

ADAMS FLEX SPACE - SITE PLAN
249 SOUTH 1810 EAST
CITY COUNCIL MEETING
JANUARY 4, 2024

Summary: Jared Adams is seeking site plan approval at 249 South 1810 East (Lot 15, Blacksmith Fork Industrial Park). The proposed development is for two buildings with bays for rental to industrial tenants.

ZONING: M-2 Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Roads were built with the development of the industrial park. Parking will be per site plan.

NOTES:

1. Industrial sewer connections should include a grease/sediment trap to be maintained by the owner or other measures as required by the sewer department.
2. Signs for tenants will need approval before occupancy. See HCC 17.72 - Signs

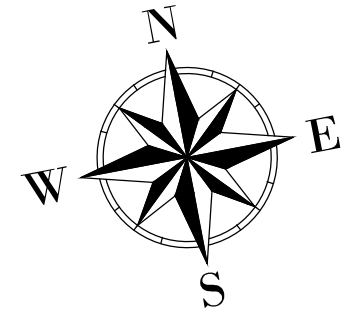
Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years. Utility connections are subject to the capacity of the existing system. Sewer and Electrical capacities are being evaluated by their respective departments.

C:\Users\jordan\OneDrive\Documents\Projects\15 BLACKSMITH FORK SUB LOT 15 FLEX SPACE\DWG\LOT 15 DESIGN BASE_V2.rvt.dwg

PARKING DATA:
 24 STANDARD PARKING SPACES
 2 VAN ACCESSIBLE ADA SPACES
 26 TOTAL PARKING SPACES

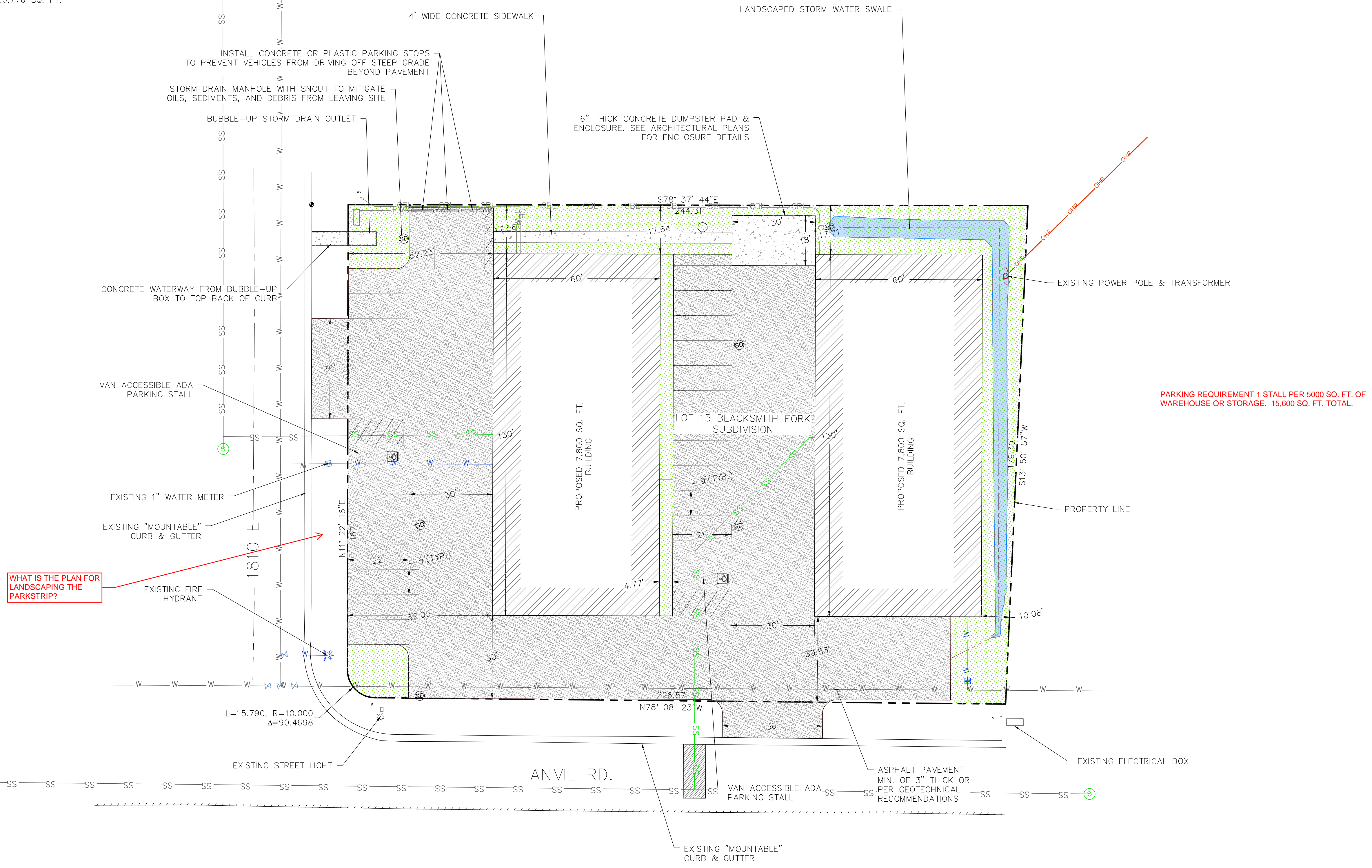
SITE COVERAGE DATA:
 TOTAL SITE AREA: 42,809 SQ. FT. (0.98 ACRES)
 BUILDING FOOTPRINT: 15,600 SQ. FT.
 ASPHALT PAVEMENT/CONCRETE: 20,776 SQ. FT.
 LANDSCAPING: 6,433 SQ. FT.

% HARDSCAPE: 85.0%
 % LANDSCAPE: 15.0%



SHEET NOTES

ALL SITE WORK WITHIN RIGHT OF WAY TO COMPLY WITH HYRUM CITY STANDARDS WHERE APPLICABLE. IF CITY DOES NOT HAVE STANDARD FOLLOW CURRENT APWA STANDARDS AT A MINIMUM.



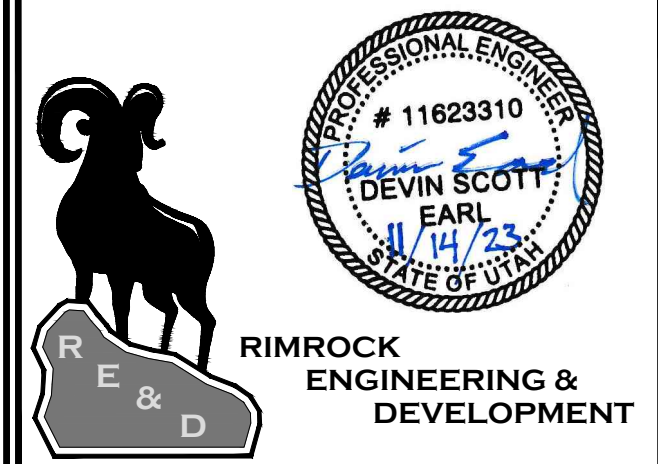
WHAT IS THE PLAN FOR LANDSCAPING THE PARKSTRIP?

PARKING REQUIREMENT 1 STALL PER 5000 SQ. FT. OF WAREHOUSE OR STORAGE. 15,600 SQ. FT. TOTAL.

SHEET LEGEND

PLAN REVISIONS

A	
---	--



CAD TECH: DSE
 DESIGNER: DSE
 Q&A: ---

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME

CONCEPT SITE PLAN

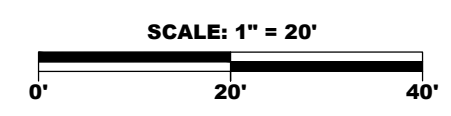
PLAN SUBMITTAL: PERMIT

SCALE:
 11"=17' 24"=36'
 VERT. N/A N/A
 HORIZ. 1"=40' 1"=20'

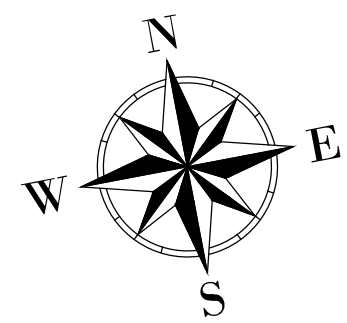
SHEET NUMBER

C1.1

11/14/23



11/14/2023
C:\Users\jordan\OneDrive - rimrock.com\Documents\PROJECTS\UTILITY - BLACKSMITH FORK SUB LOT 15 FLEX SPACE\DWG\LOT 15 DESIGN BASE_Q2_rev1.dwg



SHEET NOTES

ALL SITE WORK WITHIN RIGHT OF WAY TO COMPLY WITH HYRUM CITY STANDARDS WHERE APPLICABLE. IF CITY DOES NOT HAVE STANDARD FOLLOW CURRENT APWA STANDARDS AT A MINIMUM.

POWER, GAS, & TELECOMM UTILITY LOCATIONS & CONNECTIONS ARE APPROXIMATE AND ARE TO BE COORDINATED WITH LOCAL UTILITY PROVIDERS

ADD NOTE THAT STORM DRAIN SYSTEM IS MAINTAINED BY THE PRIVATE PROPERTY OWNER.

SHEET LEGEND

- PROPERTY LINE
- - - - BUILDING SETBACK
- - - - EDGE OF ROAD
- W-W-W-W EXIST. WATER MAIN
- SS-SS-SS EXIST. SEWER MAIN
- CC-CC-CC EXIST. TELECOMM.
- W-W-W-W PROP. WATER LINE
- SS-SS-SS PROP. SEWER LINE
- CBL
- PWR
- SD-SD-SD PROP. STORM DRAIN

PLAN REVISIONS

A

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: DSE
 DESIGNER: DSE
 Q&A: ---

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
LOT 15 BLACKSMITH FORK SUBDIVISION

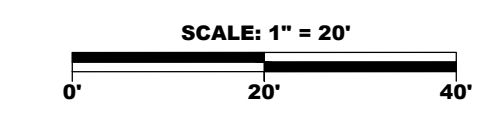
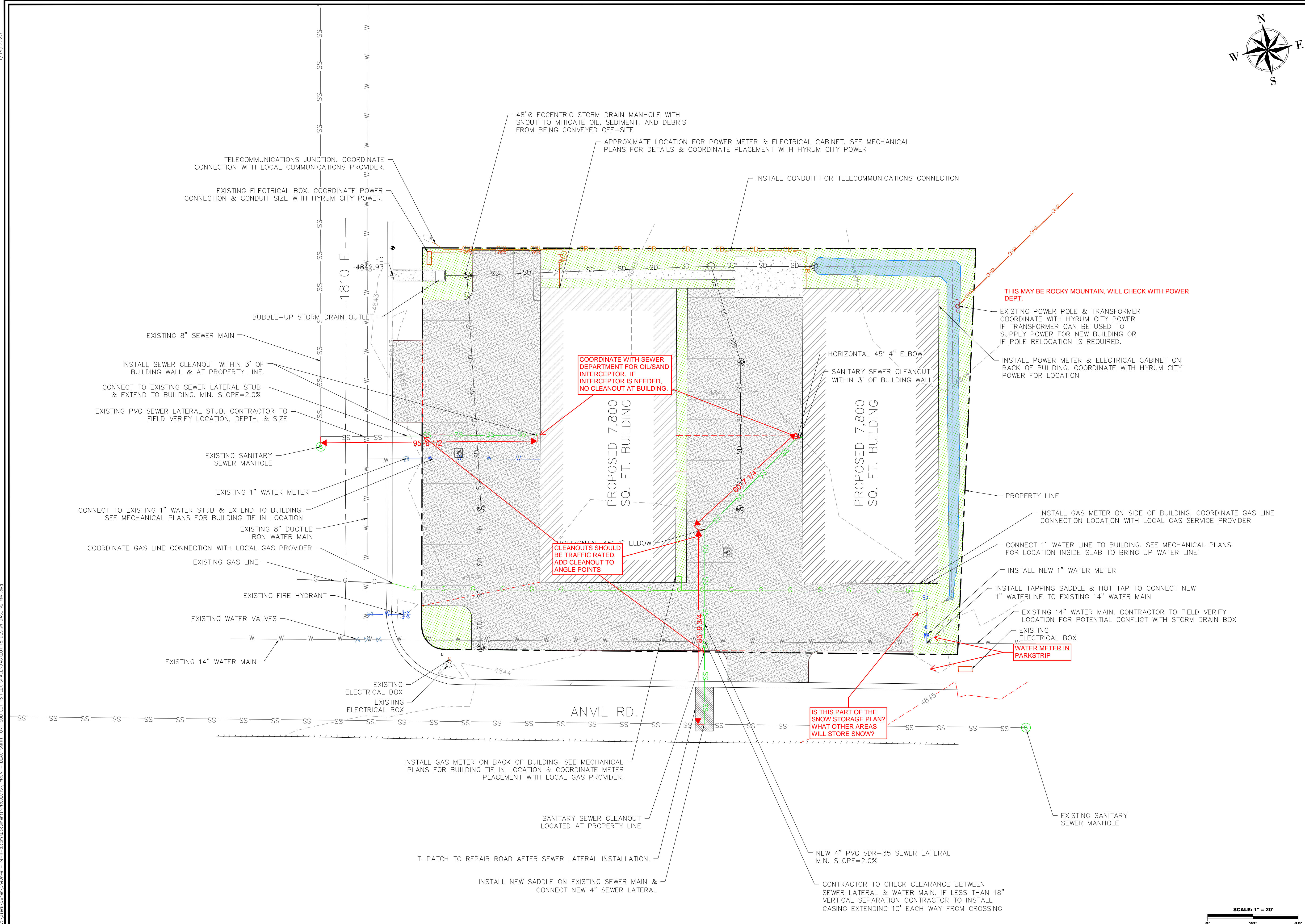
SHEET NAME
UTILITY PLAN

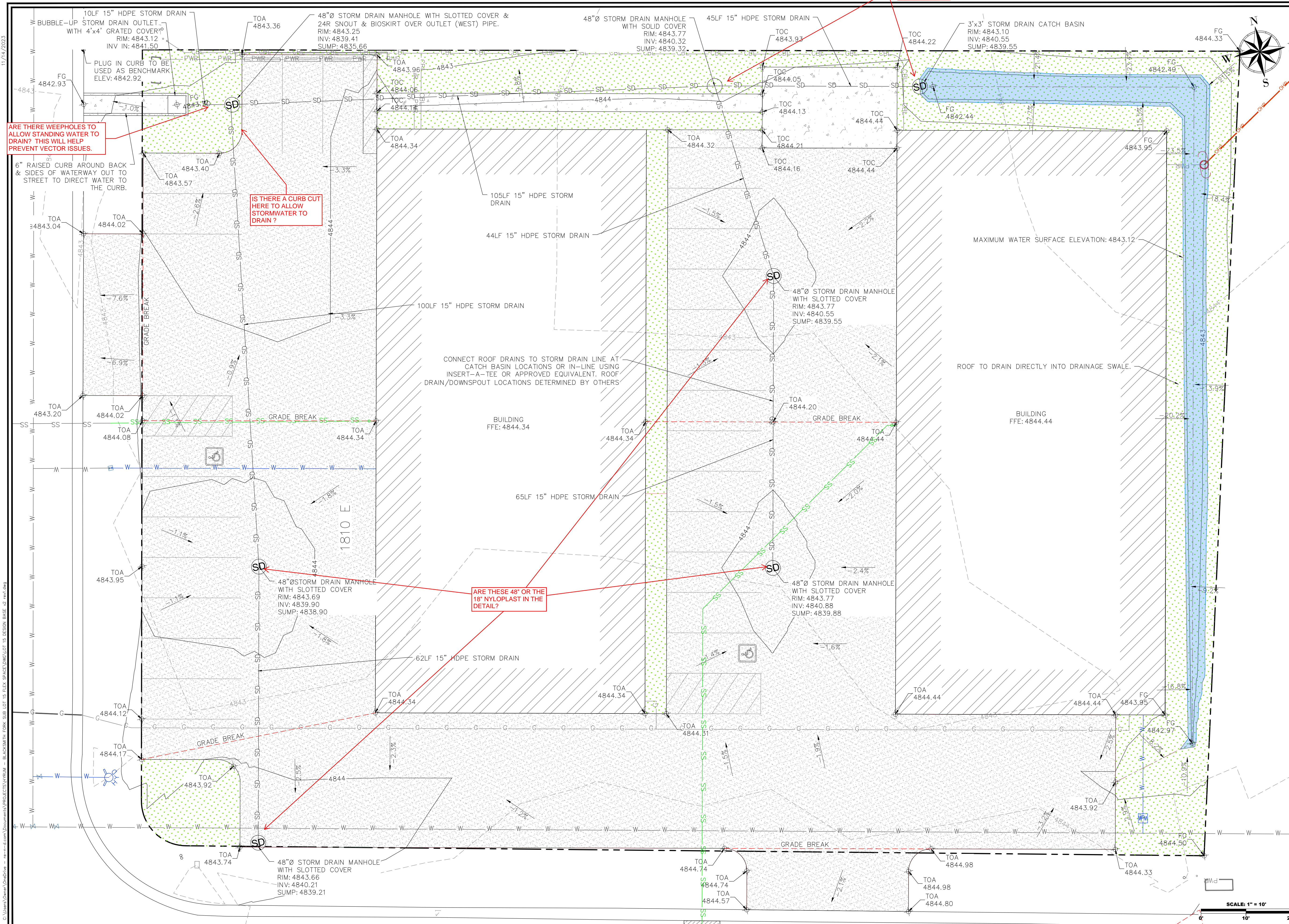
PLAN SUBMITTAL: PERMIT

SCALE:
 11"=17' 24"=36'
 VERT. N/A N/A
 HORIZ. 1"=40' 1"=20'

SHEET NUMBER
C2.1

11/14/23





ARE THERE WEEPHOLES TO ALLOW STANDING WATER TO DRAIN? THIS WILL HELP PREVENT VECTOR ISSUES.

IS THERE A CURB CUT HERE TO ALLOW STORMWATER TO DRAIN?

ARE THESE 48" OR THE 18" NYLOPLAST IN THE DETAIL?

ARE THESE THE NYLOPLAST?

SHEET NOTES

THE STORM WATER FROM THE SITE WILL HOLD THE "FIRST FLUSH" & TREAT THE WATER PRIOR TO LEAVING THE SITE TO FLOW TO THE REGIONAL BASIN. DURING SMALL STORM EVENTS THE WATER WILL BE HELD ON-SITE IN THE SWALE ALONG THE EAST PROPERTY LINE WHICH WILL PROVIDE 280 CU. FT. OF STORAGE, AND WITHIN THE STORM DRAIN PIPING ITSELF WHICH PROVIDES 516 CU. FT. FOR A TOTAL AVAILABLE STORAGE OF 796 CU. FT.

THE STORM WATER WILL BE CONVEYED ACROSS THE SITE VIA OVERLAND FLOW TO CATCH BASINS/MANHOLES AND THROUGH AN UNDERGROUND STORM DRAIN NETWORK. THE STORM WATER WILL PASS THROUGH A MANHOLE WITH A SNOUT HOOD WITH A BIO-SKIRT ATTACHED TO IT TO HELP REMOVE POLLUTANTS SUCH AS OIL, SEDIMENT, METALS, AND OTHER FLOATABLE DEBRIS. AFTER THE WATER PASSES THROUGH THE MANHOLE IT WILL FLOW INTO A BUBBLE-UP BOX LOCATED IN THE NORTHWEST CORNER OF THE SITE WHERE IT WILL OVERFLOW AND DRAIN TO 1810 E. WHERE IT WILL THEN BE CONVEYED IN THE SUBDIVISION STORM DRAIN SYSTEM TO THE REGIONAL BASIN/DOG PARK.

STORM DRAIN CATCH BASINS & JUNCTION STRUCTURES MAY BE HDPE SUCH AS NYLOPLAST DRAIN BASINS OR PRE-CAST CONCRETE.

SHEET LEGEND

FFE: FINISHED FLOOR ELEVATION
 FG: FINISHED GROUND
 TOA: TOP OF ASPHALT
 TOC: TOP OF CONCRETE

PLAN REVISIONS

A	
---	--

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: DSE
 DESIGNER: DSE
 Q&A: --

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME

GRADING & DRAINAGE PLAN

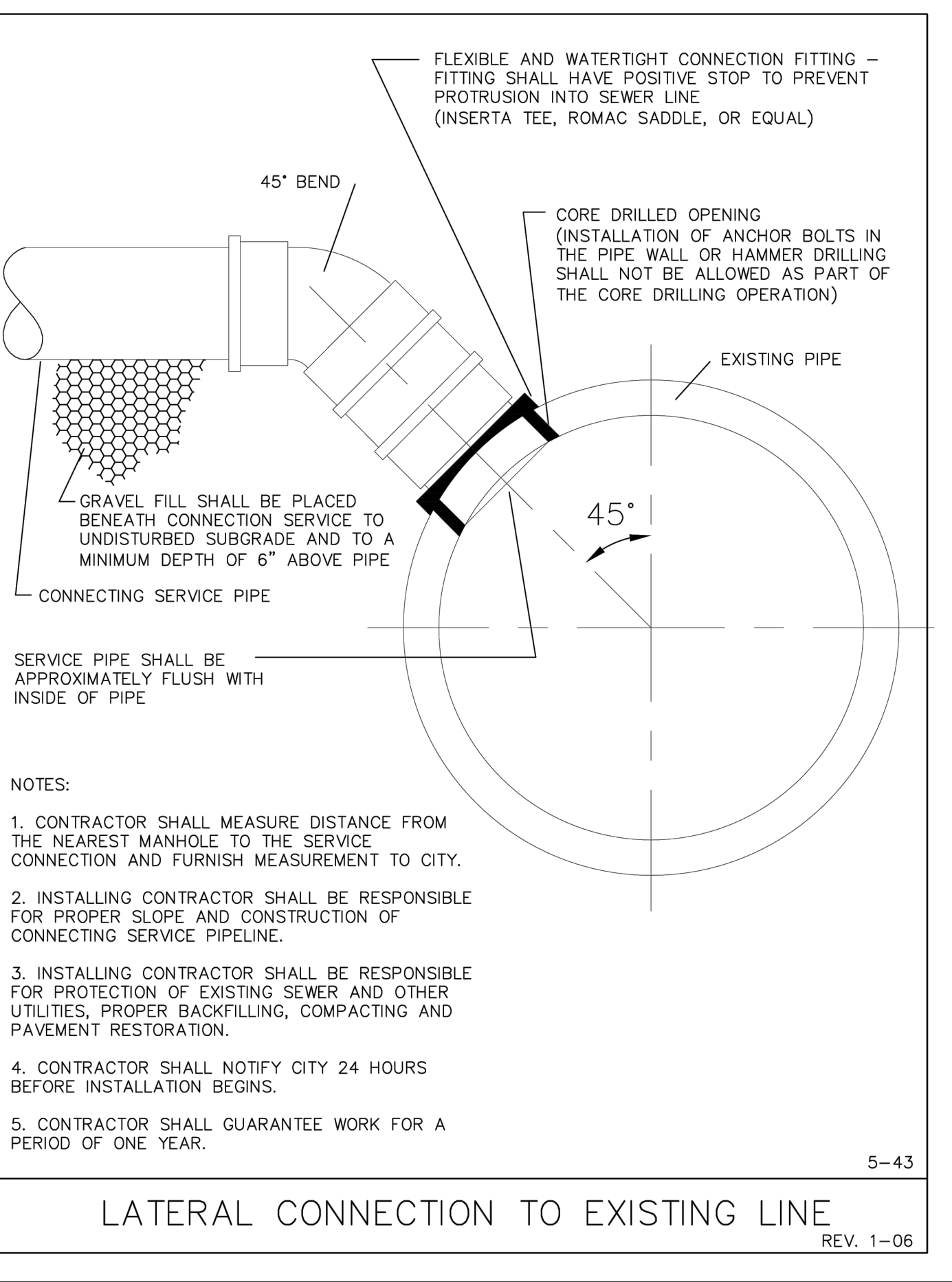
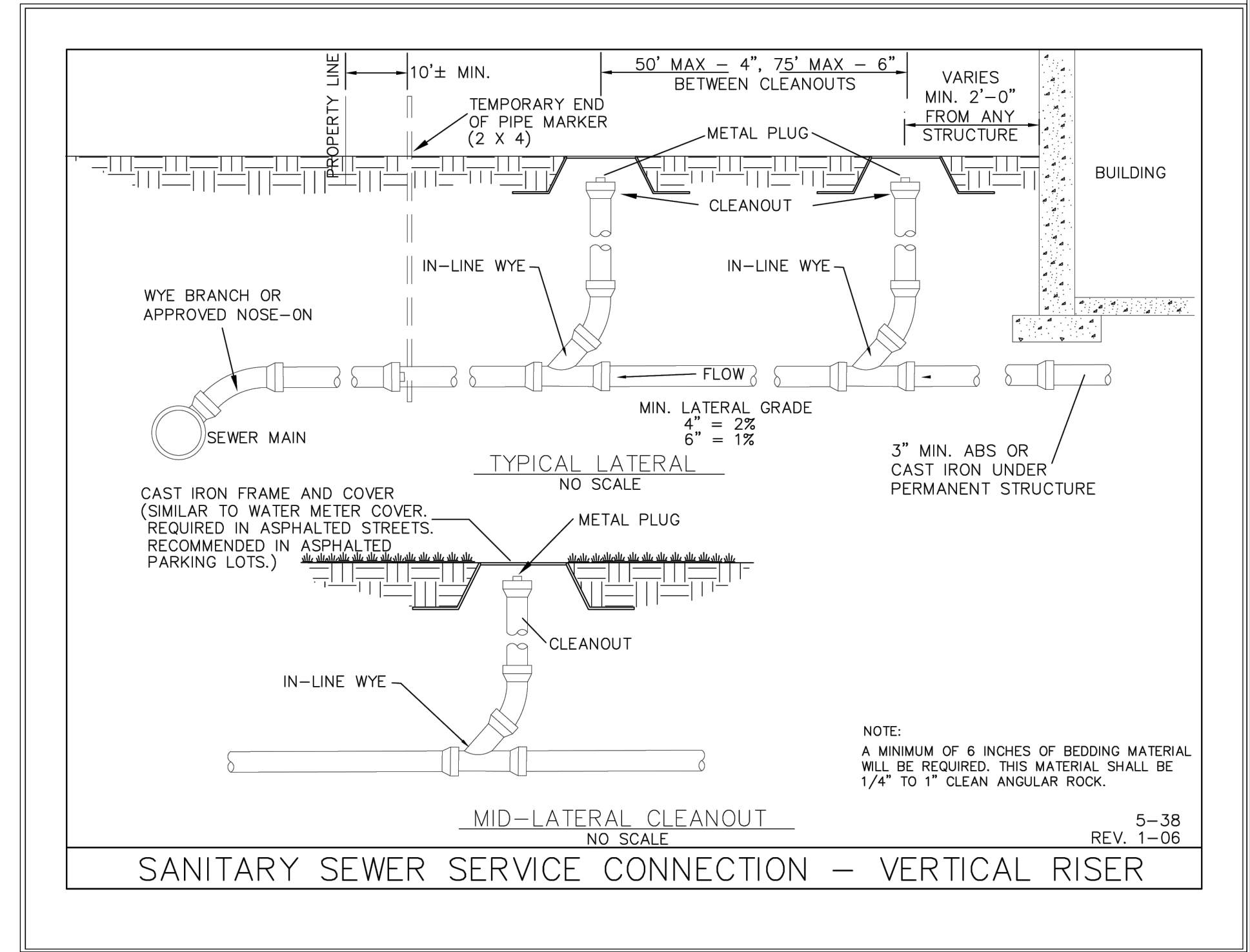
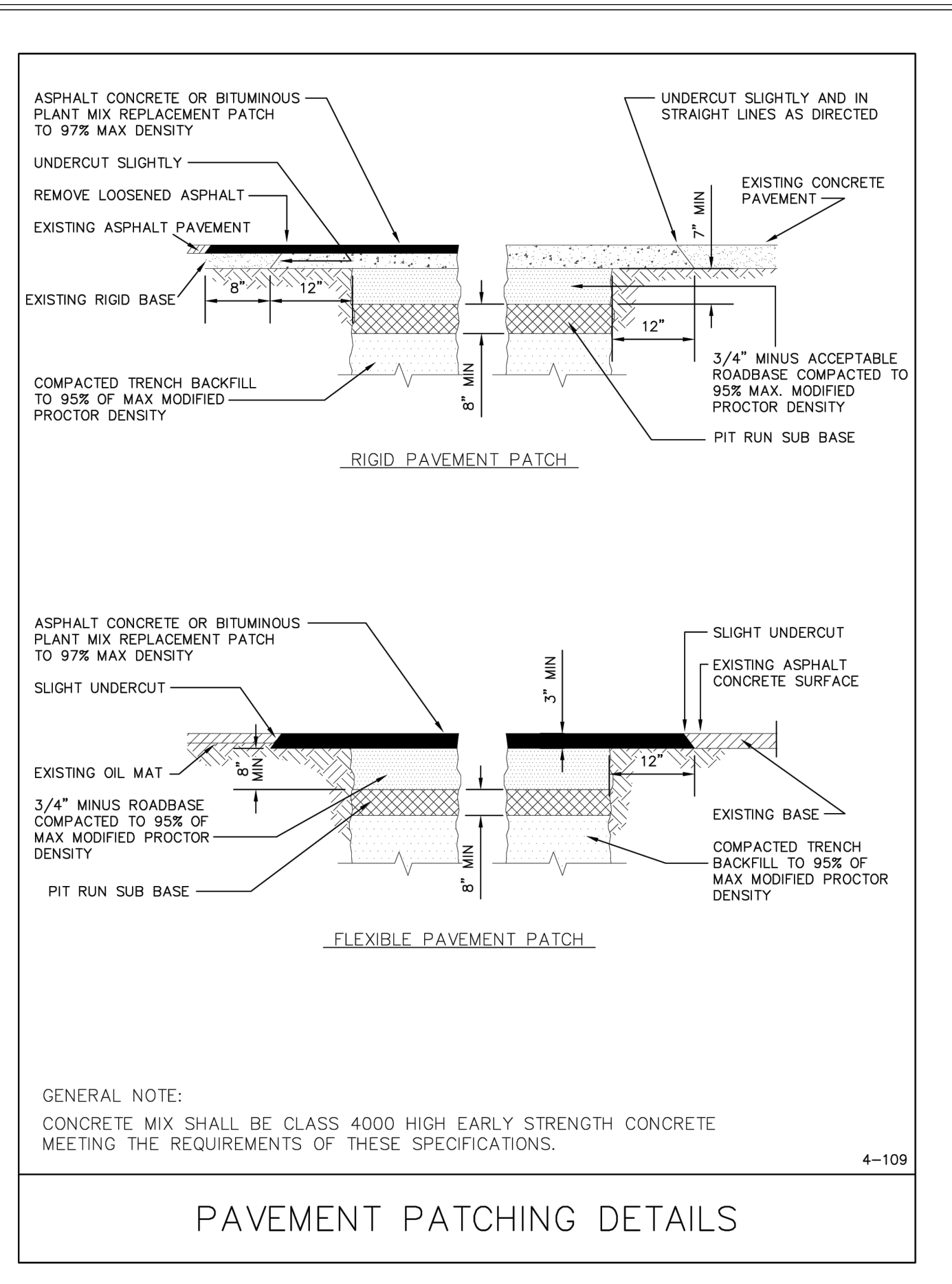
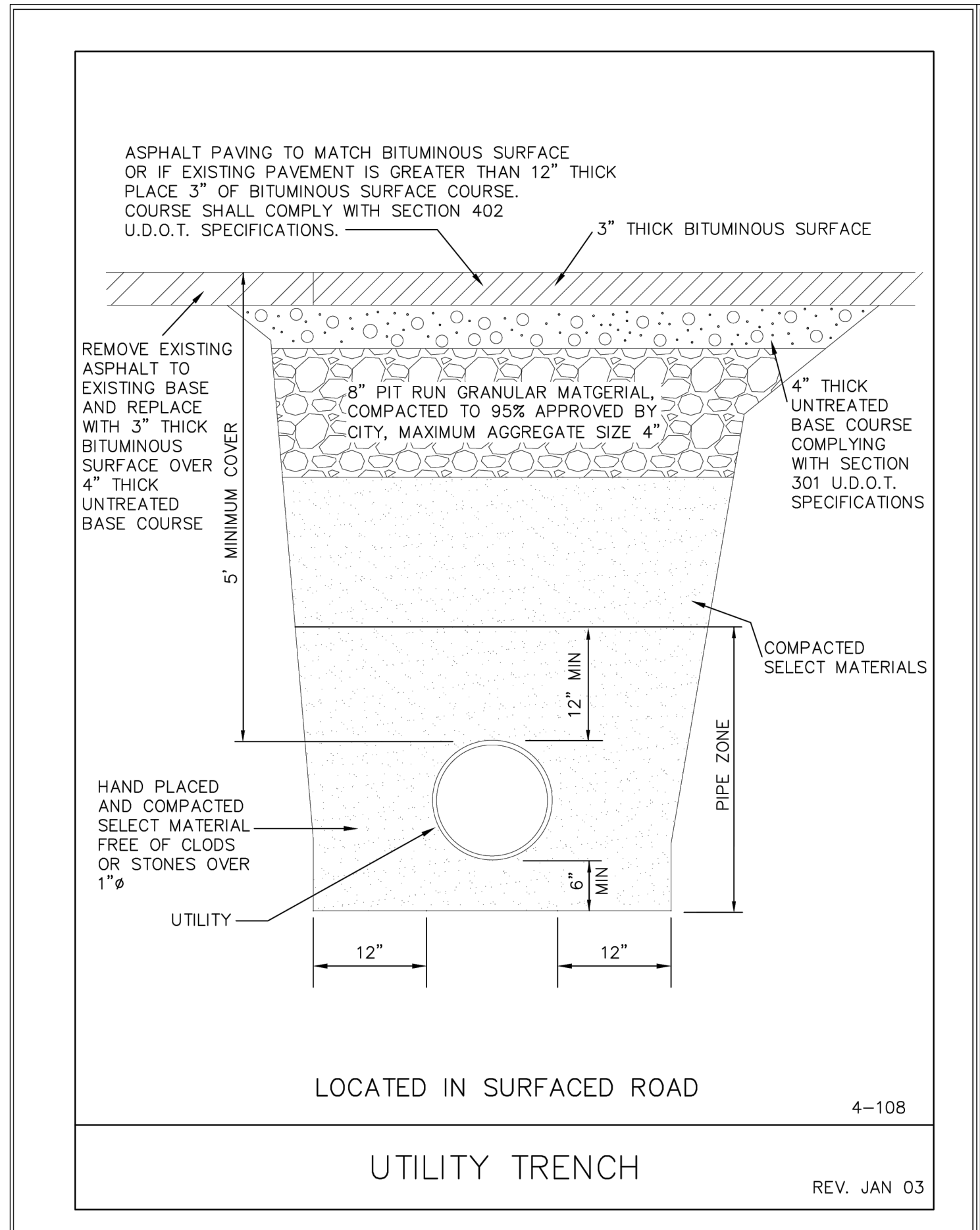
PLAN SUBMITTAL: PERMIT

SHEET NUMBER: **C3.1**

SCALE: 11"x17" 24"x36"
 VERT. N/A N/A
 HORIZ. 1"=20' 1"=10'

11/14/23

11/14/2023 C:\Users\jordan\OneDrive - rmm-e.com\Documents\PROJECTS\VERTICAL - BLACKSMITH FORK SUB LOT 15 FLEX SPACE\UTV\LOT 15 DESIGN BASE - 02.rvt.dwg

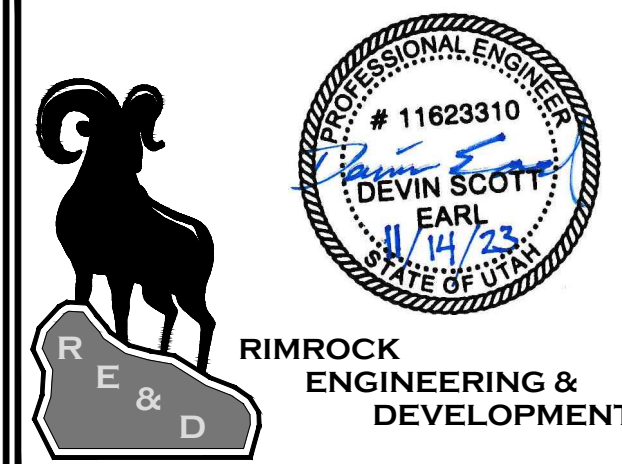


SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A



CAD TECH: DSE
DESIGNER: DSE
Q&A: ---

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME
**DETAILS
SANITARY SEWER**

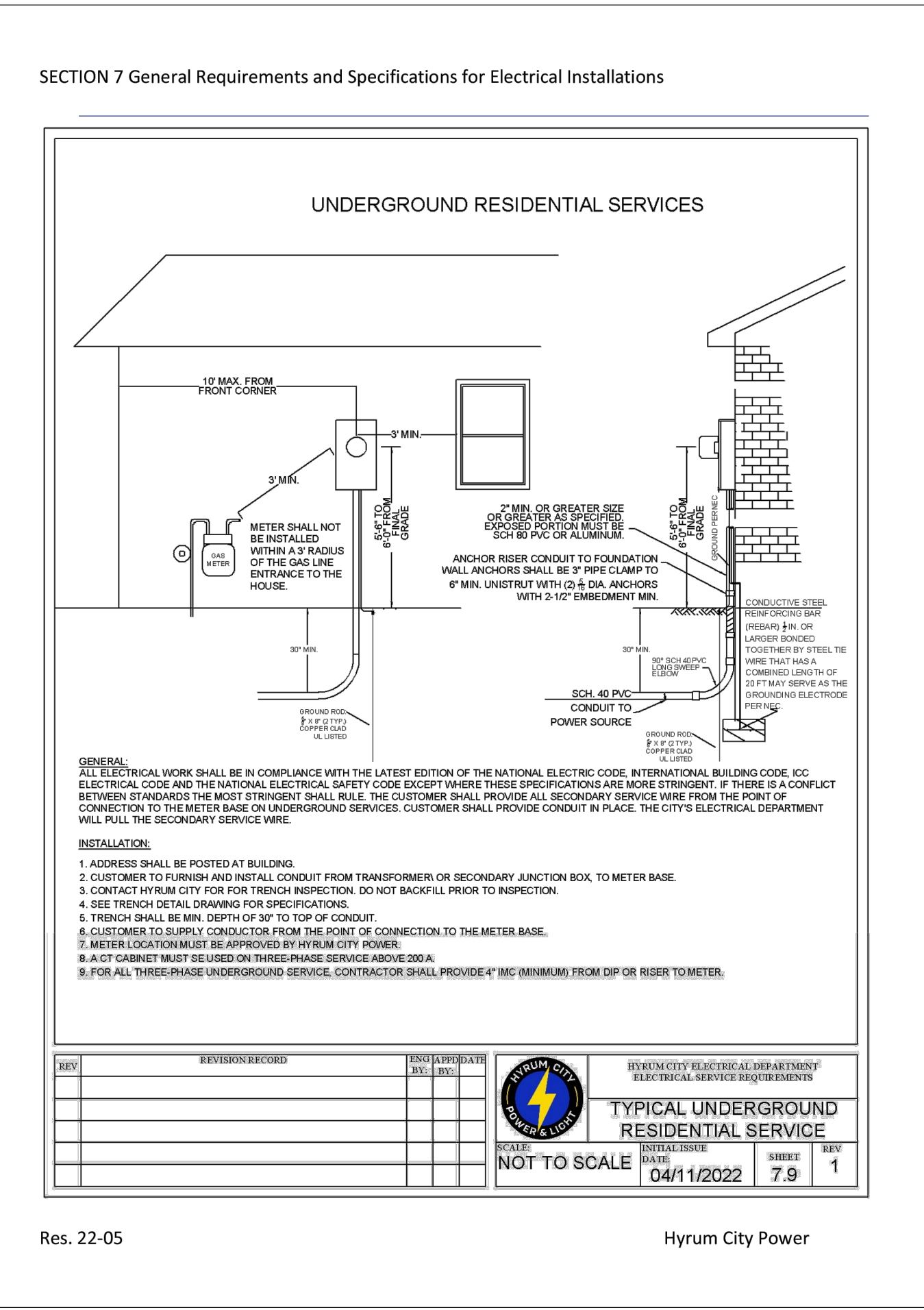
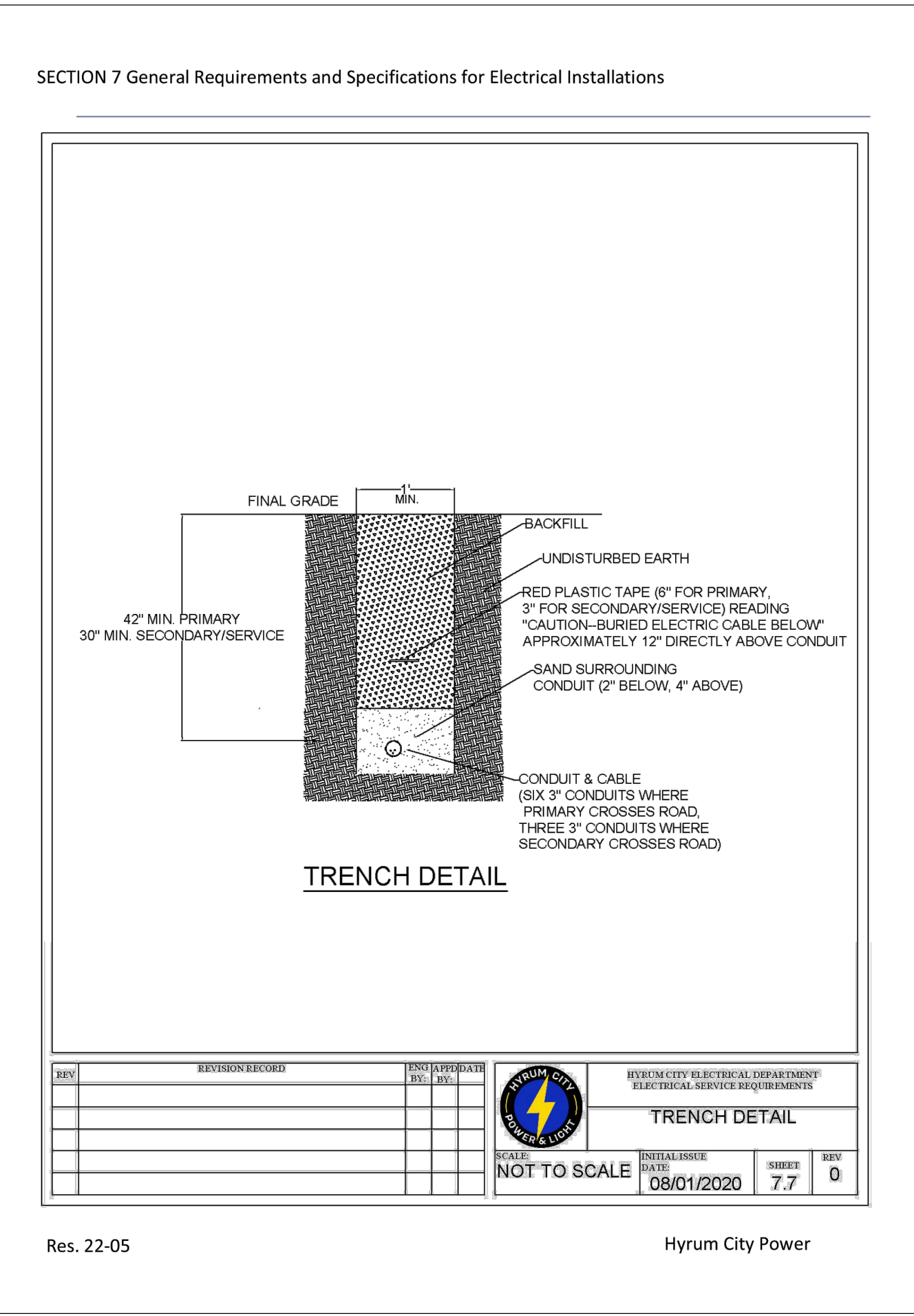
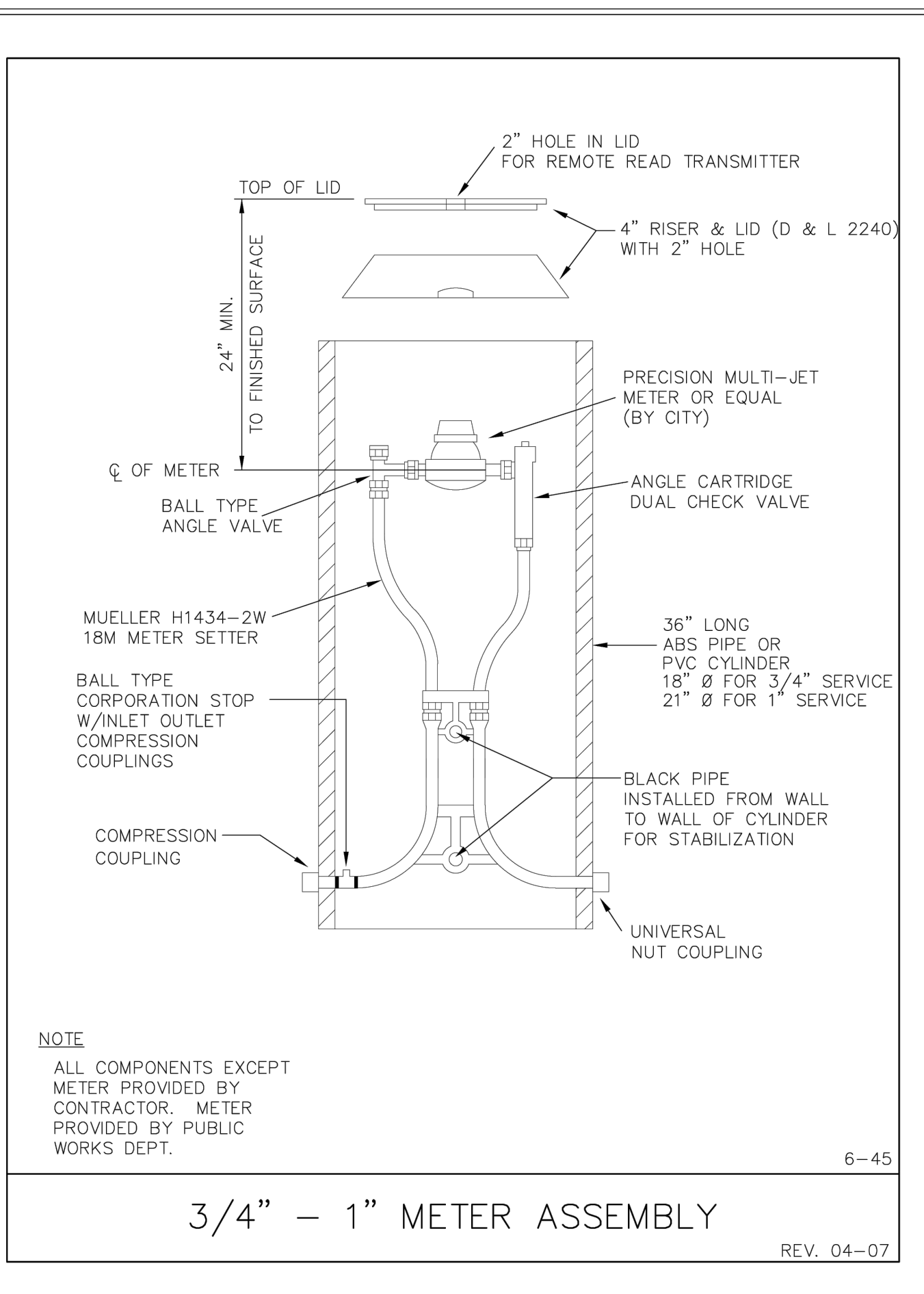
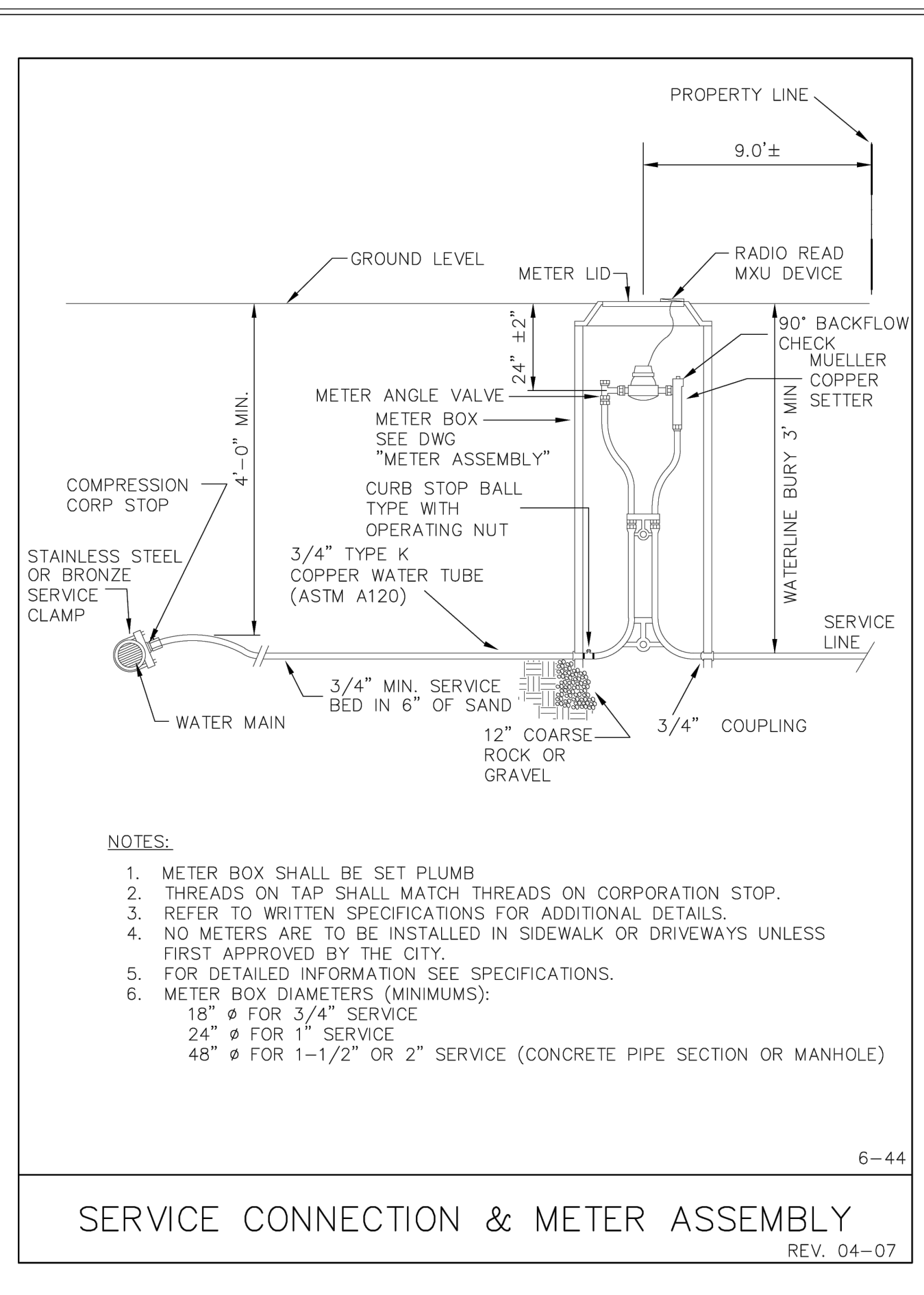
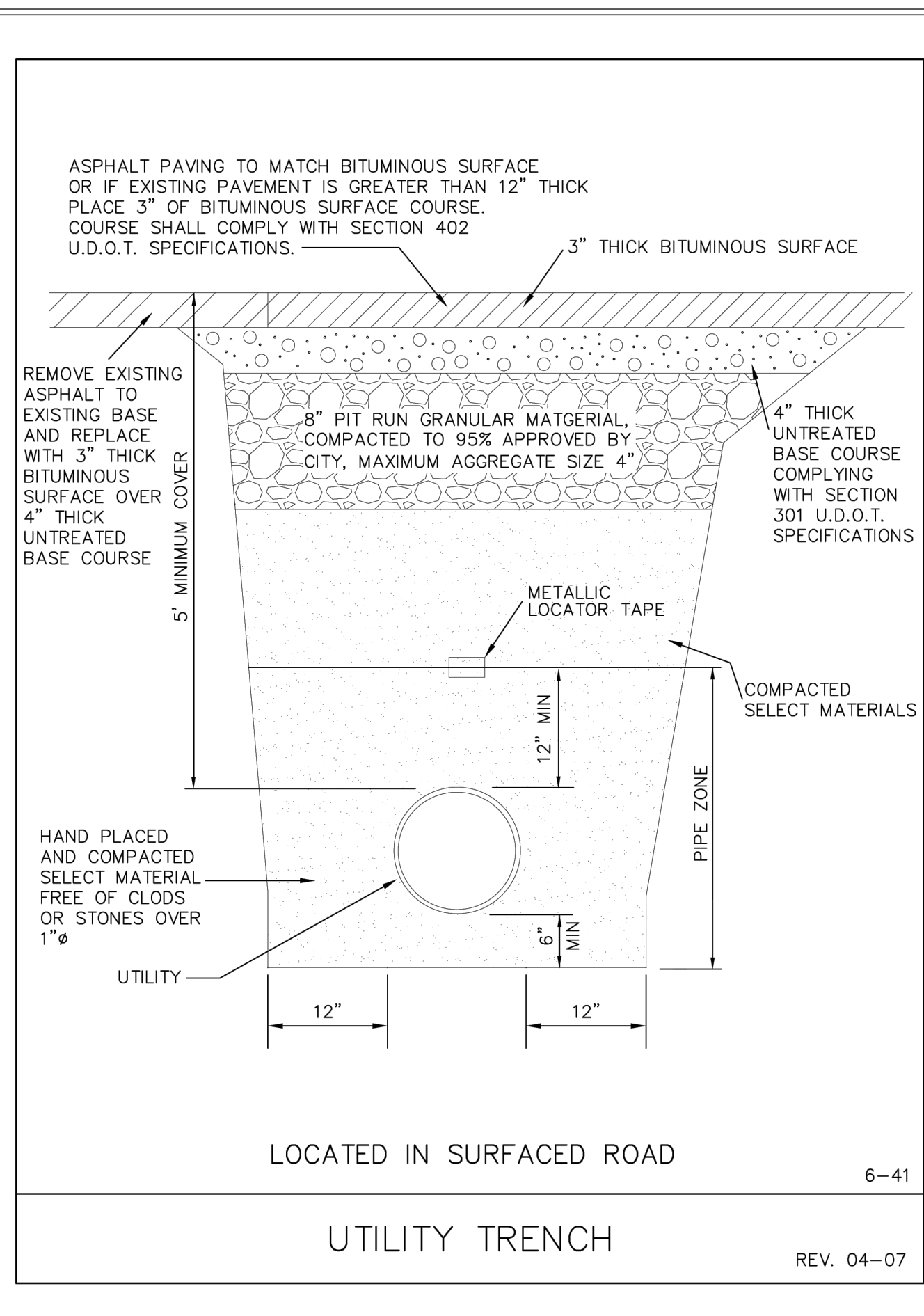
PLAN SUBMITTAL: PERMIT

SCALE:
11"x17" 24"x36"
VERT. N/A N/A
HORIZ. N/A N/A

SHEET NUMBER
C4.1

PERMIT SET
11/14/23

C:\Users\jordan\OneDrive - rmm-e.com\Documents\PROJECTS\VRM - BLACKSMITH FORK SUB LOT 15 FLEX SPACE\UW\LOT 15 DESIGN BASE_02.rvt.dwg 11/14/2023



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.	
----	--

RIMROCK ENGINEERING & DEVELOPMENT

PROFESSIONAL ENGINEER
11623310
DEVIN SCOTT EARL
11/14/23
STATE OF UTAH

CAD TECH: DSE	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: DSE	
Q&A: ---	

PROJECT NAME

LOT 15 BLACKSMITH FORK SUBDIVISION

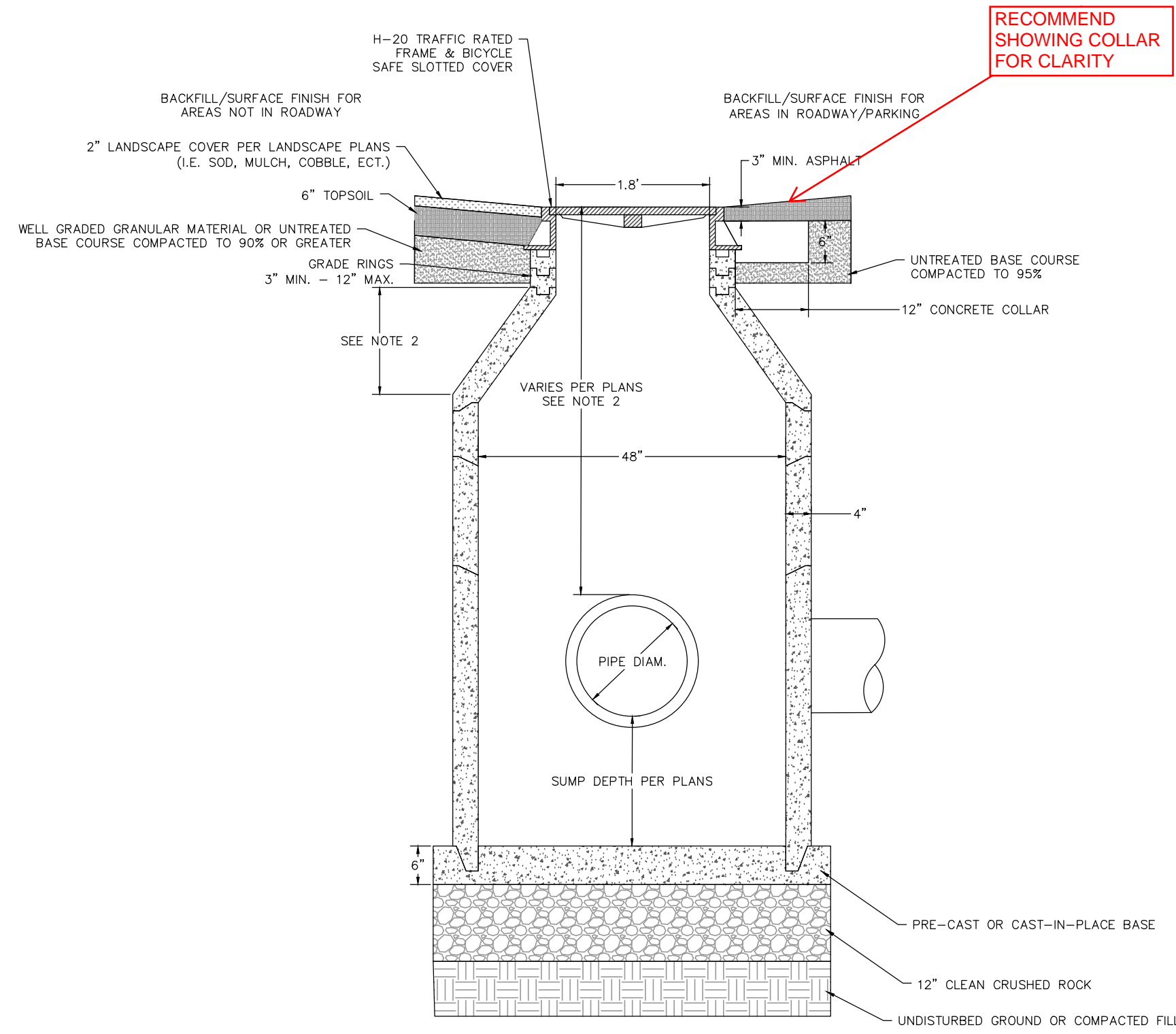
SHEET NAME

DETAILS WATER & POWER

PLAN SUBMITTAL:	PERMIT
------------------------	---------------

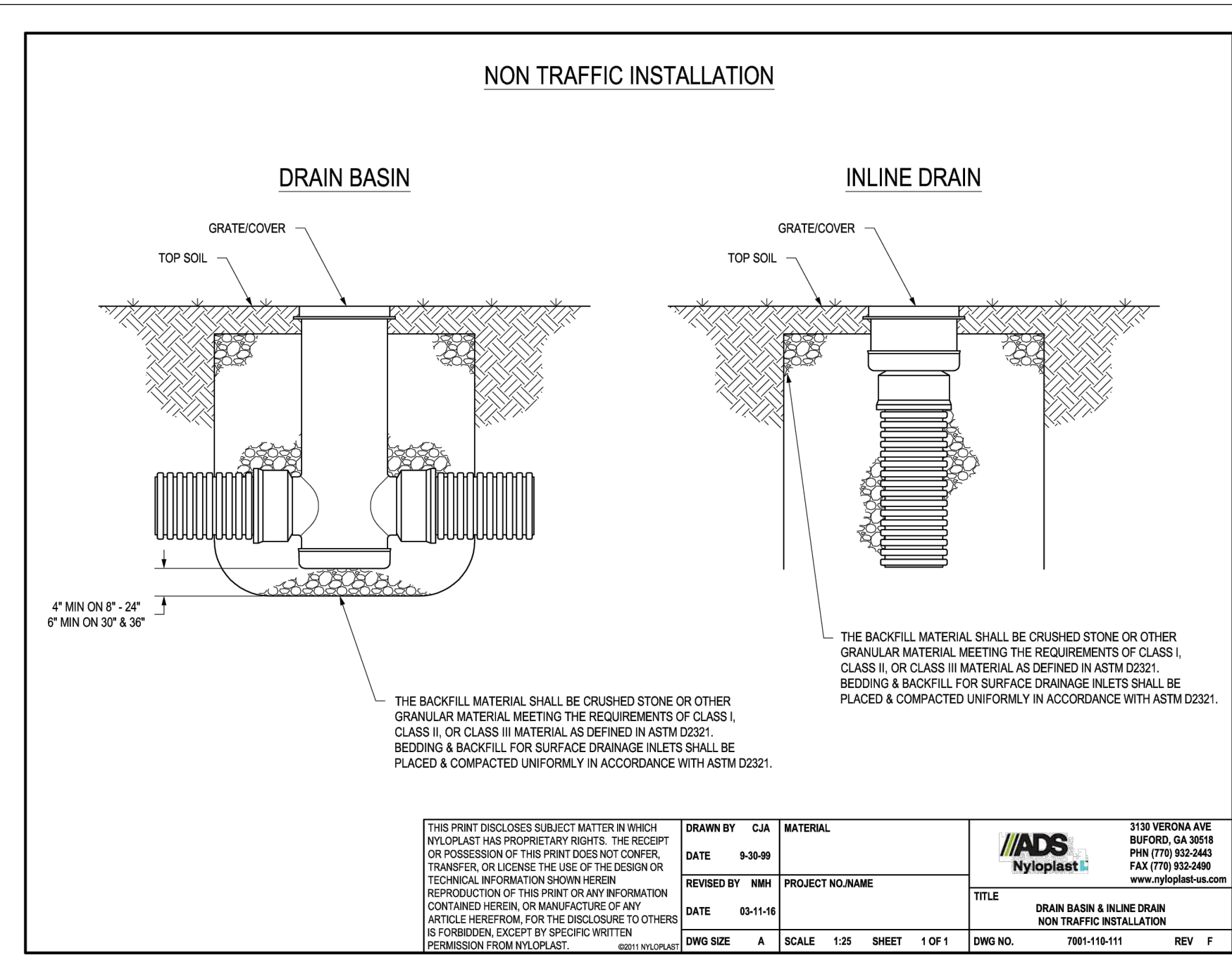
SCALE: 11"=1'-0" 24"=3'-0" VERT. N/A N/A HORIZ. N/A N/A	SHEET NUMBER C4.2
---	------------------------------------

PERMIT SET
11/14/23

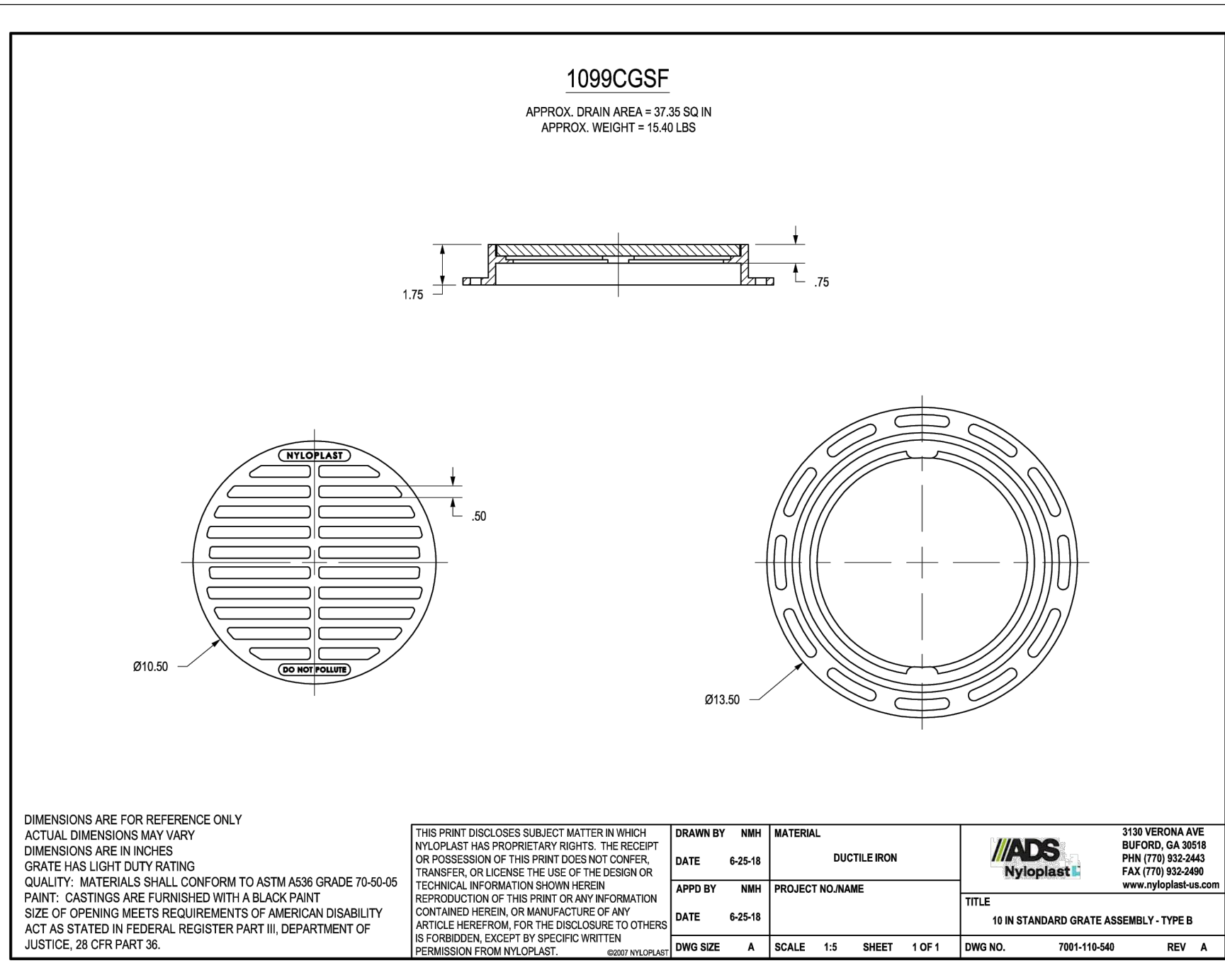


NOTES:
 1. ANY CONNECTIONS ABOVE MANHOLE BASE SHALL BE CORED AND INSTALLED WITH RESILIENT FLEXIBLE CONNECTION.
 2. IF PIPE CROWN TO FINISHED GRADE IS BETWEEN 30" & 39" USE AN 18" CONE SECTION. IF LESS THAN 30" USE A FLAT SLAB TOP.

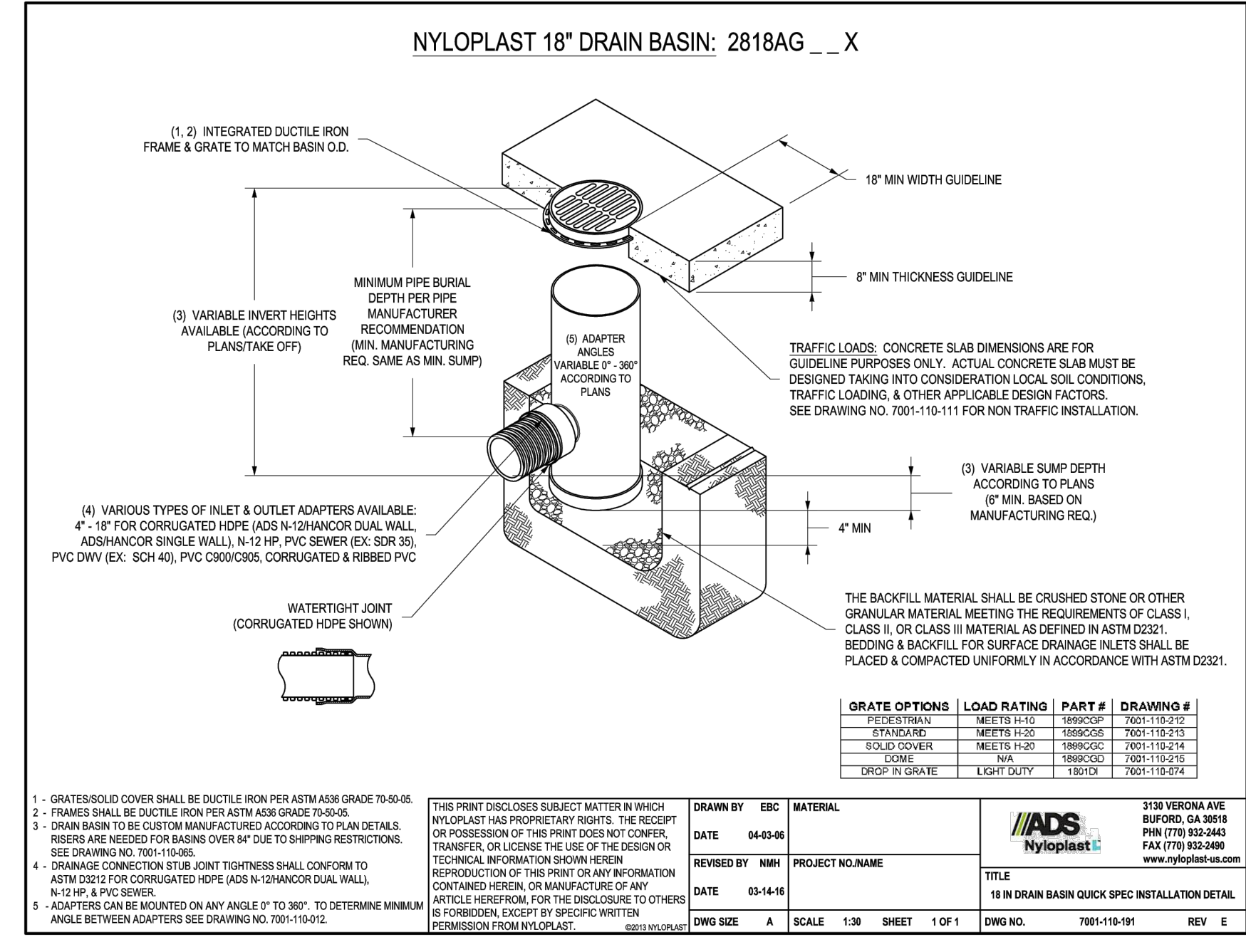
CONCRETE STORM DRAIN MANHOLE



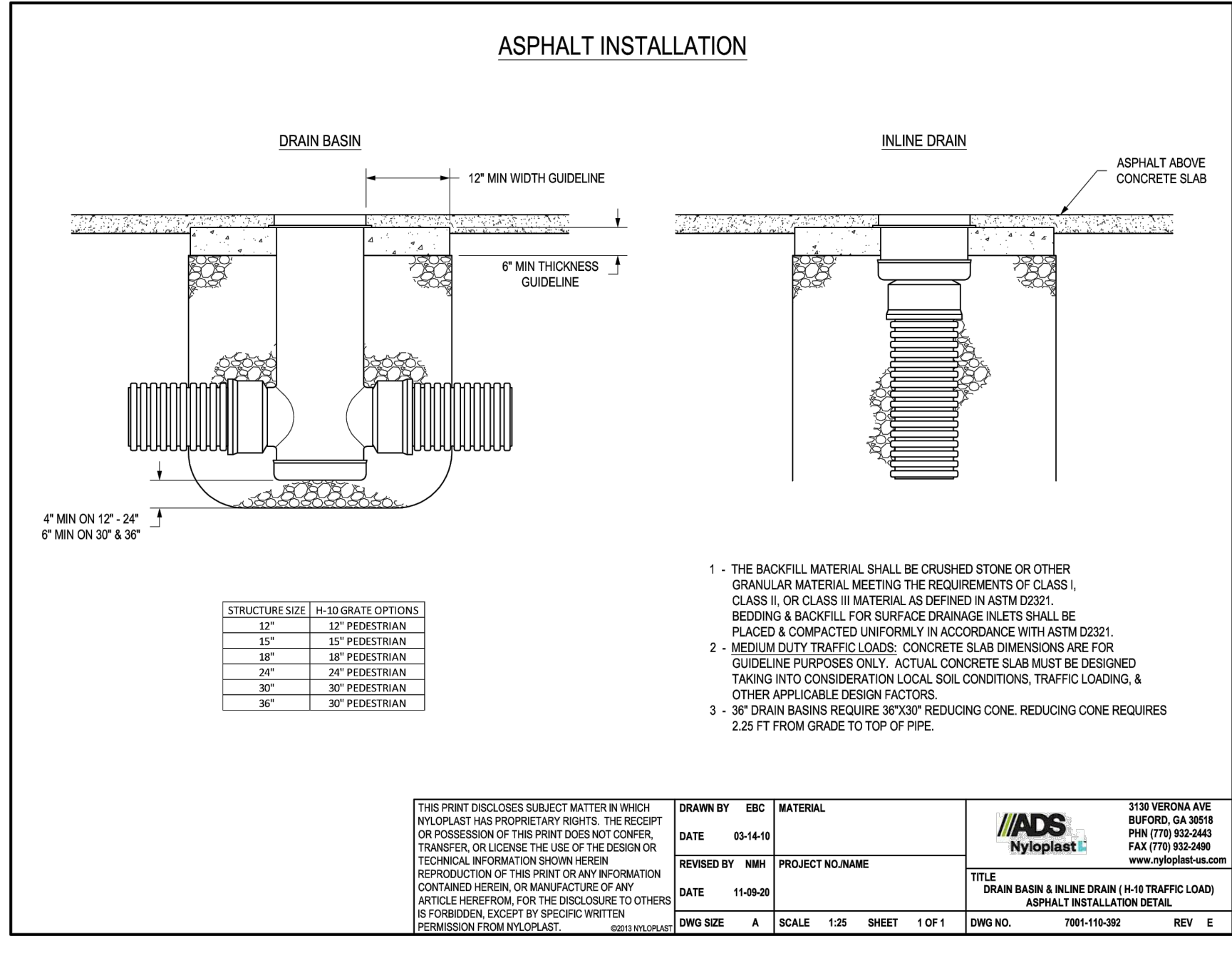
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DESIGNED BY: CJA DATE: 9-30-09 REVISED BY: NWH DATE: 03-14-16	MATERIAL: NYLOPLAST PROJECT NO: NAME: 1099CGSF TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION	3130 VERONA AVE BURLINGTON, GA 30618 PHN (770) 832-3443 FAX (770) 832-3489 www.nyloplast-us.com
DWG NO. 7001-110-111	SCALE 1:25	SHEET 1 OF 1	REV F



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DESIGNED BY: NWH DATE: 6-25-16 REVISED BY: NWH DATE: 6-25-16	MATERIAL: DUCTILE IRON PROJECT NO: NAME: 10 IN STANDARD GRATE ASSEMBLY - TYPE B TITLE: 10 IN STANDARD GRATE ASSEMBLY - TYPE B	3130 VERONA AVE BURLINGTON, GA 30618 PHN (770) 832-3443 FAX (770) 832-3489 www.nyloplast-us.com
DWG NO. 7001-110-144	SCALE 1:5	SHEET 1 OF 1	REV A



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DESIGNED BY: EBC DATE: 04-23-16 REVISED BY: NWH DATE: 03-14-16	MATERIAL: NYLOPLAST PROJECT NO: NAME: 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL TITLE: 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	3130 VERONA AVE BURLINGTON, GA 30618 PHN (770) 832-3443 FAX (770) 832-3489 www.nyloplast-us.com
DWG NO. 7001-110-191	SCALE 1:30	SHEET 1 OF 1	REV E



STRUCTURE SIZE	H=30 GRATE OPTIONS
12"	12" PEDESTRIAN
18"	18" PEDESTRIAN
24"	24" PEDESTRIAN
30"	30" PEDESTRIAN

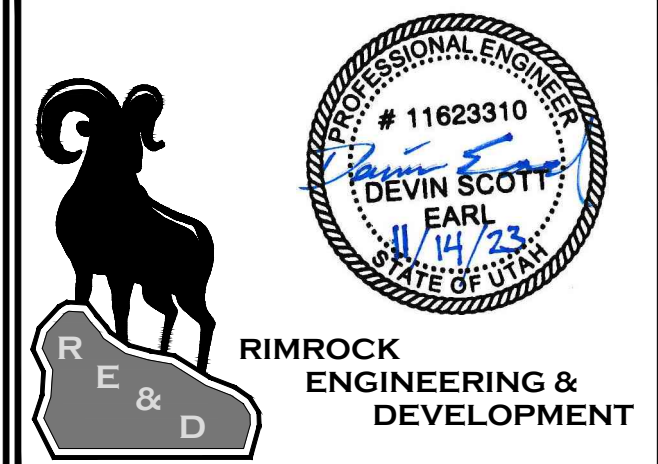
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DESIGNED BY: EBC DATE: 03-14-16 REVISED BY: NWH DATE: 11-29-20	MATERIAL: NYLOPLAST PROJECT NO: NAME: 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL TITLE: DRAIN BASIN & INLINE DRAIN (H=18 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL	3130 VERONA AVE BURLINGTON, GA 30618 PHN (770) 832-3443 FAX (770) 832-3489 www.nyloplast-us.com
DWG NO. 7001-110-202	SCALE 1:25	SHEET 1 OF 1	REV E

OPTIONAL HDPE ALTERNATIVE TO CONCRETE STORM DRAIN MANHOLE STRUCTURES

SHEET NOTES

SHEET LEGEND

PLAN REVISIONS



CAD TECH: DSE
 DESIGNER: DSE
 Q&A: ---

PROJECT NAME
LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME
DETAILS STORM WATER

PLAN SUBMITTAL: PERMIT

SCALE:
 1 1/4" = 1'-0" 2 1/4" = 3'-0"
 VERT. N/A N/A
 HORIZ. N/A N/A
 PERMIT SET
 11/14/23

SHEET NUMBER
C4.3

CONFIGURATION DETAIL

1" PVC ANTI-SIPHON PIPE ADAPTER
REMOVABLE WATER-TIGHT ACCESS PORT, 6"-10" OPENING
MOUNTING FLANGE
OUTLET PIPE (HIDDEN)
SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION

ANTI-SIPHON DEVICE
SNOUT OIL-DEBRIS HOOD
OIL AND DEBRIS
SOLIDS SETTLE ON BOTTOM

SEE NOTE*

*NOTE: SLUMP DEPTH OF 3" MIN. FOR UP TO 12" ID PIPE. OUTLET FOR PIPES 18" ID AND ABOVE SLUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 3" SLUMP for 6" PIPE)

CONFIGURATION DETAIL

20" MIN.
5" MIN.
18" MIN.
FRONT VIEW
SIDE VIEW
The BIO-SKIRT HYDROCARBON ADSORBING SKIRTED BOOM

TYPICAL INSTALLATION

SNOUT OIL-DEBRIS HOOD
BIO-SKIRT
SOLIDS SETTLE ON BOTTOM

SEE NOTE*

*NOTE: ATTACH BIO-SKIRT STRUCTURE WALL SUCH THAT IT IS APPROXIMATELY AT SAME ELEVATION AS STATIC WATER LEVEL

NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2, EAST HADDAM, CT 06423. TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATER-TIGHT ACCESS PORT A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL.)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES $\leq 12''$ I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 5" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATER-TIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL.)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US Patent # 6128817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2890156, 2890158 others pending

INSTALLATION DETAIL

FOAM GASKET W/ PSA BACKING (TBA TO LENGTH)
MOUNTING FLANGE
ANCHOR W/ BOLT (SEE DETAIL A)

INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INLET. MINIMUM DISTANCE FOR PIPES $\le 12''$ I.D. IS 6".

GASKET COMPRESSED BETWEEN HOOD AND STRUCTURE (SEE DETAIL B)

DETAIL A: ANCHOR W/ BOLT, DRILLED HOLE, EXPANSION CONE (NARROW END OUT)

DETAIL B: MOUNTING FLANGE

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	SP-SN

SNOUT DETAIL

CONFIGURATION DETAIL

20" MIN.
5" MIN.
18" MIN.
FRONT VIEW
SIDE VIEW
The BIO-SKIRT HYDROCARBON ADSORBING SKIRTED BOOM

TYPICAL INSTALLATION

SNOUT OIL-DEBRIS HOOD
BIO-SKIRT
SOLIDS SETTLE ON BOTTOM

SEE NOTE*

*NOTE: ATTACH BIO-SKIRT STRUCTURE WALL SUCH THAT IT IS APPROXIMATELY AT SAME ELEVATION AS STATIC WATER LEVEL

CONFIGURATION DETAIL

20" MIN.
5" MIN.
18" MIN.
FRONT VIEW
SIDE VIEW
The BIO-SKIRT HYDROCARBON ADSORBING SKIRTED BOOM

TYPICAL INSTALLATION

SNOUT OIL-DEBRIS HOOD
BIO-SKIRT
SOLIDS SETTLE ON BOTTOM

SEE NOTE*

*NOTE: ATTACH BIO-SKIRT STRUCTURE WALL SUCH THAT IT IS APPROXIMATELY AT SAME ELEVATION AS STATIC WATER LEVEL

NOTES:

- All new and/or existing catch basins or water quality structures shall be outfitted with the Bio-Skirt(R) Hydrocarbon reducing skirted boom as manufactured by BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2, EAST HADDAM, CT 06423. TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- The skirted boom shall be comprised of an upper boom portion that is an adsorbent fabric covered floating boom of 6" minimum diameter with an integral lower skirt portion comprised of fabric reinforced of an 18" minimum length that hangs beneath the boom.
- All booms shall be made from geo-textile quality needle-punched nonwoven fabric manufactured from 100% recycled select fibers with a 125" minimum thickness.
- All fabric shall be protected with a covalently surface bonded non-leaching antimicrobial agent and booms shall display a tag indicating "Antimicrobial" which preserves the service life of the unit.
- The Bio-Skirt shall be positioned in front of the exit pipe and SNOUT Oil Debris Separator if so equipped (the preferred application of the Bio-Skirt is to be deployed with the SNOUT).
- The skirted boom shall be securely attached to the structure wall on each side of the exit pipe with 3/8" stainless steel bolts, stainless steel tabs, plastic composite hooks and elastomeric cord as found in manufacturer supplied installation kit.
- For applications where multiple Bio-Skirts are deployed together for larger SNOUTs (e.g. on 24" and larger SNOUTs per schedule below), connect skirts grommet to grommet with hooks and cord as supplied in the installation kit.

Typical Deployment Schedule:
12-18" SNOUT: One Bio-Skirt
24-30" SNOUT: Two Bio-Skirts
36-50" SNOUT: Three Bio-Skirts
72" and up: Call 800-504-8008 for guidance.

INSTALLATION DETAIL

ANCHOR W/ BOLT (SEE DETAIL A)
L-SHAPED TAB
HOOK
BOOM PORTION
TENDRILS
DETAIL A: ANCHOR W/ BOLT, DRILLED HOLE, EXPANSION CONE (NARROW END OUT)

INSTALLATION NOTE:

PLACE ANCHORS SUCH THAT POSITION OF BOTTOM OF BOOM PORTION OF BIO-SKIRT IS AT SAME ELEVATION AS PIPE INLET. TENDRILS TO HANG DOWNWARD.

DETAIL B: ANCHOR W/ BOLT, DRILLED HOLE, EXPANSION CONE (NARROW END OUT)

OIL ADSORBENT SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
BIO-SKIRT (TM) SPECIFICATION AND INSTALLATION (TYPICAL)	10/29/14	NONE
	DRAWING NUMBER	SP-BIO

BIO-SKIRT DETAIL

SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: DSE
DESIGNER: DSE
Q&A: ---

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME
DETAILS STORM WATER II

PLAN SUBMITTAL: PERMIT

SCALE:
VERT. 1/4"=1'-0" 24"=36"
HORIZ. N/A N/A
PERMIT SET 11/14/23

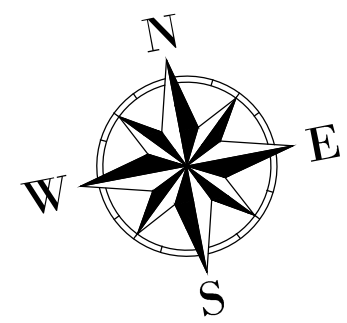
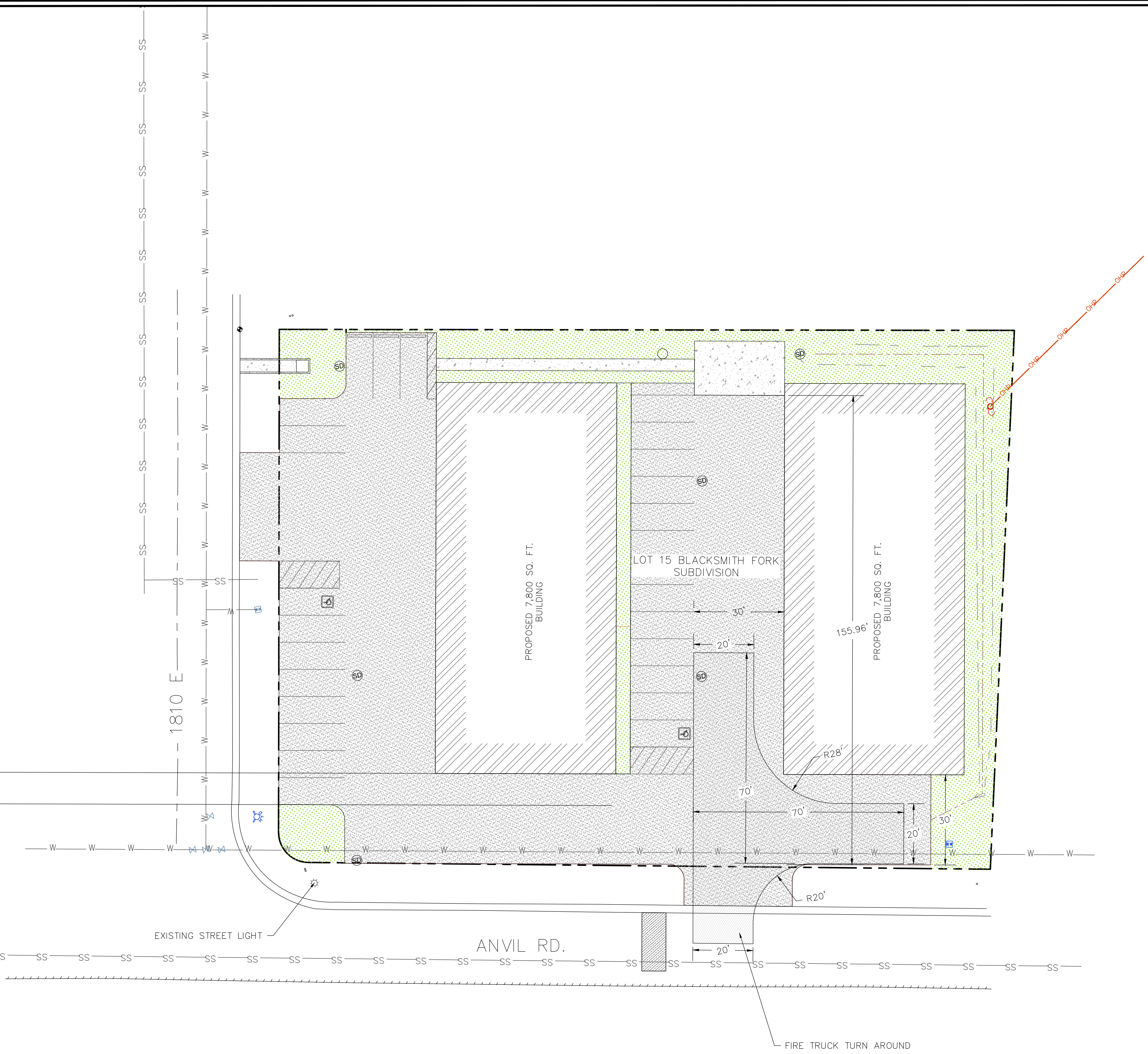
SHEET NUMBER
C4.4

C:\Users\james\OneDrive\Documents\Projects\VRM - BLACKSMITH FORK SUB LOT 15 FLEX SPACE\DWG\LOT 15 DESIGN BASE.dwg 11/14/2023

PARKING DATA:
 24 STANDARD PARKING SPACES
 2 VAN ACCESSIBLE ADA SPACES
 26 TOTAL PARKING SPACES

SITE COVERAGE DATA:
 TOTAL SITE AREA: 42,809 SQ. FT. (0.98 ACRES)
 BUILDING FOOTPRINT: 15,600 SQ. FT.
 ASPHALT PAVEMENT/CONCRETE: 20,776 SQ. FT.
 LANDSCAPING: 6,433 SQ. FT.

% HARDSCAPE: 85.0%
 % LANDSCAPE: 15.0%



SHEET NOTES

ALL SITE WORK WITHIN RIGHT OF WAY TO COMPLY WITH HYRUM CITY STANDARDS WHERE APPLICABLE. IF CITY DOES NOT HAVE STANDARD FOLLOW CURRENT APWA STANDARDS AT A MINIMUM.

SHEET LEGEND

PLAN REVISIONS

A	
---	--



CAD TECH: DSE
 DESIGNER: DSE
 Q&A: --

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

LOT 15 BLACKSMITH FORK SUBDIVISION

SHEET NAME

EMERGENCY VEHICLE TURN AROUND

PLAN SUBMITTAL: PERMIT

SCALE:
 11" x 17" 24" x 36"
 VERT. N/A N/A
 HORIZ. 1"=40' 1"=20'

SHEET NUMBER
C5.1

11/14/23

1 | 2 | 3 | 4 | 5

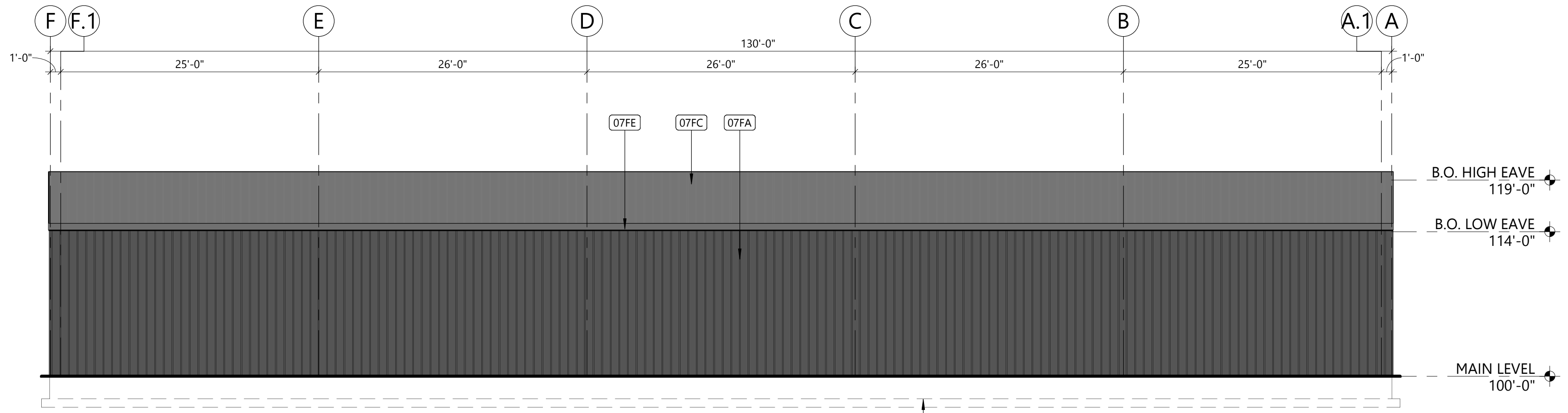
KEYNOTES

#	DESCRIPTION
03AA	LINE OF FOUNDATION WALL AND FOOTING
07FA	DARK GRAY METAL BUILDING PANELS
07FC	METAL BUILDING STANDING SEAM ROOF PANEL - COLOR: LIGHT GRAY
07FE	METAL BUILDING EAVE TRIM - COLOR: LIGHT GRAY
08BA	OVERHEAD DOOR
08BB	SWINGING DOOR
26FA	EXTERIOR LIGHT, DARK SKY COMPLIANT

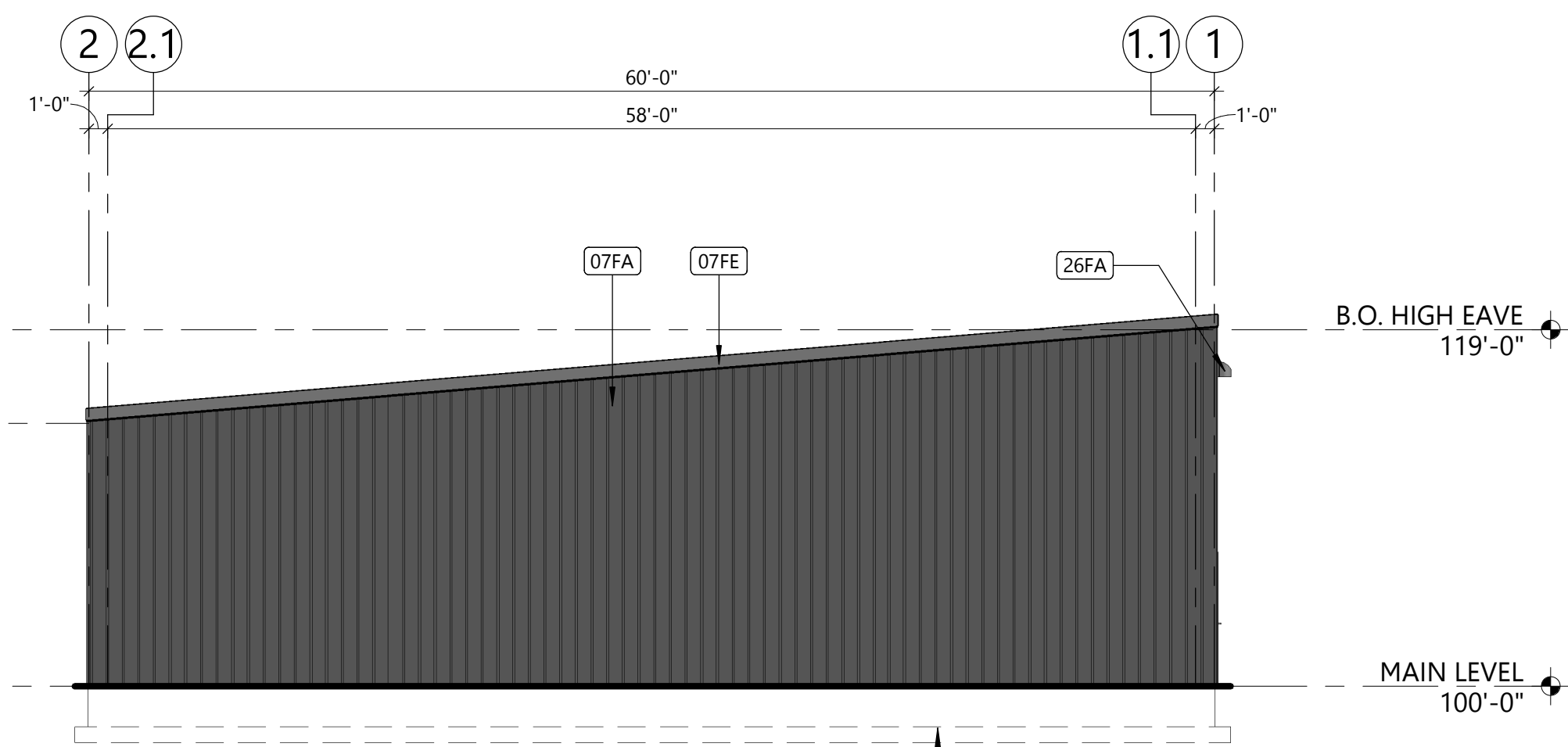
CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2850
F435 753.2851
©2023 CARTWRIGHT

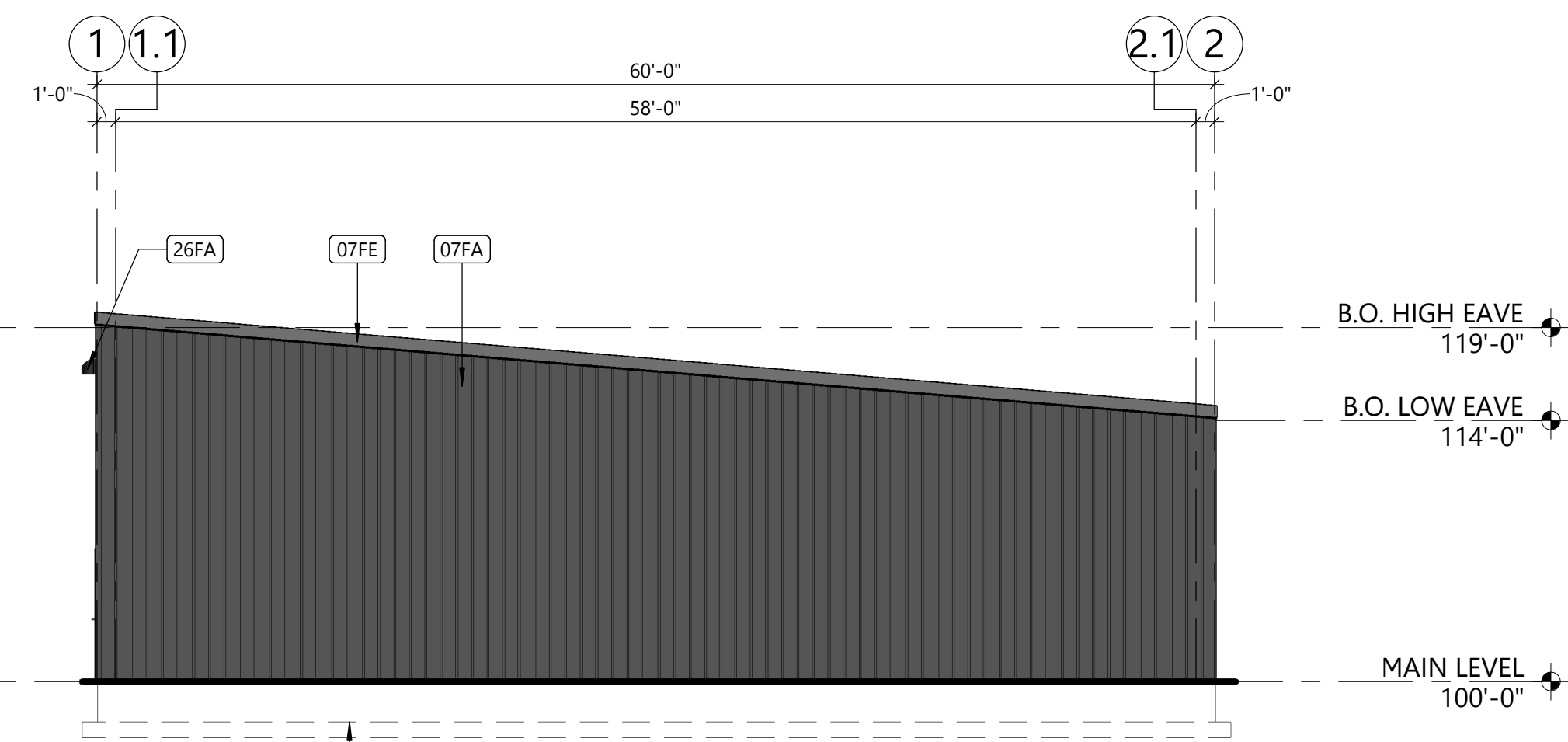
<http://www.cartwright-aec.com>



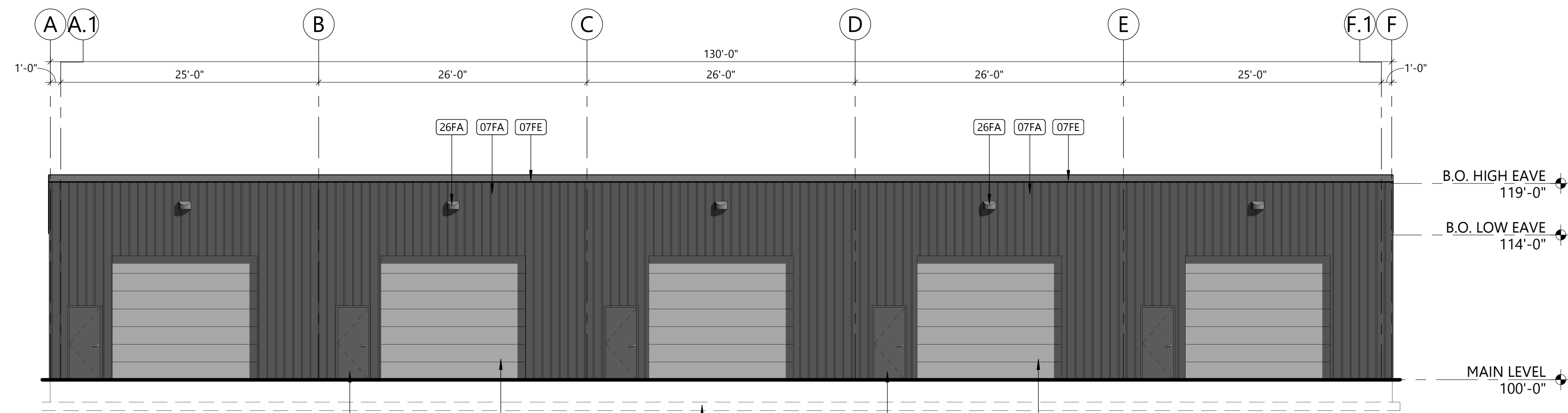
C4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



C2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 | 2 | 3 | 4 | 5

HYRUM FLEX SPACE

ANVIL ROAD HYRUM, UTAH

CARTWRIGHT PROJECT #	123075
DATE:	5/23/2023
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A201

PRELIMINARY

5/26/2023 10:17:27 AM