



**STORM WATER FACILITY AGREEMENT**

THIS AGREEMENT, is made and entered into this 5 day of July, 2023, by and between JD XVIII, LLC (hereinafter referred to as "Owner", and American Fork City (hereinafter referred to as the "City"), a Municipal Corporation.

**RECITALS**

**WHEREAS**, the Owner desires to improve, develop or redevelop real property located at approximately 756 E QUALITY DRIVE in American Fork City, Utah County, State of Utah (hereinafter referred to as the "Property"), which is more particularly described in Exhibit A attached hereto;

**WHEREAS**, said development requires the installation and maintenance of storm water facilities (hereinafter referred to as "Facilities") to be constructed according to designs and plans approved by the City;

**WHEREAS**, the Owner, for and in behalf of its administrators, executors, successors, heirs, or assigns, including any homeowners association, recognizes and agrees that the health, safety, and welfare of the citizens of the City require that the Facilities be constructed and adequately maintained on the Property throughout the life of the development; and

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

**SECTION 1  
FACILITIES**

Facilities include all storm water detention and control structures; flood control devices, or other improvements, which may include, but is not limited to all pipes, channels, or other structures and infrastructure built to convey storm water to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water which are required by the City in the site plan attached hereto as Exhibit B.

**SECTION 2  
FACILITIES CONSTRUCTION**

The Owner shall, at its sole cost and expense, construct the Facilities in accordance with the plans and specifications for the development approved by the City. Owner understands and agrees that modifications may be needed to make the system work properly after the Facilities are installed and agrees to make modifications and adjustments as may be necessary and required by the City.

### SECTION 3 MAINTENANCE

The Owner shall, at its sole cost and expense, adequately maintain the Facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities agreed to by the parties and attached hereto as Exhibit C. Adequate maintenance is herein defined as follows: 1) keeping the Facilities in good working condition so that the Facilities are performing their design functions, 2) performing facility inspections and repairs as may be needed, and 3) replacing and/or modifying portions, or all of the system, as may be needed to maintain the intended function of the facility.

### SECTION 4 EASEMENT

The Owner hereby grants permission to the City, its authorized agents, and employees to enter upon the Property and to inspect the Facilities whenever the City deems it necessary. Whenever possible, the City shall provide notice prior to entry. Inspections by the City shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with all laws, regulations, and approved plans and specifications. The Owner hereby grants a twenty-five (25) foot access easement in favor of the City with the midpoint of the easement lying over the midpoint of the Facilities identified in the attached plan. This easement shall be limited in scope to allow only those actions which are necessary to allow the City to inspect, ensure adequate maintenance, and to cause any repairs to be made that the City deems necessary. This easement shall include, but is not be limited to, prohibiting the construction of structures or improvements that would impact or obstruct the intended purposes of the Facilities or restrict the ability of the Owner or the City to inspect, maintain, or repair the Facilities.

### SECTION 5 FAILURE TO MAINTAIN FACILITIES

In the event the Owner fails to maintain the Facilities in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, the City, in addition to any other remedies provided by State or City code, may, with due notice as provided in Section 6, enter the property and take whatever steps it deems necessary to return the Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property that is not included in the plans and specifications for the development, or other agreement between the parties. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities. The decision to maintain or repair the Facilities shall be at the City's sole discretion and in no event shall this Agreement be construed to impose any such obligation on the City or to create any liability for the City refusing to undertake such a duty.

## SECTION 6 NOTICE OF DEFICIENCIES

If the City finds that the Facilities contain any defects or are not being maintained adequately, the City shall provide Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, as determined by the City, to cure such defects or deficiencies.

## SECTION 7 RECOUPMENT OF COSTS

In the event the City performs work of any nature pursuant to the Agreement, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City. If not paid within the prescribed time period, the City shall be entitled to record a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Owner's failure to maintain the Facilities.

## SECTION 8 LIMITATION OF LIABILITIES

It is the sole intent of this Agreement to insure the proper construction and maintenance of the Facilities by the Owner. As the Facilities are not part of the City's Storm Water Collection System, this agreement does not create or extend any rights to immunity or liability protections provided by law to municipalities. This Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or caused by storm water runoff, or to constitute a waiver of any immunity provided to the City through the Utah State Code or Constitution.

## SECTION 9 SEDIMENT ACCUMULATION

Adequate maintenance shall include control of sediment accumulation resulting from the normal operation of the Facilities. The Owner will make accommodations for the removal and appropriate disposal of all accumulated sediments.

## SECTION 10 REQUIREMENTS AND STANDARDS

The Parties agree to follow and comply with all requirements applicable to storm water detention and control facilities as by the Utah Department of Environmental Quality, Division of Water Quality, including the Small MS4 General UPDES Permit requirements, and by the City ordinances and Storm Water Management Plan as existing at the time of executing this agreement and as may be amended from time to time. The parties agree that these requirements and regulations are incorporated herein by this reference and that this agreement shall be deemed

automatically amended to incorporate any and all changes and amendments made thereto after the signing of this agreement.

#### SECTION 11 INSPECTIONS

The Owner shall perform an annual inspection of the Facilities. The City may require more frequent inspections should it have reason to believe that such inspections are necessary. All inspections shall be conducted by a qualified inspector and the results shall be reported to the City. The purpose of the inspection and reporting is to assure safe and proper functioning of the Facilities, including but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. All annual inspection reports shall be submitted to the City Public Works Department no later than September 1 of any given year and shall be on the Maintenance Inspection Report attached hereto as Exhibit D.

#### SECTION 12 INDEMNITY

The Owner indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Owner and the Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Owner shall pay for all costs and expenses in connection herewith.

#### SECTION 13 COVENANT RUNNING WITH THE LAND

This Agreement shall be recorded at the Utah County Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, heirs, assigns and any other successors in interest, including any homeowners association.

#### SECTION 14 REMEDIES

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest. Any rights or remedies contained in this Agreement shall be in addition, and non-exclusive, to any rights existing under the Utah Code or that may exist under the common law.

**SECTION 15  
ATTORNEYS FEES**

If any party retains, consults, or uses an attorney because of any breach, default, or failure to perform as required by this Agreement, the non-breaching/defaulting party shall be entitled to reasonable attorney's fees incurred before litigation is filed. In the event that any litigation is commenced to enforce or interpret this Agreement the prevailing party shall be entitled to its attorneys fees, expert witness expenses, and litigation related expenses, including but not limited to court costs.

**SECTION 16  
THIRD PARTY BENEFICIARIES**

This Agreement shall be binding upon and inure solely to the benefit of the parties herein and is not intended to create contractual rights in any third party.

**SECTION 17  
NO PARTNERSHIP**

Nothing contained in this Agreement shall be deemed to create any form of a partnership or joint-venture between the City and Owner.

**SECTION 18  
UTAH LAW AND VENUE**

This Agreement shall be interpreted pursuant to the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Utah County, Utah.

**SECTION 19  
INTEGRATED AGREEMENT**

This Agreement sets forth the entire agreement of the parties and supersedes all prior agreements, whether written or oral, that exists between the parties regarding the subject matter of this Agreement.

**SECTION 20  
SEVERABILITY**

The provisions of this agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

**SECTION 21  
AMENDMENTS**

Except as expressly provided elsewhere in this Agreement, no provision of this Agreement may not be modified except in writing agreed to by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

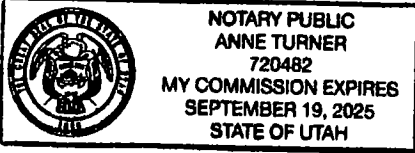
OWNER

Date: January 25, 2023.  
By: [Signature]  
Its: John P HADFIELD  
Mary member

NOTARIZATION

STATE OF UTAH )  
 ) :ss  
COUNTY OF UTAH )

The above Agreement was executed on this 25<sup>th</sup> day of January, 2023 by John Hadfield, for and on behalf of Q Def LLC, the Owner identified in the above signed Agreement. In executing this Agreement, the signer did swear before me that he is duly authorized to sign the agreement on behalf of the Owner.



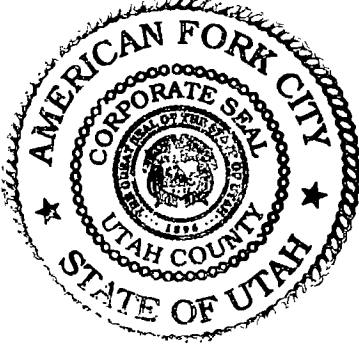
[Signature]  
NOTARY PUBLIC

AMERICAN FORK CITY

Date: MAY 31, 2023.  
Scott Sensenbaugher  
Director of Public Works  
Susan Goebel-Cannery

ATTEST:

[Signature]



Except as expressly provided elsewhere in this Agreement, no provision of this Agreement may not be modified except in writing agreed to by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

**OWNER**

Date: \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**NOTARIZATION**

STATE OF UTAH )  
 ) :ss  
COUNTY OF UTAH )

The above Agreement was executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, for and on behalf of \_\_\_\_\_, the Owner identified in the above signed Agreement. In executing this Agreement, the signer did swear before me that he is duly authorized to sign the agreement on behalf of the Owner.

\_\_\_\_\_  
NOTARY PUBLIC

**AMERICAN FORK CITY**

Date: July 11, 2023. \_\_\_\_\_  
Director of Public Works  
Susan Gobel-Canning

STATE OF UTAH )  
 ) :ss  
COUNTY OF UTAH )

The above Agreement was executed on this 11 day of July, 2023 by Susan Gobel-Canning for and on behalf of AF City, the Owner identified in the above signed Agreement. In executing this Agreement, the signer did swear before me that he is duly authorized to sign the agreement on behalf of the Owner.

Terilyn Lurker  
NOTARY PUBLIC



Approved as to form:  
Attorney for American Fork City

**Exhibit A**



## EXHIBIT A

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Utah County Parcel # 57:077:0001

### **Quality Drive Project (AF Industrial Flex) – Exhibit A Legal Description of Property**

All of Lot 1, PLAT "M", UTAH VALLEY BUSINESS PARK, Including a Vacation of Lot 37 and a Portion of Lot 36, Plat "J", Amended Utah Valley Business Park, according to the official plat thereof, recorded August 14, 2014 as Entry No. 56927:2014 (Map Filing No. 14337) in the Utah County Recorder's office.

Exhibit D

**Facility Operation and Maintenance Inspection Report for Storm Drain Facilities**

Inspector Name: .....		Subdivision Name: .....			
Inspection Date: .....		Address: .....			
Frequency of inspection	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Annual	
Item Inspected	Checked		Maintenance		Observations and Remarks
	Yes	No	Req'd	Not Req'd	
<b>Pond Facilities</b>					
1	Landscaping maintenance				
2	Remove sedimentation				
3	Remove debris				
4	Repair side slopes				
5	Repair rip-rap protection				
6	Repair control structure				
7	Cleaning of outfall				
8	Removal of floatable debris				
9	Maintenance of inlets				
10	Maintenance of outlets				
<b>Storm drain system</b>					
1	Remove sediment from catch basins				
2	Cleaning storm drain pipes				
3	Maintenance of drainage swales				
4	Remove sediment from manholes				
5	Remove sediment from sumps				
6	Repair oil/ water separator				
7	Repair sand filters				
<b>Parking lot and roads maintenance</b>					
1	Sweeping of parking lot				
2	Sweeping of streets				
3	Cleaning of garbage enclosure				
4	Cleaning of non-hazardous spills				
5	Managing fertilizer use				
6	Managing pesticide use				
7	Removal of grass after lawn mowing				

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information provided is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

BY: ..... Date: .....  
 Site Inspector

**Exhibit B**

## EXHIBIT B

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### Long-Term Stormwater Management Plan

for:

756 E Quality Drive,  
American Fork UT 84003

## **PURPOSE AND RESPONSIBILITY**

As required by the Clean Water Act and resultant local regulations, including the City of American Fork Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

Utah Lake is impaired but do not have a TMDL. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

## **CONTENTS**

- SECTION 1: SITE DESCRIPTION, USE AND IMPACT
- SECTION 2: TRAINING
- SECTION 3: RECORDKEEPING
- SECTION 4: APPENDICES
- SECTION 5: AS-BUILT PLANS FOR GROUNDWATER SYSTEM

## **SECTION 1: SITE DESCRIPTION, USE AND IMPACT**

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The site infrastructure at our site is limited at controlling and containing pollutants and our operations if managed improperly can contaminate the environment. This LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the pollution containment limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds.

Quality Drive Industrial Flex Space is a light manufacturing facility. Accordingly, the site is mainly covered by the 88,000 SF building with associated asphalt parking surrounding the west, south, and east parts of the building. It is not anticipated that there will be any pollutants or contaminants from the building or parking lot. The light manufacturing has a closed loop water system and puts out low level contaminants that do not require special provisions.

### **Parking, Sidewalk and flatwork**

Any sediment, leaves, debris, spilled fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our system ultimately polluting Utah Lake. Maintenance involves regular sweeping, the clean up of any oil spills via a Spill kit containing dry oil absorbing powder. It can also involve pavement washing to remove stains, slick spots and improve appearance when necessary. Use our Pavement Maintenance and the Pavement Washing SOPs to manage pollutants that collect on our pavements.

### **Landscaping**

American Fork has minimal landscaping but efforts are made to keep any organic material from entering the storm drain system. Our landscape operations can result in some grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants to fall or be left on our paved areas. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our storm drain system ultimately polluting Utah Lake. The primary pollutant impairing Utah Lake is organic material so it is vital that our paved areas with direct connection to the City storm drain systems remain clean of landscape debris.

Use our Landscape Maintenance SOP to prevent this potential pollution source from affecting Utah Lake.

### **Storm Drain System**

The storm drain inlets direct all runoff to a detention pond and through a stormwater treatment manhole with oil water separator that is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants. This device is susceptible to bypass and scour during large storm events and the dissolved

pollutants will pass through and harm Utah Lake . Also our stormwater treatment system holds water that can breed mosquitoes. It is important to regularly maintain this system to protect Utah Lake and prevent mosquito breeding. Use our Storm Drain Maintenance SOP manage our storm drain system responsibly.

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### **Waste Management**

Our 6-yard dumpster and trash receptacles with lids are intended to prevent precipitation exposure minimizing liquids that can leak to pavements and from haul trucks. Lids will also prevent the light weight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. Use our Waste Management SOP to control and manage the solid waste we generate.

### **Utility System**

Our roof top utility system is exposed to our roof drains which drain to our pavements. This heating and air conditioner unit contains oils and other chemicals that can harm Utah Lake if allowed to drain off our property. Liquids and other waste generated by maintenance of this system can be appropriately managed by our Spill Containment and Cleanup SOP.

### **Snow and Ice Removal Management**

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, the snow removal operations if improperly managed will increase our salt impact to our own vegetation and local water resources. Use our Snow and Ice Removal SOP to minimize our salt impact.

## **SECTION 2: TRAINING**

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Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

## **SECTION 3: RECORDKEEPING**

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to AMERICAN FORK CITY Stormwater Division annually.



## **SECTION 4: APPENDICES**

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Appendix A- Site Drawings and Details  
Appendix B- SOPs  
Appendix C- Recordkeeping Documents

## APPENDIX A – SITE DRAWINGS AND DETAILS

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See attached Final QD Civil Drawings Final 2022 09-23

Storm Tech System maintenance is to be done as per the Inspection and & Maintenance section provided in the approved plan set page 12 of 17 this calls for inspection every 6 months during the first year of operation. Adjust the inspection interval based on previous observations of sediment accumulation and high water elevations. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.

See attached SECTION 5: As-built site plan of the groundwater system from the man-made pond. Sheet C2.4 and Sheet C3.0

Four (4) 8' pipes to be Inspected and Maintained as follows: In the first 6 months of operation, the system to be inspected and maintained through cleaning out the 4 concrete boxes. Removal of all silts to occur at each cleaning. This process to occur for the first eighteen (18) months. Thereafter, conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.

## **INSPECTION & MAINTENANCE**

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- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT**
- A. INSPECTION PORTS (IF PRESENT)**
    - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN**
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED**
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG**
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)**
    - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.**
  - B. ALL ISOLATOR ROWS**
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW**
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE**
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY**
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE**
    - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.**
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS:**
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1:1 m) OR MORE IS PREFERRED**
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN**
  - C. VACUUM STRUCTURE SUMP AS REQUIRED**
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

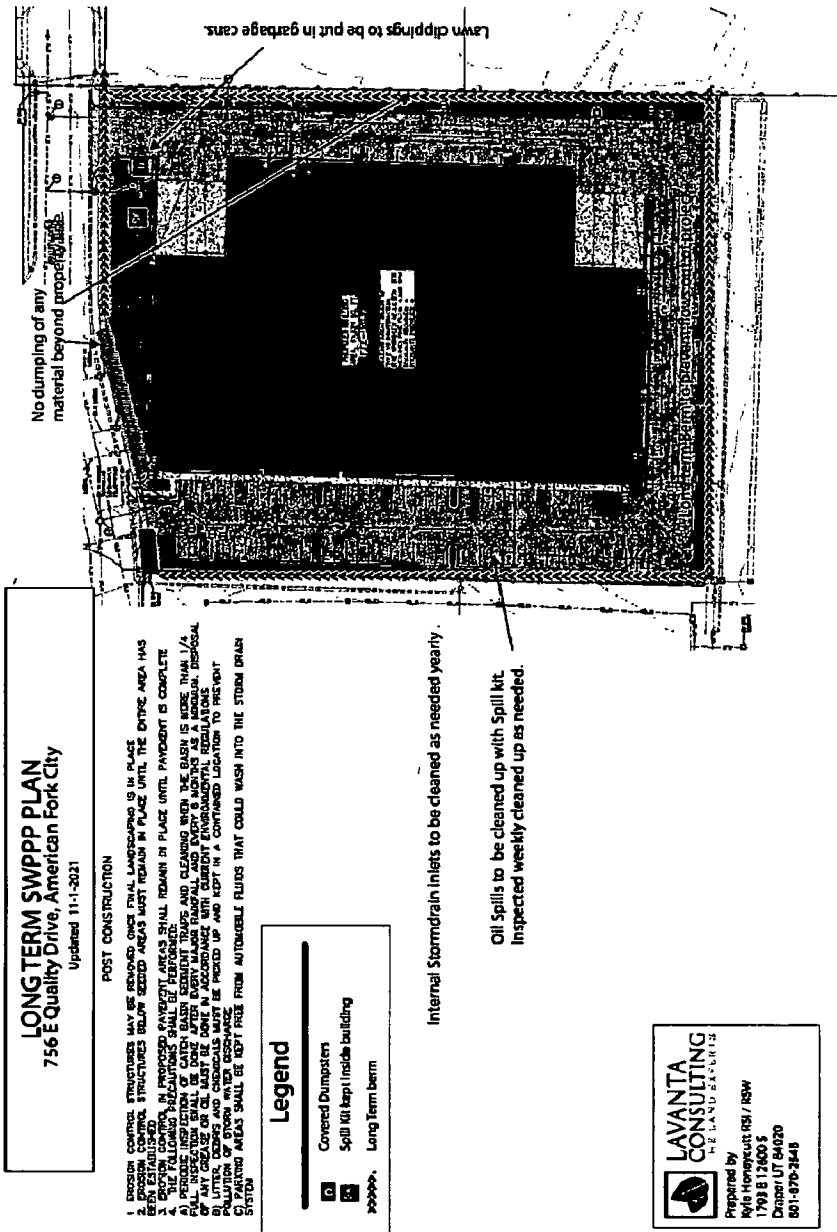
## **NOTES**

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

Contech CDS Unit Maintenance specifications.  
Are from page 5 of the attached ContecCDS Guide attached.

Cleaning of a CDS systems should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area. In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be cleaned to ensure it is free of trash and debris. Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal.





**LONG TERM SWPPP PLAN**  
756 E Quality Drive, American Fork City  
Updated 11-1-2021

**POST CONSTRUCTION**

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE  
2. BEST MANAGEMENT PRACTICES SHALL REMAIN IN PLACE UNTIL THE DRIVE AREA HAS BEEN ESTABLISHED  
3. EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL PAYMENT IS COMPLETE  
4. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEARING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 8 MONTHS AS A MINIMUM. DISPOSAL OF LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DRAINAGE SYSTEM  
5. POLLUTED AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

**Legend**

- Covered Dumpsters
- Spill kit kept inside building
- Long Term berm

**LAVANTA CONSULTING**  
THE LAND SHAPERS

Prepared By  
Nyla Honegkutt RSI / RSW  
798 E 12600 S  
Cedar UT 84020  
801-476-3446

## APPENDIX B – SOPs

### **Pavement Maintenance Operations**

#### **General:**

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

#### **1. Purpose and Selection:**

- a) Reduce stormwater pollution by sweeping and removing pollutants that will be carried to City stormwater systems during stormwater runoff or by non stormwater runoff.
- b) The sweeper is intended for removing material that collect on pavements by use and the natural degradation of pavements, ie. material that collect, drop from vehicles and the natural erosion and breaking up of pavements.

#### **2. Regular Procedure:**

- a) Remain aware of debris and sweep minor debris is needed by hand.
- b) Generally sweeping machinery should be used during autumn when leaf fall is heavy and early spring after winter thaw. Sometimes sweeping machinery will be necessary when accumulations are spread over a large area of the pavement.
- c) Manage outside activities that leave waste or drain pollutants to our pavements. This involves outside functions including but not limited to: Yard sales, yard storage, fund raisers, etc. Do not allow car wash fund raiser or other activities that allow detergents or other pollutants to be wash into storm drain systems.

#### **4. Disposal Procedure:**

- a) Service contractor dispose at licensed facilities
- b) Dispose of hand collected material in dumpster

#### **5. Training:**

- a) Annually and at hire

## Landscape Maintenance Operations

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### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

**Rule: Prevent any solids, liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.**

### 1. Application:

- a) This SOP should provide sufficient direction for many of the general landscaping operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, varying landscape cover management, etc.

### 2. Maintenance Procedure:

- a) Grooming
  - Lawn Mowing If Any– Immediately following operation sweep or blow clippings onto vegetated ground.
  - Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation.
  - Pesticide Operations – Prevent overspray, use spot treatment, sweep or blow dry pesticide onto vegetated ground immediately following operation.
- b) Remove or contain all erodible or loose material prior forecast wind and precipitation events, before any non-stormwater will pass through and over the project site and at end of work period. Light weight debris and landscape materials can require immediately attention when wind expected.
- c) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
  - Operational; including but not limited to:
    - Strategic staging of materials eliminating exposure, such as not staging on pavement
    - Avoiding multiple day staging of landscaping backfill and spoil on pavements
    - Haul off spoil as generated or daily
    - Scheduling work when weather forecast are clear.
- d) Cleanup:
  - Use dry cleanup methods, e.g. square nose shovel and broom and it is usually sufficient when no more material can be swept onto the square nosed shovel.
  - Power blowing tools

### **3. Waste Disposal:**

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

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### **4. Equipment:**

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

### **5. Training:**

- a) Annually and at hire
- b) Landscape Service Contractors must have equal or better SOPs.

## **Waste Management Operations**

### **General:**

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### **1. Application:**

- a) This SOP is intended for all Staff, intended for the proper disposal of common everyday waste.

### **2. Waste Collection Devices (Exposed units):**

- a) The site contains 2 types of waste management containers.
  - 6yd dumpster with lid
  - Receptacles with lids

### **3. Waste Disposal Restrictions for all waste Scheduled for the Trans-Jordan Landfill:**

- a) Generally most waste generated at this property, and waste from spill and clean up operations can be disposed in our dumpsters under the conditions listed in this SOP. Unless other disposal requirements are specifically identified by the product SDS or otherwise specified in other SOPs.
- b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the Utah County Landfill.
- c) Review NORTH UTAH COUNTY In Lindon Utah Landfill regulations for additional restrictions and understand what waste is prohibited in the Lindon Landfill. Ensure the SDS and the NORTH UTAH COUNTY LANDFILL regulations are not contradictory.



North Utah County Landfill  
2000 West 200 South Street  
Lindon, Utah, 84042  
801-225-8170

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Generally the waste prohibited by the UTAH COUNTY LANDFILL is:

- Liquid:
  - paint
  - pesticides/fertilizers
  - oil (all types)
  - antifreeze
  - batteries
  - liquid chemicals
  - etc.

*(Generally, all the above hazardous waste when involved in minor spill cleanup operations can be disposed in covered dumpsters and our waste bays, if the liquid is contained in absorbent material, e.g. sand, dirt, loose absorbent, pads, booms etc., and transformed or dried such that it will not drip. This is not intended for whole sale disposal of out dated or spent liquid hazardous waste. When disposal of out dated or spent liquid is needed or for questions of how to dispose of other waste, contact the*

*Utah department of health  
Environmental Health Department  
Health and Justice Building  
151 S University Ave  
Provo, Utah 84601  
Phone 801-851-7525*

**4. Waste Disposal Required for UTAH COUNTY LANDFILL or other:**

- a) Generally for waste not accepted by the LANDFILL.
- b) Follow SDS for disposal requirements. Review UTAH COUNTY LANDFILL regulations for additional restrictions and understand what waste is prohibited in the Utah County Landfill in Lindon Utah Above . The SDS and UTAH Lindon regulations are not contradictory

General rules are:

Get approval prior to delivery by calling 801-225-8170

- Transport waste in secure leak proof containers that are clearly labeled.
- c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the UTAH COUNTY LANDFILL in Lindon Utah # is a good resource, 5. General Staff Maintenance Practices:

- a) Prevent dumpsters and receptacles from becoming a pollution source by:
  1. Closing lids
  2. Reposition tipped receptacles upright.
  3. Report full or leaking and unsecured dumpsters and receptacles to the company provider or repair it in house.
  4. Report any eminent pollutant hazard related to dumpsters and receptacles to the owner.

## **6. Training:**

- a) Annually and at hire

## **Storm Drain Maintenance Operations**

### **General:**

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

### **1. Procedure:**

- a) Inspect for need:
  1. Schedule cleaning for boxes and pipe that contain 2" or more of sediment and debris.
  2. Remove debris by vacuum operated machinery via third party vacuum truck service. This service will be done at a minimum of once a year.
  3. When accumulations are mostly floating debris this material can be removed with a net.
  4. Inspect standing water for mosquito larvae and contact the Utah County Mosquito Abatement at the Utah County Abatement 801-851-7637 located at 2855 South State Street Provo, UT 84601

### **2. Disposal Procedure:**

- a) Dispose of waste collected by machinery at regulated facilities.
- b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
- c) Disposal of hazardous waste
  1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- d) Disposal of waste collected from sanitary sewer device at regulated facilities.

### **3. Training:**

- a) Annually and at hire

## **Pavement Washing Operations**

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### **General:**

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

### **1. Procedure:**

- a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation.
  - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
  - Collect wastewater with shop-vacuum simultaneous with the washing operation.
  - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.
- b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.

### **2. Disposal Procedure:**

- a) Small volumes can usually be drained to the local sanitary sewer.
- b) Large volumes must be disposed at regulated facilities.

### **2. Pavement Cleaning Frequency:**

- a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to: prevention of slick or other hazardous conditions or restore acceptable appearance of pavements.

### **3. Training:**

- a) Annually and at hire

## **Snow and Ice Removal Management**

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### **General:**

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### **1. Application:**

- a) Parking and sidewalk winter management operations.

### **2. De-Icing Procedure:**

- a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
- b) Minimize salt use by varying salt amounts relative to hazard potential.
- c) Sweep excessive piles left by the spreader.
- d) Watch forecast and adjust salt amounts when warm ups are expected the same day.

### **3. Training:**

- a) Annually and at hire.
- b) Require snow and ice service contractors to follow the stronger this SOP and their company SOPs.

## General Construction Maintenance

ENT 46511:2023 PG 29 of 56

### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

**Rule: Prevent any solids, \*liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.**

**\*liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.**

### 1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, misc. maintenance/repairs, etc.

### 2. Construction Procedure:

- a) Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
  - Operational; including but not limited to:
    - Strategic staging of materials eliminating exposure, such as not staging on pavement
    - Avoiding multiple day staging of backfill and spoil
    - Haul off spoil as generated or daily
    - Schedule work during clear forecast
  - Structural; including but not limited to:
    - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks
    - Gutter dams, e.g. wattles, sandbags, dirt dams
    - Boundary containment, e.g. wattles, silt fence
    - Dust control, e.g. water hose,
    - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles

- c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
- d) Cleanup:
  - Use dry cleanup methods, e.g. square nose shove and broom.
  - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.
- e) Cleanup Standard:
  - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

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**3. Waste Disposal:**

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
- b) Never discharge waste material to storm drains

**4. Equipment:**

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

**5. Training:**

- b) Annually and at hire.

## Spill Control

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### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### 1. Rational:

- a) All properties are susceptible to spills whether it is a result of operations or by customers. Insufficient response, inadequate containment materials and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

### 2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste material spills
  1. Critical Emergency constitutes large quantities of flowing uncontained liquid that will affect areas with people or reach storm drain systems. Generally burst or tipped tanks. See phone numbers below.  
Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Call Utah County Health Department, 801-851-7331 City 801-768-7120
  2. Spills that are contained on the surface and do not meet the criteria for Critical and minor emergencies may be managed by the responsible implementation of this SOP.
  3. Contact Numbers:  
HAZMAT - 911  
DWQ – 801-231-1769, 801-536-4123  
Utah County HEALTH DEPARTMENT – 801-851-7331  
City – 801-768-7120

### 3. Cleanup Procedure:

- a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
  - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.

- Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
- Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.
- Repeat process when residue material remains.

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#### **4. DISPOSAL:**

- a) Follow SDS requirements but usually most spills can be disposed per the following b. & c.
- b) Generally most spills absorbed into solid forms can be disposed to the dumpster and receptacles. Follow Waste Management SOP.
- c) Generally Liquid waste from surface cleansing processes may be disposed to the sanitary sewer system after the following conditions have been met:
  - Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
  - The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.

#### **5. Documentation:**

- a) Document all spills in Appendix C.

#### **6. SDS sheets:**

- a) SDS Manual is filed in break room.

#### **7. Materials:**

- a) Generally sand or dirt will work for most clean up operations and for containment. However, it is the responsibility of the owner to select the absorbent materials and cleanup methods that are required by the SDS Manuals for chemicals used by the company.

#### **8. Training:**

- a) Annually and at hire.



## APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

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**MAINTENANCE/INSPECTION SCHEDULE**

Frequency	Site Infrastructure
As Needed	Clean up all oils spills from vehicles via a dry absorbent power and place in dumpster.
As Needed	Sweep up all other droppings from vehicles and place in dumpster.
As Needed	Clean up / Sweep up all organic materials from landscaping and place in dumpster and do not allow to flow down the storm drain.
Annually	Inspect storm drain system and remove any debris
Annually	Inspect and remove any debris from detention basin.

**RECORD INSPECTIONS IN THE MAINTENANCE LOG** ENT 46511:2023 PG 34 of 56

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

**MAINTENANCE LOG**

Date	Maintenance Performed/Spill Events Performed Maintenance per SOPs	Observation Notes, including but not limited to, Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes.....	Initials

*Annual Summary of L.T.SWMP effectiveness, inefficiencies, problems, necessary changes etc.*

--

\*You may create your own form that provides this same information or request a word copy of this document.

### Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

\*You may create your own form that provides this same information or request a word copy of this document.

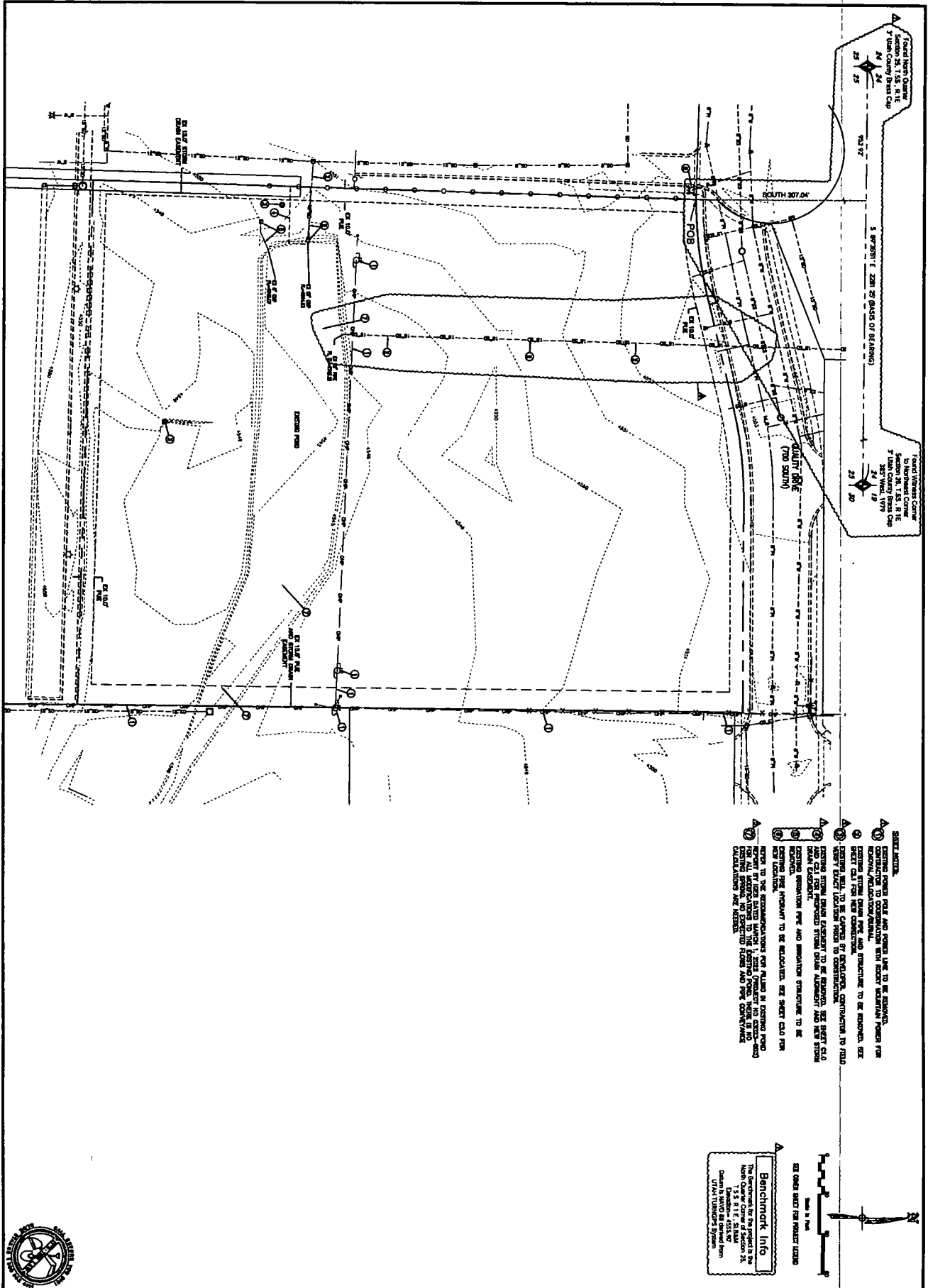


**Exhibit C**

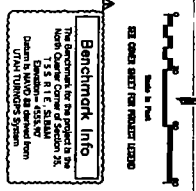








- NOTES:**
1. EXISTING CONCRETE SHALL BE REMOVED TO BE REUSED.
  2. CONSTRUCTION TO OCCUR WITHIN EXISTING FOUNDATION PERIMETER FOR DEMOLITION/RECONSTRUCTION. STRUCTURE TO BE REMOVED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  3. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  4. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  5. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  6. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  7. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  8. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  9. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  10. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  11. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  12. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  13. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  14. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  15. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  16. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  17. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  18. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  19. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.
  20. EXISTING FOUNDATION SHALL BE REUSED TO BE REUSED. SEE SHEET C-1 FOR NEW CONSTRUCTION.

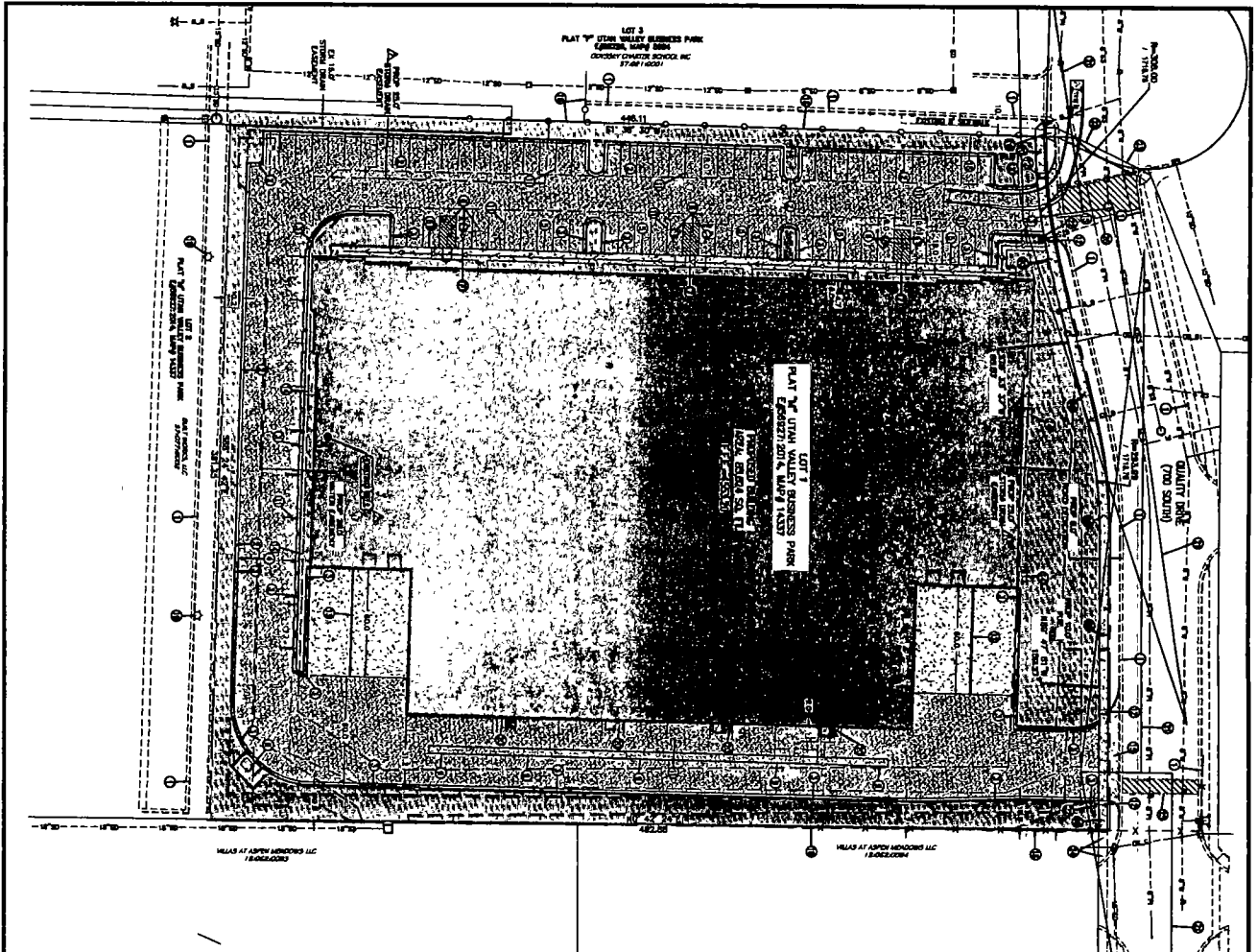


PROJECT NO. 2023-001  
 PROJECT OF DATE: 10/23/23  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES

UTAH VALLEY BUSINESS PARK  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
 EXISTING SITE/DEMOLITION PLAN

**CIR** CIVIL ENGINEERING + SURVEYING  
 10715 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-566-4381

NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT	JLS	10/23/23
2	REVISED PER PERMIT	JLS	10/23/23
3	REVISED PER PERMIT	JLS	10/23/23
4	REVISED PER PERMIT	JLS	10/23/23
5	REVISED PER PERMIT	JLS	10/23/23
6	REVISED PER PERMIT	JLS	10/23/23
7	REVISED PER PERMIT	JLS	10/23/23
8	REVISED PER PERMIT	JLS	10/23/23
9	REVISED PER PERMIT	JLS	10/23/23
10	REVISED PER PERMIT	JLS	10/23/23



**LOT DETAILS**

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	1,234,567	28.2
LOT 2	567,890	12.9
LOT 3	123,456	2.8
LOT 4	345,678	7.9

**LOT 1 BUILDING FOOTPRINTS**

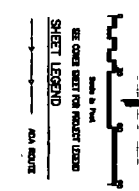
NO.	AREA (SQ. FT.)	AREA (ACRES)
1	100,000	2.3
2	200,000	4.6
3	300,000	6.9
4	400,000	9.2
5	500,000	11.5
6	600,000	13.8
7	700,000	16.1
8	800,000	18.4
9	900,000	20.7
10	1,000,000	23.0

- SEE PLAN DETAILS**
- 1. EXISTING CURB & GUTTER, SEE DETAIL 1/10A.
  - 2. PROPOSED 2' HIGH CONCRETE CURB, SEE DETAIL 1/10A.
  - 3. PROPOSED 2' HIGH CONCRETE CURB, SEE DETAIL 1/10A.
  - 4. CURB & GUTTER.
  - 5. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 6. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 7. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 8. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 9. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 10. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 11. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 12. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 13. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 14. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 15. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 16. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 17. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 18. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 19. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.
  - 20. PROPOSED OPEN FACE CONCRET, SEE DETAIL 1/10A.



**Benchmark info**

The benchmark for this project is the North Corner of the building at 752 East Quality Drive, American Fork, UT 84003. The benchmark is located on the corner of the building and is marked with a metal cap. The benchmark is located at the intersection of the building and the street.



**PROJECT INFO**

PROJECT NO. **C1.0**

PROJECT BY DATE: [Name] [Date]

DATE: [Date]



**UTAH VALLEY BUSINESS PARK**

752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003

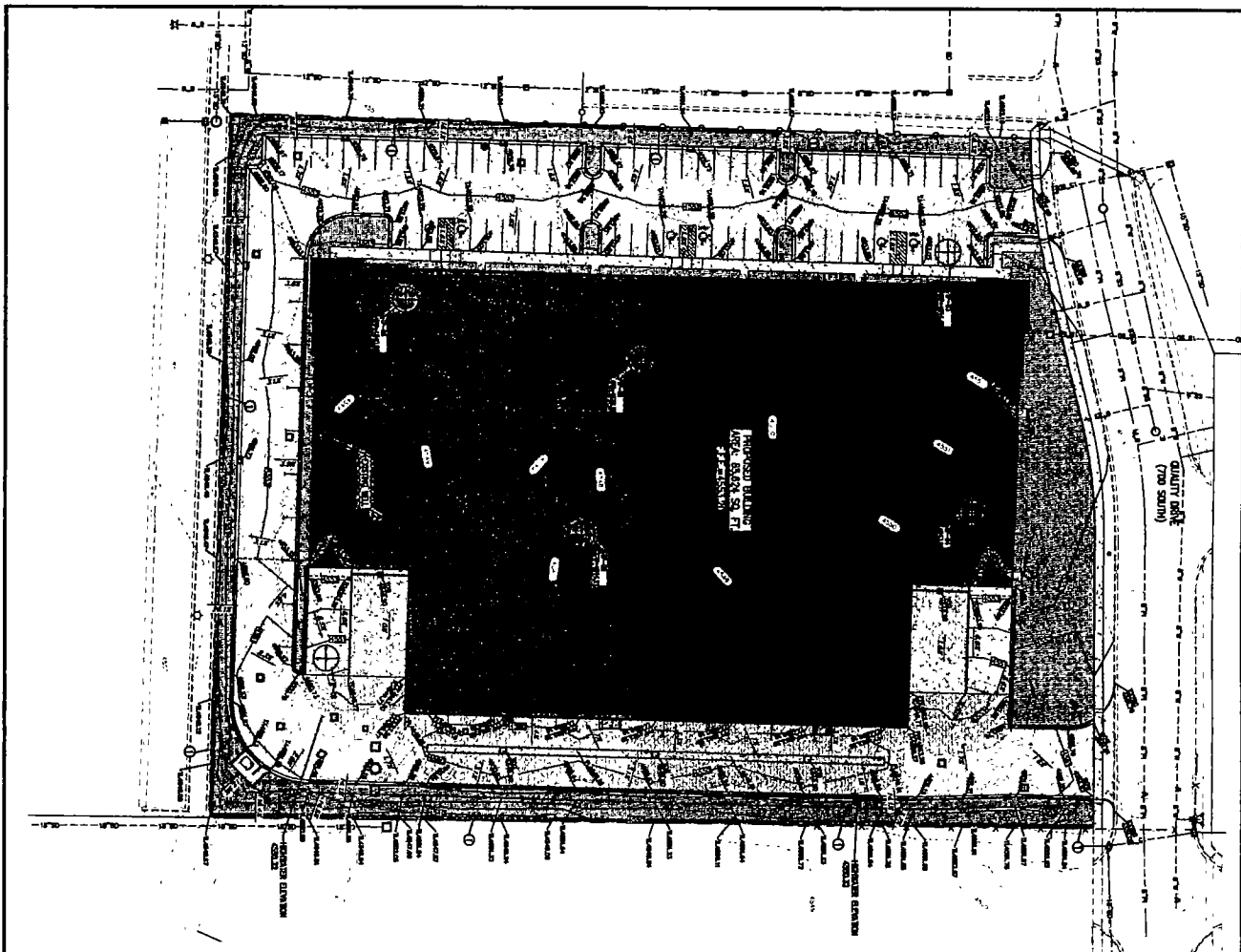
**SITE PLAN**

**CIR CIVIL ENGINEERING & SURVEYING**

10716 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84068 - 801-949-2288

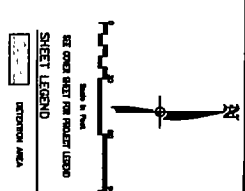
NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT	TJH	04/10/23
2	REVISED PERMIT	TJH	04/10/23
3	REVISED PERMIT	TJH	04/10/23
4	REVISED PERMIT	TJH	04/10/23
5	REVISED PERMIT	TJH	04/10/23
6	REVISED PERMIT	TJH	04/10/23
7	REVISED PERMIT	TJH	04/10/23
8	REVISED PERMIT	TJH	04/10/23
9	REVISED PERMIT	TJH	04/10/23
10	REVISED PERMIT	TJH	04/10/23

DESIGNER: TJH PROJECT ENGINEER: TJH



**SEEZ NOTES:**  
 1. VERIFY ALL ELEVATIONS FROM GRADE. REPORT TO SURVEYOR AND  
 PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.  
 2. VERIFY ALL ELEVATIONS FROM GRADE. REPORT TO SURVEYOR AND  
 PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.  
 3. VERIFY ALL ELEVATIONS FROM GRADE. REPORT TO SURVEYOR AND  
 PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.

**Benchmark Info**  
 The benchmark for this project is the  
 North Quarter Corner of Section 24,  
 Township 36N, Range 13E, S44E  
 Datum is NAVD83 as derived from  
 Utah Universal System



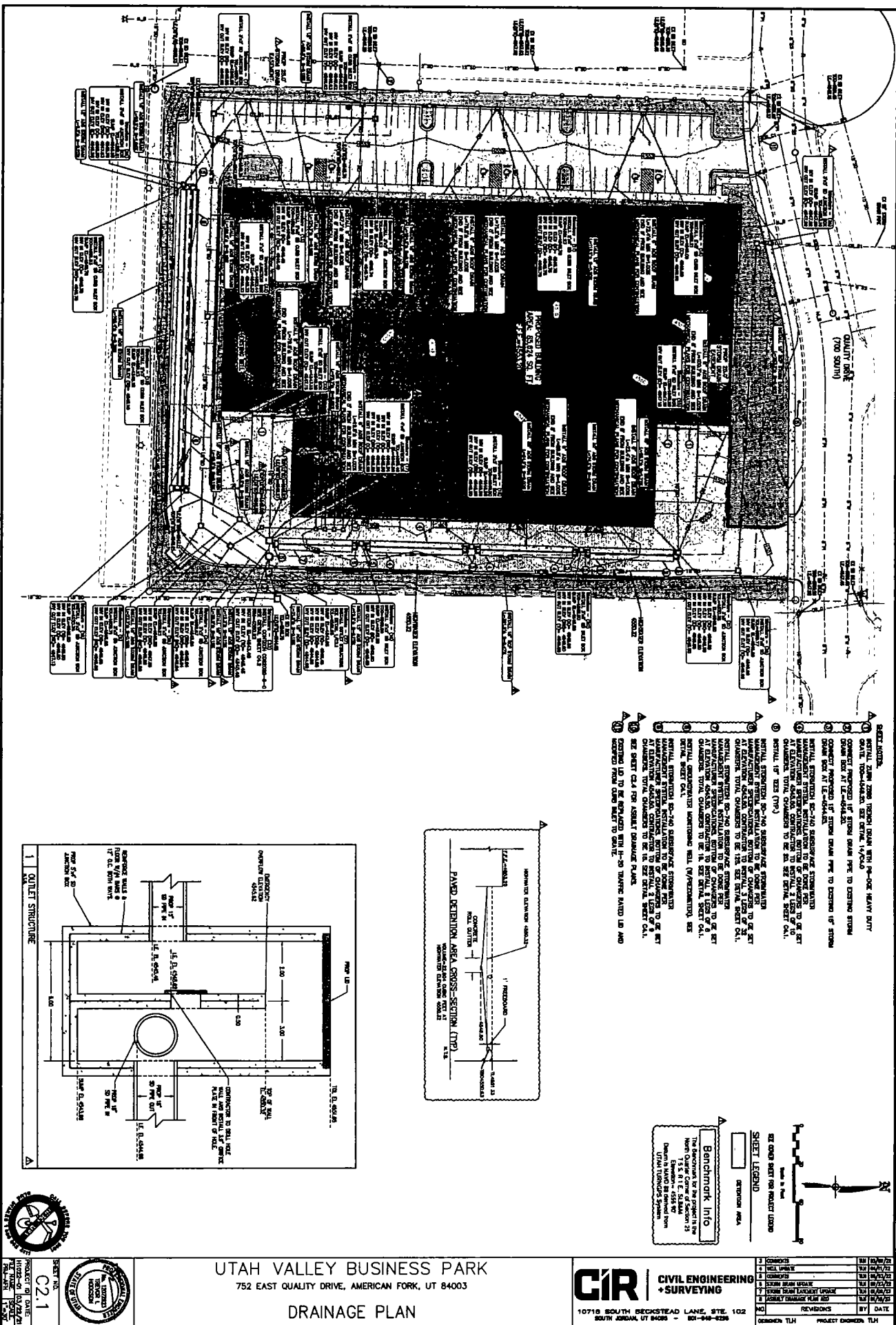
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 C2.0  
**PROJECT OF DATE**  
 12/31/23



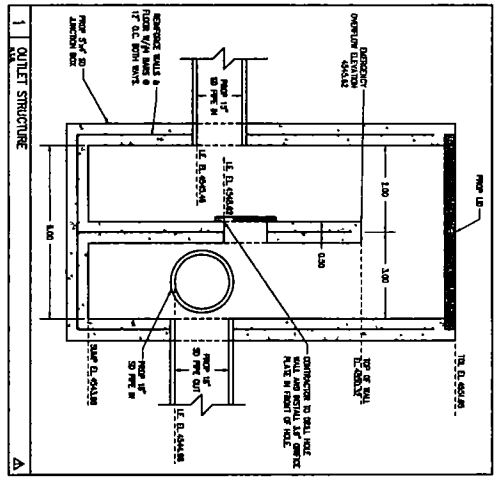
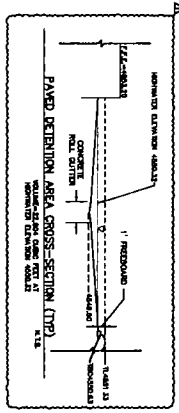
**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**GRADING PLAN**

**CIR CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 TEL: 801-946-0288

NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT	TLH	01/04/23
2	CONTRACT	TLH	01/04/23
3	FORNITURE	TLH	01/04/23
4	FORNITURE	TLH	01/04/23
5	FORNITURE	TLH	01/04/23
6	FORNITURE	TLH	01/04/23
7	FORNITURE	TLH	01/04/23
8	FORNITURE	TLH	01/04/23
9	FORNITURE	TLH	01/04/23
10	FORNITURE	TLH	01/04/23



- 1. INSTALL 12" DIA. 12' LONG MANHOLE WITH 12" DIA. 12' LONG HEAVY DUTY CASTLE TOP-LOADING SET DETAIL 1/10/20
- 2. CONNECT MANHOLE TO STORM DRAIN PIPE TO EXISTING STORM DRAIN BOX AT LE-4644-2
- 3. CONNECT MANHOLE TO STORM DRAIN PIPE TO EXISTING STORM DRAIN BOX AT LE-4644-3
- 4. INSTALL STORM DRAIN 12" DIA. SUBSURFACE INSTALLATION
- 5. MANHOLE STORM DRAIN INSTALLATION TO BE SET AT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE.
- 6. MANHOLE STORM DRAIN INSTALLATION TO BE SET AT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE.
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- 8. MANHOLE STORM DRAIN INSTALLATION TO BE SET AT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE. CONTRACTOR TO VERIFY SET POINT AT EXISTING GRADE.
- 9. SEE SHEET C24 FOR ASSEMBLY DRAWING PLANS.
- 10. SEE SHEET C24 FOR ASSEMBLY DRAWING PLANS.
- 11. SEE SHEET C24 FOR ASSEMBLY DRAWING PLANS.



**Benchmark Info**  
 The benchmark for this project is the North Quarter Corner of Section 23 Township 34N Range 06E Utah Township System

**SHEET LEGEND**  
 SET POINT MARK FOR PROJECT LEGEND  
 SET POINT MARK  
 SET POINT MARK

**REVISIONS**

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT	TLH	08/23/23
2	REVISIONS	TLH	08/23/23
3	REVISIONS	TLH	08/23/23
4	REVISIONS	TLH	08/23/23
5	REVISIONS	TLH	08/23/23
6	REVISIONS	TLH	08/23/23
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19	REVISIONS	TLH	08/23/23
20	REVISIONS	TLH	08/23/23



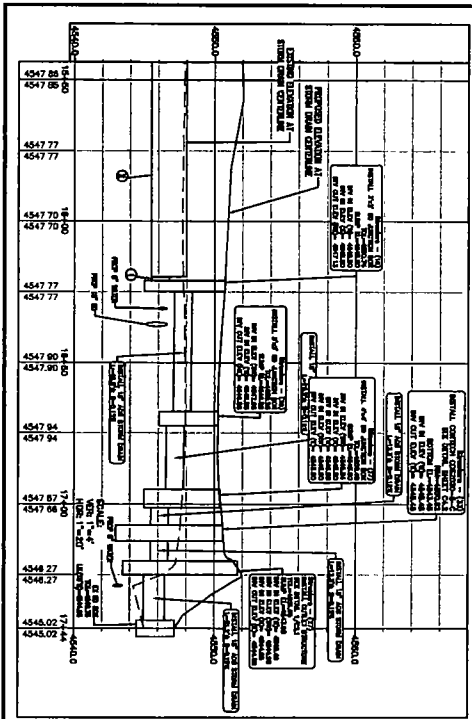
UTAH VALLEY BUSINESS PARK  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**DRAINAGE PLAN**

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH WINDHAM, UT 84095 - 801-948-2226

SHEET NO. **C2.1**  
 PROJECT NO. 1  
 PROJECT DATE: 08/23/23  
 HYDROLOGIC DATE: 08/23/23  
 DESIGN DATE: 08/23/23  
 SCALE: 1"=20'

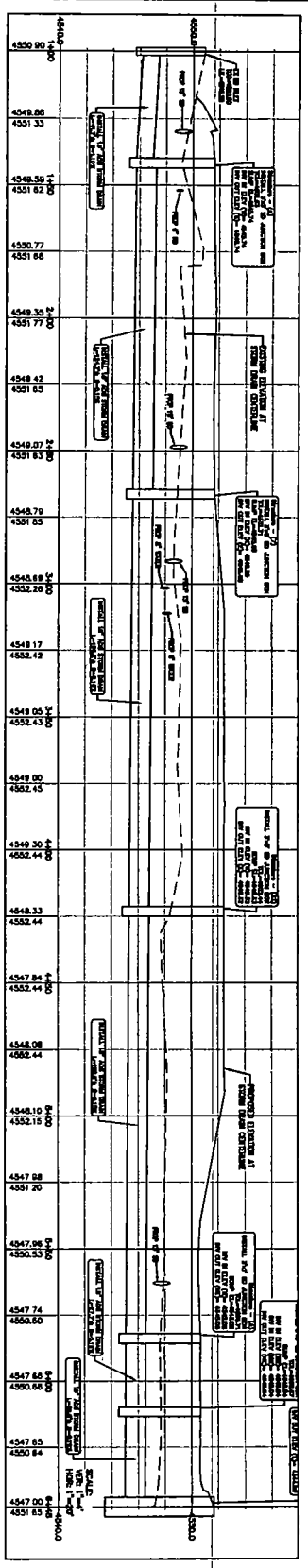
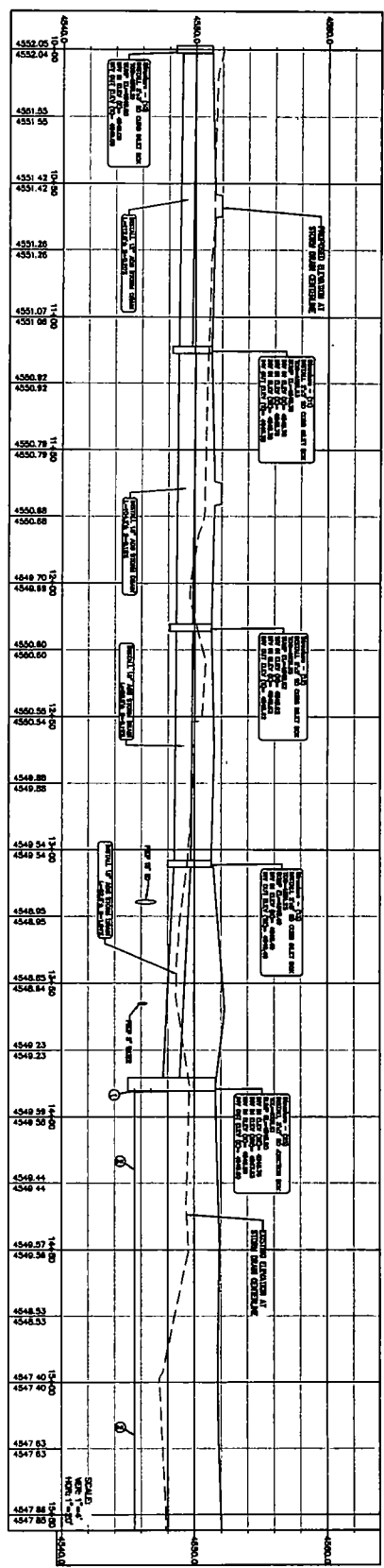


NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT	TLH	08/23/23
2	REVISIONS	TLH	08/23/23
3	REVISIONS	TLH	08/23/23
4	REVISIONS	TLH	08/23/23
5	REVISIONS	TLH	08/23/23
6	REVISIONS	TLH	08/23/23
7	REVISIONS	TLH	08/23/23
8	REVISIONS	TLH	08/23/23
9	REVISIONS	TLH	08/23/23
10	REVISIONS	TLH	08/23/23
11	REVISIONS	TLH	08/23/23
12	REVISIONS	TLH	08/23/23
13	REVISIONS	TLH	08/23/23
14	REVISIONS	TLH	08/23/23
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17	REVISIONS	TLH	08/23/23
18	REVISIONS	TLH	08/23/23
19	REVISIONS	TLH	08/23/23
20	REVISIONS	TLH	08/23/23



SEE OTHER SHEETS FOR PROJECT LEGEND

**Benchmark Info**  
 The benchmark for the project is the  
 North Quarter Corner of Section 25,  
 Township 43S, Range 11E,  
 Utah Township System



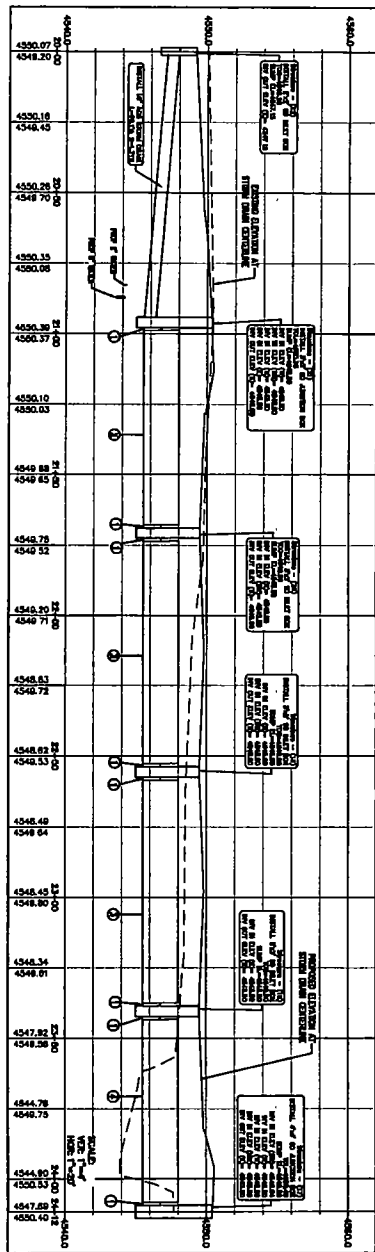
SHEET NO.  
**C22**  
 PROJECT NO.  
 DATE  
 12/22/23



**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**STORM DRAIN PROFILE**

**CIR** CIVIL ENGINEERING + SURVEYING  
 10718 SOUTH BECHTOLD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-946-8288

NO.	REVISIONS	BY	DATE
1	REVISIONS		
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		



**INSTALL 18" 1200 (70') 15" DIA. 15' CORR. METAL PIPE**  
**INSTALL 36" DIA. MANHOLE**  
**INSTALL 48" DIA. MANHOLE**  
**INSTALL 60" DIA. MANHOLE**  
**INSTALL 72" DIA. MANHOLE**  
**INSTALL 84" DIA. MANHOLE**  
**INSTALL 96" DIA. MANHOLE**  
**INSTALL 108" DIA. MANHOLE**  
**INSTALL 120" DIA. MANHOLE**  
**INSTALL 132" DIA. MANHOLE**  
**INSTALL 144" DIA. MANHOLE**  
**INSTALL 156" DIA. MANHOLE**  
**INSTALL 168" DIA. MANHOLE**  
**INSTALL 180" DIA. MANHOLE**  
**INSTALL 192" DIA. MANHOLE**  
**INSTALL 204" DIA. MANHOLE**  
**INSTALL 216" DIA. MANHOLE**  
**INSTALL 228" DIA. MANHOLE**  
**INSTALL 240" DIA. MANHOLE**  
**INSTALL 252" DIA. MANHOLE**  
**INSTALL 264" DIA. MANHOLE**  
**INSTALL 276" DIA. MANHOLE**  
**INSTALL 288" DIA. MANHOLE**  
**INSTALL 300" DIA. MANHOLE**  
**INSTALL 312" DIA. MANHOLE**  
**INSTALL 324" DIA. MANHOLE**  
**INSTALL 336" DIA. MANHOLE**  
**INSTALL 348" DIA. MANHOLE**  
**INSTALL 360" DIA. MANHOLE**  
**INSTALL 372" DIA. MANHOLE**  
**INSTALL 384" DIA. MANHOLE**  
**INSTALL 396" DIA. MANHOLE**  
**INSTALL 408" DIA. MANHOLE**  
**INSTALL 420" DIA. MANHOLE**  
**INSTALL 432" DIA. MANHOLE**  
**INSTALL 444" DIA. MANHOLE**  
**INSTALL 456" DIA. MANHOLE**  
**INSTALL 468" DIA. MANHOLE**  
**INSTALL 480" DIA. MANHOLE**  
**INSTALL 492" DIA. MANHOLE**  
**INSTALL 504" DIA. MANHOLE**  
**INSTALL 516" DIA. MANHOLE**  
**INSTALL 528" DIA. MANHOLE**  
**INSTALL 540" DIA. MANHOLE**  
**INSTALL 552" DIA. MANHOLE**  
**INSTALL 564" DIA. MANHOLE**  
**INSTALL 576" DIA. MANHOLE**  
**INSTALL 588" DIA. MANHOLE**  
**INSTALL 600" DIA. MANHOLE**

**Benchmark Info**

72.5 S.T.E. STATION  
 NORTH CANTON CENTER OF GRAVITY IS  
 USED FOR ALL POINTS  
 UNLESS OTHERWISE NOTED



**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**STORM DRAIN PROFILE**

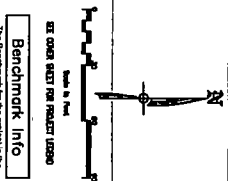
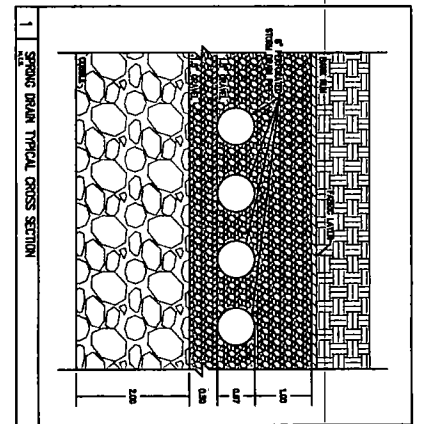
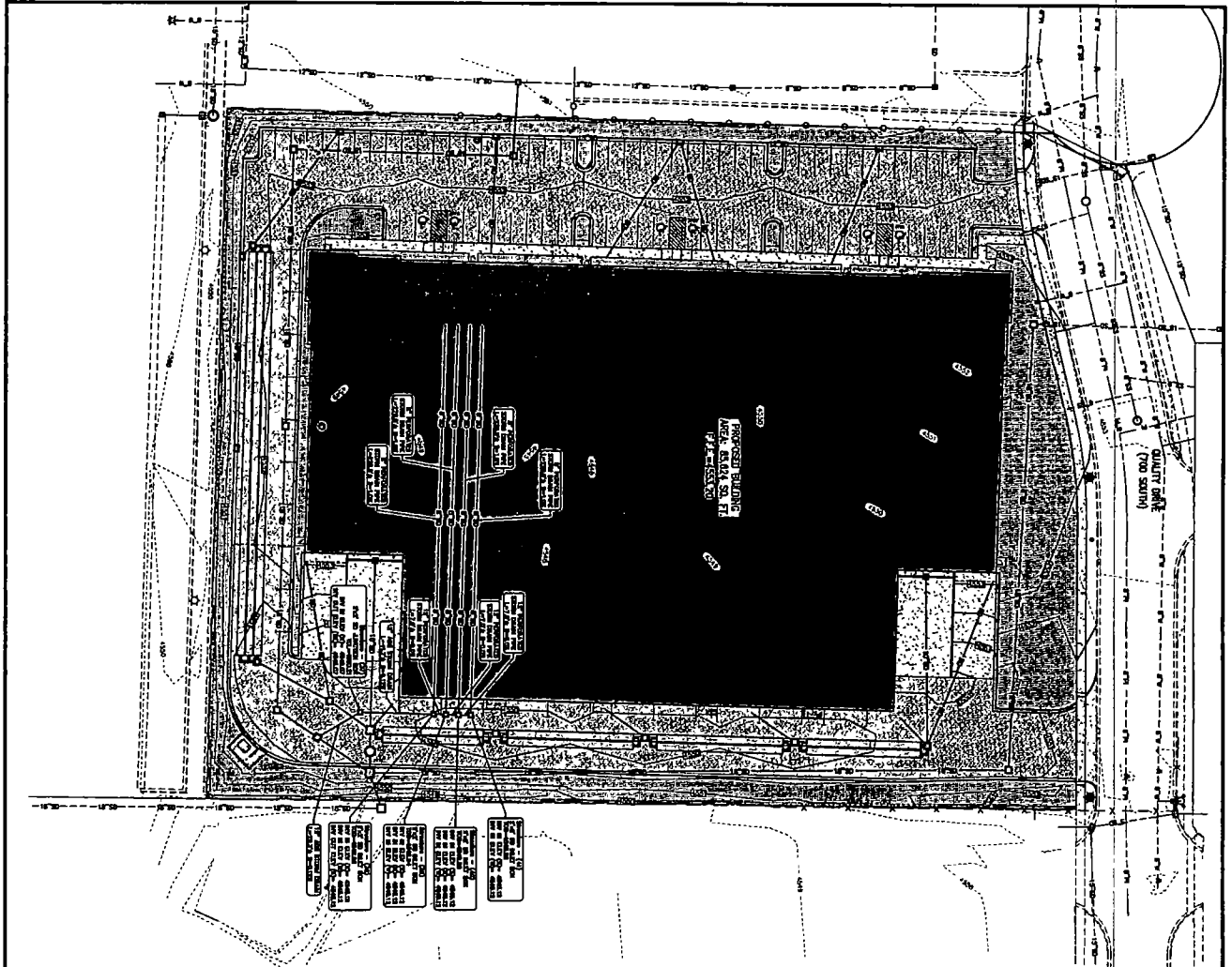
NO.	REVISIONS	BY	DATE
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2	ISSUE FOR PERMIT	TJL	02/21/23
3	ISSUE FOR PERMIT	TJL	02/22/23
4	ISSUE FOR PERMIT	TJL	02/23/23
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8	ISSUE FOR PERMIT	TJL	02/27/23
9	ISSUE FOR PERMIT	TJL	02/28/23
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12	ISSUE FOR PERMIT	TJL	03/01/23
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99	ISSUE FOR PERMIT	TJL	05/27/23
100	ISSUE FOR PERMIT	TJL	05/28/23
101	ISSUE FOR PERMIT	TJL	05/29/23
102	ISSUE FOR PERMIT	TJL	05/30/23
103	ISSUE FOR PERMIT	TJL	05/31/23

C2.3



**CIVIL ENGINEERING + SURVEYING**  
 10716 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 971-449-4200

DESIGNED BY: TJL  
 PROJECT CHECKED BY: TJL



**Benchmark Info**  
 The Government for the project is for North Quarter Section 23, T18S, R11E, E13SW, Salt Lake County, Utah. Datum is NAVD 83 derived from UTM (Universal) System.

NOTES:  
 1. REFER TO THE RECOMMENDATIONS FOR UTILITY IN THE PROJECT MANUAL.  
 2. ALL PIPES TO BE 12" DIA. WITH 4' MIN. COVER.  
 3. ALL PIPES TO BE 15' MIN. SPACING.  
 4. ALL PIPES TO BE 1' MIN. COVER.  
 5. REFER TO THE RECOMMENDATIONS FOR UTILITY IN THE PROJECT MANUAL.

**AS-BUILT SET**  
 AS-BUILT INFORMATION  
 PROVIDED BY CONTRACTOR



SHEET NO.	C2.4
PROJECT NO.	23-2407-01
DATE	03/22/23
SCALE	AS SHOWN

UTAH VALLEY BUSINESS PARK  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
 ASBUILT DRAINAGE PLAN

**CIR** CIVIL ENGINEERING + SURVEYING

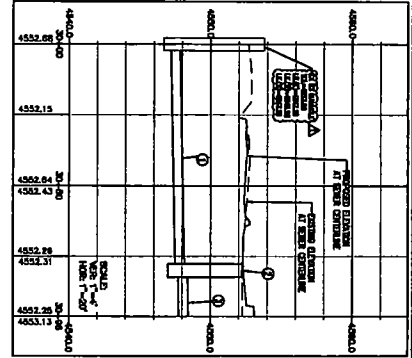
10715 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84086 - DR-248-2309

NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT	TLH	03/22/23
2	PERMIT UPDATE	TLH	04/12/23
3	AS-BUILT	TLH	04/28/23
4	AS-BUILT	TLH	05/01/23
5	AS-BUILT	TLH	05/01/23

DESIGNER: TLH      PROJECT ENGINEER: TLH







**PROPOSED SEWER**  
 THE PROPOSED SEWER SHALL BE INSTALLED AT THE PROPOSED LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER INSTALLATION, UTAH DIVISION OF HIGHWAYS, 2003 EDITION.

**Benchmark Info**  
 The benchmark for this project is the North American Datum of 1983 (NAD 83). The benchmark is located at the corner of the lot shown on the site plan. The benchmark is a 6-inch diameter iron pipe with a 2-inch diameter hole in the center. The benchmark is set in concrete and is located at the corner of the lot shown on the site plan.



- SEE LEGEND**
- ① CONCRETE TO EXISTING SEWER MANHOLE AT 15'-0" DIA. AND INSTALL 36" Ø
  - ② 12" PVC SEWER PIPE, 30'-0" L
  - ③ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ④ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑤ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑥ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑦ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑧ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑨ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.
  - ⑩ 18" DIA. SEWER MANHOLE FOR AMERICAN FORM, 18" DIA. TO 4'-0" DIA.



PROJECT NO. **C3.1**  
 PROJECT BY DATE  
 APPROVED DATE 01/22/23  
 DRAWN BY DATE  
 CHECKED BY DATE



**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**SEWER PROFILE**

**CIR CIVIL ENGINEERING SURVEYING**  
 10718 SOUTH BECKETT LANE, STE. 102  
 SOUTH JORDAN, UT 84098 - 801-948-4288

NO.	REVISIONS	BY	DATE
1	COMPLETE	TLH	01/24/23
2	REVISION	TLH	01/24/23
3	REVISION	TLH	01/24/23
4	REVISION	TLH	01/24/23
5	REVISION	TLH	01/24/23
6	REVISION	TLH	01/24/23
7	REVISION	TLH	01/24/23
8	REVISION	TLH	01/24/23
9	REVISION	TLH	01/24/23
10	REVISION	TLH	01/24/23


SHEET NO. **C4.0**  
 PROJECT NO. **14272**  
 DATE: **11/20/23**

**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**DETAIL SHEET**

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84086 - 801-946-2299

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT	TLH	11/20/23
2	REVISED PER COMMENTS	TLH	11/20/23
3	REVISED PER COMMENTS	TLH	11/20/23
4	REVISED PER COMMENTS	TLH	11/20/23
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16	REVISED PER COMMENTS	TLH	11/20/23
17	REVISED PER COMMENTS	TLH	11/20/23
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19	REVISED PER COMMENTS	TLH	11/20/23
20	REVISED PER COMMENTS	TLH	11/20/23

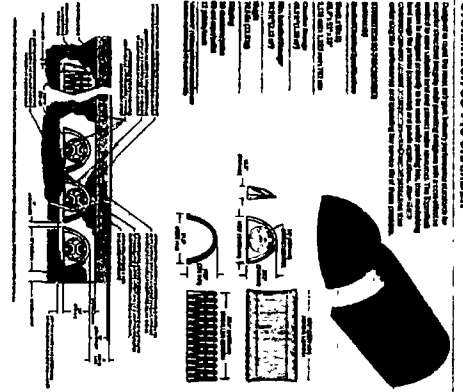
StormTech



StormTech



**STORMTECH SC-240 CHAMBER**



SC-240 TECHNICAL SPECIFICATIONS

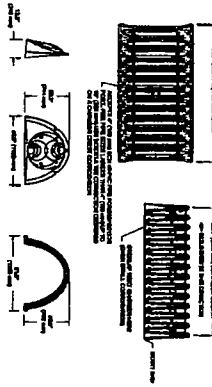


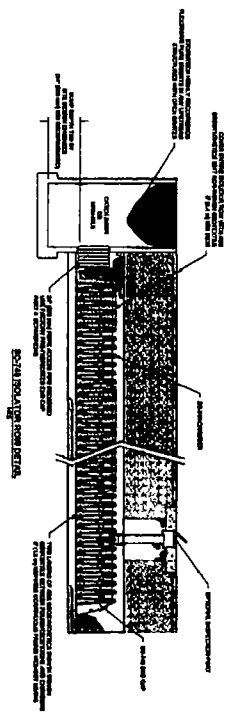
TABLE 1: PARTS LIST

QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT
1	Top Cover	EA	1	Bottom Grate	EA	1	Side Panel	EA
1	End Panel	EA	1	Support Post	EA	1	Fastener	EA
1	Access Panel	EA	1	Seal	EA	1	Label	EA

**SC-240 CURBLINE ISOLATOR CHAMBERS PER CHAMBER**

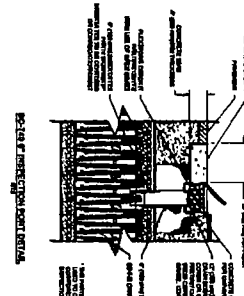
NO.	DESCRIPTION	QTY	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT
1	Isolator Chamber	1	EA	1	Isolator Chamber	EA	1	Isolator Chamber	EA
2	Isolator Chamber	1	EA	2	Isolator Chamber	EA	3	Isolator Chamber	EA

NOTES:  
 1. ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER.  
 2. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CHAMBER.  
 3. THE CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 4. THE CHAMBER SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.



**INSPECTION & MAINTENANCE**

1. THE CHAMBER SHALL BE INSPECTED AND MAINTAINED AT ALL TIMES.  
 2. THE CHAMBER SHALL BE KEPT CLEAR OF DEBRIS AND OTHER OBSTRUCTIONS.  
 3. THE CHAMBER SHALL BE REPAIRED OR REPLACED AS NECESSARY.  
 4. THE CHAMBER SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.



**ISOLATOR CHAMBER DETAILS**

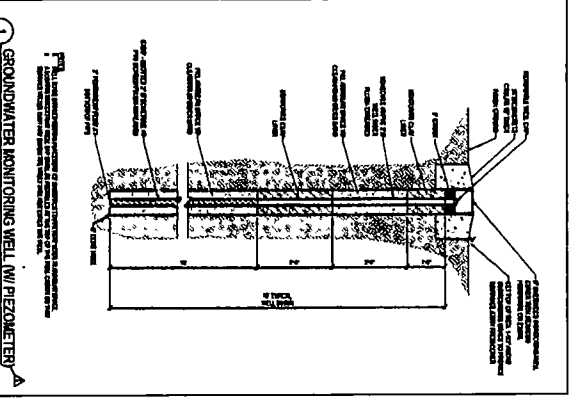
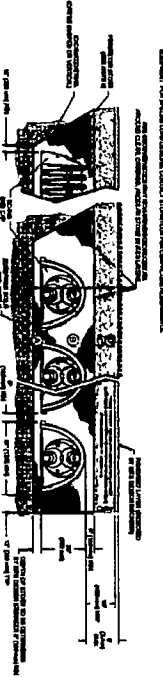
NO.	DESCRIPTION	QTY	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT
1	Isolator Chamber	1	EA	1	Isolator Chamber	EA	1	Isolator Chamber	EA

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-240 CHAMBER SYSTEMS**

NO.	DESCRIPTION	QTY	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT
1	Acceptable Fill Material	1	EA	1	Acceptable Fill Material	EA	1	Acceptable Fill Material	EA
2	Acceptable Fill Material	1	EA	2	Acceptable Fill Material	EA	3	Acceptable Fill Material	EA

**NOTES**

1. ALL MATERIALS SHALL BE SUPPLIED BY THE MANUFACTURER.  
 2. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CHAMBER.  
 3. THE CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 4. THE CHAMBER SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.



**GROUNDWATER MONITORING WELL (W/ PIEZOMETER)**

**GROUNDWATER MONITORING WELL (W/ PIEZOMETER)**

NO.	DESCRIPTION	QTY	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT
1	Groundwater Monitoring Well	1	EA	1	Groundwater Monitoring Well	EA	1	Groundwater Monitoring Well	EA



PROJECT NO: C4.1  
 PROJECT DATE: 04/27/23  
 SHEET NO: 51 OF 56

UTAH VALLEY BUSINESS PARK  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
 DETAIL SHEET

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-546-4288

NO.	REVISIONS	BY	DATE
1	PROJECT CHANGES	TLH	

TECH DATA

**FOAM EPS GEOFoam**

The information given is for design purposes only. The user must verify the suitability of the product for their specific application. The user must also verify the suitability of the product for their specific application. The user must also verify the suitability of the product for their specific application.

**Foam-Control EPS Geofoin Properties**

Property	ES24	ES28	ES32	ES36	ES40	ES44	ES48	ES52	ES56
Density, min. (lb/ft <sup>3</sup> )	0.12	0.13	0.14	0.15	0.16	0.17	0.18	0.19	0.20
Compressive Strength* @ 2% Deformation, min. (psi)	200	220	240	260	280	300	320	340	360
Compressive Strength* @ 10% Deformation, min. (psi)	150	160	170	180	190	200	210	220	230
Impact Resistance, min. (ft-lb)	100	110	120	130	140	150	160	170	180
Flexural Strength, min. (psi)	100	110	120	130	140	150	160	170	180
Water Absorption for 24 Hr. Immersion, min. (vol. %)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Oxygen Impermeability, min. (ccm)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Buoyancy Force (lb/ft <sup>3</sup> )	15.8	16.7	17.6	18.5	19.4	20.3	21.2	22.1	23.0

**Additional Properties for Compressible Applications**

Property	ES24	ES28	ES32	ES36	ES40	ES44	ES48	ES52	ES56
Compressive Modulus* @ 2% Deformation, min. (psi)	1000	1100	1200	1300	1400	1500	1600	1700	1800
Compressive Modulus* @ 10% Deformation, min. (psi)	700	750	800	850	900	950	1000	1050	1100
Modulus of Elasticity, min. (psi)	1000	1100	1200	1300	1400	1500	1600	1700	1800

TECH BULLETIN

**FOAM EPS GEOFoam**

Geofoin No. S004

Subject: Properties of EPS Geofoin

Date: September 2007 (Revised February 2013)

These data were prepared by the manufacturer for use in design. The user must verify the suitability of the product for their specific application. The user must also verify the suitability of the product for their specific application. The user must also verify the suitability of the product for their specific application.

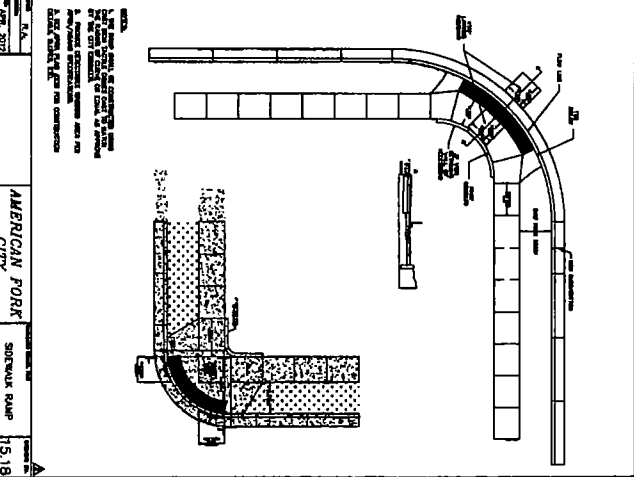
**Foam-Control EPS Properties**

Property	ES24	ES28	ES32	ES36	ES40	ES44	ES48	ES52	ES56
Density, min. (lb/ft <sup>3</sup> )	0.12	0.13	0.14	0.15	0.16	0.17	0.18	0.19	0.20
Compressive Strength* @ 2% Deformation, min. (psi)	200	220	240	260	280	300	320	340	360
Compressive Strength* @ 10% Deformation, min. (psi)	150	160	170	180	190	200	210	220	230
Impact Resistance, min. (ft-lb)	100	110	120	130	140	150	160	170	180
Flexural Strength, min. (psi)	100	110	120	130	140	150	160	170	180
Water Absorption for 24 Hr. Immersion, min. (vol. %)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Oxygen Impermeability, min. (ccm)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Buoyancy Force (lb/ft <sup>3</sup> )	15.8	16.7	17.6	18.5	19.4	20.3	21.2	22.1	23.0

**FOAM EPS GEOFoam**

Geofoin No. S004

Subject: Properties of EPS Geofoin



**CONTECH™**  
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**CONTECH™ DESIGN NOTES**

1. THE USER MUST VERIFY THE SUITABILITY OF THE PRODUCT FOR THEIR SPECIFIC APPLICATION. THE USER MUST ALSO VERIFY THE SUITABILITY OF THE PRODUCT FOR THEIR SPECIFIC APPLICATION. THE USER MUST ALSO VERIFY THE SUITABILITY OF THE PRODUCT FOR THEIR SPECIFIC APPLICATION.

**SITE SPECIFIC DATA REQUIREMENTS**

ITEM	DESCRIPTION	DATE
1	FOUNDATION DATA	
2	SOIL TESTS	
3	GROUNDWATER DATA	
4	SEISMIC DATA	
5	CLIMATE DATA	
6	TRAFFIC DATA	
7	ADDITIONAL DATA	



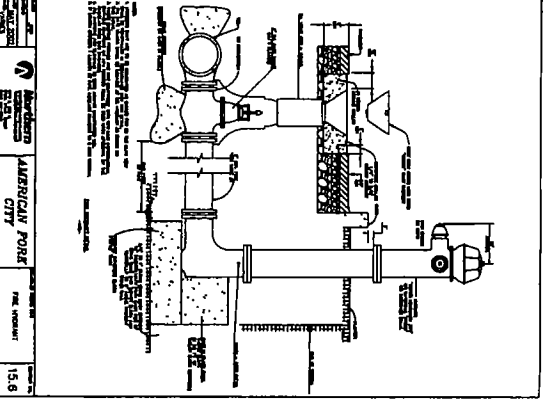
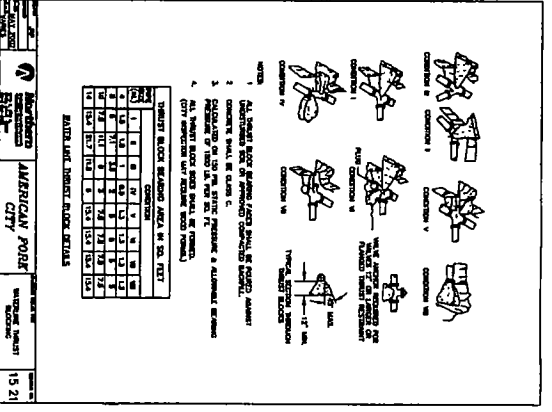
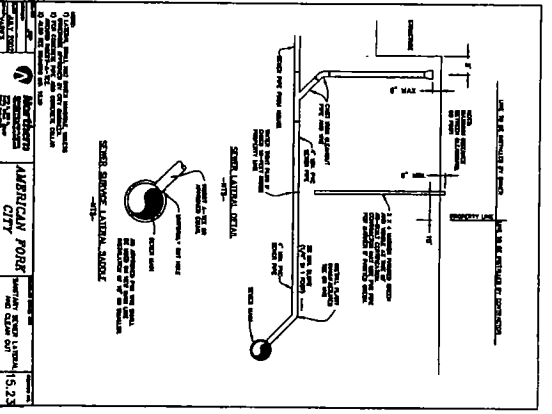
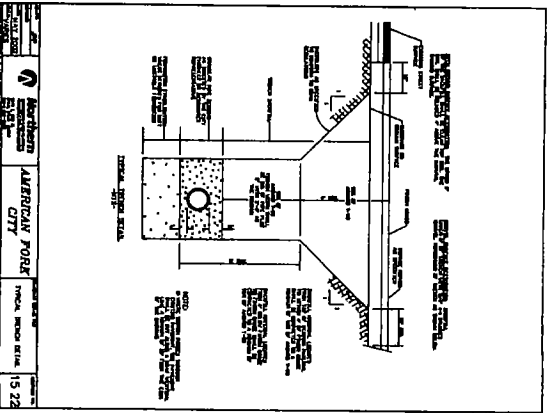
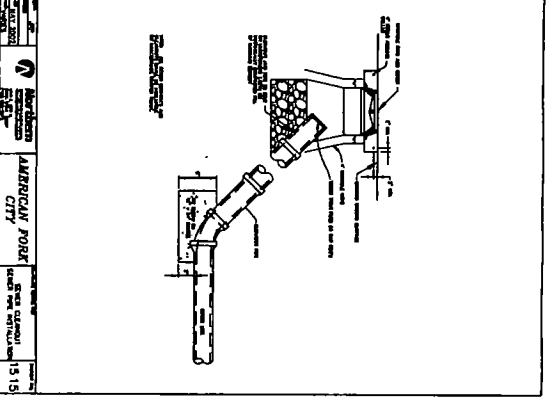
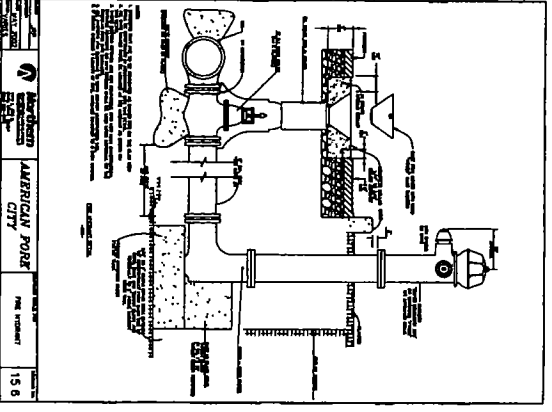
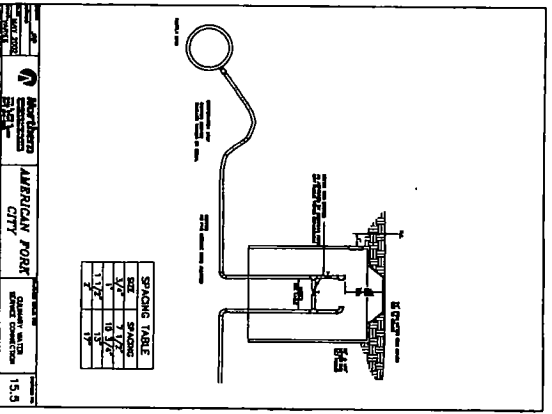
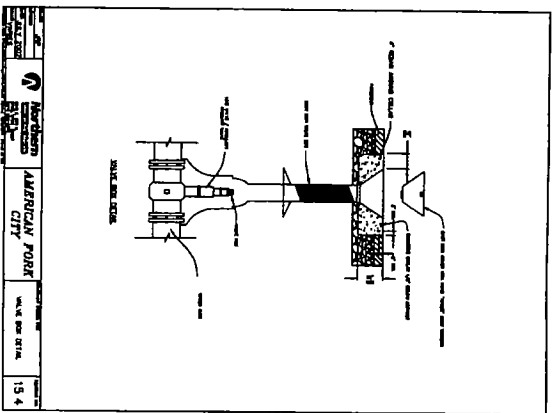
PROJECT NO. C4.2  
 DATE: 02/22/23  
 SHEET NO. 15.18



UTAH VALLEY BUSINESS PARK  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
 DETAIL SHEET

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 BETH JEAN, UT 84202

NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT		
2	REVISED PERMIT		
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4	REVISED PERMIT		
5	REVISED PERMIT		
6	REVISED PERMIT		
7	REVISED PERMIT		
8	REVISED PERMIT		
9	REVISED PERMIT		
10	REVISED PERMIT		



UTAH VALLEY BUSINESS PARK  
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
DETAIL SHEET

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DETAIL SHEET

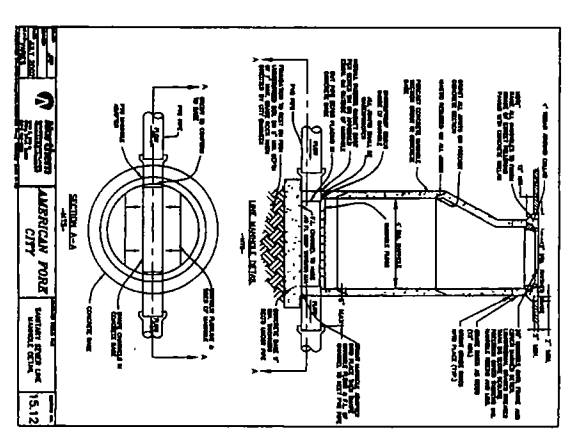
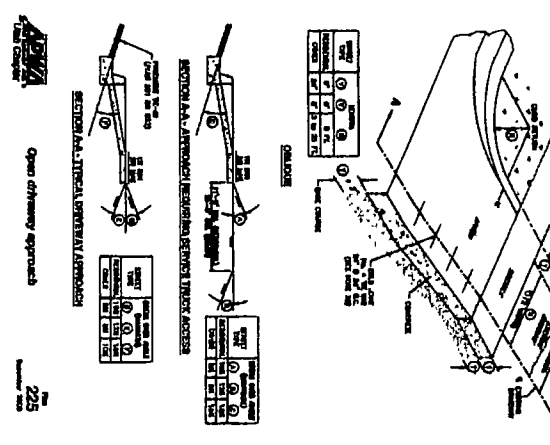
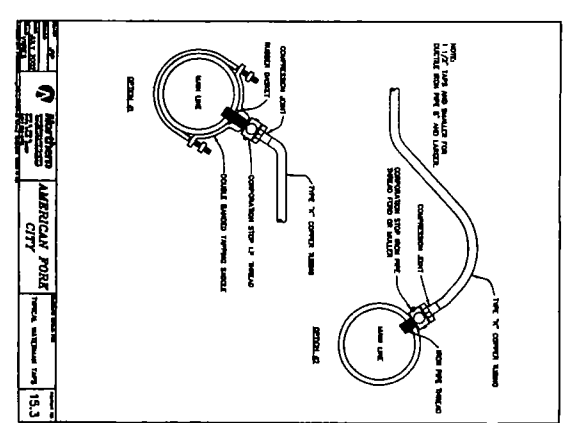
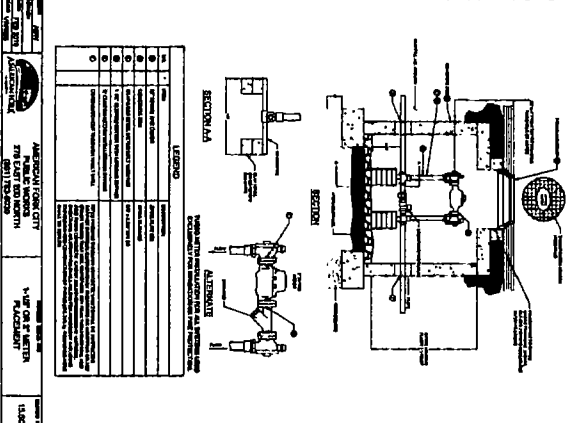
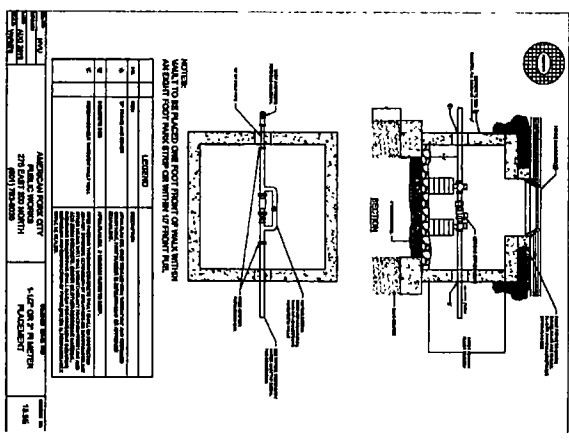
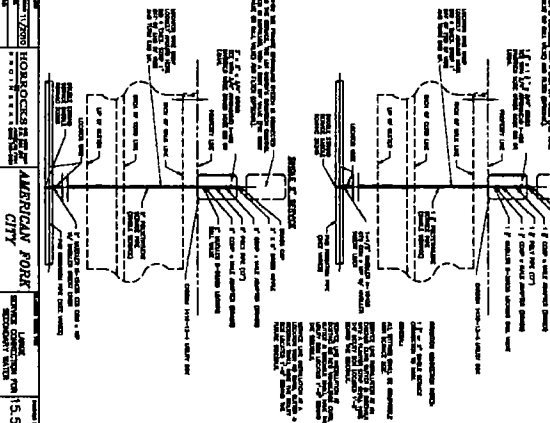
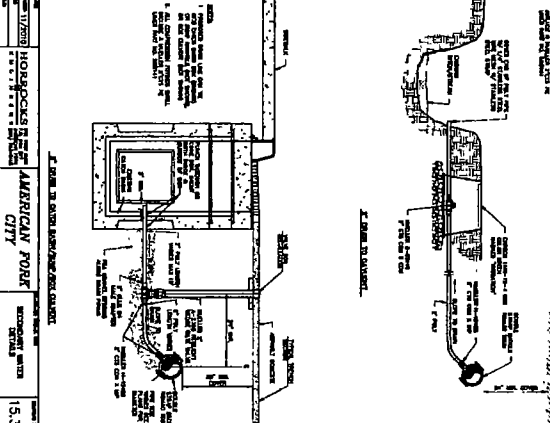
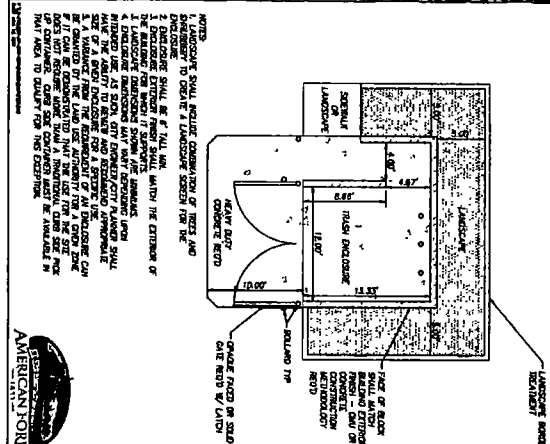
UTAH VALLEY BUSINESS PARK  
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
DETAIL SHEET

**CIR** CIVIL ENGINEERING & SURVEYING  
10718 SOUTH BECKSTEAD LAKE, STE. 102  
SOUTH JORDAN, UT 84086 - 801-946-8288

3	CONCRETE	11/15/23
4	REINFORCEMENT	11/15/23
5	FOUNDATION	11/15/23
6	FORM BRUSH UPGRADE	11/15/23
7	FORM BRUSH FACILITY WORK	11/15/23
8	FORM BRUSH PAINT JOB	11/15/23
9	REVISIONS	BY DATE
10		

DESIGNER: TLH PROJECT ENGINEER: TLH

**CITY STANDARD - DUMPSTER TRASH ENCLOSURE  
STANDARD 17.9.121.B**

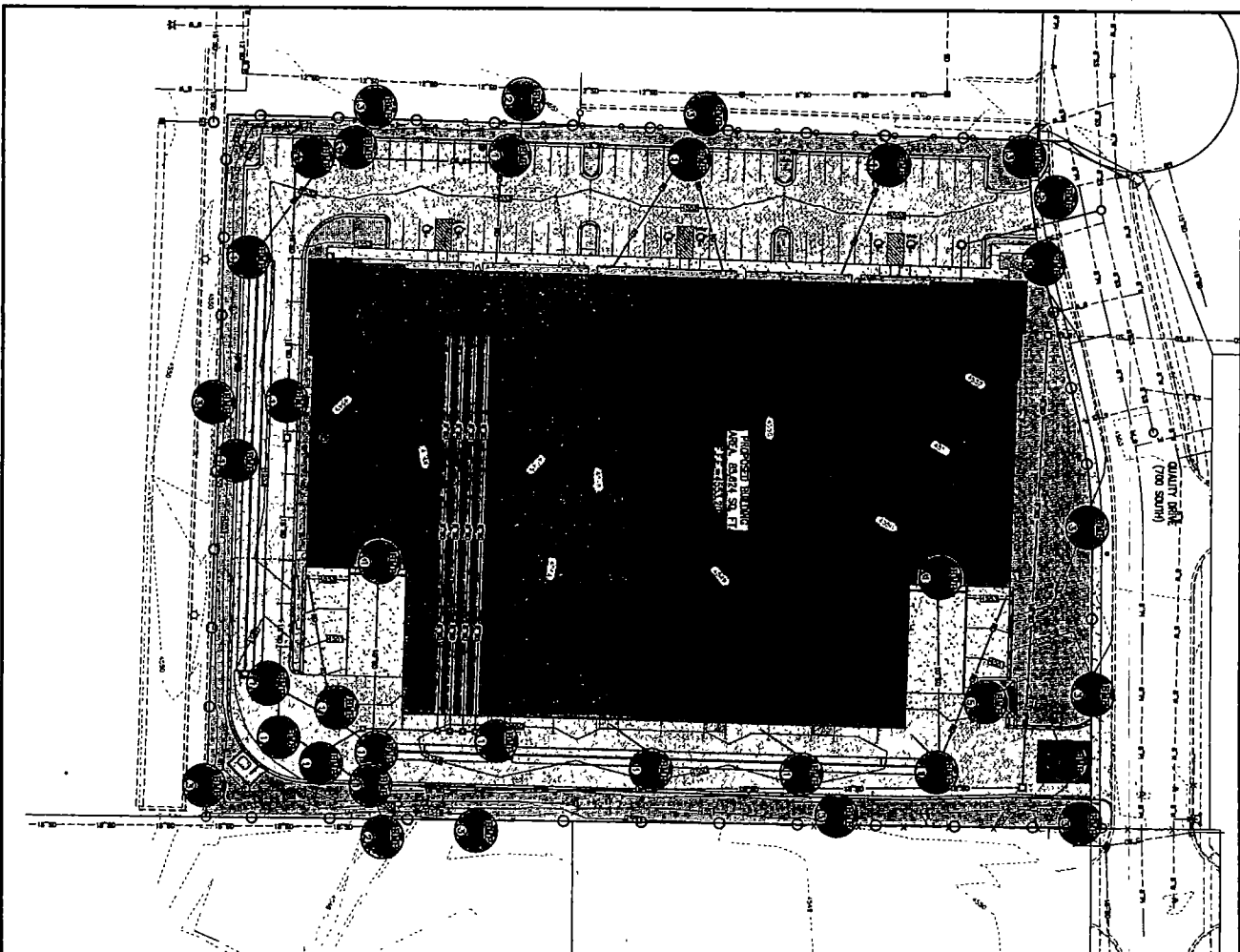


**UTAH**  
STATE ENGINEERING BOARD  
REGISTERED PROFESSIONAL ENGINEER  
No. 4222

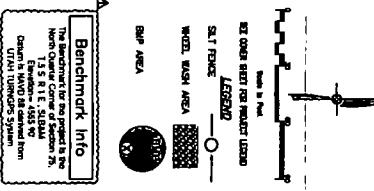
**UTAH VALLEY BUSINESS PARK**  
752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**DETAIL SHEET**

<b>CIR</b>	<b>CIVIL ENGINEERING &amp; SURVEYING</b>
10710 SOUTH ROCKYHILL LANE, STE. 102 SOUTH JORDAN, UT 84098 - 801-946-2288	
DESIGNED BY: TJM	PROJECT ENGINEER: TJM

SHEET NO. **C5.1**  
PROJECT NO. [blank]  
DATE: [blank]  
DRAWN BY: [blank]  
CHECKED BY: [blank]



1. PLACE A 1" x 1" FENCE AROUND THE PERIMETER OF THE BUILDING, CONC PAVEMENT AND/OR CURB AND GUTTER. SHALL BE USED ON PAVED OR CONCRETE SURFACES AND SET TO BE USED ON UNPAVED SURFACES.
2. PLACE A 1" x 1" FENCE AROUND THE PERIMETER OF THE BUILDING, CONC PAVEMENT AND/OR CURB AND GUTTER. SHALL BE USED ON PAVED OR CONCRETE SURFACES AND SET TO BE USED ON UNPAVED SURFACES.
3. CONTRACTOR TO INSTALL A MINIMUM OF 4" DEEP GRAVEL OR TO 1" OF SANDSTONE TO BE COMPACTED TO 95% RELATIVE DENSITY TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE AND TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE.
4. CONTRACTOR TO INSTALL A MINIMUM OF 4" DEEP GRAVEL OR TO 1" OF SANDSTONE TO BE COMPACTED TO 95% RELATIVE DENSITY TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE AND TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE.
5. CONTRACTOR TO INSTALL A MINIMUM OF 4" DEEP GRAVEL OR TO 1" OF SANDSTONE TO BE COMPACTED TO 95% RELATIVE DENSITY TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE AND TO PREVENT THE INTRUSION OF ROAD DEBRIS INTO THE PAVED SURFACE.



- EROSION CONTROL**
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSTALLED AND MAINTAINED REGULARLY THROUGHOUT THE CONSTRUCTION PERIOD.
  2. CONTRACTOR TO KEEP LAND CONTIGUOUS TO REMAIN TO CONTROL EROSION FROM THE SITE.
  3. STYLED SEEDING TO BE USED IN ALL AREAS WHERE THE WORK IS IN PROGRESS.
  4. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  5. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  6. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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  23. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  24. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  25. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.



SHEET NO. 06.0  
 PROJECT # 2023-01  
 DATE 06/27/23  
 SCALE 1"=50'



**UTAH VALLEY BUSINESS PARK**  
 752 EAST QUALITY DRIVE, AMERICAN FORK, UT 84003  
**EROSION CONTROL PLAN (SWPPP)**

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84088 - 801-946-4288

NO.	REVISIONS	BY	DATE
1	ISSUE FOR PERMIT	ML	06/27/23
2	REVISED PERMIT	ML	06/27/23
3	REVISED PERMIT	ML	06/27/23
4	REVISED PERMIT	ML	06/27/23
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