AMERICAN FORK CITY PLANNING COMMISSION
JANUARY 19, 2022
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 19, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Hearing, review and action on a site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

2. Hearing, review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North, in the R-1-9,000 zone

3. Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 4 located in the area of 346 East 1600 South, in the PI-1 Planned Industrial zone

4. Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 5 located in the area of 268 East 1600 South, in the PI-1 Planned Industrial zone

5. Other Business

6. Site Plan Committee Report

7. Review and action on the minutes of the January 5, 2022 Planning Commission Regular Session

8. 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: January 19th, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North, in the R1-12,000 zone

BACKGROUND INFORMATION					
Location:		1160 East 1030 North			
Applicants:		Ryan Bybee/Cadence Homes			
Existing Land Use:		Residential Low Density			
Proposed Land Use:					
Surrounding Land Use:	North	Residential Low Density			
	South	Residential Low Density			
	East	Residential Low Density			
	West	Residential Low Density			
Existing Zoning:		R1-12000			
Proposed Zoning:					
Surrounding Zoning:	North	R1-12000			
	South	R1-12000			
	East	R1-12000			
	West	R1-9000			
Land Use Plan Designation:		Residential Low Density			
Zoning within Land Use Plan Designation?		X	Yes		No

Background

This relates to lots 48, 49, 50, and 51 of Timp Hollow Plat D, that was previously approved. This proposed subdivision would vacate land on the west of the properties with a boundary agreement in place that would allow the neighboring development to accept the remnant pieces of land that are created into its development, for a future proposal.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Residential Low Density. The proposed plat and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

a. The final plat conforms with the terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to Subdivisions.

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

d. The estimates of cost of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact are offered for consideration:

1. Timp Hollow Plat F complies with Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. Timp Hollow Plat F meets the criteria as found in Section 17.8.211 of the Development Code.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Timp Hollow Plat F, subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat for Timp Hollow Plat F.

TABLE

Mr. Chairman, I move that we table the final plat of Timp Hollow Plat F.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 1/19/2022

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: Timp Hollow Plat F Subdivision

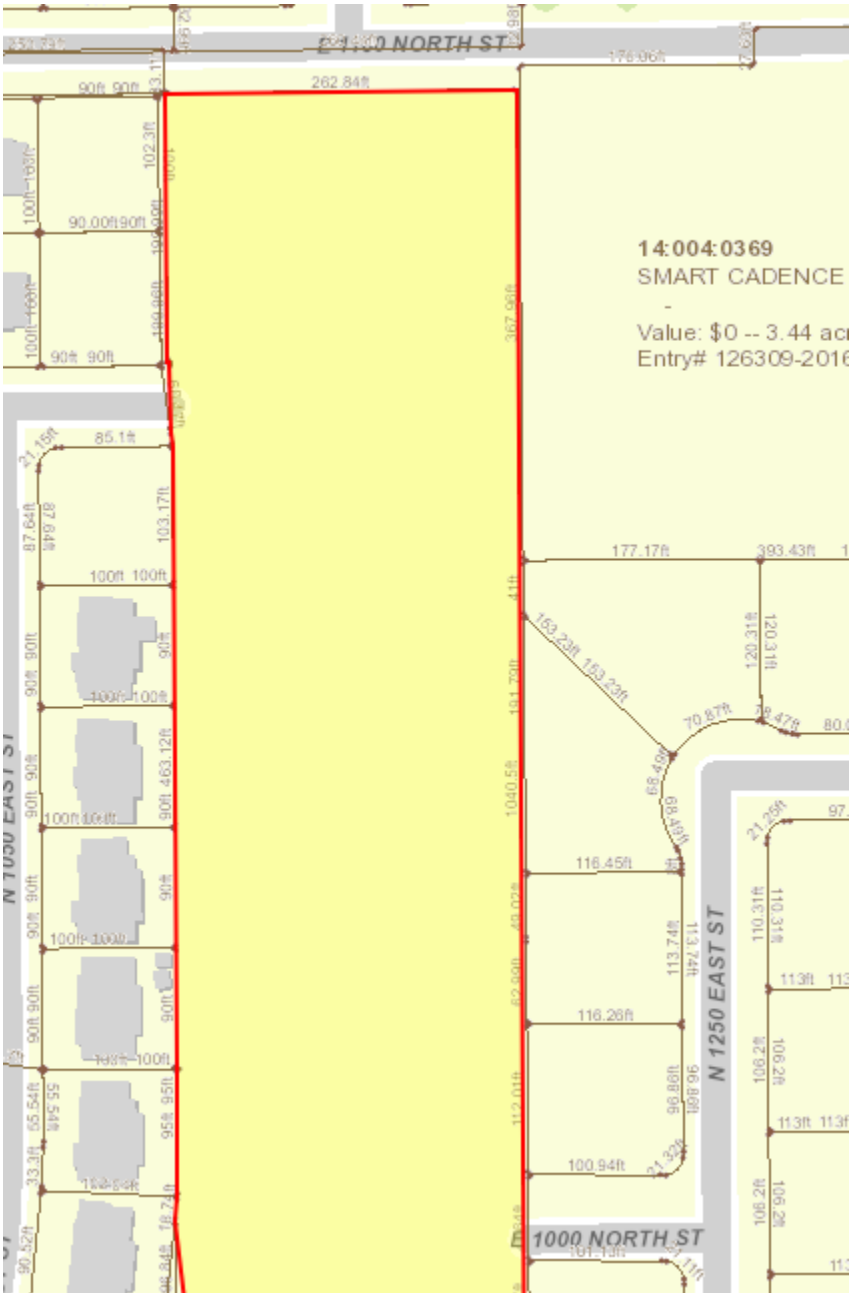
Project Address: 1160 East 1030 North

Developer / Applicant's Name: Kelton Homes

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:

STANDARD CONDITIONS OF APPROVAL

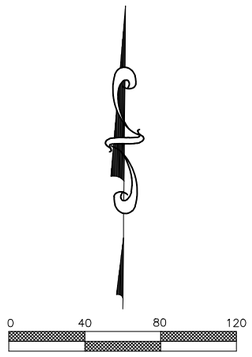
Standard Conditions of Approval:

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).

TIMP HOLLOW PLAT "F"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING SECTION LINE S 00°00'02" E 2640.86'
N.A.D 83 BEARING

367.97

EAST 1338.27'

POB

EAST 176.68'

41.43'

FUTURE PHASE
SMART CADENCE LLC
14: 004: 0364

4
18,624 sqft
0.428 acre

S00°06'51"E 120.31'

47
TIMP HOLLOW
PLAT D

N46°34'24"W
152.61'

1151 EAST

C4

C1

3
14,971 sqft
0.344 acre

191.36'

1025 NORTH

C5

1030 NORTH
PUBLIC USE

8.00'

C2

S89°31'13"W
116.22'

N00°13'49"W
456.81'

61

2
13,112 sqft
0.301 acre

1018 NORTH

112.01'

113.74'

S01°10'52"E

N89°37'30"W
116.12'

218.60'

1
12,951 sqft
0.297 acre

1009 NORTH

112.01'

96.86'

1147 EAST

C3

N89°37'30"W 100.88'

1000 NORTH
PUBLIC USE

1150 EAST
PUBLIC USE

60

59

TIMP HOLLOW
PLAT D

52

58

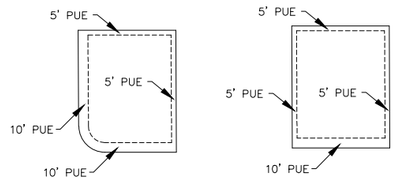
SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

MEADOWBROOK PROPERTIES
14: 004: 0349

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	148.71	60.00	142°00'26"	113.46	S33°39'02"W
C2	9.73	15.00	37°10'19"	9.56	S18°46'01"E
C3	23.71	15.00	90°33'22"	21.32	S45°05'49"W
C4	75.81	60.00	72°23'48"	70.87	S68°27'21"W
C5	72.90	60.00	69°36'37"	68.49	S02°32'52"E



VICINITY MAP



EASEMENT DETAIL

NOTES:
1. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
2. OFF-SET NAILS TO BE PLACED ON THE BACK OF THE CURB AND 5/8"x24" REBAR WITH A TRANE ENGINEERING CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
   1- ASPHALT PAVING IS INSTALLED
   2- FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
4. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
5. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F
6. BENCHMARK IS WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4786.29
7. ZONING IS R1-12000

DEVELOPER
CADENCE HOMES
3400 NORTH ASHTON BLVD.
SUITE #180 LEHI, UT 84043
PHONE (801) 768-0500

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, Travis Trane do hereby certify that I am a Professional Land Surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 as amended certificate number 5152741.
I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with section 17-23-17, Utah Code annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

Commencing at a point which is South 00°00'02" East 367.97 feet along the section line and East 1338.27 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence East 176.68 feet; thence South 00°06'51" East 120.31 feet; thence Southwesterly 148.71 feet along the arc of a 60.00 radius curve to the left, through a central angle 142°00'26", the chord of which bears South 33°39'02" West 113.46 feet; thence Southeasterly 9.73 feet along the arc of a 15.00 radius curve to the right, through a central angle 37°10'19", the chord of which bears South 18°46'01" East 9.56 feet; thence South 00°10'52" East 218.60 feet; thence Southwesterly 23.71 feet along the arc of a 15.00 radius curve to the right, through a central angle 90°33'22", the chord of which bears South 45°05'49" West 21.32 feet; thence North 89°37'30" West 100.88 feet; thence North 00°13'49" West 456.81 feet to the point of beginning.

Parcel contains: 1.37 acres.

Number of lots = 4

Basis of bearing: The line between the West Quarter Corner and the Southwest Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and meridian which bears South 00°00'02" East. (N.A.D. 83 BEARINGS)

DATE _____ SURVEYOR (See Seal Below) _____

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, 20___

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE

COMMISSION # _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE_____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF _____, 20____

_____ MAYOR _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER

APPROVED: _____ CITY ENGINEER ATTEST: _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____.
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

_____ PLANNER _____ PLANNING COMMISSION CHAIRMAN

PLAT "F"

TIMP HOLLOW

A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF LOTS 48,49,50 AND 51 OF TIMP HOLLOW PLAT D

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 40 FEET

RECORDING INFORMATION

SEWER AND WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER AND WATER AUTHORITY ON THIS___DAY OF _____,2020

_____ PUBLIC WORKS DIRECTOR

SURVEYOR SEAL

CLERK-RECORDED SEAL

12507

WHEN RECORDED MAIL TO:
Meadowbrook Properties limited partnership
11256 Calais Circle
Highland, Utah 84003

QUIT CLAIM DEED

Cadence Homes Building Corp and Smart Cadence, LLC grantor, of Lehi, County of Utah, State of Utah,

hereby QUIT-CLAIM to

Meadowbrook Properties limited partnership, grantees, of Highland, County of Utah State of Utah, ,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in UTAH County State of UT, to-wit

14-004-0349

WITNESS, the hand of said grantors, this ____day of January, 2022

Smart Cadence, LLC

_____
Ryan Bybee, Manager

Cadence Homes Building Corp

_____
Ryan Bybee, President

STATE OF UT
)ss.
County of UTAH

On the ___ day of January, 2022 personally appeared before me Ryan Bybee the manager of Smart Cadence, LLC, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

_____
Notary Public

STATE OF UT
)ss.
County of UTAH

On the ___ day of January, 2022 personally appeared before me Ryan Bybee the President of Cadence Homes Building Corp, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

_____
Notary Public

Exhibit "A"

Beginning at a point located South 0°00'07" West along section line 20.19 feet and East 1065.73 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'00" East 270.27 feet; thence South 0°24'43" East 272.23 feet; thence South 0°13'40" East 77.84 feet; thence South 0°13'40" East along the proposed westerly boundary of Timp Hollow Plat “F” a distance of 456.80 feet; thence North 89°37'30" West 0.05 feet; thence South 0°16'07” East 132.64 feet; thence South 0°06'11" West 100.66 feet; thence North 89°30'20" West 286.12 feet; thence along the easterly boundary of Autumn Crest Phase 1 Plats “A” Amended, “B”, and “C” the following four courses and distances: 1) North 6°17'47" East 216.57 feet, 2) North 0°13'33" West 558.17 feet, 3) North 7°42'08" West 60.47 feet, and 4) North 0°35'14" West 202.06 feet to the point of beginning.

AMERICAN FORK CITY **MEETING DATE:** January 19th, 2022
PLANNING COMMISSION **STAFF:** Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 4 located in the area of 346 East 1600 South, in the PI-1 Planned Industrial zone

BACKGROUND INFORMATION					
Location:		346 East 1600 South			
Applicants:		Roderick Enterprises			
Existing Land Use:		Design Industrial			
Proposed Land Use:					
Surrounding Land Use:	North	Design Industrial			
	South	Design Industrial			
	East	Design Industrial			
	West	Design Industrial			
Existing Zoning:		PI-1			
Proposed Zoning:					
Surrounding Zoning:	North	PI-1			
	South	PI-1			
	East	I-1 & PI-1			
	West	PI-1			
Land Use Plan Designation:		Design Industrial			
Zoning within Land Use Plan Designation?		X	Yes		No

Background

In 2015, this area was annexed into the City under the Catalyst Annexation. This site plan represents the fourth phase in a multi-phase office-warehouse development. Phase 4 consists of 1 office-warehouse structure, totaling 168,420 sq. ft. on approximately 9.9 acres. Access points into Phase 4 will be provided off 1600 South, and 1700 South.

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.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase 4, 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 4.

TABLE

Mr. Chairman, I move that we table action on the commercial site plan for Roderick Catalyst Business Park, Phase 4.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 1/19/2022

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 Business Park Building 4

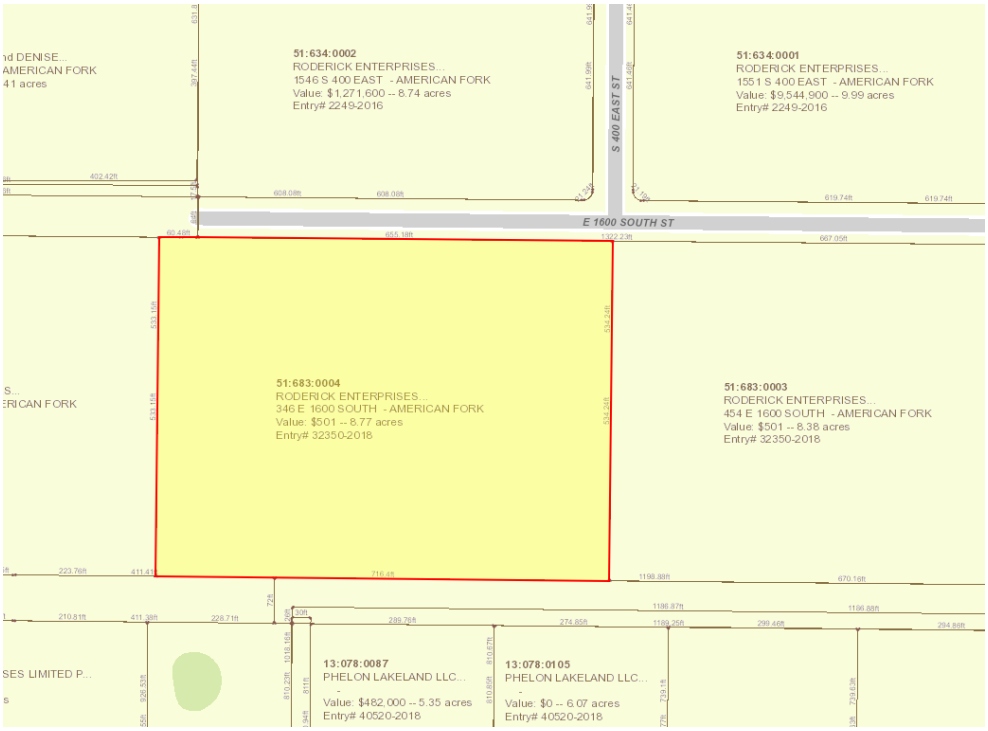
Project Address: 346 East 1600 South

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:

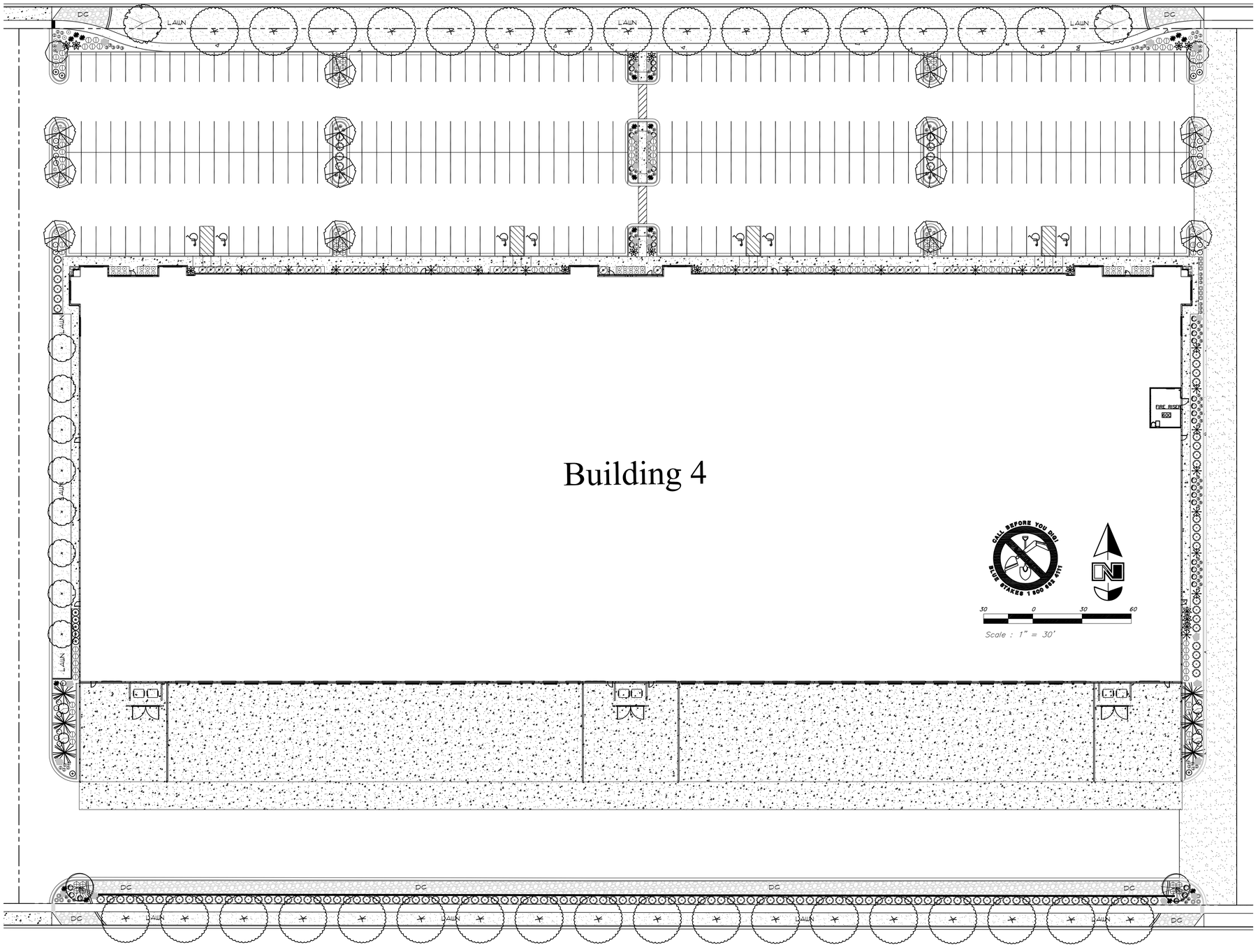
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Standard Conditions of Approval:

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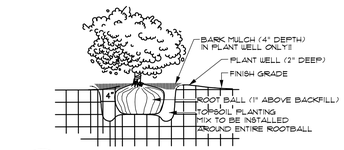
1600 South Street



1700 South Street

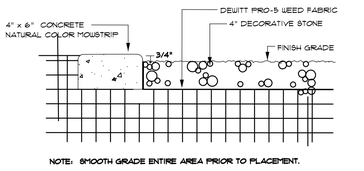
Legend

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



1 / L-1 Shrub Planting

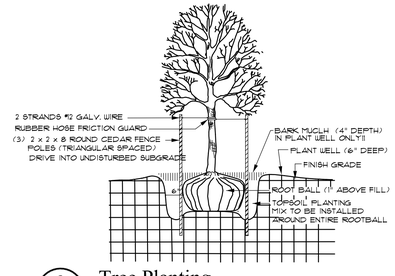
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

2 / L-1 Mowstrip / Stone Mulch

N. T. S.



3 / L-1 Tree Planting

N. T. S.

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdldesign@comcast.net

STATE OF UTAH
RICHARD D. LEWIS
106360
01-13-22
LICENSED LANDSCAPE ARCHITECT

STAMP

Catalyst Business Park Building #4

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 01-13-22
REVISIONS: XX-XX-XX

SHEET TITLE

Landscape Planting Plan

SHEET NUMBER

L-1

Plant List (TREES)

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

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Buddleia davidii	Butterfly Bush	5 Gallon	18"-24" Height
3Ø		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-3Ø" Height
15		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-3Ø" Height
45		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
6		Potentilla frut. 'Gold Drop'	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
142		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
4		Rhus 'Balltiger'	Tiger Eyes Sumac	5 Gallon	24"-3Ø" Height
34		Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
23		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
19		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 6Ø days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 3Ø days prior to 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
16		Bouteloua g. 'Blons Ambition'	B.A. Blue Gramma Grass	2 Gallon	12"-15" Height
96		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-3Ø" Height
32		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-3Ø" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3Ø		Hemerocallis 'Stella d'Oro	Stella d'Oro Day Lily	1 Gallon	Full Can
36		Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
16		Kniphofia rooperi	Red Hot Poker	1 Gallon	Full Can
6		Lavandula angustifolia	English Lavender	1 Gallon	Full Can
34		Rudbeckia 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
34		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.
1Ø. Landscape maintenance shall be required for a period through the second mowing of the lawn (3Ø 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.

RDL Design Company, Inc.
1Ø1Ø East Yale Avenue
Salt Lake City, Utah 84105
Phone : 8Ø1-647-3114
Email : rdldesign@comcast.net

STAMP

Catalyst Business Park Building #4

For Roderick Enterprises

346 East 1600 South American Fork, Utah 84003

PROJECT:

DRAWN BY: RDL

CHECK BY: RDL

ISSUE DATE: Ø1-13-22

REVISIONS: XX-XX-XX

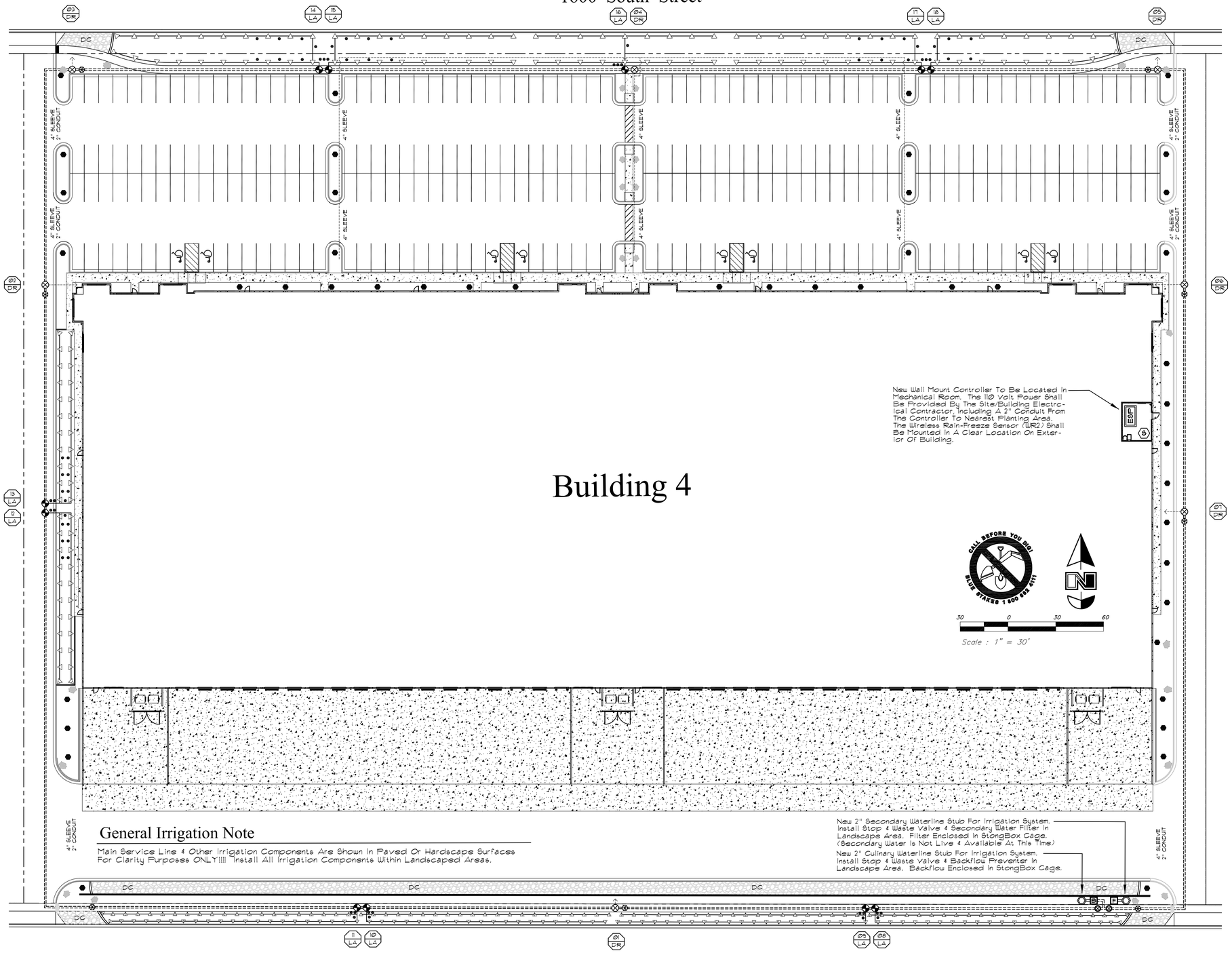
SHEET TITLE

Landscape Planting Plan

SHEET NUMBER

L-2

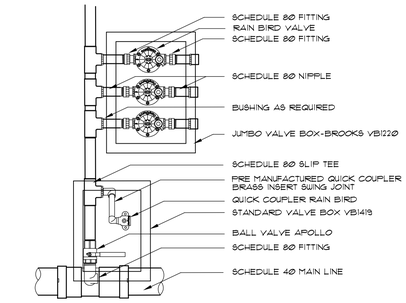
1600 South Street



General Irrigation Note

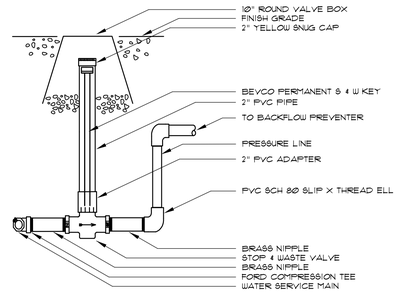
Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!!!! Install All Irrigation Components Within Landscaped Areas.

1700 South Street



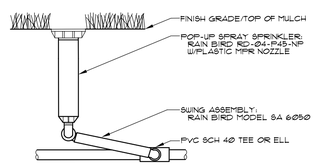
1 / L-3 Valve Manifold

N. T. S.



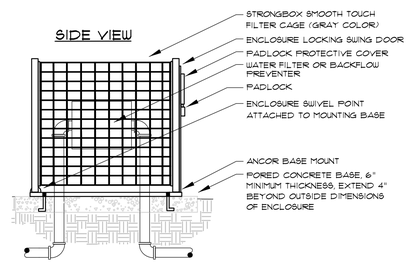
2 / L-3 Stop & Waste Valve

N. T. S.



3 / L-3 Pop-Up Spray Sprinkler

N. T. S.



4 / L-3 Filter Enclosure

N. T. S.

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

STATE OF UTAH — ROBERTO LICENSED LANDSCAPE ARCHITECT 10839 — 06-15-21

STAMP

Catalyst Business Park Building #4

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 06-15-21
REVISIONS: XX-XX-XX

SHEET TITLE

Irrigation Sprinkler Plan

SHEET NUMBER

L-3

Sprinkler List

Symbol	Model-Number	Description	Remarks
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-8 Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-12 Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-15 Series Nozzle As Required
●	Rainbird EMT-6	Multi Outlet Emitter Device	Added Emitters For Tree Type Specified
	Rainbird 150-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
	Rainbird 100-PESB-R	Remote Control Valve	1" Size In Valve Box With Gravel Sump
⊗	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Apollo (Or Equal) Brass	Line Size Isolation Ball Valve	Install In Valve Box With Gravel Sump
	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
◉	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
ESP	Rainbird ESP-LXD	2 Wire Modular Controller	Add Modules As Needed For Stations
S	Rainbird WR2-RFC	Wireless Rain-Freeze Sensor	Mount In Clear Location On Building
	Mueller Orseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
F	Amiad 2T-S	Secondary Water Filter	Install Above Grade With StrongBox
B	Wilkins 2-375-RPZ	Reduced Pressure Backflow	2" / Install Above Grade With StrongBox
========	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
— — —	Schedule 40 PVC	Lateral Circuit Line / Shrub	Pipe Size As Required / 3/4" Min. Size
▨	Netafim HCVXR-RW	Techline In-Line Drip Line	Emitter Spacing & GPH As Site Requires

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!!!! Install All Irrigation Components Within Landscaped Areas.

Emitter Installtion Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Three Each
15 Gallon Tree Or Shrub Plant Material	PC-05 (5 Gal./Hr.)	Three Each
Calipered Plant Material	PC-05 (5 Gal./Hr.)	Six Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties.

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based upon the sizing guide below:

PIPE SIZE / WIRE QUAN.	REQUIRED SLEEVING
3/4" - 1 1/4" Piping	1-2" PVC Sleeve
1 2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

Pipe Size		Water Flow (GPM)	
(Velocities Not To Exceed 5 Feet/Second)			
1"	Size / NA	0 - 12	GPM
1 1/4"	Size / ●	12 - 22	GPM
1 1/2"	Size / ●●	22 - 30	GPM
2"	Size / ●●●	30 - 50	GPM

NOTE: Contractor shall perform all pipe sizing using the above design guideline. 1" minimum size piping to be used with schedule 40 pvc.

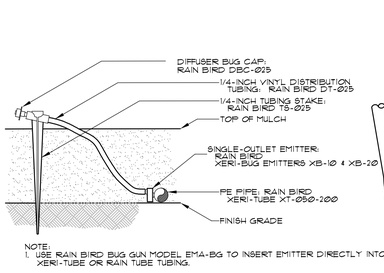
General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Irrigation Controller Valve Schedule

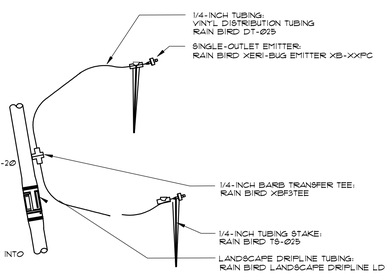
VALVE DATA				HYDRAULIC DATA			
#	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
1	1.0"	1	Drip	Plantings-Sun	NA	6.0	30
2	1.0"	2	Drip	Plantings-Sun	NA	6.0	30
3	1.0"	3	Drip	Plantings-Sun	NA	6.0	30
4	1.0"	4	Drip	Plantings-Sun	NA	6.0	30
5	1.0"	5	Drip	Plantings-Sun	NA	6.0	30
6	1.0"	6	Drip	Plantings-Sun	NA	6.0	30
7	1.0"	7	Drip	Plantings-Sun	NA	6.0	30
8	1.5"	8	Spray	Lawn	1.58	22.0	30
9	1.5"	9	Spray	Lawn	1.58	22.0	30
10	1.5"	10	Spray	Lawn	1.58	22.0	30
11	1.5"	11	Spray	Lawn	1.58	22.0	30
12	1.5"	12	Spray	Lawn	1.58	28.0	30
13	1.5"	13	Spray	Lawn	1.58	28.0	30
14	1.5"	14	Spray	Lawn	1.58	36.0	30
15	1.5"	15	Spray	Lawn	1.58	34.0	30
16	1.5"	16	Spray	Lawn	1.58	34.0	30
17	1.5"	17	Spray	Lawn	1.58	34.0	30
18	1.5"	18	Spray	Lawn	1.58	32.0	30

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



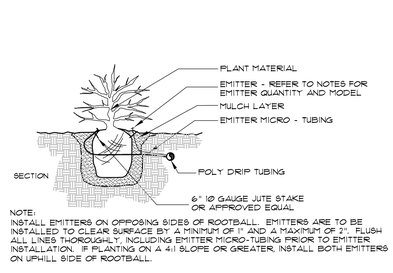
1 L-4 Emitter Into Xeri-Tube

N. T. S.



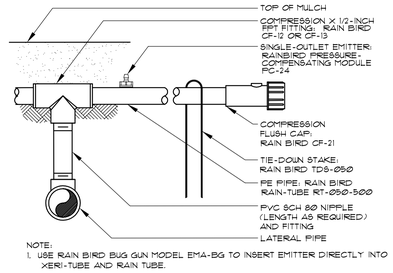
2 L-4 Dripline - Additional Emitters

N. T. S.



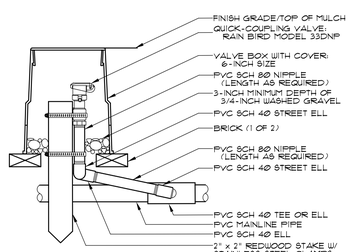
3 L-4 Drip Emitter

N. T. S.



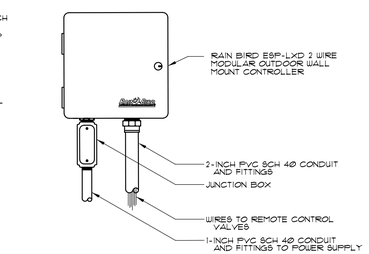
4 L-4 PVC To PE Pipe Connection

N. T. S.



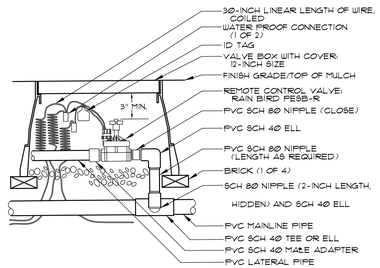
5 L-4 Quick Coupling Valve

N. T. S.



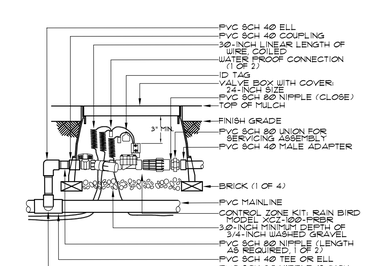
6 L-4 Wall Mount Controller

N. T. S.



7 L-4 Remote Control Valve

N. T. S.



8 L-4 Xerigation Control Zone Kit

N. T. S.

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

STATE OF UTAH
ROBERTO DIAZ
106390
LICENSED LANDSCAPE ARCHITECT
06-15-21

STAMP

Catalyst Business Park Building #4

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 06-15-21
REVISIONS: XX-XX-XX

SHEET TITLE

Irrigation Sprinkler Plan

SHEET NUMBER

L-4

RODERICK CATALYST-BUSINESS PARK BUILDING #4

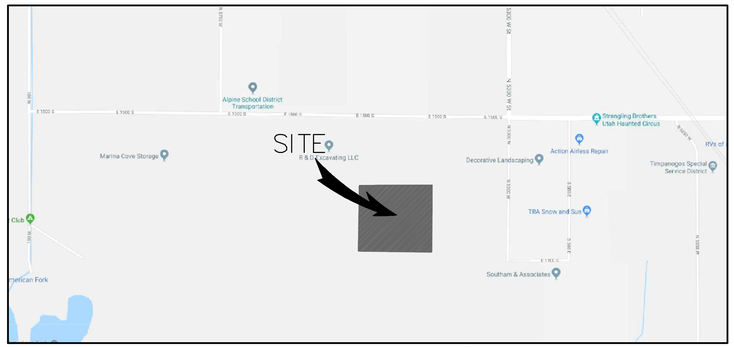
LOT 4, RODERICK CATALYST – PHASE 2 SUBDIVISION

346 EAST 1600 SOUTH
AMERICAN FORK, UTAH 84003

JUNE 15, 2021
REVISED SEPTEMBER 10, 2021
REVISED NOVEMBER 22, 2021
REVISED JANUARY 10, 2022

LEGEND

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



VICINITY MAP
NOT TO SCALE

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	TERA WALKER	(801) 756 1310
COMCAST	ELYSIA VALDEZ	(801) 401 3017
CENTURY LINK	RYAN ALLRED	(385) 223 0084
DOMINION ENERGY	TRENT JOHNSON	(801) 853 6548

SHEET INDEX

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

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.

General Notes:

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

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

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

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

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

Proposed Lot 4 - 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 342.01 feet S. 89°30'39" E. along north line of said Section 36 and South 878.18 feet from the Northwest Corner of said Section 36; thence S.89°19'23"E. 716.40 feet; thence S.00°40'37"W. 534.24 feet; thence N.89°14'38"W. 716.40 feet; thence N.00°40'37"E. 533.25 feet to the **Point of Beginning**.

The above described parcel of land contains 382,371 square feet or 8.778 acres more or less.

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

CIVIL ENGINEER:

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

OWNER:

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

ARCHITECT:

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO. CV

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE:

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

C:\

GENERAL NOTES

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

UTILITIES

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

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

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLJ

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

RODERICK CATALYST–BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
GENERAL NOTES

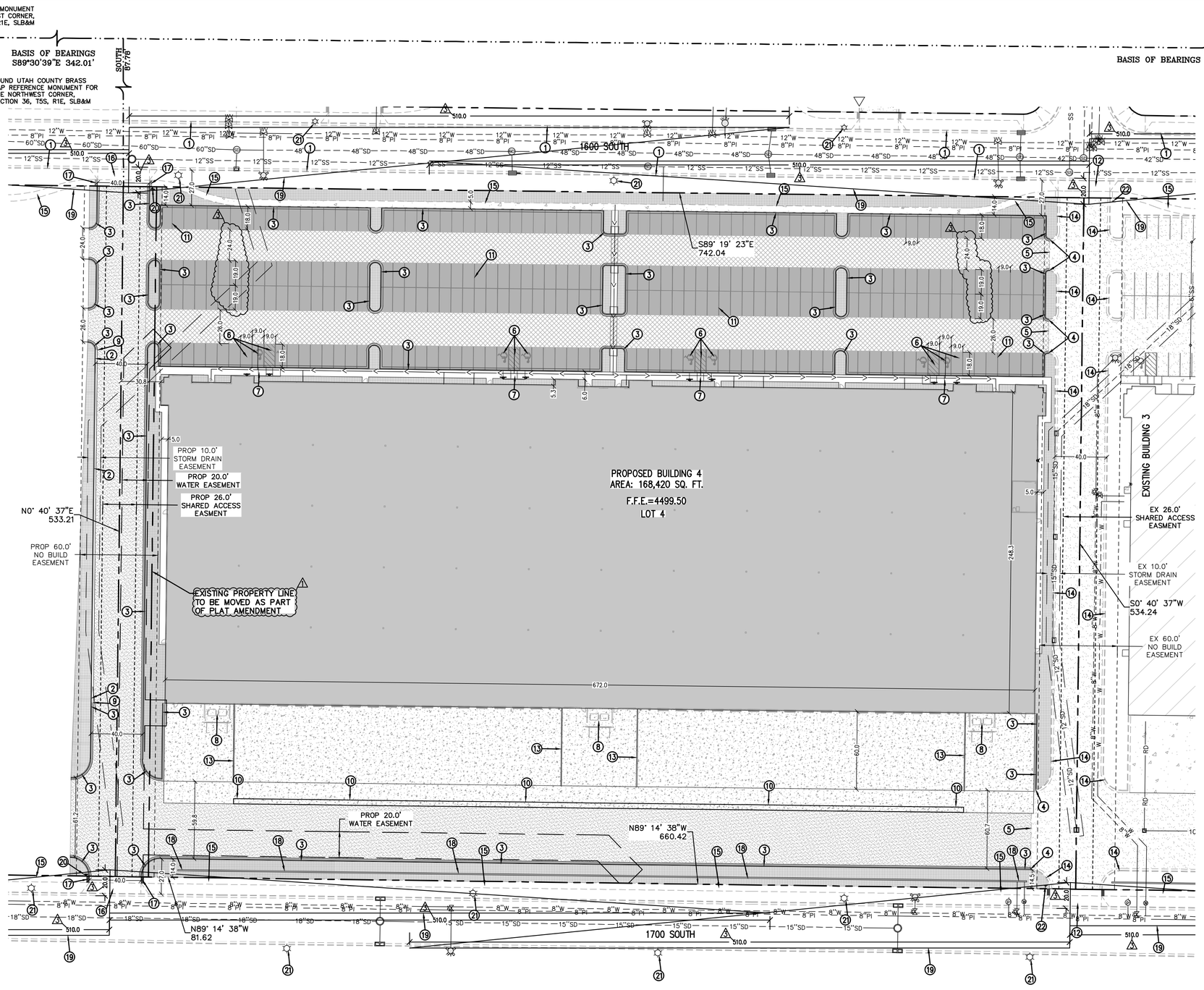
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
GN

PROJECT ID	DATE:
R1033–01	05/15/21
FILE NAME: PRJ–RC4	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. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
5. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
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. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
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 BUILDING 3 IMPROVEMENTS.
15. PROPOSED 5' SIDEWALK INSTALLED AS PART OF SUBIDIVISION IMPROVEMENTS.
16. PROPOSED FLARED DRIVE APPROACH PER AMERICAN FORK STANDARD 15.9. SEE DETAIL SHEET C5.0.
17. INSTALL DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238. SEE DETAIL SHEET C4.0.
18. PROPOSED 6' PRECAST FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. SIGHT TRIANGLE.
20. INSTALL STOP SIGN PER MUTCD STANDARD R1-1.
21. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
22. EXISTING STOP SIGN.

STOP

LOT 4 AREAS:

		SQ. FT. / ACRES
LOT 4		396,045 SQ. FT. / 9.09 ACRES
	BUILDING 4 FOOTPRINT	168,289 SQ. FT. / 3.86 ACRES
	PROPOSED ASPHALT	118,839 SQ. FT. / 2.73 ACRES
	PROPOSED LANDSCAPING	28,275 SQ. FT. / 0.65 ACRES
	PROPOSED CONCRETE	65,118 SQ. FT. / 1.49 ACRES
	EXISTING ASPHALT	11,305 SQ. FT. / 0.26 ACRES
	EXISTING CONCRETE	4,219 SQ. FT. / 0.10 ACRES

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

LOT 4 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	39,525 SQ. FT.	158.10 (4/1000)
WAREHOUSE	128,895 SQ. FT.	128.90 (1/1000)
TOTAL REQUIRED:		287 (287.00)
TOTAL PROVIDED:		287
ACCESSIBLE SPACES		8 (7 REQ'D 201 TO 300)

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

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	16,059 SQ. FT. / 0.37 ACRES
ASPHALT	11,318 SQ. FT. / 0.26 ACRES
LANDSCAPING	3,826 SQ. FT. / 0.09 ACRES
CONCRETE	915 SQ. FT. / 0.02 ACRES

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

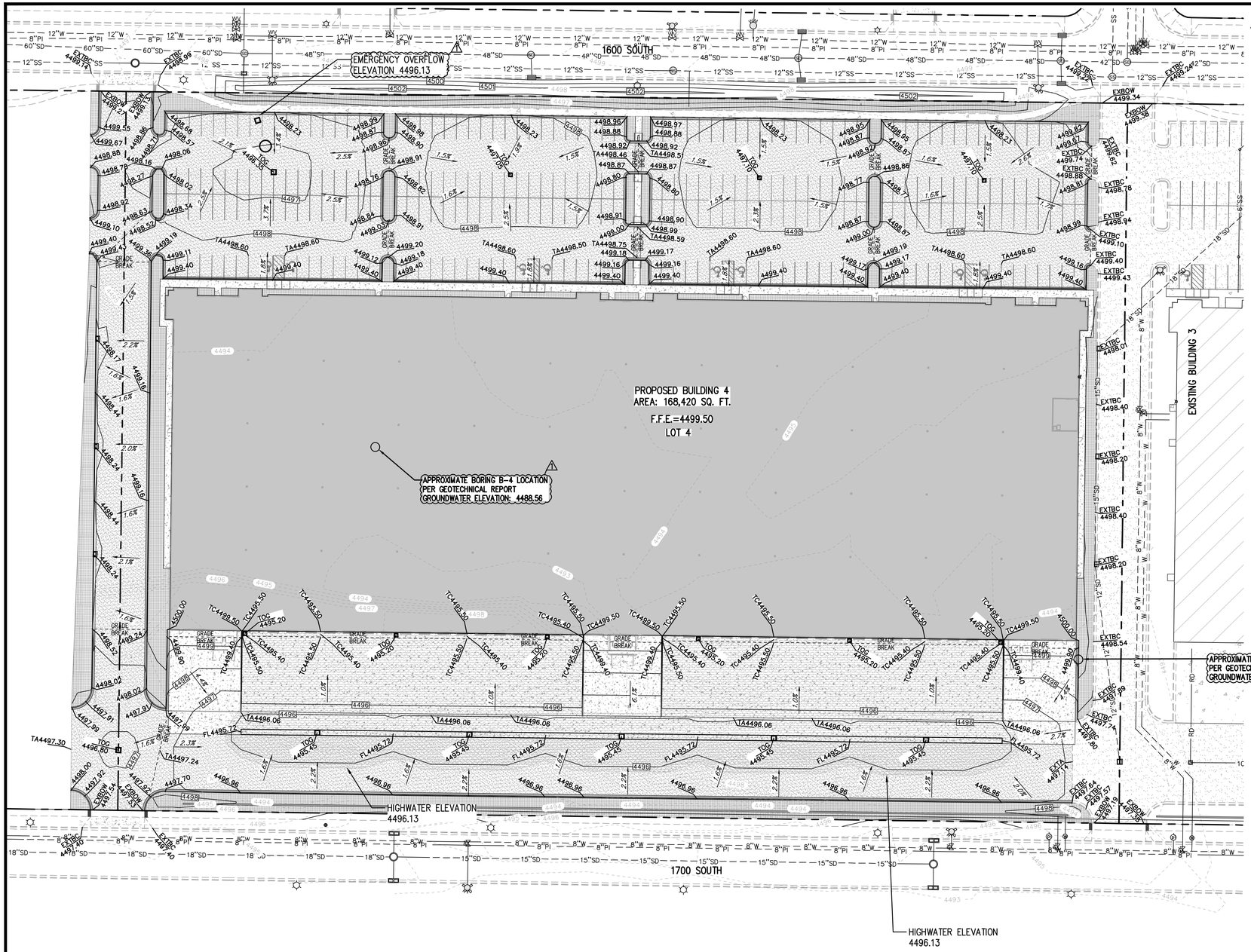
SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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

SHEET NO. C1.0

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	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, T5S, R1E, SLB&M
ELEVATION: 4499.77

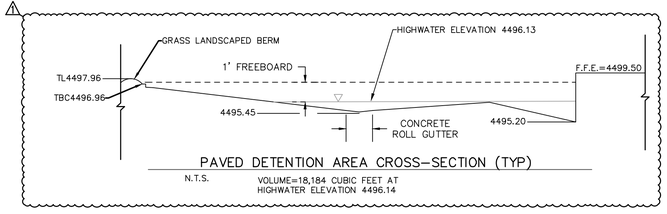
N

0 40 80 120
Scale in Feet

SHEET LEGEND

DETENTION AREA

1 PAVED DETENTION AREA CROSS-SECTION (TYP)



N.T.S.
VOLUME=18,184 CUBIC FEET AT
HIGHWATER ELEVATION 4496.14

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

GRADING PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C2.0

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE: 1"=40'

C1

1600 SOUTH

1700 SOUTH

PROPOSED BUILDING 4
AREA: 168,420 SQ. FT.
F.F.E.=4499.50
LOT 4

EXISTING BUILDING 3

PROP 10.0' STORM DRAIN EASEMENT

EX 10.0' STORM DRAIN EASEMENT

EMERGENCY OVERFLOW ELEVATION 4496.13

HIGHWATER ELEVATION 4496.13

HIGHWATER ELEVATION 4496.13

Structure – (22)
INSTALL OUTLET STRUCTURE
SEE DETAIL 1/C4.1
TOL=4497.65
SUMP EL=4484.86
INV IN ELEV (S)= 4491.11
INV OUT ELEV (N)= 4491.11

INSTALL 24" RCP STORM DRAIN L=35.5'± S=0.15%

INSTALL 24" ADS STORM DRAIN L=20.0'± S=0.15%

INSTALL 24" ADS STORM DRAIN L=20.1'± S=0.15%

INSTALL 15" ADS STORM DRAIN L=175.5'± S=1.66%

Structure – (23)
INSTALL CONTECH CDS4030-8-C
SEE DETAIL SHEET C4.1
RIM=4496.97
BOTTOM EL=4491.11
INV IN ELEV (S)= 4491.14
INV OUT ELEV (N)= 4491.14

Structure – (2)
INSTALL 3'x3' SD INLET BOX W/ 2'x2' GRATE
TOG=4496.35
SUMP EL=4491.17
INV IN ELEV (E)= 4491.17
INV IN ELEV (SW)= 4491.17
INV OUT ELEV (N)= 4491.17

Structure – (3)
INSTALL 2'x2' SD INLET BOX
TOG=4497.05
SUMP EL=4494.09
INV IN ELEV (E)= 4494.09
INV OUT ELEV (W)= 4494.09

INSTALL 15" ADS STORM DRAIN L=184.5'± S=0.15%

Structure – (4)
INSTALL 2'x2' SD INLET BOX
TOG=4497.10
SUMP EL=4494.37
INV IN ELEV (E)= 4494.37
INV OUT ELEV (W)= 4494.37

INSTALL 12" ADS STORM DRAIN L=166.5'± S=0.20%

Structure – (5)
INSTALL 2'x2' SD INLET BOX
TOG=4497.10
SUMP EL=4494.70
INV OUT ELEV (W)= 4494.70

Structure – (7)
INSTALL 2'x2' SD INLET BOX
TOG=4497.67
SUMP EL=4491.46
INV IN ELEV (S)= 4491.46
INV OUT ELEV (NE)= 4491.46

INSTALL 18" ADS STORM DRAIN L=180.4'± S=0.16%

INSTALL 18" ADS STORM DRAIN L=80.0'± S=0.15%

Structure – (8)
INSTALL 2'x2' SD INLET BOX
TOG=4497.74
SUMP EL=4491.58
INV IN ELEV (S)= 4491.58
INV OUT ELEV (N)= 4491.58

INSTALL 18" ADS STORM DRAIN L=80.0'± S=0.15%

Structure – (9)
INSTALL 2'x2' SD INLET BOX
TOG=4497.74
SUMP EL=4491.70
INV IN ELEV (S)= 4491.70
INV OUT ELEV (N)= 4491.70

INSTALL 18" ADS STORM DRAIN L=146.4'± S=0.15%

Structure – (10)
INSTALL 3'x3' SD JUNCTION BOX
TOL=4496.80
SUMP EL=4491.92
INV IN ELEV (E)= 4491.92
INV OUT ELEV (N)= 4491.92

INSTALL 15" ADS STORM DRAIN L=147.9'± S=0.22%

Structure – (11)
INSTALL 3'x3' SD INLET BOX
TOG=4495.45
SUMP EL=4492.24
INV IN ELEV (E)= 4492.24
INV IN ELEV (NW)= 4492.24
INV IN ELEV (NE)= 4492.24
INV OUT ELEV (W)= 4492.24

Structure – (12)
INSTALL 3'x3' SD INLET BOX
TOG=4495.45
SUMP EL=4492.41
INV IN ELEV (E)= 4492.41
INV OUT ELEV (W)= 4492.41

Structure – (13)
INSTALL 3'x3' SD INLET BOX
TOG=4495.45
SUMP EL=4492.58
INV IN ELEV (E)= 4492.58
INV IN ELEV (NW)= 4492.66
INV IN ELEV (NE)= 4492.66
INV OUT ELEV (W)= 4492.58

Structure – (14)
INSTALL 3'x3' SD INLET BOX
TOG=4495.45
SUMP EL=4492.75
INV IN ELEV (E)= 4492.75
INV OUT ELEV (W)= 4492.75

Structure – (15)
INSTALL 3'x3' SD INLET BOX
TOG=4495.45
SUMP EL=4492.92
INV IN ELEV (NE)= 4492.92
INV IN ELEV (NW)= 4492.92
INV OUT ELEV (W)= 4492.92

Structure – (16)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.10
INV IN ELEV (N)= 4493.10
INV OUT ELEV (SW)= 4493.10

Structure – (17)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.10
INV IN ELEV (N)= 4493.10
INV OUT ELEV (SE)= 4493.10

Structure – (18)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.35
INV IN ELEV (N)= 4493.35
INV OUT ELEV (SE)= 4493.35

Structure – (19)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.35
INV IN ELEV (N)= 4493.35
INV OUT ELEV (SW)= 4493.35

Structure – (20)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.35
INV IN ELEV (N)= 4493.35
INV OUT ELEV (SE)= 4493.35

Structure – (21)
INSTALL 2'x2' SD INLET BOX
TOG=4495.20
SUMP EL=4493.35
INV IN ELEV (N)= 4493.35
INV OUT ELEV (SW)= 4493.35

INSTALL 10" ADS STORM DRAIN L=91.0'± S=1.22%

INSTALL 10" ADS STORM DRAIN L=93.0'± S=1.19%

INSTALL 10" ADS STORM DRAIN L=92.0'± S=0.75%

INSTALL 10" ADS STORM DRAIN L=92.0'± S=0.75%

INSTALL 12" ADS STORM DRAIN L=93.0'± S=0.20%

INSTALL 12" ADS STORM DRAIN L=91.0'± S=0.20%

INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%

INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%

INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%

INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%

INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%

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

EX SD INLET TOG=4498.01 I.E.=4491.06

EX SD INLET TOG=4498.20 I.E.=4494.40

EX SD INLET TOG=4498.14 I.E.=4495.39

EX SD INLET TOG=4498.62 I.E.=4493.52

EX SD INLET TOG=4496.00 I.E.=4493.50

EX SD INLET TOG=4496.00 I.E.=4493.55

GRADE BREAK

SHEET LEGEND

DETENTION AREA

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

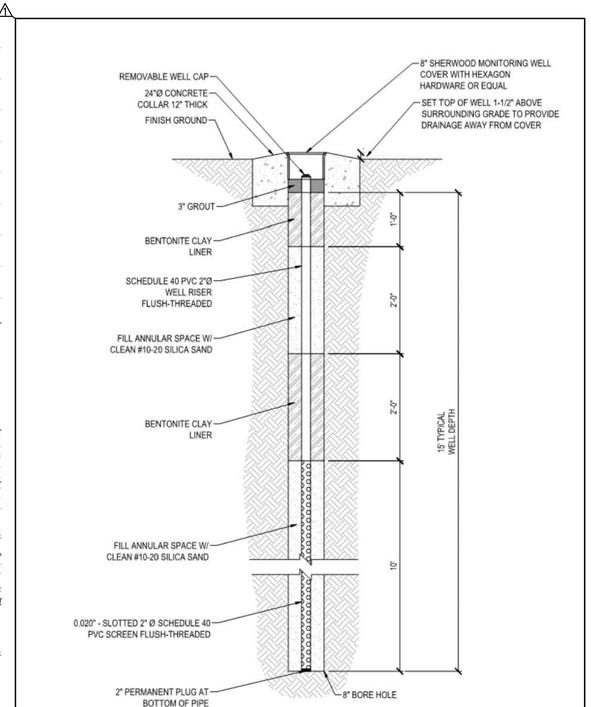
N

0 40 80 120
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET NOTES:

1. SEE DETAIL 6/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 15" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4491.06.
3. INSTALL 13.0" ORIFICE PLATE. SEE DETAIL 9/C4.0.
4. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL 1 THIS SHEET.



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

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DRAINAGE PLAN

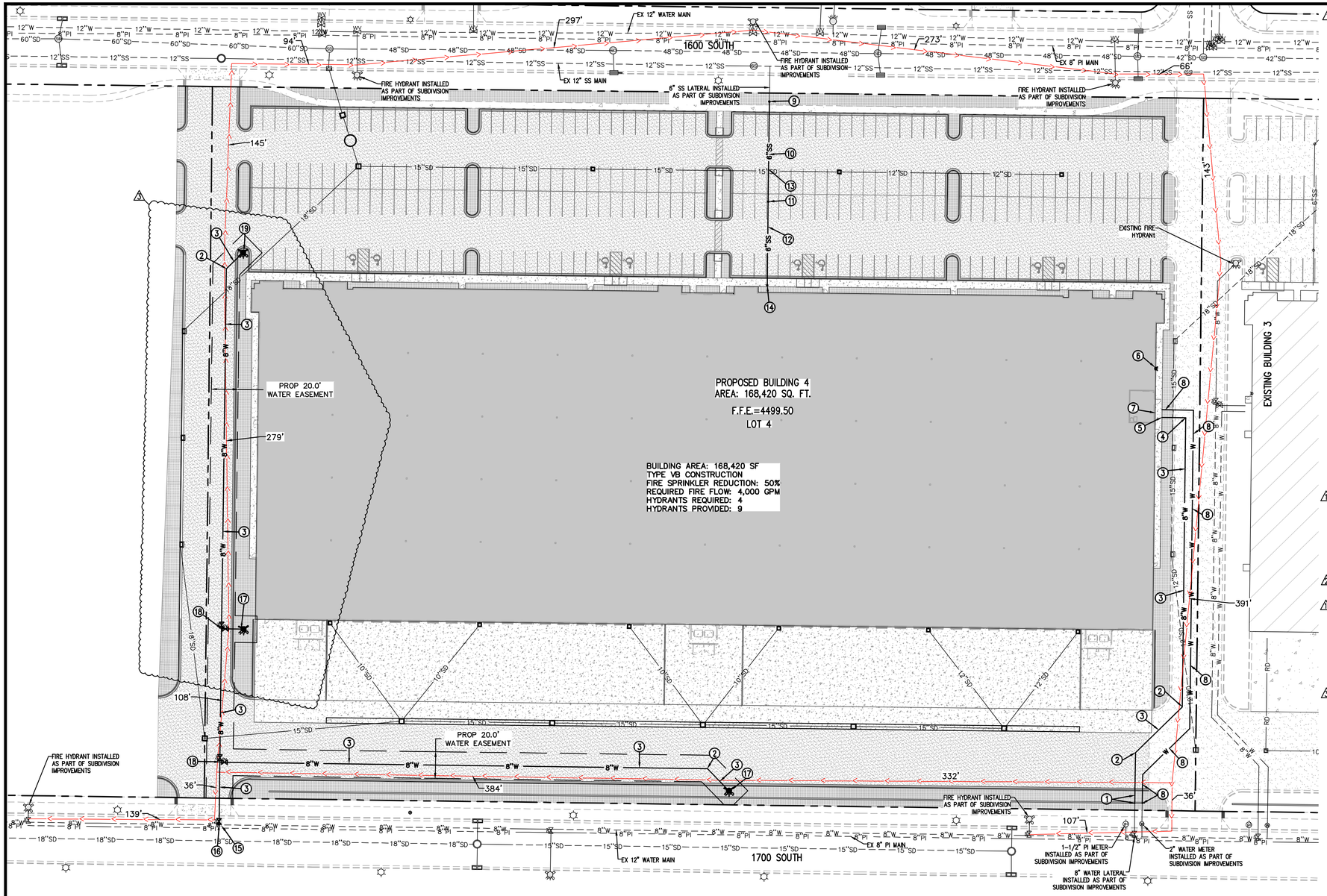
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C2.1

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE: 1"=40'

C-1



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

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

N

0 40 80 120
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

FIRE HYDRANT SPACING

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" 90° BEND W/THRUST BLOCKS.
5. INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
6. INSTALL WALL MOUNTED FDC.
7. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
8. CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BENDS. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
9. CONNECT TO STUBBED 6" SEWER LINE AT I.E.=4486.75 AND INSTALL 6" CLEANOUT WYE, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
10. INSTALL 75'± OF 6" PVC SEWER PIPE, S=2.0%.
11. INSTALL 6" CLEANOUT WYE, I.E.=4488.25 TOL=MATCH TOP OF PROPOSED ASPHALT.
12. INSTALL 63'± OF 6" PVC SEWER PIPE, S=2.0%.
13. I.E.(15"SD)=4494.29
    TOP(6"SS)=4488.27
14. INSTALL 6" 2-WAY CLEANOUT WYE 5' FROM BUILDING, I.E.=4489.51, TOL=MATCH TOP OF PROPOSED LANDSCAPING. SEE MECHANICAL PLANS FOR CONTINUATION.
15. SAWCUT EXISTING ASPHALT TO INSTALL LATERAL, WORK TO BE DONE PER AMERICAN FORK STANDARD 15.22.
16. 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.
17. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
18. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
19. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0. TRAFFIC PROTECTION BOLLARDS ARE TO BE PROVIDED. SEE DETAIL 10/C4.0.

NO.	REVISIONS	BY	DATE
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2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

UTILITY PLAN

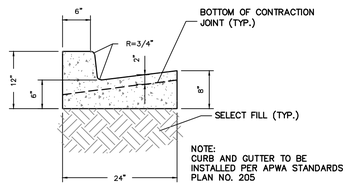
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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BLUE STAKES 1 800 662 4111

SHEET NO. C3.0

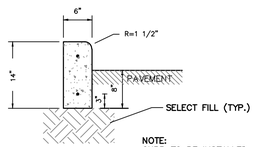
PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE: 1"=40'

C:\



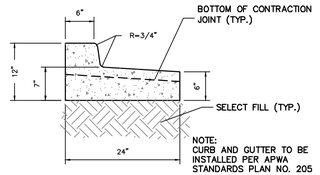
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



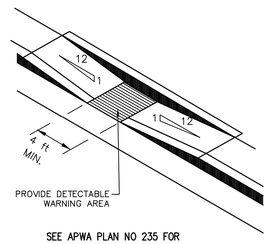
NOTE:
CURB TO BE INSTALLED PER APWA STANDARDS PLAN NO. 209

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



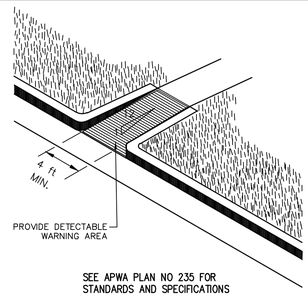
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



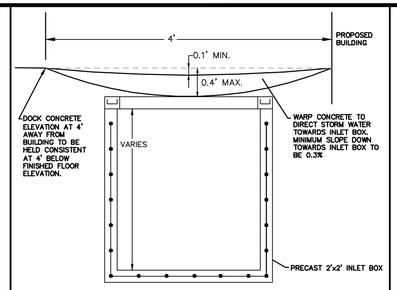
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 | ADA RAMP
N.T.S.

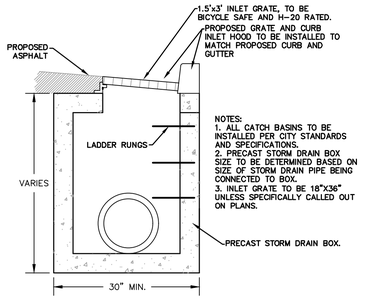


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

5 | ADA RAMP
N.T.S.

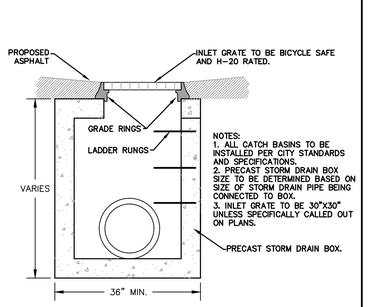


6 | DOCK WARPED CONCRETE DETAIL
N.T.S.



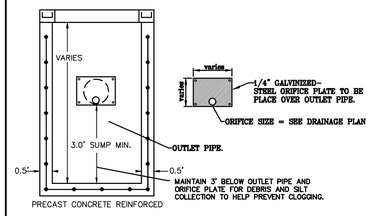
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

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

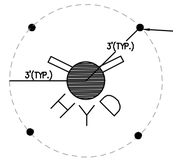


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

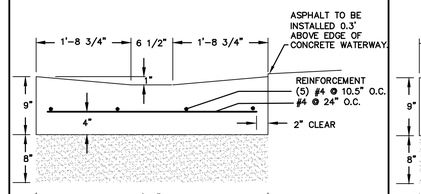
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



9 | ORIFICE PLATE
N.T.S.

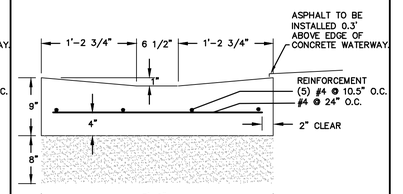


10 | BOLLARD PROTECTION AT HYDRANTS ⚠4
N.T.S.



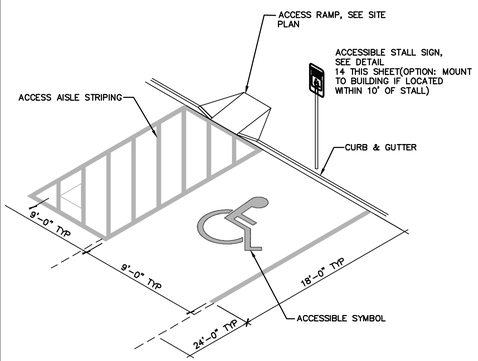
NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

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

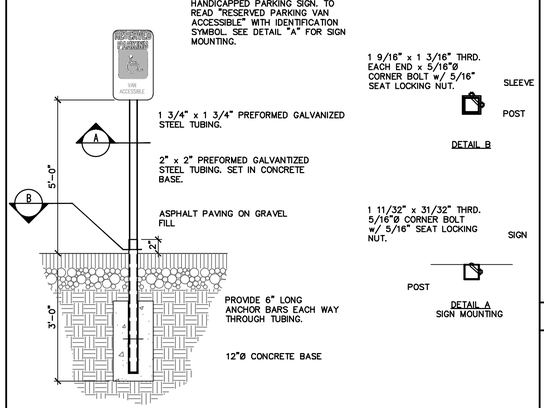


NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

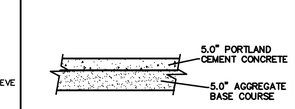
12 | 3'-0" ROLL GUTTER
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.



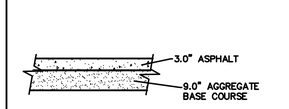
14 | HANDICAPPED PARKING SIGN
N.T.S.



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.

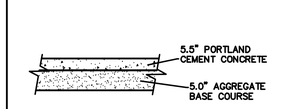
15 | CONCRETE SECTION (PARKING AREA)
N.T.S.



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.

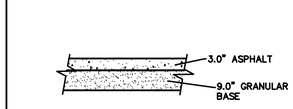
16 | ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



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.

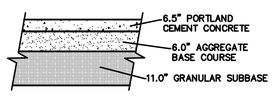
17 | CONCRETE SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



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.

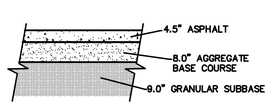
18 | ASPHALT PAVEMENT SECTION (ROADWAY AREAS)
N.T.S.



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.

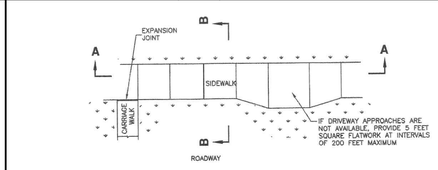
19 | CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



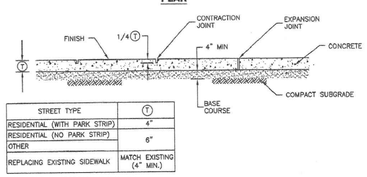
OVER SUITABLE STABILIZED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE STABILIZED NATURAL SOILS.

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.



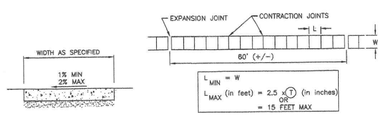
PLAN



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

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



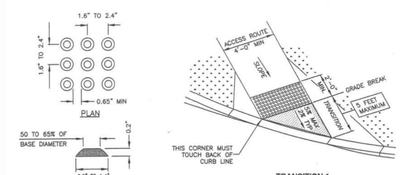
SECTION B-B

SIDEWALK JOINT DETAIL

APWA Utah Chapter

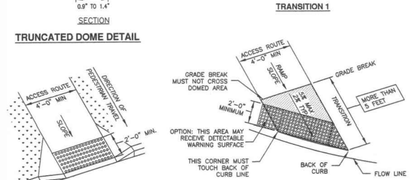
Sidewalk

Plan 231 March 2009



TRUNCATED DOME DETAIL

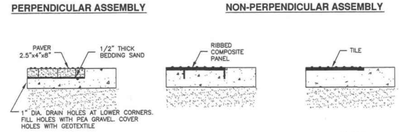
TRANSITION 1



PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY

TRANSITION 2



STYLE P | STYLE R | STYLE T

APWA Utah Chapter

Detectable warning surface

Plan 238 July 2011

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH
PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

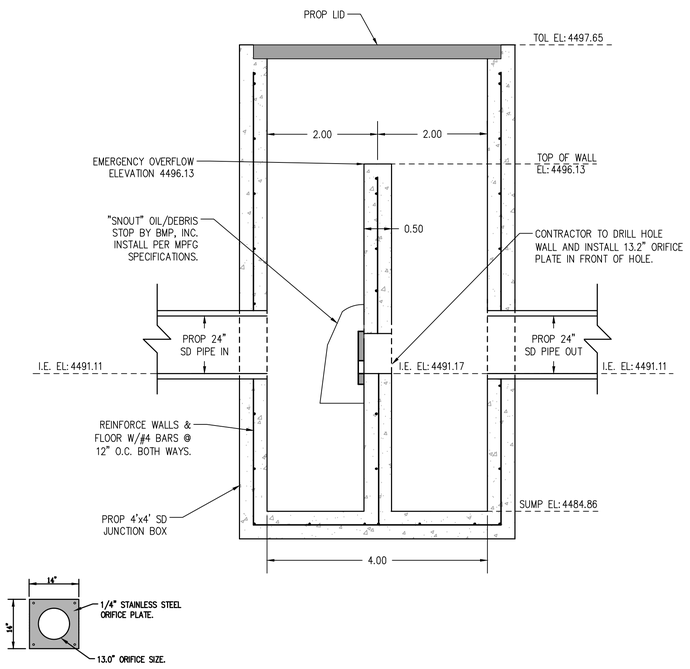
DETAIL SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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

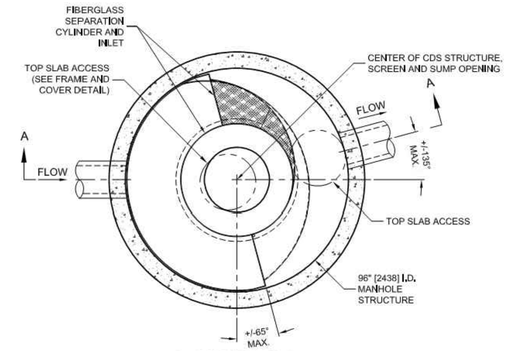
SHEET NO.
C4.0

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE:

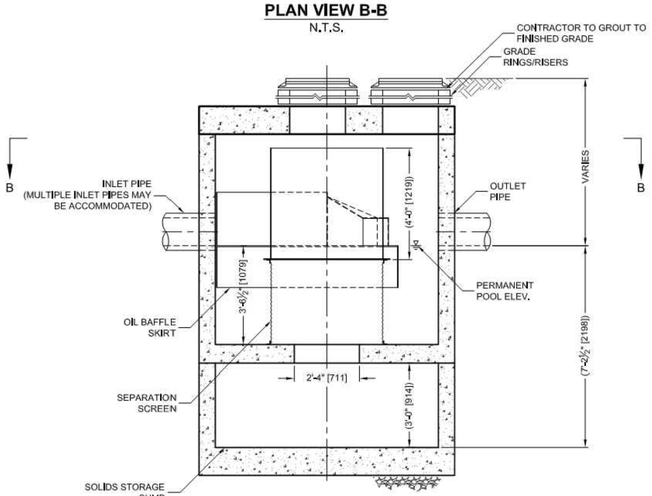


ORIFICE PLATE
N.T.S.

1 OUTLET STRUCTURE
N.T.S.



PLAN VIEW B-B
N.T.S.



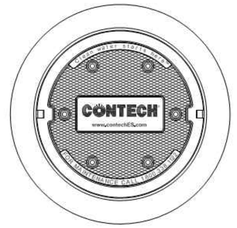
ELEVATION A-A
N.T.S.

C:\USERS\SCHLACHTER\DESKTOP\CDS DETAILS 180 MICRON SIZING\ACAD\CDS4030-8-C-DTL.DWG 5/19/2014 12:34 PM

CDS4030-8-C DESIGN NOTES

THE STANDARD CDS4030-8-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECHENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING. ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED. 2

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS4030-8-C
INLINE CDS
STANDARD DETAIL

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

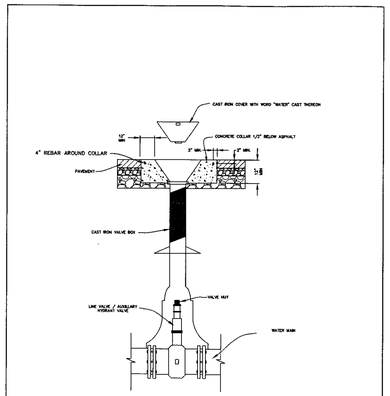
RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
DETAIL SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

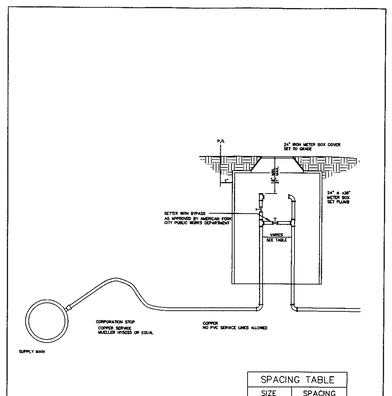
SHEET NO. C4.1
PROJECT ID R1033-01 | DATE: 05/15/21
FILE NAME: PRJ-RC4 | SCALE:

C:\



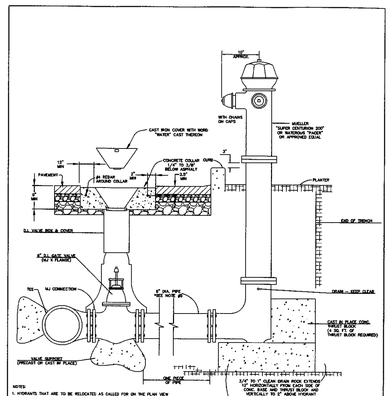
VALVE BOX DETAIL

DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: JULY 2002				
SCALE: VARIES				



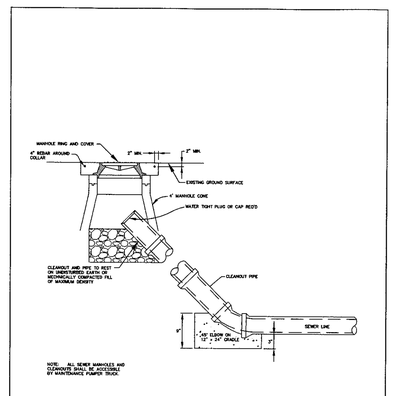
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				



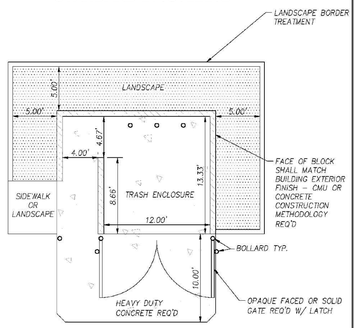
NOTES
1) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2) ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3) WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE USE OF MECHANICAL JOINT FITTINGS SHALL BE USED UPON APPROVAL BY THE INSPECTING PUBLIC WORKS ENGINEER.
4) 6" MINIMUM LENGTH OF PIPE.
5) 9" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 9 INCH MINIMUM.
6) 3/4" BY 4" DRAIN HOLE FROM OUTSIDE 12" HORIZONTALLY FROM EACH SIDE OF THE HYDRANT AT THE BOTTOM AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL

DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				

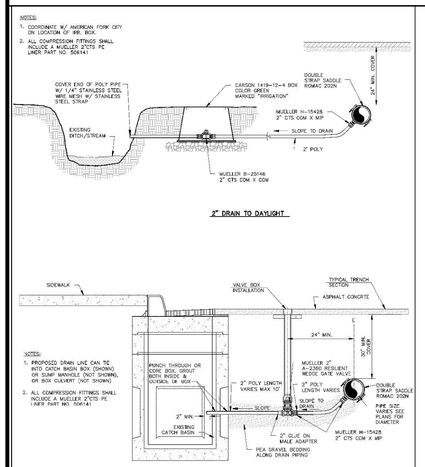
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



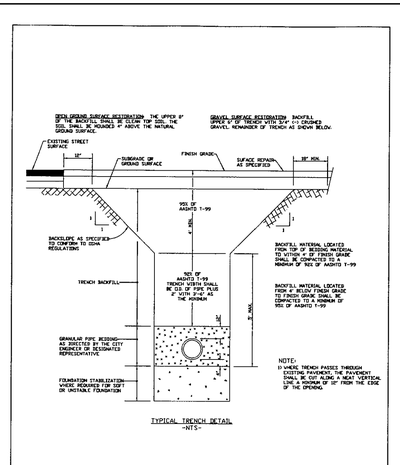
NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE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

AMERICAN FORK — ~1853~

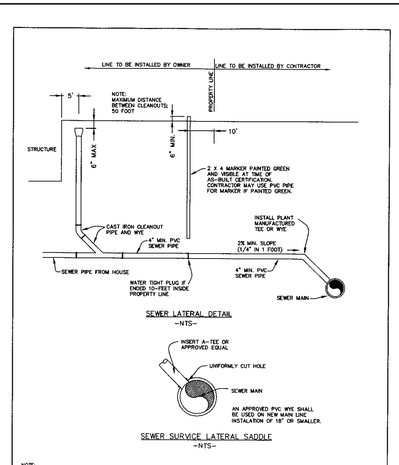
X:\LP-PROJECTS_AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV 19, 2017



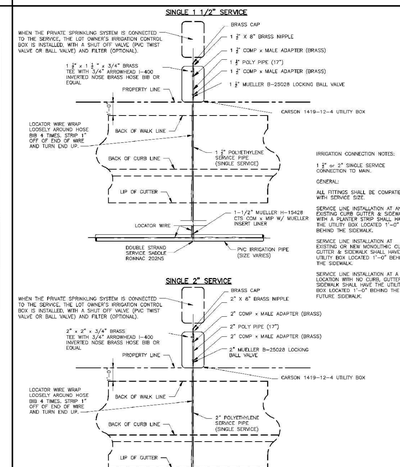
DRAWN: JRP	HORROCKS ENGINEERS 5292 WEST 5600 SOUTH HOOPER, UTAH 84315 (801) 563-3100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
REVISED: 11/2010				
DATE:				
SCALE:				



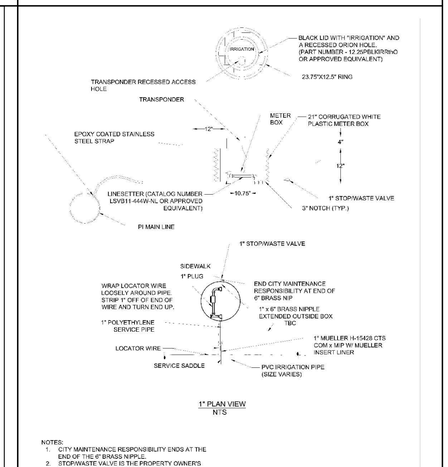
DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: JULY 2002				
SCALE: VARIES				

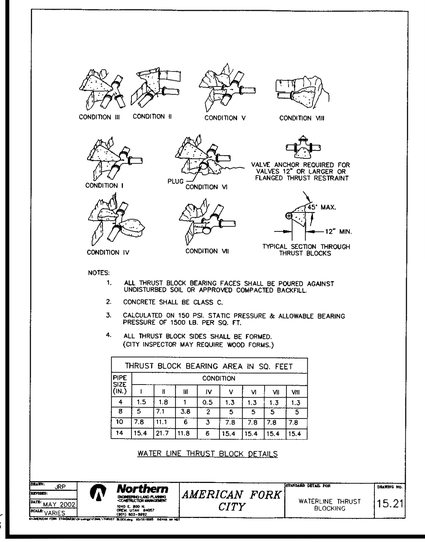


DRAWN: JRP	HORROCKS ENGINEERS 5292 WEST 5600 SOUTH HOOPER, UTAH 84315 (801) 563-3100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



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

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

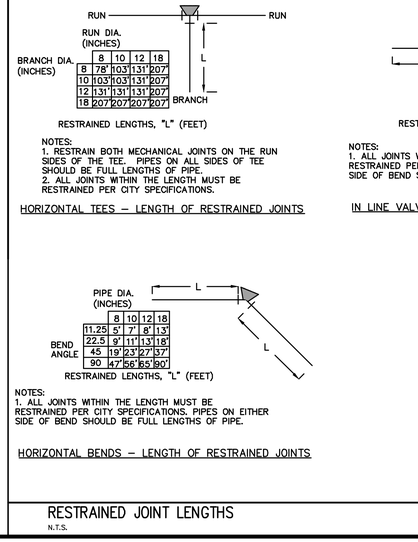


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

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

WATER LINE THRUST BLOCK DETAILS

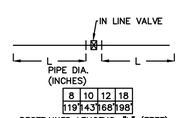
DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				



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

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



PIPE DIA. (INCHES)	8	10	12	18
	119'	143'	168'	198'

RESTRAINED LENGTHS, "L" (FEET)

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

IN LINE VALVE – LENGTH OF RESTRAINED JOINTS

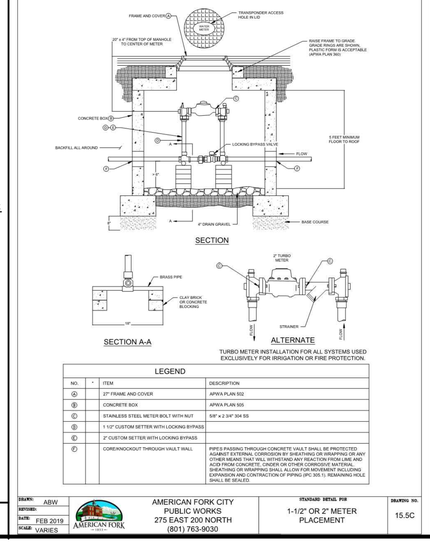
BEND ANGLE \ PIPE DIA. (INCHES)	8	10	12	18
11.25	5'	7'	8'	13'
22.5	9'	11'	13'	18'
45	19'	23'	27'	37'
90	47'	56'	65'	90'

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

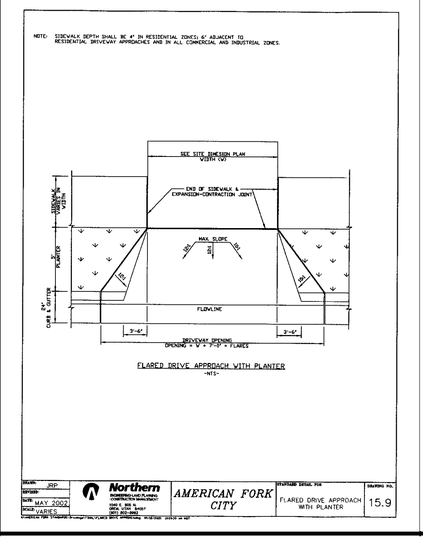
RESTRAINED JOINT LENGTHS
N.T.S.



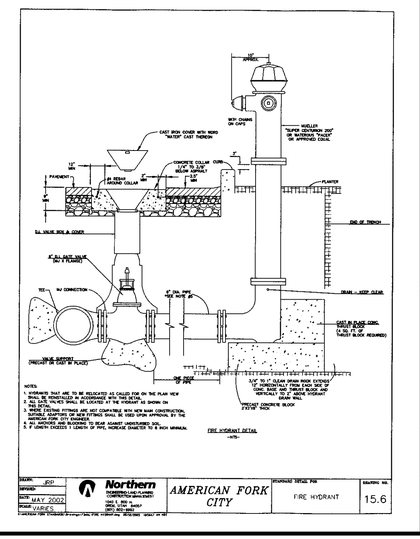
LEGEND

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

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



DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				



NOTES
1) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2) ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3) WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE USE OF MECHANICAL JOINT FITTINGS SHALL BE USED UPON APPROVAL BY THE INSPECTING PUBLIC WORKS ENGINEER.
4) 6" MINIMUM LENGTH OF PIPE.
5) 9" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 9 INCH MINIMUM.
6) 3/4" BY 4" DRAIN HOLE FROM OUTSIDE 12" HORIZONTALLY FROM EACH SIDE OF THE HYDRANT AT THE BOTTOM AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL

DRAWN: JRP	Northern ROCKBRIDGE/LAKE ELMO CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1004 E. 800 N. AMERICAN FORK, UTAH 84003 (801) 763-9000			
DATE: MAY 2002				
SCALE: VARIES				

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

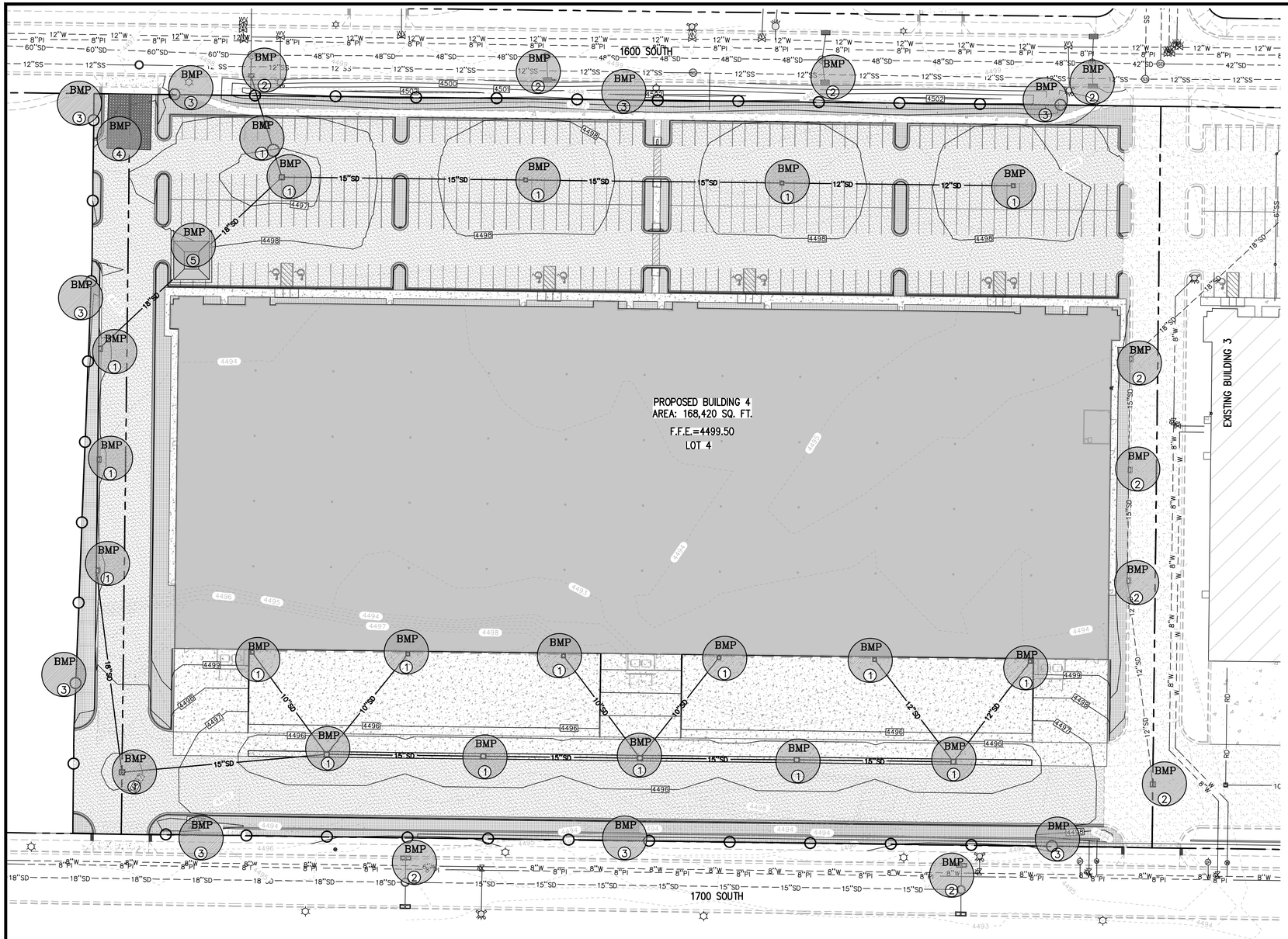
DETAIL SHEET

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

SHEET NO. C5.0

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE:

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



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	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

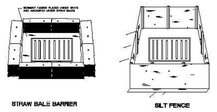
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C6.0

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	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

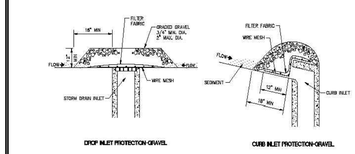
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

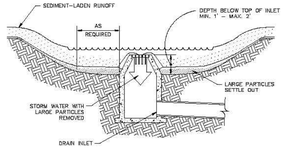
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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

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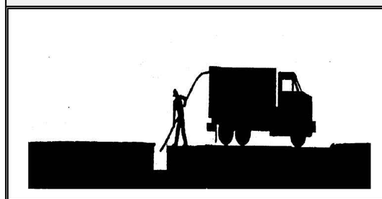
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ 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

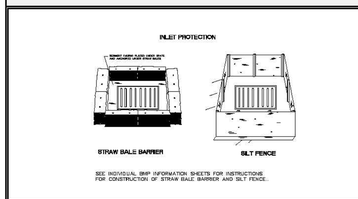
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

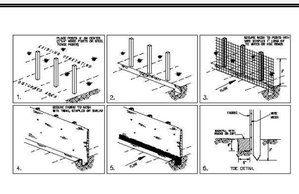
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

- ■ 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
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/10/21
2	COMMENTS	TLH	11/22/21
3	COMMENTS	TLH	01/07/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST–BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C6.1

PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE:

C:\

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/ #3620 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

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

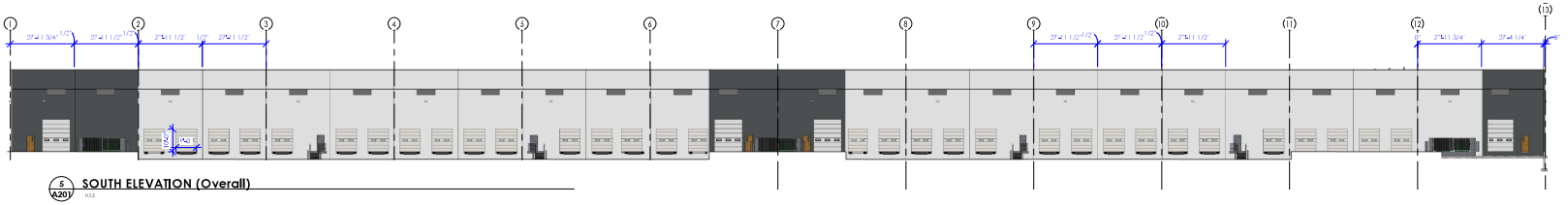
GENERAL EXTERIOR FINISH NOTES:

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 COMCHECK FOR GLAZING STANDARDS.

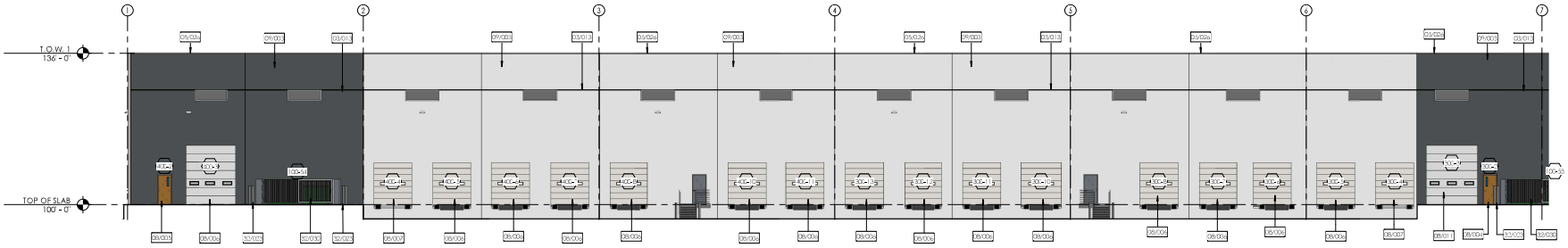
FOR FUTURE TENANTS:

PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENTS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 3FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

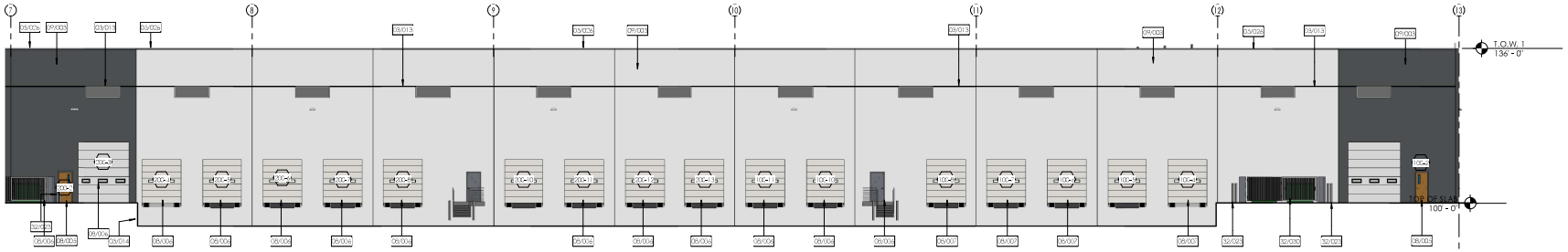
KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
03/014	DOCK CONCRETE RETAINING WALL
05/026	METAL PARAPET WALL CAP
08/004	CURTAIN WALL
08/005	EXTERIOR MAIN DOOR
08/006	OVERHEAD GARAGE DOORS W, BUMPERS - SEE DOOR SCHEDULE
08/007	OVERHEAD GARAGE DOORS W/ EDGE OF DOCK LEVELERS & BUMPERS - SEE DOOR SCHEDULE
08/011	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



5 A201 SOUTH ELEVATION (Overall)
1/16"



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
801.254.2555 801.254.2556
webpage: aeurbia.com

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6/16/2021 7:44:03 AM

RODERICK CATALYST BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

MARK	Revision Schedule: DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2019.068

SOUTH ELEVATIONS

DATE: 01/13/2021

SHEET #:

A201

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EXTERIOR ELEVATION COLOR:

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

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

= GREY(TEB) / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREY(TEB) w/ #5400 HARMONY GRAY SPANDREL (MONOLITHIC) W/ REFLECTIVE COATING.

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

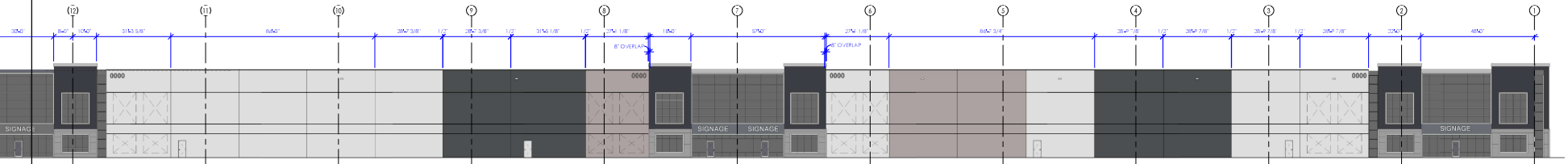
GENERAL EXTERIOR FINISH NOTES:

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 A302 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.

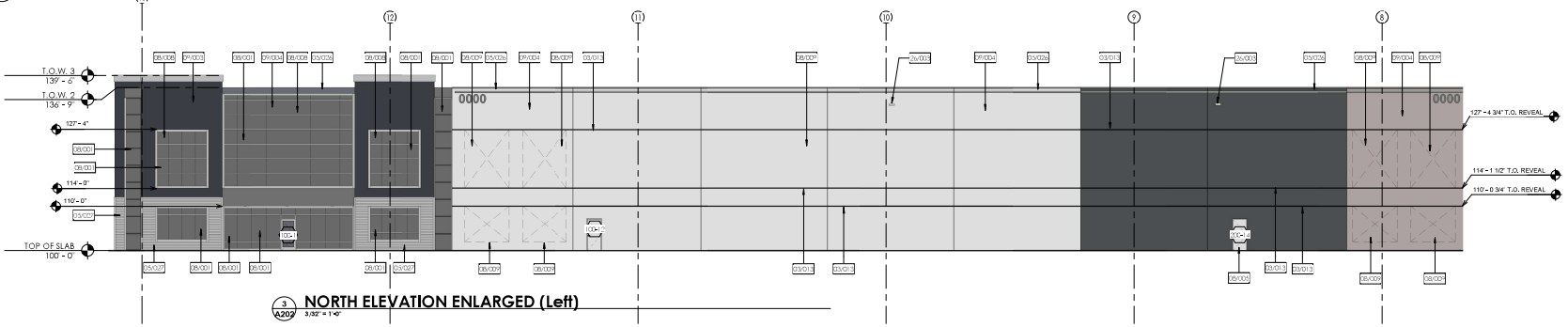
FOR FUTURE TENANTS:

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

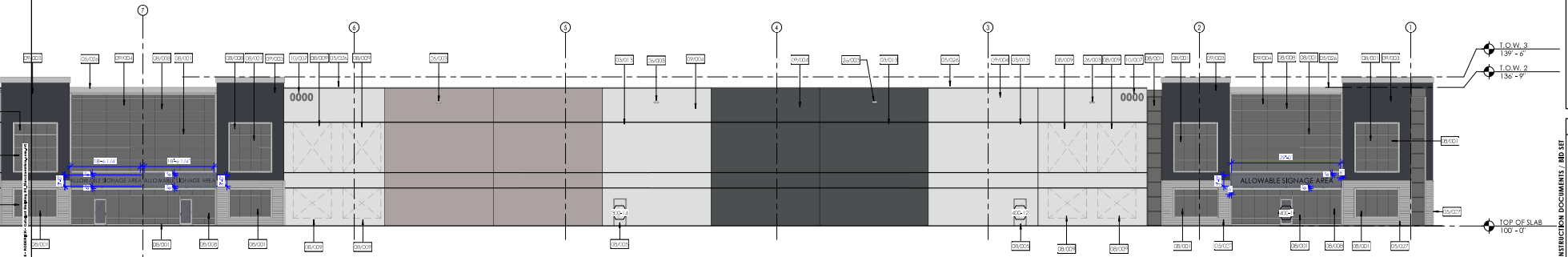
KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/005	EXTERIOR MAIN DOOR
08/008	MEDIUM/HIGH REFLECTIVITY PROVIDE SAMPLE FOR APPROVAL
08/009	K.O.P. - SEE PANEL ELEVATION 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



1 A202 NORTH ELEVATION (Overall)
1/32" = 1'-0"



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



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

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webpage: aeurbia.com

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6/16/2021 7:44:10 AM

RODERICK CATALYST BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

MARK	Revision Schedule	Revision Date
	NO REVISIONS	

AE2019.068

NORTH ELEVATIONS

DATE: 01/13/2021

CONSTRUCTION DOCUMENTS / BID SET

SHEET #:

A202

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EXTERIOR ELEVATION COLOR:

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

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

= GREKU|E III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.

= GREKU|E II W/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

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

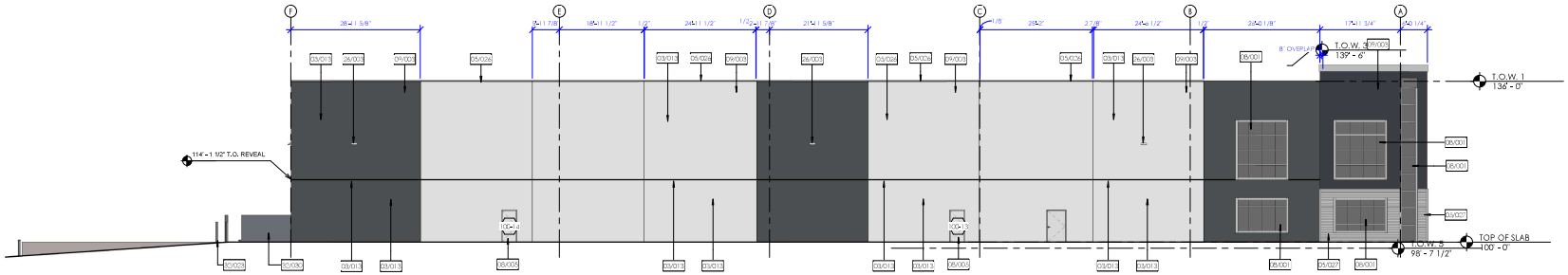
GENERAL EXTERIOR FINISH NOTES:

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2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A.502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL DOW-CHECK FOR GLAZING STANDARDS.

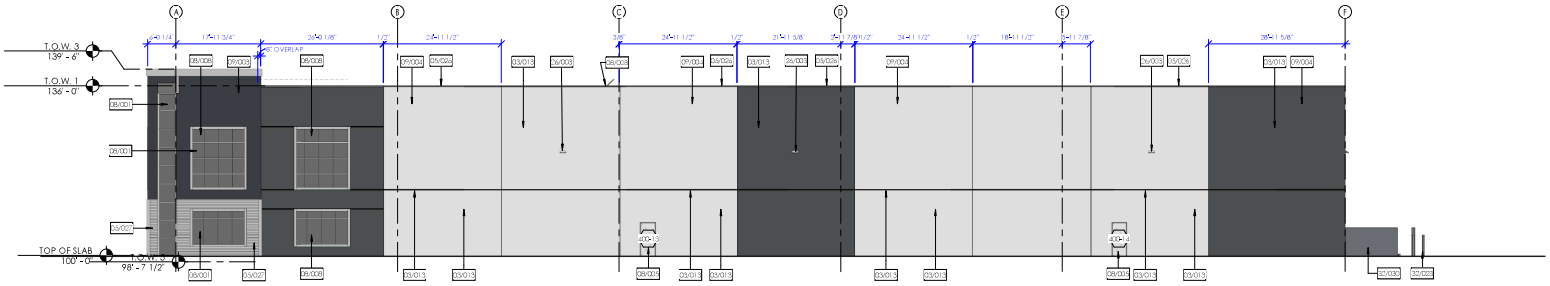
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KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/003	ROOF HATCH ACCESS, PROVIDE SUBMITTAL FOR APPROVAL
08/005	EXTERIOR 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



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



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

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south jordan, utah 84095
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6/16/2021 7:44:17 AM

RODERICK CATALYST BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

MARK	DESCRIPTION	Revision Date
	Revision Schedule	

CONSTRUCTION DOCUMENTS / BID SET

AE2019.068

EAST & WEST ELEVATION

DATE: 01/13/2021

SHEET #:

A203

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AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 19th, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 5 located in the area of 268 East 1600 South, in the PI-1 Planned Industrial zone

BACKGROUND INFORMATION					
Location:		268 East 1600 South			
Applicants:		Roderick Enterprises			
Existing Land Use:		Design Industrial			
Proposed Land Use:					
Surrounding Land Use:	North	Design Industrial			
	South	Design Industrial			
	East	Design Industrial			
	West	Design Industrial			
Existing Zoning:		PI-1			
Proposed Zoning:					
Surrounding Zoning:	North	PI-1			
	South	PI-1			
	East	PI-1			
	West	PI-1			
Land Use Plan Designation:		Design Industrial			
Zoning within Land Use Plan Designation?		X	Yes		No

Background

In 2015, this area was annexed into the City under the Catalyst Annexation. This site plan represents the fourth phase in a multi-phase office-warehouse development. Phase 4 consists of 1 office-warehouse structure, totaling 122,843 sq. ft. on approximately 7 acres. Access points into Phase 5 will be provided off 1600 South, and 1700 South.

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.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase 5, 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 5.

TABLE

Mr. Chairman, I move that we table action on the commercial site plan for Roderick Catalyst Business Park, Phase 5.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 1/19/2022

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 Business Park Building 5

Project Address: 268 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:

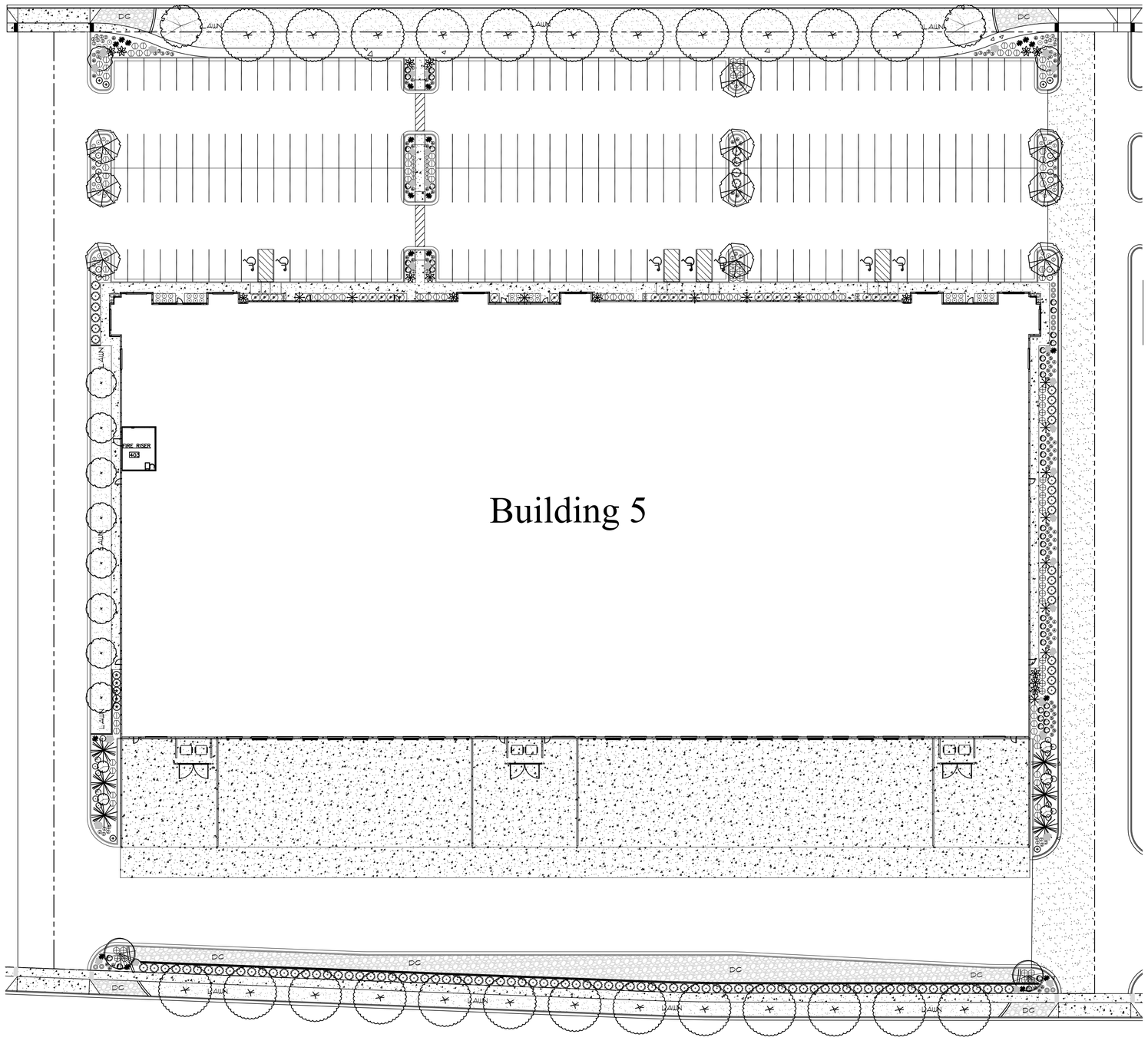
STANDARD CONDITIONS OF APPROVAL

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).

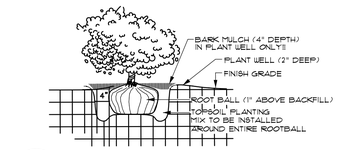
1600 South Street



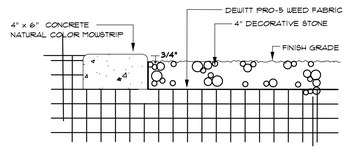
1700 South Street

Legend

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

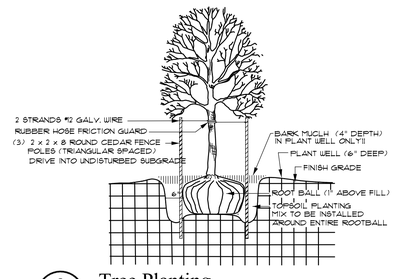


1 / L-1 Shrub Planting
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

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



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

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

STATE OF UTAH — ROBERT D. LEWIS — 10899 — LICENSED LANDSCAPE ARCHITECT — 01-13-22

STAMP

Catalyst Business Park Building #5

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 01-13-22
REVISIONS: XX-XX-XX

SHEET TITLE
Landscape Planting Plan

SHEET NUMBER
L-1

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
24		Celtis occidentalis	Common Hackberry	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
2		Malus 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
14		Picea abies 'Cupressina'	Columnar Norway Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
6		Picea pungens glauca	Colorado Green Spruce	10' Min. Height Uniform Thick	Full Throughout Specimen
2		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
2		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
8		Quercus fastigiata	Columnar Oak	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
10		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
5		Buddleia davidii	Butterfly Bush	5 Gallon	18"-24" Height
22		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
15		Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
52		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
6		Potentilla frut. 'Gold Drop/	Gold Drop Cinquefoil	5 Gallon	15"-18" Height
107		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
5		Rhus 'Bailtiger'	Tiger Eyes Sumac	5 Gallon	24"-30" Height
43		Rosa 'Red Knock Out'	Red Knock Out Rose	5 Gallon	18"-24" Height
28		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
21		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
14		Bouteloua g. 'Blone Ambition'	B.A. Blue Gramma Grass	2 Gallon	12"-15" Height
84		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
38		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
34		Hemerocallis 'Stella d'Oro	Stella d'Oro Day Lily	1 Gallon	Full Can
42		Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
10		Kniphofia rooperi	Red Hot Poker	1 Gallon	Full Can
26		Lavandula angustifolia	English Lavender	1 Gallon	Full Can
43		Rudbeckia 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
34		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 necesarry staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

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

STAMP

Catalyst Business Park Building #5

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 01-13-22
REVISIONS: XX-XX-XX

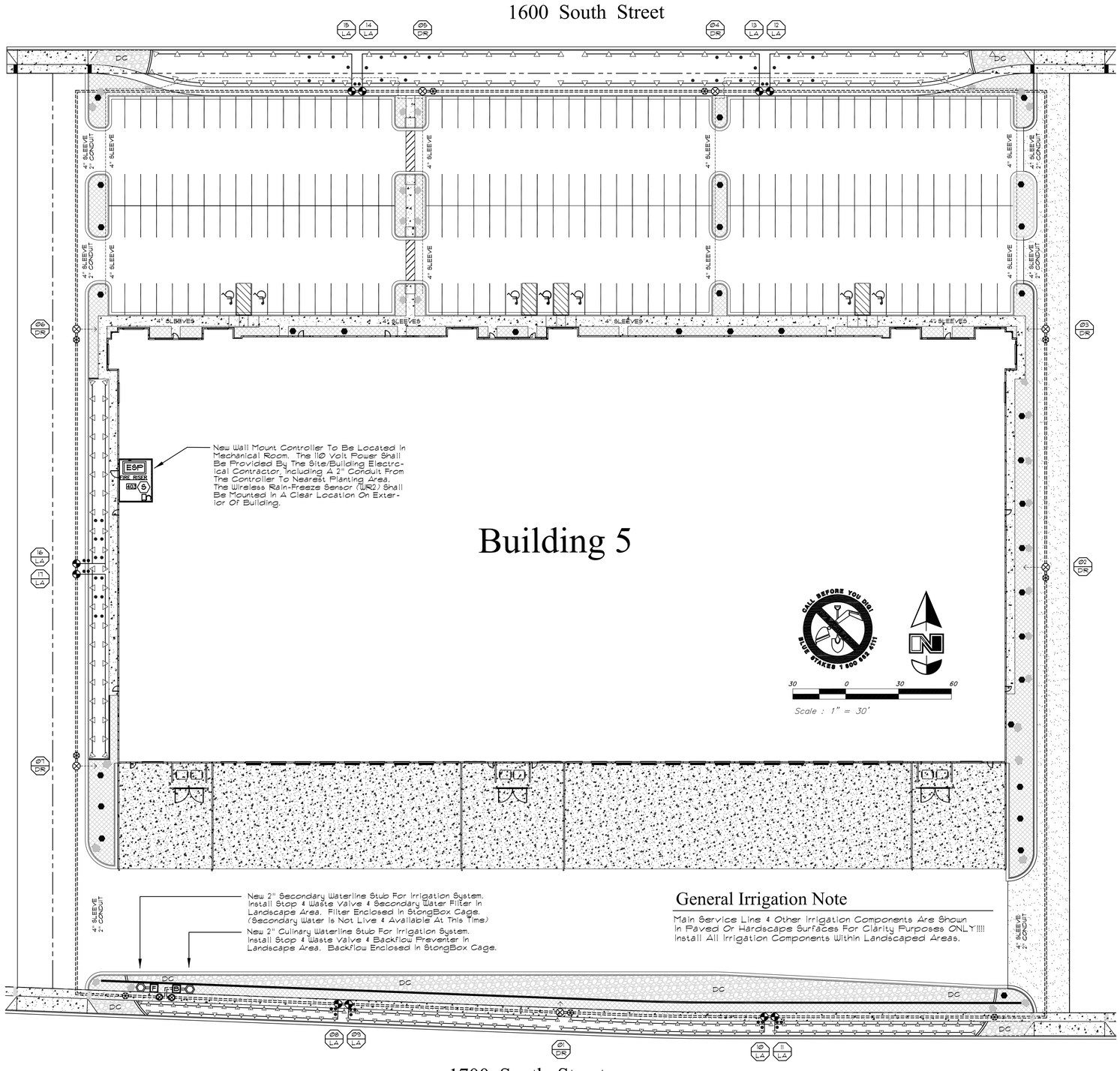
SHEET TITLE

Landscape Planting Plan

SHEET NUMBER

L-2

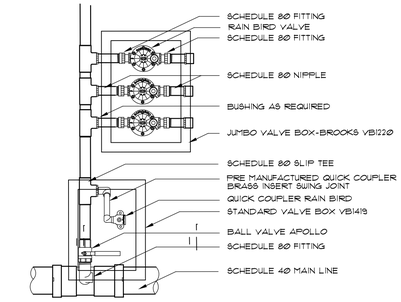
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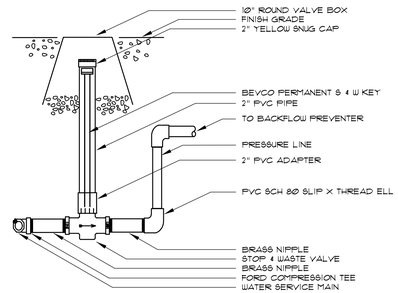
General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!!!! Install All Irrigation Components Within Landscaped Areas.

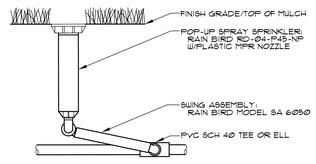
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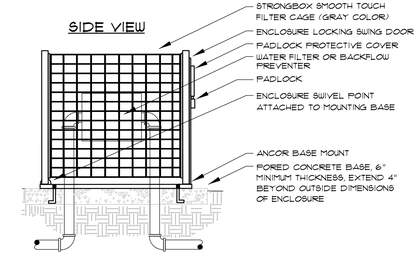
1 / L-3 Valve Manifold
N. T. S.



2 / L-3 Stop & Waste Valve
N. T. S.



3 / L-3 Pop-Up Spray Sprinkler
N. T. S.



4 / L-3 Filter Enclosure
N. T. S.

RDL Design Company, Inc.
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Phone : 801-647-3114
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STATE OF UTAH
ROBERTA DAWN LEWIS
106290
LANDSCAPE ARCHITECT
06-21-21

STAMP

Catalyst Business Park Building #5

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 06-21-21
REVISIONS: XX-XX-XX

SHEET TITLE
Irrigation Sprinkler Plan

SHEET NUMBER
L-3

Sprinkler List

Symbol	Model-Number	Description	Remarks
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-8 Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-12 Series Nozzle As Required
▽	Rainbird RD-04-P45-NP	Pop-Up Sprayhead Sprinkler	U-15 Series Nozzle As Required
●	Rainbird EMT-6	Multi Outlet Emitter Device	Added Emitters For Tree Type Specified
	Rainbird 150-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
	Rainbird 100-PESB-R	Remote Control Valve	1" Size In Valve Box With Gravel Sump
⊗	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Apollo (Or Equal) Brass	Line Size Isolation Ball Valve	Install In Valve Box With Gravel Sump
	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
◉	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
ESP	Rainbird ESP-LXD	2 Wire Modular Controller	Add Modules As Needed For Stations
S	Rainbird WR2-RFC	Wireless Rain-Freeze Sensor	Mount In Clear Location On Building
	Mueller Orseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
F	Amiad 2T-S	Secondary Water Filter	Install Above Grade With StrongBox
B	Wilkins 2-375-RPZ	Reduced Pressure Backflow	2" / Install Above Grade With StrongBox
========	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
— — —	Schedule 40 PVC	Lateral Circuit Line / Shrub	Pipe Size As Required / 3/4" Min. Size
	Netafim HCVXR-RW	Techline In-Line Drip Line	Emitter Spacing & GPH As Site Requires

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!!!! Install All Irrigation Components Within Landscaped Areas.

Emitter Installtion Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20PC (2 Gal./Hr.)	Three Each
15 Gallon Tree Or Shrub Plant Material	PC-05 (5 Gal./Hr.)	Three Each
Calipered Plant Material	PC-05 (5 Gal./Hr.)	Six Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties.

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based upon the sizing guide below:

PIPE SIZE / WIRE QUAN.	REQUIRED SLEEVING
3/4" - 1 1/4" Piping	1-2" PVC Sleeve
1 2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

Pipe Size		Water Flow (GPM)	
(Velocities Not To Exceed 5 Feet/Second)			
1"	Size / NA	0 - 12	GPM
1 1/4"	Size / ●	12 - 22	GPM
1 1/2"	Size / ●●	22 - 30	GPM
2"	Size / ●●●	30 - 50	GPM

NOTE: Contractor shall perform all pipe sizing using the above design guideline. 1" minimum size piping to be used with schedule 40 pvc.

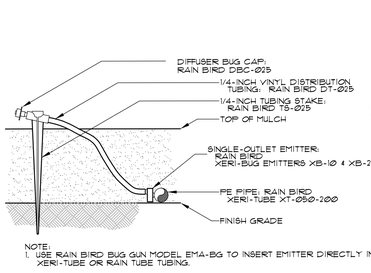
General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

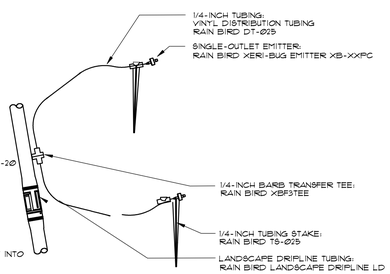
Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA			
#	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
1	1.0"	1	Drip	Plantings-Sun	NA	6.0	30
2	1.0"	2	Drip	Plantings-Sun	NA	6.0	30
3	1.0"	3	Drip	Plantings-Sun	NA	6.0	30
4	1.0"	4	Drip	Plantings-Sun	NA	6.0	30
5	1.0"	5	Drip	Plantings-Sun	NA	6.0	30
6	1.0"	6	Drip	Plantings-Sun	NA	6.0	30
7	1.0"	7	Drip	Plantings-Sun	NA	6.0	30
8	1.5"	8	Spray	Lawn	1.58	17.0	30
9	1.5"	9	Spray	Lawn	1.58	17.0	30
10	1.5"	10	Spray	Lawn	1.58	17.0	30
11	1.5"	11	Spray	Lawn	1.58	17.0	30
12	1.5"	12	Spray	Lawn	1.58	32.0	30
13	1.5"	13	Spray	Lawn	1.58	32.0	30
14	1.5"	14	Spray	Lawn	1.58	32.0	30
15	1.5"	15	Spray	Lawn	1.58	32.0	30
16	1.5"	16	Spray	Lawn	1.58	26.0	30
17	1.5"	17	Spray	Lawn	1.58	26.0	30
18	NA	18	NA	Spare	NA	NA	NA

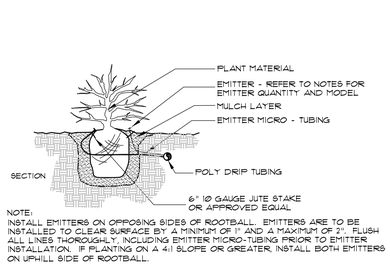
NOTE: Minimum static water pressure at the point of connection required is 50 psi. If water pressure is above 80 p.s.i., install pressure reduction valve, & set to an operating pressure of 60 psi at connection point.



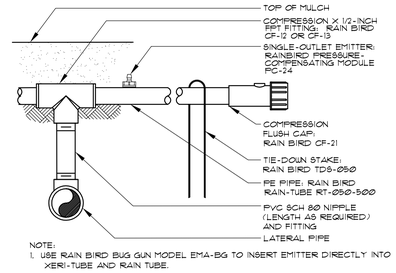
1 L-4 Emitter Into Xeri-Tube
N. T. S.



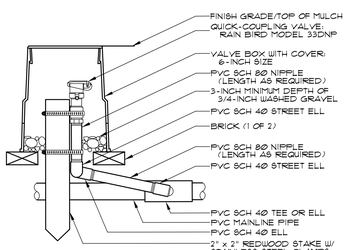
2 L-4 Dripline - Additional Emitters
N. T. S.



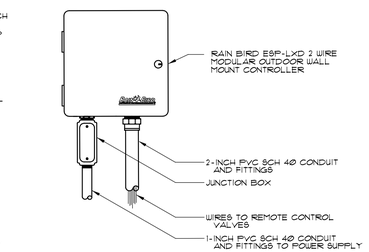
3 L-4 Drip Emitter
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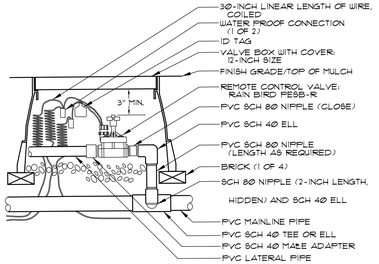
4 L-4 PVC To PE Pipe Connection
N. T. S.



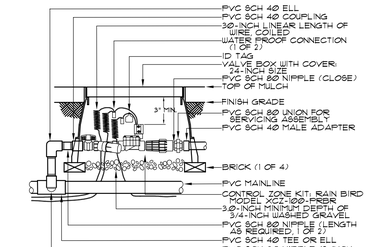
5 L-4 Quick Coupling Valve
N. T. S.



6 L-4 Wall Mount Controller
N. T. S.



7 L-4 Remote Control Valve
N. T. S.



8 L-4 Xerigation Control Zone Kit
N. T. S.

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 #5

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

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 06-21-21
REVISIONS: XX-XX-XX

SHEET TITLE
Irrigation Sprinkler Plan

SHEET NUMBER
L-4

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EXTERIOR ELEVATION COLOR:

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

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

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

= GREYLITE II w/ #3-920 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.

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

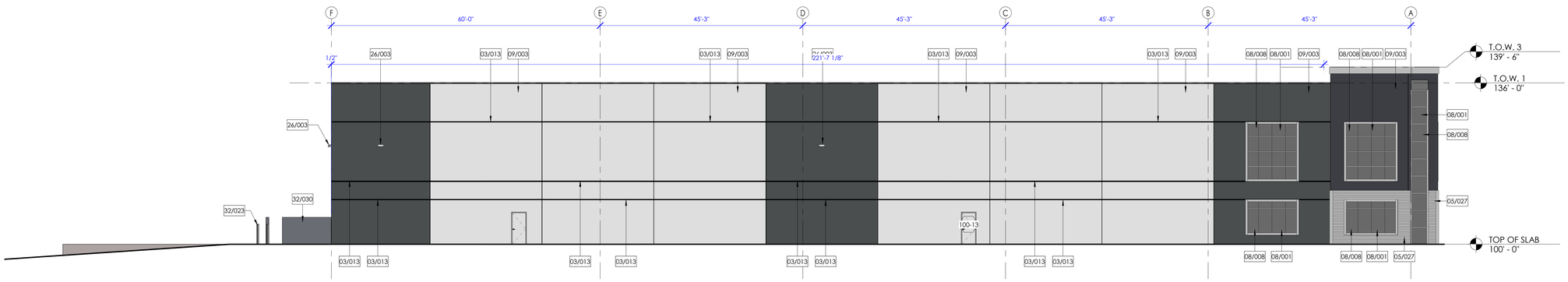
GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON 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.

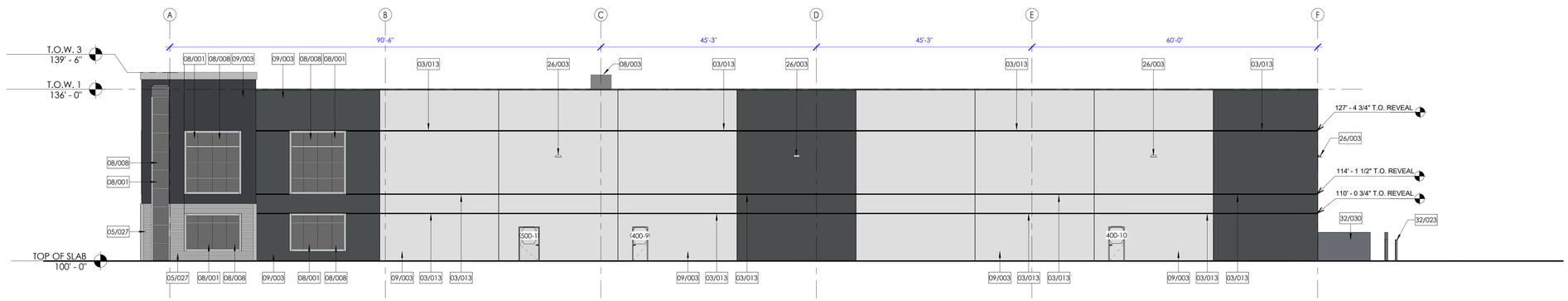
FOR FUTURE TENANTS:

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
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/003	ROOF HATCH ACCESS, PROVIDE SUBMITTAL FOR APPROVAL
08/008	MEDIUM/HIGH REFLECTIVITY PROVIDE SAMPLE FOR APPROVAL
09/003	CONCRETE TILT UP PANEL PAINTED SHERWIN WILLIAMS - PROVIDE SUBMITTAL FOR APPROVAL
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



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



2 A203 **WEST ELEVATION**
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: 801.375.6456
aeurbia.com

PRELIMINARY NOT FOR CONSTRUCTION

7/19/2021 1:01:33 PM

RODERICK CATALYST BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2021.266

EAST & WEST ELEVATION

DATE: 07/16/2021

SHEET #:

A203

CONSTRUCTION DOCUMENTS / BID SET

7/19/2021 1:01:53 PM

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EXTERIOR ELEVATION COLOR:

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

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

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

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

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

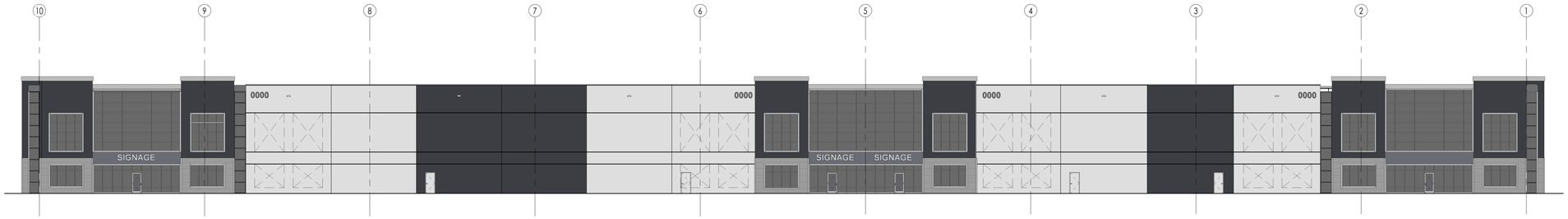
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1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL 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.

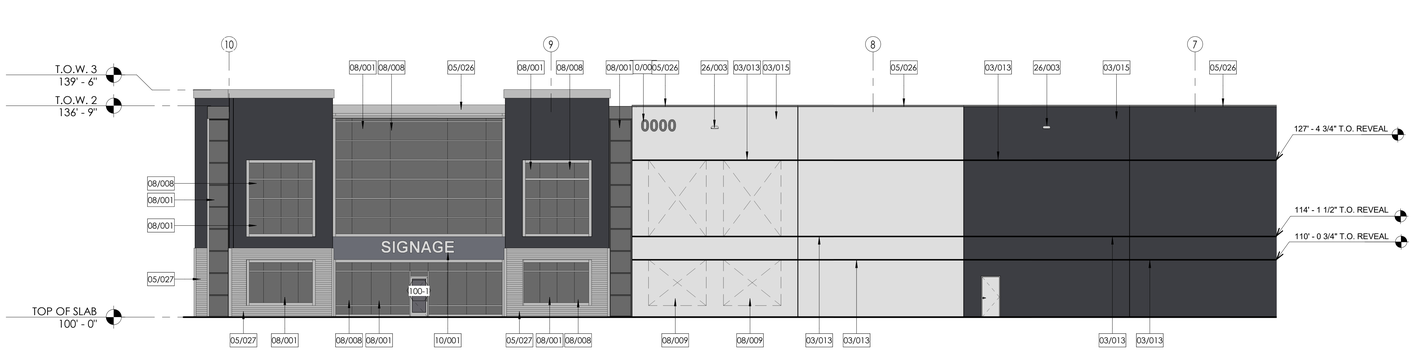
FOR FUTURE TENANTS:

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.

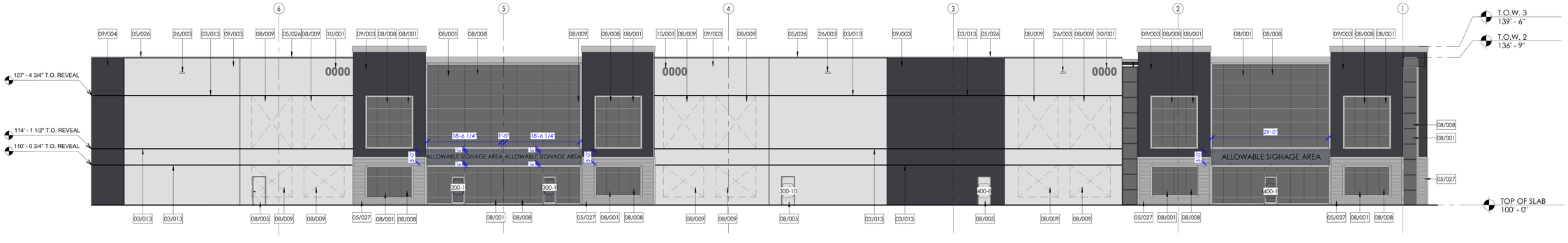
KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
03/015	CONCRETE TILT UP PANEL, SEE STRUCTURAL DRAWINGS
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/005	EXTERIOR MAIN DOOR
08/008	MEDIUM/HIGH REFLECTIVITY PROVIDE 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.
10/001	BUILDING SIGNAGE, TO BE REVIEWED AND APPROVED WITH SEPARATE PERMIT
10/007	BUILDING ADDRESS LOCATION
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL



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"

aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0455 fax: 801.375.6456
aeurbia.com

PRELIMINARY NOT FOR CONSTRUCTION

7/19/2021 1:03:09 PM

RODERICK CATALYST BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2021.266

NORTH ELEVATIONS

DATE: 07/16/2021

SHEET #:

A202

CONSTRUCTION DOCUMENTS / BID SET

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RODERICK CATALYST-BUSINESS PARK BUILDING #5

LOT 5, RODERICK CATALYST – PHASE 2 SUBDIVISION

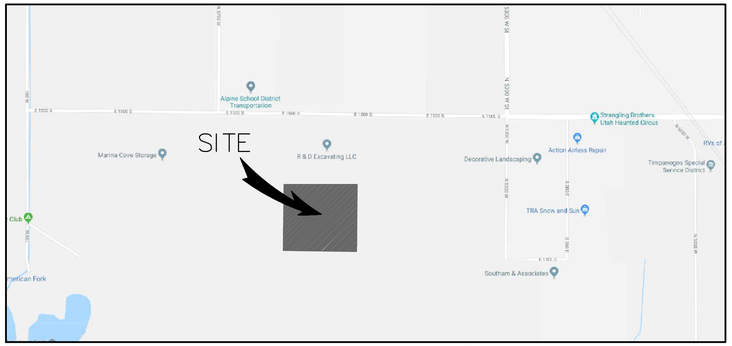
268 EAST 1600 SOUTH

AMERICAN FORK, UTAH 84003

JULY 1, 2021
REVISED NOVEMBER 22, 2021
REVISED JANUARY 10, 2022

LEGEND

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



VICINITY MAP
NOT TO SCALE

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
C5.1	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK 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.

General Notes:

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

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

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

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

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

⚠ **Proposed Lot 5 - 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 and the Northeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian and described as follows:**

Beginning at a point which is 342.01 feet S. 89°30'39" E. along north line of said Section 36 and South 878.18 feet from the Northwest Corner of said Section 36; thence S.00°07'37"W. 533.25 feet; thence N.89°14'38"W. 223.76 feet to a point of curvature to the right, thence northwesterly 53.85 feet along the arc of a 1464.00 feet radius curve, having a central angle of 2°06'27" (chord bears N.88°11'25"W. 53.85 feet) to a point of tangency; thence N.87°08'11"W. 325.15 feet; thence N.0°40'37" E.519.47; thence S.89°19'23"E. 602.51 feet to the **Point of Beginning**.

The above described parcel of land contains 318.756 square feet or 7.318 acres, more or less.

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

CIVIL ENGINEER:

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

OWNER:

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

ARCHITECT:

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
COVER SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

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

SHEET NO.
CV

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE:

GENERAL NOTES

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

UTILITIES

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

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

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST–BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
GENERAL NOTES

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
GN

PROJECT ID	DATE:
R1034–01	07/01/21
FILE NAME: PRJ–RC5	SCALE:

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

BASIS OF BEARINGS
S89°30'39"E 342.01'

N00°41'13"W 100.78'

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

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

BASIS OF BEARINGS S89°30'39"E 2331.59'

SOUTH 67.70'

N00°41'13"W 1334.38'

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

1600 SOUTH

S89° 19' 23"E
576.87

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

PROP 26.0' SHARED ACCESS EASMENT

PROP 60.0' NO BUILD EASEMENT

PROPOSED BUILDING 5
AREA: 122,843 SQ. FT.
F.F.E.=4499.50
LOT 5

N0° 40' 37"E 519.47

S0° 40' 37"W 533.21

241.3

504.0

N87° 08' 11"W
325.15

R=1464.27
L=2206.66

N89° 14' 38"W
198.12

1700 SOUTH

Scale In Feet
0 30 60 90

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)

LOT 5 AREAS:

		SQ. FT. / ACRES
LOT 5		305,080 SQ. FT. / 7.00 ACRES
	BUILDING 5 FOOTPRINT	122,843 SQ. FT. / 2.82 ACRES
	PROPOSED ASPHALT	92,083 SQ. FT. / 2.11 ACRES
	PROPOSED LANDSCAPING	25,479 SQ. FT. / 0.58 ACRES
	PROPOSED CONCRETE	49,978 SQ. FT. / 1.15 ACRES
	EXISTING ASPHALT	11,302 SQ. FT. / 0.26 ACRES
	EXISTING CONCRETE	3,395 SQ. FT. / 0.08 ACRES

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

LOT 5 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	29,720 SQ. FT.	118.88 (4/1000)
WAREHOUSE	93,123 SQ. FT.	93.12 (1/1000)
TOTAL REQUIRED:		212 (212.00)
TOTAL PROVIDED:		212
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	10,382 SQ. FT. / 0.24 ACRES
ASPHALT	10,382 SQ. FT. / 0.24 ACRES

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

SITE PLAN NOTES:

1. CURB & GUTTER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
4. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
5. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
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. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
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 BUILDING 4 IMPROVEMENTS.
15. PROPOSED 5' SIDEWALK INSTALLED AS PART OF SUBIDIVISION IMPROVEMENTS.
16. DETECTABLE WARNING SURFACE INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
17. PROPOSED 6' PRECAST FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. SIGHT TRIANGLE.
19. INSTALL STOP SIGN PER MUTCD STANDARD R1-1.



20. STREET LIGHT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS.
21. EXISTING STOP SIGN.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE: 1"=30'

1600 SOUTH

PROPOSED BUILDING 5
AREA: 122,843 SQ. FT.

F.F.E.=4499.50
LOT 5

1700 SOUTH

HIGHWATER ELEVATION 4495.88

HIGHWATER ELEVATION 4495.88

EMERGENCY OVERFLOW ELEVATION 4496.90

EXTA 4497.30

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

N

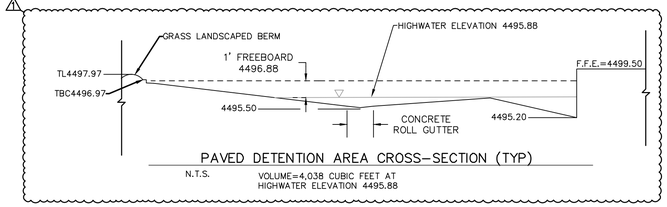
0 30 60 90

Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA



PAVED DETENTION AREA CROSS-SECTION (TYP)

N.T.S. VOLUME=4,038 CUBIC FEET AT HIGHWATER ELEVATION 4495.88

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

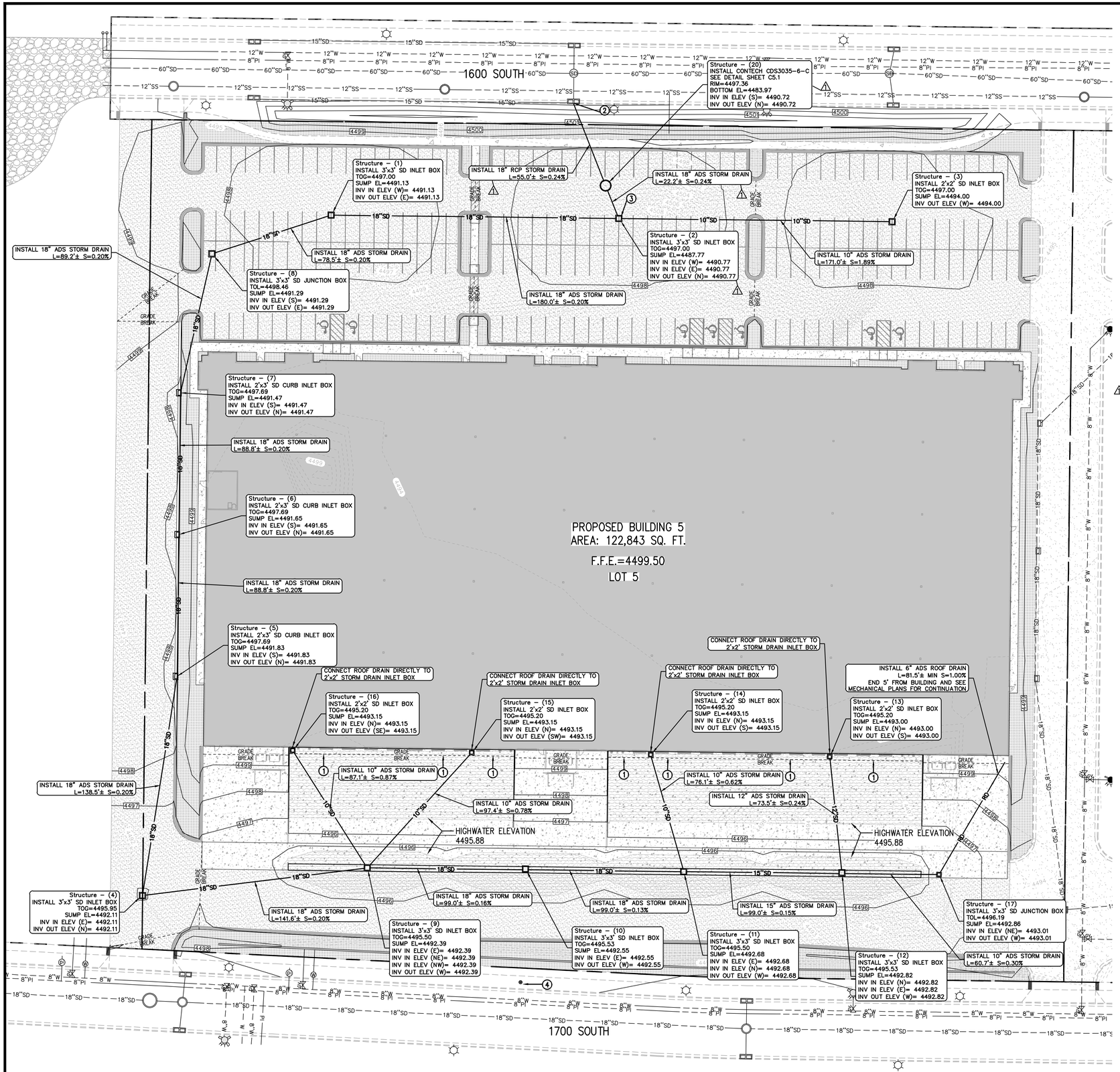
GRADING PLAN

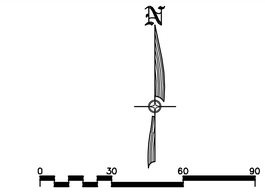
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C2.0

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE: 1"=30'





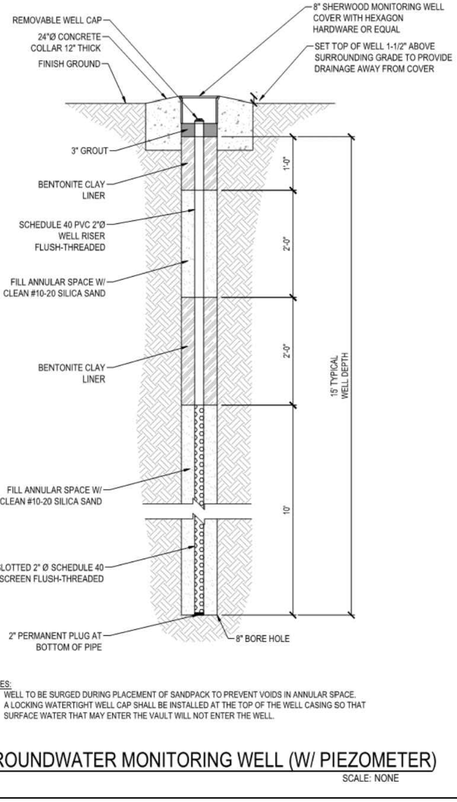
SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

SHEET NOTES:

1. SEE DETAIL 6/C4.0 FOR TYPICAL DOCK AREA GRADING AND SHEET C2.0 FOR ELEVATIONS. 4' FROM BUILDING 4' BELOW FINISHED FLOOR ELEVATION. CONCRETE WITHIN 4' OF BUILDING TO BE FORMED TO DIRECT STORM WATER RUNOFF TOWARDS PROPOSED INLET BOXES.
2. CONNECT PROPOSED 24" STORM DRAIN PIPE TO EXISTING STORM DRAIN INLET BOX AT I.E.=4490.59.
3. INSTALL 14.4" ORIFICE PLATE. SEE DETAIL 9/C4.0.
4. INSTALL GROUNDWATER MONITORING WELL (W/PIEZOMETER). SEE DETAIL 1 THIS SHEET.



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

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

NO.	COMMENTS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

REVISIONS

DESIGNER: TLH
PROJECT ENGINEER: TLH

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

RODERICK CATALYST–BUSINESS PARK BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

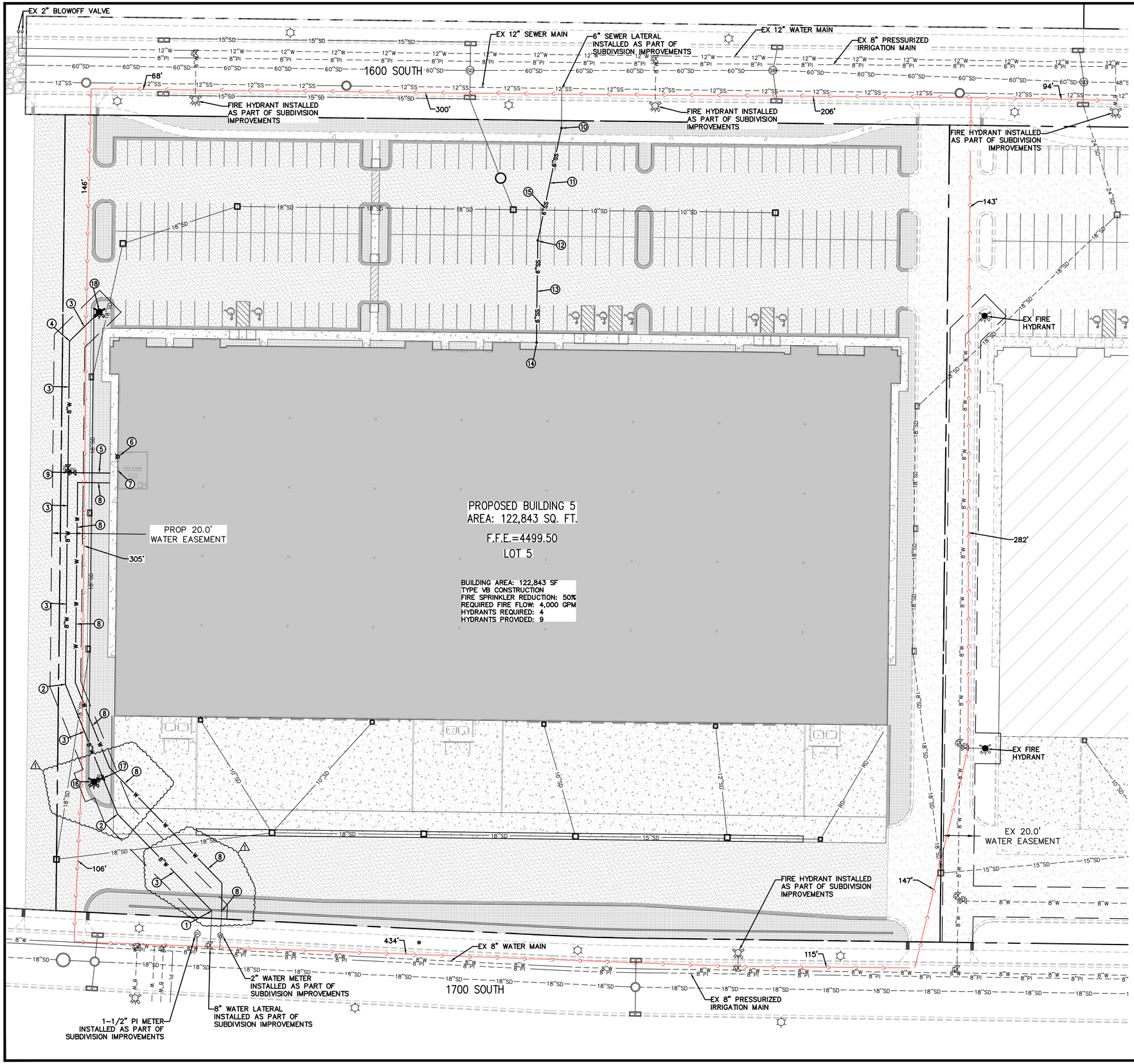
GRADING & DRAINAGE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C2.1

PROJECT ID	DATE:
R1034–01	07/01/21
FILE NAME: PRJ–RC5	SCALE: 1"=30'



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

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

N

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

FIRE HYDRANT SPACING

SHEET NOTES:

1. CONNECT TO STUBBED 8" FIRE LINE AND INSTALL 8" 45° BEND W/THRUST BLOCKS.
2. INSTALL 8" 22.5° BEND W/THRUST BLOCKS.
3. INSTALL 8" PVC C-900 FIRE LINE.
4. INSTALL 8" 45° BEND W/THRUST BLOCKS.
5. INSTALL 8" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
6. INSTALL WALL MOUNTED FDC.
7. INSTALL KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
8. CONNECT TO STUBBED 2" WATER LINE AND INSTALL 2" POLY PIPE W/BENDS. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
9. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVES.
10. CONNECT TO STUBBED 6" SEWER LINE AT I.E.=4487.94 AND INSTALL 6" CLEANOUT WYE AND 6" 11.25° BEND, TOL=MATCH TOP OF PROPOSED LANDSCAPING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
11. INSTALL 75'± OF 6" PVC SEWER PIPE, S=2.0%.
12. INSTALL 6" CLEANOUT WYE AND 6" 11.25° BEND, I.E.=4489.44 TOL=MATCH TOP OF PROPOSED ASPHALT.
13. INSTALL 67'± OF 6" PVC SEWER PIPE, S=2.0%.
14. INSTALL 6" 2-WAY CLEANOUT WYE 5' FROM PROPOSED BUILDING, I.E.=4490.78 TOL=MATCH TOP OF PROPOSED LANDSCAPING. SEE MECHANICAL PLANS FOR CONTINUATION TO BUILDING.
15. I.E.(10"SD)=4491.16 TOP(6"SS)=4489.51
16. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0.
17. INSTALL 8" TEE W/THRUST BLOCKS AND GATE VALVE.
18. INSTALL FIRE HYDRANT PER AMERICAN FORK STD. 15.6. SEE DETAIL SHEET C5.0. TRAFFIC PROTECTION BOLLARDS ARE TO BE PROVIDED. SEE DETAIL 10/C4.0.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH
PROJECT ENGINEER: TLH

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

RODERICK CATALYST-BUSINESS PARK BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

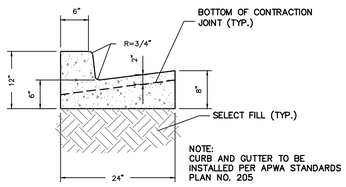
UTILITY PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

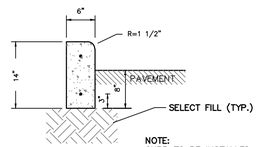
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SHEET NO.
C3.0

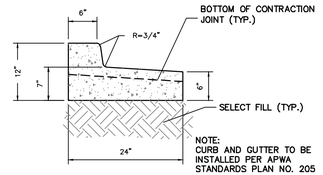
PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE: 1"=30'



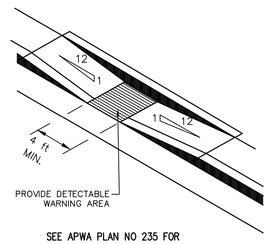
1 24" CURB & GUTTER N.T.S.



2 6" CURB WALL N.T.S.

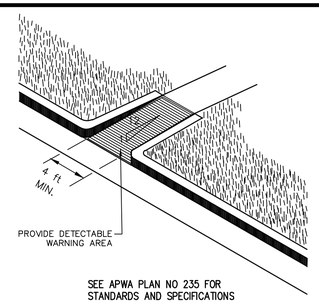


3 24" REVERSE PAN CURB & GUTTER N.T.S.



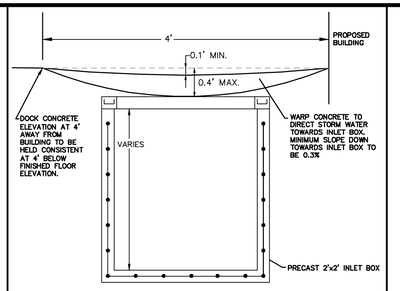
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 ADA RAMP N.T.S.

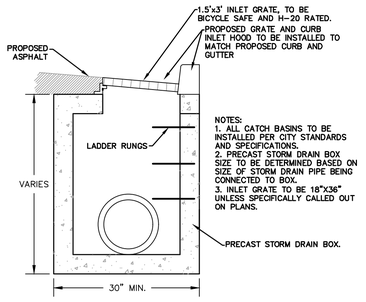


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

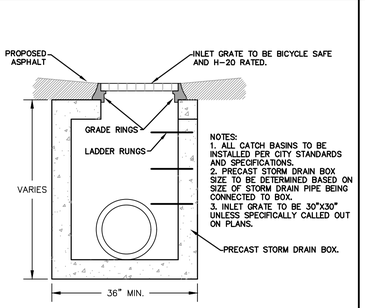
5 ADA RAMP N.T.S.



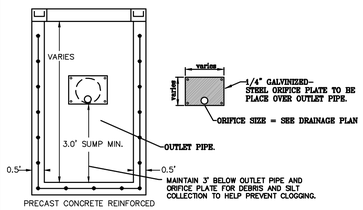
6 DOCK WARPED CONCRETE DETAIL N.T.S.



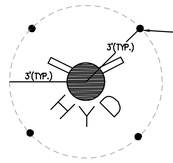
7 STANDARD STORM DRAIN CURB INLET BOX N.T.S.



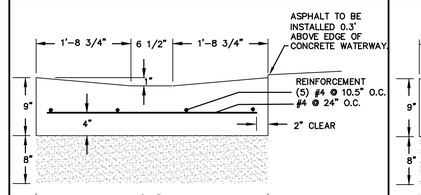
8 STANDARD STORM DRAIN INLET BOX N.T.S.



9 ORIFICE PLATE N.T.S.

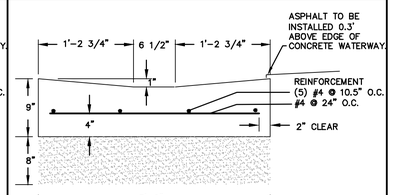


10 BOLLARD PROTECTION AT HYDRANTS ⚠4 N.T.S.



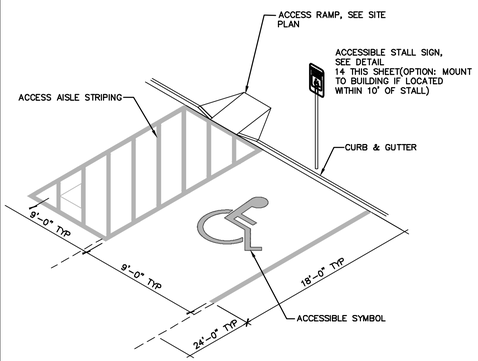
NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

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

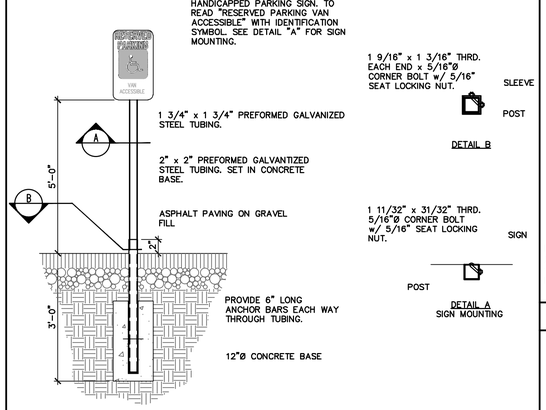


NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

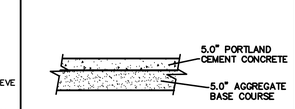
12 3'-0" ROLL GUTTER N.T.S.



13 ACCESSIBLE PARKING STALL N.T.S.



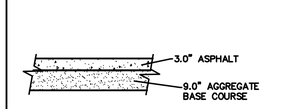
14 HANDICAPPED PARKING SIGN N.T.S.



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.

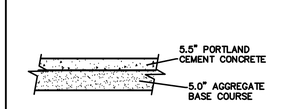
15 CONCRETE SECTION (PARKING AREA) N.T.S.



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.

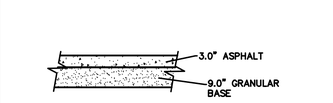
16 ASPHALT PAVEMENT SECTION (PARKING AREA) N.T.S.



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.

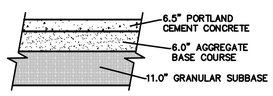
17 CONCRETE SECTION (PRIMARY ROADWAY AREAS) N.T.S.



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.

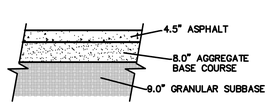
18 ASPHALT PAVEMENT SECTION (ROADWAY AREAS) N.T.S.



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.

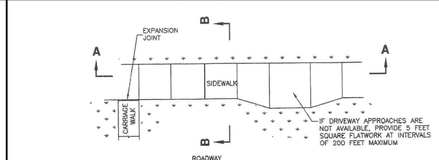
19 CONCRETE SECTION (TRUCK DRIVE LANE) N.T.S.



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.

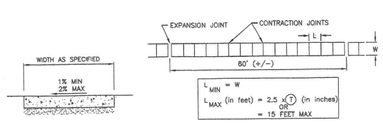
20 ASPHALT PAVEMENT SECTION (TRUCK DRIVE LANE) N.T.S.



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

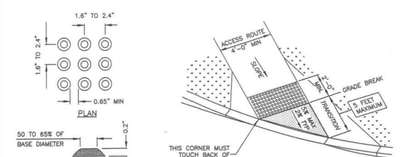
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

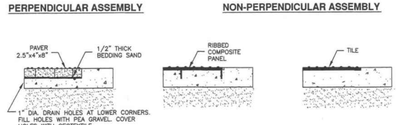
SECTION A-A



SECTION B-B SIDEWALK JOINT DETAIL

APWA Utah Chapter *Sidewalk* Plan 231 March 2009





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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

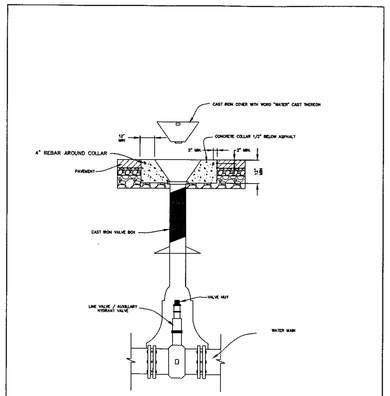
RODERICK CATALYST-BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

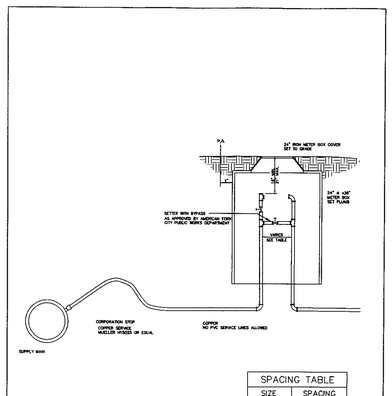
SHEET NO. C4.0

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE:



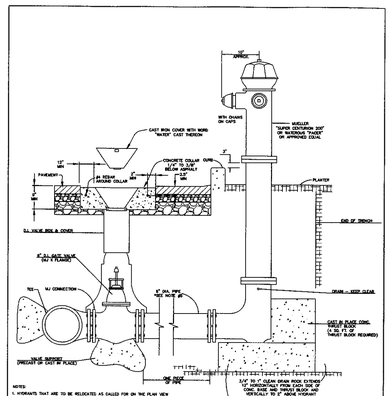
VALVE BOX DETAIL

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: JULY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				



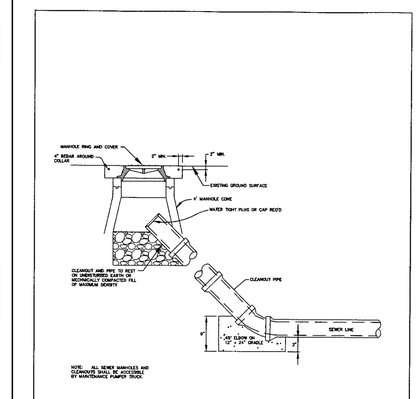
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				



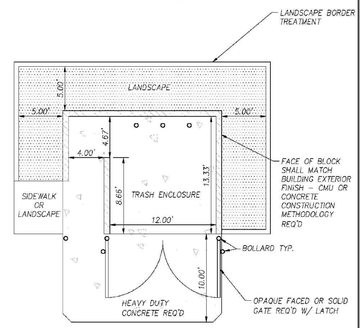
NOTES
1) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2) ALL VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3) WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE TYPE OF FITTINGS TO BE USED SHALL BE AS DIRECTED AND APPROVED BY AMERICAN FORK CITY ENGINEER.
4) ALL VALVES SHALL BE MUELLER OR EQUAL.
5) 4" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 6 INCH MINIMUM.

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				



DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				

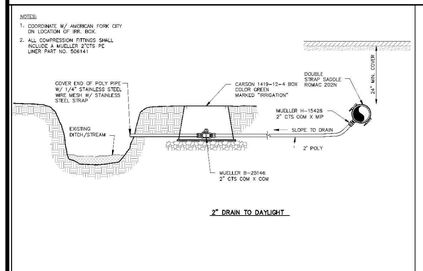
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



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

AMERICAN FORK — 1853 —

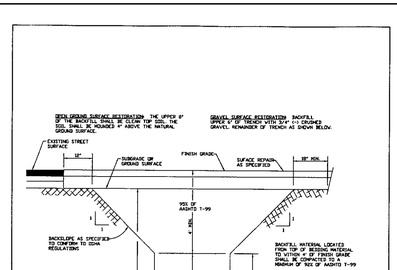
X:\JLP PROJECTS\C-CITY STANDARDS\DUMPSTER.DWG
SAVE: NOV 19, 2017



2" DRAIN TO DAYLIGHT

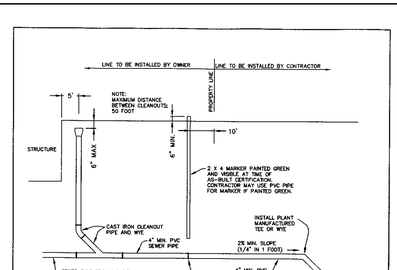
2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

DRAWN: JRP	HORROCKS ENGINEERS	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER DETAILS	DRAWING NO. 15.31
APPROVED: 11/2010	5150 SOUTH 375 EAST MURRAY, UTAH 84107 (801) 743-3100			
DATE:				
SCALE:				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				

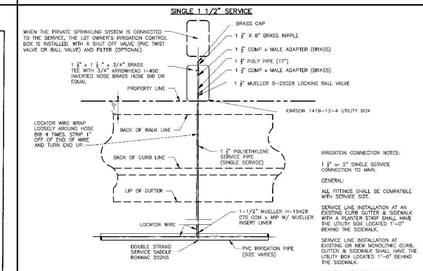


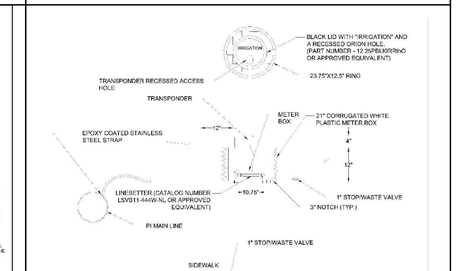
SEWER LATERAL DETAIL
-NTS-

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

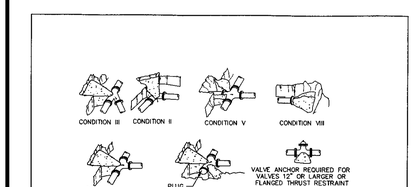
DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: JULY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				





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
REVISIONS:			
DATE: MAY 2019			
SCALE: VARIES			

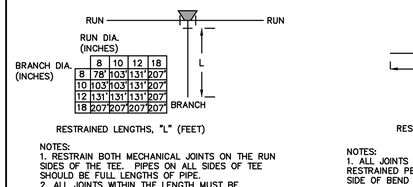


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

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

WATER LINE THRUST BLOCK DETAILS

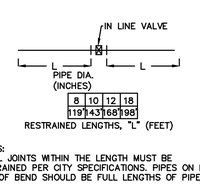
DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				



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.

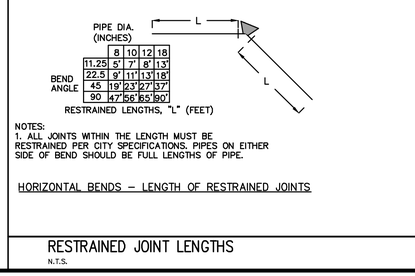
HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



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

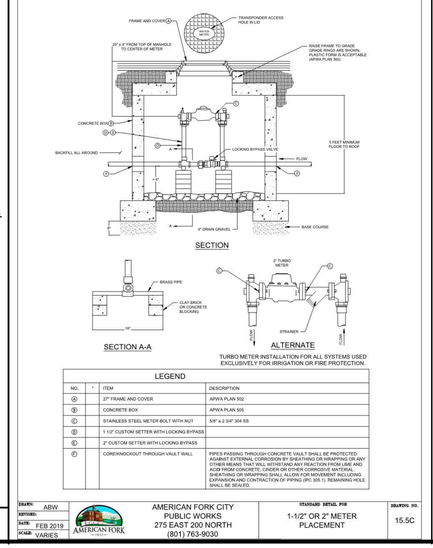


RESTRAINED LENGTHS, "L" (FEET)

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.

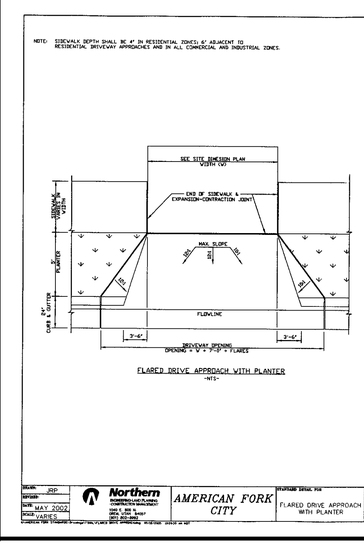


TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

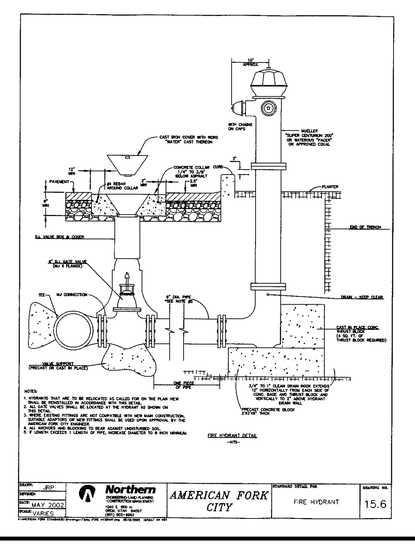
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE 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
APPROVED:			
DATE: FEB 2019			
SCALE: VARIES			



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
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 VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3) WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, THE TYPE OF FITTINGS TO BE USED SHALL BE AS DIRECTED AND APPROVED BY AMERICAN FORK CITY ENGINEER.
4) ALL VALVES SHALL BE MUELLER OR EQUAL.
5) 4" LENGTH EXCESS = LENGTH OF PIPE, INCREASE DIAMETER TO 6 INCH MINIMUM.

DRAWN: JRP	Northern ROBERTS-LeCLAIRE CORPORATION	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
APPROVED:	CONSTRUCTION CONTRACTORS ENGINEERS			
DATE: MAY 2002	1604 E. 800 N. OREM, UTAH 84097 (801) 802-9990			
SCALE: VARIES				

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

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

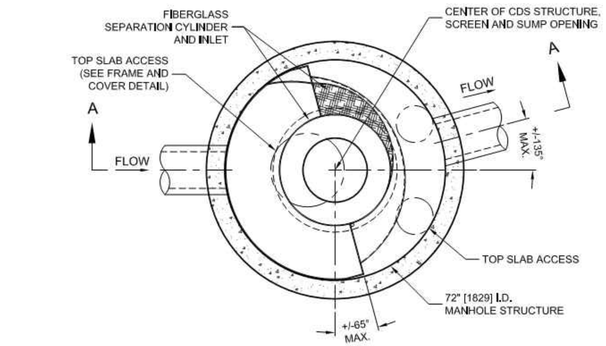
RODERICK CATALYST-BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

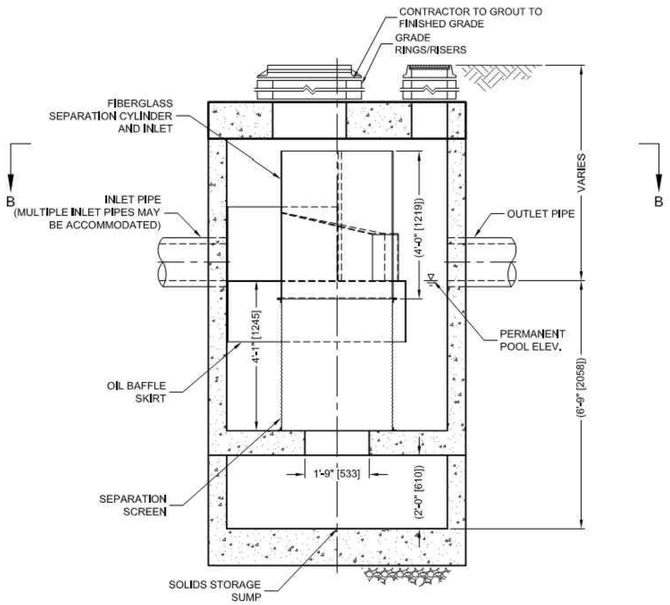
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

SHEET NO. C5.0

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE:



PLAN VIEW B-B
N.T.S.



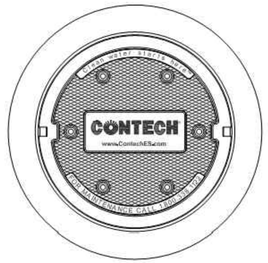
ELEVATION A-A
N.T.S.

CDS3035-6-C DESIGN NOTES

CDS3035-6-C RATED TREATMENT CAPACITY IS 3.8 CFS [107.6 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS [566 L/s]. IF THE SITE CONDITIONS EXCEED 20.0 CFS [566 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS3035-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3035-6-C
INLINE CDS
STANDARD DETAIL

I:\STORMWATER\COMMOPS\22 CDS\40 STANDARD DRAWINGS\INLINE (CDS-C)\DWG\CDS3035-6-C-DTL.DWG 5/13/2014 5:58 PM

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

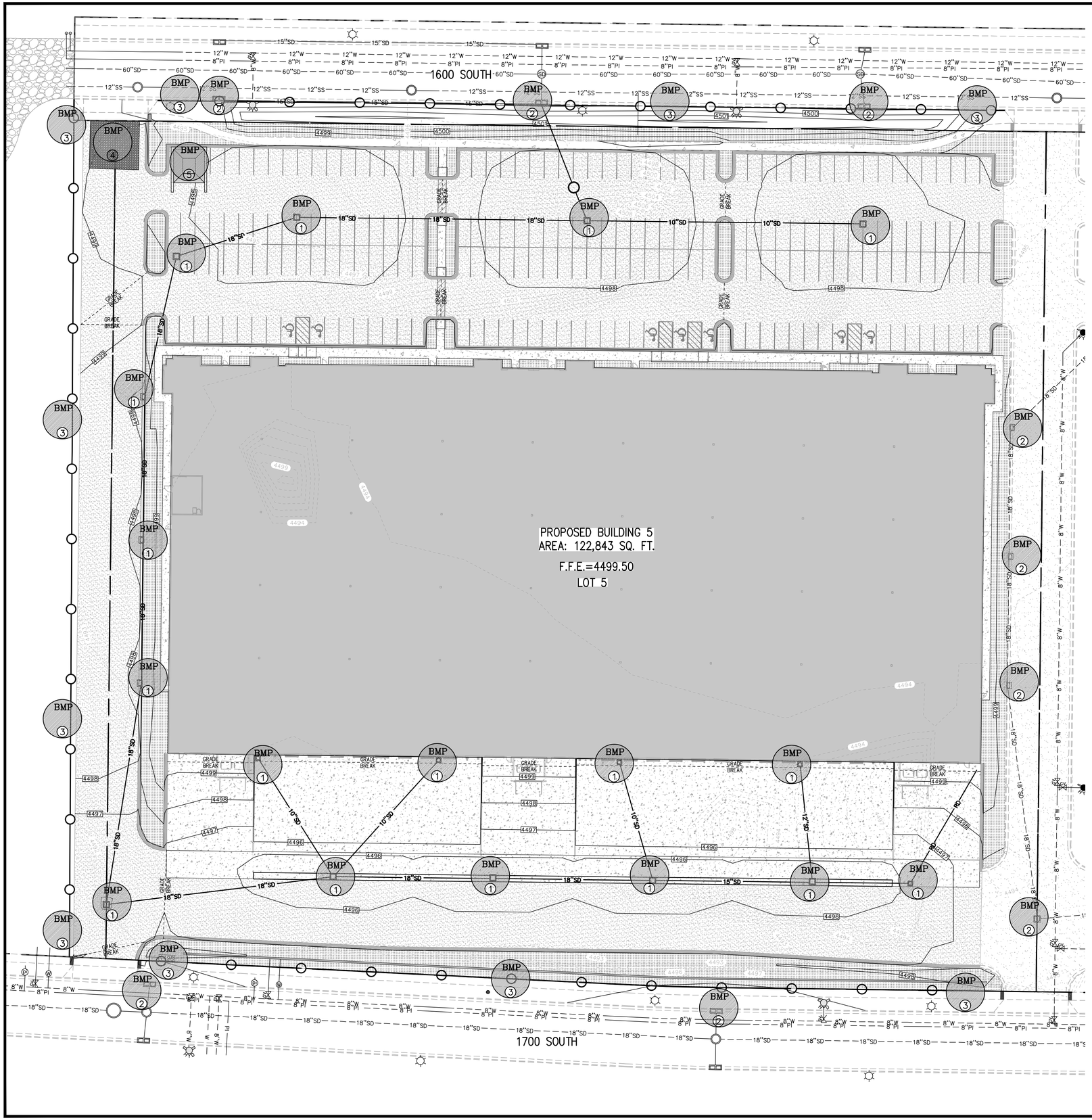
RODERICK CATALYST-BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO. C5.1
PROJECT ID R1034-01 DATE: 07/01/21
FILE NAME: PRJ-RC5 SCALE:



LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (BMP (X))

N

0 30 60 90

Scale In Feet

SEE COVER SHEET FOR PROJECT LEGEND

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.

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	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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RODERICK CATALYST-BUSINESS PARK BUILDING #5

268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

EROSION CONTROL PLAN (SWPPP)

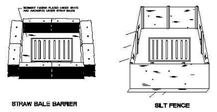
PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

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SHEET NO. C6.0

PROJECT ID	DATE:
R1034-01	07/01/21
FILE NAME: PRJ-RC5	SCALE: 1"=30'

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



Description:
Sediment barrier erected around storm drain inlet.

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

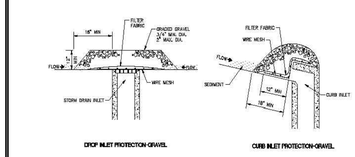
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

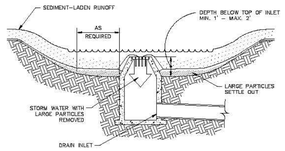
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated — IPE



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

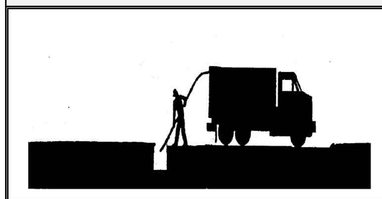
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ☒ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning — CBC



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

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

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

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

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

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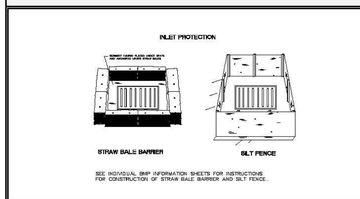
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

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



Description:
Sediment barrier erected around storm drain inlet.

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

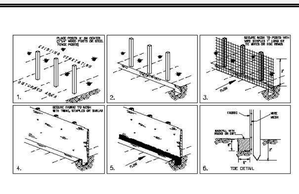
Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

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

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

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

■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	11/22/21
2	COMMENTS	TLH	01/09/22

DESIGNER: TLH PROJECT ENGINEER: TLH

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

RODERICK CATALYST–BUSINESS PARK BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UT 84003
EROSION CONTROL DETAIL SHEET

PROFESSIONAL ENGINEER No. 12072623 TREVOR L HODGSON STATE OF UTAH

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SHEET NO. C6.1

PROJECT ID	DATE:
R1034–01	07/01/21
FILE NAME: PRJ–RC5	SCALE:

7/19/2021 1:04:03 PM

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

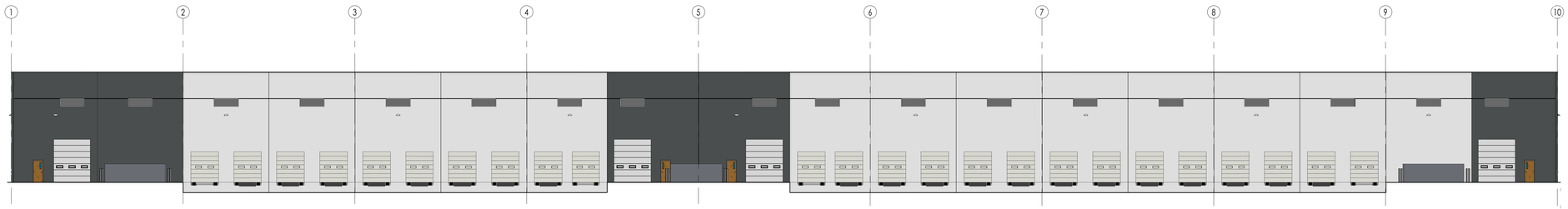
GENERAL EXTERIOR FINISH NOTES:

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:

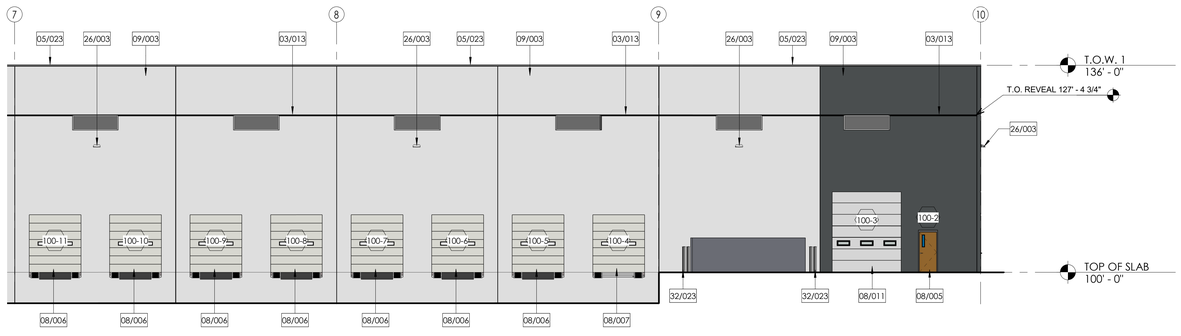
PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
05/023	METAL PARAPET WALL CAP
05/026	METAL PARAPET WALL CAP
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
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
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



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

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



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

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PRELIMINARY NOT FOR CONSTRUCTION

7/19/2021 1:04:03 PM

RODERICK CATALYST BUILDING #5
268 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule		
MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2021.266

SOUTH ELEVATION

DATE: **07/16/2021**

SHEET #:

A201

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AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JANUARY 5, 2022

The American Fork City Planning Commission met in a regular session on January 5, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Jenny Peay
Chris Christiansen

Absent: Harold Dudley
Bruce Frandsen
Rod Brocious

Staff Present: Patrick O'Brien, Development Services Director
Scott Sensanbaugher, Public Works Director
George Schade, Communications Director
Lisa Halversen, Administrative Assistant

Others Present: Roger Dudley, Katie Grisley, Lars Grisley, Mr. Beck

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on a preliminary plan and final plat for Beck Hillside Estates consisting of 15 lots, located in the area of 760 North 200 East in the R-1-9,000 Residential zone

This item has been pulled from the agenda at the request of the developer.

2. Hearing, review and action on a commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial zone

Mr. O'Brien told commissioners that Goldfish Swim School proposes a one-story, 8,540 square foot building with 66 parking stalls for a swim school to teach swimming to children. The proposed site is 1.01 acres. The use is a permitted use identified as a specialty school as allowed

in the GC-2 Planned Commercial Zone. Access to the Goldfish Swim school is provided off 500 East.

This item was pulled from a previous planning commission agenda, there was one outstanding issue regarding a lot consolidation. This was resolved by the applicant providing evidence of ownership and it has been allowed to proceed. It's a pretty straightforward project from a planning perspective.

Mr. Sensanbaugher said that this proposal has been extensively reviewed, he wanted to call attention to the fact that there are several items for which the city has not yet received answers despite repeated requests. He believes that these are minor issues, he feels confident recommending approval subject to such questions being answered.

Ms. Anderson asked if the nature of the corrections and questions is such that they could be completed by the time it goes to city council. She asked if this could be made a part of any motion.

Mr. Sensanbaugher affirmed that these are minor issues that shouldn't result in any substantial changes. The staff just wants the items addressed.

Ms. Peay asked when this property was rezoned for commercial. Mr. O'Brien didn't have that information, but Chairman Woffinden believes that 500 East was rezoned commercial around 4-5 years ago.

Mr. O'Brien said that he's new and still learning, he realizes that sometimes mapping is delayed, he wanted to make sure that any changes would be reflected in the updated maps he's looked at for this project.

Mr. O'Brien then read emailed comments from the Fire Marshal sent earlier in the day. The Fire Marshal doesn't feel comfortable recommending approval because the turnaround still needs adjustments to provide unobstructed drivable space, and the drawings should be consistent with the adjustments made specifically to the site plan. Until these items are worked out he cannot recommend approval.

Mr. Lars Grisley, applicant for Goldfish Swim School and his wife Katie introduced themselves. There are three of these schools currently in Utah. They serve children from 6 months to 12 yrs. Every school has a story of a student saving a life and all instructors are certified lifeguards. Drowning is the number one cause of accidental death in children. Water safety is serious and is our focus and passion.

Chairman Woffinden pointed out that their contact list is outdated, he needs an updated one. His main concern is the geotech report and the fact that he sees no percolation test as requested. He wants to know why they stopped drilling bore holes at 5 and 6 feet in some of the areas. This is a high liquefaction area and it makes no sense to stop drilling at 5 feet.

Mr. Roger Dudley said that he didn't personally perform the test and doesn't have the answers to that question. His guess is that it probably was a result of running into different types of soils. There is no city storm drain to connect to, so storm drainage is provided through triple trench, sumps and pumps, and storm drainage will be contained on-site. They can do further investigation if required, but as an engineer he feels comfortable that the site is adequate.

Chairman Woffinden said that the Sensitive Lands Ordinance comes into play if the water table is above 8 feet. This issue and the problem of liquefaction are big question marks that need to be answered.

Mr. Dudley said that they built a stripmall across the street which has a similar soil structure.

Chairman Woffinden knows the property, it was his wife's grandfather's farm and used to be underwater.

Mr. Dudley said that they'll be happy to do whatever is required to satisfy the staff. He said they hired a geotech engineer to do the job and he's sorry it doesn't meet the bar.

Mr. Sensanbaugher said that one of the main things they have asked for is the percolation test. His hunch is that the system as designed will work, but he needs confirmation. Staff have asked repeatedly, for months, for this information. We need to make sure that this drainage system will function correctly. In addition, a percolation test can be done quickly.

Ms. Peay asked where the lighting stops. It's hard to see on the plans. She's concerned that lighting not spill over onto neighboring properties.

Mr. O'Brien said that he's reviewed it and it is all as it should be.

Mr. Dudley said that the lighting should be directed into the commercial development rather than facing to the outside. Lights can be built directional1y and will be around 16-18 ft tall. Mr. Dudley was also surprised by the fire department comments but will address them.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson motioned to recommend approval of the site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial Zone, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, and subject to any findings or recommendations identified by the Fire Marshal including specifically but not limited to a positive percolation test, an approved route for the fire trucks, an updated contact list, and a showing that lighting is

internal to the project. All requested items must be provided before this item will be put on a city council meeting agenda.

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

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

The motion passed.

Chairman Woffinden indicated that the Roderick Catalyst Business Park agenda items have been pulled from the agenda at the request of the developer.

3. Hearing, review and action on an ordinance creating Section 13.04.050 of the American Fork Municipal Code regarding utility services to property outside of city boundaries

Mr. Sensanbaugher stated that this ordinance is a product of consultation with administration, it restricts new utility connections to those that annex into the city. The drought emphasizes that resources are scarce and we would like to only provide these services to city residents. This will not cut off anyone who is grandfathered in, but it prohibits any new connections that are not annexed into the city. This will not cut off anyone who is currently connected.

Ms. Peay asked if it would affect the property next to the new fires station. Mr. Sensanbaugher said possibly. It's surprising how many islands of unannexed property there are in the city. This won't affect if a home was being built in that area, they wouldn't get city utilities unless they were city residents.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Peay motioned to recommend approval of the code text amendment.

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

Chairman Woffinden	**Aye**
Jenny Peay	**Aye**
Christine Anderson	**Aye**
Chris Christiansen	**Aye**
Bruce Frandsen	**Aye**
Rod Brocious	**Aye**

The motion passed.

4. Other Business

Mr. O'Brien told commissioners that there is an issue with home occupation business uses not having a process to obtain a conditional use permit. He wants to have a process-driven and transparent way to deal with these requests and is working to develop one.

5. Site Plan Committee Report

Mr. O'Brien gave a report of items which will be ready for the next agenda. There will be a site plan for apartments in the CC-1 zone and a final plat for Timp Hollow Subdivision. The meeting will also include some Roderick Catalyst buildings and a couple of other items that are waiting on developers for confirmation.

6. Review and action on the minutes of the December 8, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the December 8, 2021 Planning Commission Regular Session.

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

Chairman Woffinden	**Aye**
Jenny Peay	**Aye**
Christine Anderson	**Aye**
Chris Christiansen	**Aye**
Bruce Frandsen	**Aye**
Rod Brocious	**Aye**

The motion passed.

7. Adjournment

Mr. Christiansen motioned to adjourn.

Ms. Anderson seconded the motion. All voted in favor.

Meeting adjourned at 7:45 pm.

Lisa Halversen
Administrative Assistant