AMERICAN FORK CITY

AMENDED DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session

March 2, 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 March 2, 2026, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The amended agenda shall be as follows:

1. **Regular Session**
    a. Roll Call

2. **Public Comments**
    a. Up to a 10-minute public comment period to receive public comments. Each speaker is limited to two minutes.

3. **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 February 23, 2026, Development Review Committee minutes.

4. **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 Preliminary Plan, known as Monument Health, located at 350 E 300 N, American Fork City. The Preliminary Plan consists of approximately 4.85 acres and is in the PO-1 Zone.

5. **Adjournment**

Dated this 26th 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*

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

February 23rd, 2026

The American Fork City Development Review Committee met in a regular session on February 23rd, 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

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Cody Opperman	Planner II
Robert Burkhill	Engineer
Mat Sacco	Fire Marshall
Angie McKee	Administrative Assistant I

Others Present: Nate Heaps, Keith Smith

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the January 26th and February 17th, 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

ACTION ITEMS

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.**

Cody Opperman reviewed the background information for action item letter a: 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. The preliminary plat has already been approved by the DRC Board. The conditions of approval include a possible fire hydrant distance issue, as well as an update to the state code reference in the surveyor certification as noted in the staff report.

Patrick O'Brien noted that he has an issue with requiring an applicant to add a fire hydrant that is not even on their property.

Chief Breams agreed and asked to see the map of where the current hydrants are located.

The applicant, Nate Heaps, voiced his frustrations with last minute comments, as he feels that if the fire hydrant was an issue, it should have been addressed in one of the many earlier review cycles. He added that he is waiting for the diagnostics review from UDOT, and understands that is a condition of the approval.

Mat Sacco acknowledged that the map provided by the applicant shows a hydrant that he was not aware of when doing the review, as it is not on the current city map.

After reviewing the map Chief Brems suggested that the department verify and update the city utility/hydrant map to reflect the existing hydrant discovered near the project, so future reviews do not miss the hydrant locations.

Patrick O'Brien moved 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 the condition of addressing the surveyor comment found in the staff report and with the omission of the fire hydrant requirement.

Sam Kelly seconded the motion

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Other Business

There was no other business to discuss

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Meeting adjourned at 9:13 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: March 2, 2026

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Monument Health, located at 350 E 300 N, American Fork City. The Preliminary Plan consists of approximately 4.85 acres and is in the PO-1 Zone.

BACKGROUND INFORMATION		
Location:		350 E 300 N
Parcel ID:		02:042:0037
Project Type:		Preliminary Plan
Applicants:		Pascal Meyer
Existing Land Use:		Professional Office
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		PO-1
Surrounding Zoning:	North	R4-7500
	South	R4-7500
	East	R1-7500
	West	R4-7500
Square Footage (By Use)		~211,933.66 s.f. = Nursing Home
Total Number of Units		N/A
Parking Requirement		Required = 92 stalls Provided = 135 stalls

Development Review Committee Staff Report
Meeting Date: March 2, 2026

Background

The applicant has applied for a Preliminary Plan to develop an existing nursing home on site. The project looks to provide improvements to the overall site. Such improvements include the parking layout, landscaping, drainage, etc. One access will be provided onto the site on 300 North, and 2 accesses will be provided on 400 East. This eliminates three current accesses on 300 North and one access on 400 East.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
B. A geotechnical report for the project area
C. Evidence of payment of the required review fee.
D. Evidence of water right proposed to be conveyed to the city.
E. Evidence of review of the proposed project by required public utility agencies.
F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements 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 in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

1. Address Outstanding DRC Comments in your final plat and commercial site plan application.

Findings of Fact

1. The Preliminary Plat MEETS the requirements of Section 17.7.202 - 204.

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 Preliminary Plat MEETS the requirements of Section 17.7.202 - 204. Staff recommends APPROVING the application.

Potential Motions – Preliminary Plat

Approval

I move to approve the proposed Preliminary Plat, located at 350 E 300 N, American Fork City, in the PO-1 Zone.

Denial

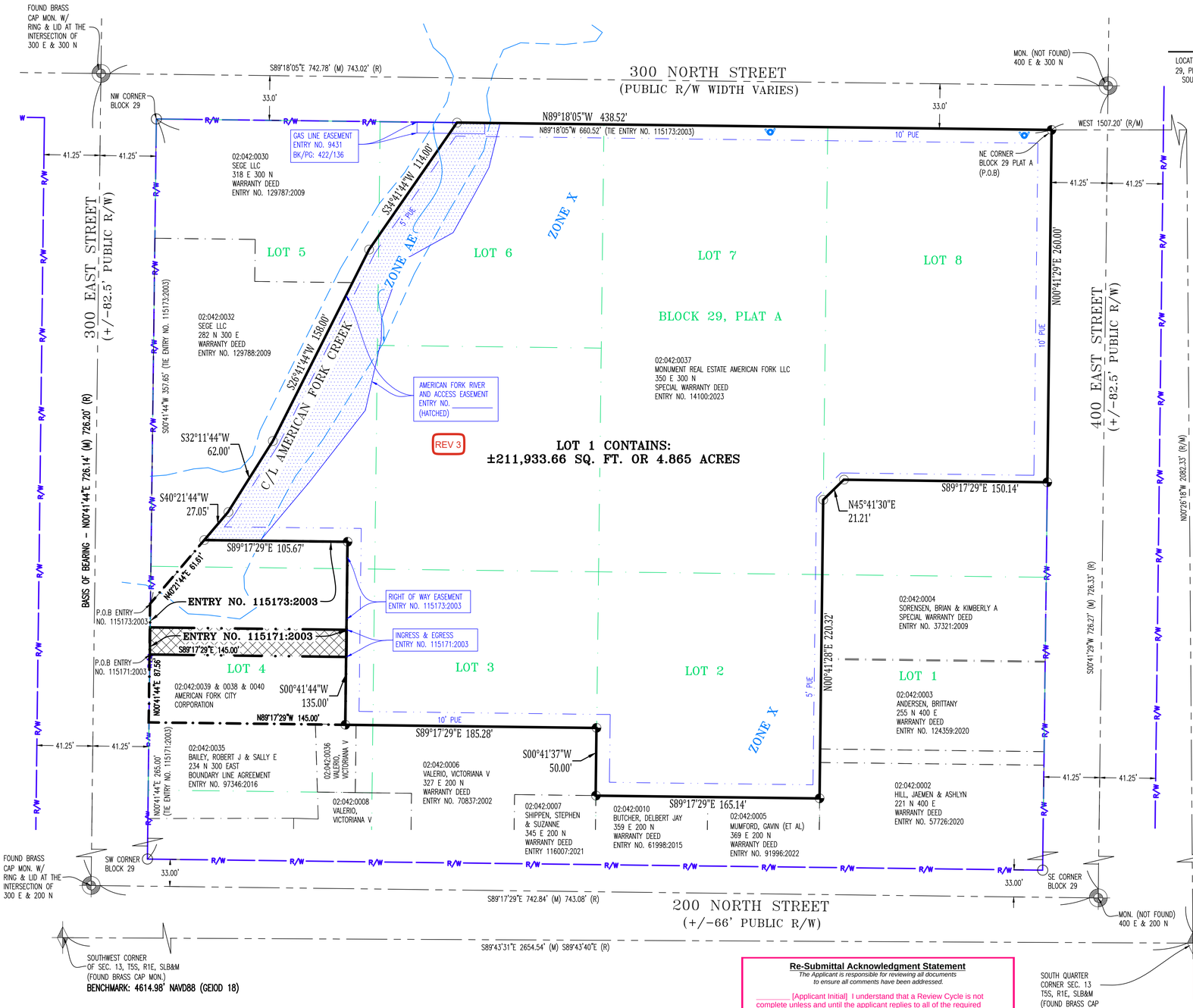
I move to deny the proposed Preliminary Plat, located at 350 E 300 N, American Fork City, in the PO-1 Zone.

Table

I move to table action for the proposed Preliminary Plat, located at 350 E 300 N, American Fork City, in the PO-1 Zone, and instruct staff/developer to……..

MONUMENT HEALTH SUBDIVISION

LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH



PLAT NOTES

1.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITH THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE.

2) NO CITY MAINTENANCE PROVIDED ON THE SUBJECT PROPERTY.

3) WITH THE EXCEPTION OF STORM WATER UTILITIES, THE CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.

4) CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8.

LEGEND

- SECTION CORNER
- MONUMENT
- PLAT BOUNDARY
- ENTRY NO. 115171:2003
- ENTRY NO. 115173:2003
- RIGHT OF WAY LINE
- ADJACENT BOUNDARIES
- CENTERLINE OF ROAD AND TIES
- BLOCK/LOT LINE
- SET 5/8" BY 18" REBAR AND CAP
- CORNER NOT SET
- EX. HYDRANT

R – RECORD
M – MEASURED
P.O.B – POINT OF BEGINNING
NE – NORTHEAST
SE – SOUTHEAST
SW – SOUTHWEST
NW – NORTHWEST
ZONE X: NOT A SPECIAL FLOOD HAZARDOUS AREA ZONE
AE: REGULATORY FLOODWAY

American Fork City Development Review

EC/LID Reviewed tmezenen 02/10/2026	Planning and Zoning Reviewed Areed 02/10/2026
	Fire Reviewed M.Sacco 02/09/2026
	Engineering Division Reviewed rburkhill 02/11/2026
Public Infrastructure Reviewed cscott 02/09/2026	

No Comments

No comments

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.

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

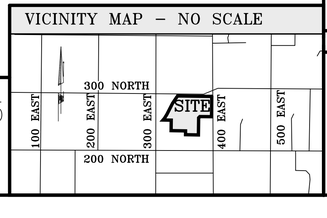
OWNER/DEVELOPER INFO:
MONUMENT REAL ESTATE AMERICAN FORK LLC
350 EAST 300 NORTH
AMERICAN FORK, UTAH

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503

ZONING INFORMATION

CURRENT ZONING DISTRICT: PO-1 (PROFESSIONAL OFFICE ZONE)
CURRENT USE: ASSISTED LIVING
EXISTING SETBACK LINES: FRONT: 30 FEET
STREET SIDE: 20 FEET
INTERIOR SIDE: 8' MIN, 18' COMBINED
REAR: 10 FEET

VICINITY MAP – NO SCALE



SURVEYOR'S CERTIFICATE

I, MARISSA A. CROFT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 14215259, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MONUMENT HEALTH SUBDIVISON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MARISSA A. CROFT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 14215259

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29 OF AMERICAN FORK SURVEY OF BUILDING LOTS, PLAT A, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 438.52 FEET ALONG THE NORTH LINE OF SAID BLOCK 29, THENCE SOUTH 34° 41' 44" WEST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 114.00 FEET, THENCE SOUTH 26° 41' 44" WEST ALONG SAID CENTERLINE, 158.00 FEET, THENCE SOUTH 32° 11' 44" WEST ALONG SAID CENTERLINE, 62.00 FEET, THENCE SOUTH 40° 21' 44" WEST ALONG SAID CENTERLINE, 27.05 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE SOUTH 89° 17' 29" EAST 185.28 FEET, THENCE SOUTH 00° 41' 37" WEST 50.00 FEET, THENCE SOUTH 89° 17' 29" EAST 165.14 FEET, THENCE NORTH 00° 41' 28" EAST 220.32 FEET, THENCE NORTH 45° 41' 30" EAST 21.21 FEET, THENCE SOUTH 89° 17' 29" EAST 150.14 FEET, THENCE NORTH 00° 41' 28" EAST ALONG THE EAST LINE OF SAID BLOCK 29, 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±211,933.66 SQ. FT. OR ±4.865 ACRES

TOGETHER WITH:

A PERMANENT EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT SPECIAL WARRANTY DEED, RECORDED JULY 28, 2003 AS ENTRY NO. 115171:2003 OF OFFICIAL RECORDS

THE SOUTH LINE OF A 20 FOOT WIDE EASEMENT DESCRIBED AS – BEGINNING AT A POINT NORTH 00° 41' 44" EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 29, 265.00 FEET AND RUNNING THENCE SOUTH 89° 17' 29" EAST 145.00 FEET.

ALSO TOGETHER WITH:

A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE USE, MAINTENANCE AND REPAIR OF THE EXISTING BACKUP/EMERGENCY GENERATOR LOCATED ON THE FOLLOWING PARCEL AS A BACKUP/EMERGENCY POWER SOURCE FOR OPERATIONS, AS SET FORTH IN THAT EASEMENT AGREEMENT, RECORDED JULY 28, 2003 AS ENTRY NO. 115173:2003 OF OFFICIAL RECORDS.

ALL THAT PART OF BLOCK 29 OF AMERICAN FORK CITY SURVEY OF BUILDING LOTS, PLAT A:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 29, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 660.52 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 29, THENCE SOUTH 00° 41' 44" WEST 357.65 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE NORTH 40° 21' 44" EAST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 61.61 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE NORTH 89° 17' 29" WEST 145.00 FEET, THENCE NORTH 00° 41' 44" EAST ALONG THE WEST LINE OF SAID BLOCK 29, 87.56 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT MONUMENT REAL ESTATE AMERICAN FORK LLC, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE MONUMENT HEALTH SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

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

BRETT ROBERTSON, MANAGING MEMBER OF MONUMENT REAL ESTATE AMERICAN FORK LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH : S.S.

COUNTY OF UTAH :

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME _____, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING _____ COUNTY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THIS DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FOR CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY 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

MONUMENT HEALTH SUBDIVISION

LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 14215259 MARISSA A. CROFT STATE OF UTAH 2/17/2026			

MONUMENT HEALTH SUBDIVISION & REPAVING PROJECT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

DRC 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.



Vicinity Map
NO SCALE
NORTH

SUBDIVISION & ENGINEERING PLANS

FOR
A PROPERTY LOCATED AT:

350 EAST 300 NORTH
AMERICAN FORK
UTAH 84003

INDEX OF DRAWINGS

1	COVER SHEET
C1.0	GENERAL CONSTRUCTION NOTES SHEET 1
C2.0	GENERAL CONSTRUCTION NOTES SHEET 2
F1.0	SUBDIVISION PLAT
A1.0	ALTA/NSPS LAND TITLE SURVEY
C3.0	SITE AND UTILITY PLAN
C4.0	DRAINAGE PLAN
C5.0	GRADING PLAN
C6.0	STORM WATER MANAGEMENT SYSTEMS DETAIL SHEET
C7.0	STORM WATER POLLUTION PREVENTION PLAN
D1.0	DETAIL SHEET 1
D2.0	DETAIL SHEET 2
D3.0	DETAIL SHEET 3

NOTE: ARCHITECTURAL AND LANDSCAPING PLANS BY OTHER

BASIS OF BEARING & VERTICAL BENCHMARK

1) THE BASIS OF BEARING IS N00°41'44"E FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 200 NORTH STREET TO A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 300 NORTH STREET.

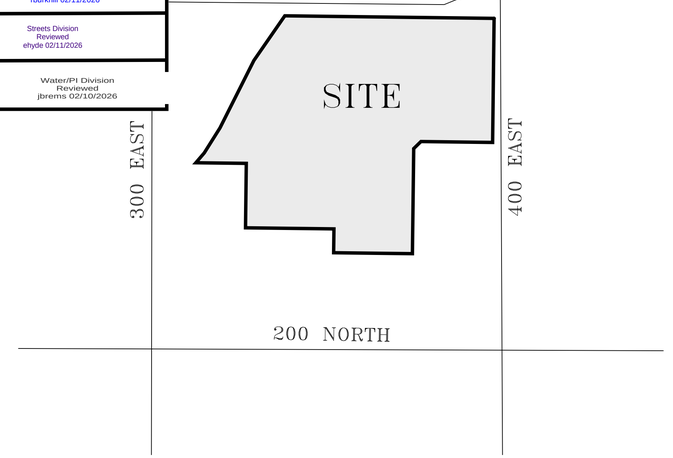
2) NAVD88 VERTICAL BENCHMARK: BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, T5S, R1E, SLB&M = 4614.98'

American Fork City Development Review

EC/LID Reviewed tmezenen 02/10/2026	Planning and Zoning Reviewed Areed 02/10/2026 — No Comments
Sewer/Storm Drain Division Reviewed ahardy 02/11/2026	**Fire Reviewed** M.Sacco 02/09/2026 — See comments
	Engineering Division Reviewed rburkhill 02/11/2026 — Address comment
Communications Reviewed MHunsaker 02/11/2026	Streets Division Reviewed ehyde 02/11/2026
Public Infrastructure Reviewed cscott 02/09/2026	Water/PI Division Reviewed jbrems 02/10/2026

Next Step

Revise and Resubmit based off comments made from staff



SITE
NO SCALE
NORTH

SITE TABULATION TABLE

	SF	ACRES	% OF TOTAL
TOTAL AREA:	211,933.66	4.865	100%
TOTAL BUILDING AREA:	44,941.00	1.032	21.2%
TOTAL HARD SURFACE AREA:	82,216.20	1.887	38.8%
TOTAL LANDSCAPED AREA:	84,776.46	1.946	40.0%

811 Know what's below. Call before you dig.

FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE X AND PARTIALLY WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 49049C0168F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 19, 2020 AND IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASE FLOOD ELEVATION (BFE) IS 4,634.5' (NAVD 88)
ZONE X: NOT A SPECIAL FLOOD HAZARDOUS AREA
ZONE AE: REGULATORY FLOODWAY

UTILITY CONTACTS

AMERICAN FORK CITY FIBER:	801-854-5967	MICAH HUNSAKER	MICAH@AFCITY.NET
AMERICAN FORK ENGINEERING:	801-763-3060	ENGINEERING	ENGINEERING@AMERICANFORK.GOV
AMERICAN FIBER INC.:	801-437-9600	PAUL DAVIS/KYLE PETERSEN	
COMCAST/TELECON DESIGN, USA:	514-644-2333	ANNETTE HARM	ANNETTE.HARM@TELECON.COM
LUMEN/CENTRYLINK:	385-479-7345	JAMES CHIDESTER	JAMES.CHIDESTER@LUMEN.COM
ENBRIDGE GAS UTAH:	801-324-3970	GAS DEPARTMENT	MAP.REQUESTS@DOMINIONENERGY.COM
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AMERICAN FORK PUBLIC WORKS WATER DIVISION:	801-763-3060	WATER DIVISION	UTILITIES@AMERICANFORK.GOV
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DATE: JANUARY 29, 2026

GENERAL CONSTRUCTION REQUIREMENTS

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

1) 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.

   A. PERIODIC INSPECTIONS SHALL BE REQUIRED ON THE FOLLOWING:
      A1. STREET GRADING AND GRAVEL BASE.
      A2. EXCAVATIONS FOR CURB AND GUTTER AND SIDEWALKS.
      A3. EXCAVATIONS FOR STRUCTURES.
      A4. TRENCHES FOR LAYING PIPE.
      A5. FORMS FOR CURB AND GUTTER, SIDEWALKS AND STRUCTURES.

   B. CONTINUOUS INSPECTION SHALL BE REQUIRED ON THE FOLLOWING TYPES OF WORK:
      B1. LAYING OF STREET SURFACING.
      B2. PLACING OF CONCRETE FOR CURB AND GUTTER, SIDEWALKS AND OTHER STRUCTURES.
      B3. LAYING, OF WATER PIPE, VALVES, HYDRANTS, DRAINAGE PIPE, SEWER PIPE, AND TESTING.

2) 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.

3) 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.

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

1) 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.

2) 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.

3) 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.

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

1) 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.

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

1) 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.

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

1) 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.

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

1) OCCUPANCY PERMITS SHALL BE OBTAINED FROM THE BUILDING OFFICIAL AS OUTLINED IN THE CONSTRUCTION PERMIT.

2) SITES REQUESTING 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.

AS-BUILT PLANS (Ord. No. 2011-06-17, § 2, 6-28-2011)

1) ALL SITES REQUIRING APPROVAL OF A SITE PLAN OR PLAT THROUGH THE LAND USE AUTHORITY PROCESS FOR THE ZONE SHALL SUBMIT TO THE CITY AS A PART OF THE PROJECT COMPLETION DOCUMENTS, PRIOR TO FINAL OCCUPANCY BEING ISSUED, A SET OF CITY PUBLIC UTILITY AS-BUILT PLANS CONTAINING THE FOLLOWING INFORMATION: OPEN TRENCH SURVEY OF ALL PIPE ELEVATIONS, FITTINGS, AND OTHER RELATED PIPING INFORMATION; DIMENSIONS TO SURFACE IMPROVEMENTS, AS-CONSTRUCTED CONTOURS AND FINAL SURFACE INFORMATION, AS-BUILT PLAN AND PROFILE DRAWINGS OF GRAVITY FLOW DEPENDENT UTILITIES. SURVEY POINTS AND OTHER ELECTRONIC MAPPING DATA SHALL BE SUBMITTED IN HORIZONTAL AND VERTICAL DATUM MATCHING UTAH COUNTY SURVEYOR'S OFFICE DATUM, CURRENTLY UNDERSTOOD BY THE CITY TO BE NAD 83 US SURVEY FOOT AND NAVD 29. ALL DATA SHALL BE SUBMITTED IN ELECTRONIC ESRI SHAPE FILES, AND PAPER OR ELECTRONIC PDF FORMATS AS DESIGNATED BY CITY ENGINEER.

CURB MARKERS (Ord. No. 2011-06-17, § 2, 6-28-2011)

1) ALL SITES OR PLATS CONSTRUCTING ANY PUBLIC UTILITY WHICH CROSSES UNDER A CITY-OWNED CURB AND GUTTER SHALL DENOTE THAT UTILITY IN THE CURB IN THE FORM OF A STAMP OR PLUG IN THE CURB WITH THE CITY APPROVED DESIGNATION CODE FOR THAT UTILITY INDICATED WITHIN SUCH.

NOTES FOR EARTHWORK

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

1) 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.

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

1) 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.

2) 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.

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

1) 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-A AASHTO DESIGNATION AND COMPACTED TO NINETY-FIVE PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY AASHTO T-99.

2) 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 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.

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

1) 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.

CONSTRUCTION OF EMBANKMENTS AND FILLS (Ord. No. 2007-07-31, § 3.6, 7-10-2007)

1) EARTH FOUNDATION SURFACES SHALL BE GRADED TO REMOVE SURFACE IRREGULARITIES AND VOID OF ANY ORGANIC MATERIAL. WHERE SUITABLE MATERIALS OCCUR, 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.

2) 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.

3) 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.

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

1) 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.

2) 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:

NOTES FOR EARTHWORK CONTINUED

A) 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.

B) 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.

C) 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.

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

1) 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.

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

1) 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.

2) 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.

EXCAVATION AND BACKFILL FOR PIPELINE NOTES

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

1) COORDINATE ALL INTERRUPTIONS OF UTILITY SERVICES WITH THE OWNER. NOTIFY AFFECTED USERS A MINIMUM OF TWELVE HOURS IN ADVANCE OF, AND RESTORE SERVICE WITHIN FOUR HOURS AFTER, ANY INTERRUPTION. CITY VALVES SHALL ONLY BE OPERATED BY CITY PERSONNEL OR UNDER THEIR DIRECTION. PROTECT FROM DAMAGE ANY UNDERGROUND PIPES, UTILITIES OR STRUCTURES ENCOUNTERED. IF SUCH IS DAMAGED, RESTORE TO ORIGINAL CONDITION.

CONTROL OF GROUNDWATER (Ord. No. 2007-07-31, § 4.3, 7-10-2007)

1) ALL TRENCHES SHALL BE KEPT FREE FROM WATER DURING EXCAVATION, FINE GRADING, PIPE LAYING, JOINTING, AND EMBEDMENT OPERATIONS. WHERE THE TRENCH BOTTOM IS UNSTABLE BECAUSE OF THE PRESENCE OF GROUNDWATER, AND IN CASES WHERE THE STATIC GROUNDWATER ELEVATION IS ABOVE THE BOTTOM OF ANY TRENCH, SUCH GROUNDWATER SHALL BE LOWERED TO THE EXTENT NECESSARY TO KEEP THE TRENCH FREE FROM WATER AND THE TRENCH BOTTOM STABLE WHEN THE WORK WITHIN THE TRENCH IS IN PROGRESS. THE SURFACE WATER SHALL BE PREVENTED FROM ENTERING TRENCHES. CLAY DAMS WILL BE REQUIRED AT ALL STRUCTURES PRIOR TO OR UP-GRADIENT OF EACH MANHOLE OR A MINIMUM OF TWO HUNDRED FEET TO PREVENT MINING OF FINES WITHIN THE TRENCH BACKFILL. ALL WATER PUMPED FROM THE TRENCHES SHALL BE CONVEYED TO EXISTING DRAINAGE CHANNELS, GUTTERS, OR DRAINS. ANY CONFLICTS AND COSTS INCURRED BY THE IMPROPER DISPOSAL OF THIS WATER SHALL BE BORNE BY THE CONTRACTOR. NO SURFACE OR SUBSURFACE WATER SHALL BE ALLOWED TO ENTER THE EXISTING CITY SEWER SYSTEM. HIGH GROUNDWATER AREAS MAY REQUIRE SPECIAL CONSTRUCTION PRACTICES TO PREVENT PIPE FLOTATION, BOTH DURING AND AFTER CONSTRUCTION.

EXCAVATION FOR PIPELINE (Ord. No. 2007-07-31, § 4.4, 7-10-2007)

1) ALL SEWER LINES SHALL BE EXCAVATED AND CONSTRUCTED STARTING AT THE EXISTING FACILITIES AND PROCEEDING CONTINUOUSLY UP STREAM WITH NO INTERIM SEGMENTS LEFT UNCONSTRUCTED. NO VARIANCE THEREFROM SHALL BE ALLOWED EXCEPT UPON WRITTEN APPROVAL BY THE CITY ENGINEER.

2) EXCAVATION FOR PIPELINES SHALL BE LOCATED AS SHOWN ON THE APPROVED CONSTRUCTION DRAWING OR AS STAKED IN THE FIELD. EXCAVATION FOR PIPELINES SHALL FOLLOW LINES PARALLEL TO AND EQUIDISTANT FROM THE LOCATION OF THE PIPE CENTERLINE. PROVIDE NEAT CUT ON ASPHALT SURFACES TO BE REMOVED DURING TRENCH WORK TO PREVENT EXCESSIVE ASPHALT DAMAGE. TRENCHES SHALL BE EXCAVATED TO THE DEPTHS AND WIDTHS REQUIRED TO ACCOMMODATE THE CONSTRUCTION OF THE PIPELINES, AS FOLLOWS:

A) MECHANICAL EXCAVATION OF TRENCHES SHALL NOT EXTEND BELOW AN ELEVATION OF FOUR INCHES BELOW THE BOTTOM OF THE PIPE AFTER PLACEMENT IN ITS FINAL POSITION. ALL ADDITIONAL EXCAVATION NECESSARY FOR PREPARATION OF THE TRENCH BOTTOM SHALL BE MADE MANUALLY. ANY UNAUTHORIZED EXCAVATION MADE BELOW GRADE FOR ANY REASON SHALL BE BACKFILLED AS SPECIFIED UNDER "FOUNDATION STABILIZATION."

B) EXCAVATION FOR TRENCHES IN COBBLE-ROCK, STONES, MUD OR OTHER MATERIAL UNSATISFACTORY FOR PIPE FOUNDATION, SHALL EXTEND TO A DEPTH OF AT LEAST FOUR INCHES BELOW THE BOTTOM OF THE PIPE. A BEDDING MATERIAL SHALL BE PLACED AND THOROUGHLY COMPACTED WITH MECHANICAL TAMPERS IN FOUR-INCH LIFTS TO PROVIDE A SMOOTH, STABLE FOUNDATION. BEDDING MATERIAL SHALL CONSIST OF SUITABLE EARTH MATERIALS FREE FROM ROOTS, SOD, OR ORGANIC MATTER. TRENCH BOTTOMS SHALL BE HAND SHAPED.

WHERE UNSTABLE EARTH OR MUD IS ENCOUNTERED IN THE EXCAVATION AT THE GRADE OF THE PIPE, A STABLE FOUNDATION MUST BE CREATED BY REMOVING THE UNSUITABLE MATERIAL AND BACKFILLING WITH FOUNDATION STABILIZATION MATERIAL (DEPTH SIX INCHES TO TWENTY-FOUR INCHES AS REQUIRED).

THE UNSUITABLE WET MATERIAL OR MUCK SHALL BE HAULED OFF AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PREVENT THE DRY AND WET TRENCH MATERIALS FROM BEING CO-MINGLED.

C) THE TRENCH SHALL BE EXCAVATED SUCH THAT THE PIPE IS ALWAYS CENTERED IN THE TRENCH. THE MAXIMUM WIDTH OF TRENCH, MEASURED AT THE TOP OF THE PIPE, SHALL BE AS NARROW AS POSSIBLE BUT NOT WIDER THAN FIFTEEN INCHES ON EACH SIDE OF THE PIPE. THE ABOVE TRENCH GUIDANCE SHALL NOT LIMIT THE TRENCH WIDTH WHERE GREATER WIDTHS ARE NECESSARY AS PER ASTM STANDARDS OR MANUFACTURER RECOMMENDATIONS. GREATER TRENCH WIDTHS MAY BE USED ONLY UPON THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.

FOUNDATION STABILIZATION (Ord. No. 2007-07-31, § 4.5, 7-10-2007)

1) WHEREVER THE SUBGRADE MATERIAL DOES NOT AFFORD A SUFFICIENTLY SOLID FOUNDATION TO SUPPORT THE PIPE, THE SUPER-IMPOSED LOAD, AND WHERE WATER MUST BE DRAINED TO MAINTAIN A DRY BOTTOM FOR PIPE INSTALLATION, THE SUBGRADE SHALL BE EXCAVATED TO THE SPECIFIED DEPTH AND REPLACED WITH CRUSHED ROCK OR GRAVEL.

2) GRAVEL FOR PIPE FOUNDATIONS SHALL BE CLEAN CRUSHED ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SCREEN	%PASSING
1 1/2	100
3/4	5

3) THE GRAVEL MATERIAL SHALL BE DEPOSITED OVER THE ENTIRE TRENCH WIDTH IN SIX-INCH MAXIMUM LAYERS, EACH LAYER SHALL BE COMPACTED BY TAMPING, ROLLING, VIBRATING, SPADING, SLICING, RODDING OR BY COMBINATION OF ONE OR MORE OF THESE METHODS. IN ADDITION THE MATERIAL SHALL BE GRADED TO PRODUCE A UNIFORM AND CONTINUOUS SUPPORT FOR THE INSTALLED PIPE. CARE SHOULD BE TAKEN TO MAKE SURE THAT SOIL MIGRATION DOES NOT OCCUR. FILTER FABRIC MAY BE NECESSARY IN SITUATIONS WHERE FINES FROM EXISTING MATERIAL WOULD HAVE A TENDENCY TO MIGRATE INTO THE GRAVEL PIPE FOUNDATION. CONTROL OF SOIL MIGRATION IS ESSENTIAL WITH FLEXIBLE PIPES WHERE THE SOIL ENVELOPE IS THE MAIN STRUCTURE OF THE PIPE.

SHEETING, BRACING AND SHORTING OF EXCAVATIONS (Ord. No. 2007-07-31, § 4.6, 7-10-2007)

1) Excavation shall be sheeted, braced, and shored as required to support the walls of the excavations to eliminate sliding and settling and as may be required to protect the workers, the work in progress, and existing utilities, structures and improvements from damage due to sliding and settling of trench walls. All such sheeting, bracing, and shoring shall comply with the requirements of the Utah State Industrial Commission, Occupational Safety and Health Administration (OSHA) accident prevention and safety provisions of the contract.

2) All damage resulting from lack of adequate sheeting, bracing, and shoring shall be the responsibility of the contractor, and the contractor shall affect all necessary repairs or reconstruction resulting from such damage.

ACCESS TO TRENCHES (Ord. No. 2007-07-31, § 4.7, 7-10-2007)

1) SAFE AND SUITABLE LADDERS, WHICH PROJECT TWO FEET ABOVE THE TOP OF THE TRENCH, SHALL BE PROVIDED FOR ALL TRENCHES OVER FIVE FEET IN DEPTH. ONE LADDER SHALL BE PROVIDED FOR EACH ONE HUNDRED FEET OF OPEN TRENCH, OR FRACTION THEREOF, AND BE SO LOCATED THAT WORKMEN IN THE TRENCH NEED NOT INVOLVE MORE THAN FIFTY FEET TO A LADDER AND MEET ALL OTHER OSHA REQUIREMENTS.

BACKFILLING (Ord. No. 2007-07-31, § 4.8, 7-10-2007; Ord. No. 2012-05-15, § 1, 5-8-2012)

1) THE CONTRACTOR SHALL NOT PROCEED TO BACKFILL UNTIL EACH SECTION OF UTILITY LINE HAS BEEN INSPECTED BY THE CITY. BACKFILL SHALL BE CAREFULLY PLACED AROUND AND OVER PIPES AND SHALL NOT BE PERMITTED TO FALL DIRECTLY ON A PIPE FROM SUCH A HEIGHT AS TO CAUSE DAMAGE. IN THESE SPECIFICATIONS, THE PROCESS OF PREPARING THE TRENCH BOTTOM TO RECEIVE THE PIPE TO A LEVEL AT THE PIPE CENTER LINE (SPRING LINE) IS DEFINED AS BEDDING EXCEPT FOR PLASTIC, CORRUGATED METAL IN WHICH CASE THE BEDDING IS CONSIDERED TO EXTEND TO TWELVE INCHES ABOVE THE TOP OF THE PIPE. WHERE THE EXCAVATED MATERIAL HAS ROCKS OVER TWO INCHES IN DIAMETER OR SOILS DO NOT MEET ASTM REQUIREMENTS, THE ZONE SHALL BE BACKFILLED WITH MODIFIED BEDDING MATERIALS MEETING THE FOLLOWING GRADATIONS: ONE HUNDRED PERCENT PASSING, A ONE-INCH SCREEN AND FIVE PERCENT PASSING A NO. 4 SIEVE.

2) THE BEDDING MATERIAL SHALL FIRST BE PLACED SO THAT THE PIPE IS SUPPORTED FOR THE FULL LENGTH OF THE BARREL WITH FULL BEARING ON THE BOTTOM SEGMENT OF THE PIPE EQUAL TO A MINIMUM OF ONE-HALF OF THE DIAMETER OF THE BARREL, THEN THE REMAINDER OF THE BEDDING SHALL BE PLACED. ALTERNATIVE OUTSIDE METHODS OF PIPE LAYING WHICH ARE RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE CITY ENGINEER.

3) TRENCH BACKFILLING ABOVE THE LEVEL OF THE PIPE BEDDING SHALL NORMALLY BE ACCOMPLISHED WITH NATIVE EXCAVATED MATERIALS AND SHALL BE FREE FROM FROZEN EARTH, ORGANIC MATERIAL, ROCKS AND SOLID OBJECTS LARGER THAN EIGHT INCHES IN DIAMETER, EXCEPT AS REQUIRED TO PROTECT PIPE AS PER MANUFACTURERS SPECIFICATIONS.

4) THE BACKFILL IN ALL UTILITY TRENCHES SHALL BE ETHER COMPACTED OR CONSOLIDATED ACCORDING TO THE REQUIREMENTS OF THE MATERIALS BEING PLACED. THE IN-PLACE DENSITY SHALL BE A MINIMUM OF NINETY-FIVE PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR COMPACTION TEST) FOR ALL GRANULAR MATERIALS. THE CITY ENGINEER MAY APPROVE THE USE OF AASHTO T-99 (STANDARD PROCTOR COMPACTION TEST) ONLY WHEN MATERIALS BEING COMPACTED WARRANT CONSIDERATION OF SUCH MEASUREMENT METHODS AS RECOMMENDED BY THE UTAH CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION OR OTHER RECOGNIZED CITY STANDARD REFERENCE PUBLICATION FOR A GIVEN MATERIAL TYPE OR OTHER REASONS AS DEEMED APPROPRIATE FOR USE OF THE AASHTO T-99 METHOD. THE ASTM D 1557 METHOD SHALL BE CONSIDERED THE DEFAULT STANDARD FOR ALL COMPACTION EFFORTS. PERFORM A MINIMUM OF ONE TEST PER TWO HUNDRED LINEAR FEET OF TRENCH PER EIGHT-INCH MATERIAL LIFT DEPTH OF TRENCH BACKFILL TO ASSURE OVERALL COMPLIANCE. EACH UTILITY LATERAL TRENCH SHALL BE CONSIDERED A SEPARATE TRENCH FOR PURPOSES OF MINIMUM TESTING REQUIREMENTS. IN THE EVENT THAT TESTING INDICATES ADDITIONAL COMPACTION IS REQUIRED, PERFORM ADDITIONAL COMPACTION EFFORTS WITH COMMENSURATE ADDITIONAL TESTING AS NEEDED TO ASSURE COMPLIANCE. THE CITY ENGINEER SHALL APPROVAL ALL TRENCH BACKFILL PRIOR TO PROCEEDING TO ANY PAVEMENT SYSTEM PLACEMENT ON A UTILITY TRENCH.

CONSOLIDATION OF BACKFILL (Ord. No. 2007-07-31, § 4.9, 7-10-2007)

1) Consolidation of backfill to within four feet of the ground surface shall be mechanically compacted by means of tamping rollers, sheep foot rollers, pneumatic tire rollers, vibrating rollers, or other mechanical tampers.

2) All precautions necessary shall be taken by the contractor to prevent damage and movement (including floating) of the pipeline, structures and existing adjacent improvements and utilities. The allowance of the use of consolidation methods shall not be construed as guaranteeing or implying that the use of such methods will not result in damage to adjacent ground. The contractor shall make his own determination in this regard and shall assume all risks and liability for settlement or lateral movement of adjacent ground, or improvements, or utilities, either on the surface of the ground or underground.

COMPACTION OF BACKFILL (Ord. No. 2007-07-31, § 4.10, 7-10-2007)

1) BACKFILL SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT ROLLERS, PNEUMATIC TIRE ROLLERS, VIBRATING, ROLLERS, OR OTHER MECHANICAL TAMPERS. THE BACKFILL IN ALL UTILITY TRENCHES SHALL BE EITHER COMPACTED OR CONSOLIDATED ACCORDING TO THE REQUIREMENTS OF THE MATERIALS BEING PLACED. UNDER PAVEMENTS, OR OTHER SURFACE IMPROVEMENTS, AND WITHIN THREE FEET OF FINISHED GRADE THE IN-PLACE DENSITY SHALL BE A MINIMUM OF NINETY-FIVE PERCENT OF LABORATORY STANDARD MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99. PERFORM A MINIMUM OF ONE TEST PER FIVE HUNDRED LINEAL FEET OF TRENCH PER TWO FEET DEPTH OF TRENCH TO ASSURE OVERALL COMPLIANCE. IN THE EVENT THAT TESTING INDICATES ADDITIONAL COMPACTION IS REQUIRED, PERFORM ADDITIONAL TESTING AS NEEDED TO ASSURE COMPLIANCE.

EXCAVATION AND BACKFILL FOR PIPELINE NOTES CONT.

2) WHERE COMPACTION METHODS ARE USED, THE MATERIAL SHALL BE PLACED AT A MOISTURE CONTENT SUCH THAT AFTER COMPACTION, THE REQUIRED RELATIVE DENSITIES WILL BE PRODUCED; ALSO, THE MATERIAL SHALL BE PLACED IN LIFTS WHICH, PRIOR TO THE COMPACTION, SHALL NOT EXCEED EIGHT INCHES.

3) PRIOR TO COMPACTION, EACH LAYER SHALL BE EVENLY SPREAD AND MOISTENED.

4) IF THE REQUIRED RELATIVE DENSITY IS NOT ATTAINED, TEST SECTIONS WILL BE REQUIRED TO DETERMINE ANY ADJUSTMENTS IN COMPACTING EQUIPMENT, THICKNESS OF LAYERS, MOISTURE CONTENT, AND COMPACTIVE EFFORT NECESSARY TO ATTAIN THE SPECIFIED MINIMUM RELATIVE DENSITY.

5) APPROVAL OF EQUIPMENT, THICKNESS OF LAYERS, MOISTURE CONTENT, AND COMPACTIVE EFFORT SHALL NOT BE DEEMED TO RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ATTAINING THE SPECIFIED MINIMUM RELATIVE DENSITIES. THE CONTRACTOR IN PLANNING HIS WORK SHALL ALLOW SUFFICIENT TIME TO PERFORM THE WORK CONNECTED WITH TEST SECTIONS, AND TO PERMIT TESTS FOR RELATIVE DENSITIES.

6) IF, IN THE JUDGMENT OF THE CITY ENGINEER OR THE PUBLIC WORKS DIRECTOR, THE TRENCH SHOWS SIGNS OF BEING IMPROPERLY BACKFILLED, OR IF SETTLEMENT OCCURS, THE CONTRACTOR WILL BE REQUIRED TO RE-OPEN THE TRENCH TO A DEPTH REQUIRED FOR PROPER COMPACTION, REFILLED, AND RECOMPACTED, ALL IN ACCORDANCE WITH THESE SPECIFICATIONS AND TO THE SATISFACTION OF CITY ENGINEER OR THE PUBLIC WORKS DIRECTOR.

IMPORTED SELECT BACKFILL MATERIAL (Ord. No. 2007-07-31, § 4.10, 7-10-2007)

1) IN THE EVENT THE NATIVE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR BACKFILLING AS DETERMINED BY THE CITY ENGINEER OR THE PUBLIC WORKS DIRECTOR, THE CONTRACTOR SHALL PROVIDE IMPORTED GRANULAR MATERIAL. THIS GRANULAR MATERIAL SHALL (AS A MINIMUM) BE FREE FROM SOD, VEGETATION, AND OTHER ORGANIC OR DELETERIOUS MATERIALS, AND MEET THE FOLLOWING GRADATIONS: ONE HUNDRED PERCENT PASSING A ONE-INCH SIEVE AND NO MORE THAN FIFTEEN PERCENT PASSING A #200 SIEVE. THE DEPTH OF MATERIAL HEREIN REQUIRED MAY BE UP TO THREE FEET AS DETERMINED BY THE CITY ENGINEER.

RESTORATION OF CONSTRUCTION SITE (Ord. No. 2007-07-31, § 4.12, 7-10-2007)

1) THE CONTRACTOR/DEVELOPER SHALL CLEAN UP ALL CONSTRUCTION DEBRIS, EXCESS EXCAVATION AND EXCESS MATERIALS, AND SHALL RESTORE ALL FENCES, IRRIGATION STRUCTURES, DITCHES, CULVERTS, AND SIMILAR ITEMS DURING THE PROGRESS OF THE WORK.

RESTORATION OF SURFACE IMPROVEMENTS NOTES

GRAVEL SURFACE REPAIR (ORD. NO. 2007-07-31, § 5.2, 7-10-2007)

1) WHERE TRENCHES ARE EXCAVATED THROUGH EXISTING GRAVELED SURFACED AREAS SUCH AS ROADS, SHOULDERS, DRIVEWAYS, PARKING AREAS, ETC., THE GRAVEL SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:

A) THE GRAVEL SHALL BE PLACED DEEP ENOUGH TO PROVIDE A MINIMUM OF SIX INCHES MATERIAL OR GREATER TO MATCH EXISTING THICKNESS UNLESS DIRECTED OTHER-WISE BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR.

B) THE GRAVEL SHALL BE PLACED IN THE TRENCH AT THE TIME IT IS BACKFILLED. THE SURFACE SHALL BE MAINTAINED BY BLADING, SPRINKLING, ROLLING, ADDING GRAVEL, ETC., TO MAINTAIN A SAFE UNIFORM SURFACE SATISFACTORY TO THE CITY ENGINEER. EXCESS MATERIAL SHALL BE REMOVED FROM THE PREMISES IMMEDIATELY.

C) MATERIAL FOR RESTORING A GRAVEL SURFACE SHALL BE OBTAINED FROM SOUND, TOUGH, DURABLE GRAVEL OR ROCK MEETING THE FOLLOWING REQUIREMENTS FOR GRADING:

	IDEAL	TOLERANCE
PASSING 1-INCH SIEVE	100%	
PASSING ½ INCH SIEVE	85%	±6
PASSING NO. 4 SIEVE	55%	±6
PASSING 16 SIEVE	30%	±4
PASSING NO. 200 SIEVE	9%	±2

ASPHALT SURFACE REPAIR (Ord. No. 2007-07-31, § 5.3, 7-10-2007; Ord. No. 2012-05-15, § 1, 5-8-2012)

1) Backfill trenches in compliance with Division 5.

2) Place road base in accordance with Division 14 to such depth as to provide a minimum of six inches below the pavement and, if the pavement is not to be restored immediately, the road base shall be brought flush with the pave surface. Reshape and recompact periodically until asphalt is restored to maintain a smooth and accessible road. Add water as required to prevent excessively dusty conditions.

3) Before any permanent resurfacing is placed, the contractor shall cut the existing paving to clean, straight lines as nearly parallel to the centerline of the trench as practicable.

4) Existing bituminous paving shall be cut back as directed by the city beyond the limits of any excavation or cave-in along the trench so that the edges of the new paving will rest on undisturbed soil.

5) Asphalt patching and repair shall be completed within seventy-two hours of completion of trench operation. Weather permitting, the bituminous surface shall be restored in compliance with Division 7 to a minimum thickness of three inches or to match existing pavement thickness if greater, as directed by the city engineer. Asphalt pavement patching shall be a minimum of one inch greater than the existing asphalt thickness. Minimum patch for local roadways shall be three inches. Minimum thickness of patch for all arterial, collector, minor collector, industrial or commercial roadways shall be five inches.

6) Pavement restoration shall include priming of pavement edges with type MC-70 bituminous material, placing rolled paint, hot mix bituminous material to the level of the adjacent pavement surface.

CONCRETE SURFACES (Ord. No. 2007-07-31, § 5.4, 7-10-2007)

1) ALL CONCRETE CURBS, GUTTER, SIDEWALKS AND DRIVEWAYS SHALL BE REMOVED AND REPLACED TO THE NEXT JOINT OR SCORING LINE BEYOND THE ACTUALLY DAMAGED OR BROKEN SECTIONS; OR IN THE EVENT THAT JOINTS OR SCORING LINES DO NOT EXIST OR ARE THREE OR MORE FEET FROM THE REMOVED OR DAMAGED SECTION, THE DAMAGED PORTIONS SHALL BE REMOVED AND RECONSTRUCTED TO NEAT, PLANE FACES. ALL NEW CONCRETE SHALL MATCH, AS NEARLY AS POSSIBLE, THE APPEARANCE OF ADJACENT CONCRETE IMPROVEMENTS. ALL CONCRETE WORK SHALL CONFORM TO DIVISION 13 REQUIREMENTS.

IRRIGATION DITCHES (Ord. No. 2007-07-31, § 5.5, 7-10-2007)

1) It shall be the responsibility of the contractor to maintain and restore to their original condition canals, levees, culverts, drainage ditches all irrigation ditches in the construction area such that normal irrigation flows are not impeded. All costs related to maintaining the ditch(es) shall be borne by the contractor at no expense to the city. All ditches, structures, etc., shall be repaired and/or replaced to a condition equal to or better than that prior to construction.

SEWER AND DRAINAGE LINE NOTES

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

1) DIFFERENT PIPE MATERIALS HAVE DIFFERENT REQUIREMENTS FOR PROPER INSTALLATION. THEREFORE, EACH PIPE MATERIAL HAS SPECIFIC PIPE LAYING INSTRUCTIONS.

INSTALLATION REQUIREMENTS FOR LINE AND GRADE (Ord. No. 2007-07-31, § 6.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

1) ALL PIPE SHALL BE INSTALLED ACCURATELY 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.

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

1) 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 ± ONE-HALF FOOT OF ACTUAL GRADE. ABOVE GROUND METHODS MAY BE ACCEPTABLE FOR STORM DRAIN LINES WITH THE REQUIRED TOLERANCE OF ± ONE-HALF FOOT OF ACTUAL GRADE BEING ADHERED TO.

NOTE: FOR ADDITIONAL SEWER NOTES SEE DIVISION 7 SEWER/DRAINAGE LINES SECTION 15.01.520-630 OF THE AMERICAN FORK MUNICIPAL CODE.

WATER LATERAL AND SERVICE CONNECTION NOTES

EXCAVATION (Ord. No. 2007-07-31, §§ 7.2–7.2.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

1) GENERAL REQUIREMENTS. DIMENSIONS OF TRENCH AND SAFETY PROVISIONS SHALL BE DONE IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REGULATIONS. TRENCHES SHALL NOT BE LEFT OPEN AT ANY TIME UNLESS GUARDED WITH ADEQUATE BARRICADES, WARNING LAMPS AND SIGNS. ASPHALT SHALL BE CUT AT LEAST SIX INCHES WIDER ON EACH SIDE OF THE EXCAVATION AND SHALL BE RESTORED WITHIN SEVENTY-TWO HOURS OF COMPLETION OF TRENCHING OPERATION IN A RESIDENTIAL STREET. ALL OTHER STREETS (COLLECTOR, ETC.) SHALL HAVE ASPHALT REPLACED THE SAME DAY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH UNTIL PAVING IS COMPLETED. ASPHALT SURFACE REPAIR SHALL BE DONE IN ACCORDANCE WITH SECTION 15.01.490.

2) SIDEWALK, CURB AND GUTTER. THAT PORTION OF ANY LATERAL LINE TO BE PLACED UNDER AN EXISTING CURB, GUTTER AND/OR SIDEWALK SHALL BE DONE BY BORING UNDER, OR CUTTING AND REPLACING THE EXISTING CURB, GUTTER AND/OR SIDEWALK UPON APPROVAL OF THE CITY. ALL NEW SEWER AND WATER SERVICE LATERAL LOCATIONS SHALL BE STAMPED WITH AN "S" OR "W," RESPECTIVELY, IN THE TOP OF CURB WHILE CONCRETE IS STILL GREEN.

CULINARY SERVICE LATERAL CONNECTIONS (Ord. No. 2007-07-31, §§ 7.4–7.4.6, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010; Ord. No. 2012-05-15, § 1, 5-8-2012)

1) All copper pipe will be Type K and shall comply with ASTM Specification B88.

2) One-inch minimum to be Type K soft copper (compression fittings only). *

3) One and one-half to two-inch to be Type K rigid copper (compression fittings only). *

4) Over two inches to be ductile iron.

* Fittings other than copper shall be brass. No splices allowed between water main line and meter setter.

5) Meter setters, box and cover. Meter setter shall be equivalent with required service lateral size and shall be Ford or Mueller or approved equivalent with state approval dual check valves. The meter box shall be twenty-one-inch diameter by thirty-six-inch high corrugated with groove to fit over the inlet and outlet line. The meter cover shall be D&L supply L-2242 with two-inch hole for Auto Reader with recessed standard waterworks pentagon head locking device and raised cast center rim. The top of water meter lid final grade is to be within one-half inch of final sidewalk grade or surrounding sloped grade. Electrical grounding shall not be permitted inside meter can or on street side of service.

6) Flared joints. Flared joints for soft copper water tubing shall be made with fittings meeting approved standards. The tubing shall be expanded with the proper flaring tool.

7) Copper tubing to screw pipe joints. Joints from copper tubing to threaded pipe shall be made by the, use of brass adapter fittings.

PROJECT #: C-25-055
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GENERAL CONSTRUCTION NOTES

WATER LATERAL AND SERVICE CONNECTION NOTES

8) Compression fittings. A mechanical compression fitting which depends on an internal retention device to prevent pipe or tubing from separating shall be of a "Ford" or approved equivalent type fitting with a locking screw.

9) Solder and sweat joints. Joints in copper tubing shall be made by the appropriate use of approved brass or copper fittings. Surface to be joined by soldering shall be thoroughly cleaned bright by manual or mechanical means. The joints shall be properly fluxed with an approved non-corrosive type flux and made up with approved solder. All solders and fluxes shall not have a lead content that exceed current EPA guidelines.

10) Connection to main. Connections of services to main lines shall be by direct tap corporation type stop and twenty-four-inch gooseneck formed with the tubing. All connections shall be made using compression joints type fittings. The service saddle shall be a Ford F-202, double strap, service saddle with one-inch IPT outlet or equivalent. The corporation stop shall be a one-inch Mueller H 15008 "IP" thread for direct tap and a Ford pace joint F-1100 for service saddle top.

11) Upon approval by city engineer, blue polyethylene pipe per AWWA/APWA specifications may be substituted for type K soft copper for one-inch service laterals. Polyethylene laterals must contain tracer wire per standard drawing details.

SEPARATION (Ord. No. 2007-07-31, §§ 7.5—7.5.3, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

1) SEPARATION BETWEEN SEWER AND WATER SERVICE LINES. WATER SERVICE LINES SHALL NOT BE RUN OR LAID IN THE SAME TRENCH AS THE BUILDING SEWER LATERAL, UNLESS, THE WATER SERVICE LINE IS PLACED IN A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH. AT ALL TIMES THERE SHALL BE AT LEAST EIGHTEEN INCHES OF SEPARATION HORIZONTALLY AND VERTICALLY ABOVE THE SEWER LATERAL.

2) STOP-AND-WASTE TEE AND VALVE. THERE SHALL BE AT LEAST A TWO-FOOT SEPARATION BETWEEN THE METER BOX AND THE STOP-AND-WASTE TEE AND VALVE. DRAIN GRAVEL SHALL BE INSTALLED AROUND STOP AND WASTE.

3) WATER SERVICE LATERAL TO MAIN LINE. WATER SERVICE LATERALS TO WATER MAIN SHALL HAVE AT LEAST FIVE FEET HORIZONTAL AND EIGHTEEN INCHES VERTICAL SEPARATION WITH SEWER LATERAL IN PUBLIC RIGHT-OF-WAY. A THREE-FOOT SEPARATION SHALL BE MAINTAINED FROM WATER MAIN OR WATER SERVICE LINES TO WATER MAIN BY PARALLELING UTILITIES.

SECONDARY WATER SERVICE LATERAL CONNECTION (Ord. No. 2010-11-24, § 2, 11-23-2010)

1) SECONDARY WATER SERVICE LATERALS SHALL BE CONSTRUCTED WITH MATERIALS SPECIFIED AND AT THE LOCATIONS SHOWN ON THE STANDARD DRAWINGS OR AT THE ACTUAL LOCATION ESTABLISHED DURING CONSTRUCTION. THIS SECTION COVERS THE INSTALLATION OF THE SERVICE CONNECTION FROM THE MAIN TO RIGHT-OF-WAY LINE.

2) SERVICE SADDLE SPECIFICATION (FOR USE WITH C900, C905, AND C909 PVC PLASTIC PIPE). ALL SERVICE CLAMPS SHALL BE OF A "FULL ENCIRCLEMENT DESIGN," AND SHALL BE I.D. CONTROLLED, WHICH DESIGN WILL ELIMINATE THE POSSIBILITY OF PIPE CRUSHING DUE TO THE OVER-TORQUING OF THE NUTS UPON INSTALLATION.

3) A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTING ON A ONE-INCH SINGLE SERVICE CONNECTION. NO RIGID LINER WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS ON ONE-AND-ONE-HALF-INCH OR TWO-INCH SERVICE LINES.

4) ALL SERVICE CLAMPS SHALL BE MANUFACTURED OF BRASS CAST IN CONFORMANCE TO AWWA C800, GENERAL SECTION 1, PARAGRAPH 1.2 (ASTM B62).

5) THE TWO SIDES OF THE CLAMP SHALL BE HELD TOGETHER BY HIGH QUALITY SILICON BRONZE HEX BOLTS (IN SIZES ONE-INCH AND LARGER) OR SILICON BRONZE SLOTTED SCREWS (IN SIZES SMALLER THAN ONE INCH). NO DISSIMILAR METALS SHALL BE ALLOWED AT THIS POINT THUS ELIMINATING THE POSSIBILITY OF GALVANIC CORROSION.

6) ALL SERVICE CLAMPS SHALL BE ROMAC 202NS OR ROMAC 305 SERIES FOR FOURTEEN-INCH OR LARGER PIPE.

7) POLYETHYLENE TUBING. PIPE FOR THE TRANSMISSION OR SECONDARY WATER FROM MAIN TO UTILITY BOX SHALL BE POLYETHYLENE CTS 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 AND MATERIALS UNDER ASTM D 2737 AND AWWA C901. -NOTE: SEE TABLE IN CODE

8) STANDARD PIPE DIMENSION RATION CTS (SDR 9) TWO HUNDRED PSI PRESSURE RATING.

9) ALL TUBING FOR SERVICE LINES SHALL BE CUT AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER BY A METHOD RECOMMENDED BY THE MANUFACTURER.

10) TUBING SHALL BE WESTFLEX PE 3408 GOLD LABEL OR APPROVED EQUAL, PURPLE IN COLOR.

11) COMPRESSION CONNECTIONS. THE INTERIOR SURFACE OF THE COUPLING NUT, INCLUDING THREADS, SHALL HAVE A BAKED ON, FLUOROCARBON COATING TO REDUCE ASSEMBLY FRICTION AND PREVENT THE GASKET FROM TURNING AND TWISTING DURING TIGHTENING. THE NUT SHALL BOTTOM ON A CAST OR MACHINED SHOULDER ON THE BODY WHEN PROPERLY ASSEMBLED. THIS DESIGN WILL PROVIDE A VISUAL CHECK TO ASSURE CONNECTION IS PROPERLY ASSEMBLED.

12) THE SEALING GASKET SHALL BE OF MOLDED SYNTHETIC RUBBER (ASTM D2000) WITH MOLDED-IN-PLACE BRONZE SPRING (ASTM A134 ALLOY #6) TO ELIMINATE THE POSSIBLE COLD FLOW OF THE GASKET BETWEEN THE PIPE AND FITTING. A GRIPPER BAND OF HARDENED STAINLESS STEEL (ANSI TYPE 401) SHALL BE FITTED IN TO THE GASKET. WHEN THE GASKET IS COMPRESSED, IT WILL CAUSE THE GRIPPER RING TO DISTORT THE PIPE-GIVING THE FITTING A HIGH RESISTANCE TO PULL-OUT. THE GRIPPER BAND SHALL OVERLAP ITSELF TO PREVENT COLD FLOW OF THE GASKET INTO THE CAVITY UNDER THE BAND.

13) WHEN MUELLER 110 COMPRESSION FITTINGS ARE USED WITH PE PIPE, STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED TO ELIMINATE COLD FLOW OF PLASTIC PIPE.

14) ALL FITTINGS ARE TO BE FOR CTS POLYETHYLENE PIPE.

15) THE MINIMUM PULL-OUT LOAD FOR THE FITTING WHEN USED WITH PE PIPE SHALL BE AS FOLLOWS FOR EACH GIVEN SIZE:

SIZE	MIN PULL OUT (FT-LBS)
1 IN	400
1.5 IN	500
2 IN	500

16) MUELLER 110 COMPRESSION COUPLING AND FITTINGS OR APPROVED EQUAL ARE TO BE USED ON ALL PE PLASTIC PIPE INSTALLATIONS.

17) SERVICE FITTINGS. ALL SERVICE FITTINGS, SUCH AS BRASS TEES, AND BRASS ELLS, SHALL BE MUELLER INSTA-TITE CONNECTIONS OR APPROVE EQUAL.

18) BALL STRAIGHT SERVICE VALVE. ALL COMPONENTS SHALL BE MANUFACTURED OF BRASS CAST IN CONFORMANCE TO AWWA C-800, GENERAL SECTION 1, PARAGRAPH 1.2. THE VALVE SHALL HAVE A STRONG, RELIABLE BALL/STEM CONNECTION THAT PROVIDES STRONG, RELIABLE PERFORMANCE AND RESISTS BREAKAGE. THE STEM DESIGN MUST BE TOTALLY BLOW-OUT-PROOF TO PREVENT SEPARATION AND ASSURE DEPENDABLE SAFE OPERATION. THE STEM SHALL HAVE DOUBLE O-RING SEALS SUPPORTED IN PRECISION-MACHINED GROOVES AND PROVIDE SECURE, LEAK-TIGHT SEALING. THE END PIECES SHALL BE O-RING SEALED TO PROVIDE ADDITIONAL PROTECTION AGAINST LEAKING. THE BALL SHALL BE MANUFACTURED OF 85-5-5-5 WATERWORKS BRASS; NO OTHER COMPOSITION WILL BE ACCEPTED. THE BALL SHALL BE FLUOROCARBON-COATED FOR EASE OF OPERATION. THE VALVE SHALL BE QUARTER-TURN VALVE; AND THE FULLY OPEN AND CLOSED POSITIONS SHALL BE CONTROLLED BY CHECK LUGS INTEGRALLY CAST ON BODY TO ASSURE POSITIVE ACTION. THE VALVE SHALL HAVE A LOCK WING TO PERMIT LOCKING THE VALVE IN THE CLOSED POSITION. THE INLET SHALL BE A COMPRESSION CONNECTION; AND THE OUTLET SHALL BE F.I.P. THREAD FOR ONE-AND-ONE-HALF-INCH AND TWO-INCH AND STANDARD METER COUPLER FOR ONE INCH.

19) ALL BRASS CASTINGS SHALL CONFORM TO ASTM B62, LATEST REVISION, STANDARDS FOR COMPOSITION BRASS OR OUNCE METAL CASTINGS OF 85-5-5-5. THE VALVE SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH ANSI/AWWA C800, LATEST REVISION. A NOTARIZED CERTIFICATE STATING COMPLIANCE WITH THE STANDARDS MAY BE REQUIRED. ALL COMPONENT PARTS, BODY, KEY, WASHER, NUT AND TUBE NUT, SHALL HAVE THE SAME METAL ANALYSIS. THE VALVE MUST MAINTAIN A WORKING PRESSURE OF 300 PSIG.

20) ALL FITTINGS ARE TO BE CTS (COPPER TUBE SIZE) SIZE, USED ON CTS POLYETHYLENE PIPE. NO IPS POLYETHYLENE PIPE OR FITTINGS WILL BE ACCEPTED.

21) BALL STRAIGHT SERVICE VALVE SHALL BE MUELLER B-25170 BALL VALVE FOR ONE-INCH CONNECTIONS AND MUELLER B-25028 FOR ONE-AND-ONE-HALF-INCH AND TWO-INCH CONNECTIONS.

22) SERVICE BOX. SERVICE BOX SHALL BE A STANDARD GREEN, FIBERGLASS IRRIGATION BOX WITH COVER. SERVICE BOX SHALL BE INSTALLED OVER THE VALVE AND HOSE BIB. A SIGN SHALL BE ATTACHED OR EMBOSSED TO OR ON THE COVER INDICATING AS FOLLOWS: "IRRIGATION." BOX SHALL BE CARSON 1220-12-4 OR 1419-12-4 SERIES UTILITY BOX WITH LID RECESSED AND SHALL BE PROVIDED WITH WATERWORKS PENTAGON HEAD LOCKING DEVICE OR APPROVED EQUAL.

23) METER IDLER. ALL SERVICE CONNECTIONS SHALL INCLUDE TWO C38-44-2 MIP X STRT METER COUPLINGS ON BOTH SIDES OF A #4 BRASS METER IDLER.

24) PIPE FOR THE TRANSMISSION OF SECONDARY WATER FROM THE METER COUPLER TO THE HOMEOWNER'S PROPERTY LINE SHALL BE SCHEDULE 40 BRASS NIPPLE WITH CAP. PIPE SHALL BE MANUFACTURED TO MEET THE REQUIREMENTS OF 85-5-5-5 WATERWORKS BRASS. NO JOINTS WILL BE ALLOWED UNDER SIDEWALKS OR OTHER PAVED SURFACES.

25) HOSE BIB. ALL HOSE BIBS USED IN THE SERVICE CONNECTION ASSEMBLY SHALL BE A THREE-FOURTHS-INCH ARROWHEAD I-400 INVERTED BRASS HOSE BIB OR EQUAL,

26) LOCATION OF STUB PIPES. THREE NOTCHES ON THE FRONT CORNER OF THE CURB SHALL MARK THE LOCATION WHERE THE SECONDARY WATER SERVICE CROSSES THE CURB. EACH CUT SHALL BE ONE-EIGHTH-INCH—THREE-SIXTHS-INCH DEEP AND THREE-EIGHTHS-INCH—ONE-HALF-INCH APART.

27) SERVICE PIPE INSTALLATION. THE POLYETHYLENE SERVICE PIPE SHALL BE INSTALLED BY USE OF DIRECTIONAL BORING UNDER ALL EXISTING PAVED SURFACES. WHERE SUBSURFACE MATERIALS OR CONDITIONS WILL NOT PERMIT INSTALLATION BY THIS METHOD, OPEN TRENCHING WILL BE PERMITTED WITH THE APPROVAL OF THE PUBLIC WORKS REPRESENTATIVE/ENGINEER. OPEN TRENCHING MAY BY USED IN NEW STREETS NOT YET PAVED.

STORM WATER PRE-TREATMENT SUMP NOTES

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 (NO SLAG). THE DESIGN STORAGE REQUIREMENTS FOR STORM WATER MAY ACCOUNT FOR UP TO THIRTY PERCENT OF THE VOLUME OF THE DRAIN ROCK VOLUME. AFTER BACKFILLING IS COMPLETED, THE ENTIRE EXCAVATION SHALL BE THOROUGHLY FLOODED TO INSURE THAT SETTLEMENT IS COMPLETE. GRATES 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 GRATES LOCATED WITHIN THE ROADWAY SECTION OR PARKING LOT SHALL MEET ALL HS20 LOADING DESIGN REQUIREMENTS.

WATER LINE NOTES

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

1) 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.

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

1) 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 UPGRADE. MAKE GRADUAL PIPE ELEVATION CHANGES AS PRACTICABLE TO CLEAR EXISTING OBSTRUCTIONS.

2) 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.

DUCTILE IRON PIPE (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)

NOTE: DUCTILE IRON PIPE NOTES SEE DIVISION 10 WATER LINES SECTION 15.01.740 OF THE AMERICAN FORK MUNICIPAL CODE.

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

NOTE: PVC AND TUBING NOTES SEE DIVISION 10 WATER LINES SECTION 15.01.740 OF THE AMERICAN FORK MUNICIPAL CODE.

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

1) VALVES SHALL BE OF CAST IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEM DESIGN WITH O-RING SEALS.

A) 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.

B) BUTTERFLY VALVES. BUTTERFLY VALVES SHALL CONFORM TO AWWA SPECIFICATION C504 CLASS 150B. BOTH VALVED ENDS SHALL BE MECHANICAL JOINT PER AWWA SPECIFICATION C-111, AND ACCESSORIES (BOLTS, GLANDS, AND GASKETS) SHALL BE INCLUDED.

C) 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.

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

1) 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.

2) 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.

3) 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.

4) 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.

5) 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.

6) 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.

7) 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.

8) HYDRANT INSTALLATION. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 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.

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

1) BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL CULINARY 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.

CULINARY WATER LINE CONSTRUCTION NEAR SEWER OR WASTEWATER LINES (Ord. No. 2007-07-31, §§ 9.8—9.8.4, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

1) 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.

2) 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:

A) THE MAIN IS LAID IN A SEPARATE TRENCH; OR
B) THE MAIN IS LAID ON AN UNDISTURBED EARTH SHELF ON ONE SIDE OF THE SEWER LINE TRENCH; OR
C) 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.

3) 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.

4) 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 SHOULD 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.

5) 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.

6) 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.

7) 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.

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

1) 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.

2) 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.

3) 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:

PIPE SIZE (IN.)	FLOW (GPM)
2	25
4	100
6	220
8	390
10	610
12	880
16	1567

DISINFECTION OF CULINARY WATER LINES (Ord. No. 2007-07-31, §§ 9.10—9.10.2, 7-10-2007; Ord. No. 2010-11-24, § 2, 11-23-2010)

NOTE: DISINFECTION OF CULINARY WATER LINE NOTES SEE DIVISION 10 WATER LINES SECTION 15.01.800 OF THE AMERICAN FORK MUNICIPAL CODE.

INSTILLATION OF UTILITY CONDUIT NOTES

EXCAVATION (Ord. No. 2007-07-31, § 11.2, 7-10-2007)

1) EXCAVATION SHALL BE AT DEPTH AND STANDARDS OF UTILITY COMPANIES.

CONDUIT PIPE (Ord. No. 2007-07-31, § 11.3, 7-10-2007)

1) PIPE USED FOR CONDUITS SHALL BE APPROVED BY EACH UTILITY COMPANY. THE LOCATION OF CONDUITS SHALL BE ESTABLISHED BY UTILITY COMPANY ENGINEERS. CONDUITS SHALL HAVE BENDS ATTACHED TO EACH END AND PLACED VERTICALLY OUT OF THE GROUND FOR LOCATION VERIFICATION. CONDUITS WITHIN STREET RIGHTS-OF-WAY SHALL HAVE A MINIMUM OF TWENTY-FOUR INCHES COVER BELOW FINISHED STREET GRADE.

PORTLAND CEMENT CONCRETE NOTES

NOTE: SEE DIVISION 13 PORTLAND CEMENT CONCRETE SECTIONS 15.01.1060-15.01.1240 OF THE AMERICAN FORK MUNICIPAL CODE.

ASPHALT PAVING NOTES

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

1) 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.

2) 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.

3) NO ORGANIC MATERIAL, SOFT CLAY, SPONGY MATERIAL, FROZEN EARTH, OR OTHER DELETERIOUS MATERIAL WILL BE PERMITTED IN THE SCARIFIED OR IMPORTED SUBGRADE LAYER. ROUGH SUBGRADES SHALL BE SHAPED AND GRADED TO WITHIN A TOLERANCE OF ONE-TENTH FEET OF DESIGN GRADE AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

4) 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.

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

NOTE: SEE DIVISION 14 ASPHALT PAVING SECTION 15.01.1270 OF THE AMERICAN FORK MUNICIPAL CODE.

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

NOTE: SEE DIVISION 14 ASPHALT PAVING SECTION 15.01.1280 OF THE AMERICAN FORK MUNICIPAL CODE.

CONSTRUCTION METHODS AND EQUIPMENT (Ord. No. 2007-07-31, § 13.5, 7-10-2007)

1) 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.

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

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.

BITUMOUS PLANT MIX SEAL COAT (Ord. No. 2007-07-31, § 13.7, 7-10-2007)

NOTE: SEE DIVISION 14 ASPHALT PAVING SECTION 15.01.1310 OF THE AMERICAN FORK MUNICIPAL CODE.

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

1) 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.

2) 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.

GENERAL CONSTRUCTION NOTES

1) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY PUBLIC WORK STANDARDS.
2) CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL.
3) FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL.
4) FILLS SHALL BE COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY OTHER.
5) AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED.
6) FILLS SHALL BE BENCHED INTO COMPETENT MATERIALS AS PER SPECIFICATIONS AND GEOTECHNICAL REPORT.
7) ALL TRENCH BACKFILL SHALL BE TESTED AND CERTIFIED PER GRADING CODE.
8) PERFORM COMPACTION REPORT AND CERTIFICATION FROM FIELD TESTING AS REQUIRED BY CITY REQUIREMENTS.
9) DUST SHALL BE CONTROLLED BY WATERING.
10) THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
11) APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
12) THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATTER PRIOR TO GRADING IN THE AREA OF SCOPE OF WORK.
13) AGGREGATE BASE SHALL BE COMPACTED PER THE GEOTECHINCAL REPORT PREPARED FOR THE PROJECT.
14) EROSION CONTROL: PROTECT ALL INLET BOXES, CATCH BASINS, ETC. PER STORM WATER POLLUTION PREVENTION PLAN ATTACHED.
15) COORDINATE ALL UTILITY CONNECTION TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
16) VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING AN NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
17) ALL CATCH BASIN AND INLETS BOX GRATES ARE TO BE BICYCLE PROOF.
18) REFER TO THE SITE ELECTRICAL PLAN FOR DETAILS AND LOCATIONS OF ELECTRICAL LINES, TRANSFORMERS, AND LIGHT POLES.
19) GAS LINES, TELEPHONE LINES, AND CABLE TV LINES ARE NOT A PART OF THESE PLANS UNLESS OTHERWISE NOTED.
20) WATER METERS ARE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
21) WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILIZES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.
22) FIELD VERIFY ALL EXISTING AND/OR PROPOSED ROOF DRAIN/ROOF DRAIN DOWN SPOUT CONNECTIONS TO STORM WATER SYSTEM WITH CIVIL, PLUMBING AND ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
23) ALL GRAVITY FLOW UTILITY LINES SHALL BE INSTALLED PRIOR TO ANY PRESSURIZED UTILITIES UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER OF RECORD BEFORE CONSTRUCTION BEGINS.
24) ALL PIPING TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. REFER TO PROJECT SPECIFICATIONS FOR MORE DETAILED INFORMATION REGARDING MATERIALS, INSTALLATION, ETC.
25) ALL GAS LINES SHALL BE INSTALLED PER ENBRIDGE SPECIFICATIONS AND REQUIREMENTS.
26) OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
27) OPEN FACE GUTTER LOCATIONS ARE INDICATION BY "REVERSE CURB" ON GRADING PLAN.
28) REFER TO THE TYPICAL DETAILS FOR A STANDARD AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
29) TRANSITIONS BETWEEN OPEN FACE AND STANDARD CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.
30) CONTRACTOR MUST MAINTAIN A RUNNING SLOPE ON ACCESSIBLE ROUTES NO STEEPER THAN 5.0% (1:20). THE CROSS SLOPE FOR ACCESSIBLE ROUTES MUST BE NO STEEPER THAN 2.0% (1:50).
31) ALL ACCESSIBLE ROUTES MUST HAVE A MINIMUM CLEAR WIDTH OF 36".
32) IF GRADES ON PLANS DO NOT MEET THIS REQUIREMENT NOTIFY CONSULTANTS IMMEDIATELY.
33) STALLS DESIGNATED AS ACCESSIBLE WILL REQUIRED A PAINTED ACCESSIBLE SYMBOL AND SIGN.
34) BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE BUILDING CONTRACTOR RESPONSIBLE ITEMS. SEE ARCHITECTURAL PLANS.
35) ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS.
36) CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEMOLITION FROM CITY, COUNTY, STATE OR FEDERAL AGENCIES AS REQUIRED.
37) THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT AUTHORITIES HAVING JURISDICTION FOR FIELD LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF IN PLACE AND RELOCATED UTILITIES DURING CONSTRUCTION.

PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

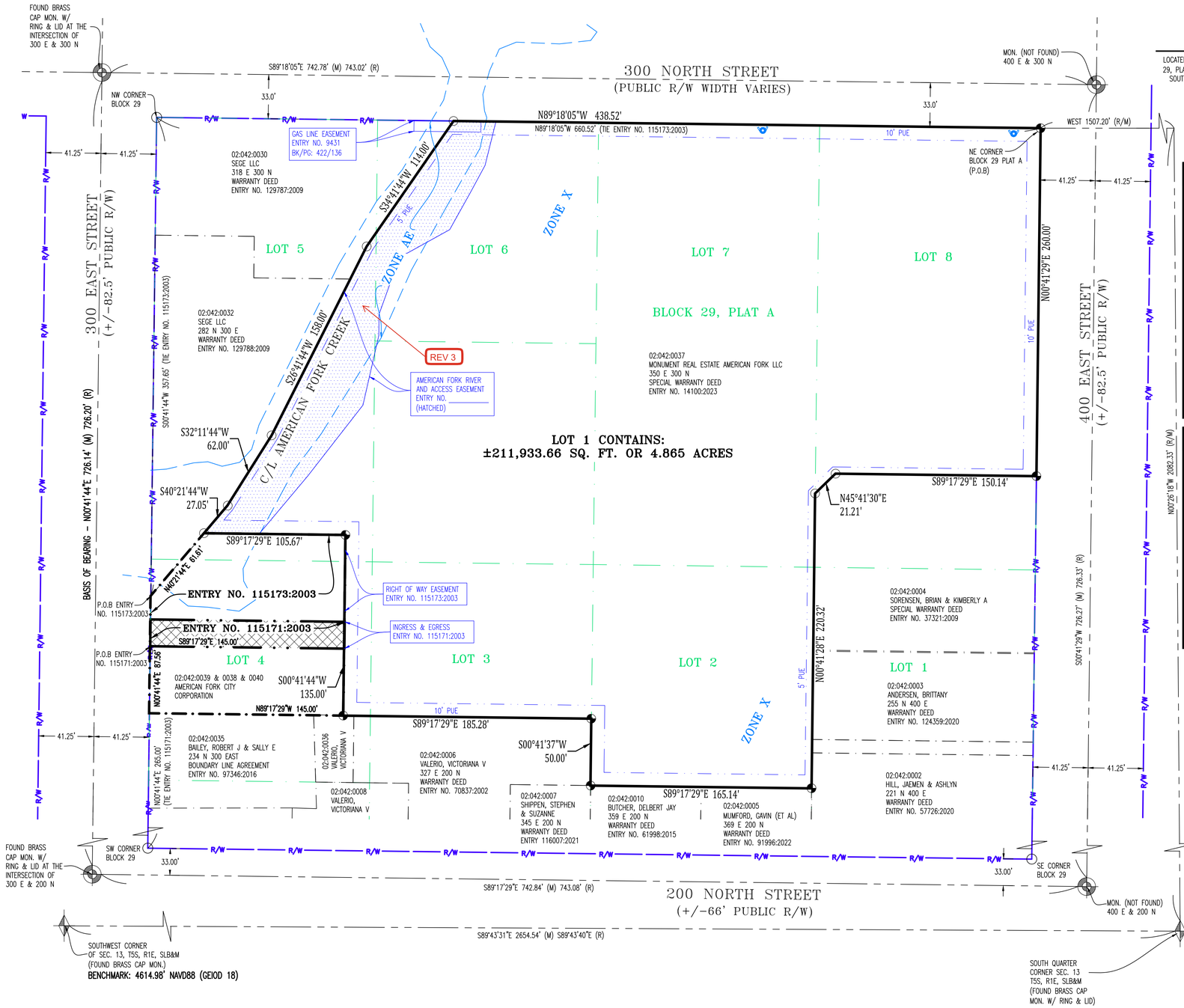
PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

GENERAL CONSTRUCTION NOTES

MONUMENT HEALTH SUBDIVISION

LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH



PLAT NOTES

1.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITH THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE.

2) NO CITY MAINTENANCE PROVIDED ON THE SUBJECT PROPERTY.

3) WITH THE EXCEPTION OF STORM WATER UTILITIES, THE CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.

4) CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8.

LEGEND

- SECTION CORNER
- MONUMENT
- PLAT BOUNDARY
- ENTRY NO. 115171:2003
- ENTRY NO. 115173:2003
- RIGHT OF WAY LINE
- ADJACENT BOUNDARIES
- CENTERLINE OF ROAD AND TIES
- BLOCK/LOT LINE
- SET 5/8" BY 18" REBAR AND CAP
- CORNER NOT SET
- EX. HYDRANT

R – RECORD
M – MEASURED
P.O.B – POINT OF BEGINNING
NE – NORTHEAST
SE – SOUTHEAST
SW – SOUTHWEST
NW – NORTHWEST
ZONE X: NOT A SPECIAL FLOOD HAZARDOUS AREA ZONE
AE: REGULATORY FLOODWAY

SURVEYOR'S CERTIFICATE

I, MARISSA A. CROFT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 14215259, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MONUMENT HEALTH SUBDIVSON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MARISSA A. CROFT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 14215259

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29 OF AMERICAN FORK SURVEY OF BUILDING LOTS, PLAT A, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 438.52 FEET ALONG THE NORTH LINE OF SAID BLOCK 29, THENCE SOUTH 34° 41' 44" WEST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 114.00 FEET, THENCE SOUTH 26° 41' 44" WEST ALONG SAID CENTERLINE, 158.00 FEET, THENCE SOUTH 32° 11' 44" WEST ALONG SAID CENTERLINE, 62.00 FEET, THENCE SOUTH 40° 21' 44" WEST ALONG SAID CENTERLINE, 27.05 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE SOUTH 89° 17' 29" EAST 185.28 FEET, THENCE SOUTH 00° 41' 37" WEST 50.00 FEET, THENCE SOUTH 89° 17' 29" EAST 165.14 FEET, THENCE NORTH 00° 41' 28" EAST 220.32 FEET, THENCE NORTH 45° 41' 30" EAST 21.21 FEET, THENCE SOUTH 89° 17' 29" EAST 150.14 FEET, THENCE NORTH 00° 41' 28" EAST ALONG THE EAST LINE OF SAID BLOCK 29, 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±211,933.66 SQ. FT. OR ±4.865 ACRES

TOGETHER WITH:

A PERMANENT EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT SPECIAL WARRANTY DEED, RECORDED JULY 28, 2003 AS ENTRY NO. 115171:2003 OF OFFICIAL RECORDS

THE SOUTH LINE OF A 20 FOOT WIDE EASEMENT DESCRIBED AS – BEGINNING AT A POINT NORTH 00° 41' 44" EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 29, 265.00 FEET AND RUNNING THENCE SOUTH 89° 17' 29" EAST 145.00 FEET.

ALSO TOGETHER WITH:

A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE USE, MAINTENANCE AND REPAIR OF THE EXISTING BACKUP/EMERGENCY GENERATOR LOCATED ON THE FOLLOWING PARCEL AS A BACKUP/EMERGENCY POWER SOURCE FOR OPERATIONS, AS SET FORTH IN THAT EASEMENT AGREEMENT, RECORDED JULY 28, 2003 AS ENTRY NO. 115173:2003 OF OFFICIAL RECORDS.

ALL THAT PART OF BLOCK 29 OF AMERICAN FORK CITY SURVEY OF BUILDING LOTS, PLAT A:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 29, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 660.52 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 29, THENCE SOUTH 00° 41' 44" WEST 357.65 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE NORTH 40° 21' 44" EAST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 61.61 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE NORTH 89° 17' 29" WEST 145.00 FEET, THENCE NORTH 00° 41' 44" EAST ALONG THE WEST LINE OF SAID BLOCK 29, 87.56 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT MONUMENT REAL ESTATE AMERICAN FORK LLC, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE MONUMENT HEALTH SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

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

BRETT ROBERTSON, MANAGING MEMBER OF MONUMENT REAL ESTATE AMERICAN FORK LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH : S.S.

COUNTY OF UTAH :

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME _____, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING _____ COUNTY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THIS DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FOR CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY 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

MONUMENT HEALTH SUBDIVISION

LOCATED WITHIN LOT 7, AND PARTS OF LOTS 2, 3, 4, 5, 6, AND 8 OF BLOCK 29, PLAT "A", AMERICAN FORK CITY BLOCK SURVEY; ALSO LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

REFERENCE DOCUMENTS

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

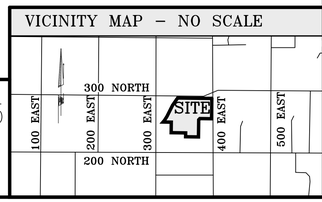
OWNER/DEVELOPER INFO:
MONUMENT REAL ESTATE AMERICAN FORK LLC
350 EAST 300 NORTH
AMERICAN FORK, UTAH

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503

ZONING INFORMATION

CURRENT ZONING DISTRICT: PO-1 (PROFESSIONAL OFFICE ZONE)
CURRENT USE: ASSISTED LIVING
EXISTING SETBACK LINES:
FRONT: 30 FEET
STREET SIDE: 20 FEET
INTERIOR SIDE: 8' MIN, 18' COMBINED
REAR: 10 FEET

VICINITY MAP – NO SCALE



SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO. 14215259 MARISSA A. CROFT STATE OF UTAH 01/29/2026			

ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

EASEMENTS OF RECORD

NOTE: EXCEPTIONS 1–9 & 12–25 ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON.

(10) An easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded September 23, 1968 as Entry No. 9431 in Book 422 at Page 136 of Official Records.
[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]

(11) Easement Agreement dated July 28, 2003, between American Fork City, an incorporated Utah municipality and American Fork Realty, L.L.C., a Utah limited liability company recorded July 28, 2003 as Entry No. 115173:2003 of Official Records.
[ITEM IS ONE IN THE SAME AS EASEMENT PARCEL 1A AND IS SHOWN HEREON AS SUCH.]

STORM KEYED NOTES

(A)	EX. SD INLET BOX TG: 4642.02'	FL NORTH (OUT): 4639.89' FL SOUTHWEST (IN): 4640.55'
(B)	EX. SD INLET BOX TG: 4640.72'	FL WEST (OUT): 4637.97' FL NORTH (IN): 4637.99'
(C)	EX. SD INLET BOX TG: 4639.90'	FL EAST (IN): 4637.60' FL SOUTHWEST (OUT): 4637.54'
(D)	EX. SDMH TL: 4639.80' 4" ROOF DRAIN	FL NORTHEAST (IN): 4636.01' FL NORTHWEST (IN): 4638.10' FL SOUTHWEST (OUT): 4635.95'
(E)	EX. SD INLET BOX TG: 4640.90'	FL NORTHWEST (IN): 4638.79' FL SOUTH (OUT): 4638.58'
(F)	EX. SD INLET BOX TG: 4642.04'	FL NORTHEAST (IN): 4639.70' FL SOUTHEAST (OUT): 4639.68'

PARKING COUNT

EXISTING PARKING COUNT:
REGULAR: 092 SPACES
ADA: 008 SPACES
TOTAL: 100 SPACES

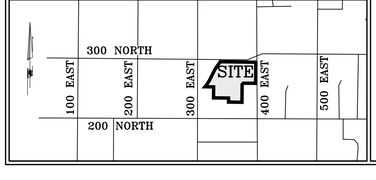
GENERAL NOTES

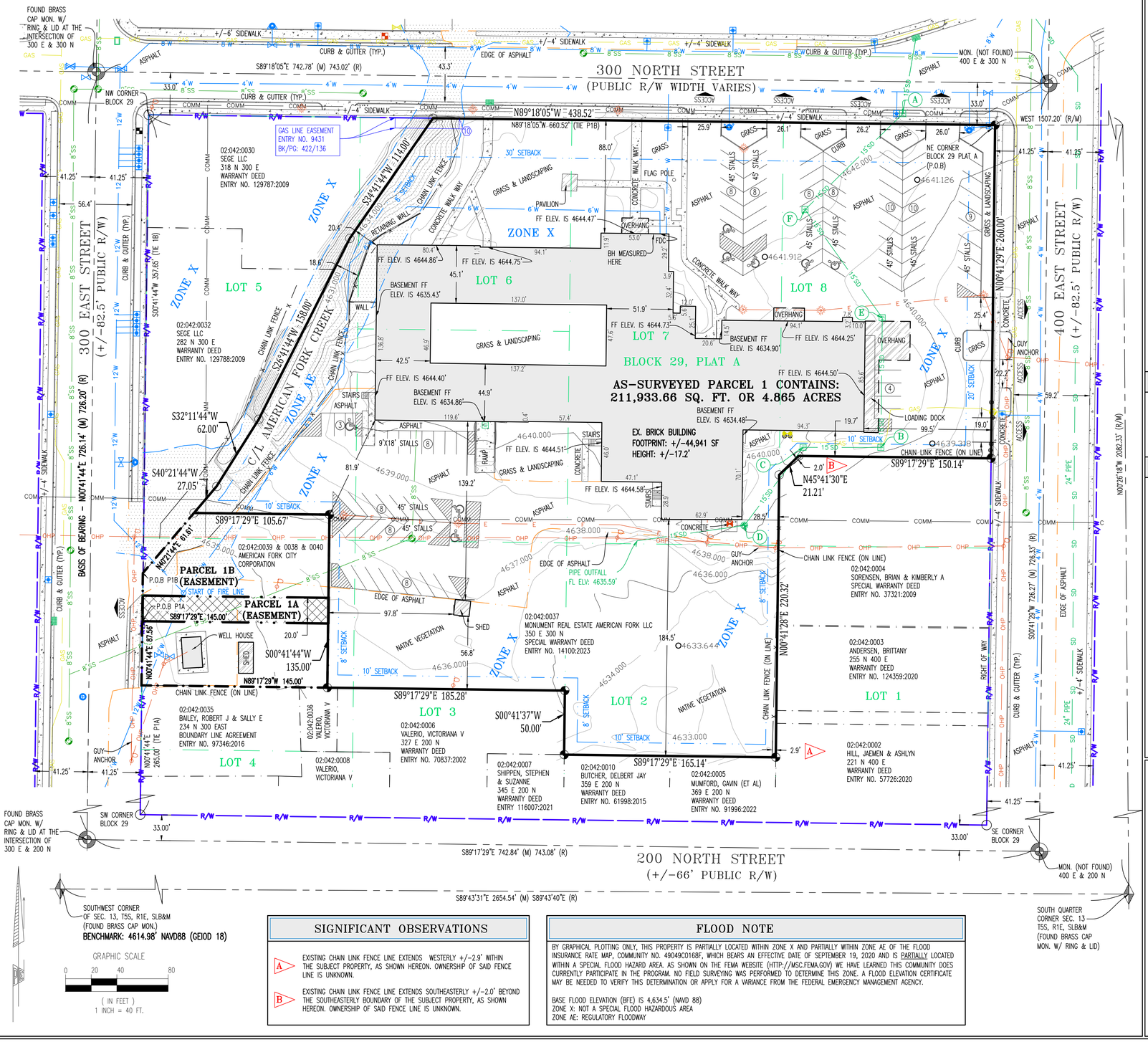
1. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.
2. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
3. AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
5. AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
6. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAYS.
7. THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 300 NORTH AND 400 EAST, AND INDIRECT ACCESS TO 300 EAST VIA PARCEL'S 1A & 1B, ALL STREET BEING PUBLIC RIGHT OF WAYS.
8. THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS.
9. AT THE TIME OF SURVEY NO PARTY WALLS WERE LOCATED.
10. PARCEL 1A & 1B ARE OFFSITE EASEMENTS THAT BENEFIT THE SUBJECT PROPERTY, AS SHOWN HEREON.
11. ALL UTILITIES SHOWN HEREON ARE BASED UPON BLUE STAKES MARKINGS AND UTILITY PRINTS. VERIFICATION MAY BE REQUIRED.

LEGEND EXISTING IMPROVEMENTS

- POWER POLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- (1) EASEMENTS
- CABLE BOX
- SECTION CORNER
- MONUMENT
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- (6) PARKING STALL COUNT
- ACCESS ACCESS TO PUBLIC RIGHT OF WAY
- P1 – PARCEL 1
- P1A – PARCEL 1A
- P1B – PARCEL 1B
- SIGHT LIGHT
- STORM MANHOLE
- STORM INLET
- CURB STORM INLET
- SANITARY SEWER
- CLEAN OUT BOX
- BOLLARD
- CORNER NOT SET
- SET REBAR & CAP OR NAIL & WASHER

VICINITY MAP – NO SCALE





SIGNIFICANT OBSERVATIONS

A — EXISTING CHAIN LINK FENCE LINE EXTENDS WESTERLY +/-2.9' WITHIN THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.

B — EXISTING CHAIN LINK FENCE LINE EXTENDS SOUTHEASTERLY +/-2.0' BEYOND THE SOUTHEASTERLY BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.

FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE X AND PARTIALLY WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 49049C0168F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 19, 2020 AND IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASE FLOOD ELEVATION (BFE) IS 4,634.5' (NAVD 88)
ZONE X: NOT A SPECIAL FLOOD HAZARDOUS AREA
ZONE AE: REGULATORY FLOODWAY

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES, OTHER THAN THOSE CERTIFIED HEREON, SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

The Land is described as follows: Real property in the County of Utah, State of UT, described as follows:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29 OF AMERICAN FORK SURVEY OF BUILDING LOTS, PLAT A, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 438.52 FEET ALONG THE NORTH LINE OF SAID BLOCK 29, THENCE SOUTH 34° 41' 44" WEST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 114.00 FEET, THENCE SOUTH 26° 41' 44" WEST ALONG SAID CENTERLINE, 158.00 FEET, THENCE SOUTH 32° 11' 44" WEST ALONG SAID CENTERLINE, 62.00 FEET, THENCE SOUTH 40° 21' 44" WEST ALONG SAID CENTERLINE, 27.05 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE SOUTH 89° 17' 29" EAST 185.28 FEET, THENCE SOUTH 00° 41' 37" WEST 50.00 FEET, THENCE SOUTH 89° 17' 29" EAST 165.14 FEET, THENCE NORTH 00° 41' 28" EAST 220.32 FEET, THENCE NORTH 45° 41' 30" EAST 21.21 FEET, THENCE SOUTH 89° 17' 29" EAST 150.14 FEET, THENCE NORTH 00° 41' 28" EAST ALONG THE EAST LINE OF SAID BLOCK 29, 260.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A PERMANENT EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT SPECIAL WARRANTY DEED, RECORDED JULY 28, 2003 AS ENTRY NO. 115171:2003 OF OFFICIAL RECORDS

THE SOUTH LINE OF A 20 FOOT WIDE EASEMENT DESCRIBED AS – BEGINNING AT A POINT NORTH 00° 41' 44" EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 29, 265.00 FEET AND RUNNING THENCE SOUTH 89° 17' 29" EAST 145.00 FEET.

PARCEL 1B:

A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE USE, MAINTENANCE AND REPAIR OF THE EXISTING BACKUP/EMERGENCY GENERATOR LOCATED ON THE FOLLOWING PARCEL AS A BACKUP/EMERGENCY POWER SOURCE FOR OPERATIONS, AS SET FORTH IN THAT EASEMENT AGREEMENT, RECORDED JULY 28, 2003 AS ENTRY NO. 115173:2003 OF OFFICIAL RECORDS.

ALL THAT PART OF BLOCK 29 OF AMERICAN FORK CITY SURVEY OF BUILDING LOTS, PLAT A:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 29, WHICH POINT IS NORTH 00° 26' 18" WEST 2082.33 FEET AND WEST 1507.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THENCE NORTH 89° 18' 05" WEST 660.52 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 29, THENCE SOUTH 00° 41' 44" WEST 357.65 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE NORTH 40° 21' 44" EAST ALONG THE CENTERLINE OF AMERICAN FORK CREEK, 61.61 FEET, THENCE SOUTH 89° 17' 29" EAST 105.67 FEET, THENCE SOUTH 00° 41' 44" WEST 135.00 FEET, THENCE NORTH 89° 17' 29" WEST 145.00 FEET, THENCE NORTH 00° 41' 44" EAST ALONG THE WEST LINE OF SAID BLOCK 29, 87.56 FEET TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED WITHIN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1270004-OH2, BEARING AN EFFECTIVE DATE OF JULY 3, 2025 AT 7:30 AM.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY PASCAL MEYER FOR THE PURPOSE OF LOCATING UTILITIES AND PREPARING A SUBDIVISION PLAT FOR THE PROPERTY LOCATED AT 350 EAST 300 NORTH, AMERICAN FORK, UT 84003. THE BASIS OF BEARING IS N00°41'44"E FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 200 NORTH STREET TO A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 300 NORTH STREET.

NOTE: ALL ADJACENT PARCELS WERE ADJUSTED TO THE MEASURED LOT AND BLOCK BOUNDARIES.

LINE TABLE

- BOUNDARY
- PLAT BOUNDARY
- ADJACENT BOUNDARY
- TIES, MONUMENT LINE, & SECTION LINE
- EASEMENT PARCELS
- R/W — RIGHT OF WAY LINE
- CURB & GUTTER
- PARKING STRIPES
- X — FENCE
- EDGE OF ASPHALT
- SETBACK LINE
- EASEMENT
- FLOOD ZONE
- BUILDING
- BUILDING OVERHANG
- GAS — GAS LINE
- IRR — IRRIGATION LINE
- OHP — OVERHEAD POWER
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- W — CULINARY WATER LINE
- COMM — COMMUNICATIONS LINE

MONUMENT HEALTH

350 EAST 300 NORTH, AMERICAN FORK, UT

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND MONUMENT REAL ESTATE AMERICAN FORK, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. WITH NO DEVIATIONS, EXCEPT AS MAY BE REQUIRED BY ALTA STANDARDS AND EXCEPT TO INCLUDE ADDITIONAL TABLE A ITEMS WHICH MAY APPLY TO THE PROPERTY.

THE FIELD WORK WAS COMPLETED ON JUNE 5, 2025

REV 4
JANUARY 29, 2026

MARISSA A. CROFT
REGISTRATION NO. 14215259
IN THE STATE OF UTAH
DATE OF SURVEY: JUNE 9, 2025
LAST REVISION: JANUARY 29, 2026

PROFESSIONAL LAND SURVEYOR — NO. 14215259 — MARISSA A. CROFT — 01/29/2026 — STATE OF UTAH

PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

ALTA/NSPS LAND TITLE SURVEY

SHEET: 5 OF 13
A 1.0

SITE AND UTILITY PLAN

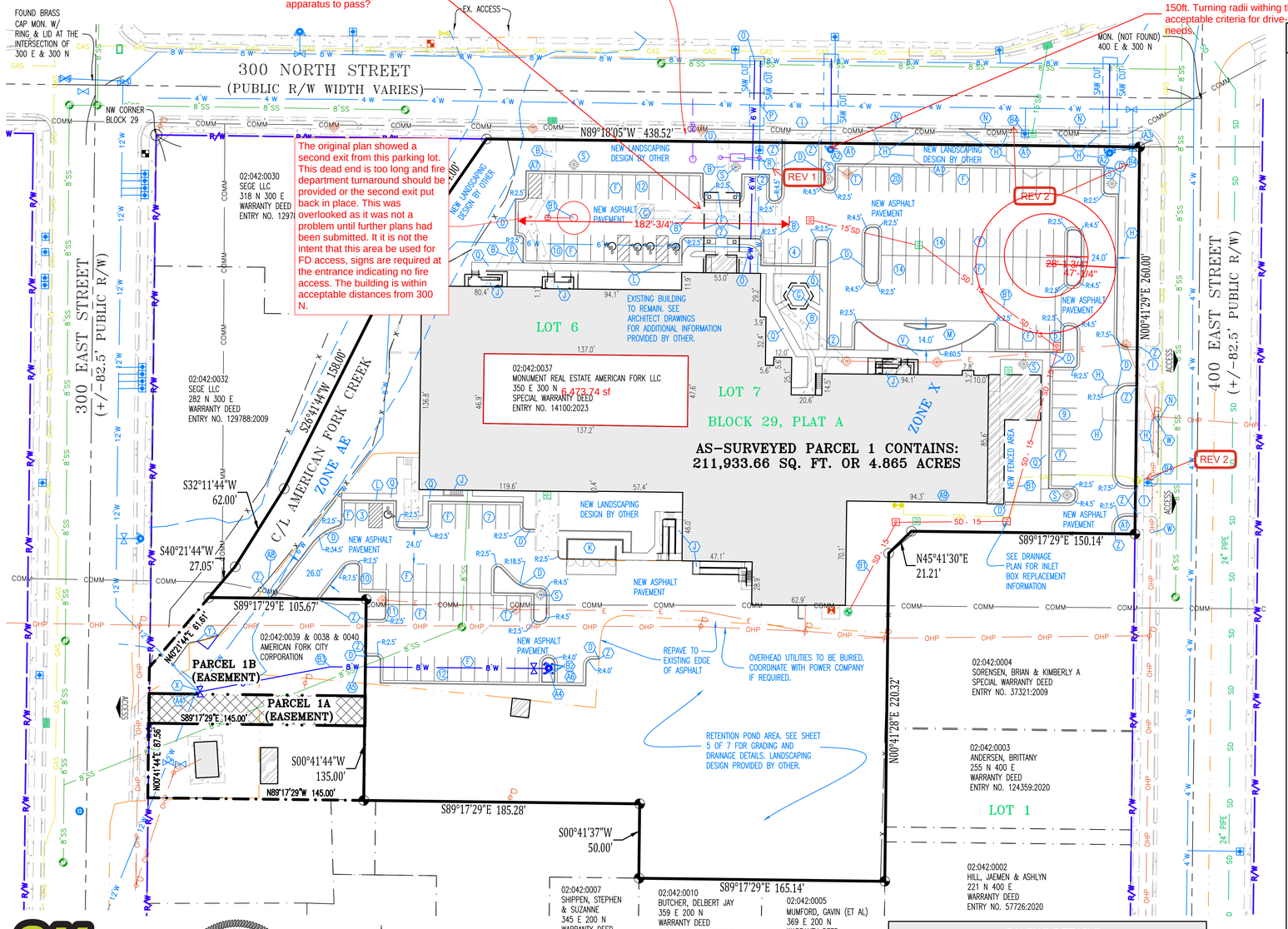
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

What are the elevations for the porte cochere? Will this be tall enough for ambulance or fire apparatus to pass?

INSTALL COMMUNICATIONS CONDUIT AND BOXES FOR FUTURE CITY USE PER CITY ORDINANCE 17.5.135. COORDINATE WITH AMERICAN FORK CITY AND CITY FIBER-OPTIC ENGINEER FOR DESIGN AND INSTALLATION. MUNICIPAL FIBER DETAILS ARE PROVIDED ON SHEET 13 OF 13.

Relocate this hydrant to the west side of the entrance. If this hydrant is to be used for the FDC, the driveway will be blocked, creating a dead end from the other available entrance that is longer than the allowable 150ft. Turning radii withing the parking lot do not meet acceptable criteria for drive-through or turnaround needs.

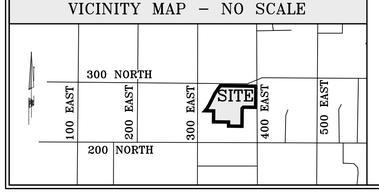
The original plan showed a second exit from this parking lot. This dead end is too long and fire department turnaround should be provided or the second exit put back in place. This was overlooked as it was not a problem until further plans had been submitted. It it is not the intent that this area be used for FD access, signs are required at the entrance indicating no fire access. The building is within acceptable distances from 300 N.



Know what's below. Call before you dig.

DAVID D. PETERSON 6472720 STATE OF UTAH 01/29/2026

VICINITY MAP – NO SCALE

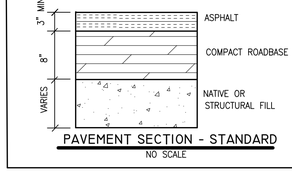


GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

LEGEND OF EXISTING IMPROVEMENTS

- POWER POLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- EASEMENTS
- CABLE BOX
- SECTION CORNER
- MONUMENT
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- PARKING STALL COUNT
- ACCESS TO PUBLIC RIGHT OF WAY
- P1 – PARCEL 1
- P1A – PARCEL 1A
- P1B – PARCEL 1B
- SIGHT LIGHT
- STORM MANHOLE
- EXISTING STORM INLET
- EXISTING INLET
- SANITARY SEWER
- CLEAN OUT BOX
- BOLLARD
- CORNER NOT SET
- SET REBAR & CAP OR NAIL & WASHER

PAVING DETAILS:



PAVEMENT SECTION - STANDARD
NO SCALE

CONSTRUCT ALL NEW ASPHALT PAVEMENT TO AMERICAN FORK CITY STANDARDS.

SITE TABULATION TABLE

	SF	ACRES	% OF TOTAL
TOTAL AREA:	211,933.66	4.865	100%
TOTAL BUILDING AREA:	44,941.00	1.032	21.2%
TOTAL HARD SURFACE AREA:	82,216.20	1.887	38.8%
TOTAL LANDSCAPED AREA:	84,776.46	1.946	40.0%
TOTAL PARKING SPACES:	135 PARKING SPACES		

KEYED SITE PLAN NOTES

- (A) NEW FLARED DRIVE APPROACH WITH PLANTER PER AMERICAN FORK CITY STANDARD DETAIL DRAWING NO. 15.9.
- (B) REMOVE EXISTING SIDEWALK.
- (C) REMOVE EXISTING PAVILION.
- (D) NEW 24" TYPE E CURB & GUTTER PER AMERICAN FORK CITY STANDARD DETAIL DRAWING NO. 15.1. SEE SHEET C5.0 FOR REVERSE CURB LOCATIONS.
- (E) NEW PORTE-CO-CHERE. SEE DESIGN BY OTHER.
- (F) NEW 9'X18' PARKING STALLS UNLESS SPECIFIED OTHERWISE.
- (G) NEW GAZEBO. SEE DESIGN BY OTHER.
- (H) REMOVE EXISTING CURB AND GUTTER.
- (I) EXISTING DRIVE APPROACH TO REMAIN.
- (J) NEW STAIRS AND ADA RAMP ACCESS. INSTALL PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIREMENTS. SEE ARCHITECT DRAWINGS BY OTHER.
- (K) NEW TRASH ENCLOSURE. INSTALL TO AMERICAN FORK CITY STANDARDS. SEE DESIGN BY OTHER.
- (L) CURB CUT ADA ACCESSIBLE ROUTE. INSTALL PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIREMENTS.
- (M) NEW FIRE LANE.
- (N) NEW CURB. MATCH EXISTING TYPE.
- (O) DISCONNECT EXISTING 6" FIRE LINE WITH BLIND FLANGE AND HOT TAP TO NEW 6" FIRE LINE TO EXISTING 8" CULINARY WATER LINE LOCATED WITHIN 300 NORTH STREET WITH TAPPING SLEEVE AND VALVE PER CITY REQUIREMENTS.
- (P) ABANDON EXISTING 3" CULINARY WATER LATERAL AT CORP STOP. RECONNECT AND HOT TAP NEW WATER LATERAL TO 8" CULINARY WATER LINE LOCATED WITHIN 300 NORTH STREET WITH TAPPING SLEEVE AND VALVE PER CITY REQUIREMENTS. CONTRACTOR TO VERIFY SIZE OF LATERAL ON SITE.
- (Q) NEW 5' CONCRETE WALK WAY.
- (R) SPRINKLERS TO CONNECT TO CULINARY SYSTEM. INSTALL STOP AND WASTE VALVES AND BACK FLOW PREVENTION PER AMERICAN FORK CITY REQUIREMENTS. FIELD LOCATE FOR CONNECTION. SEE LANDSCAPE DRAWINGS BY OTHER FOR DETAILED DESIGN OF SPRINKLER SYSTEM AND CONNECTIONS.
- (S) NEW SIGHT LIGHT PER AMERICAN FORK CITY STANDARDS REQUIREMENTS.
- (T) REMOVE EXISTING SIGHT LIGHT.
- (U) COORDINATE WITH AMERICAN FORK CITY TO REMOVE AND RELOCATED EXISTING STREET LIGHT.
- (V) NEW DETECTABLE WARNING SURFACE PER 2025 STANDARDS DETAILS.
- (W) ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE BURIED PER SECTION 17.8.409. COORDINATE WITH ROCKY MOUNTAIN POWER.
- (X) DISCONNECT EXISTING 6" FIRE LINE AT TEE WITH BLIND FLANGE.
- (Y) INSTALL NEW 12' WIDE ACCESS GATE ALONG EXISTING CHAIN LINK FENCE LINE IN FAVOR OF AMERICAN FORK CITY FOR ACCESS TO AMERICAN FORK CREEK FOR MAINTENANCE.
- (Z) PROVIDE TOP BACK CURB TAPER DOWN TO EXISTING GRADE AT END OF CURB AND GUTTER PER AMERICAN FORK CITY REQUIREMENTS.
- (A1) VERIFY ALL NON-METERED SERVICE LINES THAT SUPPLY WATER TO LANDSCAPE ISLANDS AND DISCONNECT.
- (A2) FLOW TEST HYDRANTS CURRENTLY CONNECTED TO 4" WATER MAIN. HYDRANTS TO BE RE-CONNECTED TO 8" WATER MAIN. PLUG AND ABANDON AT 4" WATER MAIN. CONNECT TO 8" LINE PER AMERICAN FORK CITY STANDARDS.
- (A3) CONSTRUCT NEW CORNER CURB CUT ASSEMBLY ON EXISTING STREET CORNER PER APWA 2025 PLAN 235.4.
- (A4) INSTALL NEW FIRE HYDRANT PER AMERICAN FORK CITY STANDARD DRAWING 15.6. MIN PIPE SIZE OF 8" AS LINE IS GREATER THAN 40 FEET.
- (A5) VERIFY MINIMUM VERTICAL SEPARATION OF NEW WATER LINE AND AND EXISTING SANITARY SEWER LINE PER AMERICAN FORK STANDARDS.
- (A6) INSTALL "NO PARKING, FIRE DEPARTMENT TURNAROUND" SIGN AT END OF FIRE LANE PER CITY STANDARDS AND REQUIREMENTS.
- (A7) INSTALL "NO PARKING" SIGN AT END OF PARKING AREA.
- (A8) EXISTING ACCESS GATE TO REMAIN.
- (A9) EXISTING REMOTE FIRE DEPARTMENT CONNECTION TO REMAIN.
- (B1) SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN DESIGN INFORMATION.
- (B2) PROVIDE STEEL PIPE BOLLARDS (CONCRETE-FILLED) AROUND NEW FIRE HYDRANT.
- (B3) PROVIDE 11.25° ELBOW AND THRUST BLOCK PER CITY STANDARDS.
- (B4) ABANDON EXISTING METER AND WATER LATERAL AT CORP STOP.

REV 2

DEMOLITION NOTE

REMOVE ALL ASPHALT, CONCRETE, AND CURB AND GUTTER AS REQUIRED. ALL DEMOLITION TO BE COMPLETED IN CORRESPONDENCE WITH AMERICAN FORK CITY STANDARDS AND REQUIREMENTS.

GENERAL SITE PLAN NOTES

1) THERE SHALL BE A LEAST THREE FEET (3') OF HORIZONTAL SEPARATION AND ONE FOOT (1') OF VERTICAL SEPARATION MUST BE MAINTAINED FROM CITY UTILITIES.
2) ALL UTILITIES SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO THE AMERICAN FORK CITY CODE. THESE UTILIZES INCLUDE BUT ARE NOT LIMITED TO: WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORMWATER SUMPS, SEWER MANHOLES, WATER VALVES, AND METERS, AND FIRE HYDRANTS.
3) WITH THE EXCEPTION OF STORM WATER UTILITIES, THE CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.
4) CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8.
5) SEE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE DRAWINGS BY OTHER.
6) ALL ADA ACCESS ROUTES, RAMPS, DETECTABLE WARNING SURFACES TO BE INSTALLED IN COMPLIANCE 2010 ADA STANDARDS FOR ACCESSIBLE ROUTE DESIGN AND APWA 2025 MINIMUM STANDARDS.
7) CONTRACTOR SHALL NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

LEGEND OF NEW IMPROVEMENTS

- NEW CURB, GUTTER, AND CONCRETE
- NEW PARKING STRIPES
- 6"W — NEW 6" FIRE LINE CONNECTION
- 8"W — NEW 8" WATER LINE
- SD — SD — NEW STORM DRAIN LINES
- (D) KEYED NOTES
- NEW SIGHT LIGHT
- EXISTING SIGHT LIGHT
- NEW FIRE HYDRANT
- NEW WATER VALVE
- R2.5' TOP BACK CURB RADIUS
- NEW STORM INLET

LINE LEGEND (EXISTING)

- BOUNDARY
- PLAT BOUNDARY
- ADJACENT BOUNDARY
- TIES, MONUMENT LINE, & SECTION LINE
- EASEMENT PARCELS
- R/W — RIGHT OF WAY LINE
- CURB & GUTTER
- PARKING STRIPES
- X — FENCE
- EDGE OF ASPHALT
- SETBACK LINE
- EASEMENT
- FLOOD ZONE
- BUILDING
- BUILDING OVERHANG
- GAS — GAS LINE
- IRR — IRR — IRRIGATION LINE
- OHP — OHP — OVERHEAD POWER
- SS — SS — SANITARY SEWER LINE
- SD — SD — STORM DRAIN LINE
- W — W — CULINARY WATER LINE
- COMM — COMMUNICATIONS LINE
- SD — SD — EXISTING STORM DRAIN LINES

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
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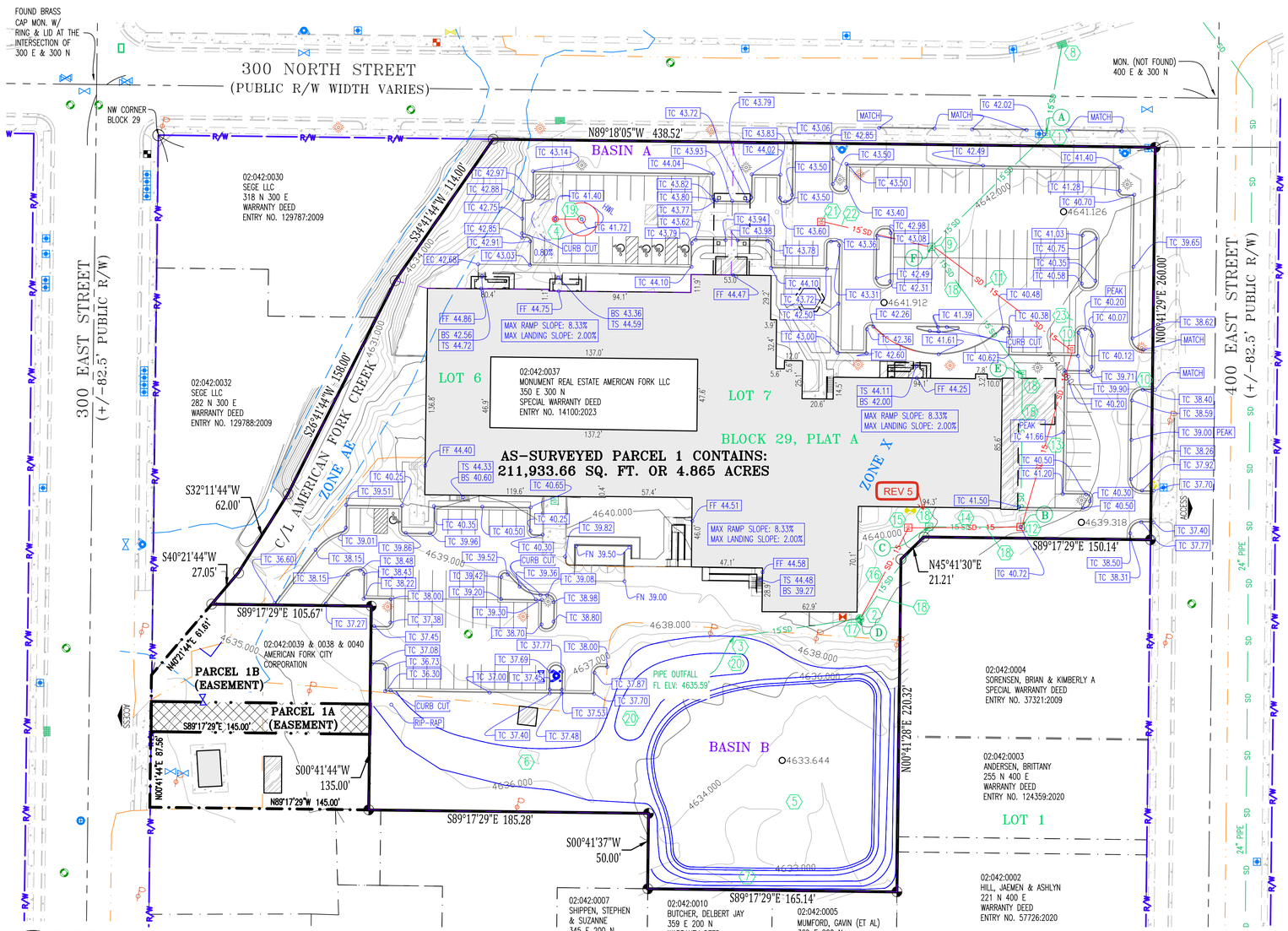
350 EAST 300 NORTH
AMERICAN FORK, UT 84003

SITE & UTILITY PLAN

SHEET: 6 OF 13
C 3.0

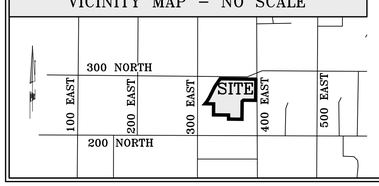
DRAINAGE PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH





VICINITY MAP – NO SCALE



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

DAVID D. PETERSON 4795720 STATE OF UTAH 1/29/2026

SITE TABULATION TABLE

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TOTAL LANDSCAPED AREA:	84,776.46	1.946	40.0%
TOTAL PARKING SPACES:	135 PARKING SPACES		

KEYED EXISTING STORM NOTES

- (A) EX. SD INLET BOX — TG: 4642.02' — FL NORTH (OUT): 4639.89' — FL SOUTHWEST (IN): 4640.55'
- (B) EX. SD INLET BOX — TG: 4640.72' — FL WEST (OUT): 4637.97' — FL NORTH (IN): 4637.99'
- (C) EX. SD INLET BOX — TG: 4639.90' — FL EAST (IN): 4637.60' — FL SOUTHWEST (OUT): 4637.54' — NOTE: EXISTING SLIDE PLATE BLOCKING CONNECTION TO OLD IRRIGATION DITCH
- (D) EX. SDMH — TL: 4639.80' — 4" ROOF DRAIN — FL NORTHEAST (IN): 4636.01' — FL NORTHWEST (IN): 4638.10' — FL SOUTHWEST (OUT): 4635.95'
- (E) EX. SD INLET BOX — TG: 4640.90' — FL NORTHWEST (IN): 4638.79' — FL SOUTH (OUT): 4638.58'
- (F) EX. SD INLET BOX — TG: 4642.04' — FL NORTHEAST (IN): 4639.70' — FL SOUTHEAST (OUT): 4639.68'

KEYED DESIGN STORM NOTES

1. EXISTING CATCH BASIN TO REMAIN.
2. EXISTING MANHOLE TO REMAIN.
3. CLEAN OUT EXISTING PIPE OUTFALL. REPLACE IF DAMAGE TO OUTFALL CANNOT BE REPAIRED.
4. NEW PRE-TREATMENT CATCH BASIN. SEE DETAIL SHEET 9 OF 12.
5. EXISTING RETENTION POND (BASIN B). IMPROVE TO MEET CITY STANDARDS.
6. DRAINAGE SWALE FROM PIPE OUTFALL TO RETENTION BASIN.
7. FORM BERM ALONG SOUTHERLY END OF PROPERTY.
8. EXISTING 10" X 10" OLD GRATE AND BOX WILL BE REPLACED WITH SUMP AND BOX DURING PROPOSED ROAD PROJECT BY AMERICAN FORK.
9. EXISTING CATCH BASIN TO BE REPLACED — NEW TG: 4642.04' — NEW/EXISTING FL IN (NE): 4639.70' — NEW FL IN (W): 4639.70 — NEW FL OUT (SE): 4639.10'
10. NEW 3'X3' CATCH BASIN — NEW TG: 4639.40' — NEW FL IN (NW): 4637.40' — NEW FL OUT (SW): 4637.20'
11. NEW 15" HDPE STORM DRAIN LINE ±114 L.F. @ 1.5%
12. EXISTING CATCH BASIN TO BE REPLACED — NEW TG: 4640.72 — NEW FL IN (NE): 4636.82' — NEW FL OUT (W): 4636.67'
13. NEW 15" HDPE STORM DRAIN LINE ±117.0 L.F. @ 0.32%
14. NEW 15" HDPE STORM DRAIN LINE ±39.7 L.F. @ 0.32%
15. EXISTING CATCH BASIN TO BE REPLACED — NEW TG: 4639.55 — NEW FL IN (E): 4636.54' — NEW FL OUT (SW): 4636.39'
16. NEW 15" HDPE STORM DRAIN LINE ±66.4 L.F. @ 0.32%
17. CONNECT TO EXISTING STORM DRAIN MANHOLE — NEW FLOW LINE NE (IN) ELEVATION: 4636.18' — EXISTING FLOW LINE OUT: 4635.95' (VERIFY) — NOTE: PATCH EXISTING FLOW LINE AND RECONNECT AT NEW ELEVATION TO NEW 15" LINE.
18. REMOVE EXISTING STORM DRAIN INLET AND LINES — REV 5
19. NEW SUMP WITHIN BASIN A AREA. SEE DETAIL ON SHEET 9 OF 12. REQUIRED STORAGE VOLUME FOR BASIN A: ±1,822 CF — PROVIDED TOTAL STORAGE VOLUME FOR BASIN A: ±1,860 CF
20. CREATE SEDIMENT FOREBAY FOR PRETREATMENT OF RETENTION AREA. SEE DETAIL ON SHEET 9 OF 12.
21. NEW 3'X3' CATCH BASIN — NEW TG: 4642.85' — NEW FL OUT (SE): 4640.35'
22. NEW 15" HDPE STORM DRAIN LINE ±70.0 L.F. @ 0.92%
23. NEW CONCRETE WATER WAY PER AMERICAN FORK CITY STANDARD DETAIL. SEE SHEET D1.0.

GENERAL GRADING NOTES

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4) CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8.
5) SEE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE DRAWINGS BY OTHER.
6) ALL ADA ACCESS ROUTES, RAMPS, DETECTABLE WARNING SURFACES TO BE INSTALLED IN COMPLIANCE 2010 ADA STANDARDS FOR ACCESSIBLE ROUTE DESIGN AND APWA 2017 MINIMUM STANDARDS.

LEGEND OF NEW IMPROVEMENTS

- NEW CURB, GUTTER, AND CONCRETE
- NEW PARKING STRIPES
- 15"SD — NEW 15" RCP STORM DRAIN LINE
- FINISH CONTOURS
- BASIN AREAS
- 34 — FINISH CONTOUR ELEVATION
- TC 34.23 — FINISH TOP BACK CURB ELEVATION
- MATCH — MATCH EXISTING CURB ELEVATION
- GB — GRADE BREAK
- TA — FINISH TOP OF ASPHALT
- TG — TOP OF GRATE
- NEW CATCH BASIN
- NEW STORM INLET
- TS 34.23 — TOP OF STAIRS
- BS 34.23 — BOTTOM OF STAIRS
- FF 34.23 — FINISH FLOOR
- GRADING SLOPE
- 4642.23 — EXISTING SPOT ELEVATION

LEGEND OF EXISTING IMPROVEMENTS

- POWER POLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- (1) EASEMENTS
- CABLE BOX
- SECTION CORNER
- MONUMENT
- WATER VALVE
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- STORM MANHOLE
- STORM INLET
- CURB STORM INLET
- SANITARY SEWER
- CLEAN OUT BOX
- BOLLARD
- CORNER NOT SET
- SET REBAR & CAP OR NAIL & WASHER
- 15"SD — EXISTING STORM DRAIN LINES

PETERSON ENGINEERING, P.C.
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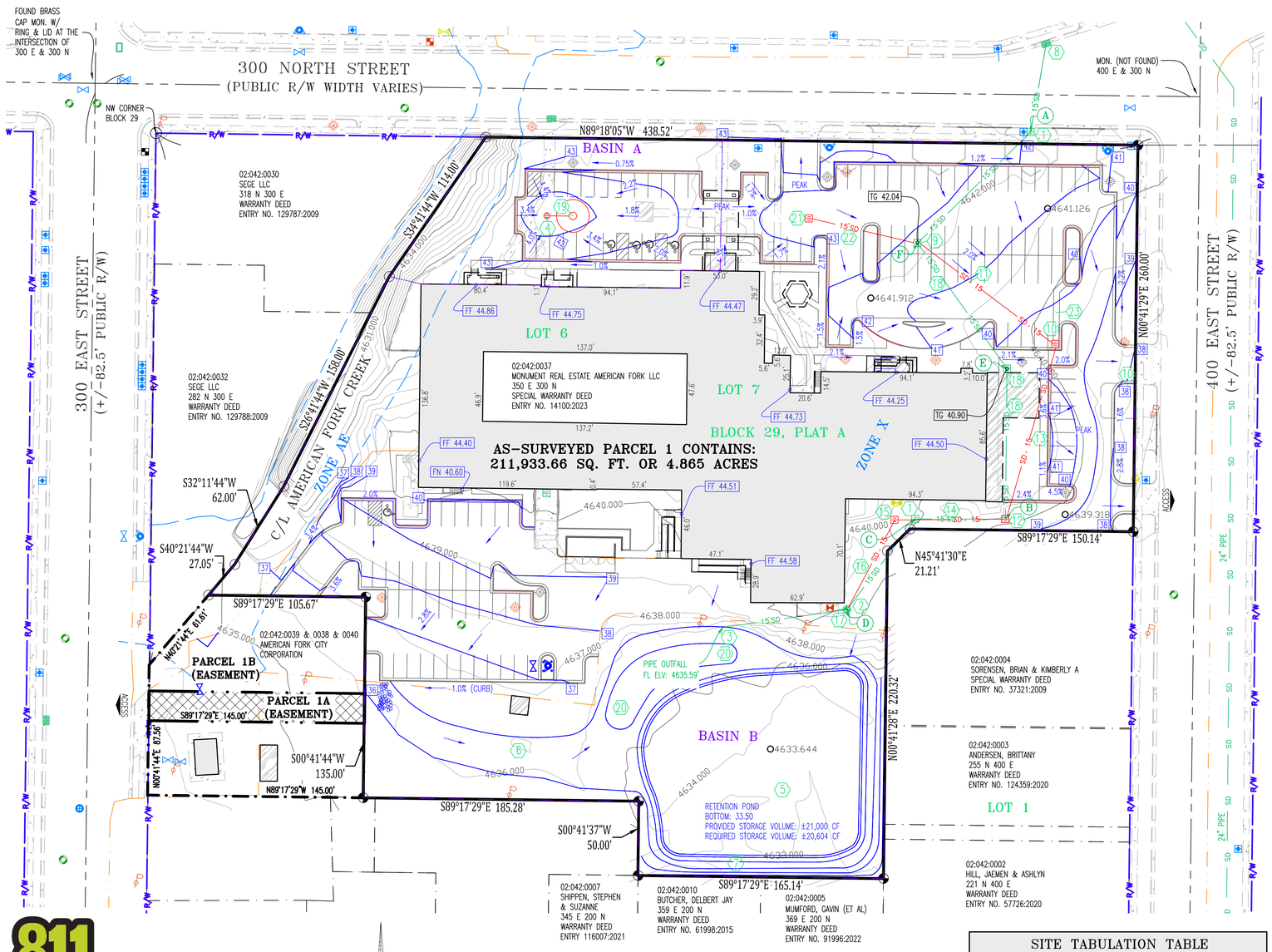
350 EAST 300 NORTH
AMERICAN FORK, UT 84003

DRAINAGE PLAN

SHEET: 7 OF 13
C 4.0

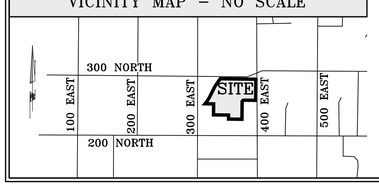
GRADING PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



Know what's below. Call before you dig.

VICINITY MAP – NO SCALE



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

DAVID D. PETERSON 12/9/2026 12/9720 STATE OF UTAH

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TOTAL PARKING SPACES:	134 PARKING SPACES		

HATCHING LEGEND

REVERSE LIP CURB & GUTTER "SPILL CURB"

KEYED EXISTING STORM NOTES

A	EX. SD INLET BOX TG: 4642.02'	FL NORTH (OUT): 4639.89' FL SOUTHWEST (IN): 4640.55'
B	EX. SD INLET BOX TG: 4640.72'	FL WEST (OUT): 4637.97' FL NORTH (IN): 4637.99'
C	EX. SD INLET BOX TG: 4639.90'	FL EAST (IN): 4637.60' FL SOUTHWEST (OUT): 4637.54' NOTE: EXISTING SLIDE PLATE BLOCKING CONNECTION TO OLD IRRIGATION DITCH
D	EX. SDMH TL: 4639.80' 4" ROOF DRAIN	FL NORTHEAST (IN): 4636.01' FL NORTHWEST (IN): 4638.10' FL SOUTHWEST (OUT): 4635.95'
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KEYED DESIGN STORM NOTES

1. EXISTING CATCH BASIN TO REMAIN.
2. EXISTING MANHOLE TO REMAIN.
3. CLEAN OUT EXISTING PIPE OUTFALL. REPLACE IF DAMAGE TO OUTFALL CANNOT BE REPAIRED.
4. NEW PRE-TREATMENT CATCH BASIN. SEE DETAIL SHEET 9 OF 12.
5. EXISTING RETENTION POND (BASIN B). IMPROVE TO MEET CITY STANDARDS.
6. DRAINAGE SWALE FROM PIPE OUTFALL TO RETENTION BASIN.
7. FORM BERM ALONG SOUTHERLY END OF PROPERTY.
8. EXISTING 10" X 10" OLD GRATE AND BOX WILL BE REPLACED WITH SUMP AND BOX DURING PROPOSED ROAD PROJECT BY AMERICAN FORK.
9. EXISTING CATCH BASIN TO BE REPLACED
   NEW TG: 4642.04'
   NEW/EXISTING FL IN (NE): 4639.70'
   NEW FL OUT (SE): 4639.10'
10. NEW 3'X3' CATCH BASIN
    NEW TG: 4639.40'
    NEW FL IN (NW): 4637.40'
    NEW FL OUT (SW): 4637.20'
11. NEW 15" HDPE STORM DRAIN LINE
    ±114 L.F. @ 1.5%
12. EXISTING CATCH BASIN TO BE REPLACED
    NEW TG: 4640.72
    NEW FL IN (NE): 4636.82'
    NEW FL OUT (W): 4636.67'
13. NEW 15" HDPE STORM DRAIN LINE
    ±117.0 L.F. @ 0.32%
14. NEW 15" HDPE STORM DRAIN LINE
    ±39.7 L.F. @ 0.32%
15. EXISTING CATCH BASIN TO BE REPLACED
    NEW TG: 4639.55
    NEW FL IN (E): 4636.54'
    NEW FL OUT (SW): 4636.39'
16. NEW 15" HDPE STORM DRAIN LINE
    ±66.4 L.F. @ 0.32%
17. CONNECT TO EXISTING STORM DRAIN MANHOLE
    NEW FLOW LINE NE (IN) ELEVATION: 4636.18'
    EXISTING FLOW LINE OUT: 4635.95' (VERIFY)
    NOTE: PATCH EXISTING FLOW LINE AND RECONNECT AT NEW ELEVATION TO NEW 15" LINE.
18. REMOVE EXISTING STORM DRAIN INLET AND LINES
19. NEW SUMP WITHIN BASIN A AREA. SEE DETAIL ON SHEET 9 OF 12.
    REQUIRED STORAGE VOLUME FOR BASIN A: ±1,822 CF
    PROVIDED TOTAL STORAGE VOLUME FOR BASIN A: ±1,860 CF
20. CREATE SEDIMENT FOREBAY FOR PRETREATMENT OF RETENTION AREA. SEE DETAIL ON SHEET 9 OF 12.
21. NEW 3'X3' CATCH BASIN
    NEW TG: 4642.85'
    NEW FL OUT (SE): 4640.35'
22. NEW 15" HDPE STORM DRAIN LINE
    ±70.0 L.F. @ 0.92%
23. NEW CONCRETE WATER WAY PER AMERICAN FORK CITY STANDARD DETAIL. SEE SHEET D1.0.

GENERAL GRADING NOTES

1) THERE SHALL BE A LEAST THREE FEET (3') OF HORIZONTAL SEPARATION AND ONE FOOT (1') OF VERTICAL SEPARATION MUST BE MAINTAINED FROM CITY UTILITIES.
2) ALL UTILITIES SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO THE AMERICAN FORK CITY CODE. THESE UTILIZES INCLUDE BUT ARE NOT LIMITED TO: WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORMWATER SUMPS, SEWER MANHOLES, WATER VALVES, AND METERS, AND FIRE HYDRANTS.
3) WITH THE EXCEPTION OF STORM WATER UTILITIES, THE CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS DURING CONSTRUCTION AND UNTIL THE EXPIRATION OF THE DURABILITY PERIOD AND FINAL INSPECTION.
4) CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE UTAH STATE DIVISION OF DRINKING WATER AS SET FORTH R309-550-8.
5) SEE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE DRAWINGS BY OTHER.
6) ALL ADA ACCESS ROUTES, RAMPS, DETECTABLE WARNING SURFACES TO BE INSTALLED IN COMPLIANCE 2010 ADA STANDARDS FOR ACCESSIBLE ROUTE DESIGN AND APWA 2017 MINIMUM STANDARDS.

LEGEND OF NEW IMPROVEMENTS

- NEW CURB, GUTTER, AND CONCRETE
- NEW PARKING STRIPES
- 15"SD — NEW 15" RCP STORM DRAIN LINE
- FINISH CONTOURS
- BASIN AREAS
- 34 — FINISH CONTOUR ELEVATION
- TC 34.23 — FINISH TOP BACK CURB ELEVATION
- MATCH — MATCH EXISTING CURB ELEVATION
- GB — GRADE BREAK
- TA — FINISH TOP OF ASPHALT
- TG — TOP OF GRATE
- NEW CATCH BASIN
- NEW STORM INLET
- TS 34.23 — TOP OF STAIRS
- BS 34.23 — BOTTOM OF STAIRS
- FF 34.23 — FINISH FLOOR
- GRADING SLOPE
- 4642.23 — EXISTING SPOT ELEVATION

LEGEND OF EXISTING IMPROVEMENTS

- POWER POLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- 1 — EASEMENTS
- CABLE BOX
- SECTION CORNER
- MONUMENT
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- 6 — PARKING STALL COUNT
- ACCESS — ACCESS TO PUBLIC RIGHT OF WAY
- P1 – PARCEL 1
- P1A – PARCEL 1A
- P1B – PARCEL 1B
- SIGHT LIGHT
- STORM MANHOLE
- STORM INLET
- CURB STORM INLET
- SANITARY SEWER
- CLEAN OUT BOX
- BOLLARD
- CORNER NOT SET
- SET REBAR & CAP OR NAIL & WASHER
- 15"SD — EXISTING STORM DRAIN LINES

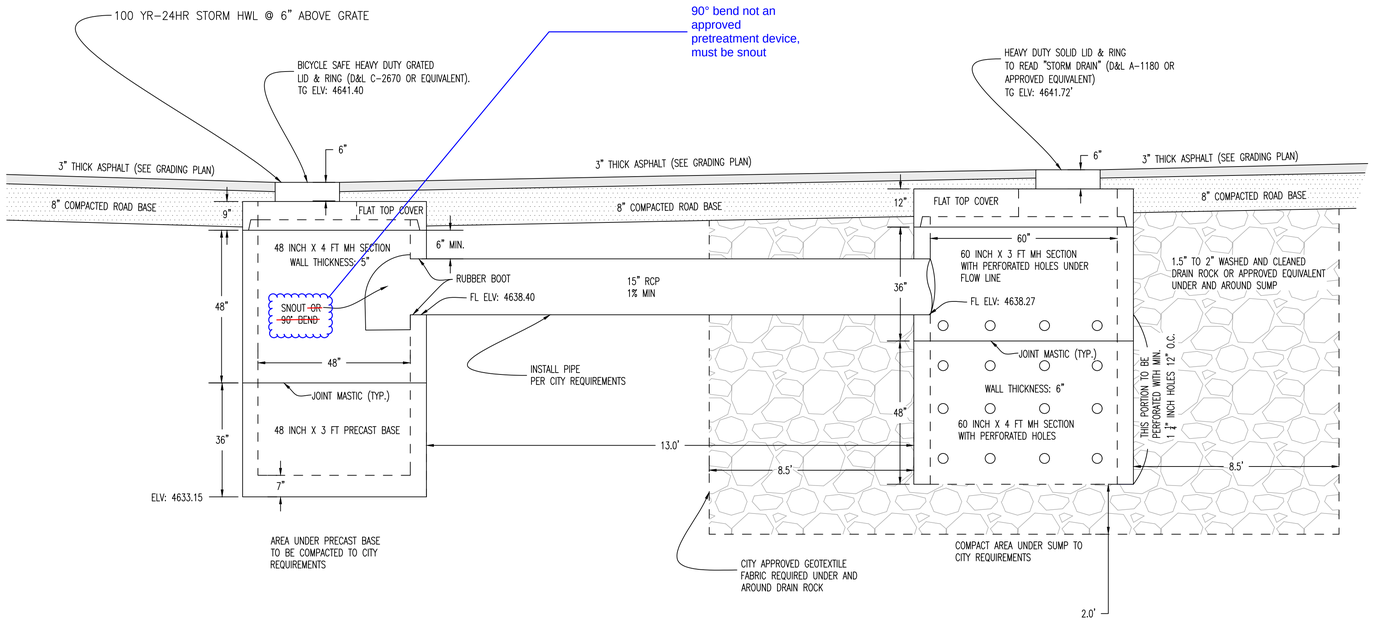
PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

GRADING PLAN

SHEET: 8 OF 13
C 5.0



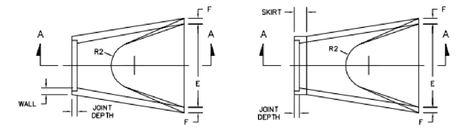
BASIN A PRE-TREATMENT CATCH BASIN (NOT TO SCALE)

BASIN A - SUMP DETAIL (NOT TO SCALE)

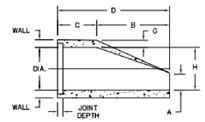
NOTE: PROVIDE DEBRIS GRATE FOR OUTFALL STRUCTURE. SEE LOCATION ON SHEET C3.0.

CIRCULAR FLARED END SECTION

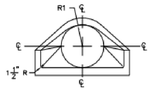
CONCRETE PIPE



PLAN VIEW



SECTION A – A



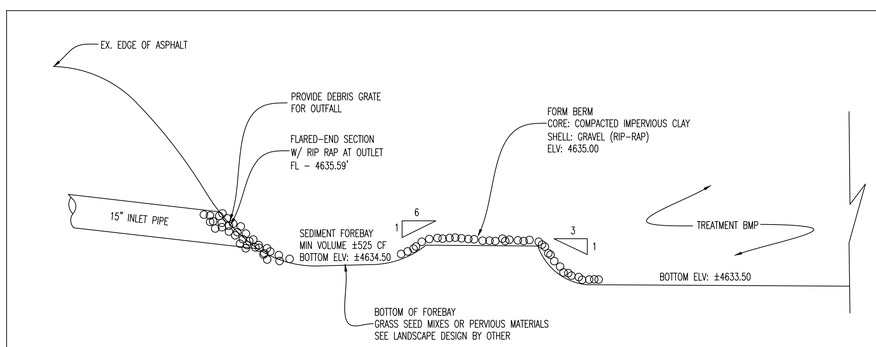
END VIEW

DIAMETER	WALL THICKNESS	JOINT DEPTH	APPROX. WEIGHT	A	FLARE LENGTH B	BARREL LENGTH C	LAY LENGTH D	FLARE WIDTH E	F	G	H	R-1	R-2	SKIRT
12"	4"	3-3/4	530#	4"	24"	45-3/8"	73-1/8"	24"	2-3/4	3-1/8"	13"	10-1/16"	9"	NA
15"	4"	3-3/4	740#	6"	27"	42-1/2"	69-1/2"	30"	3"	4"	16"	12-1/2"	11"	NA
18"	4-1/2"	4"	2,440#	9"	27"	46"	73"	36"	3-1/4	3-3/4"	19"	15-1/2"	12"	NA
24"	5-1/4"	4-1/4	3,260#	9-1/2"	43-1/2"	29-3/4"	73-1/4"	48"	3-3/4	4-3/4"	25"	16-11/16"	14"	NA
30"	5-3/4"	4-1/4	4,300#	12"	54"	19"	73"	60"	4-1/4"	5-3/4"	31"	18-5/16"	15"	NA
36"	6-5/8"	4-1/2"	7,880#	15"	63"	33-3/4"	96-3/4"	72"	4-3/4	6-1/16"	37"	24-1/16"	20"	NA
42"	4-1/2"	3-3/4	5,380#	21"	63"	35"	98"	78"	NA	NA	43"	27-1/4"	22"	5-1/2"
48"	5"	4-1/4	6,550#	24"	72"	26"	98"	84"	NA	NA	49"	28-1/8"	22"	5-3/4"
54"	5-1/2"	4-3/4	8,040#	27"	65"	35"	100"	90"	NA	NA	55"	33-7/8"	24"	6-1/4"
60"	6"	5"	8,750#	30"	60"	39"	99"	96"	NA	NA	61"	36-3/4"	24"	6-3/4"
72"	7"	5-1/2	12,520#	34"	78"	21"	99"	108"	NA	NA	73"	38-5/8"	24"	7-3/4"

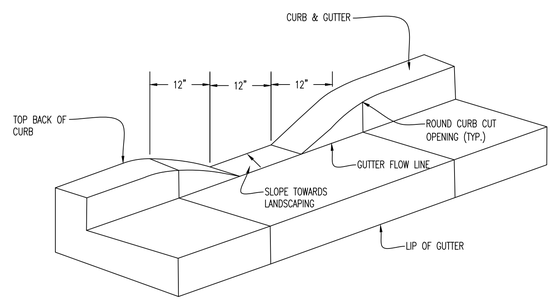
CP007
9/07

16419 TEN LANE, NAMPA, IDAHO 83687-(208)465-0176, 1-800-696-5648-FAX(208)465-7129

* ITEMS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.



BASIN B - SEDIMENT FOREBAY DETAIL (NOT TO SCALE)



CURB CUT DETAIL (NOT TO SCALE)

DAVID D. PETERSON 12/29/2026 8295720 STATE OF UTAH

PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

STORM WATER MANAGEMENT SYSTEMS DETAIL SHEET

STORM WATER POLLUTION PREVENTION PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

LEGEND OF EXISTING IMPROVEMENTS

- POWER POLE
- ELECTRIC METER / BOX
- CABLE BOX
- WATER METER
- INDICATES HANDICAPPED PARKING
- EASEMENTS
- CABLE BOX
- SECTION CORNER
- MONUMENT
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- PARKING STALL COUNT
- ACCESS TO PUBLIC RIGHT OF WAY
- P1 – PARCEL 1
- P1A – PARCEL 1A
- P1B – PARCEL 1B
- SIGHT LIGHT
- STORM MANHOLE
- STORM INLET
- CURB STORM INLET
- SANITARY SEWER
- CLEAN OUT BOX
- BOLLARD
- CORNER NOT SET
- SET REBAR & CAP OR NAIL & WASHER

LEGEND OF NEW IMPROVEMENTS

- NEW CURB, GUTTER, AND CONCRETE
- NEW PARKING STRIPES
- 15"SD — NEW 15" RCP STORM DRAIN LINE
- NEW CATCH BASIN
- NEW STORM INLET

GENERAL EROSION CONTROL NOTES

1) ALL EROSION CONTROL MEASURES MUST BE IMPLEMENTED WITH 14 DAYS OF GRADE COMPLETION.
2) IMPLEMENT CONSTRUCTION ROAD STABILIZATION ON ANY TEMPORARY ROADS USED DURING CONSTRUCTION.
3) PROVIDE SITE WATERING AS NEEDED TO CONTROL BLOWING DUST.
4) ALL EROSION CONTROL PROTECTION DEVISES NEED TO BE INSPECTED AT LEAST ONCE A WEEK AND WITH WITHIN 24 HOURS OF A MAJOR RAIN (1/2" OR MORE) OR SNOW MELT EVENT.
5) ALL DAMAGED EROSION CONTROL MEASURES NEED TO BE REPLACED IMMEDIATELY UPON DISCOVERY.
6) SWEEP PUBLIC STREETS AS REQUIRED TO KEEP THEM CLEAN AND FREE FROM DEBRIS.
7) USE EROSION CONTROL BLANKETS ON ANY TEMPORARY DRAINAGE SWALES.
8) PRESERVE ALL VEGETATION IN THE 'DO NOT DISTURB' AREAS.
9) ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE JOB SITE AT THE CONTROLLED CONSTRUCTION ENTRANCES.
10) TEMPORARY PLANTING AND SEEDING SHALL BE INSTALLED IN ANY DISTURBED AREAS NOT OTHERWISE DESIGNATED ON THIS PLAN.
11) CONSTRUCT ROCK CHECK DAMS IN AREAS THAT SHOW EVIDENCE OF RECENT EROSION TO PREVENT FURTHER DAMAGE.
12) ALL TEMPORARY PIPE OUTLETS SHALL HAVE EROSION PROTECTION BY USING A RIP-RAP APRON.
13) INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS WELL ESTABLISHED.
14) 24 HOUR CONTACT: PEDRO ALVAREZ-BAZAN – (385) 215-0584

CONSTRUCTION MITIGATION NOTES

1. Show location for dumpster, portable toilets, material storage, parking
2. Construction parking/traffic may not block the street without a permit (Available from the Engineering Division)
3. Mud tracked out onto the street must be cleaned prior to the end of the work day
4. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.

KEYED NOTES

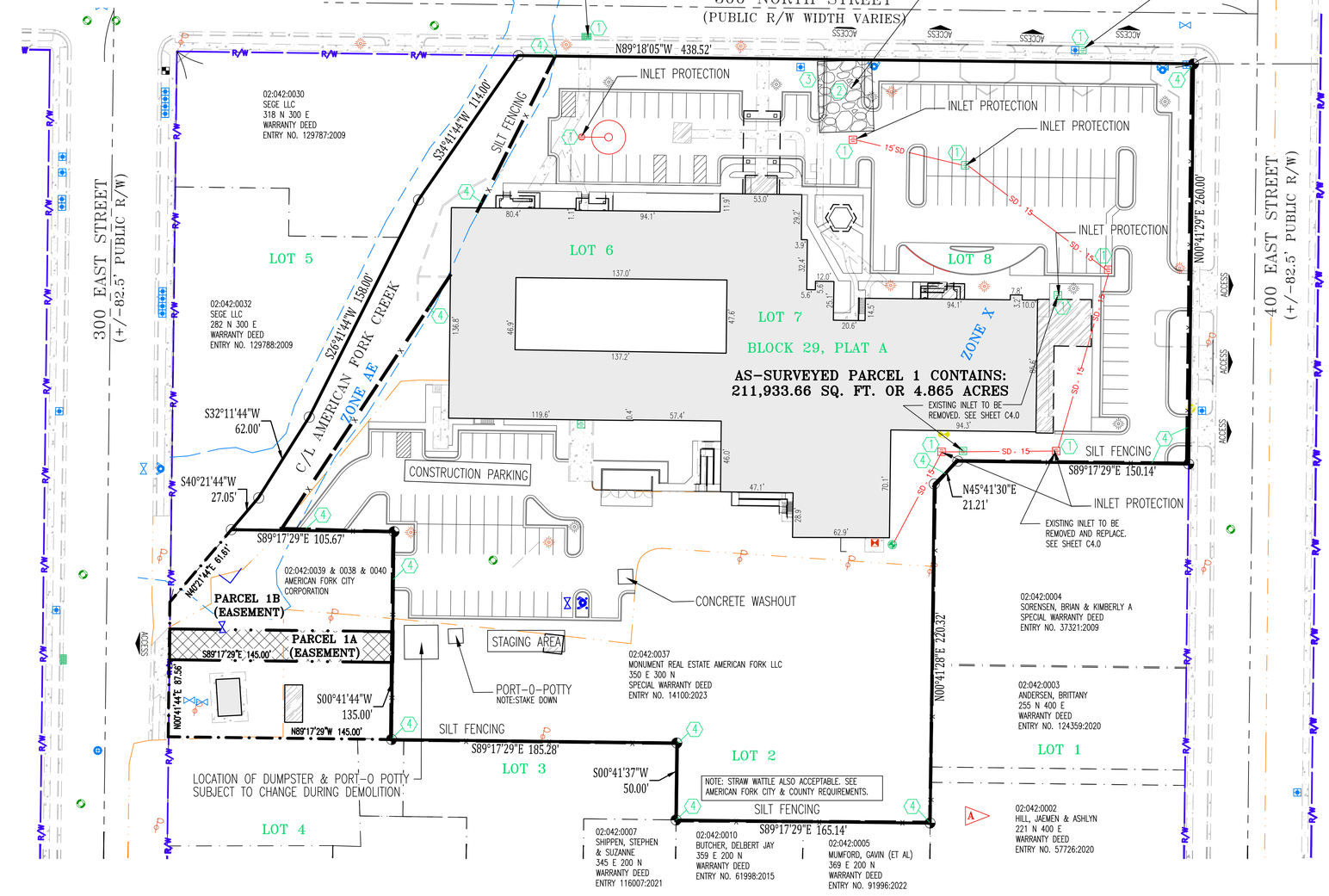
1. INLET PROTECTION. INSTALL PER AMERICAN FORK STANDARDS.
2. STABILIZED CONSTRUCTION ENTRANCE.
3. SWPPP SIGN TO BE PLACED AT ALL CONSTRUCTION ENTRANCES.
4. INSTALL SILT FENCING.

CONCRETE WASHOUT NOTES

– PERFORE WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY.
– DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, STREAMS.

– DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.

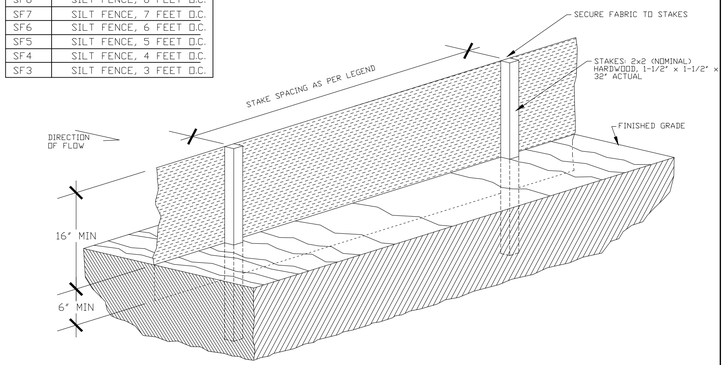
CONCRETE WASHOUT AREAS MAY BE PREFABRICATED CONCRETE WASHOUT CONTAINERS, OR SELF-INSTALLED STRUCTURES (ABOVE GRADE OR BELOW-GRADE).
– PREFABRICATED CONTAINERS AE MOST RESISTANT TO DAMAGE AND PROTECT AGAINST SPILLS AND LEAKS. COMPANIES CMAY OFFER DELIVERY SERVICE AND PROVIDE REGULAR MAINTENANCE AND DISPOSAL OF SOLID AND LIQUID WASTE.
– IF SELF-INSTALED CONCRETE WASHOUT AREAS ARE USED, BELOW-GRADE STRUCTURES ARE PREFERRED OVER ABOVE GRADE STRUCTURES BECAUSE THEY ARE LESS PRONE TO SPILLS AND LEAKS.
– SELF INSTALLED AVOVE-GRADE STRUCTURES SHOULD ONLY BE USED IF EXCAVATION IN NOT PRACTICAL.



SILT FENCE DETAIL - NOT TO SCALE

LEGEND

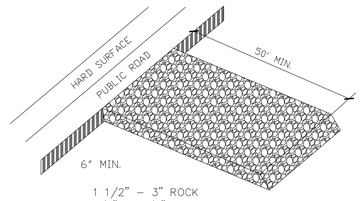
SF10	SILT FENCE, 10 FEET O.C.
SF9	SILT FENCE, 9 FEET O.C.
SF8	SILT FENCE, 8 FEET O.C.
SF7	SILT FENCE, 7 FEET O.C.
SF6	SILT FENCE, 6 FEET O.C.
SF5	SILT FENCE, 5 FEET O.C.
SF4	SILT FENCE, 4 FEET O.C.
SF3	SILT FENCE, 3 FEET O.C.



SILT FENCE NOTES

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHOULD PREFERABLY BE A MINIMUM OF 10 FEET FROM THE TOE OF SLOPE.
5. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
6. WHERE TWO SECTIONS OF PREFABRICATED SILT FENCE ARE COMBINED INTO ONE RUN, THE END POSTS SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
7. SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: A) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, B) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, C) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR D) OTHER PRACTICES SHALL BE IMPLEMENTED.
8. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
9. ALL STOCKPILES SHALL BE INCIRCLED WITH SILT FENCE.
10. SILT FENCE FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS: MINIMUM TENSILE STRENGTH 120 LBS., ASTM D 4632; MAXIMUM ELONGATION AT 60 LBS., 15%, ASTM D 4632; MINIMUM PUNCTURE STRENGTH 50 LBS., ASTM D 4833; MINIMUM TEAR STRENGTH 40 LBS., ASTM D 4533, APPARENT OPENING SIZE <= 0.84MM, ASTM D 4751; MINIMUM PERMITTIVITY 1X10-2SEC.-1, ASTM D 4491; WATER FLOW RATE 15GAL./MIN/SQ. FT.; UV EXPOSURE STRENGTH RETENTION, 70%, ASTM G 4355.

STABILIZED CONSTRUCTION ENTRANCE DETAIL - NOT TO SCALE



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

DAVID D. PETERSON
PETERSON
12/7/2020
CERTIFICATE NO. 243720
STATE OF UTAH

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

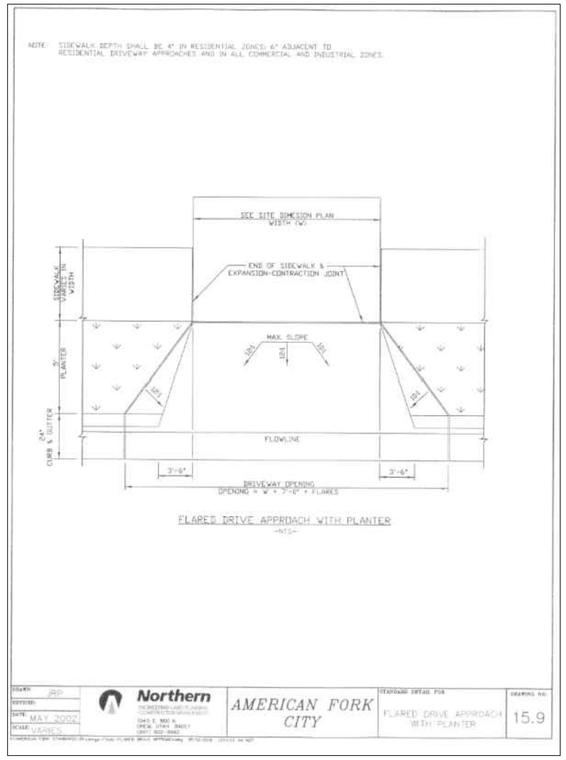
PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

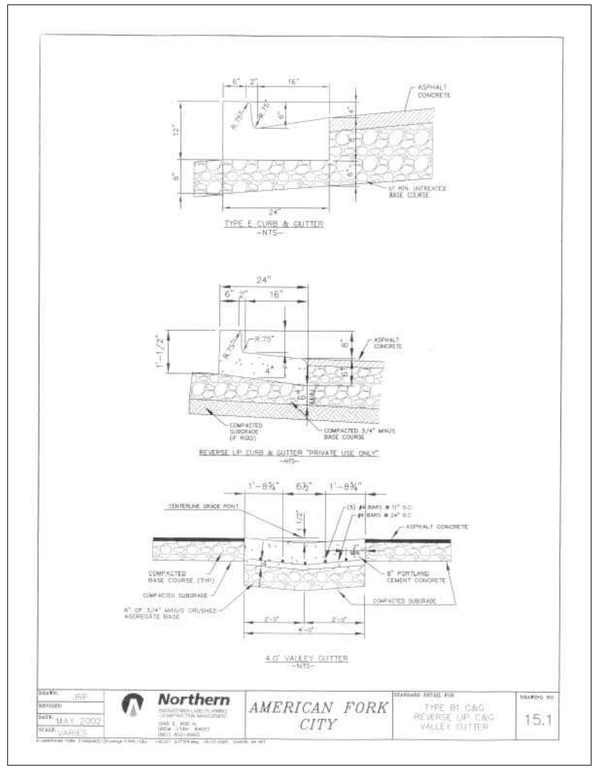
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CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

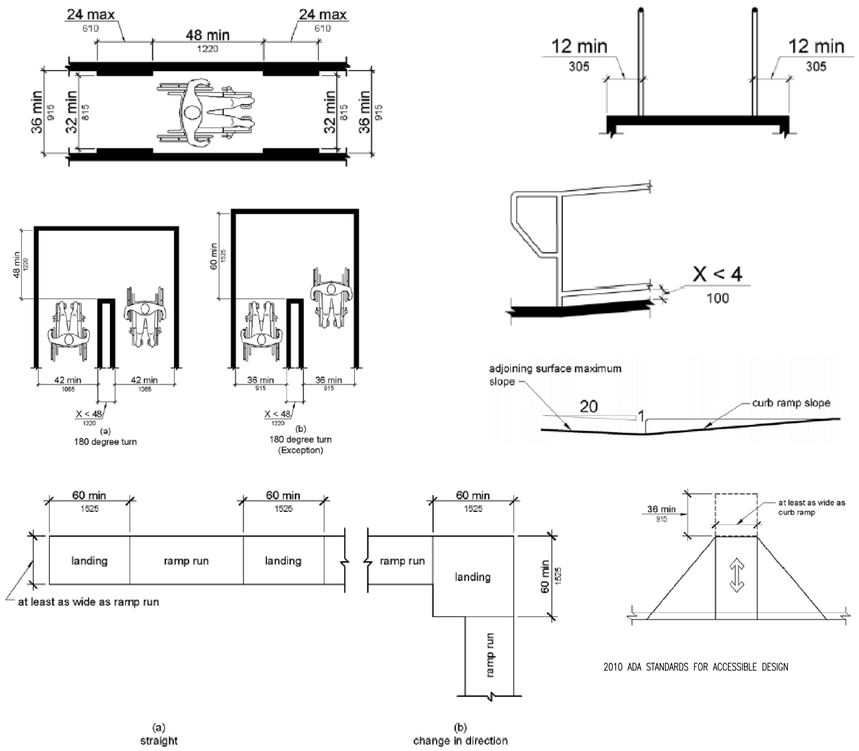
350 EAST 300 NORTH
AMERICAN FORK, UT 84003

STORM WATER POLLUTION PREVENTION PLAN

SHEET:10 OF 13
C 7.0







PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

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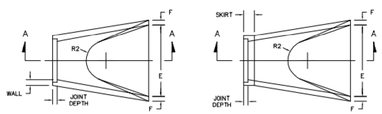
350 EAST 300 NORTH
AMERICAN FORK, UT 84003

DETAIL SHEET

SHEET: 11 OF 13
D 1.0

CIRCULAR FLARED END SECTION

CONCRETE PIPE



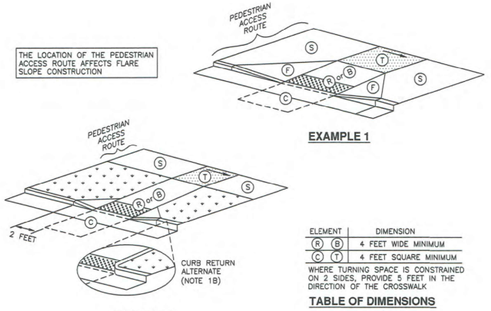
DIAMETER	WALL THICKNESS	JOINT DEPTH	APPROX. WEIGHT	A	FLARE LENGTH B	BARREL LENGTH C	LAY LENGTH D	FLARE WIDTH E	F	G	H	R-1	R-2	SKIRT
12"	4"	3-3/4"	530#	4"	24"	45-3/8"	23-1/8"	24"	2-3/4	3-1/8"	13"	10-1/16"	9"	NA
15"	4"	3-3/4"	740#	6"	27"	42-1/2"	21 69-1/2"	30"	3"	4"	18"	12-1/2"	11"	NA
18"	4-1/2"	4"	2,440#	9"	27"	46"	73"	36"	3-1/4"	3-3/4"	19"	15-1/2"	12"	NA
24"	5-1/4"	4-1/4"	3,260#	9-1/2"	43-1/2"	29-3/4"	73-1/4"	48"	3-3/4"	4-3/4"	25"	16-11/16"	15"	NA
30"	5-3/4"	4-1/4"	4,200#	12"	54"	19"	73"	60"	4-1/4"	5-3/4"	31"	18-5/16"	18"	NA
36"	6-5/8"	4-1/2"	7,880#	15"	63"	33-3/4"	96-3/4"	72"	4-3/4"	6-1/16"	37"	24-1/16"	20"	NA
42"	4-1/2"	3-3/4"	5,380#	21"	63"	35"	98"	78"	NA	NA	43"	27-1/16"	22"	5-1/2"
48"	5"	4-1/4"	6,550#	24"	72"	26"	98"	84"	NA	NA	49"	28-1/8"	22"	5-3/4"
54"	5-1/2"	4-3/4"	8,040#	27"	63"	35"	100"	90"	NA	NA	55"	30-7/8"	24"	6-1/4"
60"	6"	5"	8,750#	30"	60"	39"	99"	96"	NA	NA	61"	36-3/4"	24"	6-3/4"
72"	7"	6-1/2"	12,520#	34"	78"	21"	99"	108"	NA	NA	73"	38-5/8"	24"	7-3/4"

CP007
5/07

16419 TEN LANE, NAMPA, IDAHO 83687–(208)465–0176, 1–800–696–5648–FAX(208)465–7129

* ITEMS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.

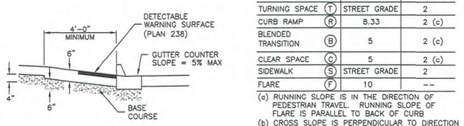
TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK.

TABLE OF DIMENSIONS



	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE (T)	STREET GRADE	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--

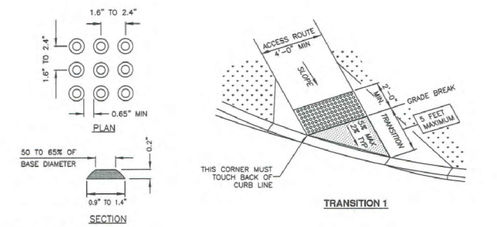
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

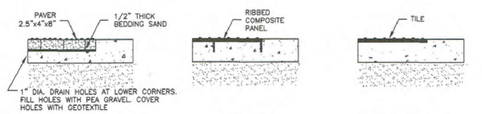
SLOPE TABLE

ADWA Utah Chapter

Mid-block curb cut assembly

Plan **236.1**
September 2011

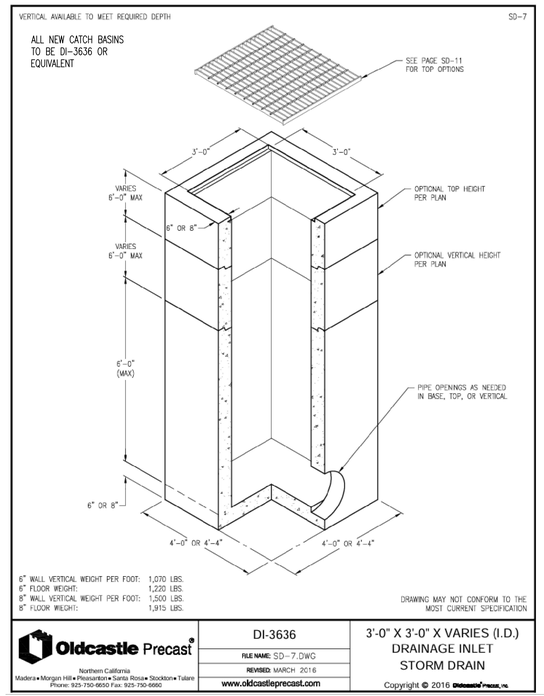


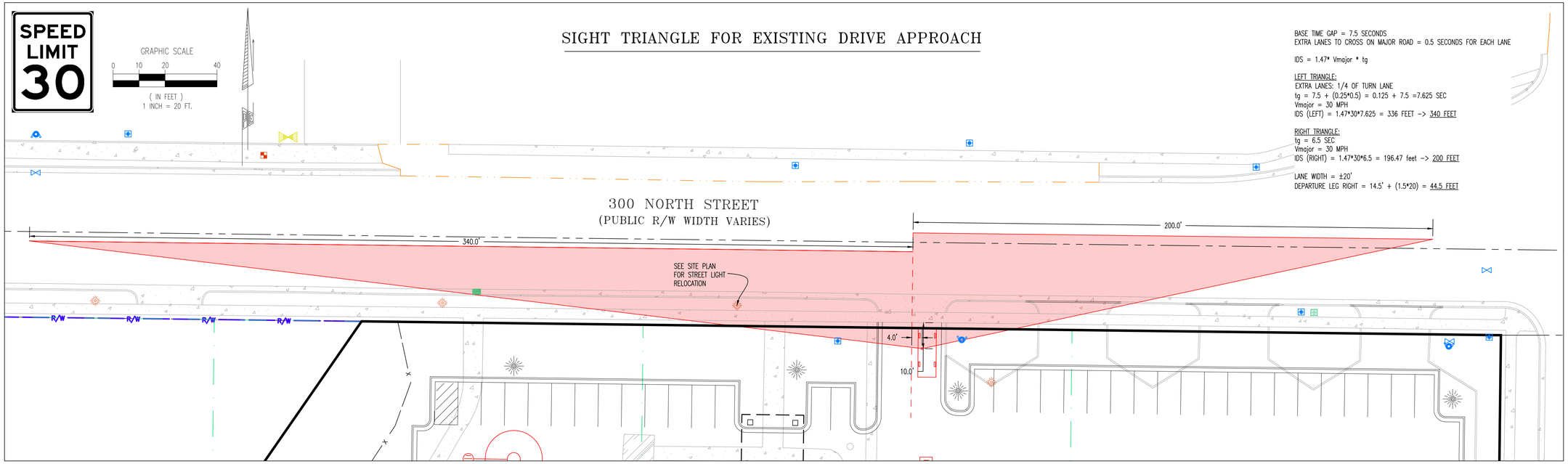


ADWA Utah Chapter

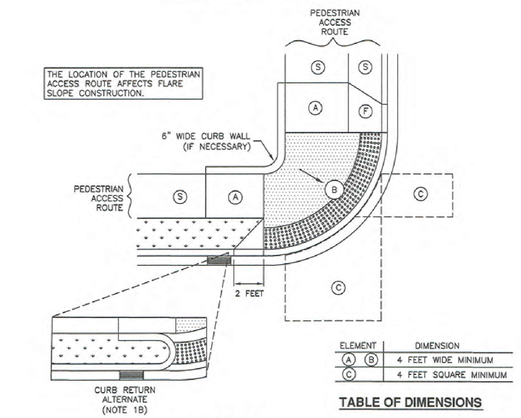
Detectable warning surface

Plan **238**
July 2011





NO TURNING SPACE



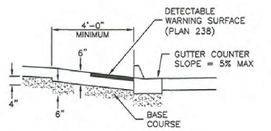
ELEMENT	DIMENSION
(A) (B)	4 FEET WIDE MINIMUM
(C)	4 FEET SQUARE MINIMUM

TABLE OF DIMENSIONS

EXAMPLE E

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--
APPROACH	(A)	8.33	5

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL



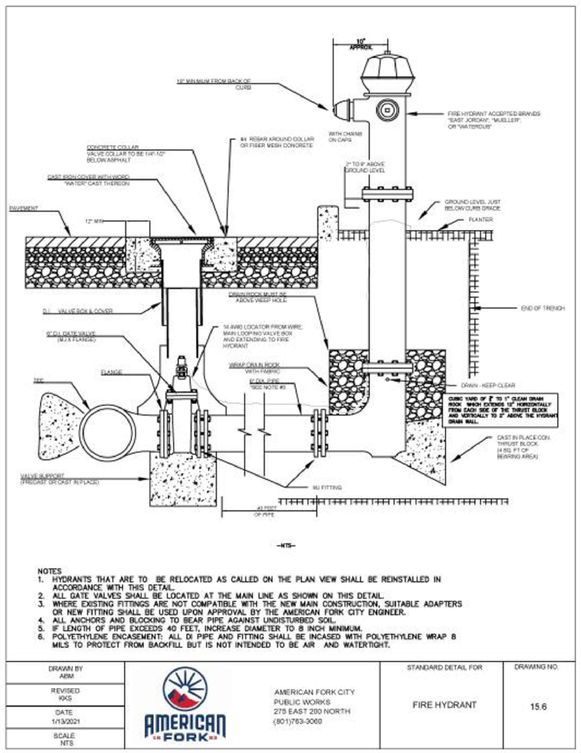
MATERIALS

SLOPE TABLE

APWA Utah Chapter

Corner curb cut assembly

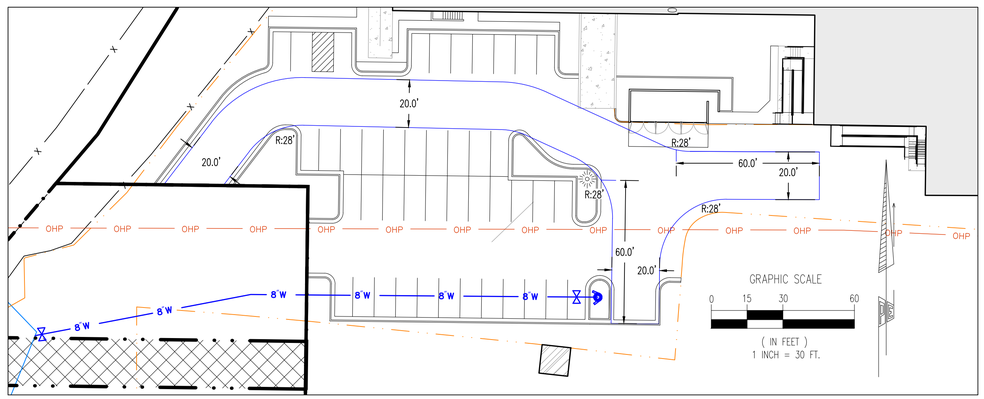
Plan 235.4
September 2011



NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE MAIN LINE AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH THE NEW MAIN CONSTRUCTION, SUITABLE ADAPTERS OR NEW FITTING SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR PIPE AGAINST UNDISTURBED SOIL.
5. IF LENGTH OF PIPE EXCEEDS 40 FEET, INCREASE DIAMETER TO 8 INCH MINIMUM.
6. POLYETHYLENE ENCASEMENT: ALL DI PIPE AND FITTING SHALL BE INCASED WITH POLYETHYLENE WRAP 8 MILS TO PROTECT FROM BACKFILL BUT IS NOT INTENDED TO BE AIR AND WATERTIGHT.

DRAWN BY	AWM	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-3069	STANDARD DETAIL FOR	DRAWING NO.
REVISED	KKS		FIRE HYDRANT	15.6
DATE	1/13/2021			
SCALE	NTS			

FIRE APPARATUS DETAIL



DAVID D. PETERSON 01/29/2020 5395720 STATE OF UTAH

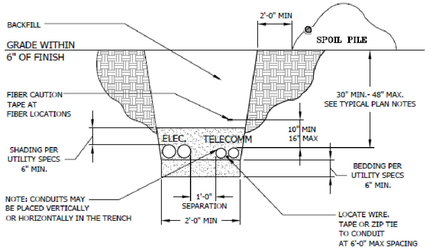
PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

DETAIL SHEET

SHEET:12 OF 13
D 2.0



TYPICAL TELECOMMUNICATIONS AND POWER SHARED TRENCH DETAIL

TYPICAL PLAN NOTES

SEE THE TYPICAL DETAILS FOR MORE INFORMATION.

BURIED TELECOMMUNICATIONS FACILITIES

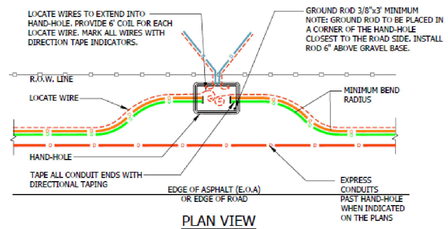
1. TYPICAL TRENCH DEPTHS:
   A. ALL TRENCH DEPTHS ARE THE MINIMUM REQUIRED FROM FINAL FINISH GRADE TO TOP OF CONDUIT.
      I. RESIDENTIAL 30".
      II. COUNTY AND CITY ROW 36".
2. ALL PEDESTALS AND VAULTS TO BE PLACED NEXT TO GROUND TRANSFORMERS, SWITCHES, AND OTHER GROUND INSTALLED POWER FACILITIES SHALL MEET MINIMUM CLEARANCE REQUIREMENTS REQUIRED BY THE POWER COMPANY.
3. ALL PEDESTALS AND VAULTS TO BE PLACED A MINIMUM OF 4'-0" CLEAR OF POWER POLES.
4. CONDUIT AND RUNS TO MAINTAIN 4'-0" MINIMUM FROM POWER POLE RUNNING LINE.
5. NOTIFY THE INSPECTOR IF MINIMUM CLEARANCES TO POWER POLES OR POWER RUNNING LINES ARE NOT ABLE TO BE MET.
6. ALL CONDUITS PLACED IN AN OPEN TRENCH TO BE LOCATED SUCH THAT THEY MINIMIZE SNAKING AND MAINTAIN AS STRAIGHT A PROFILE AS POSSIBLE.
7. ALL CONDUIT PATHWAYS SHALL BE PROVIDED FOR FUTURE CABLE INSTALLATION PRIOR TO THE COMPLETION OF CONSTRUCTION.

TITLE: MUNICIPAL FIBER DETAILS --TITLE BLOCK	Project #: PROJECT NUMBER	Tax Code: TAX CODE	Sheet #: XX OF 9

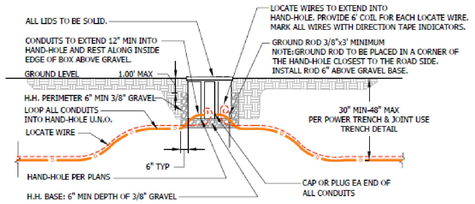
NOTES:
1. PLACE HAND-HOLE AGAINST R.O.W. LINE UNLESS NOTED OTHERWISE (U.N.O.) ON THE PLANS. SWEEP DUCTS AND TRACER LOCATE WIRE INTO HAND-HOLE WHILE MAINTAINING MINIMUM BEND RADIUS AT ALL CONDUIT BENDS. PLUG OR CAP ALL CONDUIT ENDS. MARK ALL CONDUIT ENDS WITH DIRECTIONAL TAPE INDICATORS.

2. SWEEP DUCTS AND LOCATE WIRE INTO HAND-HOLE WHILE MAINTAINING MIN. BENDING RADIUS AT ALL CONDUIT BENDS.
   MIN. BEND RADIUSES: 18/14 MICRO-DUCT= 7"
   4 WAY OR 7 WAY FUTURE PATH MICRO-CONDUITS = 4'

3. DETAIL IS REPRESENTATIVE OF TYPICAL FIELD CONDITIONS. ACTUAL CONDITIONS MAY VARY AND ARE SUSCEPTIBLE TO ALTERATIONS AS WARRANTED BY FIELD INSPECTORS.



PLAN VIEW



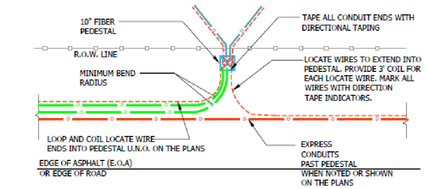
PROFILE VIEW

PREFERRED HAND-HOLE PLACEMENT DETAIL

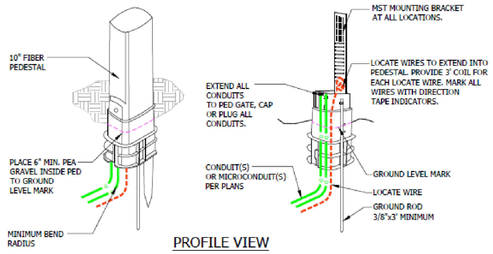
NOTES:
1. PLACE PEDESTAL AGAINST R.O.W. LINE UNLESS NOTED OTHERWISE (U.N.O.) ON THE PLANS. LOOP ALL DUCTS INTO PEDESTAL WHILE MAINTAINING A RADIUS/SWEEP AT ALL BENDS. PLUG OR CAP ALL CONDUIT ENDS FOR CONDUITS NOT IN USE. MARK ALL CONDUIT ENDS WITH DIRECTIONAL TAPE INDICATORS.

2. DETAIL IS REPRESENTATIVE OF TYPICAL FIELD CONDITIONS. ACTUAL CONDITIONS MAY VARY AND ARE SUSCEPTIBLE TO ALTERATIONS AS WARRANTED BY STRATA NETWORKS FIELD INSPECTORS.

3. SWEEP DUCTS AND LOCATE WIRE INTO HAND-HOLE WHILE MAINTAINING MIN. BENDING RADIUS AT ALL CONDUIT BENDS.
   MIN. BEND RADIUSES: 18/14 MICRO-DUCT= 7"
   4 WAY OR 7 WAY FUTURE PATH MICRO-CONDUITS = 4'



PLAN VIEW



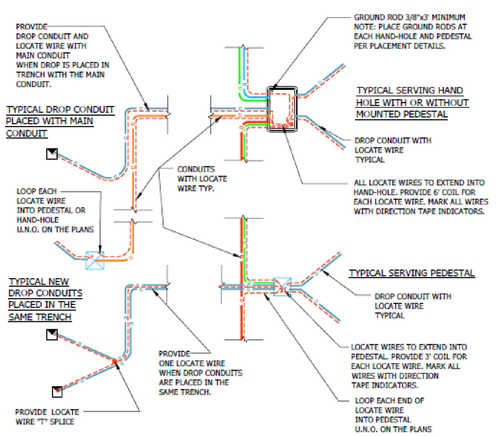
PROFILE VIEW

PEDESTAL PLACEMENT DETAIL

TITLE: MUNICIPAL FIBER DETAILS --TITLE BLOCK (2)	Project #: PROJECT NUMBER	Tax Code: TAX CODE	Sheet #: XX OF 9

NOTES:
1. LOCATE WIRE TO RUN CONTINUOUS FROM HAND-HOLE/PEDESTAL TO ADJACENT HAND-HOLE/PEDESTAL. MID-SPAN SPLICING OF LOCATE WIRE IS NOT PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE INSPECTOR. ALL MAIN LINE LOCATE WIRES CONTAINING A INTERMEDIATE SPLICE WILL BE SUBJECT TO PRE-APPROVAL, LOCATION VERIFICATION, AND LOCATE TESTING PRIOR TO ACCEPTANCE.

2. ATTACH ALL LOCATE WIRE TO CONDUIT AT 6'-0" MAX SPACING WITH TAPE OR ZIP TIES PRIOR TO PLACING CONDUIT INTO THE TRENCH.

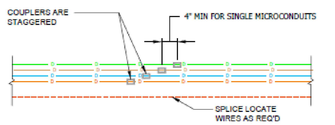


TYPICAL LOCATE SYSTEM DETAIL

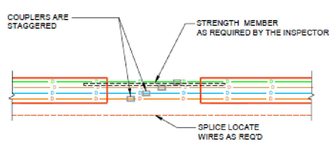
NOTES:
1. LOCATE WIRE MAY BE LOCATED INSIDE OF AN EXISTING CONDUIT OR FASTENED TO THE EXTERIOR OF A NEW CONDUIT.

2. ALL CONDUIT COUPLERS ARE TO BE SUPPLIED OR APPROVED BY THE CONDUIT MANUFACTURER.

2. DETAIL IS REPRESENTATIVE OF TYPICAL FIELD CONDITIONS. ACTUAL CONDITIONS MAY VARY AND ARE SUSCEPTIBLE TO ALTERATIONS AS WARRANTED BY STRATA NETWORKS FIELD INSPECTORS.



SINGLE MICROCONDUIT COUPLE DETAIL



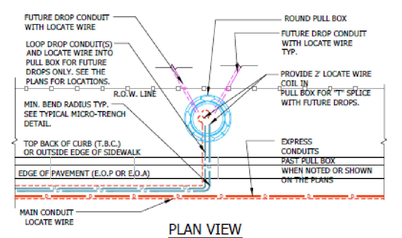
4 WAY FUTURE PATH MICROCONDUITS COUPLE DETAIL

CONDUIT COUPLE DETAILS

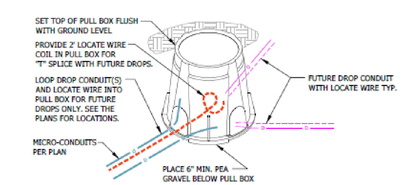
TITLE: MUNICIPAL FIBER DETAILS --TITLE BLOCK (3)	Project #: PROJECT NUMBER	Tax Code: TAX CODE	Sheet #: XX OF 9

NOTES:
1. PLACE PULL BOX AGAINST R.O.W. LINE WHERE POSSIBLE. PULL BOXES ARE NOT TO BE PLACED IN LOCATIONS WHERE POTENTIAL VEHICLE TRAFFIC MAY OCCUR. LOOP ALL UNUSED DROP MICRO-CONDUITS INTO PULL BOX WHILE MAINTAINING A RADIUS/SWEEP AT ALL BENDS. PLUG OR CAP ALL MICRO-CONDUIT ENDS INSIDE PULL BOX. PULL BOX IS INTENDED TO BE REMOVED ONCE THE FUTURE DROP CONDUIT HAS BEEN INSTALLED.

2. DETAIL IS REPRESENTATIVE OF TYPICAL FIELD CONDITIONS. ACTUAL CONDITIONS MAY VARY AND ARE SUSCEPTIBLE TO ALTERATIONS AS WARRANTED BY STRATA NETWORKS FIELD INSPECTORS.



PLAN VIEW



PROFILE VIEW

PULL BOX PLACEMENT DETAIL

KEY FOR COLOR CODING CABLES, CONDUITS, & LOCATE WIRE:

TAPE THE ENDS OF THE CABLES, CONDUITS, AND LOCATE WIRE IN PEDS AND HAND-HOLES, DEPENDING ON WHICH DIRECTION THEY ARE LEAVING THE PEDESTAL OR HAND-HOLE. COLORS MAY BE COMBINED TO DELINEATE ADDITIONAL DIRECTIONS, I.E. SOUTH-WEST, NORTH-WEST, ETC. USE ONLY SOLID COLORED TAPE.

CENTRAL OFFICE/NETWORK FEED-BLUE
(USE BLUE ONLY WHEN DIRECTED BY THE INSPECTOR)
NORTH-ORANGE
EAST-GREEN
SOUTH-BROWN
WEST-SLATE

TITLE: MUNICIPAL FIBER DETAILS --TITLE BLOCK (4)	Project #: PROJECT NUMBER	Tax Code: TAX CODE	Sheet #: XX OF 9

PROJECT #: C-25-055
DRAWN: M. CROFT
CHECKED: D. PETERSON

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7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

DETAIL SHEET

SHEET:13 OF 13
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