



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
February 23, 2026
Monday 9:00 AM

American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003

<https://www.americanfork.gov/AgendaCenter>

Development Review Committee Members

Patrick O'Brien, Dev. Services Director

Sam Kelly, Public Works Director

Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on February 23, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call

2. Common Consent Agenda (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the January 26, 2026, Development Review Committee minutes and the February 17, 2026, Development Review Committee minutes.

3. Action Items (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Amended Commercial Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Commercial Site Plans.)

- a. Review and action on an application for a Final Plat, known as Rockport Industrial, located at 205 W Frontage Road, American Fork City. The Final Plat consists of approximately 1.43 acres and is in the PI-1 Zone.

4. Adjournment

Dated this 19th day of February 2026

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES
02.17.2026

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

February 17th, 2026

The American Fork City Development Review Committee met in a regular session on February 17th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 11:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Chief Building Official: Dan Loveland

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman	Planner II
Annalisa Reed	Planner I
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Trent Williams, Chris Haertel

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the February 9th, 2026, Development Review Committee Regular Session.

Aaron Brems motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

02.17.2026

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for an Amended Final Plat, known as Mira Vista Phase 4, located at 530 S 1040 E, American Fork City. The Amended Final Plat consists of .63 acres and is in the Residential (R3-7500) Zone.**

Annalisa Reed reviewed the background information for action item letter a: There was already a public hearing for this item at an earlier date, so that requirement has already been met. The applicant has applied for an Amended Final Plat to develop a Condominium Planned Community. The project looks to develop 20 condos in a three-story building. This is phase 4 of a multiple part planned community. The Commercial Site Plan is currently going through DRC review and will be placed on an agenda in the future. A public hearing is required to be held within 45 days of the petition to vacate/alter/amend a subdivision plat being accepted into review if all signatures of property owners have not been acquired associated with the originally approved plat, the public hearing was held July 15, 2025.

Sam Kelly moved to approve the proposed Amended Final Plat, located at 530 S 1040 E, American Fork City, UT 84003, in the Residential (R3-7500) Zone, as the Amended Final Plat meets the requirements of Section 17.8.217 Amended Plats and Section 17.4.301 R-3-7500 Residential Zone.

UNAPPROVED MINUTES

02.17.2026

Aaron Brems seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

- b. Review and action on an application for an Amended Commercial Site Plan, known as DCS Warehouse, located at 521 W 200 N, American Fork City. The Commercial Site Plan consists of 2 acres and is in the GC-1 General Commercial Zone.**

Annalisa Reed reviewed the background information for action item letter b: The applicant has applied for an Amended Commercial Site Plan to update the drainage and exterior elements of the site.

Sam Kelly moved to approve the proposed Amended Commercial Site Plan, located at 521 W 200 N, American Fork City, in the GC-1 Zone, as the Amended Commercial Site Plan meets the requirements of Section 17.4.402 and 17.6.101.

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss

Adjournment

UNAPPROVED MINUTES

02.17.2026

Aaron Brems motioned to adjourn the meeting.

Dan Loveland seconded the motion.

Voting was as follows:

Dan Loveland	AYE
Sam Kelly	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 11:09 AM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the committee, public, and staff.



Agenda Topic

Review and action on an application for a Final Plat, known as Rockport Industrial, located at 205 W Frontage Road, American Fork City. The Final Plat consists of approximately 1.43 acres and is in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:	205 W Frontage Road	
Parcel ID:	13:047:0027	
Project Type:	Final Plat	
Applicants:	Nate Heaps	
Existing Land Use:	Transit Oriented Development	
Surrounding Land Use:	North	Major Transportation Facilities
	South	Residential Low Density; Residential Medium Density
	East	Design Industrial
	West	Transit Oriented Development; Residential Medium Density
Existing Zoning:	PI-1	
Surrounding Zoning:	North	PF
	South	R2-7500
	East	PI-1
	West	PF; R1-7500
Square Footage (By Use)	4,000 s.f. - Office	
	16,000 s.f. - Warehouse	
Total Number of Units	N/A	



Parking Requirement	4 spaces per thousand s.f. of office space: $4 \times 4,000 = 16$ stalls 1 space per thousand s.f. of warehouse space: $1 \times 16,000 = 16$ stalls <p style="text-align: center;">Total Required = 32 stalls</p> <p style="text-align: center;">Total Provided = 50</p>
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Background

The applicant has applied for a Final Plat to develop an office/warehouse development located at 205 W Frontage Road. The project looks to provide 4,000 s.f. of office space and 16,000 s.f. of warehouse space for the area for a total of 20,000 s.f. for the building. Within the building, the applicant is proposing a 17-unit office/warehouse environment where each unit is a little over 1,000 s.f.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:

- A. Application for final plan/plat approval.
 - B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
 - C. Copies of the detailed engineering documents and other supporting materials.
 - D. An itemized engineers estimate of the cost of constructing the required improvements.
 - E. Copy of project documentation.
 - F. Evidence of payment of review and recording fee.
 - G. Documents conveying water rights to city.
 - H. Evidence that any boundary conflicts with adjacent properties are fully resolved.
 - I. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.
- The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.



Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the developer the Development Services Director or assignee shall review the plans/plats and supporting materials for accuracy and completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

- A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
 - 1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.
 - 2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
 - 3. The detailed engineering plans and materials comply with the city standards and policies.
 - 4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
 - 5. The water rights conveyance documents have been provided.



- B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

- 1. Address Outstanding DRC Comments. These two comments were outstanding from DRC. However, since the time of the comments being made, the applicants have since submitted updated plans which are being reviewed by staff to confirm the comments have been resolved satisfactorily. The plans as part of this package show the two comments.
 - a. Update state code reference in surveyor's certification to reference the updated state code section
 - b. Add an additional fire hydrant on the Frontage Road.

Findings of Fact

- 1. The Final Plat MEETS the requirements of Section 17.7.207-209.

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation



The Final Plat MEETS the requirements of Section 17.7.207-209. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, in accordance with Sections 17.7.207-209 and subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone.

Table

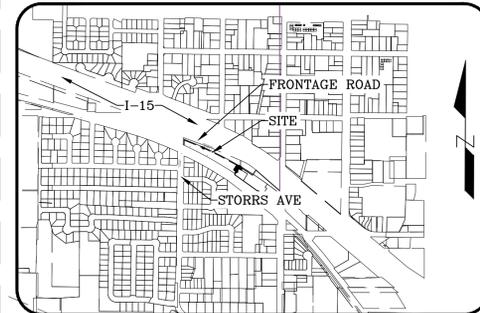
I move to table action for the proposed Final Plat, located at 205 W Frontage Road, American Fork City, in the PI-1 Zone, and instruct staff/developer to.....

ROCKPORT INDUSTRIAL PLAT 'A'

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	748.92'	4160.00'	747.91'	S64°30'03"E	10°18'53"
C2	703.03'	4675.50'	702.37'	N60°51'22"W	8°36'55"

VICINITY MAP

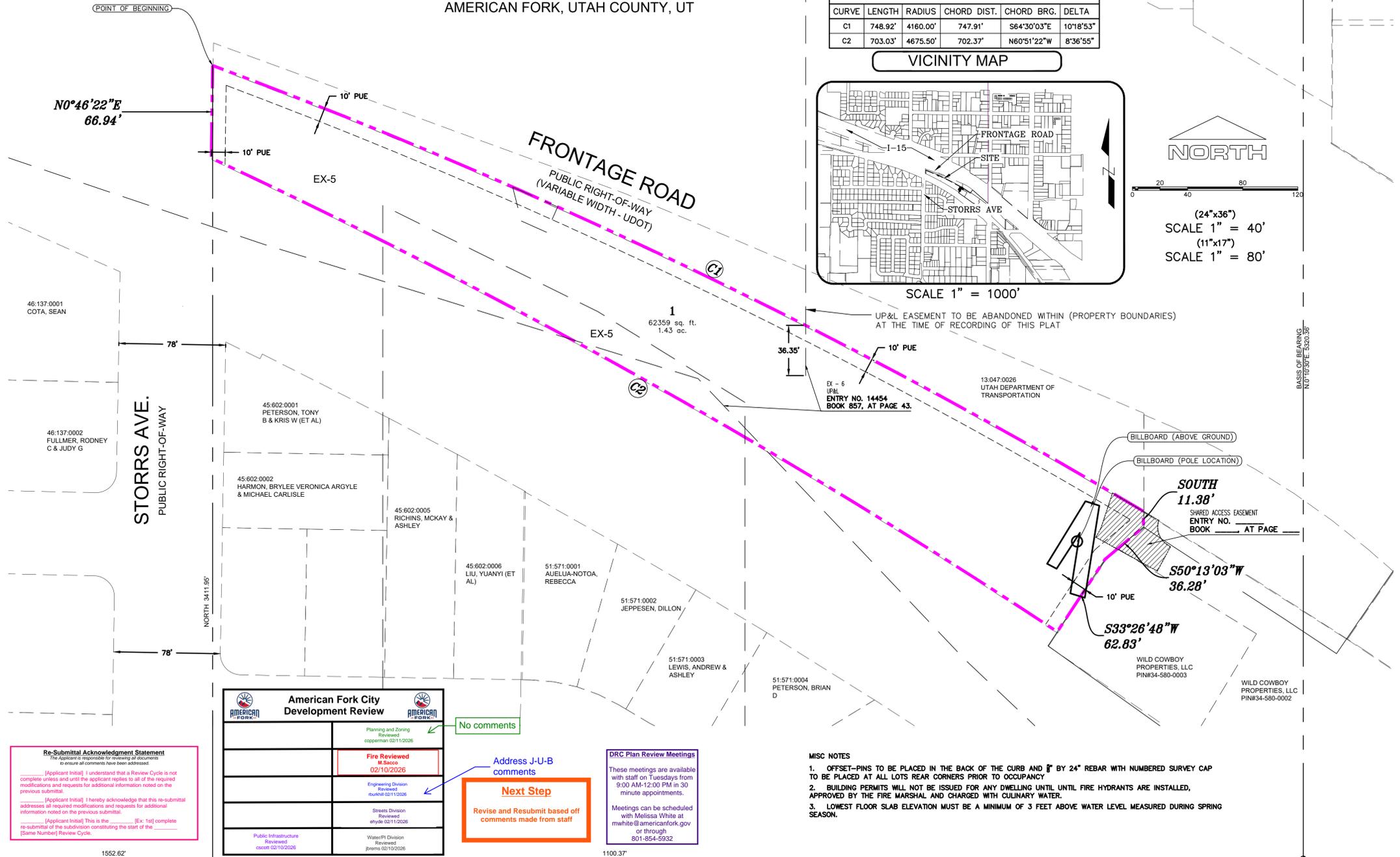


(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NORTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP

BASEIS OF BEARING:
N 10° 03' 00" E 5320.36'

SOUTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP



American Fork City Development Review	
Planning and Zoning Reviewed copperman 02/11/2026	No comments
Fire Reviewed & Sealed 02/10/2026	
Engineering Division Reviewed fourthel 02/11/2026	Address J-U-B comments
Streets Division Reviewed ayles 02/11/2026	Next Step Revise and Resubmit based off comments made from staff
Public Infrastructure Reviewed casott 02/10/2026	
Water/PI Division Reviewed jbrems 02/10/2026	

DRP Plan Review Meetings
These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.
Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

MISC NOTES

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 1" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.
[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.
[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.
[Applicant Initial] This is the [Ex: 1st] complete re-submittal of the subdivision constituting the start of the [Same Number] Review Cycle.

SOUTHEAST CORNER, SEC. 23, T5S,
R1E, SLB&M
S 89°49'09"W 2652.99'

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- SHARED ACCESS/UTILITY EASEMENT

FEMA FLOOD NOTES
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRMETTE # - 49049C0306F
DATED - JUNE 19, 2020
PANEL - 490152 - MAP 0306

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
ORLEM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
NATE HEAPS
CALETA CAPITAL
801.362.1496
NATE@CALETACAPITAL.COM

ZONING INFORMATION

THIS PROJECT IS LOCATED WITHIN THE PI-1 (PLANNED INDUSTRIAL) ZONE. THE LAND USE DESIGNATION IS TOD (TRANSIT ORIENTED DEVELOPMENT)

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. _____, 20____, BY THE WATER AUTHORITY.
SEWER & WATER AUTHORITY

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NON-TANGENT CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S 89°49'09"W, ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 18' 53", HAVING A RADIUS OF 4160.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 30' 03" E FOR A DISTANCE OF 747.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH FOR A DISTANCE OF 11.38 FEET TO A POINT ON A LINE; THENCE, S 50° 13' 03" W FOR A DISTANCE OF 36.28 FEET TO A POINT ON A LINE; THENCE, S 33° 26' 48" W FOR A DISTANCE OF 62.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 38' 55", HAVING A RADIUS OF 4675.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 51' 22" W FOR A DISTANCE OF 702.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N 00° 46' 22" E A DISTANCE OF 66.94 FEET TO THE POINT OF BEGINNING

CONTAINS 1.43 ACRES (62,359± sq ft) AND 1 LOT
PROJECT BASED ON STATE PLANE COORDINATES, NAD83



February 3, 2026
DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREBY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

Nathan S. Heaps, Manager, Rockport LLC
Tyson Williamson, Manager, Rockport LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THIS _____ DAY OF _____, A.D. 20____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE ROCKPORT INDUSTRIAL PLAT 'A' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

ROCKPORT INDUSTRIAL PLAT 'A'

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

CITY CLERK SEAL
UTAH COUNTY RECORDER SEAL
This form approved by Utah County and the municipalities therein.

Contacts
Ben Hunter
City Engineer
bhunter@americanfork.gov

JJ Hsu
Project Engineer
jhsu@americanfork.gov

Chad Scott
Infrastructure
Manager
dhoward@americanfork.gov

GIS
Rob Autrey
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rautrey@americanfork.gov

Aaron Brems
Fire Chief
abrems@americanfork.gov

Mat Sacco
Fire Marshal
msacco@americanfork.gov

Planning Department
275 E 200 N
American Fork, UT
84003
Phone:
801-763-3060

Public Works
Department
275 E 200 N
American Fork, UT
84003
Phone:
801-763-3060
Fax: 801-763-3005

Police Department
75 E 80 N
American Fork, UT
84003

Emergency: 911
Non-Emergency:
801-763-3020

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT

205 W Frontage Rd, American Fork, UT 84003

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

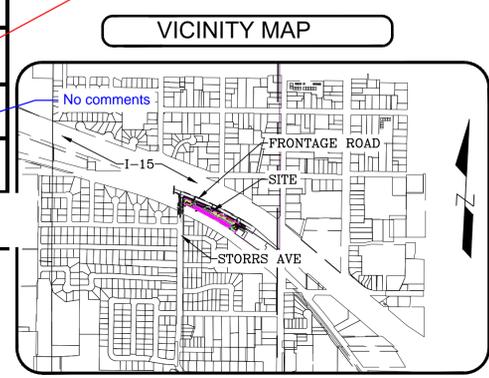
PARKING CALCULATIONS						
USE	AREA	FORMULA per City Code	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1	
WAREHOUSE	16,000 SF	1 SPACE per 1000 Sq Ft	16			
OFFICE	4,000 SF	4 SPACE per 1000 Sq Ft	16	32	50	4 REQUIRED 4 PROVIDED

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	19,926 SF	32
LANDSCAPE	10,177 SF	16
HARDSCAPE	32,188 SF	52
TOTAL SITE	62,291 SF	100

American Fork City Development Review	
Planning and Zoning Reviewed copperman 02/11/2026	No comments
Sewer/Storm Drain Division Reviewed ahardy 02/11/2026	Fire Reviewed M.Sacco 02/10/2026
Communications Reviewed MHunsaker 02/11/2025	Engineering Division Reviewed rburkhill 02/11/2026
Public Infrastructure Reviewed cscott 02/10/2026	Streets Division Reviewed ehyde 02/11/2026
	Water/PI Division Reviewed jbrems 02/10/2026

No comments

One addition hydrant
needed on the east
end. See comment on
utility drawing.



Next Step
Revise and Resubmit based off
comments made from staff

DRG Plan Review Meetings
These meetings are available
with staff on Tuesdays from
9:00 AM-12:00 PM in 30
minute appointments.
Meetings can be scheduled
with Melissa White at
mwhite@americanfork.gov
or through
801-854-5932

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents
to ensure all comments have been addressed.
_____. [Applicant Initial] I understand that a Review Cycle is not
complete unless and until the applicant replies to all of the required
modifications and requests for additional information noted on the
previous submittal.
_____. [Applicant Initial] I hereby acknowledge that this re-submittal
addresses all required modifications and requests for additional
information noted on the previous submittal.
_____. [Applicant Initial] This is the _____ [Ex: 1st] complete
re-submittal of the subdivision constituting the start of the _____
[Same Number] Review Cycle.

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
CS-02 thru CS-04	CONSTRUCTION NOTES
EX-01	EXISTING SITE PLAN
ALTA	ALTA SURVEY
SP-01 thru SP-02	FINAL PLAT
UP-01 thru UP-02	SITE PLANS
GR-01 thru GR-02	UTILITY PLANS
EC-01 thru EC-02	GRADING PLANS
DT-01-DT-03	EROSION CONTROL PLAN & DETAILS
OS-01 thru OS-02	TYPICAL DETAILS
OS-03 thru OS-04	OFFSITE DITCH DESIGN OFFSITE DITCH (EXISTING)

ALL IMPROVEMENTS AND DETAILS PER
AMERICAN FORK CITY CONSTRUCTION STANDARDS

THE BASIS OF BEARING IS BETWEEN SOUTH ¼ CORNER
AND THE NORTH ¼ CORNER OF SECTION 23, T5S, R1E,
SALT LAKE BASE & MERIDIAN N.0°01'09"E. 1320.19'
DATUM = NAVD88 S ¼ COR - 4541.72

FEMA FLOOD NOTES
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRMETTE # - 49049C0306F
DATED - JUNE 19, 2020
PANEL - 490152 - MAP 0306

0 25 50 100 150

(24"x36")
SCALE 1" = 50'

(11"x17")
SCALE 1" = 100'



PROJECT DEVELOPER
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**PROJECT ENGINEER
& SURVEYOR**
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& Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET
& NOTES
SHEET:
CS-01

General Construction

DIVISION 3 GENERAL CONSTRUCTION REQUIREMENTS

Sec. 15.01.190 General Description

Prior to commencing construction on any improvements in a development or within public right-of-way of any streets or proposed streets of American Fork City, or any work that will connect with any city public utility, the city public works department shall be notified and appropriate permits obtained so that the proper inspection may be provided, and so that it might be determined that the work has been approved. Certain types of construction shall have continuous inspection (at the discretion of the city public works director) while others may have only periodic inspections.

1. Periodic inspections shall be required on the following:

1. Street grading and gravel base.
2. Excavations for curb and gutter and sidewalks.
3. Excavations for structures.
4. Trenches for laying pipe.
5. Forms for curb and gutter, sidewalks and structures.
2. Continuous inspection shall be required on the following types of work:
 1. Laying of street surfacing.
 2. Placing of concrete for curb and gutter, sidewalks and other structures.
 3. Laying of water pipe, valves, hydrants, drainage pipe, sewer pipe, and testing.

On construction requiring continuous city represented inspection, no work shall be started except in the presence of a city inspector. No construction requiring inspection shall be performed on city holidays, Saturday, Sunday or non-business hours, unless prior arrangements are made with the city public works department. Appropriate scheduling may be required during months where city staff works four-day work week.

It shall be unlawful to do any construction, excavation work on any street, curb, gutter, sidewalk, sewer line, water line or other infrastructure addition or improvement in American Fork City without a public works permit from the city to do so.

(Ord. No. 2007-07-31, § 2.1, 7-10-2007)

Sec. 15.01.200 Requests For Inspection

Requests for inspections shall be made to the city public works director by the person responsible for the construction. Requests for inspection on work requiring continuous inspection shall be made three days prior to the commencing of the work. Notice shall also be given one day in advance of the starting of work requiring periodic inspection.

Prior to construction, the following data (five complete copies) shall be furnished to the city inspector: "cut sheets" for sewer and curb and gutter work, samples of road base material to be used, projected time schedules for completion of the work and shop drawings for materials, etc., to be installed.

No work which may be defective in its construction, or deficient in any of the requirements of these specifications will be accepted. Failure of any officers of the city or the inspector to point out such defects or deficiencies during construction shall not relieve the contractor of his responsibility to comply with the specifications, and the contractor shall correct any imperfect work, settlement, etc., wherever discovered, before the final acceptance of the work by the city.

(Ord. No. 2007-07-31, § 2.2, 7-10-2007)

Sec. 15.01.210 Construction Completion Inspection

An inspection shall be made by the city public works department after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty days of the date of public works department inspection report defining the faulty or defective work.

(Ord. No. 2007-07-31, § 2.3, 7-10-2007)

Sec. 15.01.220 Guarantee Of Work

The improvements outlined in this chapter shall be guaranteed per section 17.9.200. All public improvements shall be completed prior to acceptance by the city and release of the final construction bond.

(Ord. No. 2007-07-31, § 2.4, 7-10-2007)

HISTORY

Amended by Ord. 2020-06-30 on 6/9/2020

Sec. 15.01.230 Building Permits

The untreated gravel base must be placed and graded, sewer, and storm drain lines and water lines, and inlet boxes completed and tested before any building permits will be issued.

(Ord. No. 2007-07-31, § 2.5, 7-10-2007)

Sec. 15.01.240 Barricades

Maintain proper and sufficient barricades, signals, or warnings as needed at every construction site to give warning of and protect against accidents. Comply with requirements of the Manual Uniform Traffic Control Devices (MUTCD) for all traffic control on public streets.

(Ord. No. 2007-07-31, § 2.6, 7-10-2007)

Sec. 15.01.250 Occupancy Permits

Occupancy permits shall be obtained from the building official as outlined in the construction permit.

Sites requiring temporary occupancy permit in excess of a single two-week period shall provide the city a performance guarantee per the provisions of the Development Code in the estimated amount of the work to be completed as approved by city chief building official or city engineer as appropriate for the items.

(Ord. No. 2007-07-31, § 2.7, 7-10-2007. Ord. No. 2011-06-17, § 1, 6-28-2011)

Earthworks

Sec. 15.01.260 General Description

This division defines the requirements for excavation and backfill for structures, construction requirements of earthen embankments and fills, and subgrade preparation for pavements and other preparation required by the standard drawings and specifications.

(Ord. No. 2007-07-31, § 3.1, 7-10-2007)

Sec. 15.01.270 Excavation Permit Requirements

Before any excavation in a city street can begin, an excavation permit with required fee must be obtained from the city. The applicant must show proof that a competent licensed contractor will do the work, present evidence of sufficient public liability insurance, and post required liability bonds.

(Ord. No. 2007-07-31, § 3.2, 7-10-2007)

Sec. 15.01.280 Clearing And Grubbing

The ground within the right-of-way shall be cleared of all trees, stumps, brush, weeds, roots and other objectionable materials. All branches of trees close enough to the roadway surface to be considered an obstruction to traffic or sight distance shall be carefully removed. All trees, stumps, roots, etc., are to be removed to a depth of not less than three feet below the subgrade.

All excavations made by removal of trees, stumps, etc., shall be filled with suitable material, which shall be compacted and consolidated to ninety-five percent of dry density as measured by AASHTO T-99 so as to make the surface at this point conform in contour and density to that of the surrounding ground.

(Ord. No. 2007-07-31, § 3.3, 7-10-2007)

Sec. 15.01.290 Excavation For Structures

When suitable subgrade soils exist, structures shall be founded on undisturbed original subsoil. All authorized excavation below the specified structure subgrade shall be replaced with concrete, monolithic with that of the slab above or with coarse gravel material conforming to classification A-1-to AASHTO designation and compacted to ninety-five percent of maximum dry density as measured by AASHTO T-99.

Subgrade soil for all structures, regardless of type or location, shall be firm, dense, thoroughly compacted and consolidated; shall be free from mud and muck and free from organic material, roots, limbs, etc.; shall be compacted to ninety-five percent of dry density as measured by AASHTO T-99; and shall be sufficiently stable to remain firm and intact under the feet of the workmen engaged in subgrade surfacing, laying, reinforcing steel, and depositing concrete. Coarse gravel or crushed stone may be used for subsoil reinforcement if it results satisfactory to the city engineer can be obtained thereby. Such material shall be applied in thin layers, not exceeding six inches, each layer being embedded in the subsoil by thorough tamping.

(Ord. No. 2007-07-31, § 3.4, 7-10-2007)

Sec. 15.01.300 Backfill Around Structures

After completion of foundation footings and walls and other construction below the elevation of the final grades, and prior to backfilling, all forms shall be removed and the excavation shall be cleaned of all trash and debris. No backfilling around or behind structures shall be initiated until the concrete is fully cured for seven days. Material for backfilling shall consist of excavated material or borrow of sand, gravel, or other suitable material, and shall be placed in layers not exceeding six inches in uncompacted thickness. Each layer shall be compacted by suitable method to a density equal to ninety-five percent of maximum dry density as measured by AASHTO T-99. Backfill around curb and gutter in fill sections shall extend eighteen inches beyond outside of the concrete gutter.

(Ord. No. 2007-07-31, § 3.5, 7-10-2007)

Sec. 15.01.310 Construction Of Embankments And Fills

Earth foundation surfaces shall be graded to remove surface irregularities and void of any organic material. Where suitable materials are available, after stripping, the foundation shall be scarified to a depth of not less than six inches, and the loosened material shall be moistened and compacted as hereinafter specified for each layer. All materials in embankments and fills shall be placed, moistened, and compacted as provided in the following paragraphs. When the embankment or fill exceeds the amount of excavation, sufficient additional material shall be obtained from borrow pits provided by the contractor. All material proposed to be imported shall be subject to the review and approval of the city engineer prior to starting of hauling operations.

The materials used for embankment and fill construction shall be free from sod, grass, trash, frozen earth, rocks larger than six inches in diameter, and all other material unsuitable for construction of compacted fills.

(Ord. No. 2007-07-31, § 3.6, 7-10-2007)

Sec. 15.01.320 Compacting Earth Materials

Import fill shall be deposited in horizontal layers having a thickness of not more than six inches after being compacted as hereinafter specified. The distribution of materials shall be such that the compacted material will be homogeneous and free from lenses, pockets, or other imperfections.

Prior to and during compaction operations, the material shall have the optimum moisture content required for the purpose of compaction and the moisture content shall be uniform throughout the layers, insofar as practicable. Moistening of the material shall be performed at the site of excavation, but such moistening shall be supplemented, as required by sprinkling at the site of construction. If the moisture content is greater than optimum for compaction, the compaction operations shall be delayed until such time as the material has dried to the optimum moisture content. When the material has been conditioned as hereinbefore specified, the backfill or embankment shall be compacted as follows:

1. Under roadways and extending one foot beyond the proposed curb line the fill or embankment material shall be compacted to a density equal to not less than ninety-five percent of maximum dry density as measured by AASHTO T-99.
2. Under the sidewalks, driveways and other structures the fill or embankment material (to at least one foot each side of the edge of the slab) shall be compacted to a density equal to not less than ninety-five percent of maximum dry density as measured by AASHTO T-99.

3. Other fills and embankments not listed above shall be compacted to a density equal to not less than ninety-two percent of maximum dry density as measured by AASHTO T-99.

(Ord. No. 2007-07-31, § 3.7, 7-10-2007)

Sec. 15.01.330 Slopes

The slopes of excavations and/or fills shall be shaped to meet safety requirements dependent on soil types, but in no case shall the finished slope be in excess of 3:1 for cut areas or 3:1 for fill areas except as approved otherwise by the city engineer.

(Ord. No. 2007-07-31, § 3.8, 7-10-2007)

Sec. 15.01.340 Road Subgrade Preparation

Rough subgrades shall be shaped and graded to within a tolerance of one-tenth foot of design grade, and drainage shall be maintained at all times. Following roadway excavation, the subgrade shall be proof rolled by running moderate-weight rubber-tire-mounted equipment uniformly over the surface.

During the rolling operation, moisture content of the subgrade layer shall be maintained at not less than ninety-seven percent or more than one hundred five percent of optimum moisture content. Rolling shall be continued until the entire roadbed is compacted to the specific density to a minimum depth of eight inches.

(Ord. No. 2007-07-31, § 3.9, 7-10-2007)

DIVISION 7 SEWER/DRAINAGE LINES

Sec. 15.01.520 General Description

This division covers the requirements for piping materials and installation in the American Fork City sewer and drainage collection system. All materials and workmanship shall strictly comply with the Utah State Plumbing Code and the Utah State Health Department criteria.

(Ord. No. 2007-07-31, § 6.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.530 Pipe Laying

Different pipe materials have different requirements for proper installation. Therefore, each pipe material has specific pipe laying instructions.

(Ord. No. 2007-07-31, § 6.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.540 Installation Requirements For Line And Grade

All pipe shall be installed according to the defined line and grade with the following limits: Variance from established line and grade shall not be greater than one-sixteenth inch per inch of pipe diameter in ten feet, and not to exceed one-half inch in ten feet, provided that such variation does not result in a level or reverse sloping invert; provided also that variation in the invert elevation between adjoining ends of pipe, due to non-concentricity of joining surface and pipe interior surfaces, does not exceed one-sixty-fourth inch per inch of pipe diameter, or one-half inch maximum.

(Ord. No. 2007-07-31, § 6.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.550 Sewer Grades

Unless otherwise approved by the city engineer, all sewer grades shall be established by the use of an approved laser beam method. An above ground method shall not be used. Tolerance shall be \pm one-half foot of actual grade. Above ground methods may be acceptable for storm drain lines with the required tolerance of \pm one-half foot of actual grade being adhered to.

(Ord. No. 2007-07-31, § 6.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.560 Reinforced Concrete Pipe

Reinforced concrete pipe (RCP) shall comply with the requirements of ASTM C-76 with bell and spigot rubber gasket type joints for sanitary sewers and storm drain lines. For hydraulic design considerations, a Mannings n value of 0.012 for storm drain and 0.013 for sewer shall be used.

1. RCP bell and spigot joints. Bell and spigot joints, including rubber gaskets, shall conform to the requirements of the latest revision of ASTM Designation C-443. The pipe joint shall be installed in a manner that will ensure proper gasket seating, and when assembled, to compress the gasket to form a watertight seal. The gasket shall be confined in a groove on the spigot, so that pipe movement or hydrostatic pressure cannot displace the gasket.

2. RCP pipe installation. All pipe installation shall precede upgrade on a stable foundation, with joints closely and accurately fitted. Rubber gaskets shall be fitted properly in place, and care shall be taken in joining the pipe units to avoid twisting of gaskets. Joints shall be clean and dry and a joint lubricant as recommended by the pipe supplier shall be applied uniformly to the mating joint surfaces to facilitate easy positive joint closure.

3. Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells. Select material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight fitting stopper to prevent the entrance of foreign material.

In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer. Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.

3. Gravel foundation for RCP pipe. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, and/or where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with gravel compacted into place. Gravel for concrete pipe foundation shall be clean crushed rock or gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.

4. RCP pipe bedding. All pipe sewers and drains shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded.

A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled and compacted to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes shall be excavated so that only the barrel of the pipe receives bearing from the trench bottom. Pipe bedding materials placed at any point below the mid-point of the pipe shall be deposited and compacted in layers not to exceed eight inches in uncompacted depth.

Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand mechanical compactors. All bedding materials shall be placed in the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, sand or gravel, free from rocks larger than three-inch diameter, with all materials free from roots, sod, or other organic matter.

In the event trench materials are not satisfactory for pipe bedding, modified bedding will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe.

Modified bedding material shall be graded as follows: one hundred percent passing a one-inch screen and no more than five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.5-6.5.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec. 15.01.570 PVC Plastic Pipe

This section covers the requirements for rigid polyvinyl chloride pipe and fittings, hereinafter called PVC pipe and PVC fittings. The pipe and fittings and installation in sanitary sewer, storm drain and other gravity line construction, shall meet or exceed all of the requirement ASTM Specification D-3034 Type FSM for SDR 35 pipe for diameters from four inches to fifteen inches and ASTM F679 for eighteen inches to twenty-four inches with integral bell gasket joints, and be supplied in maximum twenty-foot lengths. This pipe shall be homogeneous throughout and free from cracks, holes, foreign inclusions or other defects. The pipe shall be as uniform as commercially practical in color.

All PVC sewer pipe shall be made from clean, virgin, Type 1, Grade 1, PVC conforming to ASTM resin specification D-1784. All pipe joints shall be bell and spigot type with rubber ring gasket conforming to ASTM D-1969, to permit expansion and contraction. Pipe and fittings must be assembled with nontoxic lubricant. Four-inch and six-inch diameter pipe may be the solvent weld type provided an expansion joint is provided if the length of run exceeds one hundred linear feet. All pipe shall be less than twenty feet in length.

Spigot ends will have depth of cover with memory mark around the diameter of the pipe to indicate proper insertion depth. Wyes shall be of the same material as the pipe, and in no case shall have thinner walls than that of the pipe furnished. Sample wyes must be submitted for the city engineer's approval, and his approval must be obtained before purchase of the wyes.

For hydraulic design considerations, a Mannings n value of 0.012 for storm drain and 0.013 for sewer shall be used.

1. PVC fittings. Fittings shall be made of PVC plastic conforming to ASTM-D1784, have a cell classification as outlined in ASTM D-3034.

2. PVC pipe installation. Pipe installation shall be in accordance with ASTM Recommended Practice D-2321 and the manufacturer's requirements. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted.

3. PVC pipe bedding. All pipe installation shall be in accordance with ASTM Recommended Practice D-2321 and the manufacturer's requirements. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted. The pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe joints. Select material shall be compacted around the pipe to firmly bed the pipe in position. Haunching material (bed to springline) should be carefully worked under the haunches by hand as per ASTM D2321. The bedding shall be compacted from the pipe to the trench wall to ensure support. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight-fitting stopper to prevent the entrance of foreign material.

As per ASTM D2321, trench box installations will require a sub trench below the trench box or a trench box will not be allowed. Subtrenches can not be deeper than twenty-four inches by OSHA Standards. Therefore, pipe diameters in excess of twenty-four inches will need to be installed without a trench box and with side slopes laid back to meet OSHA requirements. It is the contractors responsibility to follow OSHA guidelines for safe practices.

In addition to the above requirements, all pipe installation shall rigidly adhere to the specific requirements of the pipe manufacturer. Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.

3. PVC pipe construction loads. To preclude damage to the pipe and disturbance to the embedment zone, a minimum depth of backfill should be maintained before allowing vehicles or heavy construction equipment to traverse the pipe trench.

The minimum depth of cover should be established by the project engineer based on the specific project requirements. In the absence of such a detailed investigation, the installer shall meet the following minimum cover requirements before allowing vehicles or construction equipment to traffic the trench surface, assuming that the minimum embedment zone densities are prepared as per ASTM D2321:

Provide minimum cover of at least twenty-four inches or one pipe diameter (whichever is larger) where Class I embedment materials have been utilized, or provide minimum cover of at least thirty-six inches or one pipe diameter (whichever is larger) where Class II or lower embedment materials have been utilized, and allow at least forty-eight inches of cover before using a hydrohammer for compaction directly over the pipe. Where construction loads may be excessive (e.g. cranes, earth moving equipment, etc.) consult with the project engineer to determine minimum operating cover requirements.

4. Gravel foundation for PVC pipe. The pipe foundation shall be a minimum of four inches in the compacted condition. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, it shall be excavated to such depth as may be necessary and replaced with crushed rock or gravel compacted into place. Gravel foundation material for pipe shall be placed only when, and to the depth, requested by the engineer or specified on the drawings.

Gravel for PVC pipe foundations shall be clean crushed rock or gravel with one hundred percent passing a one-and-one-half-inch screen and maximum of five percent passing a three-fourths-inch sieve.

5. PVC pipe embedment. All pipe shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded in suitable embedment material. The bottom of the trench shall be of stable materials. In general, coarse-grained soils, free of rocks and stones, such as graded crushed rock, gravel, sand, and other granular materials, are considered stable materials. A stable material shall be placed and compacted under the pipe haunches and up to the spring-line in uniform layers not exceeding eight inches in depth. When bedding is required, the

some material should be used for both bedding and haunching. The same material shall be used to backfill the trench from the springline of the pipe to a point at least twelve inches above the top of the pipe. Each eight-inch layer of bedding, haunching and initial backfill shall be placed, then carefully and uniformly compacted to ninety-five percent of AASHTO T-180 (ASTM D-1557) density. Extra-fine sand, clay, silt, or large soil lumps shall not be allowed as bedding, haunching or initial backfill material.

The remaining backfill over the top of the initial backfill shall be placed in accordance with Section 15.01.430. Modified bedding material shall be graded as follows: one hundred percent passing a one-and-one-half inch screen and five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.6-6.6.5, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec. 15.01.580 Corrugated High Density Polyethylene Pipe (HDPE)

1. Scope. This Specification covers the manufacture and installation of the corrugated high density polyethylene pipe (HDPE) detailed in the project plans.

2. HDPE pipe. HDPE pipe may be used for storm drains of size less than twenty-four inches. HDPE shall not be used within city roadway right-of-way unless approved by the city planning commission. Pipe manufactured for this specification shall comply with the requirements for test methods, dimensions and markings found in AASHTO Designations M252, M294, and MP7. Pipe and fittings shall be made from virgin PE compounds which conform with the applicable current edition of the AASHTO Material Specifications for cell classifications as defined and described in ASTM D3350. Pipe supplied shall be AASHTO Type 5 and shall have a full circular cross section, with an outer corrugated pipe wall and an essentially smooth inner wall. Pipe and resin producers shall be certified according to the PPI/CPPA Third Party Certification Program. All corrugated polyethylene pipe, twelve inches in diameter and larger, shall contain the appropriate program mark either on an official label or permanent affixation prior to shipment.

For hydraulic design considerations, a Mannings n value of 0.017 for storm drain shall be used. The higher n value is due to the corrugation growth that can be seen inside the pipe liner over time.

3. HDPE pipe joints. Soil tight joints shall have a bell and spigot design with an elastomeric gasket meeting the requirements of ASTM F477. Watertight joints shall meet a laboratory test pressure of 10.8 psi per ASTM D3312 and shall have a bell and spigot or bell-bell design with an elastomeric gasket meeting the requirements of ASTM F477.

4. HDPE pipe fittings. The fittings shall not reduce or impair the overall integrity or function of the pipeline. Fittings may be either molded or fabricated. Common corrugated fittings include couplers, reducers, tees, wyes, and end caps. These fittings may be installed by various methods such as snap-on, bell and spigot, bell-and bell and wrap around couplers. Only fittings supplies or recommended by the manufacturer shall be used.

5. HDPE pipe installation. Pipe installation shall be in accordance with ASTM Recommended Practice D-2321 and the manufacturer's requirements. All pipe installation shall proceed upgrade on a stable foundation, with joints closely and accurately fitted. Pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe joints.

Select material shall be compacted around the pipe to firmly bed the pipe in position. Haunching material (bed to springline) should be carefully worked under the haunches by hand as per ASTM D2321. The bedding shall be compacted from the pipe to the trench wall to ensure support. If adjustment of position of a pipe length is required after being laid, it shall be removed and re-jointed as for a new pipe. When laying is not in progress, the ends of the pipe shall be closed with a tight-fitting stopper to prevent the entrance of foreign material.

As per ASTM D2321, trench box installations will require a sub trench below the trench box or a trench box will not be allowed. Subtrenches can not be deeper than twenty-four inches by OSHA Standards. Therefore, pipe diameters in excess of twenty-four inches will need to be installed without a trench box and with side slopes laid back to meet OSHA requirements. It is the contractors responsibility to follow OSHA guidelines for safe practices.

In addition to the above requirements, all pipe installation shall rigidly adhere to the specific requirements of the pipe manufacturer. Where pipe product is provided with a joint system intended to allow for segmental installation of piping materials, joints shall be closed tightly such that gasket system is fully engaged and no more than one-half inch of gap section between overlapping joint material (bell and spigot or another approved method) is visible via a televised inspection methods. Contractor shall meet with city designated inspection representative prior any construction commencing to review city standards relative to installation of piping system.

6. HDPE pipe construction loads. To preclude damage to the pipe and disturbance to the embedment zone, a minimum depth of backfill should be maintained before allowing vehicles or heavy construction equipment to traverse the pipe trench.

The minimum depth of cover should be established by the project engineer based on the specific project requirements. In the absence of such a detailed investigation, the installer shall meet the following minimum cover requirements before allowing vehicles or construction equipment to traffic the trench surface, assuming that the minimum embedment zone densities are prepared as per ASTM D2321:

Provide minimum cover of at least twenty-four inches or one pipe diameter (whichever is larger) where Class I embedment materials have been utilized, or provide minimum cover of at least thirty-six inches or one pipe diameter (whichever is larger) where Class II or lower embedment materials have been utilized, and allow at least forty-eight inches of cover before using a hydrohammer for compaction directly over the pipe. Where construction loads may be excessive (e.g. cranes, earth moving equipment, etc.) consult with the project engineer to determine minimum operating cover requirements.

7. Gravel foundation for HDPE pipe. The pipe foundation shall be a minimum of four inches in the compacted condition. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, it shall be excavated to such depth as may be necessary and replaced with crushed rock or gravel compacted into place. Gravel foundation material for pipe shall be placed only when, and to the depth, requested by the engineer or specified on the drawings.

Gravel for PVC pipe foundations shall be clean crushed rock or gravel with one hundred percent passing a one-and-one-half-inch screen and maximum of five percent passing a three-fourths-inch sieve.

8. HDPE pipe embedment. All pipe shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded in suitable embedment material. The bottom of the trench shall be of stable materials. In general, coarse-grained soils, free of rocks and stones, such as graded crushed rock, gravel, sand, and other granular materials, are considered stable materials. A stable material shall be placed and compacted under the pipe haunches and up to the spring-line in uniform layers not exceeding eight inches in depth. When bedding is required, the same material should be used for both bedding and haunching. The same material shall be used to backfill the trench from the springline of the pipe to a point at least twelve inches above the top of the pipe. Each eight-inch layer of bedding, haunching and initial backfill shall be placed, then carefully and uniformly compacted to ninety-five percent of AASHTO T-180 (ASTM D-1557) density. Extra-fine sand, clay, silt, or large soil lumps shall not be allowed as bedding, haunching or initial backfill material.

The remaining backfill over the top of the initial backfill shall be placed in accordance with Section 15.01.430. Modified bedding material shall be graded as follows: one hundred percent passing a one-and-one-half-inch screen and five percent passing a No. 4 sieve.

(Ord. No. 2007-07-31, §§ 6.7-6.7.8, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec. 15.01.590 Corrugated Metal (CMP) Storm Sewer Pipe

1. CMP general description. This specification covers the manufacture and installation of corrugated metal pipe, for use in storm drains. CMP shall not be used within city road right-of-way unless approved by the city engineer and/or city public works director.

(Ord. No. 2007-07-31, §§ 6.8—6.8.12, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2011-06-17, § 1, 6-28-2011)

Sec. 15.01.600 Subsurface Drain Pipe

- General requirements. Buried drainpipe with open joints or perforated pipe shall be provided for the drains in the locations shown on the drawings and as approved by the city engineer. The contractor shall furnish and lay the drainpipe.
- Material. Drainpipe may be perforated PVC pipe (ASTM D-178), perforated or non-perforated concrete pipe. Corrugated polyethylene piping per ASTM F-405-77a may also be used if installed with direct burial laser grade control equipment. Perforated pipe shall be PVC, extra-strength non-reinforced concrete pipe (ASTM C-14) or reinforced concrete pipe (ASTM C-76). All of which shall have one-fourth-inch diameter perforations or as approved by the city engineer. Concrete pipe shall be furnished with bell-and-spigot.
- Laying pipe. When an open joint or perforated drainage system is utilized, a gravel backfill shall be placed under and over the pipe to the minimum depth as shown on the drawings. Approved filter fabric shall be used to separate the gravel liner from the native material. This fabric must entirely enclose the gravel and provide a complete overlap at the top of the pipe section. The pipe shall be laid carefully on the gravel in a workmanlike manner and to the lines and grades shown on the drawings or established by the city engineer. The maximum allowable departure from grade shall not exceed one-tenth of a foot. The finished bed for all pipe shall be made smooth, including removal of material under the bell, so that the full length of pipe will be evenly and uniformly supported. The pipe shall be laid and completed with adjacent ends closely abutted and with the bell ends up. Any pipe that is broken, cracked, or otherwise unsuitable, as determined by the city engineer, shall be removed and replaced at the contractor's expense. The water level in the trench area where the pipe is being laid shall be held to a minimum. During placement of the pipe the water level in the trench shall not exceed fifty percent of the diameter of the pipe above the invert of the pipe. Water may be removed by permitting the water in the trench to flow down the previously installed drain pipe, provided that a screen cover is kept continuously in place over the exposed end of the pipe at all times, except when additional pipe is actually being placed. The screen used for this purpose shall be approved by the city engineer and shall have maximum mesh openings of one-eighth inch. The pipe shall not be covered with backfill until it has been inspected and approved by the city engineer. After approval, the trench shall be backfilled as prescribed in Section 15.01.430. The contractor shall keep the pipe drain and manholes free from deposits of mud, sand, gravel, or other foreign matter and in good working condition until the construction is complete and accepted. Any methods used by the contractor to remove deposits of mud, sand, gravel, or other foreign matter from the drains, such as use of water or air pressure, shall be subject to the approval of the city engineer.

(Ord. No. 2007-07-31, §§ 6.9—6.9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.610 Manholes

- General requirements. The contractor shall furnish and install watertight cast-in-place or precast concrete manholes at the locations shown on the drawings approved by the city engineer. Manholes shall be furnished complete with cast iron rings and covers. Manholes placed on longitudinal slopes greater than five percent, require "Precision Cover Systems, Inc." manhole risers and lids. Manhole spacing shall not exceed four hundred linear feet unless otherwise approved by the city engineer. All manholes and manline cleanouts shall be accessible with a mechanical pump truck for scheduled maintenance by the city.
- Foundation preparation. Dewatering of the site shall conform to the requirements for sewer trench dewatering in these specifications. Adequate foundation for all manhole structures shall be obtained by removal and replacement of unsuitable material with stabilization material; or by lightning with coarse ballast rock, or by such other means as provided for foundation preparation of the connected sewers, or as required by the city engineer. Where water is encountered at the site, all cast-in-place bases shall be placed on a one-piece water-proof membrane, so placed as to prevent any movement of the water into the fresh concrete. Precast base sections shall be placed on a well graded granular bedding course conforming to the requirements for sewer bedding but not less than eight inches in thickness and extending either to the limits of the excavation or to a minimum of twelve inches outside the outside limits of the base section. In the latter case, the balance of the excavated area shall be filled with select material well tamped to the level of the top of the bedding to positively prevent any lateral movement of the bedding when the weight of the manhole is placed upon it. The bedding course shall be firmly tamped and made smooth and level to assure uniform contact and support of the precast elements.
- Bases. All manhole bases shall be pre-cast and shall have pipe inverts and a resilient connection between pipe and manhole for each pipe connecting to the manhole unless otherwise noted and approved by city engineer. The rubber gasket boot PSX Series Six, or approved equal, shall be installed outside of the manhole and shrink-proof grot pipe connection will be put on the inside of the manhole. Cast-in-place bases shall be at least nine inches in thickness and shall extend at least six inches radially outside of the outside dimension of the manhole section. Precast bases shall be a minimum of nine inches in thickness. Concrete bases shall be placed upon a minimum of six inches of compacted one-inch minus gravel. The concrete base shall be constructed so the first section of the precast manhole has a uniform bearing throughout the full circumference of the manhole wall. Sufficient mortar shall be deposited on the concrete base to provide a water tight seal between the base and the manhole wall. Concrete used in the construction of the base shall conform to six and one-half bag, four thousand psi concrete as specified in the concrete section of these specifications. Where sewer lines pass through or enter manholes, the invert chambers shall be smooth and semi-circular in cross section conforming to the details shown on the drawing, incorporating a minimum two-tenths-foot (0.20-foot) drop through the manhole. Changes of direction of flow within the manholes shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside of the flow channels shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside the flow channels shall be smooth and slope toward the channel at not less than one inch per foot. Concrete pipe connections to manholes shall be achieved by use of manhole coupling adapters, rubber gaskets (ASTM C923 specifications), positive seal gasket system, or grouting a bell or spigot pipe at the appropriate location. Upon written approval of the City Engineer, connecting boots may be used consisting of neoprene compound meeting ASTM C-443 specifications. The boot shall have a wall thickness of three-eighths-inch. The boot shall either be "cast-in-place" in the precast base or attached to the precast base by means of an internal expanding band. When the boot is attached to the precast base, a watertight seal between the boot and the precast base must be accomplished. An external band shall be supplied and used to clamp and seal the boot to the pipe. The band shall be made of 300 series non-magnetic corrosion-resistant steel. After the band has been placed, it shall be completely coated with a bituminous material approved by the city engineer. The maximum size pipe that can be used in a forty-eight-inch manhole is PVC at fifteen-inch or concrete twelve-inch; all others shall be sixty-inch inside diameter. All manholes with three or more pipes entering the base shall be sixty-inch inside diameter. All concrete for manhole bases shall comply with city approved specifications.
- Wall and cone sections. All manholes shall be precast, sectional, reinforced concrete pipe of forty-eight-inch or sixty-inch inside diameter as specified. Both cylindrical and taper sections shall conform to all requirements of ASTM Designation C-76 for reinforced concrete culvert pipe with the following exceptions:
 - The throat section of the manhole shall be adjustable, by use of pipe sections up to forty-eight inches in height.
 - The taper section shall be a maximum of thirty-six inches in height, for forty-eight-inch diameter manholes and thirty-nine inches in height for sixty-inch diameter manholes, shall be of eccentric conical design, and shall taper uniformly to thirty inches inside diameter.
 - The pipe used in the base section shall be furnished in section lengths of one, two, three and four feet as required.

- Reinforcing steel shall consist of a circular cage with a minimum cross sectional area of three-tenths of a square inch of steel per foot in both directions. All joint surfaces of precast sections and the face of the manhole shall be thoroughly cleaned and wet prior to setting precast sections. All joints, including grade rings, shall be set in butyl rubber gasket that is permanently flexible and non-shrinking. All joints shall be water tight and free from appreciable irregularities in the interior wall surface.
- Pipe connections. All pipes entering or leaving the manhole shall be placed on firmly compacted bedding, particularly within the area of the manhole excavation, which normally is deeper than that of the sewer trench. Special care shall be taken to see that the openings through which pipes enter the structure are completely and firmly rammed full of mortar to ensure water tightness.
- Backfill. Backfill around the manhole and extending at least one pipe length into each trench shall be hand placed and hand tamped with select material up to an elevation of one foot above the top of each pipe, regardless of the specifications for backfilling the sewer trenches adjacent thereto. The balance of the backfill shall conform to the requirements for trench backfilling.
- Covers and frames. All iron castings shall conform to the requirements of ASTM A 48 (Class 30) for grey iron castings. Rings and covers shall be thirty inches in diameter with machined bearing surfaces and with minimum cover weight of one hundred fifty pounds and minimum ring weight of two hundred thirty-three pounds. Any cover which tends to rock or tip will be rejected. In addition to the foundry name and year of manufacture, the cover shall be marked "SEWER" or "STORM DRAIN" as appropriate. All storm rings shall be carefully set to the grade shown on the approved drawings or as directed by the city engineer. The manhole covers shall be so installed to match the street profile. Where work is in paved streets, not less than six inches or more than eight inches shall be provided between the top of the cone or slab and the underside of the manhole casting ring for adjustment of the casting ring to street grade.
- Manhole steps. No steps shall be incorporated in manhole sections. All pre-fabricated holes for steps shall be filled in with shrink-proof grot.

(Ord. No. 2007-07-31, §§ 6.10—6.10.8, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.620 Cleaning And Testing Sanitary Sewer Lines

- Cleaning. After the sewer lines have been laid and the trench backfilled, they shall be thoroughly cleaned and tested for leakage and alignment in the presence of the city engineer or the city inspector before acceptance by the owner. Laterals and trunk lines shall be flushed by water to remove all foreign material. Wastewater and debris shall not be permitted to enter sewer lines in service, but shall be removed at the lowest manhole of the excavation. The scouring action shall be accomplished by hydraulic or jet cleaning. Other methods may be used upon approval of the city engineer. After the lines have been thoroughly cleaned, they shall be tested between all manholes for displacement.
- Displacement test. The displacement test shall be supervised a conducted by the city engineer or the city inspector and shall consist of both of the following: (1) A light will be flashed between the manholes or, if the manholes have not yet been constructed, between the locations of the manholes, by means of a flashlight or by reflecting sunlight with a mirror. If the illuminated interior of the pipe shows broken, misaligned or displaced pipe, or other defects, the defects designated by the city engineer shall be remedied by the contractor; (2) After sub base has been placed and compacted, prior to asphalt placement, the sewer line will be televised by the contractor. The contractor will supply and provide the city with a top copy of the inspection along with a schematic plan identifying key locations on the video. The initial inspection shall be provided at no cost to the city. If the pipeline is found to be unacceptable, the problem shall be corrected by the contractor and re-televised. Television inspection must be scheduled at least one week in advance of date inspection is requested.
- Exfiltration test. As required by the public works director or city engineer, each section of the sewer shall be tested between adjacent manholes by closing the lower end of the sewer to be tested and the inlet sewer of the upper manhole with stoppers. The pipe and manhole shall be filled with water to a point approximately four feet above the invert of the sewer at the center of the upper manhole or to four feet above the natural groundwater level, whichever is higher. All manhole and pipe sections shall also be required to pass an air test as described herein. The maximum allowable exfiltration shall not exceed one hundred fifty gallons per inch diameter per mile per twenty-four hours for all installed sewer pipe. A test may include an air pressure test at 4.0 PSI between adjacent manholes. Whenever the rate of infiltration is found to exceed the maximum, conduct electronic or photographic visual inspection of the interior of the pipeline. Make repairs and continue to test the conduit until it is within specified limits prior to proceeding with further construction. Make repairs at all manholes to exclude all infiltration occurring, whether or not they are within specified limits. The maximum allowable infiltration for any section of the system shall be as follows, subject to the limitations described hereafter:
 - 1 = 150 gallons/feet/inch/diameter/dayUpon completion of all sectionalized testing, the total project infiltration of the newly constructed system shall be measured and recorded. This value shall be limited to one hundred twenty-five gallons/mile/inch/diameter/day. Make repairs and continue to test for total project infiltration until it is within this specified limit.

(Ord. No. 2007-07-31, §§ 6.11—6.11.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec. 15.01.630 Deflection Testing Flexible Sewer And Storm Drain Lines

1."Go/No-Go" mandrel proof testing. Not less than thirty days after installation of the flexible sewer or drain pipe, the contractor shall test the buried pipe to insure that ring-deflection of the pipe does not exceed five percent of the pipe's specified minimum inside diameter (ID). This proof test shall establish that the contractor has installed the flexible pipe in full compliance with the project specifications thereby providing required pipe/soil structural strength. The contractor, with inspector present, shall pull a "Go/No-Go" mandrel, inspected and approved by the engineer, through the full length of installed flexible pipe. The mandrel shall be fabricated from suitable metal with a minimum of nine properly sized radial fins mounted upon a center pulling shaft. In any case, the mandrel shall be provided with a minimum of eight properly sized radial fins. The mandrel shall be provided with a proof-fitting ring that can demonstrate that the mandrel's minimum outside diameter (OD) is not less than ninety-five percent of the actual minimum inside diameter of the installed flexible pipe. The mandrel shall be pulled by the contractor through one hundred percent of the installed flexible pipe without using mechanical equipment. Failure of the mandrel to pass through a pipeline shall be deemed evidence of inadequate installation by the contractor not in compliance with the project specifications. The engineer may require, if deemed appropriate or necessary, additional proof testing of designated lengths of the buried flexible pipe approximately one year after installation but prior to the expiration of the contractor's maintenance bond. The flexible pipeline shall be cleaned adequately prior to performing the "Go/No-Go" mandrel ring deflection proof test. The contractor, with inspector present, shall pull a mandrel, approved by the engineer, through the designated length of pipeline without using mechanical equipment. Failure of the mandrel to pass through the pipeline shall be deemed evidence of inadequate installation by the contractor not in compliance with the project specifications. If pipeline deflection exceeds five percent during proof testing, the pipeline shall be removed and replaced at the contractor's expense.

(Ord. No. 2007-07-31, §§ 6.12, 6.12.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

DIVISION 9 STORM WATER PRE-TREATMENT SUMPS

Sec. 15.01.690 General Description: Scope

This specification governs furnishing of materials for installation of storm water pre-treatment sumps.

(Ord. No. 2007-07-31, § 8.1, 7-10-2007)

Sec. 15.01.700 Storm Water Pre-Treatment Sump

Pre-treatment sumps shall be located as staked in the field and indicated on the plans. They shall be to the grade indicated by the cut sheets and as staked in the field. Excavation and backfill shall conform to Division 4 of these specifications. If the sump is located in an area where the earth is stratified with gravel layers, care shall be taken during backfill to be sure that these layers are not sealed off from the sump beginning two feet below the bottom of the sump up to the top of the subgrade. One and one-half to two-inch diameter drain rock shall be used. The original material shall be removed and the total backfill done with imported drain rock (see spec). The design storage requirement for storm water may be varied from the volume of the drain rock volumetrically. After backfilling is completed, the entire excavation shall be thoroughly flooded to insure that settlement is complete. Grades shall be set in place and adjusted for final elevation and alignment. Geotextile a fabric barrier is required between the drain rock and road base (or other backfill) preventing the possibility of road base or native material migrating into the void space of drain rock. (See Standard Drawing No. 15.14 (Section 15.01.1500)). Pre-treatment sumps shall be constructed of reinforced concrete, precast sections and shall meet the requirements of ASTM C478-73 in accordance with standard detail drawing. All grades located within the roadway section or parking lot shall meet all HS20 loading design requirements.

(Ord. No. 2007-07-31, § 8.2, 7-10-2007)

DIVISION 10 WATER LINES

Sec. 15.01.710 General Description

This section covers the requirements for piping materials and installation in the American Fork City water distribution system. All materials and workmanship shall strictly comply with the current revisions of the Utah State Rules for Public Drinking Water Systems (USRPDWS) and the Uniform Plumbing Code (UPC). In the event of conflict between this section, USRPDWS and the UPC, they shall rank in the following order of precedence: (1) this code section, (2) USRPDWS, (3) UPC. The use of water lines shall be covered when work is not in progress to prevent debris, animals, etc., from entering the line. All culinary water lines shall be of eight-inch minimum size unless otherwise approved by the city engineer. If the size of any piping or fitting is not evident in the drawings, the contractor shall request instructions from the city engineer as to the proper sizing. Any changes resulting from the failure to contact the engineer to request clarification shall be at the contractor's expense.

(Ord. No. 2007-07-31, § 9.1, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.720 Concrete Thrust Blocking

All fittings at bends and branches in water pipe lines shall be provided with concrete thrust blocking as shown on the American Fork City Standard Details. Blocking shall be constructed so the bearing surface is in direct line with the major force created by the pipe or fitting. Concrete shall be poured in place and shall bear against solid undisturbed earth at the sides and bottom of the trench excavation and shall be shaped so as to not obstruct access to the joints of the pipe or fitting. The concrete mixture shall have a minimum twenty-eight-day compressive strength of 2,500 pounds per square inch and shall comply with the requirements of Class C concrete as outlined in Division 13. All fittings shall be covered with plastic or other approved materials prior to pouring the thrust block. The blocking shall be so placed that the pipe and the fittings will be accessible for repair.

(Ord. No. 2007-07-31, § 9.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.730 Pipe Laying

Install pipe with bell ends facing the direction of laying. Where pipe is laid on a grade of ten percent or greater, proceed uphill with the installation with the bell ends facing up grade. Make gradual pipe elevation changes as practicable to clear existing obstructions. The pipeline shall be installed so that a positive or negative grade is maintained between high and low points to avoid air pockets. Provide air vents as required. If permanent air vents are not required, record location of all high points so they may be readily located.

(Ord. No. 2007-07-31, § 9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.740 Ductile Iron Pipe

- General requirements. Ductile iron pipe shall be Class 50 for slip-on or mechanical joint piping (Class 51 for eight-inch size and under) and Class 53 for flanged joint piping unless otherwise required by the city engineer due to loadings, site conditions, etc.
- Materials. Ductile iron pipe for the transmission and distribution of water shall be manufactured in accordance with AWWA C151 and ANSI A-21.51 "American Standard for Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids." All pipe shall be made of good quality ductile cast iron and of such chemical composition and structure as is required to meet the physical and mechanical property requirements of the standard.
- Joints. Ductile iron pipe shall be of the following types, as indicated on the approved plans.
 - Mechanical joints and the rubber gaskets and lubricant for ductile iron pipe, shall comply with the requirements and be dimensioned in accordance with AWWA C-151 and C-111. All gasket surfaces shall be smooth and free from imperfections. All mechanical joint gaskets shall be armor guard type gaskets and shall conform to tests in accordance with construction specifications and shall be less than one year old. Lubricant shall be non-toxic and have no deteriorating effects on gasket materials. Lubricants shall not impart taste, odor, or flavor to water in the pipe.
 - Rubber gasket push-on joints, and the rubber gaskets and lubricant for ductile iron pipe shall comply with the general requirements of AWWA C- 111 of latest revision. Gaskets shall be free from defects and not over one year old. Lubricant shall be non-toxic and have no deteriorating effects on gasket materials. Lubricants shall not impart taste, odor, or flavor to water in the pipe.
- Cast iron pipe flanges, and bolts and nuts therefore, shall be dimensioned in accordance with ASA B16.2 for Class 150, and ANSI A21.10. Threads for screwed on flange pipe shall comply with ASA B-2.1. Flange joints shall be bolted firmly with machine, stud or cap bolts of proper size. Flange shall be faced and drilled in accordance with ANSI A21.10.
- Fittings.
 - Mechanical joint fittings. Mechanical joint fittings shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58.
 - Push-on fittings. Push-on fittings shall conform to ANSI A 21.10 with bells, sockets, and plain ends per ANSI A 21.11.
 - Flanged fittings. Flanged fittings shall conform to ANSI/AWWA "American Standard for Cast Iron Fittings." All flanges shall be faced and drilled. Where cop screws or stud bolts are needed, flanges shall be tapped to support cop screws or stud bolts.
 - Lining and coating. The waterway surfaces of all ductile iron water pipe and fittings shall be completely covered with a uniform thickness of cement-mortar or covered with a bituminous seal coat, all in accordance with AWWA C-104, and AWWA C-151. Ductile iron pipe or fittings lined in the field will not be accepted as conforming to AWWA C-104. The outside surface of all "buried" ductile iron pipe shall be coated with a bituminous coating in accordance with AWWA C-151 requirements.
- Corrosion protection and soil tests. When a public works engineer determines that a corrosive condition exists such as poor drainage or reactive soils, pipe and fittings shall be encased in polyethylene wrap as described in subsection G.
- Polyethylene encasement. The outside surface of all ductile iron pipe and fittings shall be encased with polyethylene film in tube or sheet form unless otherwise approved by the city engineer. The polyethylene film shall be manufactured of virgin polyethylene material conforming to the requirements of ASTM Standard Specification D-1248-68-Polyethylene Plastics Molding and Extrusion Materials. The film shall have a minimum nominal thickness of 0.008" (8 mils) with a minus tolerance not exceeding ten percent of the nominal thickness. The polyethylene encasement shall prevent contact between the pipe and the surrounding backfill and bedding material but is not intended to be a completely air and watertight enclosure. Overlaps shall be secured by the use of polyethylene plastic tape, plastic string, or other materials capable of holding the polyethylene encasement in place under light tension until backfilling operations are completed. Repair any rips, punctures, or other damage to the polyethylene with polyethylene plastic tape or with a short length of polyethylene tube cut open, wrapped around the pipe and secured in place with tape. Cover bands, reducers, offsets, and other pipe-shaped appurtenances with polyethylene in the same manner as the pipe. When valves, tees, crosses, and other odd-shaped pieces cannot be wrapped practically in a tube, wrap with a flat sheet or split length of polyethylene tube by passing the sheet under the appurtenance and bringing it up around the body. Make seams by bringing the edges together, folding over twice, and taping down. Tape polyethylene securely in place of valve stem and other penetrations. Provide openings for branches, service taps, blow-offs, air valves, and similar appurtenances by making an X-shaped cut in the polyethylene and temporarily folding back the film. After the appurtenance is installed, tape the slack securely to the appurtenance and repair the cut, as well as any other damaged areas in the polyethylene, with tape. Where polyethylene-wrapped pipe joins an adjacent pipe that is not wrapped, extend the polyethylene wrap to cover the adjacent pipe for a distance of at least 30 feet. Secure the end with circumferential turns of tape. All polyethylene-wrapped pipe, fittings, and valves shall be inspected for proper wrapping by the city engineer or public works director before backfilling operations.
- 8.Pipe installation. All pipe shall be laid as specified in AWWA Standard for "Installation of Water Mains" C-600, except as modified herein and in special conditions approved by the city engineer. Tees, elbows, crosses, and reducers shall be used for changes in direction and outlets, unless otherwise specified on the approved detail drawings or anchors, thrust bolts and thrust blocks shall be placed at valves, elbows, tees, etc., as shown on the approved detail drawings or as directed by the city engineer. All ductile iron pipe installation shall proceed on a stable foundation, with joints closely and accurately fitted. Joints shall be clean and dry, and a non-toxic joint lubricant, as recommended by the pipe supplier, shall be applied uniformly to the mating joint and gasket surfaces to facilitate easy, positive joint closure. All push-on joints shall have brass wedges as supplied by the pipe manufacturer, and installed as per standard push-on joint specifications unless otherwise directed by the city engineer. All pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells and fittings. Select bedding material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejoined as for new pipe installation. In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer.

Each pipe shall be laid true to line and grade and in such a manner as to form a close concentric joint with adjoining pipe and to prevent sudden offsets to the flow line. All joint offsets shall be made as specified in AWWA Standard for "Installation of Water Mains" C-600, except as modified herein and in special conditions approved by the city engineer. As work progresses, the interior of the pipe shall be cleared of dirt and superfluous materials. Where cleaning after laying is difficult because of small pipe size, a suitable swab or drag shall be kept in the pipe and pulled forward past each joint immediately after jointing has set, and pipe shall not be laid when conditions of the trench or weather is unsuitable for such work. At all times when work is in progress, all open ends of the pipe and fittings shall be securely closed to the satisfaction of the city engineer, so that no water, earth, or other substance will enter the pipe or fittings.

9.Gravel foundation for pipe used. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe, the superimposed load, and where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with crushed rock, gravel or other suitable material as approved by city engineer, all such material shall be compacted into place. Gravel for ductile iron pipe foundations shall be clean gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.

10.Pipe bedding. All pipes shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded. A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled, with approved bedding material, and compacted to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes and pipe fitting holes shall be excavated so that only the barrel of the pipe and bottom quadrant of the fitting receive bearing from the trench bottom. Pipe bedding materials placed at any point below the midpoint of the pipe shall be deposited and compacted in layers not to exceed eight inches in uncompacted depth. Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand or mechanical compactors. All bedding materials shall be placed into the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped or pushed into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, boulders or other debris; sand materials free from roots, sod, or other vegetable matter. All bedding materials shall be approved by the city engineer.

In the event trench materials are not satisfactory for pipe bedding, modified bedding materials will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe. Modified bedding materials shall be graded as follows: one hundred passing a one-inch screen and five percent passing a No. 4 sieve. All modified bedding materials shall be approved by the city engineer.

11.Cleaning and flushing. The contractor shall take every precaution to remove dirt, grease and all other foreign matter from each length of piping before making connections in the field. After each section of piping is installed, it shall be thoroughly cleaned to remove rocks, dirt, and other foreign matter by washing, sweeping, scraping, or other method that will not harm the lining, or pipe.

Water required for flushing shall be furnished by the contractor. All temporary connections for flushing and drainage shall be furnished, installed, and subsequently removed by the contractor. All open ends of pipes shall be bulkheaded or plugged when workmen are not on the job or in the immediate area to prevent rocks or other foreign matter from entering the pipe. All new water systems or extensions to existing systems shall be thoroughly flushed before being placed in service. Flushing shall be accomplished through hydrants, or end-of-the-line blow-off assemblies.

(Ord. No. 2007-07-31, §§ 9.4—9.4.11, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec. 15.01.745 PVC Pipe And Tubing

- General requirements. PVC pipe shall either be AWWA C900 or AWWA C909 for pipe four inches through twelve inches. PVC pipe fourteen inches through thirty-six inches shall be AWWA C905 pipe. Polyethylene tubing used in secondary water services shall be polyethylene CTS (copper tube size) tubing. Polyethylene CTS tubing shall be manufactured in accordance with the standard specification for Polyethylene (PEP Plastic) tubing as issued by the American Standard for Testing Materials under ASTM D2737 and AWWA C901).
- Materials. Pipe for the transmission and distribution of water shall be manufactured in accordance with AWWA C900 (latest revision), "AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4-inch through 12-inch, for Water Distribution" or AWWA C909 (latest revision), "AWWA Standard for Molecular Oriented Polyvinyl Chloride (PVCO) Pressure Pipe, 4-inch through 12-inch, for Water Distribution." The PVC pipe shall have a cast iron pipe equivalent outside diameter. PVC pipe 14 inches and larger shall be manufactured in accordance with AWWA C905 (latest revision), "AWWA Standard for Polyvinyl Chloride (PVC) Water Transmission Pipe, Nominal Diameters 14-inch through 36-inch." All PVC pipe four inches and larger shall be DR 18 with a working pressure of one hundred fifty psi. Pipe smaller than four inches shall be schedule 40 PVC. All PVC pipe shall be purple in color. All polyethylene tubing shall be polyethylene PE 3408, SDR 9 - two hundred psi pressure rating, purple in color.
- Joints. Joints shall be push or rubber gasket type. Lubrication shall be water soluble, non-toxic, non-objective in taste and odor imparted to the water, non-supporting of bacteria growth, and have no deteriorating effect on the PVC pipe or rubber gaskets.
- Fittings.
 - Mechanical Joint Fittings: Mechanical joint fittings shall conform to the provisions of ANSI/AWWA C110/A21.10-82 or C153/A21.53-58.
- Locator wire and warning tape. All pipe shall have 14AWG locator wire and metallic tape installed with it. The locator wire and tape shall be installed in the pipeline trench approximately two inches to six inches above the pipe. The locator wire shall be brought up in the valve boxes to permit connecting to when doing line location. The metallic tape shall be purple in color and shall read, "NON-POTABLE WATER."
- 6.Pipe installation. All pipe shall be laid as specified in AWWA Standard for "Underground Installation of Polyvinyl Chloride (PVC) Pressure Pipe and Fittings for Water" C-605, except as modified herein and in special conditions approved by the city engineer. Tees, elbows, crosses, and reducers shall be used for changes in direction and outlets, unless otherwise specified on the approved detail drawings. Anchors, thrust bolts and thrust blocks shall be placed at valves, elbows, tees, etc., as shown on the approved detail drawings or as directed by the city engineer. All PVC pipe installation shall proceed on a stable foundation, with joints closely and accurately fitted. Joints shall be clean and dry, and a non-toxic joint lubricant, as recommended by the pipe supplier, shall be applied uniformly to the mating joint and gasket surfaces to facilitate easy, positive joint closure. All pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells and fittings. Select bedding material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejoined as for new pipe installation. In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer. Each pipe shall be laid true to line and grade and in such a manner as to form a close concentric joint with adjoining pipe and to prevent sudden offsets to the flow line. All joint offsets shall be made as specified in AWWA Standard for "Underground Installation of Polyvinyl Chloride (PVC) Pressure Pipe and Fittings for Water" C-605, except as modified herein and in special conditions approved by the city engineer. As work progresses, the interior of the pipe shall be cleared of dirt and superfluous materials. Where cleaning after laying is difficult because of small pipe size, a suitable swab or drag shall be kept in the pipe and pulled forward past each joint immediately after jointing has set; and pipe shall not be laid when conditions of the trench or weather is unsuitable for such work. At all times when work is in progress, all open ends of the pipe and fittings shall be securely closed to the satisfaction of the City Engineer, so that no water, earth, or other substance will enter the pipe or fittings.
- 7.Gravel foundation for pipe used. Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe, the superimposed load, and where groundwater must be drained, the subgrade shall be excavated to such depth as may be necessary and replaced with crushed rock, gravel or other suitable material as approved by city engineer. All such material shall be compacted into place (Section 15.01.1585). Gravel for PVC pipe foundations shall be clean gravel with one hundred percent passing a one-and-one-half-inch screen and five percent passing a three-fourths-inch sieve.
- 8.Pipe bedding. All pipes shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded. A groove shall be excavated in the bottom of the trench to receive the bottom quadrant of the pipe. Before preparing the groove, the trench bottom shall be excavated or filled, with approved bedding material, and compacted (Section 15.01.1585) to an elevation sufficiently above the grade of the pipe so that, when completed, the pipe will be true to line and grade. Bell holes and pipe fitting holes shall be excavated so that only the barrel of the pipe and bottom quadrant of the fitting receive bearing from the trench bottom. Pipe bedding materials placed at any point below the midpoint of the pipe shall be deposited and compacted (Section 15.01.1585) in layers not to exceed eight inches in uncompacted depth. Deposition and compaction of bedding materials shall be done simultaneously and uniformly on both sides of the pipe. Compaction shall be accomplished with hand or mechanical compactors. All bedding materials shall be placed into the trench with hand tools or other approved method in such a manner that they will be scattered alongside the pipe and not dropped or pushed into the trench in compact masses. Bedding materials shall be loose earth, free from lumps, boulders or other debris; and/or sand materials free from roots, sod, or other vegetable matter. All bedding materials shall be approved by the city engineer. In the event trench materials are not satisfactory for pipe bedding, modified bedding materials will be required. Modified bedding shall consist of placing compacted granular material on each side of and to the level of twelve inches above the top of the pipe. Modified bedding materials shall be graded as follows: one hundred percent passing a one-inch screen and five percent passing a No. 4 sieve. All modified bedding materials shall be approved by the city engineer.
- 9.Cleaning and flushing. The contractor shall take every precaution to remove dirt, grease and all other foreign matter from each length of piping before making connections in the field. After each section of piping is installed, it shall be thoroughly cleaned to remove rocks, dirt, and other foreign matter by washing, sweeping, scraping, or other method that will not harm the lining or pipe. Water required for flushing shall be furnished by the contractor. All temporary connections for flushing and drainage shall be furnished, installed, and subsequently removed by the contractor. All open ends of pipes shall be bulkheaded or plugged when workmen are not on the job or in the immediate area to prevent rocks or other foreign matter from entering the pipe. All new water systems or extensions to existing systems shall be thoroughly flushed before being placed in service. Flushing shall be accomplished through hydrants or end-of-the-line blow-off assemblies.
- 10.Line and grade. All secondary water lines shall be laid with adequate grade to allow for yearly drainage of the lines, and proper filling and emptying of the system. At locations where line and grade cannot be maintained, appropriate measures will need to be implemented to ensure the proper drainage of the lines: Permanent drains to storm drains or to ditches shall be installed at all low points in the pipeline and air-release stations shall be installed at all high points in the pipeline.

(Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.750 Valves

- Gate valves. Gate valves shall conform to AWWA Specification C500. Unless otherwise shown or specified, valves shall be of mechanical joint connection design for buried service. Buried valves shall have two-inch operating nuts. AR gate valves twelve inches and smaller shall be of resilient seat type. Valves shall have a minimum working pressure of one hundred fifty psi.
 - Butterfly valves. Butterfly valves shall conform to AWWA Specification C504 Class 1508. Both valved ends shall be mechanical joint per AWWA Specification C-111, and accessories (bolts, glands, and gaskets) shall be included.
 - Valve boxes. All buried valves shall be installed complete with a cast iron, two-piece, slip top, five-and-one-fourth-inch shaft valve box. The word "Water" shall be cast on the cover for all culinary valves. AR valve boxes located in streets shall be installed as nearly to street grade as possible.
- (Ord. No. 2007-07-31, §§ 9.5—9.5.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

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ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST SALT LAKE BASIN, MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-03

Sec. 15.01.760 Fire Hydrants

- General requirements. Fire hydrants shall conform to AWWA C-502, "Fire Hydrants for Ordinary Water Works Service" and shall be designed for a working pressure of one hundred fifty psi. Hydrants shall be Mueller "Super Centurion 200" or Waterous "Pacer" or approved equal.
- Hydrant details. The hydrant shall be of the dry barrel design. All hydrants shall be so designed as to allow the flanges at sidewalk level to separate without material damage to the main barrel section when struck by a large object, such as a car. All hydrants shall have a minimum six-inch barrel and be furnished with two two-and-one-half-inch National Standard Thread Hose Nozzles and one four-and-one-half-inch National Standard Thread Pumper Nozzle. All nozzles shall be furnished with a cap and gasket with attaching chain. The drip valve shall be located near the bottom of the hydrant. It shall be positive in operation and shall work directly from the main stem. It must be so designed that all water will drain away from the working parts when the hydrant is closed. Hydrant cover must be designed so as to be weather proof as possible. Provisions must be made for oiling, both for lubrication and to prevent corrosion. A reasonably tight fit should be made around the stem. On the cover an arrow and the word "OPEN" shall be placed in raised characters to indicate direction to turn to open the hydrant. The hydrant must be marked with the name or particular mark of the manufacturer. The size of the hydrant shall also be cast in the barrel. All lettering to be above the ground or sidewalk flange.
- Auxiliary valve. All hydrants shall be supplied complete with a flange by mechanical joint end auxiliary gate valve with armor guard gasket, and shall be installed at the water main as outlined on approved construction drawings unless otherwise approved by the city engineer. All buried auxiliary valves shall have two-inch operating nuts unless otherwise specified.
- Valve boxes. All buried auxiliary valves shall be installed complete with two piece, cast iron, slip type, five-and-one-fourth-inch valve box. All valve boxes shall be carefully inspected for proper fit between each section, ring and lid, and shall be set to the grade with a concrete collar as shown.
- Hydrant installation. All fire hydrants shall be installed with one cubic yard gravel sump and concrete thrust blocking. As defined in Section 15.01.720. Concrete shall not be placed around joints, bolts or drain holes. Cover all metal contact areas with a poly wrap material prior to concrete placement. All hydrants shall be installed with the upper safety flange at least two inches and not more than six inches above ground level. All hydrants shall be installed with the steamer nozzle facing the street unless otherwise approved by the city engineer.

(Ord. No. 2007-07-31, §§ 9.6--9.6.5, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.770 Backflow Prevention Devices

Backflow prevention devices shall be installed on all sanitary service connections in conformance with requirements of the Uniform Plumbing Code Chapter 10 (Appendix J). All testing, maintenance, and/or repair shall be performed by certified backflow assembly technicians.

(Ord. No. 2007-07-31, § 9.7, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.780 Culinary Water Line Construction Near Sewer Or Wastewater Lines

(Applicable public health department criteria)

- Water/sewer line horizontal separation. A culinary water main must be laid at least ten feet horizontally from any existing or proposed sewer or wastewater leach line. Separation distances shall be measured pipe edge to pipe edge. Should local conditions prevent a lateral separation of ten feet, a culinary water main may be laid closer than ten feet to sewer lines (but not leach lines) provided:
 - The main is laid in a separate trench; or
 - The main is laid on an undisturbed earth shelf on one side of the sewer line trench; or
 - The main is laid in a sewer or drain line trench which has been backfilled and compacted not less than ninety-five percent of maximum laboratory density. (The density shall be determined in accordance with the procedures given by ASTM Standard D-690). In each of the above cases, the bottom of the culinary water line shall be at least 18 inches above the top of the sewer line. At the same time, the culinary water line must be sufficiently buried to prevent freezing.
- Exception to horizontal separation. When it is impossible to obtain the proper horizontal and vertical separation as stipulated above, both the water main and sewer line shall be constructed of cast iron, ductile iron, galvanized steel or protected steel pipe having mechanical joints. Other types of joints of equal or greater integrity may be used at the discretion of the city engineer. Thermoplastic pipe may be used provided mechanical or solvent weld pipe joints are used. These lines shall be pressure-tested to assure water tightness before backfilling.
- Culinary water/sewer line crossings. Whenever culinary water mains must cross sanitary sewers, the water main shall be laid at such an elevation that the bottom of the water main is eighteen inches above the top of the sewer. This vertical separation shall be maintained for the portion of the water main located within ten feet horizontally of any sewer it crosses. The ten feet is to be measured as the perpendicular distance from the sewer line to the water line.
- Inability to provide vertical separation. Where conditions prevent the minimum vertical separation as set forth above from being maintained, or when it is necessary for the culinary water main to pass under a sewer, both the culinary water main and the sewer line shall be constructed of cast iron, ductile iron, galvanized steel or protected steel pipe, having mechanical joints. Thermoplastic pipe may be used provided mechanical or solvent weld type joints are used. The mechanical joint pipe shall extend on each side of the crossing until the perpendicular distance from the sewer line to the culinary water line is at least ten feet. In making such crossings, it is preferable to center a length of culinary water main so that the joints will be equidistant from the sewer and as remote there from as possible.

Where a culinary water main must cross under a sewer, a vertical separation of at least eighteen inches between the bottom of the sewer and the top of the culinary water main shall be maintained with adequate support for the larger sized sewer lines to prevent them from settling on and breaking the culinary water main. In the case where a new culinary water line must be routed under an existing sewer line and it is desired not to disturb the sewer line, the city engineer may grant an exception to the above requirements. The designer must then propose a method for protecting the culinary line. Such a proposal must be deemed acceptable in writing by the city engineer.

(Ord. No. 2007-07-31, §§ 9.8--9.8.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.790 Testing Water Lines

- General requirements. Any and all water lines that are replaced, installed, or repaired, to include fire hydrants, shall be tested and flushed as outlined in this section.
- Testing. Tests shall be made upon completion of system installation, replacement, repair, or any valved portion thereof. All tests shall be made at the expense of the contractor and in the presence of the city engineer or the city water superintendent. Lines shall be slowly filled with water venting off all air. If required, taps shall be provided at line high points to bleed off the air and after testing these shall be plugged. A minimum pressure fifty percent in excess of the maximum line operating pressure shall be maintained on the portion being tested for a minimum period of two hours, using hydraulic means to maintain the pressure. Maximum leakage during the test shall not exceed one-half gallon per inch of diameter per one thousand feet of pipe. Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under the test pressure. No pipe installation will be accepted until the leakage is less than the allowable.
- Flushing. After pressure testing all pipelines shall be flushed. Flushing shall be accomplished through hydrants or, if a hydrant does not exist at the end of the line, the contractor shall install a tap of sufficient size to provide for a two and one-half foot per second flushing velocity in the line. The following is the flow quantity required to provide a two and one-half foot per second flushing velocity:

(Ord. No. 2007-07-31, §§ 9.9--9.9.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

Sec. 15.01.800 Disinfection Of Culinary Water Lines

- General requirements. All culinary water lines shall be disinfected by chlorination prior to use as outlined in this section. Chlorination. After flushing, all culinary water lines shall be disinfected by chlorination. Chlorination shall provide a minimum of twenty-five ppm residual after twenty-four hours contact in the pipeline. This may be expected with an application of fifty ppm although some conditions may require more. Chlorine, in the form of one percent slurry of high test calcium hypochlorite (HTH, Perchloron, Pittchlor, etc. which are seventy percent available chlorine by weight) shall be fed into the pipeline in such a manner so to mix with the water flowing in the pipeline. (A one percent slurry results from mixing one pound of the calcium hypochlorite with eight and four-tenths gallons of water.) The following table provides information as to the required quantity of slurry to be used per one hundred feet of pipe to provide a chlorine concentration of fifty ppm:
- During the process of chlorinating the pipeline all valves, fire hydrants, and other pipeline appurtenances shall be operated several times to provide sufficient contact with the chlorinating agent. Following chlorination, the water line shall be drained and thoroughly flushed and, if necessary, re-chlorinated until a satisfactory bacteriological test is obtained. After twenty-four hours of chlorination, the contractor shall obtain a water sample, upon which the contractor will have a bacteriological test performed. The lab will provide a copy of the test to the city. The contractor shall pay the cost of the bacteriological test. Disinfection shall conform to the requirements of AWWA C651-86 (or latest edition).

(Ord. No. 2007-07-31, §§ 9.10--9.10.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

DIVISION 14 ASPHALT PAVING

Sec. 15.01.1250 General Description

This division covers the requirements for bituminous surface paving on roads. All streets shall be surfaced in accordance with the following:

- Six-inch minimum or more (based on pavement design) crushed gravel base course over prepared subgrade.
- Three-inch minimum or more (based on pavement design) compacted thickness plant mix asphalt surfacing.
- One-inch minimum or more (based on pavement design) compacted thickness plant mix asphalt overlay, as required by the public works department.
- Pavements in arterial or collector roads in non-sensitive lands areas shall be a minimum of four-inch asphalt with ten-inch base course or equivalent pavement structural number as approved by city engineer. Sensitive Lands Areas shall include a minimum of ten inches sub-base course. Arterial/Collector road pavements shall be designed for the twenty-year ADT forecasts per the latest version of the City Transportation Master Plan with a minimum of five percent trucks or greater as determined by city engineer for the given roadway. Alternative pavement structure may be approved by city engineer based upon a review of detailed pavement design by a qualified, licensed geotechnical engineer.
- Pavements in sensitive lands ordinance areas shall be a minimum of three-inch asphalt, eight-inch base course, and twelve inches subbase course for local roads; four-inch asphalt, nine-inch base course, and thirteen-inch subbase course for collector roads; and five-inch asphalt, ten-inch base course, and sixteen-inch subbase course for arterial roads. Pavements shall be designed for the twenty-year ADT forecasts per the latest version of the City Transportation Master Plan or development traffic study where no master plan data is available with a minimum of three percent trucks or greater as determined by city engineer for the given roadway. Alternative pavement structure may be approved by city engineer based upon a review of detailed pavement design by a qualified, licensed geotechnical engineer.
- Existing roadways not having pavement structural number equivalent to design requirements shall be reconstructed to centerline of roadway by development abutting the roadway frontage.

(Ord. No. 2007-07-31, § 13.1, 7-10-2007; Ord. No. 2012-05-15, § 1, 5-8-2012)

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- Pavements in sensitive lands ordinance areas shall be a minimum of three-inch asphalt, eight-inch base course, and twelve inches subbase course for local roads; four-inch asphalt, nine-inch subbase course for collector roads; and five-inch asphalt, ten-inch base course, and sixteen-inch subbase course for arterial roads. Pavements shall be designed for the twenty-year ADT forecasts per the latest version of the City Transportation Master Plan or development traffic study where no master plan data is available with a minimum of three percent trucks or greater as determined by city engineer for the given roadway. Alternative pavement structure may be approved by city engineer based upon a review of detailed pavement design by a qualified, licensed geotechnical engineer.
- Existing roadways not having pavement structural number equivalent to design requirements shall be reconstructed to centerline of roadway by development abutting the roadway frontage.

(Ord. No. 2007-07-31, § 13.1, 7-10-2007; Ord. No. 2012-05-15, § 1, 5-8-2012)

Sec. 15.01.1260 Road Subgrade Preparation

If the pavement design does not require any sub-base materials, the subgrade shall be scarified to a depth of eight inches the full width of roadway section, and the loosened material shall be moistened and compacted to the equivalent of ninety-five percent of the maximum dry density as measured by AASHTO T-99. If the pavement design or trench conditions require sub-base imported materials, the subgrade shall be over-excavated to the depth specified across the full width of roadway section and replaced with select granular material as defined in Section 15.01.340 and be moistened and compacted as above. No organic material, soft clay, spongy material, frozen earth, or other deleterious material will be permitted in the scarified or imported subgrade layer. Rough subgrade shall be shaped and graded to within a tolerance of one-tenth feet of design grade and drainage shall be maintained at all times. During the rolling operation, moisture content of the subgrade layer shall be maintained at not less than ninety-seven percent or more than one hundred five percent of optimum moisture content. Rolling shall be continued until the entire road bed is compacted to the specified density to a minimum depth of eight inches.

(Ord. No. 2007-07-31, § 13.2, 7-10-2007)

Sec. 15.01.1270 Base Course

Base for all streets shall consist of select material, either natural or crushed, placed on a prepared subgrade in conformance with the lines, grades and dimensions shown on the plans.

Unless otherwise approved by the city engineer, the road base material shall be crushed rock or gravel and shall conform to one of the following gradations by weight:

All materials shall be secured from approved sources. It shall be uniform in quality and well graded from course to fine.

Before placing the road base, the supplier or contractor furnishing the material shall submit, if required by the city engineer, sieve analysis of stock-piled material showing that it meets the above requirements.

The material shall be deposited and spread in uniform layer, without segregation of size with such depth that when compacted the layer will have the required thickness.

Each layer shall be compacted for the full width and depth by rolling with a pneumatic roller weighing at least ten tons. Alternate grading and rolling will be required to provide a smooth, even and uniformly compacted course true to cross section and grade. Places inaccessible to rolling shall be compacted with mechanically operated hand tampers.

The gravel base shall be compacted to not less than ninety-five percent maximum dry density as determined by AASHTO T-180 surfaces shall be true to the established grade with thickness being not less than one-fourth inch from the required layer thickness and with the surface elevation varying not more than three-eighths inch in ten feet from the true profile and cross section.

(Ord. No. 2007-07-31, § 13.3, 7-10-2007)

Sec. 15.01.1280 Bituminous Surface Course

Over the dry, dust free, compacted base course, the contractor shall place and compact a bituminous asphalt cement surface course. The surface course shall consist of a mixture of mineral aggregate and binder. Gradation of aggregate shall conform to one of the following:

The contractor shall establish a mix gradation and the amount of bituminous material shall be subject to the approval of the city engineer and shall meet the requirements of the gradation selected. The asphalt content by weight shall be between four and one-half and seven percent. Regardless of the bituminous content there shall not be more than three percent voids in the aggregate.

The bituminous material for surface course shall be, AC 10, or penetration asphalt cement conforming to the requirements of ASTM M20-60. The bituminous material shall be free of water and will contain no mineral matter other than that naturally contained in the asphalt.

The bituminous surface course shall be mixed at a mixing plant and spread and compacted on the prepared base in conformance with the lines and dimensions shown on the plans and in accordance with these specifications. All structure edges (curbs, etc.) shall receive a "tack" coat.

All traffic shall be kept off the completed surface for a minimum of twenty-four hours, unless otherwise authorized by the city engineer or public works director.

(Ord. No. 2007-07-31, § 13.4, 7-10-2007)

Sec. 15.01.1290 Construction Methods And Equipment

The methods employed in performing the work, all equipment, tools, and machinery and other appliances used in handling the materials and executing the work shall be the responsibility of the contractor. The contractor shall make such changes in the methods employed and in the equipment used as are necessary whenever the bituminous material being produced does not meet the specifications herein established.

(Ord. No. 2007-07-31, § 13.5, 7-10-2007)

Sec. 15.01.1300 Spreading And Compaction

The bituminous mixtures shall be spread with self-propelled mechanical spreading and conditioning equipment capable of distributing at least a twelve-foot width. Unless otherwise designated or directed by the city engineer, bituminous base course more than three inches in total compacted thickness shall be spread in two or more courses, with no courses exceeding three inches in compacted thickness and no courses less than one inch in thickness. The mixture shall be spread and struck off in such a manner that the finished surface shall result in a uniform smooth surface. The longitudinal joints in succeeding courses shall be off-set at least six inches transversely to avoid a vertical joint through more than one course.

The temperature of the bituminous mix shall be between two hundred seventy degrees Fahrenheit and three hundred twenty-five degrees when placing. After the mixture has been spread, the surface shall be rolled with a power driven roller, weighing not less than ten tons, in longitudinal direction commencing at the outside edge or lower side and proceeding to the higher side. Each pass of the roller shall overlap the preceding pass at least one-half the width of the roller. Rolling shall continue until ninety-five percent of the laboratory density as determined in accordance with ASTM Designation D-1559 (Marshall Test) for the bituminous mixture being used has been obtained. Density tests shall be done following the procedures of ASTM D2950.

Rolling operations shall be conducted in such a manner that shoving or distortion will not develop beneath the roller. The surface of the pavement, after compaction, shall be uniform and true to the established crown and grade. When tested with a ten-foot straight edge placed parallel to the centerline of the pavement, the surface of the pavement at any point shall not deviate from the lower edge of the straight edge by more than one-eighth of an inch. All high and low spots shall be remedied immediately by removing the wearing course material over the affected areas and replacing it with fresh, hot wearing course and surface finish material and immediately compacting it to conform with the surrounding area.

The contractor shall be responsible to keep all traffic off the completed surface for a minimum period of twenty-four hours.

No bituminous surface course shall be placed when the temperature of the air (measured in the shade) or roadbed is fifty degrees Fahrenheit or below, during rainy weather, when the base is wet or frozen, or during any other unfavorable weather conditions as determined by the city engineer or public works director.

(Ord. No. 2007-07-31, § 13.6, 7-10-2007)

Sec. 15.01.1310 Bituminous Plant Mix Seal Coat

The contractor shall place and compact a bituminous plant mix seal coat over the bituminous surface course as required by the city. The seal coat shall consist of a mixture of mineral aggregate and bituminous binder. Gradation of the aggregate shall conform to the following:

The contractor shall establish a mix gradation, and the amount of bituminous material shall be subject to the approval of the city engineer and shall meet the requirements of the gradation selected. Regardless of the bituminous content, there shall not be more than three percent voids in the mix.

The bituminous material shall be AC-10 asphalt cement conforming to the requirements of AASHTO M-226. A tack coat shall be applied to all existing pavement prior to pouring the plant mix seal coat. The bituminous material shall be Grade SS-II Emulsion applied at the rate of five-one-hundredths gallons per square yard.

The bituminous plant mix seal coat shall be mixed at a mixing plant and spread and compacted on the prepared pavement in accordance with the lines and dimensions shown on the plans and in accordance with these specifications. The seal coat shall be spread with self-propelled mechanical spreading and conditioning equipment capable of distributing at least a twelve-foot width. Locate longitudinal joints within six inches of lane lines.

After the mixture has been spread, the surface shall be rolled with a power driven roller, weighing not less than ten tons, in longitudinal direction commencing at the outside edge or lower side and proceeding to the higher side. Each pass of the roller shall overlap the preceding pass at least one-half the width of the roller. Rolling shall continue until ninety-five percent of the laboratory density as determined in accordance with ASTM Designation D-1559 (Marshall Test) for the bituminous mixture being used has been obtained.

(Ord. No. 2007-07-31, § 13.7, 7-10-2007)

Sec. 15.01.1320 Weather Limitations

No bituminous surface shall be placed when the temperature of the air or road bed is below fifty degrees Fahrenheit, during rainy weather when the base is wet, or during other unfavorable weather conditions as determined by the city engineer.

No bituminous plant mix seal coat shall be placed when the temperature of the air or roadbed is less than seventy degrees Fahrenheit during rainy weather when the pavement surface is wet, or during unfavorable weather conditions as determined by the city engineer. The air temperature shall be measured in the shade.

(Ord. No. 2007-07-31, § 13.8, 7-10-2007)

Sec. 15.01.1330 Flagging

Flagmen shall be required to facilitate the safe control of traffic over highways and streets under construction. Flagging shall be performed by adequately trained and equipped flagmen. All flagging shall be done as described in the safety orders covering flagmen of the Industrial Commission of Utah.

(Ord. No. 2007-07-31, § 13.9, 7-10-2007)

DIVISION 17 ACCESS MANAGEMENT REQUIREMENTS

The Access Management Manual can be found at <http://afcity.org/719/Engineering>

HISTORY

Amended by Ord. 2022-12-60 on 12/13/2022

Sec. 15.01.1830 Introduction

The requirements set forth in this section are intended to protect the functional integrity of roadways, maintain and preserve traffic mobility, provide efficient and necessary access, while protecting the public health, safety, and welfare.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

HISTORY

Amended by Ord. 2022-12-60 on 12/13/2022

Sec. 15.01.1840 Access Provisions

1. This section discusses the types of accesses permitted on the various types of roadways within American Fork. The roadway network and land use are interconnected, therefore allowing certain types of land use and accesses adjacent to certain types of roadways will lead to the correct type of access and mobility that would be expected for a certain type of road. Table 1 shows the allowable accesses for each roadway classification.

A. The feasibility of these recommendations is also highly dependent upon land use and transportation planning for American Fork City. If it is determined by the City Engineer that a variance from the standards in Table 1 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is approved by the City Council, it may be permitted.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec. 15.01.1850 Intersection And Access Spacing

1. The minimum signalized, public street and private access spacing shall be as set forth in Table 2 below:

B. If it is determined that a parcel of land existing and within the boundaries of the city at the time of adoption of this ordinance cannot meet the design standards set forth in Table 2, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and approved by the City Council, it may be permitted.

C. If it is determined by the City Engineer that a variance from the standards in Table 2 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on nationally accepted standards, and is approved by the City Council, it may be permitted.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

HISTORY

Amended by Ord. 2022-12-60 on 12/13/2022

Sec. 15.01.1860 Corner Clearance Requirements

The corner clearance requirements are the same as the minimum access spacing requirements as were shown previously in Table 2. In general, minimum corner clearance can be shorter on the downstream leg of the minor street at an intersection, especially if the access is a RIR0 access. This distance can be as low as one hundred twenty feet. For all other corner clearance distances, the values in Table 2 for minimum access spacing apply.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec. 15.01.1870 Cross Access (Shared Access) Requirements

Access to private property from the public transportation network cannot be prohibited. However, when parcels have small frontages, especially along major collectors and arterials, it is highly recommended that the cross access and/or shared access be utilized where practical. Where adjoining parcels have the same ownership, American Fork City should require the use of cross or shared access in order to maintain the recommended access spacing requirements as previously discussed. When adjacent parcels do not have common ownership, incentives should be provided to promote shared and cross access.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec. 15.01.1880 Intersection Alignment/Offsets

Where possible, accesses on opposite sides of the street should be lined up directly across from each other. Sometimes this is not possible due to site restrictions or property lines. If accesses cannot be lined up across from one another, the preferable offset is so that left turns entering each respective access do not overlap. Table 3 shows the minimum offset for intersections on opposite sides of the street when the potential for overlap does occur. However, a traffic impact study may determine that a larger offset is required depending on the level of queuing that may occur at the intersections. Table 3. Minimum Access Offset Requirements

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec. 15.01.1890 On-Street Parking

Permitting on-street parking can be a tool to make a corridor more pedestrian friendly as parked vehicles provide a buffer between through traffic and pedestrians on the sidewalks. Vehicles parking and un-parking along a roadway may cause side friction that can result in through traffic being slowed down or impeded. To determine whether or not a road should have permitted on-street parking depends primarily on what the function of the roadway is. As was discussed previously, the purpose of most arterial type roads is to provide mobility, not access, whereas the purpose of a local street is to provide access and not mobility. However, another important factor is adjacent land use. A roadway in a core business area, even if classified as an arterial, can benefit from having on-street parking, where a lower classified road, such as a minor collector within an industrial area, may not need on-street parking, therefore the cost to build and maintain this type of road will be less expensive by prohibiting on-street parking. Finally, the available cross section width should also be considered when determining whether on-street parking should be permitted. A minimum of seven feet of cross section width should be provided for on-street parking. Table 4 shows recommended on-street parking provisions based on functional classification. Figure 1 shows on-street parking on Main Street in American Fork. Although this road is classified as an arterial, the adjacent land use supports on-street parking. All parking within American Fork City should be parallel except for Church Street, Center Street and Merchant Street between Main Street and Pacific Drive and Main Street from 200 East to 460 East.

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Engineering & Surveying
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ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT
NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1
EAST SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

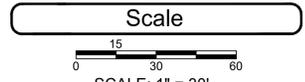
COVER SHEET
& NOTES

SHEET:

CS-04



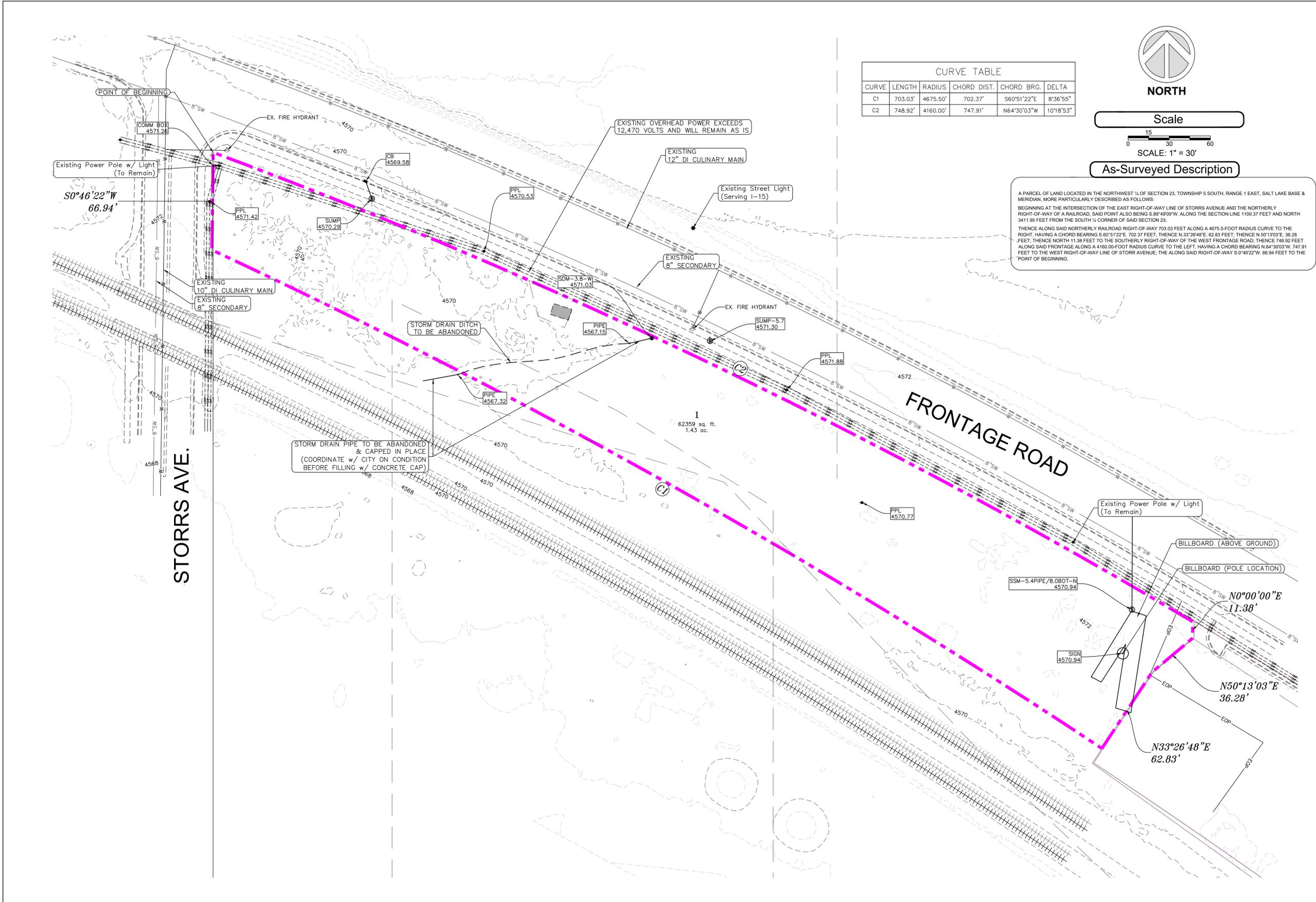
NORTH



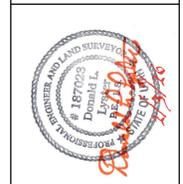
As-Surveyed Description

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	703.03'	4675.50'	702.37'	S60°51'22"E	8°36'55"
C2	748.92'	4160.00'	747.91'	N64°30'03"W	10°18'53"

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S 29°49'09"W. ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH 1/2 CORNER OF SAID SECTION 23;
 THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY 703.03 FEET ALONG A 4675.5-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S 60°51'22"E, 702.37 FEET; THENCE N 33°26'48"E, 62.83 FEET; THENCE N 50°13'03"E, 36.28 FEET; THENCE NORTH 11.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE WEST FRONTAGE ROAD; THENCE 748.92 FEET ALONG SAID FRONTAGE ALONG A 4160.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N 64°30'03"W, 747.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF STORRS AVENUE; THE ALONG SAID RIGHT-OF-WAY S 0°46'22"W, 66.94 FEET TO THE POINT OF BEGINNING.



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ROCKPORT INDUSTRIAL
 COMMERCIAL DEVELOPMENT
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
 EAST, SALT LAKE BASE & MERIDIAN
 AMERICAN FORK, UTAH COUNTY, UT

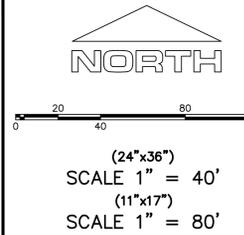
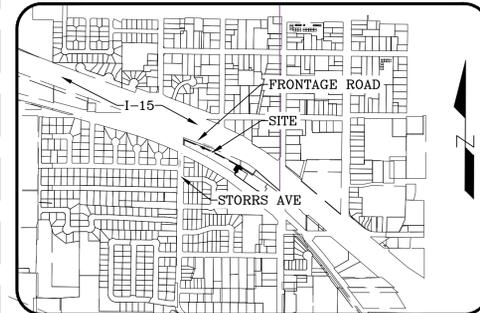
DATE: 2/3/26
PROJECT #
REVISIONS:
1
2
3
SHEET NAME:
EXISTING CONDITIONS
SHEET: EX-01

ROCKPORT INDUSTRIAL PLAT 'A'

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	748.92'	4160.00'	747.91'	S64°30'03"E	10°18'53"
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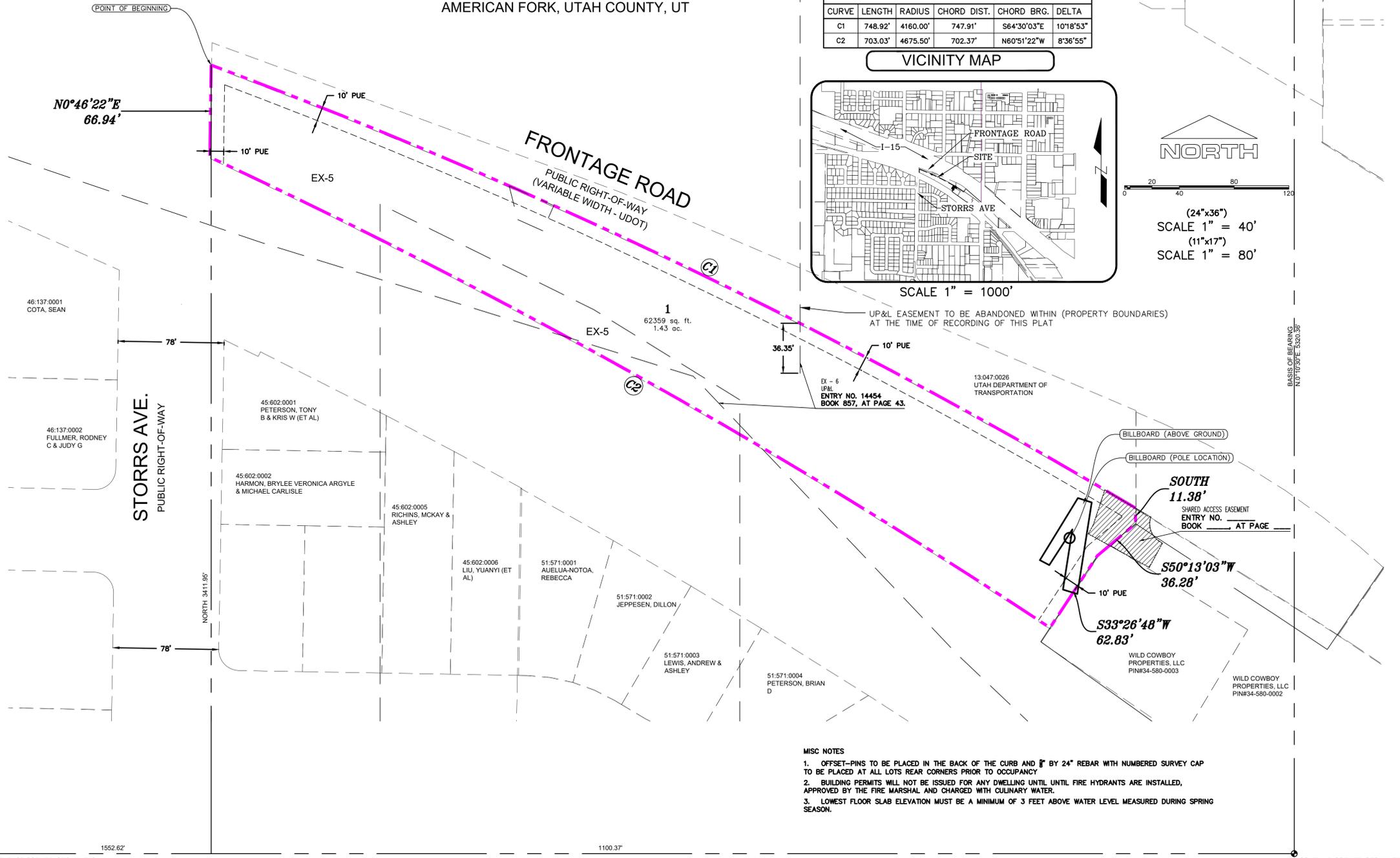
VICINITY MAP



NORTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP

BASEIS OF BEARING
N 10° 03' 00" E 5303.36'

SOUTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP



MISC NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 1" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- SHARED ACCESS/UTILITY EASEMENT

EASEMENT NOTES

EX-5 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED NOVEMBER 5, 1942, AS ENTRY NO. 9024, IN BOOK 370, AT PAGE 410. (EXACT LOCATION NOT DISCLOSED) (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

EX-6 - EASEMENTS AS CONTAINED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED JANUARY 16, 2013 AS ENTRY NO. 5034:2013. (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)

NOTICE OF CLAIM OF INTEREST IN FAVOR OF REAGAN OUTDOOR ADVERTISING PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT. SAID NOTICE RECORDED APRIL 19, 2010 AS ENTRY NO. 31183:2010.

AMENDED NOTICE OF CLAIM OF INTEREST RECORDED MARCH 18, 2016 AS ENTRY NO. 23105:2016. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)

NOTE: SAID OUTDOOR ADVERTISING LEASE AGREEMENT CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF R.O.A. GENERAL, INC. DBA REAGAN OUTDOOR ADVERTISING.

FEMA FLOOD NOTES
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRMETTE # - 49049C0306F
DATED - JUNE 19, 2020
PANEL - 490152 - MAP 0306

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
ORIM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
NATE HEAPS
CALETA CAPITAL
801.362.1496
NATE@CALETACAPITAL.COM

ZONING INFORMATION
THIS PROJECT IS LOCATED WITHIN THE PI-1 (PLANNED INDUSTRIAL) ZONE.
THE LAND USE DESIGNATION IS TOD (TRANSIT ORIENTED DEVELOPMENT)

REFERENCE DOCUMENTS
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

SEWER & WATER AUTHORITY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. _____, 20____, BY THE WATER AUTHORITY.
SEWER & WATER AUTHORITY

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

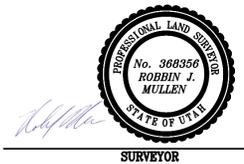
Boundary Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NON-TANGENT CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S 89°49'09"W, ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 18' 53", HAVING A RADIUS OF 4160.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 30' 03" E FOR A DISTANCE OF 747.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH FOR A DISTANCE OF 11.38 FEET TO A POINT ON A LINE; THENCE, S 50° 13' 03" W FOR A DISTANCE OF 36.28 FEET TO A POINT ON A LINE; THENCE, S 33° 26' 48" W FOR A DISTANCE OF 62.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 38' 55" HAVING A RADIUS OF 4675.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 51' 22" W FOR A DISTANCE OF 702.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N 00° 46' 22" E A DISTANCE OF 66.94 FEET TO THE POINT OF BEGINNING

CONTAINS 1.43 ACRES (62,359± sq ft) AND 1 LOT

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

February 3, 2028
DATE



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREBY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

Nathan S. Heaps, Manager, Rockport LLC
Tyson Williamson, Manager, Rockport LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THIS _____ DAY OF _____, A.D. 20____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE ROCKPORT INDUSTRIAL PLAT 'A' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

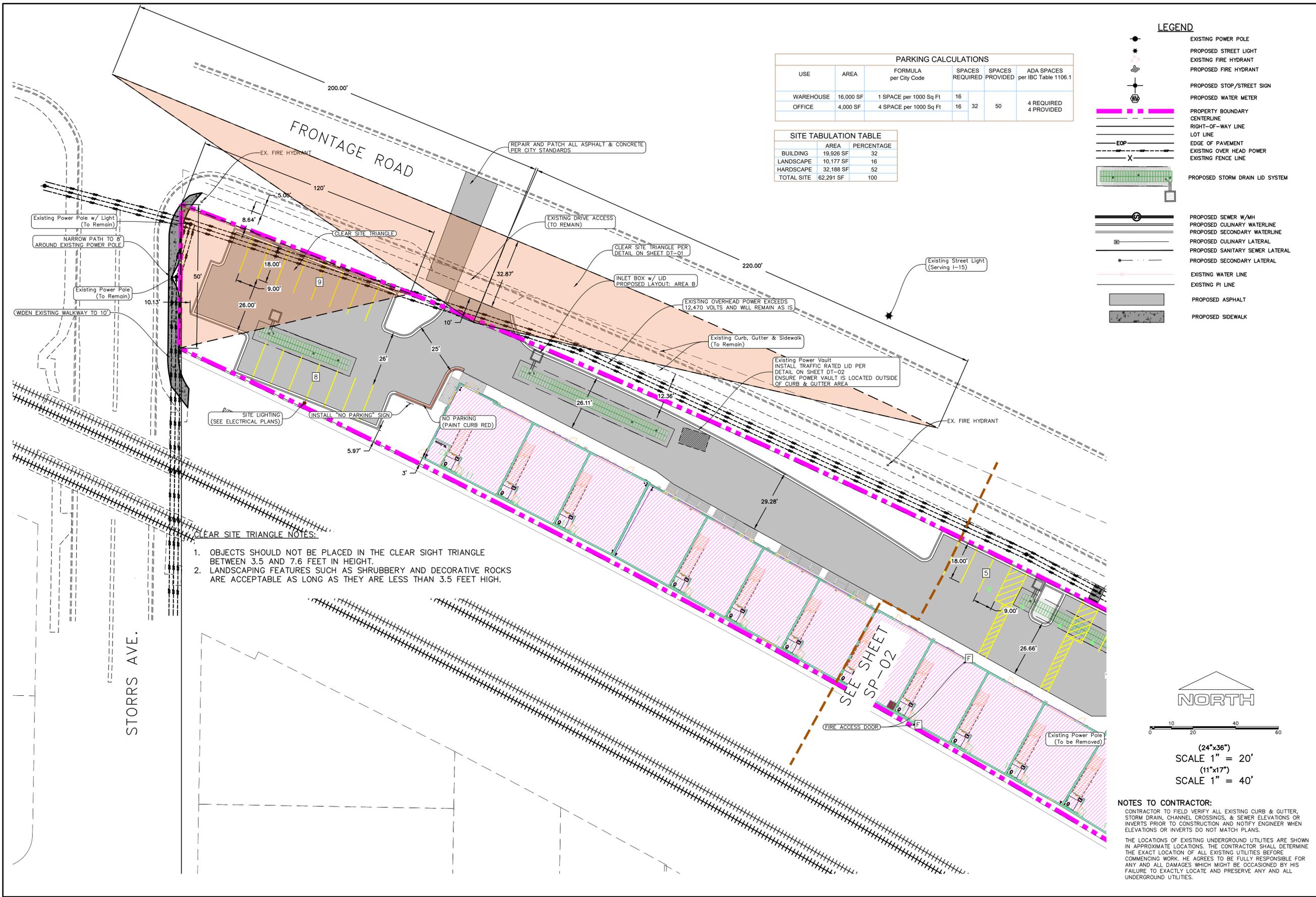
FIRE CHIEF

ROCKPORT INDUSTRIAL PLAT 'A'

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

CITY CLERK SEAL UTAH COUNTY RECORDER SEAL
This form approved by Utah County and the municipalities therein.



PARKING CALCULATIONS						
USE	AREA	FORMULA per City Code	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1	
WAREHOUSE	16,000 SF	1 SPACE per 1000 Sq Ft	16	32	50	4 REQUIRED 4 PROVIDED
OFFICE	4,000 SF	4 SPACE per 1000 Sq Ft	16	32	50	4 REQUIRED 4 PROVIDED

SITE TABULATION TABLE		
USE	AREA	PERCENTAGE
BUILDING	19,926 SF	32
LANDSCAPE	10,177 SF	16
HARDSCAPE	32,188 SF	52
TOTAL SITE	62,291 SF	100

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN LID SYSTEM
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- EXISTING WATER LINE
- EXISTING PI LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

- CLEAR SITE TRIANGLE NOTES:**
1. OBJECTS SHOULD NOT BE PLACED IN THE CLEAR SIGHT TRIANGLE BETWEEN 3.5 AND 7.6 FEET IN HEIGHT.
 2. LANDSCAPING FEATURES SUCH AS SHRUBBERY AND DECORATIVE ROCKS ARE ACCEPTABLE AS LONG AS THEY ARE LESS THAN 3.5 FEET HIGH.

NORTH

0 10 20 40 60

(24"x36")
SCALE 1" = 20'

(11"x17")
SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region
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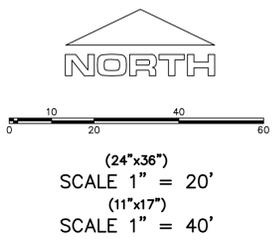
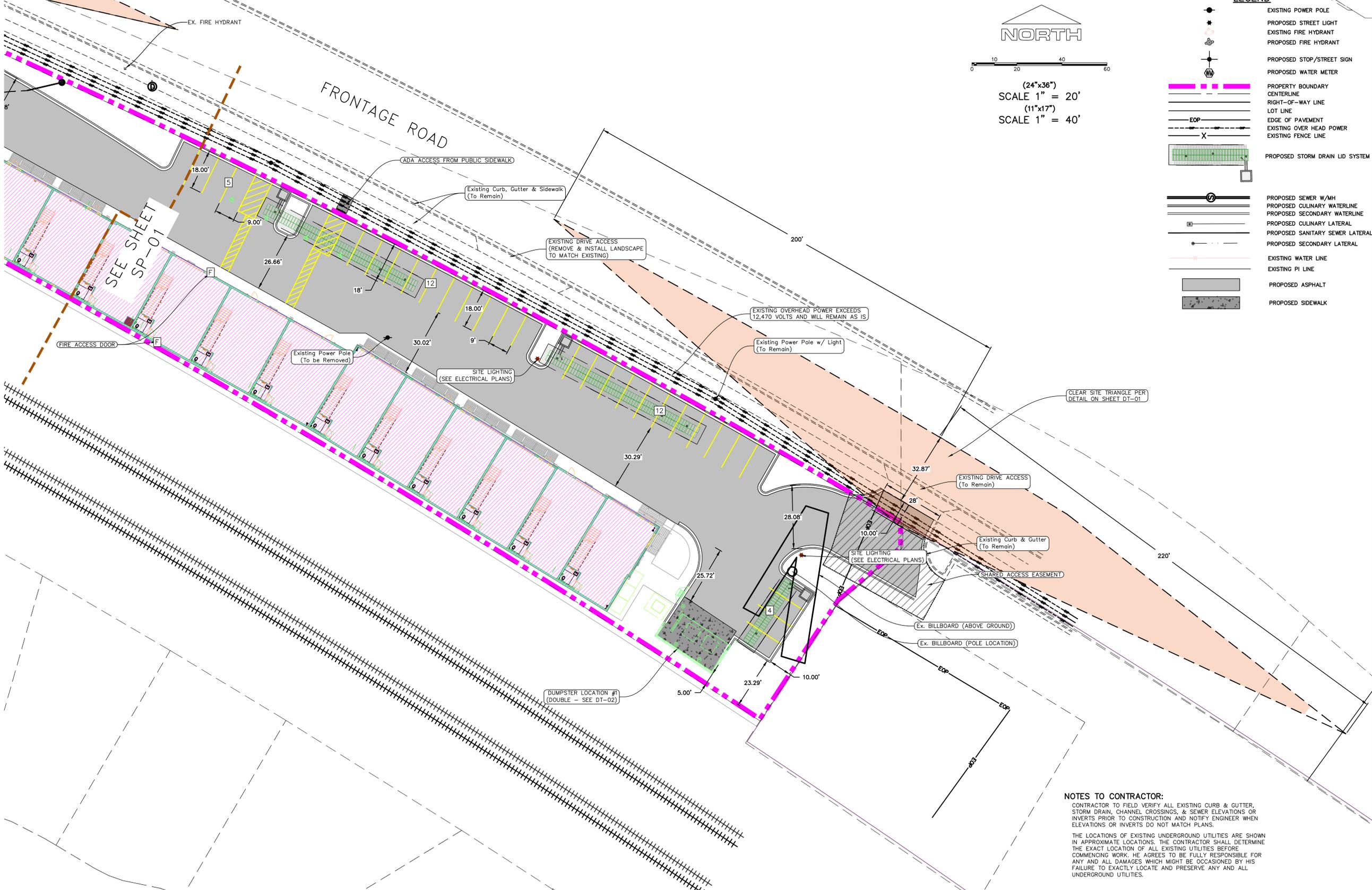
**ROCKPORT INDUSTRIAL
 COMMERCIAL DEVELOPMENT**
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
 EAST, SALT LAKE & MERIDIAN
 AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
SITE PLAN

SHEET:
SP-01

VERIFY ALL SHEET UTILITIES
ENSURE POWER VAULT IS LOCATED OUTSIDE
OF CURB & GUTTER AREA



- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED STOP/STREET SIGN
 - PROPOSED WATER METER
 - PROPERTY BOUNDARY CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EOP
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - PROPOSED STORM DRAIN LID SYSTEM
 - PROPOSED SEWER W/AH
 - PROPOSED CULINARY WATERLINE
 - PROPOSED SECONDARY WATERLINE
 - PROPOSED CULINARY LATERAL
 - PROPOSED SANITARY SEWER LATERAL
 - PROPOSED SECONDARY LATERAL
 - EXISTING WATER LINE
 - EXISTING PI LINE
 - PROPOSED ASPHALT
 - PROPOSED SIDEWALK

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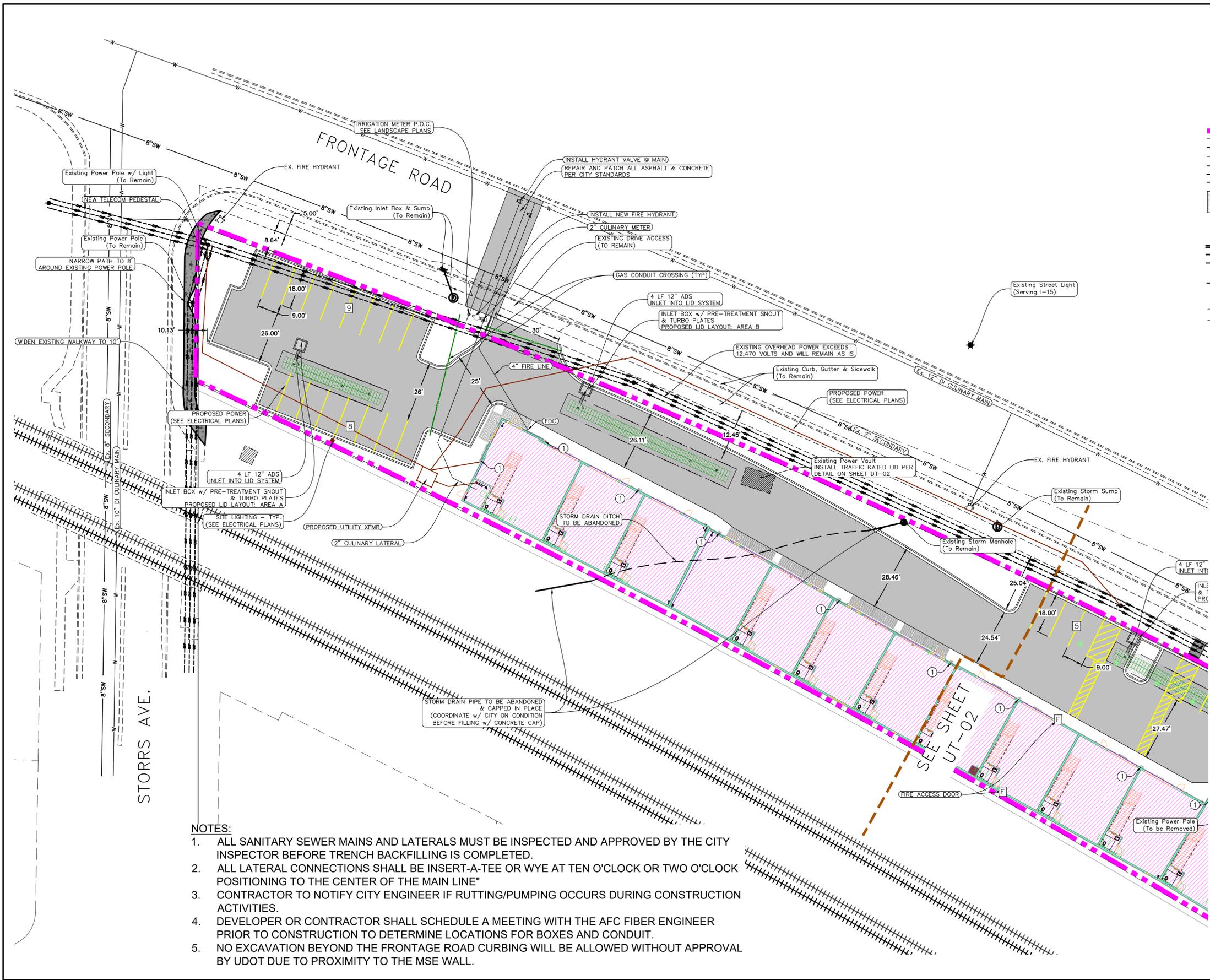
**ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT**
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #
REVISIONS:

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2	
3	

SHEET NAME:
SITE PLAN
SHEET:
SP-02

NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN LID SYSTEM
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- EXISTING WATER LINE
- EXISTING PI LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE"
3. CONTRACTOR TO NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
4. DEVELOPER OR CONTRACTOR SHALL SCHEDULE A MEETING WITH THE AFC FIBER ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE LOCATIONS FOR BOXES AND CONDUIT.
5. NO EXCAVATION BEYOND THE FRONTAGE ROAD CURBING WILL BE ALLOWED WITHOUT APPROVAL BY UDOT DUE TO PROXIMITY TO THE MSE WALL.

NOTES TO CONTRACTOR:

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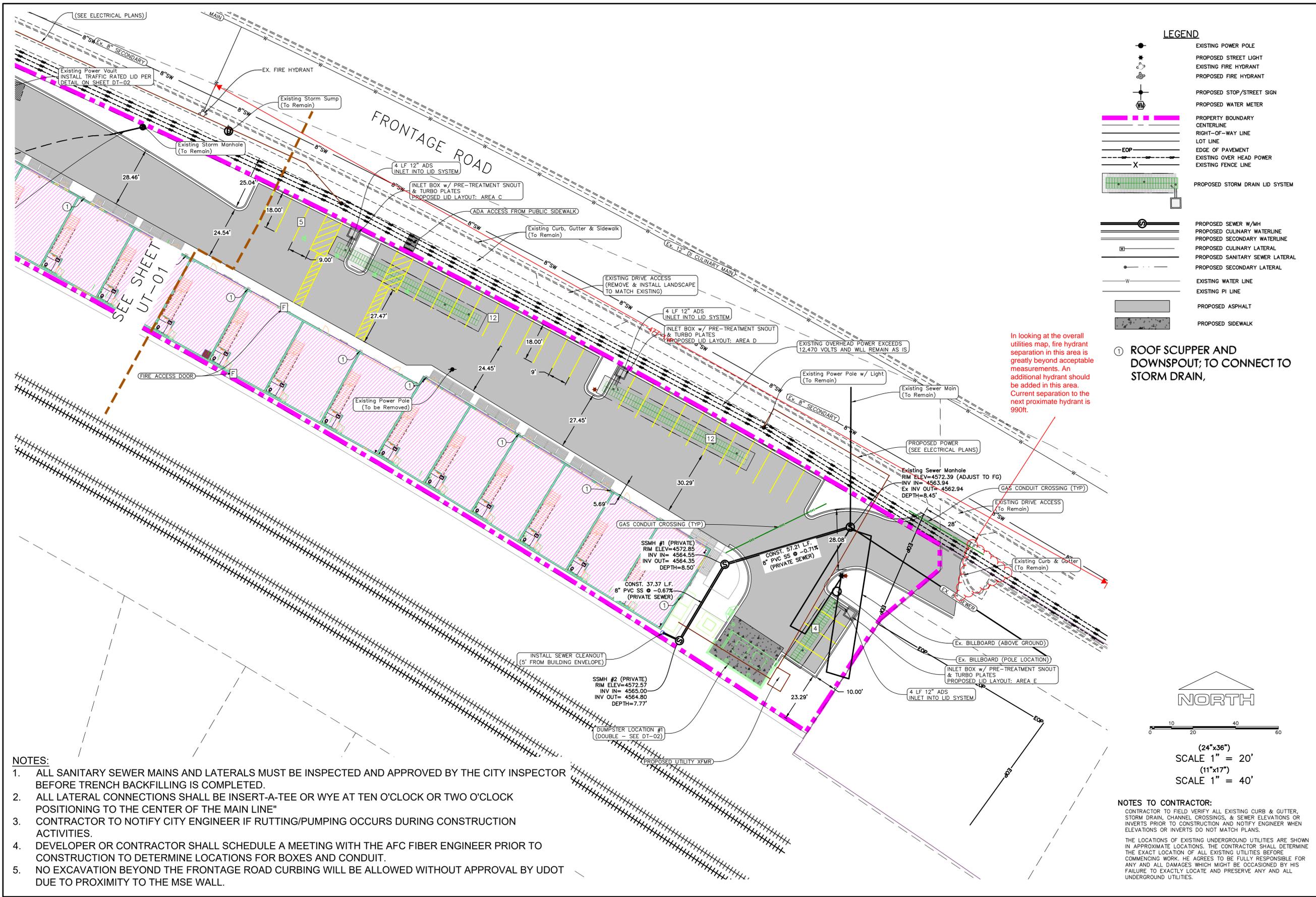


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EAST, SALT LAKE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
UTILITY PLAN
SHEET:
UT-01



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
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- PROPOSED ASPHALT
- PROPOSED SIDEWALK

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

In looking at the overall utilities map, fire hydrant separation in this area is greatly beyond acceptable measurements. An additional hydrant should be added in this area. Current separation to the next proximate hydrant is 990ft.

- NOTES:**
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
 2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE"
 3. CONTRACTOR TO NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
 4. DEVELOPER OR CONTRACTOR SHALL SCHEDULE A MEETING WITH THE AFC FIBER ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE LOCATIONS FOR BOXES AND CONDUIT.
 5. NO EXCAVATION BEYOND THE FRONTAGE ROAD CURBING WILL BE ALLOWED WITHOUT APPROVAL BY UDOT DUE TO PROXIMITY TO THE MSE WALL.

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P: 801.376.2245
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**ROCKPORT INDUSTRIAL
COMMERCIAL DEVELOPMENT**
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #
REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLAN
SHEET:
UT-02

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED - JULY 23, 2025 - PREPARED BY - GORDON GEOTECHNICAL. FOR THIS DEVELOPMENT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS. - PROJECT NO. 1421-001-25 -
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.

EARTHWORK QUANTITIES

RAW EARTHWORK QUANTITIES SHOWN BELOW ARE FROM EXISTING GRADE TO DESIGN FINISH GRADE AND DO NOT ACCOUNT FOR MATERIAL LOSS DUE TO LARGE ROCKS, ORGANIC MATERIAL, PAVEMENT AREAS, SIDE WALK AREAS, ETC.

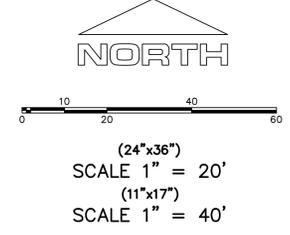
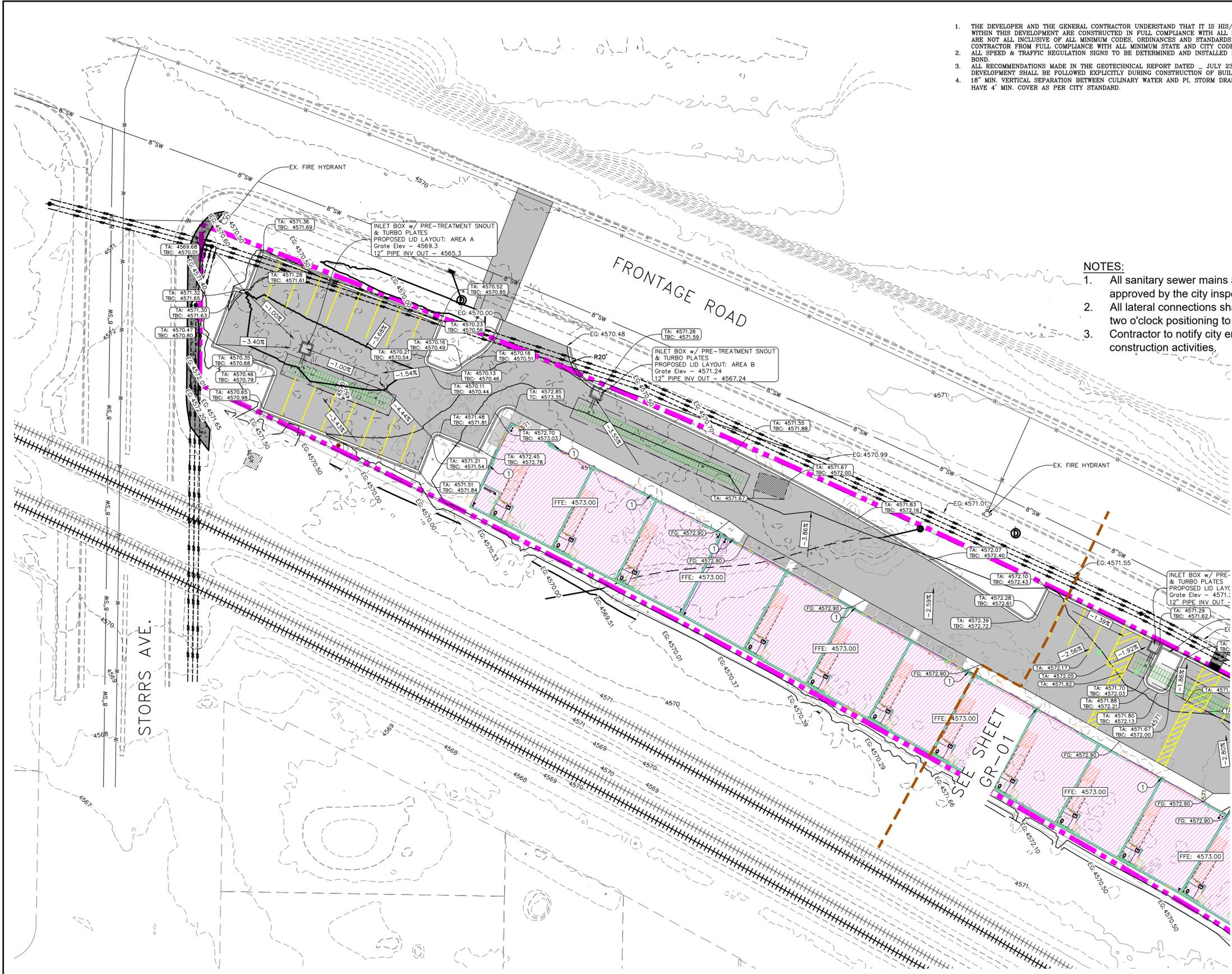
RAW CUT VOLUME:	657.91 CU.FT.
FILL VOLUME:	1543.45 CU.FT.
IMPORT VOLUME:	885.54 CU.FT.

GRADING ABBREVIATIONS:
 EG: EXISTING GRADE
 FFE: FINISH FLOOR ELEVATION
 FG: FINISH GRADE
 TA: TOP OF ASPHALT
 TC: TOP OF CONCRETE
 TBC: TOP BACK OF CURB

NOTES:

1. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
2. All lateral connections shall be insert-a-tee or WYE at ten o'clock or two o'clock positioning to the center of the main line"
3. Contractor to notify city engineer if rutting/pumping occurs during construction activities.

① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,



NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

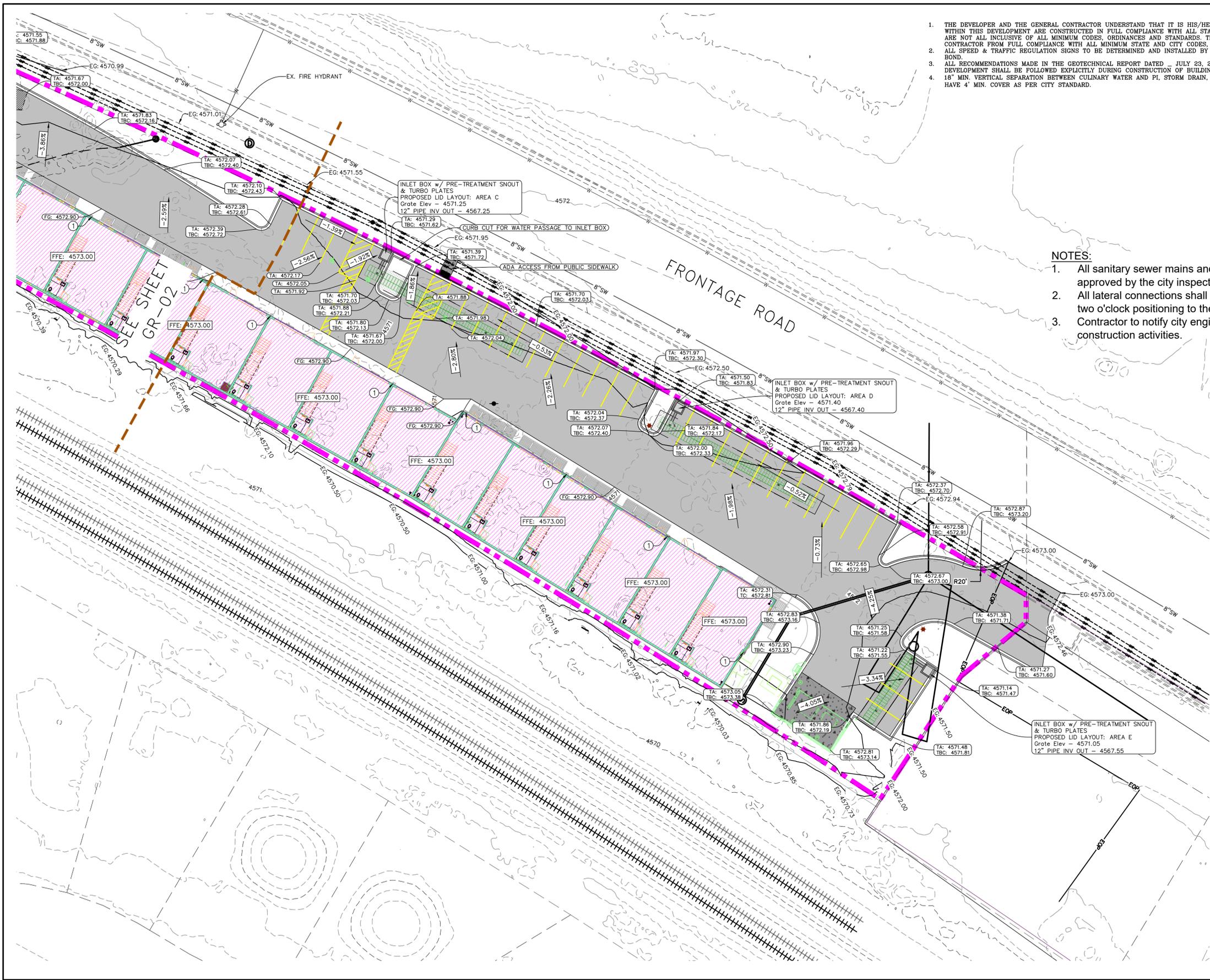
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ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
PROJECT #
REVISIONS:
①
②
③

SHEET NAME:
 GRADING PLAN
 SHEET:
 GR-01



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.

EARTHWORK QUANTITIES
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FILL VOLUME:	1543.45 CU.FT.
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GRADING ABBREVIATIONS:
 EG EXISTING GRADE
 FFE FINISH FLOOR ELEVATION
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 TA TOP OF ASPHALT
 TC TOP OF CONCRETE
 TBC TOP BACK OF CURB

NOTES:

1. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
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① ROOF SCUPPER AND DOWNSPOUT; TO CONNECT TO STORM DRAIN,

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 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26
 PROJECT #
 REVISIONS:

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SHEET NAME:
 GRADING PLAN
 SHEET:
 GR-02

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
(*" Uppercase Bold Letters)

PROJECT NAME
(*" Uppercase Bold Letters)

PERMIT NUMBER
(*" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

Office Phone Contact ###-###-####
(*" Bold Numbers)

Cell Phone Contact ###-###-####
(*" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
909-909-3000
(*" Uppercase Bold Letters and *" Bold Numbers)

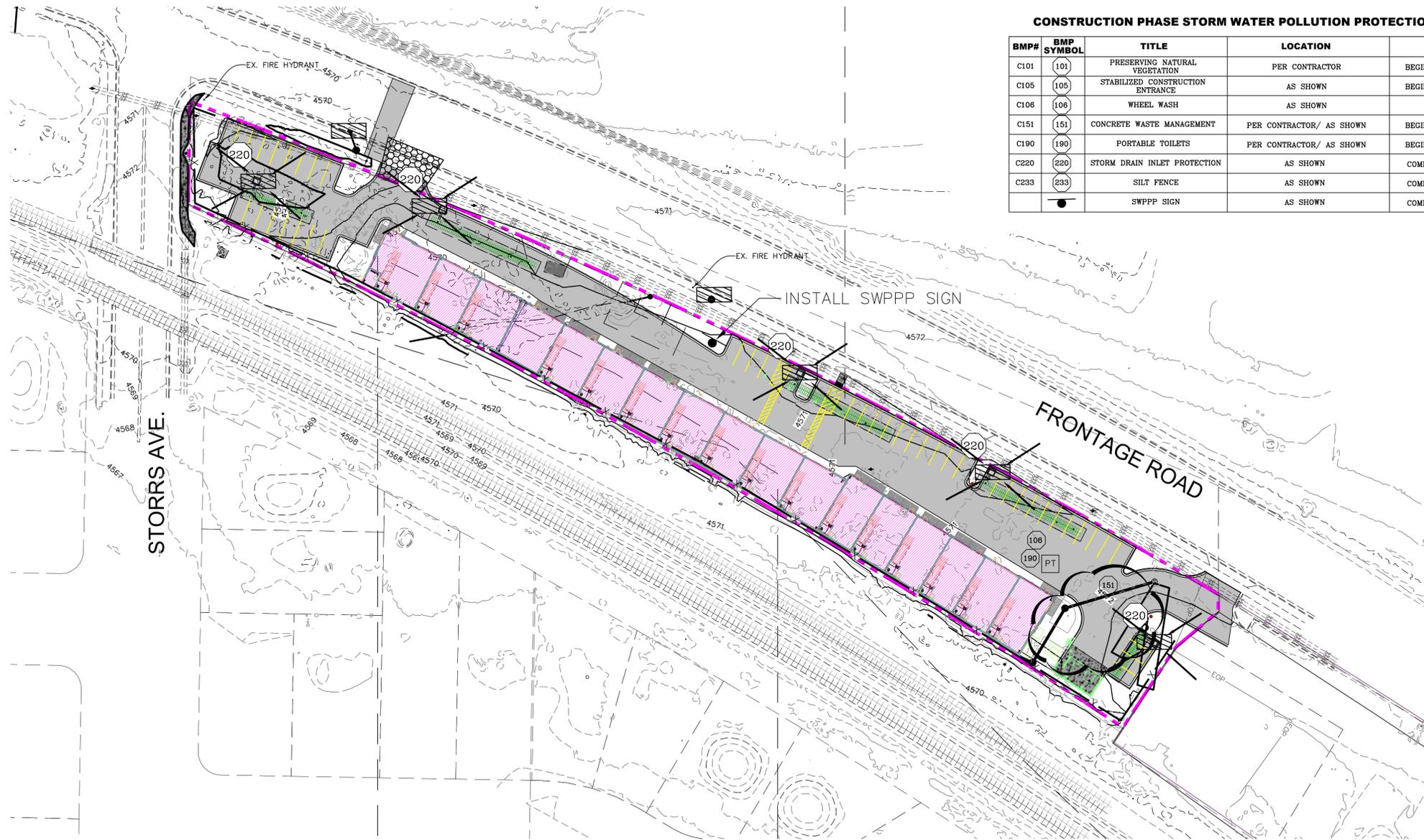
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PORTABLE TOILETS

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
		SWPPP SIGN	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK, UTAH COUNTY, UT

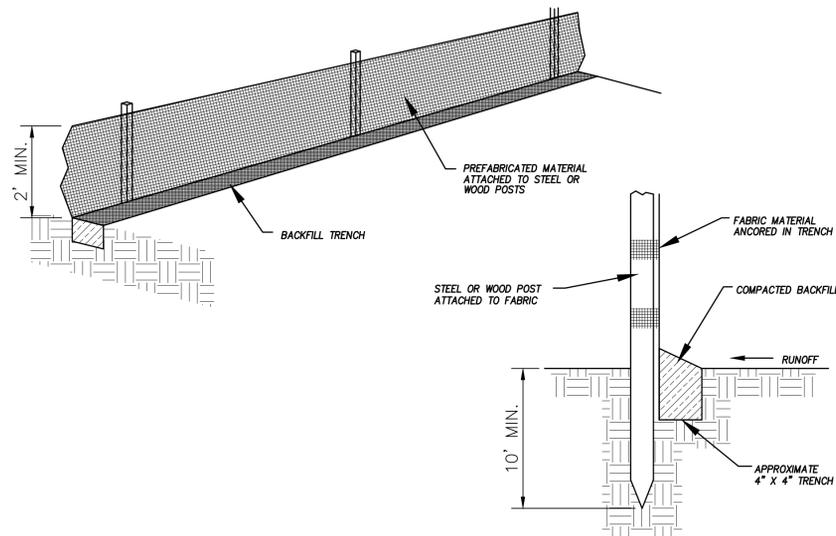
DATE: 2/3/26
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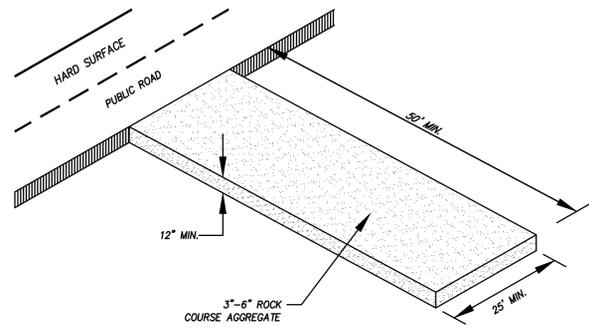
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SHEET NAME:
EROSION CTL PLAN

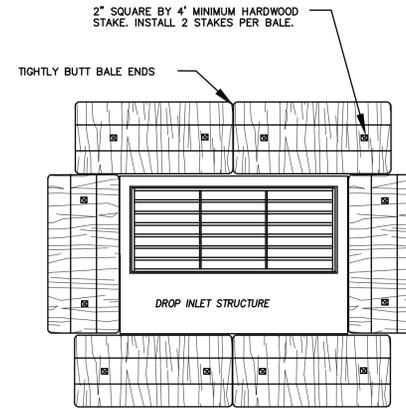
SHEET:
EC-01



DETAIL-A
SILT FENCE DETAIL
-NTS-

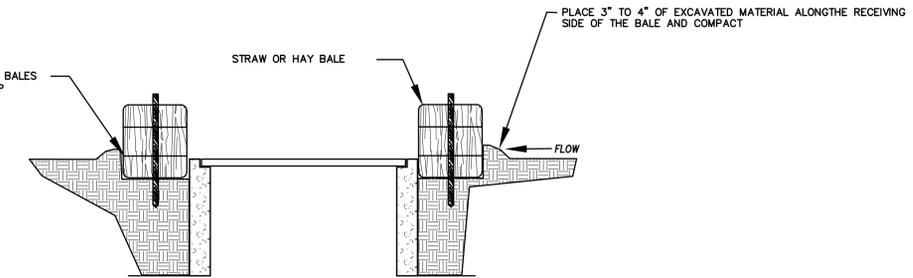


DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE

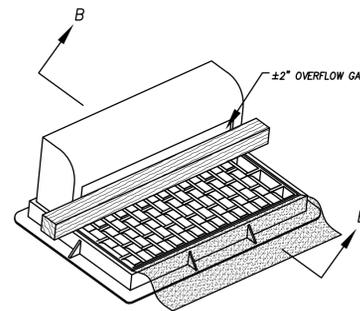
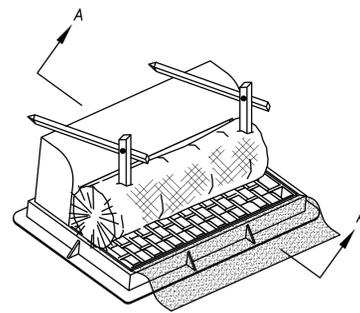


PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6\"/>
 - 2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
 - 3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
 - 4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 - 5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 - 6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

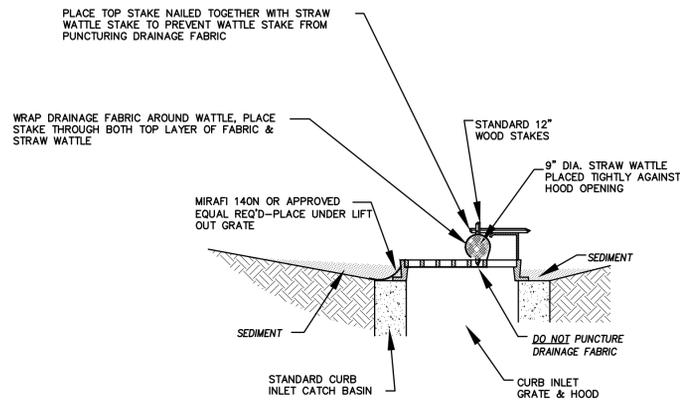


DETAIL-C
STRAW BALE DROP INLET PROTECTION DETAIL
-NTS-

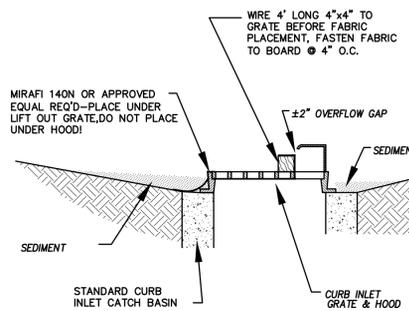


CROSS SECTION A-A
OPTION A

CROSS SECTION B-B
OPTION B



CROSS SECTION A-A
OPTION A



CROSS SECTION B-B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL-D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

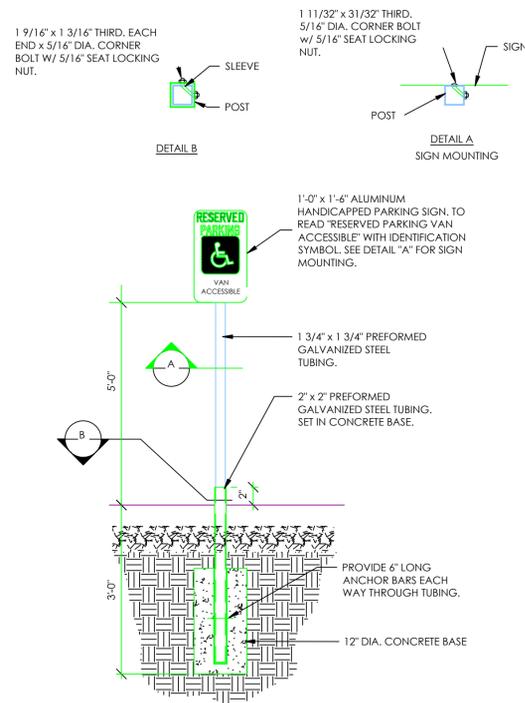


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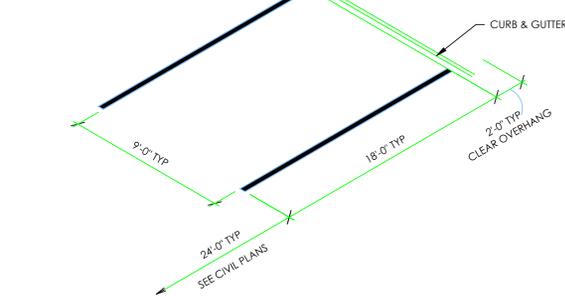
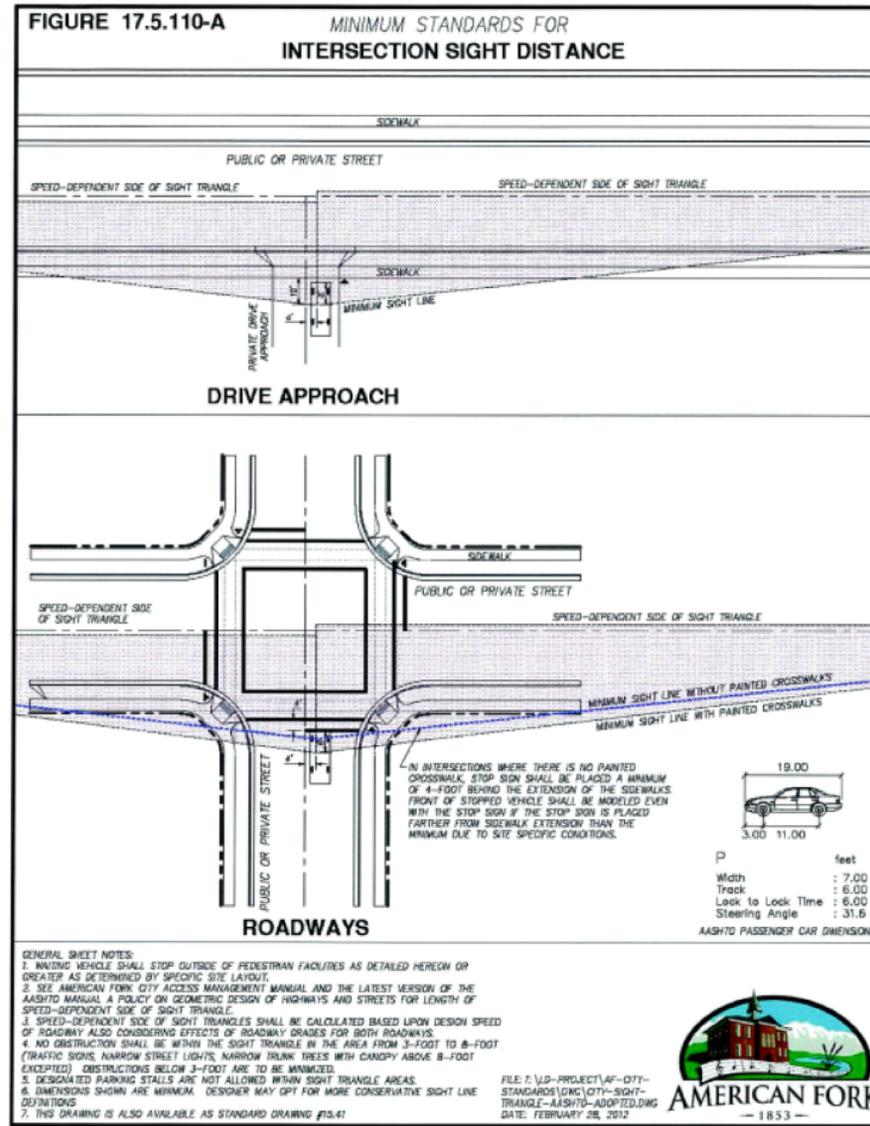
REVISIONS:

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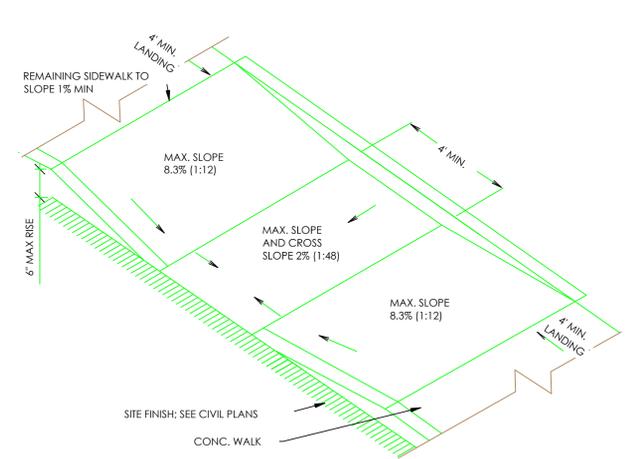
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EROSION CTL DTL
SHEET:
EC-02



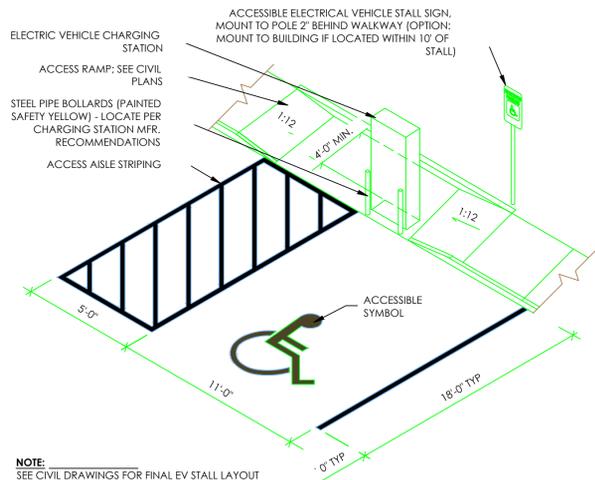
B3 HANDICAPPED PARKING SIGN
1" = 1'-0"



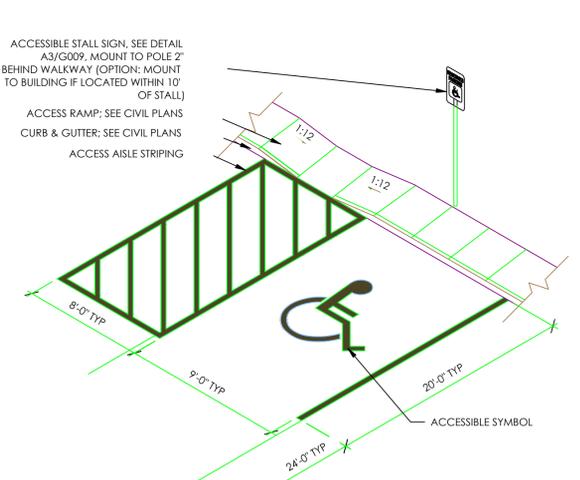
A4 TYPICAL 90 DEG. PARKING STALL
N.T.S.



A3 ACCESSIBLE RAMP DETAIL
N.T.S.



A2 ACCESSIBLE ELECTRIC VEHICLE PARKING STALL
N.T.S.



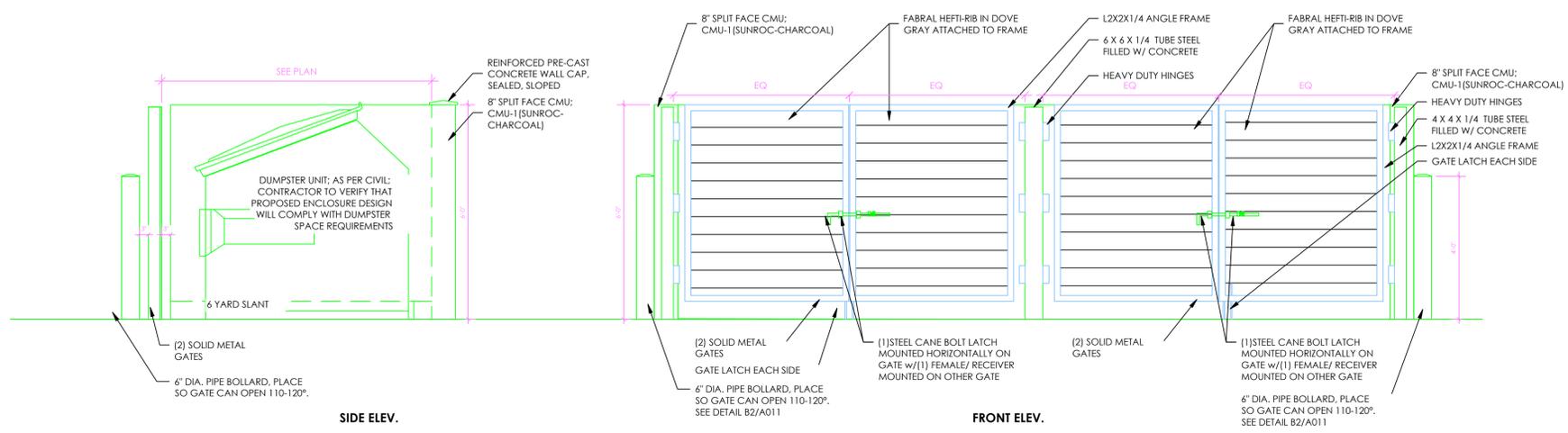
A1 ACCESSIBLE PARKING STALL
N.T.S.



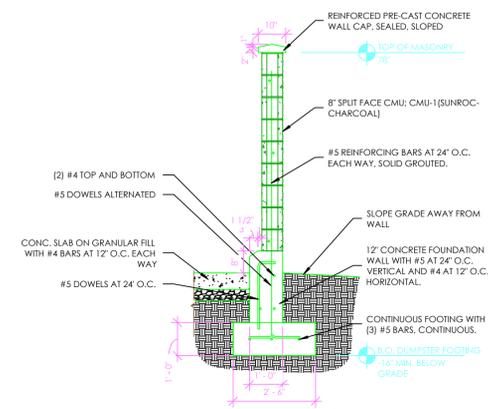
DATE: 2/3/26
PROJECT #

REVISIONS:

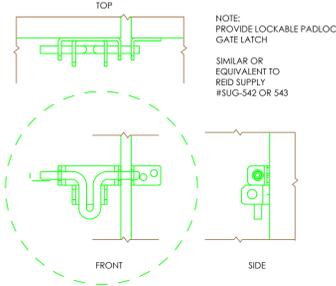
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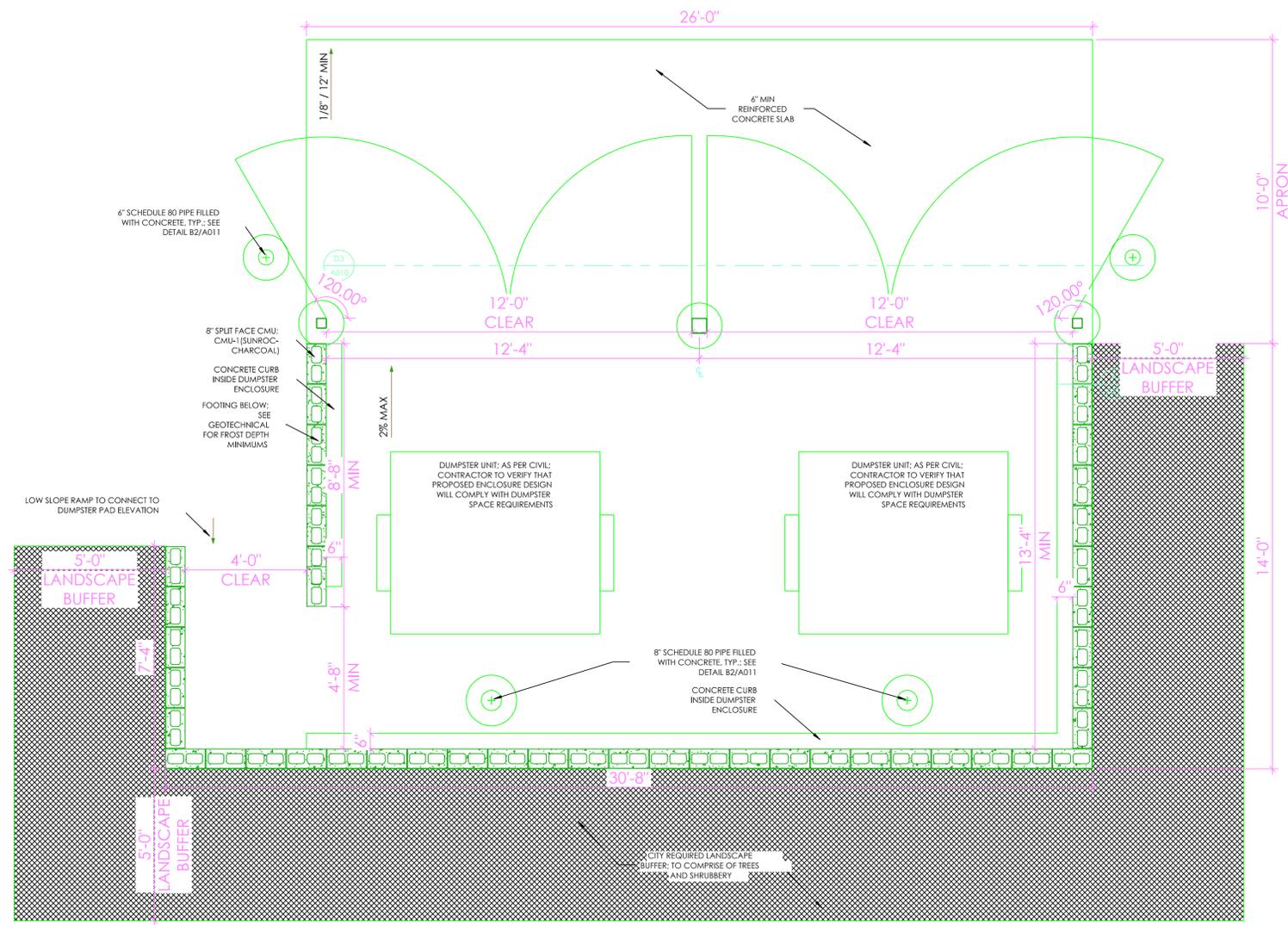
D3 A010 DUMPSTER ENCLOSURE ELEVATIONS
1/2" = 1'-0"



C5 A010 TRASH ENCLOSURE WALL
1/2" = 1'-0"



C4 A010 GATE LATCH DETAIL
1/2" = 1'-0"



A2 A010 DUMPSTER ENCLOSURE
1/2" = 1'-0"

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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ROCKPORT INDUSTRIAL DEVELOPMENT
COMMERCIAL DEVELOPMENT
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

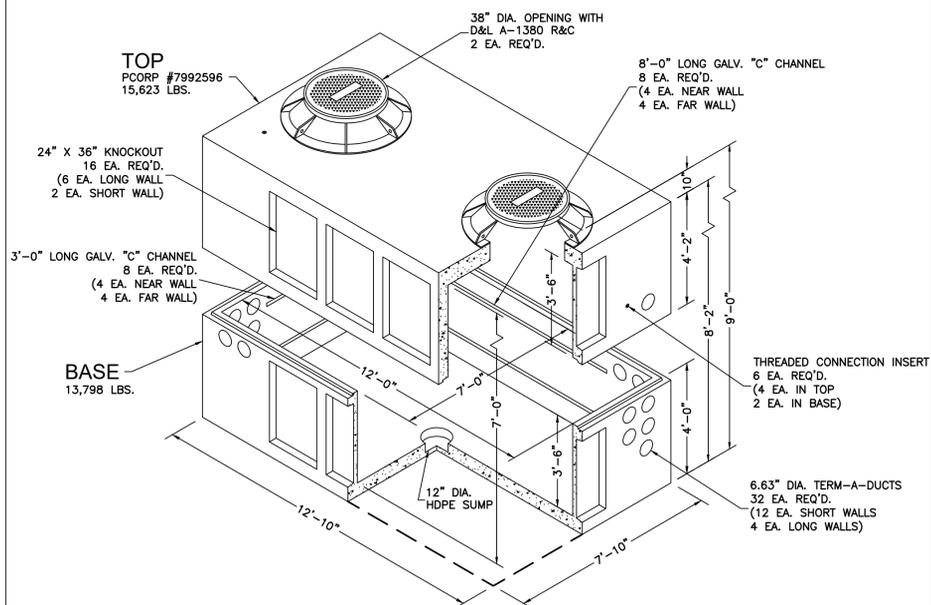
DATE: 2/3/26
PROJECT #

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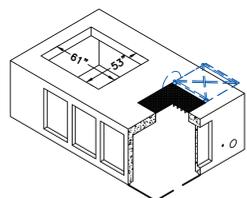
SHEET NAME:
DETAILS
SHEET:
DT-02

7' x 12' MANHOLE
 -FULL TRAFFIC VAULT, STOCK ITEM 7992596
 -INCIDENTAL TRAFFIC VAULT, STOCK ITEM 7992597
 -15 KV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT, STOCK ITEM 7992598-STOCK ITEM 1720663
 -25 KV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT, STOCK ITEM 7992599-STOCK ITEM 1720673



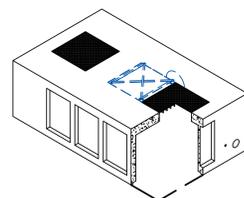
OPTIONAL TOPS

15KV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT



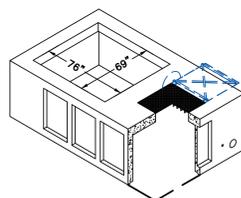
PCORP #7992598 - SI #1720663
13,526 LBS.

INCIDENTAL TRAFFIC VAULT



PCORP #7992597
14,871 LBS.

25KV, 600 AMPS, AIR INSULATED SWITCHGEAR PADVAULT



PCORP #7992599 - SI #1720673
12,130 LBS.



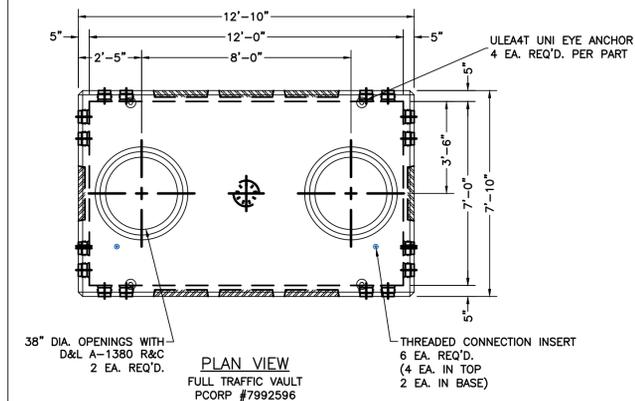
801 West 12th Street, Ogden, Utah 84404
Phone: 801-399-1171 Fax: 801-392-7849

GV 401

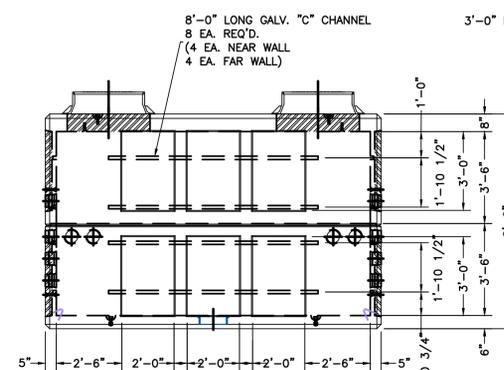
FILE NAME: 210UEEGV4010PC
 ISSUE DATE: 4/2008
 www.oldcastleprecast.com

**7' x 12' Padvault
 Traffic / Switchgear
 Pacificorp**

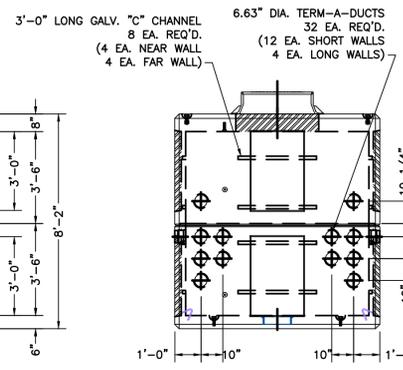
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PLAN VIEW
 FULL TRAFFIC VAULT
 PCORP #7992596



ELEVATION VIEW



END VIEW

*LIFTING DEVICE TYPE & LOCATION
 MAY CHANGE WITHOUT NOTICE.



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Phone: 801-399-1171 Fax: 801-392-7849

GV 401

FILE NAME: 210UEEGV4010PC
 ISSUE DATE: 4/2008
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**7' x 12' Padvault
 Traffic / Switchgear
 Pacificorp**

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**ROCKPORT INDUSTRIAL
 COMMERCIAL DEVELOPMENT**
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
 EAST, SALT LAKE BASE & MERIDIAN
 AMERICAN FORK, UTAH COUNTY, UT

DATE: 2/3/26

PROJECT #

REVISIONS:

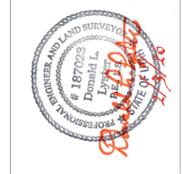
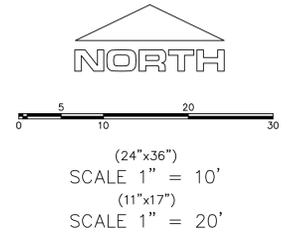
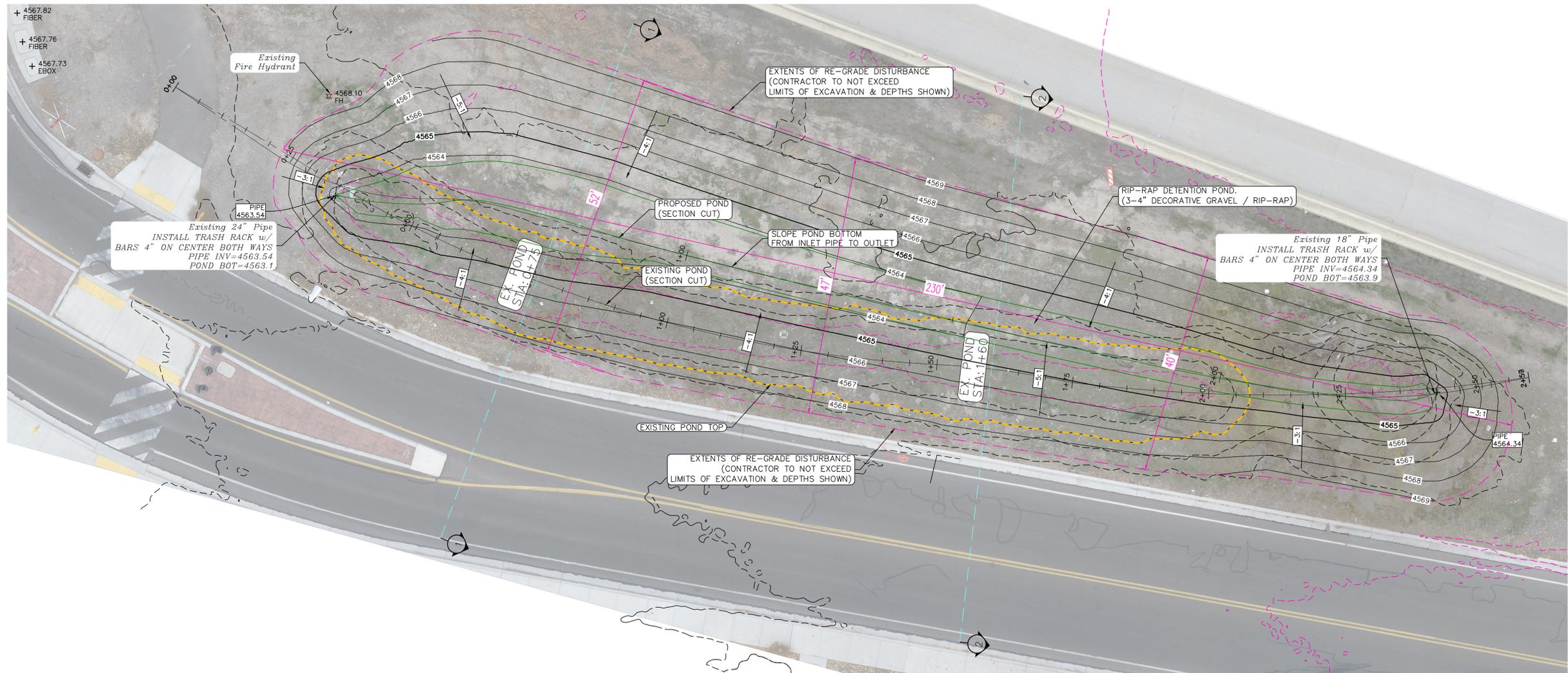
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SHEET NAME:

DETAILS

SHEET:

DT-03



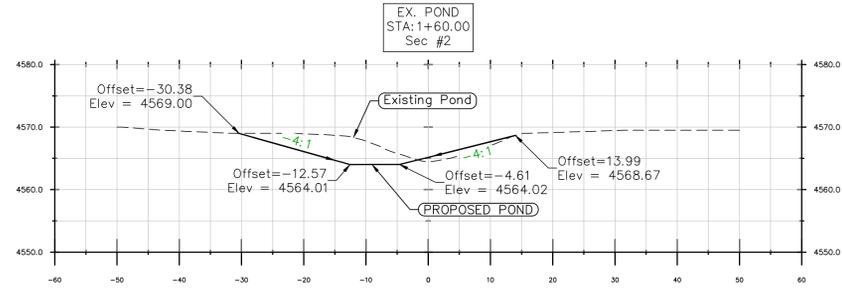
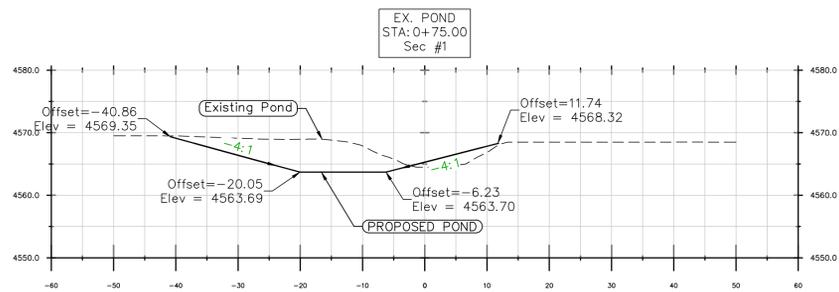
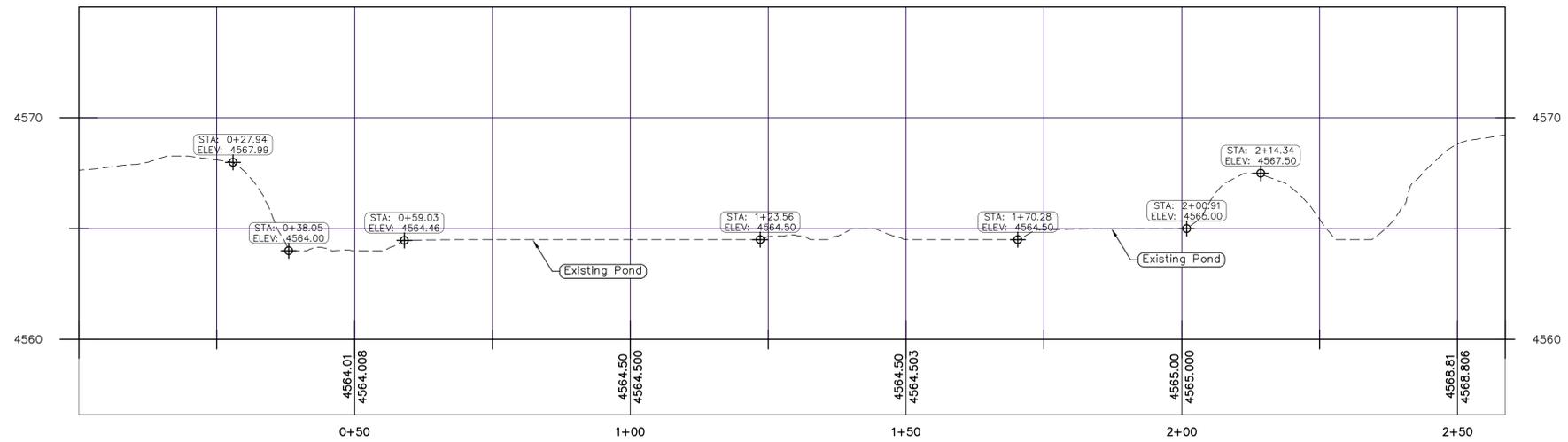
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DATE: 2.3.2026	
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SHEET NAME:	OFFSITE DITCH
SHEET:	OS-01

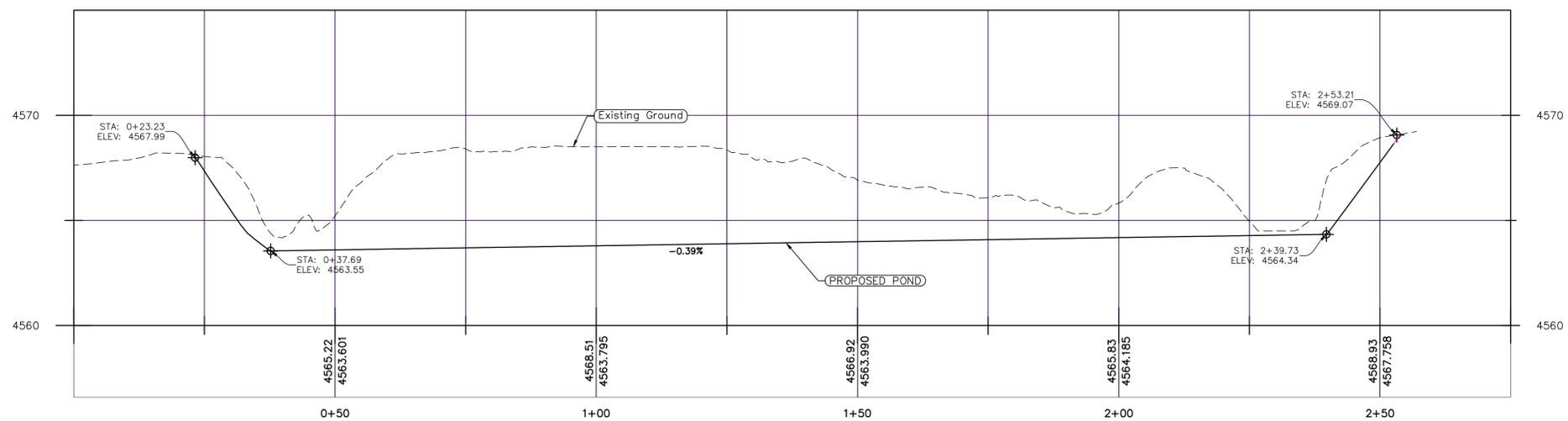
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 SCALE: 2
 DATUM: 4560.00

NOT TO SCALE



PROFILE VIEW: NEW POND - 2+75
 SCALE: 2
 DATUM: 4560.00

NOT TO SCALE



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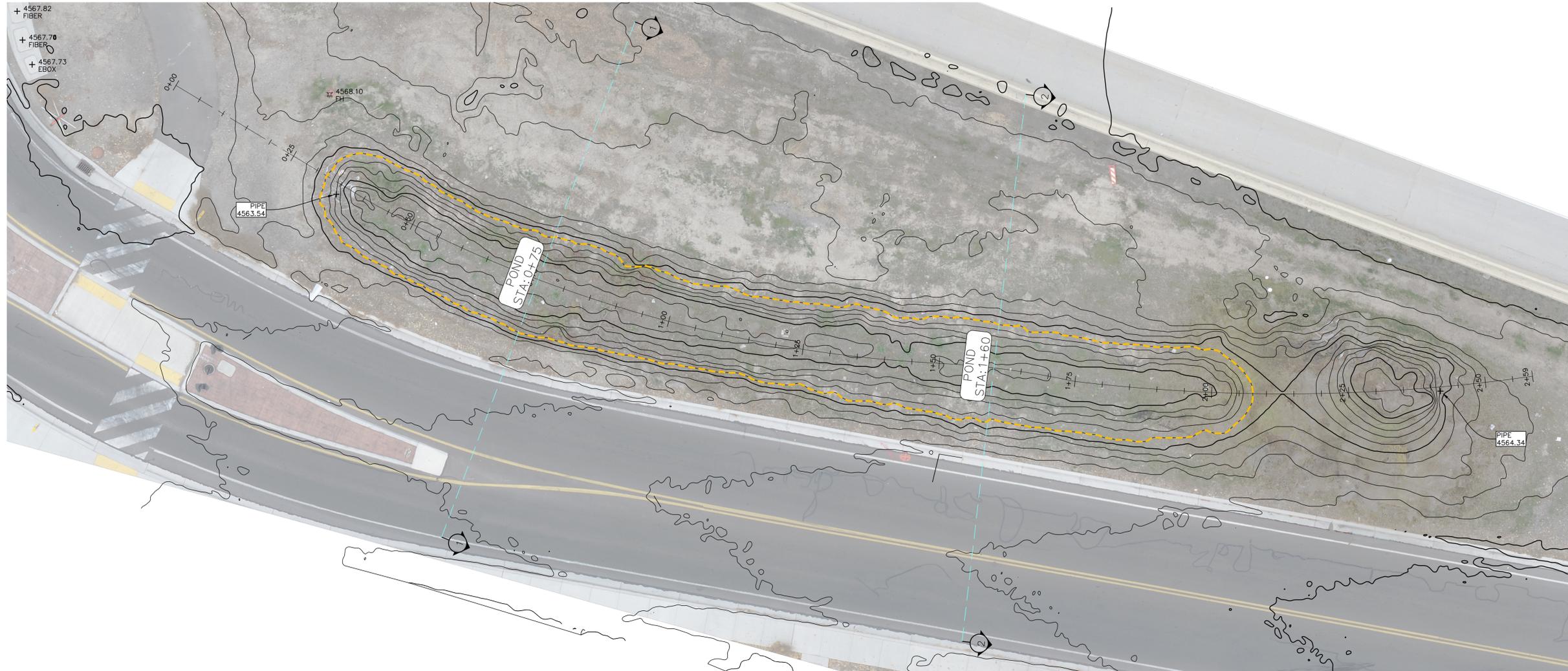
SHEET NAME:

OFFSITE DITCH

SHEET:

OS-02

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4,566.00	2,039	0.50	919.30	1941.09	917.46	1871.46
4,566.50	2,461	0.50	1125.06	3066.15	1123.41	2994.87
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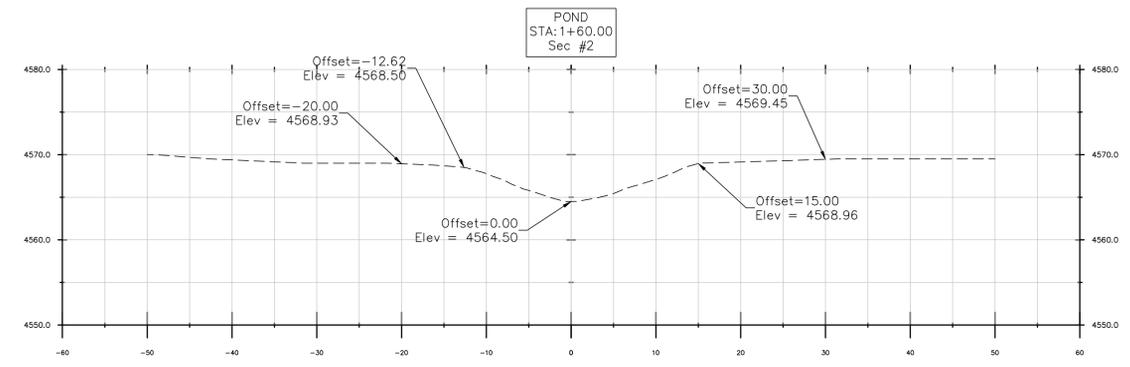
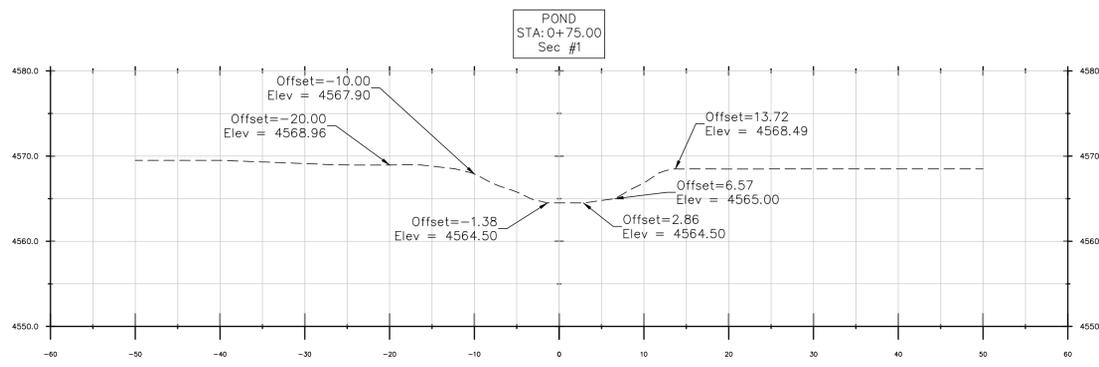
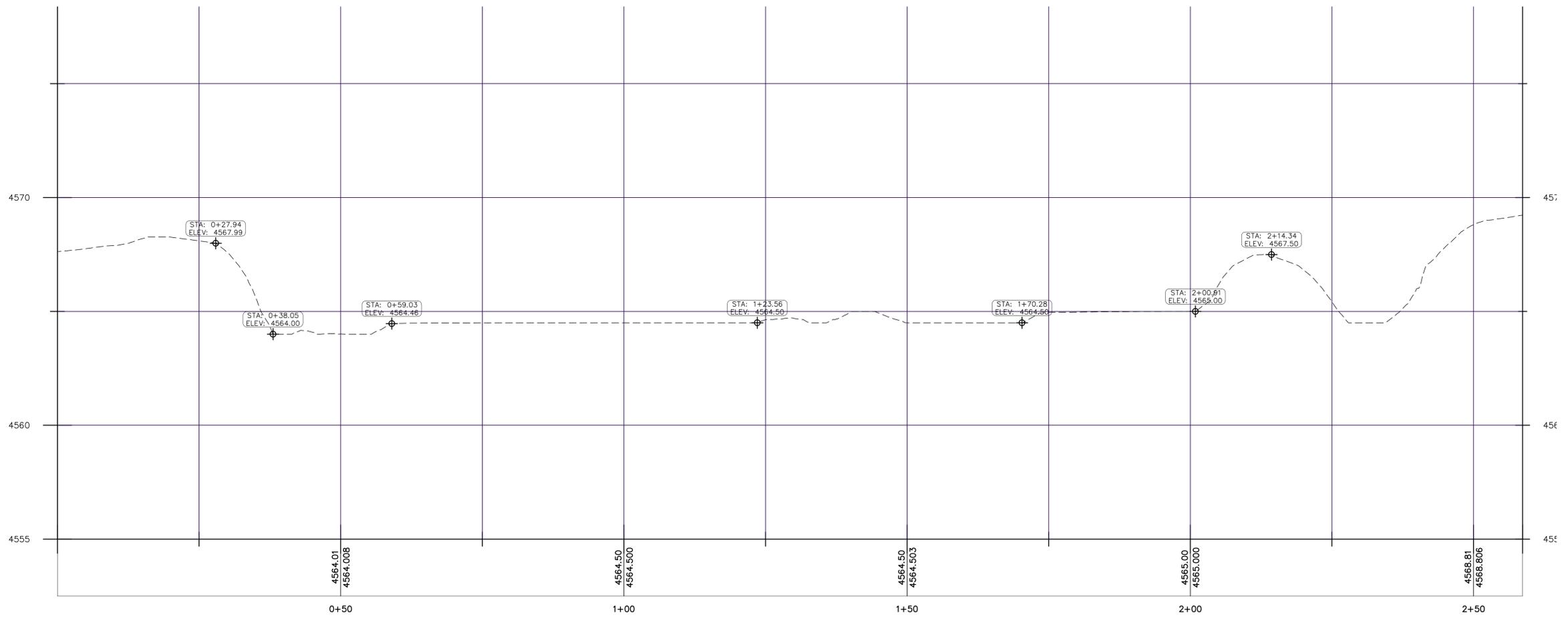
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SHEET NAME:
OFFSITE DITCH

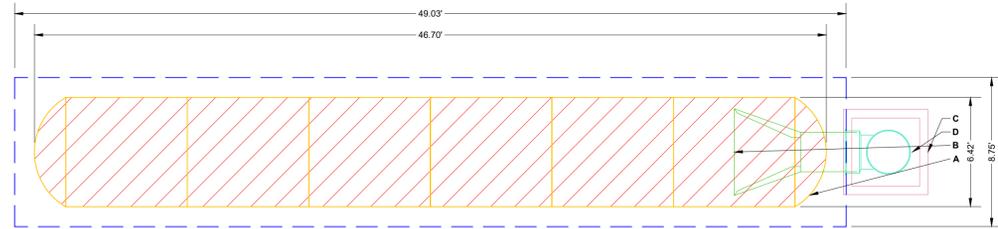
SHEET:
OS-03



DATE: 2.3.2026	
PROJECT #	
REVISIONS:	
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SHEET NAME:
OFFSITE DITCH
SHEET:
OS-04

PROPOSED LAYOUT: AREA A		PROPOSED ELEVATIONS: AREA A		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
6	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	4575.47								
2	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	4569.47								
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	4568.97								
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4568.97								
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4568.97								
1358	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	4568.97								
	(PERIMETER STONE INCLUDED)	TOP OF MC-3500 CHAMBER	4567.47								
	(COVER STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT	4563.89								
	(BASE STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT	4563.89								
429	SYSTEM AREA (SF)	BOTTOM OF MC-3500 CHAMBER	4563.72								
115.6	SYSTEM PERIMETER (ft)	BOTTOM OF STONE	4562.97								



NOTES
 * THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 * **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXTORN FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROW PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - 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 PLUS USING THE JETVAC PROCESS**
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLASH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED

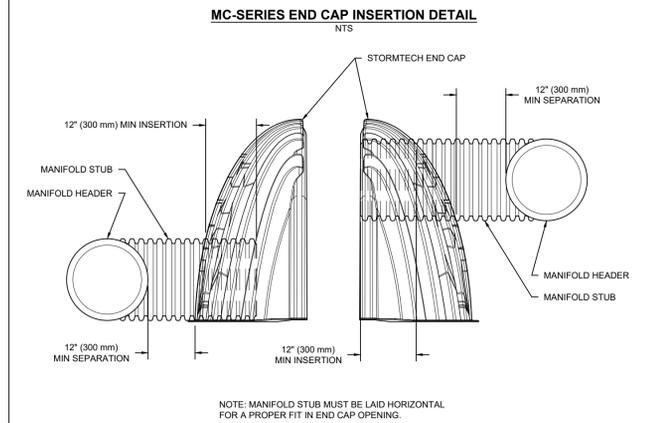
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

NOTES

- 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.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

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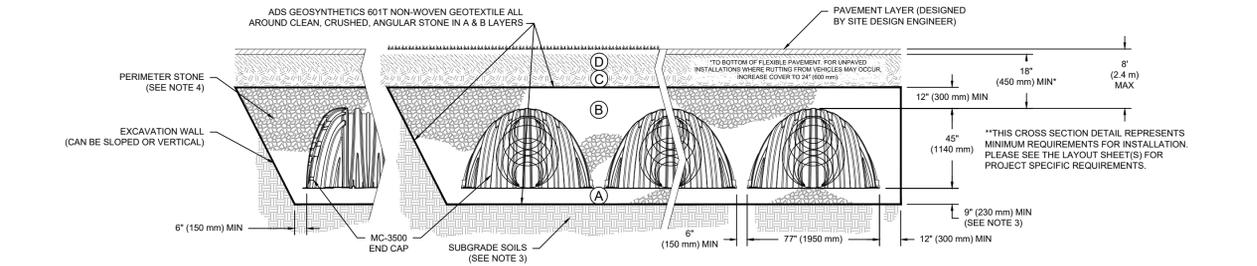


4 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION 55.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

MC-3500 TECHNICAL SPECIFICATION

PART #	STUB	B	C
MC3500IEP08T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500IEP08B	8" (200 mm)	31.16" (791 mm)	---
MC3500IEP10T	10" (250 mm)	29.04" (738 mm)	0.81" (21 mm)
MC3500IEP10B	---	---	0.93" (24 mm)
MC3500IEP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEP12B	---	---	1.35" (34 mm)
MC3500IEP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEP15B	---	---	1.50" (38 mm)
MC3500IEP18T	18" (450 mm)	20.03" (509 mm)	---
MC3500IEP18B	---	---	1.77" (45 mm)
MC3500IEP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEP24TW	---	---	---
MC3500IEP24BC	---	---	2.06" (52 mm)
MC3500IEP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

DATE: 06/17/2025
 PROJECT #:
 DRAWN: WA
 CHECKED: N/A
 REV: NOT TO SCALE

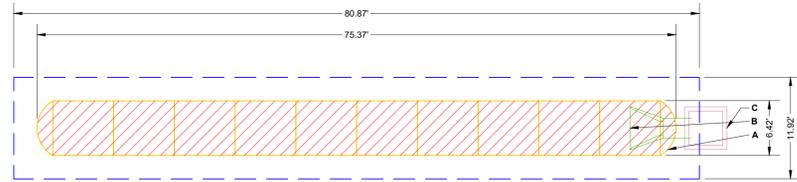
ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
 AMERICAN FORK, UT, USA

StormTech Chamber System
 4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

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SHEET 1 OF 5

PROPOSED LAYOUT: AREA B		PROPOSED ELEVATIONS: AREA B		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
NO.	DESCRIPTION	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	ITEM NO.	PART	ITEM NO.	LAYOUT	DESCRIPTION	INVERT	MAX FLOW	
10	STORMTECH MC-3500 CHAMBERS	4577.26	4571.26								
2	STORMTECH MC-3500 END CAPS	4577.26	4571.26								
12	STONE ABOVE (IN)	4570.79	4570.79								
9	STONE BELOW (IN)	4570.79	4570.79								
40	STONE VOID	4570.79	4570.79								
	INSTALLED SYSTEM VOLUME (CF)										
2798	(PERIMETER STONE INCLUDED)	4569.29	4569.29								
	(COVER STONE INCLUDED)	4565.71	4565.71								
184	SYSTEM AREA (SF)	4565.54	4565.54								
185.6	SYSTEM PERIMETER (ft)	4564.76	4564.76								

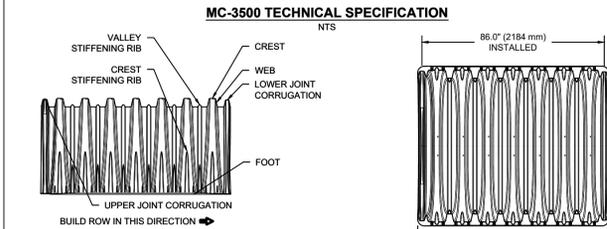


NOTES
 1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 2. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



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NOMINAL CHAMBER SPECIFICATIONS		NOMINAL END CAP SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	77.0\"/>		
CHAMBER STORAGE	109.9 CUBIC FEET (3.11 m ³)	SIZE (W X H X INSTALLED LENGTH)	75.0\"/>
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET (4.96 m ³)	END CAP STORAGE	14.9 CUBIC FEET (0.42 m ³)
WEIGHT	134 lbs. (60.8 kg)	MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET (1.28 m ³)
		WEIGHT	49 lbs. (22.2 kg)

*ASSUMES 12\"/>

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEP08T	6\"/>		
MC3500IEP08B	6\"/>		
MC3500IEP08T	8\"/>		
MC3500IEP08B	8\"/>		
MC3500IEP10T	10\"/>		
MC3500IEP10B	10\"/>		
MC3500IEP12T	12\"/>		
MC3500IEP12B	12\"/>		
MC3500IEP15T	15\"/>		
MC3500IEP15B	15\"/>		
MC3500IEP18T	18\"/>		
MC3500IEP18T	18\"/>		
MC3500IEP18B	18\"/>		
MC3500IEP24TC	24\"/>		
MC3500IEP24TW	24\"/>		
MC3500IEP24BC	24\"/>		
MC3500IEP24BW	24\"/>		
MC3500IEP30BC	30\"/>		

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORED MANIFOLDS INCLUDE 12-24\"/>

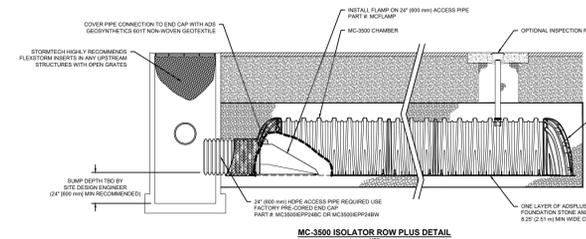
2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\"/>	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9\"/>

3 MC-3500 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS 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 PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3\"/>

B. ALL ISOLATOR ROW PLUS ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE

B.3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.5. IF SEDIMENT IS AT, OR ABOVE, 3\"/>

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"/>

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

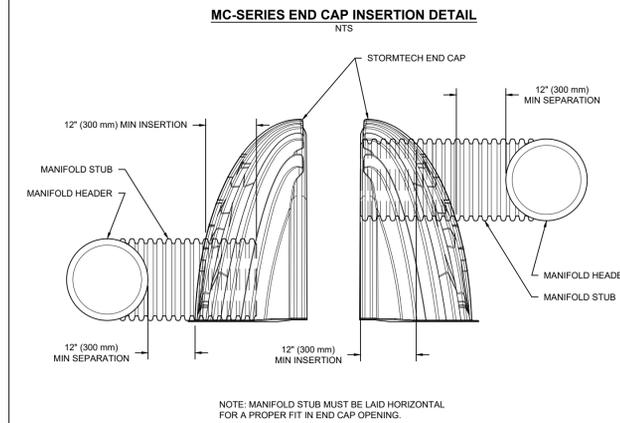
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

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.

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NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION 55.

2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

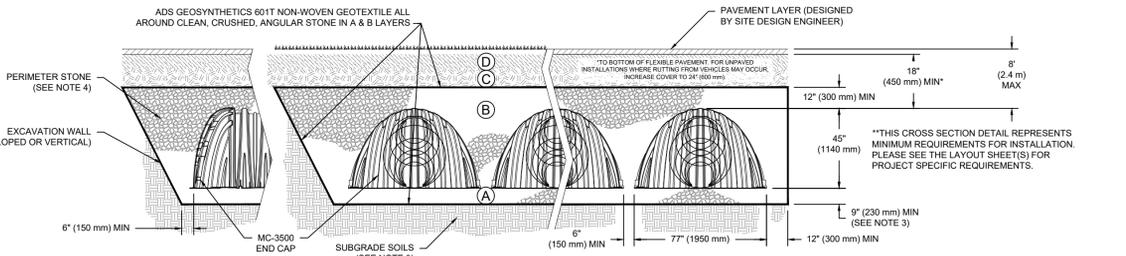
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3\"/>

1 MC-3500 CROSS SECTION DETAIL



DATE: 06/17/2025
 PROJECT #: NOT TO SCALE
 DRAWN: WA
 CHECKED: N/A
 REV: NOT TO SCALE

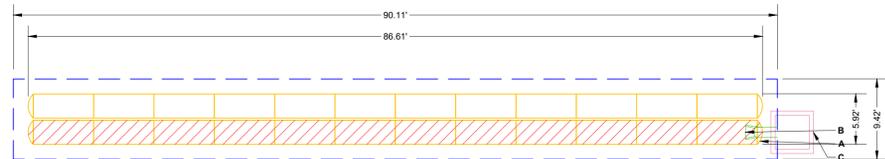
ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
 AMERICAN FORK, UT, USA

StormTech Chamber System
 4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 5

PROPOSED LAYOUT: AREA D		PROPOSED ELEVATIONS: AREA D		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
24	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	4577.66								
4	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	4571.59								
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	4571.00		A	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS			0.90'		
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4571.00		B	FLAMP					
40	STONE VOLUME	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4571.00		C	CONCRETE STRUCTURE					
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	4570.16								
1004	PERIMETER STONE INCLUDED (COVER STONE INCLUDED)	TOP OF SC-310 CHAMBER	4569.68								
	(BASE STONE INCLUDED)	12" ISOLATOR ROW PLUS INVERT	4568.40								
849	SYSTEM AREA (SF)	BOTTOM OF SC-310 CHAMBER	4568.33								
192.0	SYSTEM PERIMETER (ft)	BOTTOM OF STONE	4567.83								



NOTES
 * THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 * **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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SC-310 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m ³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m ³)
WEIGHT	38.0 lbs	(16.8 kg)

* ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE00TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE00BPC	---	---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC	---	---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC	---	---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.
 * FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.
 NOTE: ALL DIMENSIONS ARE NOMINAL. PRE-CORED END CAPS END WITH "PC"

DATE: 06/17/2025
 PROJECT #:
 DRAWN: WA
 CHECKED: N/A
 REV: NOT TO SCALE

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
 AMERICAN FORK, UT, USA

StormTech Chamber System
 1-800-821-8710 | WWW.STORMTECH.COM

SC-310 ISOLATOR ROW PLUS DETAIL

NTS

SC-310 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS 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 PLUS 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 PLUS ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS 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 PLUS 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.

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ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.

SC-310 CROSS SECTION DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

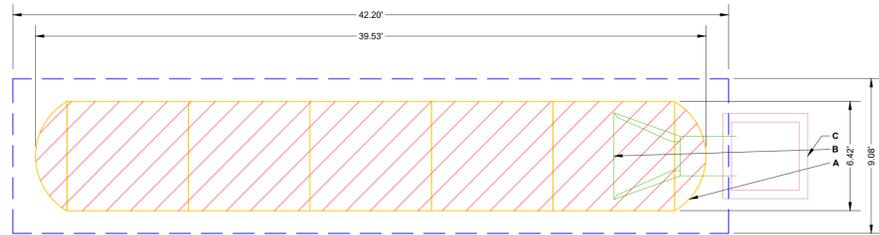
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

ADS

SHEET
 4 OF 5

PROPOSED LAYOUT: AREA E		PROPOSED ELEVATIONS: AREA E		PART TYPE		ITEM ON LAYOUT	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER	
								INVERT	MAX FLOW
5	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	4577.30						
2	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	4571.30						
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	4570.80			A	24" BOTTOM PRE-CORED END CAP PART# MC3500EPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS.	2.06'	
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4570.80			B	INSTALL FLAMP ON 24" ACCESS PIPE / PART# MCLAMP		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4570.30			C	CONCRETE STRUCTURE		
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	4570.30						
1191	(PERIMETER STONE INCLUDED)	TOP OF MC-3500 CHAMBER	4569.30						
	(COVER STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT	4565.72						
383	SYSTEM AREA (SF)	BOTTOM OF MC-3500 CHAMBER	4565.55						
102.6	SYSTEM PERIMETER (ft)	BOTTOM OF STONE	4564.85						



NOTES
 1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 2. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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MC-3500 TECHNICAL SPECIFICATION

NOMINAL CHAMBER SPECIFICATIONS		NOMINAL END CAP SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE
77.0" X 45.0" X 86.0"	109.9 CUBIC FEET (3.11 m ³)	75.0" X 45.0" X 22.2"	14.9 CUBIC FEET (0.42 m ³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET (4.96 m ³)	MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET (1.28 m ³)
WEIGHT	134 lbs. (60.8 kg)	WEIGHT	49 lbs. (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

PART #	STUB	B	C
MC3500EPP08T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500EPP08B	8" (200 mm)	31.16" (791 mm)	---
MC3500EPP08C	10" (250 mm)	29.04" (738 mm)	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	0.93" (24 mm)
MC3500EPP10B	12" (300 mm)	26.36" (670 mm)	---
MC3500EPP10C	12" (300 mm)	26.36" (670 mm)	1.35" (34 mm)
MC3500EPP12T	15" (375 mm)	23.39" (594 mm)	---
MC3500EPP12B	15" (375 mm)	23.39" (594 mm)	1.50" (38 mm)
MC3500EPP12C	18" (450 mm)	20.03" (509 mm)	---
MC3500EPP18T	18" (450 mm)	20.03" (509 mm)	1.77" (45 mm)
MC3500EPP18B	24" (600 mm)	14.48" (368 mm)	---
MC3500EPP18C	24" (600 mm)	14.48" (368 mm)	2.06" (52 mm)
MC3500EPP24T	30" (750 mm)	---	2.75" (70 mm)

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN

A.2. REMOVE AND CLEAN FLEKSTORM 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 PLUS 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 PLUS ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE

B.3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.5. 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 PLUS 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 BACKLASH 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.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

MC-SERIES END CAP INSERTION DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION 55.

2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SPACE INTENTIONALLY LEFT BLANK

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (200 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.

3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

MC-3500 CROSS SECTION DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION 55.

2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

DATE: 06/17/2025
 PROJECT #: NOT TO SCALE
 DRAWN: WA
 CHECKED: N/A
 REV: NOT TO SCALE

ROCKPORT INDUSTRIAL COMMERCIAL DEVELOPMENT
 AMERICAN FORK, UT, USA

StormTech Chamber System
 4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

SHEET 5 OF 5

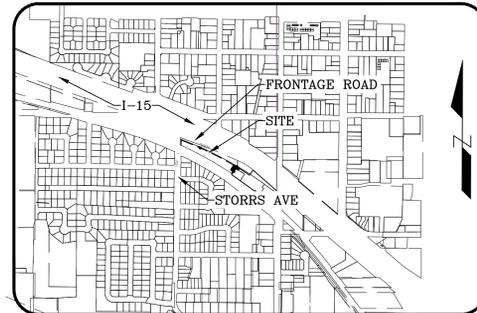
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

ROCKPORT INDUSTRIAL PLAT 'A'

NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	748.92'	4160.00'	747.91'	S64°30'03"E	10°18'53"
C2	703.03'	4675.50'	702.37'	N60°51'22"W	8°36'55"

VICINITY MAP

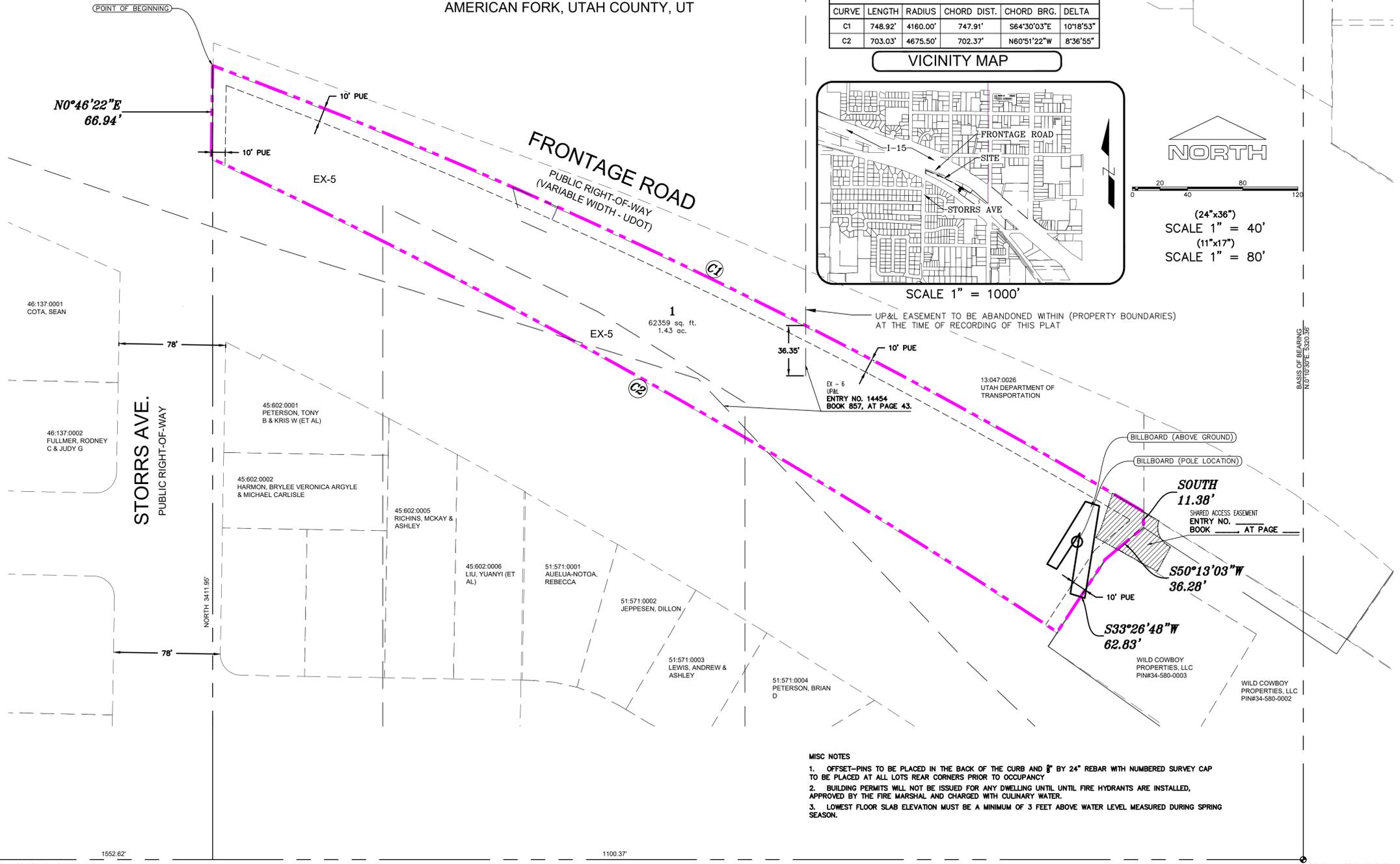


(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NORTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP

BASES OF BEARING:
N 10° 03' 00" E 5320.36'

SOUTH 1/4 CORNER, SEC. 23, T5S,
R1E, SLB&M
FOUND BRASS CAP



- MISC NOTES**
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 1" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY CENTERLINE
 - PUBLIC UTILITY EASEMENT
 - SECTION LINE
 - CALCULATED POINT (NOT SET)
 - SHARED ACCESS/UTILITY EASEMENT

FEMA FLOOD NOTES
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRMETTE # - 49049C0306F
DATED - JUNE 19, 2020
PANEL - 490152 - MAP 0306

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
ORIM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
NATE HEAPS
CALETA CAPITAL
801.362.1496
NATE@CALETACAPITAL.COM

ZONING INFORMATION
THIS PROJECT IS LOCATED WITHIN THE PI-1 (PLANNED INDUSTRIAL) ZONE.
THE LAND USE DESIGNATION IS TOD (TRANSIT ORIENTED DEVELOPMENT)

REFERENCE DOCUMENTS
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY: _____

SEWER & WATER AUTHORITY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. _____, 20____, BY THE WATER AUTHORITY.
SEWER & WATER AUTHORITY

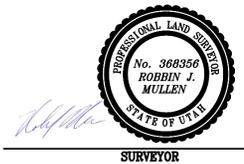
Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

Boundary Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NON-TANGENT CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF A RAILROAD, SAID POINT ALSO BEING S 89°49'09"W, ALONG THE SECTION LINE 1100.37 FEET AND NORTH 3411.95 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23;
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 18' 53", HAVING A RADIUS OF 4160.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 30' 03" E FOR A DISTANCE OF 747.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH FOR A DISTANCE OF 11.38 FEET TO A POINT ON A LINE; THENCE, S 50° 13' 03" W FOR A DISTANCE OF 36.28 FEET TO A POINT ON A LINE; THENCE, S 33° 26' 48" W FOR A DISTANCE OF 62.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 38' 55", HAVING A RADIUS OF 4675.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 51' 22" W FOR A DISTANCE OF 702.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N 00° 46' 22" E A DISTANCE OF 66.94 FEET TO THE POINT OF BEGINNING

CONTAINS 1.43 ACRES (62,359± sq ft) AND 1 LOT
PROJECT BASED ON STATE PLANE COORDINATES, NAD83



February 3, 2028
DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREBY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

Nathan S. Heaps, Manager, Rockport LLC
Tyson Williamson, Manager, Rockport LLC

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS _____ DAY OF _____, A.D. 20____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE ROCKPORT INDUSTRIAL PLAT 'A' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

ROCKPORT INDUSTRIAL PLAT 'A'

AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

CITY CLERK SEAL UTAH COUNTY RECORDER SEAL
This form approved by Utah County and the municipalities therein.

EASEMENT NOTES
EX-5 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED NOVEMBER 5, 1942, AS ENTRY NO. 9024, IN BOOK 370, AT PAGE 410. (EXACT LOCATION NOT DISCLOSED) (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)
EX-6 - EASEMENTS AS CONTAINED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED JANUARY 16, 2013 AS ENTRY NO. 5034:2013. (SURVEYOR NOTES: AFFECTS PROPERTY, SHOWN ON PLAT)
NOTICE OF CLAIM OF INTEREST IN FAVOR OF REAGAN OUTDOOR ADVERTISING PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT. SAID NOTICE RECORDED APRIL 19, 2010 AS ENTRY NO. 31183:2010.
AMENDED NOTICE OF CLAIM OF INTEREST RECORDED MARCH 18, 2016 AS ENTRY NO. 23105:2016. (SURVEYOR NOTES: AFFECTS PROPERTY, BLANKET EASEMENT, NOT SHOWN ON PLAT)
NOTE: SAID OUTDOOR ADVERTISING LEASE AGREEMENT CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF R.O.A. GENERAL, INC. DBA REAGAN OUTDOOR ADVERTISING.

RE: Rockport Industrial Final Plat | J-U-B Review

From Jason Willes <jwilles@JUB.com>

Date Wed 2/11/2026 12:05 PM

To Melissa White <mwhite@americanfork.gov>

Cc Katelyn Wiese <kwiese@americanfork.gov>; Angela McKee <amckee@americanfork.gov>; Robert Burkhill <rburkhill@americanfork.gov>

1 attachment (1 MB)

Rockport Industrial Plat A J-U-B Review 2.pdf;

Good morning,

J-U-B's second conformity review of Rockport Industrial Plat 'A' is complete. Except for an incorrect state code reference in the surveyor's certificate, it appears that all other previous redline comments have been addressed. It is my opinion that once the erroneous code is updated, the plat should be ready for mylar.

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTS PLACED AS REPRESENTED ON THE PLAT.

Boundary Description

17-73-504
A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I'm happy to answer any questions or discuss concerns that may arise based on the reviews.

Best,

JASON D. WILLES, P.L.S. (UT/ID/WY/CO/NV)
Land Survey Discipline Lead

J-U-B ENGINEERS, Inc.
240 West Center Street, Suite 200, Orem, UT 84057

e jwilles@jub.com

c
801-319-4535

p
801-226-0393

w jub.com



Next Step

Revise and Resubmit based off comments made from staff

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] This is the [] [Ex: 1st] complete re-submittal of the subdivision constituting the start of the [] [Same Number] Review Cycle.