# AMERICAN FORK CITY
# PLANNING COMMISSION REGULAR SESSION
# MARCH 20, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on March 20, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Review and action on an amended site plan for JCW's Restaurant located at 580 East State Street in the GC-1 General Commercial zone

3. Hearing, review and action on the Dixie Farms Plats A & B Flexible Lot PUD project, consisting of 91 lots, located in the areas of 620 South 850 West and 1000 South 800 West in the PR-3.0 Planned Residential and PF-Public Facilities zones

4. Other Business

5. Site Plan Committee Report

6. Review and action on the minutes of the March 6, 2019 Planning Commission Regular Session

7. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

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

AMERICAN FORK CITY MEETING DATE: March 20, 2019
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on an amended site plan for JCW's restaurant, located at 580 E. State Street, in the GC-1 (General Commercial) zone.

ACTION REQUESTED: Approval of the site plan.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 580 E. State Street | | | |
| Applicants: | | JCW's | | | |
| Existing Land Use: | | Commercial | | | |
| Proposed Land Use: | | Commercial | | | |
| Surrounding Land Use: | North | Commercial | | | |
| | South | Commercial | | | |
| | East | Commercial | | | |
| | West | Commercial | | | |
| Existing Zoning: | | GC-1 (General Commercial) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | GC-1 (General Commercial) | | | |
| | South | GC-1 (General Commercial) | | | |
| | East | SC-1 (Planned Shopping Center) | | | |
| | West | GC-1 (General Commercial) | | | |
| Land Use Plan Designation: | | Design Commercial | | | |
| Zoning within density range? | | x | Yes | | No |

Background

JCW's proposes a rebuild at its current location. The existing structure will be demolished and a new one constructed. Landscaping will be upgraded to comply with the City's landscape standards; parking lot landscaping being added and brought into compliance with City Code. Access to the site will remain as is. The new structure will consist of 5,000 sq. ft. Parking will be provided per the requirements of the City's parking code. Per the code, 60 spaces are required; 64 spaces will be provided.

Landscape plans and renderings of the proposed structure are included in the submittal materials.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Commercial”. The site plan is consistent with the Land Use Plan designation.

Section 17.6.101.B of the Development Code

Application for site plan approval shall be submitted on forms provided by the City and shall be accompanied by maps and drawings showing the following:

a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.

   This criterion is met.

b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.

   The location of driveways and points of vehicular ingress and egress has been illustrated.

c. A landscaping plan showing the location, types and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.

   Existing landscaping will be maintained, and new landscaping will be added. Plans reflect this in the submittal materials.

d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.

   Preliminary elevations have been provided.

e. The location of solid waste receptacles and trash pick-up areas.

   This has been illustrated on the site plan.

FINDING OF FACT

After reviewing the application for site plan approval, the following finding of fact is offered for consideration:

1. The proposed site plan meets the review criteria as found in Section 17.6.101.B of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for JCW’s, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for JCW’s.

TABLE

Mr. Chairman, I move that we table action on the site plan for JCW’s.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/20/2019

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: JCW's

Project Address: 580 East State Street

Developer / Applicant's Name: JCWS L&H, LLC.

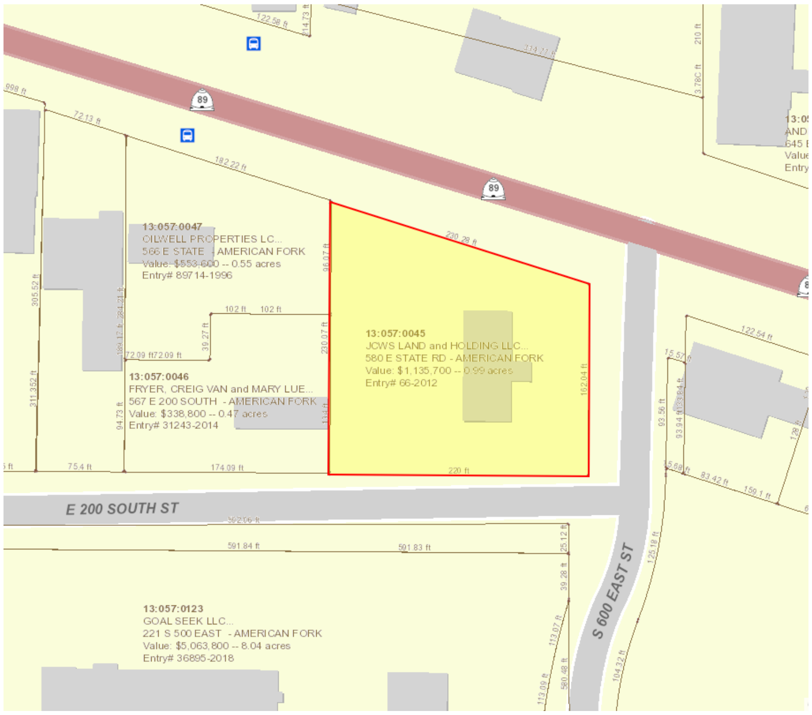
Type of Application:

☐ Subdivision Final Plat
☐ Code Text Amendment
☒ Commercial Site Plan
☐ Subdivision Preliminary Plan
☐ General Plan Amendment
☐ Residential Accessory Structure Site Plan
☐ Annexation
☐ Zone Change

**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

### Standard Conditions of Approval:

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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
2. **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.
3. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
4. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
5. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
6. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
7. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.

# GENERAL NOTES

## FIRE SAFETY

1. PROVIDE ALL FIRE EXTINGUISHERS (TYPE, LOCATION AND NUMBER) AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A : 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. APPLIES ALSO DURING CONSTRUCTION.
3. PROVIDE HAND HELD, TYPE 'K' FIRE EXTINGUISHER FOR KITCHEN.

## ELECTRICAL NOTES

1. CHANGES IN THE LOCATION OR OUTLETS, SWITCHES, LIGHTING AND OTHER ELECTRICAL FIXTURES, WHEN ORDERED PRIOR TO INSTALLATION, SHALL BE MADE WITHOUT EXTRA COST PROVIDED NO EXTRA MATERIAL IS REQUIRED.
2. GENERAL CONTRACTOR TO COORDINATE FOR ALL REQUIRED ELECTRICAL, PLUMBING AND HVAC CONNECTIONS.

## GLASS

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE SAFETY GLAZED IN ACCORDANCE WITH IBC CHAPTER 24. THE FOLLOWING AREAS SPECIFICALLY APPLY TO THIS PROJECT;

GLAZING IN INGRESS AND EGRESS DOORS.
GLAZING PANELS IN SWINGING DOORS.

GLAZING ADJACENT TO DOORS WITHIN A 24" ARC OF THE DOORS EDGES. GLAZING THAT IS MORE THAN 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WHOSE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR AND HAS A WALKING SURFACE WITHIN 36" OF THE PANEL.

## BUILDING ACCESSIBILITY NOTES

1. GROUND AND FLOOR SURFACES.
   - 1a. GROUND AND FLOOR SURFACES OF ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
   - 1b. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.
   - 1c. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
   - 1d. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY A RAMP OR CURB RAMP.
2. DOORS
   - 2a. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL COMPLY WITH 1a, 1b, 1c AND 1d.
   - 2b. DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE MOUNTED WITHIN REACH RANGES OF 15" ABOVE FINISHED FLOOR HEIGHT MINIMUM AND 48" ABOVE FINISHED FLOOR HEIGHT MAXIMUM. WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
   - 2c. DOORS CLOSERS SHALL BE ADJUSTED SO THAT, FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
3. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595a.

THE MINIMUM STANDARD FOR METHODS AND MATERIALS SHALL BE:
INTERNATIONAL BUILDING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL PLUMBING CODE 2015
NATIONAL ELECTRICAL CODE 2014
AMERICAN NATIONAL STANDARD ACCESSIBLE
AND USABLE BUILDINGS AND FACILITIES
CABO/ANSI A117.1-2009
(CONTRACTOR SHALL COMPLY WITH THE ABOVE CODES.)

1. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND CERTIFY THE EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND NOTIFY OWNER.
2. PRIOR TO ANY CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING AND NEW STRUCTURES AND ALL OBSTRUCTIONS. SHOULD CONFLICT EXIST, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
3. THE GENERAL CONTRACTOR SHALL LAY OUT THE WORK AND ESTABLISH ALL POINTS, GRADES AND LEVELS WHICH ARE SHOWN ON THE DRAWINGS. IF THEY DO NOT CONFORM WITH THE PHYSICAL CONDITIONS OF THE PROPOSED WORK, IMMEDIATELY NOTIFY THE OWNER WHO WILL MAKE THE NECESSARY REVISIONS AND CORRECTIONS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY PERMITS AND INSPECTIONS, OTHER THAN PLAN CHECK AND BUILDING PERMIT FEES TO BE PROVIDED BY OWNER.
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR COMPLETION OF WORK EXCEPT AS PROVIDED BY OWNER.
6. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMAL DISRUPTION. ALL DEMOLITION SHALL BE KEPT TO A MINIMUM AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE. TEMPORARILY REROUTE ANY UTILITIES REQUIRED BY OWNER FOR CONTINUOUS SERVICE.
7. ALL DUST AND NOISE CREATED BY THE WORK SHALL BE KEPT TO A MINIMUM.
8. UPON COMPLETION OF THE WORK FOR THE DAY, ALL WORK AREAS SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS REMOVED FROM THE SITE BY THE CONTRACTOR.
9. ALL GYPSUM BOARD FINISHES TAPED, BEDDED AND PAINTED.
10. INSTALL ALL CLOSINGS REQUIRED TO PROVIDE WATERTIGHT PROTECTION. FLASH DECK/ROOF INTERSECTIONS WITH ALL VERTICAL SURFACES. ALL METAL FLASHING, GUTTER, AND DOWN SPOUT JOINTS SHALL BE LAPPED, JOINED AND SEALED SO THAT THEY ARE WATERTIGHT.
11. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXTRA COSTS ARISING FROM THE EXECUTION OF HIS CONTRACT OR HIS SUBCONTRACTS AND SHALL RECEIVE THE OWNERS APPROVAL OF EXTRA COSTS PRIOR TO COMMENCING THE WORK INVOLVED.
12. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DELAYS OR CHANGES IN SCHEDULE.
13. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS AND VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE TO PLUMBING AND ATTIC AREAS AND SHALL CONFIRM LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
14. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS OR MENTIONED IN THE SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE INSTALLATION OR SYSTEM SHALL BE PROVIDED AND BE INSTALLED AS THOUGH CALLED OUT HEREIN IN EVERY DETAIL.
15. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
16. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
17. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE NOT IN CONTRACT EQUIPMENT CONTRACTORS TO PROVIDE AND COORDINATE ALL ROUGH-INS FOR OWNER FURNISHED, OWNER INSTALLED ITEMS OF EQUIPMENT AS PER SUPPLIERS SPECIFICATIONS AND REQUIREMENTS.
18. ALL DIMENSIONS TAKEN FROM FACE OR WALL (EXT. WALLS) & FROM FACE OF WALL FINISH (INT. WALLS) GRID LINES, FACE OF SHEATHING/FOUNDATION OR CENTER OF COLUMN.
19. ALL INTERIOR FINISHES TO BE CLASS 2 OR BETTER.
20. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MOISTURE RESISTANT.

# ACCESSIBLE REQUIREMENTS:

NOTE: SECTION NUMBERS LISTED BELOW ARE FROM ANSI A117.1 - 2009.

TOILET FACILITIES:

1) A 5' DIAMETER UNOBSTRUCTED TURNING SPACE IS REQUIRED IN THE TOILET ROOM. --SEC 304 & FIG. 304.3(A)

2) WHEN WATER CLOSET IS NOT IN A COMPARTMENT, THE CLEAR AREA REQUIRED IS: A) 60 INCHES WIDE BY 56 INCHES DEEP WITH A SIDE APPROACH. --SEC 604.3 & FIG. 604.3

3) SIDE BAR IS REQUIRED TO START WITHIN 12 INCHES OF THE BACK WALL AND EXTEND TO 54 INCHES FROM THE BACK WALL. --SEC 604.5 & FIG. 604.5.1 THE REAR BAR IS REQUIRED TO BE 36 INCHES LONG. --FIG. 604.5.2 THE BARS ARE TO BE 33 TO 36 INCHES ABOVE THE FLOOR. --FIG. 604.5.1(A), (B) --AN 18" VERTICAL GRAB BAR IS REQUIRED TO BE 39"-41" FROM BACK WALL AND START 39"-41" FROM GROUND.

3) WHEN WATER CLOSET IS IN A COMPARTMENT, THE AREA REQUIRED IS:

A) 56 INCHES DEEP BY 60 INCHES WIDE WITH A GRAB BAR AT THE BACK AND ONE AT THE SIDE. DOOR IS AT FRONT OR SIDE. --FIG. 604.8.2(A) OR

B) 60 INCHES DEEP BY 36 OR 48 INCHES WIDE WITH GRAB BARS ON BOTH SIDES AND DOOR AT FRONT. --FIG. 604.9 5) THE TOP OF THE SEAT ON THE WATER CLOSET IS REQUIRED TO BE 17 TO 19 INCHES ABOVE THE FLOOR. --FIG. 604.4

6) URINALS ARE REQUIRED TO BE STALL TYPE OR HAVE AN ELONGATED RIM AND BE WITHIN 17 INCHES OF THE FLOOR. --SEC 605.2 & FIG. 605.2

7) A CLEAR AREA OF 30X48 INCHES IS REQUIRED IN FRONT OF THE URINAL. --SEC 606.2

8) ACCESSIBLE LAVATORIES SHALL PROVIDE A CLEAR AREA UNDER THE LAVATORY OF 29 INCHES. SEC. 306.2

9) A CLEAR AREA OF 30X48 INCHES IS REQUIRED IN FRONT OF THE LAVATORY. --SEC. 305.3

10) THE BOTTOM OF MIRROR IS REQUIRED TO BE WITHIN 38 INCHES OF THE FLOOR.

11) ADA COMPLIANT LEVER TYPE FACET HANDLES TO BE INSTALLED

12) ALL EXPOSED PIPES UNDER LAVATORIES TO HAVE ADA COMPLIANT INSULATED DRAIN COVERS.

# SYMBOL LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| X-X | ELEVATION TAG- SEE DWG. AS NOTED | X<br>X-X | SECTION TAG- SEE DWG. AS NOTED |
| X<br>X-X | DETAIL TAG- SEE DWG. AS NOTED | X | DOOR TAG- SEE DOOR SCHEDULE |
| X-X | FINISH TAG- SEE FINISH LEGENDS | X | KEYED NOTE TAG |
| X | GRID LINE | X | REVISION TAG |
| X | GLAZING TAG | ROOM<br>XXX | ROOM NUMBER TAG |
| | ELEVATION BENCHMARK | | |
| | | | |

**JCW's THE BURGER BOYS**

# NEW BUILDING
# 580 EAST STATE STREET
# AMERICAN FORK, UTAH 84003

# LIST OF ABBREVIATIONS

| | |
|---|---|
| A.B. | ANCHOR BOLT |
| ADJ. | ADJUSTABLE |
| ALUM. | ALUMINUM |
| BLDG. | BUILDING |
| BLKG. | BLOCKING |
| CAB. | CABINET |
| CB | CATCH BASIN |
| C.F.C.I. | CONTR. FURN. CONTR. INSTALLED |
| CLG. | CEILING |
| CO. | COMPANY |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CONTR. | CONTRACTOR |
| DBL. | DOUBLE |
| DIA. | DIAMETER |
| D.F. | DRINKING FOUNTAIN |
| DRWG. | DRAWING |
| D/T | DRIVE THROUGH |
| DWL. | DOWEL |
| EA. | EACH |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| EQUIP. | EQUIPMENT |
| EX. | EXISTING |
| EXP. | EXPANSION |
| E.W.C. | ELECTRIC WATER COOLER |
| FACT. | FACTORY |
| F.D. | FLOOR DRAIN |
| F.E. | FIRE EXTINGUISHER |
| F.H. | FIRE HYDRANT |
| FIN. | FINISH |
| FLR. | FLOOR |
| FNDTN. | FOUNDATION |
| F.O.S. | FACE OF SHEATHING |
| FT. | FEET |
| FTG. | FOOTING |
| GA. | GAUGE |
| G.BD. | GYPSUM BOARD |
| G.I. | GALVANIZED IRON |
| H.C. | HANDICAPPED |
| HORIZ. | HORIZONTAL |
| HP | HORSE POWER |
| HR. | HOUR |
| H.S. | HIGH STRENGTH |
| I.B.C. | INTERNATIONAL BUILDING CODE |
| I.D. | INSIDE DIAMETER |
| INSUL. | INSULATION |
| KW | KILOWATT |
| MFR. | MANUFACTURER |
| MATL. | MATERIAL |
| MAX. | MAXIMUM |
| MDL. | MODEL |
| M.H. | MAN HOLE |
| MECH. | MECHANICAL |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTL. | METAL |
| N.I.C. | NOT IN CONTRACT |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| O.F.C.I. | OWNER FURN. CONTR. INSTALLED |
| O.F.O.I. | OWNER FURN. OWNER INSTALLED |
| O.R.D. | OVERFLOW ROOF DRAIN |
| P.L. | PLASTIC LAMINATE |
| PLMG. | PLUMBING |
| PLYWD. | PLYWOOD |
| P.S.F. | POUNDS PER SQUARE FOOT |
| REF. | REFERENCE |
| R.D. | ROOF DRAIN |
| R.D.L. | ROOF DRAIN LEADER |
| REQ'D. | REQUIRED |
| REQMNTS | REQUIREMENTS |
| REINF. | REINFORCEMENT |
| R.C.P. | REINF. CONCRETE PIPE |
| S.C. | SOLID CORE |
| S.F. | SQUARE FEET |
| SHT. | SHEET |
| SIM. | SIMILAR |
| SCHED. | SCHEDULE |
| S.S. | STAINLESS STEEL |
| STD. | STANDARD |
| STL. | STEEL |
| TYP. | TYPICAL |
| U.G. | UNDER GROUND |
| VERT. | VERTICAL |
| V.I.F. | VERIFY IN FIELD |
| W/ | WITH |
| W.R. | WATER RESISTANT |
| W.W.F. | WELDED WIRE FABRIC |

# CONSULTANTS:

STRUCTURAL
ALDAVE & ASSOCIATES, LLC
1486 E. BARTON CREEK LN.
BOUNTIFUL, UTAH 84010
(801) 294-3250
CONTACT: ANDRES ALDAVE
andres@aldavelc.com

MECHANICAL
SMD ENGINEERING
986 ATHERTON DR.
TAYLORSVILLE, UTAH 84123
(801) 268-3828
CONTACT: SCOTT DEAKINS
scott@smdengineering.com

ARCHITECT
THINK ARCHITECTURE
5151 S. 900 E. SUITE 200
SALT LAKE CITY, UTAH 84117
(801) 269-0055
CONTACT: MO MYERS
mmyers@thinkaec.com

ELECTRICAL
ROCKY MOUNTAIN CONSULTING ENG, INC.
2117 S. 3600 WEST
SALT LAKE CITY, UTAH 84119-1121
(801) 566-0503
CONTACT: DAVID STEWART
david@rmceut.com

CIVIL:
EXCEL ENGINEERING
12 W. 100 NORTH, STE 201
AMERICAN FORK, UT 84003
(801) 756-4504
CONTACT: DAVID PETERSON
david@excelcivil.com

OWNER:
JCWS L & H, LLC.
14884 HERITAGECREST WAY
BLUFFDALE, UT 84065-4840
(801) 450-9887
CONTACT: CHRIS WILLIAMS
chriswilliams.jcws@gmail.com

# LOCAL CONTACTS

| DEPARTMENT | CONTACT | PHONE |
|---|---|---|
| PLANNING | WENDELIN KNOBLOCH<br>wknobloch@afcity.net | (801) 763-3060 |
| ENGINEERING | MISITANA UYEMA (TANA)<br>muyema@afcity.net | (801) 763-3060 |
| BUILDING | DAN ROJAS, CBO<br>dan@afcity.net | (801) 763-3060 |
| HEALTH DEPT. | UTAH COUNTY HEALTH DEPT. | (801) 851-7525 |
| FIRE DEPT. | AMERICAN FORK FIRE DEPARTMENT | (801) 763-3040 |
| GAS | DOMINION ENERGY<br>BROOKE SMITH brooke.smith@dominionenergy.com | (801) 201-3192 |
| POWER | ROCKY MOUNTAIN POWER<br>PAMELA BRUNER pamela.bruner@PacificCorp.com | (801) 576-6250 |
| SEWER | AMERICAN FORK PUBLIC WORKS DEPARTMENT<br>TIMPANGOAS SANITARY SEWER DISTRICT | (801) 763-3060<br>(801) 756-5231 |
| TELEPHONE | CENTURYLINK<br>DESIREE MIDDLETON desiree.middleton@centurylink.com | (800) 603-6000 |
| WATER | AMERICAN FORK PUBLIC WORKS DEPARTMENT | (801) 763-3060 |

# BASIS OF DESIGN

| | |
|---|---|
| BUILDING CONSTRUCTION TYPE: | VB |
| OCCUPANCY: (IBC Ch. 3) | A2 & S2 |
| OCCUPANCY SEPARATION: | NONE (IBC 508.3) |
| ALLOWABLE AREA:<br>TABLE 506.2 | 24,000 S.F. |
| ACTUAL AREA:<br>AREA, BUILDING (IBC Ch. 202):<br>FLOOR AREA (GROSS) | <br>4,692 S.F.<br>5,006 S.F. |
| AUTO-FIRE SPRINKLING SYSTEM: | YES, NFPA 13 |
| NO. EXITS REQUIRED: (Tbl. 1006.2.1) | 2 |
| EXTERIOR WALLS: (Tbl. 601) | NON RATED |
| OPENINGS: (Tbl. 705.8) | UNPROTECTED |
| NO. OF STORIES: | 1 |

OCCUPANT LOAD FACTORS: (Tbl 1004.1.2)

| | |
|---|---|
| DINING : 2,591 @ 1:15 = 173 | 185* |
| STANDING AREA : 119 @ 1:5 | 24 |
| KITCHEN : 784 S.F. @ 1:200 = | 4 |
| WALK-IN COOLER : 241 S.F. (UNOCCUPIED) = | 0 |
| TOILET ROOMS : 200 (ACCESSORY) = | 0 |
| OFFICE : 35 S.F. @ 1:100 = | 1 |
| STORAGE : 448 @ 1:500 = | 1 |
| TOTAL OCCUPANT LOAD = | 215 |

* BASED ON SEAT COUNT

PLUMBING FACILITIES CALCULATIONS (IBC TABLE 2902.1)

| OCCUPANTS | MALE W/C | FEMALE W/C | LAVATORY (EA) |
|---|---|---|---|
| 215 | 215/2=108<br>2:76-150 | 215/2=108<br>2:76-150 | 215/2=108<br>1:1-200 |
| TOTAL REQUIRED | 2 | 2 | 1 |
| TOTAL PROVIDED | 2 | 2 | 1 |

CODES IN FORCE:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CODE
2014 NATIONAL ELECTRICAL CODE
2009 ANSI A117.1 ACCESSIBILTY STANDARDS

NOTES:

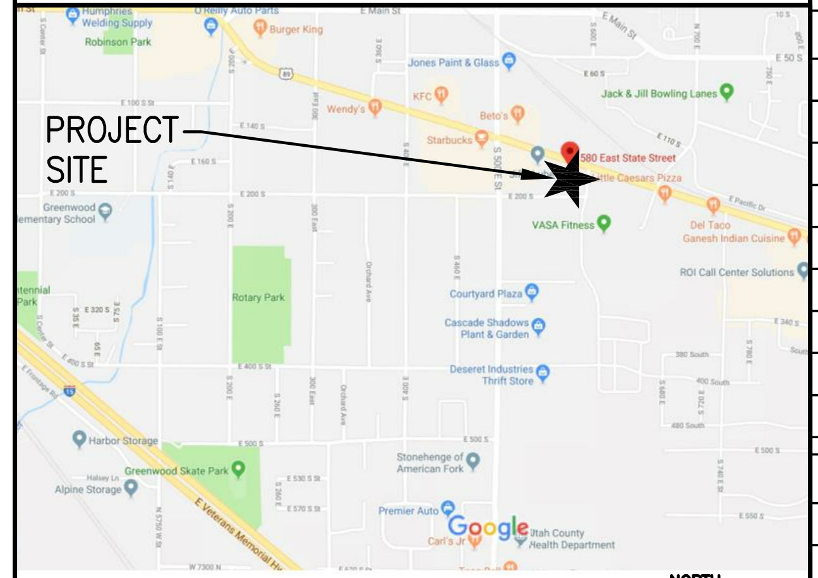
ALL WORK SHALL BE DONE BY TRADESMEN WITH A CURRENT STATE LICENSE IN STRICT ACCORDANCE WITH CURRENT CODES MENTIONED ON THE SHEET.

DO NOT SCALE DRAWINGS DIMENSIONS TAKE PRECEDENT.

IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT AND RECEIVE CLARIFICATION PRIOR TO PROCEEDING.

DEFERRED SUBMITTALS:
THE CONTRACTOR OR OTHER RESPONSIBLE PARTY SHALL PROVIDE THE FOLLOWING INFORMATION TO THE CITY BUILDING DEPT. AND THE ARCHITECT AND RECEIVE APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

1. FIRE MARSHAL APPROVAL OF THE HOOD FIRE SUPPRESSION SYSTEM AND FIRE SPRINKLER SYSTEM
2. FIRE MARSHAL APPROVAL OF THE FIRE SPRINKER SYSTEM.
3. ICBO RESEARCH REPORT FOR E.I.F.S. SYSTEM.
4. SPECIAL INSPECTION TESTING CONTRACT.
5. ROOFING TRUSS SHOP DRAWINGS STAMPED BY A STATE LICENSED STRUCTURAL ENGINEER.
6. MANUFACTURER'S SPECIFICATION ON THE CLASS I DUCT WRAP SYSTEM.



VICINITY MAP
N.T.S.

# SHEET SCHEDULE

| SHT. | DESCRIPTION |
|---|---|
| T | TITLE SHEET |
| | **CIVIL** |
| C1 | COVER |
| C2 | SITE PLAN |
| C3 | UTILITY PLAN |
| C5 | GRADING AND DRAINAGE PLAN |
| C6 | EROSION CONTROL PLAN |
| C7 | BMP DETAILS |
| C8 | BMP DETAILS |
| C9 | AMERICAN FORK STANDARD CONSTRUCTION DETAILS |
| C10 | DETAIL SHEET |
| C11 | DETAIL SHEET |
| | **LANDSCAPE** |
| L-01 | LANDSCAPE PLAN |
| L-02 | LANDSCAPE NOTES AND DETAILS |
| L-03 | IRRIGATION PLAN |
| L-04 | IRRIGATION NOTES AND DETAILS |
| | **ARCHITECTURAL** |
| AS.1 | SITE PLAN |
| AS.2 | SITE DETAILS |
| A1.0 | SLAB PLAN |
| A1.1 | FLOOR PLAN |
| A1.2 | DOOR, WALL & WINDOW SCHEDULES |
| A2.0 | REFLECTED CEILING PLAN |
| A3.0 | ROOF PLAN AND DETAILS |
| A4.0 | FINISH PLAN, SCHEDULE, INTERIOR ELEVATIONS |
| A4.1 | INTERIOR ELEVATIONS |
| A4.2 | MILLWORK |
| A4.3 | LOW WALL DETAILS |
| A5.0 | EXTERIOR ELEVATIONS |
| A5.1 | BUILDING SECTIONS |
| A5.2 | BUILDING SECTIONS |
| A6.0 | WALL SECTIONS |
| A6.1 | WALL SECTIONS |
| A7.0 | DETAILS |
| A7.1 | DETAILS |
| A7.2 | DETAILS |
| SN1 | SPECIFICATIONS |
| SN2 | SPECIFICATIONS |
| SN3 | SPECIFICATIONS |
| SN4 | SPECIFICATIONS |
| SN5 | SPECIFICATIONS |
| | **STRUCTURAL** |
| S1 | STRUCTURAL GENERAL NOTES & TYPICAL DETAILS |
| S1.1 | STRUCTURAL GENERAL NOTES & TYPICAL DETAILS |
| S2 | FOOTING & FOUNDATION PLAN |
| S3 | ROOF FRAMING PLAN |
| S4 | STRUCTURAL DETAILS |
| S5 | STRUCTURAL DETAILS |
| S6 | STRUCTURAL DETAILS |
| S7 | STRUCTURAL DETAILS |
| S8 | STRUCTURAL DETAILS |
| | **MECHANICAL** |
| M100 | MECHANICAL OVERVIEW |
| M101 | MAIN FLOOR MECHANICAL |
| M102 | ROOF MECHANICAL |
| M103 | CAPTIVEAIRE RANGE HOOD |
| M104 | CAPTIVEAIRE RANGE HOOD |
| M105 | EF-1 |
| M106 | EF-2/EF-3 |
| M107 | MAU-1 |
| M108 | MONITOR AND CONTROL |
| M109 | WIRING |
| M110 | CONTROLS |
| M108 | MONITOR AND CONTROL |
| M109 | WIRING |
| M110 | CONTROLS |
| M111 | DISHWASHER HOOD |
| M112 | DISHWASHER EXHAUST FAN |
| M113 | DISHWASHER WIRING |
| M114 | MECHANICAL DETAILS |
| | **PLUMBING** |
| P100 | PLUMBING OVERVIEW |
| P101 | MAIN FLOOR SANITARY |
| P102 | GREASE-SANITARY |
| P103 | DCW/DHW/GAS |
| P104 | ROOF PLUMBING |
| P105 | PLUMBING ISOMETRIC |
| P106 | PLUMBING SCHEDULES |
| | **ELECTRICAL** |
| E0.1 | ELECTRICAL GENERAL SHEET |
| E0.2 | ELECTRICAL SITE PLAN |
| E1.1 | LIGHTING PLAN |
| E2.1 | POWER PLAN |
| E2.2 | ROOF POWER PLAN |
| E3.1 | FIRE ALARM PLAN |
| E5.1 | ELECTRICAL DETAILS |
| E6.1 | ELECTRICAL SCHEDULES |
| E6.2 | LIGHTING SCHEDULES |
| | **FOOD SERVICE** |
| FS-1 | KITCHEN EQUIPMENT PLAN |
| FS-2 | FULL PAGE SCHEDULE |
| FS-3 | KITCHEN ELECTRICAL PLAN |
| FS-4 | KITCHEN PLUMBING PLAN |

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from ADWN+JSA Architects, Inc.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

JCW's THE BURGER BOYS

**JCW's RESTAURANT**
**580 E. STATE STREET**
**AMERICAN FORK, UTAH**

PROJECT NO. 18-101
DATE: MARCH 21, 2019

REVISIONS:
1 MARCH 8, 2019 SITE REVISION

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T

## PLUMBING FIXTURE COMPARISON

| EXISTING BUILDING | | NEW BUILDING | | INCREASE |
|---|---|---|---|---|
| WATER CLOSETS | 3 | WATER CLOSETS | 3 | 0 |
| URINALS | 1 | URINALS | 1 | 0 |
| HAND WASH LAVATORIES | 3 | HAND WASH LAVATORIES | 6 | 3 |
| THREE COMPARTMENT SINK | 1 | THREE COMPARTMENT SINK | 1 | 0 |
| FOOD PREPARATION SINK | 1 | FOOD PREPARATION SINK | 1 | 0 |
| MOP SINK | 1 | MOP SINK | 1 | 0 |
| BEVERAGE DISPENSER | 3 | BEVERAGE DISPENSER | 3 | 0 |
| EXTERIOR HOSE BIBBS | 3 | EXTERIOR HOSE BIBBS | 4 | 1 |
| | | DISHWASHER | 1 | 1 |
| | | DISH RINSE SINK | 1 | 1 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## GENERAL NOTES

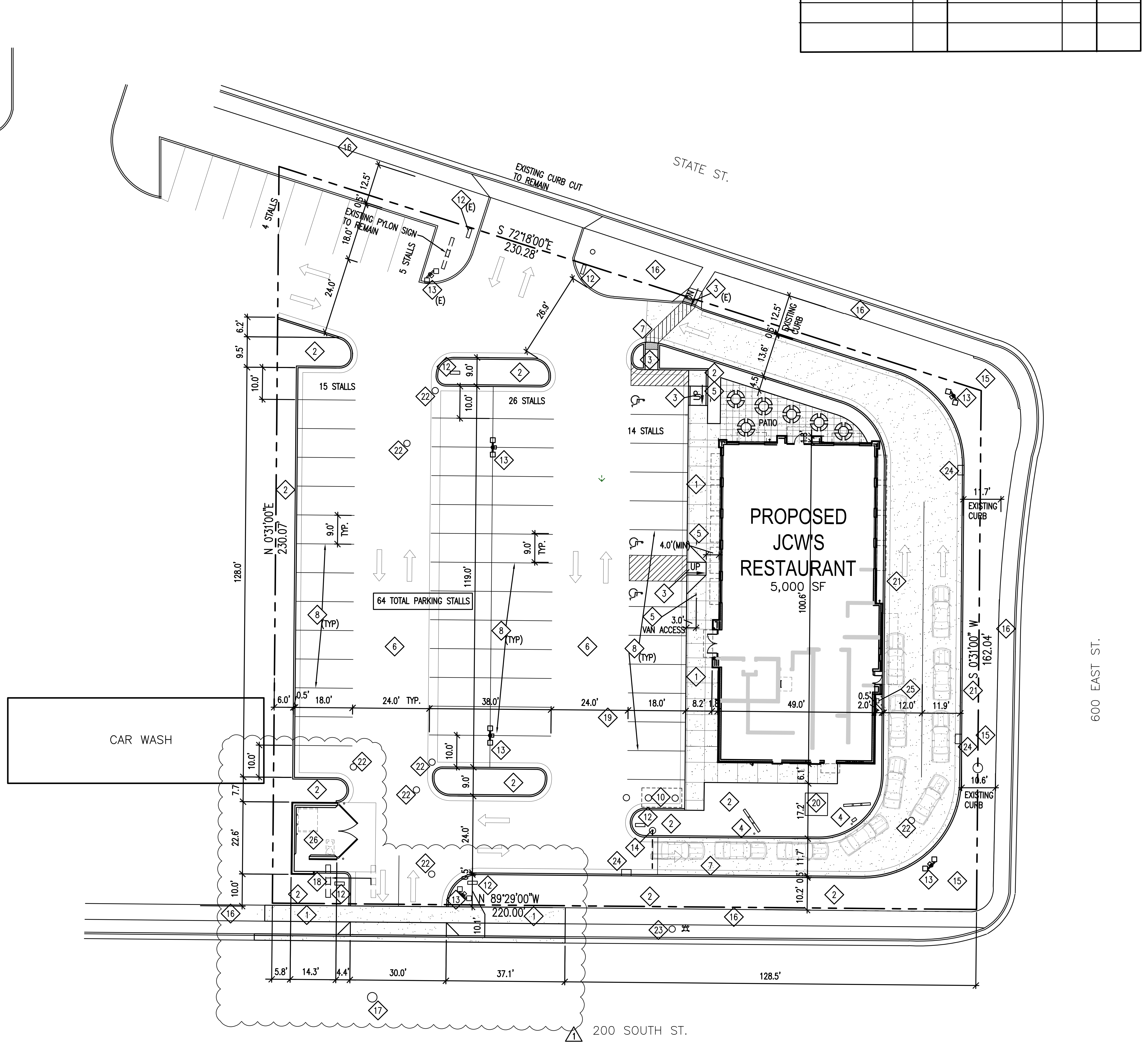
1. SEE CIVIL DRAWING FOR SITE DEMOLITION.
2. SEE CIVIL DRAWINGS FOR DETAILS OF SITE IMPROVEMENTS.
3. FIELD VERIFY (E) CURB TIE–INS AND UTILITY P.O.C.'S.
4. SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.

## KEYED NOTES

| | |
|---|---|
| 1 | (N) 4" THICK CONCRETE WALK & CURB GUTTER. SEE CIVIL DRAWINGS. |
| 2 | (N) LANDSCAPING. |
| 3 | CONCRETE RAMP TO GRADE. SEE SHEET CIVIL FOR GRADES. SLOPE 1;12 MAX. PROVIDE 2' MIN. DETECTABLE WARNING AT TRANSITION TO VEHICLE TRAFFIC WAY. |
| 4 | ORDER SIGN AND PREVIEW SIGN O.F.C.I. SEE ELEC. DRAWINGS. |
| 5 | ACCESSIBLE PARKING SIGN. "VAN ACCESSIBLE" AT 8' WIDE AISLE SEE 01/AS.1. |
| 6 | (N) ASPHALT PAVEMENT. SEE CIVIL DRAWINGS. |
| 7 | (N) CROSSWALK STRIPING. SEE CIVIL DRAWINGS. |
| 8 | (N) PARKING STRIPING. SEE CIVIL DRAWINGS. |
| 10 | 1800 GAL. GREASE TRAP W/ SOLID COVERS ON MANHOLES. RE: CIVIL, PLMBG DRAWINGS. VENT UP CORNER OF WALL TO PARAPET. |
| 11 | (N) FIRE HYDRANT. SEE CIVIL DRAWINGS. |
| 12 | DIRECTIONAL SIGNS O.F.C.I. FIELD VERIFY LOCATION W/ OWNER. SEE ELEC. DRAWINGS. |
| 13 | LIGHT POLES. RE: ELEC. DRAWINGS. |
| 14 | HEIGHT LIMIT BAR O.F.C.I. FIELD VERIFY LOCATION W/ OWNER. |
| 15 | REWORK (E) LANDSCAPE FOR NEW LAYOUT. |
| 16 | (E) CONCRETE SIDEWALK. |
| 17 | EXISTING MANHOLE |
| 18 | RELOCATE (E) PYLON SIGN HERE. RE: CIVIL & ELEC. |
| 19 | REMOVE (E) GREASE INTERCEPTOR & SANITARY SEWER LINES |
| 20 | RELOCATED ELECTRICAL TRANSFORMER. |
| 21 | ROOF DRAIN LEADER. EXTEND TO STORM DRAIN. RE: CIVIL |
| 22 | STORM DRAIN MANHOLE. RE: CIVIL |
| 23 | EXISTING 1 ½" WATER METER. RE: CIVIL. |
| 24 | STORM DRAIN INLET BOX. RE: CIVIL |
| 25 | RELOCATED GAS METER.. RE: CIVIL. |
| 26 | TRASH ENCLOSURE W/ BRICK VENEER. SEE AS.2. |

## SITE TABULATION

| | |
|---|---|
| ZONE | GC–1 "GENERAL COMMERCIAL" |
| CONSTRUCTION TYPE | V–B (NFPA 13 FIRE SPRINKLERS) |
| SITE AREA | 43,132 SF (.99 ACRES) |
| NEW BUILDING AREA | 5,006 SF |
| EXISTING BUILDING AREA | 4,628 SF |
| BUILDING AREA INCREASE | 376 SF |
| LANDSCAPE AREA | 7,013 SF (16.3%) |
| EXISTING PARKING PROVIDED | 58 SPACES |
| PARKING REQ'D (1 PER 100 S.F.) | 50 SPACES |
| NEW PARKING PROVIDED | 63 SPACES |

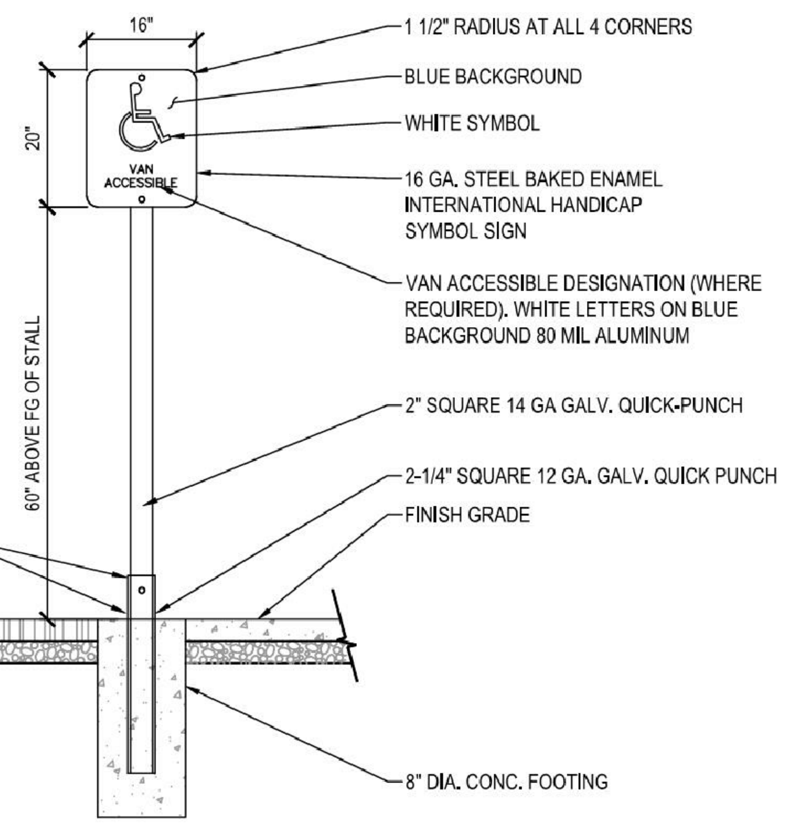


SITE PLAN

1"=20'-0"

**NOTES:**

1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.


16"
20"
VAN ACCESSIBLE
60" ABOVE FG OF STALL
1 1/2" RADIUS AT ALL 4 CORNERS
BLUE BACKGROUND
WHITE SYMBOL
16 GA. STEEL BAKED ENAMEL INTERNATIONAL HANDICAP SYMBOL SIGN
VAN ACCESSIBLE DESIGNATION (WHERE REQUIRED). WHITE LETTERS ON BLUE BACKGROUND 80 MIL ALUMINUM
2" SQUARE 14 GA GALV. QUICK-PUNCH
2-1/4" SQUARE 12 GA. GALV. QUICK PUNCH
FINISH GRADE
SEALANT
8" DIA. CONC. FOOTING

SITE PLAN 01

NO SCALE

Think
Architecture

*Architecture*
*Interior Design*
*Landscape Architecture*
*Land Planning*
*Construction Management*

*5151 South 900 East, Suite 200*
*Salt Lake City, UT 84117*
*Ph: 801.269.0055*
*Fax: 801.269.1425*
*www.thinkaec.com*

*The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from ASWN+JSA Architects, Inc.*

*These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.*

JCW's THE BURGER BOYS

**JCW's RESTAURANT**
**580 E. STATE STREET**
**AMERICAN FORK, UTAH**

PROJECT NO. 18-101
DATE: MARCH 21, 2019

REVISIONS:
1 MARCH 8, 2019 SITE REVISION

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
**AS.1**

**LANDSCAPE GENERAL NOTES:**

**LANDSCAPE NOTES:**

1. ALL CONTRACTORS SHALL COMPLY WITH IA STANDARDS AND AMERICAN FORK CITY LANDSCAPE STANDARDS AND DETAILS WHEN INSTALLING THE IRRIGATION SYSTEM AND INSTALLING LANDSCAPING AS WELL AS LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND CITY/COUNTY CODES.
2. ALL LANDSCAPING AND IRRIGATION MUST BE MAINTAINED BY CONTRACTOR FOR 30 DAYS AFTER INSTALLATION.
3. ALL CONTRACTORS SHALL SUBMIT, TO THE OWNER, TWO COPIES OF AN APPROVED SET OF LANDSCAPE AND IRRIGATION DRAWINGS, PRIOR TO THE WARRANTY PERIOD INSPECTION.
4. THE LANDSCAPE PLANTING ARE TO BE USED IN CONJUNCTION WITH THE CIVIL SITE PLANS TO FORM COMPLETE INFORMATION FOR THIS REFER TO CIVIL SITE PLAN FOR EXISTING AND PROPOSED DEVELOPMENT AND AREAS OF CONSTRUCTION.
5. THE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
6. BEFORE STARTING WORK, CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR EXISTING AND PROPOSED UNDERGROUND UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. CONTRACTOR SHALL REPAIR ALL DAMAGED IMPROVEMENTS AT CONTRACTORS EXPENSE.
7. ALL SHRUB AND TREE LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. TOPSOIL TO BE APPLIED AT A DEPTH OF 6-INCHES IN TURF AREAS AND 12-INCHES IN MULCH AREAS.
9. NOTE: AFTER THE SEEDING AREAS ARE ESTABLISHED THEY SHALL BE FERTILIZED. SEEDING AREAS TO BE ESTABLISHED TO A UNIFORM COVERAGE OF 85 PERCENT. AREAS THAT ARE BELOW 85 PERCENT COVERAGE SHALL BE RE-SEEDED. BROADCAST SEEDING IS NOT ALLOWED, ONLY DRILL OR HYDROMULCH WITH SEED. THIS PERTAINS TO AREAS THAT REQUIRE RESTORATION DUE TO DISTURBANCE OR STAGING.
10. PROVIDE LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. LANDSCAPE MAINTENANCE SHALL INCLUDE ALL FERTILIZING, WEEDING, TRIMMING, MOWING, WATERING, PLANT REPLACEMENTS, RESEEDING BARE AREAS, LANDSCAPE AND IRRIGATION SYSTEM REPAIRS AS REQUIRED.
11. LANDSCAPE CONTRACTOR TO PROVIDE 1-YEAR WARRANTY AFTER SUBSTANTIAL COMPLETION FOR LANDSCAPE AND IRRIGATION.
12. GRADING, TOPSOIL PLACEMENT AND COMPACTED SOILS:
FINISH SUBGRADE AND TOPSOIL PLACEMENT AND GRADING SHALL CONSIST OF:

12.1. PREPARE SUBGRADE BY ROUGH GRADING AND REMOVING ALL IRREGULARITIES AND DEBRIS, THEN TILL AND SCARIFY SUBSOIL TO A DEPTH OF 6 INCHES BEFORE PLACING TOPSOIL. PROVIDE LASER LEVELING ON LARGE FLAT AREAS TO CREATE A UNIFORM LEVEL SUBGRADE.

12.2. SUBGRADE SOIL SHALL BE IN A LOOSENED AND ROUGH SURFACE FINISH BEFORE TOPSOIL IS PLACED OVER SUBGRADE. (SUBGRADE SURFACE SHALL NOT BE SMOOTH, BUT A ROUGH SURFACE SHALL EXIST FOR A TRANSITION ZONE OF TOPSOIL TO SUBSOIL). IF AREAS OF SUBGRADE BECOME COMPACTED BEFORE TOPSOIL IS PLACED, SUBGRADE SHALL BE TILLED AGAIN BEFORE TOPSOIL PLACEMENT.

12.3. PLACING ALL SOIL ADDITIVES AND FERTILIZERS FOR THE AREAS AS NOTED ON THE PLAN AND NOTES. THEN TILL (NO SCARIFYING) ADDITIVES TO A DEPTH OF 4-INCHES.

12.4. AFTER TILLING, BRING AREAS TO UNIFORM GRADES BY FLOATING AND/OR HAND RAKING. IN LARGE OPEN LEVEL AREAS, PERFORM LASER LEVELING TO CREATE UNIFORM LEVEL AREAS.

12.5. MAKE MINOR ADJUSTMENT OF FINISH GRADES AS DIRECTED BY THE ENGINEER OR LANDSCAPE ARCHITECT.

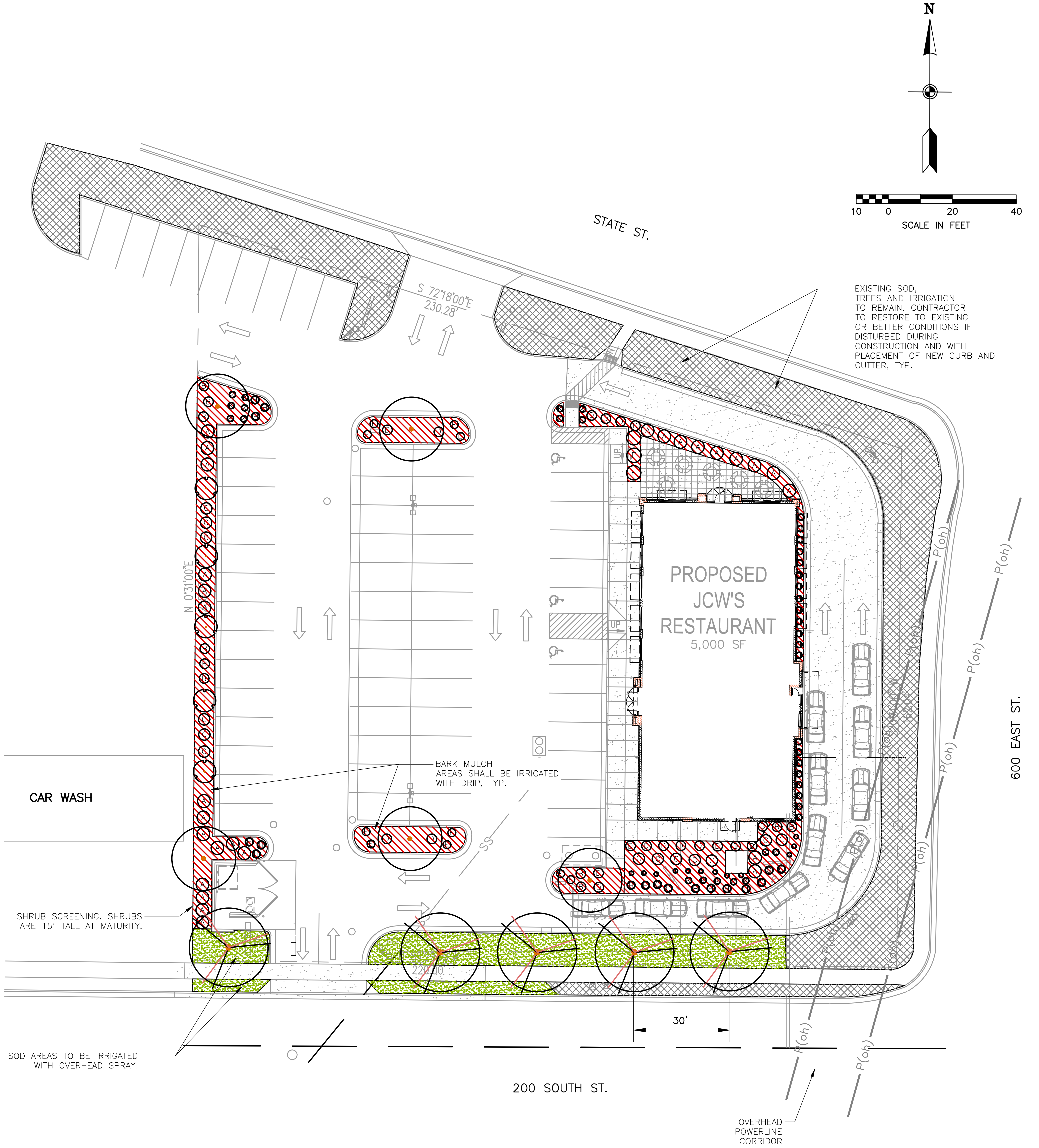
12.6. REMOVE WASTE MATERIALS OVER 1" IN SIZE SUCH AS STONES, ROOTS, OR OTHER UNDESIRABLE FOREIGN MATERIALS AND FINISH RAKING, DISHING, DRAGGING, AND SMOOTHING SOIL READY FOR PLANTING.

12.7. NO GRADING OR SOIL PLACEMENT SHALL BE UNDERTAKEN WHEN SOILS ARE WET OR FROZEN.

13. AREAS REQUIRING TRENCHING OR STAGING ACTIVITIES CONTRACTOR TO SEED DISTURBED AREA TO MATCH EXISTING. ANY DAMAGES DONE TO FENCING, ADJACENT PROPERTIES, OR EXISTING IRRIGATION SYSTEMS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OR OWNER.

## PLANT SCHEDULE

| TREES | BOTANICAL NAME / COMMON NAME | CONT | | QTY |
|---|---|---|---|---|
| ○ | FAGUS SYLVATICA 'RED OBELISK' / FASTIGATE PURPLE BEECH | 1.5" CAL. | | 5 |
| ○ | GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST | 2" CAL | | 5 |
| ○ | PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR | 1.5" CAL. | | 5 |
| SHRUBS | BOTANICAL NAME / COMMON NAME | SIZE | | QTY |
| Ⓐ | AMELANCHIER ALNIFOLIA 'OBELISK' / SERVICEBERRY | 5 GAL | | 27 |
| Ⓑ | CARAGANA FRUTEX 'GLOBOSA' / GLOBE PEASHRUB | 5 GAL | | 11 |
| Ⓒ | FORSYTHIA 'COURTANEUR' GOLD CLUSTER / FORSYTHIA | 5 GAL | | 13 |
| Ⓓ | PINUS MUGO 'SLOWMOUND' / MUGO PINE | 5 GAL | | 18 |
| Ⓔ | POTENTILLA FRUTICOSA / BLOOMIN'EASY | 5 GAL | | 10 |
| Ⓕ | SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA | 5 GAL | | 3 |
| ANNUALS/PERENNIALS | BOTANICAL NAME / COMMON NAME | SIZE | | QTY |
| Ⓖ | ASTER NOVAE-ANGLIAE 'PURPLE DOME ' / FALL ASTER | 1 GAL | | 5 |
| Ⓗ | RUDBECKIA FULGIDA 'CITY GARDEN' / BLACK EYED SUSAN | 1 GAL | | 12 |
| Ⓘ | VERONICA LONGIFOLIA 'EVELINE' / SPEEDWELL | 1 GAL | | 12 |
| GRASSES | BOTANICAL NAME / COMMON NAME | SIZE | | QTY |
| Ⓙ | HAKONECHLOA MACRA 'ALL GOLD' / JAPANESE FOREST GRASS | 1 GAL | | 13 |
| Ⓚ | PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS | 1 GAL | | 25 |
| GROUND COVERS | BOTANICAL NAME / COMMON NAME | CONT | SPACING | QTY |
| 🟥 | BARK MULCH - PARKING AREA<br>FIBER MULCH (SHREDDED BARK) AS PER MOUNTAIN WEST PRODUCTS. APPLY AT A DEPTH OF 4-INCHES OVER WEED BARRIER FABRIC.<br>BARK MULCH AREA SHALL BE IRRIGATED WITH DRIP IRRIGATION. | NONE | | 3,433 SF |
| ▨ | EXISTING VEGETATION<br>TO REMAIN. CONTRACTOR SHALL RESTORE SOD AND IRRIGATION IF DISTURBED DURING CONSTRUCTION. | NONE | | 6,771 SF |
| 🟩 | POA PRATENSIS<br>KENTUCKY BLUEGRASS. SOD AREA SHALL BE IRRIGATED WITH OVERHEAD SPRAY HEADS. | SOD | | 1,866 SF |


N
10 0 20 40
SCALE IN FEET
STATE ST.
S 72°18'00"E
230.28'
N 0°31'00"E
EXISTING SOD, TREES AND IRRIGATION TO REMAIN. CONTRACTOR TO RESTORE TO EXISTING OR BETTER CONDITIONS IF DISTURBED DURING CONSTRUCTION AND WITH PLACEMENT OF NEW CURB AND GUTTER, TYP.
PROPOSED JCW'S RESTAURANT
5,000 SF
UP
BARK MULCH AREAS SHALL BE IRRIGATED WITH DRIP, TYP.
CAR WASH
SS
SHRUB SCREENING. SHRUBS ARE 15' TALL AT MATURITY.
SOD AREAS TO BE IRRIGATED WITH OVERHEAD SPRAY.
30'
P(oh)
600 EAST ST.
200 SOUTH ST.
OVERHEAD POWERLINE CORRIDOR

PLAN

BOWEN COLLINS & ASSOCIATES

LICENSED LANDSCAPE ARCHITECT
No. 5278822
JAMIE K. TSANDES
STATE OF UTAH
3-8-2019

| NO. | DATE | REV. BY | DESCRIPTION |
|---|---|---|---|

REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

FROST LANDSCAPE, INC.
JCW LANDSCAPE
AMERICAN FORK, UTAH

DESIGN
DESIGN J.TSANDES
DRAWN J.TSANDES

REVIEW
CHECKED J.TSANDES
APPROVED J.TSANDES

LANDSCAPE
JCW
LANSDCAPE PLAN

DATE: MARCH 2019
PROJECT NUMBER 462-18-03

DRAWING NO.
L-01
SHEET 1 OF 5

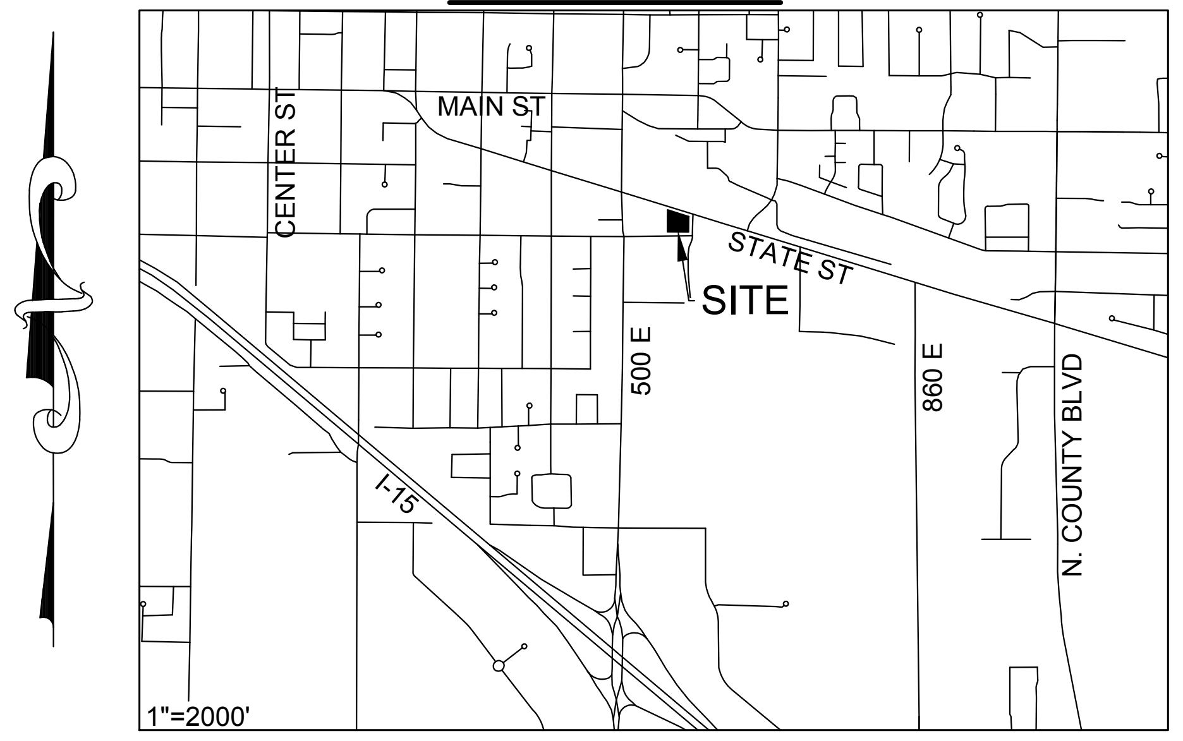
P:\Frost Landscape, Inc\JCW American Fork\2.0 Design Phase\2.7 Drawings\sht\4621803_L-01 3-8-2019.dwg Plotted: 3/8/2019 2:11 PM By: Jamie Tsandes

# JCW's RESTAURANT

## ADDRESS: 580 E. State Street

SITUATED IN THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

### VICINITY MAP



### CONTACT LIST:

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURY LINK | – TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MNT. POWER | – POWER | Teria Walker | (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez | (801) 401 3017 |
| COMCAST | – FIBER TEL | Sade Christensen | (801) 369 7360 |
| QUESTAR GAS | – GAS (FOREMAN) | Wendy Edwards | (801) 853 8513 |
| QUESTAR GAS | – GAS (HP) | Gaylan Sorensen | (801) 370 6577 |
| AMERICAN FORK CITY | – WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielson | (801) 763 3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY | – ENGINEERING | Scott Sensanbaugher | (801) 763 3060 |
| AMERICAN FORK CITY | – INSPECTOR | Dee Howard | (801) 763 3060 |
| FIRE MARSHALL | – FIRE DEPT | Jason Turner | (801) 763 3040 |
| AF FIBER | | Will Davis | (801) 897 9826 |
| AF FLOOD IRRIGATION COMPANY | | Ernie John | (801) 471 6576 |
| FIRE & RESCUE | | | 911 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | | David Barlow | (801) 756 5231 |

### SHEET INDEX

| | |
|---|---|
| C1 | COVER SHEET |
| C2 | SITE PLAN |
| C3 | DEMOLITION PLAN |
| C4 | UTILITY PLAN |
| C5 | GRADING & DRAINAGE PLAN |
| C6 | EROSION CONTROL PLAN |
| C7 | BMP DETAILS |
| C8 | BMP DETAILS |
| C9 | AMERICAN FORK STANDARD CONSTRUCTION NOTES |
| C10 | DETAIL SHEET |
| C11 | DETAIL SHEET |

### REFERENCE NOTES

1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
4. SEE SHEET C2 FOR SITE TABULATIONS.

### ABBREVIATION TABLE

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| SF | SQUARE FOOTAGE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| COR | CORNER |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| P.I. | PRESSURIZED IRRIGATION |
| SS | SANITARY SEWER |
| SD | STORM DRAIN |
| T | TOWNSHIP |
| R | RANGE |
| RCP | REINFORCED CONCRETE PIPE |
| WM | WATER METER |
| CB | CATCH BASIN |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| FH | FIRE HYDRANT |
| L.F. | LINEAR FEET |
| S=% | SLOPE |
| IE | INVERT ELEVATION |
| C.O. | CLEAN OUT |
| SL | SEWER LATERAL |

2/19/19
No. 270393
DAVID W. PETERSON
DWP

### NOTES TO CONTRACTOR

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

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

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

**BENCH MARK**

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

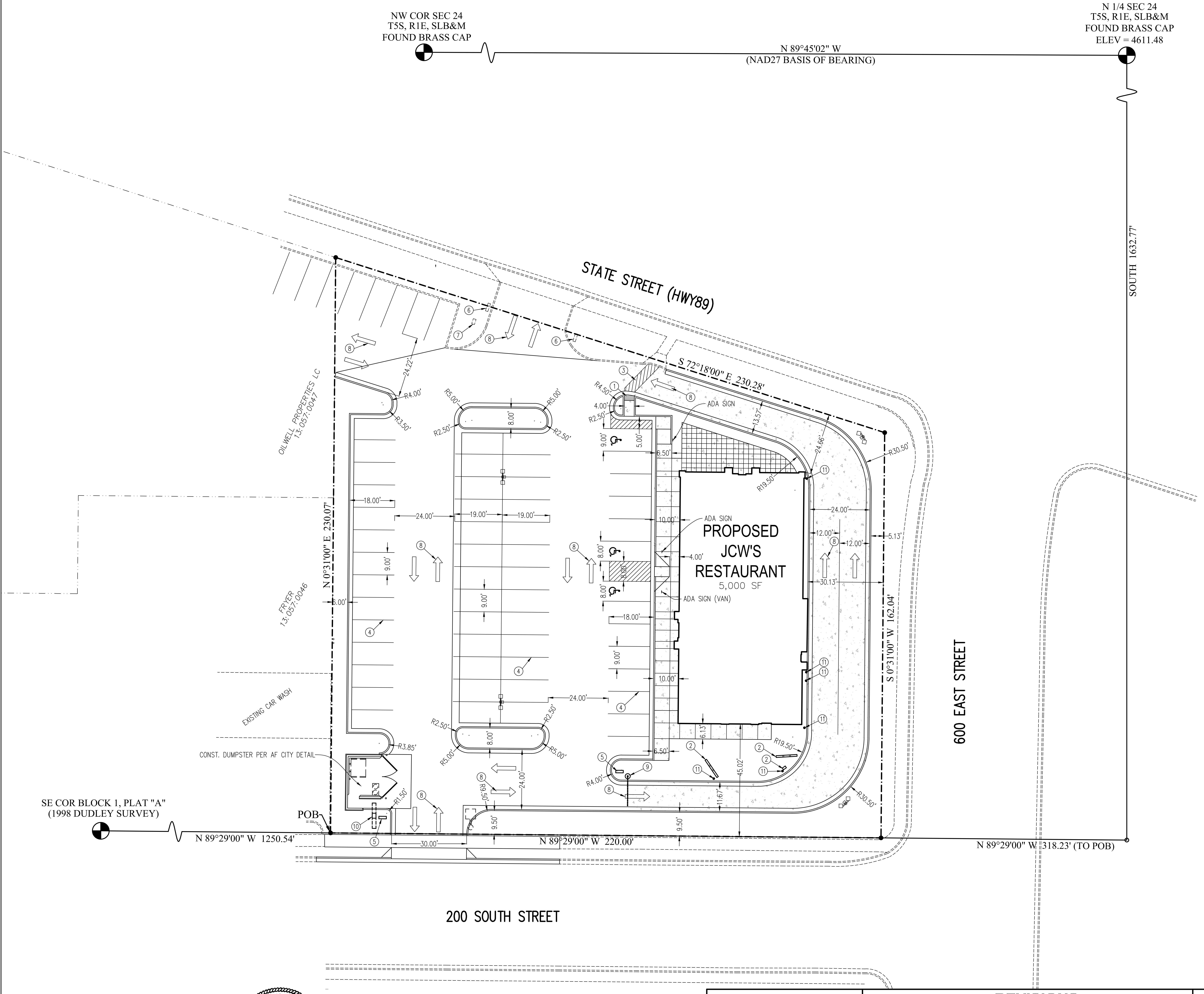
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

COVER SHEET

Scale: NTS
Date: 02/19/19
C1



## GENERAL SITE NOTES

1. CURRENT ZONING: GC-1
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY AZTEC ENGINEERING, INC.
4. TYPE OF BUILDING: V B (NFPA 13 FIRE SPRINKLERS)
5. TYPE OF OCCUPANCY: A-2
6. BUILDINGS TOTAL SQUARE FOOTAGE: 5,000 S.F..
7. PARKING TABULATIONS:
   REQUIRED PARKING: 1 STALL/100 S.F. = 50 STALLS
   PROVIDED PARKING (INCLUDING 3 ADA) = 63 STALLS
8. THIS BUILDING WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
9. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
10. SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS
12. FLOOD ZONE DESIGNATION: ZONE B – AREAS BETWEEN LIMITS OF 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, FIRM MAP PANEL #4901520005 B EFFECTIVE DATE: NOVEMBER 25, 1980

## BOUNDARY DESCRIPTION

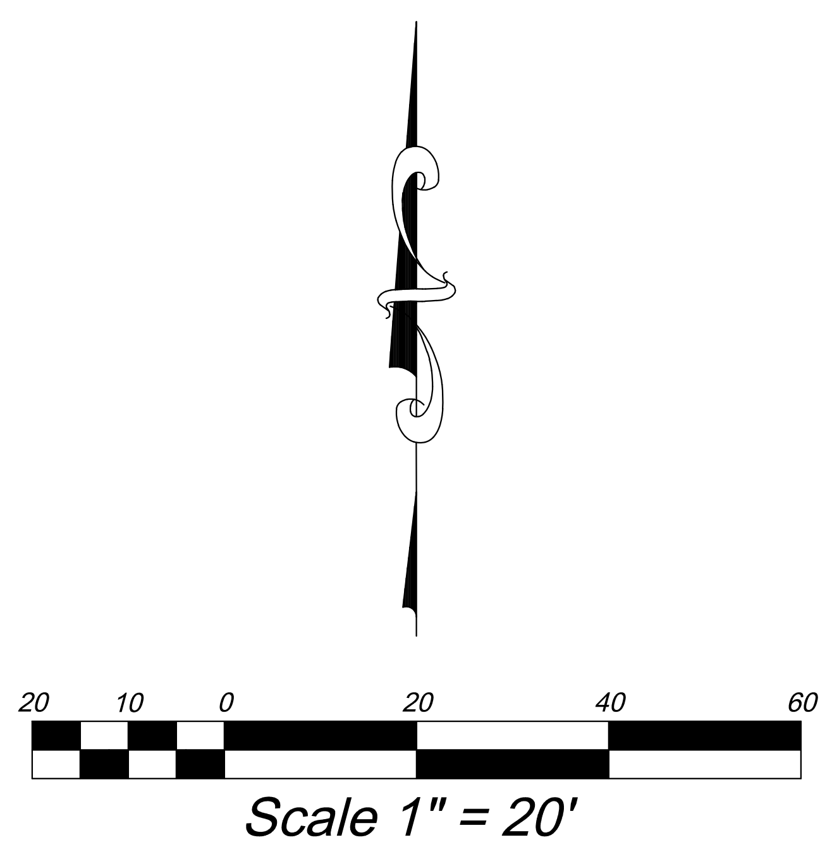
COMMENCING SOUTH 89°29'00" EAST 1250.54 FEET ALONG THE NORTH LINE OF 200 SOUTH STREET FROM THE SOUTHEAST CORNER OF BLOCK 1, PLAT "A", OF THE AMERICAN FORK CITY SURVEY OF BUILDING LOTS; SAID POINT ALSO BEING SOUTH 1632.77 FEET AND NORTH 89°29'00" WEST 318.23 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°31'00" EAST 230.07 FEET TO THE SOUTH LINE OF HIGHWAY 91; THENCE SOUTH 72°18'00" EAST 230.28 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0"31'00" WEST 162.04 FEET TO THE NORTH LINE OF SAID 200 SOUTH STREET; THENCE NORTH 89°29'00" WEST 220.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.
AREA = 0.990 ACRES

## SITE TABULATIONS:

TOTAL PROPERTY AREA = 43,132 S.F. = 100%
BUILDING/ROOF AREA = 5,000 S.F. = 11.6%
IMPERVIOUS AREA = 31,583 S.F. = 73.2%
LANDSCAPE AREA = 6,549 S.F. = 15.2%

## SITE PLAN KEYED NOTES ⓪⓪

1. PROVIDE 2' MIN. DETECTABLE WARNING AT TRANSITION TO VEHICLE TRAFFIC WAY
2. ORDER SIGN AND PREVIEW SIGN O.F.C.I. SEE ELECTRICAL DRAWINGS.
3. INSTALL CROSSWALK STRIPING
4. INSTALL 4" YELLOW PARKING LOT STRIPING (TYP.)
5. INSTALL DIRECTIONAL SIGNS O.F.C.I. FIELD VERIFY LOCATION WITH OWNER. SEE ELECTRICAL DRAWINGS.
6. EXISTING DIRECTIONAL SIGNS TO REMAIN.
7. EXISTING PYLON SIGN TO REMAIN.
8. INSTALL 4" YELLOW DIRECTION ARROW STRIPING SYMBOL (TYP.)
9. HEIGHT LIMIT BAR O.F.C.I. FIELD VERIFY LOCATION WITH OWNER.
10. RELOCATED PYLON SIGN. FIELD VERIFY LOCATION WITH OWNER.
11. 4" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD. PAINTED.



2/19/19
No. 270393
DAVID W.
PETERSON
DWP

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

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

**BENCH MARK**

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 03/11/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## SITE PLAN

Scale: 1"=20'
Date: 02/19/19
C2

STATE STREET (HWY89)
EXISTING CURB TO REMAIN
ASPHALT TO REMAIN
SAWCUT EDGE OF ASPHALT
ASPHALT TO REMAIN
EXISTING LIGHT TO REMAIN
SAWCUT EDGE OF ASPHALT
EXISTING CURB TO REMAIN
BEGIN CURB REMOVAL
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
REMOVE ALL EXISTING CURB AND CONCRETE AROUND EXISTING BUILDING
REMOVE EXISTING LIGHT POLE (REUSE POLE & FIXTURE ON-SITE)
SAWCUT ASPHALT ALONG PROPERTY LINE
EXISTING SUMP TO REMAIN
REMOVE EXISTING BUILDING
REMOVE SITE ASPHALT
REMOVE SITE ASPHALT
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
REMOVE EXISTING CURB
REMOVE SITE ASPHALT
EXISTING SEWER MANHOLE RIM=4594.86
EXISTING FIRE HYDRANT
REMOVE EXISTING SEWER LATERAL
REMOVE EXISTING GAS MAIN
REMOVE EXISTING GREASE TRAP
REMOVE EXISTING SAMPLE MANHOLE
REMOVE EXISTING DUMPSTER
EXISTING CAR WASH
REMOVE EXISTING SEWER LATERAL
EXISTING SUMP TO REMAIN
EXISTING SUMP TO REMAIN
END LATERAL REMOVAL
REMOVE EXISTING TRANSFORMER
REMOVE EXISTING PIPE
REMOVE EXISTING MENUBOARD
REMOVE & RELOCATE METER
REMOVE EXISTING INLET
600 EAST STREET
SAWCUT ASPHALT ALONG PROPERTY LINE
REMOVE EXISTING LANDSCAPING
EXISTING SEWER LATERAL TO REMAIN
RELOCATE EXISTING PARKING LOT SIGN (SEE SITE PLAN FOR LOCATION)
EXISTING LIGHT TO REMAIN
REMOVE EXISTING WATER LINE
REMOVE SITE ASPHALT
REMOVE EXISTING CURB
REMOVE EXISTING CURB
REMOVE EXISTING CURB
REMOVE EXISTING CURB & SIDEWALK
REMOVE EXISTING LIGHT POLE (REUSE POLE & FIXTURE ON-SITE)
BEGIN WALK REMOVAL
END WALK REMOVAL
END CURB REMOVAL
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
BEGIN CURB REMOVAL
EXISTING 1" IRRIGATION SERVICE FOR SITE LANDSCAPING TO REMAIN
EXISTING 1.5" WATER SERVICE
200 SOUTH STREET
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
EXISTING SEWER MANHOLE RIM=4592.81 8" IE OUT=4589.11
97.21'
128.46'
10"W
12"PI
8"SS
20 10 0 20 40 60
Scale 1" = 20'

2/19/19
No. 270393
DAVID W. PETERSON
DWP

Know what's below. Call before you dig.

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

| BENCH MARK |
|---|
| NORTH QUARTER CORNER, SECTION 24,<br>TOWNSHIP 5 SOUTH, RANGE 2 EAST,<br>SALT LAKE BASE AND MERIDIAN<br>FOUND BRASS CAP<br>ELEVATION = 4611.48 |

REVISIONS

| Rev. | Date | Description |
|---|---|---|
| | | |

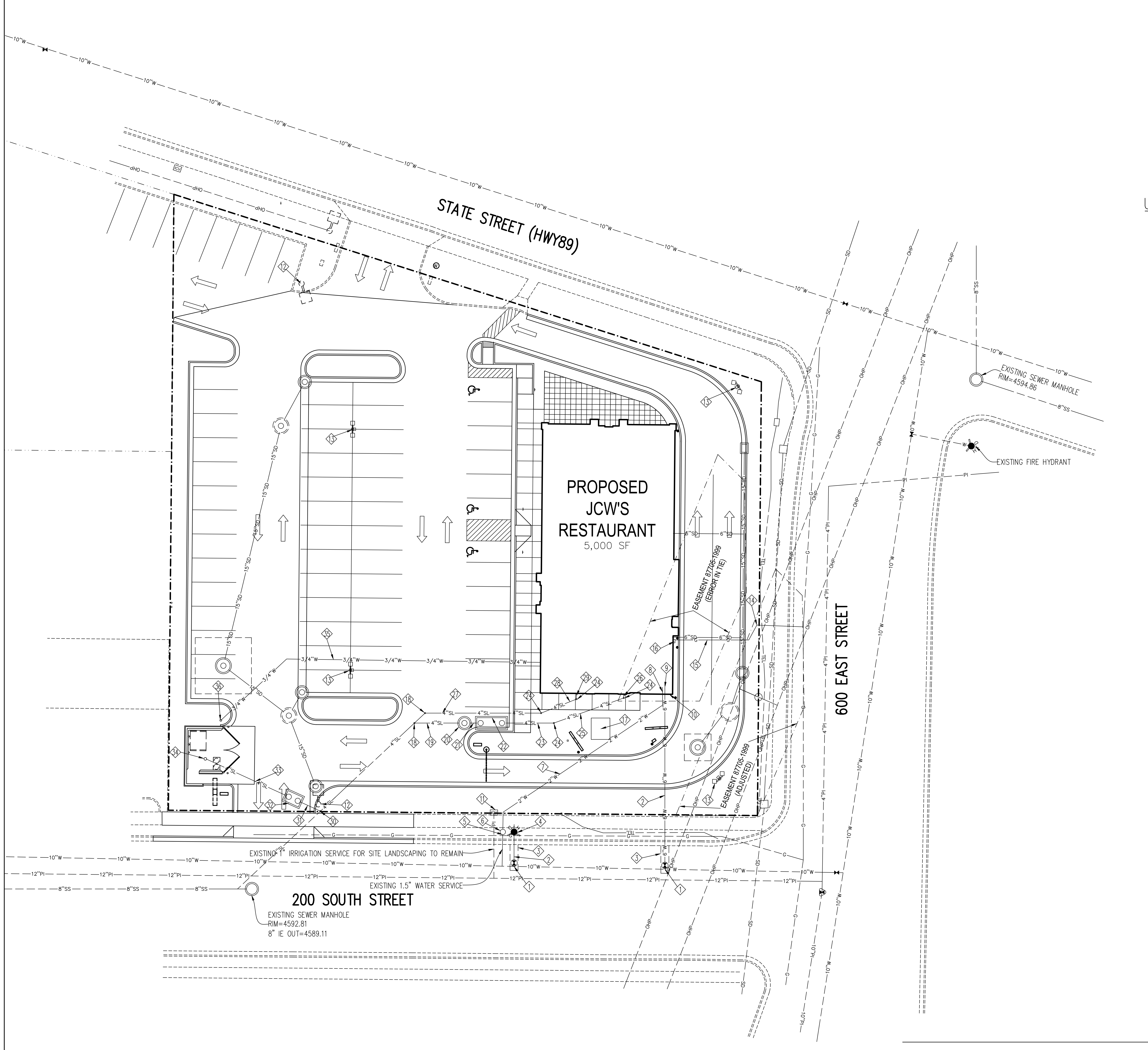
JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

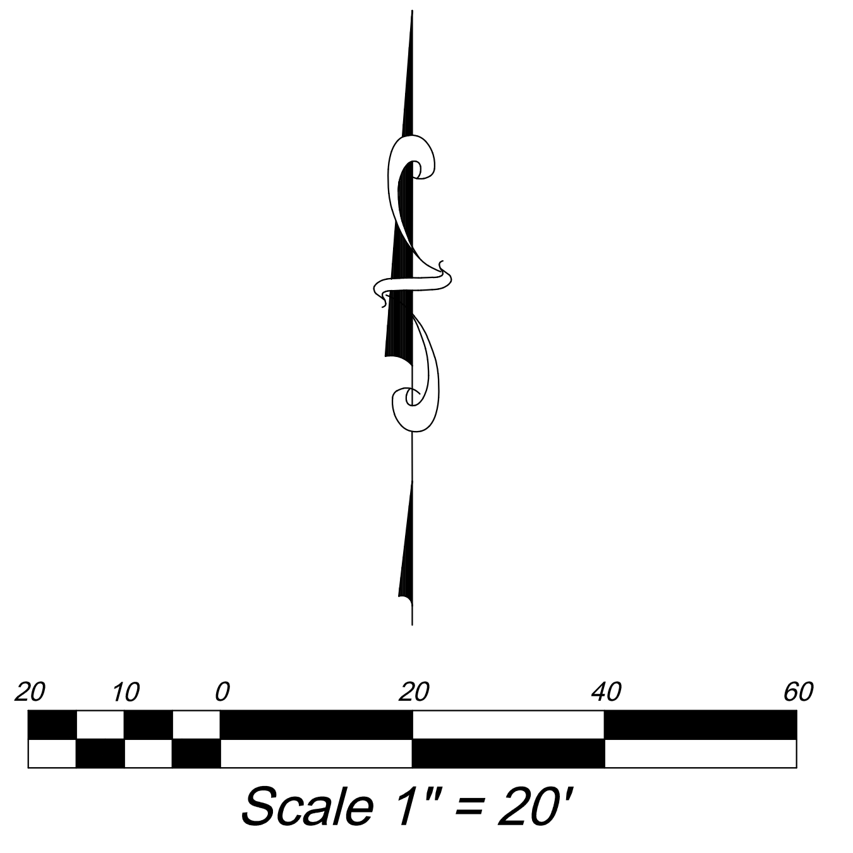
AMERICAN FORK 580 E. State Street UTAH

| | | |
|---|---|---|
| Drawn by:<br>D.W.P. | DEMOLITION PLAN | Scale:<br>1"=20' |
| Designed by:<br>D.W.P. | | Date:<br>02/19/19 |
| Checked by:<br>D.W.P. | | C3 |



## UTILITY KEYED NOTES ◇

1. HOTTAP CONNECT TO EXISTING 10" WATER LINE AND INSTALL 6" GATE VALVE.
2. INSTALL 6" PVC C-900 FIRE LINE.
3. PATCH & REPAIR ASPHALT.
4. INSTALL FIRE HYDRANT
5. FIELD LOCATE & CONNECT NEW WATER METER TO EXISTING 1.5" WATER SERVICE LINE.
6. INSTALL NEW 1.5" WATER METER AND CAN.
7. INSTALL 1.5" TO 2" REDUCER AFTER NEW METER CAN AND INSTALL 2" POLY WATER SERVICE LINE TO BUILDING.
8. CONNECT 2" WATER SERVICE LINE AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION.
9. CONNECT FIRE LINE TO FIRE RISER IN BUILDING. SEE FIRE SUPPRESSION PLANS FOR CONTINUATION.
10. FIRE DEPARTMENT CONNECTION LOCATION.
11. CONNECT TO EXISTING 1" IRRIGATION CONNECTION FOR LANDSCAPING.
12. EXISTING PARKING LOT LIGHT TO REMAIN.
13. INSTALL NEW PARKING LOT LIGHT.
14. FIELD LOCATE AND CONNECT TO EXISTING GAS SERVICE LINE.
15. INSTALL GAS SERVICE LINE TO BUILDING.
16. INSTALL GAS METER. SEE MECHANICAL PLANS FOR CONTINUATION AT BUILDING.
17. INSTALL POWER TRANSFORMER.
18. FIELD LOCATE AND CONNECT TO EXISTING SEWER LATERAL WITH CLEANOUT. CONTRACTOR TO VERIFY ELEVATION OF LATERAL RELATIVE TO BUILDING FINISHED FLOOR. CONFIRM THAT ELEVATION OF LATERAL PROVIDES ADEQUATE FALL TO BUILDING.
19. INSTALL 17 L.F. 4" PVC GREASE LINE AT S=2% MIN.
20. INSTALL 4' DIAMETER SAMPLING MANHOLE WITH SOLID LID. RIM=4594.33
21. INSTALL 3 L.F. 4" PVC GREASE LINE AT S=2% MIN.
22. INSTALL 1800 GALLON GREASE TRAP WITH SOLID COVERS ON MANHOLES. VENT UP CORNER OF BUILDING WALL TO PARAPET. MANHOLE RIM ELEVATIONS = 4594.42 AND 4594.66.
23. INSTALL 18 L.F. 4" PVC GREASE LINE AT S=2% MIN.
24. INSTALL 4" CLEANOUT.
25. INSTALL 28 L.F. 4" PVC GREASE LINE AT S=2% MIN.
26. INSTALL 2 L.F. 4" PVC GREASE LINE AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.72
27. INSTALL 43 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
28. INSTALL 14 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
29. INSTALL 2 L.F. 4" PVC SEWER LATERAL AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.82
30. FIELD LOCATE EXISTING 4" SEWER LATERAL AND CONNECT NEW 4" PVC GREASE LINE WITH CLEANOUT.
31. INSTALL 8 L.F. 4" PVC GREASE LINE AT S=2% MIN.
32. INSTALL 320 GALLONG GREASE TRAP WITH SOLID COVERS ON MANHOLES. MANHOLE RIM ELEVATIONS= 4592.95
33. INSTALL 33 L.F. 4" PVC GREASE LINE AT S=2% MIN.
34. INSTALL 6" DIAMETER FLOOR DRAIN WITH GRATE, GRATE=4593.42
35. INSTALL $\frac{3}{4}$" WATER SERVICE FROM BUILDING TO FROST FREE WATER SPIGOT.
36. INSTALL FROST FREE CULINARY WATER SPIGOT FOR NEW DUMPSTER



Scale 1" = 20'

## SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

## WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

## GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

## POWER POLE RELOCATION NOTE:

IF POWER POLE RELOCATION IS REQUIRED, IT WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

## NOTES TO CONTRACTOR

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

## UTILITY LEGEND

| | |
|---|---|
| ✱ HYD | FIRE HYDRANT |
| —6"PI—6"PI— | PRESSURE IRRIG. |
| —8"W— | CULINARY WATER |
| —8"SS—8"SS— | SEWER PIPE PVC SDR-35 |
| —15"SD— | STORM DRAIN PIPE |
| ,,,,,,,,,,,, | EDGE OF ASPHALT |
| —x—x—x— | FENCE |
| — — — — —OHP— | OVERHEAD POWER LINE |
| —G—G— | GAS LINE |

## FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB, OCCUPANCY = A-2
2. TOTAL SQUARE FOOTAGE = 5,000 S.F.
3. REQUIRED FIRE FLOW = 1,500 GPM
4. HYDRANTS REQUIRED FOR 1,500 GPM = 1
5. A NEW HYDRANT WILL BE CONSTRUCTED ON 200 SOUTH BY THE FDC AND ANOTHER EXISTING HYDRANT IS LOCATED NORTHEAST OF THE BUILDING ON 600 EAST.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
2/19/19
STATE OF UTAH

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

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

**BENCH MARK**

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/28/19 | REVISED PER CITY COMMENTS |
| 2 | 03/13/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

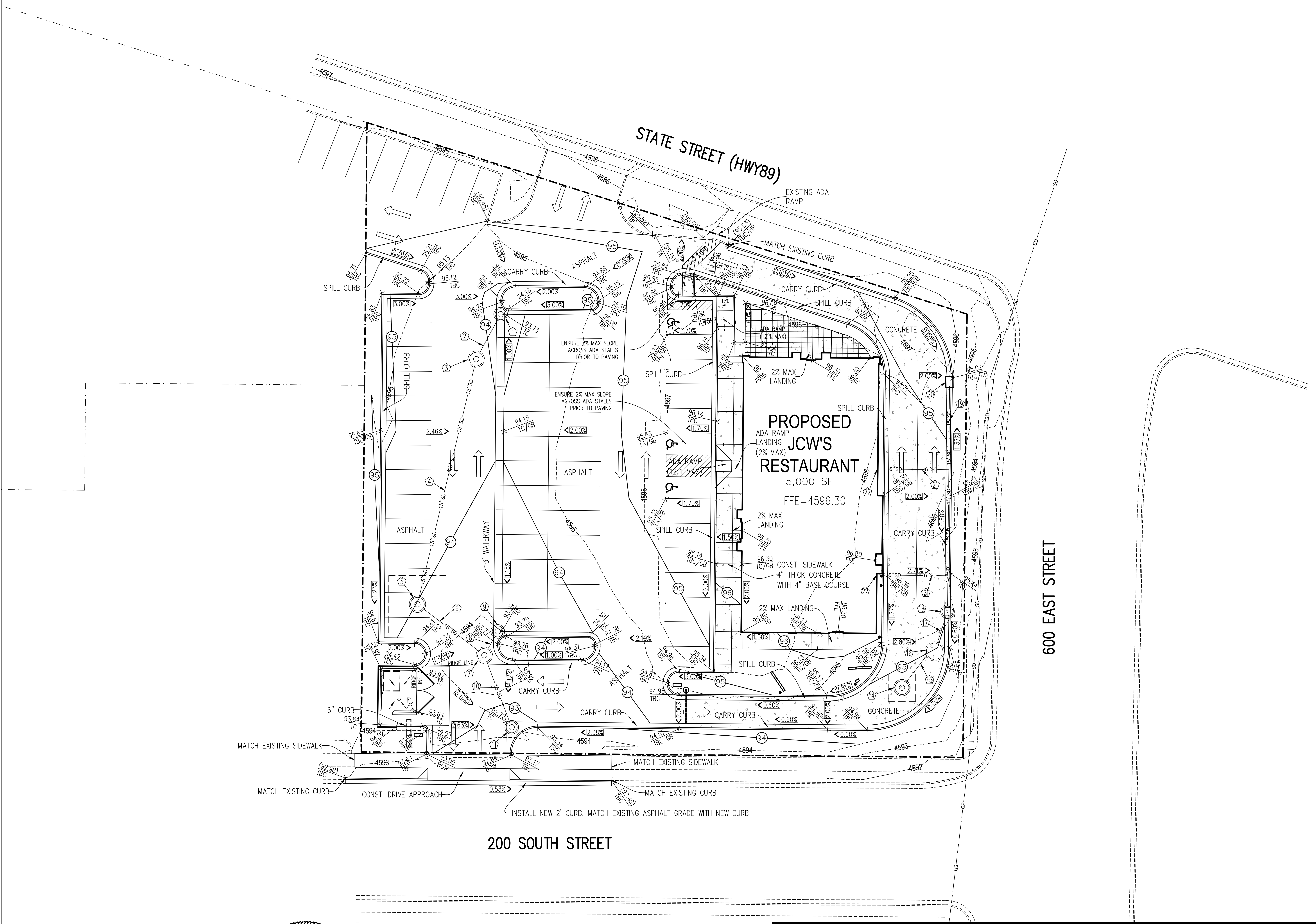
# JCW's RESTAURANT

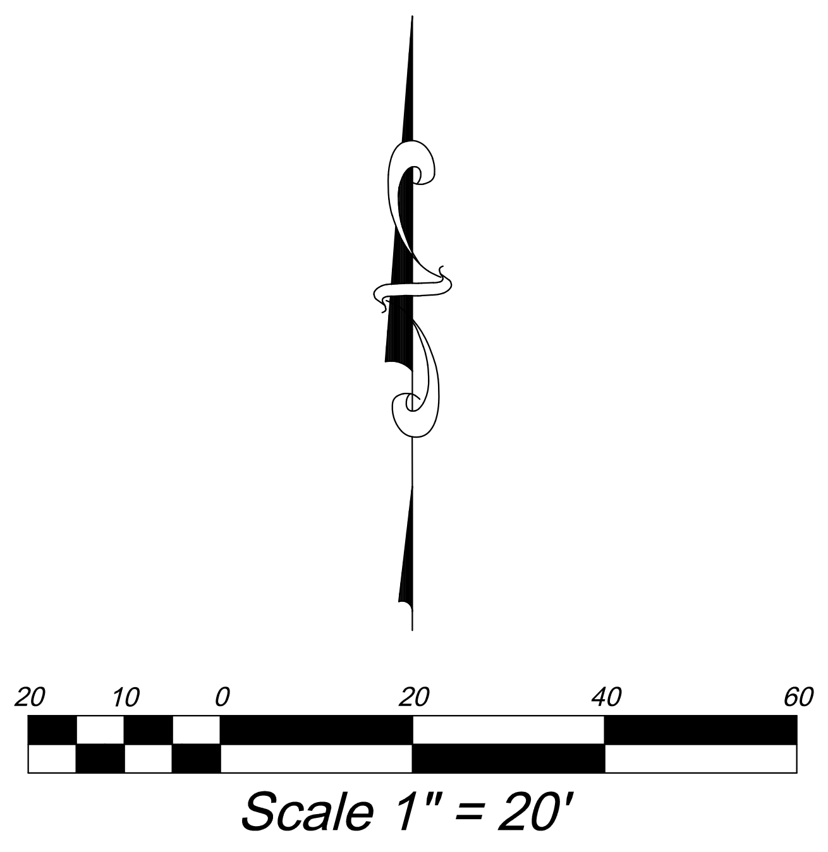
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

# UTILITY PLAN

Scale: 1"=20'
Date: 02/19/19
C4





## STORM DRAIN KEYED NOTES

1. CONST. PRE–TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2. GRATE=4593.61, 15" IE OUT=4590.11, IE MANHOLE=4586.61
2. CONST. 14 L.F. 15" ADS @ S=0.4%
3. EXISTING SUMP. REPLACE GRATED LID WITH SOLID LID. 15" IE THRU=4590.05
4. CONST. 87 L.F. 15" ADS @ S=0.4%
5. CONST. NEW 5' DIAMETER, 12' DEEP SUMP PER AF CITY DETAIL 15.14. INSTALL 21'X21' GRAVEL PERIMETER AROUND SUMP. RIM=4594.00, 15" IE IN (N)=4589.70, 15" IE IN (E)=4588.85
6. CONST. 26 L.F. 15" ADS @ S=0.4%
7. EXISTING SUMP. REPLACE GRATED LID WITH SOLID LID. 15" IE THRU=4588.95
8. CONST. 6 L.F. 15" ADS @ S=1.0%
9. CONST. PRE–TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2. GRATE=4593.17, 15" IE OUT=4589.01, IE MANHOLE=4585.17
10. CONST. 24 L.F. 15" ADS @ S=0.4%
11. CONST. PRE–TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2, GRATE=4592.55, 15" IE THRU=4589.05, IE MANHOLE=4585.55
12. NOT USED
13. NOT USED.
14. CONST. NEW 5' DIAMETER 9' DEEP SUMP PER AF CITY DETAIL 15.14, INSTALL 2' GRAVEL AROUND PERIMETER OF SUMP PER CITY DETAIL. RIM=4594.91, 15" IE IN=4589.65
15. CONST. 13 L.F. 15" ADS S=0.4%
16. EXISTING 6' DIAMETER SUMP. REPLACE EXISTING GRATED LID WITH SOLID LID. EXISTING RIM ELEVATION=4594.40. RAISE RIM ELEVATION=4595.00. CONNECT NEW SOUTH PIPE INTO EXISTING PIPE OPENING AT ELEVATION=4589.70. NEW 15" IE IN (N)=4590.60
17. CONST. 10 L.F. 15" ADS @ S=1%
18. CONST. PRE–TREATMENT MANHOLE WITH 2'X3' GRATE AND FACE INLET PER AF CITY DETAIL 15.2. TBC=4595.36, GRATE=4594.86, 15" IE THRU=4590.70, IE MANHOLE=4586.86
19. CONST. 81 L.F. 15" ADS @ S=0.4%
20. CONST. CATCH BASIN PER AF CITY DETAIL 15.2. TBC=4595.02, GRATE=4594.52, 15" IE OUT=4591.02
21. CONST. 26 L.F. 6" ADS @ S=1% MIN. CONNECT 6" PIPE TO 15" ADS PIPE WITH INSERTA TEE.
22. CONNECT ROOF DRAIN PIPE AT BUILDING TO 6" PIPE. SEE MECHANICAL PLANS FOR CONTINUATION AT BUILDING.

## ON–SITE PAVEMENT DESIGNS

3" ASPHALT
6" UNTREATED ROAD BASE

5" CONCRETE
6" UNTREATED ROAD BASE

SEE PLAN VIEW FOR LOCATION

## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| IE | INVERT ELEVATION |
| <0.00% | DIRECTION OF DRAINAGE |
| (00.00) TBC | EXISTING ELEVATION |
| 00.00 TBC | PROPOSED ELEVATION |
| 4808 | EXISTING CONTOUR |
| 00 | PROPOSED CONTOUR |
| 00 | STORM DRAIN KEYED NOTE |

REGISTERED PROFESSIONAL ENGINEER
2/19/19
No. 270393
DAVID W. PETERSON
DWP
STATE OF UTAH

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

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

**BENCH MARK**

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 03/13/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

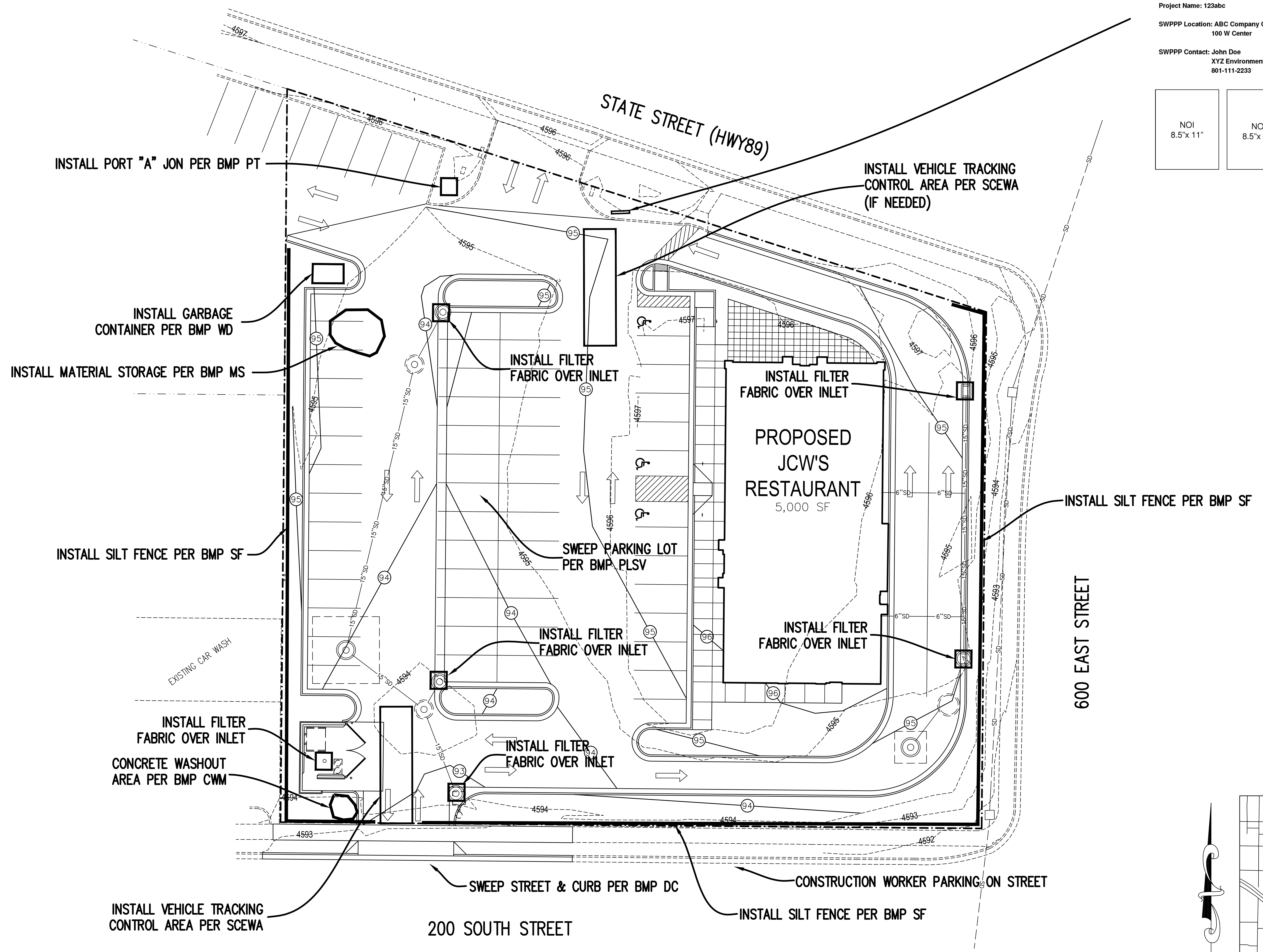
JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

| | | |
|---|---|---|
| Drawn by: D.W.P. | GRADING PLAN | Scale: 1"=20' |
| Designed by: D.W.P. | | Date: 02/19/19 |
| Checked by: D.W.P. | | C5 |

# JCW's RESTAURANT

ADDRESS: 580 E. State Street

SITUATED IN THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH


STATE STREET (HWY89)
INSTALL PORT "A" JON PER BMP PT
INSTALL VEHICLE TRACKING CONTROL AREA PER SCEWA (IF NEEDED)
INSTALL GARBAGE CONTAINER PER BMP WD
INSTALL MATERIAL STORAGE PER BMP MS
INSTALL FILTER FABRIC OVER INLET
INSTALL FILTER FABRIC OVER INLET
PROPOSED JCW'S RESTAURANT 5,000 SF
INSTALL SILT FENCE PER BMP SF
SWEEP PARKING LOT PER BMP PLSV
INSTALL SILT FENCE PER BMP SF
INSTALL FILTER FABRIC OVER INLET
INSTALL FILTER FABRIC OVER INLET
EXISTING CAR WASH
INSTALL FILTER FABRIC OVER INLET
CONCRETE WASHOUT AREA PER BMP CWM
INSTALL FILTER FABRIC OVER INLET
600 EAST STREET
SWEEP STREET & CURB PER BMP DC
CONSTRUCTION WORKER PARKING ON STREET
INSTALL VEHICLE TRACKING CONTROL AREA PER SCEWA
200 SOUTH STREET
INSTALL SILT FENCE PER BMP SF
4597
4596
4595
4594
4593
4592

20 10 0 20 40 60

*Scale 1" = 20'*

SWPPP Storm Water Pollution Prevention Plan

A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site, If any Non-Storm water discharge or severe vehicle tracking occurs please call 420-1272.

**Project Name: 123abc**

*minimum sign dimension 3'x4'*

**SWPPP Location: ABC Company Construction Trailer**
**100 W Center**

**SWPPP Contact: John Doe**
**XYZ Environmental**
**801-111-2233**

NOI
8.5"x 11"

NOI
8.5"x 11"

SWPPP Drawing
17"x 22"

PERCOLATION RATE: 20 MINUTES PER INCH

DISTURBED AREA = 0.99 ACRES (ENTIRE SITE)

C–VALUE BEFORE CONSTRUCTION = 0.79
C–VALUE AFTER CONSTRUCTION = 0.79

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

## SWPPP CONTACT LIST:

| COMPANY | CONTACT | PHONE |
|---|---|---|
| AF STORM DRAIN SEWER | Ashton Hardy | (801) 404 6162 |
| AF STORM WATER INSPECTOR | Harlan Nielson | (801) 404 6361 |
| AF FLOOD IRRIGATION COMPANY | Ernie Johns | (801) 756 6626 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | Jon Adams | (801) 756 5231 |

## SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

1. SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
2. SUBMITTING A SWPPP DOCUMENT TO AMERICAN FOR CITY FOR APPROVAL BEFORE CONSTRUCTION.
3. OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

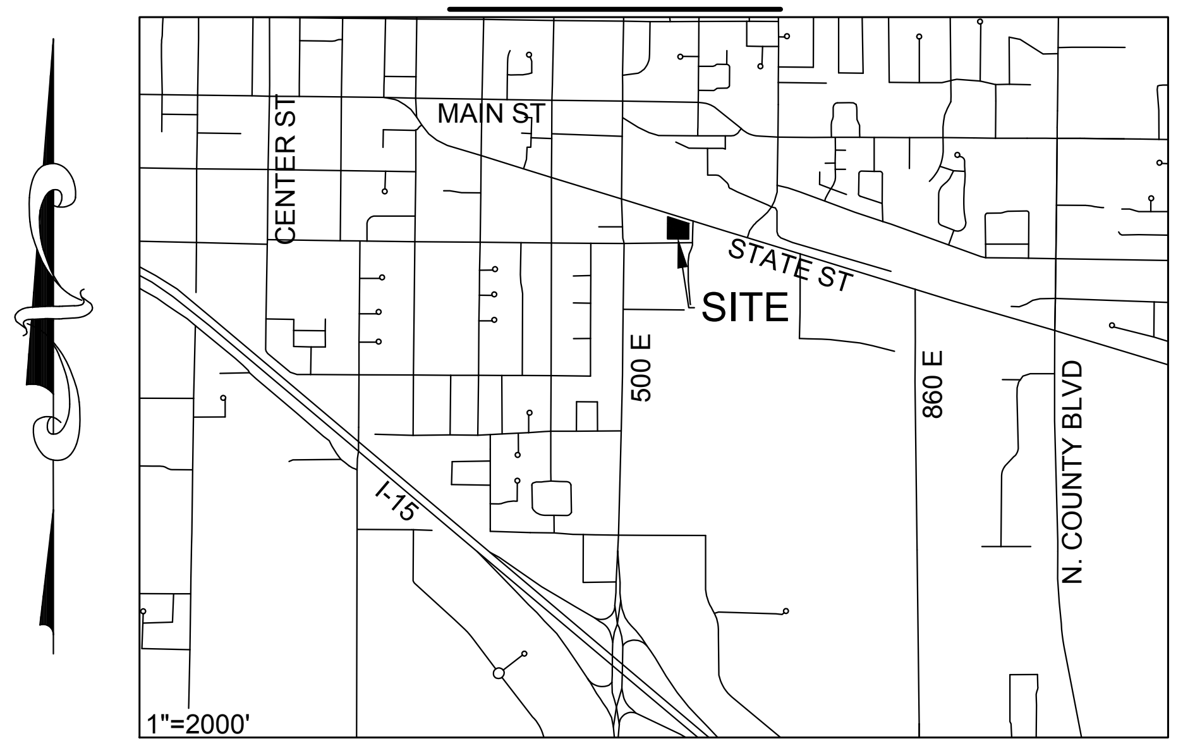
## SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

2/19/19
No. 270393
DAVID W. PETERSON
DWP

PE STAMP, SIGN AND DATE

VICINITY MAP



## EROSION CONTROL NOTES:

1. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
2. INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
3. CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
4. INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
5. INSTALL GARBAGE CONTAINER. SEE BMP WD
6. INSTALL PORTABLE TOILET. SEE BMP PT
7. INSTALL MATERIALS STORAGE AREA. SEE BMP MS
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
10. SWEEP STREET AND PARKING LOT. SEE BMPS DC & PLSV
11. INSTALL LANDSCAPING. SEE BMP TPS
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.

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

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

**BENCH MARK**

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/28/19 | ADJUSTED PER CITY COMMENTS |
| 2 | 03/11/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

| | | |
|---|---|---|
| Drawn by: D.W.P. | EROSION CONTROL PLAN | Scale: 1"=20' |
| Designed by: D.W.P. | | Date: 02/19/19 |
| Checked by: D.W.P. | | C6 |

## BMP: Dust Controls

DC

**DESCRIPTION:**
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

**APPLICATION:**
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

**INSTALLATION/APPLICATION CRITERIA:**
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

**LIMITATIONS:**
- Street sweeping is labor and equipment intensive and may not be effective for al pollutants.
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.

**MAINTENANCE:**
If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

**OBJECTIVES**

☒ Housekeeping Practices
☐ Contain Waste
☒ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☒ Training

■ High ☒ Medium ☐ Low

## BMP: Parking Lot Sweeping/Vacuuming

PLSV

**DESCRIPTION:**
Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis.

**APPROACH:**
- Restrict parking prior to and during sweeping.
- Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation
- Increase sweeping frequency just before the rainy season.
- Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic.
- Manually remove debris from corners or other areas of the parking lot that equipment cannot reach
- Keep accurate operation logs to track programs.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds.

**LIMITATIONS:**
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs.

**MAINTENANCE:**
- Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.

**PROGRAM ELEMENTS**

☐ New Development
☐ Residential
☒ Commercial Activities
☒ Industrial Activities
☒ Municipal Facilities
☒ Illegal Discharges

**TARGETED POLLUTANTS**

■ Sediment
■ Nutrients
■ Heavy Metals
☒ Toxic Materials
■ Oxygen Demanding Substances
☐ Oil & Grease
☒ Floatable Materials
☐ Bacteria & Viruses

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

☐ Capital Costs
☒ O&M Costs
☐ Regulatory
☐ Training
☐ Staffing
☒ Administrative

■ High ☒ Medium ☐ Low

## BMP: Temporary and Permanent Seeding

TPS

**DEFINITION:**
Temporary seeding - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized).
Permanent seeding - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).

**APPLICATION:**
Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year.

**RECOMMENDED SEED MIX:**
The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:

Utah State University Extension Service
51 South University Avenue, Suite 206
Provo, Utah 84601
phone (801) 370-8460

**LIMITATIONS:**
- Limited to areas that will not be subject to traffic or high usage.
- May require irrigation and fertilizer which creates potential for impacting runoff quality.
- May only be applied during appropriate planting season, temporary cover required until that time.

**INSTALLATION:**
- Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary.
- Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydroseeding.
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County Extension Service for recommended mix and application rate.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions.

**MAINTENANCE:**
- Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
- Reseed as necessary to provide 75% coverage
- Remediate any areas damaged by erosion or traffic.
- When 75% coverage is achieved inspect monthly for damage and remediate as necessary.

**OBJECTIVES**

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

■ Sediment
■ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

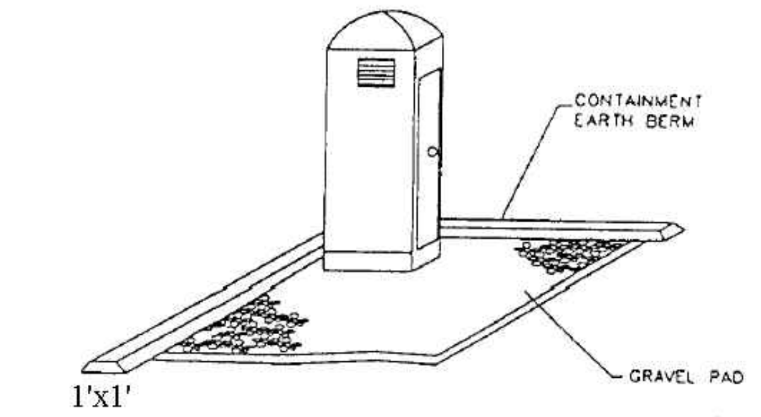
**IMPLEMENTATION REQUIREMENTS**

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

## BMP: Portable Toilets

PT



**DESCRIPTION:**

Temporary on-site sanitary facilities for construction personnel.

**APPLICATION:**

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

**INSTALLATION/APPLICATION CRITERIA:**

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- Stake toilets to prevent them from tipping.

**LIMITATIONS:**

No limitations.

**MAINTENANCE:**

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

**OBJECTIVES**

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

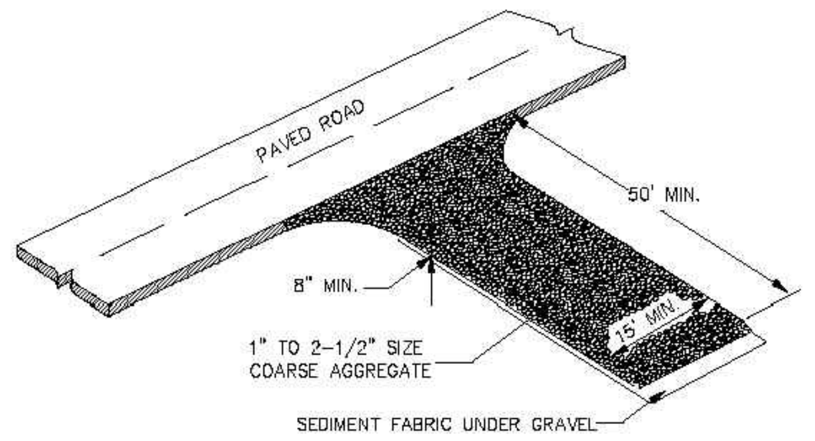
**IMPLEMENTATION REQUIREMENTS**

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

## BMP: Stabilized Construction Entrance and Wash Area

SCEWA


PAVED ROAD
50' MIN.
8" MIN.
15' MIN.
1" TO 2-1/2" SIZE COARSE AGGREGATE
SEDIMENT FABRIC UNDER GRAVEL

**DESCRIPTION:**
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

**APPLICATIONS:**
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

**INSTALLATION/APPLICATION CRITERIA:**
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

**LIMITATIONS:**
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

**MAINTENANCE:**
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

**OBJECTIVES**

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

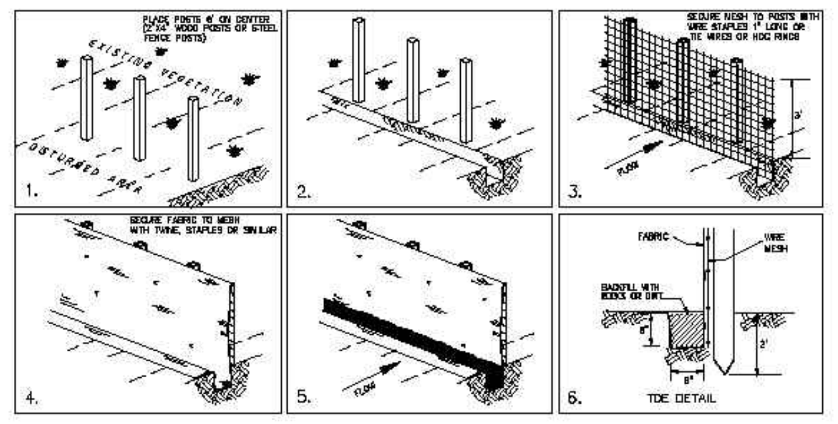
**IMPLEMENTATION REQUIREMENTS**

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

## BMP: Silt Fence

SF


PLACE POSTS 6' ON CENTER (2"X4" WOOD POSTS OR STEEL FENCE POSTS)
EXISTING VEGETATION
DISTURBED AREA
1.
2.
SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
3'
FLOW
3.
SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR
4.
FLOW
5.
FABRIC
WIRE MESH
BACKFILL WITH ROCKS OR DIRT
8"
2'
6.
TOE DETAIL

**DESCRIPTION:**
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

**APPLICATION:**
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

**INSTALLATION/APPLICATION CRITERIA:**
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

**LIMITATIONS:**
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

**MAINTENANCE:**
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

**OBJECTIVES**

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

---

REGISTERED PROFESSIONAL ENGINEER
2/19/19
No. 270393
DAVID W. PETERSON
DWP
STATE OF UTAH

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 02/19/19
C7

## BMP: Concrete Waste Management

CWM

**OBJECTIVES**

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

**DESCRIPTION:**
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

**APPLICATIONS:**
This technique is applicable to all types of sites.

**INSTALLATION/APPLICATION CRITERIA:**

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

**LIMITATIONS:**

- Off-site washout of concrete wastes may not always be possible.

**MAINTENANCE:**

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

---

## BMP: BMP Inspection and Maintenance

BMPIM

**APPLICATIONS**

- ☐ Manufacturing
- ☒ Material Handling
- ☒ Vehicle Maintenance
- ☐ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☒ Waste Containment
- ☒ Housekeeping Practices

**DESCRIPTION:**

Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.

**APPROACH:**
Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.

- ➢ Annual inspections.
- ➢ Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.
- ➢ Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.
- ➢ Keep accurate logs of what structures were maintained and when they were maintained.
- ➢ Record the amount of waste collected.

**LIMITATIONS:**

- ➢ Availability of trained staff

**TARGETED POLLUTANTS**

- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

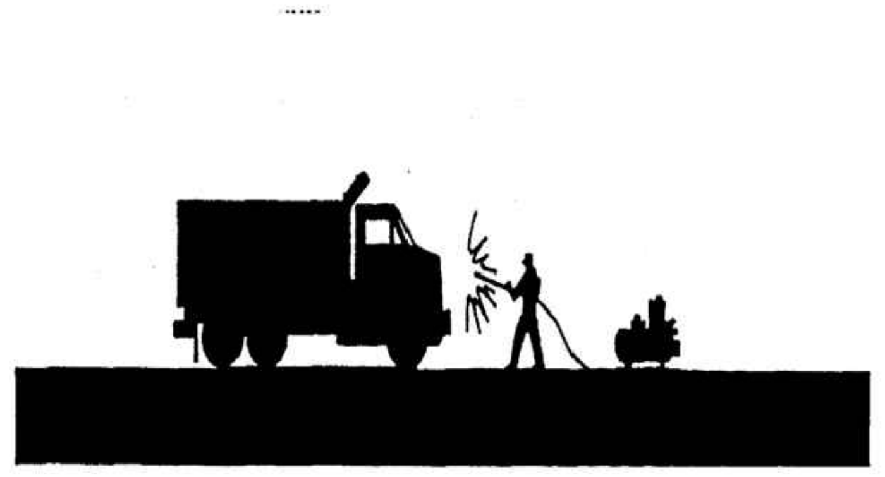
- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ☒ Staffing
- ☐ Training
- ☐ Administrative

■ High ☒ Medium ☐ Low

---

## BMP: Vehicle And Equipment Cleaning

VEC



**OBJECTIVES**

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

**DESCRIPTION:**
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

**INSTALLATION/APPLICATION:**

- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

**LIMITATIONS:**

- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

**MAINTENANCE:**

- Minimal, some berm repair may be necessary.

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

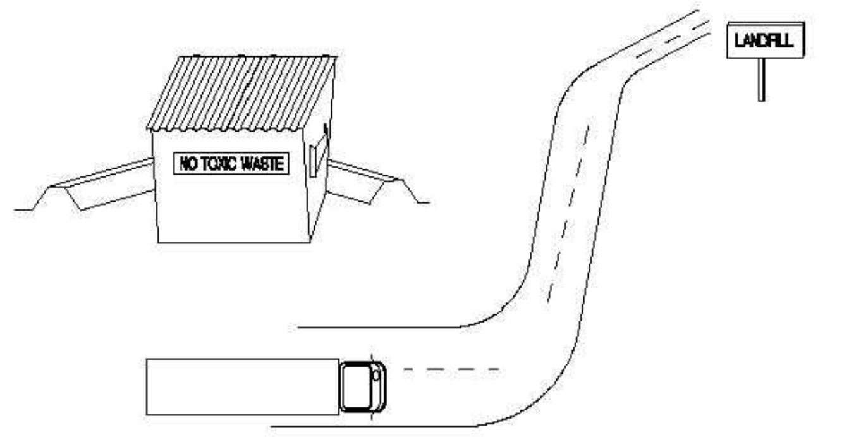
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

---

## BMP: Waste Disposal

WD



**OBJECTIVES**

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

**DESCRIPTION:**
Controlled storage and disposal of solid waste generated by construction activities.

**APPLICATION:**
All construction sites.

**INSTALLATION:**

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

**LIMITATIONS:**

- On-site personnel are responsible for correct disposal of waste.

**MAINTENANCE:**

- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

Adapted from Salt Lake City BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

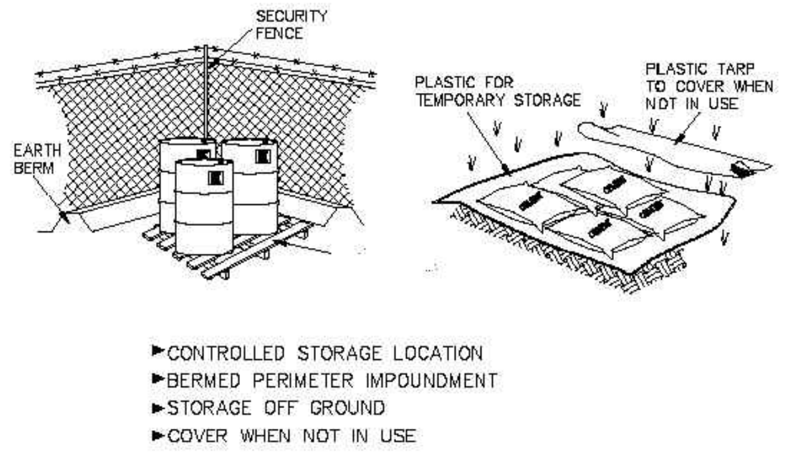
- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

---

## BMP: Materials Storage

MS


SECURITY FENCE
EARTH BERM
PLASTIC FOR TEMPORARY STORAGE
PLASTIC TARP TO COVER WHEN NOT IN USE

- ►CONTROLLED STORAGE LOCATION
- ►BERMED PERIMETER IMPOUNDMENT
- ►STORAGE OFF GROUND
- ►COVER WHEN NOT IN USE

**OBJECTIVES**

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

**DESCRIPTION:**
Controlled storage of on-site materials.

**APPLICATION:**

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

**INSTALLATION/APPLICATION CRITERIA:**

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

**LIMITATIONS:**

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

**MAINTENANCE:**

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

Adapted from Salt Lake City BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

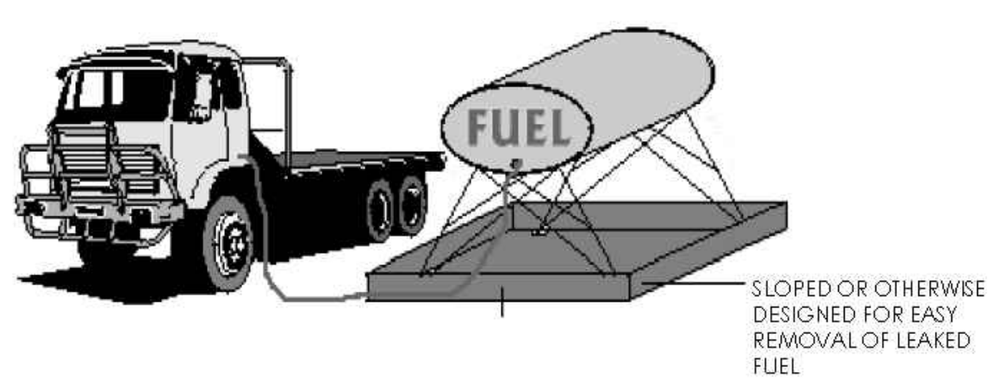
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

---

## BMP: Vehicle And Equipment Fueling

VEF


FUEL
SLOPED OR OTHERWISE DESIGNED FOR EASY REMOVAL OF LEAKED FUEL

**OBJECTIVES**

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

**DESCRIPTION:**
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

**INSTALLATION/APPLICATION:**

- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

**LIMITATIONS:**
Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

**MAINTENANCE:**

- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

---

## BMP: Spill Clean-Up

SCU

**OBJECTIVES**

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

**DESCRIPTION:**
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

**APPLICATION:**
All sites

**GENERAL:**

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

**METHODS:**

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

Adapted from Salt Lake County BMP Fact Sheet

**TARGETED POLLUTANTS**

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

---

REGISTERED PROFESSIONAL ENGINEER
2/19/19
No. 270393
DAVID W.
PETERSON
DWP
STATE OF UTAH

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

# BMP DETAILS

Scale: NTS
Date: 02/19/19
C8

## GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre—construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre—construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100—year floodplain) must be approved by the City Engineer.
13. All signs, landscaping, structures or other appurtenances within right—of—way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
16. All trenches within public right—of—way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 — inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Permits to construct in the right—of—way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
21. The Contractor shall be responsible for the condition of trenches within the right—of—way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

## UTILITIES

1. The following utilities are known to be located within the limits of this project:

| COMPANY | CONTACT | PHONE |
|---|---|---|
| CENTURYLINK — TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MTN. POWER — POWER | Teria Walker | (801) 756 1310 |
| COMCAST — CABLE | Elysia Valdez | (801) 401 3017 |
| QUESTAR GAS — GAS | Wendy Edwards | (801) 853 8513 |
| AMERICAN FORK CITY — WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY — SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY — STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY — SWPPP | Harlan Nielsen | (801) 763 3060 |
| AMERICAN FORK CITY — P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY — PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY — ENGINEERING | Scott Sensanbaugher | (801)763 3060 |
| FIRE MARSHALL — FIRE DEPT | Jason Turner | (801) 763 3040 |
| FIRE & RESCUE | | 911 |

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800—662—4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

## TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

## EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un—worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

## WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as—built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6—inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self_sealing gaskets.
5. The approved construction drawings shall show where bolt_down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

## STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

## STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand—blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

## MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

## USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

## PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.
2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.
3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as—built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.
4. The Contractor shall notify the City of American Fork, PI Department at (801) 404—6129 Jay Brems at least 24 hours before tapping into existing water lines.
5. All pressurized irrigation line stationing shall be based on street centerline stationing.
6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
7. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.
8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

2/19/19
No. 270393
DAVID W. PETERSON
DWP

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

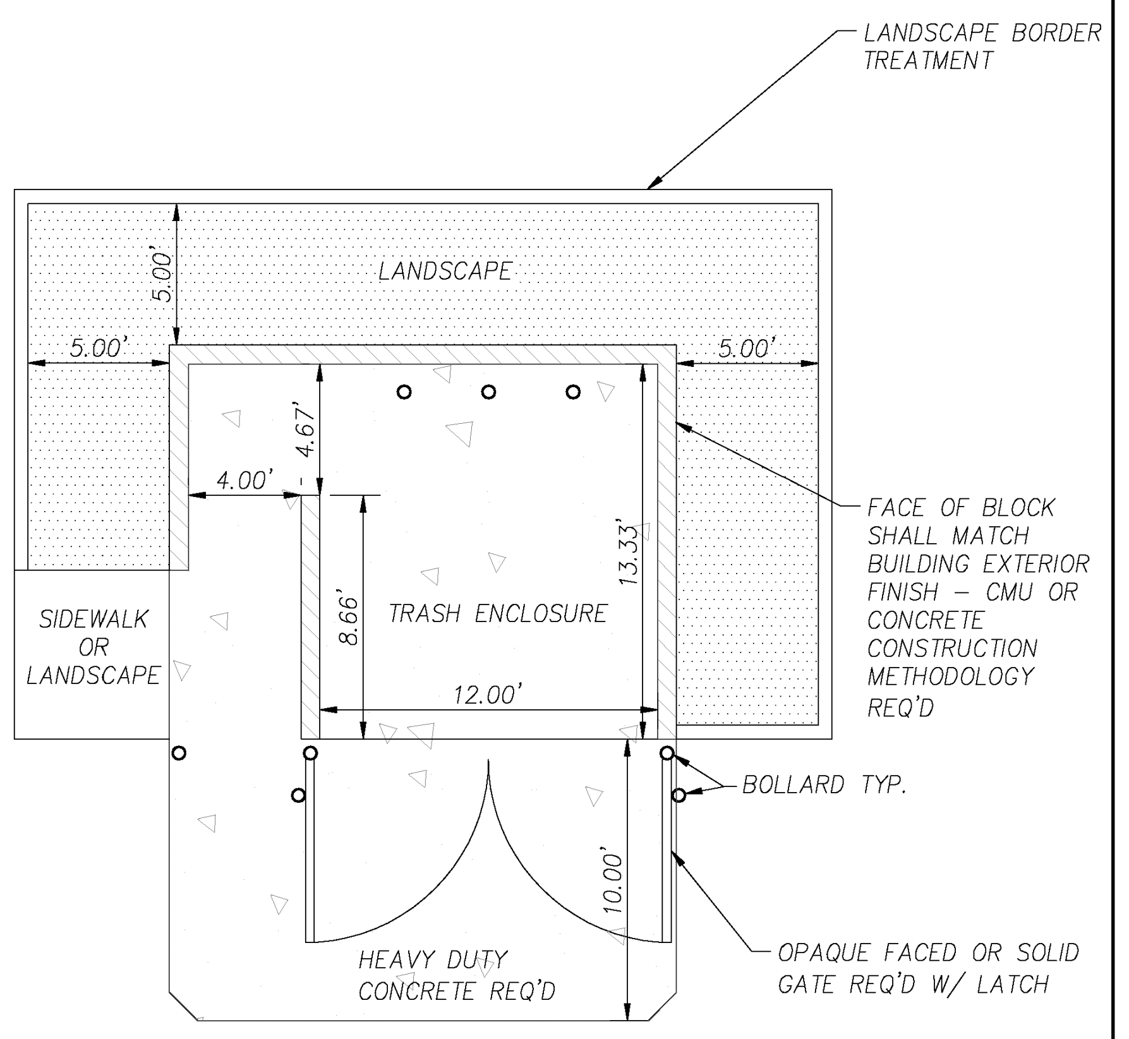
JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 02/19/19
C9

## CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
## STANDARD 17.5.121.B

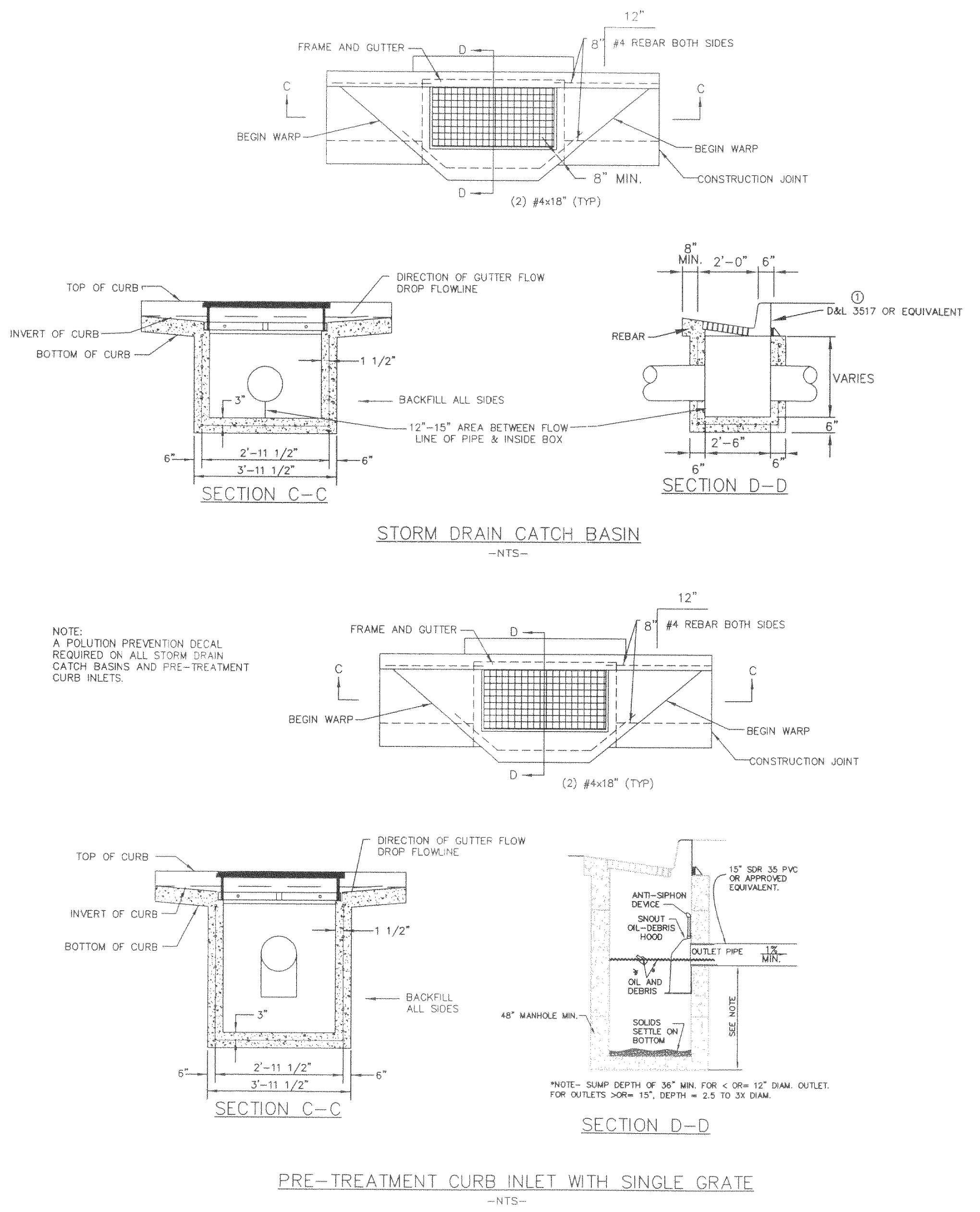

LANDSCAPE BORDER TREATMENT
LANDSCAPE
5.00'
5.00'
5.00'
4.67'
4.00'
13.33'
8.66'
TRASH ENCLOSURE
12.00'
SIDEWALK OR LANDSCAPE
FACE OF BLOCK SHALL MATCH BUILDING EXTERIOR FINISH – CMU OR CONCRETE CONSTRUCTION METHODOLOGY REQ'D
BOLLARD TYP.
10.00'
HEAVY DUTY CONCRETE REQ'D
OPAQUE FACED OR SOLID GATE REQ'D W/ LATCH

NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

T:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 18, 2010

AMERICAN FORK
1853

---

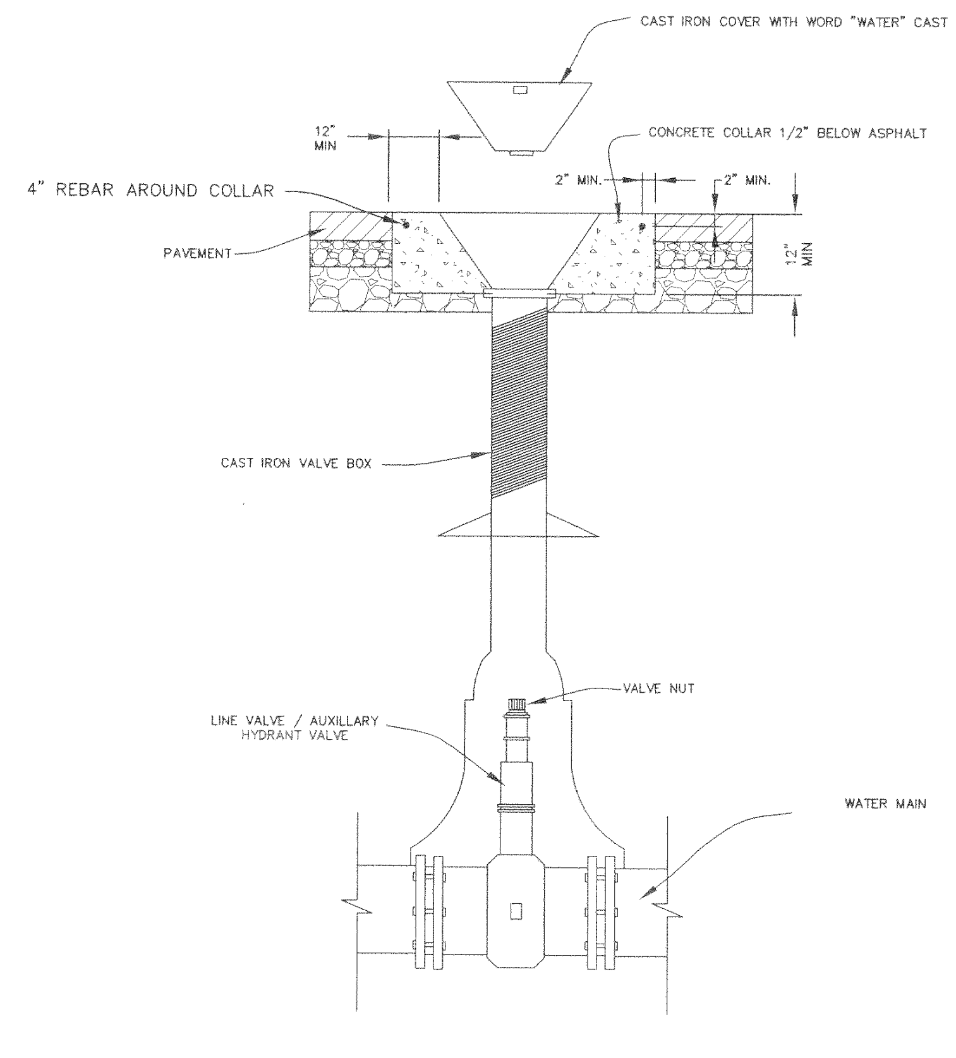

FRAME AND GUTTER
#4 REBAR BOTH SIDES
BEGIN WARP
CONSTRUCTION JOINT
(2) #4x18" (TYP)
TOP OF CURB
INVERT OF CURB
BOTTOM OF CURB
DIRECTION OF GUTTER FLOW DROP FLOWLINE
BACKFILL ALL SIDES
12"-15" AREA BETWEEN FLOW LINE OF PIPE & INSIDE BOX
SECTION C-C
SECTION D-D
REBAR
VARIES
D&L 3517 OR EQUIVALENT
NOTE: A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.
ANTI-SIPHON DEVICE
SNOUT OIL-DEBRIS HOOD
OIL AND DEBRIS
SOLIDS SETTLE ON BOTTOM
15" SDR 35 PVC OR APPROVED EQUIVALENT
48" MANHOLE MIN.
*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.

STORM DRAIN CATCH BASIN
-NTS-

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: CATCH BASIN
DRAWING NO. 15.2
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CATCH BASIN.dwg 05/12/2005 10:46:49 AM MDT

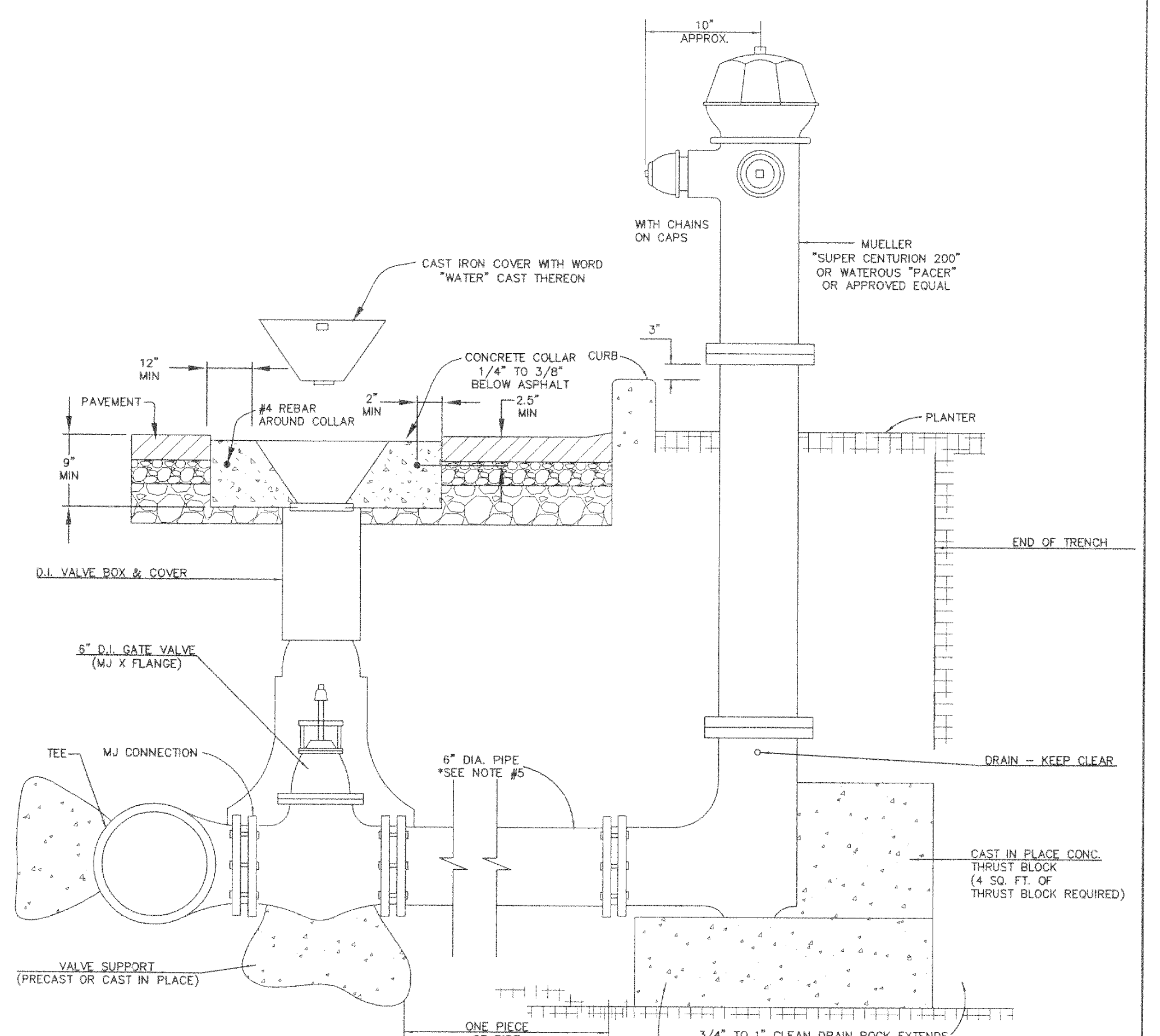
---


CAST IRON COVER WITH WORD "WATER" CAST THEREON
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
PAVEMENT
12" MIN
2" MIN.
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILIARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: VALVE BOX DETAIL
DRAWING NO. 15.4

---


10" APPROX.
WITH CHAINS ON CAPS
"MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
PAVEMENT
#4 REBAR AROUND COLLAR
PLANTER
END OF TRENCH
D.I. VALVE BOX & COVER
6" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

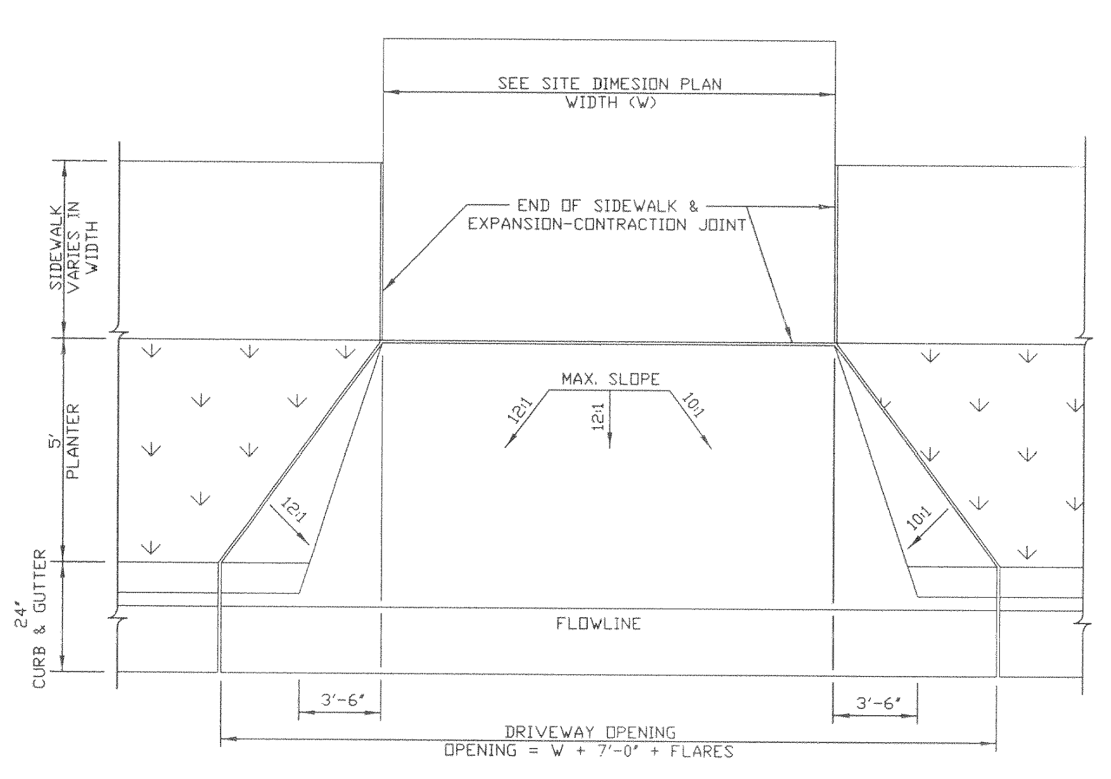
NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: FIRE HYDRANT
DRAWING NO. 15.6

---

NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.

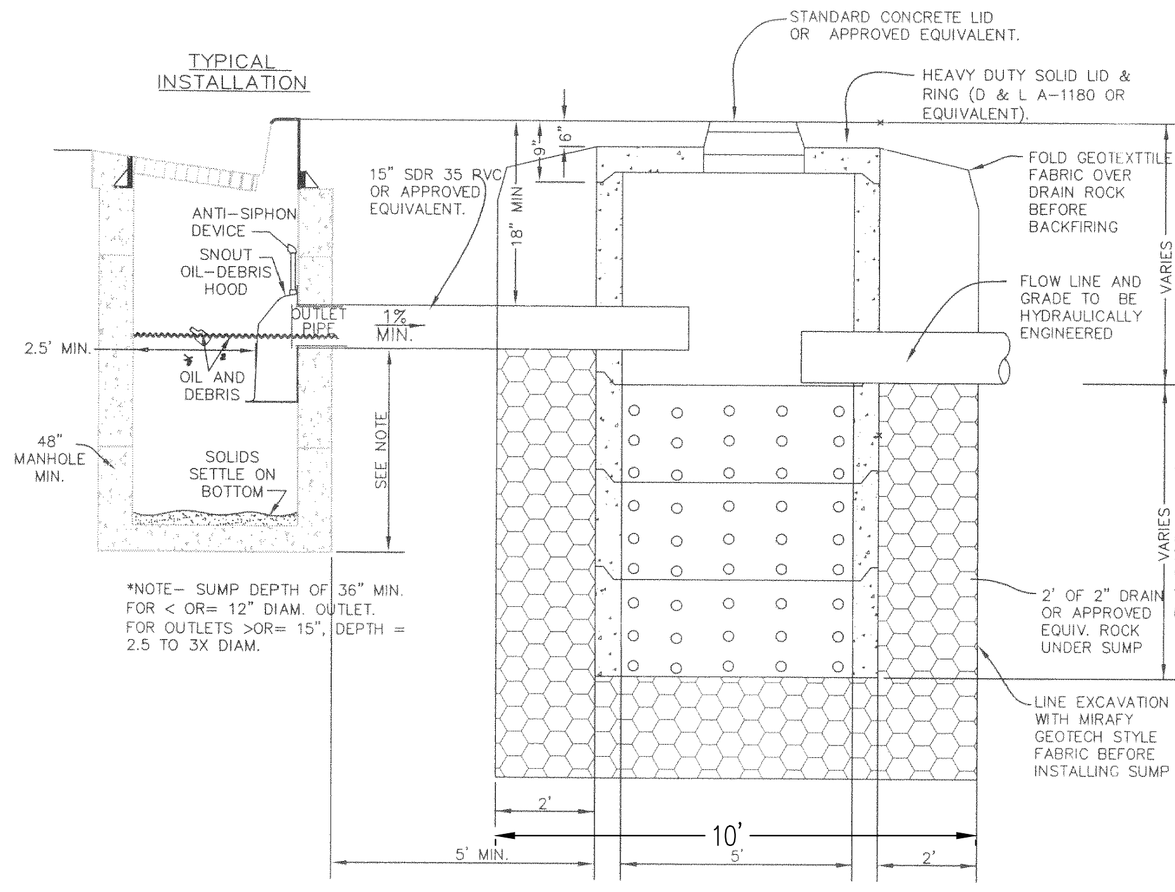

SEE SITE DIMENSION PLAN WIDTH (W)
END OF SIDEWALK & EXPANSION-CONTRACTION JOINT
SIDEWALK VARIES IN WIDTH
5' PLANTER
MAX SLOPE
10:1
FLOWLINE
24" CURB & GUTTER
3'-6"
3'-6"
DRIVEWAY OPENING
OPENING = W + 7'-0" + FLARES

FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER
DRAWING NO. 15.9

---

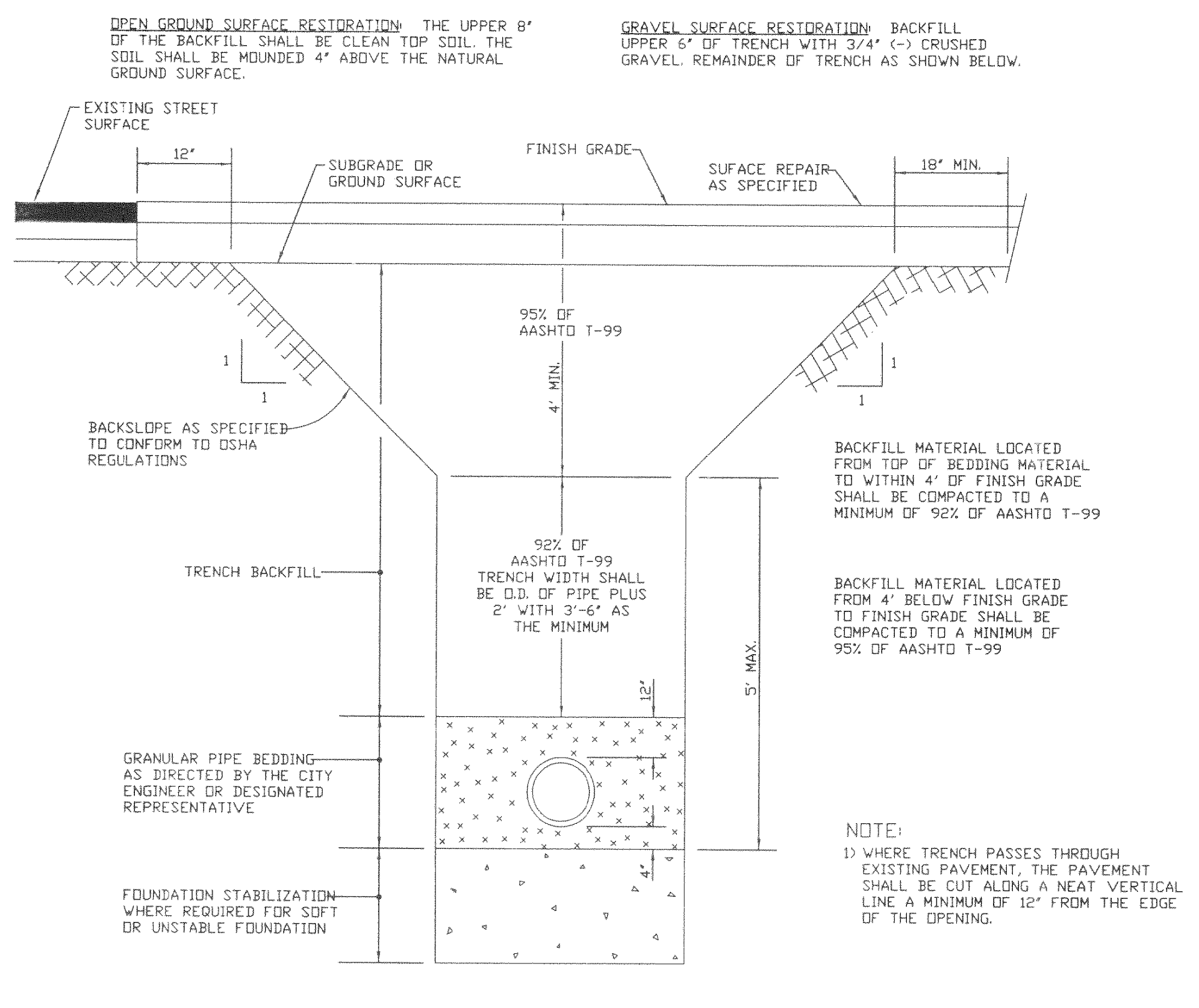
NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTW C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.


TYPICAL INSTALLATION
STANDARD CONCRETE LID OR APPROVED EQUIVALENT.
HEAVY DUTY SOLID LID & RING (D & L A-1180 OR EQUIVALENT)
15" SDR 35 PVC OR APPROVED EQUIVALENT.
ANTI-SIPHON DEVICE
SNOUT OIL-DEBRIS HOOD
OIL AND DEBRIS
SOLIDS SETTLE ON BOTTOM
48" MANHOLE MIN.
2.5' MIN.
*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.
FOLD GEOTEXTILE FABRIC OVER DRAIN ROCK BEFORE BACKFILLING
FLOW LINE AND GRADE TO BE HYDRAULICALLY ENGINEERED
3' BACKFILL
2" OF 2" DRAIN OR APPROVED EQUIV. ROCK UNDER SUMP
LINE EXCAVATION WITH MIRAFY GEOTECH STYLE FABRIC BEFORE INSTALLING SUMP
12" DRAIN ROCK
10'
5' MIN.

PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP
DRAWING NO. 15.14

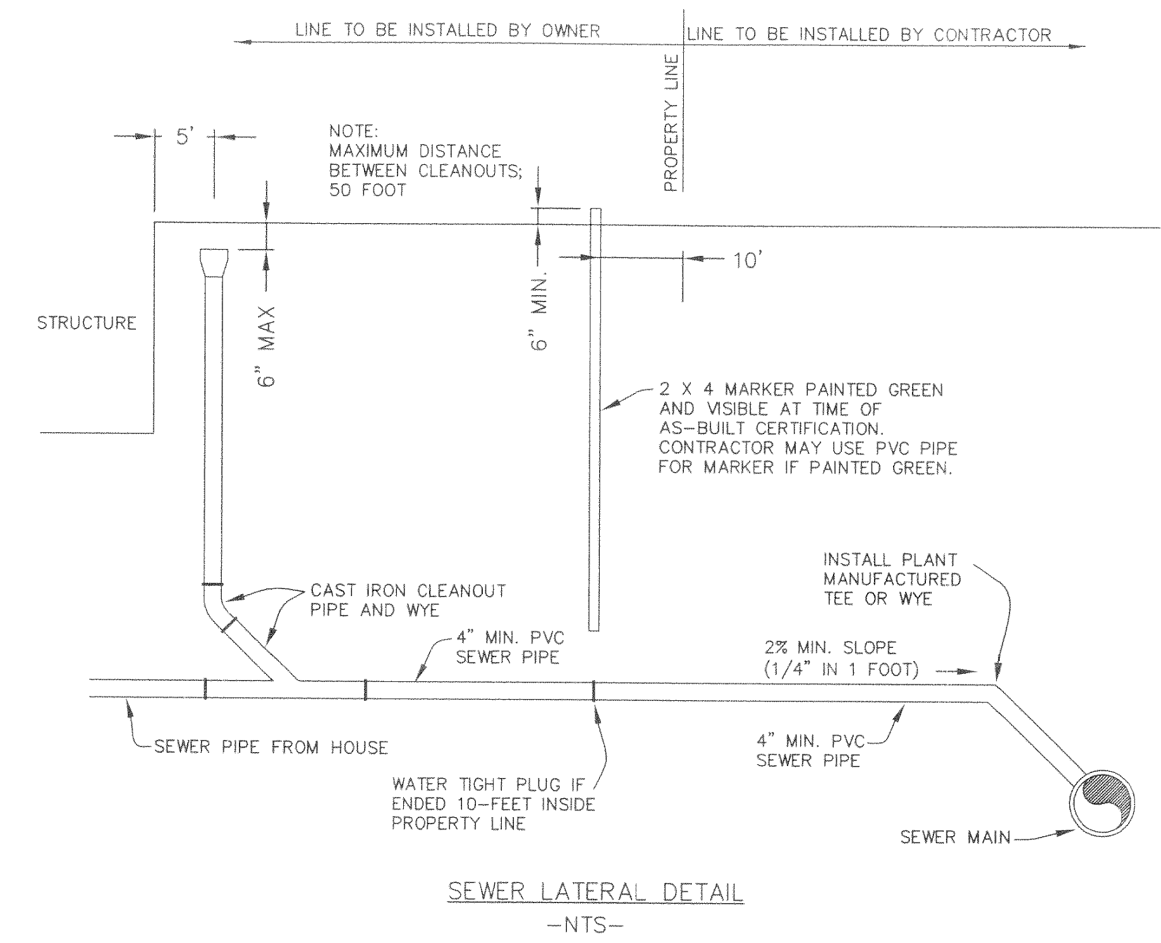
---


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SURFACE REPAIR AS SPECIFIED
95% OF AASHTO T-99
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-4' AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE! 1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

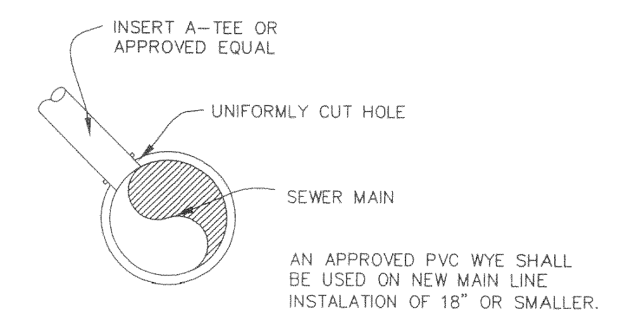
TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL
DRAWING NO. 15.22

---


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE: MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
INSTALL PLANT MANUFACTURED TEE OR WYE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN

SEWER LATERAL DETAIL
-NTS-


INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.

SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO. 15.23
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LATERAL.dwg 05/12/2005 11:11:31 AM MDT

---

2/19/19
No. 270393
DAVID W. PETERSON
DWP

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

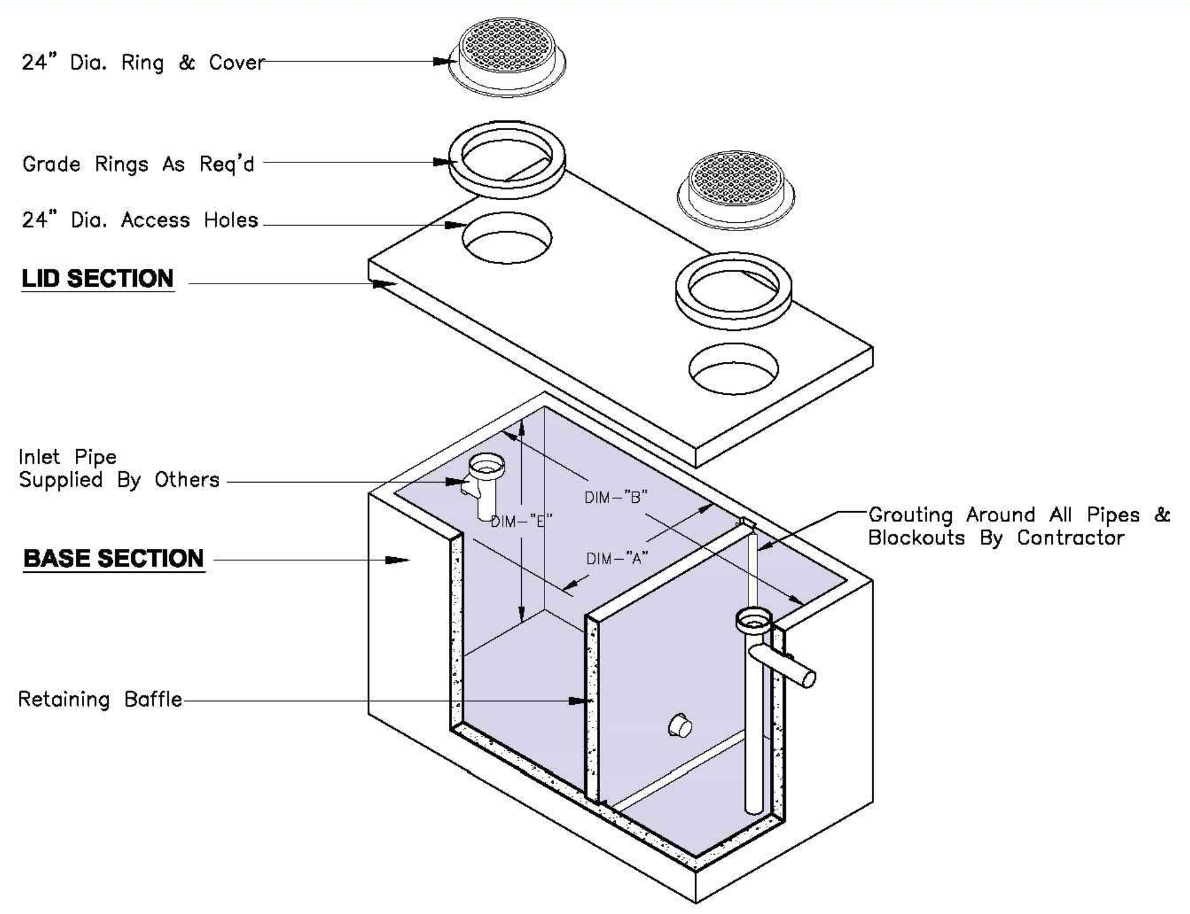
DETAIL SHEET

Scale: NTS
Date: 02/19/19
C10

**Oldcastle Precast®**

*Water*

***Single Grease Interceptor***
**Model: SGI-Standard**



| GALLON CAPACITY | MODEL No. | DIM "A" | DIM "B" | WATER DEPTH DIM "C" | DIM "D" | DIM "E" | DIM "F" | WEIGHT |
|---|---|---|---|---|---|---|---|---|
| 320 | 463–GI | 4'–0" | 6'–0" | 2'–0" | 2'–2" | 3'–0" | 2'–10" | 7,535 |
| 500 | 4113–GI | 4'–0" | 11'–0" | 2'–0" | 2'–2" | 3'–0" | 2'–10" | 11,631 |
| 750 | 4114–GI | 4'–0" | 11'–0" | 2'–6" | 2'–8" | 4'–0" | 3'–10" | 14,031 |
| 1000 | 41145–GI | 4'–0" | 11'–0" | 3'–3" | 3'–5" | 4'–6" | 4'–4" | 15,300 |
| 1250 | 4115–GI | 4'–0" | 11'–0" | 4'–0" | 4'–2" | 5'–0" | 4'–10" | 16,431 |
| 1500 | 4116–GI | 4'–0" | 11'–0" | 5'–0" | 5'–2" | 6'–0" | 5'–10" | 18,831 |
| 1800 | 41165–GI | 4'–0" | 11'–0" | 5'–6" | 5'–8" | 6'–6" | 6'–4" | 20,031 |
| 2000 | 4117–GI | 4'–0" | 11'–0" | 6'–0" | 6'–2" | 7'–0" | 6'–10" | 21,231 |
| 2500 | 61266–GI | 6'–0" | 12'–6" | 4'–6" | 4'–8" | 6'–0" | 5'–10" | 24,529 |
| 3000 | 61267–GI | 6'–0" | 12'–6" | 5'–6" | 5'–8" | 7'–0" | 6'–10" | 27,454 |
| 3500 | 11125–GI | 11'–0" | 12'–0" | 3'–8" | 3'–10" | 5'–0" | 4'–10" | 37,890 |
| 5000 | 11175–GI | 11'–0" | 17'–0" | 3'–8" | 3'–10" | 5'–0" | 4'–10" | 47,085 |
| 5500 | 11176–GI | 11'–0" | 17'–0" | 4'–0" | 4'–2" | 5'–9" | 5'–7" | 51,451 |
| 6000 | 11195–GI | 11'–0" | 19'–0" | 4'–0" | 4'–2" | 5'–9" | 5'–7" | 55,897 |
| 7000 | 11225–GI | 11'–0" | 22'–0" | 4'–0" | 4'–2" | 5'–0" | 4'–10" | 45,883 |
| 8000 | 11226–GI | 11'–0" | 22'–0" | 4'–6" | 4'–8" | 5'–9" | 5'–7" | 62,566 |
| 9000 | 11276–GI | 11'–0" | 27'–0" | 4'–0" | 4'–2" | 5'–9" | 5'–7" | 73,680 |
| 10000 | 11296–GI | 11'–0" | 29'–0" | 4'–6" | 4'–8" | 5'–9" | 5'–7" | 78,126 |
| 11000 | 11348–GI | 11'–0" | 34'–0" | 4'–0" | 4'–2" | 5'–9" | 5'–7" | 89,241 |

Great Plains West Region

*For more information about our products please visit us on the web at:*
**oldcastleprecast.com**
© 2013 Oldcastle Precast, Inc.
W-WT-1

**888-9 Oldcastle**
***(888-965-3227)***

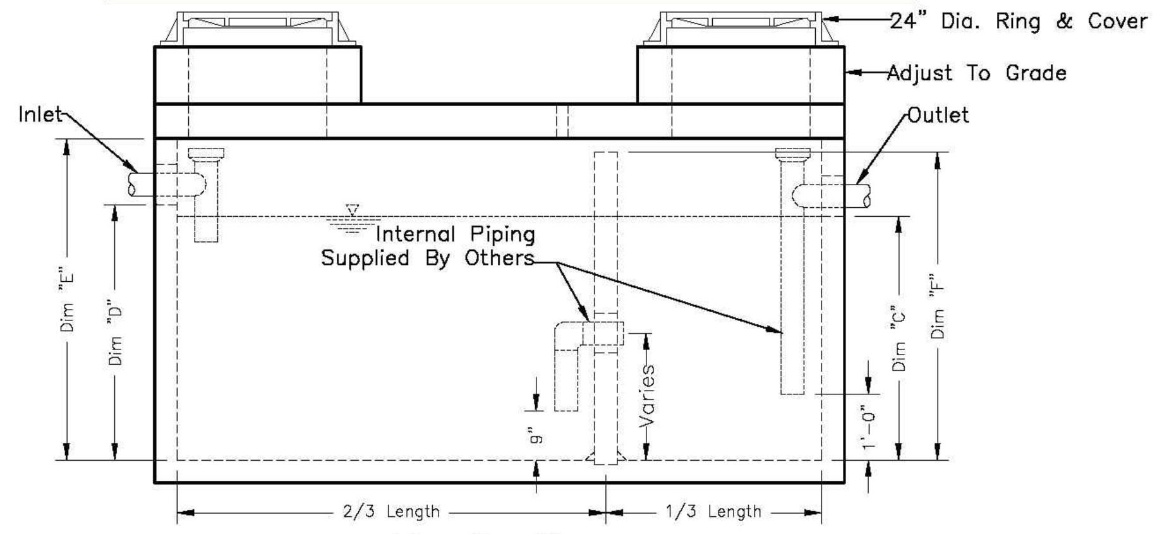
---

**Oldcastle Precast®**

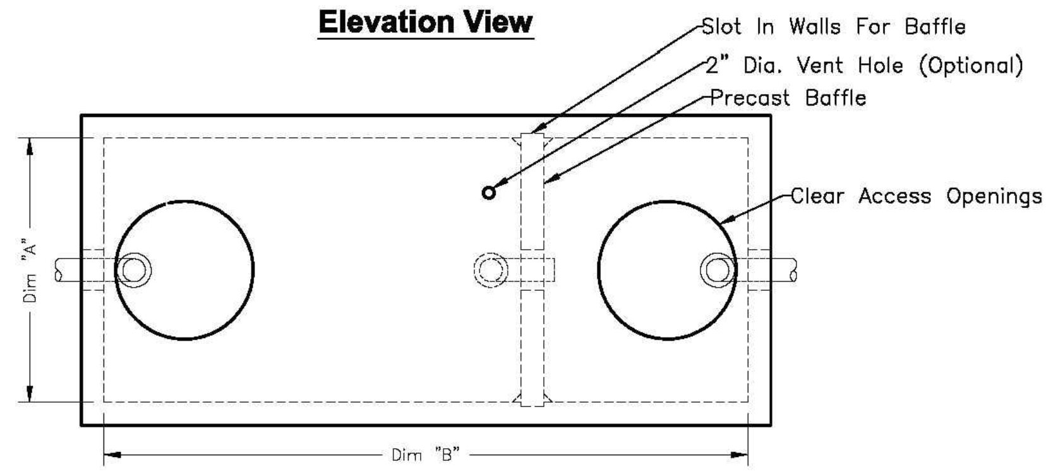
*Water*

***Single Grease Interceptor***
**Model: SGI-Standard**

**Design Criteria:**
Uniform Plumbing Code – Appendix H
Number of Meals Per Peak Hours X Waste Flow Rate X Retention Time X Storage Factor X Capacity In Gallons



**Elevation View**



**Plan View**

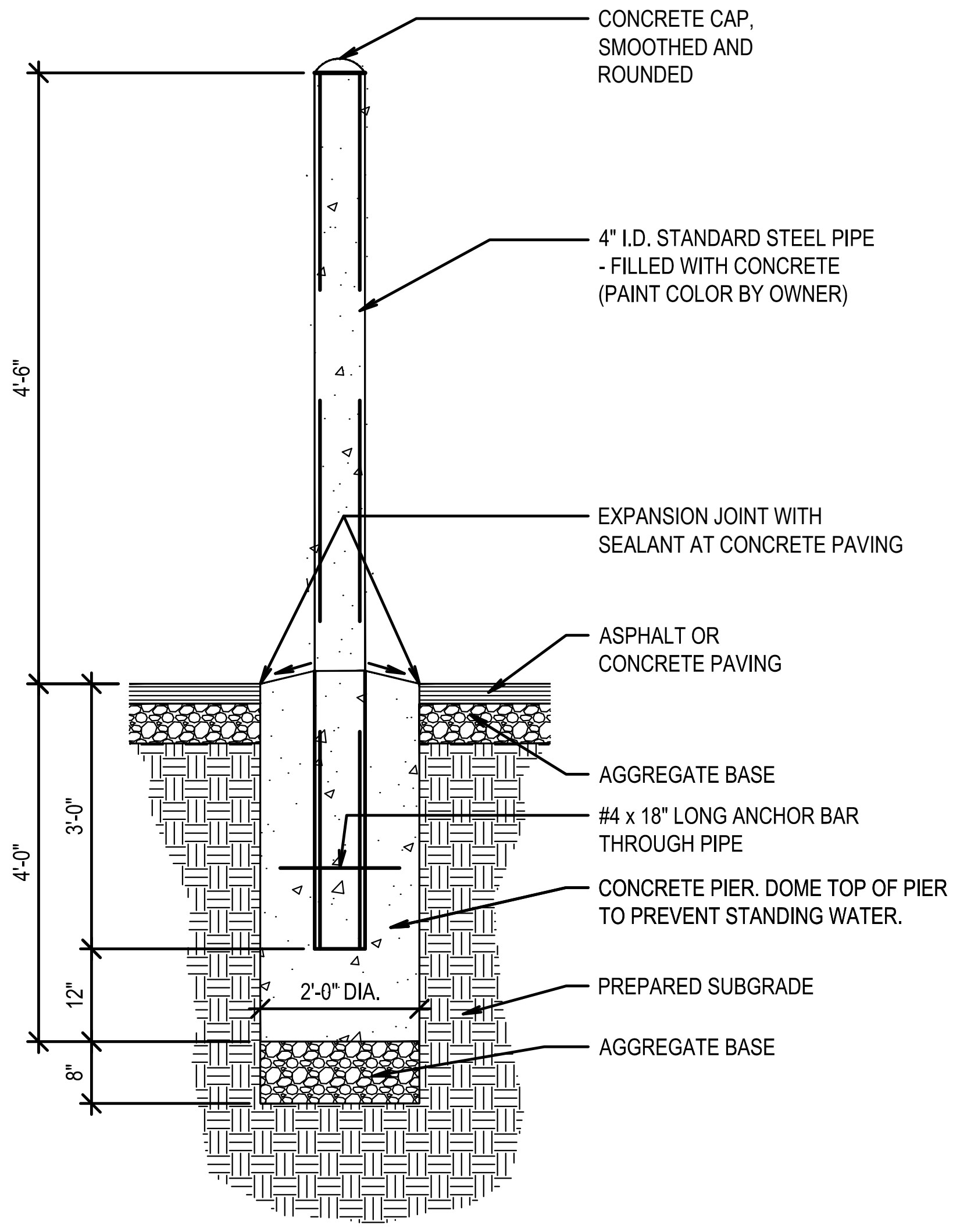
**Notes:**
1. Concrete: 28 Day Compressive Strength f'c = 4500 psi
2. Rebar: ASTM A–615 Grade 60
3. Mesh: ASTM A–185 Grade 65
4. Design: ACI–318–02 Building Code
   ASTM C–857 "Minimum Structural Design Loading For Underground Precast Concrete Utility Structures"
5. Loads: H–20 Truck Wheel w/ 30% Impact Per AASHTO
6. Fill w/ Clean Water Prior To Start–Up Of System
7. Contractor To Supply & Install All Piping & Sampling Tees
8. Gray Water Only.

Great Plains West Region

*For more information about our products please visit us on the web at:*
**oldcastleprecast.com**
© 2013 Oldcastle Precast, Inc.
W-WT-2

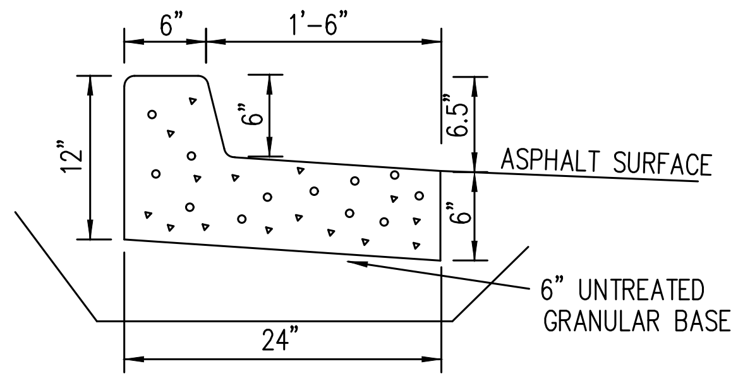
**888-9 Oldcastle**
***(888-965-3227)***

---


CONCRETE CAP, SMOOTHED AND ROUNDED
4" I.D. STANDARD STEEL PIPE - FILLED WITH CONCRETE (PAINT COLOR BY OWNER)
EXPANSION JOINT WITH SEALANT AT CONCRETE PAVING
ASPHALT OR CONCRETE PAVING
AGGREGATE BASE
#4 x 18" LONG ANCHOR BAR THROUGH PIPE
CONCRETE PIER. DOME TOP OF PIER TO PREVENT STANDING WATER.
PREPARED SUBGRADE
AGGREGATE BASE
4'-6"
4'-0"
3'-0"
12"
8"
2'-0" DIA.

## CONCRETE BOLLARD

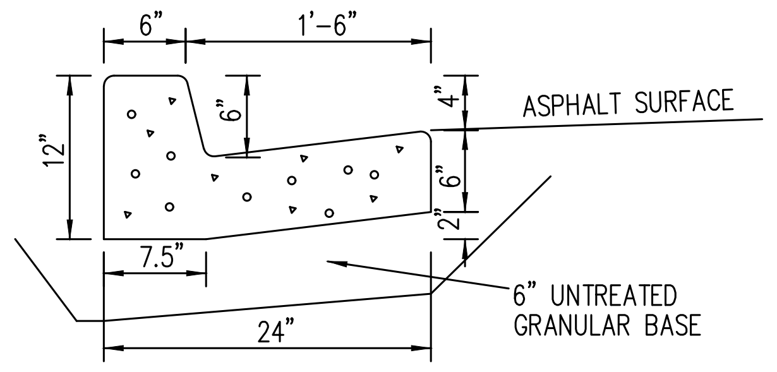
SCALE: N.T.S.



6" UNTREATED GRANULAR BASE UNDER CURB
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557–78

## SPILL CURB

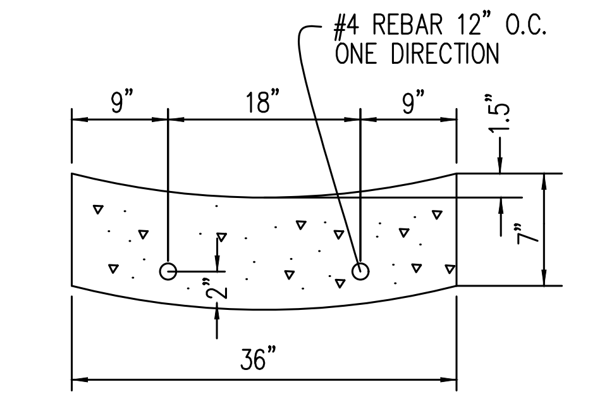
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557–78

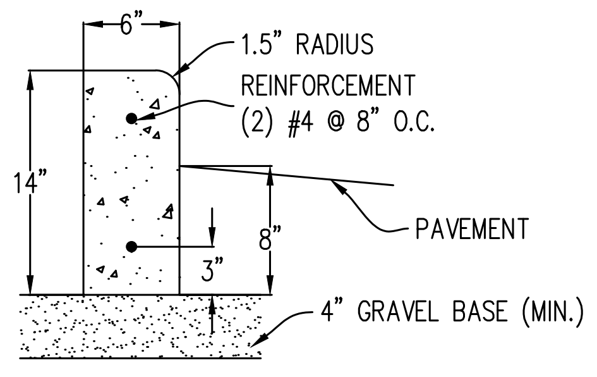
## CARRY CURB

NOT TO SCALE



## 36" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.



## 6" CURB DETAIL

REGISTERED PROFESSIONAL ENGINEER
2/19/19
No. 270393
DAVID W. PETERSON
DWP
STATE OF UTAH

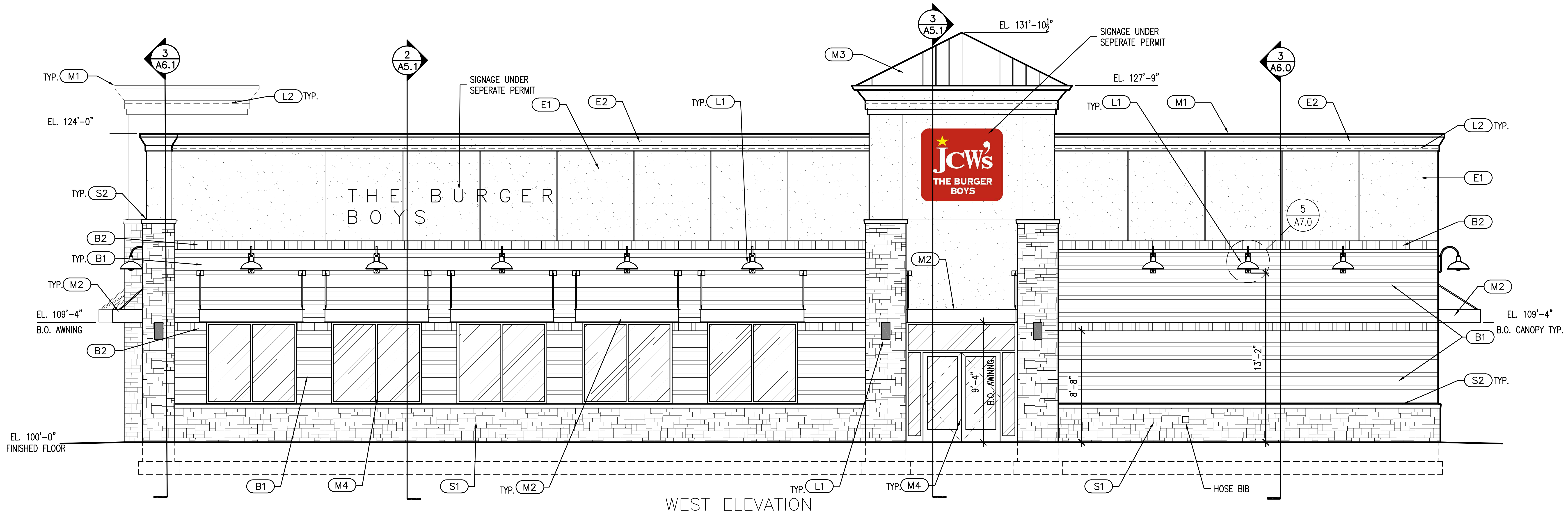
JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

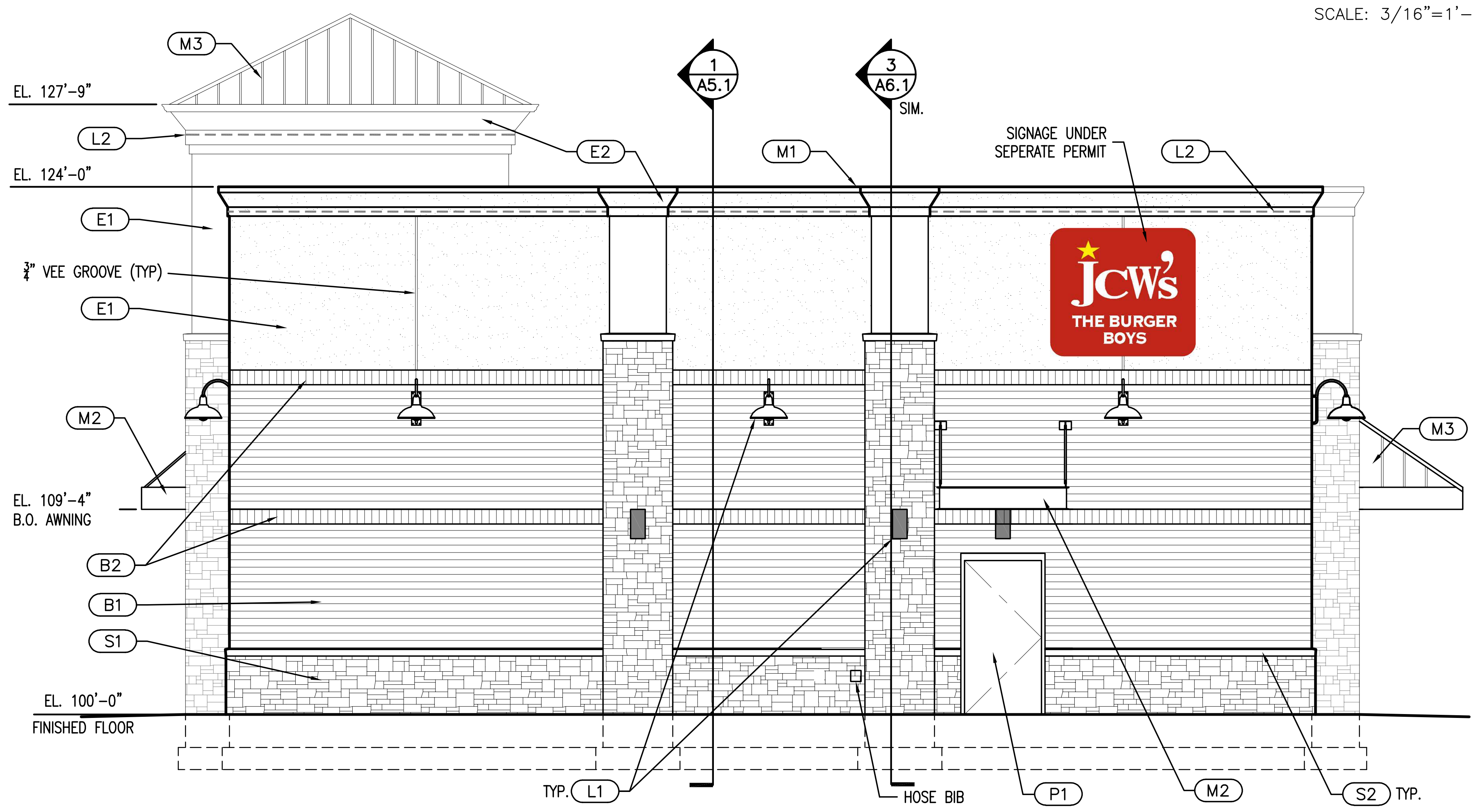
AMERICAN FORK | 580 E. State Street | UTAH

| | | |
|---|---|---|
| Drawn by: D.W.P. | DETAIL SHEET | Scale: NTS |
| Designed by: D.W.P. | | Date: 02/19/19 |
| Checked by: D.W.P. | | C11 |



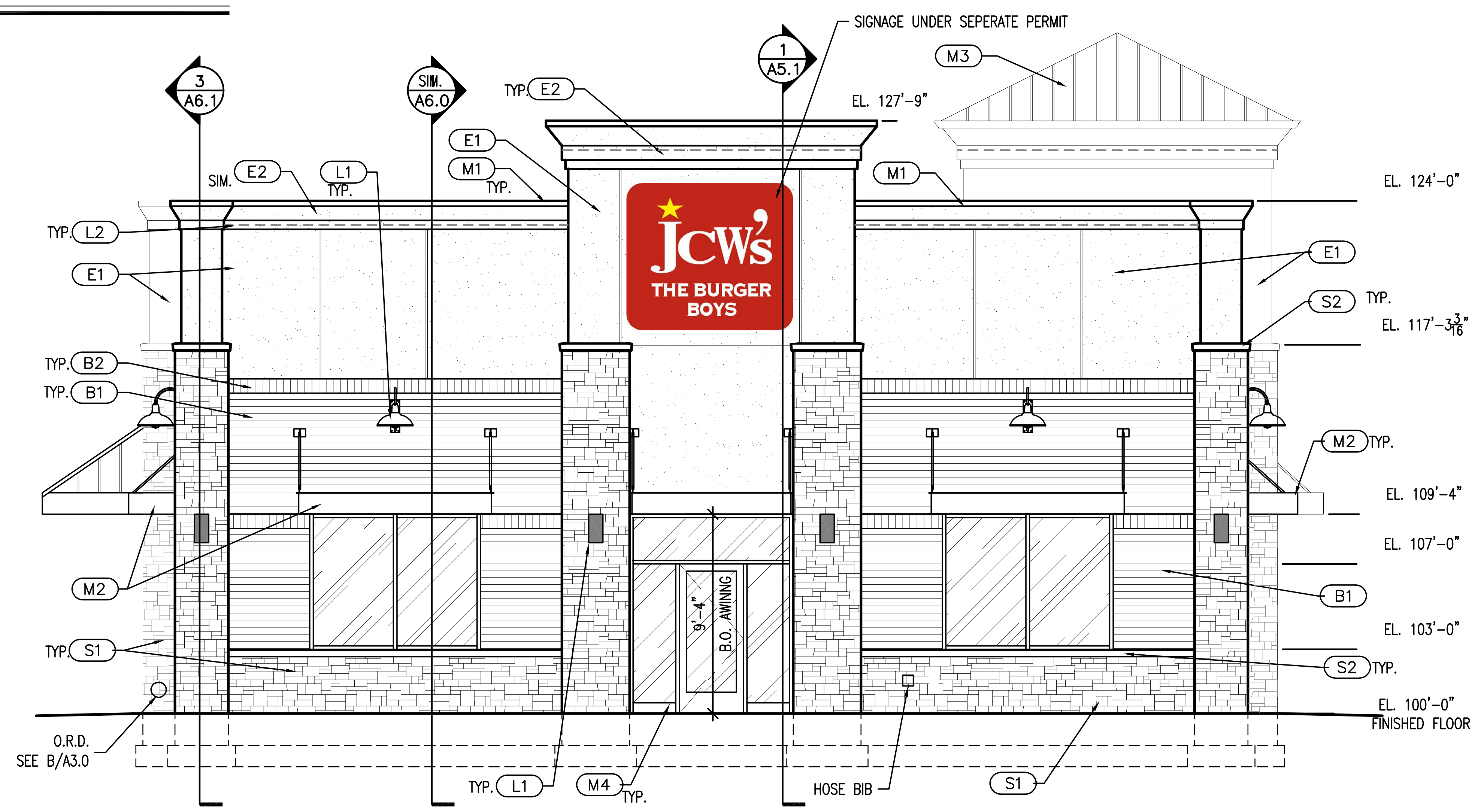
## WEST ELEVATION

SCALE: 3/16"=1'-0"



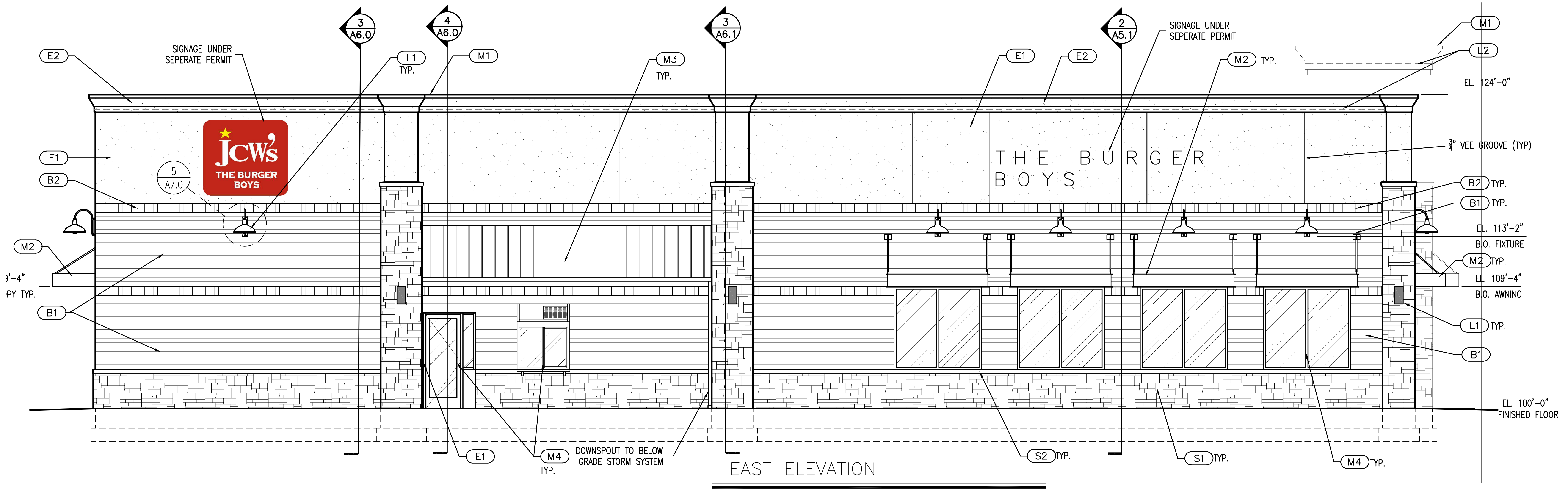
## SOUTH ELEVATION

SCALE: 3/16"=1'-0"



## NORTH ELEVATION

SCALE: 3/16"=1'-0"



## EAST ELEVATION

SCALE: 3/16"=1'-0"

## EXTERIOR FINISH SCHEDULE

| MARK | DESCRIPTION |
|---|---|
| B1 | BRICK, INTERSTATE BRICK "TUMBLEWEED" |
| B2 | BRICK, INTERSTATE BRICK "COPPERSTONE" |
| | |
| S1 | STONE VENEER – HARRISTONE UINTAH LEDGESTONE "BROWN" 1 |
| S2 | PRECAST CONCRETE SILL |
| | |
| E1 | SYNTHETIC STUCCO, DRYVIT "AMARILLO WHITE" |
| E2 | SYNTHETIC STUCCO, DRYVIT "HONEY TWIST" |
| | |
| M1 | PREFINISHED METAL DRIP, AEP SPAN "SIERRA TAN" |
| M2 | ~~METAL CANOPY, POWDER COAT PAINTED,~~<br>MATCH SHERWIN WILLIAMS SW6992 "INKWELL" 1 |
| M3 | FACTORY FINISHED METAL ROOF – MCBI "COLONIAL RED" 1 |
| M4 | FACTORY FINISHED STOREFRONT – CLEAR. ANODIZED |
| | |
| P1 | PAINT TO MATCH B1 |
| | |
| L1 | FACTORY FINISHED METAL LIGHT – BLACK |
| L2 | L.E.D. LIGHT STRIP – RED |

NOTE:
ALL BUILDING SIGNAGE TO BE CONSIDERED UNDER A SEPARATE SIGN PERMIT APPLICATION

**Think Architecture**

*Architecture*
*Interior Design*
*Landscape Architecture*
*Land Planning*
*Construction Management*

*5151 South 900 East, Suite 200*
*Salt Lake City, UT 84117*
*Ph: 801.269.0055*
*Fax: 801.269.1425*
*www.thinkaec.com*

*The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from ASWN+JSA Architects, Inc.*

*These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.*

**JCW's RESTAURANT**
**580 E. STATE STREET**
**AMERICAN FORK, UTAH**

PROJECT NO. 18-101
DATE: MARCH 21, 2019
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
**A5.0**

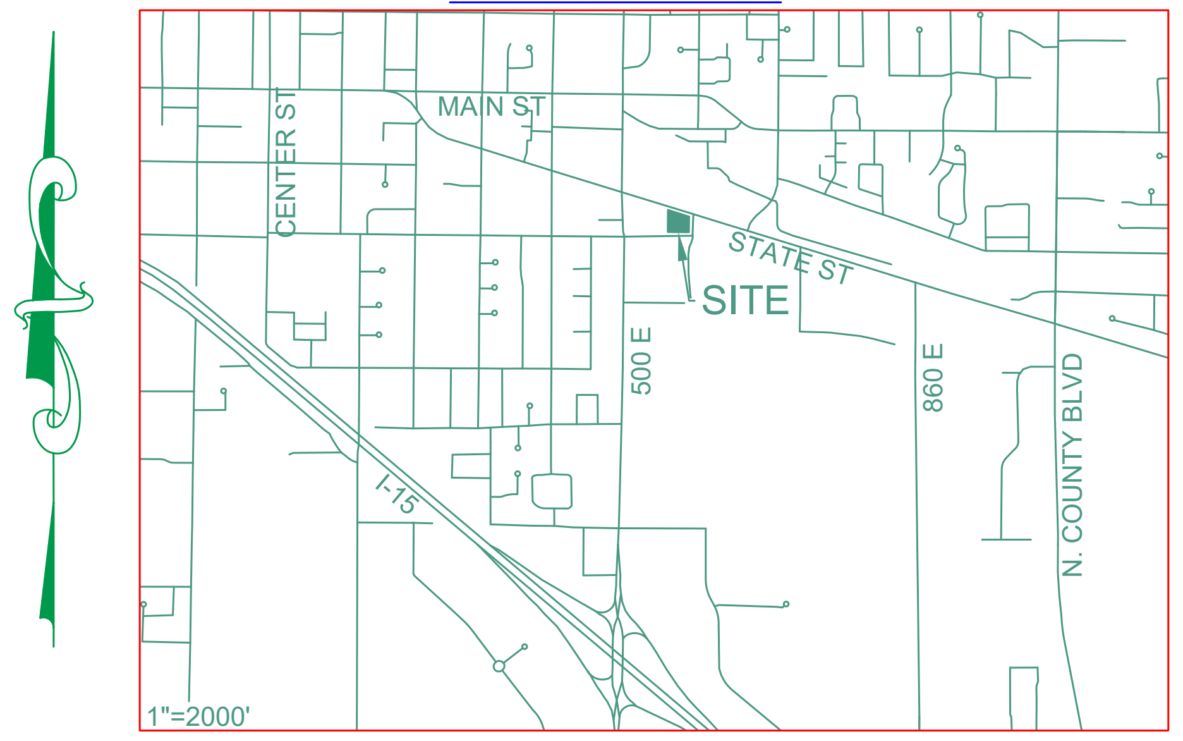
26. INSTALL 2 L.F. 4" PVC GREASE LINE AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.72
27. INSTALL 43 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
28. INSTALL 14 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
29. INSTALL 2 L.F. 4" PVC SEWER LATERAL AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.82
30. FIELD LOCATE EXISTING 4" SEWER LATERAL AND CONNECT NEW 4" PVC GREASE LINE WITH CLEANOUT.
31. INSTALL 8 L.F. 4" PVC GREASE LINE AT S=2% MIN.
32. INSTALL 320 GALLONG GREASE TRAP WITH SOLID COVERS ON MANHOLES. MANHOLE RIM ELEVATIONS= 4592.95
33. INSTALL 33 L.F. 4" PVC GREASE LINE AT S=2% MIN.
34. INSTALL 6" DIAMETER FLOOR DRAIN WITH GRATE, GRATE=4593.42
35. INSTALL $\frac{3}{4}$" WATER SERVICE FROM BUILDING TO FROST FREE WATER SPIGOT.
36. INSTALL FROST FREE CULINARY WATER SPIGOT FOR NEW DUMPSTER

# JCW's RESTAURANT

## ADDRESS: 580 E. State Street

SITUATED IN THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

### VICINITY MAP



### CONTACT LIST:

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURY LINK | - TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MNT. POWER | - POWER | Teria Walker | (801) 756 1310 |
| COMCAST | - CABLE | Elysia Valdez | (801) 401 3017 |
| COMCAST | - FIBER TEL | Sade Christensen | (801) 369 7360 |
| QUESTAR GAS | - GAS (FOREMAN) | Wendy Edwards | (801) 853 8513 |
| QUESTAR GAS | - GAS (HP) | Gaylan Sorensen | (801) 370 6577 |
| AMERICAN FORK CITY | -WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | -SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | -STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | -SWPPP | Harlan Nielson | (801) 763 3060 |
| AMERICAN FORK CITY | -P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | -PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY | -ENGINEERING | Scott Sensanbaugher | (801) 763 3060 |
| AMERICAN FORK CITY | -INSPECTOR | Dee Howard | (801) 763 3060 |
| FIRE MARSHALL | - FIRE DEPT | Jason Turner | (801) 763 3040 |
| AF FIBER | | Will Davis | (801) 897 9826 |
| AF FLOOD IRRIGATION COMPANY | | Ernie John | (801) 471 6576 |
| FIRE & RESCUE | | | 911 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | | David Barlow | (801) 756 5231 |

### SHEET INDEX

| | |
|---|---|
| C1 | COVER SHEET |
| C2 | SITE PLAN |
| C3 | DEMOLITION PLAN |
| C4 | UTILITY PLAN |
| C5 | GRADING & DRAINAGE PLAN |
| C6 | EROSION CONTROL PLAN |
| C7 | BMP DETAILS |
| C8 | BMP DETAILS |
| C9 | AMERICAN FORK STANDARD CONSTRUCTION NOTES |
| C10 | DETAIL SHEET |
| C11 | DETAIL SHEET |

### REFERENCE NOTES

1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
4. SEE SHEET C2 FOR SITE TABULATIONS.

### ABBREVIATION TABLE

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| SF | SQUARE FOOTAGE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| COR | CORNER |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| P.I. | PRESSURIZED IRRIGATION |
| SS | SANITARY SEWER |
| SD | STORM DRAIN |
| T | TOWNSHIP |
| R | RANGE |
| RCP | REINFORCED CONCRETE PIPE |
| WM | WATER METER |
| CB | CATCH BASIN |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| FH | FIRE HYDRANT |
| L.F. | LINEAR FEET |
| S=% | SLOPE |
| IE | INVERT ELEVATION |
| C.O. | CLEAN OUT |
| SL | SEWER LATERAL |

### NOTES TO CONTRACTOR

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

LAND SURVEYOR: AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224 - 7308

BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

Y:\1 Job Files\Think Architects\JCWs AF\Excel PE Stamp 021919.tiff

REVISIONS

| Rev. | Date | Description |
|---|---|---|
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT

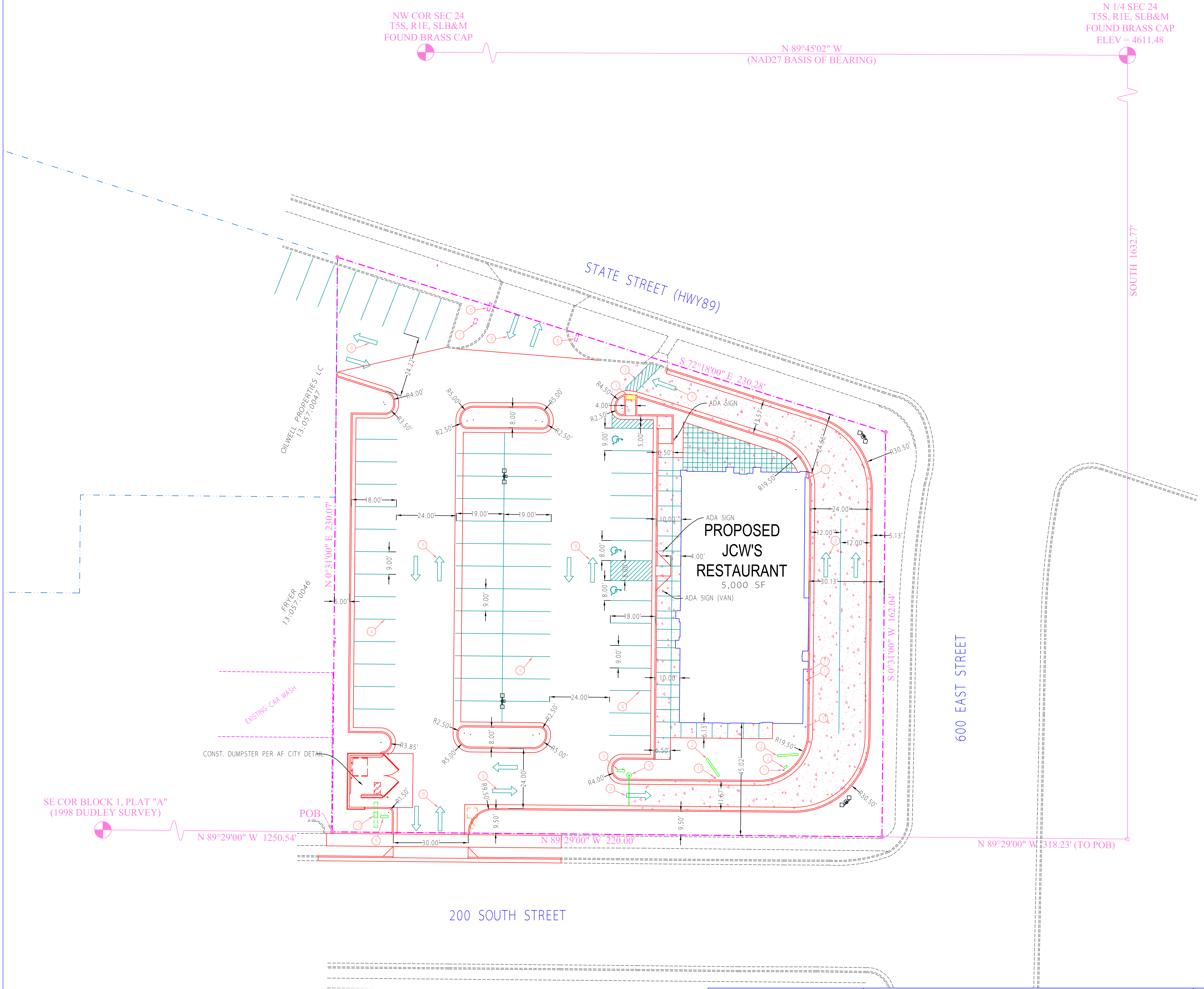
AMERICAN FORK 580 E. State Street UTAH

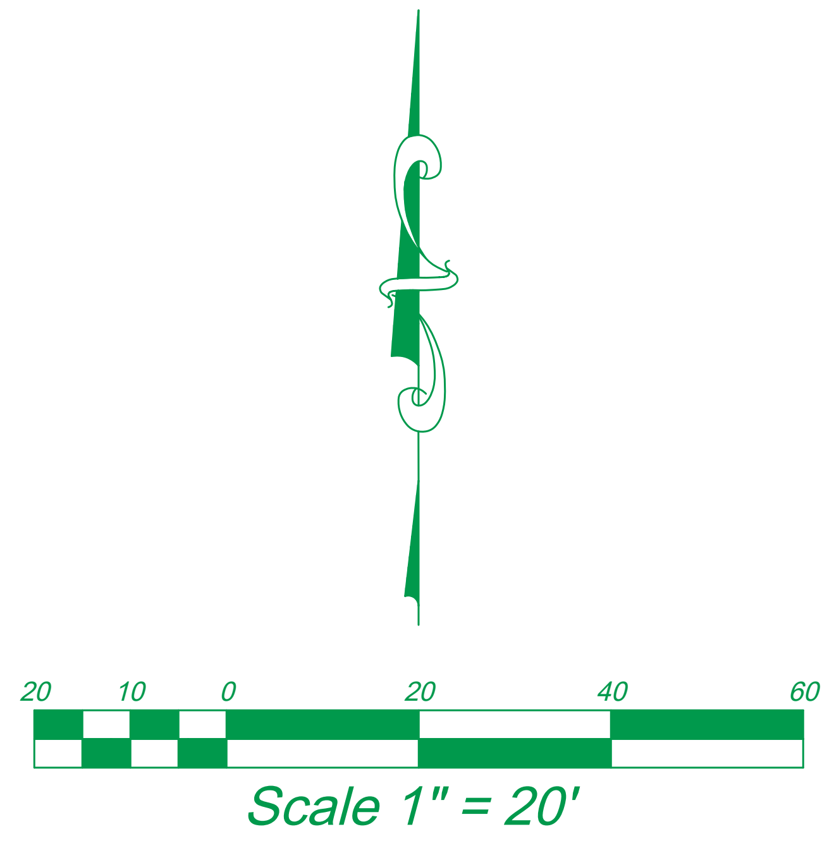
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

COVER SHEET

Scale: NTS
Date: 02/19/19

C1





## GENERAL SITE NOTES

1. CURRENT ZONING: GC-1
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY AZTEC ENGINEERING, INC.
4. TYPE OF BUILDING: V B (NFPA 13 FIRE SPRINKLERS)
5. TYPE OF OCCUPANCY: A-2
6. BUILDINGS TOTAL SQUARE FOOTAGE: 5,000 S.F..
7. PARKING TABULATIONS:
   REQUIRED PARKING: 1 STALL/100 S.F. = 50 STALLS
   PROVIDED PARKING (INCLUDING 3 ADA) = 63 STALLS
8. THIS BUILDING WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
9. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
10. SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS
12. FLOOD ZONE DESIGNATION: ZONE B - AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, FIRM MAP PANEL #4901520005 B EFFECTIVE DATE: NOVEMBER 25, 1980

## BOUNDARY DESCRIPTION

COMMENCING SOUTH 89°29'00" EAST 1250.54 FEET ALONG THE NORTH LINE OF 200 SOUTH STREET FROM THE SOUTHEAST CORNER OF BLOCK 1, PLAT "A", OF THE AMERICAN FORK CITY SURVEY OF BUILDING LOTS; SAID POINT ALSO BEING SOUTH 1632.77 FEET AND NORTH 89°29'00" WEST 318.23 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°31'00" EAST 230.07 FEET TO THE SOUTH LINE OF HIGHWAY 91; THENCE SOUTH 72°18'00" EAST 230.28 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0"31'00" WEST 162.04 FEET TO THE NORTH LINE OF SAID 200 SOUTH STREET; THENCE NORTH 89°29'00" WEST 220.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.
AREA = 0.990 ACRES

## SITE TABULATIONS:

TOTAL PROPERTY AREA = 43,132 S.F. = 100%
BUILDING/ROOF AREA = 5,000 S.F. = 11.6%
IMPERVIOUS AREA = 31,583 S.F. = 73.2%
LANDSCAPE AREA = 6,549 S.F. = 15.2%

## SITE PLAN KEYED NOTES ⓪⓪

1. PROVIDE 2' MIN. DETECTABLE WARNING AT TRANSITION TO VEHICLE TRAFFIC WAY
2. ORDER SIGN AND PREVIEW SIGN O.F.C.I. SEE ELECTRICAL DRAWINGS.
3. INSTALL CROSSWALK STRIPING
4. INSTALL 4" YELLOW PARKING LOT STRIPING (TYP.)
5. INSTALL DIRECTIONAL SIGNS O.F.C.I. FIELD VERIFY LOCATION WITH OWNER. SEE ELECTRICAL DRAWINGS.
6. EXISTING DIRECTIONAL SIGNS TO REMAIN.
7. EXISTING PYLON SIGN TO REMAIN.
8. INSTALL 4" YELLOW DIRECTION ARROW STRIPING SYMBOL (TYP.)
9. HEIGHT LIMIT BAR O.F.C.I. FIELD VERIFY LOCATION WITH OWNER.
10. RELOCATED PYLON SIGN. FIELD VERIFY LOCATION WITH OWNER.
11. 4" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD. PAINTED.

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\811Eng_ver_RGB.jpg

LAND SURVEYOR: AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

### BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

### REVISIONS

| Rev. | Date | Description |
|---|---|---|
| 1 | 03/11/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

## SITE PLAN

Scale: 1"=20'
Date: 02/19/19
C2

STATE STREET (HWY89)
200 SOUTH STREET
600 EAST STREET
EXISTING CURB TO REMAIN
ASPHALT TO REMAIN
SAWCUT EDGE OF ASPHALT
ASPHALT TO REMAIN
EXISTING LIGHT TO REMAIN
SAWCUT EDGE OF ASPHALT
EXISTING CURB TO REMAIN
BEGIN CURB REMOVAL
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
REMOVE ALL EXISTING CURB AND CONCRETE AROUND EXISTING BUILDING
REMOVE EXISTING LIGHT POLE (REUSE POLE & FIXTURE ON-SITE)
SAWCUT ASPHALT ALONG PROPERTY LINE
EXISTING SUMP TO REMAIN
REMOVE EXISTING BUILDING
REMOVE SITE ASPHALT
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
REMOVE SITE ASPHALT
REMOVE EXISTING CURB
REMOVE SITE ASPHALT
REMOVE EXISTING SEWER LATERAL
REMOVE EXISTING GAS MAIN
REMOVE EXISTING GREASE TRAP
REMOVE EXISTING SAMPLE MANHOLE
REMOVE EXISTING DUMPSTER
EXISTING CAR WASH
REMOVE EXISTING SEWER LATERAL
EXISTING SUMP TO REMAIN
EXISTING SUMP TO REMAIN
END LATERAL REMOVAL
REMOVE EXISTING TRANSFORMER
REMOVE EXISTING PIPE
REMOVE EXISTING MENUBOARD
SAWCUT ASPHALT ALONG PROPERTY LINE
REMOVE & RELOCATE METER
REMOVE EXISTING INLET
REMOVE EXISTING LANDSCAPING
EXISTING SEWER LATERAL TO REMAIN
REMOVE SITE ASPHALT
REMOVE EXISTING CURB
RELOCATE EXISTING PARKING LOT SIGN (SEE SITE PLAN FOR LOCATION)
EXISTING LIGHT TO REMAIN
REMOVE EXISTING WATER LINE
REMOVE EXISTING CURB
REMOVE EXISTING CURB
REMOVE EXISTING LIGHT POLE (REUSE POLE & FIXTURE ON-SITE)
REMOVE EXISTING CURB & SIDEWALK
BEGIN WALK REMOVAL
END WALK REMOVAL
END CURB REMOVAL
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
BEGIN CURB REMOVAL
EXISTING 1" IRRIGATION SERVICE FOR SITE LANDSCAPING TO REMAIN
EXISTING 1.5" WATER SERVICE
MAINTAIN EXISTING GRASS LANDSCAPE WHERE POSSIBLE - SEE LANDSCAPE PLAN
EXISTING SEWER MANHOLE
RIM=4592.81
8" IE OUT=4589.11
EXISTING SEWER MANHOLE
RIM=4594.86
EXISTING FIRE HYDRANT
97.21'
128.46'
10"W
12"PI
8"SS
4"SL
1.5"W
4"PI
OHP
SD
G
TEL
ICV
20 10 0 20 40 60
Scale 1" = 20'

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\811Eng_ver_RGB.jpg

LAND SURVEYOR:
AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

## BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

## REVISIONS

| Rev. | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

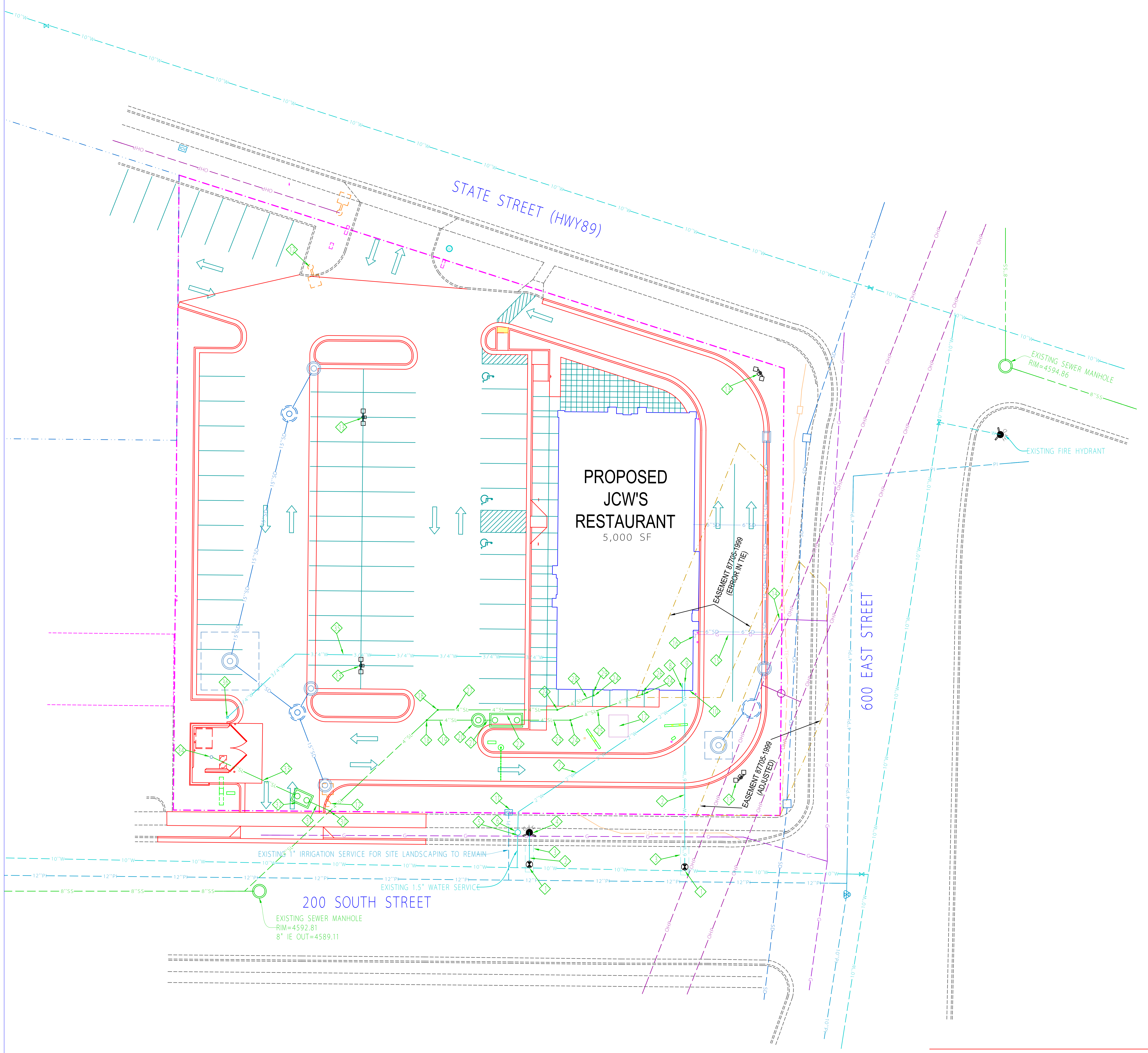
# JCW's RESTAURANT

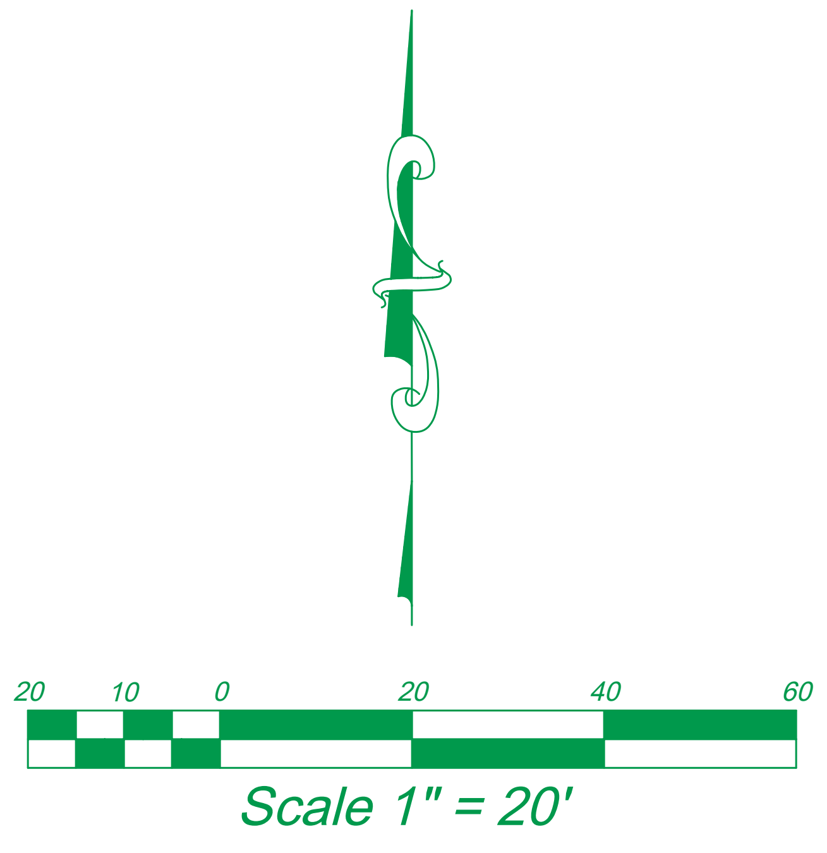
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

# DEMOLITION PLAN

Scale: 1"=20'
Date: 02/19/19
C3





## UTILITY KEYED NOTES ◇

1. HOTTAP CONNECT TO EXISTING 10" WATER LINE AND INSTALL 6" GATE VALVE.
2. INSTALL 6" PVC C-900 FIRE LINE.
3. PATCH & REPAIR ASPHALT.
4. INSTALL FIRE HYDRANT
5. FIELD LOCATE & CONNECT NEW WATER METER TO EXISTING 1.5" WATER SERVICE LINE.
6. INSTALL NEW 1.5" WATER METER AND CAN.
7. INSTALL 1.5" TO 2" REDUCER AFTER NEW METER CAN AND INSTALL 2" POLY WATER SERVICE LINE TO BUILDING.
8. CONNECT 2" WATER SERVICE LINE AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION.
9. CONNECT FIRE LINE TO FIRE RISER IN BUILDING. SEE FIRE SUPPRESSION PLANS FOR CONTINUATION.
10. FIRE DEPARTMENT CONNECTION LOCATION.
11. CONNECT TO EXISTING 1" IRRIGATION CONNECTION FOR LANDSCAPING.
12. EXISTING PARKING LOT LIGHT TO REMAIN.
13. INSTALL NEW PARKING LOT LIGHT.
14. FIELD LOCATE AND CONNECT TO EXISTING GAS SERVICE LINE.
15. INSTALL GAS SERVICE LINE TO BUILDING.
16. INSTALL GAS METER. SEE MECHANICAL PLANS FOR CONTINUATION AT BUILDING.
17. INSTALL POWER TRANSFORMER.
18. FIELD LOCATE AND CONNECT TO EXISTING SEWER LATERAL WITH CLEANOUT. CONTRACTOR TO VERI ELEVATION OF LATERAL RELATIVE TO BUILDING FINISHED FLOOR. CONFIRM THAT ELEVATION OF LATERAL PROVIDES ADEQUATE FALL TO BUILDING.
19. INSTALL 17 L.F. 4" PVC GREASE LINE AT S=2% MIN.
20. INSTALL 4' DIAMETER SAMPLING MANHOLE WITH SOLID LID. RIM=4594.33
21. INSTALL 3 L.F. 4" PVC GREASE LINE AT S=2% MIN.
22. INSTALL 1800 GALLON GREASE TRAP WITH SOLID COVERS ON MANHOLES. VENT UP CORNER OF BUILDING WALL TO PARAPET. MANHOLE RIM ELEVATIONS = 4594.42 AND 4594.66.
23. INSTALL 18 L.F. 4" PVC GREASE LINE AT S=2% MIN.
24. INSTALL 4" CLEANOUT.
25. INSTALL 28 L.F. 4" PVC GREASE LINE AT S=2% MIN.
26. INSTALL 2 L.F. 4" PVC GREASE LINE AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.72
27. INSTALL 43 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
28. INSTALL 14 L.F. 4" PVC SEWER LATERAL AT S=2% MIN.
29. INSTALL 2 L.F. 4" PVC SEWER LATERAL AT S=2% MIN. CONNECT TO PIPING AT BUILDING. SEE MECHANICAL PLUMBING PLAN FOR CONTINUATION. APPROX. ELEV=4593.82
30. FIELD LOCATE EXISTING 4" SEWER LATERAL AND CONNECT NEW 4" PVC GREASE LINE WITH CLEANOUT.
31. INSTALL 8 L.F. 4" PVC GREASE LINE AT S=2% MIN.
32. INSTALL 320 GALLONG GREASE TRAP WITH SOLID COVERS ON MANHOLES. MANHOLE RIM ELEVATIONS= 4592.95
33. INSTALL 33 L.F. 4" PVC GREASE LINE AT S=2% MIN.
34. INSTALL 6" DIAMETER FLOOR DRAIN WITH GRATE, GRATE=4593.42
35. INSTALL $\frac{3}{4}$" WATER SERVICE FROM BUILDING TO FROST FREE WATER SPIGOT.
36. INSTALL FROST FREE CULINARY WATER SPIGOT FOR NEW DUMPSTER

## SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

## WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

## GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

## POWER POLE RELOCATION NOTE:

IF POWER POLE RELOCATION IS REQUIRED, IT WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

## NOTES TO CONTRACTOR

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

## UTILITY LEGEND

| | |
|---|---|
| ● HYD | FIRE HYDRANT |
| —6"PI—6"PI— | PRESSURE IRRIG. |
| —8"W— | CULINARY WATER |
| —8"SS—8"SS— | SEWER PIPE PVC SDR-35 |
| —15"SD— | STORM DRAIN PIPE |
| ——— | EDGE OF ASPHALT |
| —x—x—x— | FENCE |
| – – – –OHP— | OVERHEAD POWER LINE |
| —G—G— | GAS LINE |

## FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB, OCCUPANCY = A-2
2. TOTAL SQUARE FOOTAGE = 5,000 S.F.
3. REQUIRED FIRE FLOW = 1,500 GPM
4. HYDRANTS REQUIRED FOR 1,500 GPM = 1
5. A NEW HYDRANT WILL BE CONSTRUCTED ON 200 SOUTH BY THE FDC AND ANOTHER EXISTING HYDRANT IS LOCATED NORTHEAST OF THE BUILDING ON 600 EAST.

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\811Eng_ver_RGB.jpg

LAND SURVEYOR: AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

## BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

## REVISIONS

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/28/19 | REVISED PER CITY COMMENTS |
| 2 | 03/13/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

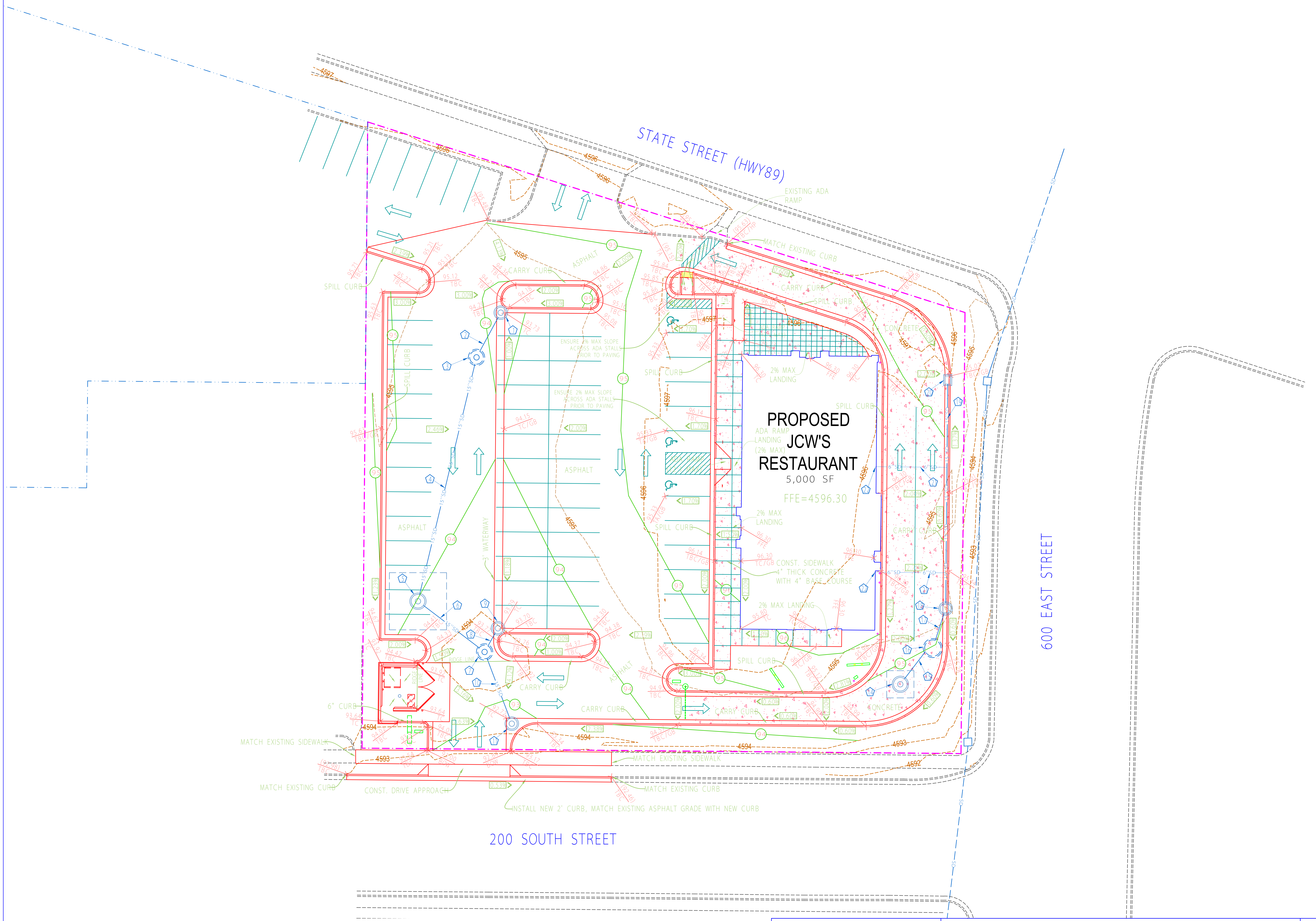
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

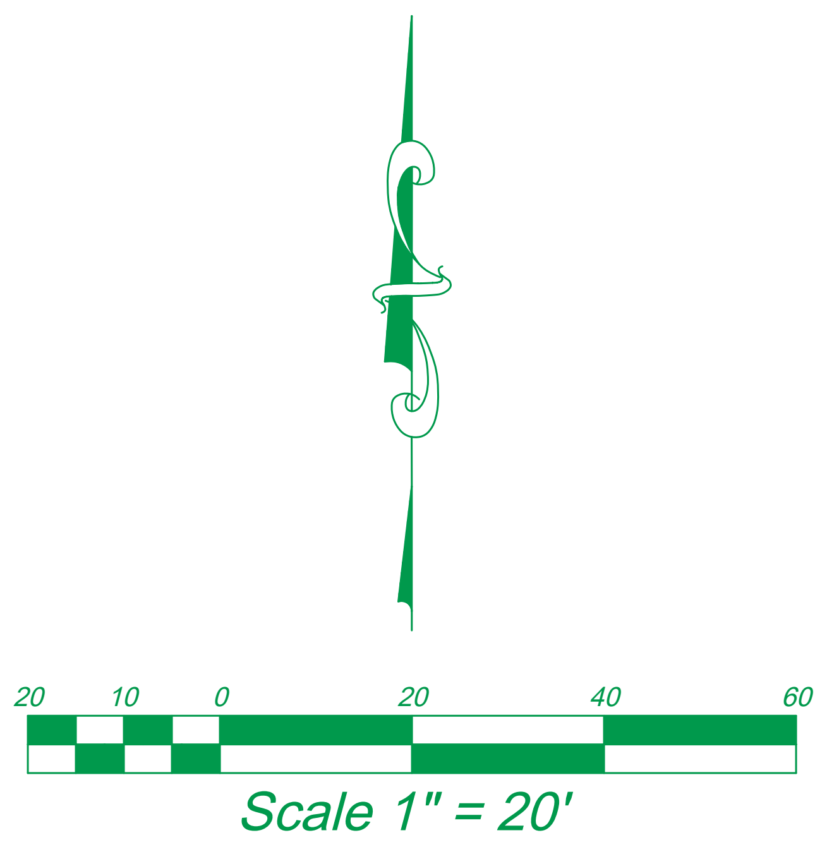
# UTILITY PLAN

Scale: 1"=20'
Date: 02/19/19
C4

## STORM DRAIN KEYED NOTES

1. CONST. PRE-TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2. GRATE=4593.61, 15" IE OUT=4590.11, IE MANHOLE=4586.61
2. CONST. 14 L.F. 15" ADS @ S=0.4%
3. EXISTING SUMP. REPLACE GRATED LID WITH SOLID LID. 15" IE THRU=4590.05
4. CONST. 87 L.F. 15" ADS @ S=0.4%
5. CONST. NEW 5' DIAMETER, 12' DEEP SUMP PER AF CITY DETAIL 15.14. INSTALL 21'X21' GRAVEL PERIMETER AROUND SUMP. RIM=4594.00, 15" IE IN (N)=4589.70, 15" IE IN (E)=4588.85
6. CONST. 26 L.F. 15" ADS @ S=0.4%
7. EXISTING SUMP. REPLACE GRATED LID WITH SOLID LID. 15" IE THRU=4588.95
8. CONST. 6 L.F. 15" ADS @ S=1.0%
9. CONST. PRE-TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2. GRATE=4593.17, 15" IE OUT=4589.01, IE MANHOLE=4585.17
10. CONST. 24 L.F. 15" ADS @ S=0.4%
11. CONST. PRE-TREATMENT MANHOLE WITH GRATED LID PER AF CITY DETAIL 15.2, GRATE=4592.55, 15" IE THRU=4589.05, IE MANHOLE=4585.55
12. NOT USED
13. NOT USED.
14. CONST. NEW 5' DIAMETER 9' DEEP SUMP PER AF CITY DETAIL 15.14, INSTALL 2' GRAVEL AROUND PERIMETER OF SUMP PER CITY DETAIL. RIM=4594.91, 15" IE IN=4589.65
15. CONST. 13 L.F. 15" ADS S=0.4%
16. EXISTING 6' DIAMETER SUMP. REPLACE EXISTING GRATED LID WITH SOLID LID. EXISTING RIM ELEVATION=4594.40. RAISE RIM ELEVATION=4595.00. CONNECT NEW SOUTH PIPE INTO EXISTING PIPE OPENING AT ELEVATION=4589.70. NEW 15" IE IN (N)=4590.60
17. CONST. 10 L.F. 15" ADS @ S=1%
18. CONST. PRE-TREATMENT MANHOLE WITH 2'X3' GRATE AND FACE INLET PER AF CITY DETAIL 15.2. TBC=4595.36, GRATE=4594.86, 15" IE THRU=4590.70, IE MANHOLE=4586.86
19. CONST. 81 L.F. 15" ADS @ S=0.4%
20. CONST. CATCH BASIN PER AF CITY DETAIL 15.2. TBC=4595.02, GRATE=4594.52, 15" IE OUT=4591.02
21. CONST. 26 L.F. 6" ADS @ S=1% MIN. CONNECT 6" PIPE TO 15" ADS PIPE WITH INSERTA TEE.
22. CONNECT ROOF DRAIN PIPE AT BUILDING TO 6" PIPE. SEE MECHANICAL PLANS FOR CONTINUATION AT BUILDING.





## ON-SITE PAVEMENT DESIGNS

3" ASPHALT
6" UNTREATED ROAD BASE

5" CONCRETE
6" UNTREATED ROAD BASE

SEE PLAN VIEW FOR LOCATION

## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| IE | INVERT ELEVATION |
| < 0.00% | DIRECTION OF DRAINAGE |
| ✕ (00.00) TBC | EXISTING ELEVATION |
| 00.00 TBC ✕ | PROPOSED ELEVATION |
| ---4808--- | EXISTING CONTOUR |
| —(00)— | PROPOSED CONTOUR |
| ⬠ 00 | STORM DRAIN KEYED NOTE |

LAND SURVEYOR: AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

## BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

## REVISIONS

| Rev. | Date | Description |
|---|---|---|
| 1 | 03/13/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

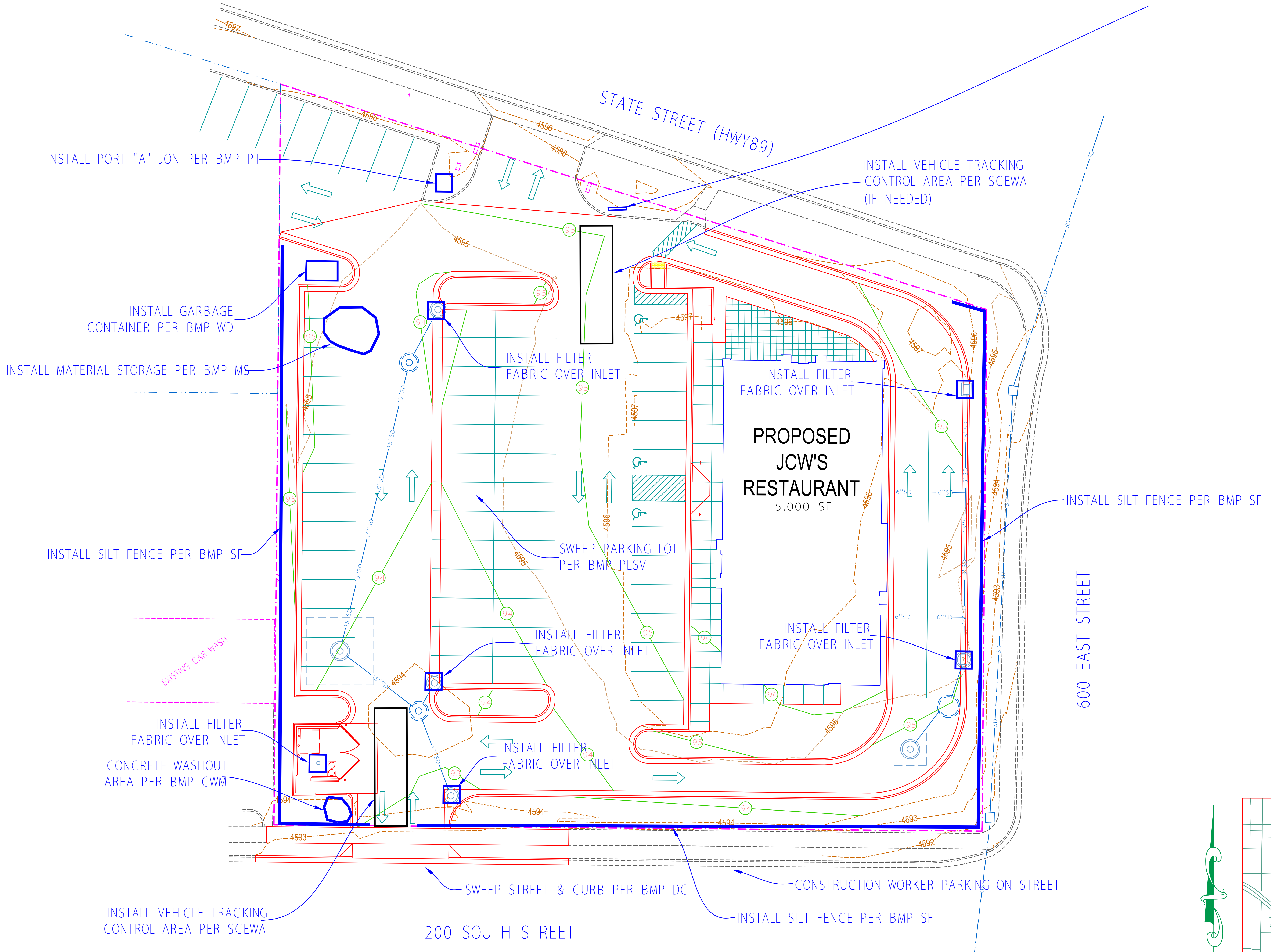
# GRADING PLAN

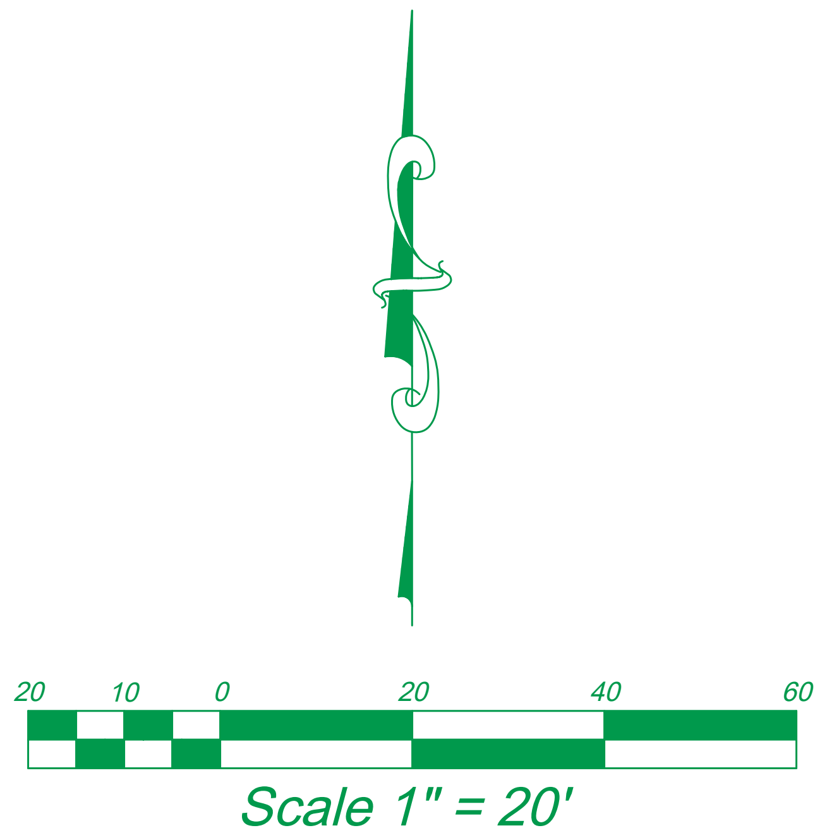
Scale: 1"=20'
Date: 02/19/19
C5

# JCW's RESTAURANT

ADDRESS: 580 E. State Street

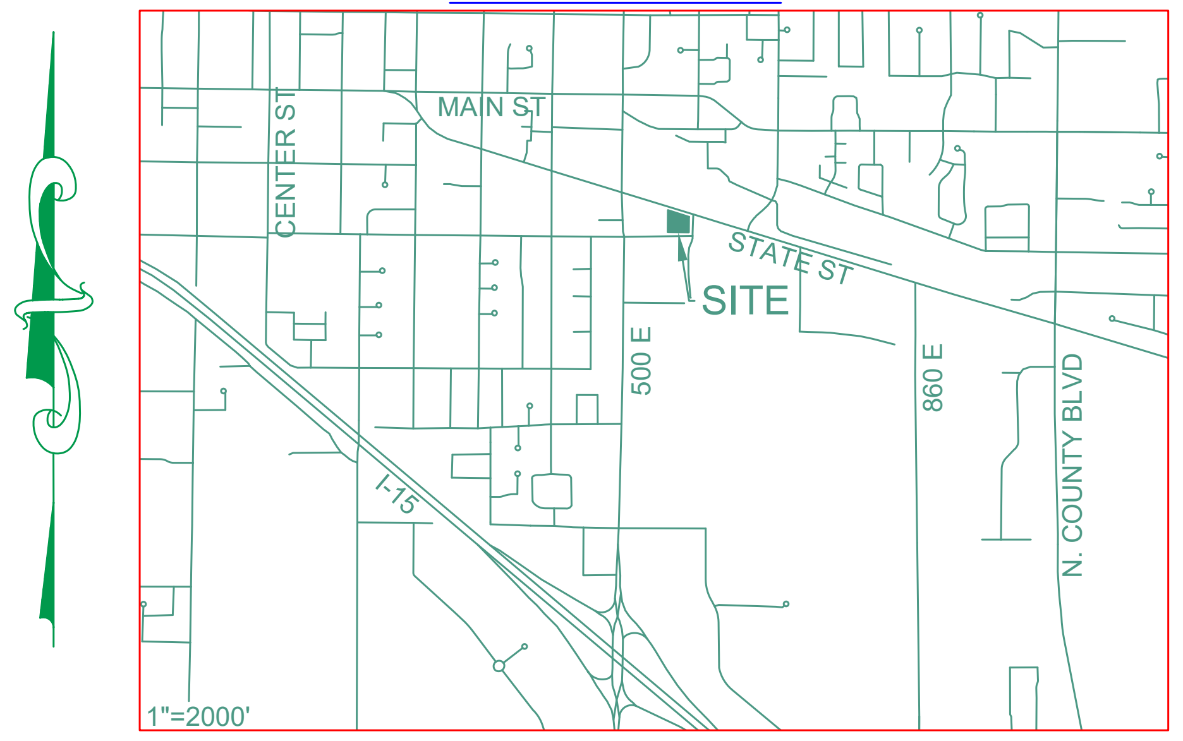
SITUATED IN THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH


STATE STREET (HWY89)
INSTALL PORT "A" JON PER BMP PT
INSTALL VEHICLE TRACKING CONTROL AREA PER SCEWA (IF NEEDED)
INSTALL GARBAGE CONTAINER PER BMP WD
INSTALL MATERIAL STORAGE PER BMP MS
INSTALL FILTER FABRIC OVER INLET
INSTALL FILTER FABRIC OVER INLET
PROPOSED JCW'S RESTAURANT
5,000 SF
INSTALL SILT FENCE PER BMP SF
SWEEP PARKING LOT PER BMP PLSV
INSTALL SILT FENCE PER BMP SF
INSTALL FILTER FABRIC OVER INLET
INSTALL FILTER FABRIC OVER INLET
EXISTING CAR WASH
INSTALL FILTER FABRIC OVER INLET
CONCRETE WASHOUT AREA PER BMP CWM
INSTALL FILTER FABRIC OVER INLET
600 EAST STREET
SWEEP STREET & CURB PER BMP DC
CONSTRUCTION WORKER PARKING ON STREET
INSTALL SILT FENCE PER BMP SF
INSTALL VEHICLE TRACKING CONTROL AREA PER SCEWA
200 SOUTH STREET
4592
4595
4596
4597
4594
4593



Scale 1" = 20'

## VICINITY MAP



PERCOLATION RATE: 20 MINUTES PER INCH

DISTURBED AREA = 0.99 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.79
C-VALUE AFTER CONSTRUCTION = 0.79

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

## SWPPP CONTACT LIST:

| COMPANY | CONTACT | PHONE |
|---|---|---|
| AF STORM DRAIN SEWER | Ashton Hardy | (801) 404 6162 |
| AF STORM WATER INSPECTOR | Harlan Nielson | (801) 404 6361 |
| AF FLOOD IRRIGATION COMPANY | Ernie Johns | (801) 756 6626 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | Jon Adams | (801) 756 5231 |

## SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

1. SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
2. SUBMITTING A SWPPP DOCUMENT TO AMERICAN FOR CITY FOR APPROVAL BEFORE CONSTRUCTION.
3. OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

## SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE STAMP, SIGN AND DATE

## EROSION CONTROL NOTES:

1. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
2. INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
3. CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
4. INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
5. INSTALL GARBAGE CONTAINER. SEE BMP WD
6. INSTALL PORTABLE TOILET. SEE BMP PT
7. INSTALL MATERIALS STORAGE AREA. SEE BMP MS
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
10. SWEEP STREET AND PARKING LOT. SEE BMPS DC & PLSV
11. INSTALL LANDSCAPING. SEE BMP TPS
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.

Y:\1 Job Files\Think

LAND SURVEYOR

AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

BENCH MARK

NORTH QUARTER CORNER, SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
ELEVATION = 4611.48

REVISIONS

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/28/19 | ADJUSTED PER CITY COMMENTS |
| 2 | 03/11/19 | REMOVED DRIVE ENTRANCE TO 200 SOUTH AND WIDENED DUMPSTER |

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 02/19/19
C6

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\DC.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\PLSV.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\TPS.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee m

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\SCEWA.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\SF.tif

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

# BMP DETAILS

Scale: NTS
Date: 02/19/19

C7

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\CWM.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\BMPIM.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\VEC.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\MS.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\VEF.tif

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\SCU.tif

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

# BMP DETAILS

Scale: NTS
Date: 02/19/19
C8

## GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right_of_wayand areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.

9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.

16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.

17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.

18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.

19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.

21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.

23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.

25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition

26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.

27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

## UTILITIES

1. The following utilities are known to be located within the limits of this project:

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURYLINK | - TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MTN. POWER | - POWER | Teria Walker | (801) 756 1310 |
| COMCAST | - CABLE | Elysia Valdez | (801) 401 3017 |
| QUESTAR GAS | - GAS | Wendy Edwards | (801) 853 8513 |
| AMERICAN FORK CITY | -WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | -SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | -STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | -SWPPP | Harlan Nielsen | (801) 763 3060 |
| AMERICAN FORK CITY | -P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | -PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY | -ENGINEERING | Scott Sensanbaugher | (801)763 3060 |
| FIRE MARSHALL | - FIRE DEPT | Jason Turner | (801) 763 3040 |
| FIRE & RESCUE | | | 911 |

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

## TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.

3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.

4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.

6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.

7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

## EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.

2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.

3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.

4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.

5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.

6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover

## WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.

3. Only fire hydrants conforming to City of American Fork standards will be approved for use.

4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).

6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.

7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.

8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.

10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.

11. All water main stationing shall be based on street centerline stationing.

12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.

2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.

3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

4. All manhole lids shall be provided with continuous self_sealing gaskets.

5. The approved construction drawings shall show where bolt_down lids are required.

6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.

7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.

7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

## STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

## STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2. All signing must be done following MUTCD Manual recommendations, current edition.

3. Only sand-blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

## MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

## USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

## PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.

2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.

3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.

4. The Contractor shall notify the City of American Fork, PI Department at (801) 404-6129 Jay Brems at least 24 hours before tapping into existing water lines.

5. All pressurized irrigation line stationing shall be based on street centerline stationing.

6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

7. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.

8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT
AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

AMERICAN FORK STANDARD
CONSTRUCTION NOTES

Scale: NTS
Date: 02/19/19
C9

Y:\1 Job Files\Harris, Ken\Harris007 (Shoaee medical AF)\AF City dumpster enclosure detail.tiff

.\Drawings_Page_02.tif

Y:\1 Job Files\1 Office\American Fork City standard details\Drawings_Page_04.tif

.\Drawings_Page_06.tif

.\Drawings_Page_09.tif

Y:\1 Job Files\Robinson, Amber Clegg\Aztec32 (Robinson Subdivision)\Drawings_Page_14.tif

Y:\1 Job Files\1 Office\American Fork City standard details\Drawings_Page_22.tif

Y:\1 Job Files\1 Office\American Fork City standard details\Drawings_Page_23.tif

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

**EXCEL ENGINEERING**
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

# JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

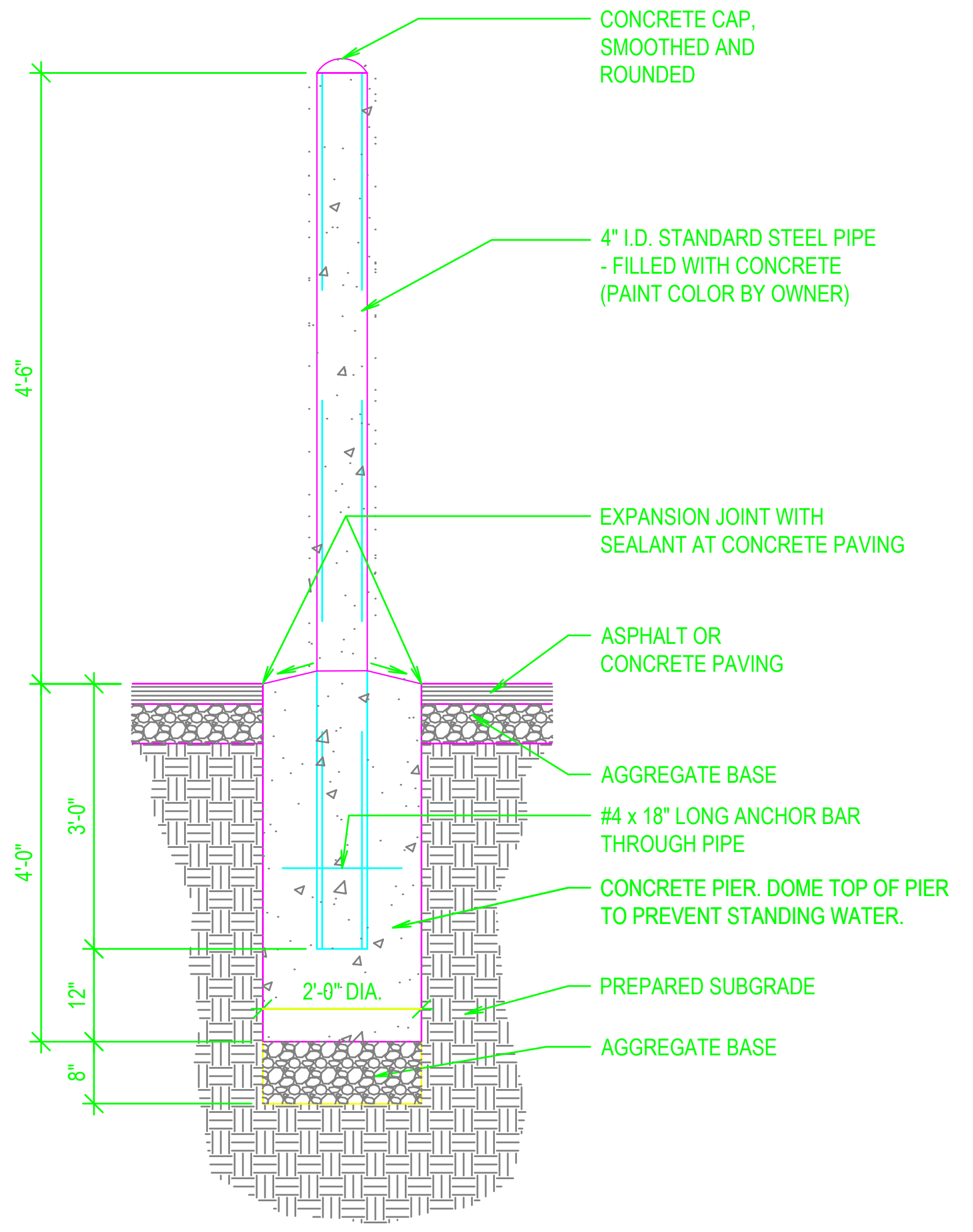
## DETAIL SHEET

Scale: NTS
Date: 02/19/19

C10

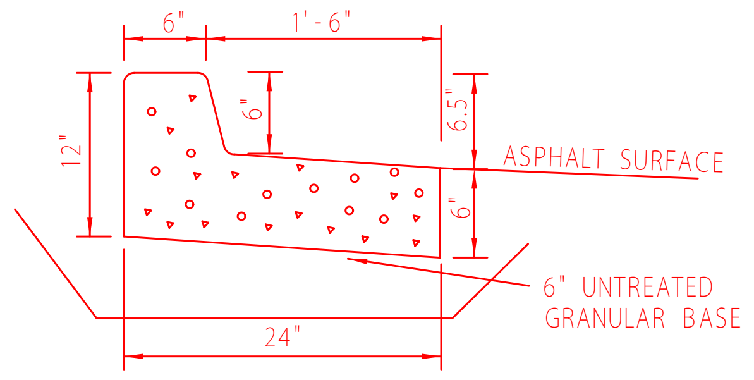
.\GPW_LIT_VariesxVariesxVaries_Single - Grease - Interceptor - Standard_118111_Page_1.tiff

.\GPW_LIT_VariesxVariesxVaries_Single - Grease - Interceptor - Standard_118111_Page_2.tiff


CONCRETE CAP, SMOOTHED AND ROUNDED
4" I.D. STANDARD STEEL PIPE - FILLED WITH CONCRETE (PAINT COLOR BY OWNER)
EXPANSION JOINT WITH SEALANT AT CONCRETE PAVING
ASPHALT OR CONCRETE PAVING
AGGREGATE BASE
#4 x 18" LONG ANCHOR BAR THROUGH PIPE
CONCRETE PIER. DOME TOP OF PIER TO PREVENT STANDING WATER.
PREPARED SUBGRADE
AGGREGATE BASE
4'-6"
4'-0"
3'-0"
12"
8"
2'-0" DIA.

CONCRETE BOLLARD

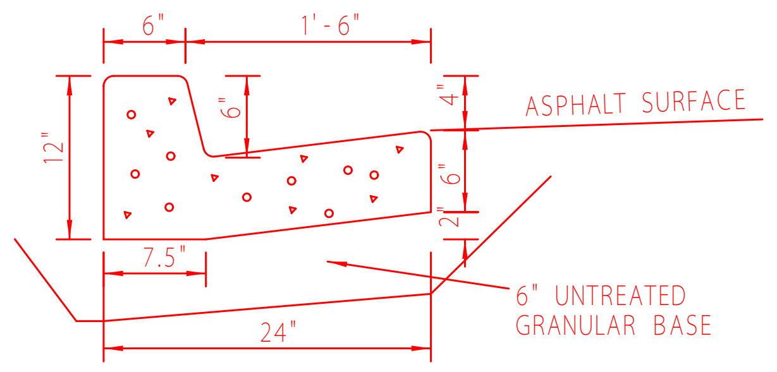
SCALE: N.T.S.



6" UNTREATED GRANULAR BASE UNDER CURB
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

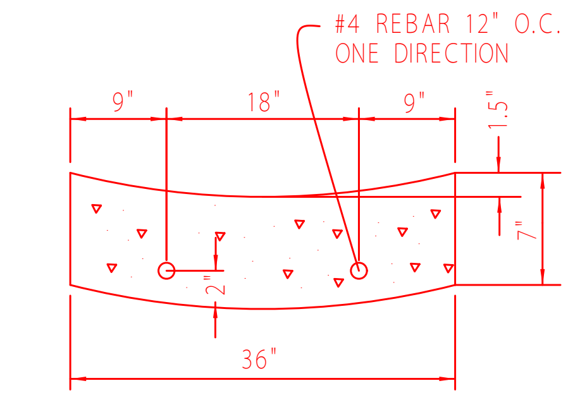
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

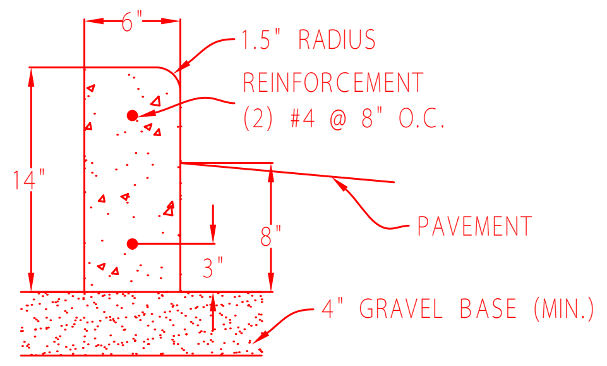
CARRY CURB

NOT TO SCALE



36" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.



6" CURB DETAIL

JCW's Restaurant
14884 S. Heritagecrest Way
Building A
Bluffdale, UT 84065-4840

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JCW's RESTAURANT

AMERICAN FORK 580 E. State Street UTAH

Drawn by: D.W.P.

Designed by: D.W.P.

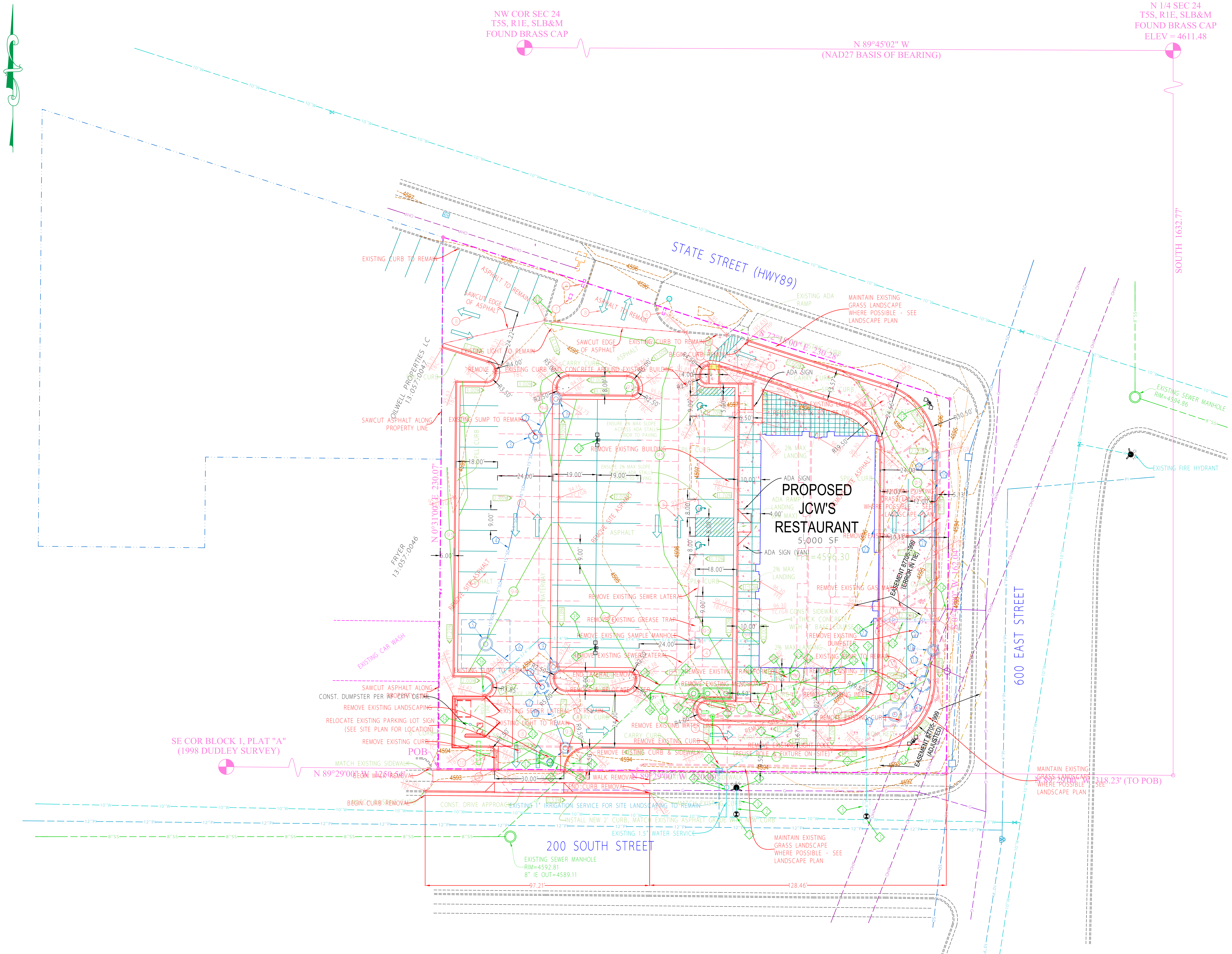
Checked by: D.W.P.

DETAIL SHEET

Scale: NTS

Date: 02/19/19

C11



# RECORD DESCRIPTION

Commencing South 89°29'00" East 1250.54 feet along the North line of 200 South Street from the Southeast corner of Block 1, Plat "A", of the American Fork City Survey of Building Lots; said point also being South 1632.77 feet and North 89°29'00" West 318.23 feet from the North quarter corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°31'00" East 230.07 feet to the South line of Highway 91; thence South 72°18'00" East 230.28 feet along said South line; thence South 0"31'00" West 162.04 feet to the North line of said 200 South Street; thence North 89°29'00" West 220.00 feet along said North line to the place of beginning.
Area = 0.990 Acres

# NARRATIVE

The Basis of Bearing for this survey is North 89°45'02" West (NAD27) along Section Line from the North Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Northwest Corner of said Section 24. Both monuments were located as shown on county tie sheets. A 1998 survey (Entry 98 297) by Roger Dudley recorded in the office of the Utah County Surveyor tied the section corners to the block system (original definition). This tie is reflected in the current description. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

An easement appears on the title report as Entry 87705:1999 in favor of PacifiCorp. The intent of the description is to allow the power lines to extend over the southeasterly portion of the property. However, the easement as written does not plot at the location of the power lines. It instead plots 47.9 feet northwest of the best fit location. When the southeast corner of the easement is placed at the southeast corner of the property, the easement matches the location of the power lines. Both positions have been shown hereon. A revised easement is suggested to replace the current easement.

# SURVEYOR'S CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in February 2019, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

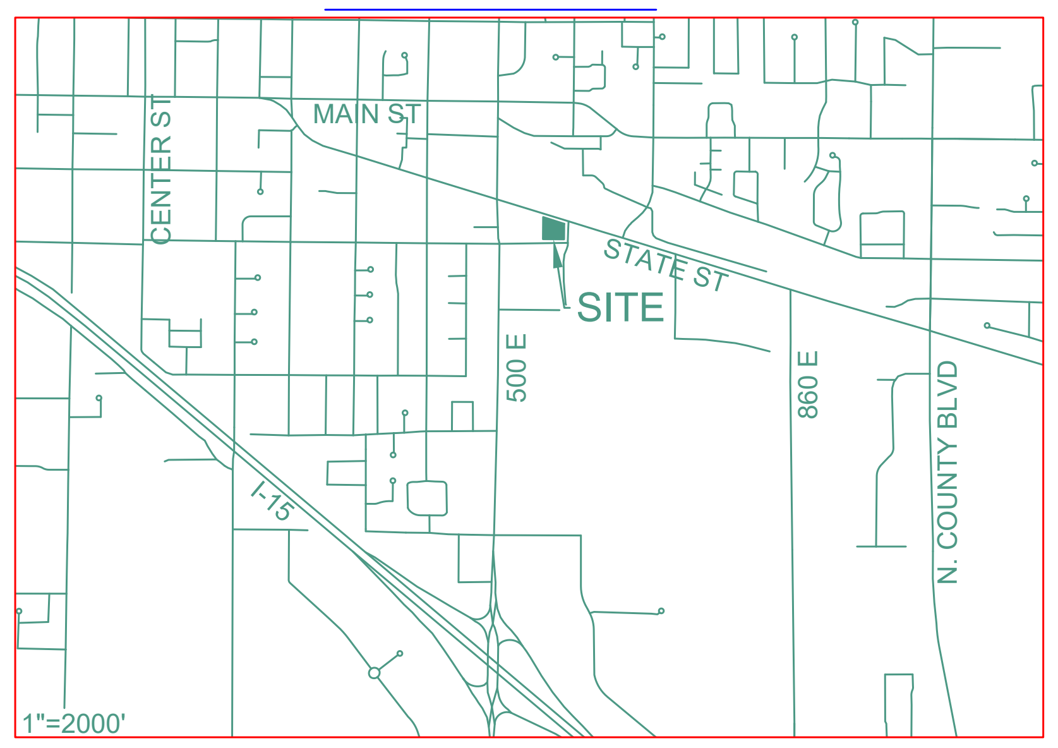
No. 6418780
AARON D. THOMAS
2-12-19

Aaron Thomas
AARON D. THOMAS - PLS NO. 6418780

# PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- EASEMENT LINE
- CONCRETE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

# VICINITY MAP



20 10 0 20 40 60
Scale 1" = 20'

| | |
|---|---|
| SURVEY TYPE: | BOUNDARY & TOPOGRAPHIC SURVEY |
| ADDRESS +/- | 580 EAST STATE STREET |
| CITY: | AMERICAN FORK |
| COUNTY: | UTAH |
| STATE: | UTAH |

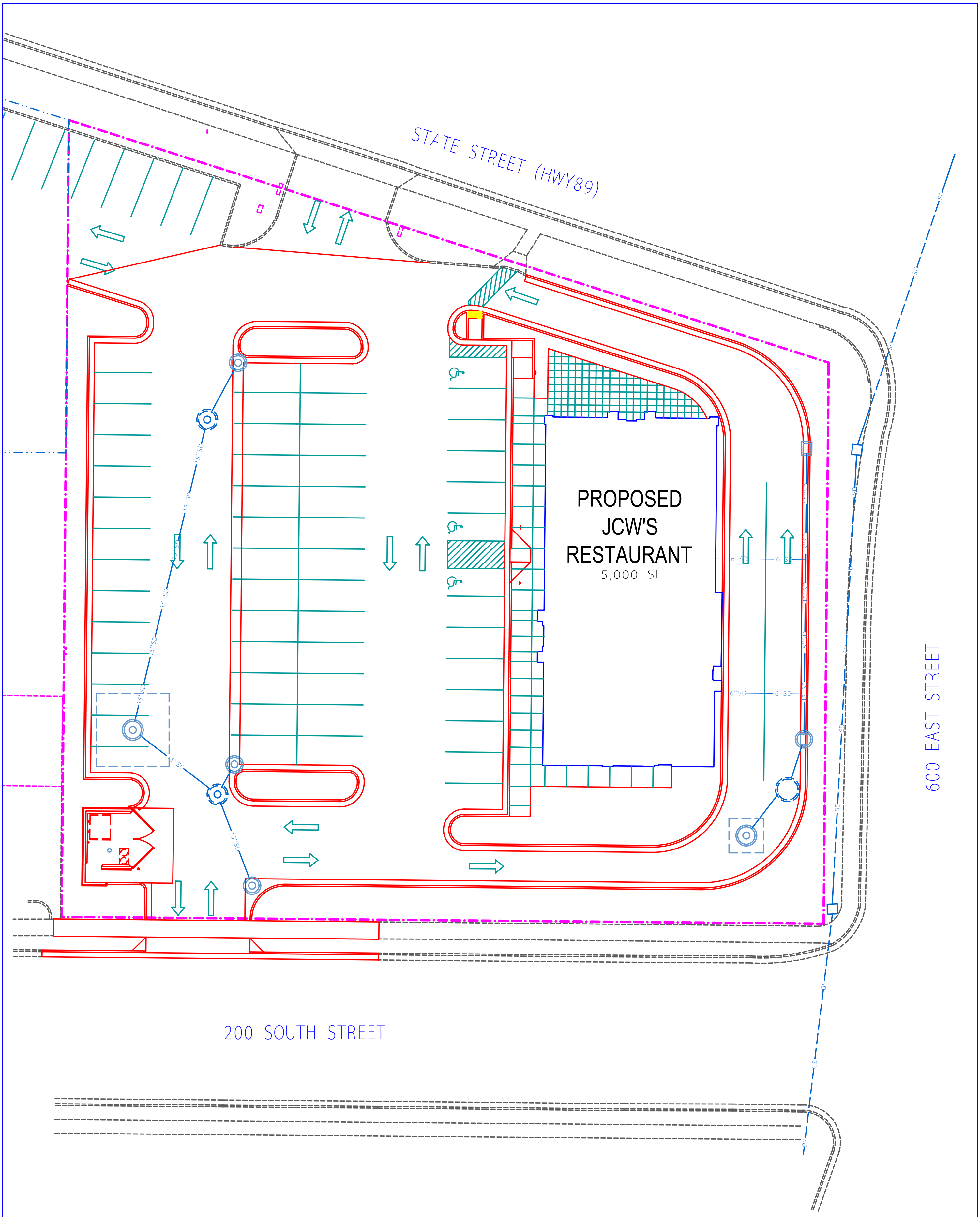
LAND SURVEYOR:
AZTEC engineering inc.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

CIVIL ENGINEER:
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

# JCW's

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

| SHEET 1 OF 1 | |
|---|---|
| DATE: | FEB. 11, 2019 |
| SCALE: | 1"=20' |
| DRAFTED BY: | A.D.T. |


STATE STREET (HWY89)
PROPOSED
JCW'S
RESTAURANT
5,000 SF
600 EAST STREET
200 SOUTH STREET
15"SD
6"SD
SD

# SUBAREA MAP

AMERICAN FORK CITY MEETING DATE: March 20, 2019
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

---

AGENDA TOPIC: Hearing, review and action on the Dixie Farms Plats A & B Flexible Lot PUD project, consisting of 91 lots, located in the areas of 620 South 850 West, and 1000 South 800 West, in the PR-3.0 (Planned Residential) and PF (Public Facilities) zones.

ACTION REQUESTED: Recommendation of approval of the final plats.

| BACKGROUND INFORMATION | | | | |
|---|---|---|---|---|
| Location: | | 620 South 850 West & 1000 West 1100 South | | |
| Applicants: | | Berg Engineering/Ascent Development | | |
| Existing Land Use: | | Agriculture | | |
| Proposed Land Use: | | Residential | | |
| Surrounding Land Use: | North | Residential/Agriculture | | |
| | South | Utah Lake | | |
| | East | Agriculture | | |
| | West | Agriculture | | |
| Existing Zoning: | | PR-3.0, PF (Public Facilities), SP (Shoreline Pro | | |
| Proposed Zoning: | | N/A | | |
| Surrounding Zoning: | North | Residential Agriculture 5 (Utah County) | | |
| | South | Utah Lake | | |
| | East | Residential Agriculture 5 (Utah County) | | |
| | West | Residential Agriculture 5 (Utah County) | | |
| Land Use Plan Designation: | | Residential Low Density (3 du/ac) & Shoreline Preservation | | |
| Zoning within density range? | | x | Yes | No |

## Background

The property consisting of the entirety of Dixie Farms was annexed in early 2018. Preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area, adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.

Plats A and B consist of 91 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Section 17.7.502.D of the Development Code:

The Planning Commission may recommend approval upon finding that:

1. All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

   All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

2. The plan conforms in all respects to the design standards and criteria for the project.

   Design standards and criteria for the project have been met.

3. The site is suitable for development as a flexible lot project and will be consistent with existing development in the vicinity and compatible with the general plan for the area.

   The site is suitable for development as a Flexible Lot project. The Land Use Plan designates this area as "Low Density Residential" and "Shoreline Protection". Dixie Farms, as proposed, is compatible with the Land Use Plan designations for the area.

4. The arrangement of the buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

   The arrangement of buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

5. The project, if developed, will accomplish the objectives for residential conservation projects as stated under "paragraph A" above.

   Subsection A, is found under the "Intent" heading of Section 17.7.502 and states:

   To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. In order to qualify for approval as a flexible lot project, it must be demonstrated that the proposed project will:

   a. Adequately recognize and incorporate areas on the site having natural constraints to development
   b. Efficiently utilize the land resources
   c. Provide increased economy to the public in the delivery of municipal services and utilities
   d. Provide increased variety in the style and quality of residential dwellings available within the City
   e. Preserve open space to meet the recreational, scenic, and public service needs of current and future residents in the area, and
   f. Do all of the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

   It is Staff's opinion that the objectives as stated in paragraph A, "Intent" of Section 17.7.502 have been met through the design of the subdivision.

Section 17.7.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

a. The final plat and supporting materials conform with the terms of the preliminary approval.

   The final plat conforms to the preliminary plan and to terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to large scale developments.

   This criterion has been met.

c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

d. The estimates of cost of constructing the required improvements are realistic.

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

   Water rights conveyance, if not satisfied previously, shall be satisfied prior to plat recordation.

FINDING OF FACT/CONDITION OF APPROVAL:

After reviewing the final plats for Dixie Farms Plats A & B, the following finding of fact and condition of approval are offered for consideration:

1. The final plats comply with the criteria as listed in Sections 17.7.502.D and 17.7.211 of the Development Code.

2. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of Dixie Farms Plats A & B with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of Dixie Farms Plats A & B.

TABLE

Mr. Chairman, I move that we table action on Dixie Farms Plats A & B.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/20/2019

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Dixie Farms Plat A

Project Address: 620 South 850 West

Developer / Applicant's Name: Berg Engineering/Ascent Development

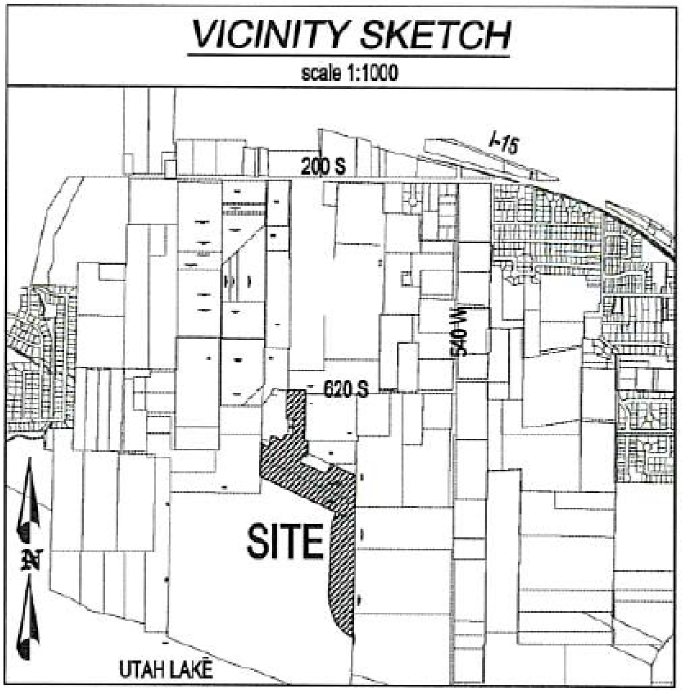
Type of Application:

☒ Subdivision Final Plat
☐ Code Text Amendment
☐ Commercial Site Plan
☐ Subdivision Preliminary Plan
☐ General Plan Amendment
☐ Residential Accessory Structure Site Plan
☐ Annexation
☐ Zone Change

**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.
2. Final approval of 900 West plans by Engineering Division prior to commencing construction.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

### Standard Conditions of Approval:

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 Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer’s final review.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City’s Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **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).

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/20/2019

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Dixie Farms Plat B

Project Address: 1000 West 1100 South

Developer / Applicant's Name: Berg Engineering/Ascent Development

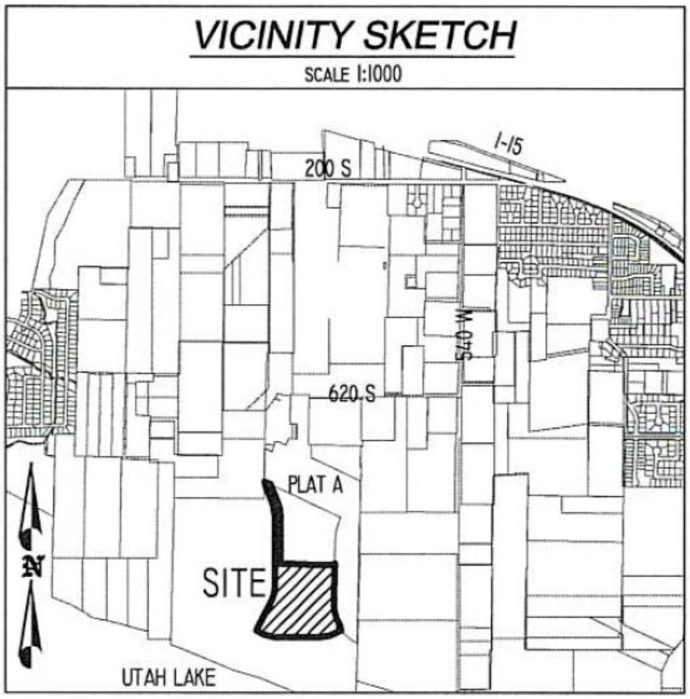
Type of Application:

☒ Subdivision Final Plat ☐ Subdivision Preliminary Plan ☐ Annexation
☐ Code Text Amendment ☐ General Plan Amendment ☐ Zone Change
☐ Commercial Site Plan ☐ Residential Accessory Structure Site Plan

**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.
2. Final approval of 900 West plans by Engineering Division prior to commencing construction.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

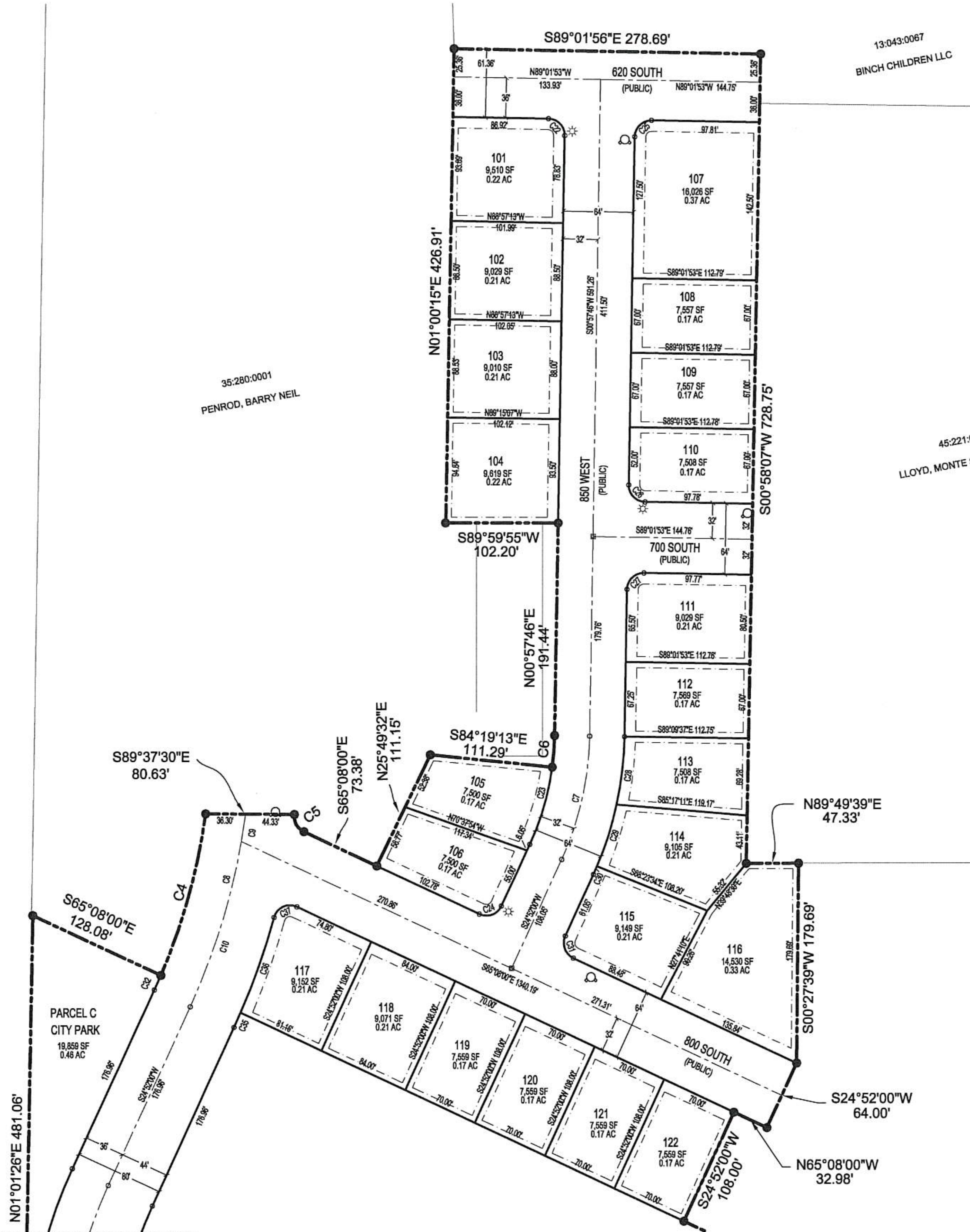
**Standard Conditions of Approval:**

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.

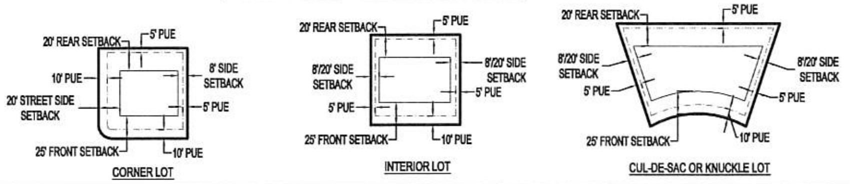
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for 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 Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **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).

# DIXIE FARMS
# PLAT "A"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

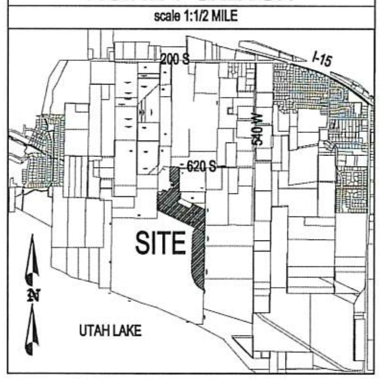


## TYPICAL SETBACK & P.U.E. DETAILS



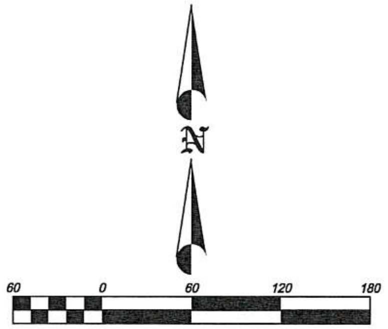
## VICINITY SKETCH

scale 1:1/2 MILE



### TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 3.7.91 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |



SCALE 1"=60'

NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

### LEGEND

| | |
|---|---|
| ⊕ | SECTION CORNER |
| ┘ | PROPERTY CORNER |
| ⊡ | SUBDIVISION MONUMENT |
| ▬ ▬ ▬ | BOUNDARY LINE |
| — - — | CENTER LINE |
| - - - | EASEMENT LINE |
| Ω | FIRE HYDRANT |
| ☼ | STREET LIGHT |

SURVEYOR

REEVE & ASSOCIATES
*5160 SOUTH 1500 WEST*
*RIVERDALE, UT 84405*
*(801) 621-3100*

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF__________A.D. 20___, BY THE SEWER AUTHORITY.

______________________
SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF__________A.D. 20___, BY THE WATER AUTHORITY.

______________________
WATER AUTHORITY

1/7/19 I:\My Drive\Berg Civil\2018\Aria\DF-Final ADF_Final_PLAT A.dwg

## SURVEYOR'S CERTIFICATE

I, ____________________, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. ________________. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

______________ ______________________
DATE (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°52'20"E 2170.18 FEET AND S00°26'22"E 620.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°40'12" WEST 454.19 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 650.91 FEET; THENCE NORTH 88°34'45" EAST 11.27 FEET; THENCE SOUTH 01°33'05" WEST 1260.43 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 364.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°32'27" AND LONG CHORD BEARS N48°13'47"W 359.84 FEET); THENCE NORTH 57°32'26" EAST 20.00 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS N15°27'15"W 375.52 FEET); THENCE NORTH 01°33'05" EAST 891.95 FEET; THENCE ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'56" AND LONG CHORD BEARS N13°12'32"E 320.07 FEET); THENCE NORTH 24°52'00" EAST 20.8259 FEET; THENCE NORTH 65°08'00" WEST 1247.80 FEET; THENCE NORTH 01°01'26" EAST 481.06 FEET; THENCE SOUTH 65°08'00" EAST 128.08 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS N15°43'12"E 150.90 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'35" AND LONG CHORD BEARS S29°01'43"E 17.68 FEET); THENCE SOUTH 65°08'00" EAST 73.40 FEET; THENCE NORTH 25°49'32" EAST 111.15 FEET; THENCE SOUTH 84°19'13" EAST 111.29 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS N04°20'18"E 28.62 FEET); THENCE NORTH 00°57'46" EAST 191.44 FEET; THENCE SOUTH 89°59'55" WEST 102.20 FEET; THENCE NORTH 01°00'15" EAST 426.91 FEET; THENCE SOUTH 89°01'56" EAST 278.69 FEET; THENCE SOUTH 00°58'07" WEST 728.75 FEET; THENCE NORTH 89°49'39" EAST 47.33 FEET; THENCE SOUTH 00°27'39" WEST 179.69 FEET; THENCE SOUTH 24°52'00" WEST 64.00 FEET; THENCE NORTH 65°08'00" WEST 32.98 FEET; THENCE SOUTH 24°52'00" WEST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 420.00 FEET; THENCE NORTH 24°52'00" EAST 164.01 FEET;
THENCE SOUTH 65°08'00" EAST 411.52 FEET TO THE POINT OF BEGINNING.

AREA = 1,651,214 SF OR 37.91 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

NUMBER OF LOTS 62

## OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________

DAY OF ________________, A.D. ______

______________________________

______________________________

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ____________, A.D. ________ PERSONALLY APPEARED BEFORE ME __________

______________________________
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES __________ ______________________
NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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. ___.

______________ MAYOR
______________ CITY COUNCIL MEMBER
______________ CITY COUNCIL MEMBER
______________ CITY COUNCIL MEMBER
______________ CITY COUNCIL MEMBER
______________ CITY COUNCIL MEMBER

APPROVED ______________ CITY ENGINEER (SEE SEAL BELOW)
ATTEST ______________ CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ____________, A.D. __________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

______________ PLANNER
______________ CHAIRMAN, PLANNING COMMISSION

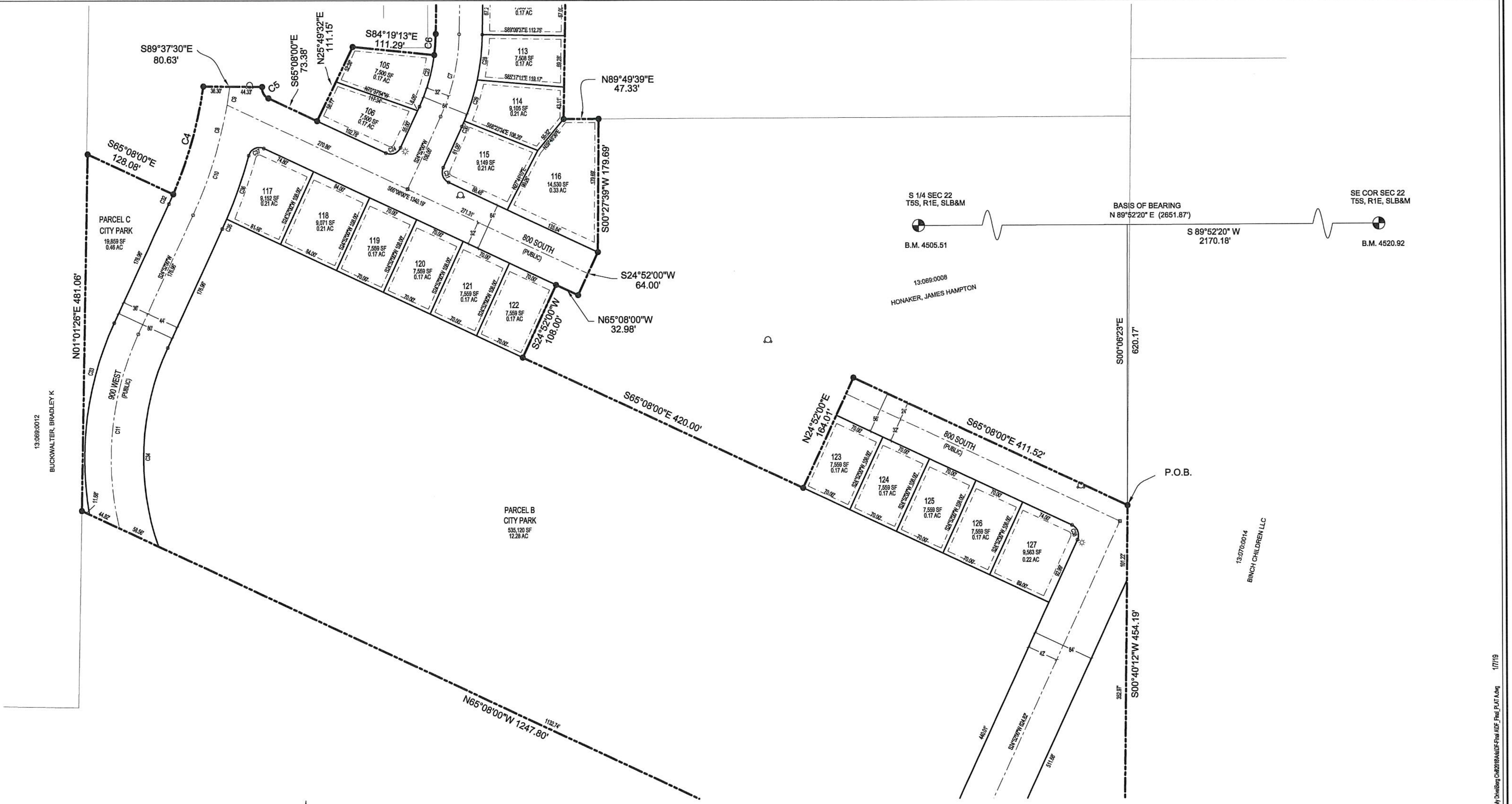
## DIXIE FARMS
## PLAT "A"

1 of 4

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

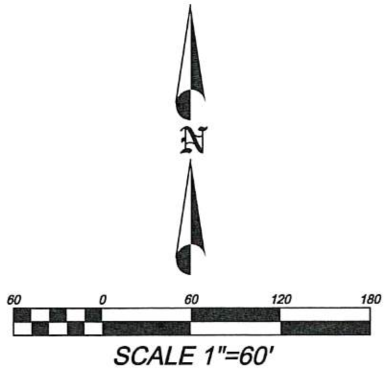
SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |



## LEGEND

| | |
|---|---|
| ⊕ | SECTION CORNER |
| ● | PROPERTY CORNER |
| ⊞ | SUBDIVISION MONUMENT |
| — - — - — | BOUNDARY LINE |
| ——— - ——— | CENTER LINE |
| - - - - - | EASEMENT LINE |
| ⌂ | FIRE HYDRANT |
| ☼ | STREET LIGHT |



NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR
REEVE & ASSOCIATES
*5160 SOUTH 1500 WEST*
*RIVERDALE, UT 84405*
*(801) 621-3100*

ENGINEER
berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 818-1677

### SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF __________ A.D. 20___, BY THE SEWER AUTHORITY.

______________________
SEWER AUTHORITY

### WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF __________ A.D. 20___, BY THE WATER AUTHORITY.

______________________
WATER AUTHORITY

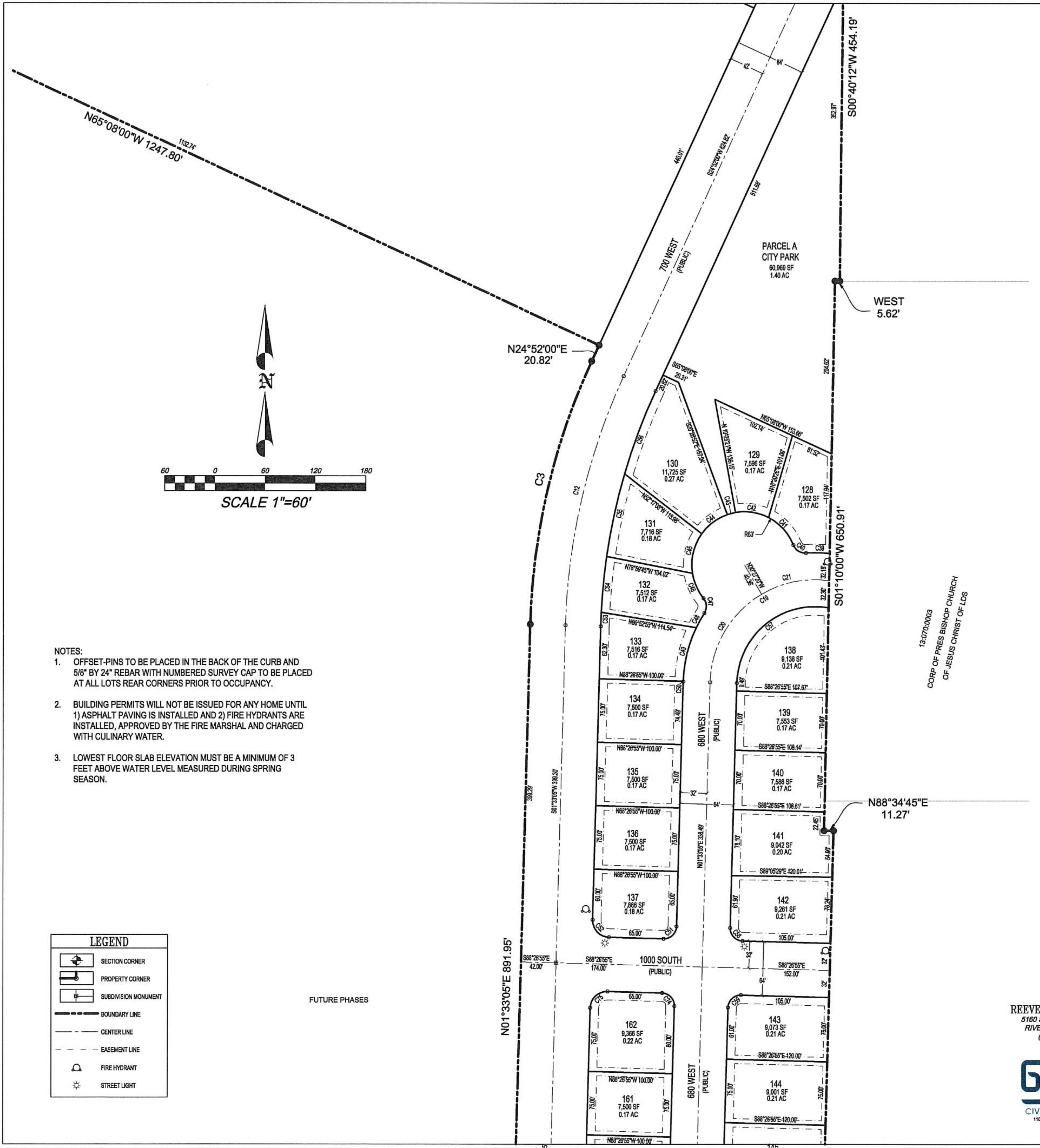
2 of 4

# DIXIE FARMS
# PLAT "A"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |



NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 662.00 | 364.42 | 31°32'27" | 359.84 | N48°13'47"W |
| C2 | 642.00 | 381.09 | 34°00'38" | 375.52 | N15°27'15"W |
| C3 | 792.00 | 322.29 | 23°18'56" | 320.07 | N13°12'32"E |
| C4 | 564.00 | 151.36 | 15°22'34" | 150.90 | N15°43'12"E |
| C5 | 15.00 | 18.90 | 72°12'35" | 17.68 | S29°01'43"E |
| C6 | 243.00 | 28.63 | 06°45'04" | 28.62 | N04°20'18"E |
| C7 | 275.00 | 114.73 | 23°54'14" | 113.90 | S12°54'53"W |
| C8 | 600.00 | 181.13 | 17°17'47" | 180.44 | S16°13'06"W |
| C9 | 600.00 | 25.03 | 02°23'23" | 25.02 | S08°45'54"W |
| C10 | 600.00 | 156.10 | 14°54'24" | 155.66 | S17°24'48"W |
| C11 | 400.00 | 268.38 | 38°26'31" | 263.37 | S05°38'44"W |
| C12 | 750.00 | 305.20 | 23°18'55" | 303.10 | S13°12'32"W |
| C13 | 600.00 | 356.16 | 34°00'38" | 350.95 | S15°27'15"E |
| C14 | 600.00 | 301.77 | 28°49'02" | 398.60 | S46°52'05"E |
| C15 | 275.00 | 127.49 | 26°33'44" | 126.35 | N70°49'18"E |
| C16 | 275.00 | 35.65 | 07°25'38" | 35.62 | N61°15'15"E |
| C17 | 275.00 | 91.84 | 19°08'06" | 91.42 | N74°32'07"E |
| C18 | 426.00 | 156.98 | 21°06'46" | 156.09 | N09°00'18"W |
| C19 | 125.00 | 210.15 | 96°19'25" | 186.26 | N49°42'47"E |
| C20 | 125.00 | 126.52 | 57°59'35" | 121.19 | N30°32'52"E |
| C21 | 125.00 | 83.62 | 38°19'49" | 82.07 | N78°42'34"E |
| C22 | 15.00 | 23.56 | 89°59'39" | 21.21 | S44°02'03"E |
| C23 | 243.00 | 72.75 | 17°09'10" | 72.48 | S16°18'04"W |
| C24 | 15.00 | 23.56 | 90°00'00" | 21.21 | S69°52'00"W |
| C25 | 15.00 | 23.56 | 90°00'21" | 21.21 | S45°57'57"W |
| C26 | 15.00 | 23.56 | 89°59'39" | 21.21 | S44°02'03"E |
| C27 | 15.00 | 23.56 | 90°00'21" | 21.21 | S45°57'57"W |
| C28 | 307.00 | 61.66 | 11°30'27" | 61.56 | S06°43'00"W |
| C29 | 307.00 | 58.47 | 10°54'43" | 58.38 | S17°55'35"W |
| C30 | 307.00 | 7.95 | 01°29'04" | 7.95 | S24°07'28"W |
| C31 | 15.00 | 23.56 | 90°00'00" | 21.21 | S20°08'00"E |
| C32 | 564.00 | 14.36 | 01°27'31" | 14.36 | S24°11'18"W |
| C33 | 436.00 | 264.64 | 34°46'38" | 260.60 | S07°28'41"W |
| C34 | 356.00 | 275.33 | 44°18'43" | 268.52 | N02°42'38"E |
| C35 | 644.00 | 14.36 | 01°16'38" | 14.36 | N24°13'41"E |
| C36 | 644.00 | 91.02 | 08°05'52" | 90.94 | N19°32'26"E |
| C37 | 15.00 | 26.02 | 99°22'30" | 22.88 | N65°10'45"E |
| C38 | 15.00 | 23.56 | 90°00'00" | 21.21 | S20°08'00"E |
| C39 | 157.00 | 28.27 | 10°18'58" | 28.23 | N88°39'18"W |
| C40 | 15.00 | 18.83 | 71°55'38" | 17.62 | N57°50'58"W |
| C41 | 63.00 | 44.96 | 40°53'33" | 44.02 | N42°19'55"W |
| C42 | 63.00 | 40.77 | 37°04'39" | 40.06 | N81°19'02"W |
| C43 | 63.00 | 10.01 | 09°06'15" | 10.00 | S75°35'31"W |
| C44 | 63.00 | 38.86 | 35°20'15" | 38.24 | S53°22'16"W |
| C45 | 63.00 | 49.37 | 44°54'11" | 48.12 | S13°15'03"W |
| C46 | 63.00 | 32.02 | 29°49'30" | 32.43 | S24°06'47"E |
| C47 | 15.00 | 18.83 | 71°55'38" | 17.62 | S03°03'43"E |
| C48 | 157.00 | 19.76 | 07°12'37" | 19.742 | S29°17'48"W |
| C49 | 157.00 | 65.63 | 23°57'09" | 65.16 | S13°42'58"W |
| C50 | 157.00 | 0.52 | 00°11'16" | 0.52 | S01°33'05"W |
| C51 | 15.00 | 23.56 | 90°00'00" | 21.21 | S46°33'05"W |
| C52 | 20.00 | 31.42 | 90°00'00" | 28.28 | N43°26'55"W |
| C53 | 708.00 | 16.48 | 01°20'02" | 16.48 | N02°13'06"E |
| C54 | 708.00 | 66.45 | 05°22'39" | 66.43 | N05°34'26"E |
| C55 | 708.00 | 118.73 | 08°07'08" | 100.24 | N12°19'20"E |
| C56 | 708.00 | 135.52 | 08°29'06" | 104.75 | N20°37'27"E |
| C57 | 93.00 | 160.12 | 98°38'54" | 141.06 | S50°52'32"W |
| C58 | 15.00 | 23.56 | 90°00'00" | 21.21 | S43°26'55"E |
| C59 | 15.00 | 23.56 | 90°00'00" | 21.21 | S46°33'05"W |
| C60 | 394.00 | 32.38 | 04°42'34" | 32.38 | S00°48'12"E |
| C61 | 394.00 | 65.42 | 09°30'47" | 65.34 | S07°54'53"E |
| C62 | 394.00 | 47.38 | 06°53'25" | 47.35 | S16°06'58"E |
| C63 | 15.00 | 22.59 | 86°17'58" | 20.52 | S62°42'40"E |
| C64 | 307.00 | 57.57 | 10°44'38" | 57.48 | N79°30'40"E |
| C65 | 243.00 | 108.47 | 25°34'29" | 107.57 | S70°19'41"W |
| C66 | 20.00 | 33.35 | 95°32'48" | 29.62 | S09°46'03"W |
| C67 | 558.00 | 204.85 | 21°02'02" | 203.70 | S48°31'22"E |
| C68 | 20.00 | 33.35 | 95°32'48" | 29.62 | S74°41'10"E |
| C69 | 15.00 | 20.19 | 77°06'07" | 18.70 | N18.59'23"E |
| C70 | 458.00 | 11.13 | 01°23'32" | 11.13 | N18°51'55"W |
| C71 | 458.00 | 81.23 | 10°09'42" | 81.12 | N13°05'18"W |
| C72 | 458.00 | 68.46 | 08°33'52" | 68.40 | N03°43'31"W |
| C73 | 458.00 | 7.95 | 00°59'39" | 7.95 | N01°03'15"E |
| C74 | 15.00 | 23.56 | 90°00'00" | 21.21 | N43°26'55"W |
| C75 | 20.00 | 31.42 | 90°00'00" | 28.28 | S46°33'05"W |
| C76 | 558.00 | 11.39 | 01°10'10" | 11.39 | S00°58'00"W |
| C77 | 558.00 | 81.70 | 08°23'21" | 81.63 | S03°48'46"E |
| C78 | 558.00 | 98.79 | 10°08'39" | 98.67 | S13°04'46"E |
| C79 | 558.00 | 85.32 | 08°45'40" | 85.24 | S22°31'56"E |

SURVEYOR

**REEVE & ASSOCIATES**
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF__________A.D. 20___,
BY THE SEWER AUTHORITY.

______________________
SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF__________A.D. 20___,
BY THE WATER AUTHORITY.

______________________
WATER AUTHORITY

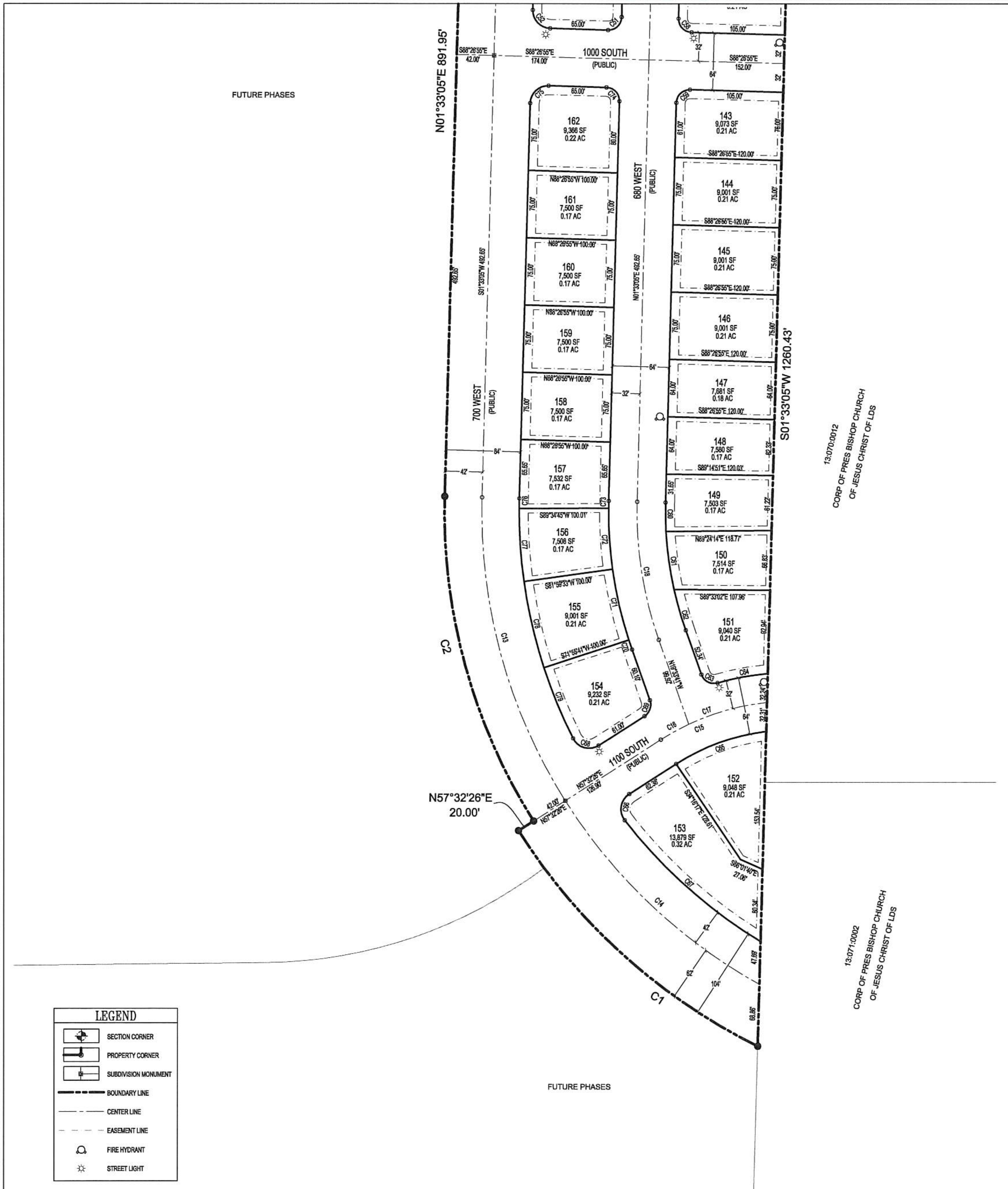
3 of 4

# DIXIE FARMS
# PLAT "A"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |

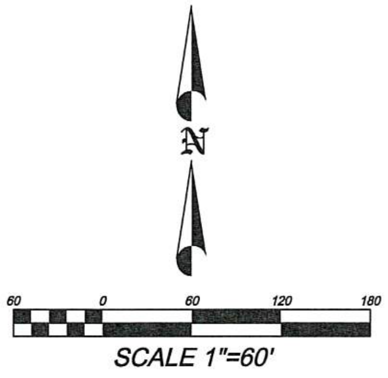


NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.



SCALE 1"=60'

SURVEYOR

REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF___________A.D. 20___,
BY THE SEWER AUTHORITY.

____________________________
SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF___________A.D. 20___,
BY THE WATER AUTHORITY.

____________________________
WATER AUTHORITY

4 of 4

# DIXIE FARMS
# PLAT "A"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
|  |  |  |  |

1/7/19 I:\My Drive\Berg Civil\2018\Arla\DF-Final A\DF_Final_PLAT A.dwg

## TABULATIONS

| | |
|---|---|
| ZONE = | PR-3.0 / SP |
| TOTAL AREA = | 37.91 AC |
| AREA OF EXISTING ROADS = | 0.39 AC |
| AREA OF CITY OPEN SPACE = | 14.14 AC |
| NET DEVELOPABLE AREA = | 23.38 AC |
| AREA OF NEW ROADS = | 11.22 AC |
| AREA IN LOTS = | 12.16 AC |
| NUMBER OF LOTS = | 62 LOTS |
| AVERAGE LOT SIZE = | 8,543 SF |

### PLAT A

| | LOT SIZE | # OF LOTS |
|---|---|---|
| 🟥 | 13,000+ SF | 4 |
| 🟨 | 9,000 SF | 22 |
| 🟩 | 7,500 SF | 36 |
| | | 62 LOTS |

### OVERALL PROJECT

| | LOT SIZE | # OF LOTS |
|---|---|---|
| 🟥 | 13,000+ SF | 32 |
| 🟨 | 9,000 SF | 116 |
| 🟩 | 7,500 SF | 170 |
| | | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (JASON TURNER) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX

| | |
|---|---|
| C0 | COVER |
| C1.0 - C1.8 | LAYOUT PLAN |
| C2.0 - C2.8 | OVERALL UTILITY PLAN |
| C3.1 | OFF SITE SEWER |
| C4.1 | 1100 SOUTH PLAN & PROFILE |
| C5.1 - C5.4 | 700 WEST PLAN & PROFILE |
| C6.1 - C6.3 | 680 WEST PLAN & PROFILE |
| C7.1 | 1000 SOUTH PLAN & PROFILE |
| C8.1 - C8.2 | 800 SOUTH PLAN & PROFILE |
| C9.1 | 900 WEST PLAN & PROFILE |
| C10.1 - C10.2 | 850 WEST PLAN & PROFILE |
| C11.1 - C11.2 | 700 SOUTH / 620 SOUTH PLAN & PROFILE |
| C12.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D4 | CONSTRUCTION DETAILS |

## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACEDI N THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

## BOUNDARY DESCRIPTION

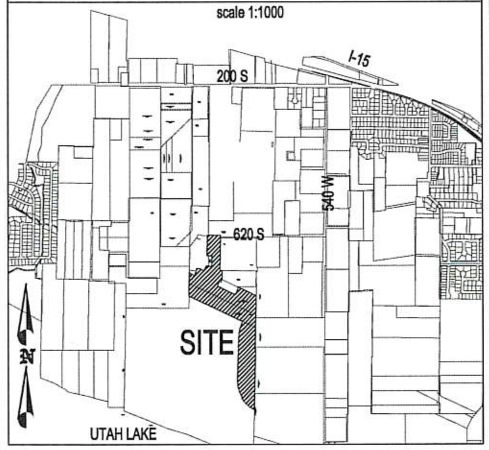
BEGINNING AT A POINT LOCATED N89°52'20"E 2170.18 FEET AND S00°26'22"E 620.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

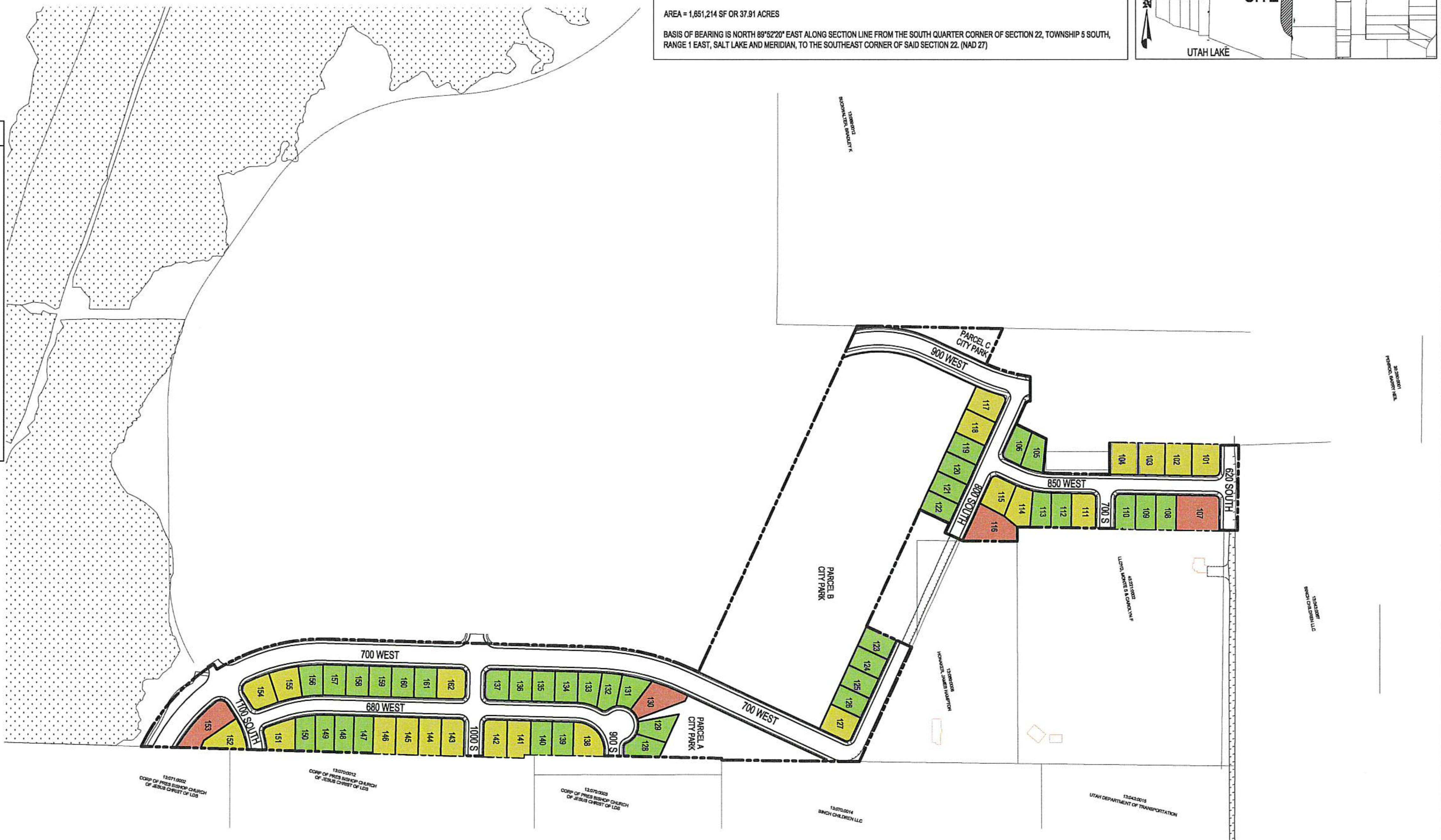
THENCE SOUTH 00°40'12" WEST 454.19 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 650.91 FEET; THENCE NORTH 88°34'45" EAST 11.27 FEET; THENCE SOUTH 01°33'05" WEST 1260.43 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 364.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°32'27" AND LONG CHORD BEARS N48°13'47"W 359.84 FEET); THENCE NORTH 57°32'26" EAST 20.00 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS N15°27'15"W 375.52 FEET); THENCE NORTH 01°33'05" EAST 891.95 FEET; THENCE ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'56" AND LONG CHORD BEARS N13°12'32"E 320.07 FEET); THENCE NORTH 24°52'00" EAST 20.8259 FEET; THENCE NORTH 65°08'00" WEST 1247.80 FEET; THENCE NORTH 01°01'26" EAST 481.06 FEET; THENCE SOUTH 65°08'00" EAST 128.08 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS N15°43'12"E 150.90 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'35" AND LONG CHORD BEARS S29°01'43"E 17.68 FEET); THENCE SOUTH 65°08'00" EAST 73.40 FEET; THENCE NORTH 25°49'32" EAST 111.15 FEET; THENCE SOUTH 84°19'13" EAST 111.29 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS N04°20'18"E 28.62 FEET); THENCE NORTH 00°57'46" EAST 191.44 FEET; THENCE SOUTH 89°59'55" WEST 102.20 FEET; THENCE NORTH 01°00'15" EAST 426.91 FEET; THENCE SOUTH 89°01'56" EAST 278.69 FEET; THENCE SOUTH 00°58'07" WEST 728.75 FEET; THENCE NORTH 89°49'39" EAST 47.33 FEET; THENCE SOUTH 00°27'39" WEST 179.69 FEET; THENCE SOUTH 24°52'00" WEST 64.00 FEET; THENCE NORTH 65°08'00" WEST 32.98 FEET; THENCE SOUTH 24°52'00" WEST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 420.00 FEET; THENCE NORTH 24°52'00" EAST 164.01 FEET; THENCE SOUTH 65°08'00" EAST 411.52 FEET TO THE POINT OF BEGINNING.

AREA = 1,651,214 SF OR 37.91 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

## VICINITY SKETCH





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A

0 100 200 400 600
SCALE: 1"= 200'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

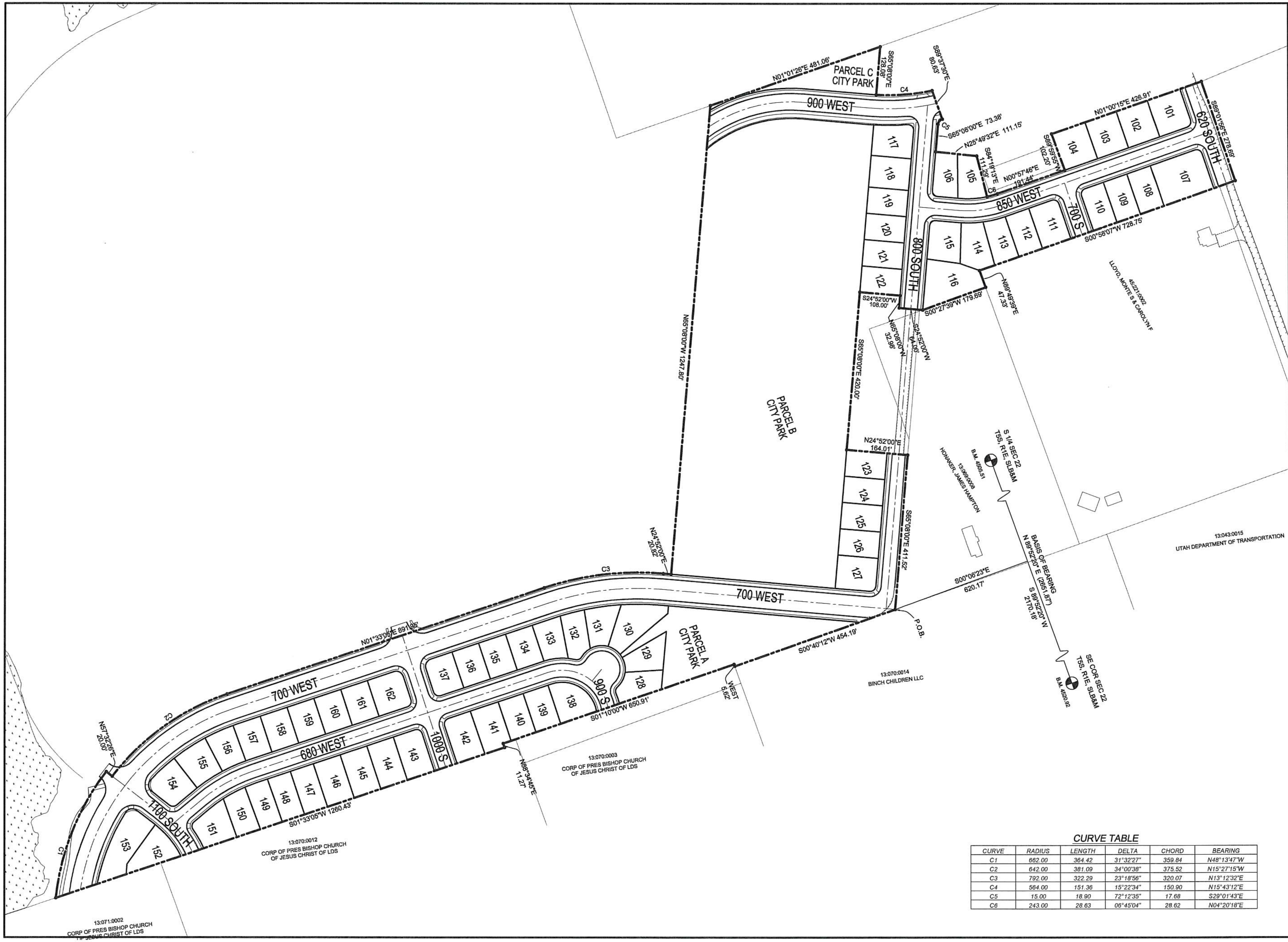
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER | C0 |



## CURVE TABLE

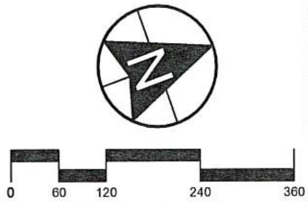
| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 662.00 | 364.42 | 31°32'27" | 359.84 | N48°13'47"W |
| C2 | 642.00 | 381.09 | 34°00'38" | 375.52 | N15°27'15"W |
| C3 | 792.00 | 322.29 | 23°18'56" | 320.07 | N13°12'32"E |
| C4 | 564.00 | 151.36 | 15°22'34" | 150.90 | N15°43'12"E |
| C5 | 15.00 | 18.90 | 72°12'35" | 17.68 | S29°01'43"E |
| C6 | 243.00 | 28.63 | 06°45'04" | 28.62 | N04°20'18"E |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A



SCALE: 1"= 120'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

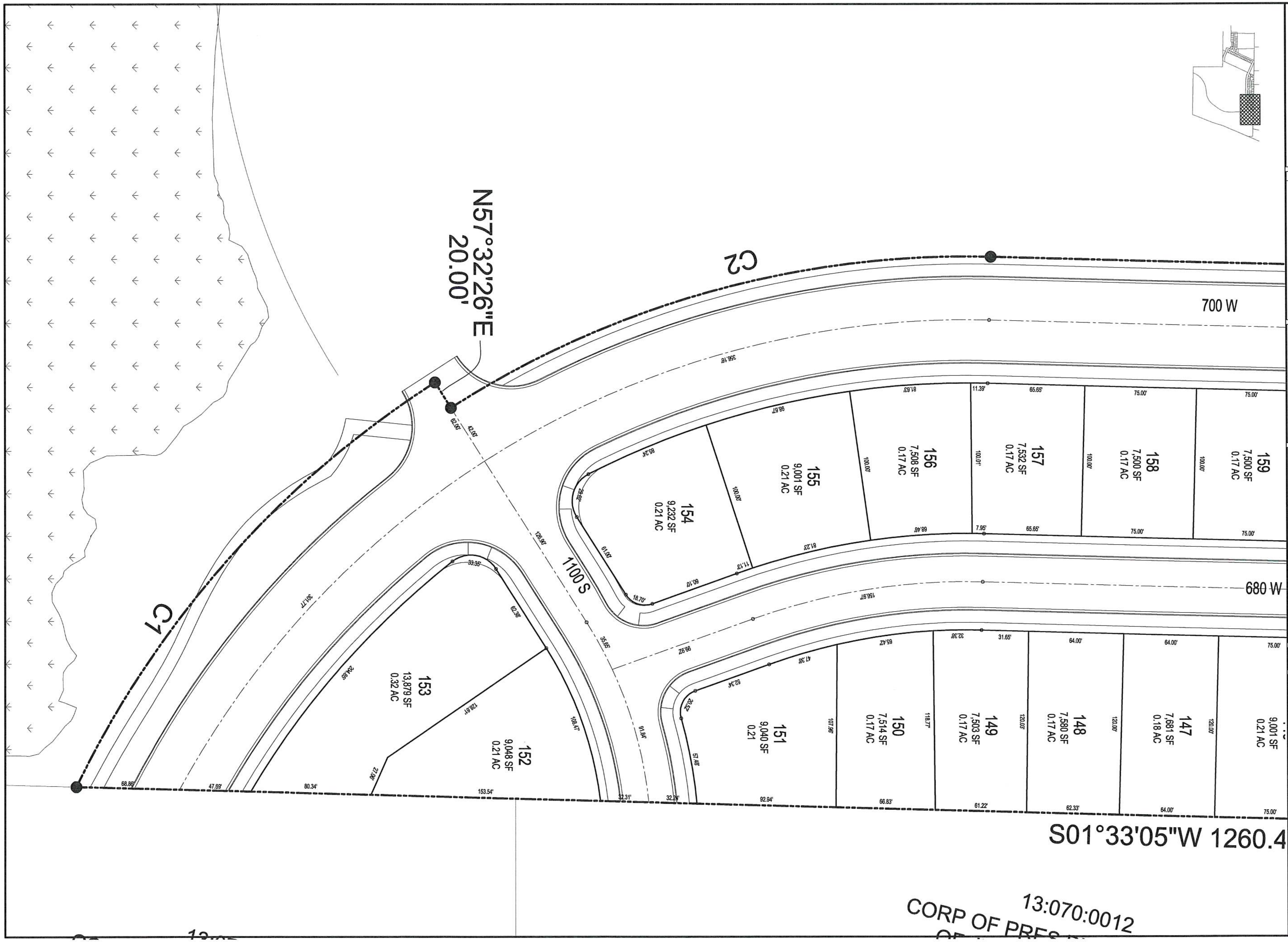
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.0 |



![ADG Partners logo]

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A

SCALE: 1"= 30'
0 15 30 60 90

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | IST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

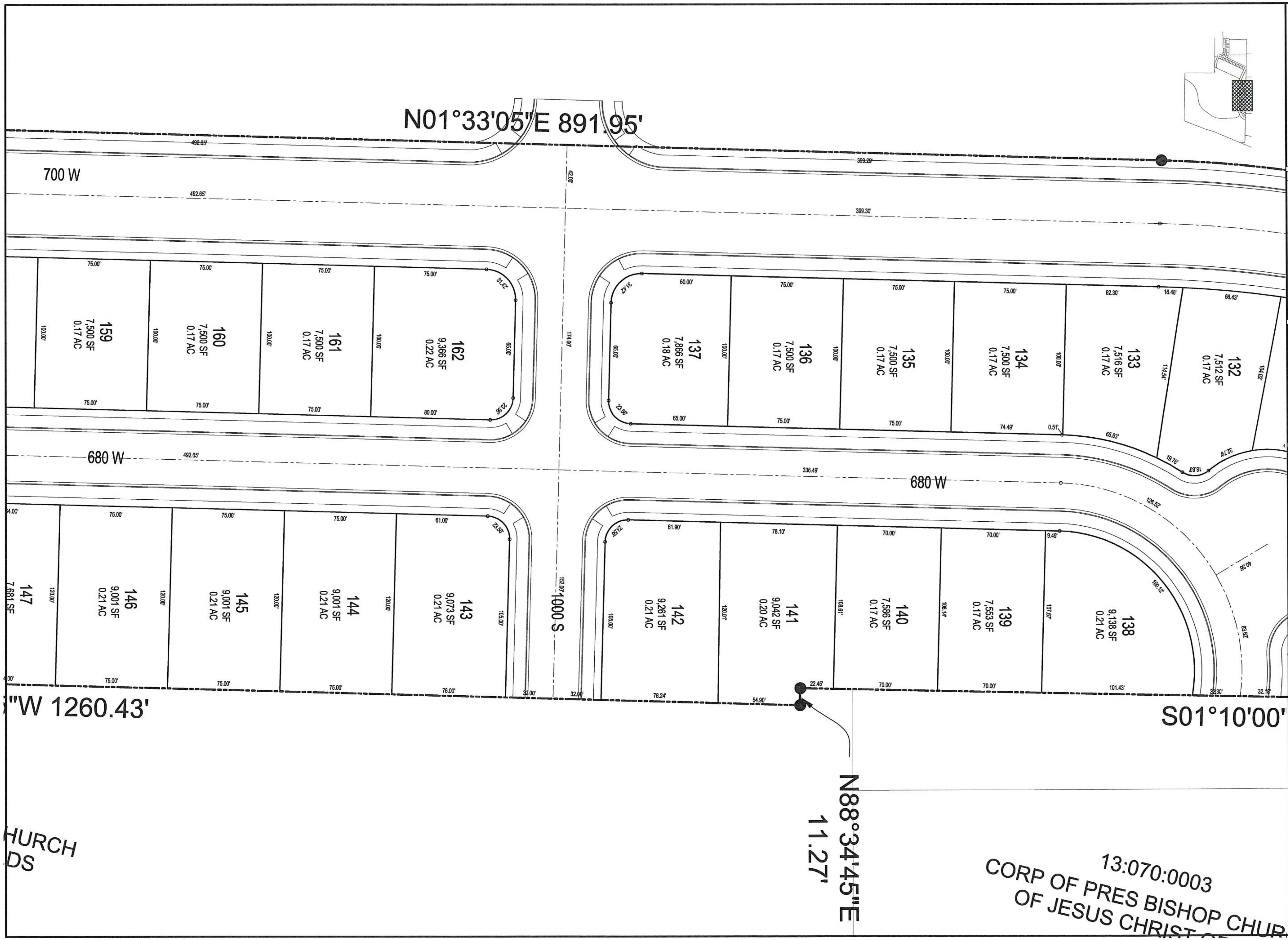
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.1 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

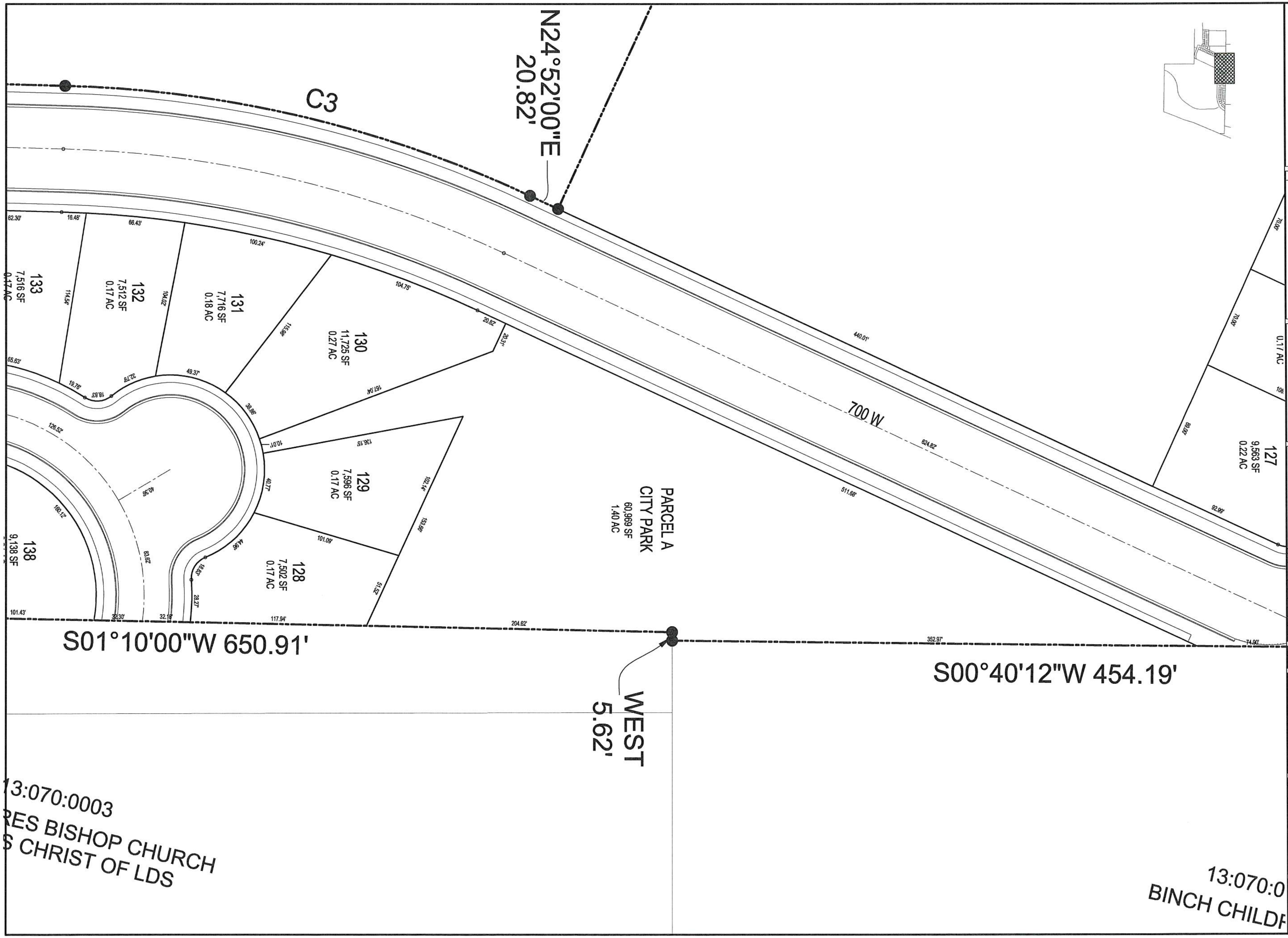
## DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.2 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS
## PLAT A

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

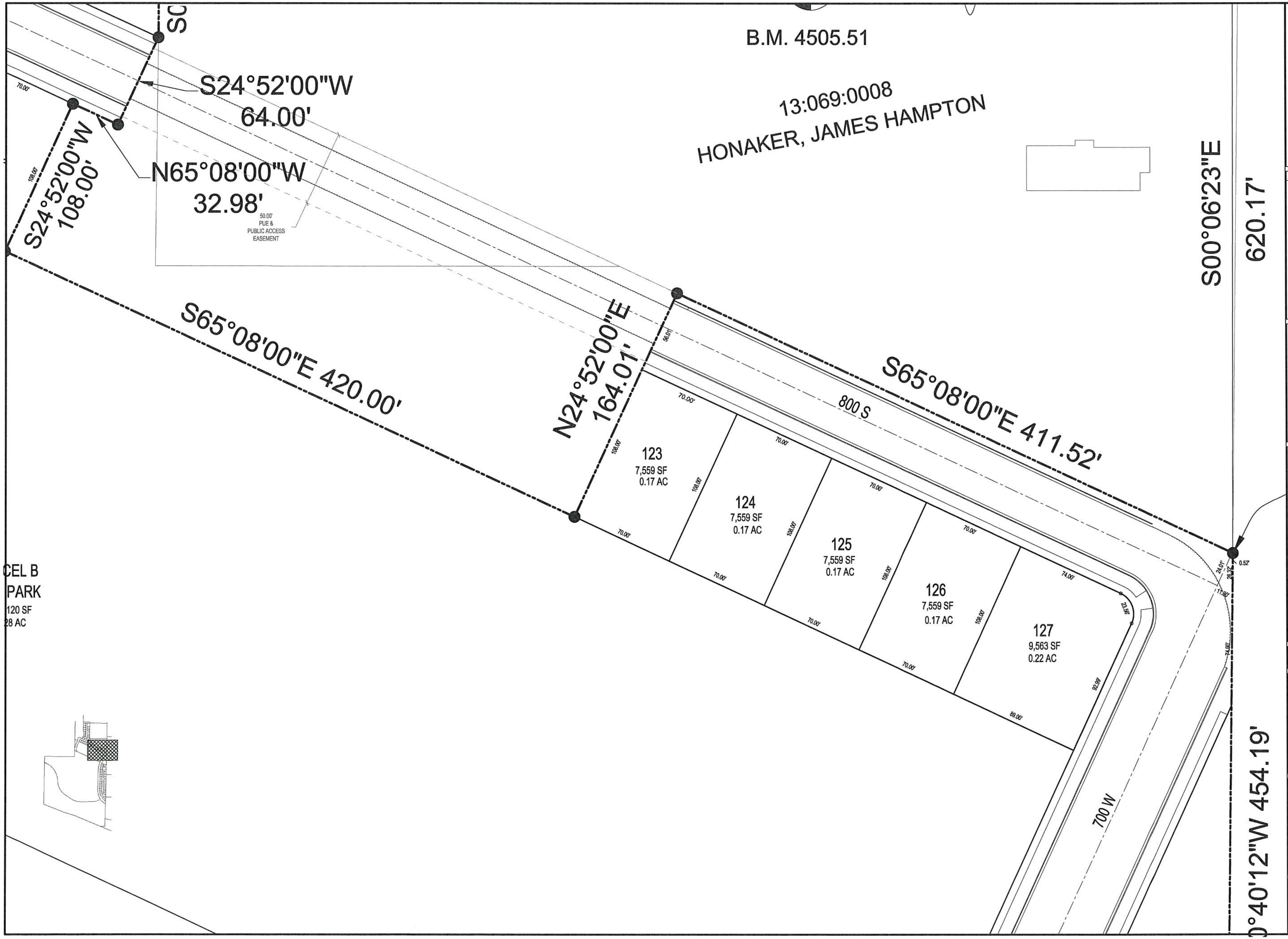
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.3 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS**
**PLAT A**

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

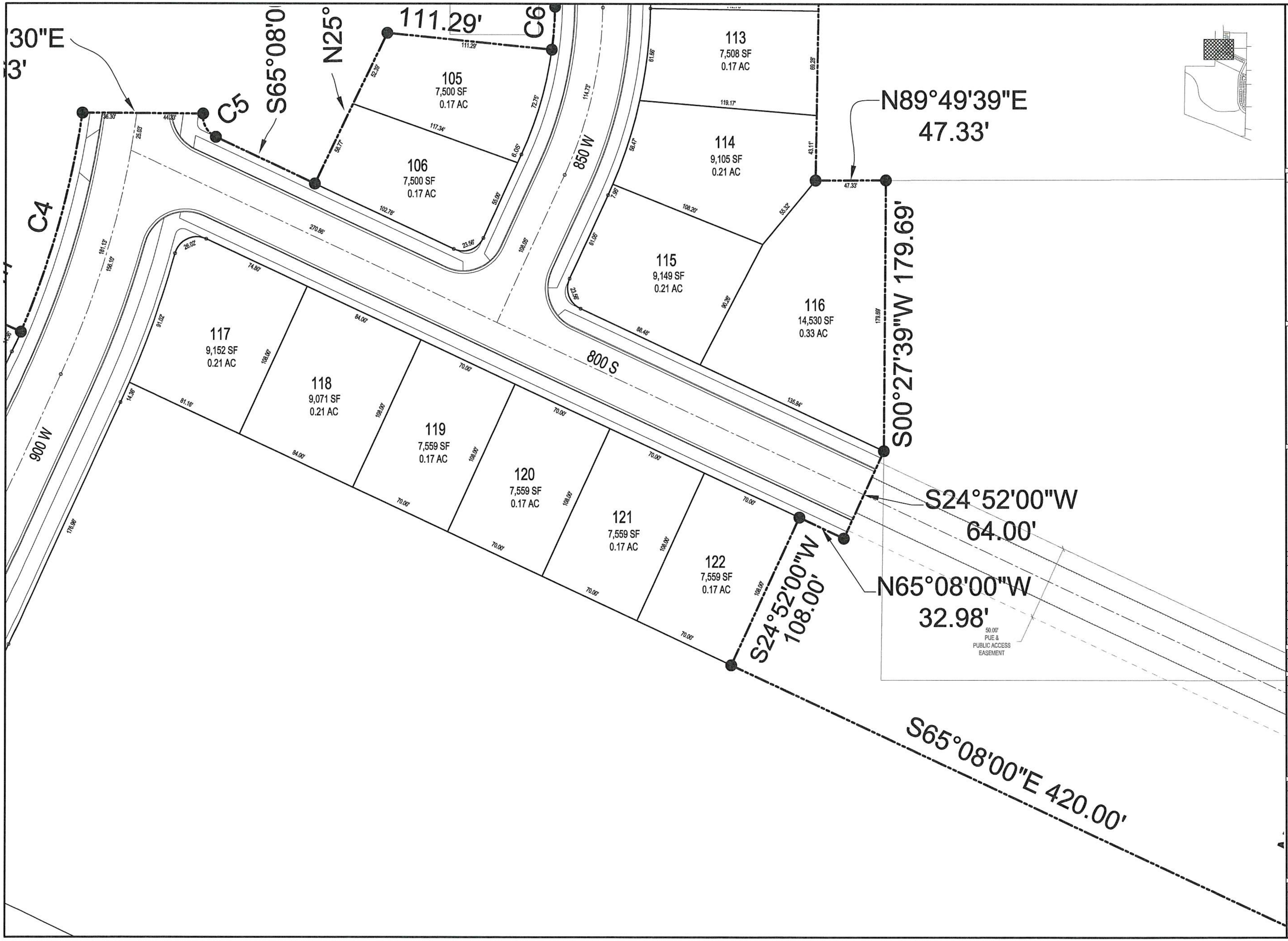
**DIXIE FARMS**
**PLAT A**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.4 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT A**

N

0 15 30 60 90

SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

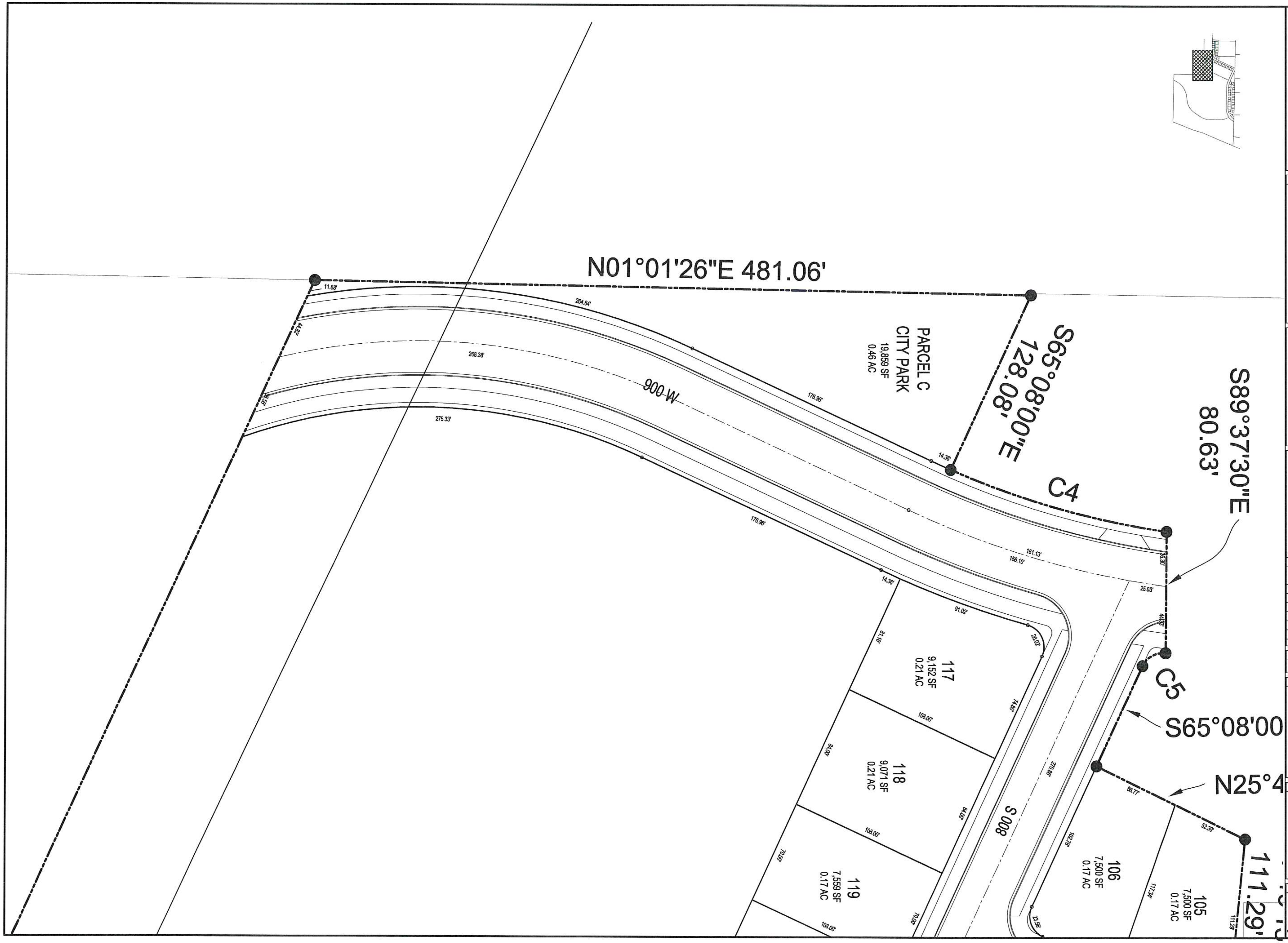
**DIXIE FARMS PLAT A**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.5 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS**
**PLAT A**

SCALE: 1"= 30'
0 15 30 60 90

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

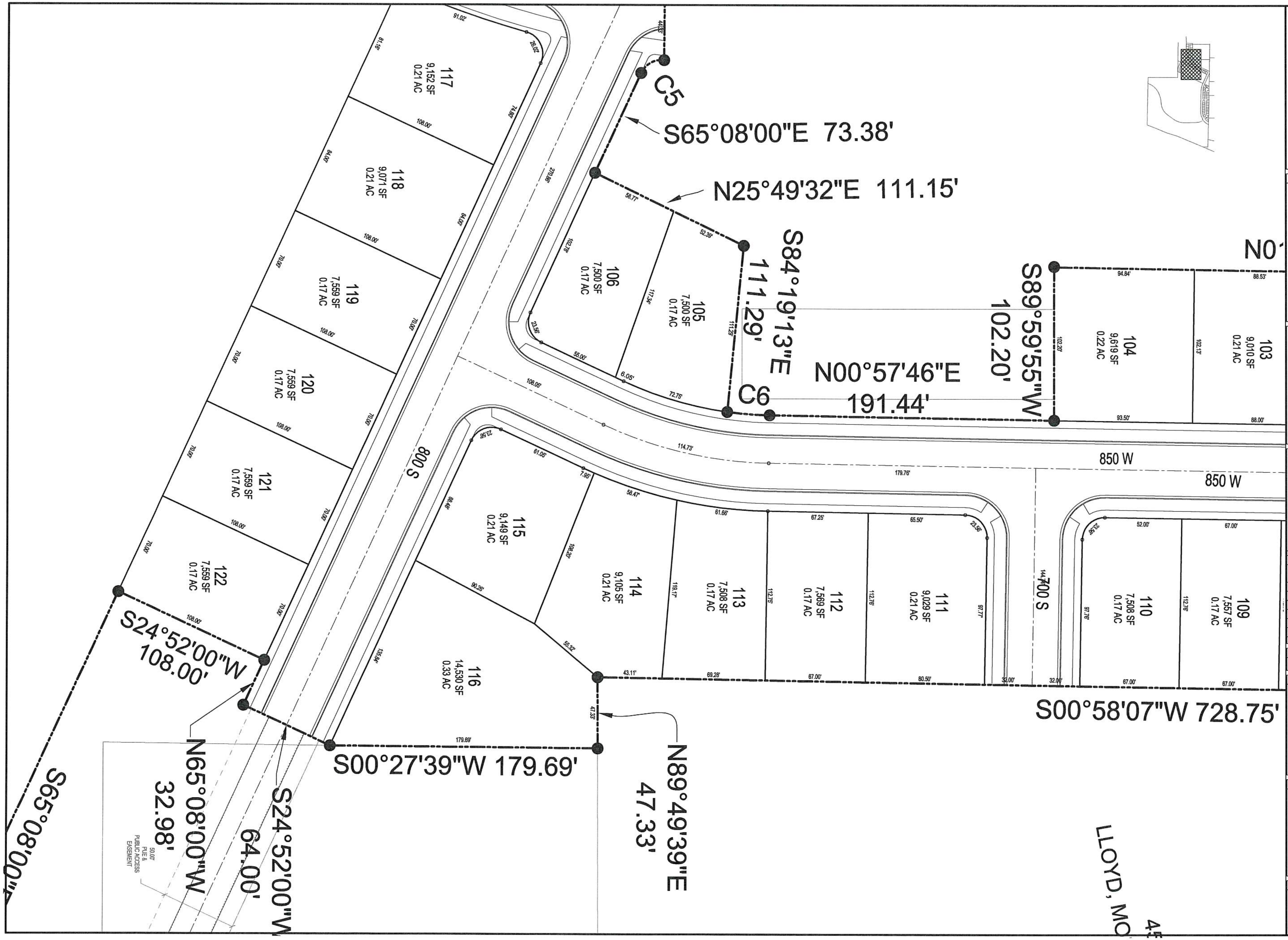
**DIXIE FARMS**
**PLAT A**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.6 |



ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

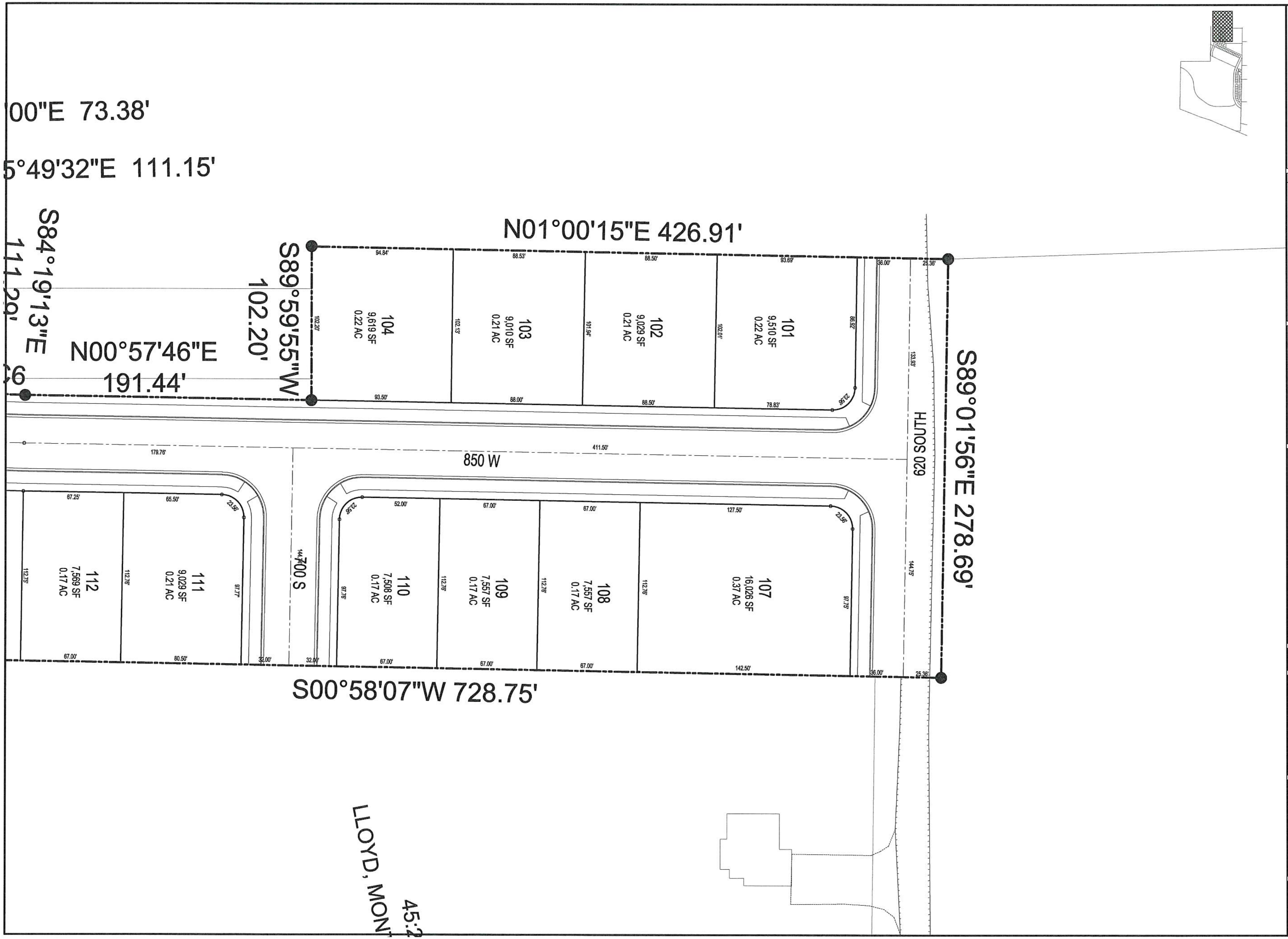
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.7 |

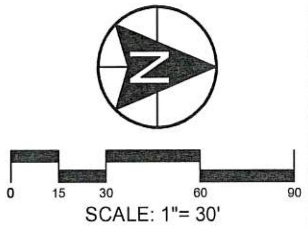


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

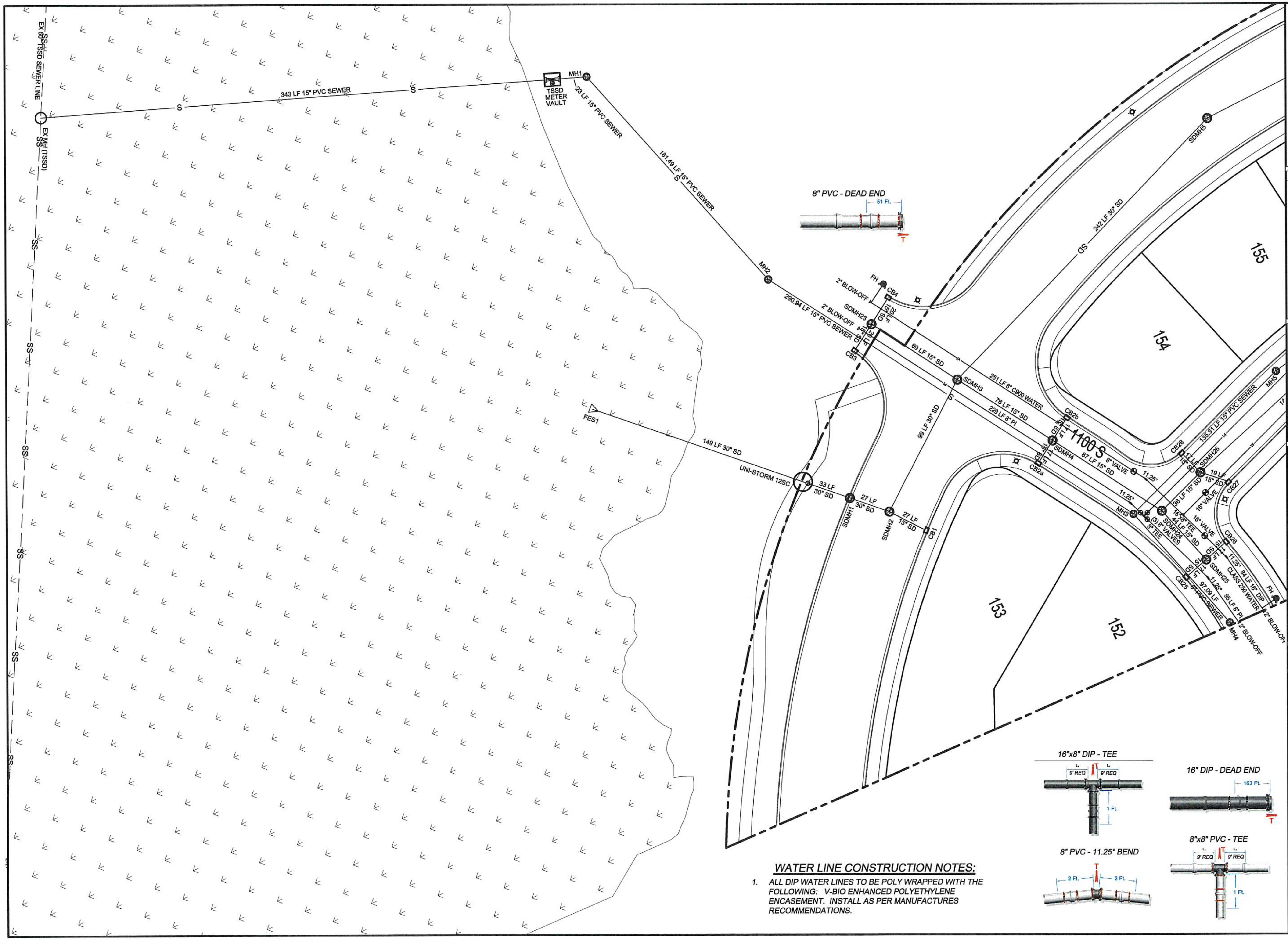
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.8 |



## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

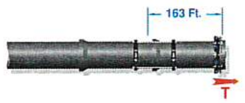
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |

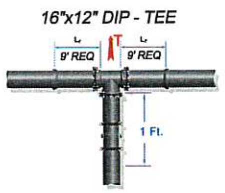
## WATER LINE CONSTRUCTION NOTES:

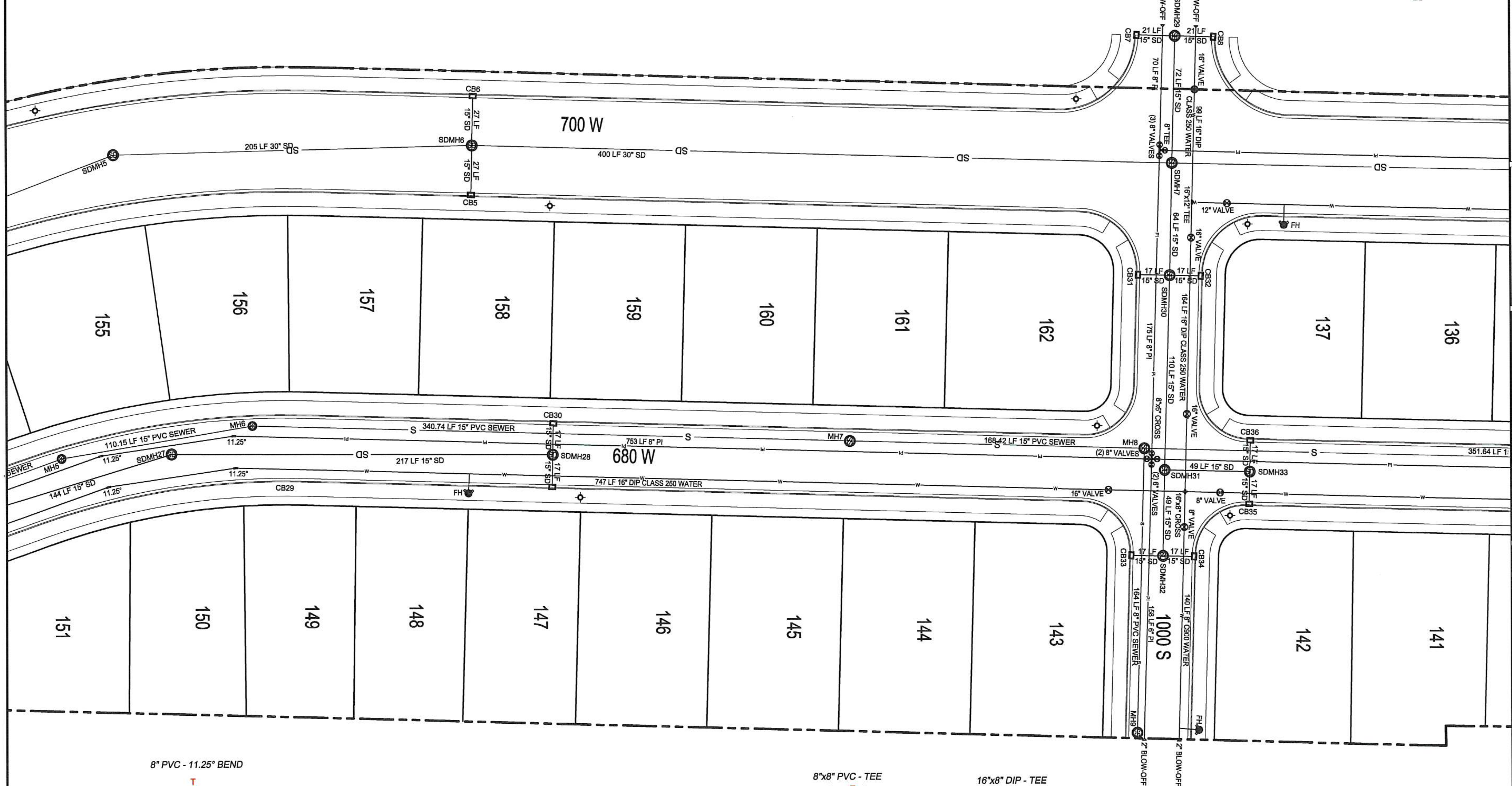
1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

16" DIP - DEAD END

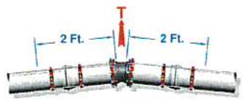


16"x12" DIP - TEE

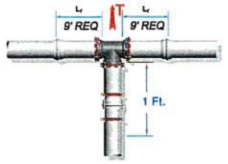




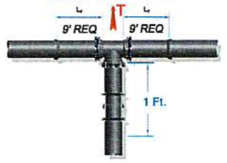
8" PVC - 11.25° BEND



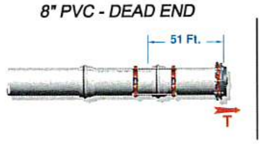
8"x8" PVC - TEE



16"x8" DIP - TEE



8" PVC - DEAD END

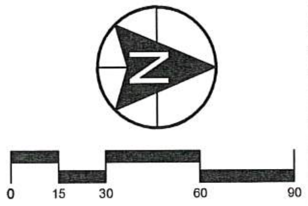


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A



SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

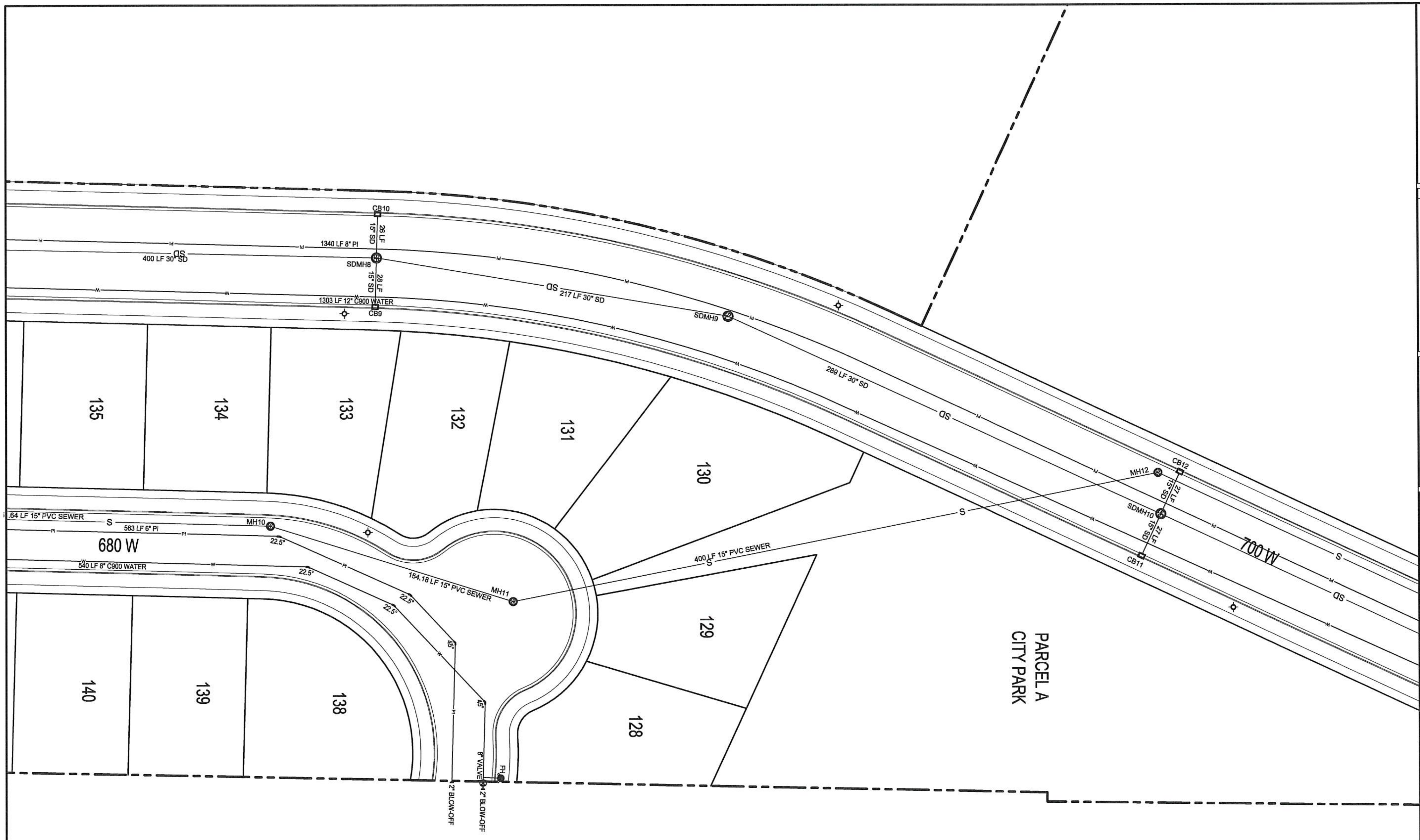
DIXIE FARMS
PLAT A

DESCRIPTION

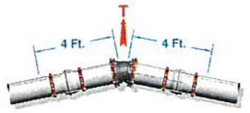
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

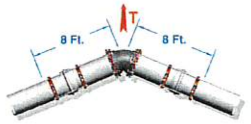
| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |



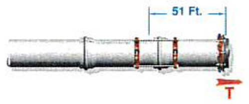
8" PVC - 22.5° BEND



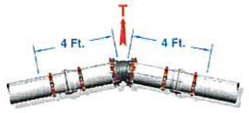
8" PVC - 45° BEND



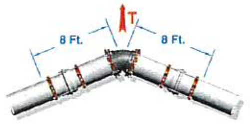
8" PVC - DEAD END



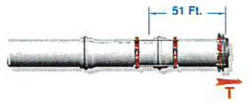
6" PVC - 22.5° BEND



6" PVC - 45° BEND



6" PVC - DEAD END

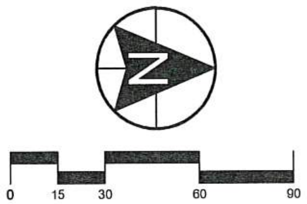


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

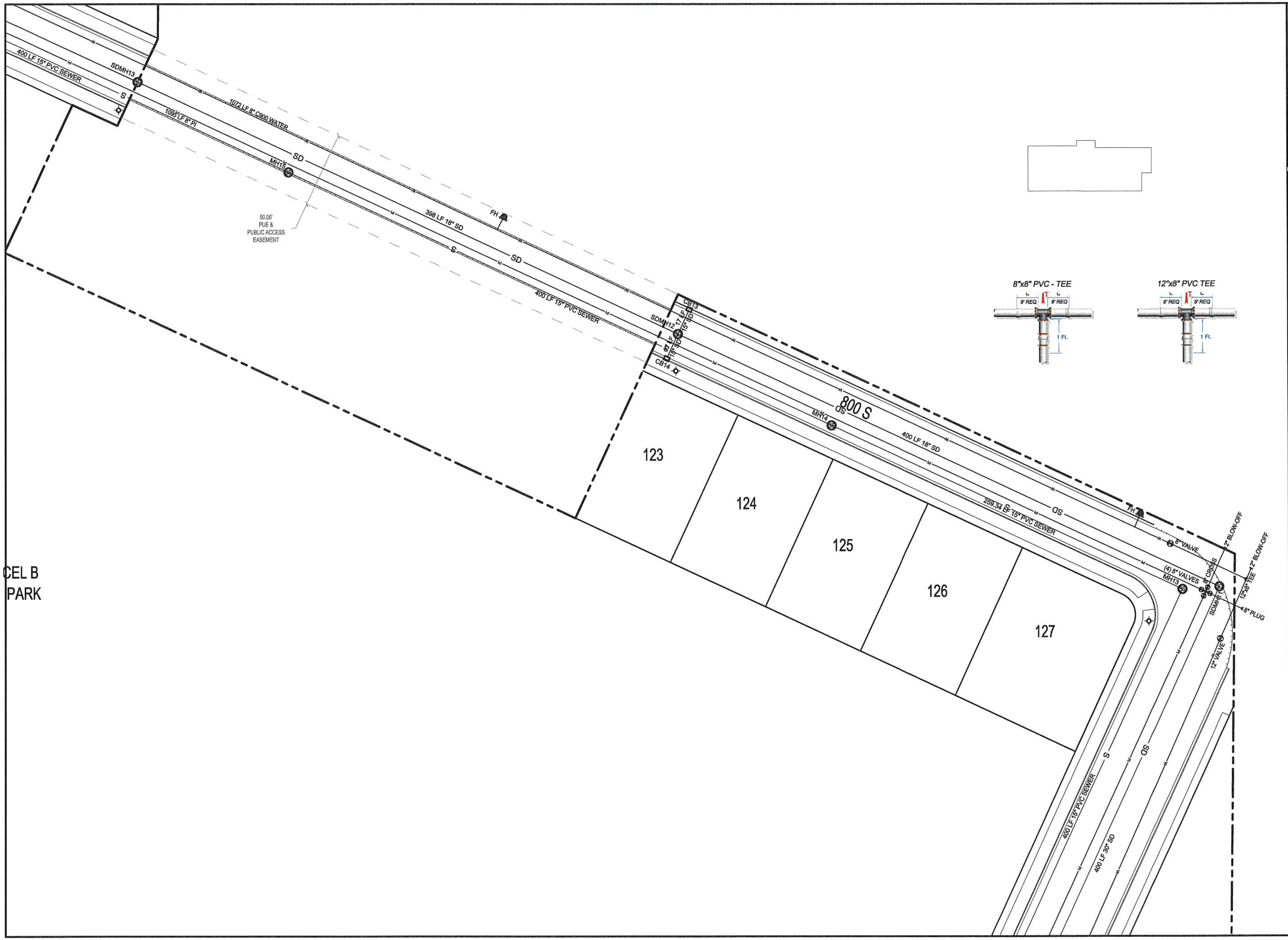
## DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |

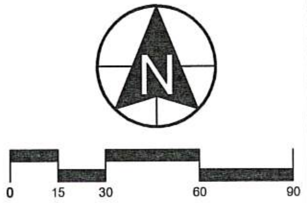


**ADG**
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A



SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

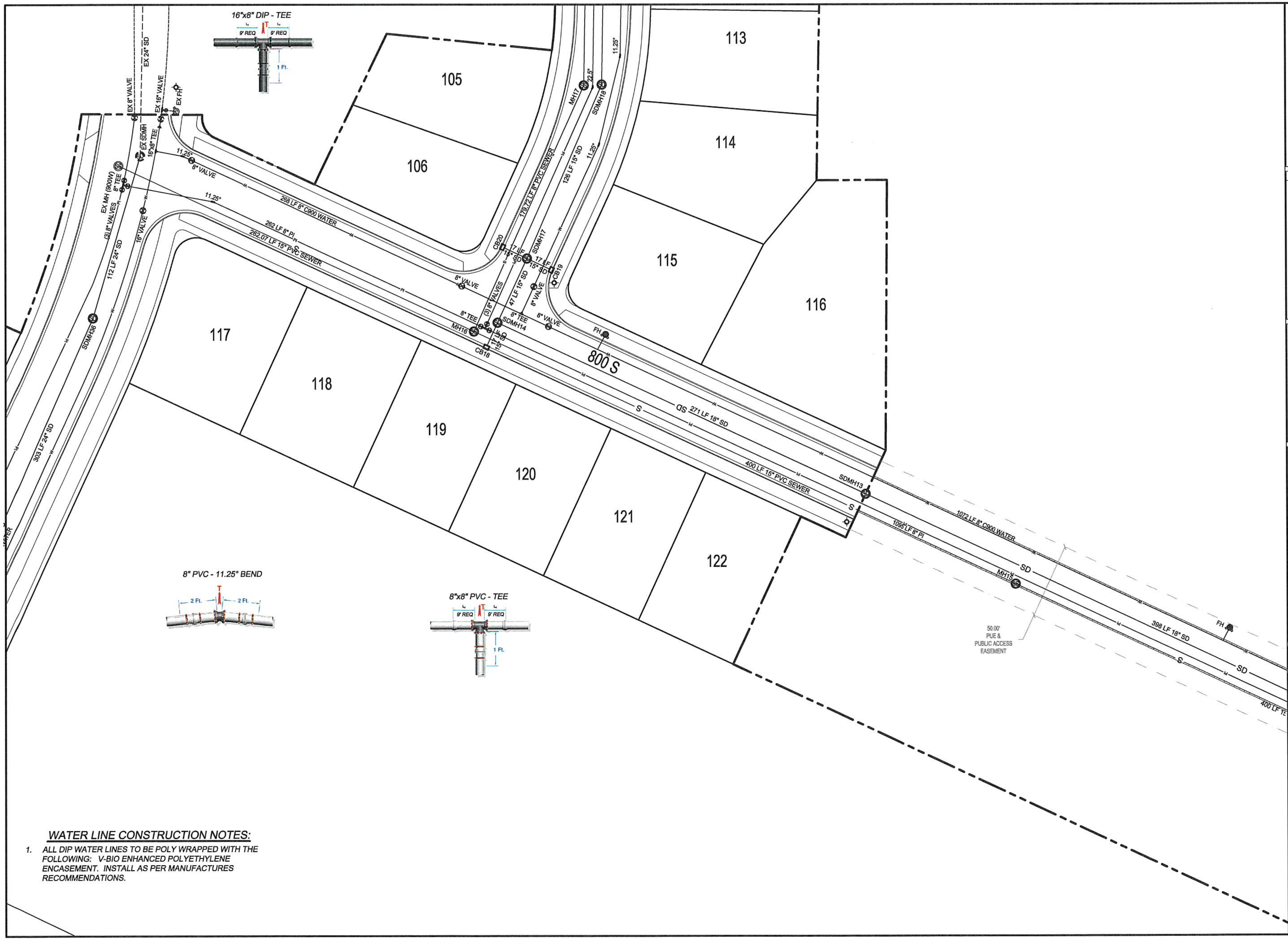
DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.4 |



## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

DIXIE FARMS
PLAT A

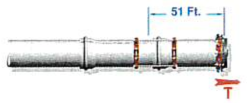
DESCRIPTION

FINAL PLAN

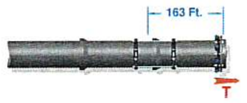
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.5 |

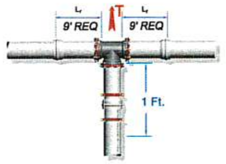
8" PVC - DEAD END



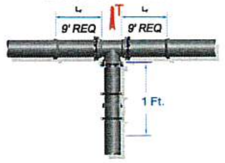
16" DIP - DEAD END

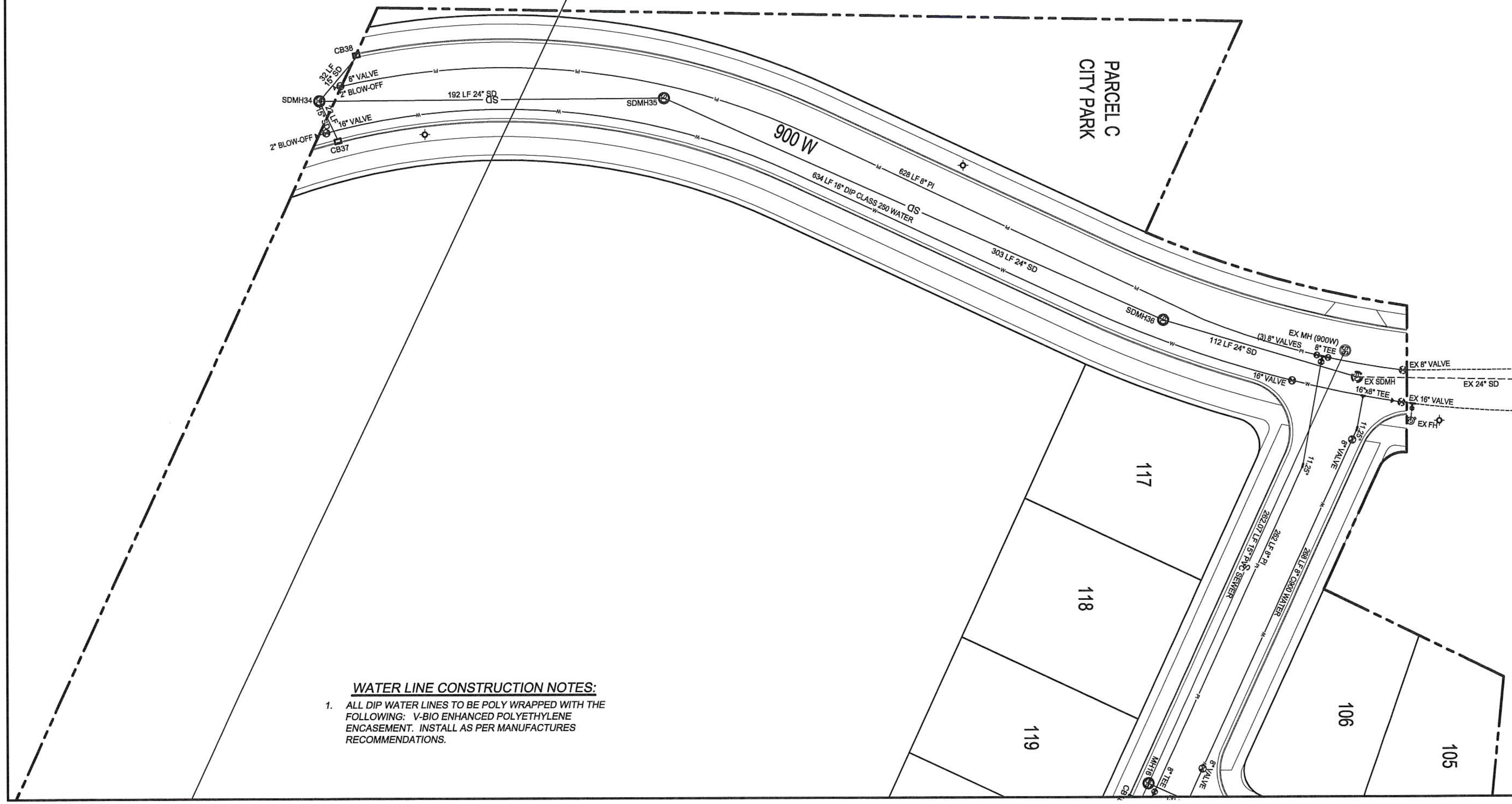


8"x8" PVC - TEE



16"x8" DIP - TEE





## WATER LINE CONSTRUCTION NOTES:

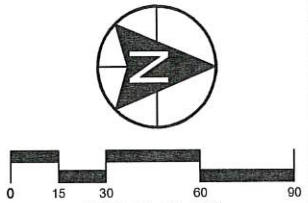
1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

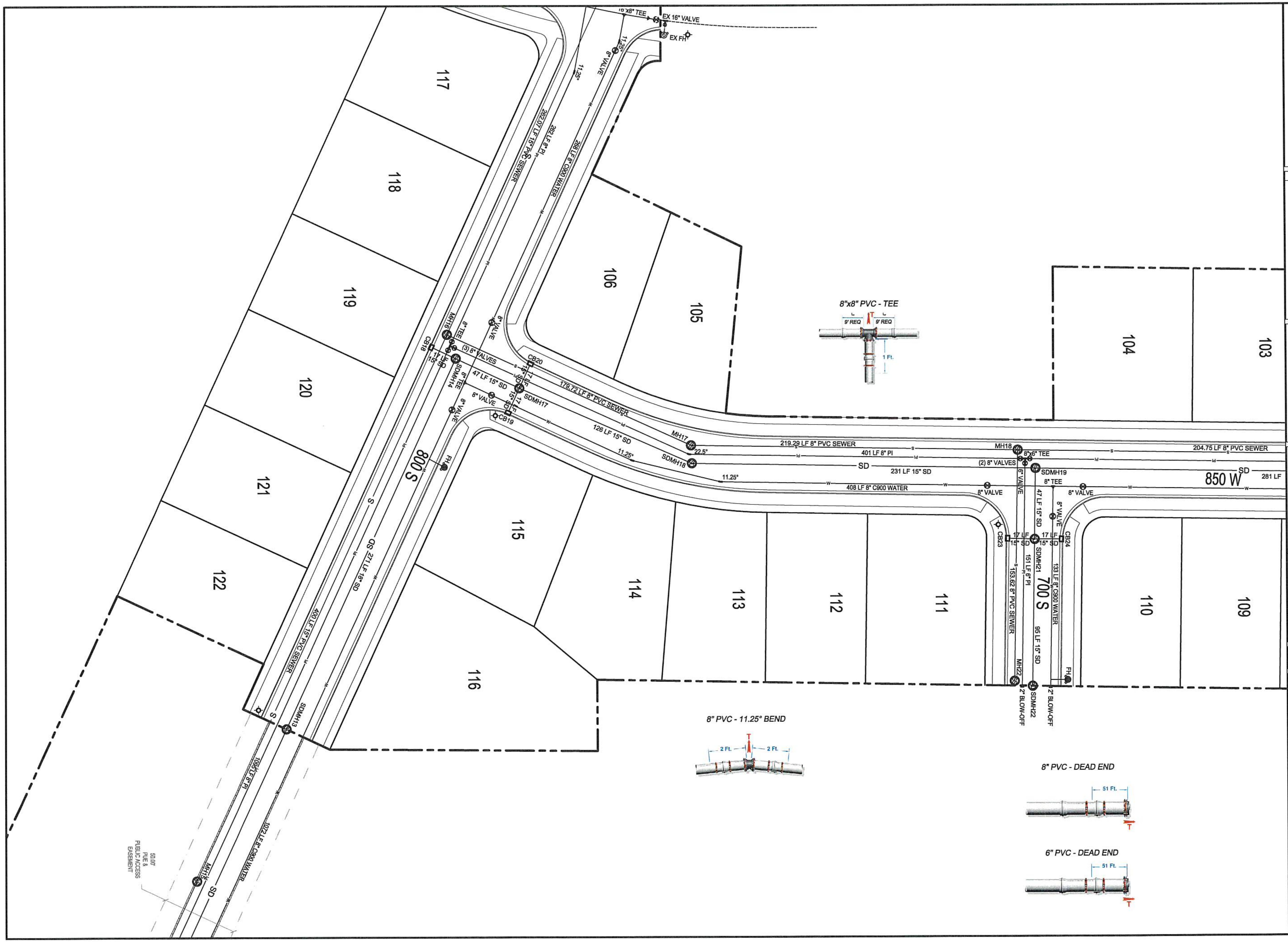
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.6 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

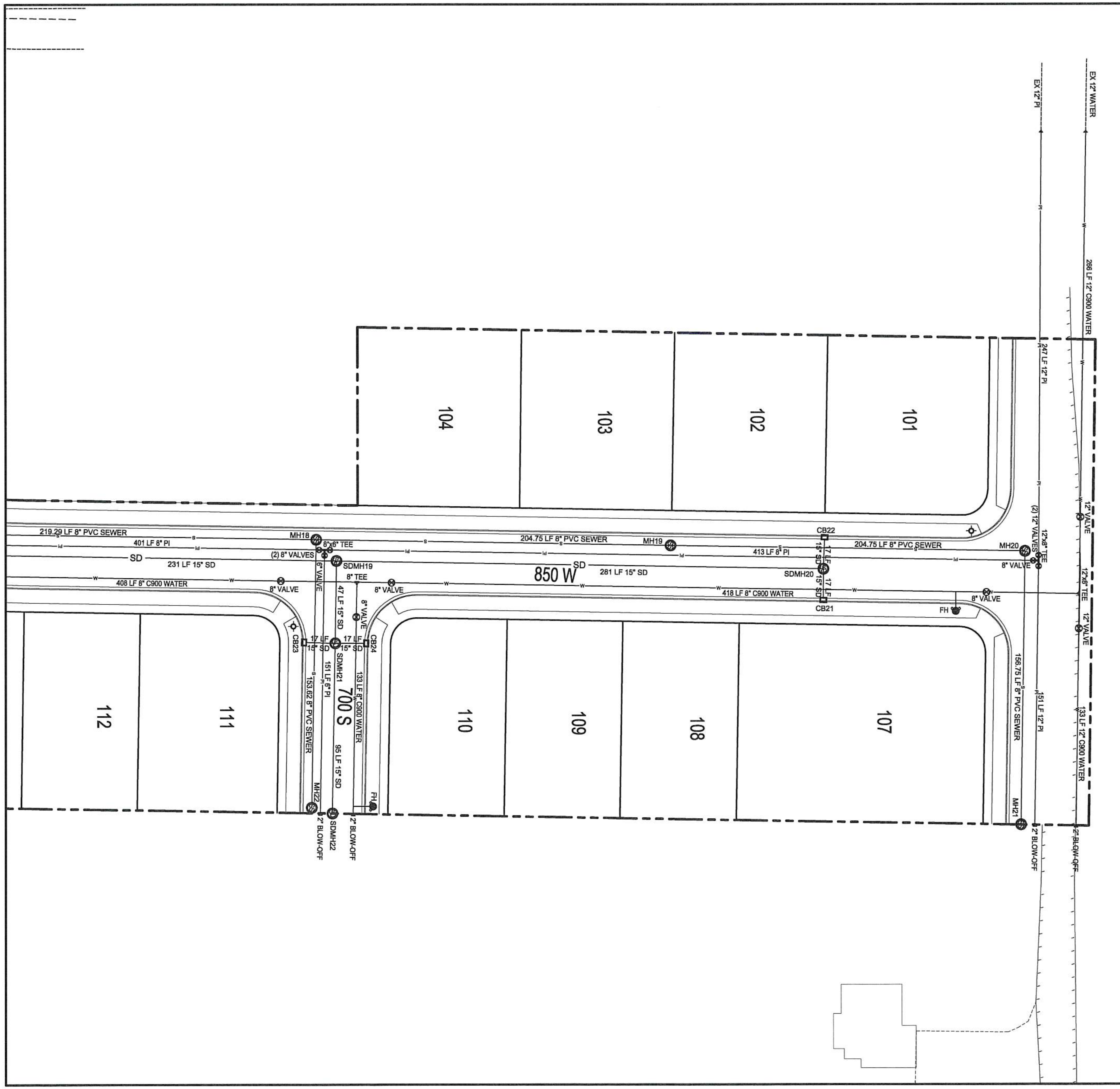
## DIXIE FARMS PLAT A

DESCRIPTION

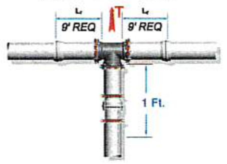
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

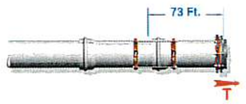
| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.7 |



12"x8" PVC - TEE



12" PVC - DEAD END



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

SCALE: 1"= 30'

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | IST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

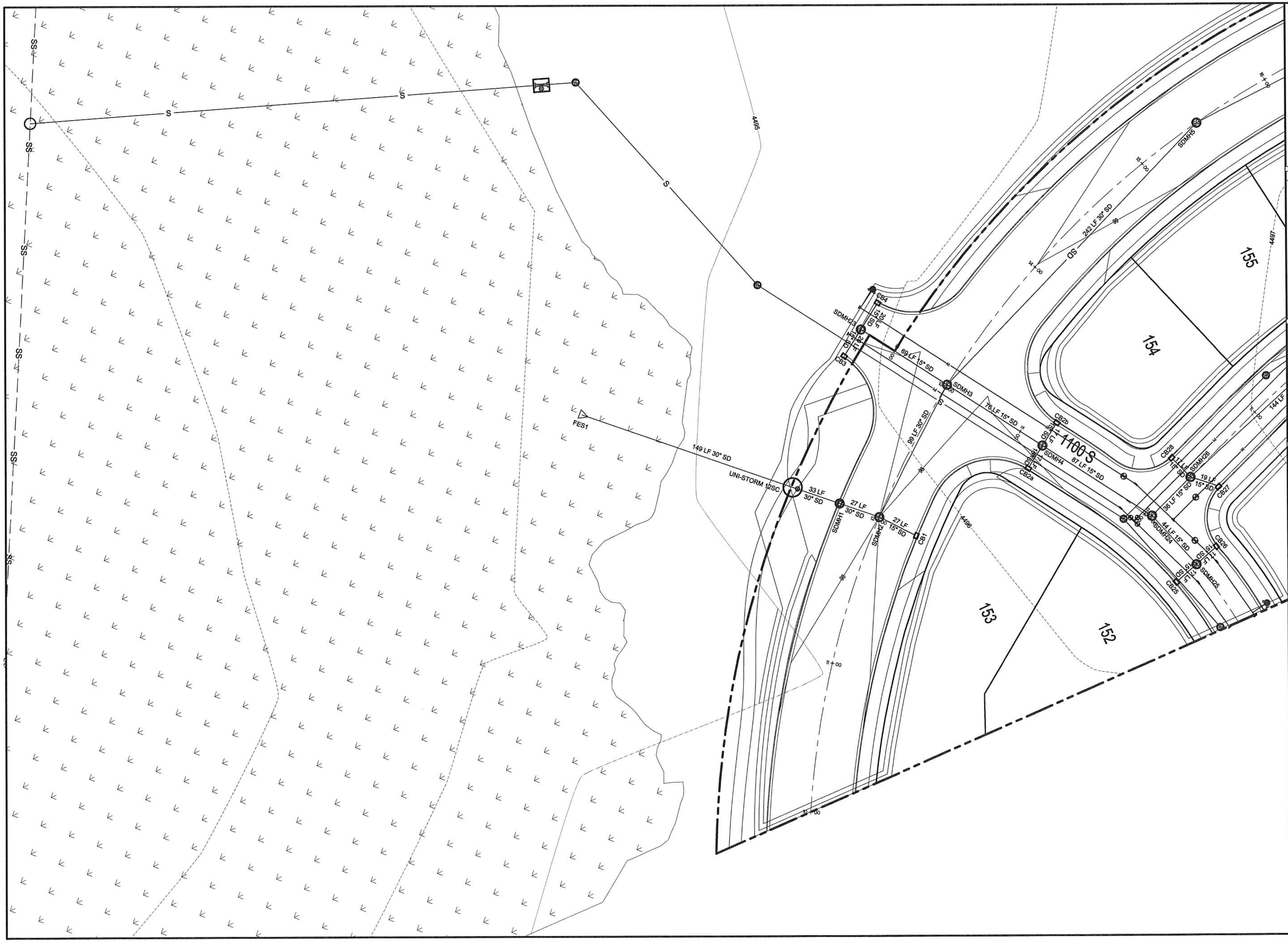
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

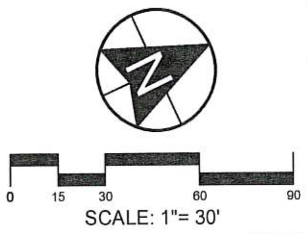
| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.8 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A



SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

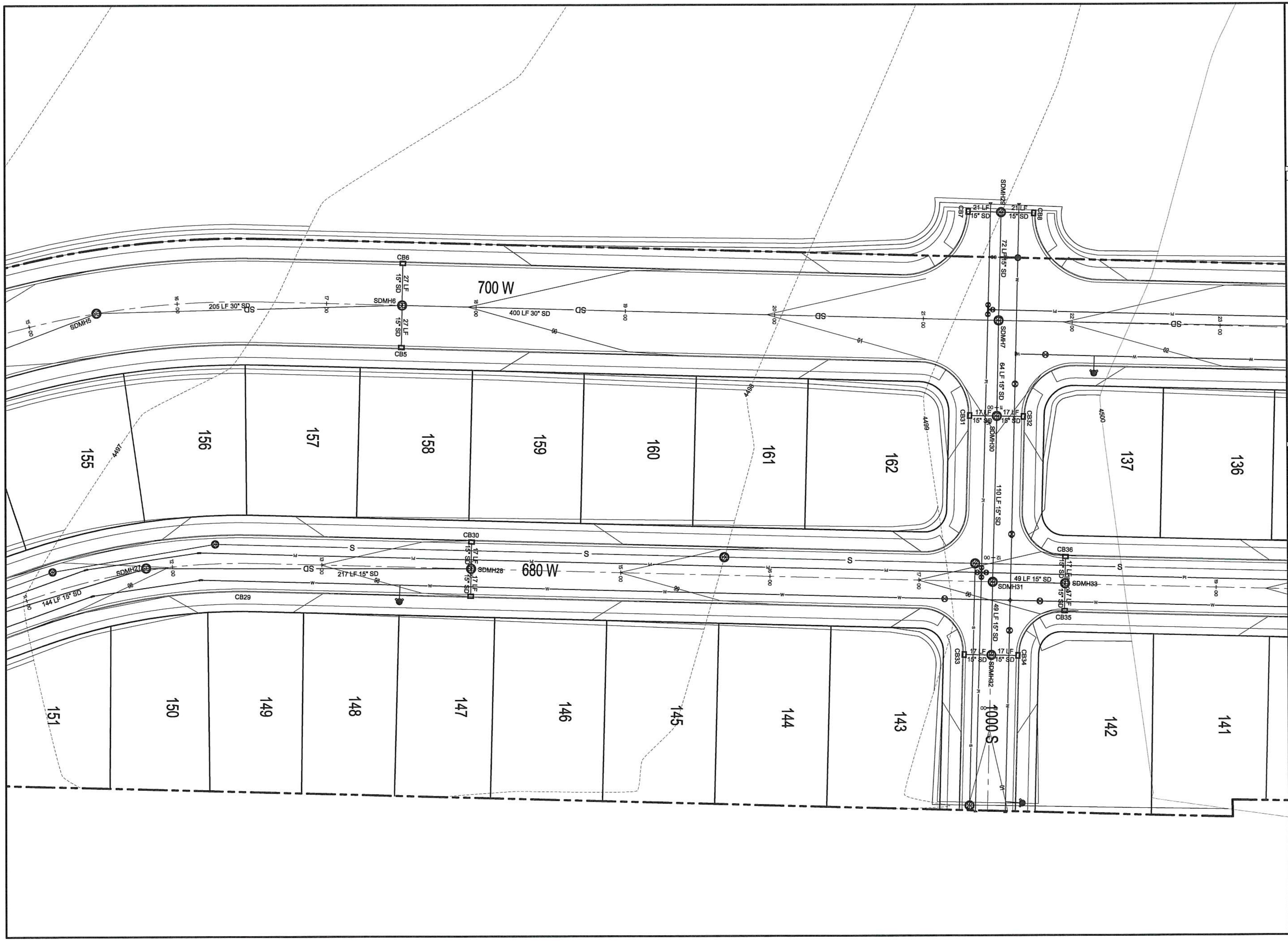
## DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

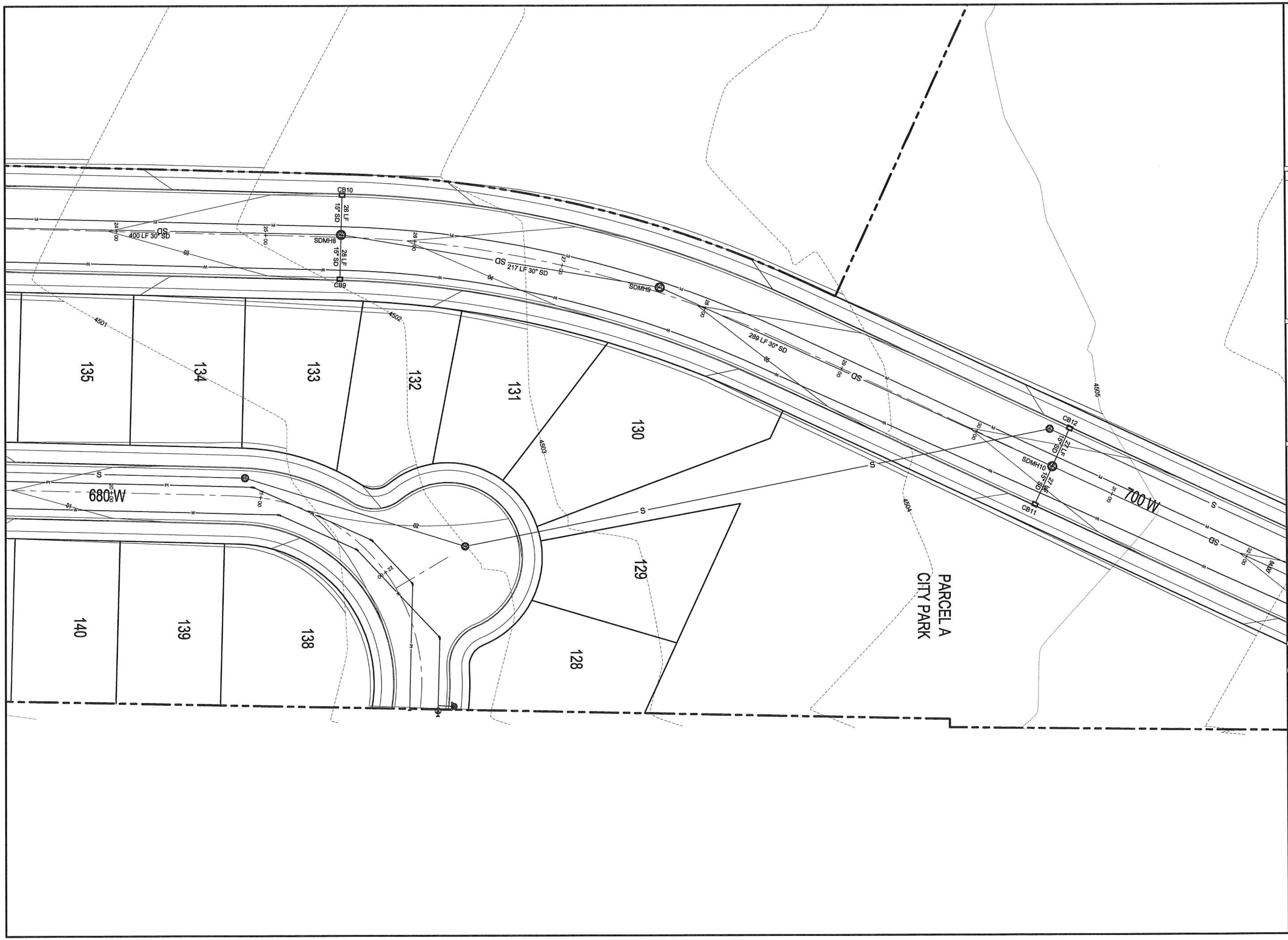
# DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |



**ADG**
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A

N

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

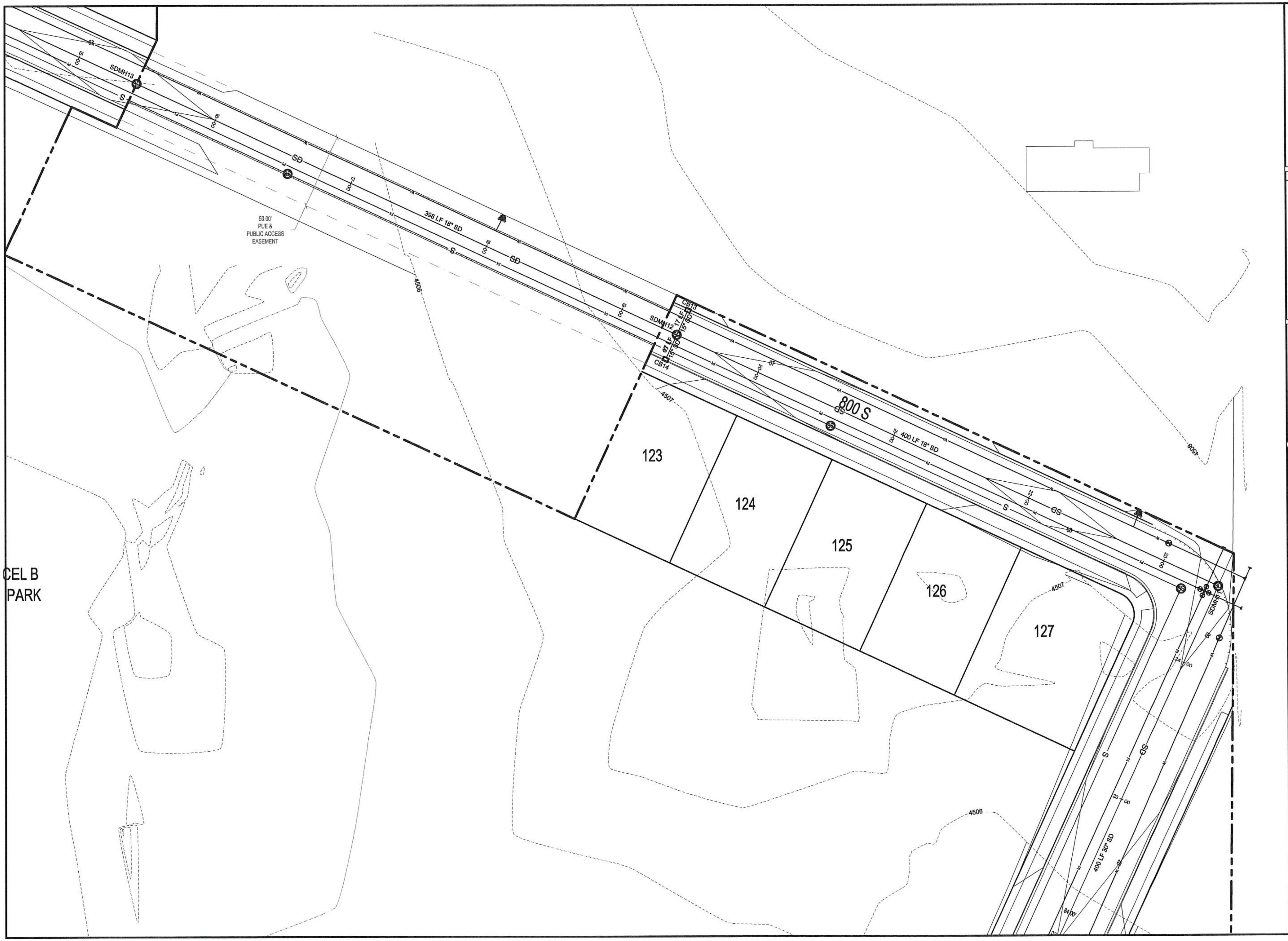
# DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.3 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

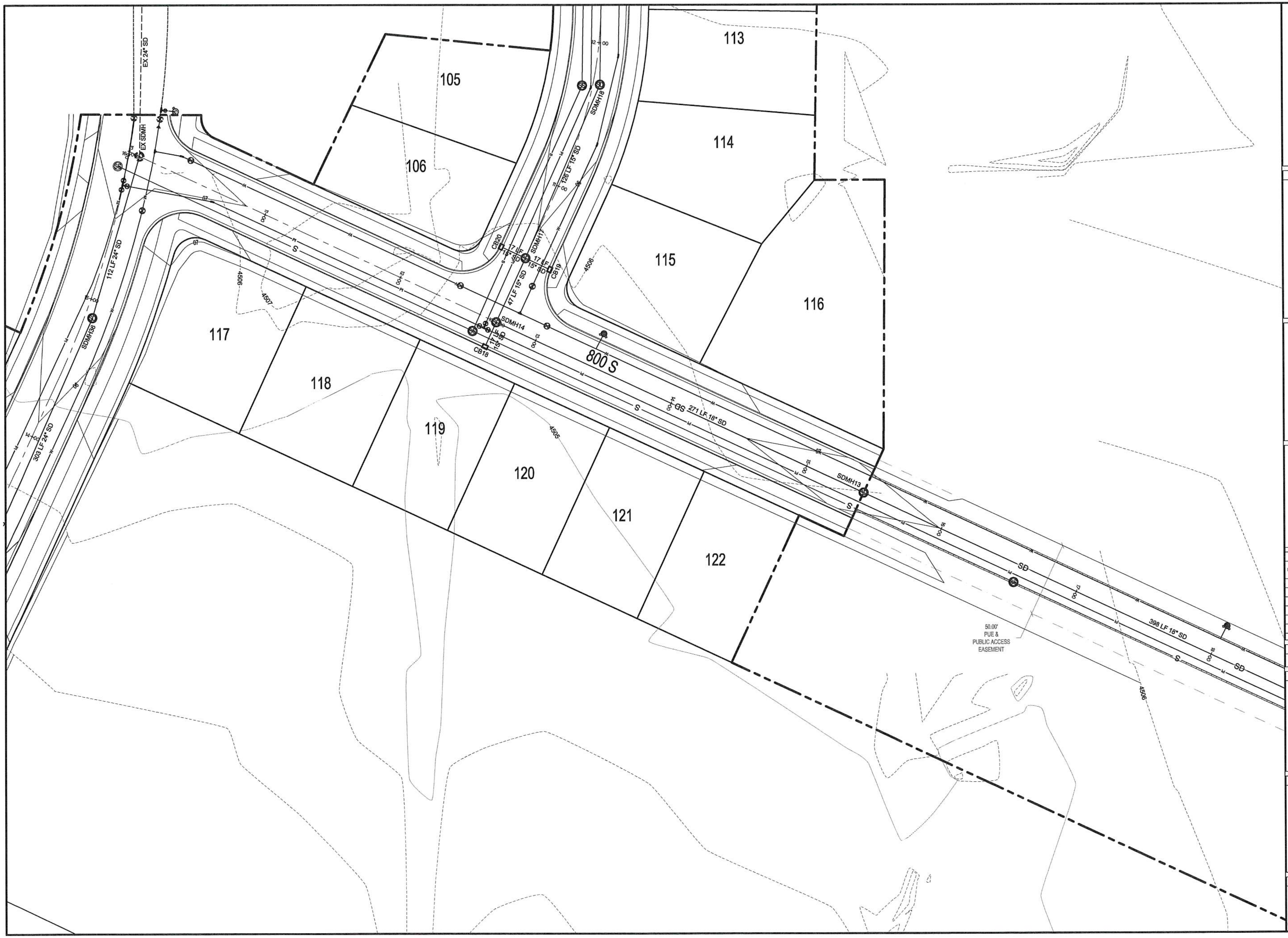
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.4 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT A**

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

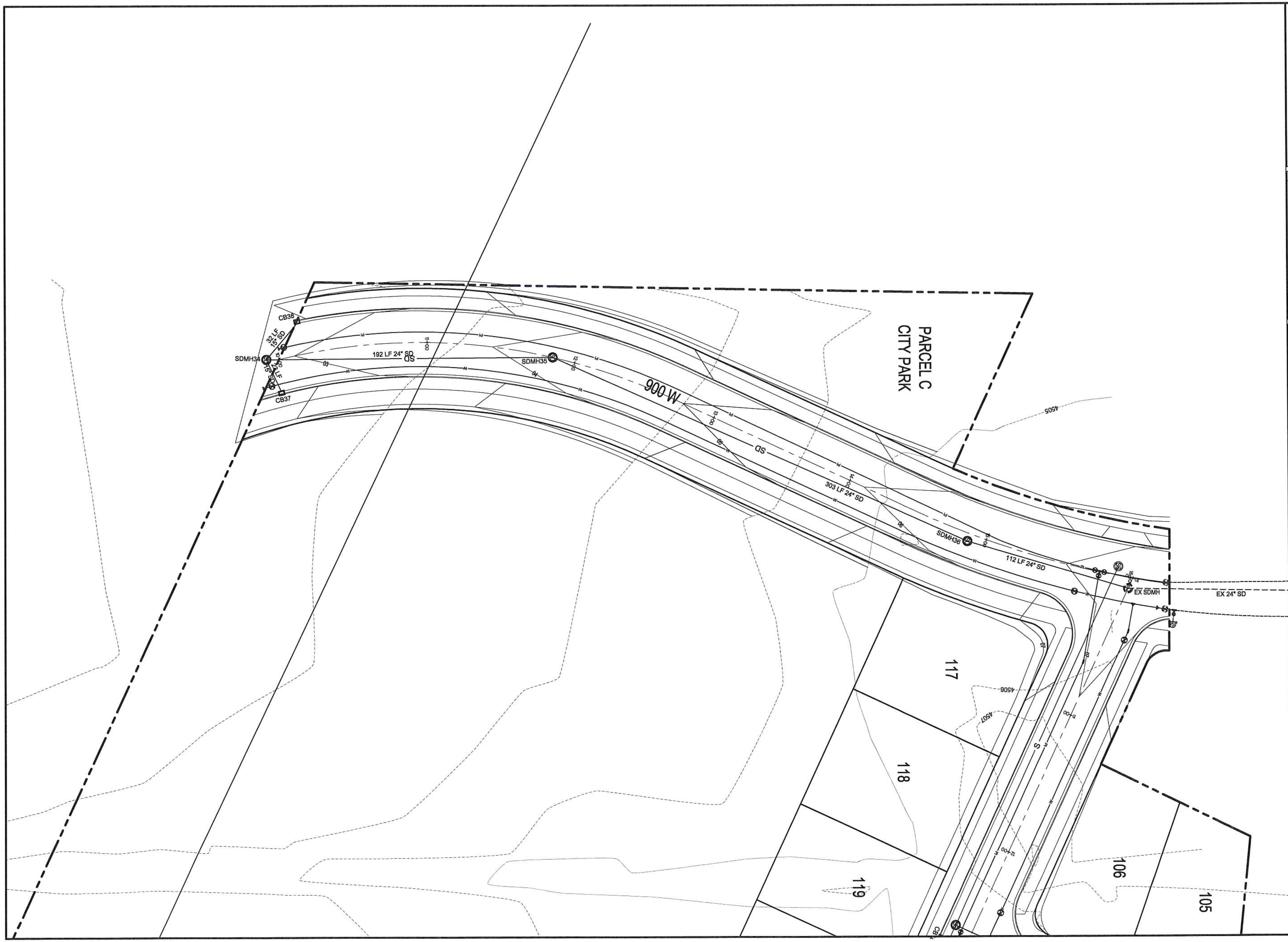
**DIXIE FARMS PLAT A**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.5 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | IST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

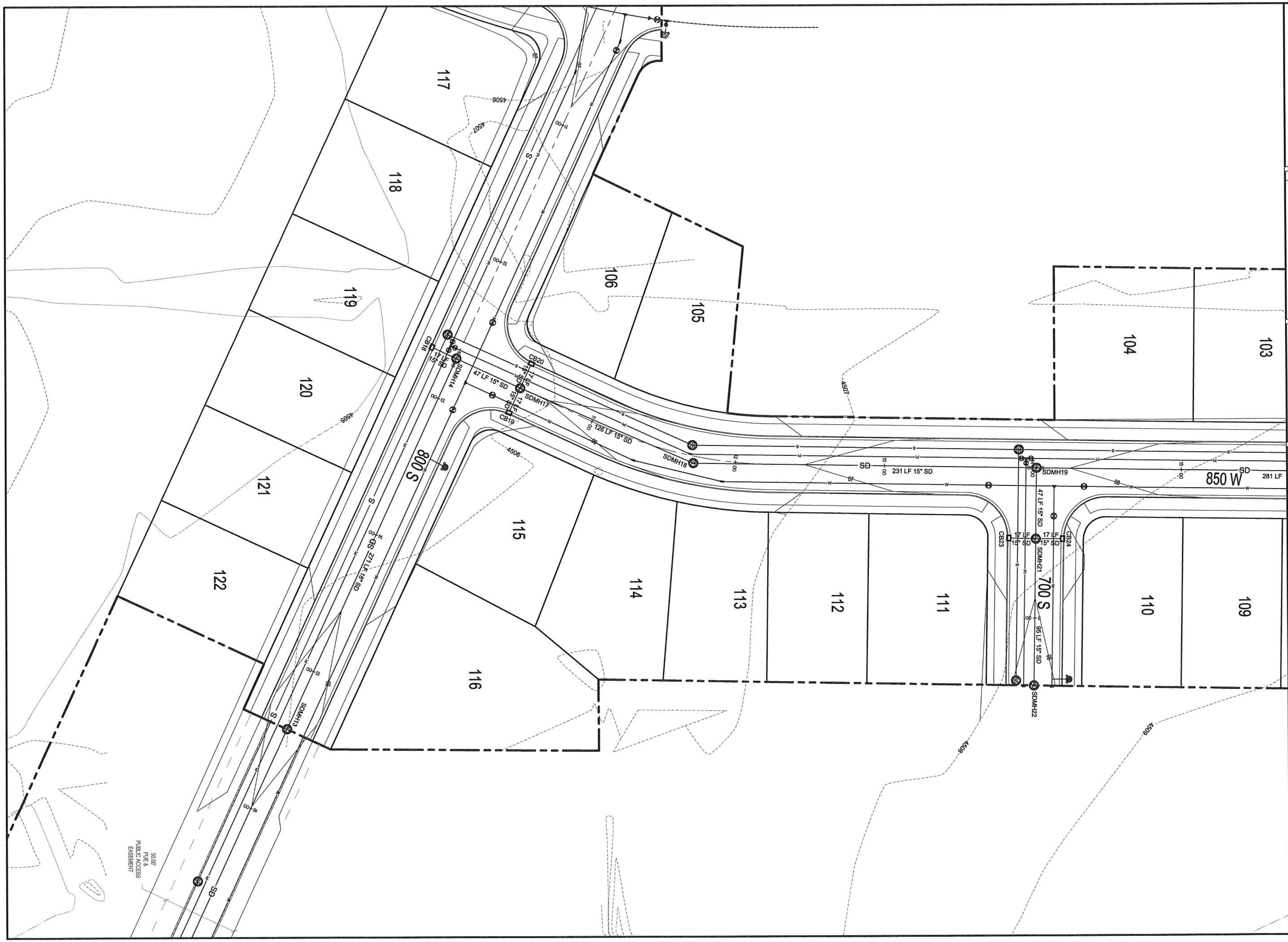
## DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.6 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT A**

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

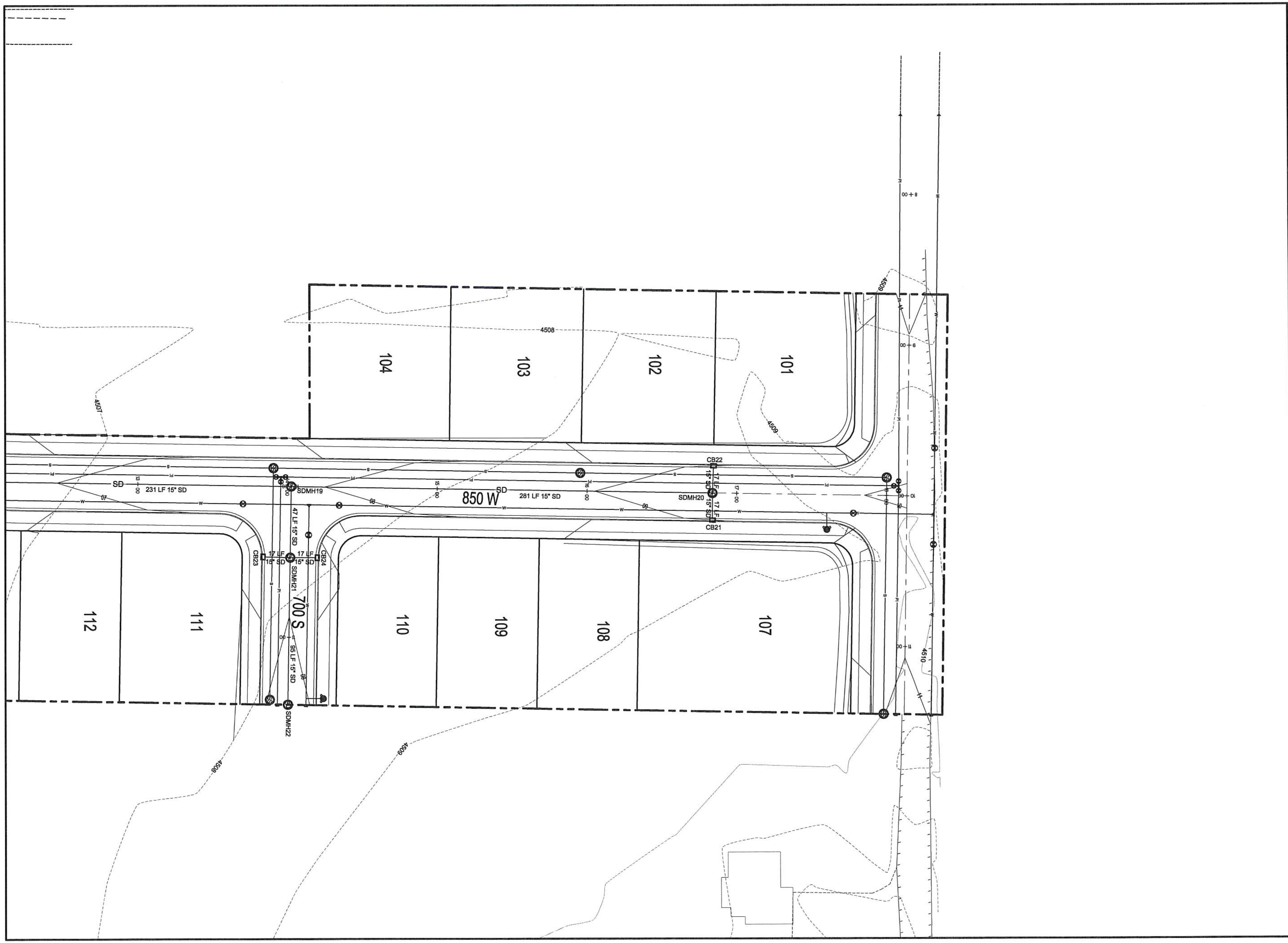
**DIXIE FARMS PLAT A**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.7 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

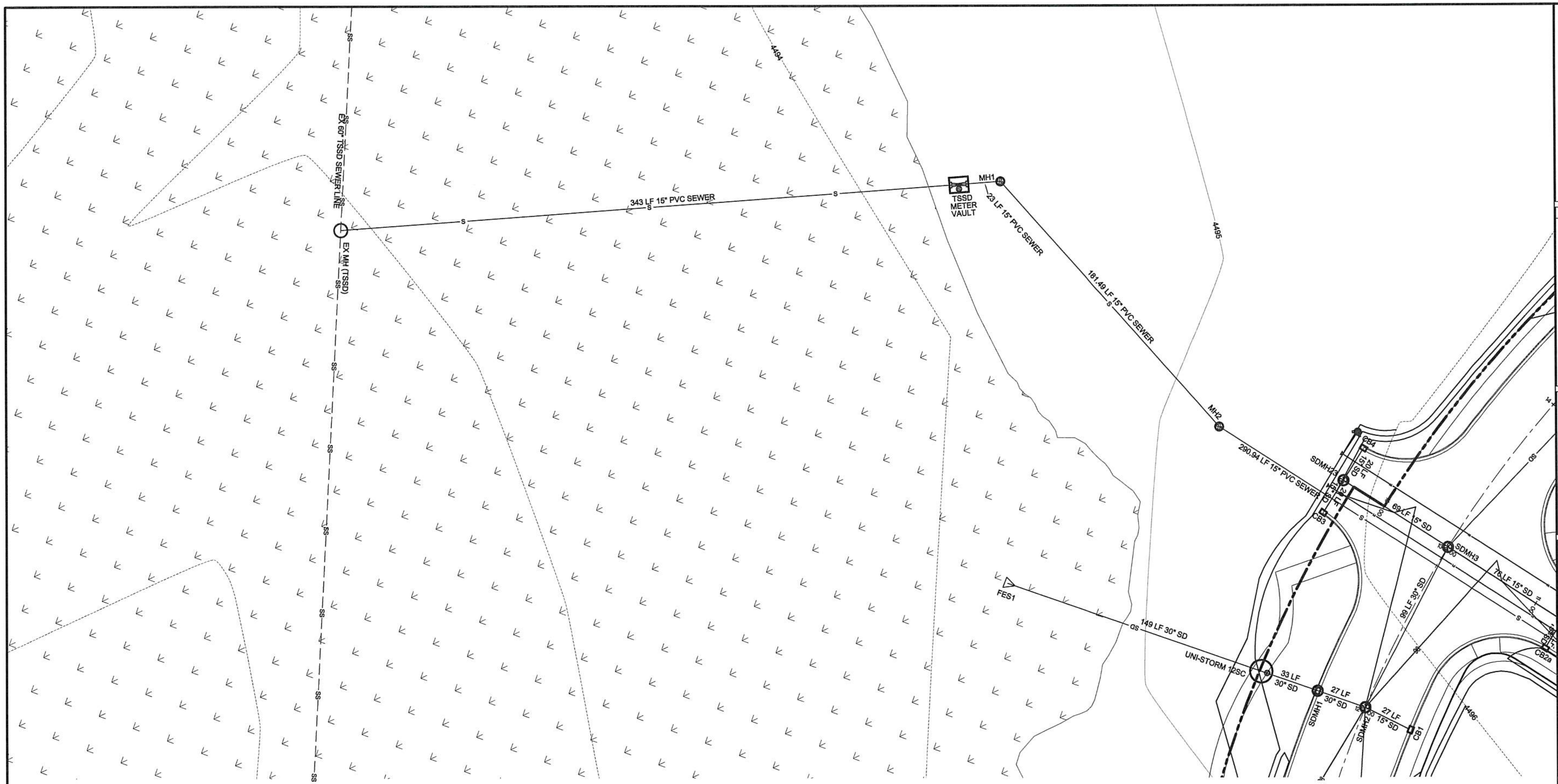
DIXIE FARMS
PLAT A

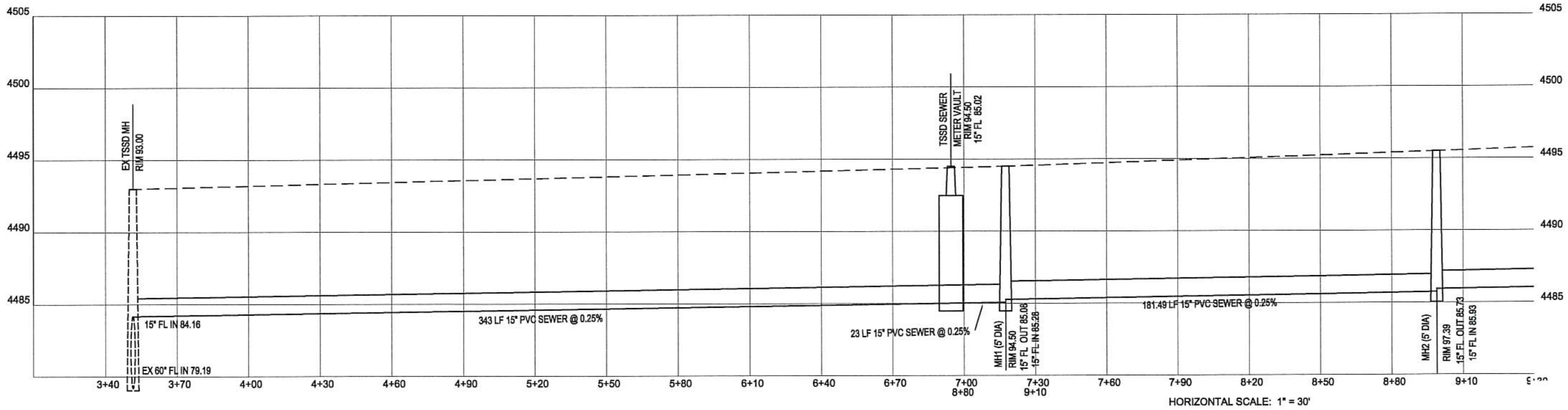
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.8 |





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | IST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

## DIXIE FARMS PLAT A

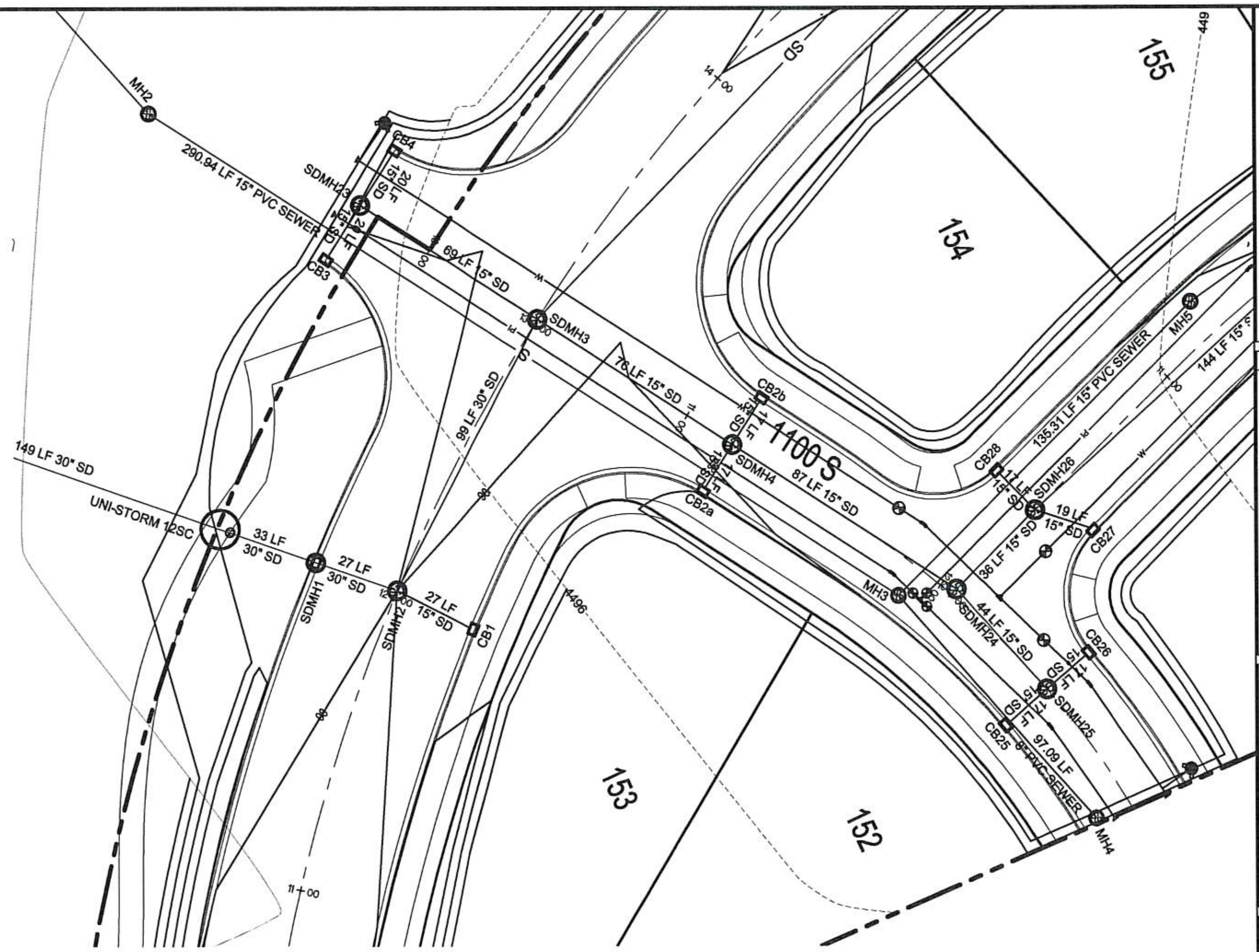
DESCRIPTION

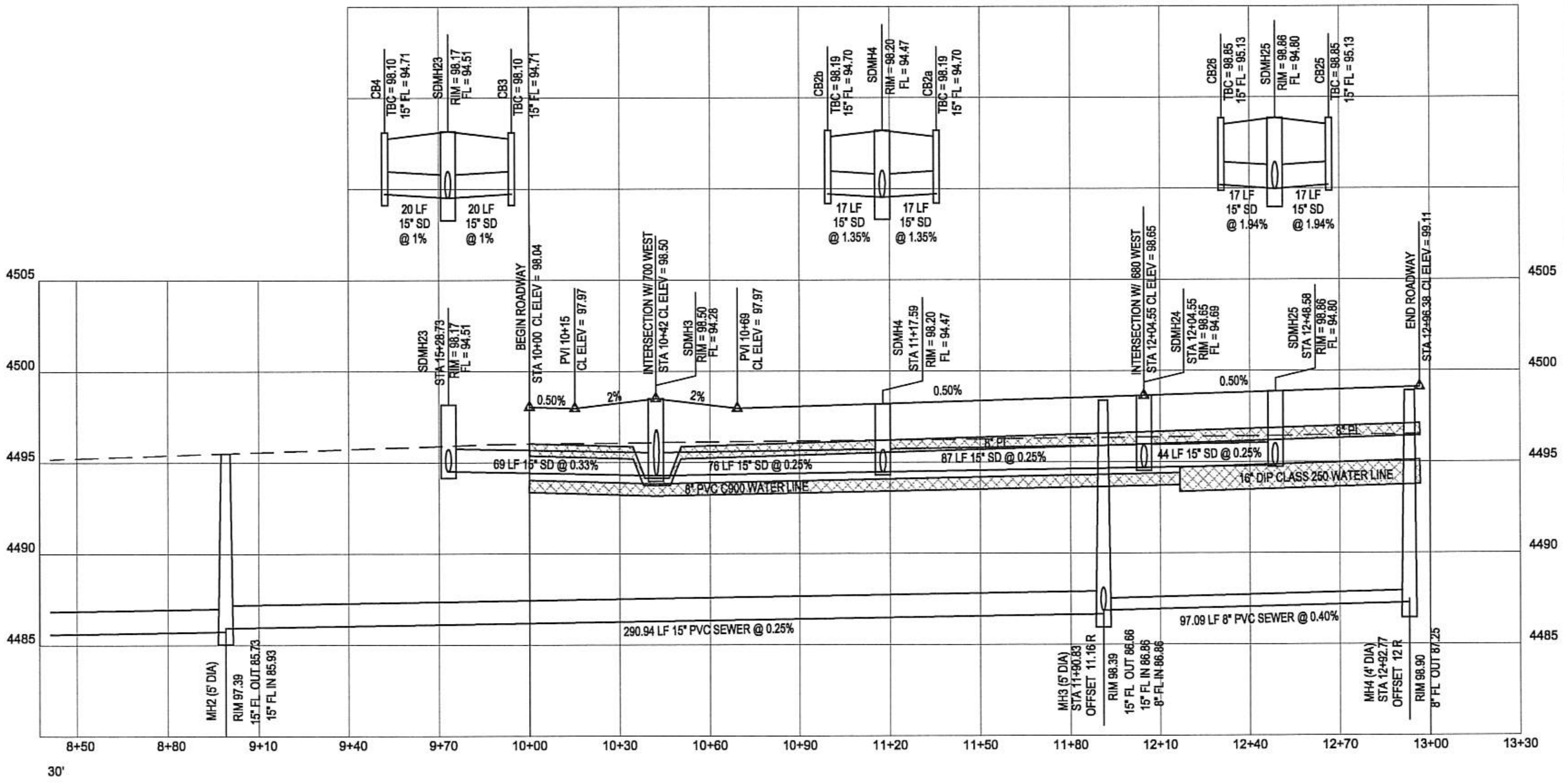
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

SHEET NAME
OFF SEWER

SHEET NUMBER
C4.1





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

SCALE: 1"= 30'

0 15 30 60 90

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

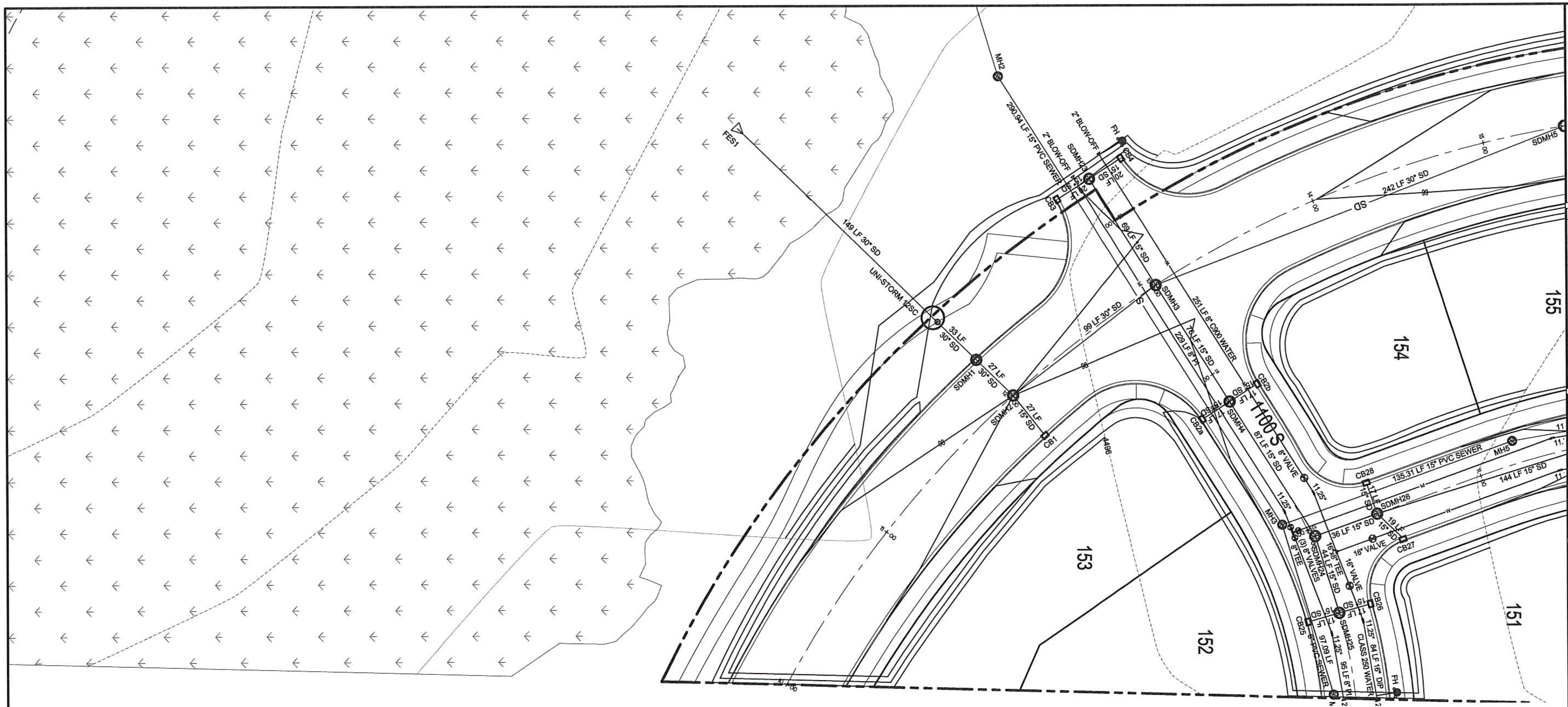
## DIXIE FARMS PLAT A

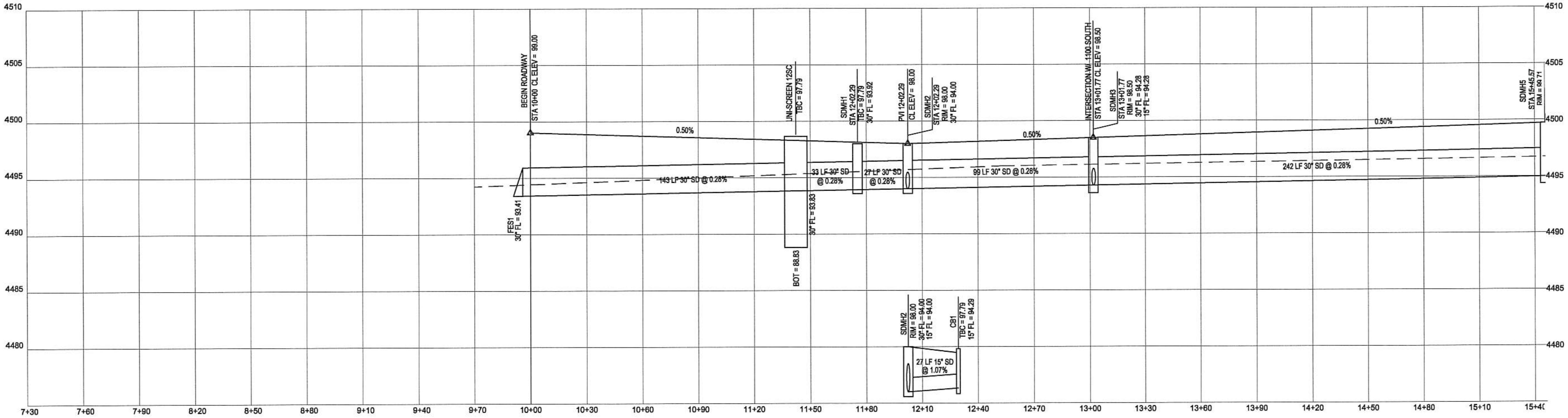
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1100 SOUTH PROFILE | C4.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

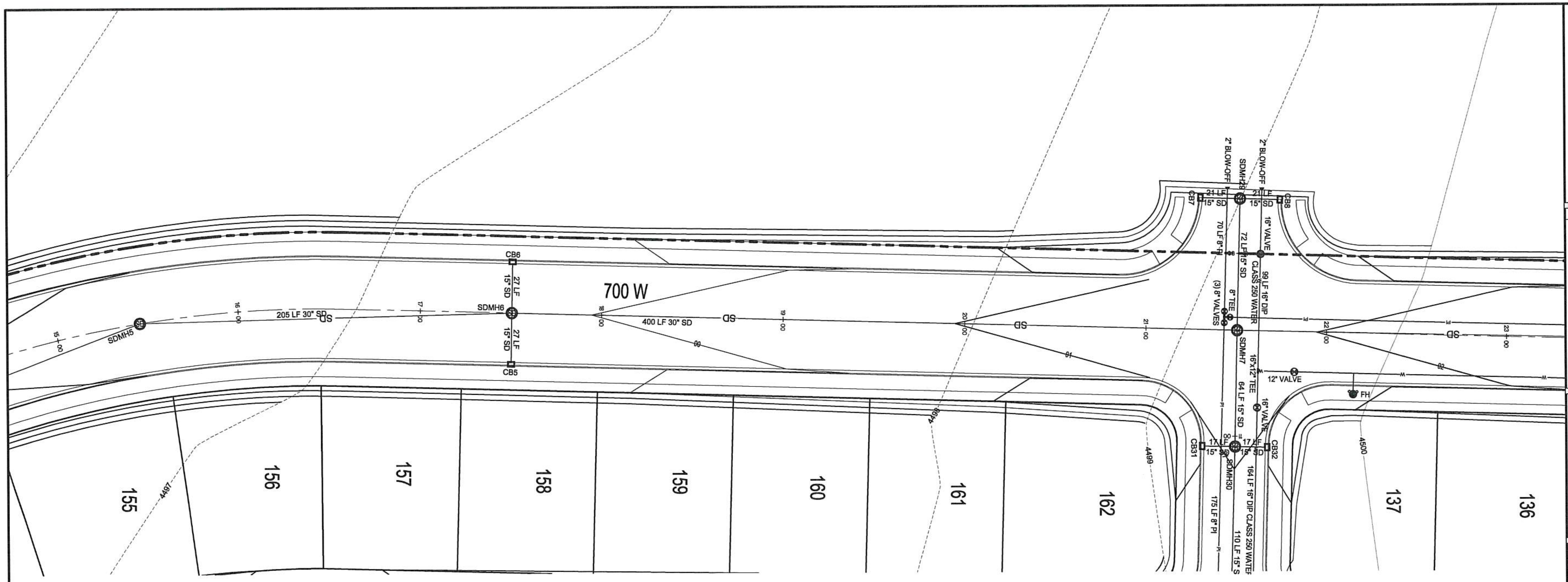
## DIXIE FARMS PLAT A

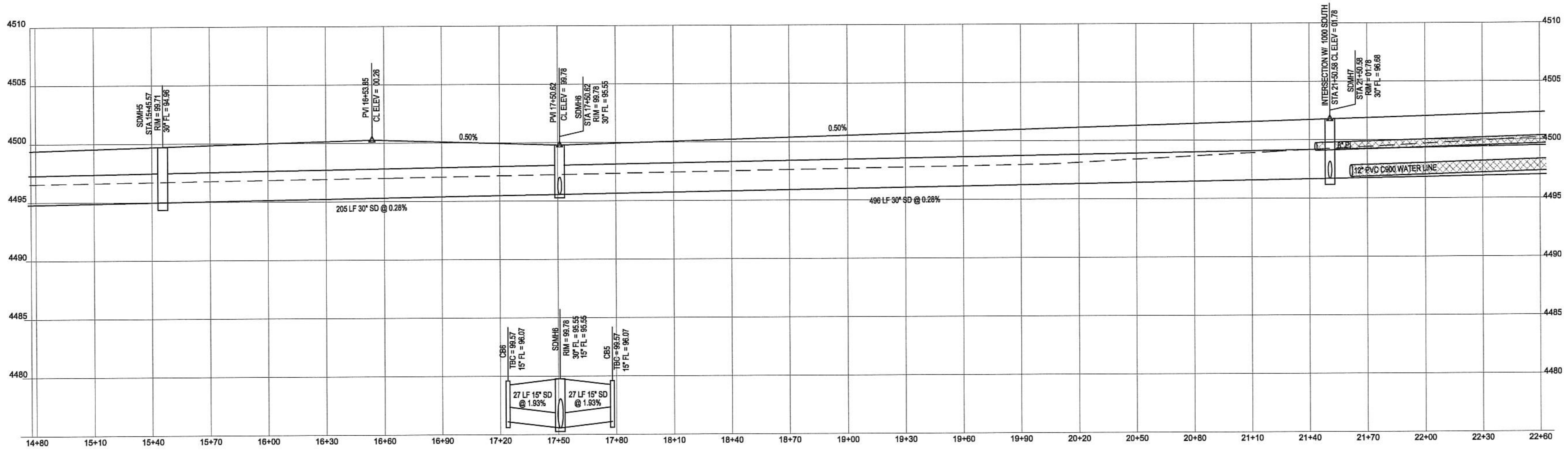
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 700 WEST PROFILE | C5.1 |



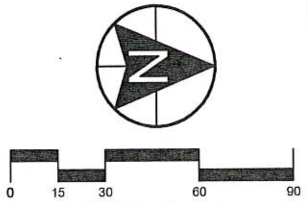


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

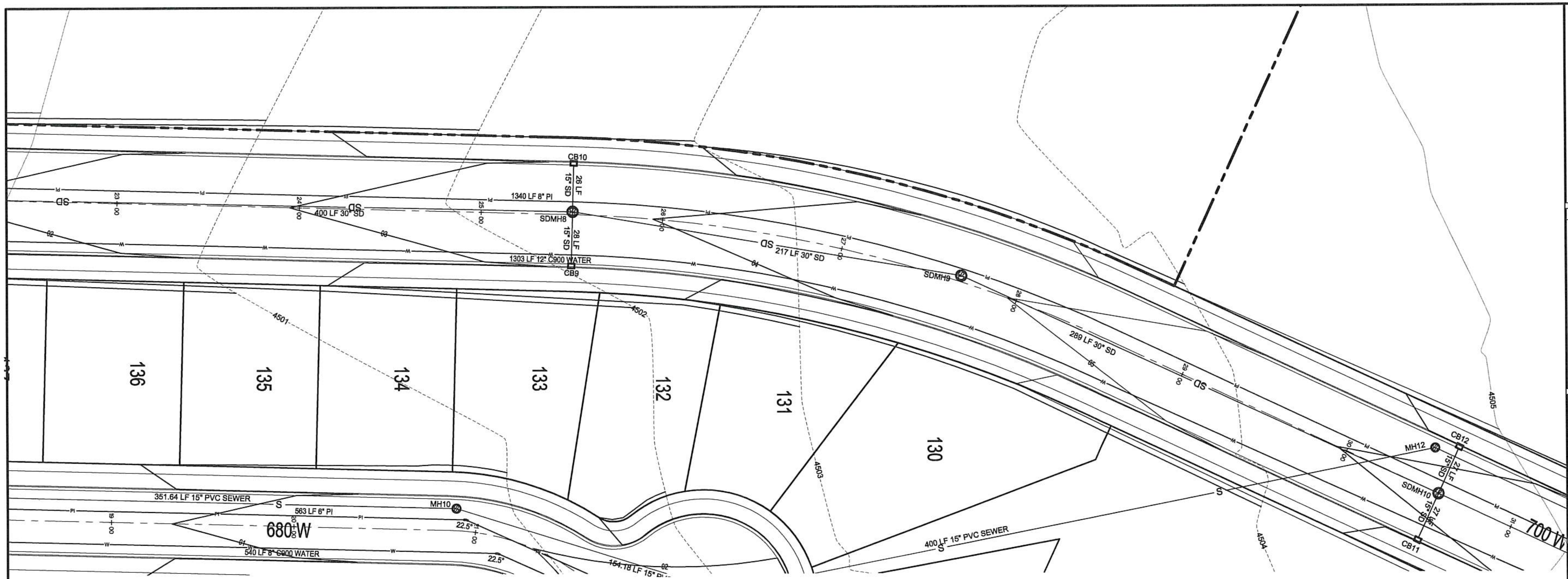
## DIXIE FARMS PLAT A

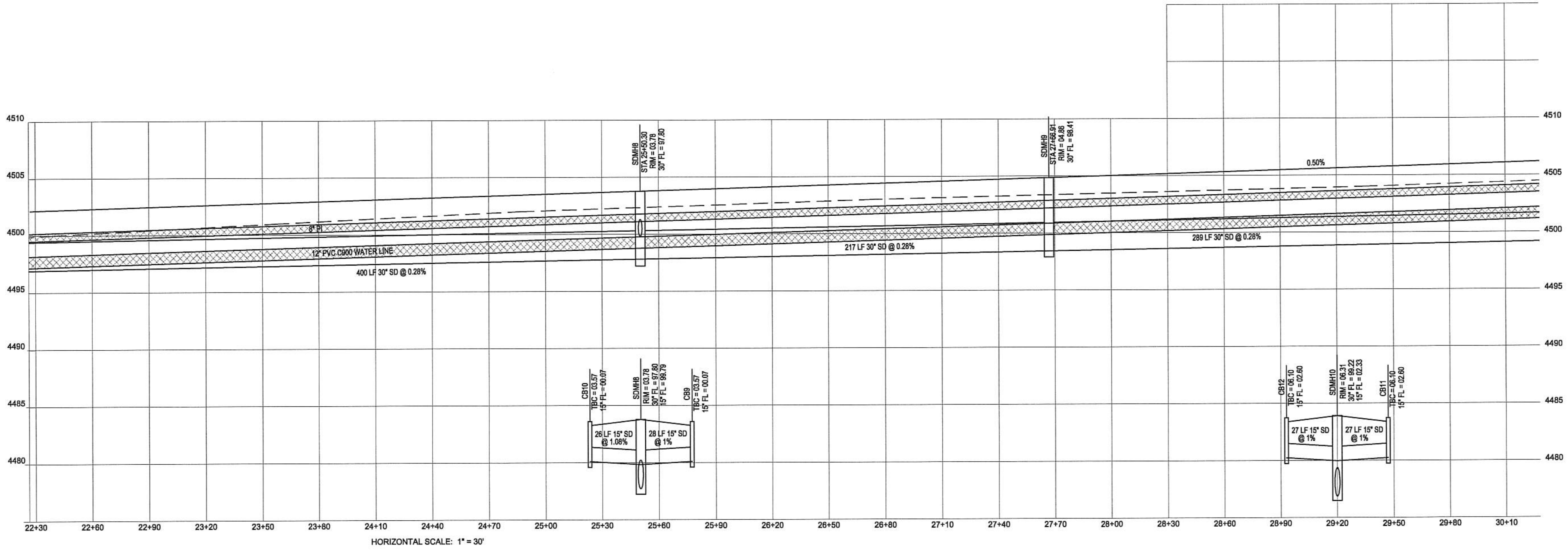
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 700 WEST PROFILE | C5.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

SCALE: 1"= 30'

0 15 30 60 90

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

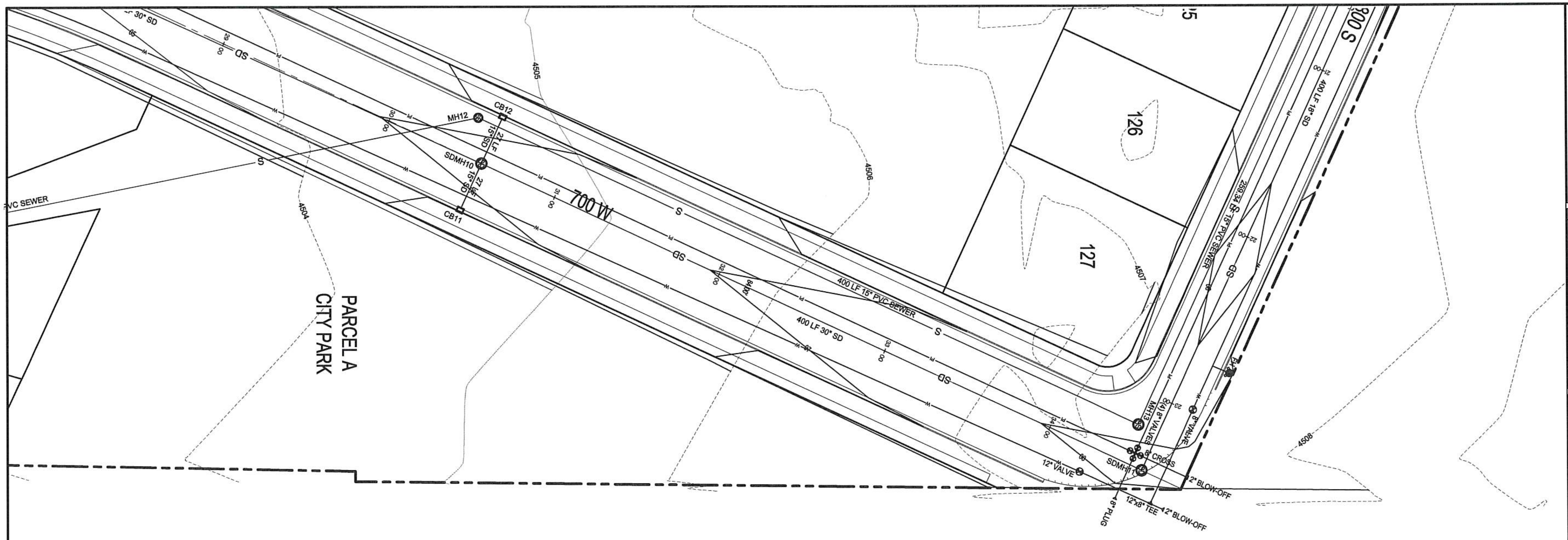
DIXIE FARMS
PLAT A

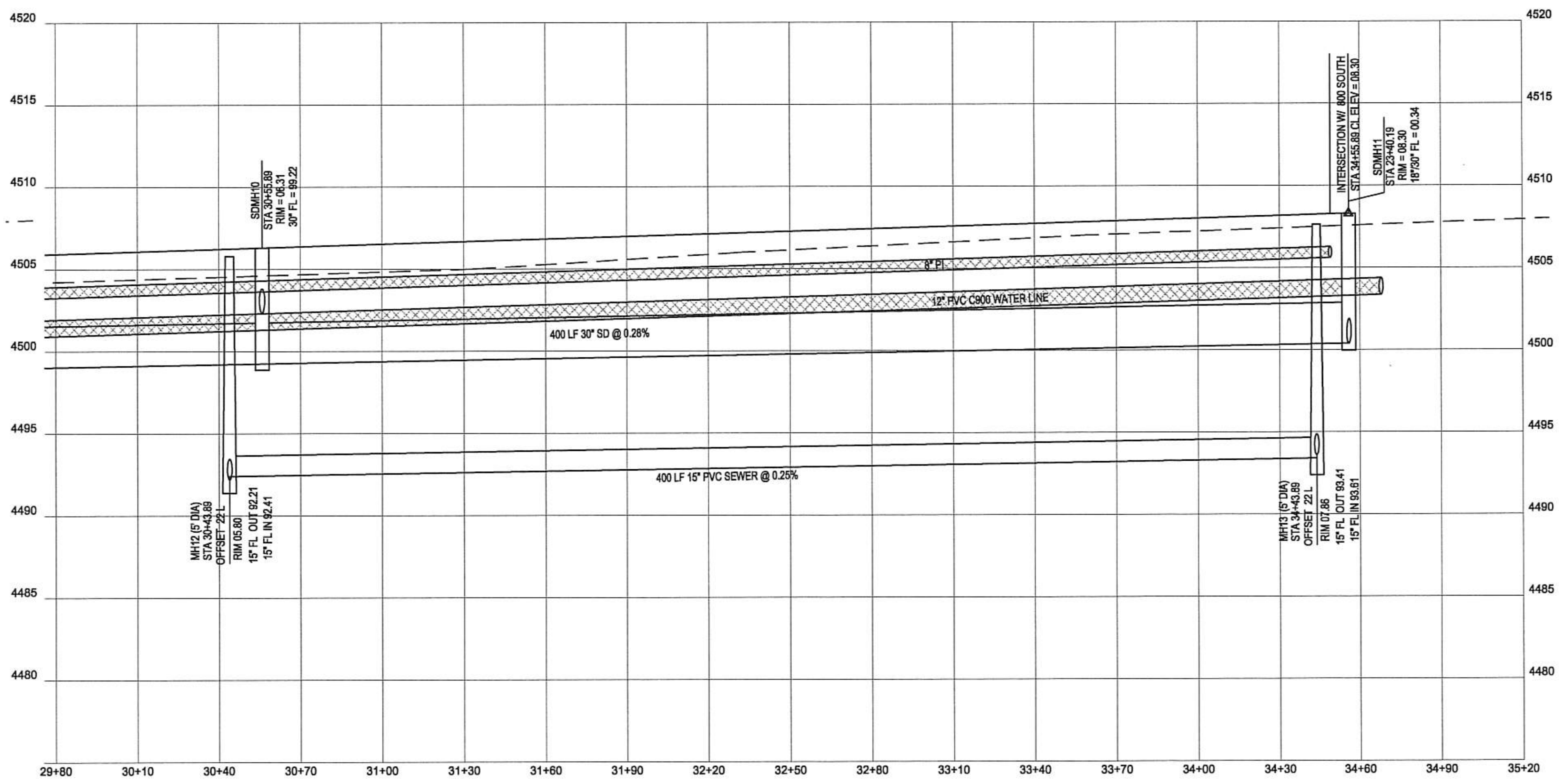
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 700 WEST PROFILE | C5.3 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

SCALE: 1"= 30'

0 15 30 60 90

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

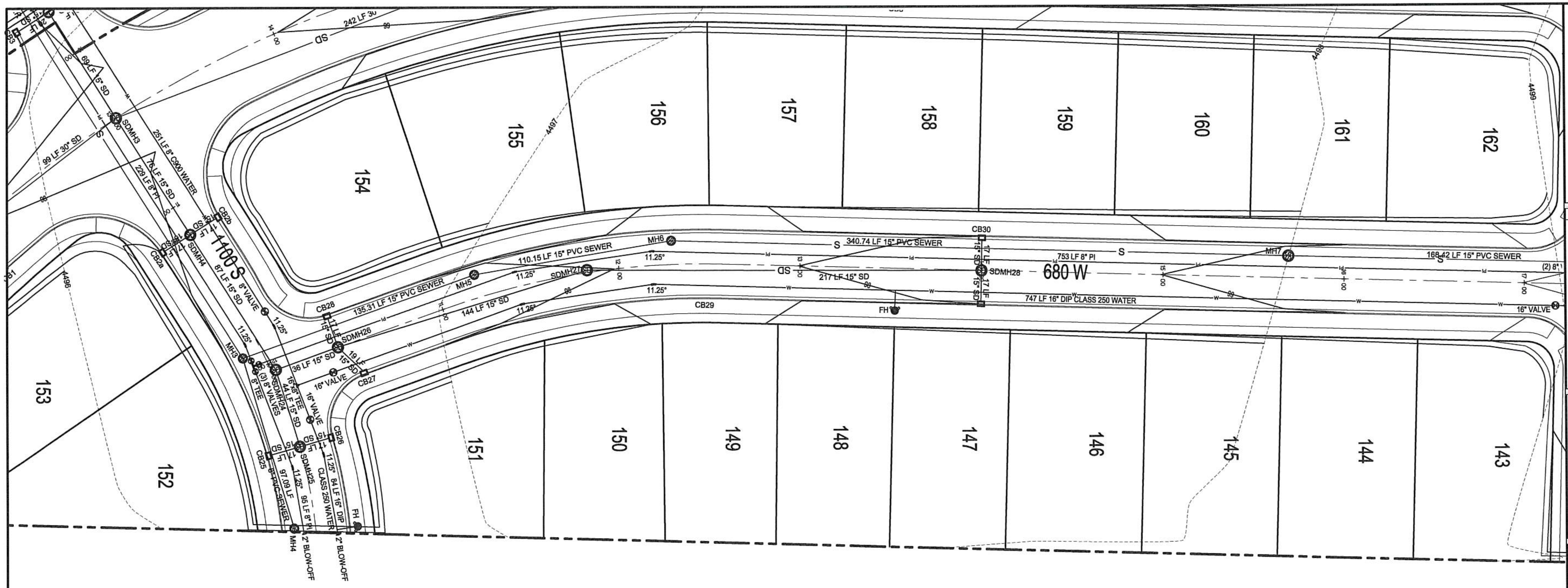
## DIXIE FARMS PLAT A

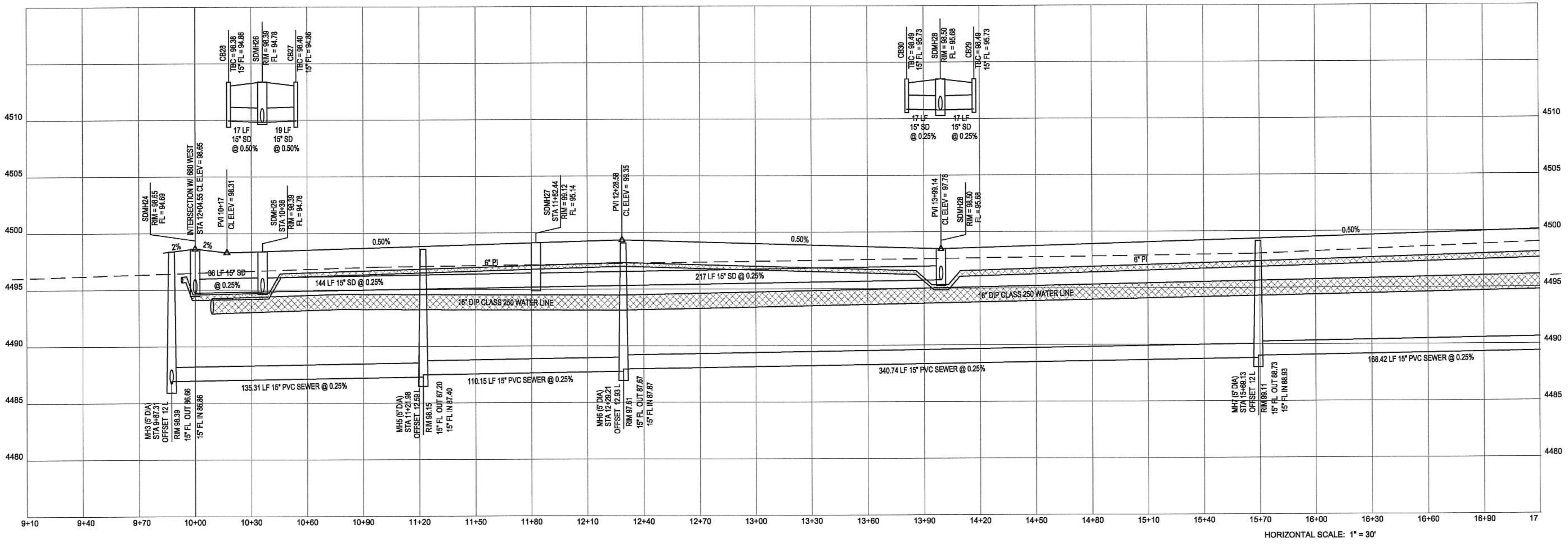
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 700 WEST PROFILE | C5.4 |




CB28 TBC = 98.38 15" FL = 94.86
SDMH26 RIM = 98.39 FL = 94.78
CB27 TBC = 98.40 15" FL = 94.86
17 LF 15" SD @ 0.50%
19 LF 15" SD @ 0.50%
CB30 TBC = 98.49 15" FL = 95.73
SDMH28 RIM = 98.50 FL = 95.68
CB29 TBC = 98.49 15" FL = 95.73
17 LF 15" SD @ 0.25%
17 LF 15" SD @ 0.25%
SDMH24 RIM = 98.65 FL = 94.69
INTERSECTION W/ 680 WEST STA 12+04.55 CL ELEV = 98.65
PVI 10+17 CL ELEV = 98.31
SDMH26 STA 10+36 RIM = 98.39 FL = 94.78
SDMH27 STA 11+82.44 RIM = 99.12 FL = 95.14
PVI 12+28.58 CL ELEV = 99.35
PVI 13+99.14 CL ELEV = 97.76
SDMH28 RIM = 98.50 FL = 95.68
2%
0.50%
0.50%
0.50%
6" PI
36 LF 15" SD @ 0.25%
144 LF 15" SD @ 0.25%
217 LF 15" SD @ 0.25%
16" DIP CLASS 250 WATER LINE
135.31 LF 15" PVC SEWER @ 0.25%
110.15 LF 15" PVC SEWER @ 0.25%
340.74 LF 15" PVC SEWER @ 0.25%
168.42 LF 15" PVC SEWER @ 0.25%
MH3 (5' DIA) STA 9+87.31 OFFSET 12 L RIM 98.39 15" FL OUT 86.56 15" FL IN 86.66
MH5 (5' DIA) STA 11+21.98 OFFSET 12.59 L RIM 98.15 15" FL OUT 87.20 15" FL IN 87.40
MH6 (5' DIA) STA 12+29.21 OFFSET 12.93 L RIM 97.61 15" FL OUT 87.67 15" FL IN 87.87
MH7 (5' DIA) STA 15+68.13 OFFSET 12 L RIM 99.11 15" FL OUT 88.73 15" FL IN 88.93
4510
4505
4500
4495
4490
4485
4480
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17
HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

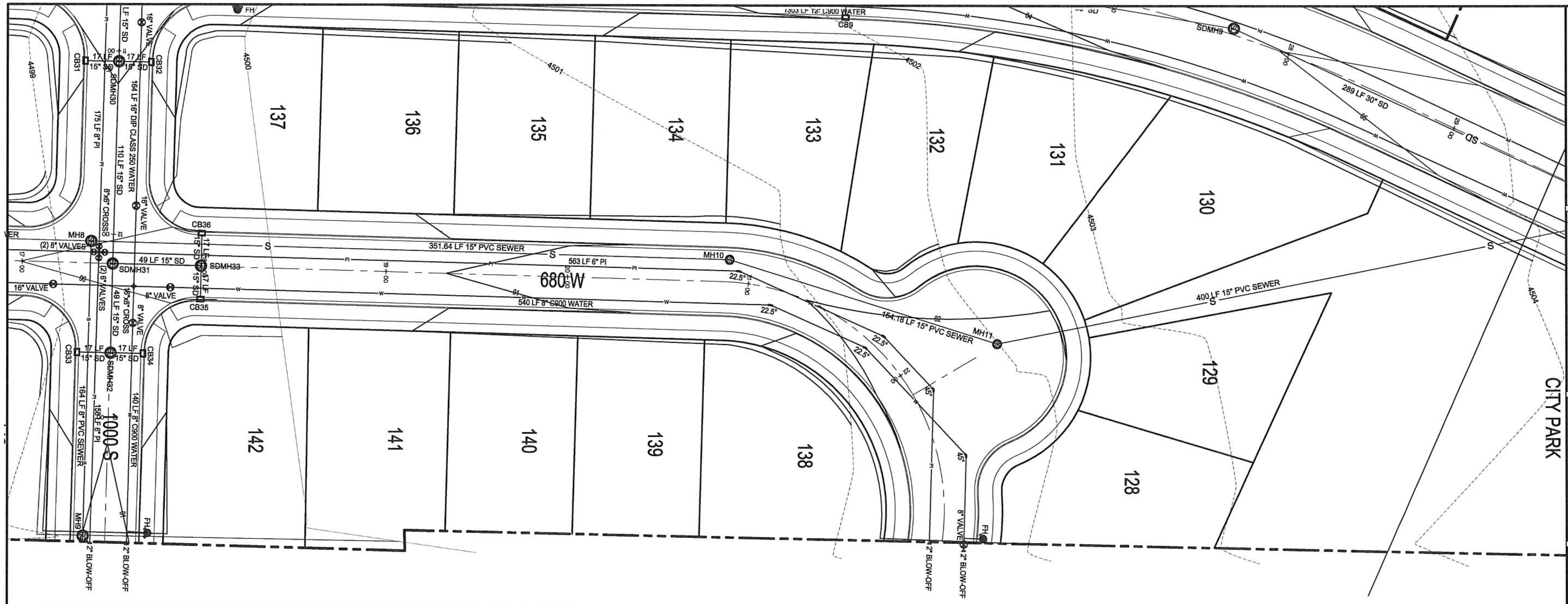
## DIXIE FARMS PLAT A

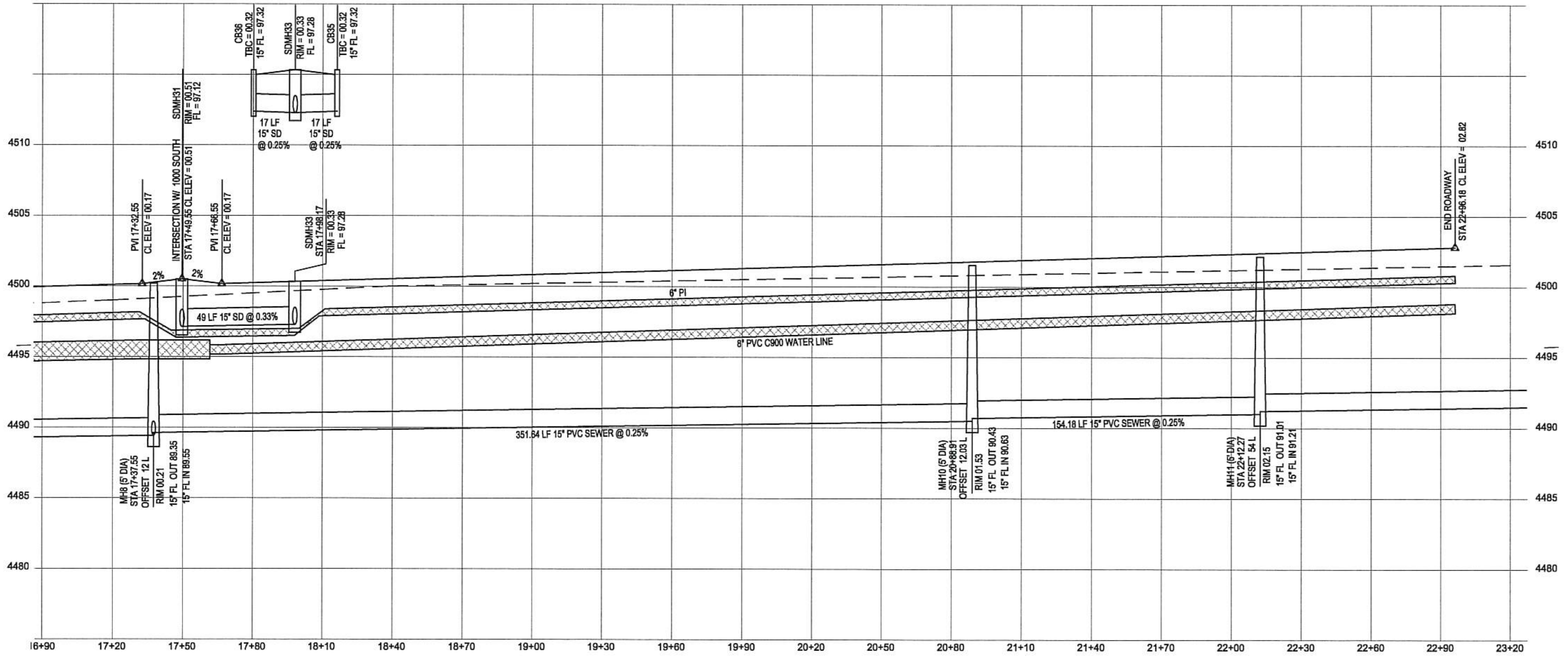
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 680 WEST PROFILE | C6.1 |





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

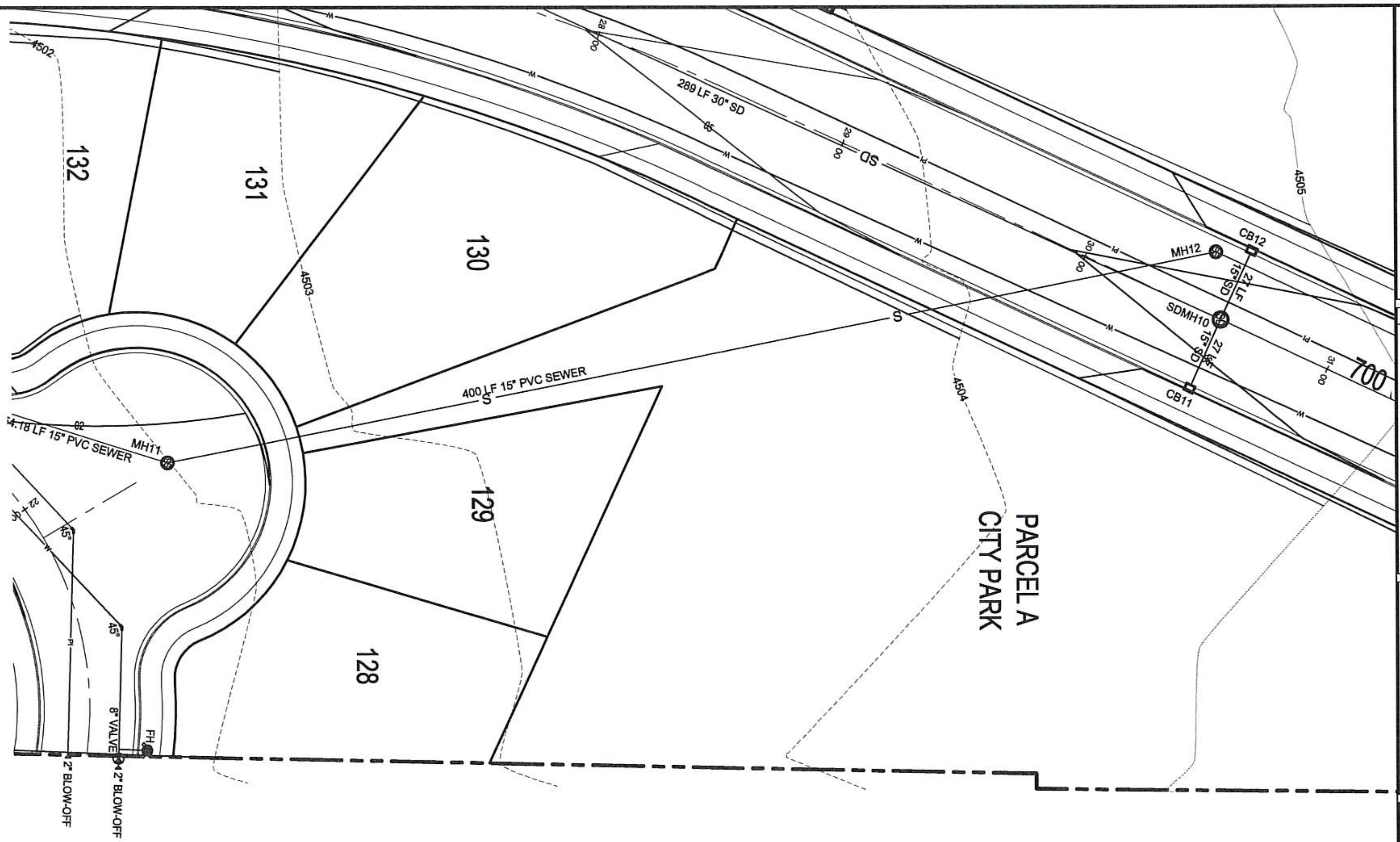
DIXIE FARMS PLAT A

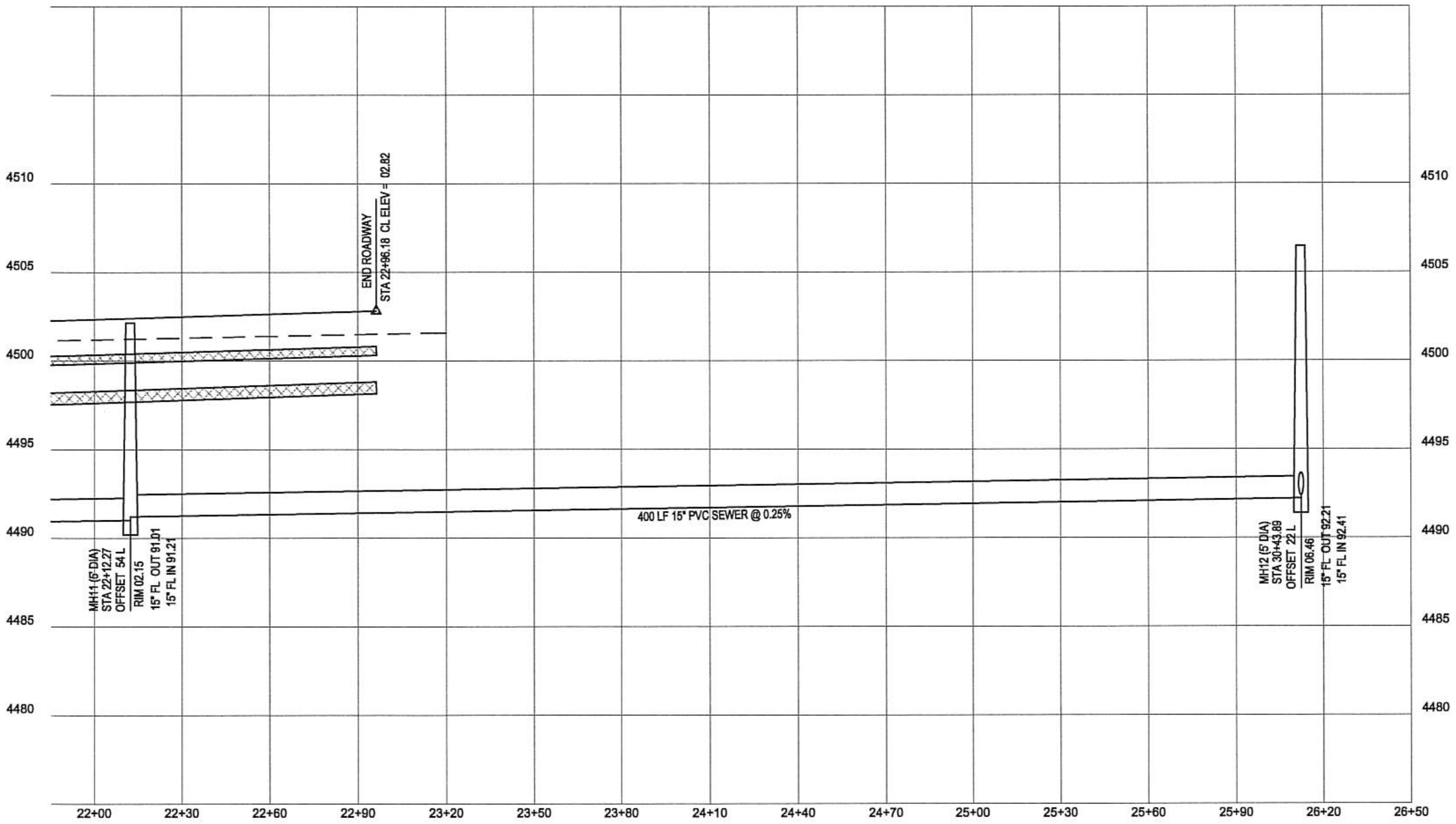
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 680 WEST PROFILE | C6.2 |



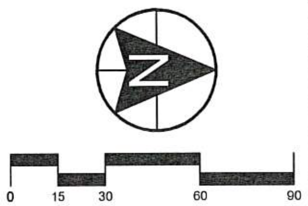


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

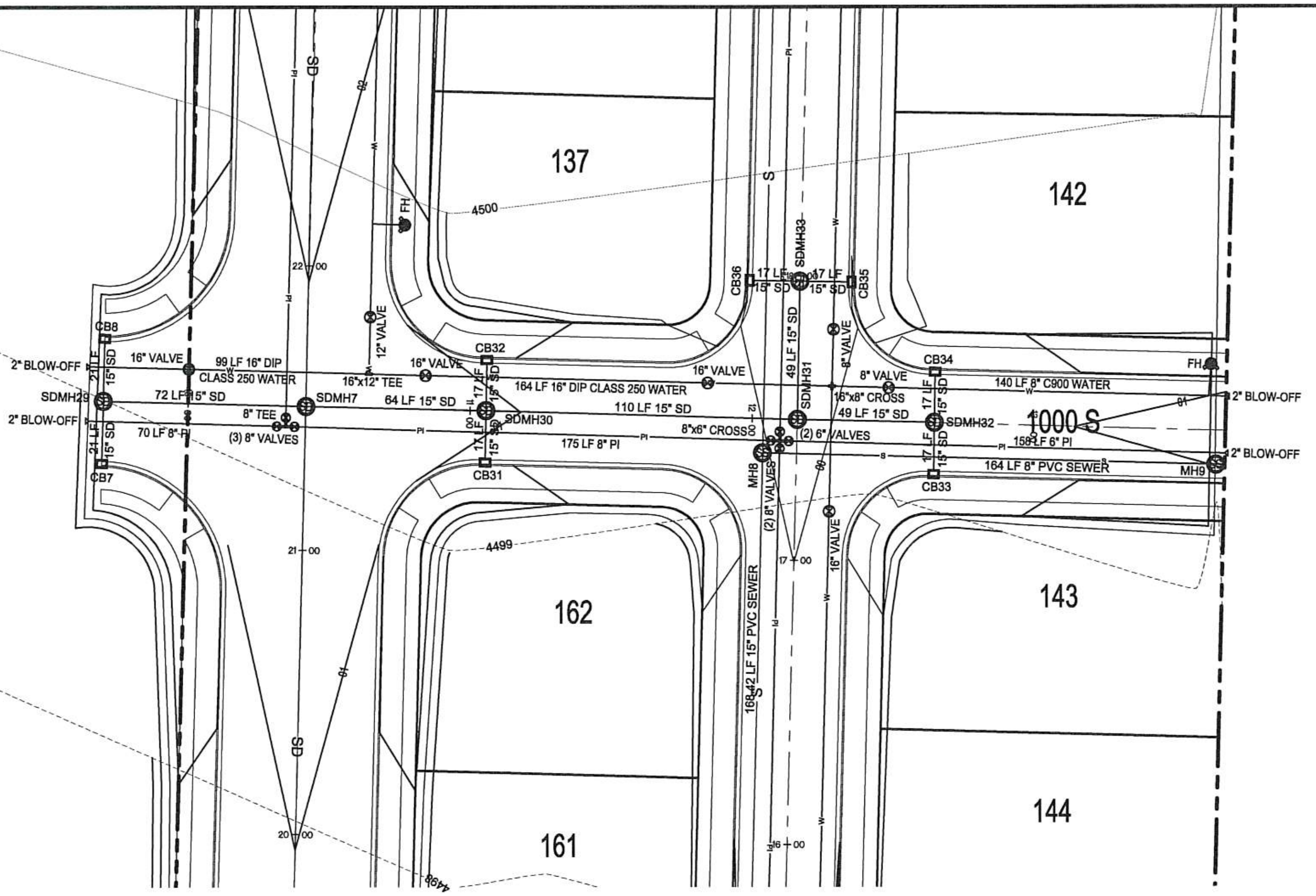
## DIXIE FARMS PLAT A

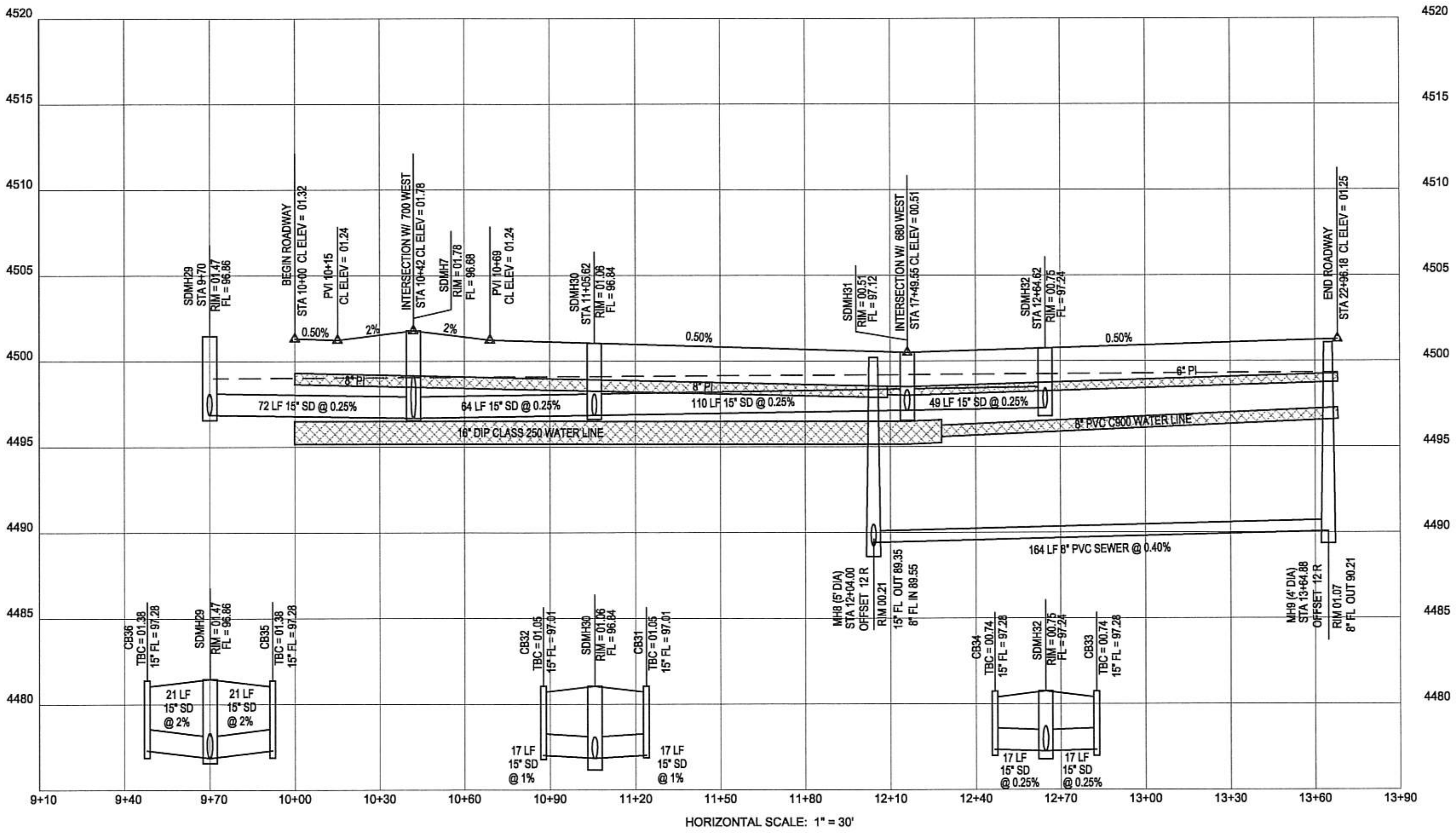
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 680 WEST PROFILE | C6.3 |




4520
4515
4510
4505
4500
4495
4490
4485
4480
SDMH29 STA 9+70 RIM = 01.47 FL = 96.86
BEGIN ROADWAY STA 10+00 CL ELEV = 01.32
PVI 10+15 CL ELEV = 01.24
INTERSECTION W/ 700 WEST STA 10+42 CL ELEV = 01.78
SDMH7 RIM = 01.78 FL = 96.68
PVI 10+69 CL ELEV = 01.24
SDMH30 STA 11+05.62 RIM = 01.06 FL = 96.84
SDMH31 RIM = 00.51 FL = 97.12
INTERSECTION W/ 680 WEST STA 17+49.55 CL ELEV = 00.51
SDMH32 STA 12+64.62 RIM = 00.75 FL = 97.24
END ROADWAY STA 22+96.18 CL ELEV = 01.25
0.50%
2%
2%
0.50%
0.50%
8" PI
8" PI
6" PI
72 LF 15" SD @ 0.25%
64 LF 15" SD @ 0.25%
110 LF 15" SD @ 0.25%
49 LF 15" SD @ 0.25%
16" DIP CLASS 250 WATER LINE
8" PVC C900 WATER LINE
164 LF 8" PVC SEWER @ 0.40%
MH8 (5' DIA) STA 12+04.00 OFFSET 12 R RIM 00.21 15" FL OUT 89.35 8" FL IN 89.55
MH9 (4' DIA) STA 13+64.88 OFFSET 12 R RIM 01.07 8" FL OUT 90.21
CB36 TBC = 01.38 15" FL = 97.28
SDMH29 RIM = 01.47 FL = 96.86
CB35 TBC = 01.38 15" FL = 97.28
21 LF 15" SD @ 2%
21 LF 15" SD @ 2%
CB32 TBC = 01.05 15" FL = 97.01
SDMH30 RIM = 01.06 FL = 96.84
CB31 TBC = 01.05 15" FL = 97.01
17 LF 15" SD @ 1%
17 LF 15" SD @ 1%
CB34 TBC = 00.74 15" FL = 97.28
SDMH32 RIM = 00.75 FL = 97.24
CB33 TBC = 00.74 15" FL = 97.28
17 LF 15" SD @ 0.25%
17 LF 15" SD @ 0.25%
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90

HORIZONTAL SCALE: 1" = 30'

ADG PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

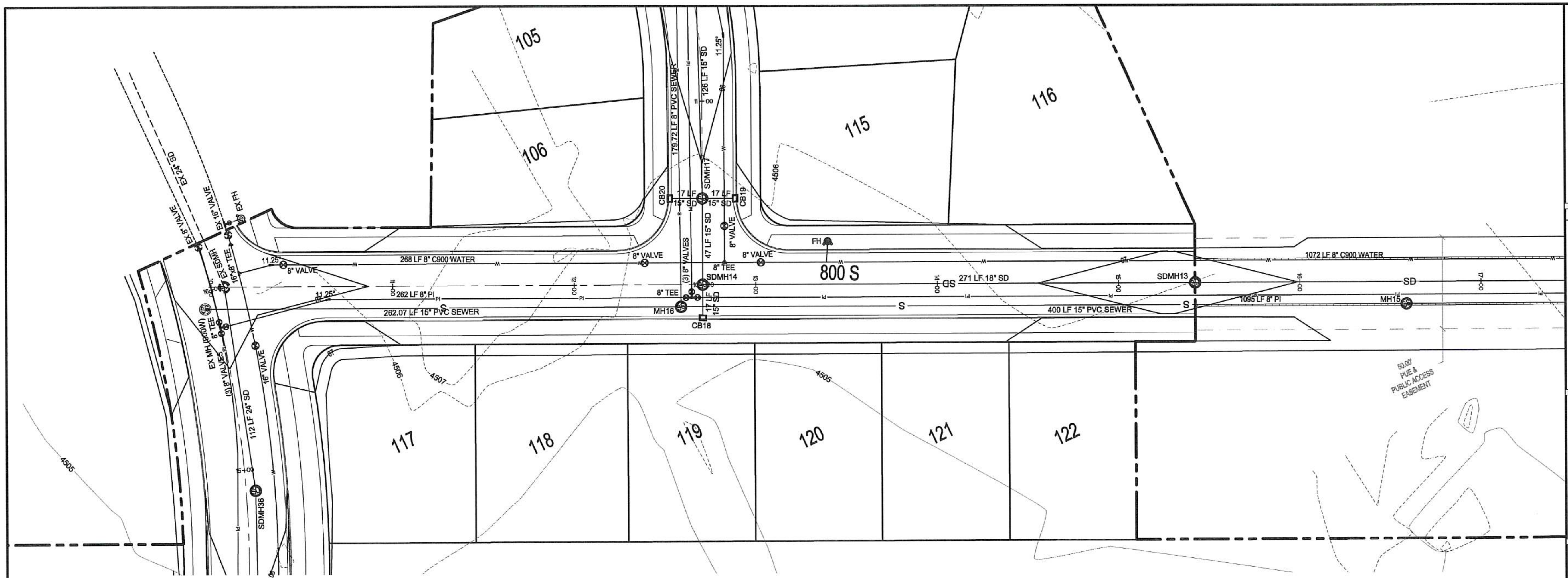
## DIXIE FARMS PLAT A

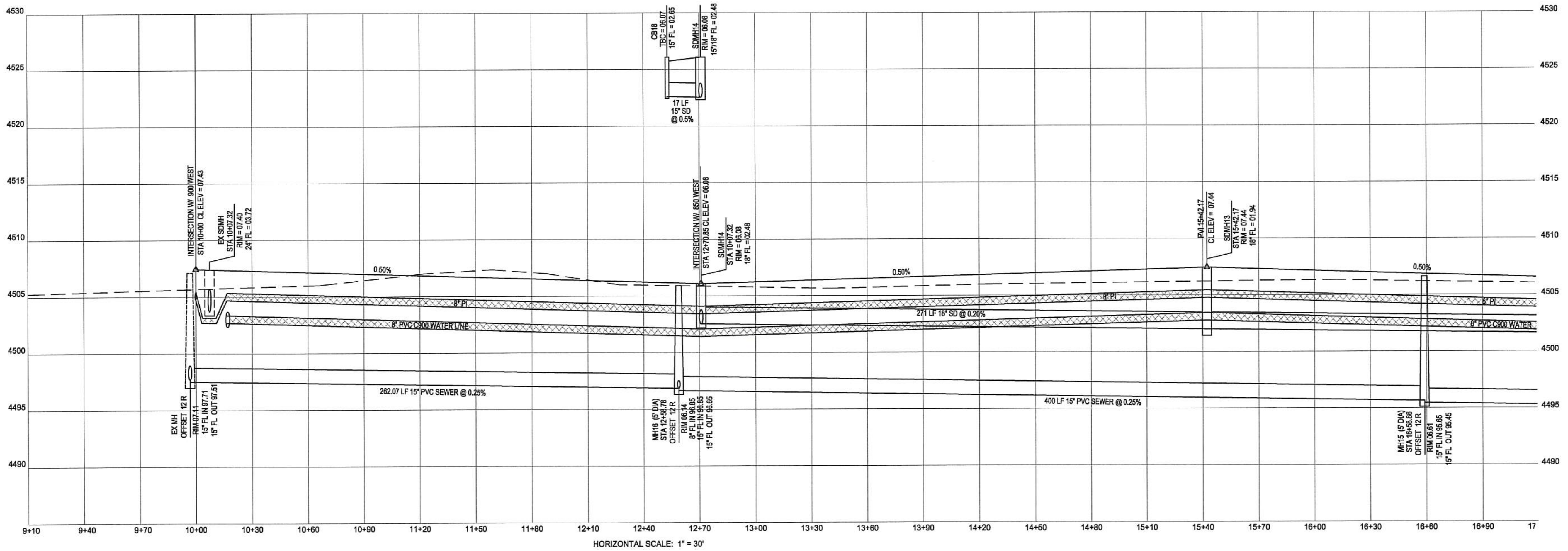
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 SOUTH PROFILE | C7.1 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

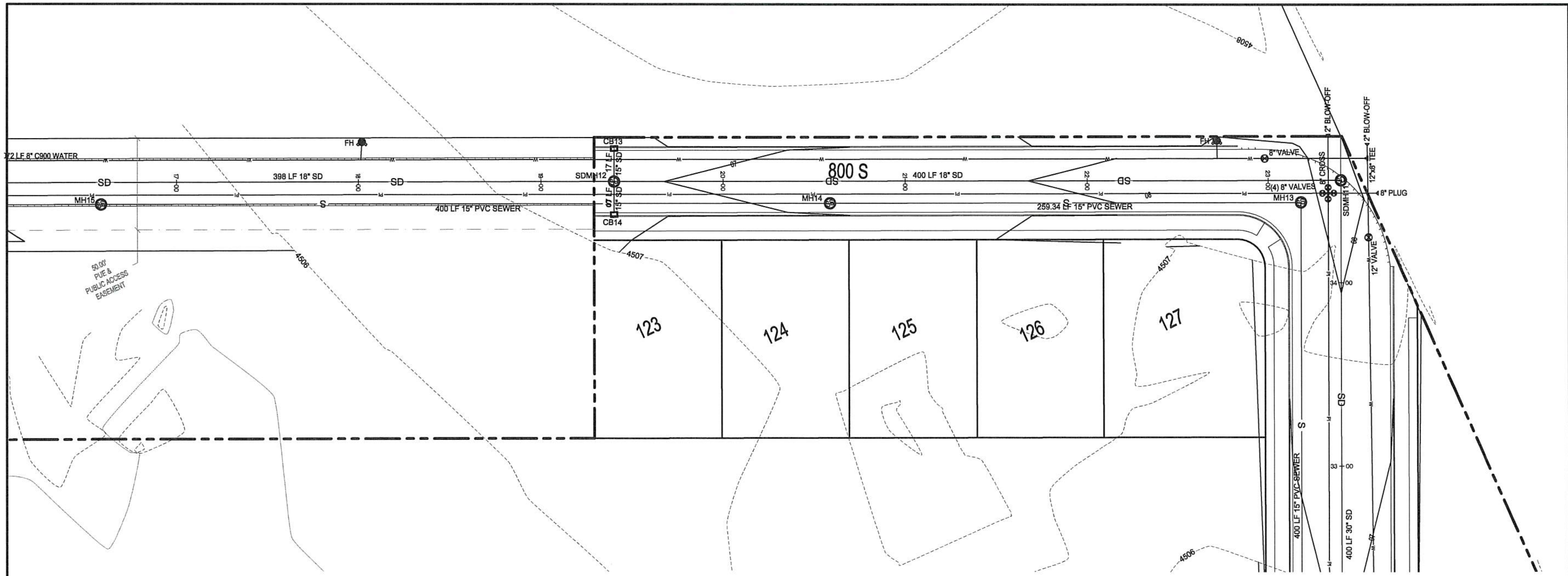
## DIXIE FARMS PLAT A

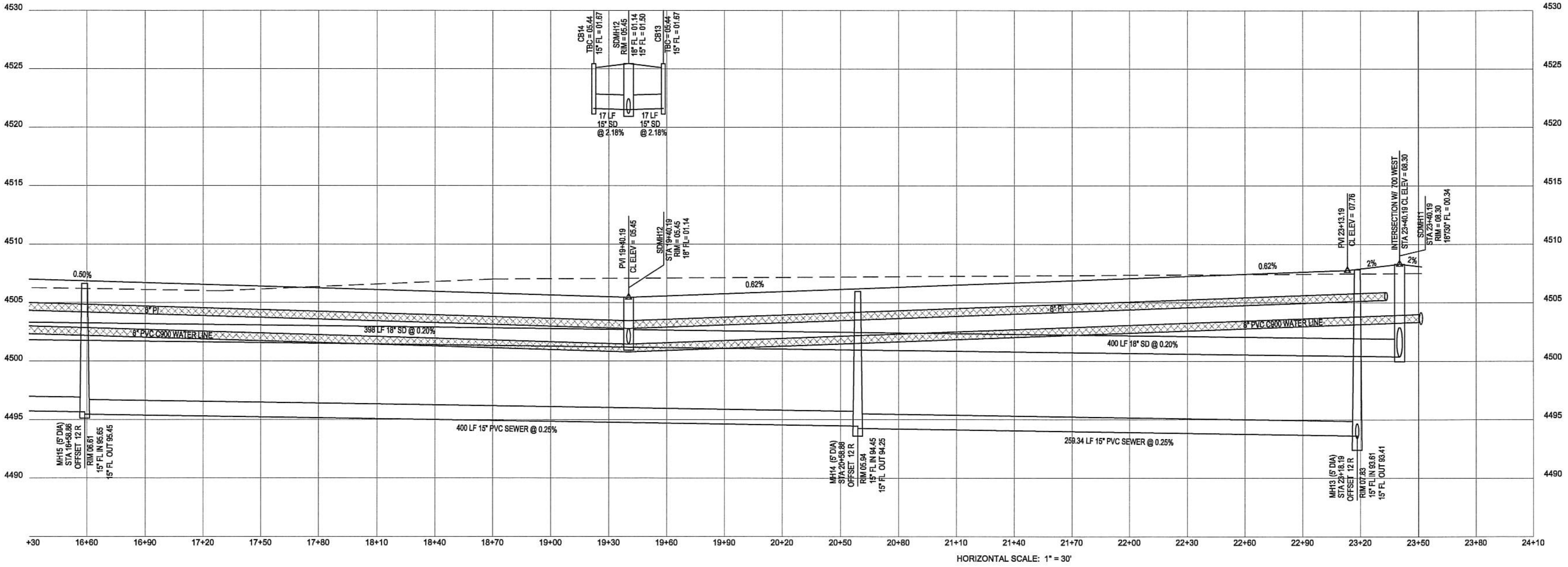
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 800 SOUTH PROFILE | C8.1 |




4530
4525
4520
4515
4510
4505
4500
4495
4490
CB14 TBC = 05.44 15" FL = 01.67
SDMH12 RIM = 05.45
18" FL = 01.14 15" FL = 01.50
CB13 TBC = 05.44 15" FL = 01.67
17 LF 15" SD @ 2.18%
17 LF 15" SD @ 2.18%
PVI 19+40.19 CL ELEV = 05.45
SDMH12 STA 19+40.19 RIM = 05.45 18" FL = 01.14
0.50%
0.62%
0.62%
8" PI
8" PVC C900 WATER LINE
398 LF 18" SD @ 0.20%
400 LF 18" SD @ 0.20%
400 LF 15" PVC SEWER @ 0.25%
259.34 LF 15" PVC SEWER @ 0.25%
MH15 (5' DIA) STA 16+58.86 OFFSET 12 R RIM 06.61 15" FL IN 95.65 15" FL OUT 95.45
MH14 (5' DIA) STA 20+58.88 OFFSET 12 R RIM 05.94 15" FL IN 94.45 15" FL OUT 94.25
MH13 (5' DIA) STA 23+18.19 OFFSET 12 R RIM 07.83 15" FL IN 93.61 15" FL OUT 93.41
PVI 23+13.19 CL ELEV = 07.76
INTERSECTION W/ 700 WEST STA 23+40.19 CL ELEV = 08.30
SDMH11 STA 23+40.19 RIM = 08.30 18"/30" FL = 00.34
2%
2%
+30
16+60
16+90
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30
19+60
19+90
20+20
20+50
20+80
21+10
21+40
21+70
22+00
22+30
22+60
22+90
23+20
23+50
23+80
24+10
HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

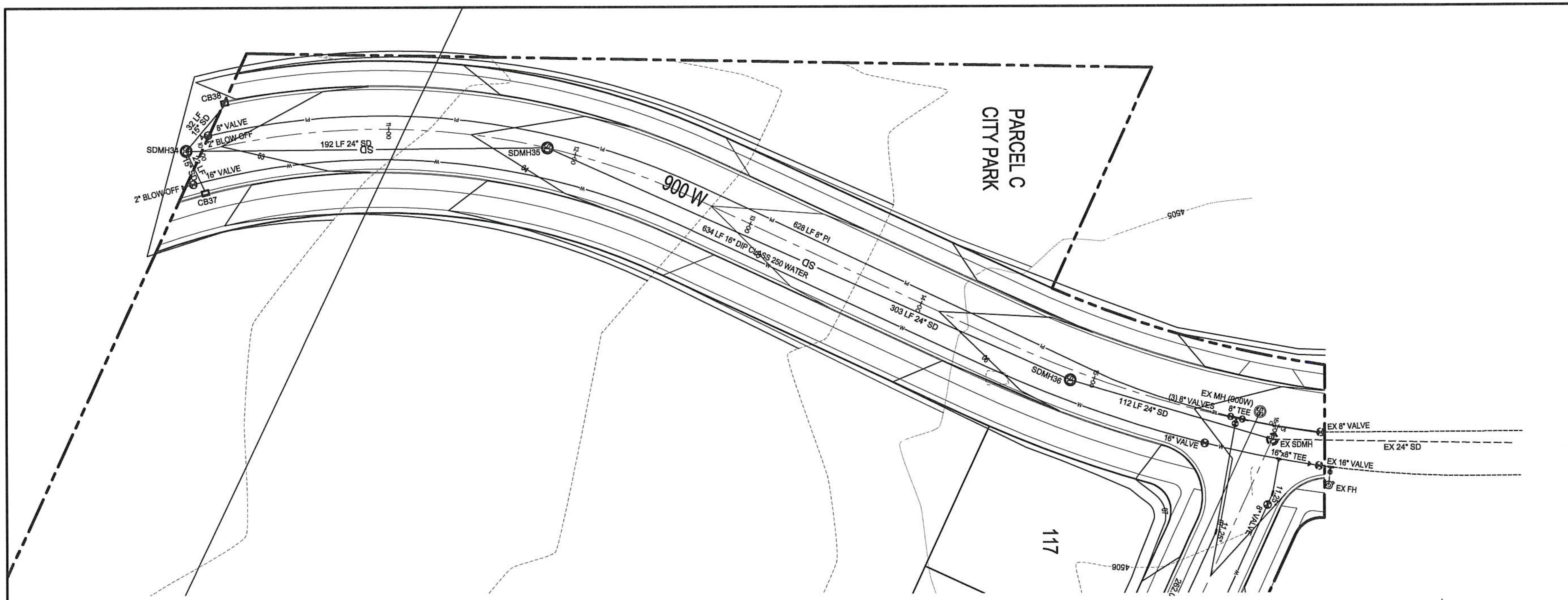
## DIXIE FARMS PLAT A

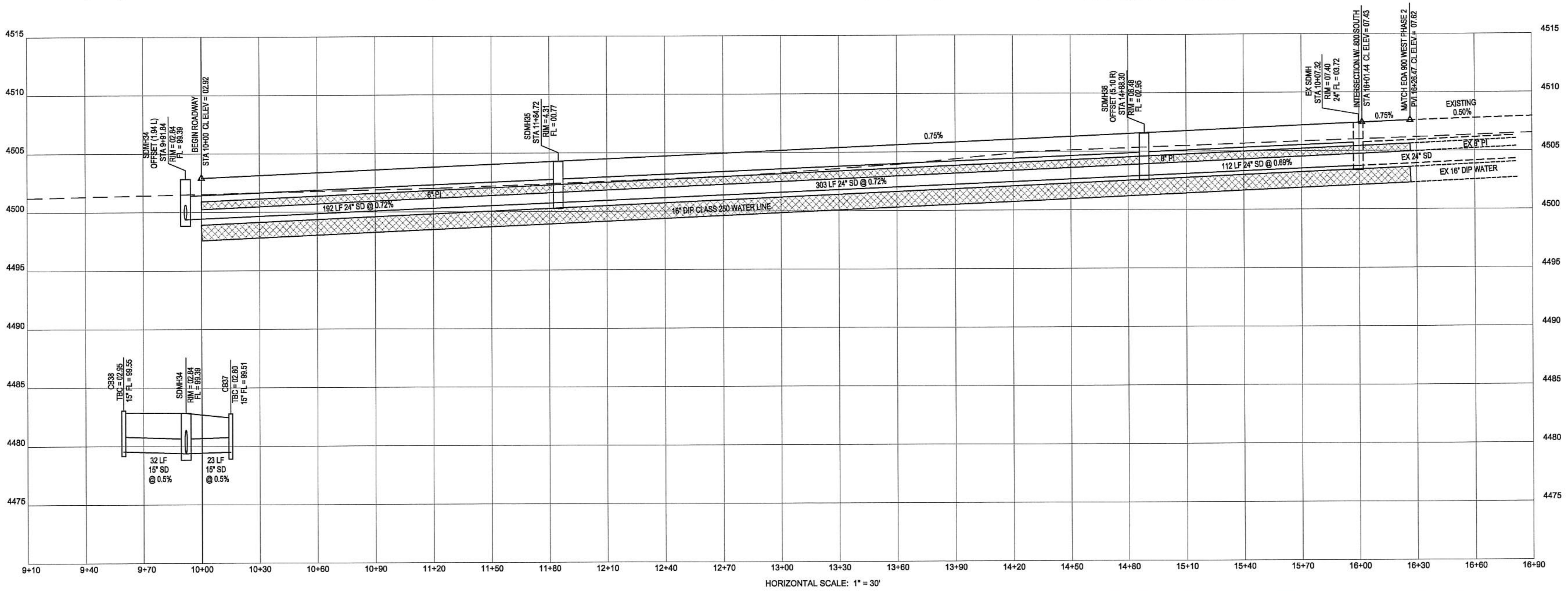
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 800 SOUTH PROFILE | C8.2 |





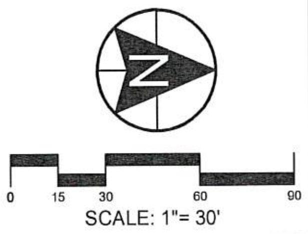
HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A



SCALE: 1" = 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

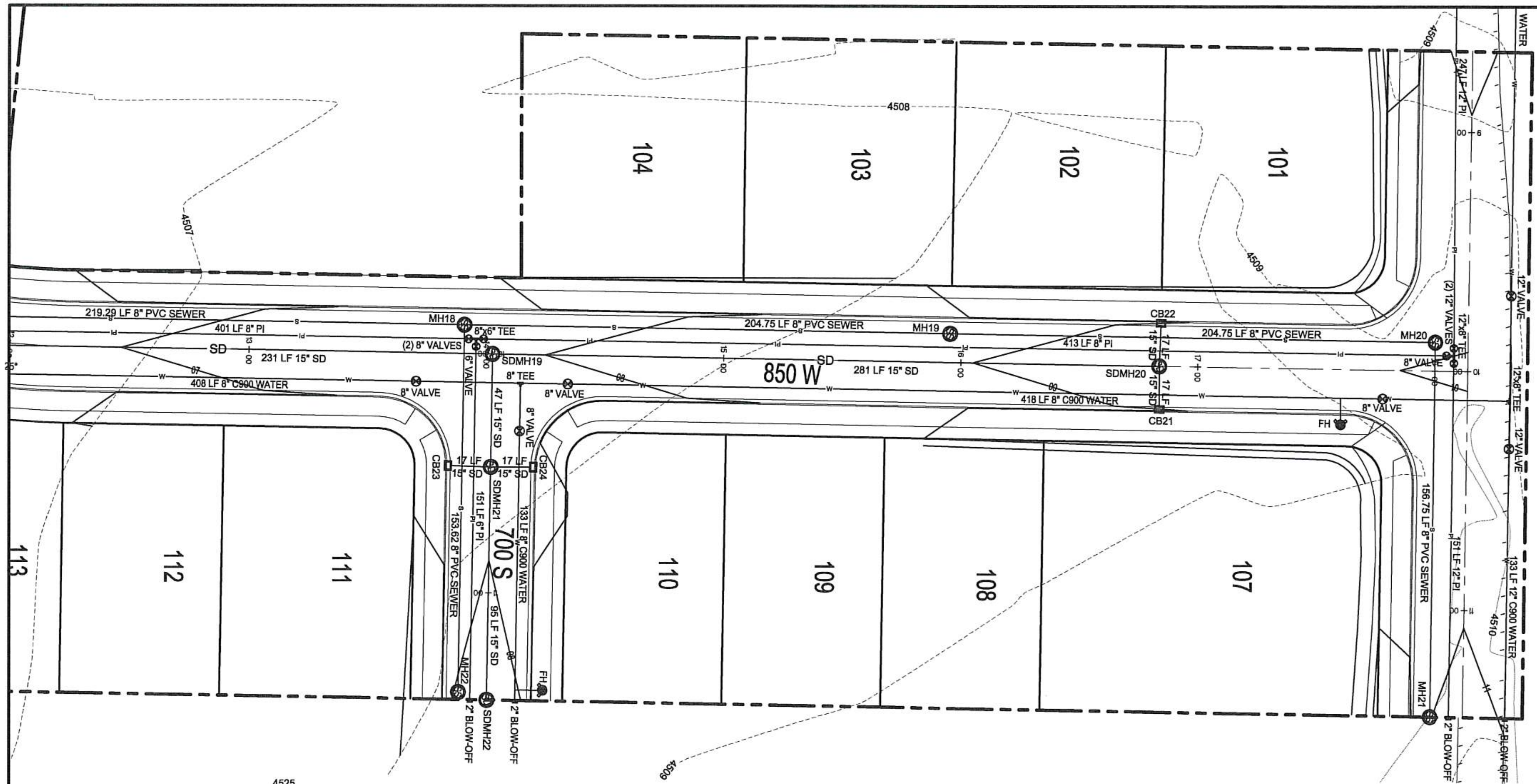
DIXIE FARMS
PLAT A

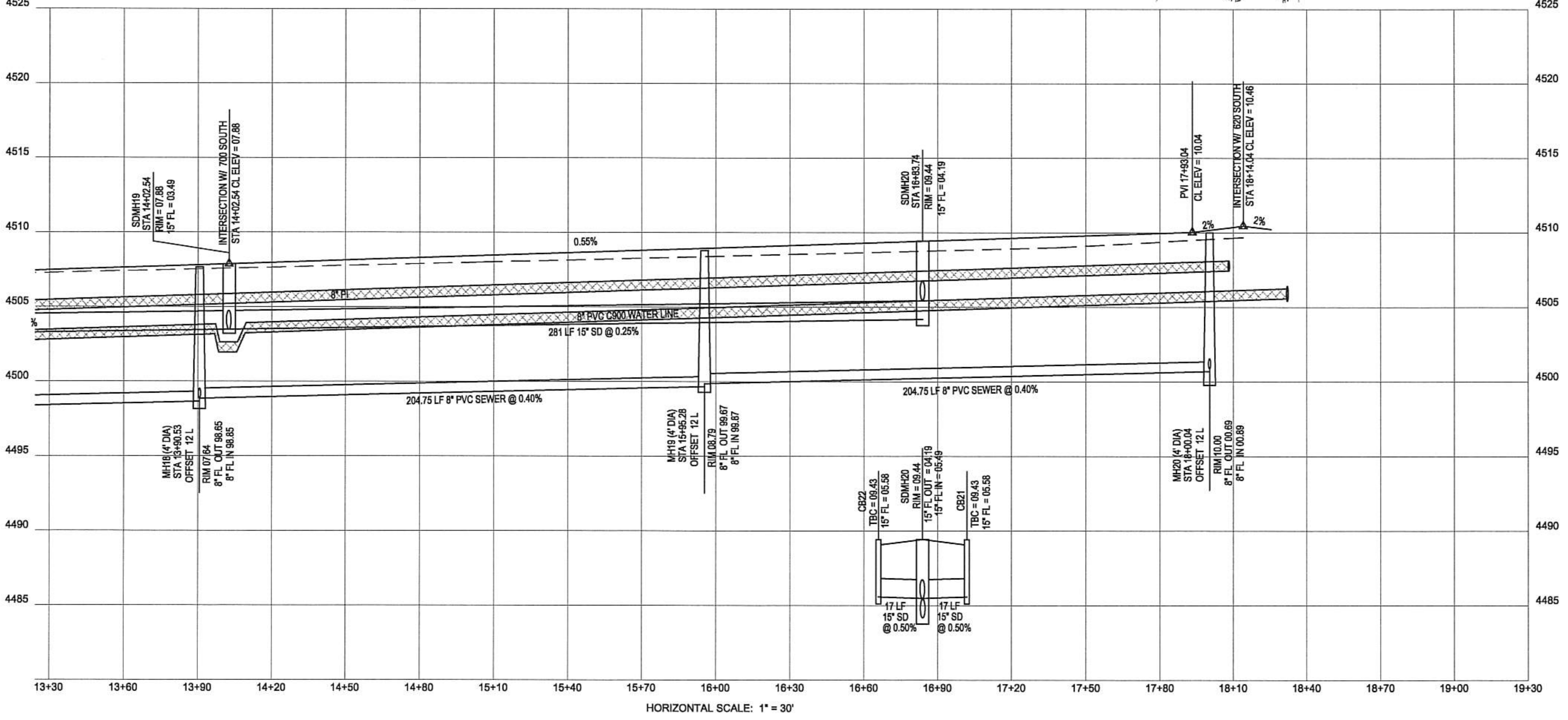
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PROFILE | C9.1 |





**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

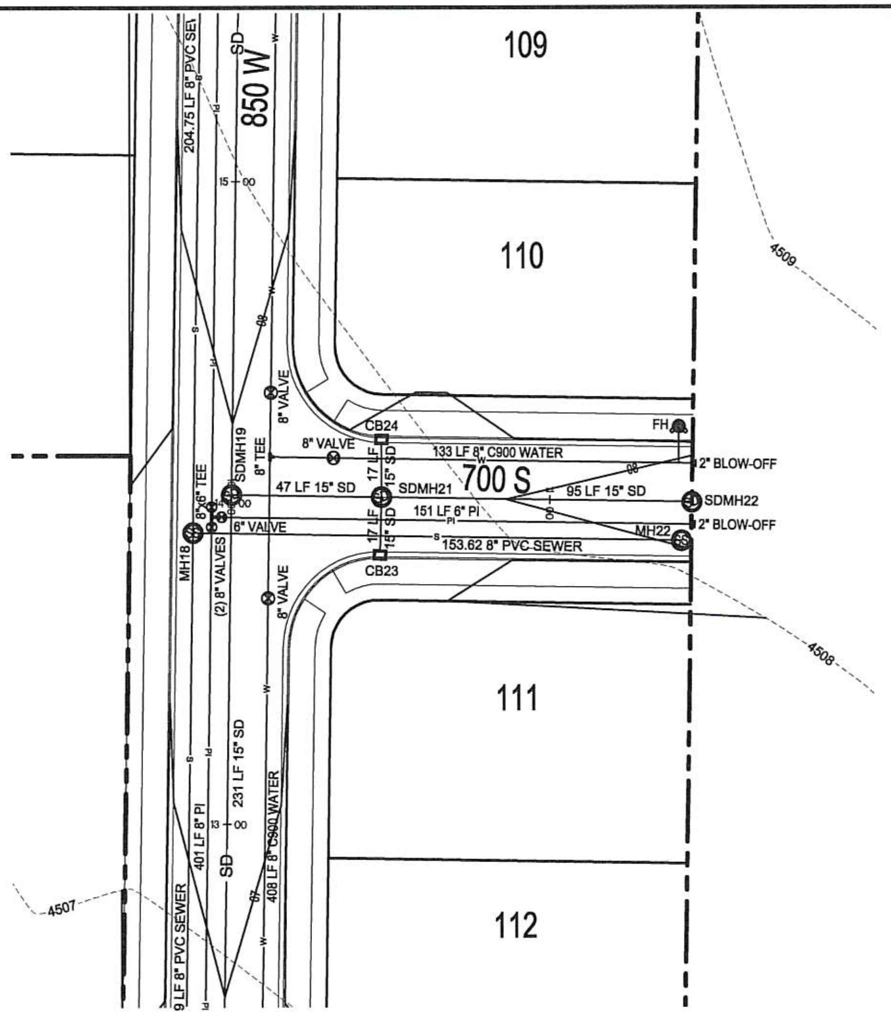
## DIXIE FARMS PLAT A

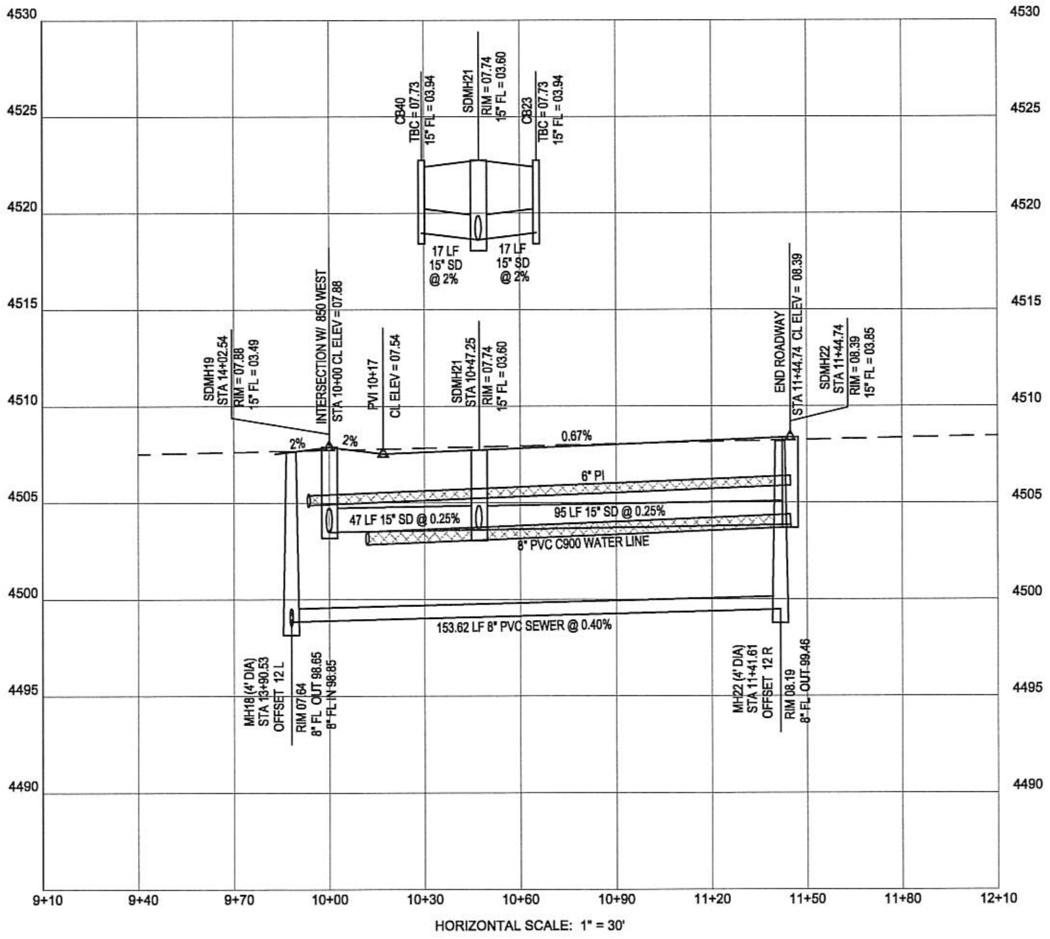
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 850 WEST PROFILE | C10.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT A

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

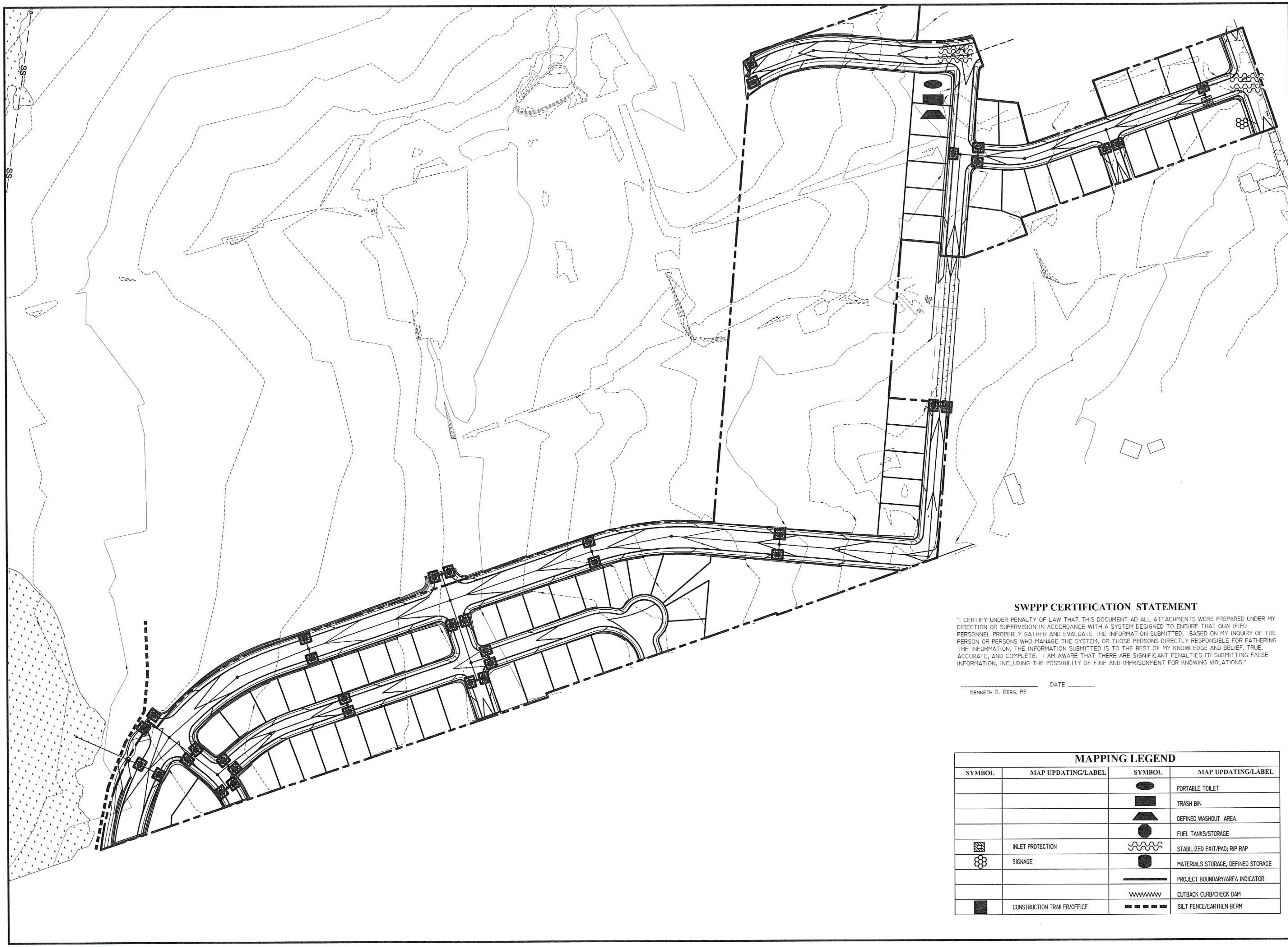
DIXIE FARMS
PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 700 S<br>PROFILE | C11.1 |



## SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

____________________ DATE ________
KENNETH R. BERG, PE

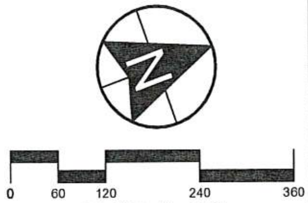
## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ≈ | STABILIZED EXIT/PAD; RIP RAP |
| ❀ | SIGNAGE | ▮ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | WWWWWW | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ▬ ▬ ▬ ▬ ▬ | SILT FENCE/EARTHEN BERM |

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT A



SCALE: 1"= 120'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 03/04/2019 |

PROJECT

## DIXIE FARMS PLAT A

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C12.1 |

## GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with American Fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
3. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
8. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
12. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
16. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
22. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

## TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

## UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

## STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

## EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

## USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

## SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

## WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. Here private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

## MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

DEVELOPER

**ARIA RETIREMENT**
**& INVESTMENT**
**SERVICES**

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

**DIXIE FARMS**
**SUBDIVISION**
1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | |

PROJECT

**DIXIE FARMS**
**SUBDIVISION**

DESCRIPTION

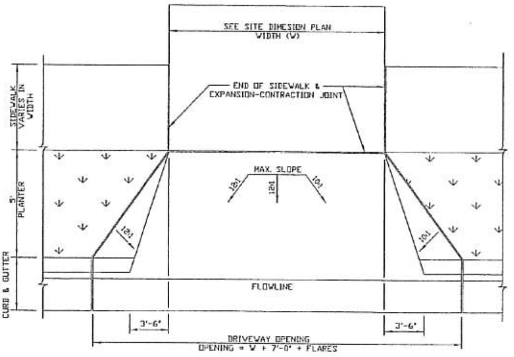
FINAL PLANS

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| *GENERAL NOTES* | *GN1* |

k:\my drive\berg civil\2018\aria\df-final a\df_gn_general notes.dwg

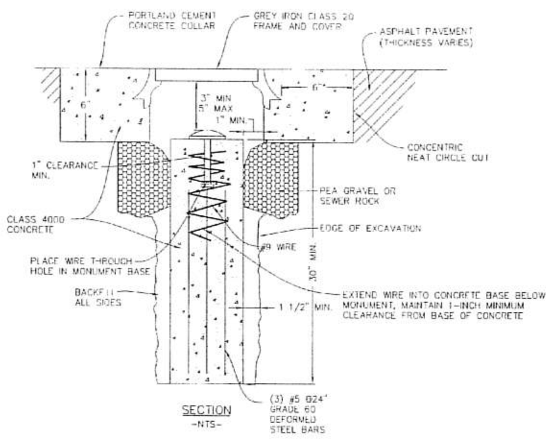
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

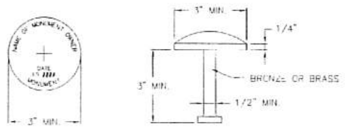
UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO.<br>15.9 |


PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
3" MIN
5" MAX
1" MIN.
6"
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
30" MIN.
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.

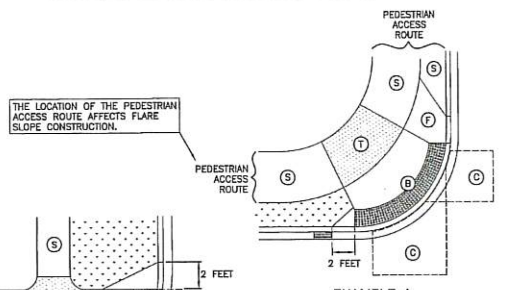


CAP PLAN
-NTS-

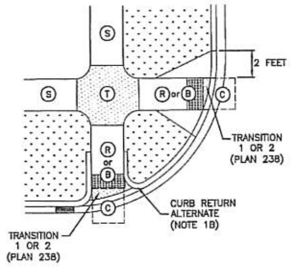
CAP SECTION
-NTS-

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>TYPE "A" MONUMENT CAP AND BASE | DRAWING NO.<br>15.28 |

## TURNING SPACE AT SIDEWALK LEVEL


PEDESTRIAN ACCESS ROUTE
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
PEDESTRIAN ACCESS ROUTE
S
S
S
F
T
B
C
C
2 FEET

EXAMPLE A

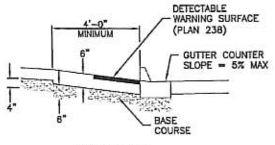

S
2 FEET
S
T
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
R or B
C
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| Ⓡ Ⓑ | 4 FEET WIDE MINIMUM |
| Ⓒ Ⓣ | 4 FEET SQUARE MINIMUM |

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

TABLE OF DIMENSIONS


DETECTABLE WARNING SURFACE (PLAN 238)
4'-0" MINIMUM
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
8"
BASE COURSE

MATERIALS

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

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

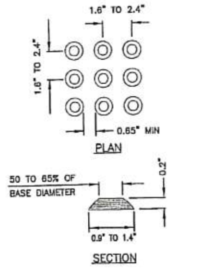
SLOPE TABLE

*Corner curb cut assembly*

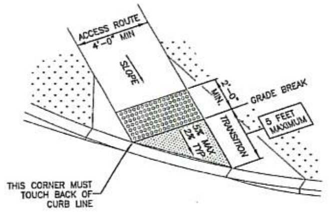
September 2011

63

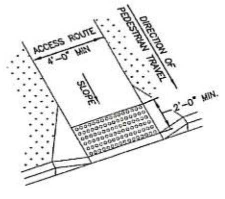
Plan
**235**
Sheet 1 of 4



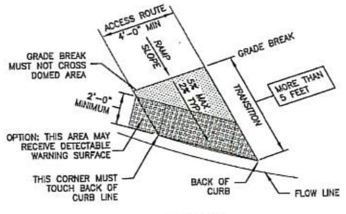
TRUNCATED DOME DETAIL



TRANSITION 1

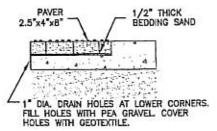


PERPENDICULAR ASSEMBLY

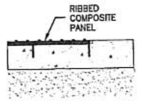

ACCESS ROUTE
4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX
2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

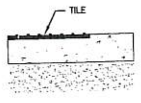
NON–PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

*Detectable warning surface*

July 2011

79

Plan
**238**

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | 1/22/2019 |

PROJECT

DIXIE FARMS
SUBDIVISION

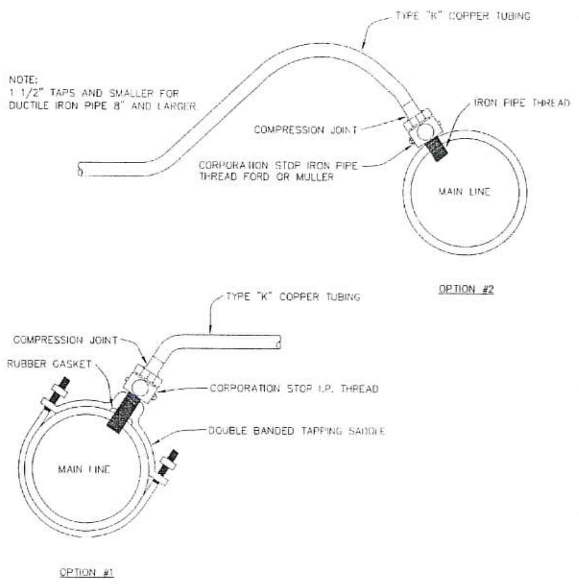
DESCRIPTION

FINAL PLAN

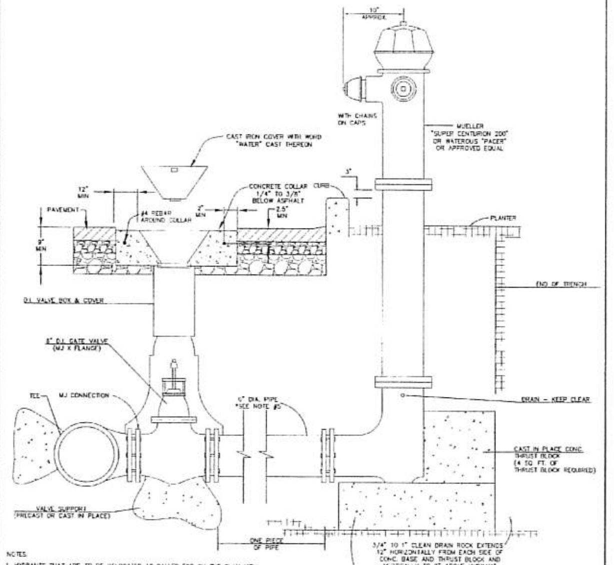
PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL DETAILS | D1 |

\my drive\berg civil\2018\aria\df-final a\df_details.dwg



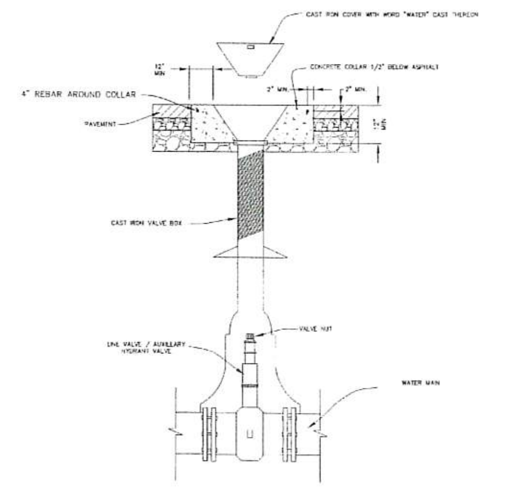
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | **Northern**<br>ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>TYPICAL WATERMAIN TAPS | DRAWING NO.<br>15.3 |


10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
9" MIN
PLANTER
D.I. VALVE BOX & COVER
END OF TRENCH
8" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN – KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK

NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern**<br>ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>FIRE HYDRANT | DRAWING NO.<br>15.6 |

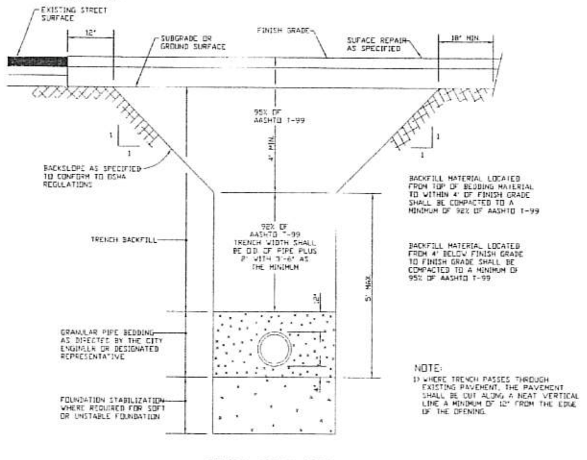

CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | **Northern**<br>ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>VALVE BOX DETAIL | DRAWING NO.<br>15.4 |

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 5" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
5' MAX.
12"
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99

BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99

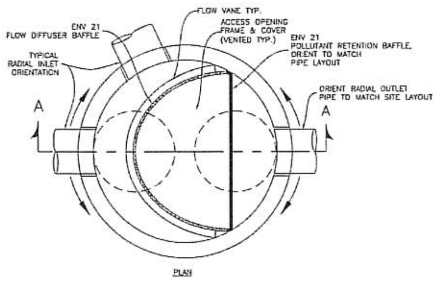
NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

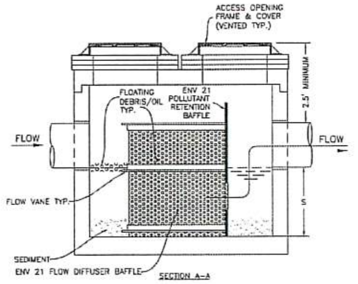
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern**<br>ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>TYPICAL TRENCH DETAIL | DRAWING NO.<br>15.22 |

## ENVIRONMENT21 UNISCREEN WATER QUALITY TREATMENT SYSTEM

DATE: 04/25/2018
DWG. NO. Detail - UNISCREEN


FLOW VANE TYP.
ENV 21 FLOW DIFFUSER BAFFLE
ACCESS OPENING FRAME & COVER (VENTED TYP.)
ENV 21 POLLUTANT RETENTION BAFFLE, ORIENT TO MATCH PIPE LAYOUT
TYPICAL RADIAL INLET ORIENTATION
ORIENT RADIAL OUTLET PIPE TO MATCH SITE LAYOUT
A
A

PLAN


ACCESS OPENING FRAME & COVER (VENTED TYP.)
FLOATING DEBRIS/OIL TYP.
ENV 21 POLLUTANT RETENTION BAFFLE
2.5' MINIMUM
FLOW
FLOW
FLOW VANE TYP.
S
SEDIMENT
ENV 21 FLOW DIFFUSER BAFFLE

SECTION A–A

TREATMENT NOTES:

1) CPS (CRITICAL PARTICLE SIZE) REPRESENTS AN ESTIMATE OF THE SMALLEST SEDIMENT PARTICLE THAT CAN BE REMOVED AT 80% EFFICIENCY.

2) STORMWATER FLOWING IN THE INLET PIPE CAN EXPERIENCE SEDIMENT STRATIFICATION THAT PROVIDES IMPROVED REMOVAL OF SEDIMENT.

3) STORMWATER FLOWING IN THE INLET PIPE CAN EXPERIENCE FLOATABLES STRATIFICATION THAT PROVIDES IMPROVED REMOVAL OF FLOATING POLLUTANTS (OILS ORGANIC DEBRIS).

| UNISCREEN FLOW DIFFUSER AREA | |
|---|---|
| MODEL # | SCREEN AREA, S.F. |
| 5SC | 35 |
| 6SC | 51 |
| 7SC | 59 |
| 8SC | 68 |
| 10SC | 99 |
| 12SC | 119 |

DESIGN FEATURES OF UNISCREEN STORMWATER TREATMENT CHAMBER
1) FLOW DIFFUSER OPEN AREA TYPICALLY 8-10 TIMES FLOW AREA OF OUTLET PIPE.
2) DESIGN STORM HEAD LOSS FOR FLOW DIFFUSER MODULE TYPICALLY LESS THAN 0.25 FT
3) INLET AND OUTLET PIPES CAN BE OFFSET TO MEET SITE CONDITIONS.
4) FLOW DIFFUSER OPENING DIMENSIONS SPECIFIED BY ENV 21.
5) FOR IMPROVED SCREENING, SPECIFY OPENING DIMENSION OF 1/8" (4500 MICRONS).
6) SITE-SPECIFIC PRODUCT DETAIL DRAWING PREPARED BY ENVIRONMENT 21 AVAILABLE

| UNISCREEN SIZING TABLE | | | | | | |
|---|---|---|---|---|---|---|
| UNISCREEN MODEL # | D (ft.) | MAX. S (ft.) | IMPERVIOUS AREA (acres) | INLET PIPE (in.) | TREATMENT FLOW (cfs) | PEAK FLOW (cfs) |
| 5SC | 5 | 3.5± | 0 - 4 | 12-18 | 0 - 3 | 7 |
| 6SC | 6 | 3.5± | 4 - 10 | 18-24 | 3 - 7 | 16 |
| 7SC | 7 | 4.5± | 10 - 12 | 24-30 | 7 - 10 | 25 |
| 8SC | 8 | 4.5± | 12 - 15 | 30-36 | 10 - 13 | 35 |
| 10SC | 10 | 5.5± | 15 - 20 | 36-42 | 13 - 18 | 48 |
| 12SC | 12 | 5.5± | 20 - 25 | 42-48 | 18 - 22 | 60 |

**CALL: 1-800-809-2801**

| SITE SPECIFIC DATA REQUIREMENTS | |
|---|---|
| STRUCTURE ID: | |
| SITE WQFR (cfs) | |
| DESIGN STORM (yrs.) | |
| PEAK FLOW (cfs) | |
| RIM ELEVATION (ft.) | |
| INLET PIPE SIZE (in.) | |
| INLET PIPE ELEV. (ft.) | |
| OUTLET PIPE SIZE (in.) | |
| OUTLET PIPE ELEV. (ft.) | |

NOTES:
1) RAINFALL INTENSITY USED FOR TREATMENT FLOW = 0.80–1.0 IN/HR
2) MAXIMUM OPERATING LOSS APPROXIMATELY 0.5 FT

MANUFACTURING NOTES:
1) DESIGN OF INTERNAL BAFFLE WALLS PROVIDED TO LICENSED MANUFACTURER BY ENVIRONMENT 21, LLC.
2) LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.
3) G.C. TO GROUT INLET AND OUTLET PIPES.

GENERAL NOTES:
MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
DESIGN LOADING: AASHTO HS20-44

PROPRIETARY INFORMATION: PATENTS PENDING - ALL RIGHTS TO ENVIRONMENT 21, LLC

| | | | |
|---|---|---|---|
| environment 21 | PROJECT: | DRAWN BY: | DATE: |
| | | CK'D BY: | SCALE: |

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

# DIXIE FARMS SUBDIVISION
1000 W 1100 S

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS
SUBDIVISION

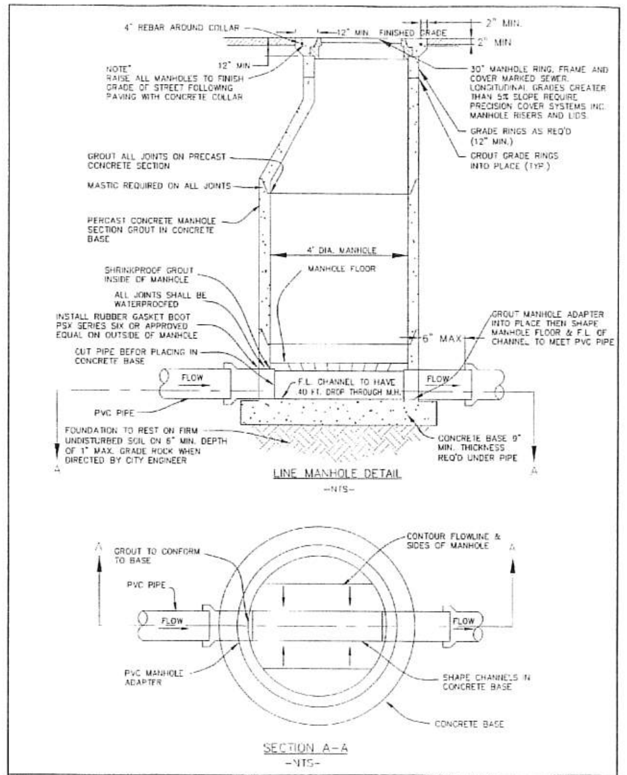
DESCRIPTION

PRELIMINARY PLAN

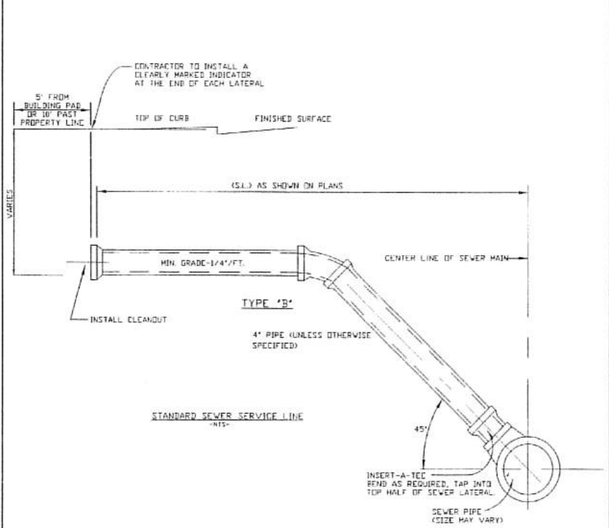
PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| WATER DETAILS | D2 |

i:\my drive\berg civil\2018\aria\df-final a\df_details.dwg

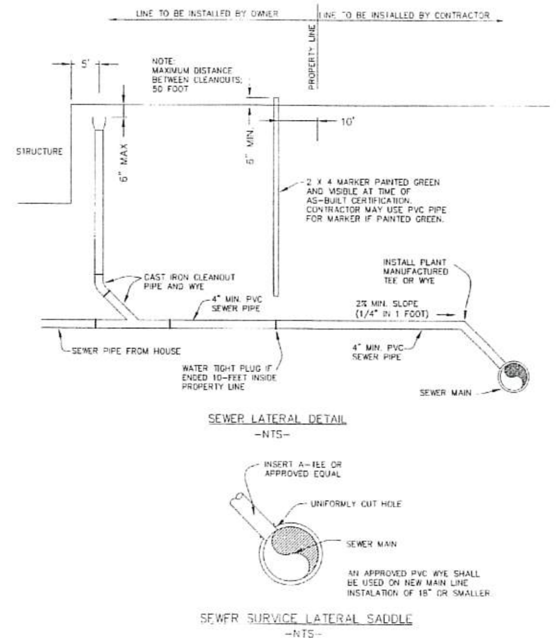

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
CONTOUR FLOWLINE & SIDES OF MANHOLE
GROUT TO CONFORM TO BASE
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SANITARY SEWER LINE MANHOLE DETAIL | DRAWING NO.<br>15.12 |


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
(S.L.) AS SHOWN ON PLANS
VARIES
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE
BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

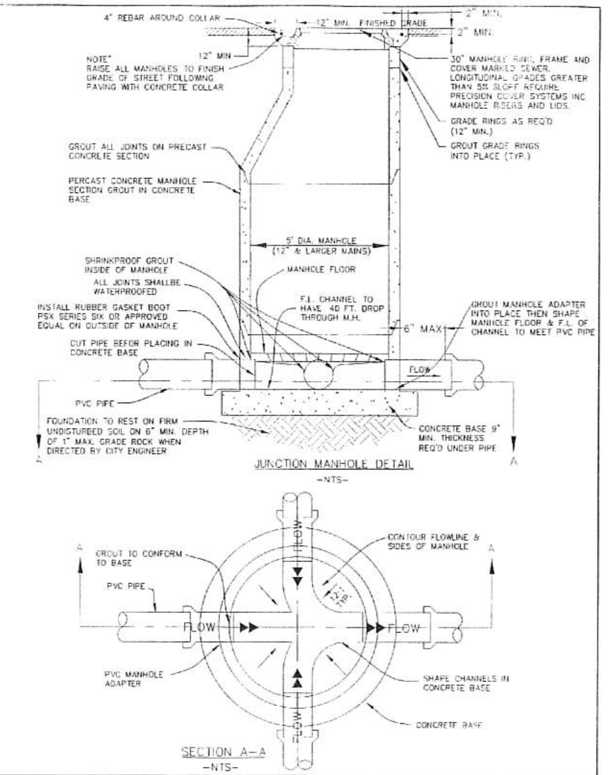
NOTE:
ALSO SEE DRAWING NO. 15.23

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>STANDARD SEWER SERVICE LINE | DRAWING NO.<br>15.19 |


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS: 50 FOOT
10'
STRUCTURE
6" MAX
5" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE
3) ALSO SEE DRAWING NO. 15.19

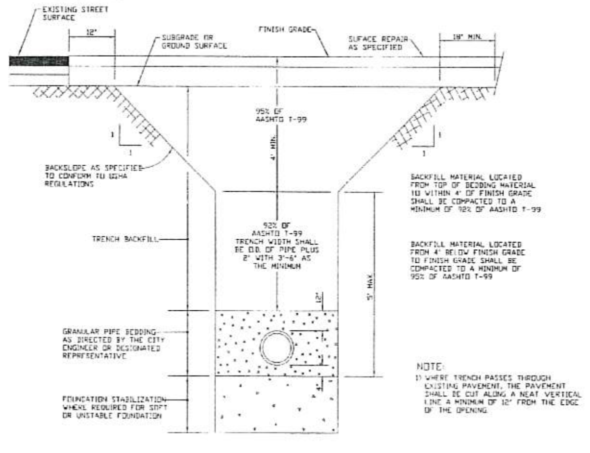
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SANITARY SEWER LATERAL AND CLEAN OUT | DRAWING NO.<br>15.23 |


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
CONTOUR FLOWLINE & SIDES OF MANHOLE
GROUT TO CONFORM TO BASE
PVC PIPE
FLOW
FLOW
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SANITARY SEWER JUNCTION MANHOLE DETAIL | DRAWING NO.<br>15.13 |

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

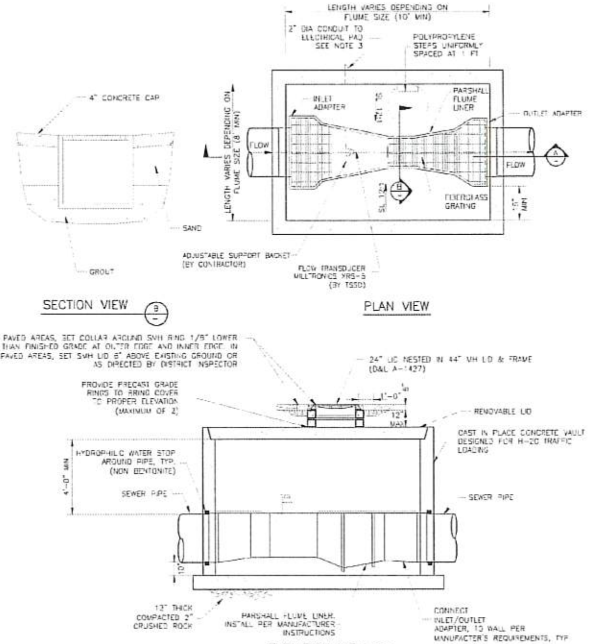
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

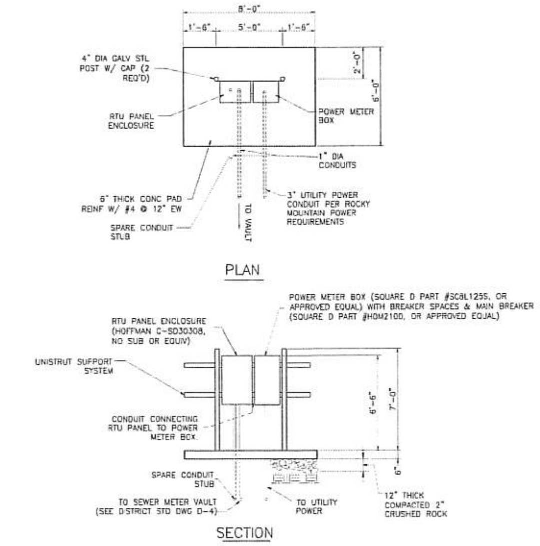
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>TYPICAL TRENCH DETAIL | DRAWING NO.<br>15.22 |


LENGTH VARIES DEPENDING ON FLUME SIZE (10' MIN)
2" DIA CONDUIT TO ELECTRICAL PAD SEE NOTE 3
POLYPROPYLENE STEPS UNIFORMLY SPACED AT 1 FT
4" CONCRETE CAP
INLET ADAPTER
PARSHALL FLUME LINER
OUTLET ADAPTER
LENGTH VARIES DEPENDING ON FLUME SIZE (8' MIN)
FLOW
FLOW
FIBERGLASS GRATING
SAND
GROUT
ADJUSTABLE SUPPORT BACKET (BY CONTRACTOR)
FLOW TRANSDUCER MILLTRONICS XRS-5 (BY TSSD)
SECTION VIEW
PLAN VIEW
IN PAVED AREAS, SET COLLAR AROUND SMH RING 1/8" LOWER THAN FINISHED GRADE AT OUTER EDGE AND INNER EDGE. IN UNPAVED AREAS, SET SMH LID 6" ABOVE EXISTING GROUND OR AS DIRECTED BY DISTRICT INSPECTOR
24" LID NESTED IN 44" MH LID & FRAME (D&L A-1427)
PROVIDE PRECAST GRADE RINGS TO BRING COVER TO PROPER ELEVATION (MAXIMUM OF 2)
1'-0"
12" MAX
REMOVABLE LID
CAST IN PLACE CONCRETE VAULT DESIGNED FOR H-20 TRAFFIC LOADING
HYDROPHILIC WATER STOP AROUND PIPE, TYP. (NON BENTONITE)
4'-0" MIN
SEWER PIPE
SEWER PIPE
10"
12" THICK COMPACTED 2" CRUSHED ROCK
PARSHALL FLUME LINER. INSTALL PER MANUFACTURER INSTRUCTIONS
CONNECT INLET/OUTLET ADAPTER, TO WALL PER MANUFACTER'S REQUIREMENTS, TYP
ELEVATION VIEW

NOTES:
1. THE CAST-IN-PLACE CONCRETE VAULT PLANS SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
2. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
3. SEWER METER VAULT REQUIRES ELECTRICAL PAD (SEE TSSD STANDARD DWG D-5)

TIMPANOGOS SPECIAL SERVICES DISTRICT
SEWER METER VAULT

| DRAWN: | DESIGNED: | CHECKED: | APPROVED: |
|---|---|---|---|
| DATE: FEB 08 | FILE NAME: | | DRAWING NAME: D-4 |


8'-0"
1'-6"
5'-0"
1'-6"
4" DIA GALV STL POST W/ CAP (2 REQ'D)
2'-0"
6'-0"
RTU PANEL ENCLOSURE
POWER METER BOX
1" DIA CONDUITS
6" THICK CONC PAD REINF W/ #4 @ 12" EW
3" UTILITY POWER CONDUIT PER ROCKY MOUNTAIN POWER REQUIREMENTS
SPARE CONDUIT STUB
TO VAULT
PLAN
POWER METER BOX (SQUARE D PART #SC8L1255, OR APPROVED EQUAL) WITH BREAKER SPACES & MAIN BREAKER (SQUARE D PART #HOM2100, OR APPROVED EQUAL)
RTU PANEL ENCLOSURE (HOFFMAN C-SD30308, NO SUB OR EQUIV)
UNISTRUT SUPPORT SYSTEM
6'-6"
7'-0"
CONDUIT CONNECTING RTU PANEL TO POWER METER BOX
6"
SPARE CONDUIT STUB
TO SEWER METER VAULT (SEE DISTRICT STD DWG D-4)
TO UTILITY POWER
12" THICK COMPACTED 2" CRUSHED ROCK
SECTION

NOTES:
1. CONTRACTOR SHALL ACQUIRE AND INSTALL CONCRETE PAD, CONDUITS, UNISTRUT SUPPORT SYSTEM, RTU PANEL ENCLOSURE, POWER METER BOX AND PROVIDE POWER SERVICE.
2. TSSD SHALL ACQUIRE AND INSTALL RTU PANEL INTERIOR AND FLOW TRANSDUCER (INSIDE SEWER METER VAULT). PRIOR TO CONSTRUCTION, PROJECT OWNER SHALL ENTER AN AGREEMENT WITH TSSD TO REIMBURSE TSSD THE COST OF THE RTU PANEL INTERIOR, FLOW TRANSDUCER AND ASSOCIATED ELECTRICAL AND METERING EQUIPMENT.
3. ELECTRICAL PAD SHALL BE LOCATED NEAR THE FLOW METER IN A SAFE ACCESSIBLE LOCATION APPROVED BY TSSD, WITHIN THE STREET PUBLIC RIGHT-OF-WAY OR WITHIN AN EASEMENT GRANTED TO TSSD BY THE PROPERTY OWNER.
4. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.

TIMPANOGOS SPECIAL SERVICES DISTRICT
SEWER METER VAULT ELECTRICAL PAD

| DRAWN: | DESIGNED: | CHECKED: | APPROVED: |
|---|---|---|---|
| DATE: MAR 08 | FILE NAME: | | DRAWING NAME: D-5 |

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION
1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | 1/22/2019 |

PROJECT

DIXIE FARMS
SUBDIVISION

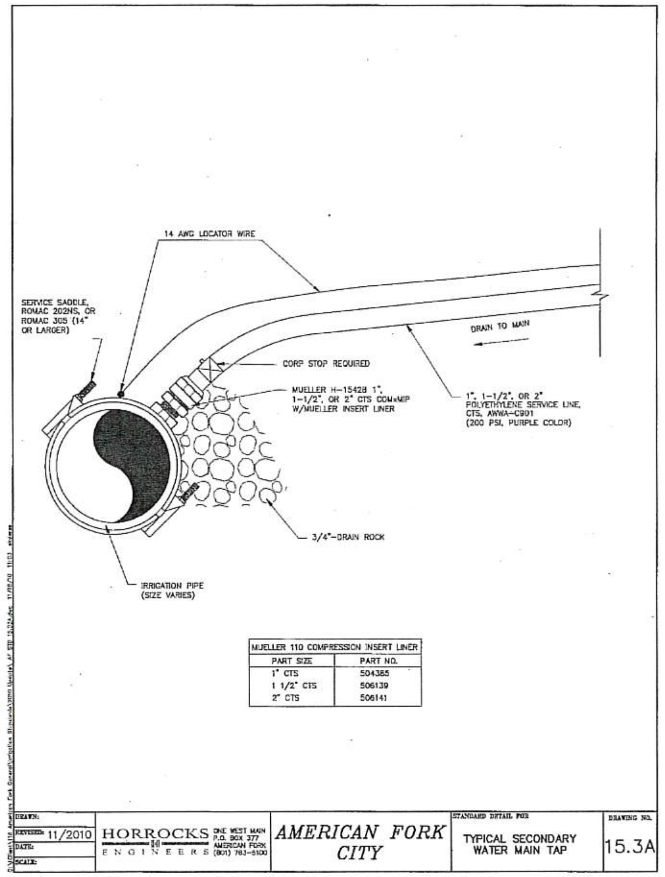
DESCRIPTION

FINAL PLAN

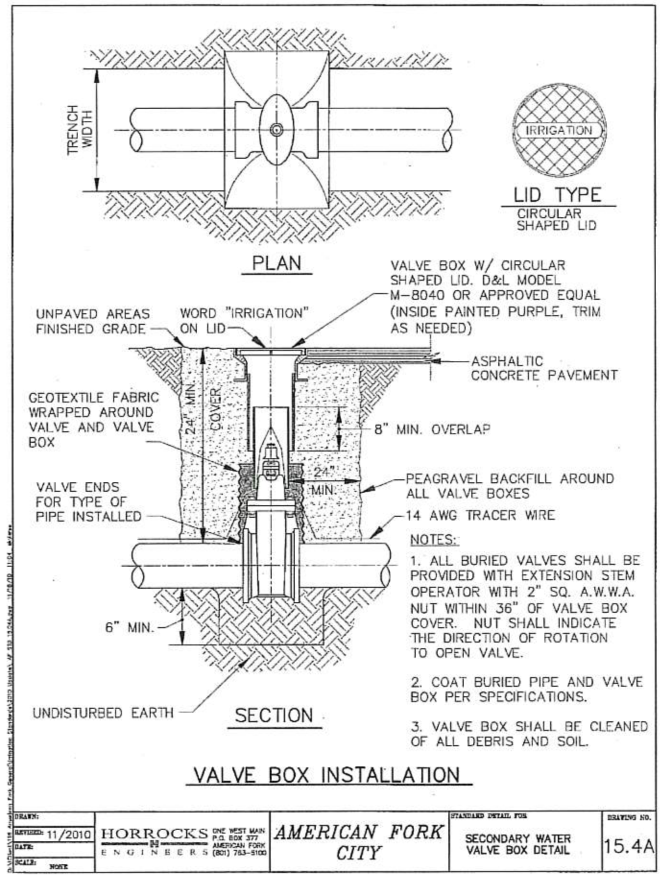
PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| SEWER & STORM DRAIN DETAILS | D3 |

\my drive\berg civil\2018\aria\df-final a\df details.dwg


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COM×MIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)
DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS
ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL SECONDARY WATER MAIN TAP
DRAWING NO.
15.3A

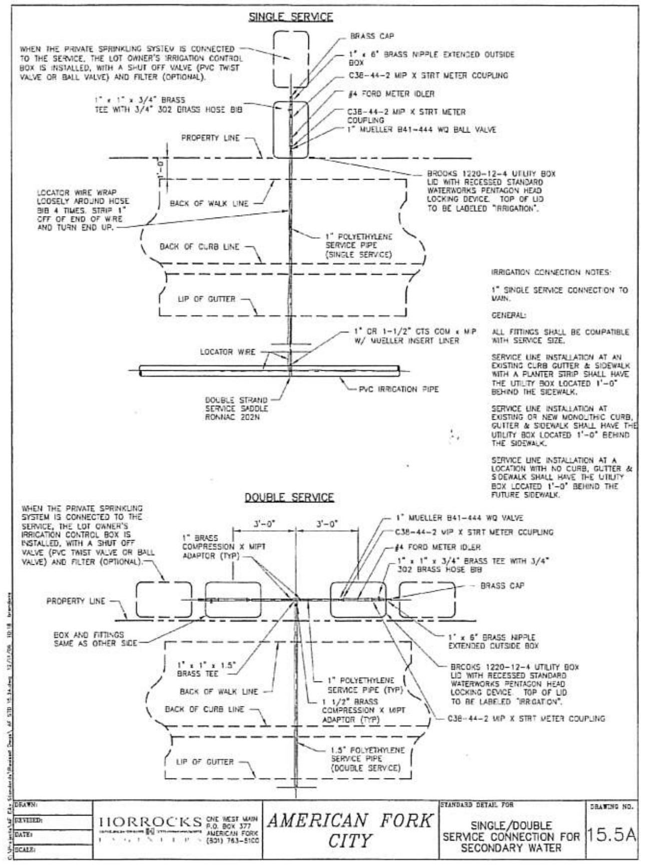
| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504365 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
VALVE ENDS FOR TYPE OF PIPE INSTALLED
MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE
HORROCKS ENGINEERS
ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL
DRAWING NO.
15.4A

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION


SINGLE SERVICE
BRASS CAP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
C38-44-2 MIP X STRT METER COUPLING
#4 FORD METER IDLER
C38-44-2 MIP X STRT METER COUPLING
1" MUELLER B41-444 WQ BALL VALVE
1" x 1" x 3/4" BRASS TEE WITH 3/4" 302 BRASS HOSE BIB
PROPERTY LINE
1'-0"
BROOKS 1220-12-4 UTILITY BOX LID WITH RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION".
BACK OF WALK LINE
BACK OF CURB LINE
1" POLYETHYLENE SERVICE PIPE (SINGLE SERVICE)
LIP OF GUTTER
1" OR 1-1/2" CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
PVC IRRIGATION PIPE
DOUBLE STRAND SERVICE SADDLE RONNAC 202N
DOUBLE SERVICE
3'-0"
3'-0"
1" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
1" MUELLER B41-444 WQ VALVE
C38-44-2 MIP X STRT METER COUPLING
#4 FORD METER IDLER
1" x 1" x 3/4" BRASS TEE WITH 3/4" 302 BRASS HOSE BIB
BRASS CAP
PROPERTY LINE
BOX AND FITTINGS SAME AS OTHER SIDE
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" x 1" x 1.5" BRASS TEE
BACK OF WALK LINE
1" POLYETHYLENE SERVICE PIPE (TYP)
1 1/2" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
BROOKS 1220-12-4 UTILITY BOX LID WITH RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION".
BACK OF CURB LINE
C38-44-2 MIP X STRT METER COUPLING
1.5" POLYETHYLENE SERVICE PIPE (DOUBLE SERVICE)
LIP OF GUTTER
DRAWN:
REVISED:
DATE:
SCALE:
HORROCKS ENGINEERS
ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER
DRAWING NO.
15.5A

WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).

LOCATOR WIRE WRAP LOOSELY AROUND HOSE BIB 4 TIMES. STRIP 1" OFF OF END OF WIRE AND TURN END UP.

IRRIGATION CONNECTION NOTES:

1" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

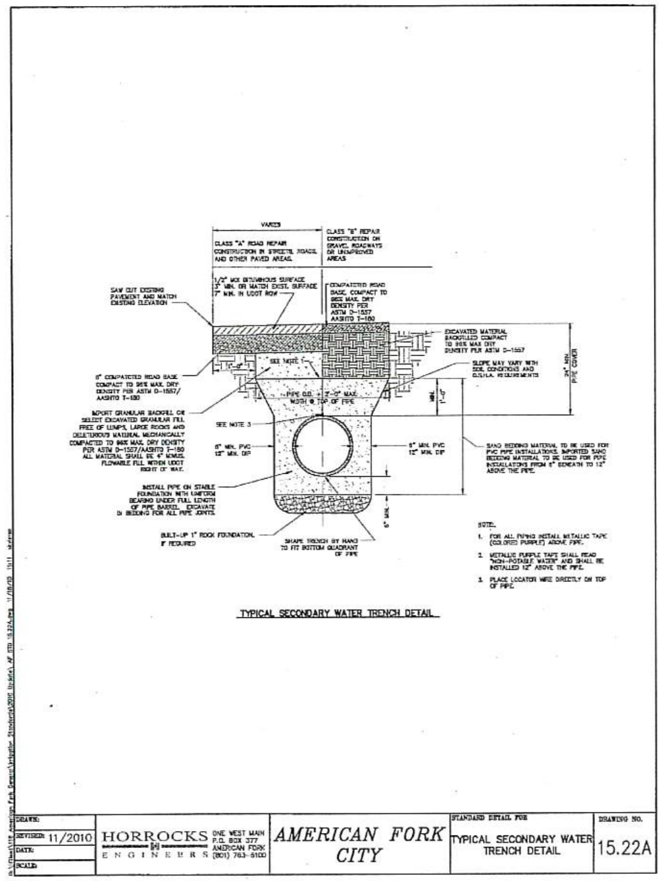
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

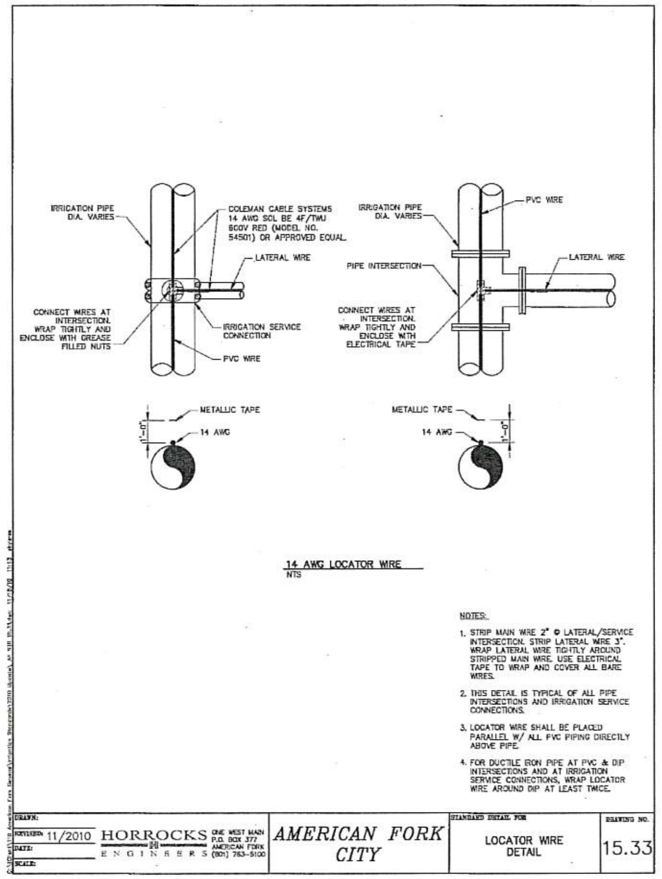
WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPACTED ROAD BASE, COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
SEE NOTE 1
1'-0"
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
8" COMPACTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE
DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS
ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL SECONDARY WATER TRENCH DETAIL
DRAWING NO.
15.22A

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
1'-0"
14 AWG
METALLIC TAPE
14 AWG
1'-0"
DRAWN:
REVISED: 11/2010
DATE:
SCALE:
HORROCKS ENGINEERS
ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR
LOCATOR WIRE DETAIL
DRAWING NO.
15.33

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

---

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS
SUBDIVISION

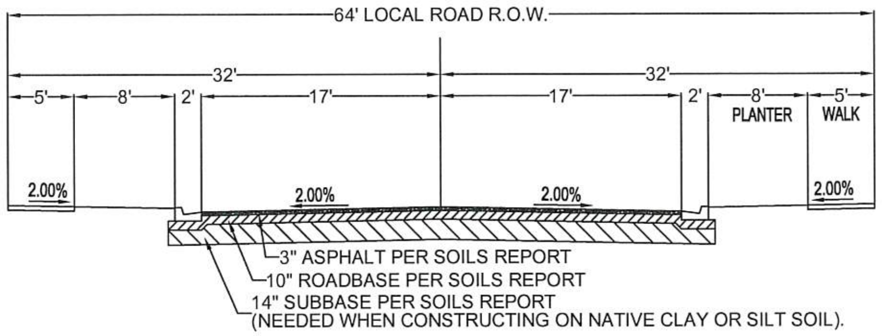
DESCRIPTION

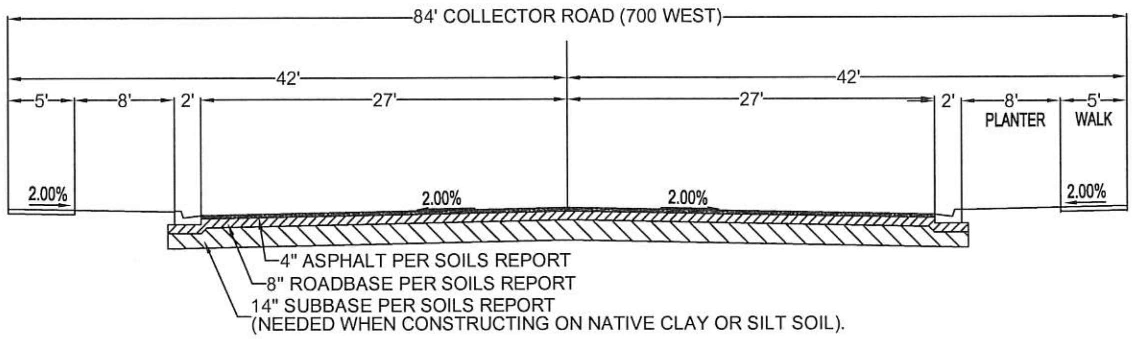
PRELIMINARY PLAN

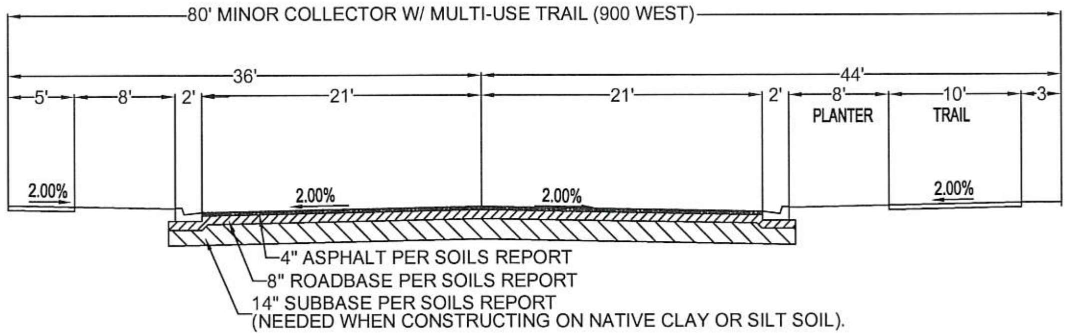
PRELIMINARY - NOT
FOR CONSTRUCTION

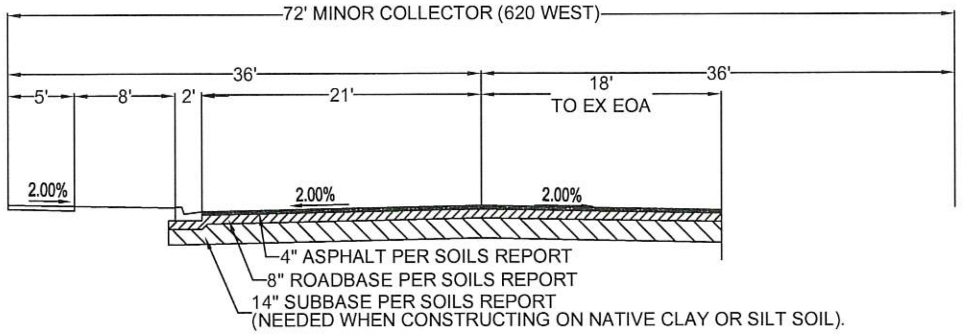
| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D4 |

\my drive\berg civil\2018\aria\df-final a\df details.dwg


64' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
17'
17'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


84' COLLECTOR ROAD (700 WEST)
42'
42'
5'
8'
2'
27'
27'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


80' MINOR COLLECTOR W/ MULTI-USE TRAIL (900 WEST)
36'
44'
5'
8'
2'
21'
21'
2'
8'
PLANTER
10'
TRAIL
3'
2.00%
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


72' MINOR COLLECTOR (620 WEST)
36'
36'
5'
8'
2'
21'
18'
TO EX EOA
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION

1000 W 1100 S

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

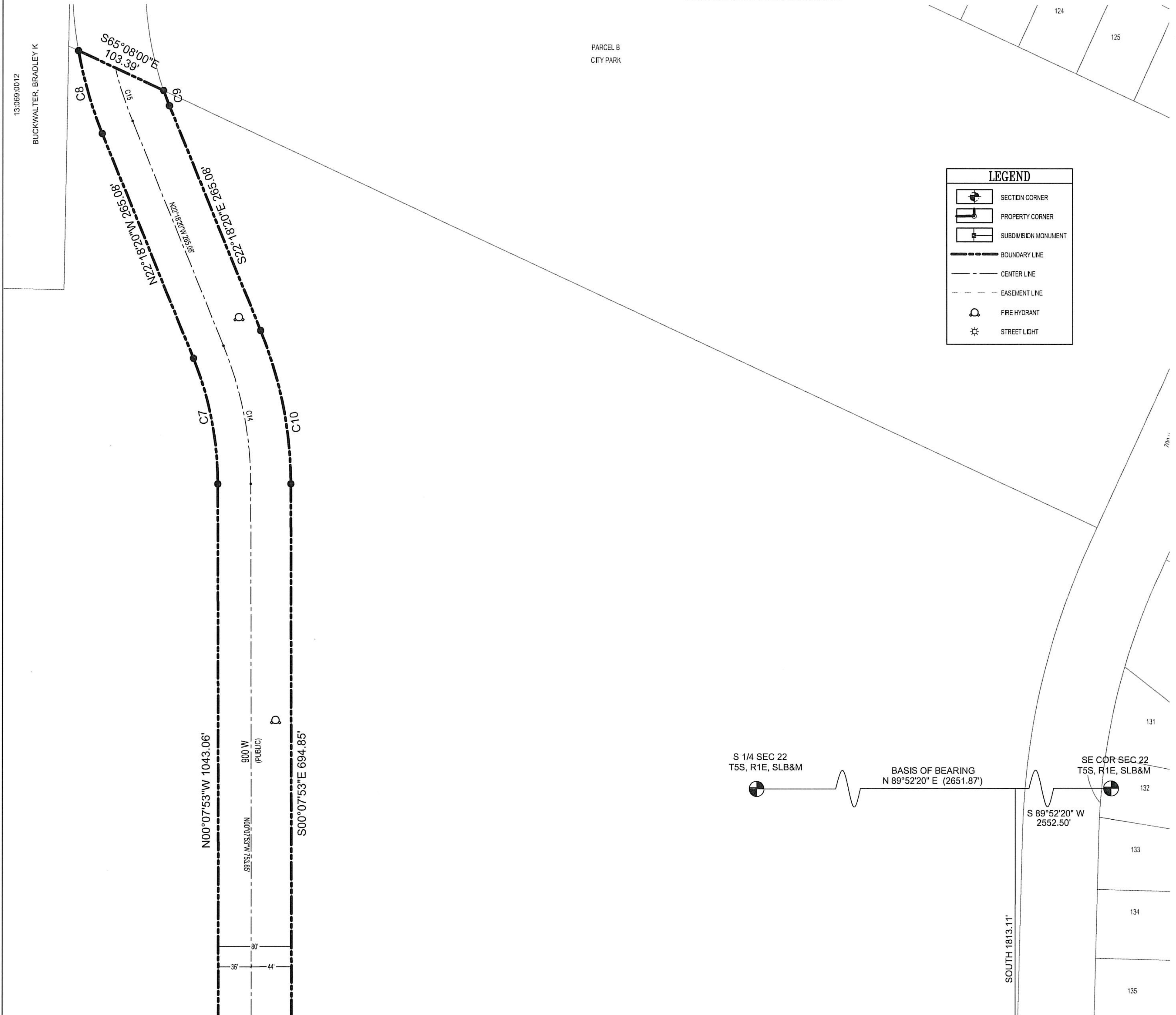
PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |

:\my drive\berg civil\2018\aria\df-final a\df_details.dwg

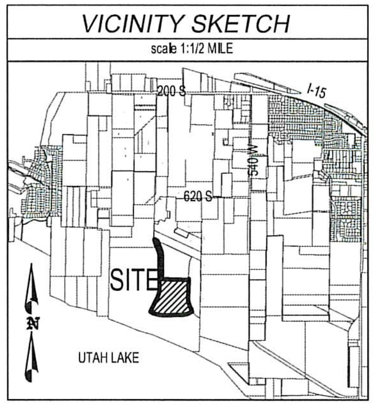
# DIXIE FARMS
# PLAT "B"

LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



## VICINITY SKETCH

scale 1:1/2 MILE

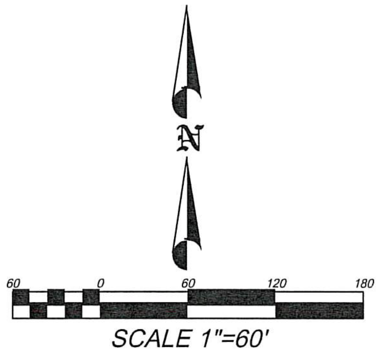


## LEGEND

| | |
|---|---|
| ⊕ | SECTION CORNER |
| ● | PROPERTY CORNER |
| ⊡ | SUBDIVISION MONUMENT |
| ━ ━ ━ | BOUNDARY LINE |
| —— - —— | CENTER LINE |
| — — — | EASEMENT LINE |
| Ω | FIRE HYDRANT |
| ☼ | STREET LIGHT |

## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 25.74 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

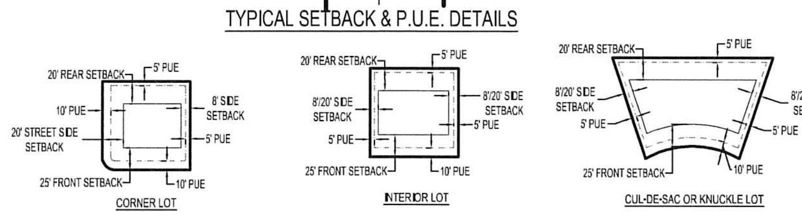


SCALE 1"=60'

NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

## TYPICAL SETBACK & P.U.E. DETAILS



SURVEYOR

**REEVE & ASSOCIATES**
*5160 SOUTH 1500 WEST*
*RIVERDALE, UT 84405*
*(801) 621-3100*

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20___,
BY THE SEWER AUTHORITY.

SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20___,
BY THE WATER AUTHORITY.

WATER AUTHORITY

## SURVEYOR'S CERTIFICATE

I ____________________, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. ____________________. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

______________ DATE

______________________ (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 01°33'05" WEST 558.65 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS S15°27'15"E 275.52 FEET); THENCE SOUTH 57°32'26" WEST 20.00 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.16 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°17'37" AND LONG CHORD BEARS S35°06'23"E 61.14 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'23" AND LONG CHORD BEARS N80°06'23"W 13.47 FEET); THENCE SOUTH 57°32'26" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND LONG CHORD BEARS S73°27'55"W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 407.03 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°05'41" AND LONG CHORD BEARS N75°03'46"W 402.05 FEET); THENCE NORTH 27°34'34" EAST 486.75 FEET; THENCE ALONG THE ARC OF 464.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS N13°43'20"E 222.21 FEET); THENCE NORTH 00°07'53" WEST 1043.06 FEET; THENCE ALONG THE ARC OF 364.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 139.99 FEET); THENCE NORTH 22°18'20" WEST 265.08 FEET; THENCE ALONG THE ARC OF 436.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS N16°06'29"W 94.14 FEET); THENCE SOUTH 65°08'00" EAST 103.39 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 02°51'37" AND LONG CHORD BEARS S20°52'32"E 17.77 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 170.76 FEET);
THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS S44°17'24"E 34.83 FEET); THENCE SOUTH 88°26'55" EAST 740.19 FEET; THENCE ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N46°33'05"E 42.43 FEET) TO THE POINT OF BEGINNING.

AREA = 1,121,271 SF OR 25.74 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

NUMBER OF LOTS 69

## OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________
DAY OF ______________, A.D. ______

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH
ON THE ___ DAY OF ______________, A.D. ________ PERSONALLY APPEARED BEFORE ME __________

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ______________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________ NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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. ___.

MAYOR
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER

APPROVED ______________ CITY ENGINEER (SEE SEAL BELOW)
ATTEST ______________ CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. __________ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

PLANNER
CHAIRMAN, PLANNING COMMISSION

1/7/19 E:\My Drive\Berg Civil\2018\Aria\DF-Final\DF_Final PLAT B.dwg

## DIXIE FARMS
## PLAT "B"

1 of 2

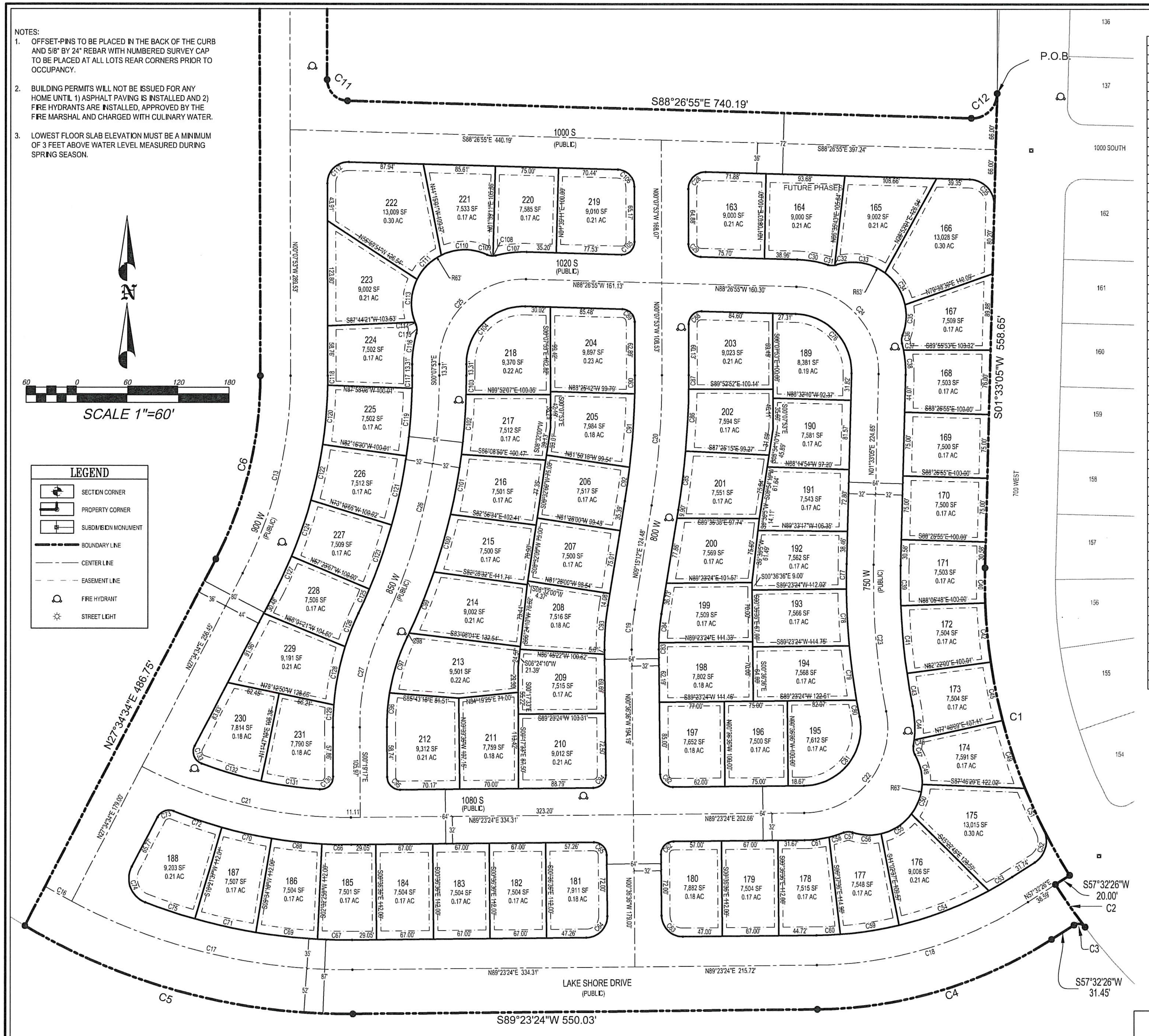
LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |

NOTES:

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.



## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 642.00 | 381.09 | 34°00'38" | 375.52 | S15°27'15"E |
| C2 | 662.00 | 61.16 | 05°17'37" | 61.142 | S35°06'23"E |
| C3 | 10.00 | 14.78 | 84°42'23" | 13.47 | N80°06'23"W |
| C4 | 527.00 | 292.95 | 31°50'58" | 289.19 | S73°27'55"W |
| C5 | 750.00 | 407.03 | 31°05'41" | 402.05 | N75°03'46"W |
| C6 | 464.00 | 224.39 | 27°42'28" | 222.21 | N13°43'20"E |
| C7 | 364.00 | 140.87 | 22°10'27" | 139.99 | N11°13'07"W |
| C8 | 436.00 | 94.32 | 12°23'42" | 94.14 | N16°06'29"W |
| C9 | 356.00 | 17.77 | 02°51'37" | 17.77 | S20D52'32"E |
| C10 | 444.00 | 171.83 | 22°10'27" | 170.76 | S11°13'07"E |
| C11 | 25.00 | 38.54 | 88°19'02" | 34.83 | S44°14'24"E |
| C12 | 30.00 | 47.12 | 90°00'00" | 42.43 | N46°33'05"E |
| C13 | 500.00 | 241.80 | 27°42'28" | 239.45 | N13°43'20"E |
| C14 | 400.00 | 154.80 | 22°10'27" | 153.84 | N11°13'07"W |
| C15 | 400.00 | 60.95 | 08°43'49" | 60.89 | N17°56'26"W |
| C16 | 698.00 | 36.02 | 02°57'24" | 36.02 | S60°46'36"E |
| C17 | 698.00 | 345.43 | 28°21'18" | 341.92 | S76°25'57"E |
| C18 | 475.00 | 264.04 | 31°50'58" | 260.66 | N73°27'55"E |
| C19 | 275.00 | 47.34 | 09°51'48" | 47.28 | N04°19'18"E |
| C20 | 940.00 | 153.97 | 09°23'05" | 153.79 | N04°33'39"E |
| C21 | 519.00 | 257.38 | 28°24'48" | 254.75 | S76°24'12"E |
| C22 | 100.00 | 175.75 | 100°41'45" | 153.99 | N39°02'32"E |
| C23 | 774.00 | 173.68 | 12°51'25" | 173.32 | N04°52'38"W |
| C24 | 100.00 | 157.08 | 90°00'00" | 141.42 | N43°26'55"W |
| C25 | 100.00 | 160.02 | 91°40'58" | 153.05 | S42°08'01"W |
| C26 | 676.00 | 303.87 | 25°45'18" | 301.32 | S12°44'45"W |
| C27 | 275.00 | 124.53 | 25°56'41" | 123.47 | S12°39'04"W |
| C28 | 20.00 | 32.00 | 91°40'58" | 58.70 | S45°42'36"W |
| C29 | 15.00 | 23.12 | 88°19'02" | 20.90 | S44°17'24"E |
| C30 | 132.00 | 37.40 | 16°14'03" | 37.28 | S80°19'54"E |
| C31 | 15.00 | 7.88 | 30°05'07" | 7.79 | S87°15'25"E |
| C32 | 15.00 | 1.63 | 06°14'03" | 1.63 | N74°35'00"E |
| C33 | 63.00 | 61.04 | 55°30'45" | 58.68 | S80°46'39"E |
| C34 | 63.00 | 45.24 | 41°08'38" | 44.25 | S32°22'25"E |
| C35 | 63.00 | 36.85 | 33°30'49" | 36.31 | S04°47'06"W |
| C36 | 15.00 | 9.51 | 36°19'09" | 9.354 | S03°28'36"W |
| C37 | 132.00 | 7.90 | 03°25'49" | 7.90 | S12°58'04"E |
| C38 | 132.00 | 29.50 | 12°48'14" | 29.44 | S04°51'02"E |
| C39 | 742.00 | 47.47 | 03°39'55" | 47.46 | S00°16'53"E |
| C40 | 462.00 | 81.44 | 03°41'53" | 41.43 | S00°17'52"E |
| C41 | 742.00 | 80.04 | 06°10'49" | 80.00 | S05°12'15"E |
| C42 | 642.00 | 70.04 | 06°15'01" | 70.00 | S05°16'19"E |
| C43 | 742.00 | 39.00 | 03°00'42" | 39.00 | S09°48'00"E |
| C44 | 132.00 | 39.95 | 17°20'20" | 39.79 | S02°38'11"E |
| C45 | 642.00 | 70.04 | 06°15'01" | 70.00 | S02°38'11"E |
| C46 | 132.00 | 7.51 | 03°15'32" | 7.51 | S07°39'45"W |
| C47 | 15.00 | 10.34 | 39°30'27" | 10.14 | S10°27'42"E |
| C48 | 63.00 | 36.44 | 33°08'17" | 35.93 | S13°38'47"E |
| C49 | 642.00 | 84.31 | 07°31'28" | 84.25 | S18°24'35"E |
| C50 | 63.00 | 37.65 | 34°14'39" | 37.10 | S20°02'41"W |
| C51 | 642.00 | 53.08 | 04°44'13" | 53.06 | S24°32'25"E |
| C52 | 30.00 | 44.22 | 84°26'58" | 40.32 | S15°18'57"W |
| C53 | 440.00 | 32.13 | 04°11'03" | 32.13 | S59°37'58"W |
| C54 | 440.00 | 114.18 | 14°52'03" | 113.86 | S69°09'31"W |
| C55 | 63.00 | 43.63 | 39°40'42" | 42.76 | S57°00'21"W |
| C56 | 63.00 | 34.59 | 31°29'17" | 34.15 | N87°25'39"W |
| C57 | 15.00 | 10.34 | 39°30'27" | 10.14 | S88°32'46"W |
| C58 | 132.00 | 18.23 | 07°54'52" | 18.22 | S72°44'58"W |
| C59 | 440.00 | 70.28 | 09°09'08" | 70.21 | S81°10'07"W |
| C60 | 440.00 | 27.99 | 03°38'43" | 27.99 | S87°34'02"W |
| C61 | 132.00 | 29.22 | 12°41'00" | 29.16 | S83°02'54"W |
| C62 | 15.00 | 23.56 | 90°00'00" | 21.21 | S44°23'24"W |
| C63 | 25.00 | 39.27 | 90°00'00" | 35.36 | S45°36'36"E |
| C64 | 25.00 | 39.27 | 90°00'00" | 35.36 | N44°23'24"E |
| C65 | 15.00 | 23.56 | 90°00'00" | 21.21 | N45°36'36"W |
| C66 | 551.00 | 34.85 | 03°37'25" | 34.84 | N88°47'53"W |
| C67 | 663.00 | 41.01 | 03°32'38" | 41.00 | N88°50'17"W |
| C68 | 551.00 | 60.13 | 06°15'10" | 60.10 | N83°51'35"W |
| C69 | 663.00 | 73.87 | 06°23'02" | 73.83 | N83.52'27"W |
| C70 | 551.00 | 60.39 | 06°16'47" | 60.36 | N77°35'37"W |

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C71 | 663.00 | 73.67 | 06°21'58" | 73.63 | N77°29'57"W |
| C72 | 551.00 | 60.16 | 06°15'21" | 60.13 | N71°19'33"W |
| C73 | 15.00 | 22.05 | 84°13'33" | 20.12 | S69°41'21"W |
| C74 | 30.00 | 50.54 | 96°31'34" | 44.77 | S20°41'13"E |
| C75 | 663.00 | 62.10 | 05°21'59" | 62.07 | S71°37'59"E |
| C76 | 68.00 | 106.81 | 90°00'00" | 96.17 | S43°26'55"E |
| C77 | 806.00 | 29.61 | 02°06'18" | 29.61 | S00°29'56"W |
| C78 | 806.00 | 67.08 | 04°46'05" | 67.06 | S02°56'16"E |
| C79 | 806.00 | 64.50 | 04°35'06" | 64.48 | S07°36'52"E |
| C80 | 806.00 | 19.68 | 01°23'56" | 19.68 | S10°36'23"E |
| C81 | 68.00 | 119.51 | 100°41'45" | 104.71 | S39°02'32"W |
| C82 | 15.00 | 23.56 | 90°00'00" | 21.21 | N45°36'36"W |
| C83 | 243.00 | 7.81 | 01°50'29" | 7.81 | N00°18'38"E |
| C84 | 243.00 | 34.02 | 08°01'19" | 33.99 | N05°14'32"E |
| C85 | 972.00 | 69.52 | 04°05'52" | 69.50 | N07°12'15"E |
| C86 | 972.00 | 73.28 | 04°19'10" | 73.26 | N02°59'44"E |
| C87 | 972.00 | 16.41 | 00°58'02" | 16.41 | N00°21'08"E |
| C88 | 15.00 | 24.00 | 91°40'58" | 21.52 | N45°42'36"E |
| C89 | 15.00 | 23.12 | 88°19'02" | 20.90 | S44°17'24"E |
| C90 | 908.00 | 21.99 | 01°23'15" | 21.99 | S00°31'35"W |
| C91 | 908.00 | 86.47 | 05°27'24" | 86.44 | S03°59'37"W |
| C92 | 908.00 | 40.26 | 02°32'26" | 40.26 | S07°58'59"W |
| C93 | 307.00 | 52.85 | 09°51'48" | 52.78 | S04°19'18"W |
| C94 | 15.00 | 23.56 | 90°00'00" | 21.21 | S44°23'24"W |
| C95 | 15.00 | 23.64 | 90°17'19" | 21.27 | N45°27'51"W |
| C96 | 243.00 | 40.49 | 09°32'48" | 40.44 | N04°27'07"E |
| C97 | 243.00 | 69.55 | 16°23'54" | 69.31 | N17°25'27"E |
| C98 | 708.00 | 4.86 | 00°23'36" | 4.86 | N25°25'36"E |
| C99 | 708.00 | 77.48 | 06°16'13" | 77.44 | N22°05'42"E |
| C100 | 708.00 | 70.88 | 05°44'08" | 70.85 | N16°05'32"E |
| C101 | 708.00 | 71.86 | 05°48'55" | 71.83 | N10°19'00"E |
| C102 | 708.00 | 70.75 | 05°43'32" | 70.72 | N04°32'47"E |
| C103 | 708.00 | 22.43 | 01°48'54" | 22.43 | N00°46'34"E |
| C104 | 68.00 | 108.81 | 91°40'58" | 107.27 | N40°36'13"E |
| C105 | 15.00 | 24.00 | 91°40'58" | 21.52 | N45°42'36"E |
| C106 | 20.00 | 30.83 | 88°19'02" | 27.87 | N44°17'24"W |
| C107 | 132.00 | 37.07 | 16°05'28" | 36.95 | S83°30'20"W |
| C108 | 15.00 | 3.28 | 12°31'34" | 3.27 | S81°43'23"W |
| C109 | 15.00 | 7.06 | 26°58'53" | 7.00 | N78°31'23"W |
| C110 | 63.00 | 56.20 | 51°06'38" | 54.35 | S89°24'44"W |
| C111 | 63.00 | 41.01 | 37°18'01" | 40.29 | S45°12'25"W |
| C112 | 25.00 | 40.00 | 91°40'58" | 35.87 | S45°42'36"W |
| C113 | 63.00 | 52.29 | 47°33'15" | 50.80 | S02°47'29"W |
| C114 | 63.00 | 2.81 | 02°33'12" | 2.81 | S22°28'14"E |
| C115 | 15.00 | 10.34 | 39°30'27" | 10.14 | S03°47'38"E |
| C116 | 132.00 | 37.07 | 16°05'28" | 36.95 | S07°54'51"W |
| C117 | 644.00 | 15.01 | 01°20'08" | 15.01 | S00°32'11"W |
| C118 | 544.00 | 11.24 | 01°11'01" | 11.24 | N00°27'37"E |
| C119 | 644.00 | 79.99 | 07°06'59" | 79.94 | S04°45'44"W |
| C120 | 544.00 | 70.05 | 07°22'40" | 70.00 | N04°44'28"E |
| C121 | 644.00 | 83.06 | 07°23'23" | 83.00 | S12°00'55"W |
| C122 | 544.00 | 67.19 | 07°04'36" | 67.15 | N11°58'05"E |
| C123 | 644.00 | 80.14 | 07°07'48" | 80.09 | S19°16'30"W |
| C124 | 544.00 | 70.05 | 07°22'40" | 70.00 | N19°11'43"E |
| C125 | 644.00 | 31.28 | 02°47'00" | 31.28 | S24°13'54"W |
| C126 | 307.00 | 42.49 | 07°55'47" | 42.46 | S21°39'31"W |
| C127 | 544.00 | 44.55 | 04°41'31" | 44.54 | N25°13'49"E |
| C128 | 307.00 | 70.15 | 13°05'34" | 70.00 | S11°08'51"W |
| C129 | 307.00 | 26.38 | 04°55'21" | 26.37 | S02°08'23"W |
| C130 | 15.00 | 24.62 | 94°02'35" | 21.95 | S46°42'00"W |
| C131 | 487.00 | 70.43 | 08°17'08" | 70.36 | N82°08'08"W |
| C132 | 487.00 | 73.44 | 08°38'24" | 73.37 | N73°40'23"W |
| C133 | 15.00 | 25.38 | 96°55'45" | 22.46 | N20°53'18"W |

SURVEYOR
**REEVE & ASSOCIATES**
*5160 SOUTH 1500 WEST*
*RIVERDALE, UT 84405*
*(801) 621-3100*

ENGINEER
berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut. 84003
office (801) 492-1277
cell (801) 616-1677

## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF____________A.D. 20___,
BY THE SEWER AUTHORITY.

______________________
SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF____________A.D. 20___,
BY THE WATER AUTHORITY.

______________________
WATER AUTHORITY

2 of 2

# DIXIE FARMS
# PLAT "B"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
|  |  |  |  |

## TABULATIONS

ZONE = PR-3.0 / SP
TOTAL AREA = 25.74 AC
AREA OF EXISTING ROADS = 0.00 AC
AREA OF CITY OPENSPACE = 0.00 AC
NET DEVELOPABLE AREA = 25.74 AC
AREA OF NEW ROADS = 12.81 AC
AREA IN LOTS = 12.93 AC
NUMBER OF LOTS = 69 LOTS
AVERAGE LOT SIZE = 8,163 SF

### *PLAT B*

| | LOT SIZE | # OF LOTS |
|---|---|---|
| 🟧 | 13,000+ SF | 3 |
| 🟨 | 9,000 SF | 15 |
| 🟩 | 7,500 SF | 51 |
| | | 69 LOTS |

### *OVERALL PROJECT*

| | LOT SIZE | # OF LOTS |
|---|---|---|
| 🟧 | 13,000+ SF | 32 |
| 🟨 | 9,000 SF | 116 |
| 🟩 | 7,500 SF | 170 |
| | | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (JASON TURNER) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX

| | |
|---|---|
| C0 | COVER |
| C1.0 - C1.6 | LAYOUT PLAT |
| C2.1 - C2.6 | UTILITY PLAN |
| C3.1 - C3.6 | GRADING PLAN |
| C4.1 - C4.2 | LAKE SHORE DRIVE PLAN & PROFILE |
| C5.1 - C5.3 | 1080 SOUTH / 750 WEST PLAN & PROFILE |
| C6.1 - C6.2 | 800 WEST PLAN & PROFILE |
| C7.1 - C7.2 | 850 WEST PLAN & PROFILE |
| C8.1 - C8.2 | 1000 SOUTH PLAN & PROFILE |
| C9.1 - C9.4 | 900 WEST PLAN & PROFILE |
| C10.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |

## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACEDI N THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

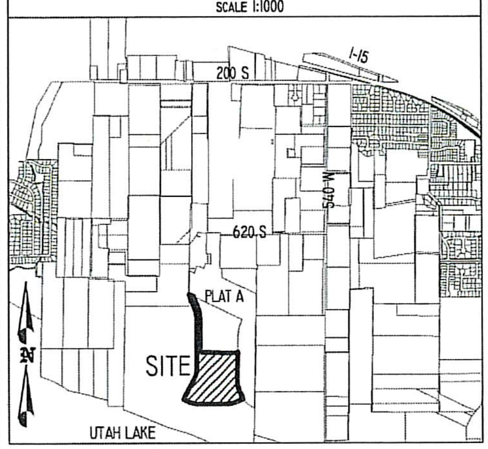
THENCE SOUTH 01°33'05" WEST 558.65 FEET; THENCE ALONG THE ARC OF A 642.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 381.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 34°00'38" AND LONG CHORD BEARS S15°27'15"E 275.52 FEET); THENCE SOUTH 57°32'26" WEST 20.00 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 61.16 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°17'37" AND LONG CHORD BEARS S35°06'23"E 61.14 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'23" AND LONG CHORD BEARS N80°06'23"W 13.47 FEET); THENCE SOUTH 57°32'26" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND LONG CHORD BEARS S73°27'55"W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 407.03 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°05'41" AND LONG CHORD BEARS N75°03'46"W 402.05 FEET); THENCE NORTH 27°34'34" EAST 488.75 FEET; THENCE ALONG THE ARC OF 464.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS N13°43'20"E 222.21 FEET); THENCE NORTH 00°07'53" WEST 1043.06 FEET; THENCE ALONG THE ARC OF 364.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 139.99 FEET); THENCE NORTH 22°18'20" WEST 265.08 FEET; THENCE ALONG THE ARC OF 436.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS N16°06'29"W 94.14 FEET); THENCE SOUTH 65°08'00" EAST 103.39 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 02°51'37" AND LONG CHORD BEARS S20°52'32"E 17.77 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 170.76 FEET); THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS S44°17'24"E 34.83 FEET); THENCE SOUTH 88°26'55" EAST 740.19 FEET; THENCE ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N46°33'05"E 42.43 FEET) TO THE POINT OF BEGINNING.

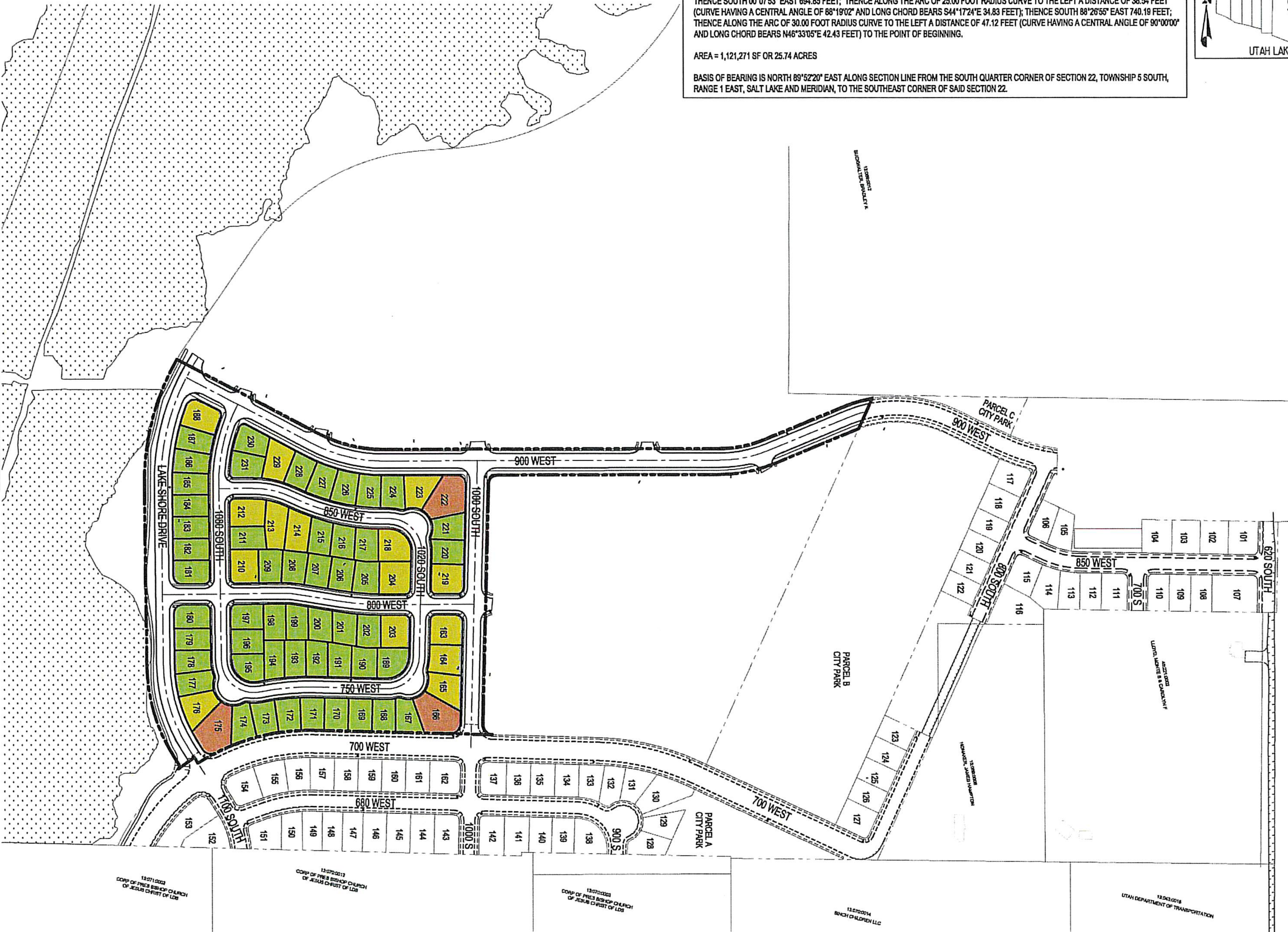
AREA = 1,121,271 SF OR 25.74 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

## VICINITY SKETCH

SCALE 1:1000





SCALE: 1"= 200'

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

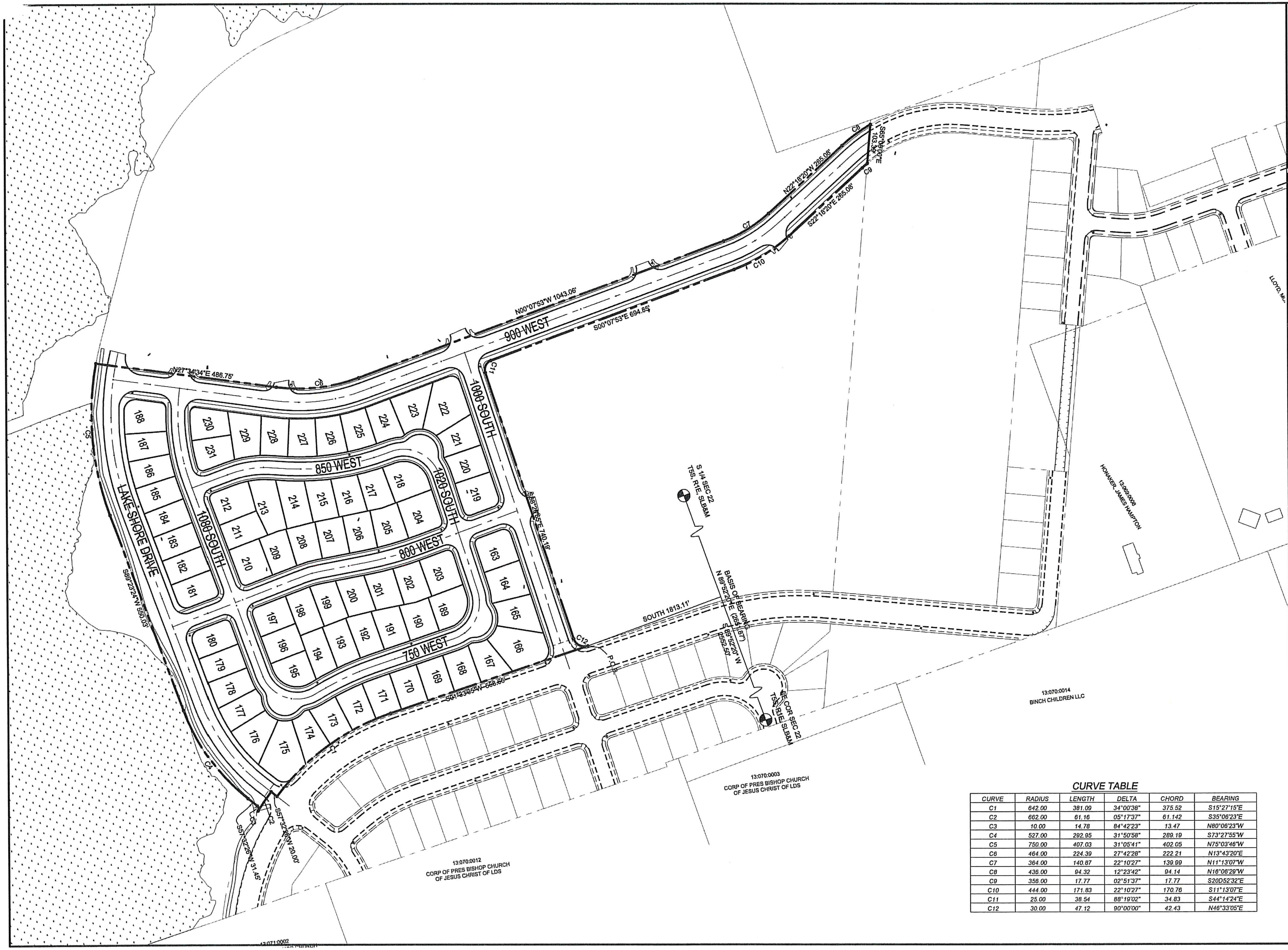
PROJECT

DIXIE FARMS
PLAT B

DESCRIPTION

FINAL PLAN
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER | C0 |



### CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 642.00 | 381.09 | 34°00'38" | 375.52 | S15°27'15"E |
| C2 | 662.00 | 61.16 | 05°17'37" | 61.142 | S35°06'23"E |
| C3 | 10.00 | 14.78 | 84°42'23" | 13.47 | N80°06'23"W |
| C4 | 527.00 | 292.95 | 31°50'58" | 289.19 | S73°27'55"W |
| C5 | 750.00 | 407.03 | 31°05'41" | 402.05 | N75°03'46"W |
| C6 | 464.00 | 224.39 | 27°42'28" | 222.21 | N13°43'20"E |
| C7 | 364.00 | 140.87 | 22°10'27" | 139.99 | N11°13'07"W |
| C8 | 436.00 | 94.32 | 12°23'42" | 94.14 | N16°06'29"W |
| C9 | 356.00 | 17.77 | 02°51'37" | 17.77 | S20D52'32"E |
| C10 | 444.00 | 171.83 | 22°10'27" | 170.76 | S11°13'07"E |
| C11 | 25.00 | 38.54 | 88°19'02" | 34.83 | S44°14'24"E |
| C12 | 30.00 | 47.12 | 90°00'00" | 42.43 | N46°33'05"E |

ADG PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

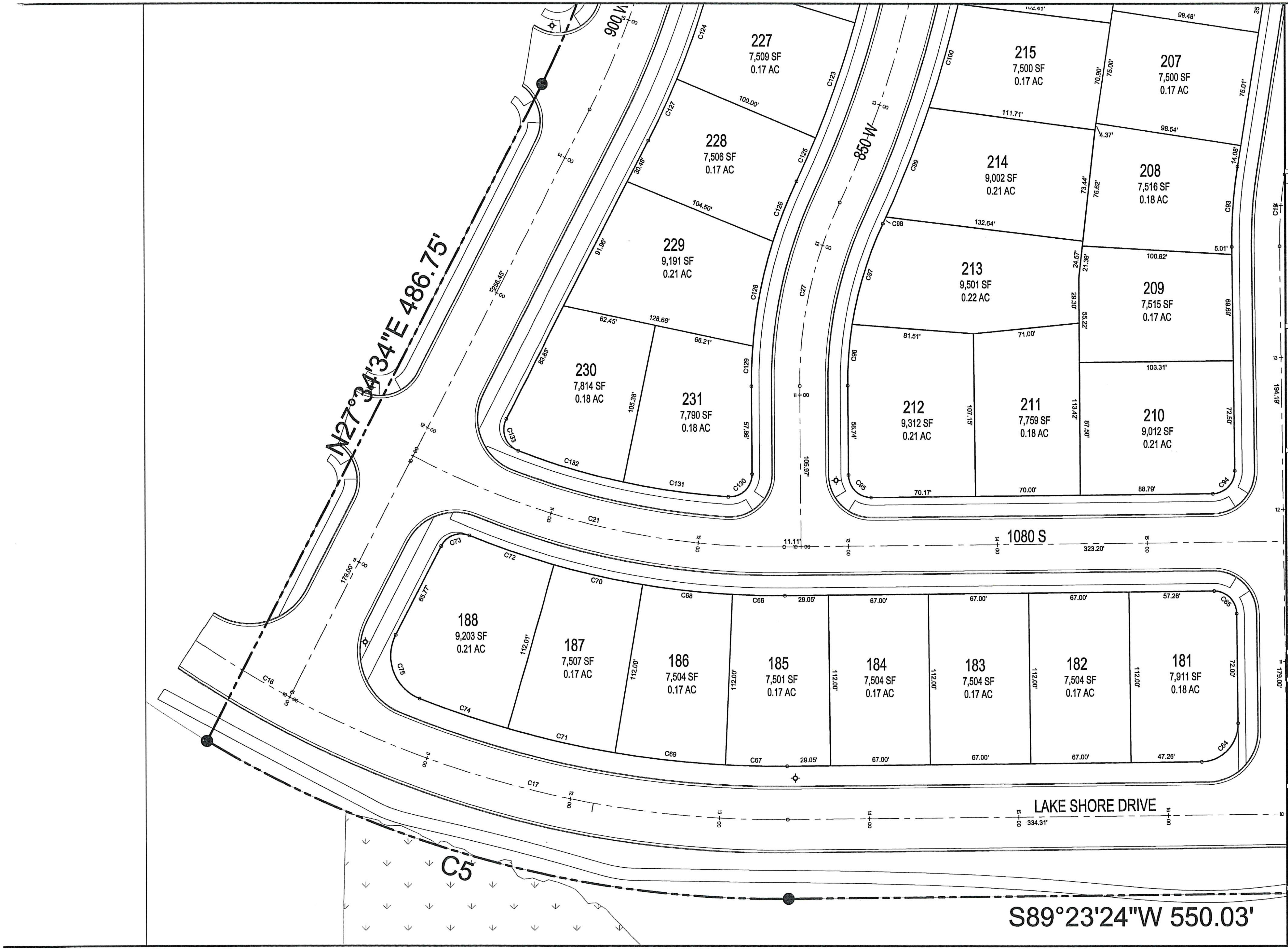
## DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.0 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

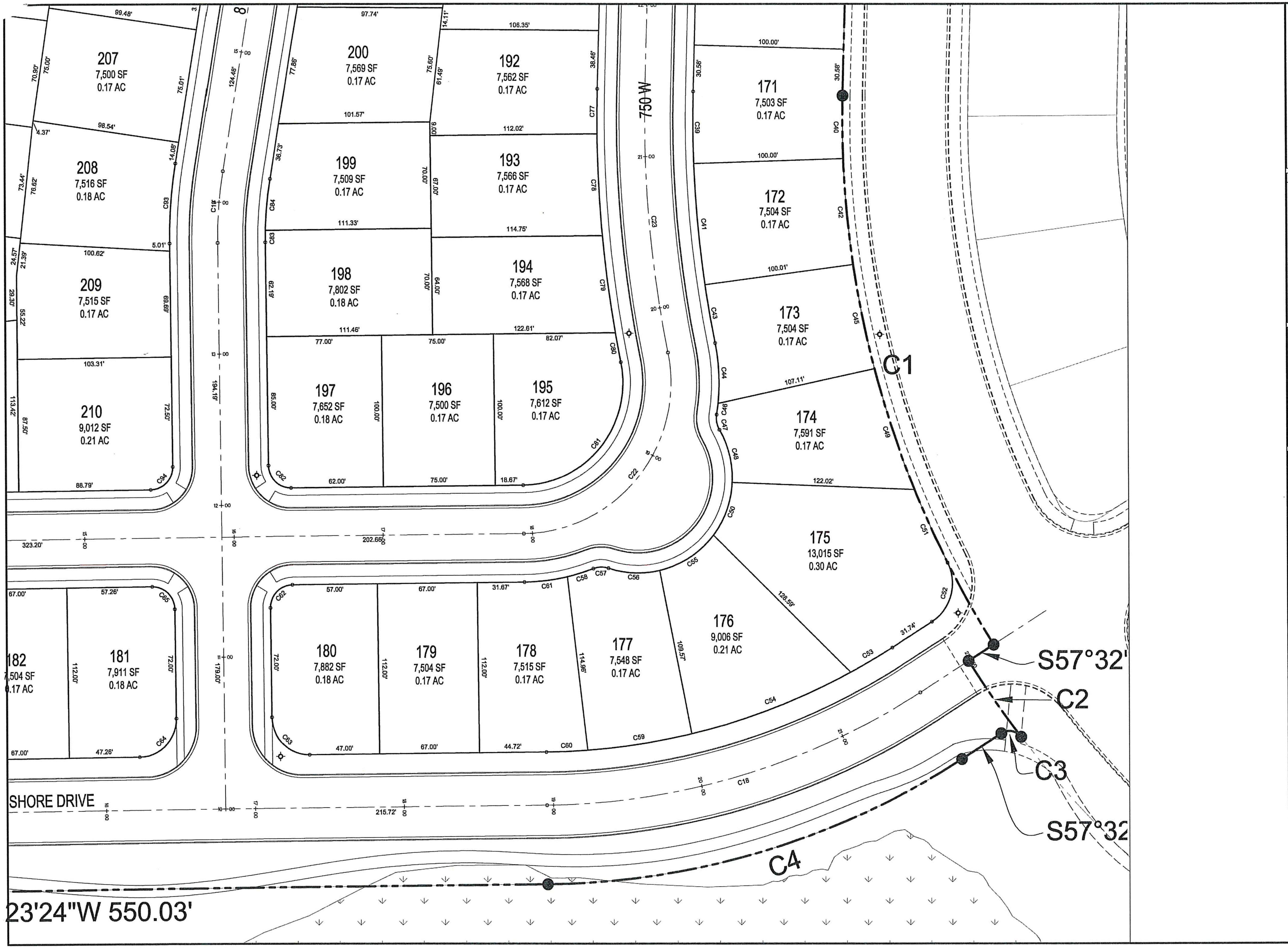
DIXIE FARMS
PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.1 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT B**

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

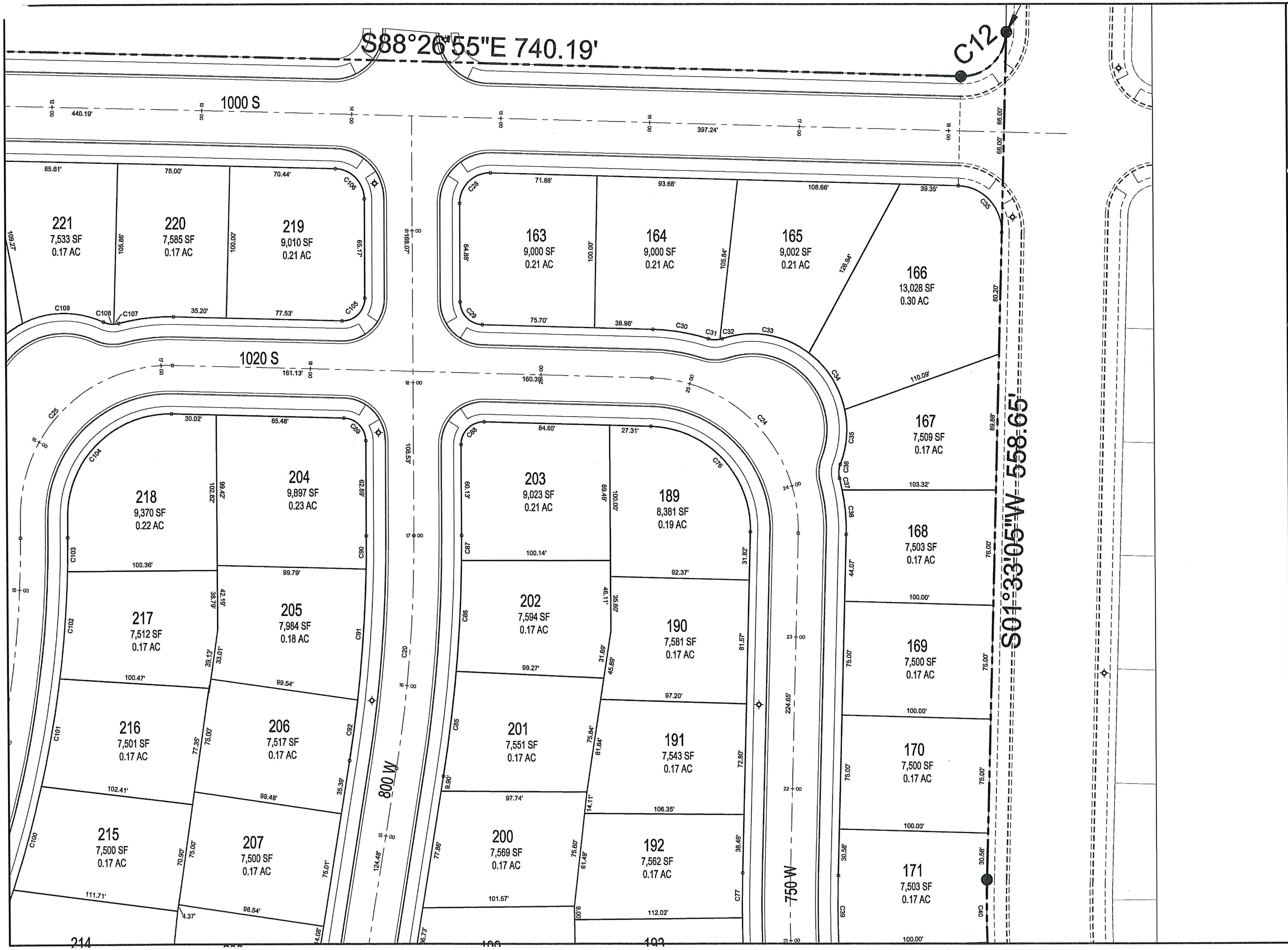
**DIXIE FARMS PLAT B**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.2 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS**
**PLAT B**

N
0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

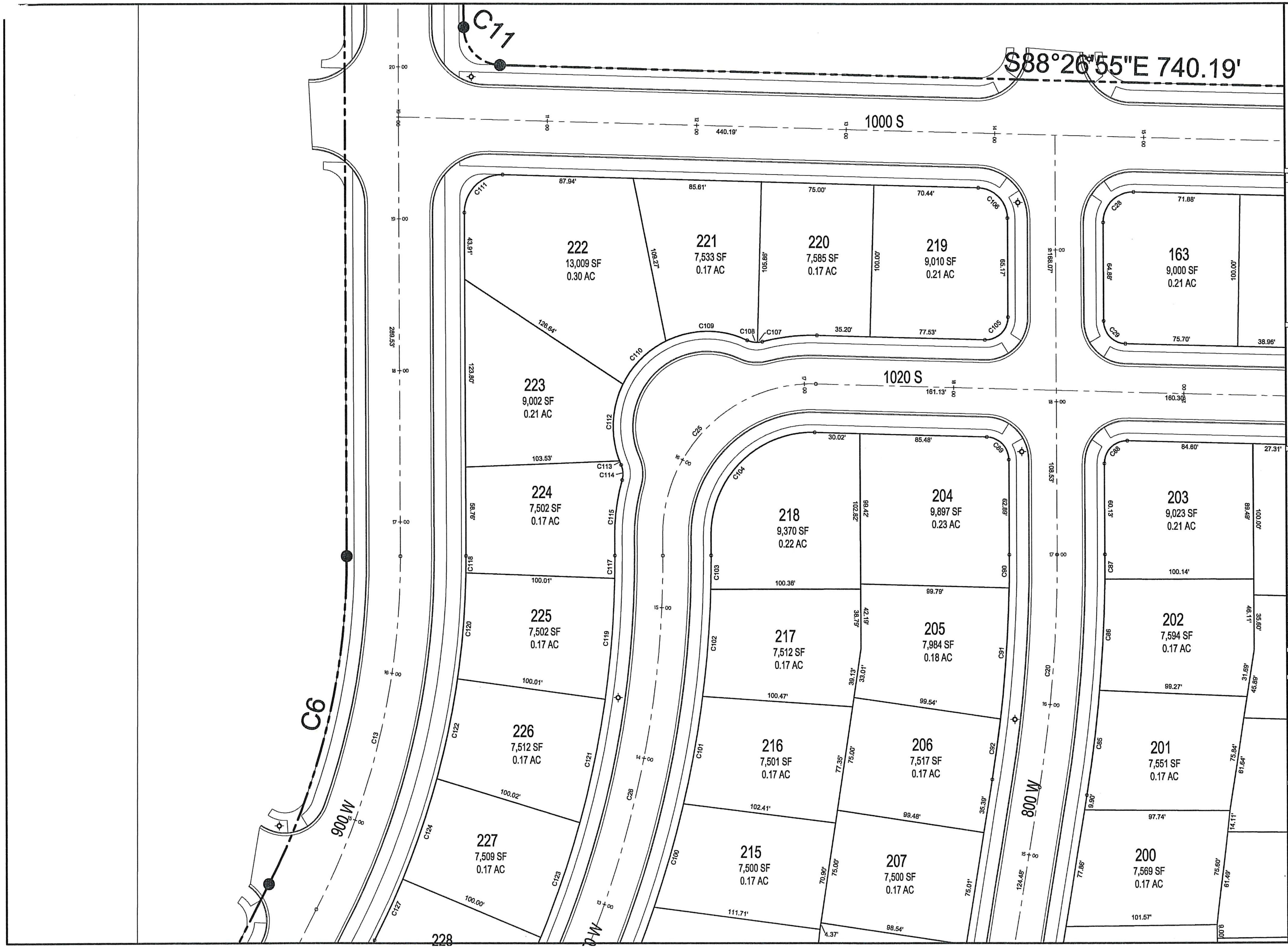
**DIXIE FARMS**
**PLAT B**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.3 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

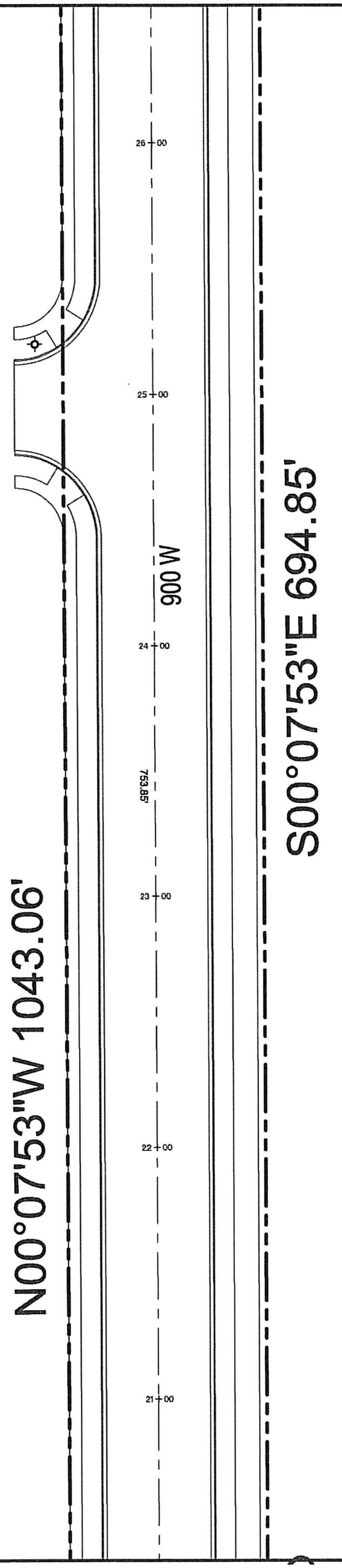
## DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.4 |

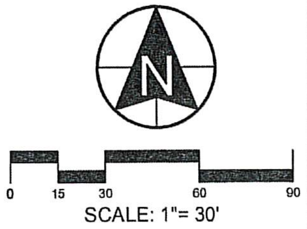


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

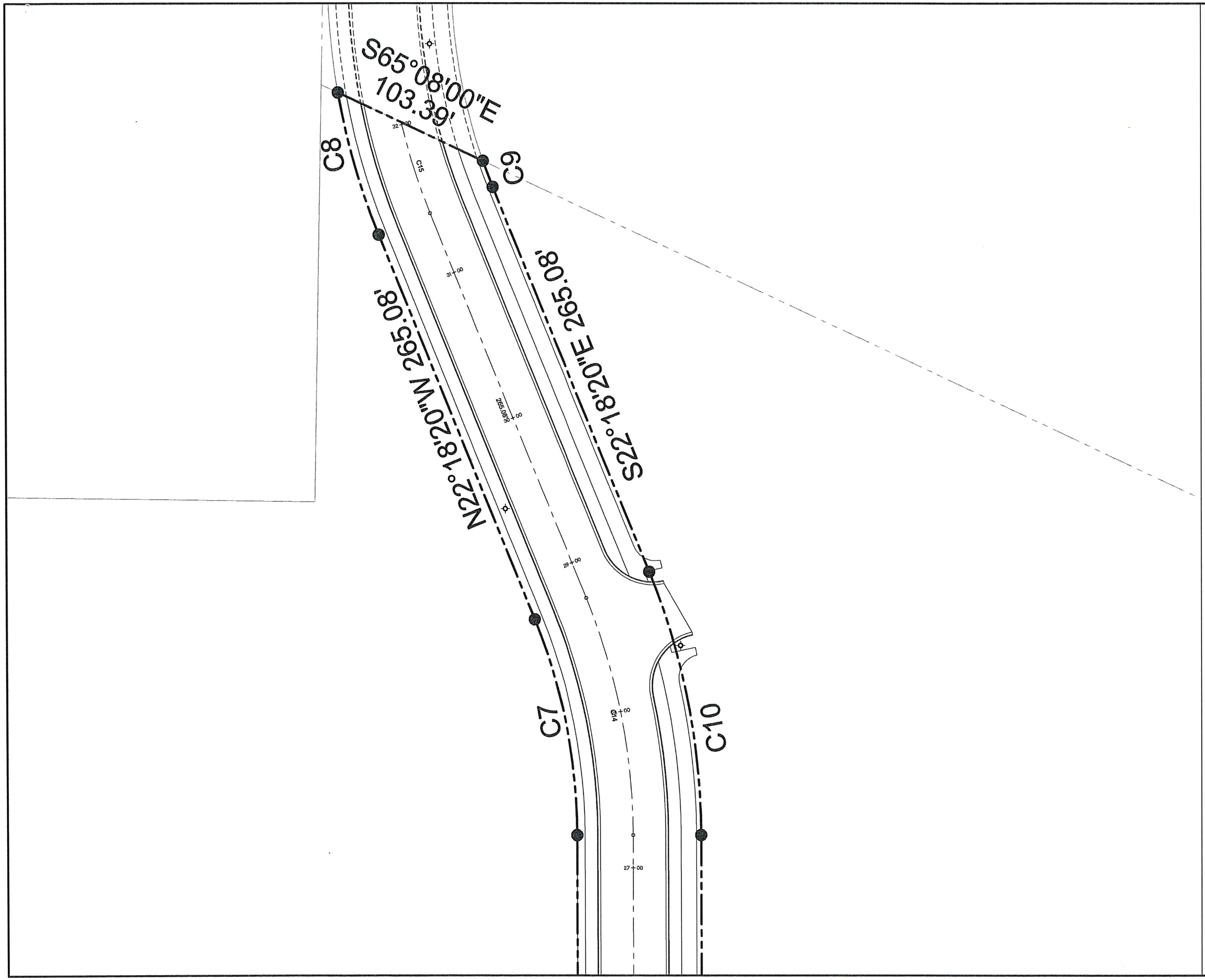
DIXIE FARMS
PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| PRELIMINARY PLAT | C1.5 |



ADG
PARTNERS

*555 S. State Street, Suite 300*
*Orem, UT 84058*
*(801) 717-6099*

DEVELOPMENT

## *DIXIE FARMS PLAT B*

N

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

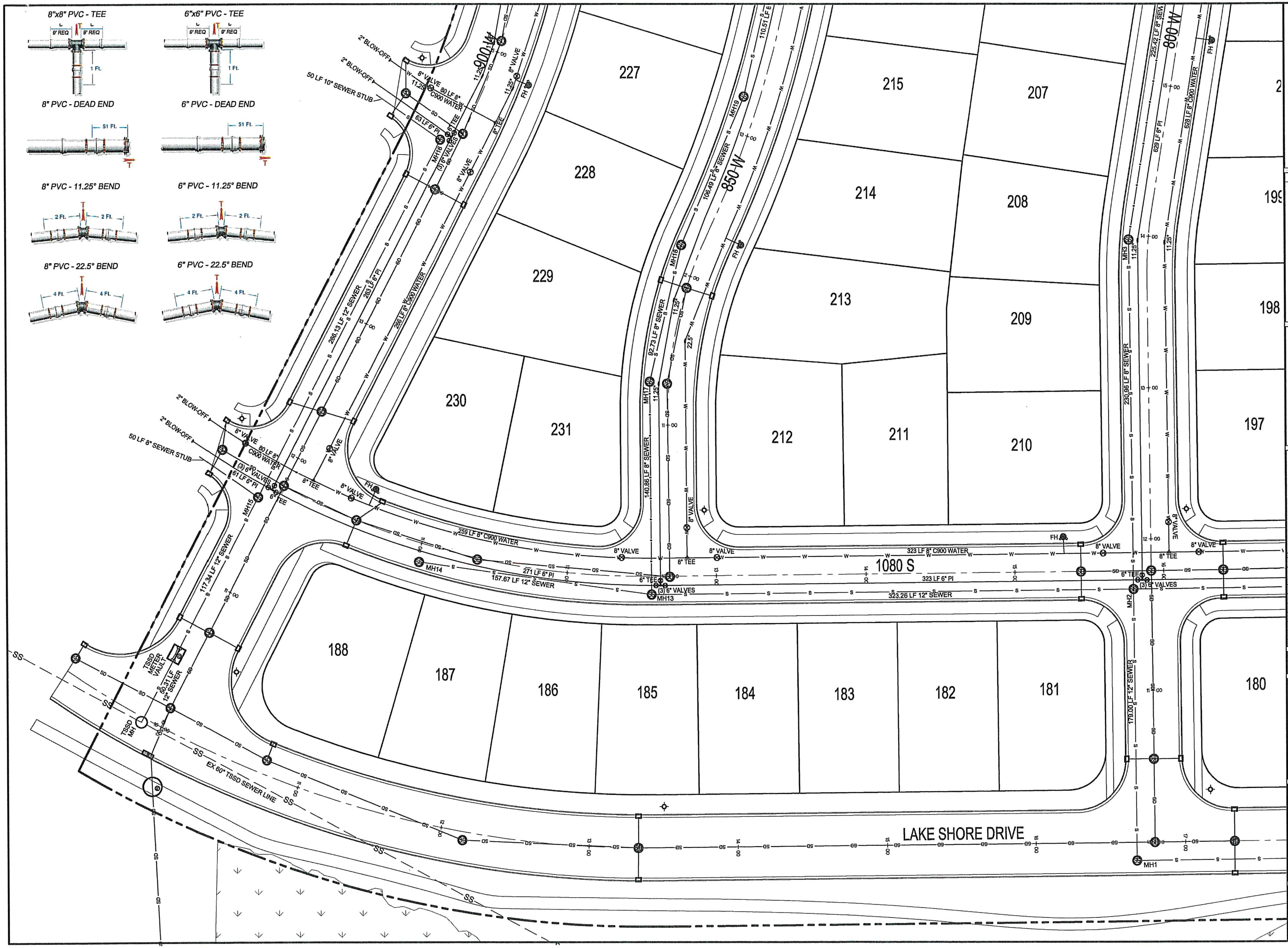
## *DIXIE FARMS PLAT B*

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| *PRELIMINARY PLAT* | *C1.6* |



ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

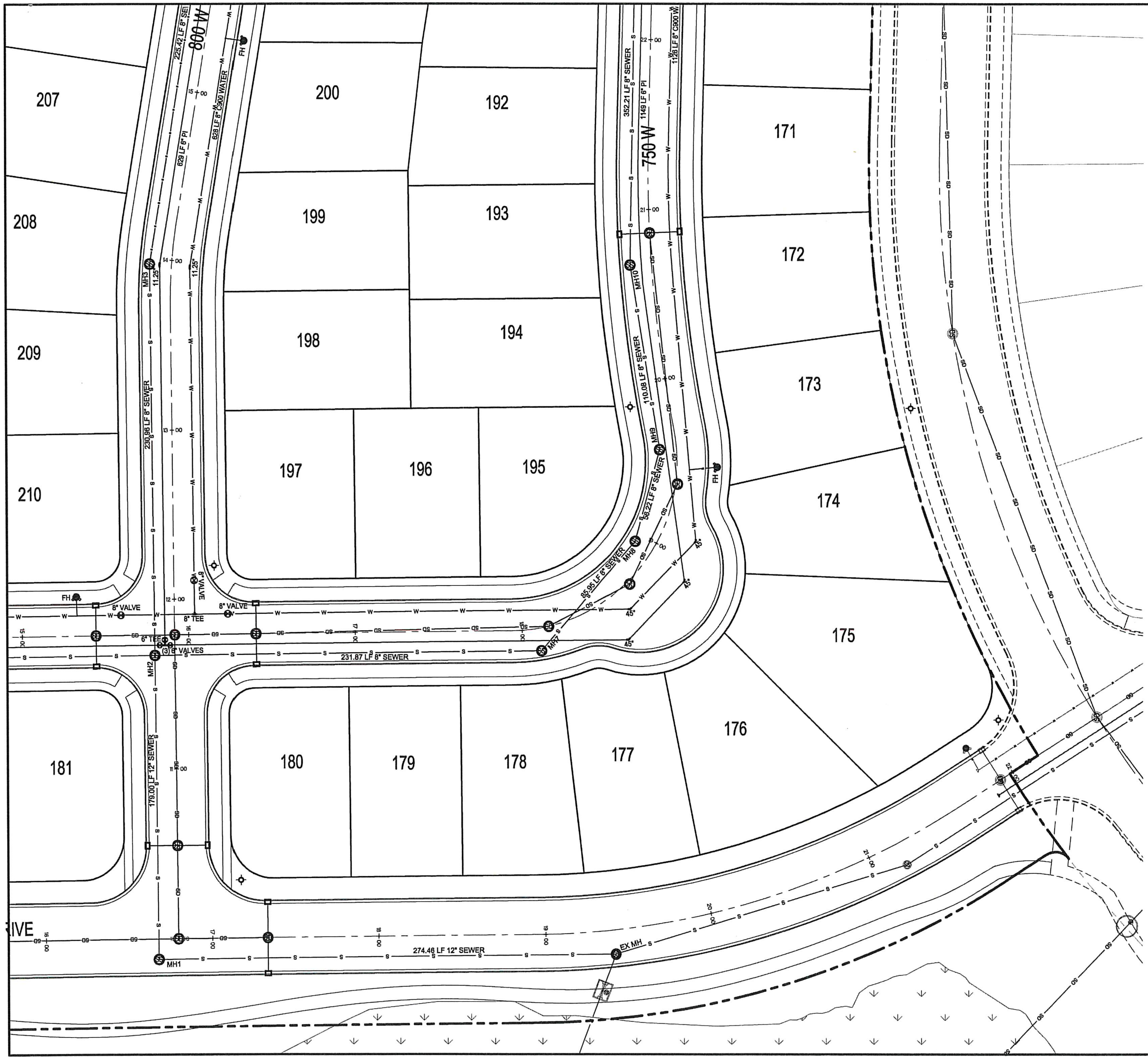
DIXIE FARMS
PLAT B

DESCRIPTION

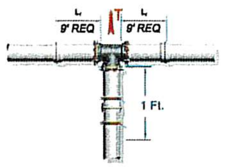
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

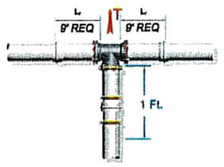
| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |



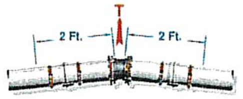
8"x8" PVC - TEE



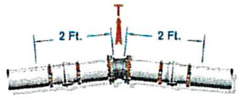
6"x6" PVC - TEE



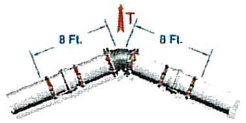
8" PVC - 11.25° BEND



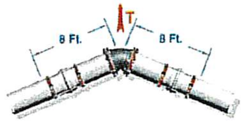
6" PVC - 11.25° BEND



8" PVC - 45° BEND



6" PVC - 45° BEND



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS
PLAT B**

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

**DIXIE FARMS
PLAT B**

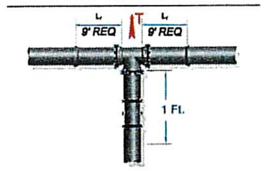
DESCRIPTION

FINAL PLAN

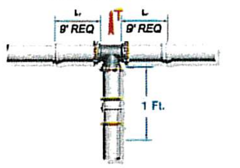
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |

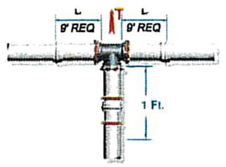
16"x8" DIP - TEE



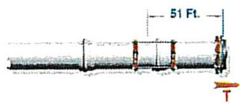
8"x8" PVC - TEE



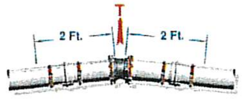
6"x6" PVC - TEE



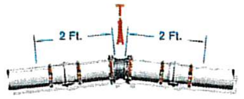
8" PVC - DEAD END



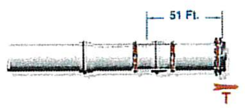
8" PVC - 11.25° BEND



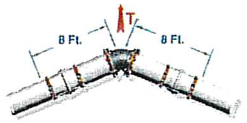
6" PVC - 11.25° BEND



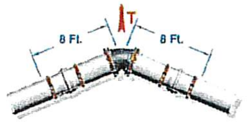
6" PVC - DEAD END



8" PVC - 45° BEND

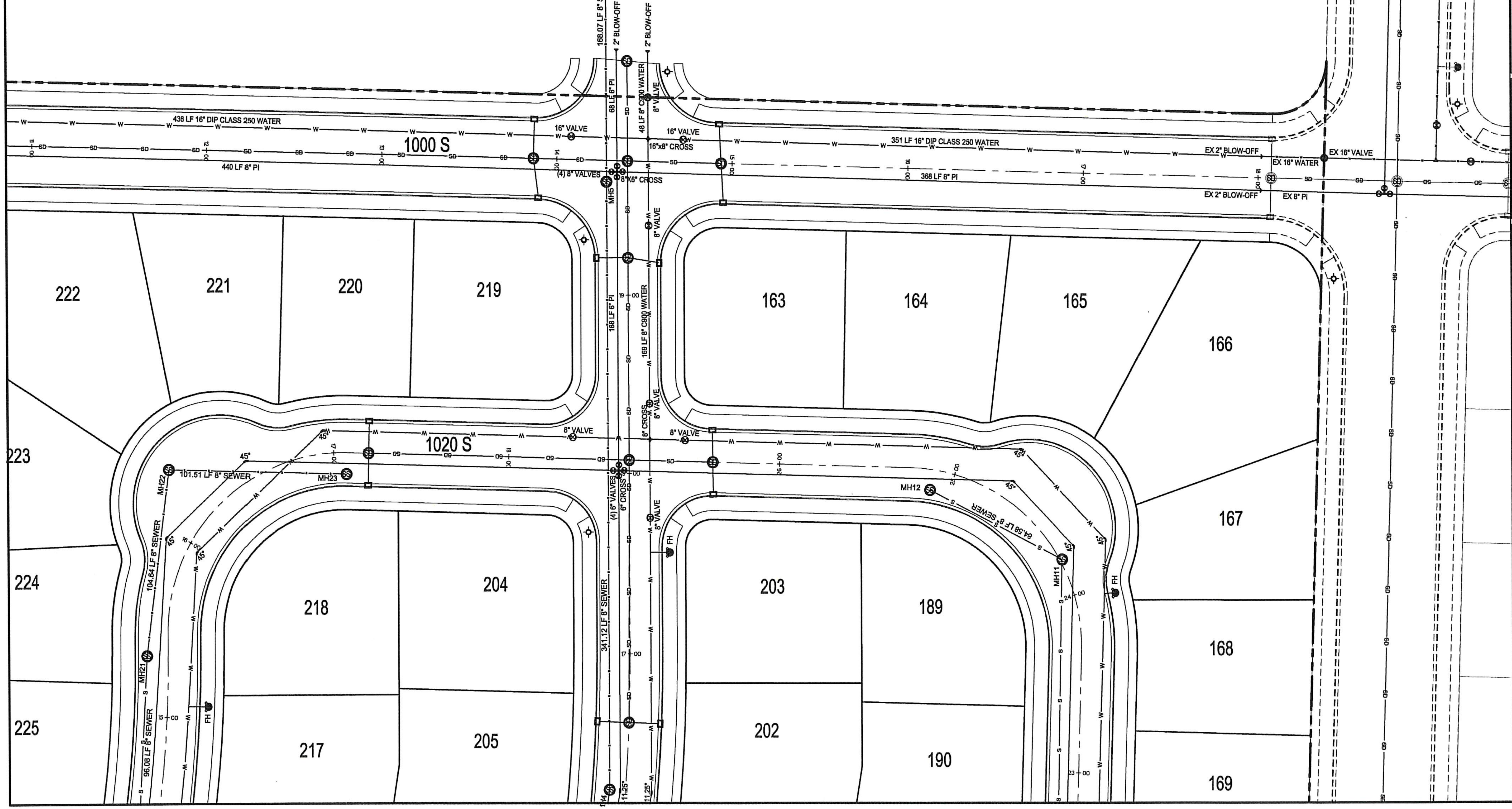


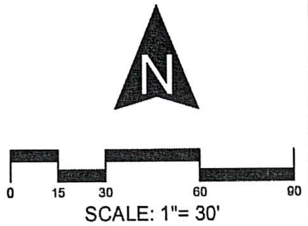
6" PVC - 45° BEND



## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.





SCALE: 1"= 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

DIXIE FARMS
PLAT B

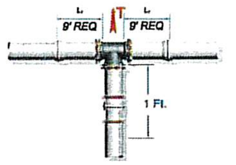
DESCRIPTION

FINAL PLAN

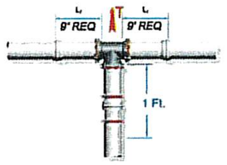
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |

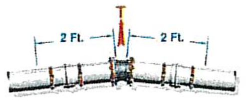
16"x12" PVC - TEE



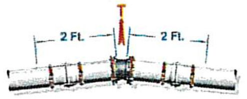
8"x8" PVC - TEE



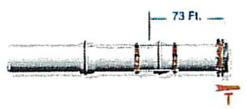
8" PVC - 11.25° BEND



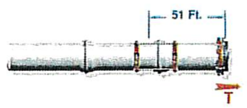
6" PVC - 11.25° BEND



12" PVC - DEAD END

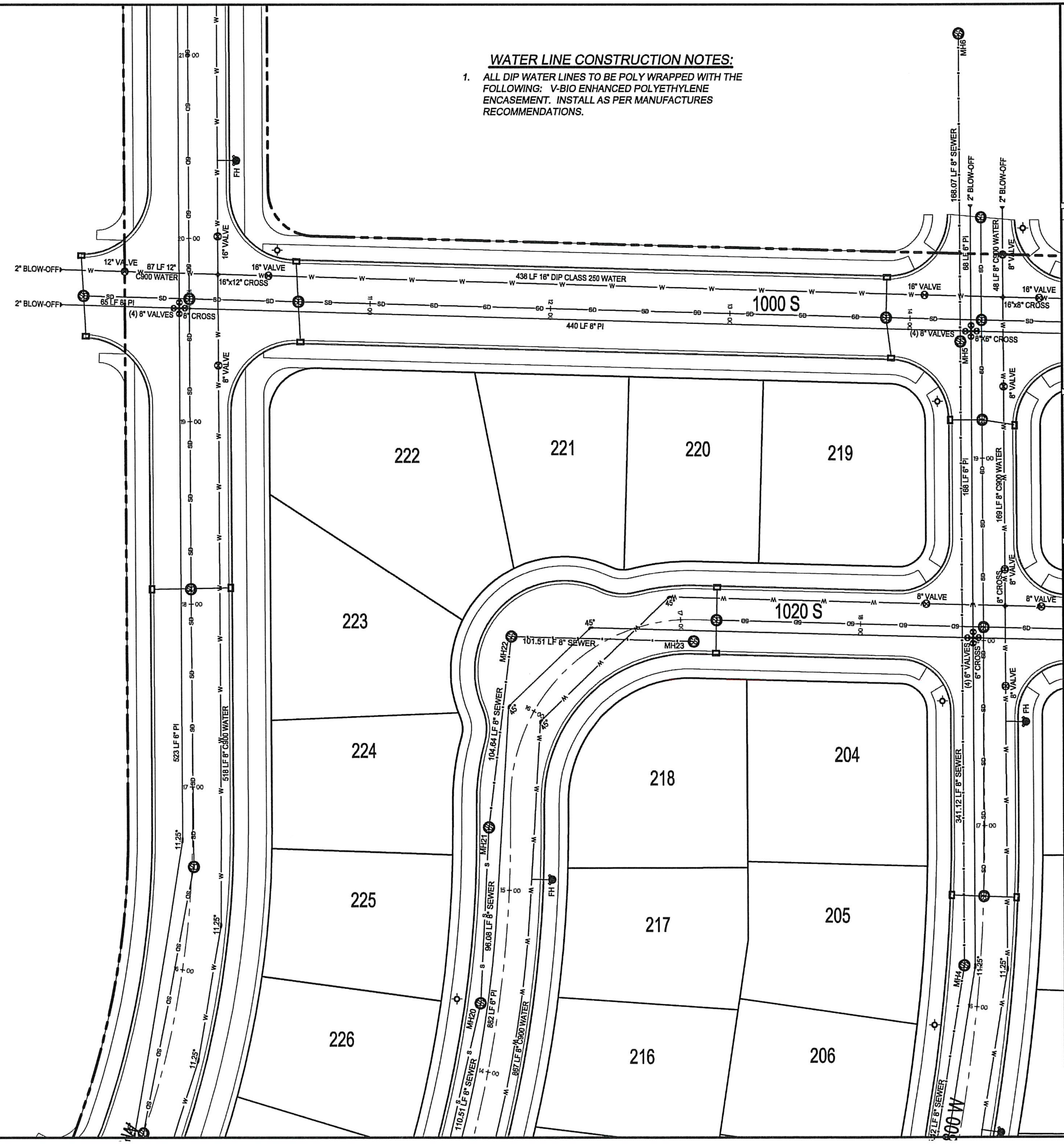


8" PVC - DEAD END



## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.



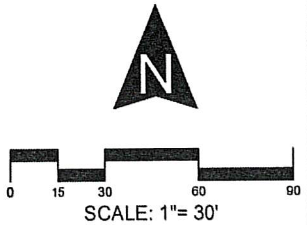
ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT B**

N



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

**DIXIE FARMS PLAT B**

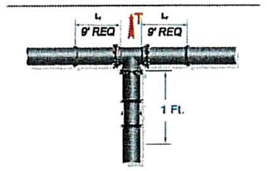
DESCRIPTION

FINAL PLAN

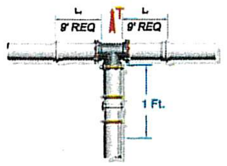
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.4 |

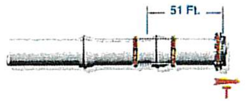
16"x8" DIP - TEE



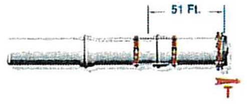
8"x8" PVC - TEE



8" PVC - DEAD END

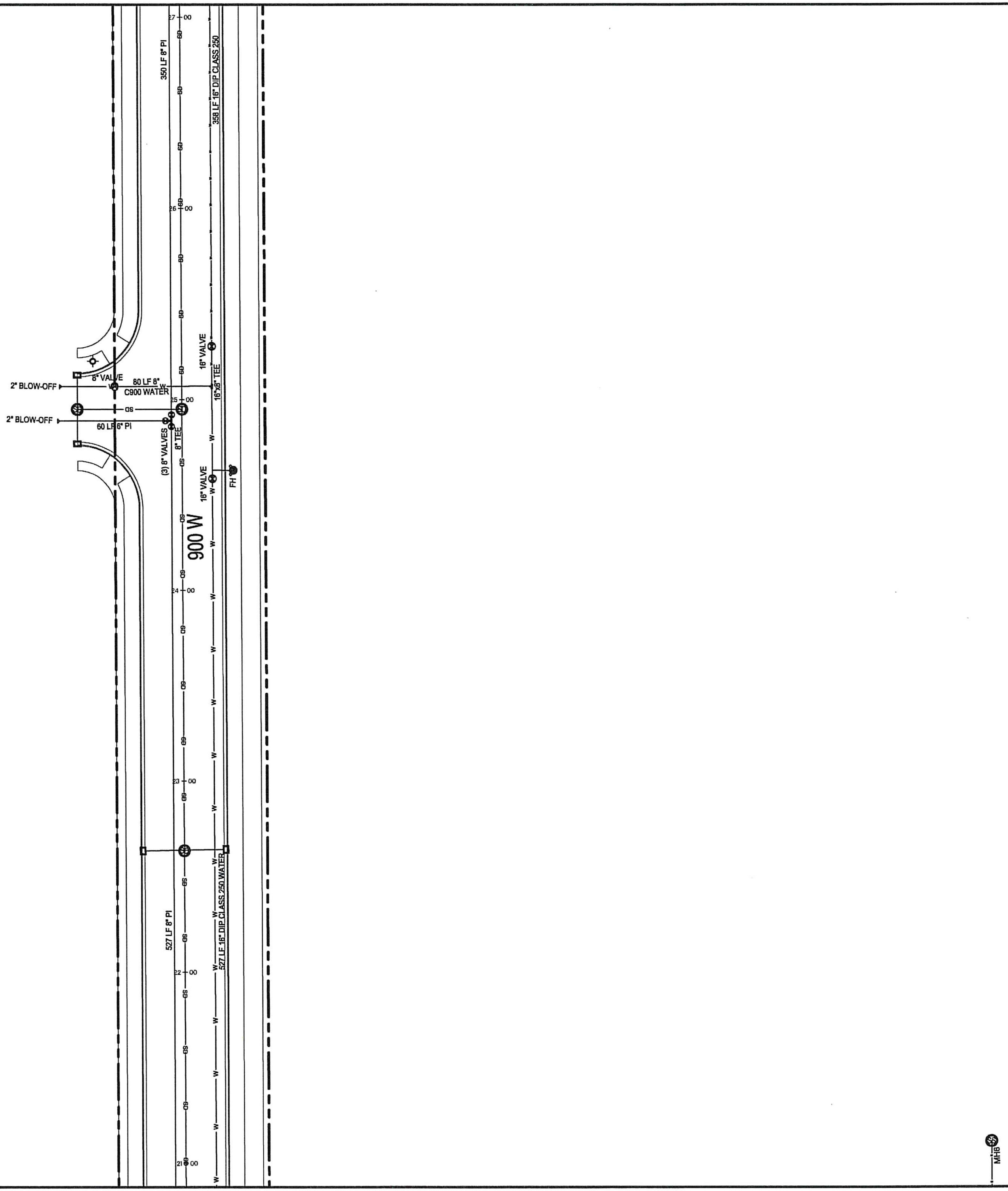


6" PVC - DEAD END



## WATER LINE CONSTRUCTION NOTES:

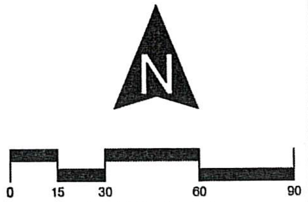
1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

DIXIE FARMS
PLAT B

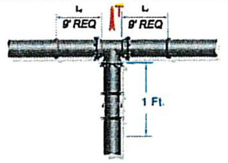
DESCRIPTION

FINAL PLAN

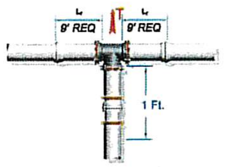
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.5 |

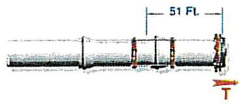
16"x8" DIP - TEE



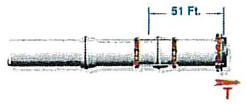
8"x8" PVC - TEE



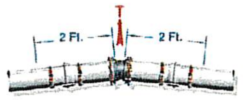
8" PVC - DEAD END



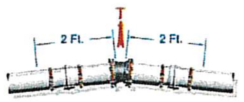
6" PVC - DEAD END

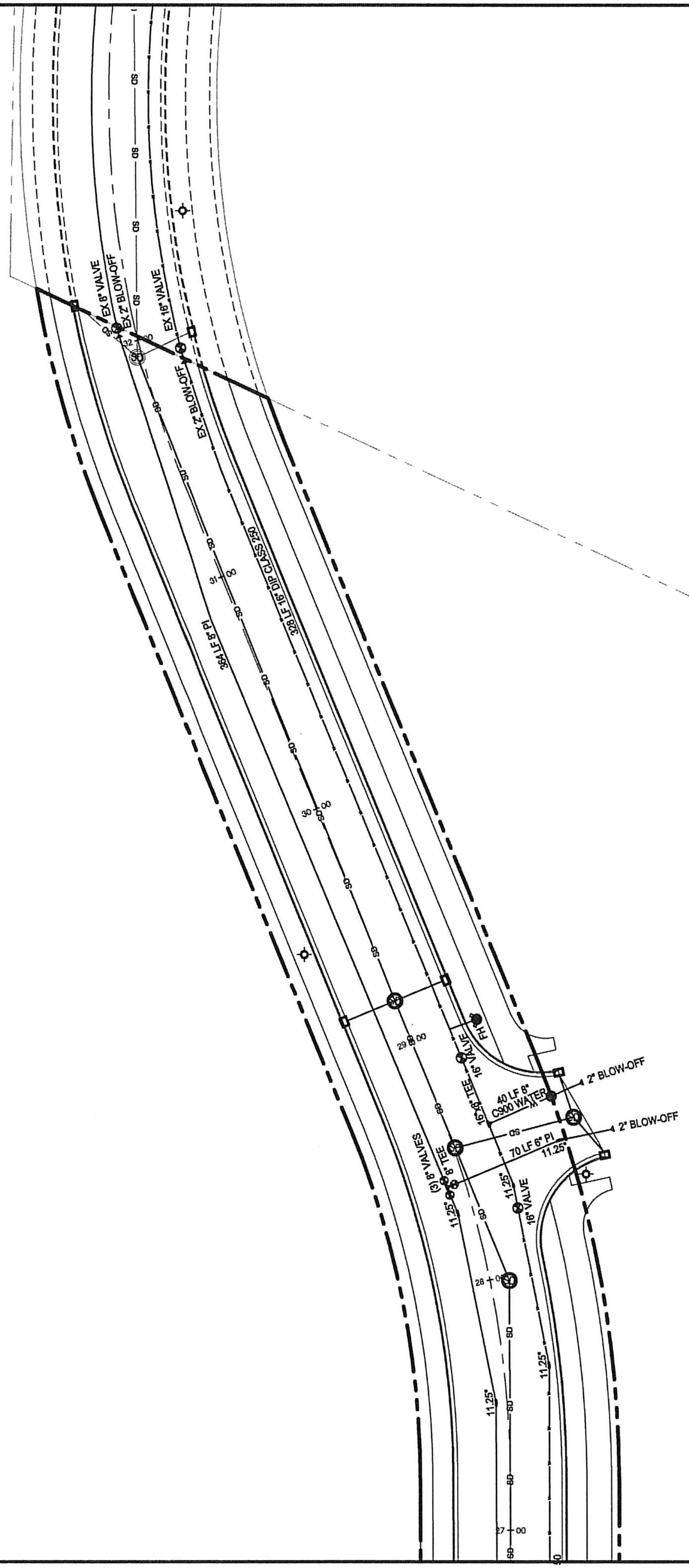


16" DIP - 11.25° BEND



8" PVC - 11.25° BEND





## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

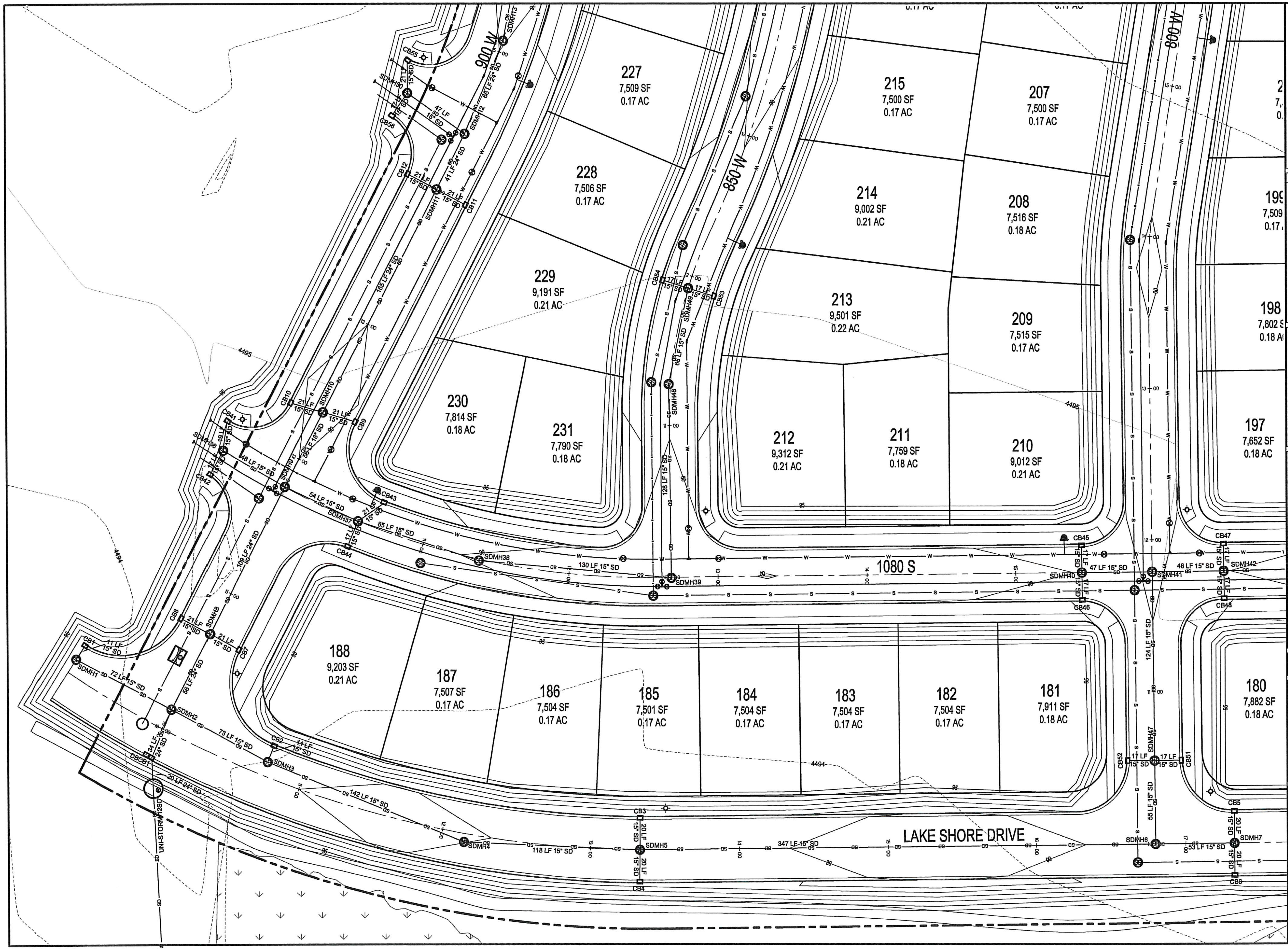
DIXIE FARMS
PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.6 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

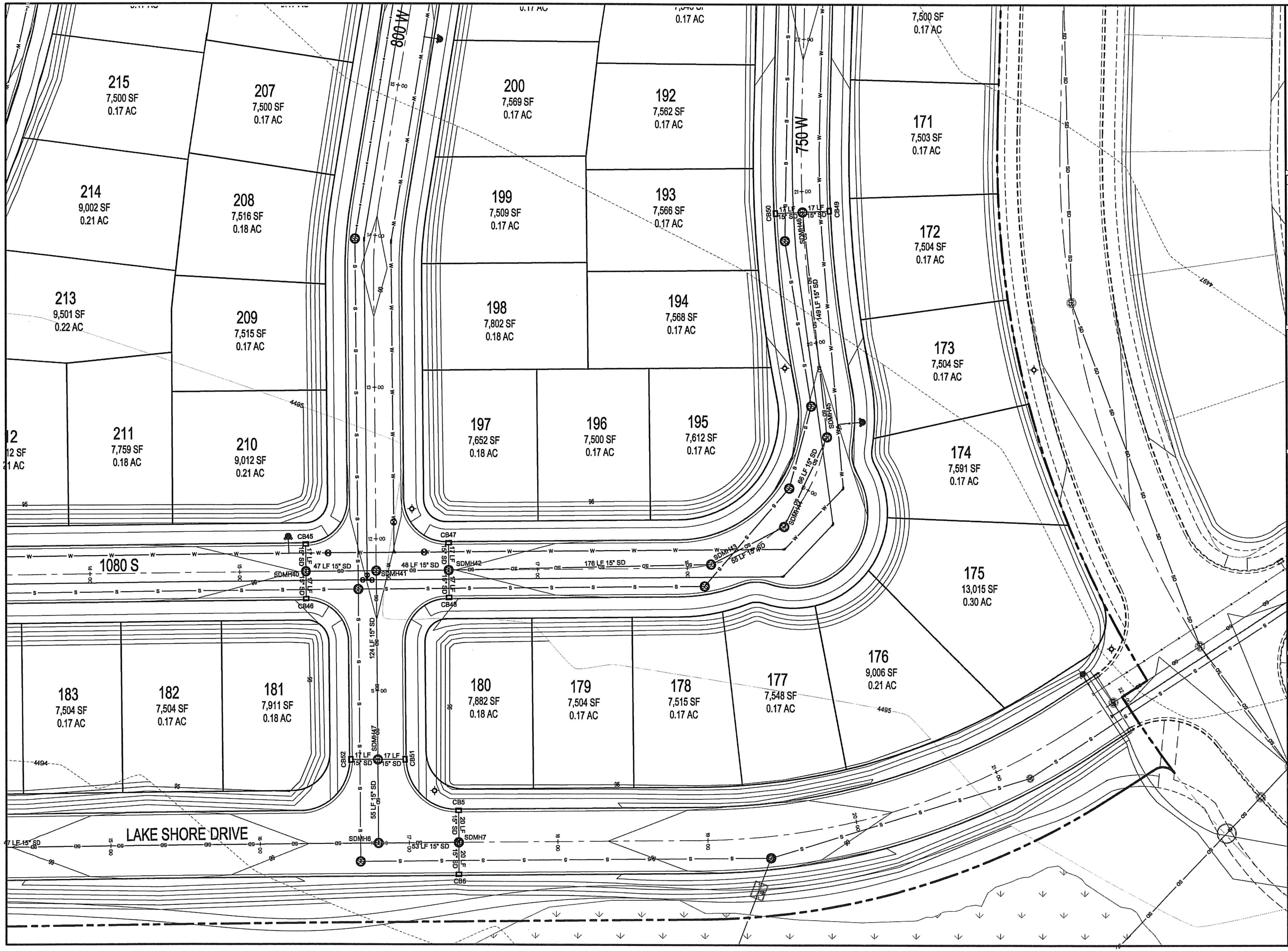
# DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS
PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| NO. | DATE | DESCRIPTION | SEAL |
|---|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

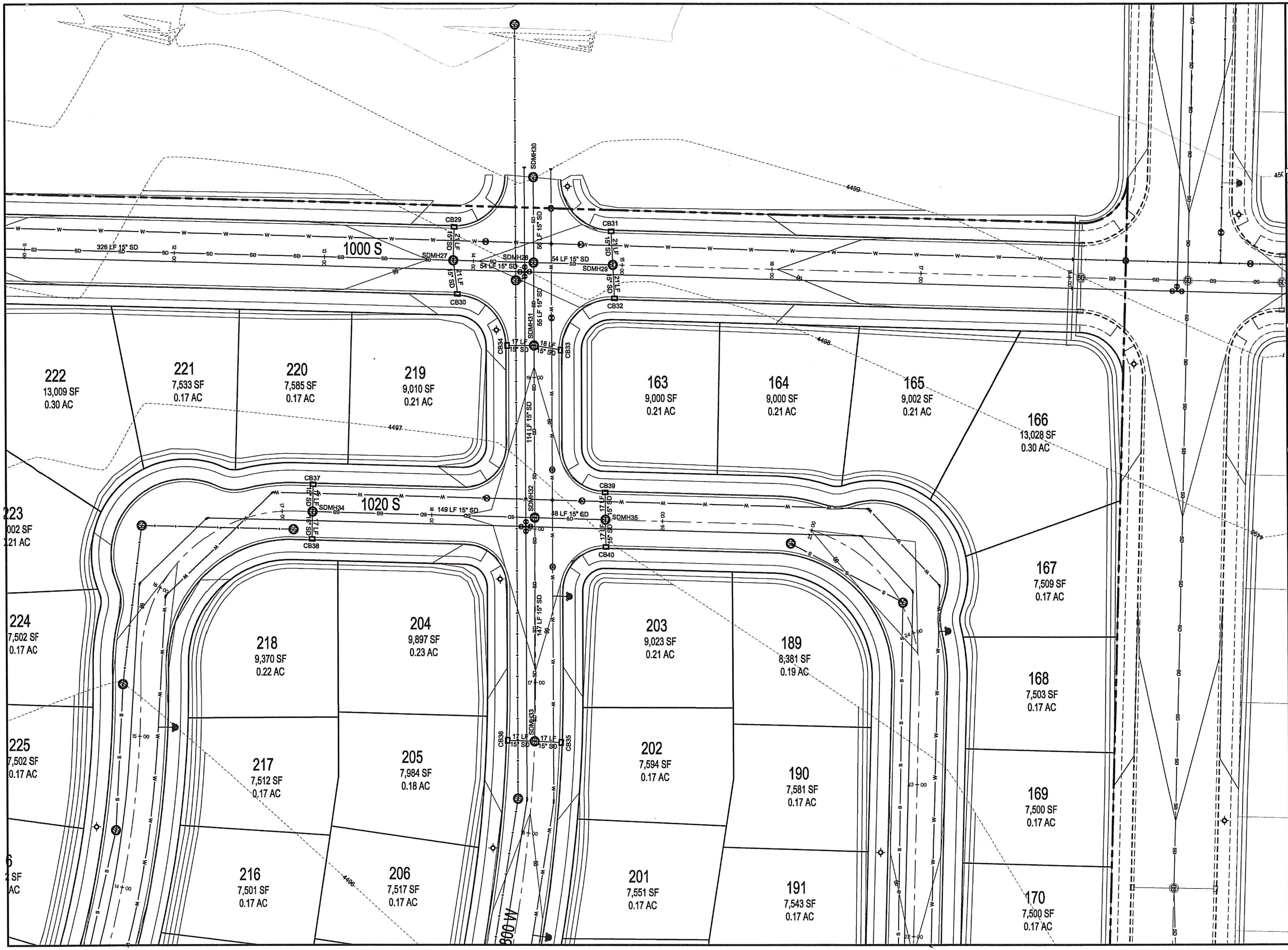
DIXIE FARMS
PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |

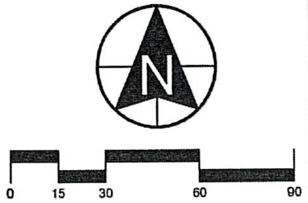


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT B**



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

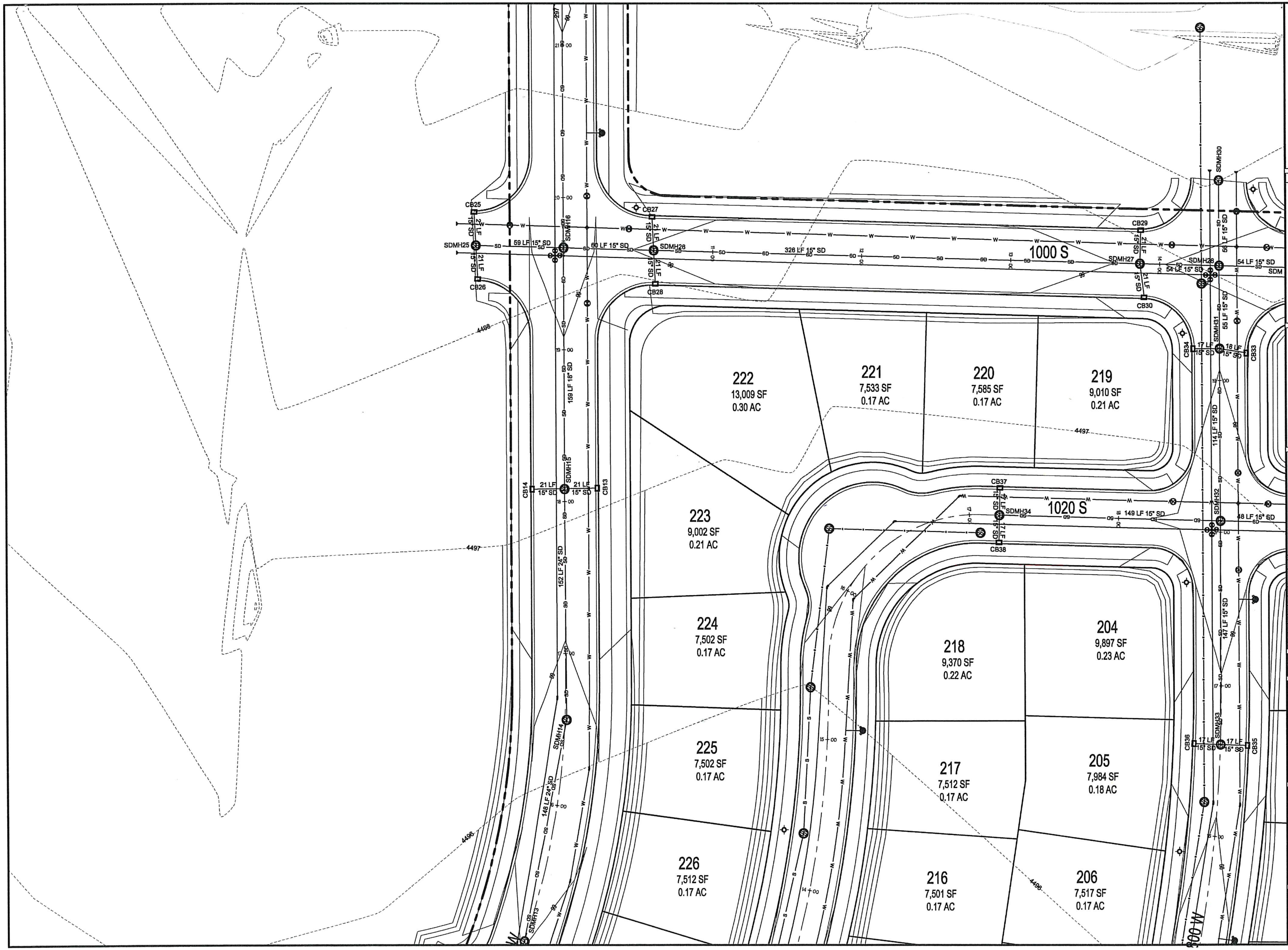
**DIXIE FARMS PLAT B**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.3 |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

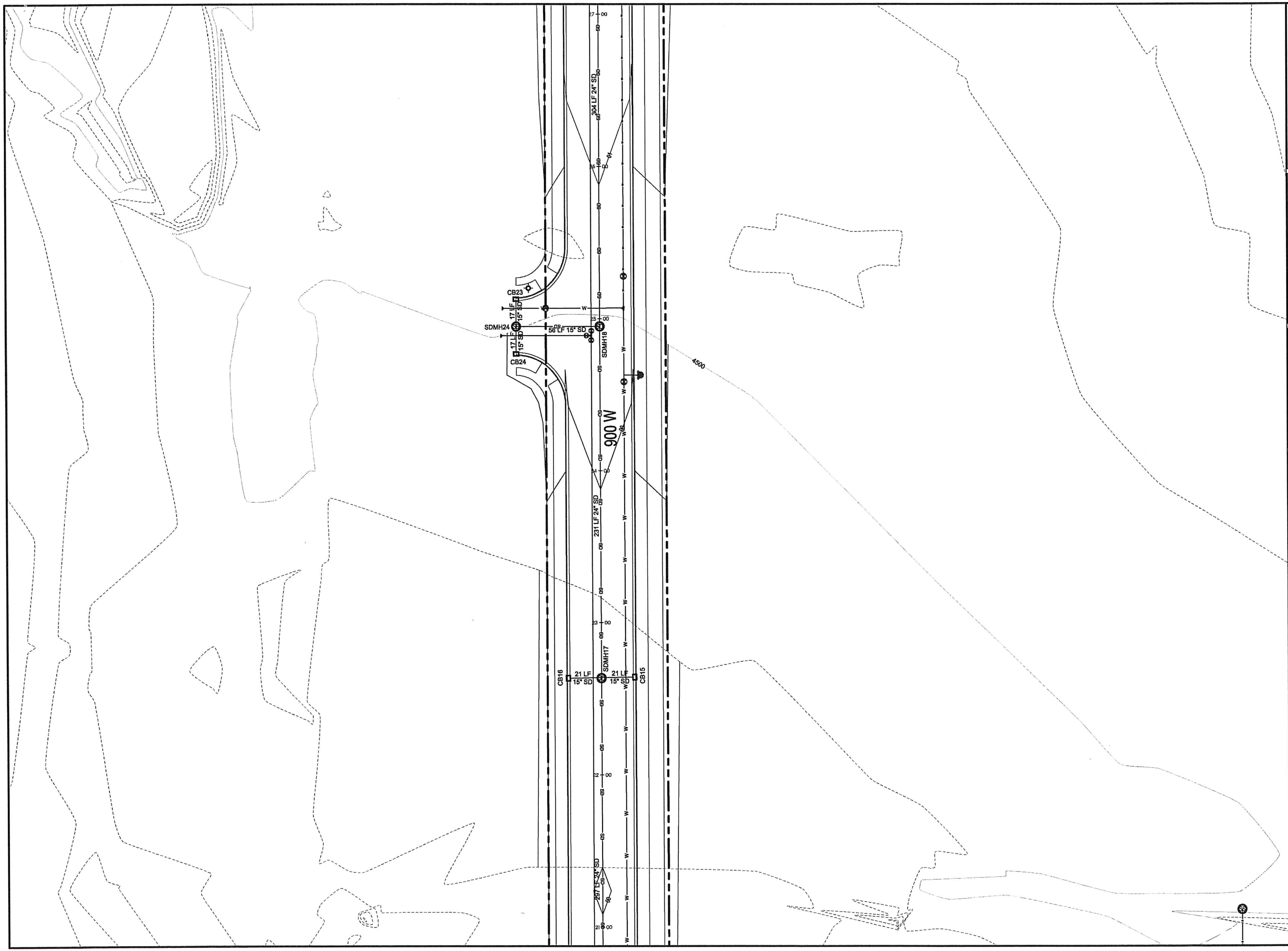
## DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.4 |

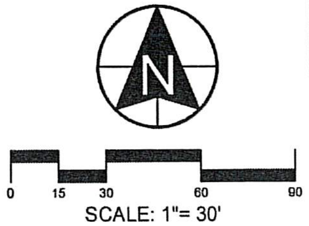


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT B**



SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

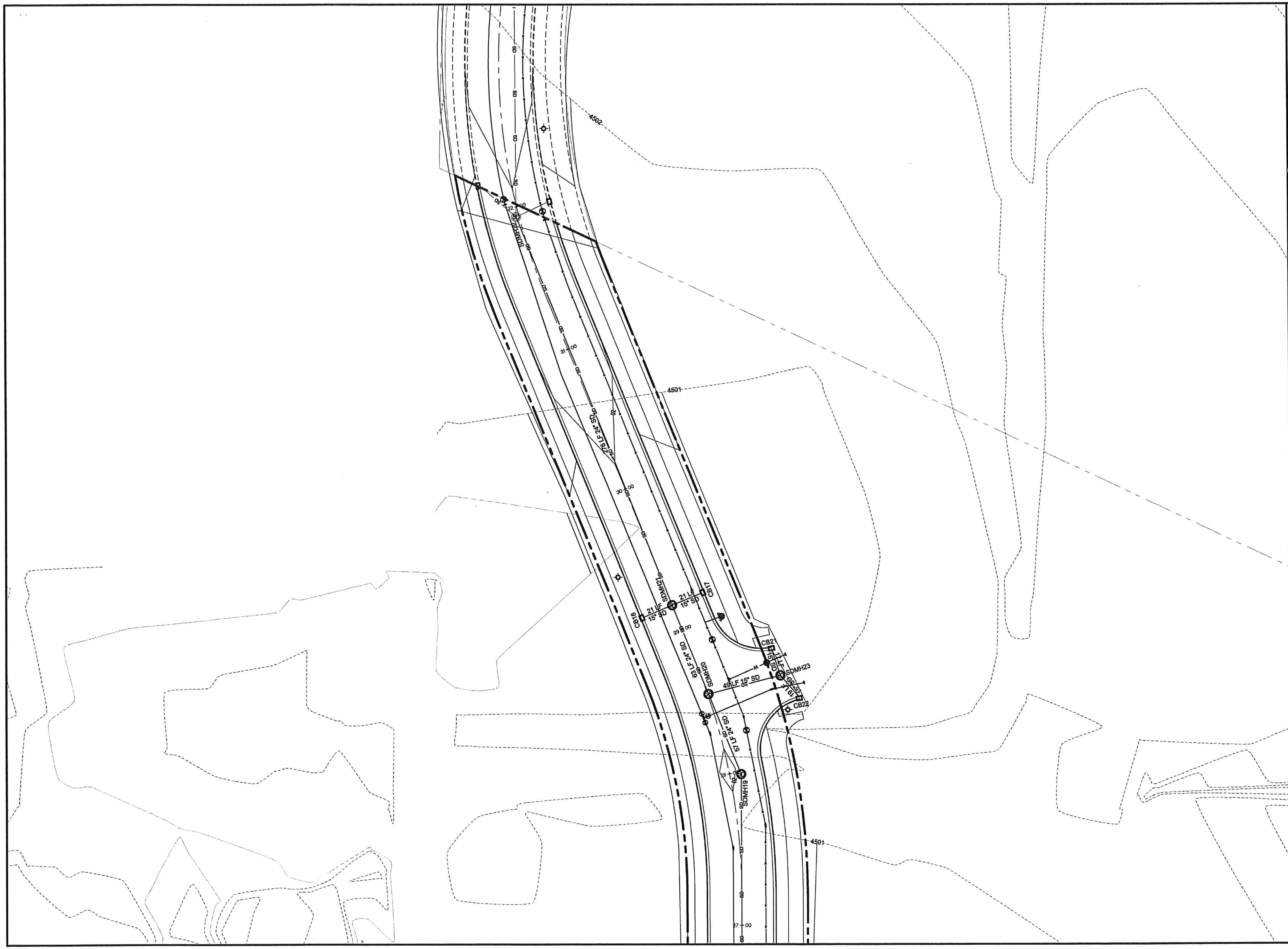
**DIXIE FARMS PLAT B**

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.5 |



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 1/22/19 | 1ST SUBMITTAL |
| 2 | 3/4/19 | 2ND SUBMITTAL |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

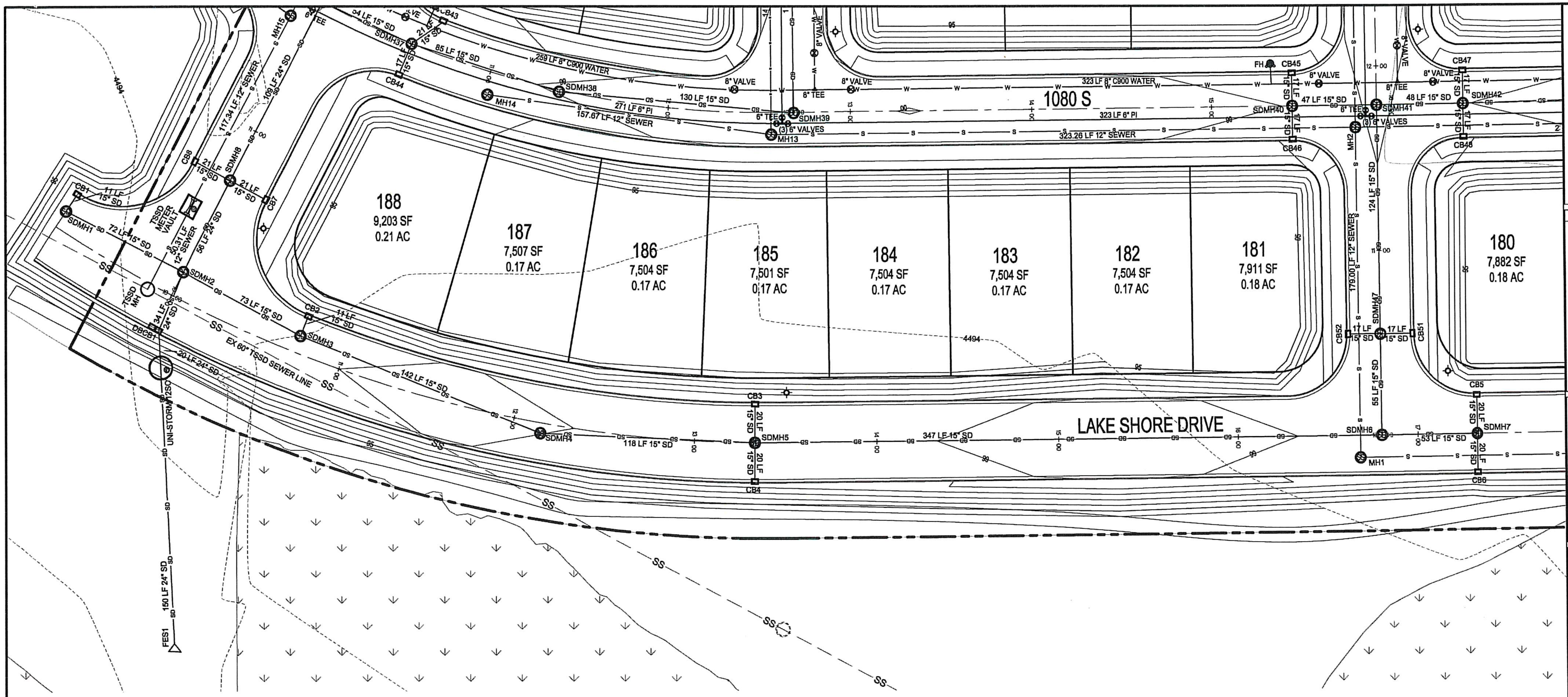
## DIXIE FARMS PLAT B

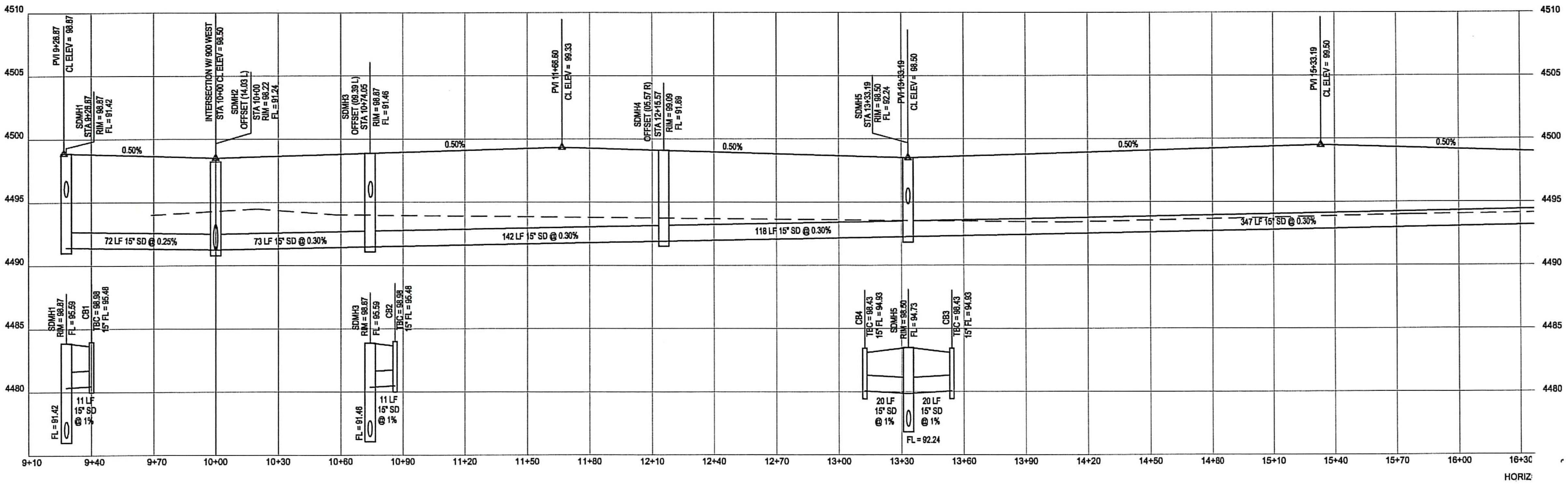
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.6 |





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

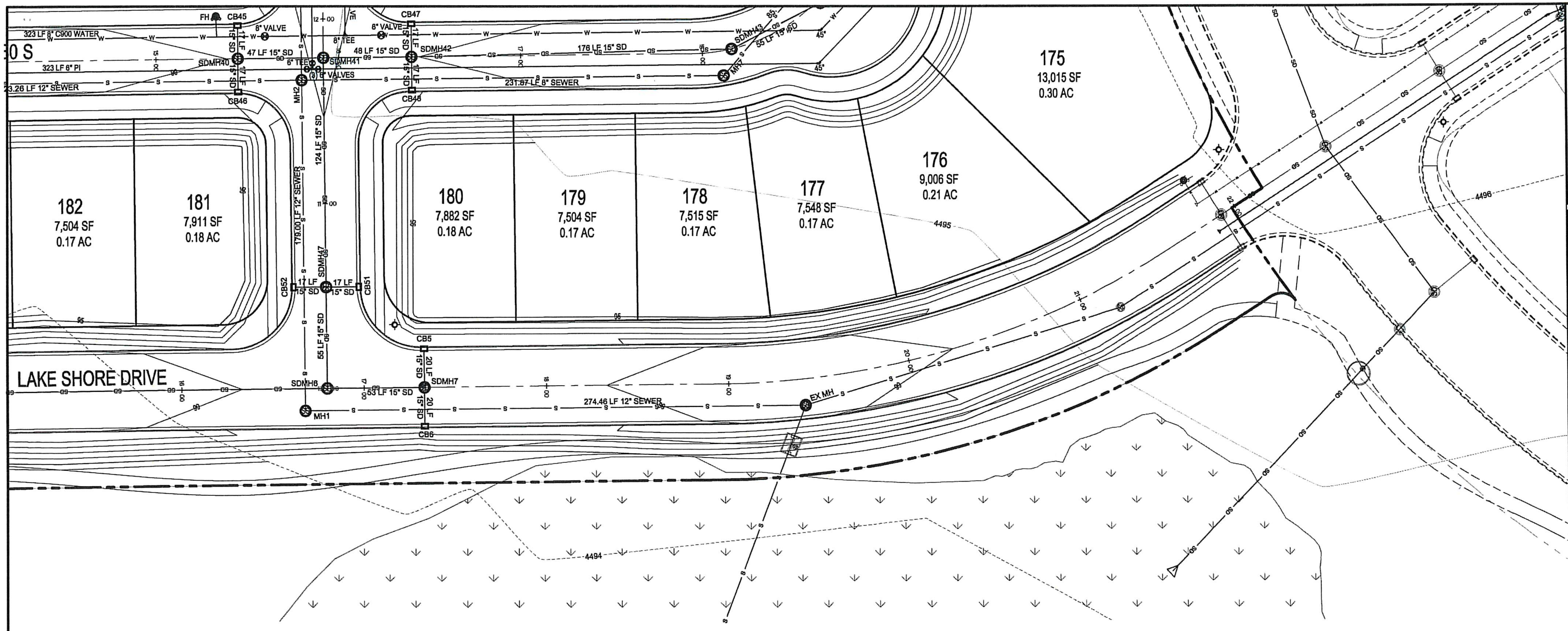
## DIXIE FARMS PLAT B

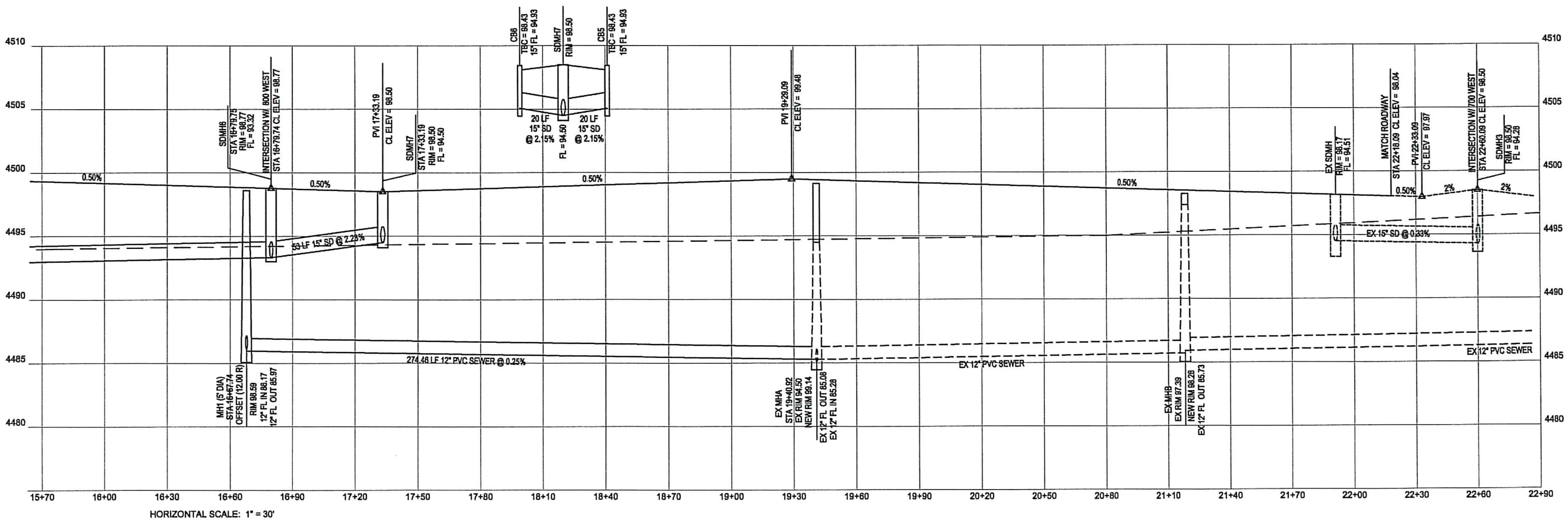
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAKE SHORE DRIVE PROFILE | C4.1 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

N

0 15 30 60 90

SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

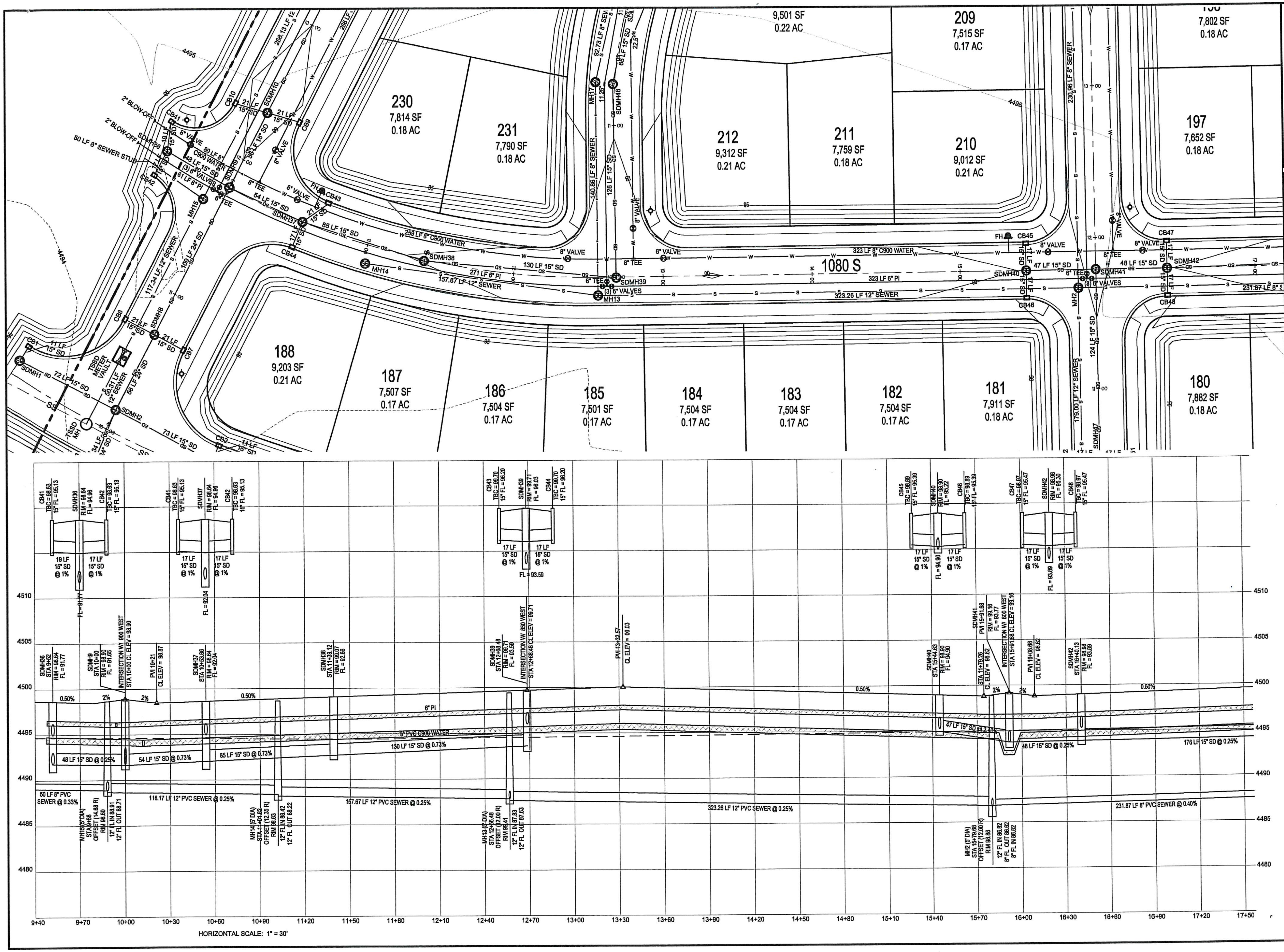
## DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAKE SHORE DRIVE PROFILE | C4.2 |



**ADG**
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

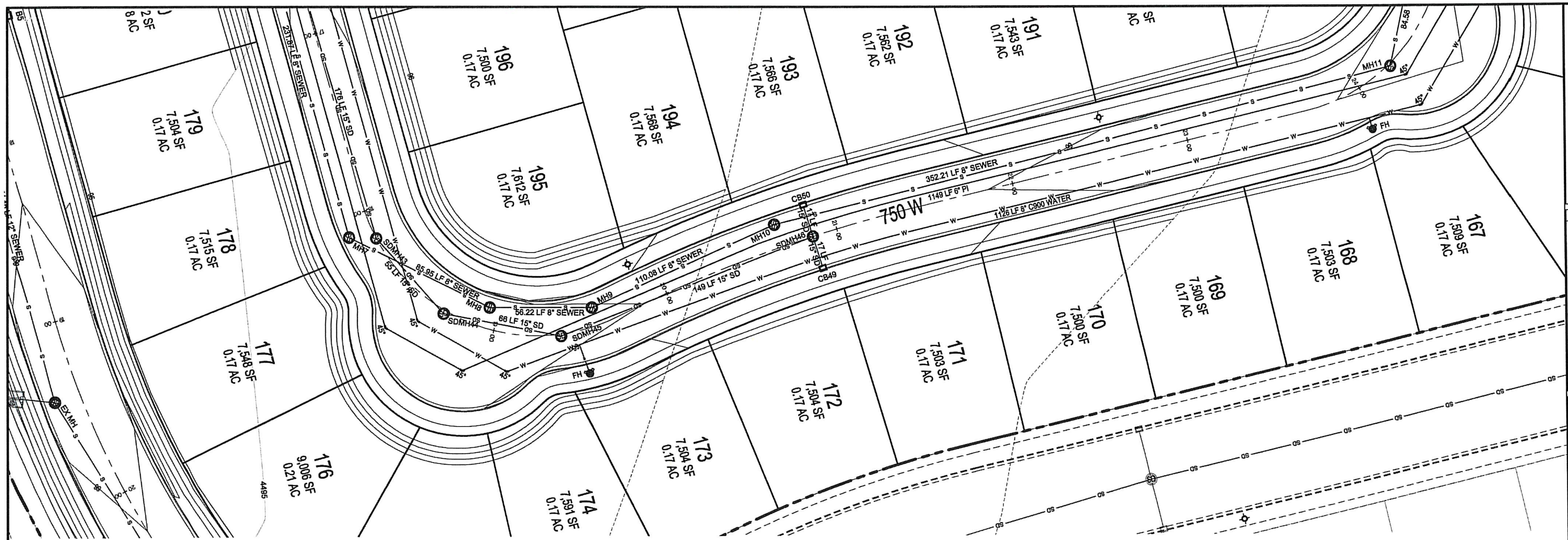
# DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1080 SOUTH PROFILE | C5.1 |



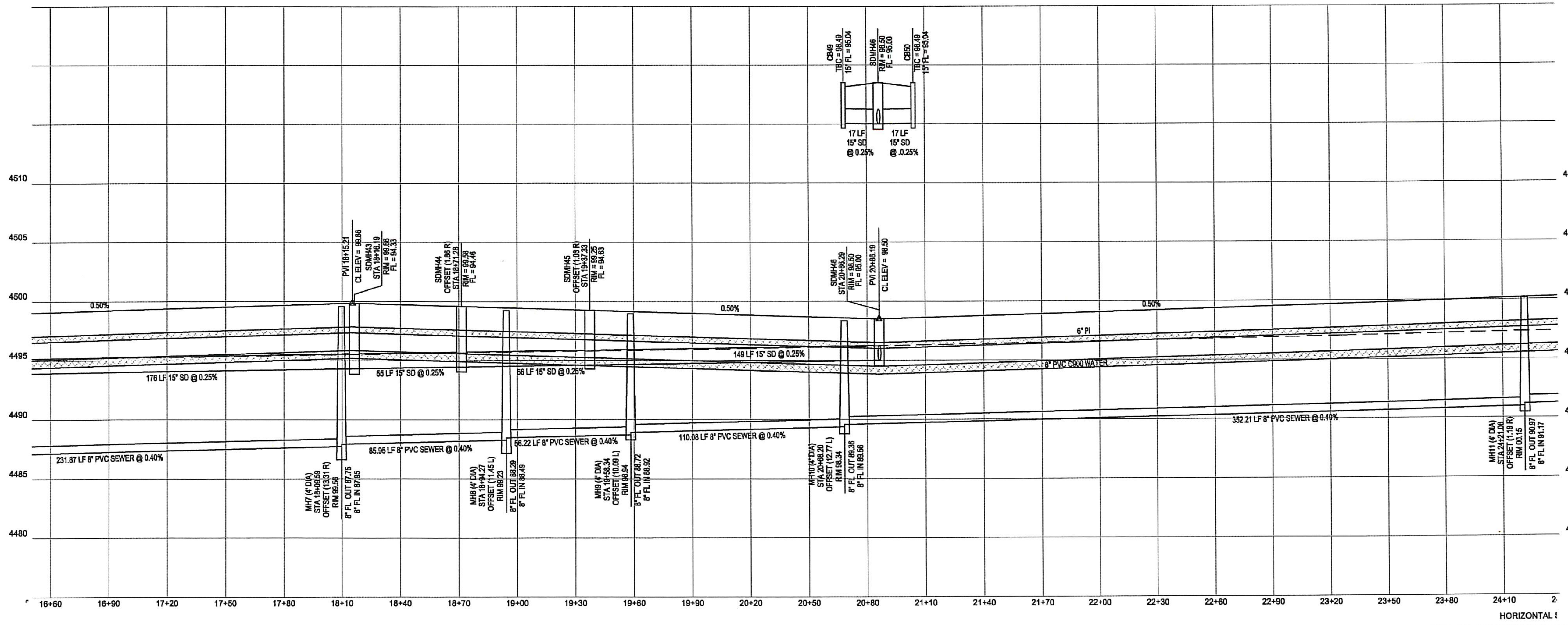
**ADG PARTNERS**
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

SCALE: 1"= 30'
0 15 30 60 90

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677



| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

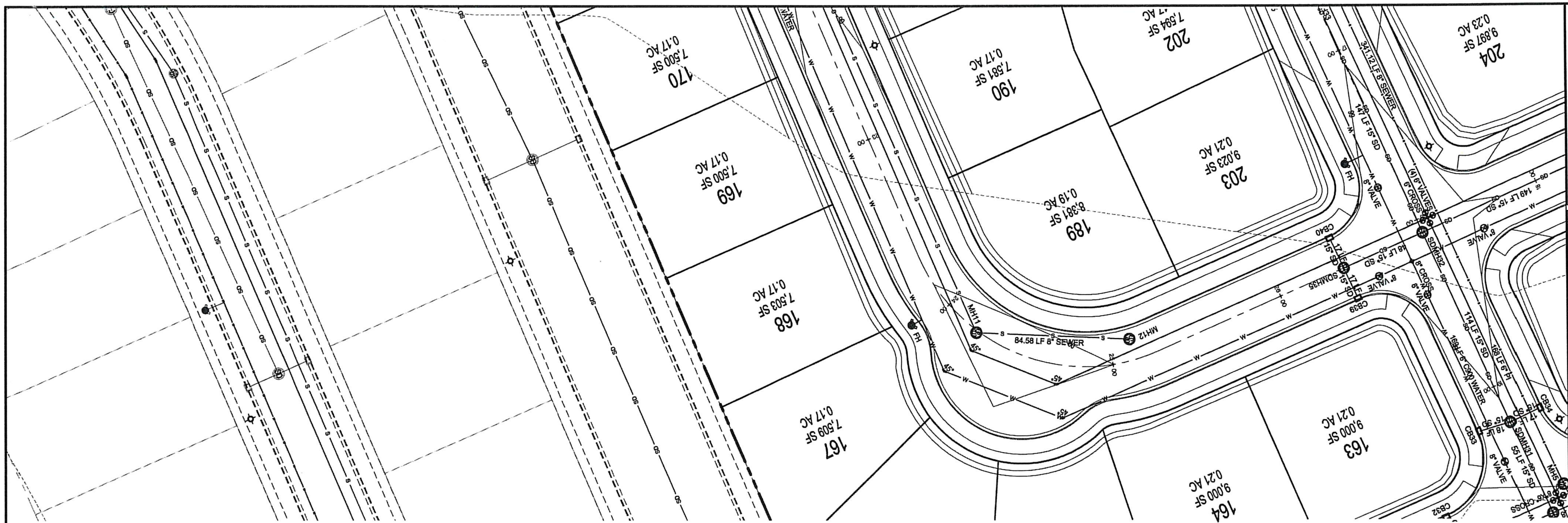
# DIXIE FARMS PLAT B

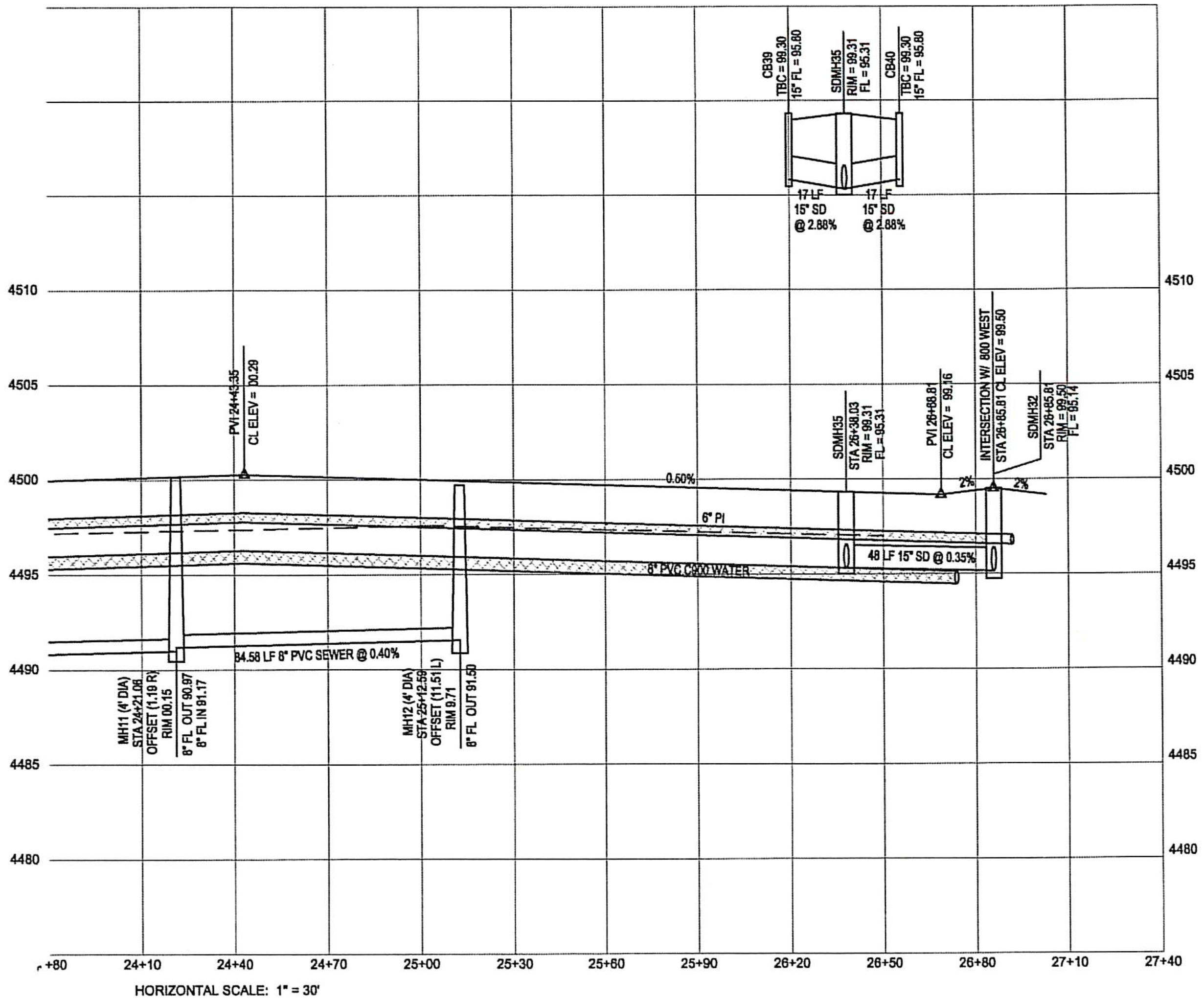
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1080 SOUTH<br>750 WEST<br>PROFILE | C5.2 |





HORIZONTAL SCALE: 1" = 30'

**ADG PARTNERS**
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

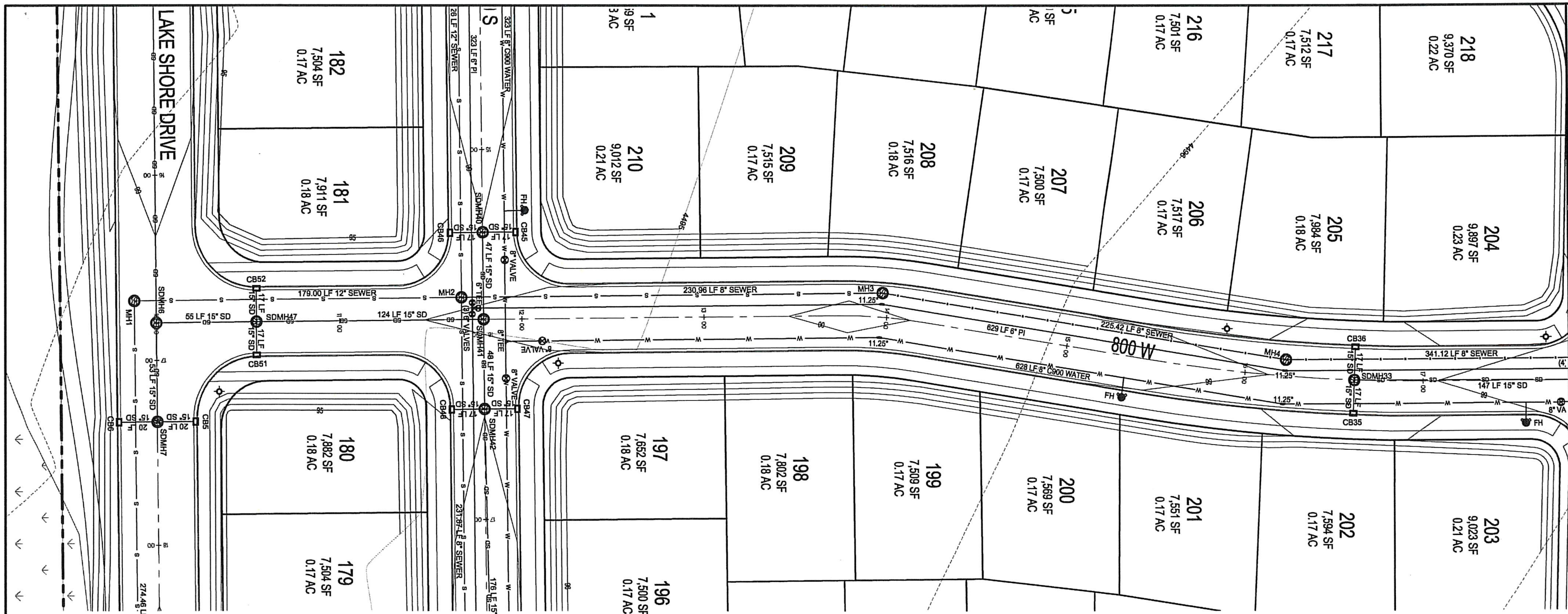
# DIXIE FARMS PLAT B

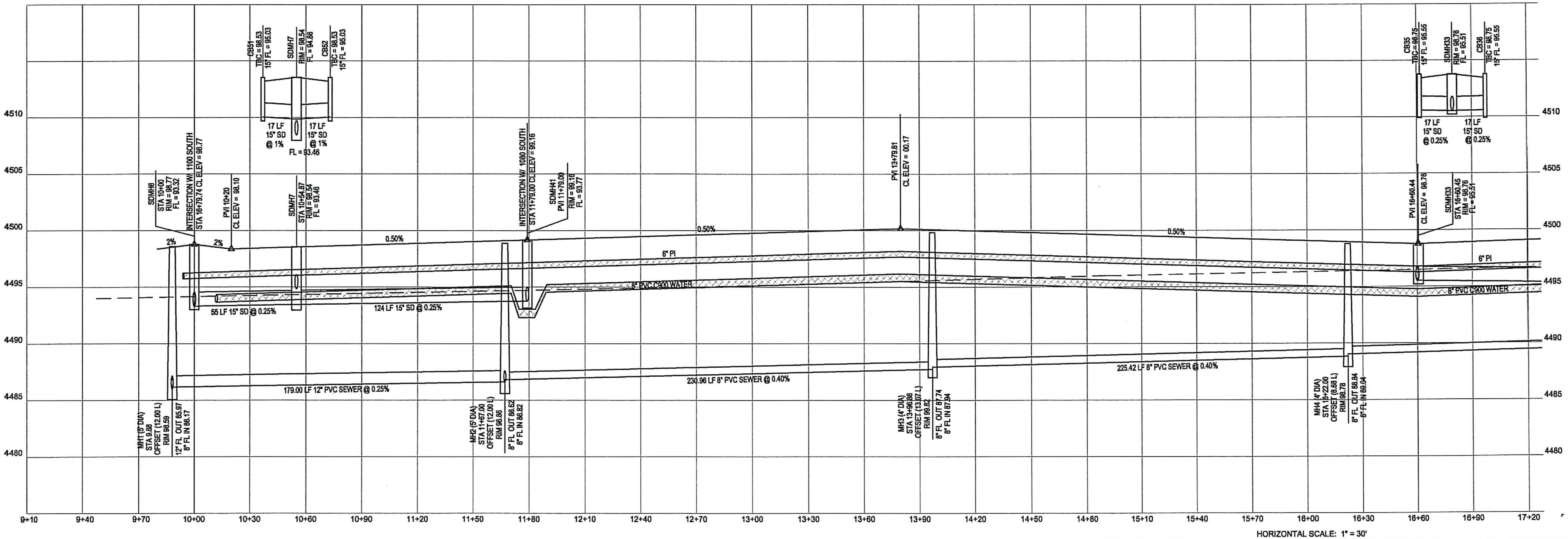
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 750 WEST<br>1020 SOUTH<br>PROFILE | C5.3 |





HORIZONTAL SCALE: 1" = 30'

**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

0 15 30 60 90

SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

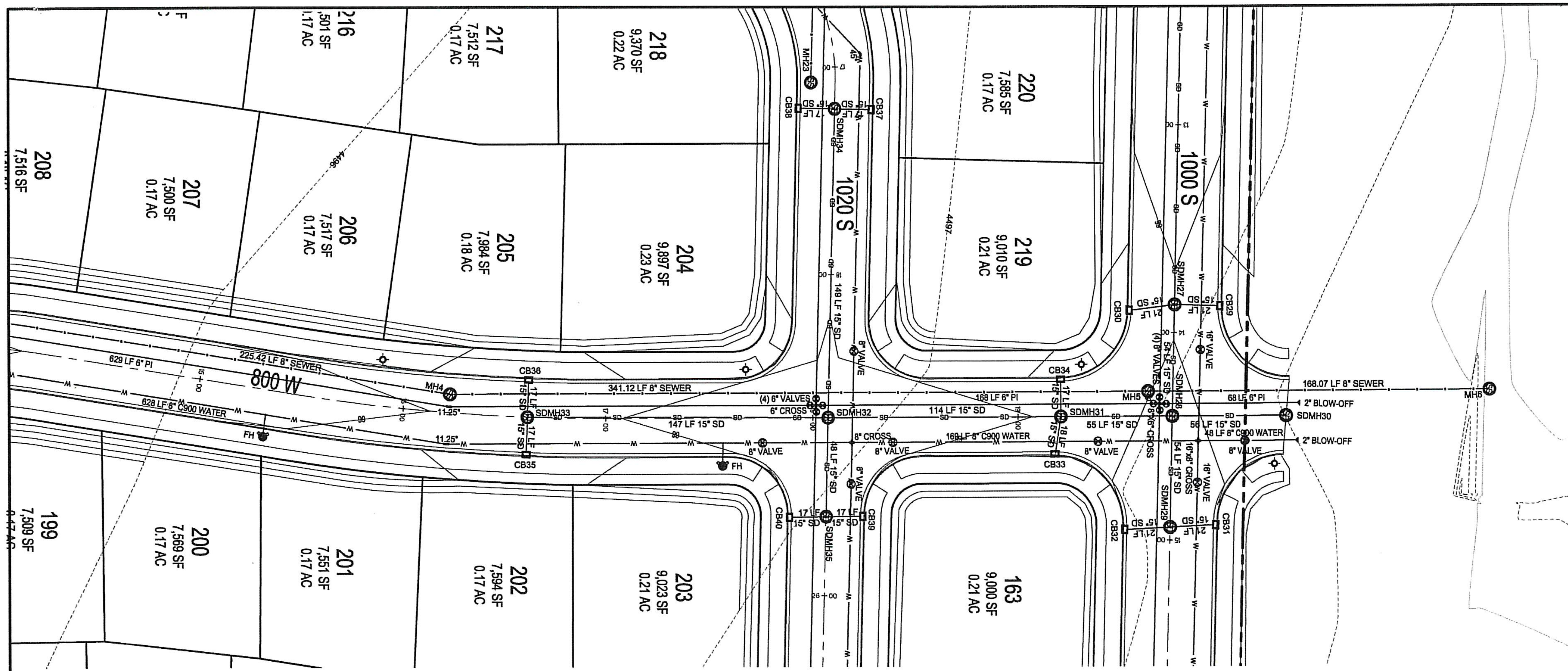
## DIXIE FARMS PLAT B

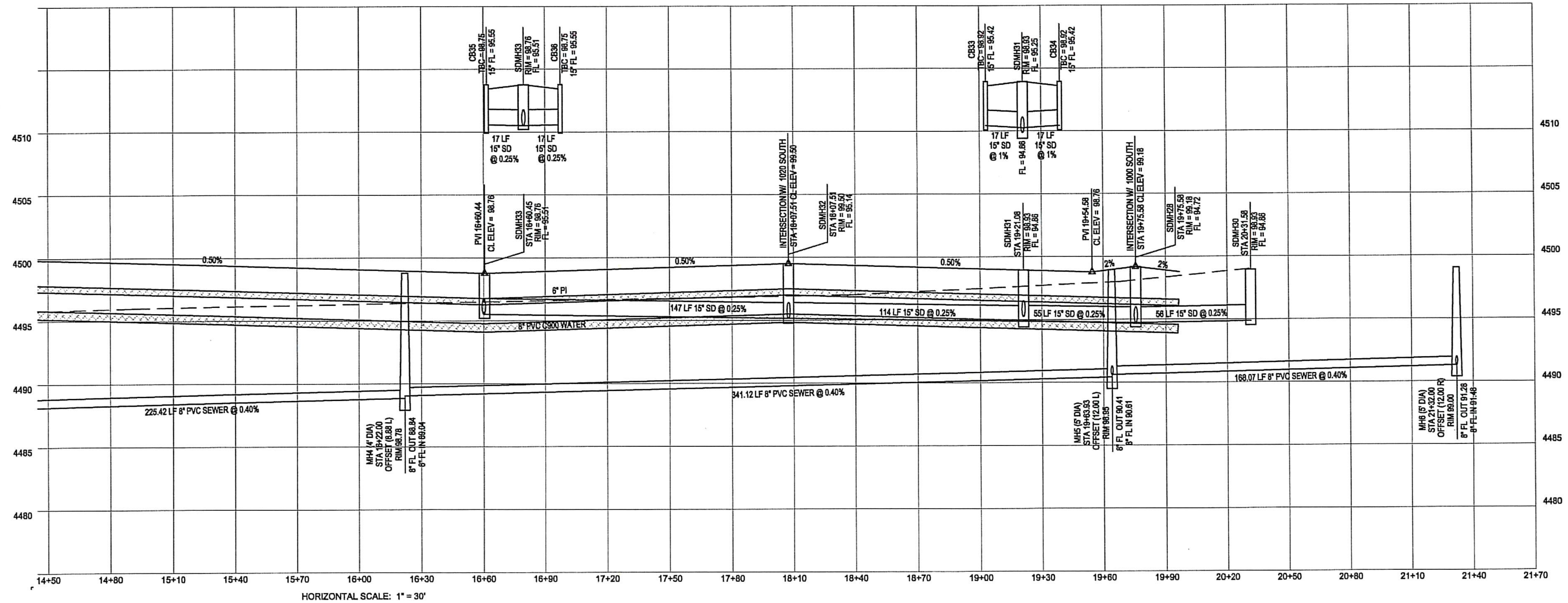
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 800 WEST PROFILE | C6.1 |





HORIZONTAL SCALE: 1" = 30'

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

DIXIE FARMS PLAT B

SCALE: 1"= 30'
0 15 30 60 90

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

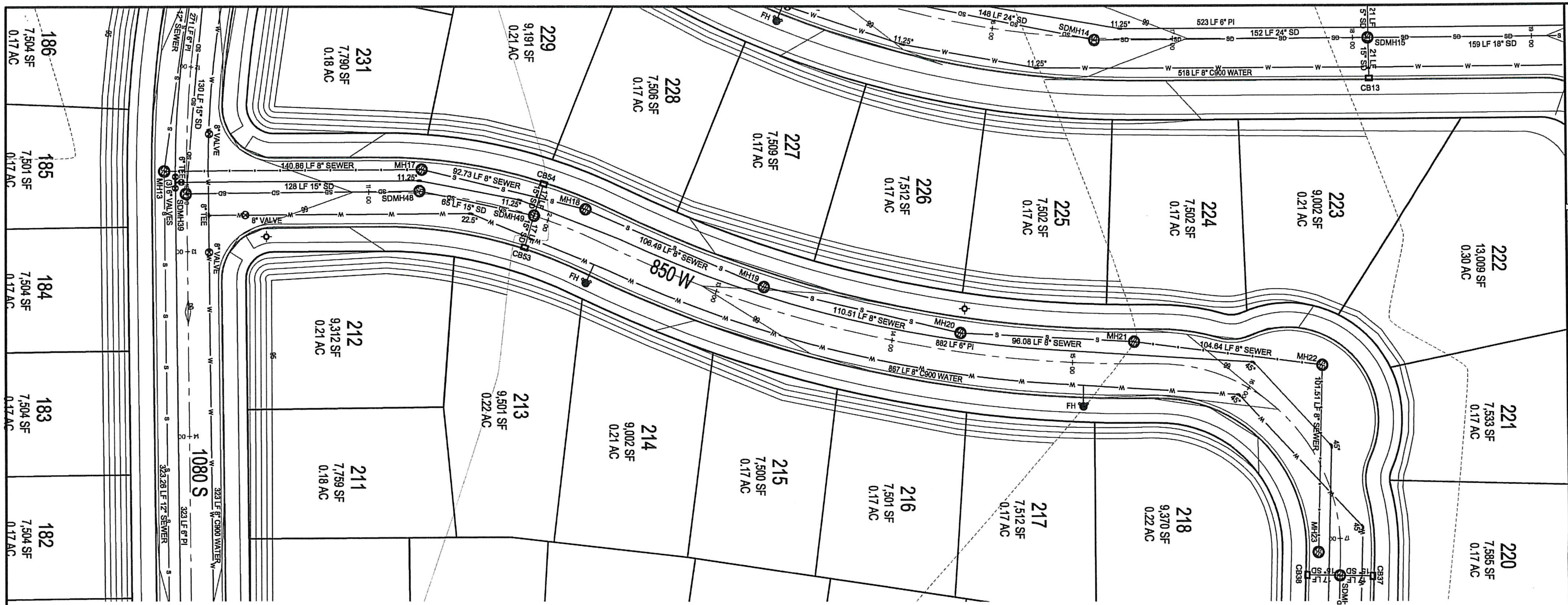
DIXIE FARMS PLAT B

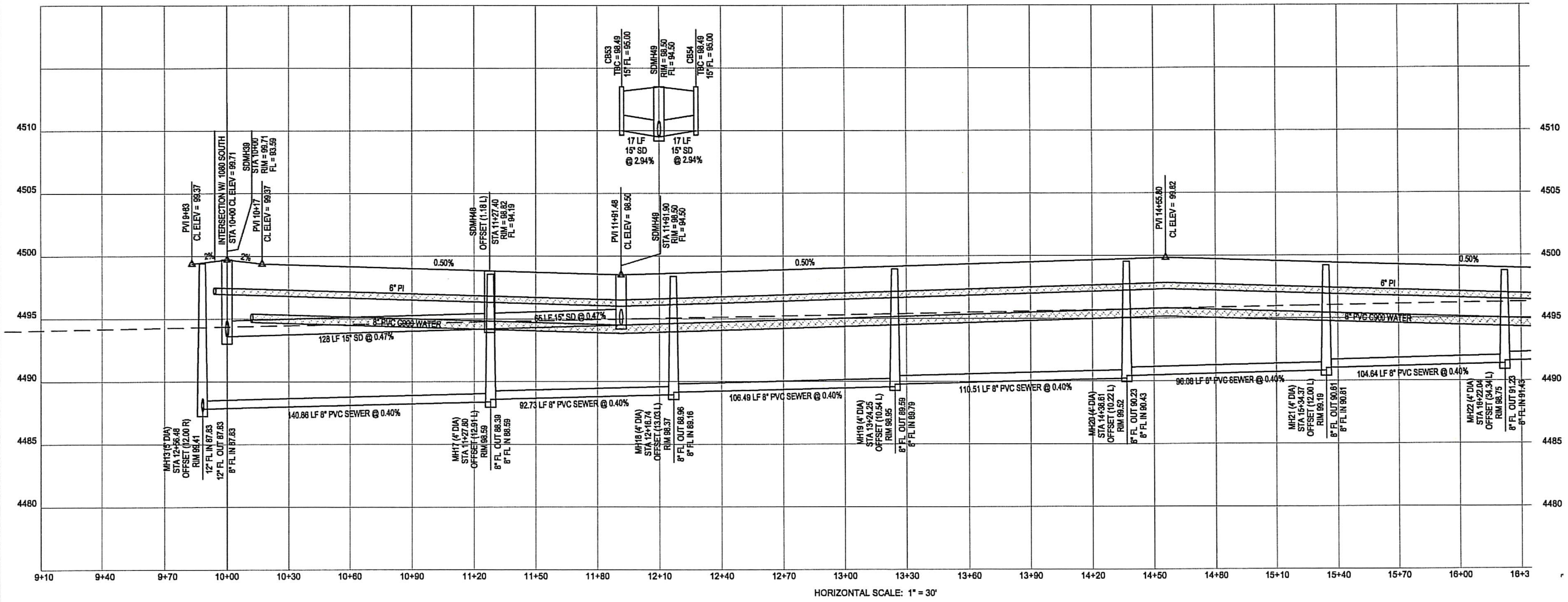
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 800 WEST PROFILE | C6.2 |




CB53 TBC = 98.49 15" FL = 95.00
SDMH49 RIM = 98.50 FL = 94.50
CB54 TBC = 98.49 15" FL = 95.00
17 LF 15" SD @ 2.94%
17 LF 15" SD @ 2.94%
PVI 9+83 CL ELEV = 99.37
INTERSECTION W/ 1080 SOUTH STA 10+00 CL ELEV = 99.71
SDMH39 STA 10+00 RIM = 99.71 FL = 93.59
PVI 10+17 CL ELEV = 99.37
SDMH46 OFFSET (1.18 L) STA 11+27.40 RIM = 98.82 FL = 94.19
PVI 11+91.48 CL ELEV = 98.50
SDMH49 STA 11+91.90 RIM = 98.50 FL = 94.50
PVI 14+55.80 CL ELEV = 99.82
2% 2% 0.50% 0.50% 0.50%
6" PI
8" PVC C900 WATER
128 LF 15" SD @ 0.47%
65 LF 15" SD @ 0.47%
140.86 LF 8" PVC SEWER @ 0.40%
92.73 LF 8" PVC SEWER @ 0.40%
106.49 LF 8" PVC SEWER @ 0.40%
110.51 LF 8" PVC SEWER @ 0.40%
96.08 LF 8" PVC SEWER @ 0.40%
104.64 LF 8" PVC SEWER @ 0.40%
MH13 (5' DIA) STA 12+56.48 OFFSET (12.00 R) RIM 99.41 12" FL IN 87.83 12" FL OUT 87.83 8" FL IN 87.83
MH17 (4' DIA) STA 11+27.80 OFFSET (12.91 L) RIM 98.59 8" FL OUT 88.39 8" FL IN 88.59
MH18 (4' DIA) STA 12+18.74 OFFSET (13.01 L) RIM 98.37 8" FL OUT 88.96 8" FL IN 89.16
MH19 (4' DIA) STA 13+24.25 OFFSET (10.54 L) RIM 98.95 8" FL OUT 89.59 8" FL IN 89.79
MH20 (4' DIA) STA 14+38.61 OFFSET (10.22 L) RIM 99.52 8" FL OUT 90.23 8" FL IN 90.43
MH21 (4' DIA) STA 15+34.37 OFFSET (12.00 L) RIM 99.19 8" FL OUT 90.61 8" FL IN 90.81
MH22 (4' DIA) STA 16+22.04 OFFSET (34.34 L) RIM 98.75 8" FL OUT 91.23 8" FL IN 91.43
4510
4505
4500
4495
4490
4485
4480
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+3

HORIZONTAL SCALE: 1" = 30'

ADG PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

0 15 30 60 90

SCALE: 1"= 30'

berg

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

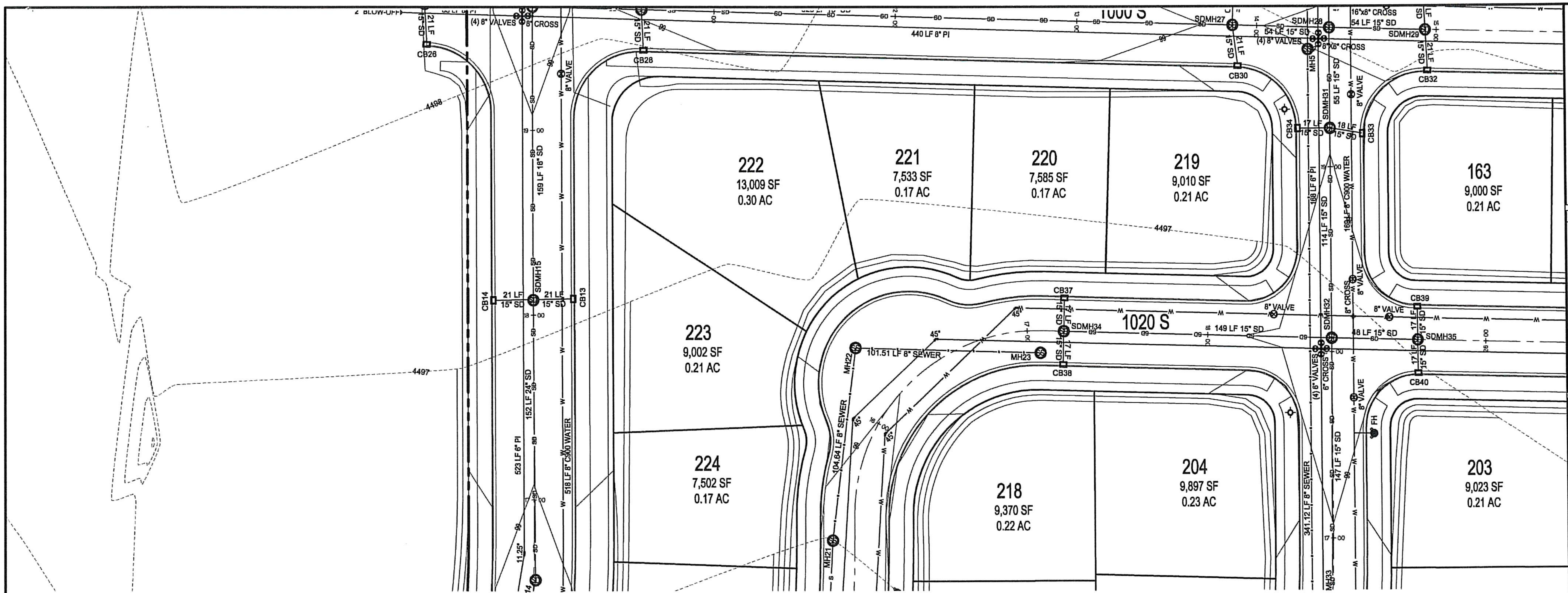
## DIXIE FARMS PLAT B

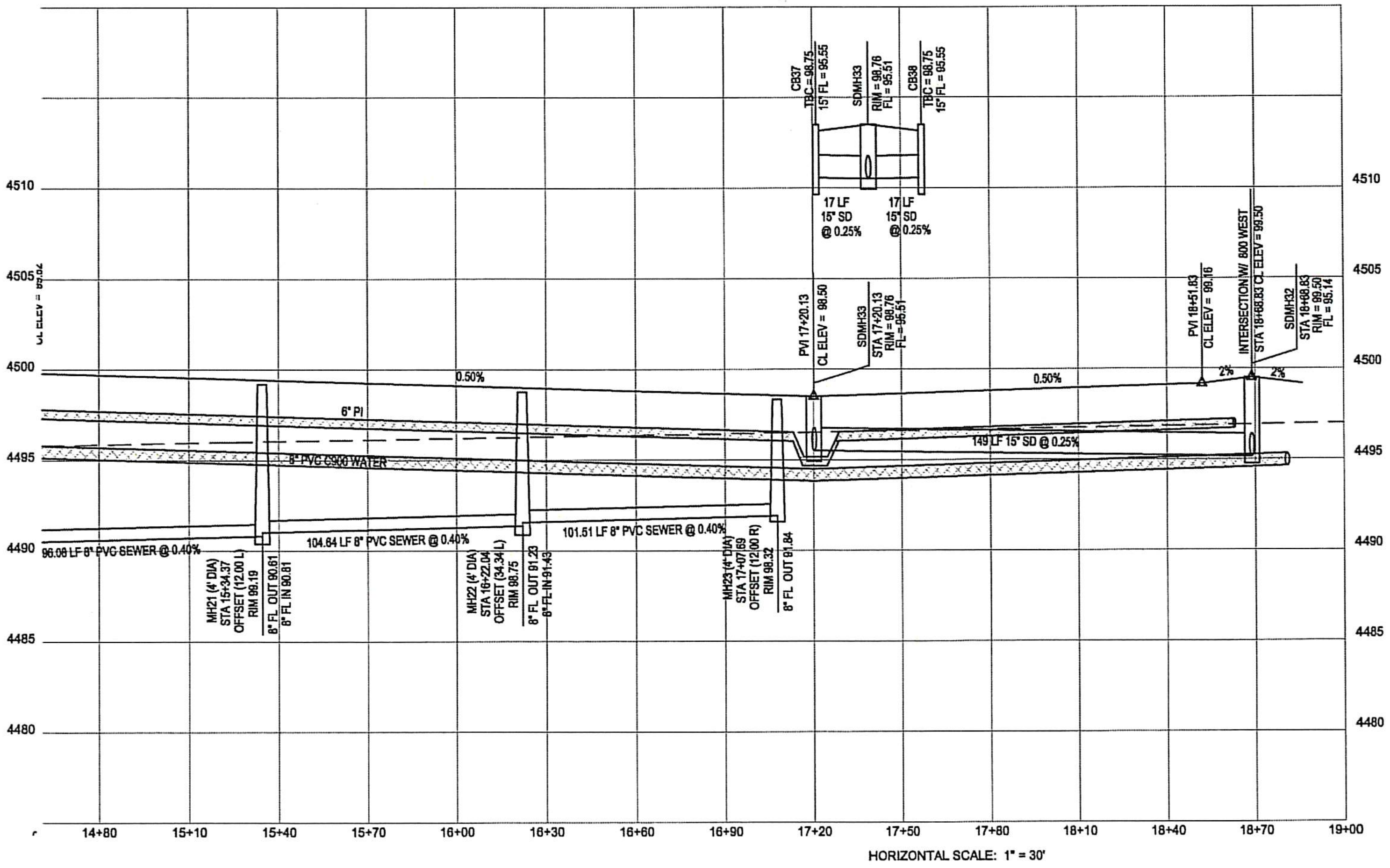
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 850 WEST PROFILE | C7.1 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

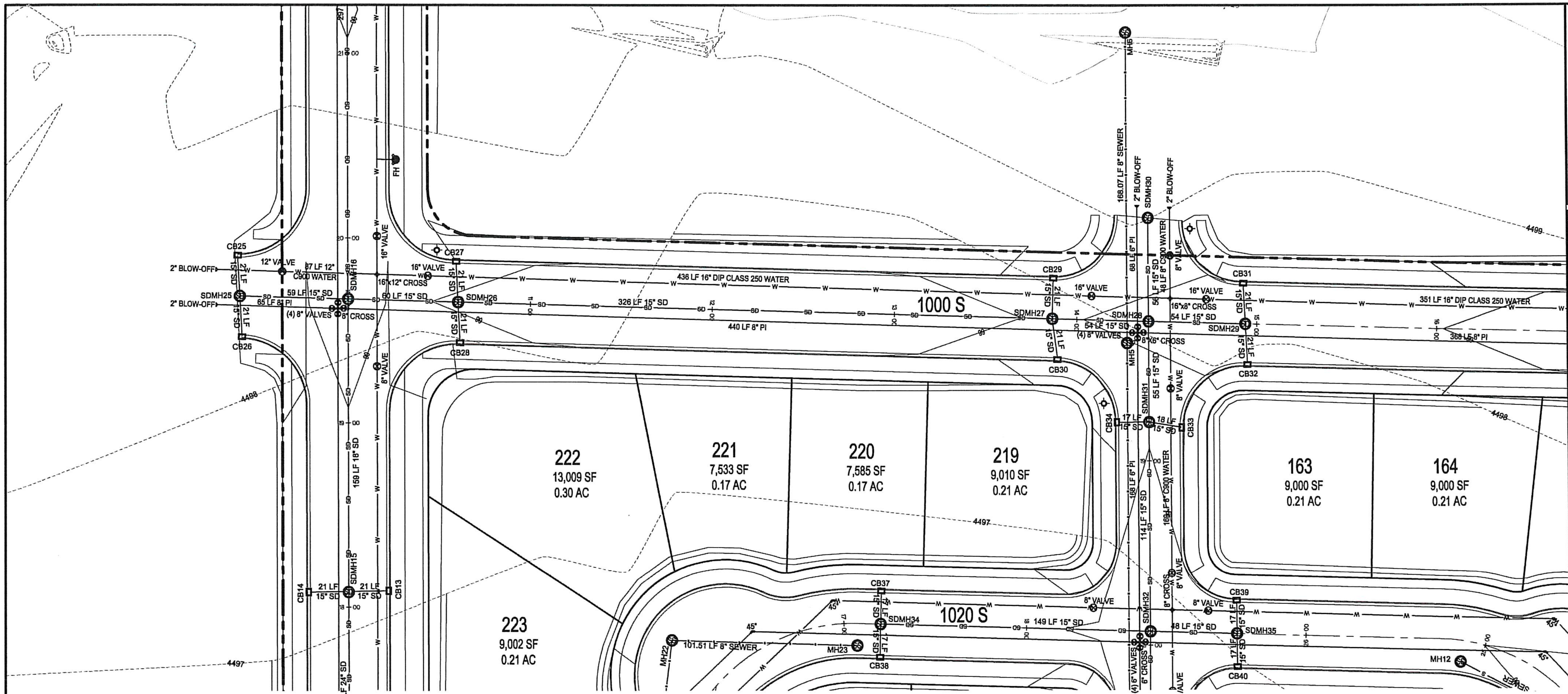
## DIXIE FARMS PLAT B

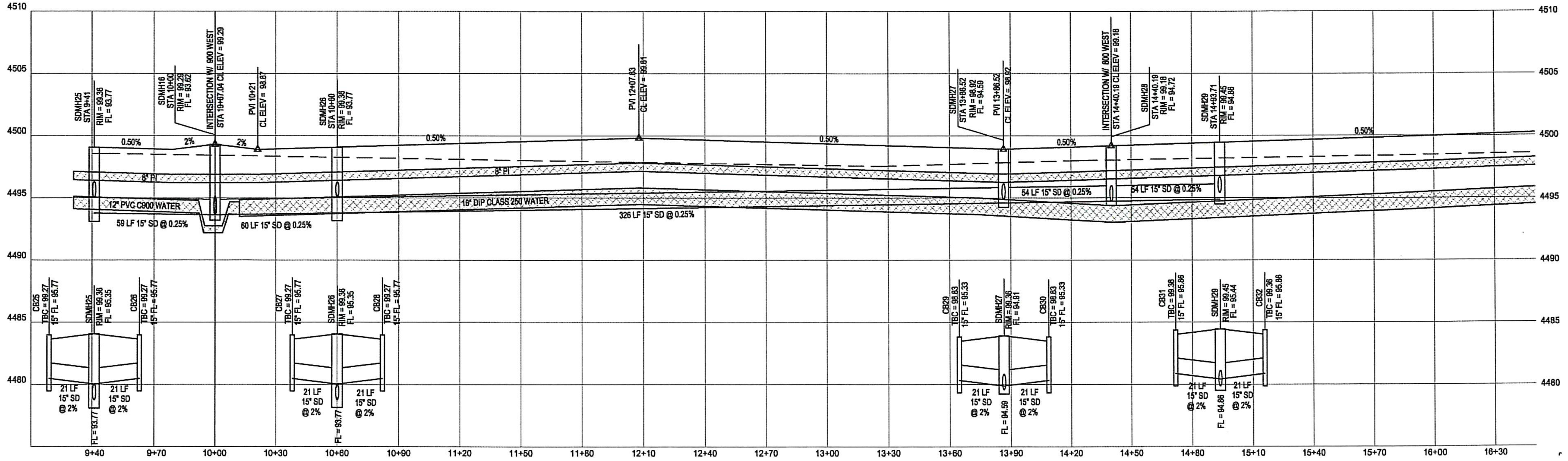
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1020 SOUTH PROFILE | C7.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

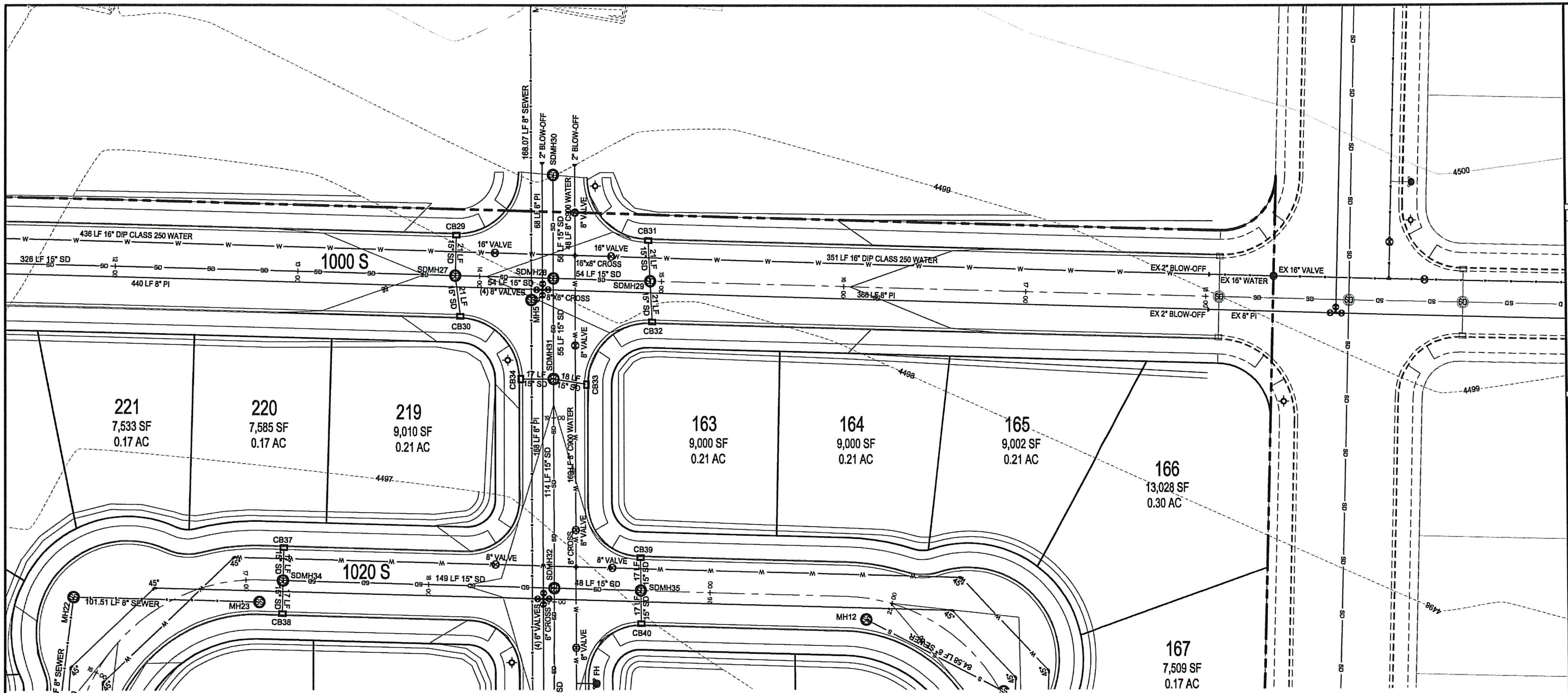
# DIXIE FARMS PLAT B

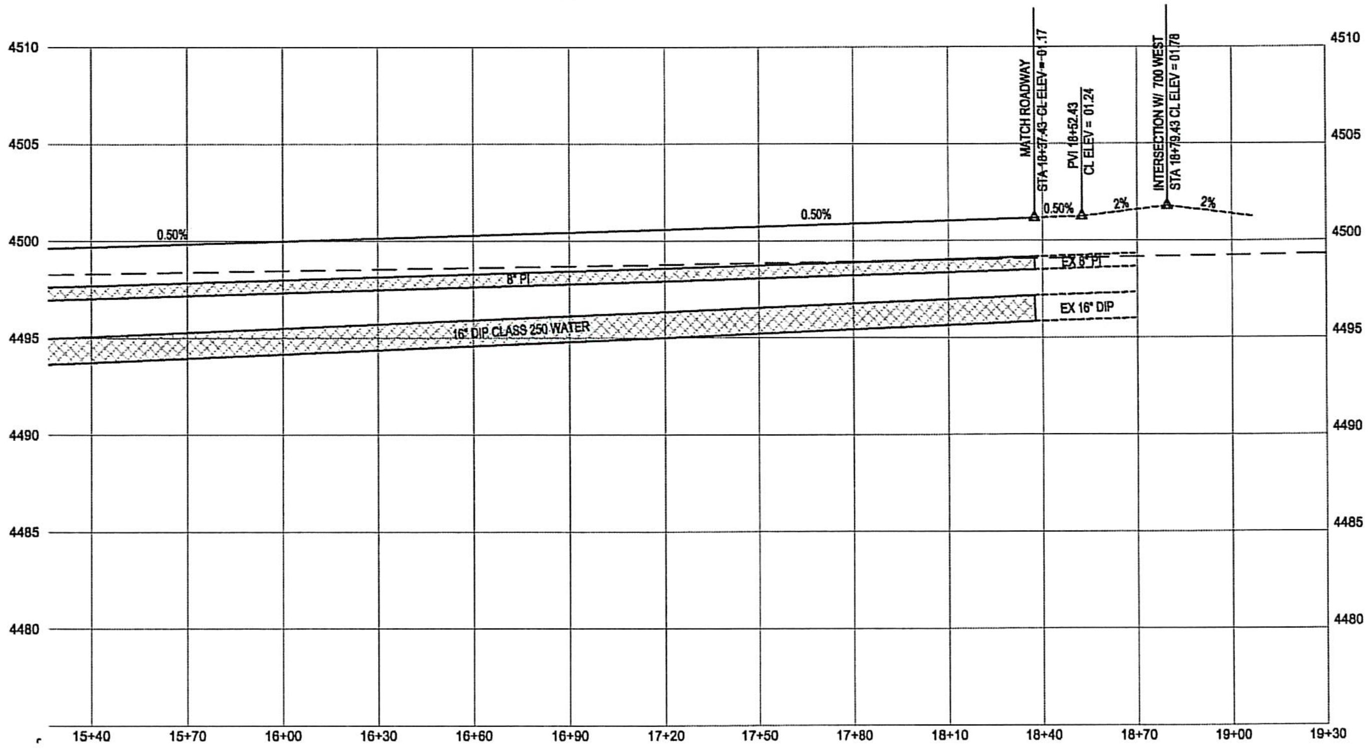
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 SOUTH PROFILE | C8.1 |



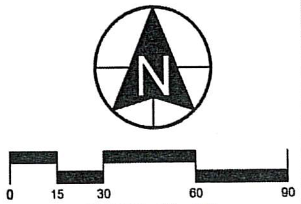


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

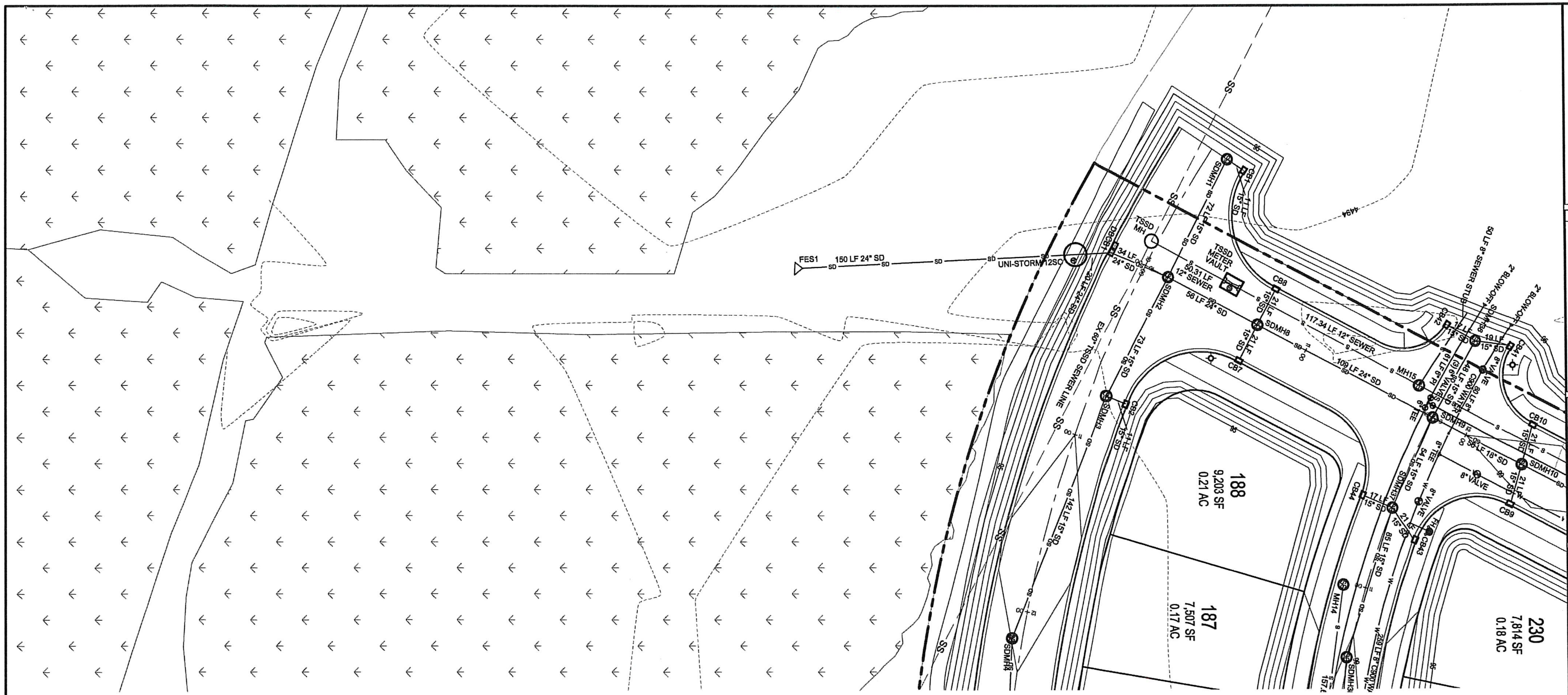
## DIXIE FARMS PLAT B

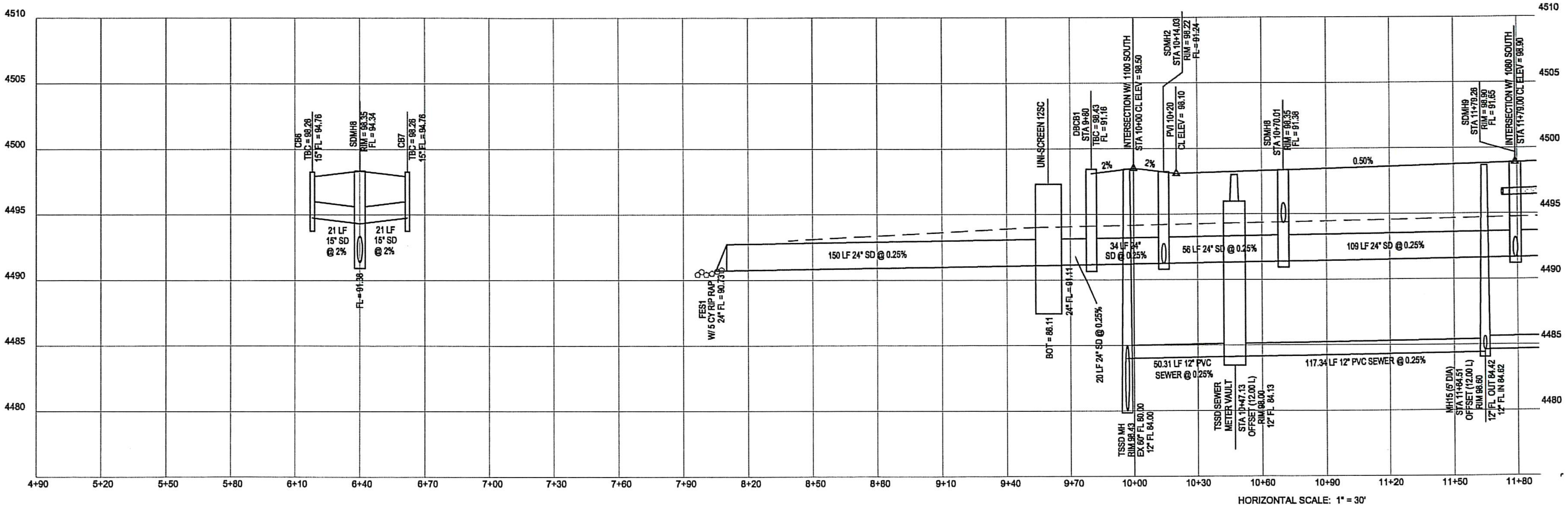
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 SOUTH PROFILE | C8.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

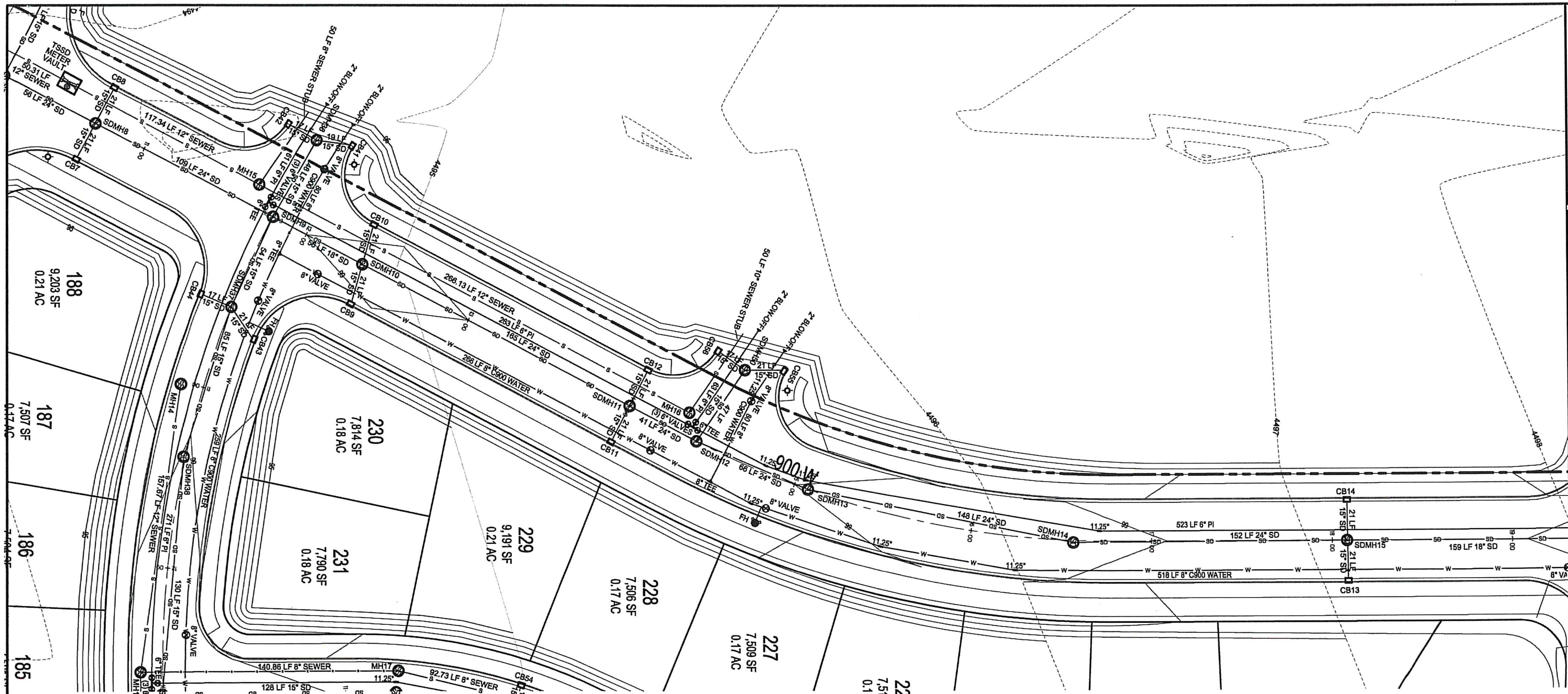
# DIXIE FARMS PLAT B

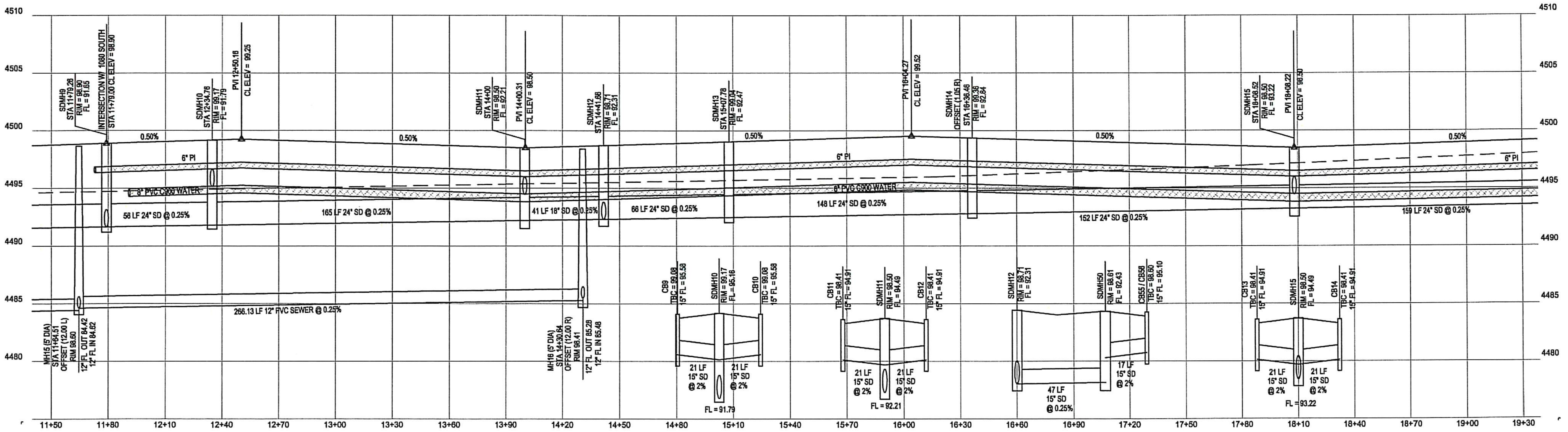
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PROFILE | C9.1 |




4510
4505
4500
4495
4490
4485
4480
SDMH9 STA 11+79.28 RIM = 98.90 FL = 91.65
INTERSECTION W/ 1060 SOUTH STA 11+79.00 CL ELEV = 98.90
SDMH10 STA 12+34.76 RIM = 99.17 FL = 91.79
PVI 12+50.18 CL ELEV = 99.25
SDMH11 STA 14+00 RIM = 98.50 FL = 92.21
PVI 14+00.31 CL ELEV = 98.50
SDMH12 STA 14+41.66 RIM = 98.71 FL = 92.31
SDMH13 STA 15+07.78 RIM = 99.04 FL = 92.47
PVI 16+04.27 CL ELEV = 99.52
SDMH14 OFFSET (-1.05 R) STA 16+36.46 RIM = 99.36 FL = 92.84
SDMH15 STA 18+08.52 RIM = 98.50 FL = 93.22
PVI 18+08.22 CL ELEV = 98.50
0.50%
0.50%
0.50%
0.50%
0.50%
6" PI
6" PI
6" PI
8" PVC C900 WATER
8" PVC C900 WATER
56 LF 24" SD @ 0.25%
165 LF 24" SD @ 0.25%
41 LF 18" SD @ 0.25%
66 LF 24" SD @ 0.25%
148 LF 24" SD @ 0.25%
152 LF 24" SD @ 0.25%
159 LF 24" SD @ 0.25%
266.13 LF 12" PVC SEWER @ 0.25%
MH15 (5' DIA) STA 11+64.57 OFFSET (12.00 L) RIM 98.60 12" FL OUT 84.42 12" FL IN 84.62
MH16 (5' DIA) STA 14+30.64 OFFSET (12.00 R) RIM 98.41 12" FL OUT 85.28 12" FL IN 85.48
CB9 TBC = 99.08 15" FL = 95.58
SDMH10 RIM = 99.17 FL = 95.18
CB10 TBC = 99.08 15" FL = 95.58
21 LF 15" SD @ 2%
21 LF 15" SD @ 2%
FL = 91.79
CB11 TBC = 98.41 15" FL = 94.91
SDMH11 RIM = 98.50 FL = 94.49
CB12 TBC = 98.41 15" FL = 94.91
21 LF 15" SD @ 2%
21 LF 15" SD @ 2%
FL = 92.21
SDMH12 RIM = 98.71 FL = 92.31
SDMH50 RIM = 98.61 FL = 92.43
CB55 / CB56 TBC = 98.60 15" FL = 95.10
47 LF 15" SD @ 0.25%
17 LF 15" SD @ 2%
CB13 TBC = 98.41 15" FL = 94.91
SDMH15 RIM = 98.50 FL = 94.49
CB14 TBC = 98.41 15" FL = 94.91
21 LF 15" SD @ 2%
21 LF 15" SD @ 2%
FL = 93.22
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

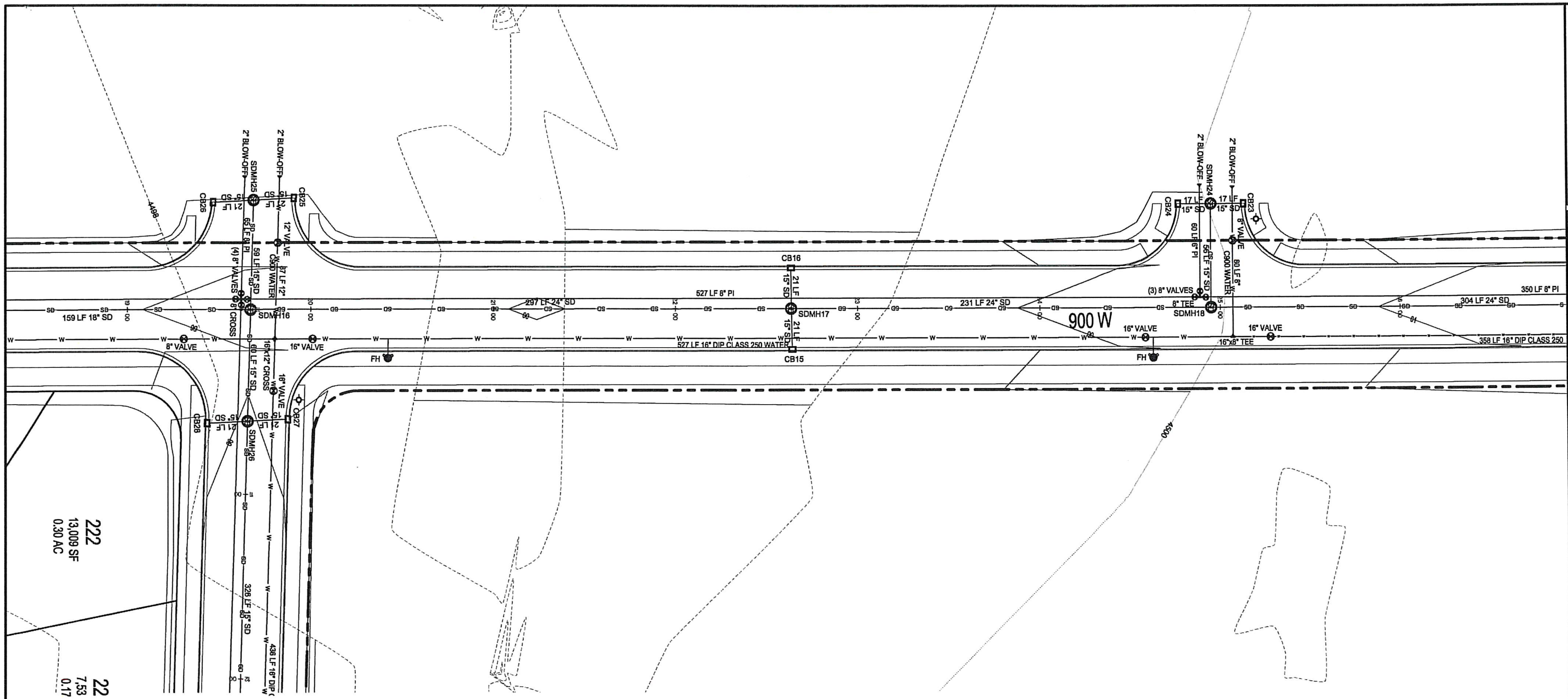
# DIXIE FARMS PLAT B

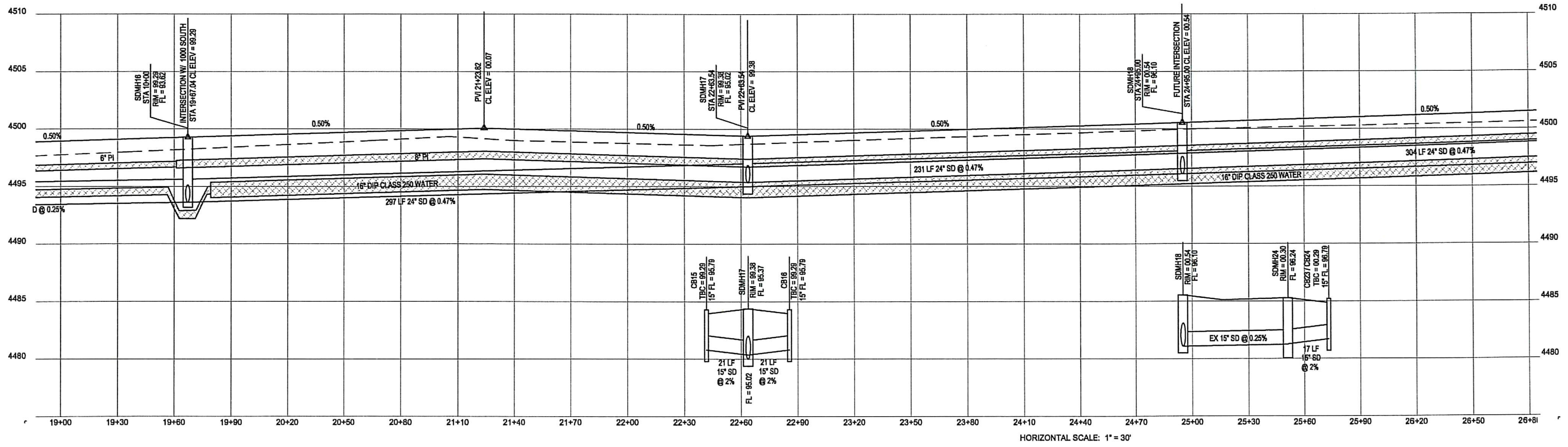
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PROFILE | C9.2 |





HORIZONTAL SCALE: 1" = 30'

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

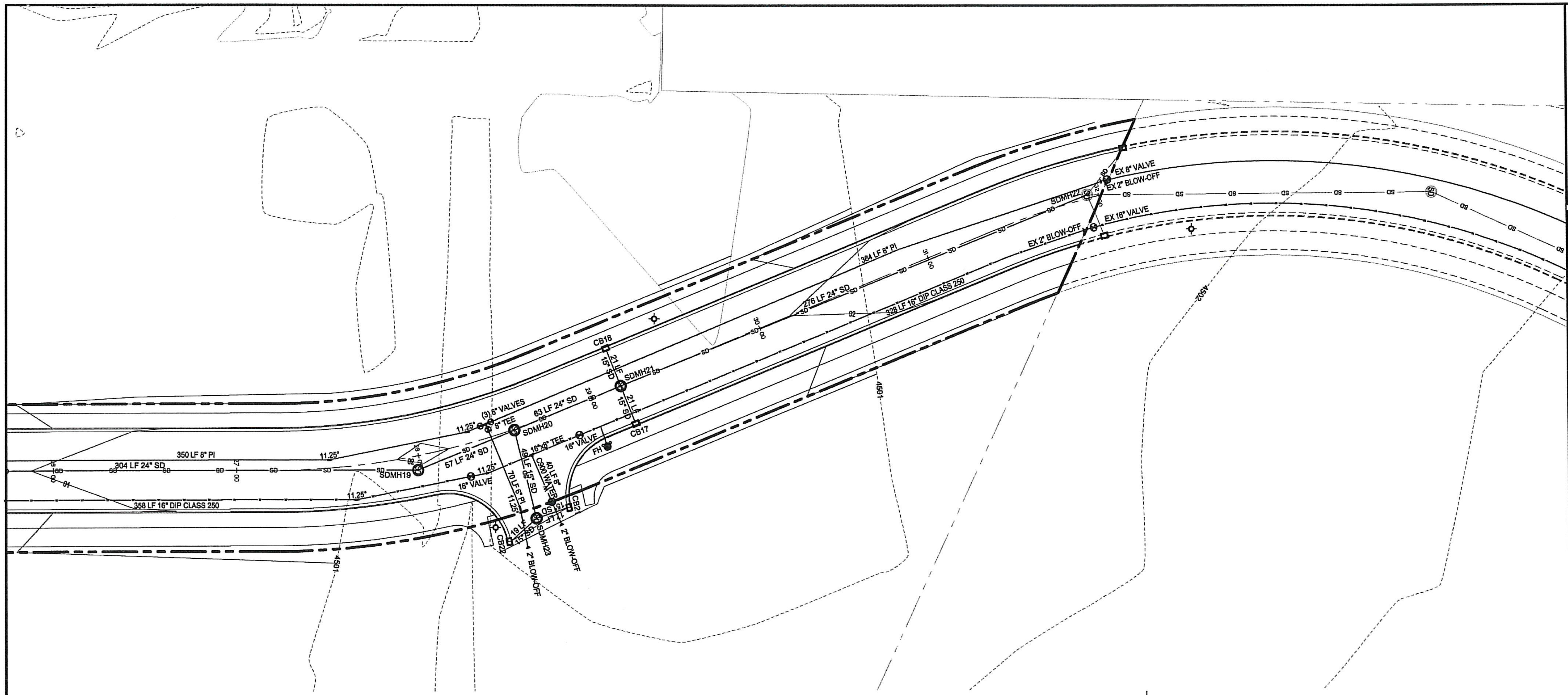
## DIXIE FARMS PLAT B

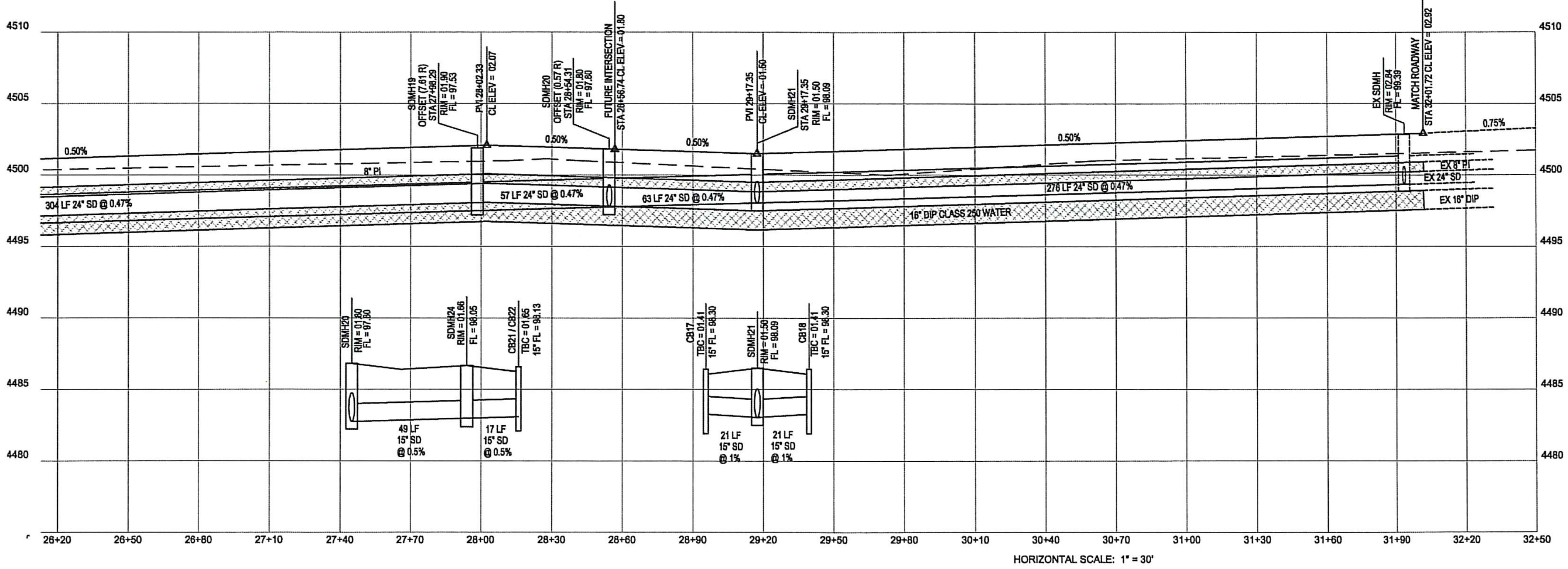
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PROFILE | C9.3 |





HORIZONTAL SCALE: 1" = 30'

**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## DIXIE FARMS PLAT B

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

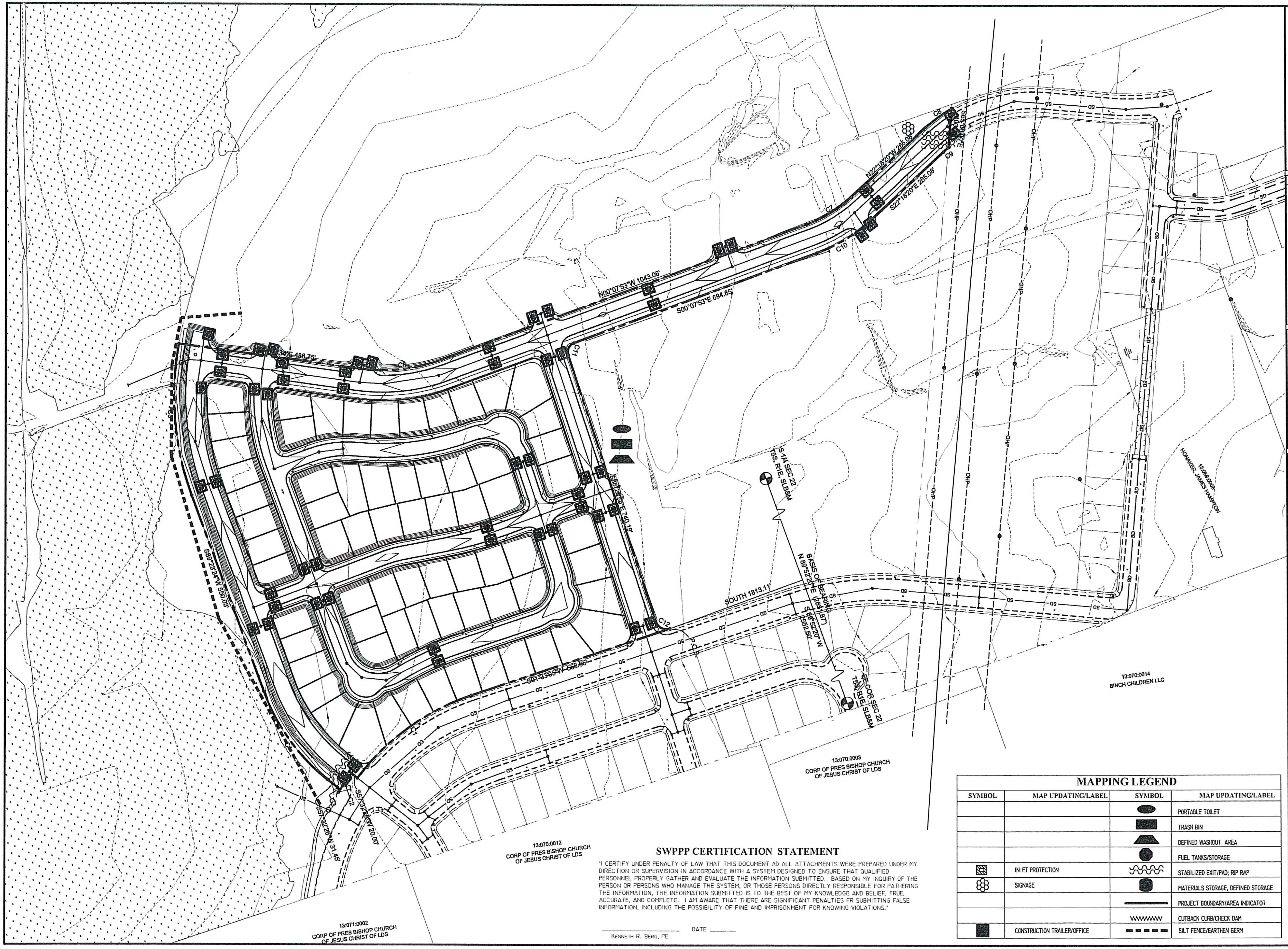
## DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PROFILE | C9.4 |



## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ≈ | STABILIZED EXIT/PAD; RIP RAP |
| ❀ | SIGNAGE | ⬮ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | ﹏ | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ▬ ▬ ▬ | SILT FENCE/EARTHEN BERM |

## SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

________________ DATE ________
KENNETH R. BERG, PE

---

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT B

0 60 120 240 360
SCALE: 1"= 120'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | 3/4/19 | 2ND SUBMITTAL | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/04/2019 |

PROJECT

# DIXIE FARMS PLAT B

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C10.1 |

## GENERAL NOTES

1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.
2. CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
7. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

## TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

## UTILITIES

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

## STRIPING AND SIGNING

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

## EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

## USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

## SANITARY SEWERS

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
14. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
15. ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

## WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

## SECONDARY WATER

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

## STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

## MAIL DELIVERY

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

---

DEVELOPER

**ARIA RETIREMENT & INVESTMENT SERVICES**

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

**DIXIE FARMS SUBDIVISION**

1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | |

PROJECT

**DIXIE FARMS SUBDIVISION**

DESCRIPTION

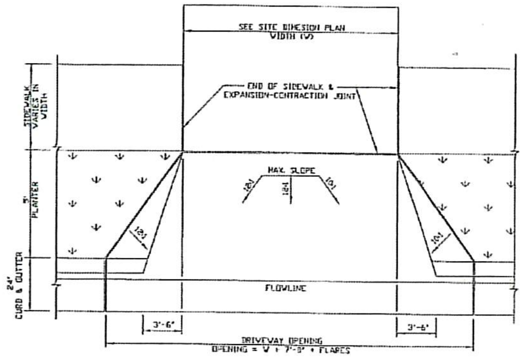
FINAL PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| *GENERAL NOTES* | *GN1* |

\my drive\berg civil\2018\aria\df-final s\df_gn_general notes.dwg

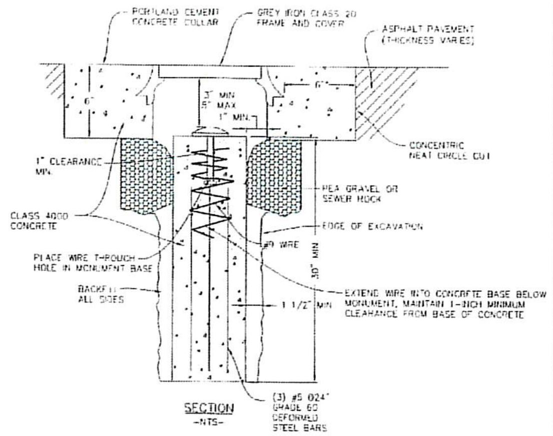
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

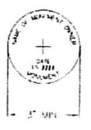
UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern**<br>ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO.<br>15.9 |

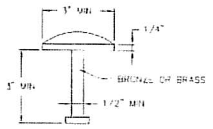

PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
6"
3" MIN
5" MAX
1" MIN.
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
30" MIN
BACKFILL ALL SIDES
1 1/2" MIN
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES



CAP PLAN
-NTS-

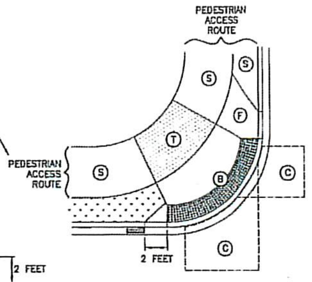


CAP SECTION
-NTS-

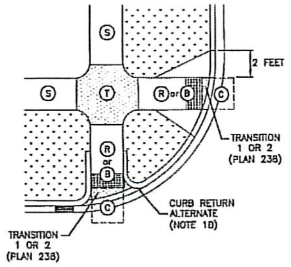
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | **Northern** | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>TYPE "A" MONUMENT CAP AND BASE | DRAWING NO.<br>15.28 |

## TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.



EXAMPLE A

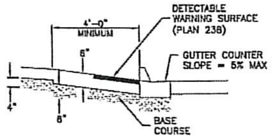

S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 10)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| Ⓡ Ⓑ | 4 FEET WIDE MINIMUM |
| Ⓒ Ⓣ | 4 FEET SQUARE MINIMUM |

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

TABLE OF DIMENSIONS


4'-0" MINIMUM
DETECTABLE WARNING SURFACE (PLAN 238)
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
8"
BASE COURSE

MATERIALS

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

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

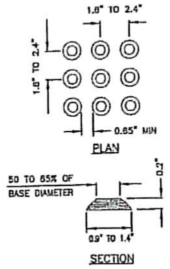
SLOPE TABLE

*Corner curb cut assembly*

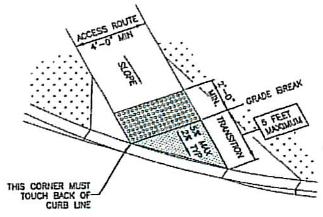
September 2011

63

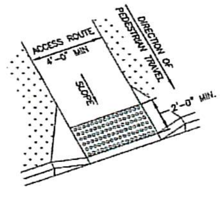
Plan
235
Sheet 1 of 4

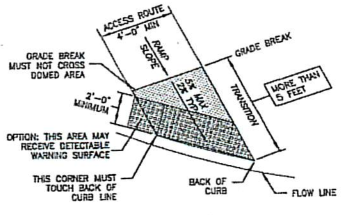


TRUNCATED DOME DETAIL



TRANSITION 1

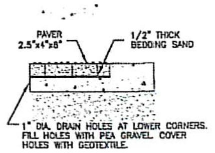



ACCESS ROUTE
4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX
2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

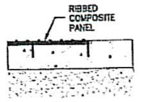
TRANSITION 2

PERPENDICULAR ASSEMBLY

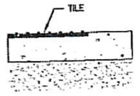
NON-PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

*Detectable warning surface*

July 2011

79

Plan
238

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

# DIXIE FARMS SUBDIVISION

1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | 1/22/2019 |

PROJECT

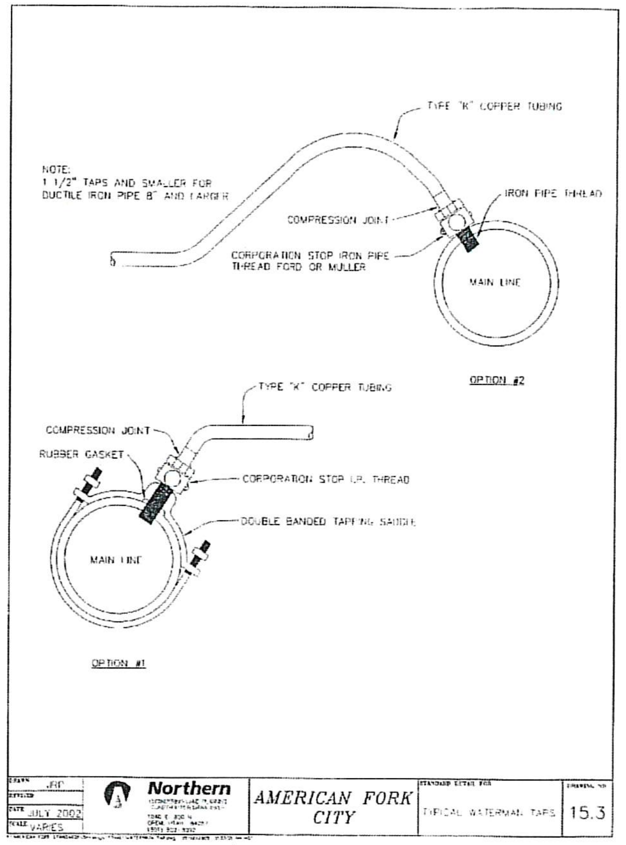
# DIXIE FARMS SUBDIVISION

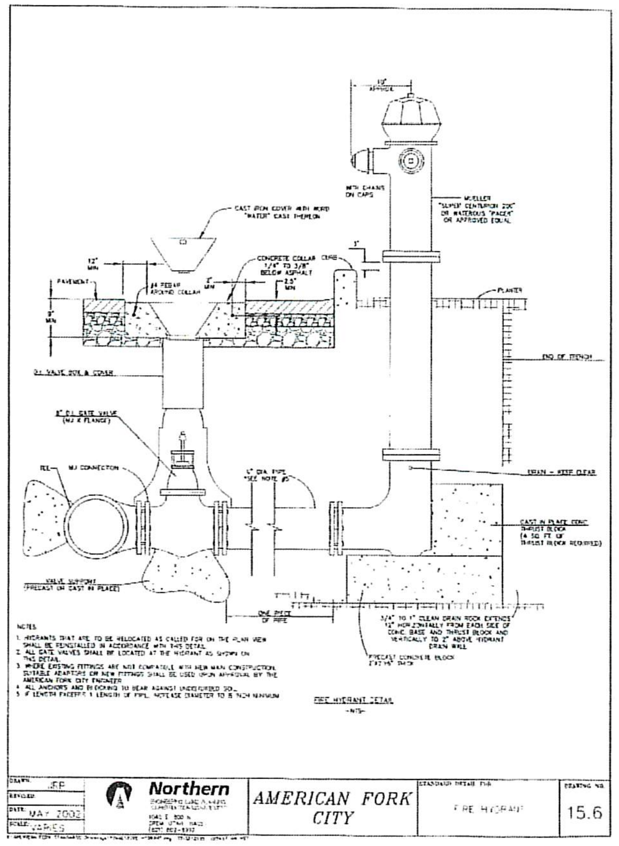
DESCRIPTION

FINAL PLAN

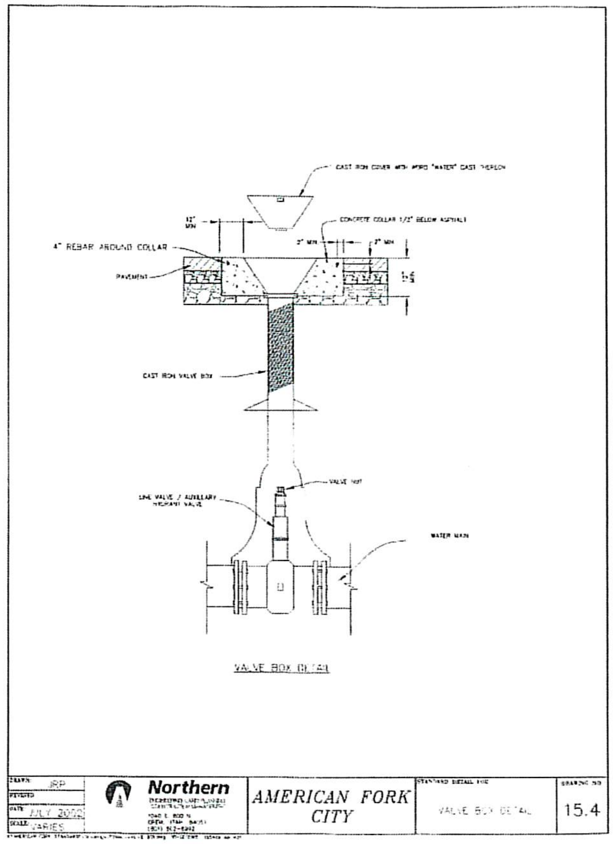
PRELIMINARY - NOT FOR CONSTRUCTION

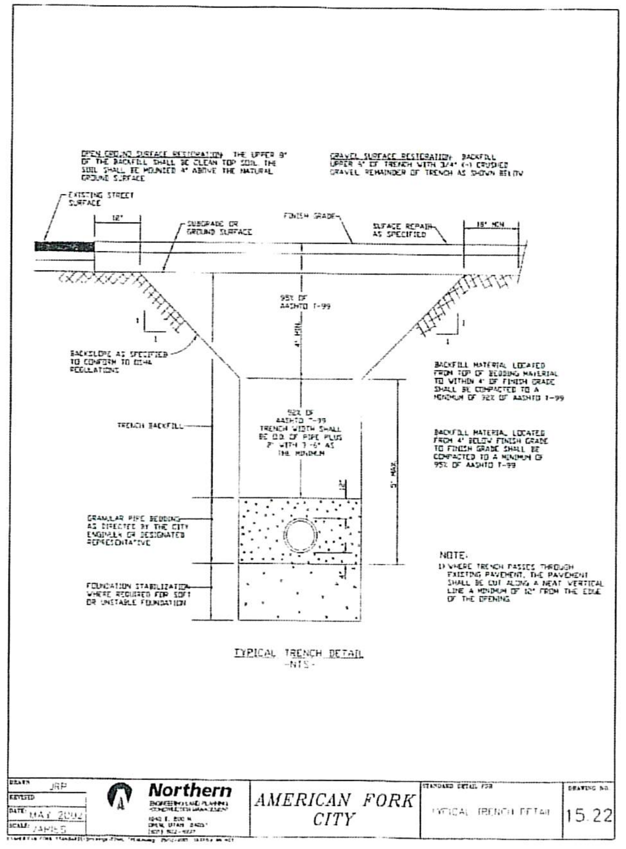
| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL DETAILS | D1 |





10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
PAVEMENT
#4 REBAR AROUND COLLAR
9" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
2" MIN
2.5" MIN
CURB
3'
PLANTER
END OF TRENCH
D.I. VALVE BOX & COVER
8" D.I. GATE VALVE (MJ X FLANGE)
TEE
MJ CONNECTION
6" DIA. PIPE *SEE NOTE #5
DRAIN - KEEP CLEAR
CAST IN PLACE CONC. THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED)
VALVE SUPPORT (PRECAST OR CAST IN PLACE)
ONE PIECE OF PIPE
3/4" TO 1" CLEAN DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONC. BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WELL
PRECAST CONCRETE BLOCK 2'X2'X6" THICK
NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.
FIRE HYDRANT DETAIL
-NTS-
DRAWN JRP
DATE MAY 2002
SCALE VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
FIRE HYDRANT
DRAWING NO.
15.6

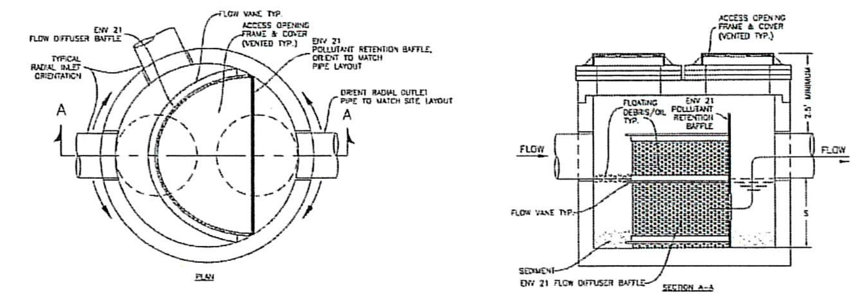




OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SURFACE REPAIR AS SPECIFIED
18" MIN
95% OF AASHTO T-99
4' MIN
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.
TYPICAL TRENCH DETAIL
-NTS-
DRAWN JRP
DATE MAY 2002
SCALE VARIES
Northern
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22

## ENVIRONMENT21 UNISCREEN WATER QUALITY TREATMENT SYSTEM

DATE: 04/25/2018
DWG NO Detail - UNISCREEN



ENV 21 FLOW DIFFUSER BAFFLE
FLOW VANE TYP.
ACCESS OPENING FRAME & COVER (VENTED TYP.)
ENV 21 POLLUTANT RETENTION BAFFLE, ORIENT TO MATCH PIPE LAYOUT
TYPICAL RADIAL INLET ORIENTATION
ORIENT RADIAL OUTLET PIPE TO MATCH SITE LAYOUT
A
A
PLAN
ACCESS OPENING FRAME & COVER (VENTED TYP.)
FLOATING DEBRIS/OIL TYP.
ENV 21 POLLUTANT RETENTION BAFFLE
2.5' MINIMUM
FLOW
FLOW
FLOW VANE TYP.
5
SEDIMENT
ENV 21 FLOW DIFFUSER BAFFLE
SECTION A-A

TREATMENT NOTES

1) CPS (CRITICAL PARTICLE SIZE) REPRESENTS AN ESTIMATE OF THE SMALLEST SEDIMENT PARTICLE THAT CAN BE REMOVED AT 80% EFFICIENCY.

2) STORMWATER FLOWING IN THE INLET PIPE CAN EXPERIENCE SEDIMENT STRATIFICATION THAT PROVIDES IMPROVED REMOVAL OF SEDIMENT.

3) STORMWATER FLOWING IN THE INLET PIPE CAN EXPERIENCE FLOATABLES STRATIFICATION THAT PROVIDES IMPROVED REMOVAL OF FLOATING POLLUTANTS (OILS ORGANIC DEBRIS).

| UNISCREEN FLOW DIFFUSER AREA | |
|---|---|
| MODEL # | SCREEN AREA, S.F. |
| 5SC | 35 |
| 6SC | 51 |
| 7SC | 59 |
| 8SC | 68 |
| 10SC | 99 |
| 12SC | 119 |

DESIGN FEATURES OF UNISCREEN STORMWATER TREATMENT CHAMBER

1) FLOW DIFFUSER OPEN AREA TYPICALLY 8-10 TIMES FLOW AREA OF OUTLET PIPE.
2) DESIGN STORM HEAD LOSS FOR FLOW DIFFUSER MODULE TYPICALLY LESS THAN 0.25 FT.
3) INLET AND OUTLET PIPES CAN BE OFFSET TO MEET SITE CONDITIONS.
4) FLOW DIFFUSER OPENING DIMENSIONS SPECIFIED BY ENV 21.
5) FOR IMPROVED SCREENING, SPECIFY OPENING DIMENSION OF 1/8" (4500 MICRONS).
6) SITE-SPECIFIC PRODUCT DETAIL DRAWING PREPARED BY ENVIRONMENT 21 AVAILABLE.

UNISCREEN SIZING TABLE

| UNISCREEN MODEL # | D (ft.) | MAX S (ft.) | IMPERVIOUS AREA (acres) | INLET PIPE (in.) | TREATMENT FLOW (cfs) | PEAK FLOW (cfs) |
|---|---|---|---|---|---|---|
| 5SC | 5 | 3.5± | 0 - 4 | 12-18 | 0 - 3 | 7 |
| 6SC | 6 | 3.5± | 4 - 10 | 18-24 | 3 - 7 | 16 |
| 7SC | 7 | 4.5± | 10 - 12 | 24-30 | 7 - 10 | 25 |
| 8SC | 8 | 4.5± | 12 - 15 | 30-36 | 10 - 13 | 35 |
| 10SC | 10 | 5.5± | 15 - 20 | 36-42 | 13 - 18 | 48 |
| 12SC | 12 | 5.5± | 20 - 25 | 42-48 | 18 - 22 | 60 |

**CALL: 1-800-809-2801**

| SITE SPECIFIC DATA REQUIREMENTS | |
|---|---|
| STRUCTURE ID: | |
| SITE WQFR (cfs) | |
| DESIGN STORM (yrs.) | |
| PEAK FLOW (cfs) | |
| RIM ELEVATION (ft.) | |
| INLET PIPE SIZE (in.) | |
| INLET PIPE ELEV. (ft.) | |
| OUTLET PIPE SIZE (in.) | |
| OUTLET PIPE ELEV. (ft.) | |

NOTES:
1) RAINFALL INTENSITY USED FOR TREATMENT FLOW
= 0.80–1.0 IN/HR

2) MAXIMUM OPERATING LOSS APPROXIMATELY 0.5 FT

MANUFACTURING NOTES:
1) DESIGN OF INTERNAL BAFFLE WALLS PROVIDED TO LICENSED MANUFACTURER BY ENVIRONMENT 21, LLC.

2) LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.

3) G.C. TO GROUT INLET AND OUTLET PIPES.

GENERAL NOTES:
MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
DESIGN LOADING: AASHTO HS20-44

PROPRIETARY INFORMATION. PATENTS PENDING - ALL RIGHTS TO ENVIRONMENT 21, LLC

environment 21

PROJECT:
DRAWN BY
DATE
CHK'D BY
SCALE

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION
1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS
SUBDIVISION

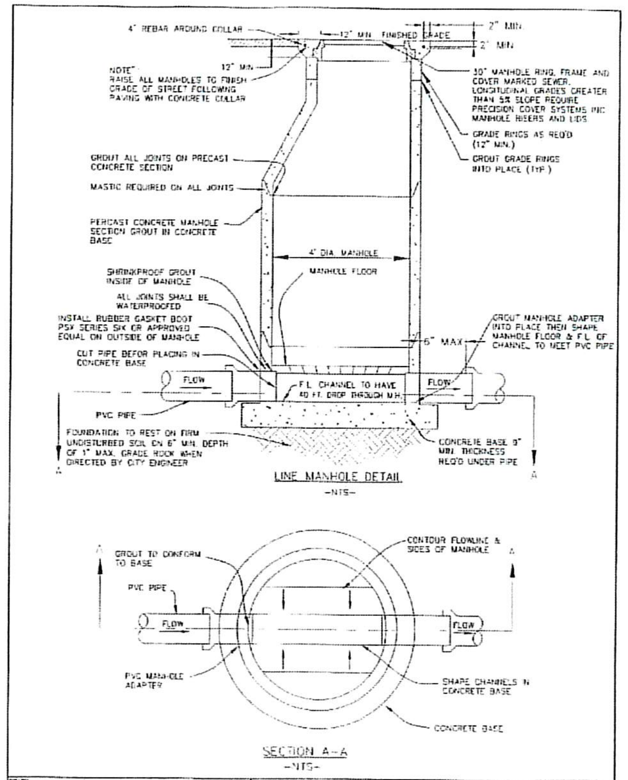
DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| WATER DETAILS | D2 |

my drive\berg civil\2018\aria\df-final a\df details.dwg


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN
2" MIN
12" MIN
NOTE: RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC MANHOLE RISERS AND LIDS
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

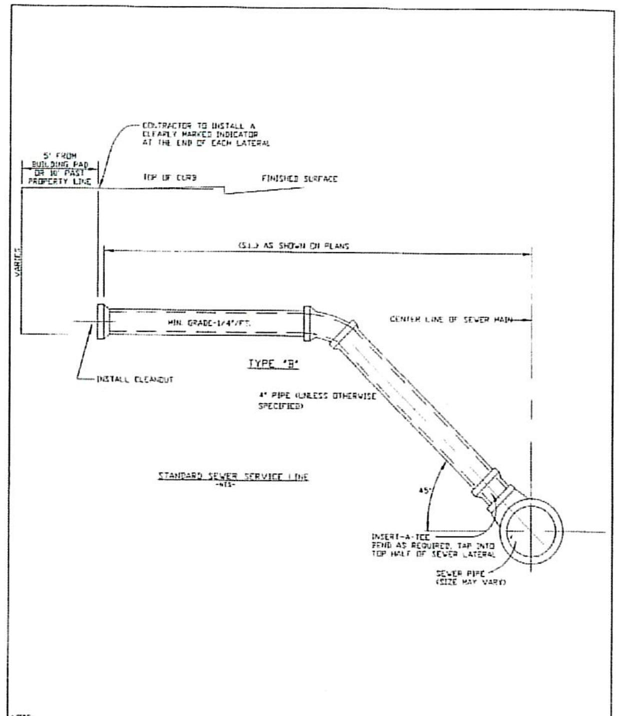
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

**Northern**

**AMERICAN FORK CITY**

STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO. 15.12


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
(S.L.) AS SHOWN ON PLANS
VARIES
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE
BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL
SEWER PIPE (SIZE MAY VARY)

NOTE:
ALSO SEE DRAWING NO 15.23

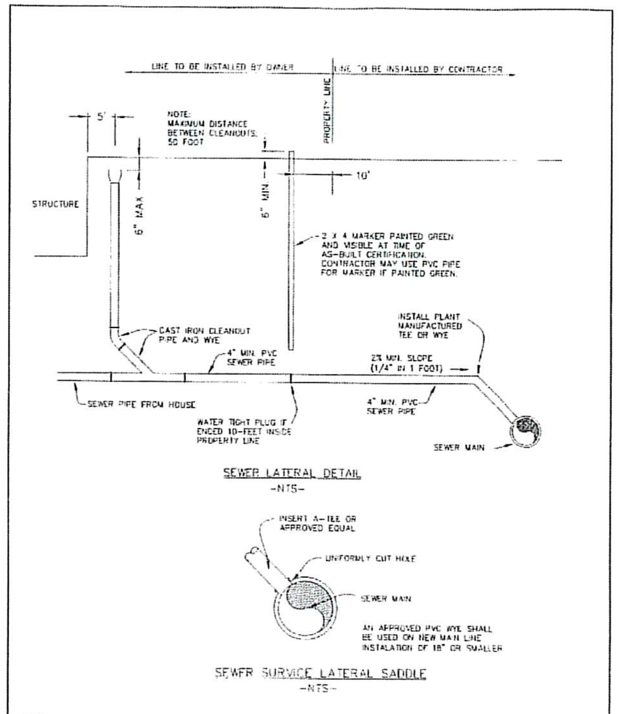
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

**Northern**

**AMERICAN FORK CITY**

STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE

DRAWING NO. 15.19


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE: MAXIMUM DISTANCE BETWEEN CLEANOUTS: 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
INSTALL PLANT MANUFACTURED TEE OR WYE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER
SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE
3) ALSO SEE DRAWING NO. 15.19

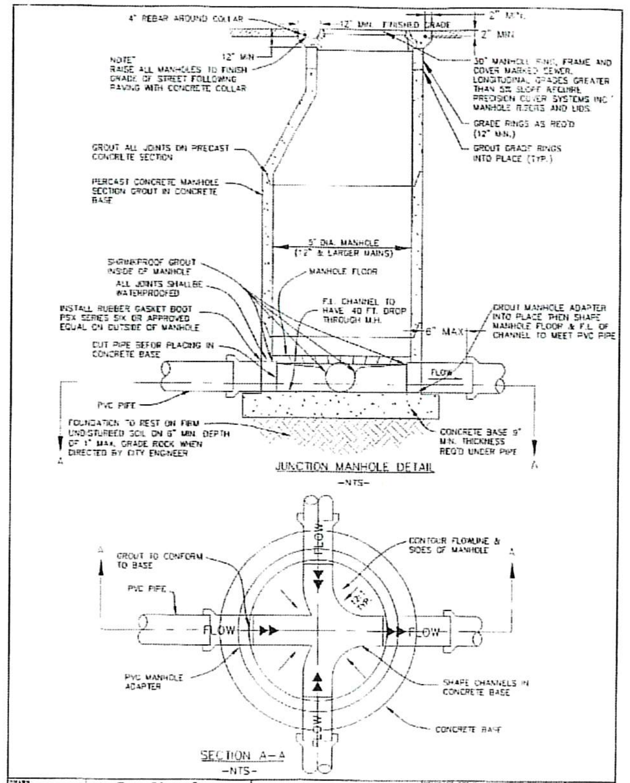
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

**Northern**

**AMERICAN FORK CITY**

STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO. 15.23


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN
2" MIN
12" MIN
NOTE: RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC MANHOLE RISERS AND LIDS
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
PVC PIPE
FLOW
FLOW
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

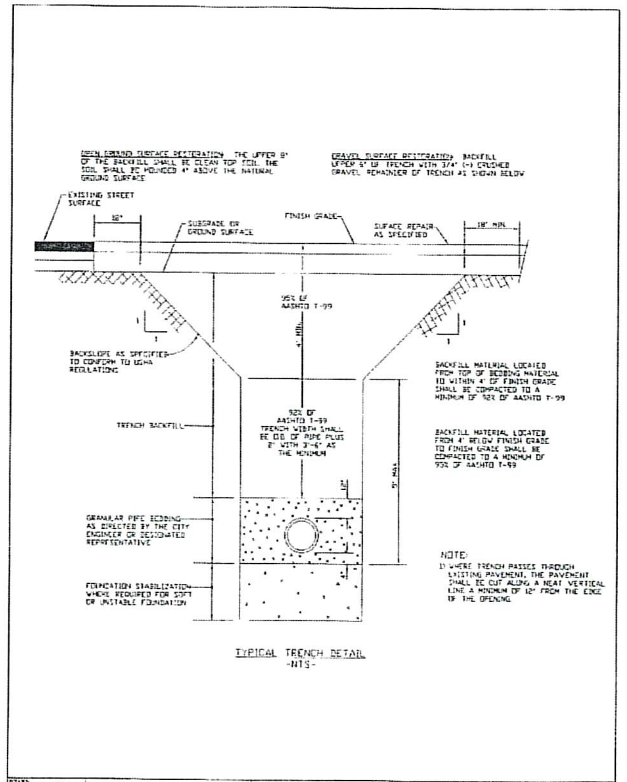
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

**Northern**

**AMERICAN FORK CITY**

STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO. 15.13


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
TYPICAL TRENCH DETAIL
-NTS-

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

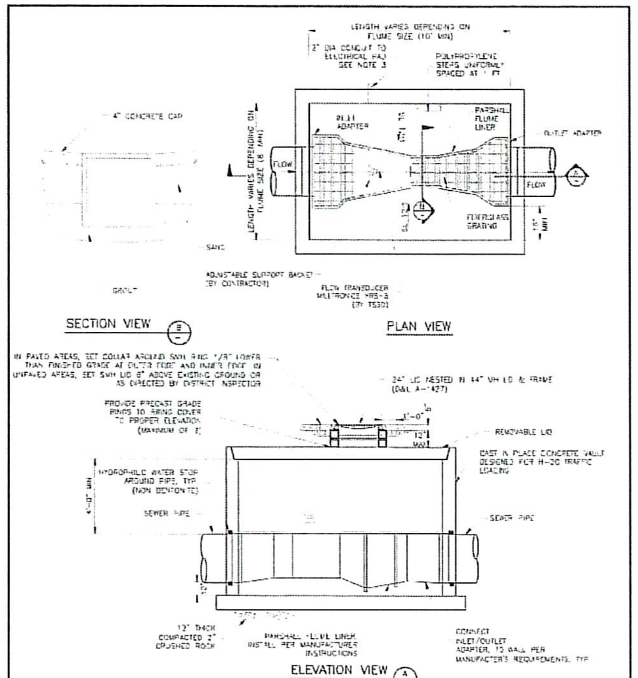
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

**Northern**

**AMERICAN FORK CITY**

STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL

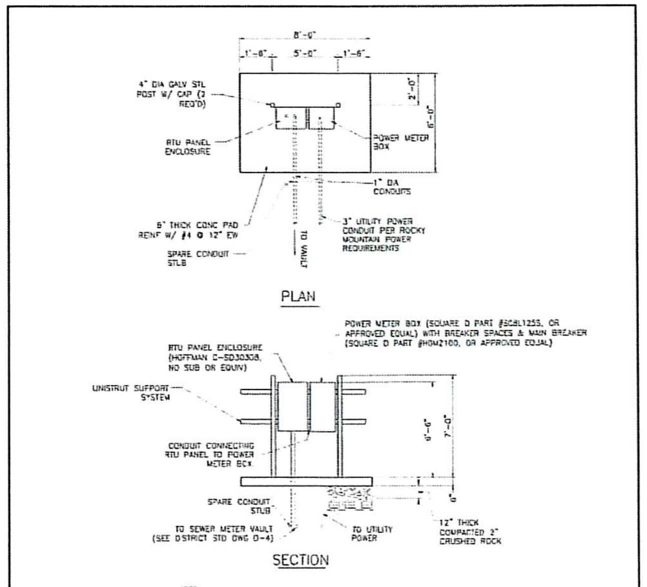
DRAWING NO. 15.22


LENGTH VARIES DEPENDING ON FLUME SIZE (10' MIN)
2" DIA CONDUIT TO ELECTRICAL PAD SEE NOTE 3
POLYPROPYLENE STEPS UNIFORMLY SPACED AT 1 FT
4" CONCRETE CAP
INLET ADAPTER
PARSHALL FLUME LINER
OUTLET ADAPTER
LENGTH VARIES DEPENDING ON FLUME SIZE (8' MIN)
FLOW
FLOW
FIBERGLASS GRATING
SAND
ADJUSTABLE SUPPORT BACKET (BY CONTRACTOR)
GROUT
FLOW TRANSDUCER MILLTRONICS XRS-5 (BY TSSD)
SECTION VIEW
PLAN VIEW
IN PAVED AREAS, SET COLLAR AROUND SMH RING 1/8" LOWER THAN FINISHED GRADE AT OUTER EDGE AND INNER EDGE. IN UNPAVED AREAS, SET SMH LID 6" ABOVE EXISTING GROUND OR AS DIRECTED BY DISTRICT INSPECTOR
24" LID NESTED IN 44" MH LID & FRAME (D&L A-1427)
PROVIDE PRECAST GRADE RINGS TO BRING COVER TO PROPER ELEVATION (MAXIMUM OF 1')
1'-0"
12" MAX
REMOVABLE LID
CAST IN PLACE CONCRETE VAULT DESIGNED FOR H-20 TRAFFIC LOADING
HYDROPHILIC WATER STOP AROUND PIPE, TYP (NON BENTONITE)
4'-0" MIN
SEWER PIPE
SEWER PIPE
12" THICK COMPACTED 2" CRUSHED ROCK
PARSHALL FLUME LINER. INSTALL PER MANUFACTURER INSTRUCTIONS
CONNECT INLET/OUTLET ADAPTER, TO WALL PER MANUFACTER'S REQUIREMENTS, TYP
ELEVATION VIEW

NOTES:
1. THE CAST-IN-PLACE CONCRETE VAULT PLANS SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH
2. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION
3. SEWER METER VAULT REQUIRES ELECTRICAL PAD (SEE TSSD STANDARD DWG D-5)

**TIMPANOGOS SPECIAL SERVICES DISTRICT**
SEWER METER VAULT

DRAWN: DESIGNED: CHECKED: APPROVED:
DATE: FEB 08
FILE NAME:
DRAWING NAME: D-4


8'-0"
1'-6"
5'-0"
1'-6"
4" DIA GALV STL POST W/ CAP (2 REQ'D)
2'-0"
6'-0"
RTU PANEL ENCLOSURE
POWER METER BOX
1" DIA CONDUITS
6" THICK CONC PAD REINF W/ #4 @ 12" EW
3" UTILITY POWER CONDUIT PER ROCKY MOUNTAIN POWER REQUIREMENTS
SPARE CONDUIT STUB
TO VAULT
PLAN
POWER METER BOX (SQUARE D PART #SC8L1255, OR APPROVED EQUAL) WITH BREAKER SPACES & MAIN BREAKER (SQUARE D PART #HOM2100, OR APPROVED EQUAL)
RTU PANEL ENCLOSURE (HOFFMAN C-SD30308, NO SUB OR EQUIV)
UNISTRUT SUPPORT SYSTEM
6'-6"
7'-0"
CONDUIT CONNECTING RTU PANEL TO POWER METER BOX
6"
SPARE CONDUIT STUB
TO SEWER METER VAULT (SEE DISTRICT STD DWG D-4)
TO UTILITY POWER
12" THICK COMPACTED 2" CRUSHED ROCK
SECTION

NOTES.
1. CONTRACTOR SHALL ACQUIRE AND INSTALL CONCRETE PAD, CONDUITS, UNISTRUT SUPPORT SYSTEM, RTU PANEL ENCLOSURE, POWER METER BOX AND PROVIDE POWER SERVICE.
2. TSSD SHALL ACQUIRE AND INSTALL RTU PANEL INTERIOR AND FLOW TRANSDUCER (INSIDE SEWER METER VAULT). PRIOR TO CONSTRUCTION, PROJECT OWNER SHALL ENTER AN AGREEMENT WITH TSSD TO REIMBURSE TSSD THE COST OF THE RTU PANEL INTERIOR, FLOW TRANSDUCER AND ASSOCIATED ELECTRICAL AND METERING EQUIPMENT.
3. ELECTRICAL PAD SHALL BE LOCATED NEAR THE FLOW METER IN A SAFE ACCESSIBLE LOCATION APPROVED BY TSSD, WITHIN THE STREET PUBLIC RIGHT-OF-WAY OR WITHIN AN EASEMENT GRANTED TO TSSD BY THE PROPERTY OWNER.
4. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION

**TIMPANOGOS SPECIAL SERVICES DISTRICT**
SEWER METER VAULT ELECTRICAL PAD

DRAWN: DESIGNED: CHECKED: APPROVED:
DATE: MAR 08
FILE NAME:
DRAWING NAME: D-5

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION
1000 W 1100 S

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| | 1/22/2019 |

PROJECT

DIXIE FARMS
SUBDIVISION

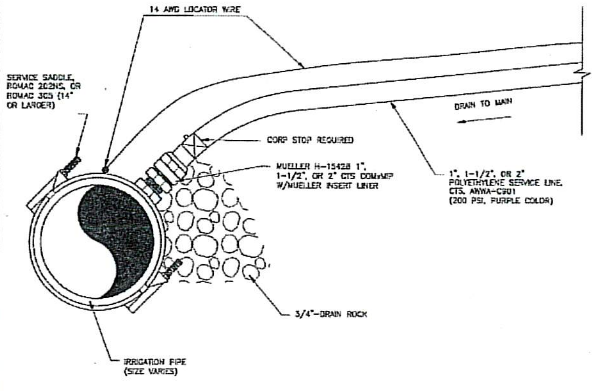
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

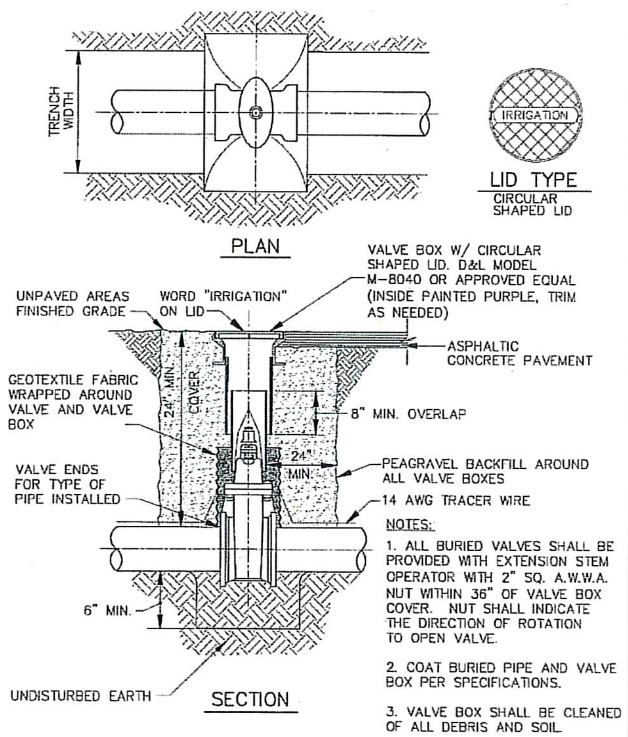
| SHEET NAME | SHEET NUMBER |
|---|---|
| SEWER & STORM DRAIN DETAILS | D3 |

\my drive\berg civil 2018\aria\df-final a\df details.dwg


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504365 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO.<br>15.3A |


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

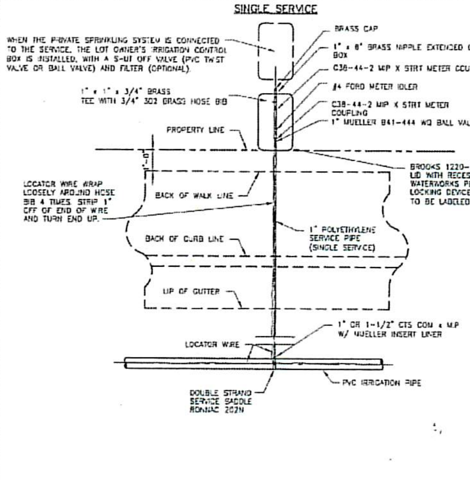
NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: NONE | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>SECONDARY WATER VALVE BOX DETAIL | DRAWING NO.<br>15.4A |

SINGLE SERVICE


WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
BRASS CAP
1" x 8" BRASS NIPPLE EXTENDED OUTSIDE BOX
C38-44-2 MIP X STRT METER COUPLING
#4 FORD METER IDLER
1" x 1" x 3/4" BRASS TEE WITH 3/4" 302 BRASS HOSE BIB
C38-44-2 MIP X STRT METER COUPLING
1" MUELLER B41-444 WQ BALL VALVE
PROPERTY LINE
1'-0"
BROOKS 1220-12-4 UTILITY BOX LID WITH RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION".
LOCATOR WIRE WRAP LOOSELY AROUND HOSE BIB 4 TIMES. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
BACK OF WALK LINE
1" POLYETHYLENE SERVICE PIPE (SINGLE SERVICE)
BACK OF CURB LINE
LIP OF GUTTER
1" OR 1-1/2" CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
PVC IRRIGATION PIPE
DOUBLE STRAND SERVICE SADDLE ROMAC 202N

IRRIGATION CONNECTION NOTES:

1" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

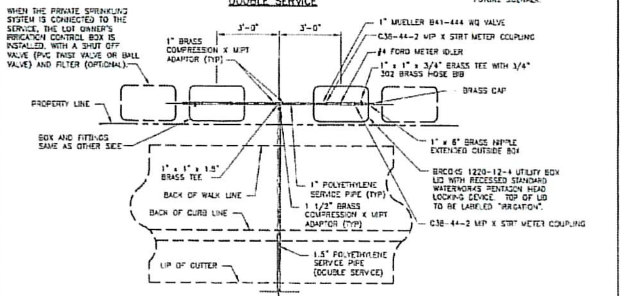
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

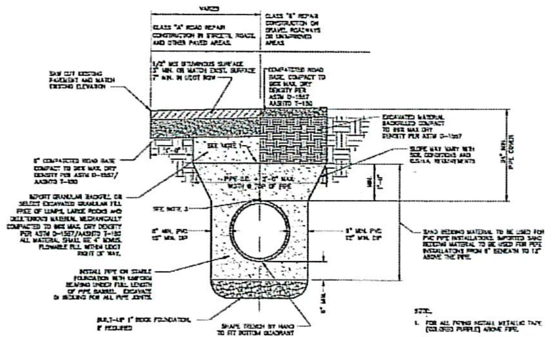
SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

DOUBLE SERVICE


WHEN THE PRIVATE SPRINKLING SYSTEM IS CONNECTED TO THE SERVICE, THE LOT OWNER'S IRRIGATION CONTROL BOX IS INSTALLED, WITH A SHUT OFF VALVE (PVC TWIST VALVE OR BALL VALVE) AND FILTER (OPTIONAL).
3'-0"
3'-0"
1" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
1" MUELLER B41-444 WQ VALVE
C38-44-2 MIP X STRT METER COUPLING
#4 FORD METER IDLER
1" x 1" x 3/4" BRASS TEE WITH 3/4" 302 BRASS HOSE BIB
BRASS CAP
PROPERTY LINE
BOX AND FITTINGS SAME AS OTHER SIDE
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" x 1" x 1.5" BRASS TEE
BROOKS 1220-12-4 UTILITY BOX LID WITH RECESSED STANDARD WATERWORKS PENTAGON HEAD LOCKING DEVICE. TOP OF LID TO BE LABELED "IRRIGATION".
BACK OF WALK LINE
1" POLYETHYLENE SERVICE PIPE (TYP)
BACK OF CURB LINE
1 1/2" BRASS COMPRESSION X MIPT ADAPTOR (TYP)
C38-44-2 MIP X STRT METER COUPLING
LIP OF GUTTER
1.5" POLYETHYLENE SERVICE PIPE (DOUBLE SERVICE)

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED:<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO.<br>15.5A |

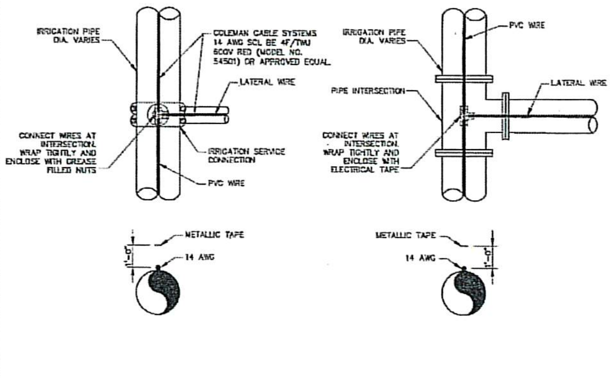

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPACTED ROAD BASE, COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
1'-0"
SEE NOTE 1
8" COMPACTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE
6" MIN.

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>TYPICAL SECONDARY WATER TRENCH DETAIL | DRAWING NO.<br>15.22A |


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
1'-0"
14 AWG
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | *AMERICAN FORK CITY* | STANDARD DETAIL FOR<br>LOCATOR WIRE DETAIL | DRAWING NO.<br>15.33 |

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES
13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION
1000 W 1100 S

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

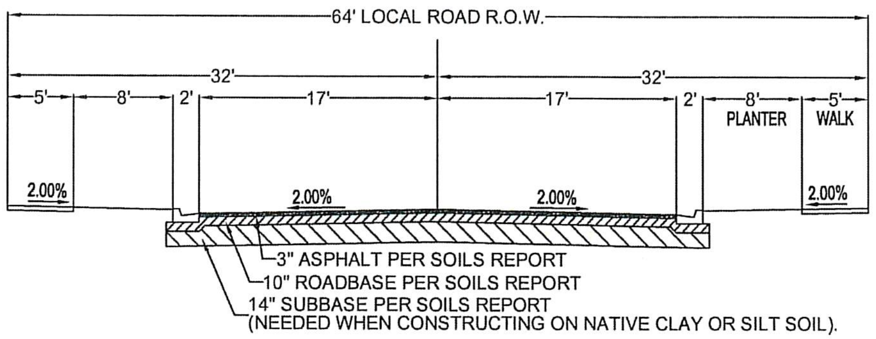
DIXIE FARMS
SUBDIVISION

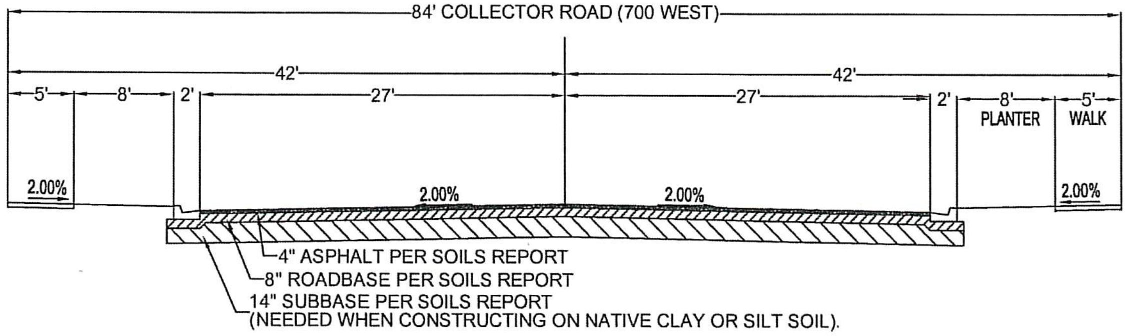
DESCRIPTION

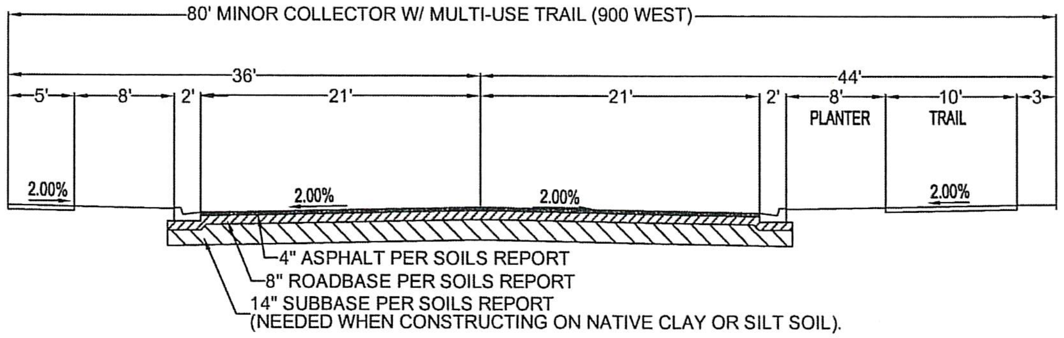
PRELIMINARY PLAN

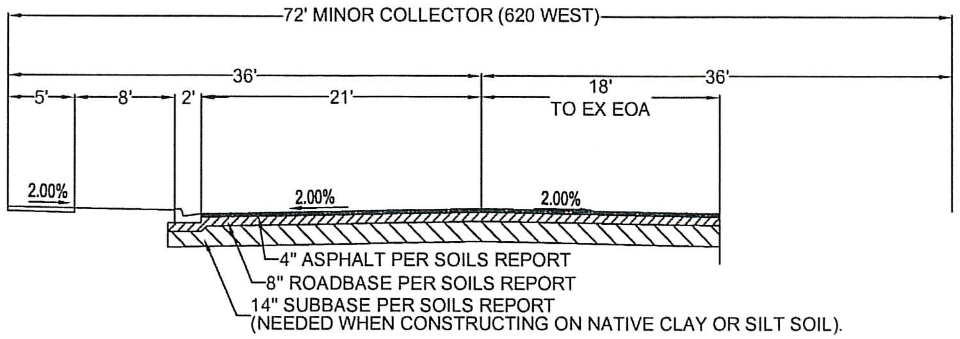
PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D4 |


64' LOCAL ROAD R.O.W.
32'
32'
5'
8'
2'
17'
17'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
3" ASPHALT PER SOILS REPORT
10" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


84' COLLECTOR ROAD (700 WEST)
42'
42'
5'
8'
2'
27'
27'
2'
8'
PLANTER
5'
WALK
2.00%
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


80' MINOR COLLECTOR W/ MULTI-USE TRAIL (900 WEST)
36'
44'
5'
8'
2'
21'
21'
2'
8'
PLANTER
10'
TRAIL
3'
2.00%
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).


72' MINOR COLLECTOR (620 WEST)
36'
36'
5'
8'
2'
21'
18'
TO EX EOA
2.00%
2.00%
2.00%
4" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
14" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

DEVELOPER

ARIA RETIREMENT
& INVESTMENT
SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS
SUBDIVISION
1000 W 1100 S

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS
SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |

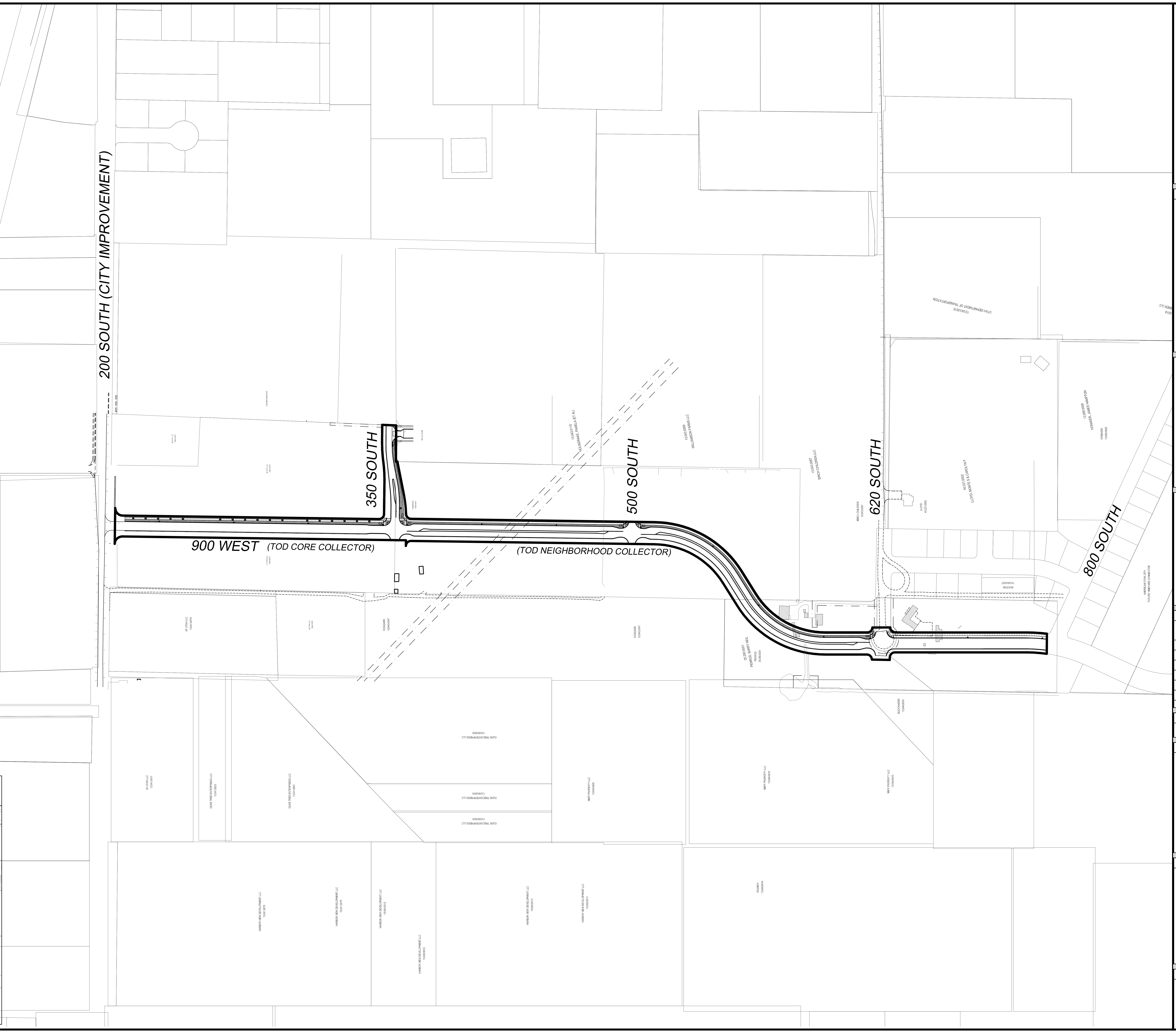
\my drive\berg civil\2018\aria\df-final a\df_details.dwg

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER<br>BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (DOUG BATEMAN) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |
| CUWCD | | (435) 503-4174 |

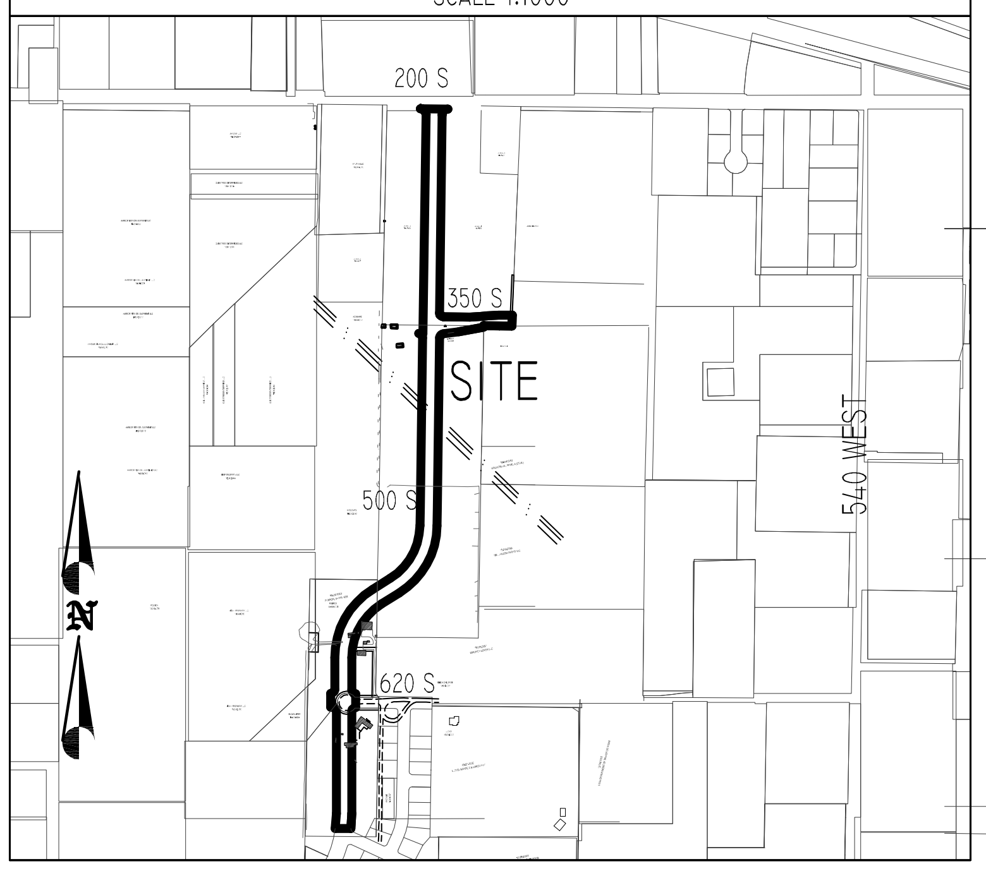
## SHEET INDEX

| | |
|---|---|
| C0 | COVER |
| C1.1 - C1.5 | SITE PLAN |
| C2.1 - C2.5 | UTILITY PLAN |
| C3.1 - C3.5 | 900 WEST PLAN & PROFILE |
| C3.6 | 350 SOUTH PLAN & PROFILE |
| C3.7 | 200 SOUTH PLAN & PROFILE |
| C4.1 | 900 W / 350 S INTERSECTION |
| C4.2 | 350 S / WILLOW INTERSECTION |
| C4.3 | 900 W / 500 S INTERSECTION |
| C4.4 | 900 W / 620 S INTERSECTION |
| C5.1 - C5.5 | STRIPING PLAN |
| C6.1 - C6.5 | LANDSCAPE PLAN |
| C7.1 - C7.5 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |



## VICINITY SKETCH

SCALE 1:1000

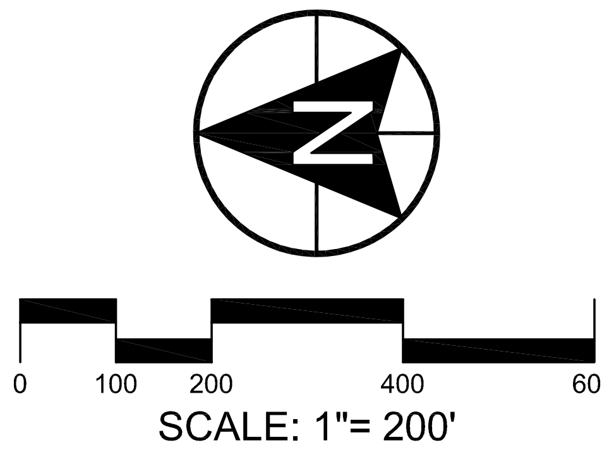


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 200'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

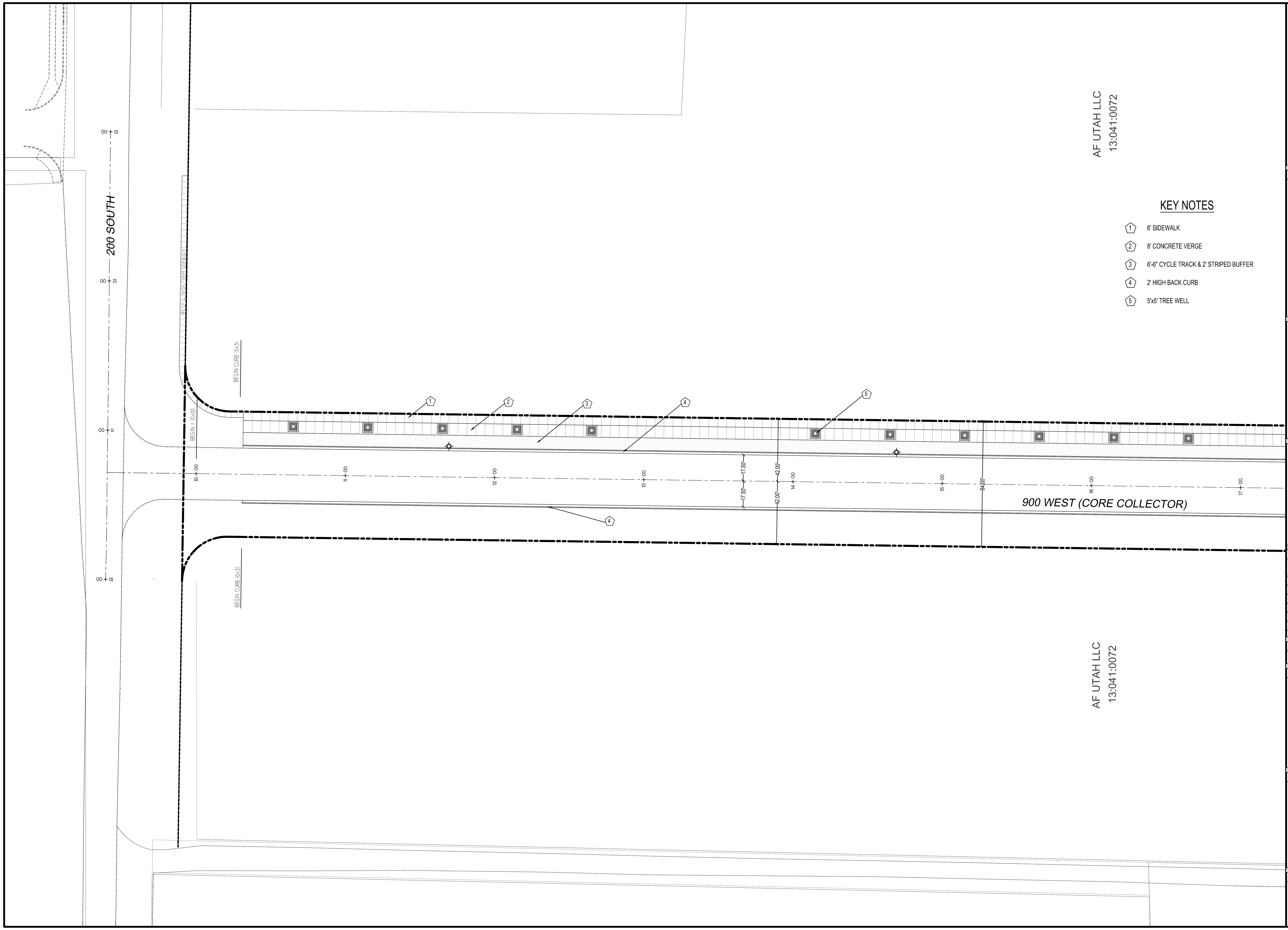
# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER | C0 |



## KEY NOTES

| | |
|---|---|
| 1 | 6' SIDEWALK |
| 2 | 8' CONCRETE VERGE |
| 3 | 6'-6" CYCLE TRACK & 2' STRIPED BUFFER |
| 4 | 2' HIGH BACK CURB |
| 5 | 5'x5' TREE WELL |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS | SEAL

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

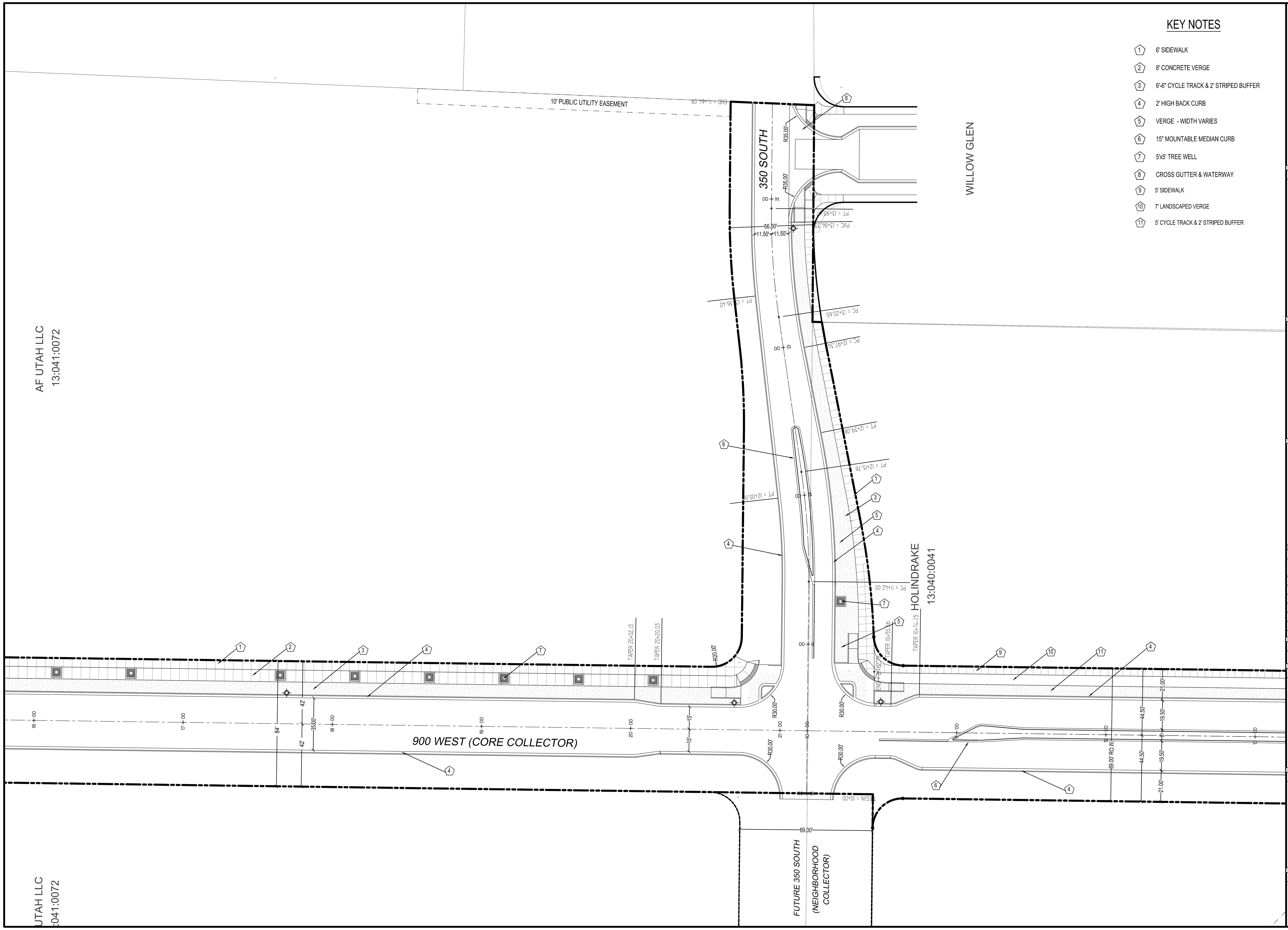
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1.1 |

i:\my drive\berg civil\2018\ascent\900 west\900w_01-pre plat.dwg



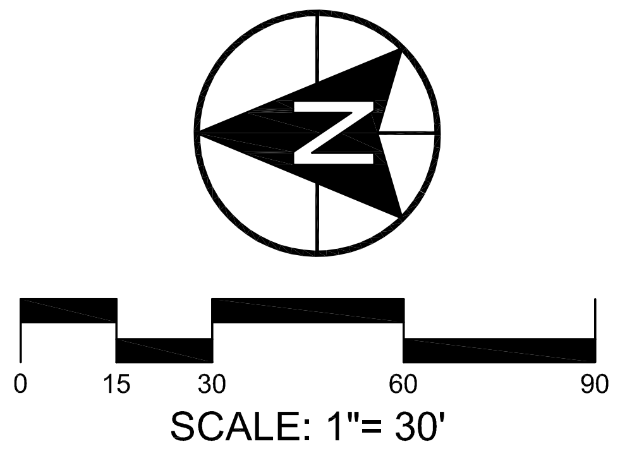
## KEY NOTES

| | |
|---|---|
| 1 | 6' SIDEWALK |
| 2 | 8' CONCRETE VERGE |
| 3 | 6'-6" CYCLE TRACK & 2' STRIPED BUFFER |
| 4 | 2' HIGH BACK CURB |
| 5 | VERGE - WIDTH VARIES |
| 6 | 15" MOUNTABLE MEDIAN CURB |
| 7 | 5'x5' TREE WELL |
| 8 | CROSS GUTTER & WATERWAY |
| 9 | 5' SIDEWALK |
| 10 | 7' LANDSCAPED VERGE |
| 11 | 5' CYCLE TRACK & 2' STRIPED BUFFER |

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

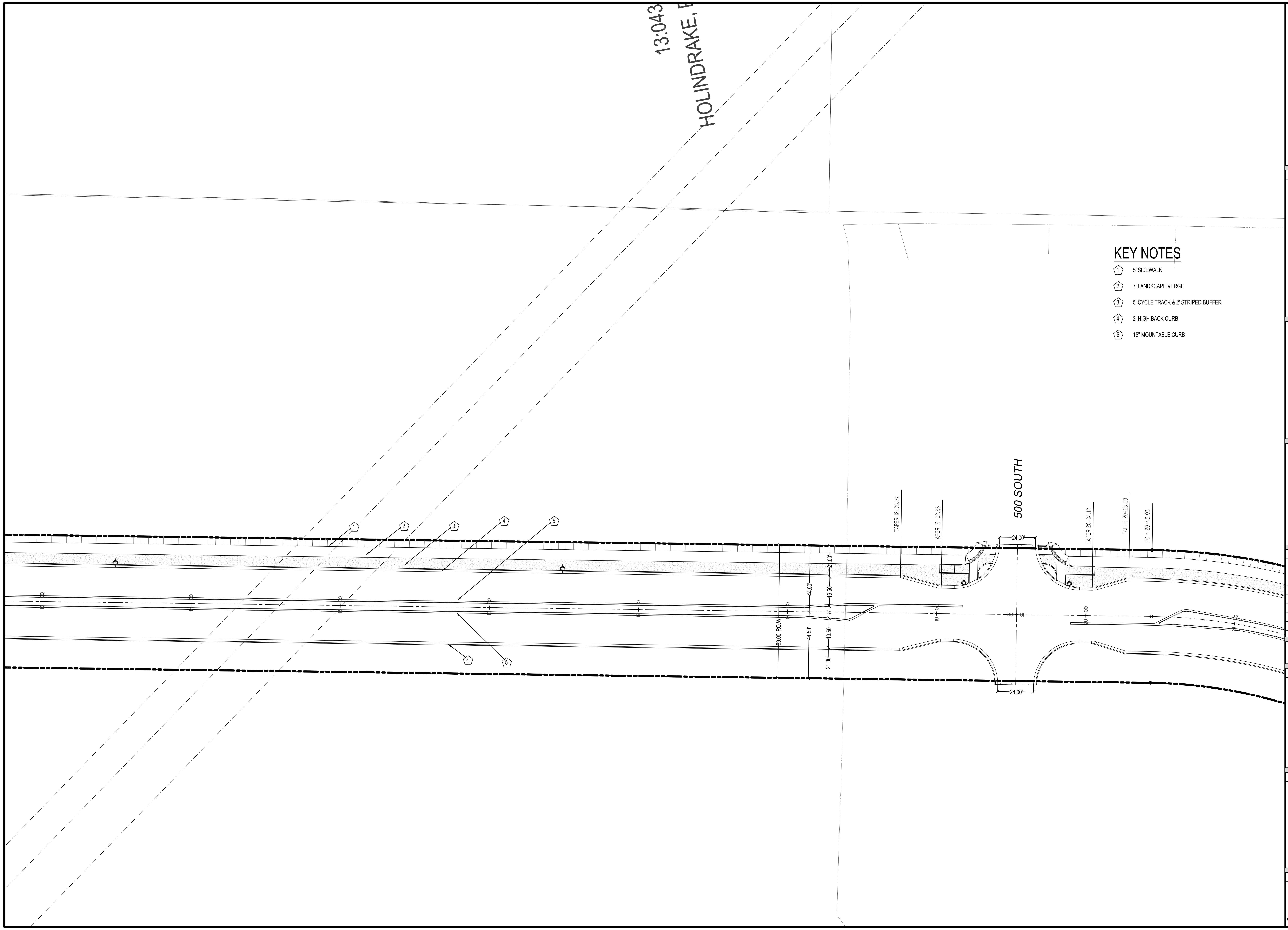
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_01-pre plat.dwg



## KEY NOTES

| | |
|---|---|
| 1 | 5' SIDEWALK |
| 2 | 7' LANDSCAPE VERGE |
| 3 | 5' CYCLE TRACK & 2' STRIPED BUFFER |
| 4 | 2' HIGH BACK CURB |
| 5 | 15" MOUNTABLE CURB |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

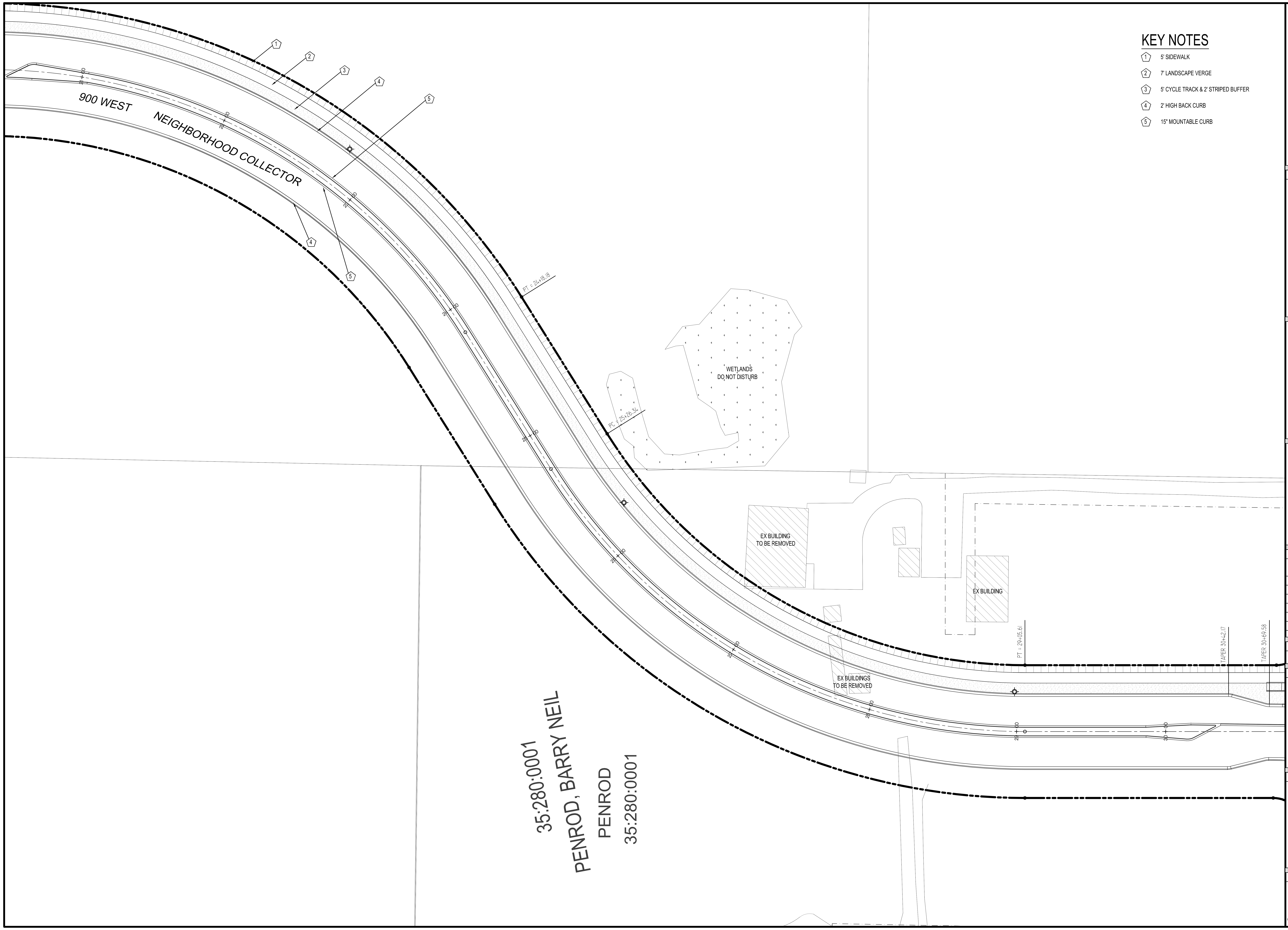
900 WEST
ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1.3 |



## KEY NOTES

| | |
|---|---|
| 1 | 5' SIDEWALK |
| 2 | 7' LANDSCAPE VERGE |
| 3 | 5' CYCLE TRACK & 2' STRIPED BUFFER |
| 4 | 2' HIGH BACK CURB |
| 5 | 15" MOUNTABLE CURB |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

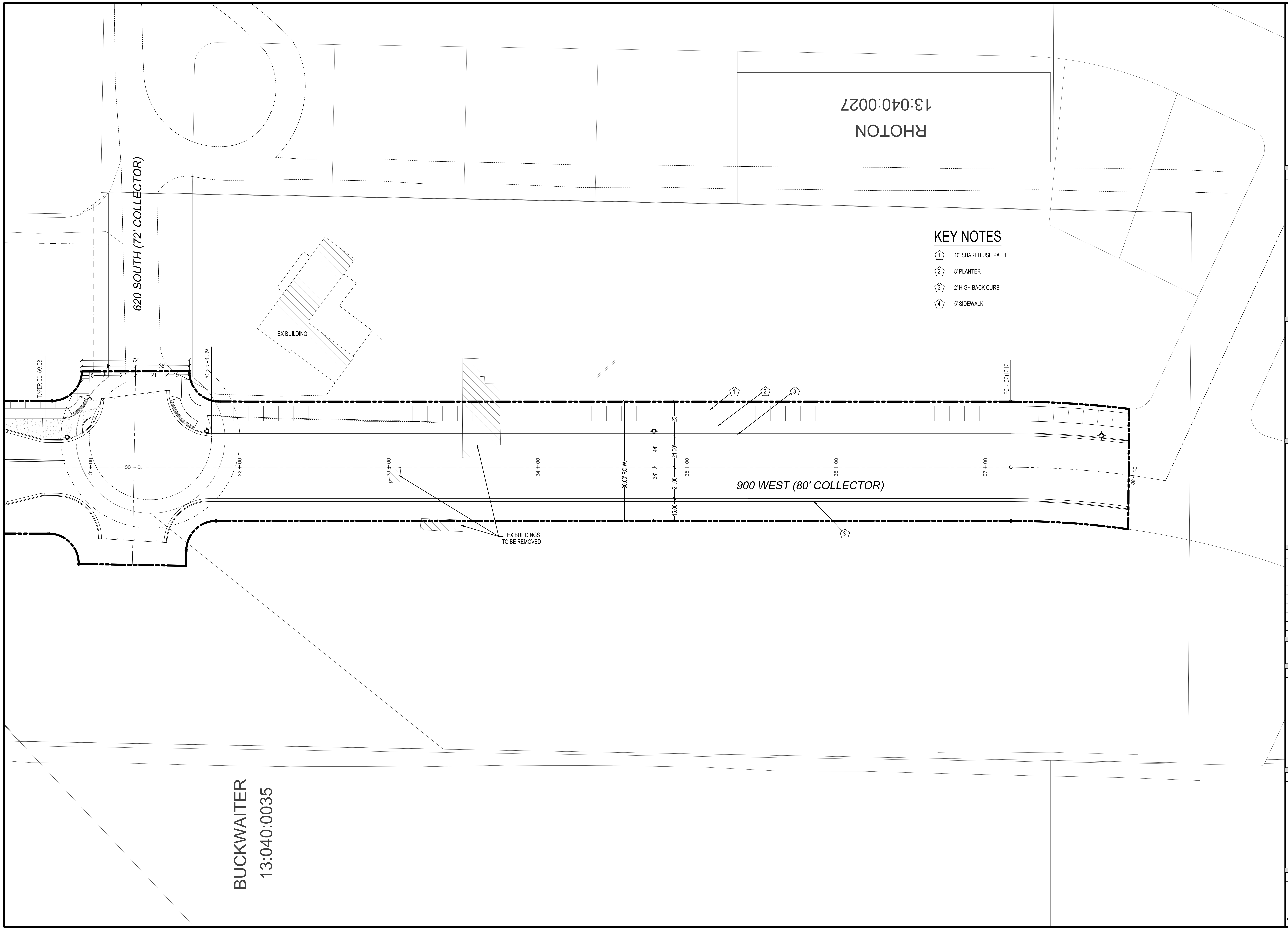
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1.4 |

i:\my drive\berg civil\2018\ascent\900 west\900w_01-pre plat.dwg



## KEY NOTES

| | |
|---|---|
| 1 | 10' SHARED USE PATH |
| 2 | 8' PLANTER |
| 3 | 2' HIGH BACK CURB |
| 4 | 5' SIDEWALK |

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

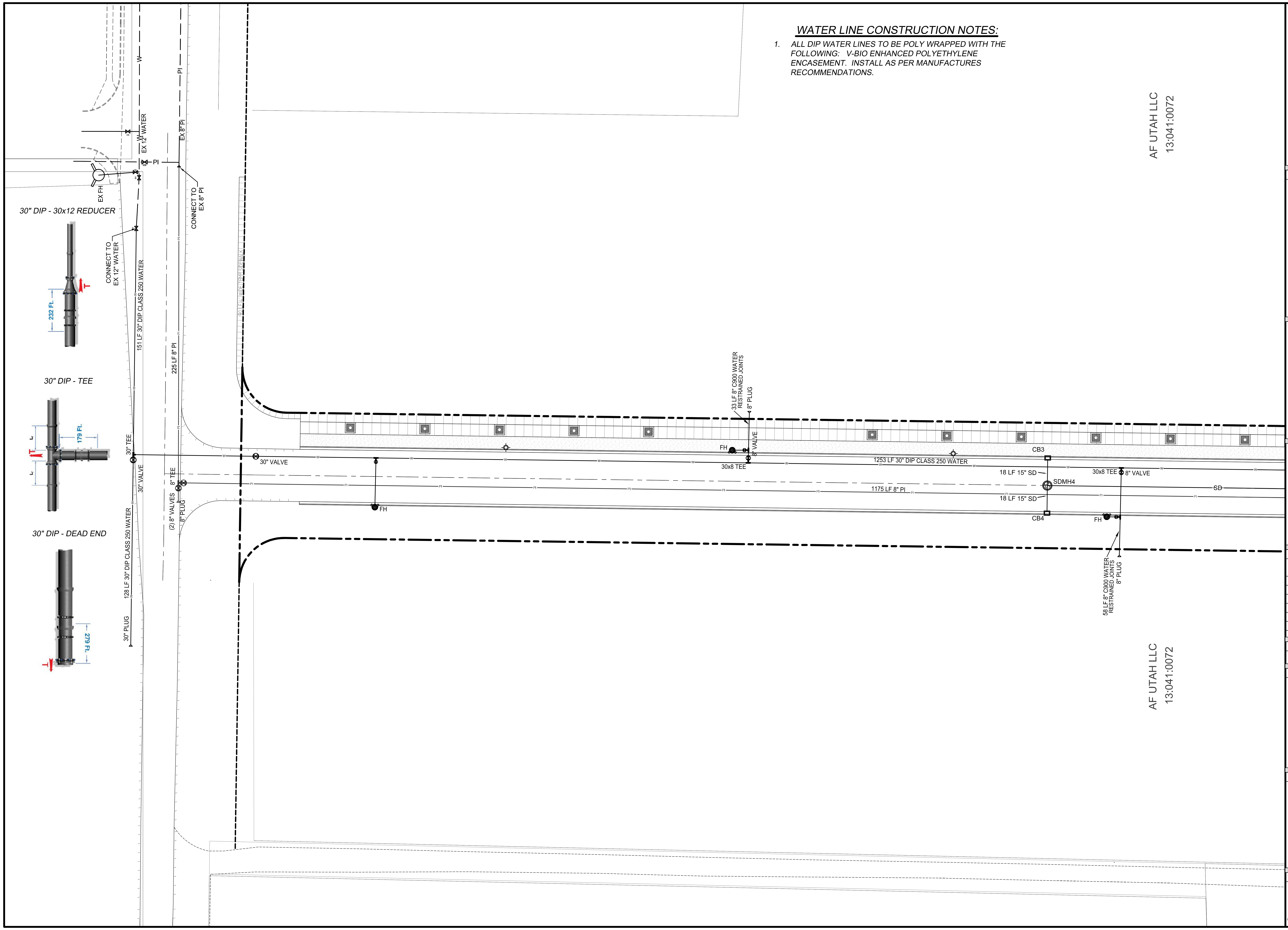
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1.5 |

t:\my drive\berg civil\2018\ascent\900 west\900w_01-pre plat.dwg

## *WATER LINE CONSTRUCTION NOTES:*

1. *ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.*



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

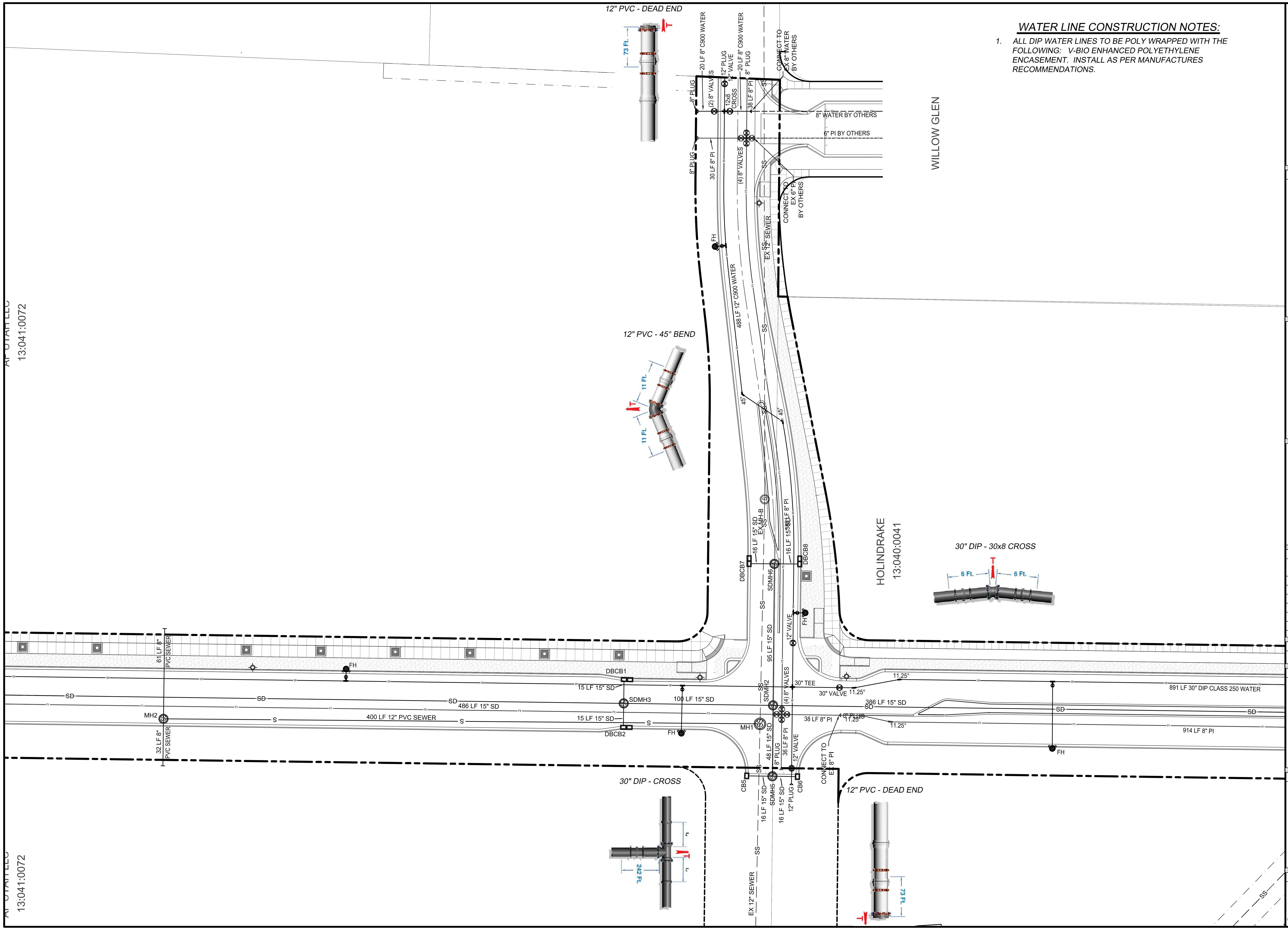
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN<br>i:\my drive\berg civil\2018\ascent\900 west\900w_02-utility.dwg | C2.1 |

## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.



**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

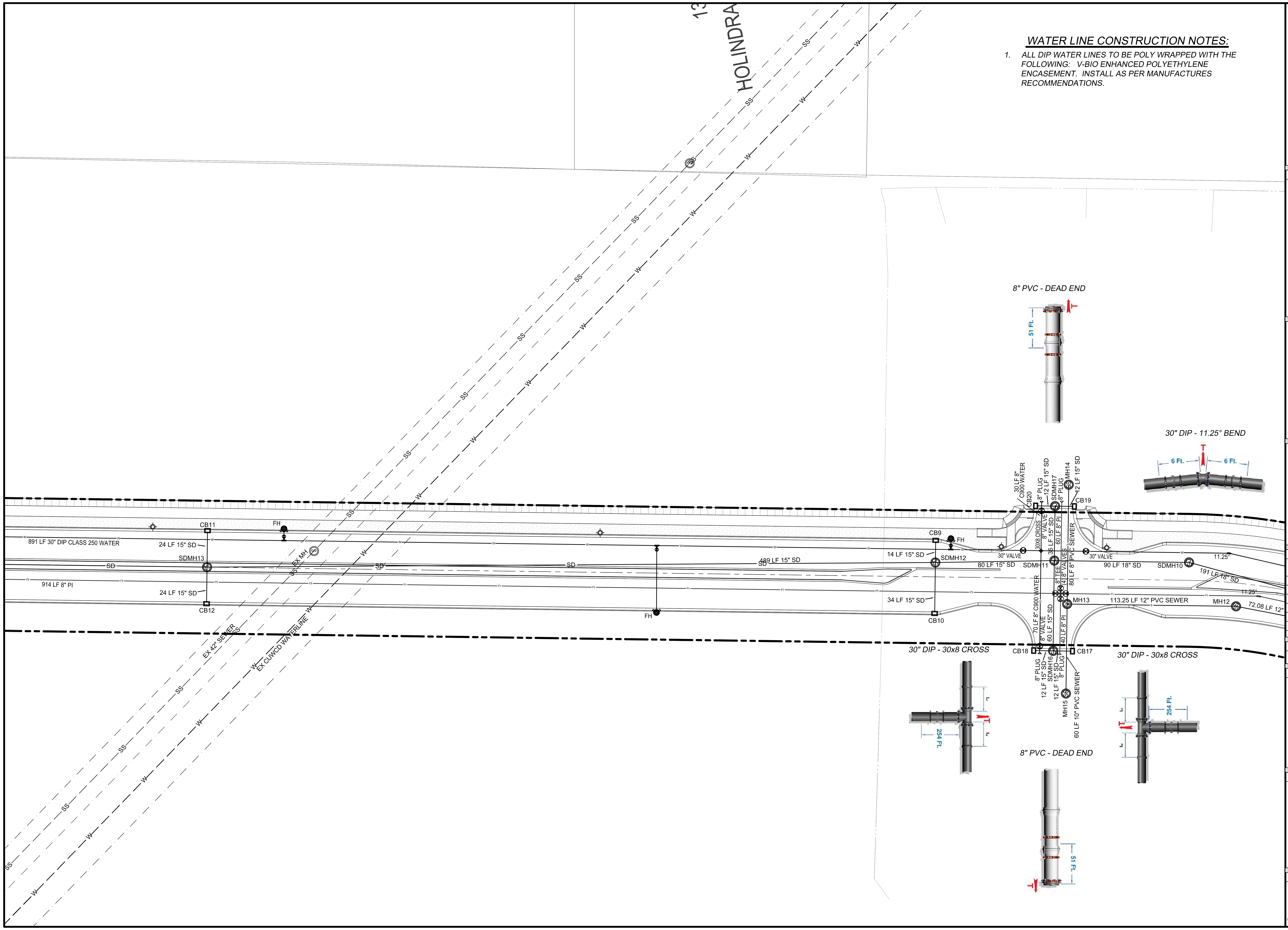
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_02-utility.dwg

## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.



**ADG**
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

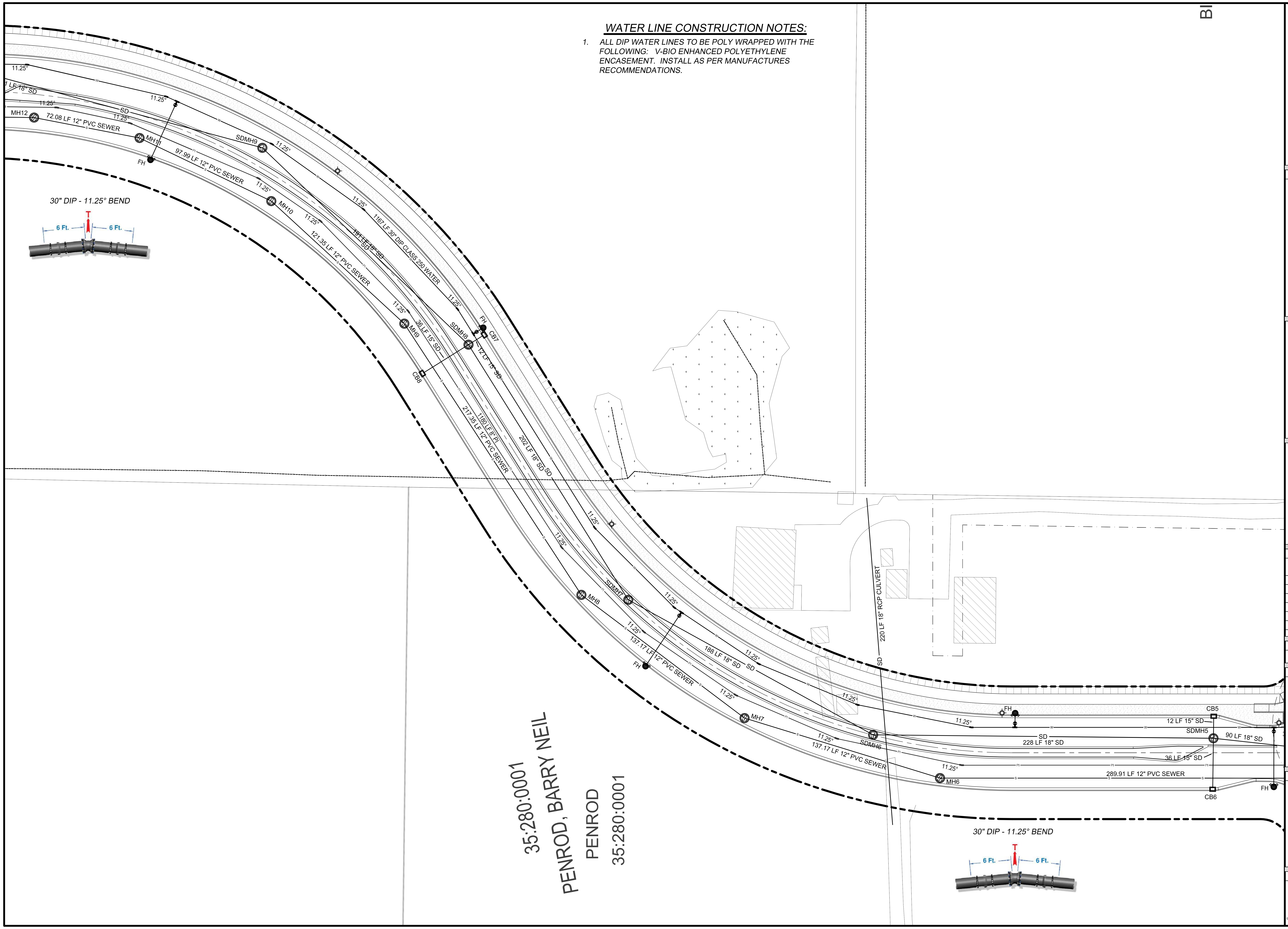
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |

i:\my drive\berg civil\2018\ascent\900 west\900w_02-utility.dwg

## WATER LINE CONSTRUCTION NOTES:

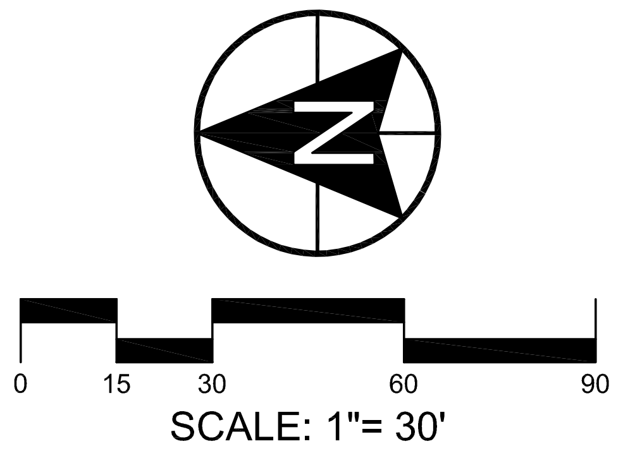
1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

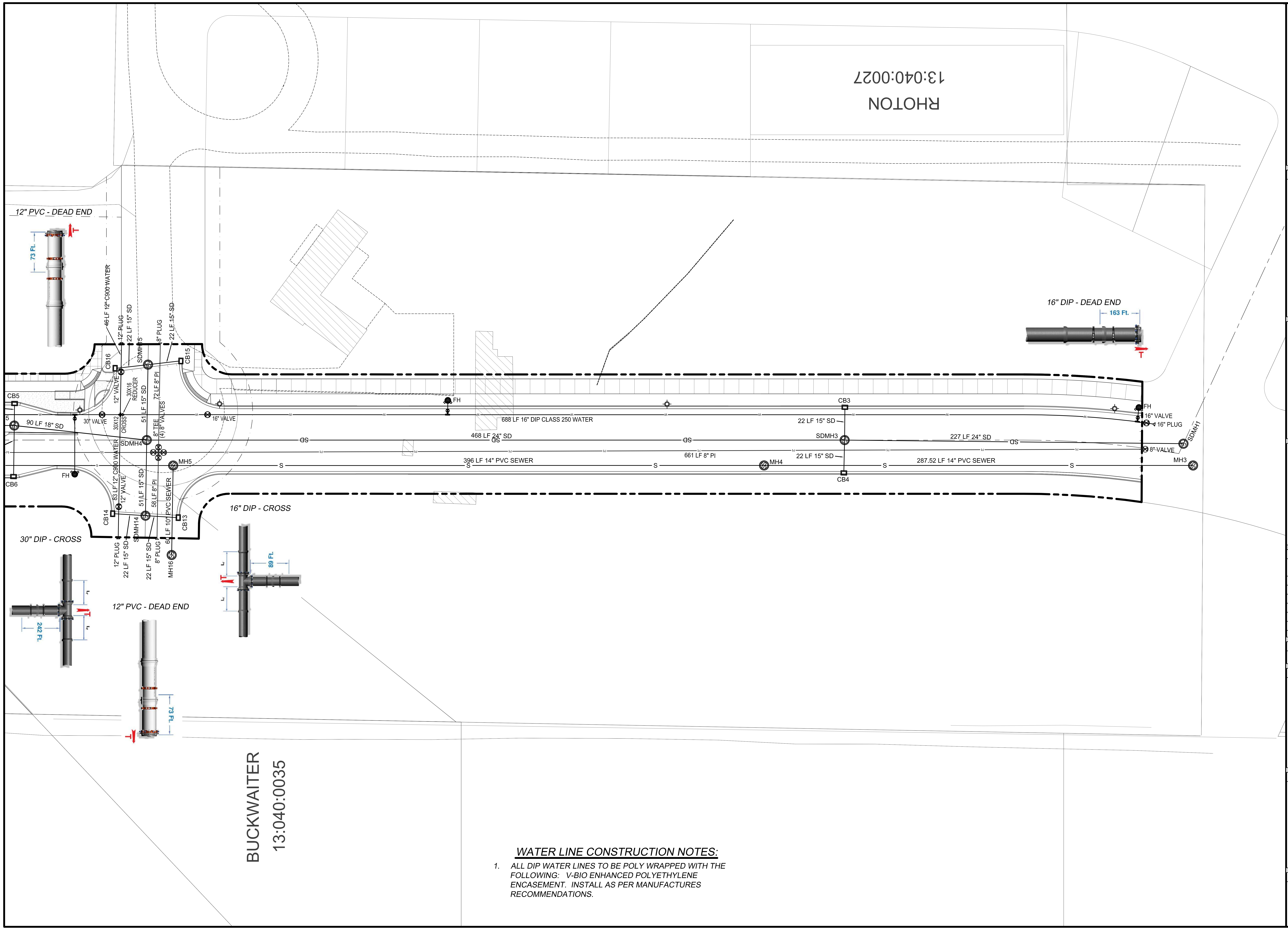
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.4 |

i:\my drive\berg civil\2018\ascent\900 west\900w_02-utility.dwg



## WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.

**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

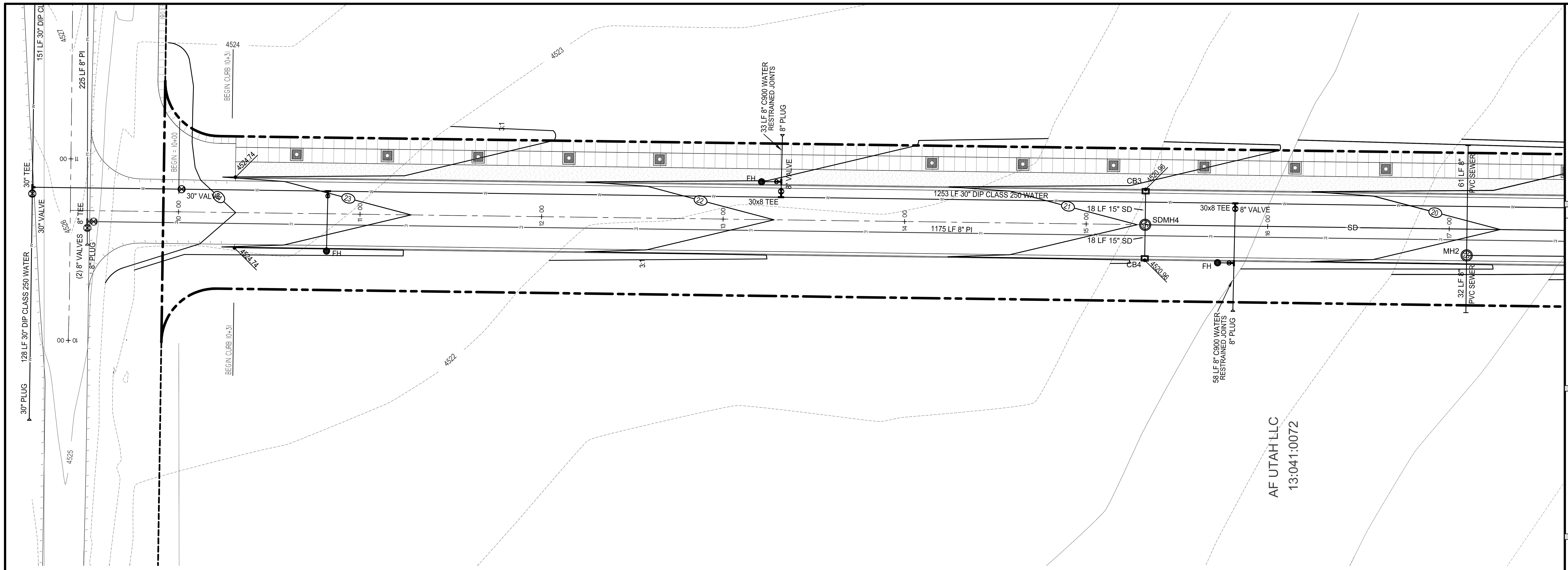
## 900 WEST ROADWAY

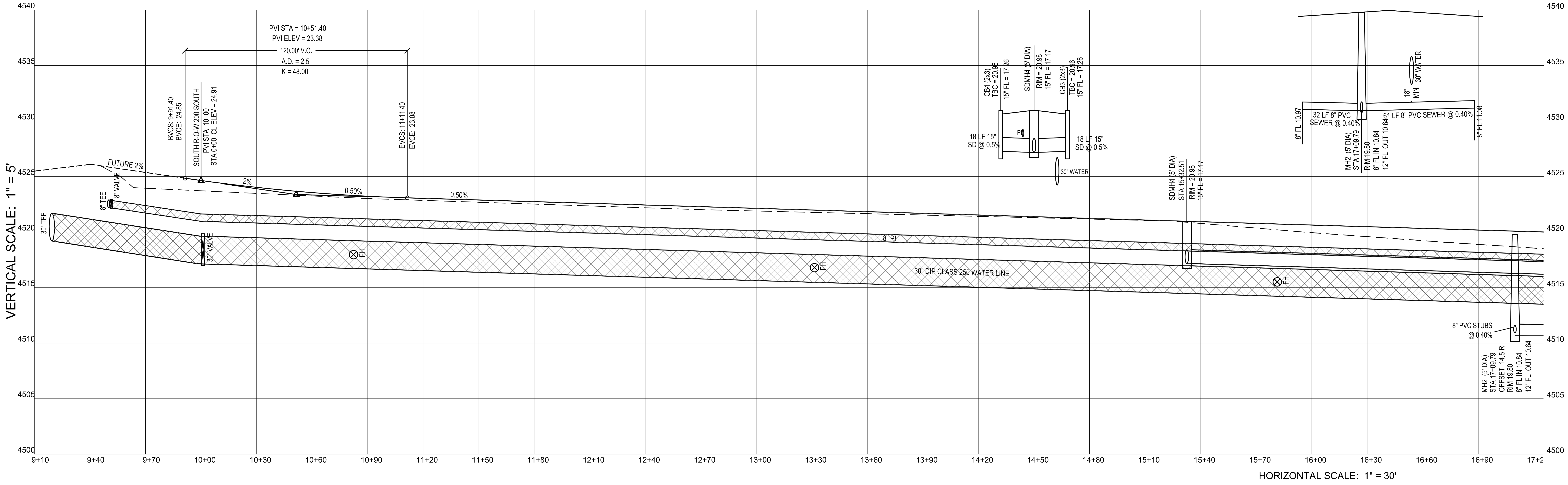
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.5 |





**ADG**
**PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

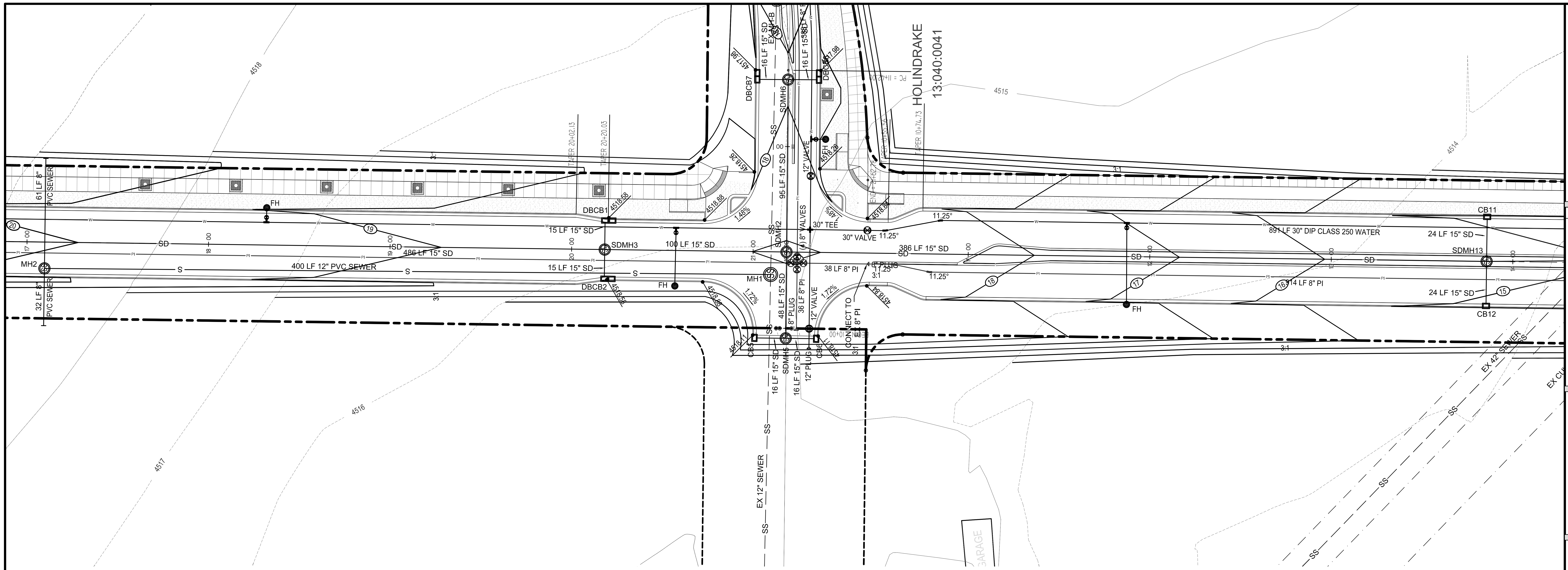
# 900 WEST ROADWAY

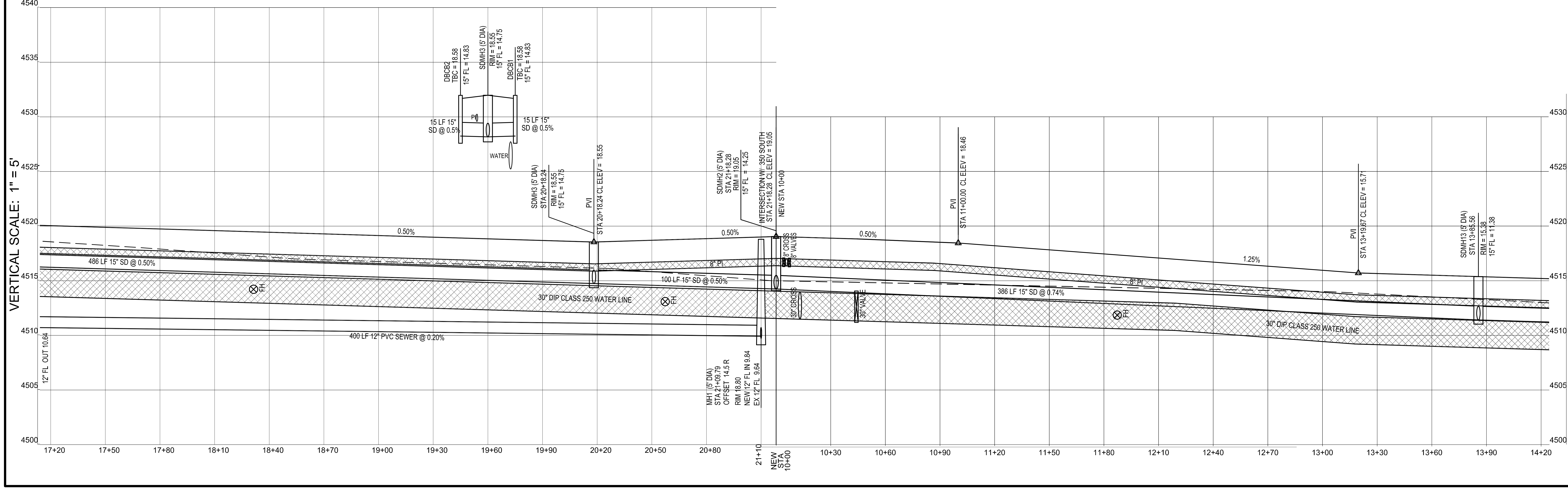
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PLAN & PROFILE | C3.1 |



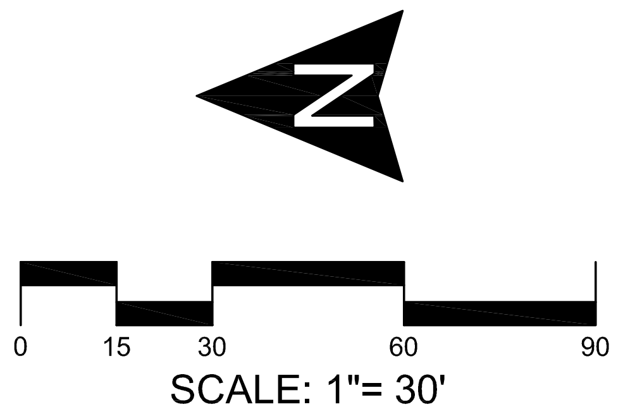

VERTICAL SCALE: 1" = 5'
4540
4535
4530
4525
4520
4515
4510
4505
4500
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30
19+60
19+90
20+20
20+50
20+80
21+10
NEW STA 10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
DBCB2 TBC = 18.58 15" FL = 14.83
SDMH3 (5' DIA) RIM = 18.55 15" FL = 14.75
DBCB1 TBC = 18.58 15" FL = 14.83
15 LF 15" SD @ 0.5%
15 LF 15" SD @ 0.5%
WATER
SDMH3 (5' DIA) STA 20+18.24 RIM = 18.55 15" FL = 14.75
PVI STA 20+18.24 CL ELEV = 18.55
SDMH2 (5' DIA) STA 21+18.28 RIM = 19.05 15" FL = 14.25
INTERSECTION W/ 350 SOUTH STA 21+18.28 CL ELEV = 19.05 NEW STA 10+00
PVI STA 11+00.00 CL ELEV = 18.46
PVI STA 13+19.67 CL ELEV = 15.71
SDMH13 (5' DIA) STA 13+85.56 RIM = 15.38 15" FL = 11.38
0.50%
0.50%
0.50%
1.25%
486 LF 15" SD @ 0.50%
100 LF 15" SD @ 0.50%
386 LF 15" SD @ 0.74%
8" PI
8" CROSS
8" VALVES
30" CROSS
30" VALVE
30" DIP CLASS 250 WATER LINE
400 LF 12" PVC SEWER @ 0.20%
FH
12" FL OUT 10.64
MH1 (5' DIA) STA 21+09.79 OFFSET 14.5 R RIM 18.80 NEW 12" FL IN 9.84 EX 12" FL 9.64

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

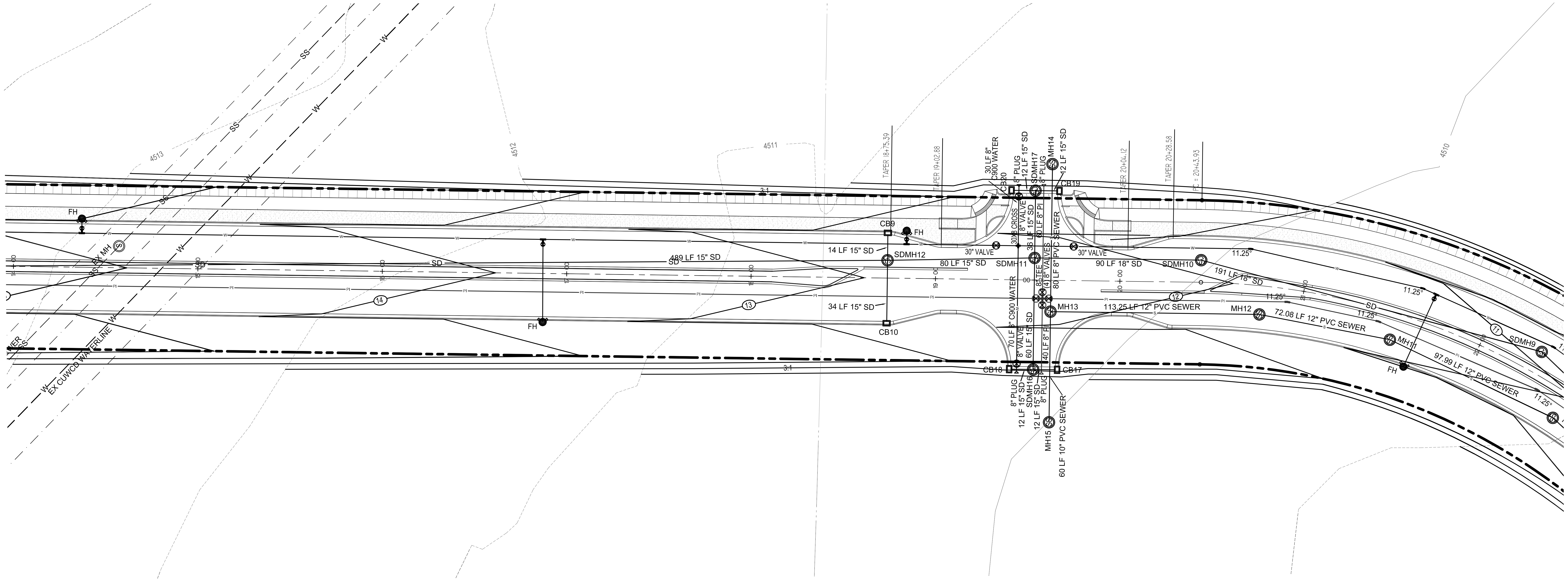
DESCRIPTION

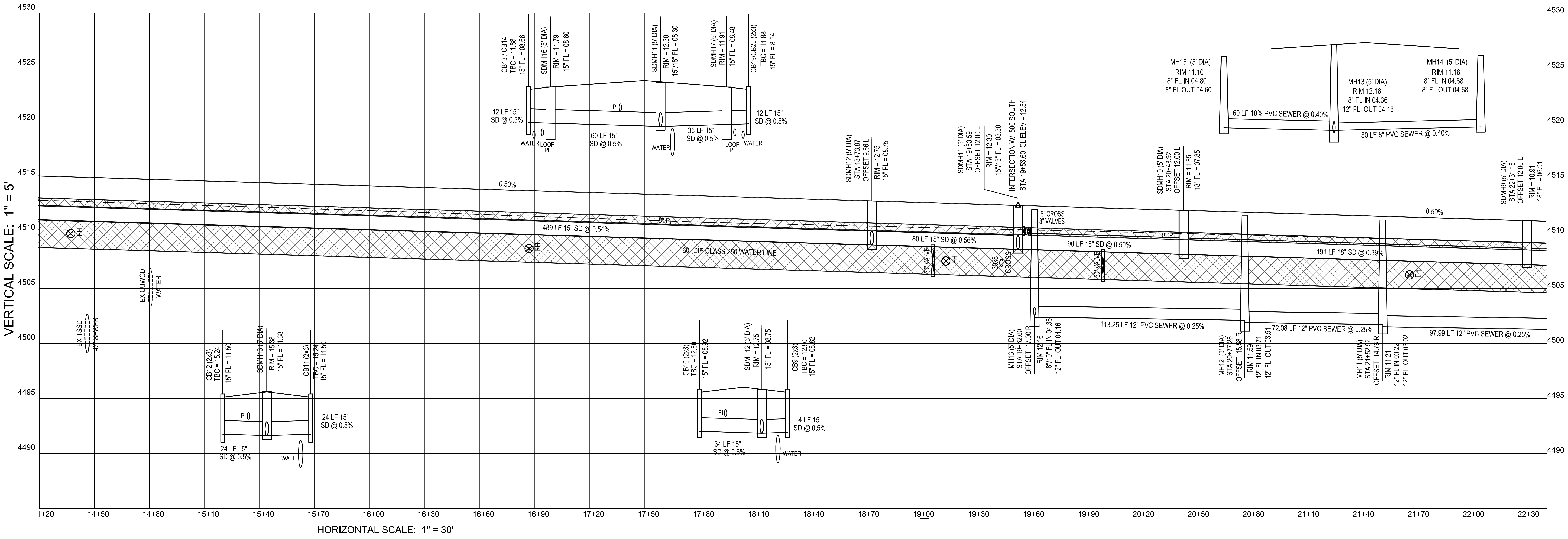
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PLAN & PROFILE | C3.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_03-pnp.dwg




4530
4525
4520
4515
4510
4505
4500
4495
4490
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30
19+60
19+90
20+20
20+50
20+80
21+10
21+40
21+70
22+00
22+30
CB13 / CB14 TBC = 11.88 15" FL = 08.66
SDMH16 (5' DIA) RIM = 11.79 15" FL = 08.60
SDMH11 (5' DIA) RIM = 12.30 15"/18" FL = 08.30
SDMH17 (5' DIA) RIM = 11.91 15" FL = 08.48
CB19/CB20 (2x3) TBC = 11.88 15" FL = 8.54
12 LF 15" SD @ 0.5%
60 LF 15" SD @ 0.5%
36 LF 15" SD @ 0.5%
12 LF 15" SD @ 0.5%
WATER
LOOP PI
PI
MH15 (5' DIA) RIM 11.10 8" FL IN 04.80 8" FL OUT 04.60
MH13 (5' DIA) RIM 12.16 8" FL IN 04.36 12" FL OUT 04.16
MH14 (5' DIA) RIM 11.18 8" FL IN 04.88 8" FL OUT 04.68
60 LF 10% PVC SEWER @ 0.40%
80 LF 8" PVC SEWER @ 0.40%
SDMH12 (5' DIA) STA 18+73.87 OFFSET 9.86 L RIM = 12.75 15" FL = 08.75
SDMH11 (5' DIA) STA 19+53.59 OFFSET 12.00 L RIM = 12.30 15"/18" FL = 08.30
INTERSECTION W/ 500 SOUTH STA 19+53.60 CL ELEV = 12.54
SDMH10 (5' DIA) STA 20+43.92 OFFSET 12.00 L RIM = 11.85 18" FL = 07.85
SDMH9 (5' DIA) STA 22+31.18 OFFSET 12.00 L RIM = 10.91 18" FL = 06.91
0.50%
489 LF 15" SD @ 0.54%
8" PI
30" DIP CLASS 250 WATER LINE
80 LF 15" SD @ 0.56%
90 LF 18" SD @ 0.50%
191 LF 18" SD @ 0.39%
8" CROSS 8" VALVES
30" VALVE
30x8 CROSS
FH
EX CUWCD WATER
EX TSSD 42" SEWER
113.25 LF 12" PVC SEWER @ 0.25%
72.08 LF 12" PVC SEWER @ 0.25%
97.99 LF 12" PVC SEWER @ 0.25%
MH13 (5' DIA) STA 19+62.60 OFFSET 17.00 R RIM 12.16 8"/10" FL IN 04.36 12" FL OUT 04.16
MH12 (5' DIA) STA 20+77.28 OFFSET 15.58 R RIM 11.59 12" FL IN 03.71 12" FL OUT 03.51
MH11 (5' DIA) STA 21+52.52 OFFSET 14.78 R RIM 11.21 12" FL IN 03.22 12" FL OUT 03.02
CB12 (2x3) TBC = 15.24 15" FL = 11.50
SDMH13 (5' DIA) RIM = 15.38 15" FL = 11.38
CB11 (2x3) TBC = 15.24 15" FL = 11.50
24 LF 15" SD @ 0.5%
24 LF 15" SD @ 0.5%
CB10 (2x3) TBC = 12.80 15" FL = 08.92
SDMH12 (5' DIA) RIM = 12.75 15" FL = 08.75
CB9 (2x3) TBC = 12.80 15" FL = 08.82
34 LF 15" SD @ 0.5%
14 LF 15" SD @ 0.5%

**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

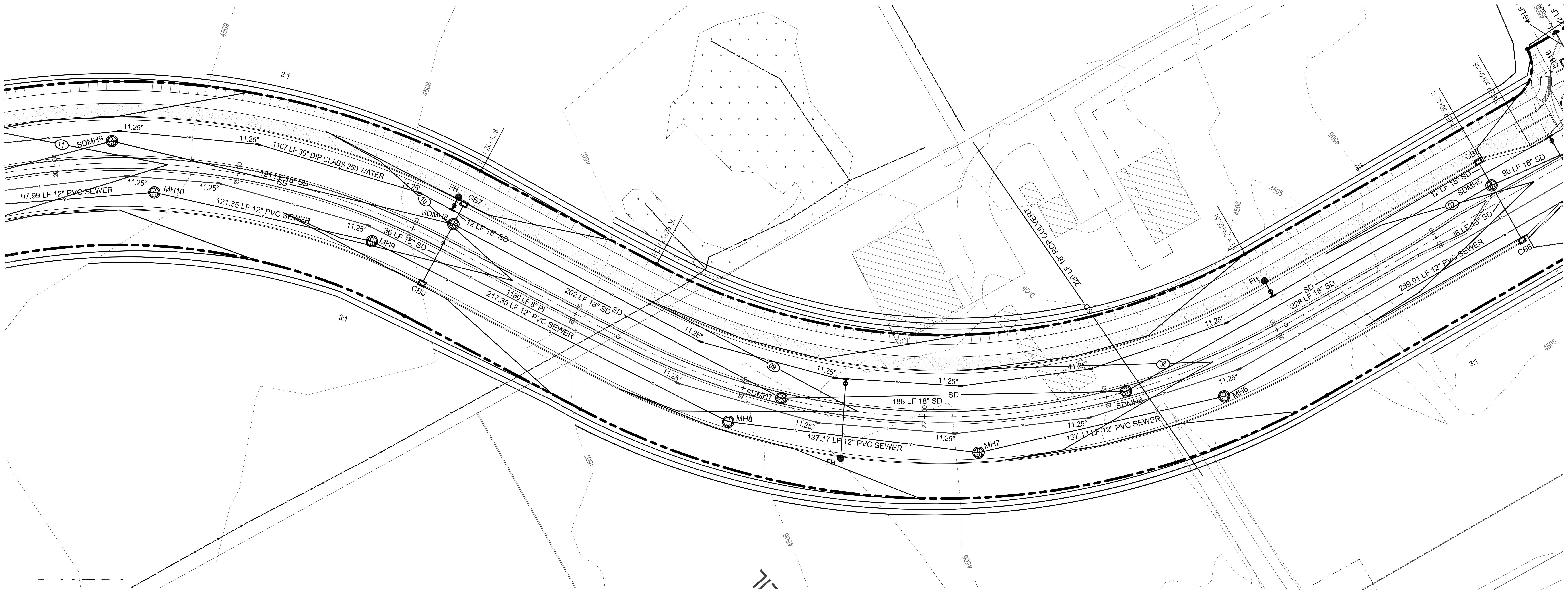
# 900 WEST ROADWAY

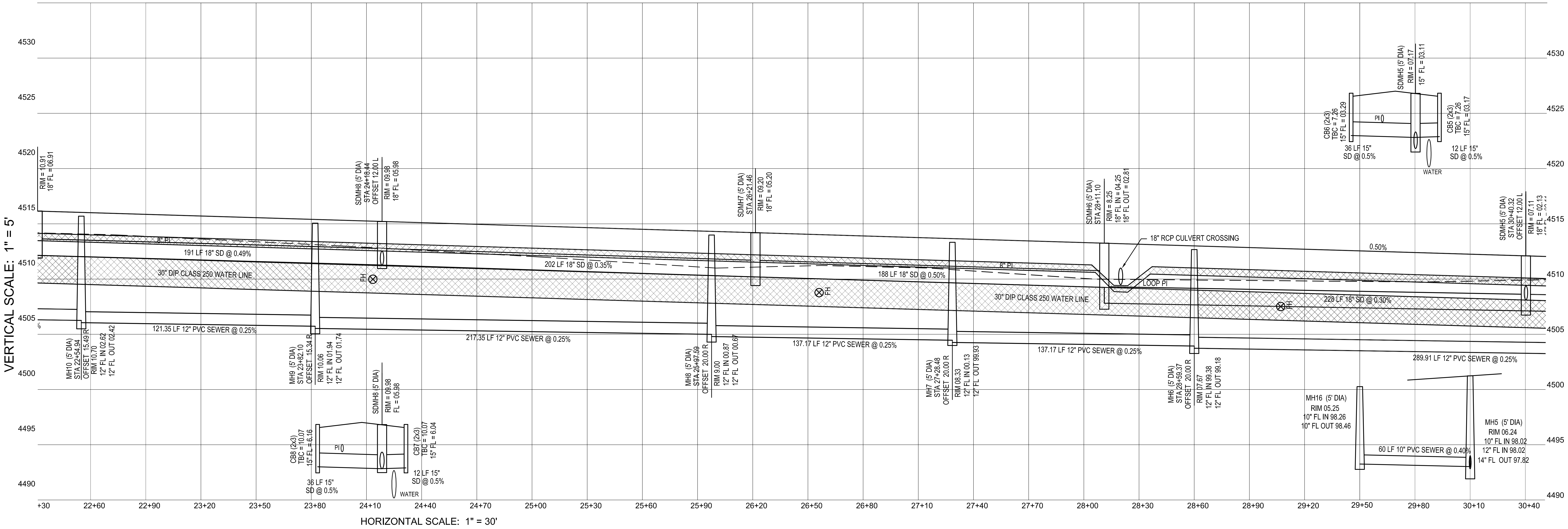
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PLAN & PROFILE | C3.3 |





ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

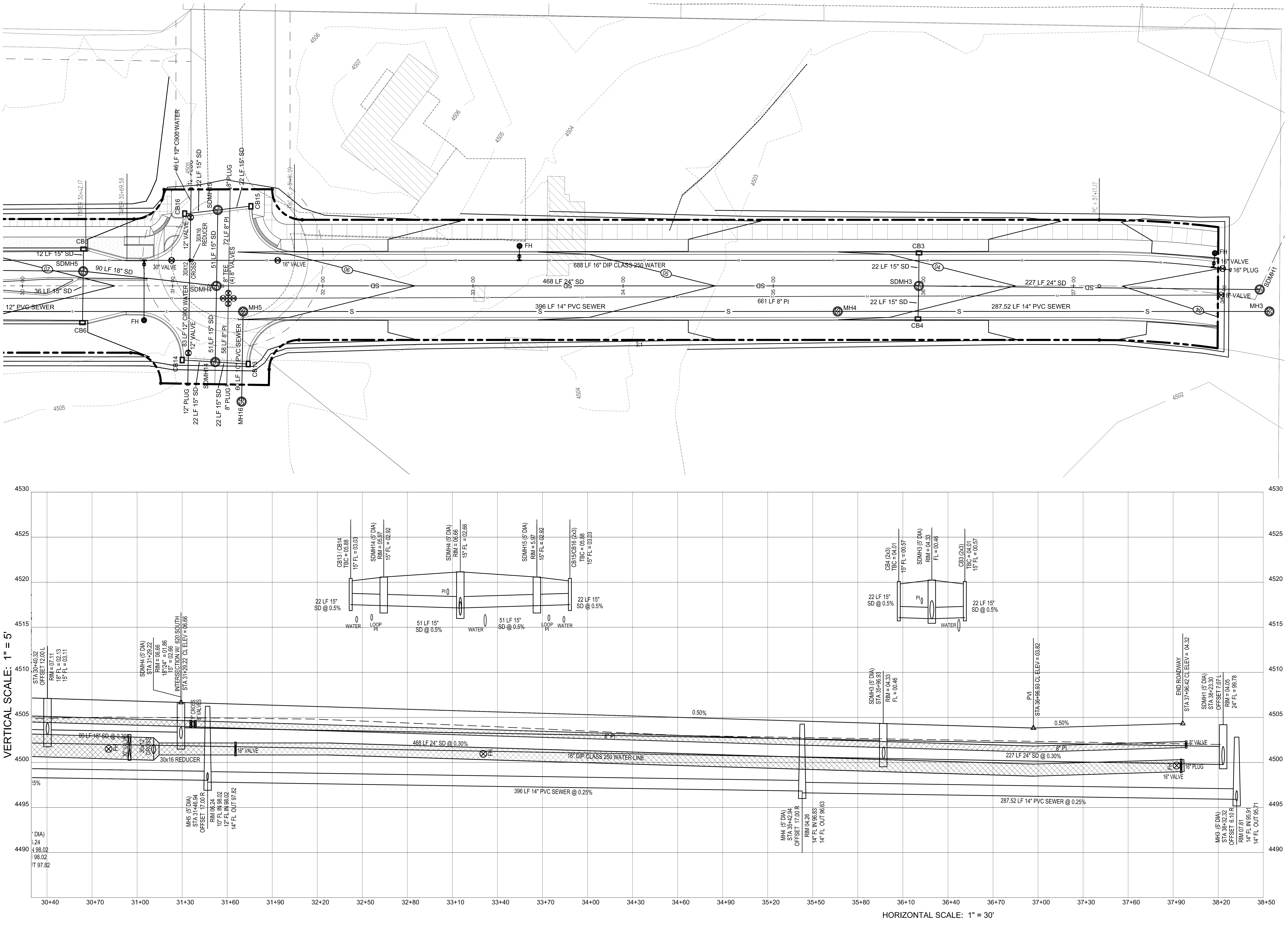
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PLAN & PROFILE | C3.4 |

i:\my drive\berg civil\2018\ascent\900 west\900w_03-pnp.dwg


46 LF 12" C900 WATER
22 LF 15" SD
8" PLUG
22 LF 15" SD
CB16
CB15
SDMH15
12" VALVE
30X16 REDUCER
72 LF 8" PI
(4) 8" VALVES
8" TEE
51 LF 15" SD
CB5
12 LF 15" SD
SDMH5
90 LF 18" SD
30" VALVE
30X12 CROSS
36 LF 15" SD
12" PVC SEWER
SDMH4
MH5
16" VALVE
FH
CB6
83 LF 12" C900 WATER
12" VALVE
51 LF 15" SD
58 LF 8" PI
107 LF 14" PVC SEWER
CB14
SDMH14
CB13
12" PLUG
22 LF 15" SD
22 LF 15" SD
8" PLUG
MH16
688 LF 16" DIP CLASS 250 WATER
468 LF 24" SD
396 LF 14" PVC SEWER
661 LF 8" PI
CB3
22 LF 15" SD
SDMH3
22 LF 15" SD
CB4
MH4
227 LF 24" SD
287.52 LF 14" PVC SEWER
16" VALVE
16" PLUG
8" VALVE
SDMH1
MH3
3:1
4502
4503
4504
4505
4506
4507
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4530
4525
4520
4515
4510
4505
4500
4495
4490
30+40
30+70
31+00
31+30
31+60
31+90
32+20
32+50
32+80
33+10
33+40
33+70
34+00
34+30
34+60
34+90
35+20
35+50
35+80
36+10
36+40
36+70
37+00
37+30
37+60
37+90
38+20
38+50
CB13 / CB14 TBC = 05.80 15" FL = 03.03
SDMH14 (5' DIA) RIM = 05.97 15" FL = 02.92
SDMH4 (5' DIA) RIM = 06.66 15" FL = 02.66
SDMH15 (5' DIA) RIM = 5.97 15" FL = 02.92
CB15/CB16 (2x3) TBC = 05.88 15" FL = 03.33
22 LF 15" SD @ 0.5%
51 LF 15" SD @ 0.5%
51 LF 15" SD @ 0.5%
22 LF 15" SD @ 0.5%
WATER
LOOP PI
PI
CB4 (2x3) TBC = 04.01 15" FL = 00.57
SDMH3 (5' DIA) RIM = 04.33 FL = 00.46
CB3 (2x3) TBC = 04.01 15" FL = 00.57
22 LF 15" SD @ 0.5%
22 LF 15" SD @ 0.5%
STA 30+40.32 OFFSET 12.00 L RIM = 07.11 18" FL = 02.13 15" FL = 03.11
SDMH4 (5' DIA) STA 31+29.22 RIM = 06.66 18"/24" = 01.86 15" = 02.66
INTERSECTION W/ 620 SOUTH STA 31+29.22 CL ELEV = 06.66
90 LF 18" SD @ 0.30%
30x16 REDUCER
468 LF 24" SD @ 0.30%
16" DIP CLASS 250 WATER LINE
396 LF 14" PVC SEWER @ 0.25%
0.50%
8" PI
SDMH3 (5' DIA) STA 35+96.93 RIM = 04.33 FL = 00.46
PVI STA 36+96.93 CL ELEV = 03.82
0.50%
END ROADWAY STA 37+95.42 CL ELEV = 04.32
SDMH1 (5' DIA) STA 38+23.30 OFFSET 7.07 L RIM = 04.05 24" FL = 99.78
227 LF 24" SD @ 0.30%
287.52 LF 14" PVC SEWER @ 0.25%
MH5 (5' DIA) STA 31+46.94 OFFSET 17.00 R RIM 06.24 15" FL IN 98.02 12" FL IN 98.02 14" FL OUT 97.82
MH4 (5' DIA) STA 35+42.94 OFFSET 17.00 R RIM 04.26 14" FL IN 96.83 14" FL OUT 96.63
MH3 (5' DIA) STA 38+30.22 OFFSET 6.10 R RIM 07.81 14" FL IN 95.91 14" FL OUT 95.71

**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

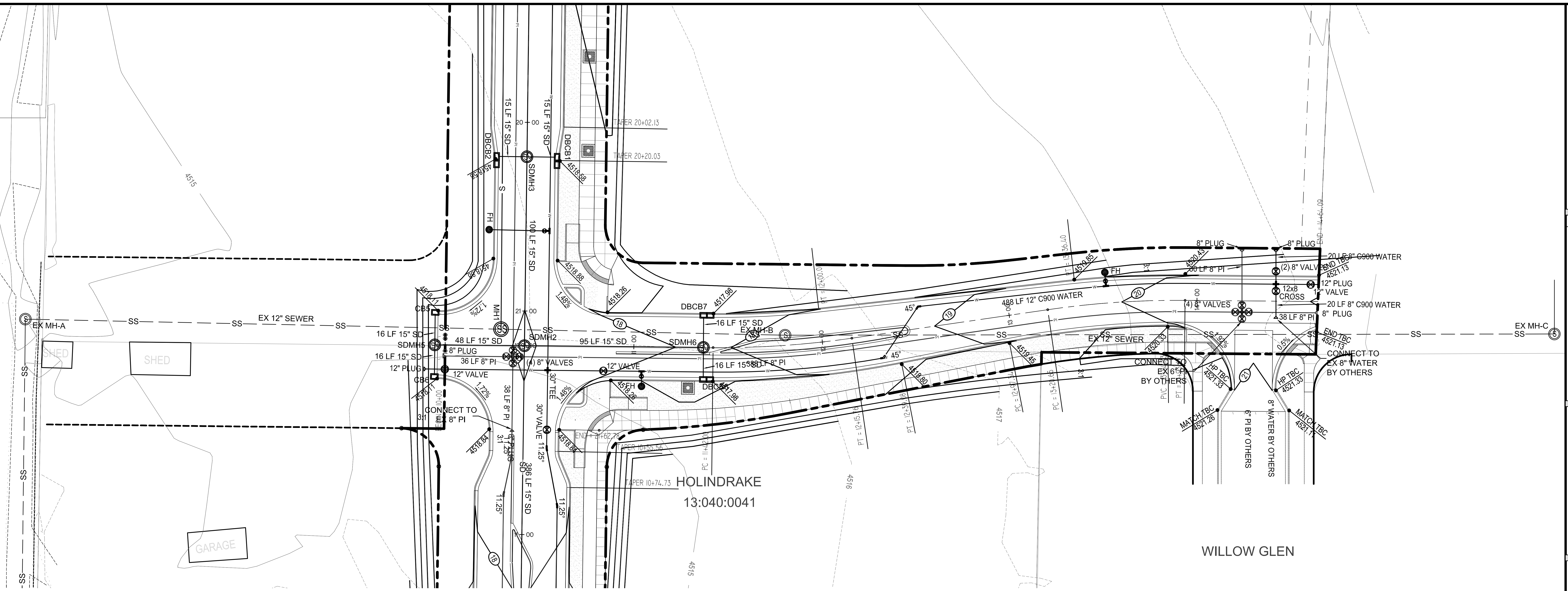
## 900 WEST ROADWAY

DESCRIPTION

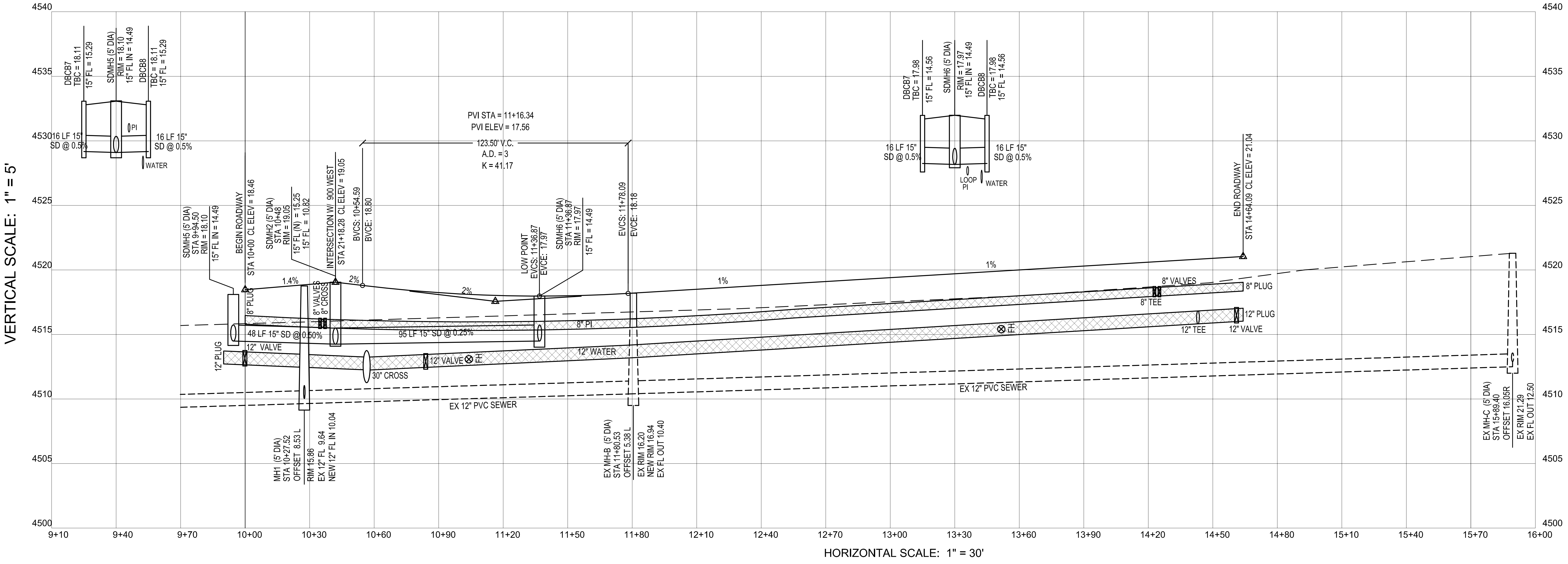
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 WEST PLAN & PROFILE | C3.5 |



# 350 SOUTH



VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4540
4535
4530
4525
4520
4515
4510
4505
4500
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
DBCB7 TBC = 18.11 15" FL = 15.29
SDMH5 (5' DIA) RIM = 18.10 15" FL IN = 14.49
DBCB8 TBC = 18.11 15" FL = 15.29
16 LF 15" SD @ 0.5%
PI
WATER
PVI STA = 11+16.34
PVI ELEV = 17.56
123.50' V.C.
A.D. = 3
K = 41.17
DBCB7 TBC = 17.98 15" FL = 14.56
SDMH6 (5' DIA) RIM = 17.97 15" FL IN = 14.49
DBCB8 TBC = 17.98 15" FL = 14.56
LOOP PI
SDMH5 (5' DIA) STA 9+94.50 RIM = 18.10 15" FL IN = 14.49
BEGIN ROADWAY STA 10+00 CL ELEV = 18.46
SDMH2 (5' DIA) STA 10+48 RIM = 19.05 15" FL (N) = 15.25 15" FL = 10.82
INTERSECTION W/ 900 WEST STA 21+18.28 CL ELEV = 19.05
BVCS: 10+54.59
BVCE: 18.80
LOW POINT EVCS: 11+36.87 EVCE: 17.97
SDMH6 (5' DIA) STA 11+36.87 RIM = 17.97 15" FL = 14.49
EVCS: 11+78.09
EVCE: 18.18
END ROADWAY STA 14+64.09 CL ELEV = 21.04
1.4%
2%
2%
1%
1%
8" PLUG
8" VALVE
8" CROSS
48 LF 15" SD @ 0.50%
95 LF 15" SD @ 0.25%
8" PI
12" VALVE
12" PLUG
30" CROSS
12" VALVE
12" WATER
8" VALVES
8" PLUG
8" TEE
12" PLUG
12" TEE
12" VALVE
FH
EX 12" PVC SEWER
EX 12" PVC SEWER
MH1 (5' DIA) STA 10+27.52 OFFSET 8.53 L RIM 15.86 EX 12" FL 9.64 NEW 12" FL IN 10.04
EX MH-B (5' DIA) STA 11+80.53 OFFSET 5.38 L EX RIM 16.20 NEW RIM 16.94 EX FL OUT 10.40
EX MH-C (5' DIA) STA 15+89.40 OFFSET 16.05R EX RIM 21.29 EX FL OUT 12.50

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST ROADWAY

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

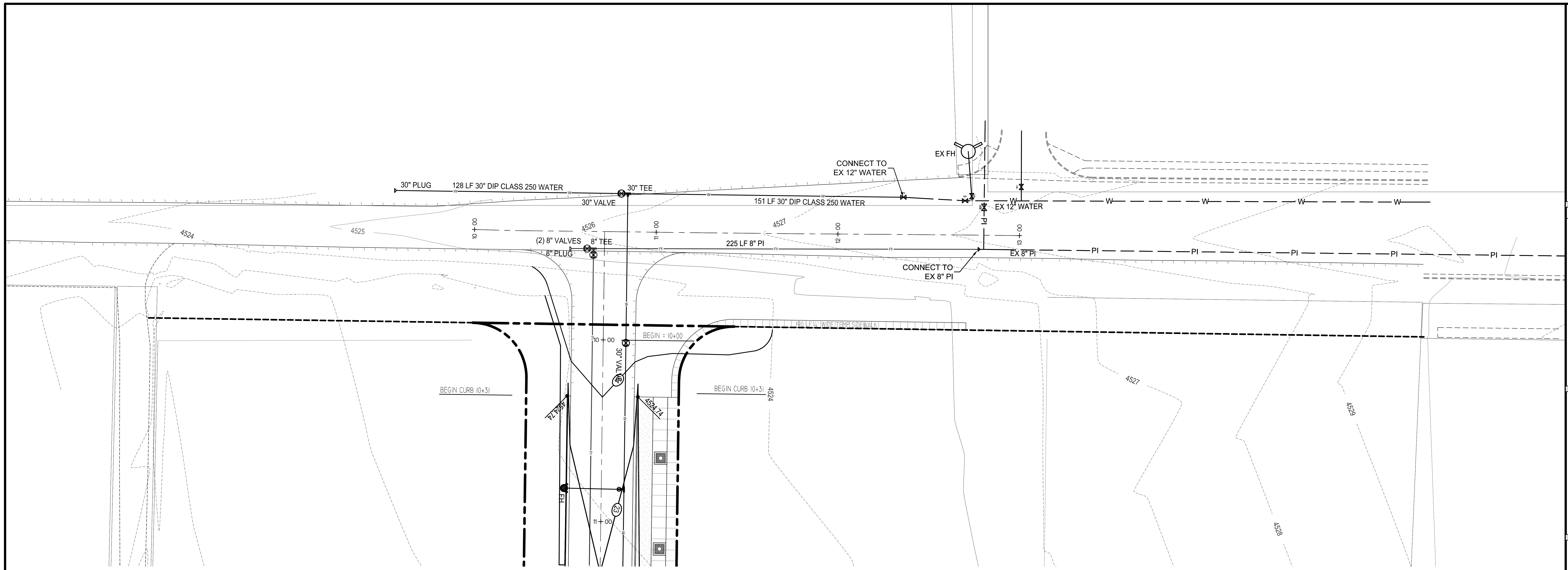
900 WEST ROADWAY

DESCRIPTION

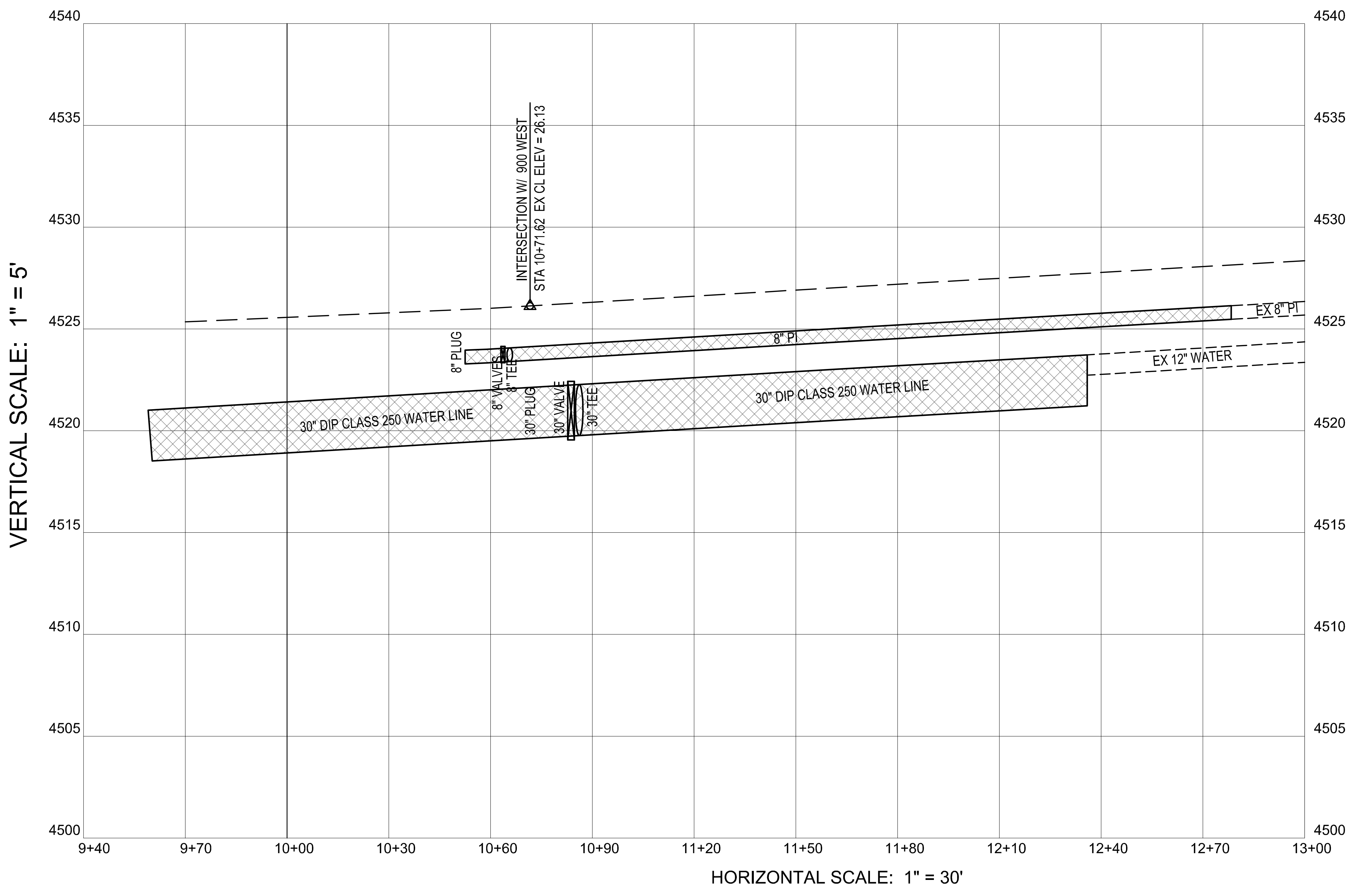
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 350 SOUTH PLAN & PROFILE | C3.6 |



## 200 SOUTH

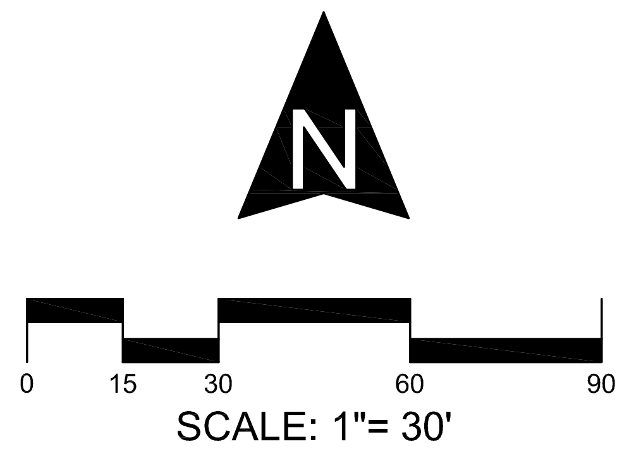


**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 30'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

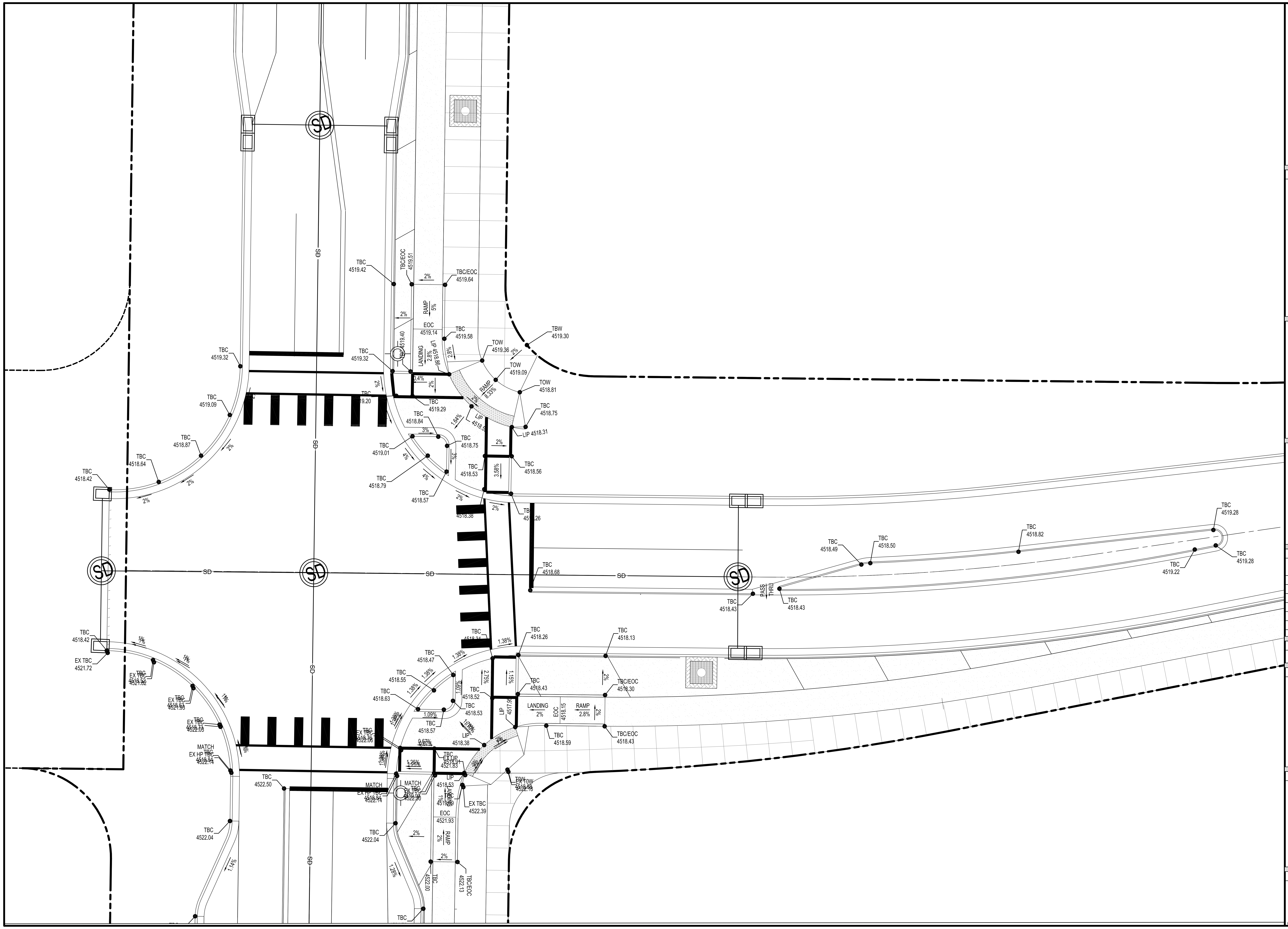
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 200 SOUTH PLAN & PROFILE | C3.7 |

i:\my drive\berg civil\2018\ascent\900 west\900w_03-pnp.dwg



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## 900 WEST ROADWAY

N

0 5 10 20 30
SCALE: 1"= 10'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

## 900 WEST ROADWAY

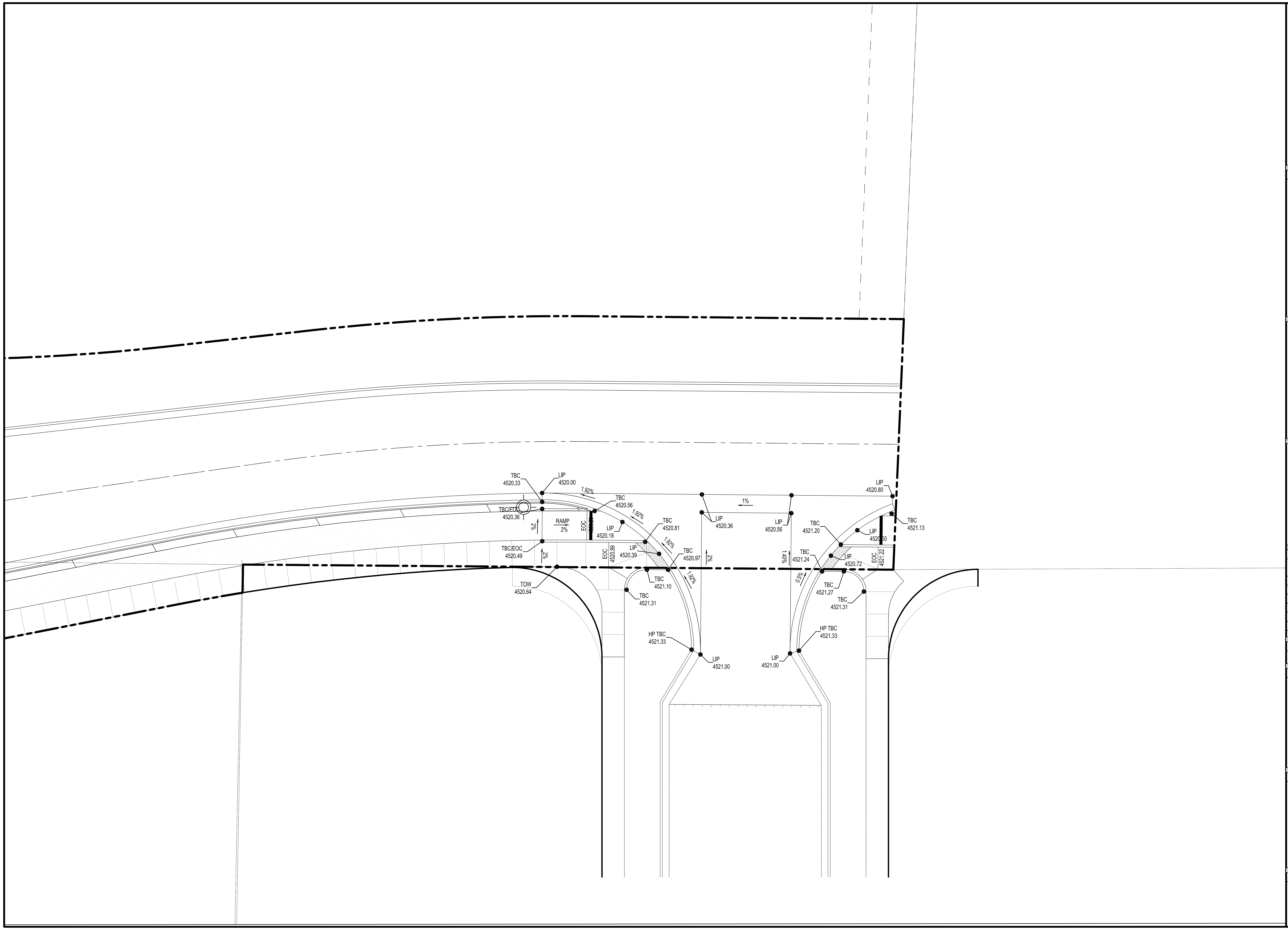
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 W / 350 S<br>INTERSECTION<br>DETAIL | C4.1 |

i:\my drive\berg civil\2018\ascent\900 west\900w_04-intersections.dwg

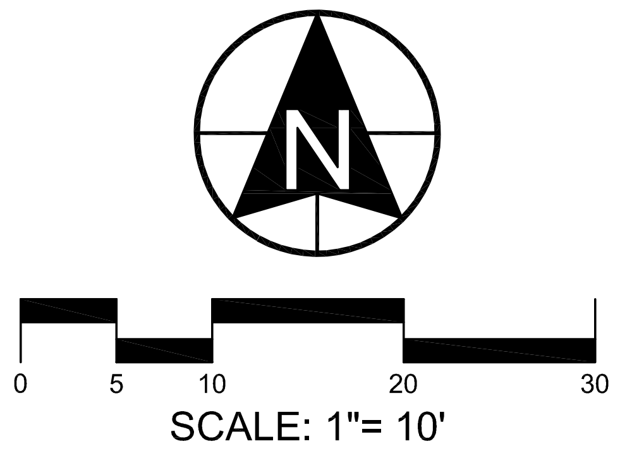


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 10'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

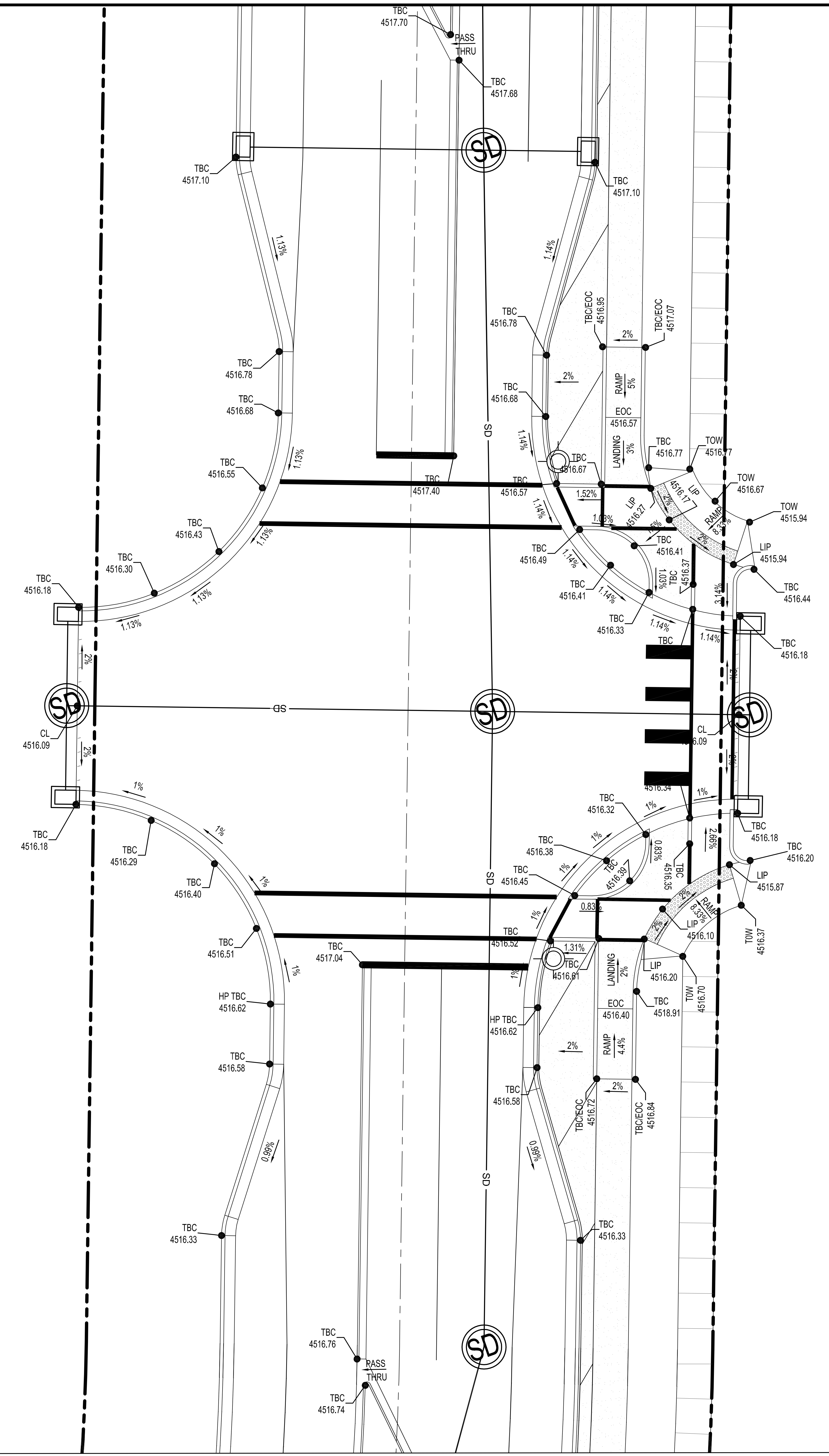
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 350 S / WILLOW NTERSECTION DETAIL | C4.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_04-intersections.dwg

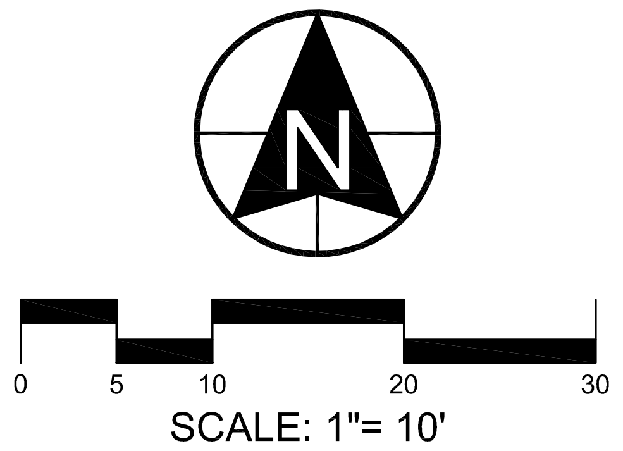


**ADG**
**PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## 900 WEST ROADWAY



SCALE: 1"= 10'

**CIVIL ENGINEERING**
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

## 900 WEST ROADWAY

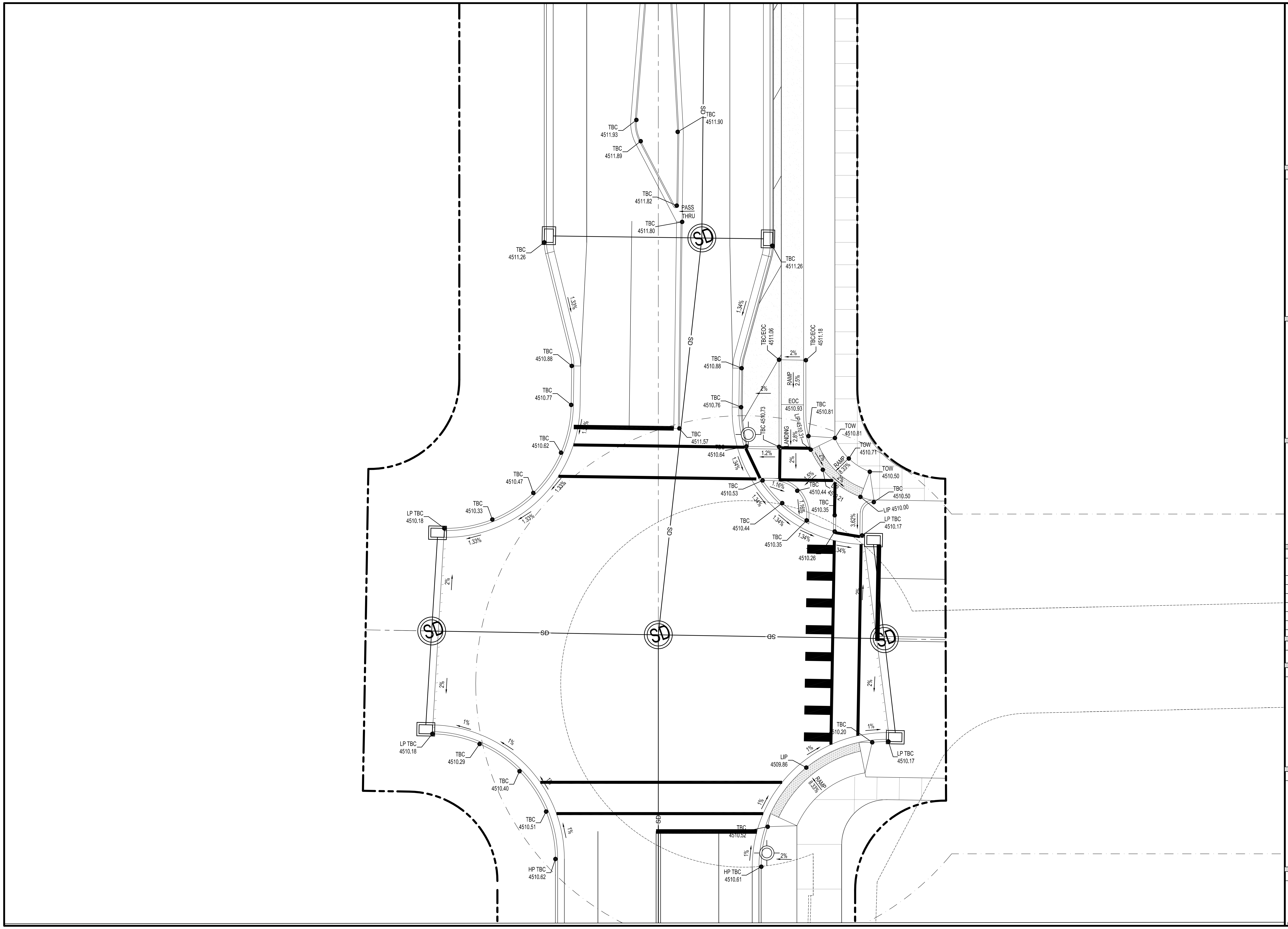
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 W / 500 S INTERSECTION DETAIL | C4.3 |

i:\my drive\berg civil\2018\ascent\900 west\900w_04-intersections.dwg

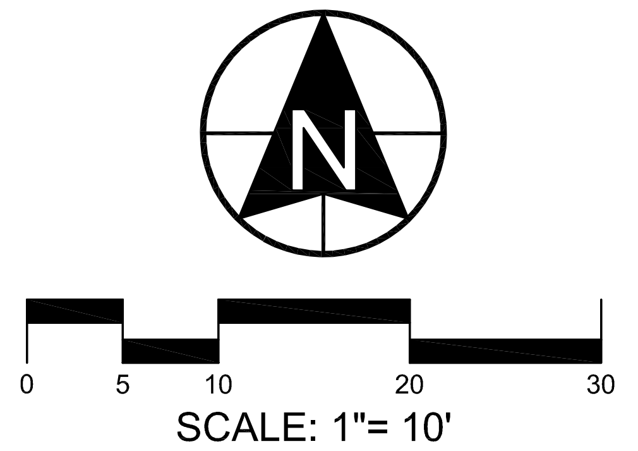


**ADG**
**PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 10'

**berg**
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

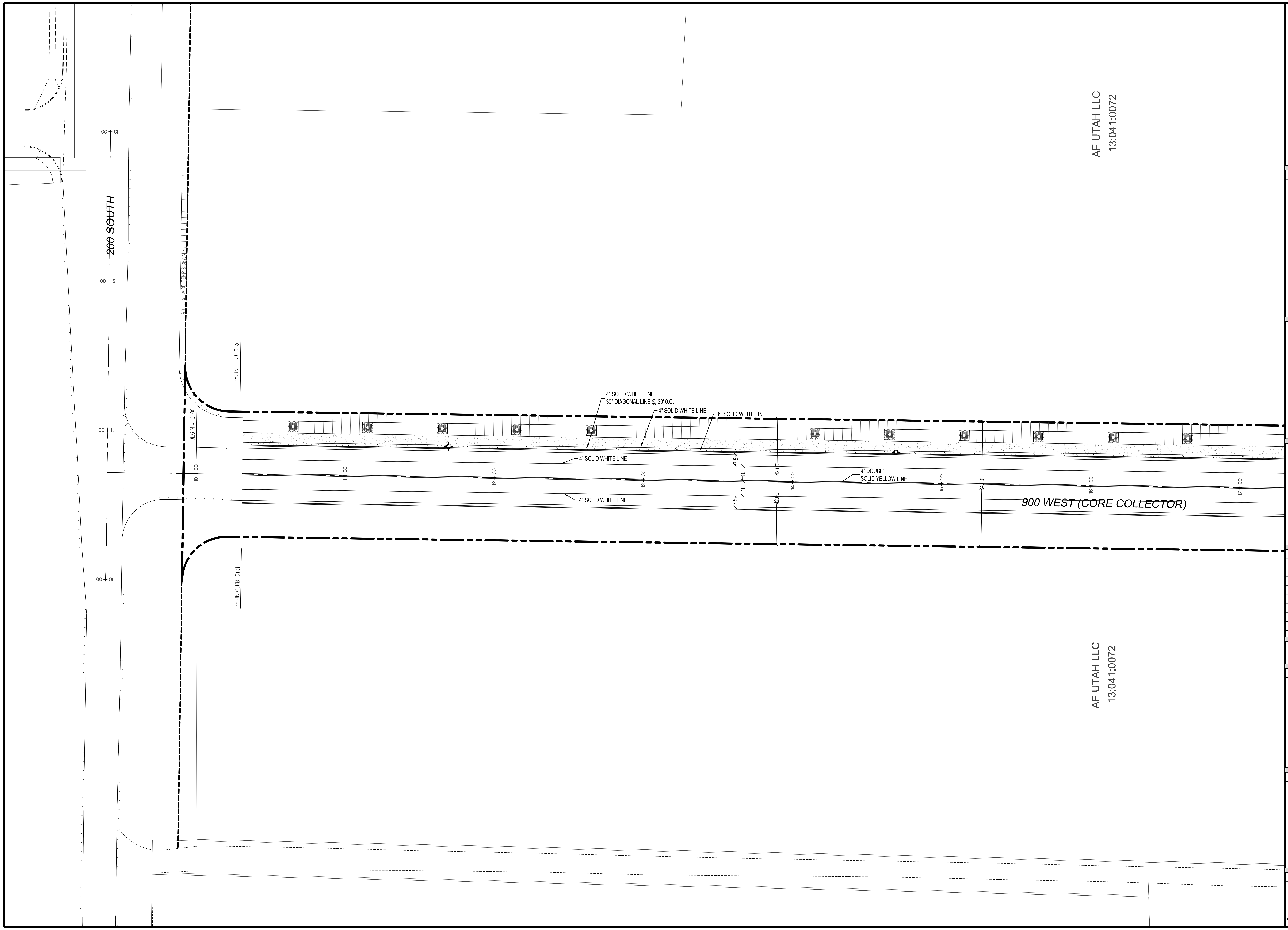
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 900 W / 620 S INTERSECTION DETAIL | C4.4 |

i:\my drive\berg civil\2018\ascent\900 west\900w_04-intersections.dwg



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

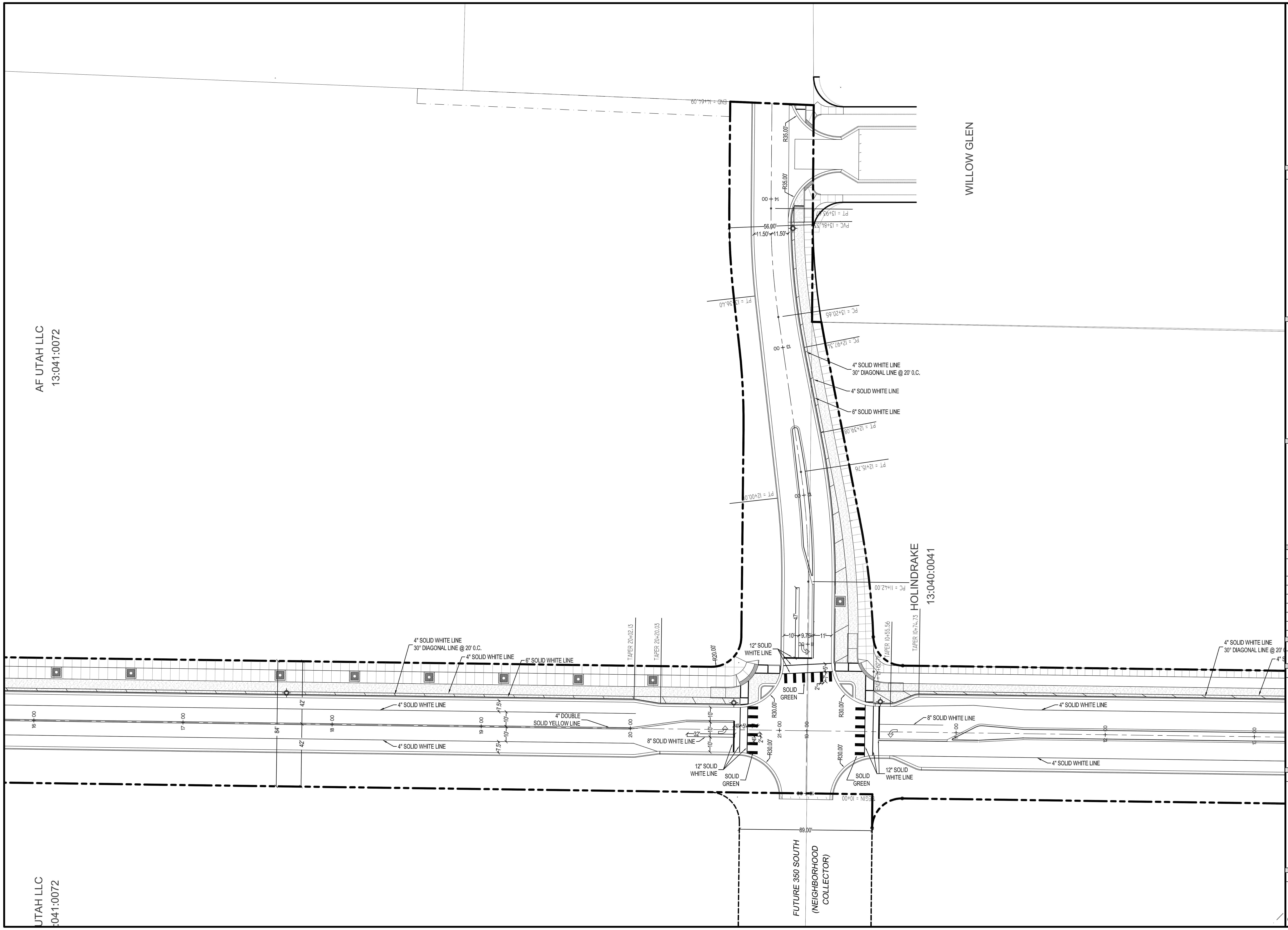
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| STRIPING PLAN | C5.1 |

i:\my drive\berg civil\2018\ascent\900 west\900w_05-striping.dwg



**ADG**
**PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

N

| 0 | 15 | 30 | 60 | 90 |
|---|---|---|---|---|

SCALE: 1"= 30'

**berg**
**CIVIL ENGINEERING**
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

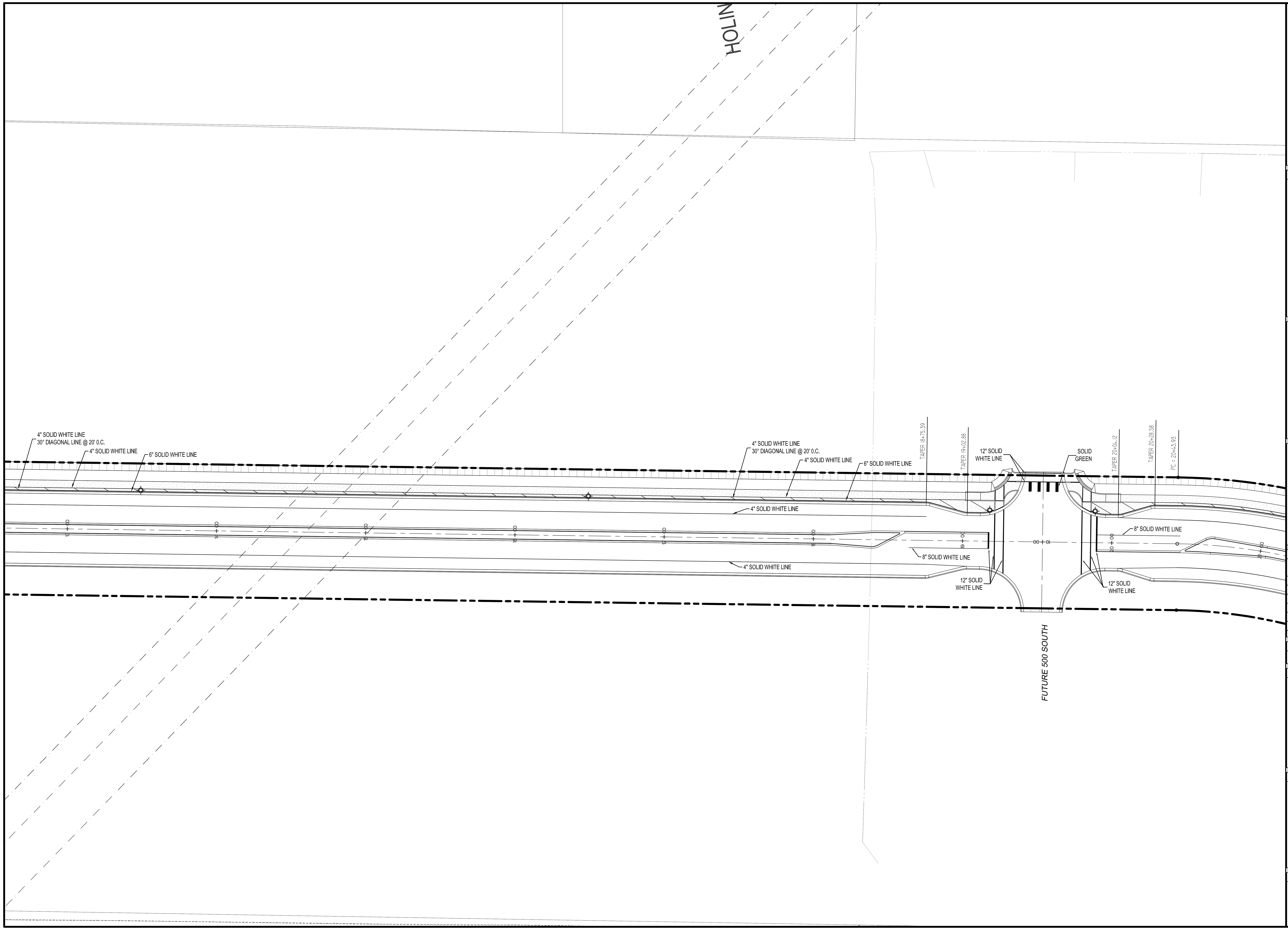
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| STRIPING PLAN | C5.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_05-striping.dwg



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

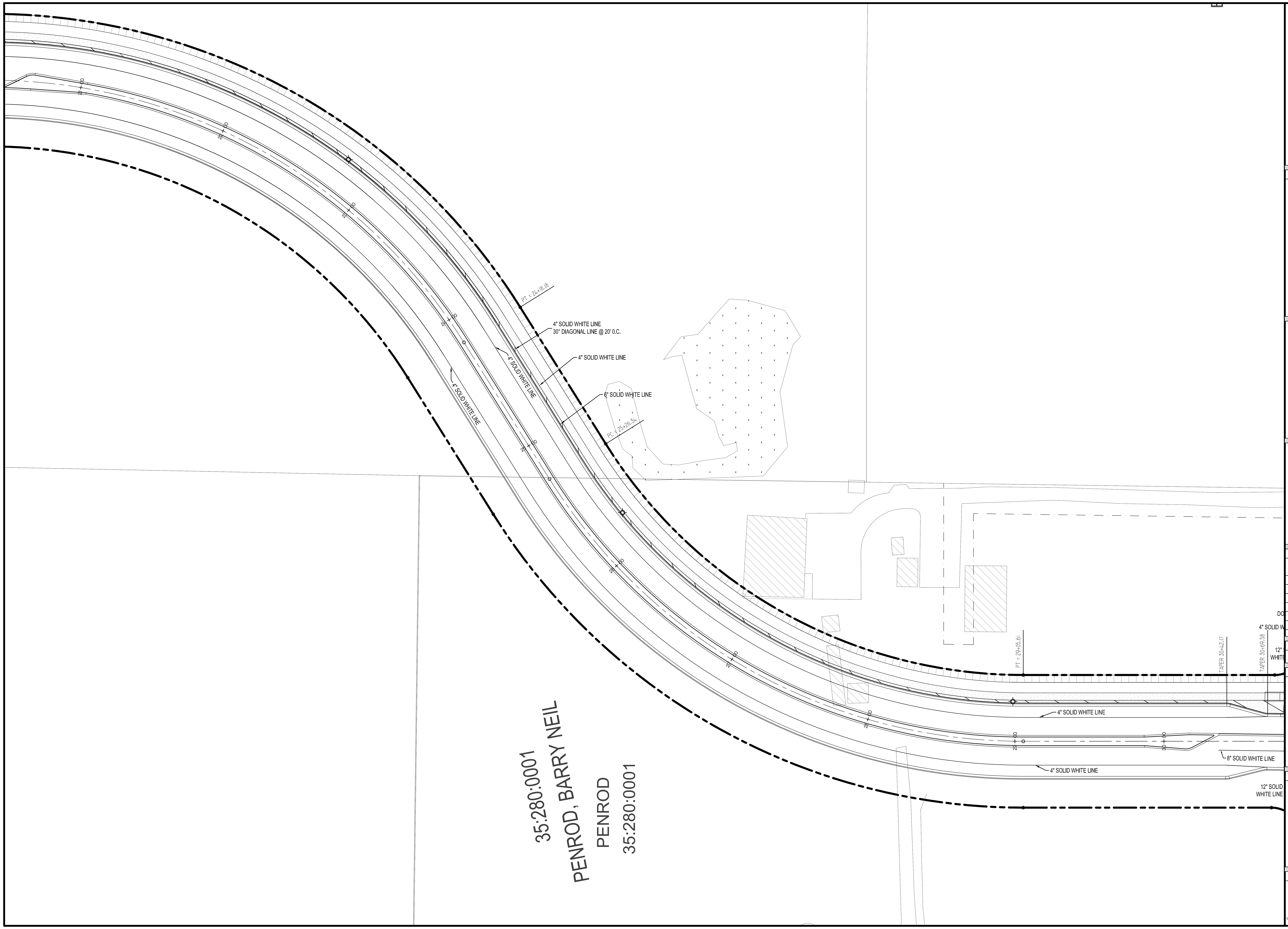
## 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| STRIPING PLAN<br>i:\my drive\berg civil\2018\ascent\900 west\900w_05-striping.dwg | C5.3 |



**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

## 900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

**berg**
**CIVIL ENGINEERING**
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

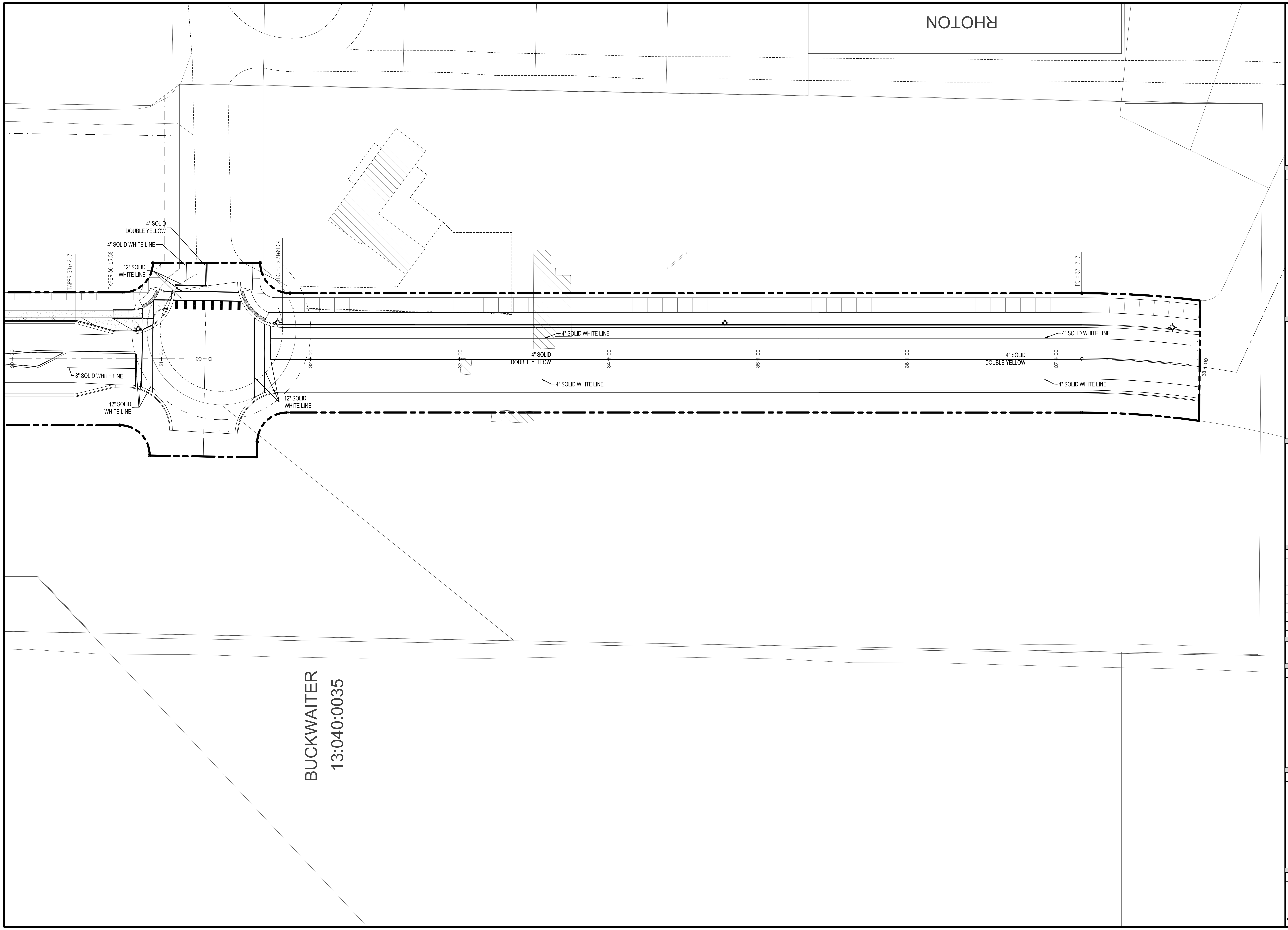
## 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| STRIPING PLAN | C5.4 |

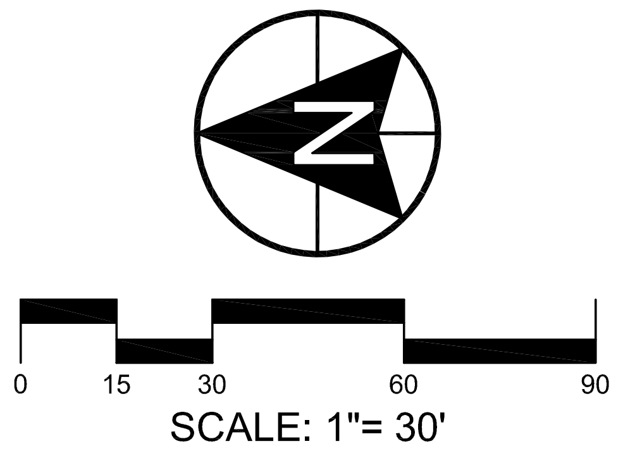


**ADG**
**PARTNERS**

*555 S. State Street, Suite 300*
*Orem, UT 84058*
*(801) 717-6099*

DEVELOPMENT

## *900 WEST ROADWAY*



SCALE: 1"= 30'

**CIVIL ENGINEERING**
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

## *900 WEST ROADWAY*

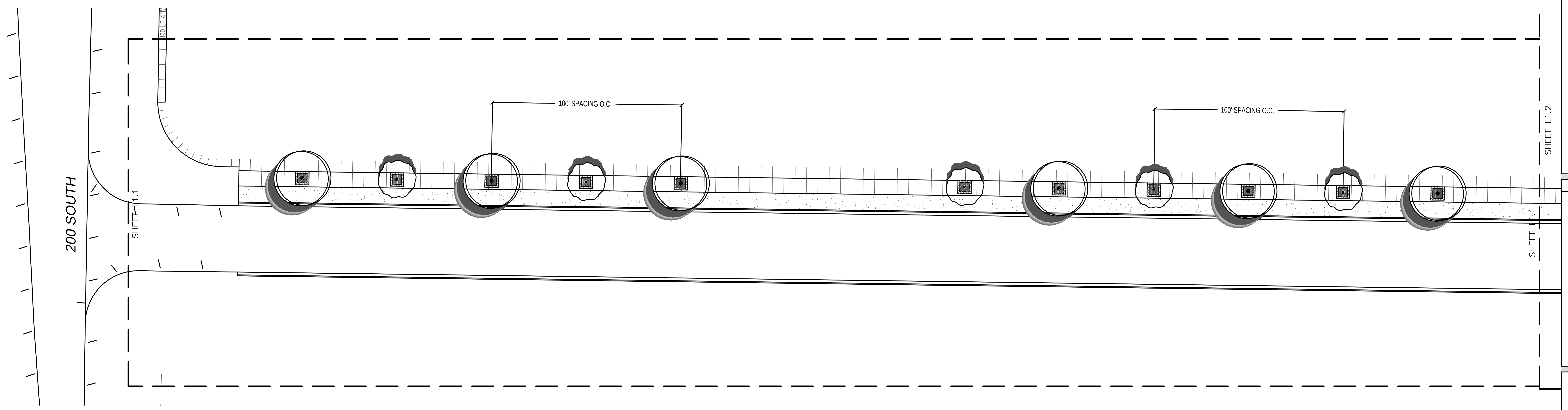
DESCRIPTION

*FINAL PLAN*

*- NOT FOR -*
*- CONSTRUCTION -*

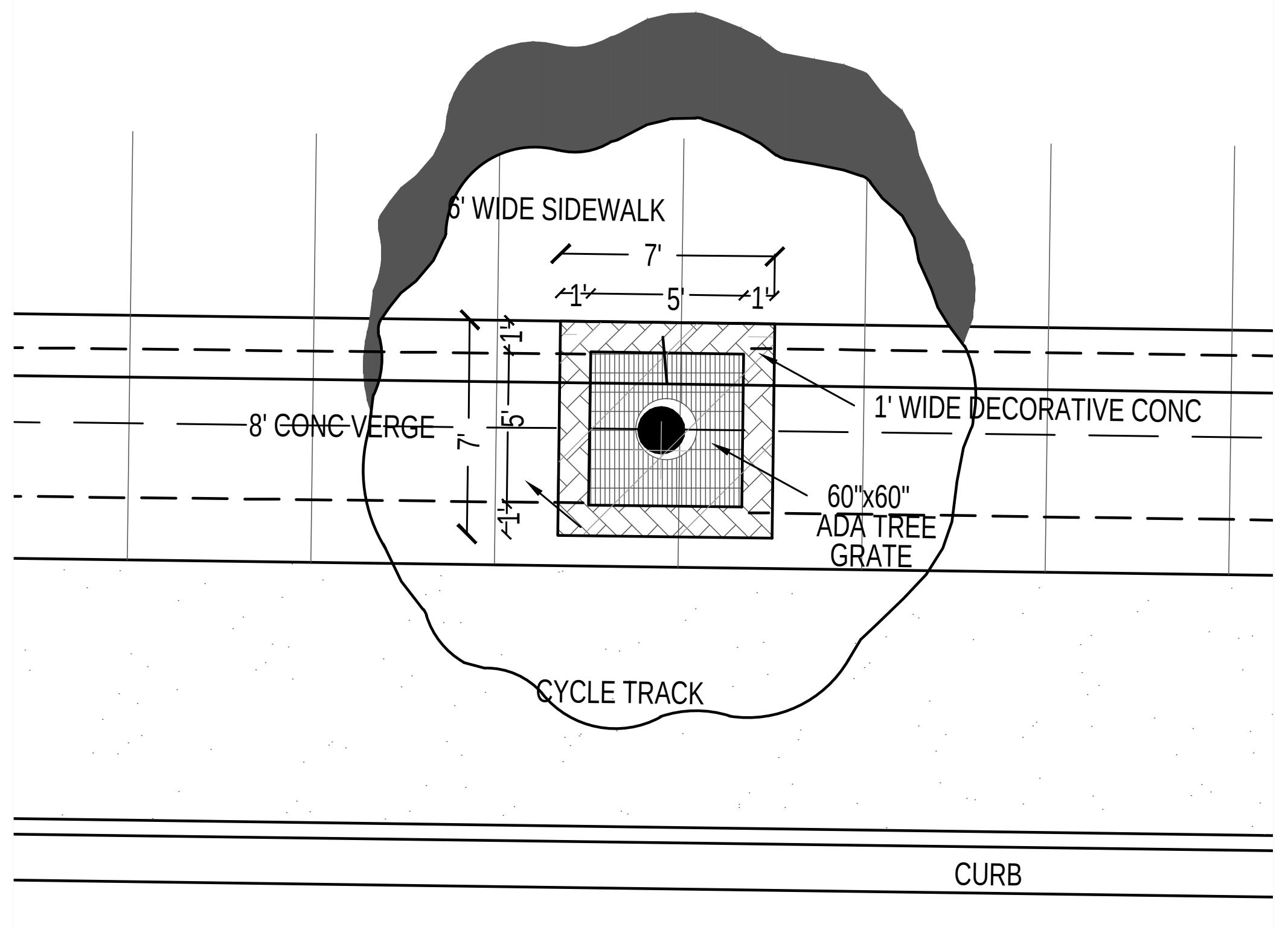
| SHEET NAME | SHEET NUMBER |
|---|---|
| *STRIPING PLAN* | *C5.5* |

i:\my drive\berg civil\2018\ascent\900 west\900w_05-striping.dwg



PLANT SCHEDULE 1

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|
| ● | 5 | Golden Rain Tree / Koelreuteria paniculata | B&B | 2" Cal |
| ● | 6 | Littleleaf Linden / Tilia cordata | B&B | 2" Cal |
| **GROUND COVERS** | **QTY** | **COMMON NAME / BOTANICAL NAME** | **CONT** | |
| ▨ | 539 sf | Soil Pep / Top Soil Top Soil | Surface Area | |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY

SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

DESCRIPTION

FINAL PLAN

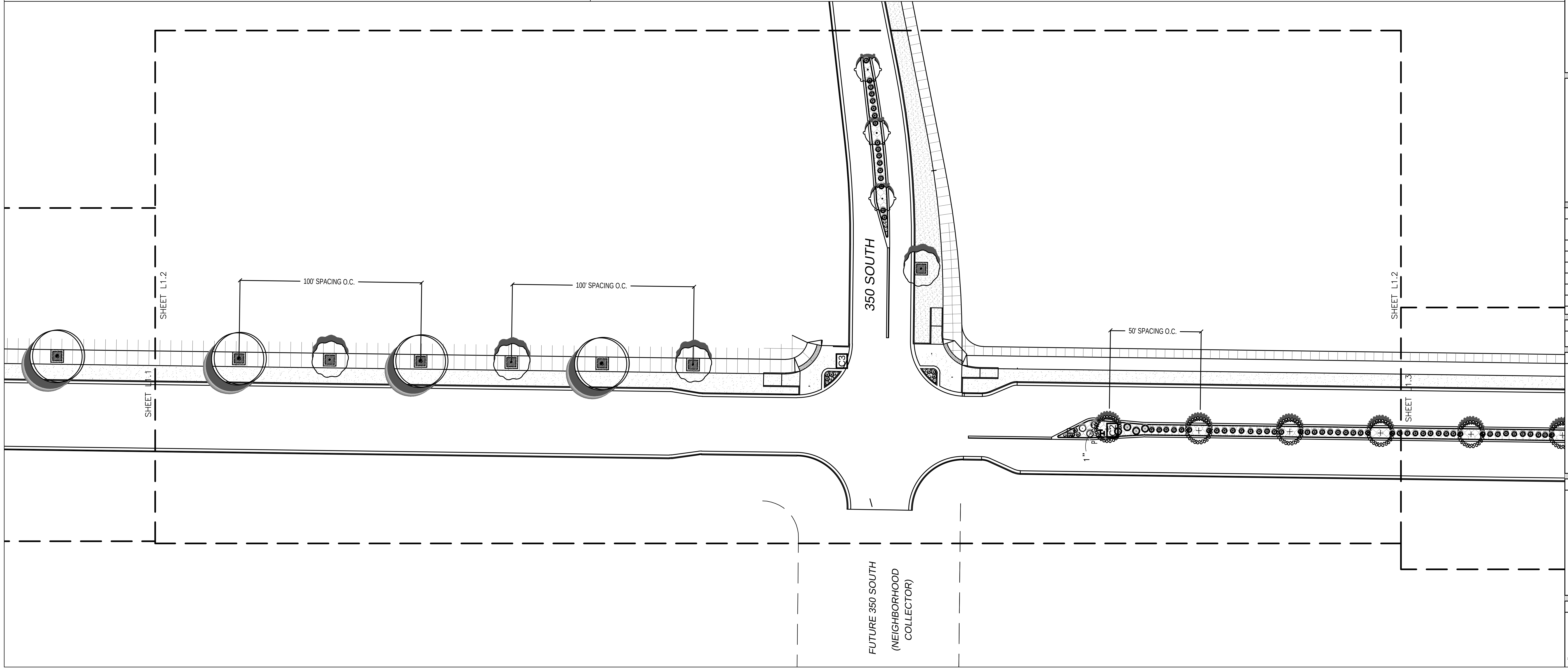
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LANDSCAPE PLAN | L1.1 |

x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg

PLANT SCHEDULE 2

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|
| | 4 | Bigtooth Maple / Acer grandidentatum | B&B | 1.5" Cal |
| | 3 | Canada Red Chokecherry / Prunus virginiana `Canada Red` | B & B | 2"Cal |
| | 4 | Golden Rain Tree / Koelreuteria paniculata | B&B | 2" Cal |
| | 3 | Littleleaf Linden / Tilia cordata | B&B | 2" Cal |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| | 4 | Dwarf Variegated Dogwood / Cornus alba `Variegata` | 5 gal | |
| | 9 | Mugo Pine / Pinus mugo `Slowmound` | 5 gal | |
| ANNUALS/PERENNIALS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| | 3 | Russian Sage / Perovskia atriplicifolia `Filigran` | 1 gal | |
| | 16 | Stella de Oro Daylily / Hemerocallis x `Stella de Oro` | 1 gal | |
| GRASSES | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| | 45 | Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` | 1 gal | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ▨ | 4,815 sf | 2"-4" Calico Cobble Rock / 2"-4" Calico Cobble Rock W/Dewitt Pro-5 Weed Barrier | Mulch | |
| ▨ | 343 sf | Soil Pep / Top Soil Top Soil | Surface Area | |



ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

DESCRIPTION

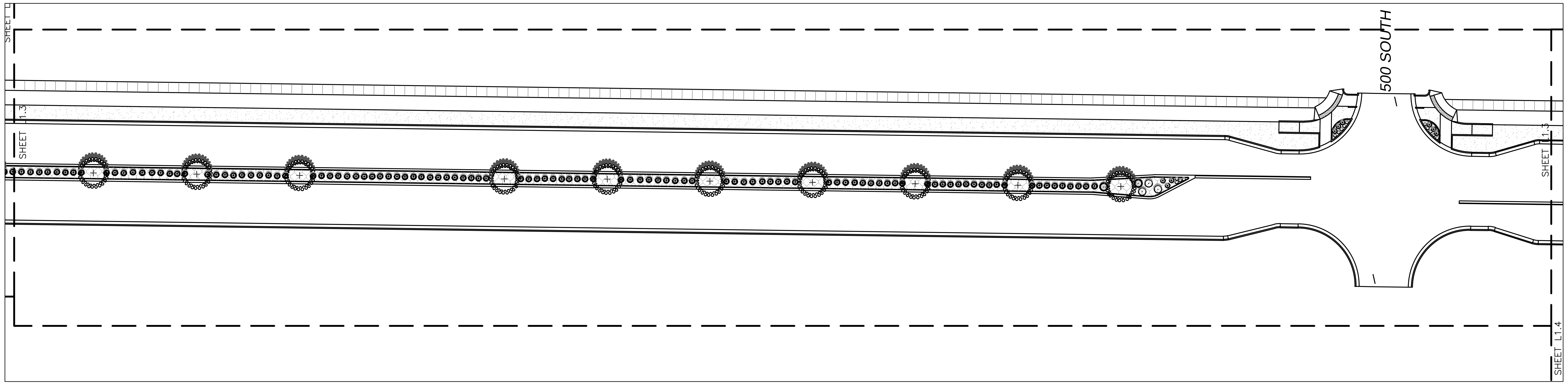
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LANDSCAPE PLAN<br>x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg | L1.2 |

PLANT SCHEDULE 3

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|
| ⊕ | 10 | Bigtooth Maple / Acer grandidentatum | B&B | 1.5" Cal |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ◎ | 2 | Dwarf Variegated Dogwood / Cornus alba `Variegata` | 5 gal | |
| ✲ | 9 | Mugo Pine / Pinus mugo `Slowmound` | 5 gal | |
| ANNUALS/PERENNIALS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ⊙ | 3 | Russian Sage / Perovskia atriplicifolia `Filigran` | 1 gal | |
| ⊙ | 14 | Stella de Oro Daylily / Hemerocallis x `Stella de Oro` | 1 gal | |
| GRASSES | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ✲ | 108 | Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` | 1 gal | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ▨ | 4,361 sf | 2"-4" Calico Cobble Rock / 2"-4" Calico Cobble Rock W/Dewitt Pro-5 Weed Barrier | Mulch | |

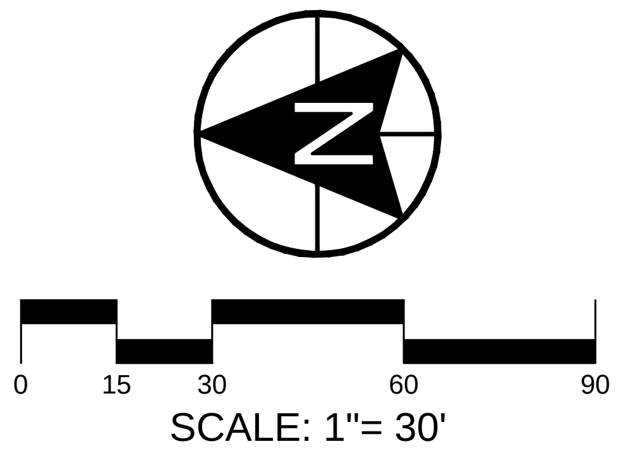


**ADG PARTNERS**

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



**berg LANDSCAPE ARCHITECTS**

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

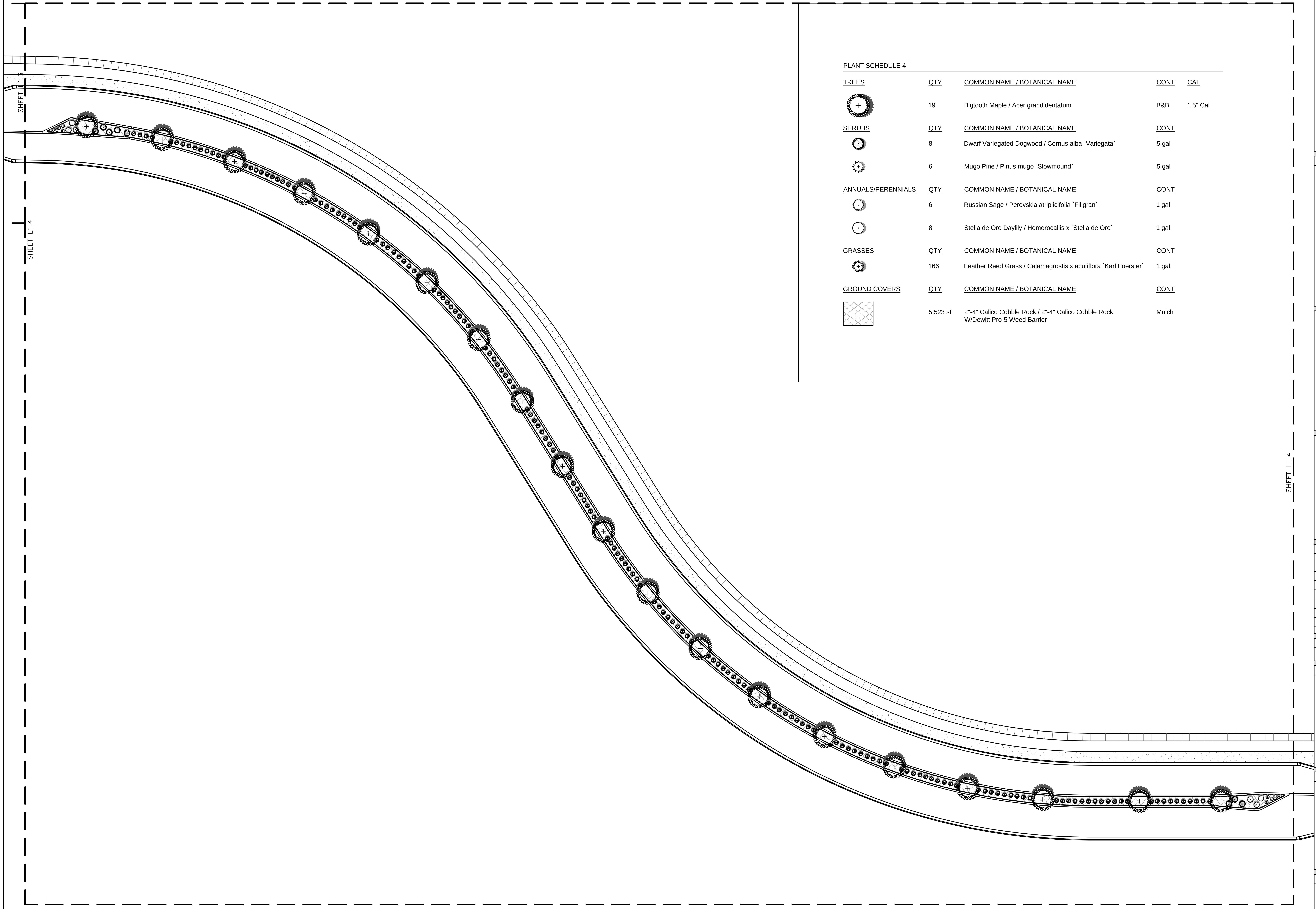
# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LANDSCAPE PLAN<br>x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg | L1.3 |



PLANT SCHEDULE 4

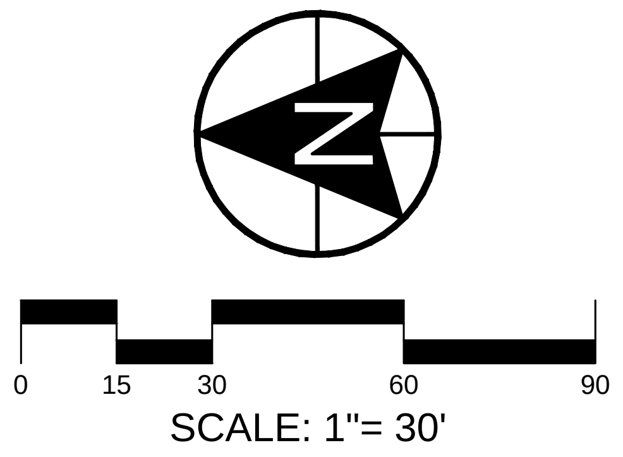
| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|
| ⊕ | 19 | Bigtooth Maple / Acer grandidentatum | B&B | 1.5" Cal |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ⊙ | 8 | Dwarf Variegated Dogwood / Cornus alba `Variegata` | 5 gal | |
| ⊕ | 6 | Mugo Pine / Pinus mugo `Slowmound` | 5 gal | |
| ANNUALS/PERENNIALS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ⊙ | 6 | Russian Sage / Perovskia atriplicifolia `Filigran` | 1 gal | |
| ⊙ | 8 | Stella de Oro Daylily / Hemerocallis x `Stella de Oro` | 1 gal | |
| GRASSES | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ⊕ | 166 | Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` | 1 gal | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
| ▨ | 5,523 sf | 2"-4" Calico Cobble Rock / 2"-4" Calico Cobble Rock W/Dewitt Pro-5 Weed Barrier | Mulch | |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

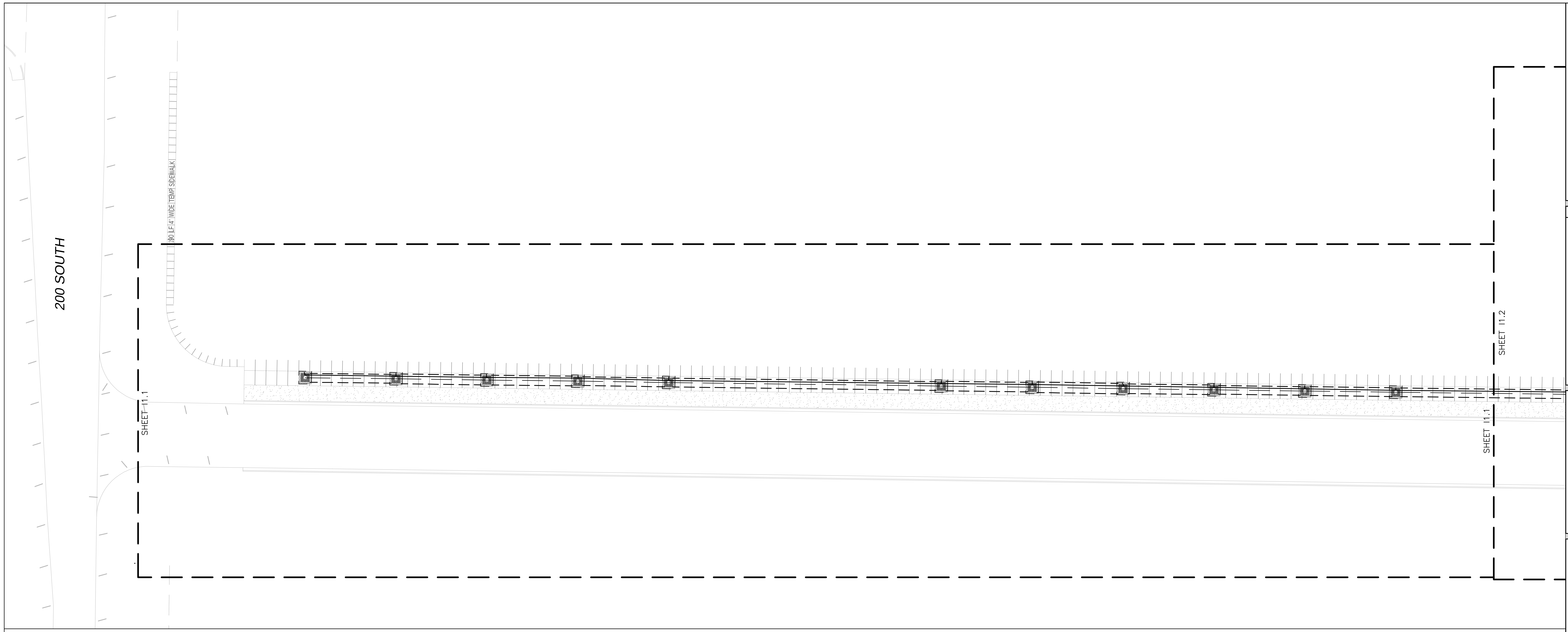
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LANDSCAPE PLAN | L1.4 |

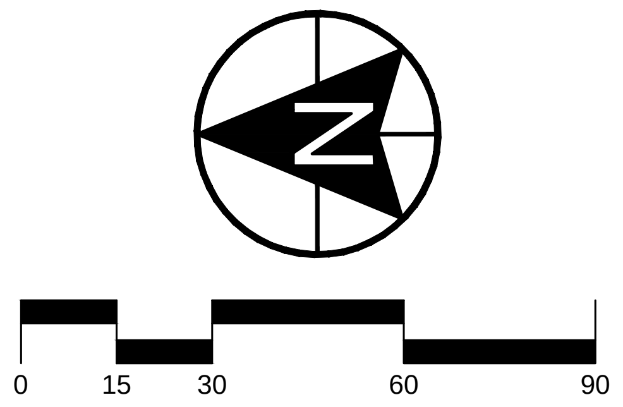
x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



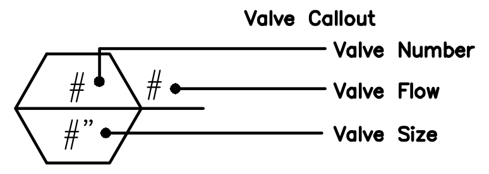
SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

IRRIGATION_SCHEDULE_1

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ▨ | Area to Receive Drip Emitters<br>Rain Bird XB-PC | 539.0 s.f. |
| | Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.<br>Emitter Notes:<br>1.0 GPH emitters (1 assigned to each 1 gal plant)<br>1.0 GPH emitters (2 assigned to each 5 gal plant)<br>2.0 GPH emitters (2 assigned to each B & B, 2"Cal plant) | |
| | 2.0 GPH emitters (2 assigned to each B&B, 2" Cal plant) | 22 |
| | 2.0 GPH emitters (2 assigned to each B&B, 8-10` plant) | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ━━━━ | Irrigation Lateral Line: PVC Schedule 40 3/4" | 718.0 l.f. |
| — — — | Irrigation Mainline: PVC Schedule 40 1" | 700.2 l.f. |
| ═ ═ ═ ═ | Pipe Sleeve: PVC Schedule 40<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 642.7 l.f. |



| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

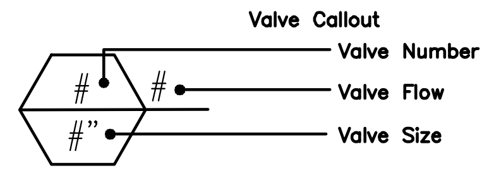
| SHEET NAME | SHEET NUMBER |
|---|---|
| IRRIGATION PLAN | I1.1 |

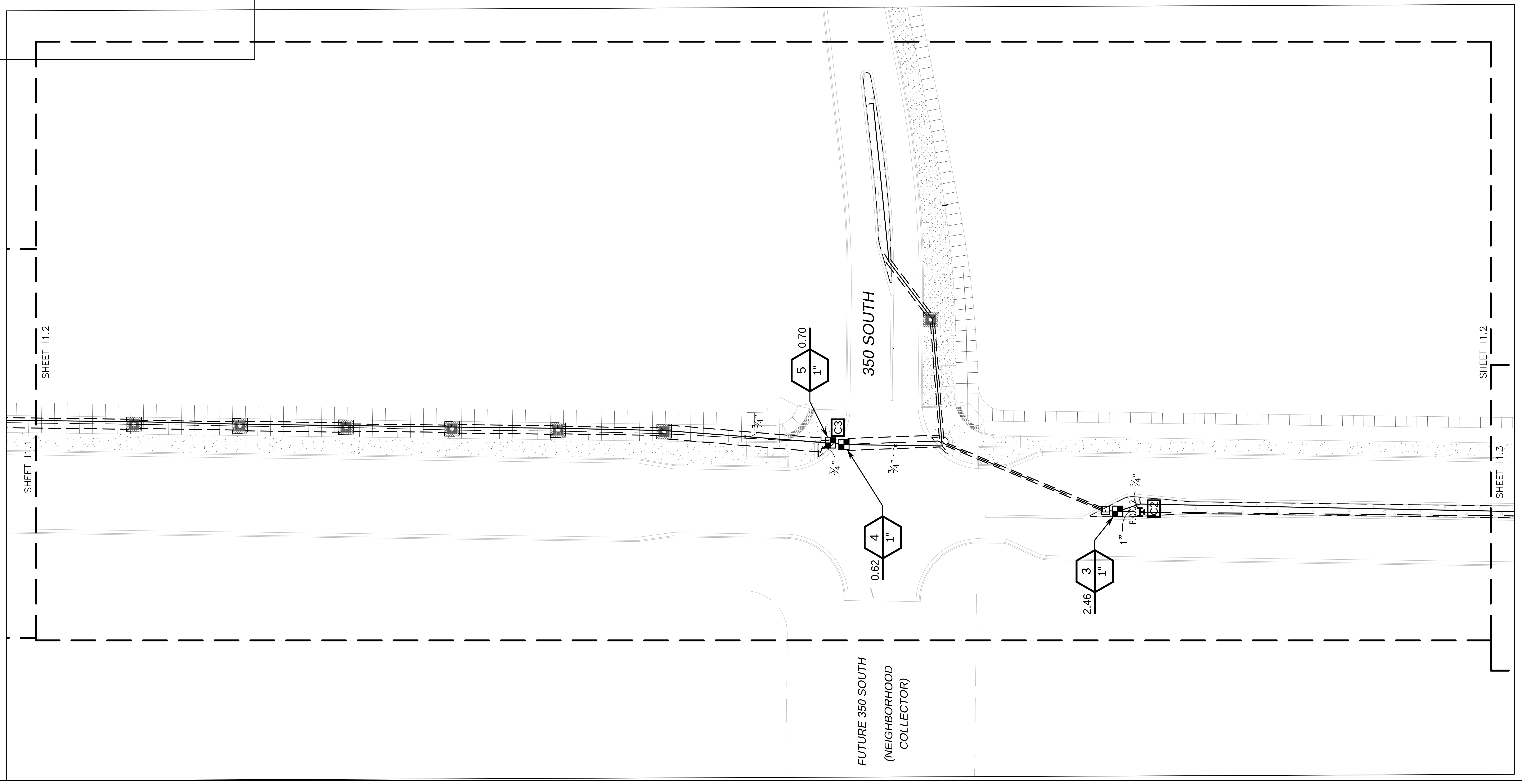
x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg

IRRIGATION_SCHEDULE_2

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ▚ | Rain Bird XCZ-100-PRB-R 1"<br>Wide Flow Drip Control Kit for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm. | 3 |
| ▨ | Area to Receive Drip Emitters<br>Rain Bird XB-PC<br>Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.<br>Emitter Notes: | 5,156 s.f. |
| | 1.0 GPH emitters (1 assigned to each 1 gal plant) | 179 |
| | 1.0 GPH emitters (2 assigned to each 5 gal plant) | 36 |
| | 2.0 GPH emitters (2 assigned to each B & B, 2"Cal plant) | 6 |
| | 2.0 GPH emitters (2 assigned to each B&B, 2" Cal plant) | 14 |
| | 2.0 GPH emitters (2 assigned to each B&B, 8-10` plant) | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| C2 | Rain Bird TBOS2-CM4 and TBOS2-FTUS<br>Battery-Operated Controller available in 4 models: 1, 2, 4, and 6. 4 stations, with TBOS2-FTUS field transmitter. | 1 |
| C3 | Rain Bird TBOS2-CM4 and TBOS2-FTUS<br>Battery-Operated Controller available in 4 models: 1, 2, 4, and 6. 4 stations, with TBOS2-FTUS field transmitter. | 1 |
| F | Amiad 1-C-Nylon Screen 130<br>Amiad 1" Compact Manual Plastic Filter, nylon screen, engineered-plastic material, maximum working pressure 140psi. | 1 |
| ▬▬▬ | Irrigation Lateral Line: PVC Schedule 40 3/4" | 955.9 l.f. |
| — — — | Irrigation Mainline: PVC Schedule 40 1" | 1,305 l.f. |
| ═ ═ ═ | Pipe Sleeve: PVC Schedule 40<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 598.4 l.f. |



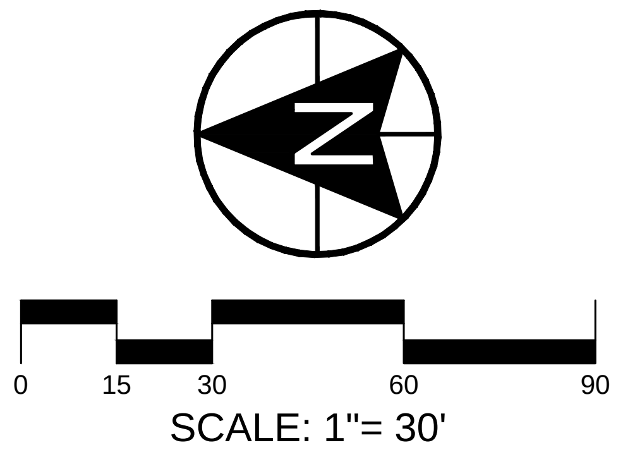


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

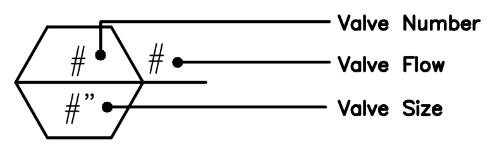
| SHEET NAME | SHEET NUMBER |
|---|---|
| IRRIGATION PLAN<br>x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg | I1.2 |

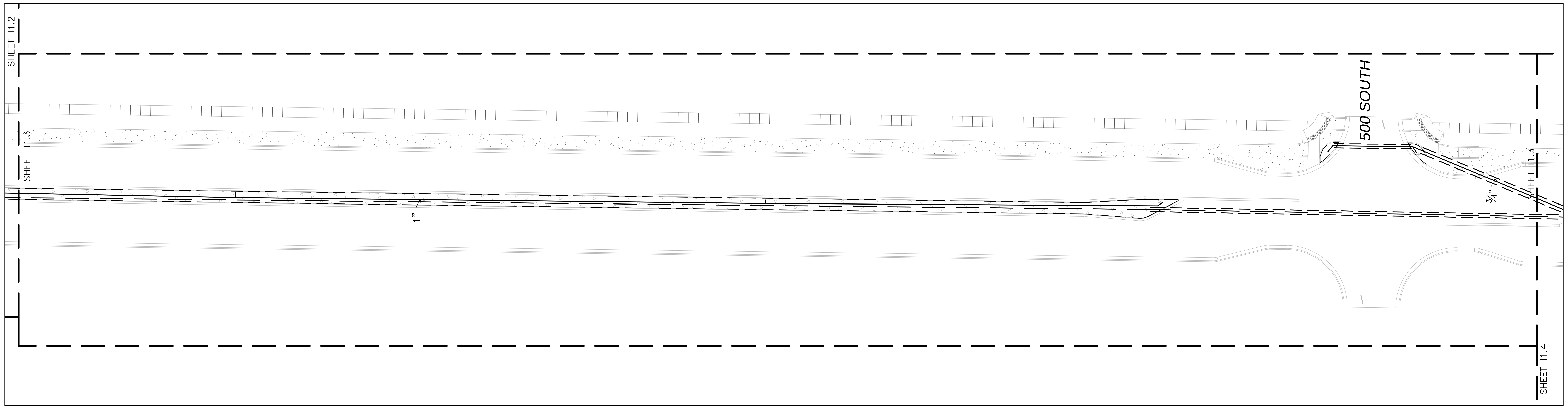
IRRIGATION SCHEDULE 3

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ▨ | Area to Receive Drip Emitters<br>Rain Bird XB-PC<br>Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.<br>Emitter Notes: | 4,360 s.f. |
| | 1.0 GPH emitters (1 assigned to each 1 gal plant) | 159 |
| | 1.0 GPH emitters (2 assigned to each 5 gal plant) | 36 |
| | 2.0 GPH emitters (2 assigned to each B & B, 2"Cal plant) | |
| | 2.0 GPH emitters (2 assigned to each B&B, 2" Cal plant) | |
| | 2.0 GPH emitters (2 assigned to each B&B, 8-10` plant) | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ━━━━ | Irrigation Lateral Line: PVC Schedule 40 3/4" | 870.8 l.f. |
| — — — | Irrigation Mainline: PVC Schedule 40 1" | 936.0 l.f. |
| ═ ═ ═ ═ | Pipe Sleeve: PVC Schedule 40<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 332.4 l.f. |

**Valve Callout**



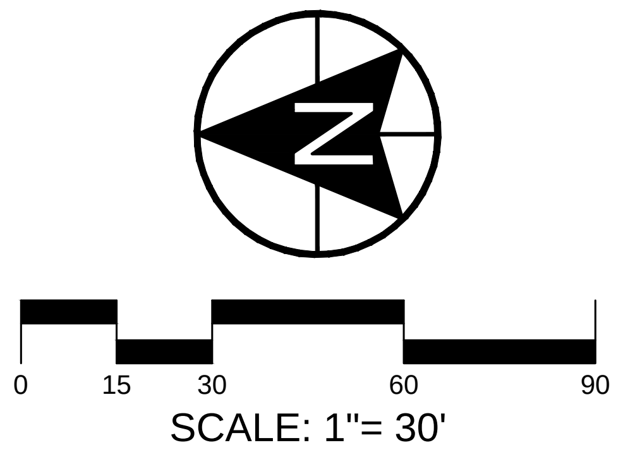


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

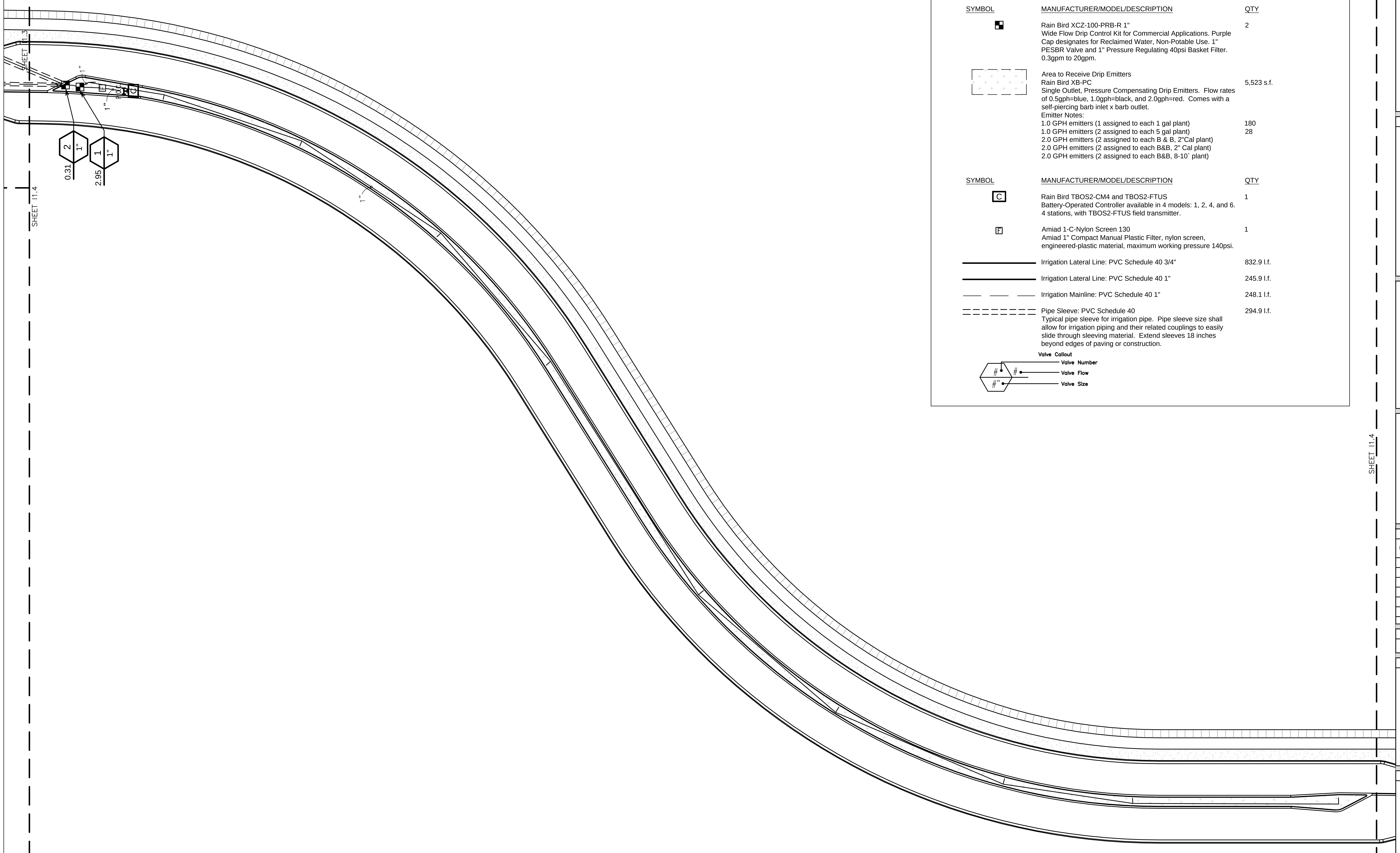
# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| IRRIGATION PLAN<br>x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg | I1.3 |



IRRIGATION SCHEDULE 4

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| ▚ | Rain Bird XCZ-100-PRB-R 1"<br>Wide Flow Drip Control Kit for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm. | 2 |
| ▨ | Area to Receive Drip Emitters<br>Rain Bird XB-PC<br>Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.<br>Emitter Notes: | 5,523 s.f. |
| | 1.0 GPH emitters (1 assigned to each 1 gal plant) | 180 |
| | 1.0 GPH emitters (2 assigned to each 5 gal plant) | 28 |
| | 2.0 GPH emitters (2 assigned to each B & B, 2"Cal plant) | |
| | 2.0 GPH emitters (2 assigned to each B&B, 2" Cal plant) | |
| | 2.0 GPH emitters (2 assigned to each B&B, 8-10` plant) | |

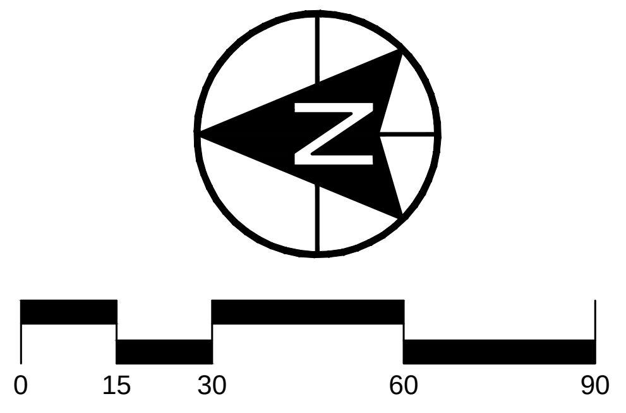
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| C | Rain Bird TBOS2-CM4 and TBOS2-FTUS<br>Battery-Operated Controller available in 4 models: 1, 2, 4, and 6. 4 stations, with TBOS2-FTUS field transmitter. | 1 |
| F | Amiad 1-C-Nylon Screen 130<br>Amiad 1" Compact Manual Plastic Filter, nylon screen, engineered-plastic material, maximum working pressure 140psi. | 1 |
| ━━━━ | Irrigation Lateral Line: PVC Schedule 40 3/4" | 832.9 l.f. |
| ━━━━ | Irrigation Lateral Line: PVC Schedule 40 1" | 245.9 l.f. |
| — — — | Irrigation Mainline: PVC Schedule 40 1" | 248.1 l.f. |
| ═ ═ ═ ═ | Pipe Sleeve: PVC Schedule 40<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 294.9 l.f. |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 30'

berg
LANDSCAPE
ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| IRRIGATION PLAN | I1.4 |

x:\landscaping\american fork\900 west roadway\900w_06-landscape.dwg

## SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

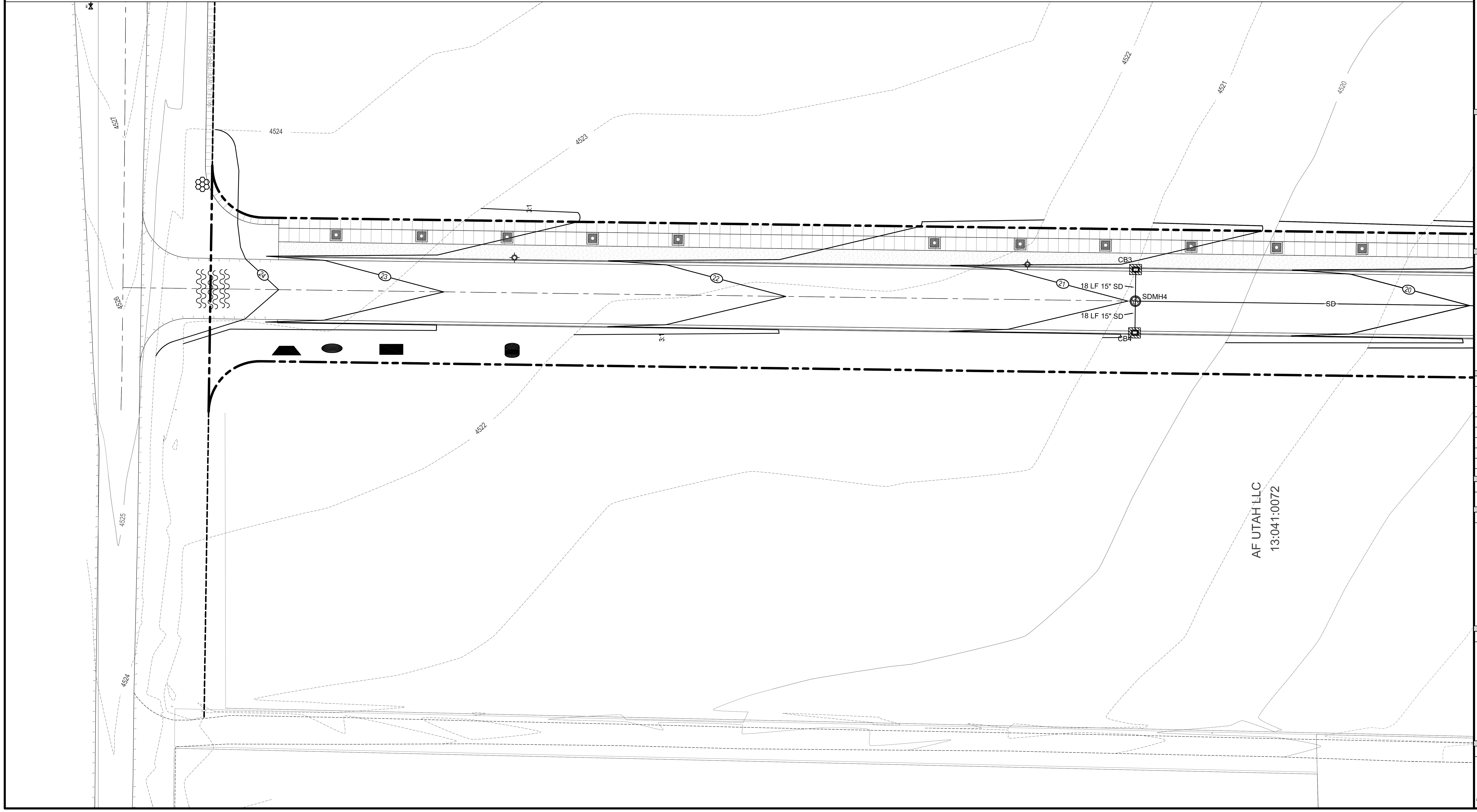
## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ≈ | STABILIZED EXIT/PAD; RIP RAP |
| ⬡ | SIGNAGE | ⛁ | MATERIALS STORAGE, DEFINED STORAGE |
| | | — | PROJECT BOUNDARY/AREA INDICATOR |
| | | ⋀⋀⋀⋀ | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ■ ■ ■ ■ | SILT FENCE/EARTHEN BERM |

## SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 2.85 ACRES. ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.
3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.
5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
6) ESTIMATED DISTURBED AREA = 3 ACRES
7) INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = NOT SUITABLE FOR SUMPS.
8) EXISTING "C" VALUE - C=0.10
9) POST DEVELOPMENT "C" VALUE C=0.85
10) ESTIMATED DEPTH TO GROUNDWATER = 3 FEET BELOW EXIST SURFACE
11) PROJECT TO BE COMPLETED IN A SINGLE PHASE
12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ERISION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
15) CHANGE IN IMPERVIOUS COVER AREA
IMPERVIOUS AREA BEFORE CONSTRUCTION 0.00 AC
IMPERVOIUS AREA AFTER CONSTRUCTION 2.55 AC (ROADWAY)

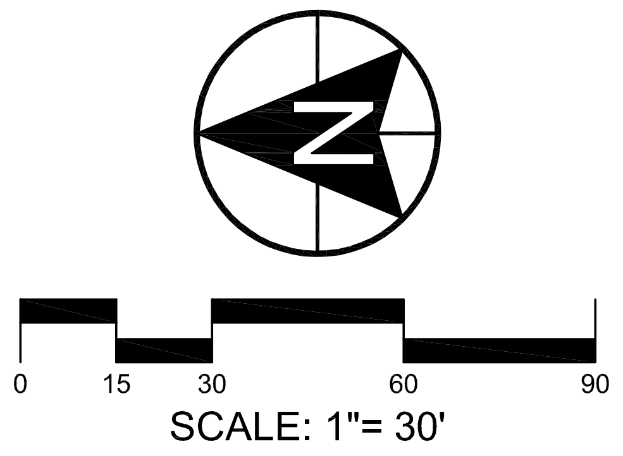


ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST
ROADWAY

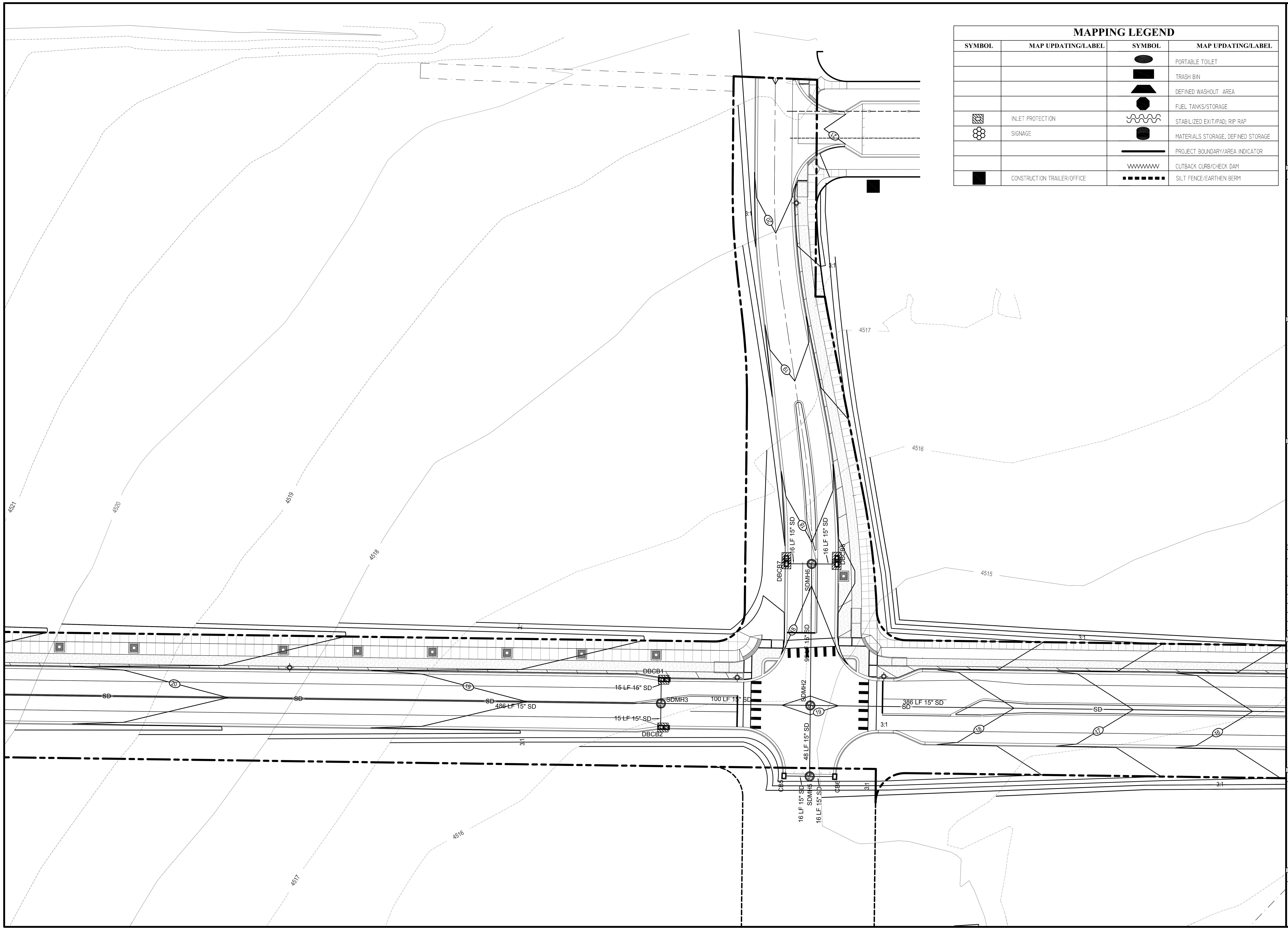
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C7.1 |

i:\my drive\berg civil\2018\ascent\900 west\900w_07-swppp.dwg



## MAPPING LEGEND

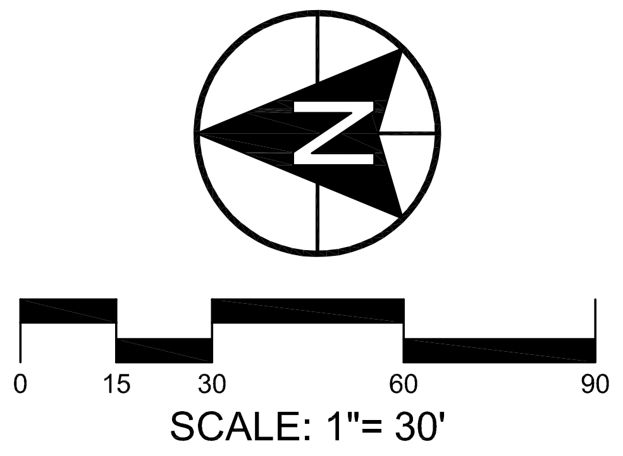
| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ∿∿∿ | STABILIZED EXIT/PAD; RIP RAP |
| ⬡ | SIGNAGE | ⛁ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━━━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | WWWWW | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ▪▪▪▪▪▪ | SILT FENCE/EARTHEN BERM |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

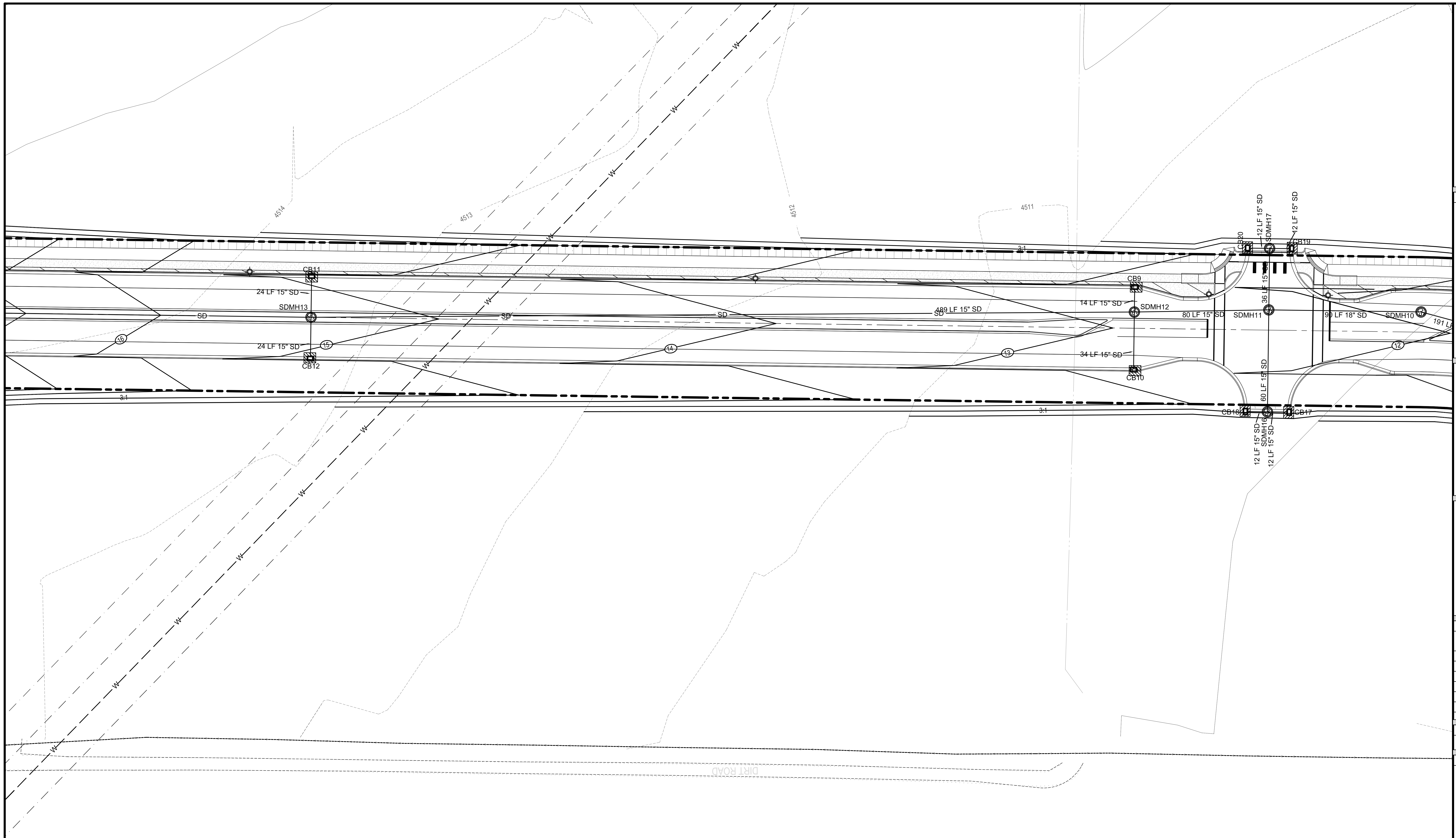
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C7.2 |

i:\my drive\berg civil\2018\ascent\900 west\900w_07-swppp.dwg



**MAPPING LEGEND**

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ∿∿∿ | STABILIZED EXIT/PAD; RIP RAP |
| ⬡ | SIGNAGE | ⛁ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | WWWWW | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ■ ■ ■ ■ | SILT FENCE/EARTHEN BERM |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST ROADWAY

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

900 WEST ROADWAY

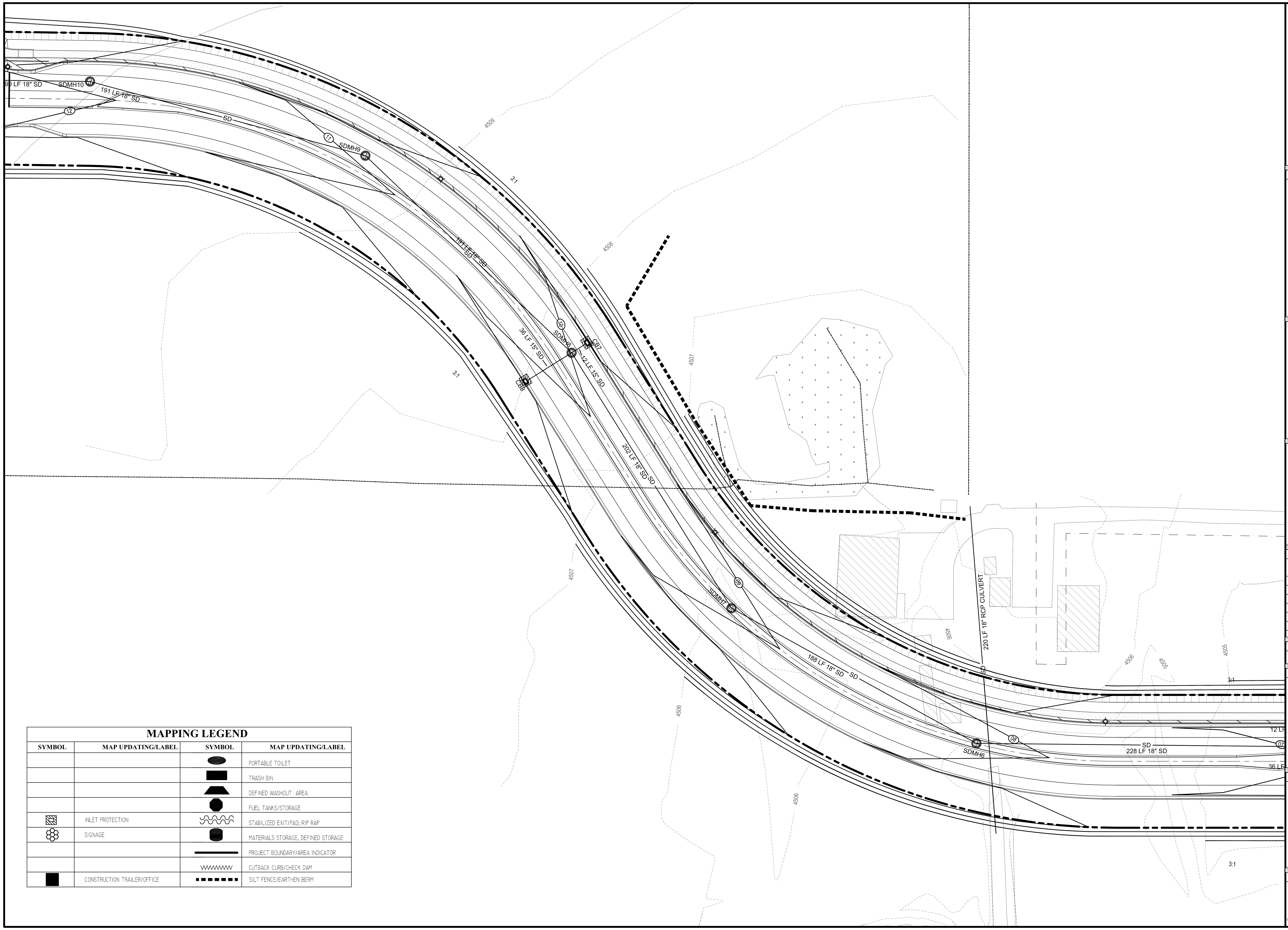
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C7.3 |

i:\my drive\berg civil\2018\ascent\900 west\900w_07-swppp.dwg



## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⯃ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ∿∿∿ | STABILIZED EXIT/PAD; RIP RAP |
| ⬡ | SIGNAGE | ⛁ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | WWWWW | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ▪▪▪▪▪▪▪ | SILT FENCE/EARTHEN BERM |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

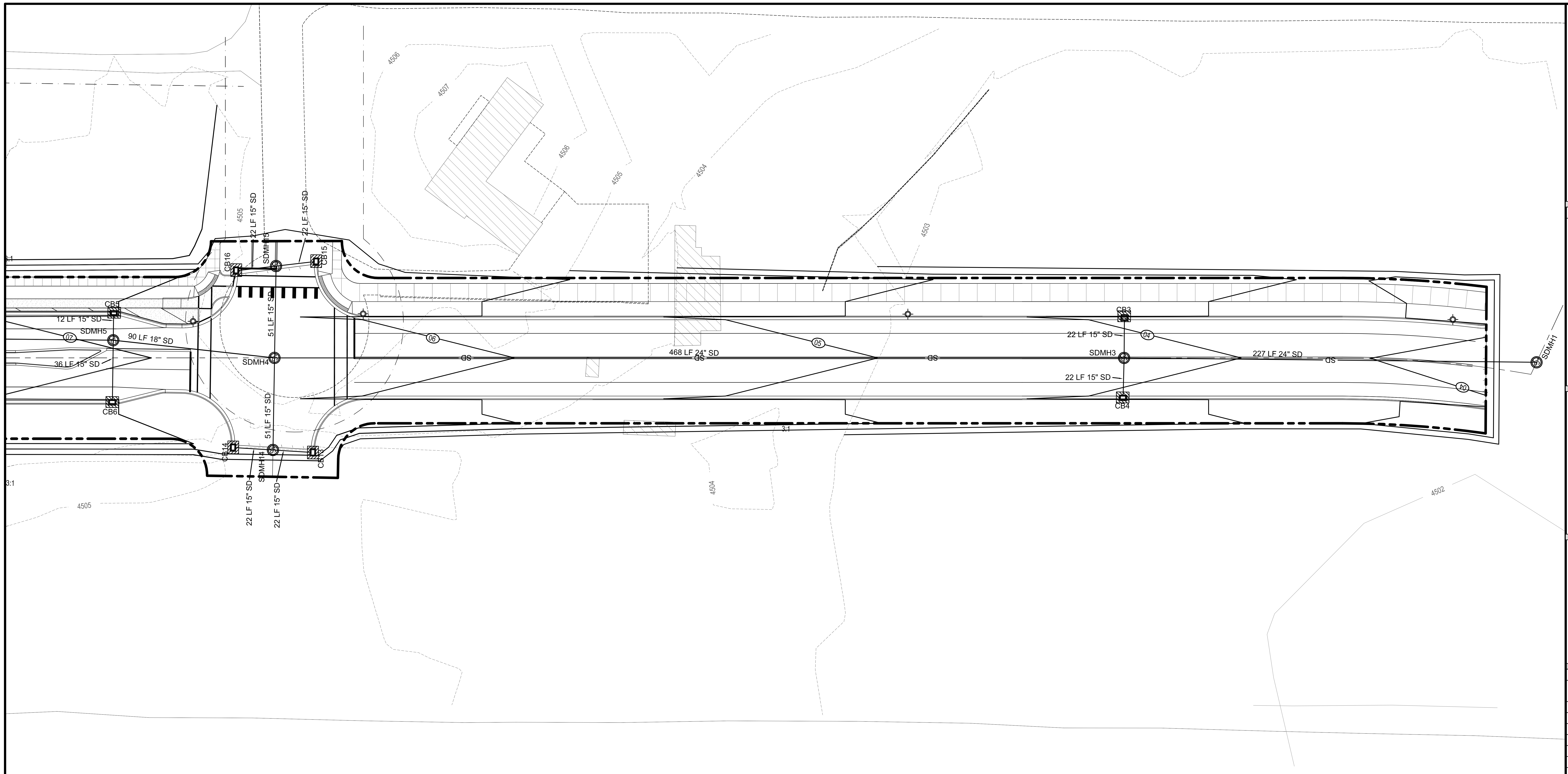
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C7.4 |

i:\my drive\berg civil\2018\ascent\900 west\900w_07-swppp.dwg



## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | SYMBOL | MAP UPDATING/LABEL |
|---|---|---|---|
| | | ⬬ | PORTABLE TOILET |
| | | ■ | TRASH BIN |
| | | ⏢ | DEFINED WASHOUT AREA |
| | | ⬣ | FUEL TANKS/STORAGE |
| ▨ | INLET PROTECTION | ∿∿∿ | STABILIZED EXIT/PAD; RIP RAP |
| ❀ | SIGNAGE | ⛁ | MATERIALS STORAGE, DEFINED STORAGE |
| | | ━━━ | PROJECT BOUNDARY/AREA INDICATOR |
| | | WWWWW | CUTBACK CURB/CHECK DAM |
| ■ | CONSTRUCTION TRAILER/OFFICE | ▪▪▪▪▪ | SILT FENCE/EARTHEN BERM |

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# 900 WEST ROADWAY

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 2/18/2019 |

PROJECT

# 900 WEST ROADWAY

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C7.5 |

i:\my drive\berg civil\2018\ascent\900 west\900w_07-swppp.dwg

## GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with american fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
3. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
8. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
12. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
16. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
22. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

## TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

## UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

## STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

## EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

## USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

## SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

## WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

## STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. here private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

## MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

DEVELOPER

ADG
PARTNERS

*555 S. State Street, Suite 300*
*Orem, UT 84058*
*(801) 717-6099*

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 11/27/2018 |

PROJECT

900 WEST
ROADWAY
PHASE 1

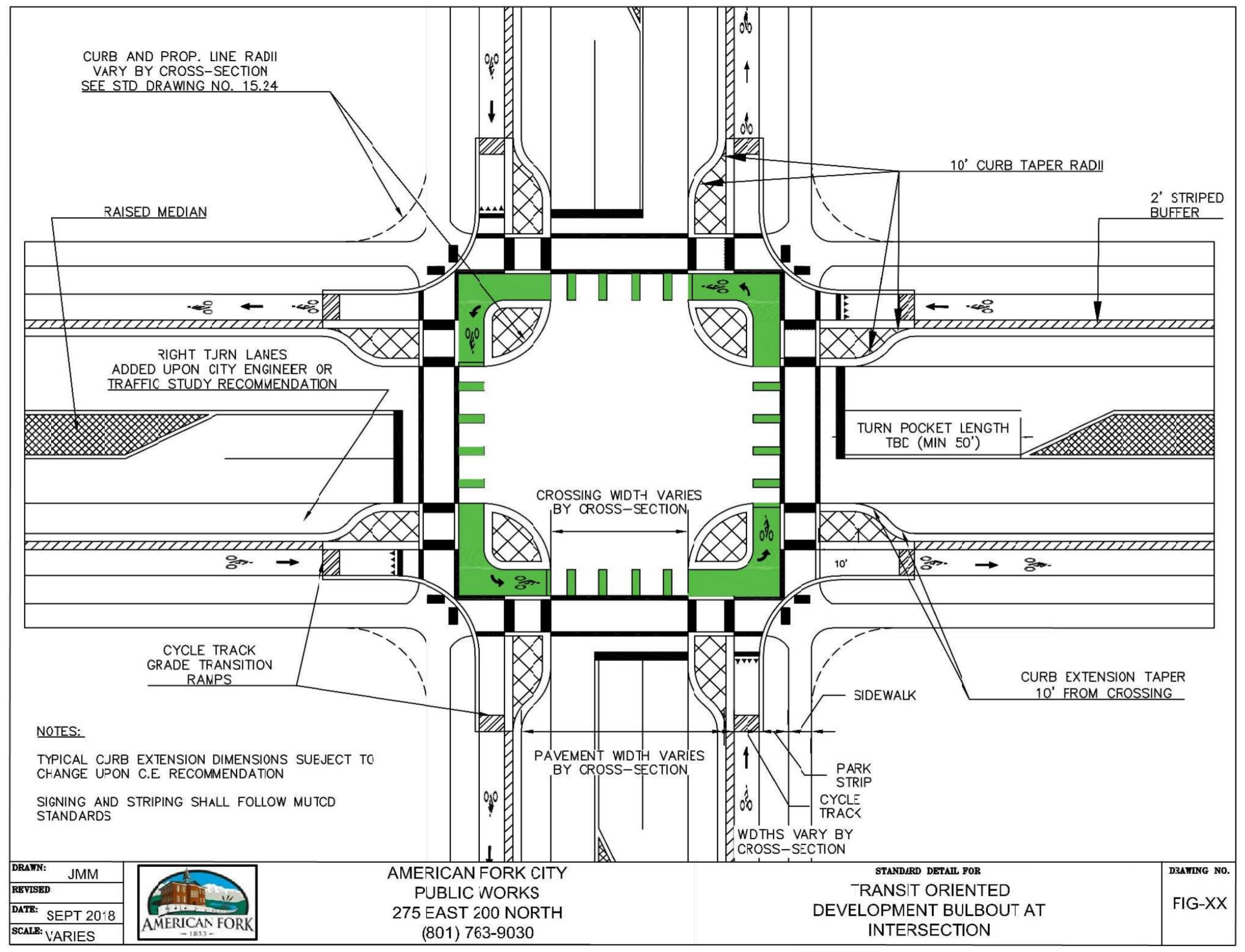
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| *GENERAL NOTES* | *GN1* |

i:\my drive\berg civil\2018\ascent\900 west\900w_gn_general notes.dwg


CURB AND PROP. LINE RADII VARY BY CROSS-SECTION SEE STD DRAWING NO. 15.24
10' CURB TAPER RADII
2' STRIPED BUFFER
RAISED MEDIAN
RIGHT TURN LANES ADDED UPON CITY ENGINEER OR TRAFFIC STUDY RECOMMENDATION
TURN POCKET LENGTH TBD (MIN 50')
CROSSING WIDTH VARIES BY CROSS-SECTION
10'
CYCLE TRACK GRADE TRANSITION RAMPS
SIDEWALK
CURB EXTENSION TAPER 10' FROM CROSSING
PAVEMENT WIDTH VARIES BY CROSS-SECTION
PARK STRIP
CYCLE TRACK
WIDTHS VARY BY CROSS-SECTION

NOTES:

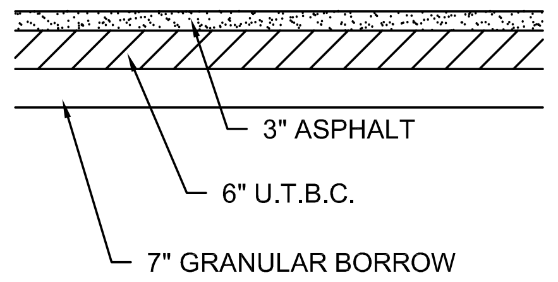
TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

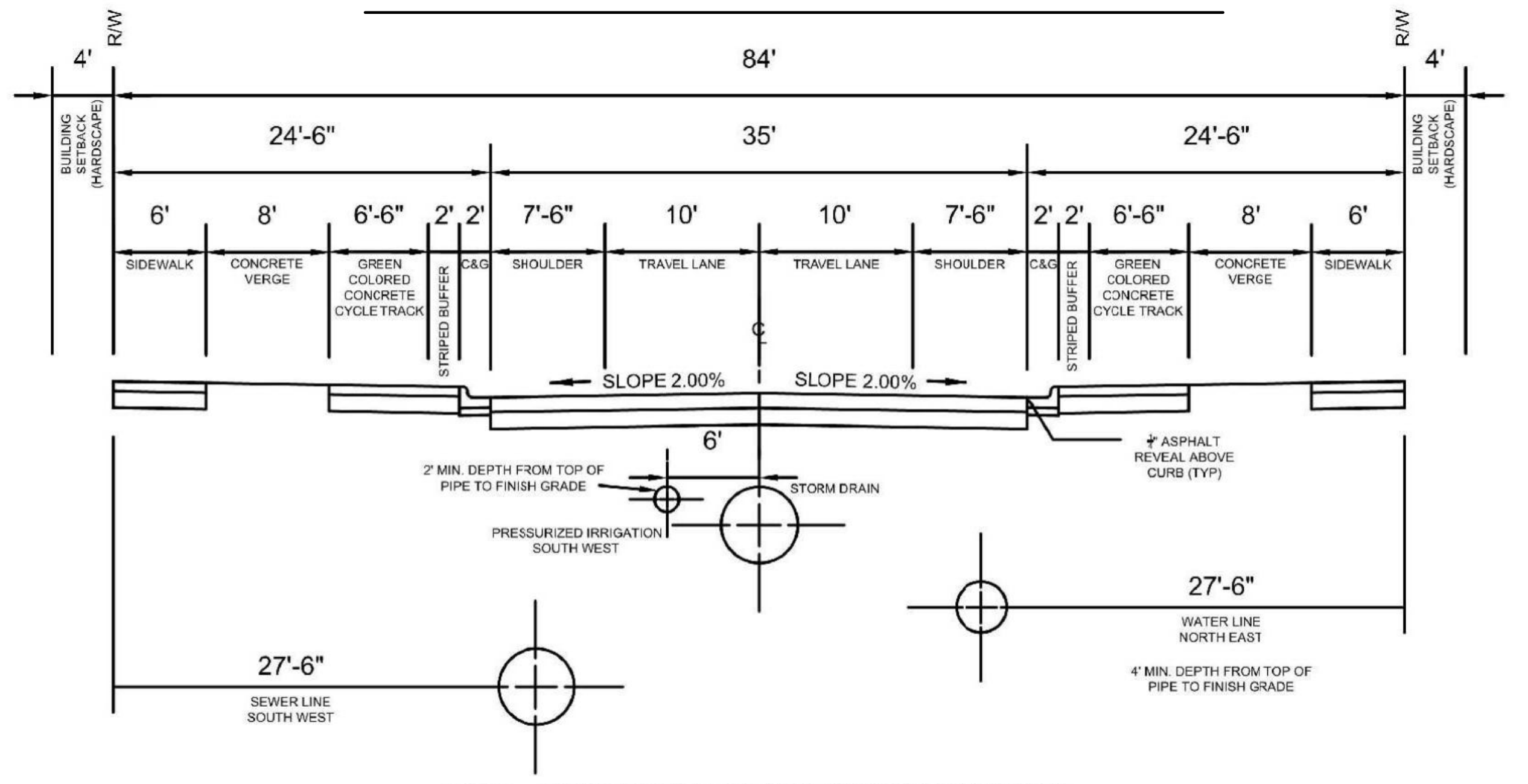
SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

| | | | | |
|---|---|---|---|---|
| DRAWN: JMM | AMERICAN FORK | AMERICAN FORK CITY<br>PUBLIC WORKS<br>275 EAST 200 NORTH<br>(801) 763-9030 | STANDARD DETAIL FOR<br>TRANSIT ORIENTED<br>DEVELOPMENT BULBOUT AT<br>INTERSECTION | DRAWING NO.<br>FIG-XX |
| REVISED | | | | |
| DATE: SEPT 2018 | | | | |
| SCALE: VARIES | | | | |

## 900 WEST CROSS SECTION

### 900 WEST
### PAVEMENT SECTION

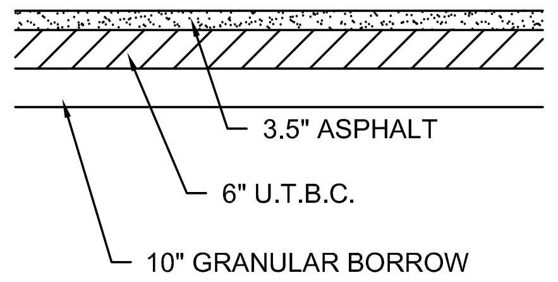


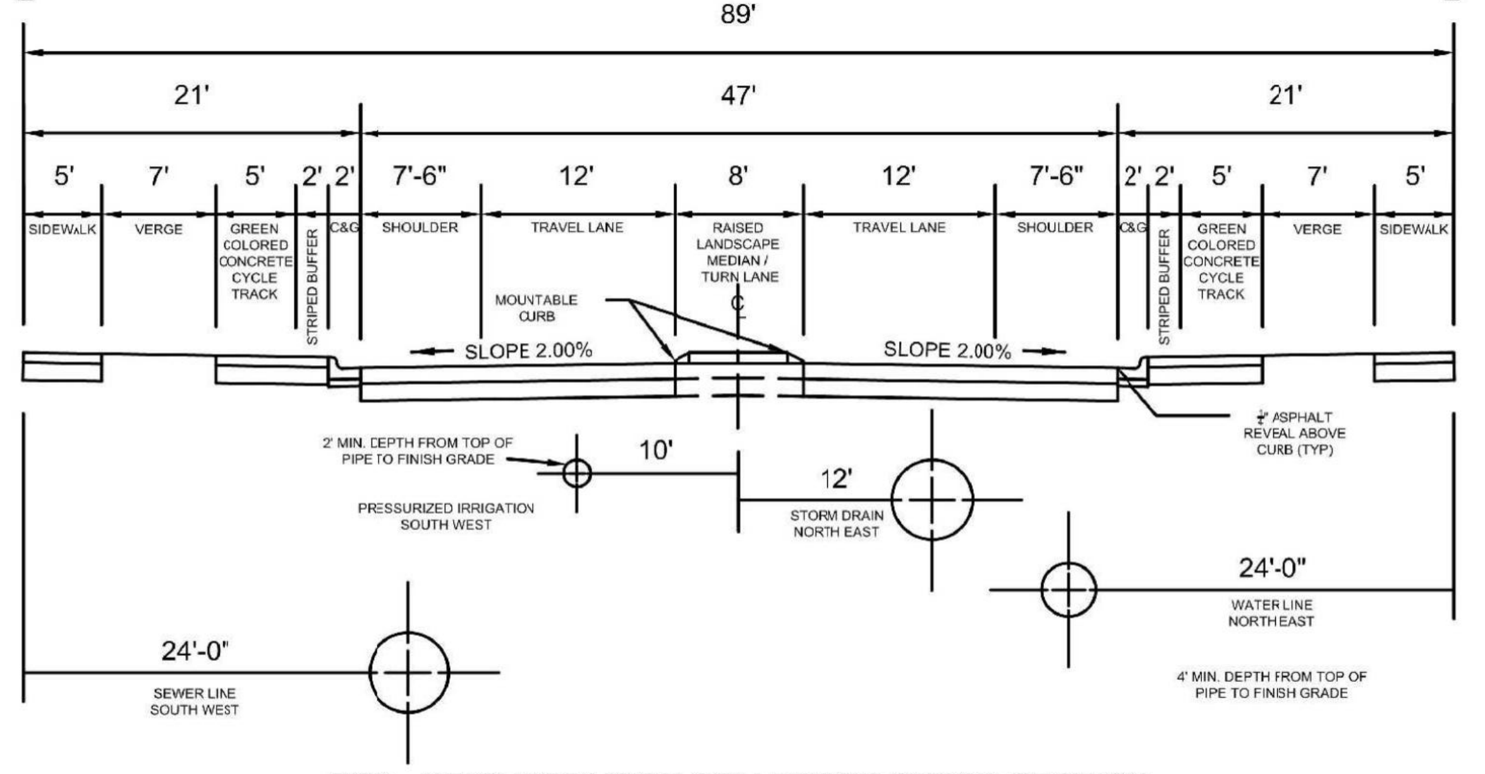


TOD - CORE COLLECTOR CROSS-SECTION
NTS

## 350 SOUTH CROSS SECTION

### 350 SOUTH
### PAVEMENT SECTION

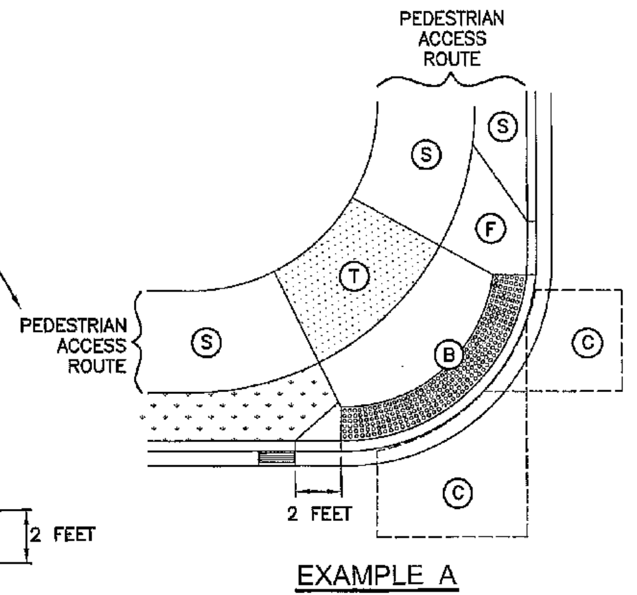




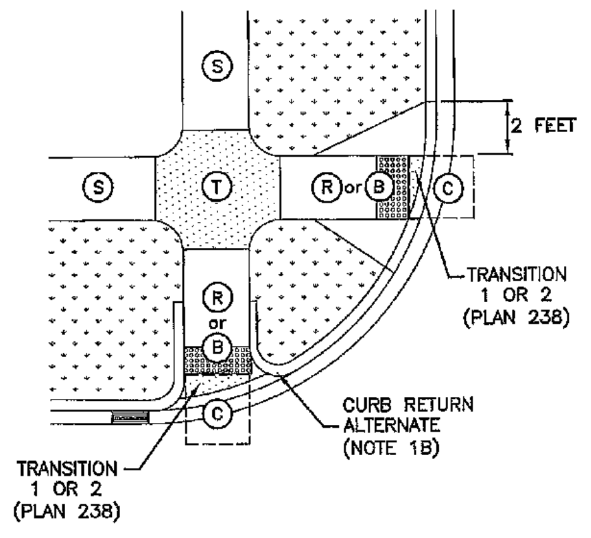
TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION
NTS

## TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.



EXAMPLE A

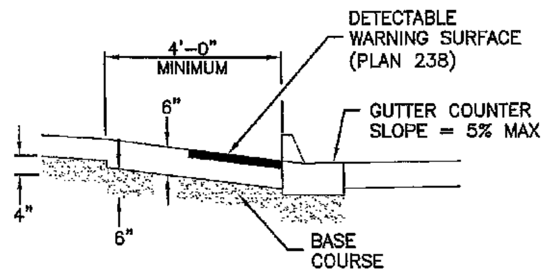

S
S
T
R or B
C
R or B
C
2 FEET
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| Ⓡ Ⓑ | 4 FEET WIDE MINIMUM |
| Ⓒ Ⓣ | 4 FEET SQUARE MINIMUM |

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

TABLE OF DIMENSIONS


4'-0" MINIMUM
DETECTABLE WARNING SURFACE (PLAN 238)
GUTTER COUNTER SLOPE = 5% MAX
6"
4"
6"
BASE COURSE

MATERIALS

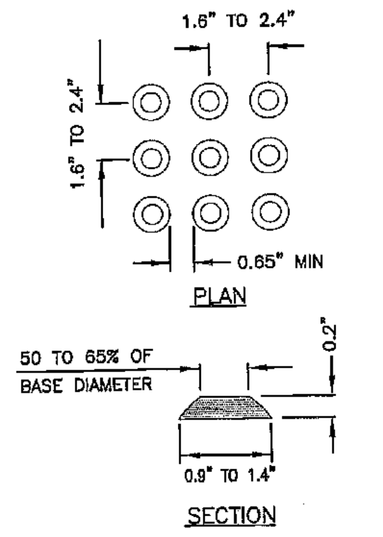
| | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|
| TURNING SPACE Ⓣ | 2 | 2 |
| CURB RAMP Ⓡ | 8.33 | 2 (c) |
| BLENDED TRANSITION Ⓑ | 5 | 2 (c) |
| CLEAR SPACE Ⓒ | 5 | 2 (c) |
| SIDEWALK Ⓢ | STREET GRADE | 2 |
| FLARE Ⓕ | 10 | -- |

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

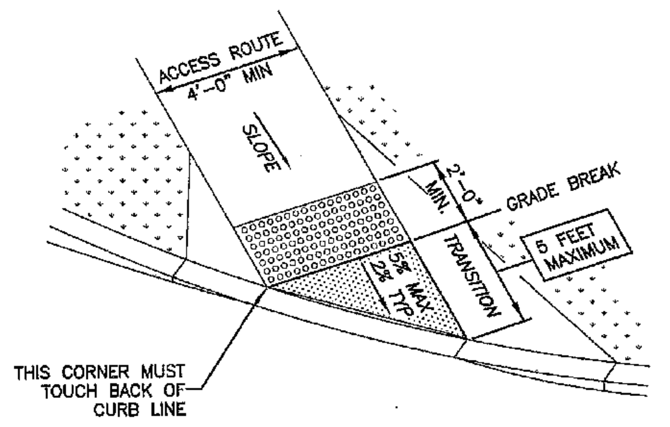
SLOPE TABLE

*Corner curb cut assembly*

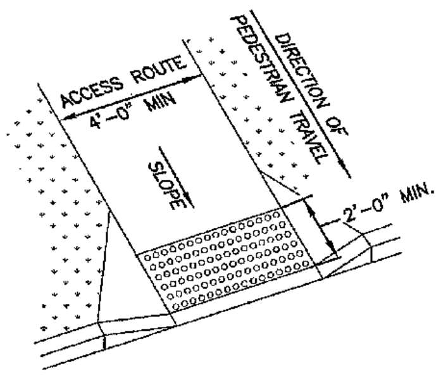
September 2011
63
Plan
**235**
Sheet 1 of 4



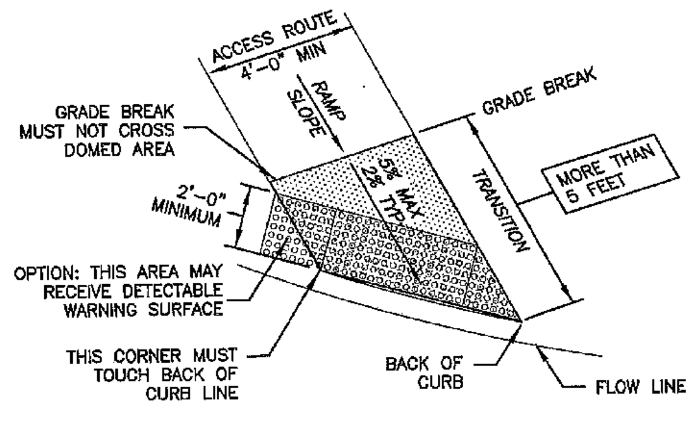
TRUNCATED DOME DETAIL



TRANSITION 1

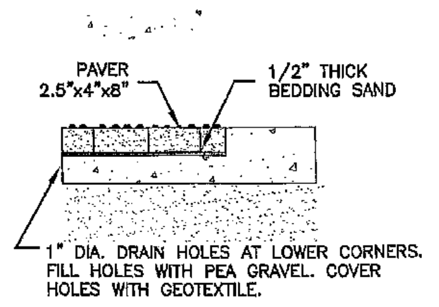


PERPENDICULAR ASSEMBLY

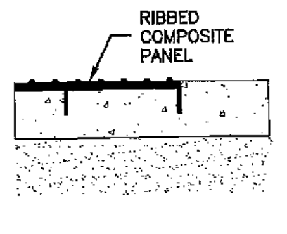

ACCESS ROUTE 4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX 2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

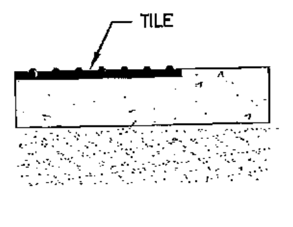
NON-PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



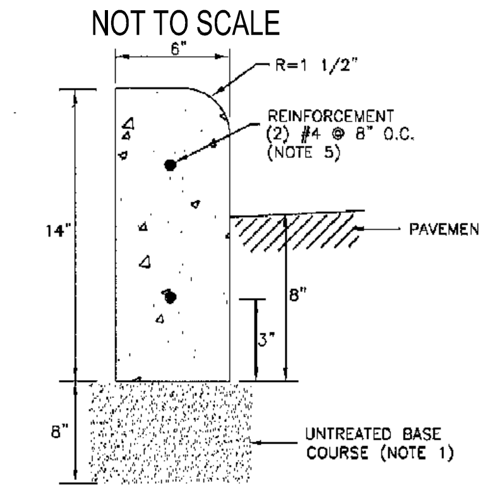
STYLE T

*Detectable warning surface*

July 2011
79
Plan
**238**

## 6" RIBBON CURB FOR RAMPS & TREE WELLS

NOT TO SCALE

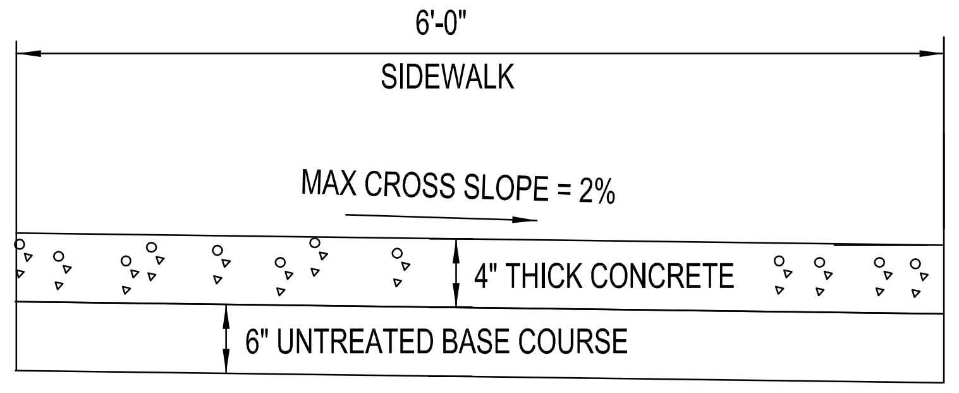

6"
R=1 1/2"
REINFORCEMENT (2) #4 @ 8" O.C. (NOTE 5)
14"
PAVEMENT
8"
3"
8"
UNTREATED BASE COURSE (NOTE 1)

CONCRETE AREA = 0.58 SQ. FT.

TYPE P

## SIDEWALK DETAIL

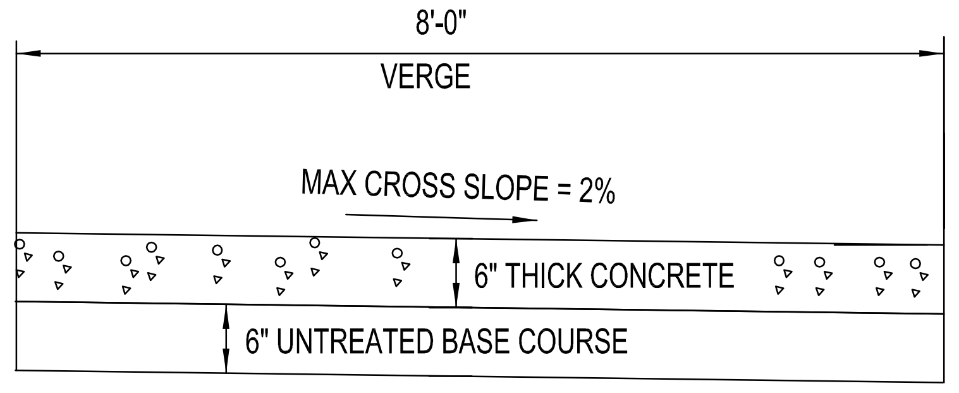
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## VERGE DETAIL

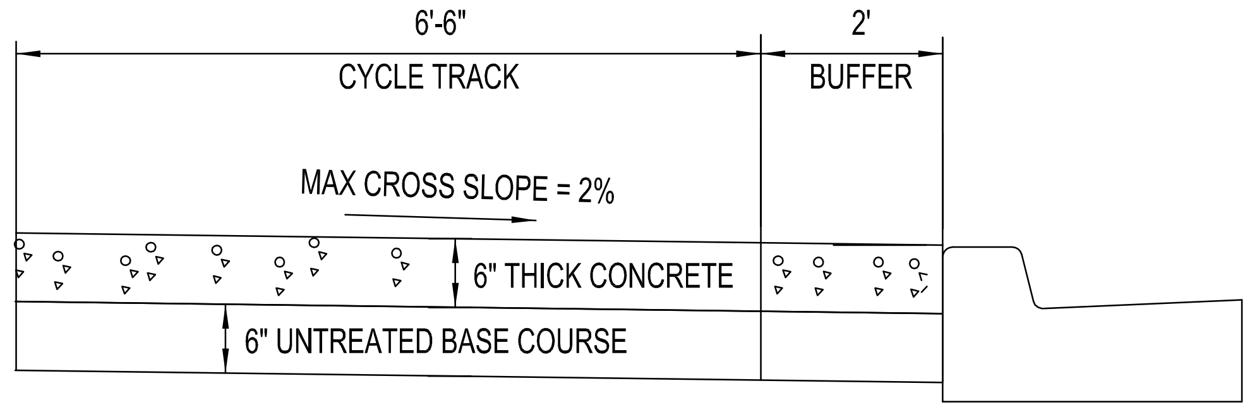
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## CYCLE TRACK

NOT TO SCALE



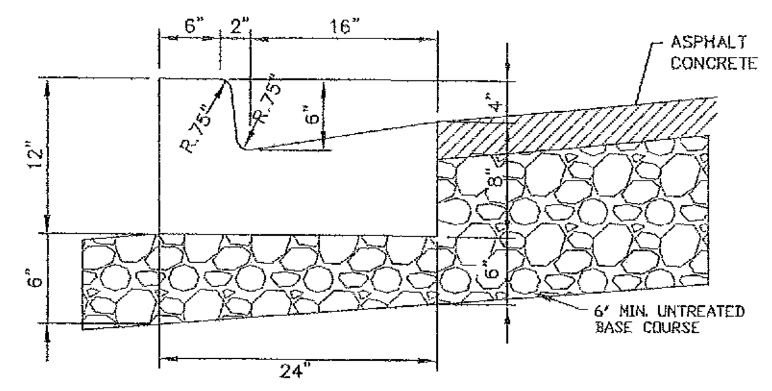
6" CONCRETE TO HAVE "GREEN" COLOR ADDED TO MIX

2' BUFFER TO BE STRIPED AS FOLLOWS: 4” wide solid white stripe on the inside line of the buffer (closest to the cycle track) and a 6” wide solid white stripe along the curb with 30 degree diagonal lines in the middle space at 20’ intervals (4” wide solid white stripe).

6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## 24" HIGH BACK CURB

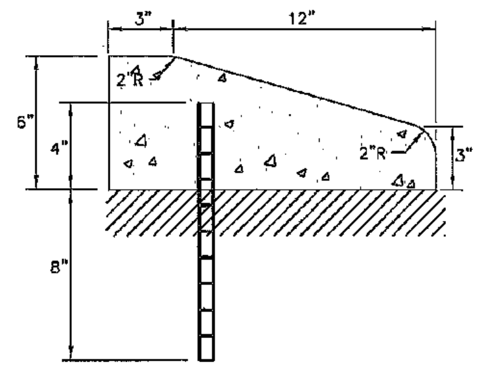
NOT TO SCALE



TYPE E CURB & GUTTER
-NTS-

## 15" MOUNTABLE MEDIAN CURB

NOT TO SCALE



CONCRETE AREA = 0.487 SQ. FT.

TYPE S

DEVELOPER

ADG
PARTNERS

*555 S. State Street, Suite 300*
*Orem, UT 84058*
*(801) 717-6099*

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 12/20/18 |

PROJECT

900 WEST
ROADWAY
PHASE 1

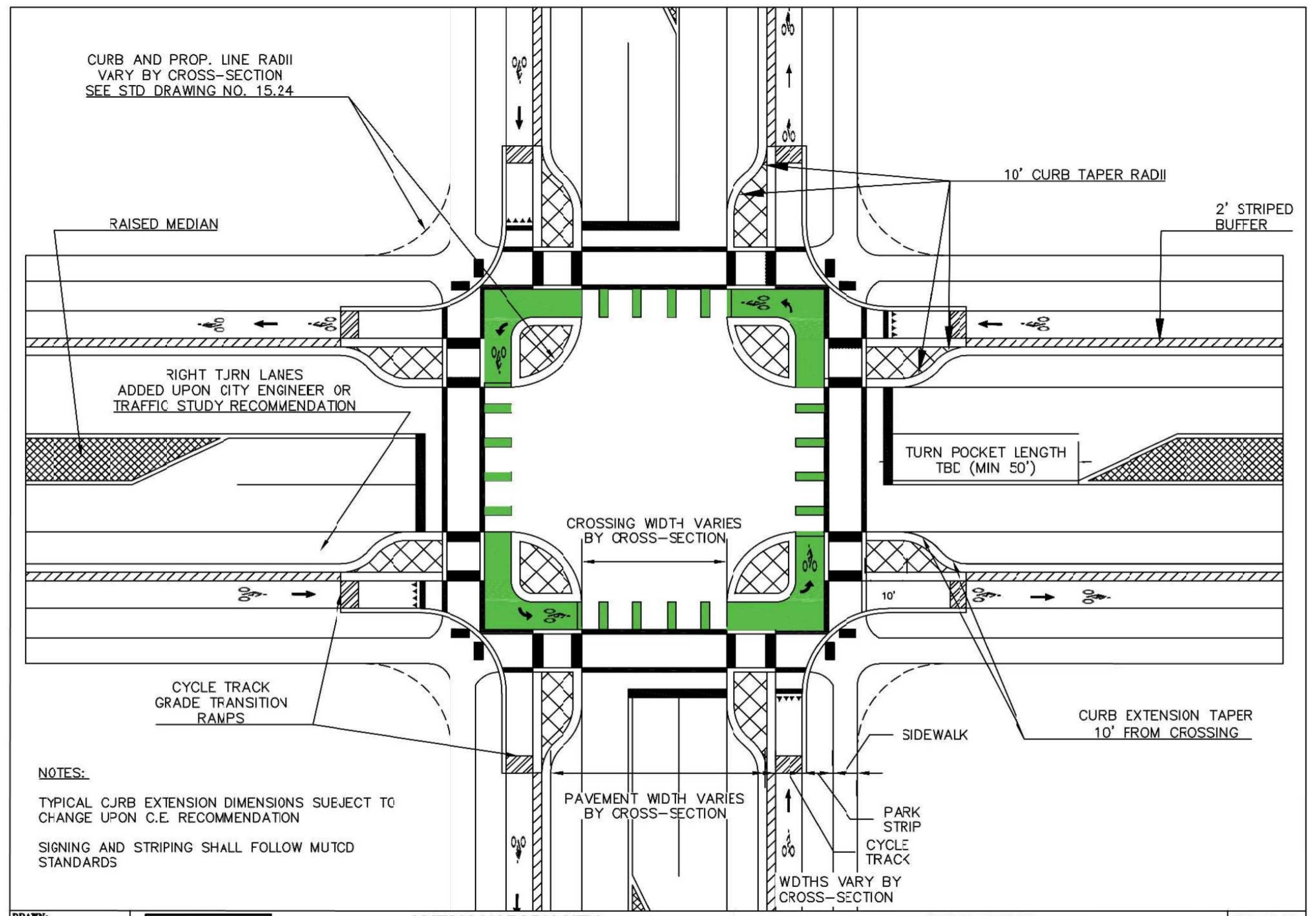
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL DETAILS | D1 |

j:\my drive\berg civil\2018\ascent\900 west\900w_details.dwg



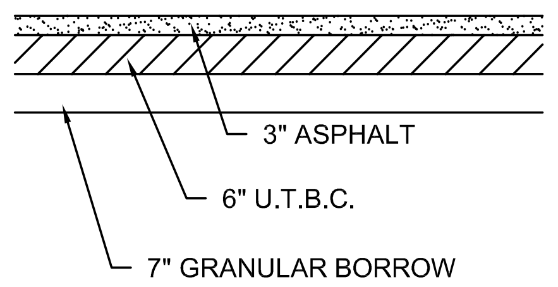
NOTES:

TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

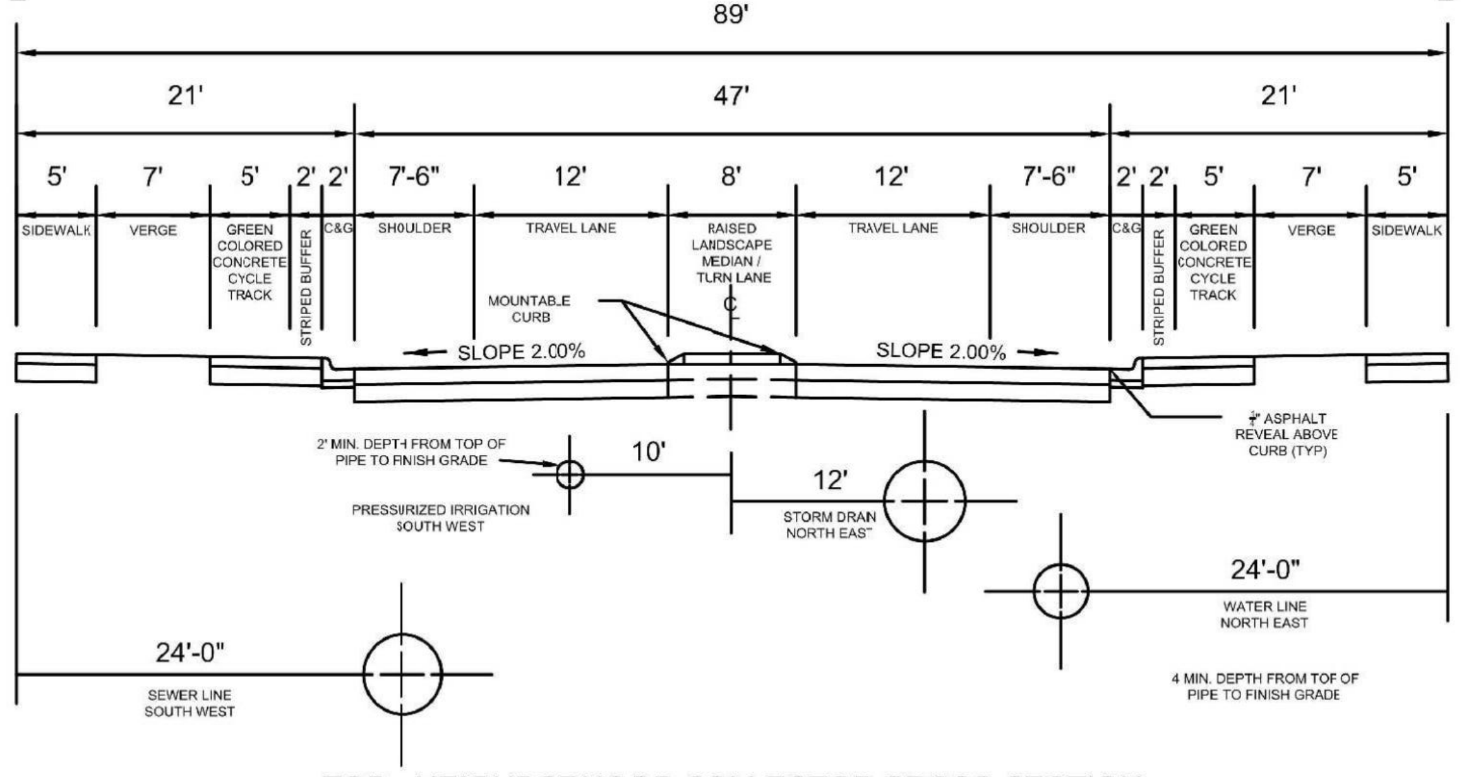
SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

| | | | | |
|---|---|---|---|---|
| DRAWN: JMM | AMERICAN FORK | AMERICAN FORK CITY<br>PUBLIC WORKS<br>275 EAST 200 NORTH<br>(801) 763-9030 | STANDARD DETAIL FOR<br>TRANSIT ORIENTED<br>DEVELOPMENT BULBOUT AT<br>INTERSECTION | DRAWING NO.<br>FIG-XX |
| REVISED | | | | |
| DATE: SEPT 2018 | | | | |
| SCALE: VARIES | | | | |

## 900 WEST PAVEMENT SECTION

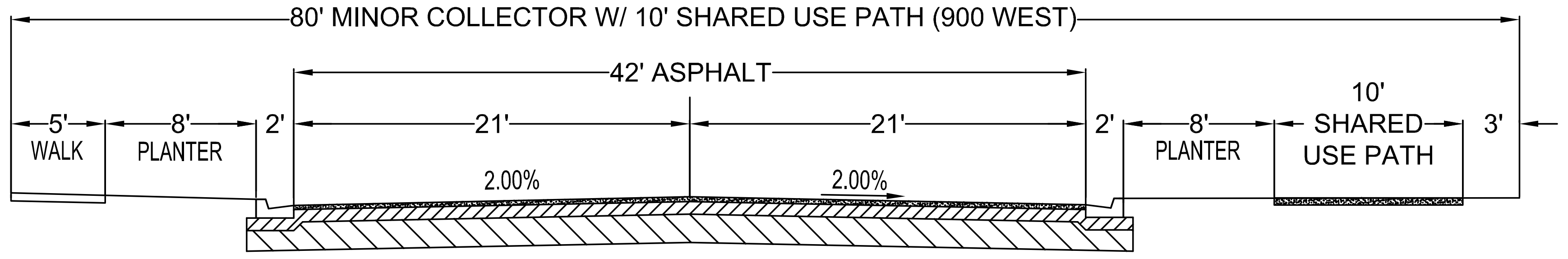


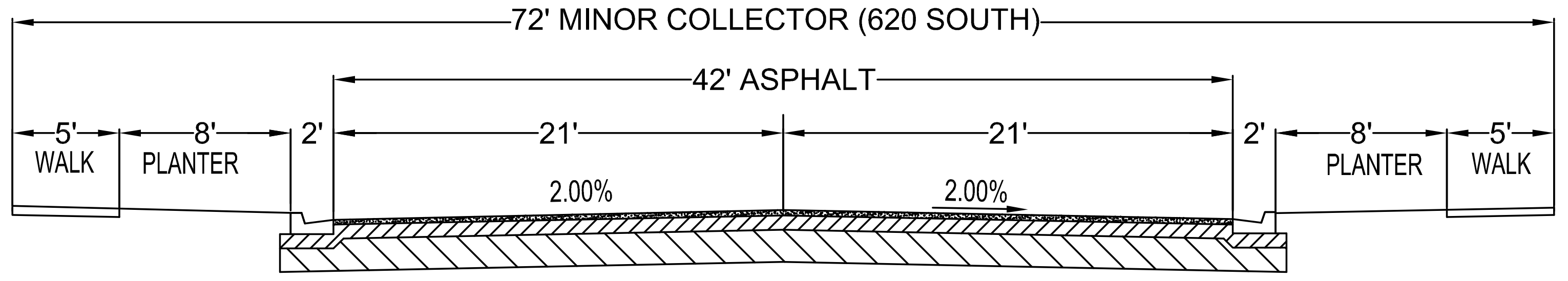
## 900 WEST CROSS SECTION

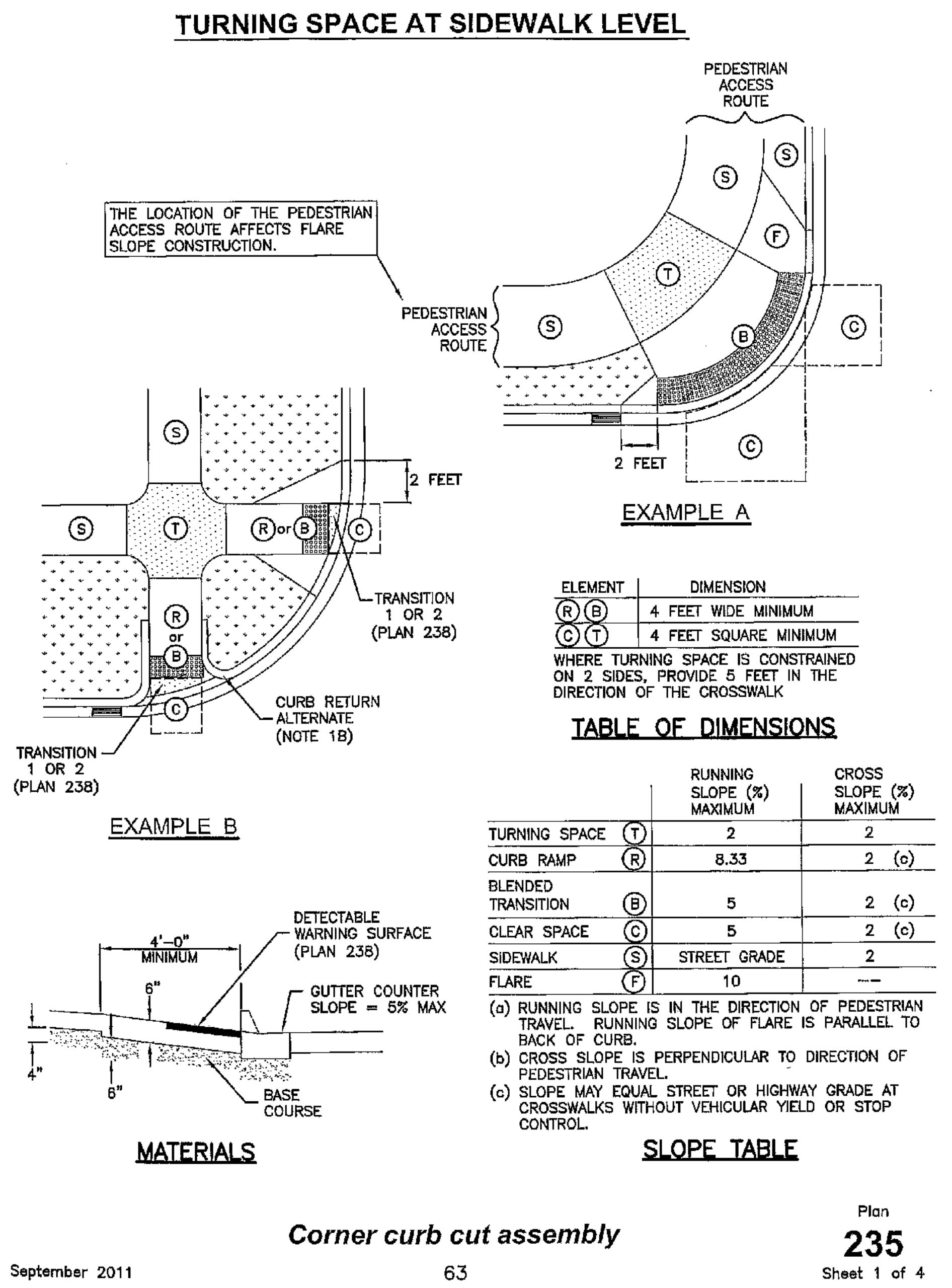


TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION

NTS







TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.

PEDESTRIAN ACCESS ROUTE
PEDESTRIAN ACCESS ROUTE
Ⓢ
Ⓕ
Ⓣ
Ⓑ
Ⓒ
2 FEET
Ⓡ or Ⓑ
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)
4'-0" MINIMUM
6"
DETECTABLE WARNING SURFACE (PLAN 238)
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE

EXAMPLE A

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| Ⓡ Ⓑ | 4 FEET WIDE MINIMUM |
| Ⓒ Ⓣ | 4 FEET SQUARE MINIMUM |

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

TABLE OF DIMENSIONS

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

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

MATERIALS

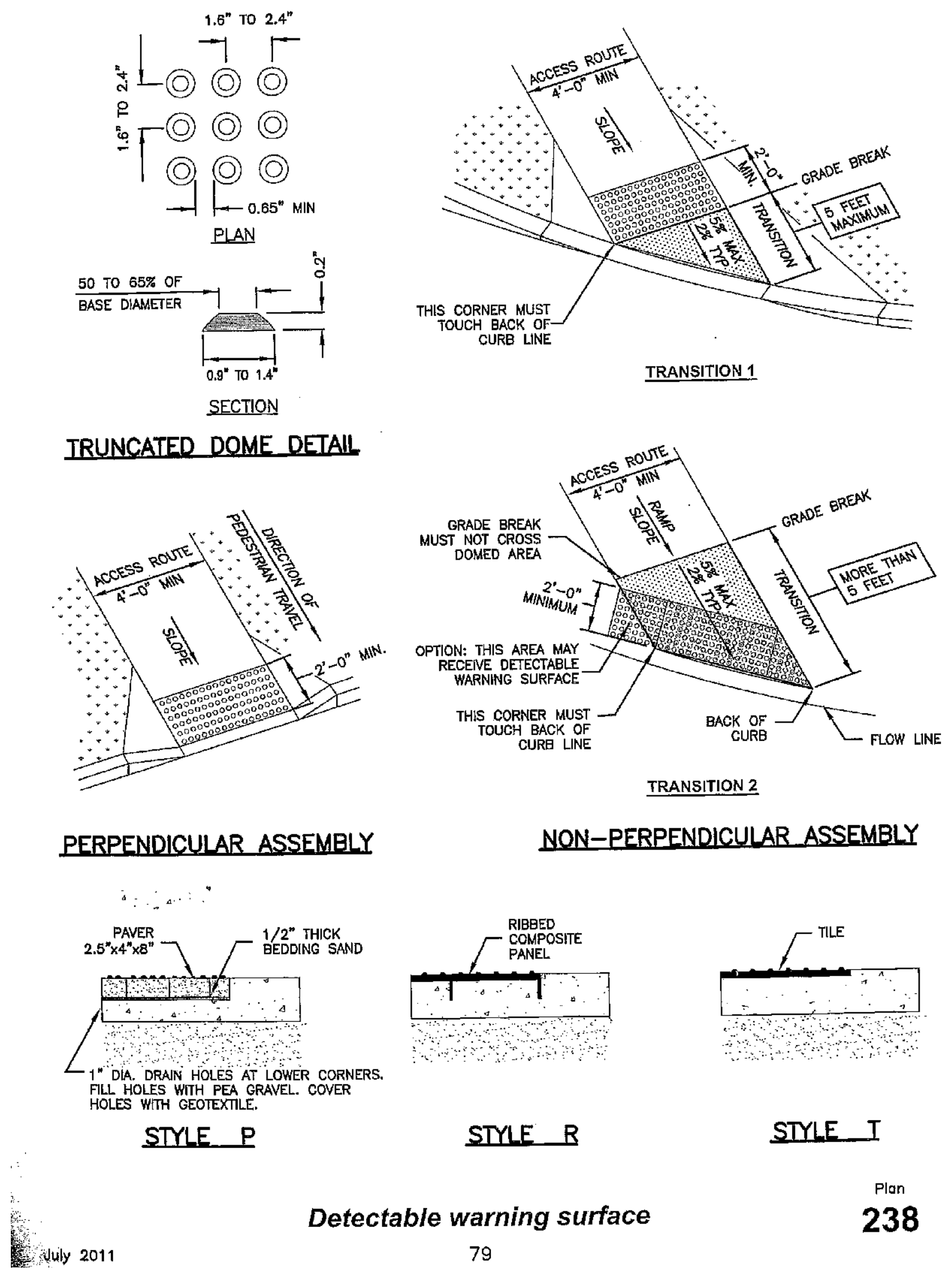
SLOPE TABLE

*Corner curb cut assembly*

Plan
**235**
Sheet 1 of 4

September 2011

63


1.6" TO 2.4"
1.6" TO 2.4"
0.65" MIN
0.2"
50 TO 65% OF BASE DIAMETER
0.9" TO 1.4"
ACCESS ROUTE 4'-0" MIN
SLOPE
2'-0" MIN.
GRADE BREAK
5 FEET MAXIMUM
TRANSITION
5% MAX 2% TYP
THIS CORNER MUST TOUCH BACK OF CURB LINE
ACCESS ROUTE 4'-0" MIN
DIRECTION OF PEDESTRIAN TRAVEL
SLOPE
2'-0" MIN.
ACCESS ROUTE 4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
MORE THAN 5 FEET
5% MAX 2% TYP
TRANSITION
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE
PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.
RIBBED COMPOSITE PANEL
TILE

PLAN

SECTION

TRUNCATED DOME DETAIL

TRANSITION 1

TRANSITION 2

PERPENDICULAR ASSEMBLY

NON-PERPENDICULAR ASSEMBLY

STYLE P

STYLE R

STYLE T

*Detectable warning surface*

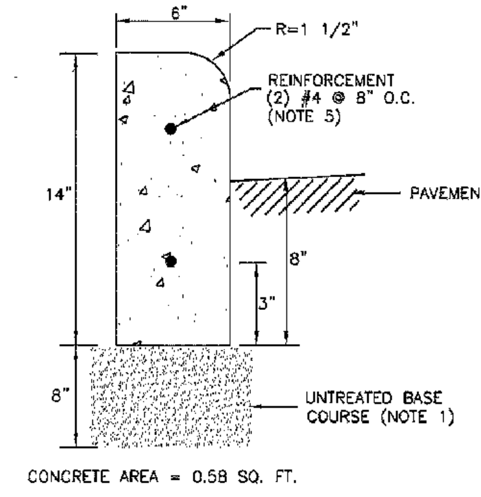
Plan
**238**

July 2011

79

## 6" RIBBON CURB FOR RAMPS

NOT TO SCALE

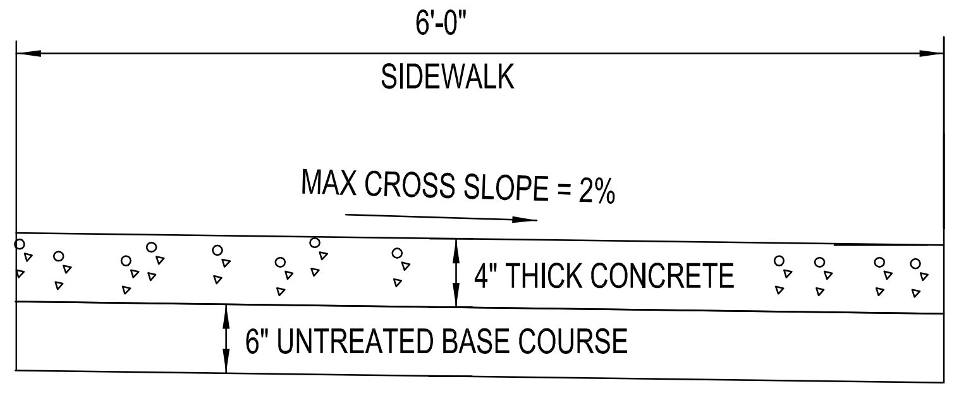

6"
R=1 1/2"
REINFORCEMENT (2) #4 @ 8" O.C. (NOTE 5)
14"
PAVEMENT
8"
3"
8"
UNTREATED BASE COURSE (NOTE 1)

CONCRETE AREA = 0.58 SQ. FT.

TYPE P

## SIDEWALK DETAIL

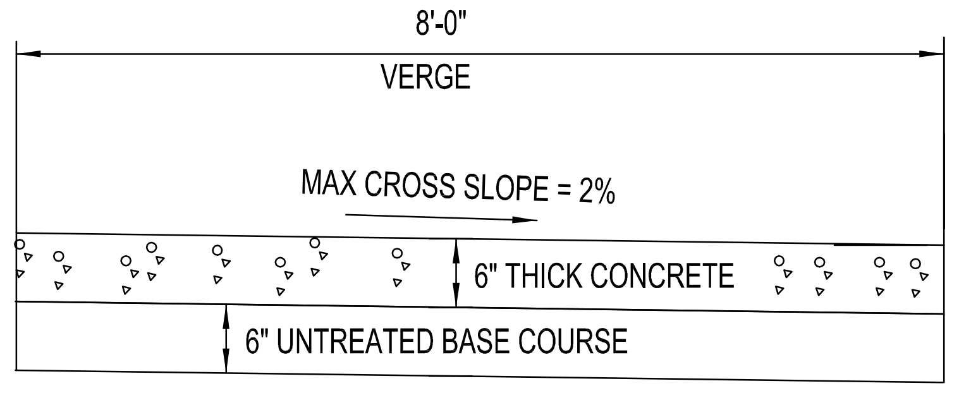
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## VERGE DETAIL

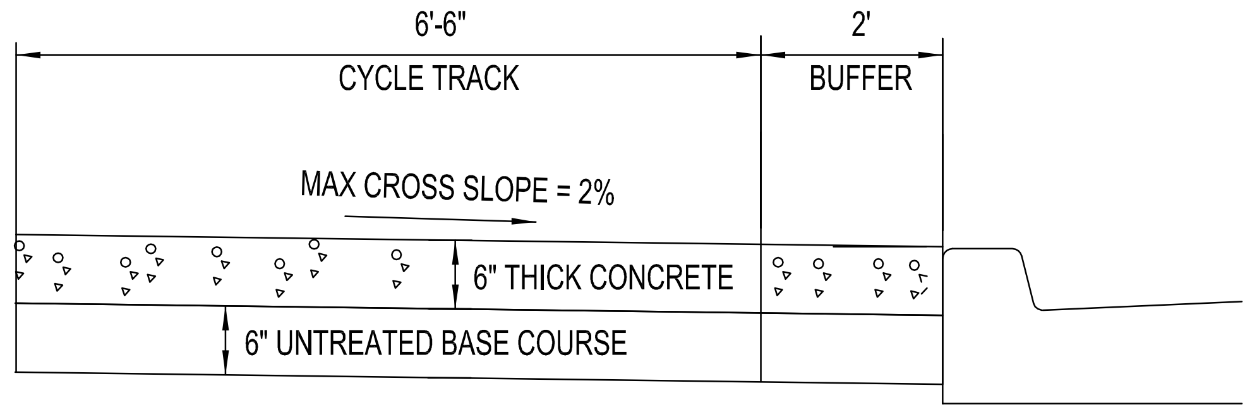
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## CYCLE TRACK

NOT TO SCALE



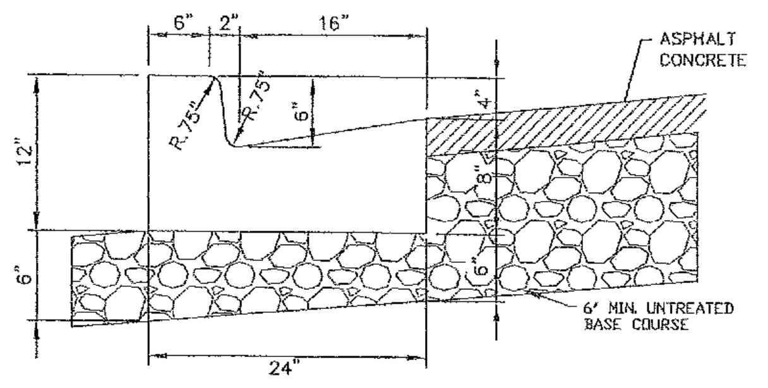
6" CONCRETE TO HAVE "GREEN" COLOR ADDED TO MIX

2' BUFFER TO BE STRIPED AS FOLLOWS: 4" wide solid white stripe on the inside line of the buffer (closest to the cycle track) and a 6" wide solid white stripe along the curb with 30 degree diagonal lines in the middle space at 20' intervals (4" wide solid white stripe).

6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

## 24" HIGH BACK CURB

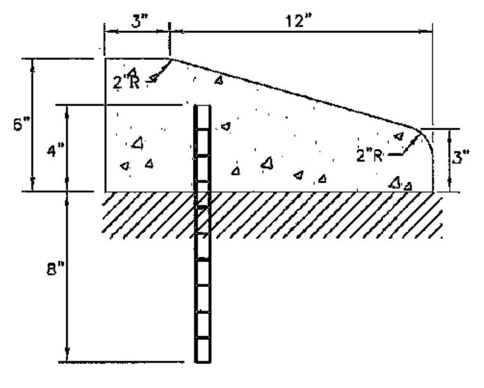
NOT TO SCALE



TYPE E CURB & GUTTER
-NTS-

## 15" MOUNTABLE MEDIAN CURB

NOT TO SCALE



CONCRETE AREA = 0.487 SQ. FT.

TYPE S

DEVELOPER

ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY
PHASE 2

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 12/12/2018 |

PROJECT

900 WEST
ROADWAY
PHASE 2

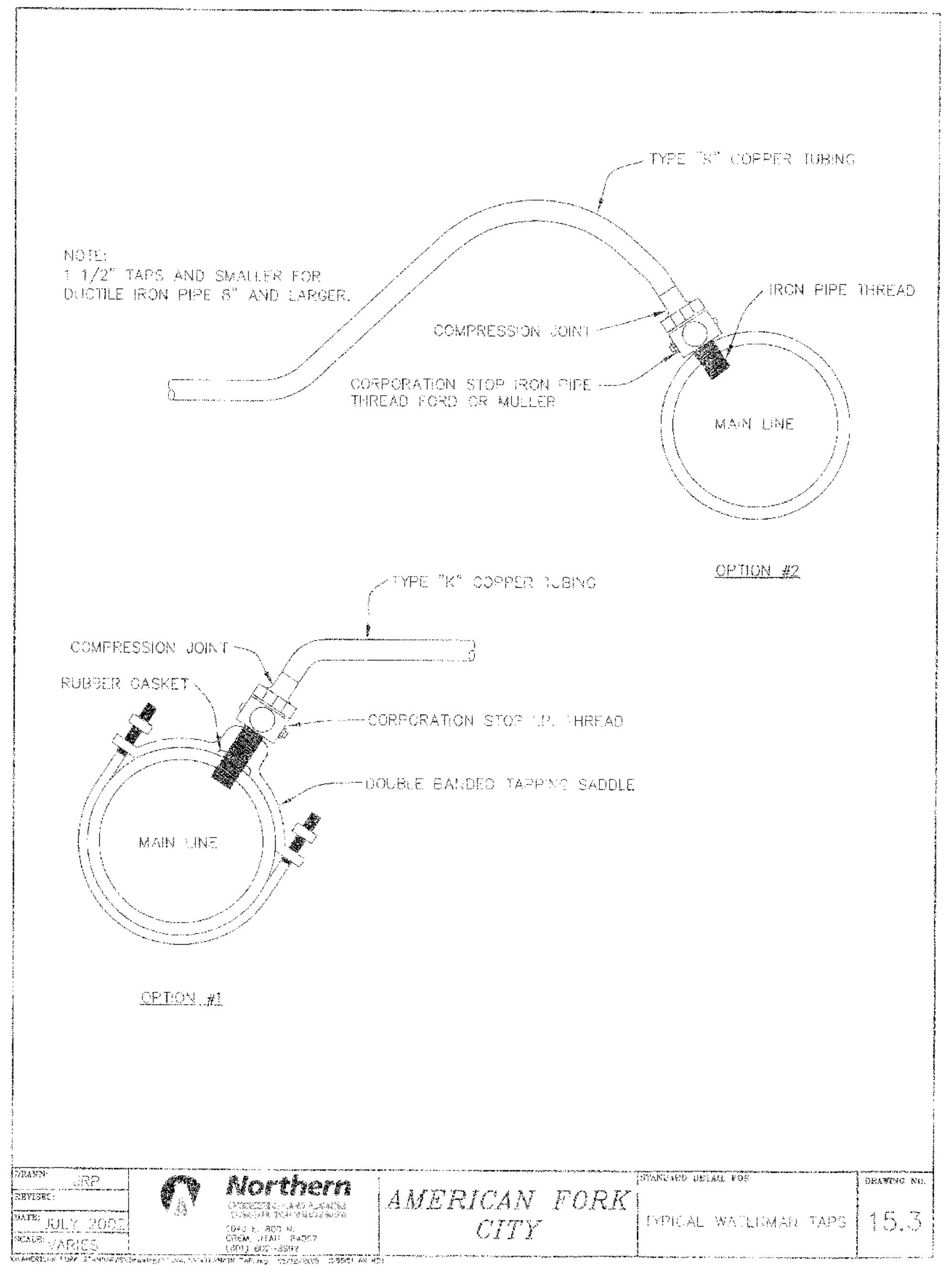
DESCRIPTION

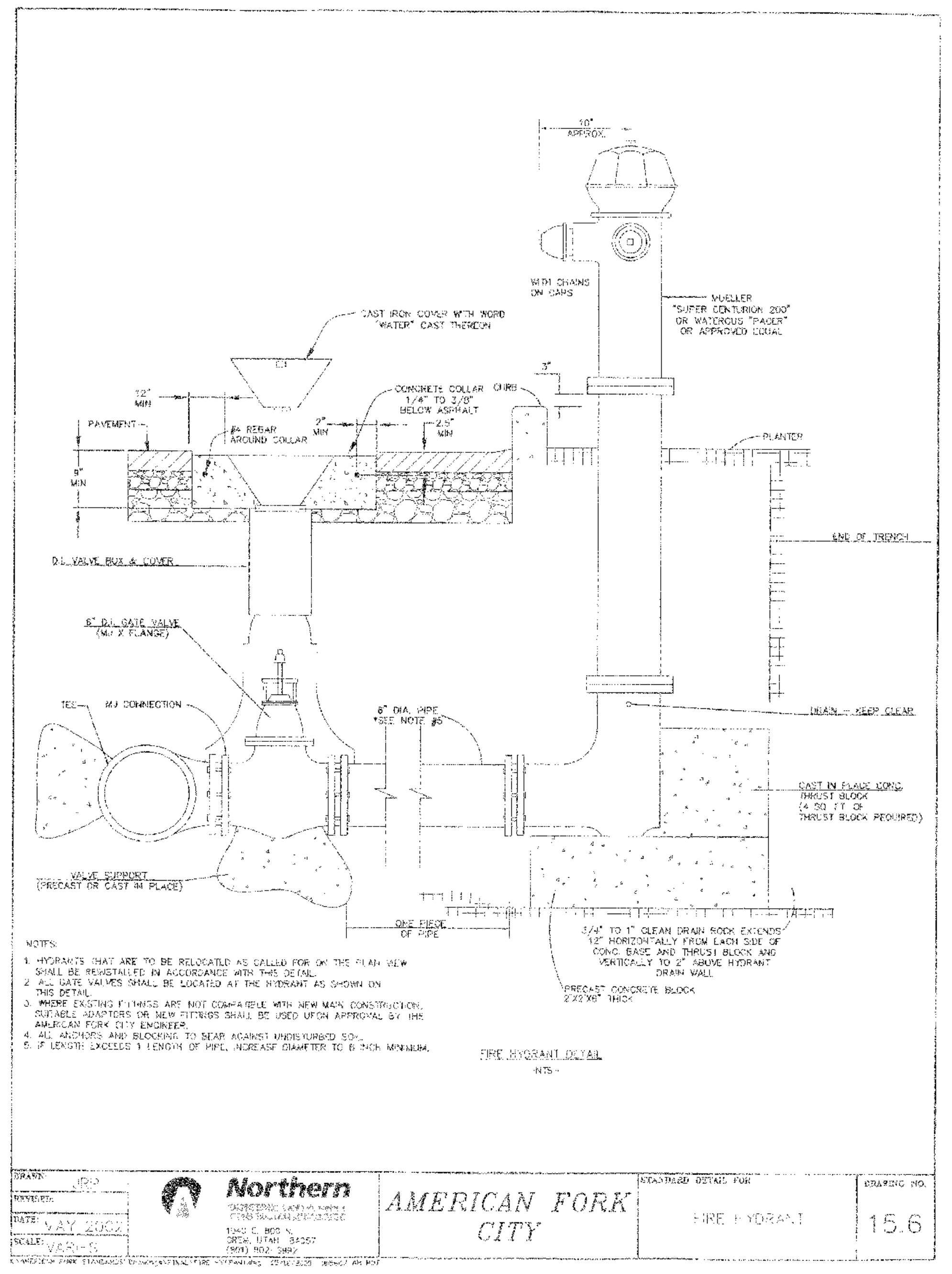
FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

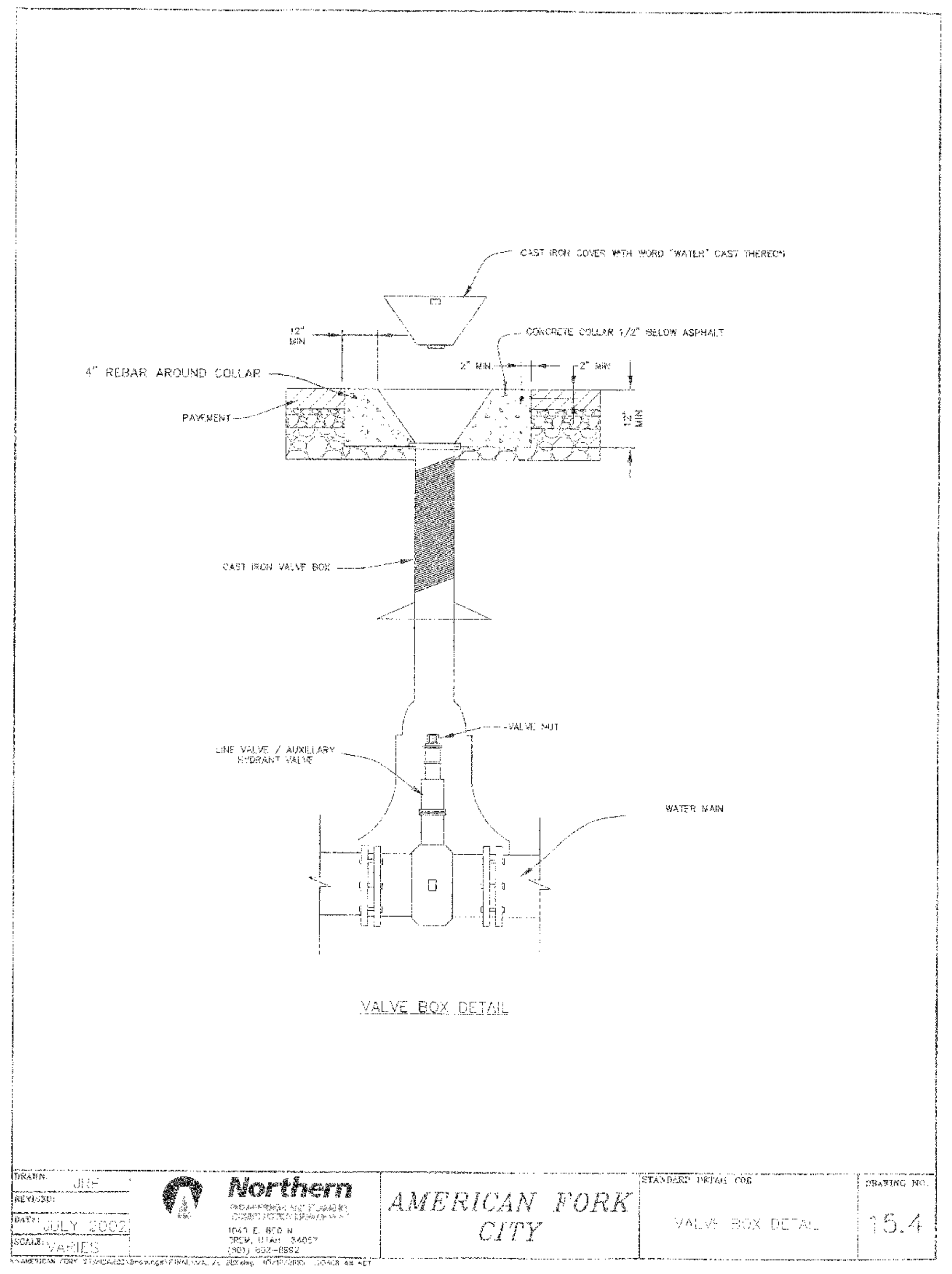
| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL DETAILS | D2 |

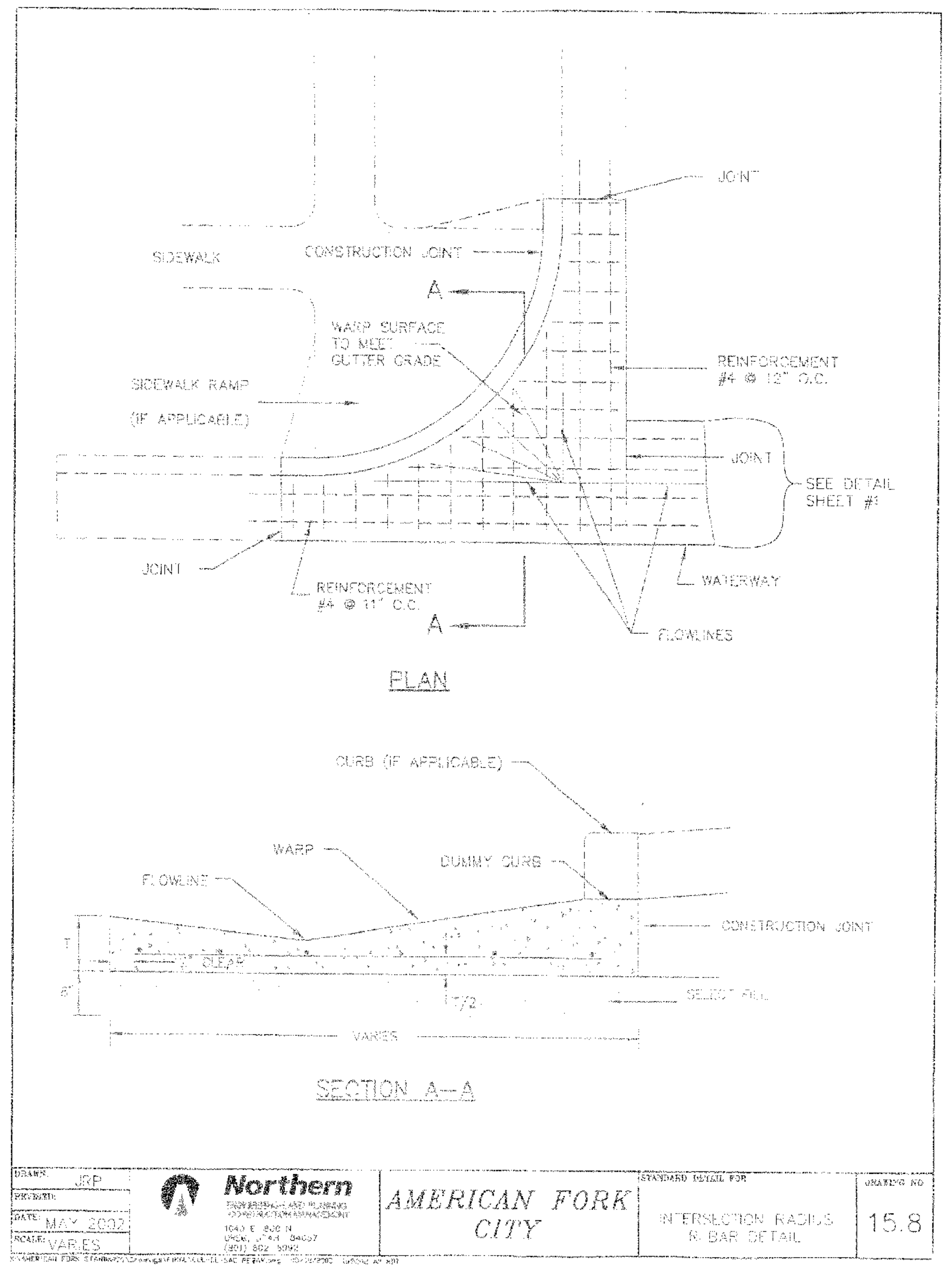
:\my drive\berg civil\2018\ascent\900 west - phase 2\900w2_details.dwg





NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.





DEVELOPER

ADG
PARTNERS

555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 12/20/18 |

PROJECT

900 WEST
ROADWAY
PHASE 1

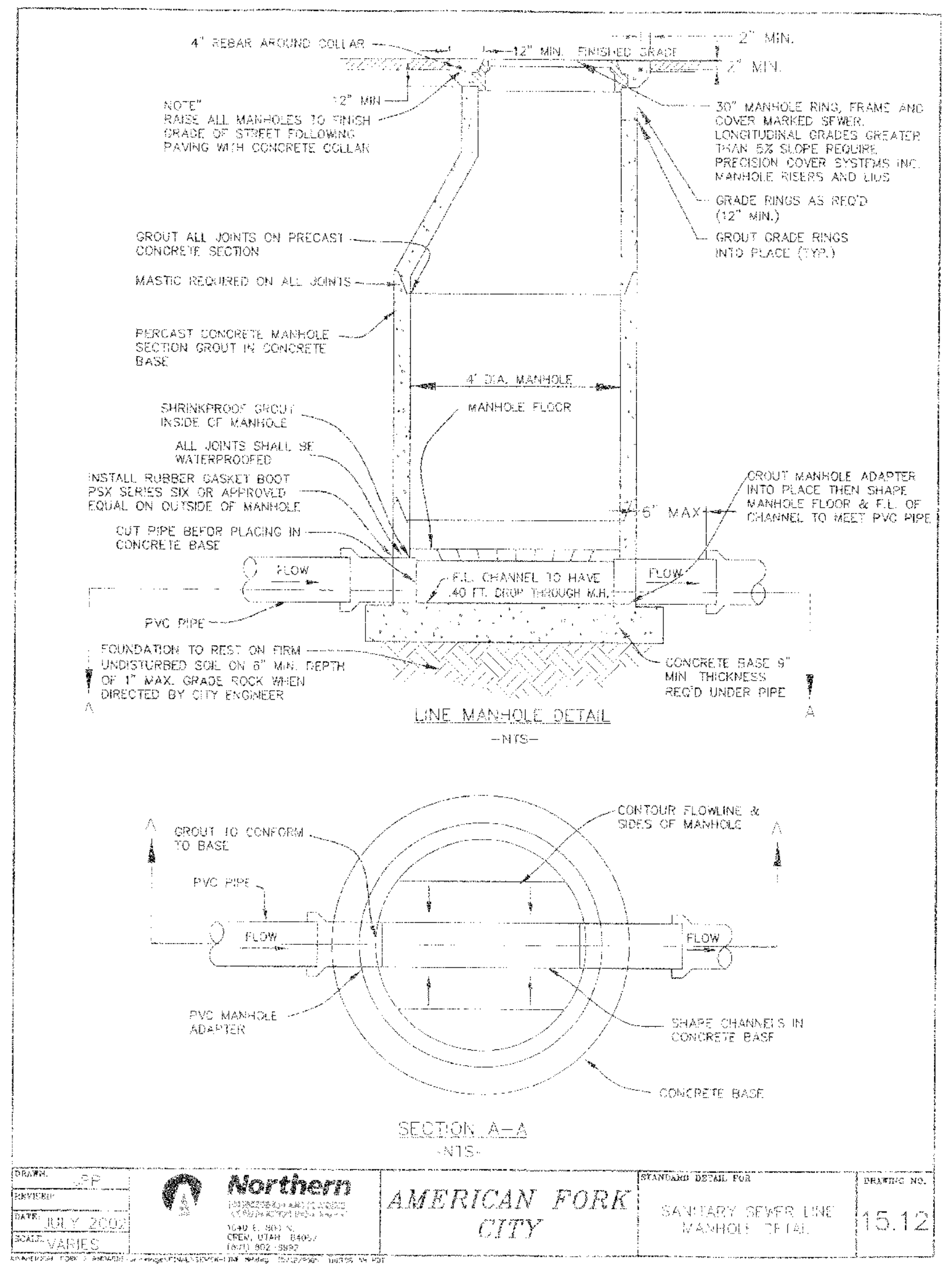
DESCRIPTION

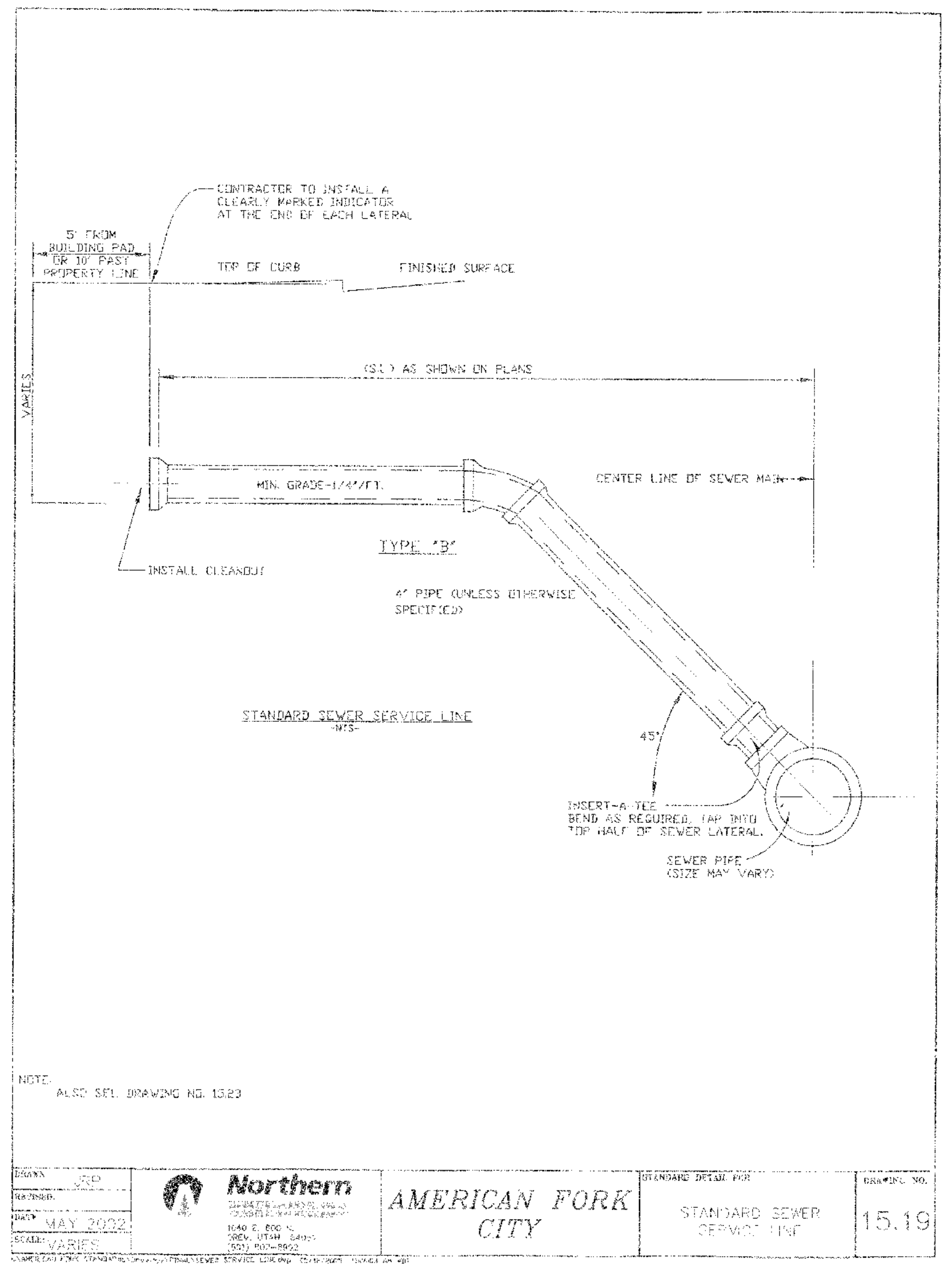
FINAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

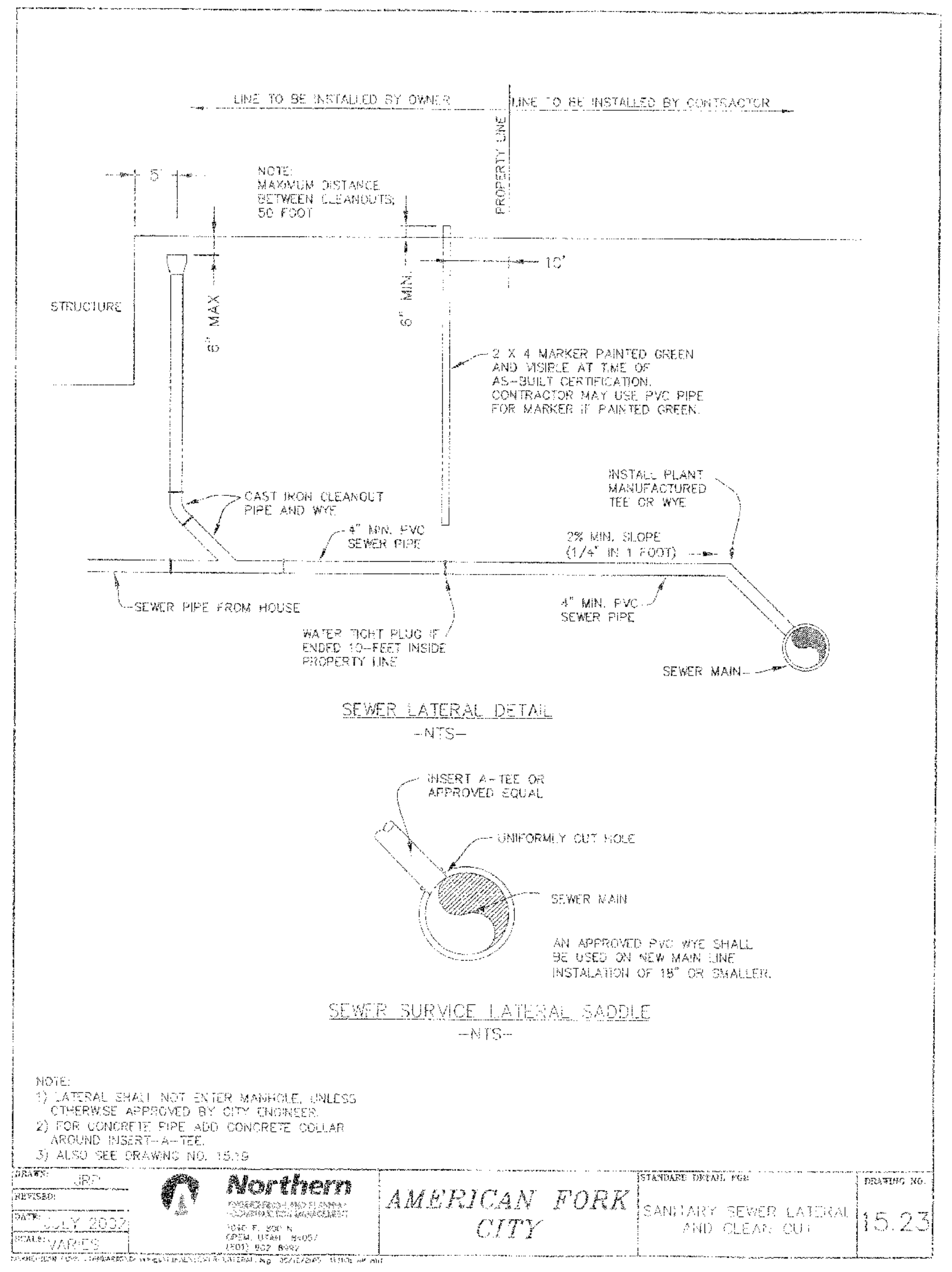
| SHEET NAME | SHEET NUMBER |
|---|---|
| WATER DETAILS | D3 |

i:\my drive\berg civil\2018\ascent\900 west\900w_details.dwg

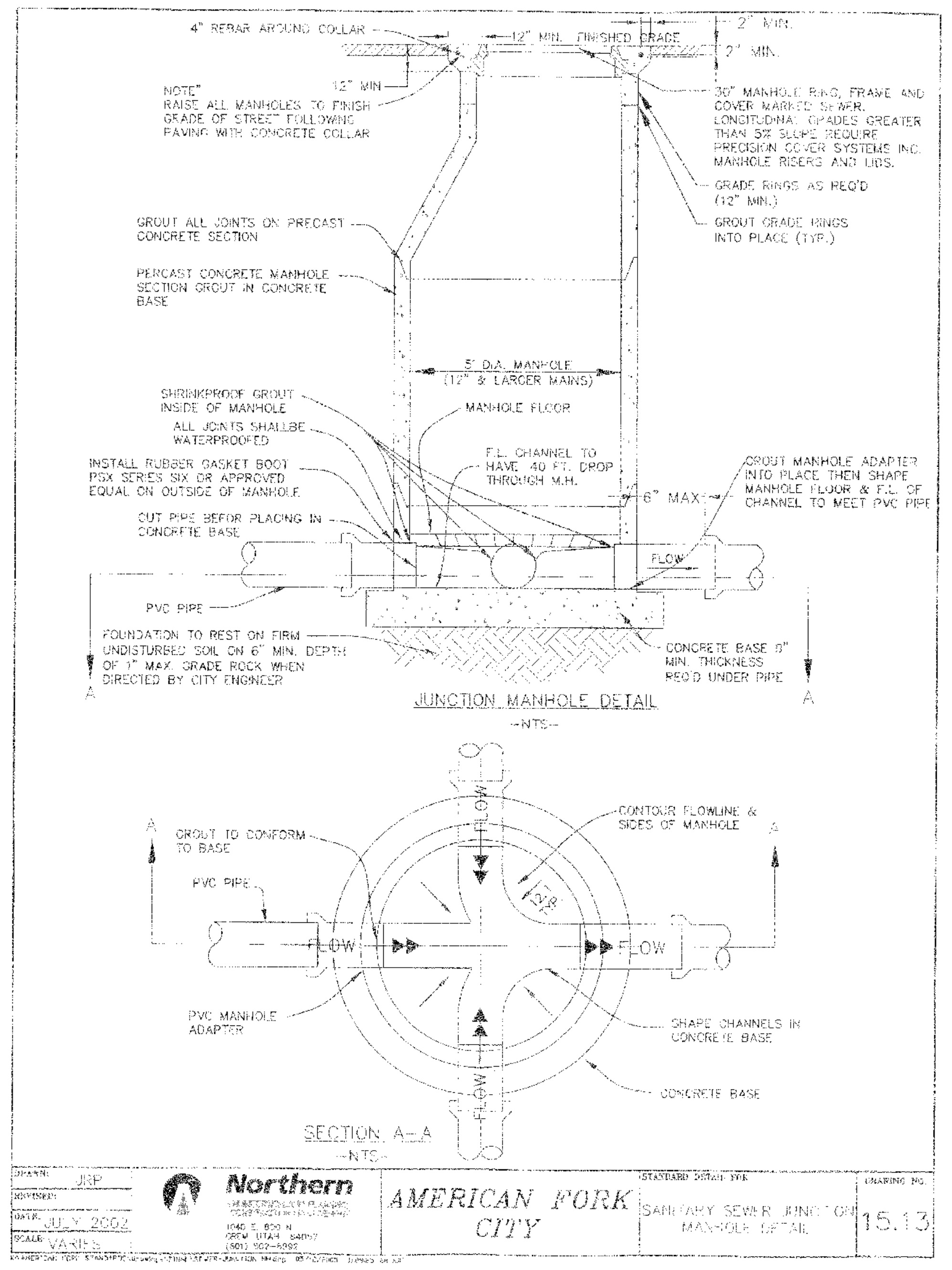

4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL
DRAWING NO.
15.12

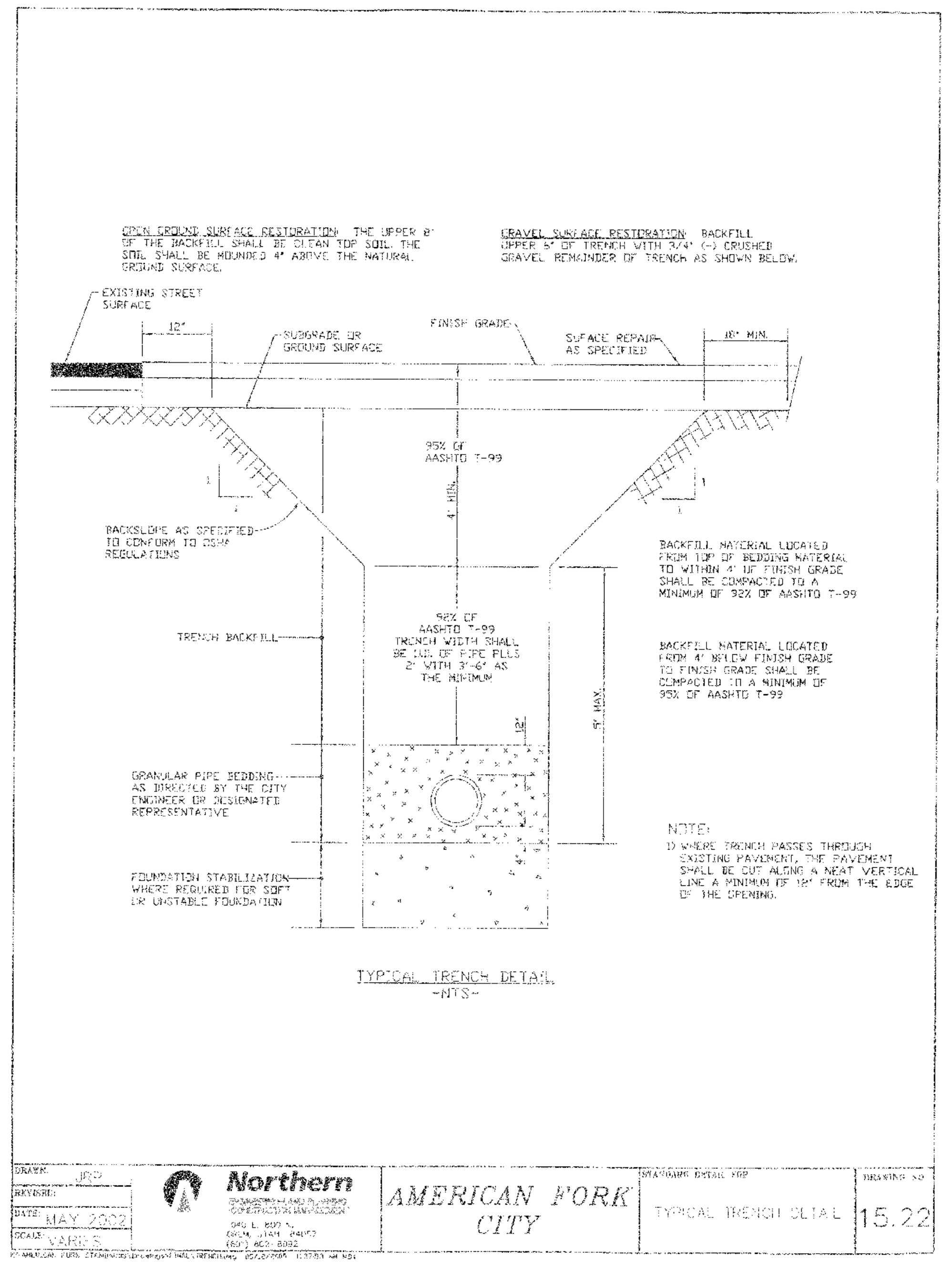

CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
(S.L.) AS SHOWN ON PLANS
VARIES
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED. TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
STANDARD SEWER SERVICE LINE
DRAWING NO.
15.19

NOTE:
ALSO SEE DRAWING NO. 15.23


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS: 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 8" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
FLOW
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
3/8 R
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
FLOW
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 5" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
TRENCH BACKFILL
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
TYPICAL TRENCH DETAIL
-NTS-
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

DEVELOPER

ADG
PARTNERS

*555 S. State Street, Suite 300*
*Orem, UT 84058*
*(801) 717-6099*

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 12/20/18 |

PROJECT

900 WEST
ROADWAY
PHASE 1

DESCRIPTION

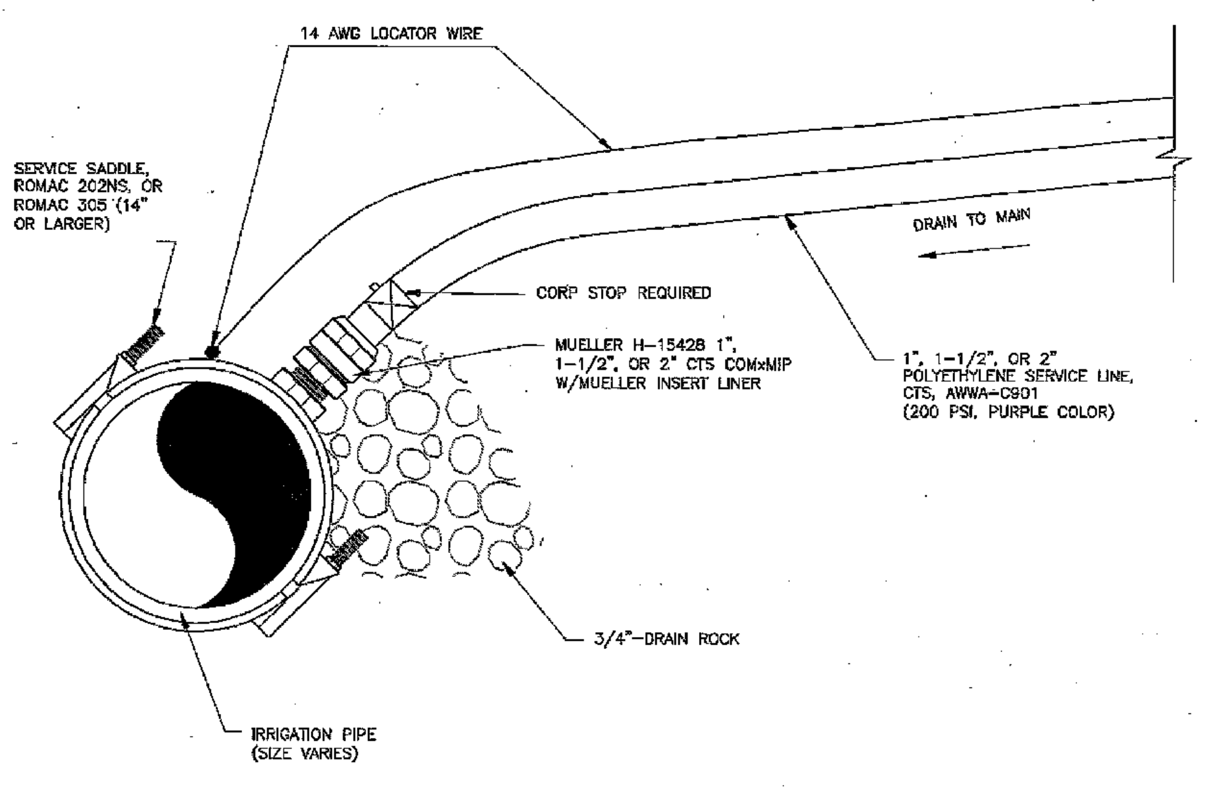
FINAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| SEWER &<br>STORM DRAIN<br>DETAILS | D4 |

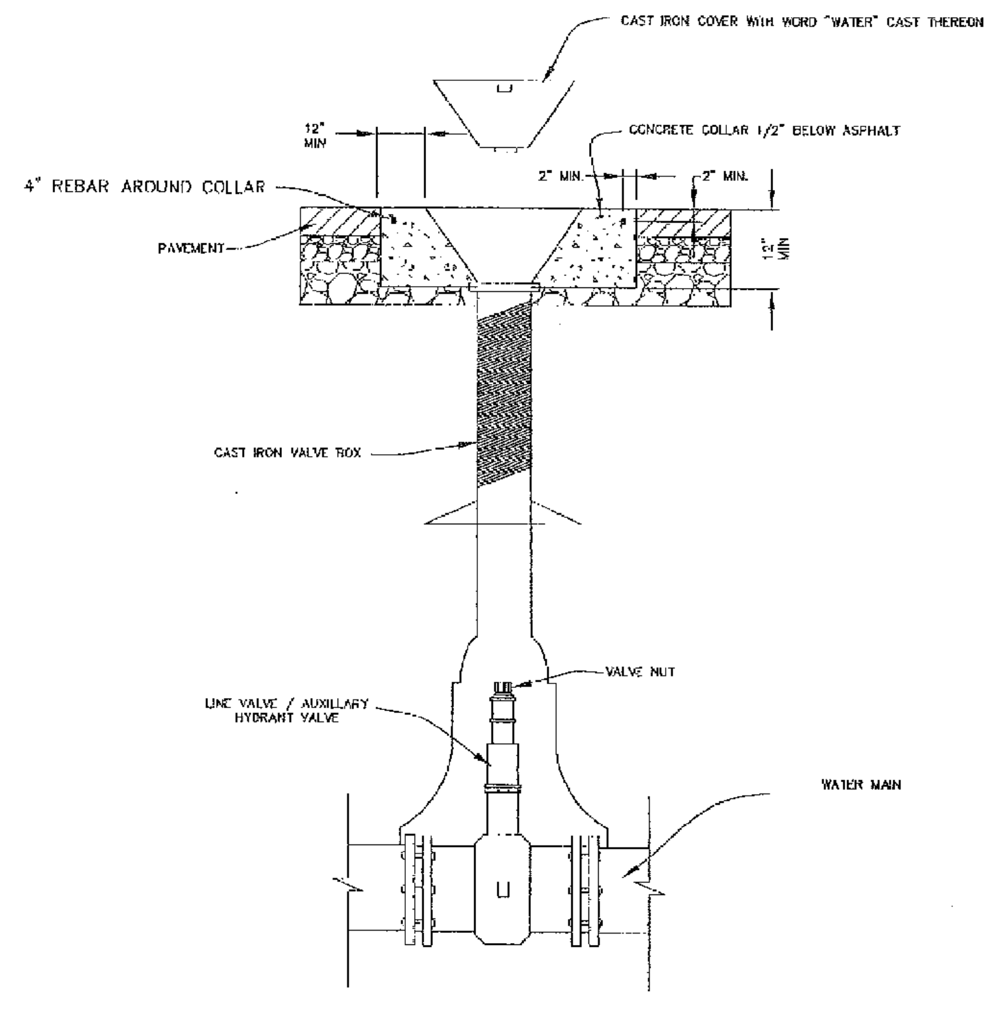
i:\my drive\berg civil\2018\ascent\900 west\900w_details.dwg

i:\my drive\berg civil\2018\ascent\900 west\900w_details.dwg


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

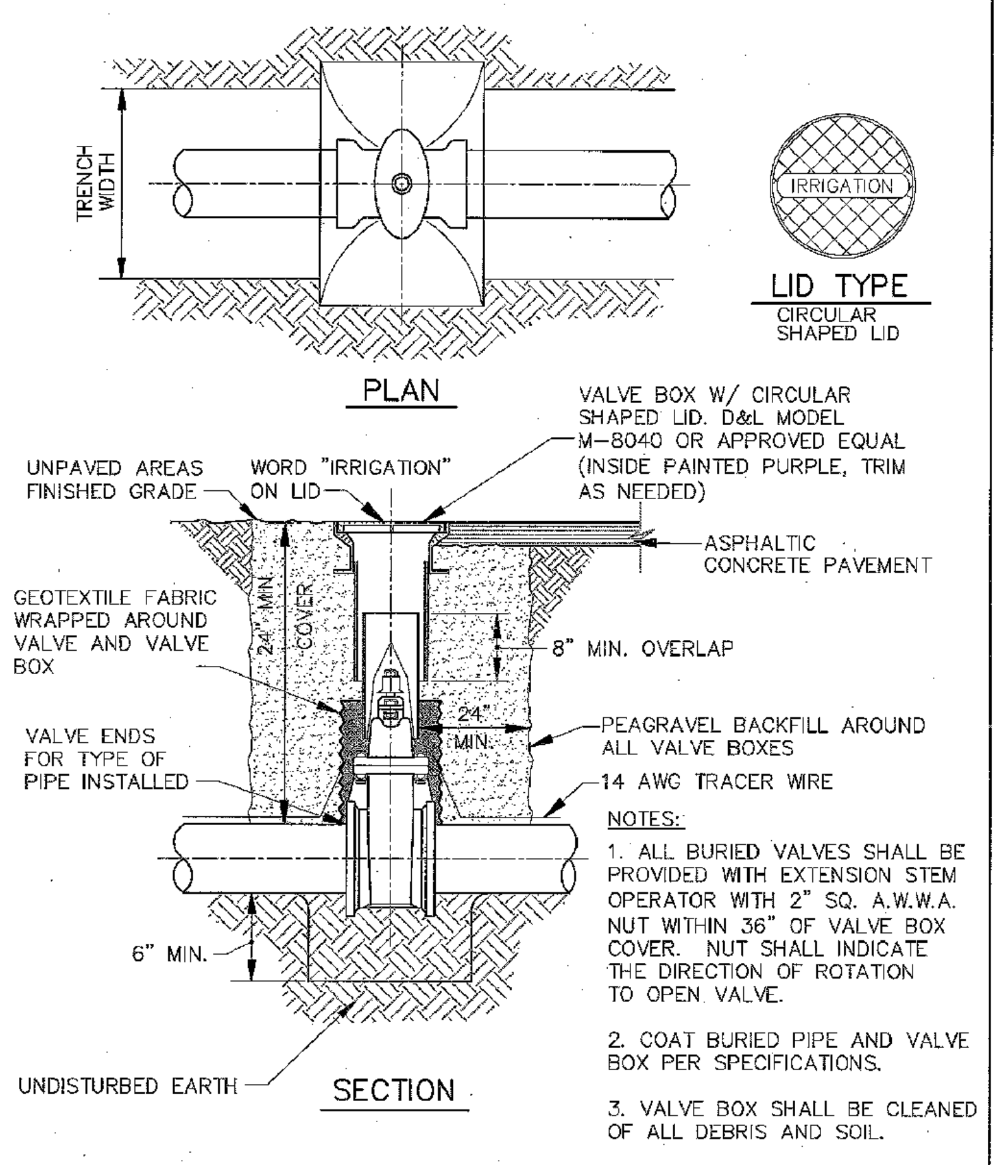
| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504385 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO.<br>15.3A |


CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING<br>CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>VALVE BOX DETAIL | DRAWING NO.<br>15.4 |

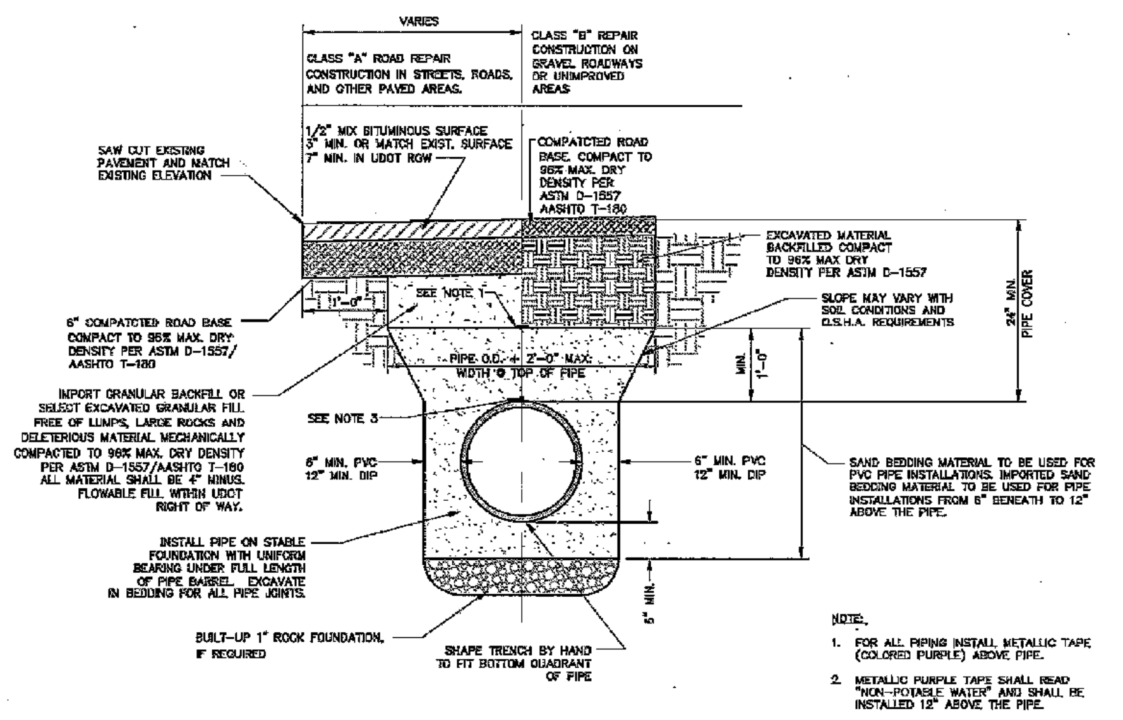

TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: NONE | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SECONDARY WATER VALVE BOX DETAIL | DRAWING NO.<br>15.4A |

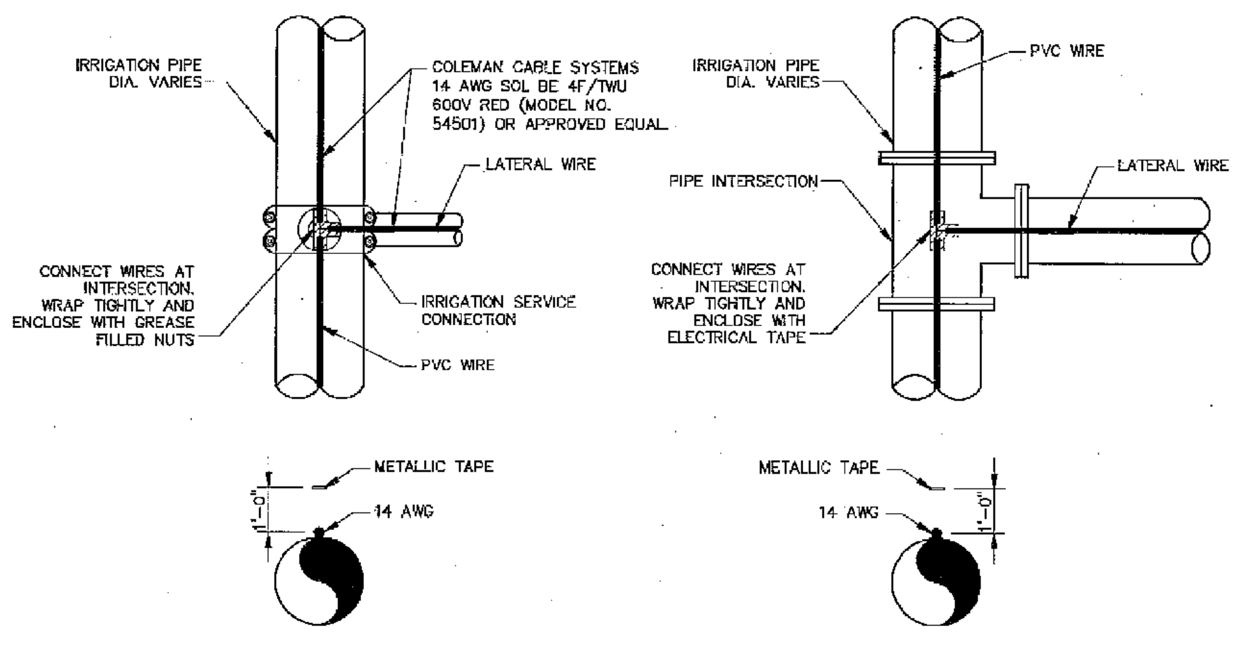

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
5" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>TYPICAL SECONDARY WATER TRENCH DETAIL | DRAWING NO.<br>15.22A |

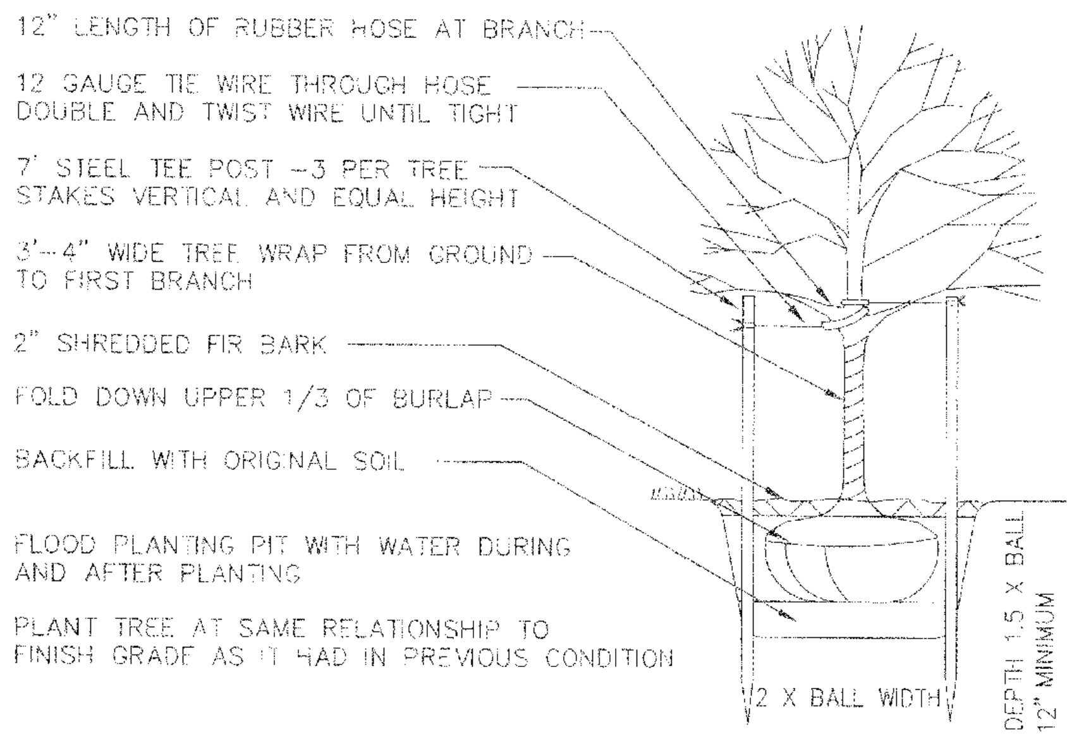

IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS<br>ONE WEST MAIN<br>P.O. BOX 377<br>AMERICAN FORK<br>(801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>LOCATOR WIRE DETAIL | DRAWING NO.<br>15.33 |


12" LENGTH OF RUBBER HOSE AT BRANCH
12 GAUGE TIE WIRE THROUGH HOSE DOUBLE AND TWIST WIRE UNTIL TIGHT
7' STEEL TEE POST -3 PER TREE STAKES VERTICAL AND EQUAL HEIGHT
3'-4" WIDE TREE WRAP FROM GROUND TO FIRST BRANCH
2" SHREDDED FIR BARK
FOLD DOWN UPPER 1/3 OF BURLAP
BACKFILL WITH ORIGINAL SOIL
FLOOD PLANTING PIT WITH WATER DURING AND AFTER PLANTING
PLANT TREE AT SAME RELATIONSHIP TO FINISH GRADE AS IT HAD IN PREVIOUS CONDITION
2 X BALL WIDTH
DEPTH 1.5 X BALL 12" MINIMUM

DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED:<br>DATE: FEB 2003<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING<br>CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>DECIDUOUS TREE PLANTING DETAIL | DRAWING NO.<br>15.25 |

DEVELOPER

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 12/20/18 |

PROJECT

900 WEST
ROADWAY
PHASE 1

DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D5 |

i:\my drive\berg civil\2018\ascent\900 west\900w_details.dwg

# AMERICAN FORK CITY
# PLANNING COMMISSION MINUTES
# MARCH 6, 2019

The American Fork City Planning Commission met in a regular session on March 6, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

| | |
|---|---|
| Present: | John Woffinden<br>Geoff Dupaix<br>Nathan Schellenberg<br>Rebecca Staten<br>Rod Brocious<br>Christine Anderson<br>Eric Franson |
| Absent: | Harold Dudley |
| Staff Present: | David Bunker, City Administrator<br>Scott Sensanbaugher, Public Works Director<br>Ben Hunter, Engineer<br>Adam Olsen, Senior Planner<br>Wendelin Knobloch, Planner<br>Lisa Halversen, Administrative Assistant<br>Staci Carroll, Councilmember<br>Kevin Barnes, Councilmember<br>Cherylyn Egner, City Attorney |
| Also Present: | Odell Miner, Dwayne, Cory and Lois Moessinger, Ray and Carma Huff, Blake and Camille Baxter, Chris and Emily Cogswell, MariJo and Ralyn Hansen, Andrew Hansen and Toby Pete Hansen, David M., David R., David Clayton, Trevor Thurgood, Ernest Johanson, Frances Laferett, Richard DuBois, Doug Smith, Frank Smith, Chris Christiansen, Becca Thornton, Glendy Crosby, Joseph White, Brian Robinson, approximately 25 others not signed in |

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on a zone map amendment from the R-2-7,500 Residential zone to the SC-1 Planned Shopping Center zone located at 60/68/84/92/98/104 Roosevelt Avenue and 447 Harrison Avenue

Chairman Woffinden indicated that the zone map amendment and land use amendment (next item on the agenda) will be discussed together, but voted on in separate motions.

Mr. Olsen clarified that no addresses on Harrison will be discussed tonight, 98 and 104 won't be included at this time. He stated that Doug Smith Auto has closed on 4 of the 7 properties listed above, and on the agenda. The request for Land Use and Zone Map amendments is adjusted to include the 4 following properties: 60, 68, 84, and 92 Roosevelt Avenue. The map accompanying the staff report is also amended to reflect these 4 properties. The potential motions have been revised to remove the property along Harrison Avenue.

Doug Smith Auto is purchasing additional properties along the west side of Roosevelt Avenue, and the south side of Harrison Avenue, in anticipation of dealership expansion. Existing homes will be demolished. The request to amend the underlying land use and zone map designations is the first step toward site plan approval. If the land use and zone map amendments are approved, a site plan will follow, illustrating the proposed expansion.

Mr. Hunter stated that the Engineering Division recommends approval of the zone change.

Mr. Doug Smith stated that they are in need of expanding parking for their business, the lots these homes are on will be turned into additional parking space.

Mr. Franson asked Mr. Smith how the KIA expansion has gone, as that was a similar plan.

Mr. Smith replied that they put up an 8 ft fence, landscaping, and shields on lights that the neighbors asked for, there haven't been any complaints. He said that the dealership does their best to keep people from parking there.

**Public Hearing Opened**

Mr. Trevor Thurgood of 55 Roosevelt Avenue expressed appreciation for the land upkeep, lighting, and care by Doug Smith. He doesn't see there being potential problems if the same upkeep is present in this situation.

Mr. Chris Coxwell asked if Doug Smith will be wanting to purchase any more properties in the future.

Mr. Smith indicated that they intend to keep going down the street to the circle.

Ms. Becca Thornton compliments the wonderful job done by Doug Smith, including a nice wall and landscaping, and asked what he meant by "going all the way to the circle".

Mr. Smith replied that he means the partial cul-de-sac where Harrison turns into Roosevelt, he intends to buy more of those properties.

Mr. Dwayne Moessinger said that his family isn't planning on selling. He asked if Doug Smith would build around them. He was concerned because their family doesn't want to sell and doesn't know what will happen to them.

Mr. Smith indicated that he knows that the Moessinger family doesn't want to sell and he is not threatening anyone. He will ask them for their input to put in a new fence around them.

Boyd Baxter asked what the shopping center zone designation means.

Mr. Olsen replied that the shopping center designation is a broad term for the zone that allows commercial, retail, and other businesses. It is just a name, it doesn't necessarily refer to a shopping center.

Mr. Baxter asked if the wall will go all the way down to these new properties, and Mr. Smith affirmed that it would.

Lois Moessinger said that the road isn't big enough to put all those cars on if they build a shopping center.

Chairman Woffinden said there won't be a shopping center, just a parking lot, there is no access off Roosevelt.

Andrew Hansen stated that they don't want trucks ruining the new road.

Mr. Franson asked if they can tie a motion to an intended use or a site plan so there isn't the possibility of it becoming a shopping center.

Mr. Olsen told commissioners that a site plan would have to come forward in any case to the commission. He felt like the zone change should be approved on the basis that it makes sense in any scenario.

Chairman Woffinden pointed out that it seems like the dealership needs to be expanded and that's their intent for the land use.

Mr. Franson felt like it would only make sense to make the zoning change for this purpose, but not for a commercial shopping center that needs more access. He wants to continue to keep goodwill from the neighbors.

Mr. Scott Sensanbaugher recognized the commissioners' concerns, but indicated that if any other change in land use were to be asked for, there would be engineering and traffic analysis and it wouldn't be an easy approval.

Mr. Brocious suggested making it a condition to have no access from Roosevelt.

An unidentified attendee proposed having signage posted that prohibits parking.

**Public Hearing Closed**

**Mr. Franson moved to recommend approval of the zone map amendment for the identified properties along Roosevelt Avenue, from the Residential medium density designation to the Design Commercial designation.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

3. Hearing, review and action on a land use amendment from the Residential Medium Density to the Design Commercial designation located at 60/68/84/92/98/104 Roosevelt Avenue and 447 Harrison Avenue.

Mr. Hunter stated that the Engineering Division recommends approval of the land use map change.

**Public Hearing Opened**

**Public Hearing Closed**

**Mr. Dupaix moved to recommend approval of the land use map amendment for the identified properties along Roosevelt Avenue, from the Residential Medium density designation to the Design Commercial designation.**

**Mr. Franson seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

4. Hearing, review and action on an ordinance amending Section 17.5.134 of the city code regarding accessory apartments and creating a new Section regulating short-term rentals

Mr. Olsen stated that the short-term rental ordinance aims to preserve the residential character of neighborhoods within American Fork, while allowing short-term (less than 30 day) rentals of rooms/homes. Short-term rentals will be allowed city-wide, in all residential zones. The only prohibition to this is within accessory apartment units, which are intended for rentals longer than 30 days. A two-night minimum stay is required for all short-term rental properties. Properties containing short-term rentals are restricted to four (4) bedrooms or less, with an occupancy limit of two adults and two related children per bedroom; not to exceed twelve (12) persons in the entire short-term rental property. Parking is restricted to the number of vehicles that can legally park within a garage, carport, or driveway. Parking in the public right-of-way, or on any landscaped portion of a yard, is prohibited. No accessory apartment can be used for short-term rentals. The city wants to preserve the residential qualities of neighborhoods, and reduce abuse by such things as Air BnB, etc. A contact person will be required to be available 24/7, a 2-night minimum stay will reduce turnover. Limiting the number of occupants and rooms that can be rented as short-term rentals will also reduce problems such as big parties. Prohibiting street parking will also limit disruption.

A business license is required for all short-term rental properties; owners of which are required to pay the City's transient room tax. A telephone number for the owner/responsible party, who may be reached 24 hours a day, 7 days a week, is required on the business license application. A register of guests, by the owner/responsible party, is also required.

Mr. Schellenberg didn't want to distinguish between short-term rentals and accessory apartments, he said it seems backwards to be able to rent single rooms but not accessory apartments.

Ms. Cherylyn Egner's office has been looking at American Fork city code governing short-term rentals, the only current code falls under accessory apartment regulations. Prohibiting short-term rentals for accessory apartments really just clarifies the existing code.

Mr. Franson asked what the basis for the proposed language is, where did the template come from?

Ms. Egner replied that they looked at various other cities, mostly ski cities and destinations such as St. George. These cities have seen the issues that come up from short-term rentals and the loopholes that need to be closed. A lot of cities have a 3-night minimum requirement, and some cities have no minimum requirement. Having a 2-night minimum seems to be a good compromise to get rid of some one- night parties while still allowing a weekend getaway.

Chairman Woffinden asked what the maximum time is to be considered a short-term rental.

Ms. Egner replied that it is 30 days. Anything over that is treated as a regular rental.

Mr. Franson stated that he has a neighbor who has a popular VRBO home, it has caused problems such as disruptive parties with police called because of noise, lights, and too many people. Other neighbors do the same rentals but it's not noticeable or a problem. The size of the home makes a difference in how it impacts the neighbors. He thinks the 4-room, 2 people-per-room limit makes sense. He asked Ms. Egner what violations can be prosecuted.

Ms. Egner said that public disturbance is all that American Fork has in its code to prosecute. State law prohibits prosecuting people from just having listings on rental websites. With this proposed ordinance the city would know who the property owners who rent short-term are, they would require a business license, and they would have someone on call for immediate remediation. The city can shut down rentals if there are continual parties, etc. on the basis of the property owner not managing their property according to the regulations. She said that short-term rentals are happening, it would be better for law enforcement to at least know if the property was a rental or not, and this ordinance gives them more tools and information.

Mr. Franson asked about the transient room tax, and Ms. Egner indicated that the city has the ability to add onto the hotel room tax if necessary.

Chairman Woffinden asked several questions:

1. If people have to have business licenses to rent their property, then that will change our residential neighborhoods to neighborhoods with businesses. How will that impact our residential neighborhoods?
2. Do we really even want short term rentals?
3. How will they advertise? This question was discussed in detail at the city council work session.
4. How will this affect zoning? We have problems getting people to comply with rental rules right now, why add more?

Mr. Brocious added that if this ordinance is adopted, it will be universal throughout the city and not depending on zone.

Mr. Schellenberg pointed out that liability will be shifted to property owners if the ordinance is passed. They will not be able to remain hidden.

Mr. Brocious said that it's hard to enforce what people do in a home or how they park. He has concerns that more enforcement officers may be needed.

Chairman Woffinden added that traffic and noise affects the whole neighborhood.

Mr. Franson asked for thoughts from residents.

## **Public Hearing Opened**

Mr. Jerry Edwards lives in the northeast part of the city, he has a large home next to him being used as a short-term rental. He's dealing with legal issues regarding this property. Motels in the city have to meet certain codes, he doesn't feel that it is a level field if property owners don't have to meet the same requirements. They need to be licensed and required to keep a registry of names and number of days rented. He thinks that this would give boundaries. He worries about diluting residential zones with commercial business. He worries about his property values declining. He suggested that R-1 zones be excluded from allowing short-term rentals.

Ms. Elizabeth Phelon said that short-term rental is going to happen regardless, the city should regulate it. Cars and teenagers and noisy neighbors happen without rentals. It's going to happen under the table or over the table, don't give people a reason to have to hide it. A family of teenage kids makes as much noise as renters, it's just a consequence of living life.

Ms. Egner discussed landlord registries, the city would like to keep short- and longer-term rentals separate. Business license lists would be given to the police for their database. The council's discussion resolved that it is important that police have 24/7 access to this information.

Ms. Anderson asked if owners would be required to discuss rules with renters, Ms. Egner affirmed.

Mr. Kevin Barnes told commissioners that the city council relies on this commission to give good advice. He has used a number of short-term rentals for his family, some are very restrictive. Some have fines for not following rules, they have your credit card number. Hawaii was the most restrictive with quiet hours, etc. He considers himself a property rights advocate, however, freedom crosses the line when it affects neighbors. The council views short-term rentals as an opportunity for the planning commission to find a good solution that will benefit the city.

Ms. Anderson asked how to quantify Section D, which refers to unreasonable noise, etc. Will we have quiet hours? As for the limit on renting 4 bedrooms, she feels that if they have a larger home and sufficient off-street parking, she is ok with not limiting rooms that can be rented.

Ms. Egner stated that "unreasonable noise" is anything above the level of noise you would expect in that neighborhood. The proposed ordinance just puts responsibility back onto the owner for any violations. Big parties would be somewhat restricted when only 4 bedrooms can be rented out. Law enforcement would have tools if they respond to a complaint and there are way too many people there. It won't catch all problems, but will put a structure in place when neighbors complain.

**Public Hearing Closed**

Mr. Schellenberg said there is some validity to not allowing rental in R-1 zones, but we have to realize that rentals will happen regardless.

Mr. Franson expressed that if it is done right it, property can be rented without disturbing neighbors.

Ms. Anderson wasn't comfortable with a 4-room limit if there is sufficient parking, but she will vote yes because she agrees with the ordinance as a whole.

Mr. Franson said that this is a starting point, and we have to start somewhere.

**Mr. Franson moved to approve the ordinance regulating short-term rentals, with a separate registry for short-term rentals. Short-term rental prohibitions will be removed on accessory structures, the ordinance will be applicable to all dwellings and will apply to the entire city.**

**Mr. Brocious seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Nay** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

5. Review and action on a final plat for Mount Timpanogos View Subdivision A, consisting of 23 lots, located in the area of 1500 North 100 East in the R-1-9,000 Residential zone

Mr. Olsen stated that the property encompassing the Mt. Timpanogos View Subdivision was recently annexed and given two zone designations: R1-9,000 for the area west of Alpine Highway (100 E.), and GC-2 (Planned Commercial) for the triangular area between 100 E. and 200 E. Additionally, a boundary line adjustment was enacted and recorded between American Fork and Highland; creating a more definitive boundary between the two cities, using a slightly relocated 9600 N. (Highland) as the new boundary.

24 lots are proposed with the subdivision - 23 residential lots, and 1 commercial lot. Access to the subdivision will be from two access points: one along Alpine Highway (coordinated with UDOT), and one along 9600 N. Residential lots range in size from 12,830 sq. ft. to 34,432 sq. ft., creating an overall density of 1.8 du/ac. A separate site plan application will be submitted for Lot 24 (commercial lot).

The preliminary plan for the subdivision was approved on October 10, 2018.

Mr. Dupaix asked where the access will be to lot 24.

Mr. Olsen replied that UDOT will decide, it could be one of two options.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. They will consider if there is adequate spacing between access points, this issue will be looked at. There are no other concerns, they will coordinate with Highland City to reconfigure angles of traffic.

**Mr. Dupaix moved to recommend approval of the final plat of Mt. Timpanogos View Subdivision, Plat A, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.**

**Ms. Anderson seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

6. Review and action on a site plan for the DEIV office building located at 229 West Main Street in the CC-2 Central Commercial zone.

Mr. Olsen stated that DEIV Architects proposes a new structure at 229 West Main. The structure will be built on vacant property, adjacent to an existing home/commercial structure. The existing structure will remain, and be utilized for office purposes. The new structure will be a 3-story, brick office building. Total office square footage will be 3,655 sq. ft. Setbacks, landscaping and parking requirements have been met through the site plan. Access off of Main Street is being coordinated through UDOT.

Mr. Dupaix expressed concerns about the appearance of this building. A similar complex that was previously approved looks uninviting.

Mr. Olsen replied that the city can ask for detail changes.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. The necessary infrastructure is in and they have no other concerns.

Mr. Dallin Jolley, of Base Developers, wants to have a medical use office and will be keeping the adjacent original home. They've been careful to meet requirements and maximize the parking, and have been working with UDOT to combine driveways. The building will be dark gray brick with a modern touch and a full glass entrance, with a nice landscaping plan in front and back.

Mr. Franson asked if there is any variation in color.

Mr. Jolley replied that the plan is to have a dark brick with no color variations, but they will consider doing things with window sills, etc for more visual interest.

**Mr. Franson moved to recommend approval of the site plan for the DEIV Office Building, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.**

**Ms. Staten seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

7. Review and action on an agreement for the AF10 Annexation consisting of 12.20 acres at approximately 850 West 620 South

Mr. Olsen said that the AF 10 Annexation consists of approximately 12.20 acres, and is located just south of the TOD overlay, at approximately 850 West 620 South. The applicants seek annexation in order to develop under the PR-3.0 zone district. Any rights-of-way for roads within the annexation area will be provided. Future development plans will conform to the underlying Low Density (3 du/ac) and PR-3.0 zone parameters; likely being a combination of varying lot sizes, single-family attached and detached units. It is anticipated that this area will tie into the Dixie Farms development, which is directly adjacent to the west and south. Annexation is the first step toward ultimate development.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development.

**Ms. Anderson moved to recommend approval of the AF10 Annexation Agreement.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |

**The motion carried.**

8. Review and action on an agreement for the AF 191 Annexation consisting of .51 acres at approximately 800 South 900 West.

Mr. Olsen stated that The AF 191 Annexation consists of approximately .51 acres, and is located at approximately 800 South 900 West. The triangular area is the result of a boundary line adjustment to tie property into the Dixie Farms development. The applicants seek annexation in order to develop under the PR-3.0 zone district. Future development plans will conform to the underlying Low Density (3 du/ac) and PR-3.0 zone parameters. As stated above, it is anticipated that this area will tie into the Dixie Farms development, which is directly adjacent to this parcel. Annexation is the first step toward ultimate development.

Mr. Hunter said that the Engineering Division recommends approval of the proposed annexation.

**Ms. Anderson moved to approve the AF 191 Annexation Agreement.**

**Mr. Franson seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

9. Review and action on an agreement for the AF Penrod Annexation consisting of 10.72 acres at approximately 950 West 620 South

Mr. Olsen said that the AF Penrod Annexation consists of approximately 10.72 acres, and is located within both the TOD and the Low Density Residential (3 du/ac) designations, at approximately 950 West 620 South. The applicants seek annexation in order to develop under both the TOD and PR-3.0 regulations; therefore, it is proposed that the area be zoned TOD (Transit Oriented Development) and PR-3.0 (Planned Residential). Rights-of-way for roads within the area will be provided with the annexation.

Mr. Hunter said that 900 West will go through the area and line up, so other rights-of-way will be required.

Ginger Romriell, of Ascent Development, indicated that these three annexations will wrap up their ability to put in the 900 West roadway.

**Ms. Anderson moved to recommend approval of the AF Penrod Annexation Agreement.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Frandsen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

10. Review and action on an agreement for the Phelon Annexation consisting of 47.39 acres at approximately 400 East 1700 South

Mr. Olsen stated that the Phelon Annexation consists of 47.39 acres. The annexation is located at approximately 400 East 1700 South. Existing use of the property is agriculture. Right-of-way for 1700 South will be dedicated with the annexation. As the area lies directly adjacent to existing industrial uses, the I-1 (Industrial) zone is proposed. This allows for expansion of industrial uses within the City. Upon development of this area; and a small portion of the Catalyst business park area to the west, industrial areas within the City will be fully developed. The far southern portion of the annexation area will be zoned SP (Shoreline Preservation) as it lies adjacent to the Utah Lake shoreline.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed annexation. He added that 1700 South is an important piece to the city. There is flood danger to the south of this road, so flood protection stipulations are part of the annexation agreement.

**Mr. Schellenberg moved to recommend approval of the Phelon Annexation Agreement.**

**Mr. Brocious seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Frandsen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

11. Other Business

Mr. Richard Duboix asked how long it takes for the county to recognize an annexation.

Mr. Olsen said that it goes to the city council, then to the county and state. It usually takes a few weeks before it's reflected at the county level. The next city council meeting is March 20, then deeds for rights-of-way will be acquired and planning issues ironed out. Mr. Olsen then thanked commissioners for coming to the dinner and expressed appreciation to them.

Mr. Schellenberg announced that he will be resigning from the planning commission.

12. Site Plan Committee Report

Mr. Knobloch showed the upcoming Planning Commission meeting agenda, there are only two items. These include the JCW's rebuild and Dixie Farms Plats A and B PUD.

Mr. Olsen offered to see if he can have attorney come and give commissioners some training since it will be a shorter meeting.

13. Review and action on the minutes of the February 20, 2019 Planning Commission Regular Session

**Ms. Anderson moved to approve the minutes of the February 20, 2019 Planning Commission Regular Session.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Eric Frandsen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Eric Franson** | **Aye** |

**The motion carried.**

14. Adjournment

**Mr. Dupaix moved to adjourn.**
**Ms. Staten seconded the motion. All concurred.**

Meeting adjourned at 8:45 pm.

Lisa Halversen, Administrative Assistant