AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

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

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

2. **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 March 2, 2026, Development Review Committee minutes.

4. **Public Hearings** (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)

    a. Public hearing on an application for an Amended Final Plat, known as Walton Lot, located at approximately 794 W 1000 N Circle, American Fork City. The Amended Final Plat consists of approximately 2.35 acres and is in the R1-12000 and RA-1 Zone.

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

    a. Review and action on an application for a Final Plat, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Final Plat consists of 5 acres and is in the I-1 Industrial Zone.
    b. Review and action on an application for a Final Plat, known as High Pointe Apartments, located at 620 S 740 E, American Fork City. The Final Plat consists of 3.46 acres and is in the PC Planned Community Zone.

6. **Adjournment**

Dated this 5th day of March 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

March 2, 2026

The American Fork City Development Review Committee met in a regular session on March 2nd, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 9:00 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
Annie Reed	Planner I
Ben Hunter	City Engineer
Mat Sacco	Fire Marshall
Administrative Assistant	

Others Present:

Public Comments (10-minute public comment period)

Open Public Comments:

No Comments

Closed Public Comments

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of February 23rd 2026, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

Sam Kelly 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 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.**

Cody Opperman presented a Preliminary Plan application for the Monument Health Center, a nursing home located in the PL-1 (Professional Office) zoning designation. The proposal includes overall site improvements such as modifications to the parking layout, changes to ingress and egress, and updates to landscaping and drainage. The project was reviewed by the Development Review Committee (DRC), and staff noted that outstanding comments are outlined

in the Conditions of Approval. Staff recommended that those remaining comments be addressed during the Final Plat and Commercial Site Plan application processes. The application was found to comply with the requirements of Sections 17.72.0202 and 17.72.0204 of the City Code governing the preliminary plat process.

Mat Sacco arrived

Sam Kelly moved to approve the proposed Preliminary Plat, located at 350 E 300 N, American Fork City, in the PO-1 Zone, subject to the condition that all outstanding comments shall be addressed and resolved as part of the Final Plat and Commercial Site Plan application processes.

Patrick O'Brien 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.

Aaron Brems seconded the motion.

Voting was as follows:

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

The motion passed

Meeting adjourned at 9:09AM

Carolyn Lloyd

Administrative Assistant

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

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the American Fork City Development Review Committee will hold a Public Hearing on March 9, 2026, in the Public Works building, located at 275 East 200 North, commencing at 9:00 AM.

The public and each affected entity is invited to provide information and comment for American Fork City to consider in the process of the proposed items.

- **Notice of public hearings on an amended plat for Walton Lot Amended Final Plat**
    - Review and action on an application for an Amended Final Plat, known as Walton Lot, located at approximately 794 W 1000 N Circle, American Fork City. The Amended Final Plat will be for approximately 2.38 acres and is in the R1-12000 and RA-1 Zone.
        - The applicant is applying for an Amended Final Plat to allow for the building of a single-family home on one of the lots. This application will help clean up a prior subdivision and ensure that all lots meet the requirements of the underlying zone.

Shortly before the public hearing, supporting documentation is posted on the city website at www.americanfork.gov or available by contacting the City Recorder at 801.763.3000.

Development Review Committee Staff Report
Meeting Date: March 9, 2026

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Walton Lot, located at approximately 794 W 1000 N Circle, American Fork City. The Amended Final Plat consists of 2.38 acres and is in the R1-12000 and RA-1 Zone.

Background

The applicant is applying for an Amended Final Plat to allow for the building of a single-family home on one of the lots. This application will help clean up a prior subdivision and ensure that all lots meet the requirements of the underlying zone.

Project Map



Development Review Committee Staff Report
Meeting Date: March 9, 2026

Agenda Topic

Review and action on an application for a Final Plat, known as Climb Concrete, located at approximately 300 E 1700 S, American Fork City. The Final Plat consists of 5 acres and is in the I-1 Industrial Zone.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Parcel ID:		13:078:0103
Project Type:		Industrial Building
Applicants:		Michael Frost and Chris Huntsman
Existing Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		I-1 Industrial
Surrounding Zoning:	North	PI-1 Planned Industrial
	South	M-1 Marina
	East	M-1 Marina
	West	I-1 Industrial and SP Shoreline Protection
Square Footage (By Use)		6,118 Square Feet
Total Number of Units		N/A
Parking Requirement		36 Parking Stalls

Background

The applicant has applied for a Preliminary Plat to develop an Industrial Property. The project looks to provide an office-warehouse and outdoor storage of Climb Concrete. The southern portion of the lot near Utah Lake is not being developed.

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

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

A. Application for final plan/plat approval.
B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
C. Copies of the detailed engineering documents and other supporting materials.
D. An itemized engineers estimate of the cost of constructing the required improvements.
E. Copy of project documentation.
F. Evidence of payment of review and recording fee.
G. Documents conveying water rights to city.
H. Evidence that any boundary conflicts with adjacent properties are fully resolved.
I. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

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

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

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

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.

C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

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

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

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

Project Conditions of Approval

1. Prior to certificate of occupancy, the lift station will need to be in compliance with code requirements as previously discussed.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.503.
2. The Final Plat meets the requirements of Section 17.7.207.

Development Review Committee Staff Report
Meeting Date: March 9, 2026

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Final Plat meets the requirements of Section 17.7.211. Staff recommends Approving the application.

Potential Motions – Final Plat

Approval

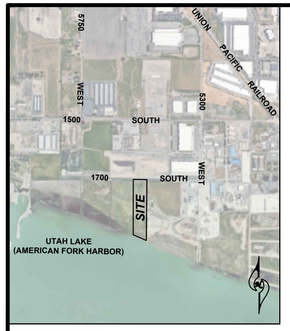
I move to approve the proposed Final Plat, located at 300 E 1700 S American Fork City, in the I-1 Industrial Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 300 E 1700 S, American Fork City, in the I-1 Industrial Zone.

Table

I move to table action for the proposed Final Plat, located at 300 E 1700 S, American Fork City, in the I-1 Industrial Zone and instruct staff/developer to……..



VICINITY MAP
NTS

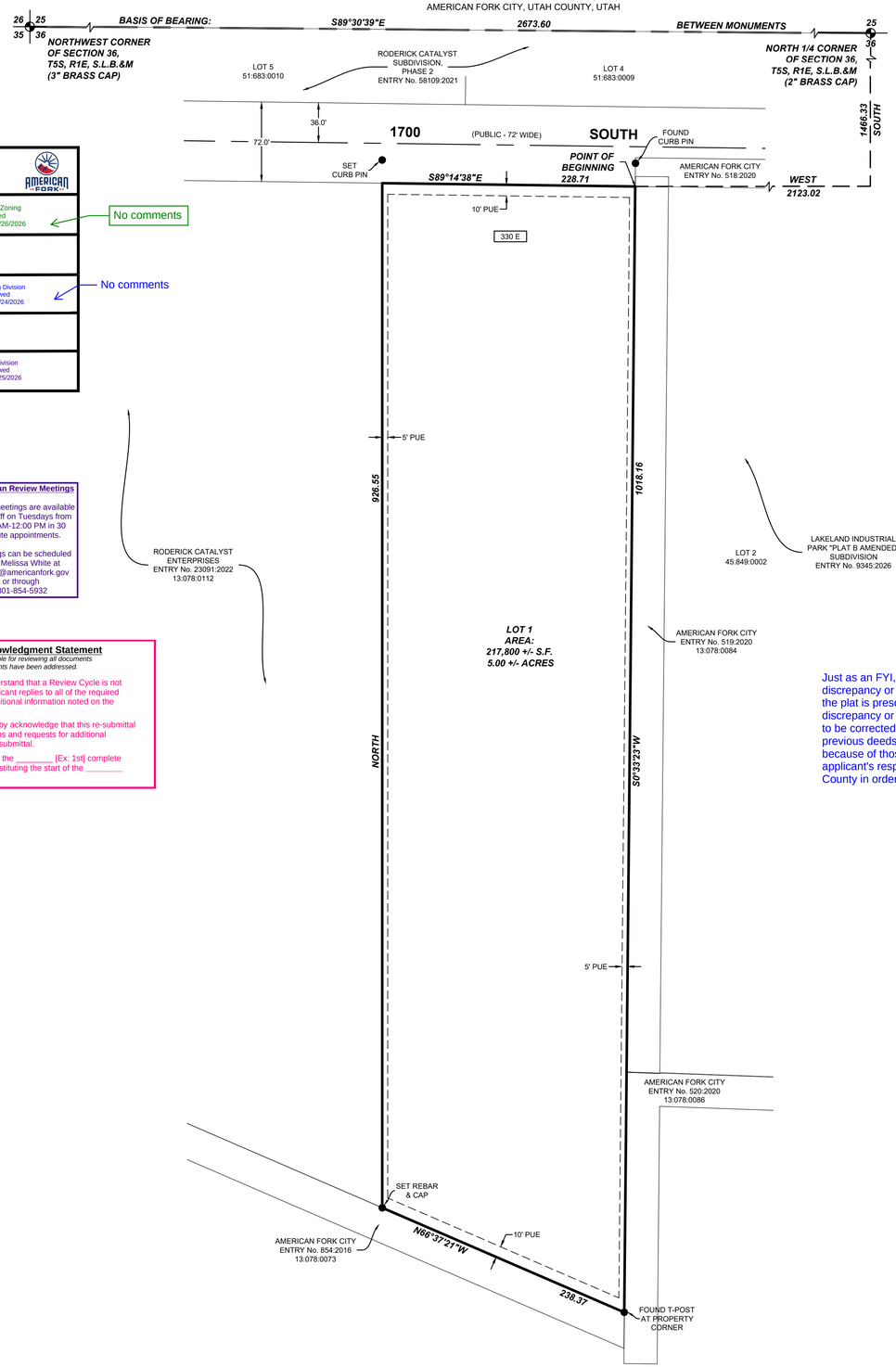
DATE OF PREPARATION
May 20, 2025

SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

LEGEND

———	MONUMENT LINE
———	BOUNDARY LINE
———	ADJACENT PROPERTY LINE
XXX/XXX	BOOK/PAGE
XXXXXXX	ENTRY NUMBER
◉	SECTION CORNER

FINAL PLAT
OF
CLIMB VENTURES
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 36, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH





NOTES:
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
2. A TITLE COMMITMENT PREPARED BY METRO NATIONAL TITLE ASSOCIATES, LLC, LAYTON, UTAH, WITH A COMMITMENT NUMBER: MA19458, COMMITMENT DATE: APRIL 17, 2025, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY. CIVIL SOLUTIONS GROUP, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS DOCUMENT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. UNLESS NOTED OTHERWISE, ANY RECORD PARCELS OR TITLE EXCEPTIONS/EASEMENTS NOTED ON THIS SURVEY ARE REFERENCED FROM THIS DOCUMENT.
3. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH CSG ENG & SURVEY CAP TO BE PLACED AT ALL LOT REAR CORNERS PRIOR TO OCCUPANCY.
4. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'AE' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0308F EFFECTIVE DATE JUNE 19, 2020.
5. CURRENT ZONING: I-1 (INDUSTRIAL)
6. LAND USE DESIGNATION: DESIGN INDUSTRIAL
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 02/24/2026	Planning and Zoning Reviewed copperman 02/26/2026
EC/LID Reviewed tmezenen 02/25/2026	
	Engineering Division Reviewed rburkhill 02/24/2026
Public Infrastructure Reviewed cscott 02/24/2026	Streets Division Reviewed ehyde 02/25/2026

No comments

No comments

Next Step

Revise and Resubmit based off comments made from staff

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.

Just as an FYI, as previously mentioned by JUB, there may be mathematical discrepancy or variance that may not match what the County shows. If when the plat is presented to the County to be recorded, the mathematical discrepancy or variance that may not match what the County shows will need to be corrected by the applicant. It is not the City's responsibility to correct previous deeds. If the County flags any issues or does not record the plat because of those issues, we will notify you of the issues and it will the applicant's responsibility to correct the issues, if any, as identified by the County in order to record the plat.

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

FEBRUARY 23, 2026
CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION
(FROM TITLE REPORT REFERENCED IN NOTE #2)

BEGINNING AT A POINT SOUTH 1466.33 FEET AND WEST 2123.02 FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°33'23" WEST 1018.16 FEET; THENCE NORTH 66°37'21" WEST 238.37 FEET; THENCE NORTH 926.55 FEET; THENCE SOUTH 89°14'38" EAST 228.71 FEET TO THE POINT OF BEGINNING.

CREATES 1 LOT & CONTAINS: 5.00+/- ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

CLIMB VENTURES
SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

_____(SIGNATURE)
CLIMB VENTURES, LLC

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF CLIMB VENTURES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND 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

AMERICAN FORK CITY CLERK APPROVAL
APPROVED THIS _____DAY OF _____, A.D. 20____ BY AMERICAN FORK CITY CLERK.

_____
AMERICAN FORK CITY CLERK

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

_____
SEWER & WATER AUTHORITY

FINAL PLAT
OF
CLIMB VENTURES
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 36, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 12606452-2201 CURTIS BOWN STATE OF UTAH 2-23-26		

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
DESIGN DELIVERABLES

300 EAST 1700 SOUTH
AMERICAN FORK, UT
2/9/2026

VICINITY MAP
NTS



VARIOUS SONGBIRD/MIGRATORY BIRD SPECIES ARE LIKELY TO OCCUR/AND/OR HAVE BEEN OBSERVED ON THIS PROPERTY BEFORE. THESE BIRDS ARE LIKELY PROTECTED UNDER THE MIGRATORY BIRD TREATY ACT OF 1918 (MBTA). THIS ACT DOES NOT ALLOW ANYONE TO KILL, CAPTURE, ATTEMPT TO CAPTURE, TRADE, OR TRANSPORT PROTECTED MIGRATORY BIRD SPECIES WITHOUT AUTHORIZATION FROM THE USFWS. DISTURBANCES ASSOCIATED WITH CONSTRUCTION SUCH AS NOISE, VIBRATIONS, TREE CUTTING, ETC. THAT WOULD CAUSE A BIRD TO ABANDON ITS NEST ARE ILLEGAL UNDER THE MBTA.

TO COMPLY WITH THE MBTA DURING CONSTRUCTION:

1. NO NESTING VEGETATION (WHICH CAN INCLUDE TREES, SHRUBS, AND HERBACEOUS VEGETATION SUCH AS GRASSES AND FORBS) CLEARING CAN OCCUR DURING THE TYPICAL NESTING/BROOD REARING PERIOD FROM APRIL 1 THROUGH AUGUST 30.
2. CONTRACT WITH A QUALIFIED WILDLIFE BIOLOGIST TO PERFORM A NEST CLEARING SURVEY IMMEDIATELY PRIOR (WITHIN 3 DAYS) TO CONSTRUCTION ACTIVITIES IF ANY VEGETATION CLEARING IS REQUIRED DURING THE NESTING/BROOD-REARING PERIOD.
3. IF ACTIVELY NESTING/BROOD-REARING BIRDS ARE FOUND WITHIN OR REASONABLY NEAR (WITHIN 200 FEET) THE VEGETATION CLEARANCE AREA, CLEARANCE AND CONSTRUCTION SHOULD BE POSTPONED UNTIL BREEDING ACTIVITY IS COMPLETED (AS DETERMINED BY A QUALIFIED WILDLIFE BIOLOGIST).

IF CULTURAL RESOURCES ARE INADVERTENTLY DISCOVERED DURING DEVELOPMENT, ALL GROUND-DISTURBING ACTIVITIES MUST TEMPORARILY CEASE WITHIN THE LOCATION OF THE DISCOVERY, AND THE FIND IMMEDIATELY REPORTED TO DR. CHRIS MERRITT (801-245-7263 OR CMERRITT@UTAH.GOV) AT THE UTAH SHPO. DR. MERRITT WILL PROVIDE GUIDANCE IN THE EVENT OF AN INADVERTENT DISCOVERY OF CULTURAL RESOURCES.

PARKING TABULATIONS	
GENERAL BUSINESS OFFICE USE	
GROSS FLOOR AREA	7650 SF
REQUIRED PARKING STALLS	31
WAREHOUSE USE	
GROSS FLOOR AREA	4978 SF
REQUIRED PARKING STALLS	5
TOTAL REQUIRED PARKING STALLS	36

STANDARD DRAWINGS & SPECIFICATIONS:

1. AMERICAN FORK CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.
2. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

AMERICAN FORK CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENTS FOR THIS PROJECT HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ _____ DATE:_____

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND & NOTES
C100	DEMO PLAN
C101	SITE PLAN
C102	UTILITY PLAN
C103	GRADING & DRAINAGE PLAN
C104	STORMWATER CALCULATIONS
C105	EROSION CONTROL PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS

American Fork City Development Review

Sewer/Storm Drain Division Reviewed ahardy 02/23/2026	Planning and Zoning Reviewed copperman 02/23/2026 ← No comments
EC/LID Reviewed tmezenen 02/24/2026	**Fire Reviewed M.Sacco 02/25/2026**
	Engineering Division Reviewed rburkhill 02/25/2026 ← Address comments
Communications Reviewed MHunsaker 02/25/2026	Streets Division Reviewed ehyde 02/25/2026
Public Infrastructure Reviewed cscott 02/24/2026	**APPROVED**

AREA TABULATIONS, SF		
IMPERMEABLE	34,937	35.41%
LANDSCAPE	5,107	5.18%
GRAVEL	58,613	59.41%
TOTAL	98,657	100.00%

PROJECT CONTACTS:

1. CIVIL ENGINEER:
   WESTON SOUTHWICK
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   WSOUTHWICK@CSG.WORK
   P. 801.368.2060
2. SURVEYOR
   CURTIS BOWN
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   CBOWN@CSG.WORK
   P. 435.720.3761
3. AMERICAN FORK CITY ENGINEER
   BEN HUNTER
   275 E 200 N
   AMERICAN FORK, UT 84003
   BHUNTER@AMERICANFORK.GOV
   P. 801.763.3060
4. AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT:
   275 E 200 N
   AMERICAN FORK, UT 84003
   P. 801-763-3060
5. AMERICAN FORK FIRE & RESCUE DEPARTMENT:
   FIRE MARSHAL: MAT SACCO
   96 N CENTER ST
   AMERICAN FORK, UT 84003
   MSACCO@AMERICANFORK.GOV
   P. 801.763.3045
6. ROCKY MOUNTAIN POWER:
   BUILDER'S HOTLINE
   1.800.469.3981
   ROCKYMOUNTAINPOWER.NET
7. UTAH STORM WATER PERMIT:
   UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
   DIVISION OF WATER QUALITY
   195 N 1950 W
   SALT LAKE CITY, UTAH 84116
   P. 801.536.4000
   https://deq.utah.gov/water-quality/updes-ereporting#construction
8. ENBRIDGE GAS:
   JEREMY LITTERAL
   JEREMY.D.LITTERAL@DOMINIONENERGY.COM
   P. 385.315.8599

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.

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

FEMA FLOOD HAZARD ZONE AE
PANEL #: 49049C0308F
EFFECTIVE 6/19/2020
100-YR FLOOD ELEVATION: 4,498'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

COVER

C001

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C001 COVER

GENERAL

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION.
3. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
4. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CIVIL SOLUTIONS GROUP DOES NOT CONTROL OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
8. CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
10. CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

SAFETY AND RESPONSIBILITY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY. INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
3. ALL CONSTRUCTION FENCING, EROSION CONTROL TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE.
4. CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

SURVEY AND EXISTING CONDITIONS

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HANDHOLES, JUNCTIONS, ETC) AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BEING IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
2. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER CONSTRUCTION AND SITE MAINTENANCE
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
4. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

PAVEMENTS AND COMPACTION

1. ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
2. IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
3. SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS, THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
   a. THE MINIMUM RELATIVE DENSITY SHALL BE 96% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
   b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
   c. THE MINIMUM RELATIVE DENSITY SHALL BE 92% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.
4. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO APWA 245 UTILIZING A HIGH-WOVEN FABRIC COMPACTED TO 95% AND PER GEOTECHNICAL REPORT.
5. UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 10" MIN.
6. ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

COORDINATION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
2. ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS 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. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING IMPROVEMENTS DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXITING UTILITIES AND IMPROVEMENTS, EXCAVATION SUPPORT, PHASING OF WORK AND TRAFFIC CONTROL.
6. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTION OR SERVICE.
7. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY OWNER'S PERMISSION.
8. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. AT THE OWNERS DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON SITE ENGINEER.
10. PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
11. CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

UTILITIES

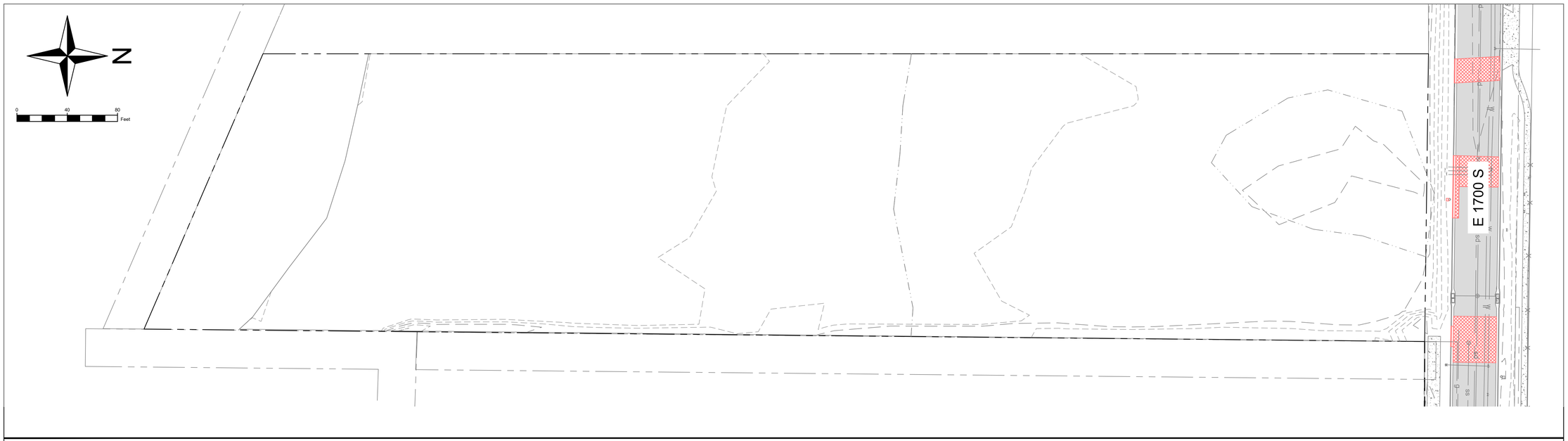
1. WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER AMERICAN FORK CITY AND/OR APWA DRAWINGS AND SPECIFICATIONS.
2. ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
3. CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE MUNICIPAL DETAIL DRAWINGS. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.
4. BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER MUNICIPALITY STANDARDS AND SUBMIT RESULTS TO MUNICIPALITY AND ENGINEER.
5. ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE MUNICIPALITY. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE MUNICIPAL INSPECTOR.
6. ALL EXISTING AND PROPOSED MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER MUNICIPAL OR APWA STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
7. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER MUNICIPALITY OR APWA.
8. DETECTABLE WARNING TAPE AND DEDICATED TRACING WIRE SHALL BE PROVIDED FOR ALL SUBSURFACE UTILITIES. THIS SHALL BE BURIED A MAXIMUM OF 18" DEEP.
9. THE TOPS, RIMS, GRATES, COVERS, ETC. OF ANY UTILITY STRUCTURE THAT IS TO REMAIN SHALL BE ADJUSTED TO MATCH FLUSH WITH FINAL GRADE. ALL NEW COMPONENTS SHALL SIMILARLY BE INSTALLED FLUSH WITH FINAL GRADE.
10. FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
11. THE SCOPE OF THE ELECTRICAL, COMMUNICATION, AND GAS FACILITIES SHOWN IN THESE PLANS ARE DIAGRAMMATIC. CIVIL SOLUTIONS GROUP DID NOT DESIGN OR COORDINATE THESE ELEMENTS. DESIGN AND COORDINATION OF THESE FACILITIES ARE BY OTHERS. NOT ALL COMPONENTS OF THE EXISTING FACILITIES OR THE PROPOSED FACILITIES ARE SHOWN. CONTRACTOR IS TO INCLUDE ALL REQUIRED COMPONENTS IN SCOPE.
12. ALL CONDUIT SHALL BE RIGID PVC ELECTRICAL CONDUIT, NEMA TC2 AND UL-651. FITTINGS AND CONDUIT BODIES SHALL BE PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT SHALL MEET ASTM F656 AND D2564 REQUIREMENTS. PULL ROPE SHALL BE ¾ INCH DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE. SEAL ALL ENDS WITH BLANK DUCT PLUGS, SECURE ROPE TO DUCT PLUG.
13. ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS, APWA SPECIFICATIONS, CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURERS QUALIFIED INSTRUCTOR AND BE QUALIFIED/FACTORY CERTIFIED BEFORE INSTALL.

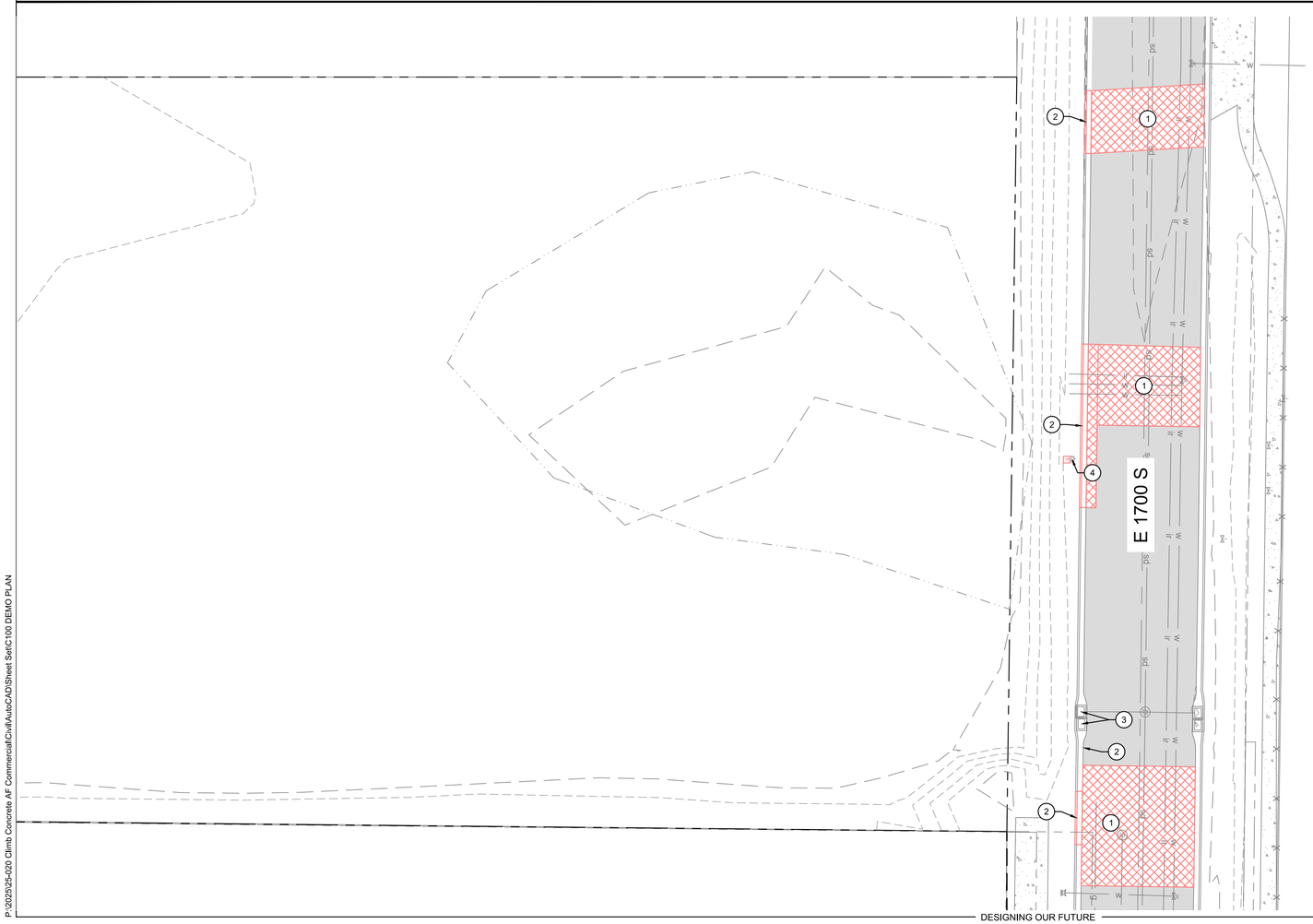
STORMWATER POLLUTION PREVENTION

14. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923) AND SHALL BE COMPLIANT WITH THE MUNICIPALITIES MS4 REQUIREMENTS. A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SWPPP, THE FILING OF PERMITS, MAINTENANCE OF BMP'S, AND ALL OTHER ITEMS ASSOCIATED WITH SWPPP AND MS4 COMPLIANCE.
16. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
17. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
18. ALL BMP'S SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING AND A NOTICE OF TERMINATION IS FILED.
19. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).

ADA COMPLIANCE GENERAL NOTES (SITE DEVELOPMENT PLANS)

20. ACCESSIBLE PEDESTRIAN PATHWAYS
    20.1. CONTINUOUS ACCESSIBLE ROUTE: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ROUTE CONNECTING ALL ACCESSIBLE PARKING SPACES, BUILDING ENTRANCES, AND SITE AMENITIES. THIS ROUTE SHALL BE AT LEAST 36 INCHES WIDE (CLEAR) WITH NO ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH (CHANGES UP TO 1/2 INCH MUST BE BEVELED). RUNNING SLOPES SHALL NOT EXCEED 5% (1:20), AND CROSS SLOPES SHALL NOT EXCEED 2% (1:48). ANY WALKWAY SEGMENT WITH A SLOPE >5% SHALL BE TREATED AS A RAMP AND COMPLY WITH RAMP REQUIREMENTS.
    20.2. SURFACE CHARACTERISTICS: THE CONTRACTOR SHALL ENSURE ALL ACCESSIBLE WALKWAYS ARE FIRM, STABLE, AND SLIP-RESISTANT, FREE OF MUD, SAND, DEBRIS, AND OTHER IMPEDIMENTS.
    20.3. VERTICAL CLEARANCE & PROTRUSIONS: THE CONTRACTOR SHALL MAINTAIN AT LEAST 80 INCHES OF VERTICAL CLEARANCE ON ALL PEDESTRIAN PATHS. NO PROTRUDING OBJECTS SHALL EXTEND MORE THAN 4 INCHES FROM WALLS BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR/GROUND SURFACE.
21. CURB RAMPS AND RAMPS
    21.1. SLOPES & DIMENSIONS: THE CONTRACTOR SHALL CONSTRUCT ALL CURB RAMPS AND RAMPS ON ACCESSIBLE ROUTES WITH A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) AND A CROSS SLOPE ≤ 2% (1:48). EACH RAMP OR CURB RAMP SHALL HAVE A CLEAR WIDTH OF AT LEAST 36 INCHES.
    21.2. LANDINGS: THE CONTRACTOR SHALL PROVIDE A LEVEL LANDING (≤2% SLOPE) AT THE TOP OF EACH CURB RAMP, AT LEAST 36 INCHES IN LENGTH AND AT LEAST AS WIDE AS THE RAMP. THE BOTTOM TRANSITION TO THE STREET/DRIVE MUST ALSO BE FLUSH AND SMOOTH.
    21.3. FLARES/SIDE SLOPES: WHERE CURB RAMP SIDES ARE EXPOSED AND WITHOUT HANDRAILS, THE CONTRACTOR SHALL PROVIDE FLARED SIDES ≤1:10. IF SITE CONSTRAINTS PROHIBIT A TOP LANDING, FLARED SIDES (≤1:12) MAY BE USED TO ACCOMMODATE CROSSING FROM THE SIDE.
    21.4. DETECTABLE WARNINGS: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES (TRUNCATED DOMES) 24 INCHES DEEP ACROSS THE FULL WIDTH OF EACH CURB RAMP OR FLUSH TRANSITION.
    21.5. HANDRAILS (IF APPLICABLE): FOR ANY RAMP (NOT CURB RAMP) WITH A RISE >6 INCHES OR LENGTH >6 FEET, THE CONTRACTOR SHALL INSTALL HANDRAILS ON BOTH SIDES, MOUNTED 34–38 INCHES ABOVE THE RAMP SURFACE, AND EXTEND THEM AT LEAST 12 INCHES BEYOND THE RAMP RUN AT TOP AND BOTTOM.
22. ACCESSIBLE PARKING
    22.1. MINIMUM NUMBER OF SPACES: THE CONTRACTOR SHALL PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE TOTAL PARKING COUNT AND ADA STANDARDS. AT LEAST ONE OF EVERY SIX (BUT MINIMUM ONE) OF THE REQUIRED ACCESSIBLE SPACES MUST BE VAN-ACCESSIBLE.
    22.2. SPACE DIMENSIONS: EACH STANDARD ACCESSIBLE SPACE SHALL BE AT LEAST 96 INCHES WIDE WITH A 60-INCH-WIDE ACCESS AISLE. VAN-ACCESSIBLE SPACES SHALL EITHER BE 132 INCHES WIDE WITH A 60-INCH AISLE OR 96 INCHES WIDE WITH A 96-INCH AISLE. SLOPES IN PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
    22.3. PARKING SIGNAGE: THE CONTRACTOR SHALL INSTALL UPRIGHT SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT EACH ACCESSIBLE SPACE. VAN-ACCESSIBLE SPACES REQUIRE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE." SIGN BOTTOMS SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND AND CLEARLY VISIBLE.
    22.4. LOCATION AND SLOPE: THE CONTRACTOR SHALL LOCATE ACCESSIBLE PARKING NEAR THE CLOSEST ACCESSIBLE ENTRANCE, CONNECTED TO AN ADA-COMPLIANT ROUTE. SPACES AND ACCESS AISLES SHALL MAINTAIN SLOPE ≤2%. WHEEL STOPS OR CURBS SHALL PREVENT VEHICLES FROM ENCROACHING ON WALKWAYS OR REDUCING AISLE WIDTH.
23. BUILDING ENTRANCES AND ACCESS
    23.1. ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE AT LEAST ONE PRIMARY ACCESSIBLE ENTRANCE PER BUILDING, CONNECTED VIA AN ACCESSIBLE ROUTE TO SITE ARRIVAL POINTS (PARKING, SIDEWALKS, LOADING ZONES).
    23.2. SIGNAGE FOR INACCESSIBLE ENTRANCES: IF ANY PRIMARY ENTRANCE IS NOT ACCESSIBLE, THE CONTRACTOR SHALL INSTALL SIGNAGE DIRECTING USERS TO THE NEAREST ACCESSIBLE ENTRANCE.
24. SIGNAGE (DIRECTIONAL & INFORMATIONAL)
    24.1. ENTRANCE AND ROUTE SIGNAGE: THE CONTRACTOR SHALL PROVIDE CLEAR SIGNAGE IDENTIFYING ACCESSIBLE ROUTES AND ENTRANCES. INACCESSIBLE ENTRANCES SHALL INCLUDE SIGNS DIRECTING TO THE ACCESSIBLE ROUTE OR ENTRANCE.
    24.2. PARKING AND LOADING SIGNS: THE CONTRACTOR SHALL INSTALL ISA SYMBOL SIGNS FOR ALL ACCESSIBLE PARKING SPACES. ANY ACCESSIBLE PASSENGER LOADING ZONES SHALL HAVE APPROPRIATE MARKINGS AND SIGNS.
    24.3. DIRECTIONAL WAYFINDING: WHERE THE ACCESSIBLE PATH DIFFERS FROM REGULAR ROUTES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE (ISA SYMBOLS AND ARROWS). ALL SIGNAGE SHALL BE HIGH-CONTRAST, VISIBLE, AND MOUNTED AT ~4–5 FEET ABOVE GROUND.
25. OUTDOOR AMENITIES & SITE ELEMENTS
    25.1. BENCHES AND SEATING: THE CONTRACTOR SHALL PROVIDE A CLEAR, LEVEL SPACE (30"×48") ADJACENT TO OR AT ONE END OF BENCHES FOR WHEELCHAIR SEATING. SLOPES ≤2%.
    25.2. PICNIC TABLES: THE CONTRACTOR SHALL ENSURE A MINIMUM OF 5% OF PICNIC TABLES (OR AT LEAST ONE, WHICHEVER IS GREATER) ARE ACCESSIBLE, WITH PROPER KNEE CLEARANCE (27" MIN. HEIGHT, 30" WIDE, 19" DEEP) AND A FIRM, LEVEL SURROUNDING SURFACE.
    25.3. BUS STOPS/TRANSIT SHELTERS: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE BOARDING/ALIGHTING PAD AT LEAST 96 INCHES LONG BY 60 INCHES WIDE, ≤2% CROSS SLOPE, FIRMLY CONNECTED TO THE ACCESSIBLE PATH.
    25.4. PASSENGER LOADING ZONES: THE CONTRACTOR SHALL PROVIDE A DESIGNATED ACCESSIBLE ZONE AT ANY PASSENGER DROP-OFF, WITH A 96-INCH-WIDE VEHICLE SPACE, 20-FOOT LENGTH, AND A 60-INCH-WIDE ACCESS AISLE, ALL ≤2% SLOPE, AND AT LEAST 114 INCHES OF VERTICAL CLEARANCE. LONGER LOADING ZONES (OVER 100 FEET IN LENGTH) SHALL HAVE ADDITIONAL ACCESSIBLE ZONES AS REQUIRED.
26. GENERAL COMPLIANCE AND MAINTENANCE
    26.1. CONFORMANCE TO ADA STANDARDS: THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION COMPLIES WITH THE CURRENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (AND ANY APPLICABLE LOCAL/STATE CODE IF MORE STRINGENT). FIELD-VERIFIED SLOPES AND DIMENSIONS MUST MEET OR EXCEED THESE REQUIREMENTS.
    26.2. UPKEEP OF ROUTES & FEATURES: THE CONTRACTOR SHALL KEEP ALL ACCESSIBLE ROUTES, RAMPS, AND PARKING STALLS FREE OF OBSTRUCTIONS (EQUIPMENT, MATERIALS, DEBRIS, VEHICLES) AND PROMPTLY CLEAR SNOW, ICE, OR WATER. VEHICLES SHALL NOT BLOCK CURB RAMPS OR SIDEWALKS AT ANY TIME.
    26.3. SIGNAGE AND MARKINGS: THE CONTRACTOR SHALL ENSURE THAT ALL ACCESSIBILITY SIGNS AND PAVEMENT MARKINGS ARE CLEARLY VISIBLE AND MAINTAINED. RE





1 DEMOLITION PLAN SHEET KEY NOTES:

ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:

1. SAWCUT & REMOVE ASPHALT PAVEMENT
2. REMOVE CURB & GUTTER TO NEAREST JOINT
3. STORM DRAIN BOX TO REMAIN. PROTECT IN PLACE.
4. RELOCATE STREETLIGHT AND ASSOCIATED ELECTRICAL EQUIPMENT. COORDINATE WITH UTILITY OWNER.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

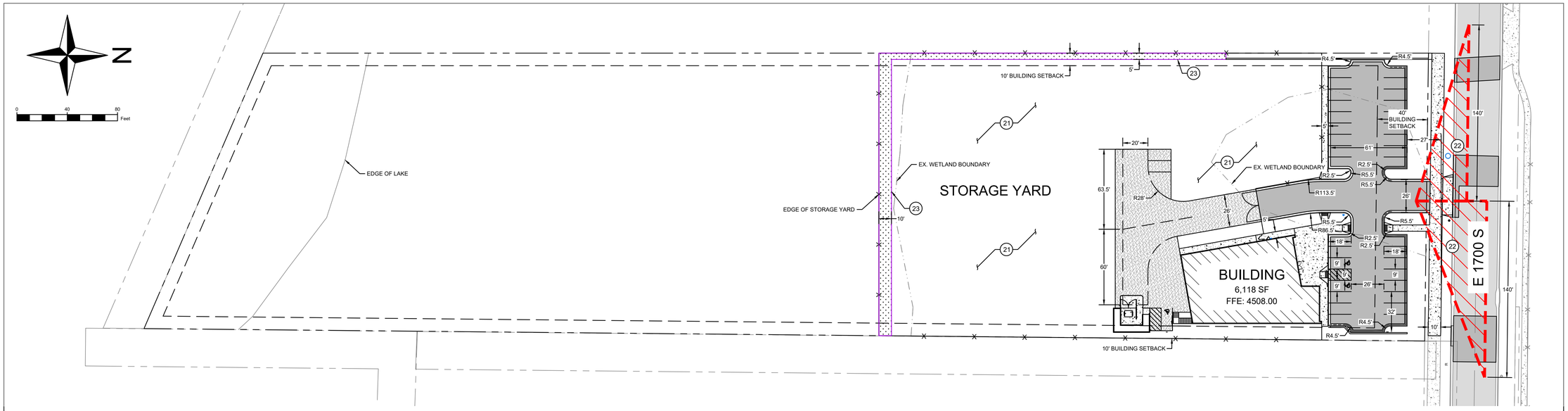
MARK:	DATE:	DESCRIPTION:

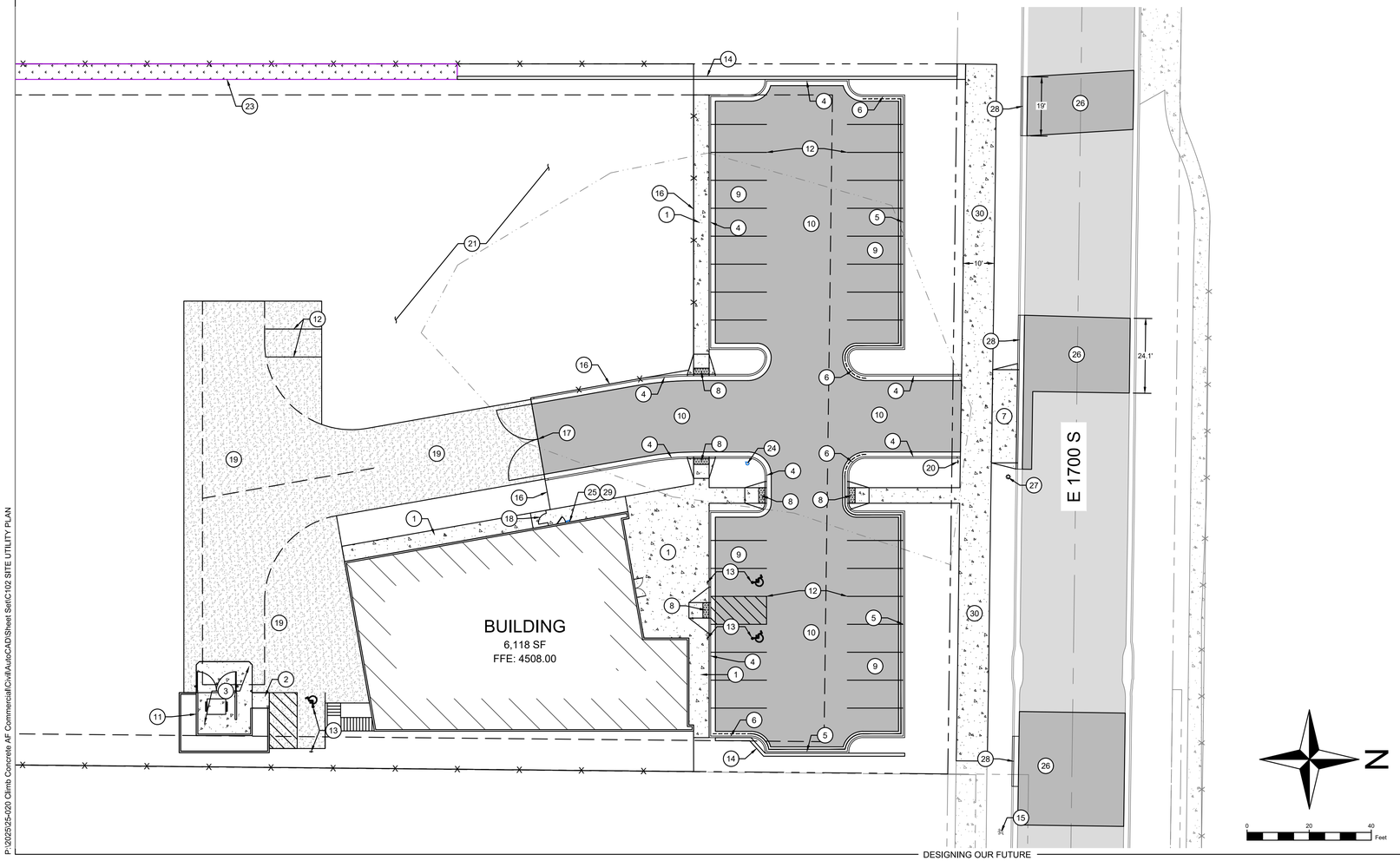
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DEMO PLAN

C100





① SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (2/C501)
2. STANDARD DUTY CONCRETE PAVEMENT (6/C501)
3. HEAVY DUTY CONCRETE PAVEMENT (7/C501)
4. CATCH CURB & GUTTER (2/C502)
5. SPILL CURB & GUTTER (2/C502)
6. TRANSITION BETWEEN CATCH AND SPILL CURB & GUTTER
7. CONCRETE DRIVEWAY APPROACH (1/C501)
8. ADA RAMP (3/C501)
9. STANDARD DUTY ASPHALT PAVEMENT (4/C501)
10. HEAVY DUTY ASPHALT PAVEMENT (5/C501)
11. DUMPSTER ENCLOSURE (1/C502)
12. 4" YELLOW PAINT STRIPE
13. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS (4/C502)
14. CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS.
15. EXISTING FIRE HYDRANT
16. FENCE. SEE LANDSCAPE PLANS.
17. VEHICLE GATE. SEE LANDSCAPE PLANS.
18. PEDESTRIAN GATE. SEE LANDSCAPE PLANS.
19. HEAVY DUTY RAP PAVEMENT (6/C505)
20. STOP SIGN
21. ROADBASE.
22. CLEAR SIGHT TRIANGLE
23. BIOSWALE. SEE LANDSCAPE PLANS.
24. FIRE HYDRANT (8/C505)
25. FIRE DEPARTMENT CONNECTION. SEE ARCHITECTURAL PLANS.
26. ASPHALT PAVEMENT. MATCH EXISTING SECTION.
27. STREETLIGHT
28. CURB & GUTTER. MATCH EXISTING SECTION.
29. KNOX BOX LOCATION. SEE ARCHITECTURAL PLANS.
30. 10' CONCRETE SIDEWALK (2/C501)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 3/C505.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE 5.5' OFFSET FROM SIDE PROPERTY BOUNDARY. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1/C503.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 2/C503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 4/C505.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND AMERICAN FORK CITY.
17. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

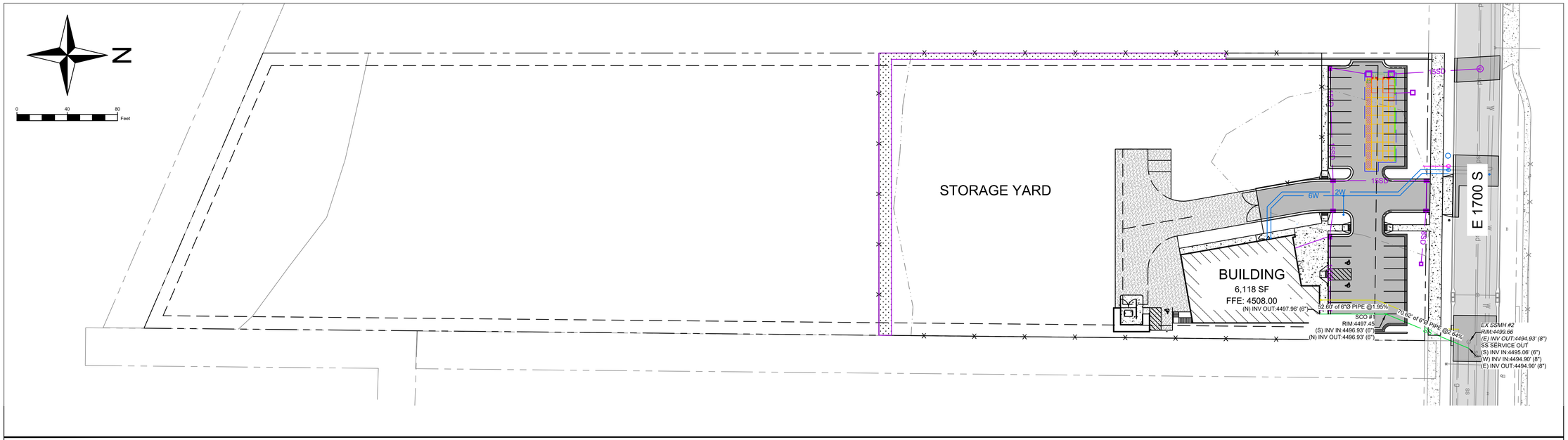
MARK:	DATE:	DESCRIPTION:

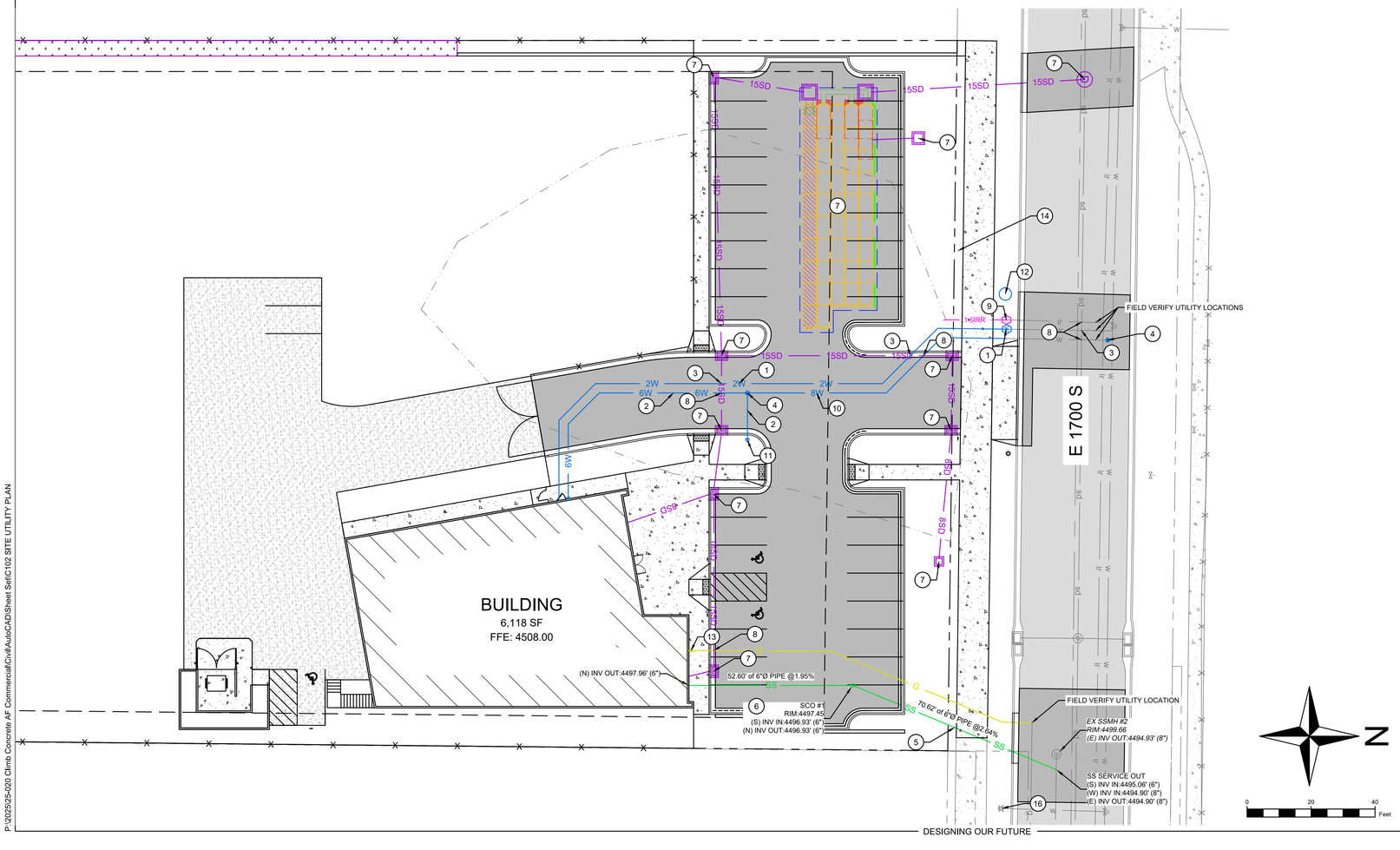
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

SITE PLAN

C101





1 UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 2"Ø WATER SERVICE & WATER METER, TYP. (1/C503)
2. 6"Ø FIRE LINE
3. CULINARY WATERLINE CROSSING. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION TO CONFLICTING WET UTILITY. LOOP WATERLINE AS NEEDED.
4. GATE VALVE, TYP.
5. 6"Ø SANITARY SEWER SERVICE (2/C503)
6. SANITARY SEWER CLEANOUT (5/C505)
7. STORM DRAIN SYSTEM (SEE GRADING & DRAINAGE PLAN, C103)
8. UTILITY CROSSING. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION TO CONFLICTING WET UTILITY.
9. 1.5"Ø IRRIGATION SERVICE & METER W/ BACKFLOW PREVENTOR (7/C505)
10. 8"Ø FIRE LINE
11. FIRE HYDRANT (8/C505)
12. GROUNDWATER MONITORING WELL (1/C506)
13. NATURAL GAS SERVICE
14. INSTALL COMMUNICATION INFRASTRUCTURE PER CITY ORDINANCE 17.5.135. COORDINATE WITH AMERICAN FORK CITY (3/C506)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN DETAIL 3/C505.
5. ALL CULINARY WATER AND IRRIGATION LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER, AND IRRIGATION LINES WITH A MINIMUM OF 3' OF COVER.
6. ALL SEWER AND WATER SERVICES SHALL BE 5.5' OFFSET FROM SIDE PROPERTY BOUNDARY. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER, 6-FT HORIZONTAL SEPARATION BETWEEN SECONDARY IRRIGATION AND SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL 1/C503.
8. ALL SEWER SERVICES SHALL BE INSTALLED PER DETAIL 2/C503.
9. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
10. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS.
11. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING NON-SHRINK GROUT.
12. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS SHOWN IN DETAIL 4/C505.
13. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
14. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
15. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
16. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND AMERICAN FORK CITY.
17. CONTRACTOR SHALL NOT EXCAVATE ROAD SIDE SWALES UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
18. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
19. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O' CLOCK OR TWO O' CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
20. NOTIFY CITY ENGINEER IF RUTTING AND/OR PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.
21. ALL UTILITIES CONSTRUCTED BELOW GROUNDWATER LEVEL MUST HAVE CLAY DAMS.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

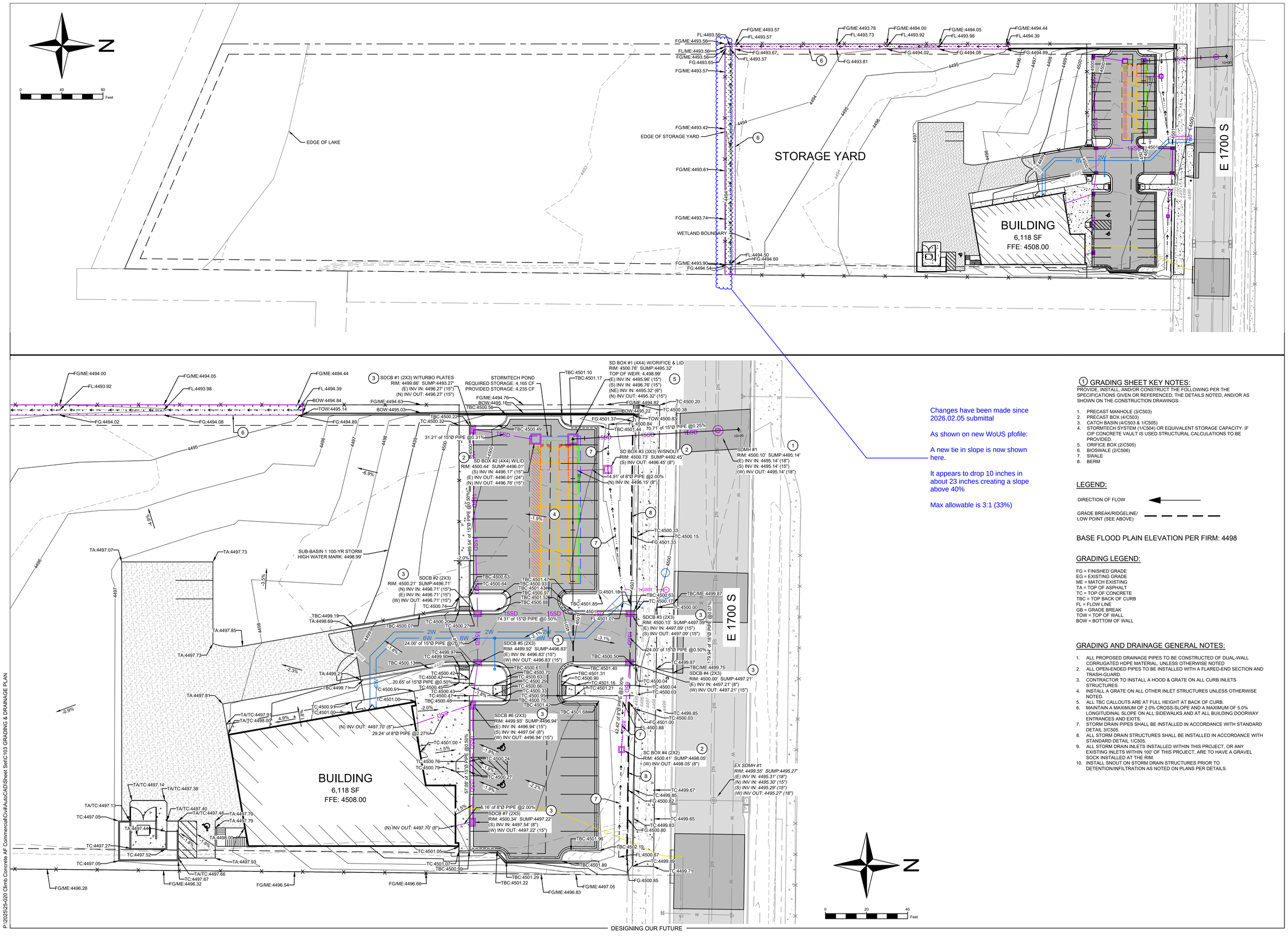
PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

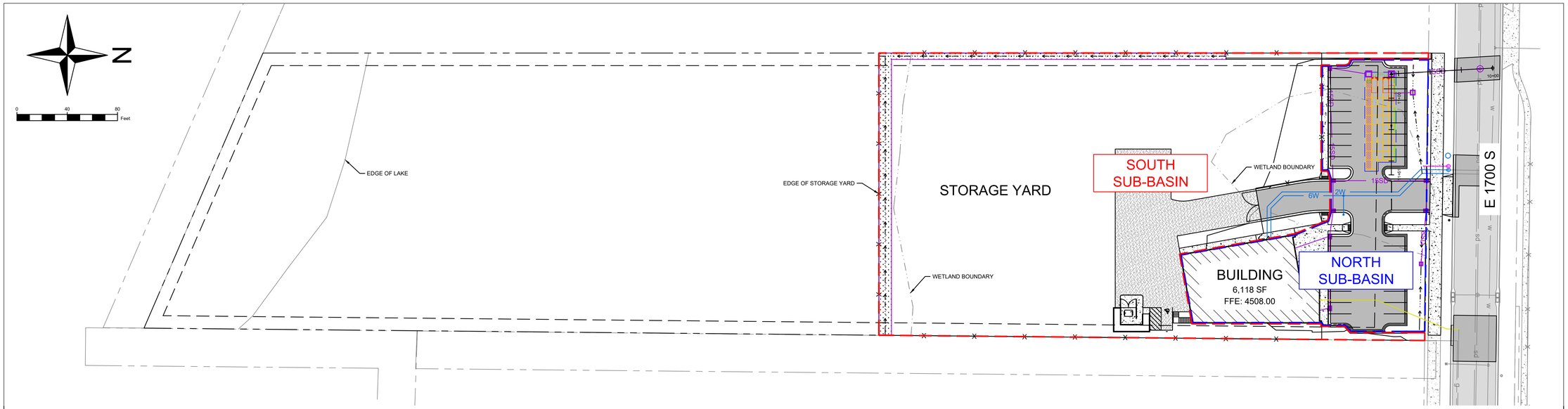
UTILITY PLAN

C102

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C102 SITE UTILITY PLAN

DESIGNING OUR FUTURE


N
0
40
80
Feet
EDGE OF LAKE
STORAGE YARD
BUILDING
6,118 SF
FFE: 4508.00
WETLAND BOUNDARY
E 1700 S
SUB-BASIN 1 100-YR STORM
HIGH WATER MARK: 4498.99'
SDCB #1 (2X3) W/TURBO PLATES
RIM: 4499.66' SUMP:4493.27'
(E) INV IN: 4496.27' (15")
(N) INV OUT: 4496.27' (15")
STORMTECH POND
REQUIRED STORAGE: 4,165 CF
PROVIDED STORAGE: 4,235 CF
SD BOX #1 (4X4) W/ORIFICE & LID
RIM: 4500.78' SUMP:4495.32'
TOP OF WEIR: 4,498.99'
(E) INV IN: 4495.96' (15")
(S) INV IN: 4496.76' (15")
(NE) INV IN: 4496.32' (6")
(N) INV OUT: 4495.32' (15")
SD BOX #2 (4X4) W/LID
RIM: 4500.44' SUMP:4496.01'
(S) INV IN: 4496.17' (15")
(E) INV OUT: 4496.01' (24")
(N) INV OUT: 4496.76' (15")
SD BOX #3 (3X3) W/SNOUT
RIM: 4500.73' SUMP:4492.45'
(S) INV OUT: 4496.45' (8")
(N) INV IN: 4496.15' (8")
SDMH #1
RIM: 4500.10' SUMP:4495.14'
(E) INV IN: 4495.14' (18")
(S) INV IN: 4495.14' (15")
(W) INV OUT: 4495.14' (18")
SDCB #2 (2X3)
RIM: 4500.21' SUMP:4496.71'
(N) INV IN: 4496.71' (15")
(E) INV IN: 4496.71' (15")
(W) INV OUT: 4496.71' (15")
SDCB #3 (2X3)
RIM: 4500.13' SUMP:4497.09'
(E) INV IN: 4497.09' (15")
(S) INV OUT: 4497.09' (15")
SDCB #4 (2X3)
RIM: 4500.00' SUMP:4497.21'
(E) INV IN: 4497.21' (8")
(W) INV OUT: 4497.21' (15")
SDCB #5 (2X3)
RIM: 4499.92' SUMP:4496.83'
(E) INV IN: 4496.83' (15")
(W) INV OUT: 4496.83' (15")
SDCB #6 (2X3)
RIM: 4499.93' SUMP:4496.94'
(E) INV IN: 4496.94' (15")
(S) INV IN: 4497.04' (8")
(W) INV OUT: 4496.94' (15")
SDCB #7 (2X3)
RIM: 4500.34' SUMP:4497.22'
(S) INV IN: 4497.54' (8")
(W) INV OUT: 4497.22' (15")
SC BOX #4 (2X2)
RIM: 4500.41' SUMP:4498.05'
+ (W) INV IN: 4498.05' (8")
EX SDMH #1
RIM: 4499.55' SUMP:4495.27'
(E) INV IN: 4495.31' (18")
(N) INV IN: 4495.30' (15")
(S) INV IN: 4495.29' (15")
(W) INV OUT: 4495.27' (18")
31.21' of 15"Ø PIPE @0.31%
74.31' of 15"Ø PIPE @0.50%
24.00' of 15"Ø PIPE @0.50%
20.65' of 15"Ø PIPE @0.50%
(N) INV OUT: 4497.70' (8")
29.24' of 8"Ø PIPE @2.27%
4.91' of 8"Ø PIPE @2.00%
8.16' of 8"Ø PIPE @2.00%
42.42' of 8"Ø PIPE @2.00%
179.4' of 8"Ø PIPE @0.07%
57.08' of 15"Ø PIPE @0.55%
89.54' of 15"Ø PIPE @0.50%
70.71' of 15"Ø PIPE @0.25%
6W
2W
4SD
6SD
8SD
15SD
10SD
12SD
-6.9%
-3.5%
-2.3%
-1.6%
-0.9%
-2.0%
-1.9%
-3.1%
-2.2%
-1.5%
-1.8%
-1.7%
-1.4%
-1.0%
-0.8%
-0.7%
-0.6%
-0.5%
-0.4%
-0.3%
-0.2%
-0.1%
TA:4497.07
TA:4497.73
TA:4497.85
TA:4497.81
TA:4497.91
TA/TC:4498.00
TA/TC:4497.14
TA/TC:4497.38
TA/TC:4497.13
TA/TC:4497.40
TA/TC:4497.48
TA:4497.79
TA:4497.79
TA:4497.44
TA:4498.00
TC:4497.05
TC:4497.27
TC:4497.52
TC:4497.05
TA:4497.93
TA/TC:4497.66
TC:4497.67
FG/ME:4496.28
FG/ME:4496.32
FG/ME:4496.54
FG/ME:4496.66
FG/ME:4496.83
FG/ME:4497.05
TBC:4499.19
TA:4498.60
TBC:4499.71
TA:4499.2
TA:4499.90
TBC:4500.13
TC:4500.07
TC:4500.20
TC:4500.27
TBC:4500.63
TBC:4500.64
TBC:4501.47
TBC:4500.93
TBC:4501.43
TBC:4500.97
TBC:4501.52
TBC:4500.88
TC:4500.74
TBC:4501.85
TBC:4501.10
TBC:4501.17
TBC:4500.49
TBC:4500.56
TBC:4500.22
TC:4500.32
TBC:4500.48
TC:4500.45
TC:4500.42
TC:4500.43
TC:4500.47
TC:4500.91
TC:4501.00
TC:4501.00
TC:4501.05
TC:4501.07
TBC:4500.99
TBC:4501.29
TBC:4501.22
FG:4501.37
FG:4501.18
FG:4501.07
TBC:4500.50
TBC:4501.40
TBC:4501.31
TBC:4500.90
TBC:4501.16
TBC:4501.21
TBC:4501.68
TBC:4501.98
TBC:4502.19
TBC:4501.89
FL:4500.67
FG:4500.85
TC:4500.33
TC:4500.15
FG:4501.33
TBC/ME:4499.87
TC:4500.17
TC:4500.00
TBC/ME:4499.75
TC:4500.04
TC:4500.03
TC:4499.87
TC:4499.85
TC:4500.03
FL:4500.88
TC:4499.67
FG:4500.82
TC:4499.65
FG:4500.80
TC:4499.83
TC:4499.99
TC:4499.71
TC:4500.38
TC:4500.20
TOW:4500.83
FL:4500.84
TC:4500.22
TC:4500.24
TC:4500.27
TC:4500.76
TC:4500.79
TA:4499.85
TA:4499.88
TA:4499.89
TA:4499.91
TA:4499.92
TA:4499.93
TA:4499.94
TA:4499.95
TA:4499.96
TA:4499.97
TA:4499.98
TA:4499.99
TA:4500.00
TA:4500.01
TA:4500.02
TA:4500.03
TA:4500.04
TA:4500.05
TA:4500.06
TA:4500.07
TA:4500.08
TA:4500.09
TA:4500.10
TA:4500.11
TA:4500.12
TA:4500.13
TA:4500.14
TA:4500.15
TA:4500.16
TA:4500.17
TA:4500.18
TA:4500.19
TA:4500.20
TA:4500.21
TA:4500.22
TA:4500.23
TA:4500.24
TA:4500.25
TA:4500.26
TA:4500.27
TA:4500.28
TA:4500.29
TA:4500.30



NORTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-020 Climb Concrete
Date: 4-Nov-25
Location: American Fork
Project Area: 24655 sf = 0.57 ac
North Sub-Basin

Method: Rational

Post Development Area:

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)	0.34	0.9	0.307
Grassed Open Space (slopes greater than 2%)	0.08	0.25	0.021
Graveled Areas	0.00	0.6	0.000
Building	0.14	0.9	0.126
Total Area, A	0.57		
	Total Weighted Area		0.455
	Weighted Coefficient, C		0.80
	Frequency Factor, C_f		1.25

Design Storm: 100
Allowable Discharge, Q_a: 0.2 cfs/acre — 0.11 cfs

Time of Concentration, T_c: 5.0 min (5 minute minimum)
Peak Flow, Q_p: 4.11 cfs

Duration, T (min)	Intensity, I (in/hr)	Pre-Dev. Runoff, Q (cfs)	Post-Dev. Runoff, Q (cfs)	Inflow Volume, V_i (CF)	Average Outflow Parameter, m	Average Outflow, Q_m (cfs)	Outflow Volume, V_o (CF)	Storage Req'd, S (CF)
5	7.240	1.54	4.11	1234	1.000	0.113	34	1200
10	5.600	1.19	3.18	1909	0.750	0.085	51	1858
15	4.610	0.98	2.62	2357	0.667	0.075	68	2289
30	3.040	0.65	1.73	3109	0.583	0.066	119	2990
60	1.830	0.39	1.04	3743	0.542	0.061	221	3522
120	1.030	0.22	0.59	4214	0.521	0.059	425	3789
180	0.740	0.16	0.42	4541	0.514	0.058	628	3913
360	0.420	0.09	0.24	5154	0.507	0.057	1240	3915
720	0.270	0.06	0.15	6627	0.503	0.057	2462	**4165**
1440	0.150	0.03	0.09	7364	0.502	0.057	4907	2456

$Q = C_f CIA$ $\quad V_i = (CIA)T$ $\quad m = \frac{1}{2}(1 + \frac{T_c}{T})$ $\quad Q_m = mQ_a$ $\quad V_o = Q_m T$ $\quad S = V_i - V_o$

Storage Volume based on Modified Rational Method, FAA Method

Orifice Size Calculation

H = Head = W.S.E. - INV. =	3.67 ft
P.Q. = Peak Allowable Discharge =	0.11 cfs
Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) =	1.49 inches

SOUTH SUB-BASIN

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: 25-020 Climb Concrete
Date: 4-Nov-25
Location: American Fork
Project Area: 74004 sf = 1.70 ac
South Sub-basin

Method: Rational

Post Development Area:

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impermeable Space (pavement, sidewalks, etc.)	0.25	0.9	0.229
Grassed Open Space (slopes greater than 2%)	0.06	0.25	0.015
Graveled Areas	1.39	0.6	0.831
Total Area, A	1.70		
	Total Weighted Area		1.075
	Weighted Coefficient, C		0.63
	Frequency Factor, C_f		1.25

Design Storm: 100
Allowable Discharge, Q_a: 0.2 cfs/acre — 0.34 cfs

Time of Concentration, T_c: 32.9 min (5 minute minimum)
Peak Flow, Q_p: 2.62 cfs

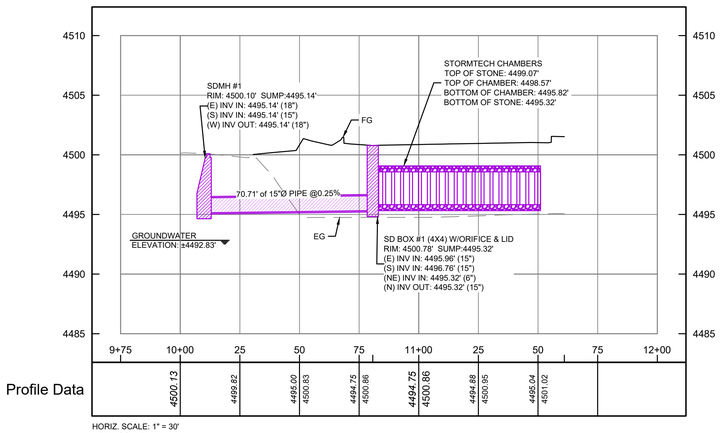
Duration, T (min)	Intensity, I (in/hr)	Pre-Dev. Runoff, Q (cfs)	Post-Dev. Runoff, Q (cfs)	Inflow Volume, V_i (CF)	Average Outflow Parameter, m	Average Outflow, Q_m (cfs)	Outflow Volume, V_o (CF)	Storage Req'd, S (CF)
5	7.240	4.61	9.73	2919	3.790	1.288	386	2532
10	5.600	3.57	7.53	4515	2.145	0.729	437	4078
15	4.610	2.94	6.19	5575	1.597	0.543	488	5087
30	3.040	1.94	4.09	7353	1.048	0.356	641	6712
60	1.830	1.17	2.46	8853	0.774	0.263	947	7906
120	1.030	0.66	1.38	9965	0.637	0.216	1559	8407
180	0.740	0.47	0.99	10739	0.591	0.201	2170	**8569**
360	0.420	0.27	0.56	12191	0.546	0.185	4005	8186
720	0.270	0.17	0.36	15674	0.523	0.178	7675	7999
1440	0.150	0.10	0.20	17415	0.511	0.174	15014	2401

$Q = CfCIA$ $\quad V_i = (CIA)T$ $\quad m = \frac{1}{2}(1 + \frac{T_c}{T})$ $\quad Q_m = mQ_a$ $\quad V_o = Q_m T$ $\quad S = V_i - V_o$

Storage Volume based on Modified Rational Method, FAA Method

CALCULATIONS SHOW HYPOTHETICAL DETENTION/RETENTION REQUIREMENTS. DETENTION/RETENTION IN THE SOUTH SUB-BASIN IS INFEASIBLE DUE TO SHALLOW GROUNDWATER AND PROXIMITY TO WETLANDS

SD STORMTECH PROFILE



HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 6'

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

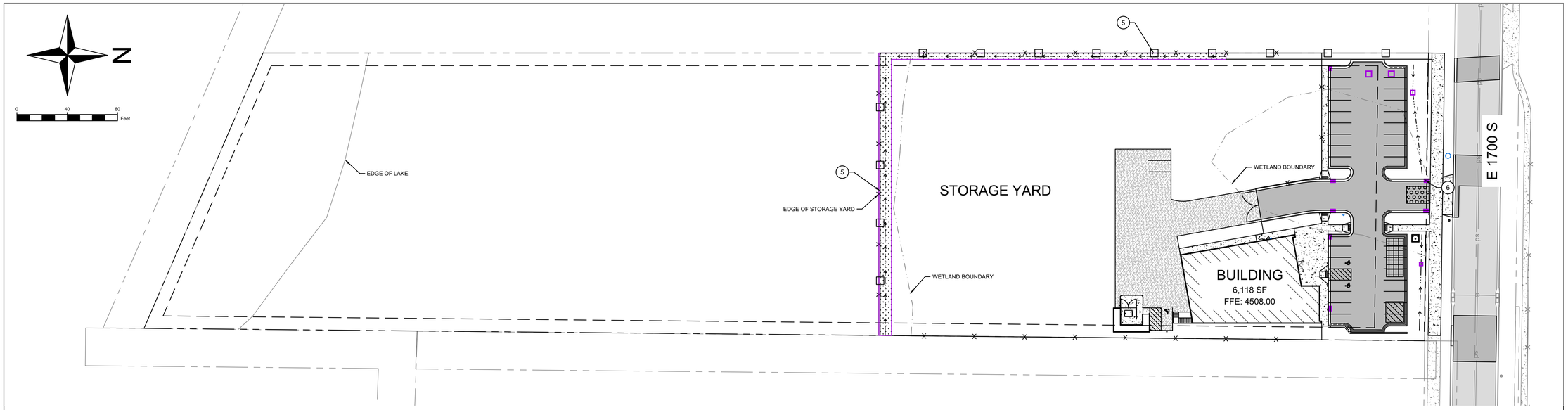
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

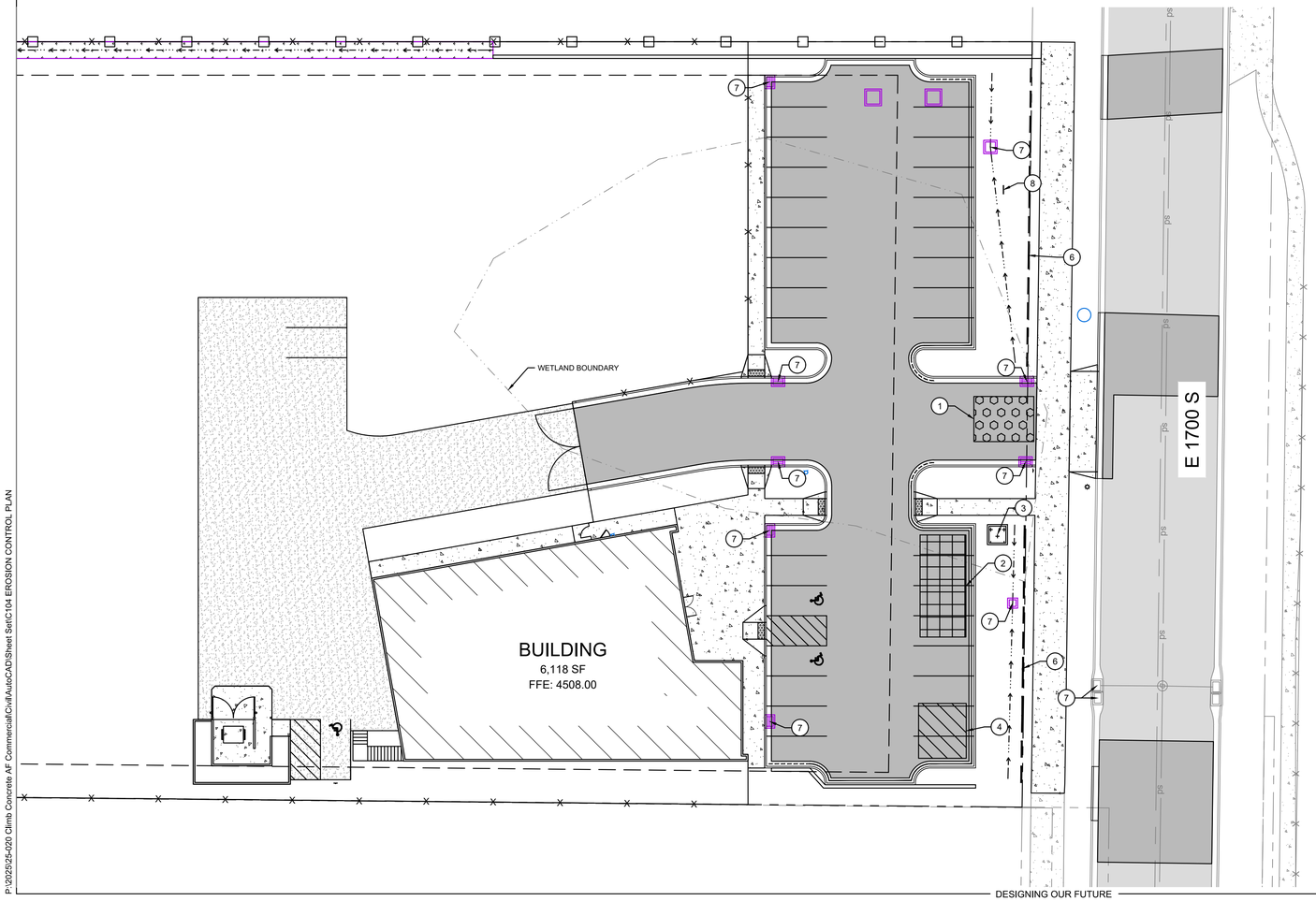
PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

STORMWATER CALCULATIONS

C104

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C103 GRADING & DRAINAGE PLAN





1 EROSION CONTROL PLAN SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. MATERIAL STAGING AREA
3. PORTABLE TOILET
4. CONCRETE WASHOUT FACILITY
5. SILT FENCE
6. EARTHEN BERM
7. INLET PROTECTION
8. SWPPP SIGNAGE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

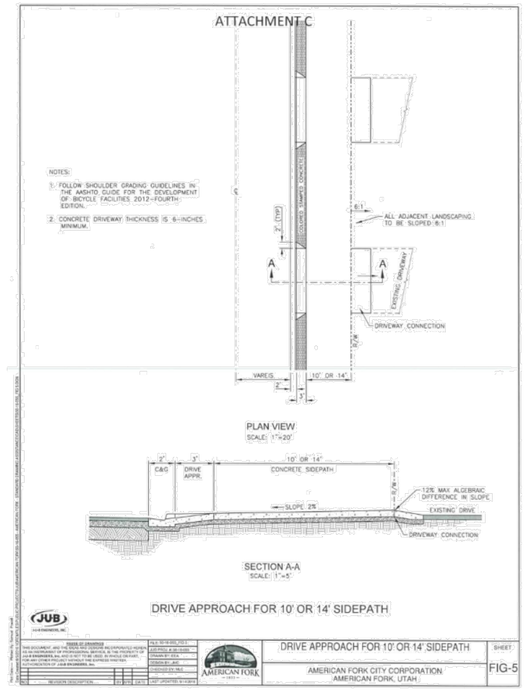
MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

EROSION CONTROL PLAN

C105



1 / C501 FLARED DRIVE APPROACH
NOT TO SCALE

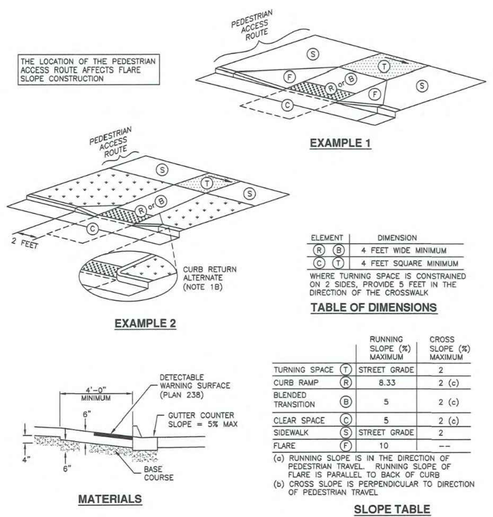
Midblock curb cut assembly

1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No trip hazards in the clear space.

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

3 / C501 ADA RAMP
NOT TO SCALE

236.1

Mid-block curb cut assembly

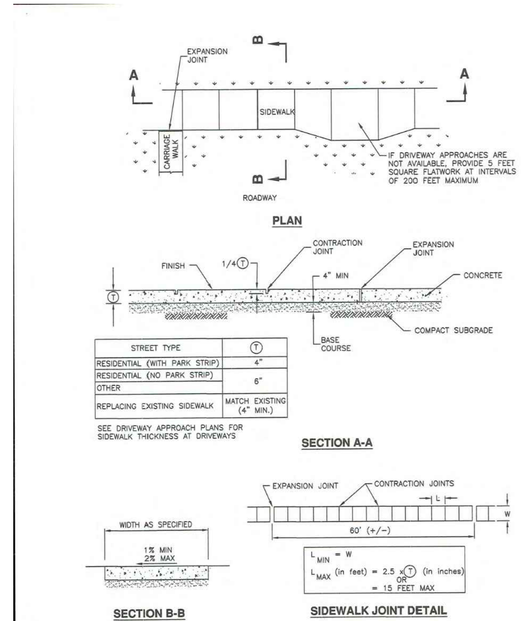
Plan **236.1** September 2011

Sidewalk

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



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

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A

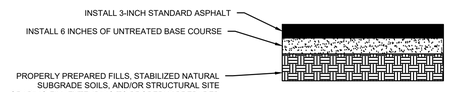
SECTION B-B

SIDEWALK JOINT DETAIL

APWA Utah Chapter

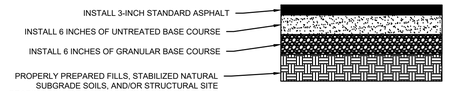
Sidewalk

Plan **231** March 2009



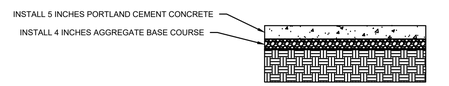
NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

4 / C501 STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE



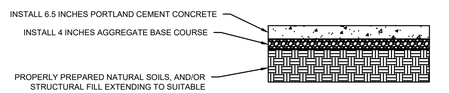
NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

5 / C501 HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

6 / C501 STANDARD DUTY CONCRETE PAVEMENT
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CSG.

7 / C501 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

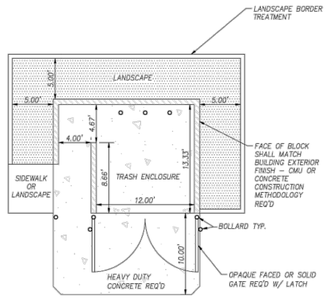
PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C501

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

B. 17.5.121.B - DUMPSTER ENCLOSURE STANDARDS



NOTES:

1. Landscaping shall include a combination of trees and shrubbery to create a landscape screen for the enclosure.
2. Enclosure shall be 6-foot-tall minimum.
3. Enclosure exterior shall match the exterior of the building for which it supports. Other materials shall be approved by the Development Services Director, only where exterior building materials are not suitable for dumpster enclosure.
4. All dimensions shown are minimum.
5. Separate enclosures shall be provided for mixed-use developments to keep residential and commercial waste separate.
6. Alternative design may be approved by the Development Services Director. Screening, materials, landscaping, height etc. will also be considered for approval.

DUMPSTER ENCLOSURE REQUIRED DESIGN ELEMENTS:

- An enclosure must have an impervious surface
- The container must rest on a flat, level concrete surface. The surface should be slightly sloped to facilitate drainage.
- Roofed or interior solid waste enclosures may contain floor drains; they must drain to the sanitary sewer.
- A concrete apron measuring the width of the enclosure and extending out 8' from the front will connect the enclosure pad to the surrounding pavement.
- The apron surface must be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8" per foot away from the enclosure pad.
- To avoid cracking and deterioration of the floor, engineer the surface to withstand up to 20,000 lbs. of direct force from a single truck axle.
- If the concrete apron transitions to asphalt, sufficient subsurface preparation is required to prevent dimpling or breakdown of the asphalt over time.
- Due to the weight, trash compactors require a solid concrete base consisting of a minimum of 6" of concrete.
- To avoid accidents and minimize the risk of an environmental discharge, it is a best practice not to place downspouts in the enclosure or in the driving path of collection vehicles.
- Best practice is to keep grease trap storage containers out of the solid waste enclosure! 6 Solid Waste Enclosure Gates
- Hinged doors that swing outward or sliding doors that move side to side are acceptable.
- Gates may not open onto sidewalks, parking spaces or the public right of way.
- When using sliding gates, the guide cannot sit above the floor because the dumpster will not be able to roll over it.
- Gates must lead to the driveway, not to parking spaces or the handicapped safety zone.
- Gates must be of sufficient size and quantity so that it is not necessary to remove one dumpster to service another (trash, recycling).
- Gates should be 2" off the ground and hung on the outside. To ensure that the collection vehicle can access the dumpster and the driver has room to get in and out of the vehicle, it is a best practice for gates to open to at least 120°.
- Opening dimensions must be clear of door edges, hinges or other obstructions.
- Install gate stops to prevent accidental gate swinging.
- Build walls of masonry or wood, with finishes and colors compatible with adjacent architecture.
- Chain link fencing does not constitute an acceptable enclosure wall.
- Minimum enclosure wall for dumpsters shall be 6' in height. For a compactor, the minimum wall height is 8'. The intent of the enclosure wall is to restrict the view of any part of the container.
- Solid waste enclosures for dumpsters shall contain bollards (approx.. 4' high) or interior curb bumpers (8" high and 6" wide) along the back wall to prevent damage to the wall.
- The recommended roll out area shall have a 2% maximum slope.
- The recommended maximum roll out area should not exceed 25' measured from the enclosure gate to the collection vehicle.

1 / C502 TRASH ENCLOSURE
NOT TO SCALE

Curb and gutter

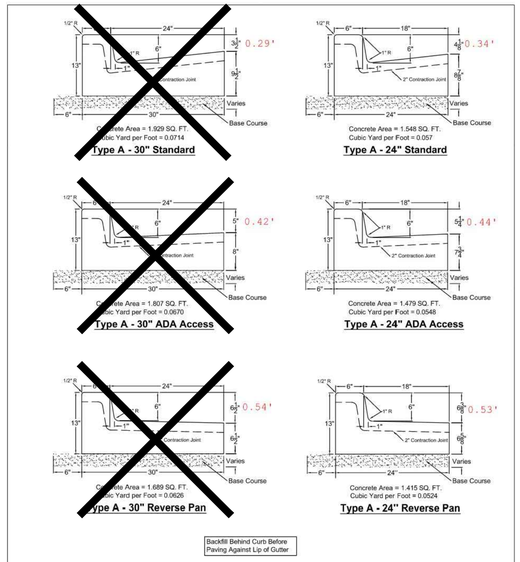
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1

2 / C502 CATCH CURB AND GUTTER
NOT TO SCALE



APWA AMERICAN PUBLIC WORKS ASSOCIATION

Type A Curb and Gutter

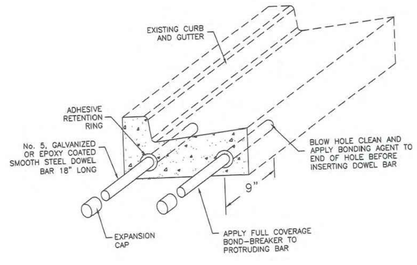
Plan **205.1**
Revised January 2025

Curb and gutter connection

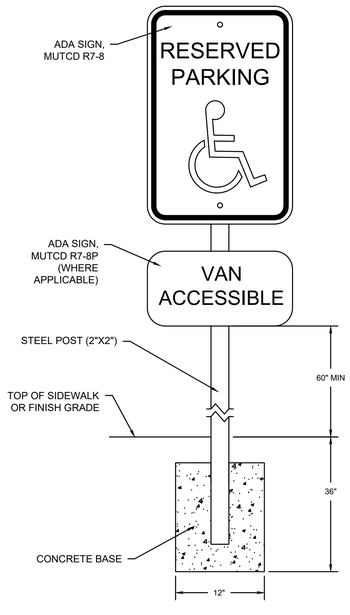
1. **GENERAL**
   A. Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.

2. **PRODUCTS**
   A. Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
   B. Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
   C. Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
   D. Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.

3. **EXECUTION**
   A. Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
   B. Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
   C. Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
   D. Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
   E. Apply complete coverage of bond-breaker on the protruding end of each dowel.
   F. Install expansion caps on protruding dowel bar ends.



3 / C502 CURB AND GUTTER CONECTION
NOT TO SCALE



4 / C502 ADA PARKING SIGN
NOT TO SCALE

Utah Chapter APWA

Curb and gutter connection

Plan **206** June 2009

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

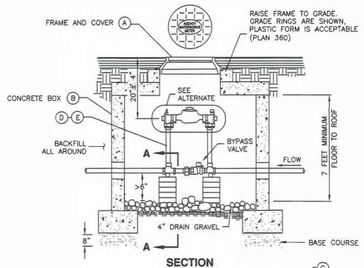
DETAILS

C502

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.
   D. Additional requirements are specified in APWA Section 33 12 33.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

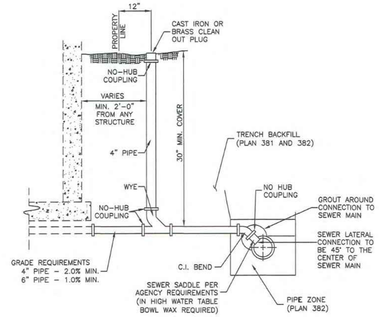
1 / C503 2" WATER METER NOT TO SCALE

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



2 / C503 SEWER SERVICE NOT TO SCALE

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

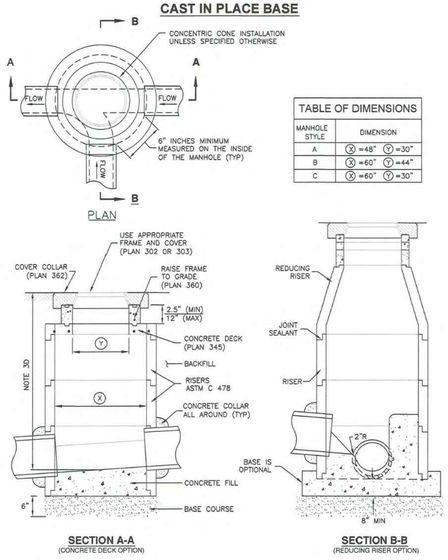


TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	(X) =48" (Y) =30"
B	(X) =60" (Y) =44"
C	(X) =60" (Y) =30"

3 / C503 PRECAST MANHOLE NOT TO SCALE

Precast box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.

3. **EXECUTION**
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
   D. Core Holes:
      1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

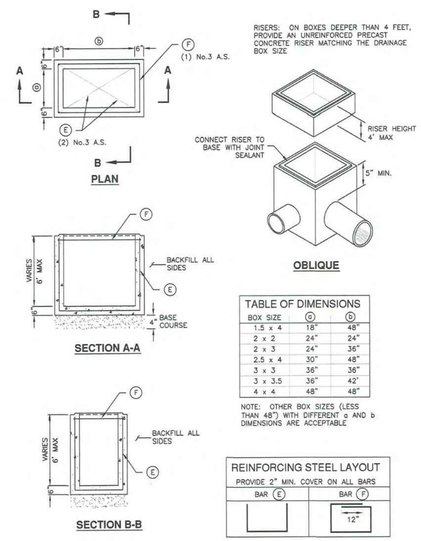


TABLE OF DIMENSIONS		
BOX SIZE	(G)	(b)
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

4 / C503 PRECAST BOX NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER 2/9/26 No. 10293782-2202 WESTON MARTIN SOUTHWICK STATE OF UTAH

DETAILS

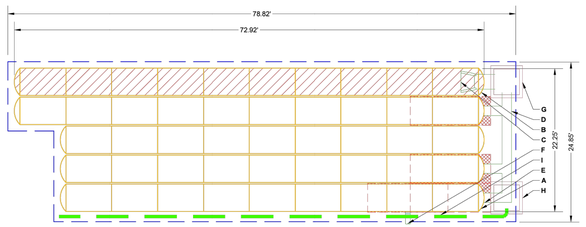
C503

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
47	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4506.57
10	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4500.32
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4499.82
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4499.82
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4499.82
4235	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4499.07
		TOP OF SC-800 CHAMBER:	4498.57
		15" x 15" TOP MANIFOLD INVERT:	4496.76
		8" INSERTA TEE INVERT:	4496.15
1858	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	4496.01
207.3	SYSTEM PERIMETER (ft)	15" BOTTOM CONNECTION INVERT:	4495.96
		BOTTOM OF SC-800 CHAMBER:	4495.82
		UNDERDRAIN INVERT:	4495.32
		BOTTOM OF STONE:	4495.32

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	15" TOP PRE-CORED END CAP, PART#: SC800EPE15TPC / TYP OF ALL 15" TOP CONNECTIONS	11.30"	
PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	D	15" x 15" TOP MANIFOLD, ADS N-12	11.30"	
PIPE CONNECTION	E	15" BOTTOM CONNECTION	1.70"	
INSERTA TEE	F	8" DIAMETER	4.00"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.4 CFS IN
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.7 CFS OUT
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS826 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

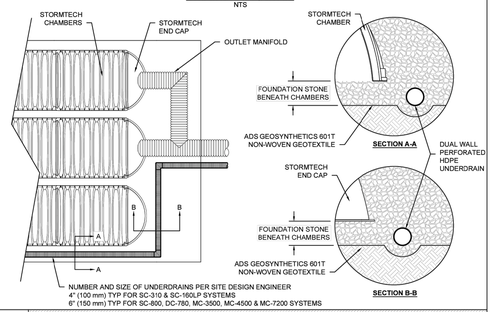
NOTES

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

5 INSERTA-TEE SIDE INLET DETAIL

UNDERDRAIN DETAIL

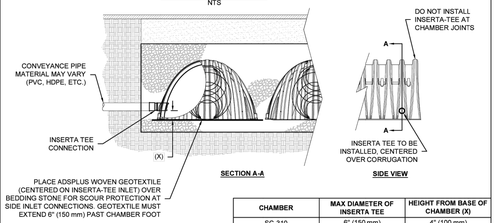
NTS



4 UNDERDRAIN DETAIL

INSERTA TEE DETAIL

NTS



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

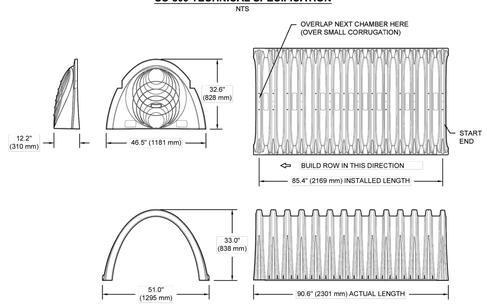
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTES:

- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

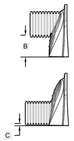
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



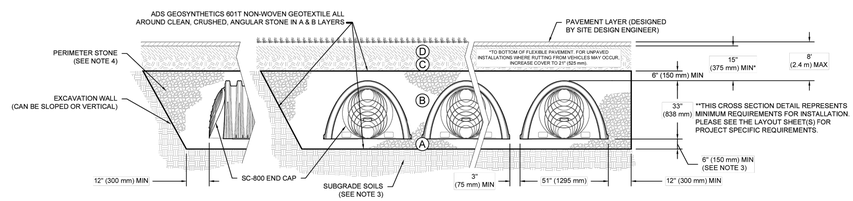
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

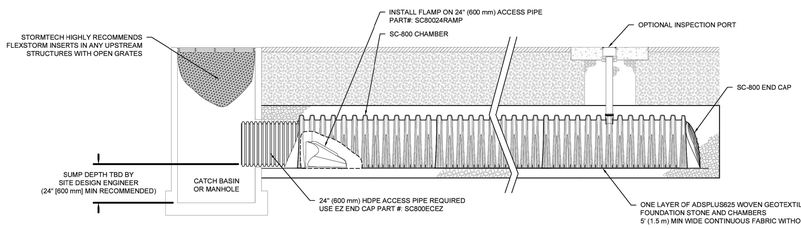
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN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



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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

1 C504 STORMTECH SYSTEM
NOT TO SCALE

DESIGNING OUR FUTURE

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE COMMERCIAL
AMERICAN FORK, UT, USA

DRAWN: WA | DATE: 11/04/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

StormTech® Chamber System

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

SHEET 1 OF 1

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

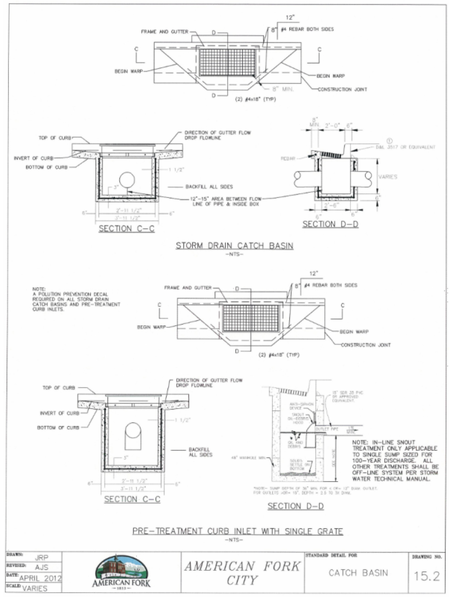
DESCRIPTION:
MARK: DATE:

PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

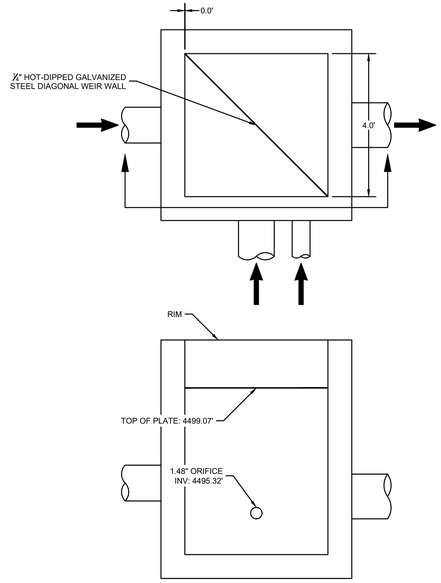
PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C504

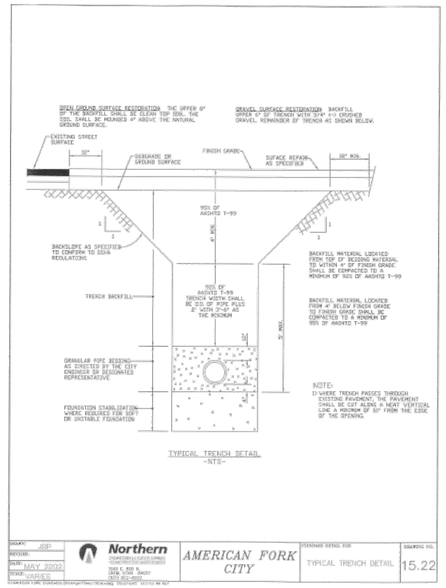


1 / C505 CURB INLET
NOT TO SCALE

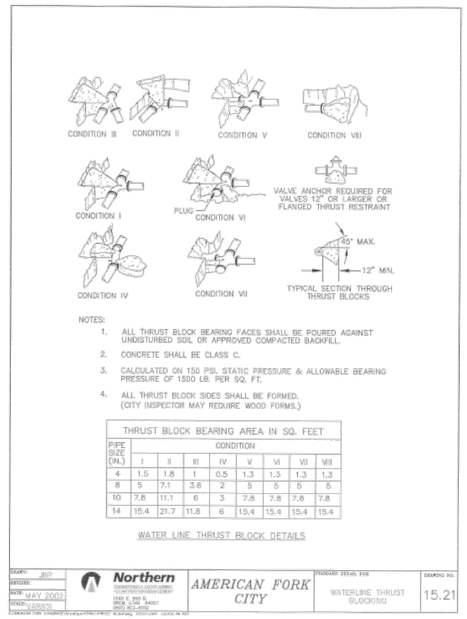


SD BOX (4'X4')

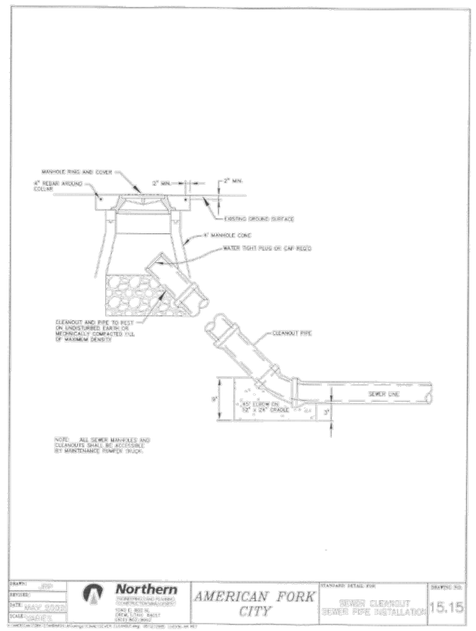
2 / C505 ORIFICE BOX
NOT TO SCALE



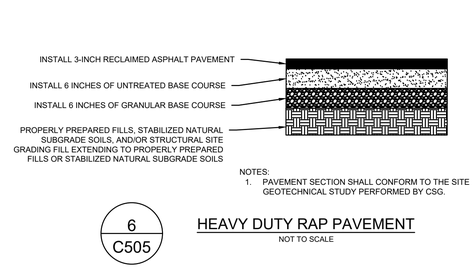
3 / C505 TRENCH DETAIL
NOT TO SCALE



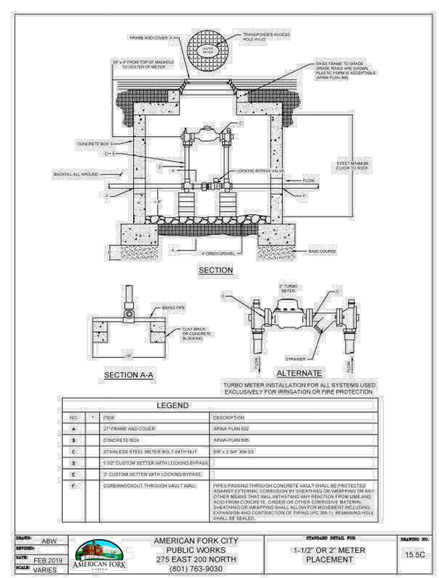
4 / C505 THRUST BLOCKS
NOT TO SCALE



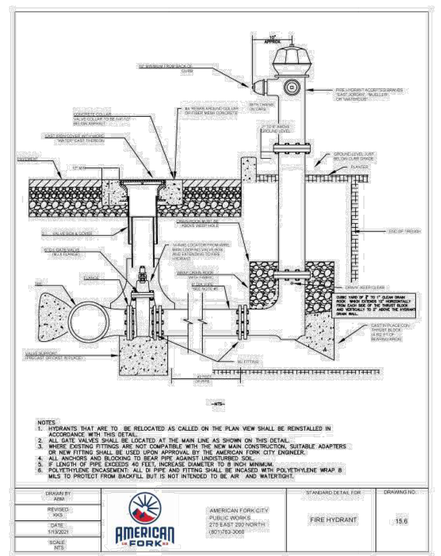
5 / C505 SEWER CLEANOUT
NOT TO SCALE



6 / C505 HEAVY DUTY RAP PAVEMENT
NOT TO SCALE



7 / C505 IRRIGATION METER
NOT TO SCALE



8 / C505 FIRE HYDRANT
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

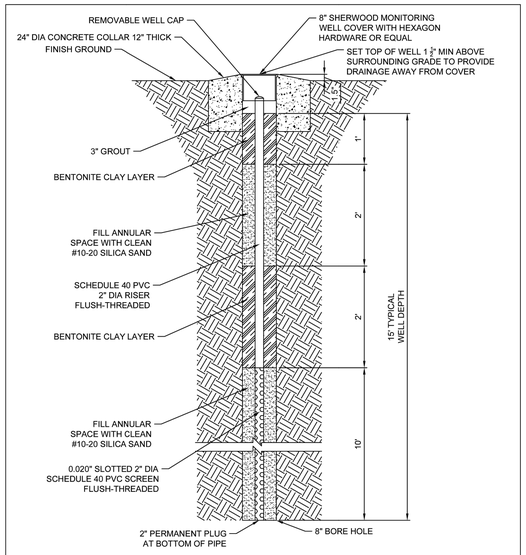
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C505

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS

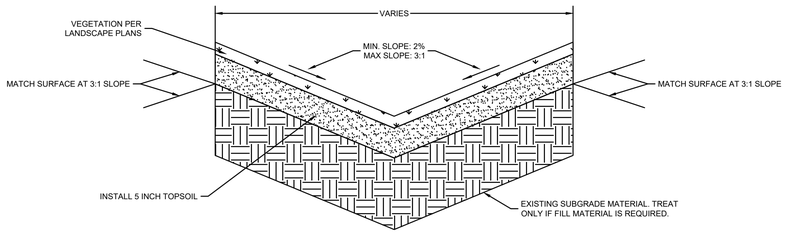


GROUNDWATER MONITORING WELL WITH PIEZOMETER

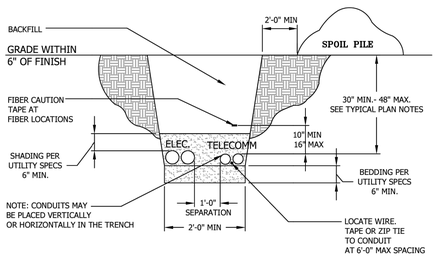
NOTES:
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

DRAWN: ASG REVISED: ASG DATE: JUL 2024 SCALE: NTS	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR GROUNDWATER MONITORING WELL WITH PIEZOMETER	DRAWING NO. CW 5

1 / C506 GROUNDWATER MONITORING WELL
NOT TO SCALE



2 / C506 BIOSWALE SECTION
NOT TO SCALE



TYPICAL TELECOMMUNICATIONS AND POWER SHARED TRENCH DETAIL

3 / C506 TELECOMMUNICATIONS TRENCH DETAIL
NOT TO SCALE

TYPICAL PLAN NOTES

SEE THE TYPICAL DETAILS FOR MORE INFORMATION.

BURIED TELECOMMUNICATION FACILITES
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 PROOFED FOR FUTURE CABLE INSTALLATION PRIOR TO THE COMPLETION OF CONSTRUCTION.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CLIMB CONCRETE
COMMERCIAL
300 EAST 1700 SOUTH
AMERICAN FORK, UT

MARK:	DATE:	DESCRIPTION:

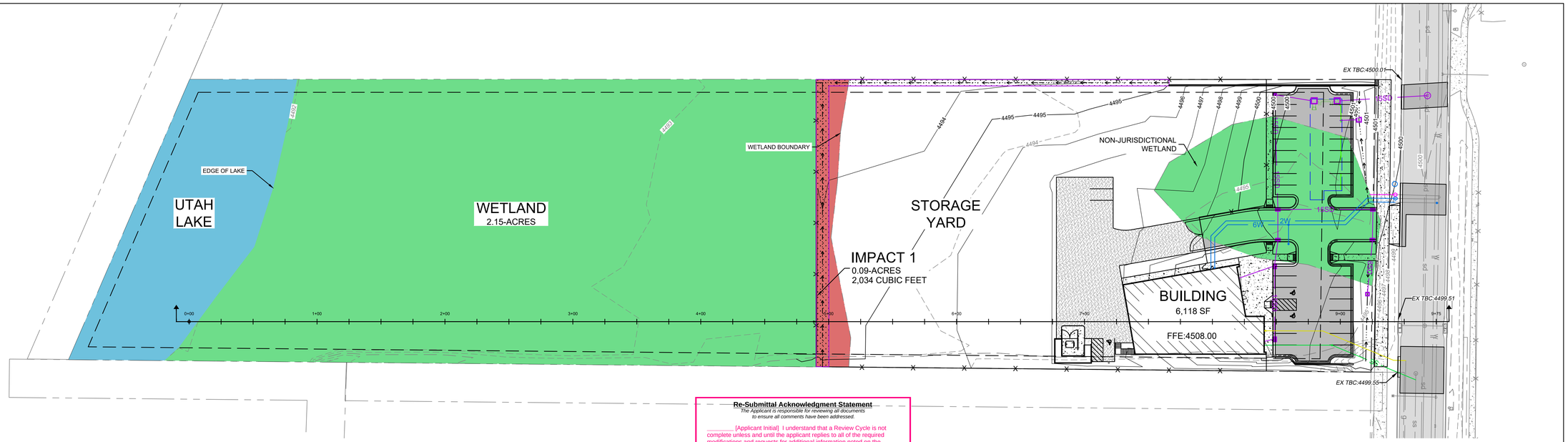
PROJECT #: 25-020
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 2/9/2026

PROFESSIONAL ENGINEER
2/9/26
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

DETAILS

C506

P:\2025\25-020 Climb Concrete AF Commercial\Civil\AutoCAD\Sheet Set\C501 DETAILS



LEGEND

- UTAH LAKE
- WETLAND
- IMPACT AREA

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.

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 02/23/2026

No comments

Engineering Division
Reviewed
rburkhill 02/25/2026

Address comments

Next Step

Revise and Resubmit based off comments made from staff

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

Changes have been made since 2026.02.05 submittal.

A new tie in slope is now shown here.

It appears to drop 10 inches in about 23 inches creating a slope above 40%

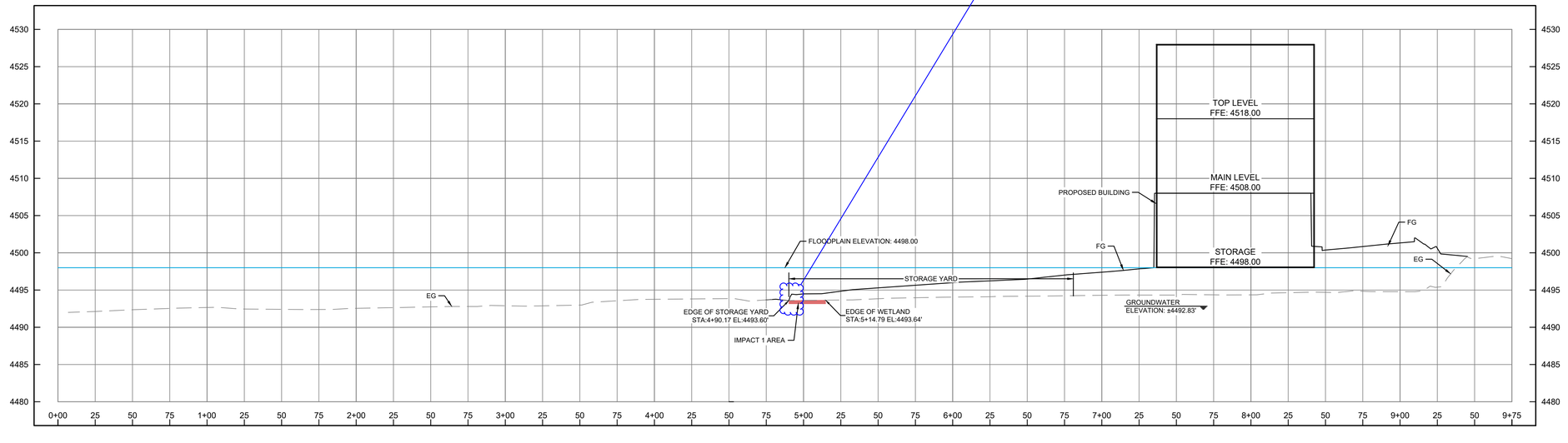
Max allowable is 3:1 (33%)

N

0 40 80 Feet

PROPERTY SECTION PROFILE

5X VERTICAL EXAGGERATION



Profile Data

| | | |

Development Review Committee Staff Report
Meeting Date: March 9, 2026

Agenda Topic

Review and action on an application for a Final Plat, known as High Pointe Apartments, located at 620 S 740 E, American Fork City. The Final Plat consists of 3.46 acres and is in the PC Planned Community Zone.

BACKGROUND INFORMATION		
Location:		620 S 740 E American Fork, UT
Project Type:		Preliminary Plat
Applicants:		Bach Homes- Brevon Holmes, Cedar Jordan, Derek Rindlisbacher
Existing Land Use:		Planned Community
Surrounding Land Use:	North	Planned Community-Residential
	South	Planned Community-Residential
	East	Planned Community-Residential
	West	Planned Community-Residential
Existing Zoning:		PC Planned Community
Surrounding Zoning:	North	PC Planned Community
	South	PC Planned Community
	East	PC Planned Community
	West	PC Planned Community
Square Footage (By Use)		62,473 sq ft
Total Number of Units		16 Townhome Units, 144 Apartment Units
Parking Requirement		288 Stalls Provided

	1.8 stalls per dwelling unit (Per Memorandum of Understanding) 1.8*160 = 288 Stalls Required

Background

The applicant has applied for a Final Plat to develop an apartment and town home development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use.

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

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

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

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

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

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

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

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

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

B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions

are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

a. N/A

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.407 PC Planned Community Zone.
2. The Final Plat meets the requirements of Section 17.7.207.

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Final Plat meets the requirements of Section 17.7.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone.

Table

I move to table action for the proposed Final Plat, located at 620 S 740 E, American Fork City, in the PC Planned Community Zone and instruct staff/developer to……..

RE-SUBMITTAL ACKNOWLEDGEMENT STATEMENT

THE APPLICANT IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS TO ENSURE ALL COMMENTS HAVE BEEN ADDRESSED

CJJ [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.

CJJ [APPLICANT INITIAL] I HEREBY ACKNOWLEDGE THAT THIS RE-SUBMITTAL ADDRESSES ALL REQUIRED MODIFICATIONS AND REQUESTS FOR ADDITIONAL INFORMATION NOTED ON THE PREVIOUS SUBMITTAL.

CJJ [APPLICANT INITIAL] THIS IS THE 3RD COMPLETE RE-SUBMITTAL OF THE SUBDIVISION CONSTITUTING THE START OF THE 4TH REVIEW CYCLE.

BACH HIGH POINTE SUBDIVISION CONSTRUCTION DRAWINGS

2/23/2026

American Fork City Development Review

Planning and Zoning Reviewed copperman 03/02/2026	Public Infrastructure Reviewed cscott 03/02/2026
EC/LID Reviewed tmezenen 03/04/2026	
Sewer/Storm Drain Division Reviewed ahardy 03/04/2026	Engineering Division Reviewed rburkhill 03/04/2026
Communications Reviewed MHunsaker 03/04/2026	
Water/PI Division Reviewed jbrems 03/04/2026	Streets Division Reviewed ehyde 03/04/2026

No comments

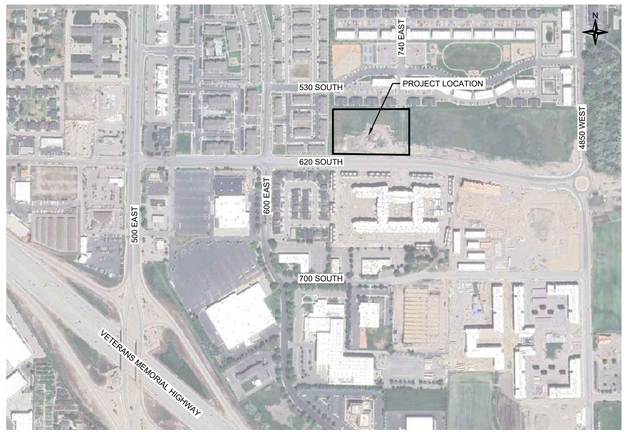
No comments

Next Step

Proceed to the Development Review Committee on 03/09/2026

VICINITY MAP

1" = 500'



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	SUBDIVISION PLAT
C003	ALTA SURVEY
C004	LEGEND
C101	DEMO PLAN
C102	SITE UTILITY PLAN
C103	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C104	SIGNING & STRIPING PLAN
C201	SIGHT VISIBILITY TRIANGLES
C401	740 EAST PLAN & PROFILE
C501	DETAILS
C502	DETAILS

PROJECT CONTACTS:

1. OWNER/DEVELOPER:
   ALEX DAHL
   BACH LAND AND DEVELOPMENT, LLC
   11650 S STATE STREET
   DRAPER, UTAH 84020
   ALEX.DAHL@BACHHOMES.COM
   P. 801.727.9553
2. PROJECT MANAGER
   JAKE BLACK
   CIVIL SOLUTIONS GROUP
   669 NORTH 1890 WEST SUITE 47B,
   PROVO, UT, 84601
   JBLACK@CSG.WORK
   P. 435.421.9713
3. CIVIL ENGINEER:
   MICHAEL TAYLOR
   CIVIL SOLUTIONS GROUP
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   MTAYLOR@CSG.WORK
   P. 435.213.3762
4. SURVEYOR:
   CURTIS BOWN
   CIVIL SOLUTIONS GROUP
   498 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   CBOWN@CSG.WORK
   P. 435.720.3761
5. AF PUBLIC WORKS
   CULINARY WATER/P.I.
   JAY BREMS
   P. 801.763.3060
   SEWER/STORM DRAIN
   ASHTON HARDY
   P. 801.763.3060
   CITY INSPECTOR
   CHAD SCOTT
   P. 801.763.3060
   SWMP MANAGER
   TYLER MEZENEN
   P. 801.763.3060
6. AF FIBER
   WILL DAVIS
   P. 801897.9826
7. AF FIRE MARSHALL
   MAT SACCO
   P. 801.763.3045
8. AF IRRIGATION COMPANY
   ERNIE JOHN
   P. 801.471.6576
9. BLUE STAKES UT
   P. 800.662.4111
10. COMCAST
    ELYSIA VALDEZ
    P. 801.401.3017
11. CENTURY LINK
    BILL WESTGALL
    P. 435.623.4252
12. DOMINION ENERGY
    TRENT JOHNSON
    P. 801. 853.6548
13. T.S.S.D.
    DAVID BARLOW
    P. 801.756.5231
14. MITCHELL HOLLOW IRRIGATION CO.
    DALE JONES
    P. 801.768.8150
15. ROCKY MOUNTAIN POWER
    TERIA WALKER
    P. 801.756.1310

STANDARD DRAWINGS & SPECIFICATIONS:

1. AMERICAN FORK CITY CORPORATION DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DESIGN STANDARDS.
2. AMERICAN FORK CITY CORPORATION DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DESIGN DETAILS.
3. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
4. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

SURVEYING BENCHMARK

VERTICAL DATA (CONTOUR LINES AND/OR SPOT ELEVATIONS, ETC.) SHOWN HEREON IS BASED ON THE NAVD88/GEOID18 ELEVATION OF 4555.68 PUBLISHED BY THE UTAH COUNTY SURVEYOR ON THE 1997 COUNTY MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 24, T5S, R1E, S.L.B.& M.

FEMA FLOOD ZONE

THE SUBJECT SITE LIES WITHIN THE ZONE X (AREA OF MINIMUM FLOOD HAZARD) ACCORDING TO THE FEMA FIRM NO. 49049C0307F DATED JUNE 19, 2020

AMERICAN FORK CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENT FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY:_____ _____ DATE:_____

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK	DATE	DESCRIPTION

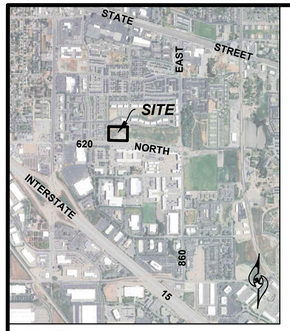
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/26
No. 824188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

COVER

C001

P:\2022\22-213 Bach Summit_American Fork\Auto\CAD\WORKING\Civil\Sheet Set\Sheet Set Subdivision\C001 COVER



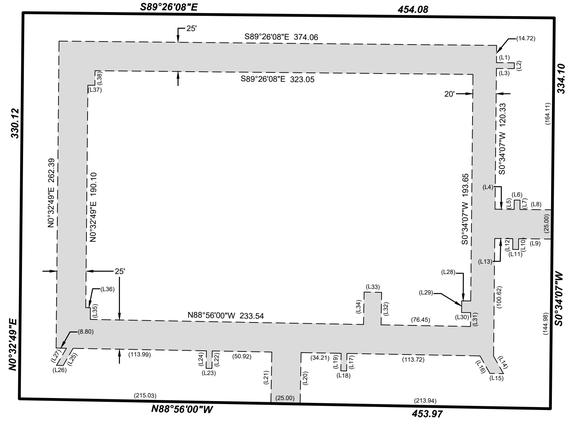
VICINITY MAP
NTS

DATE OF PREPARATION
April 30, 2025

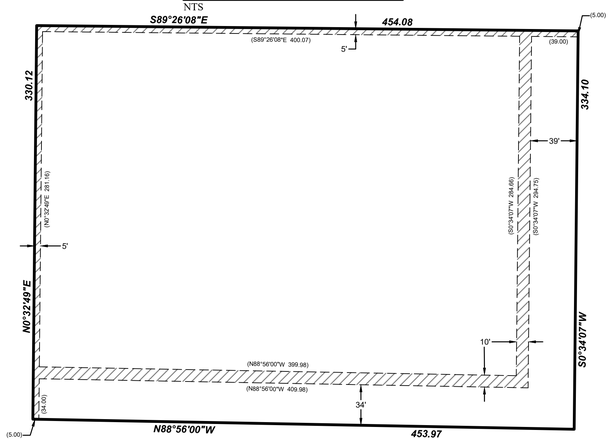
SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

LINE TABLE		
LINE #	BEARING	DISTANCE
(L1)	S89°25'53"E	15.25
(L2)	S0°34'07"W	5.00
(L3)	N89°25'53"W	15.25
(L4)	S89°25'53"E	16.32
(L5)	N0°34'07"E	8.00
(L6)	S89°25'53"E	5.00
(L7)	S0°34'13"W	8.00
(L8)	S89°25'53"E	27.68
(L9)	N89°25'53"W	28.57
(L10)	S0°34'02"W	9.25
(L11)	N89°25'55"W	5.00
(L12)	N0°34'07"E	9.25
(L13)	N89°25'53"W	15.44
(L14)	S29°30'55"E	17.20
(L15)	N88°56'00"W	11.62
(L16)	N29°30'54"W	17.20
(L17)	S1°04'00"W	15.00
(L18)	N88°56'00"W	5.00
(L19)	N1°04'00"E	15.00
(L20)	S1°04'00"W	44.00
(L21)	N1°04'00"E	44.00
(L22)	S1°04'00"W	15.00
(L23)	N88°56'00"W	5.00
(L24)	N1°04'00"E	15.00
(L25)	S29°57'30"W	16.99
(L26)	N88°56'00"W	5.71
(L27)	N29°57'30"E	16.99
(L28)	N89°25'53"W	7.75
(L29)	S0°34'07"W	10.00
(L30)	S89°25'53"E	7.75
(L31)	S0°34'07"W	11.84
(L32)	N1°04'00"E	27.75
(L33)	N88°56'00"W	15.00
(L34)	S1°04'00"W	27.75
(L35)	N0°32'49"E	10.00
(L36)	N88°56'00"W	4.00
(L37)	S89°26'08"E	6.00
(L38)	N0°32'49"E	12.50

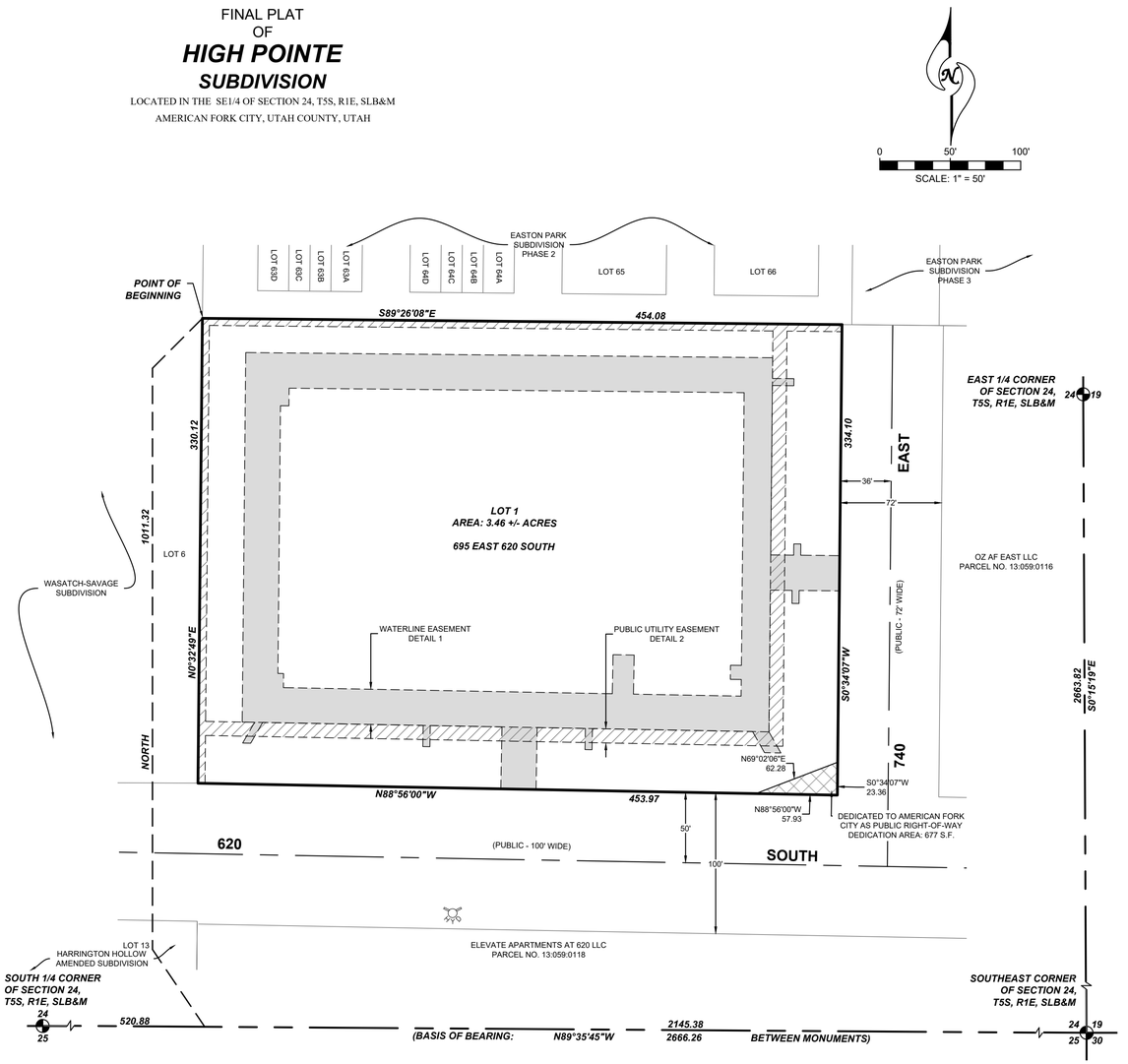
WATERLINE EASEMENT DETAIL 1
NTS



PUBLIC UTILITY EASEMENT DETAIL 2
NTS



FINAL PLAT
OF
HIGH POINTE
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH



NOTES:

1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
2. OFF-SET PINS TO BE PLACED IN THE BACK IF THE CURB AND 5/8 BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
3. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'X' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0307F EFFECTIVE JUNE 19, 2020.
4. THIS PROPERTY IS LOCATED WITHIN THE LAKE CITY ROW DEVELOPMENT AGREEMENT.
5. CURRENT LAND USE DESIGNATION: PLANNED COMMUNITY.
6. CURRENT ZONE: PC-PLANNED COMMUNITY.
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY DWELLING UNTIL FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

LEGEND

- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- XXX/XXX — BOOK/PAGE
- XXXXXXX — ENTRY NUMBER
- SECTION CORNER
- FIRE HYDRANT
- ROADWAY DEDICATION
- WATERLINE EASEMENT
- PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45"W along the Section line 2,145.38 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast Corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07"W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00"W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Creates 1 lot and contains: 3.46+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

HIGH POINTE
SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

_____(SIGNATURE)
OZ AF EAST, LLC

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF BACH HOMES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____ PRINTED FULL NAME OF NOTARY

CITY CLERK

_____
CITY CLERK — DATE

FINAL PLAT
OF
HIGH POINTE
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL	RECORDER SEAL

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____, DAY OF _____ A.D. _____, BY THE WATER AND SEWER AUTHORITY.

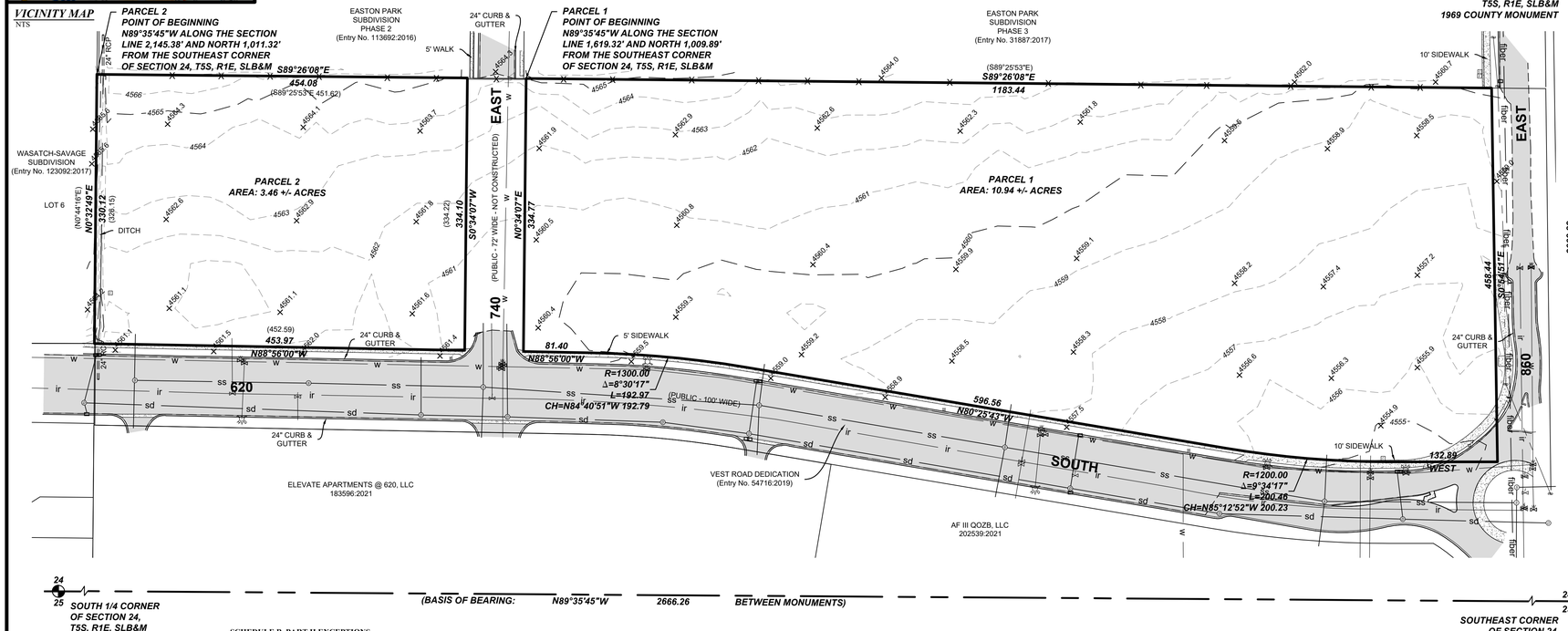
_____
WATER AND SEWER AUTHORITY

NOTARY PUBLIC SEAL	***ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY***
	THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK 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 20____, A.D. _____. _____ DEVELOPMENT SERVICES DIRECTOR _____ PUBLIC WORKS DIRECTOR _____ FIRE CHIEF

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NTS



NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for the parcels shown and described hereon. Survey Descriptions has been provided for the benefit of our client and their Title Company.
2. A "Real Property Title Report" prepared by Cottonwood Title, Salt Lake City, Utah, File No. 163130-TOS, Effective Date: September 8, 2022, was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions\easements noted on this Survey are referenced from this document.
3. The Basis of Bearing for this Survey is N89°35'45"W along the Section line between the Southeast Corner and the South 1/4 Corner of Section 24, T5S, R1E, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section\monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
4. Vertical data (contour lines and/or spot elevations, etc.) shown hereon is based on the NAVD88\GEOID18 elevation of 4555.68 published by the Utah County Surveyor on the 1997 County monument marking the South 1/4 Corner of Section 24, T5S, R1E, S.L.B.& M.
5. #5 rebar & cap (CSG ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
7. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
8. Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
9. Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
   a. Item 1: See face of Survey and/or Legend for corners set or found.
   b. Item 2: No addresses were provided in the Title Report, nor have any been assigned by Utah County.
   c. Item 3: The properties shown hereon lie within Zone X (areas of minimal flood hazard) according to FEMA (Federal Emergency Management Agency) F.I.R.M.'s (Flood Insurance Rate Map) #49049C0307F, Map Date: June 19, 2020.
   d. Item 4: See face of Survey for area.
   e. Item 5: Shown hereon. Refer to Note #4 for benchmark and datum information.
   f. Item 6(a): A Zoning Letter prepared by Shaun Athey, Development Manager of Bach Homes, dated October 18, 2022, provides the following information:
      1. Zoning Classification: PC-Planned Community
   g. Item 6(b): No zoning setback requirements specific to the Subject Property was included in the Zoning Letter identified in item 6(a).
   h. Item 7(a): There are no existing buildings on site.
   i. Item 7(b)(1): There are no existing buildings on site.
   j. Item 7(b)(2): None specified by client.
   k. Item 8: Observable substantial features are shown hereon. Many of the utility details in the streets are taken from a set of Record Drawings prepared by S.E. Science and provided by our client.
   l. Item 13: Shown hereon.
   m. Item 14: Nothing referenced from client.
   n. Item 16: The Subject Property is across the street from an active construction site and portions of Parcel 1 & 2 are being used for staging and temporary equipment\supply storage.
   o. Item 18: There are no plottable offsite easements referenced in the Title Report. Exceptions #7 & #8 describe easements that do not affect the Subject Property and are located 100'+ south of Locus.
   p. Item 19: Insurance Certificate can be provided upon request.

LEGEND

	ASPHALT
	CONCRETE
IV	IRRIGATION VALVE
W	WATER METER
WV	WATER VALVE
	HYDRANT
C	COMMUNICATIONS BOX
E	ELECTRICAL BOX
SS S SS	SEWER MANHOLE/LINE
sd D sd	STORMDRAIN MANHOLE/LINE
	CATCH BASIN
	SIGN
	POWER POLE/LINE
w	WATER LINE
ir	IRRIGATION LINE
X X	FENCE LINE
5440	CONTOUR LINES
*5440	SPOT ELEVATIONS
	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
XXXX:XXXX	DEED ENTRY No:YEAR (UTAH COUNTY RECORDS)
(BEARING AND/OR DISTANCE)	RECORD DEED/PLAT CALL
fiber	FIBER

SCHEDULE B, PART II EXCEPTIONS
(FROM TITLE REPORT REFERENCED IN NOTE #2)

Exceptions #1-5
Contain no plottable descriptions.

Exception #6
Any easements and/or rights-of-way for the water distribution system and appurtenances of the American Fork Irrigation Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded October 26, 1970 as Entry No. 11190 in Book 1197 at Page 328.
Blanket Easement. Only Section, Township & Range are provided.

Exception #7
Real Estate Easement Agreement: Shared Parking Lot by and between Built Works LLC, a Utah limited liability company and MDP Land LLC, a Utah limited liability company, or assigns, dated October 4, 2019 and recorded October 4, 2019 as Entry No. 101154:2019.
Does not affect Subject Properties. Refers to lots in the Utah Valley Business Park which is 1000'+ south of Locus.

Exception #8
Real Estate Easement Agreement: Emergency Ingress and Egress by and between Built Works LLC, a Utah limited liability company and MDP Land LLC, a Utah limited liability company, or assigns, dated October 4, 2019 and recorded October 4, 2019 as Entry No. 101155:2019.
Does not affect Subject Properties. Refers to lots in the Utah Valley Business Park which is 1000'+ south of Locus.

Exception #9
Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead utility lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Easterly boundary of Parcel 1 of the subject Land, as evidenced by a visual inspection.
Visible location of existing utilities, poles, etc. along the easterly side of Parcel 1 are shown hereon.

Exception #10
An Ordinance Amending Section 1.12.010 of the Revised Ordinances of American Fork City 1985, as Amended, Annexing Certain Properties to American Fork City and Establishing Zoning Classification for Said Property, recorded June 17, 2019 as Entry No. 54715:2019.
The Subject Properties lie within the bounds of the Vest Annexation.

Exception #11
Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.
No Surveyor response.

Exception #12
Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s)
No Surveyor responses.

LEGAL DESCRIPTIONS

FROM TITLE REPORT REFERENCED IN NOTE #2

PARCEL 1:
Beginning at a point that is located on Easton Park Subdivision and American Fork Subdivision, as also accepted through Boundary Line Agreement dated April 29, 1996, as Entry No. 35389 which point is located North 89°35'45" West 1619.32 feet along section line and North 1009.96 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and County survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone), Thence South 89°25'53" East a distance of 1183.43 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence along said R.O.W. the following 6 courses: South 00°54'51" East a distance of 458.42 feet, thence West a distance of 132.88 feet to the beginning of a curve, said curve bears to the right through an angle of 09°34'17", having a radius of 1200.00 feet along the arc a distance of 200.46, and whose long chord bears North 85°12'52" West a distance of 200.23 feet, thence North 80°25'43" West a distance of 596.56 feet to the beginning of a curve, said curve bears to the left through an angle of 08°30'17", having a radius of 1300.00 feet along the arc a distance of 192.96 feet, and whose long chord bears North 84°40'52" West a distance of 192.79 feet, thence North 88°56'00" West a distance of 81.40 feet, thence North 00°34'07" East a distance of 334.84 feet to the point of beginning.

PARCEL 2:
Beginning at a point that is located on Easton Park Subdivision and American Fork Subdivision, as also accepted through Boundary Line Agreement dated April 29, 1996, as Entry No. 35389 which point is located North 89°35'45" West 2142.92 feet along section line and North 1011.47 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and County survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence South 89°25'53" East along said subdivision distance of 451.62 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence along said R.O.W. the following 2 courses: South 00°34'07" West a distance of 334.22 feet, thence North 88°56'00" West a distance of 452.59 feet to described above Subdivision, thence North 00°29'08" East a distance of 4.14 feet, thence North 00°44'16" East a distance of 326.15 feet to the point of beginning.

PARCEL 3:
A non-exclusive easement for the purpose of vehicle parking in non-designated parking spaces and vehicular and pedestrian ingress and egress as more particularly defined in that certain Real Estate Easement Agreement: Shared Parking Lot, recorded October 4, 2019 as Entry No. 101154:2019 in the Utah County Recorder's office, State of Utah.

PARCEL 4:
A non-exclusive easement for the purpose of emergency ingress and egress as more particularly defined in that certain Real Estate Easement Agreement: Emergency Ingress and Egress, recorded October 4, 2019 as Entry No. 101155:2019 in the Utah County Recorder's office, State of Utah.

SURVEY DESCRIPTIONS

PARCEL 1
A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of 740 East and the southerly line of EASTON PARK Subdivision, Phase 3, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45"W along the Section line 1,619.32 feet and North 1,009.89 feet (record: 1,009.96 feet) from the Southeast Corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E (record: S89°25'53"E) along the south line of said Plat 1,183.44 feet to the westerly right-of-way line of 860 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°54'51"E along said Plat 458.43 feet to the northerly line of 620 South as defined and described by said Plat; thence along the northerly right-of-way line of said 620 South the following 5 (five) courses and distances: West 132.89 feet; thence along the arc of a 1,200.00 foot radius curve to the right 200.46 feet through a central angle of 9°34'17" (chord: N85°12'52"W 200.23 feet); thence N80°25'43"W 596.56 feet; thence along the arc of a 1,300.00 foot radius curve to the left 192.97 feet through a central angle of 8°30'17" (chord: N84°40'52"W 192.79 feet); thence N88°56'00"W 81.40 feet to the easterly right-of-way of said 740 East; thence N0°34'07"E along said right-of-way line 334.77 feet to the point of beginning.

Contains: 10.94+/- acres

PARCEL 2
A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45"W along the Section line 2,145.38 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast Corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07"W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00"W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Contains: 3.46+/- acres

SURVEYOR'S CERTIFICATE

To: Bach Land and Development, LLC; OZ AF East, LLC, a Utah limited liability company; Cottonwood Title:
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 Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7(a), 7(b)(1), 7(b)(2), 8, 13, 14, 16, 18, & 19 of Table A thereof.

Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201

PROFESSIONAL LAND SURVEYOR — No. 12606452-2201 — CURTIS BOWN — 6/11/25 — STATE OF UTAH

June 11, 2025
Date

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK, UTAH
PROPERTY OF: OZ AF EAST, LLC
PREPARED FOR: BACH HOMES

REVISION BLOCK NO.	DATE:	DESCRIPTION:
1	11-23-22	UTILITY ASBUILTS ADDED
2	6-11-25	740 EAST WATERLINE UPDATE

SCALE: 1" = 80'	DRAWN BY: L. CHUGG
DATE: 10-21-22	PROJECT #: 22-213

SHEET 1 OF 1

GENERAL

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION.
3. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
4. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CIVIL SOLUTIONS GROUP DOES NOT CONTROL OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
8. CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
10. CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

SAFETY AND RESPONSIBILITY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
3. ALL CONSTRUCTION FENCING, EROSION CONTROL TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE.
4. CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

SURVEY AND EXISTING CONDITIONS

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HANDHOLES, JUNCTIONS, ETC) AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BEING IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
2. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER CONSTRUCTION AND SITE MAINTENANCE
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
4. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

PAVEMENTS AND COMPACTION

1. ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
2. IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
3. SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS, THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
   a. THE MINIMUM RELATIVE DENSITY SHALL BE 96% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
   b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
   c. THE MINIMUM RELATIVE DENSITY SHALL BE 92% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.
4. THE CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN THE CONTRACTOR HAS REACHED SUBGRADE. ENGINEER SHALL OBSERVE PROOF ROLL CONDUCTED BY THE CONTRACTOR PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO APWA 245 UTILIZING A HIGH-WOVEN FABRIC COMPACTED TO 95%.
5. UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 10" MIN.
6. ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

COORDINATION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
2. ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS 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. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING IMPROVEMENTS DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXITING UTILITIES AND IMPROVEMENTS, EXCAVATION SUPPORT, PHASING OF WORK AND TRAFFIC CONTROL.
6. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTION OR SERVICE.
7. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY OWNER'S PERMISSION.
8. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. AT THE OWNERS DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON SITE ENGINEER.
10. PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
11. CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

UTILITIES

1. WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER APWA DRAWINGS AND SPECIFICATIONS.
2. ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
3. CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE MUNICIPAL DETAIL DRAWINGS. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.
4. BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER MUNICIPALITY STANDARDS AND SUBMIT RESULTS TO MUNICIPALITY AND ENGINEER.
5. ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE MUNICIPALITY. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE MUNICIPAL INSPECTOR.
6. ALL EXISTING AND PROPOSED MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER MUNICIPAL OR APWA STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
7. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER MUNICIPALITY OR APWA.
8. DETECTABLE WARNING TAPE AND DEDICATED TRACING WIRE SHALL BE PROVIDED FOR ALL SUBSURFACE UTILITIES. THIS SHALL BE BURIED A MAXIMUM OF 18" DEEP.
9. THE TOPS, RIMS, GRATES, COVERS, ETC. OF ANY UTILITY STRUCTURE THAT IS TO REMAIN SHALL BE ADJUSTED TO MATCH FLUSH WITH FINAL GRADE. ALL NEW COMPONENTS SHALL SIMILARLY BE INSTALLED FLUSH WITH FINAL GRADE.
10. FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
11. THE SCOPE OF THE ELECTRICAL, COMMUNICATION, AND GAS FACILITIES SHOWN IN THESE PLANS ARE DIAGRAMMATIC. CIVIL SOLUTIONS GROUP DID NOT DESIGN OR COORDINATE THESE ELEMENTS. DESIGN AND COORDINATION OF THESE FACILITIES ARE BY OTHERS. NOT ALL COMPONENTS OF THE EXISTING FACILITIES OR THE PROPOSED FACILITIES ARE SHOWN. CONTRACTOR IS TO INCLUDE ALL REQUIRED COMPONENTS IN SCOPE.
12. ALL CONDUIT SHALL BE RIGID PVC ELECTRICAL CONDUIT, NEMA TC2 AND UL-651. FITTINGS AND CONDUIT BODIES SHALL BE PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT SHALL MEET ASTM F656 AND D2564 REQUIREMENTS. PULL ROPE SHALL BE ¼ INCH DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE. SEAL ALL ENDS WITH BLANK DUCT PLUGS, SECURE ROPE TO DUCT PLUG.
13. ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS, APWA SPECIFICATIONS, CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURERS QUALIFIED INSTRUCTOR AND BE QUALIFIED/FACTORY CERTIFIED BEFORE INSTALL.

STORMWATER POLLUTION PREVENTION

14. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923) AND SHALL BE COMPLIANT WITH THE MUNICIPALITIES MS4 REQUIREMENTS. A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SWPPP, THE FILING OF PERMITS, MAINTENANCE OF BMP'S, AND ALL OTHER ITEMS ASSOCIATED WITH SWPPP AND MS4 COMPLIANCE.
16. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
17. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
18. ALL BMP'S SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING AND A NOTICE OF TERMINATION IS FILED.
19. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).

ADA COMPLIANCE GENERAL NOTES (SITE DEVELOPMENT PLANS)

20. ACCESSIBLE PEDESTRIAN PATHWAYS
    - 20.1. CONTINUOUS ACCESSIBLE ROUTE: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ROUTE CONNECTING ALL ACCESSIBLE PARKING SPACES, BUILDING ENTRANCES, AND SITE AMENITIES. THIS ROUTE SHALL BE AT LEAST 36 INCHES WIDE (CLEAR) WITH NO ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH (CHANGES UP TO 1/2 INCH MUST BE BEVELED). RUNNING SLOPES SHALL NOT EXCEED 5% (1:20), AND CROSS SLOPES SHALL NOT EXCEED 2% (1:48). ANY WALKWAY SEGMENT WITH A SLOPE >5% SHALL BE TREATED AS A RAMP AND COMPLY WITH RAMP REQUIREMENTS.
    - 20.2. SURFACE CHARACTERISTICS: THE CONTRACTOR SHALL ENSURE ALL ACCESSIBLE WALKWAYS ARE FIRM, STABLE, AND SLIP-RESISTANT, FREE OF MUD, SAND, DEBRIS, AND OTHER IMPEDIMENTS.
    - 20.3. VERTICAL CLEARANCE & PROTRUSIONS: THE CONTRACTOR SHALL MAINTAIN AT LEAST 80 INCHES OF VERTICAL CLEARANCE ON ALL PEDESTRIAN PATHS. NO PROTRUDING OBJECTS SHALL EXTEND MORE THAN 4 INCHES FROM WALLS BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR/GROUND SURFACE.
21. CURB RAMPS AND RAMPS
    - 21.1. SLOPES & DIMENSIONS: THE CONTRACTOR SHALL CONSTRUCT ALL CURB RAMPS AND RAMPS ON ACCESSIBLE ROUTES WITH A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) AND A CROSS SLOPE ≤ 2% (1:48). EACH RAMP OR CURB RAMP SHALL HAVE A CLEAR WIDTH OF AT LEAST 36 INCHES.
    - 21.2. LANDINGS: THE CONTRACTOR SHALL PROVIDE A LEVEL LANDING (≤2% SLOPE) AT THE TOP OF EACH CURB RAMP, AT LEAST 36 INCHES IN LENGTH AND AT LEAST AS WIDE AS THE RAMP. THE BOTTOM TRANSITION TO THE STREET/DRIVE MUST ALSO BE FLUSH AND SMOOTH.
    - 21.3. FLARES/SIDE SLOPES: WHERE CURB RAMP SIDES ARE EXPOSED AND WITHOUT HANDRAILS, THE CONTRACTOR SHALL PROVIDE FLARED SIDES ≤1:10. IF SITE CONSTRAINTS PROHIBIT A TOP LANDING, FLARED SIDES (≤1:12) MAY BE USED TO ACCOMMODATE CROSSING FROM THE SIDE.
    - 21.4. DETECTABLE WARNINGS: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES (TRUNCATED DOMES) 24 INCHES DEEP ACROSS THE FULL WIDTH OF EACH CURB RAMP OR FLUSH TRANSITION.
    - 21.5. HANDRAILS (IF APPLICABLE): FOR ANY RAMP (NOT CURB RAMP) WITH A RISE >6 INCHES OR LENGTH >6 FEET, THE CONTRACTOR SHALL INSTALL HANDRAILS ON BOTH SIDES, MOUNTED 34–38 INCHES ABOVE THE RAMP SURFACE, AND EXTEND THEM AT LEAST 12 INCHES BEYOND THE RAMP RUN AT TOP AND BOTTOM.
22. ACCESSIBLE PARKING
    - 22.1. MINIMUM NUMBER OF SPACES: THE CONTRACTOR SHALL PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE TOTAL PARKING COUNT AND ADA STANDARDS. AT LEAST ONE OF EVERY SIX (BUT MINIMUM ONE) OF THE REQUIRED ACCESSIBLE SPACES MUST BE VAN-ACCESSIBLE.
    - 22.2. SPACE DIMENSIONS: EACH STANDARD ACCESSIBLE SPACE SHALL BE AT LEAST 96 INCHES WIDE WITH A 60-INCH-WIDE ACCESS AISLE. VAN-ACCESSIBLE SPACES SHALL EITHER BE 132 INCHES WIDE WITH A 60-INCH AISLE OR 96 INCHES WIDE WITH A 96-INCH AISLE. SLOPES IN PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
    - 22.3. PARKING SIGNAGE: THE CONTRACTOR SHALL INSTALL UPRIGHT SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT EACH ACCESSIBLE SPACE. VAN-ACCESSIBLE SPACES REQUIRE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE." SIGN BOTTOMS SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND AND CLEARLY VISIBLE.
    - 22.4. LOCATION AND SLOPE: THE CONTRACTOR SHALL LOCATE ACCESSIBLE PARKING NEAR THE CLOSEST ACCESSIBLE ENTRANCE, CONNECTED TO AN ADA-COMPLIANT ROUTE. SPACES AND ACCESS AISLES SHALL MAINTAIN SLOPE ≤2%. WHEEL STOPS OR CURBS SHALL PREVENT VEHICLES FROM ENCROACHING ON WALKWAYS OR REDUCING AISLE WIDTH.
23. BUILDING ENTRANCES AND ACCESS
    - 23.1. ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE AT LEAST ONE PRIMARY ACCESSIBLE ENTRANCE PER BUILDING, CONNECTED VIA AN ACCESSIBLE ROUTE TO SITE ARRIVAL POINTS (PARKING, SIDEWALKS, LOADING ZONES).
    - 23.2. SIGNAGE FOR INACCESSIBLE ENTRANCES: IF ANY PRIMARY ENTRANCE IS NOT ACCESSIBLE, THE CONTRACTOR SHALL INSTALL SIGNAGE DIRECTING USERS TO THE NEAREST ACCESSIBLE ENTRANCE.
24. SIGNAGE (DIRECTIONAL & INFORMATIONAL)
    - 24.1. ENTRANCE AND ROUTE SIGNAGE: THE CONTRACTOR SHALL PROVIDE CLEAR SIGNAGE IDENTIFYING ACCESSIBLE ROUTES AND ENTRANCES. INACCESSIBLE ENTRANCES SHALL INCLUDE SIGNS DIRECTING TO THE ACCESSIBLE ROUTE OR ENTRANCE.
    - 24.2. PARKING AND LOADING SIGNS: THE CONTRACTOR SHALL INSTALL ISA SYMBOL SIGNS FOR ALL ACCESSIBLE PARKING SPACES. ANY ACCESSIBLE PASSENGER LOADING ZONES SHALL HAVE APPROPRIATE MARKINGS AND SIGNS.
    - 24.3. DIRECTIONAL WAYFINDING: WHERE THE ACCESSIBLE PATH DIFFERS FROM REGULAR ROUTES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE (ISA SYMBOLS AND ARROWS). ALL SIGNAGE SHALL BE HIGH-CONTRAST, VISIBLE, AND MOUNTED AT ~4–5 FEET ABOVE GROUND.
25. OUTDOOR AMENITIES & SITE ELEMENTS
    - 25.1. BENCHES AND SEATING: THE CONTRACTOR SHALL PROVIDE A CLEAR, LEVEL SPACE (30"×48") ADJACENT TO OR AT ONE END OF BENCHES FOR WHEELCHAIR SEATING. SLOPES ≤2%.
    - 25.2. PICNIC TABLES: THE CONTRACTOR SHALL ENSURE A MINIMUM OF 5% OF PICNIC TABLES (OR AT LEAST ONE, WHICHEVER IS GREATER) ARE ACCESSIBLE, WITH PROPER KNEE CLEARANCE (27" MIN. HEIGHT, 30" WIDE, 19" DEEP) AND A FIRM, LEVEL SURROUNDING SURFACE.
    - 25.3. BUS STOPS/TRANSIT SHELTERS: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE BOARDING/ALIGHTING PAD AT LEAST 96 INCHES LONG BY 60 INCHES WIDE, ≤2% CROSS SLOPE, FIRMLY CONNECTED TO THE ACCESSIBLE PATH.
    - 25.4. PASSENGER LOADING ZONES: THE CONTRACTOR SHALL PROVIDE A DESIGNATED ACCESSIBLE ZONE AT ANY PASSENGER DROP-OFF, WITH A 96-INCH-WIDE VEHICLE SPACE, 20-FOOT LENGTH, AND A 60-INCH-WIDE ACCESS AISLE, ALL ≤2% SLOPE, AND AT LEAST 114 INCHES OF VERTICAL CLEARANCE. LONGER LOADING ZONES (OVER 100 FEET IN LENGTH) SHALL HAVE ADDITIONAL ACCESSIBLE ZONES AS REQUIRED.
26. GENERAL COMPLIANCE AND MAINTENANCE
    - 26.1. CONFORMANCE TO ADA STANDARDS: THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION COMPLIES WITH THE CURRENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (AND ANY APPLICABLE LOCAL/STATE CODE IF MORE STRINGENT). FIELD-VERIFIED SLOPES AND DIMENSIONS MUST MEET OR EXCEED THESE REQUIREMENTS.
    - 26.2. UPKEEP OF ROUTES & FEATURES: THE CONTRACTOR SHALL KEEP ALL ACCESSIBLE ROUTES, RAMPS, AND PARKING STALLS FREE OF OBSTRUCTIONS (EQUIPMENT, MATERIALS, DEBRIS, VEHICLES) AND PROMPTLY CLEAR SNOW, ICE, OR WATER. VEHICLES SHALL NOT



① DEMOLITION PLAN SHEET KEY NOTES:

ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION. UTILITIES NOT CALLED OUT TO REMAIN IN PLACE:

1. REMOVE DEBRIS, CLEAR AND GRUB
2. REMOVE FENCE.
3. REMOVE CURB & GUTTER AT NEAREST JOINT
4. REMOVE SIDEWALK AT NEAREST JOINT
5. ASPHALT TRENCH REPAIR PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. (1-2/C501)
6. RELOCATE GAS LINE TO PARK STRIP IN COORDINATION WITH ENBRIDGE AND AMERICAN FORK CITY
7. SAWCUT & REMOVE ASPHALT
8. PROTECT IN PLACE EXISTING "NO PARKING" SIGN (TYP.)
9. APPROXIMATE LOCATION OF (3) EX. 4" WELLS, TO BE PLUGGED & ABANDONED PER STATE CODE AND EVIDENCE PROVIDED TO CITY.
10. RELOCATE EXISTING "NO PARKING" SIGN (SEE SIGNING & STRIPING PLAN, C104)
11. REMOVE WATER LINE AND VALVE, TERMINATE AT MAIN LINE.

N

0 30' 60'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

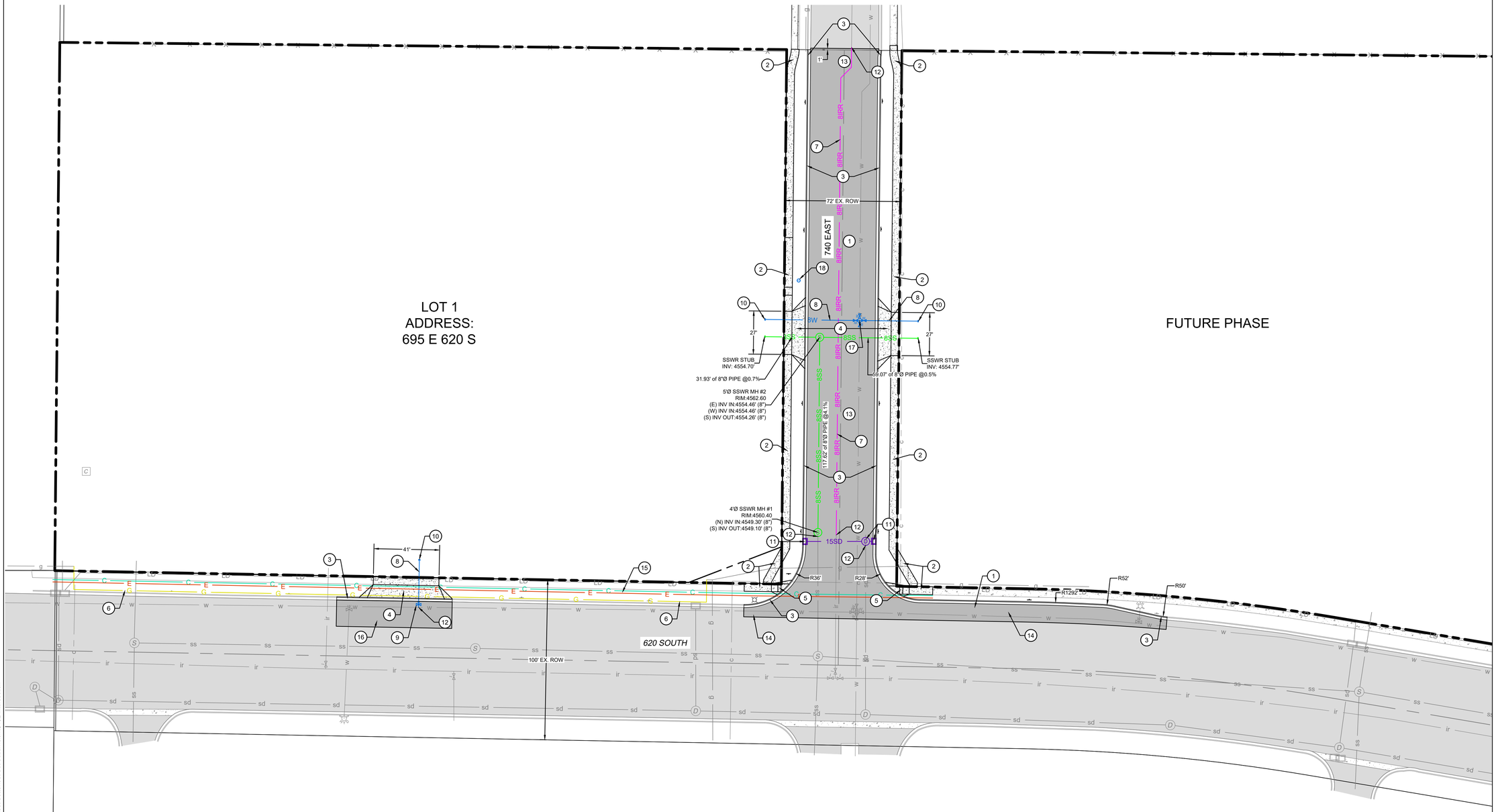
MARK:	DATE:	DESCRIPTION:

PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DEMO PLAN

C101



① SITE UTILITY PLAN KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. HEAVY DUTY ASPHALT PAVEMENT (8/C501)
2. CONCRETE SIDEWALK (7/C502)
3. 24" CATCH CURB & GUTTER (5/C501)
4. FLARED DRIVE APPROACH (4/C502)
5. ADA CURB RAMP (5/C502)
6. RELOCATED GAS LINE. COORDINATE WITH ENBRIDGE.
7. 8"Ø PRESSURIZED IRRIGATION LINE
8. 8"Ø WATER LINE
9. 8" WATER VALVE (7/C501)
10. STUB, CAP, AND THRUST BLOCK WATER LINE (3/C501)
11. STORM DRAIN STRUCTURE (SEE GRADING & DRAINAGE PLAN)
12. CONNECT TO EXISTING UTILITY. FIELD VERIFY LOCATION.
13. 740 E ROADWAY SECTION (2/C502)
14. 620 S ROADWAY SECTION (3/C502)
15. POWER & COMMUNICATION SHARED TRENCH (6/C502)
16. ASPHALT PATCH PER SEC 12.08.040 PAVEMENT PRESERVATION OF AMERICAN FORK MUNICIPAL CODE, AND AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. (1-2/C501)
17. 10" CROSS WITH 10" GATE VALVES ON NORTH AND SOUTH, AND WITH 8" REDUCERS AND GATE VALVES ON EAST AND WEST.
18. INSTALL GROUND WATER MONITORING STATION IN PARK STRIP FOR CITY ACCESS (9/C501)

GENERAL NOTES:

1. INSTALL COMMUNICATION CONDUITS PER AFC CODE SECTION 17.5.135.
2. INSTALL POWER CONDUITS PER ROCKY MOUNTAIN POWER.
3. DEVELOPER TO SCHEDULE DESIGN MEETING WITH CITY FIBER ENGINEER TO DISCUSS COMMON TRENCH DESIGN LAYOUT AND ENSURE INFRASTRUCTURE WILL BE PLACED AS NEEDED FOR FUTURE USE.

N

0 30 60 FEET

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK:	DATE:	DESCRIPTION:

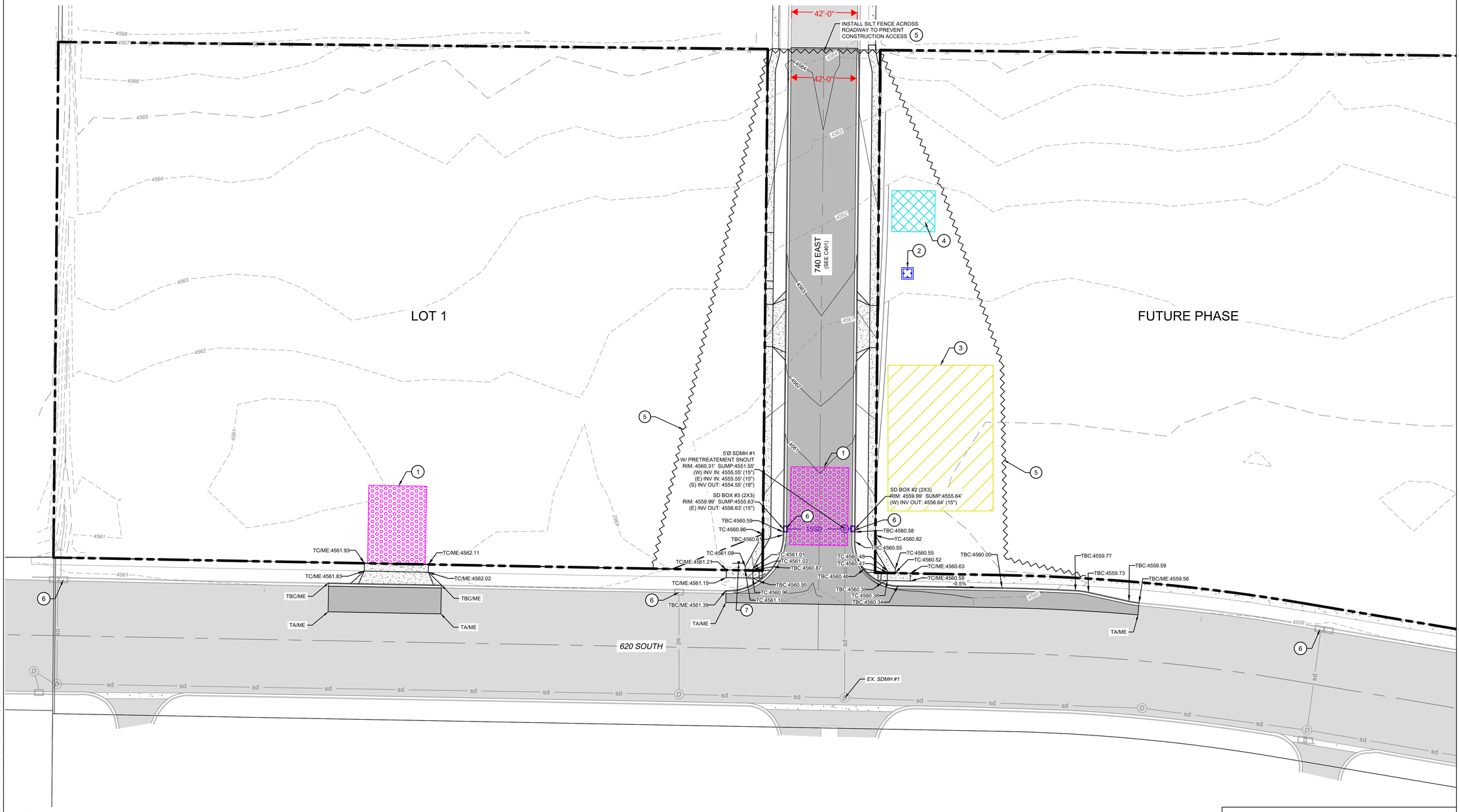
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SITE UTILITY PLAN

C102

P:\2022\22-213 Bach Summit_American Fork\AutoCAD-WORKING\Civil\Sheet Set\Subdivision\C102 Intersection



1 GRADING, DRAINAGE & EROSION CONTROL PLAN KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. PORTABLE TOILET
3. MATERIAL STAGING AREA
4. CONCRETE WASHOUT FACILITY
5. SILT FENCE
6. INLET PROTECTION
7. SWPPP SIGN PER GENERAL CONSTRUCTION PERMIT 1.5

LEGEND:

DIRECTION OF FLOW

GRADE BREAK/RIDGELINE/ LOW POINT (SEE ABOVE)

N

0 30 60 Feet

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK:	DATE:	DESCRIPTION:

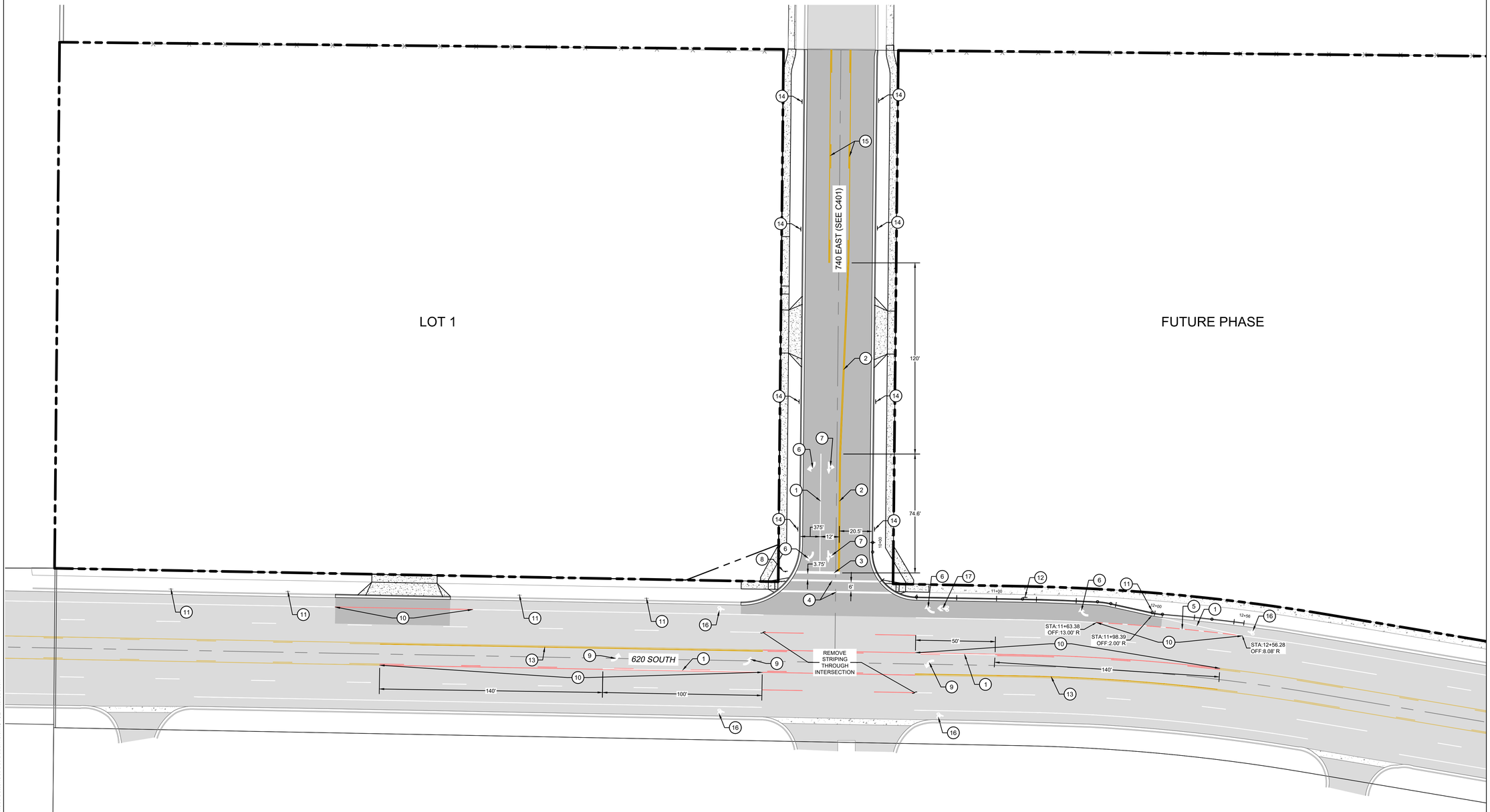
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

GRADING, DRAINAGE, & EROSION CONTROL PLAN

C103

P:\2022\22-213 Bach Summit_American Fork\Auto\CAD-WORKING\Civil\Sheet Set\Sheet Set Subdivision\C102 Intersection



① SIGNING & STRIPING PLAN KEY NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER M.U.T.C.D. STANDARDS, THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SINGLE WHITE 4" SOLID LINE
2. DOUBLE YELLOW 4" SOLID LINES
3. SINGLE WHITE 18" SOLID LINE (STOP BAR)
4. SINGLE WHITE 12" SOLID LINE (CROSSWALK)
5. SINGLE WHITE 4" DOTTED LINE (3' LINE SEGMENTS AND 9' GAPS)
6. PRE-FORMED THERMO-PLASTIC RIGHT TURN ARROW
7. PRE-FORMED THERMO-PLASTIC COMBINATION LEFT TURN AND THROUGH LANE ARROW
8. STOP SIGN (AS PER M.U.T.C.D. STANDARDS) WITH STREET SIGNS. COORDINATE WITH AMERICAN FORK CITY.
9. PRE-FORMED THERMO-PLASTIC LEFT TURN ARROW
10. REMOVE EXISTING STRIPING
11. EXISTING "NO PARKING" SIGN TO REMAIN
12. INSTALL RELOCATED "NO PARKING" SIGN
13. REPLACE DASHED YELLOW STRIPING WITH SOLID YELLOW STRIPING
14. INSTALL "NO PARKING" SIGN PER M.U.T.C.D. STANDARDS
15. DOUBLE YELLOW 4" LINES, OUTER LINE IS SOLID, INNER LINE IS BROKEN
16. PRE-FORMED THERMO-PLASTIC BICYCLE SYMBOL
17. PRE-FORMED THERMO-PLASTIC BICYCLE SYMBOL WITH CHEVRON ARROWS (SHARED LANE)

GENERAL NOTES:

1. ANY STRIPING NOT CALLED OUT WITH KEY NOTES IS EXISTING.

N

0 30 60 Feet

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK	DATE	DESCRIPTION

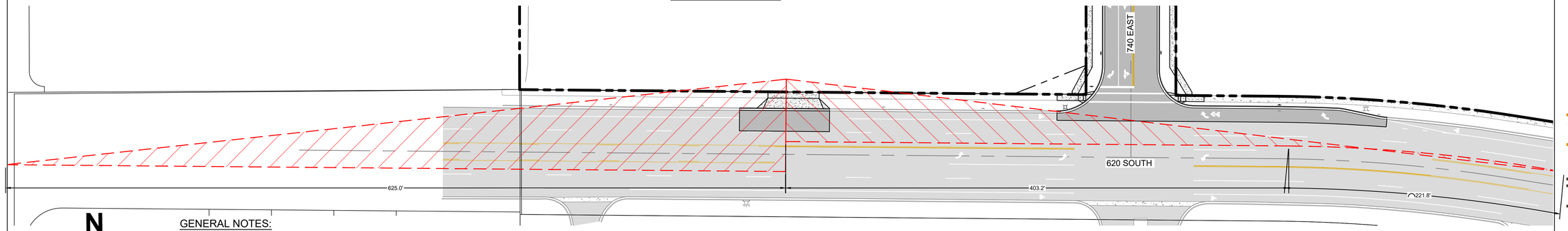
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SIGNING & STRIPING PLAN

C104

SOUTH ACCESS

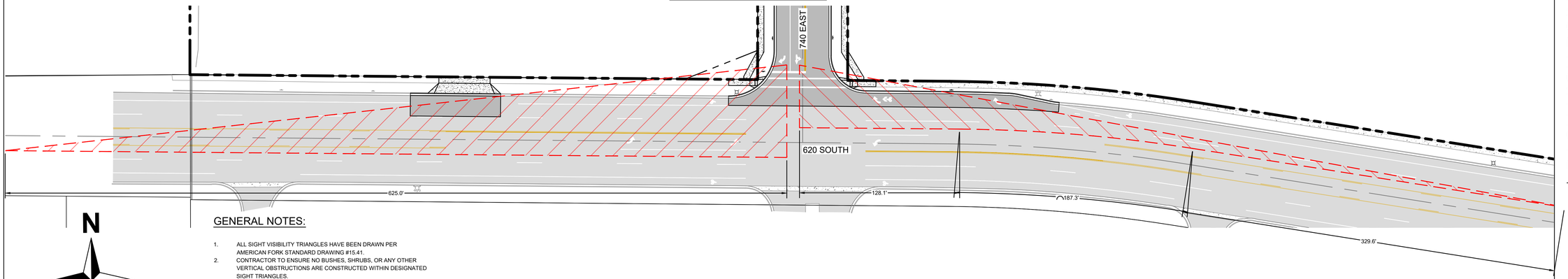




GENERAL NOTES:

1. ALL SIGHT VISIBILITY TRIANGLES HAVE BEEN DRAWN PER AMERICAN FORK STANDARD DRAWING #15.41.
2. CONTRACTOR TO ENSURE NO BUSHES, SHRUBS, OR ANY OTHER VERTICAL OBSTRUCTIONS ARE CONSTRUCTED WITHIN DESIGNATED SIGHT TRIANGLES.
3. PER AASHTO GREEN BOOK, DRIVER'S EYE HEIGHT = 3.50'
4. RIGHT TURN:
   - 4.1. DRIVER'S HEIGHT = 4566.12'
   - 4.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4564.70'
5. LEFT TURN:
   - 5.1. DRIVER'S HEIGHT = 4566.24'
   - 5.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4564.38'

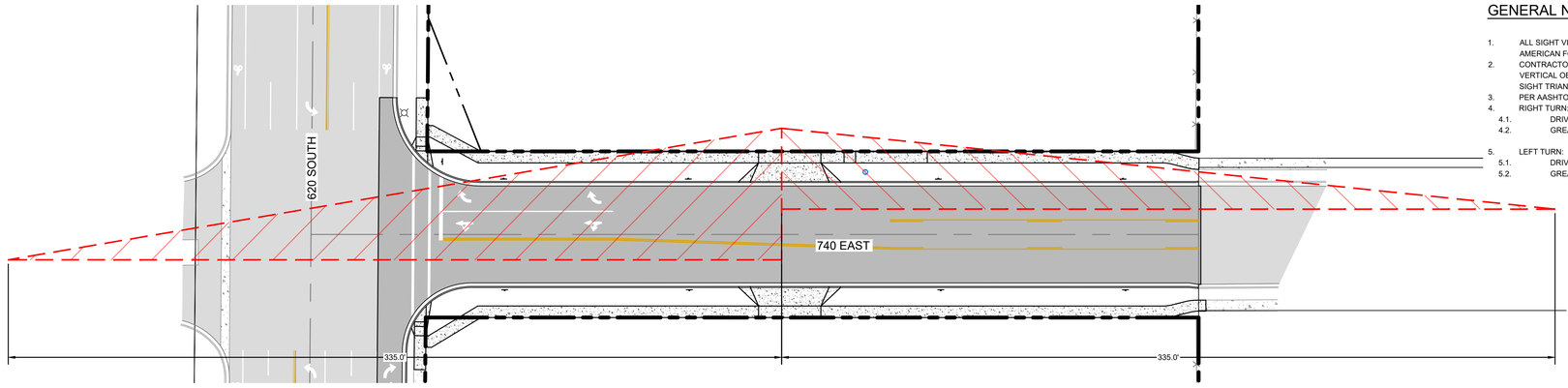
620 SOUTH & 740 EAST



GENERAL NOTES:

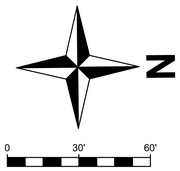
1. ALL SIGHT VISIBILITY TRIANGLES HAVE BEEN DRAWN PER AMERICAN FORK STANDARD DRAWING #15.41.
2. CONTRACTOR TO ENSURE NO BUSHES, SHRUBS, OR ANY OTHER VERTICAL OBSTRUCTIONS ARE CONSTRUCTED WITHIN DESIGNATED SIGHT TRIANGLES.
3. PER AASHTO GREEN BOOK, DRIVER'S EYE HEIGHT = 3.50'
4. RIGHT TURN:
   - 4.1. DRIVER'S HEIGHT = 4563.84'
   - 4.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4560.66'
5. LEFT TURN:
   - 5.1. DRIVER'S HEIGHT = 4563.84'
   - 5.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4561.59'

EAST ACCESS



GENERAL NOTES:

1. ALL SIGHT VISIBILITY TRIANGLES HAVE BEEN DRAWN PER AMERICAN FORK STANDARD DRAWING #15.41.
2. CONTRACTOR TO ENSURE NO BUSHES, SHRUBS, OR ANY OTHER VERTICAL OBSTRUCTIONS ARE CONSTRUCTED WITHIN DESIGNATED SIGHT TRIANGLES.
3. PER AASHTO GREEN BOOK, DRIVER'S EYE HEIGHT = 3.50'
4. RIGHT TURN:
   - 4.1. DRIVER'S HEIGHT = 4567.65'
   - 4.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4566.68'
5. LEFT TURN:
   - 5.1. DRIVER'S HEIGHT = 4567.65'
   - 5.2. GREATEST ELEVATION WITHIN SIGHT TRIANGLE = 4566.81'



Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK	DATE	DESCRIPTION

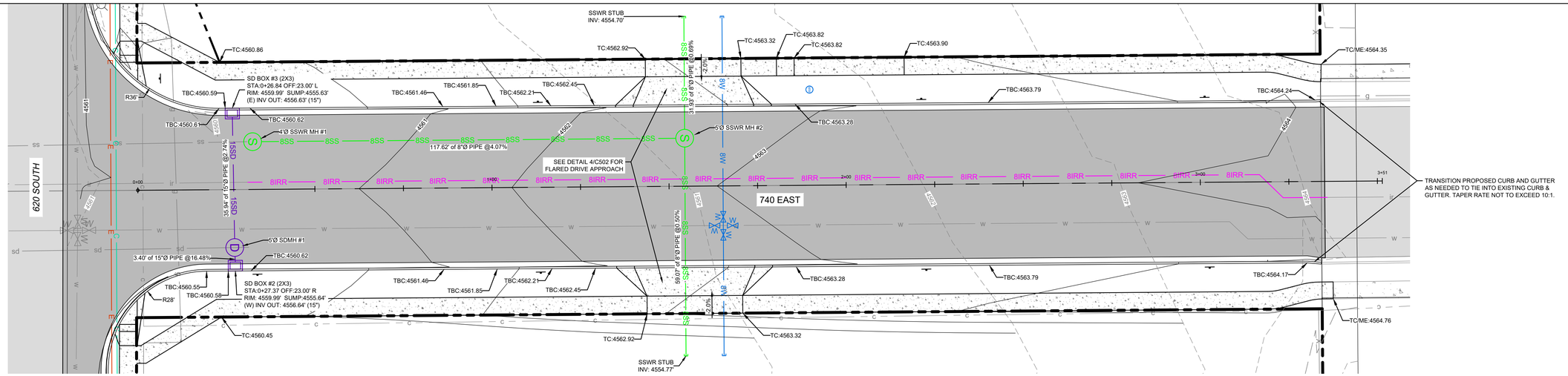
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

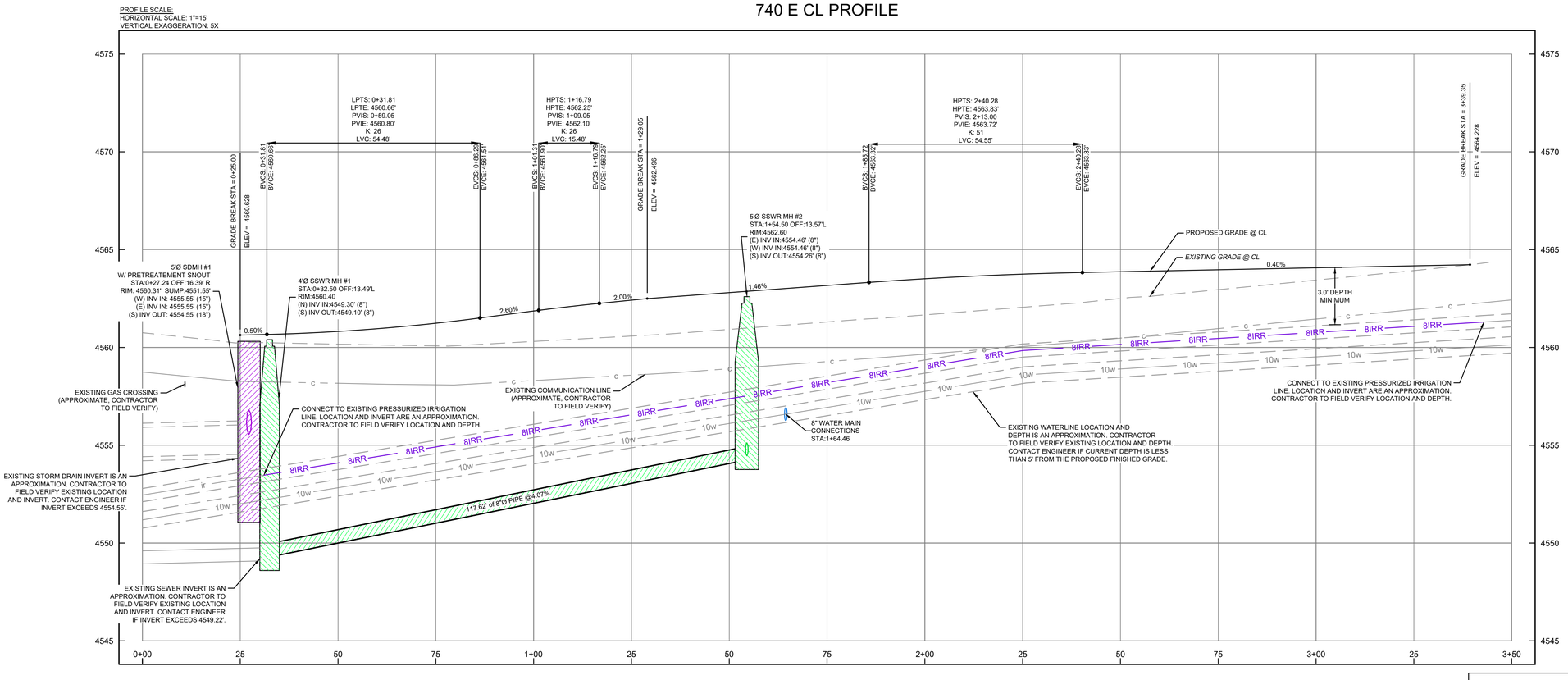
SIGHT VISIBILITY TRIANGLES

C201

P:\2022\22-213 Bach Summit_American Fork\Auto\CAD-WORK\NG\Civil\Sheet Set\Sheet Set Subdivision\C201 Sight Triangles



740 E CL PROFILE

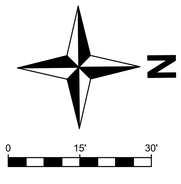


GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
4. 740 WEST DESIGN SPEED = 25 MPH
5. SURVEY BENCHMARK:
   - 5.1. S ¼ CORNER OF SEC 24
   - 5.2. ELEV: 4555.68'

UTILITY NOTE:

1. 620 SOUTH AS-BUILT RECORD DRAWINGS INDICATE THAT THE 10" WATER MAIN AND 8" PRESSURE IRRIGATION MAINS WERE INSTALLED 8'+ DEEP AT INTERSECTION TO AVOID CONFLICTS WITH THE STORM DRAIN. THIS WOULD ALLOW THE PROPOSED STORM DRAIN LATERALS TO THE INLET BOXES TO BE INSTALLED ABOVE EXISTING LINES. CONTRACTOR TO FIELD VERIFY THIS CONDITION. IF WATER AND IRRIGATION LINES ARE SHALLOWER, CAUSING CONFLICT WITH THE PROPOSED STORM DRAIN LATERALS, CONTRACTOR SHALL LOOP UNDER STORM LATERALS IF ADEQUATE COVER ISN'T AVAILABLE TO LAY OVER THE TOP WITH THE REQUIRED SEPARATION.
2. ALL DRY UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND WORK WITH THE UTILITY PROVIDER(S).



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

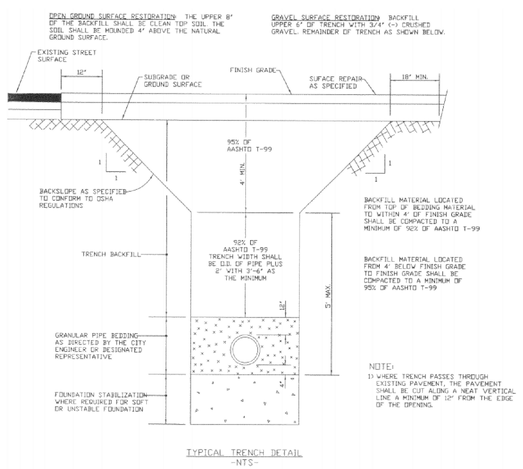
MARK	DATE	DESCRIPTION

PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

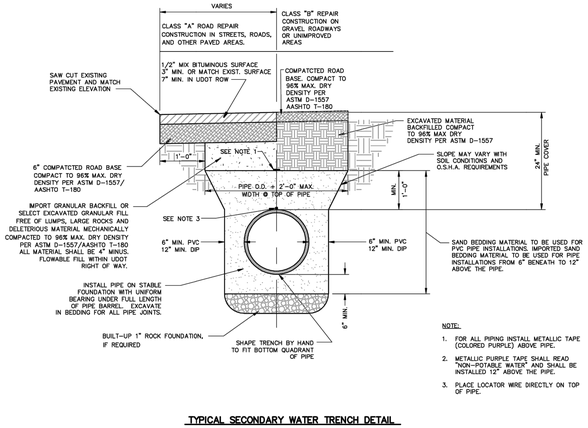
PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

740 EAST PLAN & PROFILE

C401

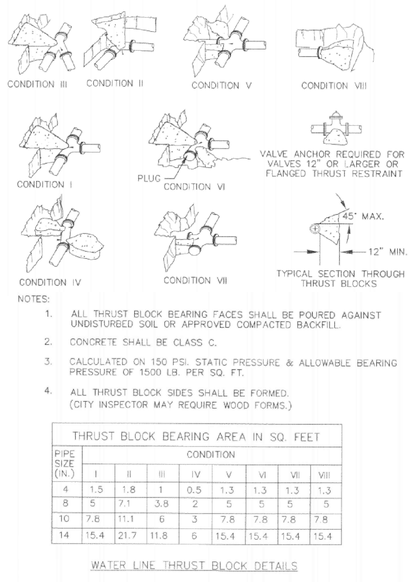


1 / C501 UTILITY TRENCH
NOT TO SCALE



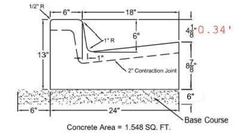
TYPICAL SECONDARY WATER TRENCH DETAIL

2 / C501 SECONDARY WATER UTILITY TRENCH
NOT TO SCALE



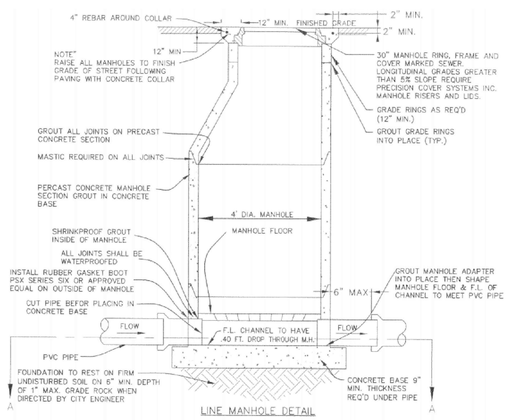
3 / C501 THRUST BLOCKING
NOT TO SCALE

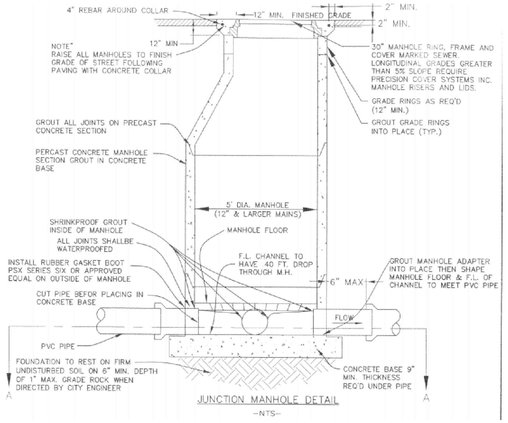
4 / C501 NOT USED

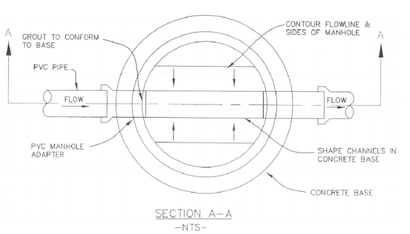


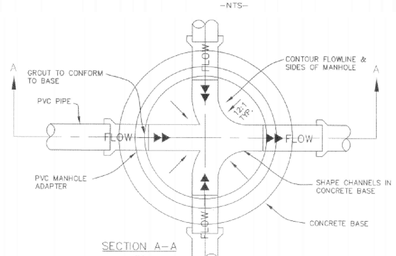
Concrete Area = 1.548 SQ. FT.
Cubic Yard per Foot = 0.057
Type A - 24" Standard

5 / C501 CATCH CURB & GUTTER
NOT TO SCALE

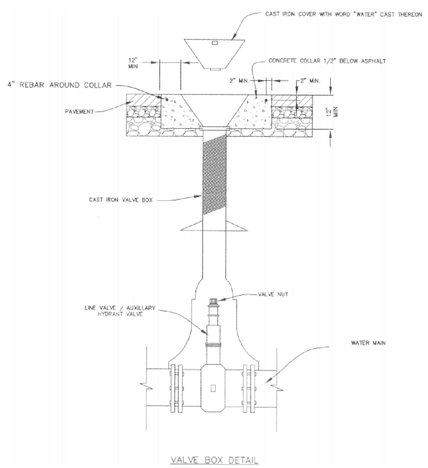




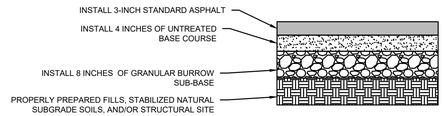




6 / C501 SEWER MANHOLE
NOT TO SCALE

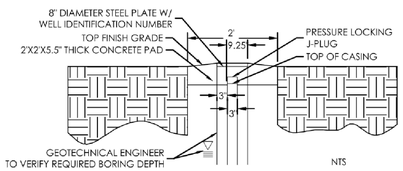


7 / C501 GATE VALVE
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY CIVIL SOLUTIONS GROUP, INC.

8 / C501 HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE



9 / C501 GROUNDWATER MONITORING STATION
FLUSH MOUNT MANHOLE WITH STEEL PLATE COVER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE
SUBDIVISION
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK:	DATE:	DESCRIPTION:

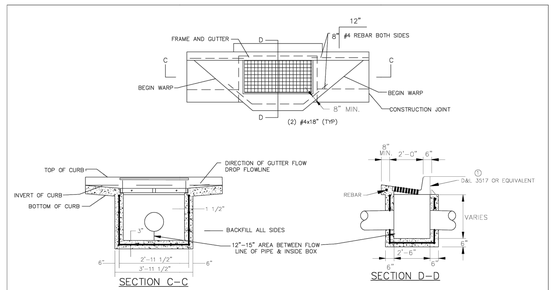
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL F. TAYLOR
STATE OF UTAH

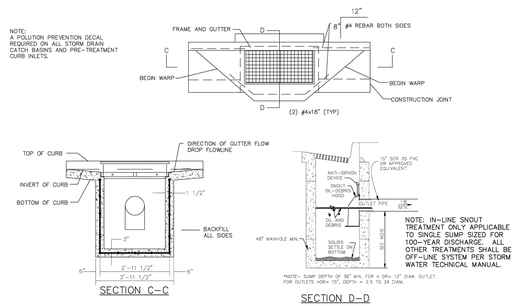
DETAILS

C501

P:\2022\22-213 Bach Summit_American Fork\Autd\CAD-WORKING\Civil\Sheet Set\Sheet Set Subdivision\C501 DETAILS



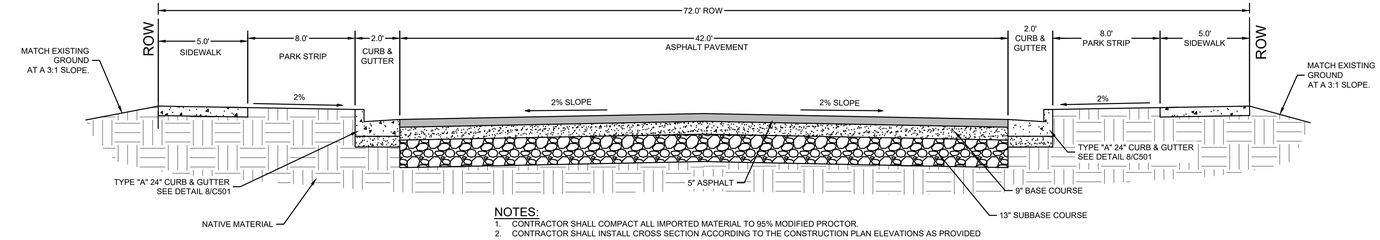
STORM DRAIN CATCH BASIN
-NTS-



PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

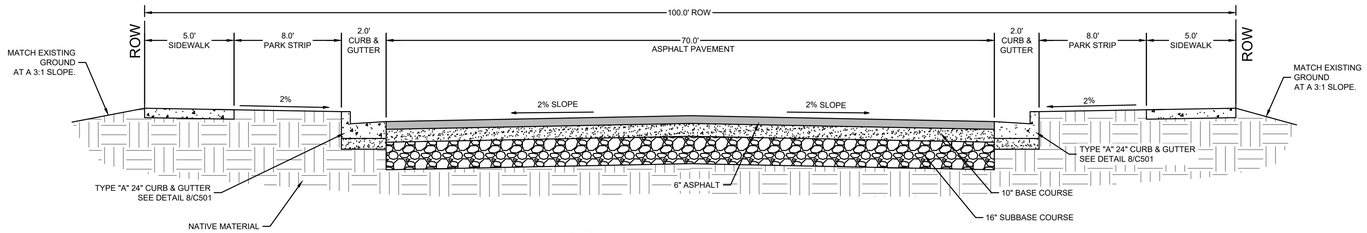
DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS				
DATE: APRIL 2012				
SCALE: VARIES				

1 / C502 — STORM DRAIN CATCH BASIN
NOT TO SCALE

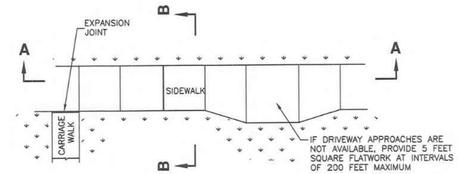


NOTES:
1. CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
2. CONTRACTOR SHALL INSTALL CROSS SECTION ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.
3. PIT RUN MATERIAL SHALL BE A-1a MATERIAL WITH 15% MAX FINES (#200 SIEVE)

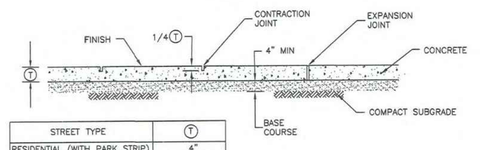
2 / C502 — PROPOSED 740 EAST 72' ROW CROSS SECTION
NOT TO SCALE



3 / C502 — EXISTING 620 SOUTH 100' ROW CROSS SECTION
NOT TO SCALE



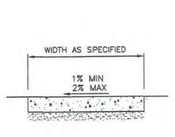
PLAN



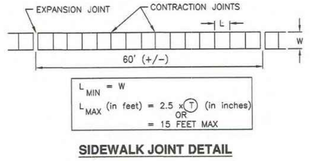
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



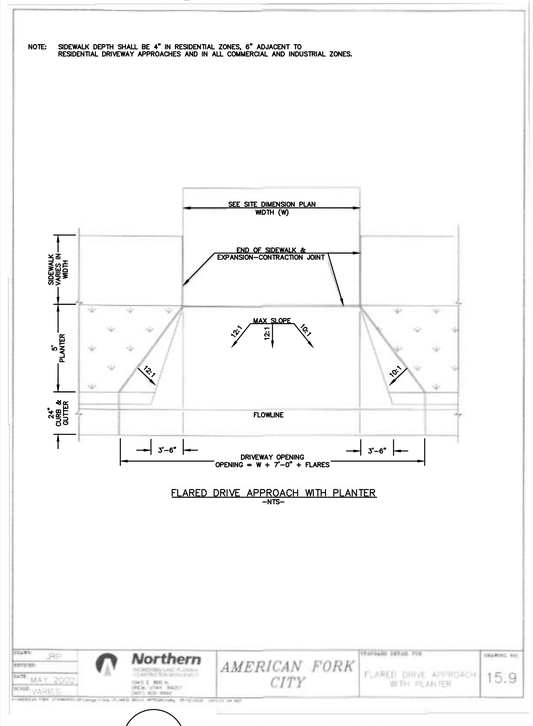
SECTION B-B



SIDEWALK JOINT DETAIL

APWA Utah Chapter — Sidewalk — Plan 231 March 2009

7 / C502 — CONCRETE SIDEWALK
NOT TO SCALE

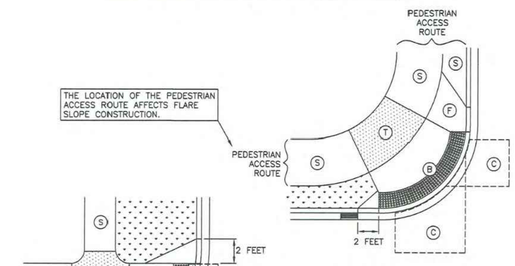


FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2009				
SCALE: VARIES				

4 / C502 — FLARED DRIVE APPROACH
NOT TO SCALE

TURNING SPACE AT SIDEWALK LEVEL



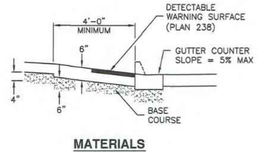
EXAMPLE A

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

EXAMPLE B



MATERIALS

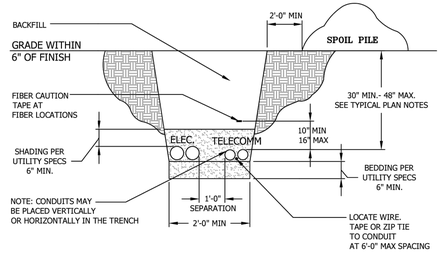
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(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
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter — Corner curb cut assembly — Plan 235.1 September 2011

5 / C502 — ADA RAMP
NOT TO SCALE



TYPICAL TELECOMMUNICATIONS AND POWER SHARED TRENCH DETAIL

TYPICAL PLAN NOTES

SEE THE TYPICAL DETAILS FOR MORE INFORMATION.

BURIED TELECOMMUNICATION FACILITIES:
1. TYPICAL TRENCH DEPTHS:
   1.A. ALL TRENCH DEPTHS ARE THE MINIMUM REQUIRED FROM FINAL FINISH GRADE TO TOP OF CONDUIT.
      1.A.1. RESIDENTIAL 30".
      1.A.2. 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 PROOFED FOR FUTURE CABLE INSTALLATION PRIOR TO THE COMPLETION OF CONSTRUCTION.

5 / C502 — POWER & COMMUNICATIONS TRENCH
NOT TO SCALE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BACH HIGH POINTE SUBDIVISION
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

MARK	DATE:	DESCRIPTION:

PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 02/23/2026

PROFESSIONAL ENGINEER
02/23/2026
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

DETAILS

C502

P:\2022\22-213 Bach Summit_American Fork\AutoCAD-WORKING\Civil\Sheet Set\Subdivision\C501 DETAILS