

Yes, so the 2-7-2-3 is 1' above the asphalt of the adjacent roadway. So we'll need to check with the roadway elevation and if it's 1' above the roadway, it's good. Yes, I would call out the footings one per 2-7-2-2.

Highwater Elevation per drainage report is 4496.17. Detention area is required to have 1-ft of free board.

Yes, we may not have caught that one on their other building they built out there. But they should have 1' freeboard.



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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SLC, Utah 84119 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

GRADING PLAN

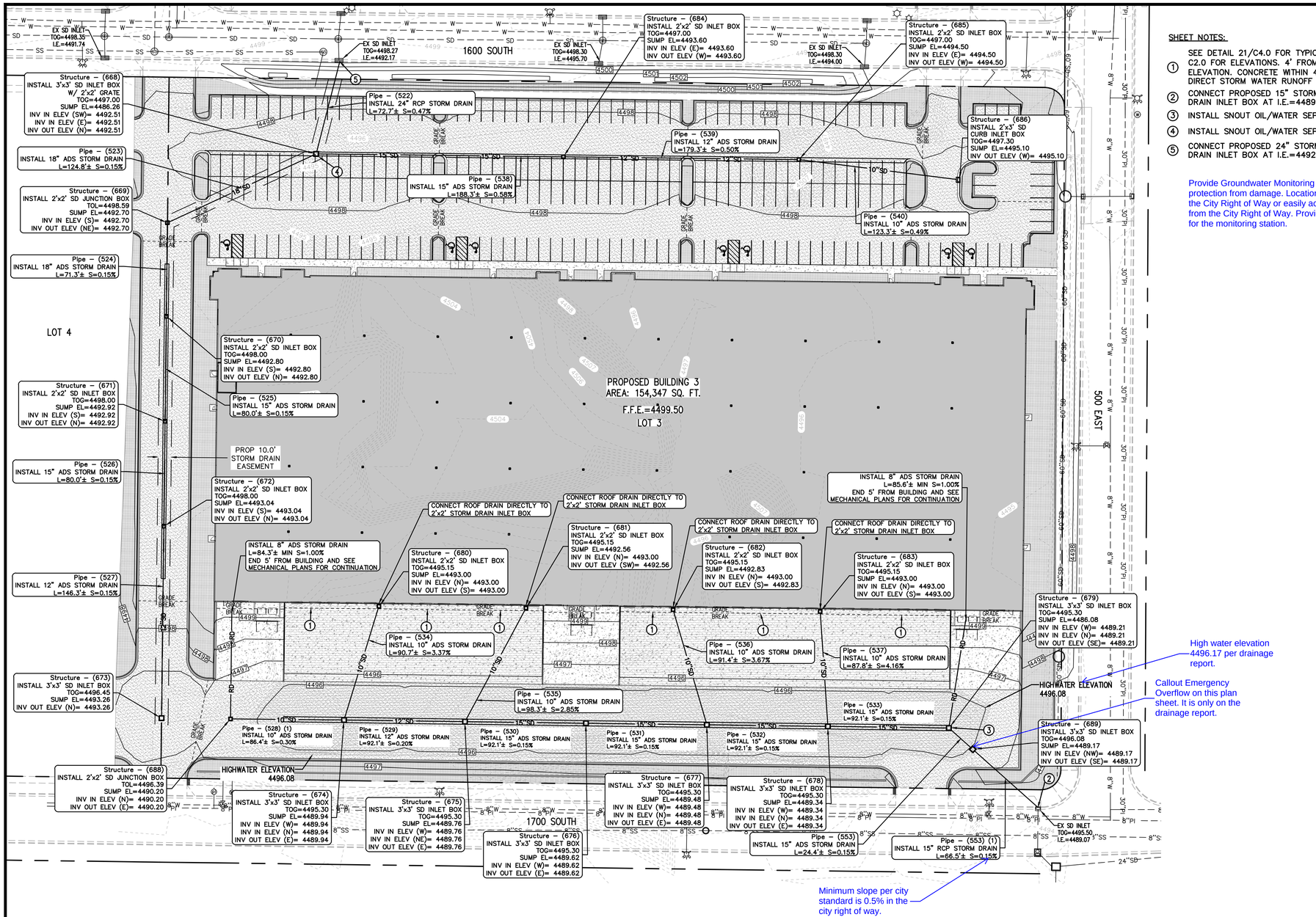
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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
- [x] BUILDING
- [x] MECHANICAL
- [x] ELECTRICAL
- [x] ACCESSIBILITY
- [x] STRUCTURAL
- [x] PLUMBING
- [x] ENERGY
- [ ] FIRE

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LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.	
C2.0	
PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'



SHEET NOTES:

1. SEE DETAIL 21/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 15" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4489.07.
3. INSTALL SNOUT OIL/WATER SEPARATOR AND 4.0" ORIFICE PLATE.
4. INSTALL SNOUT OIL/WATER SEPARATOR.
5. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4492.17.

Provide Groundwater Monitoring Station with protection from damage. Location shall be in the City Right of Way or easily accessible from the City Right of Way. Provide a detail for the monitoring station.

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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SLC, Utah 84119 – 801-949-6296

RODERICK CATALYST–BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DRAINAGE PLAN

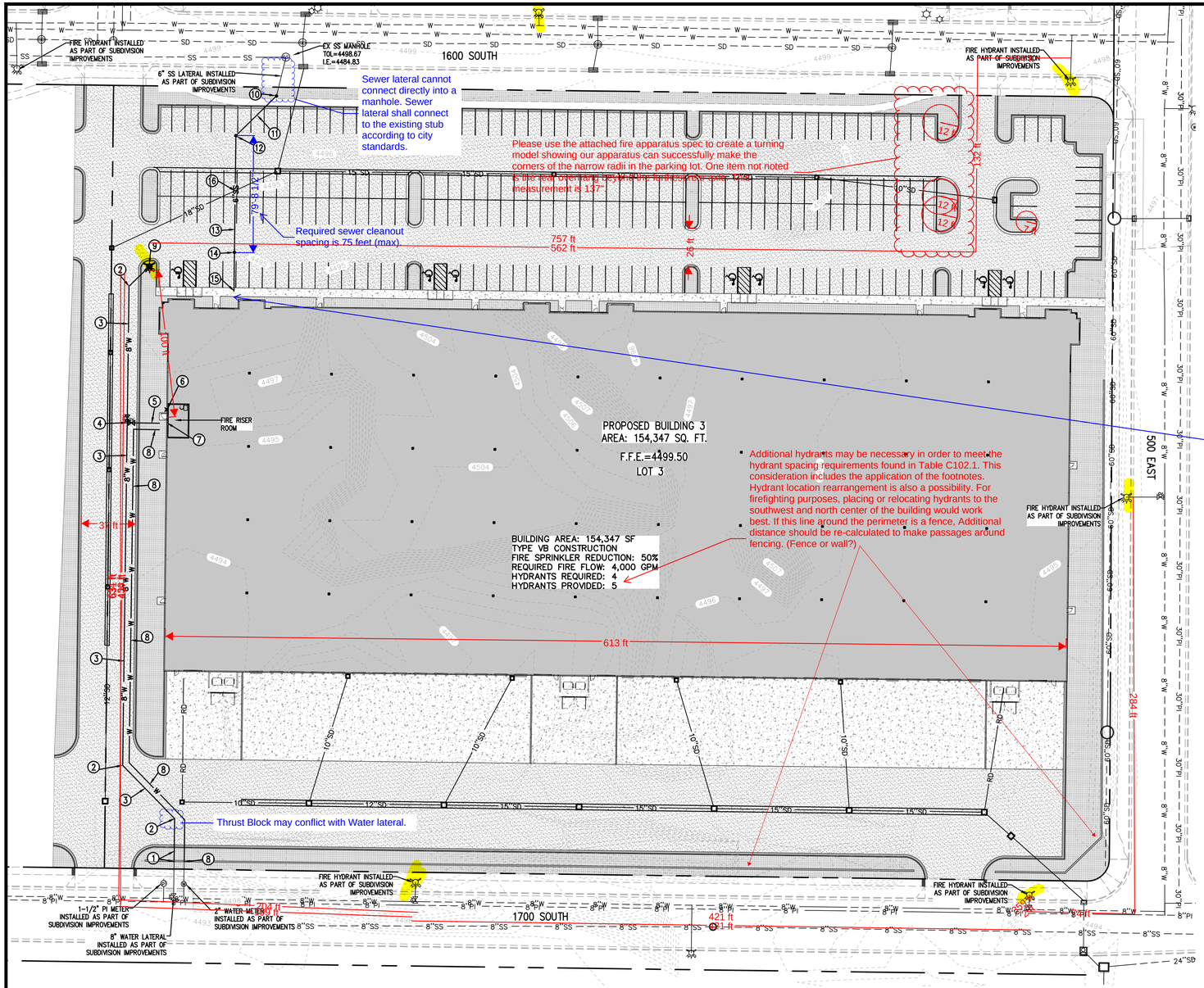
PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
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SHEET NO.
C2.1

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'



SHEET NOTES:

1. CONNECT TO STUBBED 8" FIRE LINE AND INSTALL 8" PVC C-900 FIRE LINE.
2. INSTALL 8" 45° BEND W/THRUST BLOCKS.
3. INSTALL 8" PVC C-900 FIRE LINE.
4. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
5. INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
6. INSTALL WALL MOUNTED FDC.
7. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
8. CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BENDS. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
9. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
10. CONNECT TO STUBBED 6" SEWER LINE AT I.E.=4486.34 AND INSTALL 6" CLEANOUT WYE AND 6" 45° BEND, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
11. INSTALL 39'± OF 6" PVC SEWER PIPE, S=2.0%
12. INSTALL 6" CLEANOUT WYE AND 6" 45° BEND, I.E.=4487.12 TOL=MATCH TOP OF ASPHALT.
13. INSTALL 80'± OF 6" PVC SEWER PIPE, S=2.0%
14. INSTALL 6" CLEANOUT WYE, I.E.=4488.72 TOL=MATCH TOP OF ASPHALT.
15. INSTALL 26'± OF 6" PVC SEWER PIPE, S=2.0% END 5' FROM BUILDING, I.E.=4489.24 AND SEE MECHANICAL PLANS FOR CONTINUATION.
16. I.E.(18"SD)=4492.56
    TOP(6"SS)=4488.37

Sewer cleanout is required within 5' of the building foundation. Show here or specify that it is shown in the mechanical drawings.

SEE COVER SHEET FOR PROJECT LEGEND

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

Sewer note:
All lateral connections shall be insert-a-tee or WYE at ten o'clock positioning to the center of the main line

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

RODERICK CATALYST–BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

UTILITY PLAN

SCOTT D. THORSEN
No. 354291
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

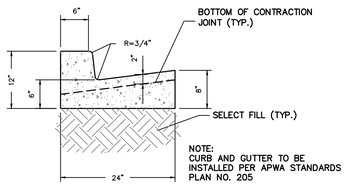
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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
- [x] BUILDING
- [x] MECHANICAL
- [x] ELECTRICAL
- [x] ACCESSIBILITY
- [x] STRUCTURAL
- [x] PLUMBING
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- [ ] FIRE

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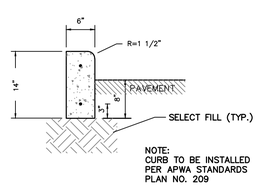
SHEET NO.
C3.0

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'



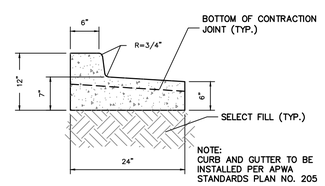
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



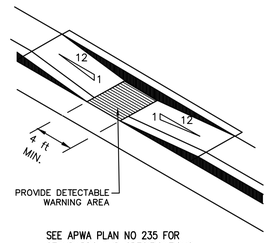
NOTE:
CURB TO BE INSTALLED PER APWA STANDARDS PLAN NO. 209

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



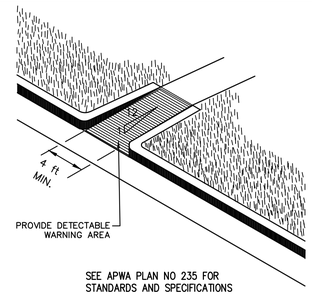
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



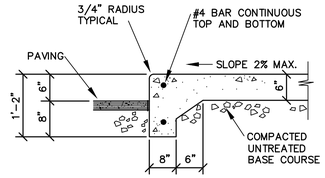
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 | ADA RAMP
N.T.S.



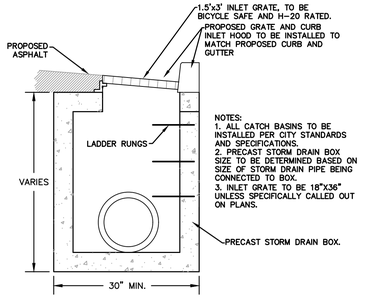
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

5 | ADA RAMP
N.T.S.



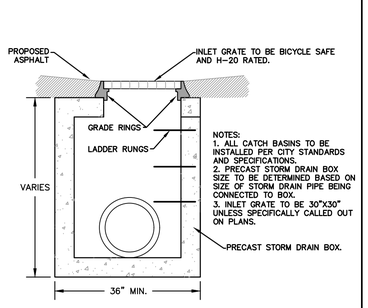
NOTE:
ALL INSTALLATION OF SIDEWALK, INCLUDING EXPANSION AND CONTRACTION JOINTS, TO BE DONE PER APWA PLAN NO. 231.

6 | OPEN FACE SIDEWALK
N.T.S.



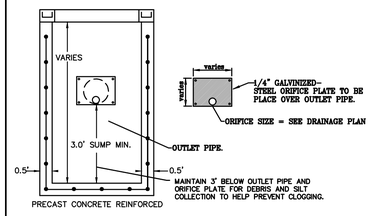
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

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

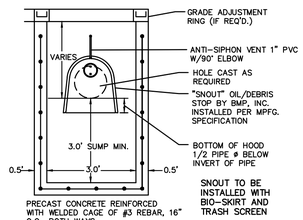


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

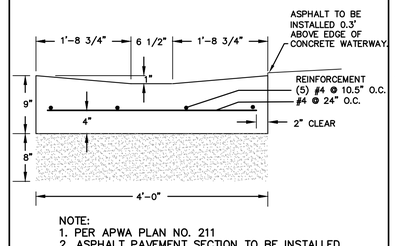
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



9 | ORIFICE PLATE
N.T.S.

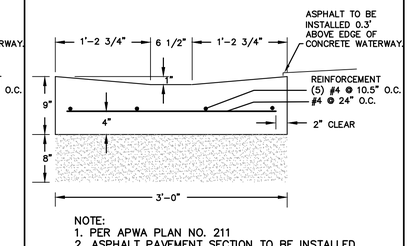


10 | SNOUT OIL & DEBRIS STOP
N.T.S.



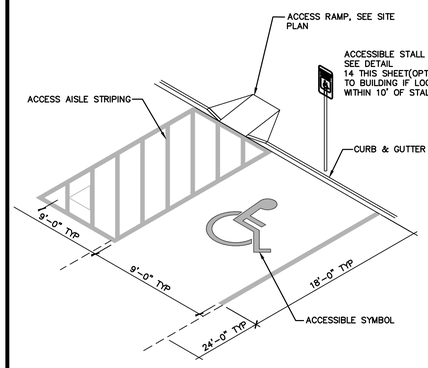
NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

11 | 4'-0" ROLL GUTTER
N.T.S.

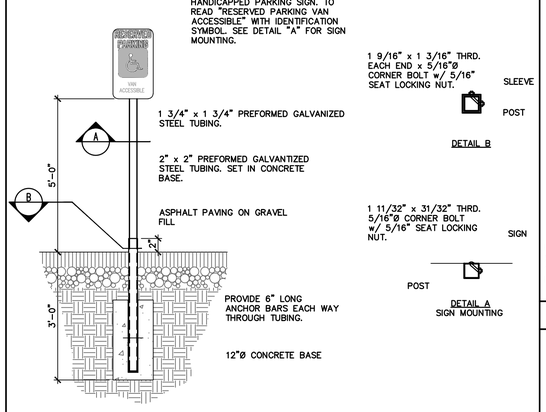


NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

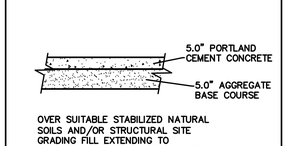
12 | 3'-0" ROLL GUTTER
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.



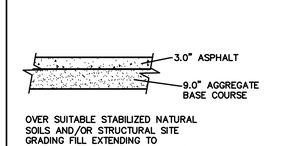
14 | HANDICAPPED PARKING SIGN
N.T.S.



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

PAVEMENT SECTIONS ARE PER THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

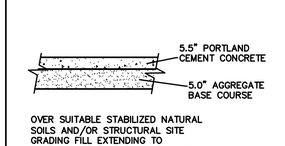
15 | CONCRETE SECTION (PARKING AREA)
N.T.S.



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

PAVEMENT SECTIONS BEEN INCREASED FROM WHAT IS SHOWN ON THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

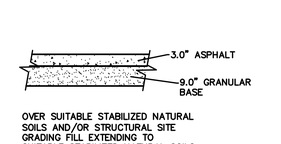
16 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



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

PAVEMENT SECTIONS ARE PER THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

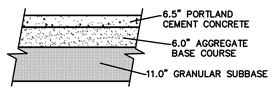
17 | CONCRETE SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



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

PAVEMENT SECTIONS ARE PER THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

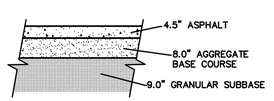
18 | ASPHALT PAVEMENT SECTION (ROADWAY AREAS)
N.T.S.



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

PAVEMENT SECTIONS BEEN INCREASED FROM WHAT IS SHOWN ON THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

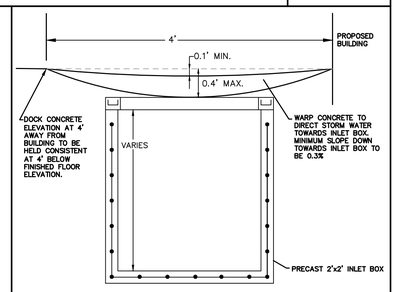
19 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



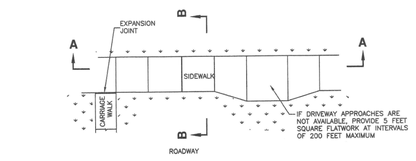
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE JULY 22ND, 2019 GEOTECHNICAL STUDY BY GSH (JOB NO. 1111-019-19). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

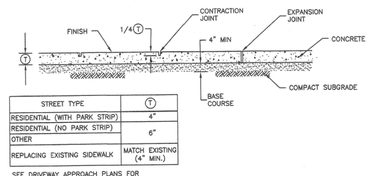
20 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



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



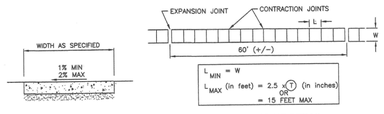
PLAN



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

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



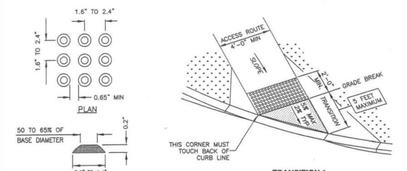
SECTION B-B

SIDEWALK JOINT DETAIL

ADWA Utah Chapter

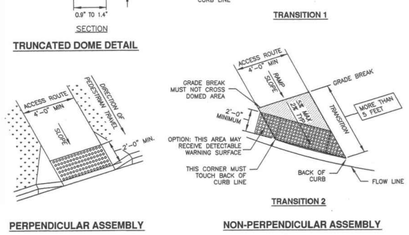
Sidewalk

Plan 231 March 2009



TRUNCATED DOME DETAIL

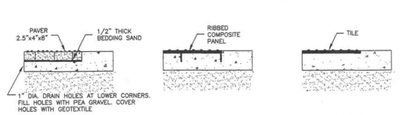
TRANSITION 1



TRANSITION 2

PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY



STYLE P | STYLE R | STYLE T

ADWA Utah Chapter

Detectable warning surface

Plan 238 July 2011

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

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

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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

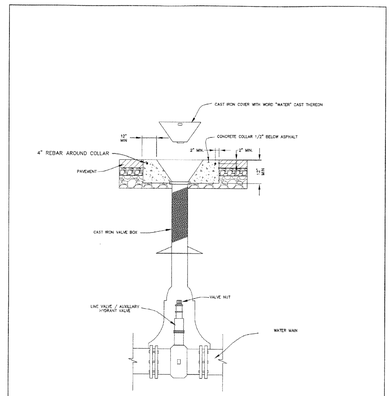
RODERICK CATALYST-BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

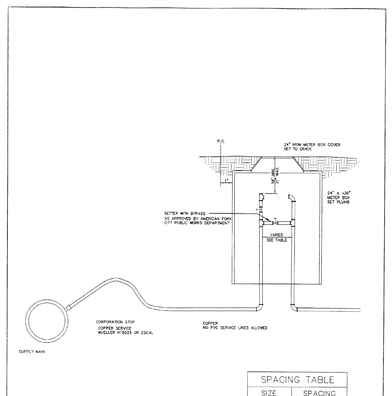
SHEET NO. C4.0

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE:



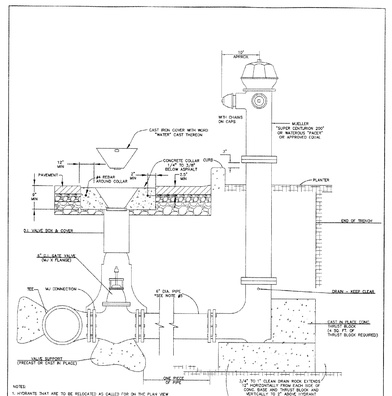
VALVE BOX DETAIL

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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

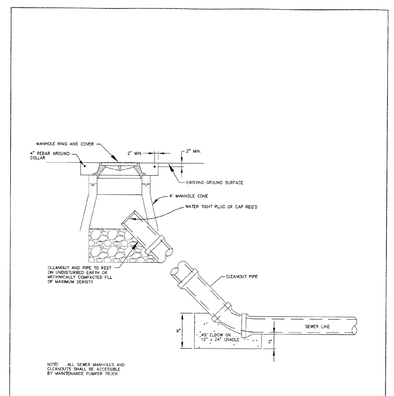
DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL PIPE FITTINGS SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE EXISTING PIPE SHALL BE REMOVED AND REPLACED USING CITY APPROVAL BY THE AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT.
4. ALL HYDRANTS SHALL HAVE BLUE REFLECTIVE MARKERS INSTALLED IN THE ROAD.
5. 6" DIA PIPE LENGTH EXCEEDS 5 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

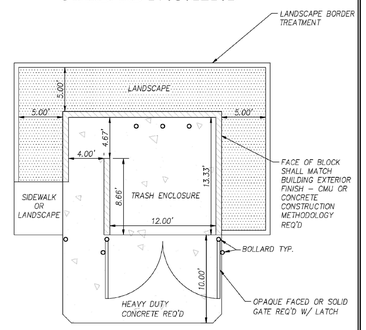
DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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

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

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B

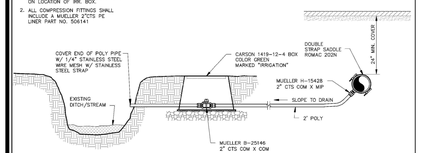


NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE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

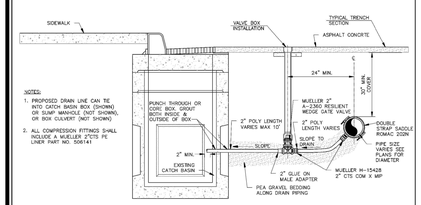
S:\LD-PROJECTS_AF-CITY-STANDARDS\DUMPSTER.DWG
LAST NOV 18, 2010

AMERICAN FORK – 1853 –

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



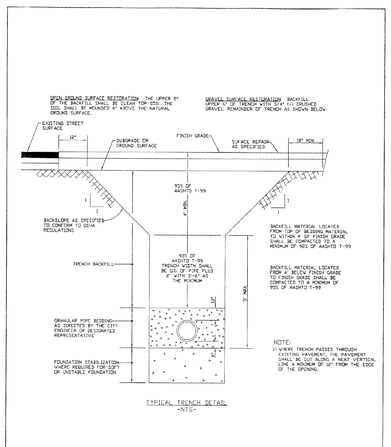
2" DRAIN TO DAYLIGHT



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

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

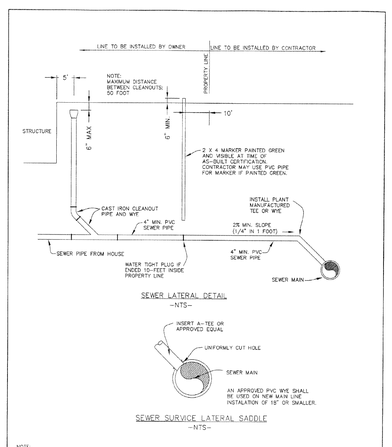
DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010	ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100			
DATE:				
SCALE:				



TYPICAL TRENCH DETAIL
-NTS-

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

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

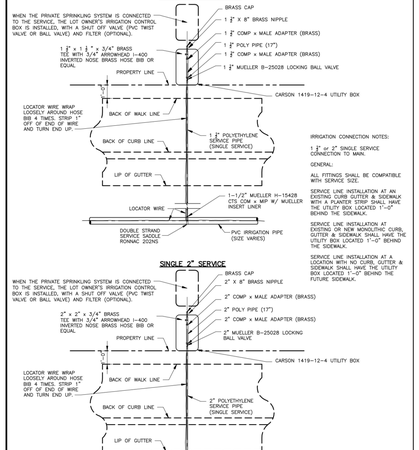


SEWER LATERAL DETAIL
-NTS-

SEWER SURVICE LATERAL SADDLE
-NTS-

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

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



IRRIGATION CONNECTION NOTES:

1" OR 2" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

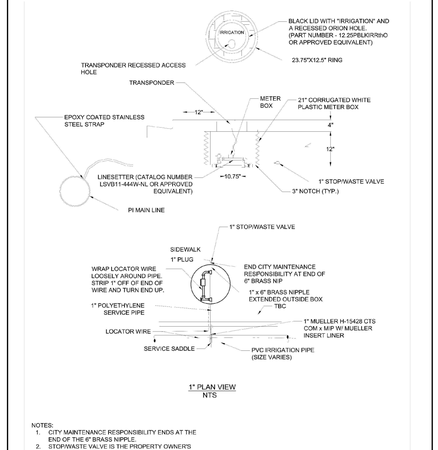
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE

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

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

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

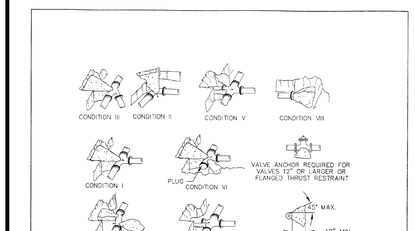
DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010	ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100			
DATE:				
SCALE:				



1" PI PLAN VIEW
NTS

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

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

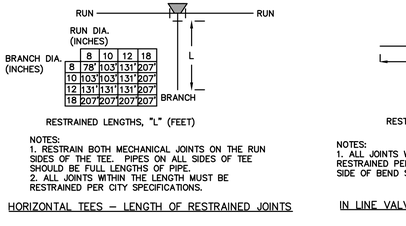


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.6	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

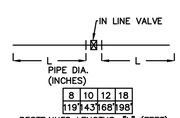
DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



RESTRAINED LENGTHS, "L" (FEET)

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

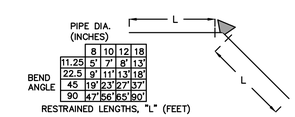
HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



RESTRAINED LENGTHS, "L" (FEET)

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

IN LINE VALVE – LENGTH OF RESTRAINED JOINTS

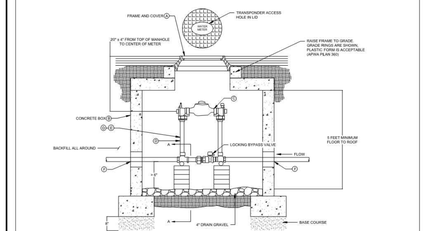


RESTRAINED LENGTHS, "L" (FEET)

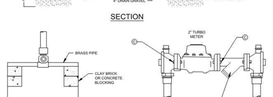
NOTES:
1. ALL JOINTS WITHIN THE LENGTH MUST BE RESTRAINED PER CITY SPECIFICATIONS. PIPES ON EITHER SIDE OF BEND SHOULD BE FULL LENGTHS OF PIPE.

HORIZONTAL BENDS – LENGTH OF RESTRAINED JOINTS

RESTRAINED JOINT LENGTHS
N.T.S.



SECTION



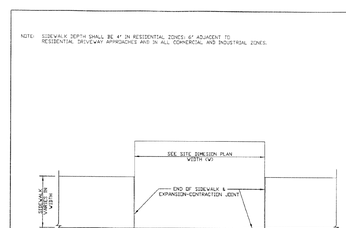
SECTION A-A

ALTERNATE

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

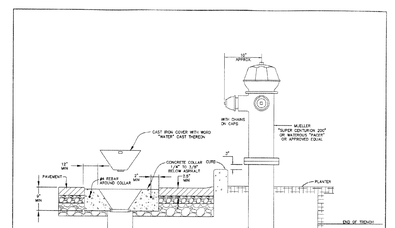
LEGEND			
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM METER WITH LOCKING BYPASS	
E		2" CUSTOM METER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH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

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



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL PIPE FITTINGS SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE EXISTING PIPE SHALL BE REMOVED AND REPLACED USING CITY APPROVAL BY THE AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT.
4. ALL HYDRANTS SHALL HAVE BLUE REFLECTIVE MARKERS INSTALLED IN THE ROAD.
5. 6" DIA PIPE LENGTH EXCEEDS 5 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

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

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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
- [x] BUILDING
- [x] STRUCTURAL
- [x] MECHANICAL
- [x] PLUMBING
- [x] ELECTRICAL
- [x] ENERGY
- [x] ACCESSIBILITY
- [ ] FIRE

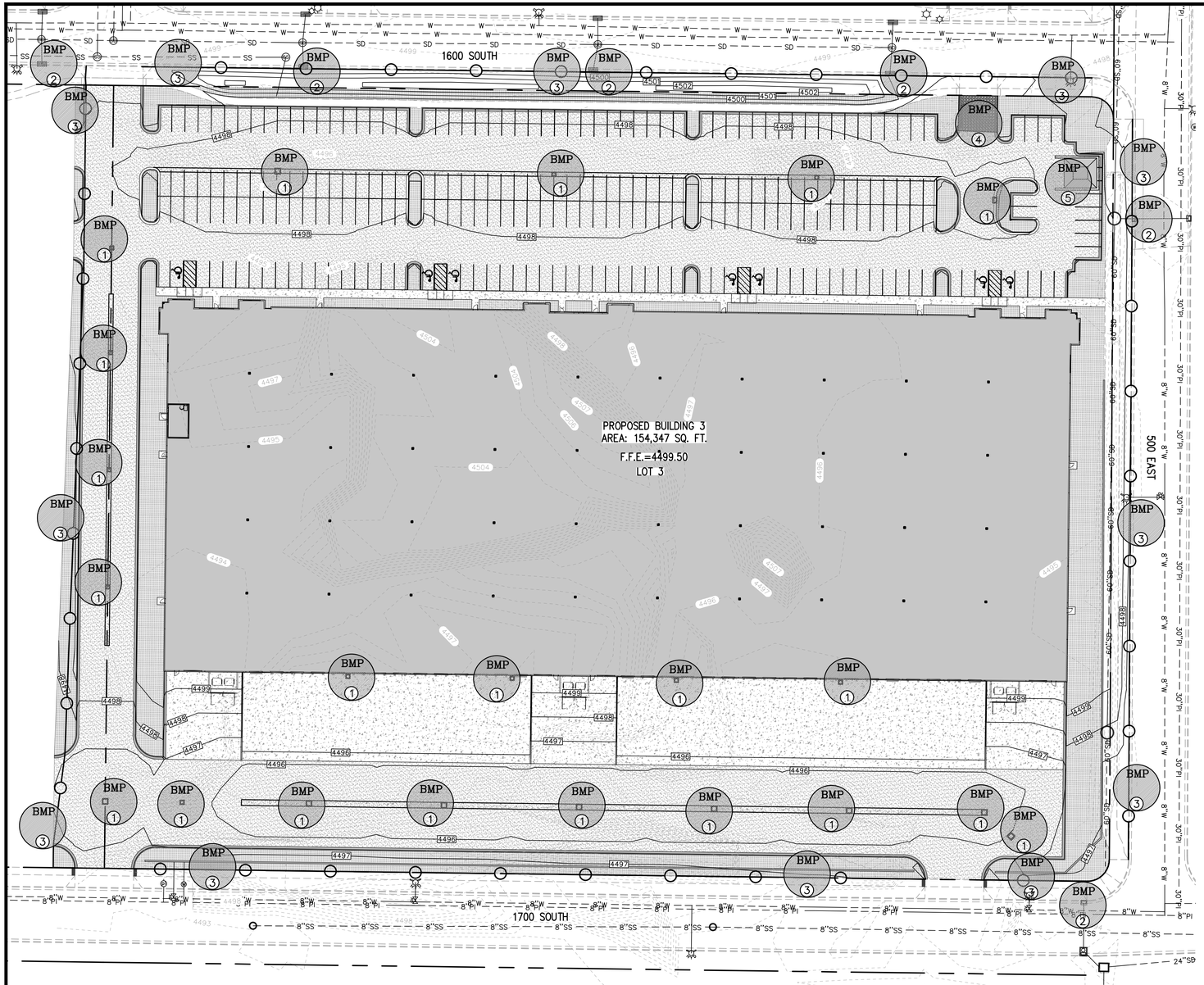
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

CALL BEFORE YOU DIG! 811 IT'S THE LAW! BLUE STAKES 1-800-662-4111

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO. C5.0

PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE:



BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA — BMP (X)

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FILUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES CERTIFIED BELOW:
- ☑ BUILDING
- ☑ MECHANICAL
- ☑ ELECTRICAL
- ☑ ACCESSIBILITY
- ☑ STRUCTURAL
- ☑ PLUMBING
- ☑ ENERGY
- ☐ FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY _____ DATE 05/24/21
WEST COAST CODE CONSULTANTS, INC.

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3

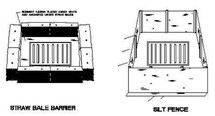
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.	
C6.0	
PROJECT ID	DATE:
R1014-02	03/18/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

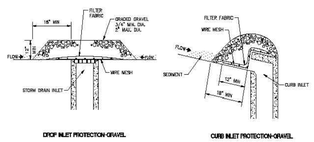
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

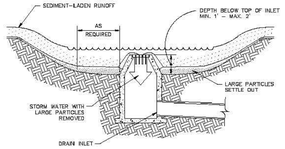
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



Description:
An area excavated around a storm drain inlet to impound water below the inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage.

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

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate.
- Repair side slopes as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

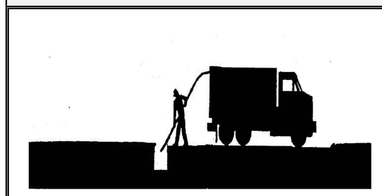
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ▪ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Program Elements
- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

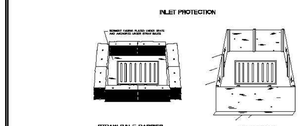
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

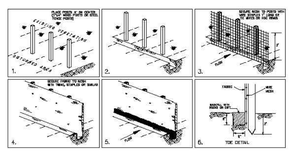
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
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■ High ☒ Medium ☐ Low

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: _____ DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

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

SHEET NO. C6.1
PROJECT ID: R1014–02 DATE: 03/18/21
FILE NAME: PRJ–RC3 SCALE:

C6.1

RODERICK CATALYST-BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH
AMERICAN FORK, UTAH 84003

MAY 7, 2021
REVISED JULY 2, 2021
REVISED JULY 16, 2021
REVISED JULY 20, 2021

LEGEND

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



VICINITY MAP
NOT TO SCALE

Proposed Lot 3 - Roderick Catalyst Phase 2

A parcel of land being part of Parcel 'A' as shown on the Roderick Catalyst Phase 1 Subdivision Plat recorded October 3, 2019 as Entry No. 10033:2019 Map Filing #16737 in the Office of the Utah County Recorder. Said parcel of land is located in the **Northwest Quarter of Section 36, Township 5 South, Range 1 West, Salt Lake Base and Meridian and described as follows:**

Beginning at a point which is 1058.39 feet S. 89°30'39" E. along north line of said Section 36 and South 880.53 feet from the Northwest Corner of said Section 36; thence S.89°19'23"E. 667.05 feet to a point of curvature to the right, thence southeasterly 23.47 feet along the arc of a 15.00 feet radius curve, having a central angle of 89°38'39" (chord bears S.44°30'03"E. 21.15 feet) ; thence S.00°19'16"W. 505.17 feet to a point of curvature to the right, thence southwesterly 23.67 feet along the arc of a 15.00 feet radius curve, having a central angle of 90°26'06" (chord bears S.45°32'19"W. 21.29 feet); thence N.89°14'38"W. 670.16 feet; thence N.00°40'37"E. 534.24 feet to the **Point of Beginning**.

The above described parcel of land contains 365,437 square feet or 8.389 acres, more or less.

PROJECT CONSTRUCTION NOTES:

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

PROJECT CONTACT INFORMATION:

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

SHEET INDEX

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

General Notes:

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

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

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

FEMA NOTE:
THIS PROJECT LIES IN A FEMA DESIGNATED FLOOD ZONE AE WHICH IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.
PER PANEL NO. 4955170120 B. EFFECTIVE DATE: JULY 17, 2002.
A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED.

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

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

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

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

LOT 3 AREAS:

	SQ. FT. / ACRES
LOT 3	365,437 SQ. FT. / 8.39 ACRES
BUILDING FOOTPRINT	154,347 SQ. FT. / 3.54 ACRES
ASPHALT	112,165 SQ. FT. / 2.57 ACRES
LANDSCAPING	34,839 SQ. FT. / 0.80 ACRES
CONCRETE	64,087 SQ. FT. / 1.47 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

OFFSITE IMPROVEMENTS:

	SQ. FT. / ACRES
OFFSITE IMPROVEMENT TOTAL	16,100 SQ. FT. / 0.37 ACRES
ASPHALT	11,356 SQ. FT. / 0.26 ACRES
LANDSCAPING	3,831 SQ. FT. / 0.09 ACRES
CONCRETE	913 SQ. FT. / 0.02 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

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

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/20/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

COVER SHEET

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE:

C:\

GENERAL NOTES

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

⚠1 UTILITIES

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

COMPANY		CONTACT	PHONE
QWEST	– TELEPHONE	Darren Keller	(801) 356 6975
PACIFIC CORP	– POWER	Dennis Patten	(801) 756 1344
COMCAST	– CABLE	Sheryl Pearson	(801) 401 3023
QUESTAR GAS	– GAS	Steve Adams	(801) 324 3383
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 404 6129
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 404 6361
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 404 6129

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

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

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/20/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

GENERAL NOTES

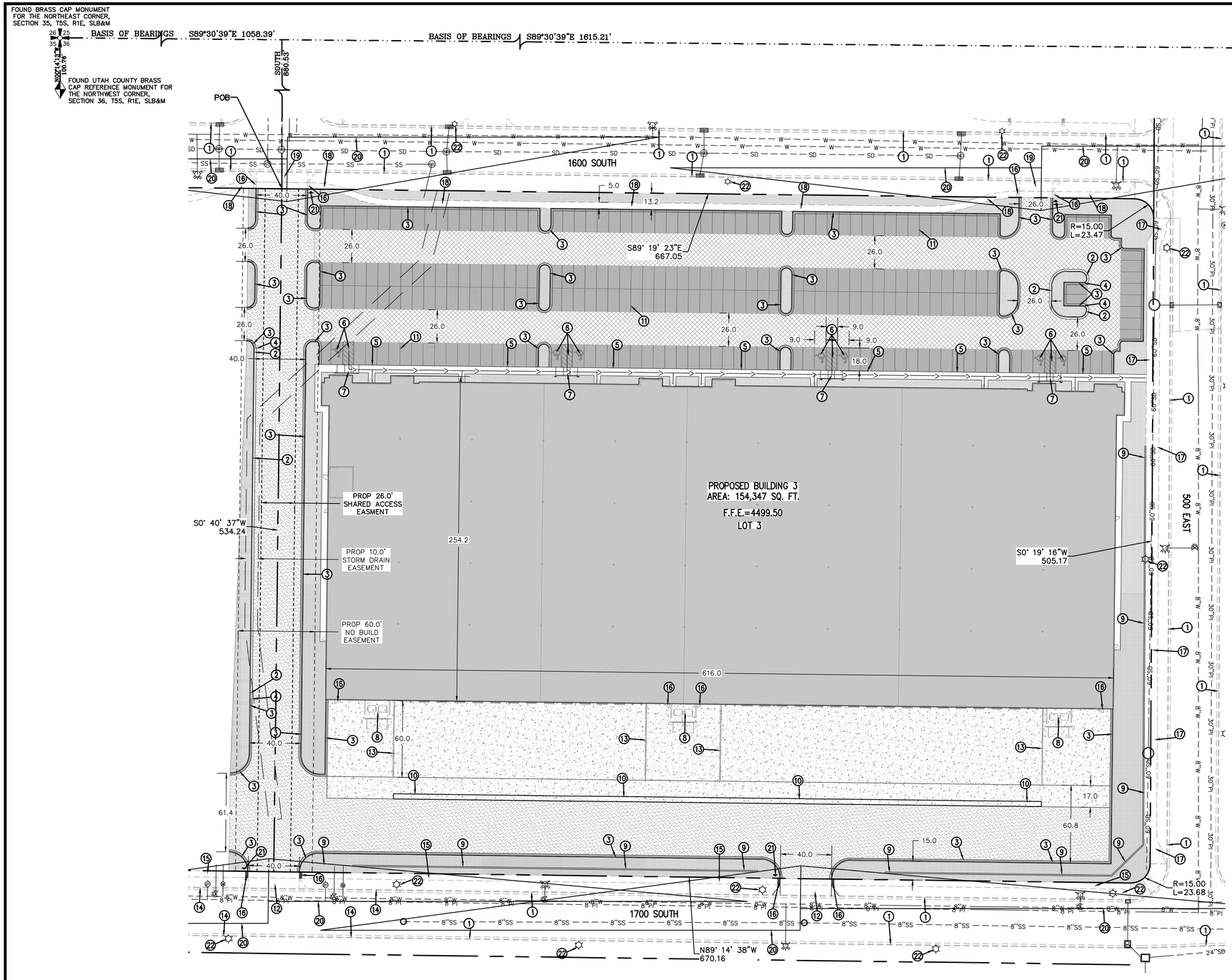
PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH
LICENSED

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
GN

PROJECT ID	DATE:
R1014–02	05/07/21
FILE NAME: PRJ–RC3	SCALE:

C:\



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- ADA ROUTE
- PROPOSED CONCRETE SECTION (TRUCK DRIVE LANE 19/C4.0)
- PROPOSED ASPHALT SECTION (TRUCK DRIVE LANE 20/C4.0)
- PROPOSED ASPHALT SECTION (PRIMARY ROADWAY 18/C4.0)
- PROPOSED ASPHALT SECTION (PARKING AREA 16/C4.0)

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

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV PAN CURB & GUTTER.
5. PROPOSED OPEN FACE SIDEWALK. SEE DETAIL 6/C4.0.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13/C4.0 AND 14/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET C5.0 FOR DETAILS.
9. PROPOSED 6' PRECAST FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 11/C4.0.
11. ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) PER M.U.T.C.D. STANDARDS.
12. DRIVE APPROACH INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS TO BE REMOVED.
13. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
14. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
15. PROPOSED 5' SIDEWALK INSTALLED AS PART OF SUBIDIVISION IMPROVEMENTS.
16. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
17. PROPOSED 10' CONCRETE TRAIL PER APWA STD. 231. SEE DETAIL SHEET C4.0.
18. PROPOSED 5' SIDEWALK PER APWA STD. 231. SEE DETAIL SHEET C4.0.
19. PROPOSED FLARED DRIVE APPROACH PER AMERICAN FORK STANDARD 15.9. SEE DETAIL SHEET C5.0.
20. SIGHT TRIANGLE.
21. INSTALL STOP SIGN PER MUTCD STANDARD R1-1.



22. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.

LOT 3 AREAS:

	SQ. FT. / ACRES
LOT 3	365,437 SQ. FT. / 8.39 ACRES
BUILDING FOOTPRINT	154,347 SQ. FT. / 3.54 ACRES
ASPHALT	112,165 SQ. FT. / 2.57 ACRES
LANDSCAPING	34,839 SQ. FT. / 0.80 ACRES
CONCRETE	64,087 SQ. FT. / 1.47 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

OFFSITE IMPROVEMENTS:

	SQ. FT. / ACRES
OFFSITE IMPROVEMENT TOTAL	16,100 SQ. FT. / 0.37 ACRES
ASPHALT	11,356 SQ. FT. / 0.26 ACRES
LANDSCAPING	3,831 SQ. FT. / 0.09 ACRES
CONCRETE	913 SQ. FT. / 0.02 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	30,700 SQ. FT.	122.80 (4/1000)
WAREHOUSE	124,001 SQ. FT.	124.00 (1/1000)
TOTAL REQUIRED:		247 (246.80)
TOTAL PROVIDED:		247
ACCESSIBLE SPACES		7 (7 REQ'D 201 TO 300)

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

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH AMERICAN FORK CITY STANDARDS. SEE AMERICAN FORK STANDARD DRAWINGS.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/30/21

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

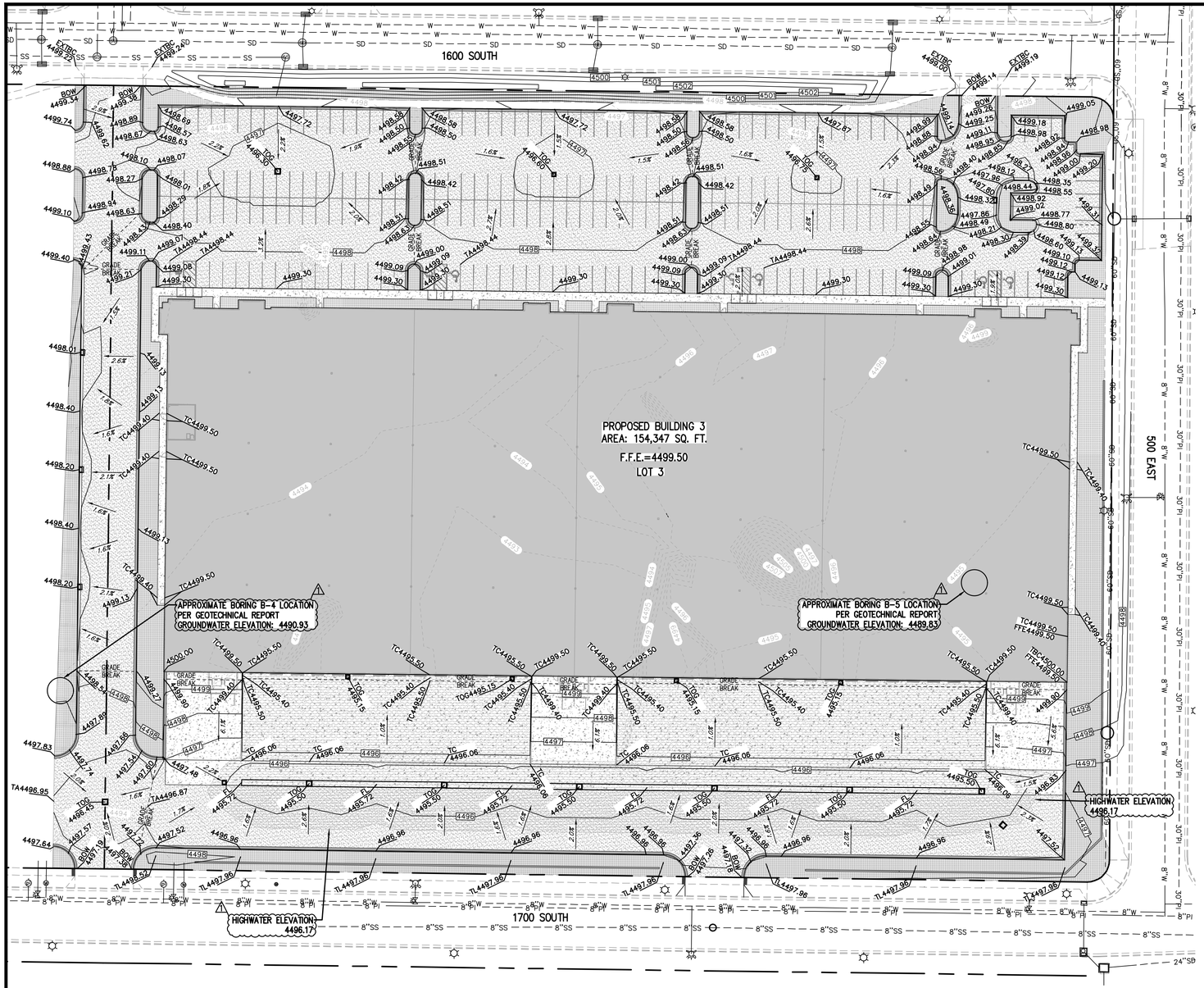
SITE PLAN

SCOTT D. THORSEN No. 354291 PROFESSIONAL ENGINEER LICENSED STATE OF UTAH

CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'



1 GRADING NOTE:
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1600 SOUTH=4498.50
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 500 EAST=4496.38
AVERAGE EDGE OF ASPHALT ELEVATION IN ADJACENT 1700 SOUTH=4496.73

BOTTOM OF FOOTING ELEVATION=4493.10

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

N

0 40 80 120
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/30/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

BUILDING #3

RODERICK CATALYST-BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

GRADING PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH
LICENSED

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C2.0

PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'

Structure – (668)
INSTALL 3'x3' SD INLET BOX
W/ 2'x2' GRATE
TOG=4496.30
SUMP EL=4486.26
INV IN ELEV (SW)= 4492.51
INV IN ELEV (E)= 4492.51
INV OUT ELEV (N)= 4492.51

EX SD INLET
TOG=4498.35
I.E.=4491.74

EX SD INLET
TOG=4498.27
I.E.=4492.17

1600 SOUTH

Structure – (684)
INSTALL 2'x2' SD INLET BOX
TOG=4496.60
SUMP EL=4493.60
INV IN ELEV (E)= 4493.60
INV OUT ELEV (W)= 4493.60

EX SD INLET
TOG=4498.30
I.E.=4495.70

Structure – (685)
INSTALL 2'x2' SD INLET BOX
TOG=4496.75
SUMP EL=4494.50
INV IN ELEV (E)= 4494.50
INV OUT ELEV (W)= 4494.50

EX SD INLET
TOG=4498.30
I.E.=4494.00

Pipe – (522)
INSTALL 24" RCP STORM DRAIN
L=72.7'± S=0.47%

Pipe – (539)
INSTALL 12" ADS STORM DRAIN
L=179.3'± S=0.50%

Structure – (686)
INSTALL 2'x3' SD
CURB INLET BOX
TOG=4497.30
SUMP EL=4495.10
INV OUT ELEV (W)= 4495.10

Pipe – (538)
INSTALL 15" ADS STORM DRAIN
L=188.3'± S=0.58%

Pipe – (524)
INSTALL 18" ADS STORM DRAIN
L=182.3'± S=0.16%

Pipe – (540)
INSTALL 10" ADS STORM DRAIN
L=123.3'± S=0.49%

LOT 4

Structure – (670)
INSTALL 2'x2' SD INLET BOX
TOG=4497.51
SUMP EL=4492.80
INV IN ELEV (S)= 4492.80
INV OUT ELEV (NE)= 4492.80

Structure – (671)
INSTALL 2'x2' SD INLET BOX
TOG=4497.70
SUMP EL=4492.92
INV IN ELEV (S)= 4492.92
INV OUT ELEV (N)= 4492.92

Pipe – (525)
INSTALL 15" ADS STORM DRAIN
L=80.0'± S=0.15%

PROPOSED BUILDING 3
AREA: 154,347 SQ. FT.
F.F.E.=4499.50
LOT 3

500 EAST

PROP 10.0'
STORM DRAIN
EASEMENT

Pipe – (526)
INSTALL 15" ADS STORM DRAIN
L=80.0'± S=0.15%

Structure – (672)
INSTALL 2'x2' SD INLET BOX
TOG=4497.70
SUMP EL=4493.04
INV IN ELEV (S)= 4493.04
INV OUT ELEV (N)= 4493.04

CONNECT ROOF DRAIN DIRECTLY TO
2'x2' STORM DRAIN INLET BOX

INSTALL 8" ADS STORM DRAIN
L=71.5'± MIN S=1.00%
END 5' FROM BUILDING AND SEE
MECHANICAL PLANS FOR CONTINUATION

Structure – (681)
INSTALL 2'x2' SD INLET BOX
TOG=4495.15
SUMP EL=4493.00
INV IN ELEV (N)= 4493.00
INV OUT ELEV (SW)= 4493.00

Structure – (682)
INSTALL 2'x2' SD INLET BOX
TOG=4495.15
SUMP EL=4493.00
INV IN ELEV (N)= 4493.00
INV OUT ELEV (S)= 4493.00

Structure – (683)
INSTALL 2'x2' SD INLET BOX
TOG=4495.15
SUMP EL=4493.00
INV IN ELEV (N)= 4493.00
INV OUT ELEV (S)= 4493.00

Structure – (680)
INSTALL 2'x2' SD INLET BOX
TOG=4495.15
SUMP EL=4493.00
INV IN ELEV (N)= 4493.00
INV OUT ELEV (S)= 4493.00

Pipe – (527)
INSTALL 12" ADS STORM DRAIN
L=147.7'± S=0.20%

Structure – (679)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4486.10
INV IN ELEV (W)= 4489.22
INV IN ELEV (N)= 4489.22
INV OUT ELEV (SE)= 4489.22

Pipe – (534)
INSTALL 10" ADS STORM DRAIN
L=77.3'± S=3.94%

Pipe – (536)
INSTALL 10" ADS STORM DRAIN
L=77.8'± S=4.50%

Pipe – (537)
INSTALL 10" ADS STORM DRAIN
L=73.3'± S=4.97%

Pipe – (535)
INSTALL 10" ADS STORM DRAIN
L=86.0'± S=3.75%

Structure – (673)
INSTALL 3'x3' SD INLET BOX
TOG=4496.45
SUMP EL=4493.34
INV OUT ELEV (N)= 4493.34

Pipe – (529)
INSTALL 12" ADS STORM DRAIN
L=92.1'± S=0.20%

Pipe – (530)
INSTALL 15" ADS STORM DRAIN
L=92.1'± S=0.15%

Pipe – (531)
INSTALL 15" ADS STORM DRAIN
L=92.1'± S=0.15%

Pipe – (532)
INSTALL 15" ADS STORM DRAIN
L=92.1'± S=0.15%

Pipe – (533)
INSTALL 15" ADS STORM DRAIN
L=90.1'± S=0.15%

HIGHWATER ELEVATION
4496.17

Structure – (688)
INSTALL 2'x2' SD JUNCTION BOX
TOL=4496.04
SUMP EL=4490.13
INV IN ELEV (N)= 4490.13
INV OUT ELEV (E)= 4490.13

Pipe – (528) (1)
INSTALL 10" ADS STORM DRAIN
L=57.9'± S=0.30%

Structure – (689)
INSTALL 3'x3' SD INLET BOX
TOG=4496.17
SUMP EL=4489.18
INV IN ELEV (NW)= 4489.18
INV OUT ELEV (SE)= 4489.18

EMERGENCY OVERFLOW ELEVATION
4496.17

Structure – (675)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4489.77
INV IN ELEV (W)= 4489.77
INV IN ELEV (NE)= 4489.77
INV OUT ELEV (E)= 4489.77

1700 SOUTH

Structure – (678)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4489.36
INV IN ELEV (W)= 4489.36
INV IN ELEV (N)= 4489.36
INV OUT ELEV (E)= 4489.36

EX SD INLET
TOG=4495.50
I.E.=4489.07

Pipe – (553)
INSTALL 15" ADS STORM DRAIN
L=27.3'± S=0.15%

Pipe – (553) (1)
INSTALL 15" RCP STORM DRAIN
L=75.9'± S=0.15%

Structure – (674)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4489.96
INV IN ELEV (W)= 4489.96
INV IN ELEV (N)= 4489.96
INV OUT ELEV (E)= 4489.96

Structure – (676)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4489.63
INV IN ELEV (W)= 4489.63
INV OUT ELEV (E)= 4489.63

Structure – (677)
INSTALL 3'x3' SD INLET BOX
TOG=4495.50
SUMP EL=4489.50
INV IN ELEV (W)= 4489.50
INV IN ELEV (N)= 4489.50
INV OUT ELEV (E)= 4489.50

OVERLAND EMERGENCY
OVERFLOW ELEVATION
4497.18

SHEET NOTES:

1. SEE DETAIL 21/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 15" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4489.07.
3. INSTALL SNOUT OIL/WATER SEPARATOR AND 4.0" ORIFICE PLATE.
4. INSTALL SNOUT OIL/WATER SEPARATOR.
5. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4492.17.
6. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL 1 THIS SHEET.

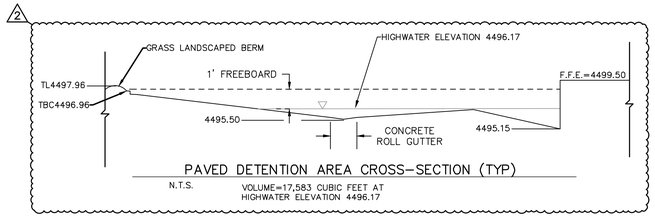
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SEE COVER SHEET FOR PROJECT LEGEND

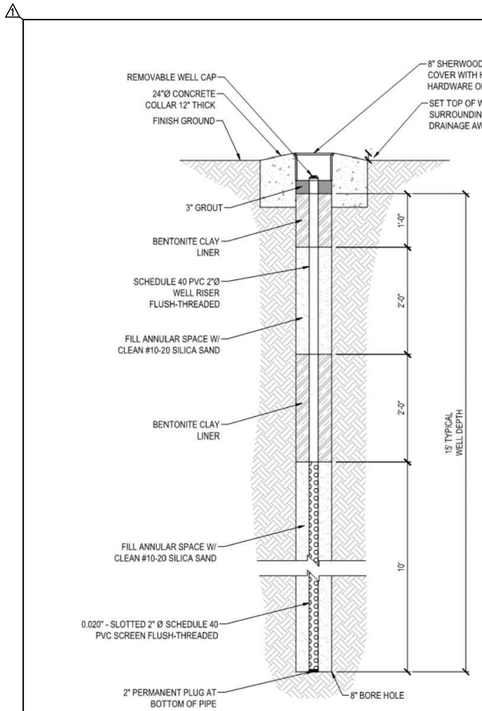
SHEET LEGEND

DETENTION AREA

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



PAVED DETENTION AREA CROSS-SECTION (TYP)
N.T.S.
VOLUME=17,583 CUBIC FEET AT
HIGHWATER ELEVATION 4496.17



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

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/30/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3

454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

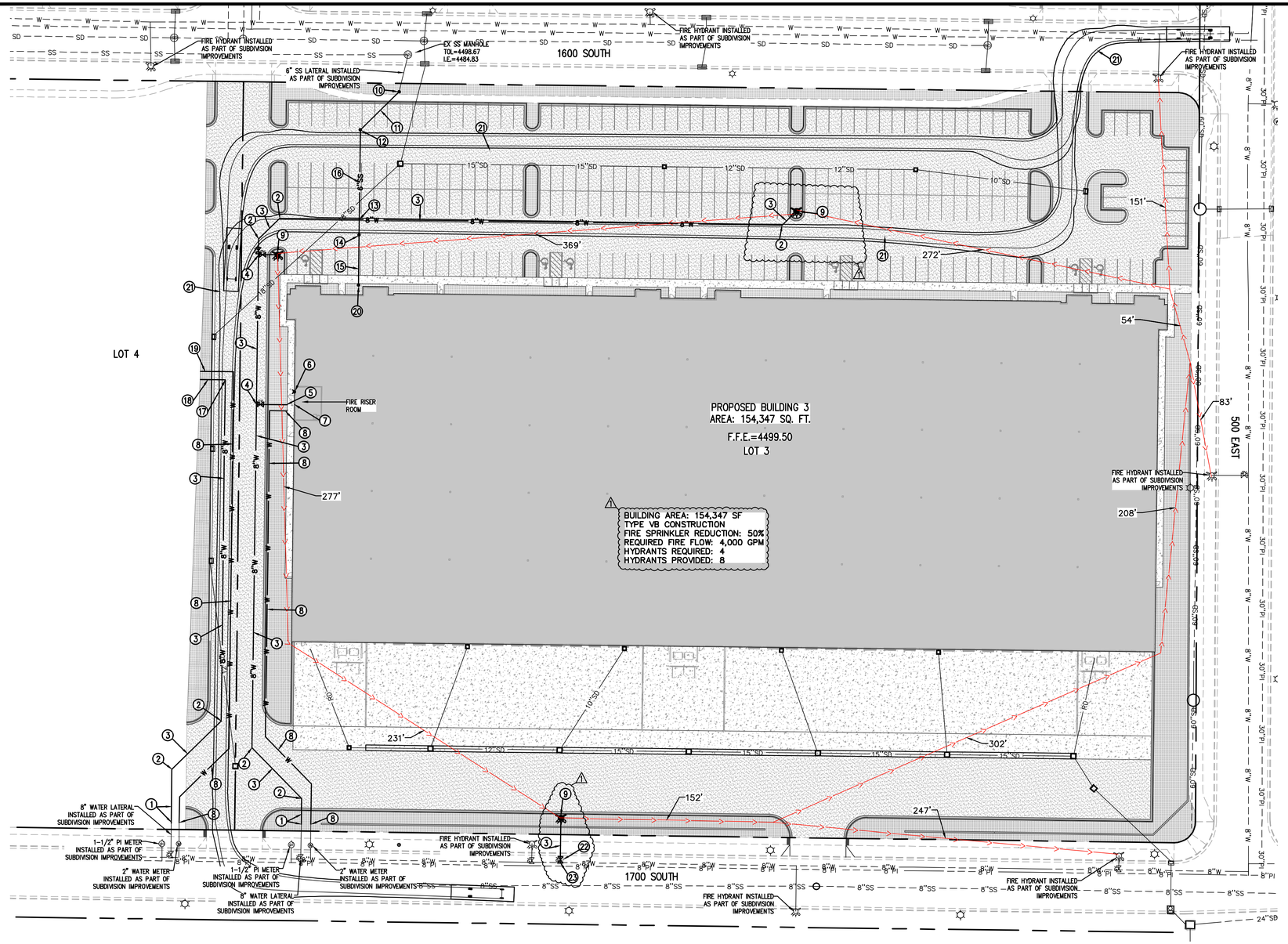
DRAINAGE PLAN

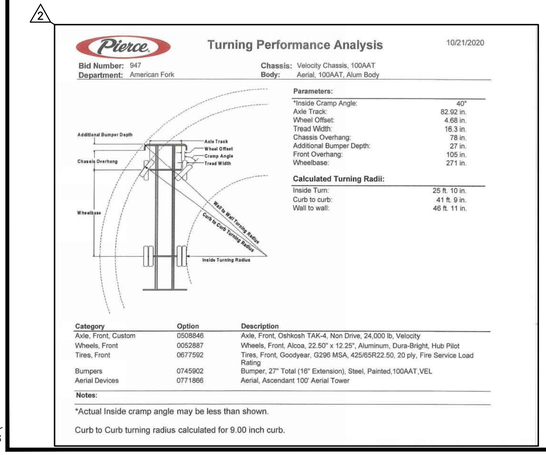
PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
LICENSED
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C2.1

PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'





Turning Performance Analysis — 10/21/2020

Bid Number: 947 — **Department:** American Fork — **Chassis:** Velocity Chassis, 100AAT — **Body:** Aerial, 100AAT, Alum Body

Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	27 in.
Front Overhang:	105 in.
Wheelbase:	271 in.

Calculated Turning Radii:

Inside Turn:	25 ft. 10 in.
Curb to curb:	41 ft. 9 in.
Wall to wall:	46 ft. 11 in.

Category	Option	Description
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0052887	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Bright, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0745902	Bumper, 27" Total (16" Extension), Steel, Painted,100AAT,VEL
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

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

1 **SHEET LEGEND**
FIRE HYDRANT SPACING

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

N

0 40 80 120
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

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

SHEET NOTES:

2 ① CONNECT TO STUBBED 8" FIRE LINE AND INSTALL 8" PVC C-900 FIRE LINE.
2 ② INSTALL 8" 45° BEND W/THRUST BLOCKS PER AMERICAN FORK CITY STANDARDS.
③ INSTALL 8" PVC C-900 FIRE LINE.
2 ④ INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES PER AMERICAN FORK CITY STANDARDS.
⑤ INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
⑥ INSTALL WALL MOUNTED FDC.
⑦ INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
⑧ CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BENDS. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
⑨ INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
⑩ CONNECT TO STUBBED 6" SEWER LINE AT I.E.=4486.34 AND INSTALL 6" CLEANOUT WYE AND 6" 45° BEND, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
⑪ INSTALL 39'± OF 6" PVC SEWER PIPE, S=2.0%.
⑫ INSTALL 6" CLEANOUT WYE AND 6" 45° BEND, I.E.=4487.12 TOL=MATCH TOP OF ASPHALT.
1 ⑬ INSTALL 75'± OF 6" PVC SEWER PIPE, S=2.0%.
⑭ INSTALL 6" CLEANOUT WYE, I.E.=4488.62 TOL=MATCH TOP OF ASPHALT.
⑮ INSTALL 36'± OF 6" PVC SEWER PIPE, S=2.0%.
⑯ I.E.(18"SD)=4492.56
TOP(6"SS)=4488.37
⑰ INSTALL 8" 90° BEND W/THRUST BLOCKS.
⑱ INSTALL 8" PVC C-900 FIRE LINE. END 5' BEHIND CURB, CAP AND MARK FOR FUTURE CONNECTION.
⑲ INSTALL 2" POLY PIPE W/BENDS. END 5' BEHIND CURB, CAP AND MARK FOR FUTURE CONNECTION.
1 ⑳ INSTALL 6" CLEANOUT WYE, I.E.=4489.34 TOL=MATCH TOP OF LANDSCAPE.
2 ㉑ FIRE TRUCK TURNING RADII PER TOWER 51 TURNING SPEC. SEE DETAIL THIS SHEET.
1 ㉒ SAWCUT EXISTING ASPHALT TO INSTALL LATERAL, WORK TO BE DONE PER AMERICAN FORK STANDARD 15.22.
㉓ HOT TAP PROPOSED 8" PVC C-900 FIRE LINE TO EXISTING 8" WATER MAIN W/ GATE VALVE AND THRUST BLOCKS. ALL WORK TO BE DONE PER AMERICAN FORK STANDARDS.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	07/02/21
2	COMMENTS	TLH	07/16/21
3	COMMENTS	TLH	07/30/21

DESIGNER: SDT — PROJECT ENGINEER: SDT

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

BUILDING #3
RODERICK CATALYST-BUSINESS PARK BUILDING
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

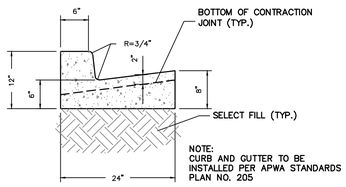
UTILITY PLAN

PROFESSIONAL ENGINEER — SCOTT D. THORSEM — No. 354291 — STATE OF UTAH

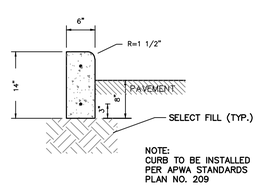
CALL BEFORE YOU DIG — BLUE STAKES 1 800 662 4111

SHEET NO. C3.0

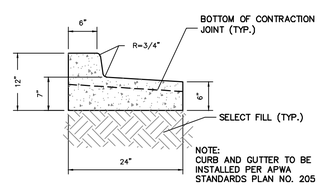
PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'



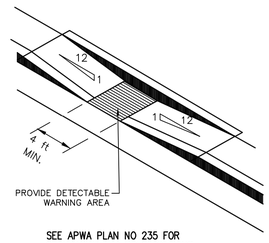
1 | 24" CURB & GUTTER
N.T.S.



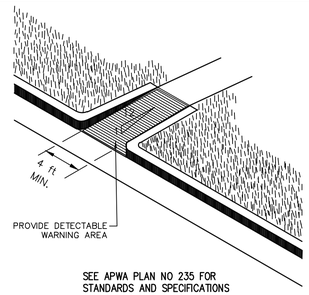
2 | 6" CURB WALL
N.T.S.



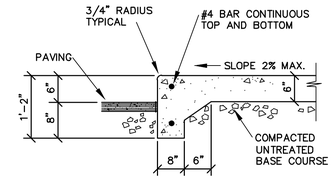
3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



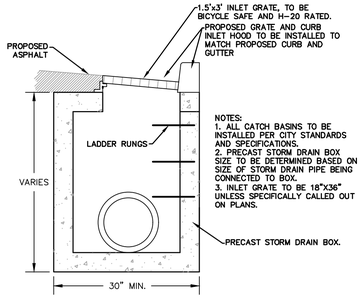
4 | ADA RAMP
N.T.S.



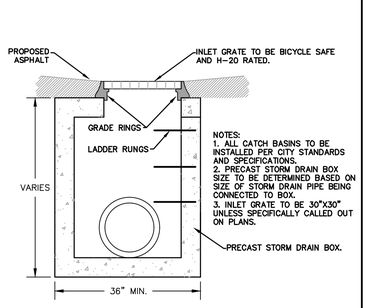
5 | ADA RAMP
N.T.S.



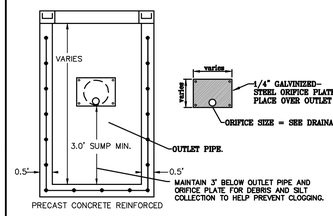
6 | OPEN FACE SIDEWALK
N.T.S.



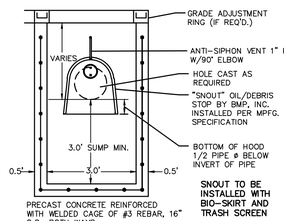
7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



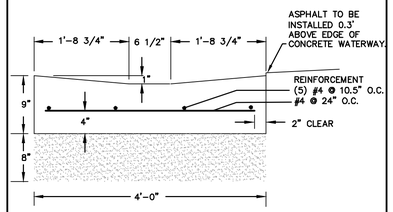
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



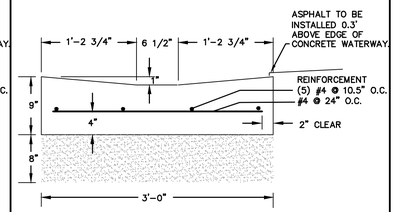
9 | ORIFICE PLATE
N.T.S.



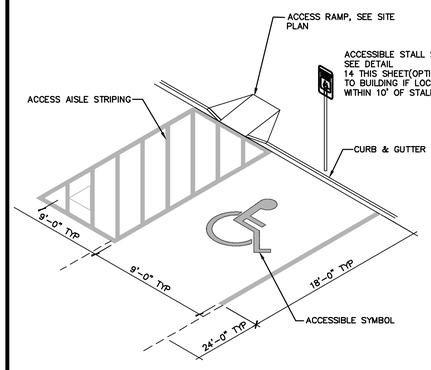
10 | SNOUT OIL & DEBRIS STOP
N.T.S.



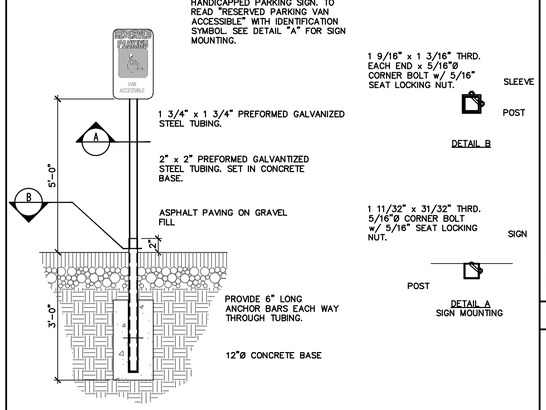
11 | 4'-0" ROLL GUTTER
N.T.S.



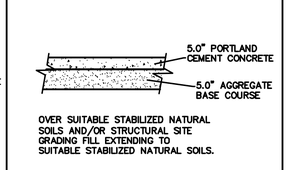
12 | 3'-0" ROLL GUTTER
N.T.S.



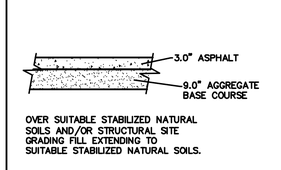
13 | ACCESSIBLE PARKING STALL
N.T.S.



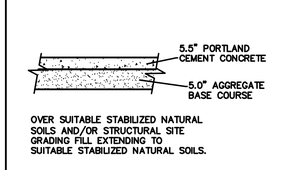
14 | HANDICAPPED PARKING SIGN
N.T.S.



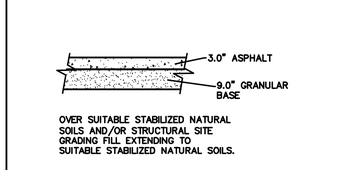
15 | CONCRETE SECTION (PARKING AREA)
N.T.S.



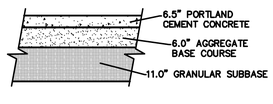
16 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



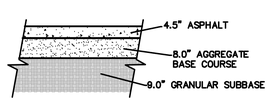
17 | CONCRETE SECTION (PRIMARY ROADWAY AREAS)
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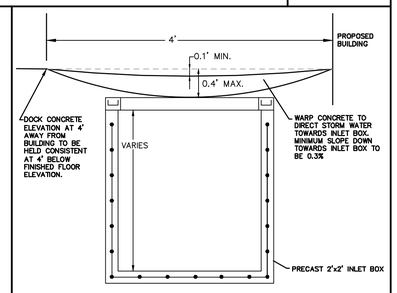
18 | ASPHALT PAVEMENT SECTION (ROADWAY AREAS)
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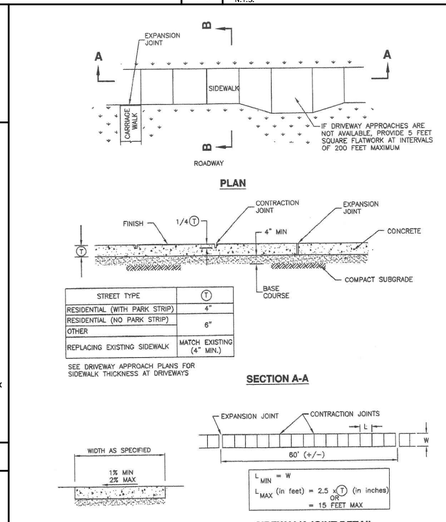
19 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



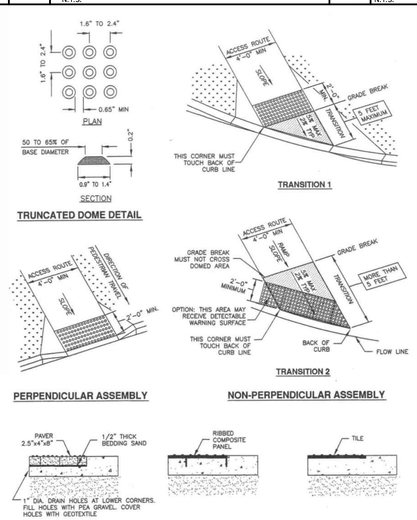
20 | ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE)
N.T.S.



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



APWA Utah Chapter
Sidewalk
Plan 231 March 2009



APWA Utah Chapter
Detectable warning surface
Plan 238 July 2011

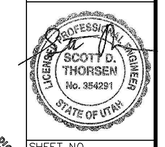
NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/20/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

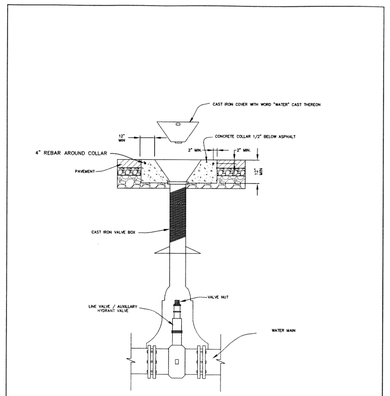
RODERICK CATALYST-BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET



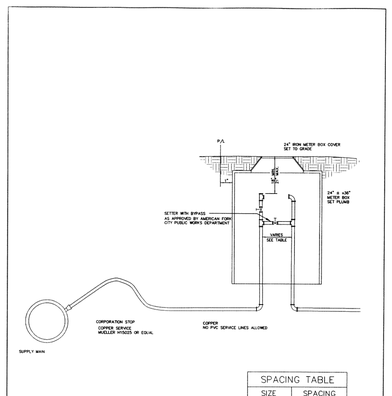


SHEET NO. C4.0
PROJECT ID: R1014-02
DATE: 05/07/21
FILE NAME: PRJ-RC3
SCALE:



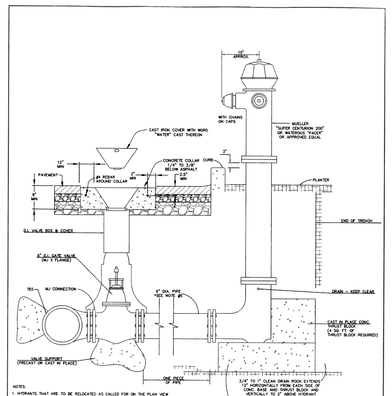
VALVE BOX DETAIL

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



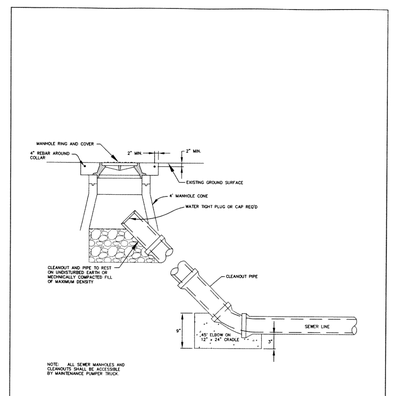
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE NECESSARY ADAPTERS WITH APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE MECHANICAL JOINT USED UNLESS NOTED OTHERWISE.
5. 6" LENGTH EXCEEDS 5' LENGTH OF PIPE, INCREASE DIAMETER TO 8" INCH MINIMUM.

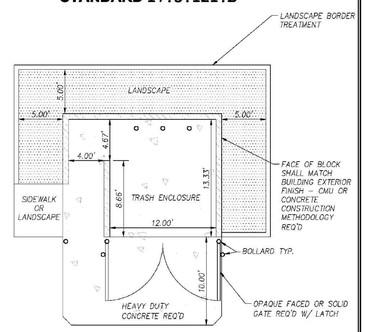
DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B

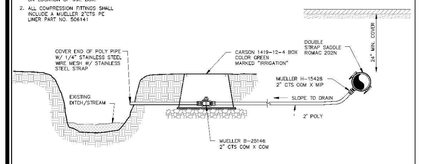


NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE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

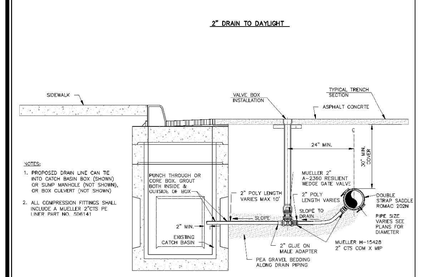
X:\LIB-PROJECT-X\-CITY-STANDARDS\DUMPSTER.DWG
DATE: MAY 28, 2019

AMERICAN FORK — 1853 —

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



2" DRAIN TO DAYLIGHT

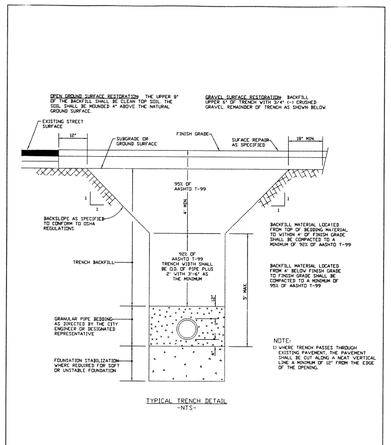


NOTES:
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

MUNCH THROUGH OR REMOVE BOTH INSIDE AND OUTSIDE OF BOX

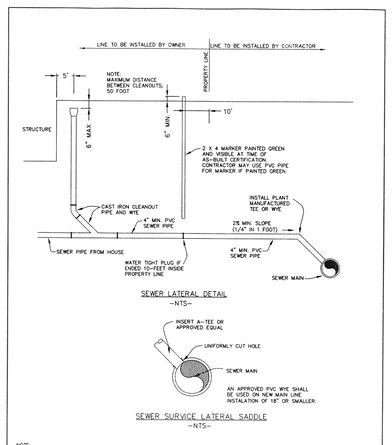
2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS ENGINEERS 392 WEST MAIN P.O. BOX 589 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

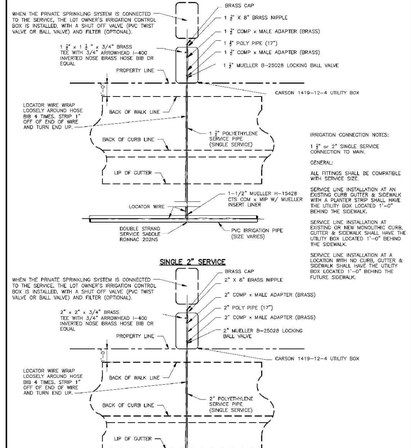


SEWER LATERAL DETAIL
-NTS-

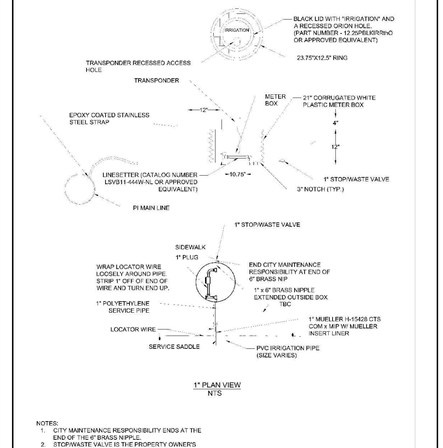
SEWER SURVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



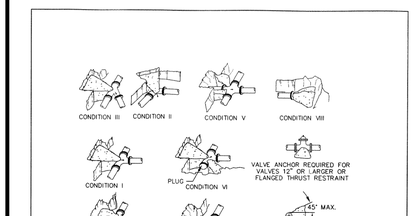
DRAWN: JRP	HORROCKS ENGINEERS 392 WEST MAIN P.O. BOX 589 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



1" PLAN VIEW
NTS

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

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

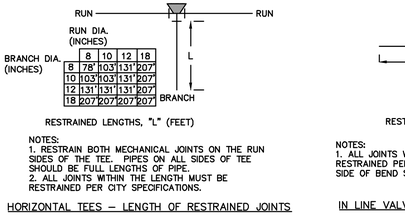


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

THRUST BLOCK BEARING AREA IN SQ. FEET								
PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	6	7.1	3.6	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

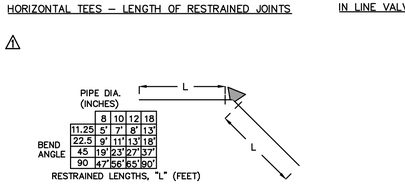


	8	10	12	18
8	78'	103'	131'	207'
10	103'	103'	131'	207'
12	131'	131'	131'	207'
18	207'	207'	207'	207'

RESTRAINED LENGTHS, "L" (FEET)

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

HORIZONTAL TEES — LENGTH OF RESTRAINED JOINTS



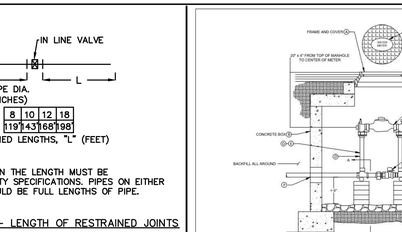
	8	10	12	18
11.25	5'	7'	8'	13'
22.5	9'	11'	13'	18'
45	19'	23'	27'	37'
90	47'	56'	65'	90'

RESTRAINED LENGTHS, "L" (FEET)

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

HORIZONTAL BENDS — LENGTH OF RESTRAINED JOINTS

RESTRAINED JOINT LENGTHS
N.T.S.

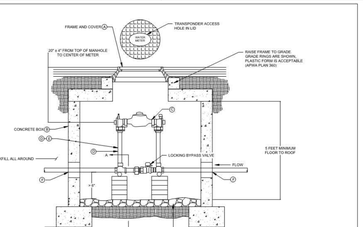


8	10	12	18
119'	143'	168'	198'

RESTRAINED LENGTHS, "L" (FEET)

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

IN LINE VALVE — LENGTH OF RESTRAINED JOINTS

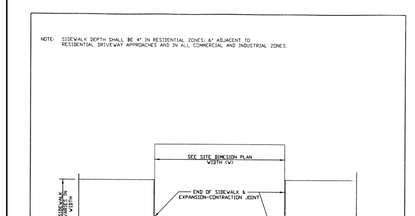


TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

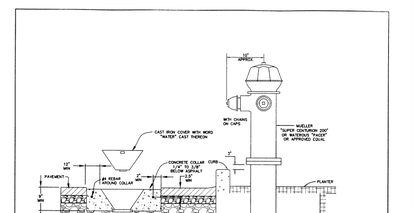
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE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

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



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE NECESSARY ADAPTERS WITH APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE MECHANICAL JOINT USED UNLESS NOTED OTHERWISE.
5. 6" LENGTH EXCEEDS 5' LENGTH OF PIPE, INCREASE DIAMETER TO 8" INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CORPORATION (801) 943-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

NO.	COMMENTS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/20/21

REVISIONS

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

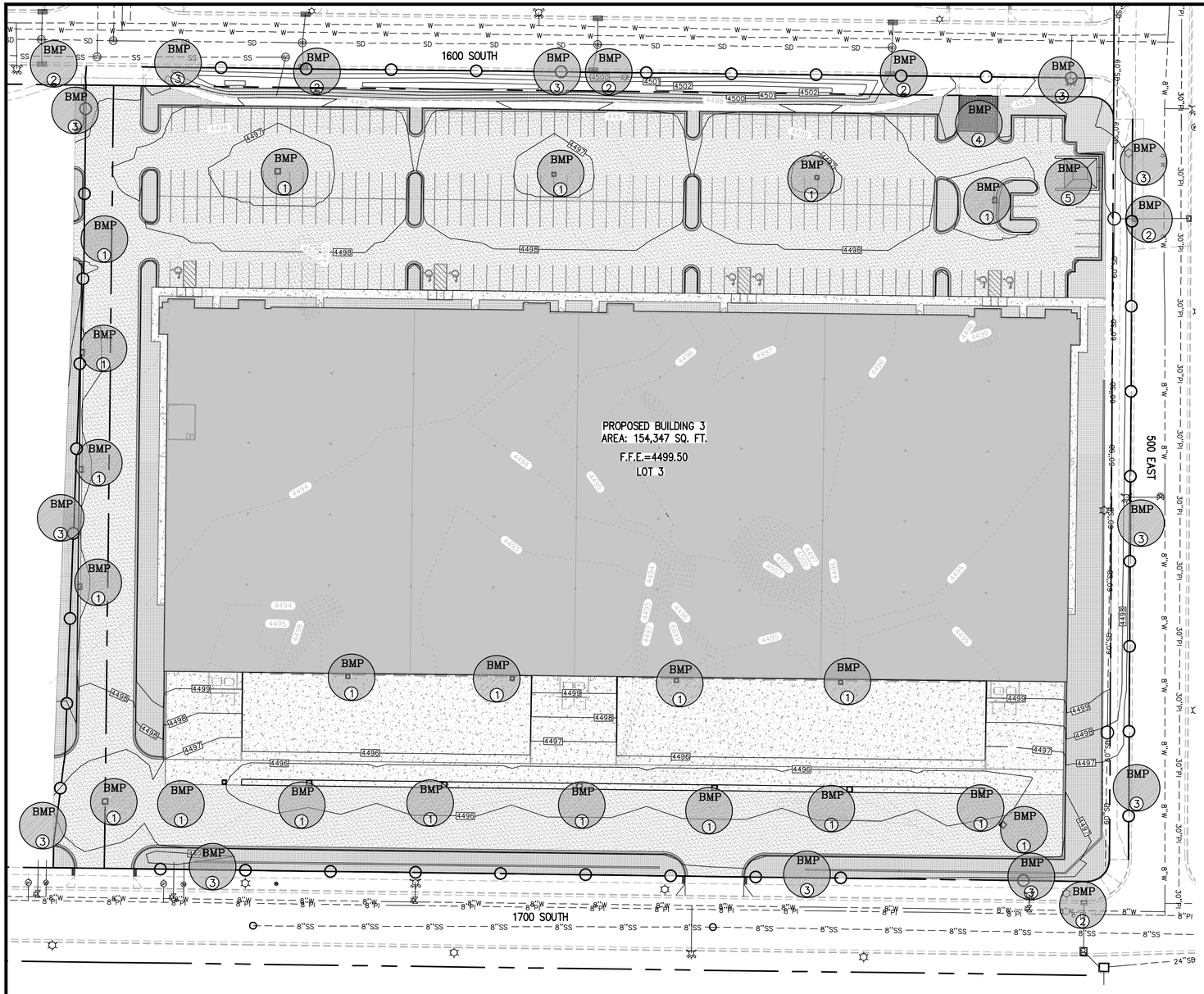
DETAIL SHEET

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

PROFESSIONAL ENGINEER — SCOTT D. THORSEN — No. 354291 — STATE OF UTAH

SHEET NO.
C5.0

PROJECT ID	DATE:
R1014–02	05/07/21
FILE NAME: PRJ–RC3	SCALE:



BMP CALLOUTS

(1) PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

(2) PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***

(3) INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

(4) CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6"") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

(5) CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

N

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA — BMP (X)

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/30/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST-BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL PLAN (SWPPP)

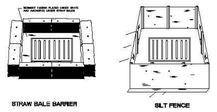
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C6.0

PROJECT ID	DATE:
R1014-02	05/07/21
FILE NAME: PRJ-RC3	SCALE: 1"=40'

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

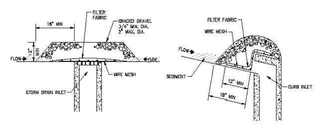
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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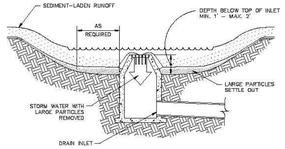
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



Description:
An area excavated around a storm drain inlet to impound water below the inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage.

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

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate.
- Repair side slopes as required.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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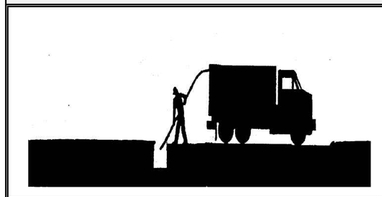
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ☒ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Program Elements
- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

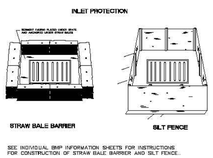
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

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

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

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

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

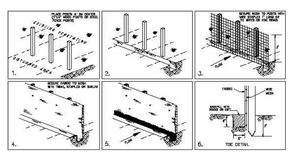
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ☐ Toxic Materials
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Implementation Requirements
- ▪ Capital Costs
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■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1	COMMENTS	TJH	07/02/21
2	COMMENTS	TJH	07/16/21
3	COMMENTS	TJH	07/20/21

DESIGNER: SDT PROJECT ENGINEER: SDT

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

RODERICK CATALYST–BUSINESS PARK BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C6.1

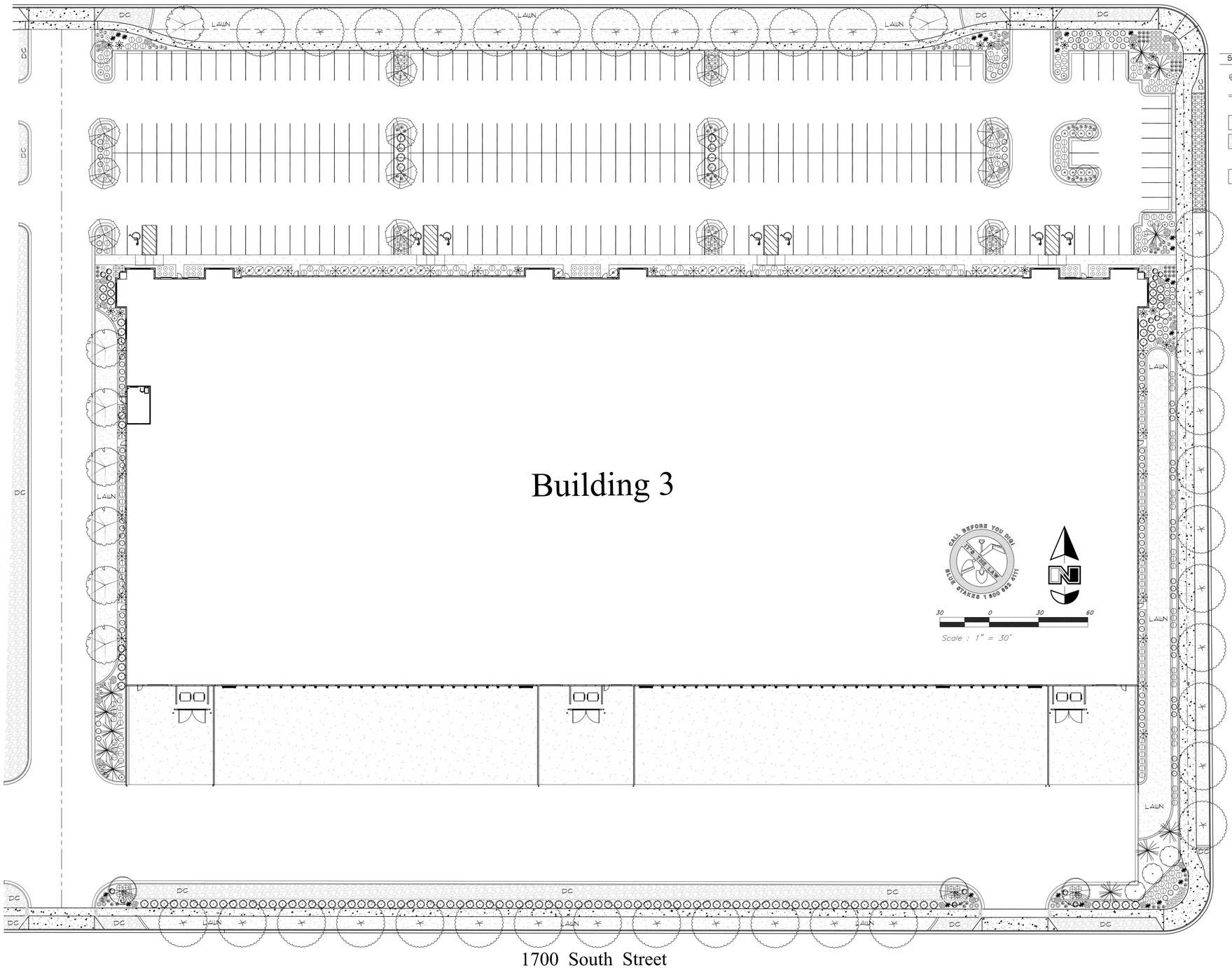
PROJECT ID R1014–02 | DATE: 05/07/21
FILE NAME: PRJ–RC3 | SCALE:

C:\

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

RDL Design Company, Inc.
1020 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

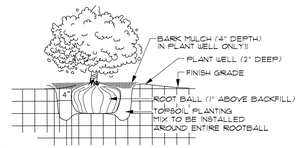
1600 South Street



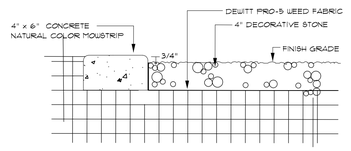
500 East Street

Legend

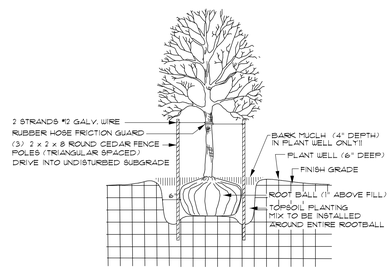
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Minimum Diameter Size	Boulder Material To Match That Previously Used On Northpointe Buildings Project Near To This Site.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, And Between All Lawn And Shrub Areas. Compact Sub-grade Prior To Installation.
LAWN	New Lawn Area / Use Water Conservative Mixture	Install New Lawn In Areas Shown And Over 4" Depth Of Topsoil. Provide Drought Tolerant Seed Mixture.
DC	Decorative Rock / 1 1/2" Size Product / "50MA" / Unwashed & Crushed / "Utah Landscaping Rock" Product	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.
No Hatch	New Shrub - Rock Area / 1"-4" Size Max. / Unwashed & Crushed / "Geneva Rock" Product.	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Pro-5 Weed Barrier Fabric. Install 2 Applications Of Pre-Emergent Herbicide, 1 Below Fabric, 1 Above Fabric And/Or On Rock.



1 / L-1 Shrub Planting
N. T. S.



2 / L-1 Mowstrip / Stone Mulch
N. T. S.



3 / L-1 Tree Planting
N. T. S.

STATE OF UTAH — REGISTERED LANDSCAPE ARCHITECT — 6360 — 03-20-21

STAMP

Catalyst Business Park Building #3

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 03-20-21
REVISIONS: XX-XX-XX

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
35		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
8		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
29		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick.	Full Throughout Specimen
11		Picea pungens glauca	Colorado Green Spruce	10' Min. Height Uniform Thick.	Full Throughout Specimen
3		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
5		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Quercus fastigiata	Columnar Oak	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
14		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		Buddleia davidii	Butterfly Bush	5 Gallon	18"-24" Height
34		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
17		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
47		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
18		Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
120		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
1		Rhus 'Bailtiger'	Tiger Eyes Sumac	5 Gallon	24"-30" Height
14		Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
102		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
24		Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	15"-18" Height

** Plant quantities are provided for convenience in the bidding and budgeting process ONLY!! The contractor shall supply and install all plant materials either shown or noted on the plans.

Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
2. SHRUB AREAS (Between Walk & Building) : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
3. SHRUB AREAS (Beyond Building Planters) : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.
4. PERENNIAL-ANNUAL COLOR AREAS : Sixteen (16) inches below finish grade. This will allow for the installation of a twelve inch depth of premium topsoil along with a four inch depth of bark mulch or compost product, leaving it slightly below finish grade and concrete areas.
5. PRODUCT COORDINATION : Early on in the construction process, the landscape contractor shall meet with the earthwork/grading contractor in order to ensure that the proper sub-grade elevations (prior to topsoil installation) will be provided.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
17		Bouteloua g. 'Blons Ambition'	B.A. Blue Gramma Grass	2 Gallon	12"-15" Height
193		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
96		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
62		Hemerocallis 'Stella d'Oro	Stella d'Oro Day Lily	1 Gallon	Full Can
34		Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
17		Kniphofia rooperi	Red Hot Poker	1 Gallon	Full Can
12		Lavandula angustifolia	English Lavender	1 Gallon	Full Can
14		Rudbeckia 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
60		Salvia 'May Night'	May Night Salvia	1 Gallon	Full Can

Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas adjacent to the building shall receive a 12 inch depth of topsoil, all other shrubs areas an eight inch depth of topsoil. Topsoil material is not available on-site, and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant Bluegrass & Fescue. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
4. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
5. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
6. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
7. All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter sod-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
8. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall match what has been previously installed on Catalyst building #1, and per legend. This material is available from local sources. Contact the Owner or general contractor for all supplier information.
9. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
10. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the landscape contractor shall provide a separate price as an additive alternate to extend the maintenance period through the one-year warranty period. The one-year contract will be between the landscape contractor and the Owner.
11. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
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☑ ACCESSIBILITY ☐ FIRE
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BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.

RDL Design Company, Inc.
1020 East Tale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

STAMP

Catalyst Business Park Building #3

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 03-20-21
REVISIONS: XX-XX-XX

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-2

EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH.

= PAINTED CONCRETE TILT UP PANEL, SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH

= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

GENERAL EXTERIOR FINISH NOTES:

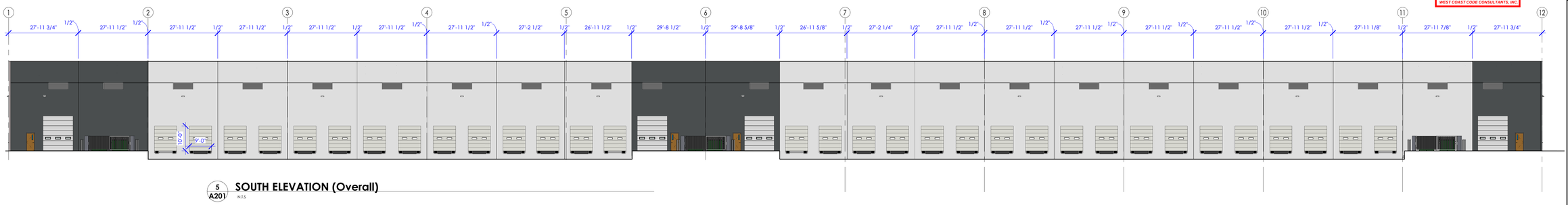
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

FOR FUTURE TENANTS:

PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
08/004	CURTAIN WALL
08/005	EXTERIOR MAIN DOOR
08/006	OVERHEAD GARAGE DOORS W, BUMPERS - SEE DOOR SCHEDULE
08/007	OVERHEAD GARAGE DOORS W/ EDGE OF DOCK LEVELERS & BUMPERS - SEE DOOR SCHEDULE
08/011	METAL OVERHEAD DOOR, SEE DOOR SCHEDULE
09/003	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - PROVIDE SUBMITTAL FOR APPROVAL
32/023	PIPE BOLLARD SEE SHEET A104 FOR DETAILS AND PLACEMENT - SMOOTH BOLLARD SLEEVE 8x57" - YELLOW H-3717Y
32/030	DUMPSTER ENCLOSURE, SEE SHEET 8/A001

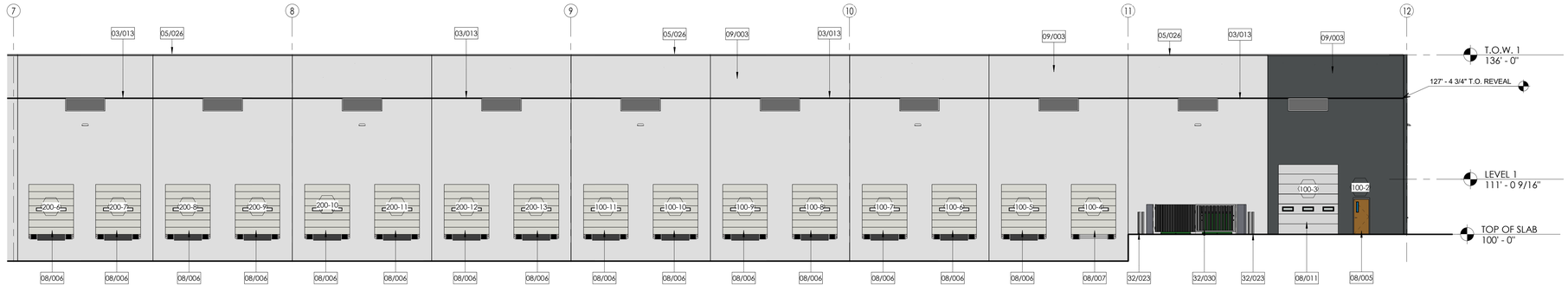
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BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.



5 A201 **SOUTH ELEVATION (Overall)**
N.T.S



3 A201 **SOUTH ELEVATION ENLARGED (Left)**
3/32" = 1'-0"



1 A201 **SOUTH ELEVATION ENLARGED (Right)**
3/32" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT 174600 JAMES MICHAEL WALKER STATE OF UTAH
5/6/2021 9:53:05 AM

RODERICK CATALYST BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2019.067

CONSTRUCTION DOCUMENTS / BID SET

SOUTH ELEVATIONS

DATE: 01/13/2021

SHEET #:

A201

5/6/2021 9:53:05 AM

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5/6/2021 9:53:07 AM

EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH.

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= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

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= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

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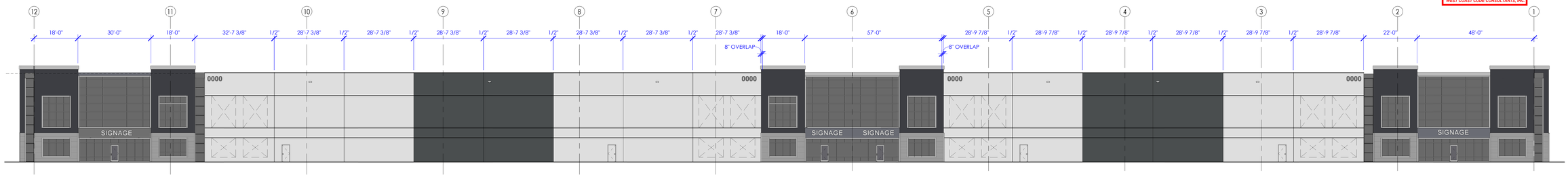
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4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
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FOR FUTURE TENANTS:

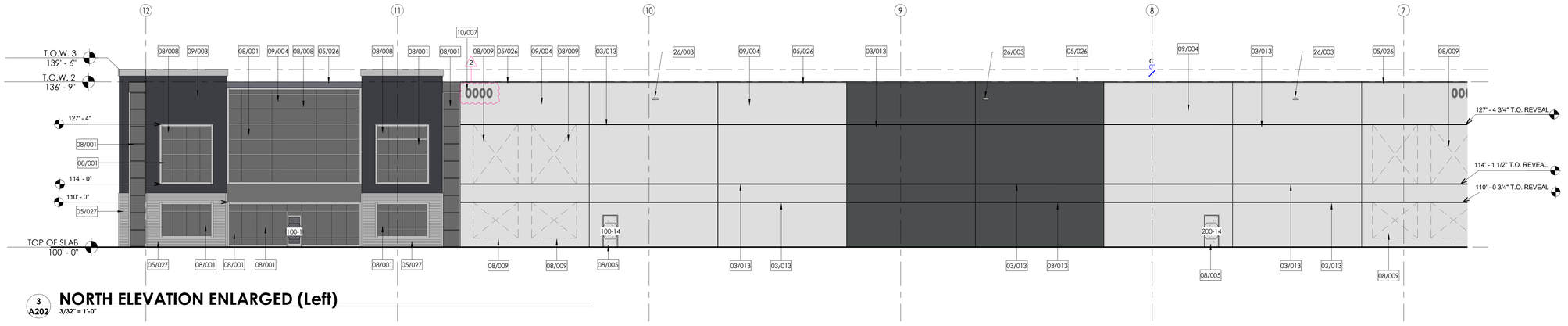
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KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/005	EXTERIOR MAIN DOOR
08/008	MEDIUM/HIGH REFLECTIVITY PROVIDE SAMPLE FOR APPROVAL
08/009	K.O.P. - SEE PANEL ELEVATION SHEETS
09/003	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - PROVIDE SUBMITTAL FOR APPROVAL
09/004	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - COLOR TBA - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO TEST PANEL. TEST PANEL APPROVAL REQUIRED PRIOR TO COMPLETE FIELD APPLICATION.
10/007	BUILDING ADDRESS LOCATION
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL

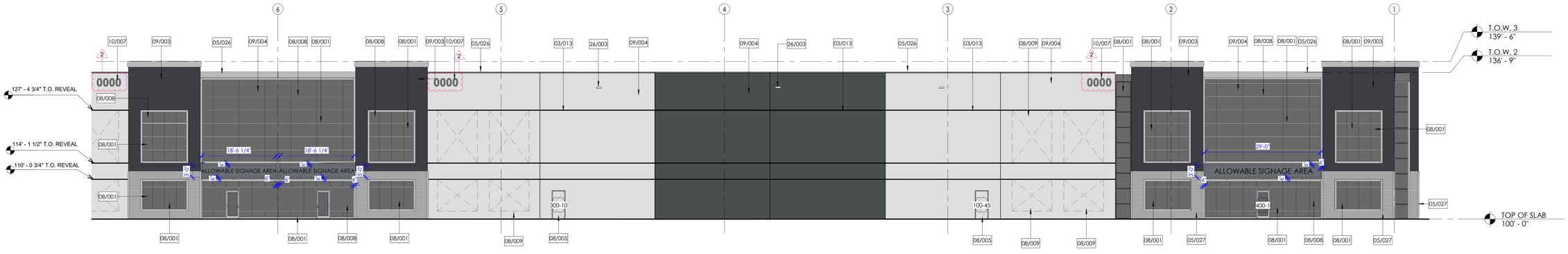
REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES AS CHECKED BELOW.
☑ BUILDING ☑ STRUCTURAL
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BY: 05/24/21
WEST COAST CODE CONSULTANTS, INC.



1 A202 **NORTH ELEVATION (Overall)**
N.T.S



3 A202 **NORTH ELEVATION ENLARGED (Left)**
3/32" = 1'-0"



4 A202 **NORTH ELEVATION ENLARGED (Right)**
3/32" = 1'-0"

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architects and engineers
909 West South Jordan Parkway
south jordan utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT 174600 JAMES MICHAEL MIDDLETON STATE OF UTAH

RODERICK CATALYST BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date
2.	City Review Comm #2	2021.05.04

CONSTRUCTION DOCUMENTS / BID SET

AE2019.067

NORTH ELEVATIONS

DATE: 01/13/2021

SHEET #:

A202

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5/6/2021 9:53:13 AM

EXTERIOR ELEVATION COLOR:

= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CLIFFSIDE GRAY): ELASTOMERIC , SMOOTH FINISH.

= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CHARCOAL SLATE): ELASTOMERIC , SMOOTH FINISH

= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

GENERAL EXTERIOR FINISH NOTES:

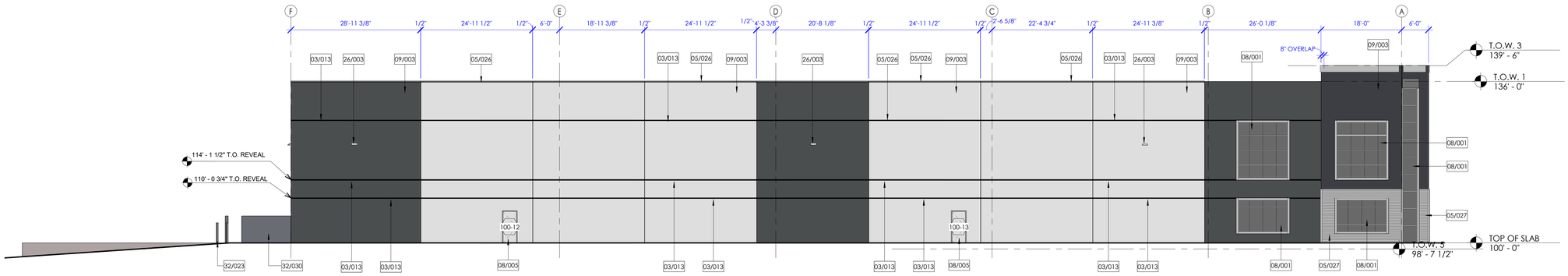
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

FOR FUTURE TENANTS:

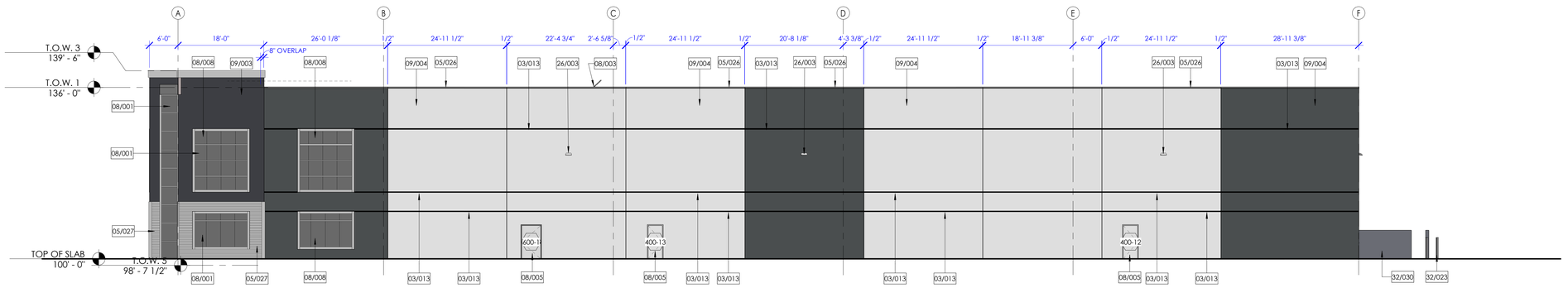
PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/003	ROOF HATCH ACCESS, PROVIDE SUBMITTAL FOR APPROVAL
08/005	EXTERIOR MAIN DOOR
08/008	MEDIUM/HIGH REFLECTIVITY PROVIDE SAMPLE FOR APPROVAL
09/003	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - PROVIDE SUBMITTAL FOR APPROVAL
09/004	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - COLOR TBA - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO TEST PANEL. TEST PANEL APPROVAL REQUIRED PRIOR TO COMPLETE FIELD APPLICATION.
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL
32/023	PIPE BOLLARD SEE SHEET A104 FOR DETAILS AND PLACEMENT - SMOOTH BOLLARD SLEEVE 8x57" - YELLOW H-3717Y
32/030	DUMPSTER ENCLOSURE, SEE SHEET 8/A001

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
BUILDING, MECHANICAL, ELECTRICAL, ACCESSIBILITY, STRUCTURAL, PLUMBING, ENERGY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 05/24/21
WEST COAST CODE CONSULTANTS, INC.



1 A203 **EAST ELEVATION**
3/32" = 1'-0"



2 A203 **WEST ELEVATION**
3/32" = 1'-0"

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LICENSED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH

5/6/2021 9:53:13 AM

RODERICK CATALYST BUILDING #3
454 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2019.067

EAST & WEST ELEVATION

DATE: 01/13/2021

SHEET #:

A203

CONSTRUCTION DOCUMENTS / BID SET

5/6/2021 9:53:13 AM

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Hearing, review and action on amendments to Section 17.4.401.D.5 of the American Fork City Development Code regarding special provisions in the CC-1 (Central Commercial) zone.

This item was previously before the Planning Commission as a discussion item. The body of the discussion memo is included below, with a recommended motion.

Attached to this memo is a draft of potential changes to the CC-1 zone; specifically, clarification on architectural elements. When revisions were made in 2020 to allow residential uses in the zone, language was included that required new structures to have at least 4 various exterior materials that complemented historic precedent and styles found in the downtown area. In further discussions with City Council, it was determined that clarification was needed on these elements.

Staff has researched architectural styles found in early American Fork. Buildings which exhibit these early styles and elements include: the Alpine Stake Tabernacle, the Presbyterian Church, the Harrington School, the Historic City Hall and the Bank of American Fork building. These are identified in the Code revisions and used as examples to draw from; common themes found in these examples being called out in the draft. It is hoped that this will provide some clarity when developers propose new structures in the CC-1 zone and how they can complement historic precedent while allowing a modern manifestation.

Discussion was held on the proposed amendments and clarifications. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for formal action and adoption.

Recommended Motion:

Mr. Chairman, I move that we recommend approval of the amendments to Section 17.4.401.D.5 of the Development Code.

Sec 17.4.401 CC-1 Central Commercial Zone

1. Intent. The intent in establishing the CC-1 central commercial zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of American Fork City and surrounding areas. It is the further intent in establishing this zone to maintain the central business district as the "heart of the city" allowing residential units to be located therein while maintaining street level commercial uses. The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, a wide variety of specialty shops, restaurants, and higher density residential uses. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purposes shall be excluded from the zone.
2. Permitted uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this code.
    1. Multi-family residential dwellings when located above or adjacent to a permitted commercial/non-residential establishment. There shall be no maximum density for residential units within the zone. Ground or main level residential uses shall be prohibited along Main Street. Provision of required off-street parking stalls shall determine the number and subsequent density of residential units.
    2. Hotels and motels.
    3. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building.
    4. Office buildings, medical clinics.
    5. Restaurants and fast food with sit-down and/or take-out. Fast food with drive through service shall not be permitted along Main Street, with the exception of drive through only establishments.
    6. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers, and similar establishments.
    7. Automotive service establishments, including gasoline stations, car washes, parking lots, and minor automotive repair establishments.
    8. Public parks and buildings.
    9. Establishments of the sale of hardware, lumber, plumbing and heating equipment and similar building products provided that there shall be no outside storage or display.
    10. Recreational enterprises including bowling alleys, recreation centers, motion picture theaters (indoor only), athletic clubs, private clubs, and fraternal lodges.
    11. Funeral homes.
    12. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
    13. Check Cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Section 5.30 of the city code.
    14. Permitted accessory uses. Accessory uses and structures shall be permitted in the CC-1 zone provided they are incidental to, and do not substantially alter the character of the permitted principle use or structure. such permitted accessory uses and structures include, but are not limited to buildings such as garages, carports,

equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the CC-1 zone.

15. Ancillary commercial structures subject to the conditions set forth under Section 17.6.105.
16. Pre-schools and day care nurseries, subject to approval of a site plan in accordance with the provisions of Section 17.6.101
17. Other uses similar to the foregoing which are determined by the planning commission to be similar to and in harmony with the intent of the zone, but not including self service storage facilities (mini-warehouse).
18. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
19. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.

3. Area, width, and location requirements. There shall be no area, width, and location requirements for buildings and structures constructed in accordance with the building code except that an area sufficient to accommodate parking, loading, unloading and vehicular access shall be provided and maintained.
4. Special provisions.
    1. All material, merchandise, and equipment (except vehicles in running order) shall be stored within an enclosed building.
    2. All display, sales and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including but not limited to automobile sales lots and automobile service stations, temporary sales of Christmas trees, and nursery stock, shall be permitted outside a building unless otherwise prohibited under the terms of this code.
    3. No dust, odor, smoke, vibration, or intermittent light, glare, or noise shall be permitted which is discernible beyond the premises except for normal traffic movement.
    4. All off-street parking shall be hard-surfaced. Parking areas shall be located toward the interior of properties. Parking areas shall not front public streets and must be located in a project's interior.
    5. All buildings abutting a street shall have at least one entrance facing onto said street, with a maximum building setback range of 10'~~-15'~~ from said street, with the exception of gasoline service stations (see #7 below). At least fifty percent of any wall area that faces a street or other public space shall contain display areas, windows, or doorways. Windows must allow views into working areas or lobbies, pedestrian entrances or display areas. Walls facing side streets must contain at least twenty-five percent of the wall space in windows, display areas, or doors. Blank walls (i.e., walls without any doors or windows) are prohibited. A variety of compatible exterior materials (minimum 4), colors and design shall be used on all buildings. Architectural style shall consider historic~~al~~ precedent and material used within the downtown area and complement that precedent. Examples of historic precedent include early architectural styles commonly found in American Fork. Such styles include Neoclassical (Bank of American Fork), Greek Revival (Alpine

Tabernacle), Gothic Revival (Presbyterian Church), and Late Victorian/Romanesque (Historic City Hall, Harrington School). Common building materials and elements of the above styles are round columns, exposed limestone foundations, sandstone, yellow, purple and red brick, wood trim, and pointed arch windows.

6. All buildings and uses within this zone shall comply with all applicable supplementary development standards as set forth in this code.
7. All gasoline service station pumps shall be set back at least twenty feet from all property lines.
8. Prior to the issuance of a building permit for any development within the zone, a site plan shall be submitted to and approved by the planning commission. Said site plan shall be prepared and approved in accordance with the provisions of Section 17.6.101.
9. As a means of mitigating safety hazards or adverse visual impacts the city may require, as a condition of site plan approval, the installation of landscape features. Where landscaping is required, the site plan shall, in addition to all other plan elements, contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/4/2021

This report is a summary of the American Fork City Engineering Division review comments regarding the proposed code text amendment:

Proposed Amendment: Code Text Amendment Related to Section 17.5.131 Water and Sewer Connection Standards

Developer / Applicant's Name: Public Works Department – Engineering Division

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☒ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Engineering Division Recommendation:

From time to time, owners of commercial buildings have desired to sell some of the units, rather than continuing to rent to them to the occupants. When this happens, the current requires each individually-owned unit to stub a new water and sewer line to each unit, even if that unit does not use water or sewer. (Many times, the unit will use a shared restroom in a common area owned by the commercial condo association.) This code change would allow units that do not use water or sewer in their unit to be exempted from this requirement under certain circumstances and subject to approval from the City Engineer. This code change will not affect commercial units where water and sewer services are used in the suite.

The Engineering Division recommends APPROVAL of the proposed code text amendment related to 17.5.131 Water and Sewer Connection Standards.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 17.5.131 Water and Sewer Connection Standards.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 17.5.131 Water and Sewer Connection Standards.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 17.5.131 Water and Sewer Connection Standards.

AN ORDINANCE AMENDING SECTION 17.5.131 OF THE AMERICAN FORK MUNICIPAL CODE, WATER AND SEWER CONNECTION STANDARDS.

Whereas, municipalities are authorized to provide water, sewer, storm drain, and garbage (solid waste) collection services to its inhabitants and businesses, and to enact ordinances, resolutions, rules and regulations for the cost, control, maintenance, conduct, and operations of the systems providing such services and the enforcement of such ordinances, resolutions, rules and regulations; and

Whereas, the City council finds and determines that it is in the best interest of the City, to amend the code relating to water and sewer connection standards, allowing buildings with individually owned units to be serviced by a single water line and single sewer connection so long as the individual units are not utilizing such utility services.

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UAH:

SECTION 1: Amendment of Section 17.5.131 of the Code of American Fork City, Utah:

Section 17.5.31 of the Code of American Fork City, Utah, is hereby amended to read as follows:

Sec 17.5.131 Water And Sewer Connection Standards

A. Residential uses.
    1. Culinary water and pressurized irrigation. Each dwelling unit shall be served by the city's culinary water and pressurized irrigation system. Each dwelling unit shall be served by an individual service lateral and meter with the following exceptions:
        a. In the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of oversize connections and a master meter.
        b. In the instance of a multi-story multi-unit building where the property boundaries of each unit are confined to the extents of the structures and there are no exterior landscaping areas located within the unit's property boundaries, an individual pressurized irrigation service later is not required.
    2. Sewer. Each dwelling unit shall be served by the city's sewer collection system. Each dwelling unit shall be connected to the sewer collection system by an individual lateral, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of a common lateral.
B. Commercial, industrial, mixed uses, and institutional uses. Minimum standards for culinary water, pressurized irrigation and sewer connections for commercial, industrial, mixed uses, and institutional uses are as follows:

1. Buildings. At a minimum, each building shall be served by a separate water and sewer connection which is connected directly to city water and sewer laterals having sufficient capacity to accommodate the anticipated demand from the proposed use.
2. Lots. Each lot shall be served by an individual service lateral and meter connected to the city's pressurized irrigation system.
3. Multi-tenant. Each multi-tenant building shall conform to the following standards, as applicable:
    a. In the instance of a single story building where the units in the building are designed to be divided into separate units and intended to be owned by separate owners, each unit shall be served by individual water and sewer service laterals connected directly to a city water and sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
    b. In the instance of a single story building where all of the units within the building are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for the entire building subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.
    c. In the instance of a ~~multi-story,~~ multi-unit building intended to be divided into separately owned units (condominium project), except as otherwise stated herein, each unit utilizing culinary water and/or sewer shall be served by an individual water service lateral and meter which are connected directly to a city water line and each unit shall be served by an individual sewer service lateral which is connected to a city or private sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
        ~~c.~~i. The City may permit only a single water line and single sewer service lateral to the entire building upon the following findings by the City Engineer: (1) the building is subject to a valid condominium ownership association, (2) use of water and sewer is limited only to common areas of the building, (3) an indemnification agreement indemnifying the city against damage that may occur to units within the building as a result of a malfunction of the common utility system has been received, and (4) an agreement to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of dissolution or termination of the condominium ownership association has been received.
    d. In the instance of a multi-story, multi-unit, mixed use building where all units within the structure are to remain in single ownership, the city may

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authorize the use of a single water and/or sewer connection for each land use type within the structure subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of a common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.

Section 2: Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION 3. Effective Date. This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2021.

AMERICAN FORK CITY:

_____

MAYOR BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JULY 21, 2021

The American Fork City Planning Commission met in a regular session on July 21, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman John Woffinden
	Christine Anderson
	Jenny Peay
	Bruce Frandsen
	Geoff Dupaix
Absent:	Chris Christiansen
	Rod Brocious
	Harold Dudley
Staff Present:	Adam Olsen, City Planner
	Wendelin Knobloch, Planner
	Scott Sensanbaugher, Public Works Director
	Lisa Halversen, Administrative Assistant

Others Present: McKay Quinn, Ginger Romriell, Steve Tate, Joe Brown

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on the site plan and plat for the Walton Townhome Planned Community Development Project located at 781 East Quality Drive in the PC Planned Community zone

Mr. Olsen informed commissioners that this item was tabled at the June 2nd meeting in order for the applicant to address some outstanding engineering concerns. Those have been addressed and the item is now being brought back for Planning Commission consideration and recommendation.

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as higher density residential. A subsequent development agreement was approved, allowing an overall development parking ratio of 1.8 stalls per unit.

The proposal is for a site plan and final plat. Access to the project will be off Quality Drive. 54 units are proposed, with internal circulation providing access to each unit. Units will either face outward, toward Quality Drive or to the north and west, or inward toward open space areas. Parking is provided at 2.26 spaces per unit; well above the allowed 1.8 stalls per unit as approved in the development agreement. Renderings of the proposed townhomes as well as landscape plans are provided in the submittal materials. Adjacent properties to the south, east and north have recently been approved for higher density residential (apartments). The subdivision plat proposes one lot over the entirety of the site plan.

Mr. Frandsen asked about the cross-sections, some of the grades are raised significantly against adjoining property lines. How do commissioners ensure that encroachment on neighbors is minimized?

Mr. Sensanbaugher responded that if they're staying on their own property the grade is generally acceptable. To make development work sometimes the grade needs to be raised. The plans are reviewed by city staff to make sure they meet code and don't cause a significant issue.

Chairman Woffinden asked about drainage problems between differing grades.

Mr. Sensanbaugher replied that this is part of the review process, they look at it case by case, There is not a blanket answer.

Ms. Peay asked about the slope transition in general and what the maximum allowable slope is.

Mr. Sensanbaugher indicated that when the next-door property chooses to develop, they may have to raise their grade as well. He was not sure about what the maximum allowable slope is.

Public Hearing Opened

Shawn Poor, representing Brighton Homes, expressed excitement about building in American Fork. They have been working on this project for quite a while. The slope and drainage issues were addressed during review. He feels they will make a nice streetscape with three-story homes.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the site plan and final plat of the Walton Townhome Project, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Ms. Peay seconded the motion. Voting was as follows:

Chairman Woffinden Aye

Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

2. Hearing, review and action on a commercial site plan for Key Bank/Crossroads at AF Phase 2, located in the vicinity of 607 West Main Street in the SC-1 Planned Shopping Center zone

Mr. Olsen said that the site plan covers the vacant space directly west of Zupas and north of In-N-Out. Key Bank proposes a structure on the site. In addition, the drive-thru for In-N-Out will be reconfigured, adding additional stacking along the southwest and northwest periphery of the site. This will alleviate stacking that at times backs onto Main Street. No additional access to Main Street is proposed. The existing, signalized access will remain and provide access to the expanded site. Renderings of the proposed bank and landscape plans have been provided in the submittal materials. Additional landscaping will be provided for the expanded drive-thru stacking for In-N-Out.

Ms. Anderson asked about the traffic pattern displayed on the site plan material. Mr. Olsen indicated that it was the drive-thru for the bank.

Mr. Dupaix expressed concern about an entrance point between the 2 drive-thru stacking areas.

Mr. Steve Tate, developer, said that In-n-Out required that as an emergency escape as it will be the longest drive-thru in their portfolio. This drive-thru will stack close to 40 cars before they enter the shopping center area.

Mr. Dupaix asked if there will be signage so that drivers do not enter at that point.

Mr. Tate said that this will be an education process. In-n-Out committed to have employees outside, striping, cones, etc. to educate the public, especially in the beginning.

Chairman Woffinden said that this is also confusing to him. He believes that signage will be required.

Mr. Tate responded by saying that employees will be directing traffic, they will have A-frame signs if needed.

Chairman Woffinden asked how the drive-thru would function during construction.

Mr. Tate said that they have had discussions with the contractor and there is a 3 ft grade change on the south. They plan to build the new drive-thru entirely before they open the new pattern. They

will phase it to avoid traffic situations and retain full function of their existing drive-thru until the new drive thru is ready. Then they will just remove the black rail fence and the new pattern will be ready.

Ms. Anderson asked about the parking configuration for the bank, she hopes the In-n-Out drive-thru will be done before the bank's. Mr. Tate affirmed that this would be the case.

Ms. Peay said she has a concern with where the exit from the bank drive-thru intersects with the In-n-Out drive-thru.

Mr. Tate responded that the contractor has offered to put in some type of barrier to keep them separate. He said that the Centerville location, the busiest in Utah, routes theirs around the perimeter and uses the barriers to educate customers. He said In-n-Out will put 10 employees out there if they have to. There is a big problem currently with cars going out into Main Street. This will hopefully solve the problem that's been an issue since 2007.

Mr. Sensanbaugher said that the city is glad to have this help with the traffic problem in the area. The developer has answered all of staff's comments and concerns, the Engineering Division recommends approval.

Mr. Dupaix asked if there was a cross-contact agreement in writing, and Mr. Tate affirmed that there is an agreement that will be recorded.

Public Hearing Opened

No comments received

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the site plan for Key Bank/Crossroads at AF Phase 2, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

3. Hearing, review and action on an agreement for the Silverado Annexation, consisting of 26.04 acres at approximately 1000 West 150 South

Mr. Olsen stated that the Silverado Annexation consists of approximately 26.04 acres and is located in the area of 1000 West 150 South, directly west of the Front Runner station. The parcels lie within the TOD Mixed-Use Core sub-district. The property is slated to be zoned "TOD" and will develop under the parameters of the Mixed-Use Core sub-district. This area is intended to have the highest densities and intensities of use within the TOD area; a component of mixed-use being required for higher density residential projects.

Mr. Frandsen asked if rights-of-way and easements would be required. Mr. Olsen affirmed, and added that there will also be a water agreement.

Mr. Frandsen asked if the city requires water for road projects.

Mr. Sensanbaugher said that the code distinguishes between culinary and pressurized irrigation. Roads are not in either category, so they don't require any water.

Ms. Anderson confirmed that this area is mixed-use and high-density, and she wants to make sure the developer is aware of the requirements. She feels this needs to be a highly visible example of the mixed-use code and will set a good precedent.

Mr. Olsen affirmed that the developer knows what the TOD mixed-use requirements will be and is willing to abide by them.

Public Hearing Opened

No comments received

Public Hearing Closed

Mr. Joe Brown, Silverado applicant, is excited to build near the front-runner and maximize the retail and residential uses. They've been working on concepts and ideas and are excited to bring them to the commission and council. This will be a collaborative effort with the city staff.

Mr. Frandsen moved to recommend approval of the Silverado Annexation Agreement.

Mr. Dupaix seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**

Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

4. Hearing, review and action on an agreement for the AF Utah LLC Annexation, located at approximately 1000 West 200 South

Mr. Olsen told commissioners that the AF Utah LLC Annexation consists of approximately 19.4 acres and located in the area of 1000 West 200 South. The parcels lie within the TOD Mixed-Use Core sub-district. The property is slated to be zoned "TOD" and will develop under the parameters of the Mixed-Use Core sub-district. This area is intended to have the highest densities and intensities of use within the TOD area; a component of mixed-use being required for higher density residential projects. This area is just to the south of the annexation just approved.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the AF Utah LLC Agreement.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

5. Hearing, review and action on a preliminary plan and final plat for Stonecreek Plat G, located at approximately 350 West 900 South in the PR-3.0 Residential zone

Mr. Olsen informed commissioners that Stonecreek Plat G is a 25-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat. The final plat is consistent with terms of a preliminary plan approval.

Plat G is located at the southern portion of the overall development. An annexation currently in process will add property directly south of Plat G and will be a continuation of the overall development. Access to Plat G is provided off 840 South.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat G is the seventh phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A, B, C, D, E and F, the applicants request Planning Commission consideration and allowance for modification of building site requirements, allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401, allowing the "harmonizing (of) development within a project". The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A, B, C, D, E and F provided dedication of land. Plat G continues this dedication; further dedications occurring as the property to the south is annexed.

Ms. Anderson asked if there are requirements to plan trees in the open space. Mr. Olsen said no, there's not a requirement for trees specifically, just improvements. Ms. Anderson felt that trees are important in general for temperature control, etc.

Mr. Dupaix is concerned that the street trees will grow too big and be a visibility hazard when fully grown along 250 and 290 West. He is concerned about the large number of trees and the closer spacing that would be required.

Ms. Peay noted that it is important to have the trees trimmed up to a certain height.

Mr. Sensanbaugher said that a previous geotechnical question was answered and the Engineering Division now recommends approval.

Public Hearing Opened

No comments received

Public Hearing Closed

Ms. Ginger Romriell, representing Woodside, said the Stonecreek plats will go up to I. She added that they plan to put in about 20 trees in the open spaces. The HOA is in charge of maintaining and trimming the trees.

Mr. Frandsen moved to approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat G, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

Mr. Dupaix seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

6. Review and action on a site plan for Lake City Flats located at approximately 95 North Barratt Avenue in the CC-1 zone

Mr. Olsen indicated that this item was tabled at the July 7th meeting in order for the applicant to address outstanding Engineering concerns. Discussion also centered on the proposed parking ratio of 1 stall per unit and the pros and cons of such a proposal. While the applicant proposed justification for a reduced number, staff is still concerned that the proposal of 1:1 is too low and therefore recommends denial.

Lake City Flats is a proposal for a 5-story, 109 studio/micro unit project at the north end of Barratt Avenue and Pacific Drive. The site consists of 1.35 acres and the resulting density is approximately 80 du/ac. The CC-1 zone was recently amended to allow higher density residential uses. There is no cap in density provided that required parking be provided. In addition, there is no height limitation in the zone; again, provided that required parking is provided.

Lake City Flats proposes a parking ration of 1 stall per unit, well below the City requirement of 2.25 stalls per unit. An argument provided by the applicant is that these "micro units" will not need the required 2.25 stalls per unit as tenants will likely have one vehicle, at most. Additionally, as the project lies in the path of a future bus-rapid transit corridor, tenants will be able to use public transit. While it may be true that there will one day be a bus-rapid transit system in the vicinity, there is no timeline from UTA on the construction of such a system. If it proves to be successful in reducing the need for parking on-site for this project, an alternative would be to reduce the number of units in order to provide the required number of parking stalls, until such time as the transit system is in place. Then, at that future time, and if the parking demand is decreased,

additional units could be constructed on site. Staff has concern with the low number of parking stalls provided. The applicant has submitted a parking study in support of this low number, and staff has provided a professional opinion in reply. Both are provided in the submittal materials. As it stands, staff cannot recommend approval with such a low parking stall request.

As currently written, the CC-1 zone requires that "a variety of compatible exterior materials (minimum 4), colors and design shall be used on all buildings. Architectural style shall consider historical precedent and material used within the downtown area and complement that precedent". Staff is unclear how this is being addressed from the submittal materials presented. The materials illustrate four complementing colors, but it is unclear how the proposed materials complement historic precedent or materials used on existing historic structures downtown. The applicant is likely to come with changes that better address this requirement and speak to it at the meeting. This would be five stories, and the highest building in downtown American Fork, but we don't have the current transportation to support reduced parking.

Until the items outlined above are addressed, staff recommends this item be "tabled". If the reduced parking request remains, staff recommends "denial"

Mr. Sensanbaugher stated that concerns about adequate parking are not in the Engineering Division's purview. The applicant has been working with him on engineering issues, they are close to resolving them. All comments appear to have been addressed but he hasn't personally verified this. Changes to the intersection will be reviewed as well in the next few days to verify that signage and striping requirements will be met. He received an email on Monday which he assumes is a response to comments. He is confident that the comments were minor and can be easily addressed. He thinks they are very close.

Mr. Frandsen asked if there are legal requirements to meet to be able to close access on the north end of Barratt. Mr. Sensanbaugher was confident that there aren't any outside agencies that we need to get approval from. He has discussed this with the city administrator and fire department. There will be two points of egress and ingress, it will comply with code and improve safety. He views this as an interim solution, a long term solution would be more substantial. We are beginning the process of pursuing removal of the tracks, that would free up a lot of options. It just takes a lot of time and this temporary solution is necessary in the meantime.

Mr. Frandsen stated that he just wanted to be sure there weren't any legal issues with blocking access, and Mr. Sensanbaugher assured him there were not. Mr. Sensanbaugher noted that he has discussed this matter with the city attorney as well. He feels confident in the legal standing.

Mr. Dupaix added that UDOT code specifies that this is a matter of city jurisdiction.

Mr. Diego Carroll and Mr. Chad Pollard, applicants, recognized that this proposal has taken a lot of time. They have a presentation ready, but if the commission prefers to postpone they are happy to do so.

Mr. Chad Pollard said that they worked as quickly as they could but couldn't meet the engineering deadlines. They would prefer to withdraw until the Engineering Division has had a chance to look at comments.

Mr. Olsen said regardless of the decision to hear the presentation or withdraw and wait until engineering concerns are met, his recommendation to deny will not change. The fastest way to get it in front of council is to deny the project tonight.

Mr. Carroll said that if commissioners are going to deny, they would miss the opportunity to hear all the information.

Chairman Woffinden asked them to present their information to commissioners.

Mr. Carroll said that they are confused, they keep hearing that this project is what the city wants. They wouldn't have moved forward if they thought that the commission wasn't open to their idea of reduced parking. He displayed a power point and reiterated that they came before the planning commission a year ago and were heard as a discussion item. He thinks this is a great opportunity to work with the city. As an example of collaboration, at an initial review there was a concern about having 5 stories. They met with the council members about the height and made a pitch regarding data in support of reduced parking. In a study of American Fork renters based on census information, the average number of vehicles owned is 1.5. This project is smaller, like a hotel room and accommodates professionals. He displayed pictures of a Salt Lake City development they're doing. He believes it utilizes a very good use of space. All units are leased out. They are a great fit for downtown American Fork and an example of mixed-use. There are two grocery stores in the area to support the project. He displayed pictures of the current home and residence. They are willing to be flexible and collaborative with their architectural style. This plan doesn't assume redevelopment in area or other conditions. He showed a memo stating that all firefighting requirements are met. Hales Engineering confirmed that they met all the requirements and were satisfied with their methodology. He believed that a parking standard of less than one car per unit is reasonable.

Mr. Carroll said that they are happy to be flexible and come to an agreement on exterior finishes.

Mr. Pollard said they are trying to develop an architectural style that fits into the downtown area. He added that they intend to control parking on-site by charging for parking, Hales Engineering said that would help allay their concerns.

Mr. Carroll said his process has been based on data and facts about current transportation elements. It is not based on future transportation elements that may or may not come. Mr. Pollard also said they were caught off guard that they do not meet the parking requirement. He expressed confusion that staff is not supportive of the reduced number of stalls. He disagrees with the fire marshal's concerns and feels that his analysis isn't data-based.

Chairman Woffinden asked if they were open to possibility of an underground parking structure.

Mr. Carroll said that they have considered the possibility of building 6 stories, with the bottom level being parking. He feels that they are trying to be sensitive to the city's concerns but he thinks our staff isn't used to dealing with urban development. He doesn't know how to find a solution that works for the city. Parking is a huge deal. He believes that underground parking may make it so that it's not accessible to fire apparatus. He doesn't see how vertical parking could work. They are trying to be an affordable housing option. Impact fees are high as well. He is very frustrated that there is no way to appeal a difference with the city fire marshal. He feels that there is a lot of data to support their position that one parking space per unit is sufficient.

Ms. Peay asked if they can address guest parking, is that included in the one parking space per unit or is there additional guest parking? Mr. Carroll stated that there won't be much guest visitor parking needed, but it is included in the one parking space per unit. They included data from Orem that utilized on-street parking.

Mr. Frandsen said that charging for parking adds an additional burden, and the developer is not giving any guest or visitor parking. It's not fair to the city or neighborhood to have to deal with problems caused by a problem that should have been addressed during development.

Mr. Carroll said that policies regarding private property already forbid parking in your neighbor's driveway and there are many other solutions to the parking issue. They could even designate some of the parking to be short term or visitor, but he doesn't feel there is data to back up a need for visitor parking. On-street parking would still be a solution.

Mr. Pollard added that not everyone who lives here will use a vehicle. He gives an example of a young professional who doesn't have a driver's license.

Ms. Anderson initially thought that charging for parking was a good idea, but it seems to incentivize people to park on the street because no one will want to pay for a stall.

Mr. Carroll stated that they could maybe provide 5 parking spaces per unit, but the issue would still be a problem. Demand will outstrip supply if parking is free and not limited. They would be happy if the city limited nearby parking. He gave examples of similar developments in Holladay (1 parking spot per unit), Clearfield, and Midvale, (multifamily units with 1 parking spot per unit).

Mr. Olsen clarified that this parking ratio is allowed in the TOD area, but he said that developers are choosing to not go that low for parking even though they could. He likes the concept of the micro apartments but thinks the discussion needs to shift to council.

Mr. Dupaix is not opposed to building another story vertically, would it help to have the ground floor as parking? What is the likelihood there could be a middle ground where we explore options of ground level parking and building up another story? He suggested shifting the incentive to reward those who don't have a car instead of penalizing those who do.

Mr. Olsen stated that he has to follow the city code. His role is not to find a middle ground, he has to follow the city code. He can't make up arbitrary numbers, that is left for council.

Mr. Carroll expressed frustration that they have spent a lot of time and money trying to address this.

Ms. Anderson said that this has been a really tricky thing to figure out because she likes the product so much and the affordability it creates. She would love to see it work. The only check that the city has on projects in the downtown is parking requirements, not height requirements. If you can park it you can build it. This project is not quite close enough, we have an obligation to the code. If we allow this reduced ratio, we set a precedent.

Chairman Woffinden said that the parking is the fatal flaw, it is less than half of what is required.

Mr. Olsen said if it the project is denied here, they can appeal to council.

Mr. Dupaix agreed that staff is constrained by code, he understands that this is a new type of development. He is trying to understand why the developers don't want to move forward with a denial if it helps them get to where they need to be faster. A denial escalates their appeal to council.

Mr. Pollard feels that the city is not using objective data but anectodal evidence to back up their requirements for 2.25 stalls.

Chairman Woffinden replied that the developer still has not given a viable solution to the parking issue and guest parking.

Mr. Carroll stated that the Planning Commission has the ability to approve this project outright.

Mr. Dupaix replied that it is a non-starter as currently proposed, it is in both parties' interests to bump it up to council to make the call. Denial is the best course of action to move it forward.

Mr. Carroll disagreed, he felt that the council will consider the Planning Commission's recommendations and discussion. He asked if there is a way to convey to council that they would like to be considered with a clean slate.

Chairman Woffinden said that if the commission recommends denial, his phone will be ringing with council members wanting to know why it's been denied. They will certainly have the chance to explain. This happened with American Eagle Ready-Mix, the council chose not to follow the Planning Commission's lead.

Commissioners feel it would be wasting their time to table the project and bring it back later. Mr. Dupaix suggests denying without prejudice. They like the product a lot and it is a tough discussion. They are not necessarily against the project, they just want to make sure that the parking problem is solved.

Chairman Woffinden called for a motion. He stated that the developers have not addressed his guest parking concerns and at this point they are at an impasse. Ms. Anderson asked Mr. Carroll if he has a preference between denying and tabling the motion. Mr. Carroll stated again that the commission has the authority to approve and that is what they are asking for.

Mr. Dupaix moved to deny the site plan due to parking concerns and that the proposed ratio of 1 stall per unit is insufficient, nor does it meet the City's requirement of 2.25 stalls per unit. He added that city council should consider the matter without prejudice.

Ms. Peay seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Aye**

The motion passed.

7. Other Business

Mr. Olsen told commissioners that the annual summer dinner will be coming up after school starts. He also told new commissioners that their families get a free pass to the rec center.

Chairman Woffinden requested group training in water rights for the commissioners and also felt that it might be good to involve the city council.

Mr. Sensanbaugher wanted commissioners to be more specific in their questions about water rights so he knows who he needs to bring in to help answer them. He asked commissioners to email him their questions. Chairman Woffinden replied that they would like answers to general questions, beneficial use, etc. and asked staff to please set up a training.

Ms. Anderson asked if is worth looking at adjusting the parking code for studio apartments.

Mr. Olsen said that the council's decision will determine where we will go on the issue.

Mr. Dupaix stated that he will be stepping away from the planning commission due to work and family responsibilities.

Mr. Frandsen expressed his thanks and appreciation for Mr. Dupaix, Ms. Anderson concurred.

8. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, Aug 4, 2021. It should be a relatively light meeting.

9. Review and action on the minutes of the July 7, 2021 Planning Commission Regular Session

Mr. Dupaix moved to recommend approval of the minutes of the July 7, 2021 Planning Commission Regular Session.

Mr. Frandsen seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Geoff Dupaix	**Abstain**

The motion passed.

10. Adjournment

Mr. Dupaix motioned to adjourn.
Mr. Frandsen seconded the motion. All voted in favor.

Meeting adjourned at 9:30 pm.

Lisa Halversen, Administrative Assistant