AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
FEBRUARY 5, 2020

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 5, 2020 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. Hearing, review and action on the final plat of Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

3. Hearing, review and action on the site plan for Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

4. Review and action on a commercial site plan for King & McCleary located at 230 West and 240 West Main Street in the CC-2 Central Commercial zone

5. Discussion on the Northampton House Historic Building Conservation project, located at 190 West 300 North in the R-2-7,500 Residential Zone-Historic Building Overlay

6. Hearing, review and action on modifications to the TOD – Neighborhood Collector Cross-Section in the Transit-Oriented Development area

7. Other Business

8. Site Plan Committee Report

9. Review and action on the minutes of the January 22, 2020 Planning Commission Regular Session

10. 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
PLANNING COMMISSION

MEETING DATE: February 5, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the final plat of Davies Dental Subdivision Plat A, located at 291 North 300 East, in the PO-1 (Professional Office) zone.

Hearing, review and action on the site plan for Davies Dental, located at 291 North 300 East, in the PO-1 (Professional Office) zone.

ACTION REQUESTED: Recommendations of approval to City Council.

BACKGROUND INFORMATION					
Location:		291 North 300 East			
Applicants:		Excel Engineering			
Existing Land Use:		Professional Office/Vacant			
Proposed Land Use:		Professional Office			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		PO-1 (Professional Office)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R4-7,500			
	South	R2-7,500			
	East	R4-7,500			
	West	R2-7,700			
Land Use Plan Designation:		Professional Office			
Zoning within density range?		x	Yes		No

Background

In October 2018, a parcel south of the existing Davies Dental was granted a rezone to the PO-1 (Professional Office) zone, in anticipation of site expansion. The items covered in this report deal with the combining of the two parcels into one, and expansion (addition) of a structure to the site.

The subdivision plat incorporates two existing parcels into one, larger parcel. The resulting lot (Lot 1) will consist of .48 acres.

The site plan proposes a new structure to be built at the southwest corner of the property, approximately 3,820 sq. ft. in size. The new structure will house an expanded dental office. The existing structure will remain and will likely be used as a dental office. Parking and landscaping are provided per Code.

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 “Professional Office”. The subdivision and site plan are consistent with the Land Use Plan Designation.

Section 17.8.211 of the Development Code

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

a. The final plat conforms with the terms of the preliminary plan approval.

   The final plat is created from two existing lots of record, and all conditions of a preliminary plan have been addressed. Therefore, no preliminary plan is necessary.

b. The final plat complies with all City requirements and standards relating to subdivisions.

   This criterion has been met.

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

   Engineering will address any concerns in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

   The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

After reviewing the application for subdivision and site plan approval, the following findings of fact are offered for consideration:

1. The proposed site plan meets the applicable criteria as found in Section 17.7.603 of the Development Code.
2. The subdivision meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

SUBDIVISION

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Davies Dental Plat A, with the finding (#2) listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat for Davies Dental Plat A.

TABLE

Mr. Chairman, I move that we table action on the final plat for Davies Dental Plat A.

SITE PLAN

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Davies Dental, with the finding (#1) listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan for Davies Dental.

TABLE

Mr. Chairman, I move that we table action on the site plan for Davies Dental.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 3/5/2020

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: Davies Dental Office Building

Project Address: 291 North 200 East

Developer / Applicant's Name: Kendell Davies

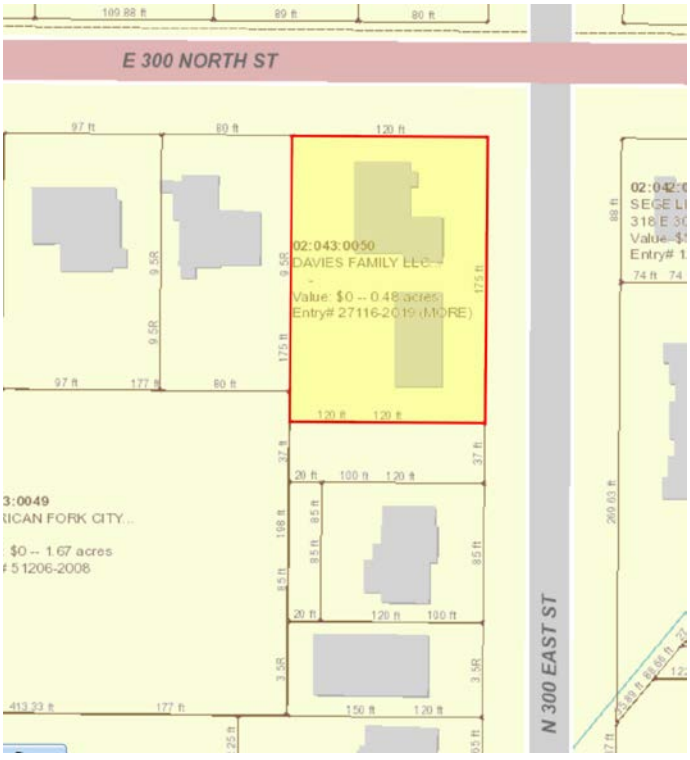
Type of Application:

- ☒ 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 2/5/2020 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:

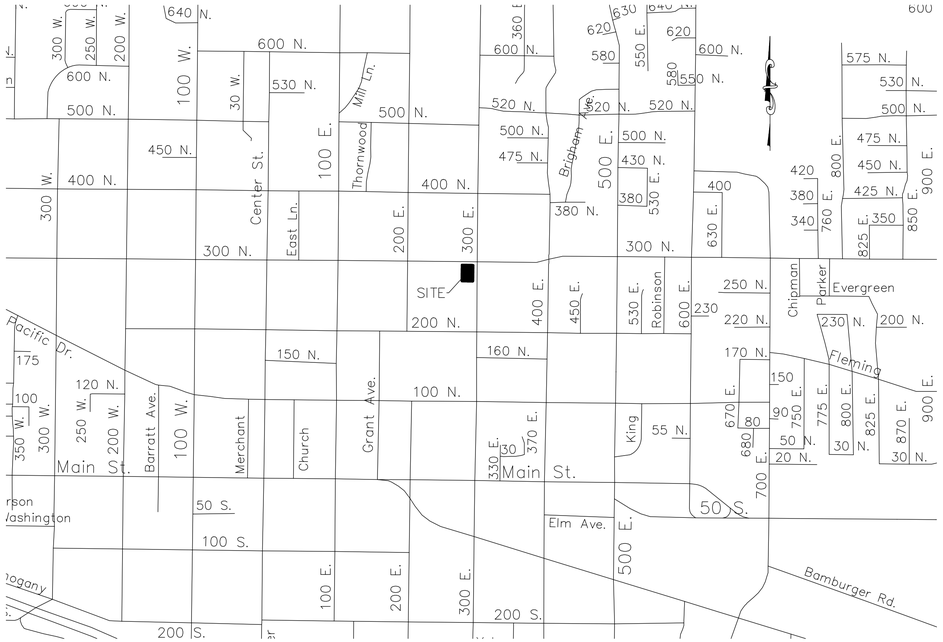
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior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

1. **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. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **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.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **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.
7. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
11. **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).

DAVIES DENTAL OFFICE

ADDRESS: 291 NORTH 300 EAST

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



VICINITY PLAN

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 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
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

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.

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LAND SURVEYOR:
OAK HILLS SURVEYING
Locations: Springville, UT & American Fork, UT
(801) 796-3828 (Phone)
kevin.oakhills@gmail.com
ohsurveying.com

BENCH MARK

SEWER MANHOLE RIM NORTHEAST OF NORTHEAST PROPERTY CORNER
ELEVATION = 4637.63

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED PER CITY COMMENTS
2	12/09/19	REVISED PER CITY COMMENTS

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

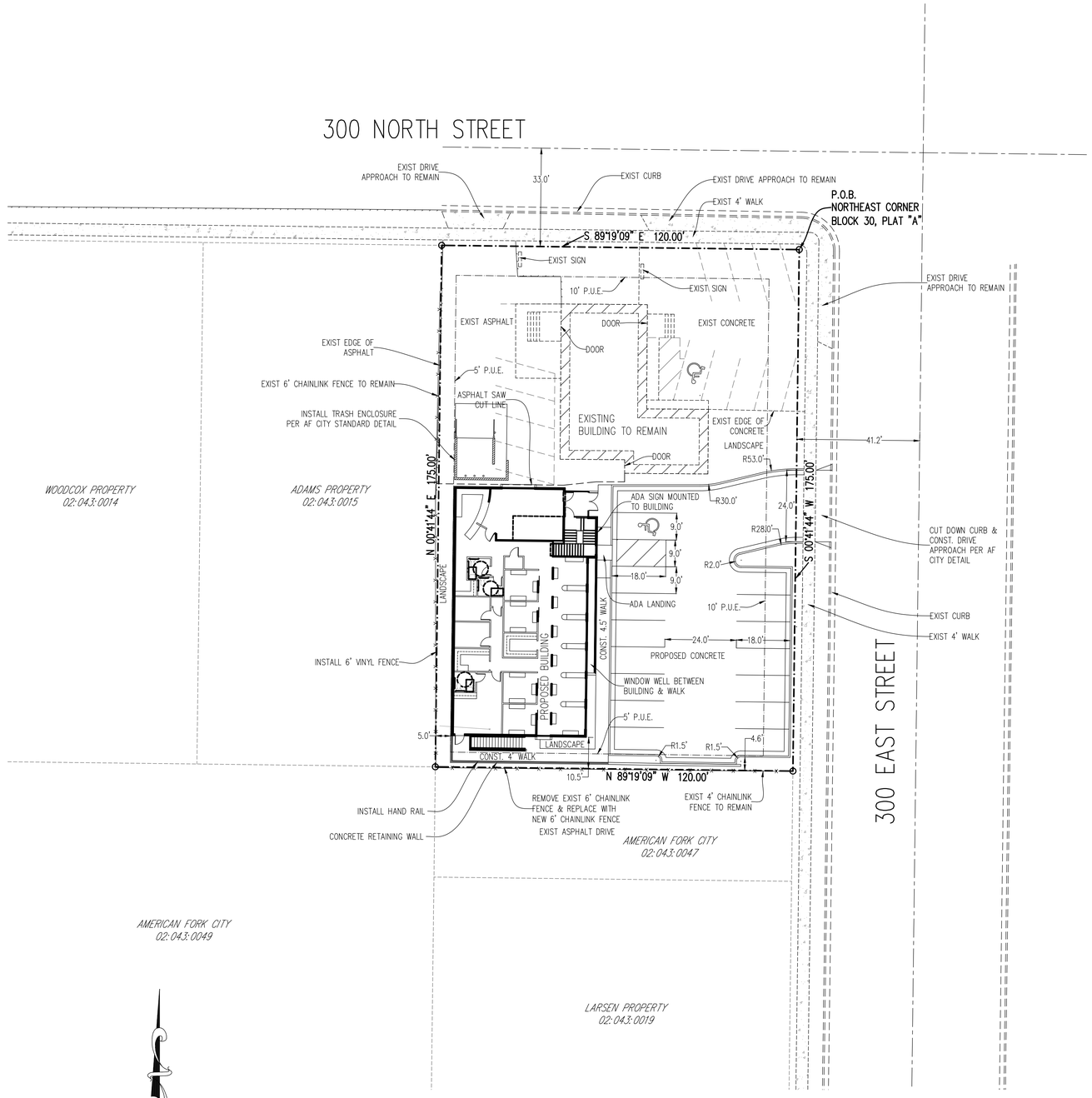
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REGISTERED PROFESSIONAL ENGINEER
12/9/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

DAVIES DENTAL OFFICE
AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.	Scale: NTS
Designed by: G.J.Y.	Date: 06/11/19
Checked by: D.W.P.	C1

COVER SHEET



PARKING TABULATIONS & JUSTIFICATION

EXISTING BUILDING PARKING:
MAIN FLOOR 1,988 S.F.
BASEMENT 1,505 S.F.

EXISTING PARKING: 12 STALLS

PROPOSED BUILDING:
MAIN FLOOR 3,820 S.F.
BASEMENT STORAGE 3,820 S.F.
2ND FLOOR
(OFFICE /CONFERENCE) 1200 S.F.

PROPOSED PARKING
4.0 STALLS/1000 S.F.=
4.0 X 3.82 = 16 MAIN FLOOR
4.0 X 1.2 = 5 SECOND FLOOR
TOTAL 21 CARS

THE BASEMENT IS DESIGNATED FOR THE STORAGE OF DENTAL EQUIPMENT AND SUPPLIES.
THE SECOND FLOOR ARE OFFICES
FOR THE DOCTOR, OFFICE MANAGER AND STAFF USE AND FOR A CONFERENCE ROOM. THE USES OF THESE SPACES ARE THE SAME PEOPLE THAT WILL BE USING THE MAIN FLOOR.

JUSTIFICATION FOR LOWER PARKING RATIO:

DR. KENDELL DAVIES CONDUCTED A 2 WEEK STUDY BASED ON APPOINTMENT RECORDS TO DETERMINE THE RELATIONS SHIP OF OPERATORY USE TO PARKING, TO DETERMINE HOW MUCH PARKING WOULD BE USED BY PATIENTS AND STAFF FOR THE NEW BUILDING. THE STUDY WAS BASED ON THE NUMBER OF APPOINTMENTS PER HOUR AND THE LENGTH OF THE APPOINTMENT AND THE NUMBER OF CARS THAT GENERATED PER HOUR. THE STUDY WAS BASED ON A WORST CASE SCENARIO. THE STUDY GENERATED A WORST CASE RATIO OF .874 CARS PER OPERATORY PER HOUR.

NEW BUILDING: ASSUMING 100% USAGE.
10 OPERATORIES X .874 = 8.74 CARS, OR 9 CARS
STAFF PARKING NEEDS: 5 CARS PER DAY

TOTAL PARKING REQUIRED ON A WORST CASE SCENARIO = 15 CARS
THIS PRODUCES A PARKING RATIO OF 3.18 CARS / 1000 SQUARE FOOT NOT COUNTING THE BASEMENT STORAGE.

PARKING PROVIDED = 16 PARKING SPACES WHICH WILL SATISFY THE 15 CAR PARKING REQUIREMENT.

PLEASE NOTE THAT AT NO TIME WILL ALL 10 OPERATORIES BE IN USE AT THE SAME TIME. AFTER EACH PATIENT EACH OPERATORY MUST BE CLEANED AND PREPARED FOR THE NEXT PATIENT. THIS MEANS THAT APPROXIMATELY 75% OF THE OPERATORIES MAY BE USABLE AT ANY ONE TIME.

BECAUSE OF THE SPECIALIZED NATURE AND DESIGN OF A DENTISTS OFFICE, AND THE COST REQUIRED TO CHANGE IT TO ANOTHER USE, IT IS PROBABLE THAT IF IT WERE TO BE SOLD, IT WOULD BE TO ANOTHER DENTIST.

GENERAL SITE NOTES

1. CURRENT ZONING: PO-1
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY OAKHILLS SURVEYING
4. TYPE OF BUILDING: V B
5. TYPE OF OCCUPANCY: B
6. TYPE OF CONSTRUCTION: WOOD AND METAL FRAMING
7. NEW BUILDING TOTAL SQUARE FOOTAGE: 8,680 S.F. (3-STORIES)
8. NEW BUILDING NET USABLE SQUARE FOOTAGE: 4,940 S.F. (BASEMENT IS STORAGE ONLY)
9. BUILDING WILL NOT HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
10. PAVEMENT SECTION: SEE NOTE ON THIS SHEET
11. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
12. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
13. SITE LIGHTING WILL BE BUILDING MOUNTED.
14. FLOOD ZONE DESIGNATION: ZONE B – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTIAN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE.
FIRM MAP PANEL #: 4901520005 B
EFFECTIVE DATE: NOVEMBER 25, 1980

SITE TABULATIONS:

TOTAL PROPERTY AREA =	21,000 S.F.	= 100%
EXISTING BUILDING AREA =	2,071 S.F.	= 9.9%
EXISTING IMPERVIOUS AREA =	6,055 S.F.	= 28.8%
EXISTING LANDSCAPE AREA =	1,410 S.F.	= 6.7%
NEW BUILDING AREA =	3,820 S.F.	= 18.2%
NEW IMPERVIOUS AREA =	6,421 S.F.	= 30.6%
NEW LANDSCAPE AREA =	1,223 S.F.	= 5.8%

SIDEWALK NOTES

1. ANY EXISTING SIDEWALKS THAT ARE NOT IN GOOD CONDITION WILL NEED TO BE REPLACED.
2. SIDEWALK IN DRIVE APPROACHES SHALL BE 6" THICK.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 30, PLAT "A"AMERICAN FORK CITY SURVEY, THENCE S00°41'44"E 175.00 FEET ALONG THE BLOCK LINE, THENCE N89°19'09"W 120.00 FEET, THENCE N00°41'44"E 175.00 TO THE SOUTH LINE OF 300 NORTH STREET, THENCE S89°19'09"E 120.00 FEET TO THE POINT OF BEGINNING.

AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.482 ACRES

BASIS OF BEARINGS IS S00°10'22"E ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

PAVEMENT DESIGN

3" ASPHALT
6" ROAD BASE

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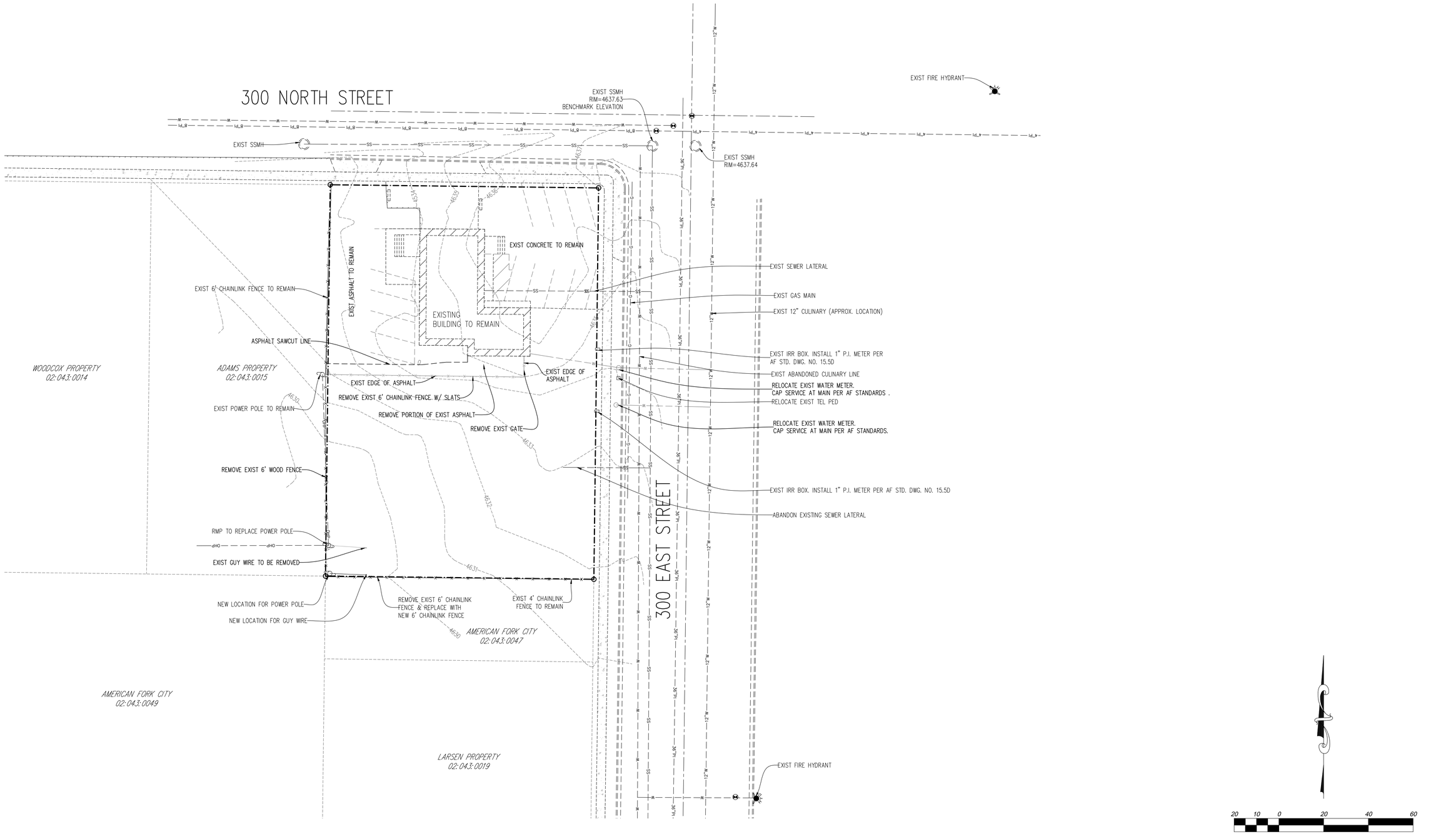
DAVIES DENTAL OFFICE

AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=20'
Date: 06/11/19
C2



Know what's below. Call before you dig.

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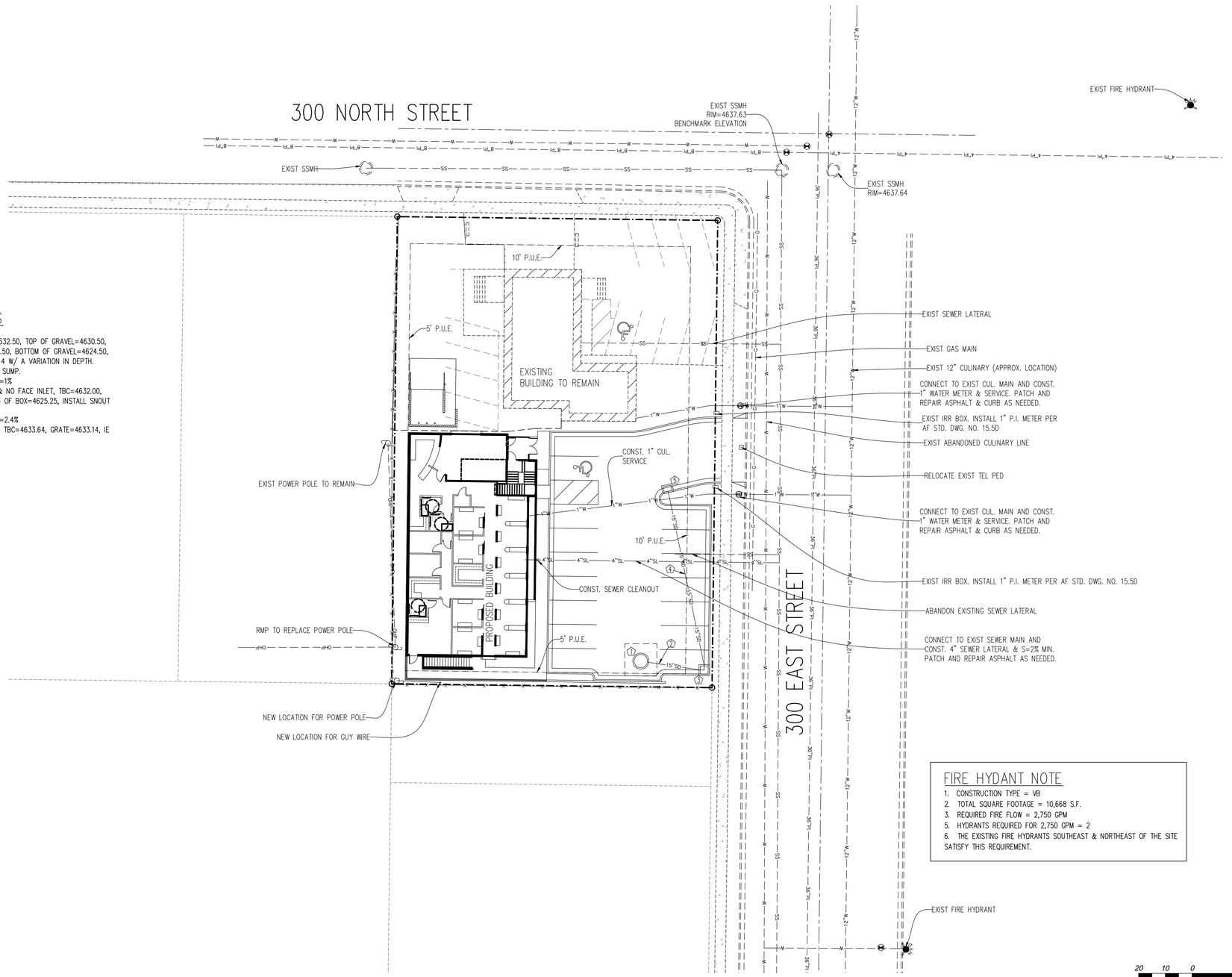
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AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.	Scale: 1"=20'
Designed by: G.J.Y.	Date: 06/11/19
Checked by: D.W.P.	C3

DEMOLITION PLAN



STORM DRAIN KEYED NOTES

1. CONST. 5' DIAMETER SUMP (6' DEPTH). RIM=4632.50, TOP OF GRAVEL=4630.50, 15" IE IN=4628.05, BOTTOM OF MANHOLE=4626.50, BOTTOM OF GRAVEL=4624.50, SUMP TO BE CONSTRUCTED PER AF DETAIL 15.14 W/ A VARIATION IN DEPTH. CONST. 12'X12'X6' DEEP GRAVEL AREA AROUND SUMP.
2. CONST. 20.0 L.F. 15" ADS HP STORM PIPE @ S=1%
3. CONST. 3'X3' CONCRETE BOX W/ 2'X3' GRATE & NO FACE INLET, TBC=4632.00, GRATE=4631.50, 15" IE THRU=4628.25, BOTTOM OF BOX=4625.25, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
4. CONST. 67.0 L.F. 15" ADS HP STORM PIPE @ S=2.4%
5. CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, TBC=4633.64, GRATE=4633.14, IE OUT=4629.89

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 POLY PIPE.

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.

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.
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FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 10,668 S.F.
3. REQUIRED FIRE FLOW = 2,750 GPM
5. HYDRANTS REQUIRED FOR 2,750 GPM = 2
6. THE EXISTING FIRE HYDRANTS SOUTHEAST & NORTHEAST OF THE SITE SATISFY THIS REQUIREMENT.

UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG.
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE
- EDGE OF ASPHALT
- FENCE
- OVERHEAD POWER LINE
- GAS LINE

20 10 0 20 40 60

Scale 1" = 20'

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

BENCH MARK

SEWER MANHOLE RIM NORTHEAST OF NORTHEAST PROPERTY CORNER ELEVATION = 4637.63

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED PER CITY COMMENTS
2	12/09/19	REVISED PER CITY COMMENTS

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

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

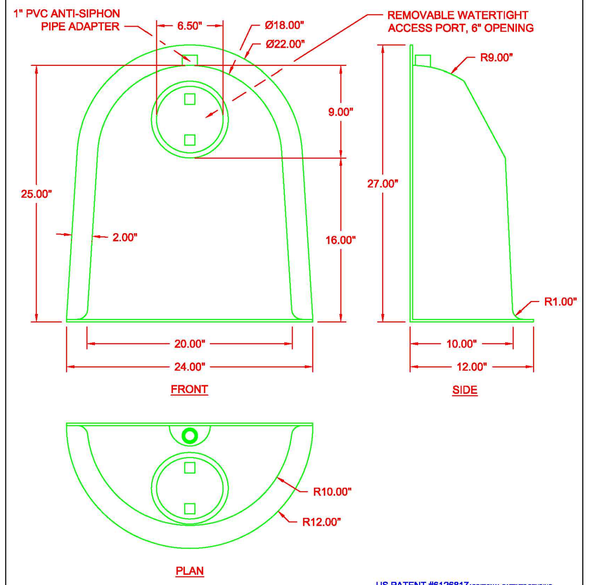
DAVIES DENTAL OFFICE

AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=20'
Date: 06/11/19
C4

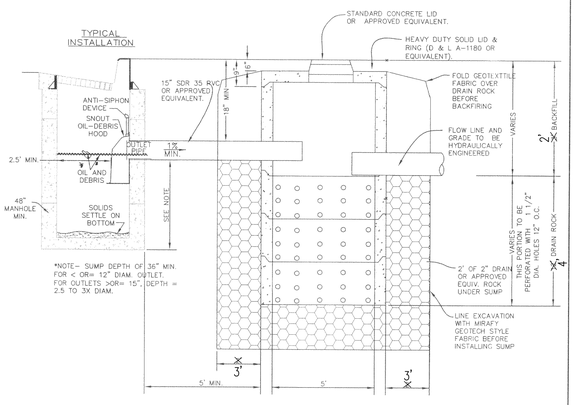


US PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18F SNOUT OIL & DEBRIS STOP	09/14/99	NONE
	DRAWING NUMBER	18F

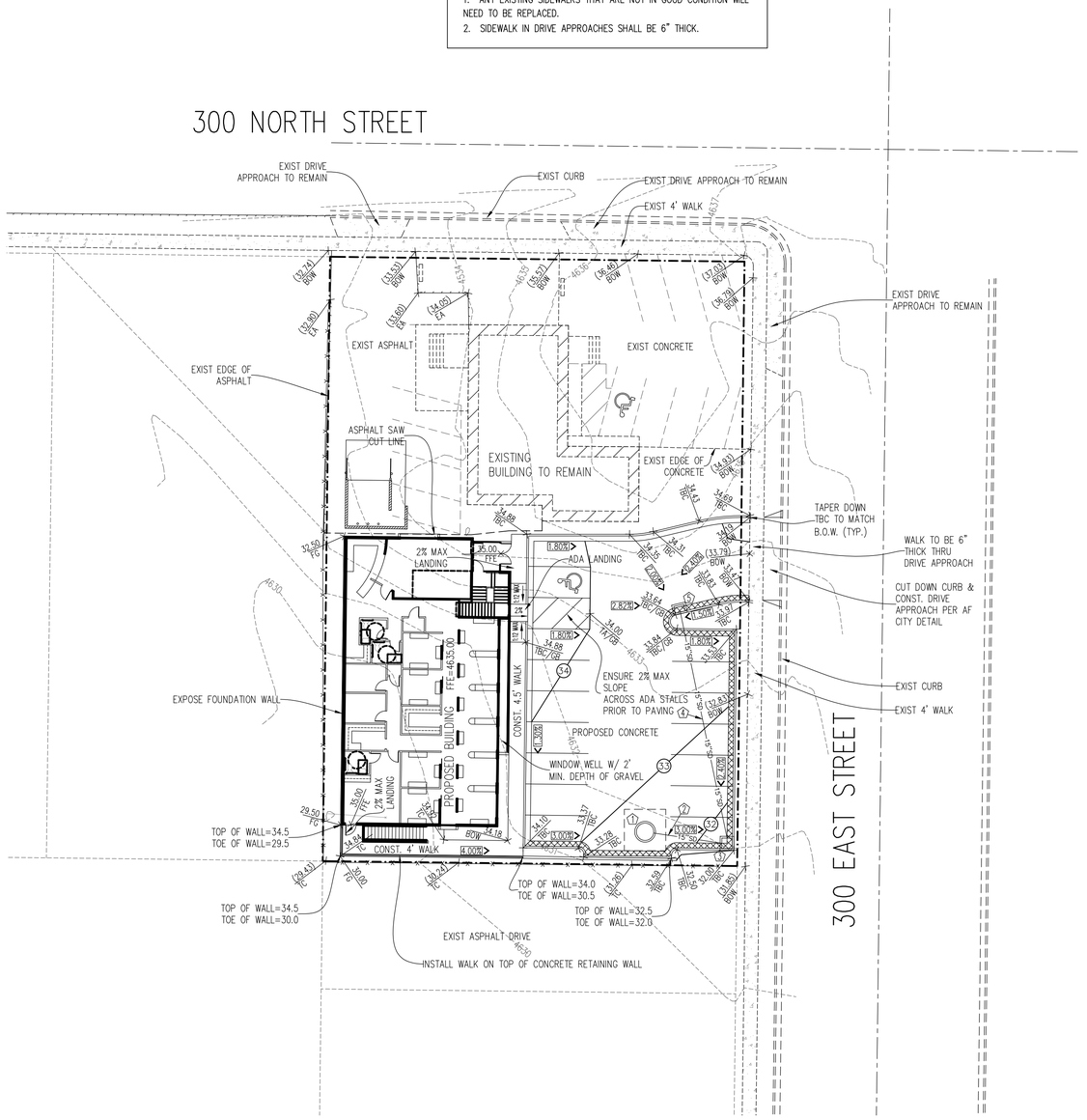
NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE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



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

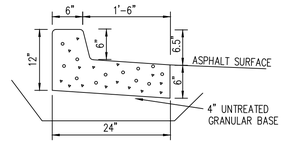
SIDEWALK NOTES

1. ANY EXISTING SIDEWALKS THAT ARE NOT IN GOOD CONDITION WILL NEED TO BE REPLACED.
2. SIDEWALK IN DRIVE APPROACHES SHALL BE 6" THICK.



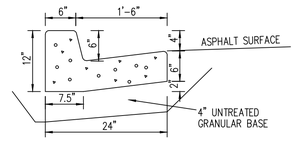
STORM DRAIN KEYED NOTES

1. CONST. 5' DIAMETER SUMP (6' DEPTH). RIM=4632.50, TOP OF GRAVEL=4630.50, 15" IE IN=4628.05, BOTTOM OF MANHOLE=4626.50, BOTTOM OF GRAVEL=4624.50, SUMP TO BE CONSTRUCTED PER AF DETAIL 15.14 W/ A VARIATION IN DEPTH. CONST. 12'X12'X6" DEEP GRAVEL AREA AROUND SUMP.
2. CONST. 20.0 L.F. 15" ADS HP STORM PIPE @ S=1%
3. CONST. 3'X3' CONCRETE BOX W/ 2'X3' GRATE & NO FACE INLET, TBC=4632.00, GRATE=4631.50, 15" IE THRU=4628.25, BOTTOM OF BOX=4625.25, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
4. CONST. 67.0 L.F. 15" ADS HP STORM PIPE @ S=2.4%
5. CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, TBC=4633.64, GRATE=4633.14, IE OUT=4629.89



4" 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



4" 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

ON-SITE PAVEMENT DESIGN

5" CONCRETE
6" UNTREATED ROAD BASE

ROOF DRAIN NOTE

DIRECT ROOF DRAINS INTO STORM DRAIN SYSTEM.

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)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
5050	PROPOSED CONTOUR
	STORM DRAIN KEYED NOTE
	CARRY CURB (OTHER CURB IS SPILL)



20 10 0 20 40 60

Scale 1" = 20'

Know what's below. Call before you dig.

BENCH MARK	REVISIONS		
	Rev.	Date	Description
SEWER MANHOLE RIM NORTHEAST OF NORTHEAST PROPERTY CORNER ELEVATION = 4637.63	1	11/18/19	REVISED PER CITY COMMENTS

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DAVIES DENTAL OFFICE

AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.	Scale: 1"=20'
Designed by: G.J.Y.	Date: 06/11/19
Checked by: D.W.P.	

GRADING & DRAINAGE PLAN

C5

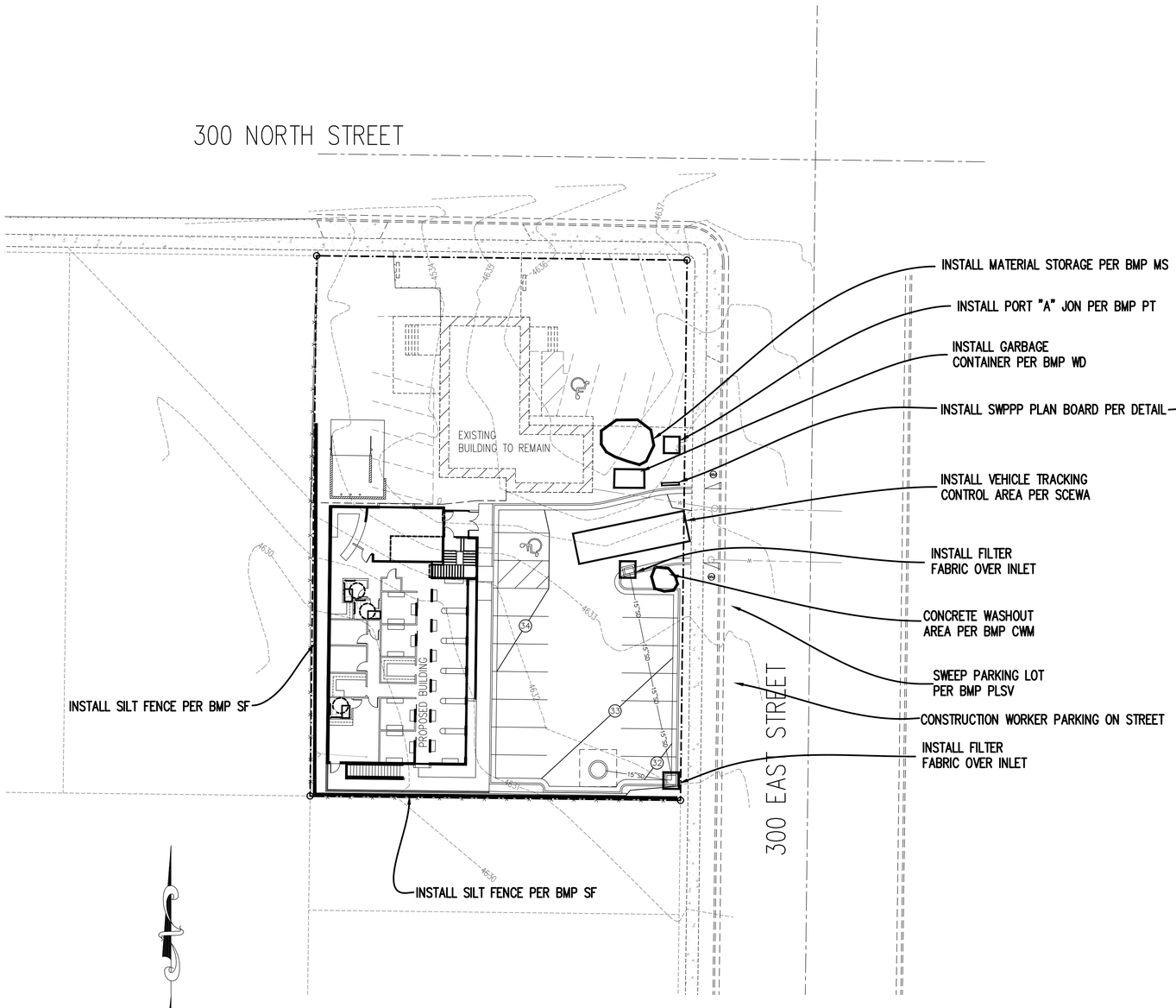
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP — DRAWING NO. 15.14
REVISED:			
DATE: MAY 2002			
SCALE: VARIES			

N:\AMERICAN FORK STANDARDS\Drawings\FINAL\PRE-TREATMENT SUMP.dwg, 05/12/2005 09:59:04 AM, mjt

DAVIES DENTAL OFFICE

ADDRESS: 291 NORTH 300 EAST

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



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

SWPPP Location: ABC Company Construction Trailer
100 W Center

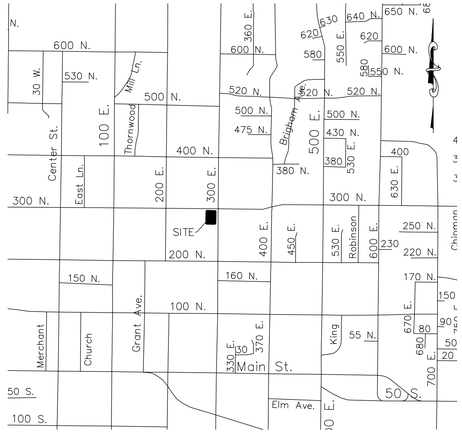
SWPPP Contact: John Doe
XYZ Environmental
801-111-2233

minimum sign dimension 3'x4'

NOI 8.5"x 11"

NOI 8.5"x 11"

SWPPP Drawing
4' x 4'



VICINITY PLAN

PERCOLATION RATE: 1 MINUTES PER INCH

DISTURBED AREA = 0.27 ACRES

C-VALUE BEFORE CONSTRUCTION = 0.50
C-VALUE AFTER CONSTRUCTION = 0.70

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
LEHI CITY SEWER & WATER	Lee Barnes	(801) 836 1036
MITCHELL HOLLOW IRRIGATION	Jeff Mitchell	(801) 367 9026

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.

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

LAND SURVEYOR:
OAK HILLS SURVEYING
Locations: Springville, UT & American Fork, UT
(801) 796-3828 (Phone)
kevin.oakhills@gmail.com
ohsurveying.com

REVISIONS

Rev.	Date	Description
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DAVIES DENTAL OFFICE
AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 06/11/19
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 all 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

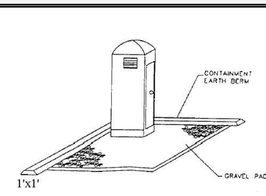
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

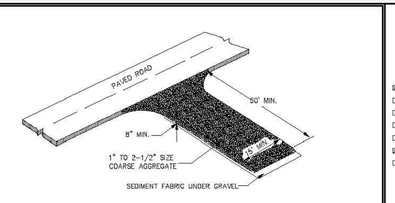
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ 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



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

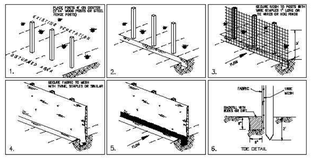
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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 ⅓ 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

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

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P: (801) 756-4504; david@excelcivil.com

DAVIES DENTAL OFFICE

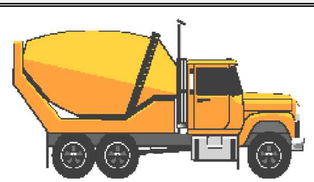
AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	NTS
Date:	06/11/19

BMP DETAILS

C7

BMP: Concrete Waste Management — CWM



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.

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: BMP Inspection and Maintenance — BMPIM



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

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

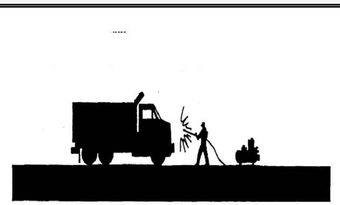
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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



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.

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

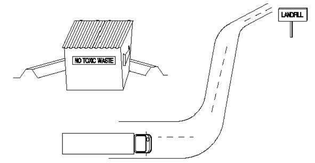
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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).

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

Adapted from Salt Lake City BMP Fact Sheet

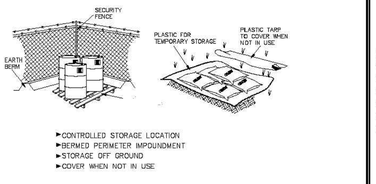
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



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.

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

Adapted from Salt Lake City BMP Fact Sheet

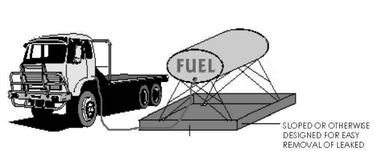
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ 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



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.

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: Spill Clean-Up — SCU



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.

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

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

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

DAVIES DENTAL OFFICE

AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.	BMP DETAILS	Scale: NTS
Designed by: G.J.Y.		Date: 06/11/19
Checked by: D.W.P.		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 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
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.

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED PER CITY COMMENTS

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

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

DAVIES DENTAL OFFICE

AMERICAN FORK 291 NORTH 300 EAST UTAH

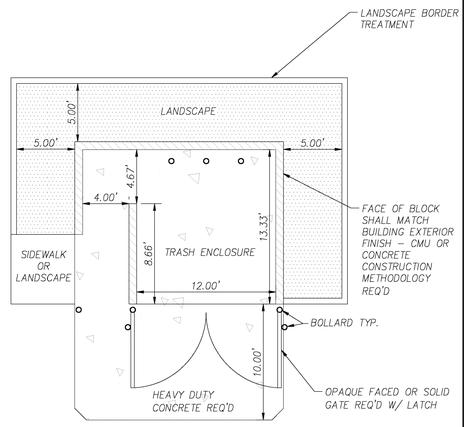
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 06/11/19

C9

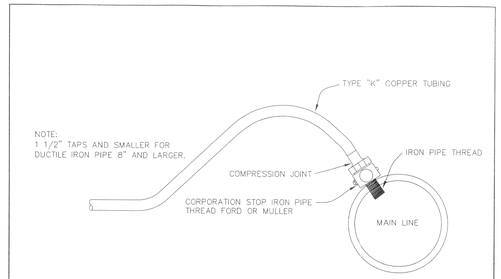
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



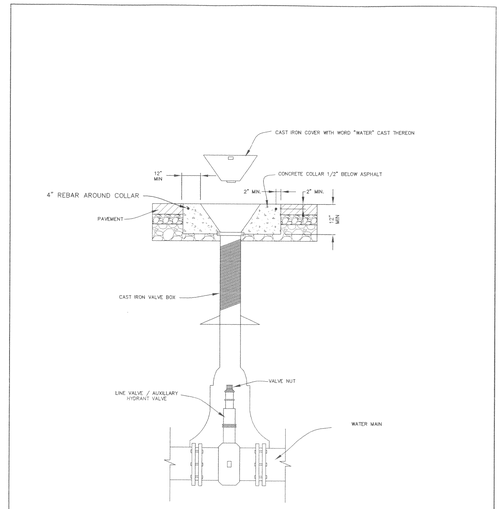
NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE 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.

AMERICAN FORK — 1853 —

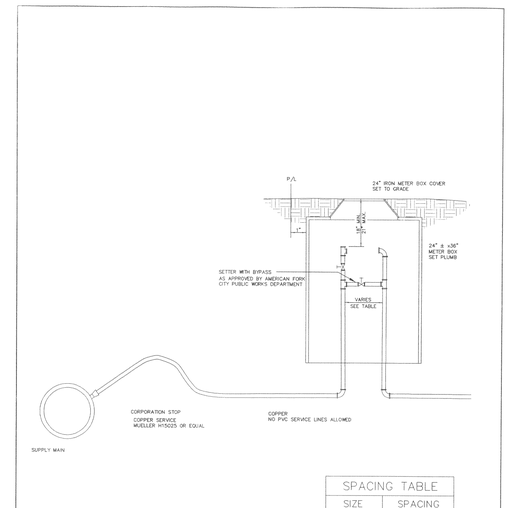
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DATE: NOV. 16, 2010



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REVISED:			
DATE: JULY 2002			DRAWING NO. 15.3
SCALE: VARIES			

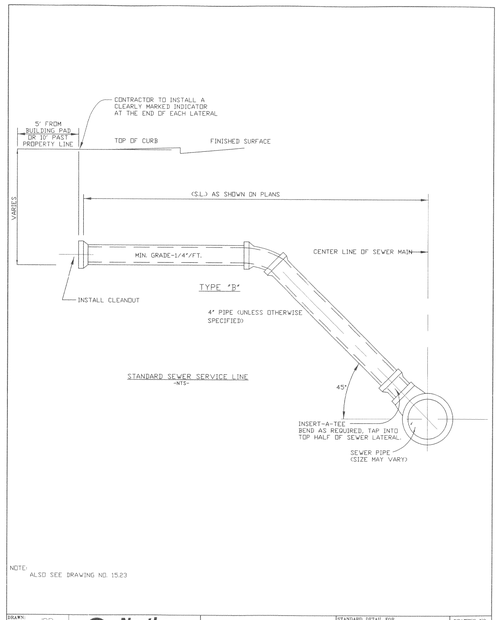


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REVISED:			
DATE: JULY 2002			DRAWING NO. 15.4
SCALE: VARIES			



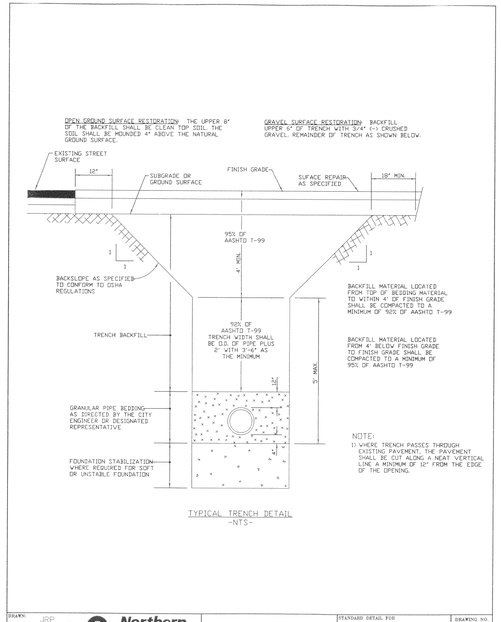
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION
REVISED:			
DATE: MAY 2002			DRAWING NO. 15.5
SCALE: VARIES			



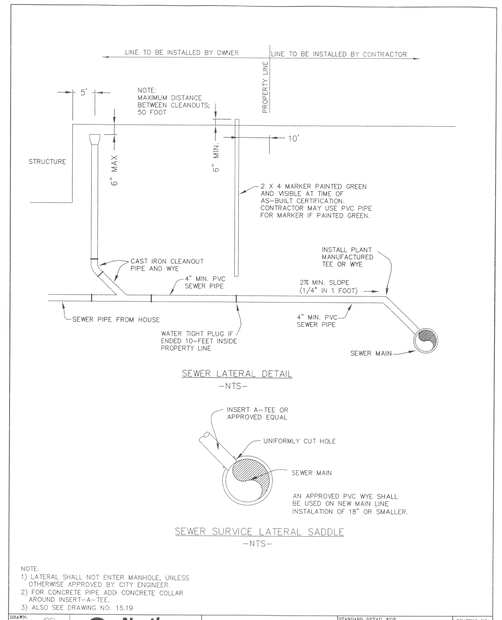
NOTE: ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE
REVISED:			
DATE: MAY 2002			DRAWING NO. 15.19
SCALE: VARIES			



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL
REVISED:			
DATE: MAY 2002			DRAWING NO. 15.22
SCALE: VARIES			

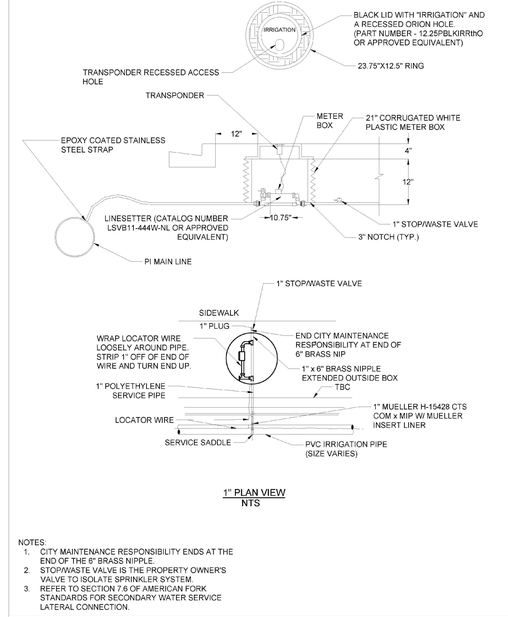


SEWER LATERAL DETAIL
-NTS-

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	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
REVISED:			
DATE: JULY 2002			DRAWING NO. 15.23
SCALE: VARIES			



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT
REVISED:			
DATE: MAY 2019			DRAWING NO. 15.5D
SCALE: VARIES			

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED PER CITY COMMENTS

DAVIES FAMILY DENTAL
291 North 300 East
American Fork, UT 84003
Phone: (801) 756-2346

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

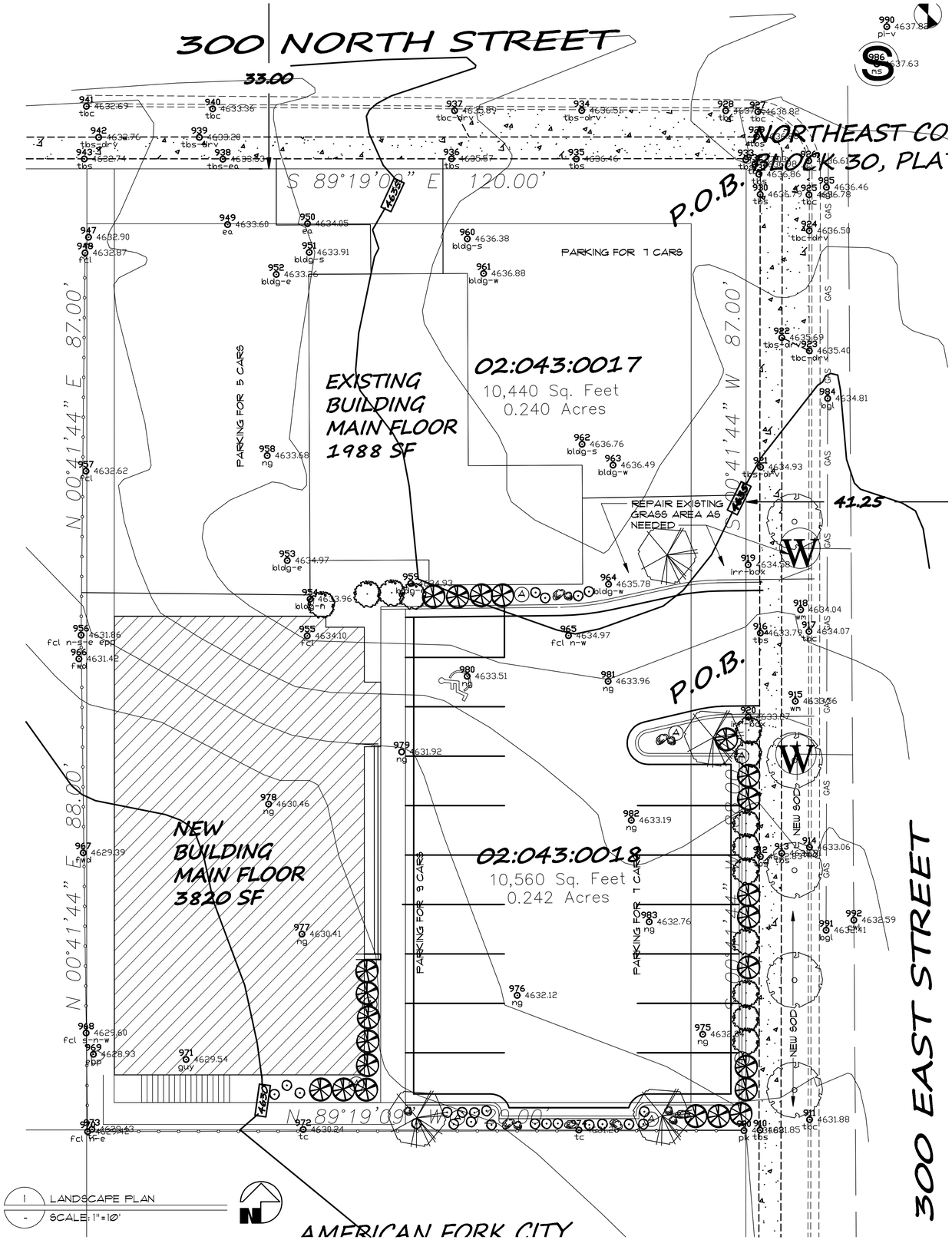
DAVIES DENTAL OFFICE
AMERICAN FORK 291 NORTH 300 EAST UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

DETAIL SHEET

Scale: NTS
Date: 06/11/19
C10

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1 LANDSCAPE PLAN
- SCALE: 1" = 10'

GENERAL PLANTING NOTES:

1. Before excavating for planting call for "Blue Stakes" from appropriate utility companies (telephone, gas, electric, etc.).

2. Landscape Contractor must examine site conditions under which work is to be performed and notify Landscape Architect in writing of unsatisfactory conditions, if any. Do not proceed until unsatisfactory conditions have been corrected.

3. Plant materials and other landscape items will be evaluated according to compliance with drawings, schedules and specifications as well as overall aesthetic quality, grower or supplier reputation, physical inspection, and American Association of Nurserymen Standards (AANS). Landscape Architect reserves the right to refuse any plant material which does not meet the above guidelines.

4. Landscape Contractor is responsible for finish grade elevations. Finish grades will be constructed to within 2" of grades specified on Grading and Drainage Plan.

5. General contractor is responsible for rough grading. Landscape contractor is responsible for applying 4" of topsoil on lawn areas and 6" of topsoil in shrub beds.

6. Backfill all tree and shrub pits with a mixture of 3 parts topsoil, 2 parts peat moss, and 2 parts clean coarse sand and 3 parts existing soil excavated from plant hole. Refer to planting details.

7. Refer to details and specifications for additional information.

8. Contractor shall install DeWitt 5 oz. weed barrier or equal as per manufacturers or equal as per manufacturer's specifications in all shrub beds.

9. Topsoil shall be a well-graded soil of good uniform quality. It shall be a natural, friable soil representative of productive soils in the vicinity. Topsoil shall be free of admixture of subsoil, foreign matter, objects larger than one inch in any dimension, toxic substances, weeds and any material or substances that may be harmful to plant growth and shall be amended to a ph level that meets appropriate standards for healthy plant development (5.5 - 7.7).

10. All Landscaped areas to be watered with an automatic drip irrigation system.

GENERAL NOTES:

1) DECIDUOUS TREES TO BE 2" CAL. MIN., SHRUBS TO BE 5, GALLON SIZES MIN., CONIFER TREES SHALL BE 9' MIN. IN HEIGHT.

2) DECORATIVE LANDSCAPE BOULDERS TO BE GREY IN COLOR AND 18"-36" IN DIAMETER.

3) CRUSHED STONE TO BE 2" MINUS AND BE IMPLEMENTED AT A 4" DEPTH OVER WEED BARRIER FABRIC.

4) COBBLE ROCK TO BE 2"-8" IN AVERAGE SIZE AND BE IMPLEMENTED AT A 6"MIN. DEPTH OVER WEED BARRIER FABRIC.

PLANTING SCHEDULE

SYMBOL	QUANTITY	SPECIES	SIZE	QUANTITY
		TREES		
		FOREST PANSY REDBUD CERCIS CANADENSIS ' FOREST PANSY'	2" CAL.	4
		MANCHURIAN ASH FRAXINUS MANDSHURICA ' MANCANA'	2" CAL.	5
		SHRUBS		
		KELSEY'S DWARF RED-OSIER DOGWOOD CORNUS SERICEA 'KELSEY1'	5 Gal.	23
		BOXWOOD BUXUS MICROPHYLLA 'SPRINTER'	5 Gal.	13
		DWARF PAMPAS GRASS		21
		GROUND COVER		
A		RIVER COBBLE 2"-8" SIZE		
		DECORATIVE LANDSCAPE BOULDERS (typ.)		

SCALE VERIFICATION
0 1/2" 1" 2"
24x36 FULL
12x18 HALF
OTHER N.T.S.

LICENSED ARCHITECT
LARRY L. HOWDEN
No. 121563
STATE OF UTAH
11/20/19

Nelson·Howden & Associates
architects / planners
380 east main st.
american fork
utah, 84003
801-492-9330
fax 801-492-9331
N|H&A

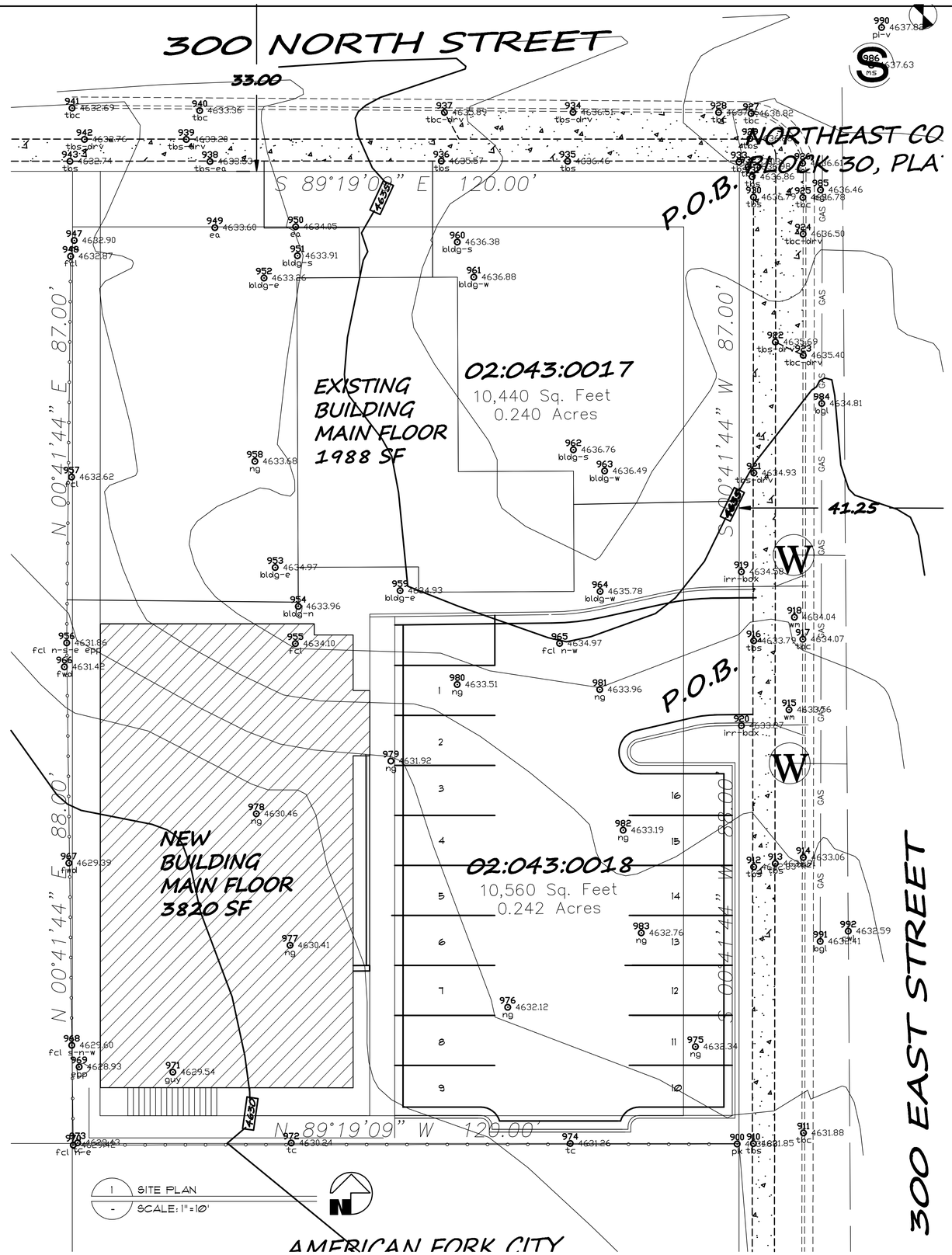
NEW OFFICE BUILDING FOR
KENDELL DAVIES
291 EAST 300 NORTH AMERICAN FORK UTAH

drawing title: LANDSCAPE PLAN

date: 11/20/19

sheet: 10.1

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EXISTING BUILDING:
MAIN FLOOR 1,988#
BASEMENT 1505#

EXISTING PARKING
12 STALLS

PROPOSED BUILDING:
MAIN FLOOR 3820#
BASEMENT STORAGE 3820#
2ND FLOOR
(OFFICE /CONFERENCE) 1200#

PROPOSED PARKING
4.0 STALLS/1000#=
4.0 X 3.82 = 16 MAIN FLOOR
4.0 X 1.2 = 5 SECOND FLOOR
TOTAL 21 CARS

THE BASEMENT IS DESIGNATED FOR THE STORAGE OF DENTAL EQUIPMENT AND SUPPLIES.
THE SECOND FLOOR ARE OFFICES FOR THE DOCTOR, OFFICE MANAGER AND STAFF USE AND FOR A CONFERENCE ROOM. THE USES OF THESE SPACES ARE THE SAME PEOPLE THAT WILL BE USING THE MAIN FLOOR.

JUSTIFICATION FOR LOWER PARKING RATIO:

DR. KENDELL DAVIES CONDUCTED A 2 WEEK STUDY BASED ON APPOINTMENT RECORDS TO DETERMINE THE RELATIONS SHIP OF OPERATORY USE TO PARKING, TO DETERMINE HOW MUCH PARKING WOULD BE USED BY PATIENTS AND STAFF FOR THE NEW BUILDING. THE STUDY WAS BASED ON THE NUMBER OF APPOINTMENTS PER HOUR AND THE LENGTH OF THE APPOINTMENT AND THE NUMBER OF CARS THAT GENERATED PER HOUR. THE STUDY WAS BASED ON A WORST CASE SCENARIO. THE STUDY GENERATED A WORST CASE RATIO OF .874 CARS PER OPERATORY PER HOUR.

NEW BUILDING: ASSUMING 100% USAGE.
10 OPERATORIES X .874 = 8.74 CARS, OR 9 CARS
STAFF PARKING NEEDS: 5 CARS PER DAY

TOTAL PARKING REQUIRED ON A WORST CASE SCENARIO = 15 CARS
THIS PRODUCES A PARKING RATIO OF 3.18 CARS / 1000 SQUARE FOOT NOT COUNTING THE BASEMENT STORAGE.

PLEASE NOTE THAT AT NO TIME WILL ALL 10 OPERATORIES BE IN USE AT THE SAME TIME. AFTER EACH PATIENT EACH OPERATORY MUST BE CLEANED AND PREPARED FOR THE NEXT PATIENT. THIS MEANS THAT APPROXIMATELY 75% OF THE OPERATORIES MAY BE USABLE AT ANY ONE TIME.

BECAUSE OF THE SPECIALIZED NATURE AND DESIGN OF A DENTISTS OFFICE, AND THE COST REQUIRED TO CHANGE IT TO ANOTHER USE, IT IS PROBABLE THAT IF IT WERE TO BE SOLD, IT WOULD BE TO ANOTHER DENTIST.

SCALE VERIFICATION
0 1/2" 1" 2"
24x36 FULL
12x18 HALF
OTHER N.T.S.

LICENSED ARCHITECT
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380 east main st.
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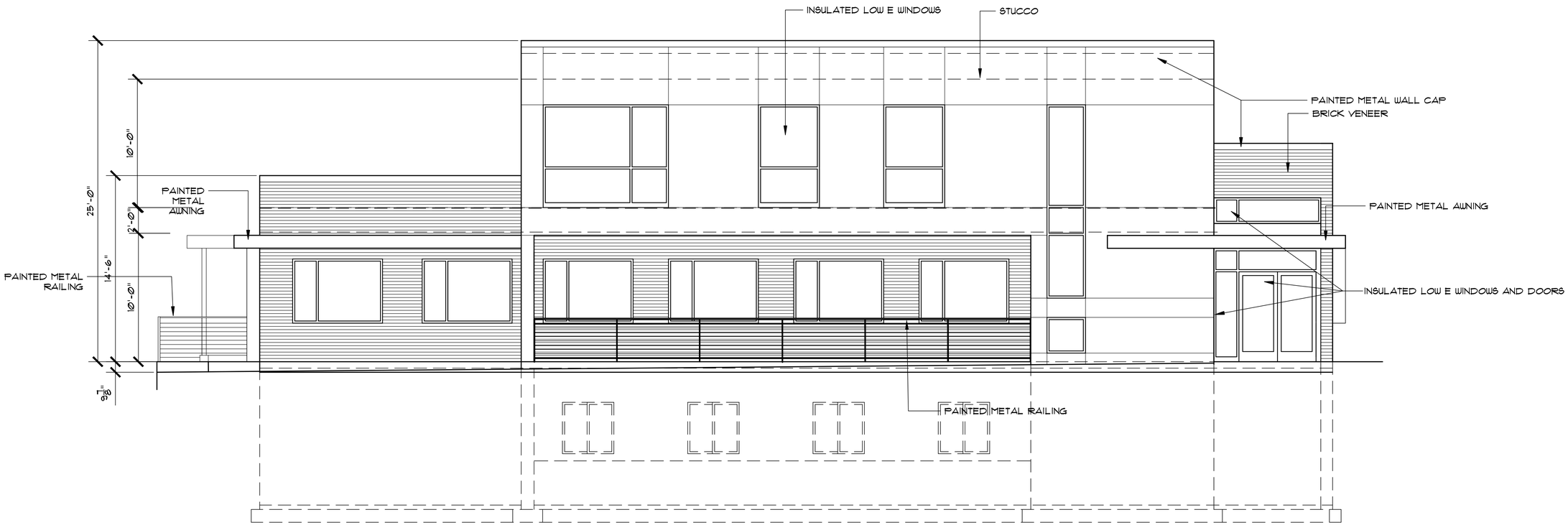
NEW OFFICE BUILDING FOR KENDELL DAVIES
291 EAST 300 NORTH AMERICAN FORK UTAH

drawing title:
SITE PLAN
PARKING ANALYSIS

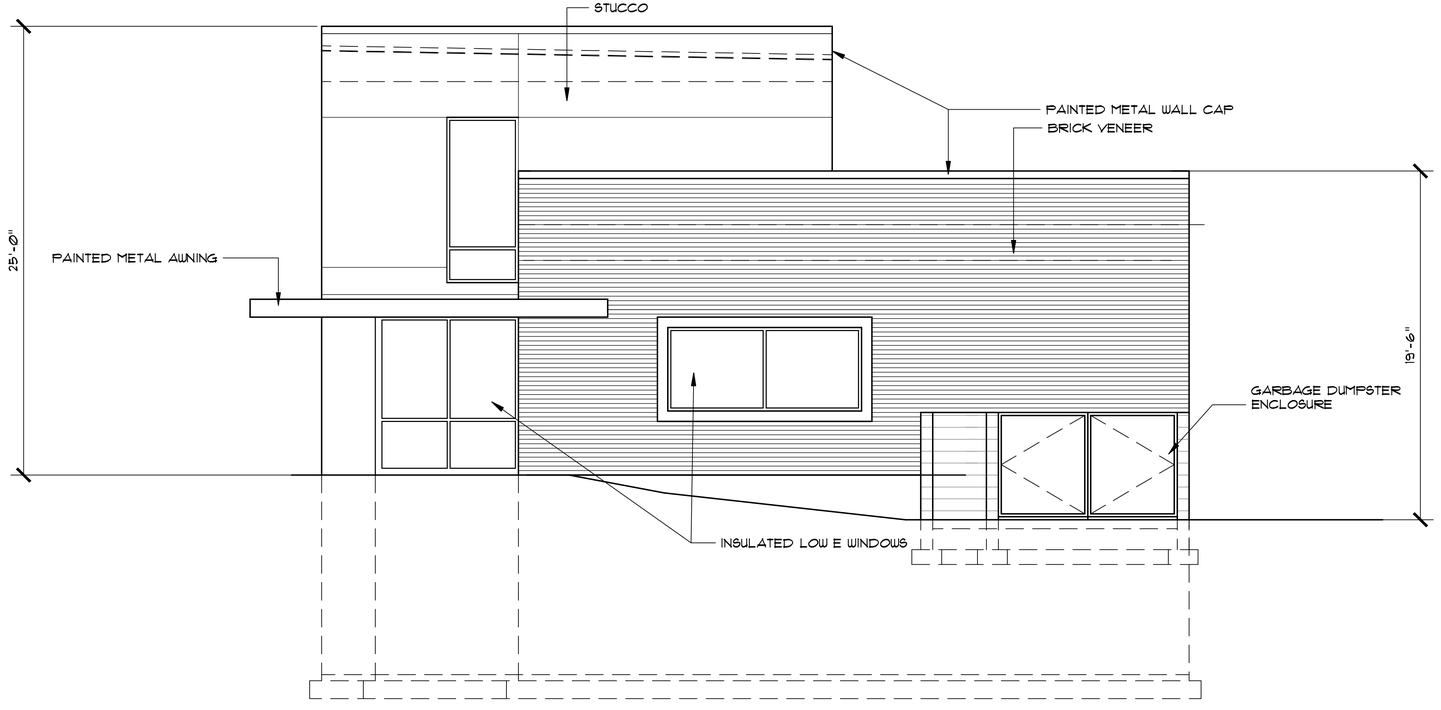
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1 EAST ELEVATIONS
- SCALE: 1/4"=1'-0"



2 NORTH ELEVATIONS
- SCALE: 1/4"=1'-0"

SCALE VERIFICATION
0 1/2" 1" 2"
24x36 FULL
12x18 HALF
OTHER N.T.S.

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STATE OF UTAH
11/20/19

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380 east main st.
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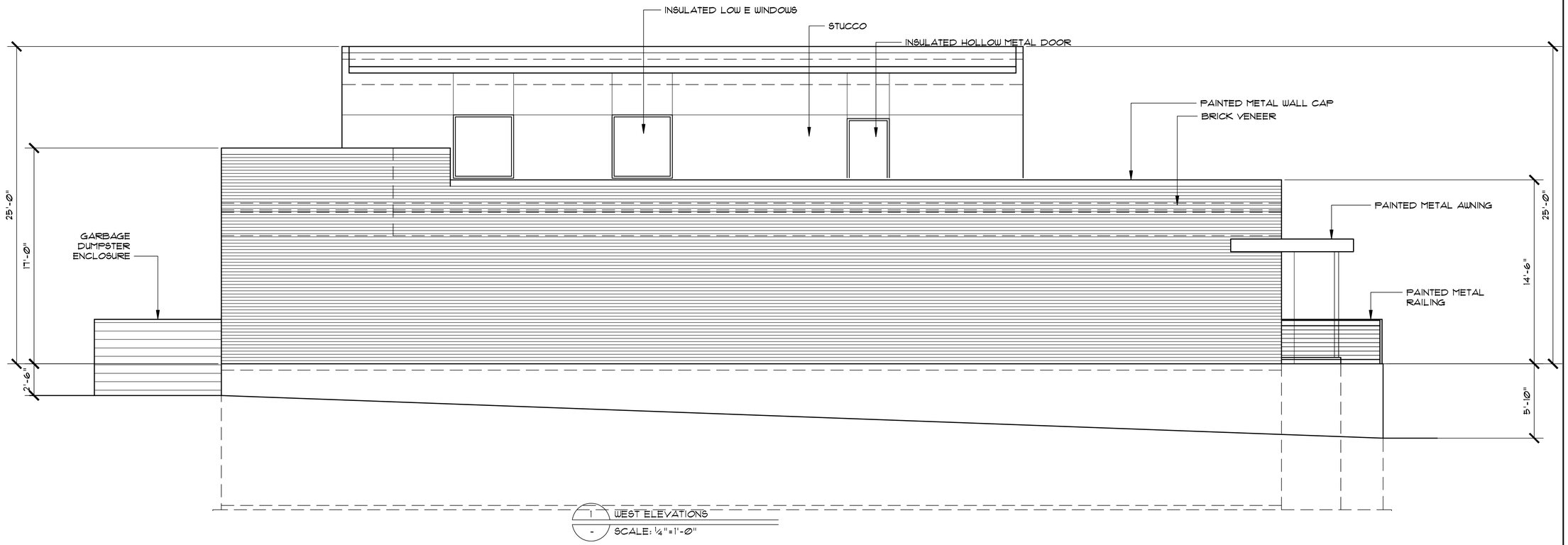
NEW OFFICE BUILDING FOR
KENDELL DAVIES
291 EAST 300 NORTH AMERICAN FORK UTAH

drawing title:
EXTERIOR ELEVATIONS

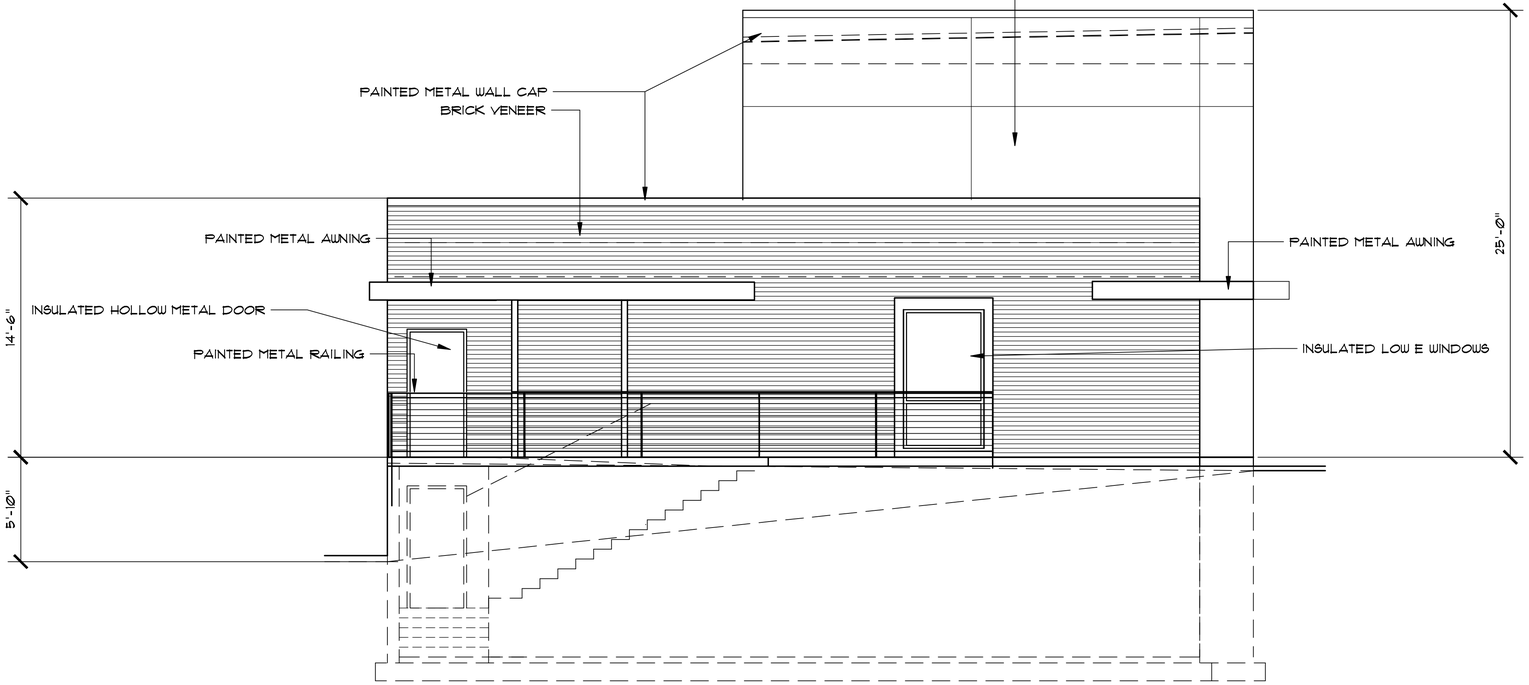
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11/20/19

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1 - WEST ELEVATIONS
SCALE: 1/4"=1'-0"



2 - SOUTH ELEVATIONS
SCALE: 1/4"=1'-0"

SCALE VERIFICATION
0 1/2" 1" 2"
24x36 FULL
12x18 HALF
OTHER N.T.S.

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NEW OFFICE BUILDING FOR
KENDELL DAVIES
291 EAST 300 NORTH AMERICAN FORK UTAH

drawing title: EXTERIOR ELEVATIONS

date: 11/20/19

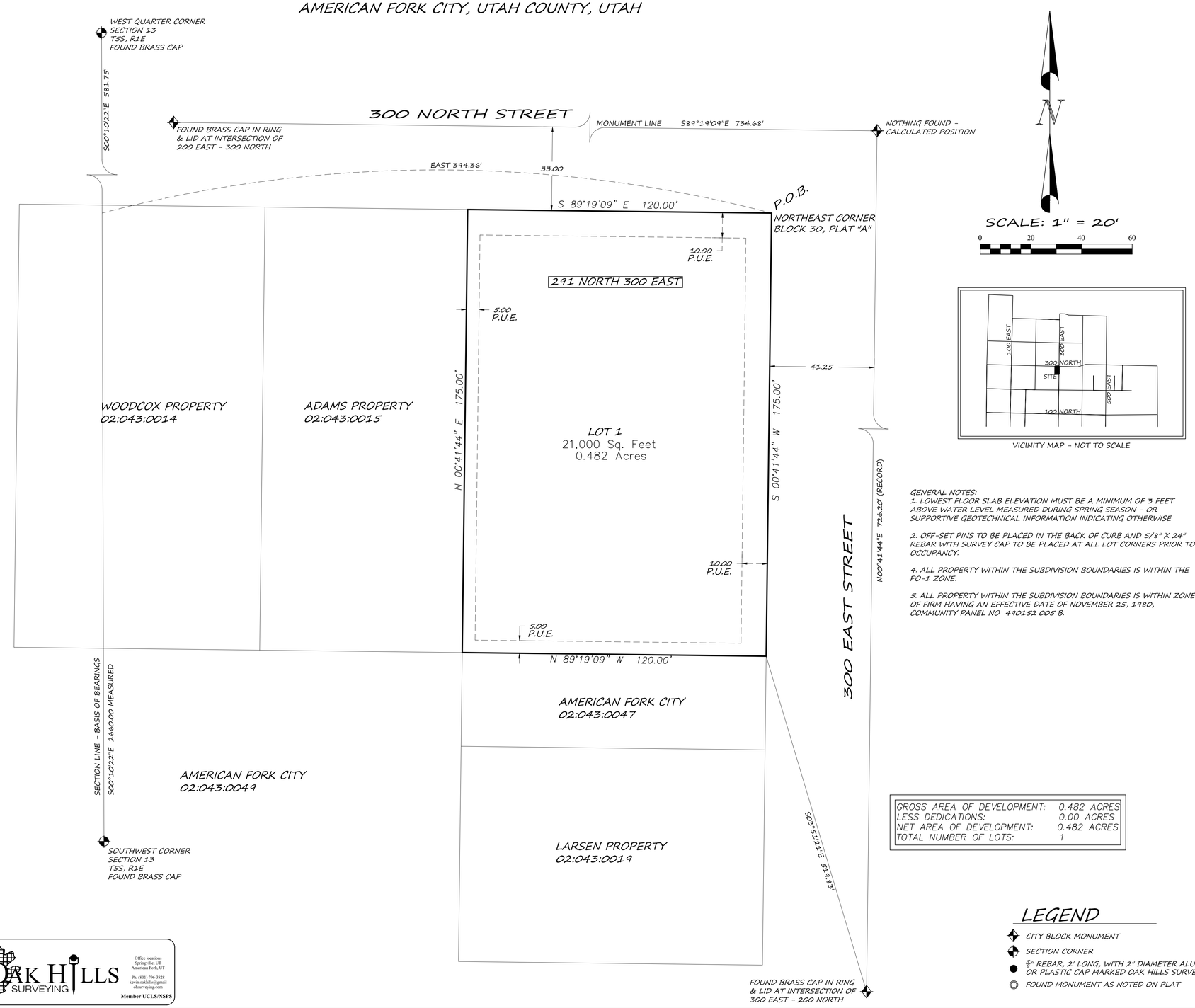
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DAVIES DENTAL SUBDIVISION PLAT "A"

WITHIN BLOCK 30, PLAT "A" AMERICAN FORK CITY SURVEY

LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH



N

SCALE: 1" = 20'

0 20 40 60

VICINITY MAP - NOT TO SCALE

GENERAL NOTES:
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

2. OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS PRIOR TO OCCUPANCY.

4. ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARIES IS WITHIN THE PO-1 ZONE.

5. ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARIES IS WITHIN ZONE B OF FIRM HAVING AN EFFECTIVE DATE OF NOVEMBER 25, 1980, COMMUNITY PANEL NO 490152 005 B.

GROSS AREA OF DEVELOPMENT:	0.482 ACRES
LESS DEDICATIONS:	0.00 ACRES
NET AREA OF DEVELOPMENT:	0.482 ACRES
TOTAL NUMBER OF LOTS:	1

LEGEND

- CITY BLOCK MONUMENT
- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT

OAK HILLS SURVEYING
Office locations
Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail
ohsurveying.com
Member UCLS/NSPS

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 30, PLAT "A" AMERICAN FORK CITY SURVEY, THENCE S00°41'44"W 175.00 FEET ALONG THE BLOCK LINE, THENCE N89°19'09"W 120.00 FEET, THENCE N00°41'44"E 175.00 FEET TO THE SOUTH LINE OF 300 NORTH STREET, THENCE ALONG BLOCK LINE S89°19'09"E 120.00 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.482 ACRES.

BASIS OF BEARINGS IS S00°10'22"E ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13 TO THE SOUTHWEST CORNER OF SECTION 13.

PRELIMINARY PLAT — JANUARY 15, 2020
SURVEYOR — DATE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS DAVIES DENTAL PLAT "A" SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 2020

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE DAY OF _____,A.D. 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

A NOTARY PUBLIC COMMISSIONER IN UTAH COMMISSION NUMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS____DAY OF_____, AD, 2020.

Mayor: Council Member

Council Member Council Member

Council Member Council Member

City Engineer City Recorder

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS_____DAY OF _____ AD, 2020 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER PLANNING COMMISSION CHAIRMAN

SEWER & WATER AUTHORITY

APPROVED THIS ____ DAY OF _____ A.D. 2020 BY THE AMERICAN FORK CITY SEWER AND WATER AUTHORITY

SEWER & WATER AUTHORITY

DAVIES DENTAL SUBDIVISION
PLAT "A"

WITHIN BLOCK 30, PLAT "A" AMERICAN FORK CITY SURVEY
LOCATED IN SW 1/4 SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK CITY, UTAH, COUNTY OF UTAH
SCALE: 1" = 20'

RECORDER SEAL	NOTARY PUBLIC SEAL	SURVEYOR SEAL	
		PROFESSIONAL LAND SURVEYOR KEVIN S BISHOP 6508652 STATE OF UTAH	

PRELIMINARY PLAT

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 5, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a commercial site plan for King & McCleary located at 230 and 240 West Main Street, in the CC-2 (Central Commercial) zone.

ACTION REQUESTED: Approval of the site plan.

BACKGROUND INFORMATION					
Location:		230 and 240 West Main Street			
Applicants:		Excel Engineering			
Existing Land Use:		Residential			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Residential			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		CC-2 (Central Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R4-7,500			
	South	CC-2 (Central Commercial)			
	East	CC-2 (Central Commercial)			
	West	CC-2 (Central Commercial)			
Land Use Plan Designation:		General Commercial			
Zoning within density range?		x	Yes		No

Background

King & McCleary proposes to convert an existing residential structure to commercial (office) use. The CC-2 zone encourages the conversion of residential structures to commercial uses, while preserving the historic residential character of west Main Street. The residential structure will be converted and used as additional office area for King & McCleary. Parking will be expanded to the north (behind) the structure, and function as one shared parking lot with the King & McCleary office directly west. An existing access will serve both properties. Parking is provided per City Code. Existing landscaping will remain.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “General Commercial”. The site 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.

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

   The structure is existing. No changes are proposed to the exterior.

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

   Trash pick-up will remain as it has been under a residential use. The office will not require an enclosure and dumpster area.

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 King & McCleary, 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 King & McCleary.

TABLE

Mr. Chairman, I move that we table action on the site plan for King & McCleary.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/5/2020

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: King & McCleary Payroll Services

Project Address: 230 West Main Street

Developer / Applicant's Name: MSG Investment LLC

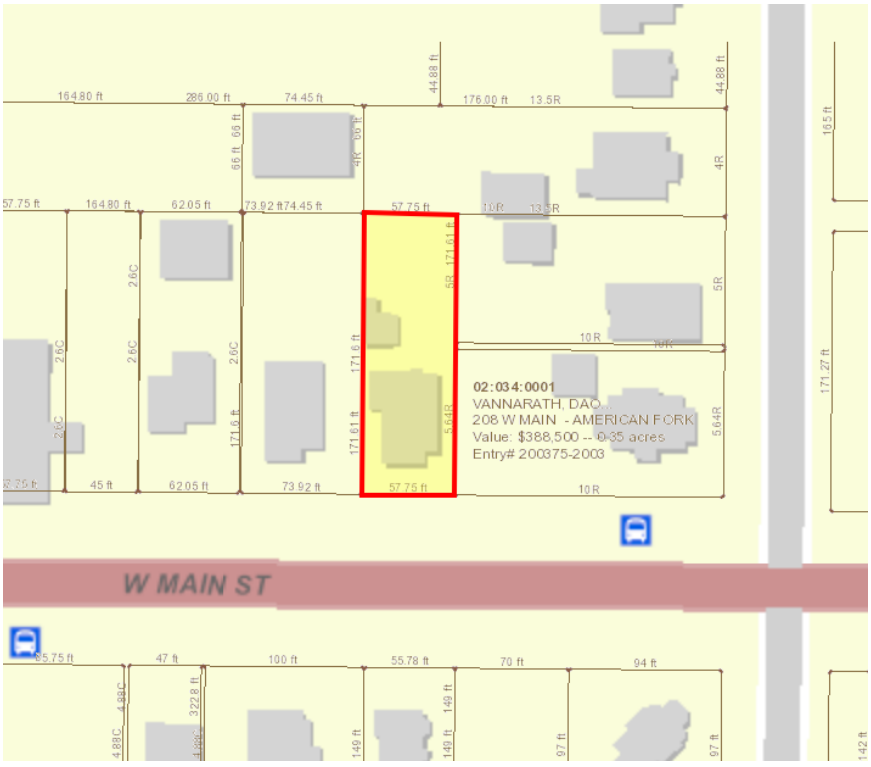
Type of Application:

- ☐ 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 2/5/2020 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:

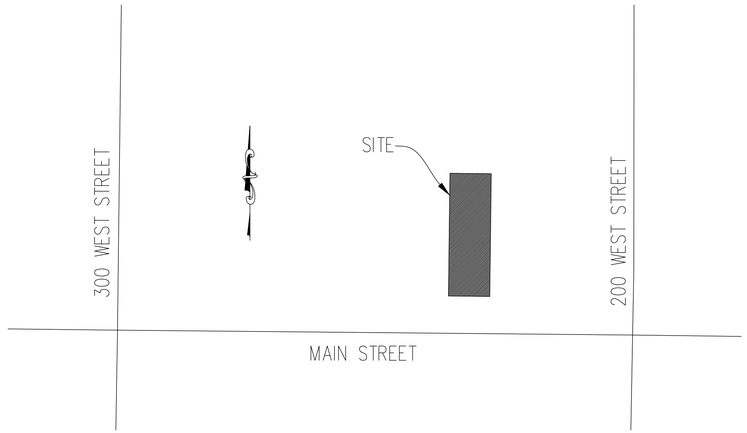
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior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

1. **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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
3. **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.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **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.
6. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
7. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.

KING & MCCLEARY PAYROLL SERVICES

ADDRESS: 230 WEST MAIN STREET

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



VICINITY PLAN

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	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(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

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

SHEET INDEX

C1 COVER SHEET
C2 SITE, UTILITY & LANDSCAPE PLAN
C3 GRADING & DRAINAGE PLAN
C4 EROSION CONTROL PLAN
C5 BMP DETAILS
C6 AMERICAN FORK STANDARD CONSTRUCTION NOTES
C7 DETAIL SHEET

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.

REGISTERED PROFESSIONAL ENGINEER
11/18/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SURVEYOR:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

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

BENCH MARK

SOUTH QUARTER CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4594.27 (NGVD 29 DATUM)

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED AS PER CITY REVIEW COMMENTS

Developer: King & McCleary, LLC
240 W. Main Street, American Fork, UT 84003
801-756-2915

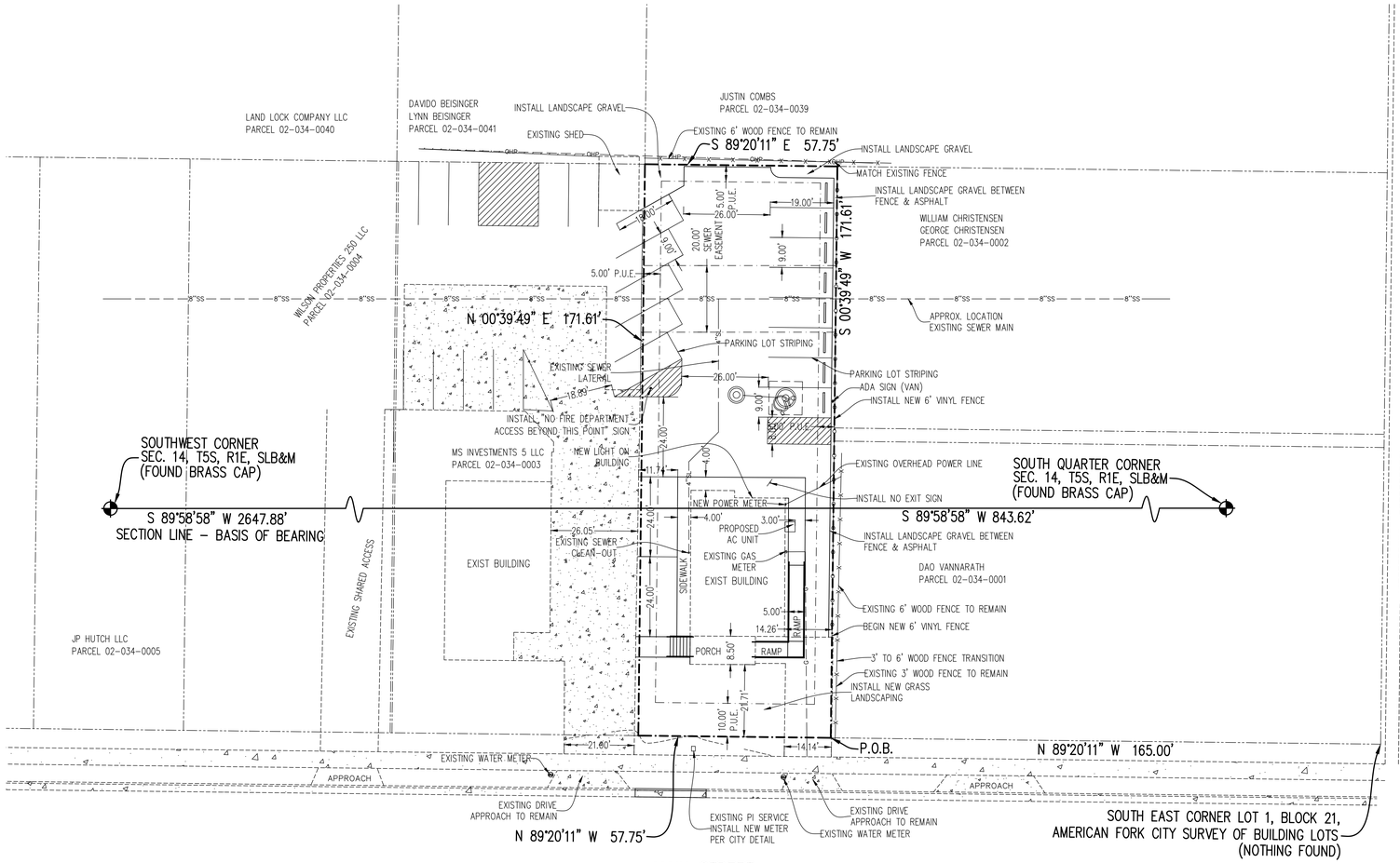
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

KING & MCCLEARY PAYROLL SERVICES
AMERICAN FORK 230 W. MAIN ST. UTAH

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

COVER SHEET

Scale: NTS
Date: 10/10/19
C1



RECORD DESCRIPTION

COMMENCING 165.0 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE WEST 57.75 FEET; THENCE NORTH 175.56 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE LOT LINE EAST 57.75 FEET; THENCE SOUTH 175.56 FEET TO THE NORTH LINE OF A SIX ROD STREET, AND THE PLACE OF BEGINNING. SITUATED IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING AND PORTION DISCLOSED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH, 12, 2002 AS ENTRY NO. 28431:2002 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 4 RODS; THENCE WEST 28 RODS; THENCE SOUTH 4 RODS; THENCE EAST 28 RODS TO THE POINT OF BEGINNING.

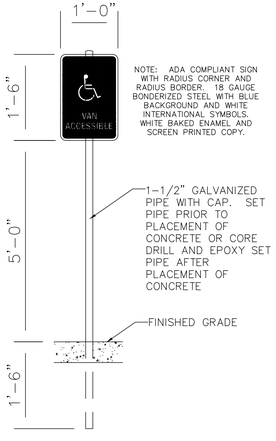
AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°20'11" WEST 165.00 FEET ALONG THE SOUTHERLY BLOCK LINE OF BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING LOCATED SOUTH 89°58'58" WEST ALONG THE SECTION LINE 843.62 FEET AND SOUTH 00°39'49" WEST 68.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°20'11" WEST 57.75 FEET; THENCE NORTH 00°39'49" EAST 171.61 FEET; THENCE SOUTH 89°20'11" EAST 57.75 FEET; THENCE SOUTH 00°39'49" WEST 171.61 FEET TO THE POINT OF BEGINNING.

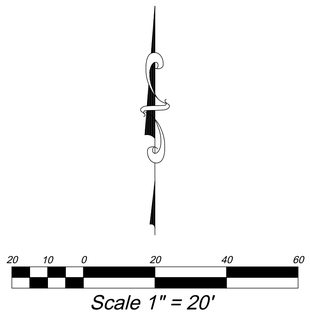
AREA = 9,910 SQ. FT. OR 0.2275 ACRES

GENERAL SITE NOTES

1. CURRENT ZONING: CC2
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY LEVEL OF FOCUS
4. EXISTING BUILDING TOTAL SQUARE FOOTAGE: 2,136 S.F.
5. PROPOSED BUILDING PARKING TABULATIONS:
   - OFFICE AREA=1,180 S.F./250 S.F. = 5 PARKING STALLS REQUIRED
   - BASEMENT AREA = 956 S.F. (USED FOR STORAGE ONLY)
   - NEW PARKING STALLS PROVIDED INCLUDING NEW SHARED STALLS = 15 STALLS
   - EXISTING BUILDING PARKING TABULATIONS (240 WEST BUILDING):
   - OFFICE AREA ENTIRE BUILDING = 3,220 S.F./250 S.F. = 13 PARKING STALLS REQUIRED
   - EXISTING PARKING PROVIDED = 8 STALLS.
   - TOTAL REQUIRED PARKING STALLS = 18 STALLS
   - TOTAL COMBINED PARKING FOR BOTH BUILDINGS = 23 PARKING STALLS.
6. PAVEMENT SECTION: SEE GRADING PLAN
7. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
8. A LIGHT WILL BE MOUNTED TO THE NORTH SIDE OF THE BUILDING TO ILLUMINATE THE PARKING LOT.
9. FLOOD ZONE DESIGNATION: ZONE C (AREAS OF MINIMAL FLOODING), FIRM MAP PANEL #: 490150005B EFFECTIVE DATE: 11/25/1980
10. TRASH DISPOSAL WILL BE HANDLED BY INDIVIDUAL ROLL-AWAY TRASH CONTAINER THAT WILL BE STORED IN THE REAR OF THE EXISTING BUILDING.



ADA VAN PARKING SIGN



STATE ROAD – 89 POSTED SPEED LIMIT

POSTED SPEED LIMIT ON SR-89 IS 30 MPH

CROSS PARKING AGREEMENT

A CROSS PARKING AGREEMENT HAS BE SIGNED BETWEEN THIS SITE AND THE KING & MCCLEARY OFFICE ON THE SITE IMMEDIATELY WEST OF THIS BUILDING. SEE THE PARKING TABULATIONS IN THE GENERAL SITE NOTES ON THIS SHEET FOR HOW THE OVERALL PARKING IS SATISFIED.

SITE TABULATIONS:

TOTAL PROPERTY AREA = 9,910 S.F. = 100%
EXISTING BUILDING AREA = 1,371 S.F. = 13.8%
IMPERVIOUS AREA = 7,221 S.F. = 72.9%
LANDSCAPE AREA = 1,318 S.F. = 13.3%

PUBLIC IMPROVMENT NOTE

IF THERE ARE ANY PUBLIC RIGHT-OF-WAY IMPROVEMENTS THAT DO NOT MEET CITY STANDARDS, THEY WILL NEED TO BE REPLACED

ALTA SURVEY EASEMENTS

THE TITLE REPORT DID NOT CONTAIN ANY EXISTING EASEMENTS THAT NEEDED TO BE INCLUDED ON THE SURVEY

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
11/8/19

SURVEYOR:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

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240 W. Main Street, American Fork, UT 84003
801-756-2915

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

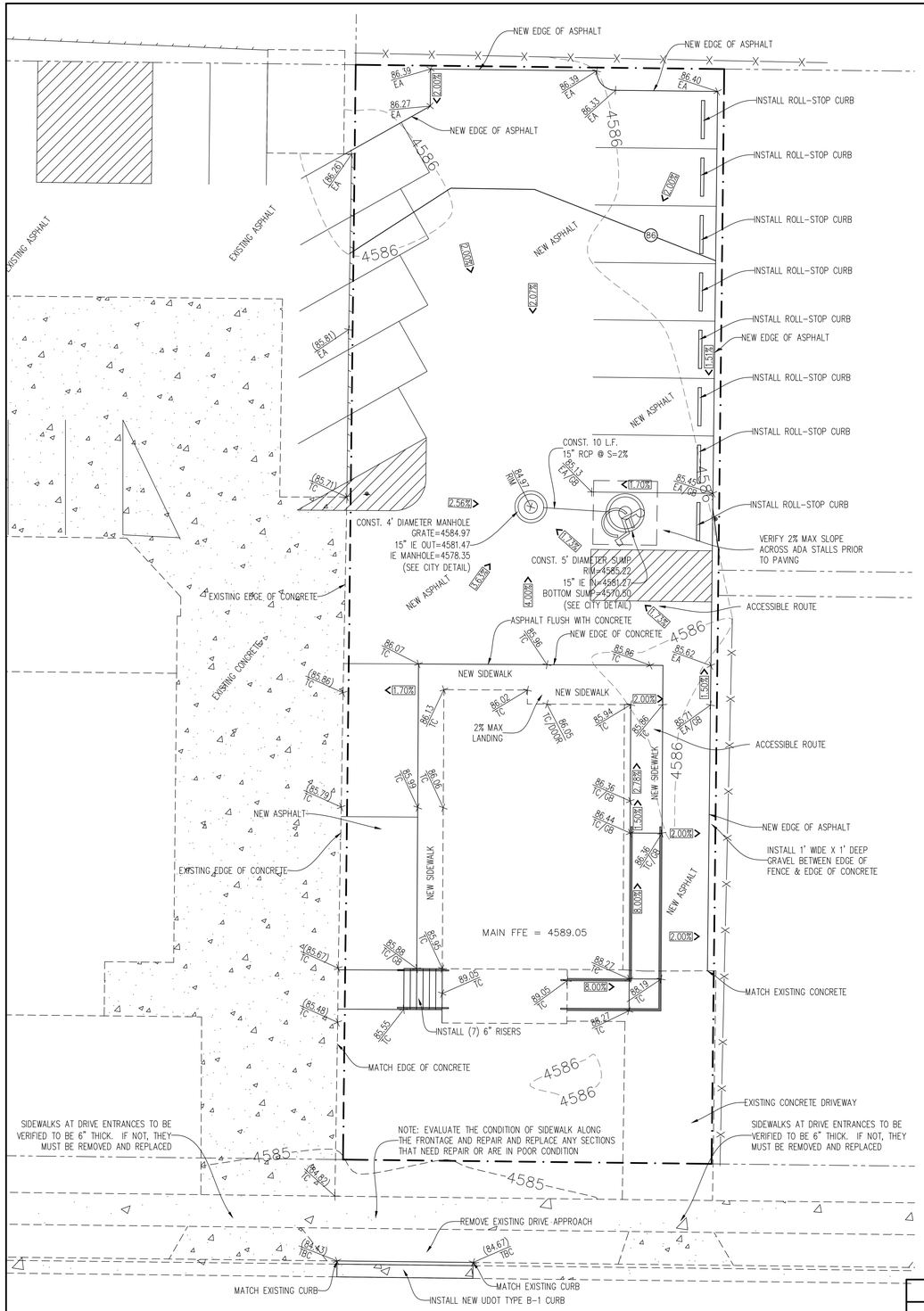
KING & MCCLEARY PAYROLL SERVICES

AMERICAN FORK 230 W. MAIN ST. UTAH

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

SITE, UTILITY, & LANDSCAPE PLAN

Scale: 1"=20'
Date: 10/10/19
C2



King & McCleary Payroll Services
Storm Water Calculations - 100 year
10-Oct-19

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Parking Lot area	0.9	5781	5203
Total CA		5781	5203

The percolation rate used is 1 minute/inch
The infiltration area for the sump will be bottom and side areas of the gravel surrounding the sump.
The infiltration area = (10' length x 10' width) gravel area = 100 s.f. (see 'Sump Volume Calculation' below)
The infiltration rate = (100 s.f.)(1 inch/1 min.)(1 ft/12 inch)(1 min./60 sec.)= 0.14 cfs

Retention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
15	4.50	1.15	499	125	374
30	3.00	1.50	650	250	400
45	2.25	1.69	733	375	358
60	1.85	1.85	802	500	302
90	1.30	1.95	845	750	95
120	1.00	2.00	867	1000	-133
180	0.70	2.10	911	1500	-589
360	0.45	2.70	1171	3000	-1829
720	0.25	3.00	1301	6000	-4699
1440	0.15	3.60	1561	12000	-10439

Required Retention Storage = 400 cf

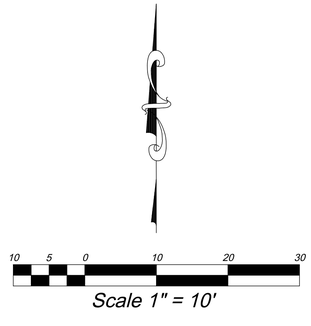
Notes:
A, B, & C are based upon A.F. City Precip. Table (100-year)
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = infiltration rate x A x 60 sec.
F = D - E to determine storage volume

Sump Volume Calculation

Assume a 5' diameter, 12' deep sump: Volume = (3.14)(2.5)^2(12') = 236 cf
Assume 10'x10' gravel area around sump with 40% voids = (10'x10'-(3.14)(3^2))*(10')(.40) =287 cf
2' Gravel under sump w/ 40% voids = (10'x10'x2' x 0.40) = 80 c.f.
Storage Volume of each sump =602 cf

Discussion

1. 1 sump provides 602 c.f. of storage
2. Provided storage volume of 602 c.f. exceeds required storage volume of 400 cf.



ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" UNTREATED ROAD BASE

OR

6" CONCRETE
5" UNTREATED ROAD BASE

Know what's below. Call before you dig.

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)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
5%	PROPOSED CONTOUR

EARTHTEC ENGINEERING

1497 West 40 South, Lindon, Utah - 84042, Phone (801) 225-5711
840 West 1700 South, #10, Salt Lake City, Utah - 84104, Phone (801) 787-9138
1596 W. 2650 S. #108, Ogden, Utah - 84401, Phone (801) 399-9516

October 1, 2019

King & McCleary
240 West Main Street
American Fork, Utah 84003

Re: Percolation Testing
King & McCleary
230 West Main Street
American Fork, Utah
Job No: 198788

Gentlemen:

This letter summarizes our percolation testing at the subject site in American Fork, Utah. This testing was completed on September 30, 2019.

A percolation test was performed at the north end of the lot at 4½ feet below the existing ground surface. The test was performed by digging a small hole with a shovel, filling the hole with water, and measuring the water loss over time. The test was performed until the rate stabilized. The final measured rate for the percolation test performed is shown in the table below.

Percolation Test Location	Test Depth (ft)	Percolation Rate (min/in)	Soil Types
Perc-1	4½	Less than 1	GP-GM

The information presented in this letter applies only to the soils tested in the percolation test hole at the subject site. The observations and recommendations presented in this letter were conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area at this time. No warranty or representation is intended in our proposals, contracts, letters, or reports.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please call.

Respectfully;
EARTHTEC ENGINEERING

Jeremy A. Balleck, E.I.T.
Staff Engineer

Timothy A. Mitchell, P.E.
Senior Geotechnical Engineer

JB/tm

Attachments: Figure No. 1 *Aerial Photograph Showing Location of Percolation Test*

Professional Engineering Services ~ Geotechnical Engineering ~ Geologic Studies ~ Code Inspections ~ Special Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY ALLAN MITCHELL — No. 5567049-2202 — 10/01/2019 — STATE OF UTAH

REGISTERED PROFESSIONAL ENGINEER — DAVID W. PETERSON — No. 270393 — 10/9/19 — STATE OF UTAH

BENCH MARK

SOUTH QUARTER CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM)

REVISIONS

Rev.	Date	Description
1	11/18/19	REVISED AS PER CITY REVIEW COMMENTS

Developer: King & McCleary, LLC
240 W. Main Street, American Fork, UT 84003
801-756-2915

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

KING & MCCLEARY PAYROLL SERVICES
AMERICAN FORK 230 W. MAIN ST. UTAH

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

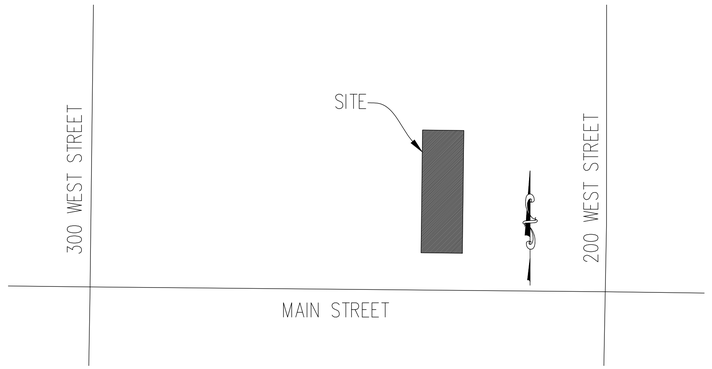
GRADING & DRAINAGE PLAN

Scale: 1"=10'
Date: 10/10/19
C3

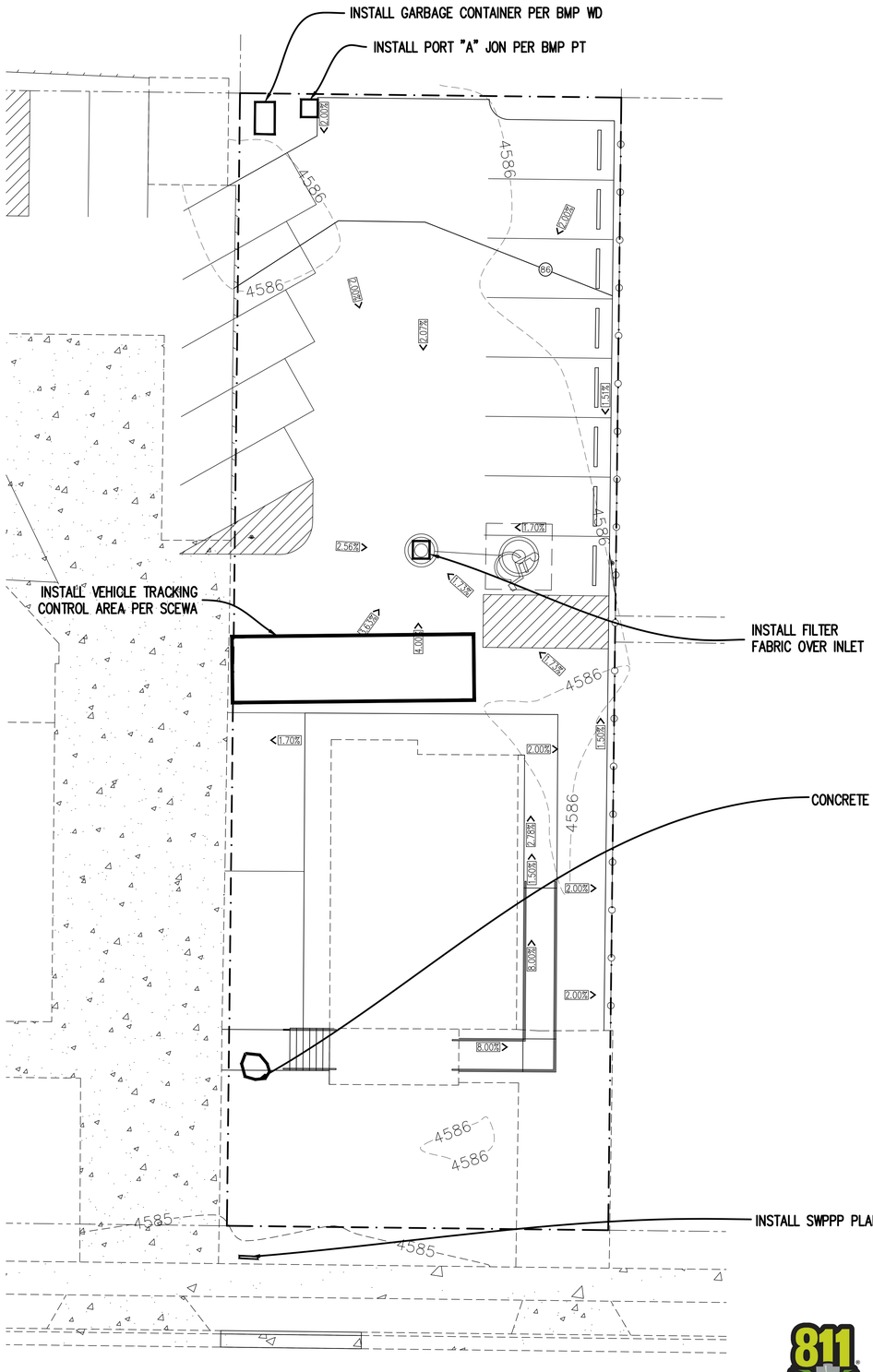
KING & MCCLEARY PAYROLL SERVICES

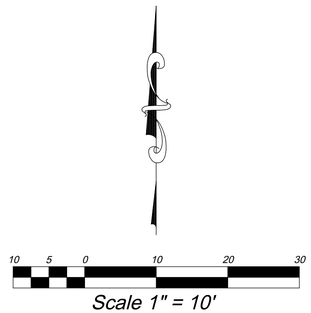
ADDRESS: 230 WEST MAIN STREET

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



VICINITY PLAN





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
LEHI CITY SEWER & WATER	Lee Barnes	(801) 836 1036
MITCHELL HOLLOW IRRIGATION	Jeff Mitchell	(801) 367 9026

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."

REGISTERED PROFESSIONAL ENGINEER
11/8/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

PE STAMP, SIGN AND DATE

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 = 4'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"

C-VALUE BEFORE CONSTRUCTION = 0.58
C-VALUE AFTER CONSTRUCTION = 0.81

PERCOLATION RATE: 1 MINUTE PER INCH

DISTURBED AREA = 0.165 ACRES

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

EROSION CONTROL NOTES:

1. INSTALL VEHICLE TRACKING CONTROL AREA. PER SCEWA
2. INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
3. INSTALL FILTER FABRIC UNDER INSTALLED INLET.
4. INSTALL GARBAGE CONTAINER. SEE BMP WD
5. INSTALL PORTABLE TOILET. SEE BMP PT
6. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
7. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
8. SWEEP STREET AND PARKING LOT. SEE BMPS DC & PLSV
9. 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.

BENCH MARK

SOUTH QUARTER CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM)

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KING & MCCLEARY PAYROLL SERVICES
AMERICAN FORK 230 W. MAIN ST. UTAH

Drawn by:	Scale:
D.W.P.	1"=10'
Designed by: D.W.P.	Date: 10/10/19
Checked by: D.W.P.	C4

EROSION CONTROL PLAN

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 all 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

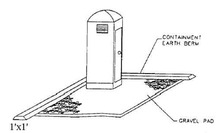
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

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

Implementation Requirements
- ☐ Capital Costs
- ☒ O&M Costs
- ☐ Regulatory
- ☐ Training
- ☐ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: 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

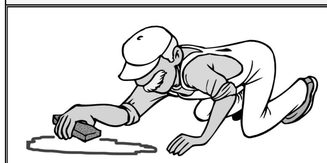
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



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.

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: BMP Inspection and Maintenance — BMPIM



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

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

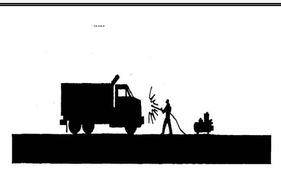
Targeted Pollutants
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- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ☐ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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



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 wastes 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.

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: Concrete Waste Management — CWM



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.

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

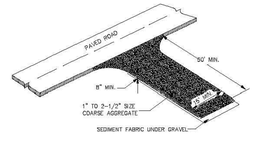
Targeted Pollutants
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- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ 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



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 build-up.
- 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

REGISTERED PROFESSIONAL ENGINEER
11/8/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Developer: King & McCleary, LLC
240 W. Main Street, American Fork, UT 84003
801-756-2915

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

KING & MCCLEARY PAYROLL SERVICES

AMERICAN FORK — 230 W. MAIN ST. — UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 10/10/19
Checked by: D.W.P.		C5

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	Ben Hunter	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 7633040
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.

REGISTERED PROFESSIONAL ENGINEER
11/19/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Developer: King & McCleary, LLC
240 W. Main Street, American Fork, UT 84003
801-756-2915

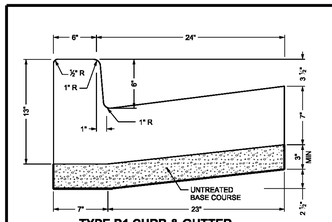
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

KING & MCCLEARY PAYROLL SERVICES
AMERICAN FORK 230 W. MAIN ST. UTAH

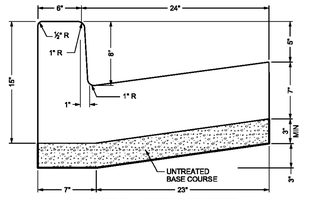
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

AMERICAN FORK STANDARD CONSTRUCTION NOTES

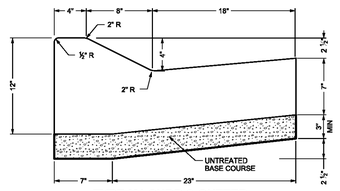
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C6



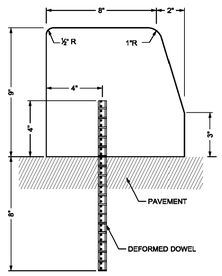
TYPE B1 CURB & GUTTER
AREA = 1.680 SQ FT



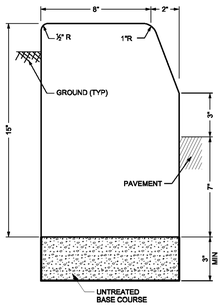
TYPE B2 CURB & GUTTER
AREA = 1.765 SQ FT



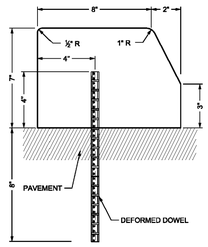
TYPE M1 CURB & GUTTER
AREA = 1.700 SQ FT



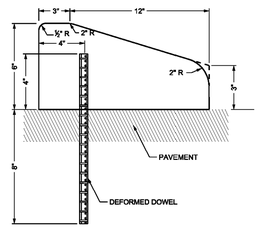
TYPE B3 CURB
AREA = 0.580 SQ FT



TYPE B4 CURB
AREA = 1.033 SQ FT



TYPE B5 CURB
RAISED MEDIAN
AREA = 0.490 SQ FT



TYPE M2 CURB
AREA = 0.484 SQ FT

NOTES:

1. USE ⅞ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

DESIGN-ONLY NOTES:

A. DRAINAGE CURBS: TYPE B1, B2 & M1.
B. MOUNTABLE CURBS: TYPES M1 & M2. REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR APPLICATION.
C. USE CURBS TYPES B1, B2, B3, B4 & B5 WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURBS MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
D. USE TYPE B4 ONLY AS BORDER CURB.

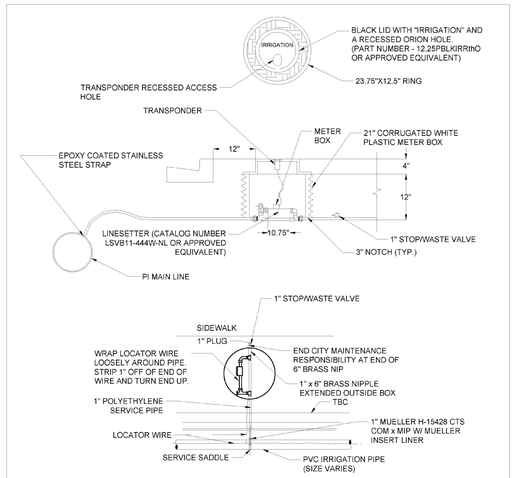
REVISIONS			
NO.	DATE	APPR.	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — DIRECTOR, STANDARDS COMMITTEE — DATE: JAN. 01, 2017
APPROVED — DEPUTY DIRECTOR — DATE: JAN. 01, 2017

CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 2A

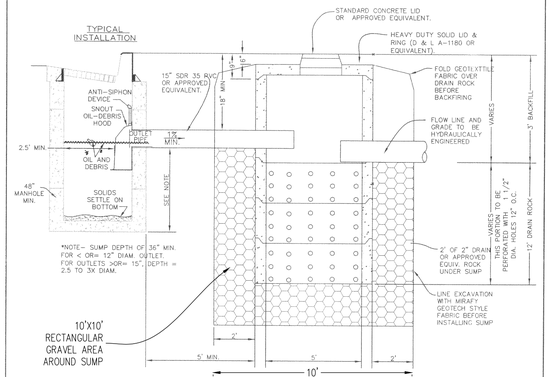


1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN:	MVJ	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:				
DATE:	MAY 2019			
SCALE:	VARIES			

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM 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.



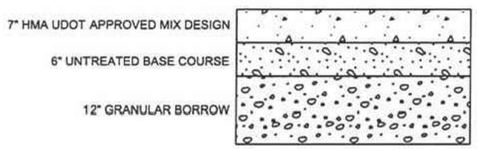
PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN:	JRP	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:					
DATE:	MAY 2002				
SCALE:	VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\Plans\SPEC-TREATMENT SUMP.dwg 05/22/2025 09:59:24 AM MDT

UDOT NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 A.M AND 3:30 – 6:00 P.M.). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS, AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM TEH APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OTHER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.



PAVEMENT SECTION FOR STATE HIGHWAY
NOTE: ALL MATERIALS TO MEET UDOT SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER — 11/8/19 — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

Developer: King & McCleary, LLC
240 W. Main Street, American Fork, UT 84003
801-756-2915

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

KING & MCCLEARY PAYROLL SERVICES
AMERICAN FORK 230 W. MAIN ST. UTAH

Drawn by:	Scale:
D.W.P.	NTS
Designed by: D.W.P.	Date: 10/10/19
Checked by: D.W.P.	C7

DETAIL SHEET

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JANUARY 22, 2020

The American Fork City Planning Commission met in a regular session on January 22, 2020 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Chris Christiansen
	Geoff Dupaix
	Harold Dudley
	Ryan Hunter
	Christine Anderson
Absent:	Rod Brocious
	Rebecca Staten
Staff Present:	Adam Olsen, City Planner
	Wendelin Knobloch, Planner
	Ben Hunter, Engineer
	Lisa Halversen, Administrative Assistant
Also Present:	Dave Pierson

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Review and action on the Houle Annexation Agreement, for property located at approximately 935 East 50 South and consisting of approximately .60 acres

Mr. Olsen stated that the Houle annexation closes an island of unincorporated County land in the vicinity of 935 East 50 South. The annexation area consists of .60 acres. The R1-9,000 zone is proposed, matching surrounding properties. No development is proposed, and an existing home is found on the property.

Mr. Hunter said that the Engineering Division has no concerns, there is existing right-of-way along 50 South. They are entering into a water delay agreement in case of future development. The Engineering Division has no other concerns.

Mr. Christiansen moved to recommend approval of the Houle Annexation Agreement.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**

The motion carried.

3. Hearing, review and action on a site plan for Dollar Tree, located at 648 East State Street in the SC-1 Planned Shopping Center zone

Mr. Olsen indicated that Dollar Tree proposes to combine and expand three suites in the American Fork Shopping Center. The expansion necessitates Planning Commission approval. Dollar Tree will expand to the north, toward the parking lot, creating more of a flush appearance with the existing suites to the east and west. 7 parking stalls will be removed as part of the expansion; however, sufficient parking exists within the overall shopping center. Renderings have been included in the submittal materials, illustrating the finished expanded facade.

Mr. Hunter stated that the Engineering Division recommends approval, all utilities are existing and there are no engineering issues.

Public Hearing Opened

Public Hearing Closed

Mr. Dave Pearson with Galloway represents the owners of the shopping center. This proposal adds more sales floor area for a potential Dollar Tree store. The shell will be pulled out to leave a clean interior, there will also probably be an enclosed trash structure. New sidewalk will be put in the front, and there will be shear walls on both sides.

Chairman Woffinden asked when they plan on beginning work.

Mr. Pierson said that they want to begin as soon as possible. Two building permits will be issued, one for the shell and one for Dollar Tree or tenant.

Mr. Christiansen moved to approve the site plan for Dollar Tree, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

Mr. Dupaix seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**

Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**

4. Review and action on the 2020 American Fork City Planning Commission Meeting Schedule

Mr. Olsen posted notice of scheduled Planning Commission meetings for 2020. If there is a meeting where there are no agenda items or when most commissioners will be gone, the meeting will be canceled. Commissioners discuss moving the April 8 meeting closest to spring break, the City Council has canceled their meeting around the same time.

Mr. Christiansen moved to recommend approval of the 2020 American Fork City Planning Commission Meeting Schedule

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**

The motion carried.

5. Review and action on the election of Planning Commission officers

Chairman Woffinden indicated that he would like to stay as Chairman for the upcoming year, he asked commissioners to select a vice-chair.

Mr. Dudley moved to retain John Woffinden as Chairman and Christine Anderson as Vice-Chair

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**

The motion carried.

6. Other Business

There was no other business to discuss.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. Agenda items will be the Davies Dental subdivision, and King & McCleary wants to acquire another building next to their existing one on Main Street. Northampton House will be a discussion item, they want to add more uses to the site for their property to the east and north. The last item is modification to one of the TOD cross-sections. The next meeting will be held on February 5, 2020.

8. Review and action on the minutes of the January 8, 2020 Planning Commission Regular Session

Mr. Dudley moved to recommend approval of the minutes of the January 8, 2020 Planning Commission Regular Session.

Mr. Dupaix seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**

The motion carried.

9. Adjournment

Mr. Dupaix moved to adjourn.
Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 7:20 pm.

Lisa Halversen, Administrative Assistant