ORDINANCE NO. 2022-02-08

AN ORDINANCE APPROVING A SITE PLAN FOR RODERICK CATALYST BUSINESS PARK BUILDING 4, LOCATED IN THE VICINITY OF 346 EAST 1600 SOUTH IN THE PI-1 PLANNED INDUSTRIAL ZONE.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED – ZONE MAP AMENDED

A. The site plan for the Roderick Catalyst Business Park Building 4, located at 346 East 1600 South, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone 582.

C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.

B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

C. This ordinance shall take effect upon its passage and posting as required by state law.

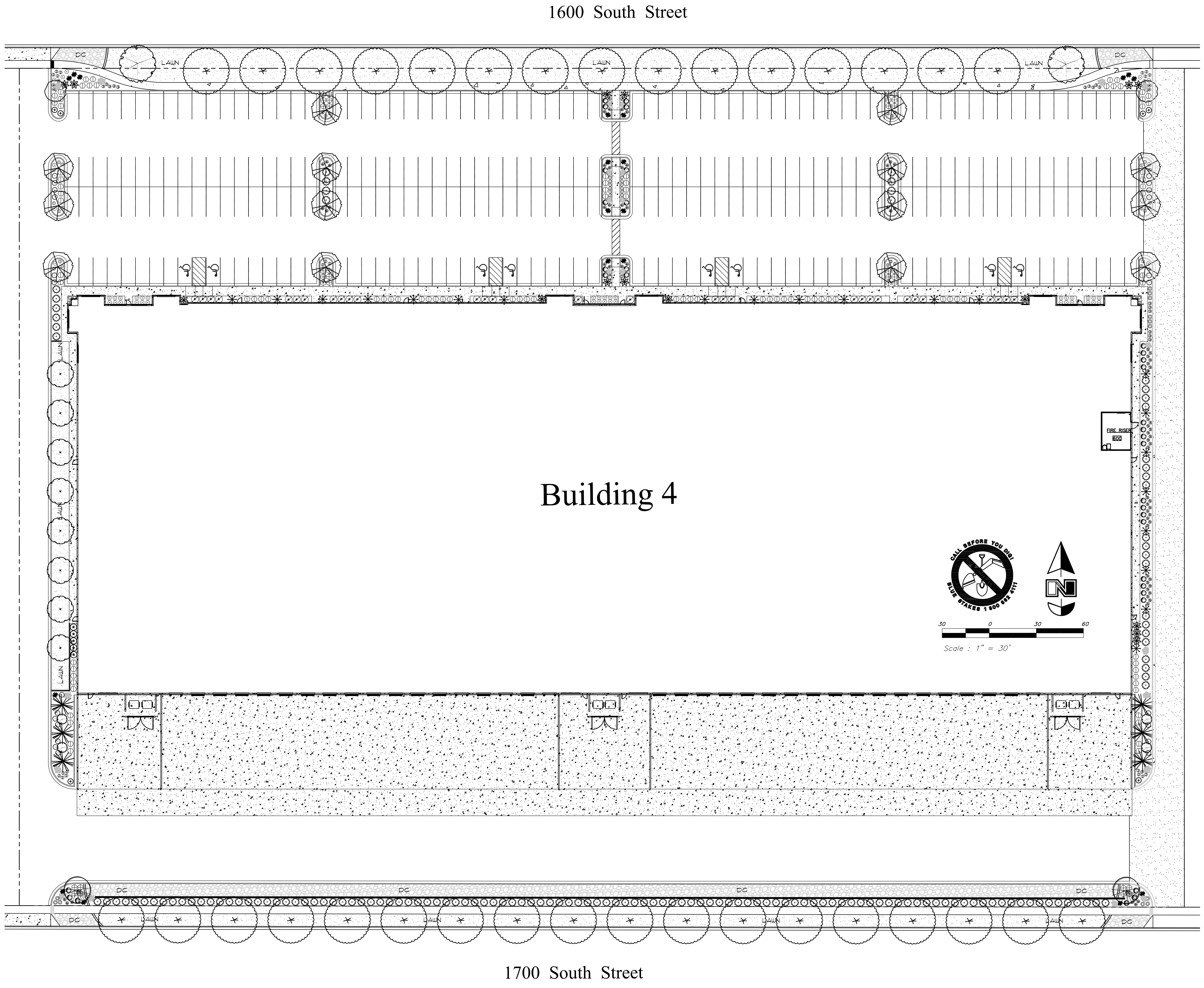
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 8th DAY OF FEBRUARY 2022.

Bradley J. Frost, Mayor

ATTEST:

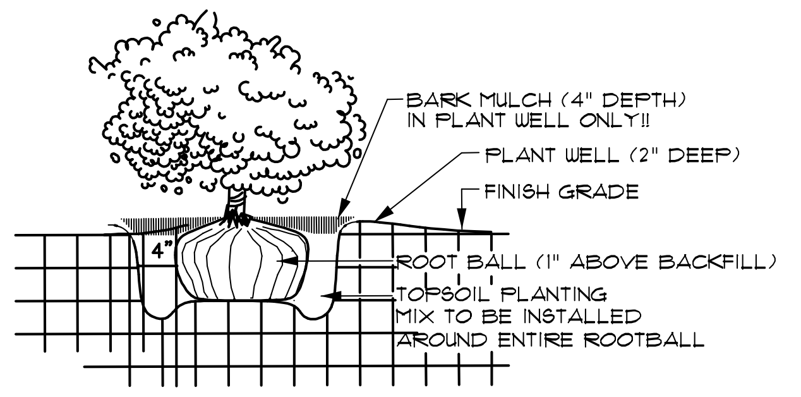
Terilyn Lurker

Terilyn Lurker, City Recorder



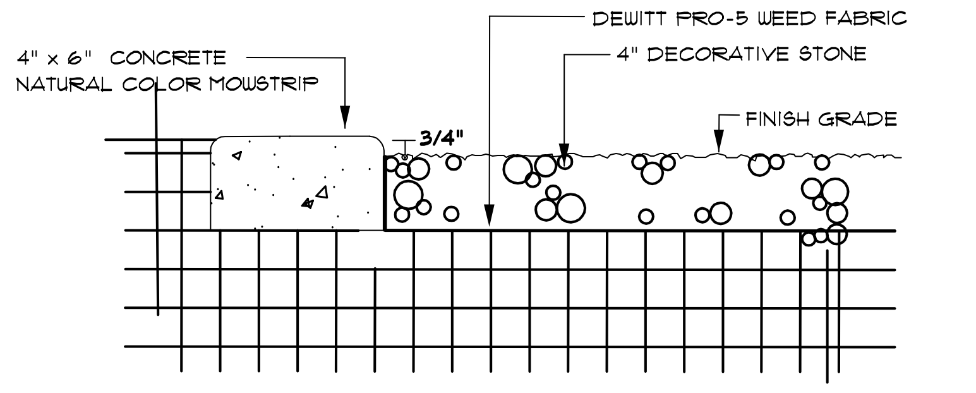
Legend

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**

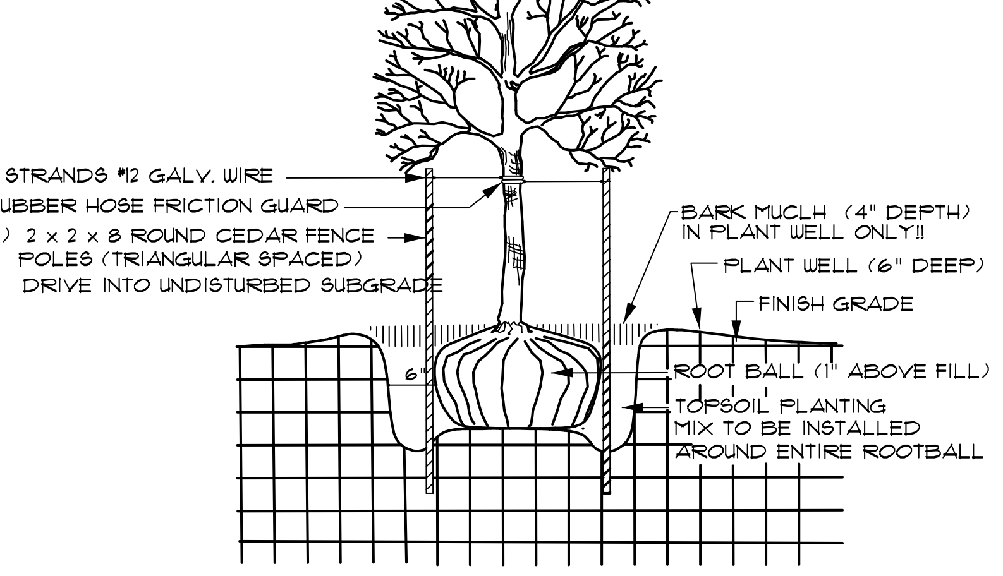
N. T. S.



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

ROBERT D.
106360
01-13-22

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

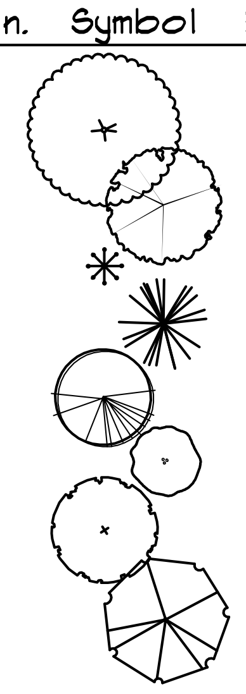
SHEET TITLE

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 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
21		Picea abies 'Cupressina'	Colunnar 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
14		Zelcova serrata 'Musashino'	Musashino Zelcova	2 1/2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5	⊛	Buddleia davidii	Butterfly Bush	5 Gallon	18"-24" Height
30	⊘	Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
15	✿	Physocarpus opul. 'Diablo'	Summer Wine Ninebark	5 Gallon	24"-30" Height
45	◌	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	18"-24" Spread
6	⊕	Potentilla frut. 'Gold Drop/	Gold Drop Cinquefiol	5 Gallon	15"-18" Height
142	⊙	Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
4	◯	Rhus 'Bailtiger'	Tiger Eyes Sumac	5 Gallon	24"-30" 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 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
16	◎	Bouteloua g. 'Blone Ambition'	B.A. Blue Gramma Grass	2 Gallon	12"-15" Height
96	⦶	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
32	⊕	Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
30	①	Hemerocallis 'Stella d'Oro	Stella d'Oro Day Lily	1 Gallon	Full Can
36	②	Iris pallida 'Variegata Aurea'	Variegated Yellow Iris	1 Gallon	Full Can
16	③	Kniphofia rooperi	Red Hot Poker	1 Gallon	Full Can
6	④	Lavandula angustifolia	English Lavender	1 Gallon	Full Can
34	⑤	Rudbeckia 'Goldstrum'	Black-Eyed Susan	1 Gallon	Full Can
34	⑥	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.
1020 East Yale Avenue
Salt Lake City, Utah 84105

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

ROBERT D.
106360
01-13-22

STAMP

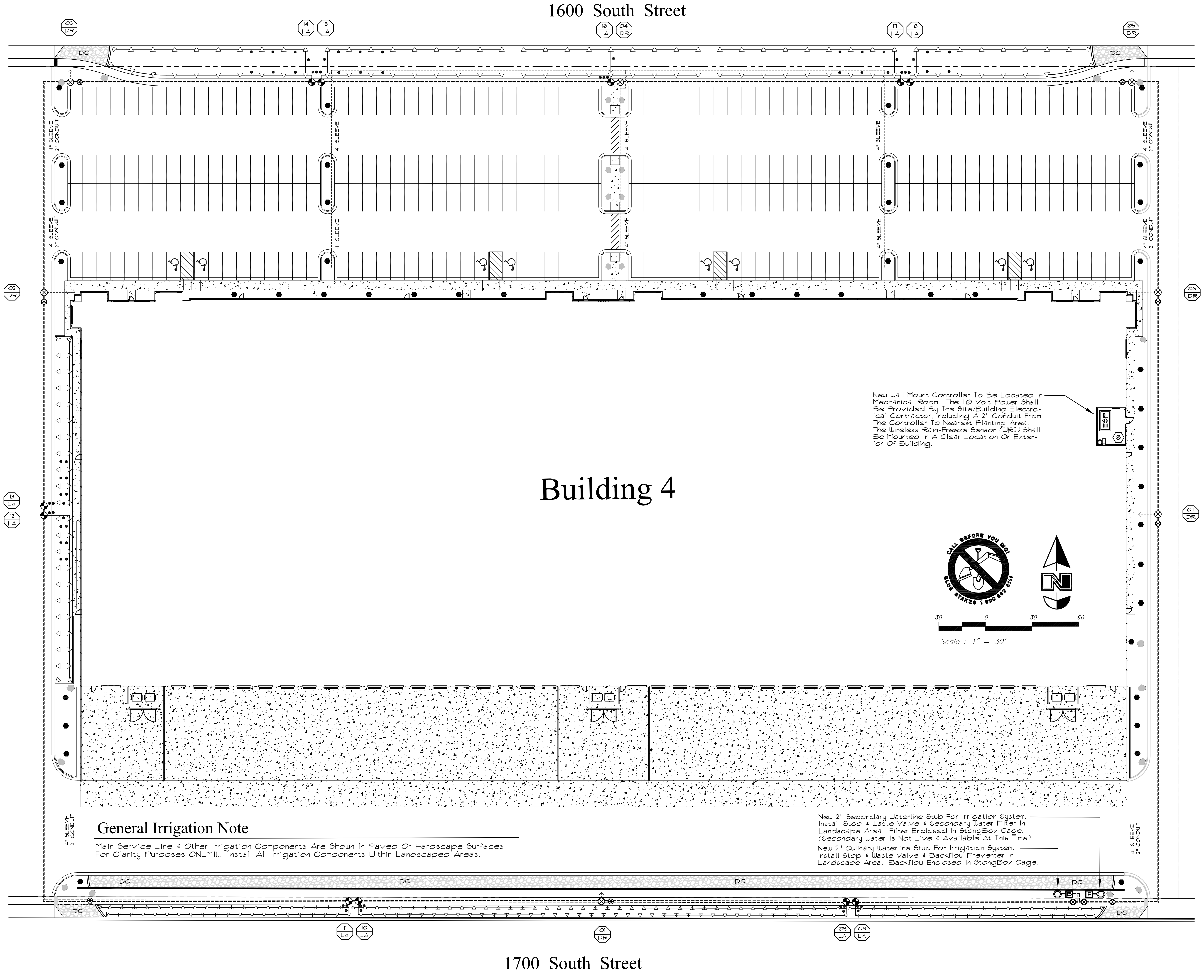
Catalyst Business Park Building #4

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-2



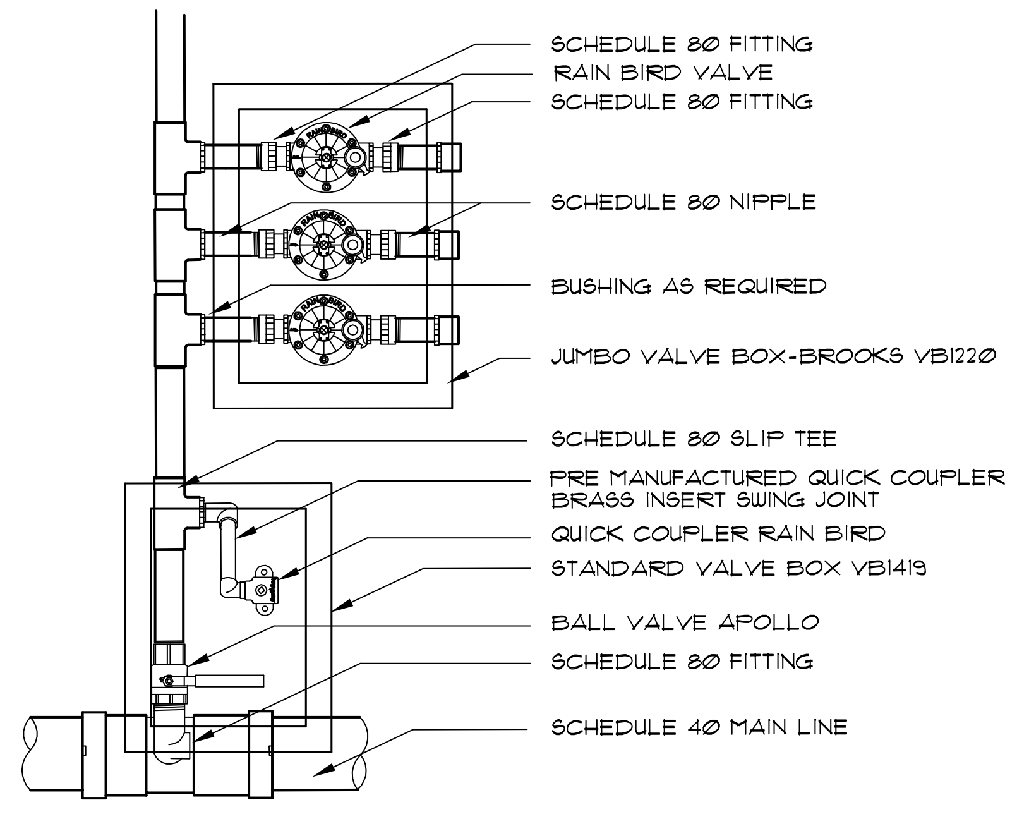
New Wall Mount Controller To Be Located In Mechanical Room. The 110 Volt Power Shall Be Provided By The Site/Building Electrcical Contractor, Including A 2" Conduit From The Controller To Nearest Planting Area. The Wireless Rain-Freeze Sensor (WR2) Shall Be Mounted In A Clear Location On Exterior Of Building.

New 2" Secondary Waterline Stub For Irrigation System. Install Stop & Waste Valve & Secondary Water Filter In Landscape Area. Filter Enclosed In StongBox Cage. (Secondary Water Is Not Live & Available At This Time)

New 2" Culinary Waterline Stub For Irrigation System. Install Stop & Waste Valve & Backflow Preventer In Landscape Area. Backflow Enclosed In StongBox Cage.

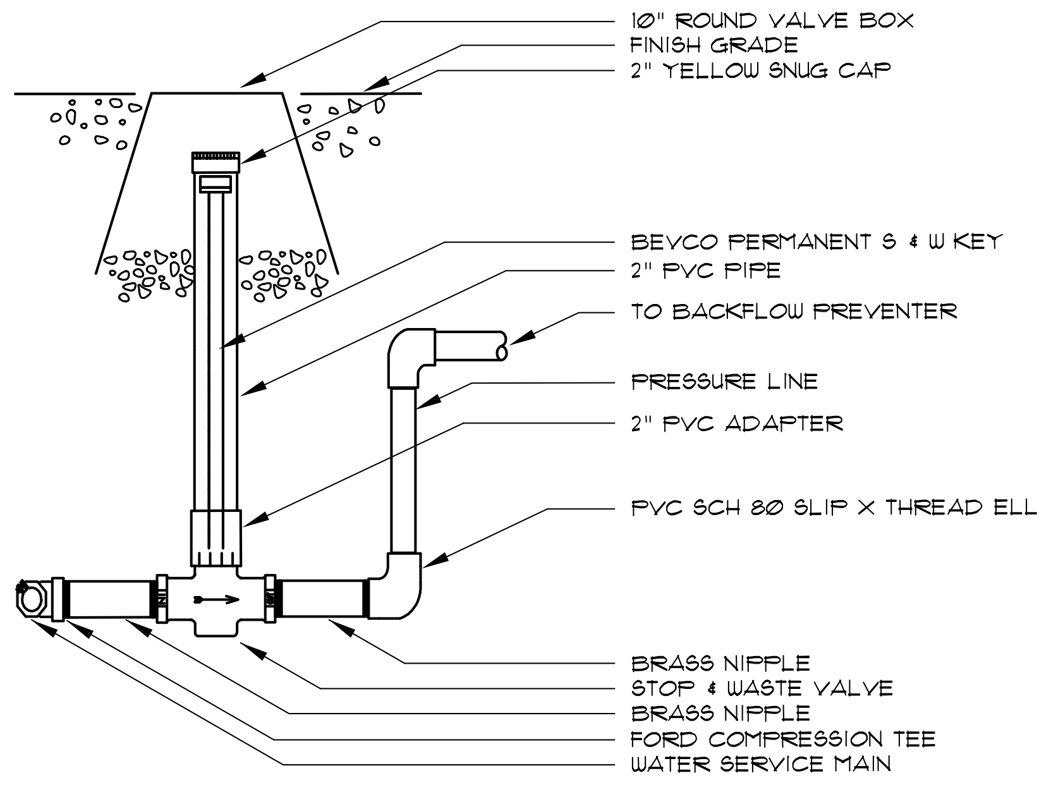
General Irrigation Note

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



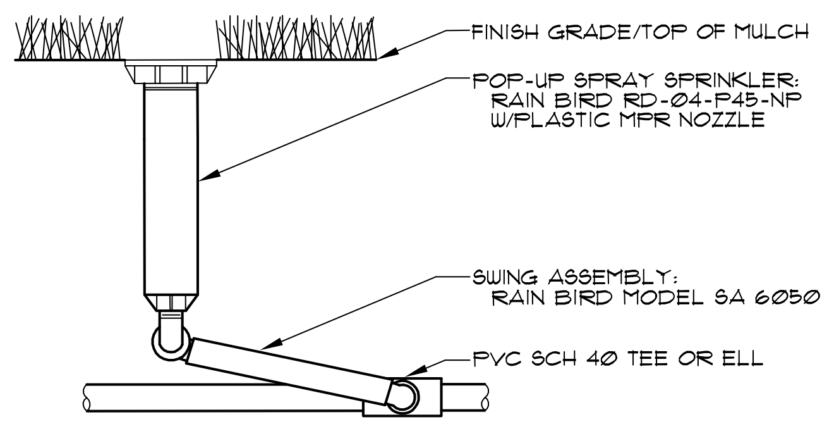
1 / L-3 Valve Manifold

N. T. S.



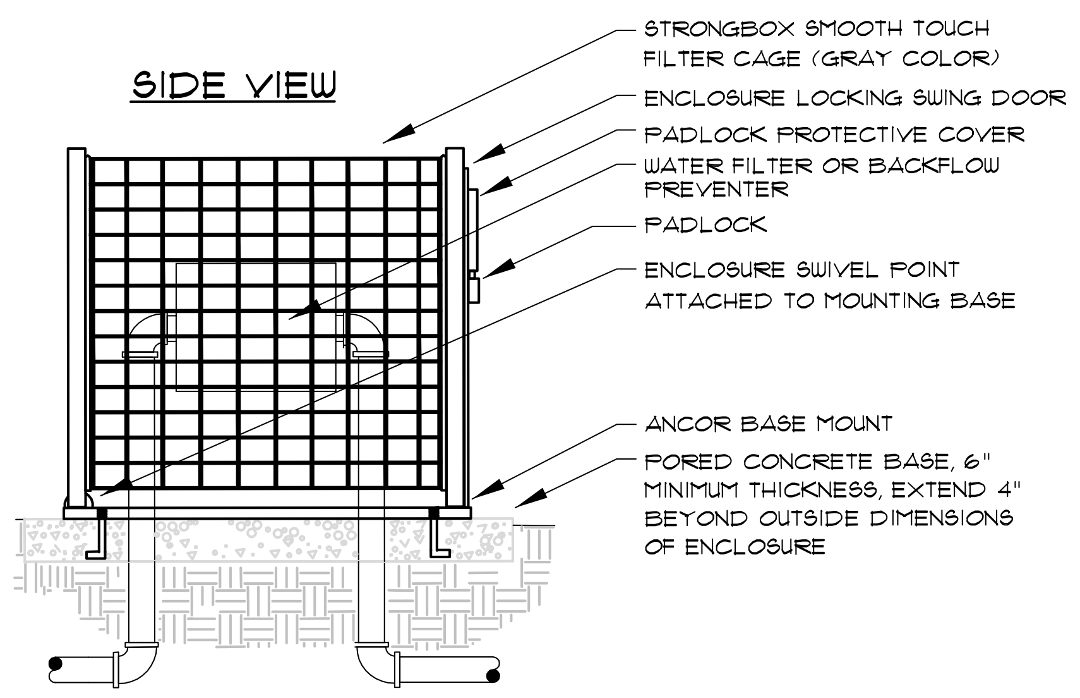
2 / L-3 Stop & Waste Valve

N. T. S.


FINISH GRADE/TOP OF MULCH
POP-UP SPRAY SPRINKLER: RAIN BIRD RD-04-P45-NP W/PLASTIC MPR NOZZLE
SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
PVC SCH 40 TEE OR ELL

3 / L-3 Pop-Up Spray Sprinkler

N. T. S.


SIDE VIEW
STRONGBOX SMOOTH TOUCH FILTER CAGE (GRAY COLOR)
ENCLOSURE LOCKING SWING DOOR
PADLOCK PROTECTIVE COVER
WATER FILTER OR BACKFLOW PREVENTER
PADLOCK
ENCLOSURE SWIVEL POINT ATTACHED TO MOUNTING BASE
ANCOR BASE MOUNT
PORED CONCRETE BASE, 6" MINIMUM THICKNESS, EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE

4 / L-3 Filter Enclosure

N. T. S.

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

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

ROBERT D.
106360
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 Oriseal 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 1/2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

(Velocities Not To Exceed 5 Feet/Second)

Pipe Size		Water Flow (GPM)	
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,

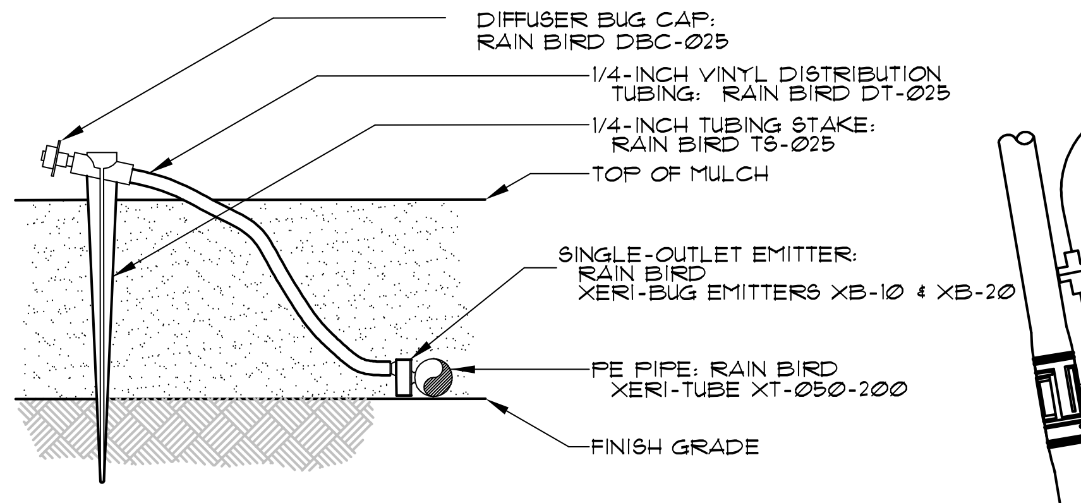
General Notes

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

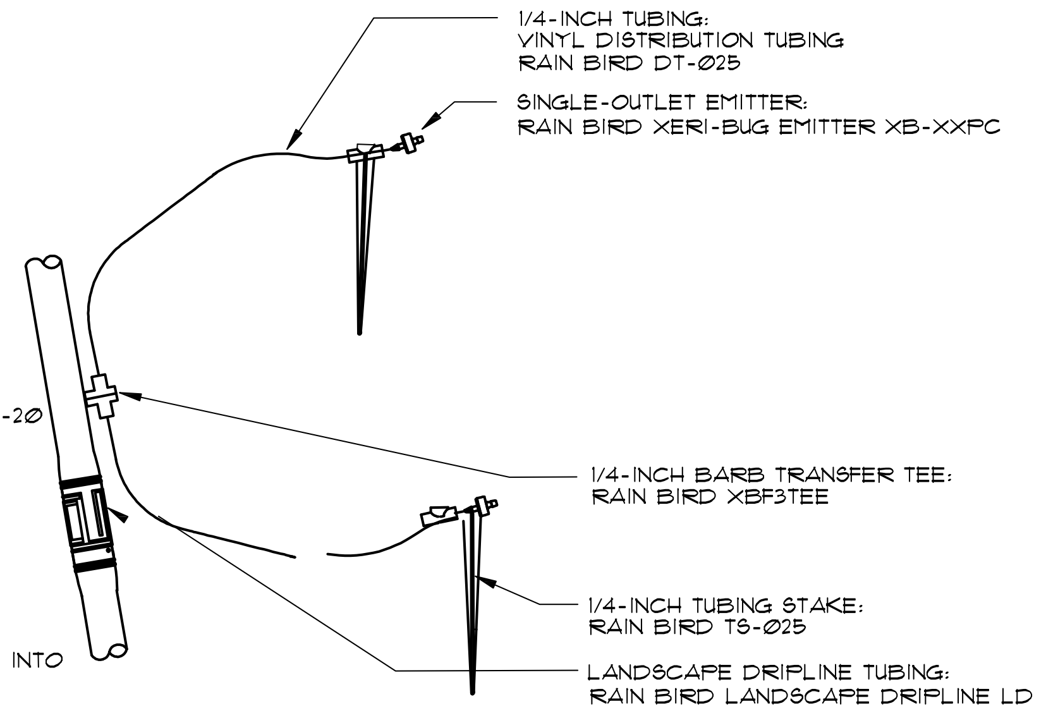
VALVE DATA				HYDRAULIC DATA			
#	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/hr	GPM	PSI
1	1.0"	1	Drip	Plantings-Sun	NA	6.0	30
2	1.0"	2	Drip	Plantings-Sun	NA	6.0	30
3	1.0"	3	Drip	Plantings-Sun	NA	6.0	30
4	1.0"	4	Drip	Plantings-Sun	NA	6.0	30
5	1.0"	5	Drip	Plantings-Sun	NA	6.0	30
6	1.0"	6	Drip	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.

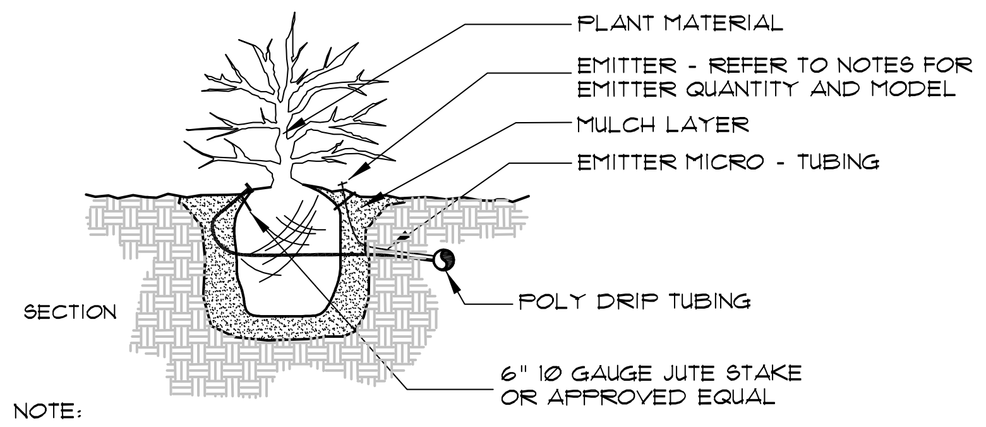

DIFFUSER BUG CAP: RAIN BIRD DBC-025
1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
1/4-INCH TUBING STAKE: RAIN BIRD TS-025
TOP OF MULCH
SINGLE-OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTERS XB-10 & XB-20
PE PIPE: RAIN BIRD XERI-TUBE XT-050-200
FINISH GRADE

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

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

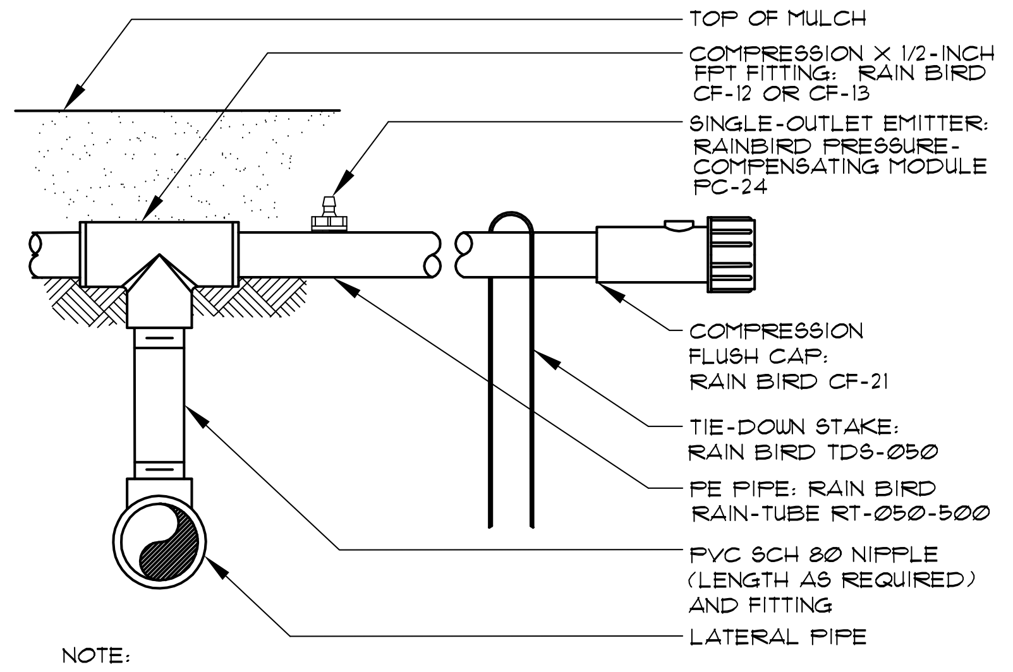

1/4-INCH TUBING: VINYL DISTRIBUTION TUBING RAIN BIRD DT-025
SINGLE-OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER XB-XXPC
1/4-INCH BARB TRANSFER TEE: RAIN BIRD XBF3TEE
1/4-INCH TUBING STAKE: RAIN BIRD TS-025
LANDSCAPE DRIPLINE TUBING: RAIN BIRD LANDSCAPE DRIPLINE LD

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


PLANT MATERIAL
EMITTER - REFER TO NOTES FOR EMITTER QUANTITY AND MODEL
MULCH LAYER
EMITTER MICRO - TUBING
SECTION
POLY DRIP TUBING
6" 10 GAUGE JUTE STAKE OR APPROVED EQUAL

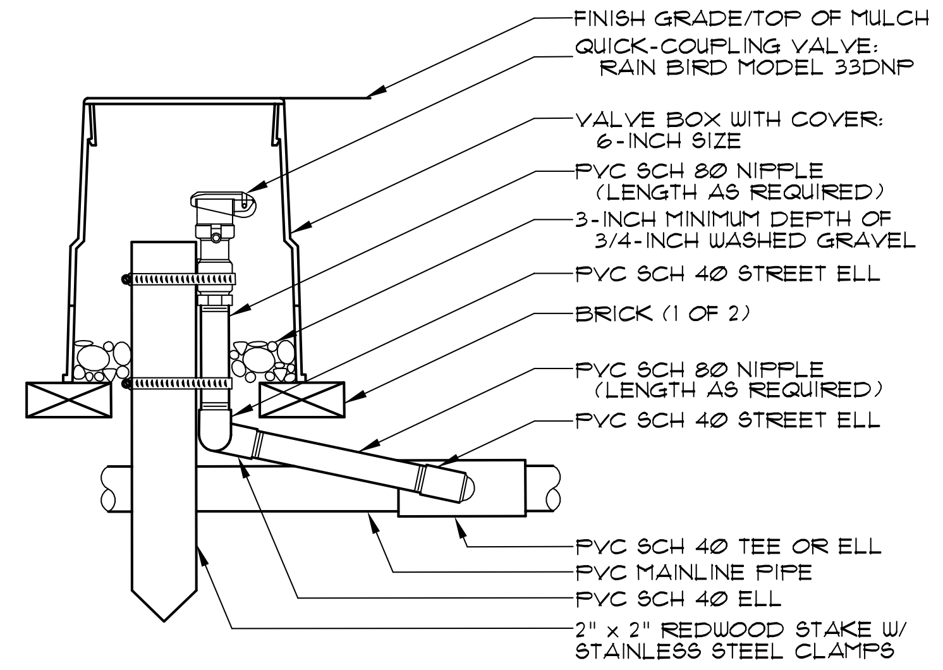
NOTE:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL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

3 / L-4 **Drip Emitter**
N. T. S.

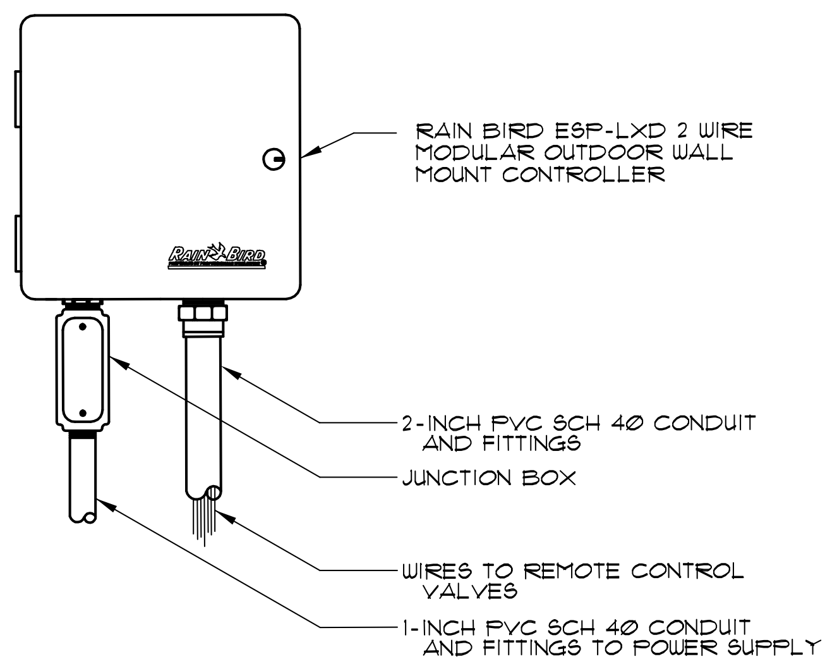

TOP OF MULCH
COMPRESSION X 1/2-INCH FPT FITTING: RAIN BIRD CF-12 OR CF-13
SINGLE-OUTLET EMITTER: RAINBIRD PRESSURE-COMPENSATING MODULE PC-24
COMPRESSION FLUSH CAP: RAIN BIRD CF-21
TIE-DOWN STAKE: RAIN BIRD TDS-050
PE PIPE: RAIN BIRD RAIN-TUBE RT-050-500
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) AND FITTING
LATERAL PIPE

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

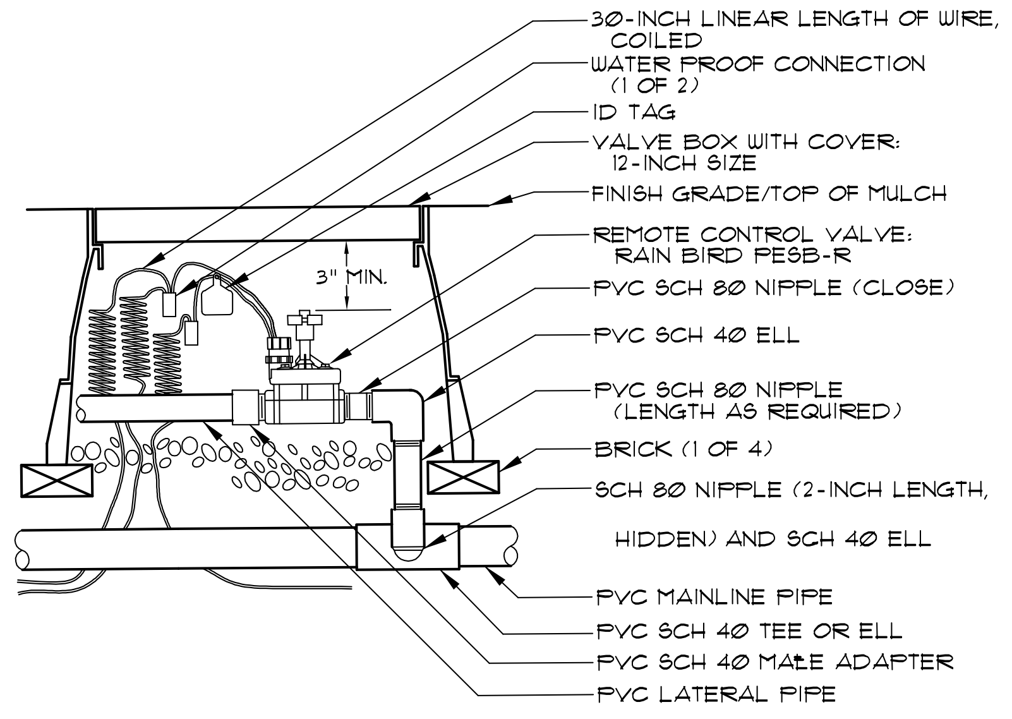
4 / L-4 **PVC To PE Pipe Connection**
N. T. S.


FINISH GRADE/TOP OF MULCH
QUICK-COUPLING VALVE: RAIN BIRD MODEL 33DNP
VALVE BOX WITH COVER: 6-INCH SIZE
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
PVC SCH 40 STREET ELL
BRICK (1 OF 2)
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
PVC SCH 40 STREET ELL
PVC SCH 40 TEE OR ELL
PVC MAINLINE PIPE
PVC SCH 40 ELL
2" x 2" REDWOOD STAKE W/ STAINLESS STEEL CLAMPS

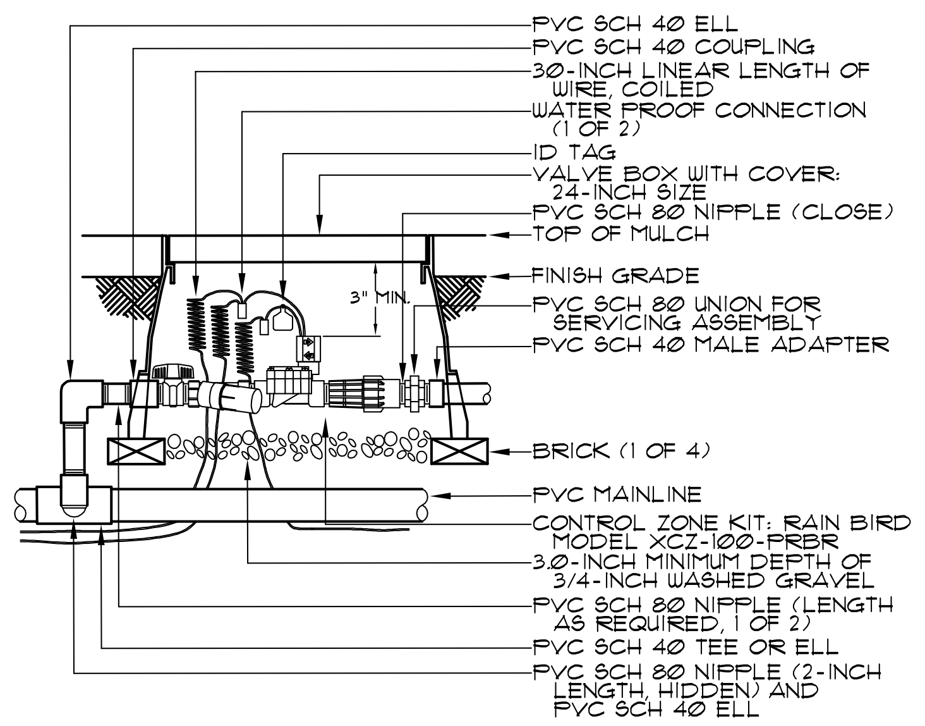
5 / L-4 **Quick Coupling Valve**
N. T. S.


RAIN BIRD ESP-LXD 2 WIRE MODULAR OUTDOOR WALL MOUNT CONTROLLER
RAIN BIRD
2-INCH PVC SCH 40 CONDUIT AND FITTINGS
JUNCTION BOX
WIRES TO REMOTE CONTROL VALVES
1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

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


30-INCH LINEAR LENGTH OF WIRE, COILED
WATER PROOF CONNECTION (1 OF 2)
ID TAG
VALVE BOX WITH COVER: 12-INCH SIZE
FINISH GRADE/TOP OF MULCH
3" MIN.
REMOTE CONTROL VALVE: RAIN BIRD PESB-R
PVC SCH 80 NIPPLE (CLOSE)
PVC SCH 40 ELL
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
BRICK (1 OF 4)
SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
PVC MAINLINE PIPE
PVC SCH 40 TEE OR ELL
PVC SCH 40 MALE ADAPTER
PVC LATERAL PIPE

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


PVC SCH 40 ELL
PVC SCH 40 COUPLING
30-INCH LINEAR LENGTH OF WIRE, COILED
WATER PROOF CONNECTION (1 OF 2)
ID TAG
VALVE BOX WITH COVER: 24-INCH SIZE
PVC SCH 80 NIPPLE (CLOSE)
TOP OF MULCH
FINISH GRADE
3" MIN.
PVC SCH 80 UNION FOR SERVICING ASSEMBLY
PVC SCH 40 MALE ADAPTER
BRICK (1 OF 4)
PVC MAINLINE
CONTROL ZONE KIT: RAIN BIRD MODEL XCZ-100-PRBR
3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED, 1 OF 2)
PVC SCH 40 TEE OR ELL
PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL

8 / L-4 **Xerigation Control Zone Kit**
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.
106360
06-15-21
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:	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

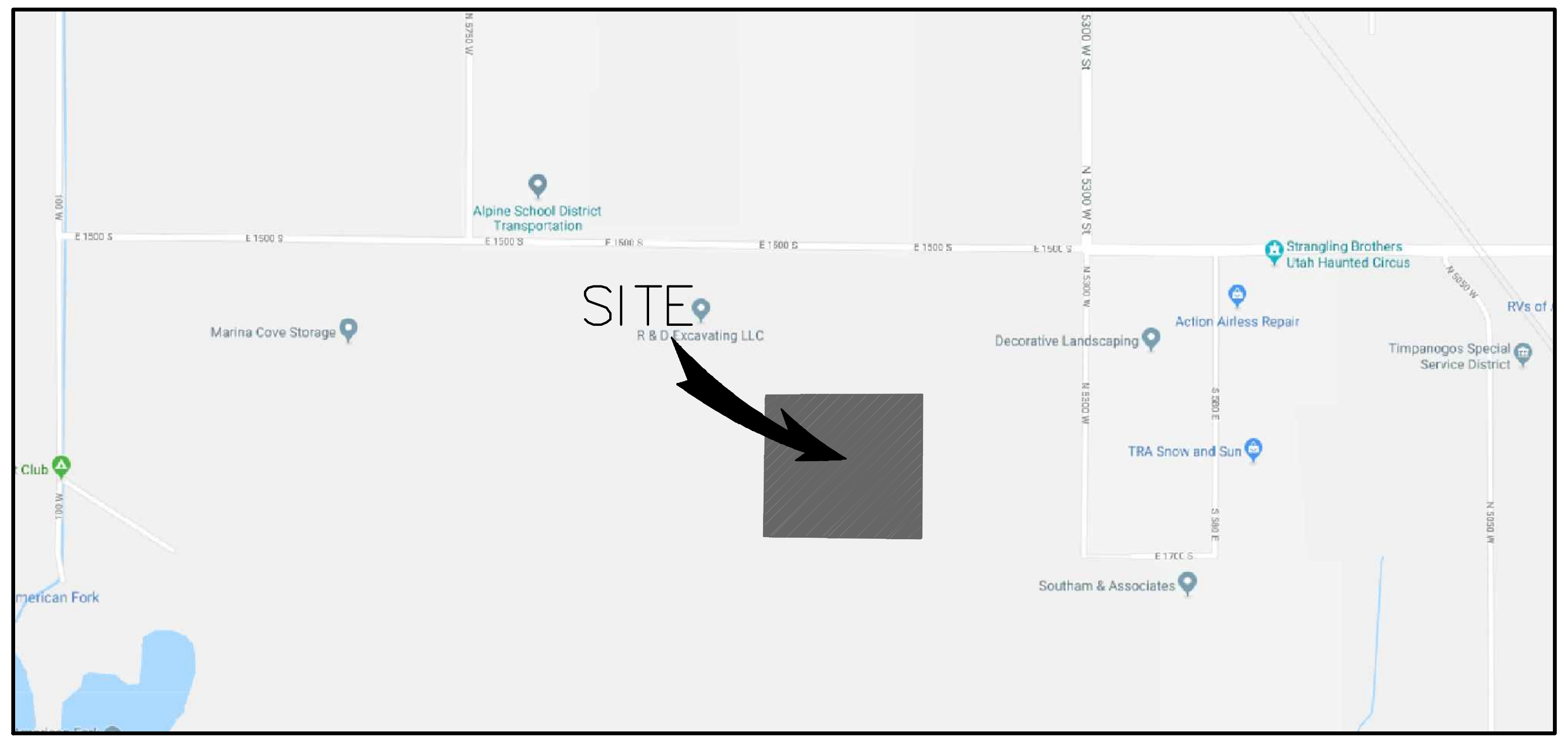
LEGEND

— - - —	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	WM	EXISTING WATER METER
═══	PROPOSED CURB WALL	WV ⋈	EXISTING WATER VALVE
▬▬▬	REVERSE PAN CURB & GUTTER	GV ⋈	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		

△1

PROJECT CONTACT INFORMATION:

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

△1

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.

△1 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.

△1 **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.

△1

BENCHMARK
FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 35, T52, 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	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
COVER SHEET

No. 12072623
TREVOR L
HODGSON

SHEET NO.
CV

PROJECT ID	DATE:
R1033–01	05/15/21

FILE NAME:	SCALE:
PRJ–RC4	

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.

△1

UTILITIES

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

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

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

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

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

RODERICK CATALYST–BUSINESS PARK BUILDING #4

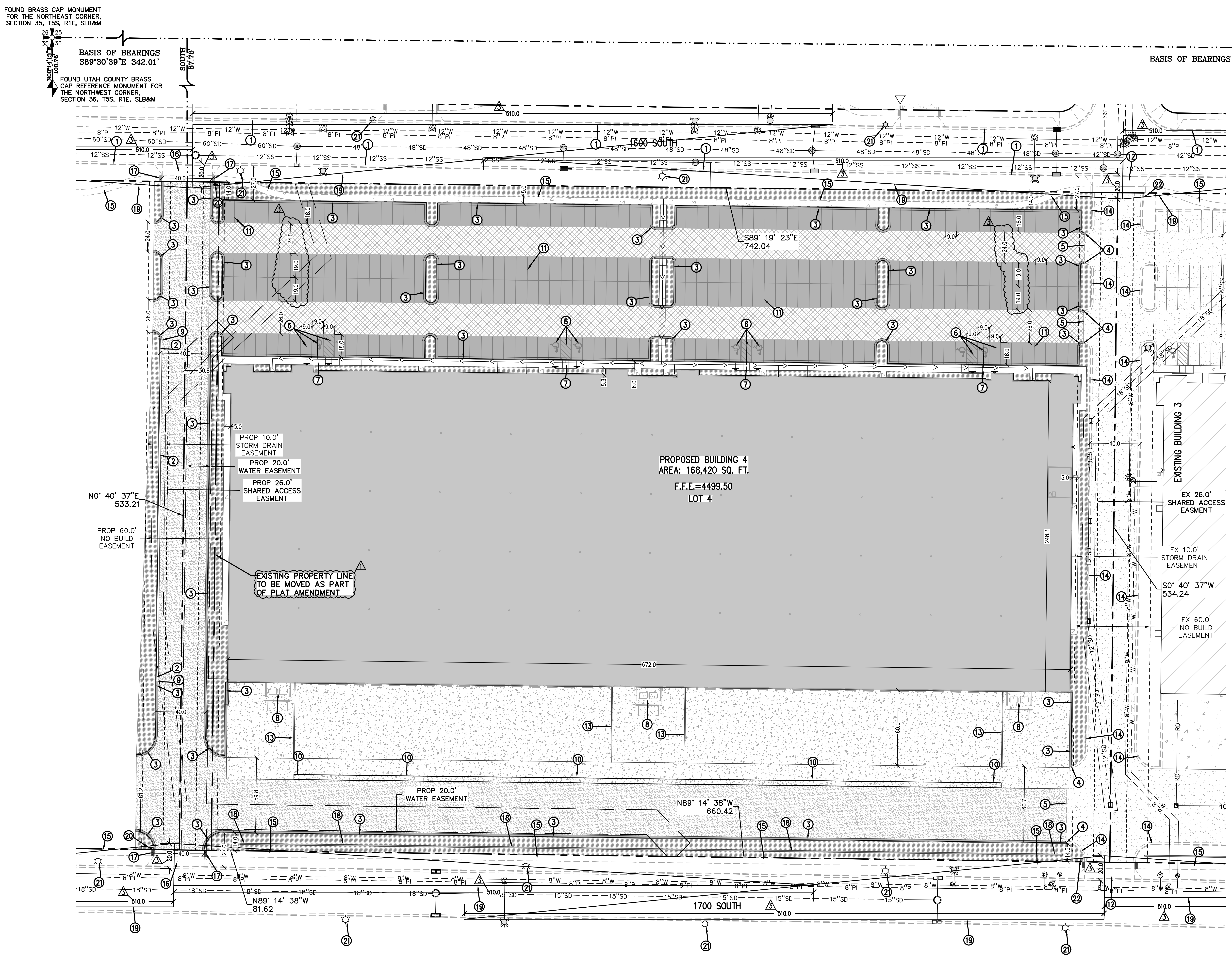
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

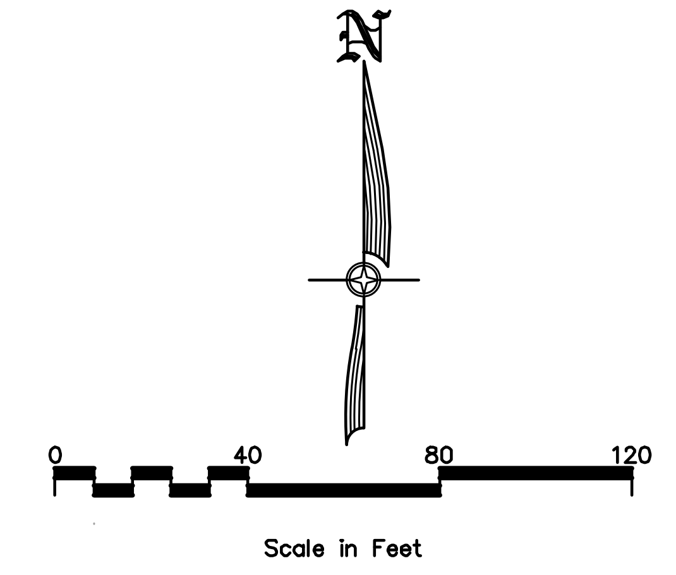
GENERAL NOTES

No. 12072623
TREVOR L
HODGSON

SHEET NO.
GN

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


FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 35, T5S, R1E, SLB&M
26 25 35 36
N00°14'13"W 100.78'
BASIS OF BEARINGS S89°30'39"E 342.01'
SOUTH 87.78'
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
25 36
BASIS OF BEARINGS S89°30'39"E 2331.59'
N00°14'52"W 94.88'
FOUND UTAH COUNTY BRASS CAP REFERENCE MONUMENT FOR THE NORTH QUARTER CORNER, SECTION 36, T5S, R1E, SLB&M
1600 SOUTH
12"W
8"PI
60"SD
48"SD
42"SD
12"SS
510.0
S89° 19' 23"E 742.04
PROPOSED BUILDING 4 AREA: 168,420 SQ. FT.
F.F.E.=4499.50
LOT 4
672.0
248.3
PROP 10.0' STORM DRAIN EASEMENT
PROP 20.0' WATER EASEMENT
PROP 26.0' SHARED ACCESS EASMENT
N0° 40' 37"E 533.21
PROP 60.0' NO BUILD EASEMENT
EXISTING PROPERTY LINE TO BE MOVED AS PART OF PLAT AMENDMENT
EXISTING BUILDING 3
EX 26.0' SHARED ACCESS EASMENT
EX 10.0' STORM DRAIN EASEMENT
S0° 40' 37"W 534.24
EX 60.0' NO BUILD EASEMENT
18"SD
15"SD
12"SD
8"W
PROP 20.0' WATER EASEMENT
N89° 14' 38"W 660.42
N89° 14' 38"W 81.62
1700 SOUTH
RD



SEE COVER SHEET FOR PROJECT LEGEND

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

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)

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.

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.

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

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

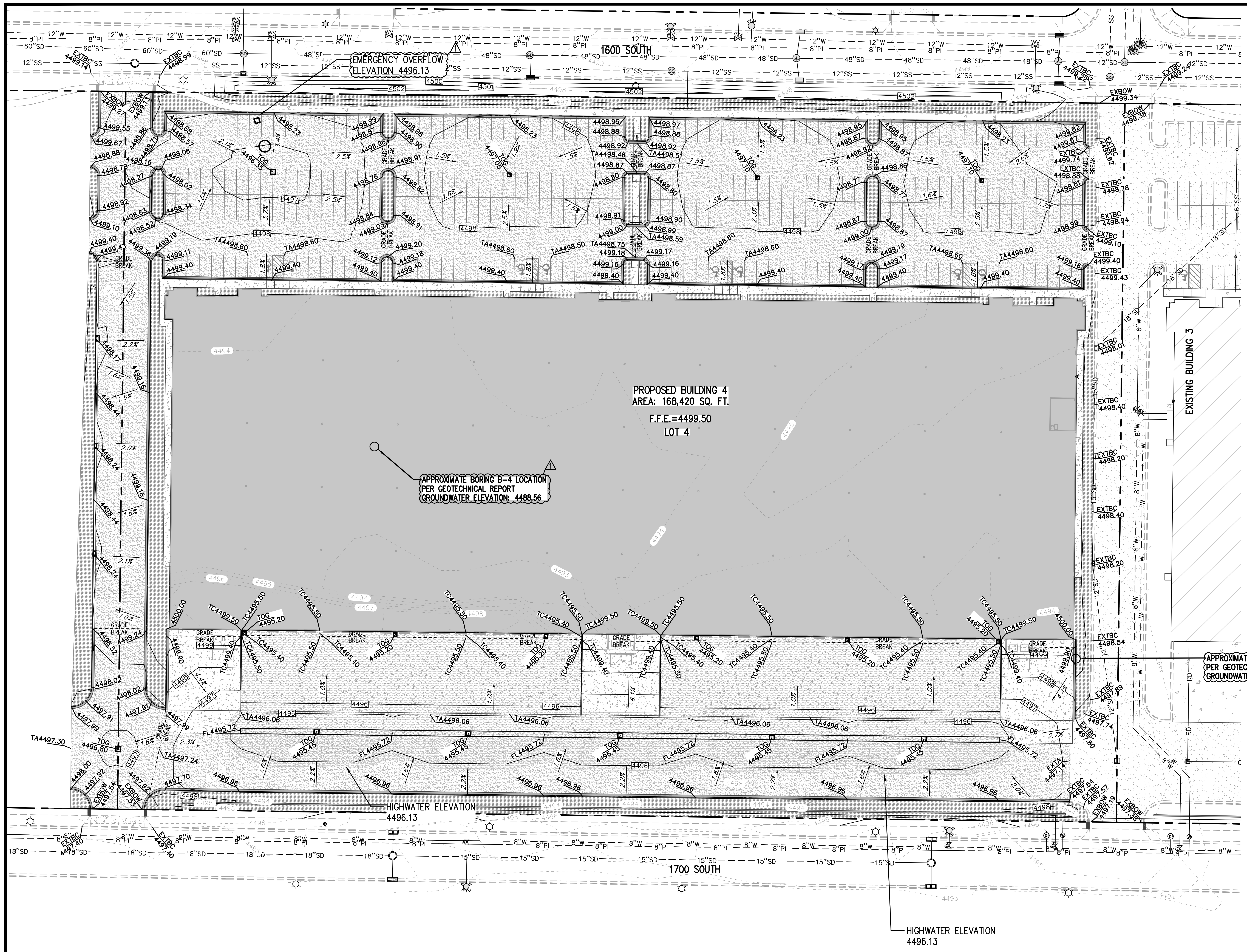
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.
C1.0

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



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

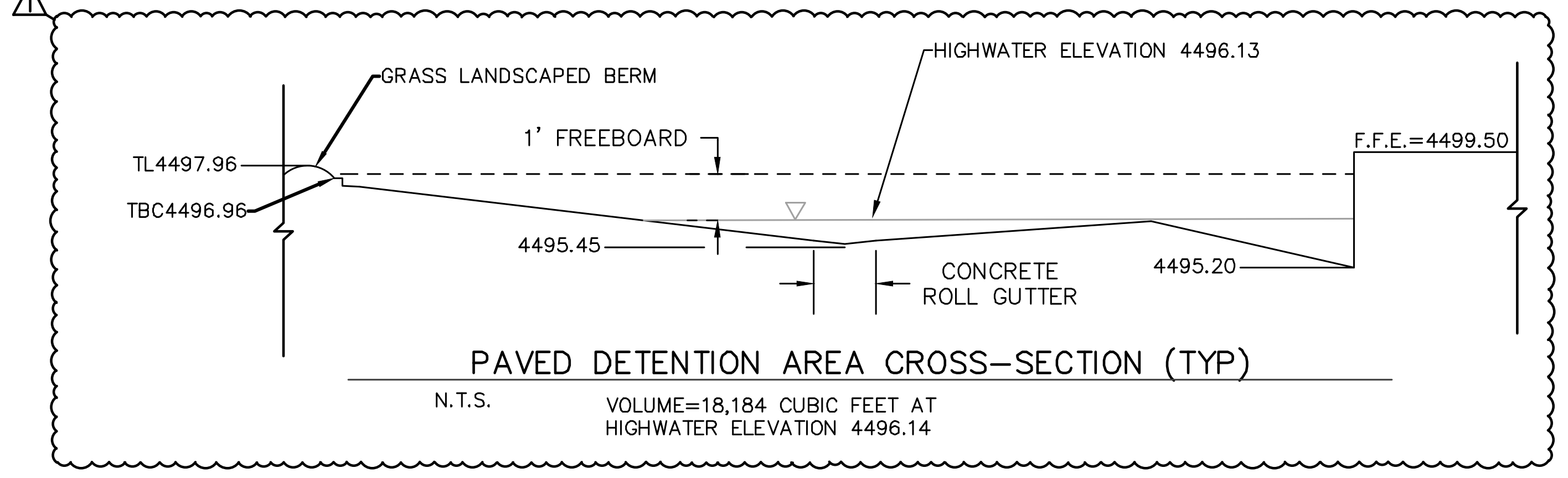
BENCHMARK
FOUND BRASS CAP MONUMENT
FOR THE NORTHEAST CORNER OF
SECTION 35, T52, R1E, SLB&M
ELEVATION: 4499.77

N

0 40 80 120
Scale in Feet

SHEET LEGEND

▨	DETENTION AREA



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

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

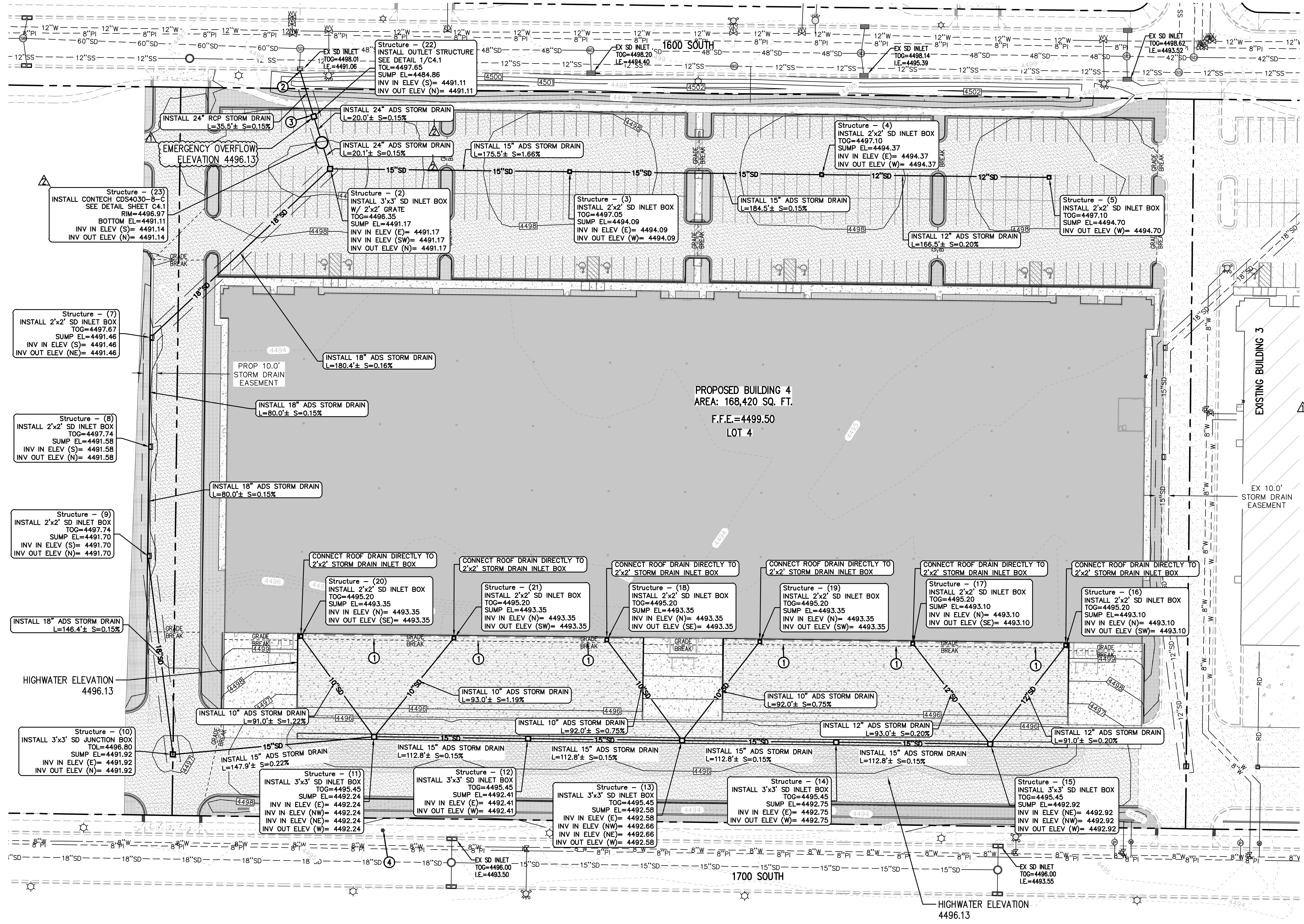
GRADING PLAN

No. 12072623
TREVOR L HODGSON

SHEET NO.
C2.0

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

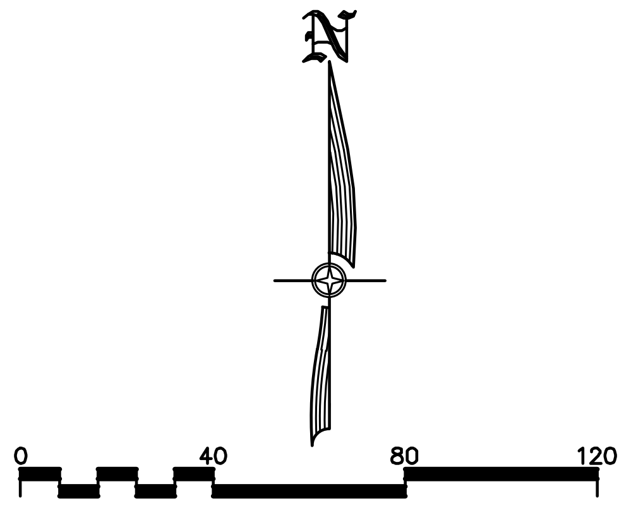
CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111


12"W
8"PI
60"SD
12"SS
48"SD
42"SD
1600 SOUTH
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
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%
EMERGENCY OVERFLOW ELEVATION 4496.13
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
INSTALL 15" ADS STORM DRAIN L=175.5'± S=1.66%
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
15"SD
12"SD
18"SD
10"SD
GRADE BREAK
4500
4501
4502
4498
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%
PROP 10.0' STORM DRAIN EASEMENT
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
PROPOSED BUILDING 4
AREA: 168,420 SQ. FT.
F.F.E.=4499.50
LOT 4
EXISTING BUILDING 3
EX 10.0' STORM DRAIN EASEMENT
INSTALL 18" ADS STORM DRAIN L=146.4'± S=0.15%
HIGHWATER ELEVATION 4496.13
CONNECT ROOF DRAIN DIRECTLY TO 2'x2' STORM DRAIN INLET BOX
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
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 – (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 – (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
①
INSTALL 10" ADS STORM DRAIN L=93.0'± S=1.19%
INSTALL 10" ADS STORM DRAIN L=91.0'± S=1.22%
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%
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%
INSTALL 15" ADS STORM DRAIN L=112.8'± S=0.15%
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
8"W
8"PI
18"SD
15"SD
④
EX SD INLET TOG=4496.00 I.E.=4493.50
EX SD INLET TOG=4496.00 I.E.=4493.55
1700 SOUTH
HIGHWATER ELEVATION 4496.13

SHEET LEGEND

▨ DETENTION AREA

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



SEE COVER SHEET FOR PROJECT LEGEND

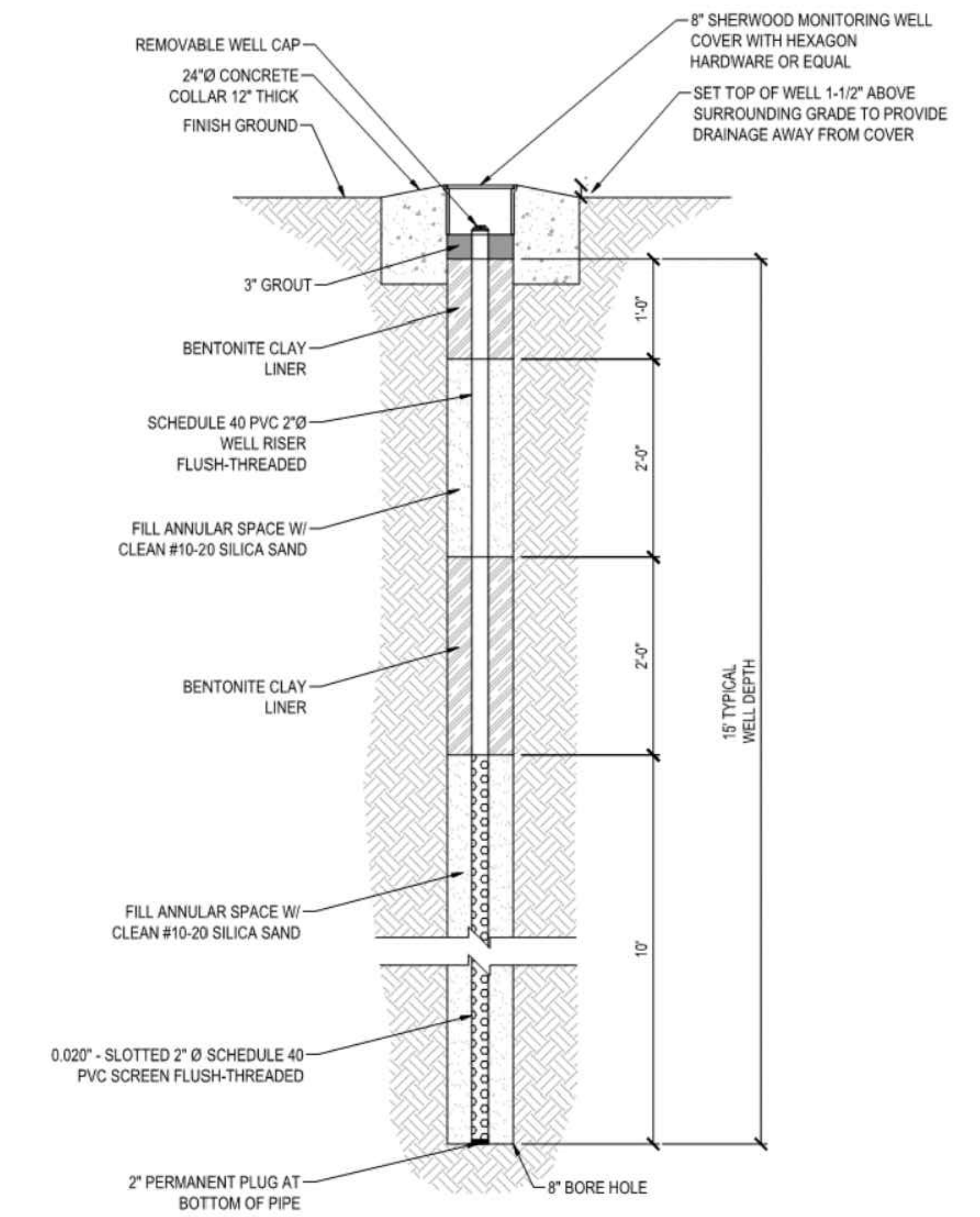
SHEET NOTES:

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.


REMOVABLE WELL CAP
24"Ø CONCRETE COLLAR 12" THICK
FINISH GROUND
8" SHERWOOD MONITORING WELL COVER WITH HEXAGON HARDWARE OR EQUAL
SET TOP OF WELL 1-1/2" ABOVE SURROUNDING GRADE TO PROVIDE DRAINAGE AWAY FROM COVER
3" GROUT
BENTONITE CLAY LINER
SCHEDULE 40 PVC 2"Ø WELL RISER FLUSH-THREADED
FILL ANNULAR SPACE W/ CLEAN #10-20 SILICA SAND
BENTONITE CLAY LINER
FILL ANNULAR SPACE W/ CLEAN #10-20 SILICA SAND
0.020" - SLOTTED 2" Ø SCHEDULE 40 PVC SCREEN FLUSH-THREADED
2" PERMANENT PLUG AT BOTTOM OF PIPE
8" BORE HOLE
1'-0"
2'-0"
2'-0"
10'
15' TYPICAL WELL DEPTH

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

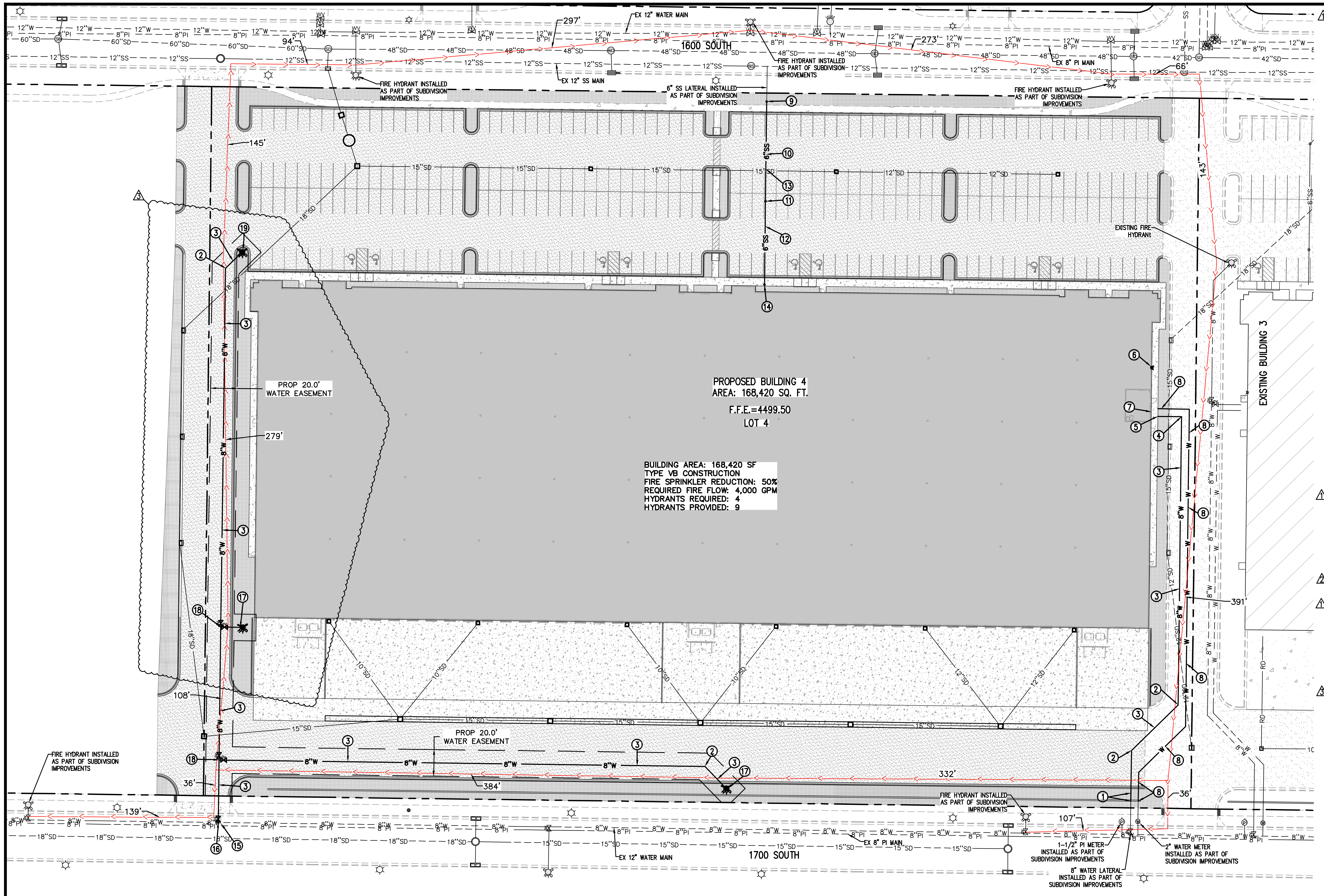
DRAINAGE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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

SHEET NO.
C2.1

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



1600 SOUTH
1700 SOUTH
EX 12" WATER MAIN
EX 12" SS MAIN
EX 8" PI MAIN
FIRE HYDRANT INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS
6" SS LATERAL INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS
EXISTING FIRE HYDRANT
PROPOSED BUILDING 4
AREA: 168,420 SQ. FT.
F.F.E.=4499.50
LOT 4
BUILDING AREA: 168,420 SF
TYPE VB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 9
PROP 20.0' WATER EASEMENT
EXISTING BUILDING 3
1-1/2" PI METER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS
2" WATER METER INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS
8" WATER LATERAL INSTALLED AS PART OF SUBDIVISION IMPROVEMENTS
297'
273'
145'
279'
143'
391'
108'
36'
384'
332'
139'
107'
66'
94'

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.

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
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

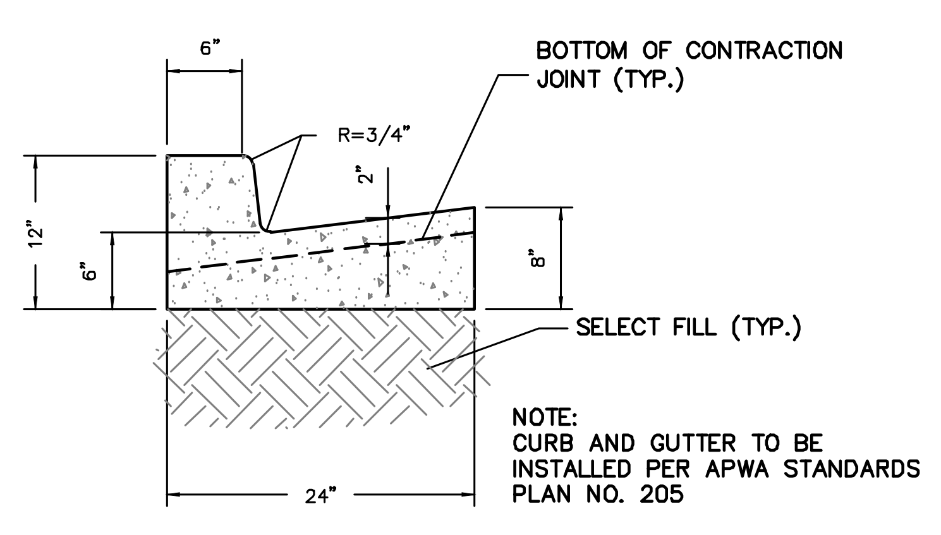
RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

UTILITY PLAN

No. 12072623
TREVOR L HODGSON

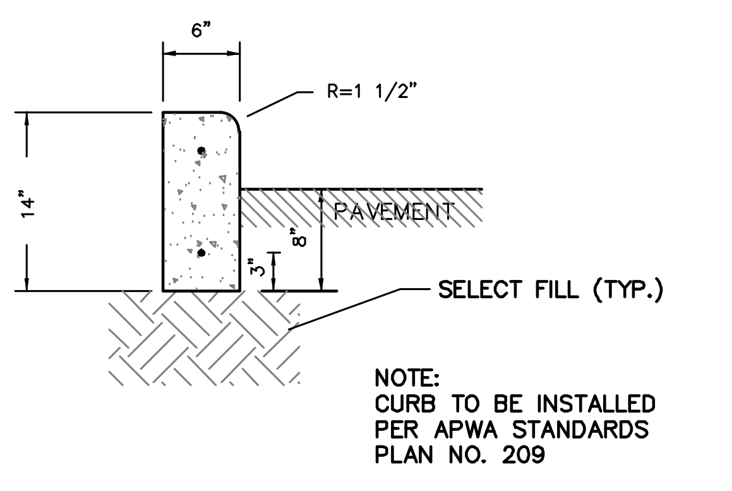
CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO.	C3.0
PROJECT ID R1033-01	DATE: 05/15/21
FILE NAME: PRJ-RC4	SCALE: 1"=40'



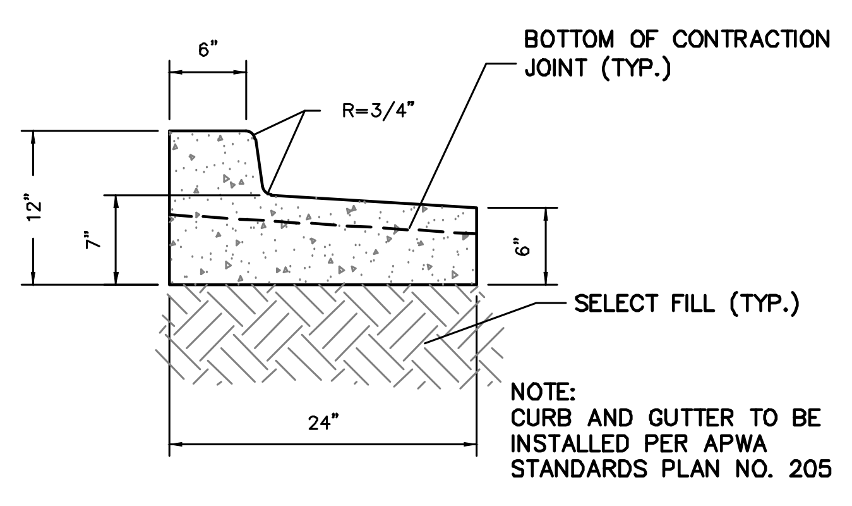
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



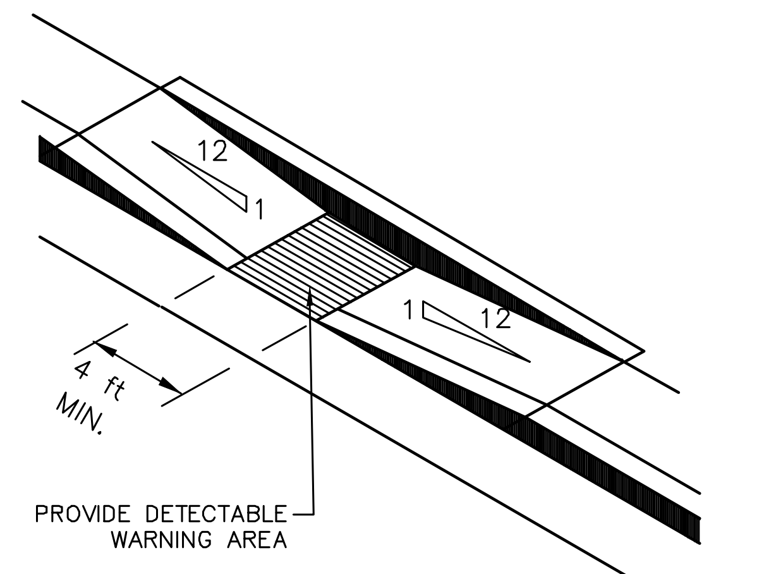
NOTE:
CURB TO BE INSTALLED PER APWA STANDARDS PLAN NO. 209

2 6" CURB WALL
N.T.S.



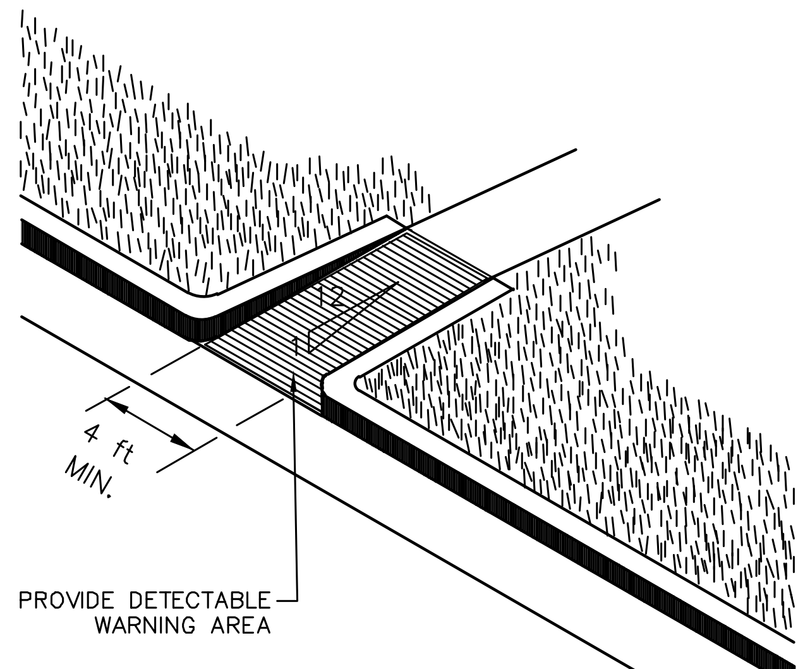
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

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



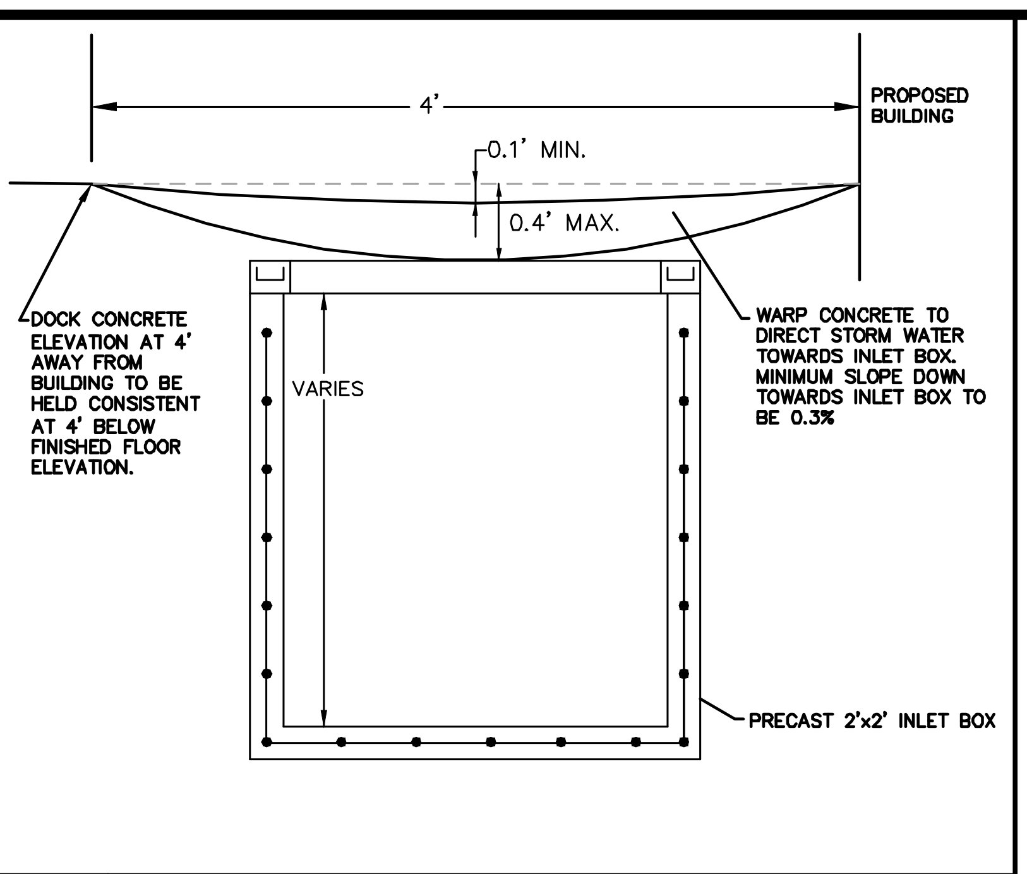
SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

4 ADA RAMP
N.T.S.

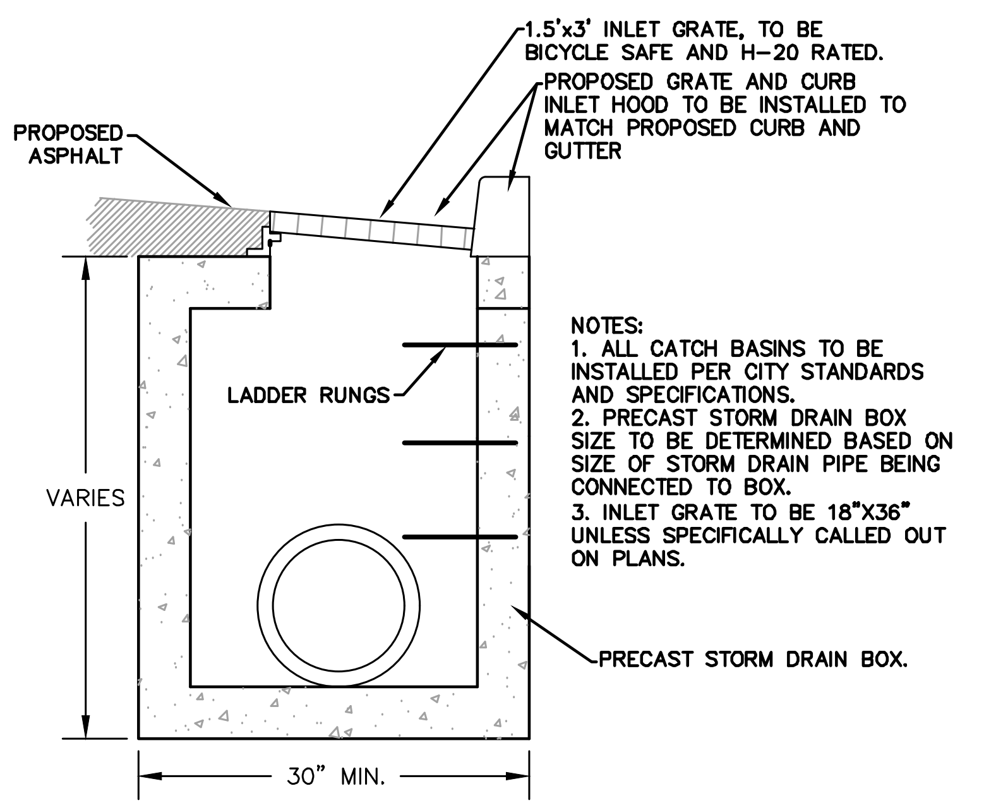


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

5 ADA RAMP
N.T.S.

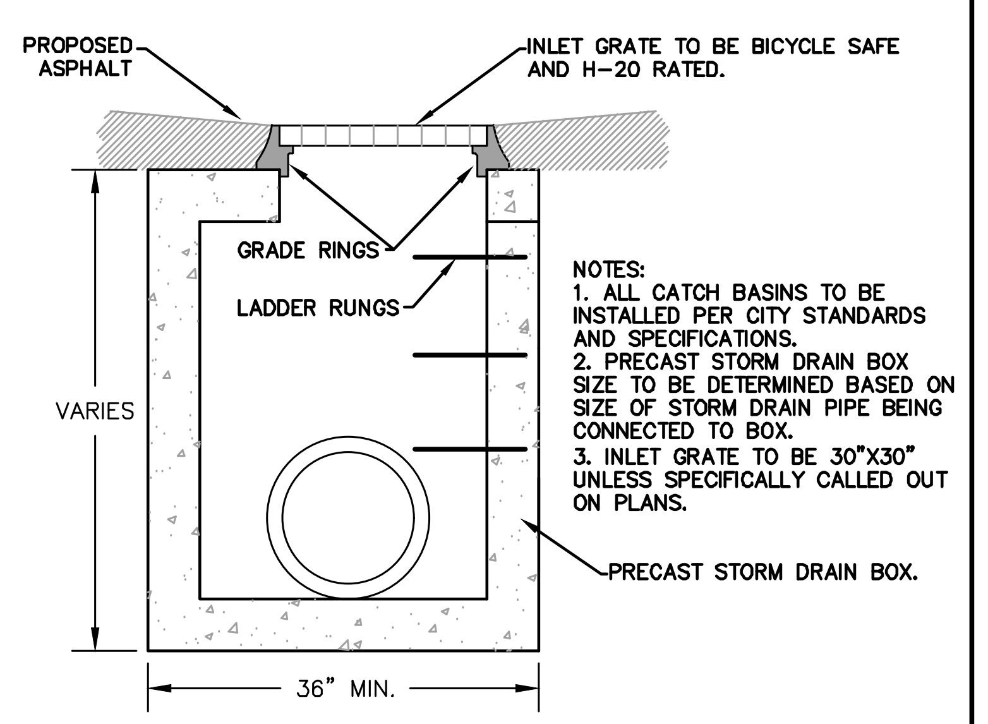

4'
0.1' MIN.
0.4' MAX.
PROPOSED BUILDING
DOCK CONCRETE ELEVATION AT 4' AWAY FROM BUILDING TO BE HELD CONSISTENT AT 4' BELOW FINISHED FLOOR ELEVATION.
WARP CONCRETE TO DIRECT STORM WATER TOWARDS INLET BOX. MINIMUM SLOPE DOWN TOWARDS INLET BOX TO BE 0.3%
VARIES
PRECAST 2'x2' INLET BOX

6 DOCK WARPED CONCRETE DETAIL
N.T.S.


1.5'x3' INLET GRATE, TO BE BICYCLE SAFE AND H-20 RATED.
PROPOSED GRATE AND CURB INLET HOOD TO BE INSTALLED TO MATCH PROPOSED CURB AND GUTTER
PROPOSED ASPHALT
LADDER RUNGS
VARIES
PRECAST STORM DRAIN BOX.
30" MIN.

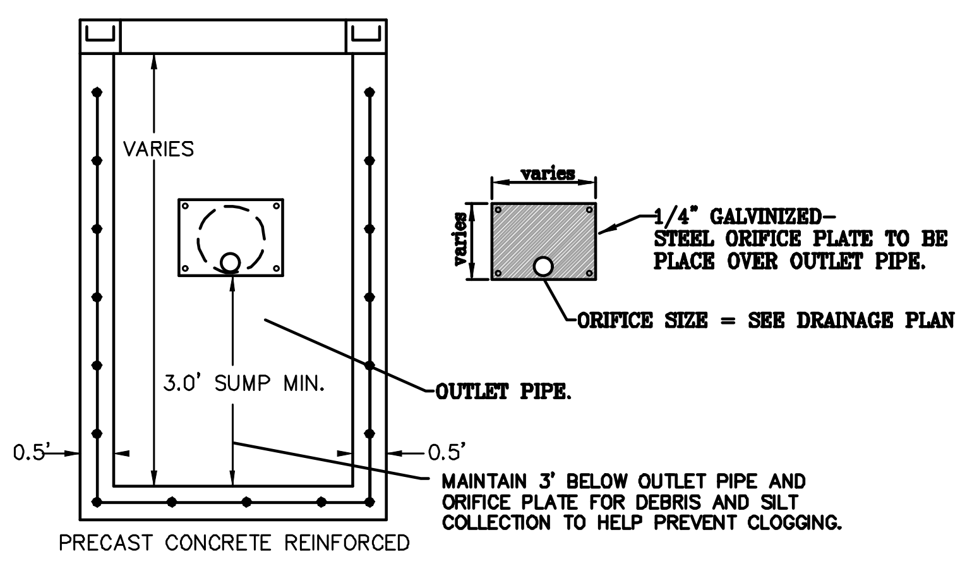
NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 18"X36" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

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

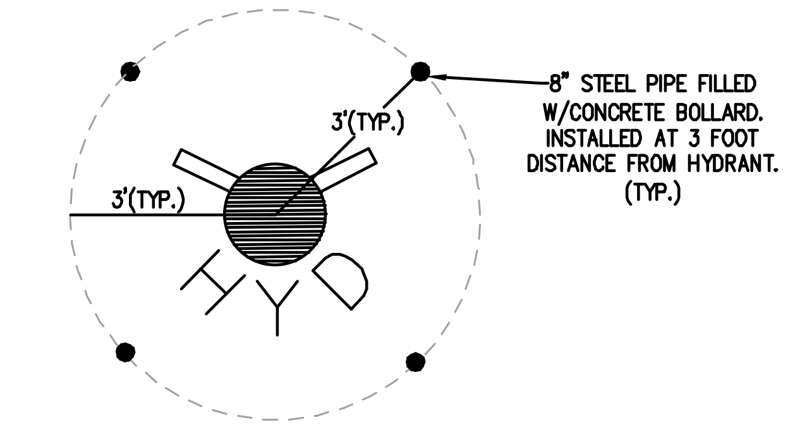


NOTES:
1. ALL CATCH BASINS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST STORM DRAIN BOX SIZE TO BE DETERMINED BASED ON SIZE OF STORM DRAIN PIPE BEING CONNECTED TO BOX.
3. INLET GRATE TO BE 30"X30" UNLESS SPECIFICALLY CALLED OUT ON PLANS.

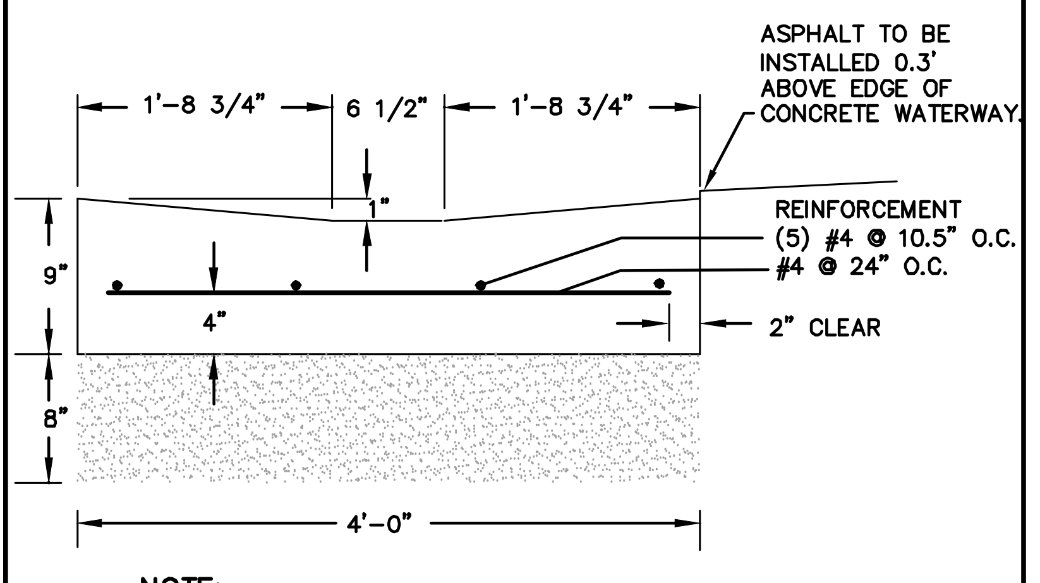
8 STANDARD STORM DRAIN INLET BOX
N.T.S.


VARIES
varies
varies
1/4" GALVANIZED-STEEL ORIFICE PLATE TO BE PLACE OVER OUTLET PIPE.
ORIFICE SIZE = SEE DRAINAGE PLAN
3.0' SUMP MIN.
OUTLET PIPE.
0.5'
0.5'
MAINTAIN 3" BELOW OUTLET PIPE AND ORIFICE PLATE FOR DEBRIS AND SILT COLLECTION TO HELP PREVENT CLOGGING.
PRECAST CONCRETE REINFORCED

9 ORIFICE PLATE
N.T.S.

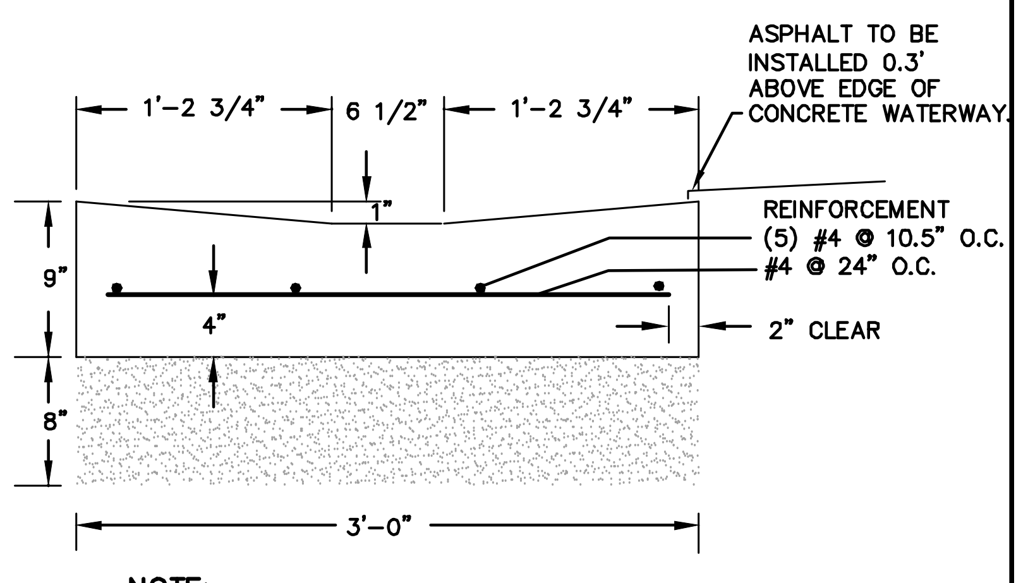

3'(TYP.)
3'(TYP.)
HYD
8" STEEL PIPE FILLED W/CONCRETE BOLLARD. INSTALLED AT 3 FOOT DISTANCE FROM HYDRANT. (TYP.)

10 BOLLARD PROTECTION AT HYDRANTS
N.T.S.



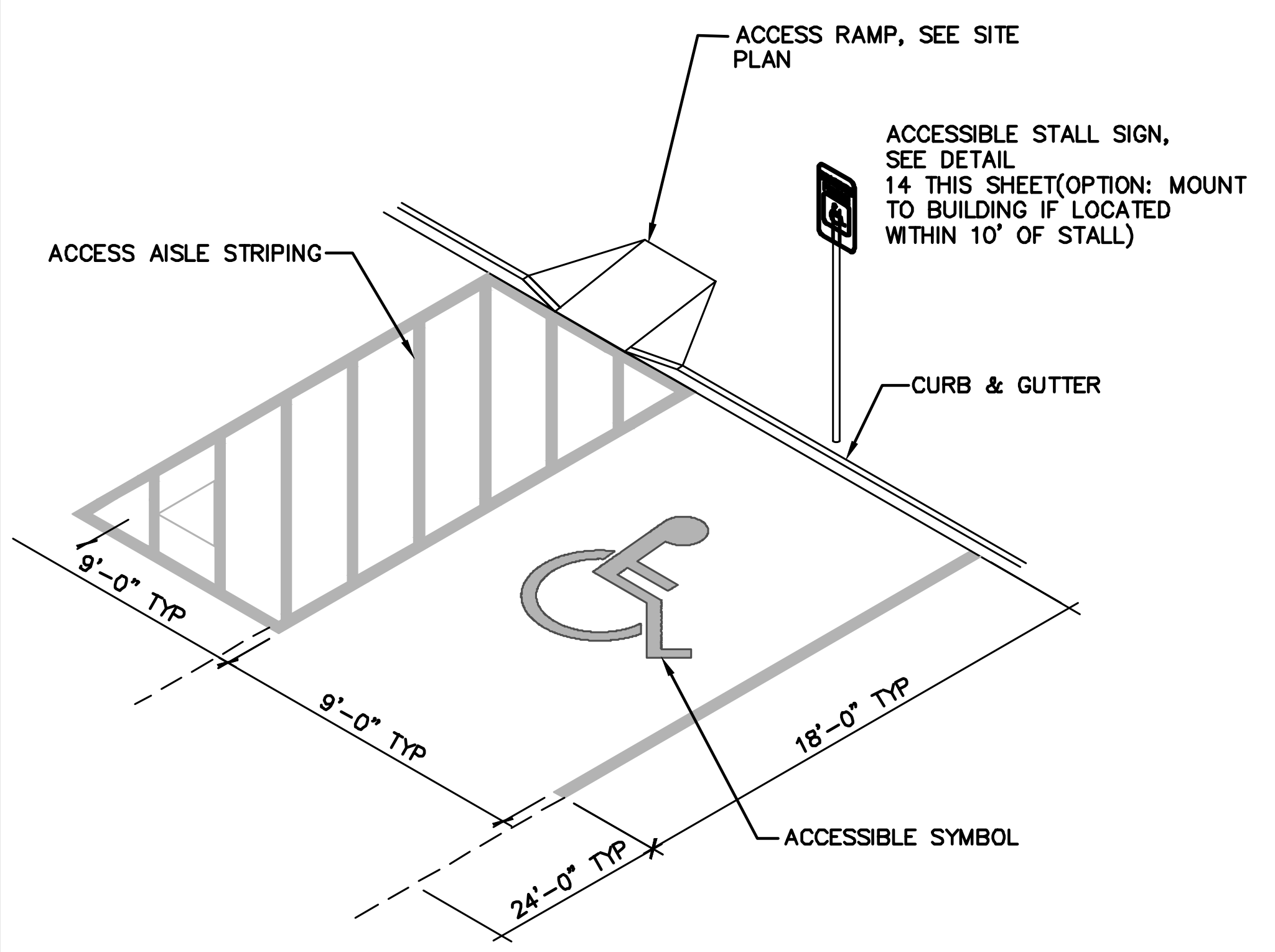
NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

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

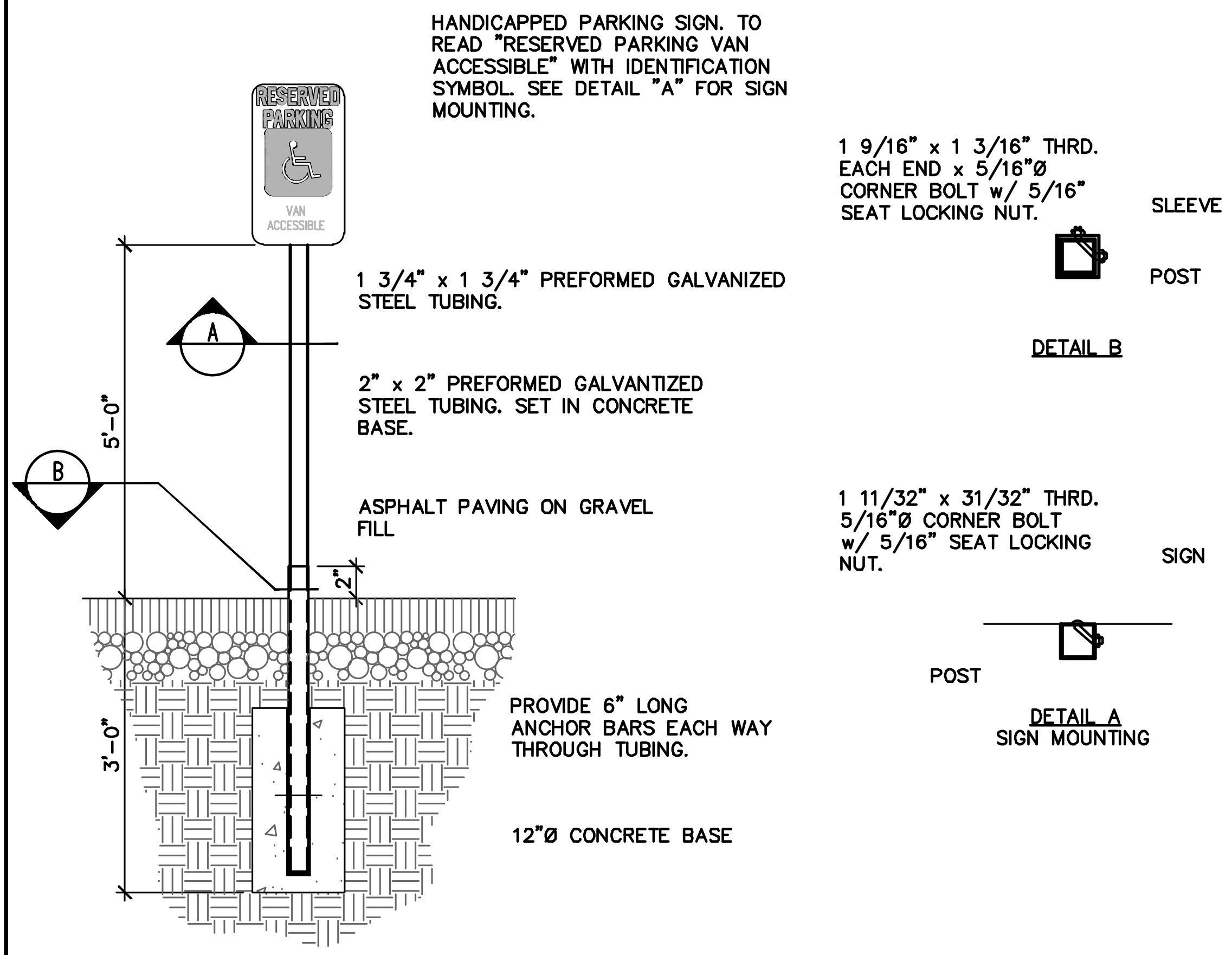


NOTE:
1. PER APWA PLAN NO. 211
2. ASPHALT PAVEMENT SECTION TO BE INSTALLED AT 0.03' HIGHER THAT THE TOP EDGE OF THE CONCRETE ROLL GUTTER, BOTH SIDES.

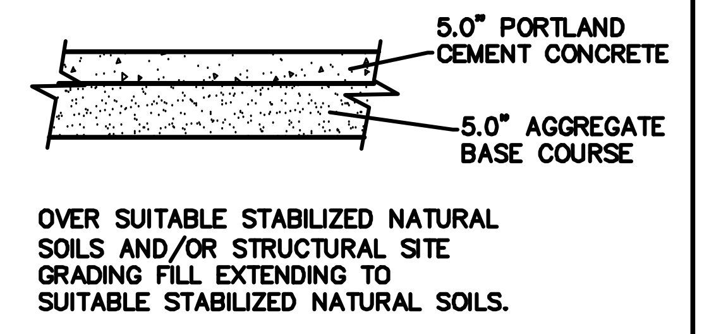
12 3'-0" ROLL GUTTER
N.T.S.


ACCESS RAMP, SEE SITE PLAN
ACCESSIBLE STALL SIGN, SEE DETAIL 14 THIS SHEET(OPTION: MOUNT TO BUILDING IF LOCATED WITHIN 10' OF STALL)
ACCESS AISLE STRIPING
CURB & GUTTER
9'-0" TYP
9'-0" TYP
18'-0" TYP
24'-0" TYP
ACCESSIBLE SYMBOL

13 ACCESSIBLE PARKING STALL
N.T.S.


HANDICAPPED PARKING SIGN. TO READ "RESERVED PARKING VAN ACCESSIBLE" WITH IDENTIFICATION SYMBOL. SEE DETAIL "A" FOR SIGN MOUNTING.
RESERVED PARKING
VAN ACCESSIBLE
1 3/4" x 1 3/4" PREFORMED GALVANIZED STEEL TUBING.
A
B
5'-0"
2" x 2" PREFORMED GALVANTIZED STEEL TUBING. SET IN CONCRETE BASE.
ASPHALT PAVING ON GRAVEL FILL
2"
3'-0"
PROVIDE 6" LONG ANCHOR BARS EACH WAY THROUGH TUBING.
12"Ø CONCRETE BASE
1 9/16" x 1 3/16" THRD. EACH END x 5/16"Ø CORNER BOLT w/ 5/16" SEAT LOCKING NUT.
SLEEVE
POST
DETAIL B
1 11/32" x 31/32" THRD. 5/16"Ø CORNER BOLT w/ 5/16" SEAT LOCKING NUT.
SIGN
POST
DETAIL A
SIGN MOUNTING

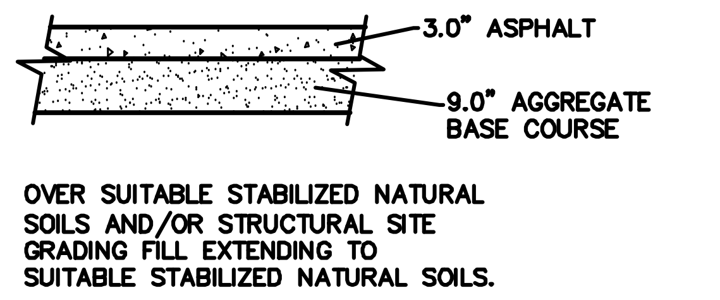
14 HANDICAPPED PARKING SIGN
N.T.S.



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.

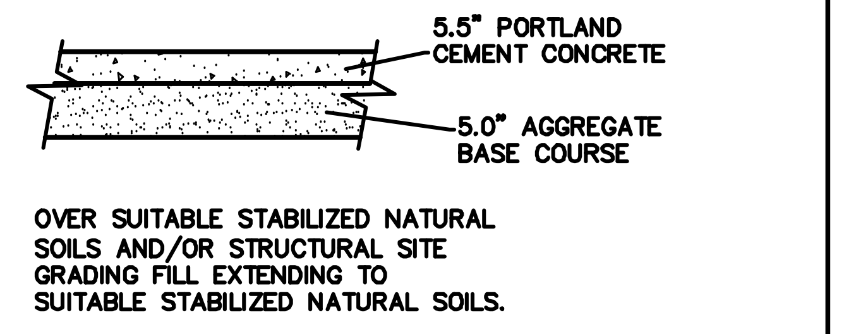
15 CONCRETE SECTION (PARKING AREA)
N.T.S.



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.

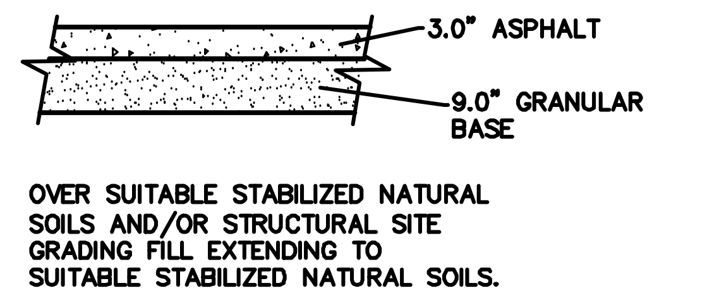
16 ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.



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.

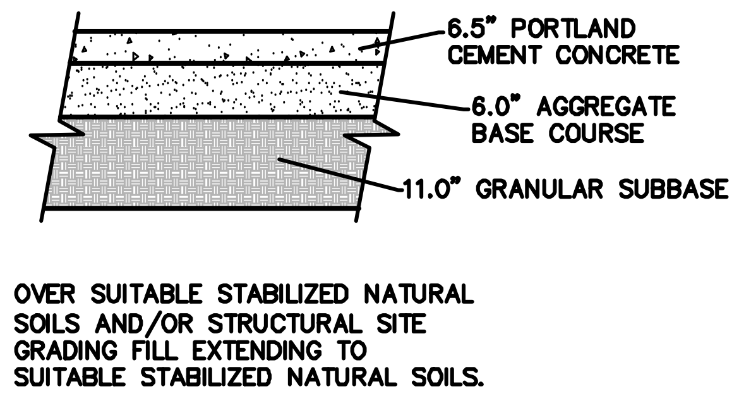
17 CONCRETE SECTION (PRIMARY ROADWAY AREAS)
N.T.S.



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.

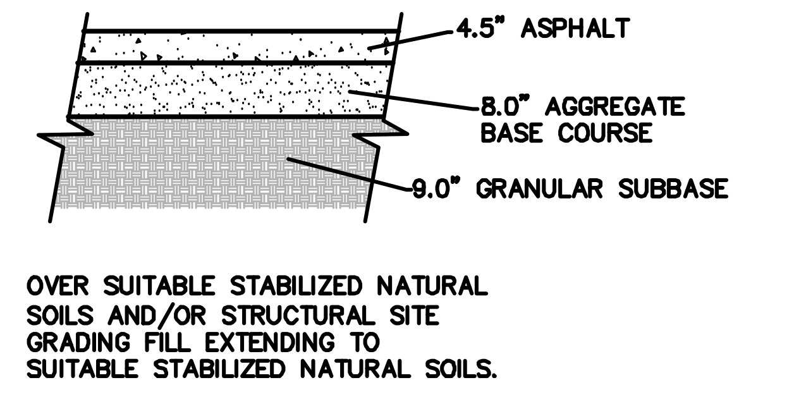
18 ASPHALT PAVEMENT SECTION (ROADWAY AREAS)
N.T.S.



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.

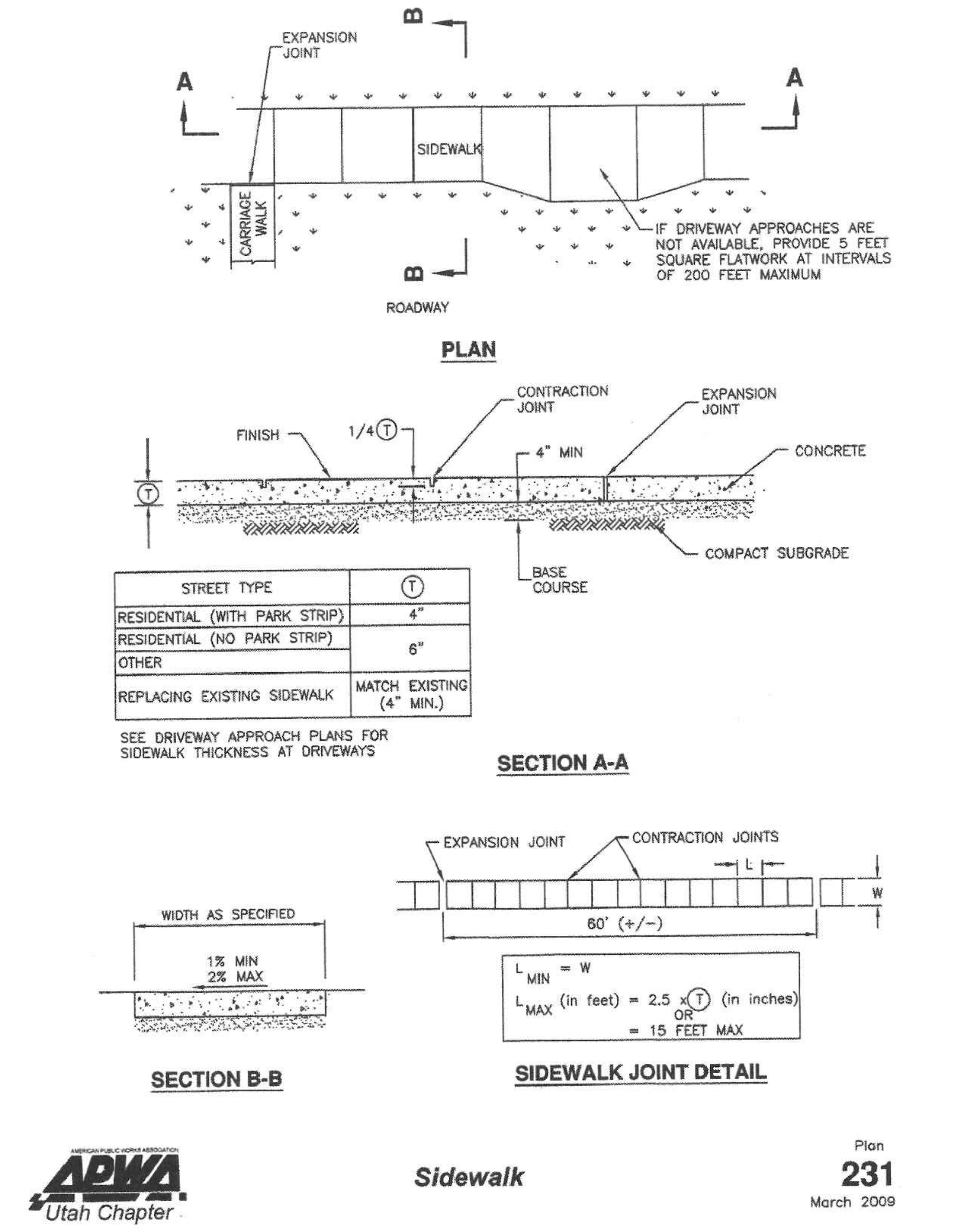
19 CONCRETE SECTION (TRUCK DRIVE LANE)
N.T.S.



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

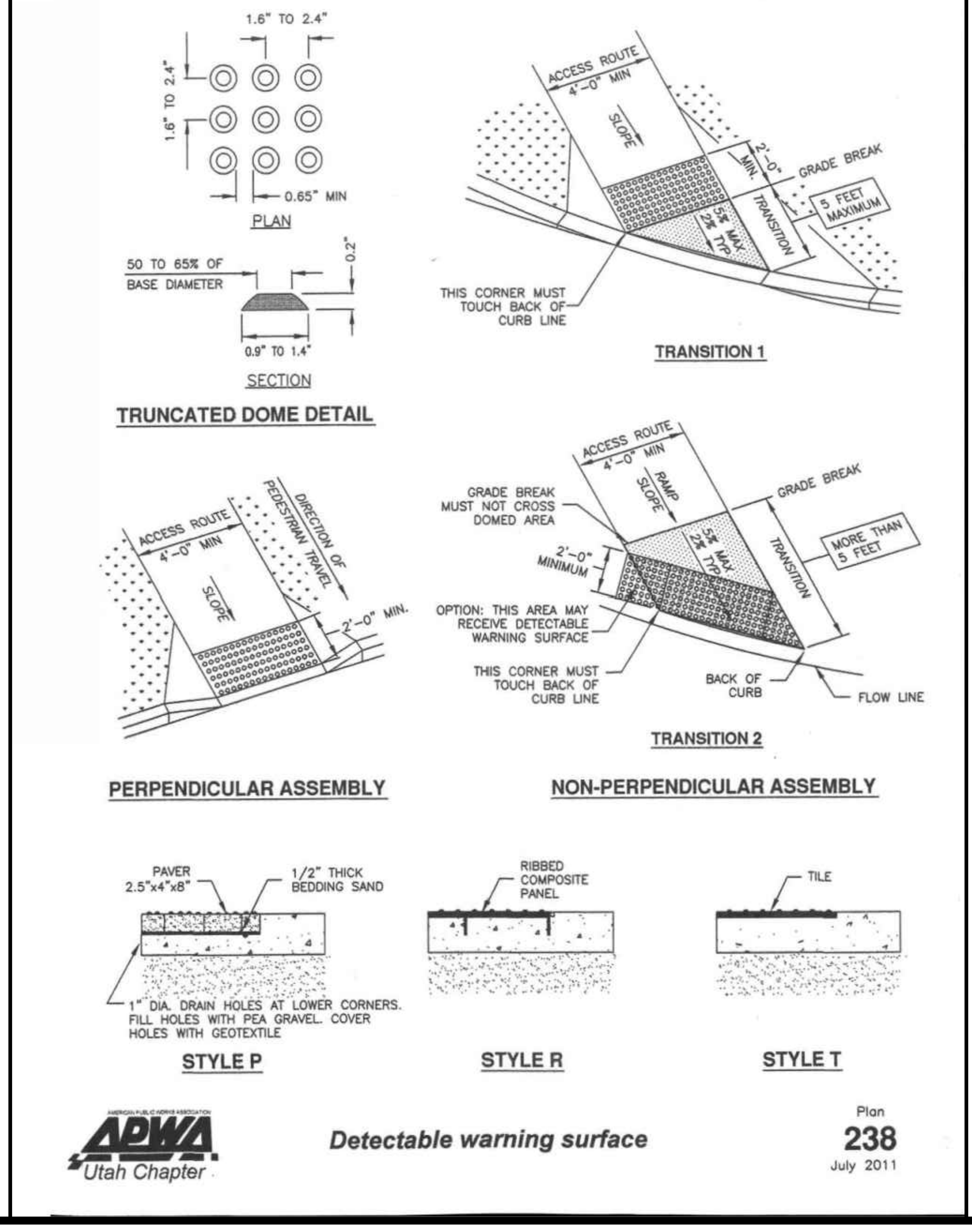
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

$L_{MIN} = W$

L_{MAX} (in feet) = 2.5 x Ⓣ (in inches) OR = 15 FEET MAX

Sidewalk

Plan 231
March 2009



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

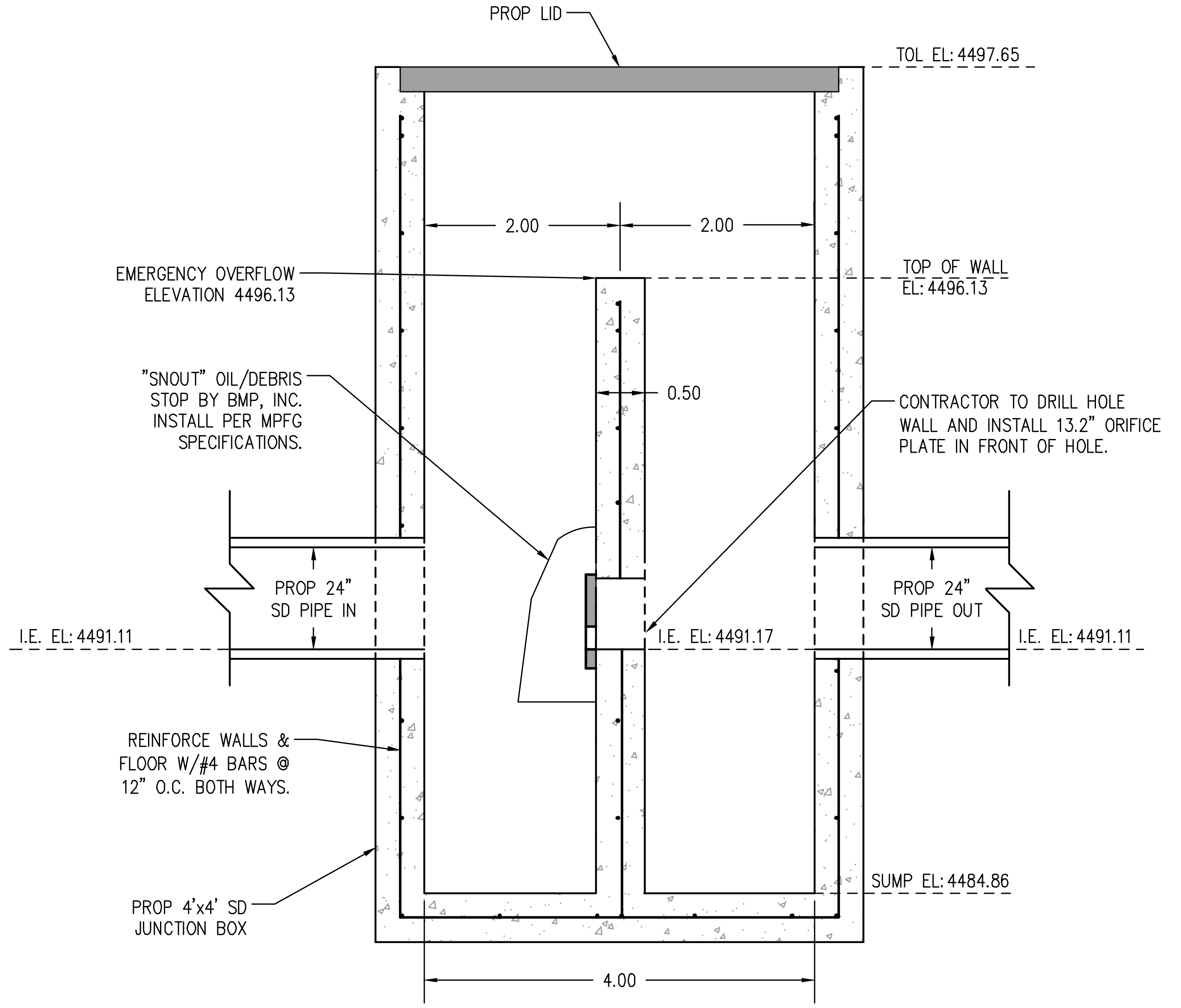
DETAIL SHEET

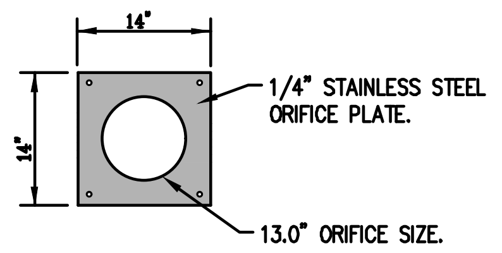
PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

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

SHEET NO.
C4.0

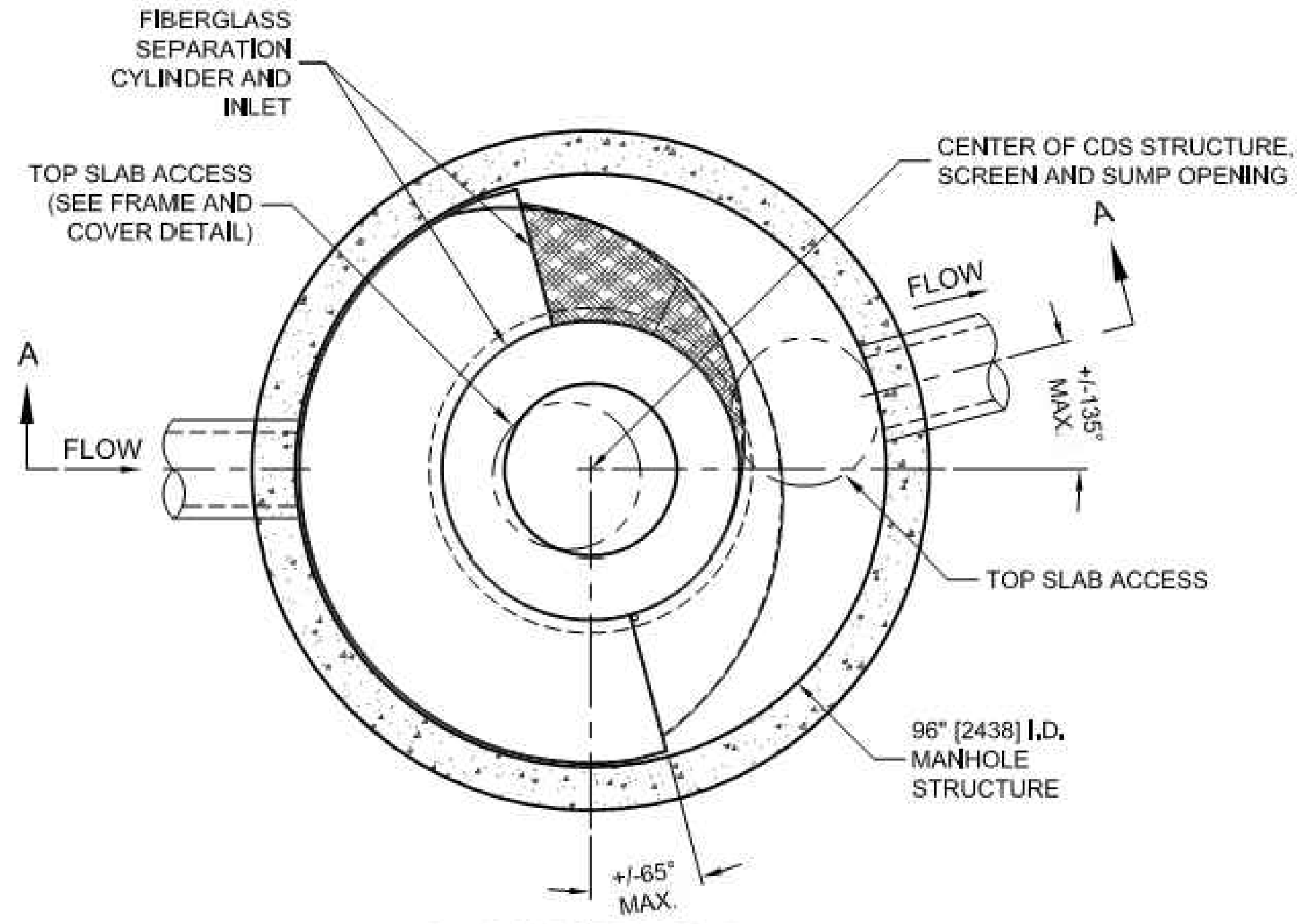
PROJECT ID	DATE:
R1033-01	05/15/21
FILE NAME: PRJ-RC4	SCALE:



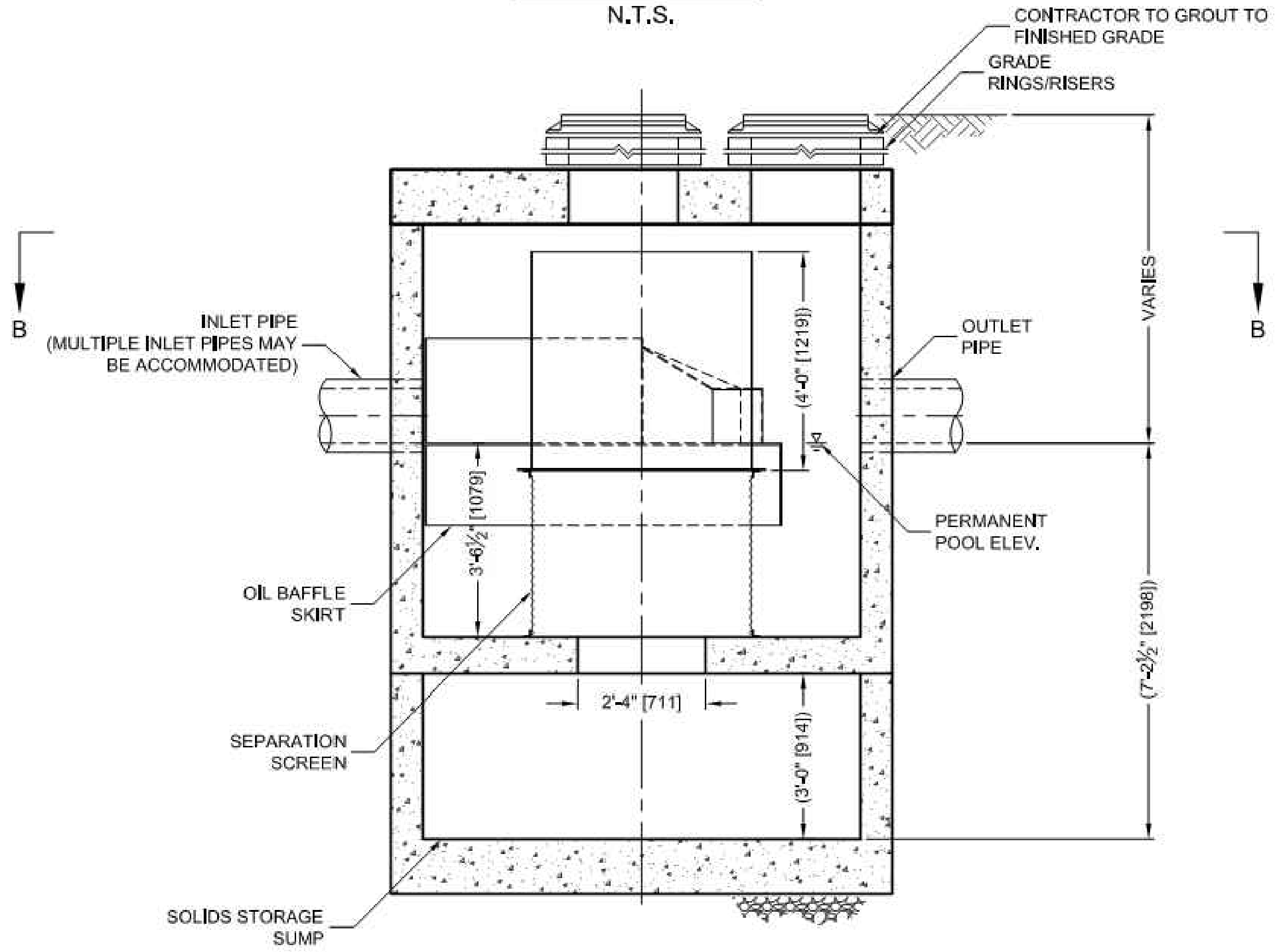


ORIFICE PLATE
N.T.S.

1 **OUTLET STRUCTURE**
N.T.S.



PLAN VIEW B-B
N.T.S.



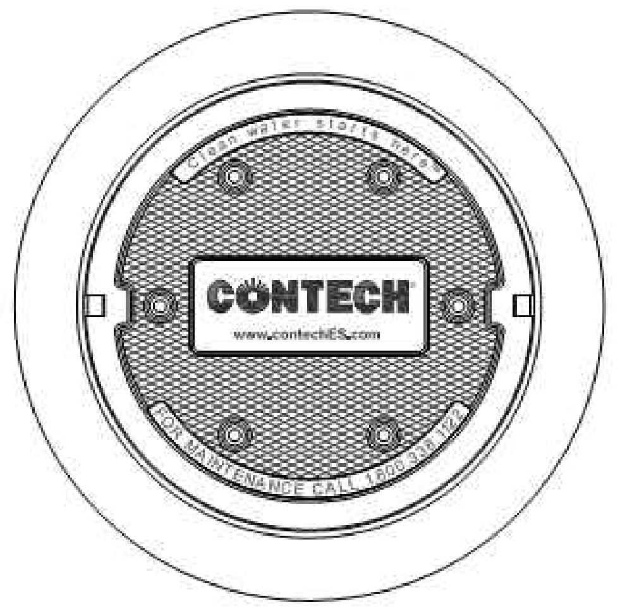
ELEVATION A-A
N.T.S.

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

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

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

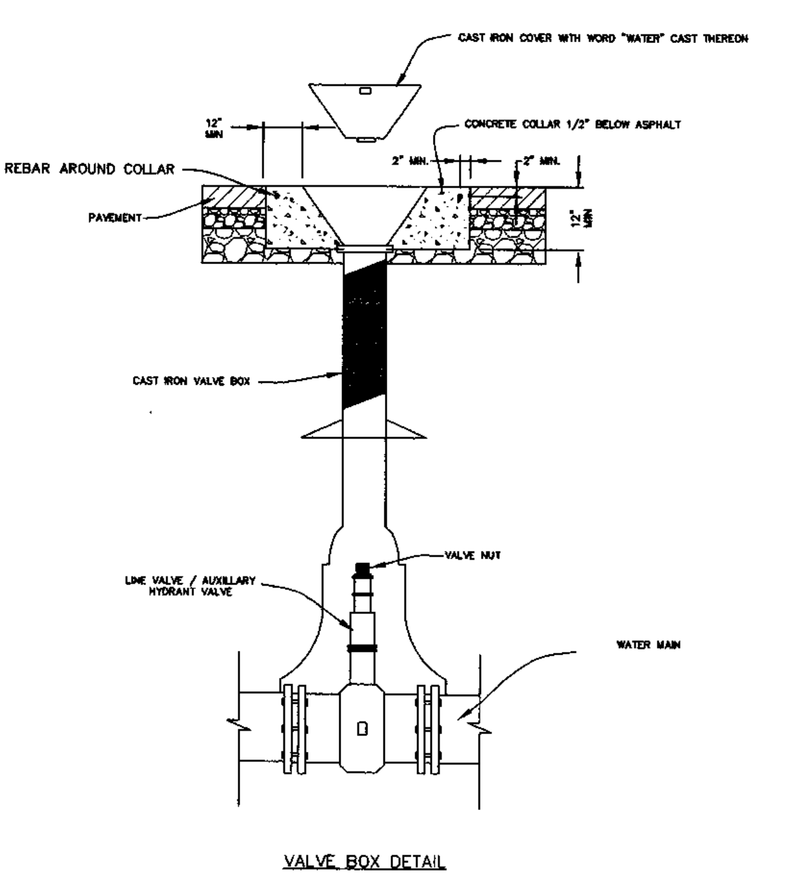
RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

No. 12072623
TREVOR L. HODGSON

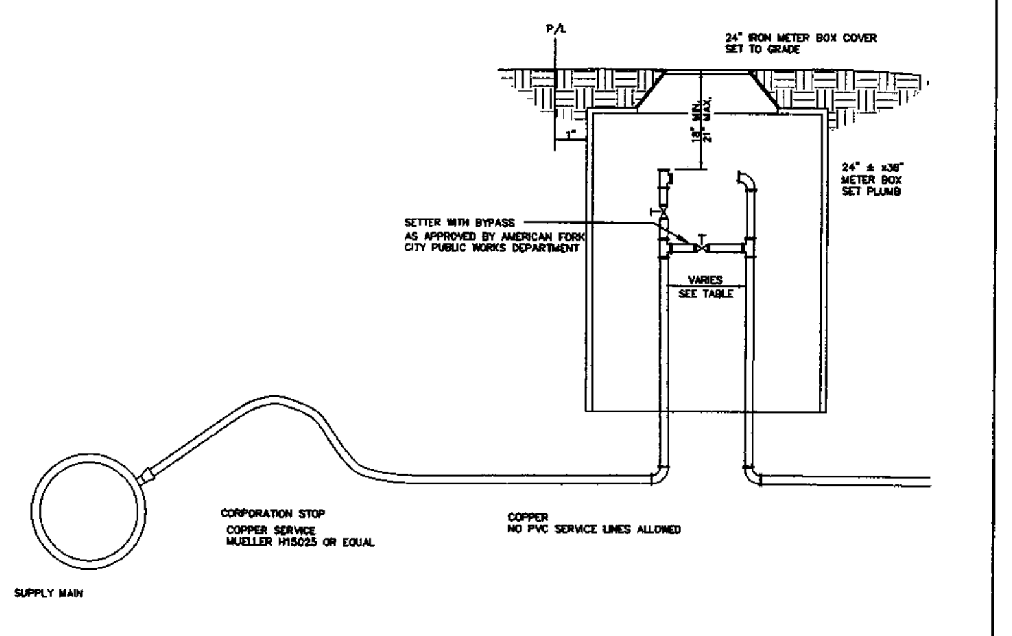
SHEET NO.
C4.1

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


CAST IRON COVER WITH WORD "WATER" CAST THEREON
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
PAVEMENT
12" MIN
2" MIN.
CAST IRON VALVE BOX
LINE VALVE / AUXILLARY HYDRANT VALVE
VALVE NUT
WATER MAIN

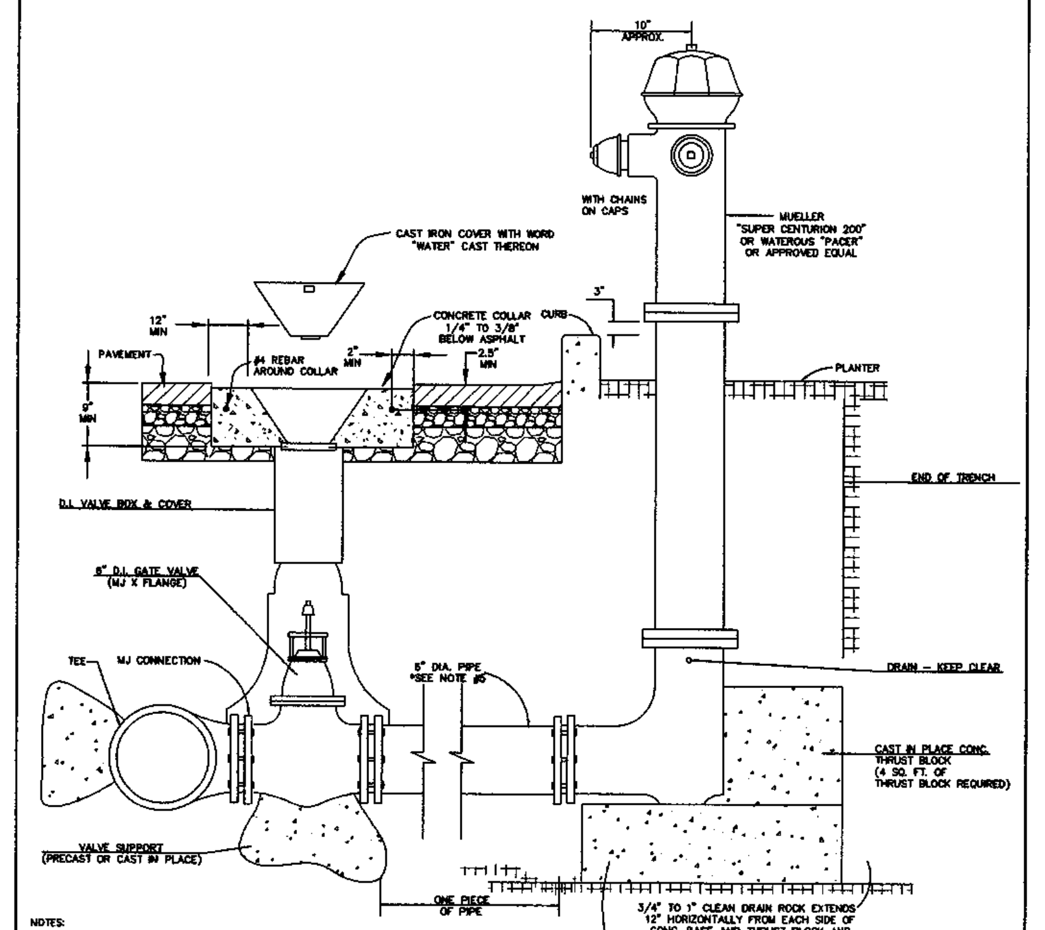
VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern Engineering-Land Planning-Construction Management, 1040 E. 800 N., Orem, Utah 84057, (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: VALVE BOX DETAIL
DRAWING NO. 15.4


P/L
24" IRON METER BOX COVER SET TO GRADE
18" MIN. 21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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

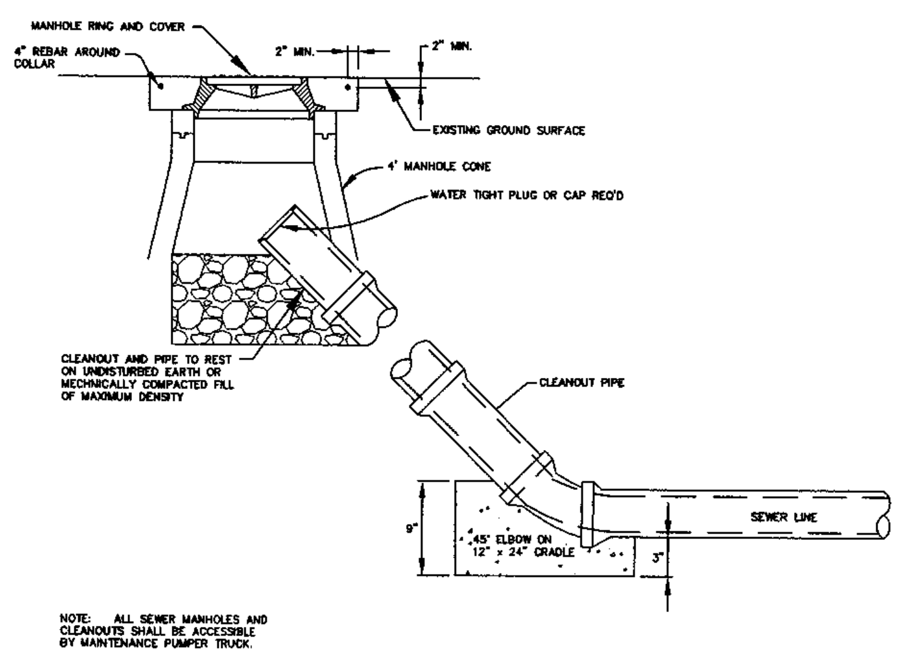

10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PLANTER
PAVEMENT
#4 REBAR AROUND COLLAR
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN – KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2"X2'X6" THICK

NOTES:

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

FIRE HYDRANT DETAIL
-NTS-

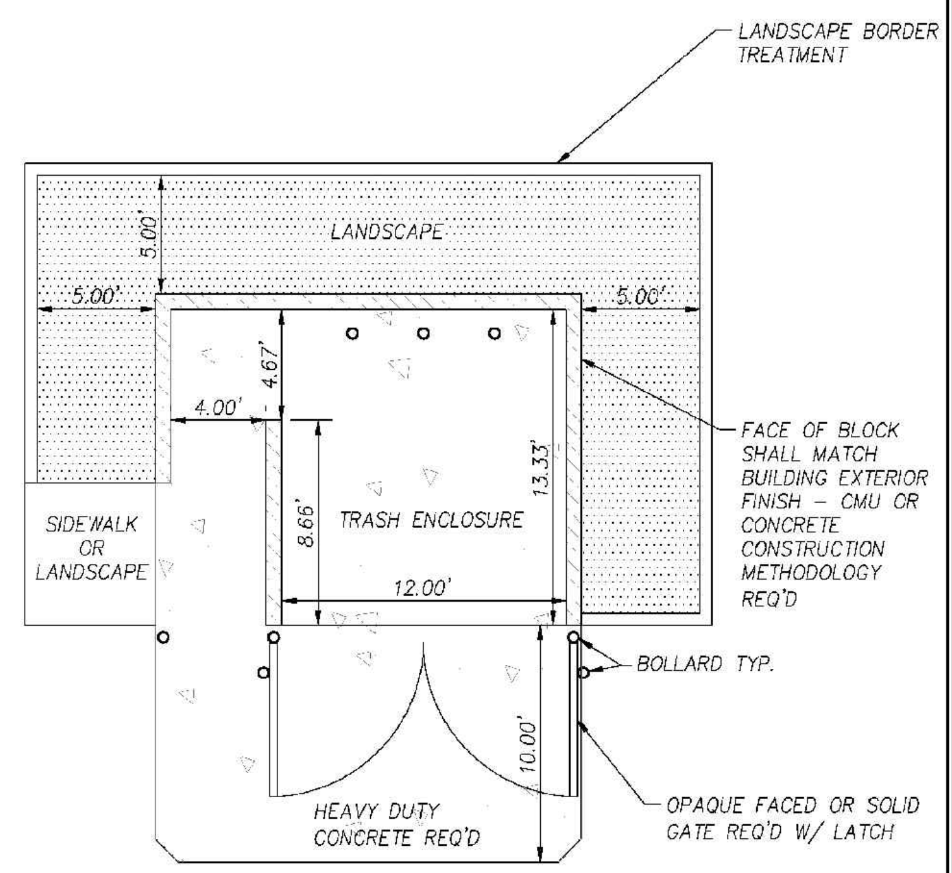
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: FIRE HYDRANT
DRAWING NO. 15.6


MANHOLE RING AND COVER
4" REBAR AROUND COLLAR
2" MIN.
EXISTING GROUND SURFACE
4' MANHOLE CONE
WATER TIGHT PLUG OR CAP REQ'D
CLEANOUT AND PIPE TO REST ON UNDISTURBED EARTH OR MECHNICALLY COMPACTED FILL OF MAXIMUM DENSITY
CLEANOUT PIPE
9"
45° ELBOW ON 12" x 24" CRADLE
3"
SEWER LINE

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

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

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B


LANDSCAPE BORDER TREATMENT
LANDSCAPE
5.00'
5.00'
5.00'
4.67'
4.00'
8.66'
13.33'
TRASH ENCLOSURE
12.00'
SIDEWALK OR LANDSCAPE
FACE OF BLOCK SHALL MATCH BUILDING EXTERIOR FINISH – CMU OR CONCRETE CONSTRUCTION METHODOLOGY REQ'D
BOLLARD TYP.
10.00'
HEAVY DUTY CONCRETE REQ'D
OPAQUE FACED OR SOLID GATE REQ'D W/ LATCH

NOTES:

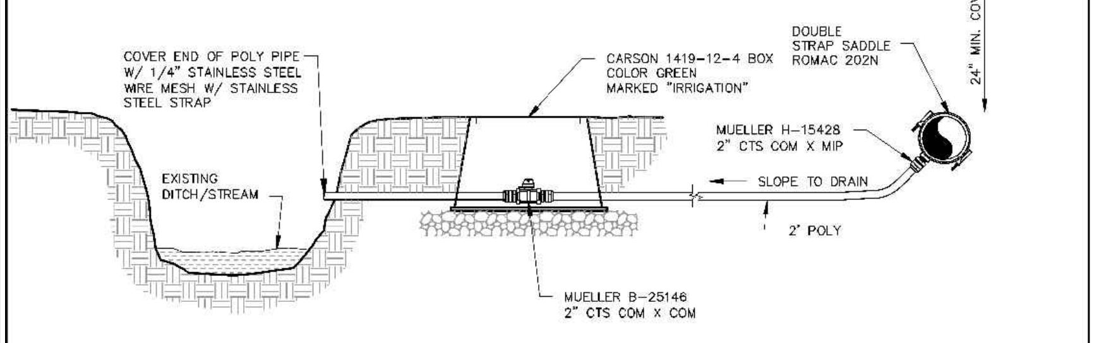
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS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

T:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 18, 2010

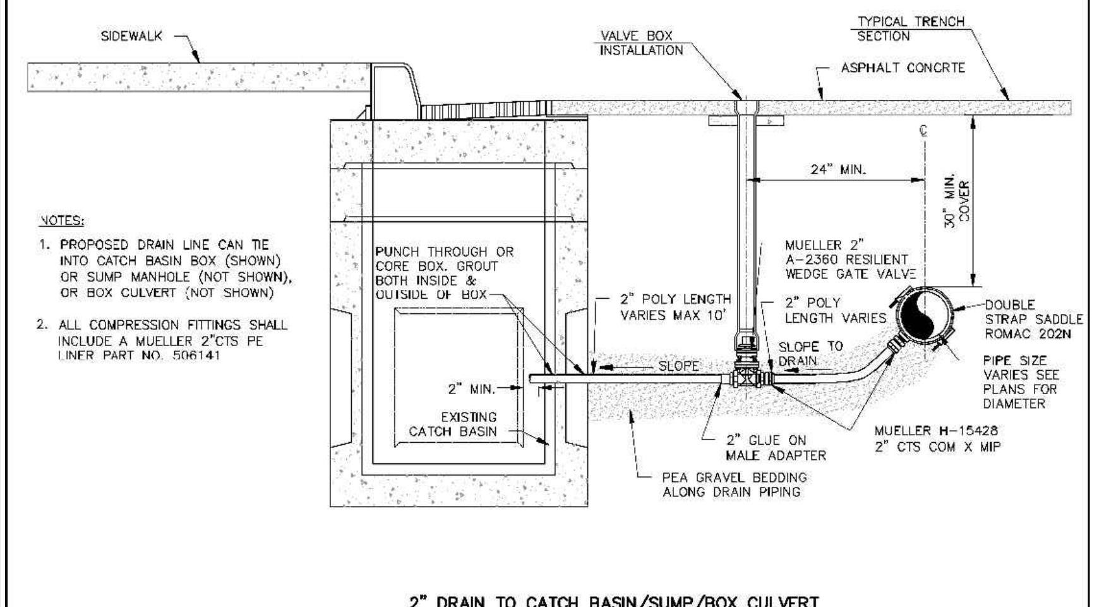
AMERICAN FORK
1853

NOTES:

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


COVER END OF POLY PIPE W/ 1/4" STAINLESS STEEL WIRE MESH W/ STAINLESS STEEL STRAP
CARSON 1419-12-4 BOX COLOR GREEN MARKED "IRRIGATION"
DOUBLE STRAP SADDLE ROMAC 202N
24" MIN. COVER
MUELLER H-15428 2" CTS COM X MIP
EXISTING DITCH/STREAM
SLOPE TO DRAIN
2" POLY
MUELLER B-25146 2" CTS COM X COM

2" DRAIN TO DAYLIGHT


SIDEWALK
VALVE BOX INSTALLATION
TYPICAL TRENCH SECTION
ASPHALT CONCRTE
24" MIN.
30" MIN. COVER
PUNCH THROUGH OR CORE BOX. GROUT BOTH INSIDE & OUTSIDE OF BOX
MUELLER 2" A-2360 RESILIENT WEDGE GATE VALVE
2" POLY LENGTH VARIES MAX 10'
2" POLY LENGTH VARIES
DOUBLE STRAP SADDLE ROMAC 202N
SLOPE
SLOPE TO DRAIN
PIPE SIZE VARIES SEE PLANS FOR DIAMETER
2" MIN.
EXISTING CATCH BASIN
2" GLUE ON MALE ADAPTER
MUELLER H-15428 2" CTS COM X MIP
PEA GRAVEL BEDDING ALONG DRAIN PIPING

NOTES:

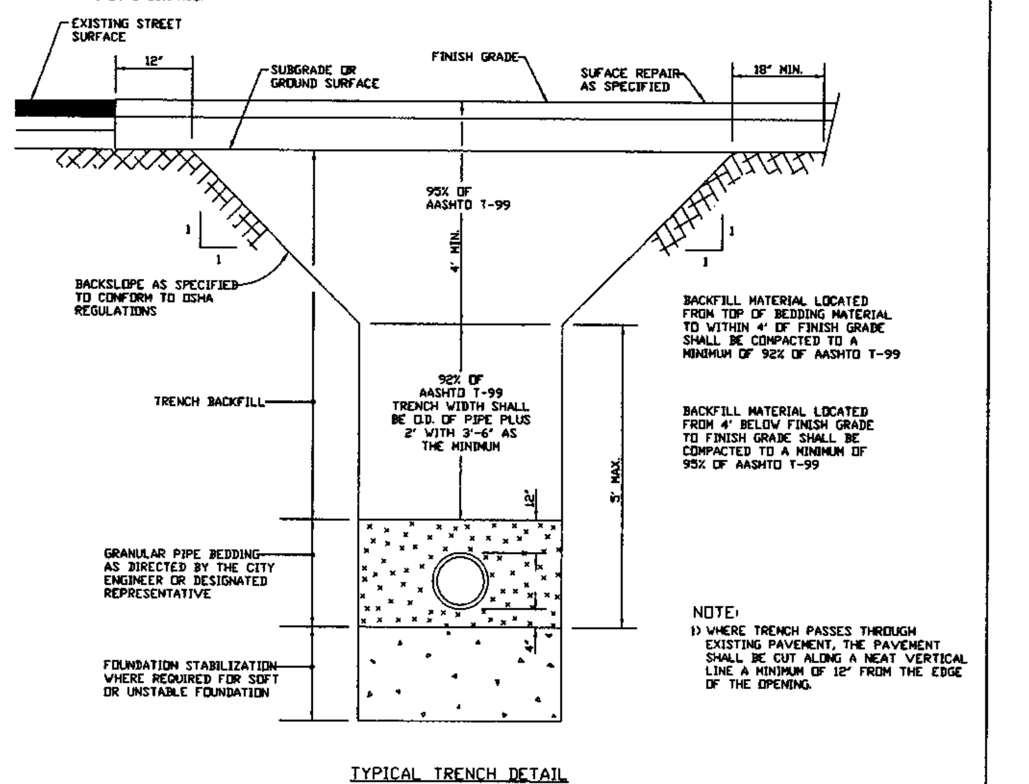
1. PROPOSED DRAIN LINE CAN TIE INTO CATCH BASIN BOX (SHOWN) OR SUMP MANHOLE (NOT SHOWN), OR BOX CULVERT (NOT SHOWN)
2. ALL COMPRESSION FITTINGS SHALL INCLUDE A MUELLER 2"CTS PE LINER PART NO. 506141

2" DRAIN TO CATCH BASIN/SUMP/BOX CULVERT

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

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.

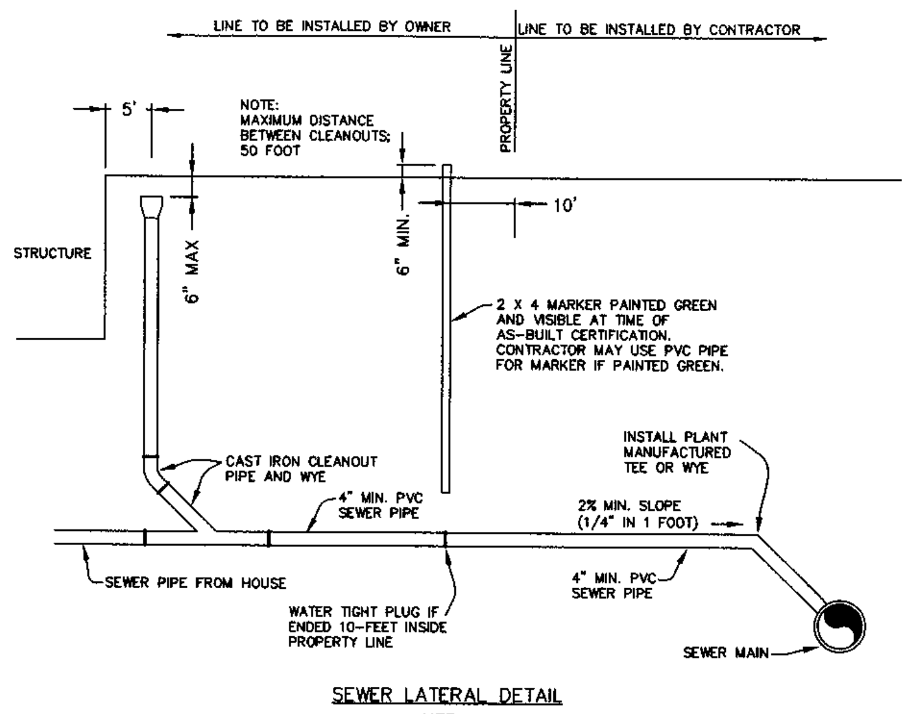

EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

NOTE:

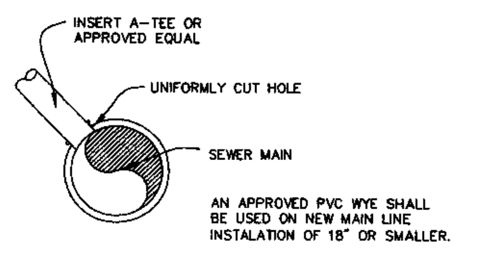
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE: MAXIMUM DISTANCE BETWEEN CLEANOUTS: 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN

SEWER LATERAL DETAIL
-NTS-


INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

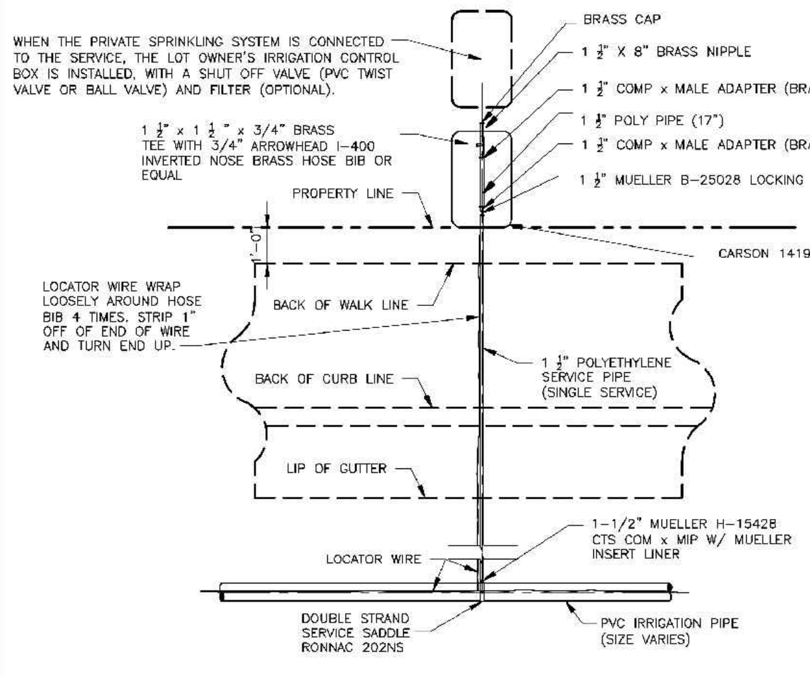
SEWER SURVICE LATERAL SADDLE
-NTS-

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

SINGLE 1 1/2" SERVICE


BRASS CAP
WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
1 ½" X 8" BRASS NIPPLE
1 ½" COMP x MALE ADAPTER (BRASS)
1 ½" POLY PIPE (17")
1 ½" COMP x MALE ADAPTER (BRASS)
1 ½" x 1 ½" x 3/4" BRASS TEE WITH 3/4" ARROWHEAD I-400 INVERTED NOSE BRASS HOSE BIB OR EQUAL
1 ½" MUELLER B-25028 LOCKING BALL VALVE
PROPERTY LINE
1'-0"
CARSON 1419-12-4 UTILITY BOX
LOCATOR WIRE WRAP LOOSELY AROUND HOSE BIB 4 TIMES. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
BACK OF WALK LINE
1 ½" POLYETHYLENE SERVICE PIPE (SINGLE SERVICE)
BACK OF CURB LINE
LIP OF GUTTER
1-1/2" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
DOUBLE STRAND SERVICE SADDLE RONNAC 202NS
PVC IRRIGATION PIPE (SIZE VARIES)

IRRIGATION CONNECTION NOTES:

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

GENERAL:

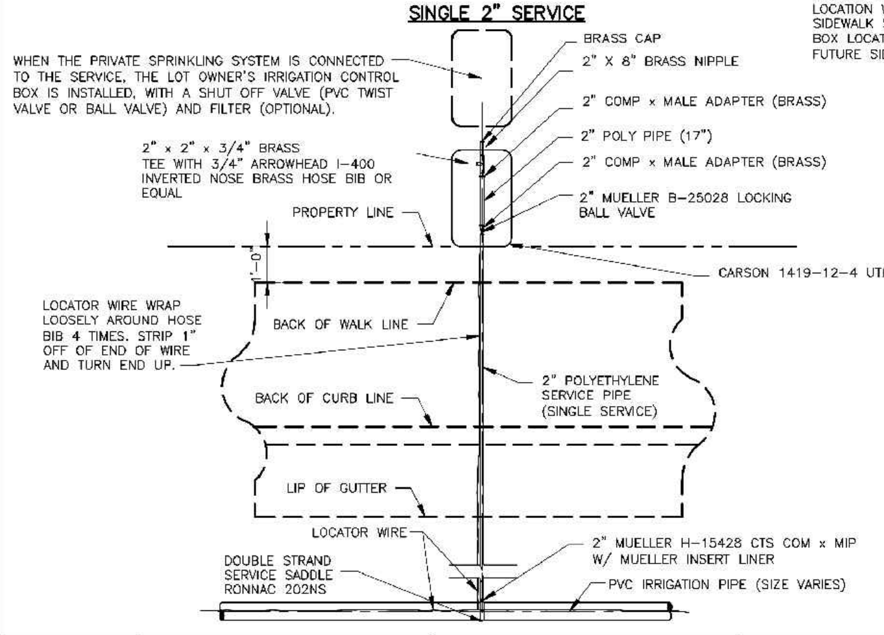
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

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

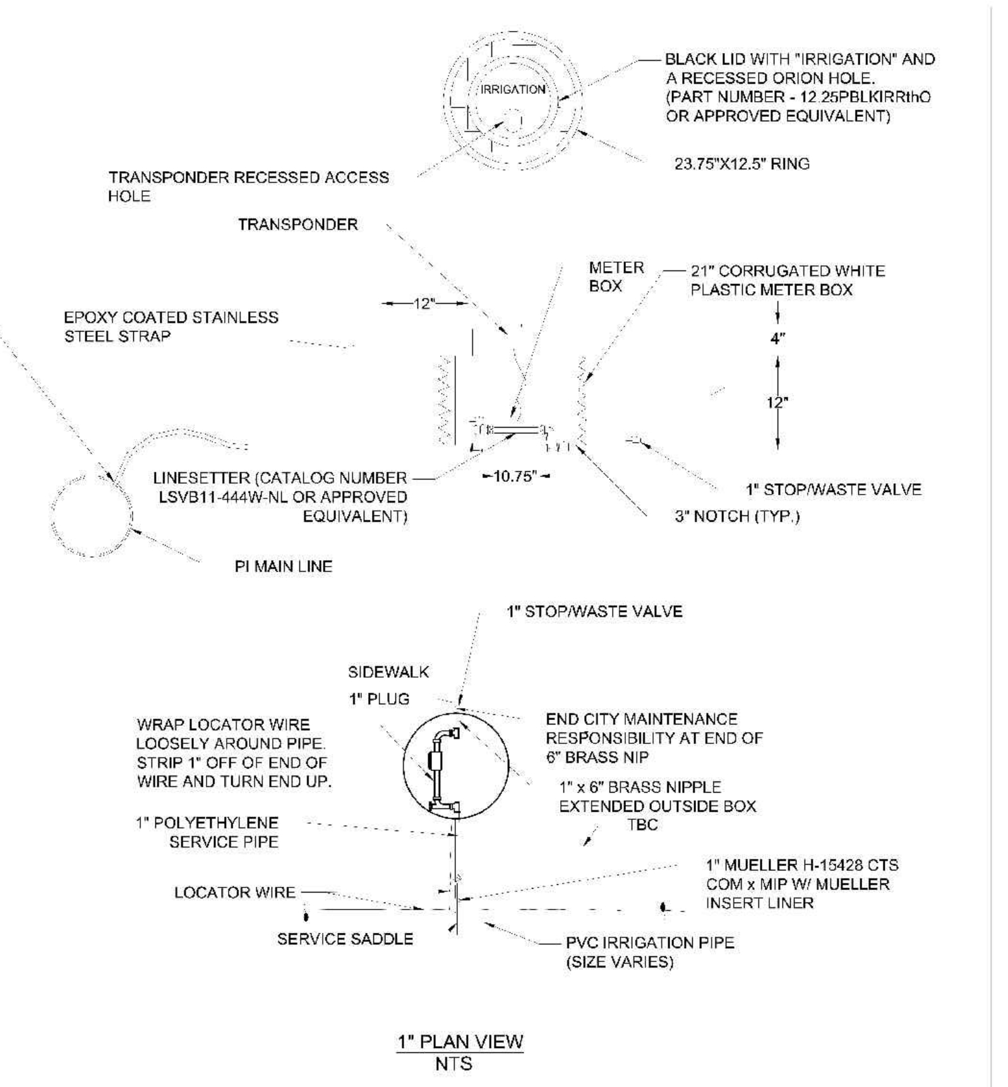
SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

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

SINGLE 2" SERVICE


BRASS CAP
WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
2" X 8" BRASS NIPPLE
2" COMP x MALE ADAPTER (BRASS)
2" POLY PIPE (17")
2" COMP x MALE ADAPTER (BRASS)
2" x 2" x 3/4" BRASS TEE WITH 3/4" ARROWHEAD I-400 INVERTED NOSE BRASS HOSE BIB OR EQUAL
2" MUELLER B-25028 LOCKING BALL VALVE
PROPERTY LINE
1'-0"
CARSON 1419-12-4 UTILITY BOX
LOCATOR WIRE WRAP LOOSELY AROUND HOSE BIB 4 TIMES. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
BACK OF WALK LINE
2" POLYETHYLENE SERVICE PIPE (SINGLE SERVICE)
BACK OF CURB LINE
LIP OF GUTTER
LOCATOR WIRE
DOUBLE STRAND SERVICE SADDLE RONNAC 202NS
2" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
PVC IRRIGATION PIPE (SIZE VARIES)

DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS, ONE WEST MAIN, P.O. BOX 377, AMERICAN FORK, (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER
DRAWING NO. 15.5B

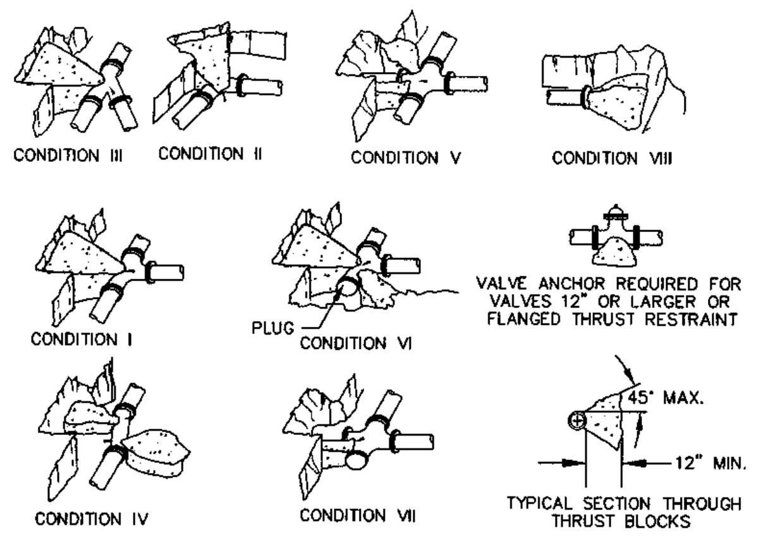

IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
23.75"X12.5" RING
TRANSPONDER RECESSED ACCESS HOLE
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
12"
4"
12"
EPOXY COATED STAINLESS STEEL STRAP
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
TBC
1" POLYETHYLENE SERVICE PIPE
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE VARIES)

1" PLAN VIEW
NTS

NOTES:

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

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



NOTES:

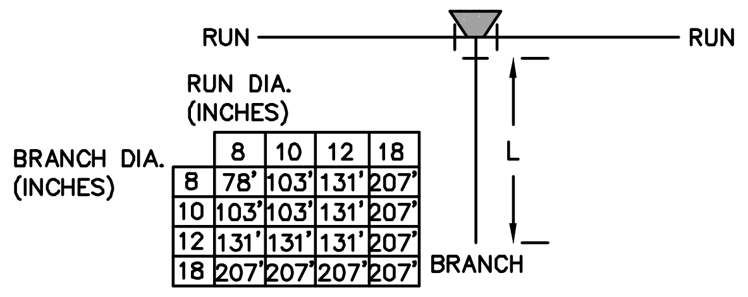
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

THRUST BLOCK BEARING AREA IN SQ. FEET

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

WATER LINE THRUST BLOCK DETAILS

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



RUN DIA. (INCHES)

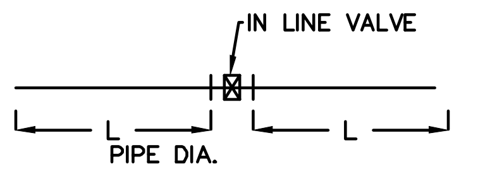
BRANCH DIA. (INCHES)	8	10	12	18
8	78'	103'	131'	207'
10	103'	103'	131'	207'
12	131'	131'	131'	207'
18	207'	207'	207'	207'

RESTRAINED LENGTHS, "L" (FEET)

NOTES:

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

HORIZONTAL TEES – LENGTH OF RESTRAINED JOINTS



PIPE DIA. (INCHES)

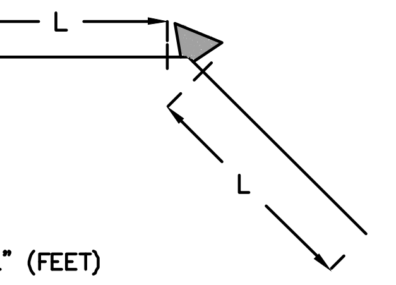
8	10	12	18
119'	143'	168'	198'

RESTRAINED LENGTHS, "L" (FEET)

NOTES:

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

IN LINE VALVE – LENGTH OF RESTRAINED JOINTS



PIPE DIA. (INCHES)

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

RESTRAINED LENGTHS, "L" (FEET)

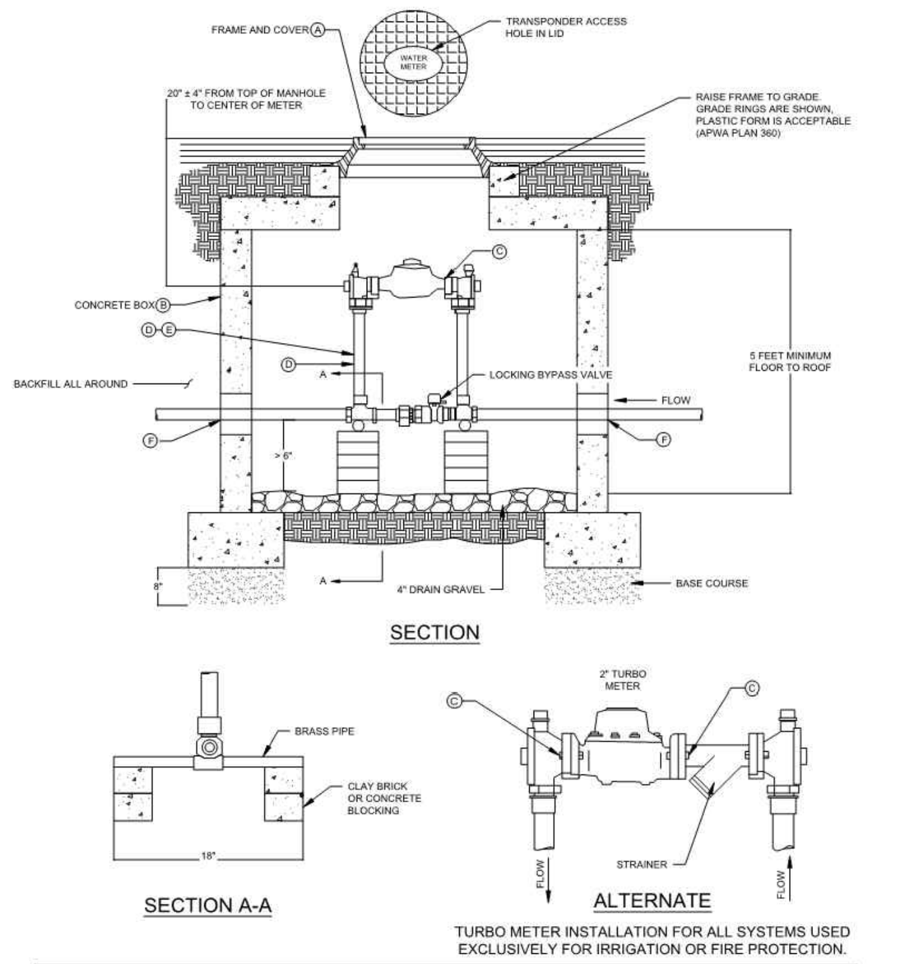
NOTES:

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

HORIZONTAL BENDS – LENGTH OF RESTRAINED JOINTS

RESTRAINED JOINT LENGTHS

N.T.S.


FRAME AND COVER (A)
TRANSPONDER ACCESS HOLE IN LID
WATER METER
20" ± 4" FROM TOP OF MANHOLE TO CENTER OF METER
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
(C)
CONCRETE BOX (B)
(D) (E)
(D)
A
LOCKING BYPASS VALVE
5 FEET MINIMUM FLOOR TO ROOF
BACKFILL ALL AROUND
FLOW
(F)
(F)
> 6"
8"
A
4" DRAIN GRAVEL
BASE COURSE
SECTION
BRASS PIPE
CLAY BRICK OR CONCRETE BLOCKING
18"
SECTION A-A
2" TURBO METER
STRAINER
FLOW
FLOW
ALTERNATE

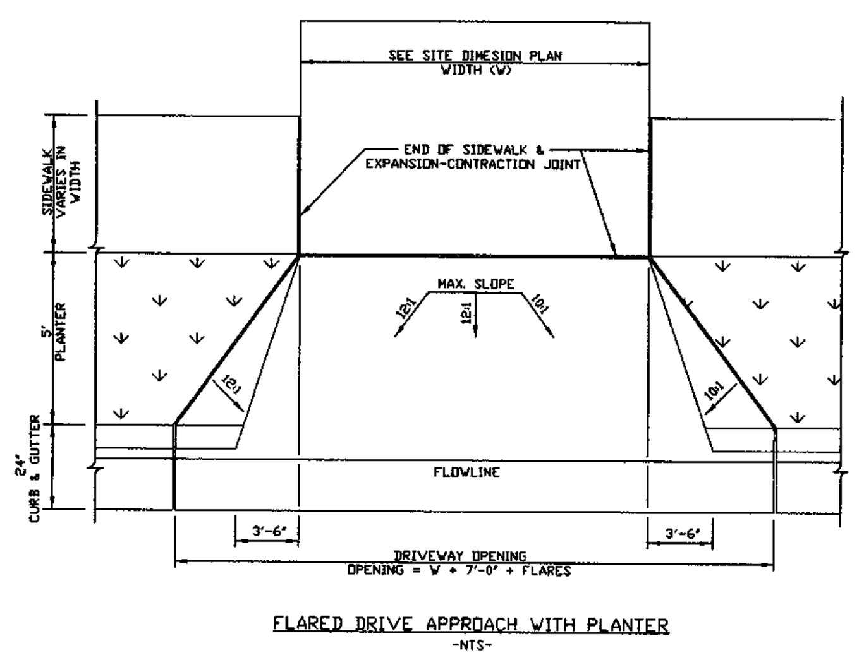
TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

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

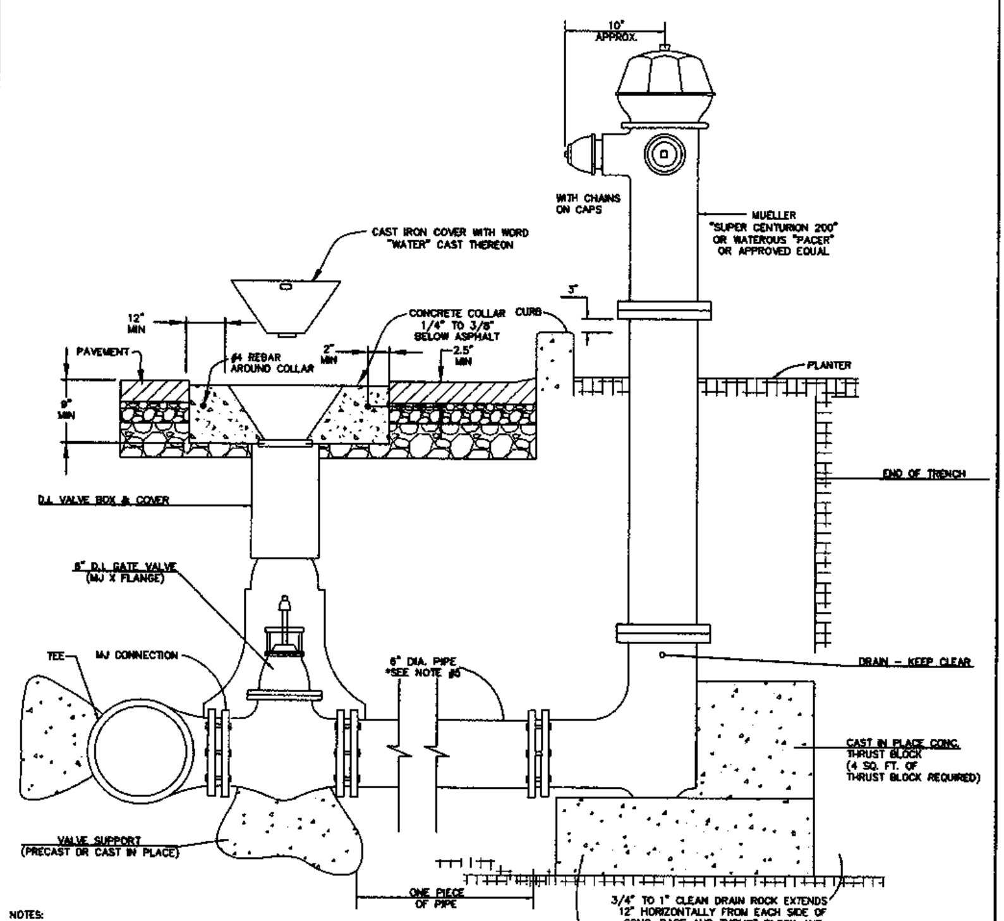
DRAWN: ABW
REVISED:
DATE: FEB 2019
SCALE: VARIES
AMERICAN FORK CITY PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030
STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT
DRAWING NO. 15.5C

NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

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


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
PAVEMENT
PLANTER
END OF TRENCH
DRAIN – KEEP CLEAR
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
PRECAST CONCRETE BLOCK

FIRE HYDRANT DETAIL

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

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

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

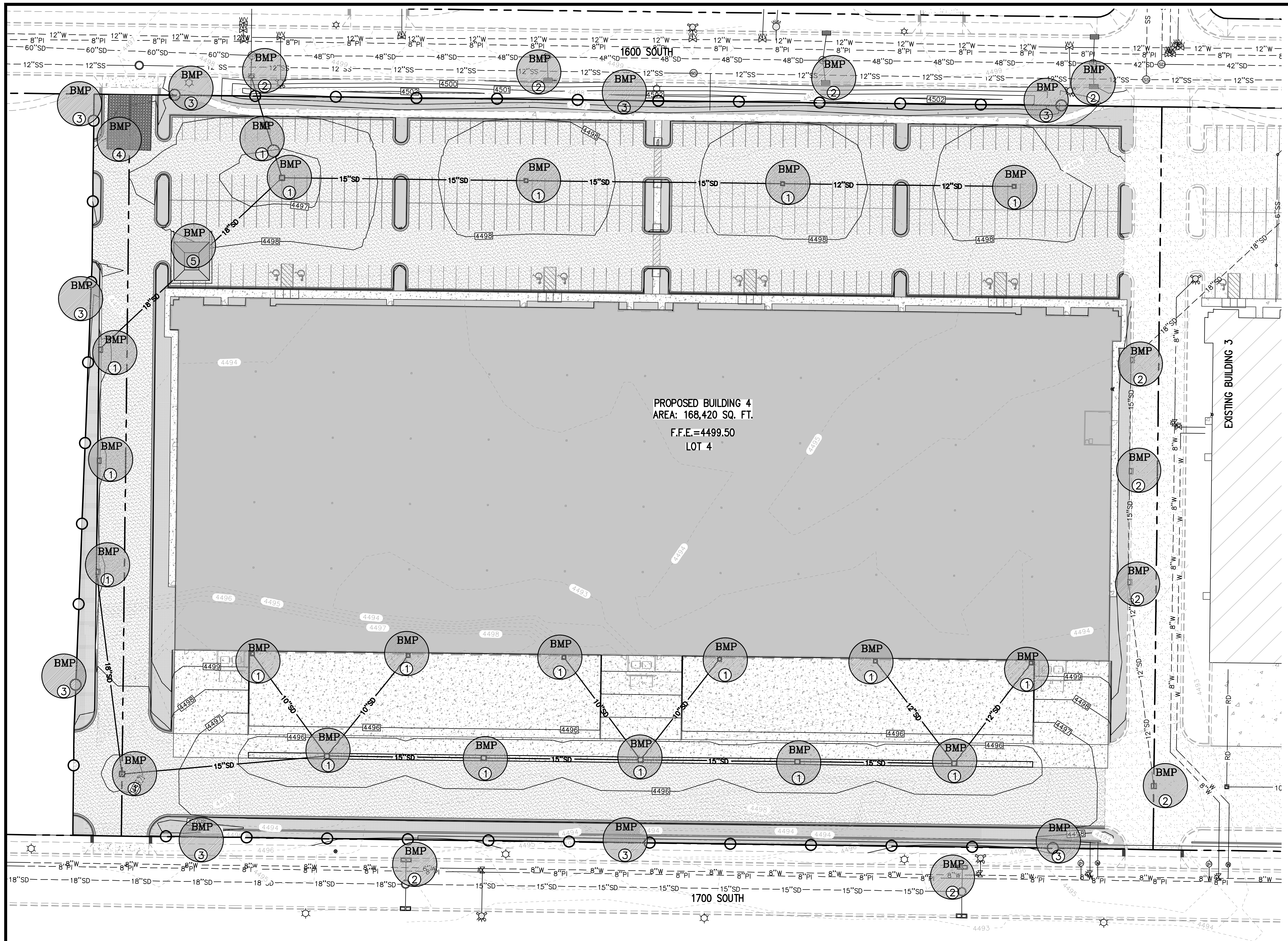
RODERICK CATALYST-BUSINESS PARK BUILDING #4
346 EAST 1600 SOUTH, AMERICAN FORK, UT 84003

DETAIL SHEET

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.
C5.0

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



BMP CALLOUTS

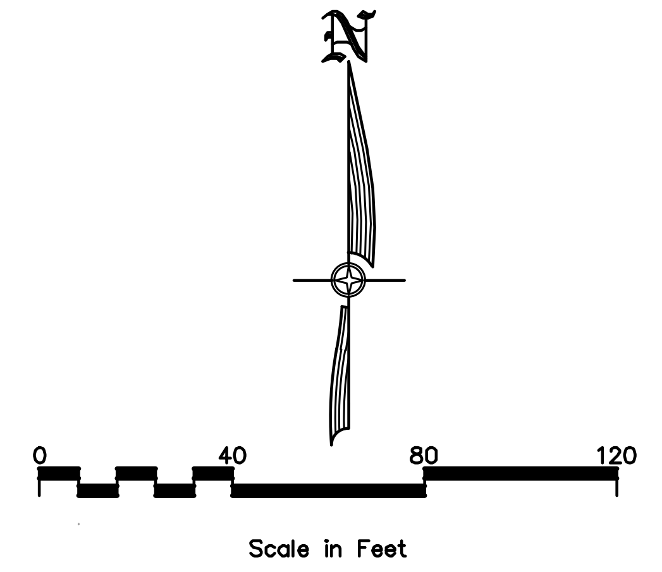
① PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. 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.



SEE COVER SHEET FOR PROJECT LEGEND

LEGEND

SILT FENCE	—○—
WHEEL WASH AREA	▨
BMP AREA	BMP ⓧ

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)

No. 12072623
TREVOR L HODGSON

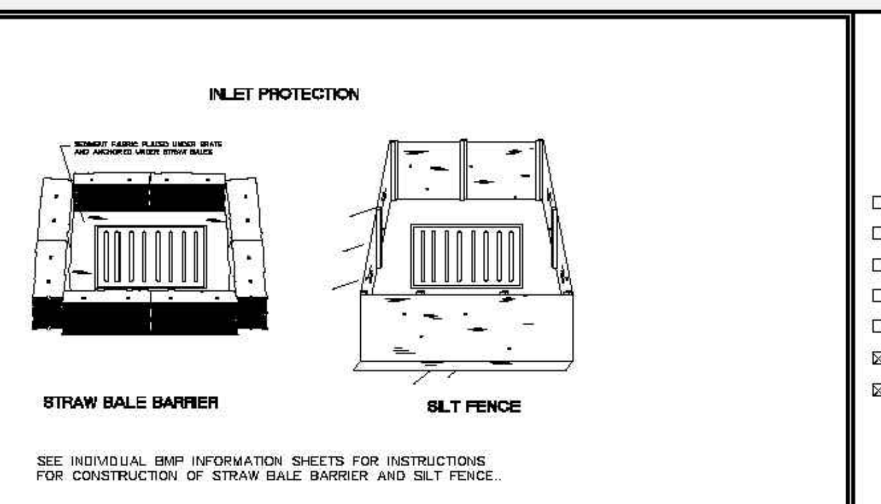
CALL BEFORE YOU DIG! IT'S THE LAW
BLUE STAKES 1 800 662 4111

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



SEE INDIVIDUAL BMP INFORMATION SHEETS FOR INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER AND SILT FENCE..

OBJECTIVES

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

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.

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

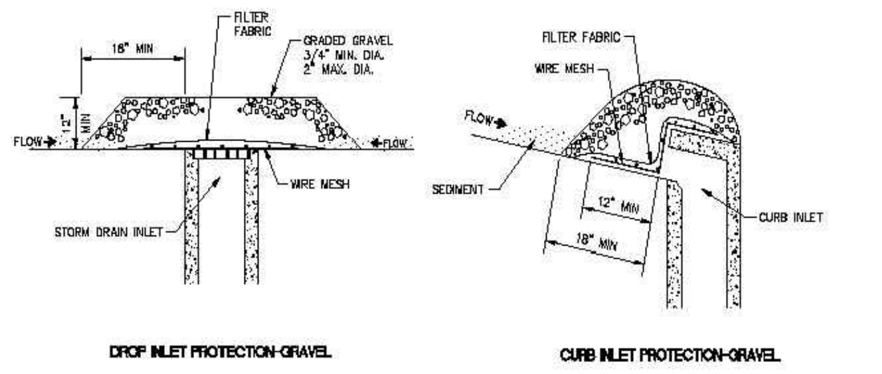
MPLEMENTATION REQUIREMENTS

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel

IPG



OBJECTIVES

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

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.

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

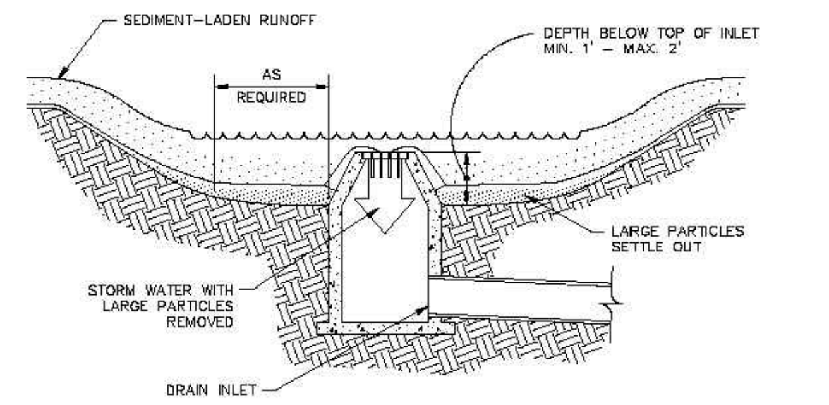
IMPLEMENTATION REQUIREMENTS

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Excavated

IPE


SEDIMENT-LADEN RUNOFF
AS REQUIRED
DEPTH BELOW TOP OF INLET MIN. 1' – MAX. 2'
LARGE PARTICLES SETTLE OUT
STORM WATER WITH LARGE PARTICLES REMOVED
DRAIN INLET

OBJECTIVES

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

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.

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

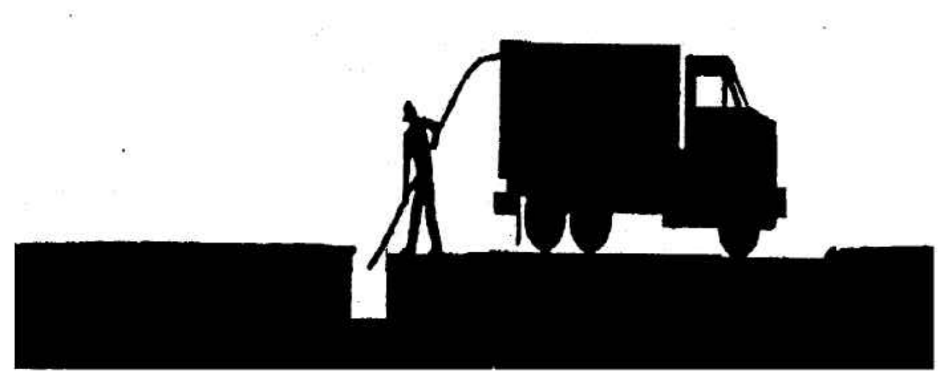
IMPLEMENTATION REQUIREMENTS

☐ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Catch Basin Cleaning

CBC



PROGRAM ELEMENTS

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

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.

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

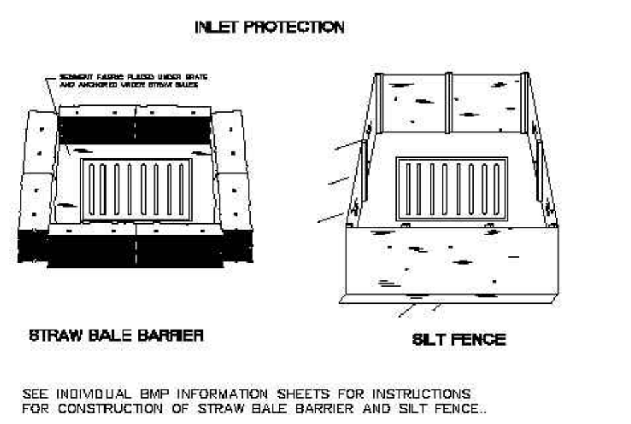
IMPLEMENTATION REQUIREMENTS

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale

IPS



SEE INDIVIDUAL BMP INFORMATION SHEETS FOR INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER AND SILT FENCE..

OBJECTIVES

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

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.

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

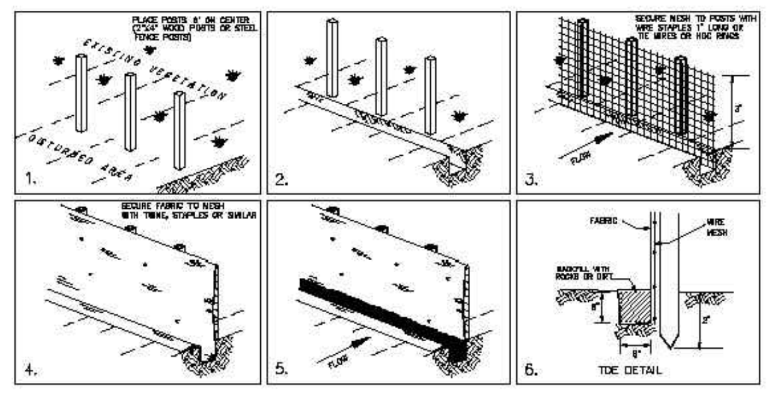
MPLEMENTATION REQUIREMENTS

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence

SF


PLACE POSTS 6' ON CENTER (2"x4" WOOD POSTS OR STEEL FENCE POSTS)
EXISTING VEGETATION
DISTURBED AREA
1.
2.
SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
FLOW
3.
SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR
4.
FLOW
5.
FABRIC
WIRE MESH
BACKFILL WITH ROCKS OR DIRT
6.
TOE DETAIL

OBJECTIVES

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

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.

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!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
C6.1

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

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

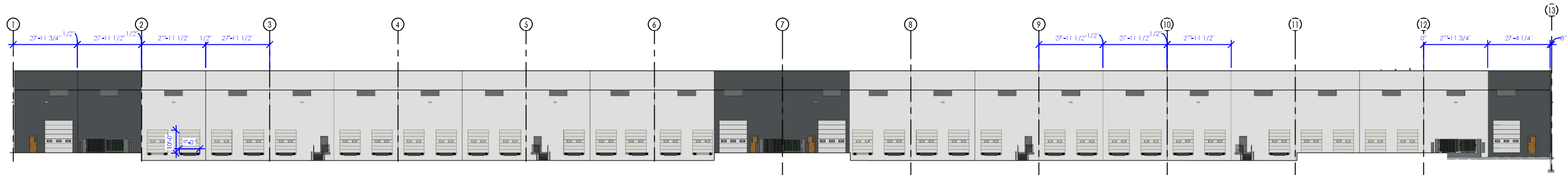
GENERAL EXTERIOR FINISH NOTES:

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:

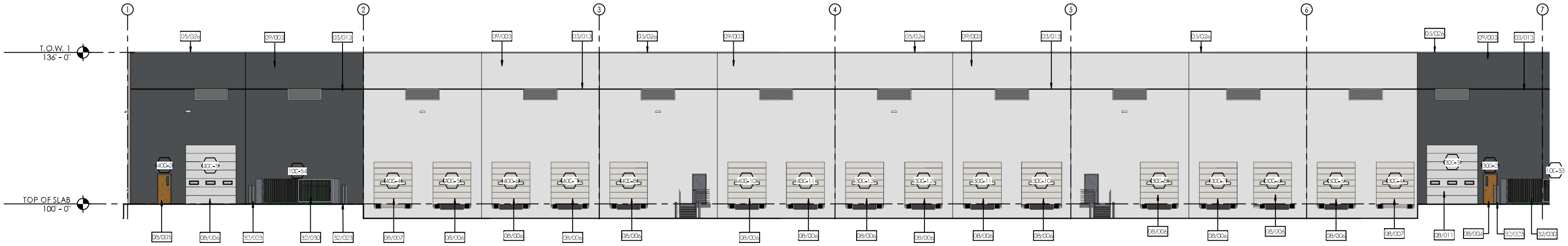
PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

KEYNOTE LEGEND	
03/013	CONCRETE WALL REVEAL
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



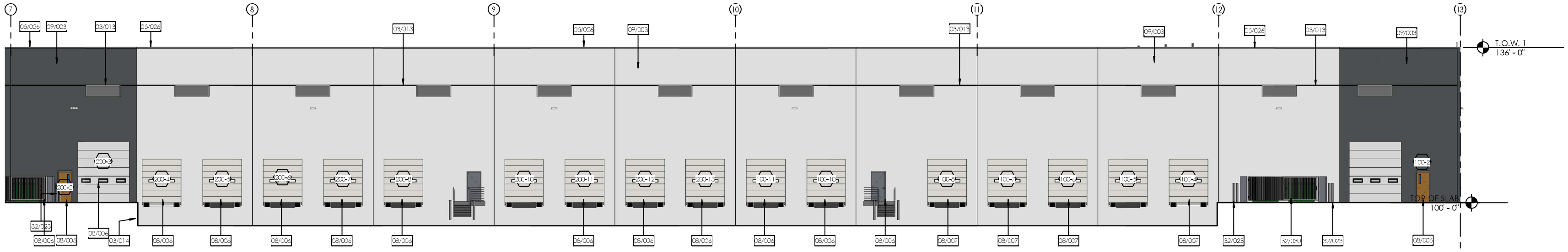
5 A201 SOUTH ELEVATION (Overall)

NTS



3 A201 SOUTH ELEVATION ENLARGED (Left)

3/32" = 1'-0"



1 A201 SOUTH ELEVATION ENLARGED (Right)

3/32" = 1'-0"

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

PRELIMINARY NOT FOR CONSTRUCTION

6/16/2021 7:44:03 AM

RODERICK CATALYST BUILDING #4

346 EAST 1600 SOUTH, AMERICAN FORK, UTAH 84003

Revision Schedule

MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2019.068

SOUTH ELEVATIONS

DATE: 01/13/2021

SHEET #:

A201

COPYRIGHT © AE URBIA, LLC.

EXTERIOR ELEVATION COLOR:

░	= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH,
▓	= PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH
▭	= GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.
▭	= GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.
⊠	= KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

GENERAL EXTERIOR FINISH NOTES:

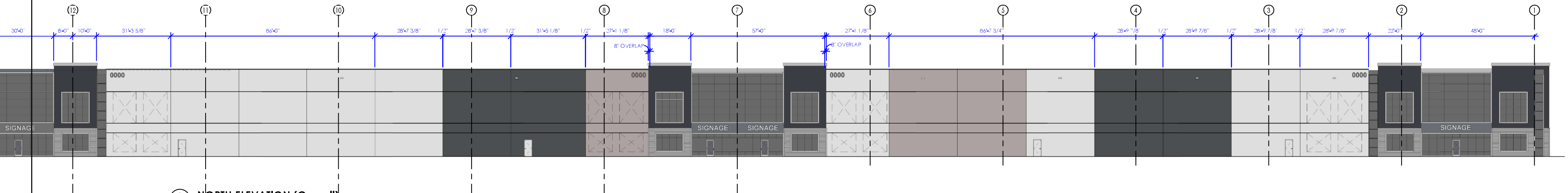
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL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

FOR FUTURE TENANTS:

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

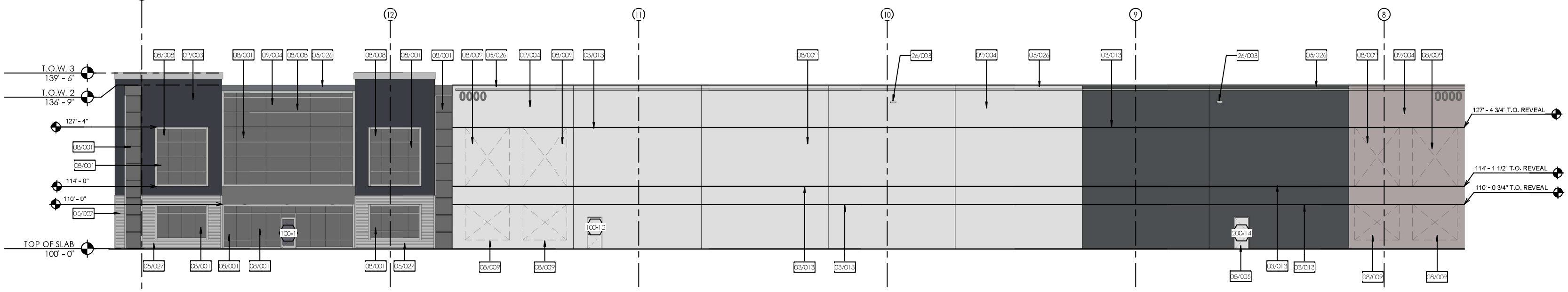
KEYNOTE LEGEND

03/013	CONCRETE WALL REVEAL
05/026	METAL PARAPET WALL CAP
05/027	HORIZONTAL SILVER METAL PANELS
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/005	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



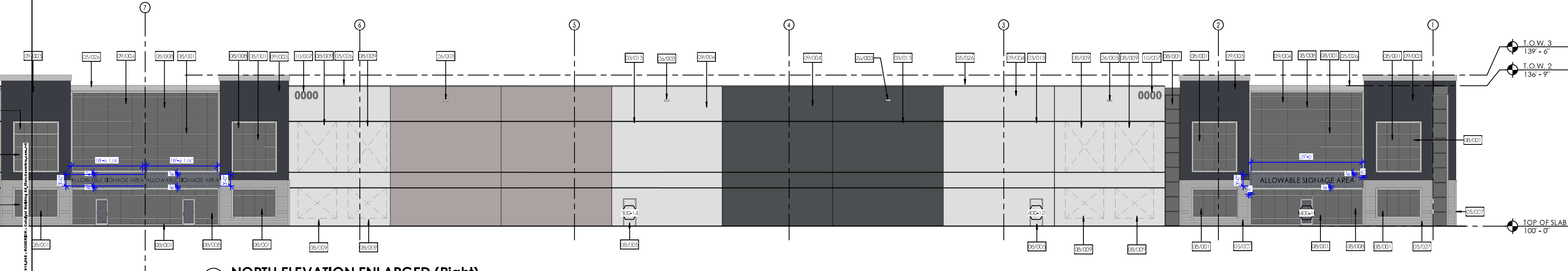
1 A202 NORTH ELEVATION (Overall)

N.T.S.



3 A202 NORTH ELEVATION ENLARGED (Left)

3/32" = 1'-0"



4 A202 NORTH ELEVATION ENLARGED (Right)

3/32" = 1'-0"

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

PRELIMINARY
NOT FOR
CONSTRUCTION

6/16/2021 7:44:10 AM

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

Revision Schedule

MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS / BID SET

AE2019.068

NORTH
ELEVATIONS

DATE: 01/13/2021

SHEET #:

A202

COPYRIGHT ©
AE URBIA, LLC.

EXTERIOR ELEVATION COLOR:

- ▭ = PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CLIFFSIDE GRAY); ELASTOMERIC , SMOOTH FINISH,
- ■ = PAINTED CONCRETE TILT UP PANEL. SHERWIN WILLIAMS (CHARCOAL SLATE); ELASTOMERIC , SMOOTH FINISH
- ▭ = GREYLITE III / SOLARBAN 60 (3) W/ REFLECTIVE COATING.
- ▭ = GREYLITE II w/ #3-820 HARMONY GRAY SPANDRAL (MONOLITHIC) W/ REFLECTIVE COATING.
- ☒ = KNOCK OUT PANEL FOR FUTURE, PAINT SIMILAR TO SURROUNDING PANEL

GENERAL EXTERIOR FINISH NOTES:

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

FOR FUTURE TENANTS:

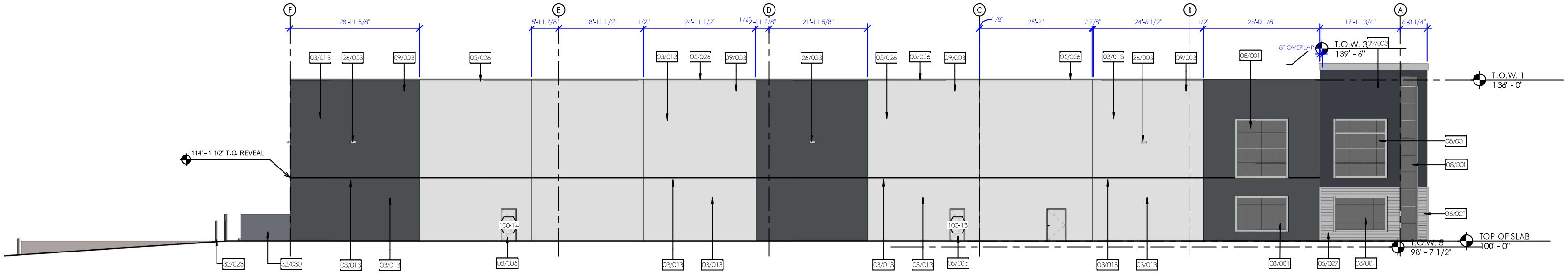
PROVIDE MOUNTING DETAILS FOR WALL-MOUNTED EXTERIOR SIGNS. ALL POLE-MOUNTED SIGNS AND MONUMENT SIGNS EXCEEDING 6 FT. TALL MUST BE ENGINEERED. AWNINGS THAT PROJECT 2FT OR MORE REQUIRE ENGINEERING CALCULATIONS.

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

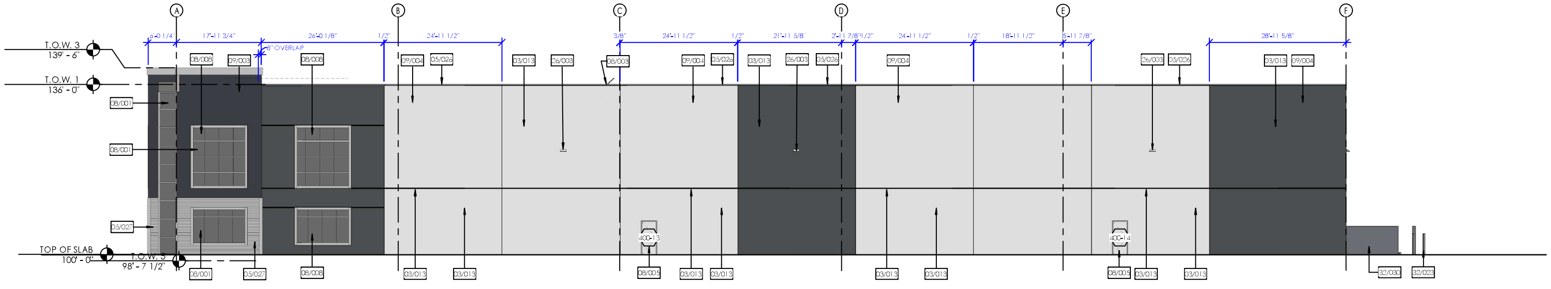
aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

PRELIMINARY
NOT FOR
CONSTRUCTION

6/16/2021 7:44:17 AM



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



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

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

COPYRIGHT © AE URBIA, LLC