



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
September 21, 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 September 21, 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 September 14, 2026, Development Review Committee minutes.

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

- a. Review and recommendation on an application for a Commercial Site Plan, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Commercial Site Plan consists of 0.3873 acres in the CC-2 Zone.
- b. Review and action on an application for a Final Plat, known as Monument Health, located at 350 E 300 N, American Fork City. The Final Plat consists of 4.865 acres and is in the PO-1 Zone.
- c. Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4, located at approximately 800 W 600 S, American Fork City. The Final Plat consists of 6.98 acres and is in the TOD Zone.

5. Adjournment

Dated this 17th day of September 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 COMMITTEE REGULAR SESSION

September 14th, 2026

The American Fork City Development Review Committee met in a regular session on September 14th, 2026, 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:

Ben Hunter	City Engineer
Justin Peng	Planner
Cody Opperman	Senior Planner
Carolyn Lloyd	Administrative Assistant II

REGULAR SESSION

Roll Call

PUBLIC HEARING

- a. **Public hearing on an application for an Amended Final Plat, known as North Pointe Business Park, Building C, located at 825 E 1180 S, American Fork City. The Amended Final Plat consists of 5.06 acres and is in the GC-2 Zone.**

Public Hearing Open

UNAPPROVED MINUTES

09.14.2026

No comment

Public Hearing Closed

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 9:03 AM

Carolyn Lloyd

Administrative Assistant II

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

Development Review Committee Staff Report
Meeting Date: September 21, 2026



Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Silver Fox Office, located at 52 N 350 W, American Fork City. The Commercial Site Plan consists of 0.3873 acres and is in the CC-2 Zone.

BACKGROUND INFORMATION		
Location:		52 N 350 W American Fork
Parcel ID:		0.3873 Acres
Project Type:		Commercial Office Final Plat
Applicants:		JD Heiner, Silver Fox Construction
Existing Land Use:		General Commercial
Surrounding Land Use:	North	Residential High Density and General Commercial
	South	Residential High Density
	East	Residential High Density
	West	Residential High Density and Design Commercial
Existing Zoning:		CC-2 Central Commercial
Surrounding Zoning:	North	CC-2
	South	R3-7500
	East	R3-7500
	West	R3-7500
Square Footage (By Use)		3,527 sq ft office
Total Number of Units		n/a
Parking Requirement		4/1000 sq ft 14 Stalls Provided

Background

The applicant has applied for a Commercial Site Plan to develop a Commercial Office Space. The project looks to create office space and parking for Silver Fox Construction.

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

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

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

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

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

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

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

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

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

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

Project Conditions of Approval

1. Address remaining DRC Staff comments:
 - a. As the elevations plans set has changed from the previous review, please provide height dimensions for the elevations as you did with the previous submittal ((2026.06.24) BuildingElevations_SilverFoxOffice_20260316_v1).

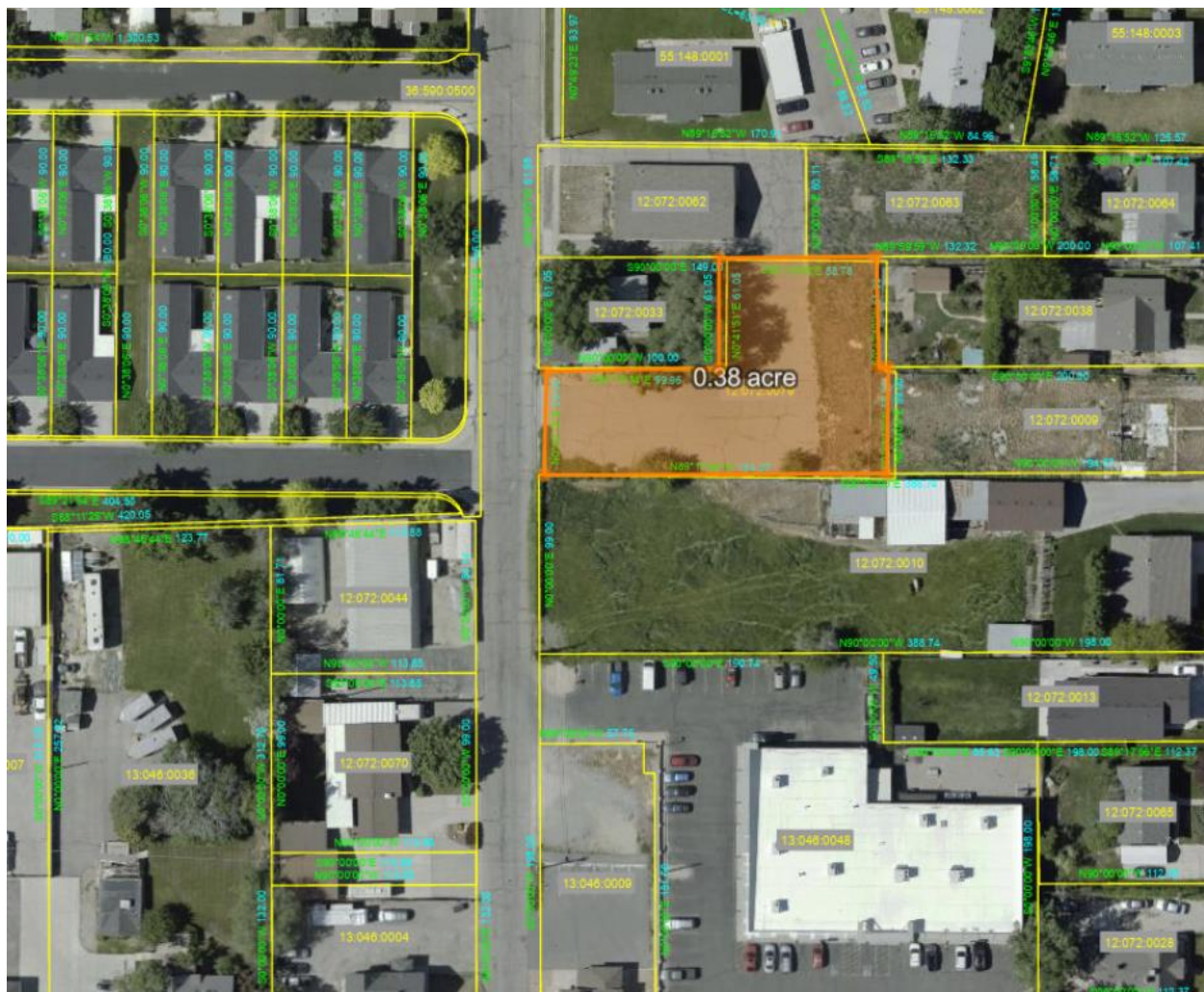
Findings of Fact

Development Review Committee Staff Report
Meeting Date: September 21, 2026



1. The Commercial Site Plan meets the requirements of Section 17.6.101.
2. The Commercial Site Plan meets the requirements of Section 17.4.403.

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 Commercial Site Plan meets the requirements of Section 17.6.101 and Section 17.4.403. Staff recommends approving the application with conditions

Potential Motions – Final Plat

Approval

I move to recommend approval for the proposed Commercial Site Plan, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone, subject to any conditions found in the staff report.

Denial

I move to recommend denial for the proposed Commercial Site Plan, located at approximately 52 N 350 W, American Fork City, in the Central Commercial (CC-2) Zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 52 N 350 W,, American Fork City, in the Central Commercial (CC-2) Zone and instruct staff/developer to.....

Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/21/2026

No comments

no comments

 American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 09/16/2026
Engineering Division Reviewed ksmith 09/17/2026

SILVER FOX OFFICE DRAINAGE REPORT

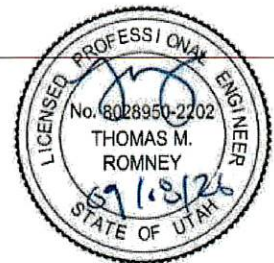
09/08/26

Prepared for:

JD Heiner

Prepared by:

Carolina Ortiz



Re-Submittal Acknowledgment Statement

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

GB [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.

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

GB [Applicant Initial] This is the 2nd [Ex: 1st] complete re-submittal of the subdivision constituting the start of the 2nd [Same Number] Review Cycle.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
Phone: 801-352-0075
Web: www.focusutah.com

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APPENDICES

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Appendix B: FEMA National Flood Hazard Layer FIRMette

Appendix C: Pond Calculations for Basins 1 and 2

I. GENERAL LOCATION AND DESCRIPTION

The proposed project is at 52 N 350 W in American Fork, UT. The site is 0.39 acres, and the entire property will be developed. The site is bordered by single- and multi-family residential lots and commercial lots.

The property is generally flat but slopes gently from northeast to southwest. The site is currently developed with 0.24 acres of existing asphalt pavement spanning the majority of the site, with undeveloped brush/grass along the eastern side of the property.

Per the Geotechnical Study number 3822-007-25 by GSH Geotechnical, Inc. found in Appendix A, the proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils. Groundwater was not encountered in the boring depths (See page 6 of Geotechnical Study).

II. PROPOSED DRAINAGE PLAN

The drainage system collects stormwater run-off from the building roof, parking lot, drive aisle, gravel areas, and landscape areas on site via roof drains, storm drain structures, and the Stormtech MC-3500 system. Parking lot and surrounding areas are graded to convey water to the proposed storm system.

The drainage system meets American Fork city standards. The rational method with a frequency factor of 1.25 was used to calculate the required storage amount using the rainfall intensity data provided in the American Fork City Storm Water Technical Manual (See Rational Method calculations in the Appendix C).

Stormwater runoff in basin 1 will be collected in the proposed Stormtech MC-3500 chamber on the west side of the property. The Stormtech has a retention volume of 1,494 cf, exceeding the required 1,355.7 cf for a 100-Year storm event. Stormwater runoff in basin 2 will be collected from the roof drains and gravel areas in the proposed retention pond holding 1,045

cf exceeding the required 840.19 cf on the east side of the site (see sheet C6.0 of Civil Set and Appendix C).

The property resides in flood zone X per FEMA FIRM panel number 168 of 1450, map number 49049C0168F (see FEMA map Appendix B).

III. STORMWATER QUALITY

A storm water pollution prevention plan (SWPPP) will be developed for the construction of the project and submitted for review prior to construction. A long-term storm water maintenance plan and agreement will be developed and submitted for review prior to construction. This plan will describe how the proposed storm drain system is to be maintained and protected after construction.

Best management practices were used in designing the retention of the stormwater.

IV. ANALYSIS AND CONCLUSION

The 100-year storm overflow will bubble up into the parking lot and spill into the public street in the case that an event greater than 100-year occurs.

It is concluded that the project is in compliance with American Fork city standards and design guidelines.

Sincerely,

Tyler Jones
Staff Engineer
FOCUS Engineering and Surveying

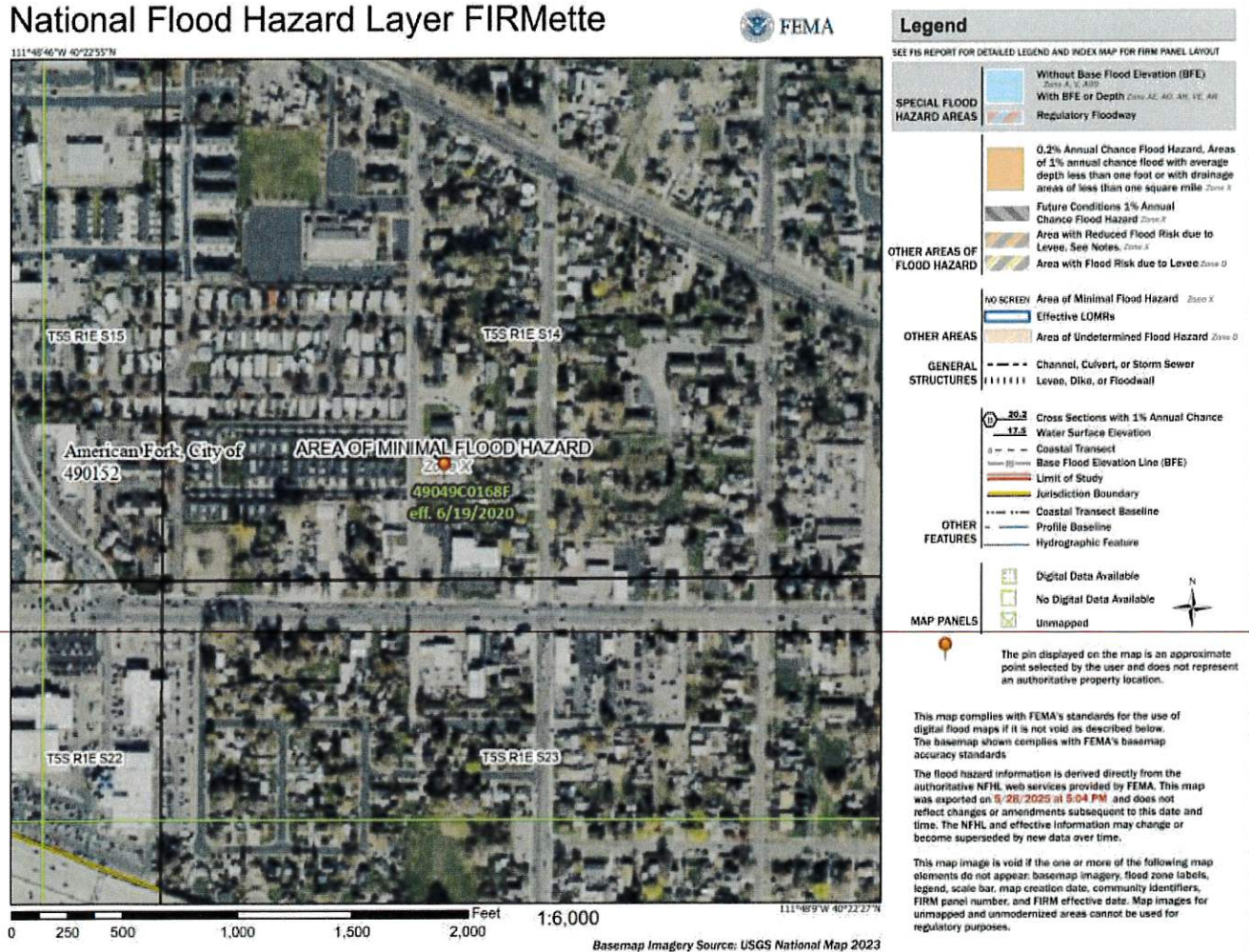
APPENDICES

Appendix A: Location of Geotechnical Study number 3822-007-25

https://www.dropbox.com/scl/fi/jqh5as2jiqywaoc3emp7k/GeotechnicalStudy_SilverFoxOffice_20250728_v1.pdf?rlkey=rd9e7y5kg3tqiu6x5mp0dqhw7&st=upve88i6&dl=0

Appendix B: FEMA National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMette



Appendix C: Pond Calculations for Basins 1 and 2

Stormtech Calculations (Basin 1)

Project: 24-0247 Silver Fox Office
 Location: American Fork, Utah
 Date: 9/1/2026
 Designer: Wyatt Smith



100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.00 cfs/acre
 Frequency Factor: 1.25

Storm Duration: 24 hr
 Per American Fork City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
 Other Discharge: 0.03 cfs
 Total Discharge: 0.030 cfs

Source: American Fork City Standards
 Source: Percolation rate per geotechnical report

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	0	0.90	0
Hardscape	7,847	0.90	7,062
Gravel	429	0.70	300
Landscape	1,383	0.20	277
Totals	9,659		7,639.20
Weighted "C" Value		0.79	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
5.0	7.24	0.79	0.22	1.59	476	0.03	9	467
10.0	5.60	0.79	0.22	0.98	589	0.03	18	571
15.0	4.61	0.79	0.22	0.81	728	0.03	27	701
30.0	3.04	0.79	0.22	0.53	960	0.03	54	906
60.0	1.83	0.79	0.22	0.32	1,155	0.03	108	1,047
120.0	1.03	0.79	0.22	0.18	1,301	0.03	216	1,085
180.0	0.74	0.79	0.22	0.13	1,402	0.03	324	1,078
360.0	0.42	0.79	0.22	0.07	1,591	0.03	648	943
1440.0	0.15	0.79	0.22	0.03	2,273	0.03	2,592	-319

Maximum Storage Requirement: 1,085
Maximum Storage Requirement (ac-ft): 0.02
Frequency Factor of 1.25 1355.70

Retention Basin Design

Storage Requirement: 1,356 cf
 Stormtech Volume: 1,494 cf

Total Storage 1,494 **RETENTION ADEQUATE**

Retention Pond (Basin 2)

Project: 24-0247 Silver Fox Office
 Location: American Fork, Utah
 Date: 9/4/2026
 Designer: Wyatt Smith

**100-Year Retention Sizing****Design Criteria**

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.00 cfs/acre
 Frequency Factor: 1.25
 Storm Duration: 24 hr
 Per American Fork City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
 Other Discharge: 0.03 cfs
 Total Discharge: 0.030 cfs
 Source: American Fork City Standards
 Source: Percolation rate per geotechnical report

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	3,527	0.90	3,174
Hardscape	0	0.90	0
Gravel	2,775	0.70	1,943
Landscape	208	0.20	42
Totals	6,510		5,158.40
Weighted "C" Value		0.79	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge	cf	Storage
					cf	cfs		cf
5.0	7.24	0.79	0.15	1.07	322	0.03	9	313
10.0	5.60	0.79	0.15	0.66	398	0.03	18	380
15.0	4.61	0.79	0.15	0.55	491	0.03	27	464
30.0	3.04	0.79	0.15	0.36	648	0.03	54	594
60.0	1.83	0.79	0.15	0.22	780	0.03	108	672
120.0	1.03	0.79	0.15	0.12	878	0.03	216	662
180.0	0.74	0.79	0.15	0.09	946	0.03	324	622
360.0	0.42	0.79	0.15	0.05	1,074	0.03	648	426
1440.0	0.15	0.79	0.15	0.02	1,535	0.03	2,592	-1,057

Maximum Storage Requirement: 672
 Maximum Storage Requirement (ac-ft): 0.02
 Frequency Factor of 1.25 840.19

Retention Basin Design

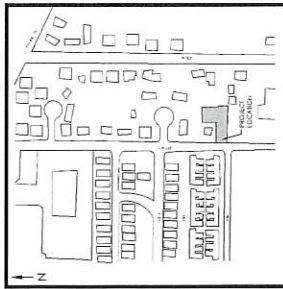
Storage Requirement: 840 cf

Retention Pond Volume: 1,045 cf

Total Storage 1,045 RETENTION ADEQUATE

SILVER FOX OFFICE

PREPARED FOR:
SILVER FOX CONSTRUCTION
LOCATED AT:
52 NORTH 350 WEST, AMERICAN FORK, UT



VICINITY MAP

AMERICAN FORK PUBLIC WORKS

JAY BERRANS, DIRECTOR AMERICAN FORK, (408) 763-3600
ASHLEY LARSEN, CITY MANAGER AMERICAN FORK, (408) 764-4446
BUCKY MOUNTAIN POWER (408) 221-3200

FEMA

FEMA FLOOD HAZARD ZONE X
FLOOD INSURANCE RATE MAP
FIRM NUMBER: 1601-0001

IMPERVIOUS AREA VS LANDSCAPE AREA

IMPERVIOUS AREA	22%
RATIO (IMPERVIOUS/LANDSCAPE)	8:3:1
WETLANDS	0%
RATIO (IMPERVIOUS/LANDSCAPE)	0%
LANDSCAPE AREA	91%
RATIO (IMPERVIOUS/LANDSCAPE)	9:1

Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/21/2026

Item	Review Status	Review Date	Review By	Review Notes
1. Final Review	Final Review	09/17/2026	Jay Berrans	Final Review
2. Public Works Review	Public Works Review	09/21/2026	Ashley Larsen	Public Works Review
3. City Manager Review	City Manager Review	09/21/2026	Bucky Mountain Power	City Manager Review
4. Other	Other	09/21/2026	Other	Other
5. Final Review	Final Review	09/21/2026	Jay Berrans	Final Review

GENERAL NOTES

- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO AMERICAN FORK CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY DATA AND SHALL BE CONSTRUCTED TO THE STANDARD OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH.
- THE DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER. THE DRAWING SHALL BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION AS THERE MAY BE TEXT OR DIMENSIONS THAT DO NOT CORRELATE TO THE SCALE OF THE DRAWING.

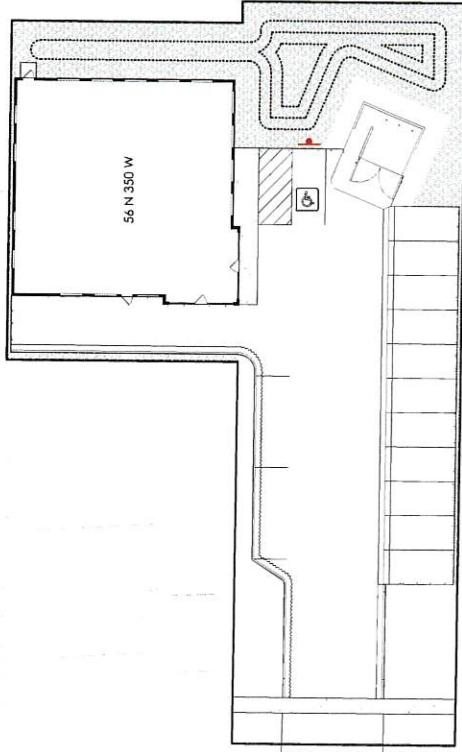
NOTICE

THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE, SIZE, LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARED THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF UTAH, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET CONSTRUCTION SHALL BE USED TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

SITE MAP



Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	BOUNDARY & TOPOGRAPHICAL SURVEY
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	DRAINAGE BASIN PLAN
C7.0	EROSION CONTROL PLAN
PP1.0	350 WEST STREET PROFILE
D1.0	DETAILS
D1.1	DETAILS
D1.2	DETAILS

Re-Submitted Acknowledgment Statement
The Engineer hereby acknowledges that the Engineer has reviewed the submitted information and has determined that the information is complete and accurate for the purposes of the project. The Engineer's review is limited to the information submitted and does not constitute a warranty of the accuracy or completeness of the information. The Engineer's review is limited to the information submitted and does not constitute a warranty of the accuracy or completeness of the information.



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

CONTACTS

ENGINEER & ARCHITECT
SILVER FOX CONSTRUCTION
52 NORTH 350 WEST, AMERICAN FORK, UT 84303
(408) 763-3600
WWW.SILVERFOXCONSTRUCTION.COM

OWNER/DEVELOPER
SILVER FOX CONSTRUCTION
52 NORTH 350 WEST, AMERICAN FORK, UT 84303
(408) 763-3600
WWW.SILVERFOXCONSTRUCTION.COM

BENCHMARK
SURVEYING & ENGINEERING
1000 SOUTH 1000 WEST, SUITE 100
AMERICAN FORK, UT 84303
(408) 763-3600
WWW.BENCHMARKSURVEYING.COM



SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
COVER SHEET

REVISION	DATE	DESCRIPTION
1	09/16/2026	ISSUED FOR PERMIT
2	09/16/2026	ISSUED FOR PERMIT
3	09/16/2026	ISSUED FOR PERMIT
4	09/16/2026	ISSUED FOR PERMIT
5	09/16/2026	ISSUED FOR PERMIT
6	09/16/2026	ISSUED FOR PERMIT
7	09/16/2026	ISSUED FOR PERMIT
8	09/16/2026	ISSUED FOR PERMIT
9	09/16/2026	ISSUED FOR PERMIT
10	09/16/2026	ISSUED FOR PERMIT

COVER SHEET
Scale: 1"=10'
Date: 09/16/2026
Drawn: JLB
Check: JLB
Project: 1601-0001
Sheet: C1.0

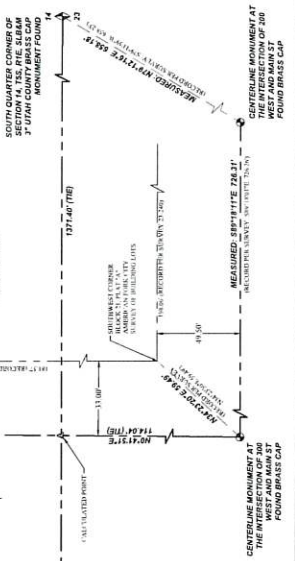
[illegible]

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

The graphic scale bar is a horizontal line with alternating black and white segments. The segments are labeled with numbers 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, and 100. The segments are labeled in feet. Below the bar, it is noted that 1 inch equals 30 feet.



NOTES

1 The purpose of this Survey is to provide biographical data on A. to correctly represent the Surveyed Party's life and to provide a historical record of the Surveyed Party's life. The Survey is not intended to be a legal document, and it is not intended to be used in any legal proceeding. The Survey is intended to be a historical record of the Surveyed Party's life and to provide a historical record of the Surveyed Party's life.

2 The Survey is not intended to be a legal document, and it is not intended to be used in any legal proceeding. The Survey is intended to be a historical record of the Surveyed Party's life and to provide a historical record of the Surveyed Party's life.

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4 The Survey is not intended to be a legal document, and it is not intended to be used in any legal proceeding. The Survey is intended to be a historical record of the Surveyed Party's life and to provide a historical record of the Surveyed Party's life.

5 The Survey is not intended to be a legal document, and it is not intended to be used in any legal proceeding. The Survey is intended to be a historical record of the Surveyed Party's life and to provide a historical record of the Surveyed Party's life.

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10 The Survey is not intended to be a legal document, and it is not intended to be used in any legal proceeding. The Survey is intended to be a historical record of the Surveyed Party's life and to provide a historical record of the Surveyed Party's life.

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LEGEND

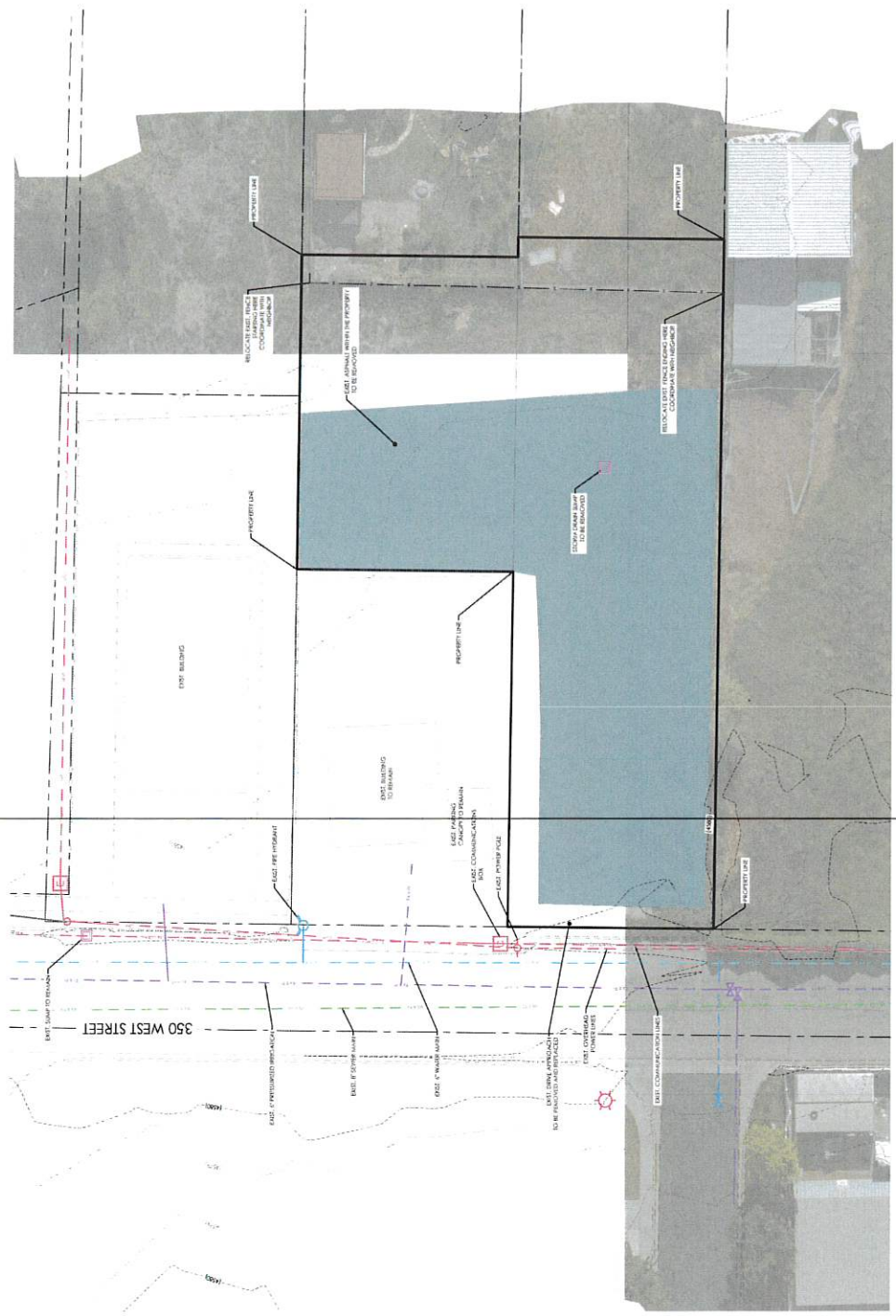
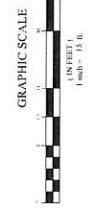
BOUNDARY	EXIST. UTILITY	PROPOSED UTILITY
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NOTE TO CONTRACTOR:

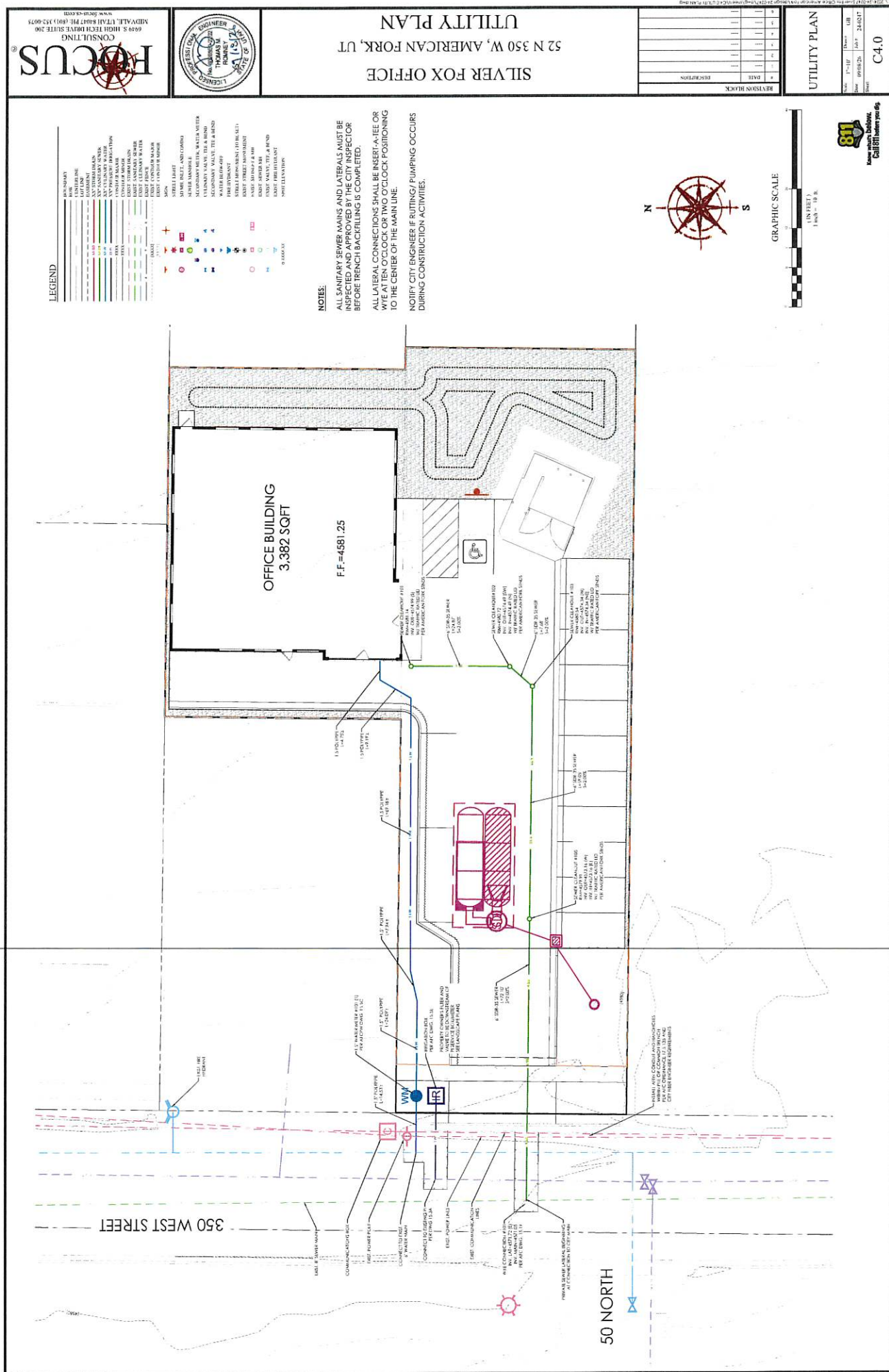
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY ENGINEER. THE LOCATIONS SHOWN ARE APPROXIMATE AND NOT GUARANTEED. ANY NECESSARY ADJUSTMENTS CAN BE MADE IF ANY CONFLICT/DISCREPANCIES ARISE. PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

CONTRACTOR TO PROVIDE PAVEMENT CORE SAMPLES AND VERIFY STRUCTURAL NUMBERS EQUIVALENT TO DESIGN REQUIREMENTS. IF STRUCTURAL NUMBER IS NOT MET, APPLICANT IS RESPONSIBLE TO REPLACE ASPHALT TO CENTERLINE OF ROAD PER SECTION 15.01.1250.

ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE SHOWN AND UNDERGROUND PER SECTION 12.8.409. COORDINATE WITH ROCK MOUNTAIN POWER.







SILVER FOX OFFICE
52 N 350 W, AMERICAN FORK, UT
GRADING & DRAINAGE PLAN

FOCUS
CONSULTING
6449 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PHL (801) 352-0075
www.focus-cs.com





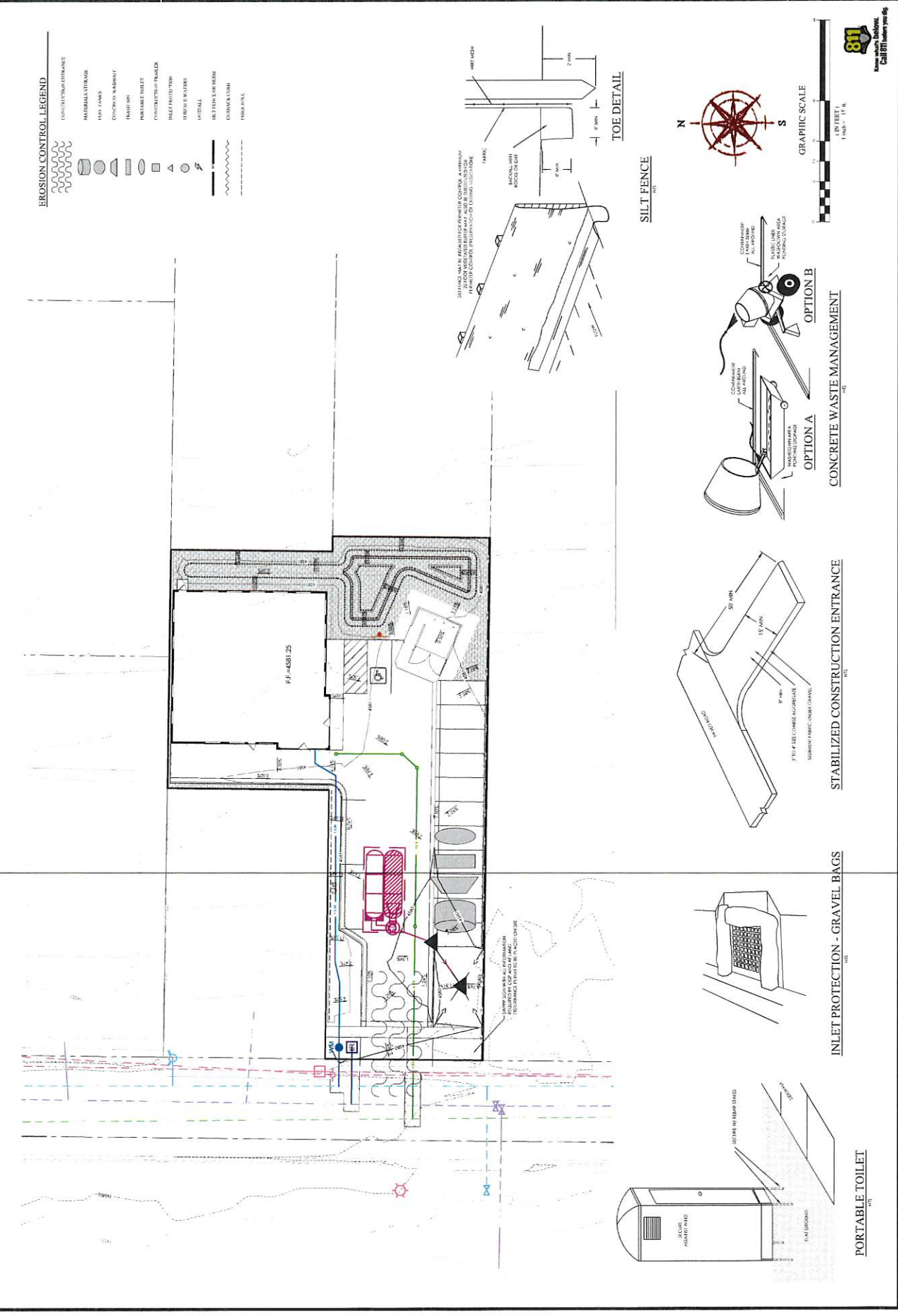
NOTE: ALL ROOF DRAINS TO THE RETENTION POND ON THE EAST SIDE OF THE BUILDING.

PERCOLATION RATE OF 30 MIN/INCH

GEOTECHNICAL STUDY #3822-078-26

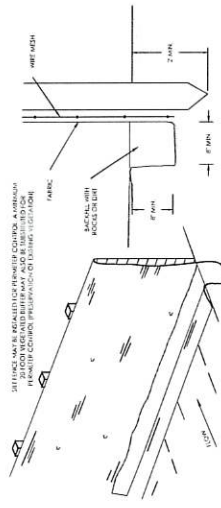
BASED ON THE 30MIN/INCH PERCOLATION RATE, IT WILL TAKE APPROXIMATELY 24 HOURS FOR THE UNDERGROUND RETENTION BASIN TO PERCOLATION INTO THE GROUND.

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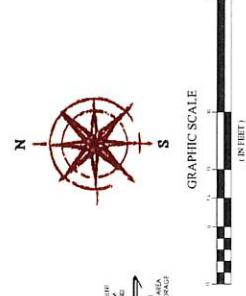


- EROSION CONTROL LEGEND**
- CONSTRUCTION ENTRANCE
 - MATERIALS STORAGE
 - PORTABLE TOILET
 - CONCRETE WASTE MANAGEMENT
 - CONSTRUCTION TRAILER
 - INLET PROTECTION
 - SEEDING & MULCH
 - STABILIZED CONSTRUCTION ENTRANCE
 - PORTABLE TOILET
 - CONCRETE WASTE MANAGEMENT
 - CONSTRUCTION TRAILER
 - INLET PROTECTION
 - SEEDING & MULCH
 - STABILIZED CONSTRUCTION ENTRANCE

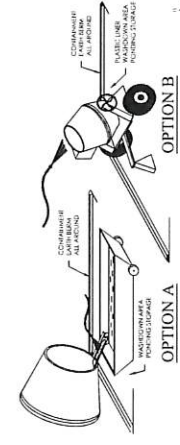
TOE DETAIL



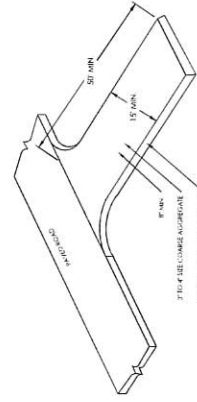
SILT FENCE



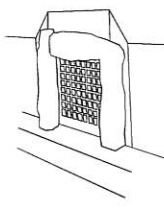
GRAPHIC SCALE



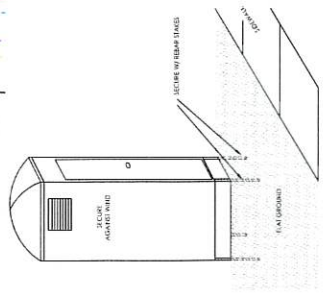
CONCRETE WASTE MANAGEMENT



STABILIZED CONSTRUCTION ENTRANCE



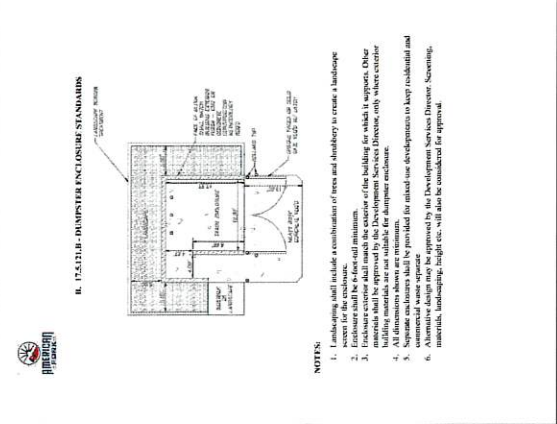
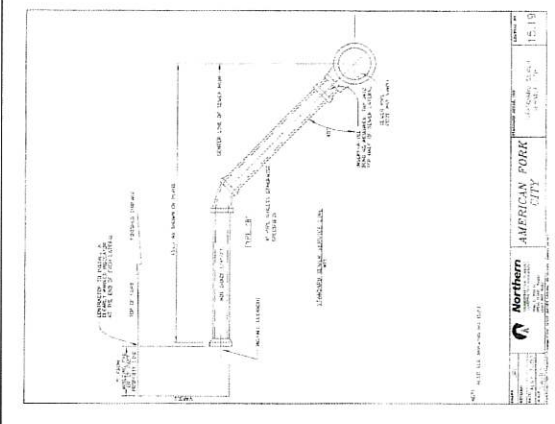
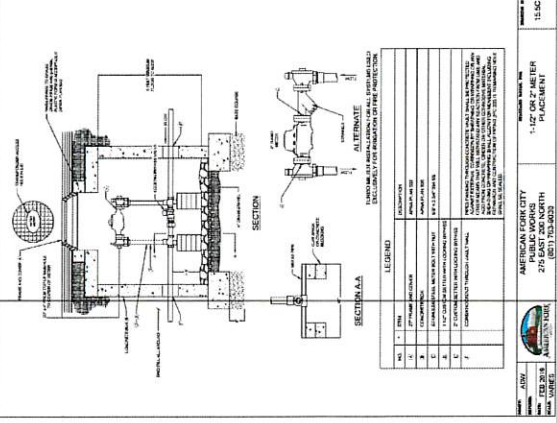
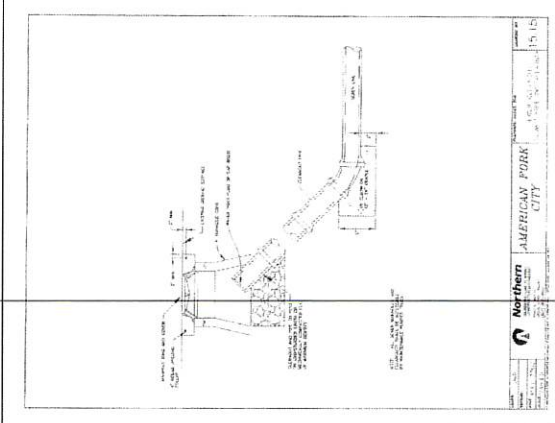
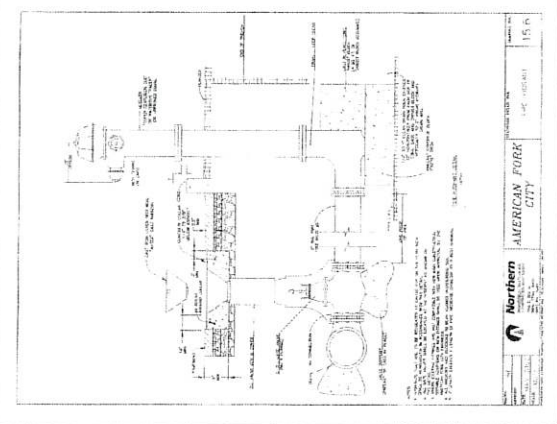
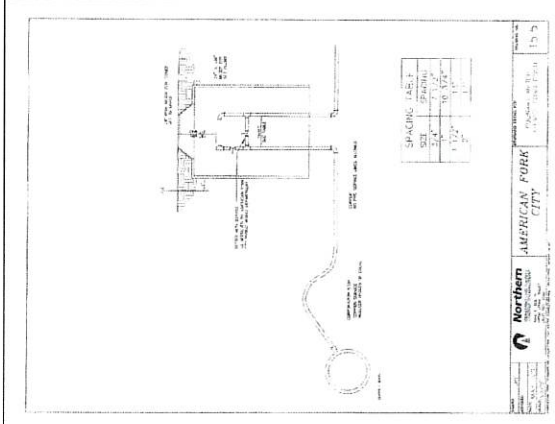
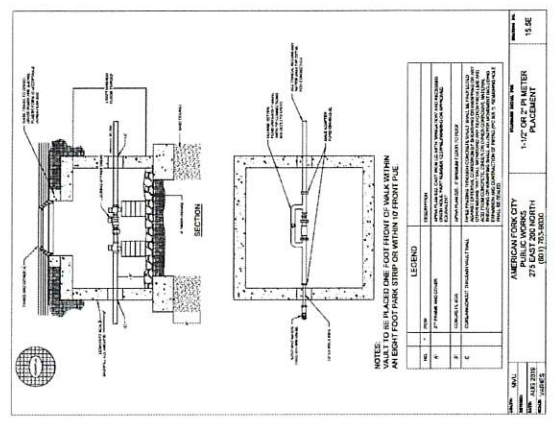
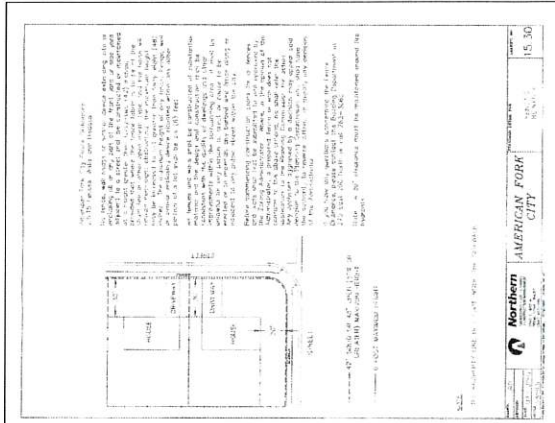
INLET PROTECTION - GRAVEL BAGS



PORTABLE TOILET

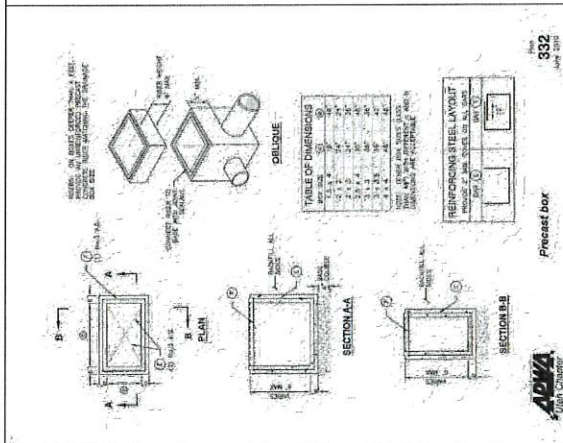
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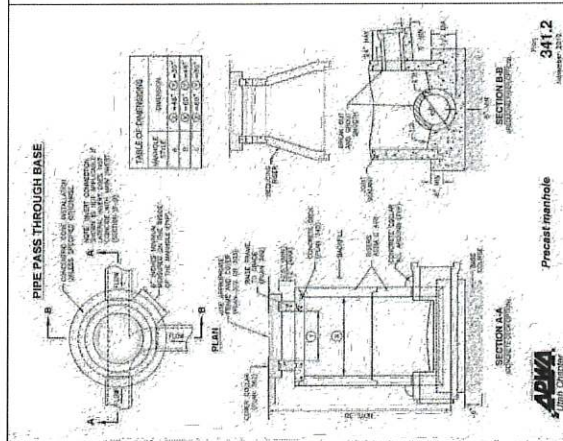
811 Utah
Call 811 before you dig

- NOTES:**
1. Landscaping shall include a combination of trees and shrubbery to create a landscape.
 2. Enclosure shall be a four-foot minimum.
 3. Enclosure shall be a four-foot minimum.
 4. Enclosure shall be a four-foot minimum.
 5. Enclosure shall be a four-foot minimum.
 6. Enclosure shall be a four-foot minimum.
 7. Enclosure shall be a four-foot minimum.
 8. Enclosure shall be a four-foot minimum.
 9. Enclosure shall be a four-foot minimum.
 10. Enclosure shall be a four-foot minimum.



Precast box

- [illegible]



Precast manhole

- Precast manhole**

- [illegible]



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		5	11/11/11	11/11/11
		6	11/11/11	11/11/11

DETAILS

Case:	N.T.S.	Drawn:	TJ
Date:	09/08/26	Job #	24-0247

D1.2

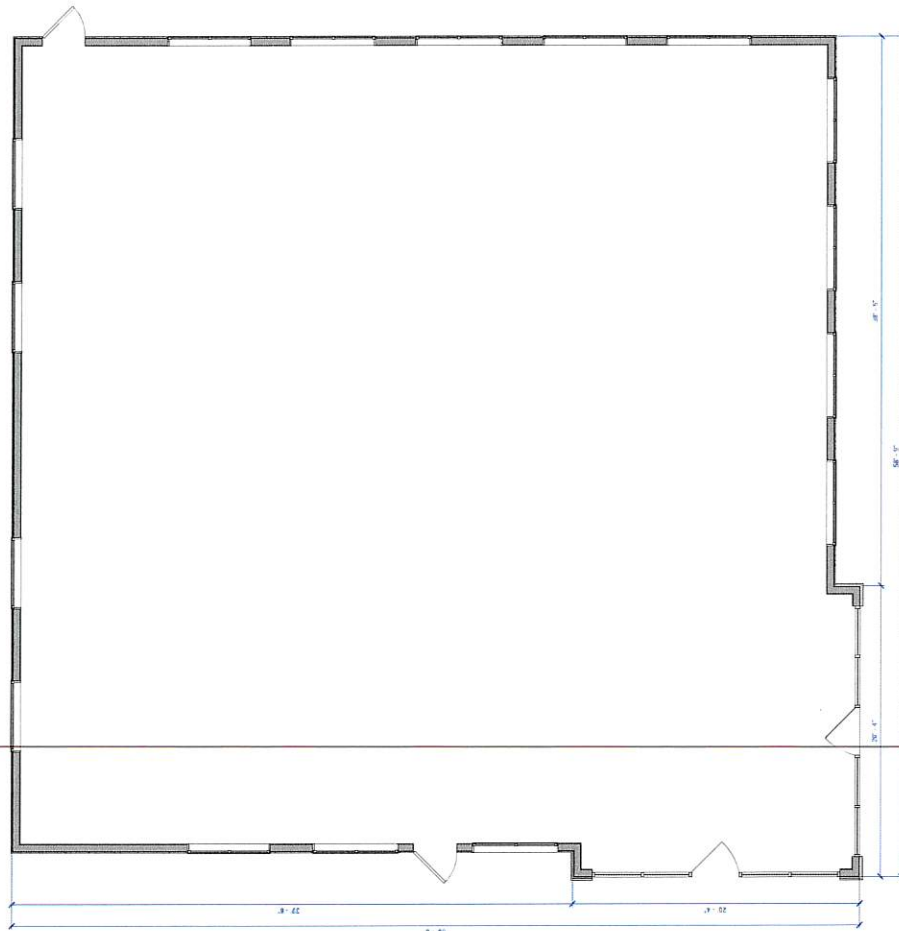


	American Fork City Development Review Committee
	Planning and Zoning Reviewed copiedman 09/16/2026
	Seal of the City of American Fork

Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/21/2026

Next Step
Post Entitlement Review
Required.
Revise and resubmit following the DRC meeting to
address remaining comments

Re-Submittal Acknowledgment Statement
The Applicant's response to the Review Committee's comments is as follows:
[Applicant Initials] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required comments and materials for additional information noted on the previous submittal.
[Applicant Initials] I hereby acknowledge that this re-submittal addresses all of the comments and materials for additional information noted on the previous submittal.
[Applicant Initials] This is the [Ex: 1st] complete submittal in this Review Cycle.
[Sign: Name] [Review Cycle]



1 MAIN FLOOR PLAN
A1.2 1/4" = 1'-0"
3382 SF

CONSULTANT

SILVER FOX
4040 E PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH 84005

ISSUED
DECEMBER 3, 2025
REVISION
NO. DATE DESCRIPTION

STAMP
NOT FOR PERMIT
NOT FOR CONSTRUCTION

PROJECT NUMBER
25128

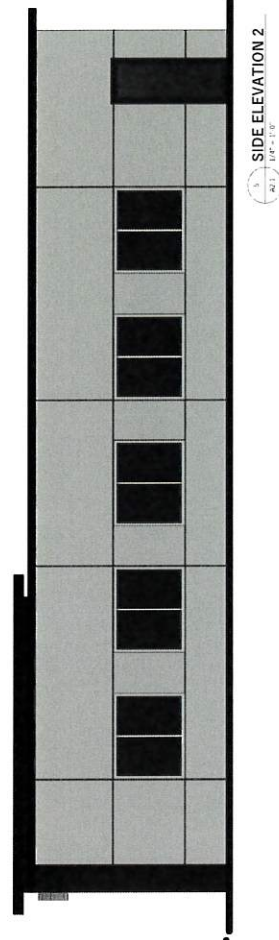
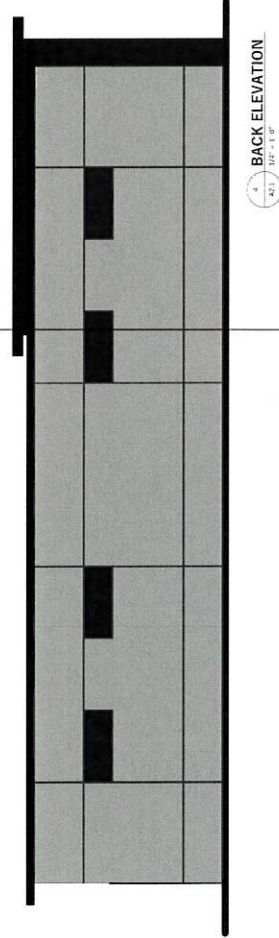
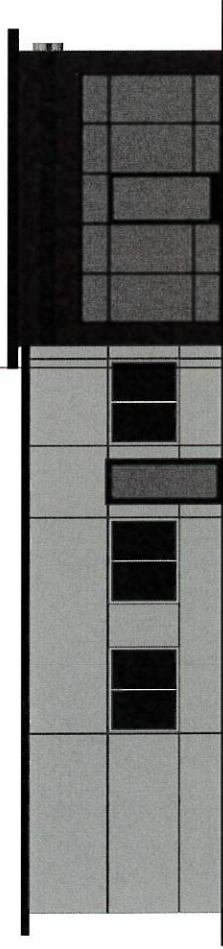
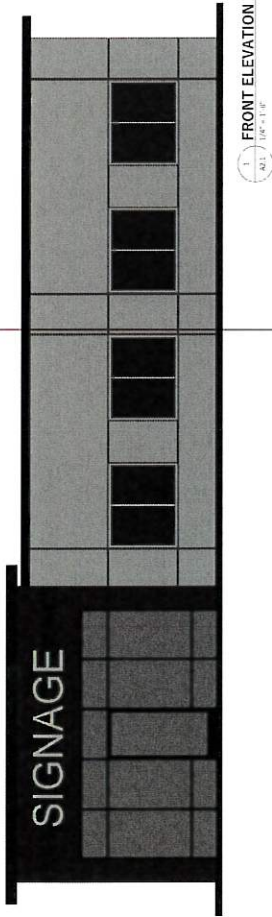
ELEVATIONS

A2.1

JZW
ARCHITECTS
100 EAST CENTER STREET, SUITE 100, COPIE AVENUE, UTAH 84005 • TEL: 801.225.1234 • WWW.JZW.ARC



As the elevations plan set has changed from the previous release, please provide height dimensions for the elevations as you did with the previous submittal (0208 06 24) Building Elevations SilverFoxOffice 20250218_v1).



Next Step
Post Entitlement Review
Required.

Revise and resubmit following the DRC meeting to
address remaining comments

Provide original hard-copy to
the City to be recorded or
provided recorded MOU with
post-entitlement review.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made and entered into effective as of the 0th day of November, 2025, by and between SILVER FOX CONSTRUCTION, LLC, a Utah limited liability company, ("Silver Fox"), ABE PROPERTIES, LLC, a Utah limited liability company ("ABE") and THOMAS KNIGHT WARD and NYLENE WARD, both individuals (collectively the "Wards") (Silver Fox and the Wards are collectively referred to herein as the "Parties").

RECITALS:

- A. Silver Fox has purchased Utah County Parcels 12:072:0022 and 12:072:0039, which has now been combined to Parcel 12:072:0079 (the "Silver Fox Parcel");
- B. Wards own Utah County Parcel 12:072:0038 (the "Ward Parcel");
- C. ABE owns Utah County Parcel 12:072:0063 (the "ABE Parcel");
- D. The Silver Fox Parcel and the Ward Parcel share a boundary along the entire western edge of the Ward Parcel, and the ABE Parcel and the Ward Parcel share a boundary along a portion of the northern edge of the Ward Parcel;
- E. The Ward Parcel has a fence along its western boundary that encroaches approximately eight (8) feet onto the legal description of the Silver Fox Parcel (the "Ward Encroachment Land");
- F. The ABE Parcel has a fence along its southern boundary that encroaches approximately two and one half (2.5) feet onto the legal description of the Ward Parcel (the "ABE Encroachment Land");
- G. Silver Fox and the Wards have agreed to settle any dispute over the Ward Encroachment Land by the Wards giving up any and all claim to the Ward Encroachment Land in exchange for the consideration outlined herein; and
- H. ABE and the Wards have agreed to settle any dispute over the ABE Encroachment Land by ABE giving up any and all claim to the ABE Encroachment Land in exchange for the consideration outlined herein.

NOW, THEREFORE, in consideration of the covenants and understandings set forth herein, the adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Release of Claim on Ward Encroachment Land. In exchange for a cash payment of TWO THOUSAND and 00/100 DOLLARS (\$2,000.00), payable by Silver Fox to the Wards within ten (10) days from the date this MOU is signed by all Parties, the Wards release any and all claim to the Ward Encroachment Land. In connection with this release, Silver Fox will pay the

cost and arrange for the work to be performed in order to remove and replace the fence on the Ward Parcel so that the fence is on the actual boundary line, as described on the applicable deeds, between the Ward Parcel and the Silver Fox Parcel.

2. Release of Claim on ABE Encroachment Land. In consideration of Silver Fox agreeing to its obligations hereunder and releasing any claims against ABE relating to the ABE Encroachment Land, ABE releases any and all claim to the ABE Encroachment Land and agrees that the ABE Encroachment Land is owned by the Wards. In connection with this release, ABE will pay the cost and arrange for the work to be performed in order to remove and replace the fence on the Ward Parcel so that the fence is on the actual boundary line, as described on the applicable deeds, between the Ward Parcel and the ABE Parcel.

3. Further Instruments. The parties hereto agree that they will execute all other documents or legal instruments that may be necessary or required to carry out and effectuate the provisions hereof.

4. Counterparts. This Agreement may be executed in any number of counterparts, and by facsimile, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

5. Alterations and Waivers. The waiver, amendment or modification of any provision of this Agreement or any right, power or remedy hereunder, whether by agreement of the parties or by custom, course of dealing or trade practice, shall not be effective unless in writing and signed by the party against whom enforcement of such waiver, amendment or modification is sought. No failure or delay by any party in exercising any right, power or remedy with respect to any of the provisions of this Agreement shall operate as a waiver of such provisions with respect to such failure or delay.

6. Governing Law. The validity, interpretations and performance of this Agreement shall be governed by the laws of the state of Utah, without regard to such state's conflicts of laws principles.

7. Attorney's Fees. If either party engages an attorney in connection with a breach or threatened breach of this Agreement, or to enforce its terms, the prevailing party in such controversy shall be entitled to recover its attorney's fees and costs.

[INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this MOU on the date set forth above.

SILVER FOX:

SILVER FOX CONSTRUCTION, LLC
a Utah limited liability company

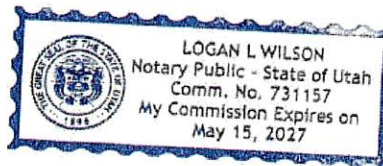
By:
Its:



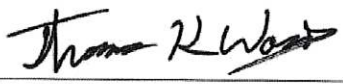
STATE OF UTAH)
 :SS
County of Utah)

On the 21 day of January ²⁶~~25~~, personally appeared before me
TREVOR SHARP, the signer of the within instrument, who duly acknowledged
to me that he executed the same in his capacity as MANAGER of SILVER FOX
CONSTRUCTION, LLC.


Notary Public



WARDS:



THOMAS KNIGHT WARD



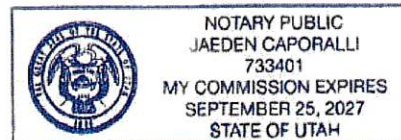
NYLENE WARD

STATE OF UTAH)
 : ss.
County of Utah)

On the 10th day of November 2025, personally appeared before me THOMAS KNIGHT WARD and NYLENE WARD, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



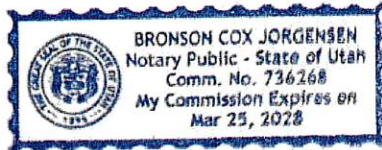
ABE:

ABE PROPERTIES, LLC
a Utah limited liability company

Crystal A. Ryne
By: Crystal Ryne
Its: manager/owner

STATE OF UTAH)
 : ss.
County of Utah)

On the 14 day of November 2025, personally appeared before me
Crystal Ryne, the Manager/owner of ABE Properties, LLC and the signer of the within
instrument, who duly acknowledged to me that he/she executed the same.



[Signature]
Notary Public

**LEGAL DESCRIPTION
PREPARED FOR
WARD'S PROPERTY
AMERICAN FORK, UTAH**

August 5, 2026

24-0247

LA

LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork City, Utah County, Utah, being more particularly described as follows:

Beginning at the Northeasterly line of that certain Quit Claim Deed recorded December 29, 2023 as Entry No. 84081:2023 in the Utah County Recorder's Office, said point being N00°41'51" E 405.51 feet and N89°18'09" W 65.96 feet from the Southwest Corner of Block 21, Plat "A", American Fork City Survey of building lots, and also being N89°58'58" E 1247.70 feet along the Section line and N00°01'02" W 341.35 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence N 89°17'50" W 200.00 feet along said deed line; thence N 00°42'10" E 61.06 feet the Northerly line of a Warranty Deed recorded January 23, 2025 as Entry No. 5031:2025 in the Utah County Recorder's Office; thence along said deed line S 89°17'50" E 200.00 feet; thence S 00°42'10" W 61.05 feet to the point of beginning.

Containing 12,212 square feet +/-.

Parcel: 12:072:0038

Address: 65 North 300 West, American Fork, UT 84003

**LEGAL DESCRIPTION
PREPARED FOR
ABE'S PROPERTY
AMERICAN FORK, UTAH**

August 5, 2026

24-0247

LA

LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork City, Utah County, Utah, being more particularly described as follows:

Beginning at the Northeasterly line of that certain Quit Claim Deed recorded June 11, 2025 as Entry No. 43246:2025 in the Utah County Recorder's Office, said point being N00°41'51" E 466.55 feet and N89°18'09" W 173.75 feet from the Southwest Corner of Block 21, Plat "A", American Fork City Survey of building lots, and also being N89°58'58" E 1140.68 feet along the Section line and N00°01'02" W 403.73 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said deed line N 89°18'09" W 132.32 feet; thence S 88°38'32" E 0.33 feet; thence N 00°41'51" E 69.33 feet; thence S 88°35'01" E 132.00 feet; thence S 00°41'51" W 67.67 feet to the point of beginning.

Containing 9,041 square feet +/-.

Parcel No. 12:072:0063

Address: 96 North 350 West, American Fork, UT 84003

I, James Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 125441319 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-501 of said Code, and have subdivided and tract of land into lots, blocks, streets, and easements, and the same has been correctly surveyed, staked and monumented on this plat as shown on this Plat, and that this Plat is true and correct.


Justin K. Schlegel
Professional Land Surveyor
License No. 12254439

Date: 08/30/26

Justin J. Galtberg
Professional Land Surveyor
License No. 12554439

BOUNDARY DESCRIPTION

A part of the Southwest Corner Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork City, Utah County, Utah, being more particularly described as follows:

[illegible]

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SUBDIVISION CERTIFICATE OF TITLE HEREIN, THIS DAY OF _____ MAY, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ AD 20____

SILVER FOX CONSTRUCTION LLC

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF ILLINOIS
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE, _____
OF ILLINOIS, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED
TO ME THAT HE/SHE IS THE _____ OF _____
A LIMITED LIABILITY COMPANY, THAT HE/SHE IS THE OWNER, DIRECTOR, OFFICER AND
SOLE MEMBER OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSES
(HEREIN MENTIONED).

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED: 03.01.11 NAME OF NOTARY _____

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

LOCATED IN THE SW 1/4 OF SECTION 14, T5S, R1E,
SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

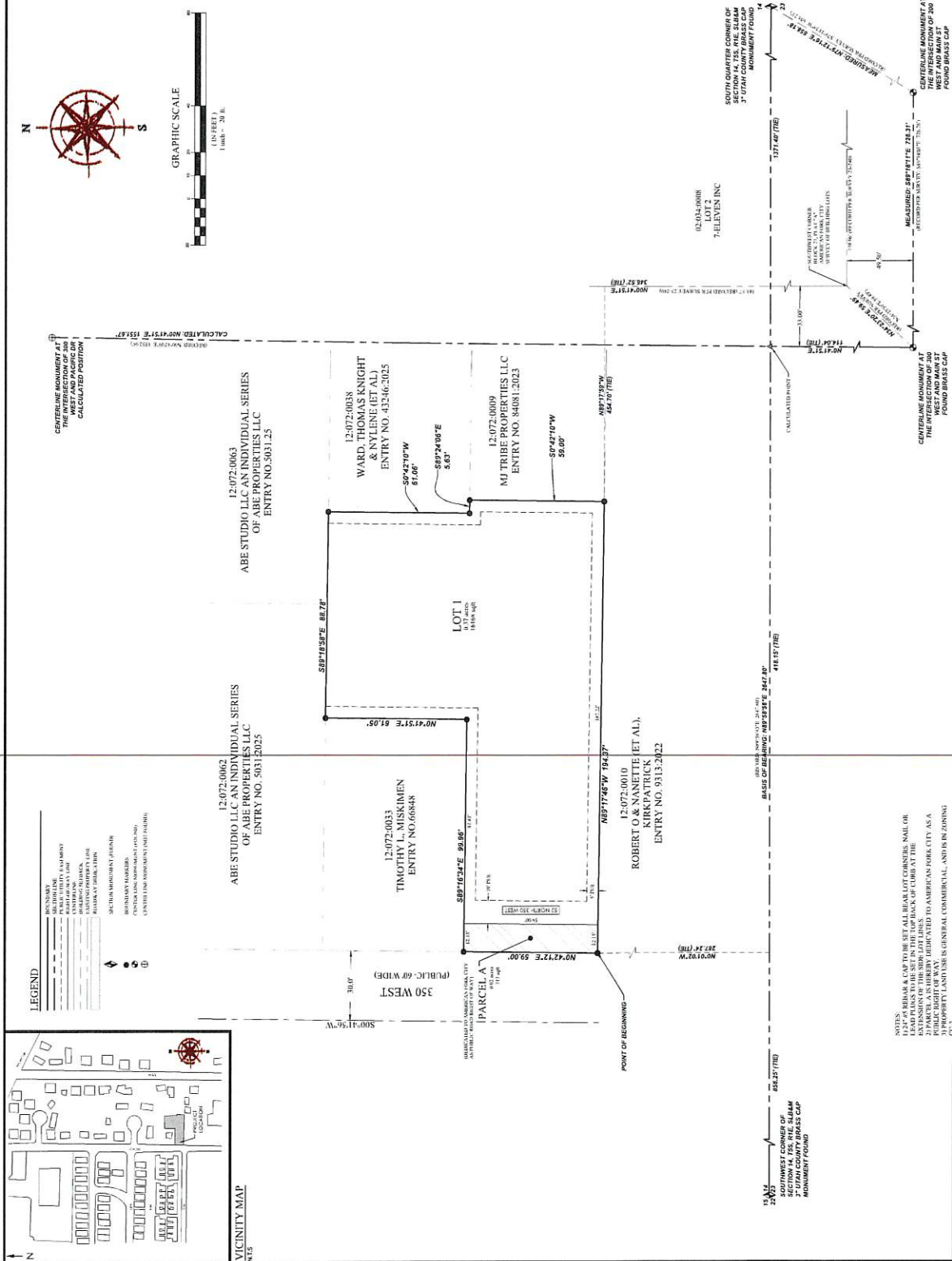
THIRTY-THREE SEAT



SEWER & WATER AUTHORITY APPROVAL

Appeared this _____ day of _____, A.D.
 20_____. By the Water Authority

SEWER & WATER AUTHORITY

[illegible]

CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.DODDS-PA.COM

Agenda Topic

Review and action on an application for a Final Plat, known as Monument Health American Fork Renovation, located at 350 East 300 North, American Fork City. The Final Plat consists of 4.865 acres and is in the PO-1 Zone.

BACKGROUND INFORMATION		
Location:		350 East 300 North
Parcel ID:		02:042:0037
Project Type:		Final Plat
Applicants:		Carpenter Stringham Architects
Existing Land Use:		Professional Office
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		PO-1
Surrounding Zoning:	North	R4-7500
	South	R4-7500
	East	R1-7500
	West	R4-7500
Square Footage (By Use)		44,941 sq ft
Total Number of Units		N/A
Parking Requirement		73 Stalls Required – 131 Stalls Provided

Background

The applicant has applied for a Final Plat to develop an Assisted Living Center. The project aims to renovate the existing building and site. The overall site improvements show a change in the overall parking layout and access to and from the site. The Final Plat is the second application

for their overall project, and the last application to submit is a Site Plan Application following an approval of the Final Plat.

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. Address remaining DRC comments including:
 - i. Correct numbering errors and duplicate stamps
 - ii. Add a bioskirt to the pre-treatment
 - iii. Add missing BMPs for erosion control

iv. Correct dimensioning

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.207 - 211

Project Map



Engineering Development Checklist Completion

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

Staff Recommendation

The Final Plat meets the requirements of Section 17.7.207 - 211. Staff recommends approving the application.

Potential Motions – Final Plat

Approval

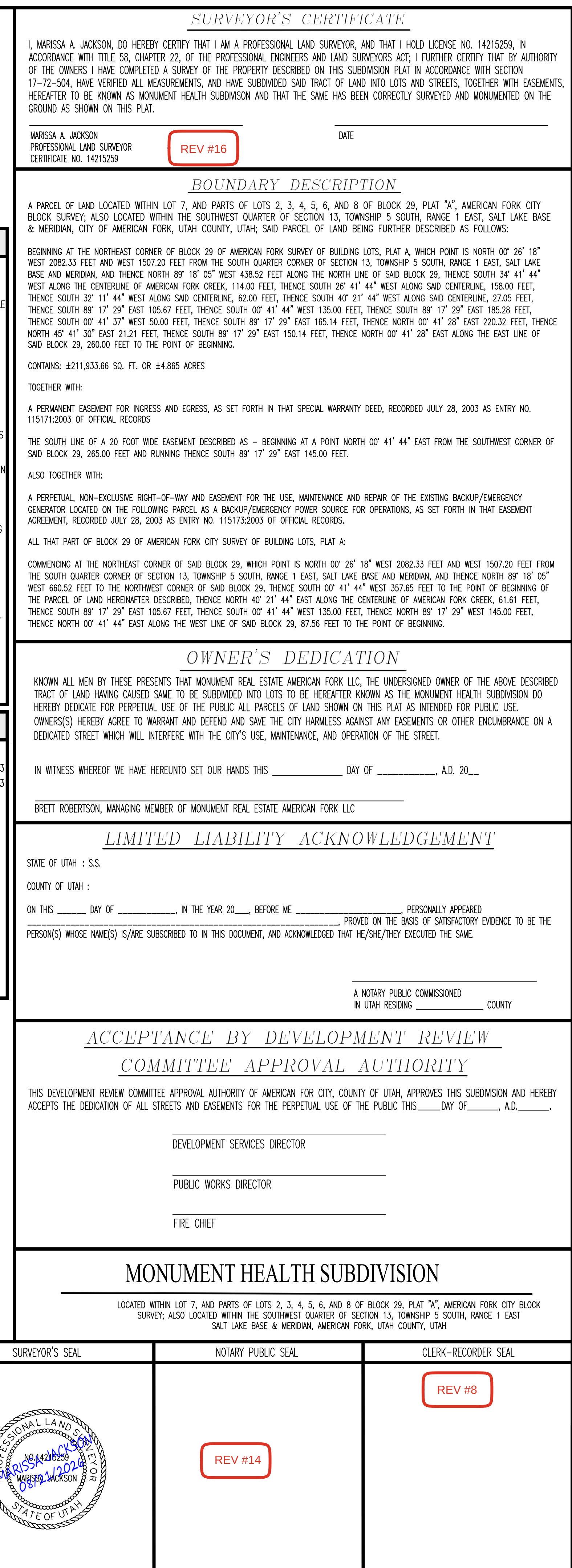
I move to approve the proposed Final Plat, located at 350 East 300 North, American Fork City, in the PO-1 Zone, as the application meets the requirements of Section 17.7.207 - 211, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 350 East 300 North, American Fork City, in the PO-1 Zone, as the application does not meet the requirements of Section 17.7.207 - 211.

Table

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



MONUMENT HEALTH SUBDIVISION & REPAVING PROJECT

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

SUBDIVISION & ENGINEERING PLANS

FOR
A PROPERTY LOCATED AT:

350 EAST 300 NORTH
AMERICAN FORK
UTAH 84003

INDEX OF DRAWINGS

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

NOTE: ARCHITECTURAL AND LANDSCAPING PLANS BY OTHER
BASIS OF BEARING & VERTICAL BENCHMARK

- 1) THE BASIS OF BEARING IS N00°41'44"E FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 200 NORTH STREET TO A BRASS CAP MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 300 NORTH STREET.
- 2) NAVD88 VERTICAL BENCHMARK: BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 13, T5S, R1E, SLB&M = 4614.98'

SITE TABULATION TABLE

	SF	ACRES	% OF TOTAL
TOTAL AREA:	211,933.66	4.865	100%
TOTAL BUILDING AREA:	44,941.00	1.032	21.2%
TOTAL HARD SURFACE AREA:	81,839.92	1.879	38.6%
TOTAL LANDSCAPED AREA:	85,152.74	1.954	40.2%

FLOOD NOTE

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

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

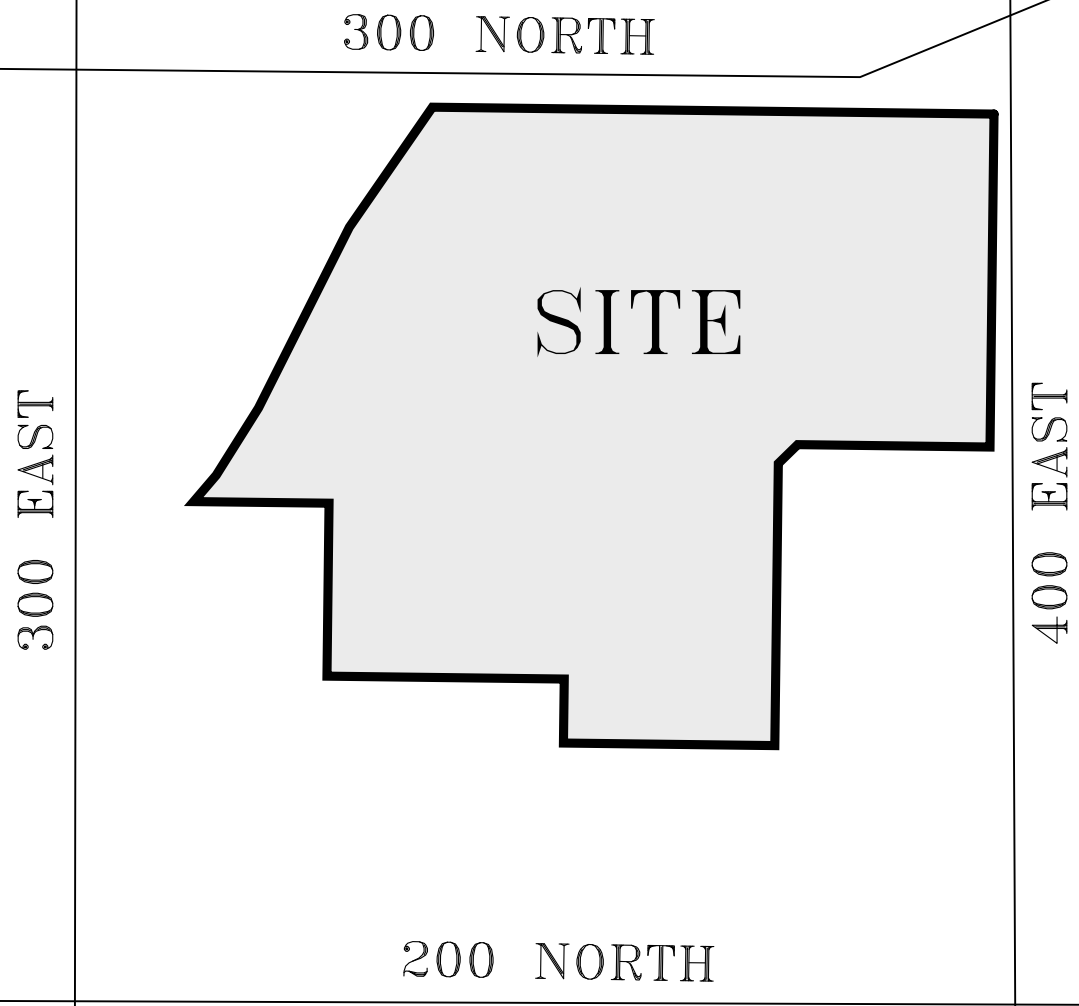
UTILITY CONTACTS

AMERICAN FORK CITY FIBER: 801-854-5967 AMERICAN FORK ENGINEERING: 801-763-3060 AMERICAN FIBER INC.: 801-437-9600 COMCAST/TELECOM DESIGN, USA: 514-644-2333 LUMEN/CENTURYLINK: 385-479-7345 ENBRIDGE GAS UTAH: 801-324-3970 ROCKY MOUNTAIN POWER: 801-886-7007 AMERICAN FORK PUBLIC WORKS WATER DIVISION: 801-763-3060 AMERICAN FORK PRESSURIZED IRRIGATION DIVISION: 801-763-3060 AMERICAN FORK PUBLIC WORKS SEWER DIVISION: 801-763-3060 AMERICAN FORK PUBLIC WORKS STORM WATER DIVISION: 801-763-3060	MICAH HUNSAKER ENGINEERING PAUL DAVIS/KYLE PETERSEN ANNETTE HARM JAMES CHIDESTER GAS DEPARTMENT KEVIN HILL WATER DIVISION PRESSURIZED IRRIGATION DIVISION SEWER DIVISION STORM WATER DIVISION	MICAH@AFCCITY.NET ENGINEERING@AMERICANFORK.GOV ANNETTE.HARM@TELECOM.COM JAMES.CHIDESTER@LUMEN.COM MAP.REQUESTS@DOMINIONENERGY.COM RMP.PLANNINGANDDESIGNREQUESTS@PACIFICCORP.COM UTILITIES@AMERICANFORK.GOV
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American Fork City Development Review	
	Planning and Zoning Reviewed copperman 09/03/2026
Sewer/Storm Drain Division Reviewed ahardy 09/02/2026	Public Works Reviewed ascott 09/01/2026
EC/LID Reviewed tmezenen 09/02/2026	Engineering Division Reviewed rburkhill 09/02/2026
Public Infrastructure Reviewed cscott 09/01/2026	Streets Division Reviewed ehyde 09/01/2026

comments

Next Step:
Reviewed
Proceed to the Development
Review Committee Meeting on
09/14/2026



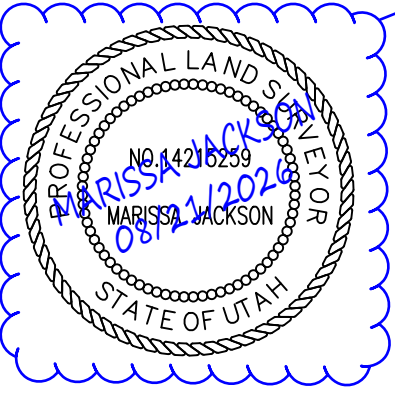
SITE
NO SCALE



THIS PROJECT DESIGNED BY:

Peterson Engineering
7107 S 400 West, Suite #1
Midvale, Utah 84047-1084
PH 801-255-3503
FX 801-255-4502
DAVE@PETERSONENG.NET

DATE: AUGUST 21, 2026



Remove duplicated stamp

GENERAL CONSTRUCTION REQUIREMENTS

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

- 1) PRIOR TO COMMENCING CONSTRUCTION ON ANY IMPROVEMENTS IN A DEVELOPMENT OR WITHIN PUBLIC RIGHT-OF-WAY OF ANY STREETS OR PROPOSED STREETS OF AMERICAN FORK CITY, OR ANY WORK THAT WILL CONNECT WITH ANY CITY PUBLIC UTILITY, THE CITY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AND APPROPRIATE PERMITS OBTAINED SO THAT THE PROPER INSPECTION MAY BE PROVIDED, AND SO THAT IT MIGHT BE DETERMINED THAT THE WORK HAS BEEN APPROVED. CERTAIN TYPES OF CONSTRUCTION SHALL HAVE CONTINUOUS INSPECTION (AT THE DISCRETION OF THE CITY PUBLIC WORKS DIRECTOR) WHILE OTHERS MAY HAVE ONLY PERIODIC INSPECTIONS.
- A. PERIODIC INSPECTIONS SHALL BE REQUIRED ON THE FOLLOWING:
1. STREET GRADING AND GRAVEL BASE.
 2. EXCAVATIONS FOR CURB AND GUTTER AND SIDEWALKS.
 3. EXCAVATIONS FOR STRUCTURES.
 4. TRENCHES FOR LAYING PIPE.
 5. FORMS FOR CURB AND GUTTER, SIDEWALKS AND STRUCTURES.
- B. CONTINUOUS INSPECTION SHALL BE REQUIRED ON THE FOLLOWING TYPES OF WORK:
1. LAYING OF STREET SURFACING.
 2. PLACING OF CONCRETE FOR CURB AND GUTTER, SIDEWALKS AND OTHER STRUCTURES.
 3. LAYING OF WATER PIPE, VALVES, HYDRANTS, DRAINAGE PIPE, SEWER PIPE, AND TESTING.
- 2) ON CONSTRUCTION REQUIRING CONTINUOUS CITY REPRESENTED INSPECTION, NO WORK SHALL BE STARTED EXCEPT IN THE PRESENCE OF A CITY INSPECTOR. NO CONSTRUCTION REQUIRING INSPECTION SHALL BE PERFORMED ON CITY HOLIDAYS, SATURDAY, SUNDAY OR NON-BUSINESS HOURS, UNLESS PRIOR ARRANGEMENTS ARE MADE WITH THE CITY PUBLIC WORKS DEPARTMENT. APPROPRIATE SCHEDULING MAY BE REQUIRED DURING MONTHS WHERE CITY STAFF WORKS FOUR-DAY WORK WEEK.
- 3) IT SHALL BE UNLAWFUL TO DO ANY CONSTRUCTION, EXCAVATION WORK ON ANY STREET, CURB, GUTTER, SIDEWALK, SEWER LINE, WATER LINE OR OTHER INFRASTRUCTURE ADDITION OR IMPROVEMENT IN AMERICAN FORK CITY WITHOUT A PUBLIC WORKS PERMIT FROM THE CITY TO DO SO.

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

- 1) REQUESTS FOR INSPECTIONS SHALL BE MADE TO THE CITY PUBLIC WORKS DIRECTOR BY THE PERSON RESPONSIBLE FOR THE CONSTRUCTION. REQUESTS FOR INSPECTION ON WORK REQUIRING CONTINUOUS INSPECTION SHALL BE MADE THREE DAYS PRIOR TO THE COMMENCING OF THE WORK. NOTICE SHALL ALSO BE GIVEN ONE DAY IN ADVANCE OF THE STARTING OF WORK REQUIRING PERIODIC INSPECTION.
- 2) PRIOR TO CONSTRUCTION, THE FOLLOWING DATA (FIVE COMPLETE COPIES) SHALL BE FURNISHED TO THE CITY INSPECTOR: "CUT SHEETS" FOR SEWER AND CURB AND GUTTER WORK, SAMPLES OF ROAD BASE MATERIAL TO BE USED, PROJECTED TIME SCHEDULES FOR COMPLETION OF THE WORK AND SHOP DRAWINGS FOR MATERIALS, ETC., TO BE INSTALLED.
- 3) NO WORK WHICH MAY BE DEFECTIVE IN ITS CONSTRUCTION, OR DEFICIENT IN ANY OF THE REQUIREMENTS OF THESE SPECIFICATIONS WILL BE ACCEPTED. FAILURE OF ANY OFFICERS OF THE CITY OR THE INSPECTOR TO POINT OUT SUCH DEFECTS OR DEFICIENCIES DURING CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLY WITH THE SPECIFICATIONS, AND THE CONTRACTOR SHALL CORRECT ANY IMPERFECT WORK, SETTLEMENT, ETC., WHEREVER DISCOVERED, BEFORE THE FINAL ACCEPTANCE OF THE WORK BY THE CITY.

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

- 1) AN INSPECTION SHALL BE MADE BY THE CITY PUBLIC WORKS DEPARTMENT AFTER ALL CONSTRUCTION WORK IS COMPLETED. ANY FAULTY OR DEFECTIVE WORK SHALL BE CORRECTED BY THE PERSONS RESPONSIBLE FOR THE WORK WITHIN A PERIOD OF THIRTY DAYS OF THE DATE OF PUBLIC WORKS DEPARTMENT INSPECTION REPORT DEFINING THE FAULTY OR DEFECTIVE WORK.

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

- 1) THE UNTREATED GRAVEL BASE MUST BE PLACED AND GRADED, SEWER, AND STORM DRAIN LINES AND WATER LINES, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

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

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

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

- 1) OCCUPANCY PERMITS SHALL BE OBTAINED FROM THE BUILDING OFFICIAL AS OUTLINED IN THE CONSTRUCTION PERMIT.
- 2) SITES REQUESTING TEMPORARY OCCUPANCY PERMIT IN EXCESS OF A SINGLE TWO-WEEK PERIOD SHALL PROVIDE THE CITY A PERFORMANCE GUARANTEE PER THE PROVISIONS OF THE DEVELOPMENT CODE IN THE ESTIMATED AMOUNT OF THE WORK TO BE COMPLETED AS APPROVED BY CITY CHIEF BUILDING OFFICIAL OR CITY ENGINEER AS APPROPRIATE FOR THE ITEMS.

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

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

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

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

NOTES FOR EARTHWORK

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

- 1) BEFORE ANY CONSTRUCTION IN A CITY STREET CAN BEGIN, AN EXCAVATION PERMIT WITH REQUIRED FEE MUST BE OBTAINED FROM THE CITY; THE APPLICANT MUST SHOW PROOF THAT A COMPETENT LICENSED CONTRACTOR WILL DO THE WORK, PRESENT EVIDENCE OF SUFFICIENT PUBLIC LIABILITY INSURANCE, AND POST REQUIRED LIABILITY BONDS.

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

- 1) THE GROUND WITHIN THE RIGHT-OF-WAY SHALL BE CLEARED OF ALL TREES, STUMPS, BRUSH, WEEDS, ROOTS AND OTHER OBJECTIONABLE MATERIALS. ALL BRANCHES OF TREES CLOSE ENOUGH TO THE ROADWAY SURFACE TO BE CONSIDERED AN OBSTRUCTION TO TRAFFIC OR SIGHT DISTANCE SHALL BE CAREFULLY REMOVED. ALL TREES, STUMPS, ROOTS, ETC., ARE TO BE REMOVED TO A DEPTH OF NOT LESS THAN THREE FEET BELOW THE SUBGRADE.
- 2) ALL EXCAVATIONS MADE BY REMOVAL OF TREES, STUMPS, ETC., SHALL BE FILLED WITH SUITABLE MATERIAL, WHICH SHALL BE COMPACTED AND CONSOLIDATED TO NINETY-FIVE PERCENT OF DRY DENSITY AS MEASURED BY ASHTO T-99 SO AS TO MAKE THE SURFACE AT THIS POINT CONFORM IN CONTOUR AND DENSITY TO THAT OF THE SURROUNDING GROUND.

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

- 1) WHEN SUITABLE SUBGRADE SOILS EXIST, STRUCTURES SHALL BE FOUNDED ON UNDISTURBED ORIGINAL SUBSOIL. ALL AUTHORIZED EXCAVATION BELOW THE SPECIFIED STRUCTURE SUBGRADE SHALL BE REPLACED WITH CONCRETE MONOLITHIC WITH THAT OF THE SLAB ABOVE OR WITH COARSE GRAVEL MATERIAL CONFORMING TO CLASSIFICATION A-1-A ASHTO DESIGNATION AND COMPACTED TO NINETY-FIVE PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY ASHTO T-99.
- 2) SUBGRADE SOIL FOR ALL STRUCTURES, REGARDLESS OF TYPE OR LOCATION, SHALL BE FIRM, DENSE, THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK AND FREE FROM ORGANIC MATERIAL, ROOTS, LIMBS, ETC.; SHALL BE COMPACTED TO NINETY-FIVE PERCENT OF DRY DENSITY AS MEASURED BY ASHTO T-99; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN ENGAGED IN SUBGRADE SURFACING, LAYING, REINFORCING STEEL, AND DEPOSITING CONCRETE. COARSE GRAVEL OR CRUSHED STONE MAY BE USED FOR SUBSOIL REINFORCEMENT IF RESULTS SATISFACTORY TO THE CITY ENGINEER CAN BE OBTAINED THEREOF. SUCH MATERIAL SHALL BE APPLIED IN THIN LAYERS, NOT EXCEEDING SIX INCHES, EACH LAYER BEING EMBEDDED IN THE SUBSOIL BY THOROUGH TAMPING.

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

- 1) AFTER COMPLETION OF FOUNDATION FOOTINGS AND WALLS AND OTHER CONSTRUCTION BELOW THE ELEVATION OF THE FINAL GRADES, AND PRIOR TO BACKFILLING, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION SHALL BE CLEARED OF ALL TRASH AND DEBRIS. NO BACKFILLING AROUND OR BEHIND STRUCTURES SHALL BE INITIATED UNTIL THE CONCRETE IS FULLY CURED FOR SEVEN DAYS. MATERIAL FOR BACKFILLING SHALL CONSIST OF EXCAVATED MATERIAL OR BORROW OF SAND, GRAVEL, OR OTHER SUITABLE MATERIAL, AND SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX INCHES IN UNCOMPACTED THICKNESS. EACH LAYER SHALL BE COMPACTED BY SUITABLE METHOD TO A DENSITY EQUAL TO NINETY-FIVE PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY ASHTO T-99. BACKFILL AROUND CURB AND GUTTER IN FILL SECTIONS SHALL EXTEND EIGHTEEN INCHES BEYOND OUTSIDE OF THE CONCRETE GUTTER.

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

- 1) EARTH FOUNDATION SURFACES SHALL BE GRADED TO REMOVE SURFACE IRREGULARITIES AND VOID OF ANY ORGANIC MATERIAL WHERE SUITABLE MATERIALS OCCUR, AFTER STRIPPING, THE FOUNDATION SHALL BE SCARIFIED TO A DEPTH OF NOT LESS THAN SIX INCHES, AND THE LOOSENED MATERIAL SHALL BE MOISTENED AND COMPACTED AS HEREINAFTER SPECIFIED FOR EACH LAYER. ALL MATERIALS IN EMBANKMENTS AND FILLS SHALL BE PLACED, MOISTENED, AND COMPACTED AS PROVIDED IN THE FOLLOWING PARAGRAPHS.
- 2) WHEN THE EMBANKMENT OR FILL EXCEEDS THE AMOUNT OF EXCAVATION, SUFFICIENT ADDITIONAL MATERIAL SHALL BE OBTAINED FROM BORROW PITS PROVIDED BY THE CONTRACTOR. ALL MATERIAL PROPOSED TO BE IMPORTED SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO STARTING OF HAULING OPERATIONS.
- 3) THE MATERIALS USED FOR EMBANKMENT AND FILL CONSTRUCTION SHALL BE FREE FROM SOD, GRASS, TRASH, FROZEN EARTH, ROCKS LARGER THAN SIX INCHES IN DIAMETER, AND ALL OTHER MATERIAL UNSUITABLE FOR CONSTRUCTION OF COMPACTED FILLS.

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

- 1) IMPORT FILL SHALL BE DEPOSITED IN HORIZONTAL LAYERS HAVING A THICKNESS OF NOT MORE THAN SIX INCHES AFTER BEING COMPACTED AS HEREINAFTER SPECIFIED. THE DISTRIBUTION OF MATERIALS SHALL BE SUCH THAT THE COMPACTED MATERIAL WILL BE HOMOGENEOUS AND FREE FROM LENSES, POCKETS, OR OTHER IMPERFECTIONS.
- 2) PRIOR TO AND DURING COMPACTION OPERATIONS, THE MATERIAL SHALL HAVE THE OPTIMUM MOISTURE CONTENT REQUIRED FOR THE PURPOSE OF COMPACTION AND THE MOISTURE CONTENT SHALL BE UNIFORM THROUGHOUT THE LAYERS, INsofar AS PRACTICABLE. MOISTENING OF THE MATERIAL SHALL BE PERFORMED AT THE SITE OF EXCAVATION, BUT SUCH MOISTENING SHALL BE SUPPLEMENTED, AS REQUIRED, BY SPRINKLING AT THE SITE OF CONSTRUCTION. IF THE MOISTURE CONTENT IS GREATER THAN OPTIMUM FOR COMPACTION, THE COMPACTION OPERATIONS SHALL BE DELAYED UNTIL SUCH TIME AS THE MATERIAL HAS DRIED TO THE OPTIMUM MOISTURE CONTENT. WHEN THE MATERIAL HAS BEEN CONDITIONED AS HEREBEFORE SPECIFIED, THE BACKFILL OR EMBANKMENT SHALL BE COMPACTED AS FOLLOWS:

NOTES FOR EARTHWORK CONTINUED

- A) UNDER ROADWAYS AND EXTENDING ONE FOOT BEYOND THE PROPOSED CURB LINE THE FILL OR EMBANKMENT MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO NOT LESS THAN NINETY-FIVE PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY ASHTO T-99.
- B) UNDER THE SIDEWALKS, DRIVEWAYS AND OTHER STRUCTURES THE FILL OR EMBANKMENT MATERIAL (TO AT LEAST ONE FOOT EACH SIDE OF THE EDGE OF THE SLAB) SHALL BE COMPACTED TO A DENSITY EQUAL TO NOT LESS THAN NINETY-FIVE PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY ASHTO T-99.
- C) OTHER FILLS AND EMBANKMENTS NOT LISTED ABOVE SHALL BE COMPACTED TO A DENSITY EQUAL TO NOT LESS THAN NINETY-TWO PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY ASHTO T-99.

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

- 1) THE SLOPES OF EXCAVATIONS AND/OR FILLS SHALL BE SHAPED TO MEET SAFETY REQUIREMENTS DEPENDENT ON SOIL TYPES, BUT IN NO CASE SHALL THE FINISHED SLOPE BE IN EXCESS OF 3:1 FOR CUT AREAS OR 3:1 FOR FILL AREAS EXCEPT AS APPROVED OTHERWISE BY THE CITY ENGINEER.

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

- 1) ROUGH SUBGRADES SHALL BE SHAPED AND GRADED TO WITHIN A TOLERANCE OF ONE-TENTH FOOT OF DESIGN GRADE, AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. FOLLOWING ROADWAY EXCAVATION, THE SUBGRADE SHALL BE PROOF ROLLED BY RUNNING MODERATE-WEIGHT RUBBER-TIRE-MOUNTED EQUIPMENT UNIFORMLY OVER THE SURFACE.
- 2) DURING THE ROLLING OPERATION, MOISTURE CONTENT OF THE SUBGRADE LAYER SHALL BE MAINTAINED AT NOT LESS THAN NINETY-SEVEN PERCENT OR MORE THAN ONE HUNDRED FIVE PERCENT OF OPTIMUM MOISTURE CONTENT. ROLLING SHALL BE CONTINUED UNTIL THE ENTIRE ROADBED IS COMPACTED TO THE SPECIFIC DENSITY TO A MINIMUM DEPTH OF EIGHT INCHES.

EXCAVATION AND BACKFILL FOR PIPELINE NOTES

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

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

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

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

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

- 1) ALL SEWER LINES SHALL BE EXCAVATED AND CONSTRUCTED STARTING AT THE EXISTING FACILITIES AND PROCEEDING CONTINUOUSLY UP STREAM WITH NO INTERIM SEGMENTS LEFT UNCONSTRUCTED. NO VARIANCE THEREFROM SHALL BE ALLOWED EXCEPT UPON WRITTEN APPROVAL BY THE CITY ENGINEER.
- 2) EXCAVATION FOR PIPELINES SHALL BE LOCATED AS SHOWN ON THE APPROVED CONSTRUCTION DRAWING OR AS STAKED IN THE FIELD. EXCAVATION FOR PIPELINES SHALL FOLLOW LINES PARALLEL TO AND EQUIDISTANT FROM THE LOCATION OF THE PIPE CENTERLINE. PROVIDE NEAT CUT ON ASPHALT SURFACES TO BE REMOVED DURING TRENCH WORK TO PREVENT EXCESSIVE ASPHALT DAMAGE. TRENCHES SHALL BE EXCAVATED TO THE DEPTHS AND WIDTHS REQUIRED TO ACCOMMODATE THE CONSTRUCTION OF THE PIPELINES, AS FOLLOWS:

- A) MECHANICAL EXCAVATION OF TRENCHES SHALL NOT EXTEND BELOW AN ELEVATION OF FOUR INCHES BELOW THE BOTTOM OF THE PIPE AFTER PLACEMENT IN ITS FINAL POSITION. ALL ADDITIONAL EXCAVATION NECESSARY FOR PREPARATION OF THE TRENCH BOTTOM SHALL BE MADE MANUALLY. ANY UNAUTHORIZED EXCAVATION MADE BELOW GRADE FOR ANY REASON SHALL BE BACKFILLED AS SPECIFIED UNDER "FOUNDATION STABILIZATION."
- B) EXCAVATION FOR TRENCHES IN COBBLE-ROCK, STONES, MUD OR OTHER MATERIAL UNSATISFACTORY FOR PIPE FOUNDATION, SHALL EXTEND TO A DEPTH OF AT LEAST FOUR INCHES BELOW THE BOTTOM OF THE PIPE. A BEDDING MATERIAL SHALL BE PLACED AND THOROUGHLY COMPACTED WITH MECHANICAL TAMPERS IN FOUR-INCH LIFTS TO PROVIDE A SMOOTH, STABLE FOUNDATION. BEDDING MATERIAL SHALL CONSIST OF SUITABLE EARTH MATERIALS FREE FROM ROOTS, SOD, OR ORGANIC MATTER. TRENCH BOTTOMS SHALL BE HAND SHAPED.

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

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

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

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

- 1) WHEREVER THE SUBGRADE MATERIAL DOES NOT AFFORD A SUFFICIENTLY SOLID FOUNDATION TO SUPPORT THE PIPE, THE SUPER-IMPOSED LOAD, AND WHERE WATER MUST BE DRAINED TO MAINTAIN A DRY BOTTOM FOR PIPE INSTALLATION, THE SUBGRADE SHALL BE EXCAVATED TO THE SPECIFIED DEPTH AND REPLACED WITH CRUSHED ROCK OR GRAVEL.
- 2) GRAVEL FOR PIPE FOUNDATIONS SHALL BE CLEAN CRUSHED ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION:
- | SCREEN | PASSING |
|--------|---------|
| 1 1/2 | 100 |
| 3/4 | 5 |
- 3) THE GRAVEL MATERIAL SHALL BE DEPOSITED OVER THE ENTIRE TRENCH WIDTH IN SIX-INCH MAXIMUM LAYERS, EACH LAYER SHALL BE COMPACTED BY TAMPING, ROLLING, VIBRATING, SPADING, SLICING, RODDING OR BY COMBINATION OF ONE OR MORE OF THESE METHODS. IN ADDITION THE MATERIAL SHALL BE GRADED TO PRODUCE A UNIFORM AND CONTINUOUS SUPPORT FOR THE INSTALLED PIPE. CARE SHOULD BE TAKEN TO MAKE SURE THAT SOIL MIGRATION DOES NOT OCCUR. FILTER FABRIC MAY BE NECESSARY IN SITUATIONS WHERE FINES FROM EXISTING MATERIAL WOULD HAVE A TENDENCY TO MIGRATE INTO THE GRAVEL PIPE FOUNDATION. CONTROL OF SOIL MIGRATION IS ESSENTIAL WITH FLEXIBLE PIPES WHERE THE SOIL ENVELOPE IS THE MAIN STRUCTURE OF THE PIPE.

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

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

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

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

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

- 1) THE CONTRACTOR SHALL NOT PROCEED TO BACKFILL UNTIL EACH SECTION OF UTILITY LINE HAS BEEN INSPECTED BY THE CITY. BACKFILL SHALL BE CAREFULLY PLACED AROUND AND OVER PIPES AND SHALL NOT BE PERMITTED TO FALL DIRECTLY ON A PIPE FROM SUCH A HEIGHT AS TO CAUSE DAMAGE. IN THESE SPECIFICATIONS, THE PROCESS OF PREPARING THE TRENCH BOTTOM TO RECEIVE THE PIPE TO A LEVEL AT THE PIPE CENTER LINE (SPRING LINE) IS DEFINED AS BEDDING EXCEPT FOR PLASTIC, CORRUGATED METAL IN WHICH CASE THE BEDDING IS CONSIDERED TO EXTEND TO TWELVE INCHES ABOVE THE TOP OF THE PIPE. WHERE THE EXCAVATED MATERIAL HAS ROCKS OVER TWO INCHES IN DIAMETER OR SOILS DO NOT MEET ASTM REQUIREMENTS, THE ZONE SHALL BE BACKFILLED WITH MODIFIED BEDDING MATERIALS MEETING THE FOLLOWING GRADATIONS: ONE HUNDRED PERCENT PASSING, A ONE-INCH SCREEN AND FIVE PERCENT PASSING A No. 4 sieve.
- 2) THE BEDDING MATERIAL SHALL FIRST BE PLACED SO THAT THE PIPE IS SUPPORTED FOR THE FULL LENGTH OF THE BARREL WITH FULL BEARING ON THE BOTTOM SEGMENT OF THE PIPE EQUAL TO A MINIMUM OF ONE-HALF OF THE DIAMETER OF THE BARREL, THEN THE REMAINDER OF THE BEDDING SHALL BE PLACED. ALTERNATIVE OUTSIDE METHODS OF PIPE LAYING WHICH ARE RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE CITY ENGINEER.
- 3) TRENCH BACKFILLING ABOVE THE LEVEL OF THE PIPE BEDDING SHALL NORMALLY BE ACCOMPLISHED WITH NATIVE EXCAVATED MATERIALS AND SHALL BE FREE FROM FROZEN EARTH, ORGANIC MATERIAL, ROCKS AND SOLID OBJECTS LARGER THAN EIGHT INCHES IN DIAMETER, EXCEPT AS REQUIRED TO PROTECT PIPE AS PER MANUFACTURERS SPECIFICATIONS.
- 4) THE BACKFILL IN ALL UTILITY TRENCHES SHALL BE EITHER COMPACTED OR CONSOLIDATED ACCORDING TO THE REQUIREMENTS OF THE MATERIALS BEING PLACED. THE IN-PLACE DENSITY SHALL BE A MINIMUM OF NINETY-FIVE PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR COMPACTION TEST) FOR ALL GRANULAR MATERIALS. THE CITY ENGINEER MAY APPROVE THE USE OF ASHTO T-99 (STANDARD PROCTOR COMPACTION TEST) ONLY WHEN MATERIALS BEING COMPACTED WARRANT CONSIDERATION OF SUCH MEASUREMENT METHODS AS RECOMMENDED BY THE UTAH CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION OR OTHER RECOGNIZED CITY STANDARD REFERENCE PUBLICATION FOR A GIVEN MATERIAL TYPE OR OTHER REASONS AS DEEMED APPROPRIATE FOR USE OF THE ASHTO T-99 METHOD. THE ASTM D 1557 METHOD SHALL BE CONSIDERED THE DEFAULT STANDARD FOR ALL COMPACTION EFFORTS. PERFORM A MINIMUM OF ONE TEST PER TWO HUNDRED LINEAL FEET OF TRENCH PER EIGHT-INCH MATERIAL LIFT DEPTH OF TRENCH BACKFILL TO ASSURE OVERALL COMPLIANCE. EACH UTILITY LATERAL TRENCH SHALL BE CONSIDERED A SEPARATE TRENCH FOR PURPOSES OF MINIMUM TESTING REQUIREMENTS. IN THE EVENT THAT TESTING INDICATES ADDITIONAL COMPACTION IS REQUIRED, PERFORM ADDITIONAL COMPACTION EFFORTS WITH COMMENSURATE ADDITIONAL TESTING AS NEEDED TO ASSURE COMPLIANCE. THE CITY ENGINEER SHALL APPROVAL ALL TRENCH BACKFILL PRIOR TO PROCEEDING TO ANY PAVEMENT SYSTEM PLACEMENT ON A UTILITY TRENCH.

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

- 1) Consolidation of backfill to within four feet of the ground surface shall be mechanically compacted by means of tamping rollers, sheep foot rollers, pneumatic tire rollers, vibrating rollers, or other mechanical tampers.
- 2) All precautions necessary shall be taken by the contractor to prevent damage and movement (including floating) of the pipeline, structures and existing adjacent improvements and utilities. The allowance of the use of consolidation methods shall not be construed as guaranteeing or implying that the use of such methods will not result in damage to adjacent ground. The contractor shall make his own determination in this regard and shall assume all risks and liability for settlement or lateral movement of adjacent ground, or improvements, or utilities, either on the surface of the ground or underground.

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

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

EXCAVATION AND BACKFILL FOR PIPELINE NOTES CONT.

- 2) WHERE COMPACTION METHODS ARE USED, THE MATERIAL SHALL BE PLACED AT A MOISTURE CONTENT SUCH THAT AFTER COMPACTION, THE REQUIRED RELATIVE DENSITIES WILL BE PRODUCED; ALSO, THE MATERIAL SHALL BE PLACED IN LIFTS WHICH, PRIOR TO THE COMPACTION, SHALL NOT EXCEED EIGHT INCHES.
- 3) PRIOR TO COMPACTION, EACH LAYER SHALL BE EVENLY SPREAD AND MOISTENED.
- 4) IF THE REQUIRED RELATIVE DENSITY IS NOT ATTAINED, TEST SECTIONS WILL BE REQUIRED TO DETERMINE ANY ADJUSTMENTS IN COMPACTING EQUIPMENT, THICKNESS OF LAYERS, MOISTURE CONTENT, AND COMPACTIVE EFFORT NECESSARY TO ATTAIN THE SPECIFIED MINIMUM RELATIVE DENSITY.
- 5) APPROVAL OF EQUIPMENT, THICKNESS OF LAYERS, MOISTURE CONTENT, AND COMPACTIVE EFFORT SHALL NOT BE DEEMED TO RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ATTAINING THE SPECIFIED MINIMUM RELATIVE DENSITIES. THE CONTRACTOR IN PLANNING HIS WORK SHALL ALLOW SUFFICIENT TIME TO PERFORM THE WORK CONNECTED WITH TEST SECTIONS, AND TO PERMIT TESTS FOR RELATIVE DENSITIES.
- 6) IF, IN THE JUDGMENT OF THE CITY ENGINEER OR THE PUBLIC WORKS DIRECTOR, THE TRENCH SHOWS SIGNS OF BEING IMPROPERLY BACKFILLED, OR IF SETTLEMENT OCCURS, THE CONTRACTOR WILL BE REQUIRED TO RE-OPEN THE TRENCH TO A DEPTH REQUIRED FOR PROPER COMPACTION, REFILLED, AND RECOMPACTED, ALL IN ACCORDANCE WITH THESE SPECIFICATIONS AND TO THE SATISFACTION OF CITY ENGINEER OR THE PUBLIC WORKS DIRECTOR.

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

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

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

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

RESTORATION OF SURFACE IMPROVEMENTS NOTES

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

- 1) WHERE TRENCHES ARE EXCAVATED THROUGH EXISTING GRAVELED SURFACED AREAS SUCH AS ROADS, SHOULDERS, DRIVEWAYS, PARKING AREAS, ETC., THE GRAVEL SURFACE SHALL BE RESTORED AND MAINTAINED AS FOLLOWS:
- A) THE GRAVEL SHALL BE PLACED DEEP ENOUGH TO PROVIDE A MINIMUM OF SIX INCHES MATERIAL OR GREATER TO MATCH EXISTING THICKNESS UNLESS DIRECTED OTHER-WISE BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR.
- B) THE GRAVEL SHALL BE PLACED IN THE TRENCH AT THE TIME IT IS BACKFILLED. THE SURFACE SHALL BE MAINTAINED BY BLADING, SPRINKLING, ROLLING, ADDING GRAVEL, ETC., TO MAINTAIN A SAFE UNIFORM SURFACE SATISFACTORY TO THE CITY ENGINEER. EXCESS MATERIAL SHALL BE REMOVED FROM THE PREMISES IMMEDIATELY.
- C) MATERIAL FOR RESTORING A GRAVEL SURFACE SHALL BE OBTAINED FROM SOUND, TOUGH, DURABLE GRAVEL OR ROCK MEETING THE FOLLOWING REQUIREMENTS FOR GRADING:

	IDEAL	TOLERANCE
PASSING 1-INCH SIEVE	100%	
PASSING 3/4 INCH SIEVE	85%	+6
PASSING No. 4 SIEVE	55%	+6
PASSING 16 SIEVE	30%	+4
PASSING No. 200 SIEVE	9%	+2

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

- 1) Backfill trenches in compliance with Division 5.
- 2) Place road base in accordance with Division 14 to such depth as to provide a minimum of six inches below the pavement and, if the pavement is not to be restored immediately, the road base shall be brought flush with the pave surface. Reshape and recompact periodically until asphalt is restored to maintain a smooth and accessible road. Add water as required to prevent excessively dry conditions.
- 3) Before any permanent resurfacing is placed, the contractor shall cut the existing paving to clean, straight lines as nearly parallel to the centerline of the trench as practicable.
- 4) Existing bituminous paving shall be cut back as directed by the city beyond the limits of any excavation or cave-in along the trench so that the edges of the new paving will rest on undisturbed soil.
- 5) Asphalt patching and repair shall be completed within seventy-two hours of completion of trench operation. Weather permitting, the bituminous surface shall be restored in compliance with Division 7 to a minimum thickness of three inches or to match existing pavement thickness if greater, as directed by the city engineer. Asphalt pavement patching shall be a minimum of one inch greater than the existing asphalt thickness. Minimum patch for local roadways shall be three inches. Minimum thickness of patch for all arterial, collector, minor collector, industrial or commercial roadways shall be five inches.
- 6) Pavement restoration shall include priming of pavement edges with type MC-70 bituminous material, placing rolled point, hot mix bituminous material to the level of the adjacent pavement surface.

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

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

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

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

SEWER AND DRAINAGE LINE NOTES

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

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

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

- 1) ALL PIPE SHALL BE INSTALLED ACCURATELY TO THE DEFINED LINE AND GRADE WITH THE FOLLOWING LIMITS: VARIANCE FROM ESTABLISHED LINE AND GRADE SHALL NOT BE GREATER THAN ONE-SIXTEENTH INCH

WATER LATERAL AND SERVICE CONNECTION NOTES

- 8) Compression fittings. A mechanical compression fitting which depends on an internal retention device to prevent pipe or tubing from separating shall be of a "Ford" or approved equivalent type fitting with a locking screw.
- 9) Solder and sweat joints. Joints in copper tubing shall be made by the appropriate use of approved brass or copper fittings. Surface to be joined by soldering shall be thoroughly cleaned bright by manual or mechanical means. The joints shall be properly fluxed with an approved non-corrosive type flux and made up with approved solder. All solders and fluxes shall not have a lead content that exceed current EPA guidelines.
- 10) Connection to main. Connections of services to main lines shall be by direct tap corporation type stop and twenty-four inch gooseneck formed with the tubing. All connections shall be made using compression joints type fittings. The service saddle shall be a Ford F-202, double strap, service saddle with one-inch IPT outlet or equivalent. The corporation stop shall be a one-inch Mueller H 1500B "B" thread for direct tap and a Ford pace joint F-1100 for service saddle top.
- 11) Upon approval by city engineer, blue polyethylene pipe per *AWWA/APWA* specifications may be substituted for type K soft copper for one-inch service laterals. Polyethylene laterals must contain tracer wire per standard drawing details.

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

- 1) SEPARATION BETWEEN SEWER AND WATER SERVICE LINES. WATER SERVICE LINES SHALL NOT BE RUN OR LAID IN THE SAME TRENCH AS THE BUILDING SEWER LATERAL, UNLESS, THE WATER SERVICE LINE IS PLACED IN A SOLID SHELf EXCAVATED AT ONE SIDE OF THE COMMON TRENCH. AT ALL TIMES THERE SHALL BE AT LEAST EIGHTEEN INCHES OF SEPARATION HORIZONTALLY AND VERTICALLY ABOVE THE SEWER LATERAL.
- 2) STOP-AND-WASTE TEE AND VALVE. THERE SHALL BE AT LEAST A TWO-FOOT SEPARATION BETWEEN THE METER BOX AND THE STOP-AND-WASTE TEE AND VALVE. DRAIN GRAVEL SHALL BE INSTALLED AROUND STOP AND WASTE.
- 3) WATER SERVICE LATERAL TO MAIN LINE. WATER SERVICE LATERALS TO WATER MAIN SHALL HAVE AT LEAST FIVE FEET HORIZONTAL AND EIGHTEEN INCHES VERTICAL SEPARATION WITH SEWER LATERAL IN PUBLIC RIGHT-OF-WAY. A THREE-FOOT SEPARATION SHALL BE MAINTAINED FROM WATER MAIN OR WATER SERVICE LINES TO WATER MAIN BY PARALLELING UTILITIES.

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

- 1) SECONDARY WATER SERVICE LATERALS SHALL BE CONSTRUCTED WITH MATERIALS SPECIFIED AND AT THE LOCATIONS SHOWN ON THE STANDARD DRAWINGS OR AT THE ACTUAL LOCATION ESTABLISHED DURING CONSTRUCTION. THIS SECTION COVERS THE INSTALLATION OF THE SERVICE CONNECTION FROM THE MAIN TO RIGHT-OF-WAY LINE.
- 2) SERVICE SADDLE SPECIFICATION (FOR USE WITH C900, C905, AND C909 PVC PLASTIC PIPE). ALL SERVICE CLAMPS SHALL BE OF A "FULL ENCRINGLEMENT DESIGN," AND SHALL BE I.D. CONTROLLED, WHICH DESIGN WILL ELIMINATE THE POSSIBILITY OF PIPE CRUSHING DUE TO THE OVER-TORQUING OF THE NUTS UPON INSTALLATION.
- 3) A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTING ON A ONE-INCH SINGLE SERVICE CONNECTION. NO RIGID LINER WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS ON ONE-AND-ONE-HALF-INCH OR TWO-INCH SERVICE LINES.
- 4) ALL SERVICE CLAMPS SHALL BE MANUFACTURED OF BRASS CAST IN CONFORMANCE TO AWWA C800, GENERAL SECTION 1, PARAGRAPH 1.2 (ASTM B62).
- 5) THE TWO SIDES OF THE CLAMP SHALL BE HELD TOGETHER BY HIGH QUALITY SILICON BRONZE HEX BOLTS (IN SIZES ONE-INCH AND LARGER) OR SILICON BRONZE SLOTTED SCREWS (IN SIZES SMALLER THAN ONE INCH). NO DISSIMILAR METALS SHALL BE ALLOWED AT THIS POINT THUS ELIMINATING THE POSSIBILITY OF GALVANIC CORROSION.
- 6) ALL SERVICE CLAMPS SHALL BE ROMAC 202NS OR ROMAC 305 SERIES FOR FOURTEEN-INCH OR LARGER PIPE.
- 7) POLYETHYLENE TUBING. PIPE FOR THE TRANSMISSION OR SECONDARY WATER FROM MAIN TO UTILITY BOX SHALL BE POLYETHYLENE CTS TUBING. POLYETHYLENE CTS TUBING SHALL BE MANUFACTURED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR POLYETHYLENE PEP PLASTIC TUBING AS ISSUED BY THE AMERICAN STANDARD FOR TESTING AND MATERIALS UNDER ASTM D 2737 AND AWWA C901. *-NOTE: SEE TABLE IN CODE*
- 8) STANDARD PIPE DIMENSION RATON CTS (SOR) 9 TWO HUNDRED PSI PRESSURE RATING.
- 9) ALL TUBING FOR SERVICE LINES SHALL BE CUT AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER BY A METHOD RECOMMENDED BY THE MANUFACTURER.
- 10) TUBING SHALL BE WESTFLEX PE 3408 GOLD LABEL OR APPROVED EQUAL, PURPLE IN COLOR.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STORM WATER PRE-TREATMENT SUMP NOTES

STORM WATER PRE-TREATMENT SUMP

PRE-TREATMENT SUMPS SHALL BE LOCATED AS STAKED IN THE FIELD AND INDICATED ON THE PLANS. THEY SHALL BE TO THE GRADE INDICATED BY THE CUT SHEETS AND AS STAKED IN THE FIELD. EXCAVATION AND BACKFILL SHALL CONFORM TO DIVISION 4 OF THESE SPECIFICATIONS. IF THE SUMP IS LOCATED IN AN AREA WHERE THE EARTH IS STRATIFIED WITH GRAVEL LAYERS, CARE SHALL BE TAKEN DURING BACKFILL TO BE SURE THAT THESE LAYERS ARE NOT SEALED OFF FROM THE SUMP BEGINNING TWO FEET BELOW THE BOTTOM OF THE SUMP UP TO THE TOP OF THE SUBGRADE. ONE AND ONE-HALF TO TWO-INCH DIAMETER DRAIN ROCK SHALL BE USED. THE ORIGINAL MATERIAL SHALL BE REMOVED AND THE TOTAL BACKFILL DONE WITH IMPORTED DRAIN ROCK (NO SLAG). THE DESIGN STORAGE REQUIREMENTS FOR STORM WATER MAY ACCOUNT FOR UP TO THIRTY PERCENT OF THE VOLUME OF THE DRAIN ROCK VOLUME. AFTER BACKFILLING IS COMPLETED, THE ENTIRE EXCAVATION SHALL BE THOROUGHLY FLOODED TO INSURE THAT SETTLEMENT IS COMPLETE. GRATES SHALL BE SET IN PLACE AND ADJUSTED FOR FINAL ELEVATION AND ALIGNMENT. GEOTEXTILE A FABRIC BARRIER IS REQUIRED BETWEEN THE DRAIN ROCK AND ROAD BASE (OR OTHER BACKFILL) PREVENTING THE POSSIBILITY OF ROAD BASE OR NATIVE MATERIAL MIGRATING INTO THE VOID SPACE OF DRAIN ROCK. (SEE STANDARD DRAWING NO. 15.14 (SECTION 15.01.1500)).

PRE-TREATMENT SUMPS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, PRECAST SECTIONS AND SHALL MEET THE REQUIREMENTS OF ASTM C478-73 IN ACCORDANCE WITH STANDARD DETAIL DRAWING. ALL GRATES LOCATED WITHIN THE ROADWAY SECTION OR PARKING LOT SHALL MEET ALL HS20 LOADING DESIGN REQUIREMENTS.

WATER LINE NOTES

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

- 1) ALL FITTINGS AT BENDS AND BRANCHES IN WATER PIPE LINES SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKING AS SHOWN ON THE AMERICAN FORK CITY STANDARD DETAILS. BLOCKING SHALL BE CONSTRUCTED SO THE BEARING SURFACE IS IN DIRECT LINE WITH THE MAJOR THRUST CREATED BY THE PIPE OR FITTING. CONCRETE SHALL BE POURED IN PLACE AND SHALL BEAR AGAINST A SOLID UNDISTURBED EARTH AT THE SIDES AND BOTTOM OF THE TRENCH EXCAVATION AND SHALL BE SHAPED SO AS TO NOT OBSTRUCT ACCESS TO THE JOINTS OF THE PIPE OR FITTING. THE CONCRETE MIXTURE SHALL HAVE A MINIMUM TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH OF 2,500 POUNDS PER SQUARE INCH AND SHALL COMPLY WITH THE REQUIREMENTS OF CLASS C CONCRETE AS OUTLINED IN DIVISION 13. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIALS PRIOR TO POURING THE THRUST BLOCK. THE BLOCKING SHALL BE SO PLACED THAT THE PIPE AND THE FITTINGS WILL BE ACCESSIBLE FOR REPAIR.

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

- 1) INSTALL PIPE WITH BELL ENDS FACING THE DIRECTION OF LAYING. WHERE PIPE IS LAID ON A GRADE OF TEN PERCENT OR GREATER, PROCEED UPHILL WITH THE INSTALLATION WITH THE BELL ENDS FACING UPGRADE. MAKE GRADUAL PIPE ELEVATION CHANGES AS PRACTICABLE TO CLEAR EXISTING OBSTRUCTIONS.
- 2) THE PIPELINE SHALL BE INSTALLED SO THAT A POSITIVE OR NEGATIVE GRADE IS MAINTAINED BETWEEN HIGH AND LOW POINTS TO AVOID AIR POCKETS. PROVIDE AIR VENTS AS REQUIRED. IF PERMANENT AIR VENTS ARE NOT REQUIRED, RECORD LOCATION OF ALL HIGH POINTS SO THEY MAY BE READILY LOCATED.

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

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

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

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

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

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

- A) GATE VALVES. GATE VALVES SHALL CONFORM TO AWWA SPECIFICATION C500. UNLESS OTHERWISE SHOWN OR SPECIFIED, VALVES SHALL BE OF MECHANICAL JOINT CONNECTION DESIGN FOR BURIED SERVICE. BURIED VALVES SHALL HAVE TWO-INCH OPERATING NUTS. AIR GATE VALVES TWELVE INCHES AND SMALLER SHALL BE OF RESILIENT SEAT TYPE. VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF ONE HUNDRED FIFTY PSI.

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

- C) VALVE BOXES. ALL BURIED VALVES SHALL BE INSTALLED COMPLETE WITH A CAST IRON, TWO-PIECE, SLIP TOP, FIVE-AND-ONE-FOURTH-INCH SHAFT VALVE BOX. THE WORD "WATER" SHALL BE CAST ON THE COVER FOR ALL CULINARY VALVES. AR VALVE BOXES LOCATED IN STREETS SHALL BE INSTALLED AS NEARLY TO STREET GRADE AS POSSIBLE.

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

- 1) GENERAL REQUIREMENTS. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502, "IRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE" AND SHALL BE DESIGNED FOR A WORKING PRESSURE OF ONE HUNDRED FIFTY PSI. HYDRANTS SHALL BE MUELLER "SUPER CENTURIUM 200" OR WATEROUS "PACER" OR APPROVED EQUAL.

- 2) HYDRANT DETAILS. THE HYDRANT SHALL BE OF THE DRY BARREL DESIGN. ALL HYDRANTS SHALL BE SO DESIGNED AS TO ALLOW THE FLANGES AT SIDEWALK LEVEL TO SEPARATE WITHOUT MATERIAL DAMAGE TO THE MAIN BARREL SECTION WHEN STRUCK BY A LARGE OBJECT, SUCH AS A CAR. ALL HYDRANTS SHALL HAVE A MINIMUM SIX-INCH BARREL AND BE FURNISHED WITH TWO TWO-AND-ONE-HALF-INCH NATIONAL STANDARD THREAD HOSE NOZZLES AND ONE FOUR-AND-ONE-HALF-INCH NATIONAL STANDARD THREAD PUMPER NOZZLE. ALL NOZZLES SHALL BE FURNISHED WITH A CAP AND GASKET WITH ATTACHING CHAIN.

- 3) THE DRIP VALVE SHALL BE LOCATED NEAR THE BOTTOM OF THE HYDRANT. IT SHALL BE POSITIVE IN OPERATION AND SHALL WORK DIRECTLY FROM THE MAIN STEM. IT MUST BE SO DESIGNED THAT ALL WATER WILL DRAIN AWAY FROM THE WORKING PARTS WHEN THE HYDRANT IS CLOSED.

- 4) HYDRANT COVER MUST BE DESIGNED SO AS TO BE WEATHER PROOF AS POSSIBLE. PROVISIONS MUST BE MADE FOR OILING, BOTH FOR LUBRICATION AND TO PREVENT CORROSION. A REASONABLY TIGHT FIT SHOULD BE MADE AROUND THE STEM. ON THE COVER AN ARROW AND THE WORD "OPEN" SHALL BE PLACED IN RAISED CHARACTERS TO INDICATE DIRECTION TO TURN TO OPEN THE HYDRANT.

- 5) THE HYDRANT MUST BE MARKED WITH THE NAME OR PARTICULAR MARK OF THE MANUFACTURER. THE SIZE OF THE HYDRANT SHALL ALSO BE CAST IN THE BARREL. ALL LETTERING TO BE ABOVE THE GROUND OR SIDEWALK FLANGE.

- 6) AUXILIARY VALVE. ALL HYDRANTS SHALL BE SUPPLIED COMPLETE WITH A FLANGE BY MECHANICAL JOINT END AUXILIARY GATE VALVE WITH ARMOR GUARD GASKET, AND SHALL BE INSTALLED AT THE WATER MAIN AS OUTLINED ON APPROVED CONSTRUCTION DRAWINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ALL BURIED AUXILIARY VALVES SHALL HAVE TWO-INCH OPERATING NUTS UNLESS OTHERWISE SPECIFIED.

- 7) VALVE BOXES. ALL BURIED AUXILIARY VALVES SHALL BE INSTALLED COMPLETE WITH TWO PEECE, CAST IRON, SLIP TYPE, FIVE-AND-ONE-FOURTH-INCH VALVE BOX. ALL VALVE BOXES SHALL BE CAREFULLY INSPECTED FOR PROPER FIT BETWEEN EACH SECTION, RING AND LID, AND SHALL BE SET TO THE GRADE WITH A CONCRETE COLLAR AS SHOWN.

- 8) HYDRANT INSTALLATION. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A ONE CUBIC YARD GRAVEL SUMP AND CONCRETE THRUST BLOCKING. AS DEFINED IN SECTION 15.01.720. CONCRETE SHALL NOT BE PLACED AROUND JOINTS, BOLTS OR DRAIN HOLES. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP MATERIAL PRIOR TO CONCRETE PLACEMENT. ALL HYDRANTS SHALL BE INSTALLED WITH THE UPPER SAFETY FLANGE AT LEAST TWO INCHES AND NOT MORE THAN SIX INCHES ABOVE GROUND LEVEL. ALL HYDRANTS SHALL BE INSTALLED WITH THE STEAMER NOZZLE FACING THE STREET UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

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

- 1) BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL CULINARY SERVICE CONNECTIONS IN CONFORMANCE WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE CHAPTER 10 (APPENDIX J). ALL TESTING, MAINTENANCE, AND/OR REPAIR SHALL BE PERFORMED BY CERTIFIED BACKFLOW ASSEMBLY TECHNICIANS.

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

- 1) WATER/SEWER LINE HORIZONTAL SEPARATION. A CULINARY WATER MAIN MUST BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER OR WASTEWATER LEACH LINE. SEPARATION DISTANCES SHALL BE MEASURED PIPE EDGE TO PIPE EDGE.

- 2) SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET, A CULINARY WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO SEWER LINES (BUT NOT LEACH LINES) PROVIDED:

- A) THE MAIN IS LAID IN A SEPARATE TRENCH; OR
B) THE MAIN IS LAID ON A UNDISTURBED EARTH SHELf ON ONE SIDE OF THE SEWER LINE TRENCH; OR
C) THE MAIN IS LAID IN A SEWER OR DRAIN LINE TRENCH WHICH HAS BEEN BACKFILLED AND COMPACTED NOT LESS THAN NINETY-FIVE PERCENT OF MAXIMUM LABORATORY DENSITY. (THE DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE PROCEDURES GIVEN BY ASTM STANDARD D-690).

IN EACH OF THE ABOVE CASES, THE BOTTOM OF THE CULINARY WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. AT THE SAME TIME, THE CULINARY WATER LINE MUST BE SUFFICIENTLY BURIED TO PREVENT FREEZING.

- 3) EXCEPTION TO HORIZONTAL SEPARATION. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, GALVANIZED STEEL, OR PROTECTED STEEL, PIPE HAVING MECHANICAL JOINTS. OTHER TYPES OF JOINTS OF EQUAL OR GREATER INTEGRITY MAY BE USED AT THE DISCRETION OF THE CITY ENGINEER. THERMOPLASTIC PIPE MAY BE USED PROVIDED MECHANICAL OR SOLVENT WELD PIPE JOINTS ARE USED. THESE LINES SHALL BE PRESSURE-TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

- 4) CULINARY WATER/SEWER LINE CROSSINGS. WHENEVER CULINARY WATER MAINS MUST CROSS SANITARY SEWERS, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION SHOULD BE MAINTAINED FOR THE PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER IT CROSSES. THE TEN FEET IS TO BE MEASURED AS THE PERPENDICULAR DISTANCE FROM THE SEWER LINE TO THE WATER LINE.

- 5) INABILITY TO PROVIDE VERTICAL SEPARATION. WHERE CONDITIONS PREVENT THE MINIMUM VERTICAL SEPARATION AS SET FORTH ABOVE FROM BEING MAINTAINED, OR WHEN IT IS NECESSARY FOR THE CULINARY WATER MAIN TO PASS UNDER A SEWER, BOTH THE CULINARY WATER MAIN AND THE SEWER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, GALVANIZED STEEL, OR PROTECTED STEEL, PIPE HAVING MECHANICAL JOINTS. THERMOPLASTIC PIPE MAY BE USED PROVIDED MECHANICAL OR SOLVENT WELD TYPE JOINTS ARE USED. THE MECHANICAL JOINT PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE SEWER LINE TO THE CULINARY WATER LINE IS AT LEAST TEN FEET. IN MAKING SUCH CROSSINGS, IT IS PREFERABLE TO CENTER A LENGTH OF CULINARY WATER MAIN SO THAT THE JOINTS WILL BE EQUIDISTANT FROM THE SEWER AND AS REMOTE THERE FROM AS POSSIBLE.

- 6) WHERE A CULINARY WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF AT LEAST EIGHTEEN INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE CULINARY WATER MAIN SHALL BE MAINTAINED WITH ADEQUATE SUPPORT FOR THE LARGER SIZED SEWER LINES TO PREVENT THEM FROM SETTLING ON AND BREAKING THE CULINARY WATER MAIN.

- 7) IN THE CASE WHERE A NEW CULINARY WATER LINE MUST BE ROUTED UNDER AN EXISTING SEWER LINE, AND IT IS DESIRED NOT TO DISTURB THE SEWER LINE, THE CITY ENGINEER MAY GRANT AN EXCEPTION TO THE ABOVE REQUIREMENTS. THE DESIGNER MUST THEN PROPOSE A METHOD FOR PROTECTING THE CULINARY LINE. SUCH A PROPOSAL MUST BE DEEMED ACCEPTABLE IN WRITING BY THE CITY ENGINEER.

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

- 1) GENERAL REQUIREMENTS. ANY AND ALL WATER LINES THAT ARE REPLACED, INSTALLED, OR REPAIRED, TO INCLUDE FIRE HYDRANTS, SHALL BE TESTED AND FLUSHED AS OUTLINED IN THIS SECTION.
- 2) TESTING. TESTS SHALL BE MADE UPON COMPLETION OF SYSTEM INSTALLATION, REPLACEMENT, REPAIR, OR ANY VALVED PORTION THEREOF. ALL TESTS SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE CITY ENGINEER OR THE CITY WATER SUPERINTENDENT.

LINES SHALL BE SLOWLY FILLED WITH WATER VENTING OFF ALL AIR. IF REQUIRED, TAPS SHALL BE PROVIDED AT LINE HIGH POINTS TO BLEED OFF THE AIR AND AFTER TESTING THESE SHALL BE PLUGGED. A MINIMUM PRESSURE FIFTY PERCENT IN EXCESS OF THE MAXIMUM LINE OPERATING PRESSURE SHALL BE MAINTAINED ON THE PORTION BEING TESTED FOR A MINIMUM PERIOD OF TWO HOURS, USING HYDRAULIC MEANS TO MAINTAIN THE PRESSURE. MAXIMUM LEAKAGE DURING THE TEST SHALL NOT EXCEED ONE-HALF GALLON PER INCH OF DIAMETER PER ONE THOUSAND FEET OF PIPE. SUITABLE MEANS SHALL BE PROVIDED BY THE CONTRACTOR FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE TEST PRESSURE. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL THE LEAKAGE IS LESS THAN THE ALLOWABLE.

- 3) FLUSHING. AFTER PRESSURE TESTING ALL PIPELINES SHALL BE FLUSHED. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS OR, IF A HYDRANT DOES NOT EXIST AT THE END OF THE LINE, THE CONTRACTOR SHALL INSTALL A TAP OF SUFFICIENT SIZE TO PROVIDE FOR A TWO AND ONE-HALF FOOT PER SECOND FLUSHING VELOCITY IN THE LINE. THE FOLLOWING IS THE FLOW QUANTITY REQUIRED TO PROVIDE A TWO AND ONE-HALF FOOT PER SECOND FLUSHING VELOCITY:

PIPE SIZE (IN.)	FLOW (GPM)
2	25
4	100
6	220
8	380
10	610
12	880
16	1567

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

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

INSTILLATION OF UTILITY CONDUIT NOTES

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

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

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

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

PORTLAND CEMENT CONCRETE NOTES

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

ASPHALT PAVING NOTES

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

- 1) IF THE PAVEMENT DESIGN DOES NOT REQUIRE ANY SUB-BASE MATERIALS, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT INCHES THE FULL WIDTH OF ROADWAY SECTION, AND THE LOOSESED MATERIAL SHALL BE MOISTENED AND COMPACTED TO THE EQUIVALENT OF NINETY-FIVE PERCENT OF THE MAXIMUM DRY DENSITY AS MEASURED BY AASHTO T-99.
- 2) IF THE PAVEMENT DESIGN OR TRENCH CONDITIONS REQUIRE SUB-BASE IMPORTED MATERIALS, THE SUBGRADE SHALL BE OVER-EXCAVATED TO THE DEPTH SPECIFIED ACROSS THE FULL WIDTH OF ROADWAY SECTION AND REPLACED WITH SELECT GRANULAR MATERIAL AS DEFINED IN SECTION 15.01.340 AND BE MOISTENED AND COMPACTED AS ABOVE.
- 3) NO ORGANIC MATERIAL, SOFT CLAY, SPONGY MATERIAL, FROZEN EARTH, OR OTHER DELETERIOUS MATERIAL WILL BE PERMITTED IN THE SCARIFIED OR IMPORTED SUBGRADE LAYER. ROUGH SUBGRADES SHALL BE SHAPED AND GRADED TO WITHIN A TOLERANCE OF ONE-TENTH FEET OF DESIGN GRADE AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
- 4) DURING THE ROLLING OPERATION, MOISTURE CONTENT OF THE SUBGRADE LAYER SHALL BE MAINTAINED AT NOT LESS THAN NINETY-SEVEN PERCENT OR MORE THAN ONE HUNDRED FIVE PERCENT OF OPTIMUM MOISTURE CONTENT. ROLLING SHALL BE CONTINUED UNTIL THE ENTIRE ROAD BED IS COMPACTED TO THE SPECIFIED DENSITY TO A MINIMUM DEPTH OF EIGHT INCHES.

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

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

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

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

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

- 1) THE METHODS EMPLOYED IN PERFORMING THE WORK, ALL EQUIPMENT, TOOLS, AND MACHINERY AND OTHER APPLIANCES USED IN HANDLING THE MATERIALS AND EXECUTING THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE SUCH CHANGES IN THE EQUIPMENT EMPLOYED AND IN THE EQUIPMENT USED AS ARE NECESSARY WHENEVER THE BITUMINOUS MATERIAL BEING PRODUCED DOES NOT MEET THE SPECIFICATIONS HEREIN ESTABLISHED.

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

THE BITUMINOUS MIXTURES SHALL BE SPREAD WITH SELF-PROPELLED MECHANICAL SPREADING AND CONDITIONING EQUIPMENT CAPABLE OF DISTRIBUTING AT LEAST A TWELVE-FOOT WIDTH. UNLESS OTHERWISE DESIGNATED OR DIRECTED BY THE CITY ENGINEER, BITUMINOUS BASE COURSE MORE THAN THREE INCHES IN TOTAL COMPACTED THICKNESS SHALL BE SPREAD IN TWO OR MORE COURSES, WITH NO COURSES EXCEEDING THREE INCHES IN COMPACTED THICKNESS AND NO COURSES LESS THAN ONE INCH IN THICKNESS. THE MIXTURE SHALL BE SPREAD AND STRUCK OFF IN SUCH A MANNER THAT THE FINISHED SURFACE SHALL RESULT IN A UNIFORM SMOOTH SURFACE. THE LONGITUDINAL JOINTS IN SUCCEEDING COURSES SHALL BE OFF-SET AT LEAST SIX INCHES TRANSVERSELY TO AVOID A VERTICAL JOINT THROUGH MORE THAN ONE COURSE.

THE TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN TWO HUNDRED SEVENTY DEGREES FAHRENHEIT AND THREE HUNDRED TWENTY-FIVE DEGREES WHEN PLACING.

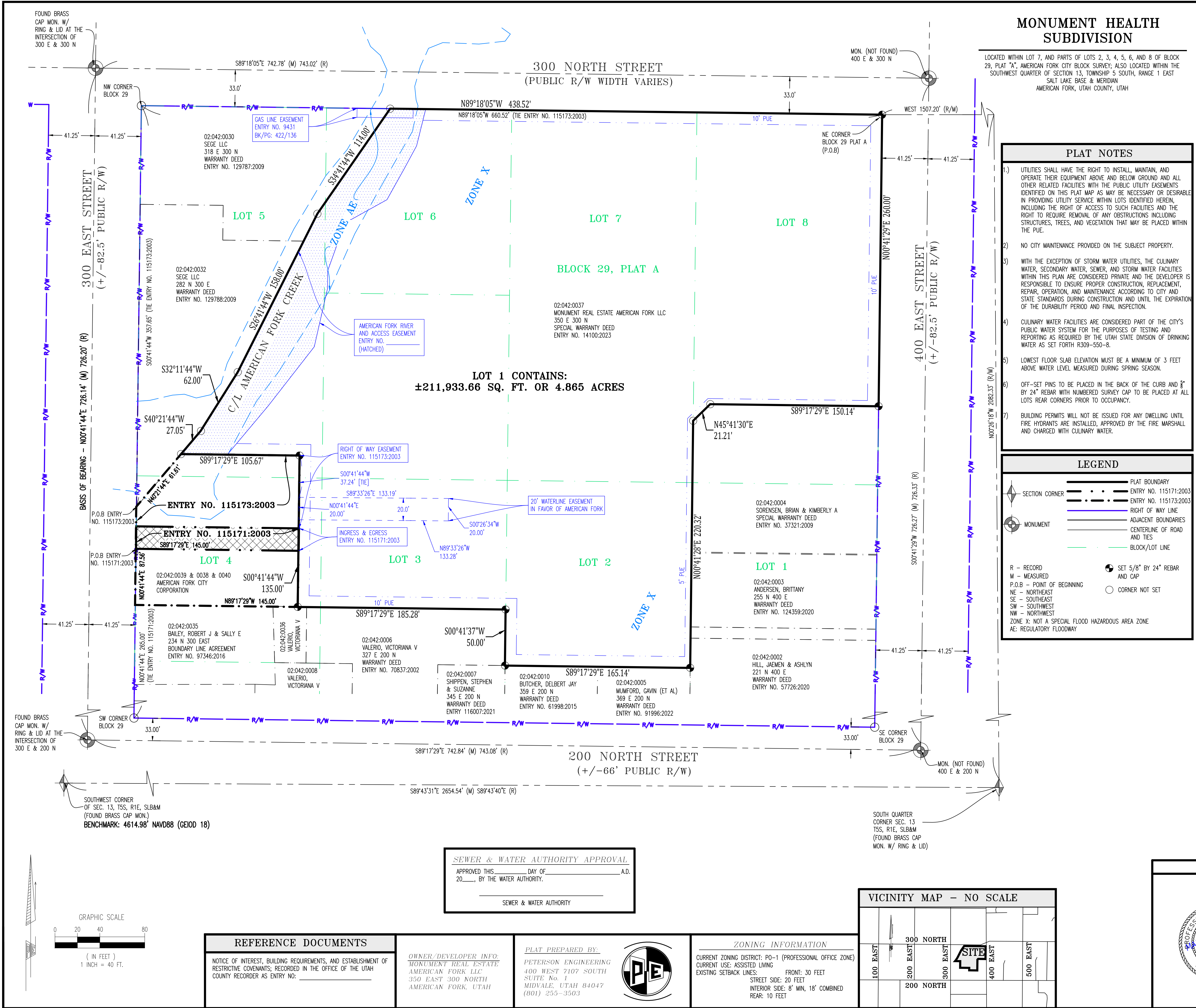
AFTER THE MIXTURE HAS BEEN SPREAD, THE SURFACE SHALL BE ROLLED WITH A POWER DRIVEN ROLLER, WEIGHING NOT LESS THAN TEN TONS, IN LONGITUDINAL DIRECTION COMMENCING AT THE OUTSIDE EDGE OR LOWER SIDE AND PROCEEDING TO THE HIGHER SIDE. EACH PASS OF THE ROLLER SHALL OVERLAP THE PRECEDING PASS AT LEAST ONE-HALF THE WIDTH OF THE ROLLER. ROLLING SHALL CONTINUE UNTIL NINETY-FIVE PERCENT OF THE LABORATORY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM DESIGNATION D-1559 (MARSHALL TEST) FOR THE BITUMINOUS MIXTURE BEING USED HAS BEEN OBTAINED. DENSITY TESTS SHALL BE DONE FOLLOWING THE PROCEDURES OF ASTM D2950.

ROLLING OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER THAT SHOWING OR DISTORTION WILL NOT DEVELOP BENEATH THE ROLLER.

THE SURFACE OF THE PAVEMENT, AFTER COMPACTON, SHALL BE UNIFORM AND TRUE TO THE ESTABLISHED CROWN AND GRADE. WHEN TESTED WITH A TEN-FOOT STRAIGHT EDGE PLACED PARALLEL TO THE CENTERLINE OF THE PAVEMENT, THE SURFACE OF THE PAVEMENT AT ANY POINT SHALL NOT DEVIATE FROM THE LOWER EDGE OF THE STRAIGHT EDGE BY MORE THAN ONE-EIGHTH OF AN INCH. ALL HIGH AND LOW SPOTS SHALL BE REMOVED IMMEDIATELY BY REMOVING THE WEARING COURSE MATERIAL OVER THE AFFECTED AREAS AND REPLACING IT WITH FRESH, HOT WEARING COURSE AND SURFACE FINISH MATERIAL AND IMMEDIATELY COMPACTING IT TO CONFORM WITH THE SURROUNDING AREA.

THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL TRAFFIC OFF THE COMPLETED SURFACE FOR A MINIMUM PERIOD OF TWENTY-FOUR HOURS.

NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR (MEASURED IN THE SHADE) OR ROADBED IS FIFTY DEGREES FAHRENHE



SURVEYOR'S CERTIFICATE

I, MARISSA A. JACKSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 14215259, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-72-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MONUMENT HEALTH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MARISSA A. JACKSON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 14215259

DATE

BOUNDARY DESCRIPTION

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

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

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

TOGETHER WITH:

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

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

ALSO TOGETHER WITH:

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

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

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

OWNER'S DEDICATION

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

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

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

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH : S.S.

COUNTY OF UTAH :

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

A NOTARY PUBLIC COMMISSIONED
IN UTAH RESIDING _____ COUNTY

ACCEPTANCE BY DEVELOPMENT REVIEW

COMMITTEE APPROVAL AUTHORITY

THIS DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN 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

MONUMENT HEALTH SUBDIVISION

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

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



EASEMENTS OF RECORD

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

10

An easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by instrument recorded September 23, 1968 as Entry No. 9431 in Book 422 at Page 136 of Official Records.

[ITEM CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON.]

11

Easement Agreement dated July 28, 2003, between American Fork City, an incorporated Utah municipality and American Fork Realty, L.L.C., a Utah limited liability company recorded July 28, 2003 as Entry No. 115173.2003 of Official Records.

[ITEM IS ONE IN THE SAME AS EASEMENT PARCEL 1A AND IS SHOWN HEREON AS SUCH.]

STORM KEYED NOTES

A

EX. SD INLET BOX
TG: 4642.02'

FL NORTH (OUT): 4639.89'
FL SOUTHWEST (IN): 4640.55'

B

EX. SD INLET BOX
TG: 4640.72'

FL WEST (OUT): 4637.97'
FL NORTH (IN): 4637.99'

C

EX. SD INLET BOX
TG: 4639.90'

FL EAST (IN): 4637.60'
FL SOUTHWEST (OUT): 4637.54'

D

EX. SDMH
TL: 4639.80'

FL NORTHEAST (IN): 4636.01'
FL NORTHWEST (IN): 4638.10'
FL SOUTHWEST (OUT): 4635.95'

E

EX. SD INLET BOX
TG: 4640.90'

FL NORTHWEST (IN): 4638.79'
FL SOUTH (OUT): 4638.58'

F

EX. SD INLET BOX
TG: 4642.04'

FL NORTHWEST (IN): 4639.70'
FL SOUTHEAST (OUT): 4639.68'

PARKING COUNT

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

GENERAL NOTES

1.

AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING.

2.

AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

3.

AT THE TIME OF SURVEY, SURVEYOR DID NOT FIND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4.

AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

5.

AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.

6.

SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAYS.

7.

THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 300 NORTH AND 400 EAST, AND INDIRECT ACCESS TO 300 EAST VIA PARCELS 1A & 1B, ALL STREET BEING PUBLIC RIGHT OF WAYS.

8.

THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HAUS.

9.

AT THE TIME OF SURVEY NO PARTY WALLS WERE LOCATED.

10.

PARCEL 1A & 1B ARE OFFSITE EASEMENTS THAT BENEFIT THE SUBJECT PROPERTY, AS SHOWN HEREON.

11.

ALL UTILITIES SHOWN HEREON ARE BASED UPON BLUE STAKES MARKINGS AND UTILITY PRINTS. VERIFICATION MAY BE REQUIRED.

LEGEND EXISTING IMPROVEMENTS

POWER POLE

ELECTRIC METER / BOX

CABLE BOX

WATER METER

INDICATES HANDICAPPED PARKING

EASEMENTS

SECTION CORNER

MONUMENT

WATER VALVE

FIRE HYDRANT

WATER MANHOLE

GAS METER

GAS VALVE

GAS MANHOLE

PARKING STALL COUNT

ACCESS TO PUBLIC RIGHT OF WAY

P1 - PARCEL 1

P1A - PARCEL 1A

P1B - PARCEL 1B

SIGHT LIGHT

STORM MANHOLE

STORM INLET

CURB STORM INLET

SANITARY SEWER

CLEAN OUT BOX

BOLLARD

CORNER NOT SET

SET REBAR & CAP OR NAIL & WASHER

VICINITY MAP - NO SCALE

300 NORTH

200 NORTH

100 EAST

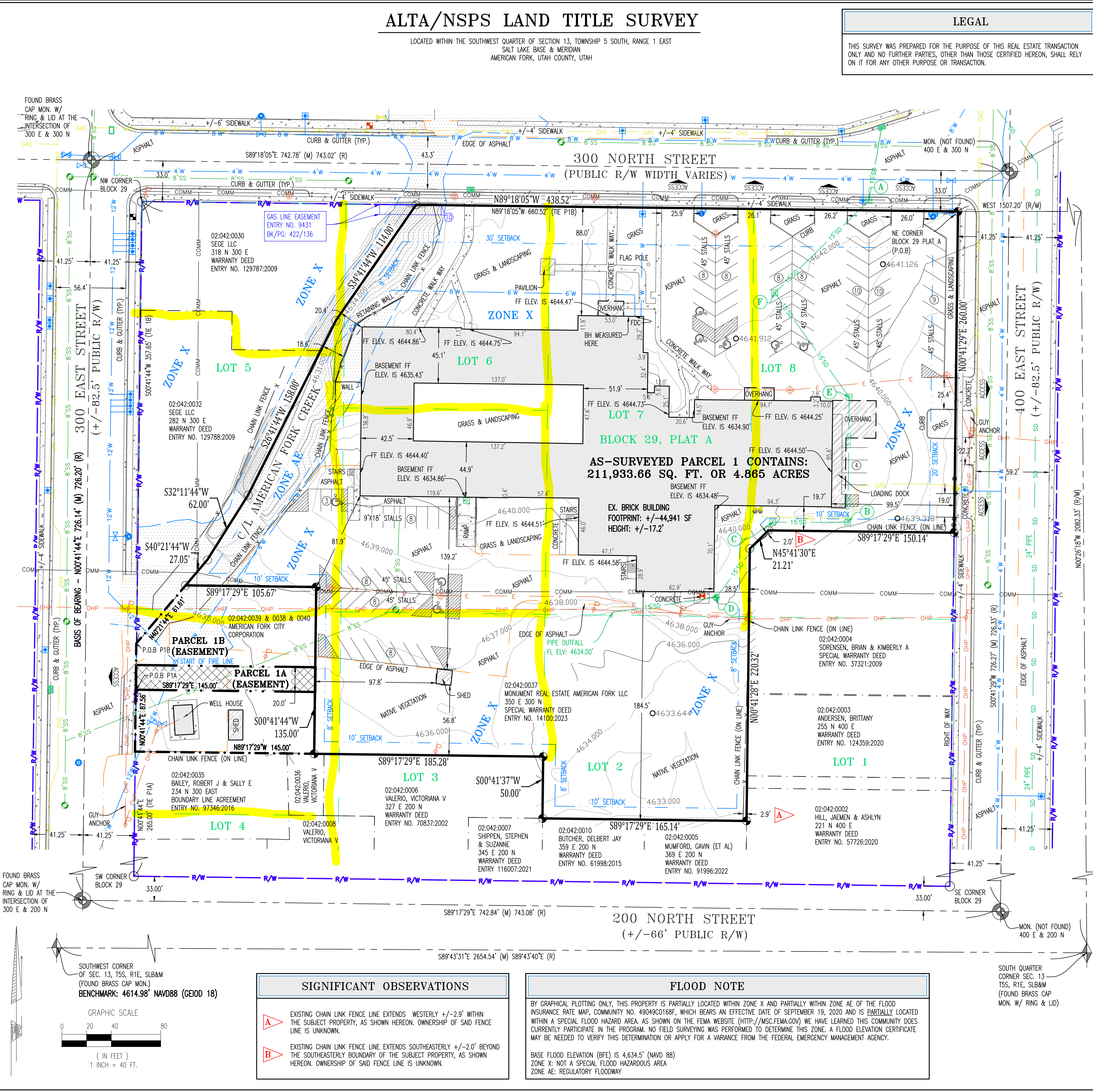
200 EAST

300 EAST

400 EAST

500 EAST

SITE



SURVEYOR'S NARRATIVE

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

LINE TABLE

BOUNDARY

PLAT BOUNDARY

ADJACENT BOUNDARY

TIES, MONUMENT LINE, & SECTION LINE

EASEMENT PARCELS

RIGHT OF WAY LINE

CURB & GUTTER

PARKING STRIPES

FENCE

EDGE OF ASPHALT

SETBACK LINE

EASEMENT

FLOOD ZONE

BUILDING

BUILDING OVERHANG

GAS LINE

IRRIGATION LINE

OVERHEAD POWER

SANITARY SEWER LINE

STORM DRAIN LINE

CULINARY WATER LINE

COMMUNICATIONS LINE

BOUNDARY

PLAT BOUNDARY

ADJACENT BOUNDARY

TIES, MONUMENT LINE, & SECTION LINE

EASEMENT PARCELS

RIGHT OF WAY LINE

CURB & GUTTER

PARKING STRIPES

FENCE

EDGE OF ASPHALT

SETBACK LINE

EASEMENT

FLOOD ZONE

BUILDING

BUILDING OVERHANG

GAS LINE

IRRIGATION LINE

OVERHEAD POWER

SANITARY SEWER LINE

STORM DRAIN LINE

CULINARY WATER LINE

COMMUNICATIONS LINE

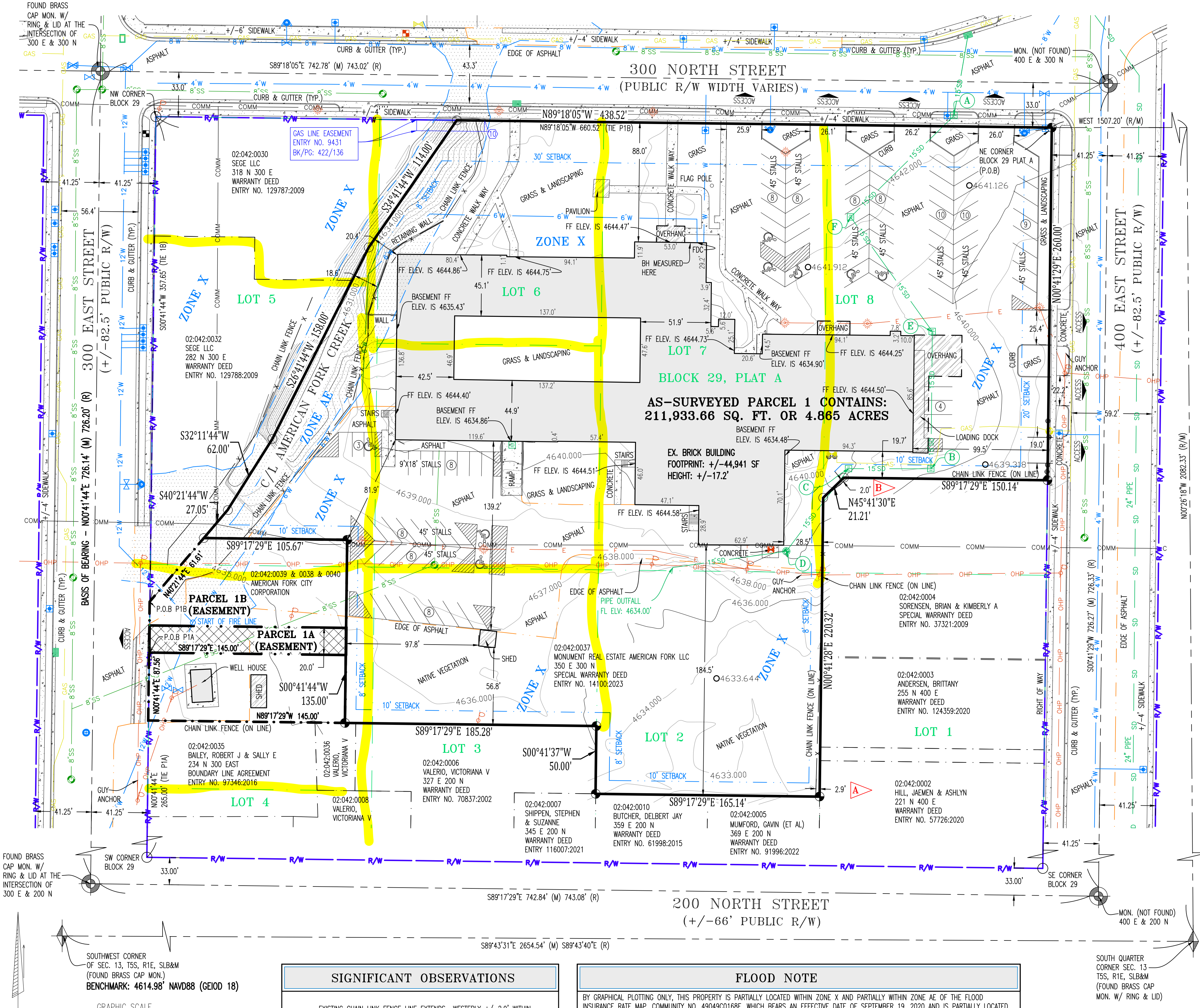
MONUMENT HEALTH

350 EAST 300 NORTH, AMERICAN FORK, UT
SURVEYOR'S CERTIFICATION
TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND MONUMENT REAL ESTATE AMERICAN FORK, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. WITH NO DEVIATIONS, EXCEPT AS MAY BE REQUIRED BY ALTA STANDARDS AND EXCEPT TO INCLUDE ADDITIONAL TABLE A ITEMS WHICH MAY APPLY TO THE PROPERTY.
THE FIELD WORK WAS COMPLETED ON JUNE 5, 2025
JANUARY 29, 2026
MARISSA A. JACKSON
REGISTRATION NO. 14215259
IN THE STATE OF UTAH
DATE OF SURVEY: JUNE 9, 2025
LAST REVISION: JANUARY 29, 2026

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

ALTA/NSPS LAND
TITLE SURVEY

SHEET: 5 OF 13
A1.0



SIGNIFICANT OBSERVATIONS

A

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

B

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

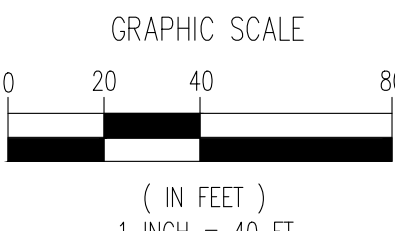
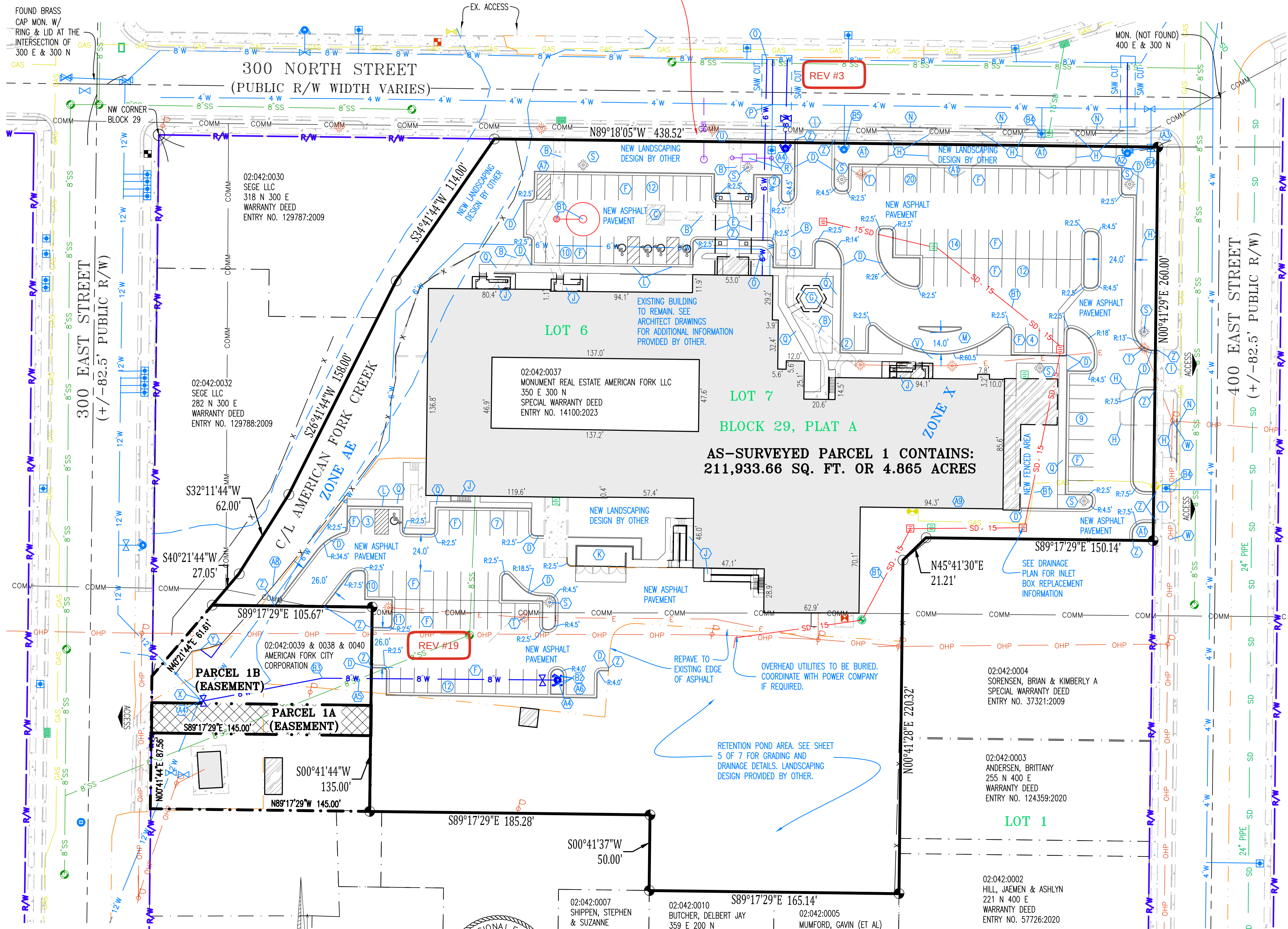
FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE X AND PARTIALLY WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48049C01686, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 19, 2020 AND IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
BASE FLOOD ELEVATION (BFE) IS 4,634.5' (NAVD 88)
ZONE X: NOT A SPECIAL FLOOD HAZARDOUS AREA
ZONE AE: REGULATORY FLOODWAY

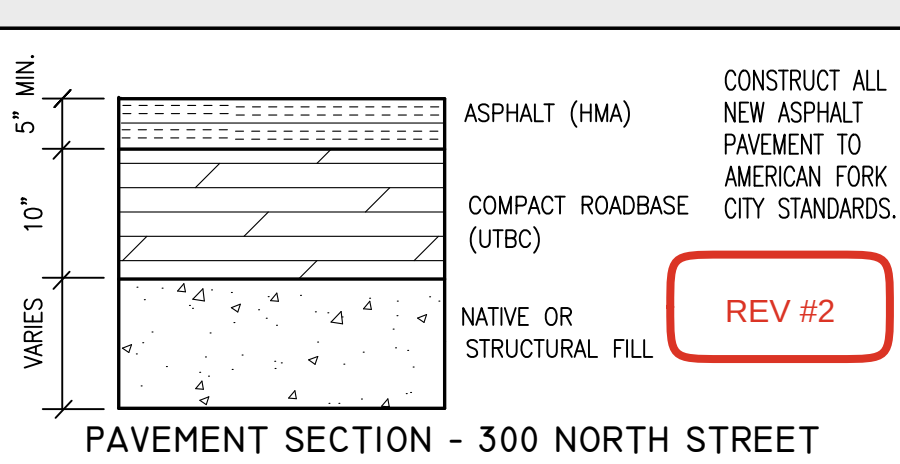
SITE AND UTILITY PLAN

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

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



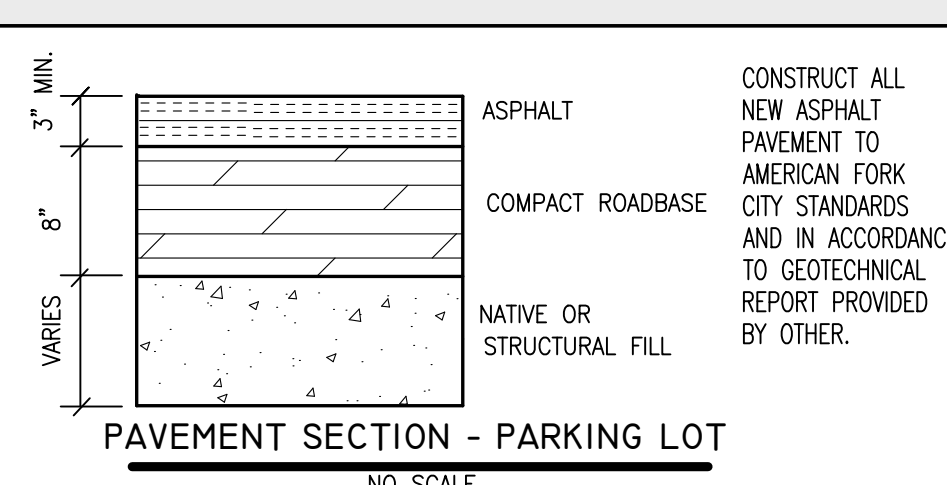
300 NORTH PAVING DETAIL:



LEGEND OF EXISTING IMPROVEMENTS

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

PARKING LOT PAVING DETAIL:



SITE TABULATION TABLE

	SF	ACRES	% OF TOTAL
TOTAL AREA:	211,933.66	4.865	100%
TOTAL BUILDING AREA:	44,941.00	1.032	21.2%
TOTAL HARD SURFACE AREA:	81,839.92	1.879	38.6%
TOTAL LANDSCAPED AREA:	85,152.74	1.954	40.2%
PARKING COUNT:	131 STALLS		

KEYED SITE PLAN NOTES

- NEW FLARED DRIVE APPROACH WITH PLANTER PER AMERICAN FORK CITY STANDARD DETAIL DRAWING NO. 15.9.
- REMOVE EXISTING SIDEWALK.
- REMOVE EXISTING PAVILION.
- NEW 24" TYPE E CURB & GUTTER PER AMERICAN FORK CITY STANDARD DETAIL DRAWING NO. 15.1. SEE SHEET C5.0 FOR REVERSE CURB LOCATIONS.
- NEW PORTE-CO-CHERE. SEE DESIGN BY OTHER.
- NEW 9'X18' PARKING STALLS UNLESS SPECIFIED OTHERWISE.
- NEW GAZEBO. SEE DESIGN BY OTHER.
- REMOVE EXISTING CURB AND GUTTER.
- EXISTING DRIVE APPROACH TO REMAIN.
- NEW STAIRS AND ADA RAMP ACCESS. INSTALL PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIREMENTS. SEE ARCHITECT DRAWINGS BY OTHER.
- NEW TRASH ENCLOSURE. INSTALL TO AMERICAN FORK CITY STANDARDS. SEE DESIGN BY OTHER.
- CURB CUT ADA ACCESSIBLE ROUTE. INSTALL PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIREMENTS.
- NEW FIRE LANE.
- NEW CURB. MATCH EXISTING TYPE.
- DISCONNECT EXISTING 6" FIRE LINE WITH BLIND FLANGE AND HOT TAP TO NEW 6" FIRE LINE TO EXISTING 8" CULINARY WATER LINE LOCATED WITHIN 300 NORTH STREET WITH TAPPING SLEEVE AND VALVE PER CITY REQUIREMENTS.
- ABANDON EXISTING 3" CULINARY WATER LATERAL AT CORP STOP. RECONNECT AND HOT TAP NEW WATER LATERAL TO 8" CULINARY WATER LINE LOCATED WITHIN 300 NORTH STREET WITH TAPPING SLEEVE AND VALVE PER CITY REQUIREMENTS. CONTRACTOR TO VERIFY SIZE OF LATERAL ON SITE.
- NEW 5' CONCRETE WALK WAY.
- SPRINKLERS TO CONNECT TO CULINARY SYSTEM. INSTALL STOP AND WASTE VALVES AND BACK FLOW PREVENTION PER AMERICAN FORK CITY REQUIREMENTS. FIELD LOCATE FOR CONNECTION. SEE LANDSCAPE DRAWINGS BY OTHER FOR DETAILED DESIGN OF SPRINKLER SYSTEM AND CONNECTIONS.
- NEW SIGHT LIGHT PER AMERICAN FORK CITY STANDARDS REQUIREMENTS.
- REMOVE EXISTING SIGHT LIGHT.
- COORDINATE WITH AMERICAN FORK CITY TO REMOVE AND RELOCATED EXISTING STREET LIGHT.
- NEW DETECTABLE WARNING SURFACE PER 2025 STANDARDS DETAILS.
- ALL OVERHEAD UTILITIES BELOW 12,470 VOLTS SHALL BE BURIED PER SECTION 17.8.409. COORDINATE WITH ROCKY MOUNTAIN POWER.
- DISCONNECT EXISTING 6" FIRE LINE AT TEE WITH BLIND FLANGE.
- INSTALL NEW 12" WIDE ACCESS GATE ALONG EXISTING CHAIN LINK FENCE LINE IN FAVOR OF AMERICAN FORK CITY FOR ACCESS TO AMERICAN FORK CREEK FOR MAINTENANCE.
- PROVIDE TOP BACK CURB TAPER DOWN TO EXISTING GRADE AT END OF CURB AND GUTTER PER AMERICAN FORK CITY REQUIREMENTS.
- VERIFY ALL NON-METERED SERVICE LINES THAT SUPPLY WATER TO LANDSCAPE ISLANDS AND DISCONNECT.
- FLOW TEST HYDRANTS CURRENTLY CONNECTED TO 4" WATER MAIN. HYDRANTS TO BE RE-CONNECTED TO 8" WATER MAIN. PLUG AND ABANDON AT 4" WATER MAIN. CONNECT TO 8" LINE PER AMERICAN FORK CITY STANDARDS.
- CONSTRUCT NEW CORNER CURB CUT ASSEMBLY ON EXISTING STREET CORNER PER APWA 2025 PLAN 235.4.
- INSTALL NEW FIRE HYDRANT PER AMERICAN FORK CITY STANDARD DRAWING 15.6. MIN PIPE SIZE OF 8" AS LINE IS GREATER THAN 40 FEET.
- VERIFY MINIMUM VERTICAL SEPARATION OF NEW WATER LINE AND EXISTING SANITARY SEWER LINE PER AMERICAN FORK STANDARDS.
- INSTALL "NO PARKING, FIRE DEPARTMENT TURNAROUND" SIGN AT END OF FIRE LANE PER CITY STANDARDS AND REQUIREMENTS.
- INSTALL "NO PARKING" SIGN AT END OF PARKING AREA.
- EXISTING ACCESS GATE TO REMAIN.
- EXISTING REMOTE FIRE DEPARTMENT CONNECTION TO REMAIN.
- SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN DESIGN INFORMATION.
- PROVIDE STEEL PIPE BOLLARDS (CONCRETE-FILLED) AROUND NEW FIRE HYDRANT.
- PROVIDE 11.25" ELBOW AND THRUST BLOCK PER CITY STANDARDS.
- ABANDON EXISTING METER AND WATER LATERAL AT CORP STOP.
- RELOCATE EXISTING FIRE HYDRANT TO WESTERLY SIDE OF ACCESS. ABANDON WATERLINE: DEPRESSURIZE WATERLINE AND CLOSE WATER VALVE. EXCAVATE HYDRANT ASSEMBLY AND CAREFULLY DISCONNECT HYDRANT FROM GATE VALVE. REMOVE HYDRANT, HYDRANT PIPING, VALVE BOX AND COVER. REMOVE ANY CONCRETE BLOCKING AND FILL EXCAVATION WITH BACKFILL. ABANDON PER AMERICAN FORK CITY STANDARDS.

DEMOLITION NOTE

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

GENERAL SITE PLAN NOTES

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

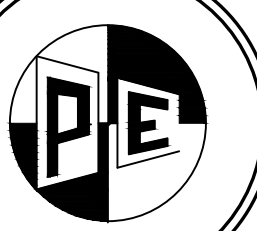
LEGEND OF NEW IMPROVEMENTS

- | | | | |
|--------------------------------|---------------------|-----------------------------|----------------------|
| NEW CURB, GUTTER, AND CONCRETE | NEW PARKING STRIPES | NEW 6" FIRE LINE CONNECTION | NEW 8" WATER LINE |
| NEW STORM DRAIN LINES | KEYED NOTES | NEW SIGHT LIGHT | EXISTING SIGHT LIGHT |
| | | NEW FIRE HYDRANT | NEW WATER VALVE |
| | | TOP BACK CURB RADIUS | NEW STORM INLET |

LINE LEGEND (EXISTING)

- | | | | |
|---------------------|---------------------|----------------------------|-------------------------------------|
| BOUNDARY | PLAT BOUNDARY | ADJACENT BOUNDARY | TIES, MONUMENT LINE, & SECTION LINE |
| EASEMENT PARCELS | RIGHT OF WAY LINE | CURB & GUTTER | PARKING STRIPES |
| FENCE | EDGE OF ASPHALT | SETBACK LINE | EASEMENT |
| FLOOD ZONE | BUILDING | BUILDING OVERHANG | GAS LINE |
| IRRIGATION LINE | OVERHEAD POWER | SANITARY SEWER LINE | STORM DRAIN LINE |
| CULINARY WATER LINE | COMMUNICATIONS LINE | EXISTING STORM DRAIN LINES | |

PROJECT #: C-25-065
DRAWN: M. JACKSON
CHECKED: D. PETERSON



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

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

SITE & UTILITY PLAN

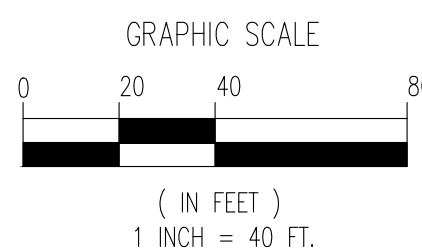
SHEET: 6 OF 13

C30

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



A map of the area around the intersection of North and East streets. The map shows a grid of streets. North Street runs vertically, with labels '200 NORTH', '300 NORTH', and '500 NORTH'. East Street runs horizontally, with labels '100 EAST', '200 EAST', '300 EAST', '400 EAST', and '500 EAST'. A black outline of a house is located at the intersection of North Street and East Street, with the word 'SITE' written inside it.



(A)	EX. SD INLET BOX TG: 4642.02'	FL NORTH (OUT): 4639.89' FL SOUTHWEST (IN): 4640.55'
(B)	EX. TG 4640.72'	FL WEST (OUT): 4637.97' FL NORTH (IN): 4637.99'
(C)	EX. SD INLET BOX TG: 4639.90'	FL EAST (IN): 4637.80' FL SOUTHWEST (OUT): 4637.54' NOTE: EXISTING SLIDE PLATE BLOCKING CONNECTION TO OLD IRRIGATION DITCH
(D)	EX. SDWH TL: 4639.80'	FL NORTHEAST (IN): 4636.01' FL NORTHWEST (IN): 4638.10' FL SOUTHWEST (OUT): 4635.95'
	4" ROOF DRAIN	
(E)	EX. SD INLET BOX TG: 4640.90'	FL NORTHWEST (IN): 4638.79' FL SOUTH (OUT): 4638.58'
(F)	EX. SD INLET BOX TG: 4642.04'	FL NORTH (IN): 4639.70' FL SOUTHWEST (OUT): 4639.68'

- 1 EXISTING CATCH BASIN TO REMAIN. 13
- 2 REPLACE EX. MANHOLE WITH PRE-TREATMENT CATCH BASIN. SEE DETAIL ON SHEET 9 OF 12.
- 3 NEW/EX. TO: 4639.80'
NEW FL. OUT (SW): 4635.81'
NEW FL. IN (NE) MATCH EX.: 4636.01'
NEW FL. IN (ROOF DRAIN): CONNECT 4" LINE AT EX. ELV.
- 4 CLEAN OUT EXISTING PIPE OUTFALL. REPLACE IF DAMAGE TO OUTFALL CANNOT BE REPAIRED.
- 5 NEW PRE-TREATMENT CATCH BASIN. SEE DETAIL SHEET 9 OF 12.
- 6 EXISTING RETENTION POND (BASIN B). IMPROVE TO MEET CITY STANDARDS.
- 7 DRAINAGE SWALE FROM PIPE OUTFALL TO RETENTION BASIN.
- 8 FORM BERM ALONG SOUTHERLY END OF PROPERTY.
- 9 EXISTING 10" X 10" OLD GRATE AND BOX WILL BE REPLACED WITH SUMP AND BOX DURING PROPOSED ROAD PROJECT BY AMERICAN FORK.
- 10 EXISTING CATCH BASIN TO BE REPLACED
NEW TO: 4642.04'
NEW/EXISTING FL. IN (NE): 4639.70'
NEW FL. IN (W): 4639.70'
NEW FL. OUT (SE): 4639.10'
- 11 NEW 3'X3' CATCH BASIN
NEW TO: 4639.30'
NEW FL. IN (NW): 4637.30'
NEW FL. OUT (SW): 4637.20'
- 12 NEW 15" HDPE STORM DRAIN LINE
±104 L.F. @ 1.7%
- EXISTING CATCH BASIN TO BE REPLACED
NEW TO: 4640.72'
NEW FL. IN (NE): 4636.82'
NEW FL. OUT (W): 4636.67'

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

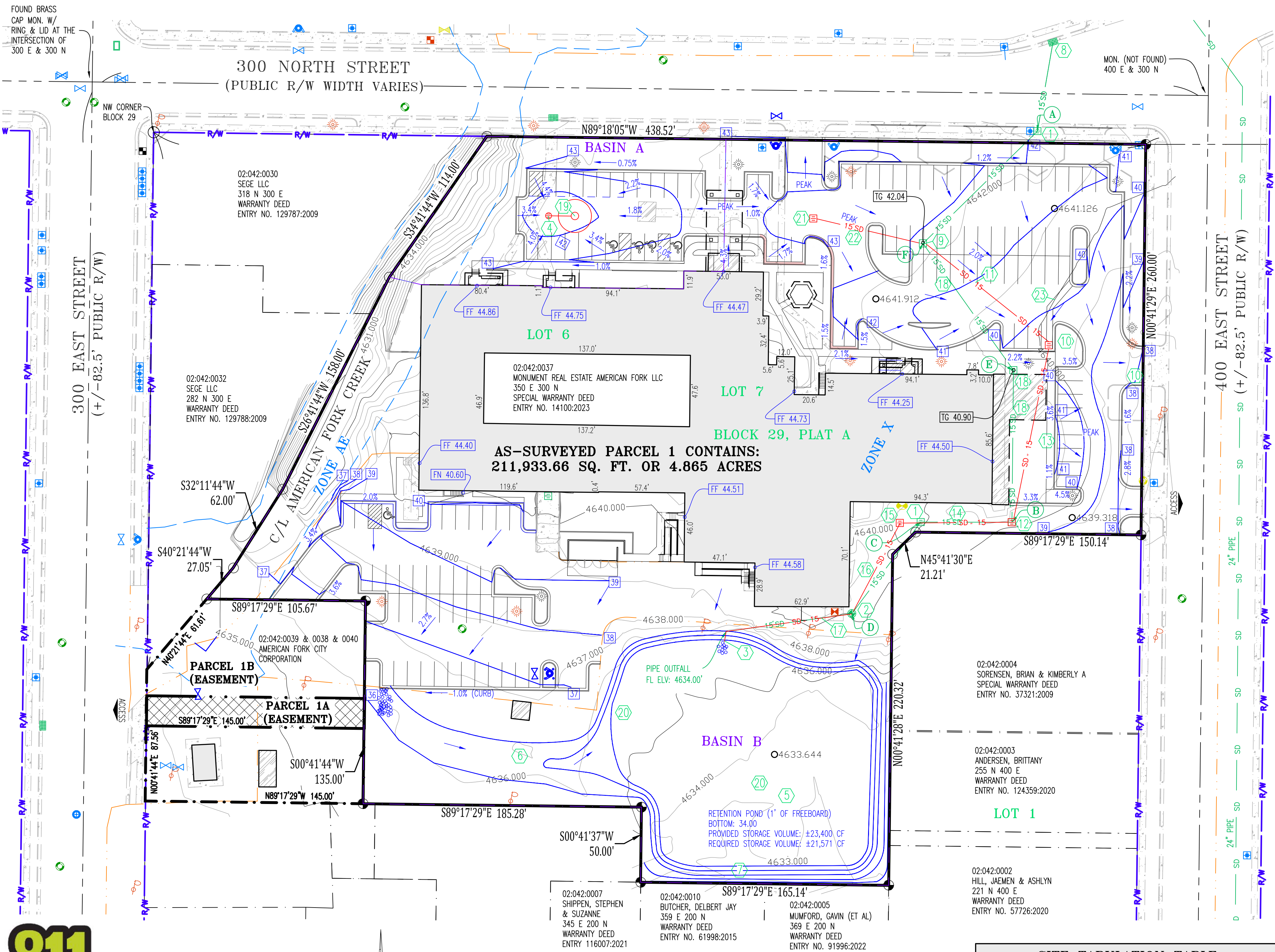
The diagram illustrates a stormwater management system with the following components and elevations:

- NEW CURB, GUTTER, AND CONCRETE NEW PARKING STRIPES**: Represented by a horizontal line.
- NEW 15' RCP STORM DRAIN LINE**: Represented by a horizontal line with a red dashed line above it labeled "15'SD".
- FINISH CONTOURS BASIN AREAS**: Represented by two horizontal lines.
- FINISH CONTOUR ELEVATION**: Indicated by a blue box labeled "34".
- FINISH TOP BACK CURB ELEVATION**: Indicated by a blue box labeled "TC 34.23".
- GRADE EXISTING CURB ELEVATION**: Indicated by a blue box labeled "MATCH".
- GRADE BREAK**: Indicated by a blue box labeled "GB".
- FINISH TOP OF ASPHALT**: Indicated by a blue box labeled "TA".
- TOP OF GRATE**: Indicated by a blue box labeled "TG".
- NEW CATCH BASIN**: Represented by a red rectangle.
- NEW STORM INLET**: Represented by a red square.
- TOP OF STAIRS**: Indicated by a blue box labeled "TS 34.23".
- BOTTOM OF STAIRS**: Indicated by a blue box labeled "BS 34.23".
- FINISH FLOOR**: Indicated by a blue box labeled "FF 34.23".
- GRADING SLOPE**: Indicated by a blue arrow pointing downwards and to the left.
- EXISTING SPOT ELEVATION**: Indicated by a blue box labeled "4642.23".

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

GRADING PLAN

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



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

KEYED DESIGN STORM NOTES	
(1)	EXISTING CATCH BASIN TO REMAIN.
(2)	REPLACE EX. MANHOLE WITH PRE-TREATMENT CATCH BASIN. SEE DETAIL ON SHEET 9 OF 12. NEW/EX. TG: 4639.80' NEW FL OUT (SW): 4635.81' NEW FL IN (NE) MATCH EX.: 4636.01' NEW FL IN (ROOF DRAIN): CONNECT 4" LINE AT EX. ELV.
(3)	CLEAN OUT EXISTING PIPE OUTFALL. REPLACE IF DAMAGE TO OUTFALL CANNOT BE REPAIRED.
(4)	NEW PRE-TREATMENT CATCH BASIN. SEE DETAIL SHEET 9 OF 12.
(5)	EXISTING RETENTION POND (BASIN B). IMPROVE TO MEET CITY STANDARDS.
(6)	DRAINAGE SWALE FROM PIPE OUTFALL TO RETENTION BASIN.
(7)	FORM BERM ALONG SOUTHERLY END OF PROPERTY.
(8)	EXISTING 10" X 10" OLD GRATE AND BOX WILL BE REPLACED WITH SUMP AND BOX DURING PROPOSED ROAD PROJECT BY AMERICAN FORK.
(9)	EXISTING CATCH BASIN TO BE REPLACED NEW TG: 4642.04' NEW/EXISTING FL IN (NE): 4639.70' NEW FL IN (W): 4639.70' NEW FL OUT (SE): 4639.10'
(10)	NEW 3'X3' CATCH BASIN NEW TG: 4639.30' NEW FL IN (NW): 4637.30' NEW FL OUT (SW): 4637.20'
(11)	NEW 15" HOPE STORM DRAIN LINE ±104 L.F. @ 1.7%
(12)	EXISTING CATCH BASIN TO BE REPLACED NEW TG: 4640.72' NEW FL IN (NE): 4636.82' NEW FL OUT (W): 4636.67'
(13)	NEW 15" HOPE STORM DRAIN LINE ±115.4 L.F. @ 0.32%
(14)	NEW 15" HOPE STORM DRAIN LINE ±39.7 L.F. @ 0.32%
(15)	EXISTING CATCH BASIN TO BE REPLACED NEW TG: 4639.55' NEW FL IN (E): 4636.54' NEW FL OUT (SW): 4636.39'
(16)	NEW 15" HOPE STORM DRAIN LINE ±66.4 L.F. @ 0.32%
(17)	NEW 15" HOPE STORM DRAIN LINE ±84.5 L.F. @ 2.13% (REPLACE EX. LINE)
(18)	REMOVE EXISTING STORM DRAIN INLET AND LINES
(19)	NEW SUMP WITHIN BASIN A AREA. SEE DETAIL ON SHEET 9 OF 12. REQUIRED STORAGE VOLUME FOR BASIN A: ±1,822 CF PROVIDED TOTAL STORAGE VOLUME FOR BASIN A: ±1,860 CF
(20)	PROPER MAINTENANCE FOR ALL STORM WATER MANAGEMENT SYSTEMS IS REQUIRED.
(21)	NEW 3'X3' CATCH BASIN NEW TG: 4642.50' NEW FL OUT (SE): 4640.35'
(22)	NEW 15" HOPE STORM DRAIN LINE ±70.0 L.F. @ 0.92%
(23)	NEW CONCRETE WATER WAY PER AMERICAN FORK CITY STANDARD DETAIL. SEE SHEET D1.0.

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

LEGEND OF NEW IMPROVEMENTS	
	NEW CURB, GUTTER, AND CONCRETE
	NEW PARKING STRIPES
	NEW 15' RCP STORM DRAIN LINE
	FINISH CONTOURS
	BASIN AREAS
	FINISH CONTOUR ELEVATION
	FINISH TOP BACK CURB ELEVATION
	MATCH EXISTING CURB ELEVATION
	GRADE BREAK
	FINISH TOP OF ASPHALT
	TOP OF GRATE
	NEW CATCH BASIN
	NEW STORM INLET
	TOP OF STAIRS
	BOTTOM OF STAIRS
	FINISH FLOOR
	GRADING SLOPE
	EXISTING SPOT ELEVATION

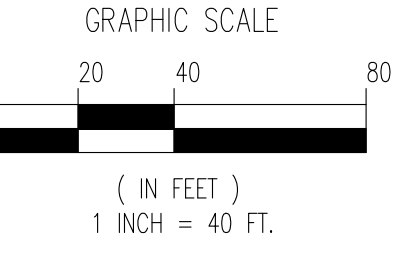
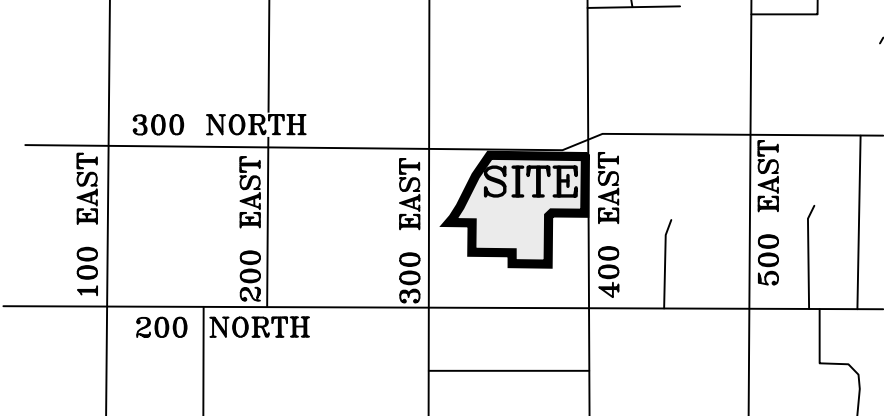
LEGEND OF EXISTING IMPROVEMENTS	
	POWER POLE
	ELECTRIC METER / BOX
	CABLE BOX
	WATER METER
	INDICATES HANDICAPPED PARKING
	EASEMENTS
	SECTION CORNER
	MONUMENT
	WATER VALVE
	FIRE HYDRANT
	WATER MANHOLE
	GAS METER
	GAS VALVE
	GAS MANHOLE
	PARKING STALL COUNT
	ACCESS TO PUBLIC RIGHT OF WAY
	SIGHT LIGHT
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	STORM INLET
	CURB STORM INLET
	SANITARY SEWER
	CLEAN OUT BOX
	BOLLARD
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	EXISTING STORM DRAIN LINES

SITE TABULATION TABLE			
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PARKING COUNT:	131 STALLS		

HATCHING LEGEND	
	REVERSE LIP CURB & GUTTER "SPILL CURB"



VICINITY MAP - NO SCALE



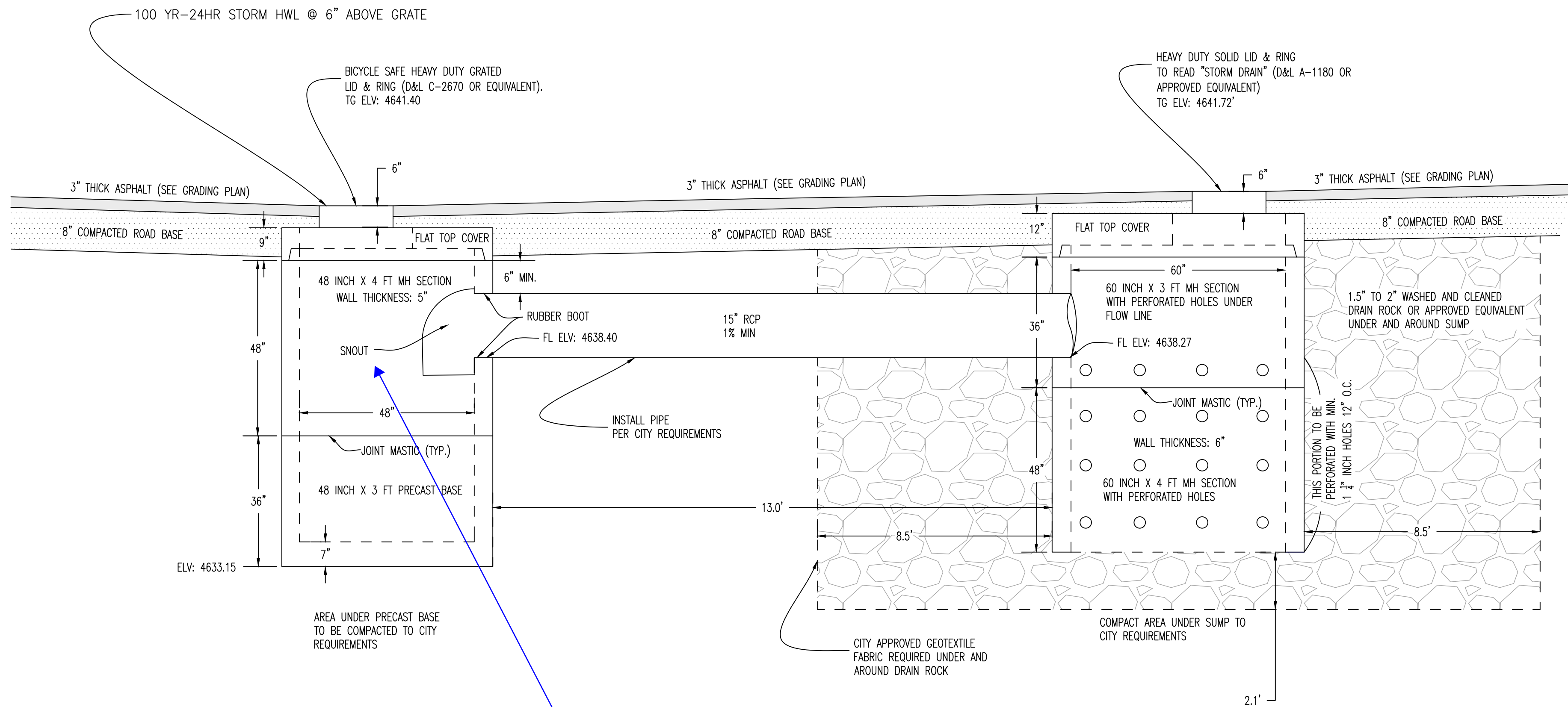
PROJECT #: C-25-055
DRAWN: M. JACKSON
CHECKED: D. PETERSON

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

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

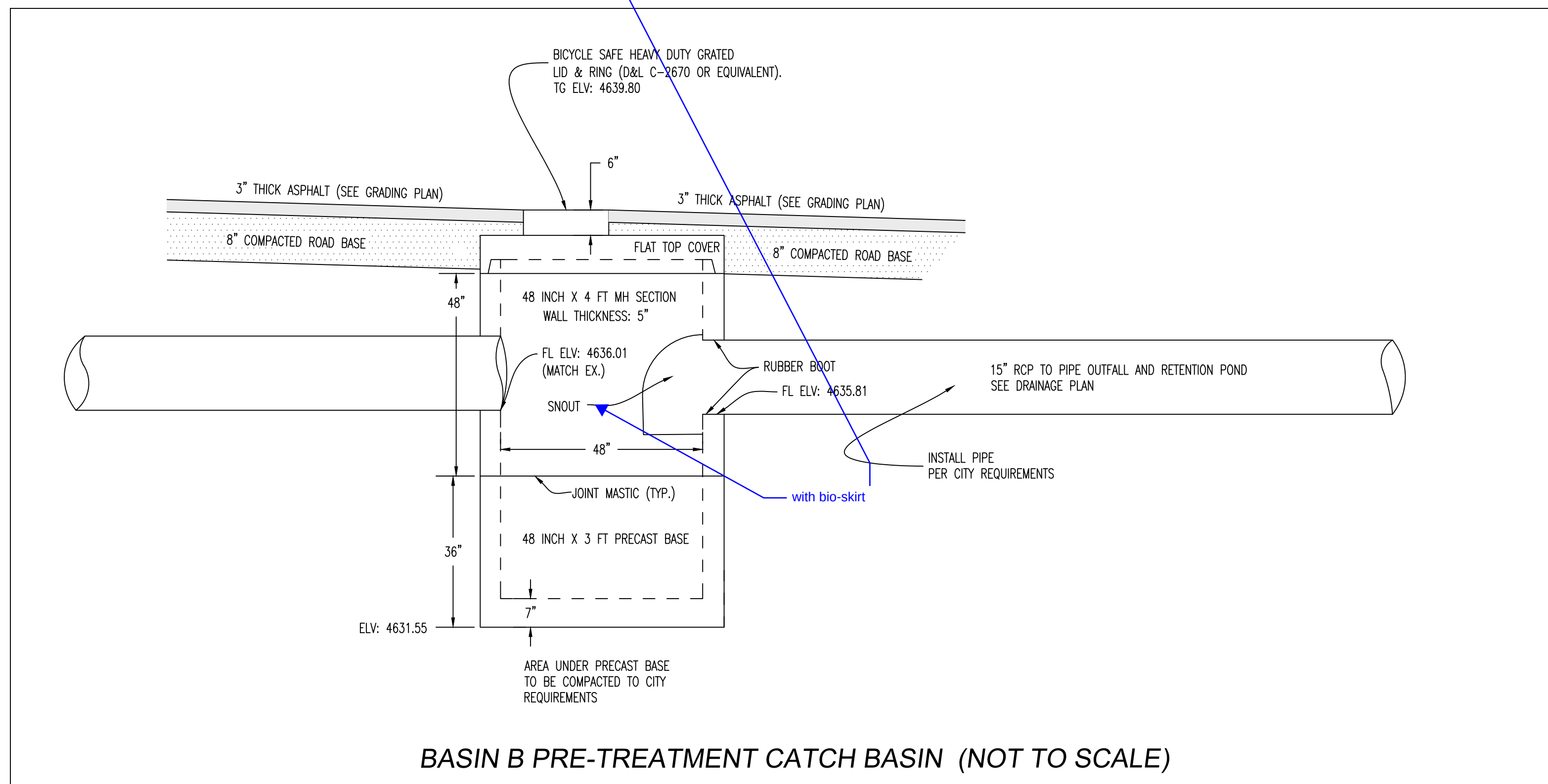
GRADING PLAN

SHEET: 8 OF 13
C5.0



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

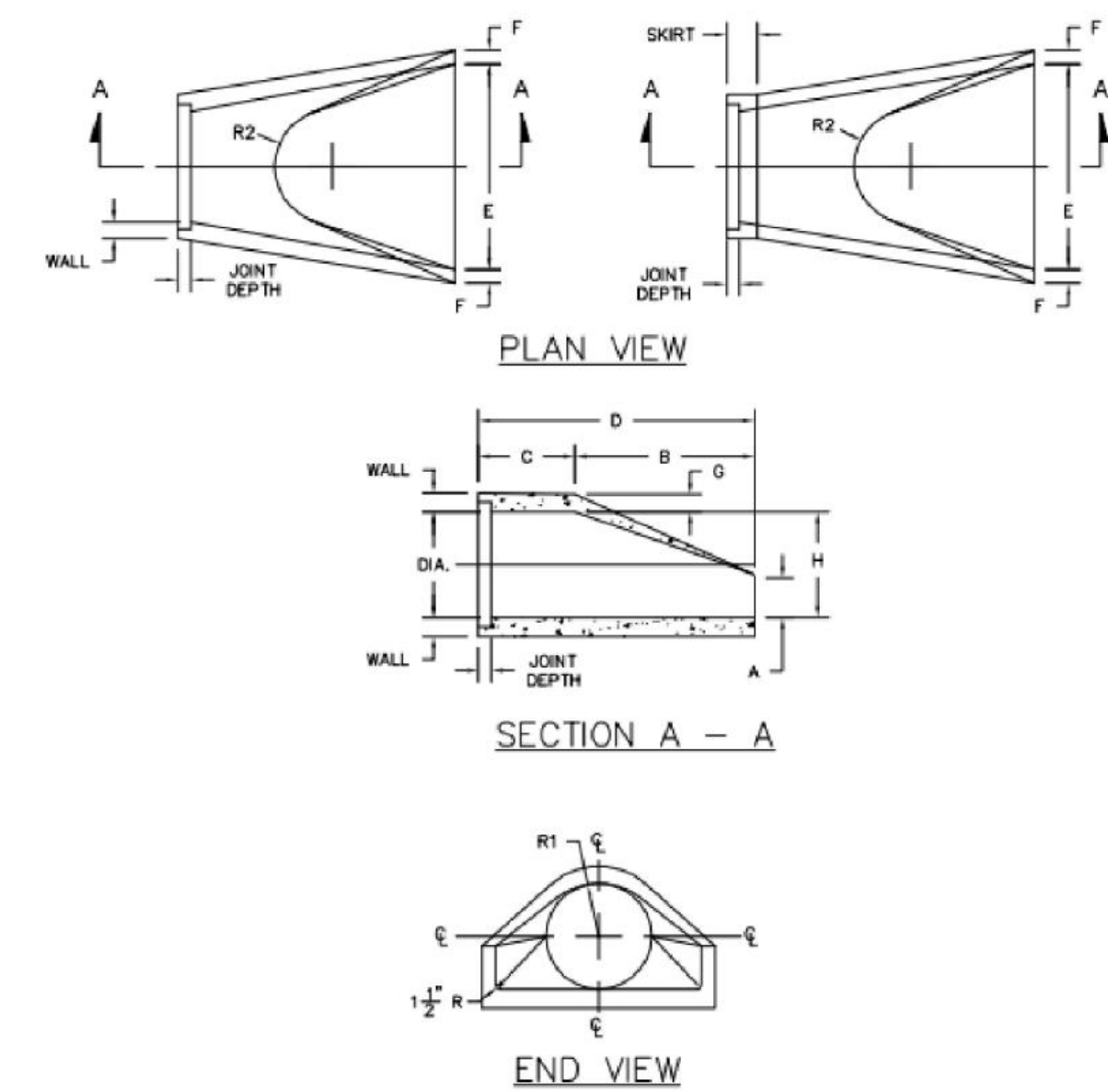
BASIN A - SUMP DETAIL (NOT TO SCALE)



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

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

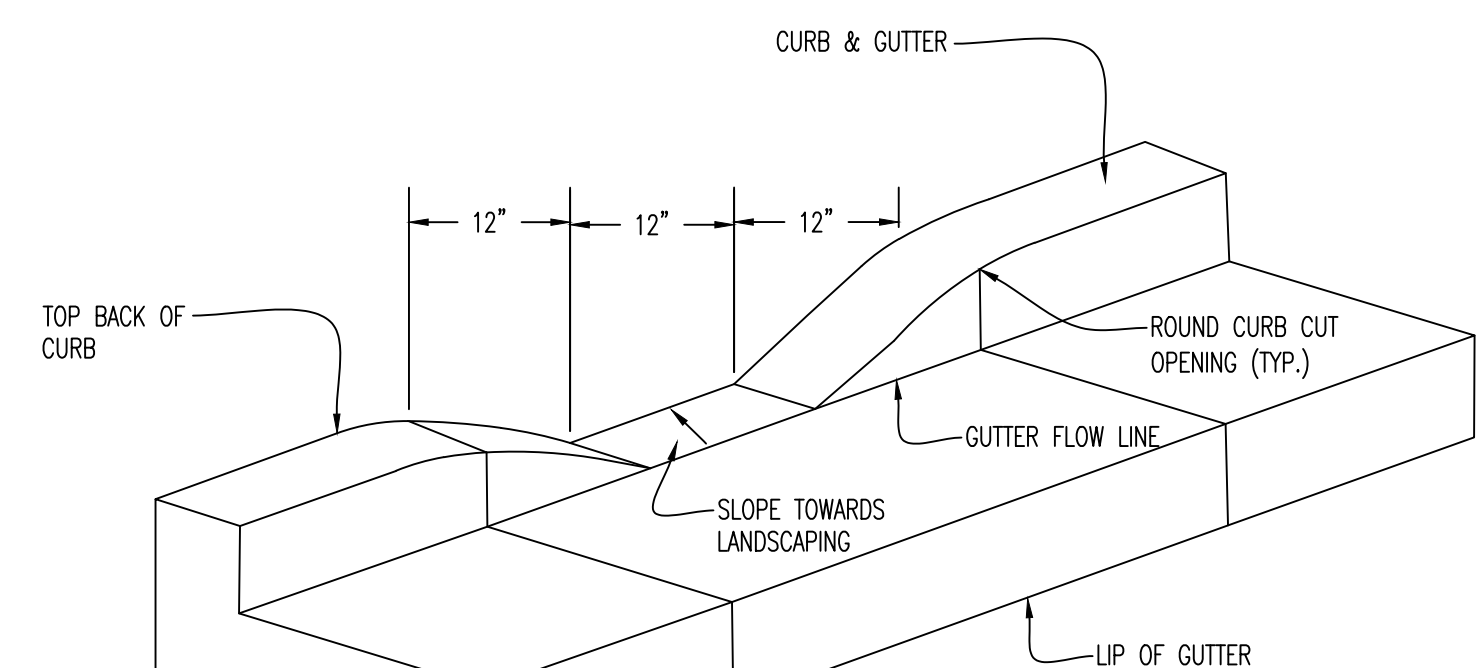
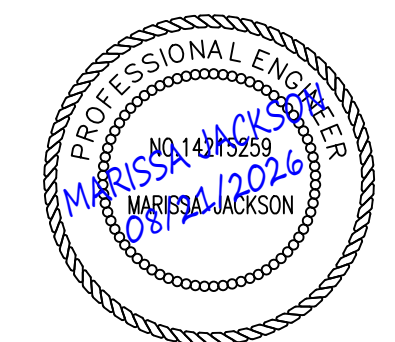
CIRCULAR FLARED END SECTION CONCRETE PIPE



DIAMETER	WALL THICKNESS	JOINT DEPTH	APPROX. WEIGHT	A	FLARE LENGTH B	BARREL LENGTH C	LAY LENGTH D	FLARE WIDTH E	F	G	H	R-1	R-2	SKIRT
12"	4"	3-3/4"	530#	4"	24"	45-3/8"	73-1/8"	24"	2-3/4"	3-1/8"	13"	10-1/16"	9"	NA
15"	4"	3-3/4"	740#	6"	27"	42-1/2"	69-1/2"	30"	3"	4"	16"	12-1/2"	11"	NA
18"	4-1/2"	4"	2,440#	9"	29"	48"	73"	30"	3-1/4"	5-3/4"	19"	15-1/2"	12"	NA
24"	5-1/4"	4-1/4"	3,260#	9-1/2"	43-1/2"	29-3/4"	73-1/4"	48"	3-3/4"	4-3/4"	26"	16-11/16"	14"	NA
30"	5-3/4"	4-1/4"	4,200#	12"	54"	19"	73"	60"	4-1/4"	5-3/4"	31"	18-5/16"	15"	NA
36"	6-5/8"	4-1/2"	7,880#	15"	63"	33-3/4"	96-3/4"	72"	4-3/4"	6-1/16"	37"	24-1/16"	20"	NA
42"	4-1/2"	3-3/4"	5,360#	21"	63"	30"	88"	78"	NA	NA	43"	27-1/4"	22"	5-1/2"
48"	5"	4-1/4"	6,350#	24"	72"	26"	98"	84"	NA	NA	49"	28-1/8"	22"	5-3/4"
54"	5-1/2"	4-3/4"	8,040#	27"	85"	35"	100"	90"	NA	NA	55"	32-7/8"	24"	6-1/4"
60"	6"	5"	8,760#	30"	80"	39"	92"	90"	NA	NA	61"	36-3/4"	24"	6-3/4"
72"	7"	5-1/2"	12,520#	34"	78"	21"	99"	108"	NA	NA	73"	38-5/8"	24"	7-3/4"

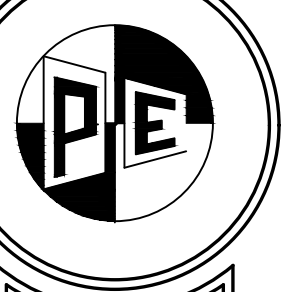
CP007
5/07

16419 TEN LANE, NAMPA, IDAHO 83687-(208)465-0176, 1-800-696-5648-FAX(208)465-7129
* ITEMS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.



CURB CUT DETAIL (NOT TO SCALE)

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



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

350 EAST 300 NORTH
AMERICAN FORK, UT 84003

STORM WATER MANAGEMENT
SYSTEMS DETAIL SHEET

SHEET: 9 OF 13

C6.0

LEGEND OF EXISTING IMPROVEMENTS

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

LEGEND OF NEW IMPROVEMENTS		
	NEW CURB, GUTTER, AND CONCRETE	
	NEW PARKING STRIPES	
	NEW 15' RCP STORM DRAIN LINE	
	NEW CATCH BASIN	
	NEW STORM INLET	

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

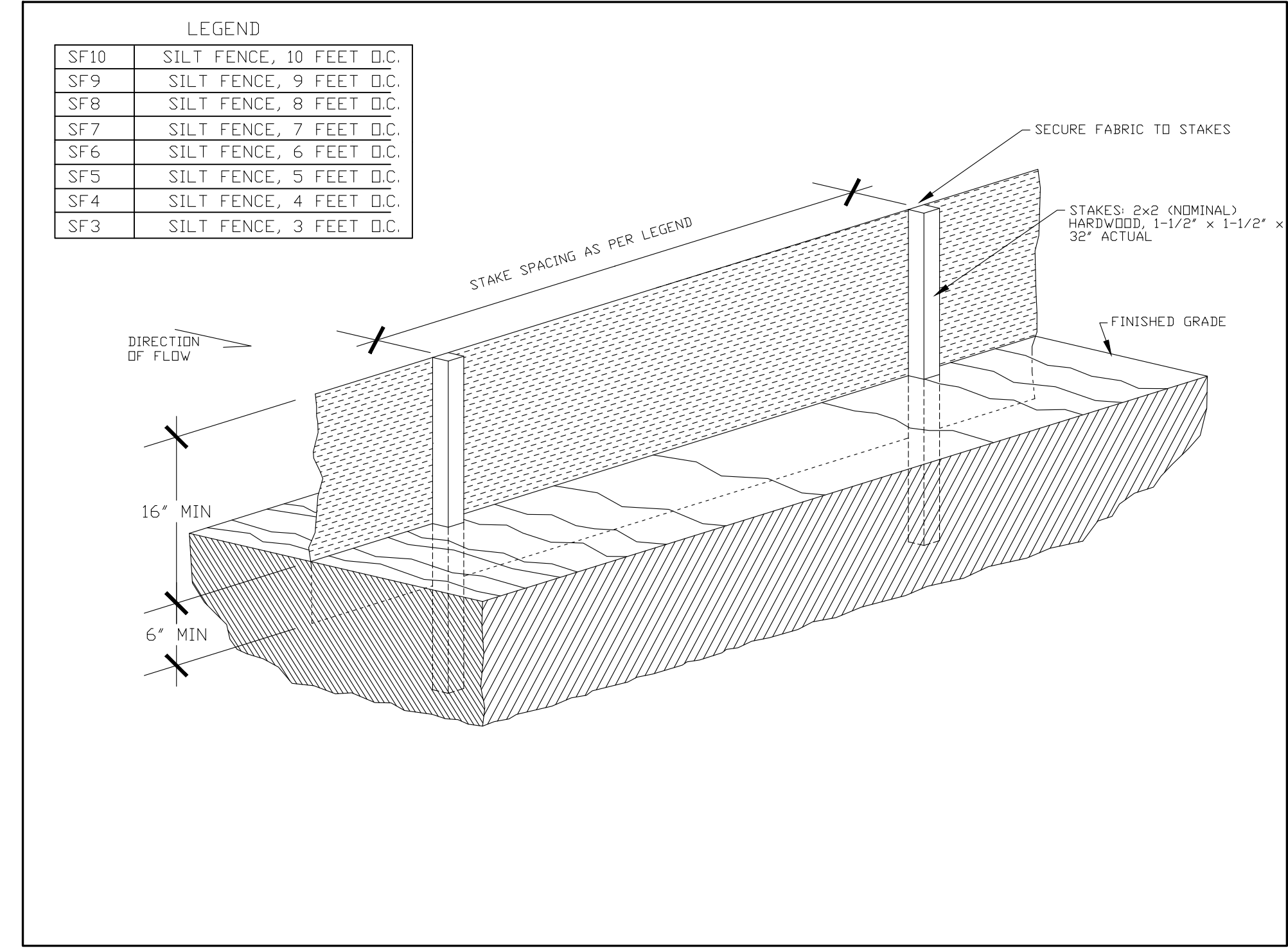
STORM WATER POLLUTION PREVENTION PLAN

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

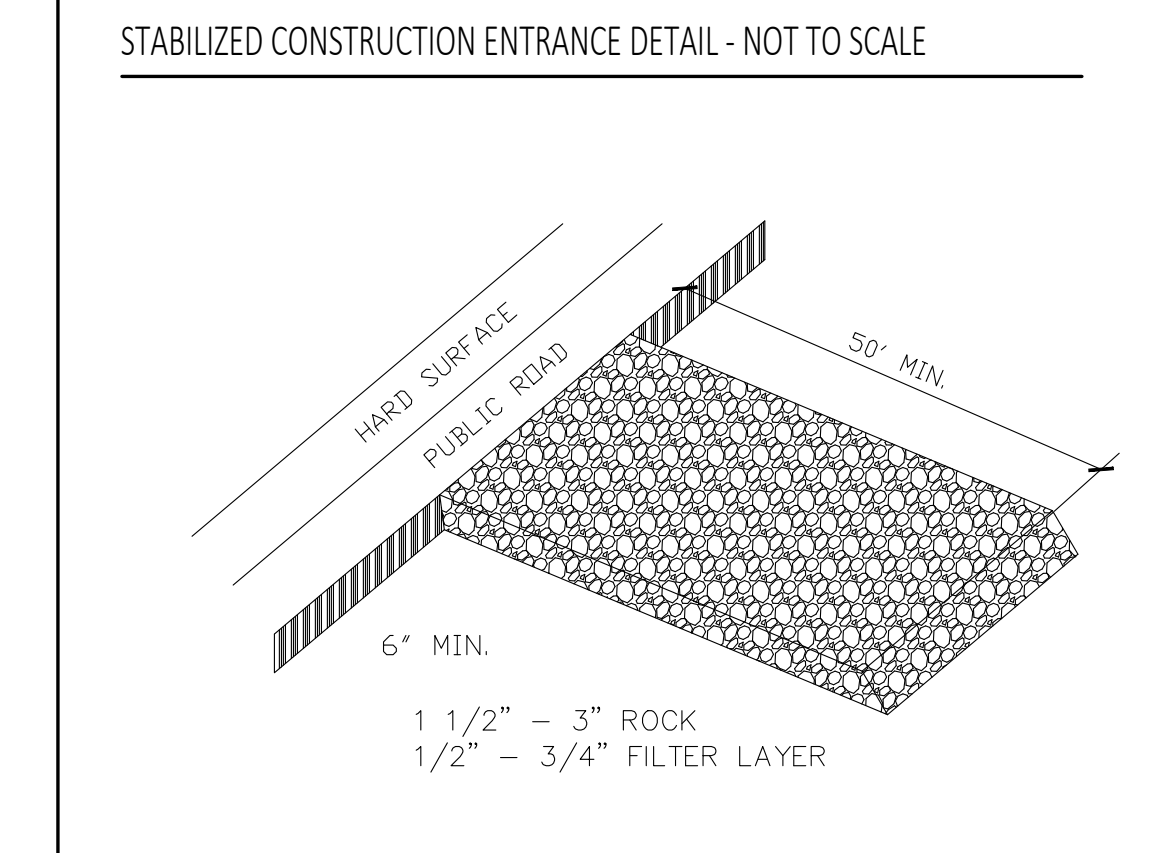
CONSTRUCTION MITIGATION NOTES	
1.	Show location for dumpster, portable toilets, material storage, parking
2.	Construction parking/traffic may not block the street without a permit (Available from the Engineering Division)
3.	Mud tracked out onto the street must be cleaned prior to the end of the work day
4.	The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
KEYED NOTES	
①	INLET PROTECTION. INSTALL PER AMERICAN FORK STANDARDS.
②	STABILIZED CONSTRUCTION ENTRANCE.
③	SWPPP SIGN TO BE PLACED AT ALL CONSTRUCTION ENTRANCES.
④	INSTALL SILT FENCING.

CONCRETE WASHOUT NOTES	
-	PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY.
-	DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, STREAMS.
-	DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
-	CONCRETE WASHOUT AREAS MAY BE PREFABRICATED CONCRETE WASHOUT CONTAINERS, OR SELF-INSTALLED STRUCTURES (ABOVE GRADE OR BELOW-GRADE).
-	PREFABRICATED CONTAINERS ARE MOST RESISTANT TO DAMAGE AND PROTECT AGAINST SPILLS AND LEAKS. COMPANIES MAY OFFER DELIVERY SERVICE AND PROVIDE REGULAR MAINTENANCE AND DISPOSAL OF SOLID AND LIQUID WASTE.
-	IF SELF-INSTALLED CONCRETE WASHOUT AREAS ARE USED, BELOW-GRADE STRUCTURES ARE PREFERRED OVER ABOVE GRADE STRUCTURES BECAUSE THEY ARE LESS PRONE TO SPILLS AND LEAKS.
-	SELF INSTALLED ABOVE-GRADE STRUCTURES SHOULD ONLY BE USED IF EXCAVATION IS NOT PRACTICAL.

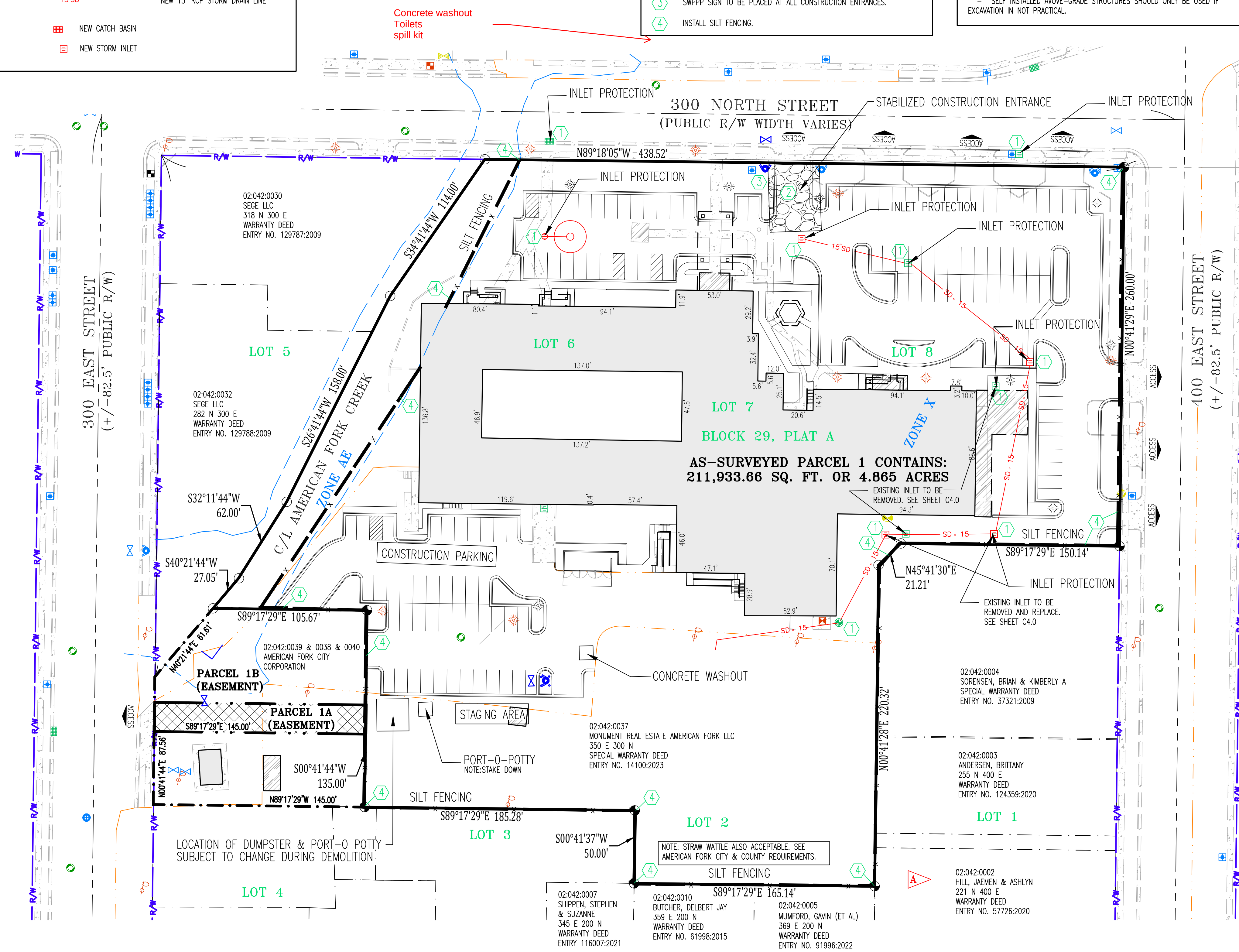
SILT FENCE DETAIL - NOT TO SCALE

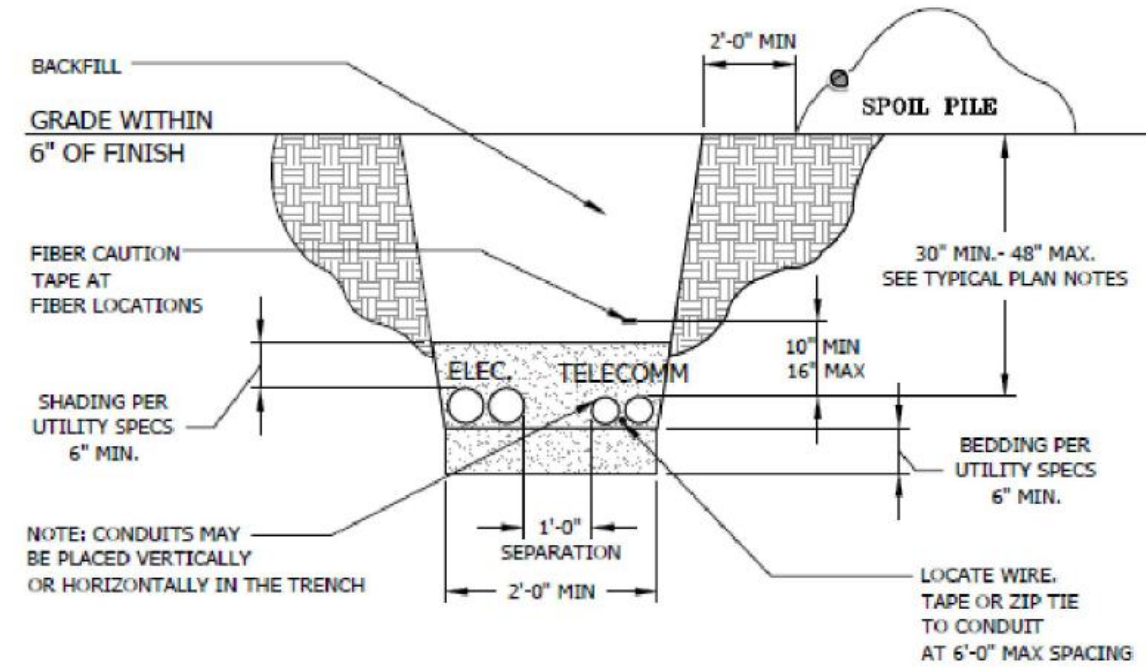


SILT FENCE NOTES	
1.	SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED, CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
2.	ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LDW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3.	ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4.	SILT FENCE SHOULD PREFERABLY BE A MINIMUM OF 10 FEET FROM THE TOE OF SLOPE.
5.	THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
6.	WHERE TWO SECTIONS OF PREFABRICATED SILT FENCE ARE COMBINED INTO ONE RUN, THE END POSTS SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
7.	SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: A) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, B) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, C) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR D) OTHER PRACTICES SHALL BE IMPLEMENTED.
8.	SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
9.	ALL STOCKPILES SHALL BE INCIRCLED WITH SILT FENCE.
10.	SILT FENCE FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS: MINIMUM TENSILE STRENGTH 120 LBS., ASTM D 4632; MAXIMUM ELONGATION AT 60 LBS., 15%, ASTM D 4632; MINIMUM PUNCTURE STRENGTH 50 LBS., ASTM D 4633; MINIMUM TEAR STRENGTH 40 LBS., ASTM D 4533; APPARENT OPENING SIZE <= 0.84MM, ASTM D 4751; MINIMUM PERMITTIVITY 1X10-2 SEC-1, ASTM D 4491; WATER FLOW RATE 15GAL./MIN./SQ. FT.; UV EXPOSURE STRENGTH RETENTION, 70%, ASTM G 4395.



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

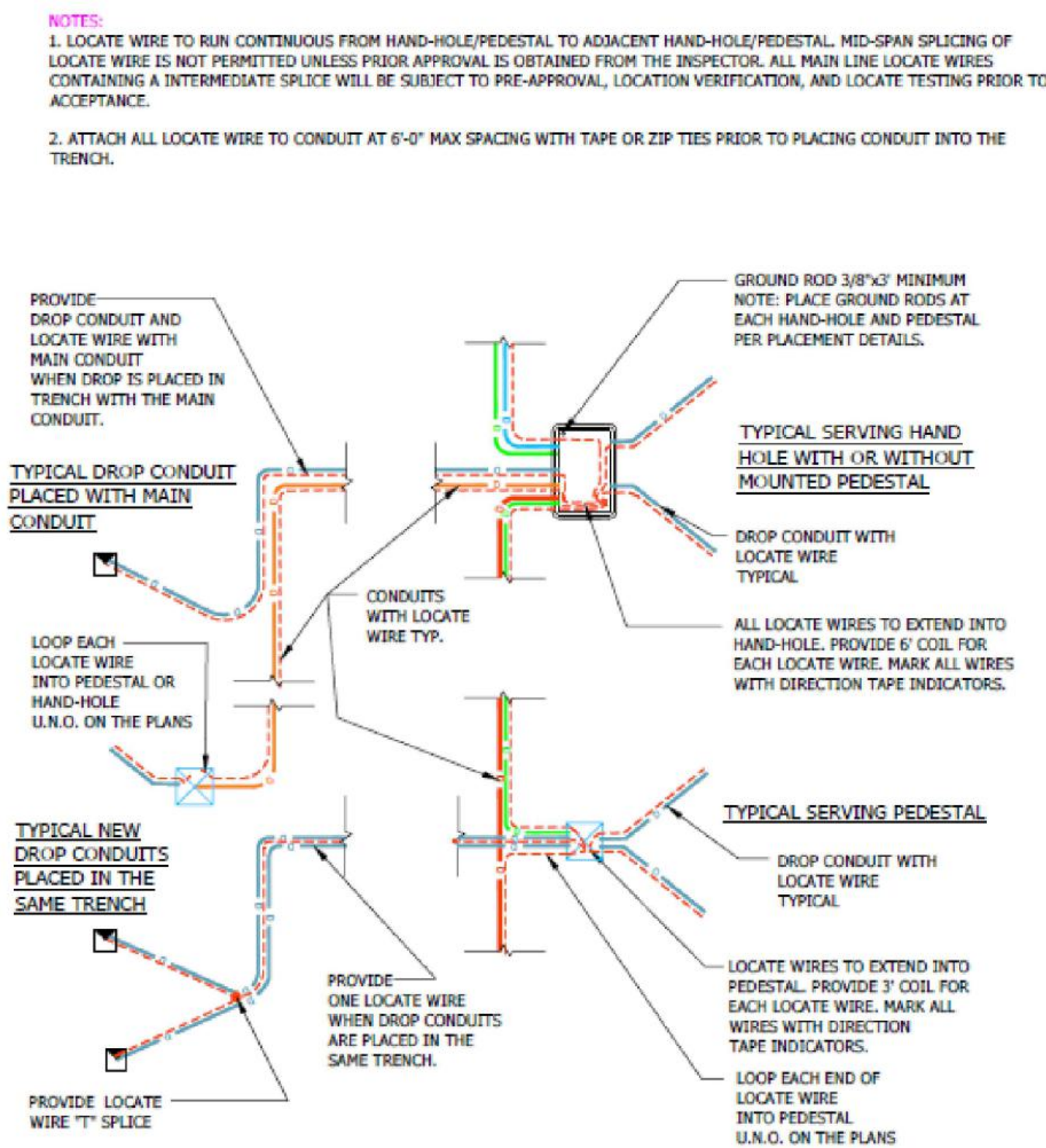




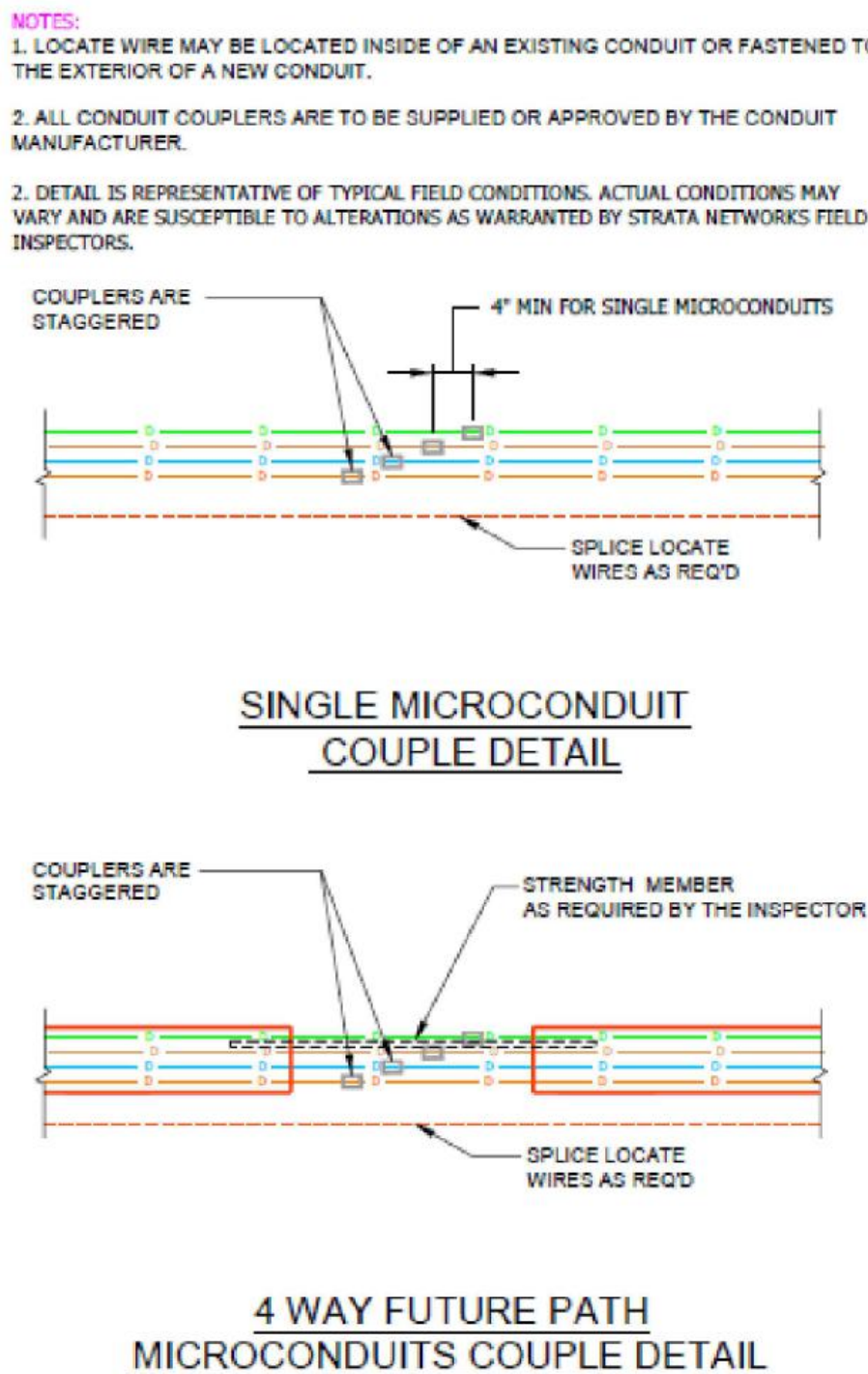
TYPICAL TELECOMMUNICATIONS AND POWER SHARED TRENCH DETAIL

- TYPICAL PLAN NOTES**
- SEE THE TYPICAL DETAILS FOR MORE INFORMATION.
- BURIED TELECOMMUNICATION FACILITIES**
1. TYPICAL TRENCH DEPTHS:
 - A. ALL TRENCH DEPTHS ARE THE MINIMUM REQUIRED FROM FINAL FINISH GRADE TO TOP OF CONDUIT.
 - I. RESIDENTIAL 30"
 - II. COUNTY AND CITY R/W 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 PREFIXED FOR FUTURE CABLE INSTALLATION PRIOR TO THE COMPLETION OF CONSTRUCTION.

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

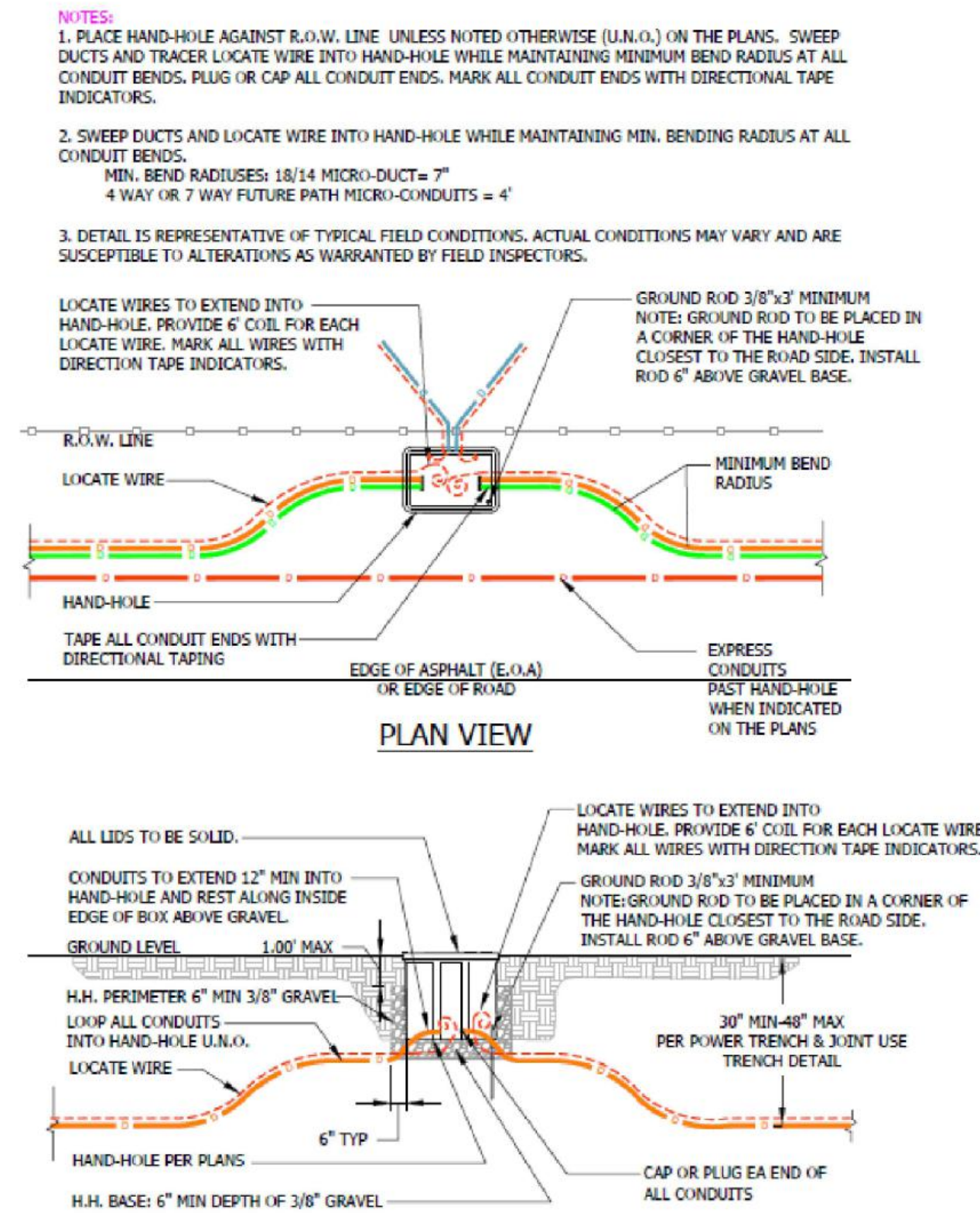


TYPICAL LOCATE SYSTEM DETAIL



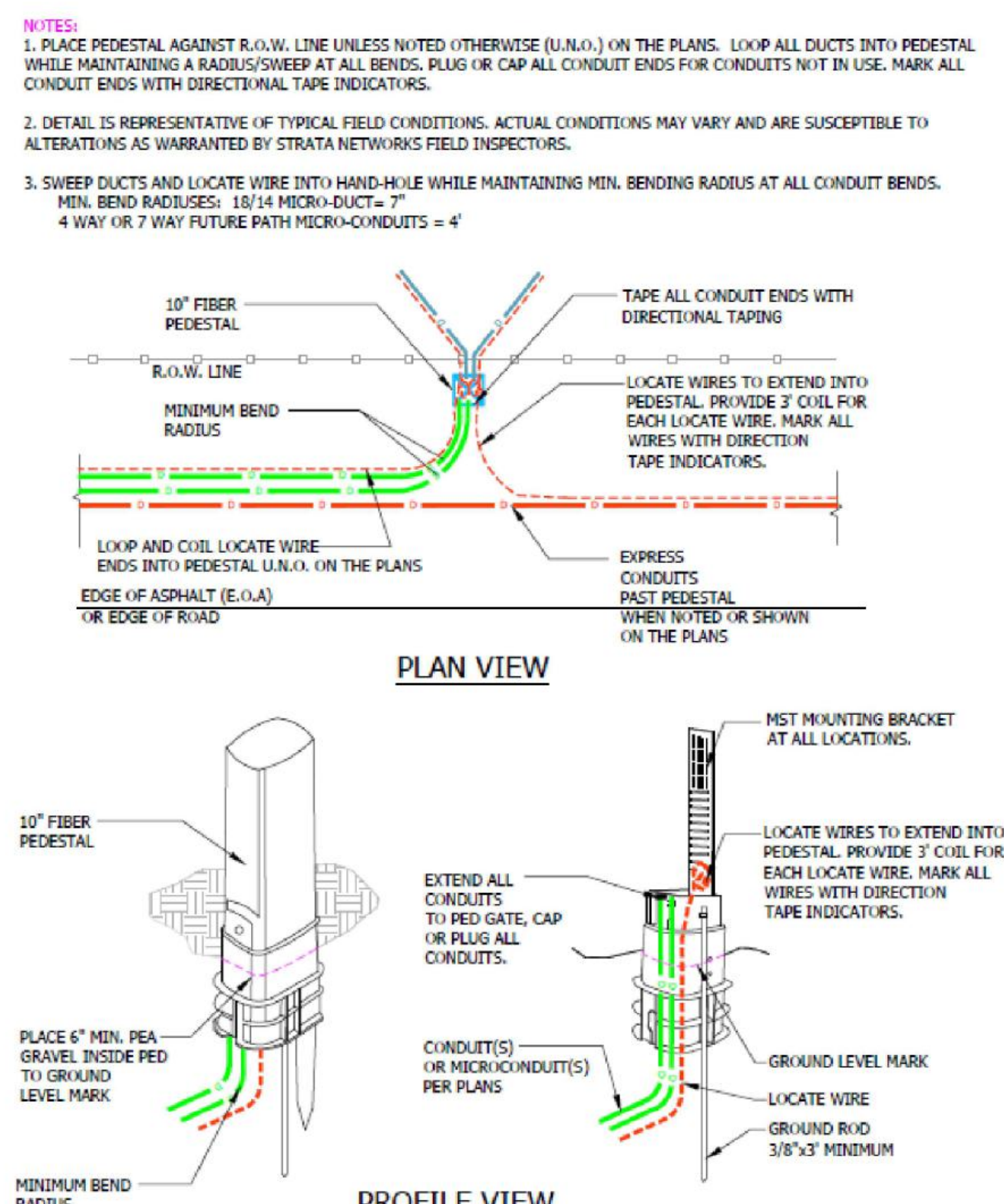
CONDUIT COUPLE DETAILS

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



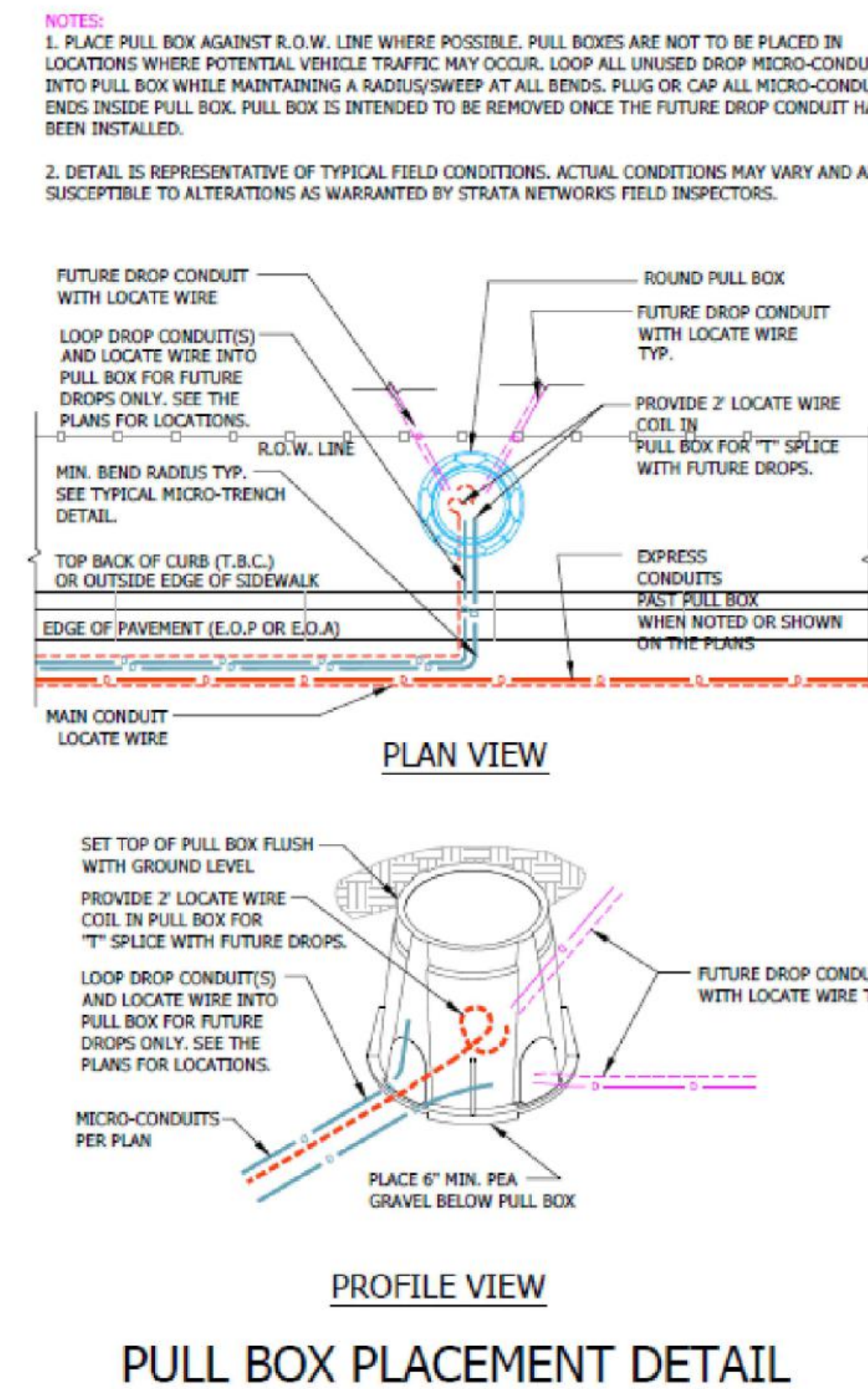
PREFERRED HAND-HOLE PLACEMENT DETAIL

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



PEDESTAL PLACEMENT DETAIL

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



PULL BOX PLACEMENT DETAIL

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

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

CENTRAL OFFICE/NETWORK FEED-BLUE
(USE BLUE ONLY WHEN DIRECTED BY THE INSPECTOR)

NORTH-ORANGE
EAST-GREEN
SOUTH-BROWN
WEST-SLATE

Agenda Topic

Review and action on an application for a Final Plat, known as Meadowbrook TOD Phase 4 Final Plat (Residential), located at approximately 800 W 620 S, American Fork City. The Final Plat will be on approximately 6.9 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		800 W 620 S
Parcel ID:		13:043:0245
Project Type:		Final Plat
Applicants:		Jim Clark, Ken Berg
Existing Land Use:		Transit Oriented Development
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Very Low Density
	East	Residential Low Density
	West	Residential Very Low Density and Residential Low Density
Existing Zoning:		TOD
Surrounding Zoning:	North	TOD
	South	PR 3.0 and RA-1 and Unincorporated
	East	RA-5 and Unincorporated
	West	TOD

Background

The applicant has applied for a Final Plat to develop a Residential Subdivision within the TOD Zone of the City. The project looks to provide 122 townhomes to the Meadowbrook Development. Phase 4 is the last phase of development for the overall townhome projects within the Meadowbrook area. As they provide 122 additional townhomes to the area, the overall project has provided a total of 362 homes to American Fork City. The Utah County Recorder's Office had some dimensions that needed to be corrected which impacted dimension callouts of

the lots, as well as some clarifications on private road ownership and common area. These changes triggered the need for re-approval of the plat with the updates.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

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

- A. Application for final 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. Evidence of payment of review and recording fee.
- F. Documents conveying water rights to city.
- G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
- H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for 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 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
- 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 subdivider.
- 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 plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
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 realistic.
5. The water rights conveyance documents have been provided.

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

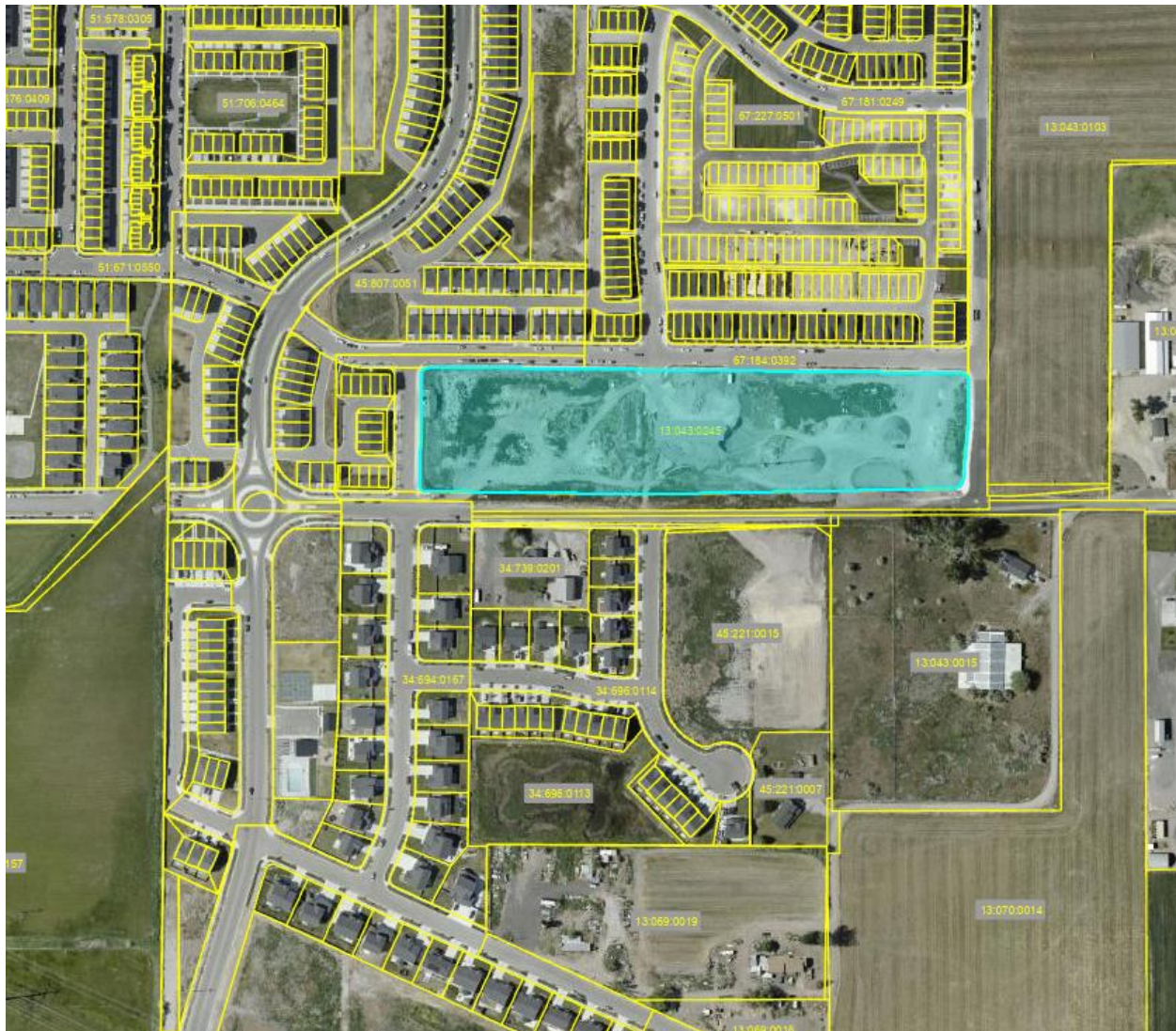
Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.608.
2. The Final Plat meets the requirements of Section 17.8.207.

Project Map



Engineering Development Checklist

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval 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 scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

Development Review Committee Staff Report
Meeting Date: September 21, 2026



The Final Plat meets the requirements of Section 17.8.211. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move to approve the proposed Final Plat, located at approximately 800 W 600 S, American Fork City, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 800 W 600 S, American Fork City, in the Transit Oriented Development (TOD) Zone.

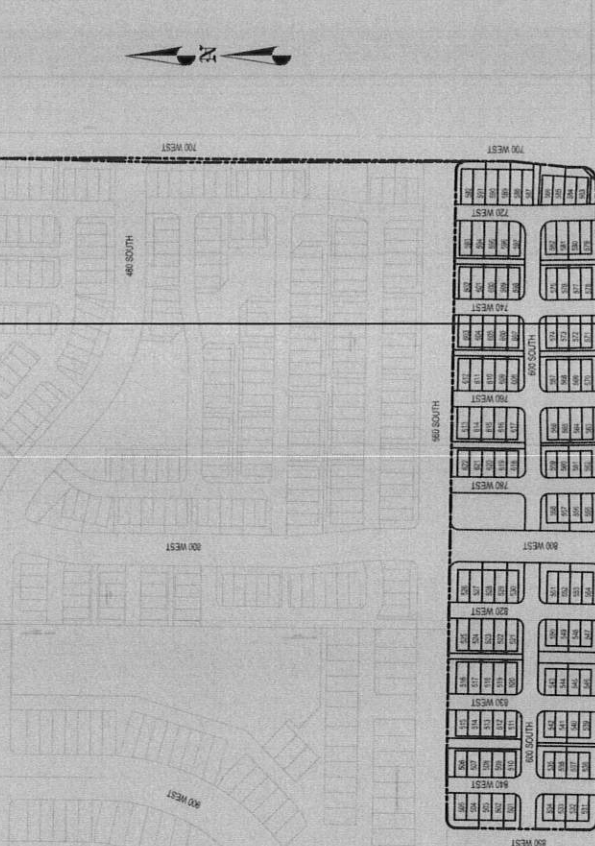
Table

I move to table action for the proposed Final Plat, located at 800 W 600 S, American Fork City, in the Transit Oriented Development (TOD) Zone, and instruct staff/developer to.....

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SALT LAKE BASE AND MERIDIAN
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SECTION 22 IN THE SOUTHEAST QUARTER OF SECTION 22
A TRANSIT-ORIENTED DEVELOPMENT

CURVE TABLE

CURVE	MOVING	LENGTH	DELTA	CHORD	BEARING	CURVE
C1	1.10	1.10	8.9737	7.12	144.7330	C1
C2	1.10	1.10	8.9737	7.12	144.7330	C2
C3	1.10	1.10	8.9737	7.12	144.7330	C3
C4	1.10	1.10	8.9737	7.12	144.7330	C4
C5	1.10	1.10	8.9737	7.12	144.7330	C5
C6	1.10	1.10	8.9737	7.12	144.7330	C6
C7	1.10	1.10	8.9737	7.12	144.7330	C7
C8	1.10	1.10	8.9737	7.12	144.7330	C8
C9	1.10	1.10	8.9737	7.12	144.7330	C9
C10	1.10	1.10	8.9737	7.12	144.7330	C10
C11	1.10	1.10	8.9737	7.12	144.7330	C11
C12	1.10	1.10	8.9737	7.12	144.7330	C12
C13	1.10	1.10	8.9737	7.12	144.7330	C13
C14	1.10	1.10	8.9737	7.12	144.7330	C14
C15	1.10	1.10	8.9737	7.12	144.7330	C15
C16	1.10	1.10	8.9737	7.12	144.7330	C16
C17	1.10	1.10	8.9737	7.12	144.7330	C17
C18	1.10	1.10	8.9737	7.12	144.7330	C18
C19	1.10	1.10	8.9737	7.12	144.7330	C19
C20	1.10	1.10	8.9737	7.12	144.7330	C20
C21	1.10	1.10	8.9737	7.12	144.7330	C21
C22	1.10	1.10	8.9737	7.12	144.7330	C22
C23	1.10	1.10	8.9737	7.12	144.7330	C23
C24	1.10	1.10	8.9737	7.12	144.7330	C24
C25	1.10	1.10	8.9737	7.12	144.7330	C25
C26	1.10	1.10	8.9737	7.12	144.7330	C26
C27	1.10	1.10	8.9737	7.12	144.7330	C27
C28	1.10	1.10	8.9737	7.12	144.7330	C28
C29	1.10	1.10	8.9737	7.12	144.7330	C29
C30	1.10	1.10	8.9737	7.12	144.7330	C30
C31	1.10	1.10	8.9737	7.12	144.7330	C31
C32	1.10	1.10	8.9737	7.12	144.7330	C32
C33	1.10	1.10	8.9737	7.12	144.7330	C33
C34	1.10	1.10	8.9737	7.12	144.7330	C34
C35	1.10	1.10	8.9737	7.12	144.7330	C35
C36	1.10	1.10	8.9737	7.12	144.7330	C36
C37	1.10	1.10	8.9737	7.12	144.7330	C37
C38	1.10	1.10	8.9737	7.12	144.7330	C38
C39	1.10	1.10	8.9737	7.12	144.7330	C39
C40	1.10	1.10	8.9737	7.12	144.7330	C40
C41	1.10	1.10	8.9737	7.12	144.7330	C41
C42	1.10	1.10	8.9737	7.12	144.7330	C42
C43	1.10	1.10	8.9737	7.12	144.7330	C43
C44	1.10	1.10	8.9737	7.12	144.7330	C44
C45	1.10	1.10	8.9737	7.12	144.7330	C45
C46	1.10	1.10	8.9737	7.12	144.7330	C46
C47	1.10	1.10	8.9737	7.12	144.7330	C47
C48	1.10	1.10	8.9737	7.12	144.7330	C48
C49	1.10	1.10	8.9737	7.12	144.7330	C49
C50	1.10	1.10	8.9737	7.12	144.7330	C50
C51	1.10	1.10	8.9737	7.12	144.7330	C51
C52	1.10	1.10	8.9737	7.12	144.7330	C52
C53	1.10	1.10	8.9737	7.12	144.7330	C53
C54	1.10	1.10	8.9737	7.12	144.7330	C54
C55	1.10	1.10	8.9737	7.12	144.7330	C55
C56	1.10	1.10	8.9737	7.12	144.7330	C56
C57	1.10	1.10	8.9737	7.12	144.7330	C57
C58	1.10	1.10	8.9737	7.12	144.7330	C58
C59	1.10	1.10	8.9737	7.12	144.7330	C59
C60	1.10	1.10	8.9737	7.12	144.7330	C60
C61	1.10	1.10	8.9737	7.12	144.7330	C61
C62	1.10	1.10	8.9737	7.12	144.7330	C62
C63	1.10	1.10	8.9737	7.12	144.7330	C63
C64	1.10	1.10	8.9737	7.12	144.7330	C64
C65	1.10	1.10	8.9737	7.12	144.7330	C65
C66	1.10	1.10	8.9737	7.12	144.7330	C66
C67	1.10	1.10	8.9737	7.12	144.7330	C67
C68	1.10	1.10	8.9737	7.12	144.7330	C68
C69	1.10	1.10	8.9737	7.12	144.7330	C69
C70	1.10	1.10	8.9737	7.12	144.7330	C70
C71	1.10	1.10	8.9737	7.12	144.7330	C71
C72	1.10	1.10	8.9737	7.12	144.7330	C72
C73	1.10	1.10	8.9737	7.12	144.7330	C73
C74	1.10	1.10	8.9737	7.12	144.7330	C74
C75	1.10	1.10	8.9737	7.12	144.7330	C75
C76	1.10	1.10	8.9737	7.12	144.7330	C76
C77	1.10	1.10	8.9737	7.12	144.7330	C77
C78	1.10	1.10	8.9737	7.12	144.7330	C78
C79	1.10	1.10	8.9737	7.12	144.7330	C79
C80	1.10	1.10	8.9737	7.12	144.7330	C80
C81	1.10	1.10	8.9737	7.12	144.7330	C81
C82	1.10	1.10	8.9737	7.12	144.7330	C82
C83	1.10	1.10	8.9737	7.12	144.7330	C83
C84	1.10	1.10	8.9737	7.12	144.7330	C84
C85	1.10	1.10	8.9737	7.12	144.7330	C85
C86	1.10	1.10	8.9737	7.12	144.7330	C86
C87	1.10	1.10	8.9737	7.12	144.7330	C87
C88	1.10	1.10	8.9737	7.12	144.7330	C88
C89	1.10	1.10	8.9737	7.12	144.7330	C89
C90	1.10	1.10	8.9737	7.12	144.7330	C90
C91	1.10	1.10	8.9737	7.12	144.7330	C91
C92	1.10	1.10	8.9737	7.12	144.7330	C92
C93	1.10	1.10	8.9737	7.12	144.7330	C93
C94	1.10	1.10	8.9737	7.12	144.7330	C94
C95	1.10	1.10	8.9737	7.12	144.7330	C95
C96	1.10	1.10	8.9737	7.12	144.7330	C96
C97	1.10	1.10	8.9737	7.12	144.7330	C97
C98	1.10	1.10	8.9737	7.12	144.7330	C98
C99	1.10	1.10	8.9737	7.12	144.7330	C99
C100	1.10	1.10	8.9737	7.12	144.7330	C100

[illegible][illegible]

SURVEYOR'S CERTIFICATE

[illegible]

BOUNDARY DESCRIPTION

beginning at a point located north of deep east along section line 641 18 feet and west 1970.30 feet
section 22 township 5 south range 1 east salt lake base and meridian

to the number of patients who were treated with the following: 1) 100% of patients with a history of a heart attack, 2) 90% of patients with a history of a heart attack, 3) 80% of patients with a history of a heart attack, 4) 70% of patients with a history of a heart attack, 5) 60% of patients with a history of a heart attack, 6) 50% of patients with a history of a heart attack, 7) 40% of patients with a history of a heart attack, 8) 30% of patients with a history of a heart attack, 9) 20% of patients with a history of a heart attack, 10) 10% of patients with a history of a heart attack, 11) 0% of patients with a history of a heart attack.

OWNER'S DEDICATION

[illegible]

ACKNOWLEDGEMENT

STATE OF IOWA) ss.
COUNTY OF IOWA)
On the 31st day of August, A.D. 2016, PERSONALLY APPEARED BEFORE ME
[Signature] who being duly sworn, depose and say that he executed the foregoing VERIFICATION
IN WHICH HE REQUESTED THAT I, AS A JUDGE OF THE IOWA JUDICIAL BRANCH, COMMISSIONER OF THE
IOWA BOARD OF PROBATION AND PAROLE, CONFIRM HIS APPOINTMENT TO THE POSITION OF PROBATION
OFFICER IN THE IOWA DEPARTMENT OF CORRECTIONS, AND THAT HE IS QUALIFIED TO HOLD SUCH POSITION
WITH THE FOLLOWING DOCUMENTS OF RECORD:
[Signature] 10/20/2016 vs
[Signature] 10/20/2016
BY COMMISSIONER DENNIS
COMMISSIONER HANSEN

[illegible]

THE ADMINISTRATIVE AUTHORITY OF AMERICAN FURNITURE CITY, COUNTY OF SUBURBICHIEN AND MENHAY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS TO THE PUBLIC TRUST.

DATE OF THE PUBLIC TRUST: _____ DAY OF _____ A.D. _____

MEADOWBROOK TOD PLAT E

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 8 SOUTH RANGE 1 EAST,
SALT LAKE BASIN AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SHEET 1 OF 1

Subsidiary	City/State/Zip	Country
Subsidiary A	City A, State A, Zip A	Country A
Subsidiary B	City B, State B, Zip B	Country B
Subsidiary C	City C, State C, Zip C	Country C
Subsidiary D	City D, State D, Zip D	Country D
Subsidiary E	City E, State E, Zip E	Country E
Subsidiary F	City F, State F, Zip F	Country F
Subsidiary G	City G, State G, Zip G	Country G
Subsidiary H	City H, State H, Zip H	Country H
Subsidiary I	City I, State I, Zip I	Country I
Subsidiary J	City J, State J, Zip J	Country J
Subsidiary K	City K, State K, Zip K	Country K
Subsidiary L	City L, State L, Zip L	Country L
Subsidiary M	City M, State M, Zip M	Country M
Subsidiary N	City N, State N, Zip N	Country N
Subsidiary O	City O, State O, Zip O	Country O
Subsidiary P	City P, State P, Zip P	Country P
Subsidiary Q	City Q, State Q, Zip Q	Country Q
Subsidiary R	City R, State R, Zip R	Country R
Subsidiary S	City S, State S, Zip S	Country S
Subsidiary T	City T, State T, Zip T	Country T
Subsidiary U	City U, State U, Zip U	Country U
Subsidiary V	City V, State V, Zip V	Country V
Subsidiary W	City W, State W, Zip W	Country W
Subsidiary X	City X, State X, Zip X	Country X
Subsidiary Y	City Y, State Y, Zip Y	Country Y
Subsidiary Z	City Z, State Z, Zip Z	Country Z

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____

BY THE WATER AUTHORITY _____

SEWER & WATER AUTHORITY

JOURNAL OF NATURAL HISTORY



