AMERICAN FORK CITY PLANNING COMMISSION
JUNE 17, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION
*AMENDED

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 17, 2020, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at *zoompubliccomment@afcity.net* prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.
The agenda shall be as follows:

1. Hearing, review and action on a zone map amendment from the R-1-12,000 Residential zone to the PO-1 Professional Office zone located at 280 N. North County Boulevard

2. Hearing, review and action on a land use map amendment from the Residential Low Density to the Professional Office designation in the area of 280 N. North County Boulevard

3. Hearing, review and action on amendments to Section 17.5.133 of the American Fork City Development Code entitled "Off-Street Parking Standards."

4. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 1 Plat A, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

5. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 1 Plat B, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

6. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 2 Plat C, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

7. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 2 Plat D, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

8. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 3 Plat E, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

9. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 3 Plat F, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

10. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 4 Plat G, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

11. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 4 Plat H, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

12. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 5 Plat I, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

13. *Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 6 Plat J, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

14. Other Business

15. Site Plan Committee Report

16. Review and action on the minutes of the June 3, 2020 Planning Commission Regular Session

17. Adjournment

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

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

AMERICAN FORK CITY MEETING DATE: June 17, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment located at 280 N. North County Boulevard, from the residential low density to the professional office designation.

Hearing, review and action on a zone map amendment located at 280 N. North County Boulevard, from the R1-12,000 Residential zone to the PO-1 (Professional Office) zone.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION				
Location:		280 N. North County Boulevard		
Applicants:		Evan Nixon/Justin Anderson		
Existing Land Use:		Residential		
Proposed Land Use:		Professional Office		
Surrounding Land Use:	North	Professional Office		
	South	Professional Office		
	East	Professional Office		
	West	Residential		
Existing Zoning:		R1-12,000		
Proposed Zoning:		PO-1		
Surrounding Zoning:	North	PO-1		
	South	PO-1		
	East	PO-1		
	West	R1-9,000		
Land Use Plan Designation:		Residential Low Density* (proposed for amendment to Professional Office)		
Zoning within Land Use Plan?	x	Yes (current zone)		No

Background

The applicant proposes to amend the land use and zone map designations at 280 N. North County Boulevard, from a residential designation to the professional office designation. Due to proximity to the American Fork Hospital, the area is undergoing transition and development from residential to medical/professional office uses in support of the hospital area. If approved, the existing home will be removed, and the area redeveloped into medical/office use. Directly north, at the corner of 300 North and North

County Boulevard, a medical facility is under construction. Additional professional office uses are being constructed in the vicinity. Staff supports the request to amend the land use and zone map designations.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

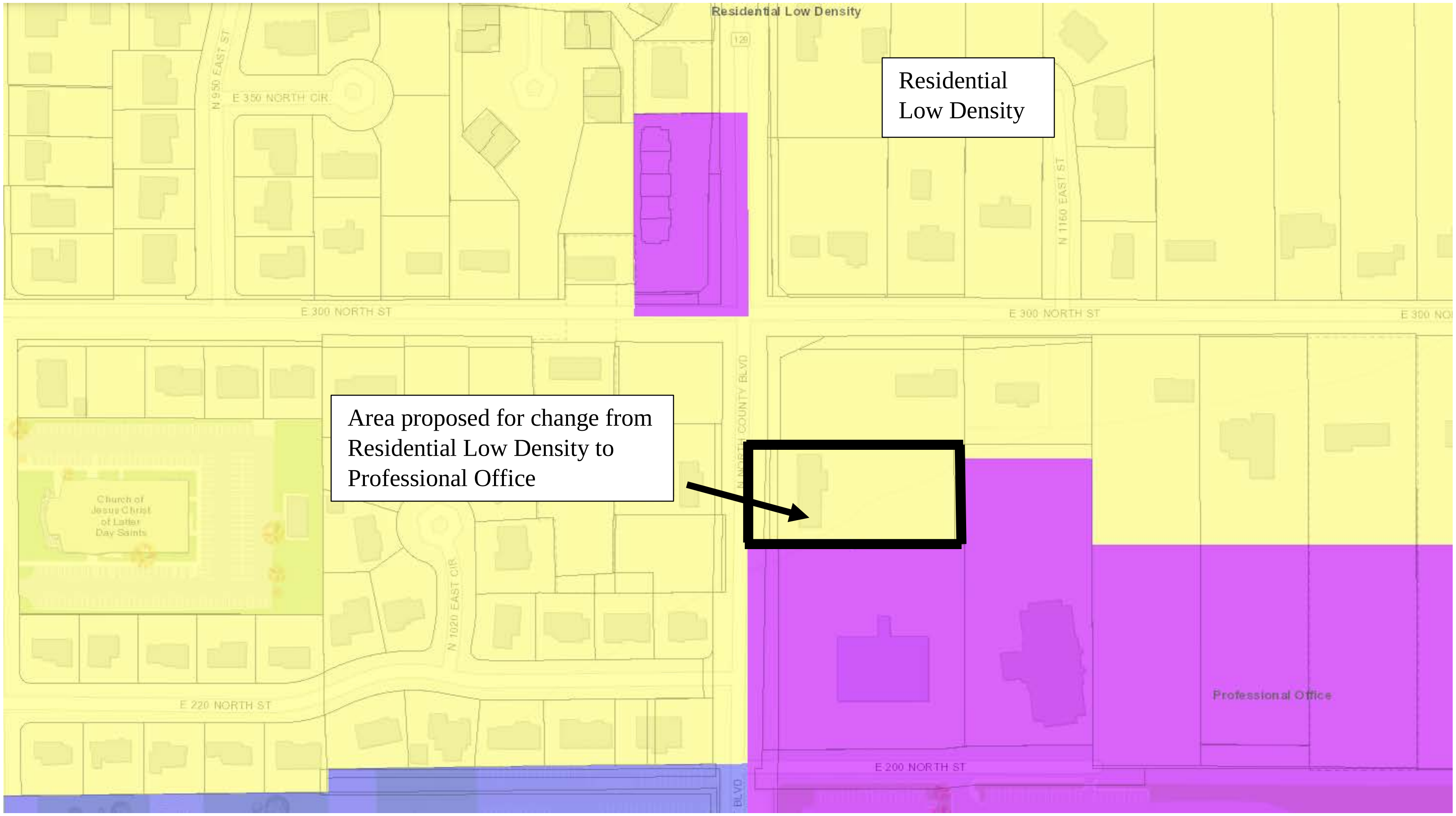
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

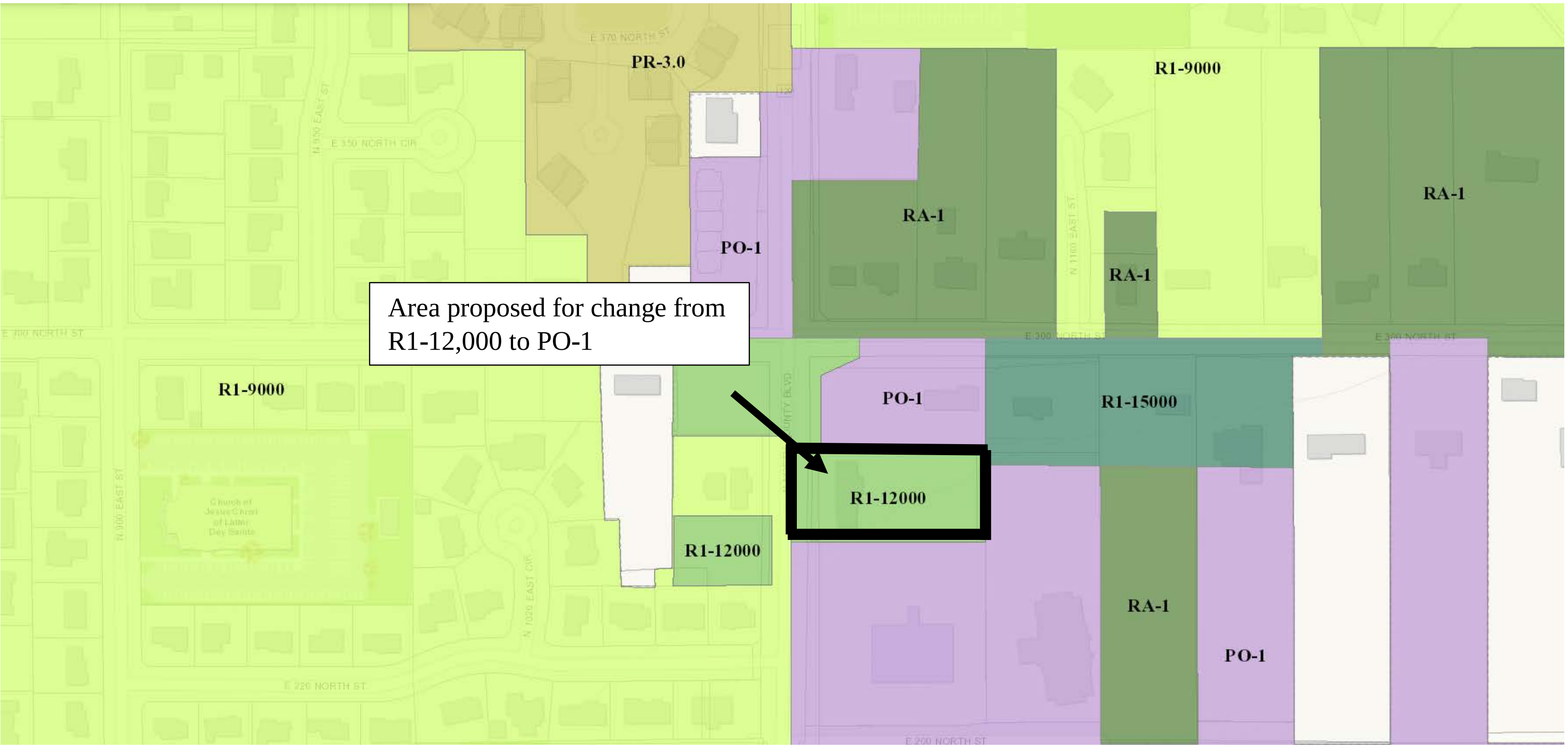
Land Use Map



Residential Low Density

Area proposed for change from Residential Low Density to Professional Office

Zone Map



Area proposed for change from R1-12,000 to PO-1

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: 280 North Office
Location: 280 N. North County Blvd., American Fork, UT
Reason/Description: Change zoning from R1-12000 to PO-1
Utah County Parcel No(s): 14:017:0244

Property Owner Name: Lindell Holdings, LLC (Justin Anderson, Mgr.)
Property Owner Signature: Justin Anderson

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Justin Anderson
Address: 481 E 1000 South, Suite C, Pleasant Grove, UT 84062
Telephone: 801-362-4600 Fax:
Email: justin7000@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☐	Property Size (acres): 0.96 Current Zone Classification: R1-12000
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☐	Does the proposed zone change conform to the Land Use Plan? ☐ Yes ☒ No If no, please submit a request for General Plan Amendment with this application.

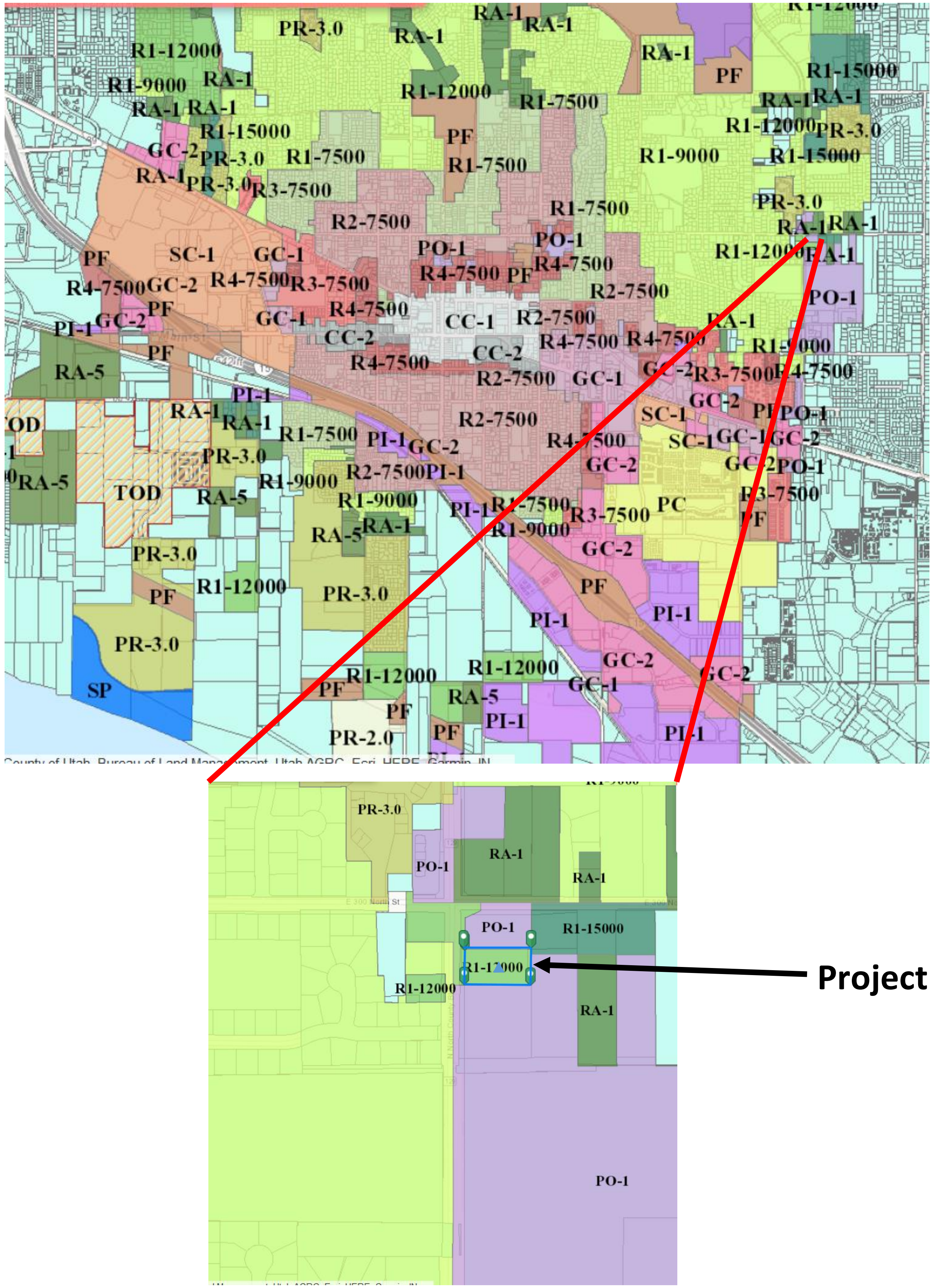
☐	What zone classification are you proposing for the area to be considered? PO-1
☐	Map illustrating property to be changed.

Link to Development Code
https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

Reason for Proposed Zone Change

The subject property is currently zoned R-1 – 12000 (Low Density Residential). The proposal is to change the subject property zoning to PO-1 (Professional Office). The reason for this request is so that an office building can be built in this location. The subject property is surrounding by PO-1 zoning to the north, south, and east; and North County Blvd to the west. Office building exist on the south and east, and an office building is currently being constructed to the north.

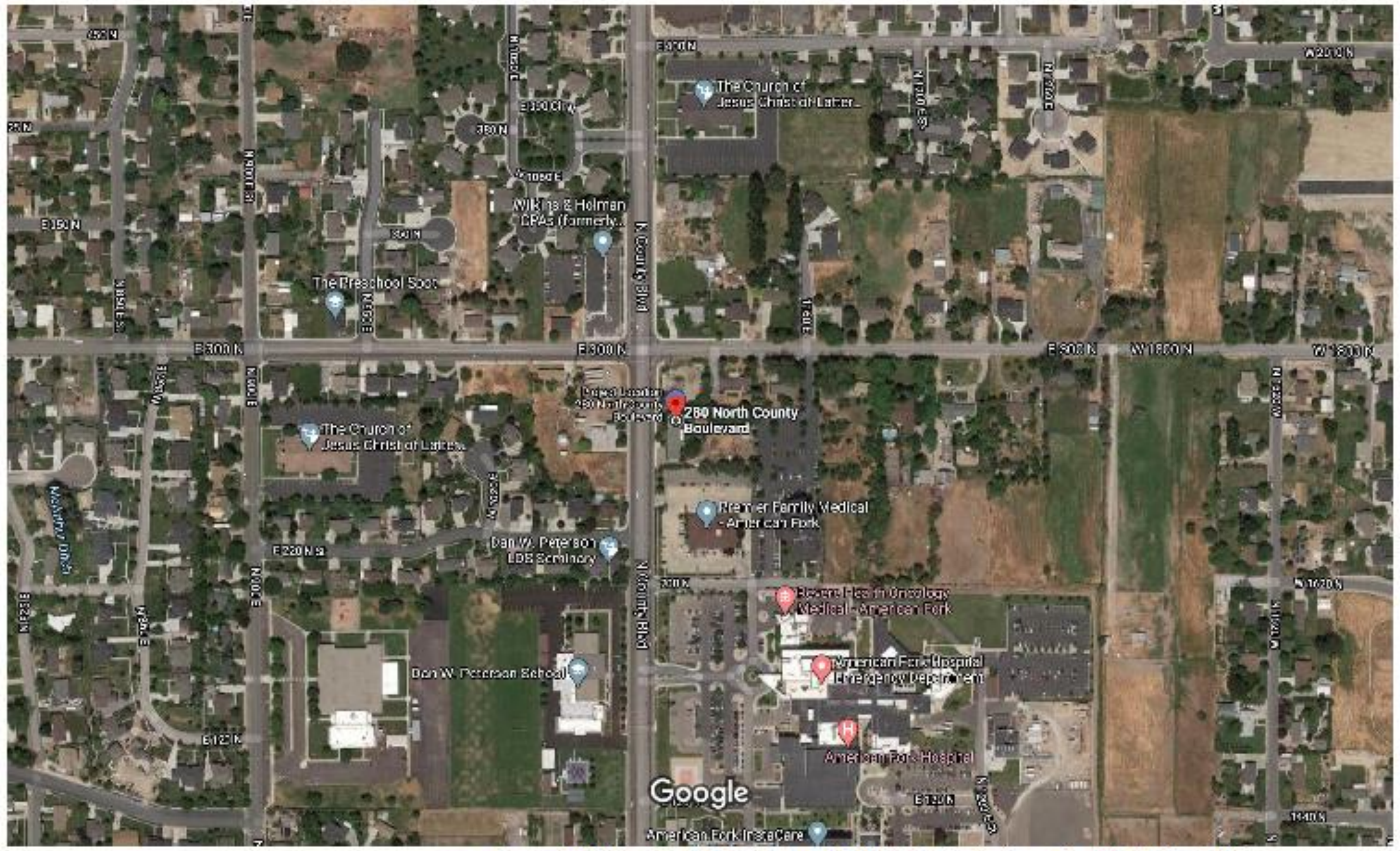


Project Location: 280 N North County Blvd

280 N County Blvd to 280 N County Blvd - Google Maps

https://www.google.com/maps/dir/280+North+County+Boulevard,+American+Fork,+UT/280...

Google Maps 280 N County Blvd to 280 N County Blvd


The Church of Jesus Christ of Latter...
Wilkins & Holman CPAs (formerly...
The Preschool Spot
E 300 N
N County Blvd
280 North County Boulevard
The Church of Jesus Christ of Latter...
Premier Family Medical - American Fork
Dan W. Peterson LDS Seminary
Dan W. Peterson School
American Fork Hospital
American Fork Hospital Emergency Department
American Fork InstaCare
Google

Imagery ©2020 Maxar Technologies, State of Utah, USDA Farm Service Agency, Map data ©2020 200 ft

1 of 1

5/25/2020, 9:31 AM

Parking Ordinance Modification

At the May 20th 2020 meeting, the Planning Commission discussed inconsistencies found in the parking ordinance; specifically, as it deals with multi-family requirements. Discussion centered on keeping the requirement of 2.25 spaces per unit (outside of the TOD area). While this standard is to remain in effect, the Planning Commission may consider adjustment requests, supported through parking studies by those who wish to propose the adjustment. The original background information for discussion is presented below.

A few years ago, the City's parking ordinance was updated by adding reference to a table from a widely accepted planning and urban design book. This was intended to clarify and provide parking standards for uses that the ordinance did not address, particularly commercial uses. Part of this table also addressed parking for multi-family uses, breaking down multi-family by number of bedrooms, from studio units to two-bedroom and above units.

An unintended consequence of this addition was that it provided an alternate standard from the existing multi-family requirement of 2.25 spaces per unit, regardless of the type or number of bedrooms. The question is raised, do we follow the 2.25 per unit standard; or, do we follow the table, which allows flexibility based on bedroom count? The development community prefers the table due to its flexibility.

Below are the two sections of the Code dealing with multi-family parking standards; the first section to remain, and the second (with strikethrough) proposed for deletion/clarification.

1. Residential uses.

    a. One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.
    b. Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.
    c. Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

~~Single-family dwelling unit Multi-family dwelling unit~~	~~2 per dwelling unit~~
~~Studio~~	~~1.25 per dwelling unit~~
~~One bedroom~~	~~1.5 per dwelling unit~~
~~Two or more bedrooms~~	~~2 per dwelling unit~~
~~Accessory dwelling unit~~	~~1 per dwelling unit~~

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of amending Section 17.5.133 of the American Fork City Development Code, regarding multi-family parking requirements.

DENIAL

Mr. Chairman, I move that we recommend denial of amending Section 17.5.133 of the American Fork City Development Code, regarding multi-family parking requirements.

TABLE

Mr. Chairman, I move that we table the item regarding multi-family parking requirements.

AMERICAN FORK CITY MEETING DATE: June 17, 2020
PLANNING COMMISSION STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plats for Lakeshore Landing Plats A-J, in the area of 350 South 900 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Approval of the preliminary plans and recommendation of approval of the final plats.

<table>
<tr><th colspan="6">BACKGROUND INFORMATION</th></tr>
<tr><td colspan="2">Location:</td><td colspan="4">350 South 900 West</td></tr>
<tr><td colspan="2">Applicants:</td><td colspan="4">Berg Engineering</td></tr>
<tr><td colspan="2">Existing Land Use:</td><td colspan="4">Agriculture</td></tr>
<tr><td colspan="2">Proposed Land Use:</td><td colspan="4">Residential</td></tr>
<tr><td rowspan="4">Surrounding Land Use:</td><td>North</td><td colspan="4">Agriculture</td></tr>
<tr><td>South</td><td colspan="4">Residential (platted, not yet built)</td></tr>
<tr><td>East</td><td colspan="4">Residential</td></tr>
<tr><td>West</td><td colspan="4">Agriculture</td></tr>
<tr><td colspan="2">Existing Zoning:</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td colspan="2">Proposed Zoning:</td><td colspan="4">N/A</td></tr>
<tr><td rowspan="4">Surrounding Zoning:</td><td>North</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td>South</td><td colspan="4">PR-3.0 (Planned Residential)</td></tr>
<tr><td>East</td><td colspan="4">TOD & Residential Agriculture 5 (Utah County)</td></tr>
<tr><td>West</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td colspan="2">Land Use Plan Designation:</td><td colspan="4">TOD (Transit Oriented Development)</td></tr>
<tr><td colspan="2">Zoning compliant with Land Use Plan Designation?</td><td>x</td><td>Yes</td><td></td><td>No</td></tr>
</table>

Background

The area of Lakeshore Landing was annexed in 2018. It received approval of a district framework plan in 2019 (ADG District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review (staff level review), subdivision plats were necessary. Further lot plan review will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plats act as formal instruments in proceeding toward development of the site.

The plats anticipate both townhome and multi-family development. Planning staff recommends removal of the number of units currently labeled on lots intended for multi-family development. These numbers will ultimately be determined through future reviews; largely dependent on configuration of parking and open space elements as required by the TOD Code.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

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

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

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plats are consistent with the Land Use Plan designation of “Transit Oriented Development”.

2. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.

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

4. Labeling of number of units on lots intended for multi-family development shall be removed from the plats.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plans and recommend approval of the final plats of Lakeshore Landing Plats A-J, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plats of Lakeshore Landing Plats A-J.

TABLE

Mr. Chairman, I move that we table action on the preliminary plans and final plats of Lakeshore Landing Plats A-J.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/3/2020

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: Lakeshore Landing Plats A-J

Project Address: 350 South 900 West

Developer / Applicant's Name: Ardero/Berg Civil Engineering

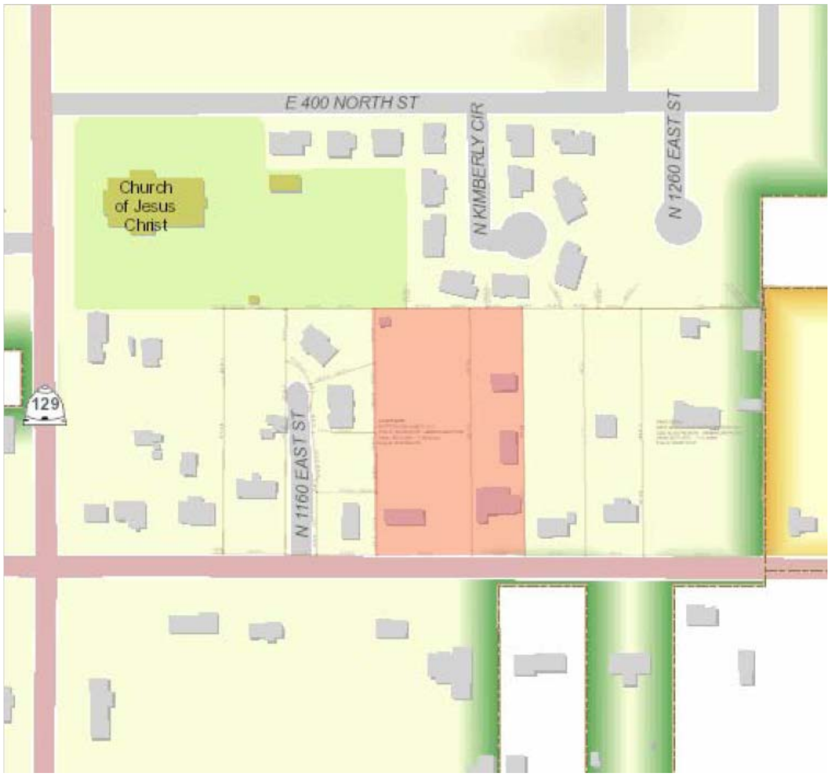
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 6/3/2020 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. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

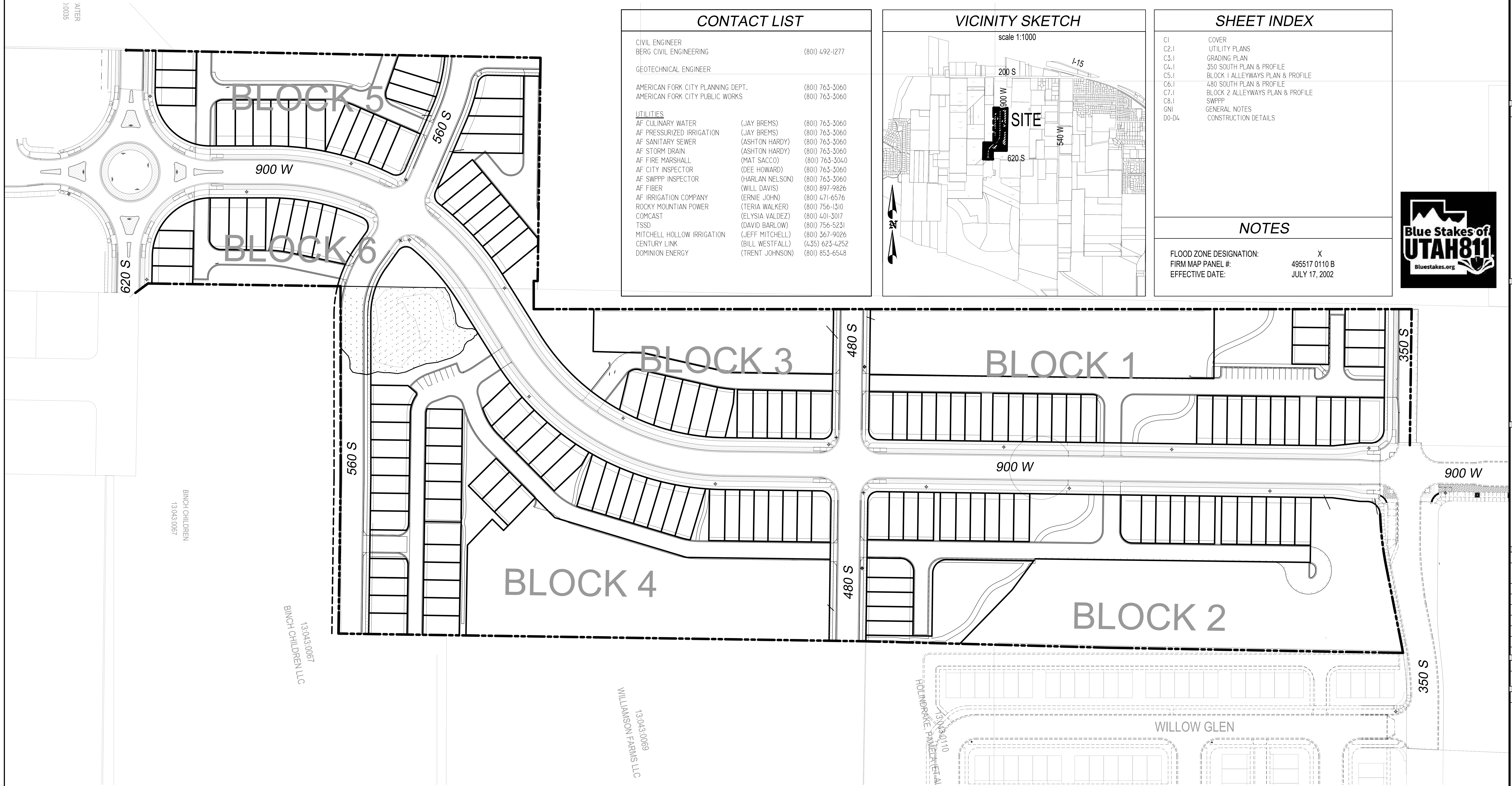
Modifications Required:

1. Provide traffic impact study and updated drainage report
2. Plan modification as outlined in the TRC redline comments provide to the developer
3. Provide U.S. Army Corps of Engineer approved wetland mitigation plan when finalized

LANDSHORE LANDING

A TRANSIT-ORIENTED DEVELOPMENT

BLOCK 1 & BLOCK 2 FINAL CONSTRUCTION DRAWINGS



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C1	COVER
C2.1	UTILITY PLANS
C3.1	GRADING PLAN
C4.1	350 SOUTH PLAN & PROFILE
C5.1	BLOCK 1 ALLEYWAYS PLAN & PROFILE
C6.1	480 SOUTH PLAN & PROFILE
C7.1	BLOCK 2 ALLEYWAYS PLAN & PROFILE
C8.1	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

Blue Stakes of UTAH 811
Bluestakes.org

BLOCK 1

BLOCK TYPE 4	Total Acres	
GROSS ACREAGE	**4.75**	
EXIST DEDICATED ROADS	0.86	18.1%
NET ACREAGE	**3.89**	81.9%
NEW ROADWAY	0.34	7.1%
NEW ALLEY	0.61	12.8%
TOTAL THOROUGHFARES	1.81	38.0%
LOT TYPE 7 (0%-20%)	0.95	20.0%
LOT TYPE 6 (10%-30%)	1.16	24.4%
LOT TYPE 5 (20%-50%)	2.17	45.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.48	10.0%
TOTALS	4.75	100.0%
TOWNHOMES	31 DU	
APARTMENTS	75 DU	

BLOCK 2

BLOCK TYPE 4	Total Acres	
GROSS ACREAGE	**5.31**	
EXIST DEDICATED ROADS	1.02	19.3%
NET ACREAGE	**4.28**	80.7%
NEW ROADWAY	0.15	2.7%
NEW ALLEY	0.67	12.7%
TOTAL THOROUGHFARES	1.84	34.7%
LOT TYPE 7 (0%-20%)	1.06	20%
LOT TYPE 6 (10%-30%)	1.60	30%
LOT TYPE 5 (20%-50%)	1.98	37%
LOT TYPE 4 (0%-20%)	0.00	0%
CIVIC (10%-20%)	0.67	13%
TOTALS	5.31	100%
TOWNHOMES	27 DU	
APARTMENTS	93 DU	

BLOCK 3

BLOCK TYPE 4	Total Acres	
GROSS ACREAGE	**2.37**	
EXIST DEDICATED ROADS	0.59	25.1%
NET ACREAGE	**1.77**	74.9%
NEW ROADWAY	0.13	5.3%
NEW ALLEY	0.24	10.1%
TOTAL THOROUGHFARES	0.96	40.5%
LOT TYPE 7 (0%-20%)	0.47	20.0%
LOT TYPE 6 (10%-30%)	0.71	30.0%
LOT TYPE 5 (20%-50%)	0.93	39.1%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.26	10.9%
TOTALS	2.37	100%
TOWNHOMES	12 DU	
APARTMENTS	41 DU	

BLOCK 4

BLOCK TYPE 4	Total Acres	
GROSS ACREAGE	**6.95**	
EXIST DEDICATED ROADS	0.86	12.4%
NET ACREAGE	**6.09**	87.6%
NEW ROADWAY	0.67	9.6%
NEW ALLEY	0.74	10.6%
TOTAL THOROUGHFARES	2.26	32.5%
LOT TYPE 7 (0%-20%)	1.38	19.9%
LOT TYPE 6 (10%-30%)	1.77	25.5%
LOT TYPE 5 (20%-50%)	3.10	44.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.70	10.0%
TOTALS	6.95	100%
TOWNHOMES	49 DU	
APARTMENTS	111 DU	

BLOCK 5

BLOCK TYPE 3	Total Acres	
GROSS ACREAGE	**3.41**	
EXIST DEDICATED ROADS	0.71	20.9%
NET ACREAGE	**2.69**	79.1%
NEW ROADWAY	0.42	12.3%
NEW ALLEY	0.29	8.6%
TOTAL THOROUGHFARES	1.42	41.7%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	1.42	41.6%
LOT TYPE 4 (10%-40%)	1.32	38.8%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.67	19.7%
TOTALS	3.41	100%
TOWNHOMES	29 DU	
APARTMENTS	0 DU	

BLOCK 6

BLOCK TYPE 3	Total Acres	
GROSS ACREAGE	**1.50**	
EXIST DEDICATED ROADS	0.57	38.1%
NET ACREAGE	**0.93**	61.9%
NEW ROADWAY	0.07	4.6%
NEW ALLEY	0.18	11.8%
TOTAL THOROUGHFARES	0.82	54.5%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	0.55	36.7%
LOT TYPE 4 (10%-40%)	0.60	39.9%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.35	23.4%
TOTALS	1.50	100%
TOWNHOMES	11 DU	
APARTMENTS	0 DU	

NOTES

1. PROJECT ADDRESS IS 900 WEST 460 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

ARDERO
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Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

BLOCK 1 & BLOCK 2 CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C1

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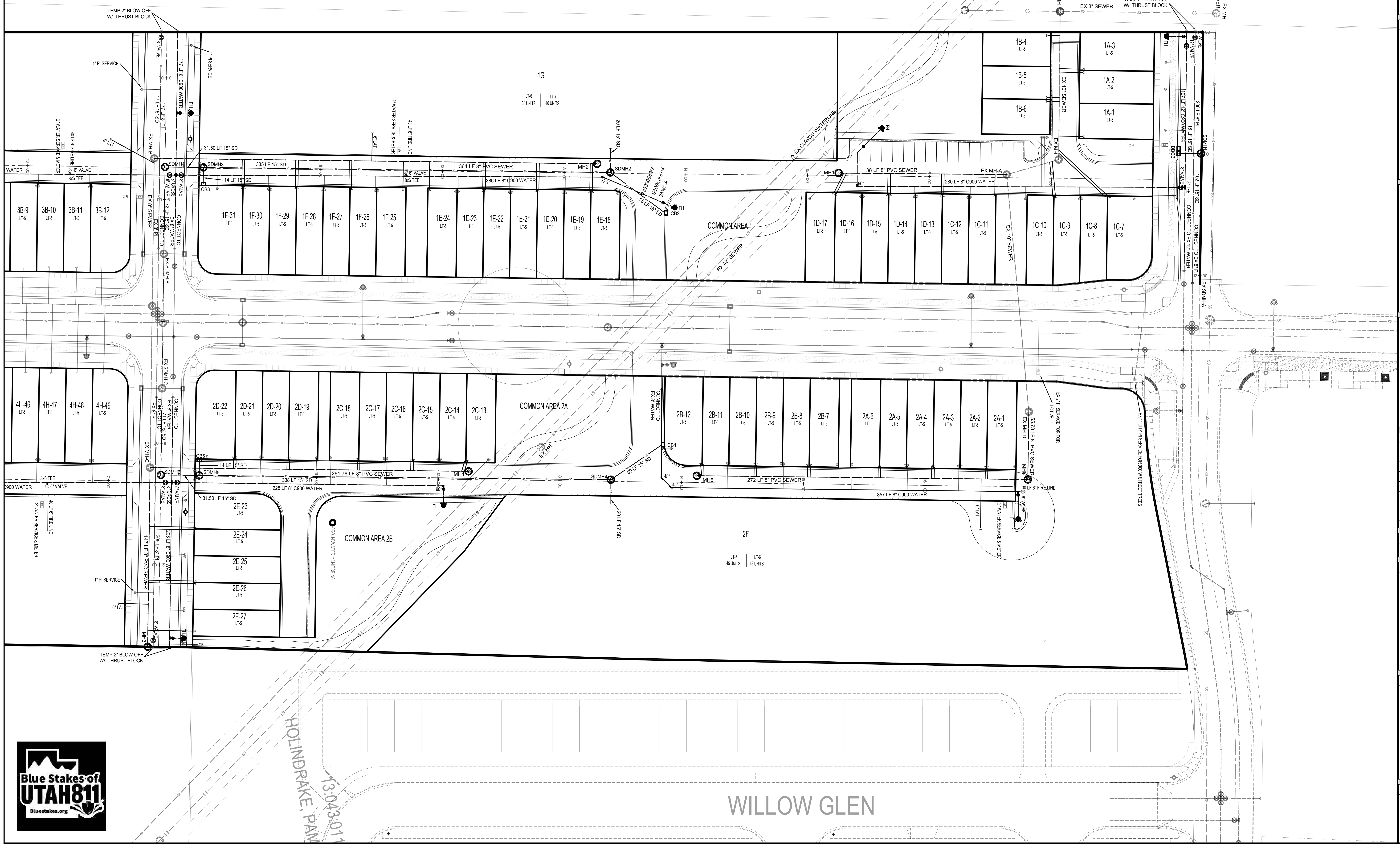
SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.
3. CLEAN-OUT REQUIRED WITHIN 5 FEET FROM FOUNDATION WALL. CLEAN-OUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

WATER SERVICE NOTES

1. 1" WATER SERVICE AND METER TYPICAL FOR ALL TOWNHOMES
2. ALL WATER METERS TO BE LOCATED IN LANDSCAPED AREAS THAT ARE ACCESSIBLE FOR SERVICE AND MAINTENANCE.



ARDERO
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Suite A1
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(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

0 20 40 80 120
SCALE: 1"= 40'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

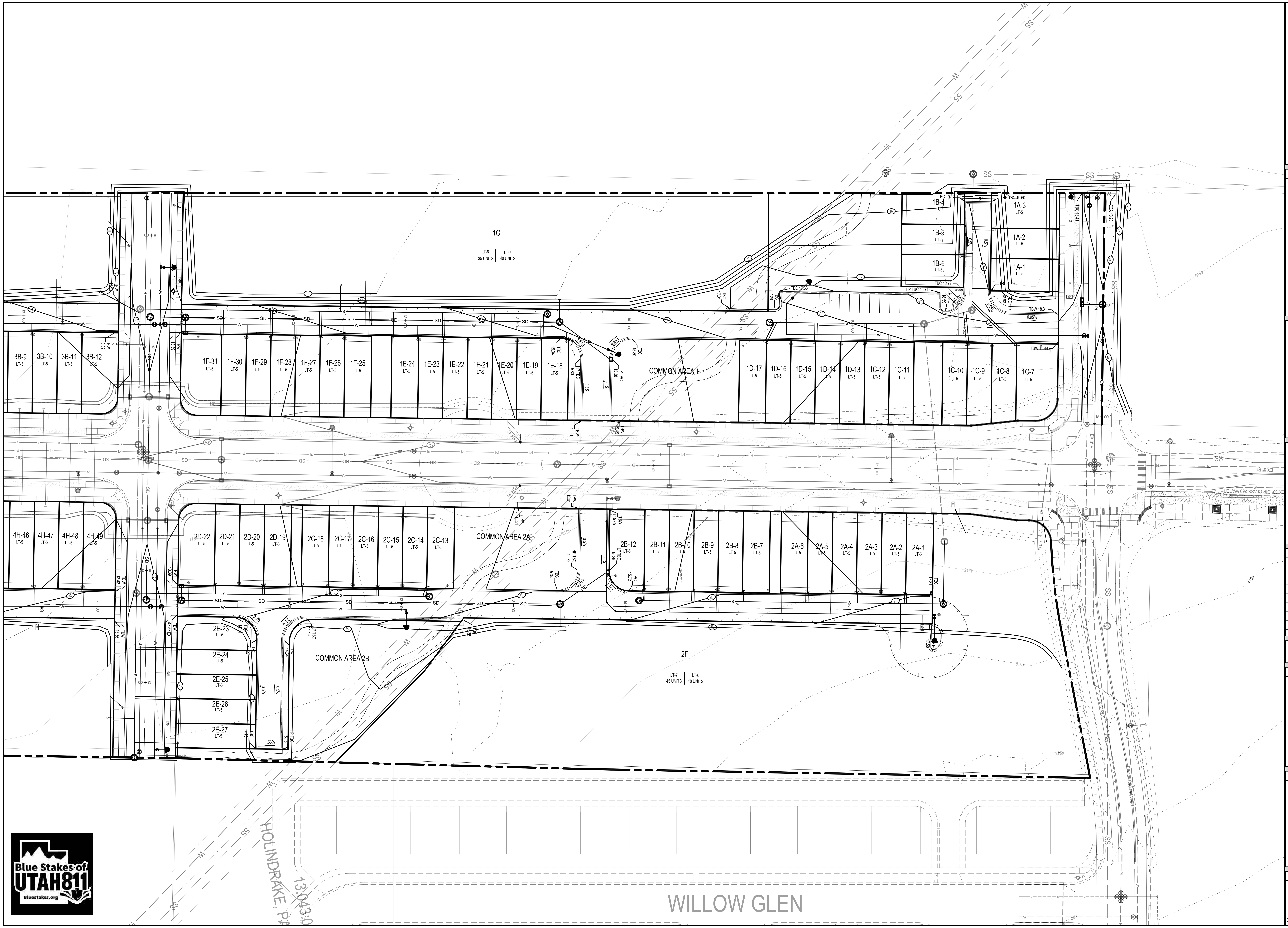
PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

UTILITY
PLAN
BLOCKS 1-2

SHEET NAME	SHEET / EXHIBIT
UTIL	C2.1



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DEVELOPMENT

LAKESHORE LANDING

SCALE: 1"= 40'

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

K R Berg

ACTION	DATE
BLOCK PLAN	05/15/2020

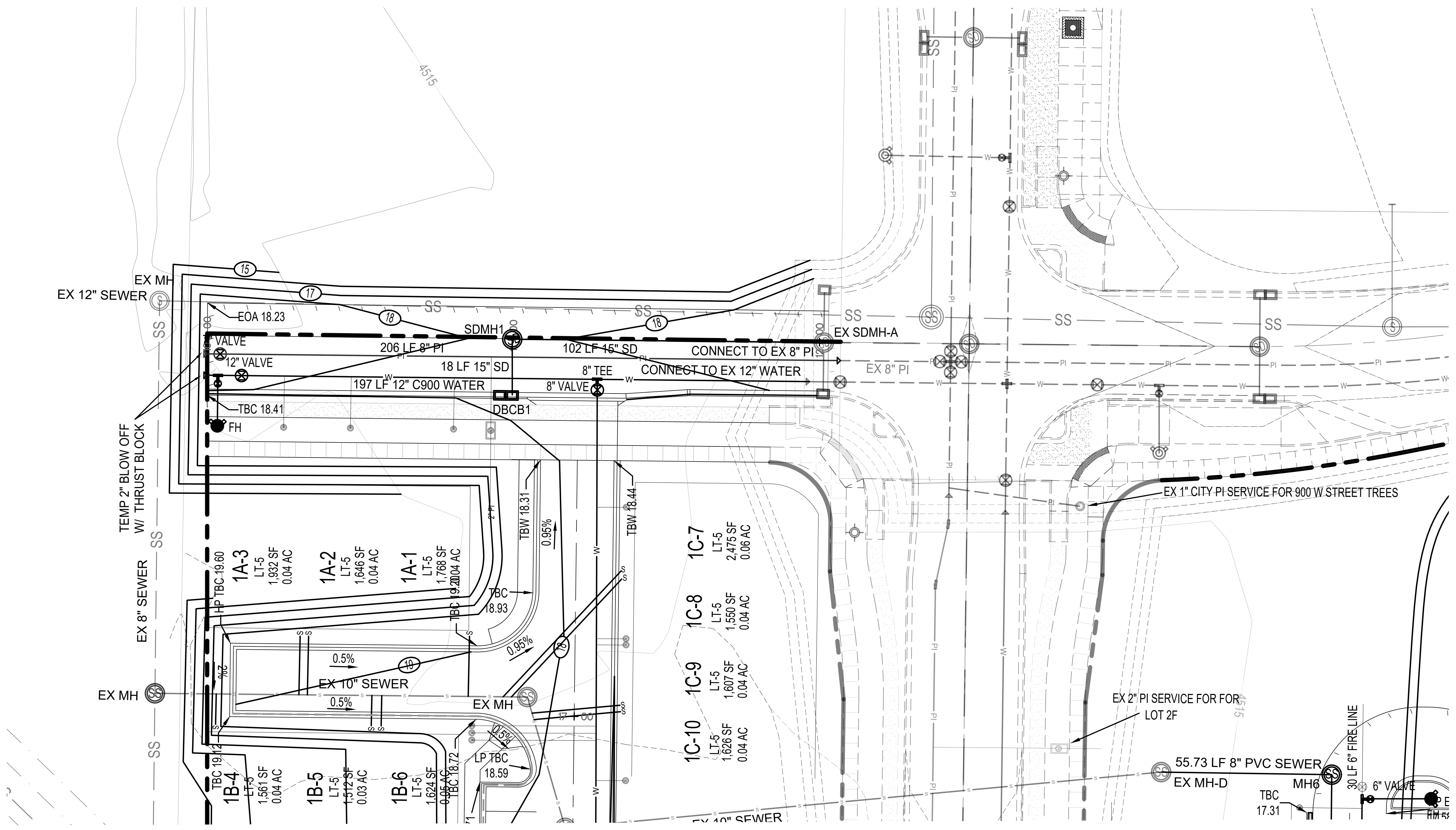
PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GRADING PLAN	C3.1

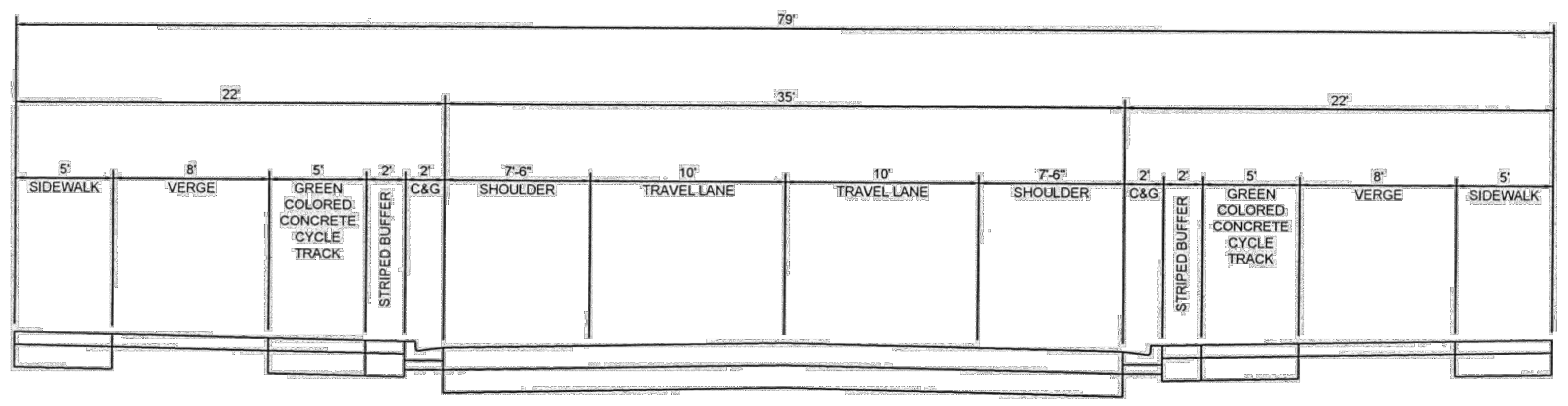
350 SOUTH



GRADING LEGEND

▬		PROPERTY LINE
—		LOT LINE
— · —		EASEMENT LINE
— —		EXISTING STORM DRAIN
— SD —		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▣	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—36—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

350 SOUTH CROSS SECTION

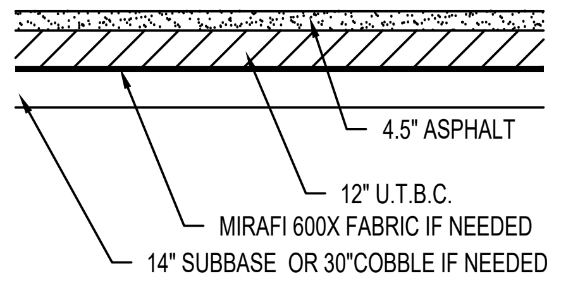


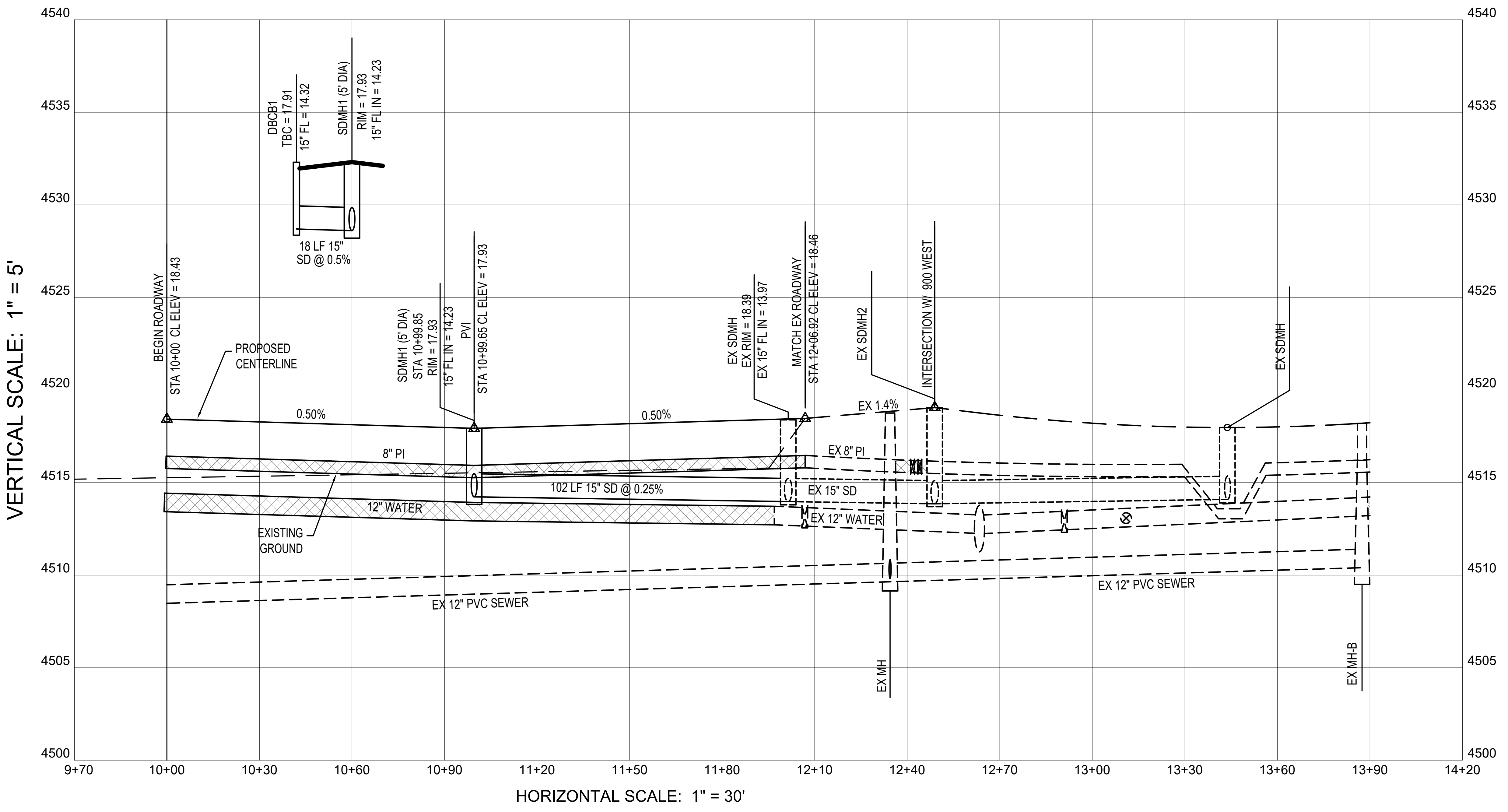
TOD - NEIGHBORHOOD COLLECTOR

NTS

350 SOUTH PAVEMENT SECTION

PER SOILS REPORT


4.5" ASPHALT
12" U.T.B.C.
MIRAFI 600X FABRIC IF NEEDED
14" SUBBASE OR 30"COBBLE IF NEEDED



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Suite A1
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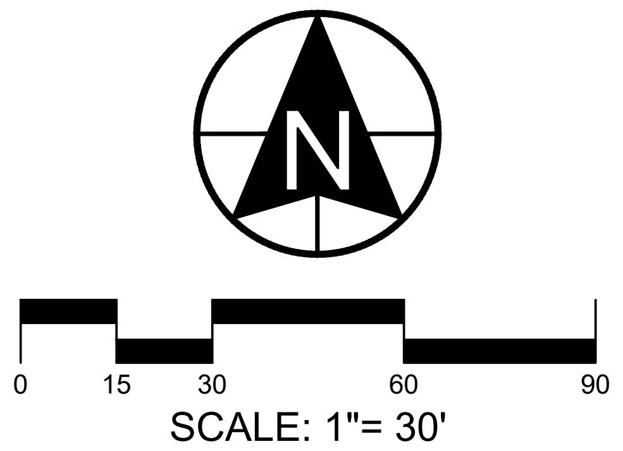
DEVELOPMENT

LAKESHORE LANDING



SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K. R. Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
350 SOUTH PLAN & PROFILE	C4.1

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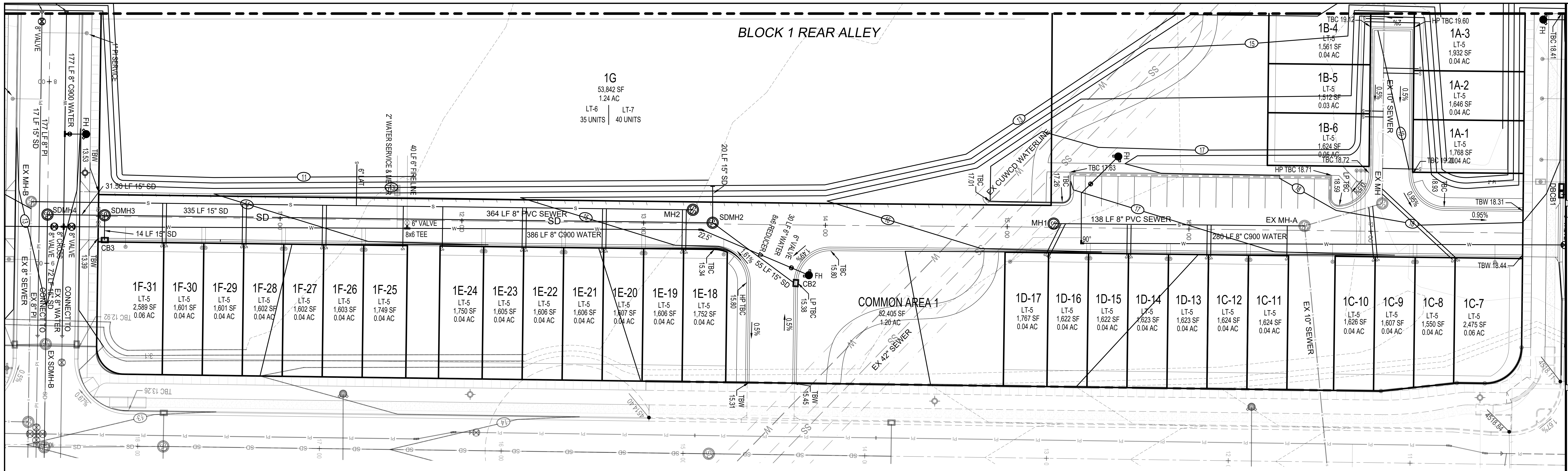
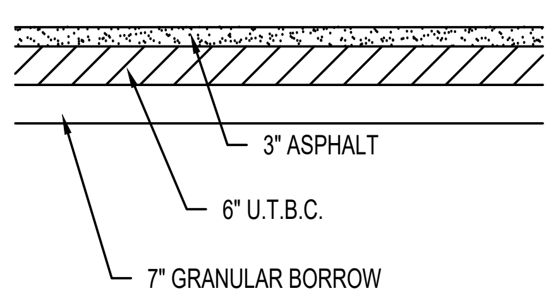
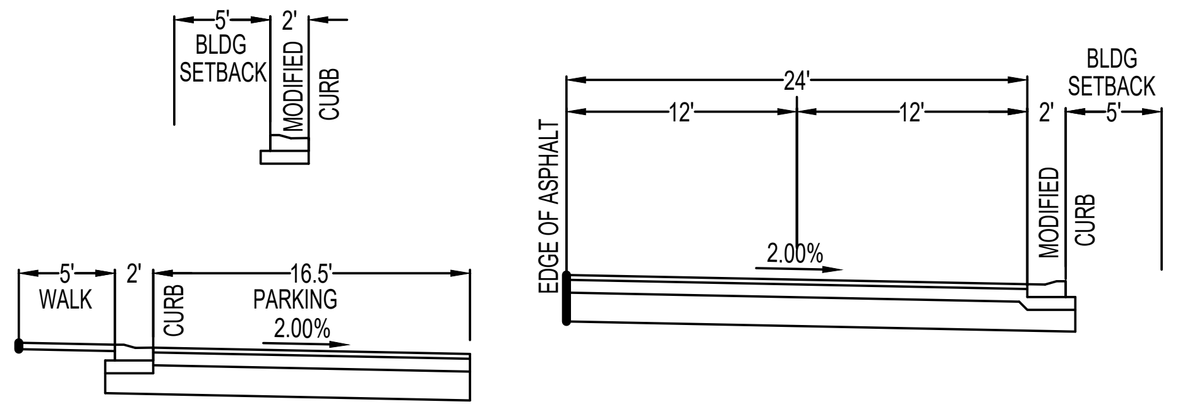
Blue Stakes of UTAH811
Bluestakes.org



PAVEMENT SECTION



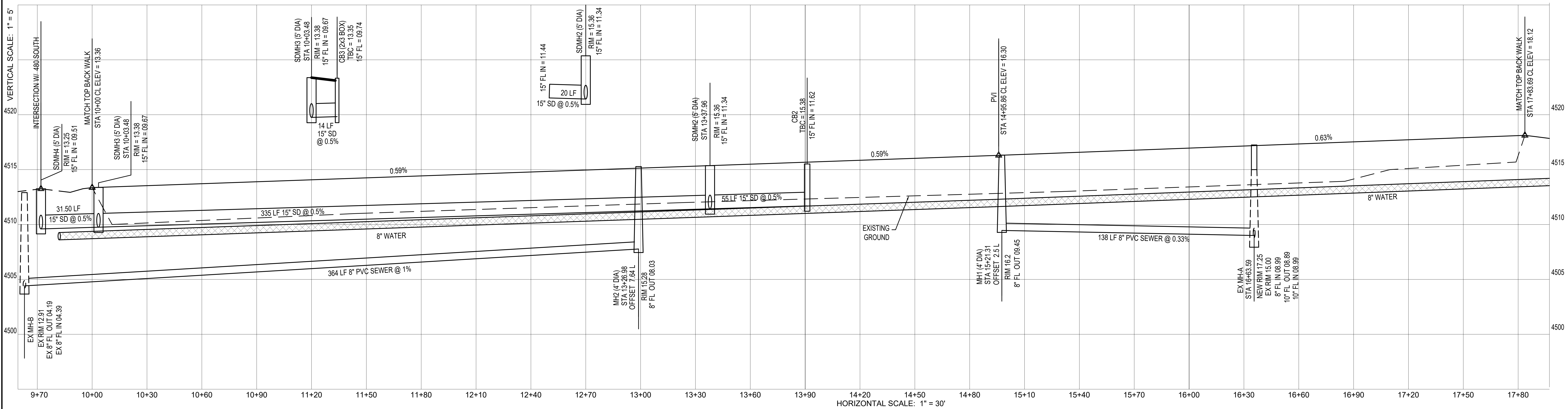
BLOCK 1 REAR ALLEY



GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
36	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

Blue Stakes of UTAH811
Bluestakes.org


VERTICAL SCALE: 1" = 5'
INTERSECTION W/ 480 SOUTH
MATCH TOP BACK WALK STA 10+00 CL ELEV = 13.36
SDMH4 (5' DIA) RIM = 13.25 15" FL IN = 09.51
SDMH3 (5' DIA) STA 10+03.48 RIM = 13.38 15" FL IN = 09.67
SDMH3 (5' DIA) STA 10+03.48 RIM = 13.38 15" FL IN = 09.67
CB3 (2x3 BOX) TBC = 13.35 15" FL IN = 09.74
14 LF 15" SD @ 0.5%
15" FL IN = 11.44
20 LF 15" SD @ 0.5%
SDMH2 (5' DIA) RIM = 15.36 15" FL IN = 11.34
SDMH2 (5' DIA) STA 13+37.96 RIM = 15.36 15" FL IN = 11.34
CB2 TBC = 15.38 15" FL IN = 11.62
PVI STA 14+95.86 CL ELEV = 16.30
MATCH TOP BACK WALK STA 17+83.69 CL ELEV = 18.12
0.59%
0.59%
0.63%
31.50 LF 15" SD @ 0.5%
335 LF 15" SD @ 0.5%
55 LF 15" SD @ 0.5%
8" WATER
8" WATER
EXISTING GROUND
364 LF 8" PVC SEWER @ 1%
138 LF 8" PVC SEWER @ 0.33%
EX MH-B EX RIM 12.91 EX 8" FL OUT 04.19 EX 8" FL IN 04.39
MH2 (4' DIA) STA 13+96.8 OFFSET 7.64 L RIM 15.28 8" FL OUT 08.03
MH1 (4' DIA) STA 15+21.31 OFFSET 2.5 L RIM 16.2 8" FL OUT 09.45
EX MH-A STA 16+63.59 NEW RIM 17.25 EX RIM 15.00 8" FL IN 08.99 10" FL OUT 08.89 10" FL IN 08.99
4520
4515
4510
4505
4500
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
HORIZONTAL SCALE: 1" = 30'

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE
LANDING

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
BLOCK1 REAR LANE PLAN & PROFILE	C5.1

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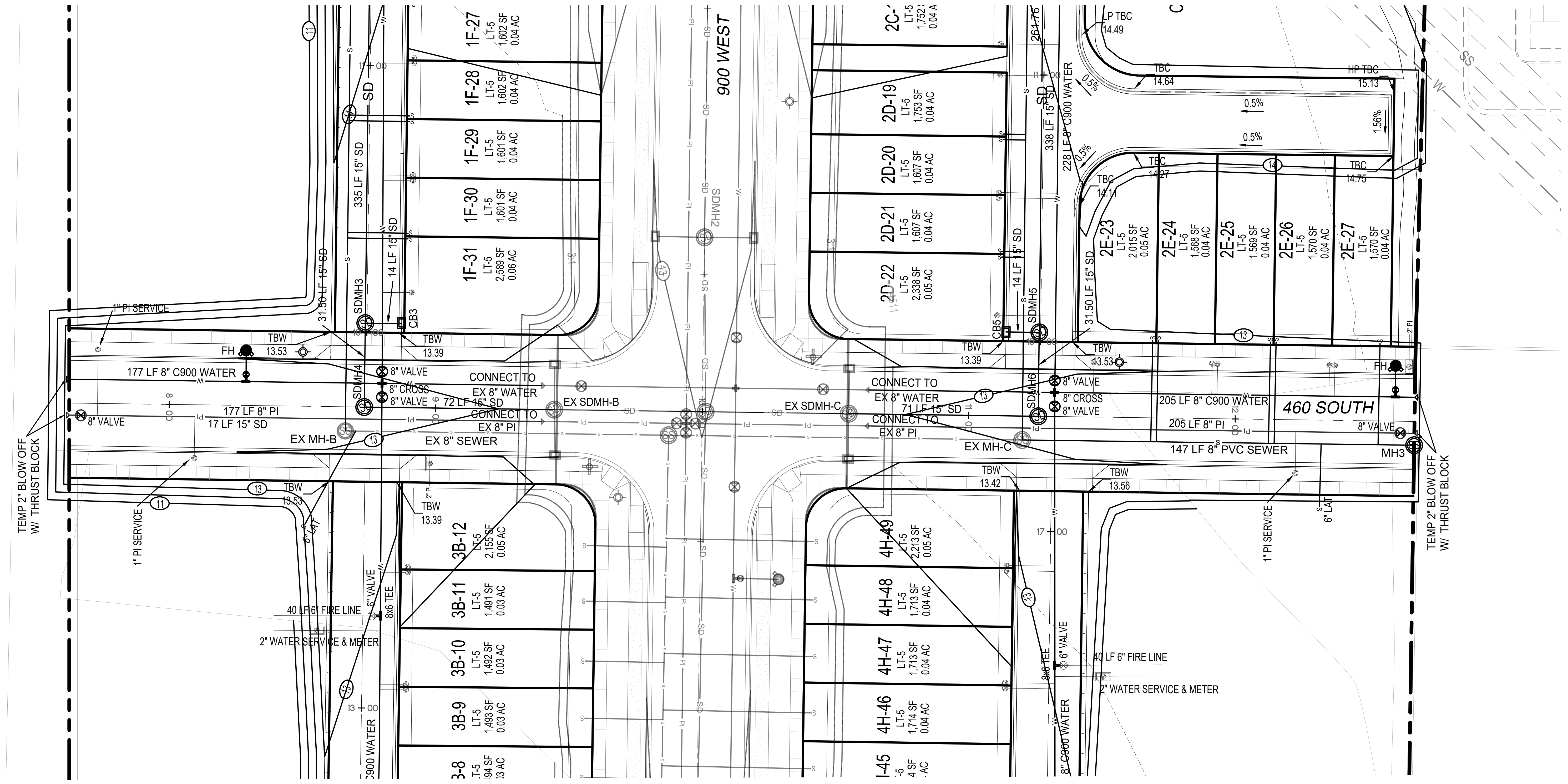
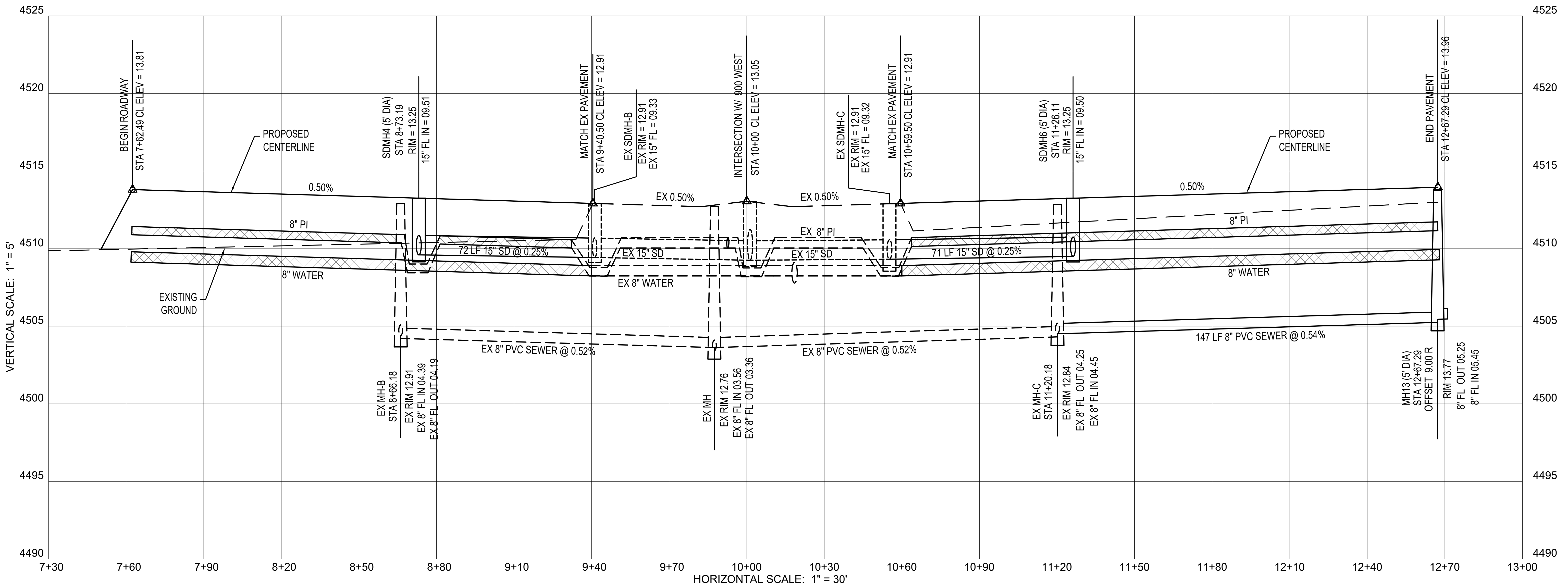


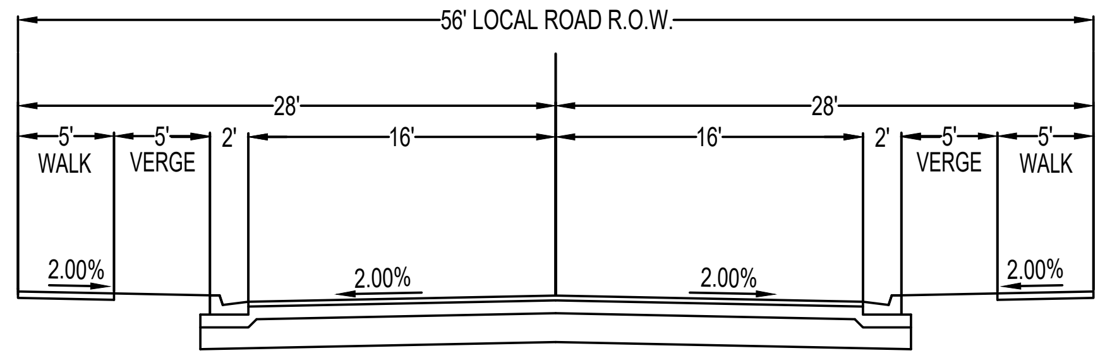


GRADING LEGEND

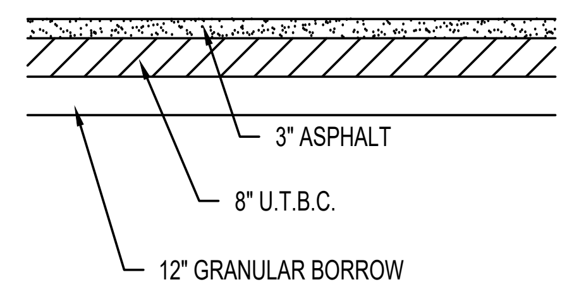
━━━		PROPERTY LINE
───		LOT LINE
— · — · —		EASEMENT LINE
— — —		EXISTING STORM DRAIN
—— SD ——		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▮○	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

LOCAL STREET CROSS SECTION

480 SOUTH, 560 SOUTH, 1000 WEST



PAVEMENT SECTION

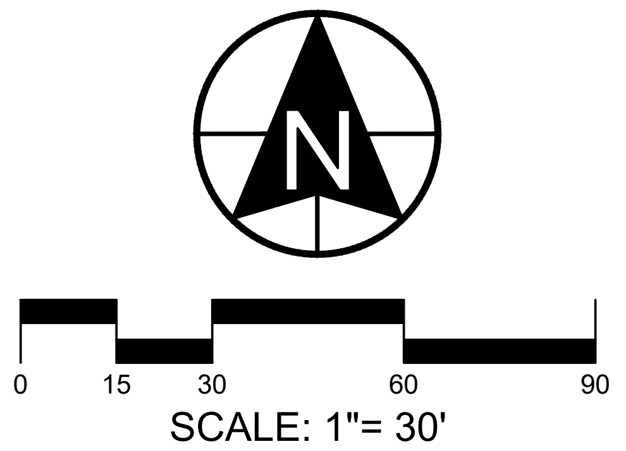


ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING



SCALE: 1"= 30'

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
K. R. Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
480 SOUTH PLAN & PROFILE	*C6.1*

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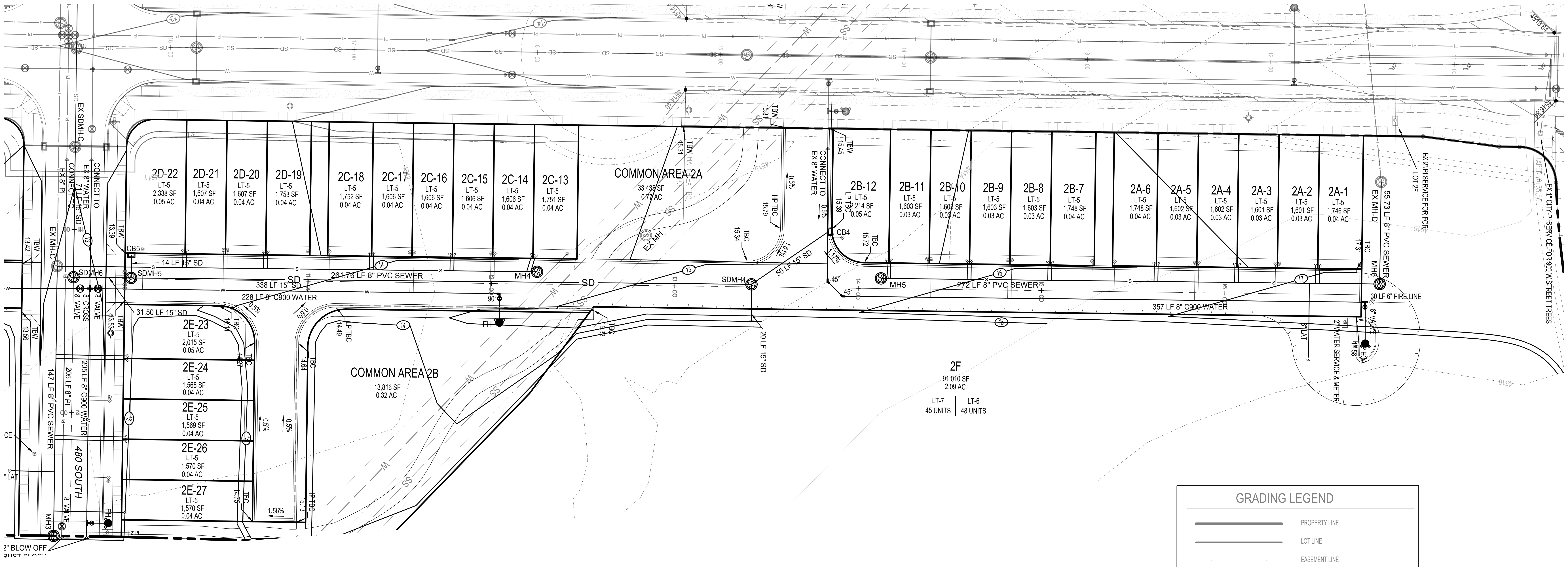
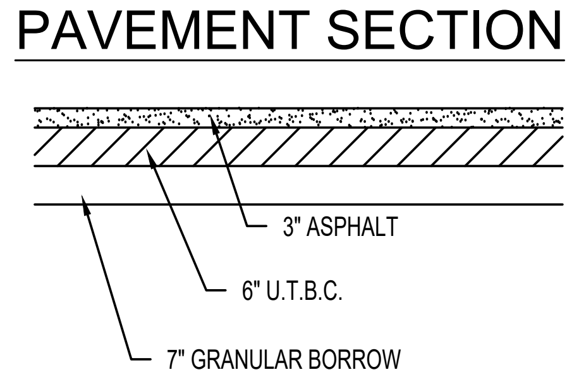
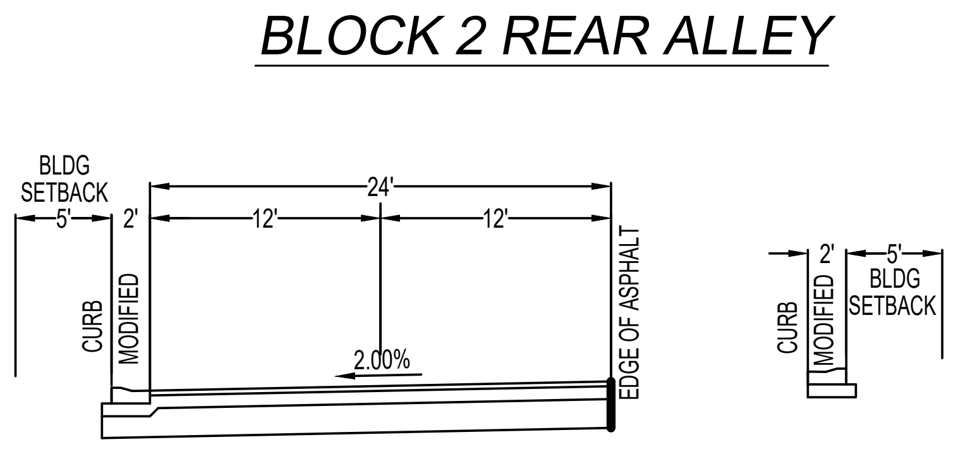
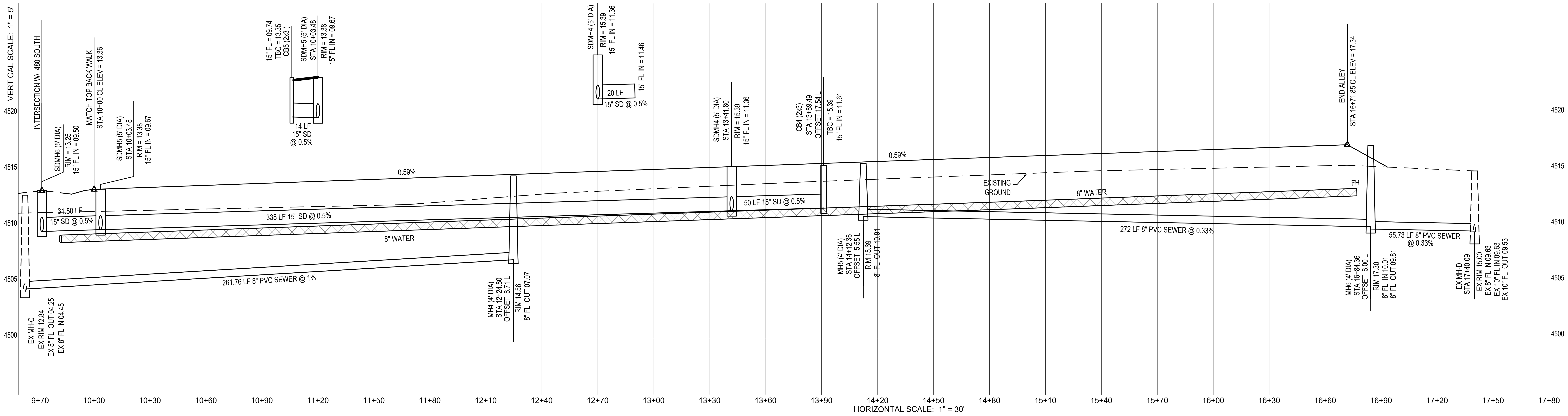



PAVEMENT SECTION


BLOCK 2 REAR ALLEY

GRADING LEGEND

━━━	PROPERTY LINE
───	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
── SD ──	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▣ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
─(36)─	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)



ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
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4			
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
BLOCK2 REAR LANE PLAN & PROFILE	C7.1

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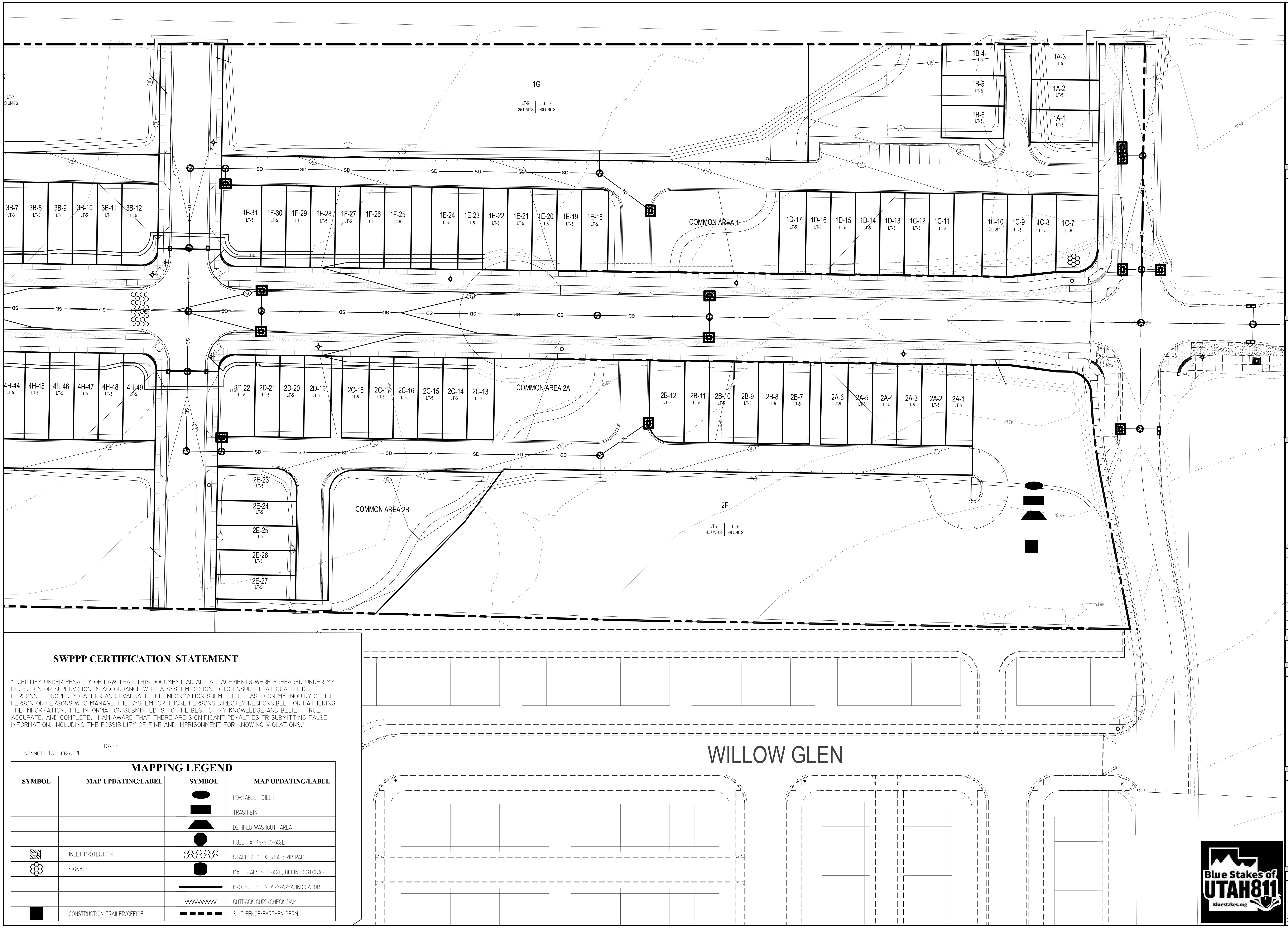

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿∿	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	⬮	MATERIALS STORAGE, DEFINED STORAGE
		━━━	PROJECT BOUNDARY/AREA INDICATOR
		wwwwww	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	━ ━ ━ ━	SILT FENCE/EARTHEN BERM

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Suite A1
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(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

0 20 40 80 120
SCALE: 1"= 40'

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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

Blue Stakes of
UTAH811
Bluestakes.org

SHEET NAME	SHEET / EXHIBIT
SWPPP	C8.1

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.
18. Maximum distance of 5' from the foundation wall to the first exterior clean-out with a maximum distance between clean-outs of 75 feet. There shall also be a clean-out at any ninety-degree bend or any combination of bends in excess of ninety-degrees.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
7. PI meters to be placed within the park strip and outside of the drive approach.

STORM SEWER

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

MAIL DELIVERY

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

Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE
LANDING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
K R Berg
KENNETH R. BERG
05/15/2020
343602
PROFESSIONAL ENGINEER

ACTION	DATE
BLOCK PLAN	05/15/2020

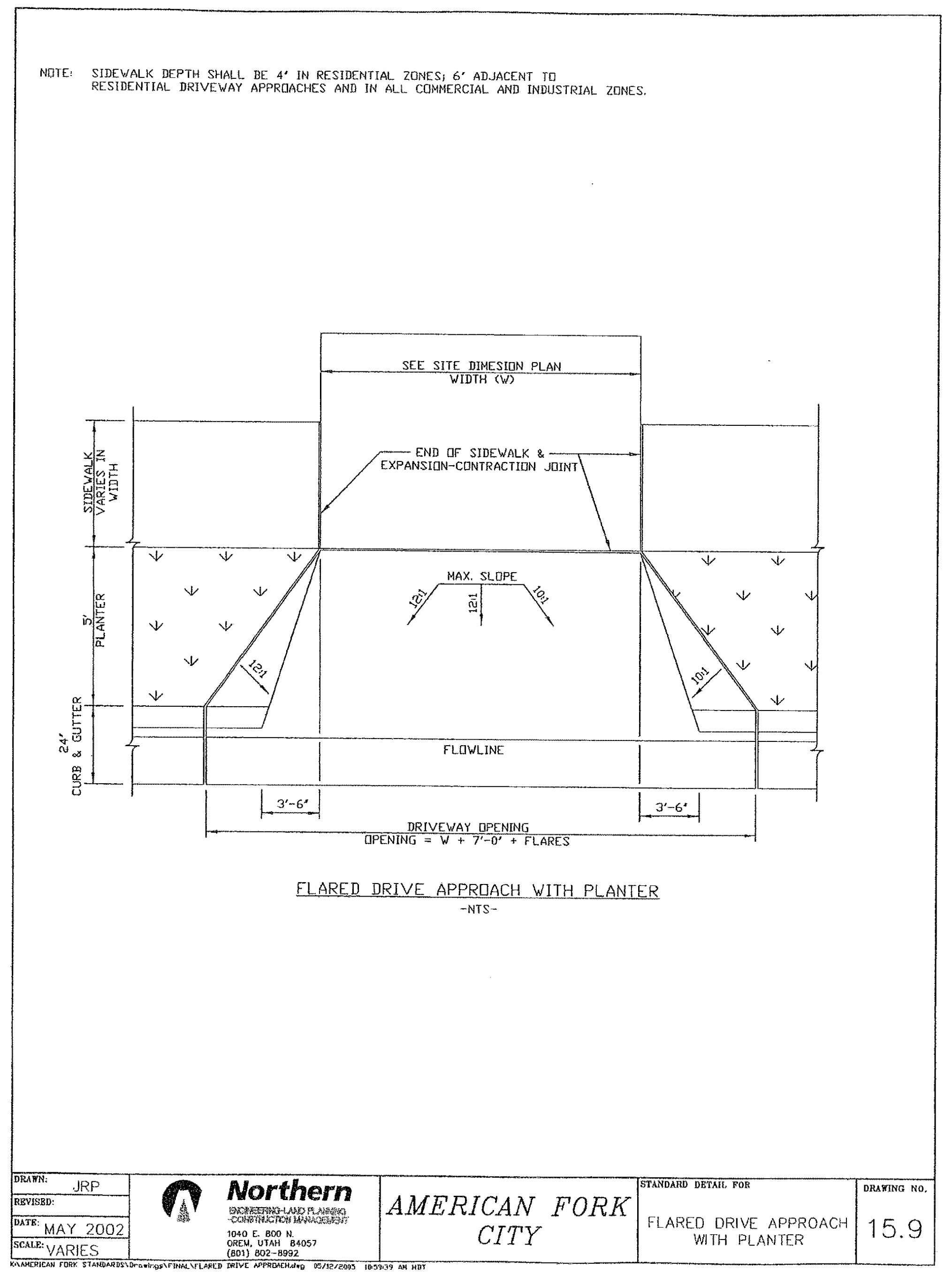
PROJECT

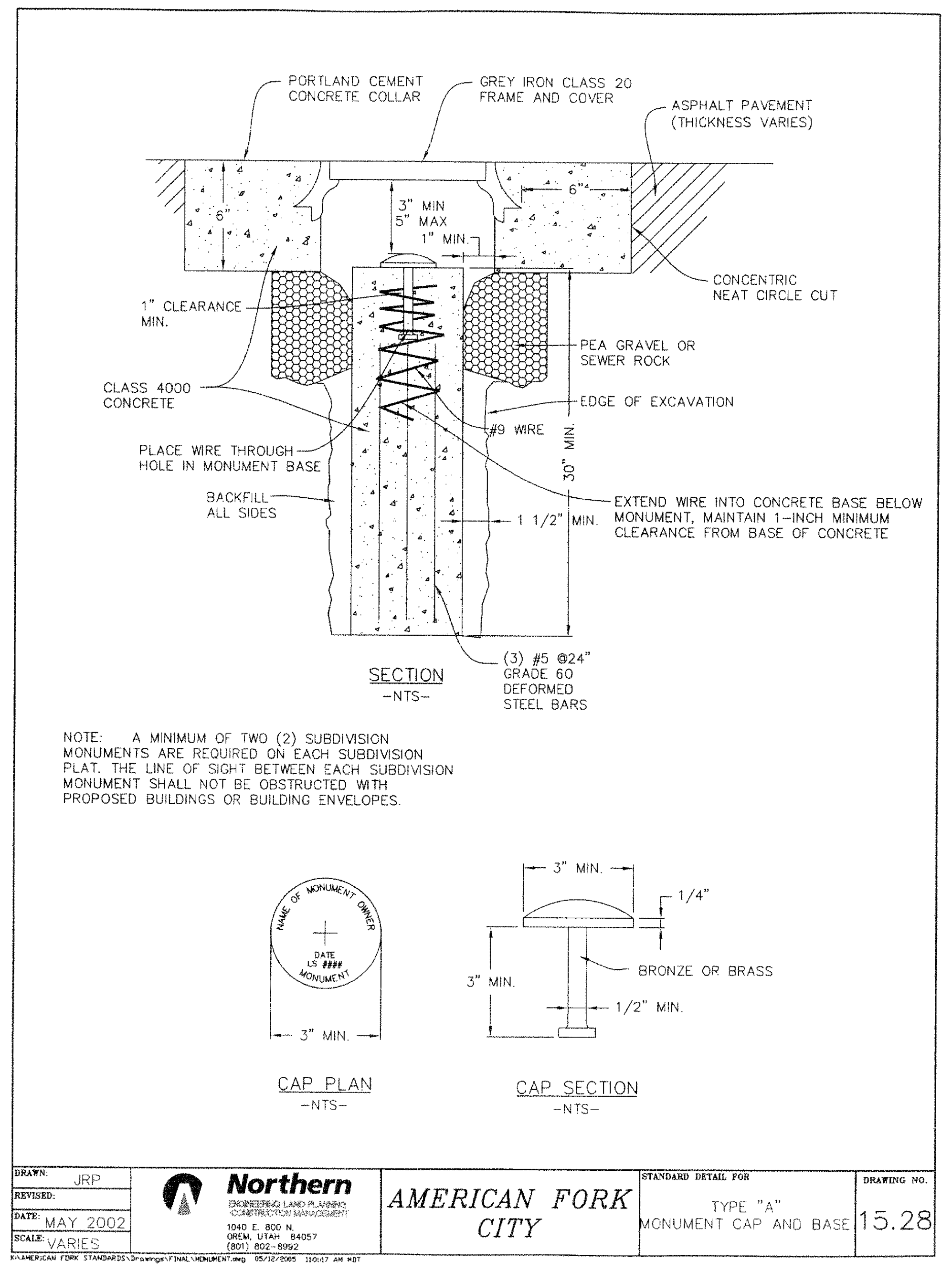
FINAL
BLOCK
PLAN

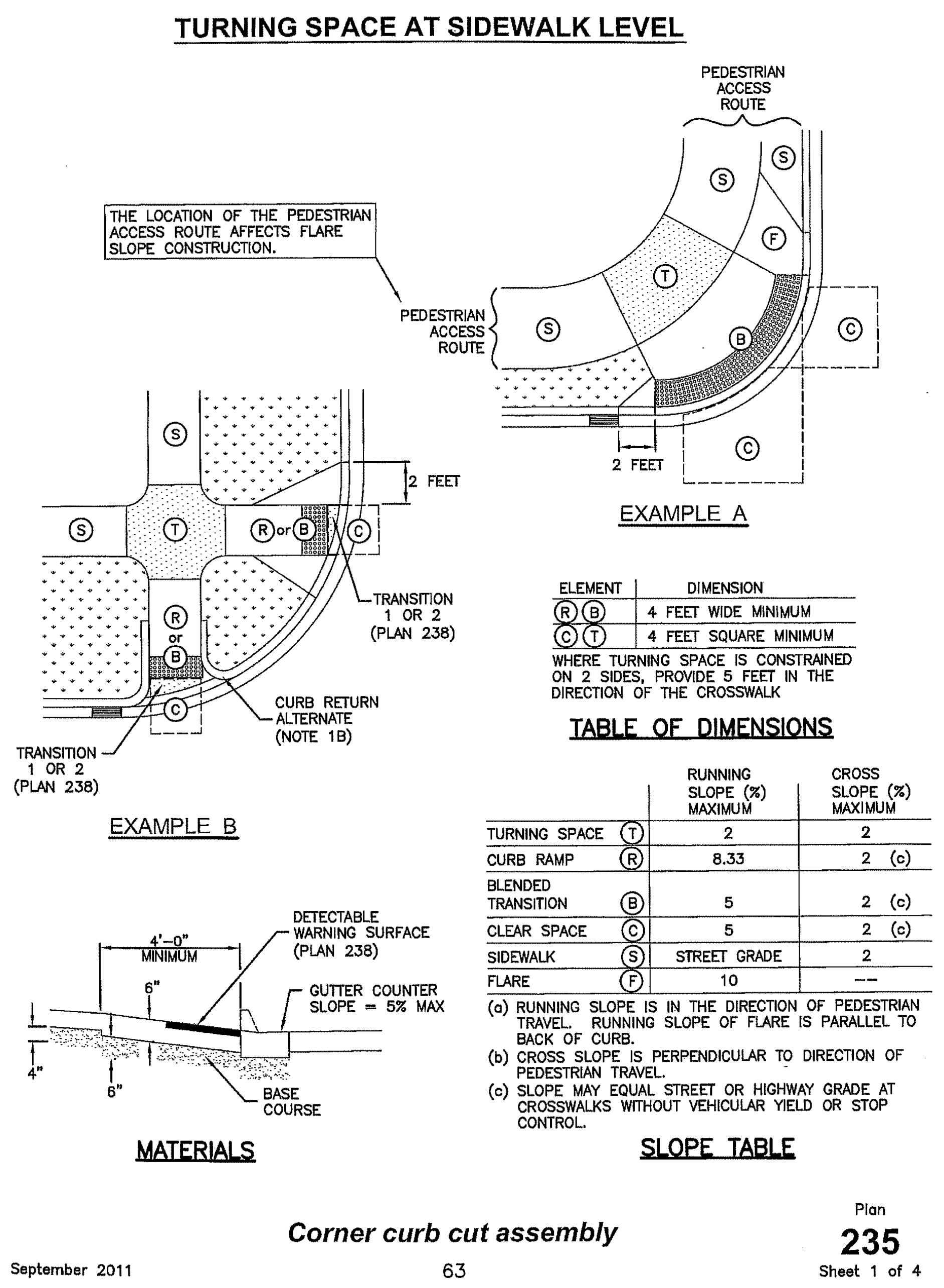
DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GENERAL NOTES	GN1

i:\my drive\berg civil\2019\ardero\tod block plan final\block 1-2\af21_gn_general notes.dwg


NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.
SEE SITE DIMESION PLAN WIDTH (W)
SIDEWALK VARIES IN WIDTH
END OF SIDEWALK & EXPANSION-CONTRACTION JOINT
5' PLANTER
MAX. SLOPE
12:1
12:1
10:1
12:1
10:1
24' CURB & GUTTER
FLOWLINE
3'-6"
3'-6"
DRIVEWAY OPENING
OPENING = W + 7'-0' + FLARES
FLARED DRIVE APPROACH WITH PLANTER
-NTS-
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
FLARED DRIVE APPROACH WITH PLANTER
DRAWING NO.
15.9


PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
6"
3" MIN
5" MAX
1" MIN.
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
30" MIN.
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS
SECTION
-NTS-
NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.
NAME OF MONUMENT OWNER
DATE
LS ####
MONUMENT
3" MIN.
CAP PLAN
-NTS-
3" MIN.
1/4"
3" MIN.
BRONZE OR BRASS
1/2" MIN.
CAP SECTION
-NTS-
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPE "A" MONUMENT CAP AND BASE
DRAWING NO.
15.28


TURNING SPACE AT SIDEWALK LEVEL
PEDESTRIAN ACCESS ROUTE
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
PEDESTRIAN ACCESS ROUTE
S
S
S
T
F
B
C
C
2 FEET
EXAMPLE A
S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)
EXAMPLE B
DETECTABLE WARNING SURFACE (PLAN 238)
4'-0" MINIMUM
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE
MATERIALS

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

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

TABLE OF DIMENSIONS

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

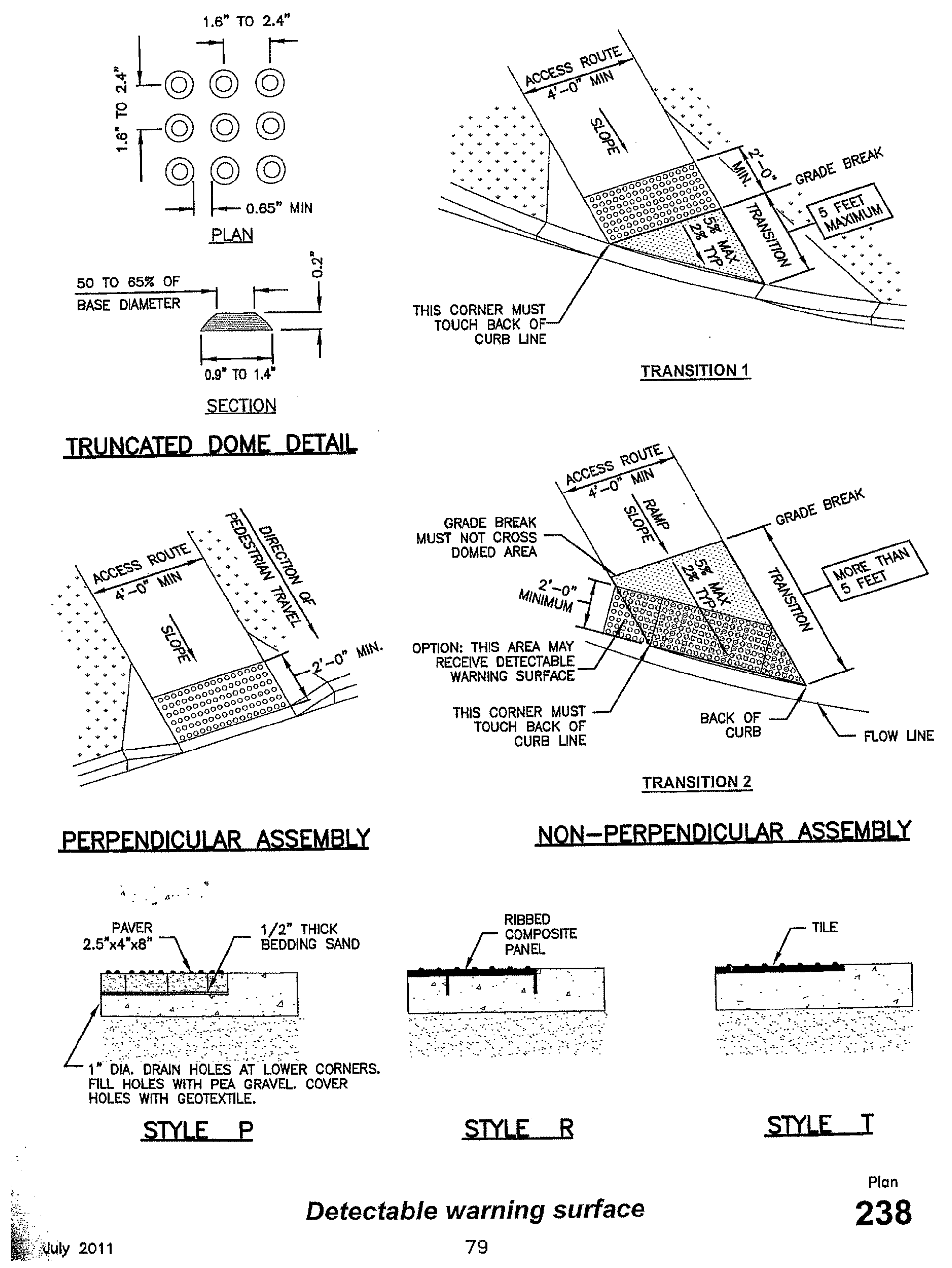
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

Corner curb cut assembly

Plan
235

September 2011
63
Sheet 1 of 4



Detectable warning surface

Plan
238

July 2011
79

Blue Stakes of UTAH 811
Bluestakes.org

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
KENNETH R. BERG
05/15/2020
343602

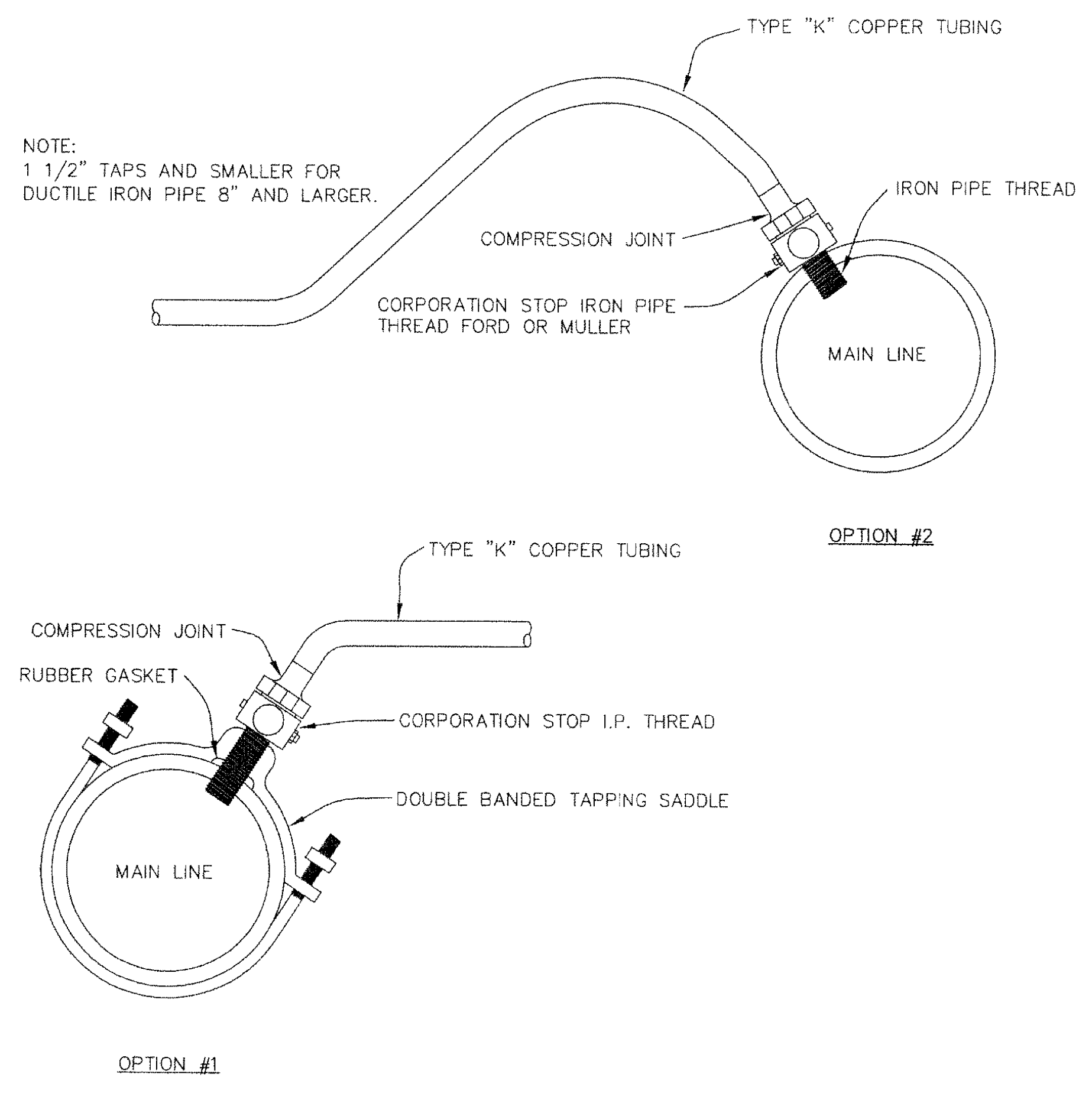
ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

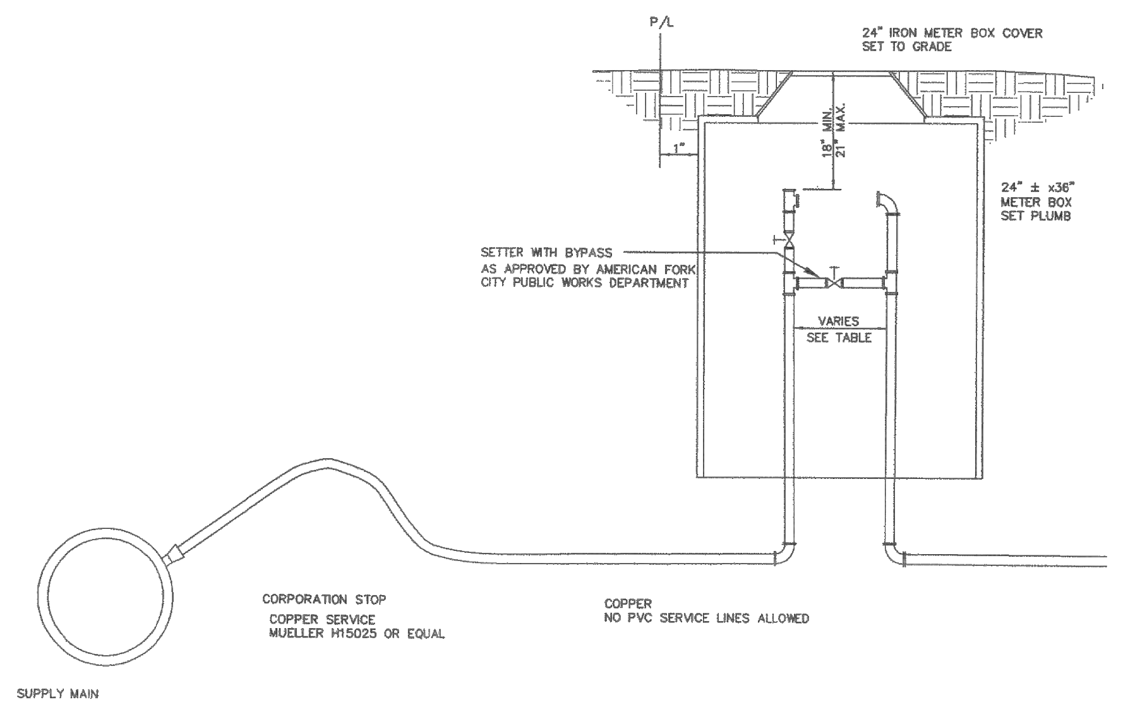
DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GENERAL DETAILS	D1


NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
IRON PIPE THREAD
COMPRESSION JOINT
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
TYPE "K" COPPER TUBING
COMPRESSION JOINT
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
MAIN LINE
OPTION #1

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


P/L
24" IRON METER BOX COVER SET TO GRADE
1"
18" MIN. 21" MAX.
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

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

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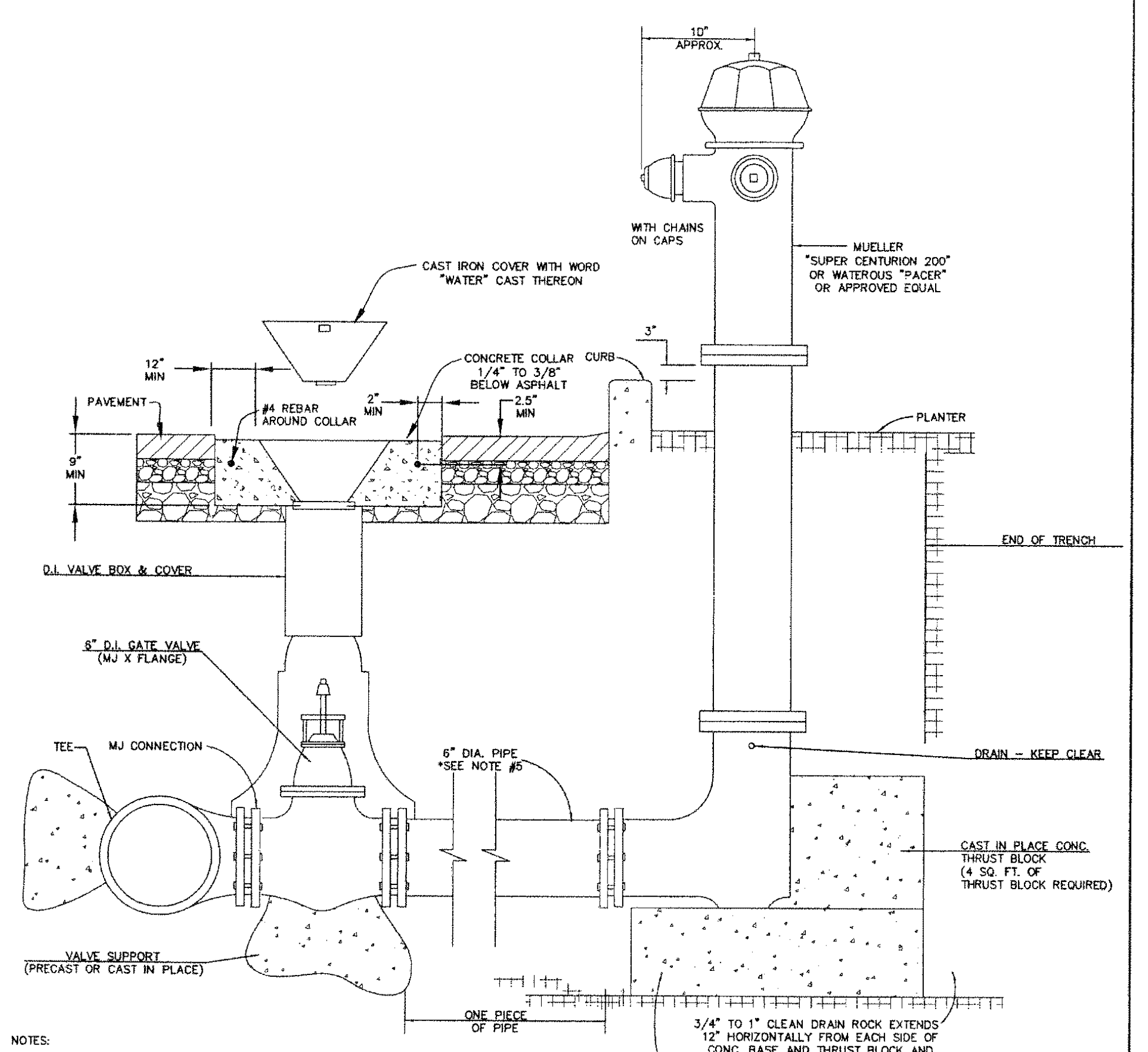

10" APPROX.
WITH CHAINS ON CAPS
MUELLER "SUPER CENTURION 200" OR WATEROUS "PACER" OR APPROVED EQUAL
CAST IRON COVER WITH WORD "WATER" CAST THEREON
3"
12" MIN
CONCRETE COLLAR 1/4" TO 3/8" BELOW ASPHALT
CURB
PAVEMENT
#4 REBAR AROUND COLLAR
2" MIN
2.5" MIN
PLANTER
9" MIN
END OF TRENCH
D.I. VALVE BOX & COVER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

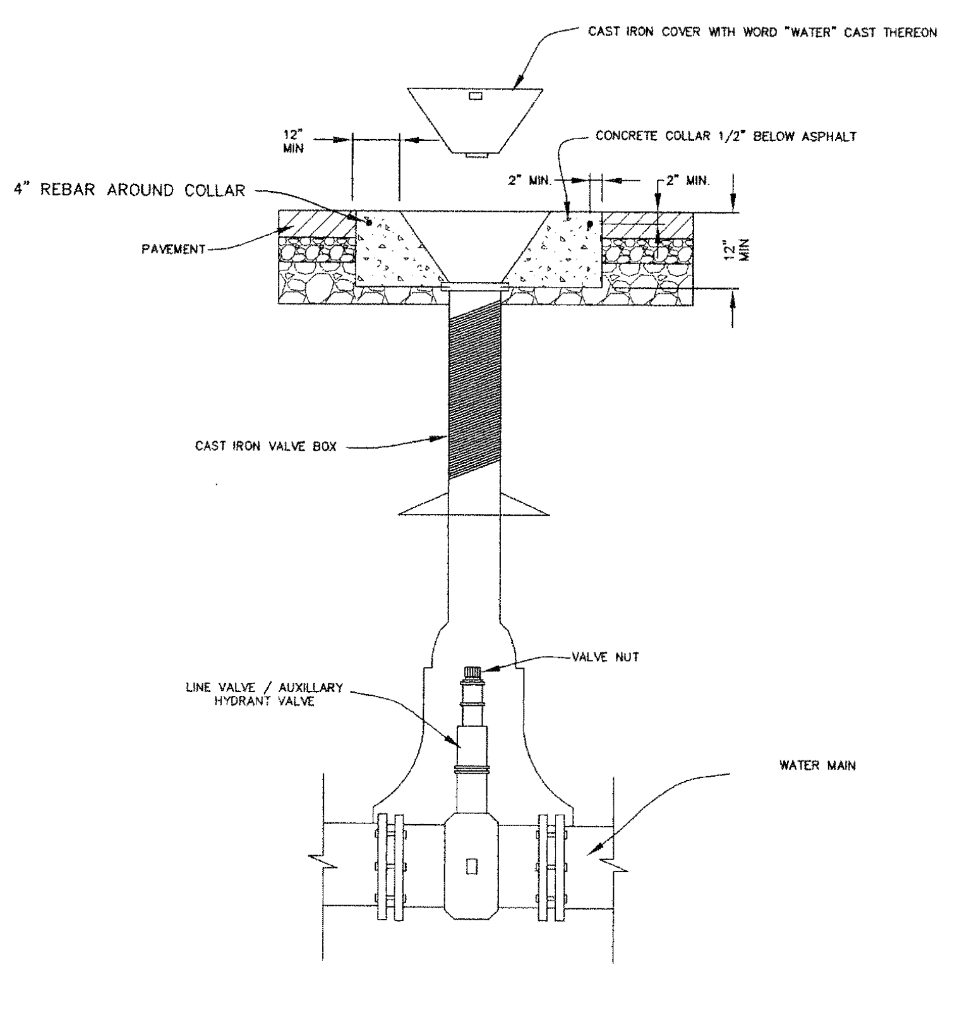
NOTES:

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

FIRE HYDRANT DETAIL
-NTS-

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

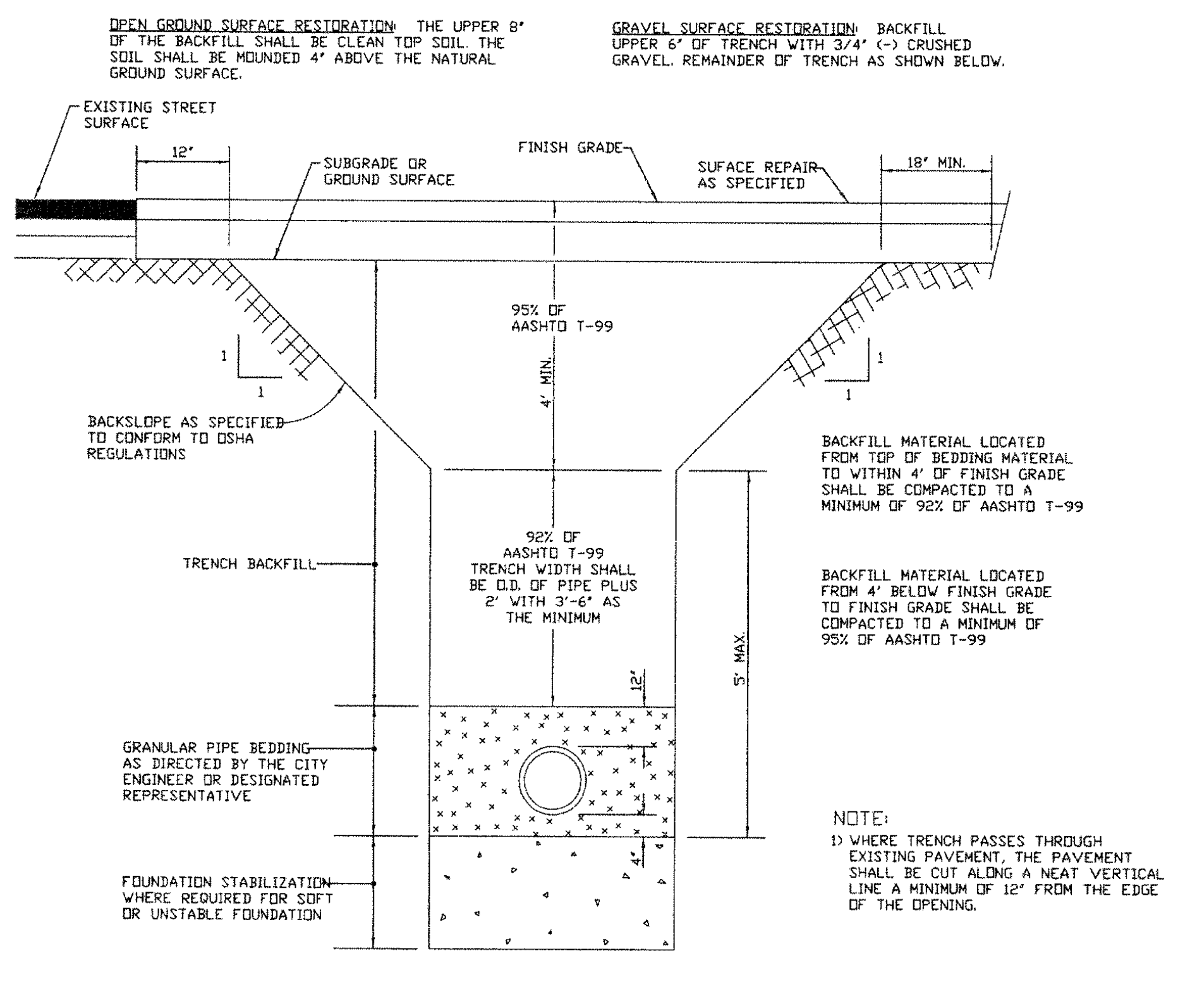
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:36:17 AM MDT


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

VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\VALVE BOX.dwg 05/12/2005 11:54:18 AM MDT


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

NOTE:

1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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

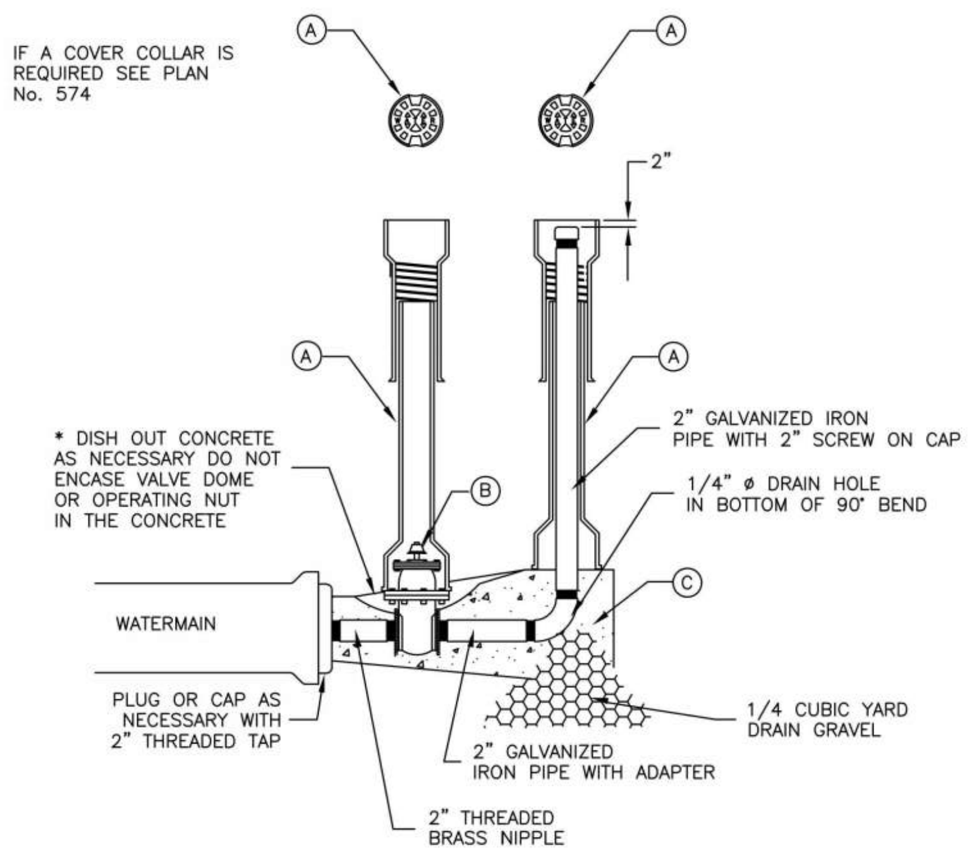
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\TRENCH.dwg 05/12/2005 11:37:53 AM MDT

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

242

IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574


Ⓐ
Ⓐ
2"
Ⓐ
Ⓐ
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
Ⓑ
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
Ⓒ
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

SECTION

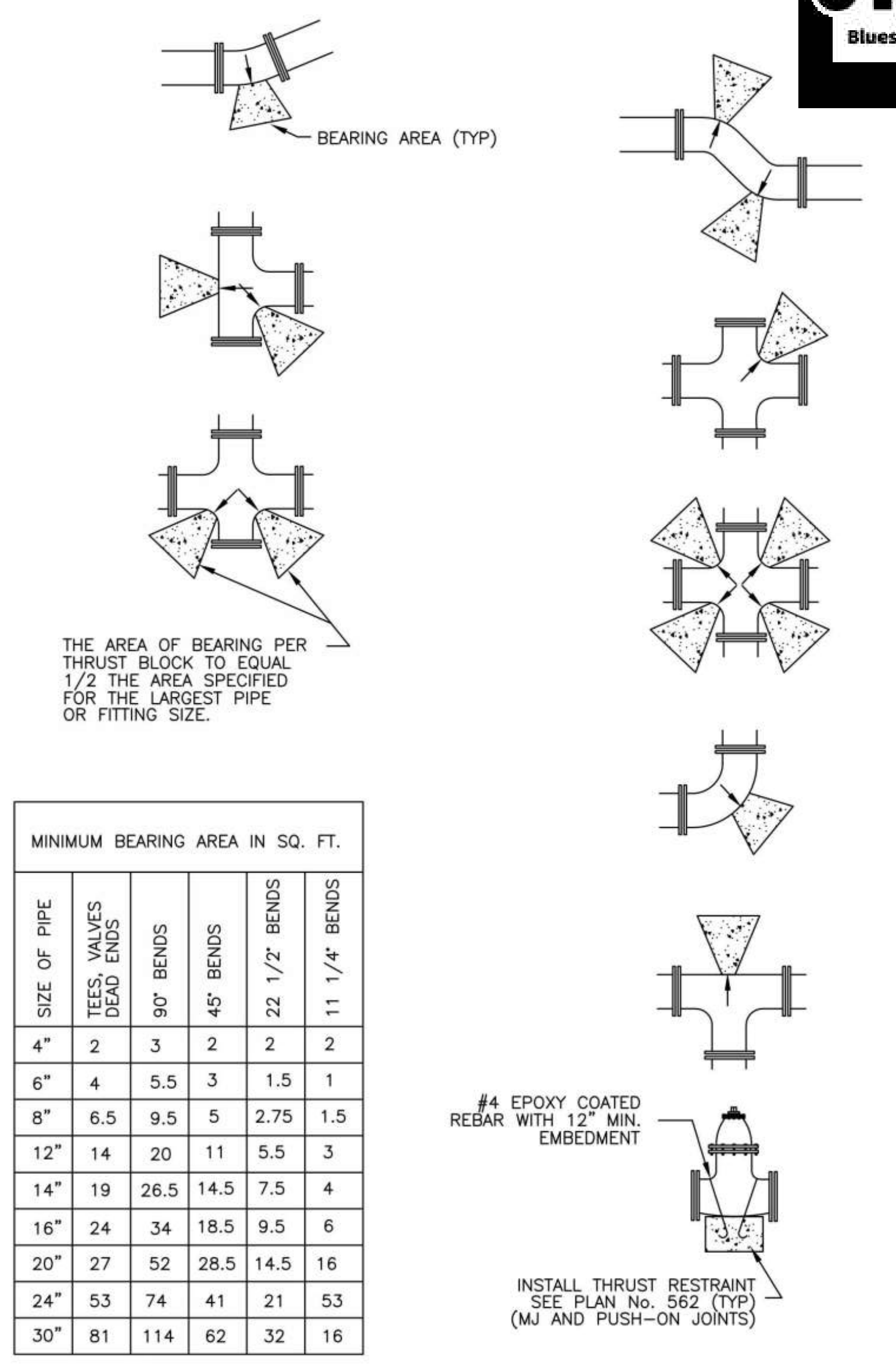
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

April 1997

2" Washout valve

243

Plan No.
571


BEARING AREA (TYP)
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.
#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

April 1997

Direct bearing thrust block

239

Plan No.
561

Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

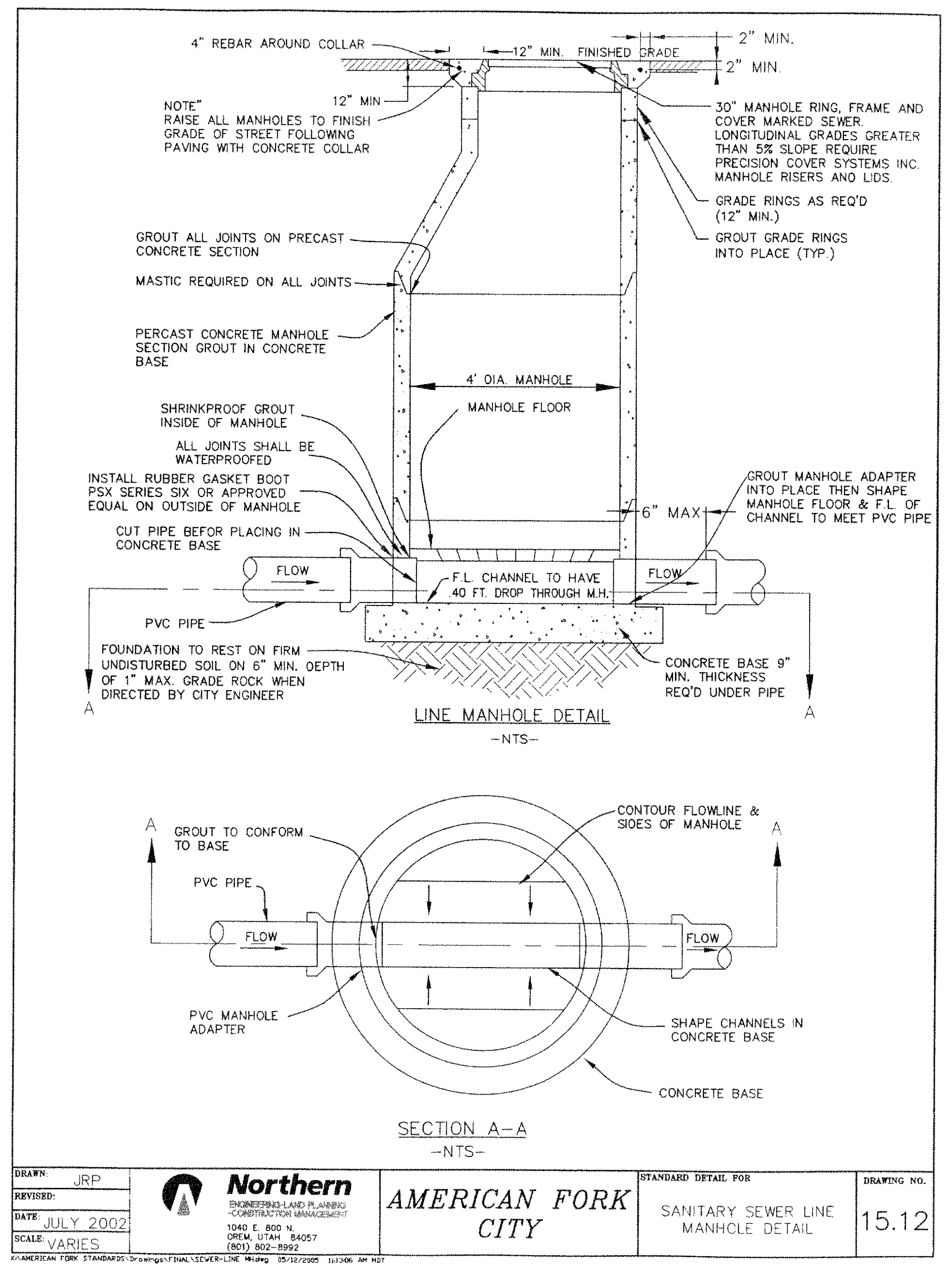
ACTION	DATE
BLOCK PLAN	05/15/2020

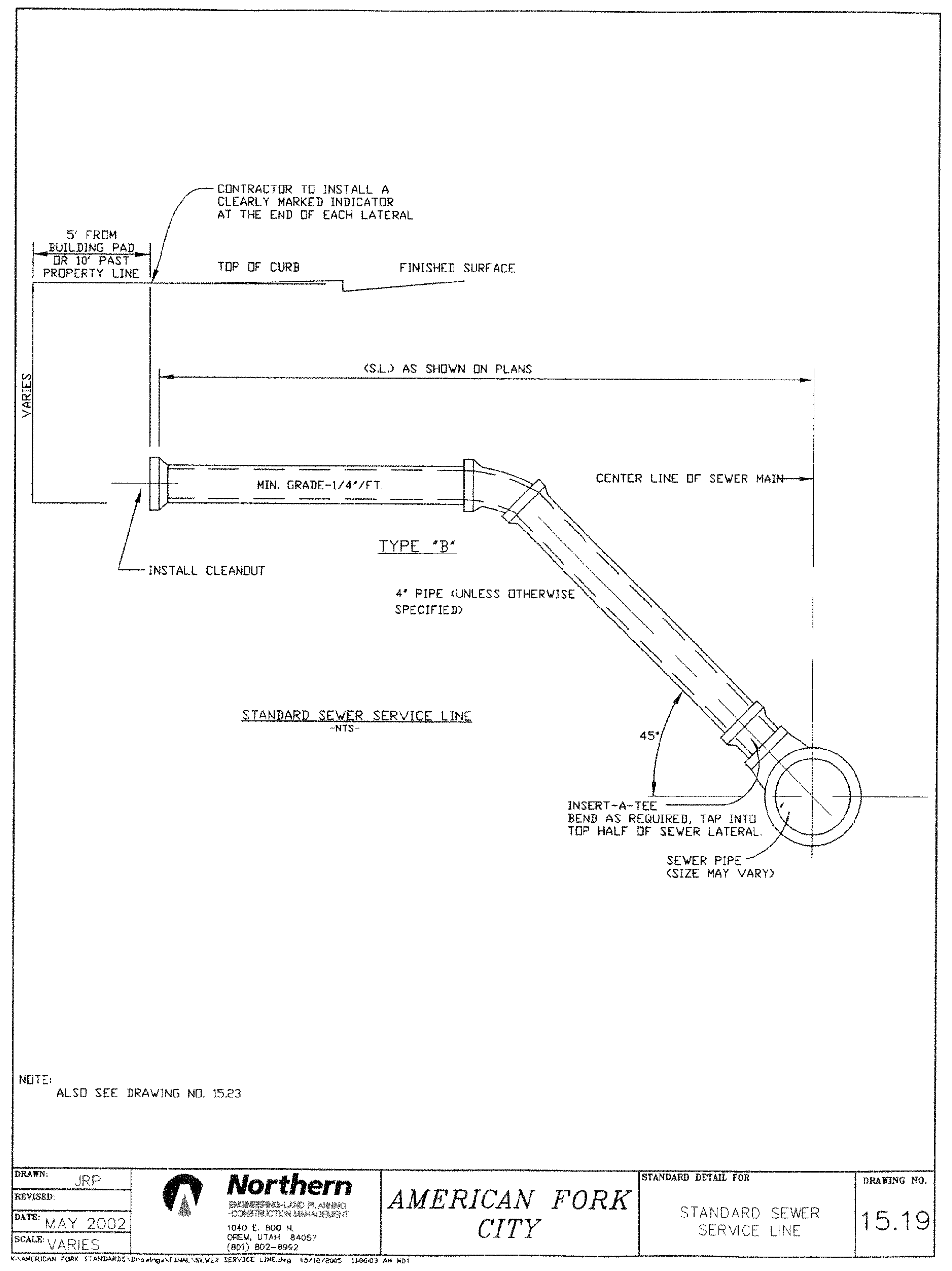
PROJECT

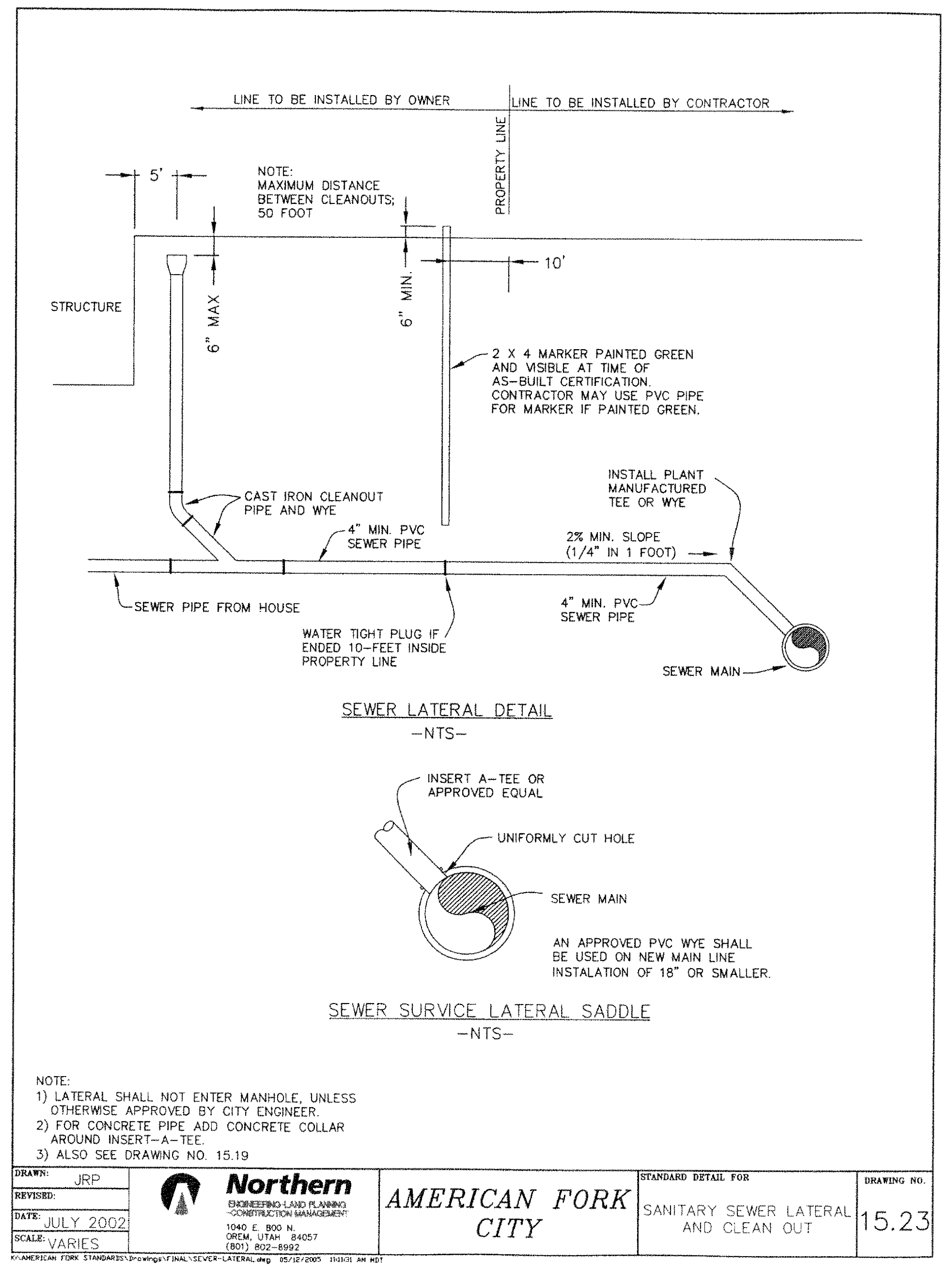
FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL
DRAWING NO.
15.12
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LINE MH.dwg 05/12/2005 11:13:06 AM MDT


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)
NOTE:
ALSO SEE DRAWING NO. 15.23
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
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
DRAWING NO.
15.19
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER SERVICE LINE.dwg 05/12/2005 11:06:03 AM MDT


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
6" MIN.
6" MAX
STRUCTURE
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23
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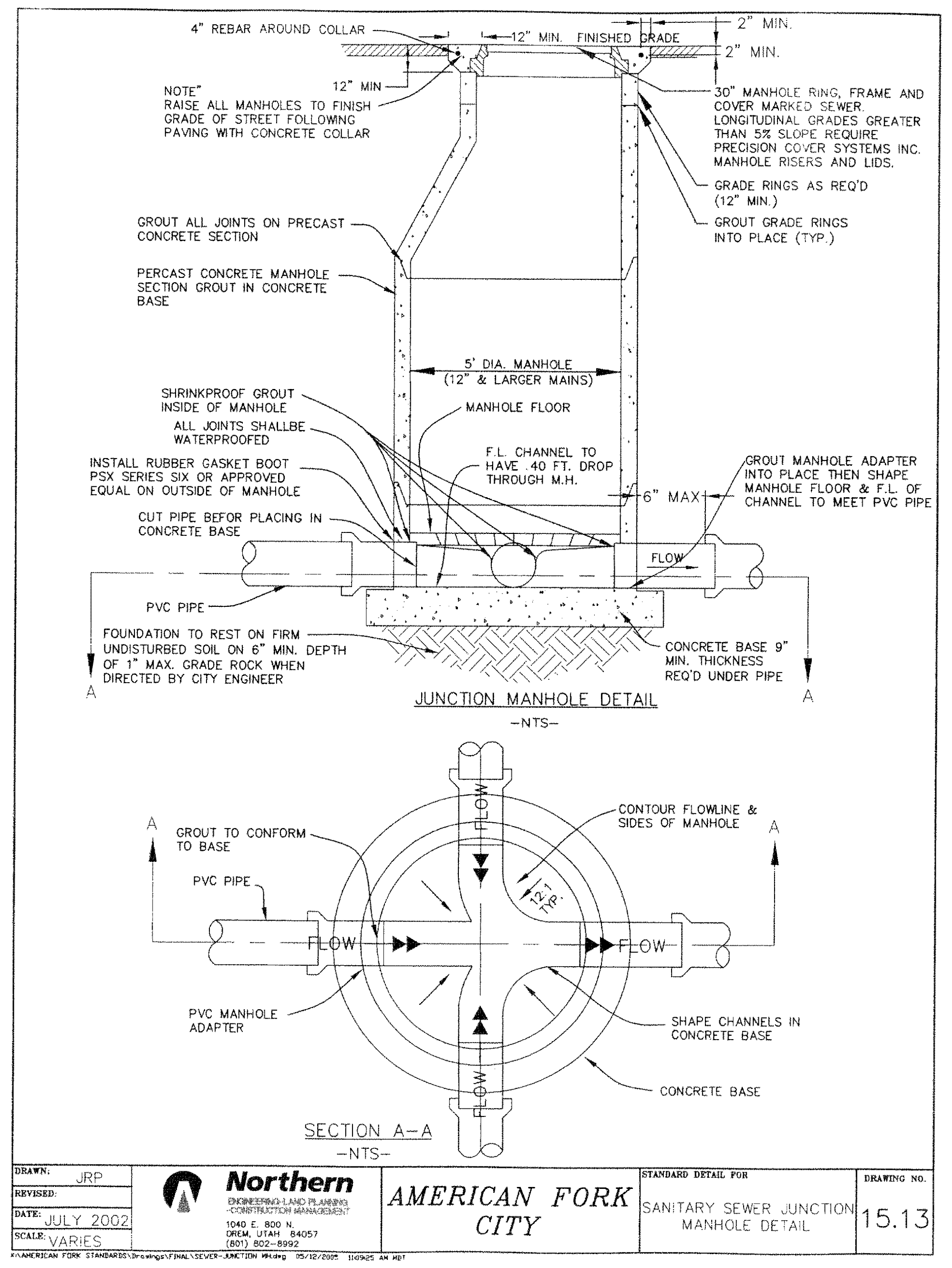
4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
12:1 TYP.
FLOW
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13
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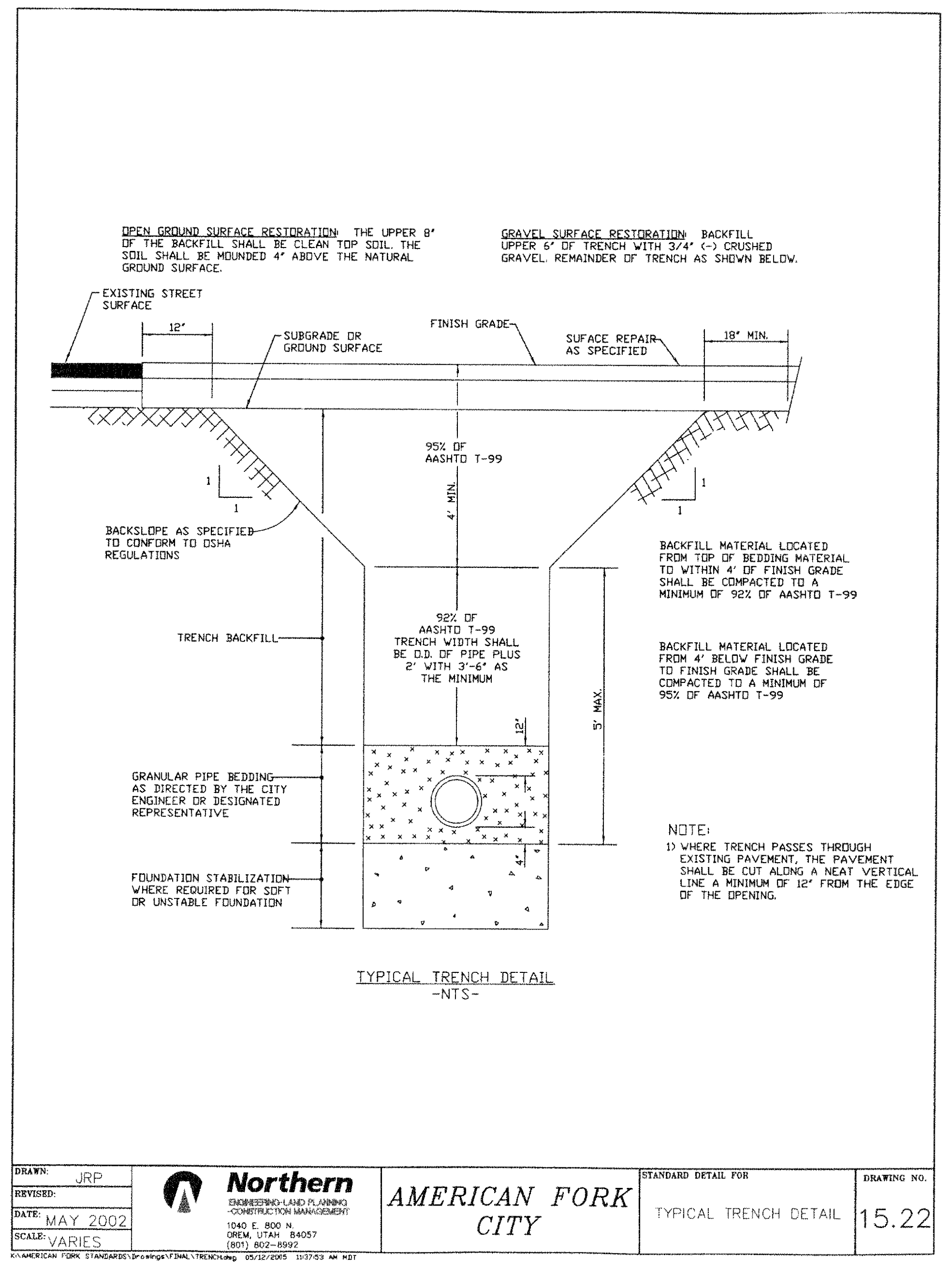
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.
TYPICAL TRENCH DETAIL
-NTS-
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22
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Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

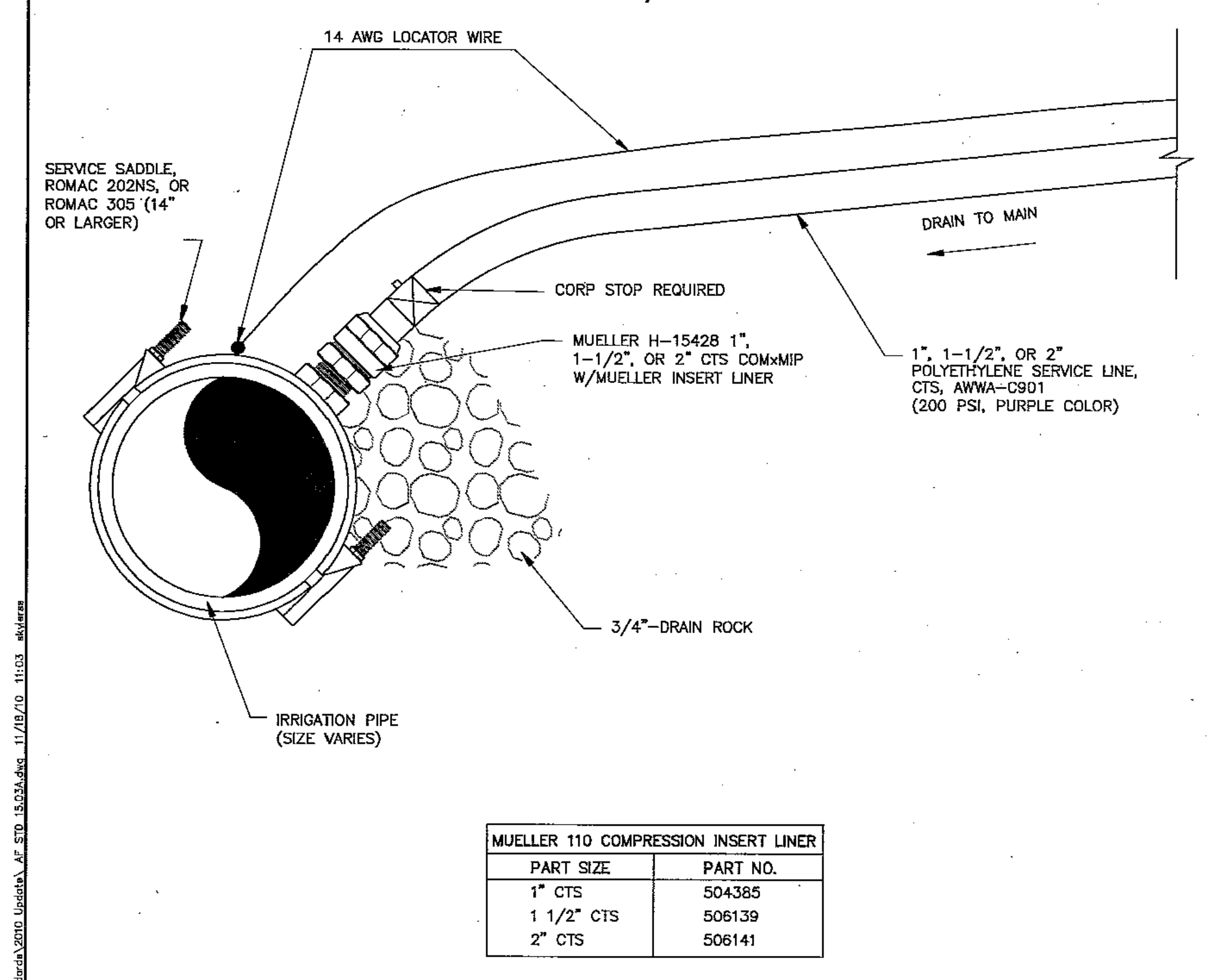
ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SEWER & STORM DRAIN DETAILS	D3


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

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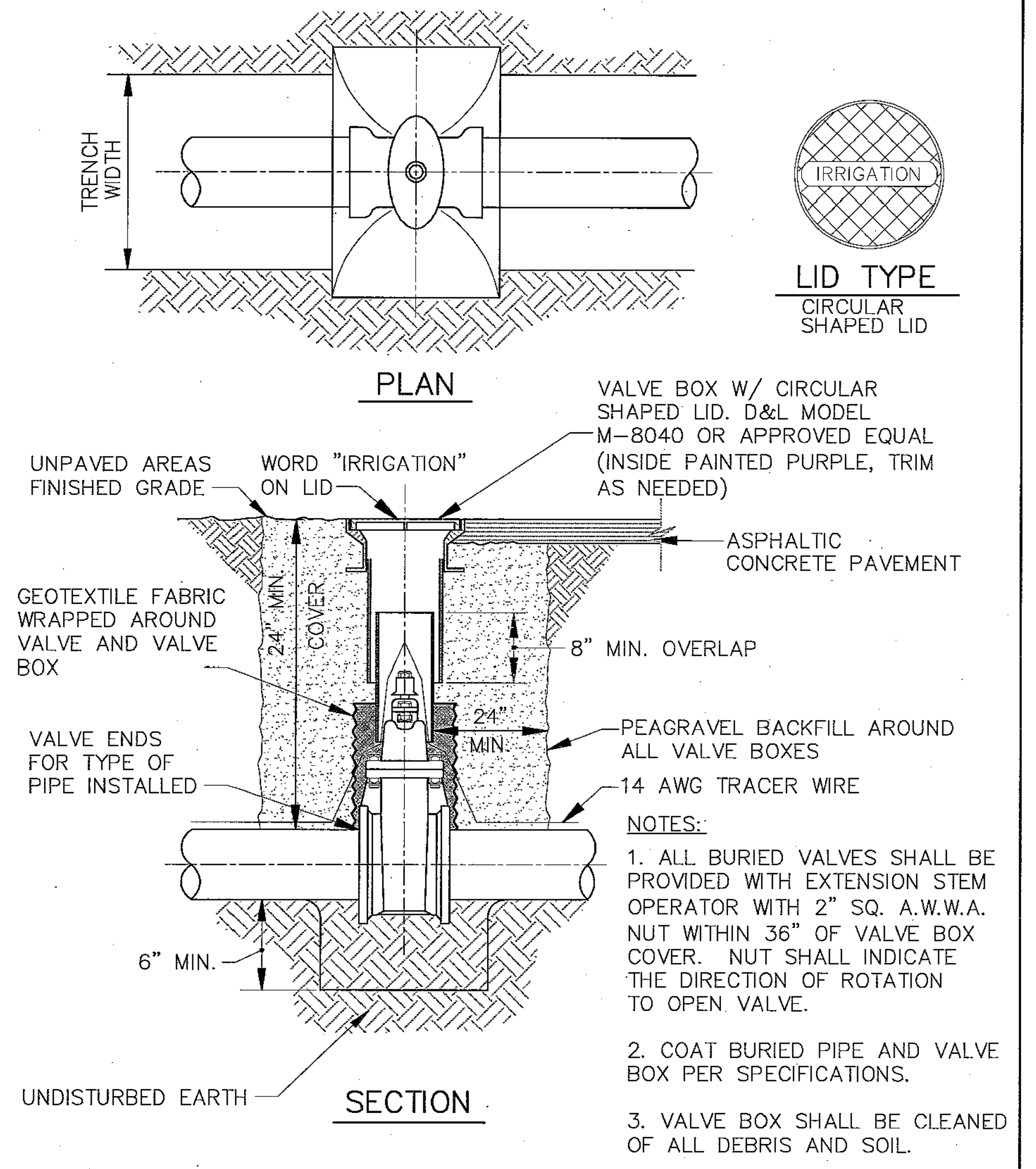
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER MAIN TAP

DRAWING NO.
15.3A


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

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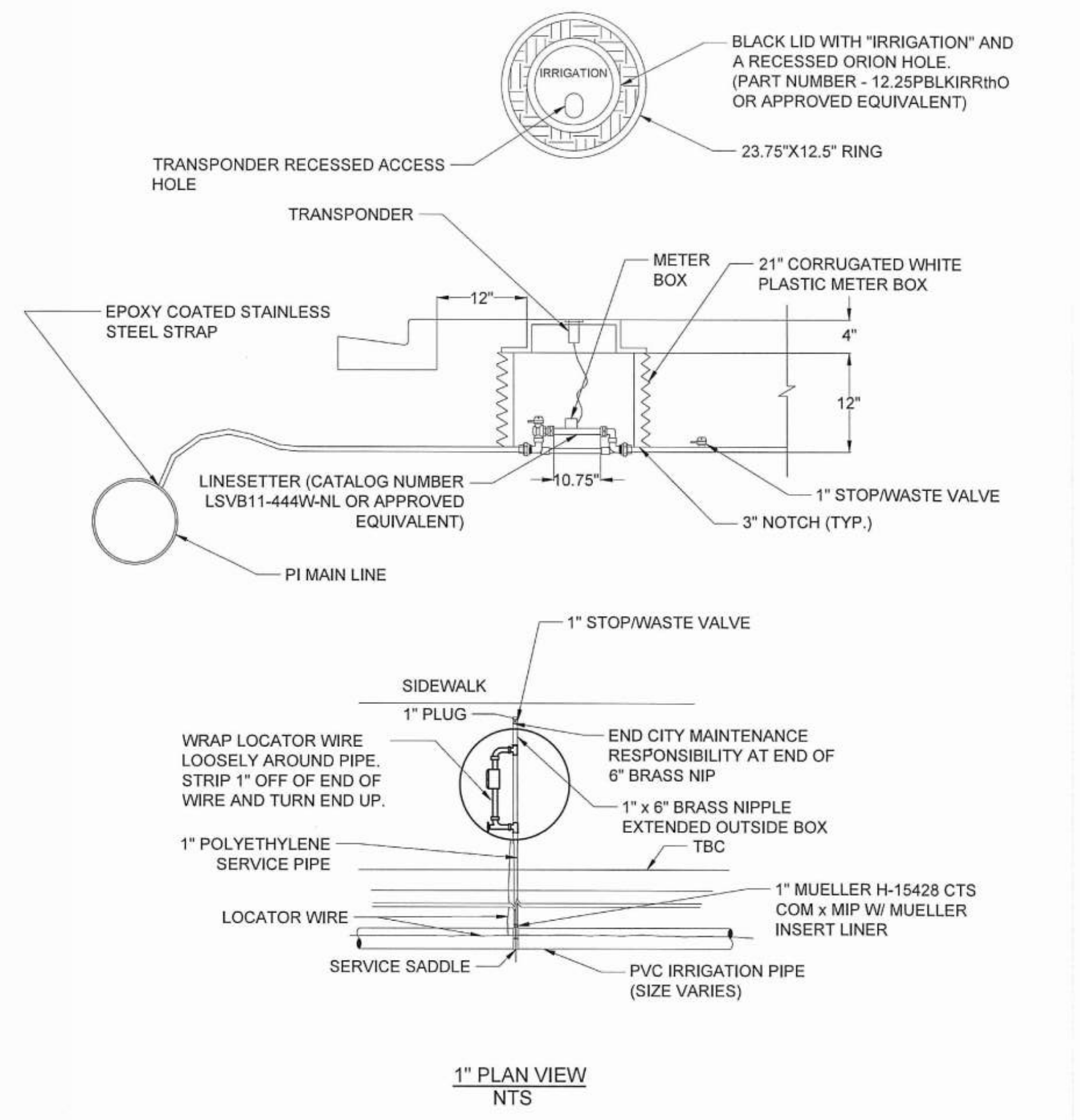
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO.
15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE 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.

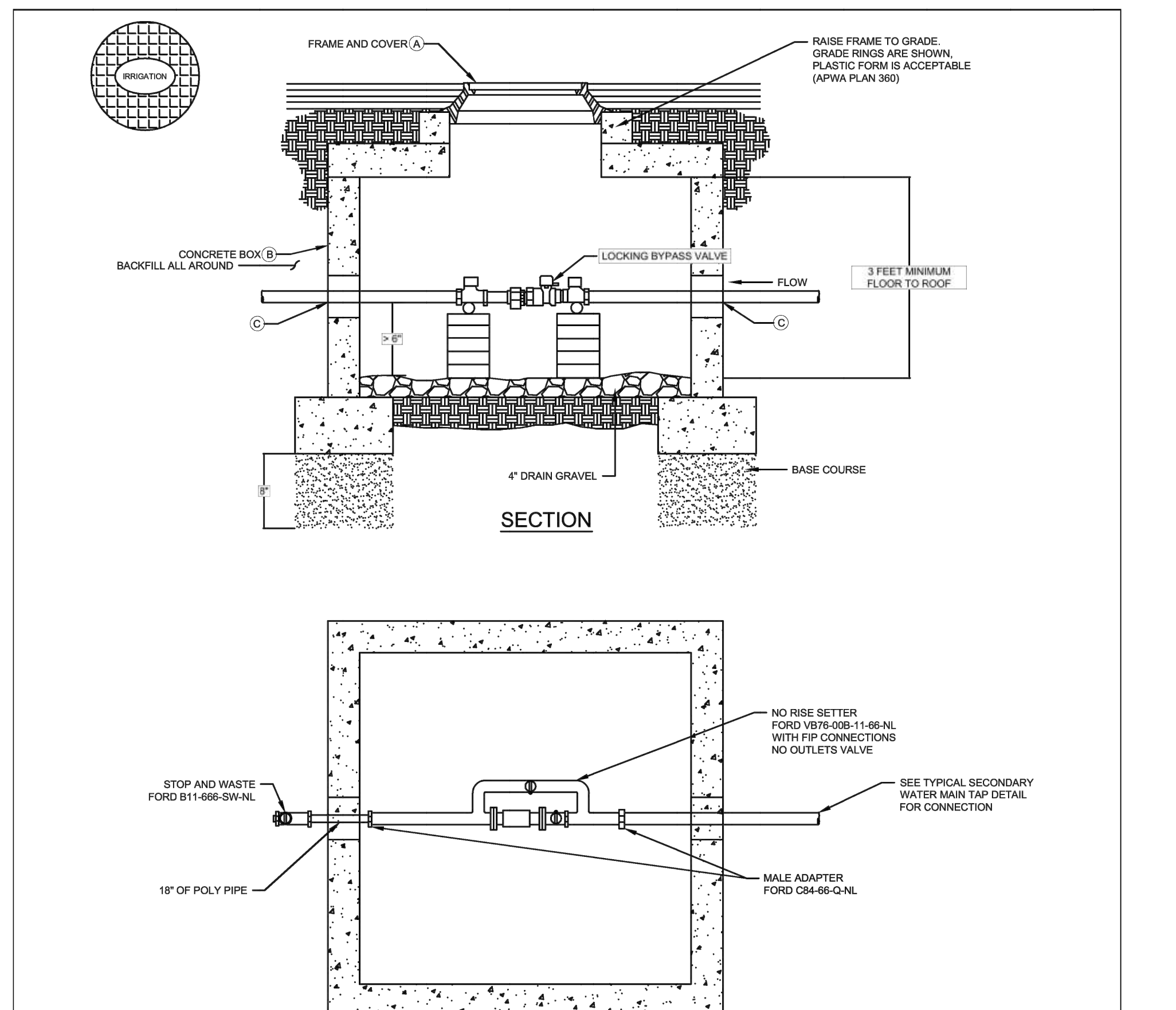
MVU
MAY 2019
VARIES

AMERICAN FORK
— 1853 —

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


IRRIGATION
FRAME AND COVER Ⓐ
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX Ⓑ
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
Ⓒ
Ⓒ
> 6"
6"
4" DRAIN GRAVEL
BASE COURSE
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
1-1/2" OR 2" PI METER PLACEMENT

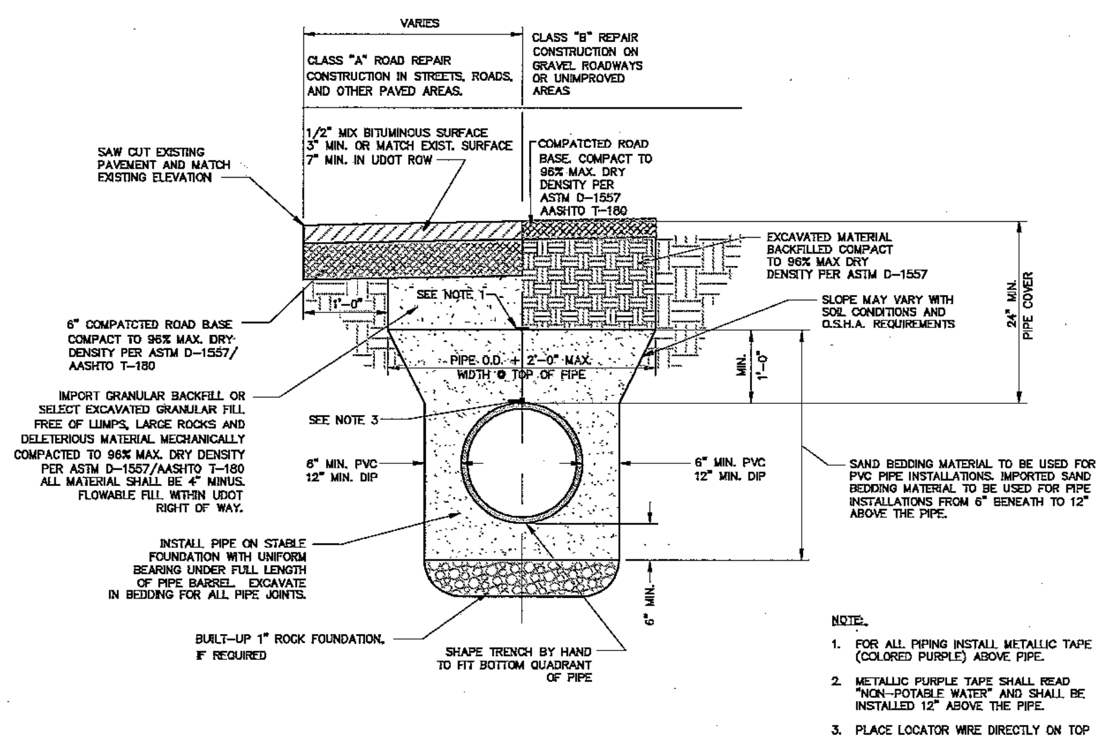
DRAWING NO.
15.5E

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
24" MIN. PIPE COVER
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

G:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.22A.dwg 11/18/10 11:11 skyleras

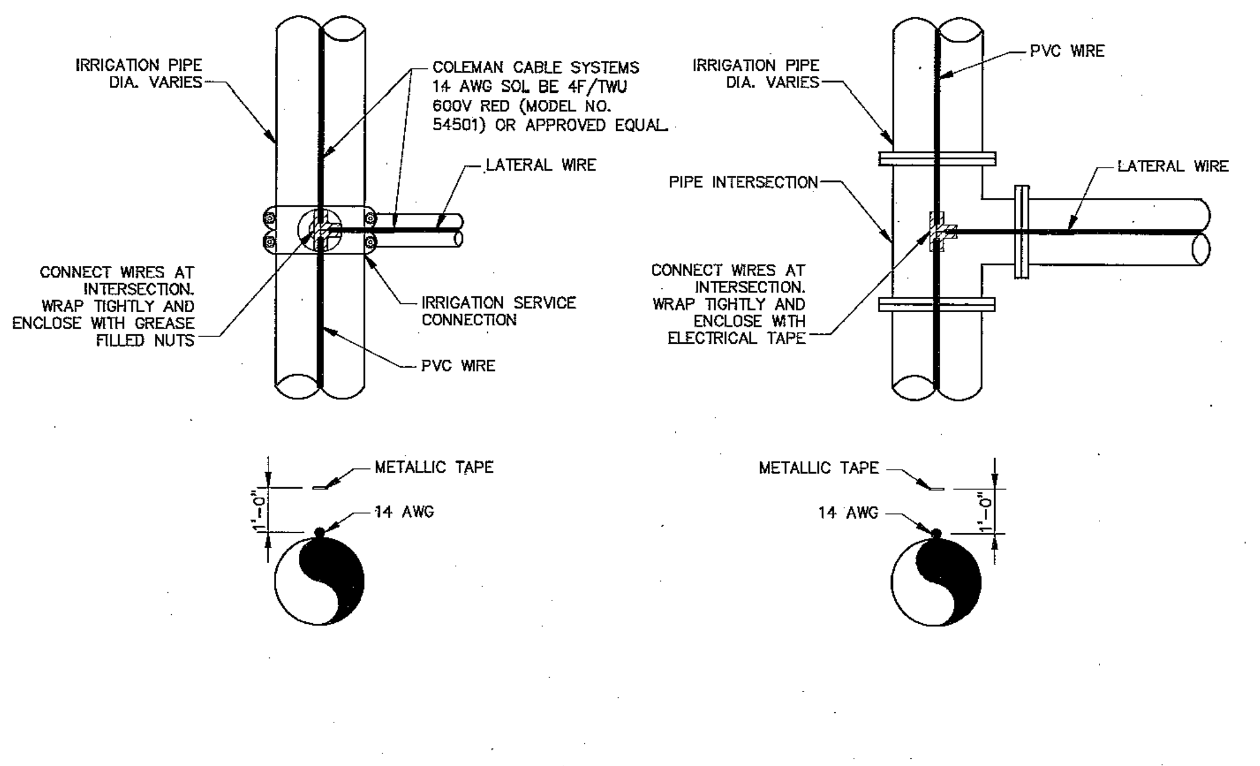
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWING NO.
15.22A


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

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DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
LOCATOR WIRE DETAIL

DRAWING NO.
15.33

Blue Stakes of UTAH811
Bluestakes.org

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

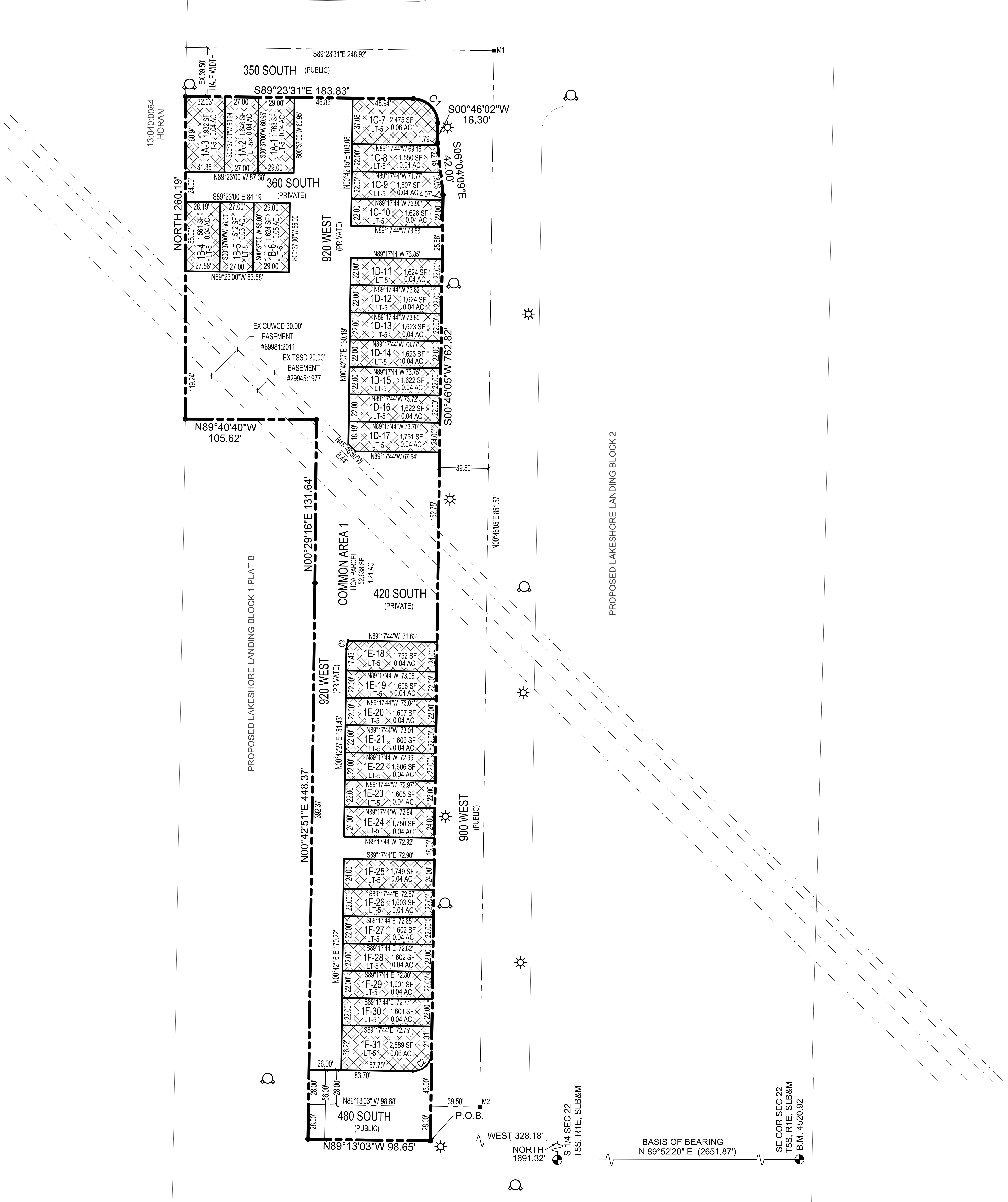
FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SECONDARY WATER DETAILS	D4

LAKESHORE LANDING BLOCK 1 PLAT A

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


350 SOUTH (PUBLIC)
S89°23'31"E 248.92'
S89°23'31"E 183.83'
EX 39.50' HALF WIDTH
C1
S00°46'02"W 16.30'
S06°04'09"E 42.00'
360 SOUTH (PRIVATE)
NORTH 260.19'
920 WEST (PRIVATE)
S00°46'05"W 762.82'
13:040:0084 HORAN
EX CUWCD 30.00' EASEMENT #69981:2011
EX TSSD 20.00' EASEMENT #29945:1977
N89°40'40"W 105.62'
N00°29'16"E 131.64'
COMMON AREA 1
420 SOUTH (PRIVATE)
N00°42'51"E 448.37'
900 WEST (PUBLIC)
480 SOUTH (PUBLIC)
N89°13'03"W 98.65'
P.O.B.
WEST 328.18'
NORTH 1691.32'
S 1/4 SEC 22 T5S, R1E, SLB&M
BASIS OF BEARING N 89°52'20" E (2651.87')
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92
PROPOSED LAKESHORE LANDING BLOCK 1 PLAT B
PROPOSED LAKESHORE LANDING BLOCK 2
1A-1 1A-2 1A-3 1B-4 1B-5 1B-6
1C-7 1C-8 1C-9 1C-10
1D-11 1D-12 1D-13 1D-14 1D-15 1D-16 1D-17
1E-18 1E-19 1E-20 1E-21 1E-22 1E-23 1E-24
1F-25 1F-26 1F-27 1F-28 1F-29 1F-30 1F-31
M1
M2

ADDRESSES

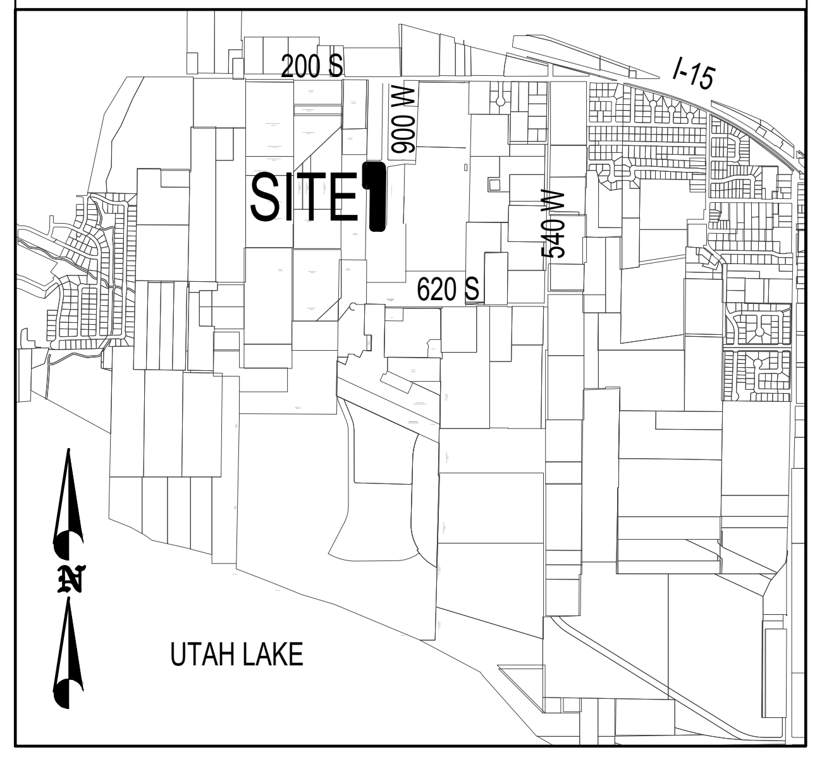
LOT 1A-1	924 WEST 360 SOUTH
LOT 1A-2	932 WEST 360 SOUTH
LOT 1A-3	938 WEST 360 SOUTH
LOT 1B-4	937 WEST 360 SOUTH
LOT 1B-5	931 WEST 360 SOUTH
LOT 1B-6	925 WEST 360 SOUTH
LOT 1C-7	352 SOUTH 900 WEST
LOT 1C-8	356 SOUTH 900 WEST
LOT 1C-9	358 SOUTH 900 WEST
LOT 1C-10	362 SOUTH 900 WEST
LOT 1D-11	368 SOUTH 900 WEST
LOT 1D-12	372 SOUTH 900 WEST
LOT 1D-13	376 SOUTH 900 WEST
LOT 1D-14	382 SOUTH 900 WEST
LOT 1D-15	384 SOUTH 900 WEST
LOT 1D-16	388 SOUTH 900 WEST
LOT 1D-17	392 SOUTH 900 WEST
LOT 1E-18	424 SOUTH 900 WEST
LOT 1E-19	428 SOUTH 900 WEST
LOT 1E-20	432 SOUTH 900 WEST
LOT 1E-21	436 SOUTH 900 WEST
LOT 1E-22	442 SOUTH 900 WEST
LOT 1E-23	446 SOUTH 900 WEST
LOT 1E-24	448 SOUTH 900 WEST
LOT 1F-25	452 SOUTH 900 WEST
LOT 1F-26	456 SOUTH 900 WEST
LOT 1F-27	462 SOUTH 900 WEST
LOT 1F-28	464 SOUTH 900 WEST
LOT 1F-29	468 SOUTH 900 WEST
LOT 1F-30	472 SOUTH 900 WEST
LOT 1F-31	476 SOUTH 900 WEST

LEGEND

◕	SECTION CORNER
┘	PROPERTY CORNER
◙	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
— · — · —	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.55 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	30.55	87°21'13"	27.67	S45°40'37"E
C2	15.00	23.57	90°00'52"	21.22	S45°46'31"W
C3	18.00	6.77	21°32'17"	6.73	N13°10'32"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ______________A.D. 20____, BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

______________________ ________________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1691.32 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 98.64 FEET; THENCE NORTH 00°42'16" EAST 448.37 FEET; THENCE NORTH 00°29'16" EAST 131.64 FEET; THENCE NORTH 89°40'40" WEST 105.62 FEET; THENCE NORTH 260.19 FEET; THENCE SOUTH 89°23'31" EAST 183.83 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°21'13" AND A LONG CHORD BEARING S45°40'37"E 27.67 FEET); THENCE SOUTH 00°46'02" WEST 16.30 FEET; THENCE SOUTH 06°04'09" EAST 42.00 FEET; THENCE SOUTH 00°46'05" WEST 762.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,895 SQUARE FEET IN AREA OR 2.55 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	31
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. _______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ________________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _______________ ________________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF ____________, A.D. ____.

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

APPROVED ________________ CITY ENGINEER ATTEST ________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

______________________________ ______________________________
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT A

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

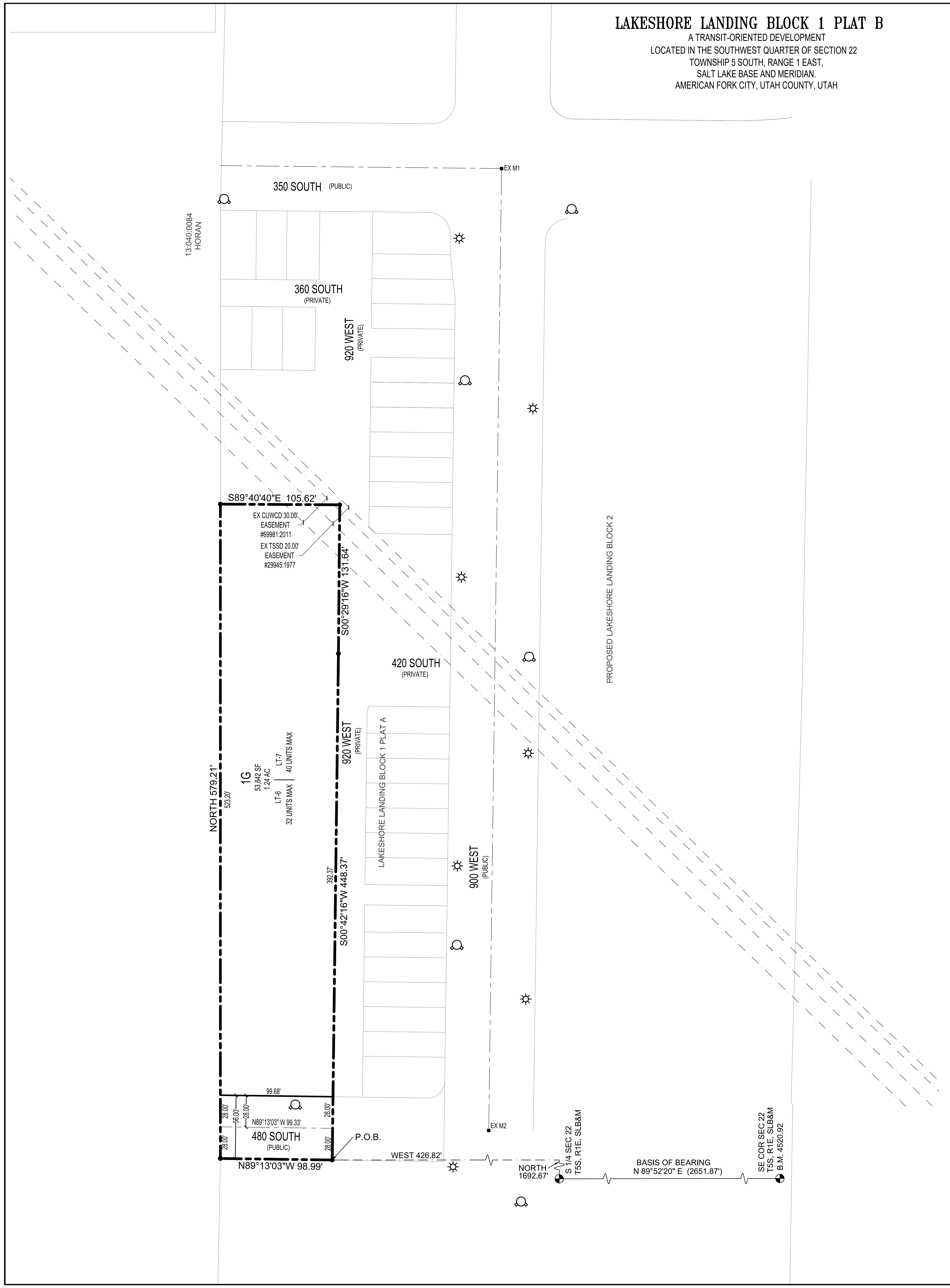
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B1 PLAT A.dwg

LAKESHORE LANDING BLOCK 1 PLAT B

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



ADDRESSES

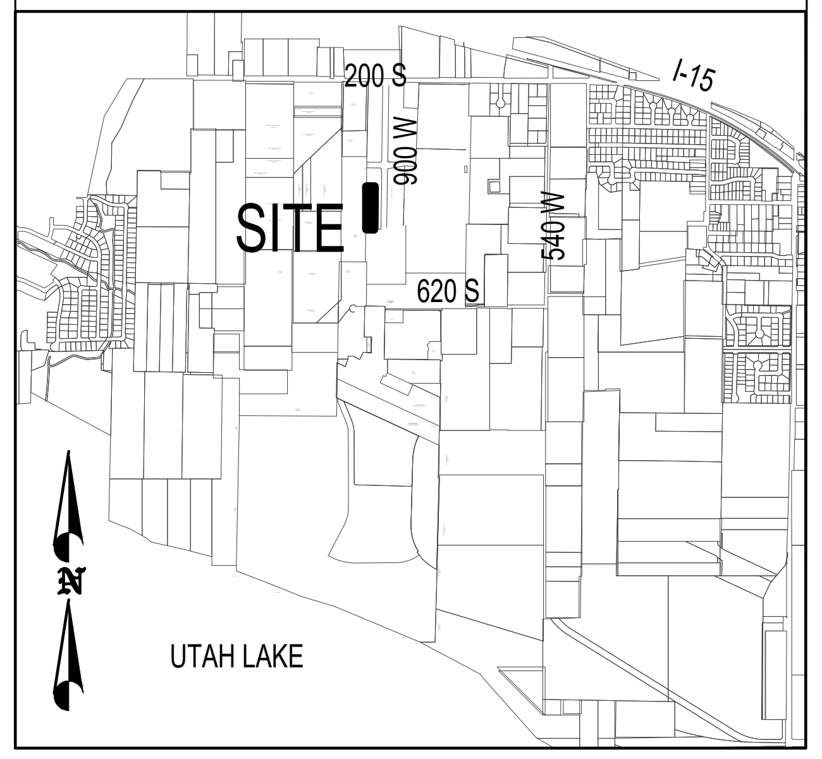
LOT 1G	454 SOUTH 920 WEST

LEGEND

◕	SECTION CORNER
┘	PROPERTY CORNER
◘	SUBDIVISION MONUMENT
▬ ▬ ▬	BOUNDARY LINE
— - —	CENTER LINE
- · — · -	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.36 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

SURVEYOR'S CERTIFICATE

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

______________________ DATE

______________________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1692.67 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 98.99 FEET; THENCE NORTH 579.21 FEET; THENCE SOUTH 89°40'40" EAST 105.62 FEET; THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 59,405 SQUARE FEET IN AREA OR 1.36 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________
DAY OF ____________, A.D. ______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ____________, A.D. ________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ______________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ____________ ______________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF __________, A.D. ___.

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

APPROVED ______________ CITY ENGINEER
ATTEST ______________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT B

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B1 PLAT B.dwg

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

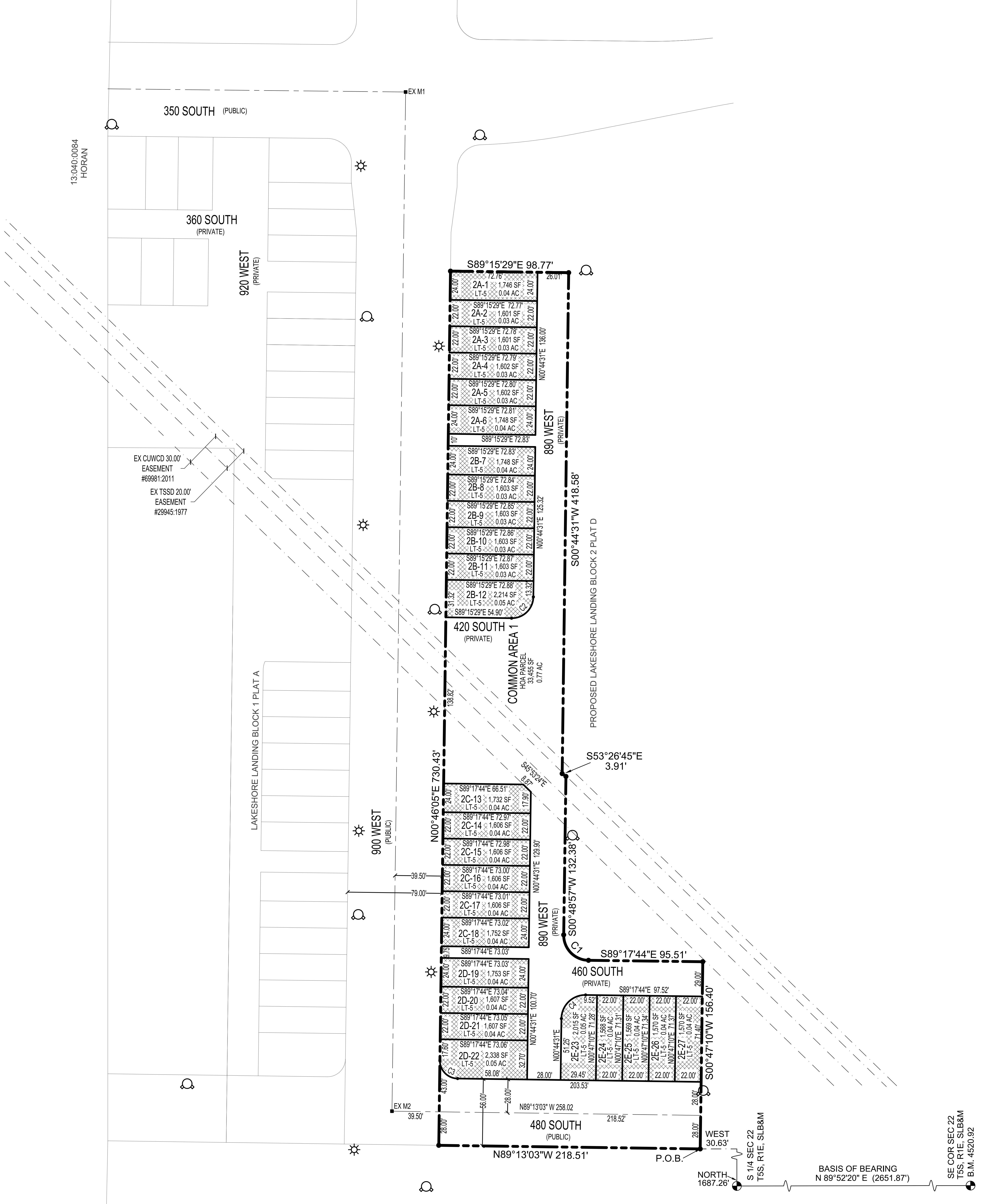
SEWER & WATER AUTHORITY APPROVAL

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

______________________ SEWER & WATER AUTHORITY

LAKESHORE LANDING BLOCK 2 PLAT C

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



ADDRESSES

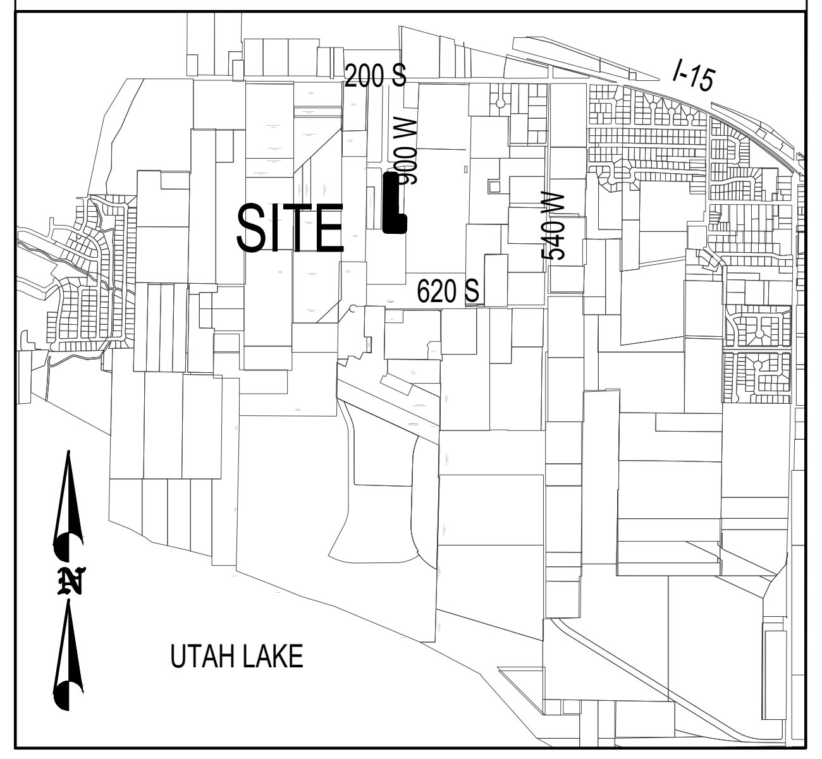
LOT 2A-1	365 SOUTH 900 WEST
LOT 2A-2	369 SOUTH 900 WEST
LOT 2A-3	373 SOUTH 900 WEST
LOT 2A-4	377 SOUTH 900 WEST
LOT 2A-5	381 SOUTH 900 WEST
LOT 2A-6	385 SOUTH 900 WEST
LOT 2B-7	391 SOUTH 900 WEST
LOT 2B-8	395 SOUTH 900 WEST
LOT 2B-9	399 SOUTH 900 WEST
LOT 2B-10	405 SOUTH 900 WEST
LOT 2B-11	411 SOUTH 900 WEST
LOT 2B-12	417 SOUTH 900 WEST
LOT 2C-13	445 SOUTH 900 WEST
LOT 2C-14	449 SOUTH 900 WEST
LOT 2C-15	453 SOUTH 900 WEST
LOT 2C-16	457 SOUTH 900 WEST
LOT 2C-17	461 SOUTH 900 WEST
LOT 2C-18	465 SOUTH 900 WEST
LOT 2D-19	469 SOUTH 900 WEST
LOT 2D-20	471 SOUTH 900 WEST
LOT 2D-21	475 SOUTH 900 WEST
LOT 2D-22	479 SOUTH 900 WEST
LOT 2E-23	876 WEST 480 SOUTH
LOT 2E-24	868 WEST 480 SOUTH
LOT 2E-25	862 WEST 480 SOUTH
LOT 2E-26	854 WEST 480 SOUTH
LOT 2E-27	846 WEST 480 SOUTH

LEGEND

◐	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— - —	CENTER LINE
-·-·-	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.10 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	S44°16'37"E
C2	18.00	28.27	90°00'00"	25.46	S45°44'31"W
C3	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C4	20.00	31.40	89°57'45"	28.28	N45°43'23"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B2 PLAT C.dwg

SURVEYOR'S CERTIFICATE

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

______________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1687.26 FEET AND WEST 30.63 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 218.51 FEET; THENCE NORTH 00°46'05" EAST 730.43 FEET; THENCE SOUTH 89°15'29" EAST 98.77 FEET; THENCE SOUTH 00°44'31" WEST 418.58 FEET; THENCE SOUTH 53°26'45" EAST 3.91 FEET; THENCE SOUTH 00°48'57" WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS S44°16'37"E 29.71 FEET); THENCE SOUTH 89°17'44" EAST 95.51 FEET; THENCE SOUTH 00°47'10" WEST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 91,513 SQUARE FEET IN AREA OR 2.10 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	27
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ____________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ________________
DAY OF ____________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ____________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL______ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF ____________, A.D. ____.

MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
APPROVED ______________ CITY ENGINEER	ATTEST ______________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. ___________ BY THE
__AMERICAN FORK CITY________ PLANNING COMMISSION

PLANNER	CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 2 PLAT C

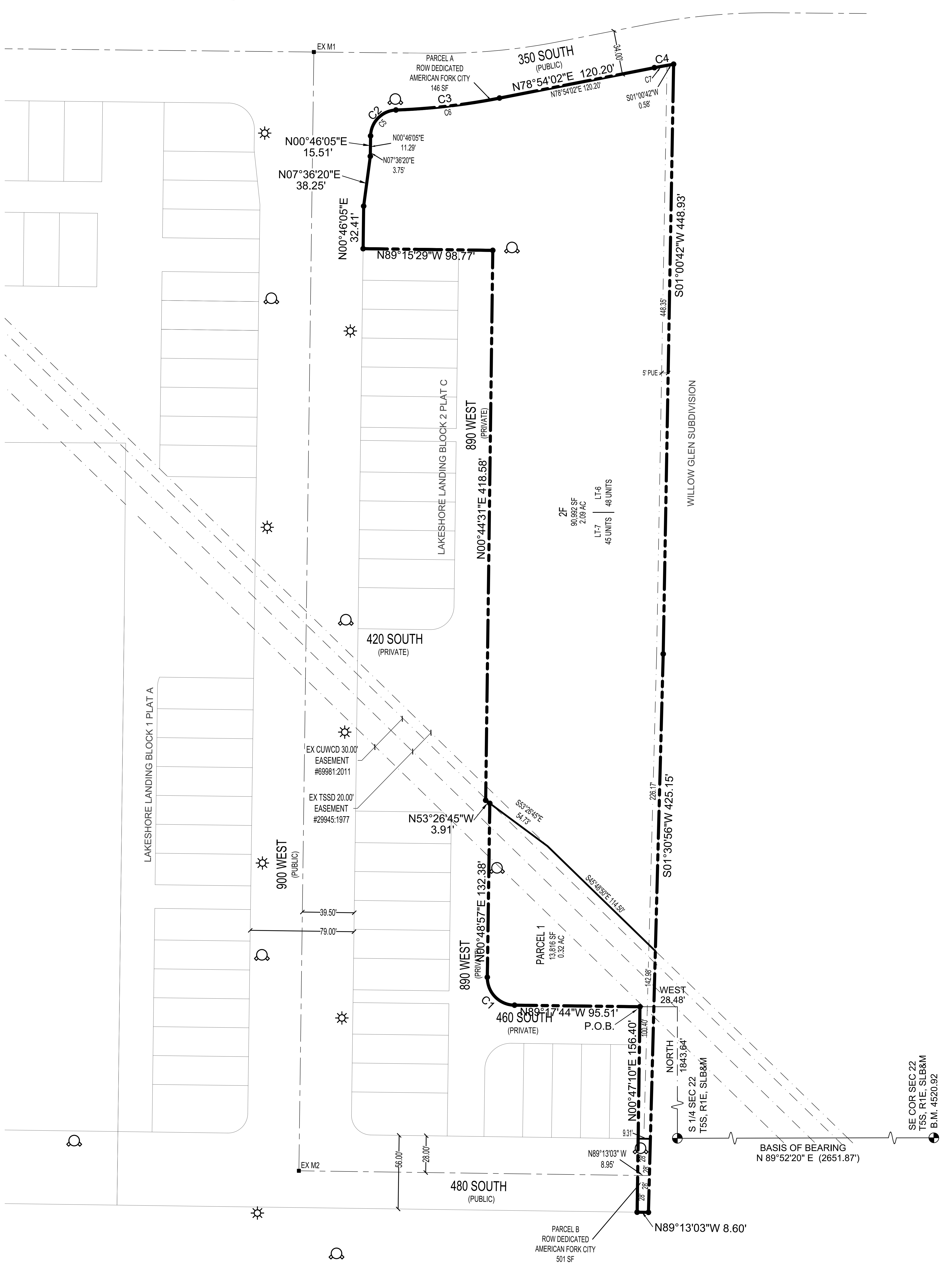
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 2 PLAT D

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



ADDRESSES

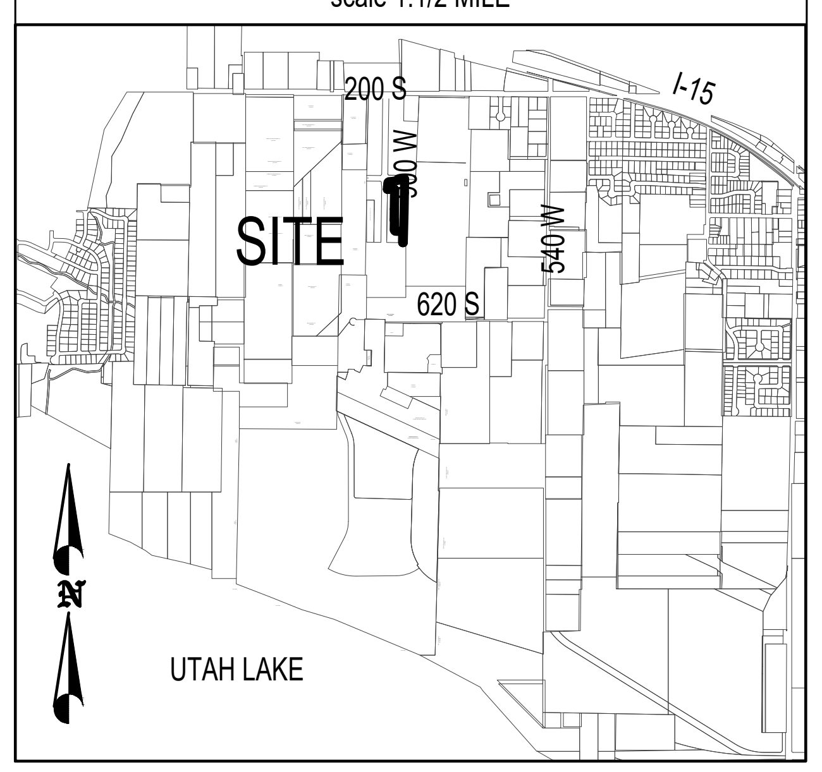
LOT 2F	359 SOUTH 890 WEST

LEGEND

◐	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
— · — · —	EASEMENT LINE
⊚	FIRE HYDRANT
☼	STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.88 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	N44°16'37"W
C2	20.00	30.43	87°10'52"	27.58	N44°21'37"E
C3	503.00	79.47	09°03'09"	79.39	N83°25'35"E
C4	447.00	14.89	01°54'30"	14.89	N79°51'16"E
C5	20.00	30.43	87°11'04"	27.58	N44°21'37"E
C6	503.00	79.47	09°03'08"	79.39	N83°25'35"E
C7	447.00	14.44	01°51'01"	14.44	N79°49'32"E

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

NOTES

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

SURVEYOR

ENSIGN
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office (801) 492-1277
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SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B2 PLAT D.dwg

SURVEYOR'S CERTIFICATE

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

______________ ______________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS N44°16'37"W 29.71 FEET); THENCE NORTH 00°48'57" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 271.25 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 125,535 SQUARE FEET IN AREA OR 2.88 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	1
NUMBER OF PARCELS	2

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ________________________, A.D. _______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL__ OF __AMERICAN FORK CITY__ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

______ DAY OF ____________, A.D. ____.

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

APPROVED ____________________ ATTEST ____________________
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF _____________, A.D. __________ BY THE
__AMERICAN FORK CITY__ PLANNING COMMISSION

______________________ ______________________
PLANNER CHAIRMAN, PLANNING COMMISSION

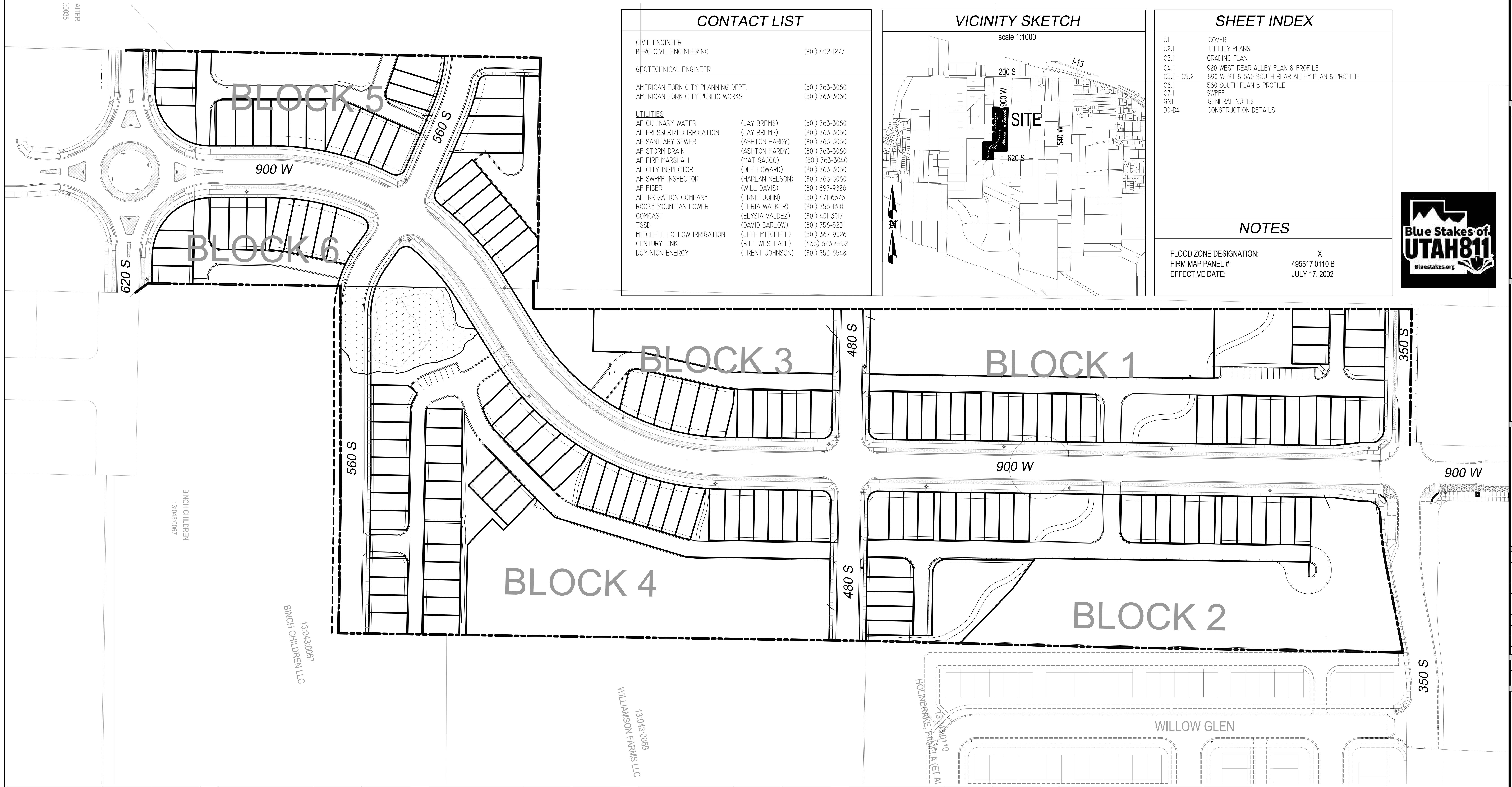
LAKESHORE LANDING BLOCK 2 PLAT D

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LANDSHORE LANDING
BLOCK 3 & BLOCK 4 FINAL CONSTRUCTION DRAWINGS
A TRANSIT-ORIENTED DEVELOPMENT



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C1	COVER
C2.1	UTILITY PLANS
C3.1	GRADING PLAN
C4.1	920 WEST REAR ALLEY PLAN & PROFILE
C5.1 - C5.2	890 WEST & 540 SOUTH REAR ALLEY PLAN & PROFILE
C6.1	560 SOUTH PLAN & PROFILE
C7.1	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

BLOCK 1		
BLOCK TYPE 4		
	Total Acres	
GROSS ACREAGE	**4.75**	
EXIST DEDICATED ROADS	0.86	18.1%
NET ACREAGE	**3.89**	81.9%
NEW ROADWAY	0.34	7.1%
NEW ALLEY	0.61	12.8%
TOTAL THOROUGHFARES	1.81	38.0%
LOT TYPE 7 (0%-20%)	0.95	20.0%
LOT TYPE 6 (10%-30%)	1.16	24.4%
LOT TYPE 5 (20%-50%)	2.17	45.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.48	10.0%
TOTALS	4.75	100.0%
TOWNHOMES	31 DU	
APARTMENTS	75 DU	

BLOCK 2		
BLOCK TYPE 4		
	Total Acres	
GROSS ACREAGE	**5.31**	
EXIST DEDICATED ROADS	1.02	19.3%
NET ACREAGE	**4.28**	80.7%
NEW ROADWAY	0.15	2.7%
NEW ALLEY	0.67	12.7%
TOTAL THOROUGHFARES	1.84	34.7%
LOT TYPE 7 (0%-20%)	1.06	20%
LOT TYPE 6 (10%-30%)	1.60	30%
LOT TYPE 5 (20%-50%)	1.98	37%
LOT TYPE 4 (0%-20%)	0.00	0%
CIVIC (10%-20%)	0.67	13%
TOTALS	5.31	100%
TOWNHOMES	27 DU	
APARTMENTS	93 DU	

BLOCK 3		
BLOCK TYPE 4		
	Total Acres	
GROSS ACREAGE	**2.37**	
EXIST DEDICATED ROADS	0.59	25.1%
NET ACREAGE	**1.77**	74.9%
NEW ROADWAY	0.13	5.3%
NEW ALLEY	0.24	10.1%
TOTAL THOROUGHFARES	0.96	40.5%
LOT TYPE 7 (0%-20%)	0.47	20.0%
LOT TYPE 6 (10%-30%)	0.71	30.0%
LOT TYPE 5 (20%-50%)	0.93	39.1%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.26	10.9%
TOTALS	2.37	100%
TOWNHOMES	12 DU	
APARTMENTS	41 DU	

BLOCK 4		
BLOCK TYPE 4		
	Total Acres	
GROSS ACREAGE	**6.95**	
EXIST DEDICATED ROADS	0.86	12.4%
NET ACREAGE	**6.09**	87.6%
NEW ROADWAY	0.67	9.6%
NEW ALLEY	0.74	10.6%
TOTAL THOROUGHFARES	2.26	32.5%
LOT TYPE 7 (0%-20%)	1.38	19.9%
LOT TYPE 6 (10%-30%)	1.77	25.5%
LOT TYPE 5 (20%-50%)	3.10	44.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.70	10.0%
TOTALS	6.95	100%
TOWNHOMES	49 DU	
APARTMENTS	111 DU	

BLOCK 5		
BLOCK TYPE 3		
	Total Acres	
GROSS ACREAGE	**3.41**	
EXIST DEDICATED ROADS	0.71	20.9%
NET ACREAGE	**2.69**	79.1%
NEW ROADWAY	0.42	12.3%
NEW ALLEY	0.29	8.6%
TOTAL THOROUGHFARES	1.42	41.7%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	1.42	41.6%
LOT TYPE 4 (10%-40%)	1.32	38.8%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.67	19.7%
TOTALS	3.41	100%
TOWNHOMES	29 DU	
APARTMENTS	0 DU	

BLOCK 6		
BLOCK TYPE 3		
	Total Acres	
GROSS ACREAGE	**1.50**	
EXIST DEDICATED ROADS	0.57	38.1%
NET ACREAGE	**0.93**	61.9%
NEW ROADWAY	0.07	4.6%
NEW ALLEY	0.18	11.8%
TOTAL THOROUGHFARES	0.82	54.5%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	0.55	36.7%
LOT TYPE 4 (10%-40%)	0.60	39.9%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.35	23.4%
TOTALS	1.50	100%
TOWNHOMES	11 DU	
APARTMENTS	0 DU	

NOTES

1. PROJECT ADDRESS IS 900 WEST 460 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

ARDERO
520 South 850 East
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DEVELOPMENT

LAKESHORE
LANDING

SCALE: 1"= 60'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
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SEAL

K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

BLOCK 3 &
BLOCK 4
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	*C1*

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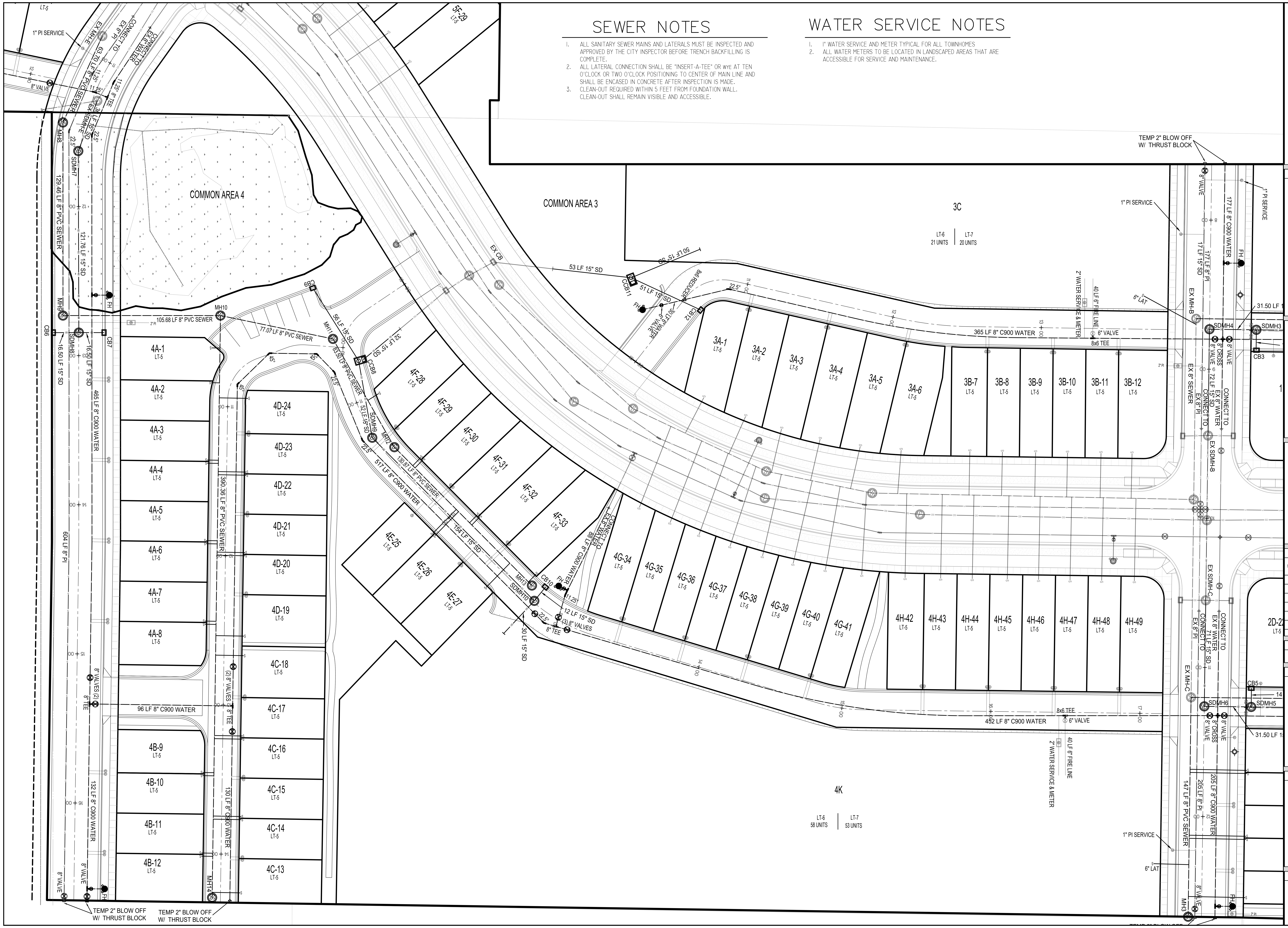

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.
3. CLEAN-OUT REQUIRED WITHIN 5 FEET FROM FOUNDATION WALL. CLEAN-OUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

WATER SERVICE NOTES

1. 1" WATER SERVICE AND METER TYPICAL FOR ALL TOWNHOMES
2. ALL WATER METERS TO BE LOCATED IN LANDSCAPED AREAS THAT ARE ACCESSIBLE FOR SERVICE AND MAINTENANCE.

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DEVELOPMENT

LAKESHORE LANDING

N

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
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K R Berg

ACTION	DATE
BLOCK PLAN	05/15/2020

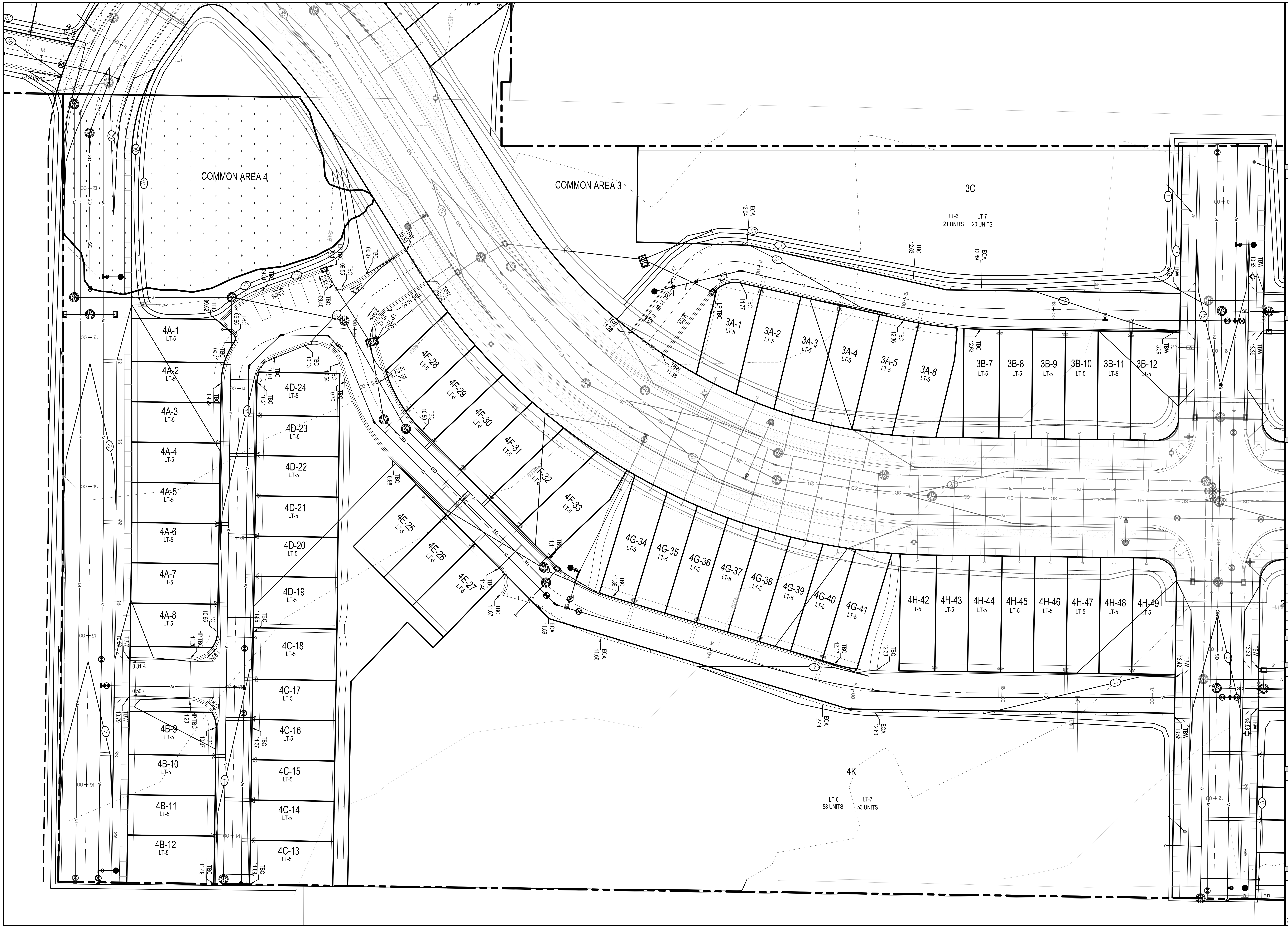
PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

UTILITY
PLAN
BLOCKS 3-4

SHEET NAME	SHEET / EXHIBIT
UTIL	C2.1



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DEVELOPMENT

LAKESHORE LANDING

N

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

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SEAL
K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GRADING PLAN	C3.1

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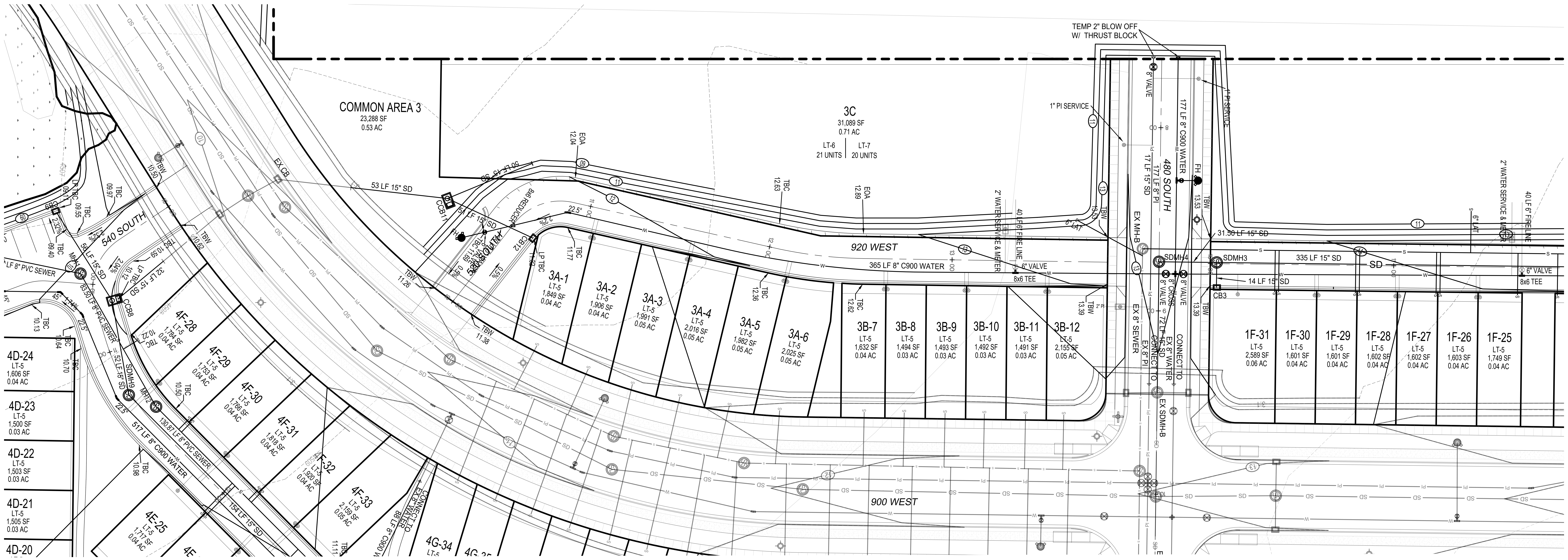
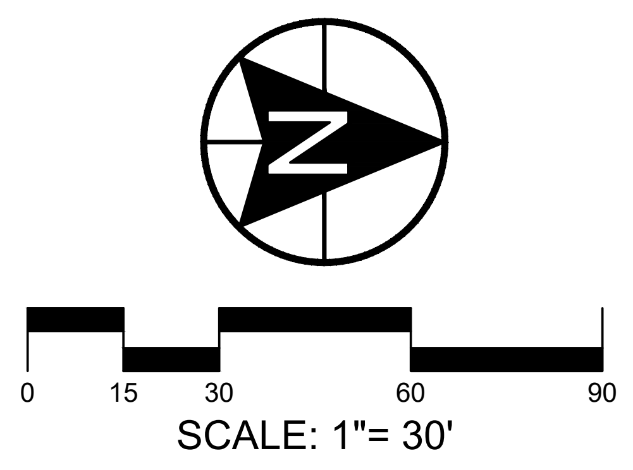
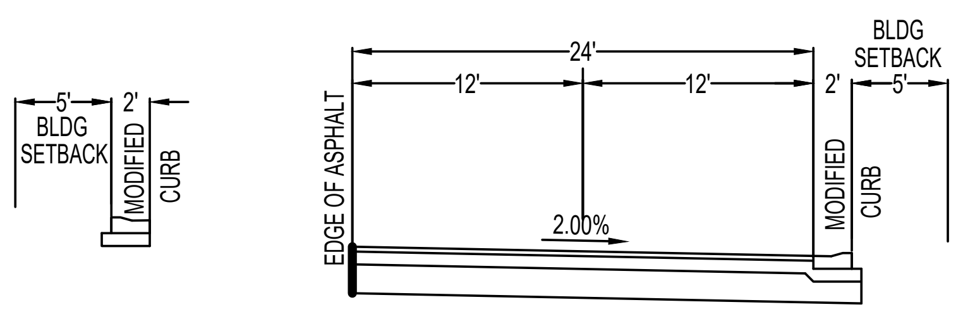


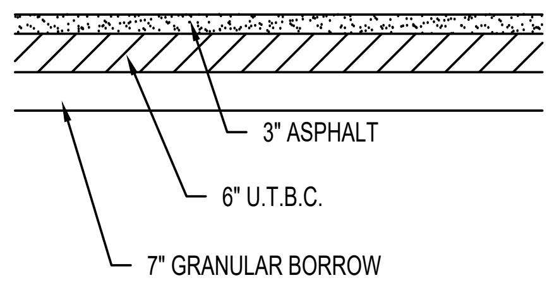


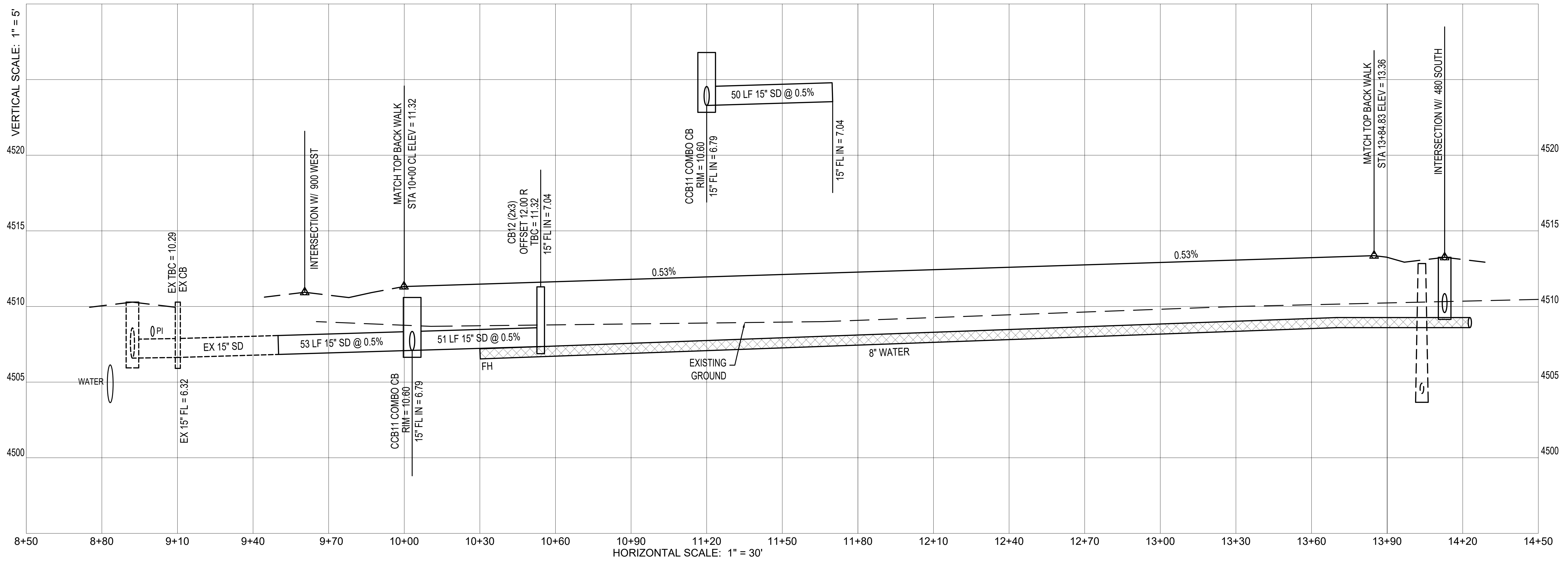
SCALE: 1"= 30'

BLOCK 3 REAR ALLEY



PAVEMENT SECTION





HORIZONTAL SCALE: 1" = 30'

GRADING LEGEND

━━━	PROPERTY LINE
───	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
◧ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—⬭—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

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DEVELOPMENT

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SEAL

K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
920 WEST REAR LANE PLAN & PROFILE	C4.1

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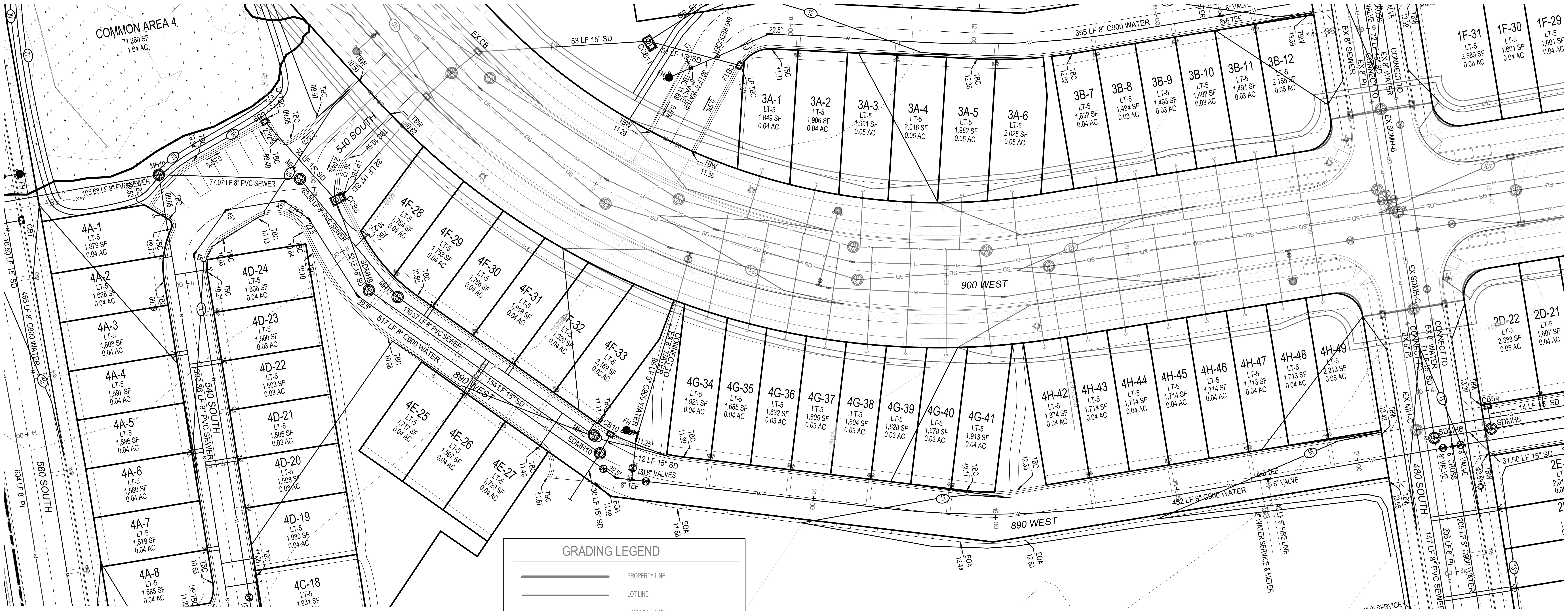
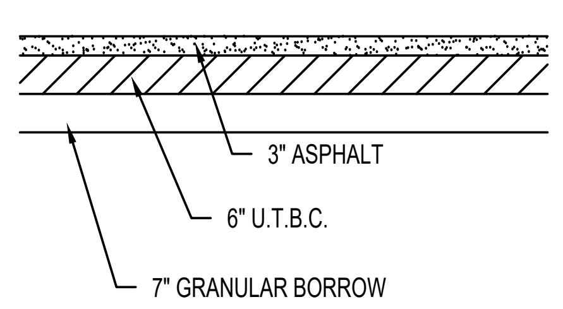


SCALE: 1"= 30'
0 15 30 60 90

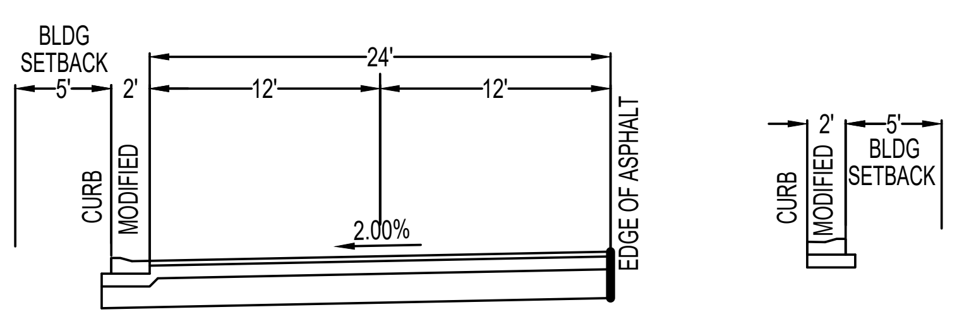
GRADING LEGEND

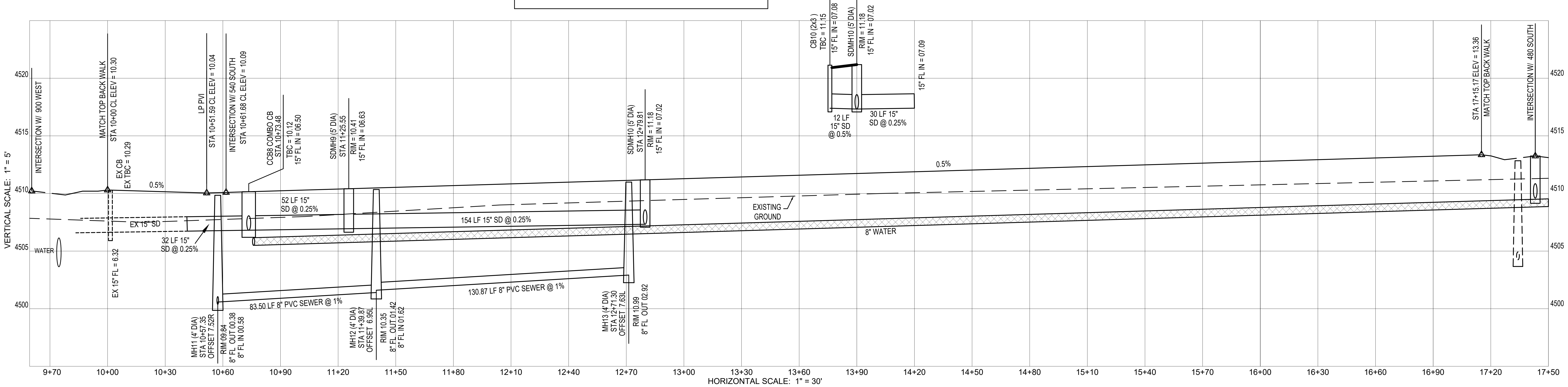
▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
■○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—○—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

PAVEMENT SECTION



890 WEST REAR ALLEY




VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4520
4515
4510
4505
4500
INTERSECTION W/ 900 WEST
MATCH TOP BACK WALK STA 10+00 CL ELEV = 10.30
EX CB EX TBC = 10.29
LP PVI STA 10+51.59 CL ELEV = 10.04
INTERSECTION W/ 540 SOUTH STA 10+61.68 CL ELEV = 10.09
CCB8 COMBO CB STA 10+73.48 TBC = 10.12 15" FL IN = 06.50
SDMH9 (5' DIA) STA 11+25.55 RIM = 10.41 15" FL IN = 06.63
SDMH10 (5' DIA) STA 12+79.81 RIM = 11.18 15" FL IN = 07.02
CB10 (2x3) TBC = 11.15 15" FL IN = 07.08
SDMH10 (5' DIA) RIM = 11.18 15" FL IN = 07.02
15" FL IN = 07.09
STA 17+15.17 ELEV = 13.36 MATCH TOP BACK WALK
INTERSECTION W/ 480 SOUTH
0.5%
0.5%
EX 15" SD
32 LF 15" SD @ 0.25%
52 LF 15" SD @ 0.25%
154 LF 15" SD @ 0.25%
12 LF 15" SD @ 0.5%
30 LF 15" SD @ 0.25%
EXISTING GROUND
8" WATER
WATER
EX 15" FL = 6.32
83.50 LF 8" PVC SEWER @ 1%
130.87 LF 8" PVC SEWER @ 1%
MH11 (4' DIA) STA 10+57.35 OFFSET 7.52R RIM 09.84 8" FL OUT 00.38 8" FL IN 00.58
MH12 (4' DIA) STA 11+39.87 OFFSET 6.95L RIM 10.35 8" FL OUT 01.42 8" FL IN 01.62
MH13 (4' DIA) STA 12+71.30 OFFSET 7.63L RIM 10.99 8" FL OUT 02.92
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
890 WEST REAR LANE PLAN & PROFILE	C5.1

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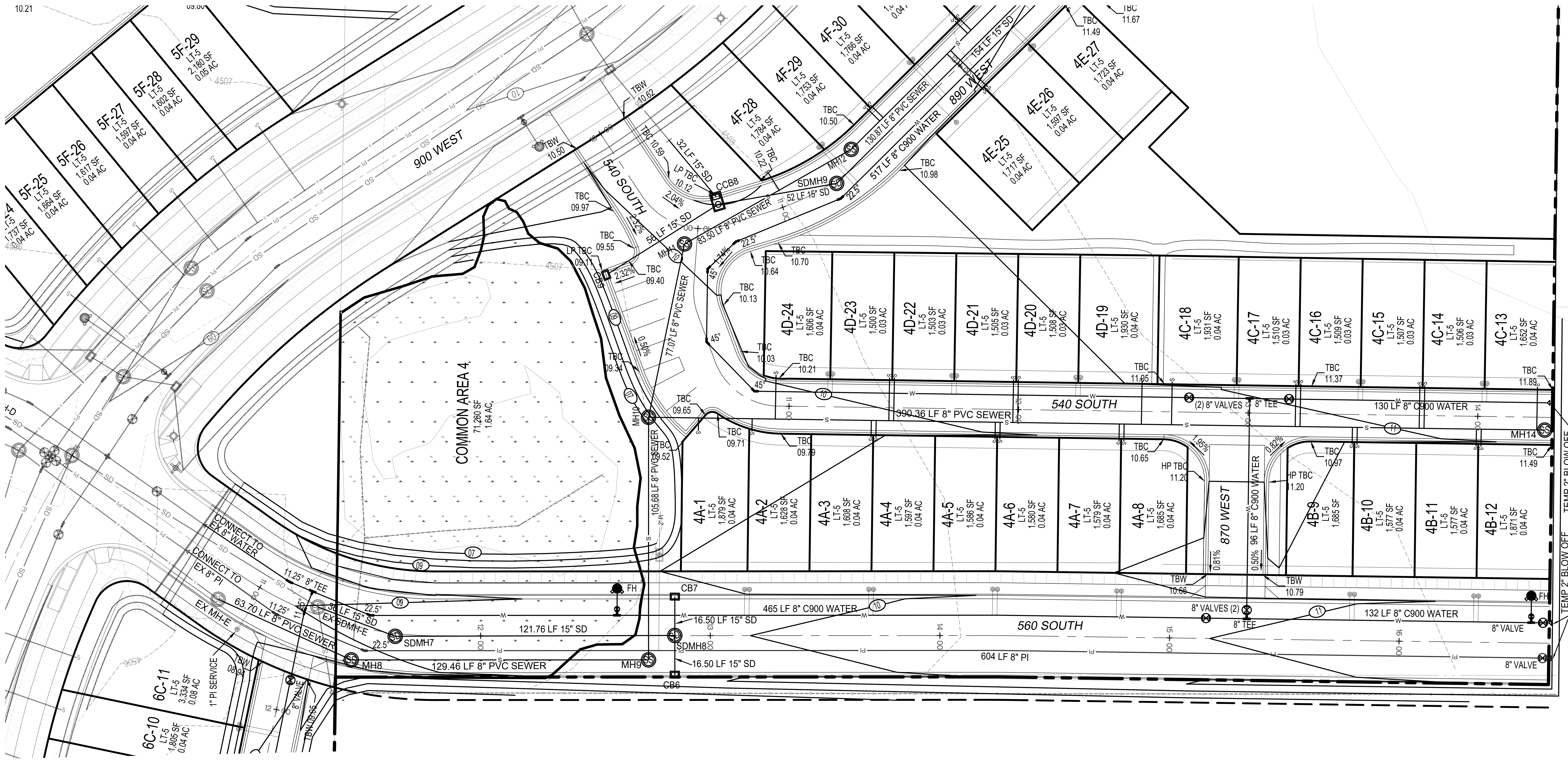
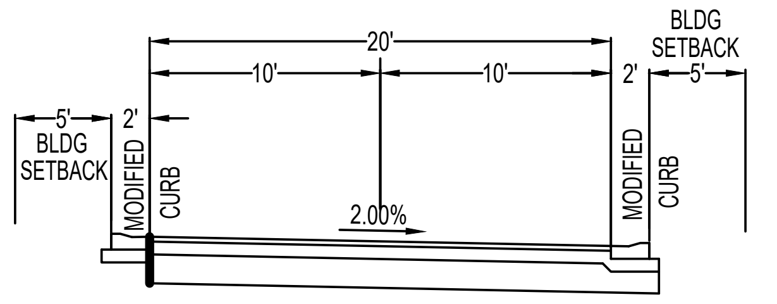


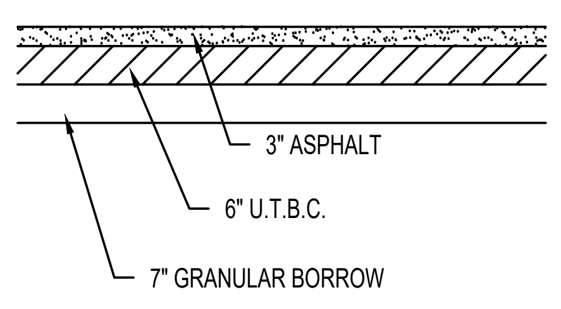
GRADING LEGEND

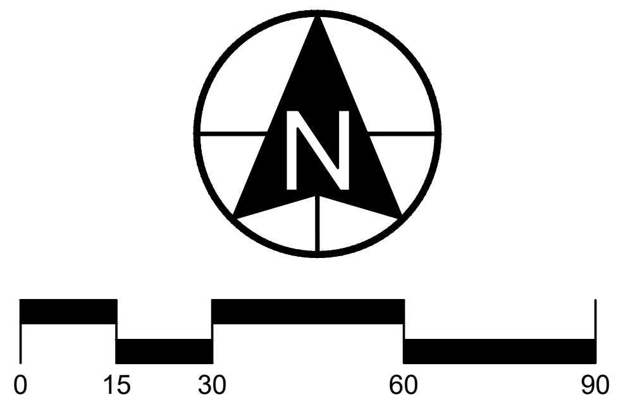
▬		PROPERTY LINE
—		LOT LINE
— · — · —		EASEMENT LINE
— — —		EXISTING STORM DRAIN
— SD —		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▣	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

540 SOUTH REAR ALLEY



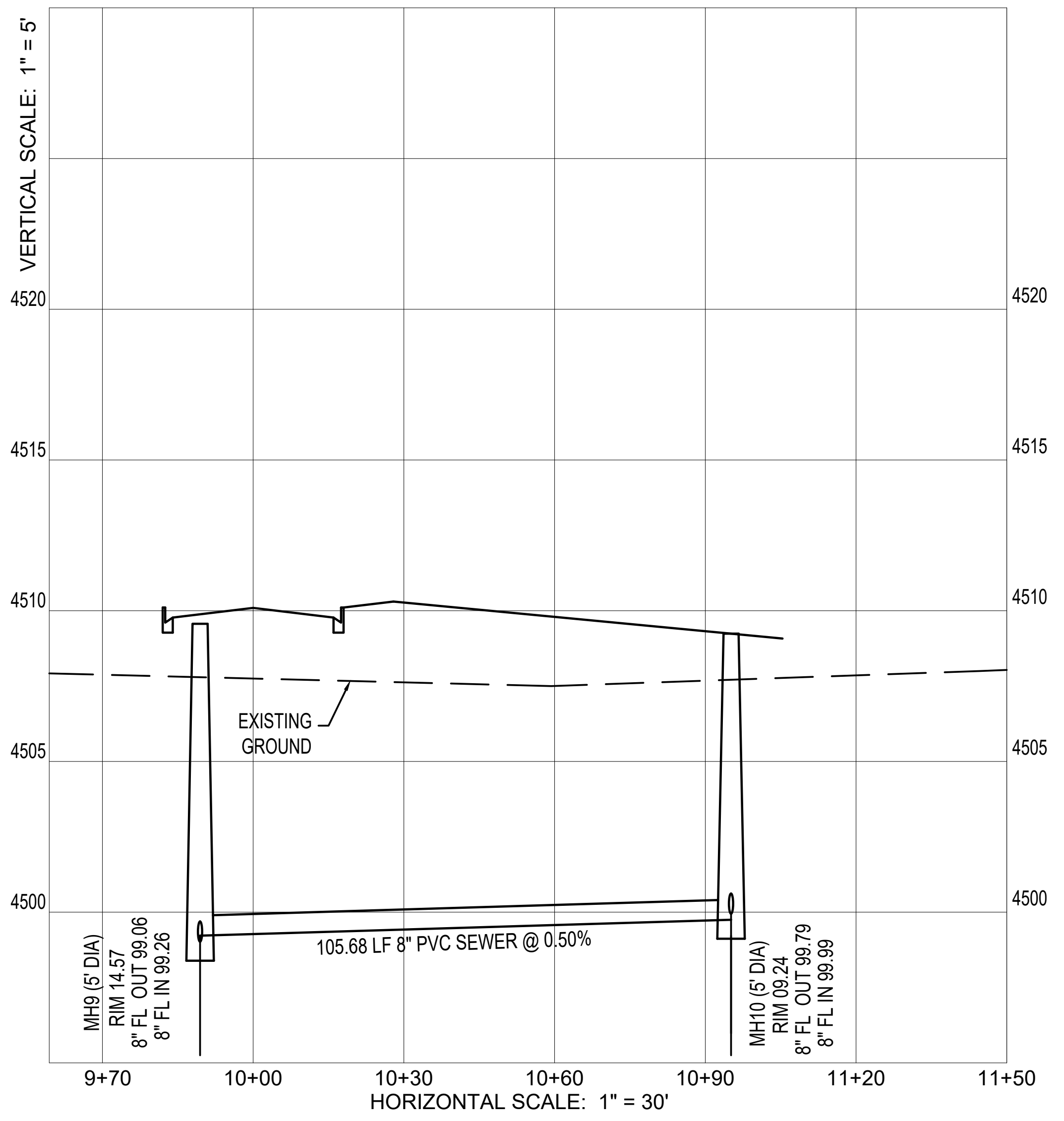
PAVEMENT SECTION

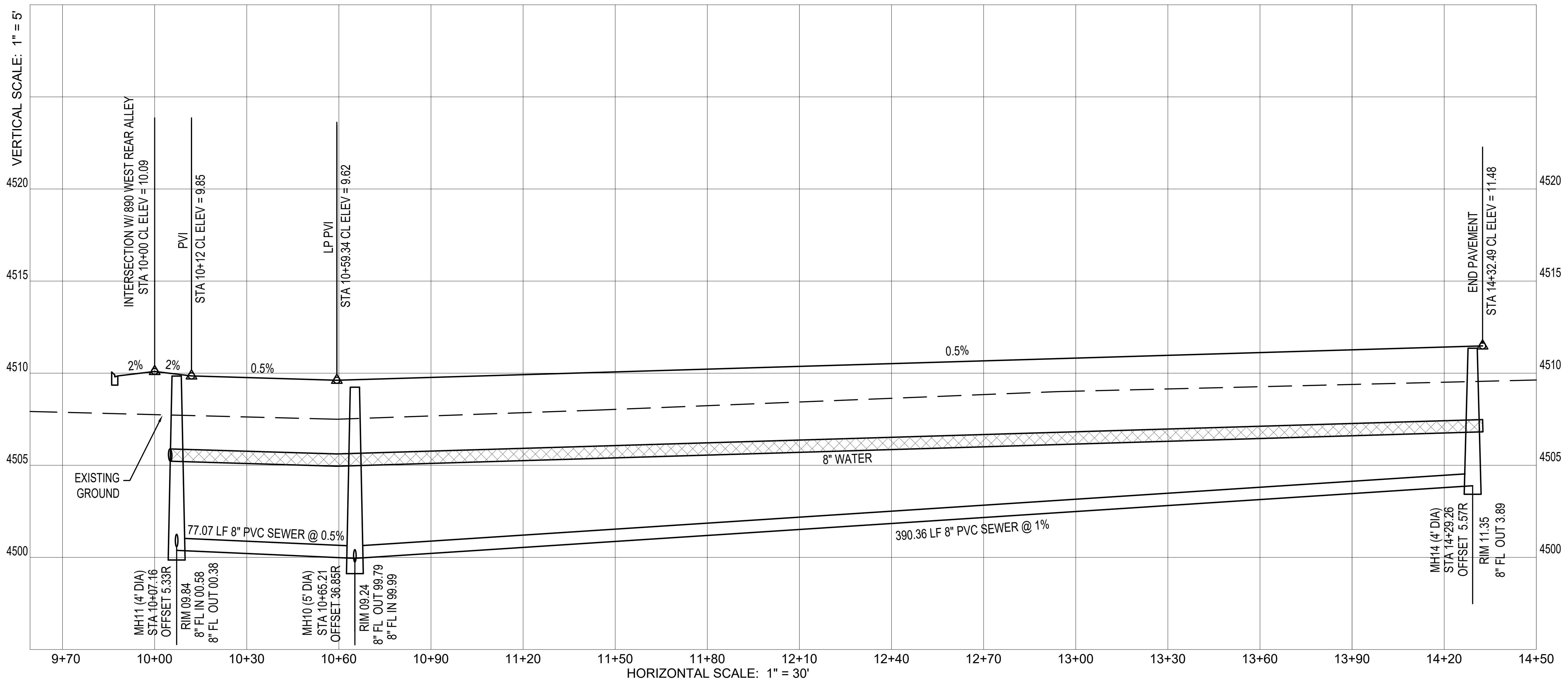




SCALE: 1"= 30'

540 SOUTH REAR ALLEY





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NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
540 SOUTH REAR LANE PLAN & PROFILE	*C5.2*

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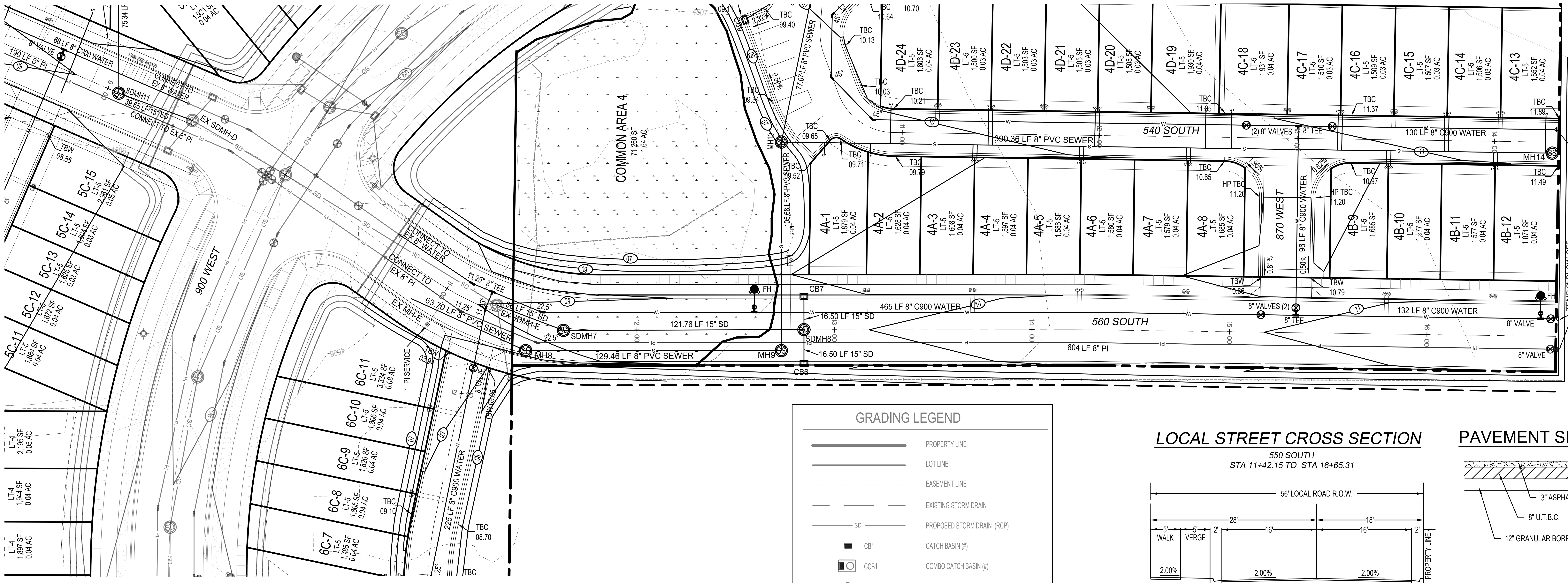


GRADING LEGEND

▬		PROPERTY LINE
—		LOT LINE
— · — · —		EASEMENT LINE
— — —		EXISTING STORM DRAIN
—— SD ——		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▮○	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

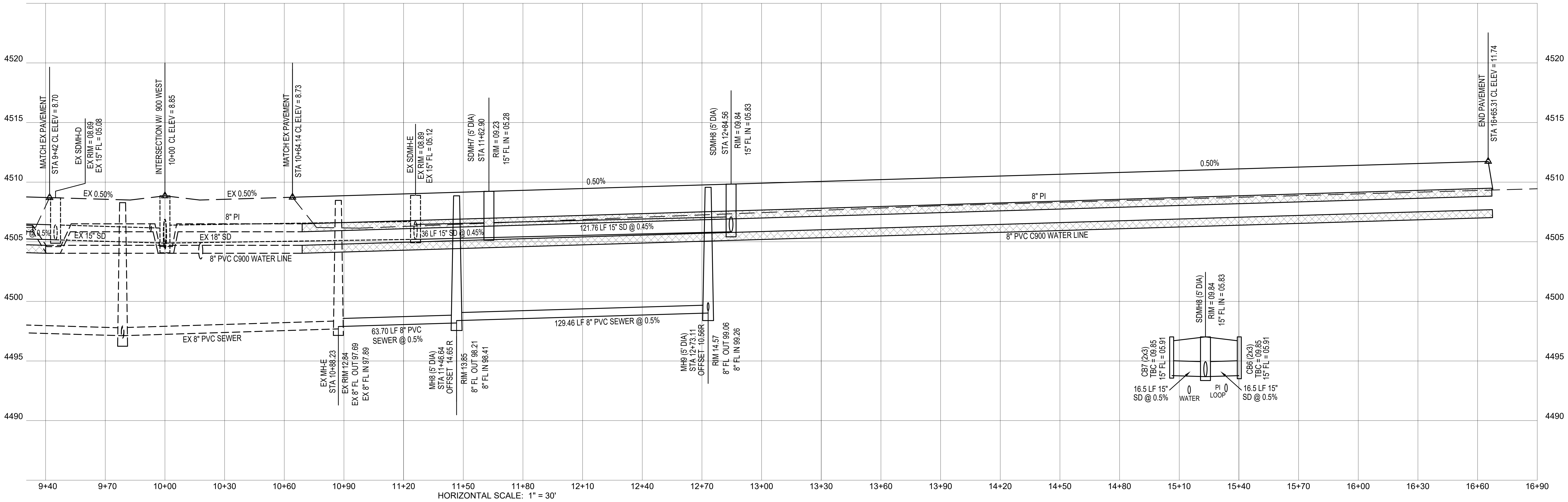
LOCAL STREET CROSS SECTION

550 SOUTH
STA 11+42.15 TO STA 16+65.31

PAVEMENT SECTION

N

SCALE: 1"= 30'



4520
4515
4510
4505
4500
4495
4490
MATCH EX PAVEMENT STA 9+42 CL ELEV = 8.70
EX SDMH-D EX RIM = 08.69 EX 15" FL = 05.08
INTERSECTION W/ 900 WEST 10+00 CL ELEV = 8.85
MATCH EX PAVEMENT STA 10+64.14 CL ELEV = 8.73
EX SDMH-E EX RIM = 08.89 EX 15" FL = 05.12
SDMH7 (5' DIA) STA 11+62.90 RIM = 09.23 15" FL IN = 05.28
SDMH8 (5' DIA) STA 12+84.56 RIM = 09.84 15" FL IN = 05.83
END PAVEMENT STA 16+65.31 CL ELEV = 11.74
EX 0.50%
EX 0.50%
0.50%
0.50%
8" PI
EX 15" SD
EX 18" SD
8" PVC C900 WATER LINE
36 LF 15" SD @ 0.45%
121.76 LF 15" SD @ 0.45%
8" PVC C900 WATER LINE
EX 8" PVC SEWER
63.70 LF 8" PVC SEWER @ 0.5%
129.46 LF 8" PVC SEWER @ 0.5%
EX MH-E STA 10+88.23 EX RIM 12.84 EX 8" FL OUT 97.69 EX 8" FL IN 97.89
MH8 (5' DIA) STA 11+64.64 OFFSET 14.65 R RIM 13.95 8" FL OUT 98.21 8" FL IN 98.41
MH9 (5' DIA) STA 12+73.11 OFFSET 10.56R RIM 14.57 8" FL OUT 99.06 8" FL IN 99.26
SDMH8 (5' DIA) RIM = 09.84 15" FL IN = 05.83
CB7 (2x3) TBC = 09.65 15" FL = 05.91
CB6 (2x3) TBC = 09.65 15" FL = 05.91
16.5 LF 15" SD @ 0.5%
WATER
PI LOOP
16.5 LF 15" SD @ 0.5%
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90

HORIZONTAL SCALE: 1" = 30'

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SEAL
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
560 SOUTH PLAN & PROFILE	C6.1

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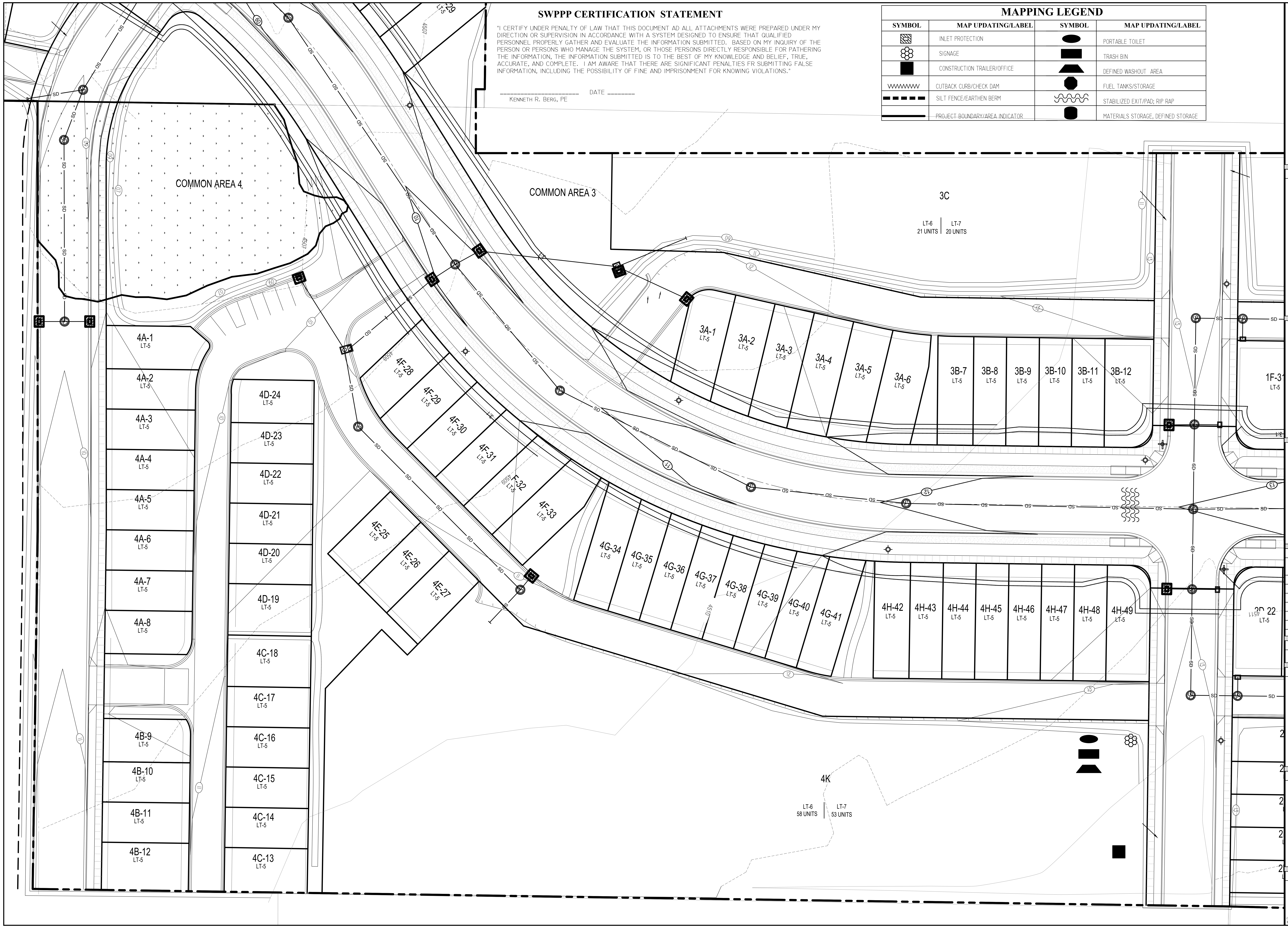
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
▨	INLET PROTECTION	⬬	PORTABLE TOILET
⬢	SIGNAGE	▬	TRASH BIN
■	CONSTRUCTION TRAILER/OFFICE	⏢	DEFINED WASHOUT AREA
∧∧∧∧∧∧∧	CUTBACK CURB/CHECK DAM	⯃	FUEL TANKS/STORAGE
▬ ▬ ▬ ▬ ▬	SILT FENCE/EARTHEN BERM	≈	STABILIZED EXIT/PAD; RIP RAP
━━━━	PROJECT BOUNDARY/AREA INDICATOR	⛁	MATERIALS STORAGE, DEFINED STORAGE



ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			KENNETH R. BERG 05/15/2020 343602
2			
3			
4			
5			
6			
7			

K R Berg

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SWPPP i:\my drive\berg civil\2019\ardero\tod block plan final\block 3-4\af21_3-4_07-swppp.dwg	*C7.1*

GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.
18. maximum distance of 5' from the foundation wall to the first exterior clean-out with a maximum distance between clean-outs of 75'. there shall also be a clean-out at any ninety-degree bend or any combination of bends in excess of ninety-degrees.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
7. PI meters to be placed within the park strip and outside of the drive approach.

STORM SEWER

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

MAIL DELIVERY

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

Blue Stakes of
UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE
LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
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4			
5			
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7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GENERAL NOTES	*GN1*

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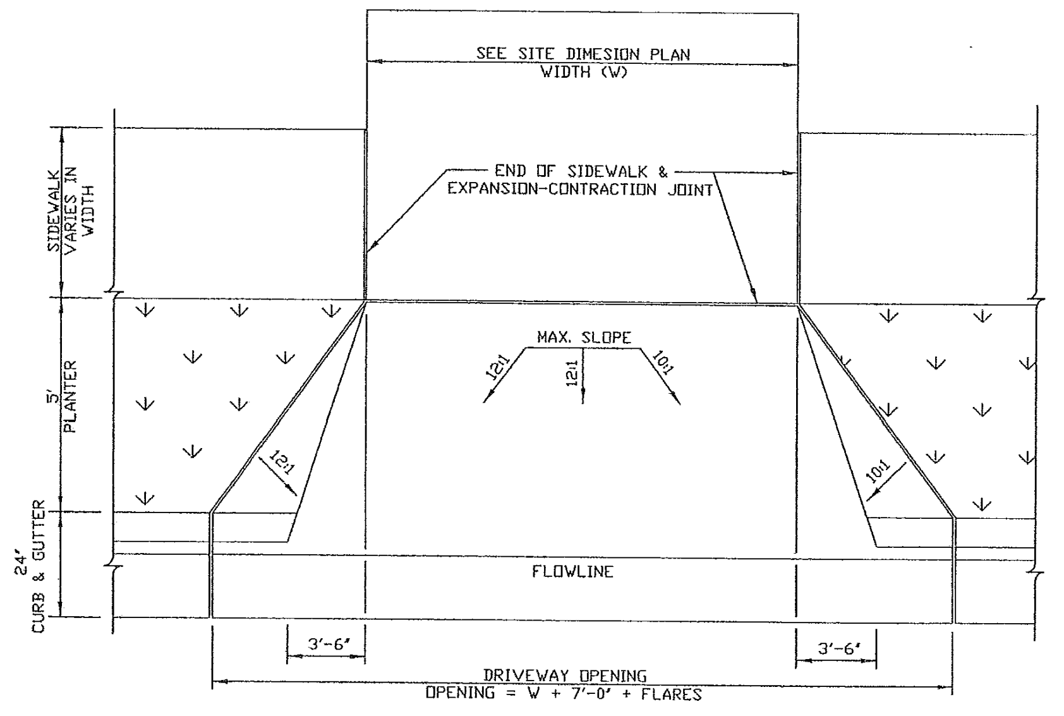
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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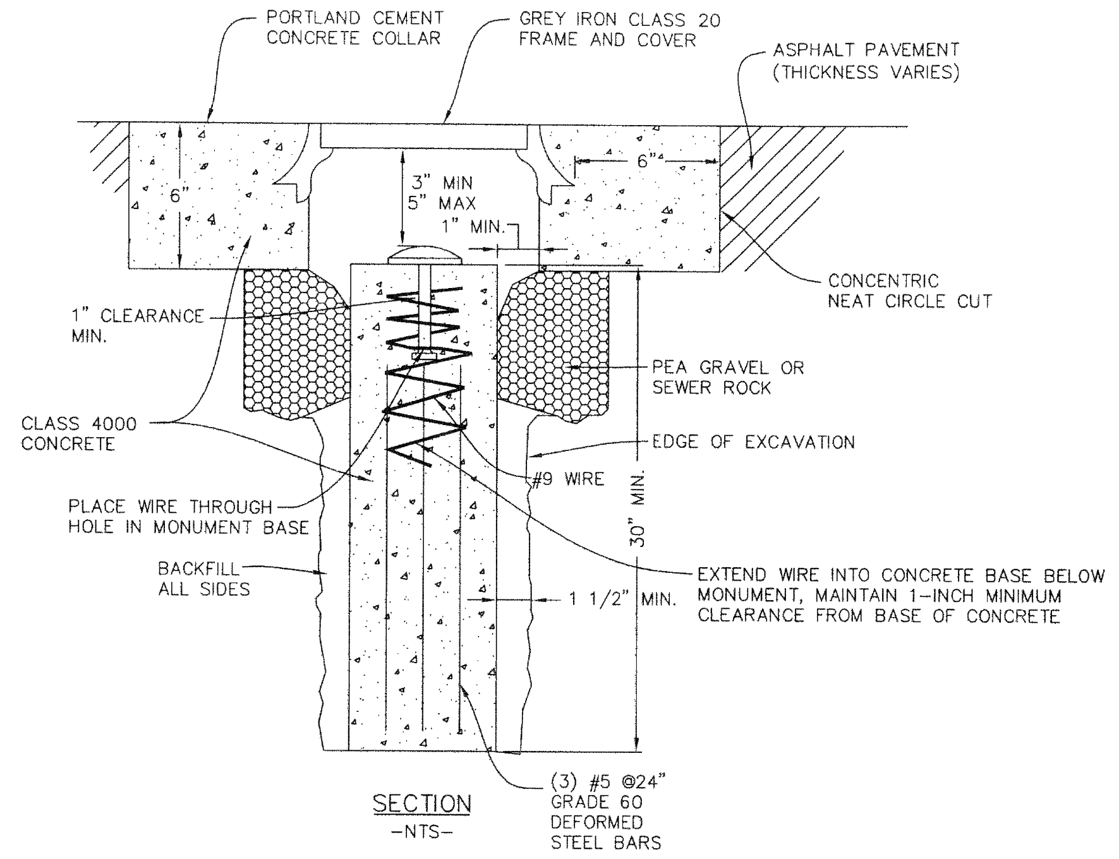
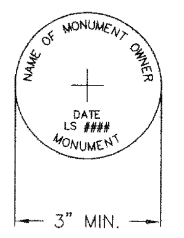
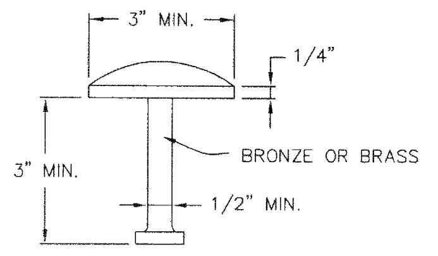


SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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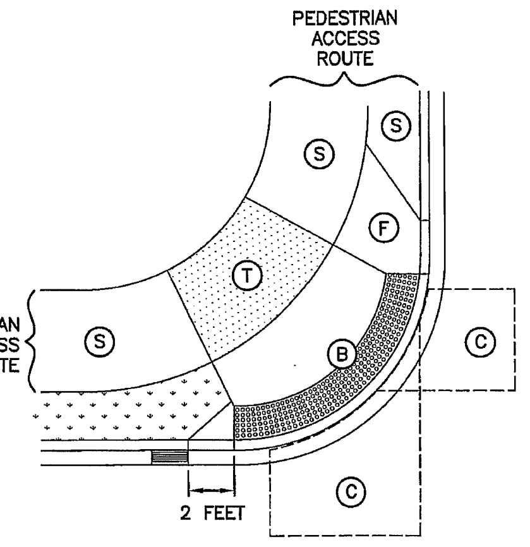
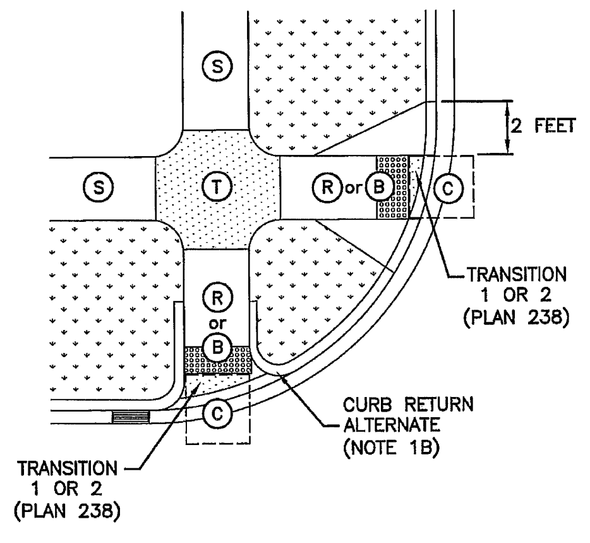
TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.



EXAMPLE A

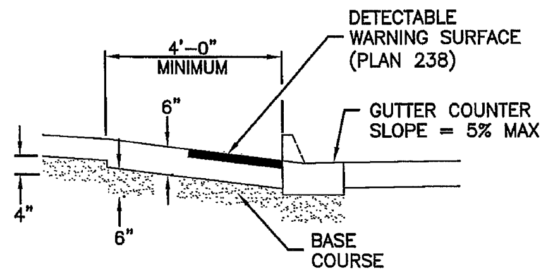


EXAMPLE B

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

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

TABLE OF DIMENSIONS



MATERIALS

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

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

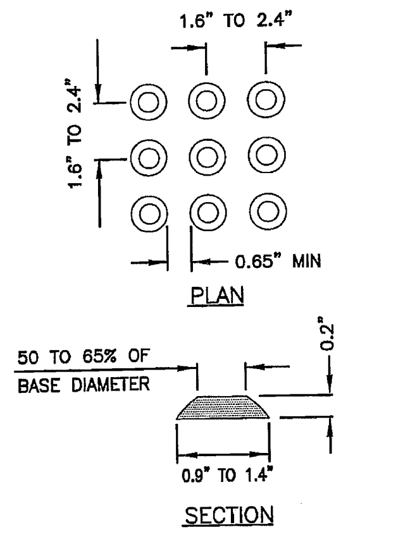
SLOPE TABLE

Corner curb cut assembly

Plan
235
Sheet 1 of 4

September 2011

63



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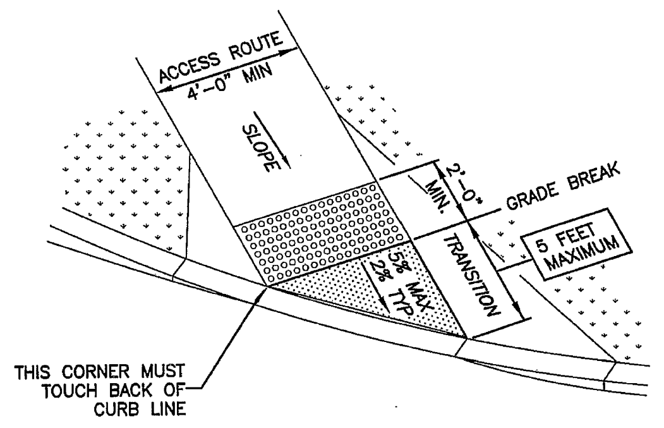
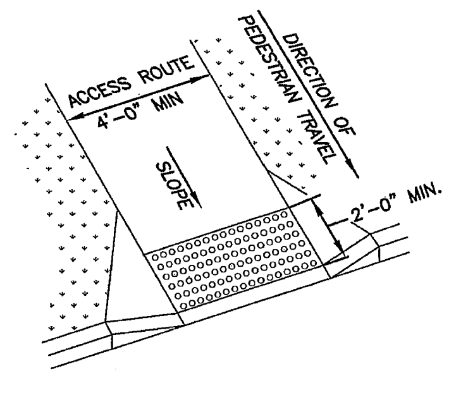
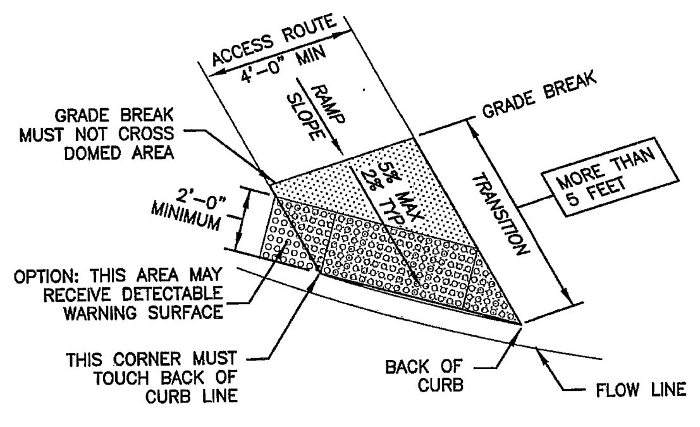


TRANSITION 1

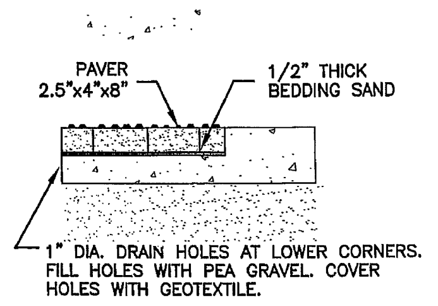


PERPENDICULAR ASSEMBLY

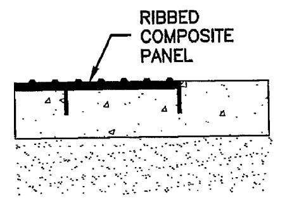


TRANSITION 2

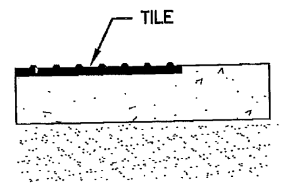
NON-PERPENDICULAR ASSEMBLY


PAVER
2.5"x4"x8"
1/2" THICK
BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS.
FILL HOLES WITH PEA GRAVEL. COVER
HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

Detectable warning surface

Plan
238

July 2011

79

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

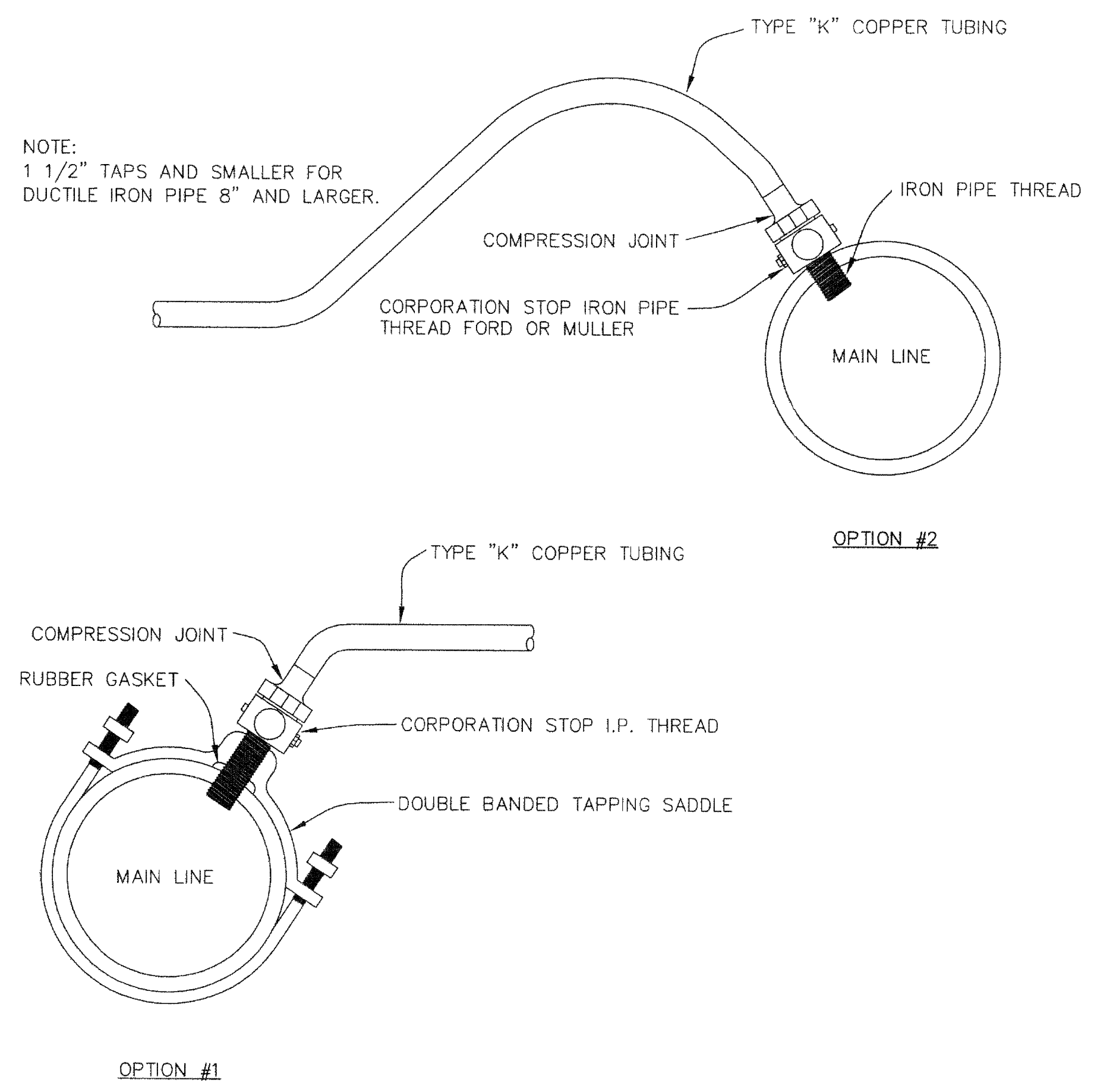
PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

Blue Stakes of
UTAH811
Bluestakes.org

SHEET NAME	SHEET / EXHIBIT
GENERAL DETAILS	*D1*



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

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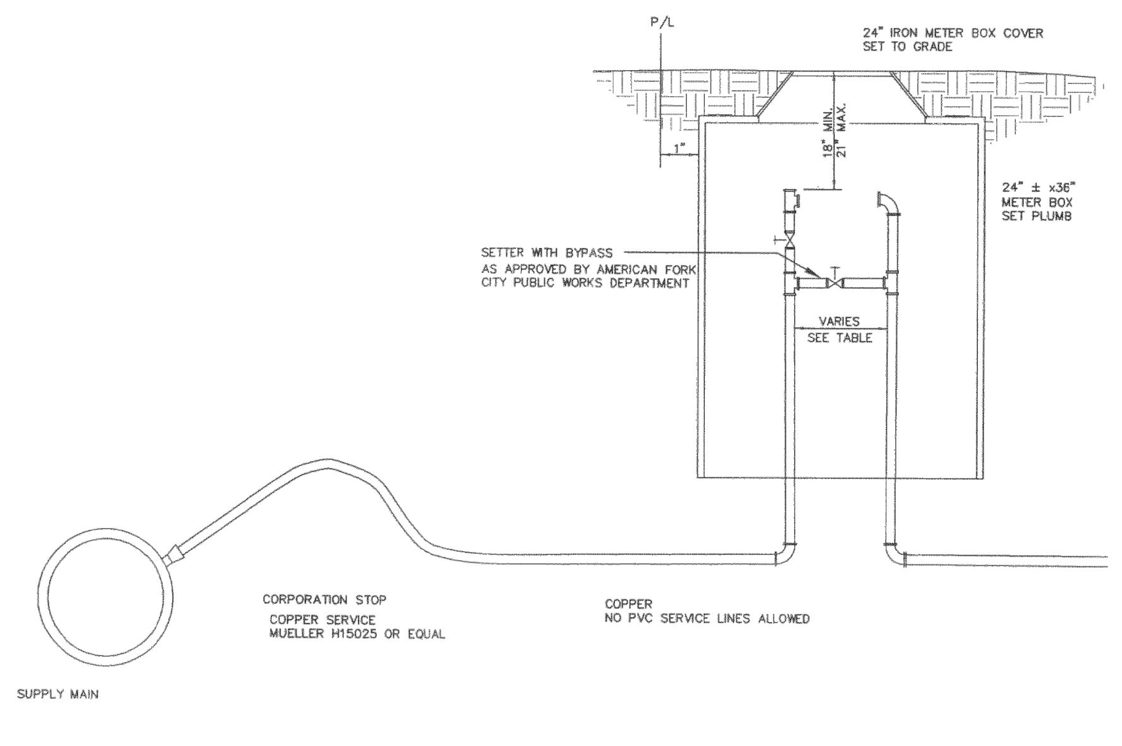
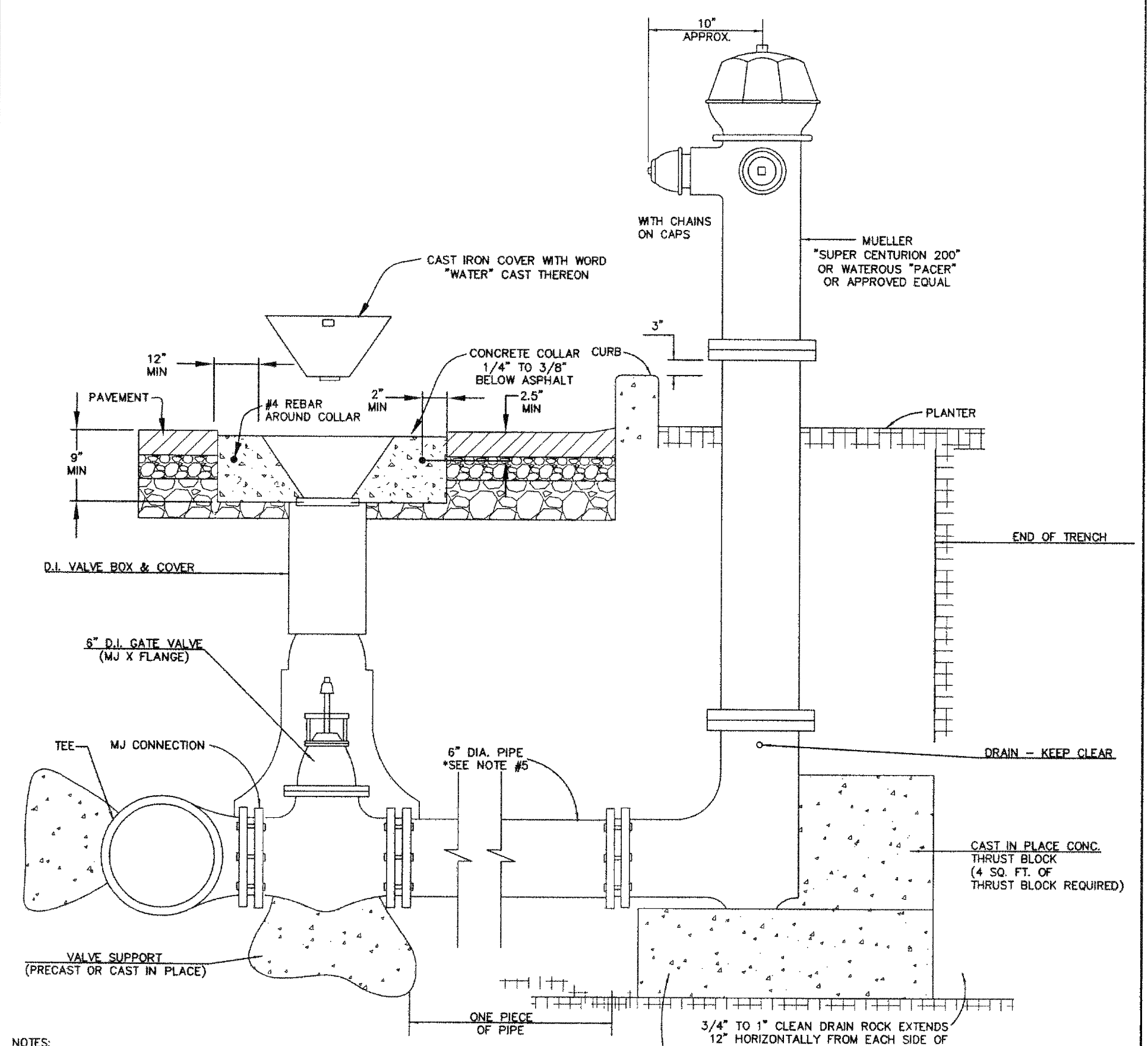


SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

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

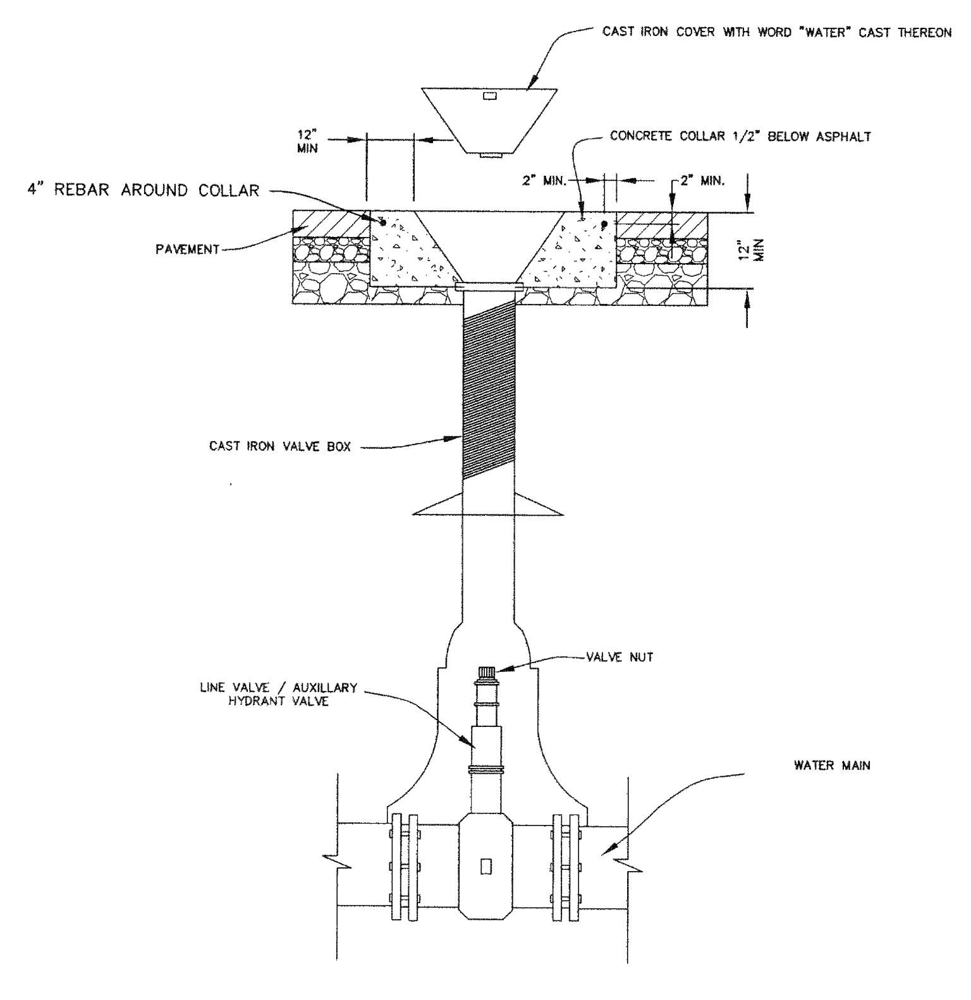
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CUL WATER CONNECTION.dwg 05/12/2005 10:50:19 AM MDT



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

FIRE HYDRANT DETAIL
-NTS-

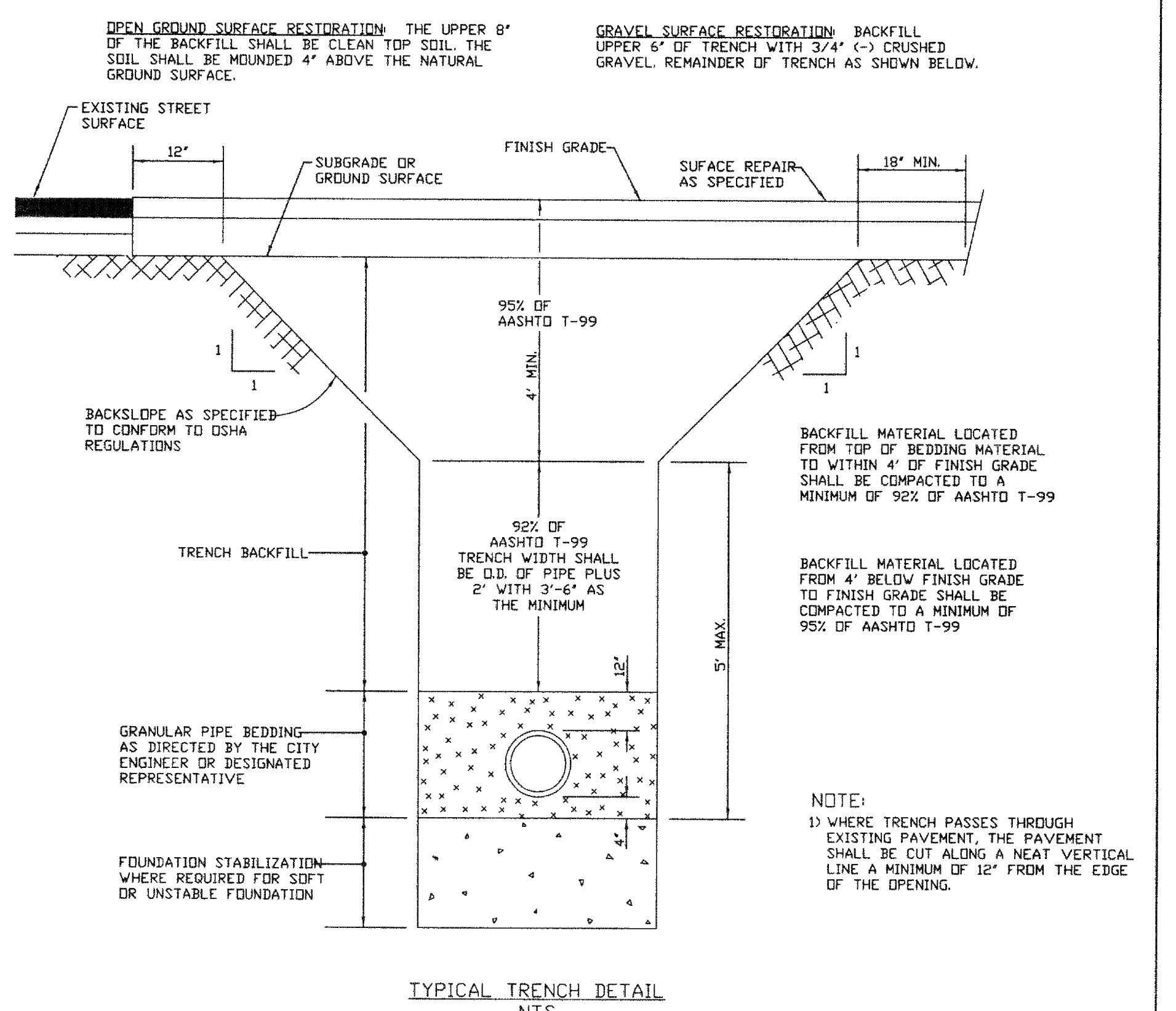
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6



VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\VALVE BOX.dwg 05/12/2005 11:54:18 AM MDT


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

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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

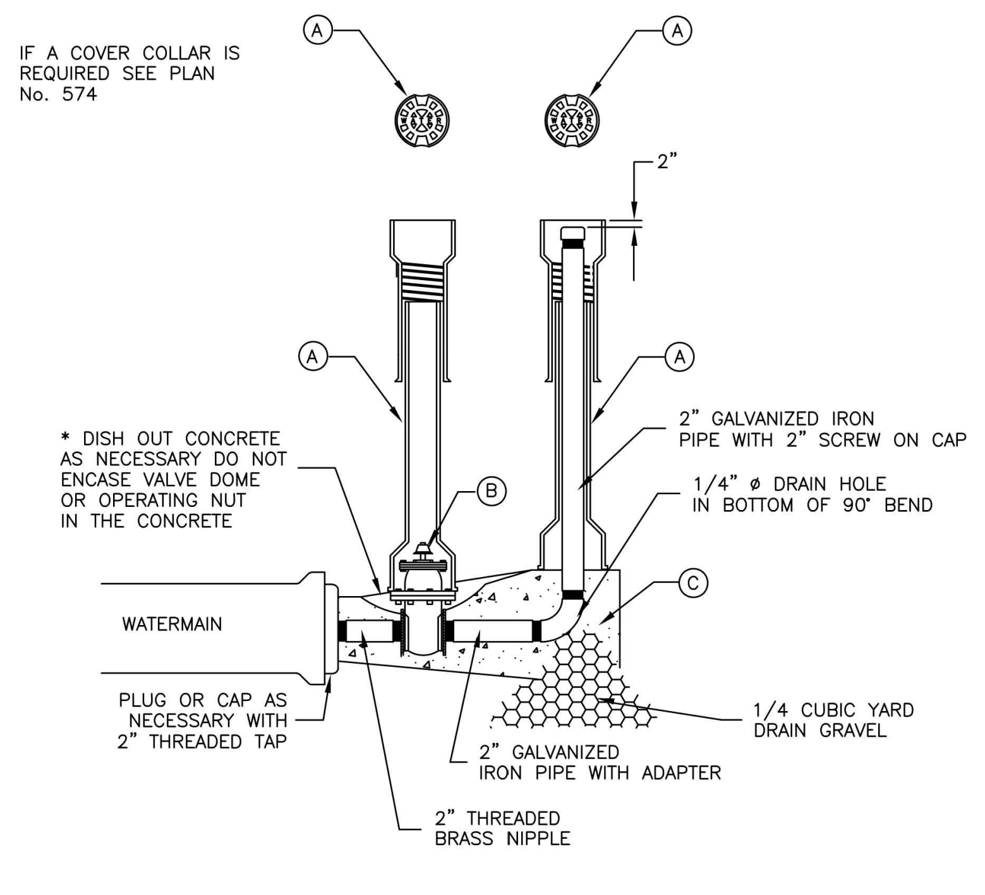
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\TRENCH.dwg 05/12/2005 11:37:53 AM MDT

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

242

IF A COVER COLLAR IS
REQUIRED SEE PLAN
No. 574



SECTION

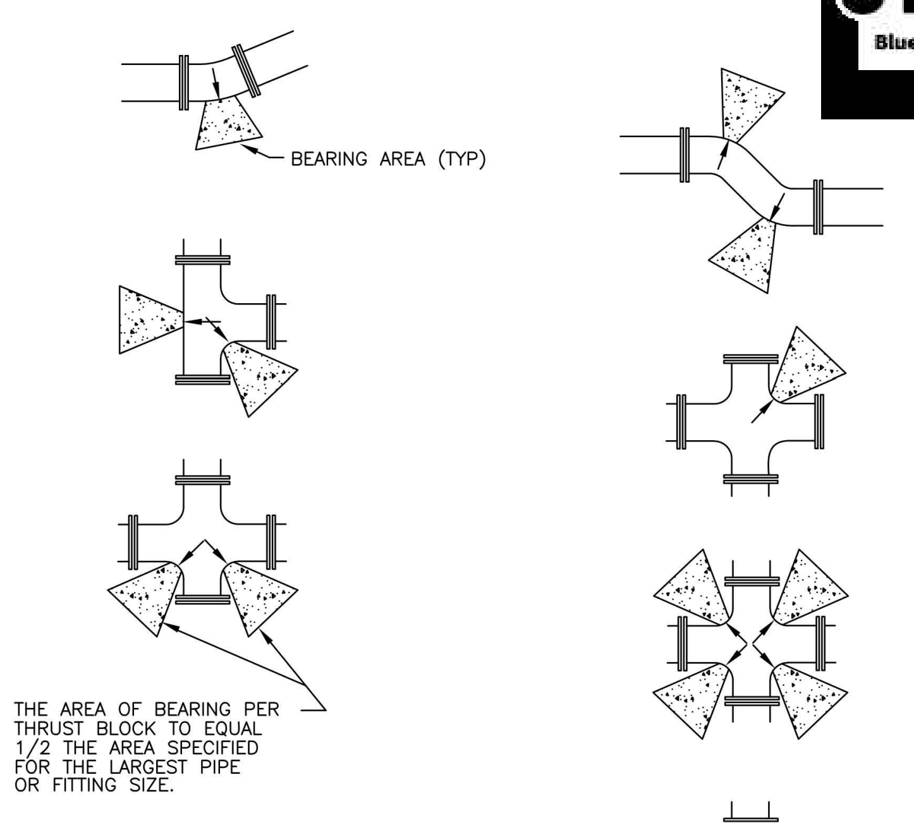
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

April 1997

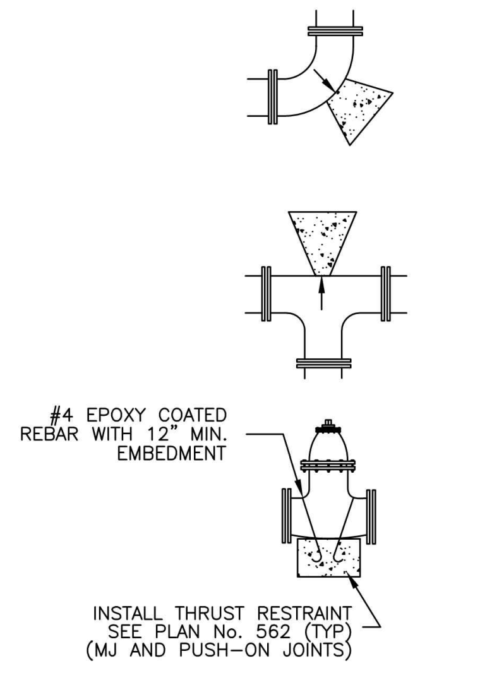
2" Washout valve

243

Plan No.
571



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16



April 1997

Direct bearing thrust block

239

Plan No.
561

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE
LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

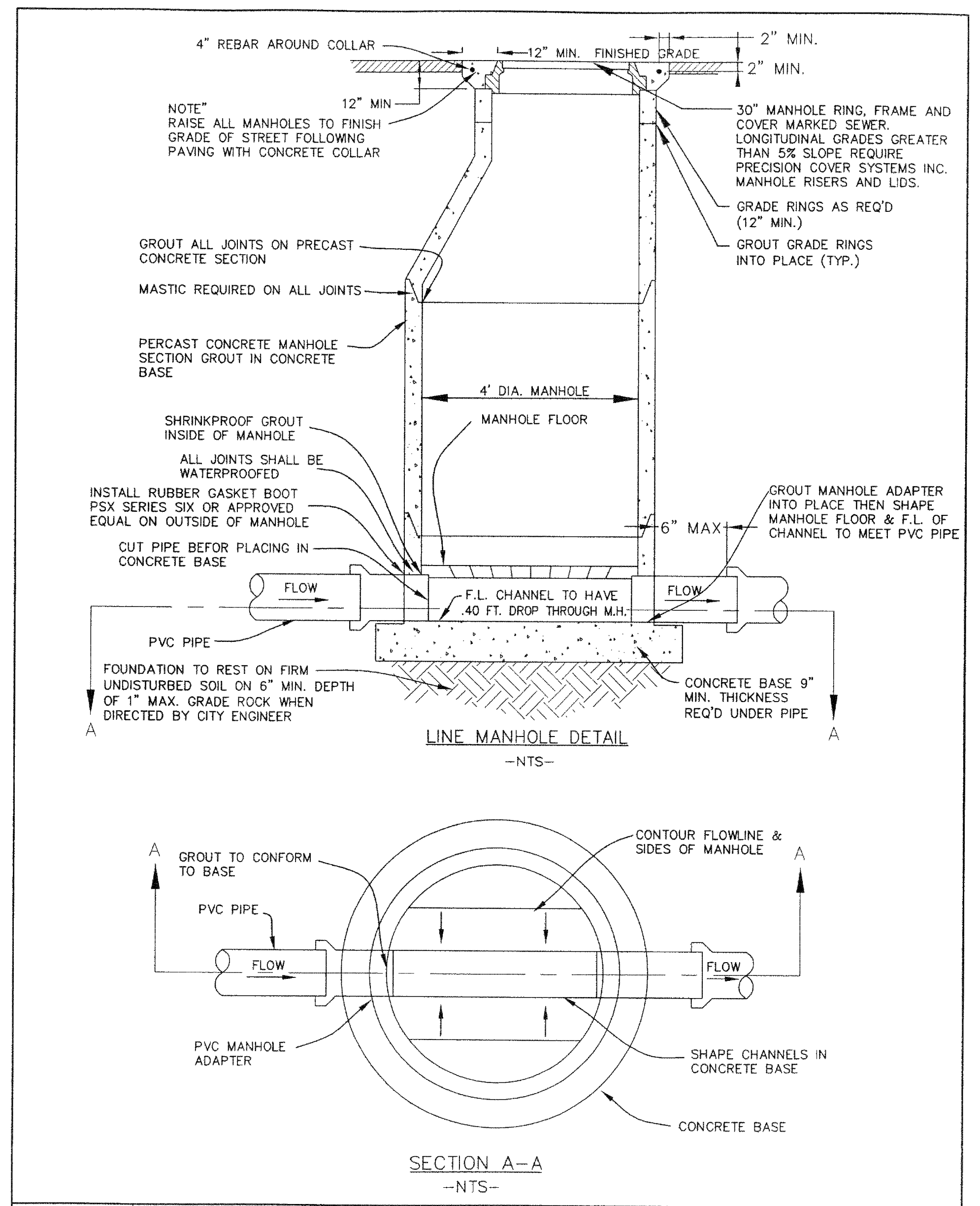
ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

*FINAL
BLOCK
PLAN*

DESCRIPTION

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
PVC PIPE
FLOW
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

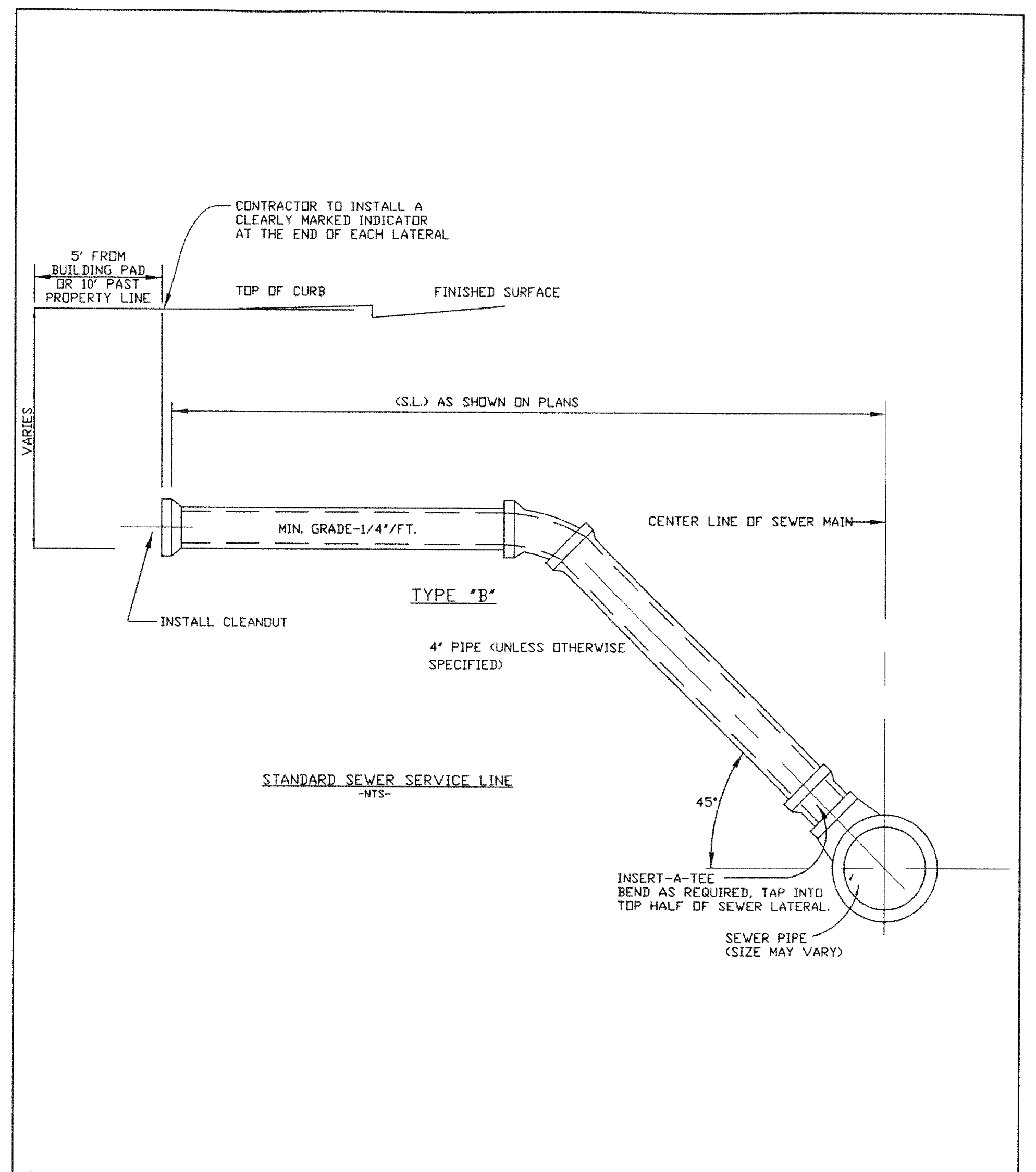
Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LINE MH.dwg 05/12/2005 11:03:06 AM MDT


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
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

DRAWING NO.
15.19

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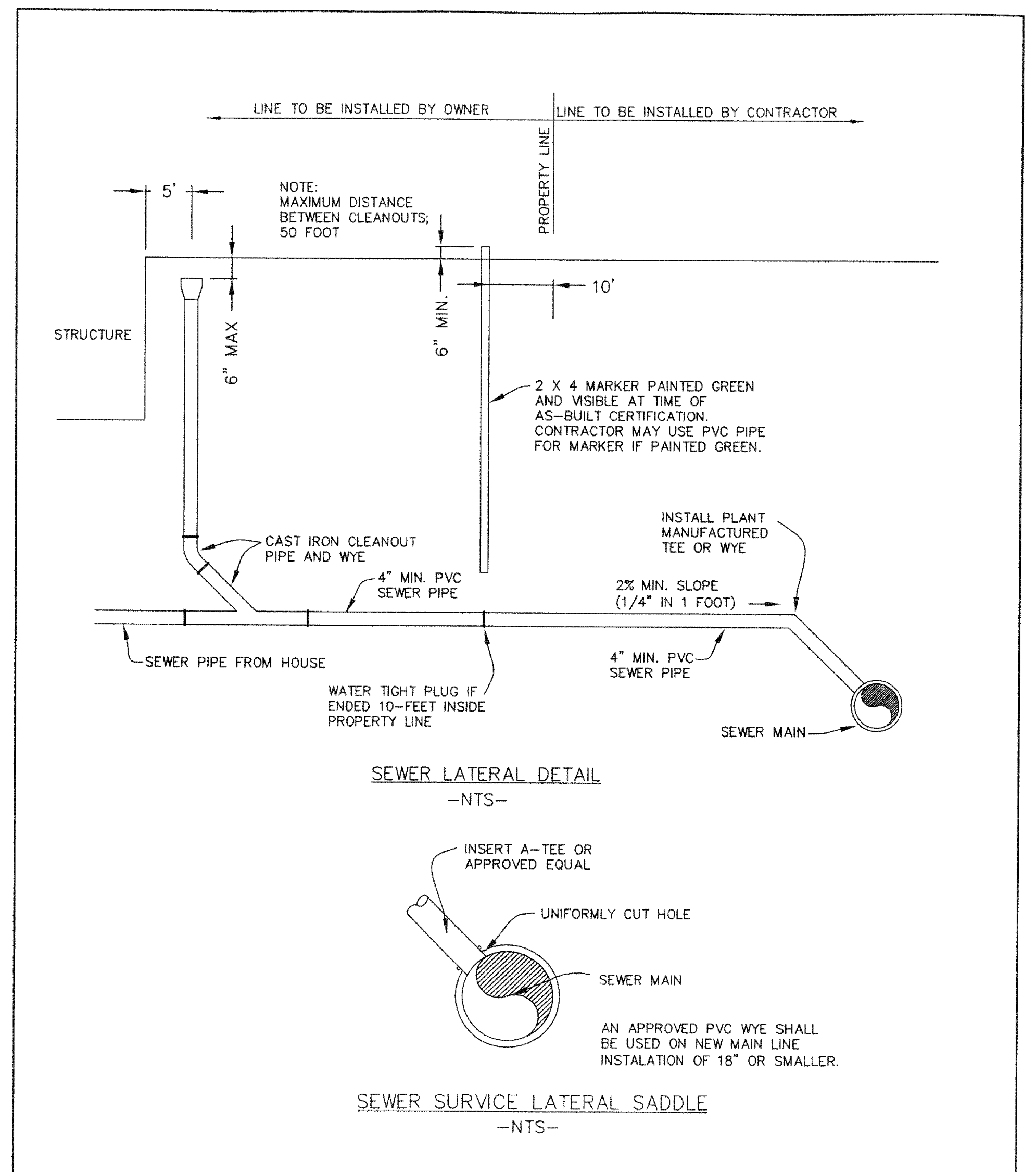

LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
INSTALL PLANT MANUFACTURED TEE OR WYE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
4" MIN. PVC SEWER PIPE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

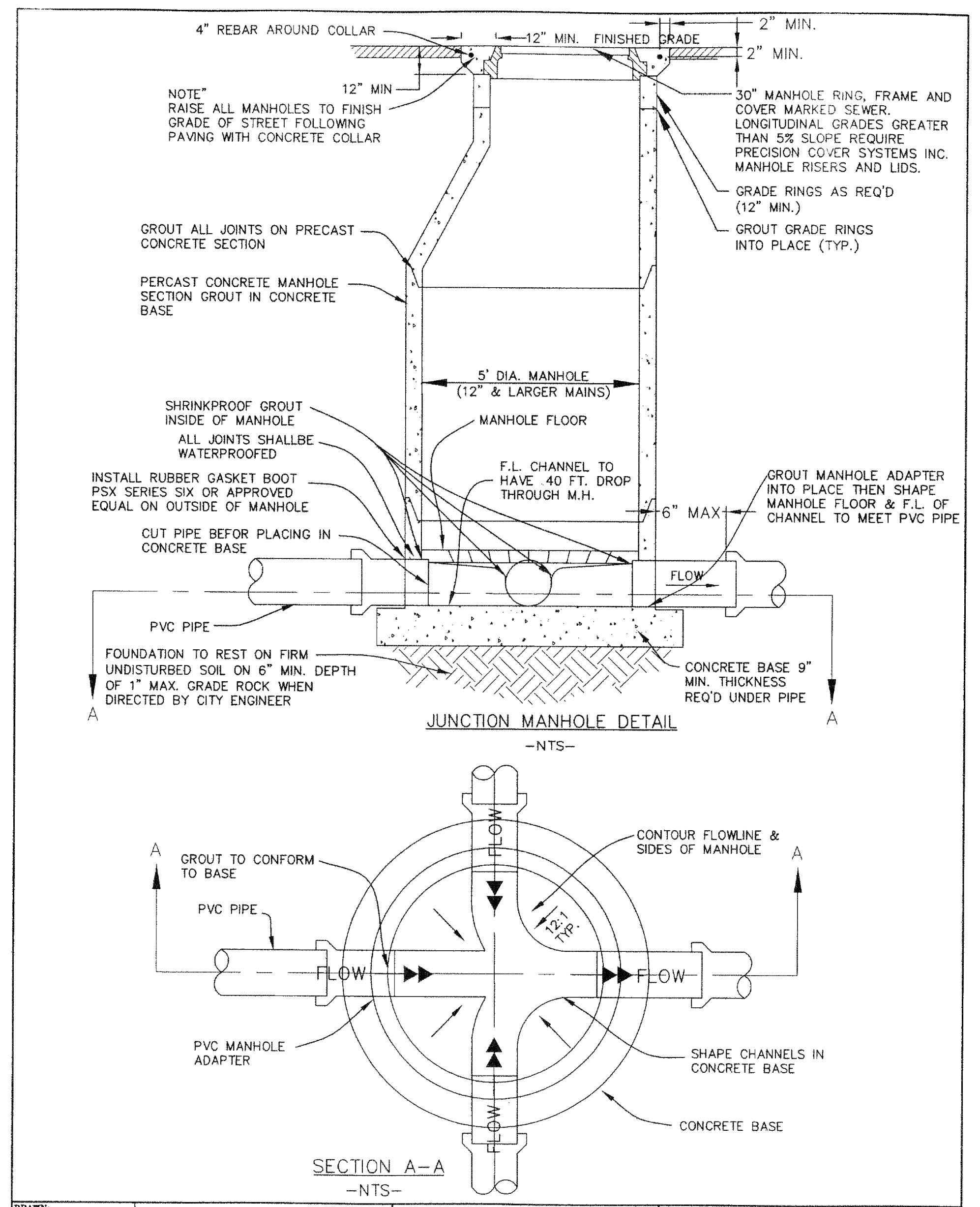
Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO.
15.23

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LATERAL.dwg 05/12/2005 11:11:31 AM MDT


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
FLOW
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
12:1 TYP.
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
FLOW
CONCRETE BASE
SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

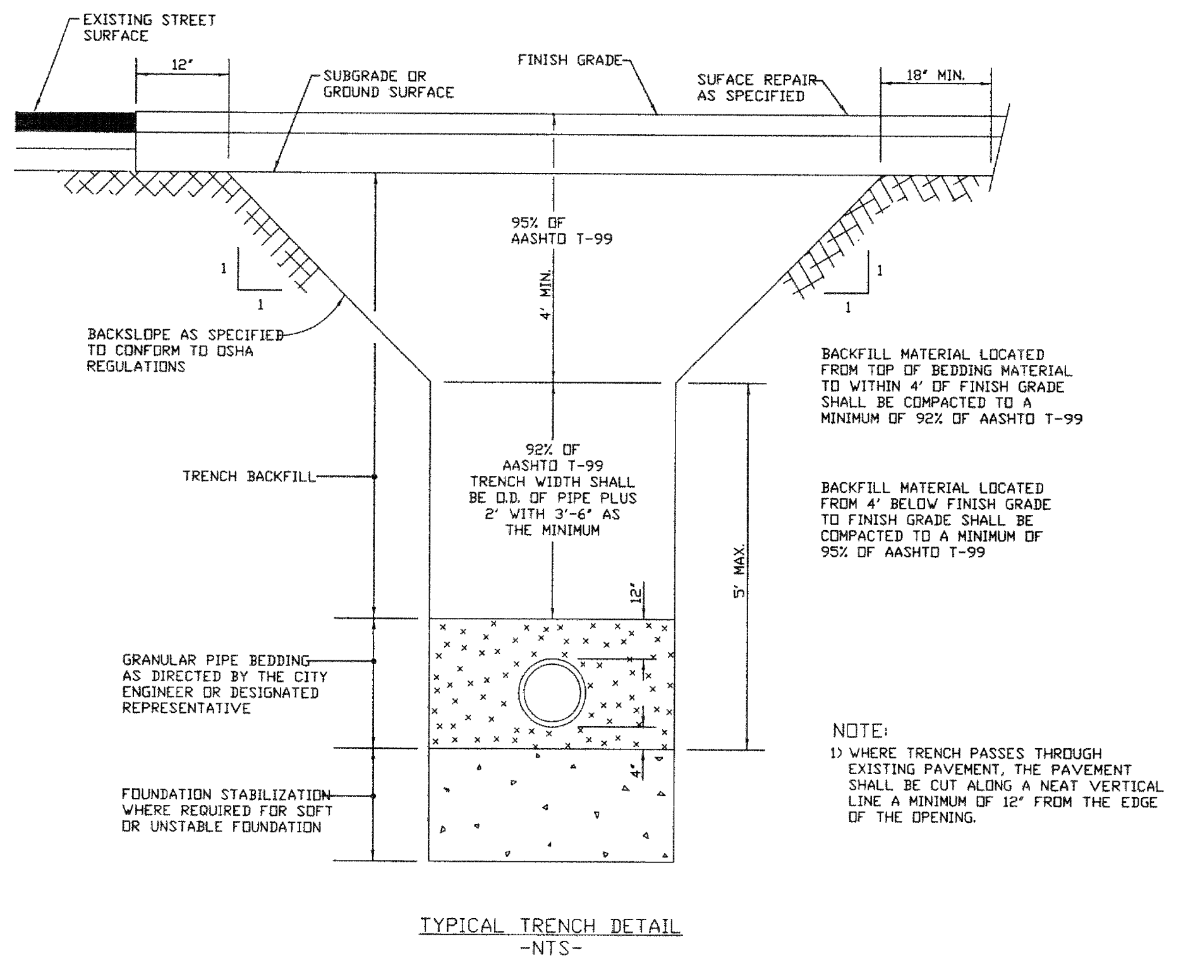
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-JUNCTION MH.dwg 05/12/2005 11:09:25 AM MDT

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
TYPICAL TRENCH DETAIL
-NTS-

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL

DRAWING NO.
15.22

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Blue Stakes of UTAH811
Bluestakes.org

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

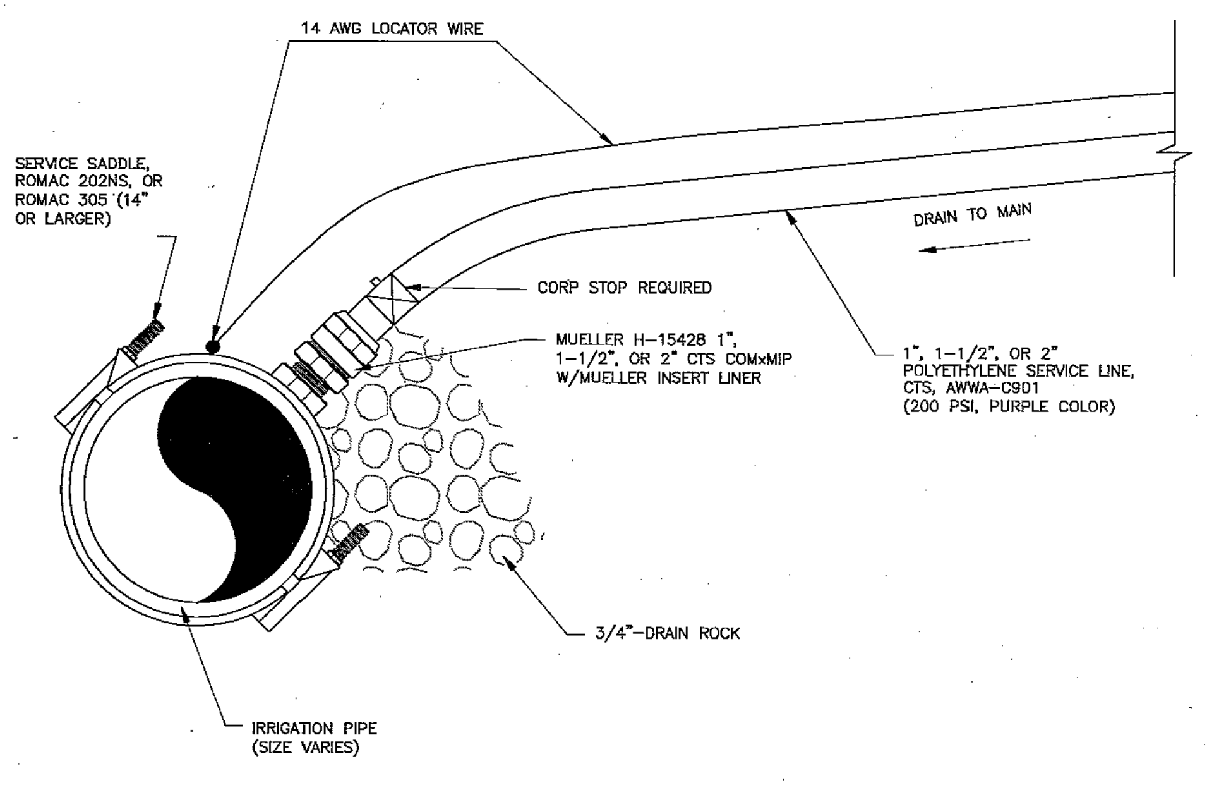
PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME
SEWER & STORM DRAIN DETAILS

SHEET / EXHIBIT
D3


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

G:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.03A.dwg 11/18/10 11:03 skylerss

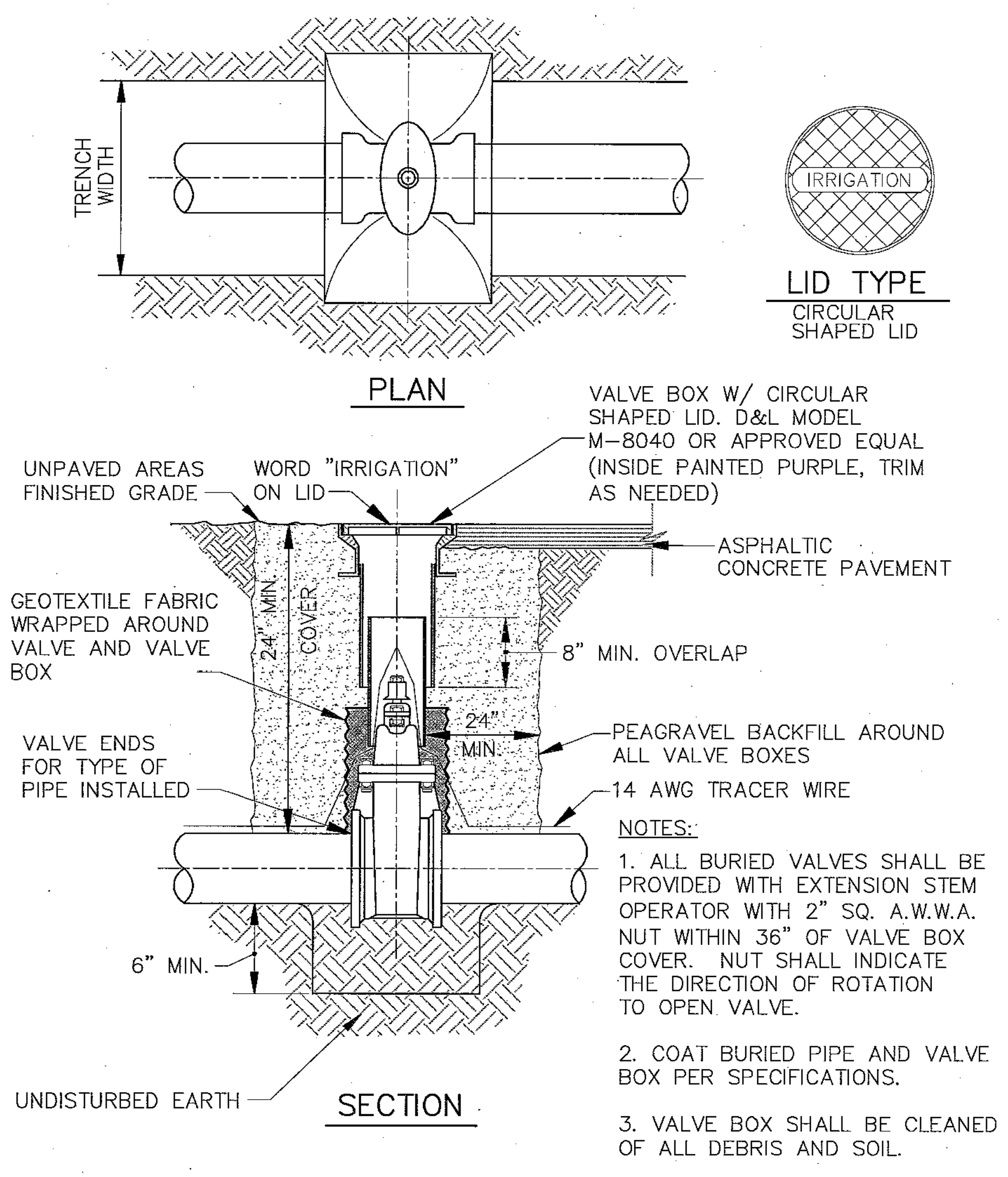
DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER MAIN TAP

DRAWING NO.
15.3A


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.

2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.

3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

G:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.04A.dwg 11/18/10 11:04 skylerss

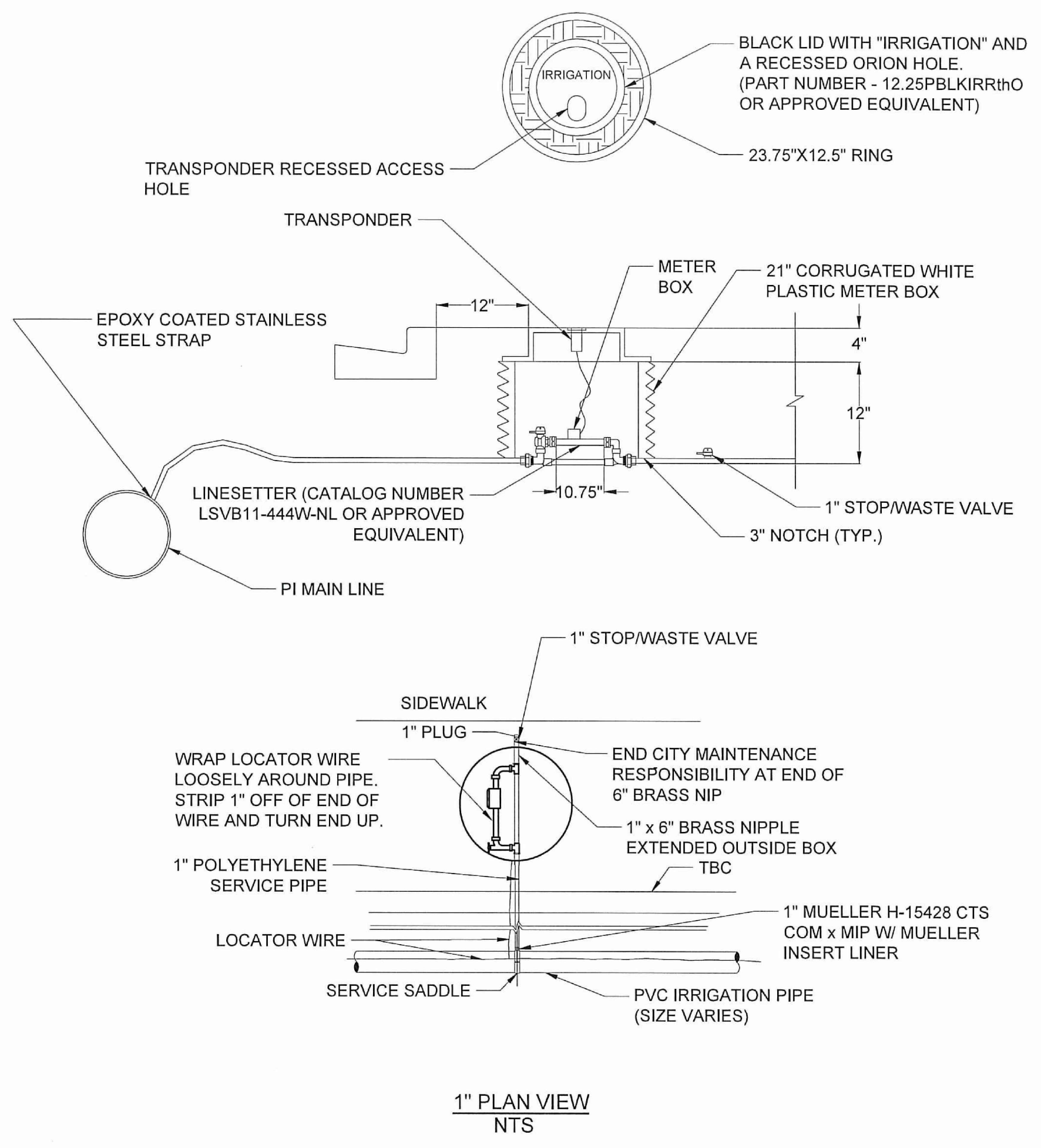
DRAWN:
REVISED: 11/2010
DATE:
SCALE: NONE

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO.
15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
TBC
1" POLYETHYLENE SERVICE PIPE
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE 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.

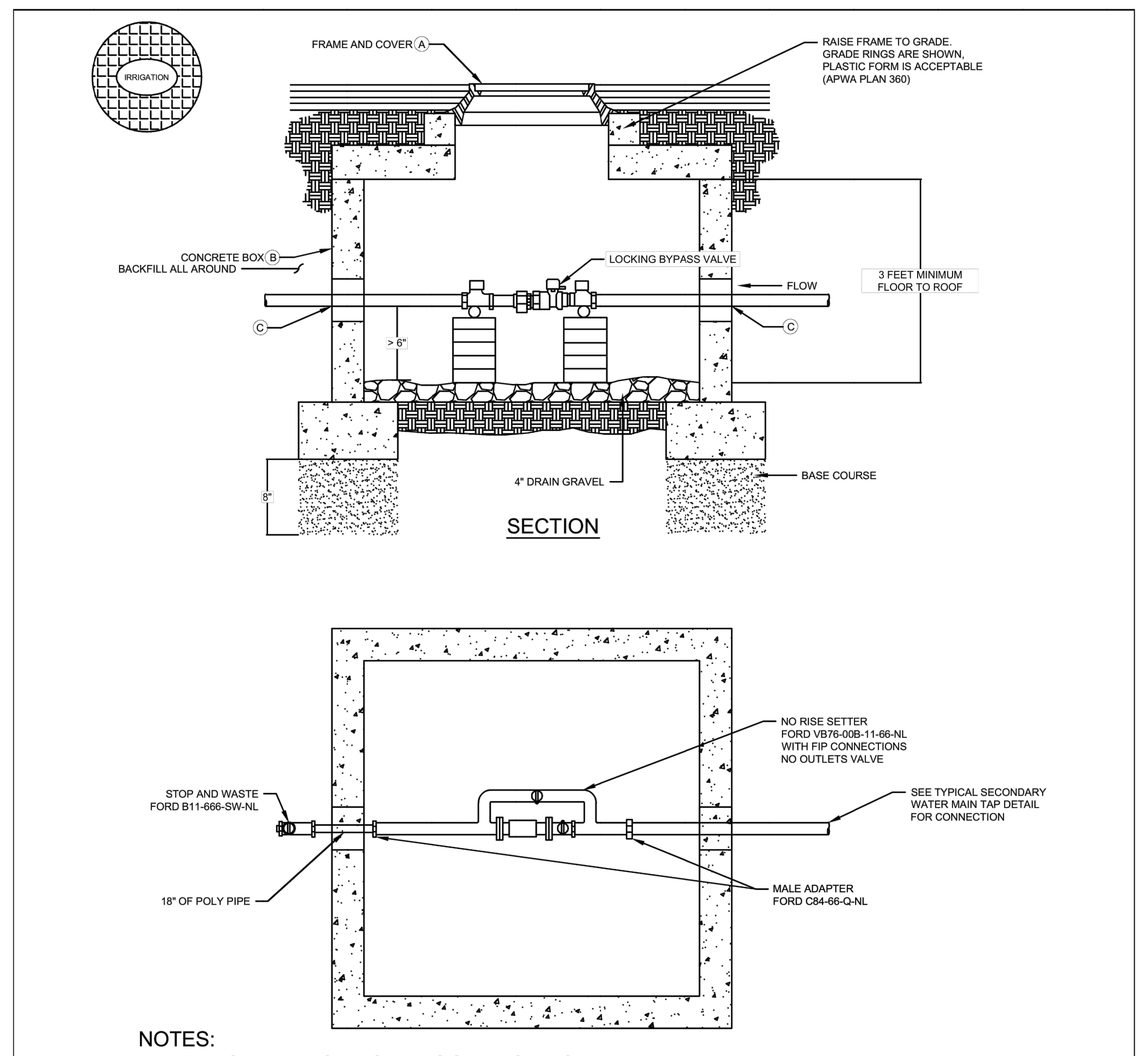
MVU
MAY 2019
VARIES

AMERICAN FORK 1853

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

1" PI METER PLACEMENT

15.5D


IRRIGATION
FRAME AND COVER (A)
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX (B)
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
(C)
(C)
> 6"
4" DRAIN GRAVEL
BASE COURSE
8"
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

LEGEND			
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

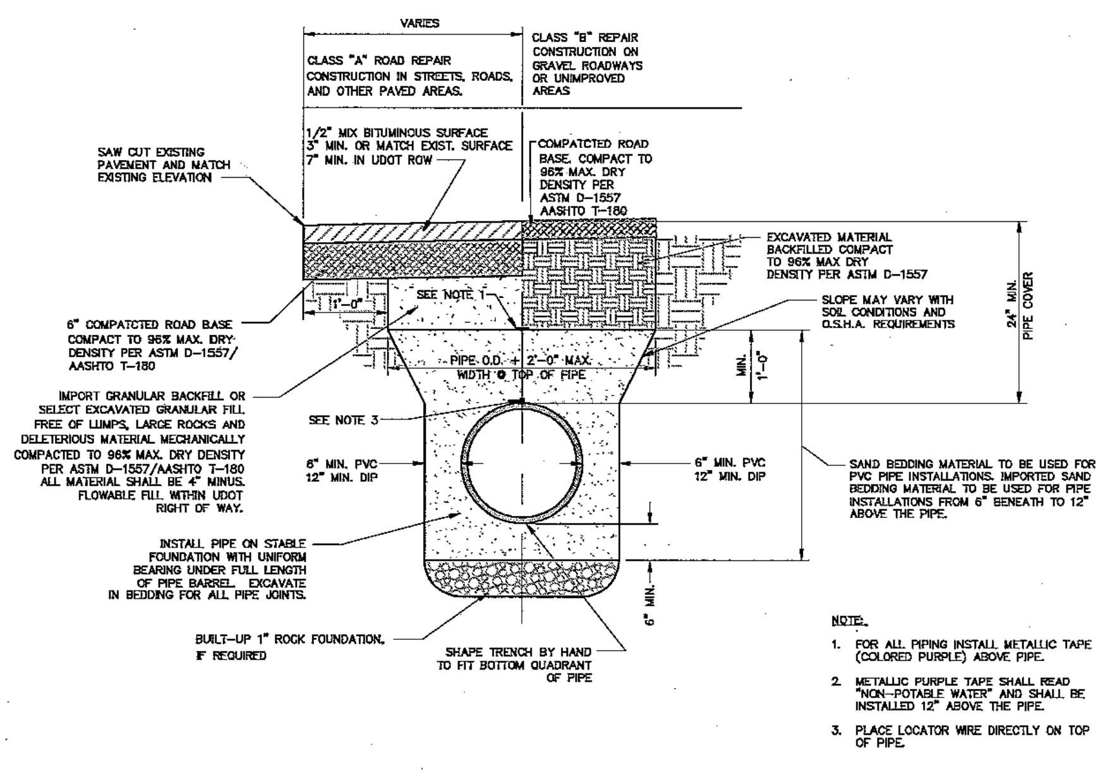
STANDARD DETAIL FOR
1-1/2" OR 2" PI METER PLACEMENT

DRAWING NO.
15.5E

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE, COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

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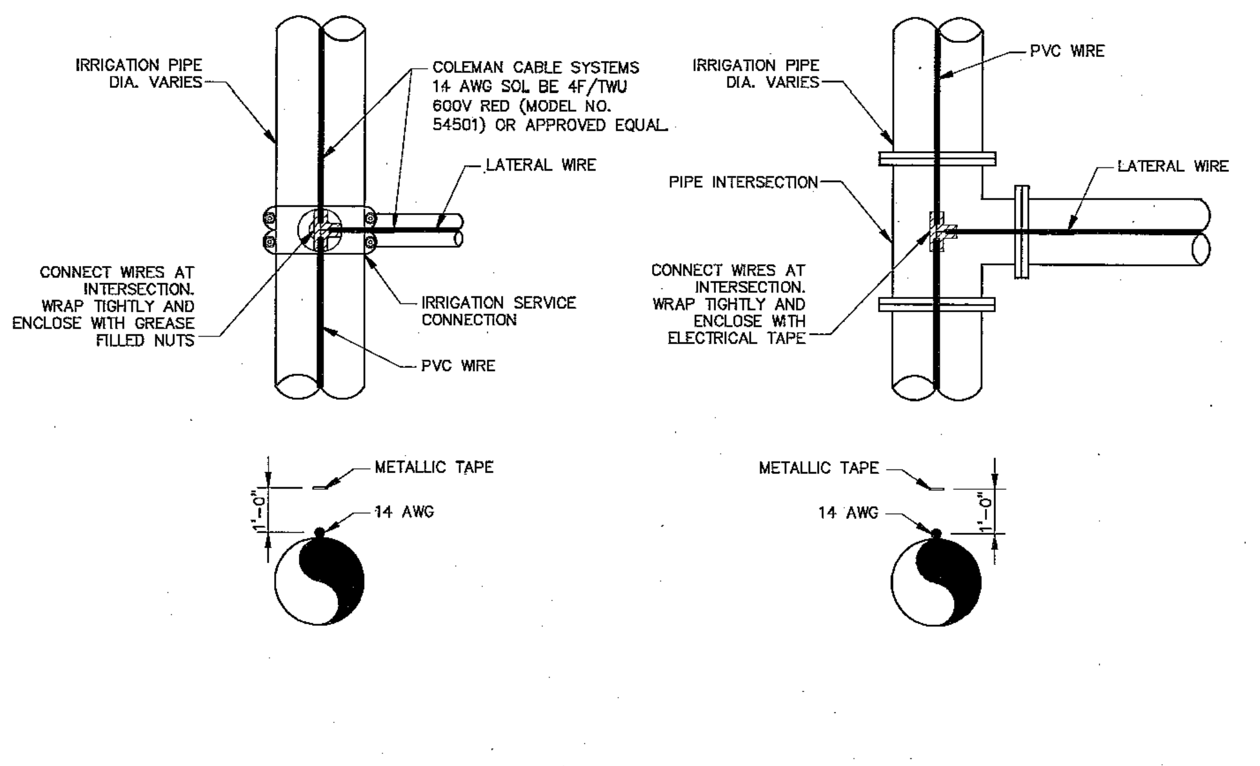
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWING NO.
15.22A


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

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DRAWN:
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
LOCATOR WIRE DETAIL

DRAWING NO.
15.33

Blue Stakes of UTAH811
Bluestakes.org

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

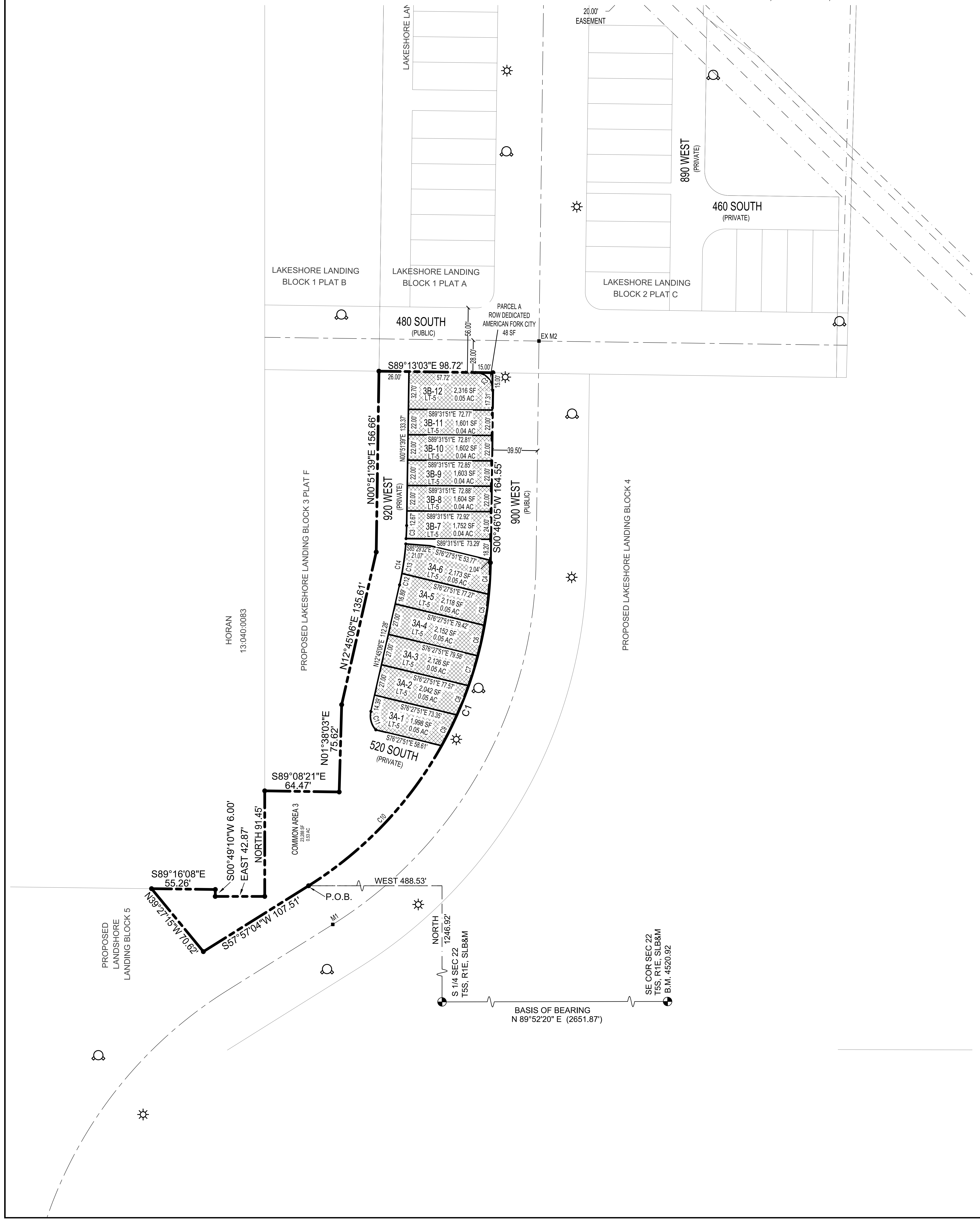
FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SECONDARY WATER DETAILS	D4

LAKESHORE LANDING BLOCK 3 PLAT E

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH


20.00' EASEMENT
LAKESHORE LANDING BLOCK 1 PLAT B
LAKESHORE LANDING BLOCK 1 PLAT A
LAKESHORE LANDING BLOCK 2 PLAT C
890 WEST (PRIVATE)
460 SOUTH (PRIVATE)
480 SOUTH (PUBLIC)
PARCEL A ROW DEDICATED AMERICAN FORK CITY 48 SF
EX M2
56.00'
28.00'
15.00'
S89°13'03"E 98.72'
26.00'
57.72'
3B-12 LT-5 2,316 SF 0.05 AC
3B-11 LT-5 1,601 SF 0.04 AC
3B-10 LT-5 1,602 SF 0.04 AC
3B-9 LT-5 1,603 SF 0.04 AC
3B-8 LT-5 1,604 SF 0.04 AC
3B-7 LT-5 1,752 SF 0.04 AC
3A-6 LT-5 2,173 SF 0.05 AC
3A-5 LT-5 2,118 SF 0.05 AC
3A-4 LT-5 2,152 SF 0.05 AC
3A-3 LT-5 2,126 SF 0.05 AC
3A-2 LT-5 2,042 SF 0.05 AC
3A-1 LT-5 1,998 SF 0.05 AC
S89°31'51"E 72.77'
S89°31'51"E 72.81'
S89°31'51"E 72.85'
S89°31'51"E 72.88'
S89°31'51"E 72.92'
S89°31'51"E 73.29'
S85°29'32"E 21.07'
S76°27'51"E 53.77'
S76°27'51"E 77.27'
S76°27'51"E 79.42'
S76°27'51"E 79.58'
S76°27'51"E 77.57'
S76°27'51"E 73.35'
S76°27'51"E 58.61'
N00°51'39"E 133.37'
N12°45'06"E 112.28'
39.50'
2.04'
18.20'
N00°51'39"E 156.66'
920 WEST (PRIVATE)
S00°46'05"W 164.55'
900 WEST (PUBLIC)
N12°45'06"E 135.61'
N01°38'03"E 75.62'
S89°08'21"E 64.47'
NORTH 91.45'
EAST 42.87'
S00°49'10"W 6.00'
S89°16'08"E 55.26'
N39°27'15"W 70.62'
S57°57'04"W 107.51'
P.O.B.
WEST 488.53'
NORTH 1246.92'
520 SOUTH (PRIVATE)
COMMON AREA 3 23,288 SF 0.53 AC
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14
M1
PROPOSED LAKESHORE LANDING BLOCK 3 PLAT F
PROPOSED LAKESHORE LANDING BLOCK 4
PROPOSED LANDSHORE LANDING BLOCK 5
HORAN 13:040:0083
LAKESHORE LAN
S 1/4 SEC 22 T5S, R1E, SLB&M
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92
BASIS OF BEARING N 89°52'20" E (2651.87')

ADDRESSES

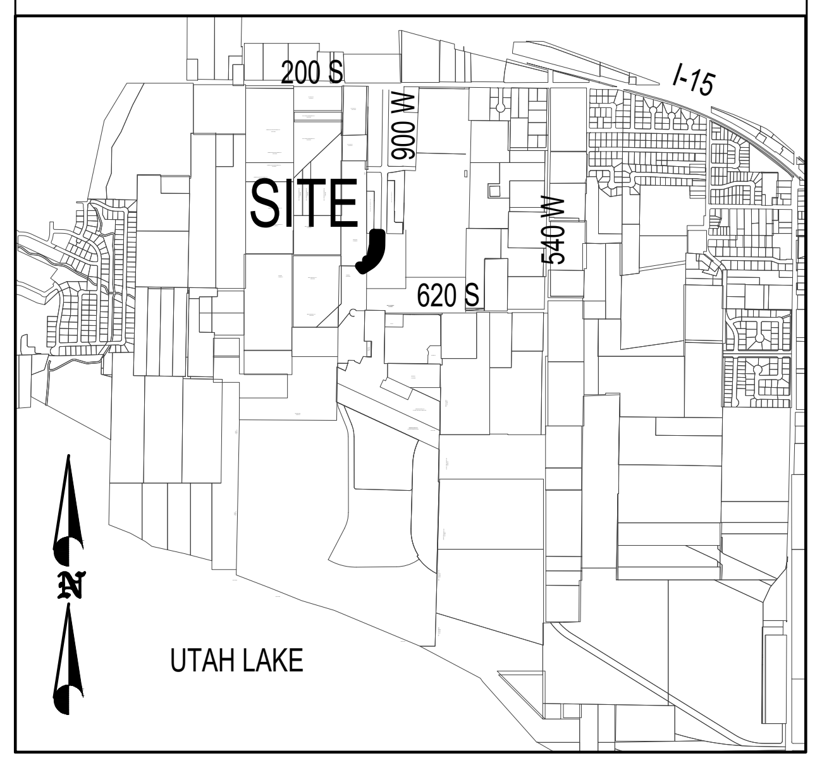
LOT 3A-1	518 SOUTH 900 WEST
LOT 3A-2	516 SOUTH 900 WEST
LOT 3A-3	514 SOUTH 900 WEST
LOT 3A-4	512 SOUTH 900 WEST
LOT 3A-5	508 SOUTH 900 WEST
LOT 3A-6	506 SOUTH 900 WEST
LOT 3B-7	502 SOUTH 900 WEST
LOT 3B-8	498 SOUTH 900 WEST
LOT 3B-9	494 SOUTH 900 WEST
LOT 3B-10	492 SOUTH 900 WEST
LOT 3B-11	486 SOUTH 900 WEST
LOT 3B-12	482 SOUTH 900 WEST

LEGEND

◐	SECTION CORNER
┘	PROPERTY CORNER
⊡	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
– · – · –	EASEMENT LINE
⊗	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.07 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	335.50	334.84	57°10'58"	321.11	S29°21'35"W
C2	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C3	160.66	11.34	04°02'44"	11.34	N02°34'24"E
C4	335.50	27.47	04°41'31"	27.47	S03°06'51"W
C5	335.50	27.14	04°38'08"	27.14	S07°46'40"W
C6	335.50	27.01	04°36'47"	27.01	S12°24'08"W
C7	335.50	27.06	04°37'15"	27.05	S17°01'09"W
C8	335.50	27.28	04°39'32"	27.27	S21°39'33"W
C9	335.50	29.77	05°05'04"	29.76	S26°31'51"W
C10	335.50	169.10	28°52'41"	167.31	S43°30'43"W
C11	18.00	17.24	54°52'21"	16.59	S14°41'05"E
C12	250.00	10.12	02°19'10"	10.12	S11°35'31"W
C13	250.00	25.85	05°55'28"	25.84	S07°28'12"W
C14	250.00	35.97	08°14'38"	35.94	S08°37'47"W

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ____________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

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

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 3 PLAT E.dwg

SURVEYOR'S CERTIFICATE

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

________________ ____________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1246.92 FEET AND WEST 488.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 57°57'04" WEST 107.51 FEET; THENCE NORTH 39°27'15" WEST 70.62 FEET; THENCE SOUTH 89°16'08" EAST 55.26 FEET; THENCE SOUTH 00°49'10" WEST 6.00 FEET; THENCE EAST 42.87 FEET; THENCE NORTH 91.45 FEET; THENCE SOUTH 89°08'21" EAST 64.47 FEET; THENCE NORTH 01°38'03" EAST 75.62 FEET; THENCE NORTH 12°45'06" EAST 135.61 FEET; THENCE NORTH 00°51'39" EAST 156.66 FEET; THENCE SOUTH 89°13'03" EAST 98.72 FEET; THENCE SOUTH 00°46'05" WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING S29°21'35"W 321.11 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 46,423 SQUARE FEET IN AREA OR 1.07 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	12
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________
DAY OF ________________ , A.D. _____

____

____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ____________, A.D. _______ PERSONALLY APPEARED BEFORE ME ________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ____________ ____________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

________________ MAYOR
________________ CITY COUNCIL MEMBER
________________ CITY COUNCIL MEMBER
________________ CITY COUNCIL MEMBER
________________ CITY COUNCIL MEMBER
________________ CITY COUNCIL MEMBER

APPROVED ________________ CITY ENGINEER
ATTEST ________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

________________ PLANNER
________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT E

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 3 PLAT F

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

ADDRESSES

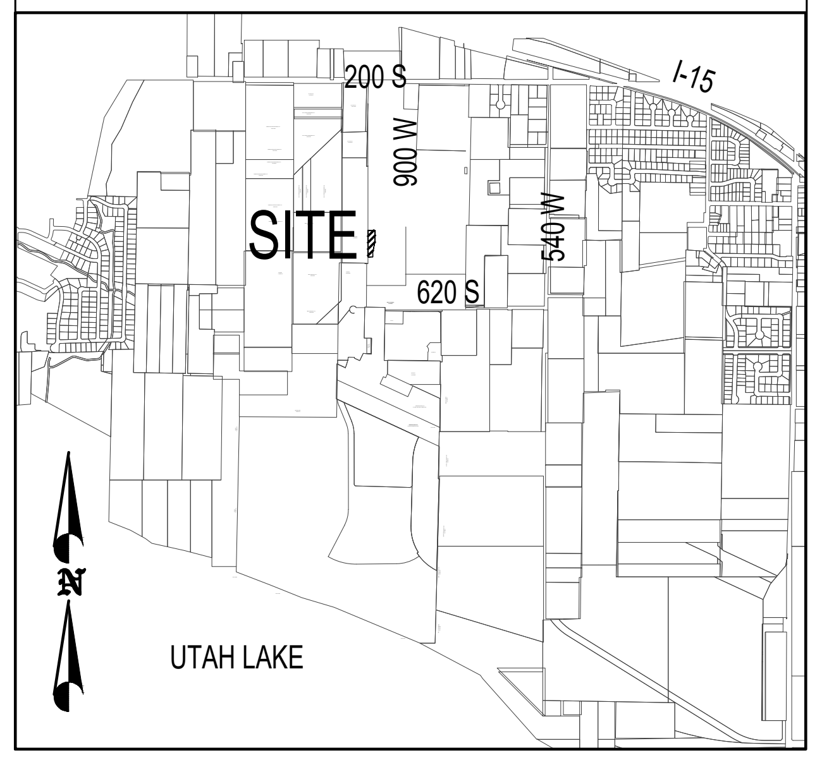
LOT 3C 502 SOUTH 920 WEST

LEGEND

- ◐ SECTION CORNER
- ┘ PROPERTY CORNER
- ▣ SUBDIVISION MONUMENT
- ━ ━ ━ BOUNDARY LINE
- — - — CENTER LINE
- — · — · — EASEMENT LINE
- ⊛ FIRE HYDRANT
- STREET LIGHT

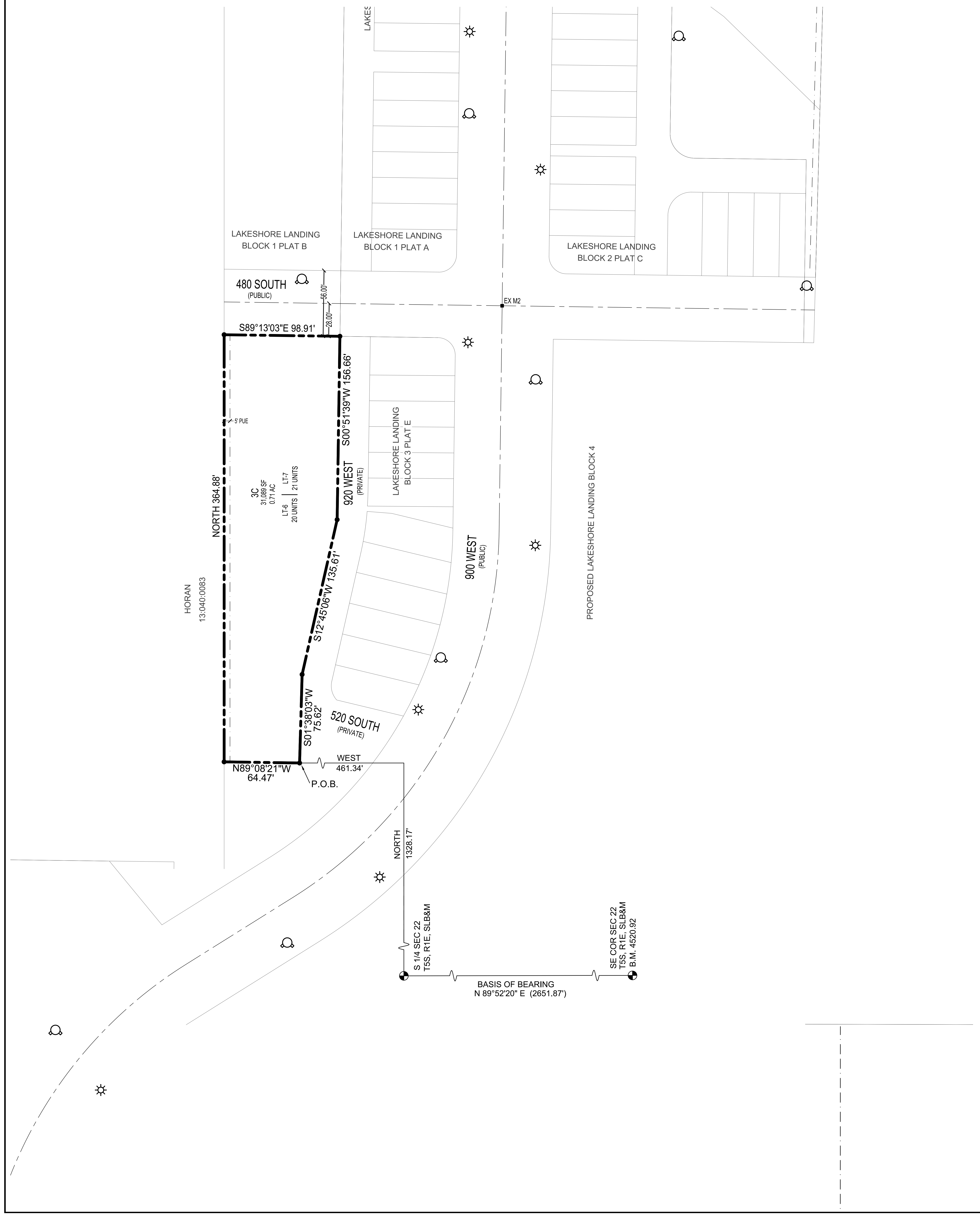
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.71 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 3 PLAT F.dwg

SURVEYOR'S CERTIFICATE

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

______________ DATE

______________________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1328.17 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°08'21" WEST 64.47 FEET; THENCE NORTH 364.88 FEET; THENCE SOUTH 89°13'03" EAST 98.91 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31,089 SQUARE FEET IN AREA OR 0.71 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________
DAY OF ______________________ , A.D. ______

____

____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ______________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ____________

______________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF ___________, A.D. ___.

______________________ MAYOR

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER

ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

______________________ PLANNER

______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT F

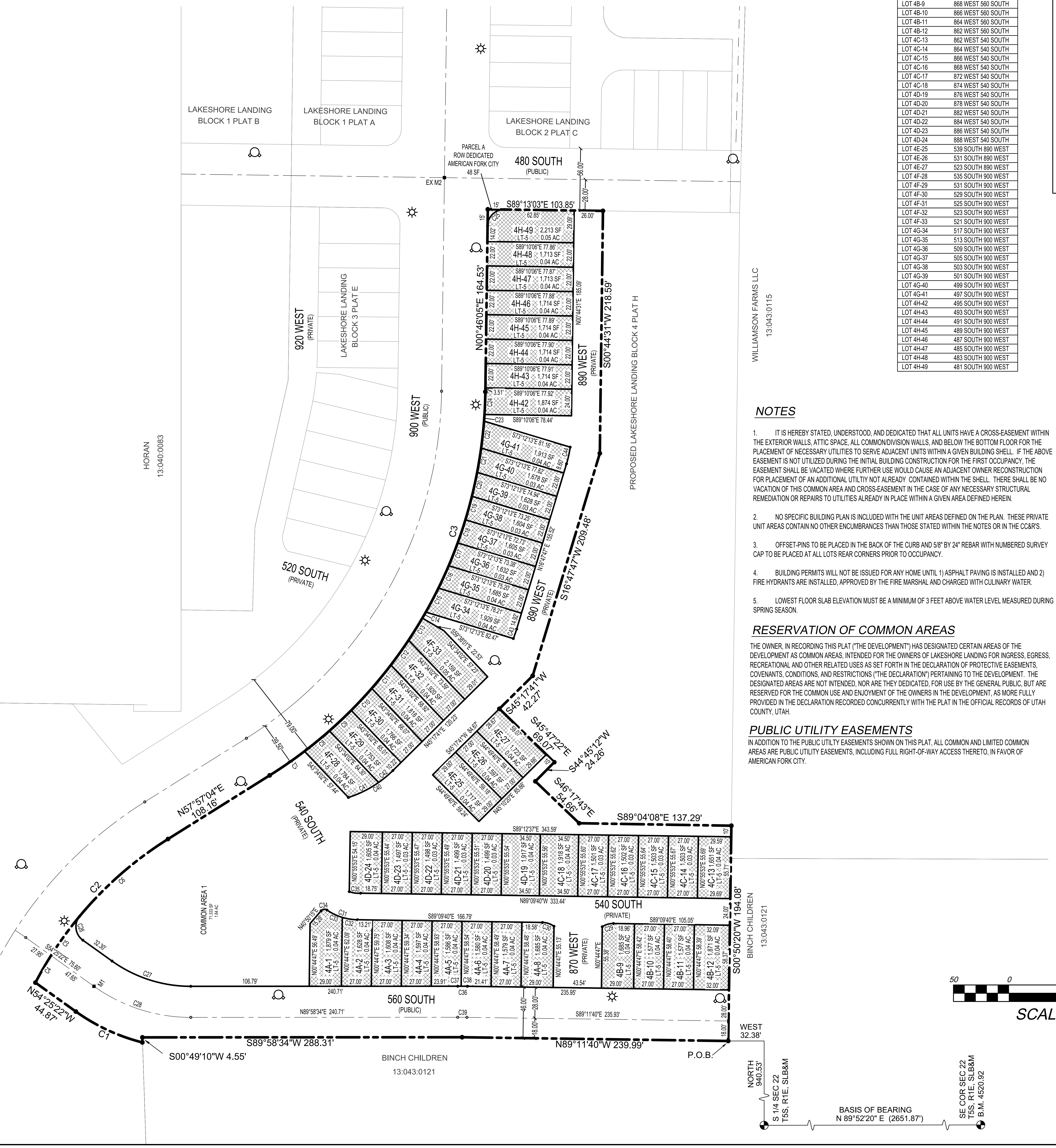
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

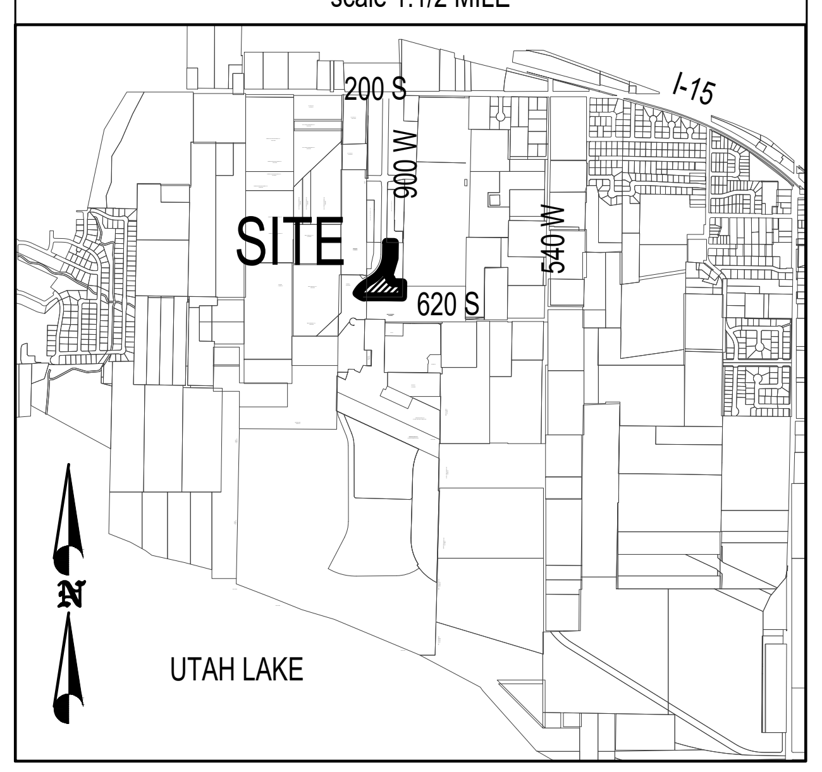
LOT 4A-1	898 WEST 560 SOUTH
LOT 4A-2	896 WEST 560 SOUTH
LOT 4A-3	894 WEST 560 SOUTH
LOT 4A-4	892 WEST 560 SOUTH
LOT 4A-5	888 WEST 560 SOUTH
LOT 4A-6	882 WEST 560 SOUTH
LOT 4A-7	876 WEST 560 SOUTH
LOT 4A-8	872 WEST 560 SOUTH
LOT 4B-9	868 WEST 560 SOUTH
LOT 4B-10	866 WEST 560 SOUTH
LOT 4B-11	864 WEST 560 SOUTH
LOT 4B-12	862 WEST 560 SOUTH
LOT 4C-13	862 WEST 540 SOUTH
LOT 4C-14	864 WEST 540 SOUTH
LOT 4C-15	866 WEST 540 SOUTH
LOT 4C-16	868 WEST 540 SOUTH
LOT 4C-17	872 WEST 540 SOUTH
LOT 4C-18	874 WEST 540 SOUTH
LOT 4D-19	876 WEST 540 SOUTH
LOT 4D-20	878 WEST 540 SOUTH
LOT 4D-21	882 WEST 540 SOUTH
LOT 4D-22	884 WEST 540 SOUTH
LOT 4D-23	886 WEST 540 SOUTH
LOT 4D-24	888 WEST 540 SOUTH
LOT 4E-25	539 SOUTH 890 WEST
LOT 4E-26	531 SOUTH 890 WEST
LOT 4E-27	523 SOUTH 890 WEST
LOT 4F-28	535 SOUTH 900 WEST
LOT 4F-29	531 SOUTH 900 WEST
LOT 4F-30	529 SOUTH 900 WEST
LOT 4F-31	525 SOUTH 900 WEST
LOT 4F-32	523 SOUTH 900 WEST
LOT 4F-33	521 SOUTH 900 WEST
LOT 4G-34	517 SOUTH 900 WEST
LOT 4G-35	513 SOUTH 900 WEST
LOT 4G-36	509 SOUTH 900 WEST
LOT 4G-37	505 SOUTH 900 WEST
LOT 4G-38	503 SOUTH 900 WEST
LOT 4G-39	501 SOUTH 900 WEST
LOT 4G-40	499 SOUTH 900 WEST
LOT 4G-41	497 SOUTH 900 WEST
LOT 4H-42	495 SOUTH 900 WEST
LOT 4H-43	493 SOUTH 900 WEST
LOT 4H-44	491 SOUTH 900 WEST
LOT 4H-45	489 SOUTH 900 WEST
LOT 4H-46	487 SOUTH 900 WEST
LOT 4H-47	485 SOUTH 900 WEST
LOT 4H-48	483 SOUTH 900 WEST
LOT 4H-49	481 SOUTH 900 WEST

LEGEND

⊕	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
▬ ▬ ▬	BOUNDARY LINE
—— – ——	CENTER LINE
– · — · —	EASEMENT LINE
◎	FIRE HYDRANT
	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA 4.24 AC

EXISTING ZONING BLOCK TYPE 4
LAND USE: TOD
FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 495517 0110 B
EFFECTIVE DATE: JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	66.43	21°23'01"	66.05	N65°06'52"W
C2	335.50	178.28	30°26'48"	176.19	N42°43'40"E
C3	414.50	413.68	57°10'58"	396.73	N29°21'35"E
C4	335.50	28.15	04°48'24"	28.14	N29°54'28"E
C5	335.50	44.15	07°32'24"	44.12	N36°04'52"E
C6	335.50	105.99	18°06'00"	105.55	N48°54'04"E
C7	414.50	38.19	05°16'42"	38.17	N55°18'43"E
C8	414.50	29.09	04°01'13"	29.08	N50°39'45"E
C9	414.50	27.01	03°43'58"	27.00	N46°47'09"E
C10	414.50	27.05	03°44'22"	27.05	N43°02'59"E
C11	414.50	27.22	03°45'43"	27.21	N39°17'56"E
C12	414.50	27.50	03°48'06"	27.50	N35°31'02"E
C13	414.50	23.51	03°15'00"	23.51	N31°59'29"E
C14	414.50	6.22	00°51'34"	6.22	N29°56'12"E
C15	414.50	24.45	03°22'49"	24.45	N27°49'01"E
C16	414.50	22.21	03°04'11"	22.21	N24°35'31"E
C17	414.50	22.08	03°03'06"	22.08	N21°31'52"E
C18	414.50	22.01	03°02'34"	22.01	N18°29'02"E
C19	414.50	22.01	03°02'32"	22.01	N15°26'29"E
C20	414.50	22.07	03°03'01"	22.07	N12°23'42"E
C21	414.50	22.19	03°04'02"	22.19	N09°20'10"E
C22	414.50	24.43	03°22'35"	24.42	N06°06'51"E
C23	414.50	5.96	00°49'27"	5.96	N04°00'50"E
C24	414.50	20.50	02°50'01"	20.50	N02°11'06"E
C25	15.00	23.57	90°00'52"	21.22	N45°46'31"E
C26	15.00	24.68	94°16'26"	21.99	S07°17'09"E
C27	122.00	75.81	35°36'04"	74.59	S72°13'24"E
C28	150.00	93.20	35°36'04"	91.71	S72°13'24"E
C29	18.00	10.64	33°52'45"	10.49	S73°53'57"W
C30	18.00	11.11	35°23'38"	10.94	N71°27'51"W
C31	50.00	29.34	33°37'09"	28.92	N72°21'05"W
C32	50.00	13.97	16°00'37"	13.93	N81°09'21"W
C33	50.00	15.37	17°36'32"	15.31	N64°20'47"W
C34	4.00	5.84	83°37'14"	5.33	S82°38'52"W
C35	23.36	10.41	25°32'02"	10.32	S82°06'41"E
C36	600.00	8.69	00°49'46"	8.69	S89°36'33"E
C37	600.00	3.10	00°17'44"	3.10	S89°52'34"E
C38	600.00	5.59	00°32'02"	5.59	S89°27'41"E
C39	572.00	8.28	00°49'46"	8.28	S89°36'33"E
C40	100.00	47.33	27°07'01"	46.89	N58°51'12"E
C41	100.00	30.48	17°27'56"	30.37	N63°40'45"E
C42	100.00	16.85	09°39'05"	16.83	N50°07'14"E
C43	100.00	9.09	05°12'32"	9.09	N19°24'03"E
C44	100.00	15.46	08°51'29"	15.45	N12°22'02"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
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Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

berg
CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 4 PLAT G.dwg

SURVEYOR'S CERTIFICATE

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

______________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 940.53 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°11'40" WEST 239.99 FEET; THENCE SOUTH 89°58'34" WEST 288.31 FEET; THENCE SOUTH 00°49'10" WEST 4.55 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.43 FEET (CURVE HAVING A CENTRAL ANGLE 21°23'01" AND A LONG CHORD BEARS N65°06'52"W 66.05 FEET); THENCE NORTH 54°25'22" WEST 44.87 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 178.28 FEET (CURVE HAVING A CENTRAL ANGLE 30°26'48" AND A LONG CHORD BEARS N42°43'40"E 176.19 FEET); THENCE NORTH 57°57'04" EAST 108.16 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.68 FEET (CURVE HAVING A CENTRAL ANGLE 57°10'58" AND A LONG CHORD BEARS N29°21'35"E 396.73 FEET); THENCE NORTH 00°46'05" EAST 164.53 FEET; THENCE SOUTH 89°13'03" EAST 103.85 FEET; THENCE SOUTH 00°44'31" WEST 218.59 FEET; THENCE SOUTH 16°47'47" WEST 209.48 FEET; THENCE SOUTH 45°17'41" WEST 42.27 FEET; THENCE SOUTH 45°47'22" EAST 69.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.66 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°50'20" WEST 194.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 184,477 SQUARE FEET IN AREA OR 4.24 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	49
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ______________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF

____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ________________

DAY OF ______________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________

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

MY COMMISSION EXPIRES ______________ ______________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ OF _____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

______ DAY OF ____________, A.D. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE
___AMERICAN FORK CITY_________ PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 4 PLAT H

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

ADDRESSES

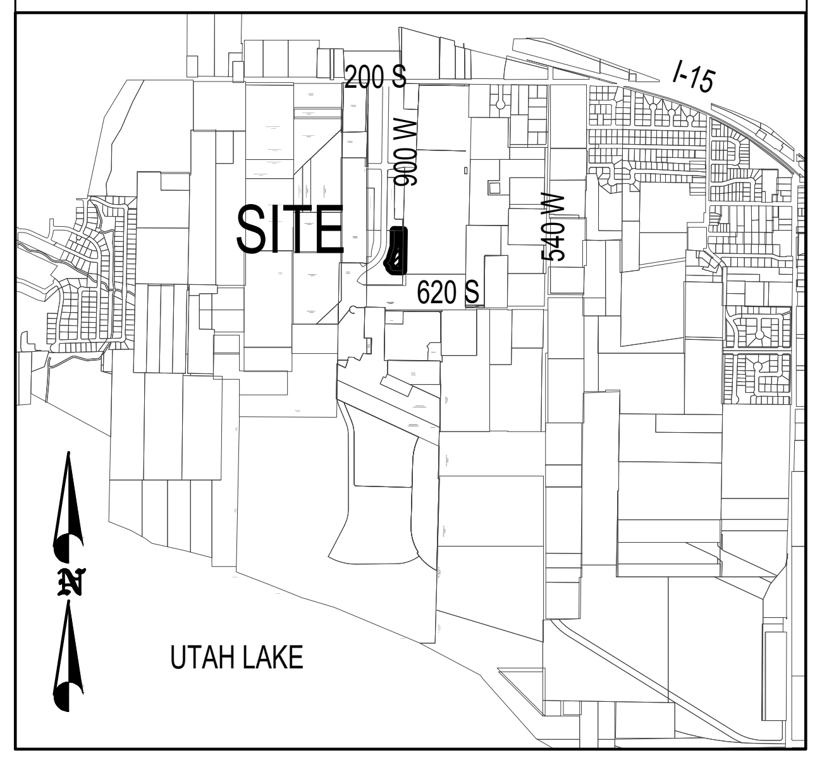
LOT 4K	511 SOUTH 890 WEST

LEGEND

◕	SECTION CORNER
┘	PROPERTY CORNER
⊡	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— – —	CENTER LINE
– · –	EASEMENT LINE
⊕	FIRE HYDRANT
☼	STREET LIGHT

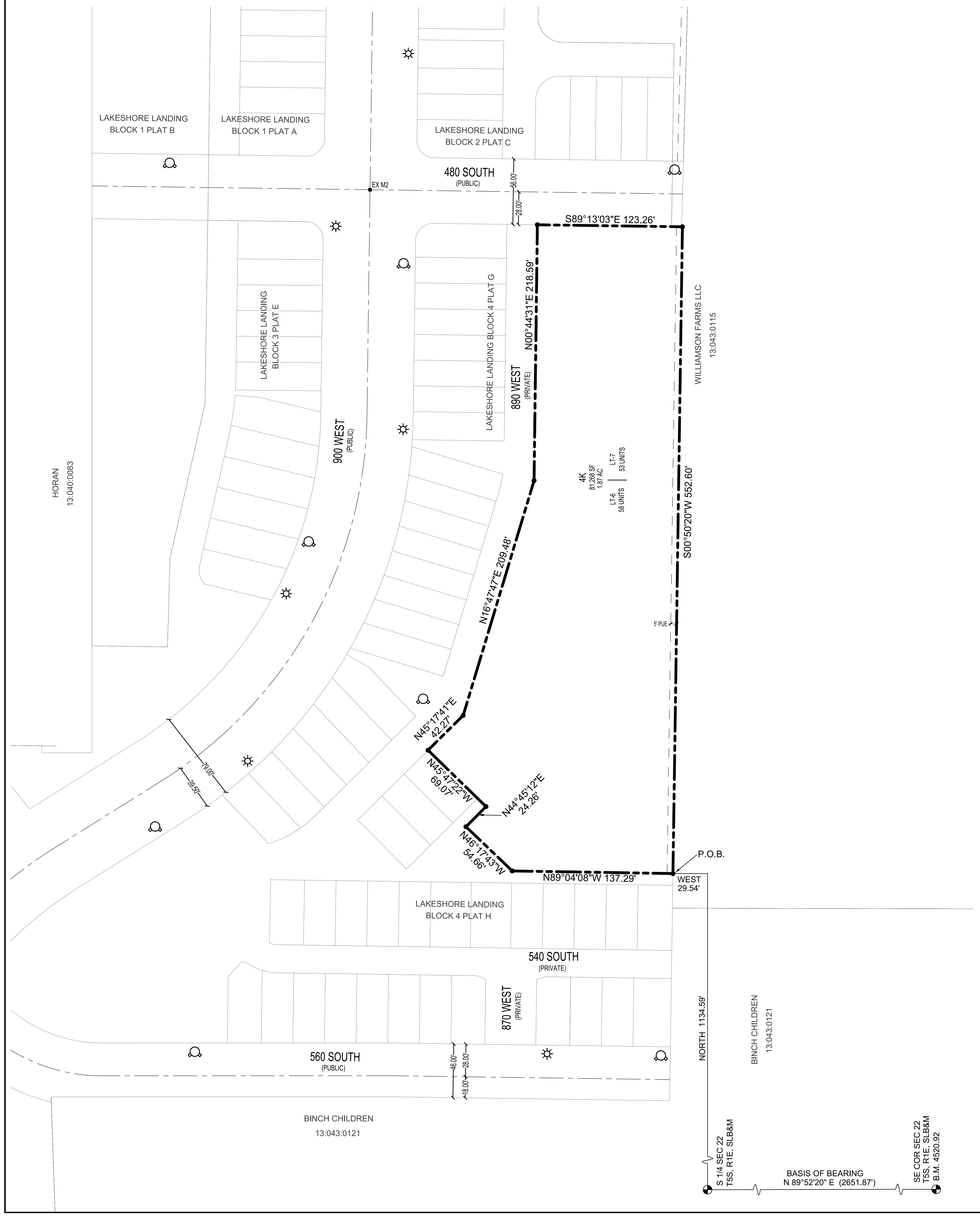
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.87 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



NOTES

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

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

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

N

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ________________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDEROITOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 4 PLAT H.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ________________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°04'08" WEST 137.29 FEET; THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST 24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH 45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET; THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST 123.26 FEET; THENCE SOUTH 00°46'15" WEST 552.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 81,268 SQUARE FEET IN AREA OR 1.87 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. _______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _______________, A.D. _________ PERSONALLY APPEARED BEFORE ME __________
____ WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL_______ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ___________, A.D. ____.

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

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. ___________ BY THE __AMERICAN FORK CITY__________ PLANNING COMMISSION

______________________________ ______________________________
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT H

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LANDSHORE LANDING
BLOCK 5 & BLOCK 6 FINAL CONSTRUCTION DRAWINGS
A TRANSIT-ORIENTED DEVELOPMENT

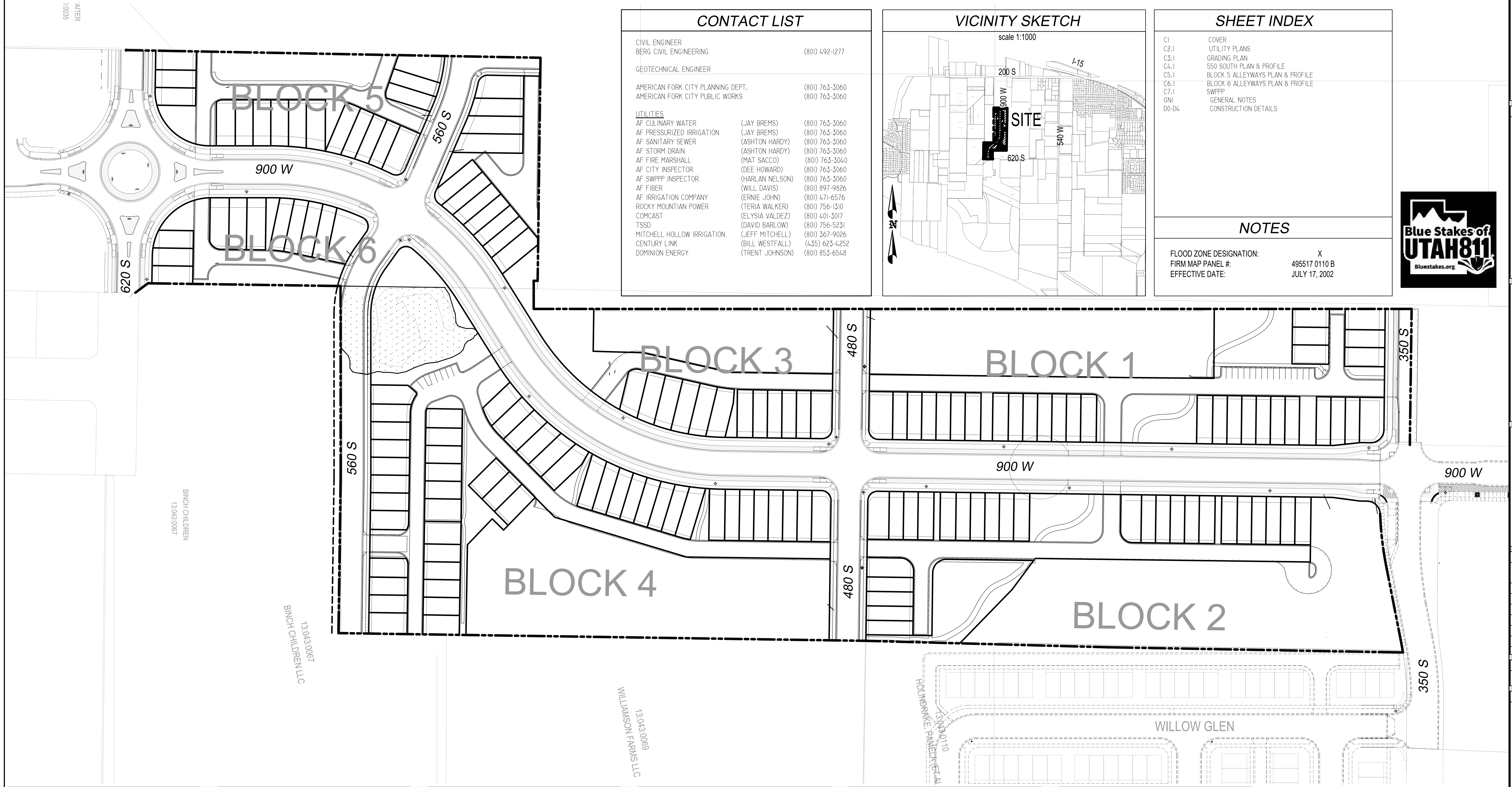
CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060

UTILITIES

AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

VICINITY SKETCH



SHEET INDEX

C1	COVER
C2.1	UTILITY PLANS
C3.1	GRADING PLAN
C4.1	550 SOUTH PLAN & PROFILE
C5.1	BLOCK 5 ALLEYWAYS PLAN & PROFILE
C6.1	BLOCK 6 ALLEYWAYS PLAN & PROFILE
C7.1	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS

NOTES

FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

Blue Stakes of
UTAH811
Bluestakes.org

BLOCK 1

BLOCK TYPE 4

	Total Acres	
GROSS ACREAGE	**4.75**	
EXIST DEDICATED ROADS	0.86	18.1%
NET ACREAGE	**3.89**	81.9%
NEW ROADWAY	0.34	7.1%
NEW ALLEY	0.61	12.8%
TOTAL THOROUGHFARES	1.81	38.0%
LOT TYPE 7 (0%-20%)	0.95	20.0%
LOT TYPE 6 (10%-30%)	1.16	24.4%
LOT TYPE 5 (20%-50%)	2.17	45.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.48	10.0%
TOTALS	4.75	100.0%
TOWNHOMES	31 DU	
APARTMENTS	75 DU	

BLOCK 2

BLOCK TYPE 4

	Total Acres	
GROSS ACREAGE	**5.31**	
EXIST DEDICATED ROADS	1.02	19.3%
NET ACREAGE	**4.28**	80.7%
NEW ROADWAY	0.15	2.7%
NEW ALLEY	0.67	12.7%
TOTAL THOROUGHFARES	1.84	34.7%
LOT TYPE 7 (0%-20%)	1.06	20%
LOT TYPE 6 (10%-30%)	1.60	30%
LOT TYPE 5 (20%-50%)	1.98	37%
LOT TYPE 4 (0%-20%)	0.00	0%
CIVIC (10%-20%)	0.67	13%
TOTALS	5.31	100%
TOWNHOMES	27 DU	
APARTMENTS	93 DU	

BLOCK 3

BLOCK TYPE 4

	Total Acres	
GROSS ACREAGE	**2.37**	
EXIST DEDICATED ROADS	0.59	25.1%
NET ACREAGE	**1.77**	74.9%
NEW ROADWAY	0.13	5.3%
NEW ALLEY	0.24	10.1%
TOTAL THOROUGHFARES	0.96	40.5%
LOT TYPE 7 (0%-20%)	0.47	20.0%
LOT TYPE 6 (10%-30%)	0.71	30.0%
LOT TYPE 5 (20%-50%)	0.93	39.1%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.26	10.9%
TOTALS	2.37	100%
TOWNHOMES	12 DU	
APARTMENTS	41 DU	

BLOCK 4

BLOCK TYPE 4

	Total Acres	
GROSS ACREAGE	**6.95**	
EXIST DEDICATED ROADS	0.86	12.4%
NET ACREAGE	**6.09**	87.6%
NEW ROADWAY	0.67	9.6%
NEW ALLEY	0.74	10.6%
TOTAL THOROUGHFARES	2.26	32.5%
LOT TYPE 7 (0%-20%)	1.38	19.9%
LOT TYPE 6 (10%-30%)	1.77	25.5%
LOT TYPE 5 (20%-50%)	3.10	44.6%
LOT TYPE 4 (0%-20%)	0.00	0.0%
CIVIC (10%-20%)	0.70	10.0%
TOTALS	6.95	100%
TOWNHOMES	49 DU	
APARTMENTS	111 DU	

BLOCK 5

BLOCK TYPE 3

	Total Acres	
GROSS ACREAGE	**3.41**	
EXIST DEDICATED ROADS	0.71	20.9%
NET ACREAGE	**2.69**	79.1%
NEW ROADWAY	0.42	12.3%
NEW ALLEY	0.29	8.6%
TOTAL THOROUGHFARES	1.42	41.7%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	1.42	41.6%
LOT TYPE 4 (10%-40%)	1.32	38.8%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.67	19.7%
TOTALS	3.41	100%
TOWNHOMES	29 DU	
APARTMENTS	0 DU	

BLOCK 6

BLOCK TYPE 3

	Total Acres	
GROSS ACREAGE	**1.50**	
EXIST DEDICATED ROADS	0.57	38.1%
NET ACREAGE	**0.93**	61.9%
NEW ROADWAY	0.07	4.6%
NEW ALLEY	0.18	11.8%
TOTAL THOROUGHFARES	0.82	54.5%
LOT TYPE 6 (0% - 5%)	0.00	0.0%
LOT TYPE 5 (30%-50%)	0.55	36.7%
LOT TYPE 4 (10%-40%)	0.60	39.9%
LOT TYPE 3 (0%-40%)	0.00	0.0%
CIVIC (10%-20%)	0.35	23.4%
TOTALS	1.50	100%
TOWNHOMES	11 DU	
APARTMENTS	0 DU	

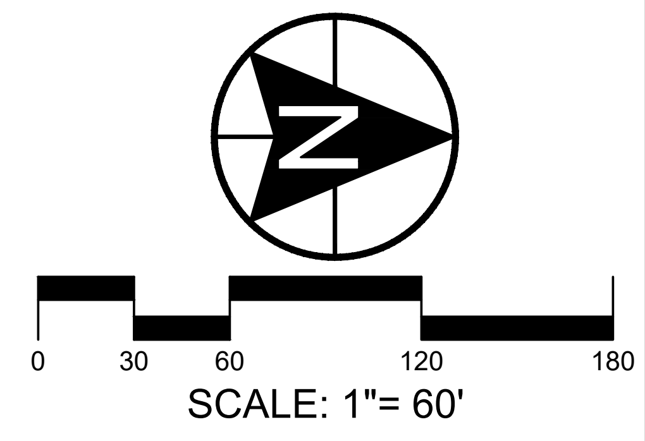
NOTES

1. PROJECT ADDRESS IS 900 WEST 460 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE
LANDING



SCALE: 1"= 60'

berg
CIVIL ENGINEERING
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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL
BLOCK
PLAN

DESCRIPTION

BLOCK 5 &
BLOCK 6
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C1

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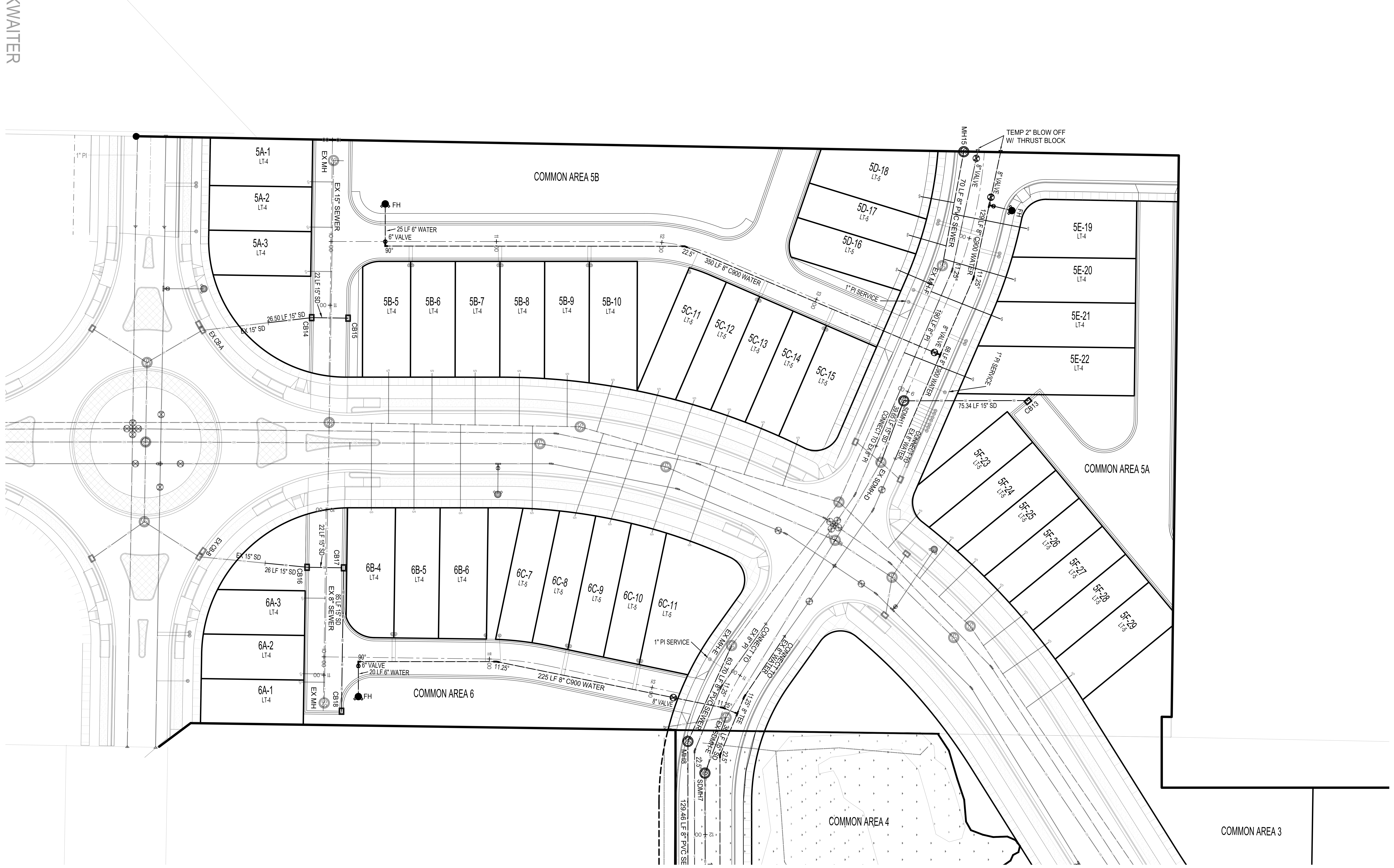
SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.
3. CLEAN-OUT REQUIRED WITHIN 5 FEET FROM FOUNDATION WALL. CLEAN-OUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

WATER SERVICE NOTES

1. 1" WATER SERVICE AND METER TYPICAL FOR ALL TOWNHOMES
2. ALL WATER METERS TO BE LOCATED IN LANDSCAPED AREAS THAT ARE ACCESSIBLE FOR SERVICE AND MAINTENANCE.

Blue Stakes of UTAH811
Bluestakes.org



ARDERO
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(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

berg
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cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

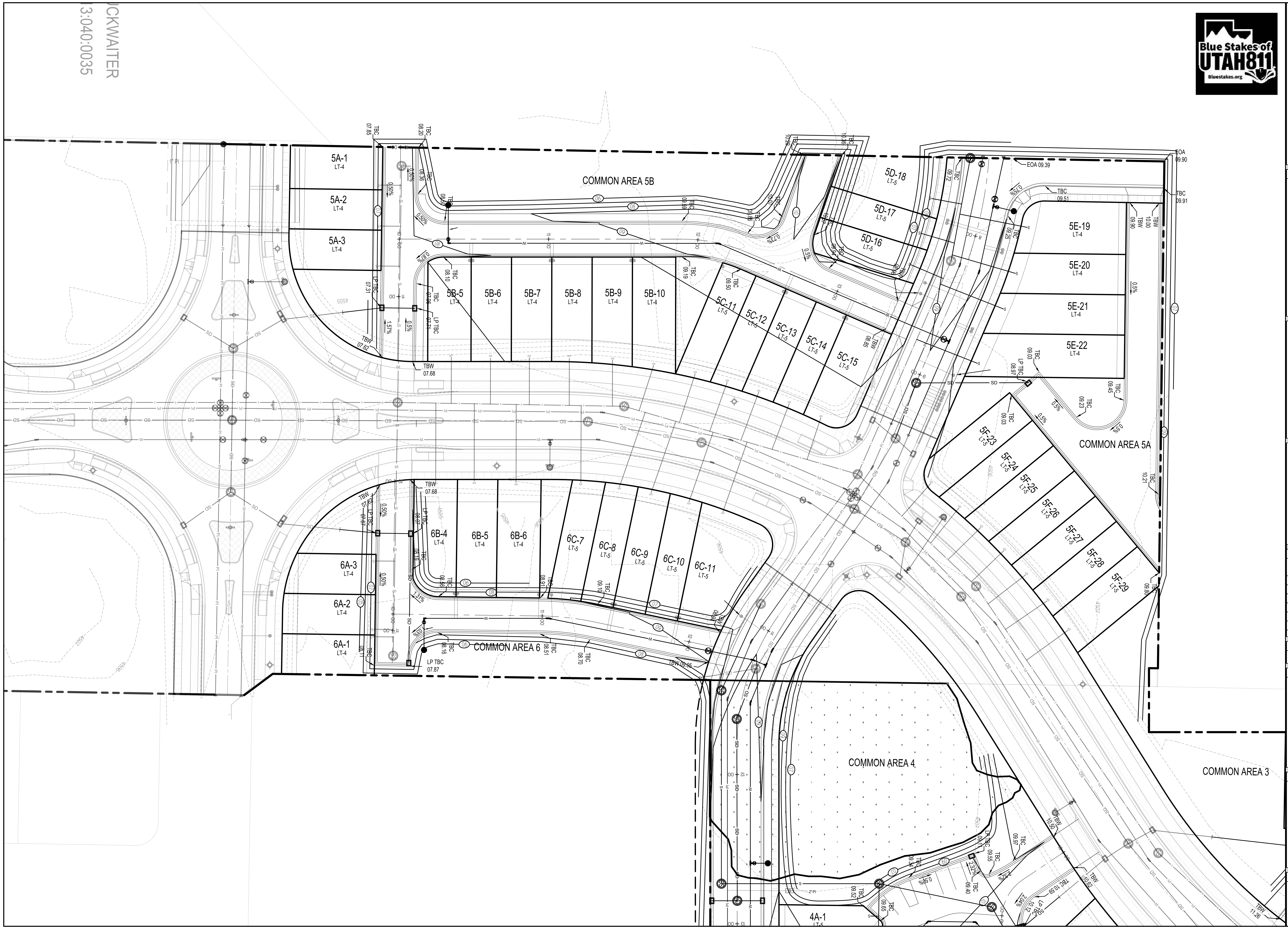
PROJECT

FINAL BLOCK PLAN

DESCRIPTION

UTILITY PLAN BLOCKS 5-6

SHEET NAME	SHEET / EXHIBIT
UTIL	*C2.1*



Blue Stakes of UTAH 811
Bluestakes.org

ARDERO

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(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
STATE OF UTAH
K. Berg
05/15/2020
343602
PROFESSIONAL ENGINEER

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

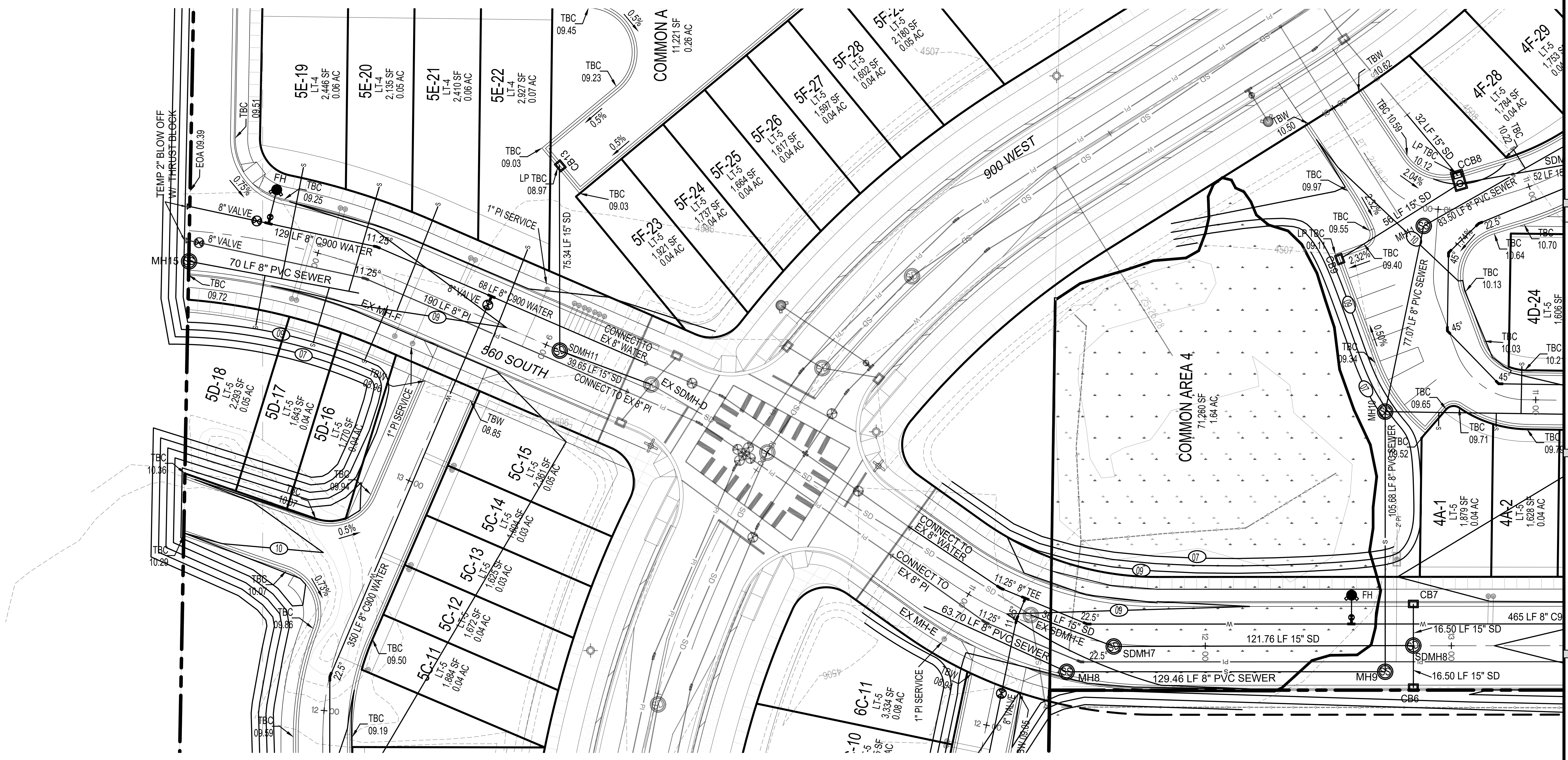
FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GRADING PLAN	C3.1

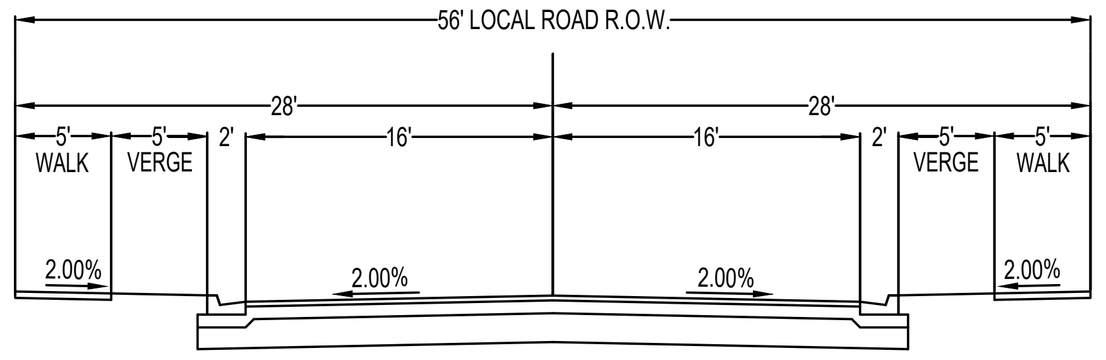
GRADING LEGEND

━━━	PROPERTY LINE
───	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
── SD ──	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▮○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
──36──	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

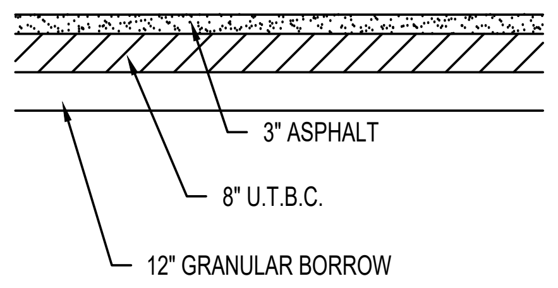


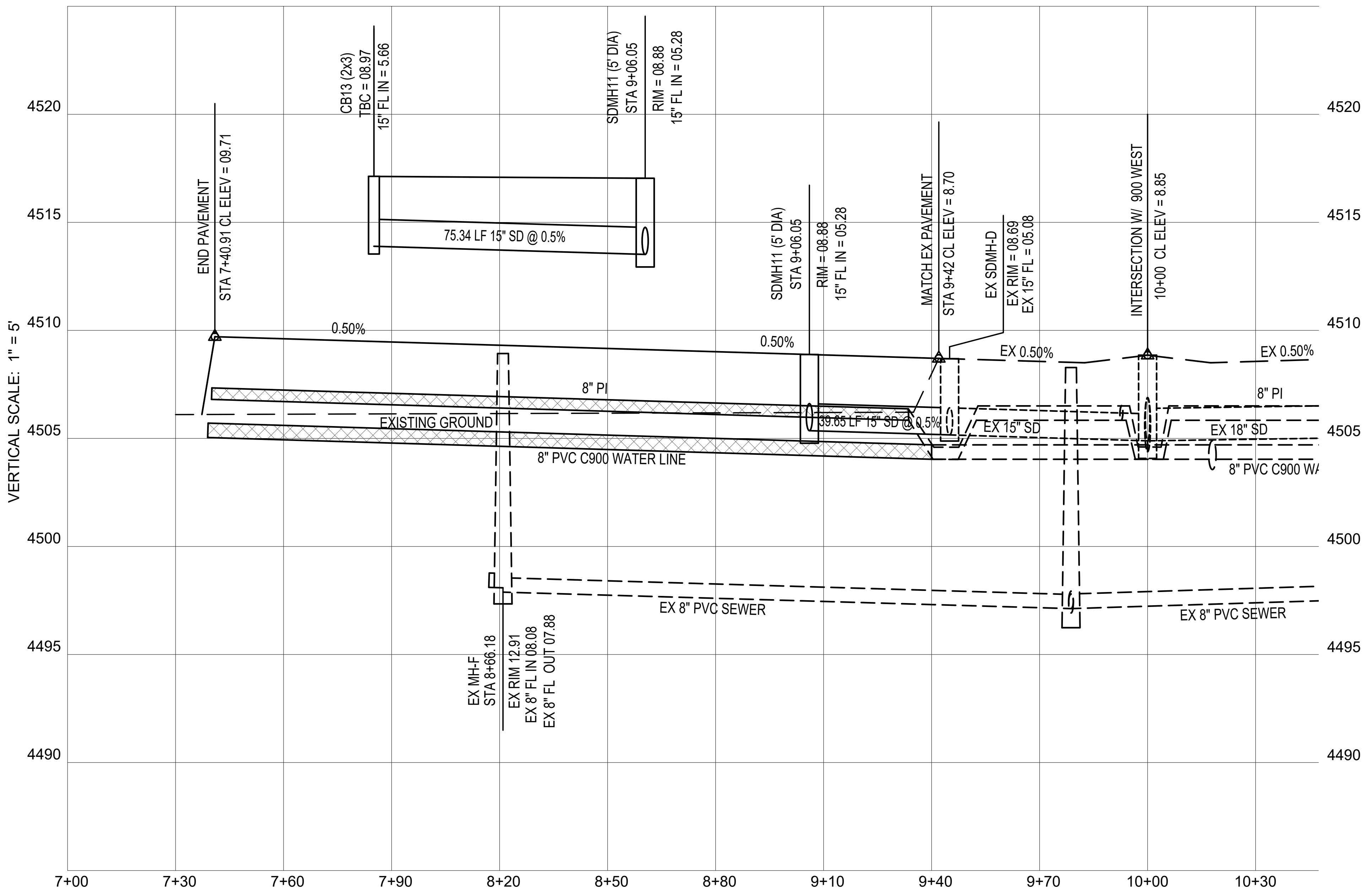
LOCAL STREET CROSS SECTION

560 SOUTH
STA 7+40.91 TO STA 11+42.15



PAVEMENT SECTION





VERTICAL SCALE: 1" = 5'
4520
4515
4510
4505
4500
4495
4490
7+00
7+30
7+60
7+90
8+20
8+50
8+80
9+10
9+40
9+70
10+00
10+30
END PAVEMENT STA 7+40.91 CL ELEV = 09.71
CB13 (2x3) TBC = 08.97 15" FL IN = 5.66
SDMH11 (5' DIA) STA 9+06.05 RIM = 08.88 15" FL IN = 05.28
75.34 LF 15" SD @ 0.5%
SDMH11 (5' DIA) STA 9+06.05 RIM = 08.88 15" FL IN = 05.28
MATCH EX PAVEMENT STA 9+42 CL ELEV = 8.70
EX SDMH-D EX RIM = 08.69 EX 15" FL = 05.08
INTERSECTION W/ 900 WEST 10+00 CL ELEV = 8.85
0.50%
0.50%
EX 0.50%
EX 0.50%
8" PI
8" PI
EXISTING GROUND
39.65 LF 15" SD @ 0.5%
EX 15" SD
EX 18" SD
8" PVC C900 WATER LINE
8" PVC C900 W
EX 8" PVC SEWER
EX 8" PVC SEWER
EX MH-F STA 8+66.18 EX RIM 12.91 EX 8" FL IN 08.08 EX 8" FL OUT 07.88

ARDERO

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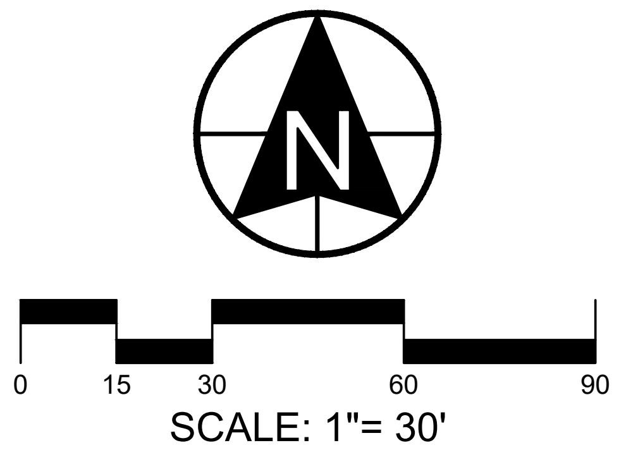
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING



SCALE: 1"= 30'

berg
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office (801) 492–1277
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REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
560 SOUTH PLAN & PROFILE	C4.1

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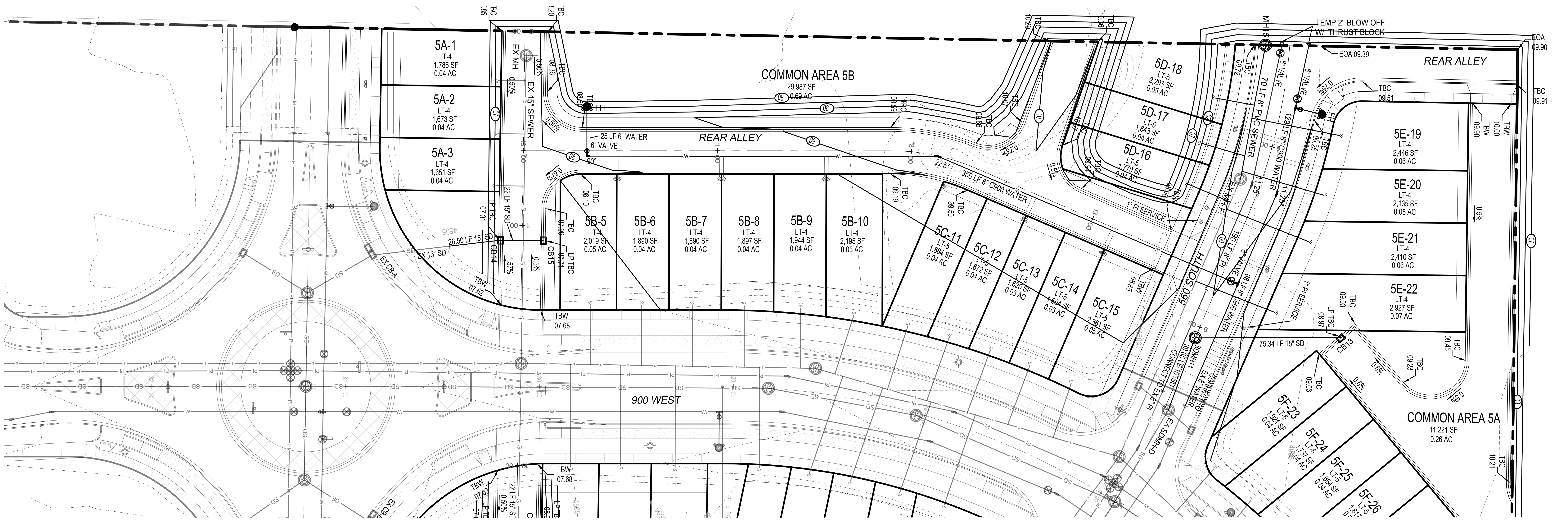
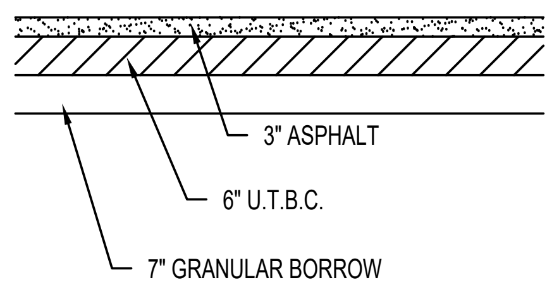
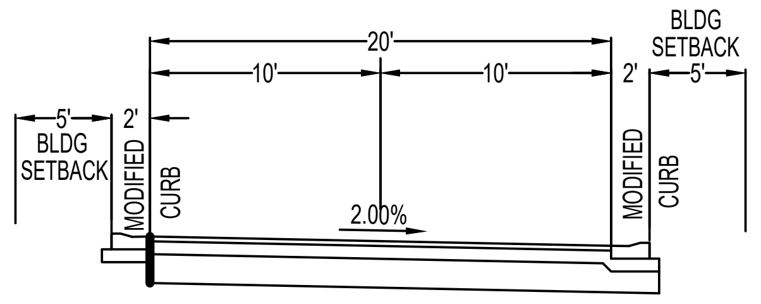
Blue Stakes of UTAH811
Bluestakes.org



PAVEMENT SECTION

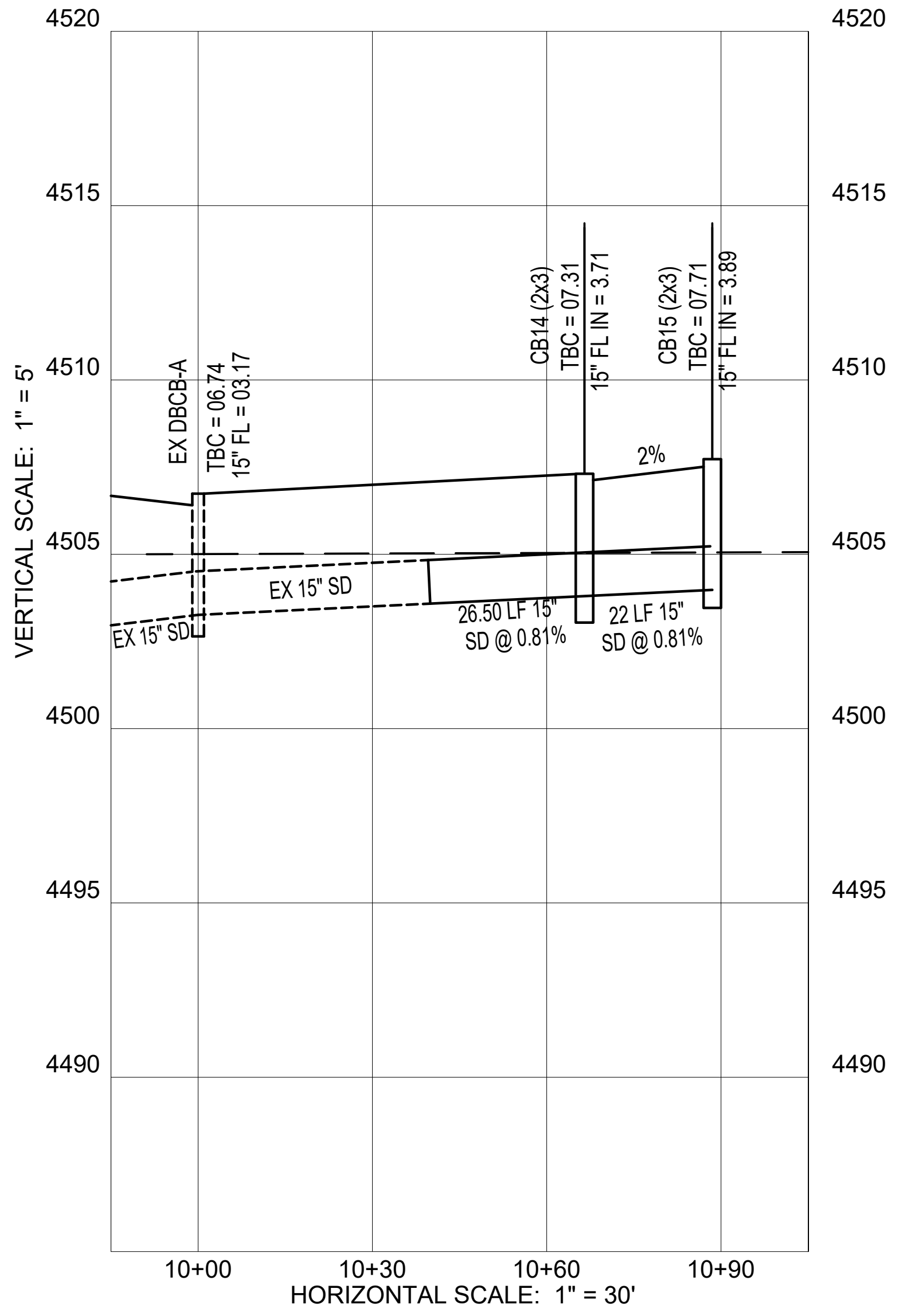


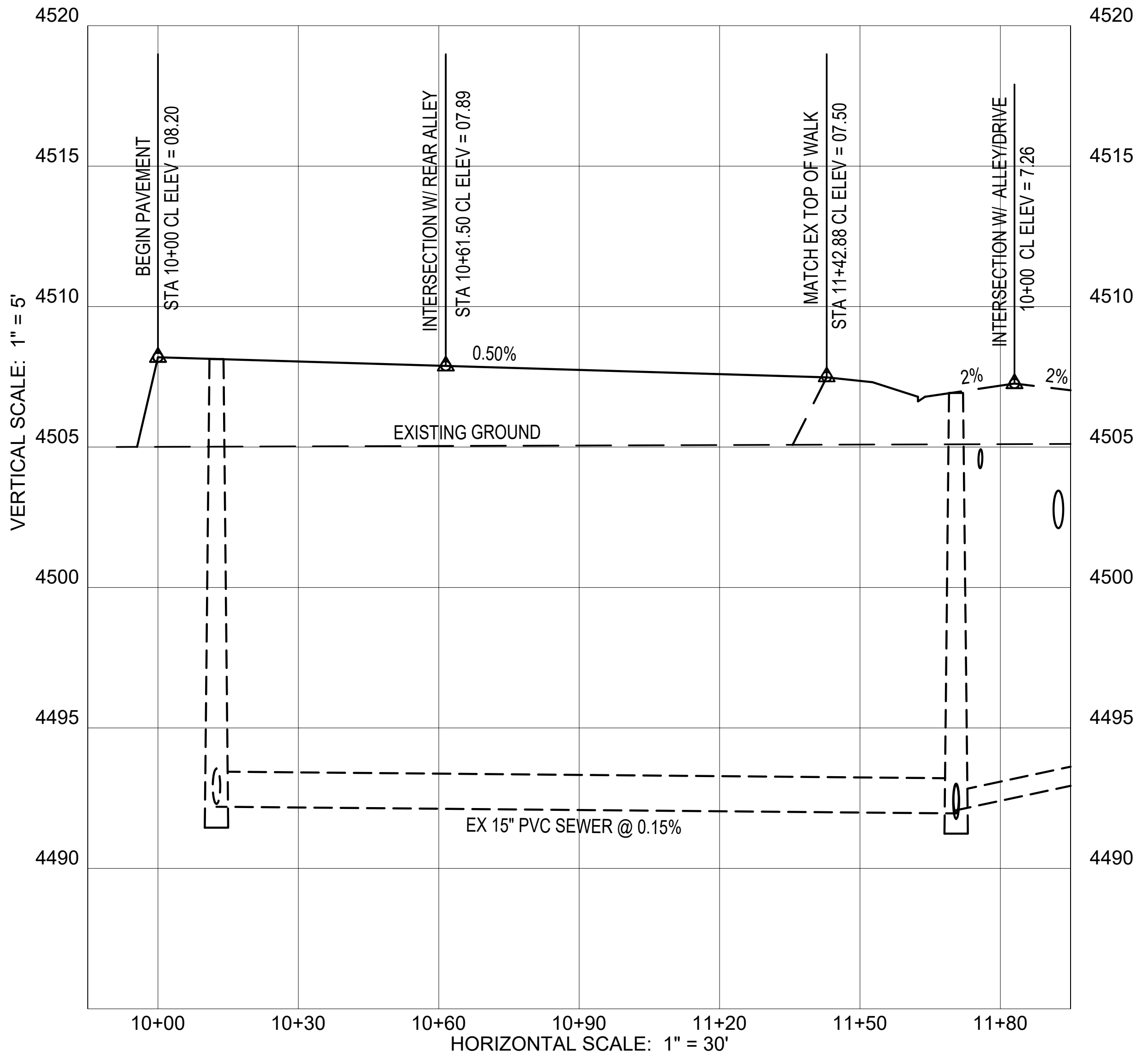
BLOCK 5 REAR ALLEY

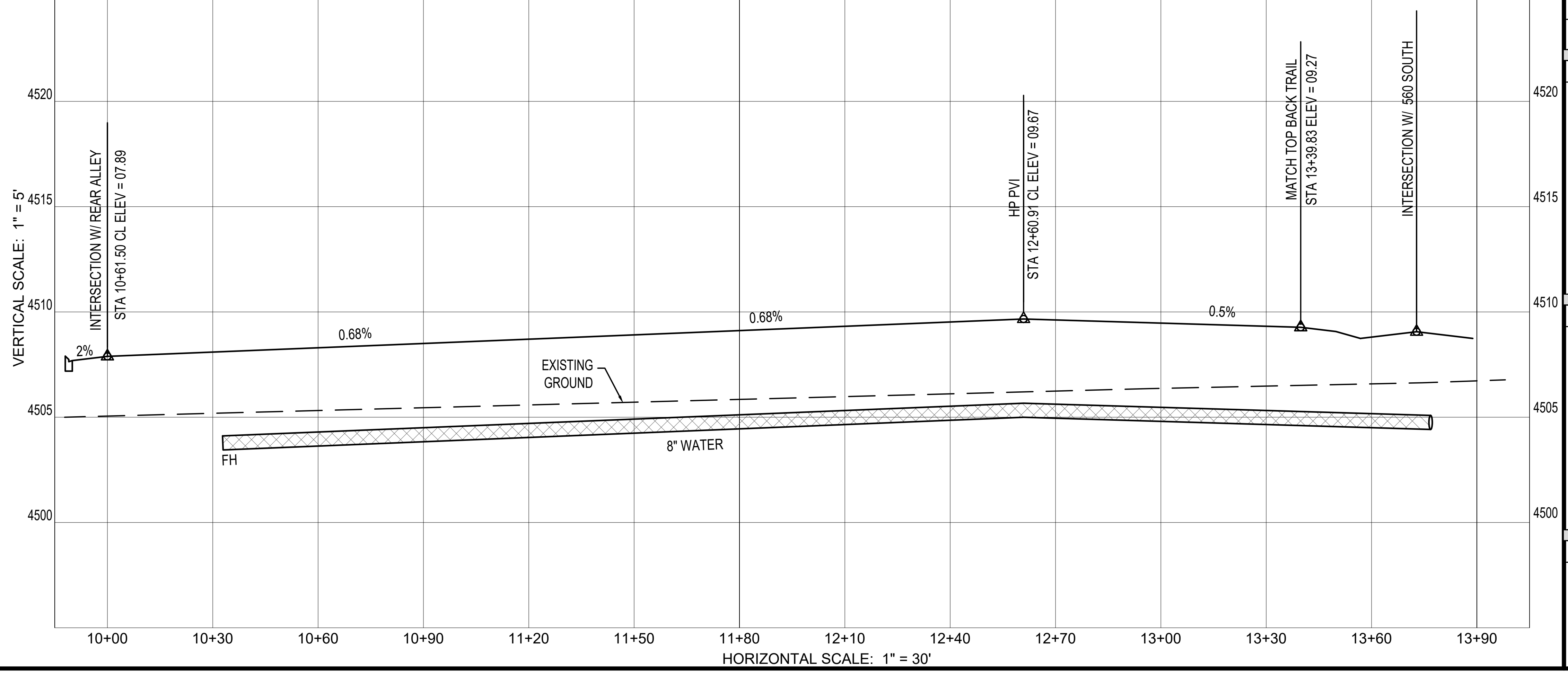


GRADING LEGEND

▬	PROPERTY LINE
―	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN (RCP)
▬ CB1	CATCH BASIN (#)
▮○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)







ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
BLOCK5 REAR LANE PLAN & PROFILE	*C5.1*

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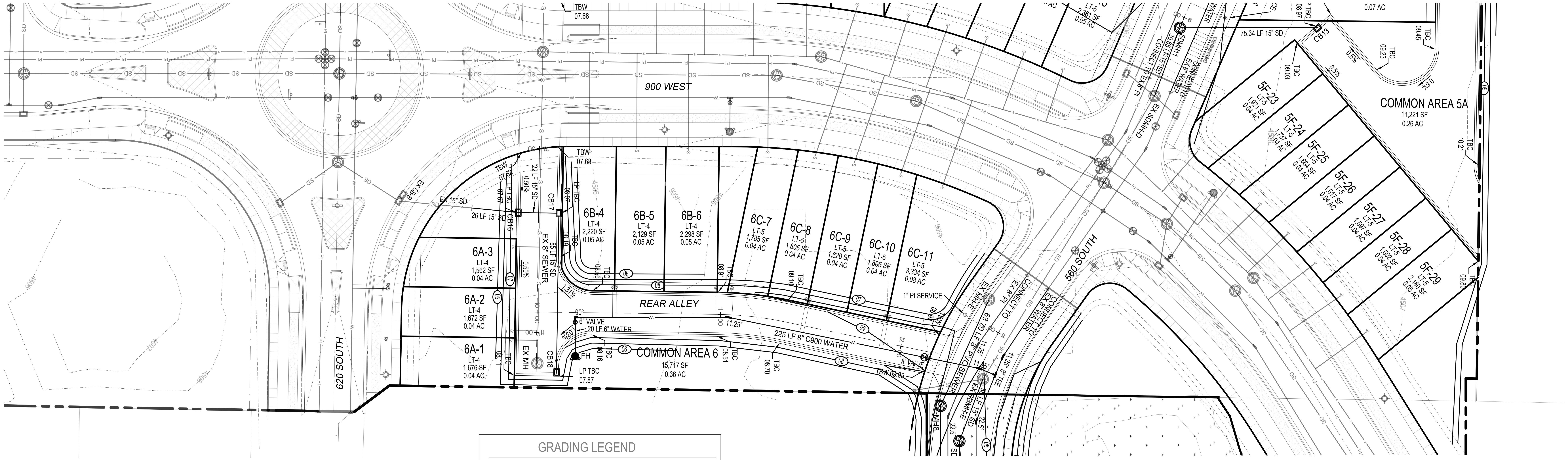
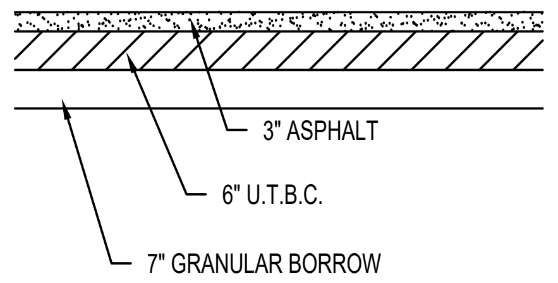


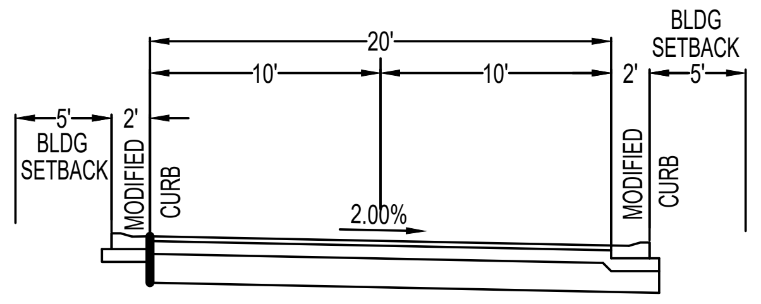
GRADING LEGEND

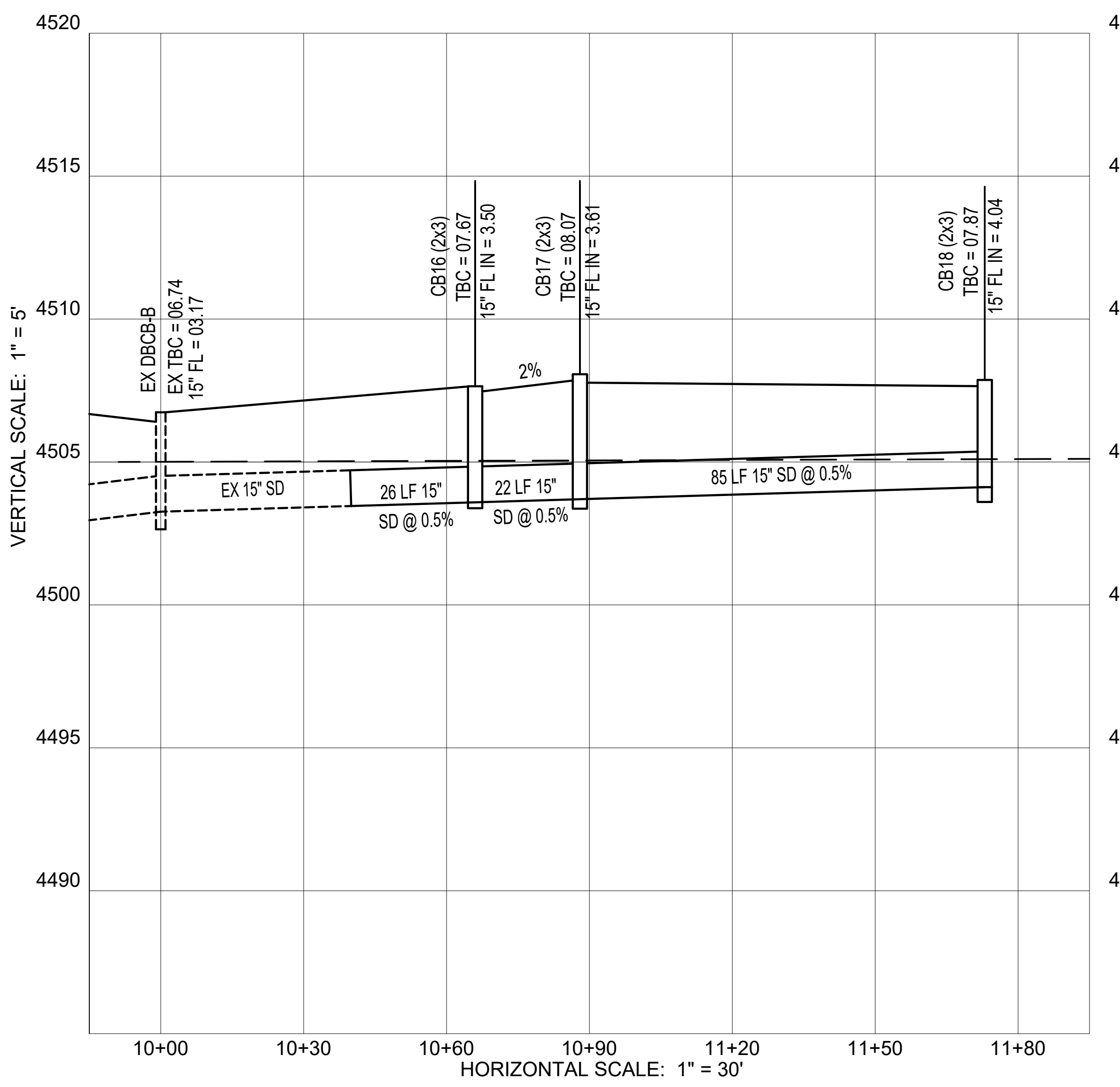
▬▬▬	PROPERTY LINE
───	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
── SD ──	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▮○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
─⬭─	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

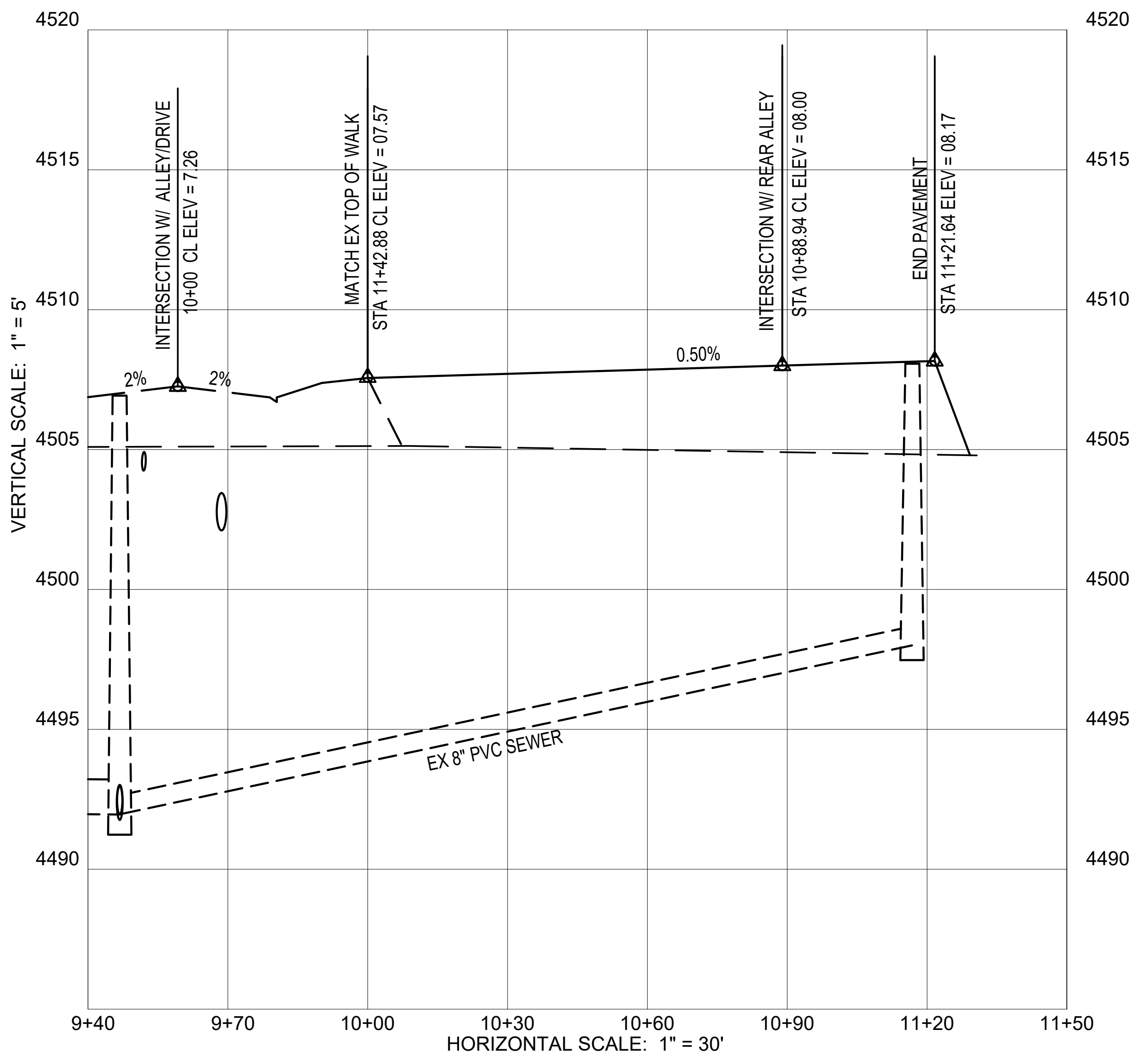
PAVEMENT SECTION

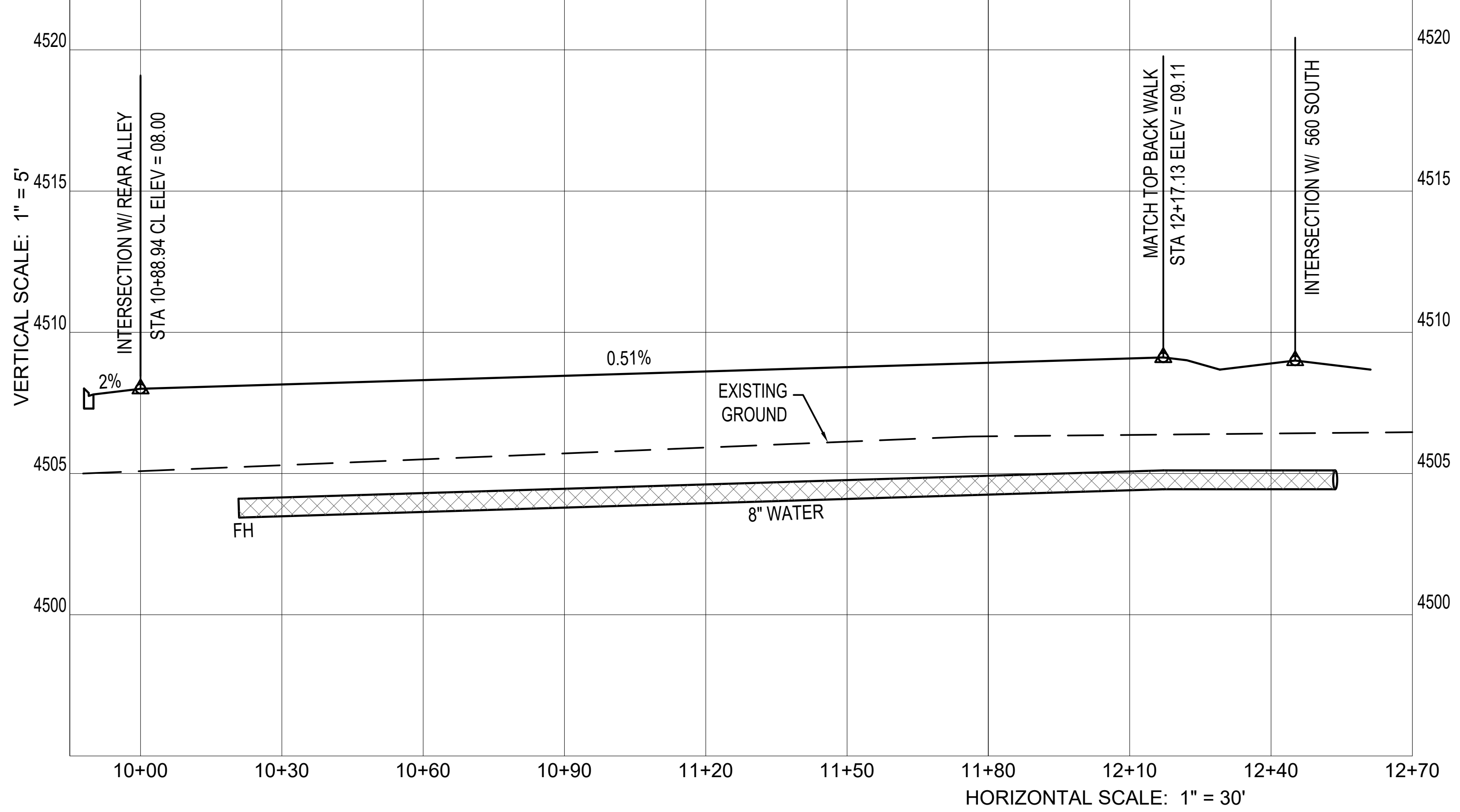


BLOCK 6 REAR ALLEY







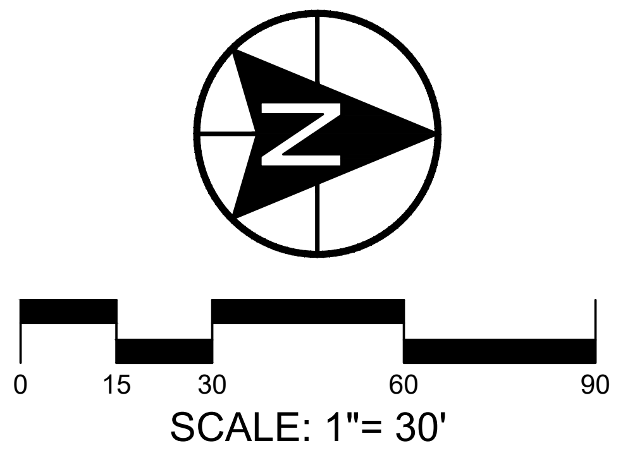


ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING



SCALE: 1"= 30'

CIVIL ENGINEERING
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Highland Ut, 84003
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Blue Stakes of UTAH 811
Bluestakes.org

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
BLOCK6 REAR LANE PLAN & PROFILE	C6.1

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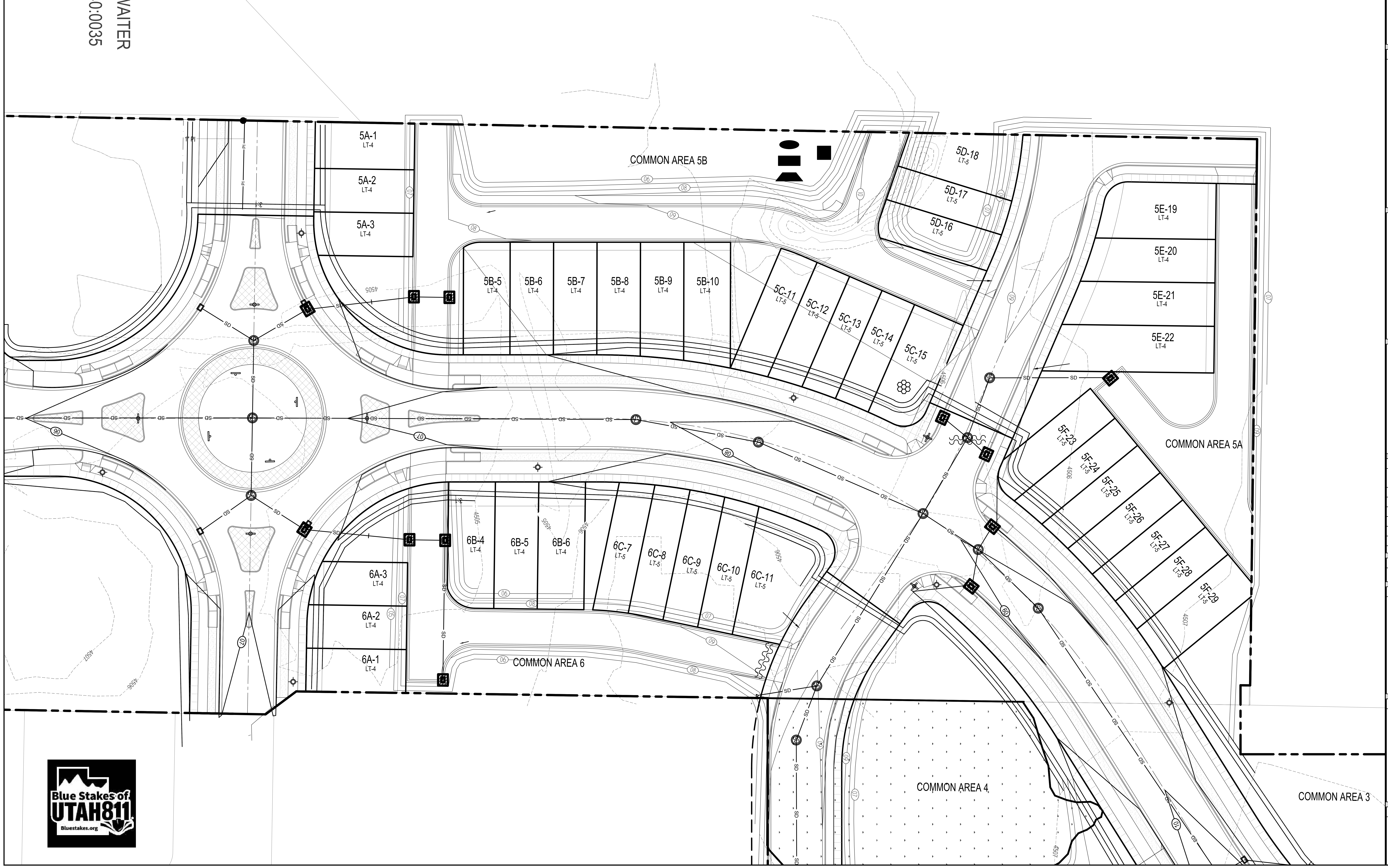
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
▨	INLET PROTECTION	⬬	PORTABLE TOILET
❀	SIGNAGE	▬	TRASH BIN
■	CONSTRUCTION TRAILER/OFFICE	⏢	DEFINED WASHOUT AREA
WWWWWW	CUTBACK CURB/CHECK DAM	⯃	FUEL TANKS/STORAGE
▬ ▬ ▬ ▬ ▬	SILT FENCE/EARTHEN BERM	∿∿∿∿	STABILIZED EXIT/PAD; RIP RAP
━━━━	PROJECT BOUNDARY/AREA INDICATOR	⛁	MATERIALS STORAGE, DEFINED STORAGE



Blue Stakes of UTAH 811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS			SEAL
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ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SWPPP	C7.1

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.
16. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
17. all lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made by the city.
18. Maximum distance of 5' from the foundation wall to the first exterior clean-out with a maximum distance between clean-outs of 75 feet. There shall also be a clean-out at any ninety-degree bend or any combination of bends in excess of ninety-degrees.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
7. PI meters to be placed within the park strip and outside of the drive approach.

STORM SEWER

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

MAIL DELIVERY

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

Blue Stakes of UTAH 811
Bluestakes.org

ARDERO

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DEVELOPMENT

LAKESHORE LANDING

berg
CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
GENERAL NOTES	GN1

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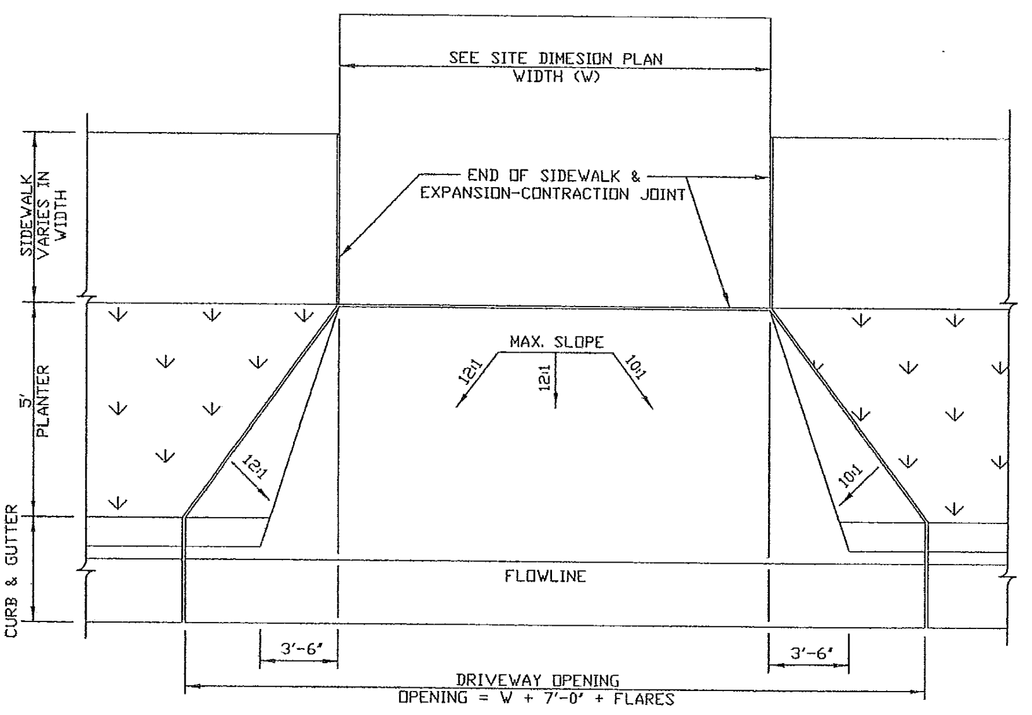
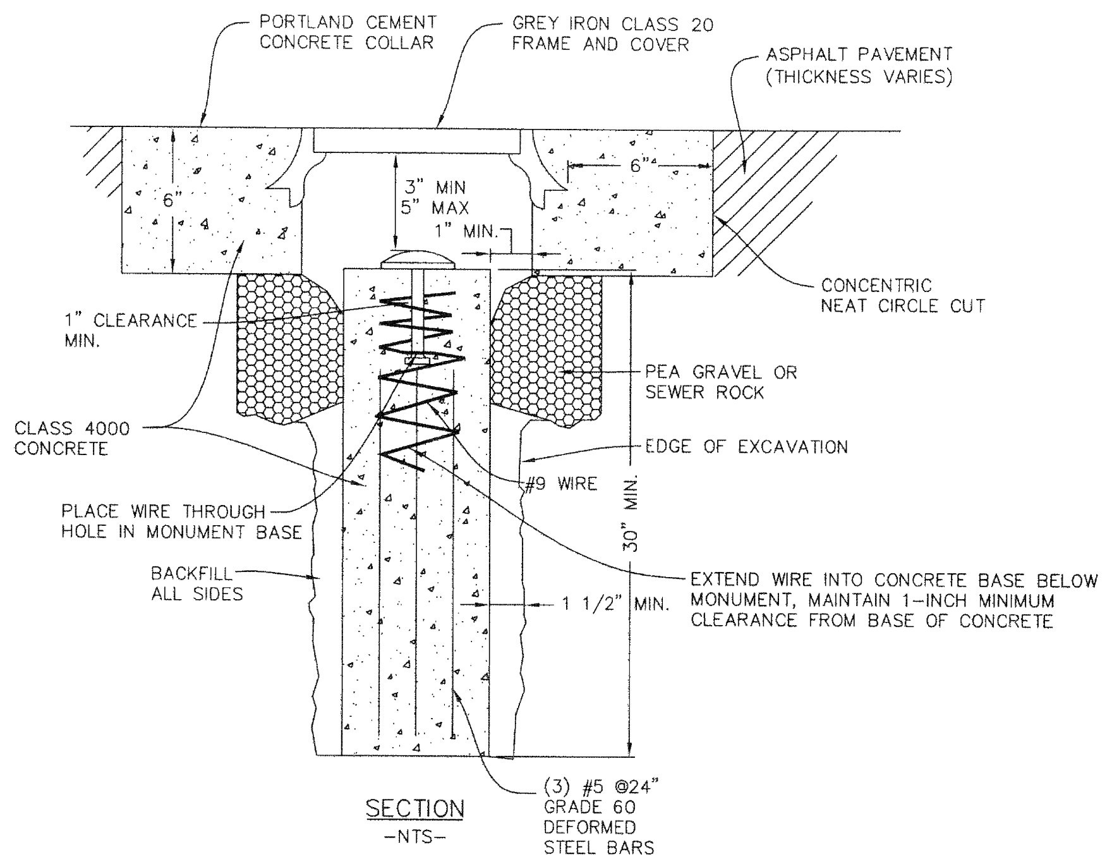
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

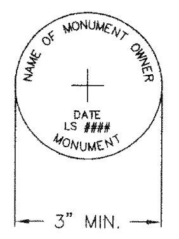
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FLARED DRIVE APPROACH.dwg 05/12/2005 10:59:39 AM MDT

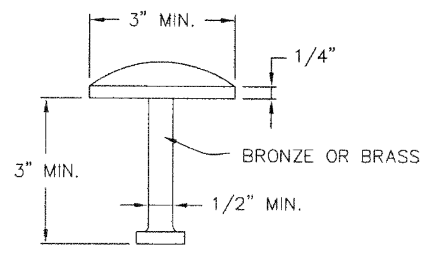

PORTLAND CEMENT CONCRETE COLLAR
GREY IRON CLASS 20 FRAME AND COVER
ASPHALT PAVEMENT (THICKNESS VARIES)
6"
6"
3" MIN
5" MAX
1" MIN.
CONCENTRIC NEAT CIRCLE CUT
1" CLEARANCE MIN.
PEA GRAVEL OR SEWER ROCK
CLASS 4000 CONCRETE
EDGE OF EXCAVATION
#9 WIRE
30" MIN.
PLACE WIRE THROUGH HOLE IN MONUMENT BASE
BACKFILL ALL SIDES
1 1/2" MIN.
EXTEND WIRE INTO CONCRETE BASE BELOW MONUMENT, MAINTAIN 1-INCH MINIMUM CLEARANCE FROM BASE OF CONCRETE
(3) #5 @24" GRADE 60 DEFORMED STEEL BARS

SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28

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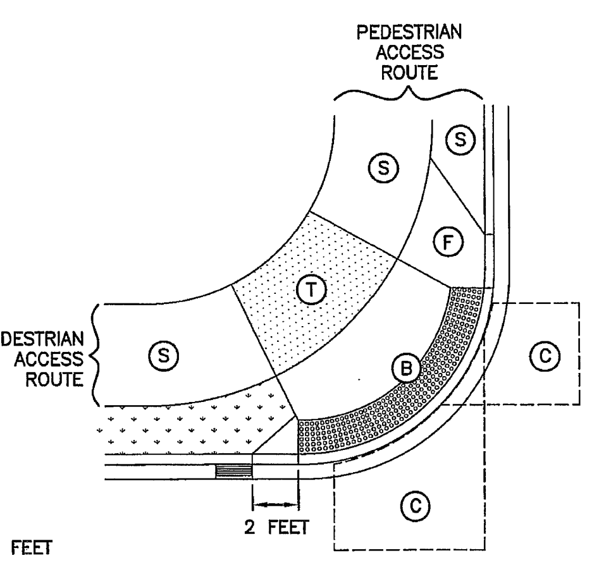
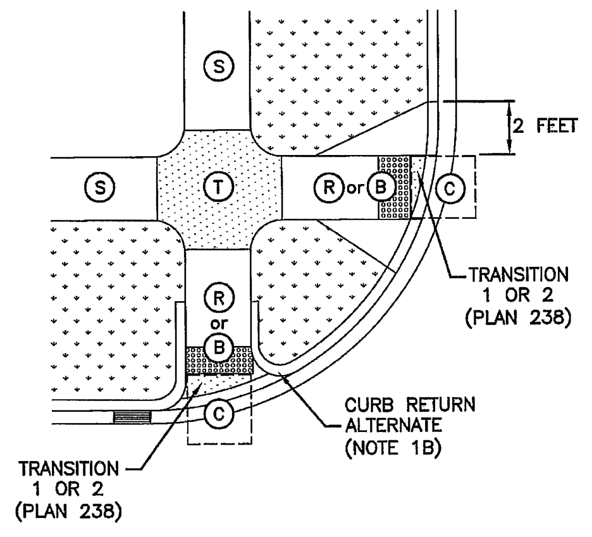
TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.



EXAMPLE A

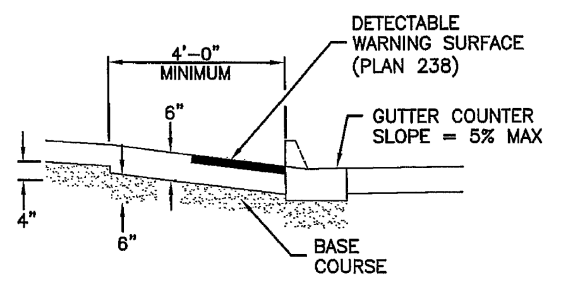

S
S
T
R or B
C
2 FEET
R or B
C
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

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

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

TABLE OF DIMENSIONS


4'-0" MINIMUM
DETECTABLE WARNING SURFACE (PLAN 238)
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE

MATERIALS

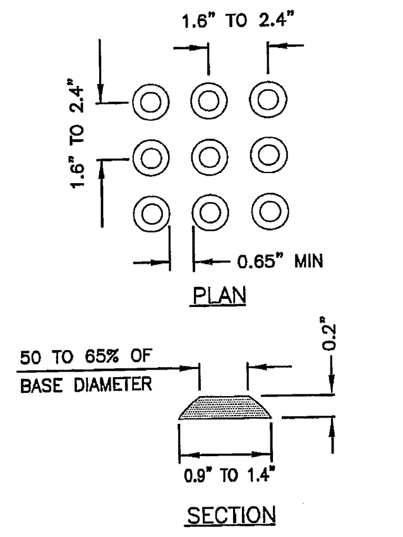
	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE Ⓣ	2	2
CURB RAMP Ⓡ	8.33	2 (c)
BLENDED TRANSITION Ⓑ	5	2 (c)
CLEAR SPACE Ⓒ	5	2 (c)
SIDEWALK Ⓢ	STREET GRADE	2
FLARE Ⓕ	10	--

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

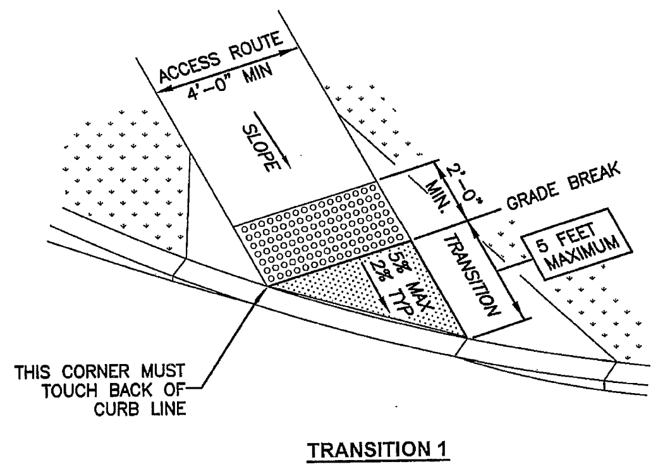
SLOPE TABLE

Corner curb cut assembly

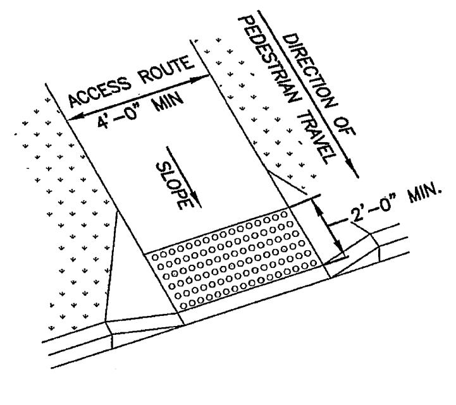
September 2011 63 Plan **235** Sheet 1 of 4



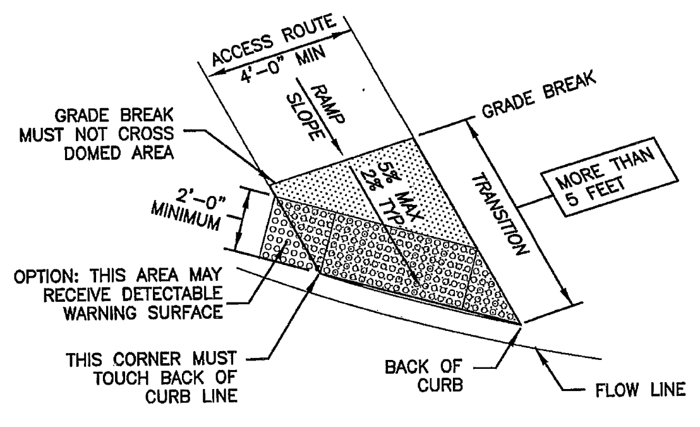
TRUNCATED DOME DETAIL



TRANSITION 1

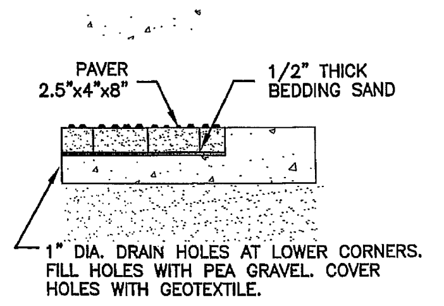


PERPENDICULAR ASSEMBLY

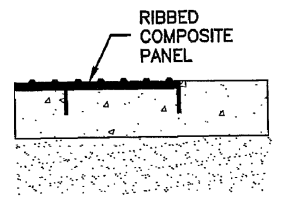

ACCESS ROUTE 4'-0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'-0" MINIMUM
5% MAX 2% TYP
TRANSITION
MORE THAN 5 FEET
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE

TRANSITION 2

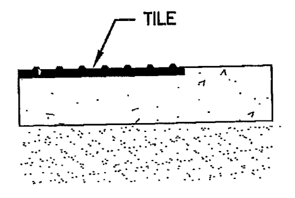
NON-PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.

STYLE P



STYLE R



STYLE T

Detectable warning surface

July 2011 79 Plan **238**

Blue Stakes of UTAH 811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
K R Berg
KENNETH R. BERG
05/15/2020
343602

ACTION	DATE
BLOCK PLAN	05/15/2020

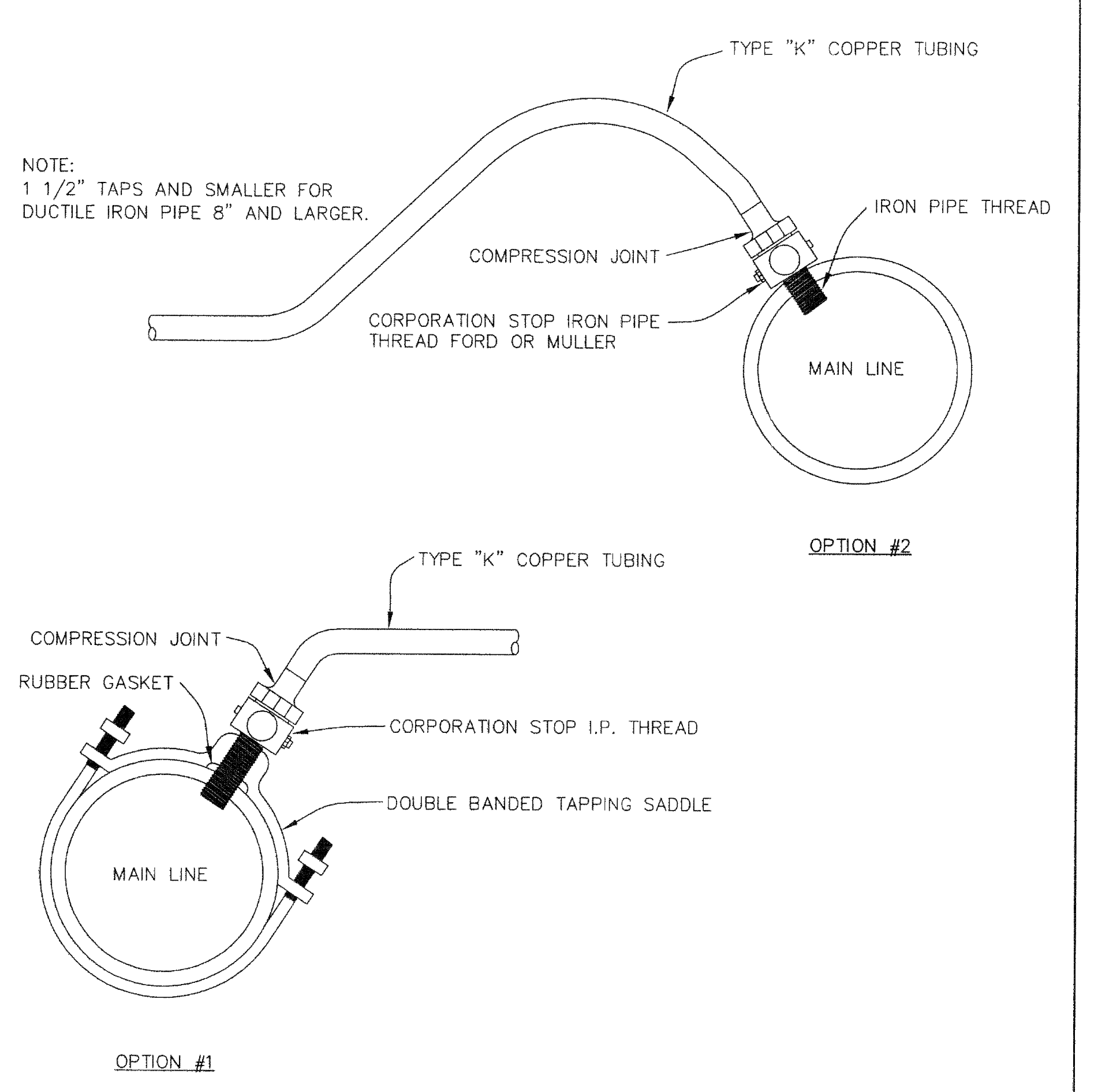
PROJECT

FINAL BLOCK PLAN

DESCRIPTION

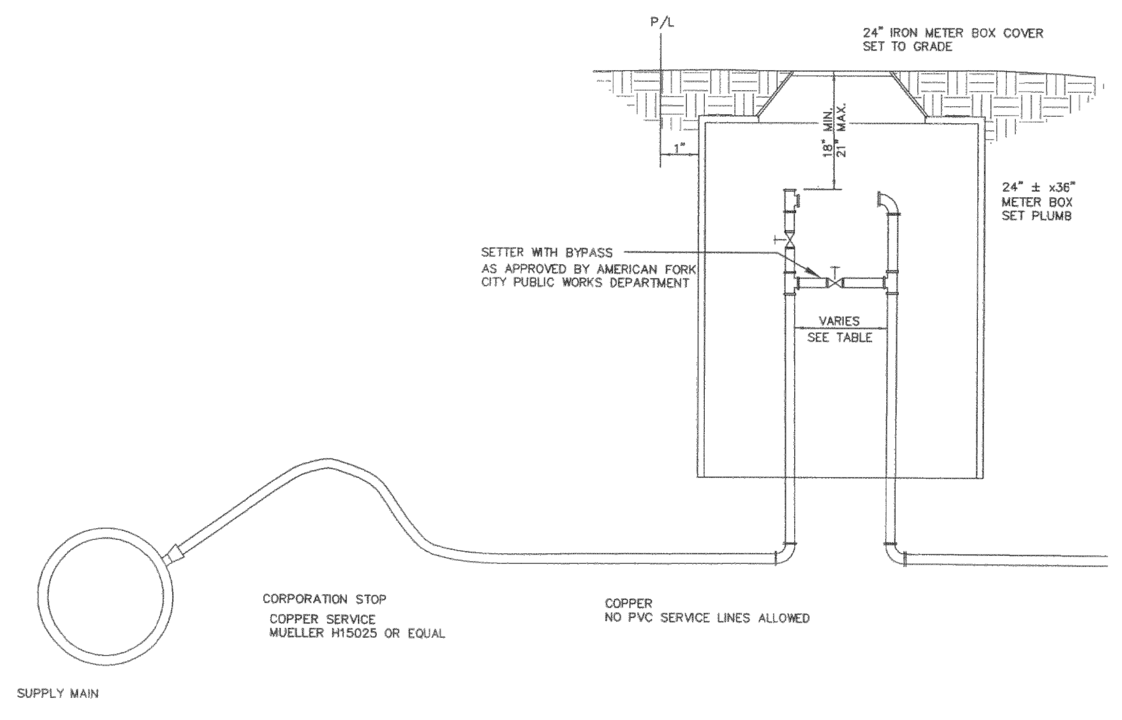
SHEET NAME	SHEET / EXHIBIT
GENERAL DETAILS	*D1*

NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.



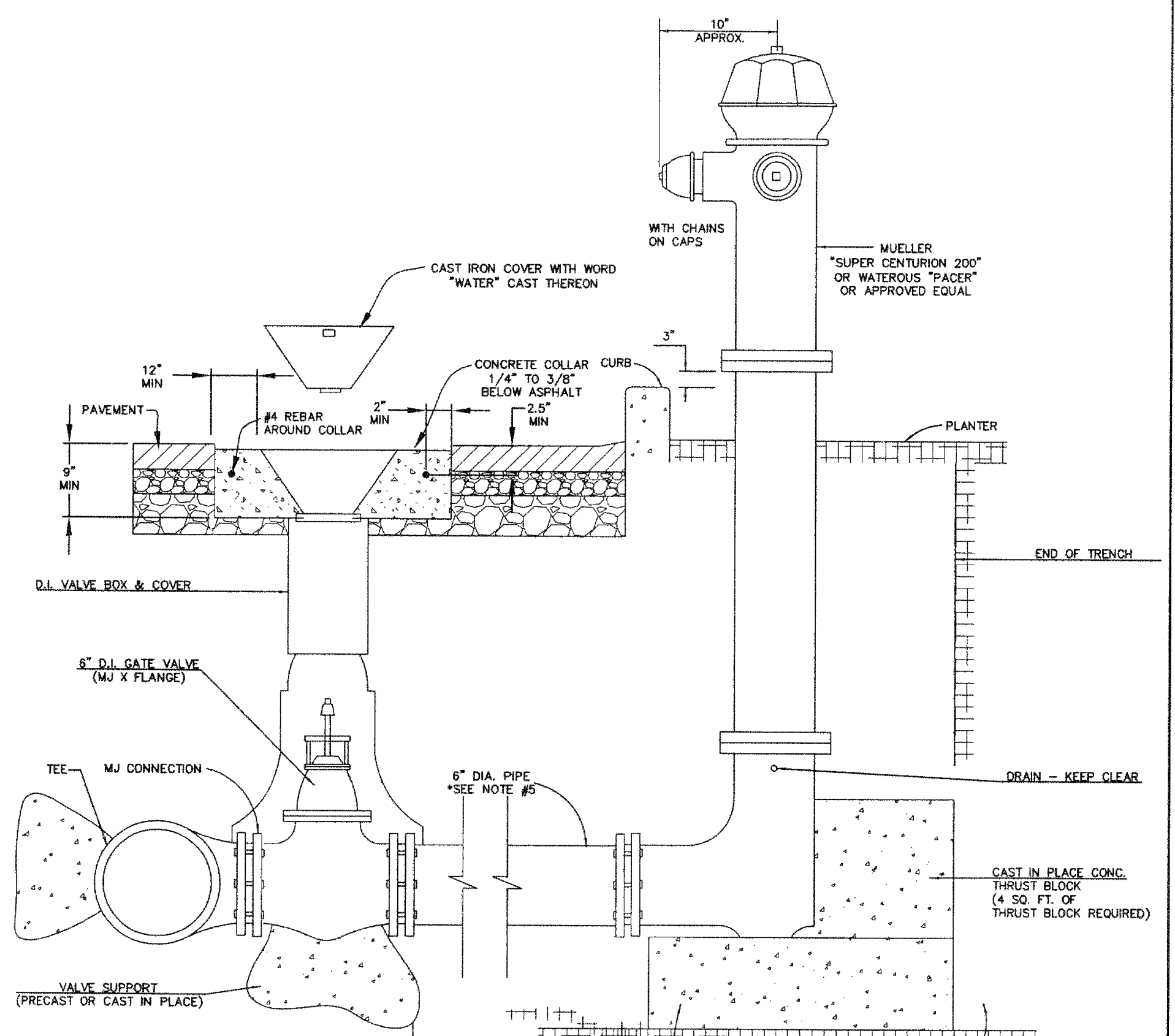
DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


P/L
24" IRON METER BOX COVER SET TO GRADE
18" MIN.
21" MAX.
1"
24" ± x36" METER BOX SET PLUMB
SETTER WITH BYPASS AS APPROVED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT
VARIES SEE TABLE
CORPORATION STOP
COPPER SERVICE MUELLER H15025 OR EQUAL
COPPER NO PVC SERVICE LINES ALLOWED
SUPPLY MAIN

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

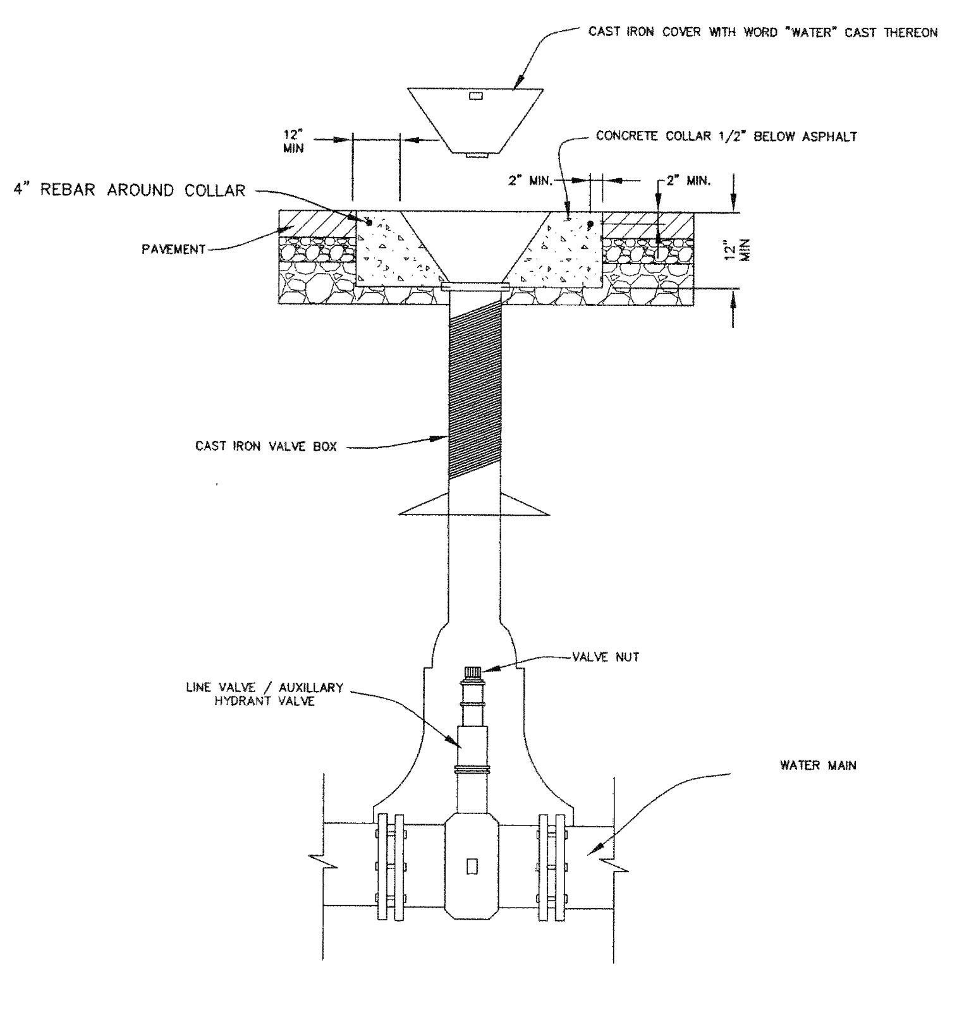
DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				


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

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

FIRE HYDRANT DETAIL
-NTS-

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

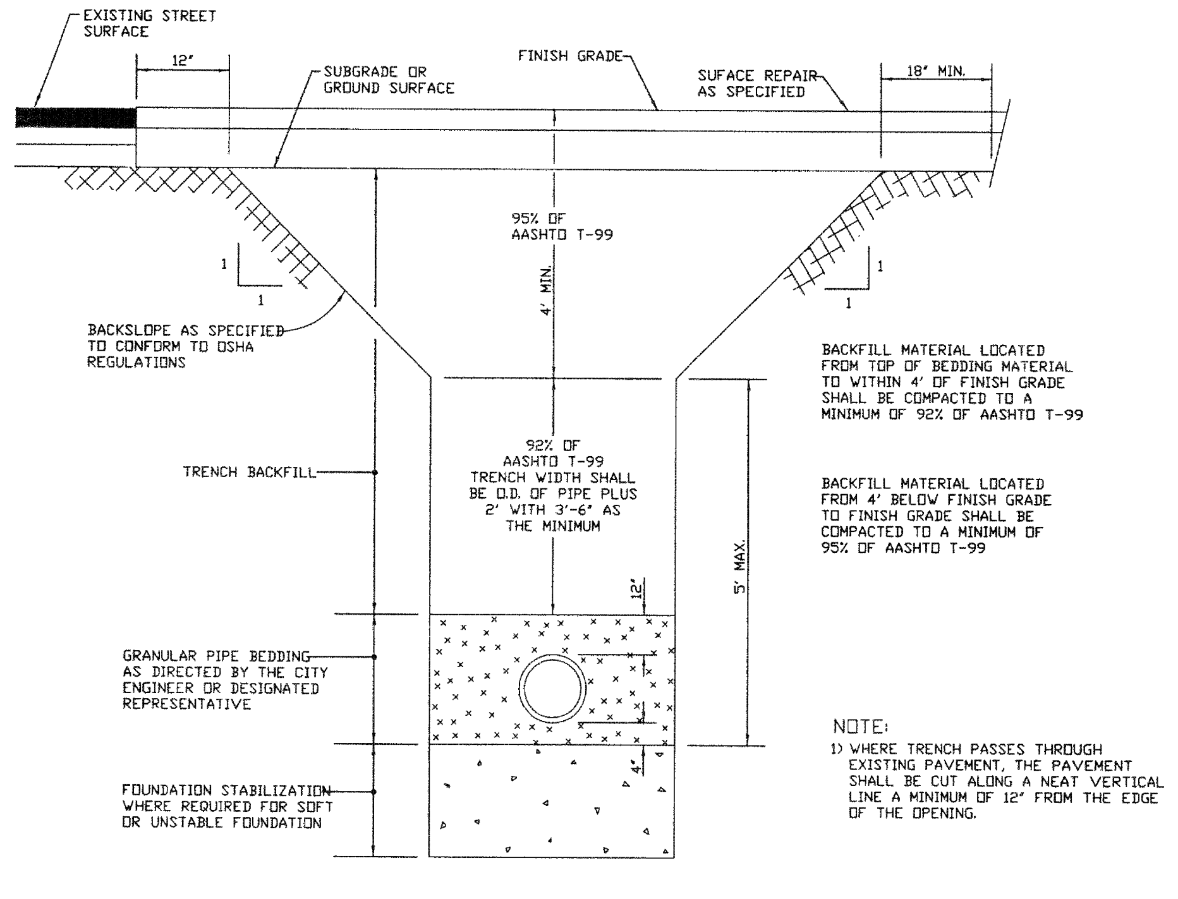

CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
12"
5' MAX.
4"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION

BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99

BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

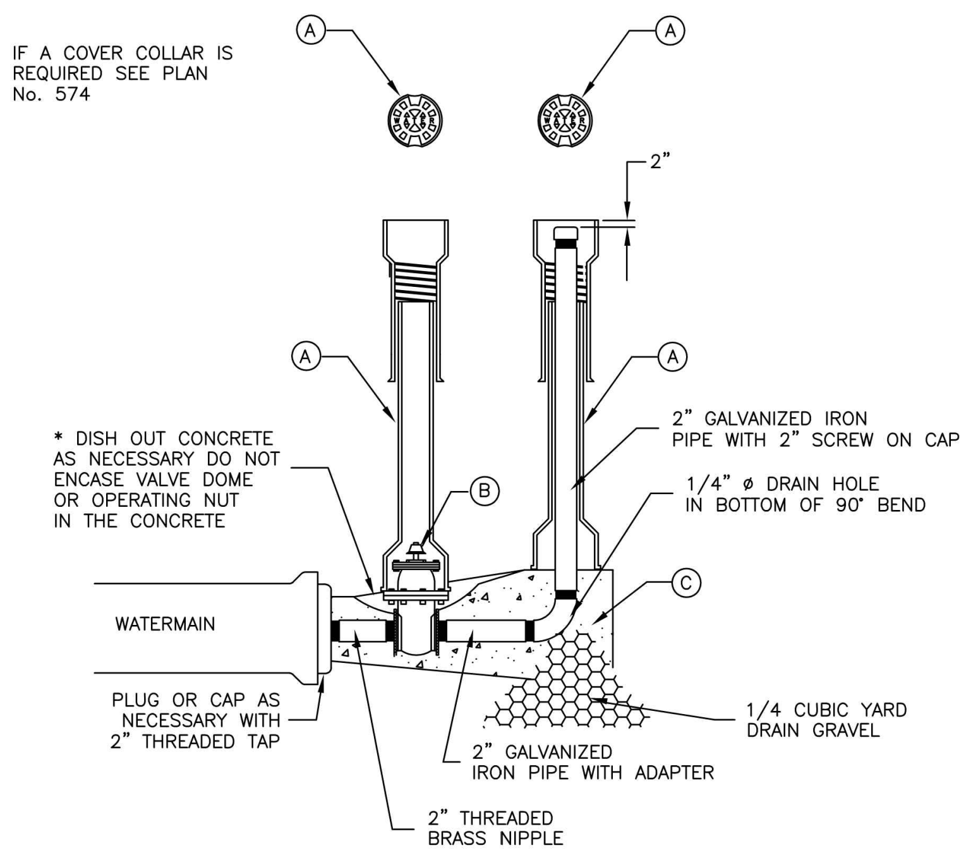
DRAWN: JRP	**Northern** ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	*AMERICAN FORK CITY*	STANDARD DETAIL FOR TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

242

IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574


A
A
2"
A
A
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
B
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
C
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

SECTION

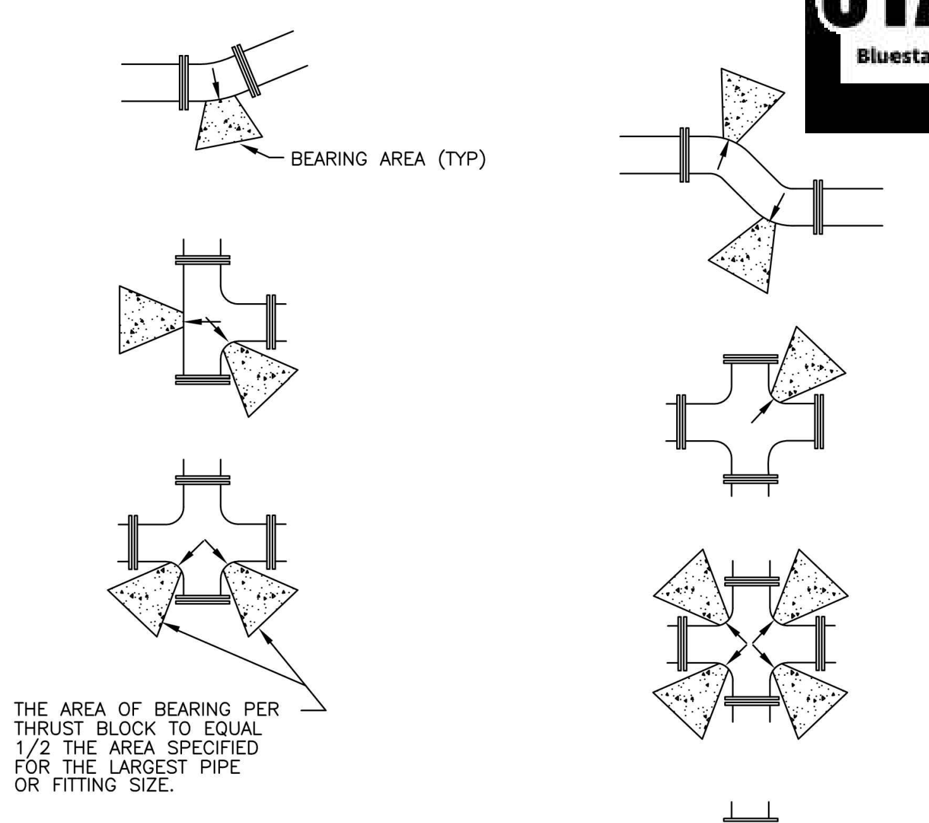
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

April 1997

2" Washout valve

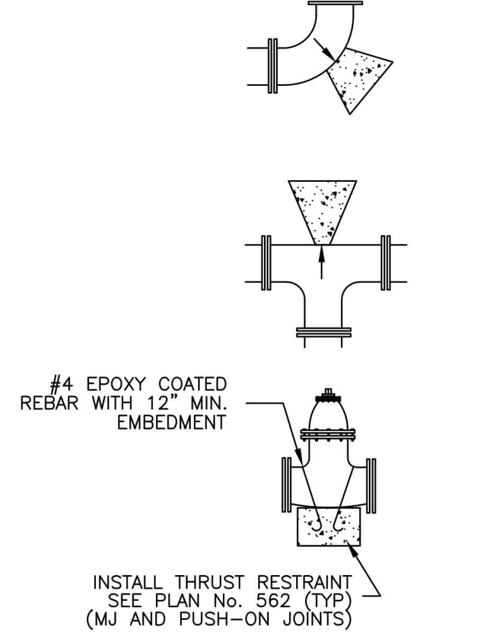
243

Plan No.
571



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16


#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

April 1997

Direct bearing thrust block

239

Plan No.
561

Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

LAKESHORE LANDING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

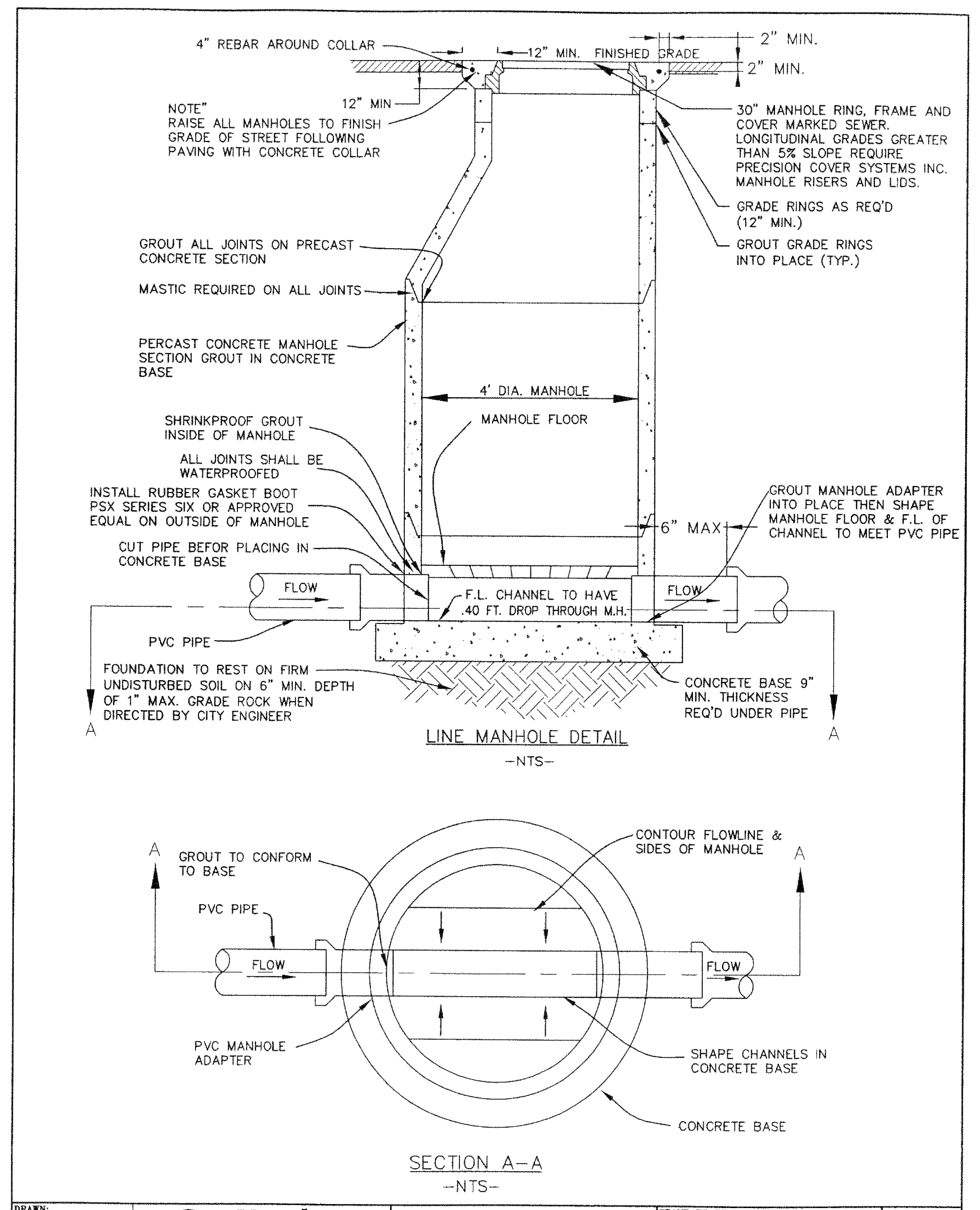
ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

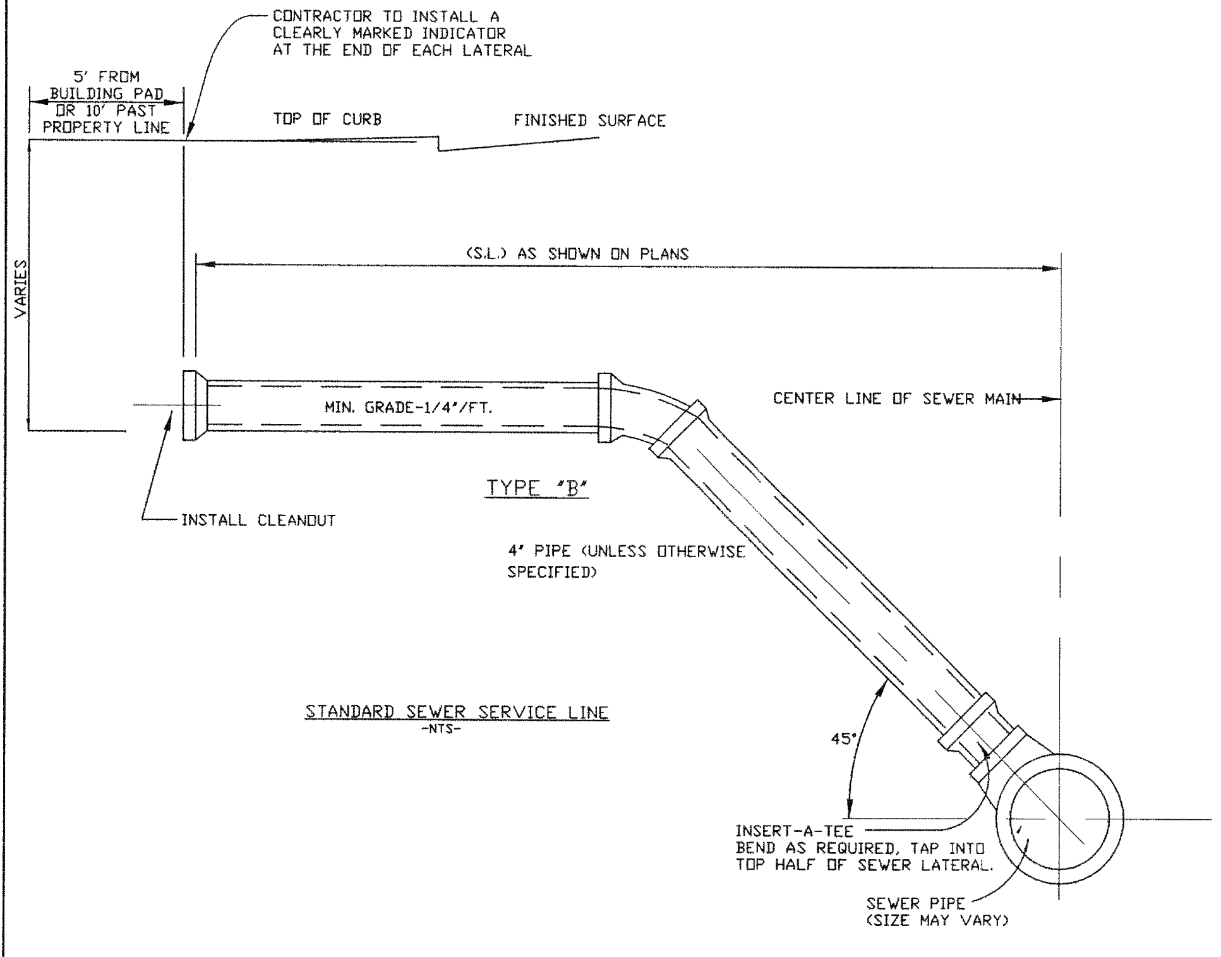
Northern
ENGINEERING-LAND PLANNING
-CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL

DRAWING NO.
15.12

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LINE MH.dwg 05/12/2005 11:03:06 AM MDT


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

Northern
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

DRAWING NO.
15.19

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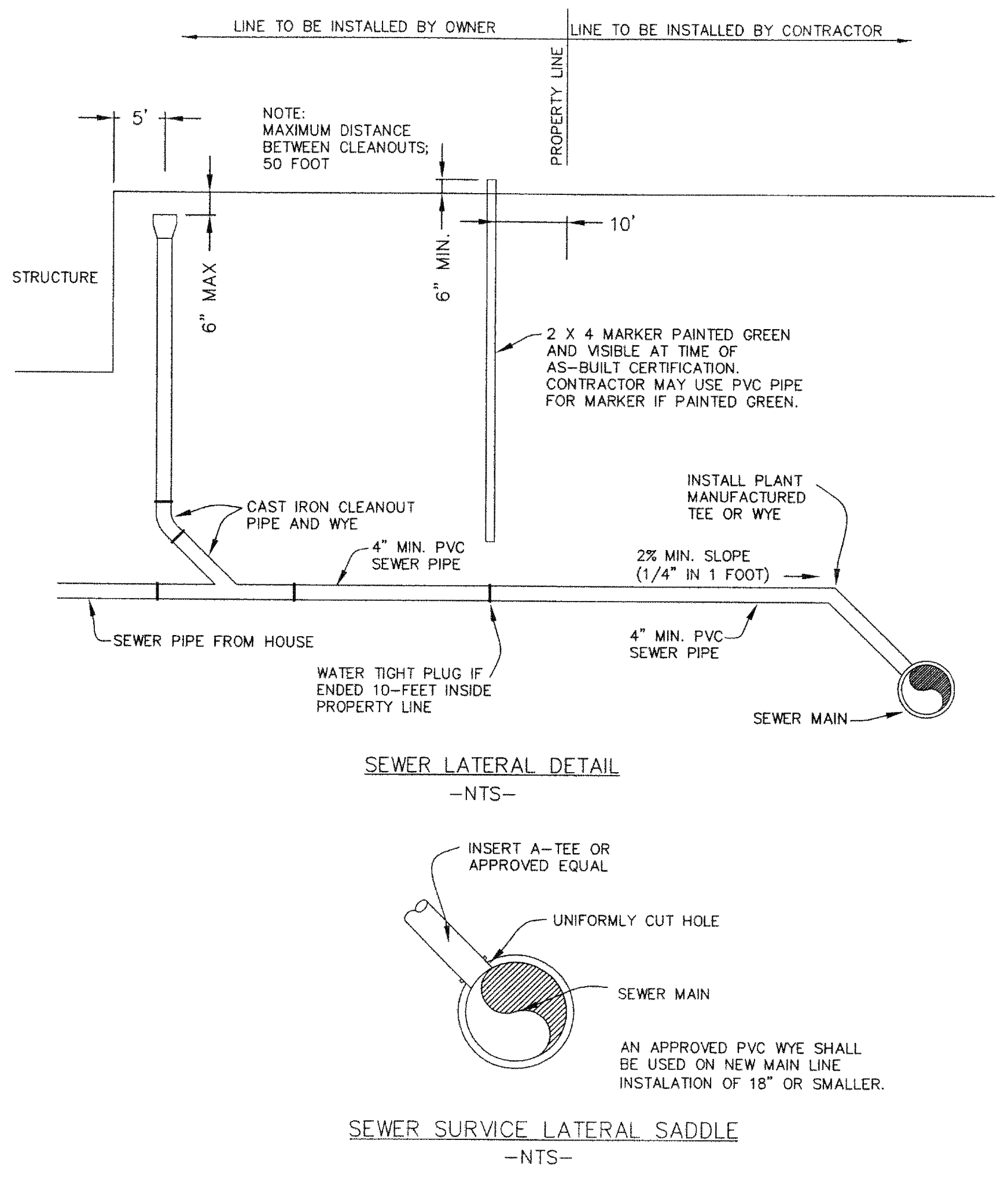
LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT

DRAWING NO.
15.23

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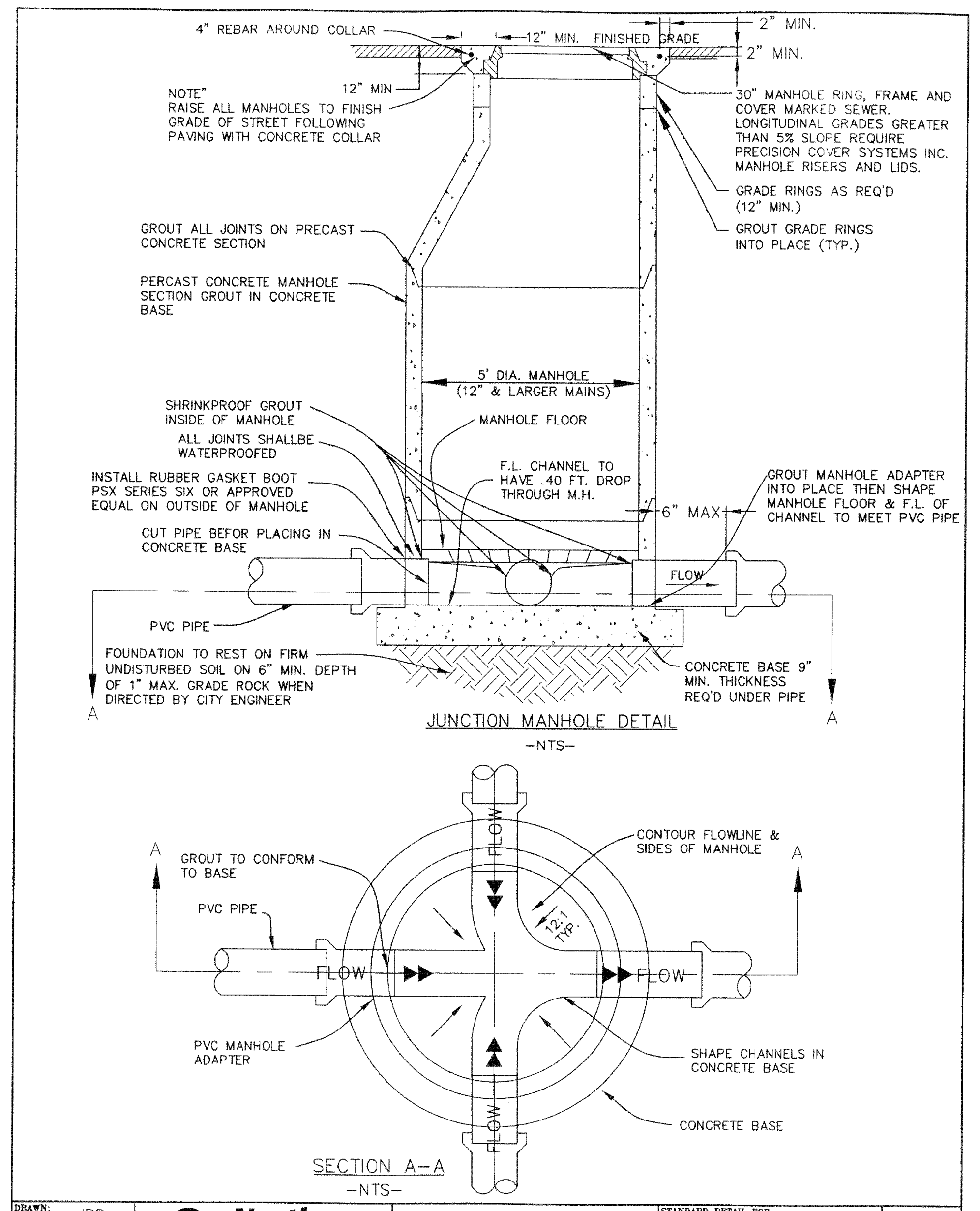
4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
12" MIN
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
FLOW
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
12:1 TYP.
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
FLOW
SECTION A-A
-NTS-

DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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(801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL

DRAWING NO.
15.13

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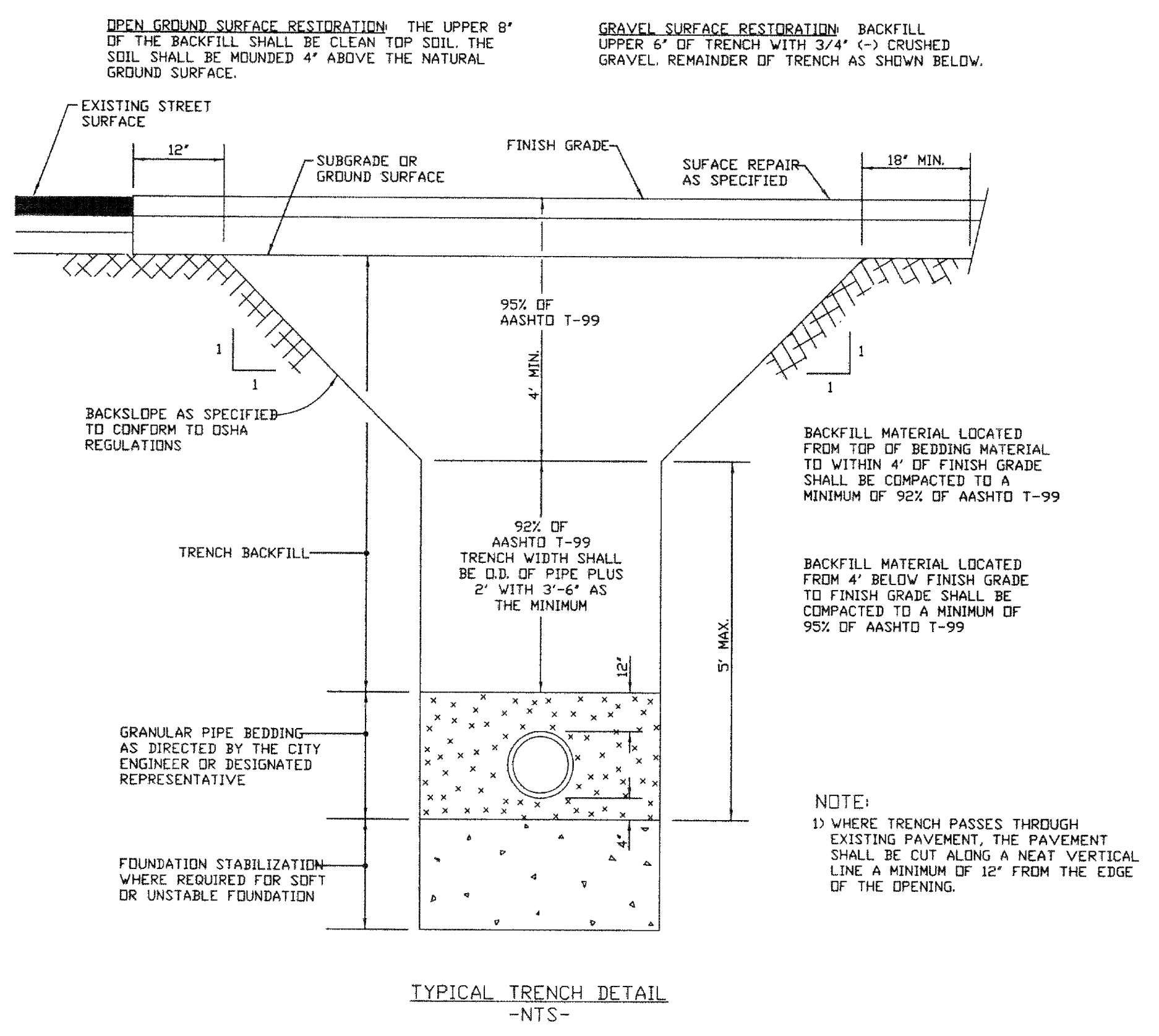
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE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

DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES

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-CONSTRUCTION MANAGEMENT
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OREM, UTAH 84057
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AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL

DRAWING NO.
15.22

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Blue Stakes of UTAH811
Bluestakes.org

ARDERO
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DEVELOPMENT

LAKESHORE LANDING

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

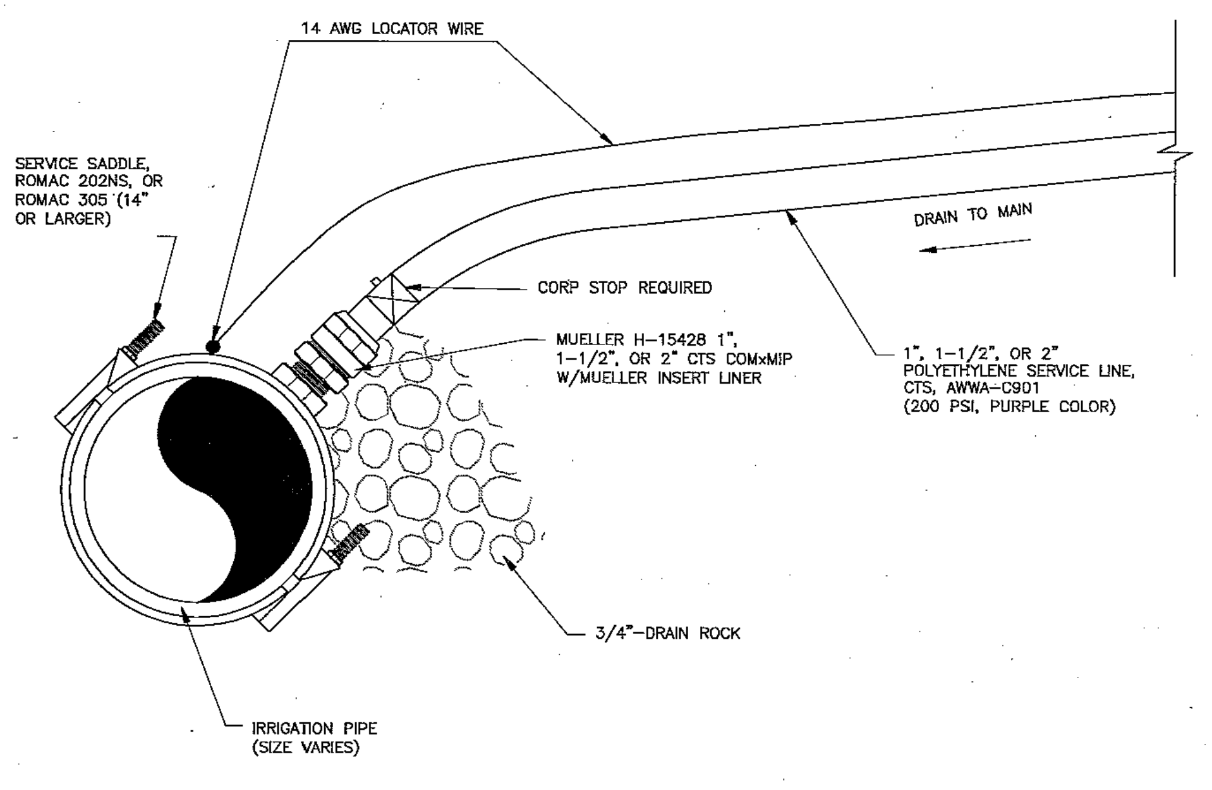
ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SEWER & STORM DRAIN DETAILS	D3


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

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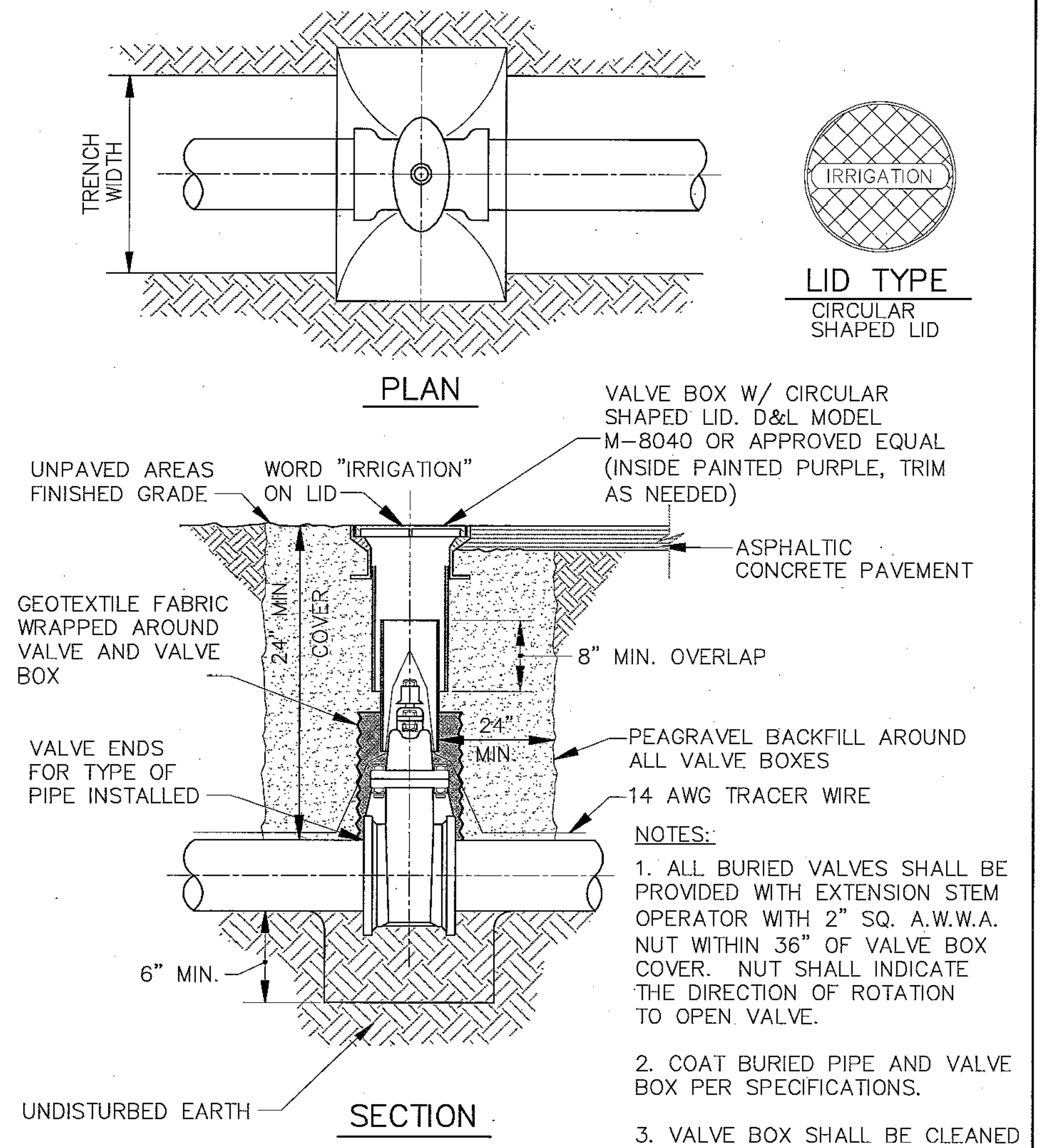
REVISED: 11/2010
DATE:
SCALE:

HORROCKS ENGINEERS
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER MAIN TAP

DRAWING NO. 15.3A


TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

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REVISED: 11/2010
DATE:
SCALE: NONE

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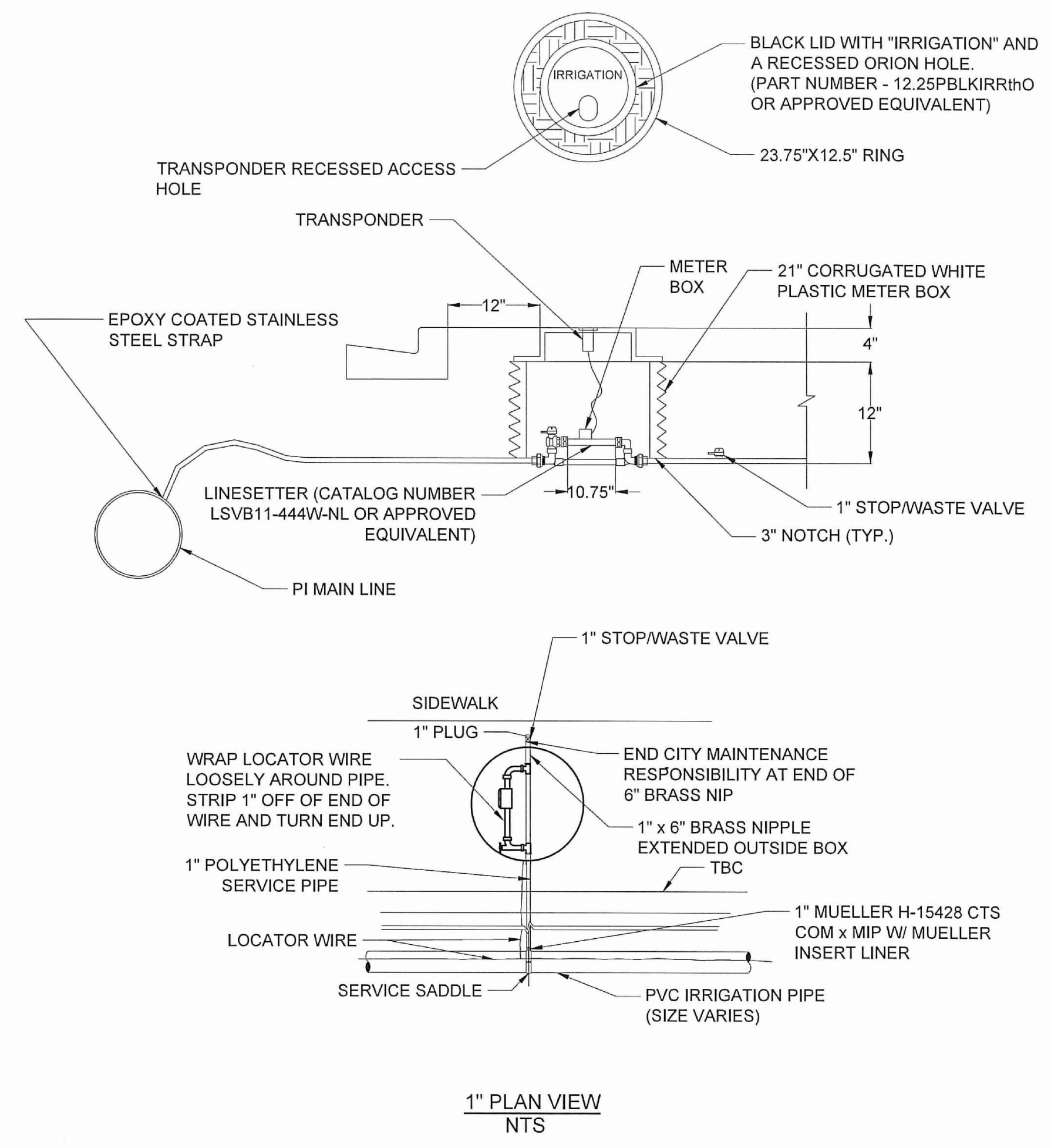
STANDARD DETAIL FOR
SECONDARY WATER VALVE BOX DETAIL

DRAWING NO. 15.4A


IRRIGATION
BLACK LID WITH "IRRIGATION" AND A RECESSED ORION HOLE. (PART NUMBER - 12.25PBLKIRRthO OR APPROVED EQUIVALENT)
TRANSPONDER RECESSED ACCESS HOLE
23.75"X12.5" RING
TRANSPONDER
METER BOX
21" CORRUGATED WHITE PLASTIC METER BOX
EPOXY COATED STAINLESS STEEL STRAP
12"
4"
12"
LINESETTER (CATALOG NUMBER LSVB11-444W-NL OR APPROVED EQUIVALENT)
10.75"
1" STOP/WASTE VALVE
3" NOTCH (TYP.)
PI MAIN LINE
1" STOP/WASTE VALVE
SIDEWALK
1" PLUG
WRAP LOCATOR WIRE LOOSELY AROUND PIPE. STRIP 1" OFF OF END OF WIRE AND TURN END UP.
END CITY MAINTENANCE RESPONSIBILITY AT END OF 6" BRASS NIP
1" x 6" BRASS NIPPLE EXTENDED OUTSIDE BOX
1" POLYETHYLENE SERVICE PIPE
TBC
1" MUELLER H-15428 CTS COM x MIP W/ MUELLER INSERT LINER
LOCATOR WIRE
SERVICE SADDLE
PVC IRRIGATION PIPE (SIZE 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.

MVU
MAY 2019
VARIES

AMERICAN FORK
1853

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PUBLIC WORKS
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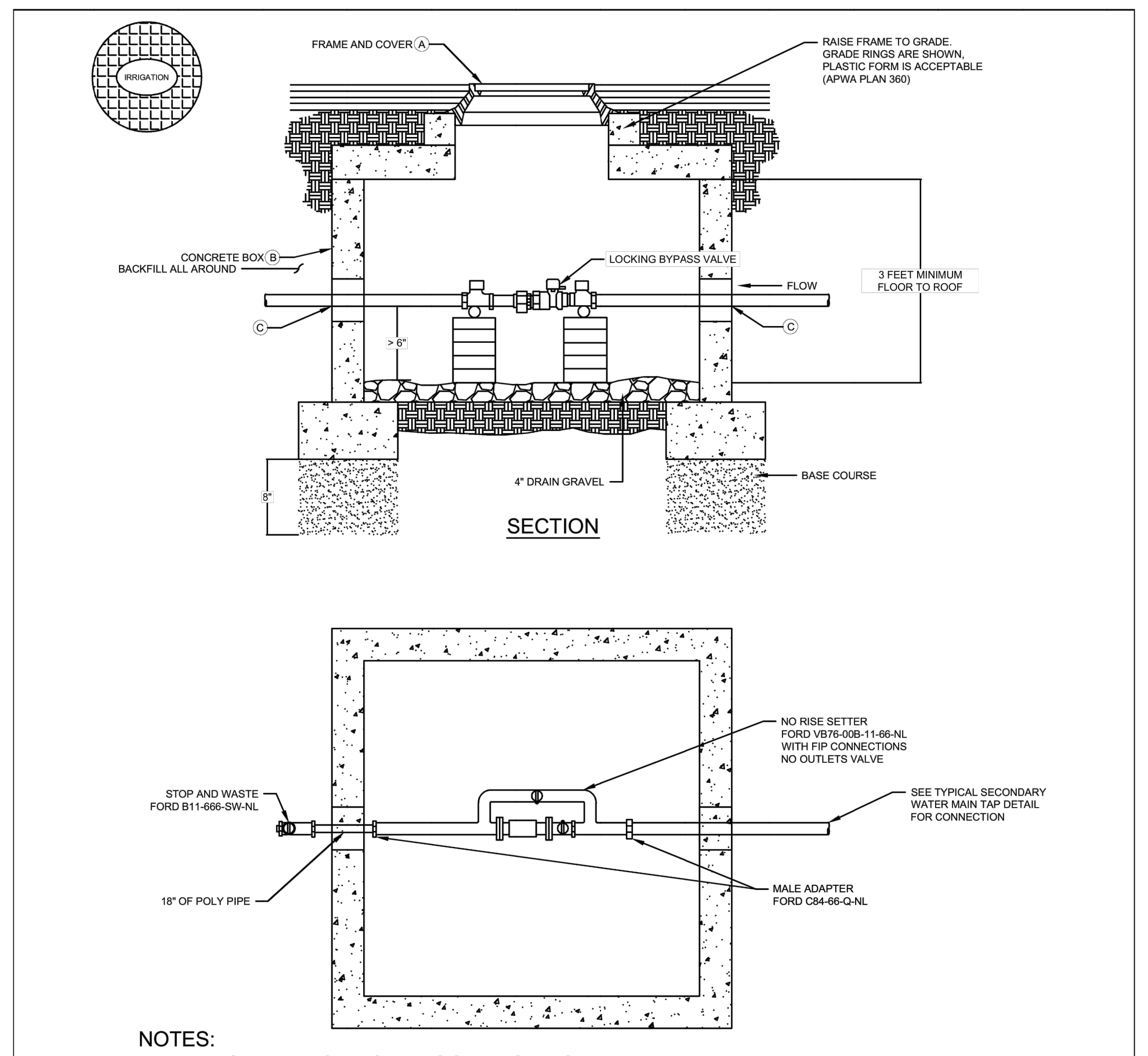
1" PI METER PLACEMENT

15.5D


IRRIGATION
FRAME AND COVER Ⓐ
RAISE FRAME TO GRADE. GRADE RINGS ARE SHOWN, PLASTIC FORM IS ACCEPTABLE (APWA PLAN 360)
CONCRETE BOX Ⓑ
BACKFILL ALL AROUND
LOCKING BYPASS VALVE
FLOW
3 FEET MINIMUM FLOOR TO ROOF
Ⓒ
Ⓒ
> 6"
8"
4" DRAIN GRAVEL
BASE COURSE
SECTION
NO RISE SETTER FORD VB76-00B-11-66-NL WITH FIP CONNECTIONS NO OUTLETS VALVE
STOP AND WASTE FORD B11-666-SW-NL
SEE TYPICAL SECONDARY WATER MAIN TAP DETAIL FOR CONNECTION
18" OF POLY PIPE
MALE ADAPTER FORD C84-66-Q-NL

NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
Ⓐ		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLKWAMthO OR APPROVED EQUIVALENT.
Ⓑ		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
Ⓒ		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU
REVISED:
DATE: AUG 2019
SCALE: VARIES

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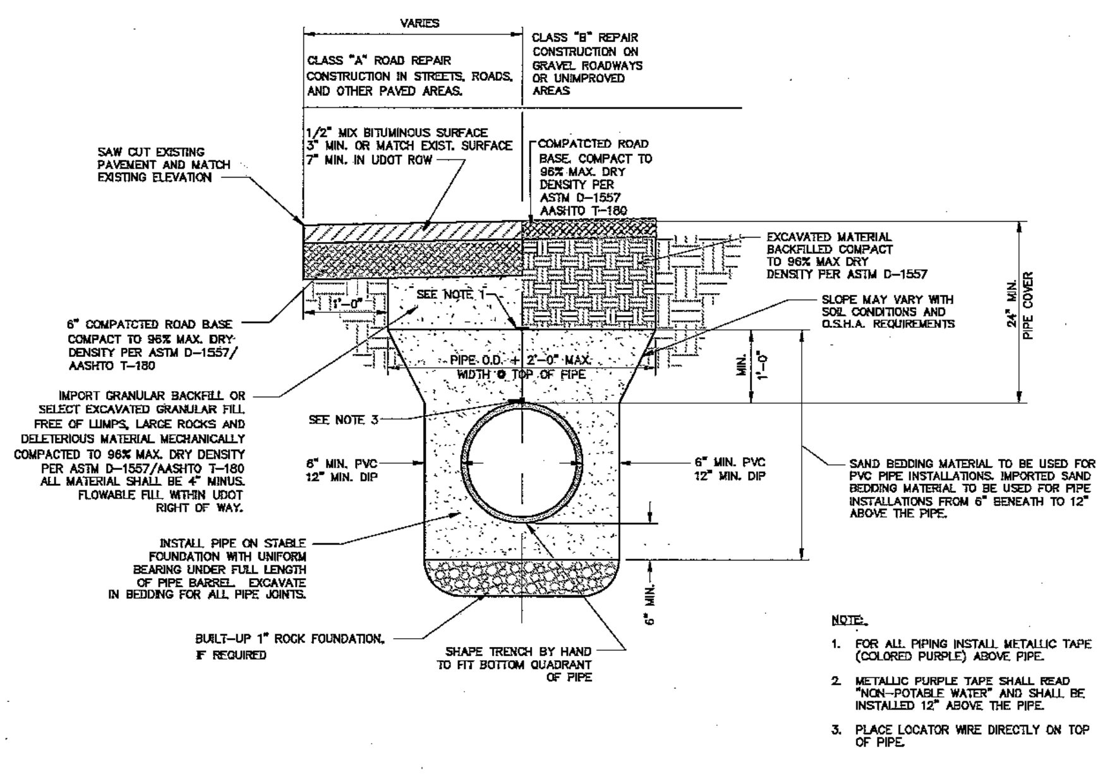
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
1-1/2" OR 2" PI METER PLACEMENT

DRAWING NO. 15.5E


VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

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REVISED: 11/2010
DATE:
SCALE:

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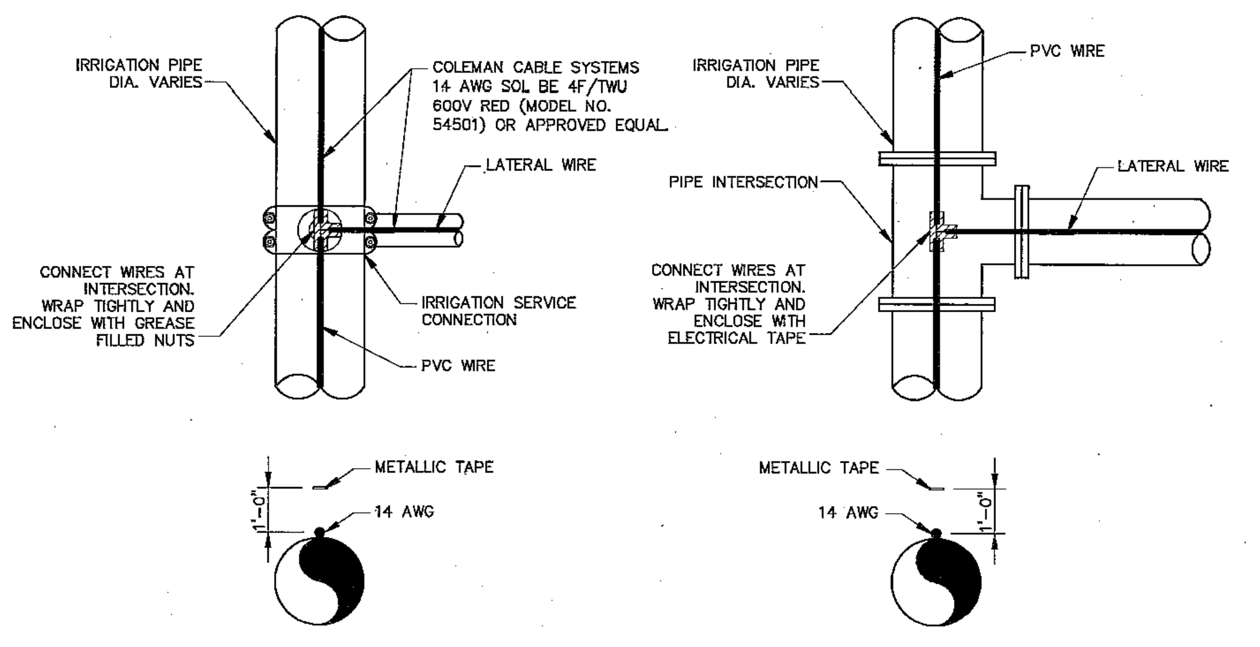
ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWING NO. 15.22A


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
LATERAL WIRE
PIPE INTERSECTION
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
1'-0"
14 AWG
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

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SCALE:

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P.O. BOX 377
AMERICAN FORK
(801) 763-5100

AMERICAN FORK CITY

STANDARD DETAIL FOR
LOCATOR WIRE DETAIL

DRAWING NO. 15.33

Blue Stakes of UTAH811
Bluestakes.org

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DEVELOPMENT

LAKESHORE LANDING

berg
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	K R Berg KENNETH R. BERG 05/15/2020 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
BLOCK PLAN	05/15/2020

PROJECT

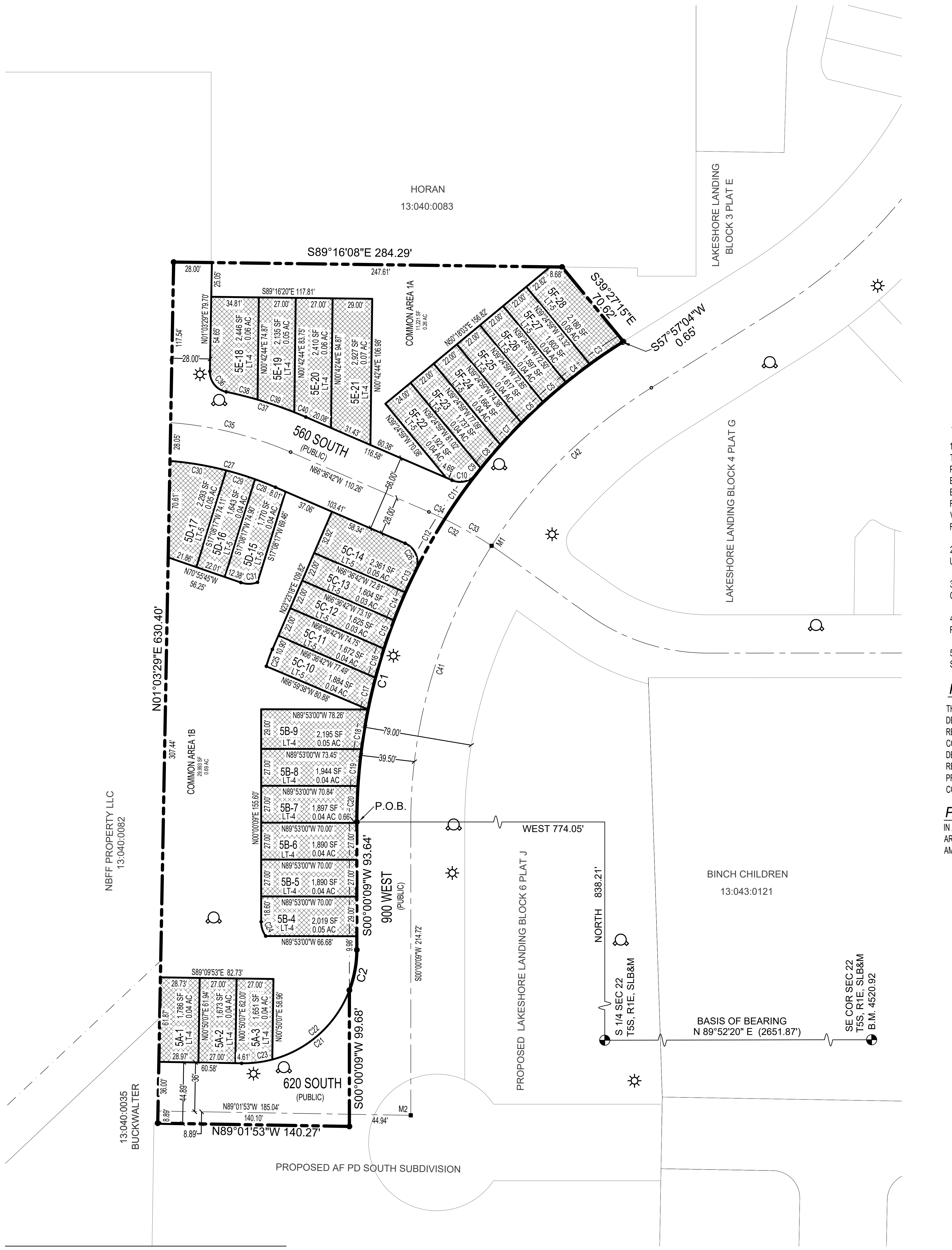
FINAL BLOCK PLAN

DESCRIPTION

SHEET NAME	SHEET / EXHIBIT
SECONDARY WATER DETAILS	D4

LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH


HORAN
13:040:0083
LAKESHORE LANDING BLOCK 3 PLAT E
S89°16'08"E 284.29'
247.61'
28.00'
25.05'
S89°16'20"E 117.81'
34.81'
27.00'
27.00'
29.00'
N01°03'29"E 79.70'
117.54'
28.00'
5E-18 LT-4 2,446 SF 0.06 AC
5E-19 LT-4 2,135 SF 0.05 AC
5E-20 LT-4 2,410 SF 0.06 AC
5E-21 LT-4 2,927 SF 0.07 AC
COMMON AREA 1A 11,221 SF 0.26 AC
N50°18'03"E 156.82'
5F-22 LT-5 1,921 SF 0.04 AC
5F-23 LT-5 1,737 SF 0.04 AC
5F-24 LT-5 1,664 SF 0.04 AC
5F-25 LT-5 1,617 SF 0.04 AC
5F-26 LT-5 1,597 SF 0.04 AC
5F-27 LT-5 1,602 SF 0.04 AC
5F-28 LT-5 2,180 SF 0.05 AC
S39°27'15"E 70.62'
S57°57'04"W 0.65'
560 SOUTH (PUBLIC)
N66°36'42"W 110.26'
56.00'
28.00'
5D-17 LT-5 2,293 SF 0.05 AC
5D-16 LT-5 1,643 SF 0.04 AC
5D-15 LT-5 1,770 SF 0.04 AC
N70°55'45"W 56.25'
5C-14 LT-5 2,361 SF 0.05 AC
5C-13 LT-5 1,604 SF 0.03 AC
5C-12 LT-5 1,625 SF 0.03 AC
5C-11 LT-5 1,672 SF 0.04 AC
5C-10 LT-5 1,884 SF 0.04 AC
N23°23'18"E 109.82'
N66°59'38"W 80.88'
LAKESHORE LANDING BLOCK 4 PLAT G
M1
C1
C41
C42
N01°03'29"E 630.40'
307.44'
COMMON AREA 1B 29,993 SF 0.69 AC
NBFF PROPERTY LLC
13:040:0082
5B-9 LT-4 2,195 SF 0.05 AC
5B-8 LT-4 1,944 SF 0.04 AC
5B-7 LT-4 1,897 SF 0.04 AC
5B-6 LT-4 1,890 SF 0.04 AC
5B-5 LT-4 1,890 SF 0.04 AC
5B-4 LT-4 2,019 SF 0.05 AC
N00°00'09"E 155.60'
79.00'
39.50'
P.O.B.
WEST 774.05'
S00°00'09"W 93.64'
900 WEST (PUBLIC)
S00°00'09"W 214.72'
C2
S00°00'09"W 99.68'
S89°09'53"E 82.73'
5A-1 LT-4 1,786 SF 0.04 AC
5A-2 LT-4 1,673 SF 0.04 AC
5A-3 LT-4 1,651 SF 0.04 AC
620 SOUTH (PUBLIC)
N89°01'53"W 185.04'
140.10'
N89°01'53"W 140.27'
M2
44.94'
13:040:0035
BUCKWALTER
PROPOSED AF PD SOUTH SUBDIVISION
PROPOSED LAKESHORE LANDING BLOCK 6 PLAT J
NORTH 838.21'
S 1/4 SEC 22 T5S, R1E, SLB&M
BASIS OF BEARING N 89°52'20" E (2651.87')
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92
BINCH CHILDREN
13:043:0121

ADDRESSES

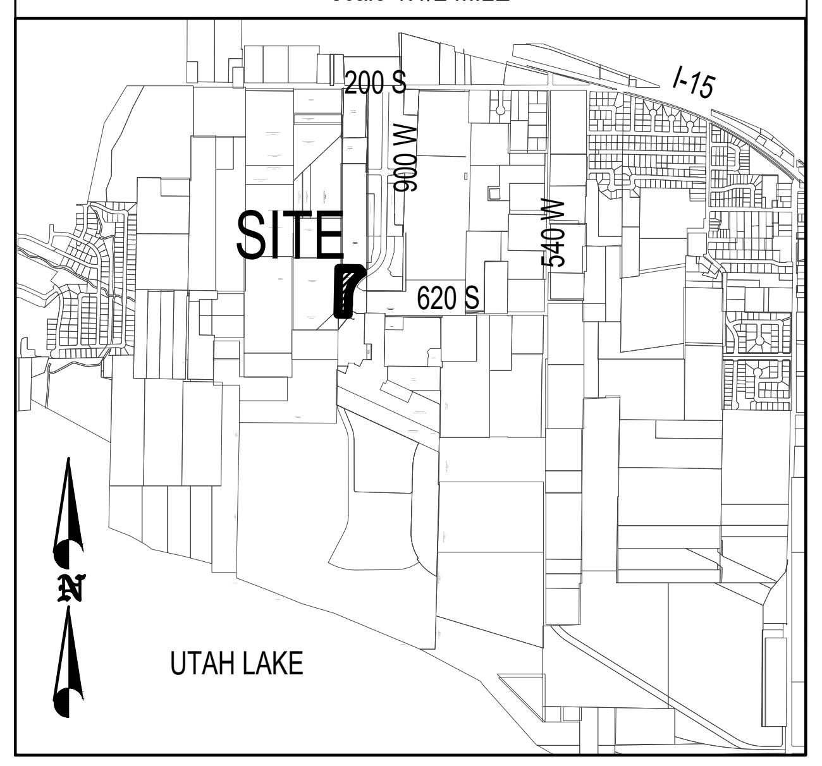
LOT 5A-1	984 WEST 620 SOUTH
LOT 5A-2	946 WEST 620 SOUTH
LOT 5A-3	922 WEST 620 SOUTH
LOT 5B-4	618 SOUTH 900 WEST
LOT 5B-5	614 SOUTH 900 WEST
LOT 5B-6	612 SOUTH 900 WEST
LOT 5B-7	608 SOUTH 900 WEST
LOT 5B-8	602 SOUTH 900 WEST
LOT 5B-9	594 SOUTH 900 WEST
LOT 5C-10	588 SOUTH 900 WEST
LOT 5C-11	582 SOUTH 900 WEST
LOT 5C-12	574 SOUTH 900 WEST
LOT 5C-13	568 SOUTH 900 WEST
LOT 5C-14	562 SOUTH 900 WEST
LOT 5D-15	935 WEST 560 SOUTH
LOT 5D-16	959 WEST 560 SOUTH
LOT 5D-17	993 WEST 560 SOUTH
LOT 5E-18	988 WEST 560 SOUTH
LOT 5E-19	966 WEST 560 SOUTH
LOT 5E-20	944 WEST 560 SOUTH
LOT 5E-21	932 WEST 560 SOUTH
LOT 5F-22	558 SOUTH 900 WEST
LOT 5F-23	554 SOUTH 900 WEST
LOT 5F-24	548 SOUTH 900 WEST
LOT 5F-25	544 SOUTH 900 WEST
LOT 5F-26	538 SOUTH 900 WEST
LOT 5F-27	532 SOUTH 900 WEST
LOT 5F-28	526 SOUTH 900 WEST

LEGEND

◐	SECTION CORNER
┛	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
── ─ ──	CENTER LINE
─ · ─ · ─	EASEMENT LINE
⊕	FIRE HYDRANT
	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.69 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	414.50	419.22	57°56'55"	401.58	S28°58'36"W
C2	83.00	30.20	20°50'59"	30.04	S10°25'38"W
C3	414.50	28.99	04°00'26"	28.98	S55°56'51"W
C4	414.50	22.01	03°02'35"	22.01	S52°25'21"W
C5	414.50	22.01	03°02'31"	22.01	S49°22'48"W
C6	414.50	22.06	03°02'59"	22.06	S46°20'02"W
C7	414.50	22.18	03°03'59"	22.18	S43°16'33"W
C8	414.50	22.37	03°05'31"	22.37	S40°11'48"W
C9	414.50	5.35	00°44'24"	5.35	S38°16'51"W
C10	15.00	19.76	75°28'40"	18.36	S75°38'58"W
C11	414.50	40.36	05°34'46"	40.35	S35°07'16"W
C12	414.50	43.75	06°02'49"	43.73	S29°18'28"W
C13	414.50	17.18	02°22'27"	17.17	S25°05'51"W
C14	414.50	22.01	03°02'31"	22.00	S22°23'22"W
C15	414.50	22.06	03°02'56"	22.06	S19°20'38"W
C16	414.50	22.17	03°03'54"	22.17	S16°17'13"W
C17	414.50	23.85	03°17'47"	23.84	S13°06'23"W
C18	414.50	29.39	04°03'47"	29.39	S09°25'37"W
C19	414.50	27.13	03°44'58"	27.12	S05°31'14"W
C20	414.50	26.36	03°38'36"	26.35	S01°49'27"W
C21	83.00	101.45	70°02'02"	95.25	S55°52'09"W
C22	83.00	78.79	54°23'11"	75.86	S48°02'44"W
C23	83.00	22.67	15°38'51"	22.60	S83°03'45"W
C24	18.00	11.10	35°20'08"	10.93	N17°39'55"W
C25	100.00	13.14	07°31'38"	13.13	N19°37'29"E
C26	15.00	24.32	92°53'46"	21.74	S20°09'49"E
C27	244.00	79.91	18°45'54"	79.56	N75°59'39"W
C28	244.00	16.09	03°46'39"	16.08	N68°30'01"W
C29	244.00	22.01	05°10'04"	22.00	N72°58'23"W
C30	244.00	41.82	09°49'12"	41.77	N80°28'00"W
C31	18.00	12.47	39°41'25"	12.22	N89°13'33"E
C32	300.00	52.22	09°58'25"	52.16	N61°37'29"W
C33	300.00	39.58	07°33'33"	39.55	N60°25'03"W
C34	300.00	12.64	02°24'52"	12.64	N65°24'16"W
C35	272.00	90.83	19°07'57"	90.41	N76°10'40"W
C36	15.00	20.78	79°21'28"	19.16	S38°37'15"E
C37	300.00	61.20	11°41'17"	61.09	S72°27'20"E
C38	300.00	23.64	04°30'53"	23.63	S76°02'32"E
C39	300.00	28.44	05°25'51"	28.43	S71°04'11"E
C40	300.00	9.13	01°44'34"	9.12	S67°28'59"E
C41	375.00	213.49	32°37'07"	210.62	N16°18'42"E
C42	375.00	165.79	25°19'48"	164.44	N45°17'09"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

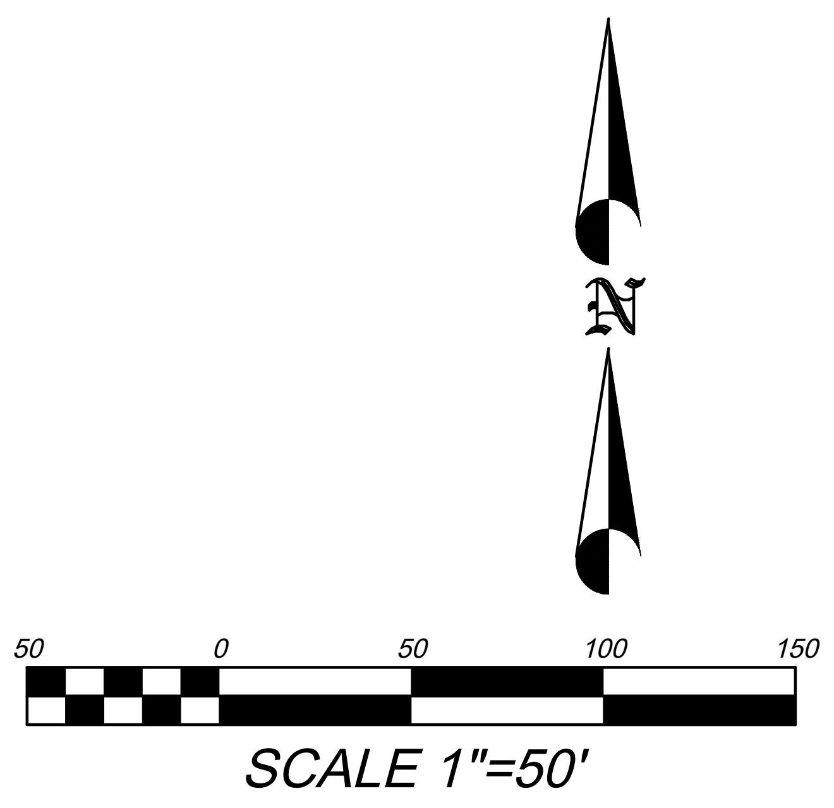
5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.



SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ___________________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 5-6\AF21 BLOCK 5 PLAT I.dwg

SURVEYOR'S CERTIFICATE

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

________________________ DATE

____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 838.21 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 00°00'09" WEST 93.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.40 FEET; THENCE SOUTH 89°16'08" EAST 284.29 FEET; THENCE SOUTH 39°27'15" EAST 70.62 FEET; THENCE SOUTH 57°57'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36"W 401.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 117,356 SQUARE FEET IN AREA OR 2.69 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	28
NUMBER OF PARCELS	2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ___________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF

____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________________

DAY OF __________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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

____

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

MY COMMISSION EXPIRES ________________

____________________________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

______ DAY OF _____________, A.D. ____.

______________________ MAYOR

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER

ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF _______________, A.D. ___________ BY THE

___AMERICAN FORK CITY_________ PLANNING COMMISSION

______________________ PLANNER

______________________ CHAIRMAN, PLANNING COMMISSION

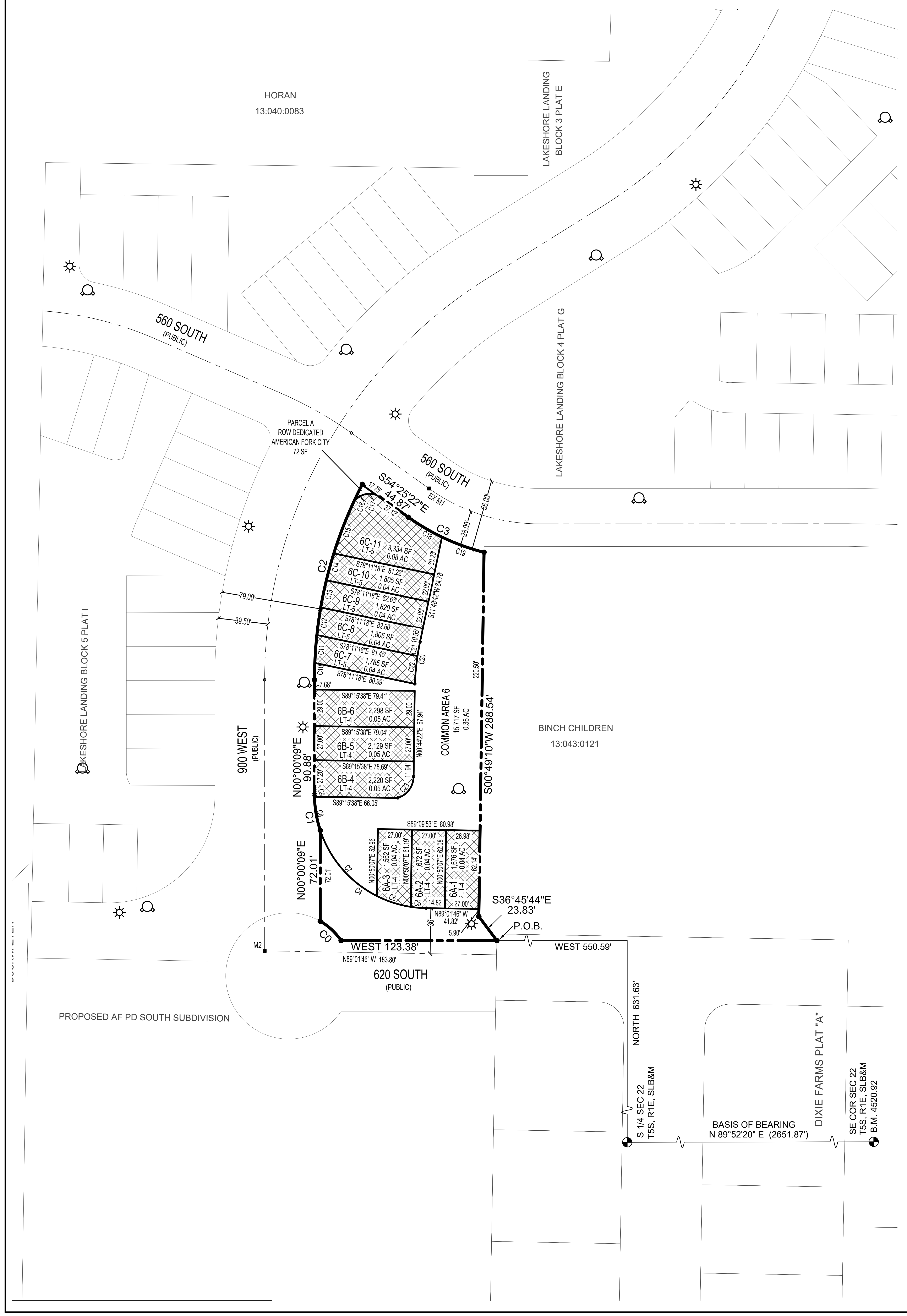
LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



NOTES

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

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

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ADDRESSES

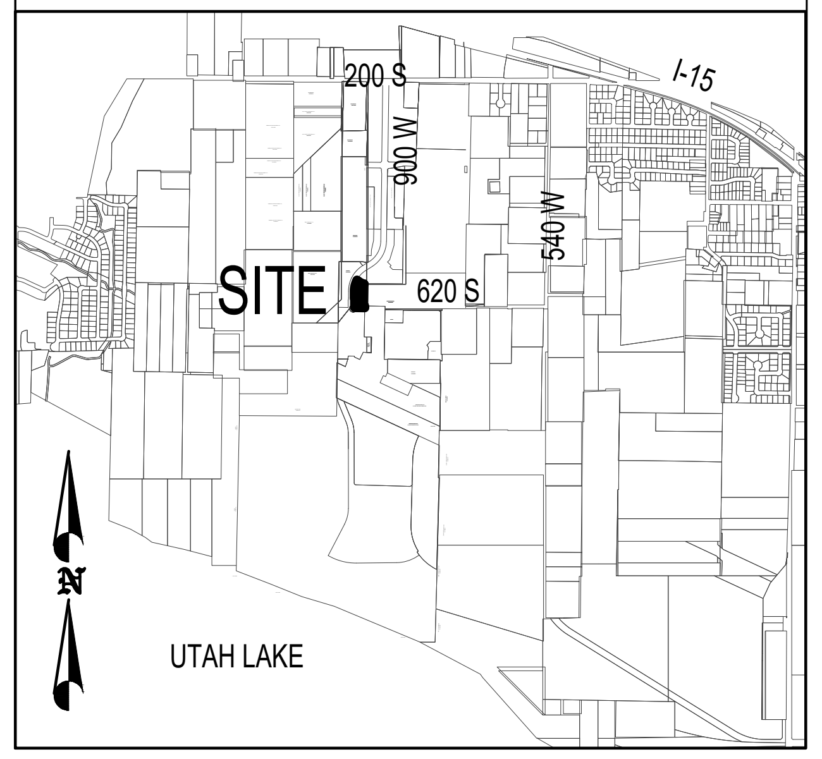
LOT 6A-1	876 WEST 620 SOUTH
LOT 6A-2	884 WEST 620 SOUTH
LOT 6A-3	892 WEST 620 SOUTH
LOT 6B-4	613 SOUTH 900 WEST
LOT 6B-5	607 SOUTH 900 WEST
LOT 6B-6	601 SOUTH 900 WEST
LOT 6C-7	595 SOUTH 900 WEST
LOT 6C-8	589 SOUTH 900 WEST
LOT 6C-9	583 SOUTH 900 WEST
LOT 6C-10	577 SOUTH 900 WEST
LOT 6C-11	571 SOUTH 900 WEST

LEGEND

◕	SECTION CORNER
⌐	PROPERTY CORNER
◎	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— - —	CENTER LINE
— · —	EASEMENT LINE
◎	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE

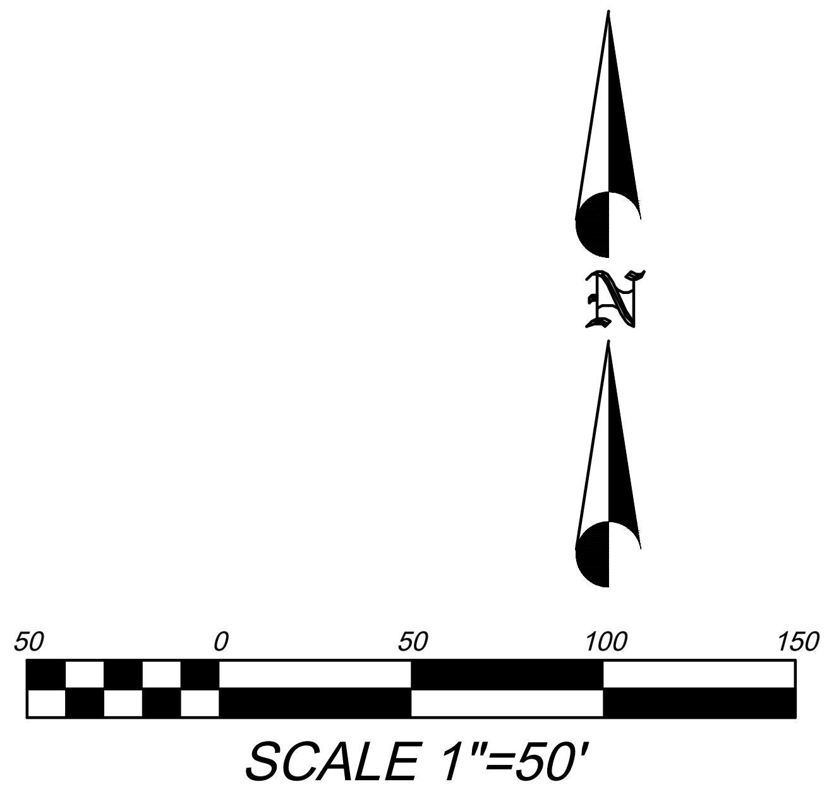


TABULATIONS

DEVELOPMENT AREA	1.04 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	90.00	28.81	18°20'34"	28.69	N09°10'08"W
C2	335.50	161.04	27°30'07"	159.50	N13°45'12"E
C3	178.00	66.43	21°23'01"	66.05	S65°06'52"E
C4	90.00	111.04	70°41'28"	104.13	N53°41'09"W
C5	90.00	12.22	07°46'50"	12.21	N85°08'28"W
C6	90.00	28.34	18°02'33"	28.22	N72°13'46"W
C7	90.00	70.48	44°52'05"	68.69	N40°46'27"W
C8	90.00	27.01	17°11'32"	26.90	N09°44'39"W
C9	90.00	1.81	01°09'00"	1.81	N00°34'22"W
C10	335.50	13.38	02°17'06"	13.38	N01°08'42"E
C11	335.50	22.20	03°47'29"	22.20	N04°11'00"E
C12	335.50	22.05	03°45'59"	22.05	N07°57'43"E
C13	335.50	22.00	03°45'28"	22.00	N11°43'27"E
C14	335.50	22.05	03°45'56"	22.04	N15°29'08"E
C15	335.50	41.19	07°02'02"	41.16	N20°53'07"E
C16	335.50	18.17	03°06'08"	18.16	N25°57'12"E
C17	15.00	26.49	101°10'30"	23.18	N74°59'23"E
C18	178.00	30.91	09°56'59"	30.87	S59°23'51"E
C19	178.00	35.52	11°26'02"	35.46	S70°05'22"E
C20	200.00	33.61	09°37'39"	33.57	S06°59'52"W
C21	200.00	11.46	03°16'54"	11.45	S10°10'15"W
C22	200.00	22.15	06°20'46"	22.14	S05°21'25"W
C23	18.00	22.42	71°22'30"	21.00	S36°25'37"W



SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

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Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 631.63 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 00°59'56" WEST 20.14 FEET; THENCE NORTH 89°01'53" WEST 139.57 FEET; THENCE NORTH 00°00'09" EAST 105.15 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 90.88 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12"E 159.50 FEET); THENCE SOUTH 54°25'22" EAST 44.87 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 66.43 FEET (CURVE HAVING A CENTRAL ANGLE 21°23'01" AND A LONG CHORD BEARS S65°06'52"E 66.05 FEET); THENCE SOUTH 00°49'10" WEST 288.54 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 45,308 SQUARE FEET IN AREA OR 1.04 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	11
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ________________, A.D. __________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF ____________, A.D. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 6 PLAT J

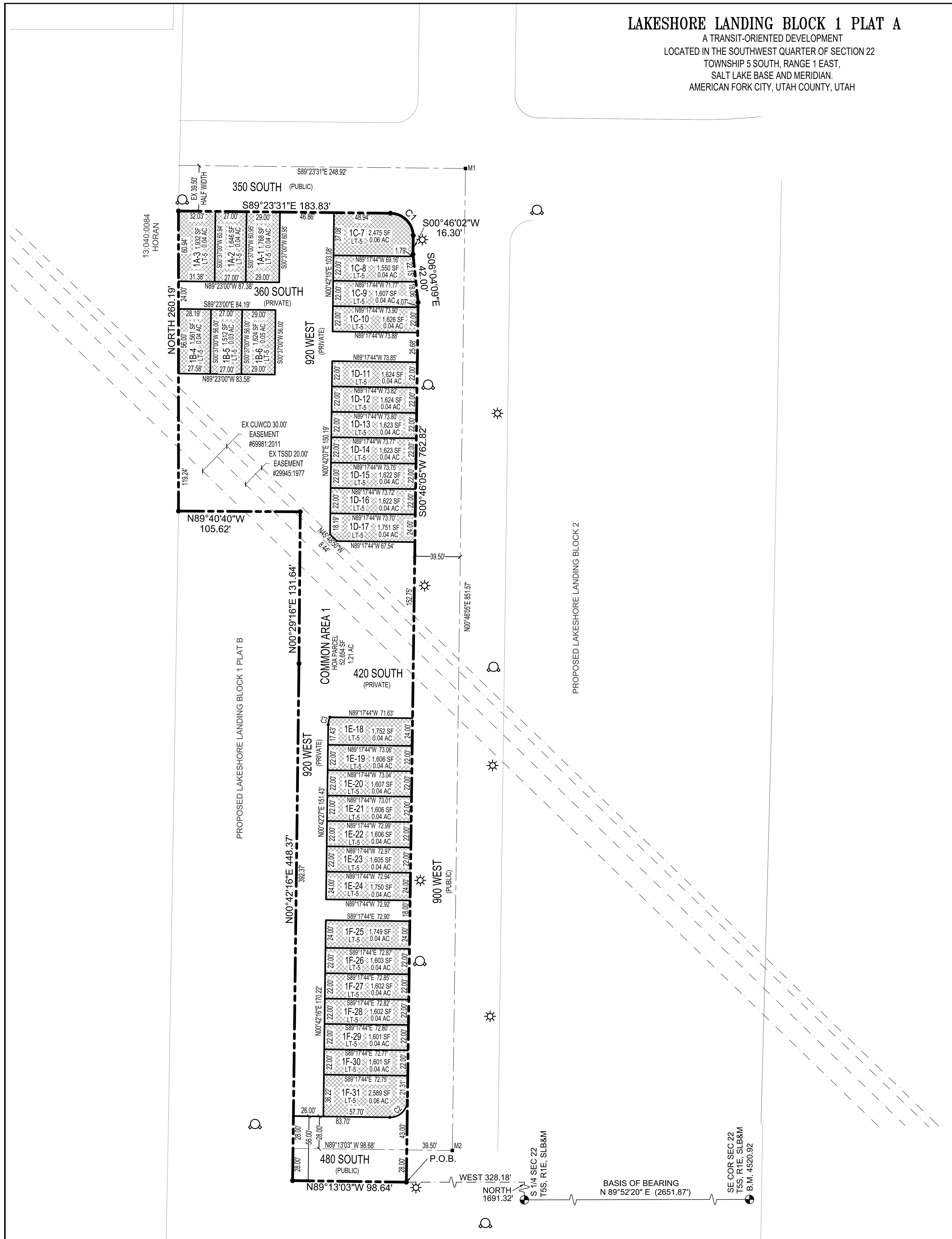
A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 5-6\AF21 BLOCK 6 PLAT J.dwg

LAKESHORE LANDING BLOCK 1 PLAT A

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


350 SOUTH (PUBLIC)
S89°23'31"E 248.92'
M1
EX 39.50' HALF WIDTH
S89°23'31"E 183.83'
C1
S00°46'02"W 16.30'
S06°04'09"E 42.00'
13:040:0084 HORAN
1A-1 1,768 SF LT-5 0.04 AC
1A-2 1,646 SF LT-5 0.04 AC
1A-3 1,932 SF LT-5 0.04 AC
360 SOUTH (PRIVATE)
1B-4 1,561 SF LT-5 0.04 AC
1B-5 1,512 SF LT-5 0.03 AC
1B-6 1,624 SF LT-5 0.05 AC
NORTH 260.19'
920 WEST (PRIVATE)
1C-7 2,475 SF LT-5 0.06 AC
1C-8 1,550 SF LT-5 0.04 AC
1C-9 1,607 SF LT-5 0.04 AC
1C-10 1,626 SF LT-5 0.04 AC
1D-11 1,624 SF LT-5 0.04 AC
1D-12 1,624 SF LT-5 0.04 AC
1D-13 1,623 SF LT-5 0.04 AC
1D-14 1,623 SF LT-5 0.04 AC
1D-15 1,622 SF LT-5 0.04 AC
1D-16 1,622 SF LT-5 0.04 AC
1D-17 1,751 SF LT-5 0.04 AC
S00°46'05"W 762.82'
EX CUWCD 30.00' EASEMENT #69981:2011
EX TSSD 20.00' EASEMENT #29945:1977
N89°40'40"W 105.62'
N00°29'16"E 131.64'
N00°46'05"E 851.57'
COMMON AREA 1 HOA PARCEL 52,654 SF 1.21 AC
420 SOUTH (PRIVATE)
PROPOSED LAKESHORE LANDING BLOCK 1 PLAT B
PROPOSED LAKESHORE LANDING BLOCK 2
1E-18 1,752 SF LT-5 0.04 AC
1E-19 1,606 SF LT-5 0.04 AC
1E-20 1,607 SF LT-5 0.04 AC
1E-21 1,606 SF LT-5 0.04 AC
1E-22 1,606 SF LT-5 0.04 AC
1E-23 1,605 SF LT-5 0.04 AC
1E-24 1,750 SF LT-5 0.04 AC
900 WEST (PUBLIC)
N00°42'16"E 448.37'
1F-25 1,749 SF LT-5 0.04 AC
1F-26 1,603 SF LT-5 0.04 AC
1F-27 1,602 SF LT-5 0.04 AC
1F-28 1,602 SF LT-5 0.04 AC
1F-29 1,601 SF LT-5 0.04 AC
1F-30 1,601 SF LT-5 0.04 AC
1F-31 2,589 SF LT-5 0.06 AC
C2
C3
480 SOUTH (PUBLIC)
N89°13'03"W 98.68'
M2
P.O.B.
N89°13'03"W 98.64'
WEST 328.18'
NORTH 1691.32'
S 1/4 SEC 22 T5S, R1E, SLB&M
BASIS OF BEARING N 89°52'20" E (2651.87')
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92

ADDRESSES

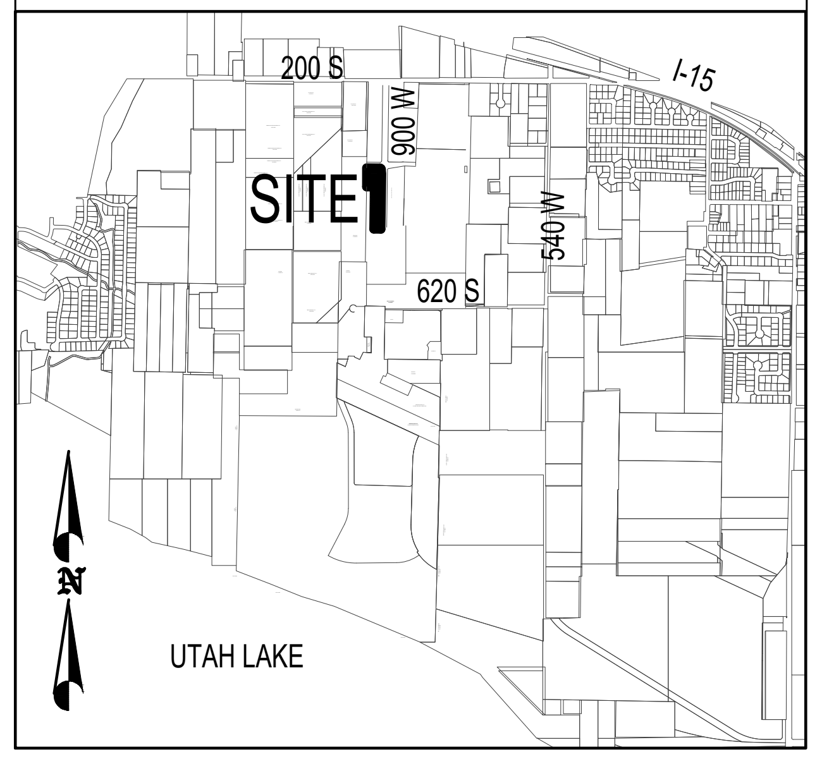
LOT 1A-1	924 WEST 360 SOUTH
LOT 1A-2	932 WEST 360 SOUTH
LOT 1A-3	938 WEST 360 SOUTH
LOT 1B-4	937 WEST 360 SOUTH
LOT 1B-5	931 WEST 360 SOUTH
LOT 1B-6	925 WEST 360 SOUTH
LOT 1C-7	352 SOUTH 900 WEST
LOT 1C-8	356 SOUTH 900 WEST
LOT 1C-9	358 SOUTH 900 WEST
LOT 1C-10	362 SOUTH 900 WEST
LOT 1D-11	368 SOUTH 900 WEST
LOT 1D-12	372 SOUTH 900 WEST
LOT 1D-13	376 SOUTH 900 WEST
LOT 1D-14	382 SOUTH 900 WEST
LOT 1D-15	384 SOUTH 900 WEST
LOT 1D-16	388 SOUTH 900 WEST
LOT 1D-17	392 SOUTH 900 WEST
LOT 1E-18	424 SOUTH 900 WEST
LOT 1E-19	428 SOUTH 900 WEST
LOT 1E-20	432 SOUTH 900 WEST
LOT 1E-21	436 SOUTH 900 WEST
LOT 1E-22	442 SOUTH 900 WEST
LOT 1E-23	446 SOUTH 900 WEST
LOT 1E-24	448 SOUTH 900 WEST
LOT 1F-25	452 SOUTH 900 WEST
LOT 1F-26	456 SOUTH 900 WEST
LOT 1F-27	462 SOUTH 900 WEST
LOT 1F-28	464 SOUTH 900 WEST
LOT 1F-29	468 SOUTH 900 WEST
LOT 1F-30	472 SOUTH 900 WEST
LOT 1F-31	476 SOUTH 900 WEST

LEGEND

◐	SECTION CORNER
┘	PROPERTY CORNER
◙	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
— · — · —	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.55 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	30.55	87°21'13"	27.67	S45°40'37"E
C2	15.00	23.57	90°00'52"	21.22	S45°46'31"W
C3	18.00	6.77	21°32'17"	6.73	N13°10'32"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B1 PLAT A.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1691.32 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 98.64 FEET; THENCE NORTH 00°42'16" EAST 448.37 FEET; THENCE NORTH 00°29'16" EAST 131.64 FEET; THENCE NORTH 89°40'40" WEST 105.62 FEET; THENCE NORTH 260.19 FEET; THENCE SOUTH 89°23'31" EAST 183.83 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°21'13" AND A LONG CHORD BEARING S45°40'37"E 27.67 FEET); THENCE SOUTH 00°46'02" WEST 16.30 FEET; THENCE SOUTH 06°04'09" EAST 42.00 FEET; THENCE SOUTH 00°46'05" WEST 762.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,895 SQUARE FEET IN AREA OR 2.55 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	31
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ______________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________
DAY OF ______________________ , A.D. ______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME __________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ______________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

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

APPROVED ____________________ ATTEST ____________________
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER
CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT A

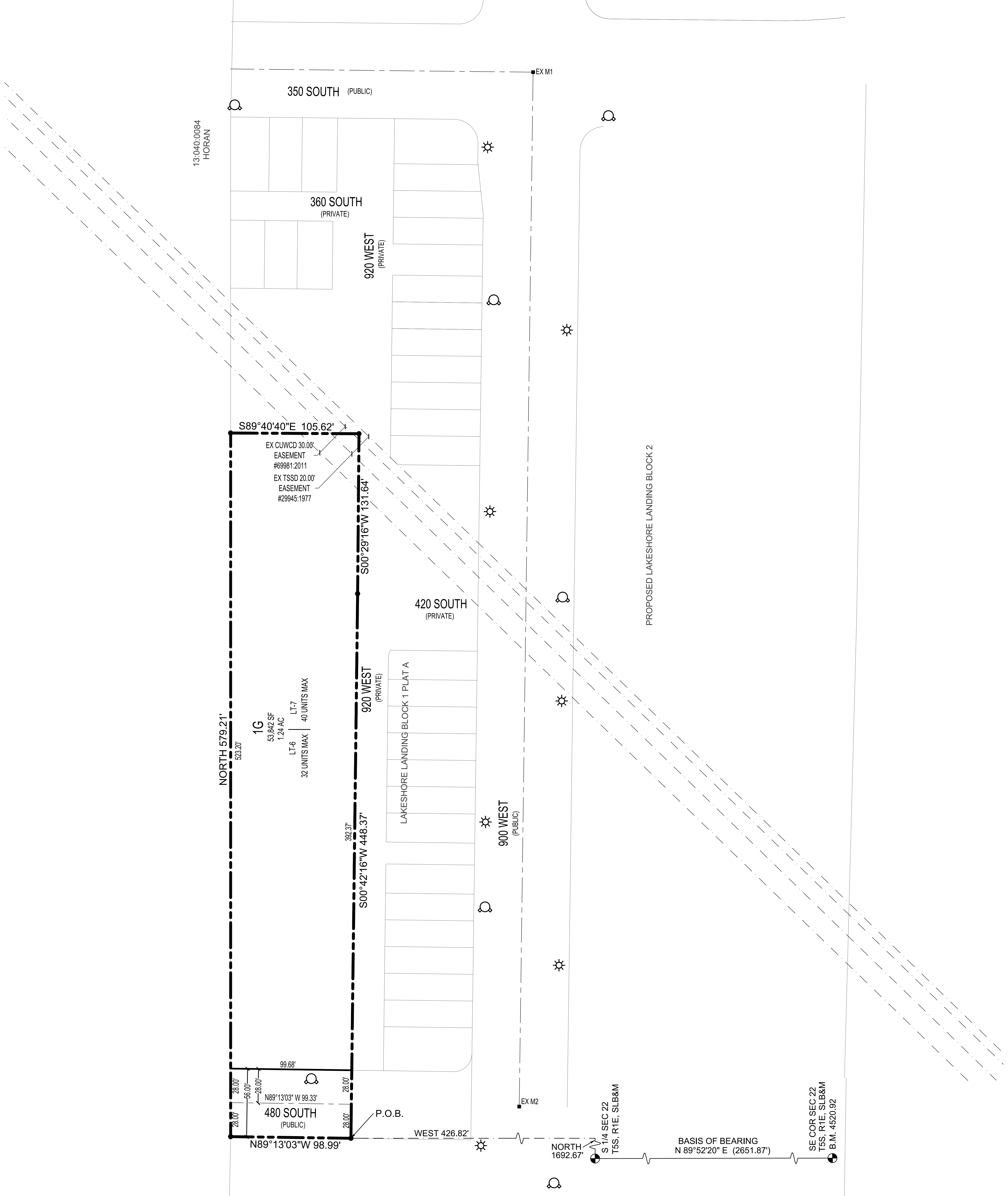
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 1 PLAT B

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



ADDRESSES

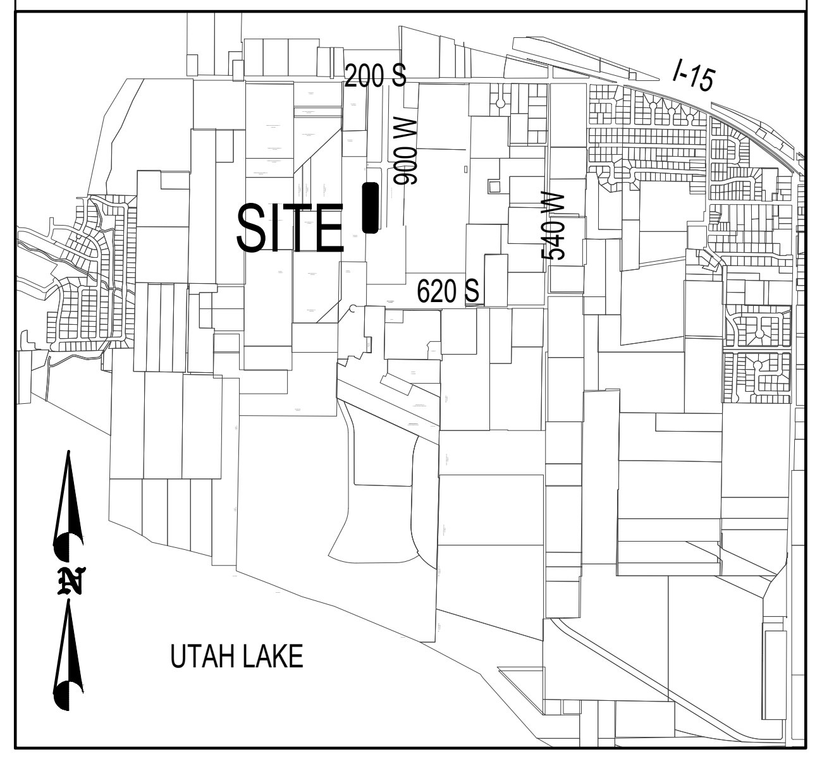
LOT 1G	454 SOUTH 920 WEST

LEGEND

◕	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
—— – ——	CENTER LINE
— · — · —	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.36 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

N

50 0 50 100 150

SCALE 1"=50'

NOTES

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

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

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

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B1 PLAT B.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1692.67 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 98.99 FEET; THENCE NORTH 579.21 FEET; THENCE SOUTH 89°40'40" EAST 105.62 FEET; THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 59,405 SQUARE FEET IN AREA OR 1.36 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ________________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

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

APPROVED ____________________ ATTEST ____________________
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

______________________________ ______________________________
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT B

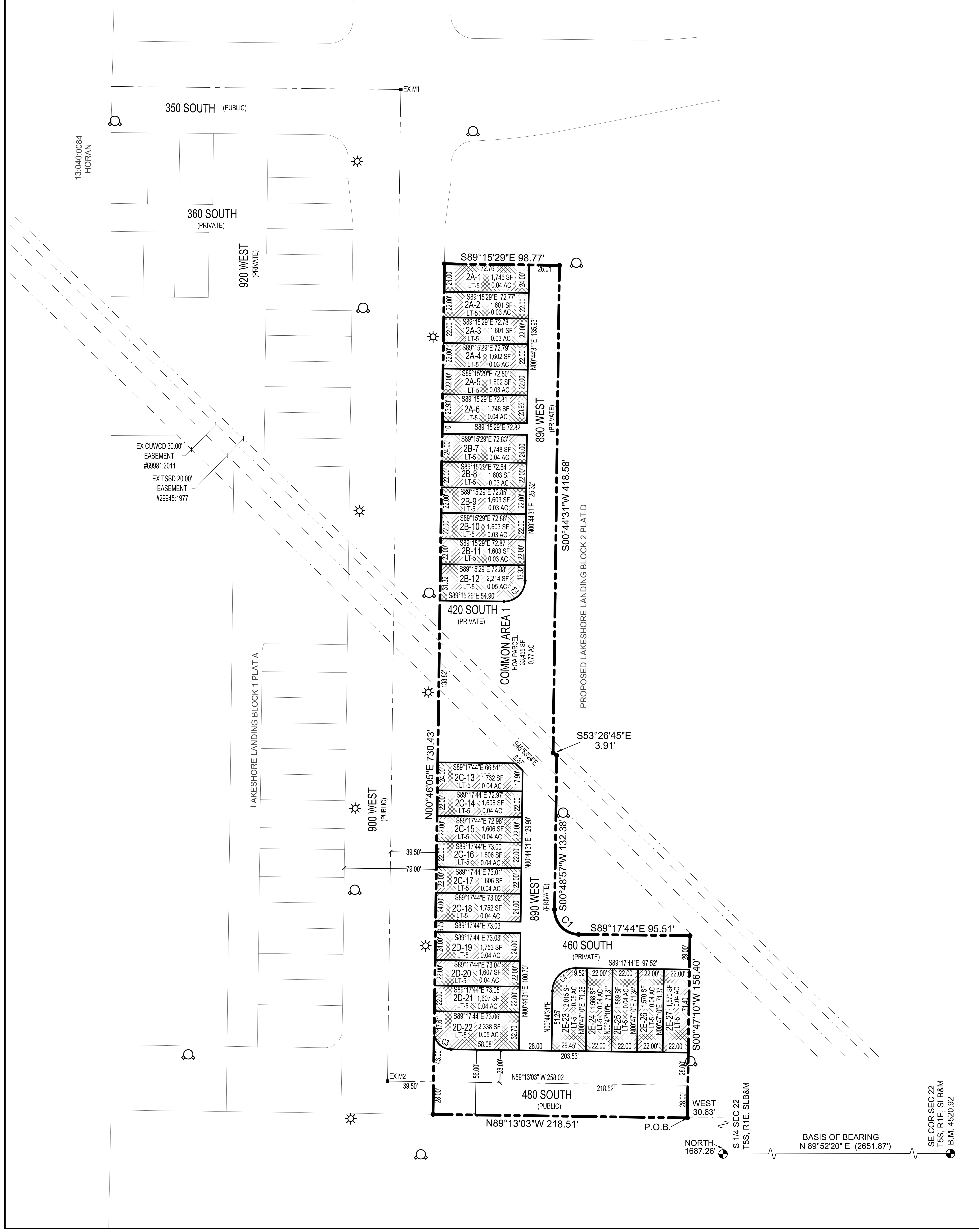
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 2 PLAT C

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



ADDRESSES

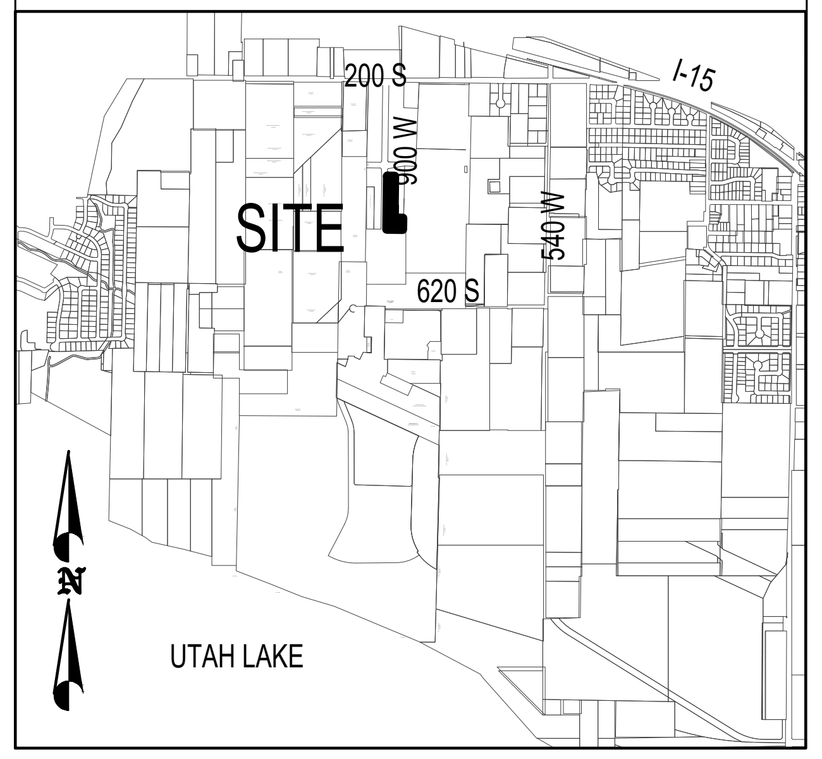
LOT 2A-1	365 SOUTH 900 WEST
LOT 2A-2	369 SOUTH 900 WEST
LOT 2A-3	373 SOUTH 900 WEST
LOT 2A-4	377 SOUTH 900 WEST
LOT 2A-5	381 SOUTH 900 WEST
LOT 2A-6	385 SOUTH 900 WEST
LOT 2B-7	391 SOUTH 900 WEST
LOT 2B-8	395 SOUTH 900 WEST
LOT 2B-9	399 SOUTH 900 WEST
LOT 2B-10	405 SOUTH 900 WEST
LOT 2B-11	411 SOUTH 900 WEST
LOT 2B-12	417 SOUTH 900 WEST
LOT 2C-13	445 SOUTH 900 WEST
LOT 2C-14	449 SOUTH 900 WEST
LOT 2C-15	453 SOUTH 900 WEST
LOT 2C-16	457 SOUTH 900 WEST
LOT 2C-17	461 SOUTH 900 WEST
LOT 2C-18	465 SOUTH 900 WEST
LOT 2D-19	469 SOUTH 900 WEST
LOT 2D-20	471 SOUTH 900 WEST
LOT 2D-21	475 SOUTH 900 WEST
LOT 2D-22	479 SOUTH 900 WEST
LOT 2E-23	876 WEST 480 SOUTH
LOT 2E-24	868 WEST 480 SOUTH
LOT 2E-25	862 WEST 480 SOUTH
LOT 2E-26	854 WEST 480 SOUTH
LOT 2E-27	846 WEST 480 SOUTH

LEGEND

◒	SECTION CORNER
┘	PROPERTY CORNER
◙	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— - —	CENTER LINE
- · - ·	EASEMENT LINE
○	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.10 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	S44°16'37"E
C2	18.00	28.27	90°00'00"	25.46	S45°44'31"W
C3	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C4	20.00	31.40	89°57'45"	28.28	N45°43'23"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

N

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B2 PLAT C.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1687.26 FEET AND WEST 30.63 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 218.51 FEET; THENCE NORTH 00°46'05" EAST 730.43 FEET; THENCE SOUTH 89°15'29" EAST 98.77 FEET; THENCE SOUTH 00°44'31" WEST 418.58 FEET; THENCE SOUTH 53°26'45" EAST 3.91 FEET; THENCE SOUTH 00°48'57" WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS S44°16'37"E 29.71 FEET); THENCE SOUTH 89°17'44" EAST 95.51 FEET; THENCE SOUTH 00°47'10" WEST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 91,513 SQUARE FEET IN AREA OR 2.10 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	27
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ________________________ , A.D. _______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
APPROVED ________ CITY ENGINEER	ATTEST ________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER	CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 2 PLAT C

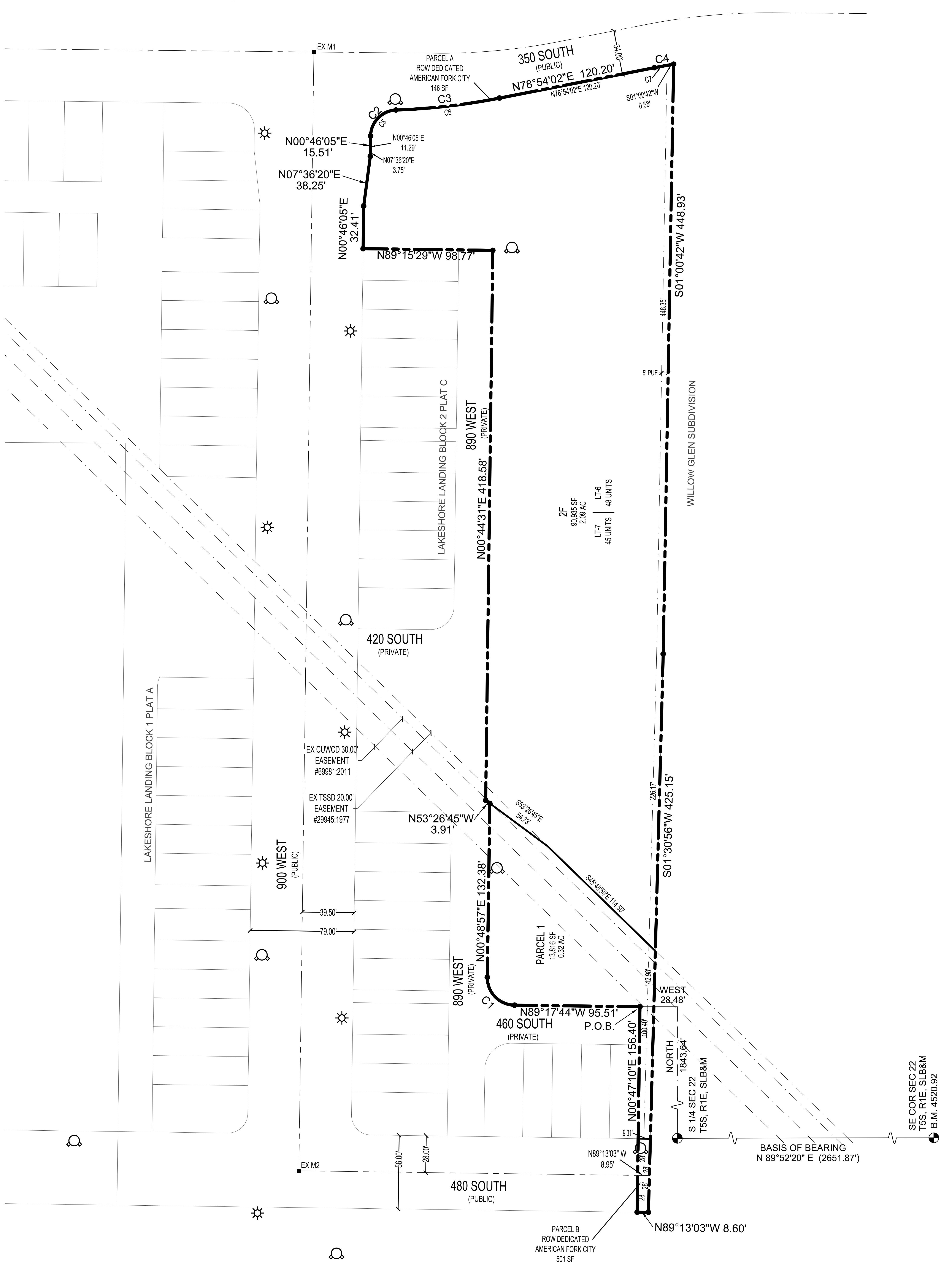
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 2 PLAT D

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



ADDRESSES

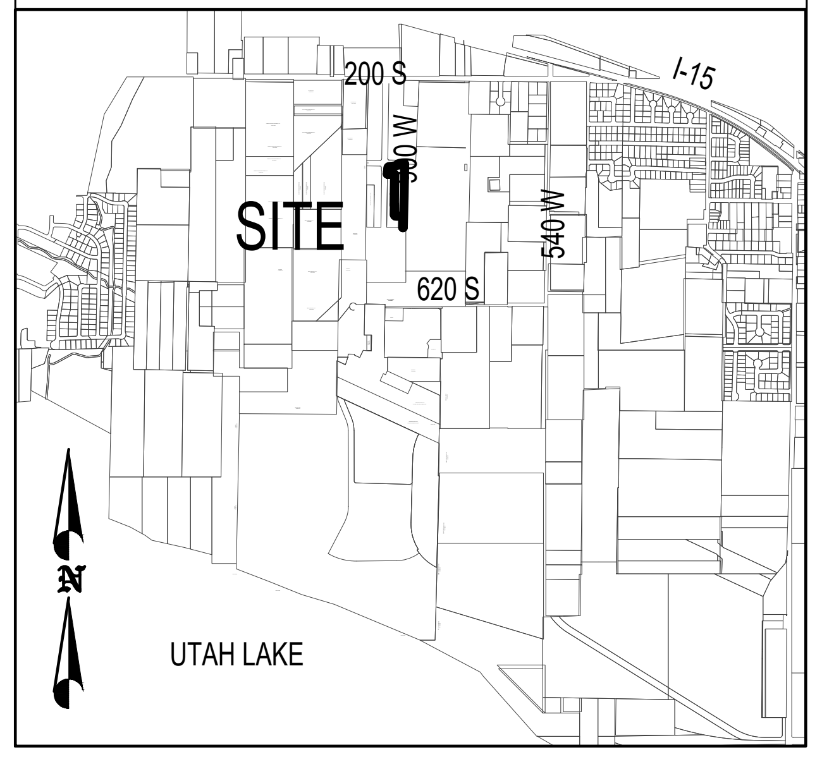
LOT 2F	359 SOUTH 890 WEST

LEGEND

◓	SECTION CORNER
┘	PROPERTY CORNER
⊡	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— – —	CENTER LINE
– · — · –	EASEMENT LINE
⊚	FIRE HYDRANT
☼	STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.42 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	N44°16'37"W
C2	20.00	30.43	87°10'52"	27.58	N44°21'37"E
C3	503.00	79.47	09°03'09"	79.39	N83°25'35"E
C4	447.00	14.89	01°54'30"	14.89	N79°51'16"E
C5	20.00	30.43	87°11'04"	27.58	N44°21'37"E
C6	503.00	79.47	09°03'08"	79.39	N83°25'35"E
C7	447.00	14.44	01°51'01"	14.44	N79°49'32"E

N

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 1-2\AF21 B2 PLAT D.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS N44°16'37"W 29.71 FEET); THENCE NORTH 00°48'57" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 418.58 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 105,398 SQUARE FEET IN AREA OR 2.42 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	1
NUMBER OF PARCELS	2

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ________________, A.D. __________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. __________ BY THE
__AMERICAN FORK CITY________ PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 2 PLAT D

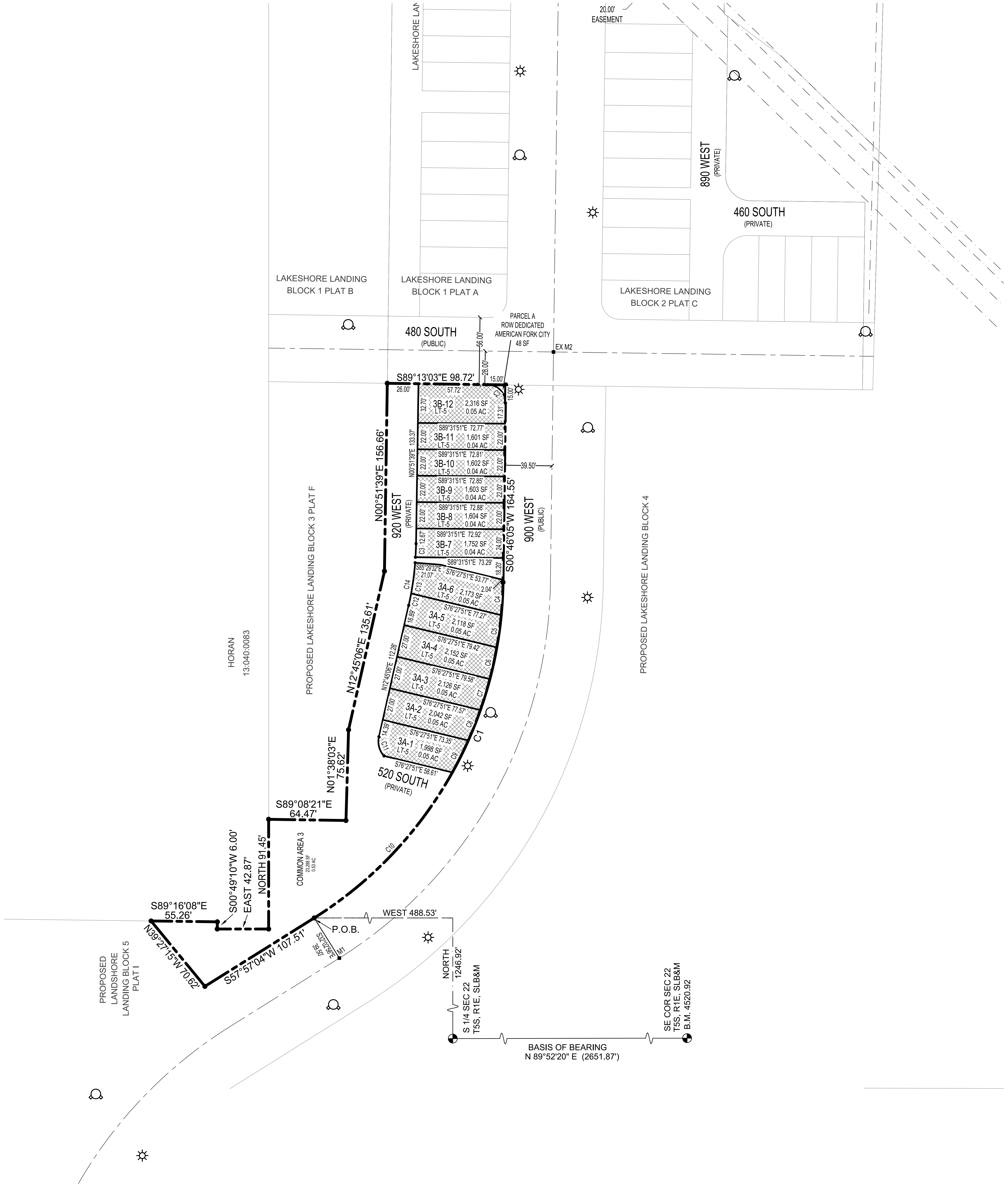
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 3 PLAT E

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

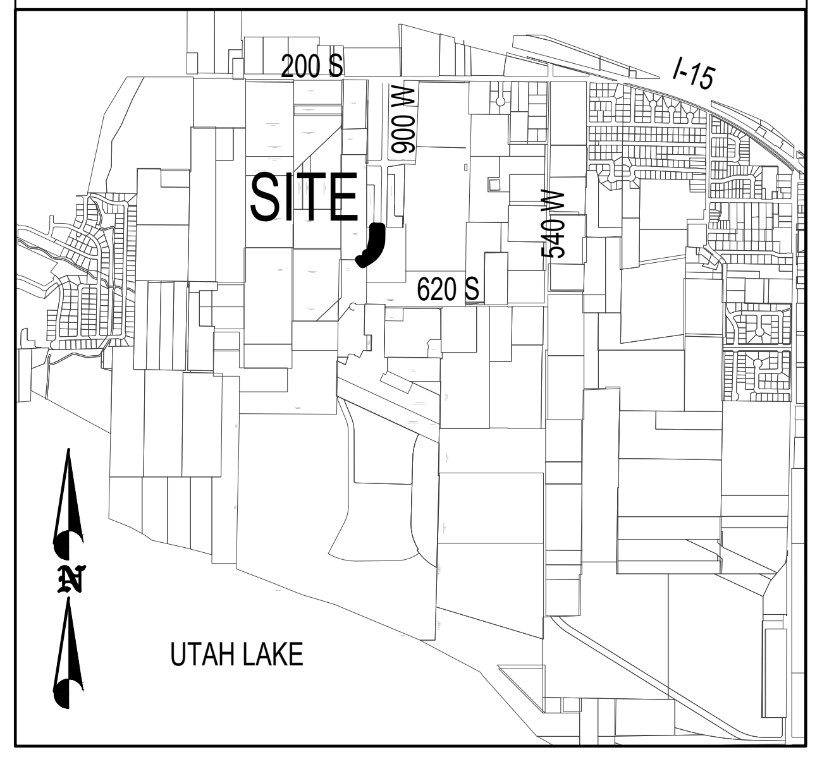
LOT 3A-1	518 SOUTH 900 WEST
LOT 3A-2	516 SOUTH 900 WEST
LOT 3A-3	514 SOUTH 900 WEST
LOT 3A-4	512 SOUTH 900 WEST
LOT 3A-5	508 SOUTH 900 WEST
LOT 3A-6	506 SOUTH 900 WEST
LOT 3B-7	502 SOUTH 900 WEST
LOT 3B-8	498 SOUTH 900 WEST
LOT 3B-9	494 SOUTH 900 WEST
LOT 3B-10	492 SOUTH 900 WEST
LOT 3B-11	486 SOUTH 900 WEST
LOT 3B-12	482 SOUTH 900 WEST

LEGEND

◐	SECTION CORNER
⌐	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
━ ━ ━	BOUNDARY LINE
— – —	CENTER LINE
– · – ·	EASEMENT LINE
⊕	FIRE HYDRANT
☼	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.07 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	335.50	334.84	57°10'58"	321.11	S29°21'35"W
C2	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C3	160.66	11.34	04°02'44"	11.34	N02°34'24"E
C4	335.50	27.47	04°41'31"	27.47	S03°06'51"W
C5	335.50	27.14	04°38'08"	27.14	S07°46'40"W
C6	335.50	27.01	04°36'47"	27.01	S12°24'08"W
C7	335.50	27.06	04°37'15"	27.05	S17°01'09"W
C8	335.50	27.28	04°39'32"	27.27	S21°39'33"W
C9	335.50	29.77	05°05'04"	29.76	S26°31'51"W
C10	335.50	169.10	28°52'41"	167.31	S43°30'43"W
C11	18.00	17.24	54°52'21"	16.59	S14°41'05"E
C12	250.00	10.12	02°19'10"	10.12	S11°35'31"W
C13	250.00	25.85	05°55'28"	25.84	S07°28'12"W
C14	250.00	35.97	08°14'38"	35.94	S08°37'47"W

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 3 PLAT E.dwg

SURVEYOR'S CERTIFICATE

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

______________ ______________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1246.92 FEET AND WEST 488.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 57°57'04" WEST 107.51 FEET; THENCE NORTH 39°27'15" WEST 70.62 FEET; THENCE SOUTH 89°16'08" EAST 55.26 FEET; THENCE SOUTH 00°49'10" WEST 6.00 FEET; THENCE EAST 42.87 FEET; THENCE NORTH 91.45 FEET; THENCE SOUTH 89°08'21" EAST 64.47 FEET; THENCE NORTH 01°38'03" EAST 75.62 FEET; THENCE NORTH 12°45'06" EAST 135.61 FEET; THENCE NORTH 00°51'39" EAST 156.66 FEET; THENCE SOUTH 89°13'03" EAST 98.72 FEET; THENCE SOUTH 00°46'05" WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING S29°21'35"W 321.11 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 46,423 SQUARE FEET IN AREA OR 1.07 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	12
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE __________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ________________________ , A.D. _______

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME __________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ___________, A.D. ___.

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

APPROVED ______________________ ATTEST ______________________
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ______________, A.D. ___________ BY THE
__AMERICAN FORK CITY________ PLANNING COMMISSION

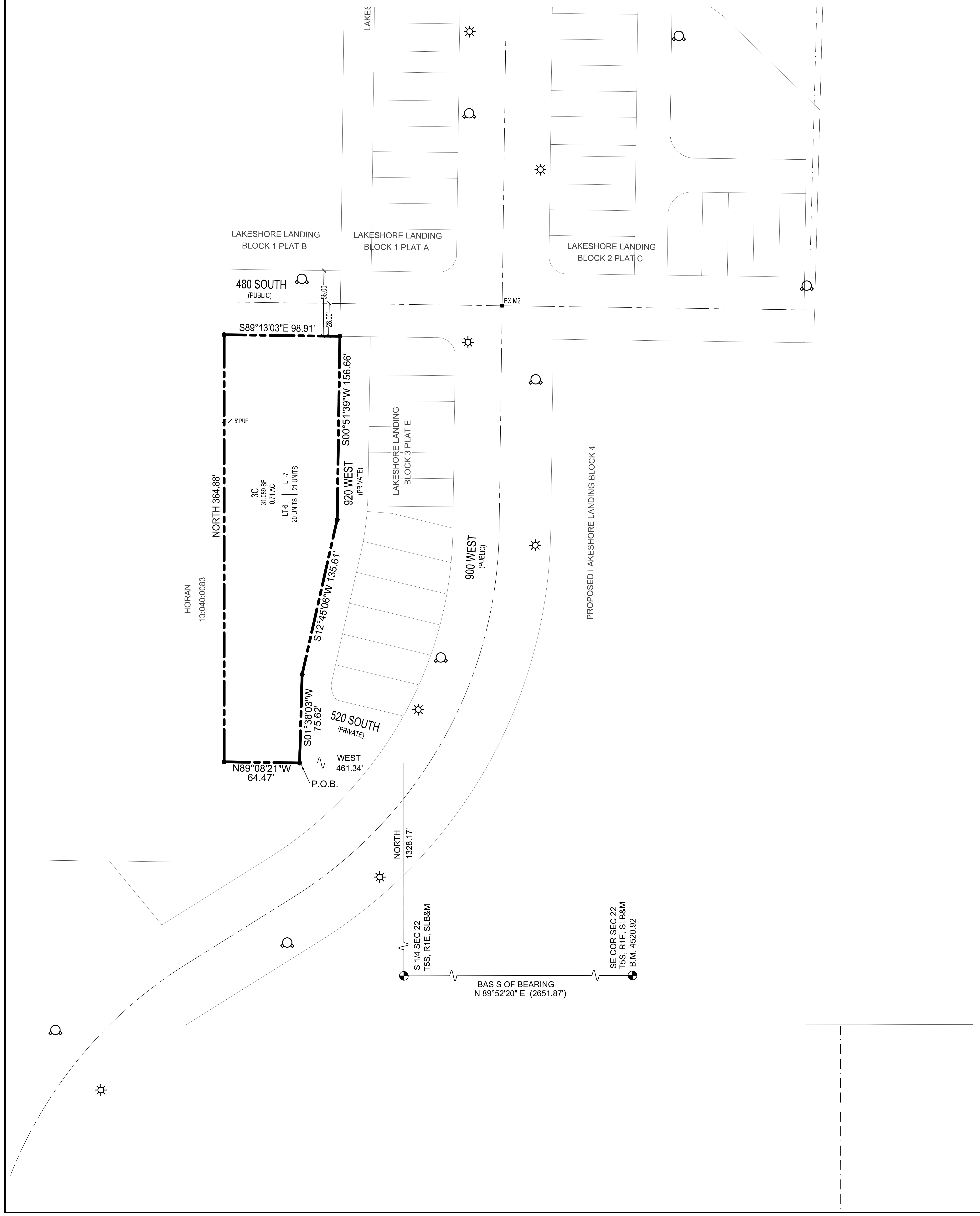
______________________ ______________________
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT E

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 3 PLAT F
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



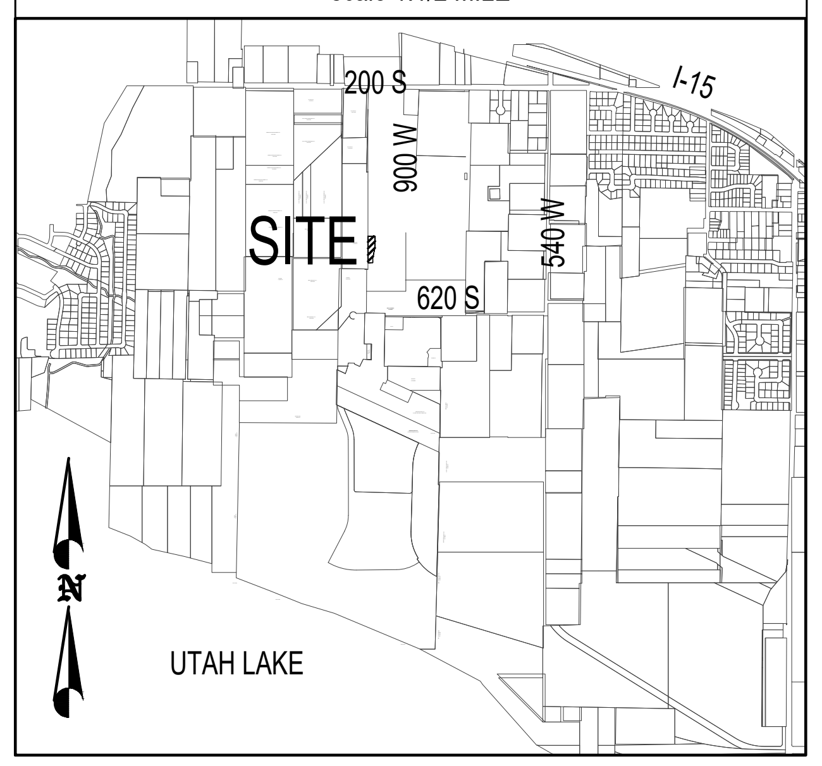
ADDRESSES

LOT 3C	502 SOUTH 920 WEST

LEGEND

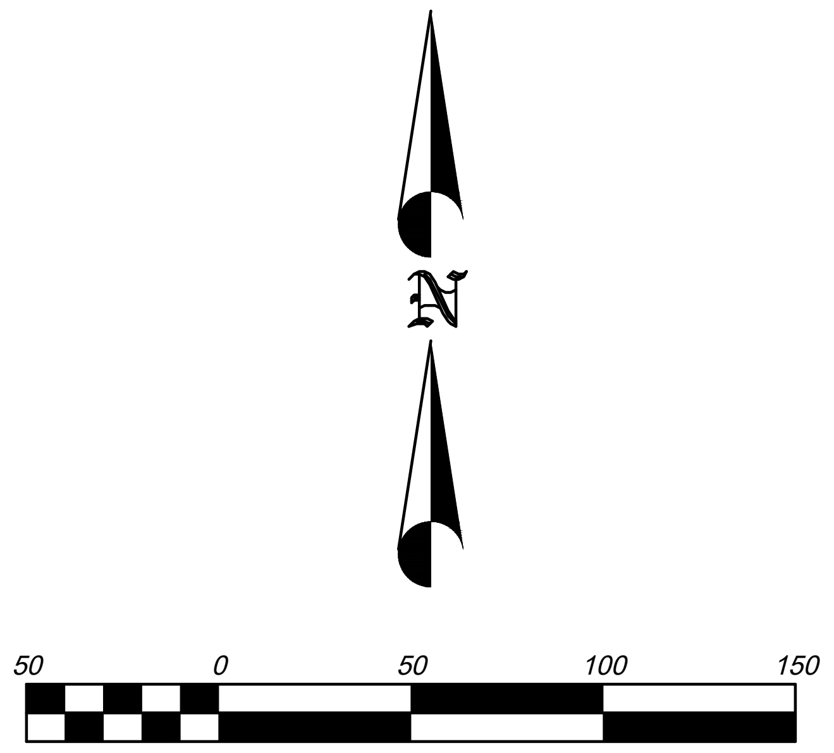
- ⊕ SECTION CORNER
- ┘ PROPERTY CORNER
- ▣ SUBDIVISION MONUMENT
- ━ ━ ━ BOUNDARY LINE
- —— – —— CENTER LINE
- — · — · — EASEMENT LINE
- ⊛ FIRE HYDRANT
- ☼ STREET LIGHT

VICINITY SKETCH
scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.71 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 3 PLAT F.dwg

SURVEYOR'S CERTIFICATE

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

______________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1328.17 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°08'21" WEST 64.47 FEET; THENCE NORTH 364.88 FEET; THENCE SOUTH 89°13'03" EAST 98.91 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31,089 SQUARE FEET IN AREA OR 0.71 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________
DAY OF ____________________ , A.D. ______

____

____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. ________ PERSONALLY APPEARED BEFORE ME __________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ____________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ____________ ________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL______ OF ____AMERICAN FORK CITY____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF __________, A.D. ___.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER

APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

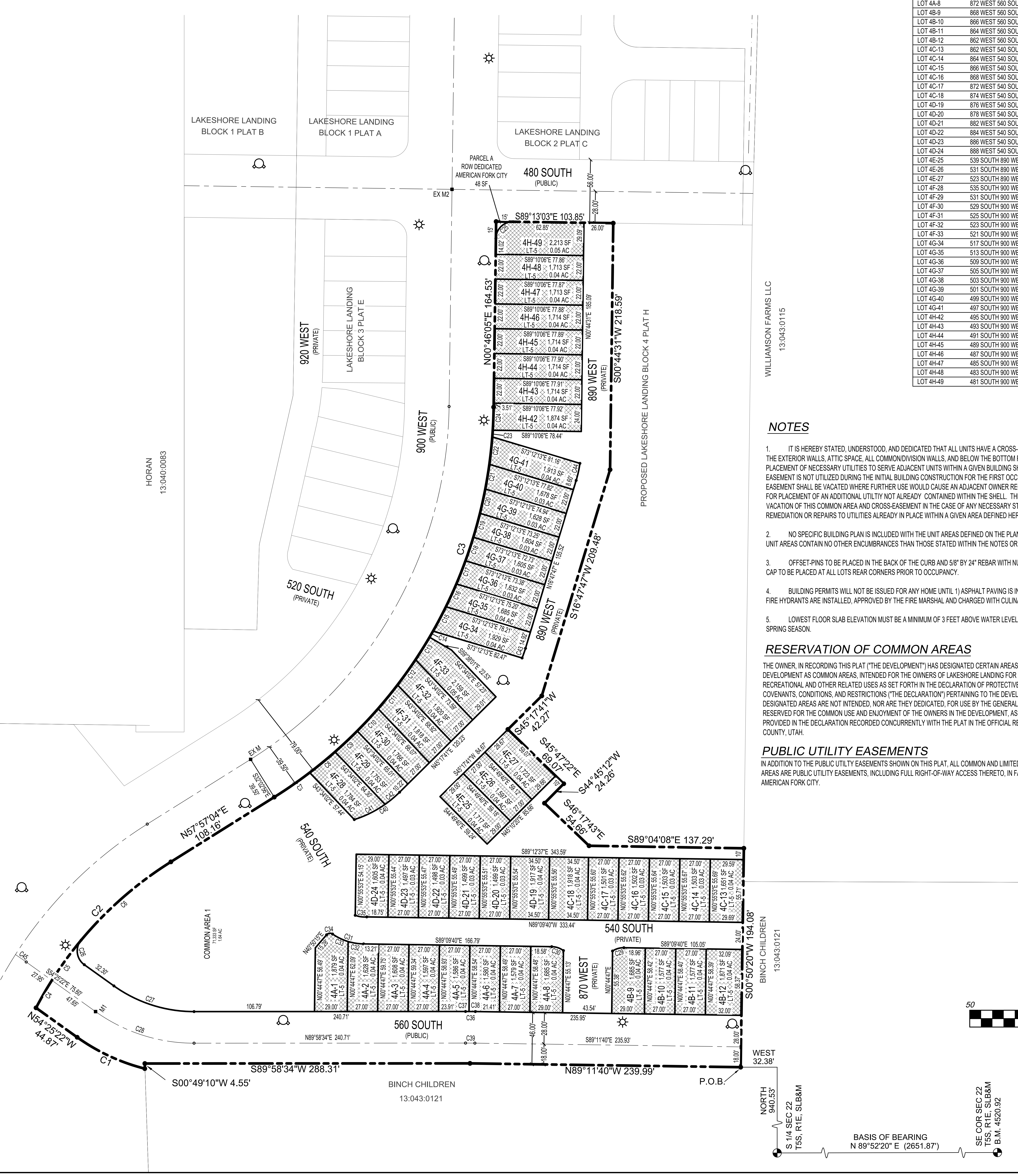
LAKESHORE LANDING BLOCK 3 PLAT F
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



LAKESHORE LANDING BLOCK 1 PLAT B
LAKESHORE LANDING BLOCK 1 PLAT A
LAKESHORE LANDING BLOCK 2 PLAT C
PARCEL A ROW DEDICATED AMERICAN FORK CITY 48 SF
480 SOUTH (PUBLIC)
EX M2
S89°13'03"E 103.85'
N00°46'05"E 164.53'
S00°44'31"W 218.59'
920 WEST (PRIVATE)
LAKESHORE LANDING BLOCK 3 PLAT E
900 WEST (PUBLIC)
890 WEST (PRIVATE)
PROPOSED LAKESHORE LANDING BLOCK 4 PLAT H
WILLIAMSON FARMS LLC 13:043:0115
HORAN 13:040:0083
520 SOUTH (PRIVATE)
S16°47'47"W 209.48'
890 WEST (PRIVATE)
S45°17'41"W 42.27'
S45°47'22"E 69.07'
S44°45'12"W 24.26'
S46°17'43"E 54.66'
S89°04'08"E 137.29'
N57°57'04"E 108.16'
540 SOUTH (PRIVATE)
540 SOUTH (PRIVATE)
COMMON AREA 1
N54°25'22"W 44.87'
C1
S00°49'10"W 4.55'
S89°58'34"W 288.31'
N89°11'40"W 239.99'
560 SOUTH (PUBLIC)
870 WEST (PRIVATE)
S00°50'20"W 194.08'
BINCH CHILDREN 13:043:0121
BINCH CHILDREN 13:043:0121
WEST 32.38'
P.O.B.
NORTH 940.53'
S 1/4 COR SEC 22 T5S, R1E, SLB&M
BASIS OF BEARING N 89°52'20" E (2651.87')
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92
4H-49 4H-48 4H-47 4H-46 4H-45 4H-44 4H-43 4H-42
4G-41 4G-40 4G-39 4G-38 4G-37 4G-36 4G-35 4G-34
4F-33 4F-32 4F-31 4F-30 4F-29 4F-28
4E-27 4E-26 4E-25
4D-24 4D-23 4D-22 4D-21 4D-20 4D-19
4C-18 4C-17 4C-16 4C-15 4C-14 4C-13
4A-1 4A-2 4A-3 4A-4 4A-5 4A-6 4A-7 4A-8
4B-9 4B-10 4B-11 4B-12

SCALE 1"=50'

ADDRESSES

LOT 4A-1	898 WEST 560 SOUTH
LOT 4A-2	896 WEST 560 SOUTH
LOT 4A-3	894 WEST 560 SOUTH
LOT 4A-4	892 WEST 560 SOUTH
LOT 4A-5	888 WEST 560 SOUTH
LOT 4A-6	882 WEST 560 SOUTH
LOT 4A-7	876 WEST 560 SOUTH
LOT 4A-8	872 WEST 560 SOUTH
LOT 4B-9	868 WEST 560 SOUTH
LOT 4B-10	866 WEST 560 SOUTH
LOT 4B-11	864 WEST 560 SOUTH
LOT 4B-12	862 WEST 560 SOUTH
LOT 4C-13	862 WEST 540 SOUTH
LOT 4C-14	864 WEST 540 SOUTH
LOT 4C-15	866 WEST 540 SOUTH
LOT 4C-16	868 WEST 540 SOUTH
LOT 4C-17	872 WEST 540 SOUTH
LOT 4C-18	874 WEST 540 SOUTH
LOT 4D-19	876 WEST 540 SOUTH
LOT 4D-20	878 WEST 540 SOUTH
LOT 4D-21	882 WEST 540 SOUTH
LOT 4D-22	884 WEST 540 SOUTH
LOT 4D-23	886 WEST 540 SOUTH
LOT 4D-24	888 WEST 540 SOUTH
LOT 4E-25	539 SOUTH 890 WEST
LOT 4E-26	531 SOUTH 890 WEST
LOT 4E-27	523 SOUTH 890 WEST
LOT 4F-28	535 SOUTH 900 WEST
LOT 4F-29	531 SOUTH 900 WEST
LOT 4F-30	529 SOUTH 900 WEST
LOT 4F-31	525 SOUTH 900 WEST
LOT 4F-32	523 SOUTH 900 WEST
LOT 4F-33	521 SOUTH 900 WEST
LOT 4G-34	517 SOUTH 900 WEST
LOT 4G-35	513 SOUTH 900 WEST
LOT 4G-36	509 SOUTH 900 WEST
LOT 4G-37	505 SOUTH 900 WEST
LOT 4G-38	503 SOUTH 900 WEST
LOT 4G-39	501 SOUTH 900 WEST
LOT 4G-40	499 SOUTH 900 WEST
LOT 4G-41	497 SOUTH 900 WEST
LOT 4H-42	495 SOUTH 900 WEST
LOT 4H-43	493 SOUTH 900 WEST
LOT 4H-44	491 SOUTH 900 WEST
LOT 4H-45	489 SOUTH 900 WEST
LOT 4H-46	487 SOUTH 900 WEST
LOT 4H-47	485 SOUTH 900 WEST
LOT 4H-48	483 SOUTH 900 WEST
LOT 4H-49	481 SOUTH 900 WEST

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

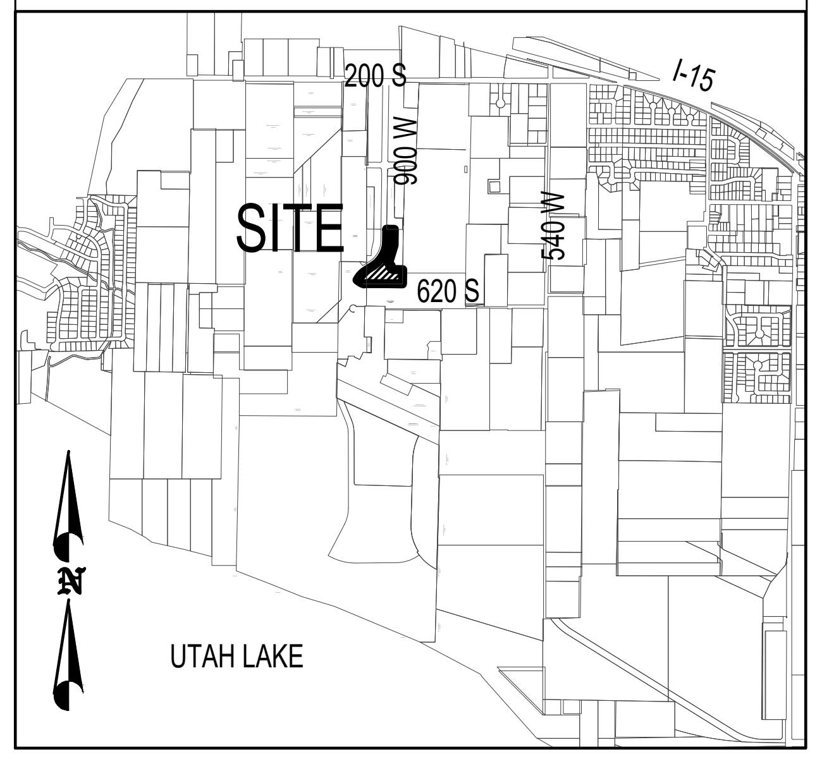
IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- ▨ PRIVATE AREA
- COMMON — COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	4.24 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	66.43	21°23'01"	66.05	N65°06'52"W
C2	335.50	178.28	30°26'48"	176.19	N42°43'40"E
C3	414.50	413.68	57°10'58"	396.73	N29°21'35"E
C4	335.50	28.15	04°48'24"	28.14	N29°54'28"E
C5	335.50	44.15	07°32'24"	44.12	N36°04'52"E
C6	335.50	105.99	18°06'00"	105.55	N48°54'04"E
C7	414.50	38.19	05°16'42"	38.17	N55°18'43"E
C8	414.50	29.09	04°01'13"	29.08	N50°39'45"E
C9	414.50	27.01	03°43'58"	27.00	N46°47'09"E
C10	414.50	27.05	03°44'22"	27.05	N43°02'59"E
C11	414.50	27.22	03°45'43"	27.21	N39°17'56"E
C12	414.50	27.50	03°48'06"	27.50	N35°31'02"E
C13	414.50	23.51	03°15'00"	23.51	N31°59'29"E
C14	414.50	6.22	00°51'34"	6.22	N29°56'12"E
C15	414.50	24.45	03°22'49"	24.45	N27°49'01"E
C16	414.50	22.21	03°04'11"	22.21	N24°35'31"E
C17	414.50	22.08	03°03'06"	22.08	N21°31'52"E
C18	414.50	22.01	03°02'34"	22.01	N18°29'02"E
C19	414.50	22.01	03°02'32"	22.01	N15°26'29"E
C20	414.50	22.07	03°03'01"	22.07	N12°23'42"E
C21	414.50	22.19	03°04'02"	22.19	N09°20'10"E
C22	414.50	24.43	03°22'35"	24.42	N06°06'51"E
C23	414.50	5.96	00°49'27"	5.96	N04°00'50"E
C24	414.50	20.50	02°50'01"	20.50	N02°11'06"E
C25	15.00	23.57	90°00'52"	21.22	N45°46'31"E
C26	15.00	24.68	94°16'26"	21.99	S07°17'09"E
C27	122.00	75.81	35°36'04"	74.59	S72°13'24"E
C28	150.00	93.20	35°36'04"	91.71	S72°13'24"E
C29	18.00	10.64	33°52'45"	10.49	S73°53'57"W
C30	18.00	11.11	35°23'38"	10.94	N71°27'51"W
C31	50.00	29.34	33°37'09"	28.92	N72°21'05"W
C32	50.00	13.97	16°00'37"	13.93	N81°09'21"W
C33	50.00	15.37	17°36'32"	15.31	N64°20'47"W
C34	4.00	5.84	83°37'14"	5.33	S82°38'52"W
C35	23.36	10.41	25°32'02"	10.32	S82°06'41"E
C36	600.00	8.69	00°49'46"	8.69	S89°36'33"E
C37	600.00	3.10	00°17'44"	3.10	S89°52'34"E
C38	600.00	5.59	00°32'02"	5.59	S89°27'41"E
C39	572.00	8.28	00°49'46"	8.28	S89°36'33"E
C40	100.00	47.33	27°07'01"	46.89	N58°51'12"E
C41	100.00	30.48	17°27'56"	30.37	N63°40'45"E
C42	100.00	16.85	09°39'05"	16.83	N50°07'14"E
C43	100.00	9.09	05°12'32"	9.09	N19°24'03"E
C44	100.00	15.46	08°51'29"	15.45	N12°22'02"E
C45	300.00	11.60	02°12'55"	11.60	S55°31'49"E

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 4 PLAT G.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 940.53 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°11'40" WEST 239.99 FEET; THENCE SOUTH 89°58'34" WEST 288.31 FEET; THENCE SOUTH 00°49'10" WEST 4.55 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.43 FEET (CURVE HAVING A CENTRAL ANGLE 21°23'01" AND A LONG CHORD BEARS N65°06'52"W 66.05 FEET); THENCE NORTH 54°25'22" WEST 44.87 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 178.28 FEET (CURVE HAVING A CENTRAL ANGLE 30°26'48" AND A LONG CHORD BEARS N42°43'40"E 176.19 FEET); THENCE NORTH 57°57'04" EAST 108.16 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.68 FEET (CURVE HAVING A CENTRAL ANGLE 57°10'58" AND A LONG CHORD BEARS N29°21'35"E 396.73 FEET); THENCE NORTH 00°46'05" EAST 164.53 FEET; THENCE SOUTH 89°13'03" EAST 103.85 FEET; THENCE SOUTH 00°44'31" WEST 218.59 FEET; THENCE SOUTH 16°47'47" WEST 209.48 FEET; THENCE SOUTH 45°17'41" WEST 42.27 FEET; THENCE SOUTH 45°47'22" EAST 69.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.66 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°50'20" WEST 194.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 184,477 SQUARE FEET IN AREA OR 4.24 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	49
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF

____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ________________, A.D. __________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ___.

______________________________ MAYOR
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER
______________________________ CITY COUNCIL MEMBER

APPROVED ______________________________ CITY ENGINEER
ATTEST ______________________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

______________________________ PLANNER
______________________________ CHAIRMAN, PLANNING COMMISSION

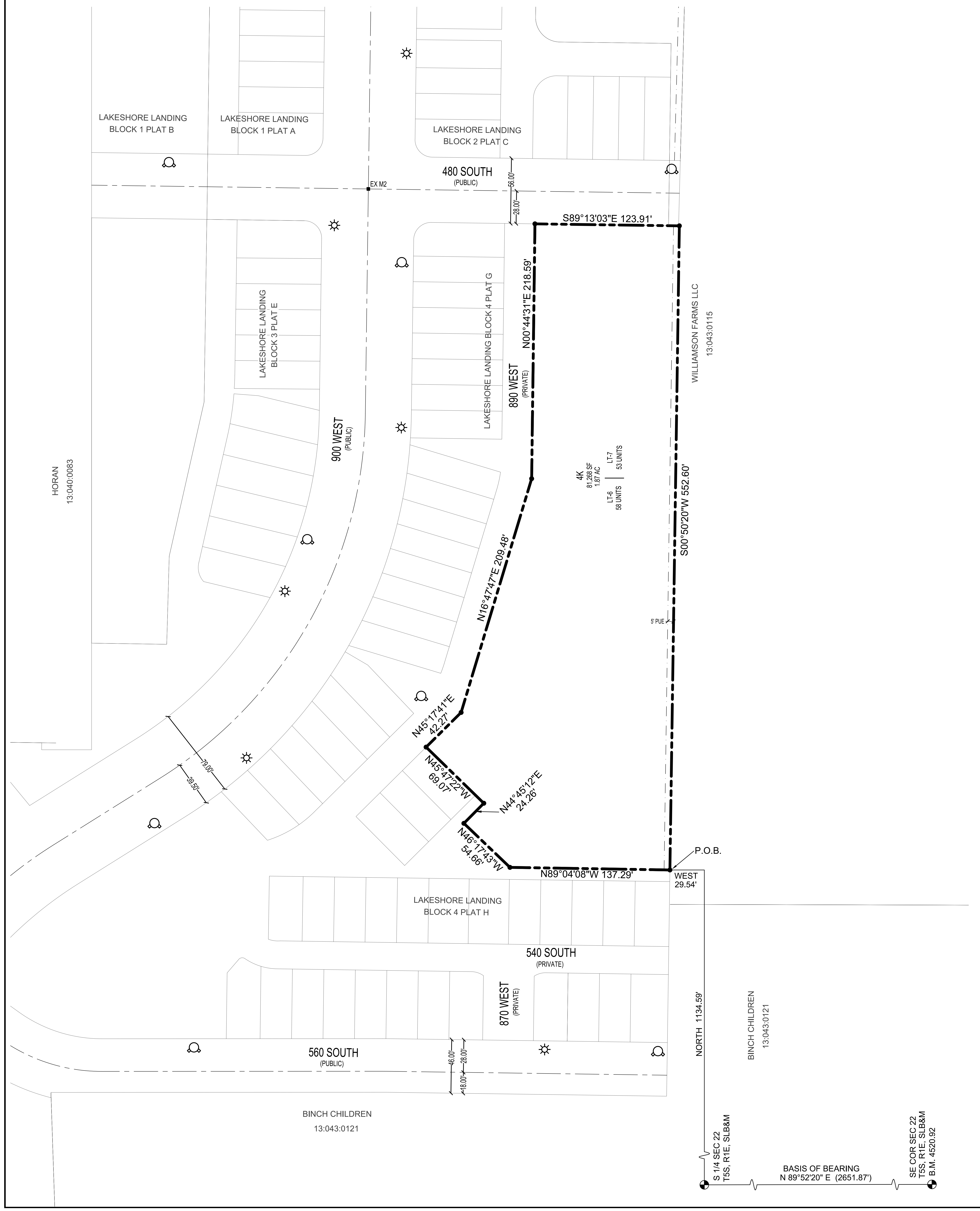
LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 4 PLAT H

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



ADDRESSES

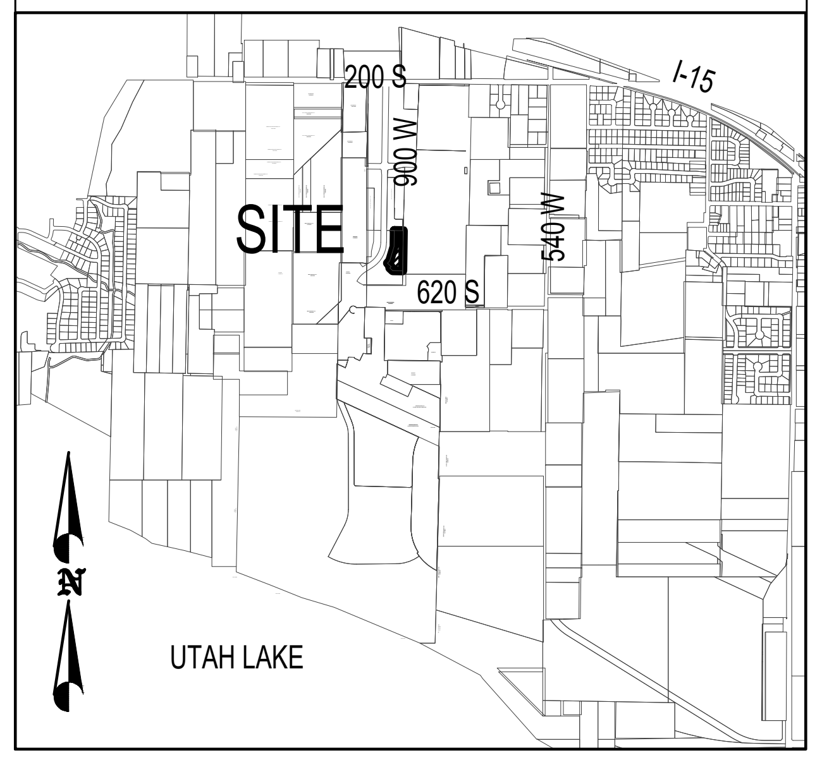
LOT 4K	511 SOUTH 890 WEST

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.87 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

N

50 0 50 100 150

SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

NOTES

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

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

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

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
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Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 3-4\AF21 BLOCK 4 PLAT H.dwg

SURVEYOR'S CERTIFICATE

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

______________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°04'08" WEST 137.29 FEET; THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST 24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH 45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET; THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST 123.91 FEET; THENCE SOUTH 00°50'20" WEST 552.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 81,268 SQUARE FEET IN AREA OR 1.87 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________
DAY OF ________________________, A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF _______________, A.D. _________ PERSONALLY APPEARED BEFORE ME ___________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ________________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ______________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL______ OF ____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

______________________ ______________________
MAYOR CITY COUNCIL MEMBER

______________________ ______________________
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

______________________ ______________________
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED ______________________ ATTEST ______________________
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF _____________, A.D. __________ BY THE
__AMERICAN FORK CITY________ PLANNING COMMISSION

______________________________ ______________________________
PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT H

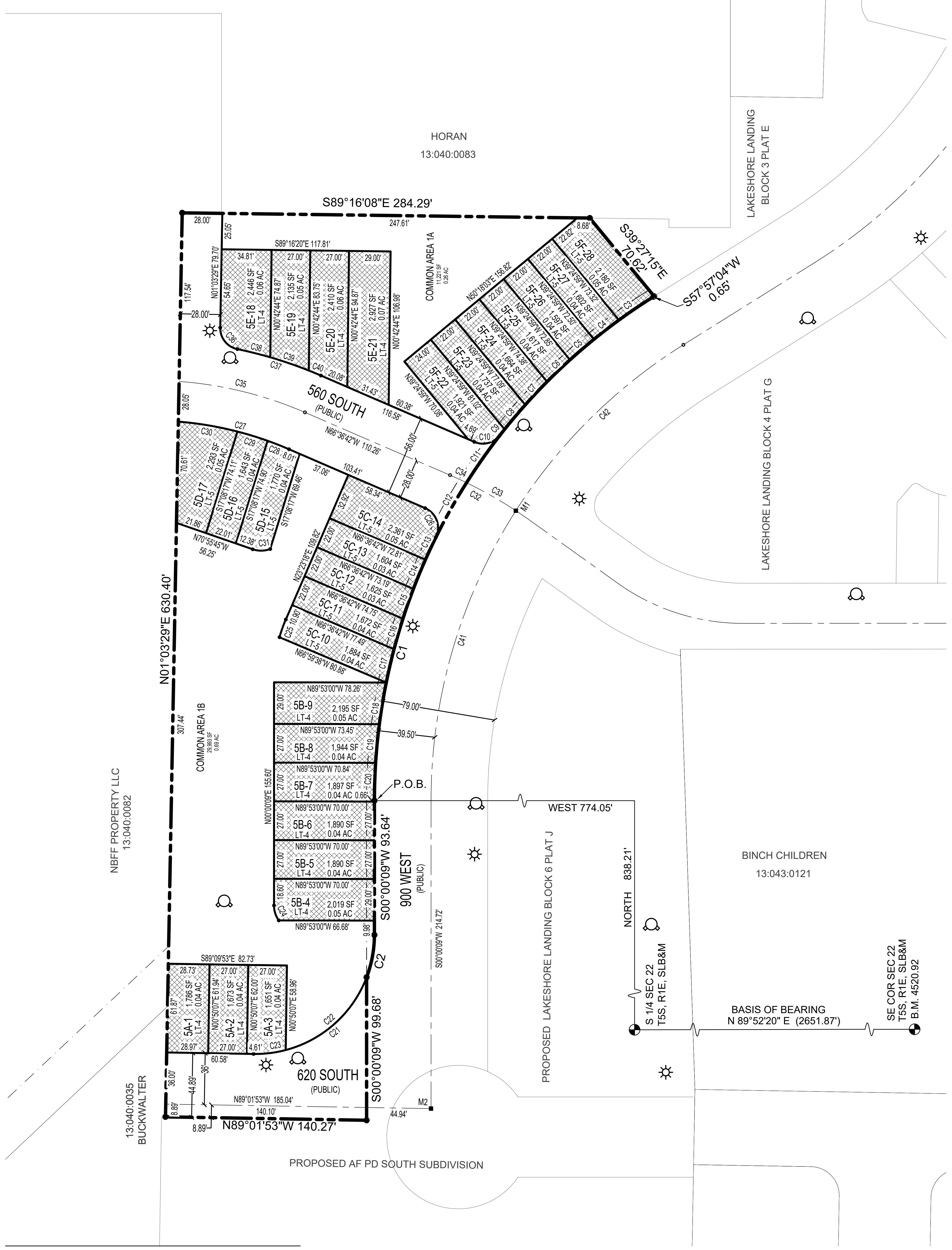
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

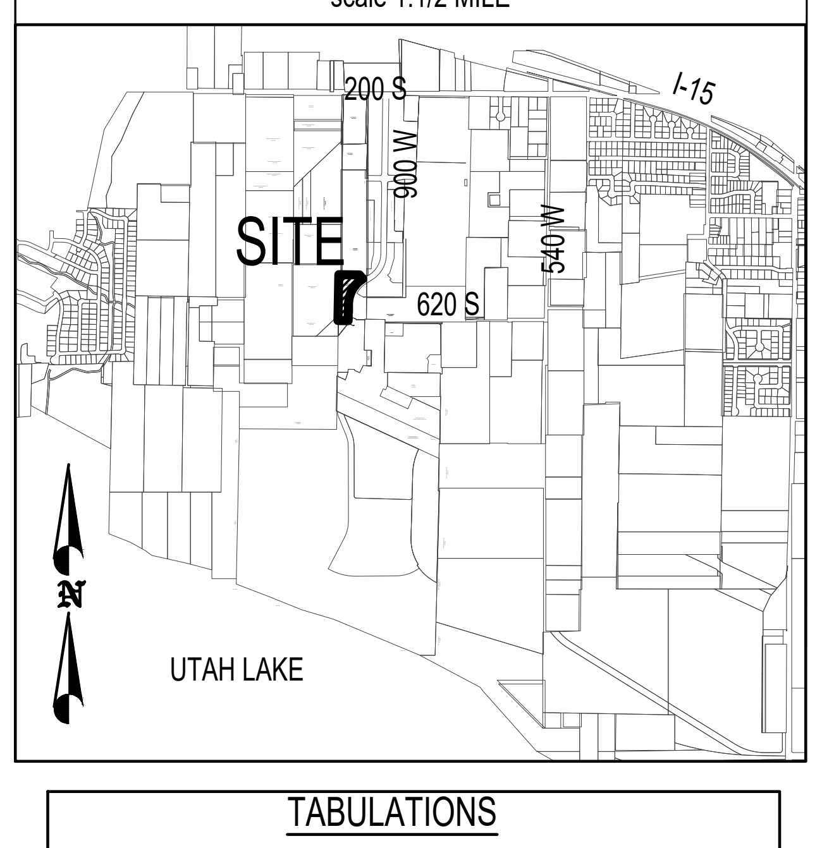
LOT 5A-1	984 WEST 620 SOUTH
LOT 5A-2	946 WEST 620 SOUTH
LOT 5A-3	922 WEST 620 SOUTH
LOT 5B-4	618 SOUTH 900 WEST
LOT 5B-5	614 SOUTH 900 WEST
LOT 5B-6	612 SOUTH 900 WEST
LOT 5B-7	608 SOUTH 900 WEST
LOT 5B-8	602 SOUTH 900 WEST
LOT 5B-9	594 SOUTH 900 WEST
LOT 5C-10	588 SOUTH 900 WEST
LOT 5C-11	582 SOUTH 900 WEST
LOT 5C-12	574 SOUTH 900 WEST
LOT 5C-13	568 SOUTH 900 WEST
LOT 5C-14	562 SOUTH 900 WEST
LOT 5D-15	935 WEST 560 SOUTH
LOT 5D-16	959 WEST 560 SOUTH
LOT 5D-17	993 WEST 560 SOUTH
LOT 5E-18	988 WEST 560 SOUTH
LOT 5E-19	966 WEST 560 SOUTH
LOT 5E-20	944 WEST 560 SOUTH
LOT 5E-21	932 WEST 560 SOUTH
LOT 5F-22	558 SOUTH 900 WEST
LOT 5F-23	554 SOUTH 900 WEST
LOT 5F-24	548 SOUTH 900 WEST
LOT 5F-25	544 SOUTH 900 WEST
LOT 5F-26	538 SOUTH 900 WEST
LOT 5F-27	532 SOUTH 900 WEST
LOT 5F-28	526 SOUTH 900 WEST

LEGEND

◑	SECTION CORNER
┘	PROPERTY CORNER
▣	SUBDIVISION MONUMENT
▬ ▬ ▬	BOUNDARY LINE
—— – ——	CENTER LINE
– · — · —	EASEMENT LINE
✱	FIRE HYDRANT
	STREET LIGHT
▨	PRIVATE AREA
COMMON	COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	2.69 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	414.50	419.22	57°56'55"	401.58	S28°58'36"W
C2	83.00	30.20	20°50'59"	30.04	S10°25'38"W
C3	414.50	28.99	04°00'26"	28.98	S55°56'51"W
C4	414.50	22.01	03°02'35"	22.01	S52°25'21"W
C5	414.50	22.01	03°02'31"	22.01	S49°22'48"W
C6	414.50	22.06	03°02'59"	22.06	S46°20'02"W
C7	414.50	22.18	03°03'59"	22.18	S43°16'33"W
C8	414.50	22.37	03°05'31"	22.37	S40°11'48"W
C9	414.50	5.35	00°44'24"	5.35	S38°16'51"W
C10	15.00	19.76	75°28'40"	18.36	S75°38'58"W
C11	414.50	40.36	05°34'46"	40.35	S35°07'16"W
C12	414.50	43.75	06°02'49"	43.73	S29°18'28"W
C13	414.50	17.18	02°22'27"	17.17	S25°05'51"W
C14	414.50	22.01	03°02'31"	22.00	S22°23'22"W
C15	414.50	22.06	03°02'56"	22.06	S19°20'38"W
C16	414.50	22.17	03°03'54"	22.17	S16°17'13"W
C17	414.50	23.85	03°17'47"	23.84	S13°06'23"W
C18	414.50	29.39	04°03'47"	29.39	S09°25'37"W
C19	414.50	27.13	03°44'58"	27.12	S05°31'14"W
C20	414.50	26.36	03°38'36"	26.35	S01°49'27"W
C21	83.00	101.45	70°02'02"	95.25	S55°52'09"W
C22	83.00	78.79	54°23'11"	75.86	S48°02'44"W
C23	83.00	22.67	15°38'51"	22.60	S83°03'45"W
C24	18.00	11.10	35°20'08"	10.93	N17°39'55"W
C25	100.00	13.14	07°31'38"	13.13	N19°37'29"E
C26	15.00	24.32	92°53'46"	21.74	S20°09'49"E
C27	244.00	79.91	18°45'54"	79.56	N75°59'39"W
C28	244.00	16.09	03°46'39"	16.08	N68°30'01"W
C29	244.00	22.01	05°10'04"	22.00	N72°58'23"W
C30	244.00	41.82	09°49'12"	41.77	N80°28'00"W
C31	18.00	12.47	39°41'25"	12.22	N89°13'33"E
C32	300.00	52.22	09°58'25"	52.16	N61°37'29"W
C33	300.00	39.58	07°33'33"	39.55	N60°25'03"W
C34	300.00	12.64	02°24'52"	12.64	N65°24'16"W
C35	272.00	90.83	19°07'57"	90.41	N76°10'40"W
C36	15.00	20.78	79°21'28"	19.16	S38°37'15"E
C37	300.00	61.20	11°41'17"	61.09	S72°27'20"E
C38	300.00	23.64	04°30'53"	23.63	S76°02'32"E
C39	300.00	28.44	05°25'51"	28.43	S71°04'11"E
C40	300.00	9.13	01°44'34"	9.12	S67°28'59"E
C41	375.00	213.49	32°37'07"	210.62	N16°18'42"E
C42	375.00	165.79	25°19'48"	164.44	N45°17'09"E

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

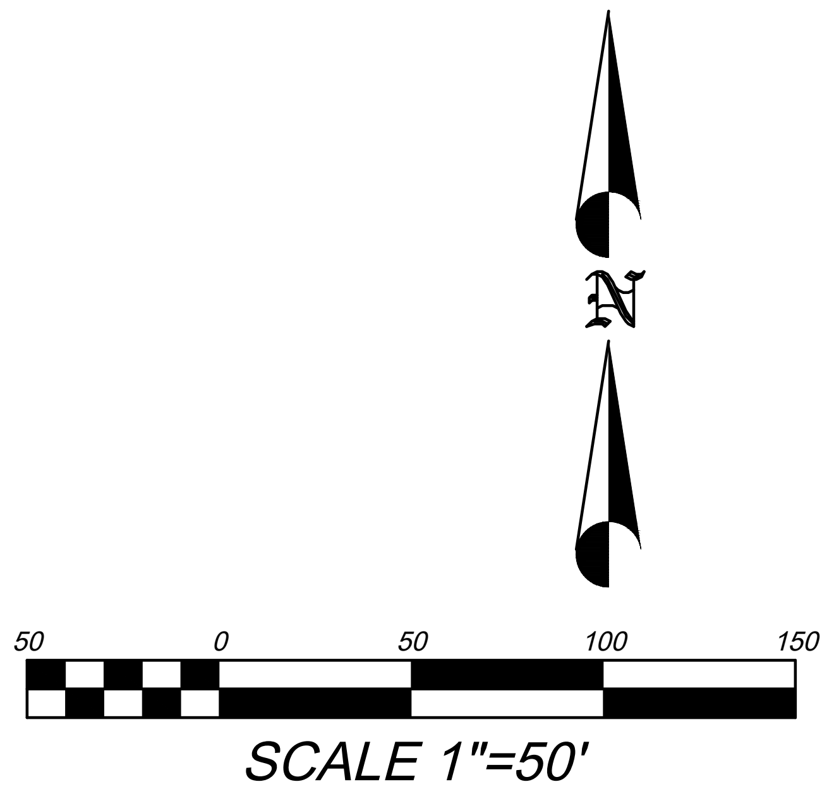
5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.



SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 5-6\AF21 BLOCK 5 PLAT I.dwg

SURVEYOR'S CERTIFICATE

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

____________________ ______________________________
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 838.21 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 00°00'09" WEST 93.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.40 FEET; THENCE SOUTH 89°16'08" EAST 284.29 FEET; THENCE SOUTH 39°27'15" EAST 70.62 FEET; THENCE SOUTH 57°57'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36"W 401.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 117,356 SQUARE FEET IN AREA OR 2.69 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	28
NUMBER OF PARCELS	2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE __________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF
____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________________
DAY OF __________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ________________, A.D. __________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF __________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ________________ ______________________________
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
______ DAY OF ____________, A.D. ____.

MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
APPROVED ____________ CITY ENGINEER	ATTEST ____________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

PLANNER	CHAIRMAN, PLANNING COMMISSION

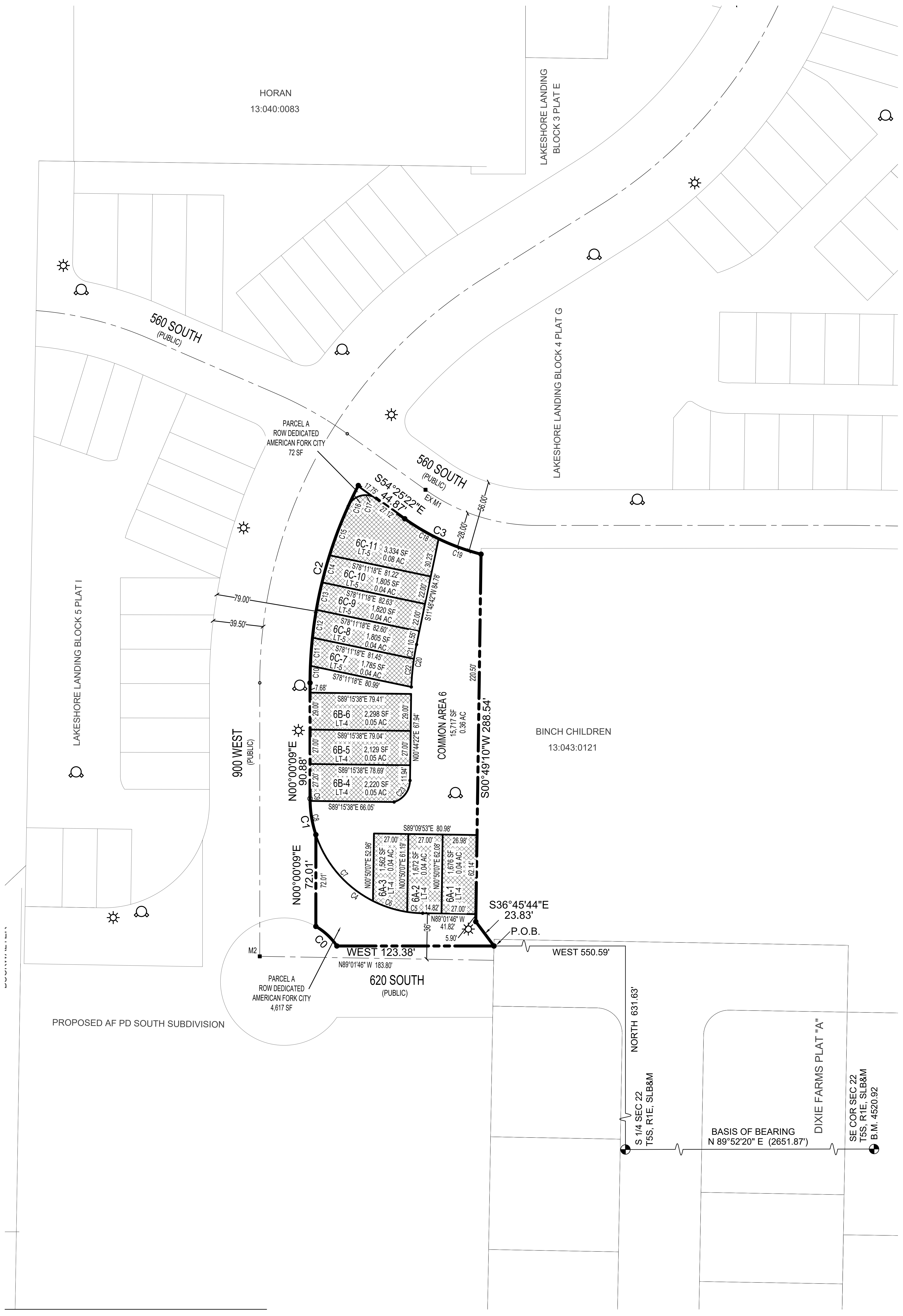
LAKESHORE LANDING BLOCK 5 PLAT I

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH


HORAN
13:040:0083
LAKESHORE LANDING BLOCK 3 PLAT E
LAKESHORE LANDING BLOCK 4 PLAT G
LAKESHORE LANDING BLOCK 5 PLAT I
560 SOUTH (PUBLIC)
900 WEST (PUBLIC)
620 SOUTH (PUBLIC)
PARCEL A ROW DEDICATED AMERICAN FORK CITY 72 SF
PARCEL A ROW DEDICATED AMERICAN FORK CITY 4,617 SF
S54°25'22"E 44.87'
EX M1
56.00'
28.00'
79.00'
39.50'
6C-11 LT-5 3,334 SF 0.08 AC
6C-10 LT-5 1,805 SF 0.04 AC
6C-9 LT-5 1,820 SF 0.04 AC
6C-8 LT-5 1,805 SF 0.04 AC
6C-7 LT-5 1,785 SF 0.04 AC
6B-6 LT-4 2,298 SF 0.05 AC
6B-5 LT-4 2,129 SF 0.05 AC
6B-4 LT-4 2,220 SF 0.05 AC
6A-3 LT-4 1,562 SF 0.04 AC
6A-2 LT-4 1,672 SF 0.04 AC
6A-1 LT-4 1,676 SF 0.04 AC
COMMON AREA 6 15,717 SF 0.36 AC
S11°48'42"W 84.78'
N00°44'22"E 67.94'
S00°49'10"W 288.54'
220.50'
N00°00'09"E 90.88'
N00°00'09"E 72.01'
S89°09'53"E 80.98'
N89°01'46" W 41.82'
S36°45'44"E 23.83'
P.O.B.
WEST 123.38'
N89°01'46" W 183.80'
WEST 550.59'
NORTH 631.63'
M2
BINCH CHILDREN
13:043:0121
PROPOSED AF PD SOUTH SUBDIVISION
S 1/4 SEC 22 T5S, R1E, SLB&M
SE COR SEC 22 T5S, R1E, SLB&M B.M. 4520.92
BASIS OF BEARING N 89°52'20" E (2651.87')
DIXIE FARMS PLAT "A"

ADDRESSES

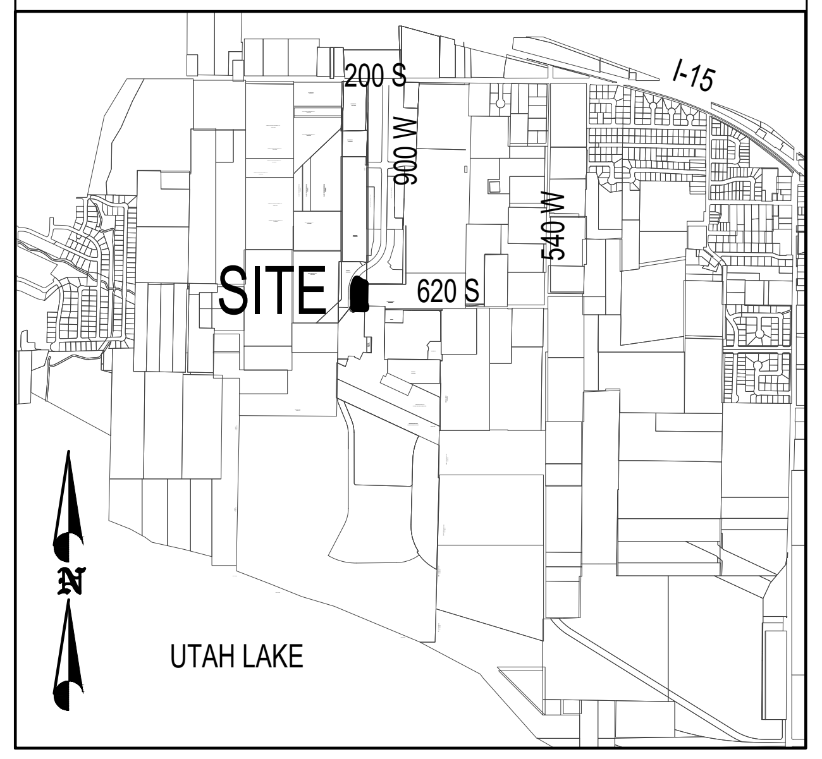
LOT 6A-1	876 WEST 620 SOUTH
LOT 6A-2	884 WEST 620 SOUTH
LOT 6A-3	892 WEST 620 SOUTH
LOT 6B-4	613 SOUTH 900 WEST
LOT 6B-5	607 SOUTH 900 WEST
LOT 6B-6	601 SOUTH 900 WEST
LOT 6C-7	595 SOUTH 900 WEST
LOT 6C-8	589 SOUTH 900 WEST
LOT 6C-9	583 SOUTH 900 WEST
LOT 6C-10	577 SOUTH 900 WEST
LOT 6C-11	571 SOUTH 900 WEST

LEGEND

SECTION CORNER
PROPERTY CORNER
SUBDIVISION MONUMENT
BOUNDARY LINE
CENTER LINE
EASEMENT LINE
FIRE HYDRANT
STREET LIGHT
▨ PRIVATE AREA
COMMON — COMMON AREA (AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.98 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C0	50.00	22.75	26°04'11"	22.55	N47°05'26"W
C1	90.00	28.81	18°20'34"	28.69	N09°10'08"W
C2	335.50	161.04	27°30'07"	159.50	N13°45'12"E
C3	178.00	66.43	21°23'01"	66.05	S65°06'52"E
C4	90.00	111.04	70°41'28"	104.13	N53°41'09"W
C5	90.00	12.22	07°46'50"	12.21	N85°08'28"W
C6	90.00	28.34	18°02'33"	28.22	N72°13'46"W
C7	90.00	70.48	44°52'05"	68.69	N40°46'27"W
C8	90.00	27.01	17°11'32"	26.90	N09°44'39"W
C9	90.00	1.81	01°09'00"	1.81	N00°34'22"W
C10	335.50	13.38	02°17'06"	13.38	N01°08'42"E
C11	335.50	22.20	03°47'29"	22.20	N04°11'00"E
C12	335.50	22.05	03°45'59"	22.05	N07°57'43"E
C13	335.50	22.00	03°45'28"	22.00	N11°43'27"E
C14	335.50	22.05	03°45'56"	22.04	N15°29'08"E
C15	335.50	41.19	07°02'02"	41.16	N20°53'07"E
C16	335.50	18.17	03°06'08"	18.16	N25°57'12"E
C17	15.00	26.49	101°10'30"	23.18	N74°59'23"E
C18	178.00	30.91	09°56'59"	30.87	S59°23'51"E
C19	178.00	35.52	11°26'02"	35.46	S70°05'22"E
C20	200.00	33.61	09°37'39"	33.57	S06°59'52"W
C21	200.00	11.46	03°16'54"	11.45	S10°10'15"W
C22	200.00	22.15	06°20'46"	22.14	S05°21'25"W
C23	18.00	22.42	71°22'30"	21.00	S36°25'37"W

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

50 0 50 100 150
SCALE 1"=50'

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____,
BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

3/20/20 I:\My Drive\Berg Civil\2019\ARDERO\TOD BLOCK PLAN FINAL\BLOCK 5-6\AF21 BLOCK 6 PLAT J.dwg

SURVEYOR'S CERTIFICATE

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

______________________ DATE
______________________________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 631.63 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE WEST 123.38 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.75 FEET (CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARS N47°05'26"W 22.55 FEET); THENCE NORTH 00°00'09" EAST 72.01 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 90.88 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12"E 159.50 FEET); THENCE SOUTH 54°25'22" EAST 44.87 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 66.43 FEET (CURVE HAVING A CENTRAL ANGLE 21°23'01" AND A LONG CHORD BEARS S65°06'52"E 66.05 FEET); THENCE SOUTH 00°49'10" WEST 288.54 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42,513 SQUARE FEET IN AREA OR 0.98 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	11
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE ________________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ______________________
DAY OF ________________________ , A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ________________, A.D. __________ PERSONALLY APPEARED BEFORE ME ____________
____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _________________________ , IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ________________ ______________________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE __CITY COUNCIL________ OF _____AMERICAN FORK CITY_____COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ____________, A.D. ____.

______________________ MAYOR
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
______________________ CITY COUNCIL MEMBER
APPROVED ______________________ CITY ENGINEER
ATTEST ______________________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _______ DAY OF ______________, A.D. ___________ BY THE
____AMERICAN FORK CITY________ PLANNING COMMISSION

______________________ PLANNER
______________________ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

CONTACT LIST

CIVIL ENGINEER

BERG CIVIL ENGINEERING		(801) 492-1277

GEOTECHNICAL ENGINEER

AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060

UTILITIES

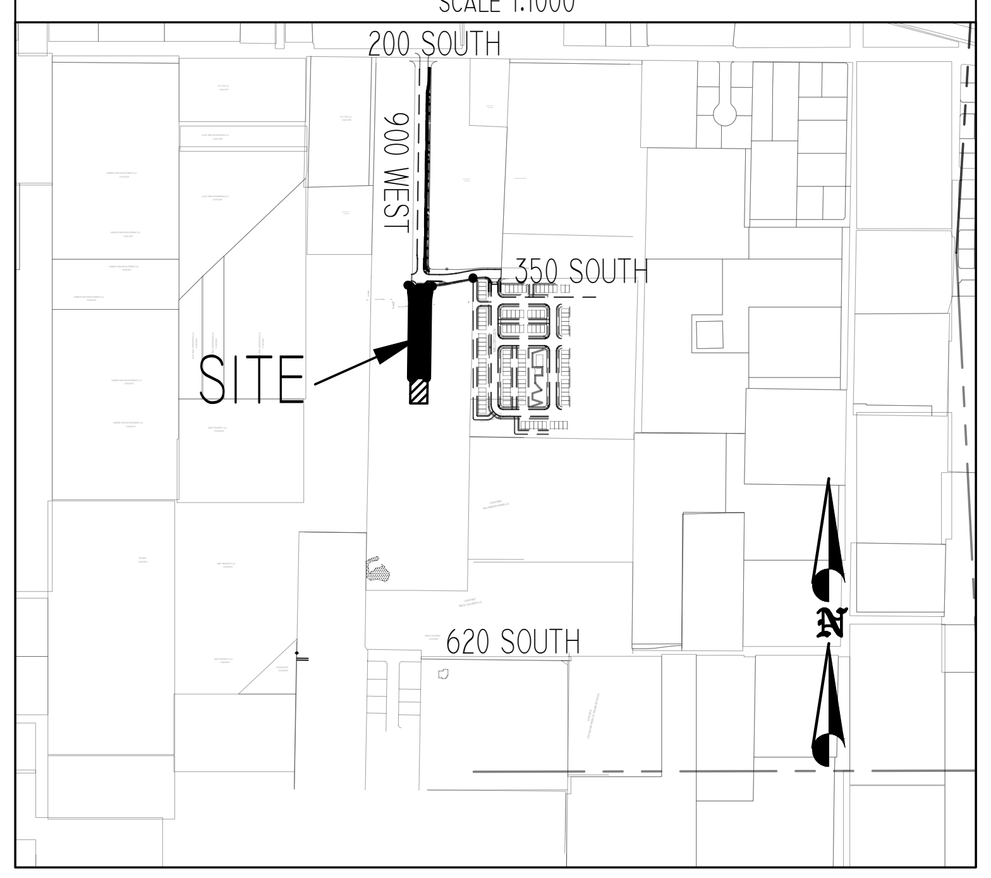
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NIELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

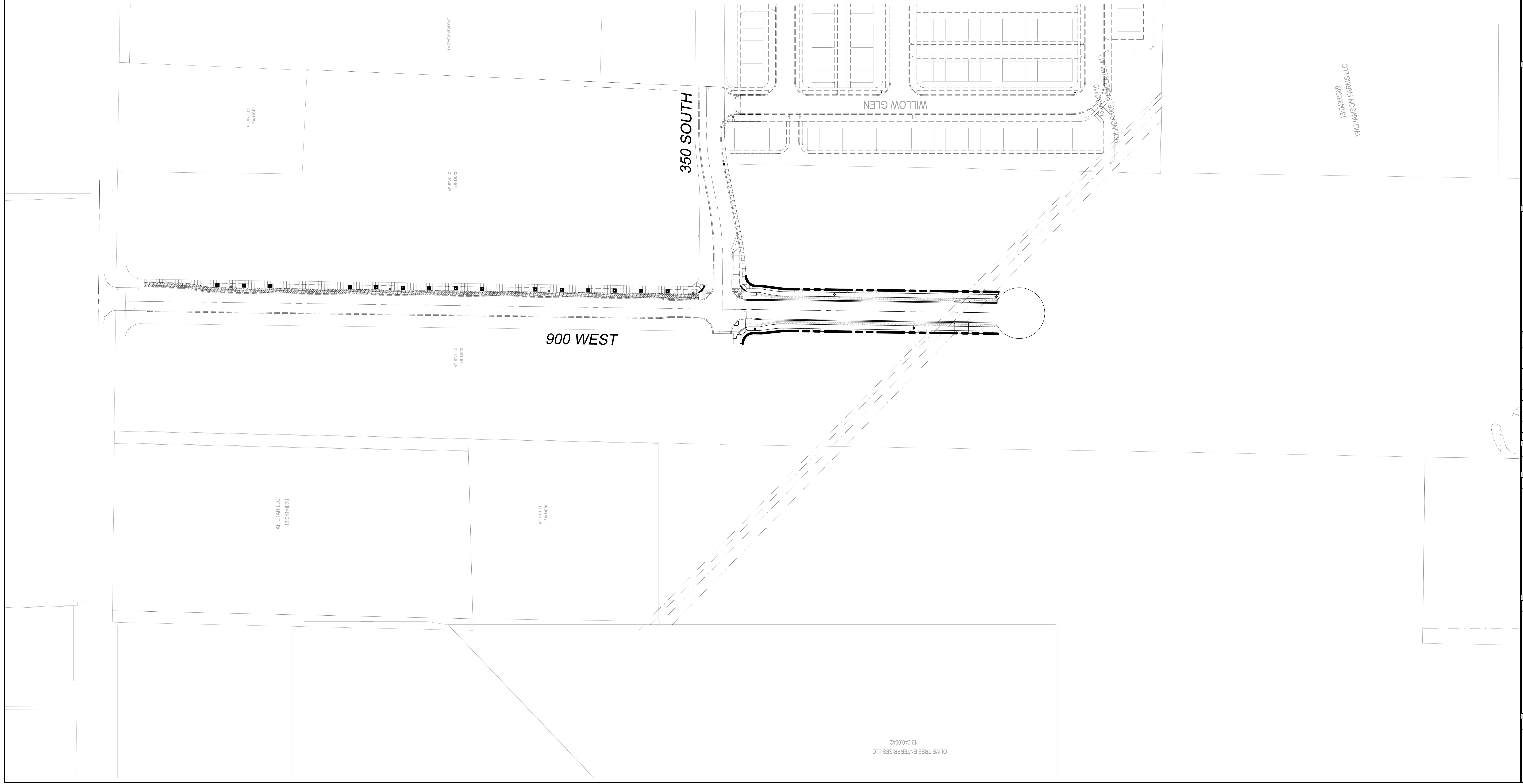
SHEET INDEX

C0	COVER
C1.1	SITE PLAN
C2.1	UTILITY PLAN
C3.1-C3.2	900 WEST PLAN & PROFILE
C4.1	INTERSECTION GRADING PLAN
C5.1	STRIPING PLAN
C6.1	LANDSCAPE PLAN
C7.1	DRY UTILITY
C8.1	SWPPP
GN1	GENERAL NOTES
D1-D6	CONSTRUCTION DETAILS
AS-BLT	NORTH SHORE AQUEDUCT / TSSD

VICINITY SKETCH

SCALE 1:1000





ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2A

0 40 80 160 240

SCALE: 1"= 80'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 4/16/2020
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	04/16/2020

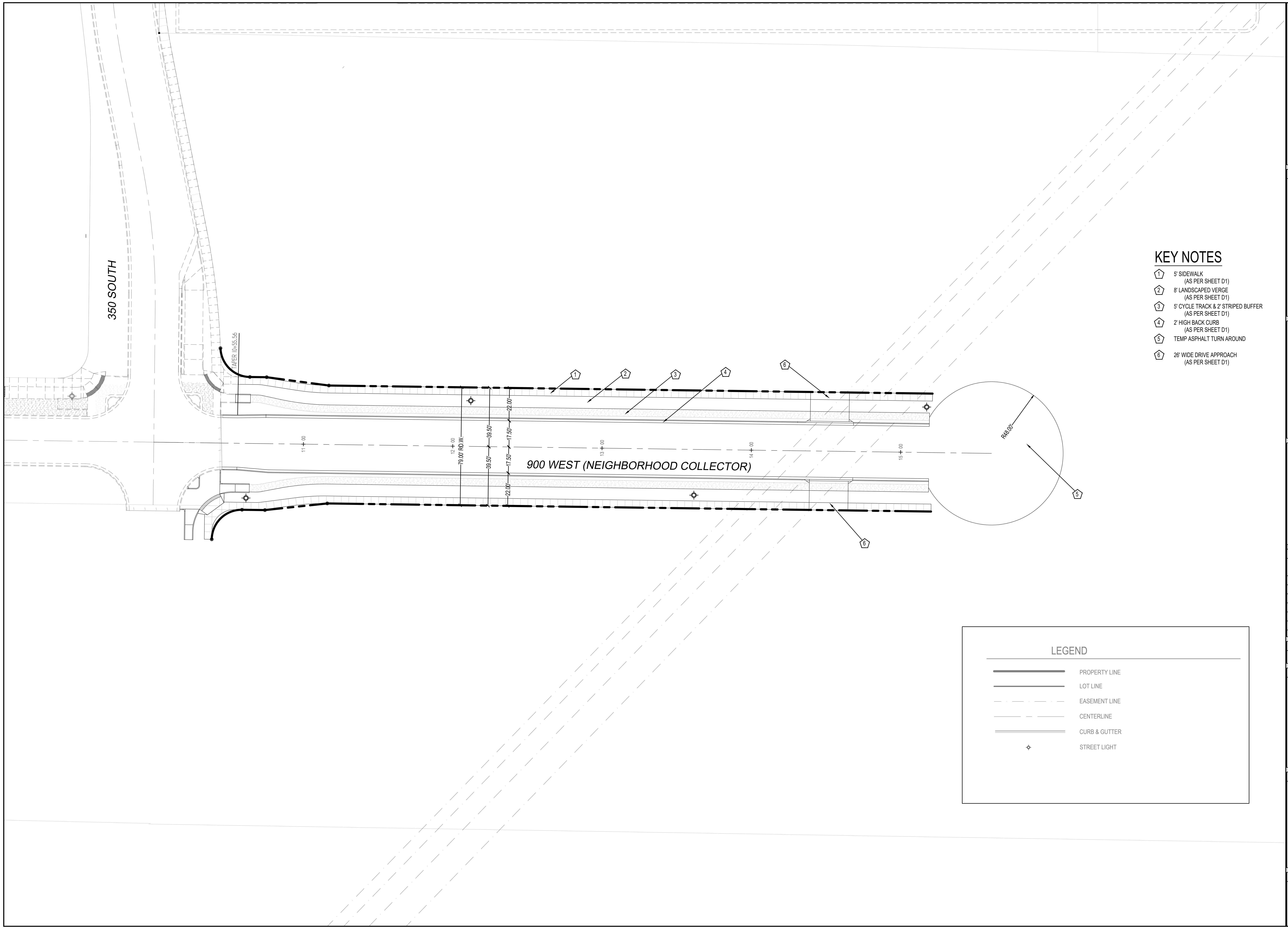
PROJECT

900 WEST ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C0



KEY NOTES

1	5' SIDEWALK (AS PER SHEET D1)
2	8' LANDSCAPED VERGE (AS PER SHEET D1)
3	5' CYCLE TRACK & 2' STRIPED BUFFER (AS PER SHEET D1)
4	2' HIGH BACK CURB (AS PER SHEET D1)
5	TEMP ASPHALT TURN AROUND
6	26' WIDE DRIVE APPROACH (AS PER SHEET D1)

LEGEND

PROPERTY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
CURB & GUTTER
STREET LIGHT

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DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

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

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ACTION	DATE
FINAL PLAN	04/16/2020

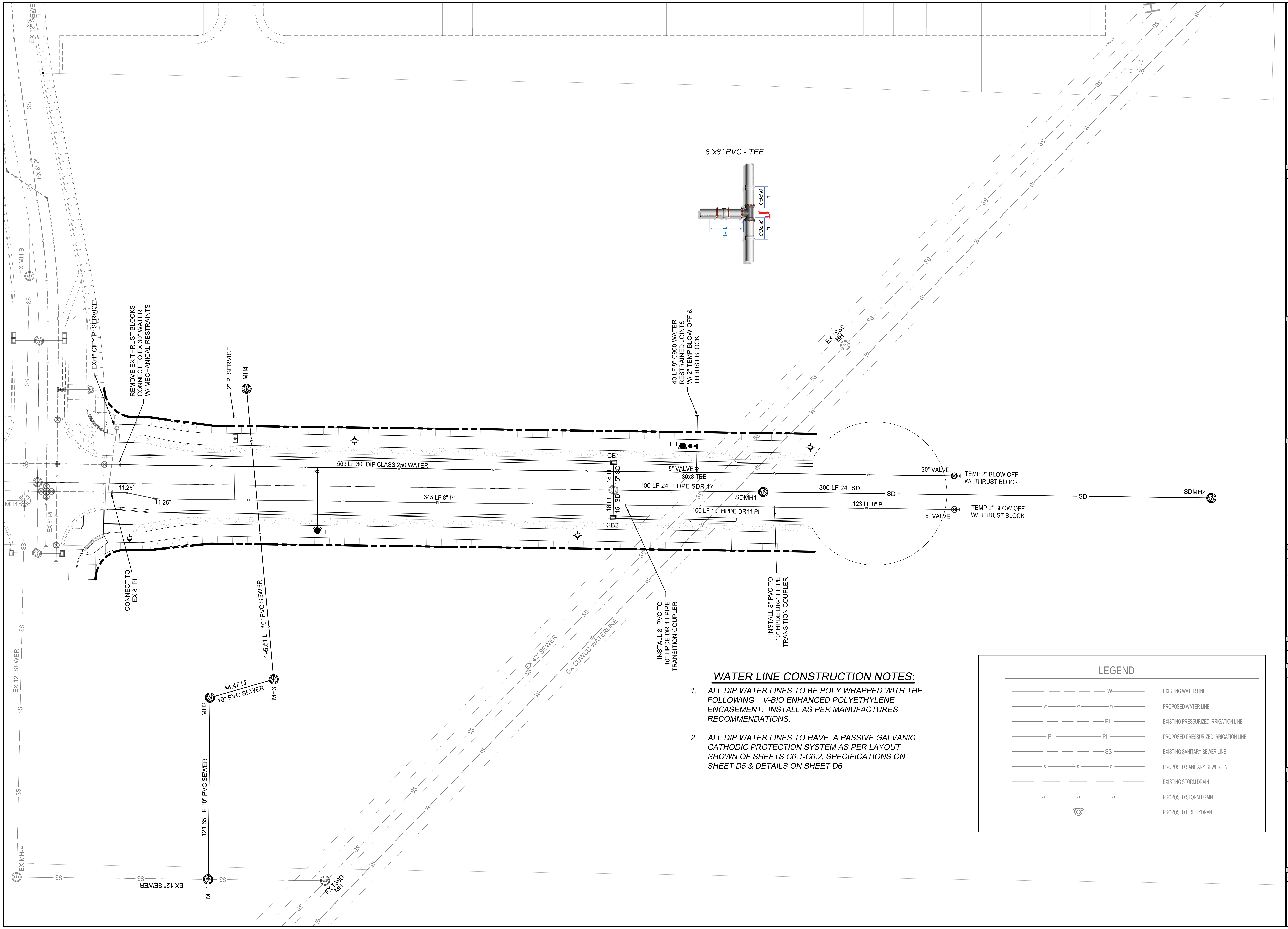
PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
SITE PLAN	C1.1



WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS C6.1-C6.2, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

LEGEND

— — — W —	EXISTING WATER LINE
— W — W — W —	PROPOSED WATER LINE
— — — PI —	EXISTING PRESSURIZED IRRIGATION LINE
— PI — PI —	PROPOSED PRESSURIZED IRRIGATION LINE
— — — SS —	EXISTING SANITARY SEWER LINE
— S — S — S —	PROPOSED SANITARY SEWER LINE
— — — — —	EXISTING STORM DRAIN
— SD — SD — SD —	PROPOSED STORM DRAIN
◎	PROPOSED FIRE HYDRANT

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DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

N

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

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
343602
4/16/2020
K R Berg

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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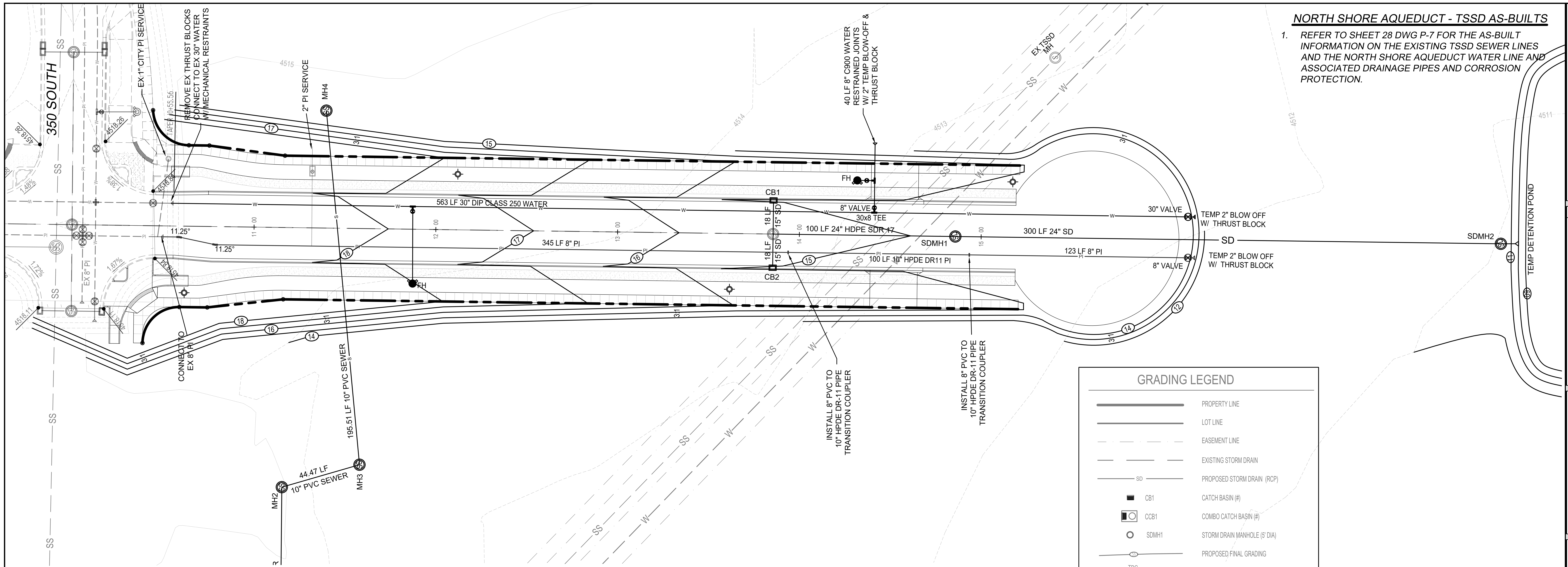

350 SOUTH
EX 1" CITY PI SERVICE
REMOVE EX THRUST BLOCKS CONNECT TO EX 30" WATER W/ MECHANICAL RESTRAINTS
2" PI SERVICE
MH4
40 LF 8" C900 WATER RESTRAINED JOINTS W/ 2" TEMP BLOW-OFF & THRUST BLOCK
EX TSSD MH
563 LF 30" DIP CLASS 250 WATER
345 LF 8" PI
CB1
CB2
18 LF 15" SD
8" VALVE
30x8 TEE
100 LF 24" HDPE SDR 17
100 LF 10" HDPE DR11 PI
SDMH1
300 LF 24" SD
123 LF 8" PI
30" VALVE
8" VALVE
TEMP 2" BLOW OFF W/ THRUST BLOCK
TEMP 2" BLOW OFF W/ THRUST BLOCK
SD
SDMH2
TEMP DETENTION POND
FH
11.25°
CONNECT TO EX 8" PI
195.51 LF 10" PVC SEWER
44.47 LF 10" PVC SEWER
MH2
MH3
INSTALL 8" PVC TO 10" HDPE DR-11 PIPE TRANSITION COUPLER
INSTALL 8" PVC TO 10" HDPE DR-11 PIPE TRANSITION COUPLER
SS
W

NORTH SHORE AQUEDUCT - TSSD AS-BUILTS

1. REFER TO SHEET 28 DWG P-7 FOR THE AS-BUILT INFORMATION ON THE EXISTING TSSD SEWER LINES AND THE NORTH SHORE AQUEDUCT WATER LINE AND ASSOCIATED DRAINAGE PIPES AND CORROSION PROTECTION.

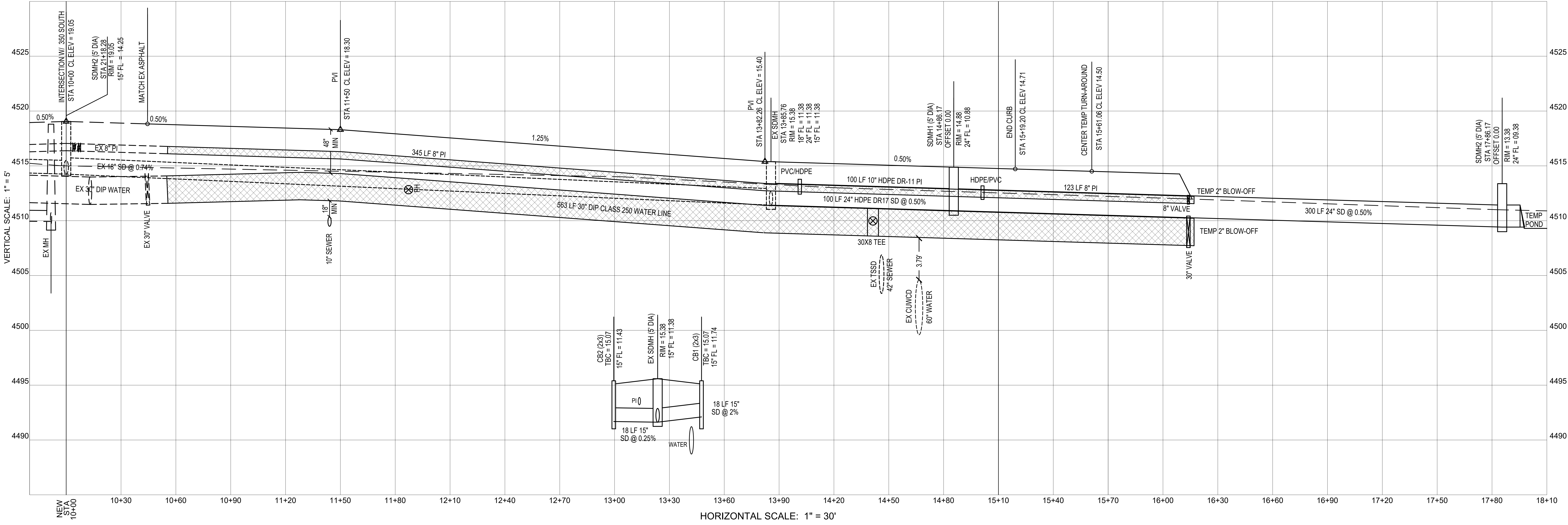
GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▮○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—◯—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

N

0 15 30 60 90

SCALE: 1"= 30'


VERTICAL SCALE: 1" = 5'
4530
4525
4520
4515
4510
4505
4500
4495
4490
INTERSECTION W/ 350 SOUTH STA 10+00 CL ELEV = 19.05
SDMH2 (5' DIA) STA 10+18.26 RIM = 19.05 15" FL = 14.25
MATCH EX ASPHALT
PVI STA 11+50 CL ELEV = 18.30
PVI STA 13+82.26 CL ELEV = 15.40
EX SDMH STA 13+85.76 RIM = 15.38 18" FL = 11.38 24" FL = 11.38 15" FL = 11.38
SDMH1 (5' DIA) STA 14+86.17 OFFSET 0.00 RIM = 14.88 24" FL = 10.88
END CURB STA 15+19.20 CL ELEV 14.71
CENTER TEMP TURN-AROUND STA 15+61.06 CL ELEV 14.50
SDMH2 (5' DIA) STA 17+86.17 OFFSET 0.00 RIM = 13.38 24" FL = 09.38
0.50%
0.50%
1.25%
0.50%
EX 8" PI
EX 18" SD @ 0.74%
EX 30" DIP WATER
EX 30" VALVE
EX MH
345 LF 8" PI
48" MIN
18" MIN
10" SEWER
563 LF 30" DIP CLASS 250 WATER LINE
PVC/HDPE
HDPE/PVC
100 LF 10" HDPE DR-11 PI
100 LF 24" HDPE DR17 SD @ 0.50%
123 LF 8" PI
30X8 TEE
TEMP 2" BLOW-OFF
8" VALVE
TEMP 2" BLOW-OFF
30" VALVE
300 LF 24" SD @ 0.50%
TEMP POND
EX TSSD 42" SEWER
3.79'
EX CUWCD 60" WATER
CB2 (2x3) TBC = 15.07 15" FL = 11.43
EX SDMH (5' DIA) RIM = 15.38 15" FL = 11.38
CB1 (2x3) TBC = 15.07 15" FL = 11.74
PI
18 LF 15" SD @ 0.25%
18 LF 15" SD @ 2%
WATER
NEW STA 10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70
13+00
13+30
13+60
13+90
14+20
14+50
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
18+10

HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

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SEAL
KENNETH R. BERG
343602
4/16/2020
K R Berg

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
900 WEST PLAN & PROFILE	C3.1

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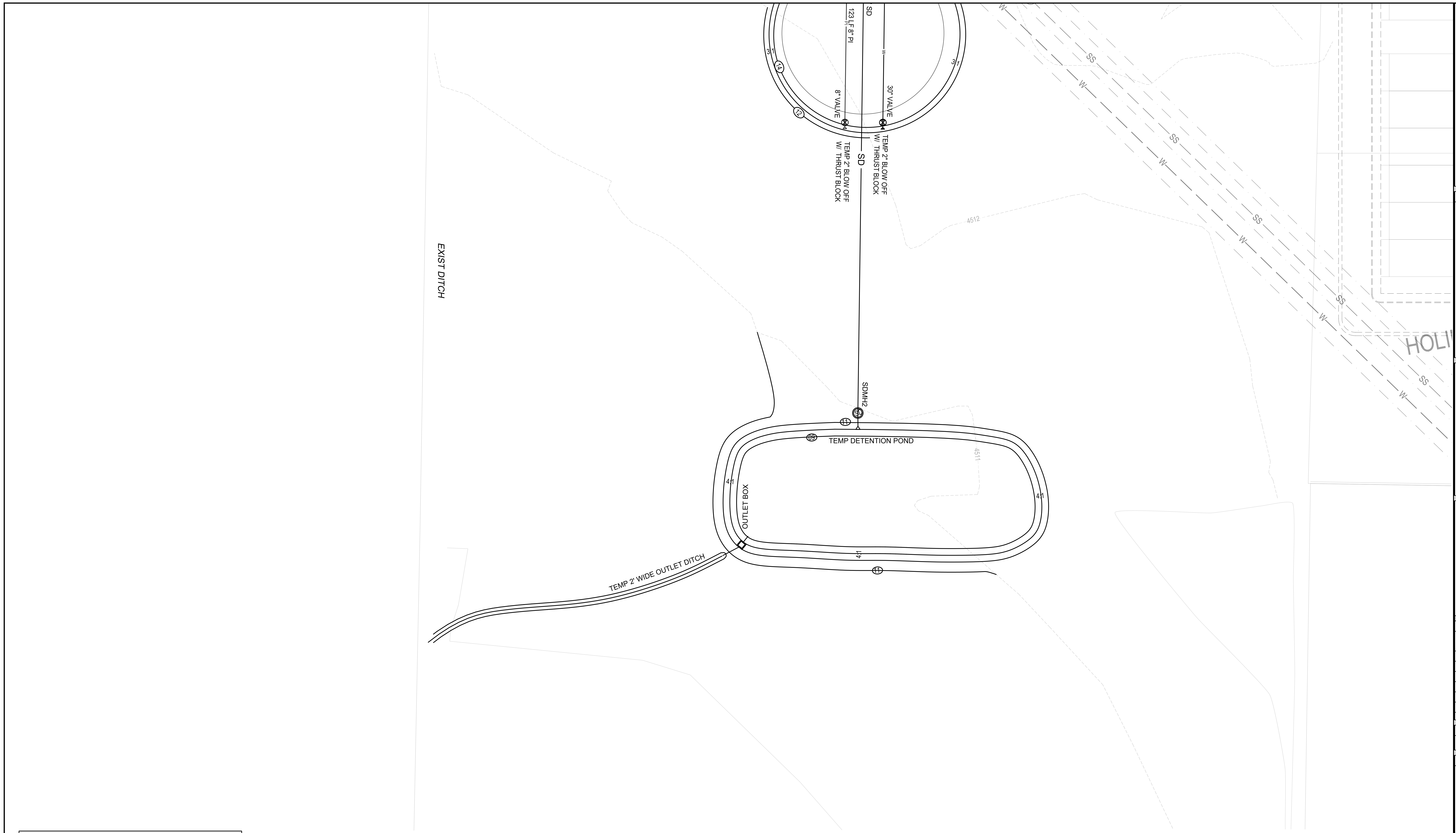
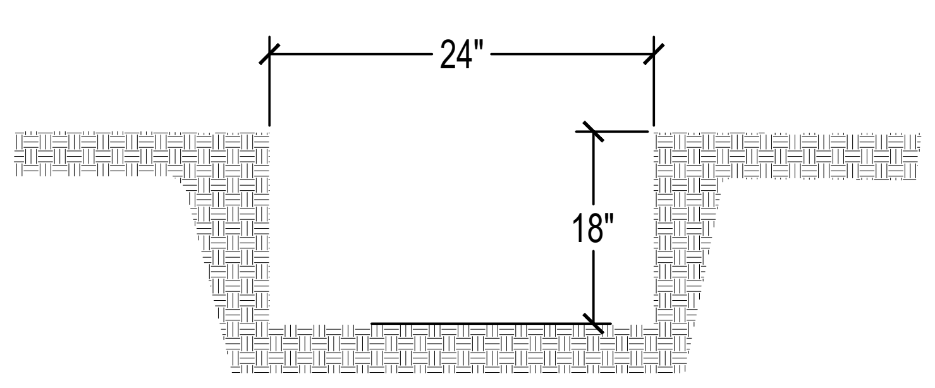


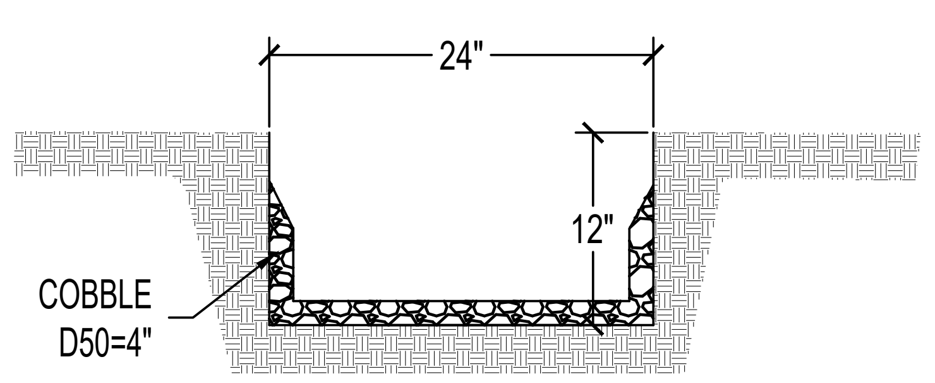
GRADING LEGEND

▬		PROPERTY LINE
—		LOT LINE
— · —		EASEMENT LINE
— —		EXISTING STORM DRAIN
— SD —		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▮○	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—36—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

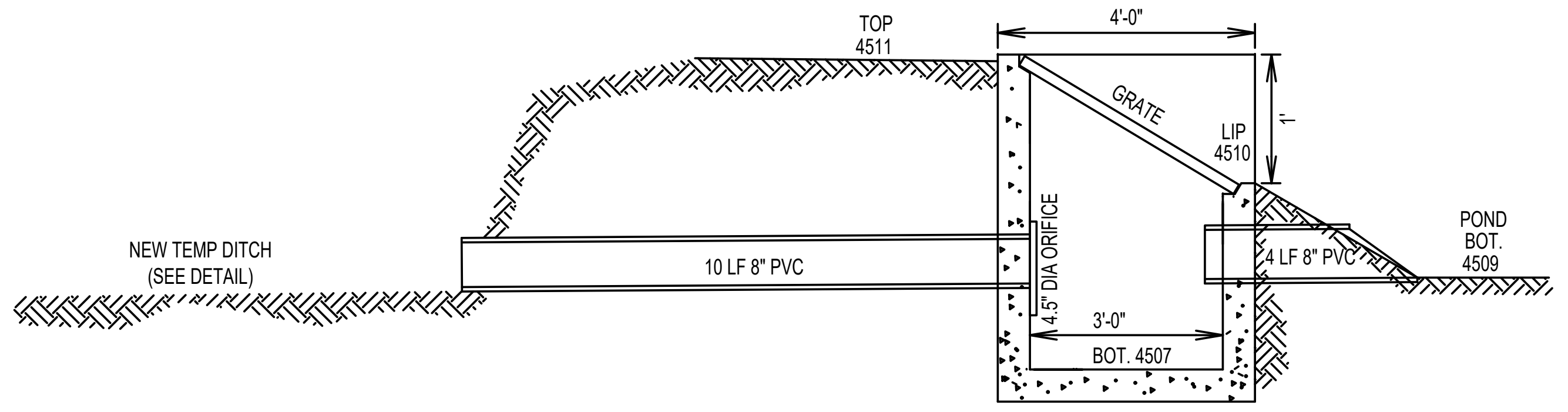
EXIST DITCH SECTION



TEMP DITCH SECTION



TEMP POND OUTLET



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DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

N

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

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office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 4/16/2020
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ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
900 WEST TEMP POND	C3.2

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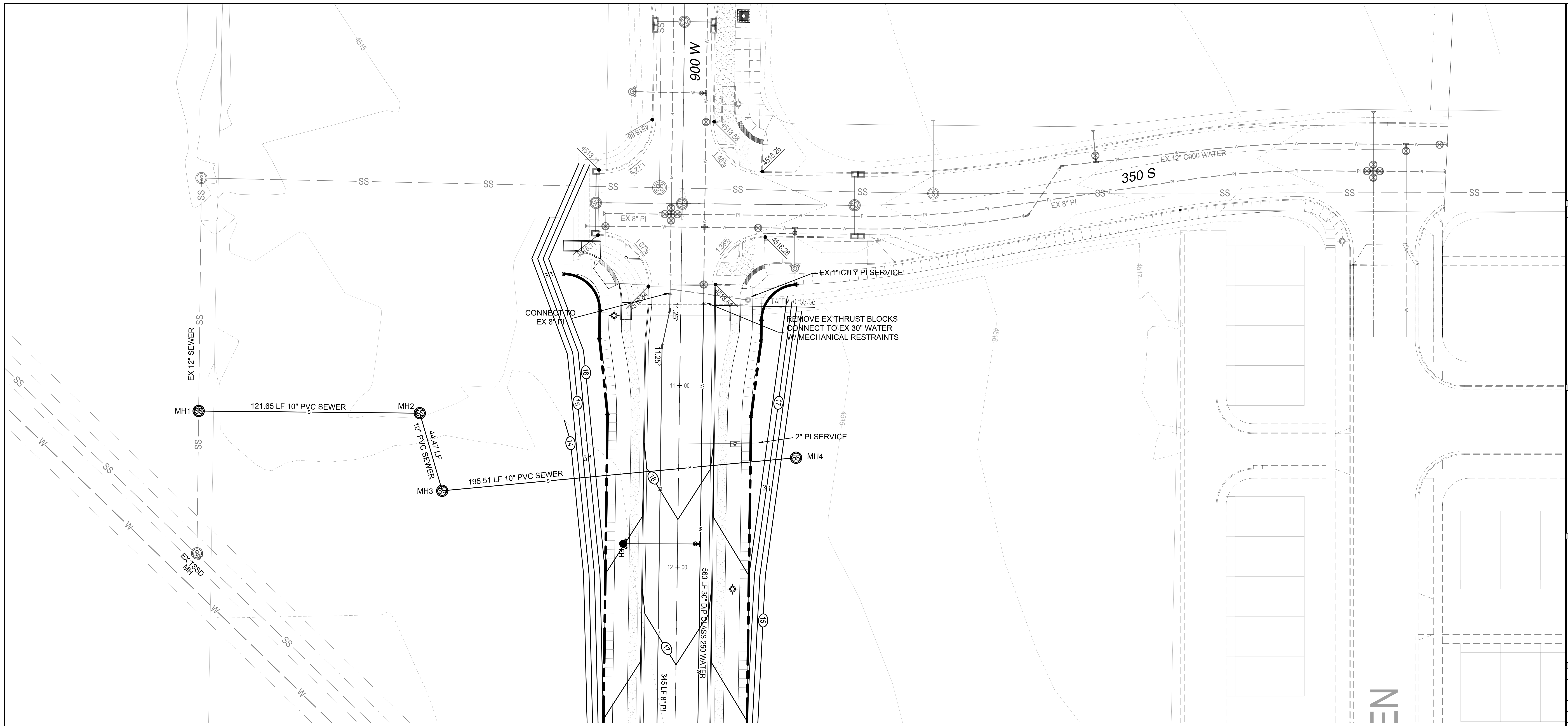

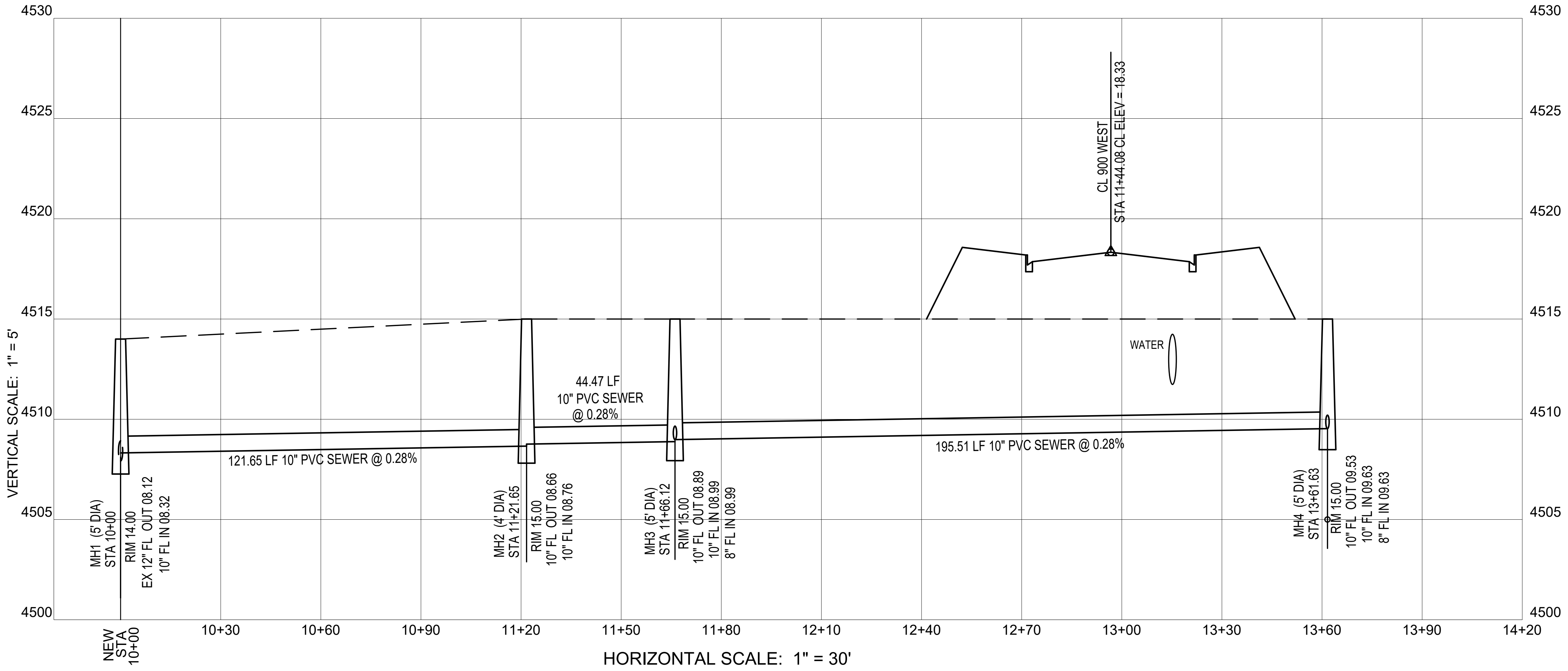

GRADING LEGEND

━━━	PROPERTY LINE
───	LOT LINE
— · — · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▮○ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—36—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

NORTH SHORE AQUEDUCT - TSSD AS-BUILTS

1. REFER TO SHEET 28 DWG P-7 FOR THE AS-BUILT INFORMATION ON THE EXISTING TSSD SEWER LINES AND THE NORTH SHORE AQUEDUCT WATER LINE AND ASSOCIATED DRAINAGE PIPES AND CORROSION PROTECTION.

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(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

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

berg
CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
SEWER PLAN & PROFILE	C3.3

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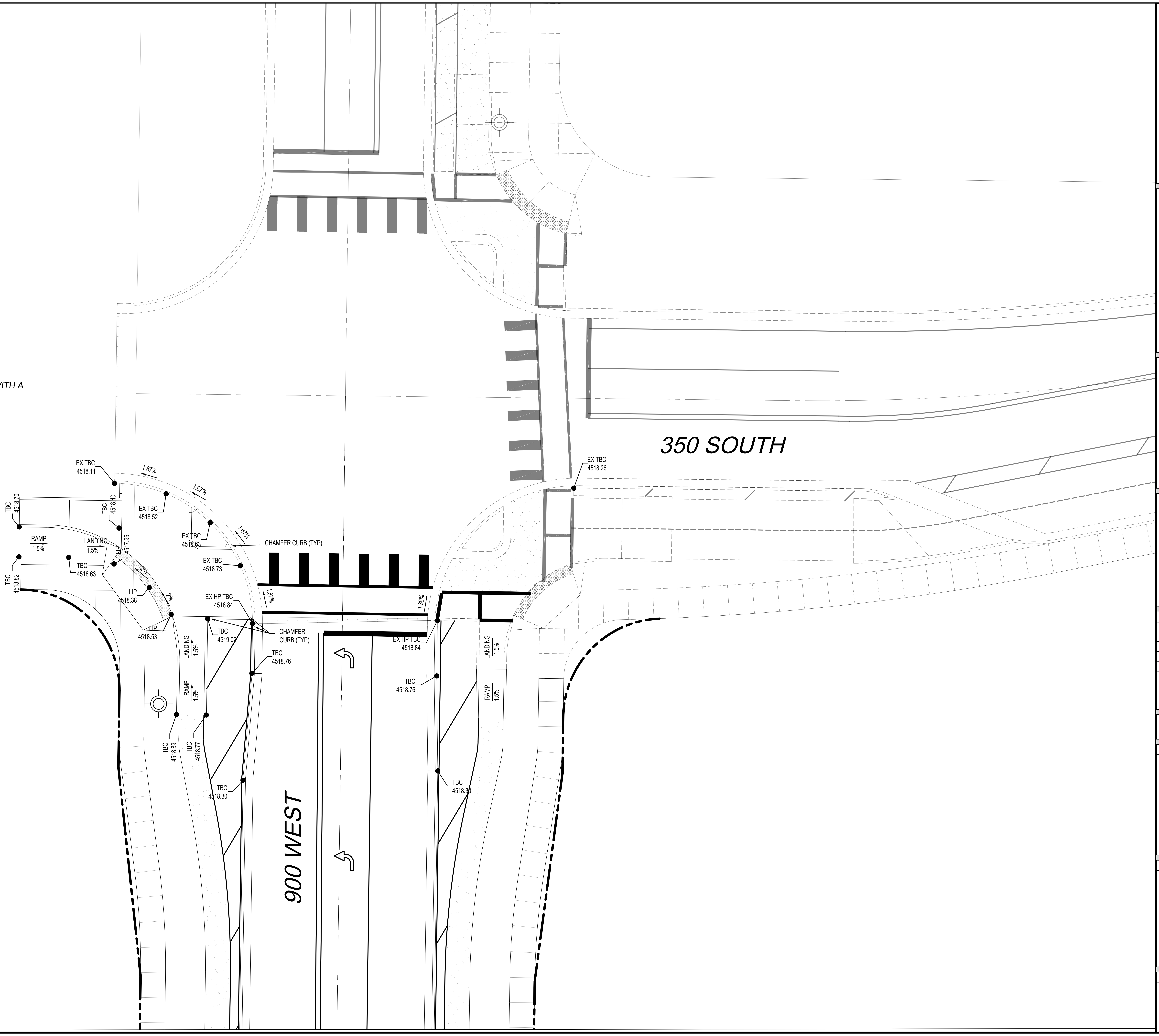
RAMP NOTES

CONTRACTOR TO CHAMFER ALL 90° CORNERS WITH A TYPICAL 24" CHAMFER OF CURBING.



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520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

N

0 5 10 20 30
SCALE: 1"= 10'

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PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
900 W / 350 S INTERSECTION DETAIL	C4.1

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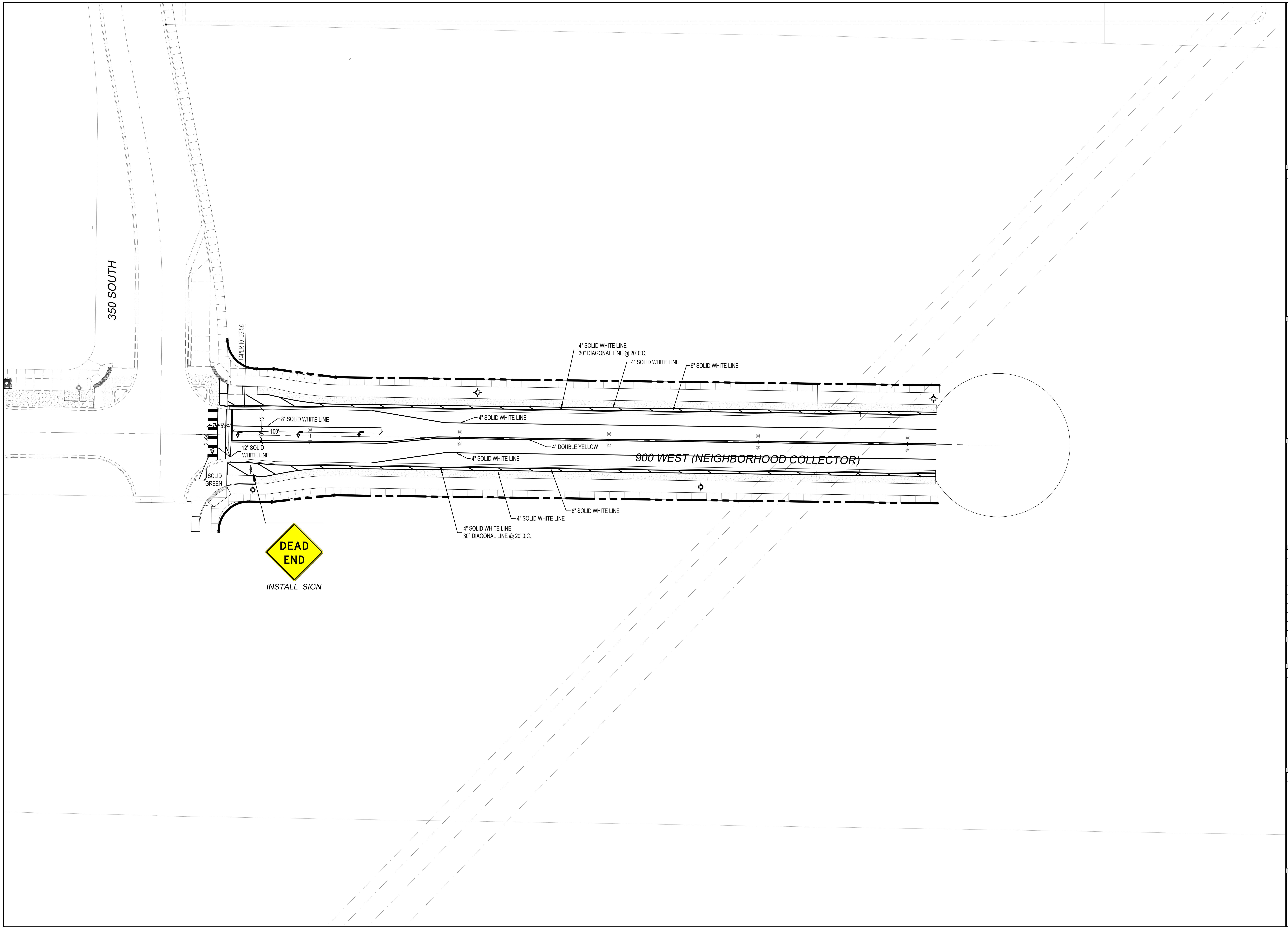

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2A

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

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SEAL
KENNETH R. BERG
343602
4/16/2020
K R Berg

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
STRIPING PLAN	C5.1

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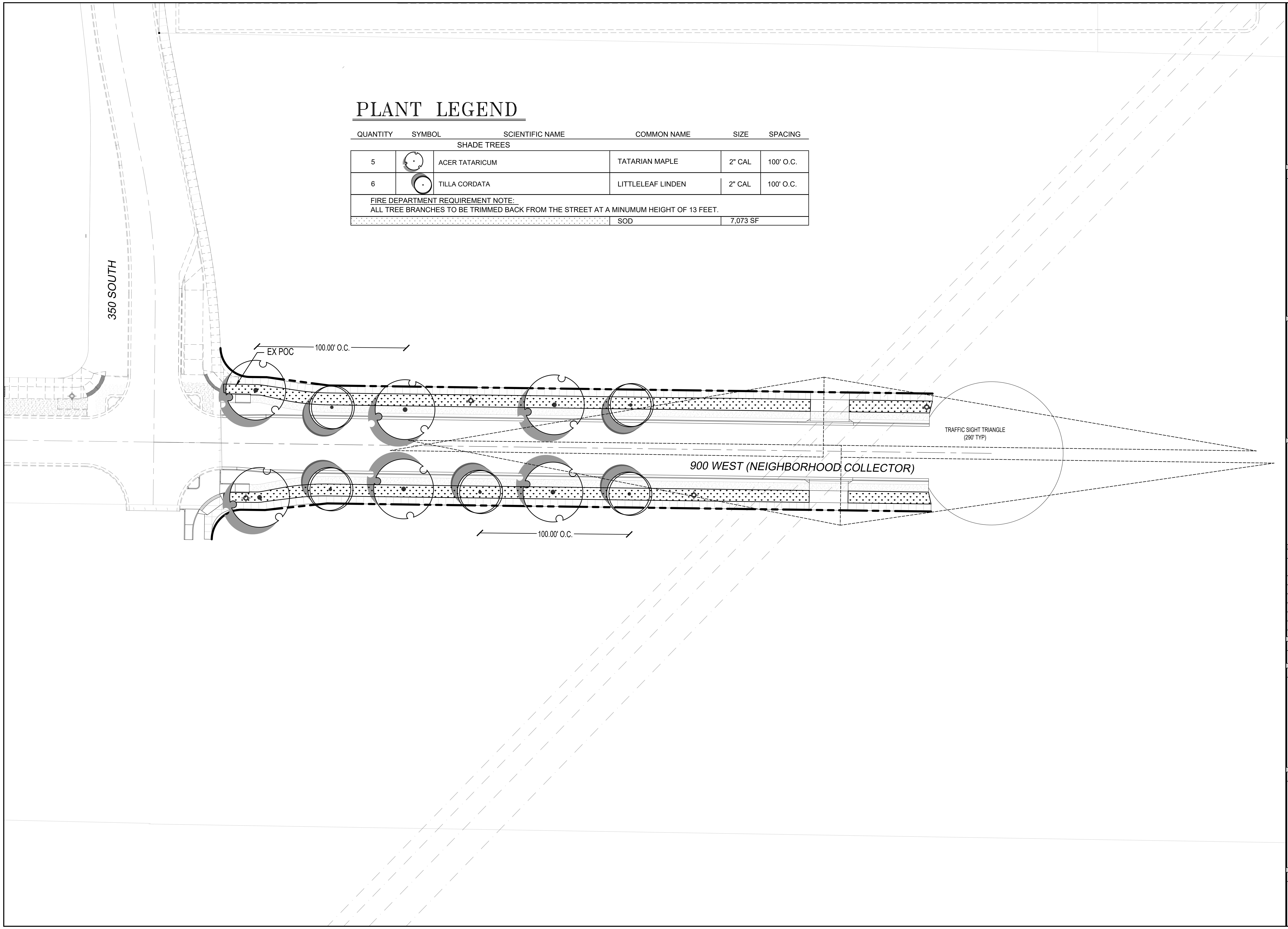

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
		SHADE TREES			
5	◌	ACER TATARICUM	TATARIAN MAPLE	2" CAL	100' O.C.
6	○	TILLA CORDATA	LITTLELEAF LINDEN	2" CAL	100' O.C.
FIRE DEPARTMENT REQUIREMENT NOTE: ALL TREE BRANCHES TO BE TRIMMED BACK FROM THE STREET AT A MINUMUM HEIGHT OF 13 FEET.					
▨			SOD	7,073 SF	

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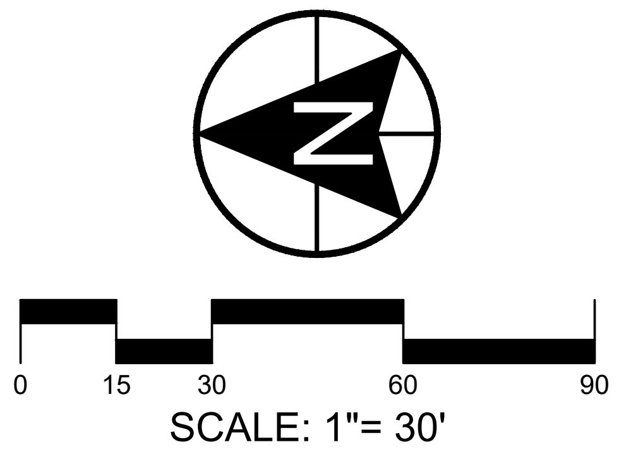
DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A



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SEAL
K R Berg
KENNETH R. BERG
343602
4/16/2020

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	C6.1

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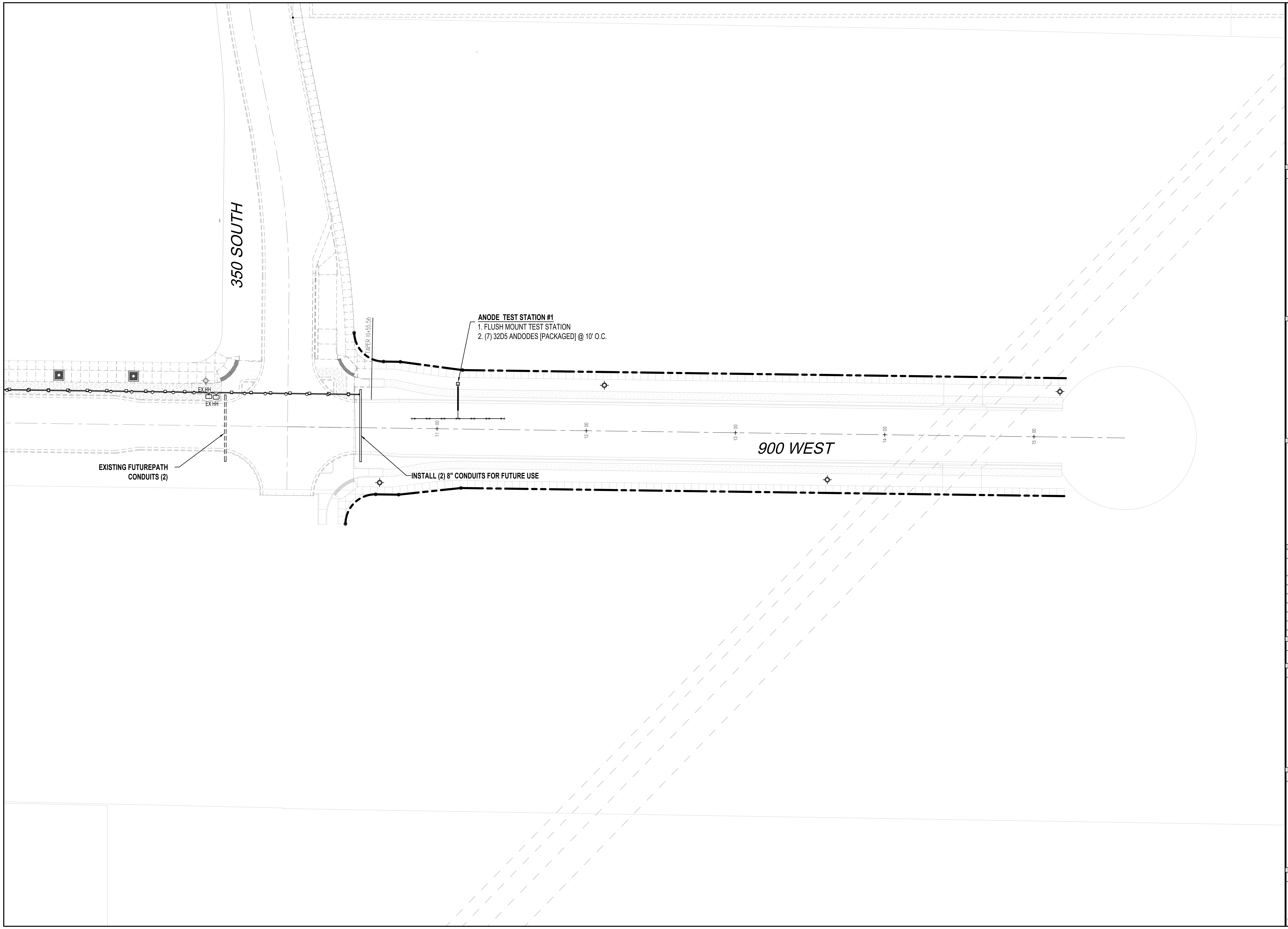
350 SOUTH
900 WEST
ANODE TEST STATION #1
1. FLUSH MOUNT TEST STATION
2. (7) 32D5 ANDODES [PACKAGED] @ 10' O.C.
TAPER 10+55.56
EX HH
EX HH
EXISTING FUTUREPATH CONDUITS (2)
INSTALL (2) 8" CONDUITS FOR FUTURE USE
11+00
12+00
13+00
14+00
15+00

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 4/16/2020
1			
2			
3			
4			
5			
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ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
DRY UTILITY PLAN i:\my drive\berg civil\2019\ardero\900 w phase 1.2a\900w2_07-dry.dwg	C7.1

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

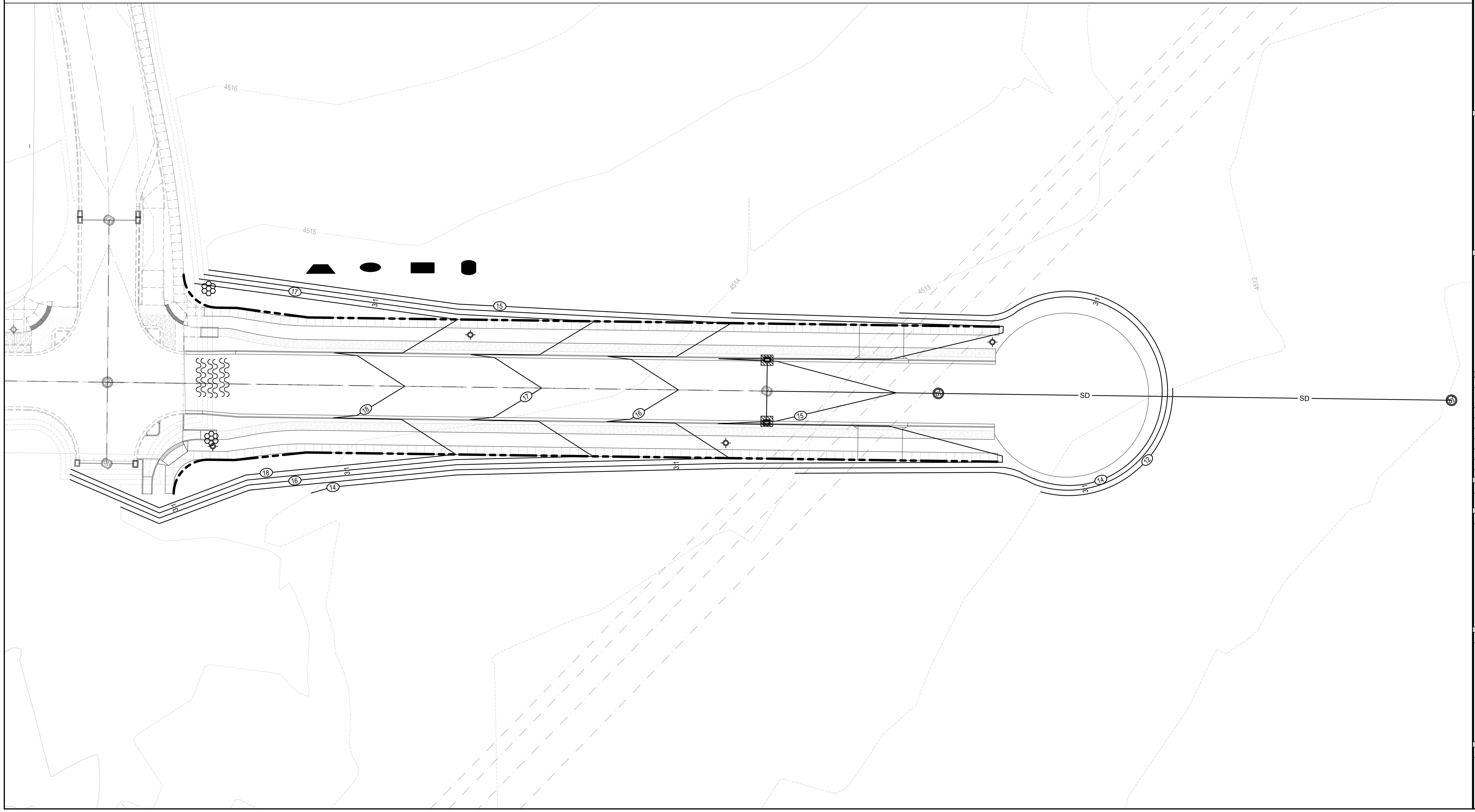
MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⬢	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿∿	STABILIZED EXIT/PAD; RIP RAP
❀	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		━━	PROJECT BOUNDARY/AREA INDICATOR
		WWWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	▪▪▪▪▪	SILT FENCE/EARTHEN BERM

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 6.88 ACRES. ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.
3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.
5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
6) ESTIMATED DISTURBED AREA = 1.5 ACRES
7) INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = NOT SUITABLE FOR SUMPS.
8) EXISTING "C" VALUE - C=0.10
9) POST DEVELOPMENT "C" VALUE C=0.85
10) ESTIMATED DEPTH TO GROUNDWATER = 3 FEET BELOW EXIST SURFACE
11) PROJECT TO BE COMPLETED IN A SINGLE PHASE
12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ERISION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
15) CHANGE IN IMPERVIOUS COVER AREA
IMPERVIOUS AREA BEFORE CONSTRUCTION 0.00 AC
IMPERVOIUS AREA AFTER CONSTRUCTION 1.20 AC (ROADWAY)



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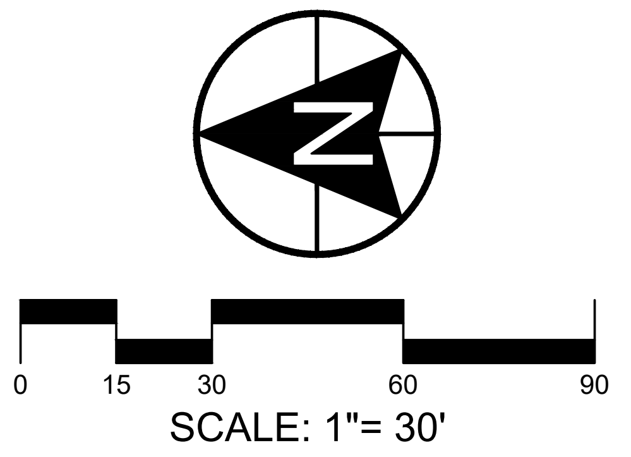
900 WEST ROADWAY
PHASE 1.2A



SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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office (801) 492–1277
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REVISIONS		
NO.	DATE	DESCRIPTION
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7		

SEAL
KENNETH R. BERG
343602
4/16/2020
K R Berg

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SWPPP	C8.1

i:\my drive\berg civil\2019\ardero\900 w phase 1.2a\900w2_08-swppp.dwg

GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

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SEAL
K R Berg
KENNETH R. BERG
343602
4/16/2020

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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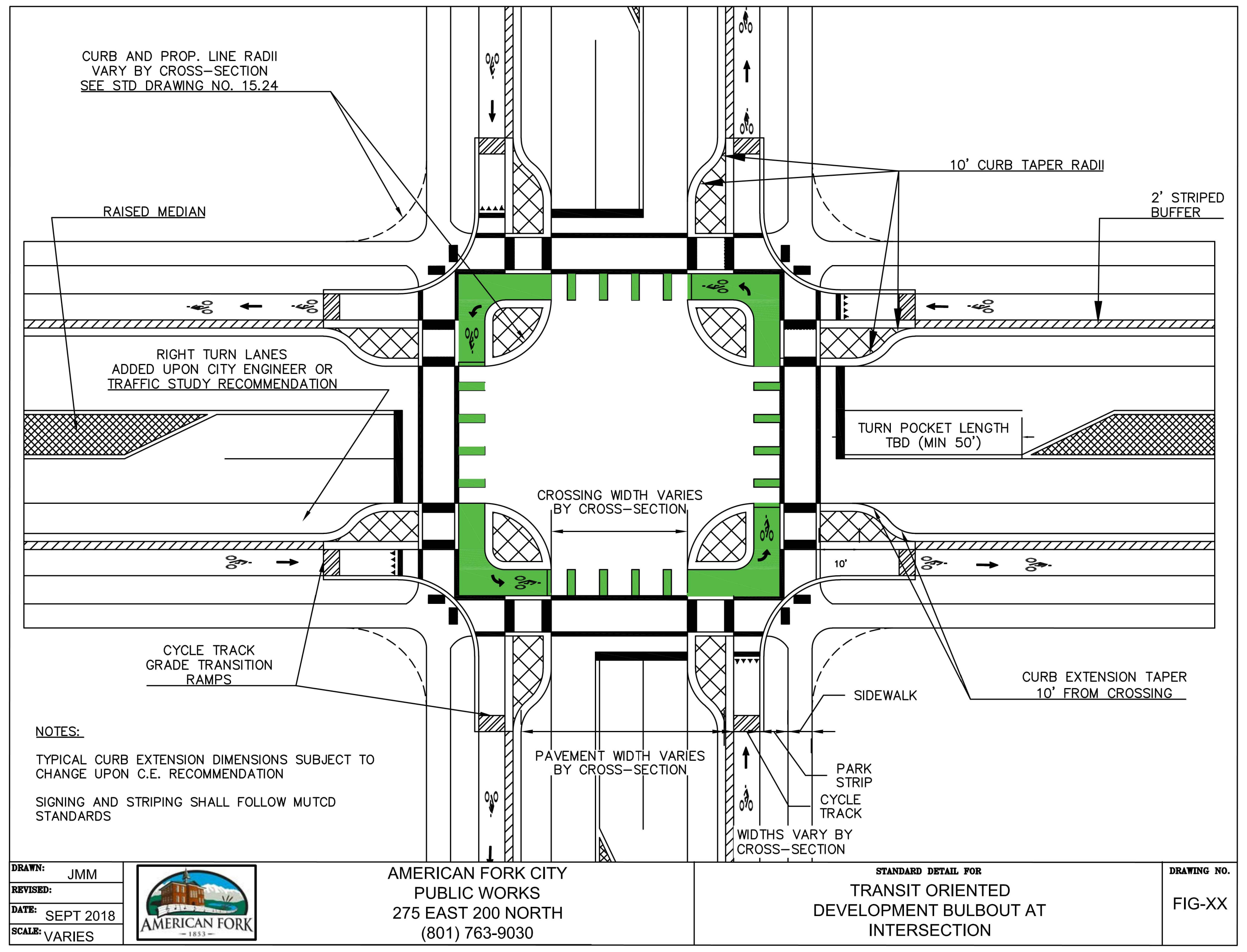
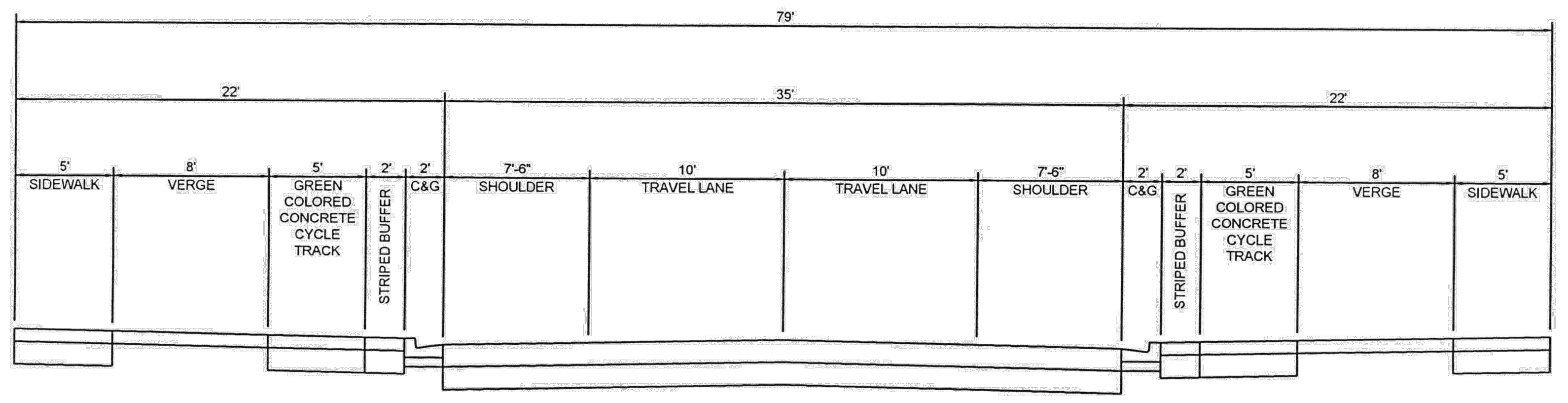

CURB AND PROP. LINE RADII VARY BY CROSS–SECTION SEE STD DRAWING NO. 15.24
10' CURB TAPER RADII
2' STRIPED BUFFER
RAISED MEDIAN
RIGHT TURN LANES ADDED UPON CITY ENGINEER OR TRAFFIC STUDY RECOMMENDATION
TURN POCKET LENGTH TBD (MIN 50')
CROSSING WIDTH VARIES BY CROSS–SECTION
10'
CYCLE TRACK GRADE TRANSITION RAMPS
CURB EXTENSION TAPER 10' FROM CROSSING
SIDEWALK
PAVEMENT WIDTH VARIES BY CROSS–SECTION
PARK STRIP
CYCLE TRACK
WIDTHS VARY BY CROSS–SECTION
DRAWN: JMM
REVISED:
DATE: SEPT 2018
SCALE: VARIES
AMERICAN FORK 1853
AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030
STANDARD DETAIL FOR
TRANSIT ORIENTED DEVELOPMENT BULBOUT AT INTERSECTION
DRAWING NO. FIG-XX

NOTES:

TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

900 WEST CROSS SECTION

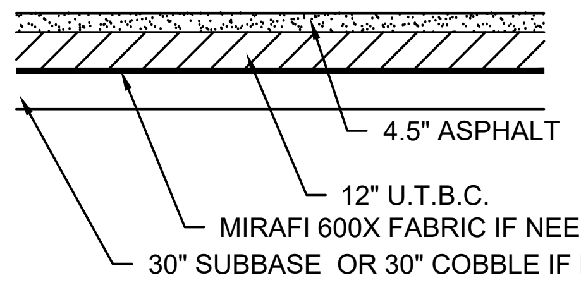


TOD - NEIGHBORHOOD COLLECTOR

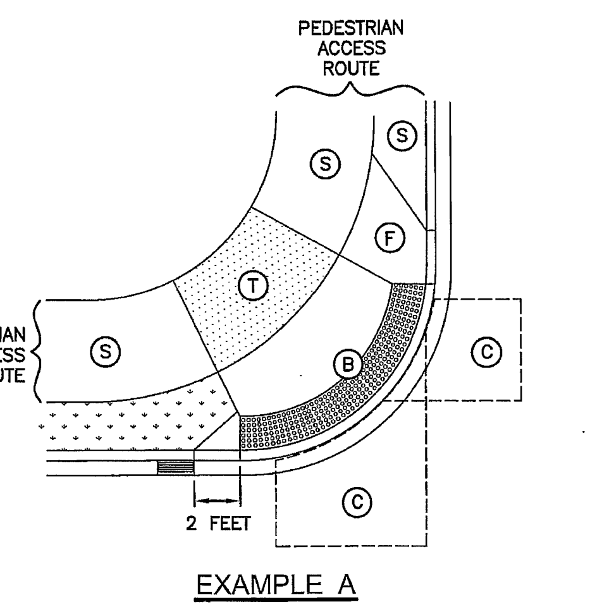
NTS

900 WEST
PAVEMENT SECTION

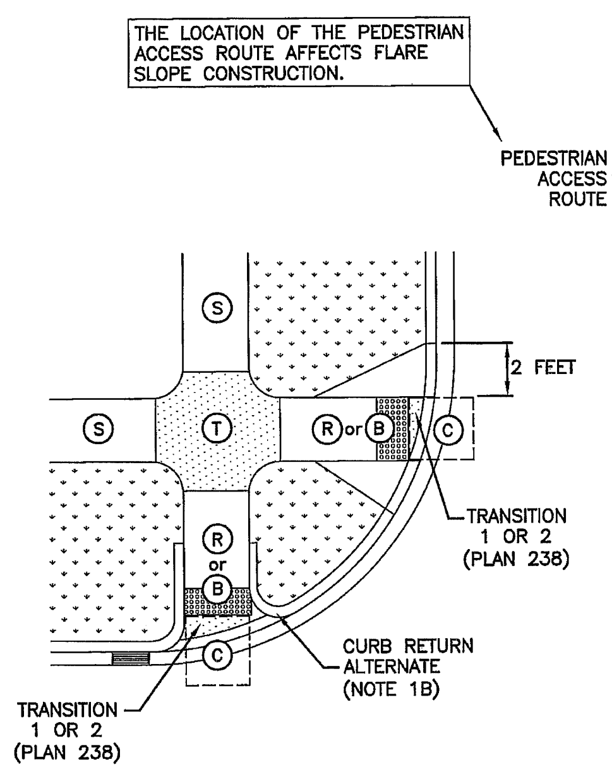
PER SOILS REPORT


4.5" ASPHALT
12" U.T.B.C.
MIRAFI 600X FABRIC IF NEEDED
30" SUBBASE OR 30" COBBLE IF NEEDED

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

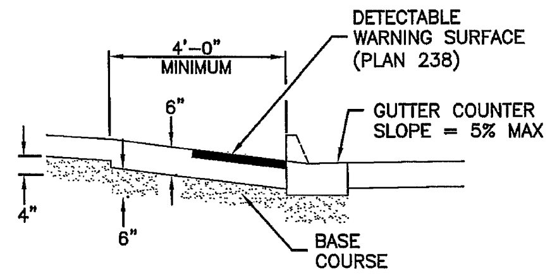

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.
S
T
R or B
C
2 FEET
TRANSITION 1 OR 2 (PLAN 238)
CURB RETURN ALTERNATE (NOTE 1B)
TRANSITION 1 OR 2 (PLAN 238)

EXAMPLE B

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

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

TABLE OF DIMENSIONS


4'–0" MINIMUM
DETECTABLE WARNING SURFACE (PLAN 238)
6"
GUTTER COUNTER SLOPE = 5% MAX
4"
6"
BASE COURSE

MATERIALS

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

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

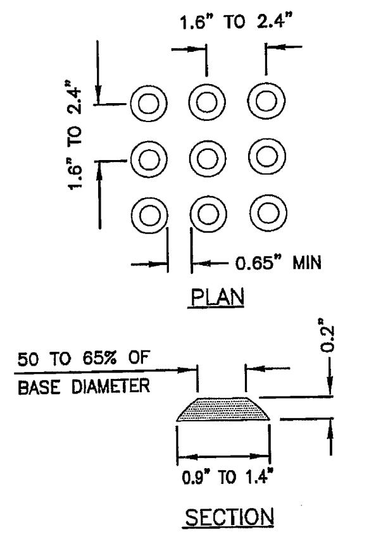
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.

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

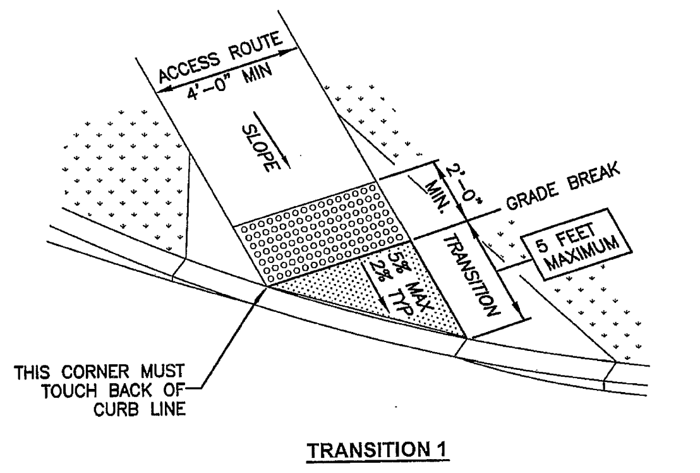
SLOPE TABLE

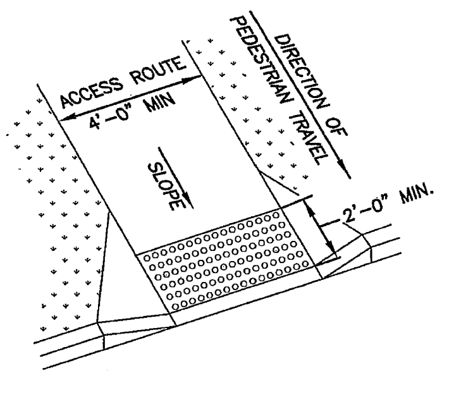
Corner curb cut assembly

Plan
235
September 2011
63
Sheet 1 of 4

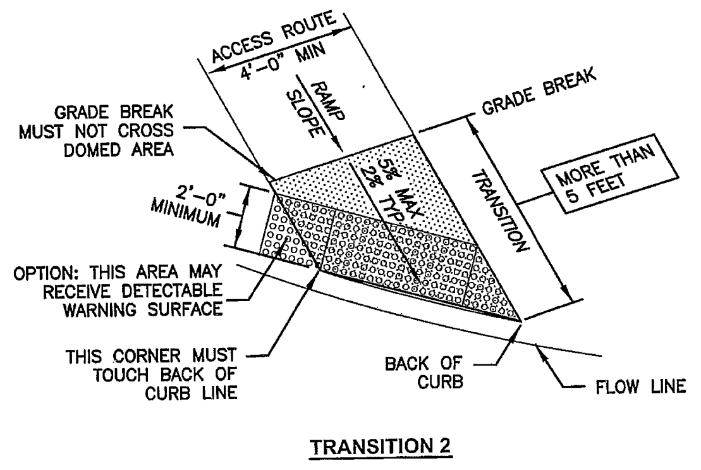


TRUNCATED DOME DETAIL

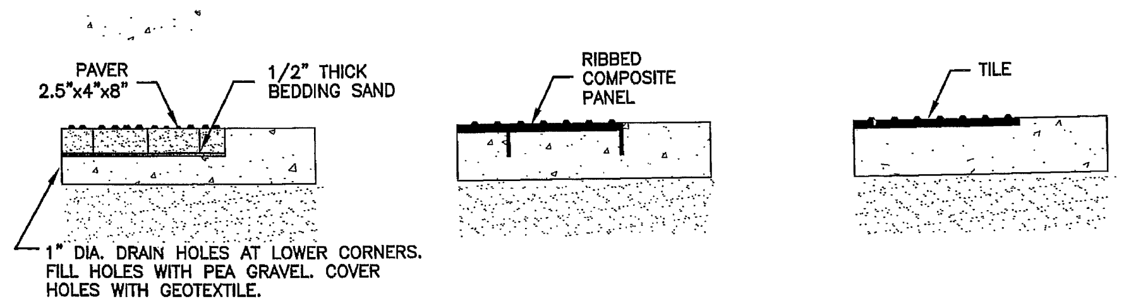




PERPENDICULAR ASSEMBLY


ACCESS ROUTE 4'–0" MIN
RAMP SLOPE
GRADE BREAK
GRADE BREAK MUST NOT CROSS DOMED AREA
2'–0" MINIMUM
MORE THAN 5 FEET
TRANSITION
5% MAX 2% TYP
OPTION: THIS AREA MAY RECEIVE DETECTABLE WARNING SURFACE
THIS CORNER MUST TOUCH BACK OF CURB LINE
BACK OF CURB
FLOW LINE
TRANSITION 2

NON–PERPENDICULAR ASSEMBLY


PAVER 2.5"x4"x8"
1/2" THICK BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS. FILL HOLES WITH PEA GRAVEL. COVER HOLES WITH GEOTEXTILE.
RIBBED COMPOSITE PANEL
TILE

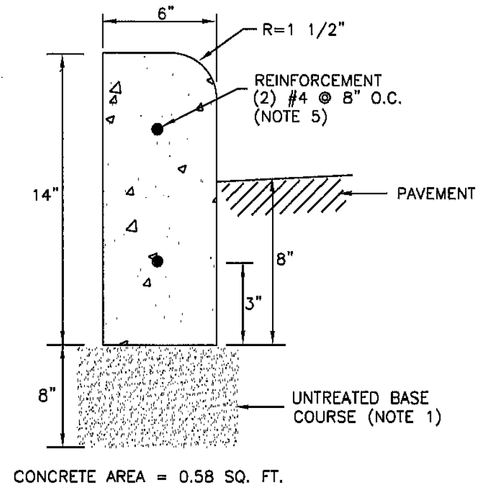
STYLE P STYLE R STYLE T

Detectable warning surface

Plan
238
July 2011
79

6" RIBBON CURB FOR RAMPS

NOT TO SCALE

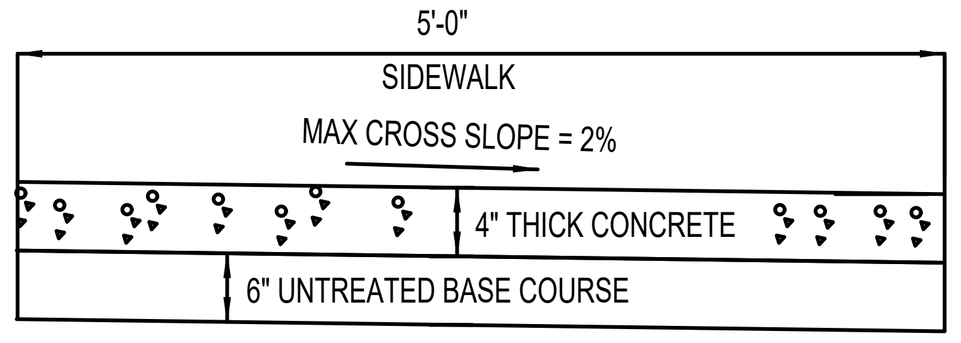

6"
R=1 1/2"
REINFORCEMENT (2) #4 @ 8" O.C. (NOTE 5)
14"
PAVEMENT
8"
3"
8"
UNTREATED BASE COURSE (NOTE 1)

CONCRETE AREA = 0.58 SQ. FT.

TYPE P

SIDEWALK DETAIL

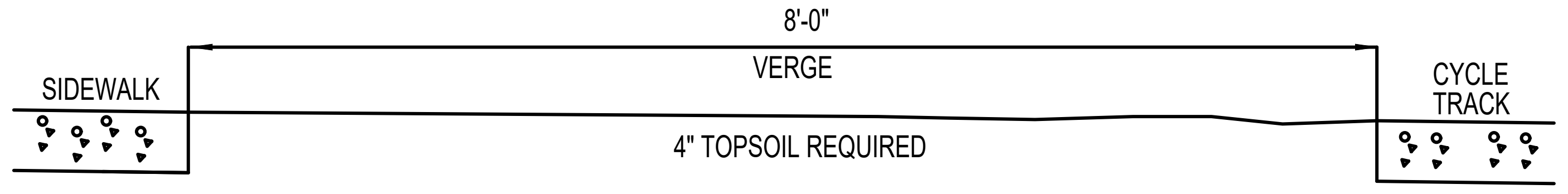
NOT TO SCALE



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

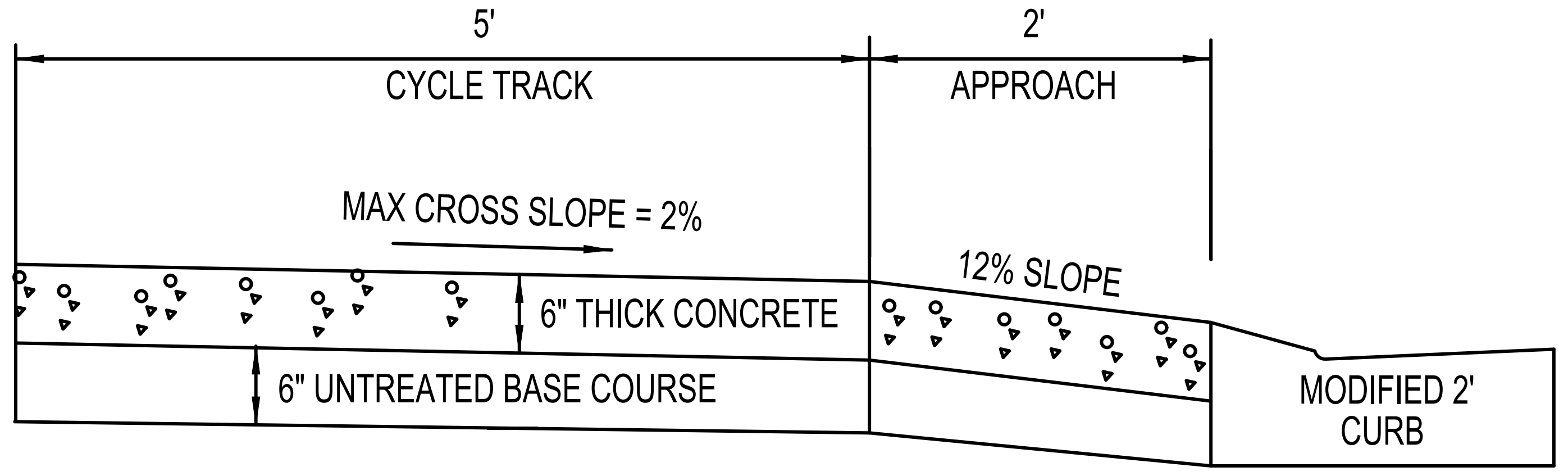
LANDSCAPE VERGE

NOT TO SCALE



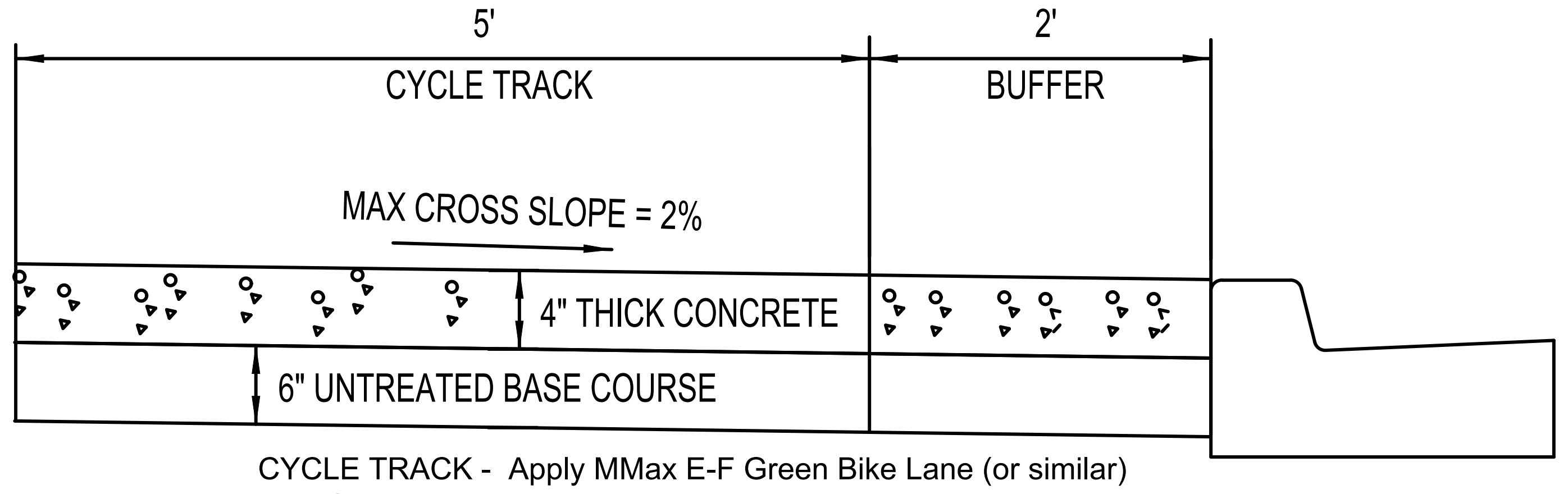
DRIVE APPROACH

NOT TO SCALE



CYCLE TRACK

NOT TO SCALE



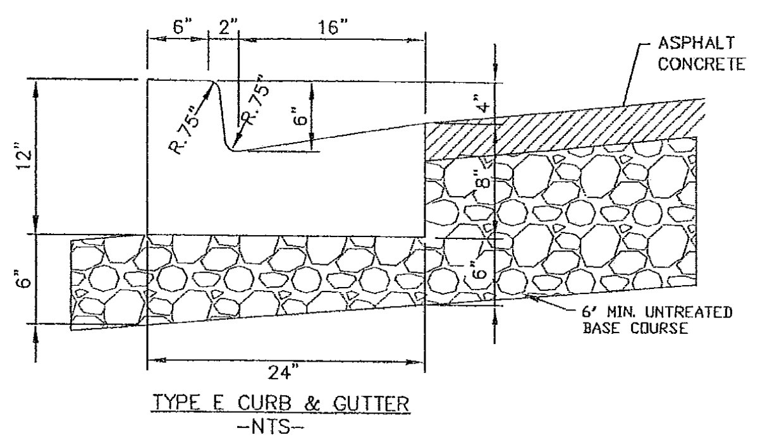
CYCLE TRACK - Apply MMax E-F Green Bike Lane (or similar)
Sawcut the cycle track joints
Seal the sawcut joints
The MMax will be applied for the 5' width of the official bike lane (do not including the striped 2' buffer)

2' BUFFER TO BE STRIPED AS FOLLOWS: 4" wide solid white stripe on the inside line of the buffer (closest to the cycle track) and a 6" wide solid white stripe along the curb with 30 degree diagonal lines in the middle space at 20' intervals (4" wide solid white stripe).

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

24" HIGH BACK CURB

NOT TO SCALE



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2A

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
KENNETH R. BERG
343602
4/16/2020

ACTION	DATE
FINAL PLAN	04/16/2020

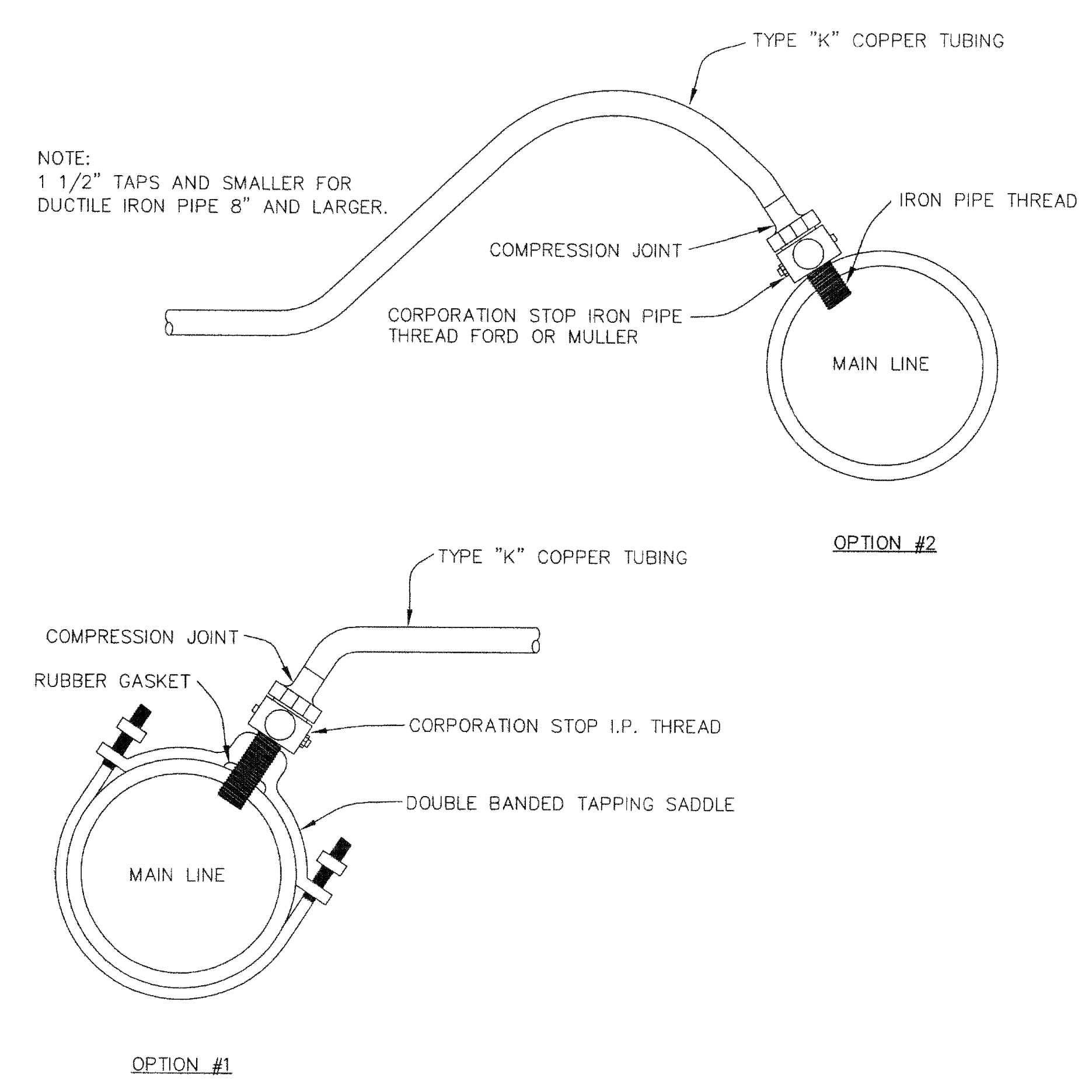
PROJECT

900 WEST ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

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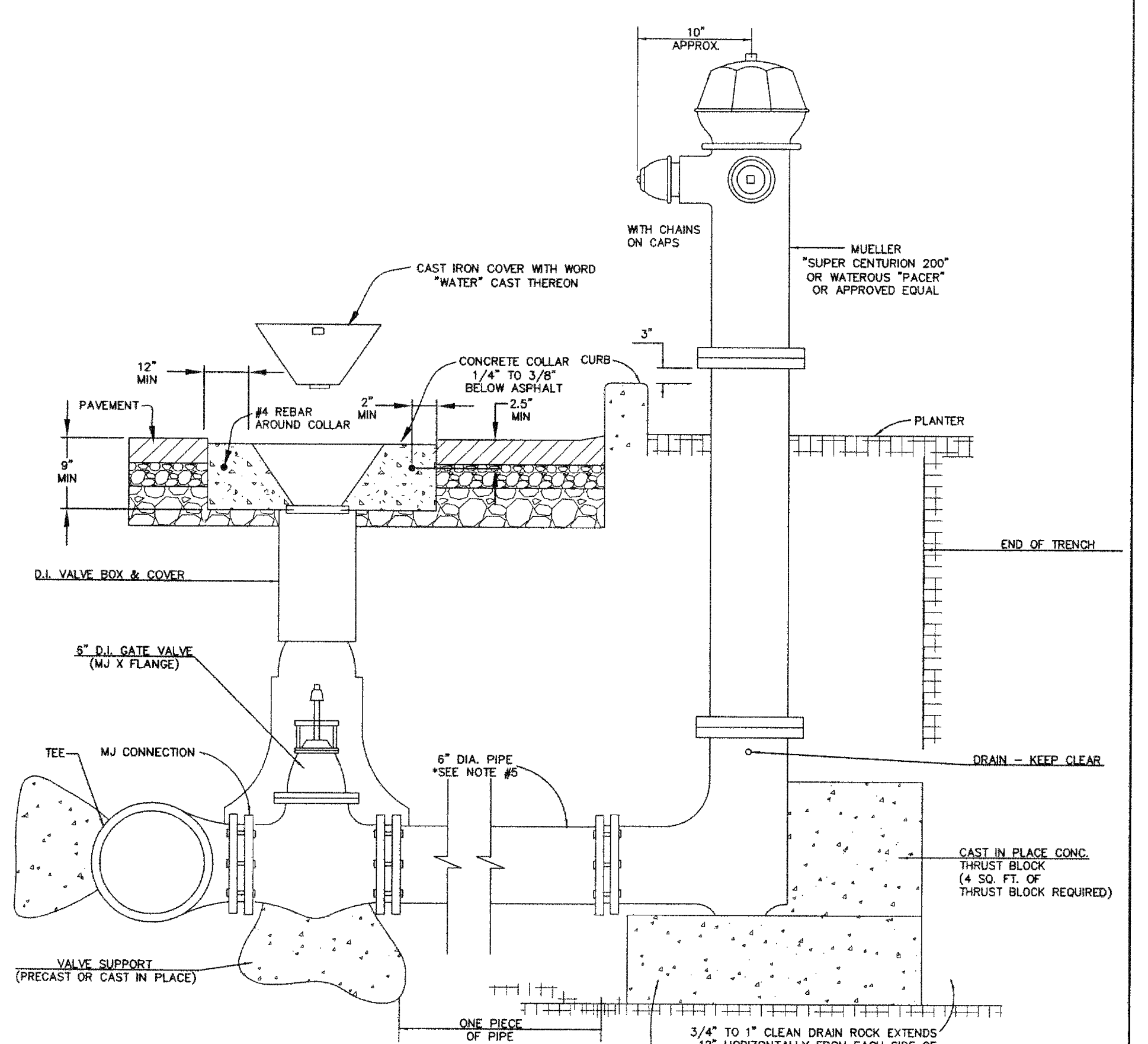

NOTES:

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

FIRE HYDRANT DETAIL
–NTS–

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

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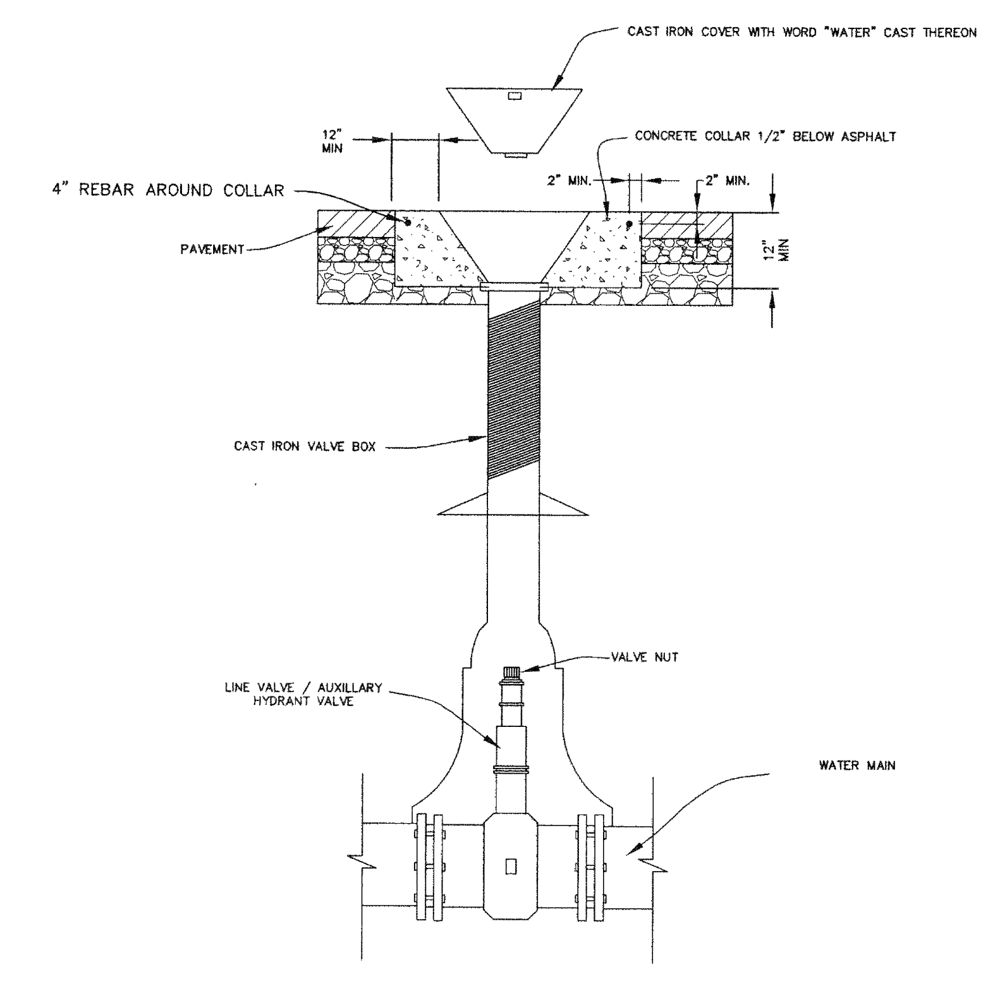

VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

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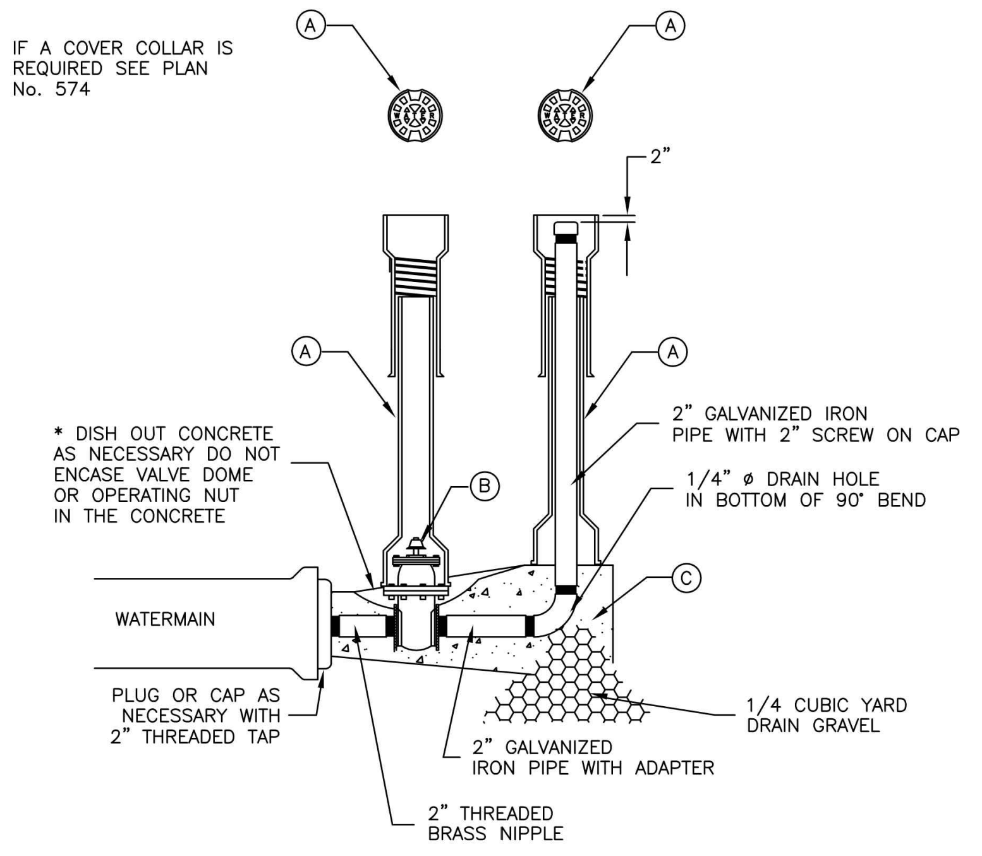
2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

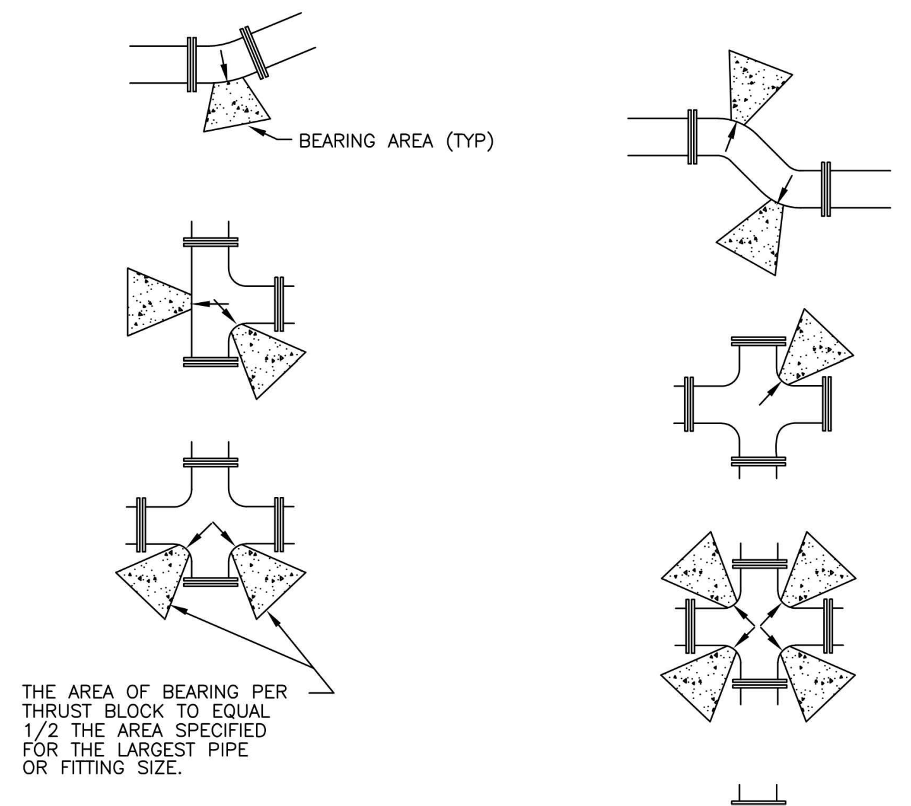
LEGEND

No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

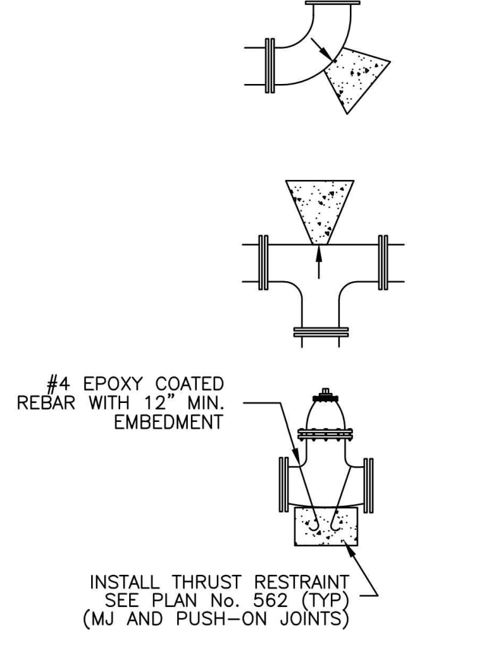
2" Washout valve

April 1997

Plan No.
571



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16



Direct bearing thrust block

April 1997

Plan No.
561

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ARDERO
520 South 850 East
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Lehi, UT 84043
(385) 484-6337

DEVELOPMENT
900 WEST
ROADWAY
PHASE 1.2A

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

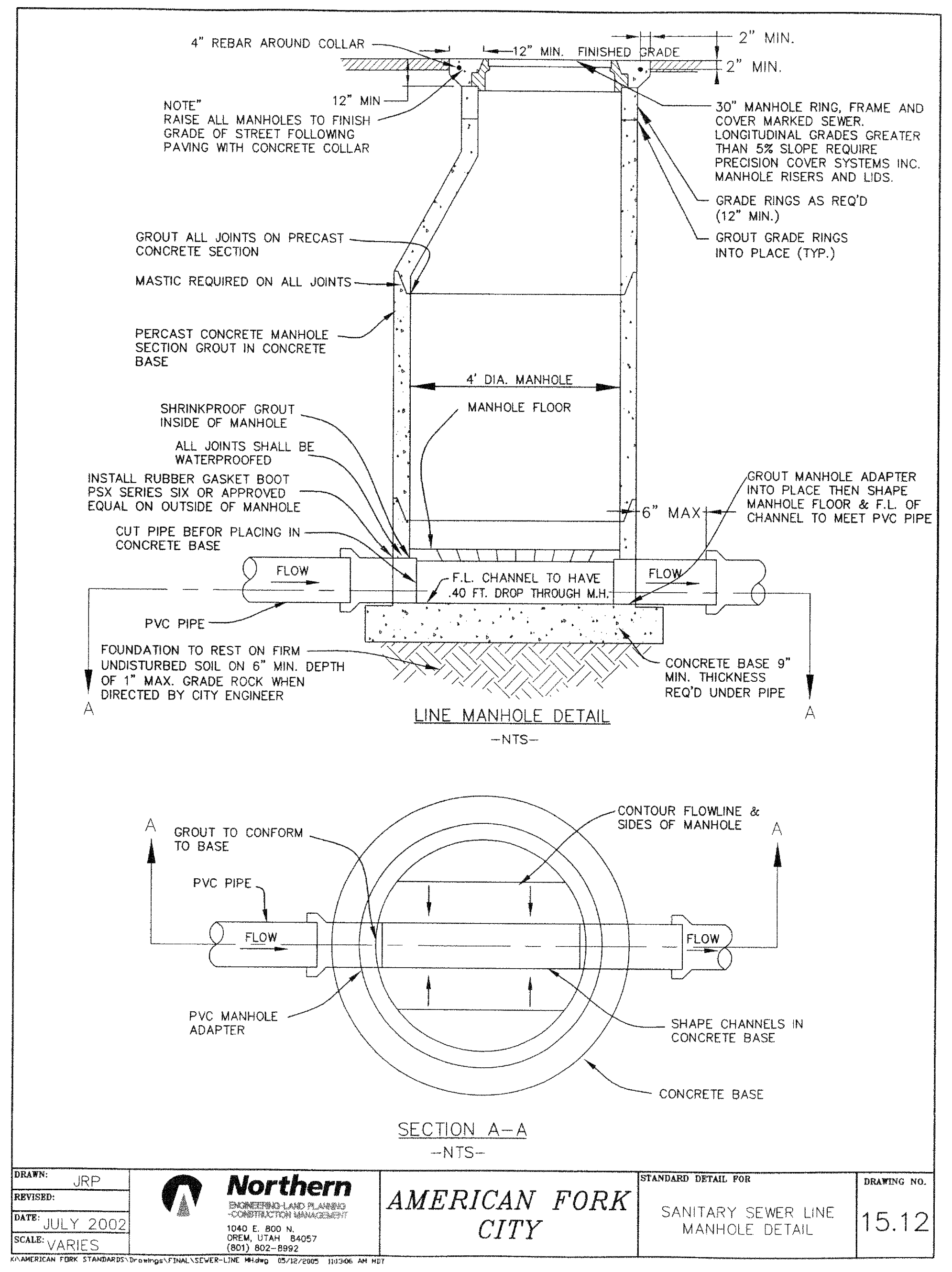
SEAL
STATE OF UTAH
K R Berg
KENNETH R. BERG
343602
4/16/2020
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT
900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION
FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL
DRAWING NO.
15.12
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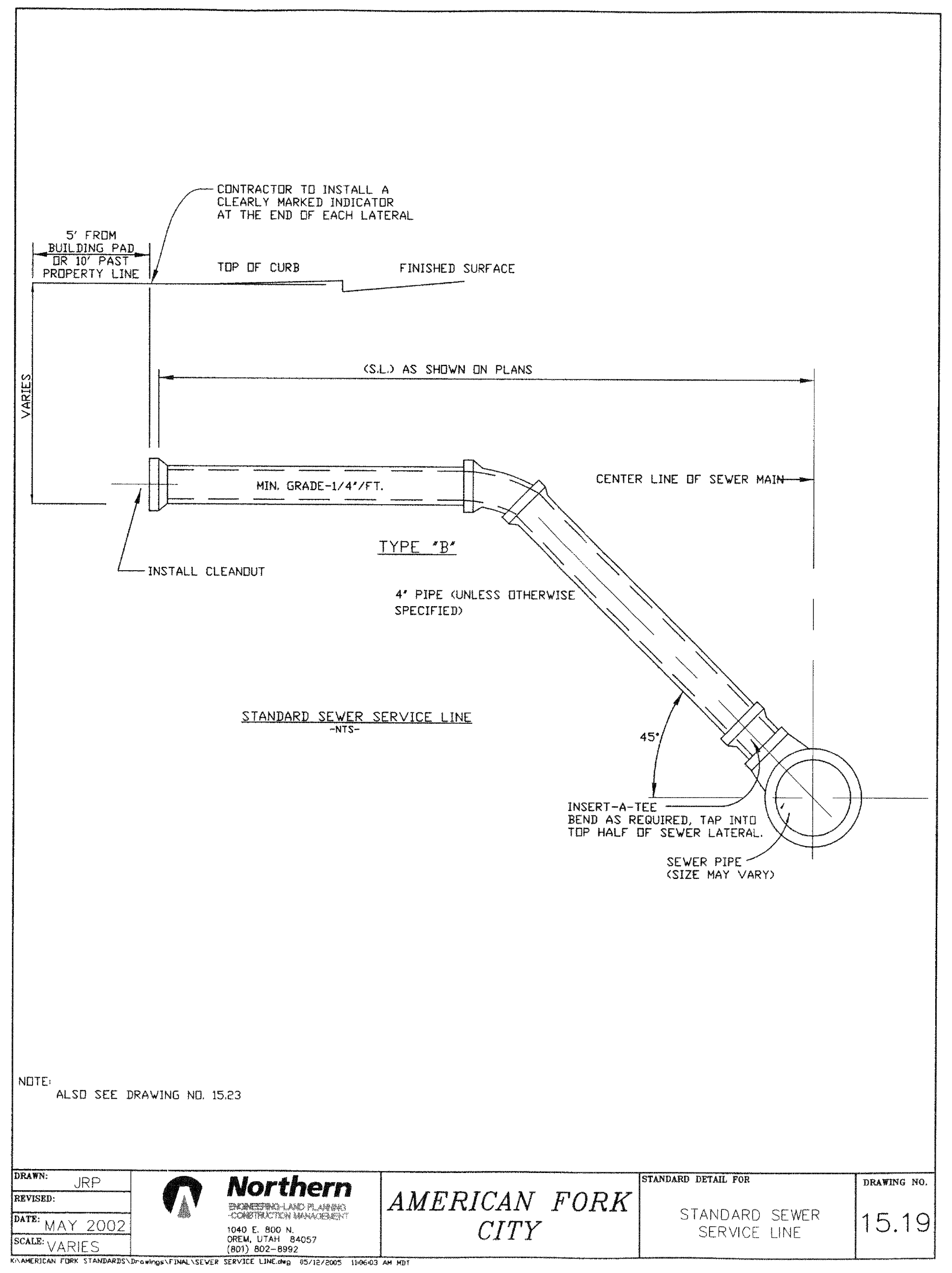
LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
45°
INSERT-A-TEE BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
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
DRAWING NO.
15.19
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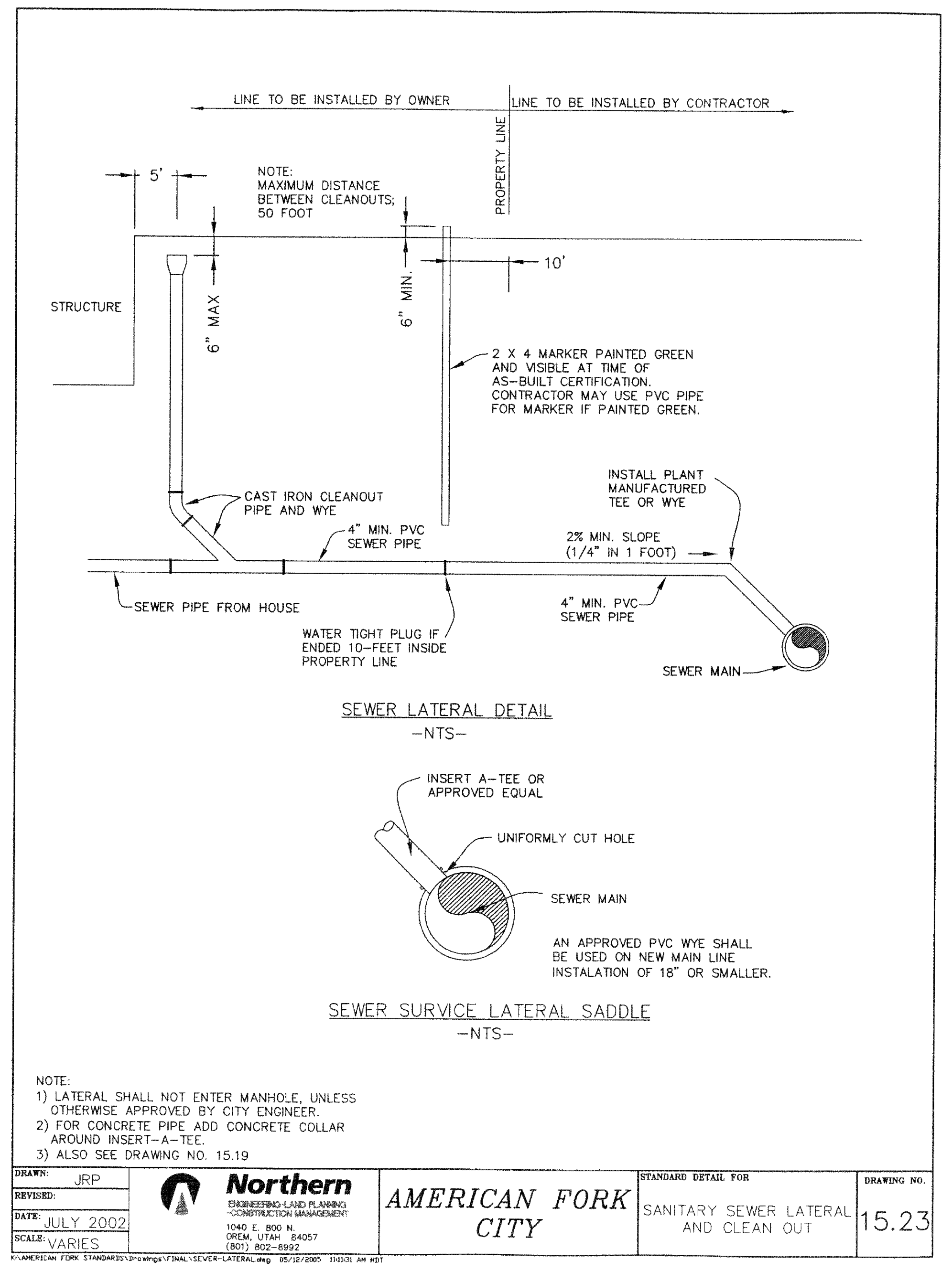
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23
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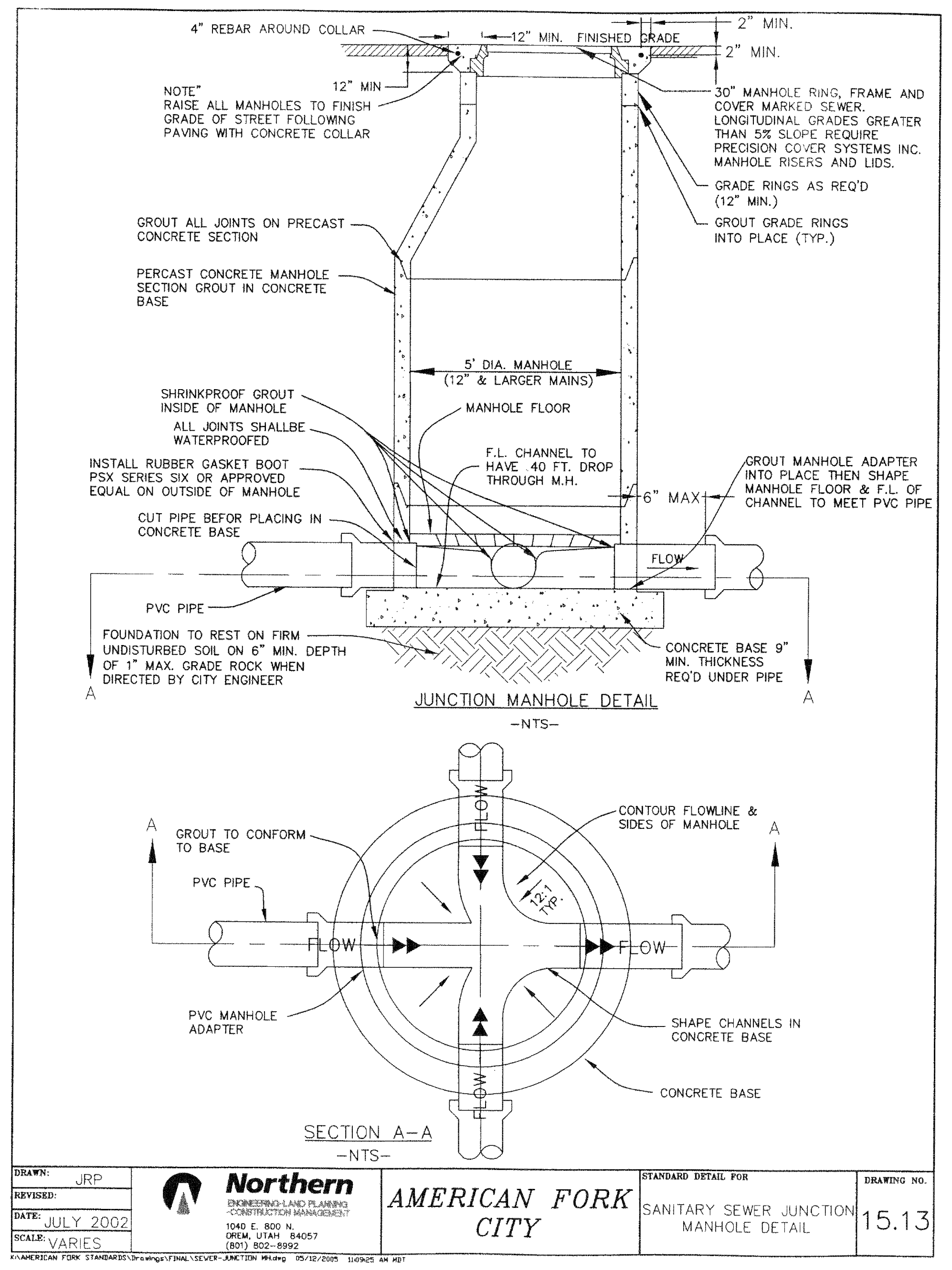
SEWER LATERAL DETAIL
-NTS-

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


4" REBAR AROUND COLLAR
12" MIN.
FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
6" MAX
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
12:1 TYP.
FLOW
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13
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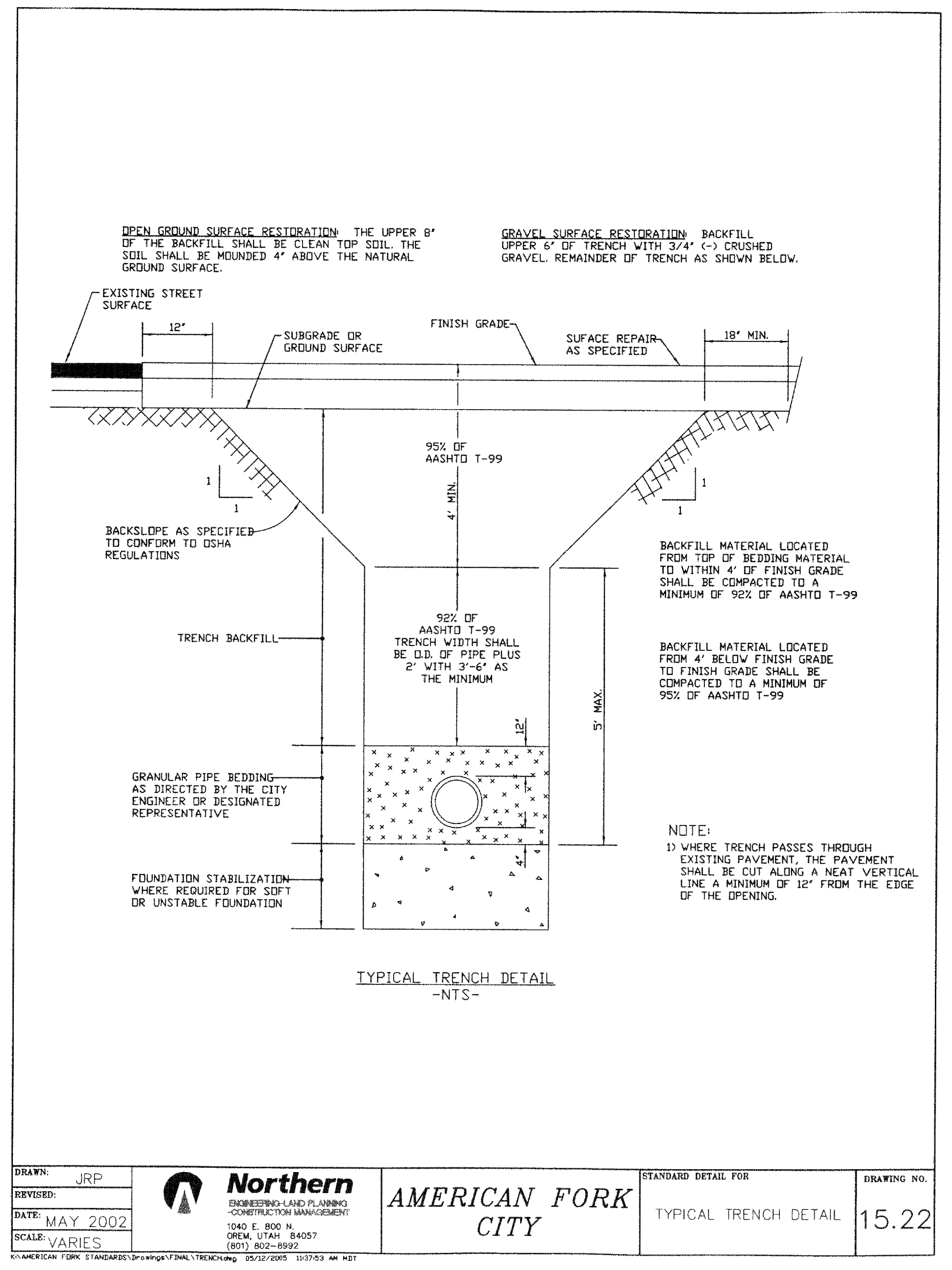
JUNCTION MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-


EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99 TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22
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OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.

TYPICAL TRENCH DETAIL
-NTS-

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

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520 South 850 East
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DEVELOPMENT
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PHASE 1.2A

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Highland Ut, 84003
office (801) 492-1277
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REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
343602
4/16/2020

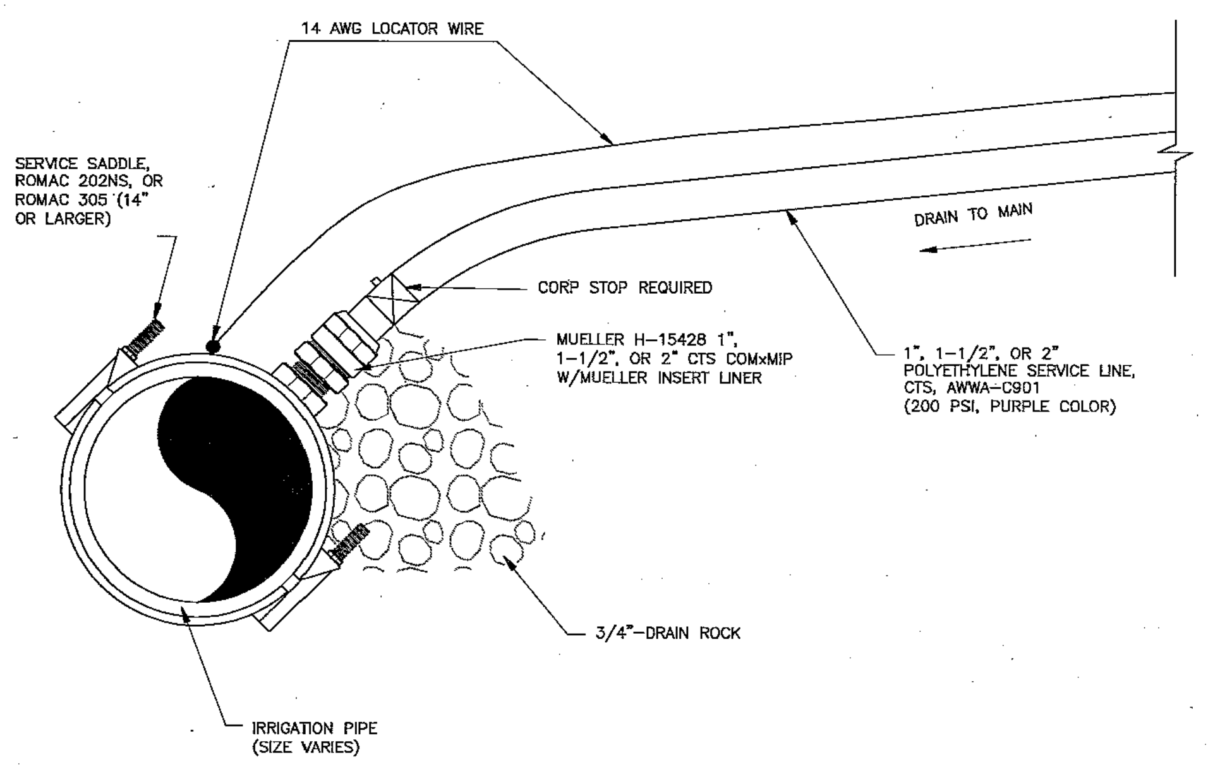
ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT
900 WEST ROADWAY
PHASE 1.2A

DESCRIPTION
FINAL CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

I:\my drive\berg civil\2019\ardero\900 w phase 1.2a\900w2 details.dwg


14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A

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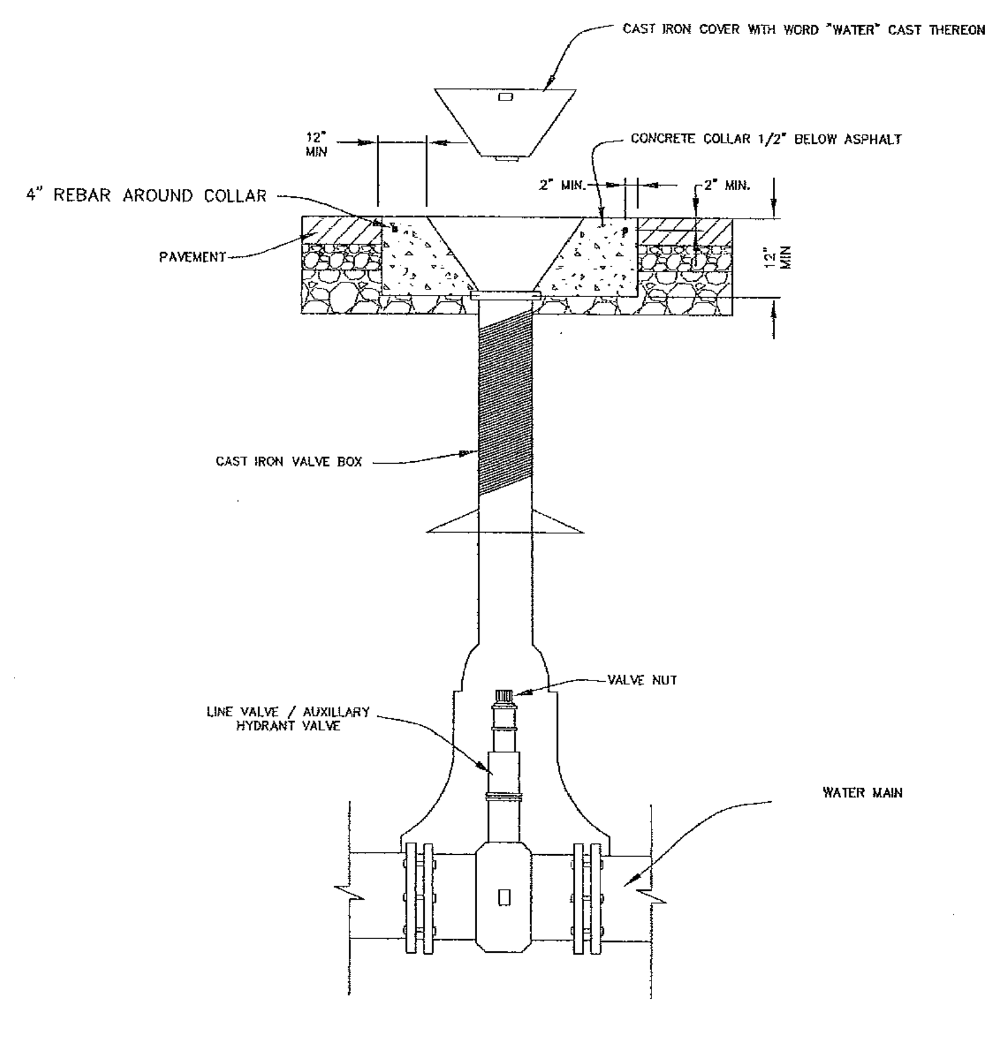
CAST IRON COVER WITH WORD "WATER" CAST THEREON
12" MIN
CONCRETE COLLAR 1/2" BELOW ASPHALT
4" REBAR AROUND COLLAR
2" MIN.
2" MIN.
PAVEMENT
12" MIN
CAST IRON VALVE BOX
VALVE NUT
LINE VALVE / AUXILLARY HYDRANT VALVE
WATER MAIN

VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

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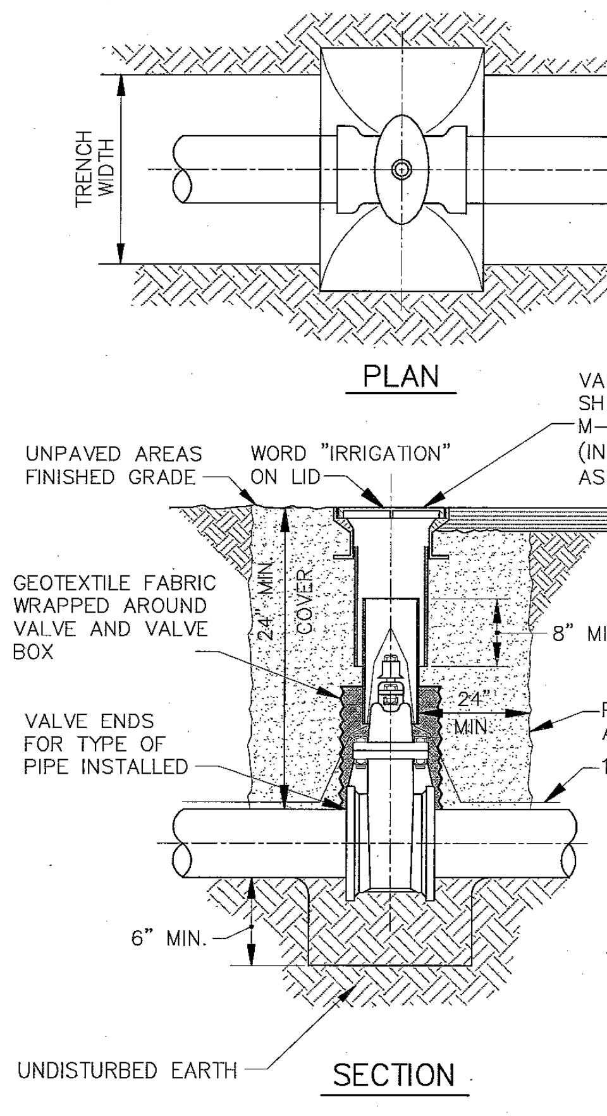
TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

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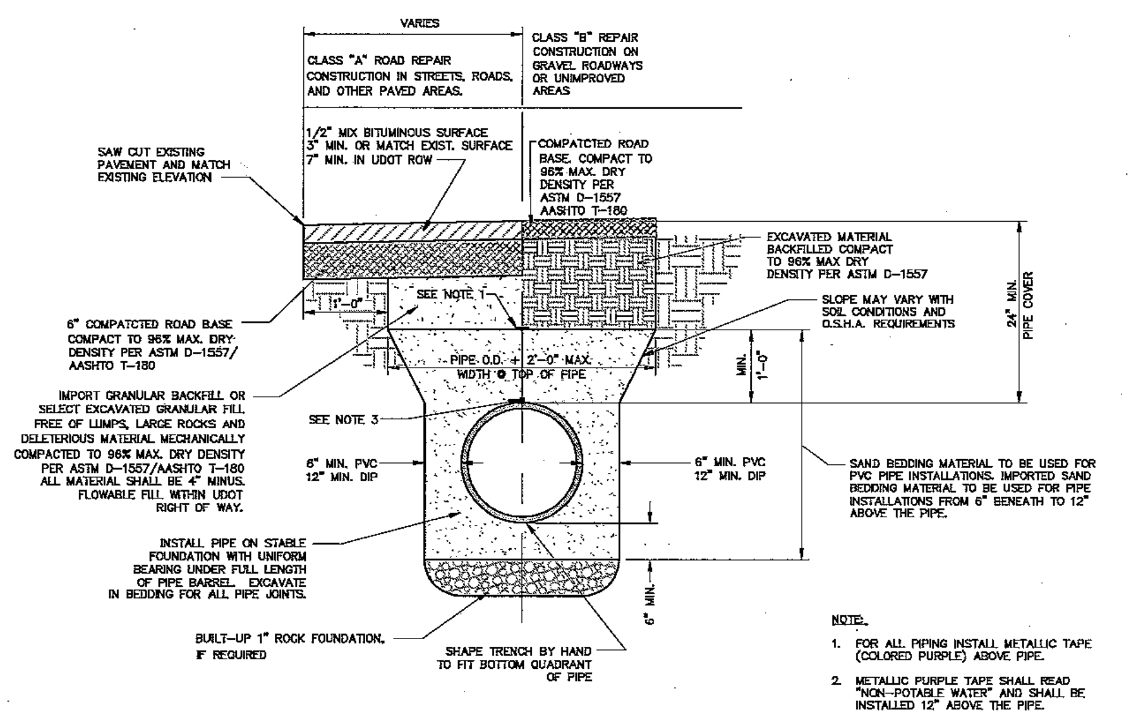
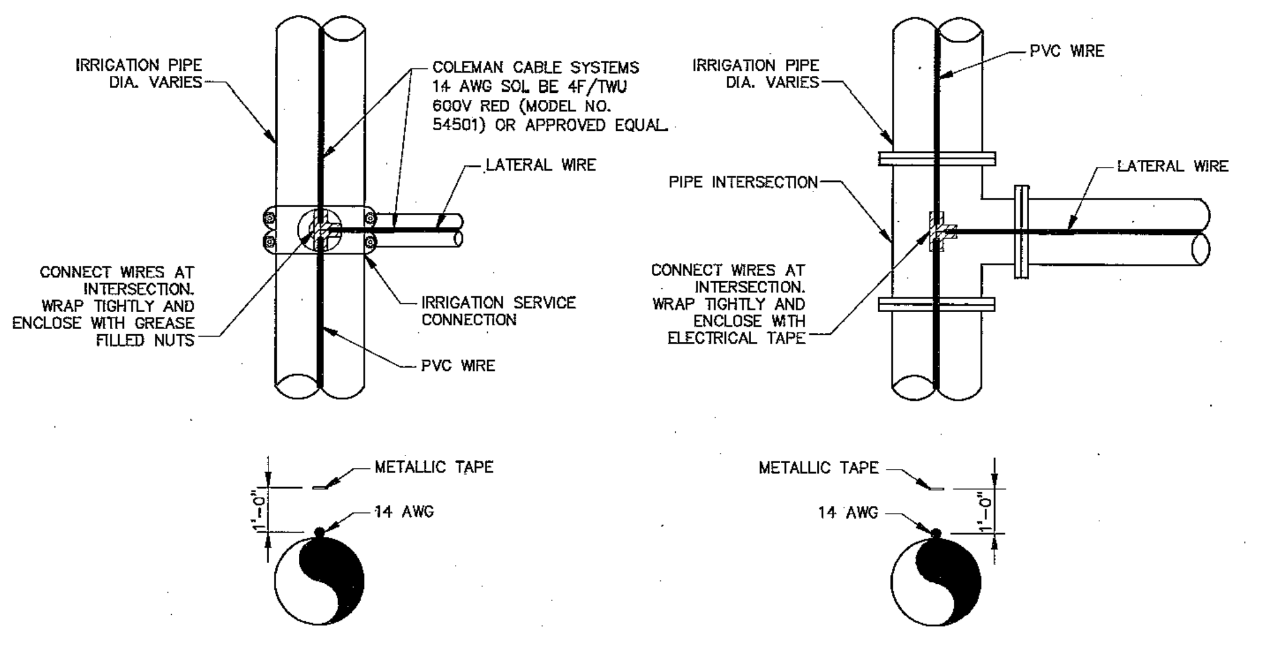

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
1'-0"
SEE NOTE 1
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL.
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR LOCATOR WIRE DETAIL	DRAWING NO. 15.33

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ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

berg
CIVIL ENGINEERING
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Highland Ut, 84003
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REVISIONS		
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SEAL
KENNETH R. BERG
343602
4/16/2020

ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

SPECIFICATION: GALVANIC CATHODIC PROTECTION SYSTEM

SPECIFICATION: PART 1 - GENERAL

1.01 WORK INCLUDED

A. This Section covers the work necessary to furnish and install a galvanic anode cathodic protection system, test stations, electrical isolation (where necessary), DC blockers (where necessary), and electrical continuity on buried steel piping or ductile iron, complete.

1.02 QUALIFICATIONS

A. Testing shall be performed by a personnel accredited by NACE (National Association of Corrosion Engineers) as a Corrosion Specialist, Cathodic Protection Specialist, registered corrosion engineer, PE, or approved qualified personnel.

1.03 DEFINITIONS

A. Ferrous Metal Pipe: Pipe made of steel or iron, or pipe containing steel or iron as a principal structural material, except reinforced concrete pipe.

B. Foreign-Owned: Buried than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this Section.

C. Lead, Lead Wire, Joint Bonds, Pipe Connecting Wires, Cable: Insulated copper conductor, the same as wire.

D. Electrically Continuous Pipeline: A pipeline which has a linear electrical resistance equal to or less than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this section.

E. Electrical Isolation: The condition of being electrically isolated from other metallic structures (including, but not limited to, piping, reinforcement, casings) and the environment as defined in NACE Recommended Practice RP0169-83.

1.04 SUBMITTALS

A. Shop Drawings: Catalog cuts and other information for products proposed for use.

B. Quality Assurance Submittals:
1. Manufacturers' Certificates of Compliance.
2. Field Test Reports.
3. Qualifications of Cathodic Protection Specialist.

1.05 QUALITY ASSURANCE

A. Qualifications of Cathodic Protection Specialist: National Association of Corrosion Engineers (NACE) certified cathodic protection specialist or registered corrosion engineer.

SPECIFICATION PART 2 – PRODUCTS & MATERIALS

2.01 GENERAL
A. Like items of materials provided hereunder shall be the product of one manufacturer to achieve standardization for appearance, maintenance, and replacement.

B. The use of a manufacturer's name and model or catalog number is for establishing the standard of quality and general configuration desired only. Products of other manufacturers will be considered in accordance with the General Conditions.

C. Materials and workmanship as specified in this Section shall be installed concurrently with pipe installation. Coordinate all work specified herein with related sections.

2.02 SUPPLIERS
A. Alternate suppliers will be considered, subject to approval of the Construction Manager. Address given is that of the general office; contact these offices for information regarding the location of their representative nearest the Project site.
1. Corrpro, Medina, OH.
2. Farwest Corrosion Control, Gardena, CA.
3. Mesa Products, Tulsa, OK.

2.03 GALVANIC ANODES
A. Alloy Composition: High potential magnesium, ASTM B843, Grade MIC.
1. Aluminum: 0.01 percent maximum.
2. Manganese: 0.5 to 1.3 percent.
3. Zinc: 0.
4. Silicon: 0.
5. Copper: 0.02 percent maximum.
6. Nickel: 0.001 percent maximum.
7. Iron: 0.03 percent maximum.
8. Total Others: 0.05 percent each or 0.3 percent maximum, total.
9. Magnesium: Remainder.

B. Dimensions:
1. Length: 60 inches minimum.
2. Bare Weight: Per Drawings.
3. Anode Wire: No. 12, black, solid or stranded, TW or TWHN insulation.

C. Manufacturers and Products:
1. Dow; Galvomag.
2. Amax; Maxmag.

2.04 ANODE BACKFILL
A. Backfill galvanic anodes with a mixture of the following composition:
1. Ground Hydrated Gypsum: 75 percent.
2. Powdered Wyoming Bentonite: 20 percent.
3. Sodium Sulfate: 5 percent.

B. Backfill shall have a grain size so that 100 percent is capable of passing through a 20-mesh screen and 50 percent will be retained by a 100-mesh screen. The backfill mixture shall be thoroughly mixed.

2.05 CATHODIC PROTECTION TEST STATIONS

A. Post Mounted (Standard):
1. Test Box: Cast aluminum with thread lid and suitable for threaded mounting to a 1-inch or larger rigid galvanized steel conduit.
2. Terminal Block: Plastic or glass-reinforced laminate, 1/4-inch thick with seven terminals. Terminal heads shall have special heads to keep them from turning or shall be easily accessible from both sides of the terminal block without requiring its removal. Terminal studs, washers, and nuts shall be stainless steel.
3. Mounting Post: C4x7.25 standard shape steel channel, hot-dipped galvanized, 5 feet long.
4. Mounting Hardware: Galvanized steel rigid conduit, straps, and mounting hardware.
5. Manufacturer and Product: Testox; 800 series test stations.

B. Flush Mounted in Traffic Areas:
1. Test Box: Concrete body cast with cast-iron ring, with a minimum weight of 54 pounds and minimum dimensions of 8-inch inside diameter and 12 inches long. Furnish extensions as required to penetrate concrete surfaces by 4 inches minimum. Furnish with a 12-pound cast-iron lid with letters "TS" or words "Test Station" cast into lid.
2. Terminal Block: Plastic or glass-reinforced, 1/4-inch thick laminate terminal board with minimum dimensions of 6 inches by 10 inches. Furnish terminal block with seven stainless steel studs, washers, and lock washers.
3. Manufacturer and Product: Brooks; Models 1RT or 3RT.

2.06 JOINT BONDS
A. Coated Steel Pipe and Ductile Iron:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with two punched holes for thermite welding to the pipe. Strap bond shall be 12 inches long.
2. Welding of bond to pipe shall be with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
   a. Manufacturers:
      i. Erico Products.
      ii. Continental Industries.
      iii. Or approved equal.
4. At Contractor's option single-conductor minimum 8 AWG to 2 AWG (dependant on design) stranded copper wire with 600-volt HMWPE insulation, 18 inches long may be used.

B. Flexible Coupling, Flanged Coupling Adapter, and Other Nonstandard Joints:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with five punched holes for thermite welding to the coupling and pipe. Strap bond shall be fabricated for the length of the coupling with sufficient additional length for 1 inch of joint movement.
2. Weld bonds to pipe with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
   a. Manufacturers:
      i. Erico Products.
      ii. Continental Industries.
      iii. Or approved equal.
4. At Contractor's option single-conductor 2 AWG stranded copper wire with 600-volt HMWPE insulation, 24 inches long, with two 12-inch long THHN or XHHW insulated 12 AWG wire pigtails.
   a. Manufacturer: Erico Products Inc. (Cadweld), Cleveland, OH may be used.

2.07 WIRE
A. General: Conform to applicable requirements of NEMA WC 3-80, WC 5-73,

and WC 7-88.

B. Test Station: Single-conductor, one No. 8 AWG and one No. 12 AWG, stranded copper with 600-volt TW, THWN, or THHN insulation.

C. Galvanic Anode Header Wire: Single-conductor, No. 6 AWG or thicker wire only, stranded copper with 600-volt HMWPE insulation.

D. Color: Insulation color shall be as follows:
1. Galvanic Anodes: Black.
2. Pipeline Test Wires: White.
3. Foreign Pipelines: Blue (water) or red (gas).
4. Casings: Orange.
5. Insulating Joints. White and green, or as shown on Drawings.

2.08 INSULATING JOINTS
A. General:
1. Insulating joints shall be dielectric unions, flanges, or couplings.
2. The complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
3. All materials shall be resistant for the intended exposure, operating temperatures, and products in the pipeline.

B. Insulating Flanges:
1. Complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
2. Gasket materials shall be resistant to intended chemical exposure, operating temperatures, and pressures in the pipeline.
3. Gaskets: Full-face, Type E, G-10 Fiberglass, with O-ring seal.
4. Insulating Sleeves: Full-length Mylar or fiberglass reinforced epoxy (NEMA G-10 grade).
5. Insulating Washers: Fiberglass reinforced epoxy (NEMA G-10 grade).
6. Steel Washers: Plated, hot-rolled steel, 1/8-inch thick.
7. Manufacturers:
   a. Pacific Seal, Inc., Burbank, CA
   b. Central Plastics Co., Shawnee, OK.

C. Insulating Unions: O-ring sealed with molded and bonded insulating bushing to union body.
1. Manufacturer:
   a. Central Plastics Company, Shawnee, OK.
   b. Or equal

2.09 CONDUIT, LOCKNUTS, AND STRAPS
A. Conduit for atmospherically exposed service shall be rigid galvanized steel.

B. Locknuts, two-hole straps, and other miscellaneous hardware shall be galvanized steel. Galvanized items shall be hot-dipped galvanized in accordance with ASTM A153.

2.10 THERMITE WELD MATERIALS
A. General:
1. Thermite weld materials consist of wire sleeves, welders, and weld cartridges according to the weld manufacturer's recommendations for each wire size and pipe or fitting size and material.
2. Welding materials and equipment shall be the product of a single manufacturer. Interchanging materials of different manufacturers is not acceptable.

B. Molds: Graphite. Ceramic "One-Shot" molds not acceptable.

C. Adapter Sleeves:
1. For No. 12 AWG and No. 2 AWG Wires:
   a. Prefabricated factory sleeve joint bonds or bond wires with formed sleeves made in the field are acceptable. Attach field-formed joint bonds sleeves with the appropriate size and type of hammer die furnished by the thermite weld manufacturer.
   b. Extend wire conductor 1/8 inch beyond the end of the adapter sleeve.

D. Cartridges:
1. Steel: 25 grams, maximum.
2. Cast and Ductile Iron: 32-45 grams, XF-19 Alloy.

E. Welders and Cartridges: For attaching copper wire to pipe material:

Pipe Material	Weld Type	Cartridge Size, Max.
No. 4 AWG Wire & Smaller		
Steel	HA, VS, HC	25 gm
Ductile or Cast Iron	HB, VH, HE	32 gm (XF-19)
Wire Joint Bonds		
Steel	FS	25 gm
Ductile or Cast Iron	FC	32 gm (XF-19)
Concrete Cylinder Pipe	HA	25 gm
Strap Joint Bonds		
Steel	M-128	15 gm

F. Welding Materials Manufacturers:
1. Erico Products Inc. (Cadweld), Cleveland, OH.
2. Continental Industries, Inc. (Thermo-Weld), Tulsa, OK.

2.11 COATING REPAIR MATERIAL FOR PIPE AND FITTINGS
A. General:
1. Complete coating repairs in accordance with recommendations of the pipe or fitting manufacturer.
2. Coat thermite weld connections to ductile iron pipe with fast cure epoxy or thermite weld cap.
3. Coat all cement mortar or concrete pipe connections with epoxy coating followed by a 1-inch thick coat of cement mortar.

B. Thermite Weld Caps: Prefabricated weld cap with coating and suitable primer, such as Handy Cap IP as manufactured by Royston Laboratories, Inc.

C. Epoxy Coating:
1. 100 percent solids, fast curing epoxy suitable for submerged or buried conditions.
2. Acceptable Products and Manufacturers or Equal:
   a. Denso Protal 7125 (low temperature) or Protal 7300.
   b. TapecoatTC7010.
   c. 3M ScotchKote 323.

2.12 ANCILLARY MATERIALS

A. Test Station Wire Terminations: One-piece, tin-plated crimp-on ring tongue connector:
1. Manufacturers:
   a. Burndy Co.
   b. Thomas and Betts.

B. Shunts: Shunts shall be 0.01 -ohm Holloway Type RS.

C. Compression Connectors:
2. For in-line, tap, and multi-splice, furnish "C" taps made of conductive wrought copper, sized to fit the wires being spliced.
3. Provide crimp tool and dies as recommended by the manufacturer for the wire and connector size.
4. Manufacturer and Product:
   a. Burndy; Type YC.
   b. Or equal.

D. Electrical Tape:
1. Linerless rubber high-voltage splicing tape and vinyl electrical tape suitable for moist and wet environments.
2. Manufacturer and Products: 3M Products; Scotch 130C and Scotch 88.

2.13 DC BLOCKERS - POLARIZATION CELL REPLACEMENT (PCR) – WHERE REQUIRED BY DESIGN

A. Solid-state decoupling device with the following ratings:

60-Hz Current short duration, 3 cycles	5,000 amps AC-RMS Symmetrical
60-Hz Current steady-state, 65 degrees C ambient	40 amps AC-RMS Symmetrical
Lightning Surge Current	100,000 amperes
DC Current Leakage driving voltage of IV dc, 65 degrees C	Less than 0.1 milliamp
Ambient Operating Temperature	Minus 40 degrees F to Plus 150 degrees F

B. Provide polarization cell in manufacturer's standard enclosure Dairyland Electric Industries, Model PCR3.7KA.

C. Mounting Hardware: Manufacturer's standard, as approved by Engineer.

SPECIFICATION PART 3 - EXECUTION

3.01 GENERAL
A. Construct a galvanic anode cathodic protection system with prepackaged anodes including test stations and insulating joints.

B. All materials and equipment associated with joint bonding, test stations, insulating joints, and casing insulators as shown and specified herein shall be furnished and installed by the Contractor. Any changes in design or method of installation of an item as specified shall be reviewed by the Construction Manager.

C. Whenever the requirements of the Specifications or Drawings exceed those of the codes or manufacturer's instructions, the requirements of the Specifications or Drawings shall prevail. Where a larger size or better grade of material or a higher standard of workmanship is required, the most stringent requirement shall apply.

3.02 STORAGE AND HANDLING
A. Store all prepackaged anodes, anode backfill, and test stations off the ground and keep them dry at all times.

B. Protect materials against weather, condensation, and mechanical damage. Immediately remove from site all damaged anodes.

C. Anode backfill material that has become wet will not be acceptable.

3.03 GALVANIC ANODE INSTALLATION
A. Install galvanic anodes as shown on Drawings. Provide a minimum anode spacing of 2 feet from other unprotected pipelines. Galvanic anodes packaged in cardboard type chip-tube shall be thoroughly perforated just prior to installation. Install anodes at intervals and depths as shown on Drawings.

B. All galvanic anode groundbeds to be connected to the pipeline through a test station. Direct connection to the pipeline will not be permitted.

C. Thoroughly compact native backfill around each anode to a point 1 foot above the anode. Stop backfill below grade to allow for placing of topsoil, when required.

D. Bury anode wires a minimum of 36 inches below finish grade. Backfill around wires with sand a minimum of 3 inches all around wires.

3.04 TEST STATION INSTALLATION

A. Location, type, and style of test stations shall be as shown on the Schedules on Drawings (where applicable). Final field location shall be determined based on actual site conditions and as approved by the Construction Manager.

B. Attach all test wires to the pipe by the thermite weld method unless approved otherwise.

C. The wires from the test stations shall be buried a minimum of 36 inches below finished grade. Provide 12-inch loop in wires at pipe and beneath test station to prevent them from being stressed or broken during backfilling operations.

D. Test wires within paved roadways and with less than 36 inches of ground cover shall be installed in rigid PVC-coated steel conduit, except when located under concrete floor slabs.

E. Make wire connections to test station terminals with crimp-on ring tongue terminals, except where solid wire is specified.

3.05 PIPE JOINT BONDING
A. To form an electrically continuous pipeline and associated appurtenances, the joints of all buried steel pipe, including vault and manhole piping and all fittings, and including all restrained joints, shall be electrically bonded, except joints specified to be threaded, welded, or insulated.

B. Install two joint bond assemblies at each steel pipe joint that requires bonding.

C. Electrical connection of all wires to pipe and fittings shall be by the thermite weld process.

D. Each bonded joint shall be tested as specified under Paragraph Electrical Continuity Testing, this Section.

3.06 WIRE CONNECTIONS
A. Thermite Weld:
1. Use thermite weld method for electrical connection of copper wire to steel, ductile, and cast iron surfaces. Observe proper safety precautions, welding procedures, thermite weld material selection, and surface preparation recommended by the welder manufacturer. Assure that the pipe or fitting wall thickness is of sufficient thickness that the thermite weld process will not damage the integrity of the pipe or fitting wall or protective lining.
2. After the weld connection has cooled, remove slag, visually inspect, and physically test wire connection by tapping with a hammer; remove and replace any defective connections.
3. On pipe and fittings with dielectric linings, make the weld connection on the shop tab provided or on a thick metal section to minimize damage to the lining and coating. After the weld is made, coat the weld with coating repair material.
4. Coat each completed wire connection as specified, this Section. If the lining is damaged by welding, repair in accordance with the lining applicator's recommendations.
5. Make wire connections to concrete cylinder pipe by thermite welding to the shop welded steel studs or plates provided on the pipe for this purpose. Clean the steel studs to bright metal before thermite welding. Coat the completed wire connection with cement mortar.

3.07 WIRE INSULATION REPAIR
A. Splicing of wire will not be permitted except where specifically shown on Drawings and approved by the Construction Manager.

B. Splices or damage to the wire insulation shall be required by spirally wrapping with two coats of high-voltage rubber splicing tap and two layers of vinyl electrical tape.

C. Make wire splices with suitable sized compression connectors or mechanically secure and solder with rosin cored 50/50 solder.

3.08 TESTS AND INSPECTION
A. General:
1. Contractor shall correct all construction defects identified during testing.
2. Provide Construction Manager with 3 days' advance notice before beginning tests.

B. Electrical Continuity Testing:

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2A

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 4/16/2020 K. R. Berg
1			
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ACTION	DATE
FINAL PLAN	04/16/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
CATHODIC PROTECTION SPECIFICATIONS	D5

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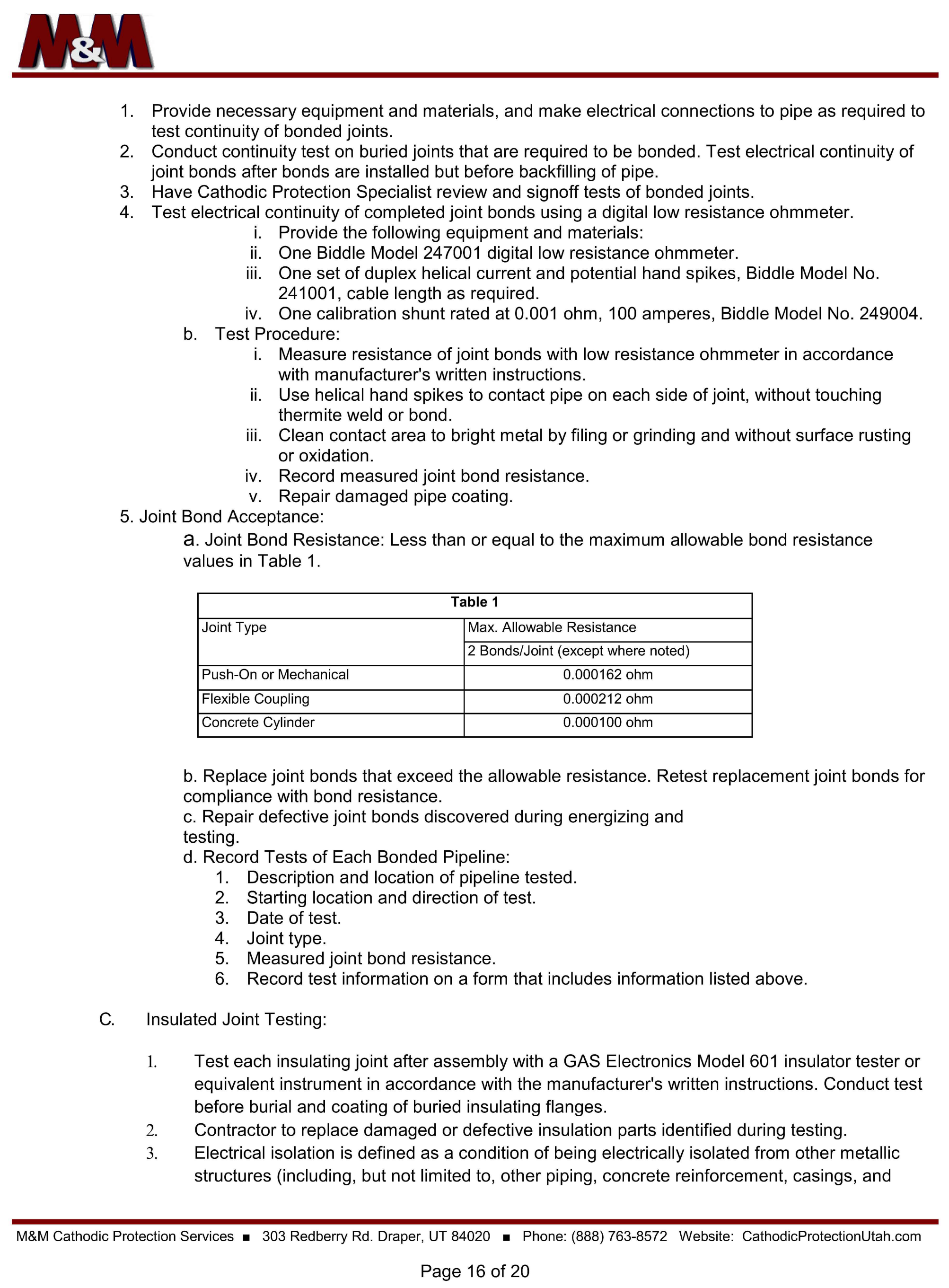


1. Provide necessary equipment and materials, and make electrical connections to pipe as required to test continuity of bonded joints.
2. Conduct continuity test on buried joints that are required to be bonded. Test electrical continuity of joint bonds after bonds are installed but before backfilling of pipe.
3. Have Cathodic Protection Specialist review and signoff tests of bonded joints.
4. Test electrical continuity of completed joint bonds using a digital low resistance ohmmeter.
    - i. Provide the following equipment and materials:
    - ii. One Biddle Model 247001 digital low resistance ohmmeter.
    - iii. One set of duplex helical current and potential hand spikes, Biddle Model No. 241001, cable length as required.
    - iv. One calibration shunt rated at 0.001 ohm, 100 amperes, Biddle Model No. 249004.
  - b. Test Procedure:
    - i. Measure resistance of joint bonds with low resistance ohmmeter in accordance with manufacturer's written instructions.
    - ii. Use helical hand spikes to contact pipe on each side of joint, without touching thermite weld or bond.
    - iii. Clean contact area to bright metal by filing or grinding and without surface rusting or oxidation.
    - iv. Record measured joint bond resistance.
    - v. Repair damaged pipe coating.

5. Joint Bond Acceptance:
  - a. Joint Bond Resistance: Less than or equal to the maximum allowable bond resistance values in Table 1.

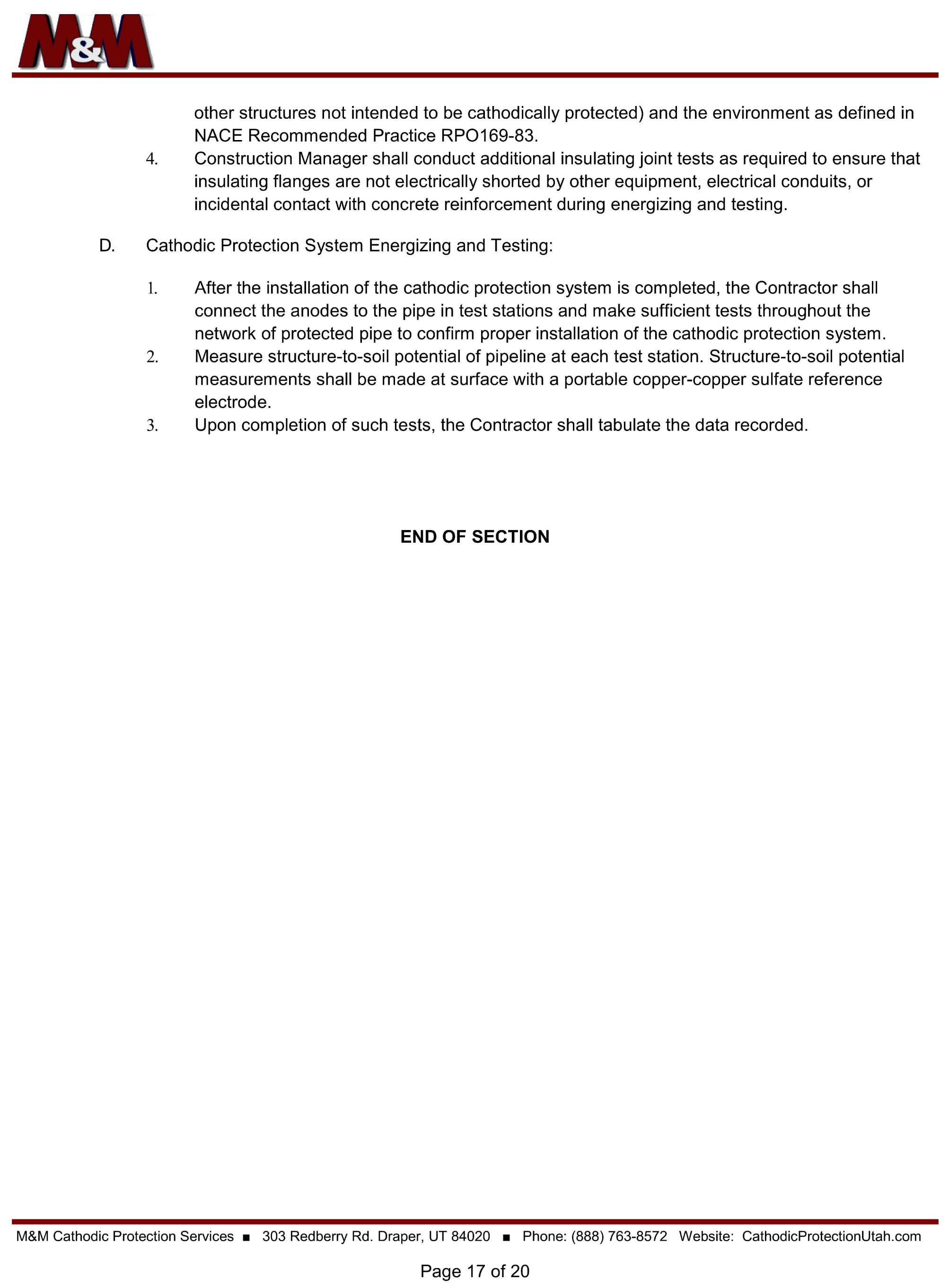
Table 1

Joint Type	Max. Allowable Resistance
	2 Bonds/Joint (except where noted)
Push-On or Mechanical	0.000162 ohm
Flexible Coupling	0.000212 ohm
Concrete Cylinder	0.000100 ohm

  - b. Replace joint bonds that exceed the allowable resistance. Retest replacement joint bonds for compliance with bond resistance.
  - c. Repair defective joint bonds discovered during energizing and testing.
  - d. Record Tests of Each Bonded Pipeline:
    1. Description and location of pipeline tested.
    2. Starting location and direction of test.
    3. Date of test.
    4. Joint type.
    5. Measured joint bond resistance.
    6. Record test information on a form that includes information listed above.

C. Insulated Joint Testing:

1. Test each insulating joint after assembly with a GAS Electronics Model 601 insulator tester or equivalent instrument in accordance with the manufacturer's written instructions. Conduct test before burial and coating of buried insulating flanges.
2. Contractor to replace damaged or defective insulation parts identified during testing.
3. Electrical isolation is defined as a condition of being electrically isolated from other metallic structures (including, but not limited to, other piping, concrete reinforcement, casings, and



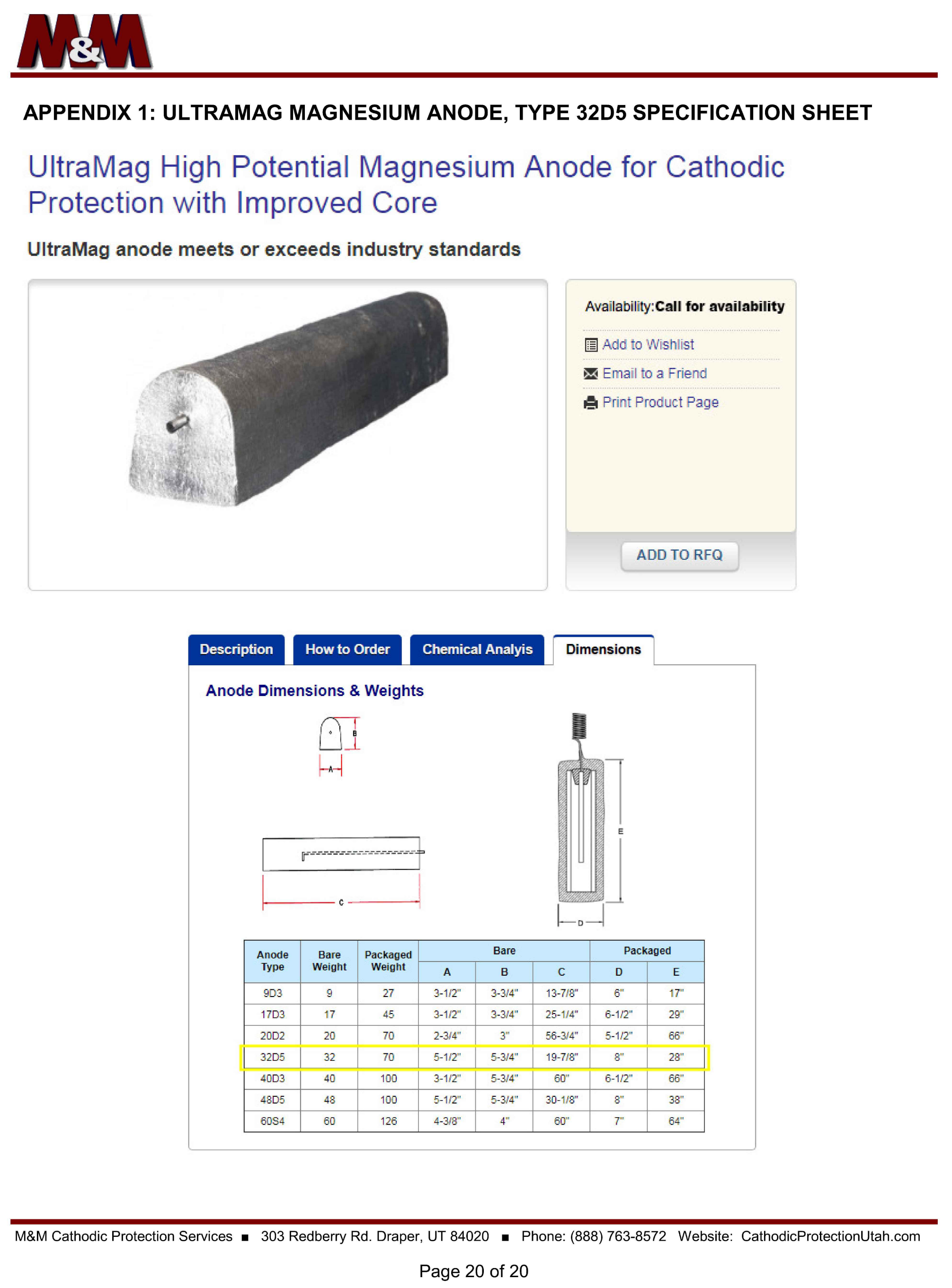
other structures not intended to be cathodically protected) and the environment as defined in NACE Recommended Practice RPO169-83.

4. Construction Manager shall conduct additional insulating joint tests as required to ensure that insulating flanges are not electrically shorted by other equipment, electrical conduits, or incidental contact with concrete reinforcement during energizing and testing.

D. Cathodic Protection System Energizing and Testing:

1. After the installation of the cathodic protection system is completed, the Contractor shall connect the anodes to the pipe in test stations and make sufficient tests throughout the network of protected pipe to confirm proper installation of the cathodic protection system.
2. Measure structure-to-soil potential of pipeline at each test station. Structure-to-soil potential measurements shall be made at surface with a portable copper-copper sulfate reference electrode.
3. Upon completion of such tests, the Contractor shall tabulate the data recorded.

END OF SECTION



APPENDIX 1: ULTRAMAG MAGNESIUM ANODE, TYPE 32D5 SPECIFICATION SHEET

UltraMag High Potential Magnesium Anode for Cathodic Protection with Improved Core

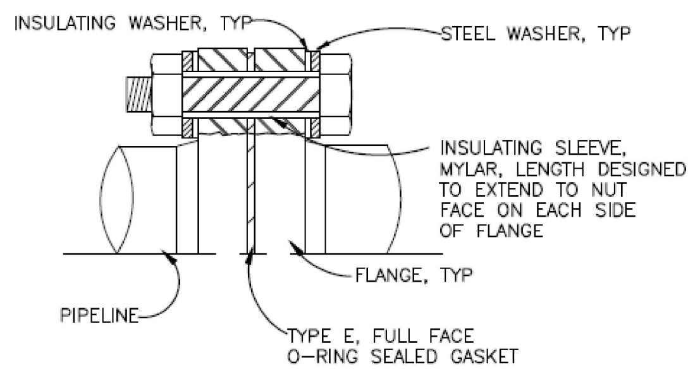
UltraMag anode meets or exceeds industry standards

Availability: **Call for availability**

Anode Dimensions & Weights

Anode Type	Bare Weight	Packaged Weight	Bare			Packaged	
			A	B	C	D	E
9D3	9	27	3-1/2"	3-3/4"	13-7/8"	6"	17"
17D3	17	45	3-1/2"	3-3/4"	25-1/4"	6-1/2"	29"
20D2	20	70	2-3/4"	3"	56-3/4"	5-1/2"	66"
32D5	32	70	5-1/2"	5-3/4"	19-7/8"	8"	28"
40D3	40	100	3-1/2"	5-3/4"	60"	6-1/2"	66"
48D5	48	100	5-1/2"	5-3/4"	30-1/8"	8"	38"
60S4	60	126	4-3/8"	4"	60"	7"	64"

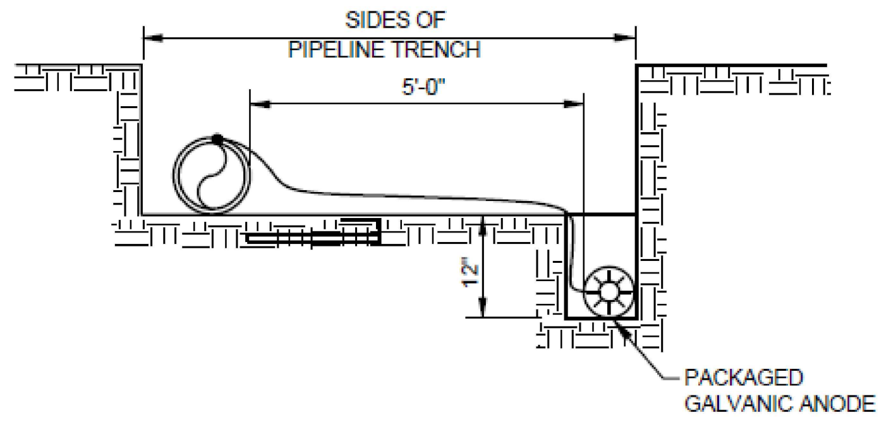
FIGURE 1 - INSULATING FLANGE (WHERE NECESSARY)


INSULATING WASHER, TYP
STEEL WASHER, TYP
INSULATING SLEEVE, MYLAR, LENGTH DESIGNED TO EXTEND TO NUT FACE ON EACH SIDE OF FLANGE
FLANGE, TYP
PIPELINE
TYPE E, FULL FACE O-RING SEALED GASKET

NOTES:

1. ABOVE GRADE INSULATING FLANGE INSTALLATION SHOWN.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION DO NOT INSTALL INSULATING WASHER ON PROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF PIPE THE LENGTH OF TWO PIPE DIAMETERS WITH EPOXY AT 24 MILS DFT.
4. COAT BURIED OR SUBMERGED INSULATING FLANGES WITH PRIMER AND FILLER MASTIC AFTER ASSEMBLING JOINT AND WRAP MORTAR AND CEMENT COATED PIPE WITH 24 MILS POLYETHYLENE FOR TWO PIPE DIAMETERS EACH WAY. FOR DIELECTRIC COATED PIPE, WRAP WITH TWO LAYERS OF PIPELINE TAPE AT 80 MILS.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.

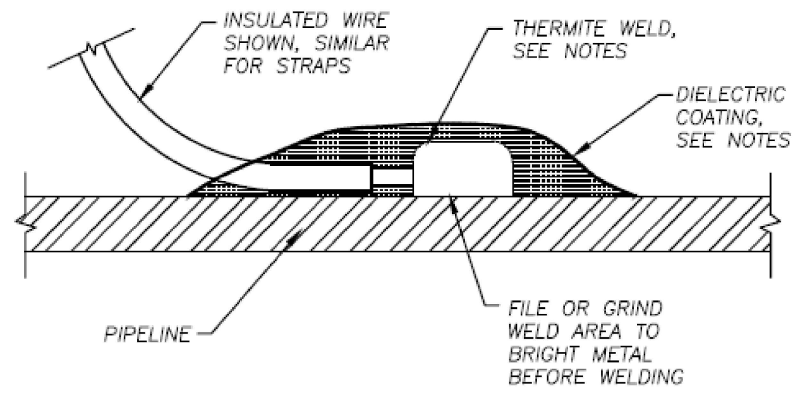
FIGURE 2 - ANODE INSTALLATION - TYPICAL



NOTES:

1. CADWELD CONNECTION TO BE PRIMED AND COATED AS SPECIFIED.
2. PACKED ANODE SHOULD BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS, HAND TAMPED.
3. WET PACKAGED ANODE PRIOR TO BACKFILLING.
4. DO NOT BED ANODE IN CLSM.
5. BACKFILL ANODE IN NATIVE EXCAVATED SOIL.

FIGURE 3 - TERMITE WELD CONNECTION


INSULATED WIRE SHOWN, SIMILAR FOR STRAPS
THERMITE WELD, SEE NOTES
DIELECTRIC COATING, SEE NOTES
PIPELINE
FILE OR GRIND WELD AREA TO BRIGHT METAL BEFORE WELDING

NOTES:

1. *MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING, WHERE POSSIBLE.*
2. *COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.*
3. *WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE*
4. *COAT COMPLETED WELDS, EXPOSED COPPER, AND EXPOSED METAL WITH DIELECTRIC COATING OR MASTIC FILLED THERMITE WELD CAPS AS SPECIFIED.*
5. *AFTER COATING WELDS, OVERCOAT WITH CEMENT MORTAR WHEN PIPE HAS CEMENT MORTAR COATING OR OVERCOAT.*

FIGURE 4 – ANODE GROUNDBED CONNECTION

ANODE GROUNDBED CONNECTION

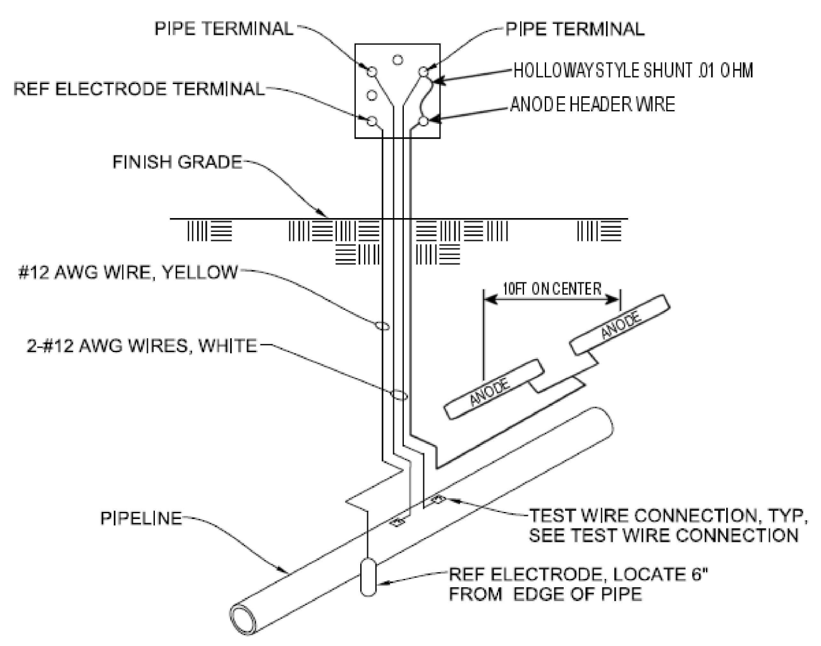
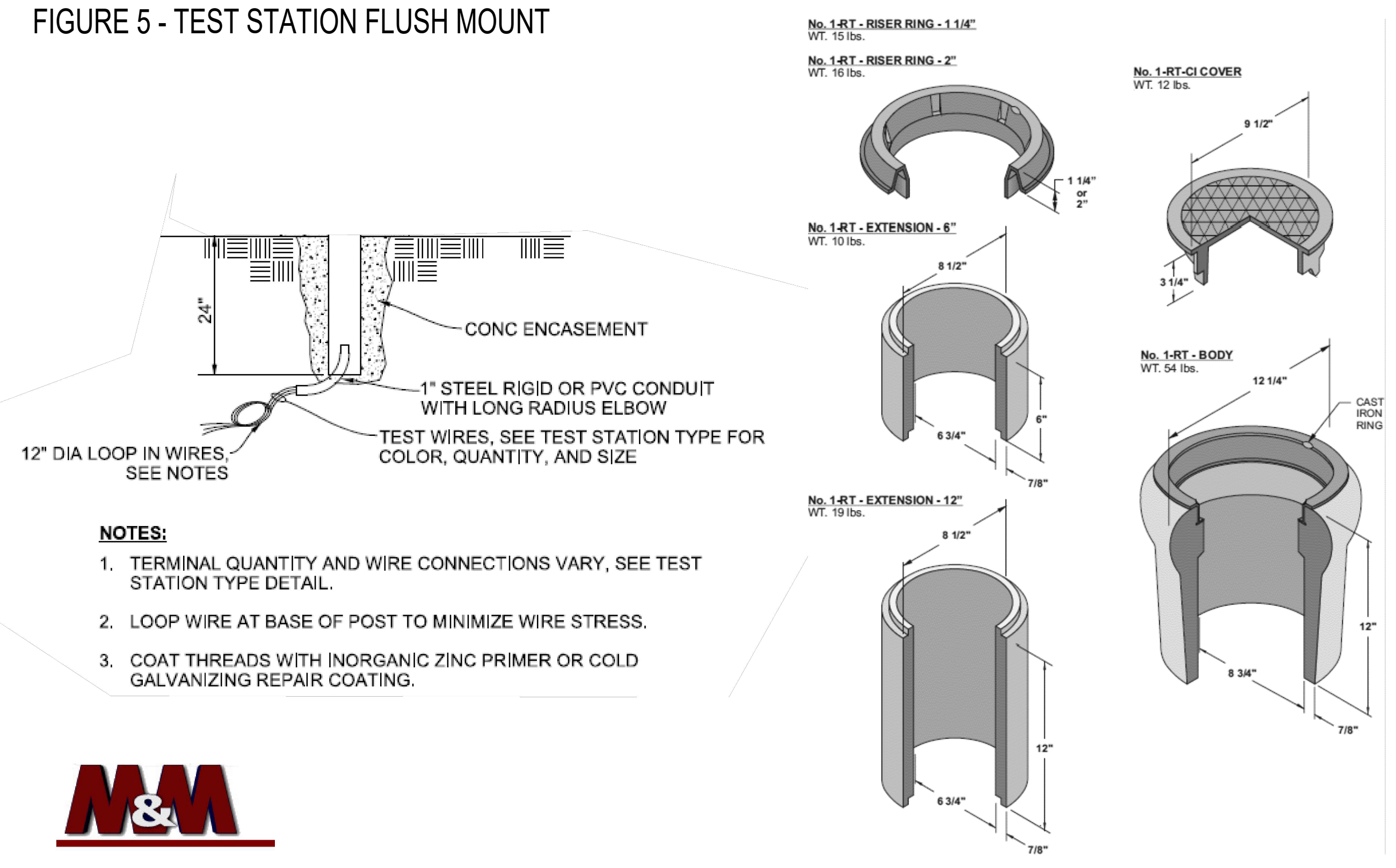


FIGURE 5 - TEST STATION FLUSH MOUNT

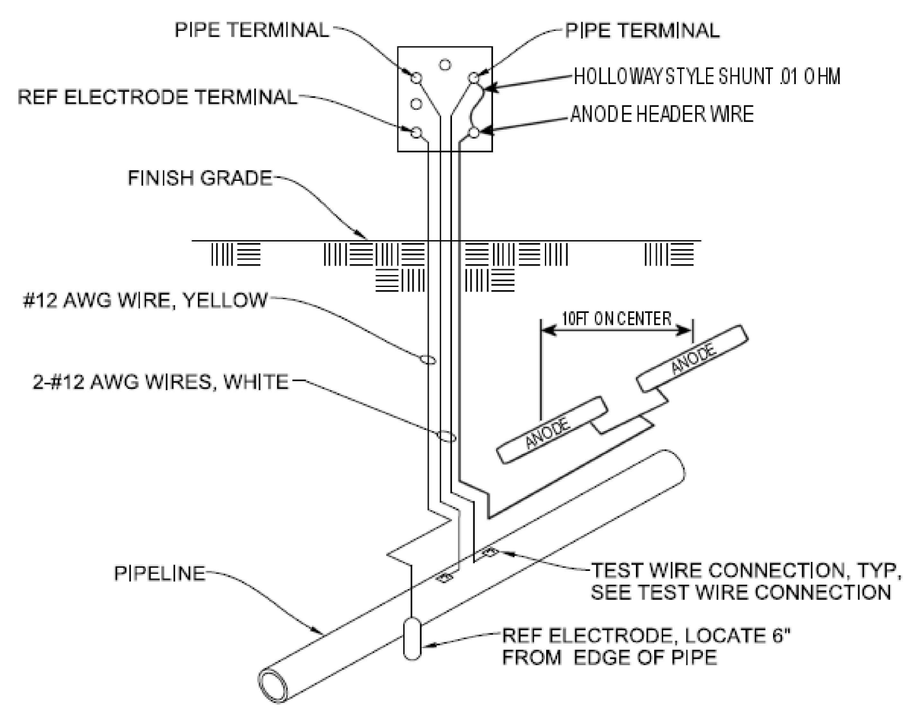

24"
CONC ENCASEMENT
1" STEEL RIGID OR PVC CONDUIT WITH LONG RADIUS ELBOW
TEST WIRES, SEE TEST STATION TYPE FOR COLOR, QUANTITY, AND SIZE
12" DIA LOOP IN WIRES, SEE NOTES
No. 1-RT - RISER RING - 1 1/4"
WT. 15 lbs.
No. 1-RT - RISER RING - 2"
WT. 16 lbs.
1 1/4" or 2"
No. 1-RT-CI COVER
WT. 12 lbs.
9 1/2"
3 1/4"
No. 1-RT - EXTENSION - 6"
WT. 10 lbs.
8 1/2"
6"
6 3/4"
7/8"
No. 1-RT - BODY
WT. 54 lbs.
12 1/4"
CAST IRON RING
12"
8 3/4"
7/8"
No. 1-RT - EXTENSION - 12"
WT. 19 lbs.
8 1/2"
12"
6 3/4"
7/8"

NOTES:

1. TERMINAL QUANTITY AND WIRE CONNECTIONS VARY, SEE TEST STATION TYPE DETAIL.
2. LOOP WIRE AT BASE OF POST TO MINIMIZE WIRE STRESS.
3. COAT THREADS WITH INORGANIC ZINC PRIMER OR COLD GALVANIZING REPAIR COATING.

FIGURE 6 – TEST STATION WIRING DIAGRAM

TEST STATION WIRING DIAGRAM



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DEVELOPMENT

900 WEST
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REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

K. R. Berg
KENNETH R. BERG
343602
4/16/2020

ACTION	DATE
FINAL PLAN	04/16/2020

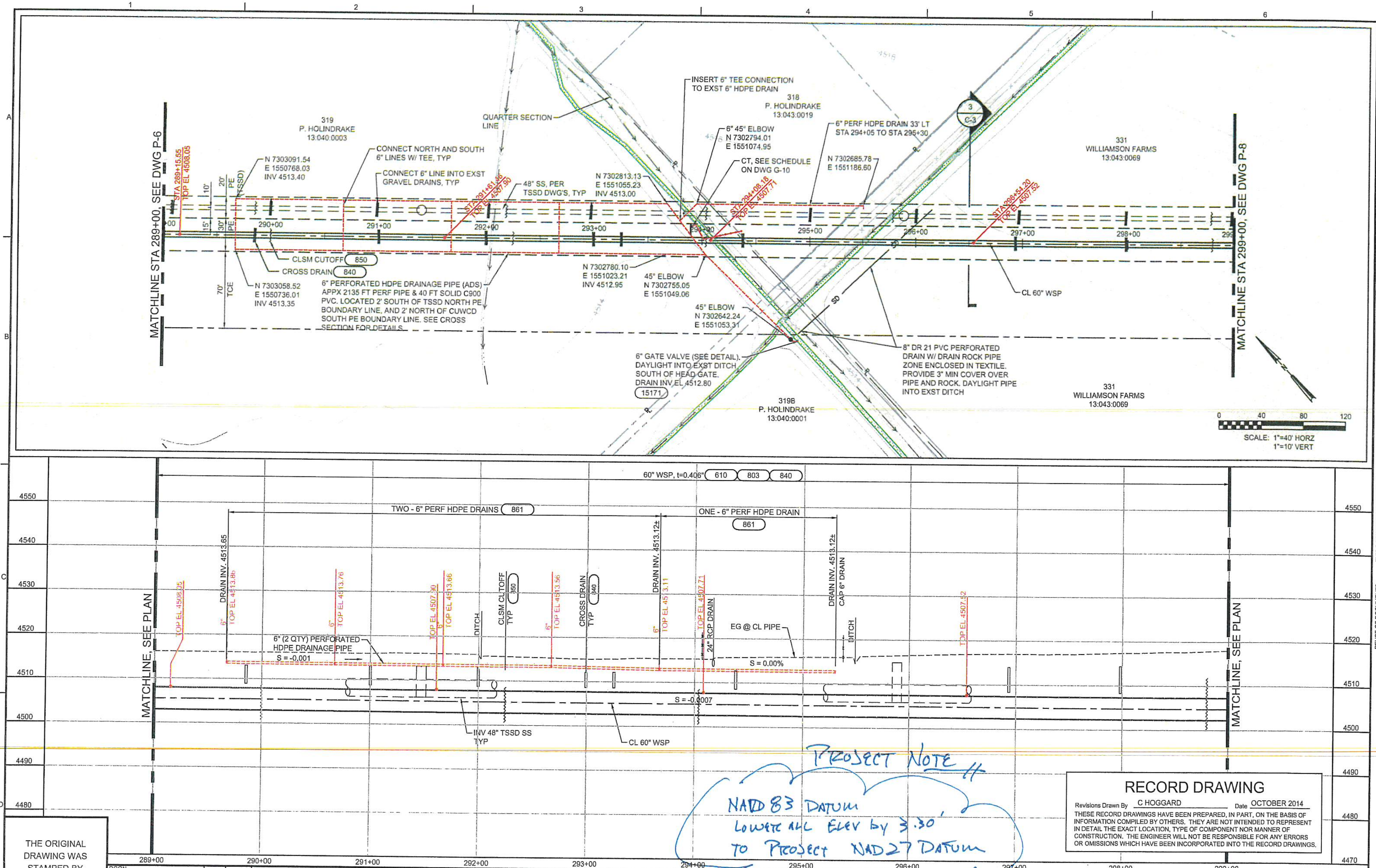
PROJECT

900 WEST
ROADWAY
PHASE 1.2A

DESCRIPTION

FINAL
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
CATHODIC PROTECTION DETAILS	D6



PROJECT NOTE #

NAD 83 DATUM
LOWER ALL ELEV by 3.30'
TO PROJECT NAD27 DATUM

RECORD DRAWING

Revisions Drawn By C HOGGARD Date OCTOBER 2014

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL THE EXACT LOCATION, TYPE OF COMPONENT NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS.

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DRAWING WAS
STAMPED BY
NATHANIEL P. JONES
UTAH P.E. NO. 173044

DSGN	N JONES
DR	C HOGGARD
CHK	M BREWER
APVD	N JONES

NO.	DATE	REVISION	BY	APVD
R	06 14	RECORD DRAWINGS	RTP	RPW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER CONSERVANCY DISTRICT

NORTH SHORE AQUEDUCT - VINEYARD CONNECTOR SEGMENT

PLAN AND PROFILE
STA 289+00 TO STA 299+00

SHEET	28
DWG	P-7
DATE	OCTOBER 2014
PROJ	199815

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AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
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AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.1-C1.3	SITE PLANS
C2.1-C2.3	UTILITY PLANS
C3.1-C3.8	ROADWAY PLAN & PROFILE
C4.1	TEMP RETENTION POND PLAN
C5.1-C5.2	STRIPING PLANS
C6.1-C6.3	LANDSCAPE PLANS
C7.1-C7.3	DRY UTILITY PLANS
C8.1-C8.3	SWPPP
GN1	GENERAL NOTES
D0-D6	CONSTRUCTION DETAILS

VICINITY SKETCH

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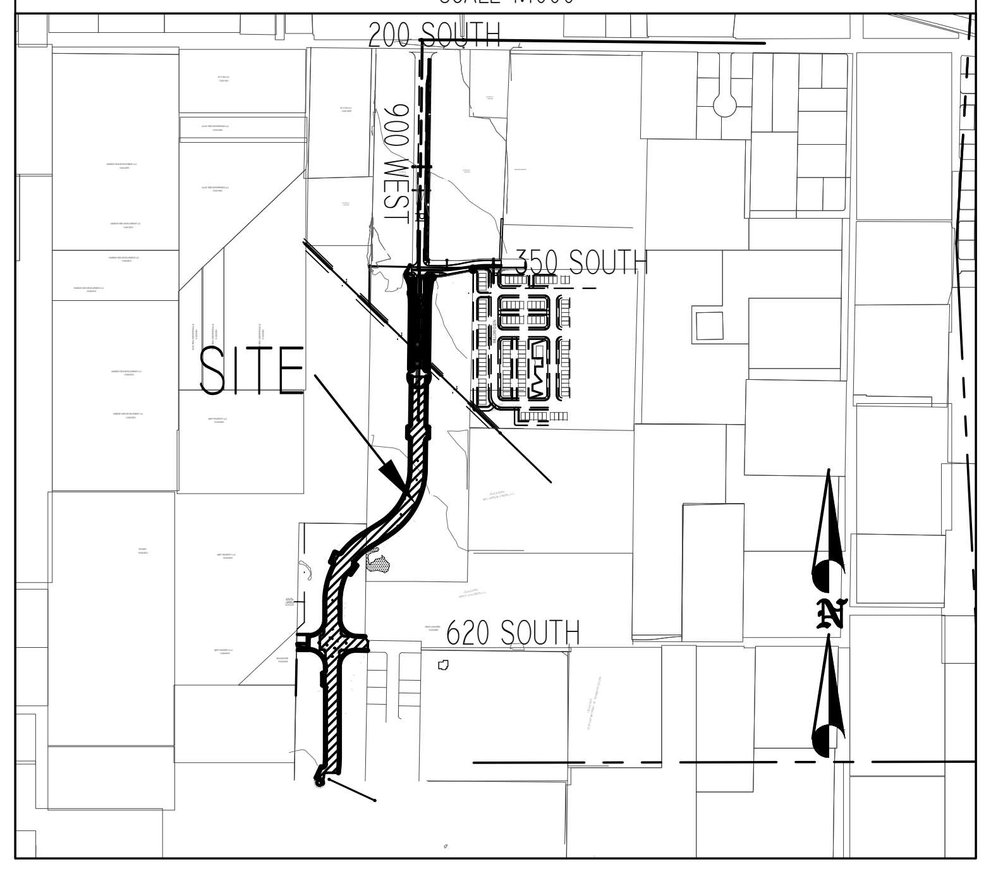

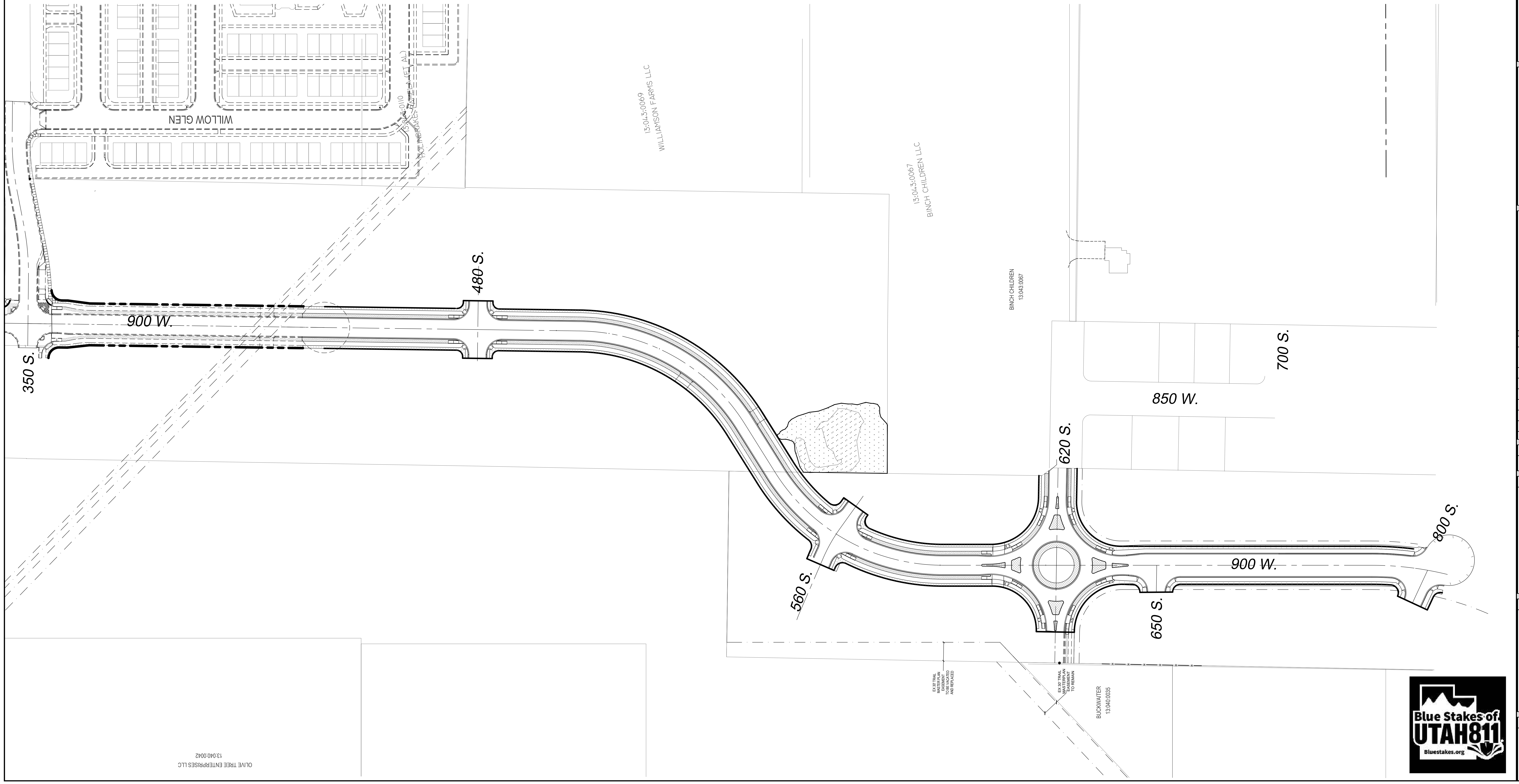

Blue Stakes of UTAH811
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ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B

0 40 80 160 240
SCALE: 1"= 80'

berg
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REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL

KENNETH R. BERG
343602
05/15/2020
K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

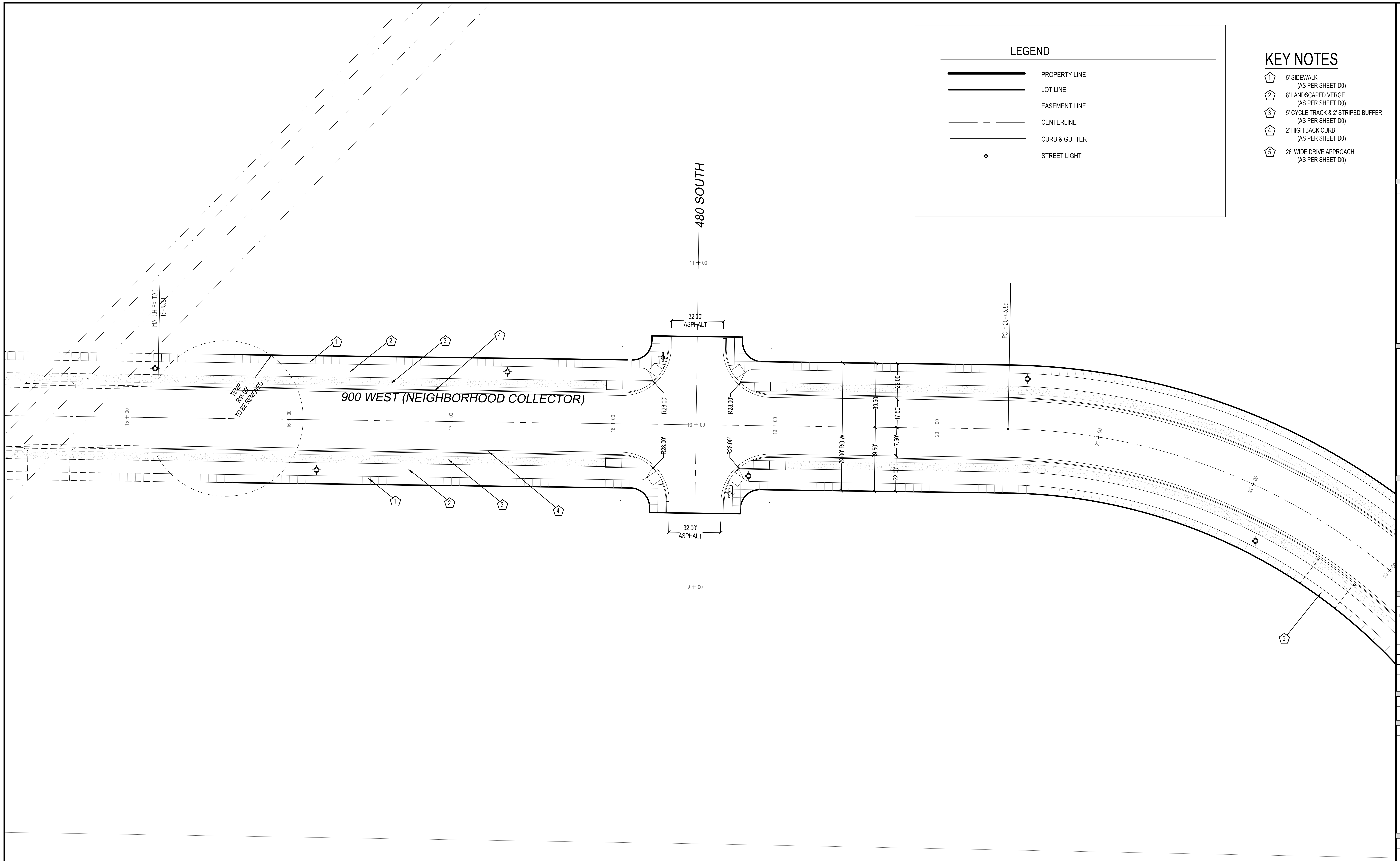
PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
COVER	C0



KEY NOTES

1. 5' SIDEWALK
(AS PER SHEET D0)
2. 8' LANDSCAPED VERGE
(AS PER SHEET D0)
3. 5' CYCLE TRACK & 2' STRIPED BUFFER
(AS PER SHEET D0)
4. 2' HIGH BACK CURB
(AS PER SHEET D0)
5. 26' WIDE DRIVE APPROACH
(AS PER SHEET D0)

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

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520 South 850 East
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DEVELOPMENT

900 WEST
ROADWAY
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343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

Blue Stakes of UTAH811
Bluestakes.org

SHEET NAME	SHEET NUMBER
SITE PLAN	C1.1

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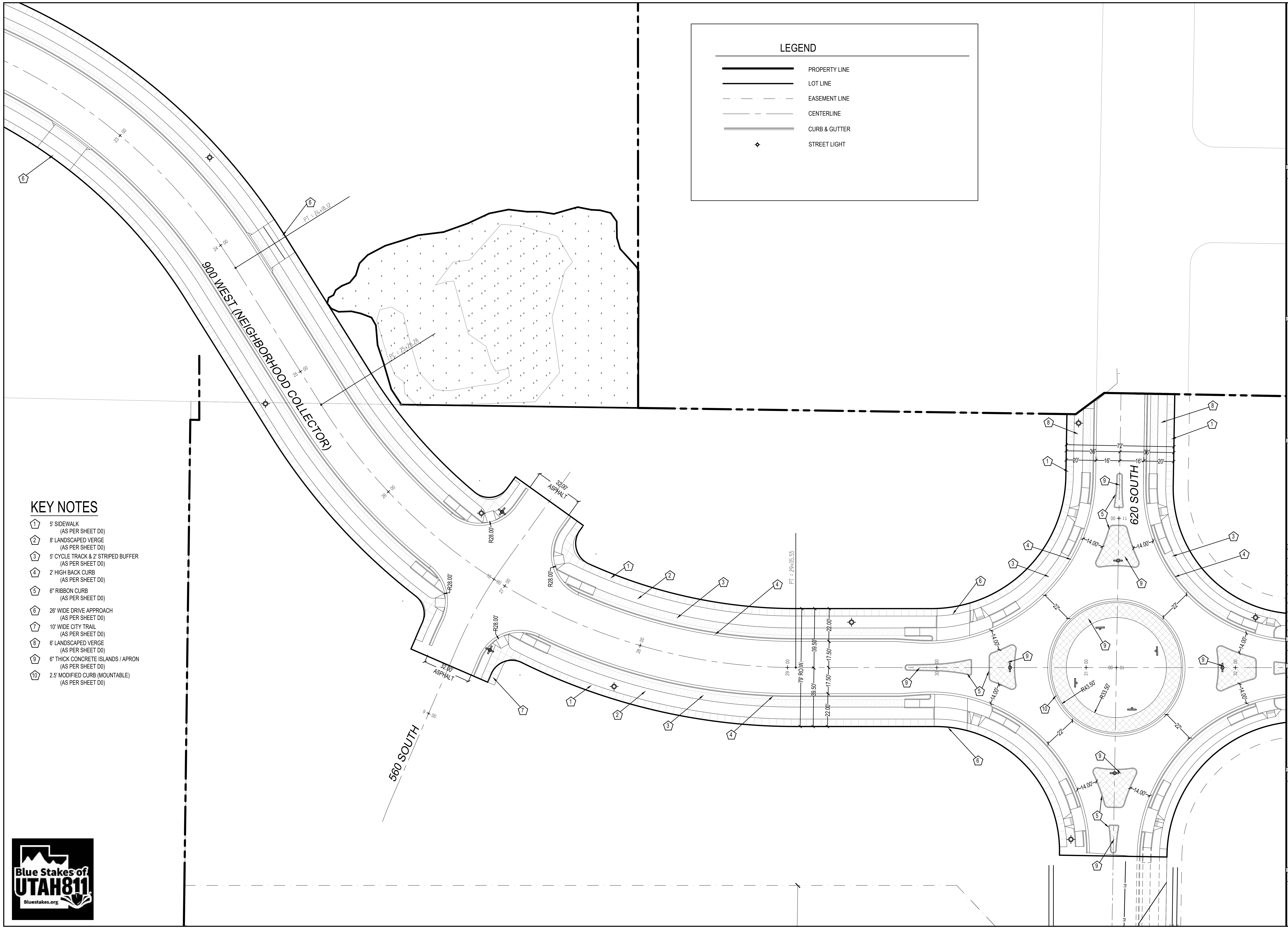

LEGEND

━━━━	PROPERTY LINE
────	LOT LINE
— · — · —	EASEMENT LINE
— — —	CENTERLINE
═══	CURB & GUTTER
⌖	STREET LIGHT

KEY NOTES

1	5' SIDEWALK (AS PER SHEET D0)
2	8' LANDSCAPED VERGE (AS PER SHEET D0)
3	5' CYCLE TRACK & 2' STRIPED BUFFER (AS PER SHEET D0)
4	2' HIGH BACK CURB (AS PER SHEET D0)
5	6" RIBBON CURB (AS PER SHEET D0)
6	26' WIDE DRIVE APPROACH (AS PER SHEET D0)
7	10' WIDE CITY TRAIL (AS PER SHEET D0)
8	6' LANDSCAPED VERGE (AS PER SHEET D0)
9	6" THICK CONCRETE ISLANDS / APRON (AS PER SHEET D0)
10	2.5' MODIFIED CURB (MOUNTABLE) (AS PER SHEET D0)

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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SCALE: 1"= 30'

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ACTION	DATE
FINAL PLAN	05/15/2020

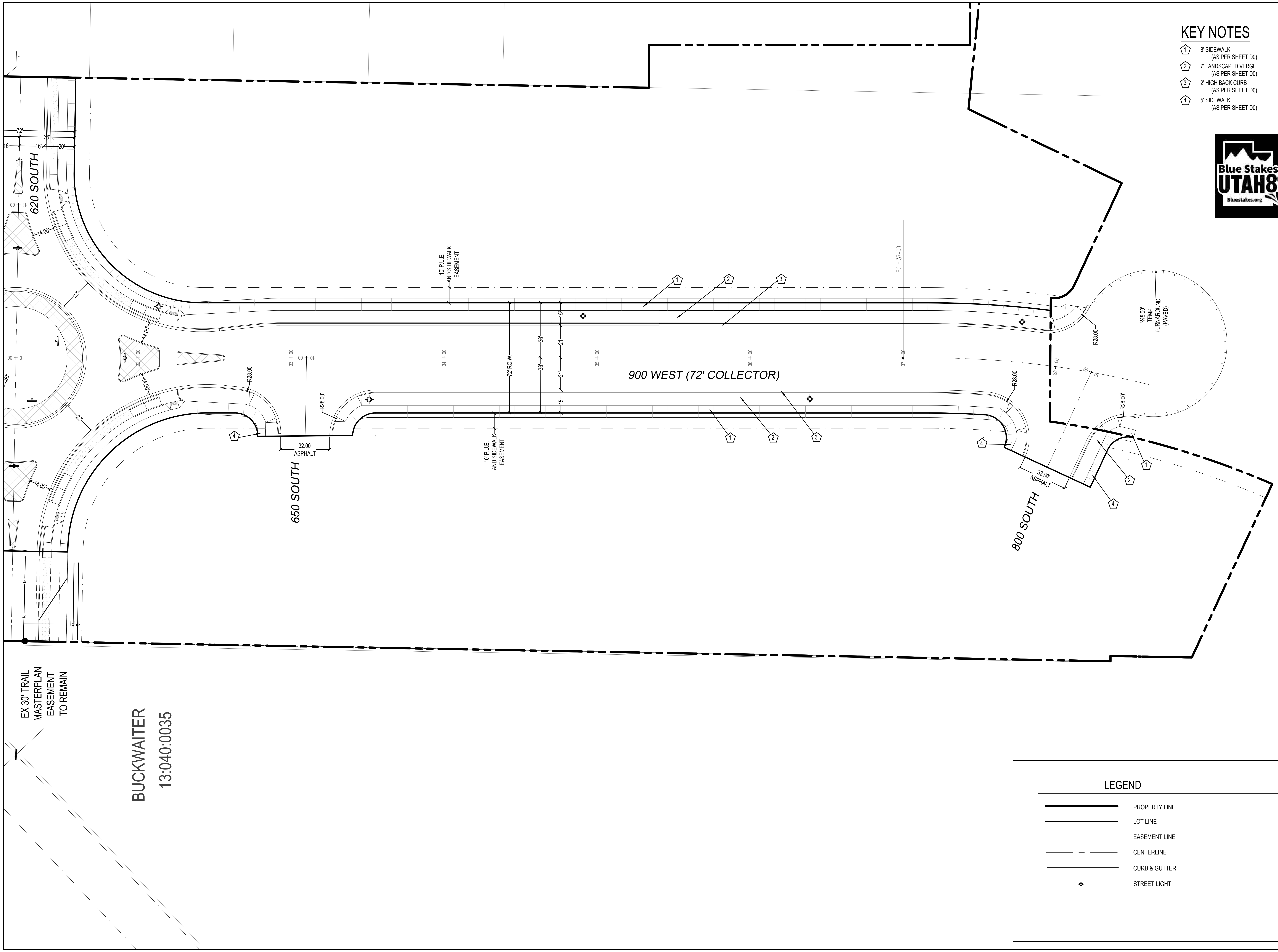
PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SITE PLAN	C1.2



KEY NOTES

1. 8' SIDEWALK (AS PER SHEET D0)
2. 7' LANDSCAPED VERGE (AS PER SHEET D0)
3. 2' HIGH BACK CURB (AS PER SHEET D0)
4. 5' SIDEWALK (AS PER SHEET D0)

LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— —	CENTERLINE
═	CURB & GUTTER
✧	STREET LIGHT

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DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B

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

berg
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KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SITE PLAN	C1.3

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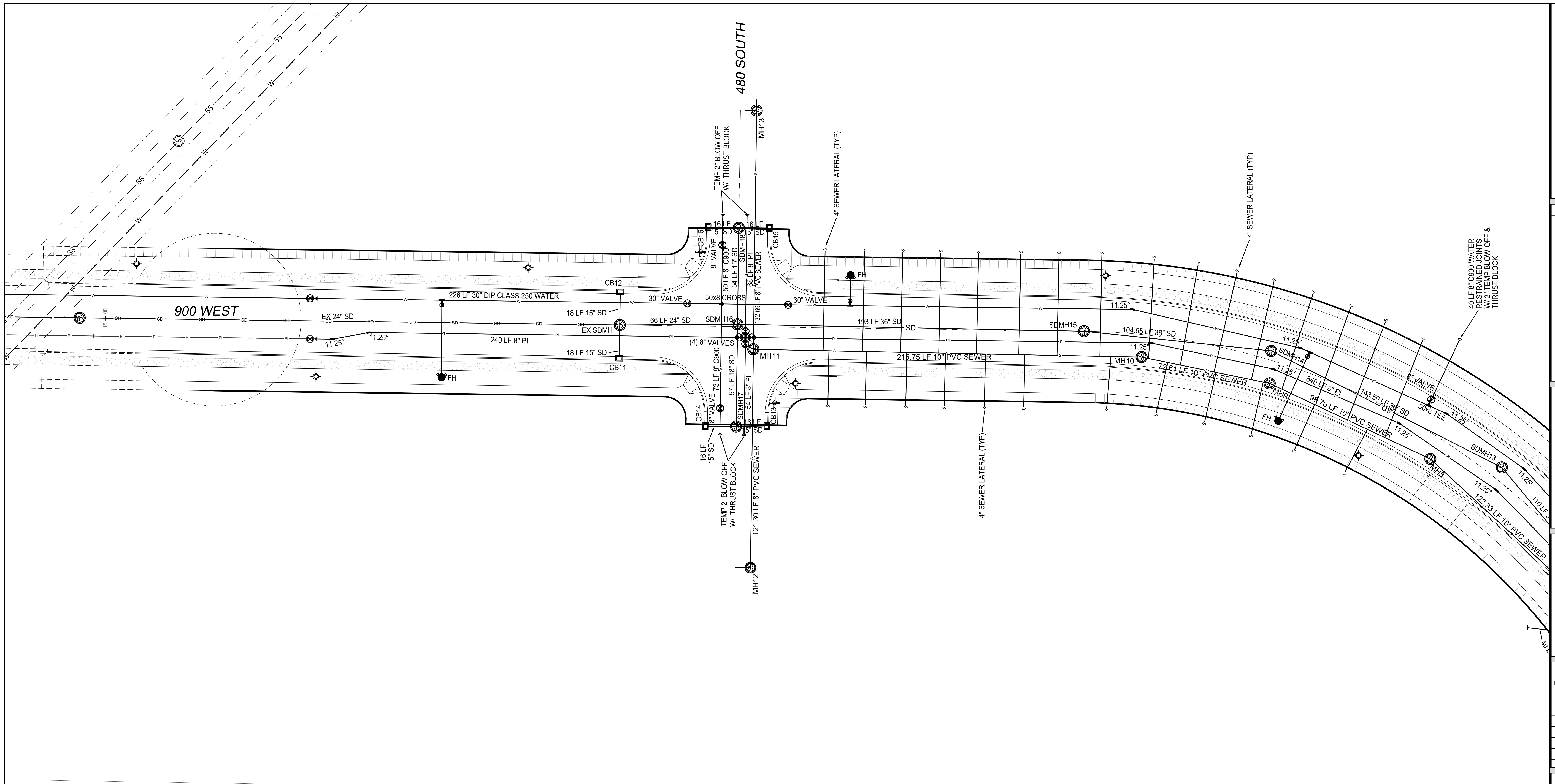

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS C7.1-C7.3, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

LEGEND

— — — — W—	EXISTING WATER LINE
—W—W—W—	PROPOSED WATER LINE
— — — — PI—	EXISTING PRESSURIZED IRRIGATION LINE
—PI—PI—	PROPOSED PRESSURIZED IRRIGATION LINE
— — — — SS—	EXISTING SANITARY SEWER LINE
—S—S—S—	PROPOSED SANITARY SEWER LINE
— — — — —	EXISTING STORM DRAIN
—SD—SD—SD—	PROPOSED STORM DRAIN
⊕	PROPOSED FIRE HYDRANT

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ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
343602
05/15/2020
K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.1

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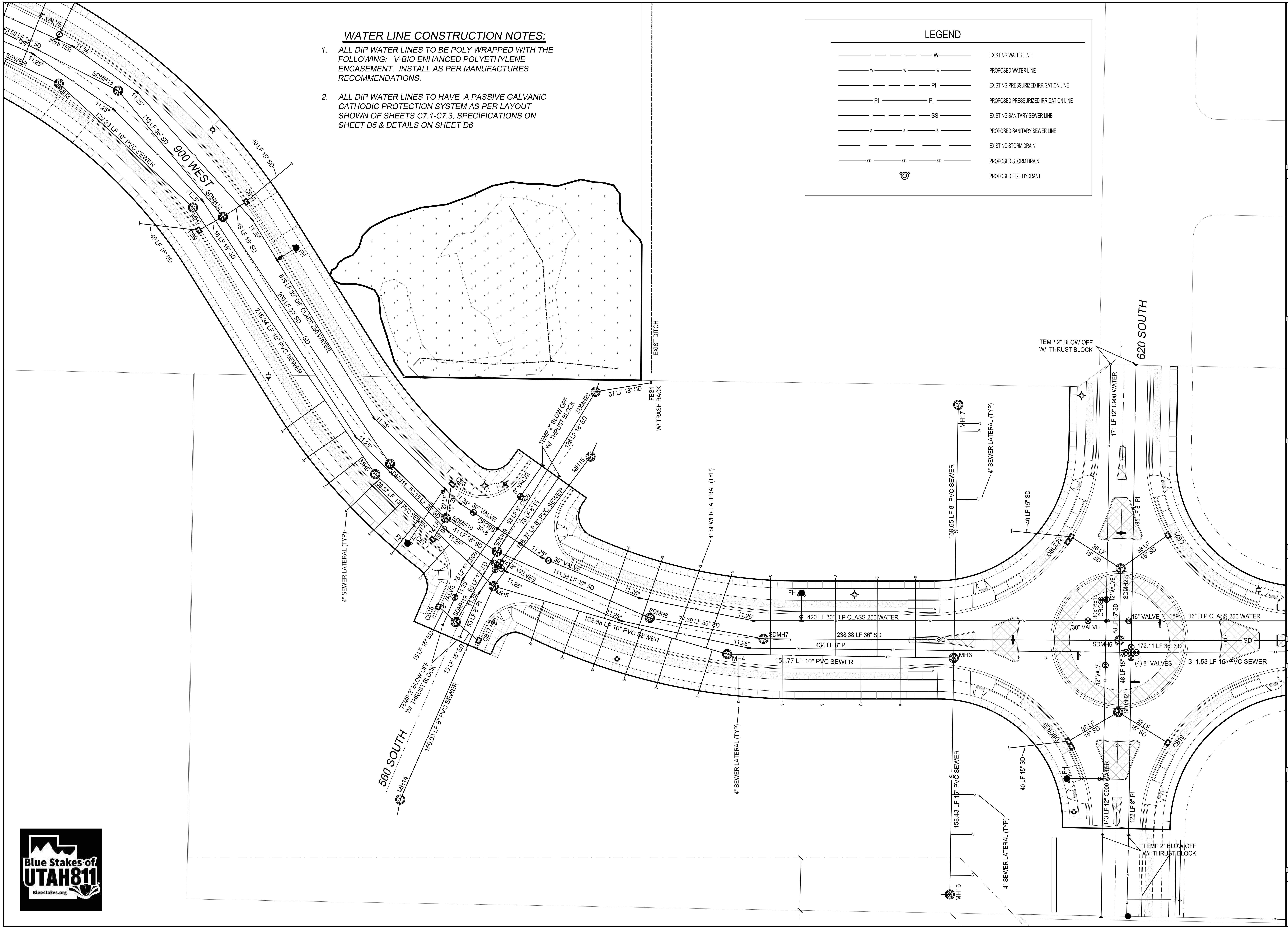

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS C7.1-C7.3, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

LEGEND

— — — — W—	EXISTING WATER LINE
—W—W—W—	PROPOSED WATER LINE
— — — — PI —	EXISTING PRESSURIZED IRRIGATION LINE
—PI—PI—	PROPOSED PRESSURIZED IRRIGATION LINE
— — — — SS —	EXISTING SANITARY SEWER LINE
—S—S—S—	PROPOSED SANITARY SEWER LINE
— — — — —	EXISTING STORM DRAIN
—SD—SD—SD—	PROPOSED STORM DRAIN
◎	PROPOSED FIRE HYDRANT

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900 WEST
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PHASE 1.2B

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.2

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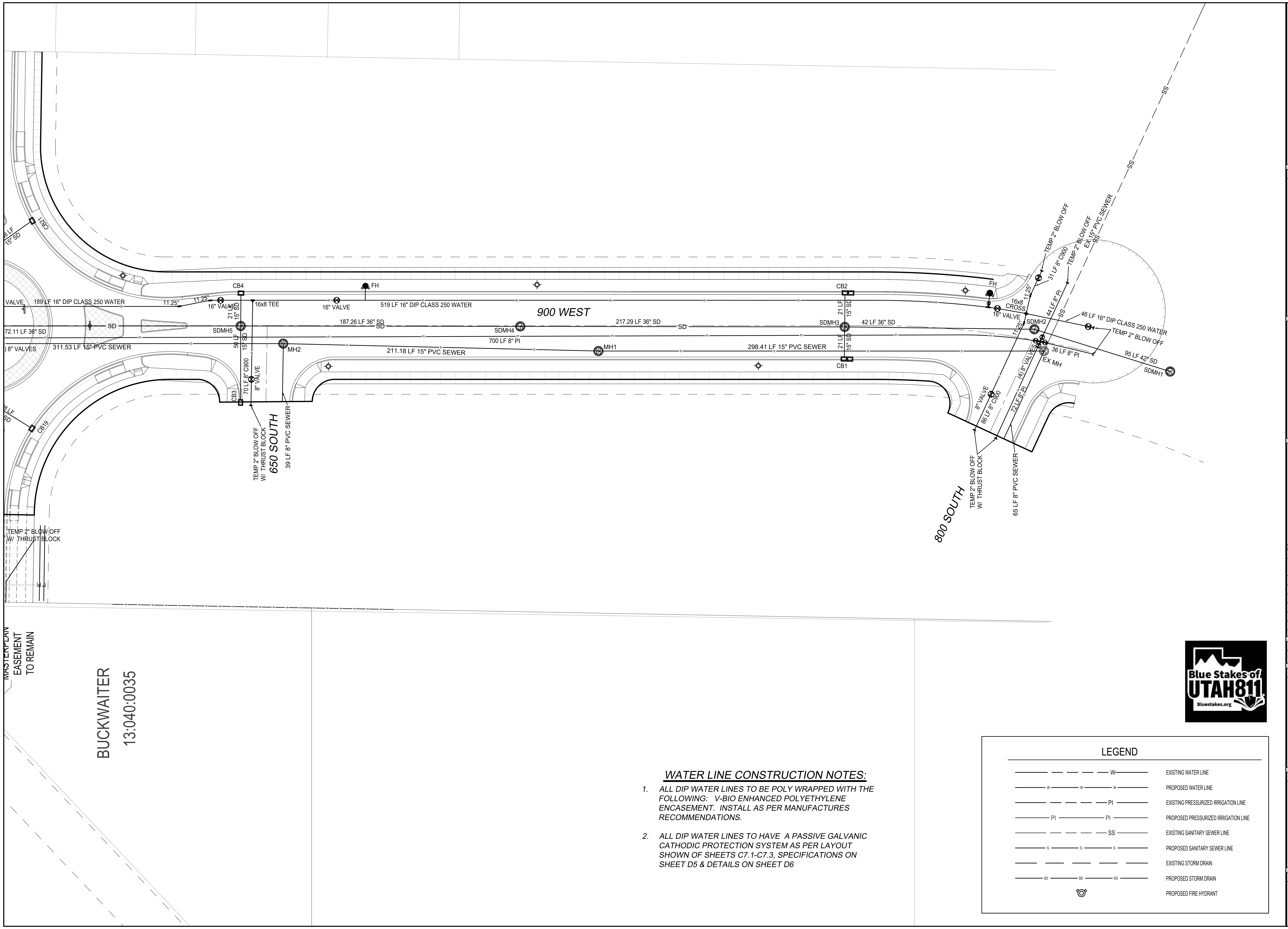

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REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
343602
05/15/2020
K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

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Bluestakes.org

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2.3

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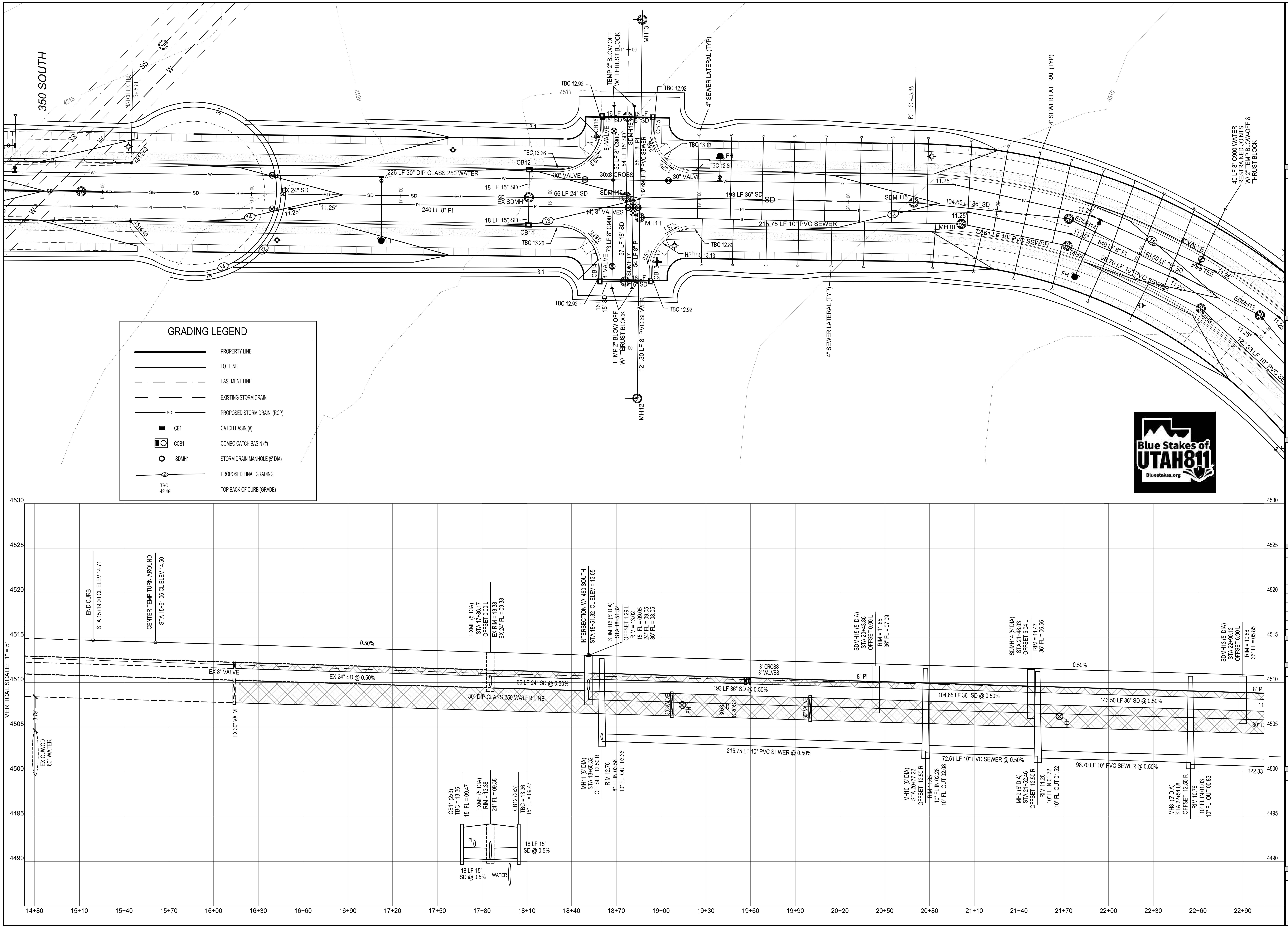
WATER LINE CONSTRUCTION NOTES:

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

2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN ON SHEETS C7.1-C7.3, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

LEGEND

——— — — — — W———	EXISTING WATER LINE
——— W ——— W ——— W ———	PROPOSED WATER LINE
——— — — — — PI ———	EXISTING PRESSURIZED IRRIGATION LINE
——— PI ——— PI ———	PROPOSED PRESSURIZED IRRIGATION LINE
——— — — — — SS ———	EXISTING SANITARY SEWER LINE
——— S ——— S ——— S ———	PROPOSED SANITARY SEWER LINE
—— —— —— —— ——	EXISTING STORM DRAIN
——— SD ——— SD ——— SD ———	PROPOSED STORM DRAIN
◎	PROPOSED FIRE HYDRANT


350 SOUTH
MATCH EX TBC
14.40
SS
W
SD
PI
EX 24" SD
11.25°
226 LF 30" DIP CLASS 250 WATER
240 LF 8" PI
18 LF 15" SD
EX SDMH
66 LF 24" SD
CB12
CB11
TBC 13.26
TBC 12.92
TBC 13.13
TBC 12.80
HP TBC 13.13
30" VALVE
30x8 CROSS
(4) 8" VALVES
SDMH16
SDMH17
SDMH18
MH11
MH12
MH13
CB13
CB14
CB15
CB16
TEMP 2" BLOW OFF W/ THRUST BLOCK
8" VALVE
50 LF 8" C900
54 LF 15" SD
68 LF 8" PI
132.69 LF 8" PVC SEWER
73 LF 8" C900
57 LF 18" SD
54 LF 8" PI
121.30 LF 8" PVC SEWER
16 LF 15" SD
3:1
FH
4" SEWER LATERAL (TYP)
193 LF 36" SD
215.75 LF 10" PVC SEWER
SDMH15
104.65 LF 36" SD
MH10
72.61 LF 10" PVC SEWER
SDMH14
840 LF 8" PI
143.50 LF 36" SD
MH9
98.70 LF 10" PVC SEWER
8" VALVE
30x8 TEE
SDMH13
MH8
122.33 LF 10" PVC SE
40 LF 8" C900 WATER RESTRAINED JOINTS W/ 2" TEMP BLOW-OFF & THRUST BLOCK
4510
4511
4512
4513
Blue Stakes of UTAH 811
Bluestakes.org
4530
4525
4520
4515
4510
4505
4500
4495
4490
VERTICAL SCALE: 1" = 5'
END CURB STA 15+19.20 CL ELEV 14.71
CENTER TEMP TURN-AROUND STA 15+61.06 CL ELEV 14.50
EX CL WCD 60" WATER
3.79'
EX 8" VALVE
EX 30" VALVE
EX 24" SD @ 0.50%
0.50%
EXMH (5' DIA) STA 17+86.17 OFFSET 0.00 L EX RIM = 13.38 EX 24" FL = 09.38
66 LF 24" SD @ 0.50%
30" DIP CLASS 250 WATER LINE
INTERSECTION W/ 480 SOUTH STA 18+51.32 CL ELEV = 13.05
SDMH16 (5' DIA) STA 18+51.32 OFFSET 1.29 L RIM = 13.02 15" FL = 09.05 24" FL = 09.05 36" FL = 08.05
8" CROSS 8" VALVES
193 LF 36" SD @ 0.50%
30" VALVE
30x8 CROSS
FH
SDMH15 (5' DIA) STA 20+43.86 OFFSET 0.00 L RIM = 11.85 36" FL = 07.09
8" PI
104.65 LF 36" SD @ 0.50%
SDMH14 (5' DIA) STA 21+48.03 OFFSET 5.04 L RIM = 11.47 36" FL = 06.56
143.50 LF 36" SD @ 0.50%
SDMH13 (5' DIA) STA 22+90.12 OFFSET 6.90 L RIM = 10.86 36" FL = 05.85
215.75 LF 10" PVC SEWER @ 0.50%
72.61 LF 10" PVC SEWER @ 0.50%
98.70 LF 10" PVC SEWER @ 0.50%
122.33
MH11 (5' DIA) STA 18+60.32 OFFSET 12.50 R RIM 12.76 8" FL IN 03.56 10" FL OUT 03.36
MH10 (5' DIA) STA 20+77.22 OFFSET 12.50 R RIM 11.65 10" FL IN 02.28 10" FL OUT 02.08
MH9 (5' DIA) STA 21+52.46 OFFSET 12.50 R RIM 11.26 10" FL IN 01.72 10" FL OUT 01.52
MH8 (5' DIA) STA 22+54.88 OFFSET 12.50 R RIM 10.76 10" FL IN 01.03 10" FL OUT 00.83
CB11 (2x3) TBC = 13.36 15" FL = 09.47
EXMH (5' DIA) RIM = 13.38 24" FL = 09.38
CB12 (2x3) TBC = 13.36 15" FL = 09.47
18 LF 15" SD @ 0.5%
WATER
14+80
15+10
15+40
15+70
16+00
16+30
16+60
16+90
17+20
17+50
17+80
18+10
18+40
18+70
19+00
19+30
19+60
19+90
20+20
20+50
20+80
21+10
21+40
21+70
22+00
22+30
22+60
22+90

GRADING LEGEND

▬		PROPERTY LINE
—		LOT LINE
— · — · —		EASEMENT LINE
— — —		EXISTING STORM DRAIN
—— SD ——		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▮○	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

ARDERO

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

N

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

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11038 N Highland Blvd Suite 400
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REVISIONS

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SEAL
KENNETH R. BERG
343602
05/15/2020
K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
900 WEST PLAN & PROFILE	C3.1

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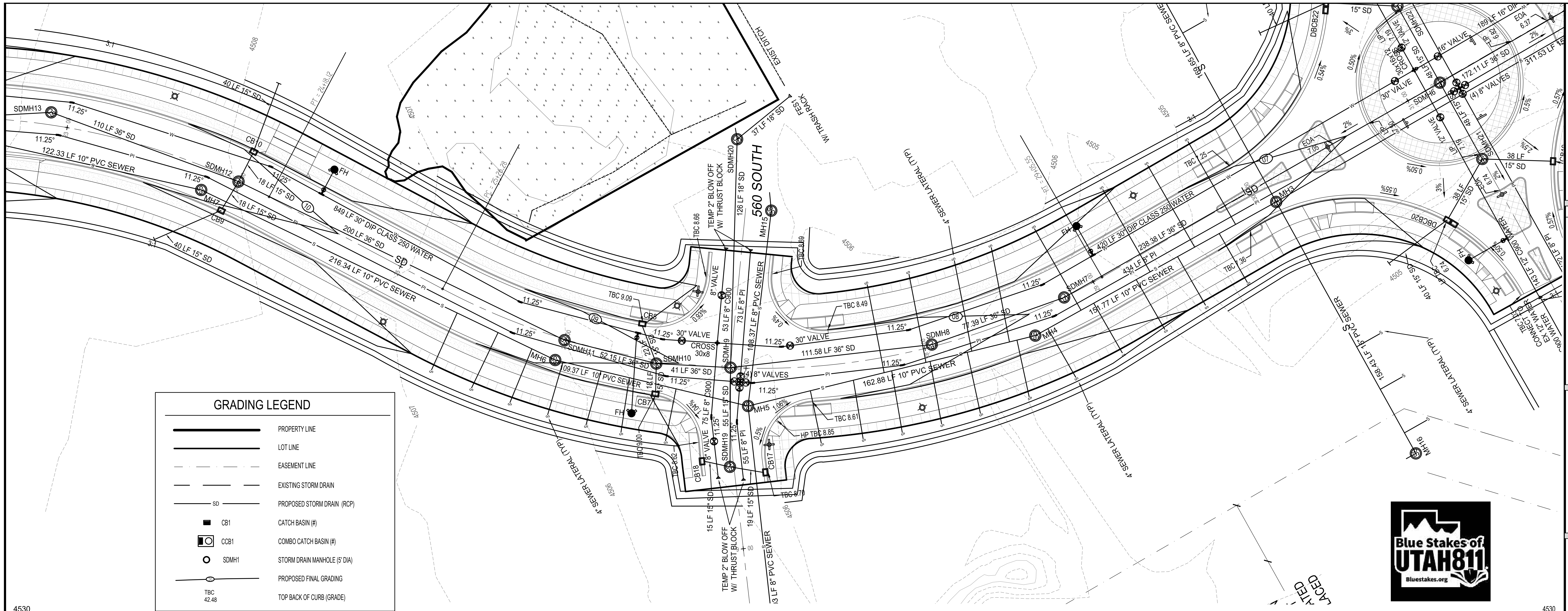

GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▣ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

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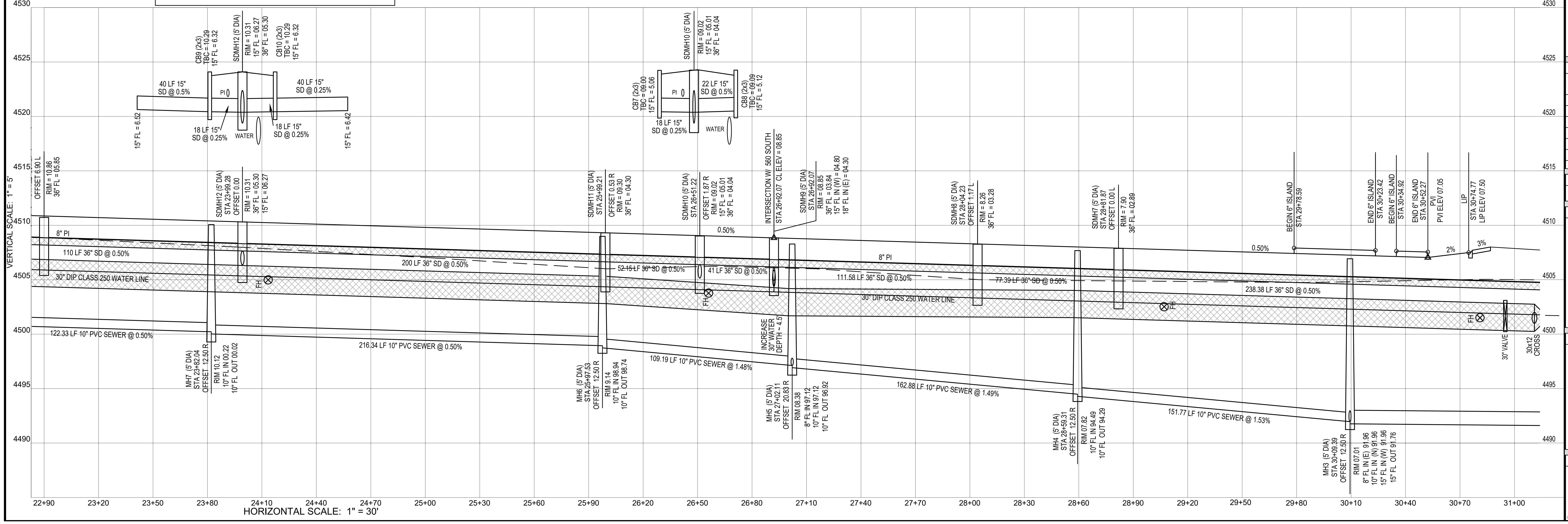
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'
4530
4525
4520
4515
4510
4505
4500
4495
4490
22+90
23+20
23+50
23+80
24+10
24+40
24+70
25+00
25+30
25+60
25+90
26+20
26+50
26+80
27+10
27+40
27+70
28+00
28+30
28+60
28+90
29+20
29+50
29+80
30+10
30+40
30+70
31+00
CB9 (2x3) TBC = 10.29 15" FL = 6.32
SDMH12 (5' DIA) RIM = 10.31 15" FL = 06.27 36" FL = 05.30
CB10 (2x3) TBC = 10.29 15" FL = 6.32
40 LF 15" SD @ 0.5%
18 LF 15" SD @ 0.25%
40 LF 15" SD @ 0.25%
15" FL = 6.52
15" FL = 6.42
WATER
PI
SDMH10 (5' DIA) RIM = 09.02 15" FL = 05.01 36" FL = 04.04
CB7 (2x3) TBC = 09.00 15" FL = 5.06
CB8 (2x3) TBC = 09.09 15" FL = 5.12
22 LF 15" SD @ 0.5%
18 LF 15" SD @ 0.25%
OFFSET 6.90 L RIM = 10.86 36" FL = 05.85
SDMH12 (5' DIA) STA 23+99.28 OFFSET 0.00 RIM = 10.31 36" FL = 05.30 15" FL = 06.27
SDMH11 (5' DIA) STA 25+99.42 OFFSET 0.53 R RIM = 09.30 36" FL = 04.30
SDMH10 (5' DIA) STA 26+51.22 OFFSET 1.87 R RIM = 09.02 15" FL = 05.01 36" FL = 04.04
INTERSECTION W/ 560 SOUTH STA 26+92.07 CL ELEV = 08.85
SDMH9 (5' DIA) STA 26+92.07 RIM = 08.85 36" FL = 03.84 15" FL IN (W) = 04.80 18" FL IN (E) = 04.30
SDMH8 (5' DIA) STA 28+04.23 OFFSET 1.17 L RIM = 8.26 36" FL = 03.28
SDMH7 (5' DIA) STA 28+81.87 OFFSET 0.00 L RIM = 7.90 36" FL = 02.89
BEGIN 6" ISLAND STA 29+78.59
END 6" ISLAND STA 30+23.42
BEGIN 6" ISLAND STA 30+34.92
END 6" ISLAND STA 30+52.27
PVI PVI ELEV 07.05
LIP STA 30+74.77 LIP ELEV 07.50
8" PI
110 LF 36" SD @ 0.50%
30" DIP CLASS 250 WATER LINE
200 LF 36" SD @ 0.50%
52.15 LF 36" SD @ 0.50%
41 LF 36" SD @ 0.50%
111.58 LF 36" SD @ 0.50%
77.39 LF 36" SD @ 0.50%
238.38 LF 36" SD @ 0.50%
0.50%
2%
3%
FH
INCREASE 30" WATER DEPTH = 4.5'
30" VALVE
30x12 CROSS
122.33 LF 10" PVC SEWER @ 0.50%
216.34 LF 10" PVC SEWER @ 0.50%
109.19 LF 10" PVC SEWER @ 1.48%
162.88 LF 10" PVC SEWER @ 1.49%
151.77 LF 10" PVC SEWER @ 1.53%
MH7 (5' DIA) STA 23+82.04 OFFSET 12.50 R RIM 10.12 10" FL IN 00.22 10" FL OUT 00.02
MH6 (5' DIA) STA 25+97.53 OFFSET 12.50 R RIM 9.14 10" FL IN 98.94 10" FL OUT 98.74
MH5 (5' DIA) STA 27+02.11 OFFSET 20.83 R RIM 08.38 8" FL IN 97.12 10" FL IN 97.12 10" FL OUT 96.92
MH4 (5' DIA) STA 28+59.31 OFFSET 12.50 R RIM 07.82 10" FL IN 94.49 10" FL OUT 94.29
MH3 (5' DIA) STA 30+09.39 OFFSET 12.50 R RIM 07.01 8" FL IN (E) 91.96 10" FL IN (N) 91.96 15" FL IN (W) 91.96 15" FL OUT 91.76

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

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REVISIONS		
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SEAL
K R Berg
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
900 WEST PLAN & PROFILE	C3.2

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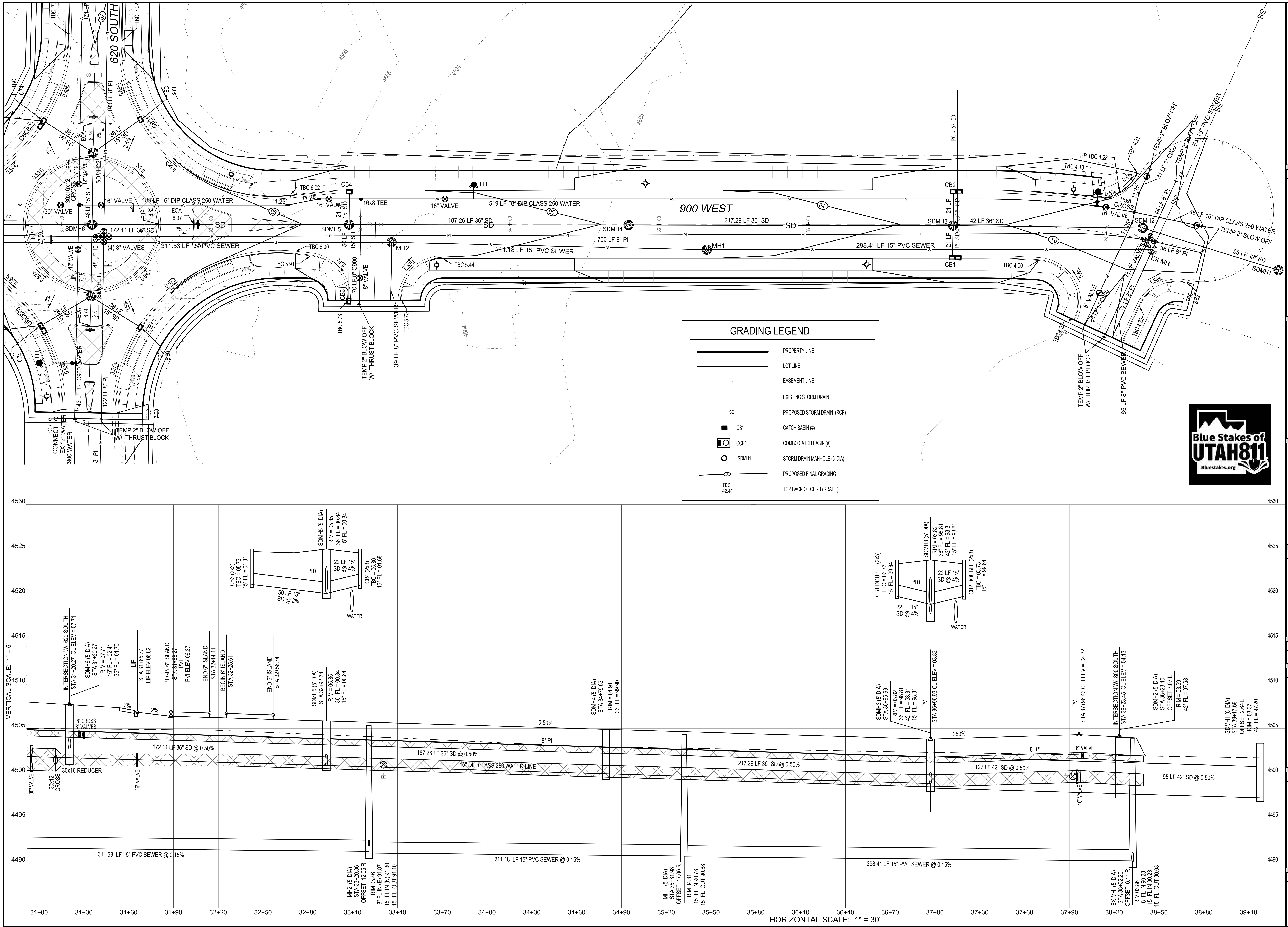

GRADING LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN (RCP)
CB1	CATCH BASIN (#)
CCB1	COMBO CATCH BASIN (#)
SDMH1	STORM DRAIN MANHOLE (5' DIA)
	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

0 15 30 60 90

SCALE: 1"= 30'

Blue Stakes of UTAH811
Bluestakes.org

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
900 WEST PLAN & PROFILE	C3.3

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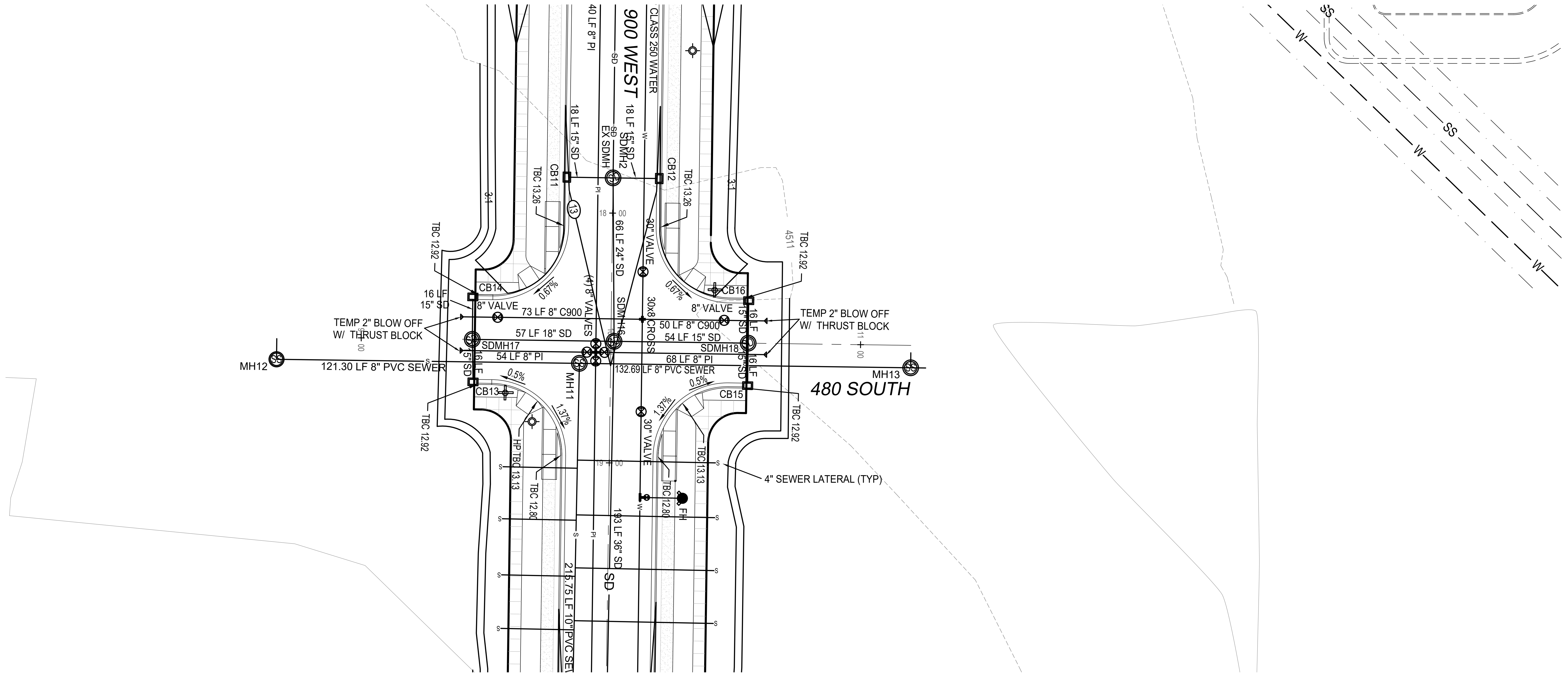

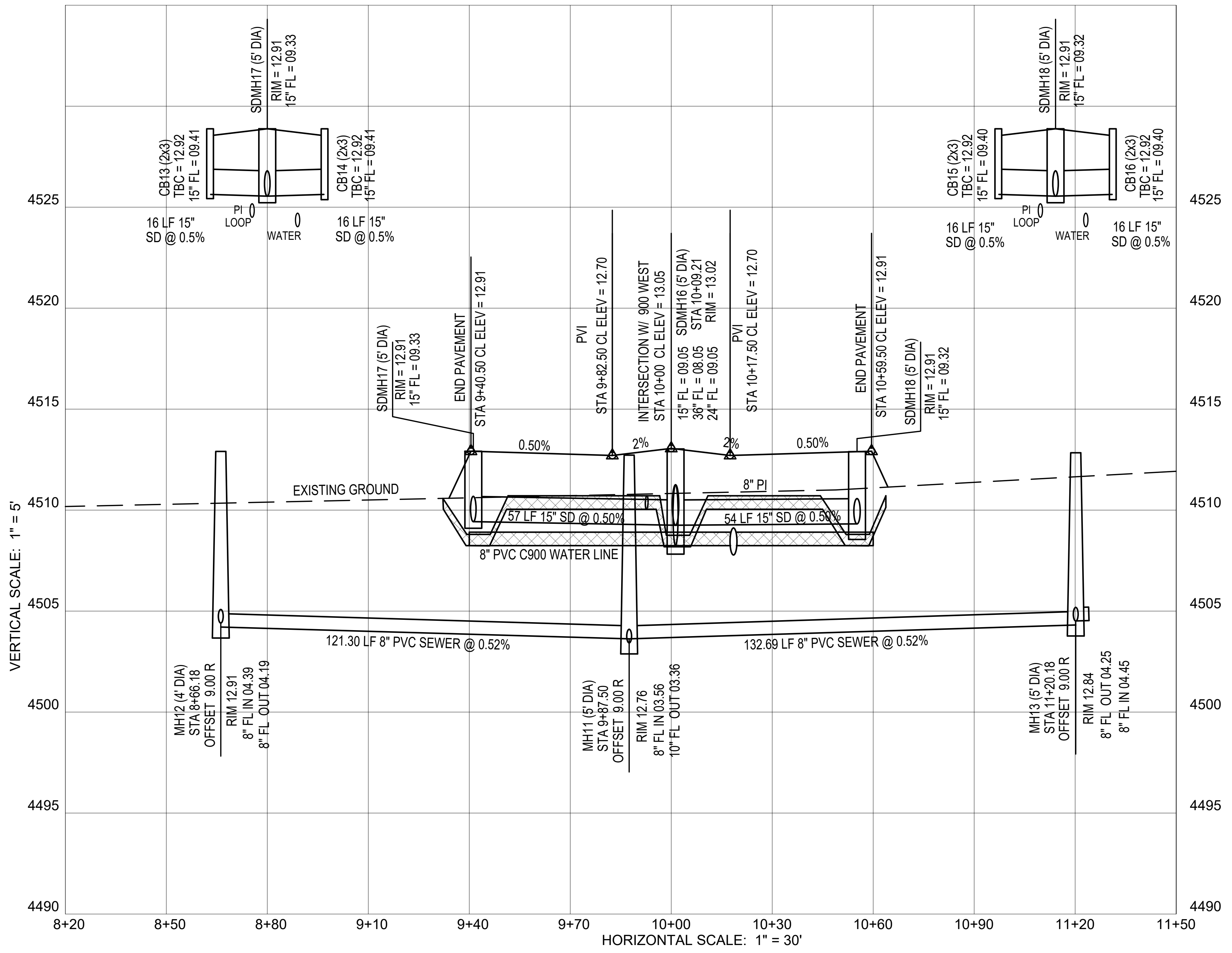

GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
36	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)

Blue Stakes of UTAH811
Bluestakes.org

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

N

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

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SEAL
KENNETH R. BERG
343602
05/15/2020
K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
480 SOUTH PLAN & PROFILE	C3.4

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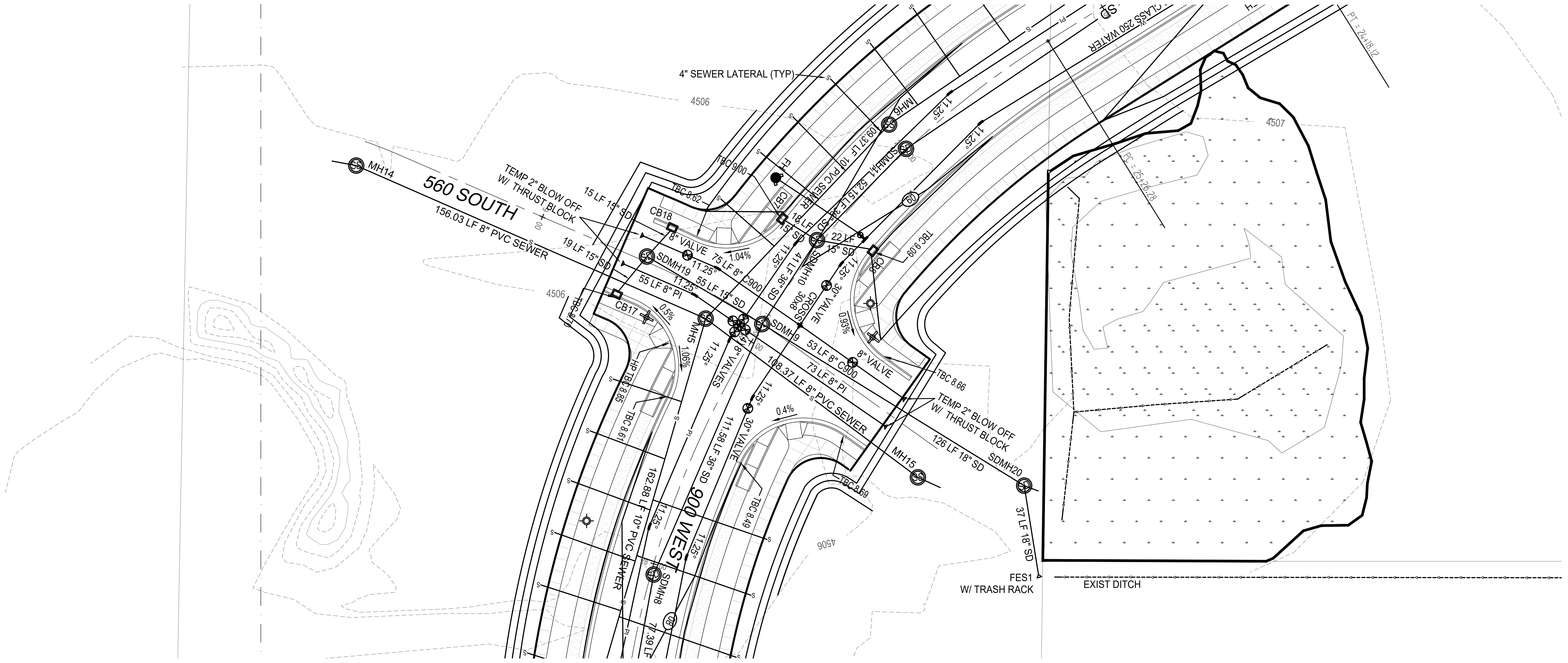

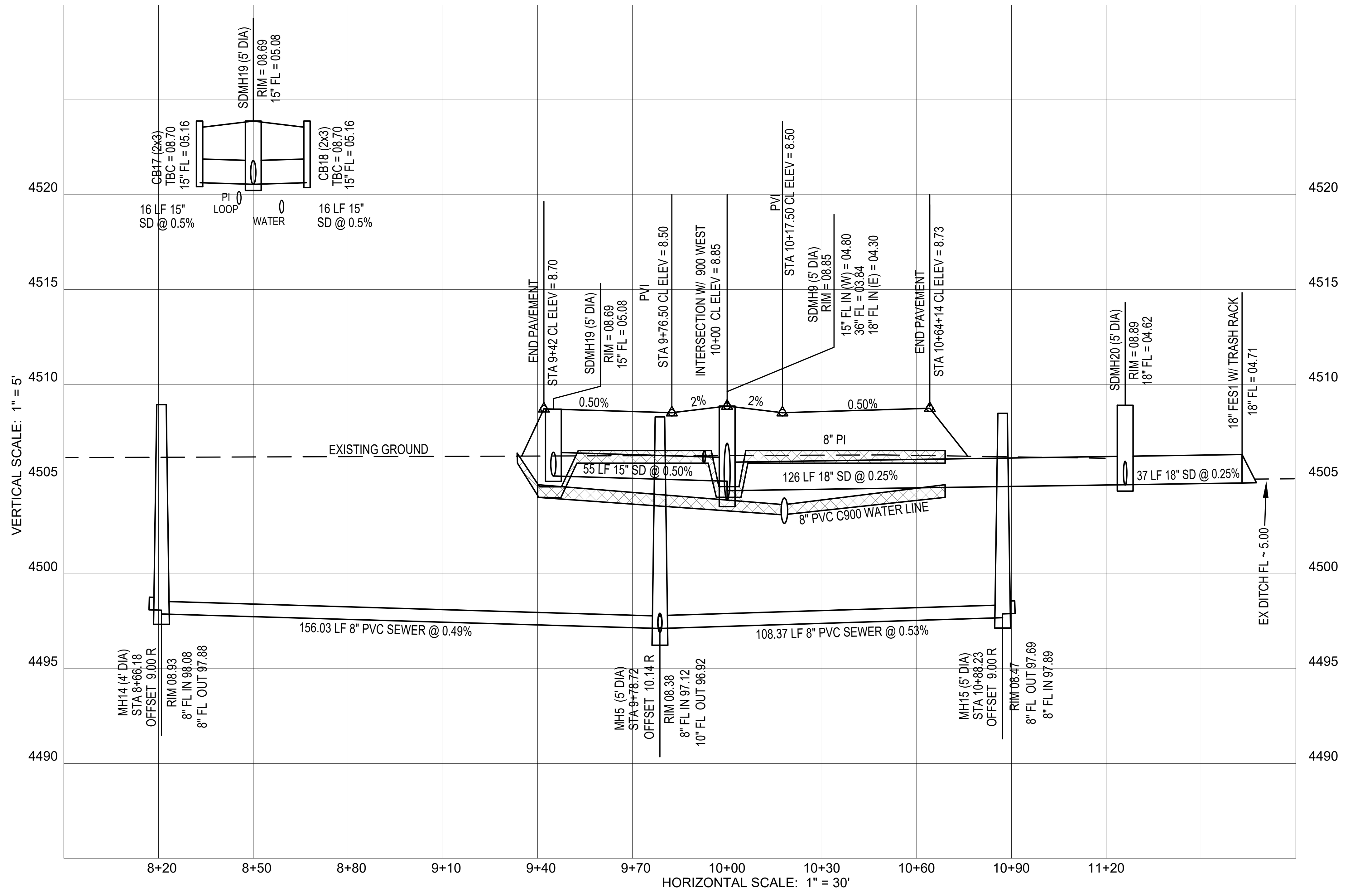

GRADING LEGEND

━━━━		PROPERTY LINE
────		LOT LINE
— · — · —		EASEMENT LINE
— — —		EXISTING STORM DRAIN
—— SD ——		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▮○	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
—(36)—		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

Blue Stakes of
UTAH811
Bluestakes.org

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DEVELOPMENT

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SCALE: 1"= 30'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH K R Berg KENNETH R. BERG 343602 05/15/2020 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
560 SOUTH PLAN & PROFILE	C3.5

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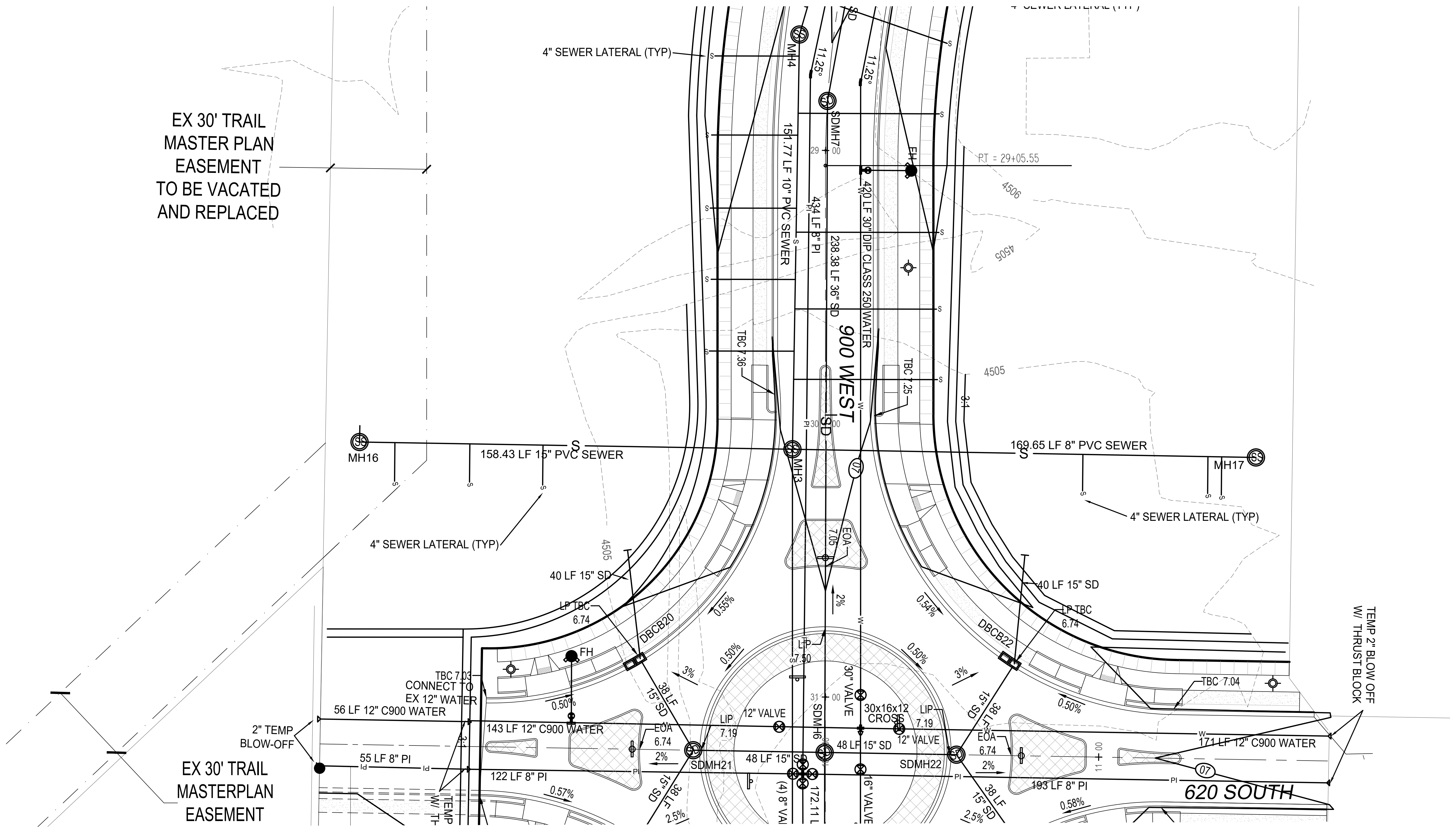
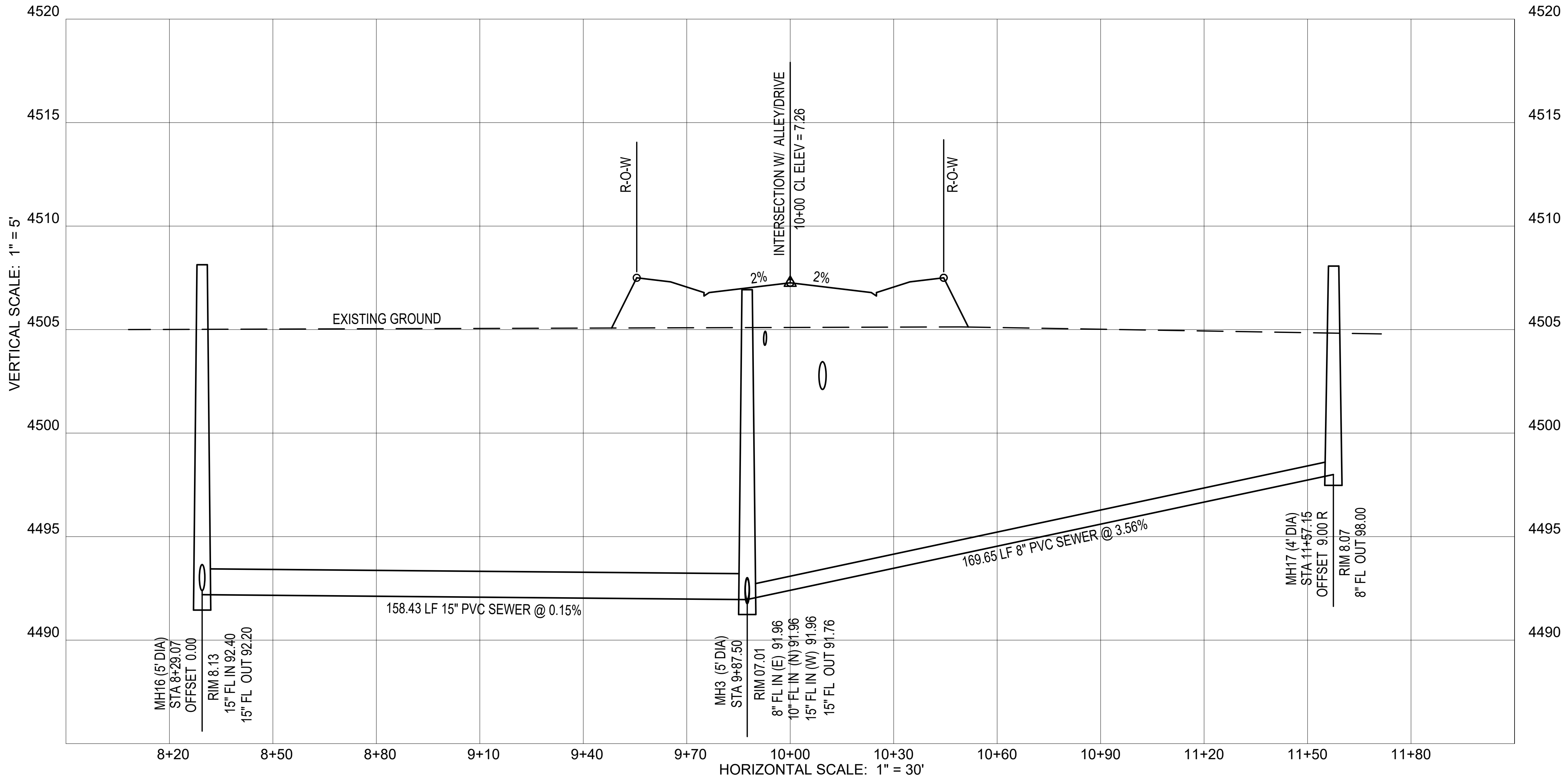


GRADING LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN (RCP)
CB1	CATCH BASIN (#)
CCB1	COMBO CATCH BASIN (#)
SDMH1	STORM DRAIN MANHOLE (5' DIA)
36	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)



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DEVELOPMENT

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SCALE: 1"= 30'

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cell (801) 616–1677

REVISIONS		
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SEAL
K R Berg
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
ALLEY SEWER PLAN & PROFILE	C3.6

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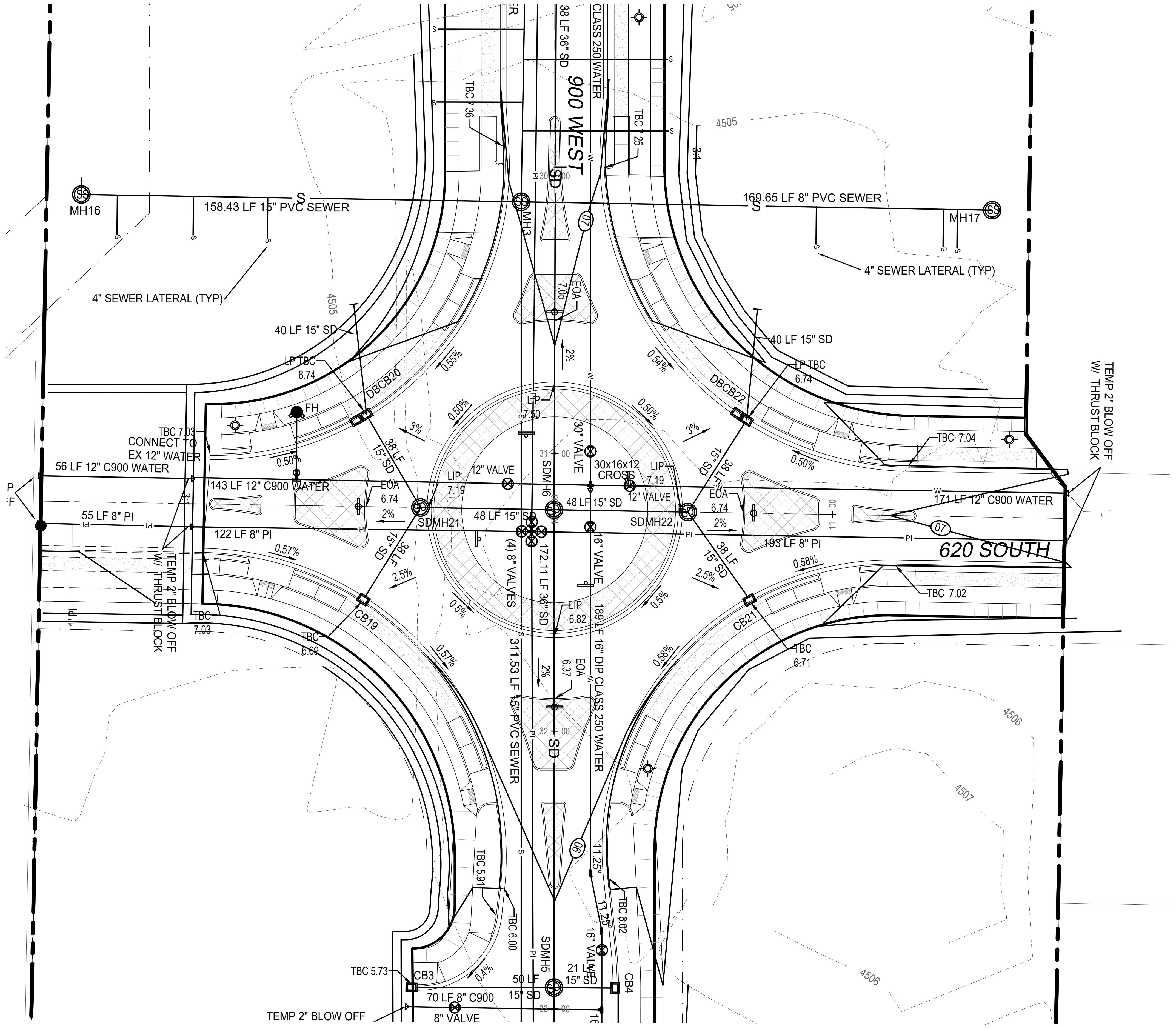
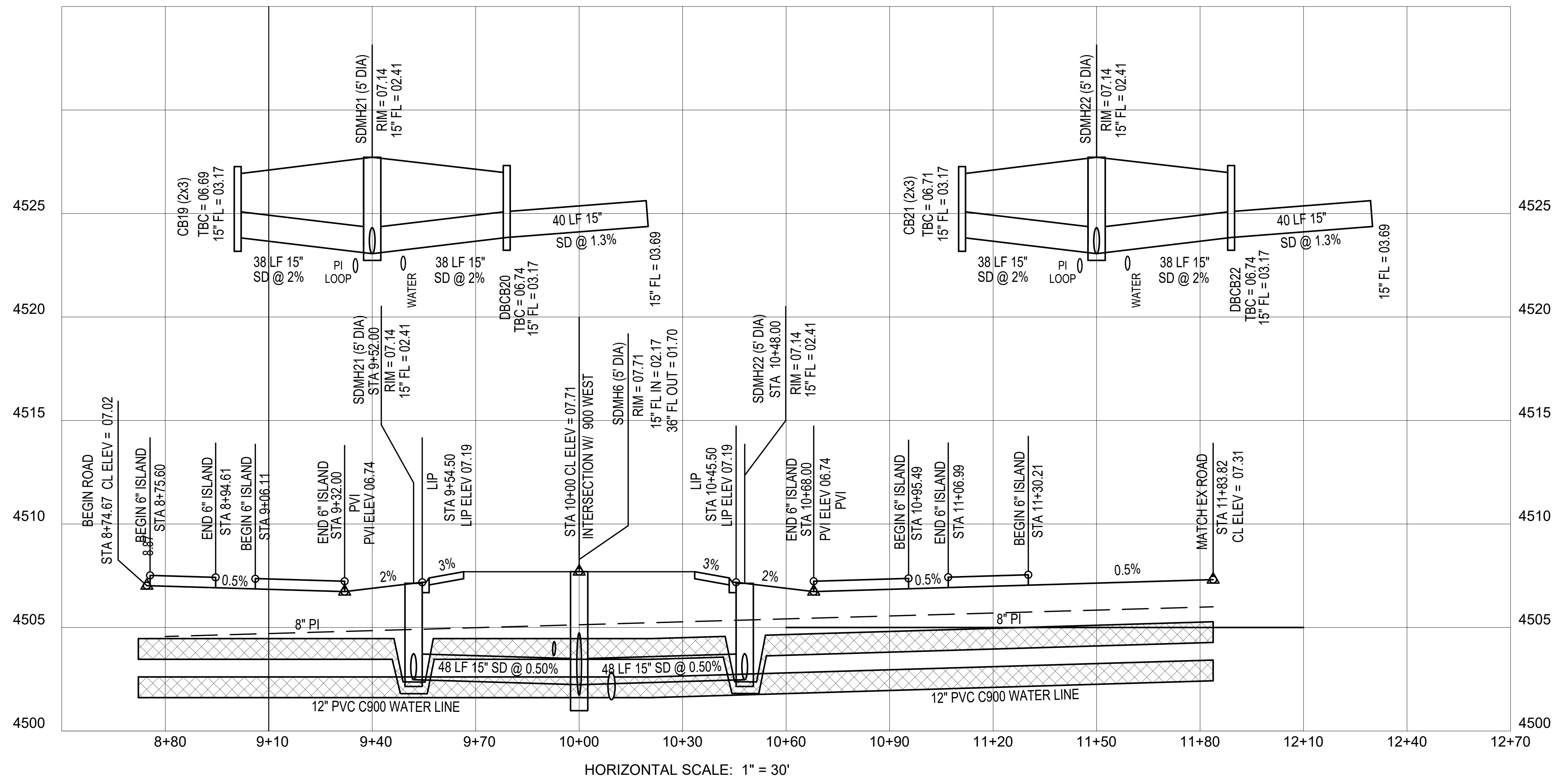
GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
▣ CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—36—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)





4525
4520
4515
4510
4505
4500
CB19 (2x3) TBC = 06.69 15" FL = 03.17
SDMH21 (5' DIA) RIM = 07.14 15" FL = 02.41
38 LF 15" SD @ 2%
PI LOOP
WATER
38 LF 15" SD @ 2%
40 LF 15" SD @ 1.3%
DBCB20 TBC = 06.74 15" FL = 03.17
15" FL = 03.69
SDMH21 (5' DIA) STA 9+52.00 RIM = 07.14 15" FL = 02.41
STA 10+00 CL ELEV = 07.71 INTERSECTION W/ 900 WEST
SDMH6 (5' DIA) RIM = 07.71 15" FL IN = 02.17 36" FL OUT = 01.70
SDMH22 (5' DIA) STA 10+48.00 RIM = 07.14 15" FL = 02.41
CB21 (2x3) TBC = 06.71 15" FL = 03.17
SDMH22 (5' DIA) RIM = 07.14 15" FL = 02.41
DBCB22 TBC = 06.74 15" FL = 03.17
BEGIN ROAD STA 8+74.67 CL ELEV = 07.02
BEGIN 6" ISLAND STA 8+75.60
END 6" ISLAND STA 8+94.61
BEGIN 6" ISLAND STA 9+06.11
END 6" ISLAND STA 9+32.00
PVI PVI ELEV 06.74
LIP STA 9+54.50 LIP ELEV 07.19
LIP STA 10+45.50 LIP ELEV 07.19
END 6" ISLAND STA 10+68.00 PVI ELEV 06.74 PVI
BEGIN 6" ISLAND STA 10+95.49
END 6" ISLAND STA 11+06.99
BEGIN 6" ISLAND STA 11+30.21
MATCH EX ROAD STA 11+83.82 CL ELEV = 07.31
0.5%
2%
3%
3%
2%
0.5%
0.5%
8" PI
8" PI
48 LF 15" SD @ 0.50%
48 LF 15" SD @ 0.50%
12" PVC C900 WATER LINE
12" PVC C900 WATER LINE
8+80
9+10
9+40
9+70
10+00
10+30
10+60
10+90
11+20
11+50
11+80
12+10
12+40
12+70

HORIZONTAL SCALE: 1" = 30'

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY

PHASE 1.2B

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

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
620 SOUTH PLAN & PROFILE	C3.7

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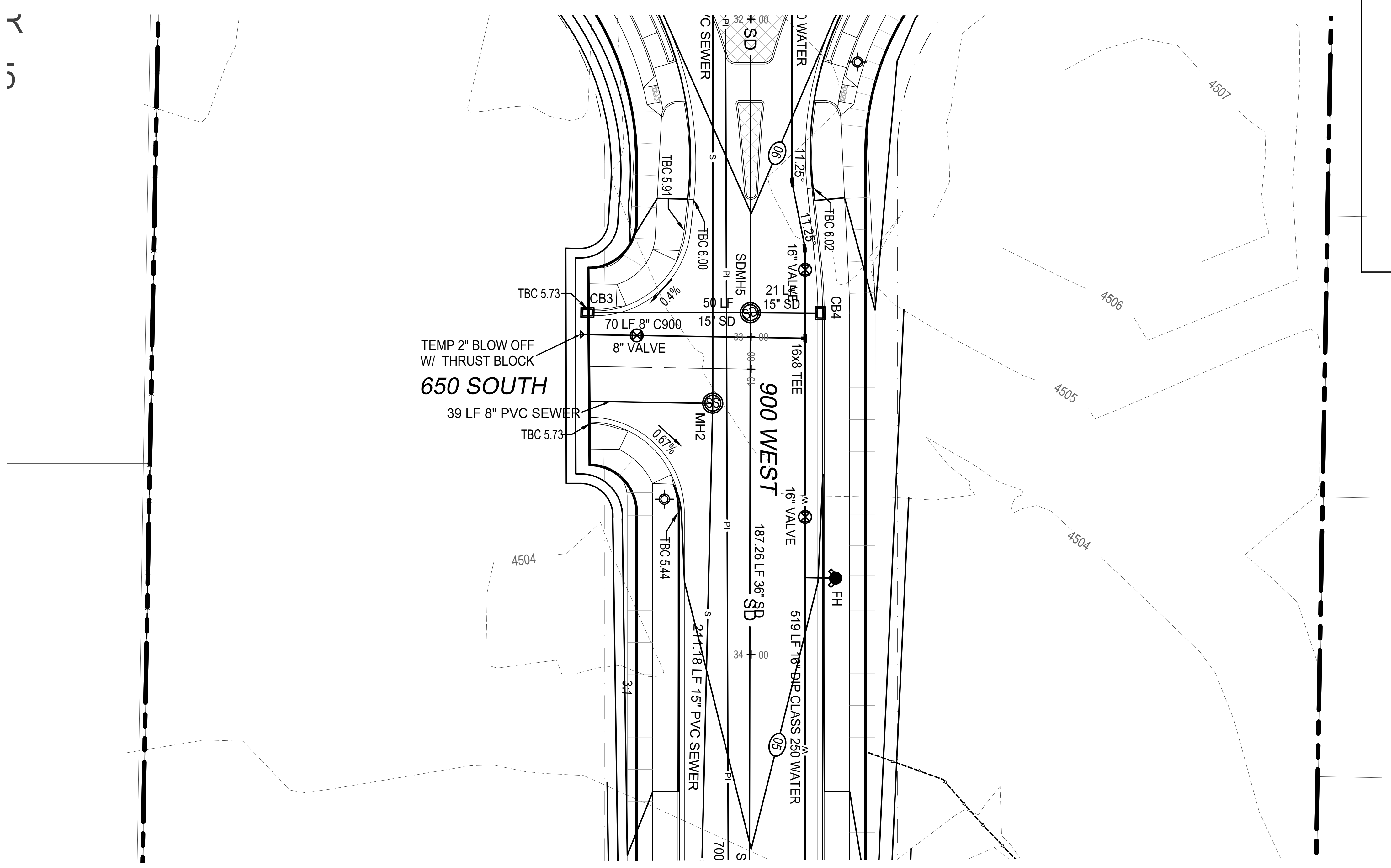
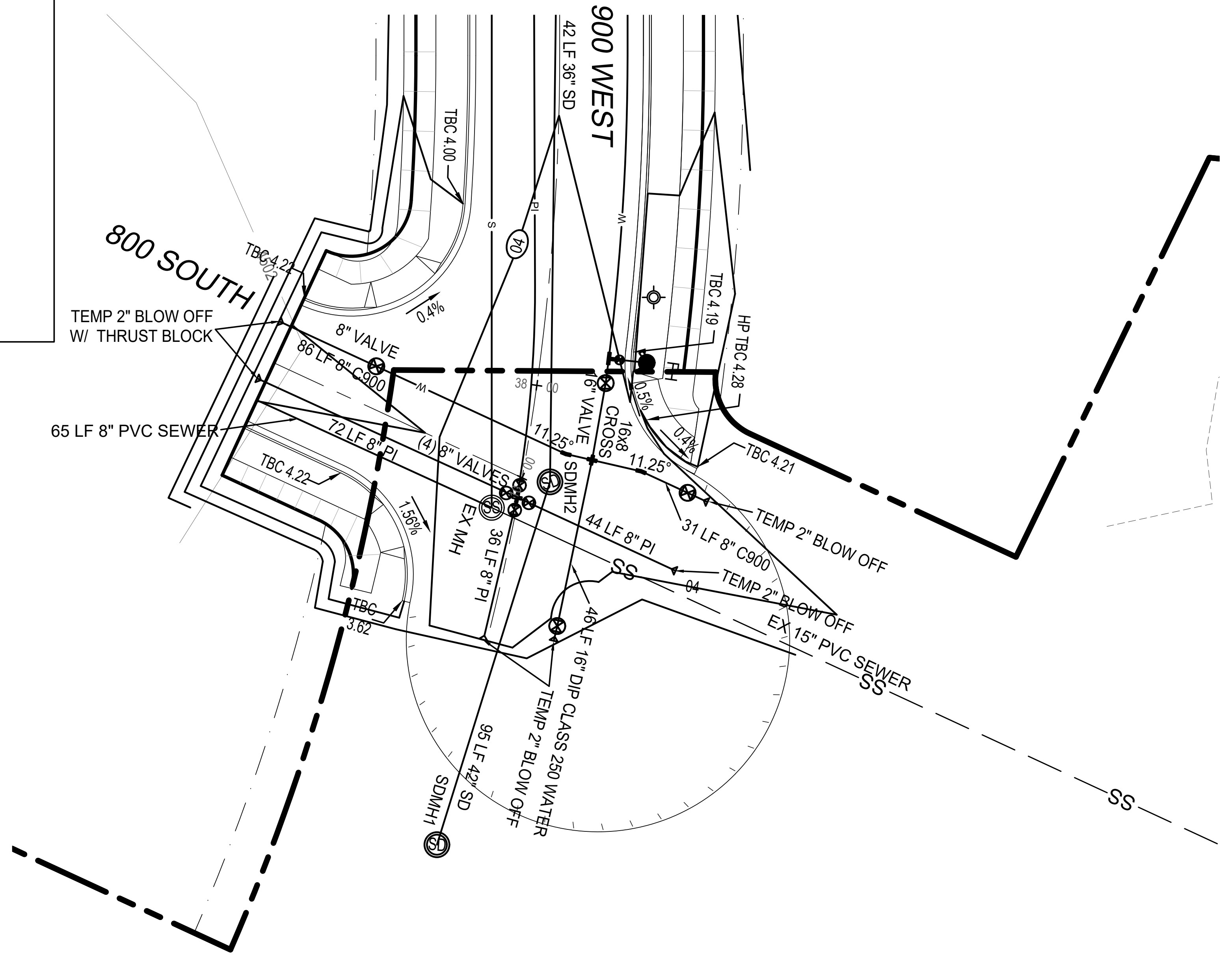
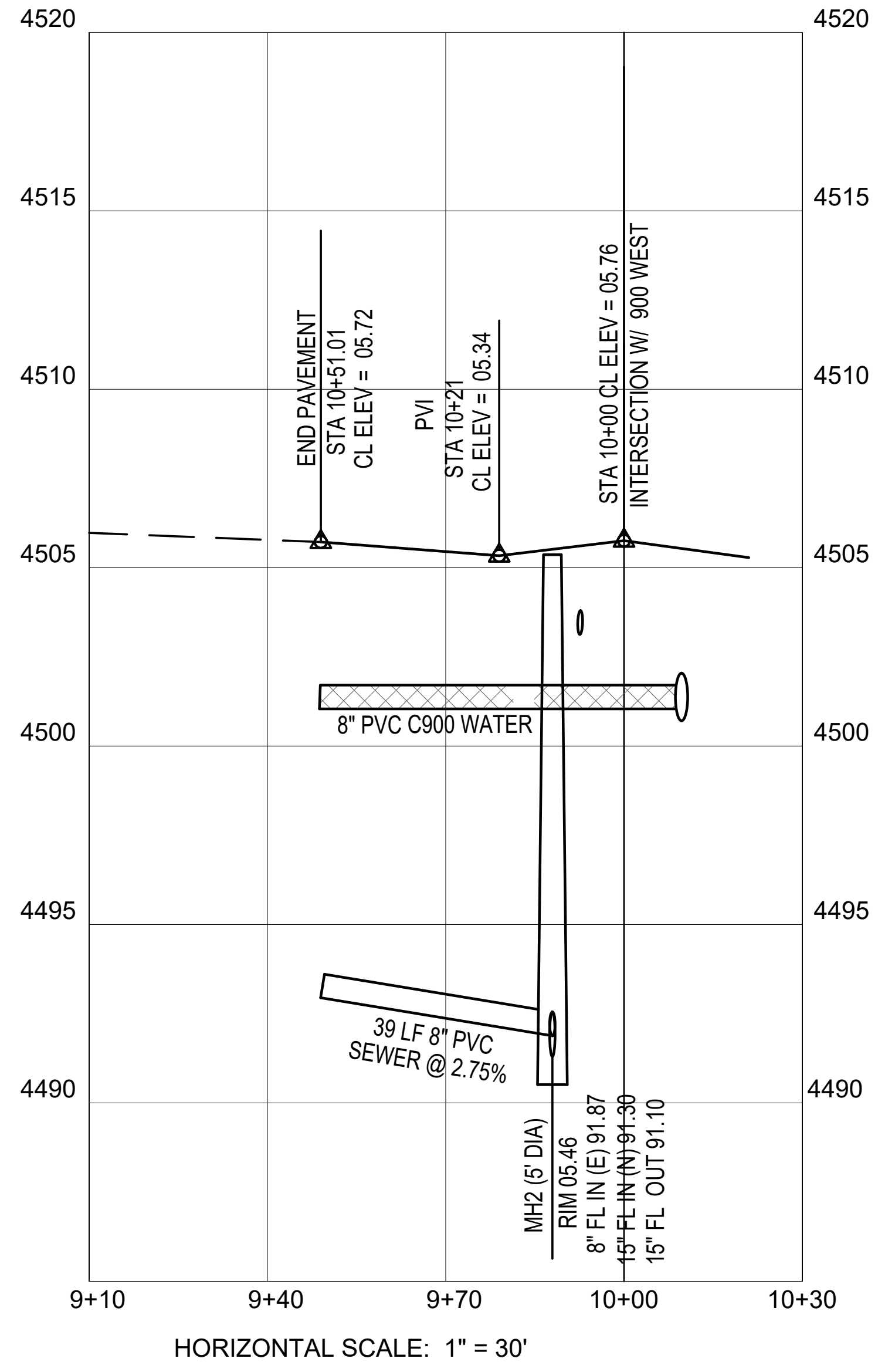
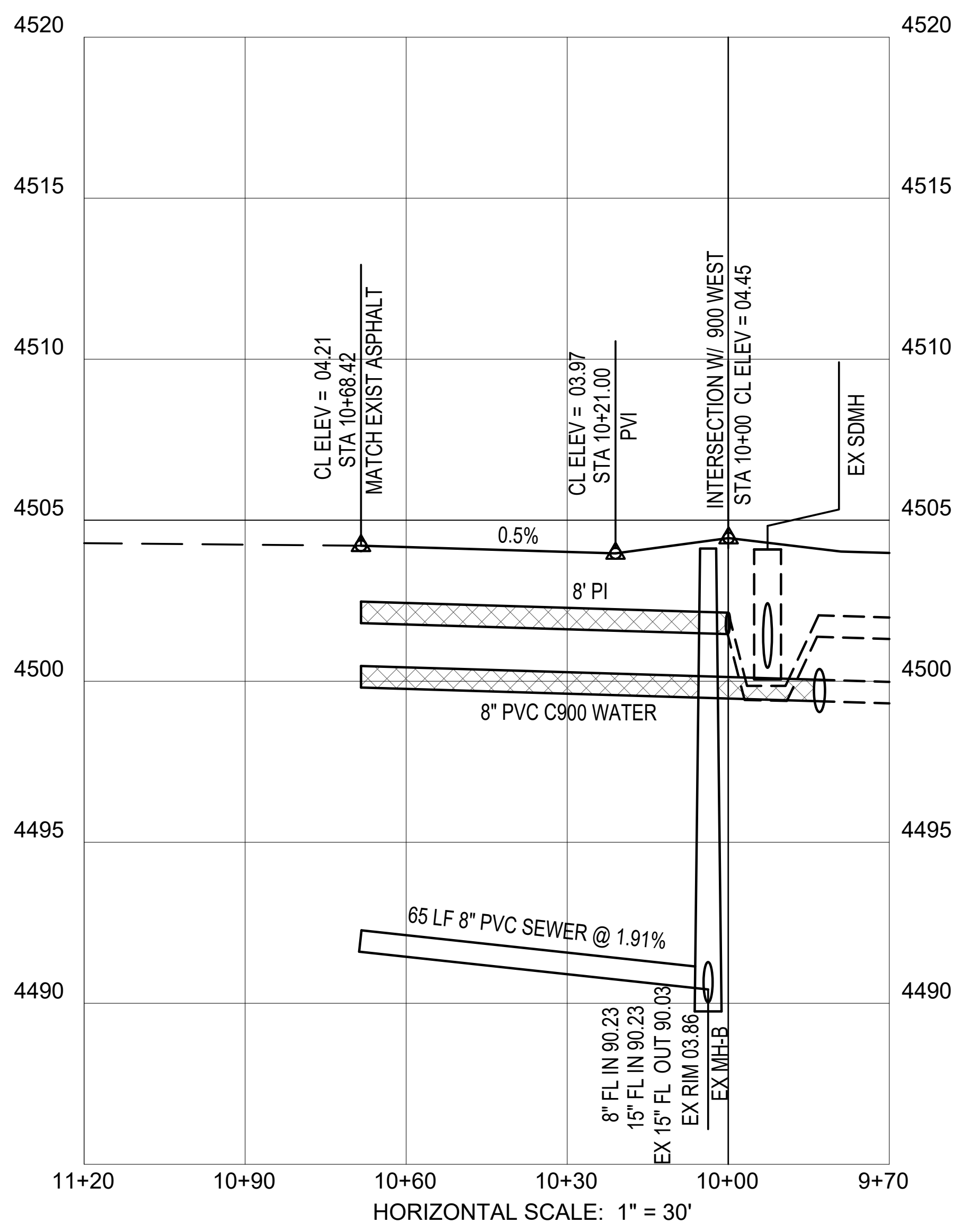


GRADING LEGEND

▬	PROPERTY LINE
—	LOT LINE
— · —	EASEMENT LINE
— — —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN (RCP)
■ CB1	CATCH BASIN (#)
CCB1	COMBO CATCH BASIN (#)
○ SDMH1	STORM DRAIN MANHOLE (5' DIA)
—36—	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)







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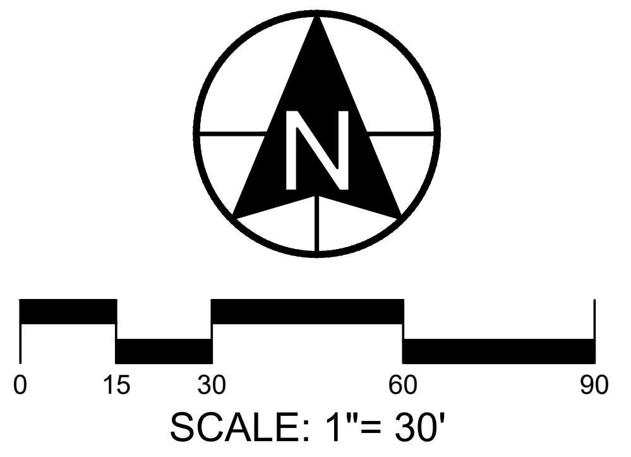
DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B



SCALE: 1"= 30'

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SEAL
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NAME	SHEET NUMBER
650 SOUTH 800 SOUTH PLAN & PROFILE	C3.8

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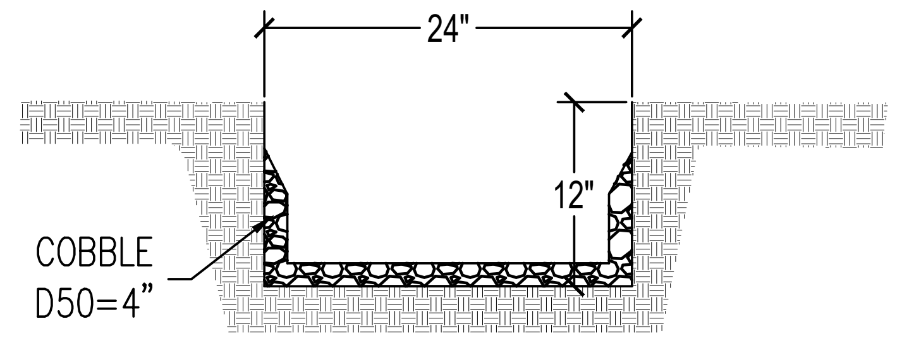
GRADING LEGEND

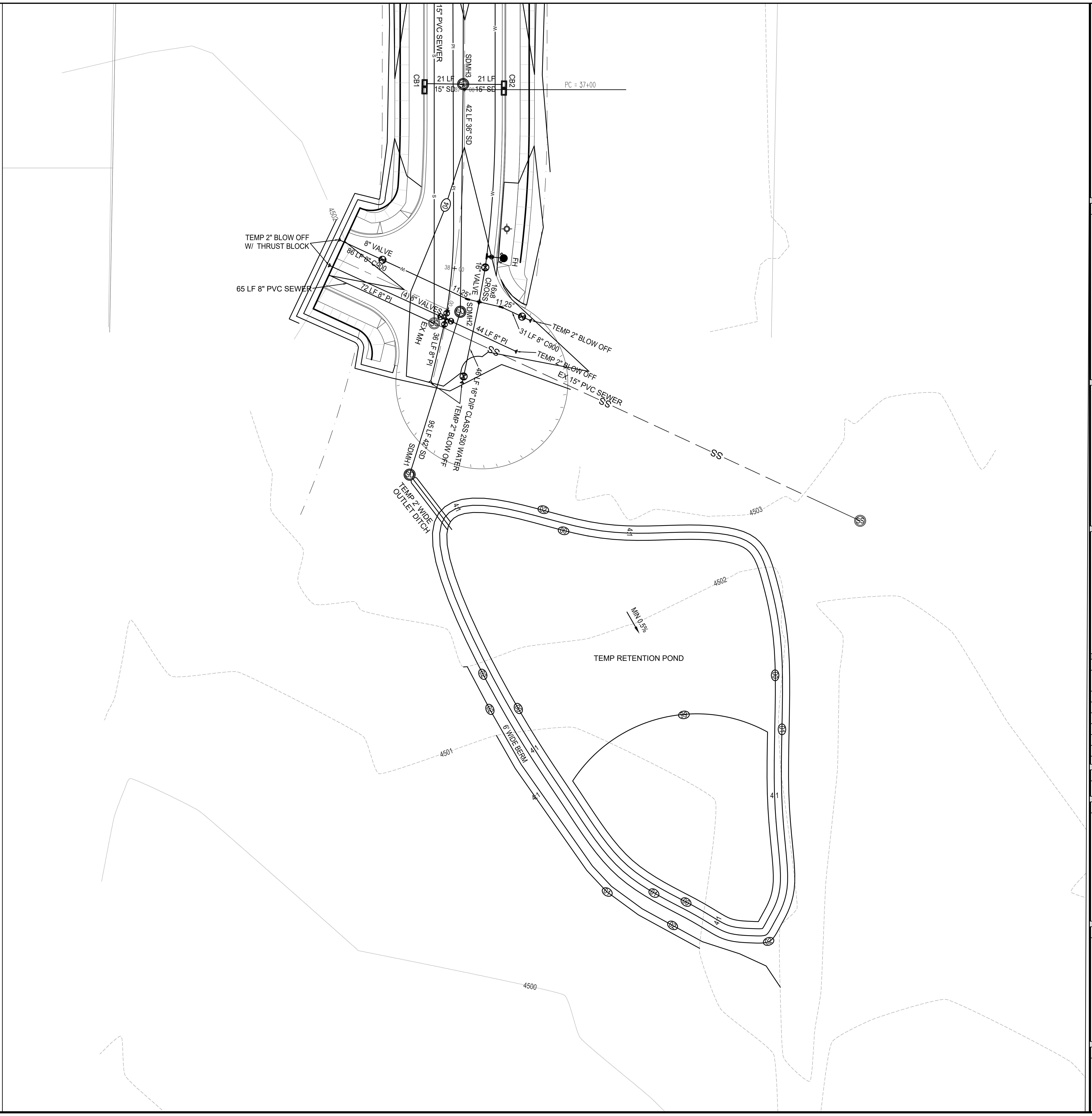
		PROPERTY LINE
		LOT LINE
		EASEMENT LINE
		EXISTING STORM DRAIN
SD		PROPOSED STORM DRAIN (RCP)
■	CB1	CATCH BASIN (#)
▣	CCB1	COMBO CATCH BASIN (#)
○	SDMH1	STORM DRAIN MANHOLE (5' DIA)
36		PROPOSED FINAL GRADING
TBC 42.48		TOP BACK OF CURB (GRADE)

TEMP DITCH SECTION



POND RATING TABLE				
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	
99	9026.00	**0**	0	Pipe Vol
100	28096.00	18561.00	18561	
101	30912.00	29504.00	48065	
102	33829.00	32370.50	80436	
High Water Mark Elevation		101.60	60999	100-Y Vol

Blue Stakes of UTAH811
Bluestakes.org



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DEVELOPMENT
900 WEST ROADWAY
PHASE 1.2B

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

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REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT
900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION
FINAL PLAN

SHEET NAME	SHEET NUMBER
900 WEST TEMP POND	C4.1

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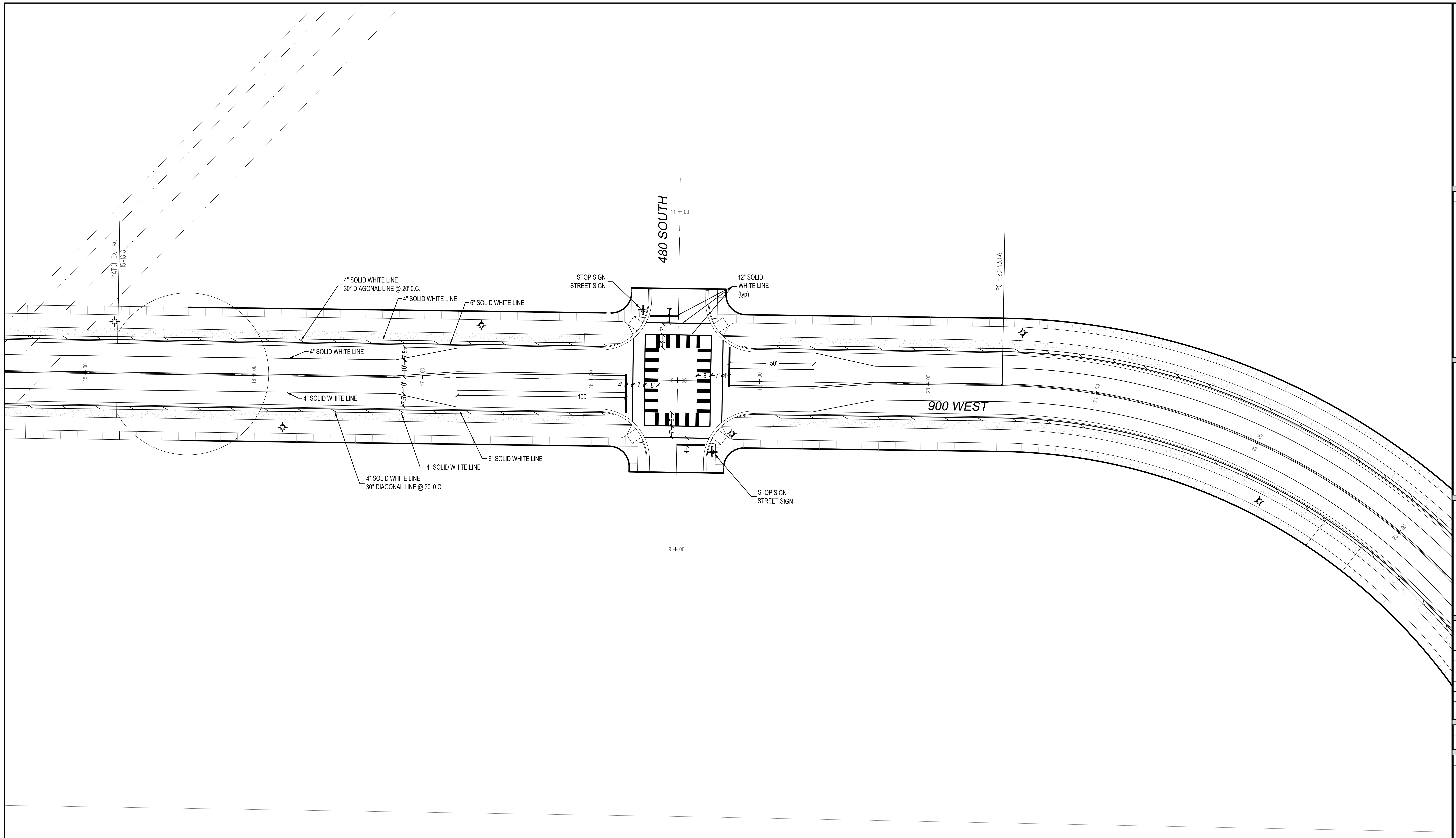

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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SCALE: 1"= 30'

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FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
STRIPING PLAN	C5.1

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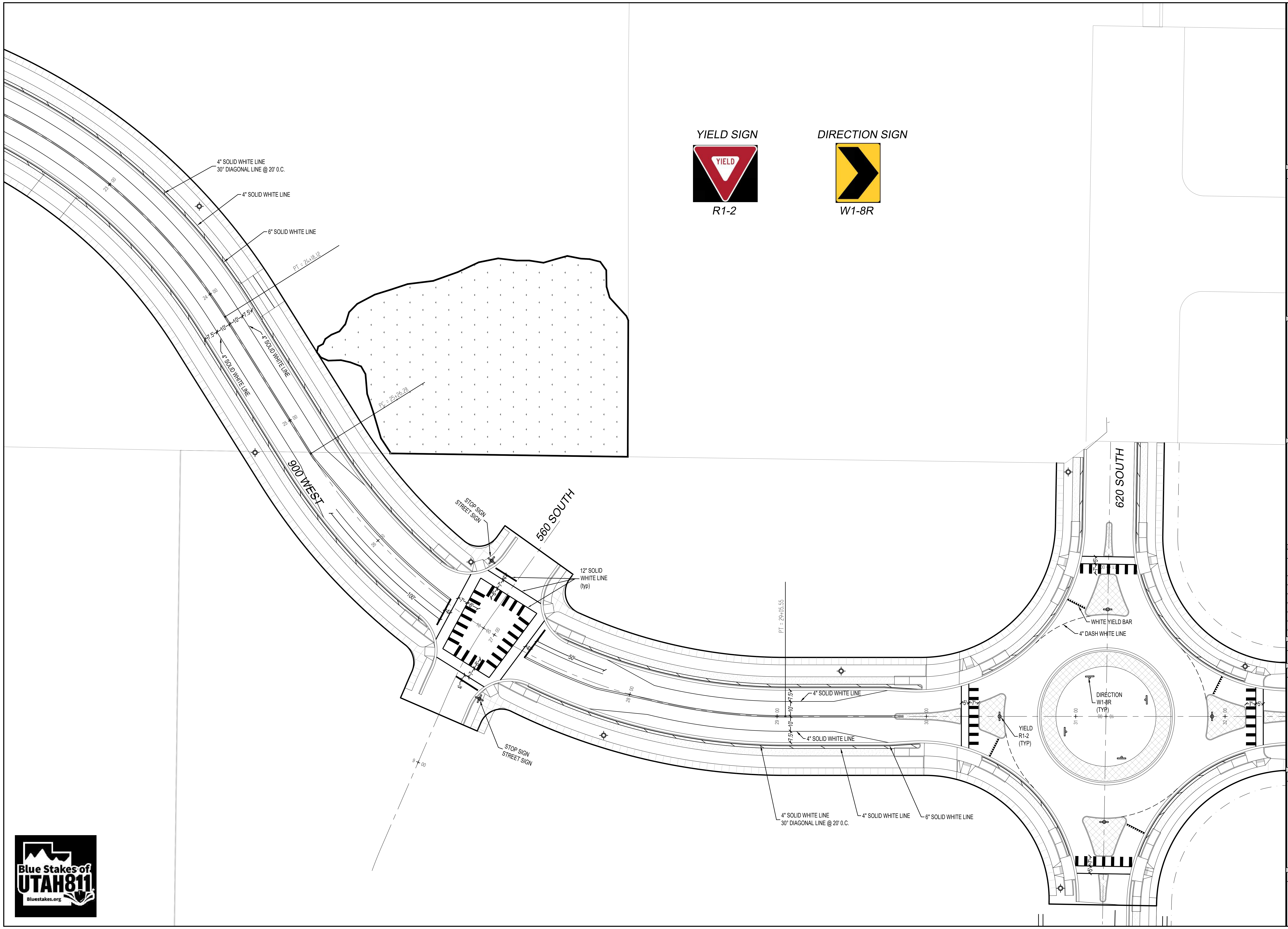

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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SCALE: 1"= 30'

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NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 343602 05/15/2020 PROFESSIONAL ENGINEER K R Berg
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
STRIPING PLAN	C5.2

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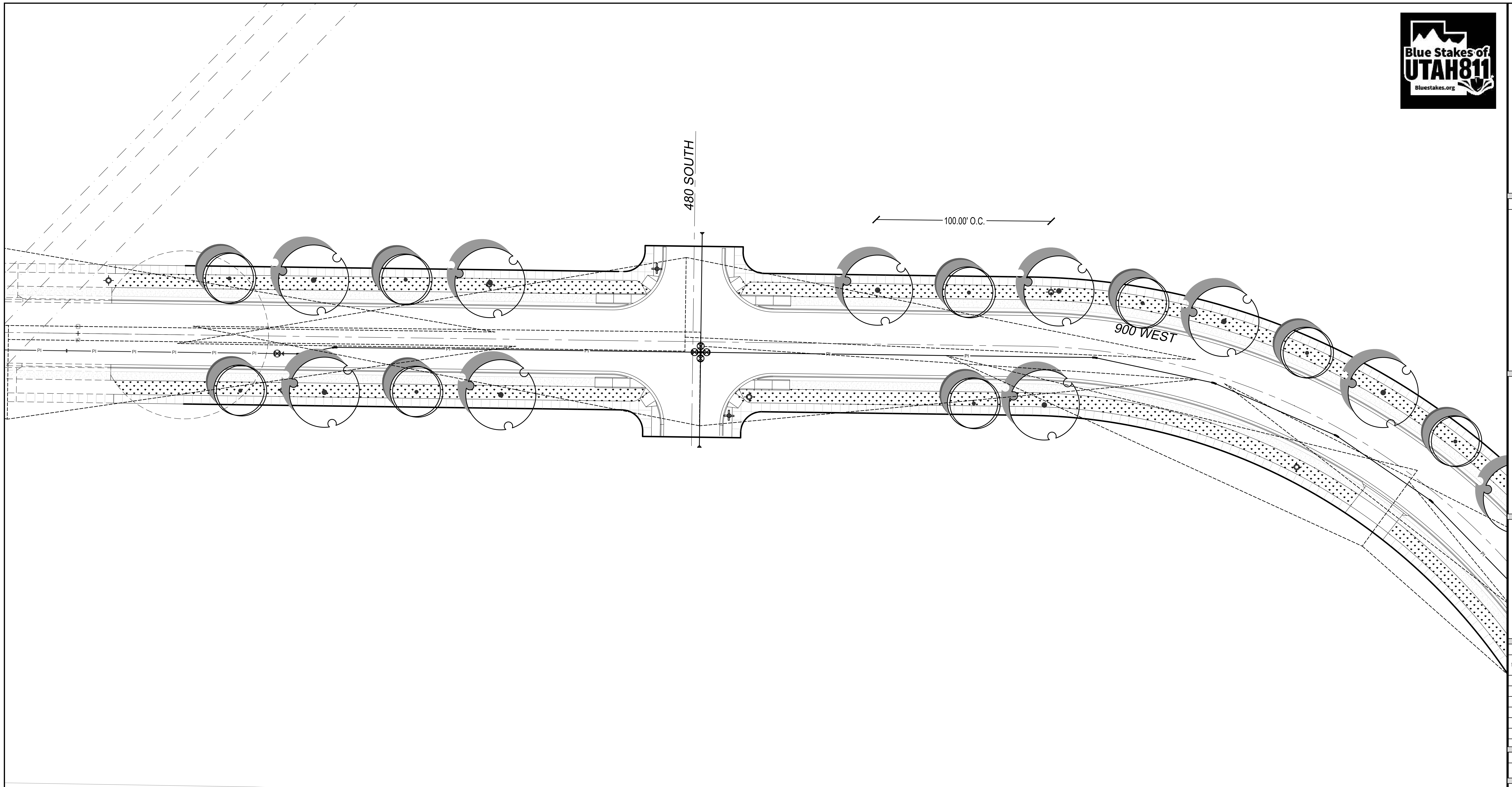

Blue Stakes of UTAH811
Bluestakes.org

ARDERO

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Suite A1
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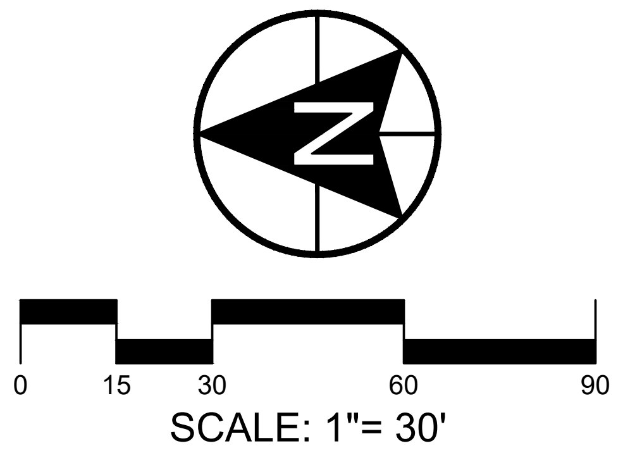
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B



SCALE: 1"= 30'

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K R Berg
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	C6.1

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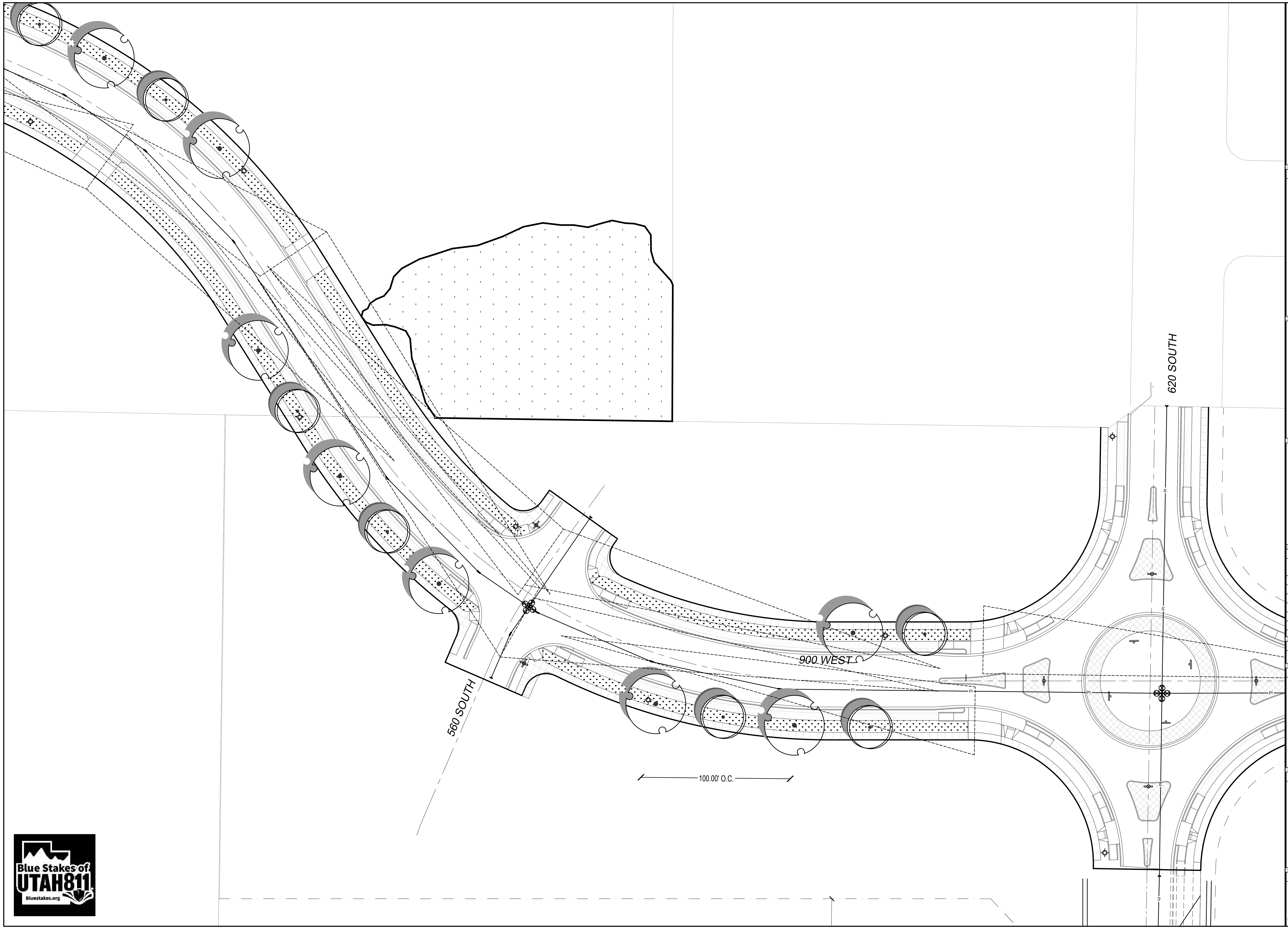
PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
		SHADE TREES			
16	◌	ACER TATARICUM	TATARIAN MAPLE	2" CAL	100' O.C.
14	○	TILLA CORDATA	LITTLELEAF LINDEN	2" CAL	100' O.C.
FIRE DEPARTMENT REQUIREMENT NOTE: ALL TREE BRANCHES TO BE TRIMMED BACK FROM THE STREET AT A MINUMUM HEIGHT OF 13 FEET.					
░			SOD	21,354 SF	

IRRIGATION SYSTEM - POINT OF CONNECTION

PROPOSED TREES WILL BE INSTALLED AND PROVIDED IRRIGATION SERVICES AS PART OF THE COMMON AREA LANDSCAPING OF THE TOWNHOMES.



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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

SCALE: 1"= 30'

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K R Berg
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343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	C6.2

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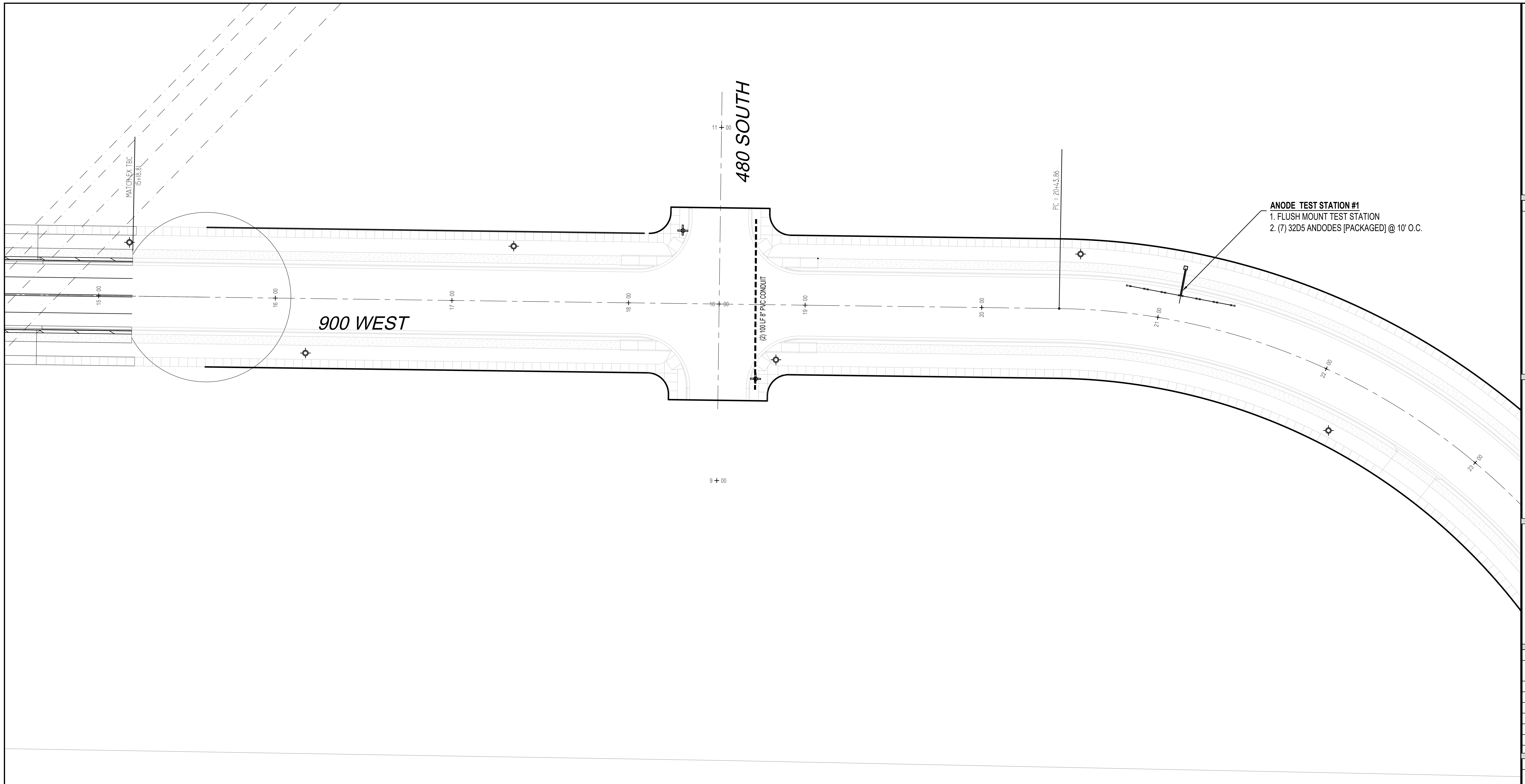

ANODE TEST STATION #1
1. FLUSH MOUNT TEST STATION
2. (7) 32D5 ANDODES [PACKAGED] @ 10' O.C.

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

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SEAL
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

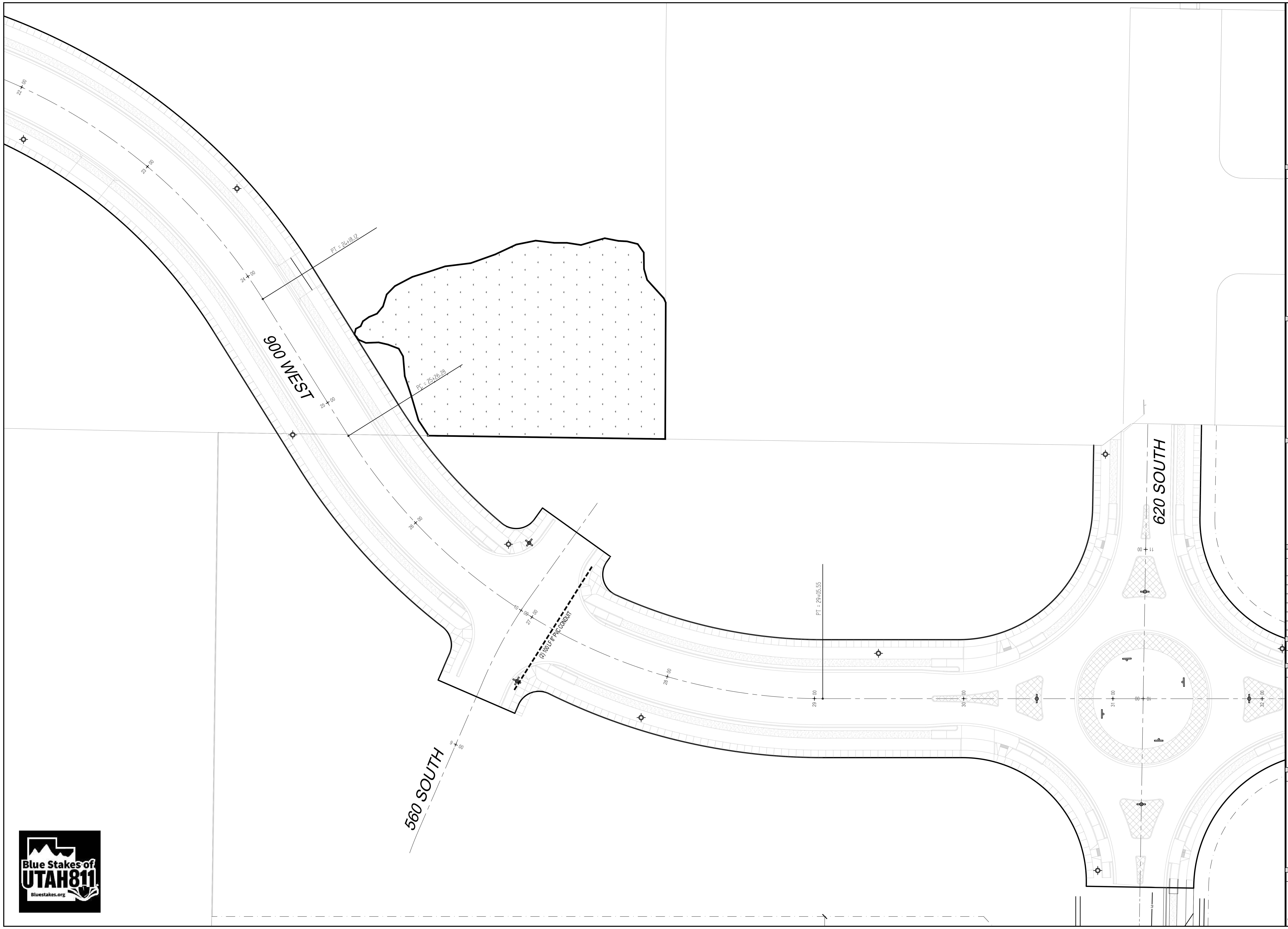
PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
DRY UTILITY PLAN i:\my drive\berg civil\2019\ardero\900 w phase 1.2b\900w2b_07-dry.dwg	C7.1



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520 South 850 East
Suite A1
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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

CIVIL ENGINEERING

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K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

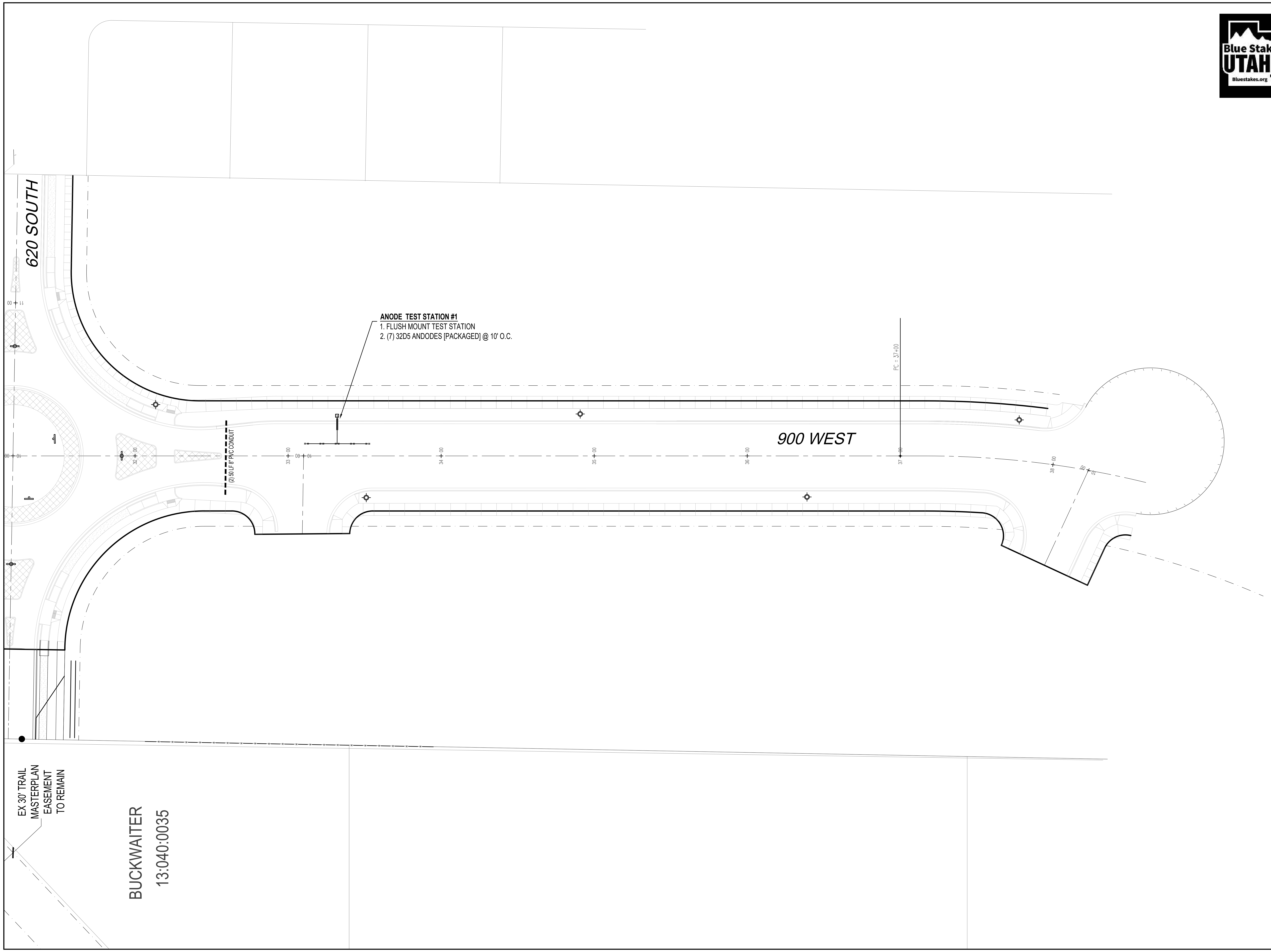
PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
DRY UTILITY PLAN i:\my drive\berg civil\2019\ardero\900 w phase 1.2b\900w2b_07-dry.dwg	C7.2



ANODE TEST STATION #1
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2. (7) 32D5 ANDODES [PACKAGED] @ 10' O.C.

Blue Stakes of UTAH 811
Bluestakes.org

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DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

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FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
DRY UTILITY PLAN	C7.3

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SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

______________________ DATE ________
KENNETH R. BERG, PE

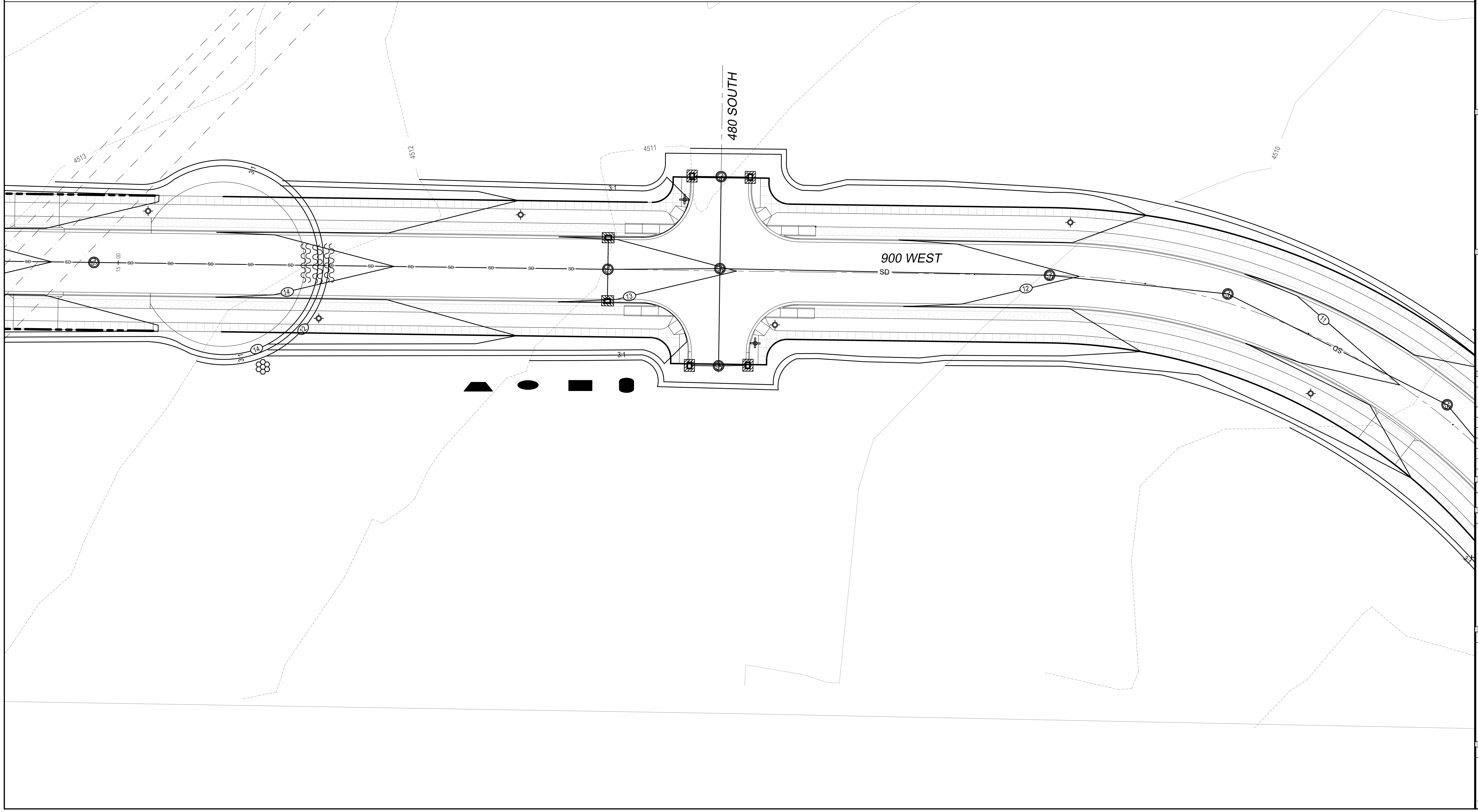
MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿∿	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	●	MATERIALS STORAGE, DEFINED STORAGE
		━━	PROJECT BOUNDARY/AREA INDICATOR
		WWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	■■■■■■■	SILT FENCE/EARTHEN BERM

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 5 ACRES. ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.
3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.
5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
6) ESTIMATED DISTURBED AREA = 4.75 ACRES
7) INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = NOT SUITABLE FOR SUMPS.
8) EXISTING "C" VALUE - C=0.10
9) POST DEVELOPMENT "C" VALUE C=0.85
10) ESTIMATED DEPTH TO GROUNDWATER = 3 FEET BELOW EXIST SURFACE
11) PROJECT TO BE COMPLETED IN A SINGLE PHASE
12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
15) CHANGE IN IMPERVIOUS COVER AREA
IMPERVIOUS AREA BEFORE CONSTRUCTION 0.00 AC
IMPERVOIUS AREA AFTER CONSTRUCTION 4.75 AC (ROADWAY)



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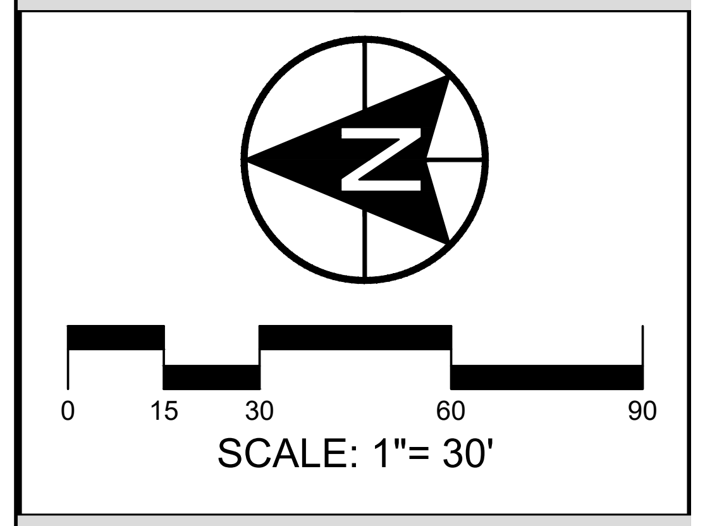
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B



SCALE: 1"= 30'

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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C8.1

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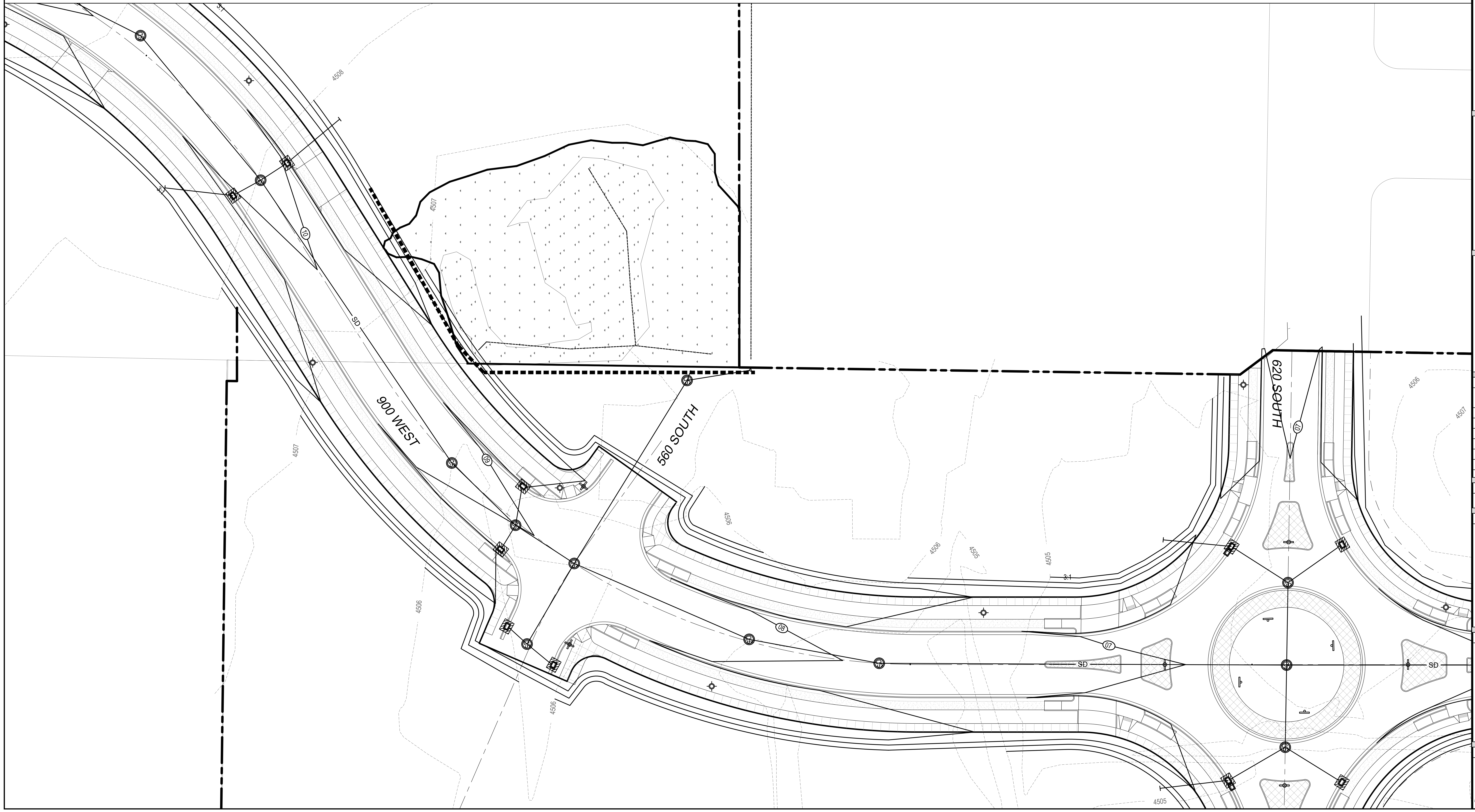
MAPPING LEGEND

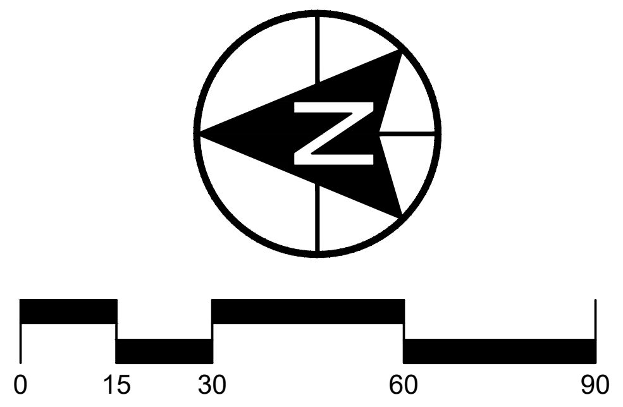
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿∿	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		▬	PROJECT BOUNDARY/AREA INDICATOR
		WWWWW	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	■ ■ ■ ■	SILT FENCE/EARTHEN BERM



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B



SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
1			
2			
3			
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K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C8.2

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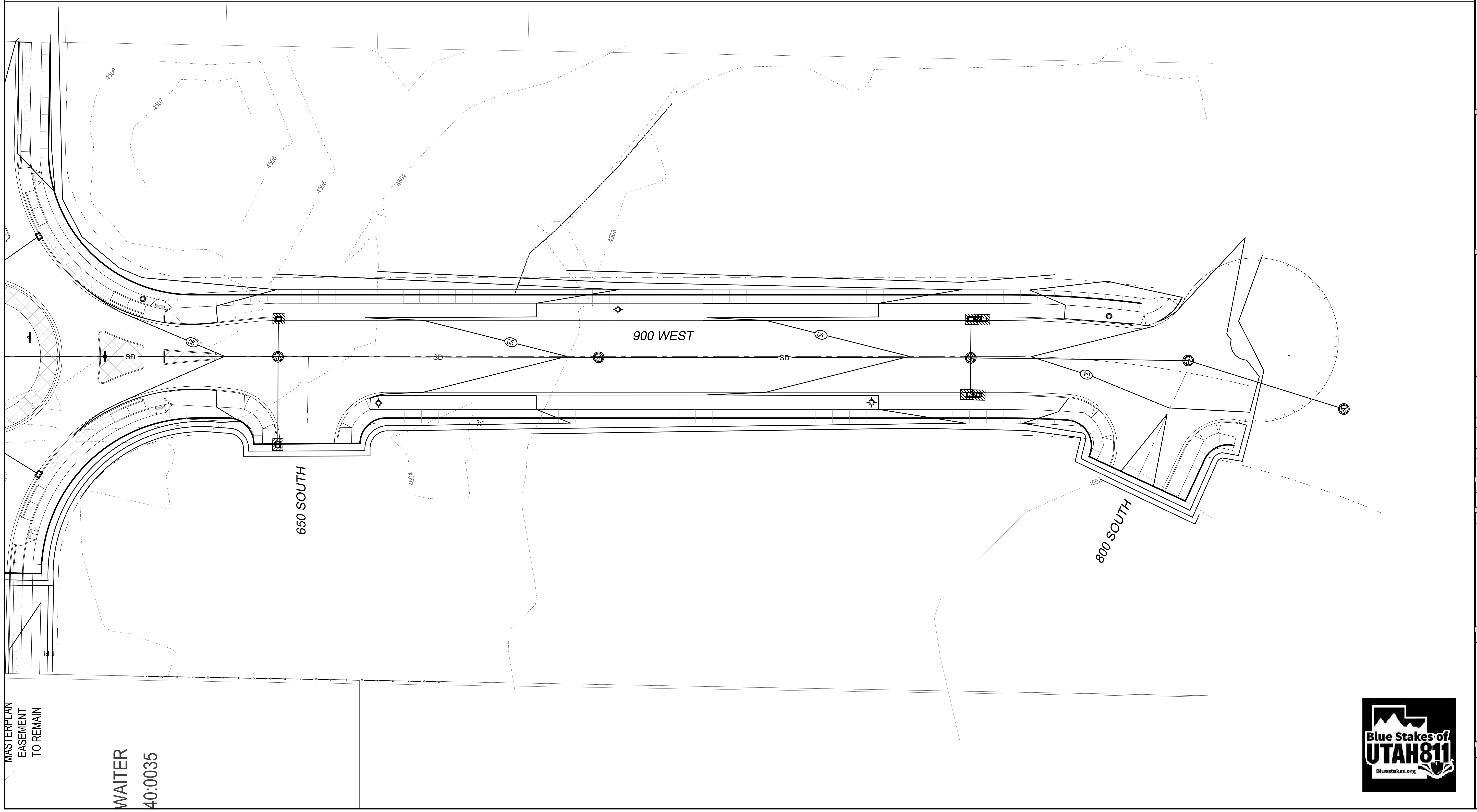
MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
		⬬	PORTABLE TOILET
		■	TRASH BIN
		⏢	DEFINED WASHOUT AREA
		⯃	FUEL TANKS/STORAGE
▨	INLET PROTECTION	∿∿	STABILIZED EXIT/PAD; RIP RAP
⬡	SIGNAGE	⛁	MATERIALS STORAGE, DEFINED STORAGE
		━━	PROJECT BOUNDARY/AREA INDICATOR
		ᴡᴡᴡ	CUTBACK CURB/CHECK DAM
■	CONSTRUCTION TRAILER/OFFICE	■ ■ ■ ■	SILT FENCE/EARTHEN BERM



Blue Stakes of
UTAH811
Bluestakes.org

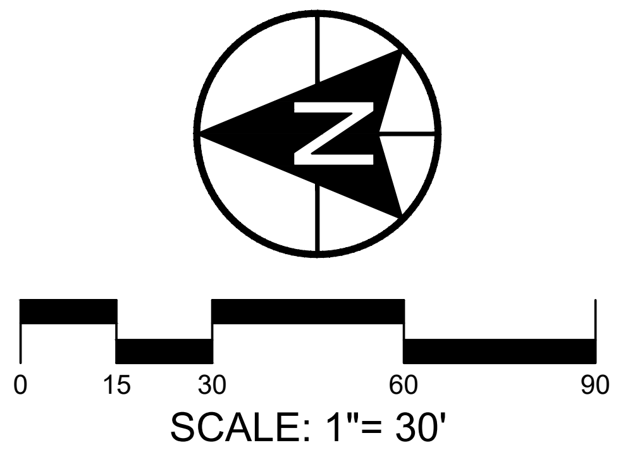
ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY

PHASE 1.2B



SCALE: 1"= 30'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 343602 05/15/2020 PROFESSIONAL ENGINEER K R Berg
1			
2			
3			
4			
5			
6			
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY

PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SWPPP	C8.3

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

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

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME: GENERAL NOTES
SHEET NUMBER: GN1

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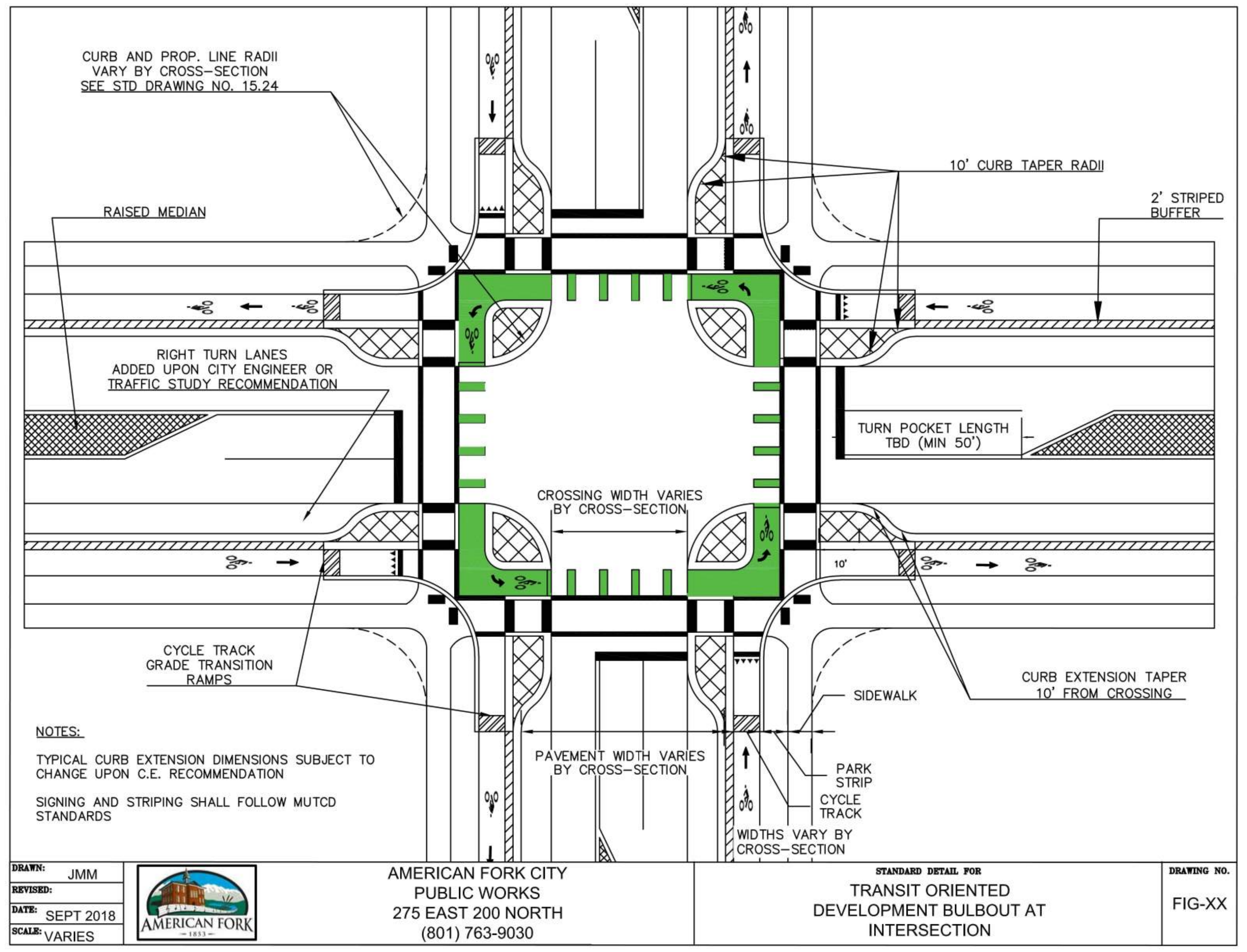


NOTES:

TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

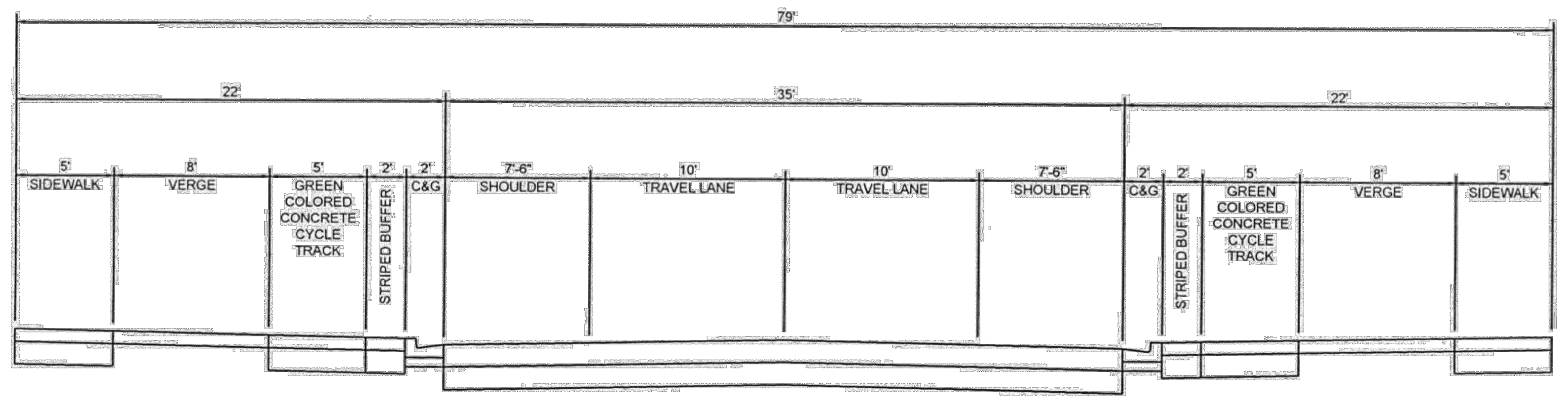
DRAWN: JMM
REVISED:
DATE: SEPT 2018
SCALE: VARIES

AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
TRANSIT ORIENTED
DEVELOPMENT BULBOUT AT
INTERSECTION

DRAWING NO.
FIG-XX

900 WEST CROSS SECTION

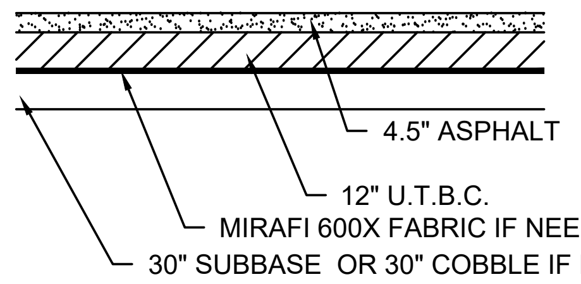


TOD - NEIGHBORHOOD COLLECTOR

NTS

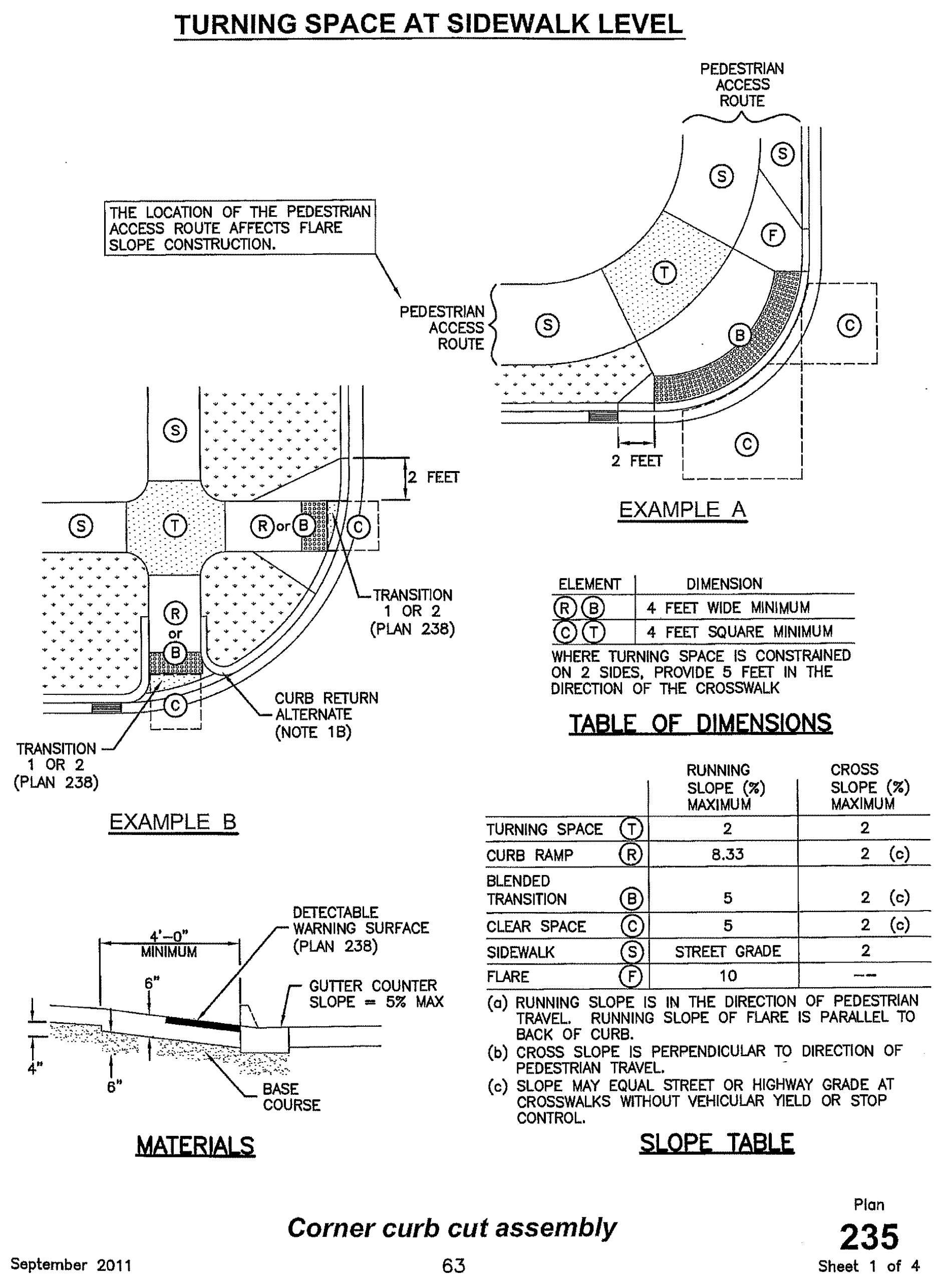
900 WEST
PAVEMENT SECTION

PER SOILS REPORT


4.5" ASPHALT
12" U.T.B.C.
MIRAFI 600X FABRIC IF NEEDED
30" SUBBASE OR 30" COBBLE IF NEEDED

NOTE:
IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION, CONTRACTOR TO NOTIFY CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.

Blue Stakes of UTAH811
Bluestakes.org



TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION.

PEDESTRIAN
ACCESS
ROUTE
PEDESTRIAN
ACCESS
ROUTE
S
F
T
B
C
C
2 FEET
S
S
T
R or B
C
R
or
B
C
2 FEET
TRANSITION
1 OR 2
(PLAN 238)
CURB RETURN
ALTERNATE
(NOTE 1B)
TRANSITION
1 OR 2
(PLAN 238)
4'–0"
MINIMUM
6"
4"
6"
DETECTABLE
WARNING SURFACE
(PLAN 238)
GUTTER COUNTER
SLOPE = 5% MAX
BASE
COURSE

EXAMPLE A

EXAMPLE B

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

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

TABLE OF DIMENSIONS

MATERIALS

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

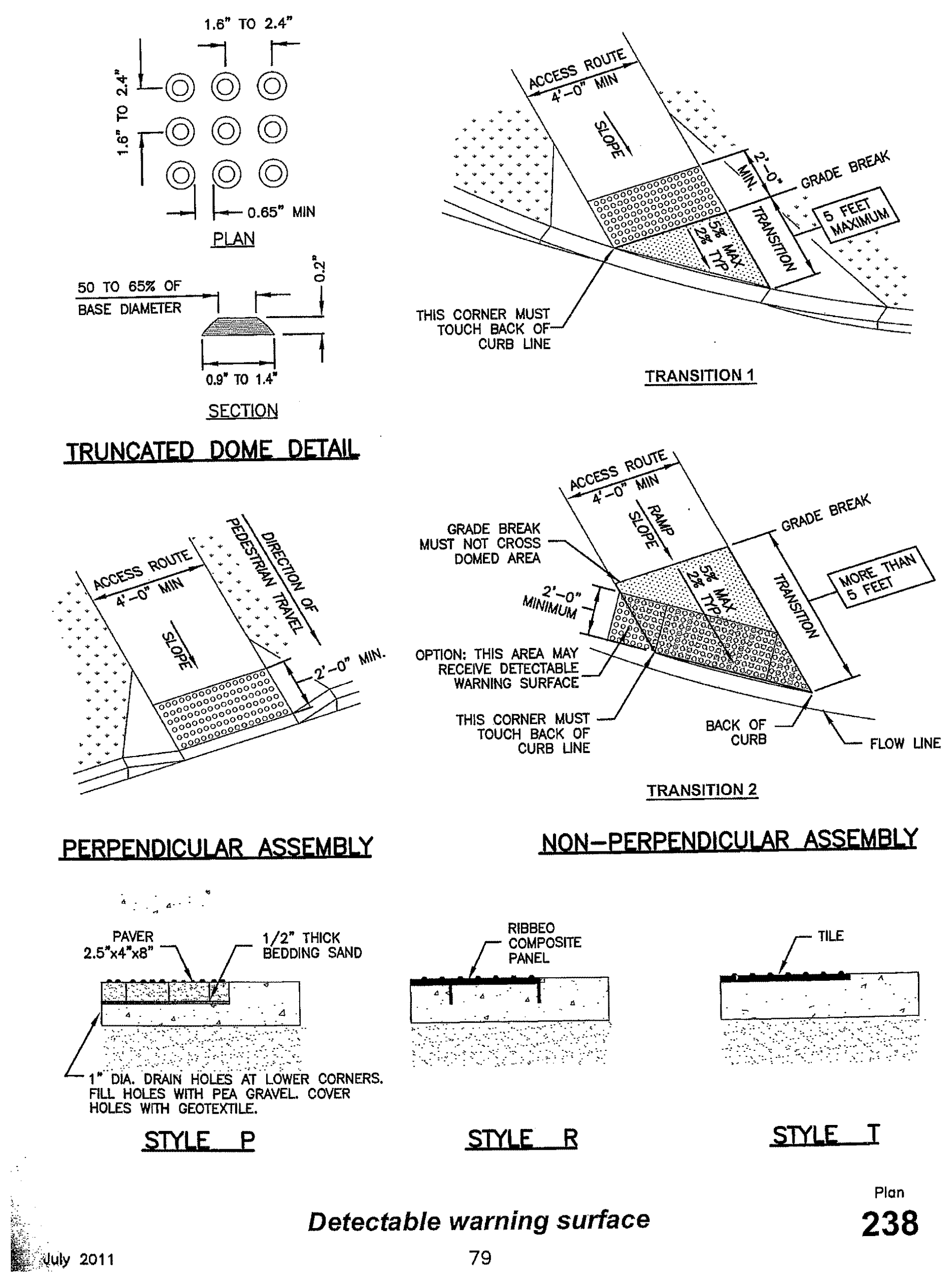
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

Corner curb cut assembly

Plan
235
Sheet 1 of 4

September 2011
63


1.6" TO 2.4"
1.6" TO 2.4"
0.65" MIN
50 TO 65% OF
BASE DIAMETER
0.2"
0.9" TO 1.4"
ACCESS ROUTE
4'–0" MIN
SLOPE
2'–0" MIN.
GRADE BREAK
TRANSITION
5% MAX
2% TYP
5 FEET
MAXIMUM
THIS CORNER MUST
TOUCH BACK OF
CURB LINE
ACCESS ROUTE
4'–0" MIN
DIRECTION OF
PEDESTRIAN TRAVEL
SLOPE
2'–0" MIN.
ACCESS ROUTE
4'–0" MIN
RAMP
SLOPE
GRADE BREAK
MUST NOT CROSS
DOMED AREA
GRADE BREAK
2'–0"
MINIMUM
5% MAX
2% TYP
TRANSITION
MORE THAN
5 FEET
OPTION: THIS AREA MAY
RECEIVE DETECTABLE
WARNING SURFACE
THIS CORNER MUST
TOUCH BACK OF
CURB LINE
BACK OF
CURB
FLOW LINE
PAVER
2.5"x4"x8"
1/2" THICK
BEDDING SAND
1" DIA. DRAIN HOLES AT LOWER CORNERS.
FILL HOLES WITH PEA GRAVEL. COVER
HOLES WITH GEOTEXTILE.
RIBBED
COMPOSITE
PANEL
TILE

PLAN

SECTION

TRUNCATED DOME DETAIL

TRANSITION 1

TRANSITION 2

PERPENDICULAR ASSEMBLY

NON–PERPENDICULAR ASSEMBLY

STYLE P

STYLE R

STYLE T

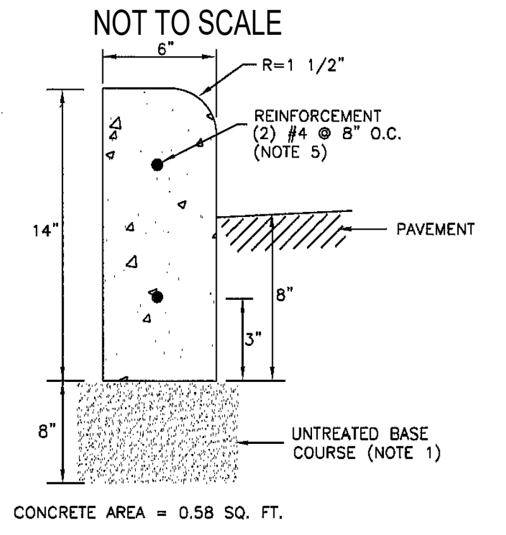
Detectable warning surface

Plan
238

July 2011
79

6" RIBBON CURB FOR RAMPS / ISLANDS

NOT TO SCALE

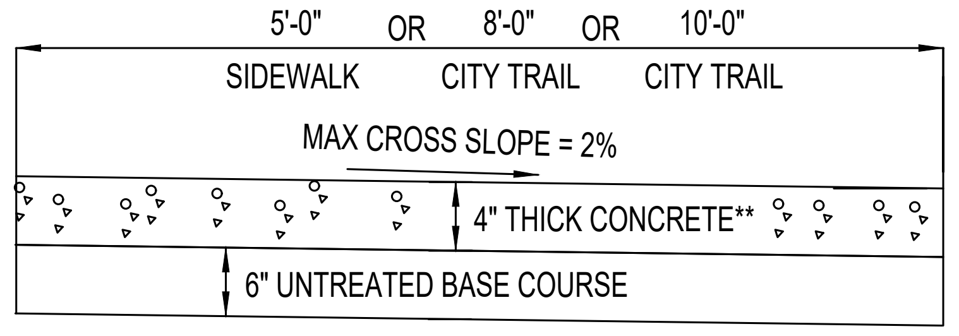


CONCRETE AREA = 0.58 SQ. FT.

TYPE P

SIDEWALK DETAIL

NOT TO SCALE

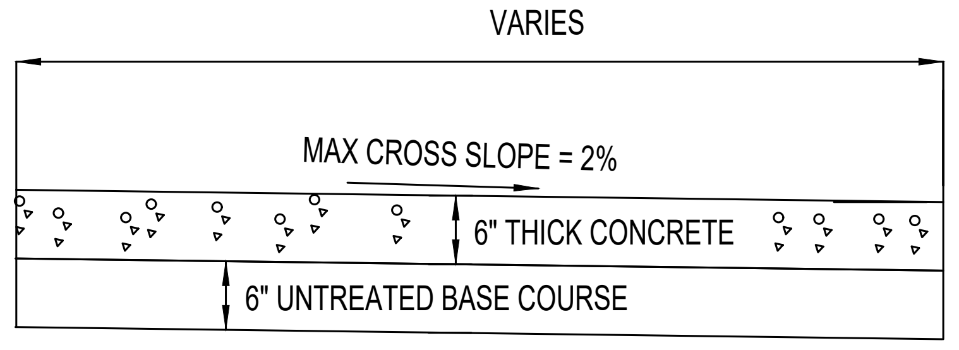


**SIDEWALK AT DRIVE APPROACHES TO BE 6" THICK

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

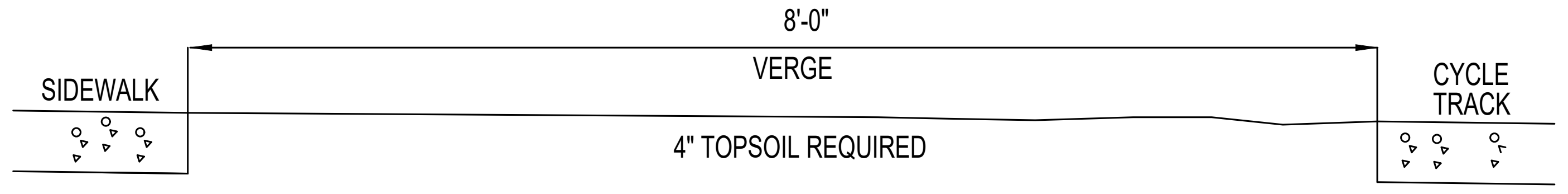
ISLAND / APRON DETAIL

NOT TO SCALE



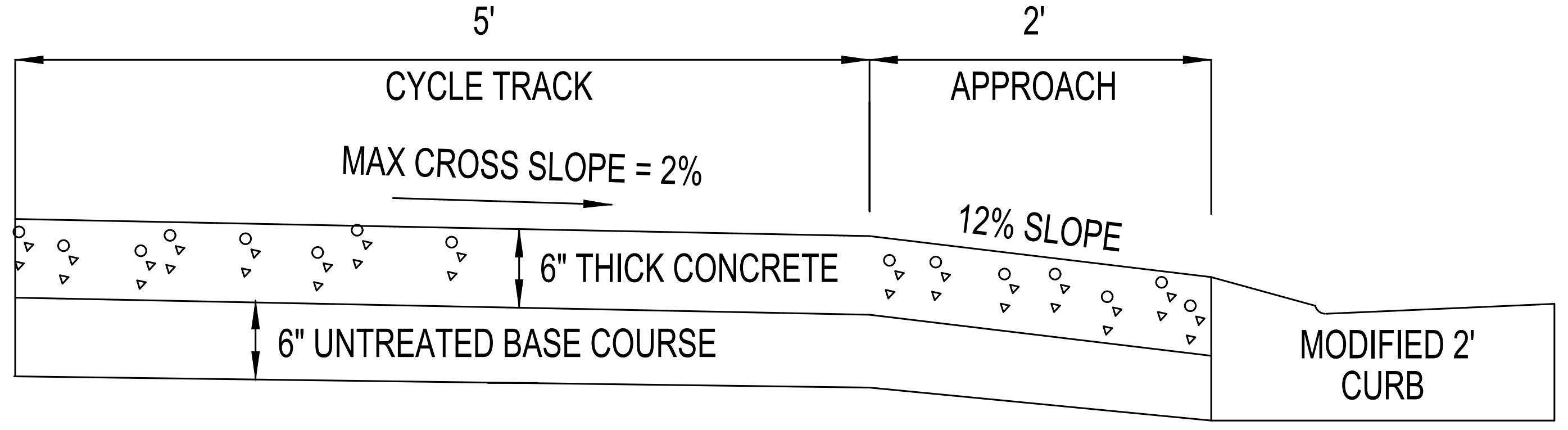
LANDSCAPE VERGE

NOT TO SCALE



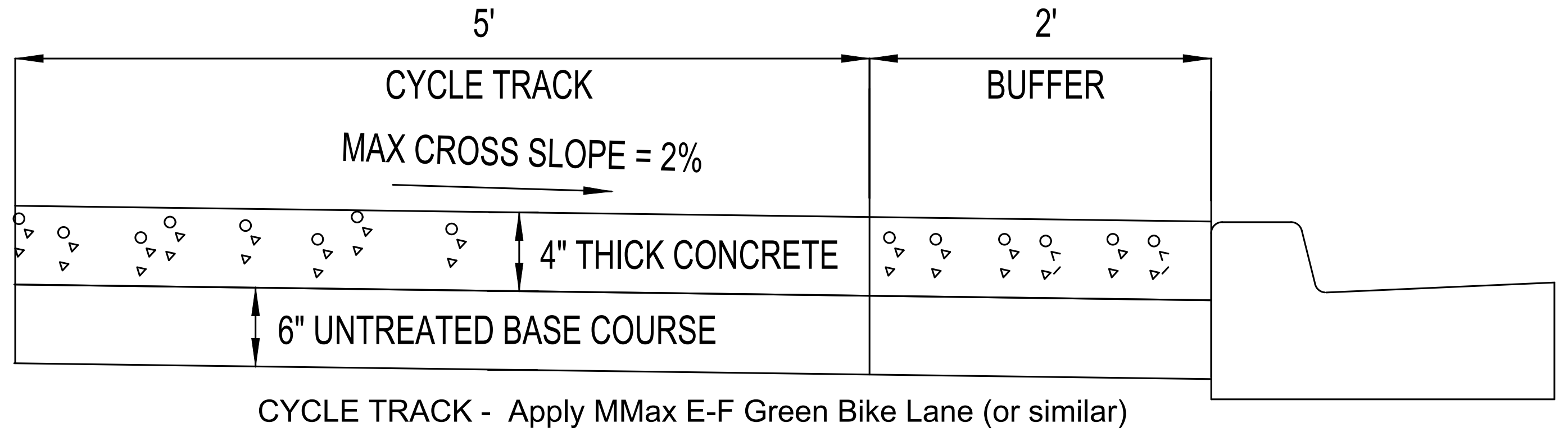
DRIVE APPROACH

NOT TO SCALE



CYCLE TRACK

NOT TO SCALE

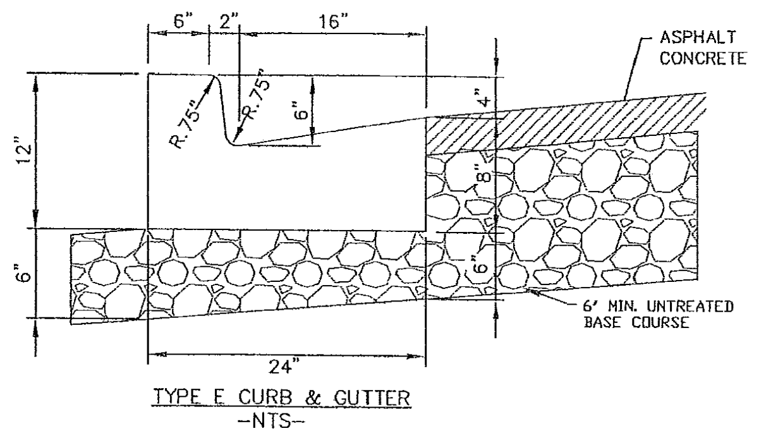


CYCLE TRACK - Apply MMax E-F Green Bike Lane (or similar)
Sawcut the cycle track joints
Seal the sawcut joints
The MMax will be applied for the 5' width of the official bike lane (do not including the striped 2' buffer)

2' BUFFER TO BE STRIPED AS FOLLOWS: 4" wide solid white stripe on the inside line of the buffer (closest to the cycle track) and a 6" wide solid white stripe along the curb with 30 degree diagonal lines in the middle space at 20' intervals (4" wide solid white stripe).

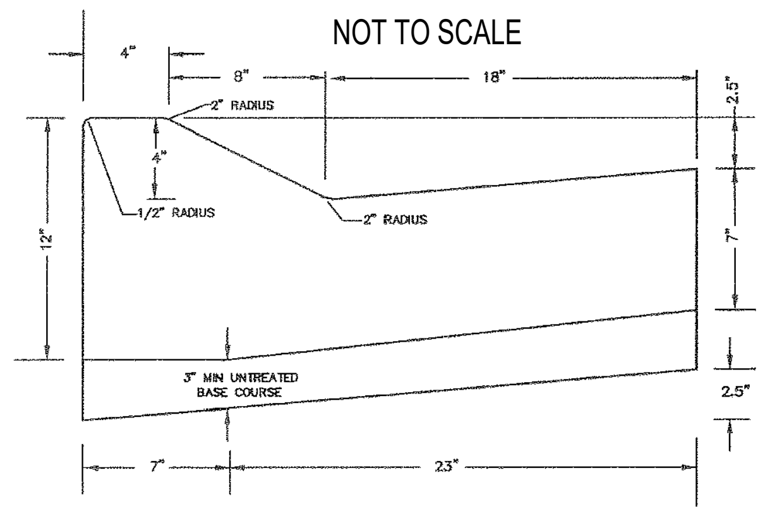
24" HIGH BACK CURB

NOT TO SCALE



30" MODIFIED CURB

NOT TO SCALE



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
900 WEST DETAILS	D0

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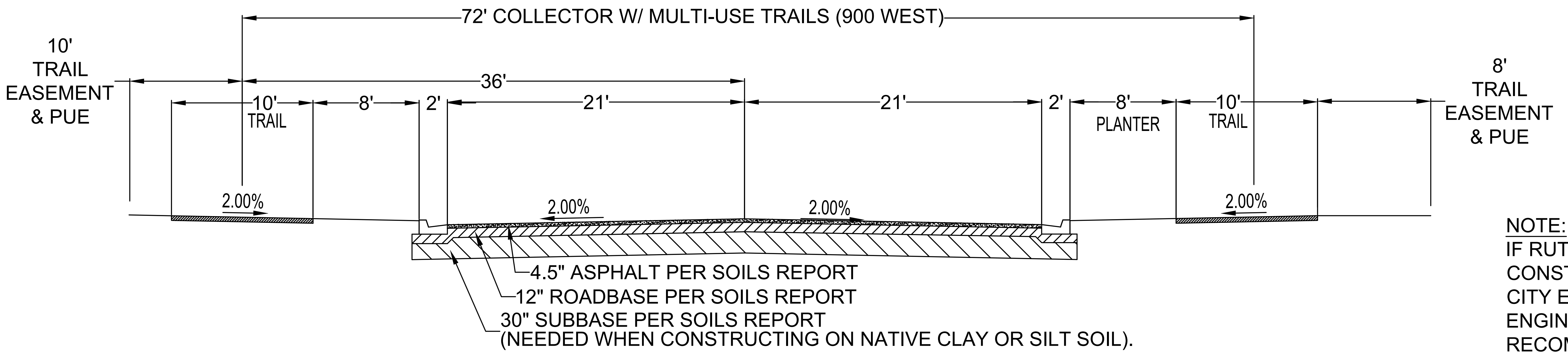
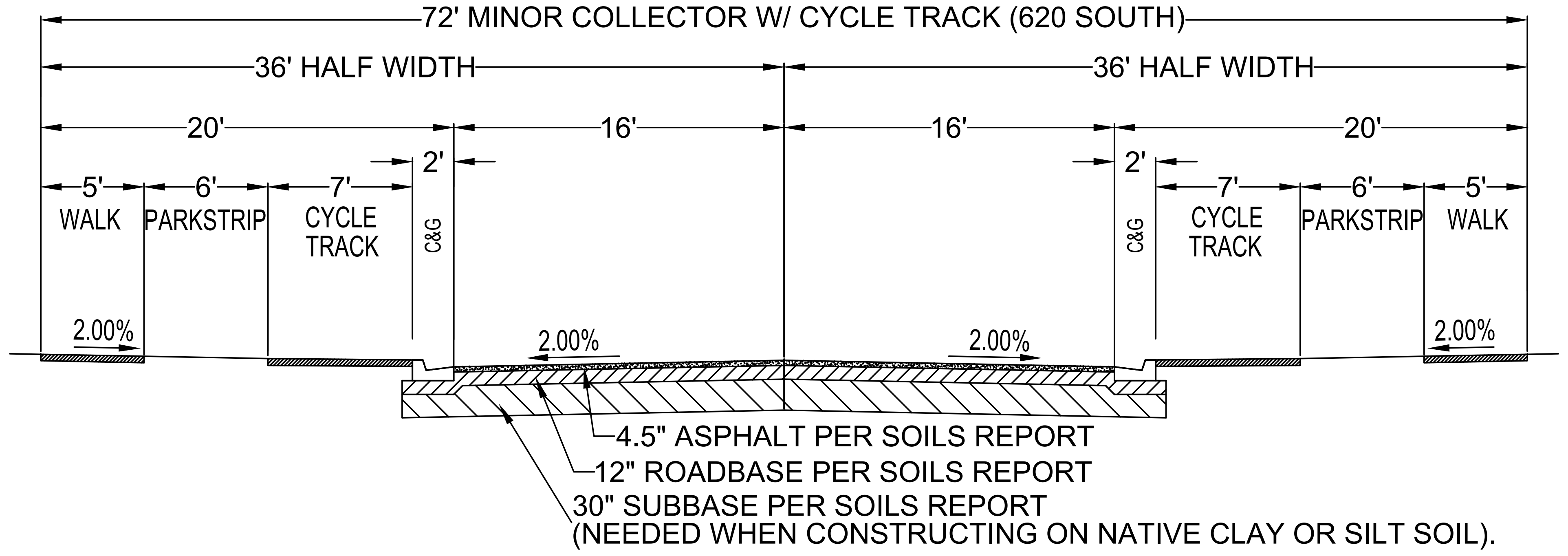

72' COLLECTOR W/ MULTI-USE TRAILS (900 WEST)
10' TRAIL EASEMENT & PUE
36'
10' TRAIL
8'
2'
21'
21'
2'
8' PLANTER
10' TRAIL
8' TRAIL EASEMENT & PUE
2.00%
2.00%
2.00%
2.00%
4.5" ASPHALT PER SOILS REPORT
12" ROADBASE PER SOILS REPORT
30" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

NOTE:
IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION, CONTRACTOR TO NOTIFY CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.


72' MINOR COLLECTOR W/ CYCLE TRACK (620 SOUTH)
36' HALF WIDTH
36' HALF WIDTH
20'
16'
16'
20'
2'
2'
5' WALK
6' PARKSTRIP
7' CYCLE TRACK
C&G
C&G
7' CYCLE TRACK
6' PARKSTRIP
5' WALK
2.00%
2.00%
2.00%
2.00%
4.5" ASPHALT PER SOILS REPORT
12" ROADBASE PER SOILS REPORT
30" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL).

NOTE:
IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION, CONTRACTOR TO NOTIFY CITY ENGINEER AND HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN MITIGATION RECOMMENDATIONS.

Blue Stakes of UTAH811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
K. R. Berg
KENNETH R. BERG
343602
05/15/2020

ACTION	DATE
FINAL PLAN	05/15/2020

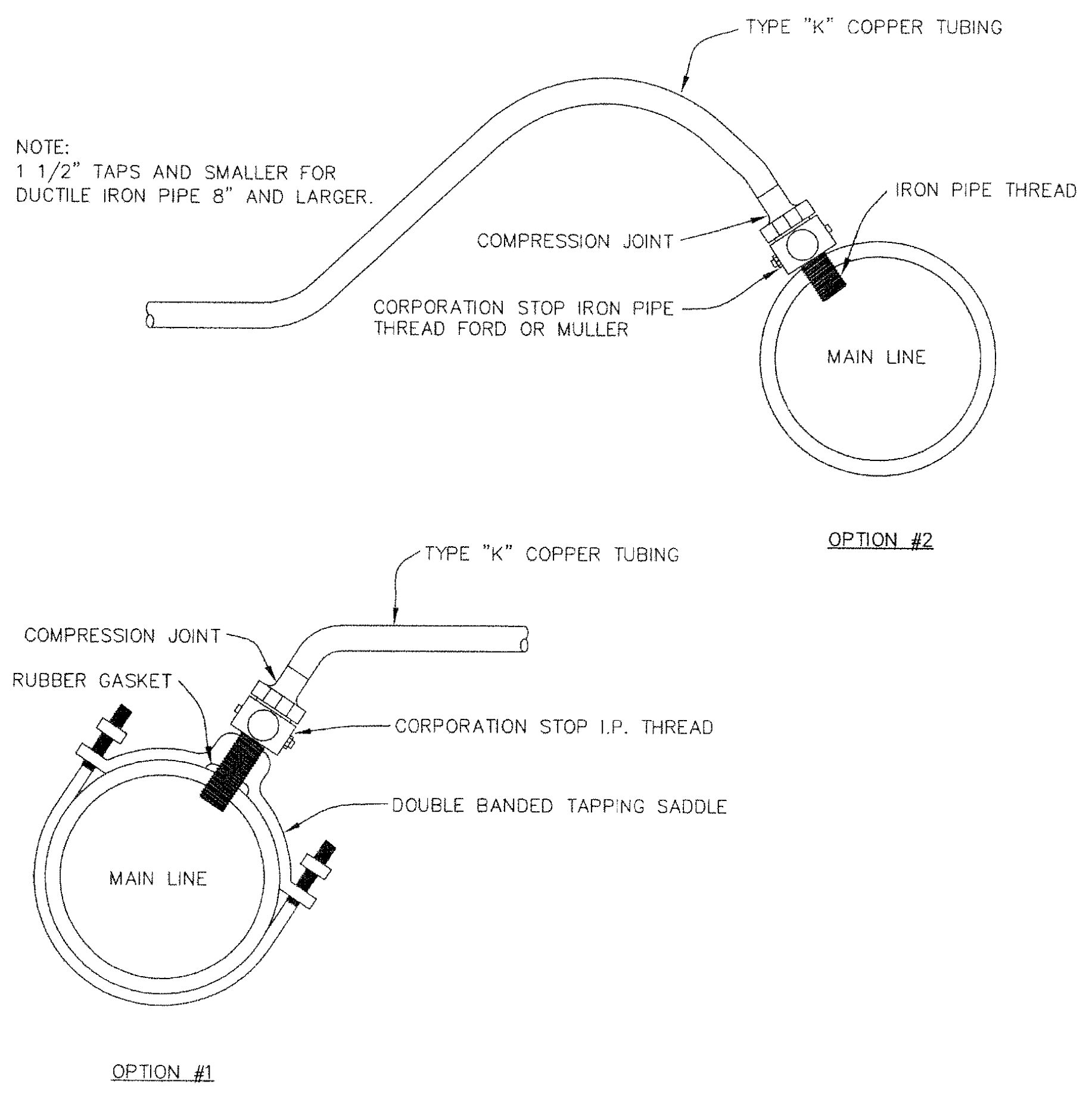
PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

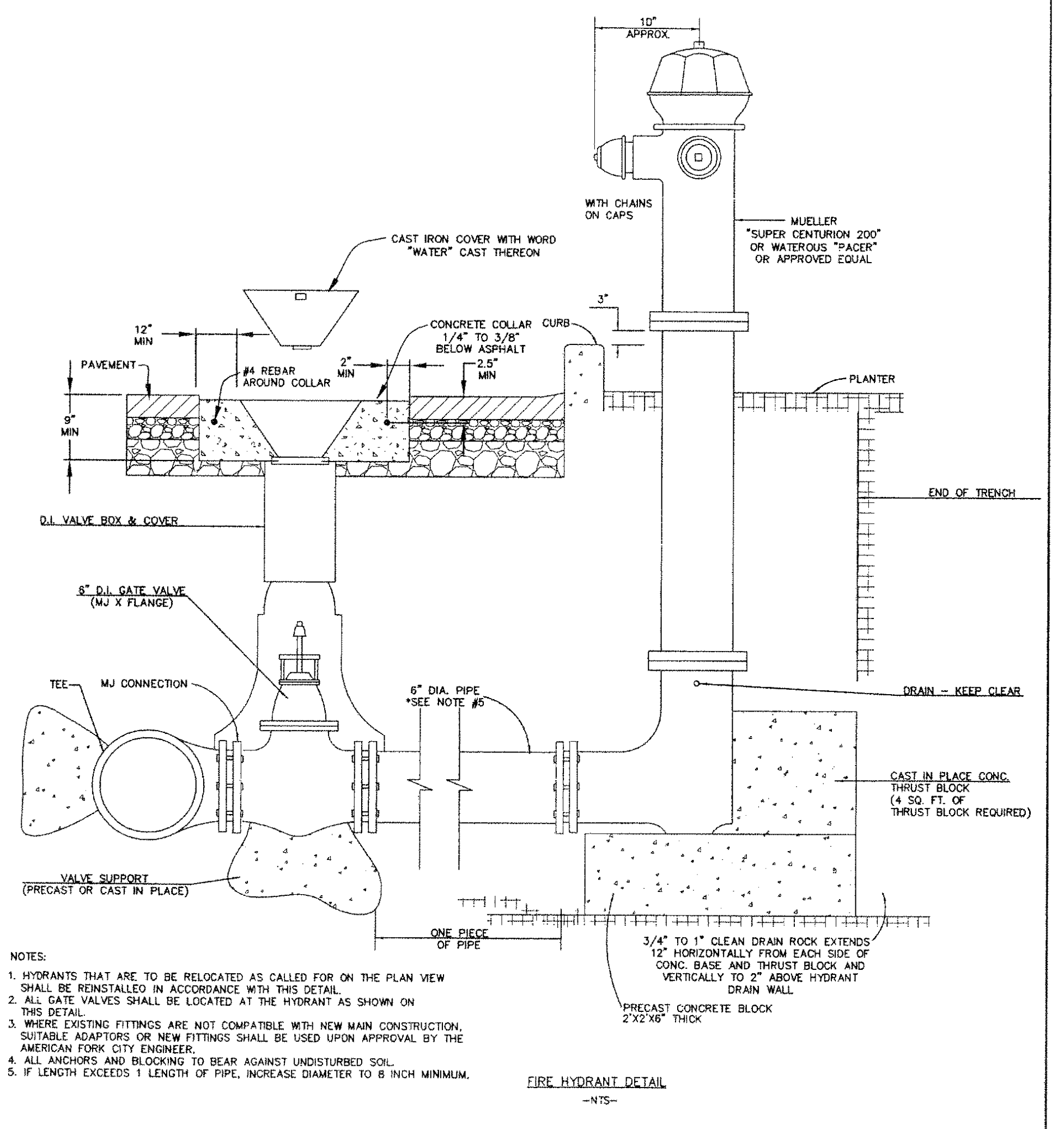
FINAL PLAN

SHEET NAME	SHEET NUMBER
620 SOUTH DETAILS	D1


NOTE:
1 1/2" TAPS AND SMALLER FOR DUCTILE IRON PIPE 8" AND LARGER.
TYPE "K" COPPER TUBING
IRON PIPE THREAD
COMPRESSION JOINT
CORPORATION STOP IRON PIPE THREAD FORD OR MULLER
MAIN LINE
OPTION #2
TYPE "K" COPPER TUBING
COMPRESSION JOINT
RUBBER GASKET
CORPORATION STOP I.P. THREAD
DOUBLE BANDED TAPPING SADDLE
MAIN LINE
OPTION #1

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING·LAND PLANNING·CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAIN TAP.dwg 05/12/2005 11:55:51 AM MDT


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

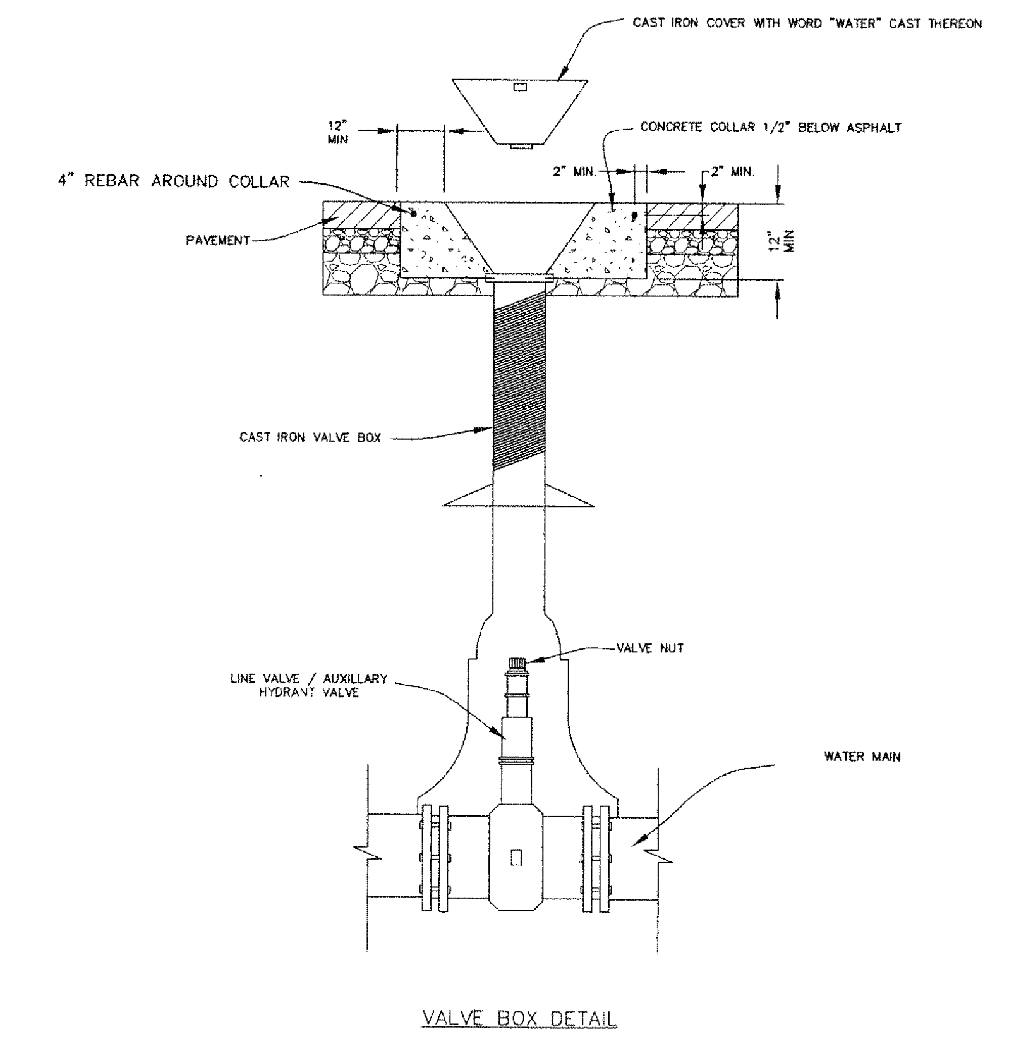
NOTES:

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

FIRE HYDRANT DETAIL

-NTS-

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


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

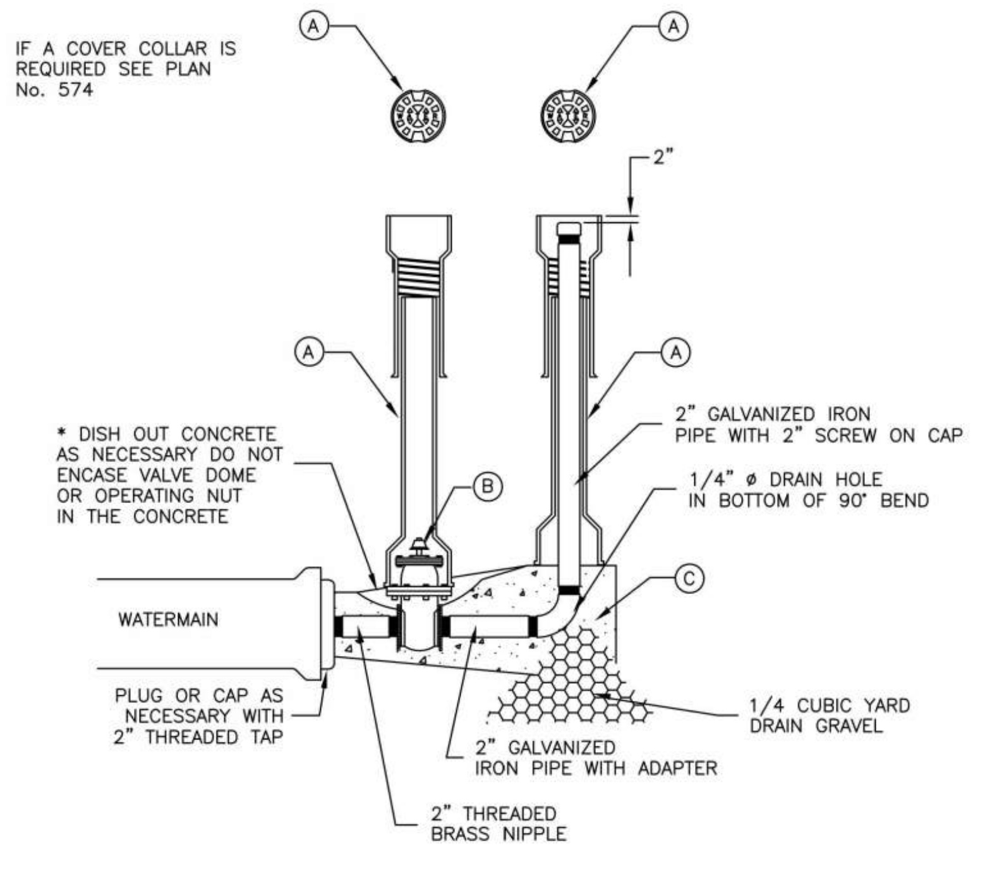
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	**Northern** ENGINEERING·LAND PLANNING·CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

Blue Stakes of UTAH 811
Bluestakes.org

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

242


IF A COVER COLLAR IS REQUIRED SEE PLAN No. 574
A
A
2"
A
A
* DISH OUT CONCRETE AS NECESSARY DO NOT ENCASE VALVE DOME OR OPERATING NUT IN THE CONCRETE
B
2" GALVANIZED IRON PIPE WITH 2" SCREW ON CAP
1/4" ø DRAIN HOLE IN BOTTOM OF 90° BEND
C
WATERMAIN
PLUG OR CAP AS NECESSARY WITH 2" THREADED TAP
1/4 CUBIC YARD DRAIN GRAVEL
2" GALVANIZED IRON PIPE WITH ADAPTER
2" THREADED BRASS NIPPLE

SECTION

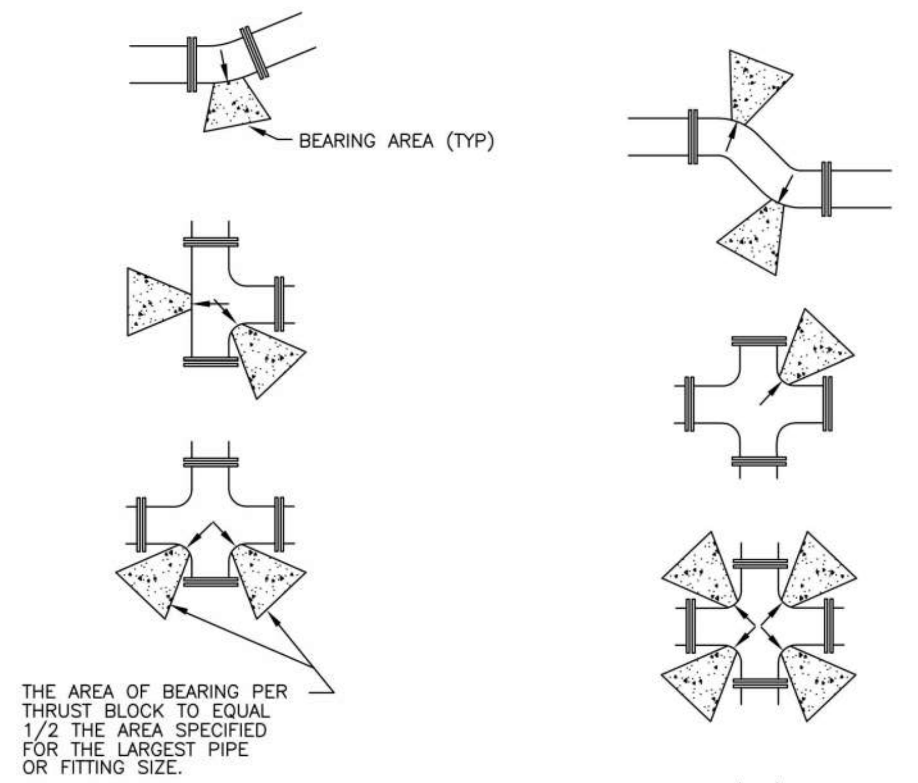
LEGEND		
No.	ITEM	DESCRIPTION
Ⓐ	VALVE BOX WITH LID	2 PIECE CAST IRON
Ⓑ	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
Ⓒ	CONCRETE THRUST BLOCK	SEE PLAN No. 561

April 1997

2" Washout valve

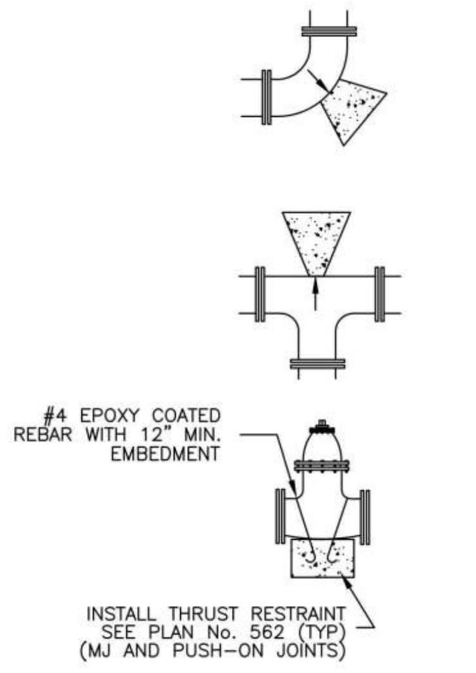
243

Plan No.
571



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16


#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

April 1997

Direct bearing thrust block

239

Plan No.
561

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	05/15/2020

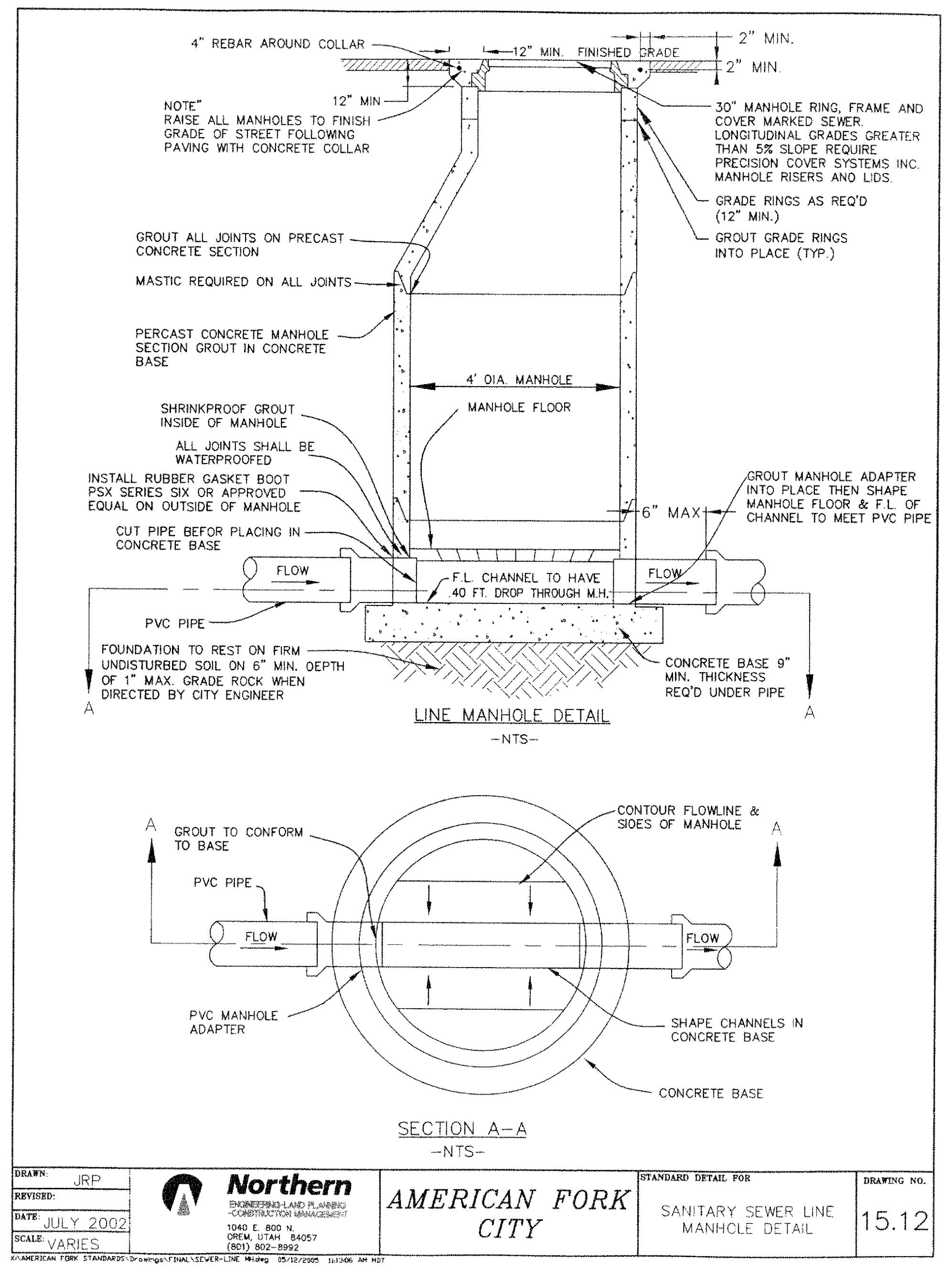
PROJECT

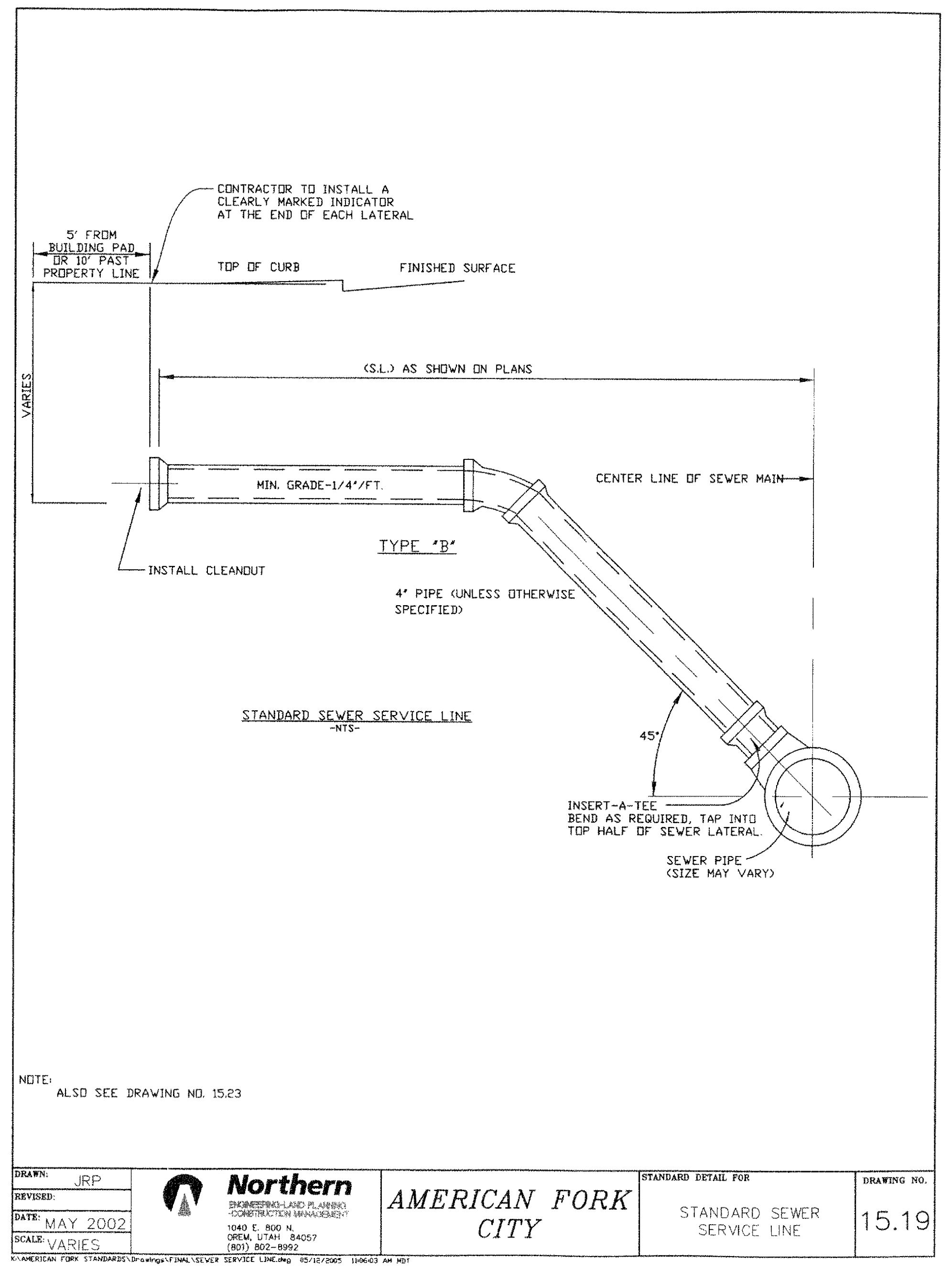
900 WEST ROADWAY
PHASE 1.2B

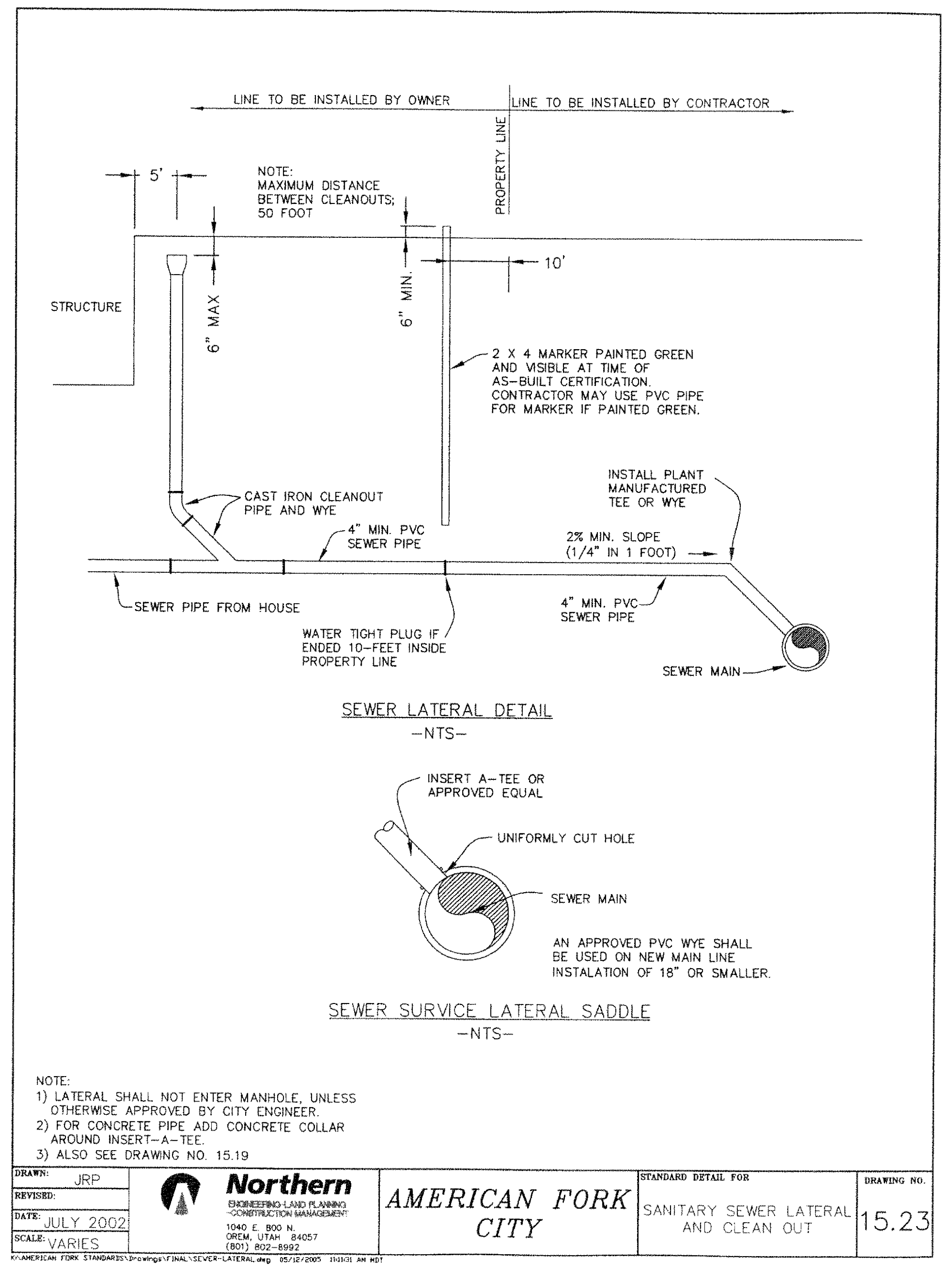
DESCRIPTION

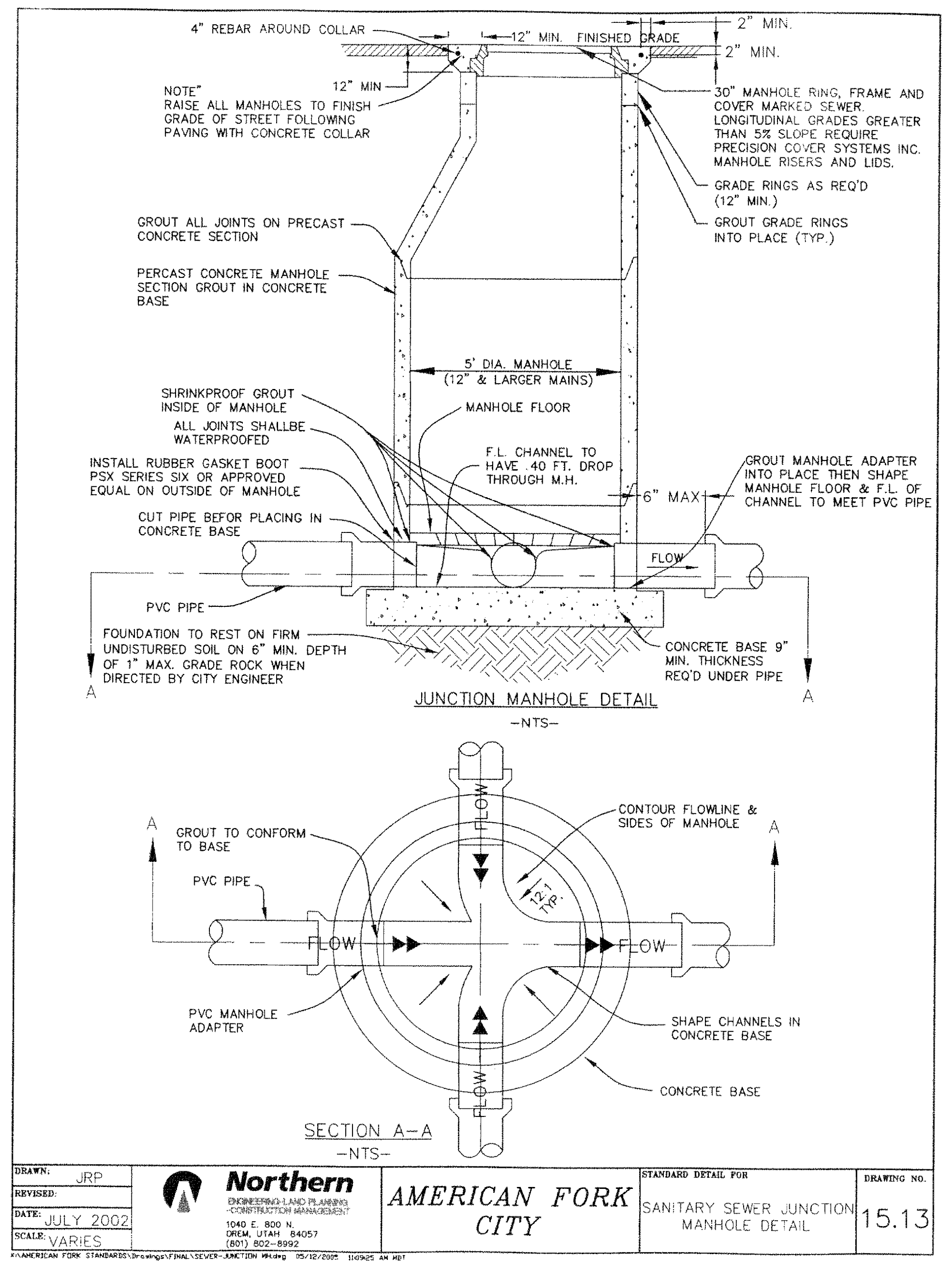
FINAL PLAN

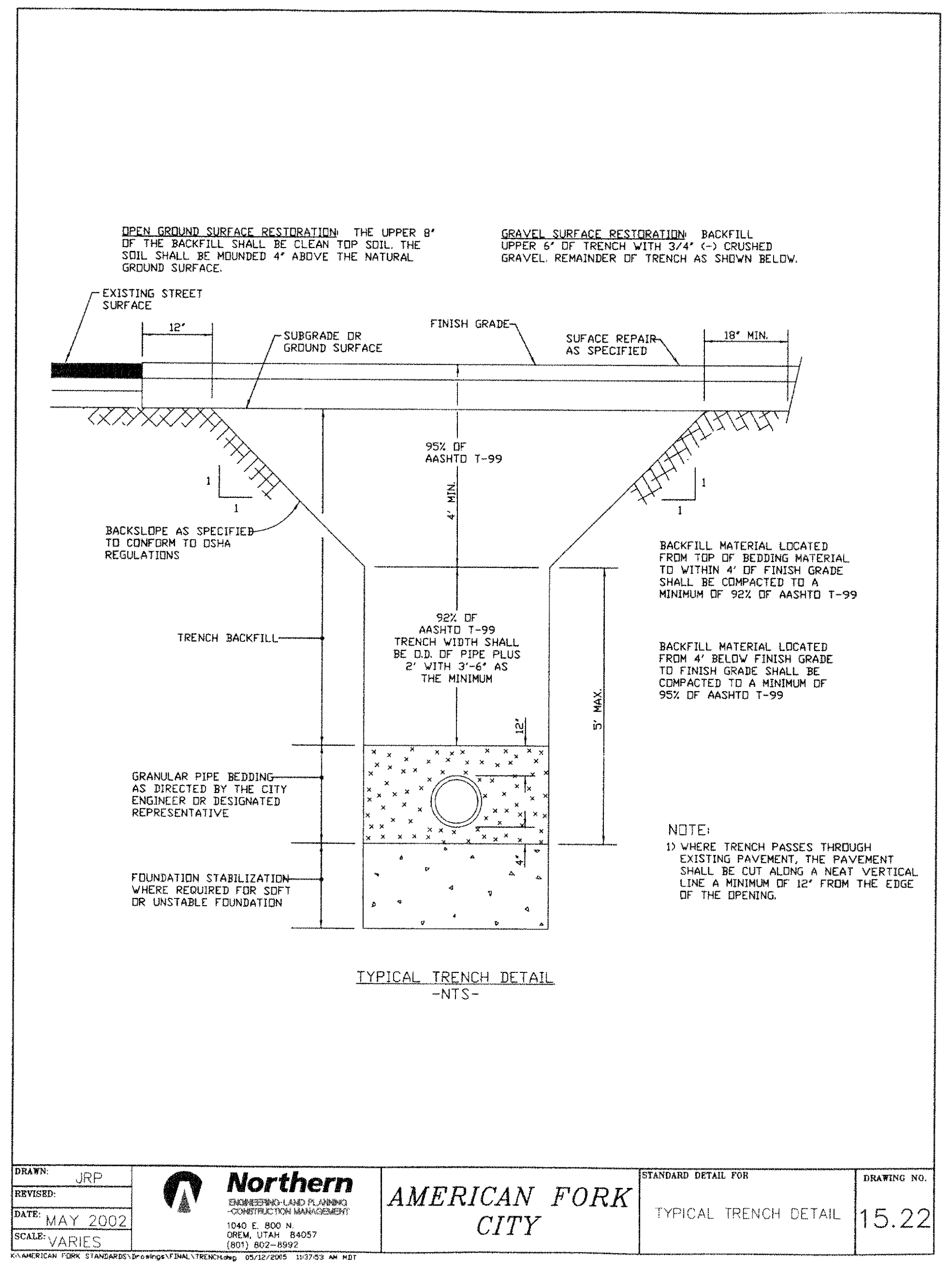
SHEET NAME	SHEET NUMBER
WATER DETAILS	D2


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
MASTIC REQUIRED ON ALL JOINTS
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
4' DIA. MANHOLE
MANHOLE FLOOR
SHRINKPROOF GROUT INSIDE OF MANHOLE
ALL JOINTS SHALL BE WATERPROOFED
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
CUT PIPE BEFOR PLACING IN CONCRETE BASE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
FLOW
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
LINE MANHOLE DETAIL
-NTS-
A
GROUT TO CONFORM TO BASE
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
PVC PIPE
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LINE MANHOLE DETAIL
DRAWING NO.
15.12


CONTRACTOR TO INSTALL A CLEARLY MARKED INDICATOR AT THE END OF EACH LATERAL
5' FROM BUILDING PAD OR 10' PAST PROPERTY LINE
TOP OF CURB
FINISHED SURFACE
VARIES
(S.L.) AS SHOWN ON PLANS
MIN. GRADE-1/4"/FT.
CENTER LINE OF SEWER MAIN
TYPE "B"
INSTALL CLEANOUT
4" PIPE (UNLESS OTHERWISE SPECIFIED)
STANDARD SEWER SERVICE LINE
-NTS-
45°
INSERT-A-TEE
BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL.
SEWER PIPE (SIZE MAY VARY)
NOTE:
ALSO SEE DRAWING NO. 15.23
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
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
DRAWING NO.
15.19


LINE TO BE INSTALLED BY OWNER
LINE TO BE INSTALLED BY CONTRACTOR
PROPERTY LINE
5'
NOTE:
MAXIMUM DISTANCE BETWEEN CLEANOUTS; 50 FOOT
10'
STRUCTURE
6" MAX
6" MIN.
2 X 4 MARKER PAINTED GREEN AND VISIBLE AT TIME OF AS-BUILT CERTIFICATION. CONTRACTOR MAY USE PVC PIPE FOR MARKER IF PAINTED GREEN.
INSTALL PLANT MANUFACTURED TEE OR WYE
CAST IRON CLEANOUT PIPE AND WYE
4" MIN. PVC SEWER PIPE
2% MIN. SLOPE (1/4" IN 1 FOOT)
SEWER PIPE FROM HOUSE
4" MIN. PVC SEWER PIPE
WATER TIGHT PLUG IF ENDED 10-FEET INSIDE PROPERTY LINE
SEWER MAIN
SEWER LATERAL DETAIL
-NTS-
INSERT A-TEE OR APPROVED EQUAL
UNIFORMLY CUT HOLE
SEWER MAIN
AN APPROVED PVC WYE SHALL BE USED ON NEW MAIN LINE INSTALATION OF 18" OR SMALLER.
SEWER SURVICE LATERAL SADDLE
-NTS-
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO.
15.23


4" REBAR AROUND COLLAR
12" MIN. FINISHED GRADE
2" MIN.
2" MIN.
12" MIN
NOTE"
RAISE ALL MANHOLES TO FINISH GRADE OF STREET FOLLOWING PAVING WITH CONCRETE COLLAR
30" MANHOLE RING, FRAME AND COVER MARKED SEWER. LONGITUDINAL GRADES GREATER THAN 5% SLOPE REQUIRE PRECISION COVER SYSTEMS INC. MANHOLE RISERS AND LIDS.
GRADE RINGS AS REQ'D (12" MIN.)
GROUT GRADE RINGS INTO PLACE (TYP.)
GROUT ALL JOINTS ON PRECAST CONCRETE SECTION
PERCAST CONCRETE MANHOLE SECTION GROUT IN CONCRETE BASE
5' DIA. MANHOLE (12" & LARGER MAINS)
SHRINKPROOF GROUT INSIDE OF MANHOLE
MANHOLE FLOOR
ALL JOINTS SHALLBE WATERPROOFED
F.L. CHANNEL TO HAVE .40 FT. DROP THROUGH M.H.
INSTALL RUBBER GASKET BOOT PSX SERIES SIX OR APPROVED EQUAL ON OUTSIDE OF MANHOLE
GROUT MANHOLE ADAPTER INTO PLACE THEN SHAPE MANHOLE FLOOR & F.L. OF CHANNEL TO MEET PVC PIPE
6" MAX
CUT PIPE BEFOR PLACING IN CONCRETE BASE
FLOW
PVC PIPE
FOUNDATION TO REST ON FIRM UNDISTURBED SOIL ON 6" MIN. DEPTH OF 1" MAX. GRADE ROCK WHEN DIRECTED BY CITY ENGINEER
CONCRETE BASE 9" MIN. THICKNESS REQ'D UNDER PIPE
A
A
JUNCTION MANHOLE DETAIL
-NTS-
FLOW
CONTOUR FLOWLINE & SIDES OF MANHOLE
A
GROUT TO CONFORM TO BASE
A
PVC PIPE
12:1 TYP.
FLOW
FLOW
PVC MANHOLE ADAPTER
SHAPE CHANNELS IN CONCRETE BASE
CONCRETE BASE
FLOW
SECTION A-A
-NTS-
DRAWN: JRP
REVISED:
DATE: JULY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
SANITARY SEWER JUNCTION MANHOLE DETAIL
DRAWING NO.
15.13


OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDED 4" ABOVE THE NATURAL GROUND SURFACE.
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.
EXISTING STREET SURFACE
12"
SUBGRADE OR GROUND SURFACE
FINISH GRADE
SUFACE REPAIR AS SPECIFIED
18" MIN.
95% OF AASHTO T-99
4' MIN.
1
1
1
1
BACKSLOPE AS SPECIFIED TO CONFORM TO OSHA REGULATIONS
BACKFILL MATERIAL LOCATED FROM TOP OF BEDDING MATERIAL TO WITHIN 4' OF FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 92% OF AASHTO T-99
TRENCH BACKFILL
92% OF AASHTO T-99
TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 2' WITH 3'-6" AS THE MINIMUM
BACKFILL MATERIAL LOCATED FROM 4' BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99
5' MAX.
12"
GRANULAR PIPE BEDDING AS DIRECTED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE
4"
FOUNDATION STABILIZATION WHERE REQUIRED FOR SOFT OR UNSTABLE FOUNDATION
NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.
TYPICAL TRENCH DETAIL
-NTS-
DRAWN: JRP
REVISED:
DATE: MAY 2002
SCALE: VARIES
Northern
ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84057
(801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR
TYPICAL TRENCH DETAIL
DRAWING NO.
15.22

Blue Stakes of UTAH 811
Bluestakes.org

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST ROADWAY
PHASE 1.2B

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
1			
2			
3			
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5			
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7			

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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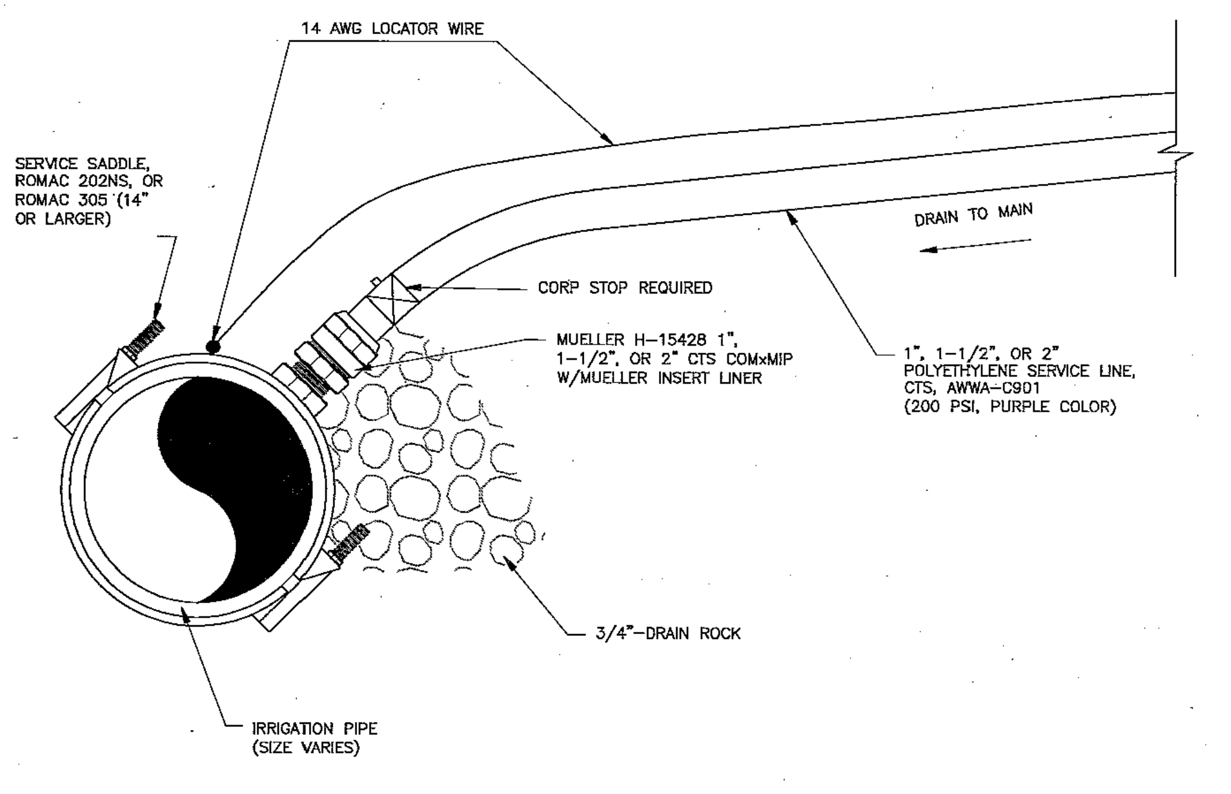
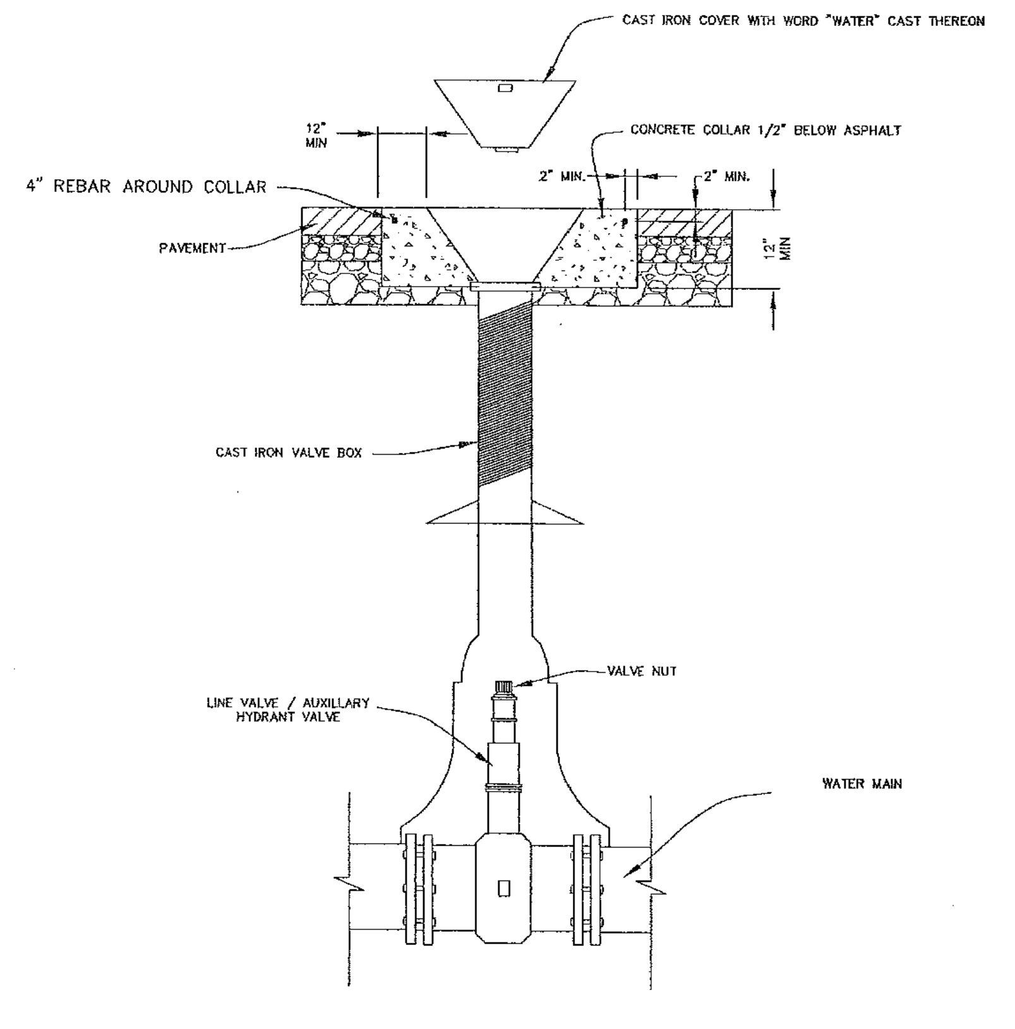

14 AWG LOCATOR WIRE
SERVICE SADDLE, ROMAC 202NS, OR ROMAC 305 (14" OR LARGER)
DRAIN TO MAIN
CORP STOP REQUIRED
MUELLER H-15428 1", 1-1/2", OR 2" CTS COMxMIP W/MUELLER INSERT LINER
1", 1-1/2", OR 2" POLYETHYLENE SERVICE LINE, CTS, AWWA-C901 (200 PSI, PURPLE COLOR)
3/4"-DRAIN ROCK
IRRIGATION PIPE (SIZE VARIES)

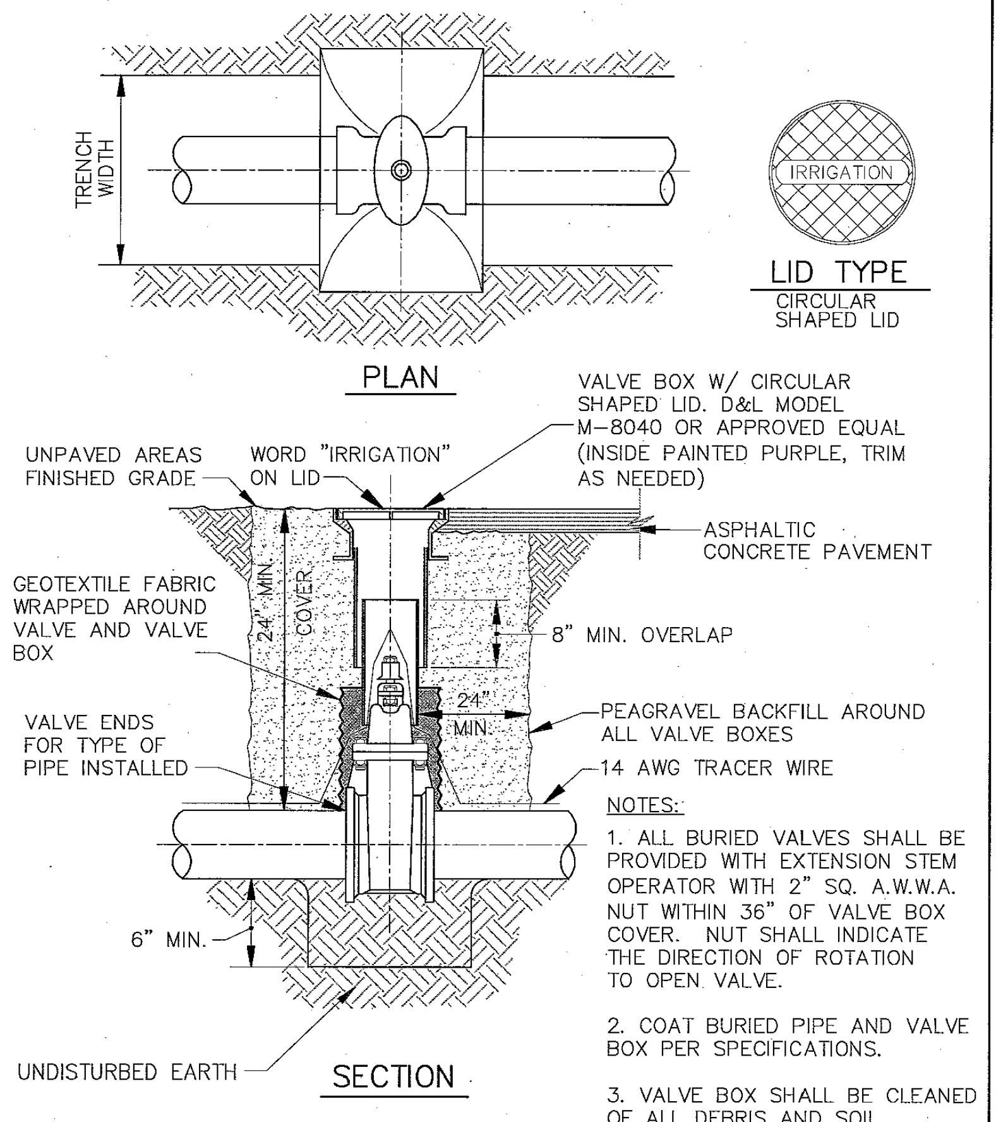
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A


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

VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

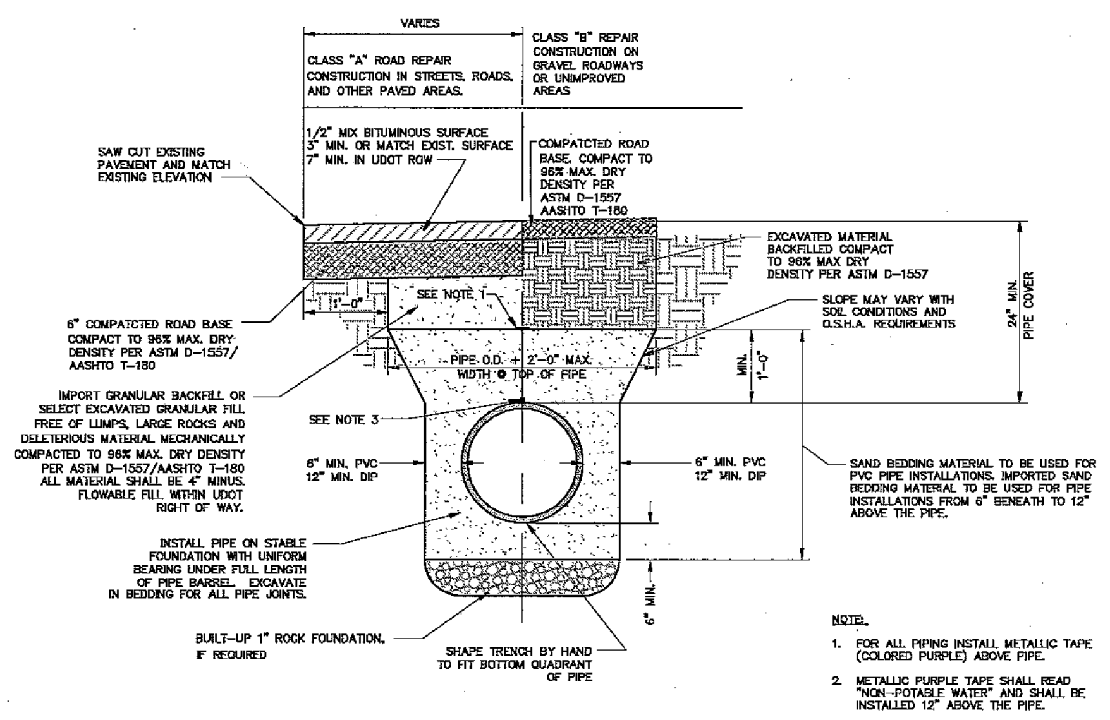

TRENCH WIDTH
IRRIGATION
LID TYPE
CIRCULAR SHAPED LID
PLAN
VALVE BOX W/ CIRCULAR SHAPED LID. D&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
UNPAVED AREAS FINISHED GRADE
WORD "IRRIGATION" ON LID
ASPHALTIC CONCRETE PAVEMENT
GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
24" MIN. COVER
8" MIN. OVERLAP
24" MIN.
PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
VALVE ENDS FOR TYPE OF PIPE INSTALLED
14 AWG TRACER WIRE
6" MIN.
UNDISTURBED EARTH
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

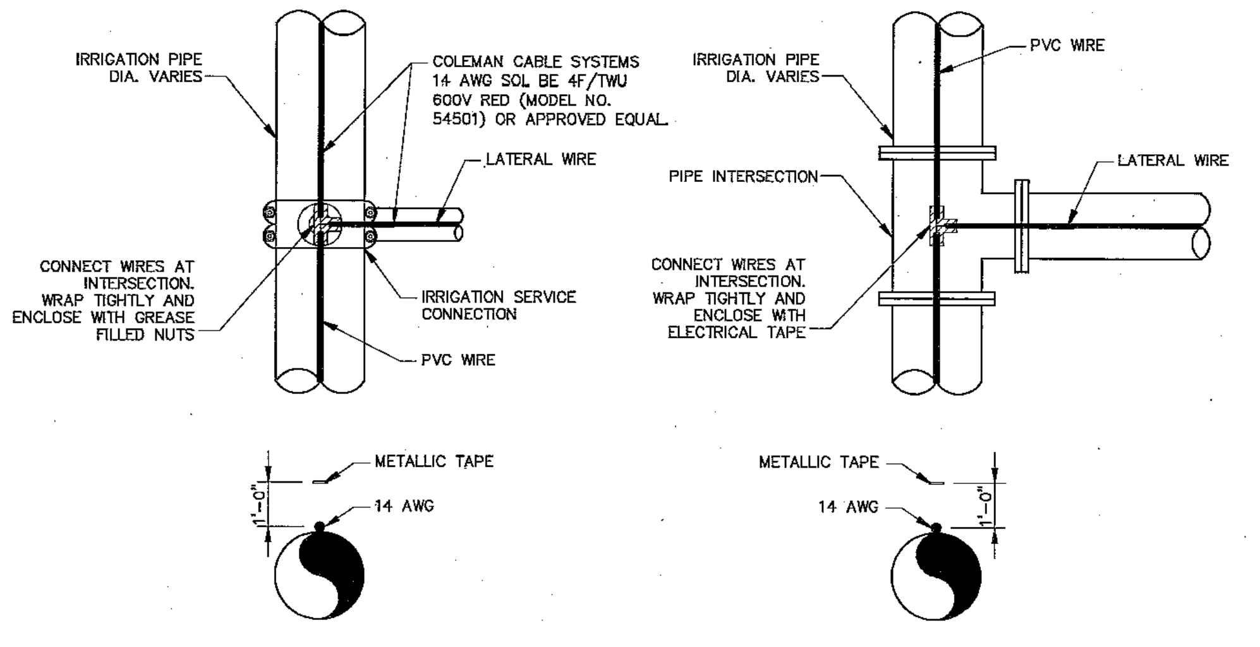

VARIES
CLASS "A" ROAD REPAIR CONSTRUCTION IN STREETS, ROADS, AND OTHER PAVED AREAS.
CLASS "B" REPAIR CONSTRUCTION ON GRAVEL ROADWAYS OR UNIMPROVED AREAS
SAW CUT EXISTING PAVEMENT AND MATCH EXISTING ELEVATION
1/2" MIX BITUMINOUS SURFACE 3" MIN. OR MATCH EXIST. SURFACE 7" MIN. IN UDOT ROW
COMPATCTED ROAD BASE. COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557 AASHTO T-180
EXCAVATED MATERIAL BACKFILLED COMPACT TO 96% MAX DRY DENSITY PER ASTM D-1557
SLOPE MAY VARY WITH SOIL CONDITIONS AND O.S.H.A. REQUIREMENTS
24" MIN. PIPE COVER
1'-0"
SEE NOTE 1
6" COMPATCTED ROAD BASE COMPACT TO 96% MAX. DRY DENSITY PER ASTM D-1557/ AASHTO T-180
PIPE O.D. + 2'-0" MAX. WIDTH @ TOP OF PIPE
MIN. 1'-0"
IMPORT GRANULAR BACKFILL OR SELECT EXCAVATED GRANULAR FILL FREE OF LUMPS, LARGE ROCKS AND DELETERIOUS MATERIAL MECHANICALLY COMPACTED TO 96% MAX. DRY DENSITY PER ASTM D-1557/AASHTO T-180 ALL MATERIAL SHALL BE 4" MINUS. FLOWABLE FILL WITHIN UDOT RIGHT OF WAY.
SEE NOTE 3
6" MIN. PVC 12" MIN. DIP
6" MIN. PVC 12" MIN. DIP
SAND BEDDING MATERIAL TO BE USED FOR PVC PIPE INSTALLATIONS. IMPORTED SAND BEDDING MATERIAL TO BE USED FOR PIPE INSTALLATIONS FROM 6" BENEATH TO 12" ABOVE THE PIPE.
INSTALL PIPE ON STABLE FOUNDATION WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
6" MIN.
BUILT-UP 1" ROCK FOUNDATION, IF REQUIRED
SHAPE TRENCH BY HAND TO FIT BOTTOM QUADRANT OF PIPE

NOTE:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A


IRRIGATION PIPE DIA. VARIES
COLEMAN CABLE SYSTEMS 14 AWG SOL BE 4F/TWU 600V RED (MODEL NO. 54501) OR APPROVED EQUAL
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS
IRRIGATION SERVICE CONNECTION
PVC WIRE
IRRIGATION PIPE DIA. VARIES
PVC WIRE
PIPE INTERSECTION
LATERAL WIRE
CONNECT WIRES AT INTERSECTION. WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE
METALLIC TAPE
14 AWG
1'-0"
METALLIC TAPE
14 AWG
1'-0"

14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

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DEVELOPMENT

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
1			
2			
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ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

SPECIFICATION: GALVANIC CATHODIC PROTECTION SYSTEM

SPECIFICATION: PART 1 - GENERAL

1.01 WORK INCLUDED

A. This Section covers the work necessary to furnish and install a galvanic anode cathodic protection system, test stations, electrical isolation (where necessary), DC blockers (where necessary), and electrical continuity on buried steel piping or ductile iron, complete.

1.02 QUALIFICATIONS

A. Testing shall be performed by a personnel accredited by NACE (National Association of Corrosion Engineers) as a Corrosion Specialist, Cathodic Protection Specialist, registered corrosion engineer, PE, or approved qualified personnel.

1.03 DEFINITIONS

A. Ferrous Metal Pipe: Pipe made of steel or iron, or pipe containing steel or iron as a principal structural material, except reinforced concrete pipe.

B. Foreign-Owned: Buried than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this Section.

C. Lead, Lead Wire, Joint Bonds, Pipe Connecting Wires, Cable: Insulated copper conductor, the same as wire.

D. Electrically Continuous Pipeline: A pipeline which has a linear electrical resistance equal to or less than the sum of the resistance of the pipe plus the maximum allowable bond resistance for each joint as specified in this section.

E. Electrical Isolation: The condition of being electrically isolated from other metallic structures (including, but not limited to, piping, reinforcement, casings) and the environment as defined in NACE Recommended Practice RP0169-83.

1.04 SUBMITTALS

A. Shop Drawings: Catalog cuts and other information for products proposed for use.

B. Quality Assurance Submittals:
1. Manufacturers' Certificates of Compliance.
2. Field Test Reports.
3. Qualifications of Cathodic Protection Specialist.

1.05 QUALITY ASSURANCE

A. Qualifications of Cathodic Protection Specialist: National Association of Corrosion Engineers (NACE) certified cathodic protection specialist or registered corrosion engineer.

SPECIFICATION PART 2 – PRODUCTS & MATERIALS

2.01 GENERAL

A. Like items of materials provided hereunder shall be the product of one manufacturer to achieve standardization for appearance, maintenance, and replacement.

B. The use of a manufacturer's name and model or catalog number is for establishing the standard of quality and general configuration desired only. Products of other manufacturers will be considered in accordance with the General Conditions.

C. Materials and workmanship as specified in this Section shall be installed concurrently with pipe installation. Coordinate all work specified herein with related sections.

2.02 SUPPLIERS

A. Alternate suppliers will be considered, subject to approval of the Construction Manager. Address given is that of the general office; contact these offices for information regarding the location of their representative nearest the Project site.
1. Corrpro, Medina, OH.
2. Farwest Corrosion Control, Gardena, CA.
3. Mesa Products, Tulsa, OK.

2.03 GALVANIC ANODES

A. Alloy Composition: High potential magnesium, ASTM B843, Grade MIC.
1. Aluminum: 0.01 percent maximum.
2. Manganese: 0.5 to 1.3 percent.
3. Zinc: 0.
4. Silicon: 0.
5. Copper: 0.02 percent maximum.
6. Nickel: 0.001 percent maximum.
7. Iron: 0.03 percent maximum.
8. Total Others: 0.05 percent each or 0.3 percent maximum, total.
9. Magnesium: Remainder.

B. Dimensions:
1. Length: 60 inches minimum.
2. Bare Weight: Per Drawings.
3. Anode Wire: No. 12, black, solid or stranded, TW or TWHN insulation.

C. Manufacturers and Products:
1. Dow; Galvomag.
2. Amax; Maxmag.

2.04 ANODE BACKFILL

A. Backfill galvanic anodes with a mixture of the following composition:
1. Ground Hydrated Gypsum: 75 percent.
2. Powdered Wyoming Bentonite: 20 percent.
3. Sodium Sulfate: 5 percent.

B. Backfill shall have a grain size so that 100 percent is capable of passing through a 20-mesh screen and 50 percent will be retained by a 100-mesh screen. The backfill mixture shall be thoroughly mixed.

2.05 CATHODIC PROTECTION TEST STATIONS

A. Post Mounted (Standard):
1. Test Box: Cast aluminum with thread lid and suitable for threaded mounting to a 1-inch or larger rigid galvanized steel conduit.
2. Terminal Block: Plastic or glass-reinforced laminate, 1/4-inch thick with seven terminals. Terminal heads shall have special heads to keep them from turning or shall be easily accessible from both sides of the terminal block without requiring its removal. Terminal studs, washers, and nuts shall be stainless steel.
3. Mounting Post: C4x7.25 standard shape steel channel, hot-dipped galvanized, 5 feet long.
4. Mounting Hardware: Galvanized steel rigid conduit, straps, and mounting hardware.
5. Manufacturer and Product: Testox; 800 series test stations.

B. Flush Mounted in Traffic Areas:
1. Test Box: Concrete body cast with cast-iron ring, with a minimum weight of 54 pounds and minimum dimensions of 8-inch inside diameter and 12 inches long. Furnish extensions as required to penetrate concrete surfaces by 4 inches minimum. Furnish with a 12-pound cast-iron lid with letters "TS" or words "Test Station" cast into lid.
2. Terminal Block: Plastic or glass-reinforced, 1/4-inch thick laminate terminal board with minimum dimensions of 6 inches by 10 inches. Furnish terminal block with seven stainless steel studs, washers, and lock washers.
3. Manufacturer and Product: Brooks; Models 1RT or 3RT.

2.06 JOINT BONDS

A. Coated Steel Pipe and Ductile Iron:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with two punched holes for thermite welding to the pipe. Strap bond shall be 12 inches long.
2. Welding of bond to pipe shall be with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
    a. Manufacturers:
        i. Erico Products.
        ii. Continental Industries.
        iii. Or approved equal.
4. At Contractor's option single-conductor minimum 8 AWG to 2 AWG (dependant on design) stranded copper wire with 600-volt HMWPE insulation, 18 inches long may be used.

B. Flexible Coupling, Flanged Coupling Adapter, and Other Nonstandard Joints:
1. Solid copper strap, 1-1/4-inch wide by 1/16-inch thick, equivalent to 1/0 AWG wire, with five punched holes for thermite welding to the coupling and pipe. Strap bond shall be fabricated for the length of the coupling with sufficient additional length for 1 inch of joint movement.
2. Weld bonds to pipe with the thermite weld mold recommended by the bond manufacturer.
3. Strap Bond:
    a. Manufacturers:
        i. Erico Products.
        ii. Continental Industries.
        iii. Or approved equal.
4. At Contractor's option single-conductor 2 AWG stranded copper wire with 600-volt HMWPE insulation, 24 inches long, with two 12-inch long THHN or XHHW insulated 12 AWG wire pigtails.
    a. Manufacturer: Erico Products Inc. (Cadweld), Cleveland, OH may be used.

2.07 WIRE

A. General: Conform to applicable requirements of NEMA WC 3-80, WC 5-73, and WC 7-88.

B. Test Station: Single-conductor, one No. 8 AWG and one No. 12 AWG, stranded copper with 600-volt TW, THWN, or THHN insulation.

C. Galvanic Anode Header Wire: Single-conductor, No. 6 AWG or thicker wire only, stranded copper with 600-volt HMWPE insulation.

D. Color: Insulation color shall be as follows:
1. Galvanic Anodes: Black.
2. Pipeline Test Wires: White.
3. Foreign Pipelines: Blue (water) or red (gas).
4. Casings: Orange.
5. Insulating Joints. White and green, or as shown on Drawings.

2.08 INSULATING JOINTS

A. General:
1. Insulating joints shall be dielectric unions, flanges, or couplings.
2. The complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
3. All materials shall be resistant for the intended exposure, operating temperatures, and products in the pipeline.

B. Insulating Flanges:
1. Complete assembly shall have an ANSI rating equal to or higher than that of the joint and pipeline.
2. Gasket materials shall be resistant to intended chemical exposure, operating temperatures, and pressures in the pipeline.
3. Gaskets: Full-face, Type E, G-10 Fiberglass, with O-ring seal.
4. Insulating Sleeves: Full-length Mylar or fiberglass reinforced epoxy (NEMA G-10 grade).
5. Insulating Washers: Fiberglass reinforced epoxy (NEMA G-10 grade).
6. Steel Washers: Plated, hot-rolled steel, 1/8-inch thick.
7. Manufacturers:
    a. Pacific Seal, Inc., Burbank, CA
    b. Central Plastics Co., Shawnee, OK.

C. Insulating Unions: O-ring sealed with molded and bonded insulating bushing to union body.
1. Manufacturer:
    a. Central Plastics Company, Shawnee, OK.
    b. Or equal

2.09 CONDUIT, LOCKNUTS, AND STRAPS

A. Conduit for atmospherically exposed service shall be rigid galvanized steel.

B. Locknuts, two-hole straps, and other miscellaneous hardware shall be galvanized steel. Galvanized items shall be hot-dipped galvanized in accordance with ASTM A153.

2.10 THERMITE WELD MATERIALS

A. General:
1. Thermite weld materials consist of wire sleeves, welders, and weld cartridges according to the weld manufacturer's recommendations for each wire size and pipe or fitting size and material.
2. Welding materials and equipment shall be the product of a single manufacturer. Interchanging materials of different manufacturers is not acceptable.

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B. Molds: Graphite. Ceramic "One-Shot" molds not acceptable.

C. Adapter Sleeves:
1. For No. 12 AWG and No. 2 AWG Wires:
    a. Prefabricated factory sleeve joint bonds or bond wires with formed sleeves made in the field are acceptable. Attach field-formed joint bonds sleeves with the appropriate size and type of hammer die furnished by the thermite weld manufacturer.
    b. Extend wire conductor 1/8 inch beyond the end of the adapter sleeve.

D. Cartridges:
1. Steel: 25 grams, maximum.
2. Cast and Ductile Iron: 32-45 grams, XF-19 Alloy.

E. Welders and Cartridges: For attaching copper wire to pipe material:

Pipe Material	Weld Type	Cartridge Size, Max.
No. 4 AWG Wire & Smaller		
Steel	HA, VS, HC	25 gm
Ductile or Cast Iron	HB, VH, HE	32 gm (XF-19)
Wire Joint Bonds		
Steel	FS	25 gm
Ductile or Cast Iron	FC	32 gm (XF-19)
Concrete Cylinder Pipe	HA	25 gm
Strap Joint Bonds		
Steel	M-128	15 gm

F. Welding Materials Manufacturers:
1. Erico Products Inc. (Cadweld), Cleveland, OH.
2. Continental Industries, Inc. (Thermo-Weld), Tulsa, OK.

2.11 COATING REPAIR MATERIAL FOR PIPE AND FITTINGS

A. General:
1. Complete coating repairs in accordance with recommendations of the pipe or fitting manufacturer.
2. Coat thermite weld connections to ductile iron pipe with fast cure epoxy or thermite weld cap.
3. Coat all cement mortar or concrete pipe connections with epoxy coating followed by a 1-inch thick coat of cement mortar.

B. Thermite Weld Caps: Prefabricated weld cap with coating and suitable primer, such as Handy Cap IP as manufactured by Royston Laboratories, Inc.

C. Epoxy Coating:
1. 100 percent solids, fast curing epoxy suitable for submerged or buried conditions.
2. Acceptable Products and Manufacturers or Equal:
    a. Denso Protal 7125 (low temperature) or Protal 7300.
    b. TapecoatTC7010.
    c. 3M ScotchKote 323.

2.12 ANCILLARY MATERIALS

A. Test Station Wire Terminations: One-piece, tin-plated crimp-on ring tongue connector:
1. Manufacturers:
    a. Burndy Co.
    b. Thomas and Betts.

B. Shunts: Shunts shall be 0.01 -ohm Holloway Type RS.

C. Compression Connectors:
2. For in-line, tap, and multi-splice, furnish "C" taps made of conductive wrought copper, sized to fit the wires being spliced.
3. Provide crimp tool and dies as recommended by the manufacturer for the wire and connector size.
4. Manufacturer and Product:
    a. Burndy; Type YC.
    b. Or equal.

D. Electrical Tape:
1. Linerless rubber high-voltage splicing tape and vinyl electrical tape suitable for moist and wet environments.
2. Manufacturer and Products: 3M Products; Scotch 130C and Scotch 88.

2.13 DC BLOCKERS - POLARIZATION CELL REPLACEMENT (PCR) – WHERE REQUIRED BY DESIGN

A. Solid-state decoupling device with the following ratings:

60-Hz Current short duration, 3 cycles	5,000 amps AC-RMS Symmetrical
60-Hz Current steady-state, 65 degrees C ambient	40 amps AC-RMS Symmetrical
Lightning Surge Current	100,000 amperes
DC Current Leakage driving voltage of IV dc, 65 degrees C	Less than 0.1 milliamp
Ambient Operating Temperature	Minus 40 degrees F to Plus 150 degrees F

B. Provide polarization cell in manufacturer's standard enclosure Dairyland Electric Industries, Model PCR3.7KA.

C. Mounting Hardware: Manufacturer's standard, as approved by Engineer.

SPECIFICATION PART 3 - EXECUTION

3.01 GENERAL

A. Construct a galvanic anode cathodic protection system with prepackaged anodes including test stations and insulating joints.

B. All materials and equipment associated with joint bonding, test stations, insulating joints, and casing insulators as shown and specified herein shall be furnished and installed by the Contractor. Any changes in design or method of installation of an item as specified shall be reviewed by the Construction Manager.

C. Whenever the requirements of the Specifications or Drawings exceed those of the codes or manufacturer's instructions, the requirements of the Specifications or Drawings shall prevail. Where a larger size or better grade of material or a higher standard of workmanship is required, the most stringent requirement shall apply.

3.02 STORAGE AND HANDLING

A. Store all prepackaged anodes, anode backfill, and test stations off the ground and keep them dry at all times.

B. Protect materials against weather, condensation, and mechanical damage. Immediately remove from site all damaged anodes.

C. Anode backfill material that has become wet will not be acceptable.

3.03 GALVANIC ANODE INSTALLATION

A. Install galvanic anodes as shown on Drawings. Provide a minimum anode spacing of 2 feet from other unprotected pipelines. Galvanic anodes packaged in cardboard type chip-tube shall be thoroughly perforated just prior to installation. Install anodes at intervals and depths as shown on Drawings.

B. All galvanic anode groundbeds to be connected to the pipeline through a test station. Direct connection to the pipeline will not be permitted.

C. Thoroughly compact native backfill around each anode to a point 1 foot above the anode. Stop backfill below grade to allow for placing of topsoil, when required.

D. Bury anode wires a minimum of 36 inches below finish grade. Backfill around wires with sand a minimum of 3 inches all around wires.

3.04 TEST STATION INSTALLATION

A. Location, type, and style of test stations shall be as shown on the Schedules on Drawings (where applicable). Final field location shall be determined based on actual site conditions and as approved by the Construction Manager.

B. Attach all test wires to the pipe by the thermite weld method unless approved otherwise.

C. The wires from the test stations shall be buried a minimum of 36 inches below finished grade. Provide 12-inch loop in wires at pipe and beneath test station to prevent them from being stressed or broken during backfilling operations.

D. Test wires within paved roadways and with less than 36 inches of ground cover shall be installed in rigid PVC-coated steel conduit, except when located under concrete floor slabs.

E. Make wire connections to test station terminals with crimp-on ring tongue terminals, except where solid wire is specified.

3.05 PIPE JOINT BONDING

A. To form an electrically continuous pipeline and associated appurtenances, the joints of all buried steel pipe, including vault and manhole piping and all fittings, and including all restrained joints, shall be electrically bonded, except joints specified to be threaded, welded, or insulated.

B. Install two joint bond assemblies at each steel pipe joint that requires bonding.

C. Electrical connection of all wires to pipe and fittings shall be by the thermite weld process.

D. Each bonded joint shall be tested as specified under Paragraph Electrical Continuity Testing, this Section.

3.06 WIRE CONNECTIONS

A. Thermite Weld:
1. Use thermite weld method for electrical connection of copper wire to steel, ductile, and cast iron surfaces. Observe proper safety precautions, welding procedures, thermite weld material selection, and surface preparation recommended by the welder manufacturer. Assure that the pipe or fitting wall thickness is of sufficient thickness that the thermite weld process will not damage the integrity of the pipe or fitting wall or protective lining.
2. After the weld connection has cooled, remove slag, visually inspect, and physically test wire connection by tapping with a hammer; remove and replace any defective connections.
3. On pipe and fittings with dielectric linings, make the weld connection on the shop tab provided or on a thick metal section to minimize damage to the lining and coating. After the weld is made, coat the weld with coating repair material.
4. Coat each completed wire connection as specified, this Section. If the lining is damaged by welding, repair in accordance with the lining applicator's recommendations.
5. Make wire connections to concrete cylinder pipe by thermite welding to the shop welded steel studs or plates provided on the pipe for this purpose. Clean the steel studs to bright metal before thermite welding. Coat the completed wire connection with cement mortar.

3.07 WIRE INSULATION REPAIR

A. Splicing of wire will not be permitted except where specifically shown on Drawings and approved by the Construction Manager.

B. Splices or damage to the wire insulation shall be required by spirally wrapping with two coats of high-voltage rubber splicing tap and two layers of vinyl electrical tape.

C. Make wire splices with suitable sized compression connectors or mechanically secure and solder with rosin cored 50/50 solder.

3.08 TESTS AND INSPECTION

A. General:
1. Contractor shall correct all construction defects identified during testing.
2. Provide Construction Manager with 3 days' advance notice before beginning tests.

B. Electrical Continuity Testing:

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

900 WEST
ROADWAY
PHASE 1.2B

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	KENNETH R. BERG 343602 05/15/2020
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K R Berg

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
CATHODIC PROTECTION SPECIFICATIONS	D5

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1. Provide necessary equipment and materials, and make electrical connections to pipe as required to test continuity of bonded joints.
2. Conduct continuity test on buried joints that are required to be bonded. Test electrical continuity of joint bonds after bonds are installed but before backfilling of pipe.
3. Have Cathodic Protection Specialist review and signoff tests of bonded joints.
4. Test electrical continuity of completed joint bonds using a digital low resistance ohmmeter.
    i. Provide the following equipment and materials:
    ii. One Biddle Model 247001 digital low resistance ohmmeter.
    iii. One set of duplex helical current and potential hand spikes, Biddle Model No. 241001, cable length as required.
    iv. One calibration shunt rated at 0.001 ohm, 100 amperes, Biddle Model No. 249004.

  b. Test Procedure:
    i. Measure resistance of joint bonds with low resistance ohmmeter in accordance with manufacturer's written instructions.
    ii. Use helical hand spikes to contact pipe on each side of joint, without touching thermite weld or bond.
    iii. Clean contact area to bright metal by filing or grinding and without surface rusting or oxidation.
    iv. Record measured joint bond resistance.
    v. Repair damaged pipe coating.

5. Joint Bond Acceptance:

a. Joint Bond Resistance: Less than or equal to the maximum allowable bond resistance values in Table 1.

Table 1	
Joint Type	Max. Allowable Resistance
	2 Bonds/Joint (except where noted)
Push-On or Mechanical	0.000162 ohm
Flexible Coupling	0.000212 ohm
Concrete Cylinder	0.000100 ohm

b. Replace joint bonds that exceed the allowable resistance. Retest replacement joint bonds for compliance with bond resistance.

c. Repair defective joint bonds discovered during energizing and testing.

d. Record Tests of Each Bonded Pipeline:
1. Description and location of pipeline tested.
2. Starting location and direction of test.
3. Date of test.
4. Joint type.
5. Measured joint bond resistance.
6. Record test information on a form that includes information listed above.

C. Insulated Joint Testing:

1. Test each insulating joint after assembly with a GAS Electronics Model 601 insulator tester or equivalent instrument in accordance with the manufacturer's written instructions. Conduct test before burial and coating of buried insulating flanges.
2. Contractor to replace damaged or defective insulation parts identified during testing.
3. Electrical isolation is defined as a condition of being electrically isolated from other metallic structures (including, but not limited to, other piping, concrete reinforcement, casings, and

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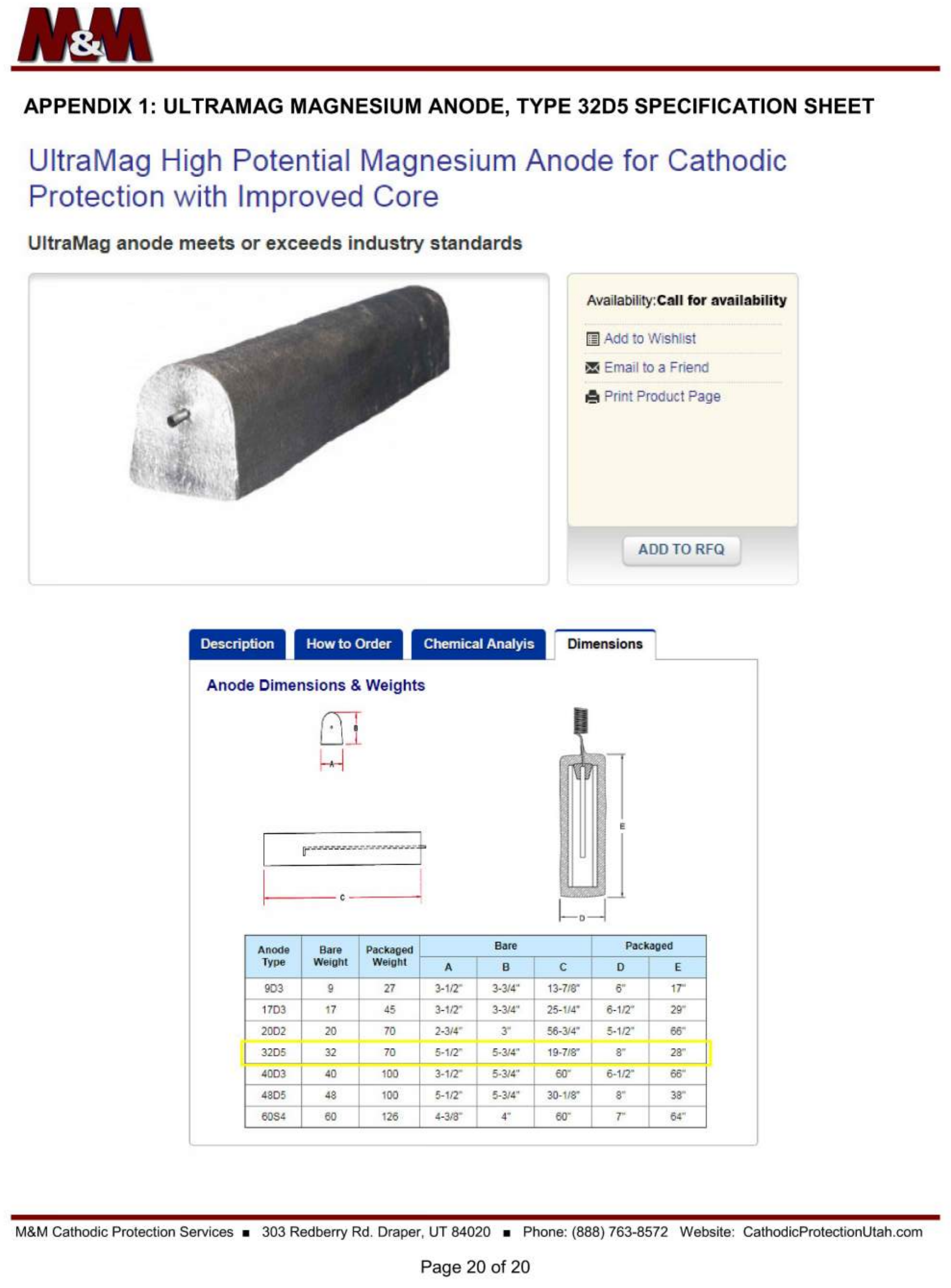
other structures not intended to be cathodically protected) and the environment as defined in NACE Recommended Practice RPO169-83.

4. Construction Manager shall conduct additional insulating joint tests as required to ensure that insulating flanges are not electrically shorted by other equipment, electrical conduits, or incidental contact with concrete reinforcement during energizing and testing.

D. Cathodic Protection System Energizing and Testing:

1. After the installation of the cathodic protection system is completed, the Contractor shall connect the anodes to the pipe in test stations and make sufficient tests throughout the network of protected pipe to confirm proper installation of the cathodic protection system.
2. Measure structure-to-soil potential of pipeline at each test station. Structure-to-soil potential measurements shall be made at surface with a portable copper-copper sulfate reference electrode.
3. Upon completion of such tests, the Contractor shall tabulate the data recorded.

END OF SECTION



APPENDIX 1: ULTRAMAG MAGNESIUM ANODE, TYPE 32D5 SPECIFICATION SHEET

UltraMag High Potential Magnesium Anode for Cathodic Protection with Improved Core

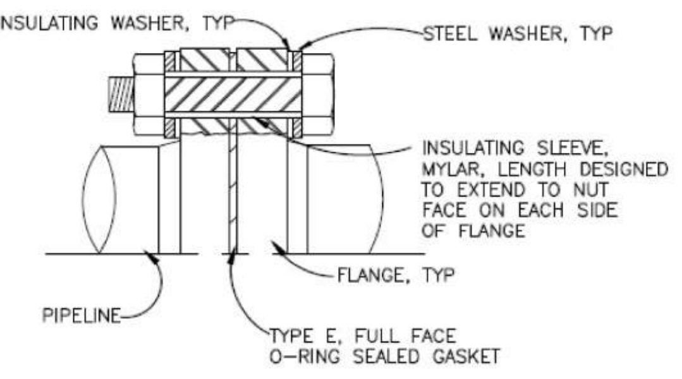
UltraMag anode meets or exceeds industry standards

Availability:**Call for availability**

Anode Dimensions & Weights

Anode Type	Bare Weight	Packaged Weight	Bare			Packaged	
			A	B	C	D	E
9D3	9	27	3-1/2"	3-3/4"	13-7/8"	6"	17"
17D3	17	45	3-1/2"	3-3/4"	25-1/4"	6-1/2"	29"
20D2	20	70	2-3/4"	3"	56-3/4"	5-1/2"	66"
32D5	32	70	5-1/2"	5-3/4"	19-7/8"	8"	28"
40D3	40	100	3-1/2"	5-3/4"	60"	6-1/2"	66"
48D5	48	100	5-1/2"	5-3/4"	30-1/8"	8"	38"
60S4	60	126	4-3/8"	4"	60"	7"	64"

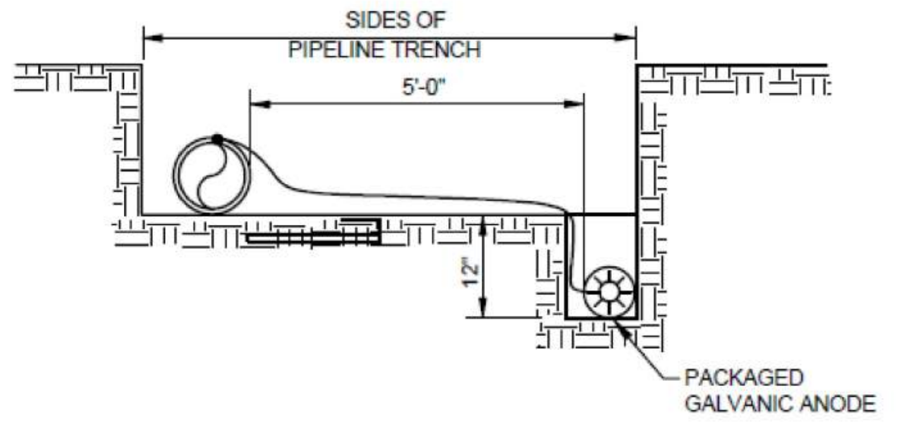
FIGURE 1 - INSULATING FLANGE (WHERE NECESSARY)


INSULATING WASHER, TYP
STEEL WASHER, TYP
INSULATING SLEEVE, MYLAR, LENGTH DESIGNED TO EXTEND TO NUT FACE ON EACH SIDE OF FLANGE
FLANGE, TYP
PIPELINE
TYPE E, FULL FACE O-RING SEALED GASKET

NOTES:

1. ABOVE GRADE INSULATING FLANGE INSTALLATION SHOWN.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION DO NOT INSTALL INSULATING WASHER ON PROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF PIPE THE LENGTH OF TWO PIPE DIAMETERS WITH EPOXY AT 24 MILS DFT.
4. COAT BURIED OR SUBMERGED INSULATING FLANGES WITH PRIMER AND FILLER MASTIC AFTER ASSEMBLING JOINT AND WRAP MORTAR AND CEMENT COATED PIPE WITH 24 MILS POLYETHYLENE FOR TWO PIPE DIAMETERS EACH WAY. FOR DIELECTRIC COATED PIPE, WRAP WITH TWO LAYERS OF PIPELINE TAPE AT 80 MILS.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.

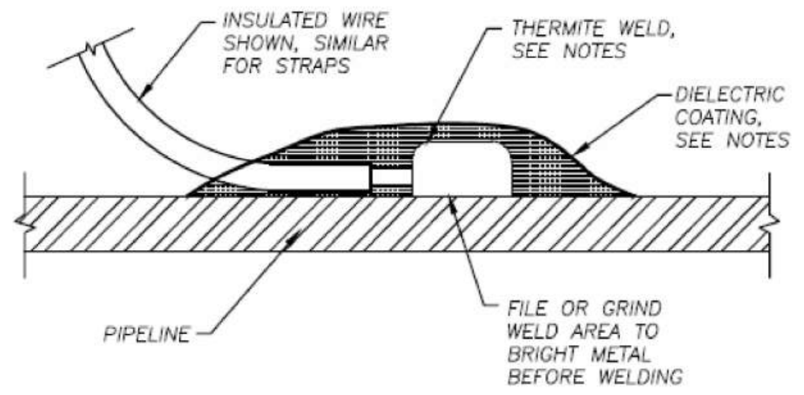
FIGURE 2 - ANODE INSTALLATION - TYPICAL



NOTES:

1. CADWELD CONNECTION TO BE PRIMED AND COATED AS SPECIFIED.
2. PACKED ANODE SHOULD BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS, HAND TAMPED.
3. WET PACKAGED ANODE PRIOR TO BACKFILLING.
4. DO NOT BED ANODE IN CLSM.
5. BACKFILL ANODE IN NATIVE EXCAVATED SOIL.

FIGURE 3 - TERMITE WELD CONNECTION


INSULATED WIRE SHOWN, SIMILAR FOR STRAPS
THERMITE WELD, SEE NOTES
DIELECTRIC COATING, SEE NOTES
PIPELINE
FILE OR GRIND WELD AREA TO BRIGHT METAL BEFORE WELDING

NOTES:

1. *MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING, WHERE POSSIBLE.*
2. *COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.*
3. *WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE*
4. *COAT COMPLETED WELDS, EXPOSED COPPER, AND EXPOSED METAL WITH DIELECTRIC COATING OR MASTIC FILLED THERMITE WELD CAPS AS SPECIFIED.*
5. *AFTER COATING WELDS, OVERCOAT WITH CEMENT MORTAR WHEN PIPE HAS CEMENT MORTAR COATING OR OVERCOAT.*

FIGURE 4 – ANODE GROUNDBED CONNECTION

ANODE GROUNDBED CONNECTION

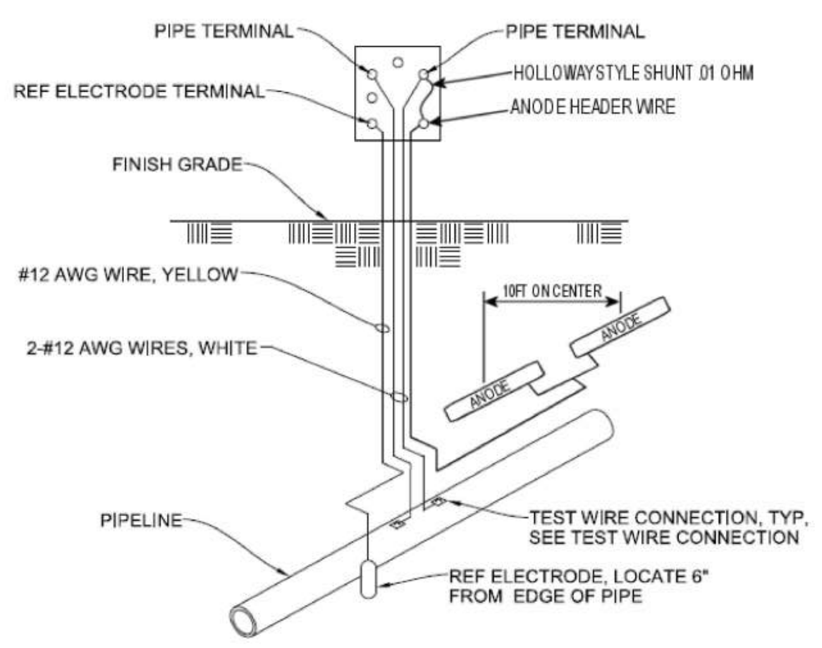
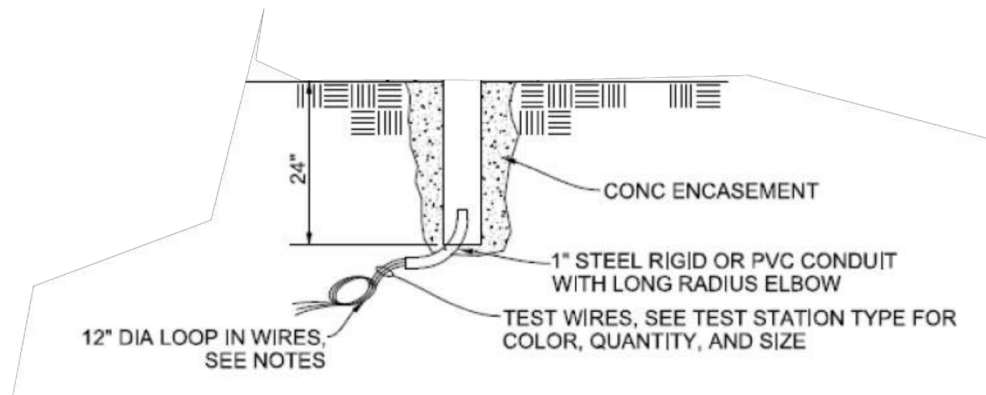


FIGURE 5 - TEST STATION FLUSH MOUNT


24"
CONC ENCASEMENT
1" STEEL RIGID OR PVC CONDUIT WITH LONG RADIUS ELBOW
TEST WIRES, SEE TEST STATION TYPE FOR COLOR, QUANTITY, AND SIZE
12" DIA LOOP IN WIRES, SEE NOTES

NOTES:

1. TERMINAL QUANTITY AND WIRE CONNECTIONS VARY, SEE TEST STATION TYPE DETAIL.
2. LOOP WIRE AT BASE OF POST TO MINIMIZE WIRE STRESS.
3. COAT THREADS WITH INORGANIC ZINC PRIMER OR COLD GALVANIZING REPAIR COATING.

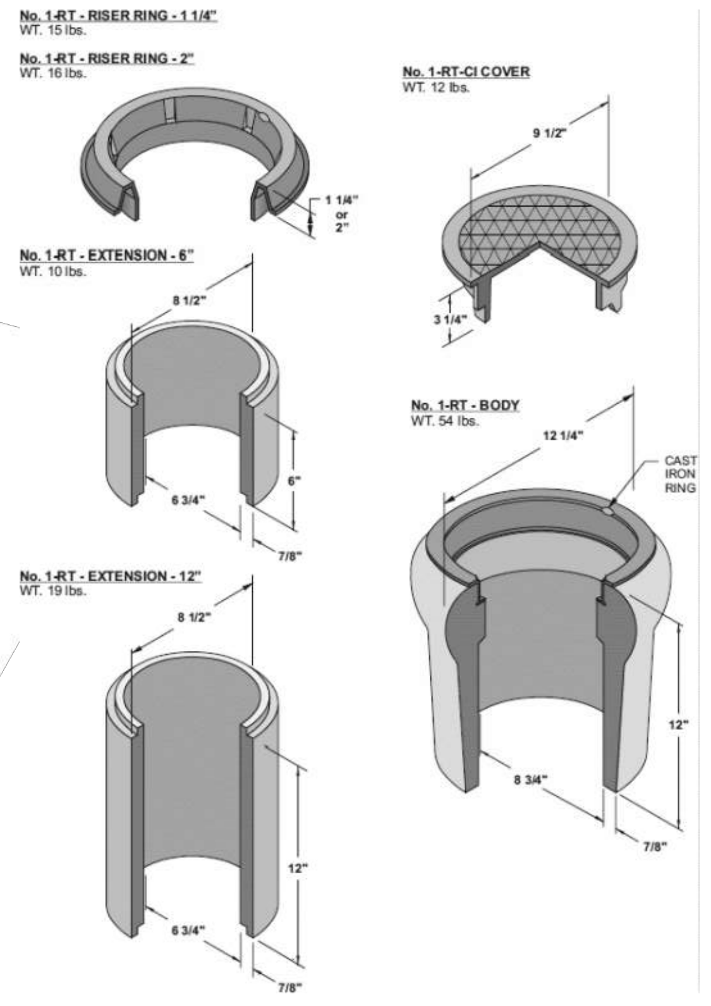
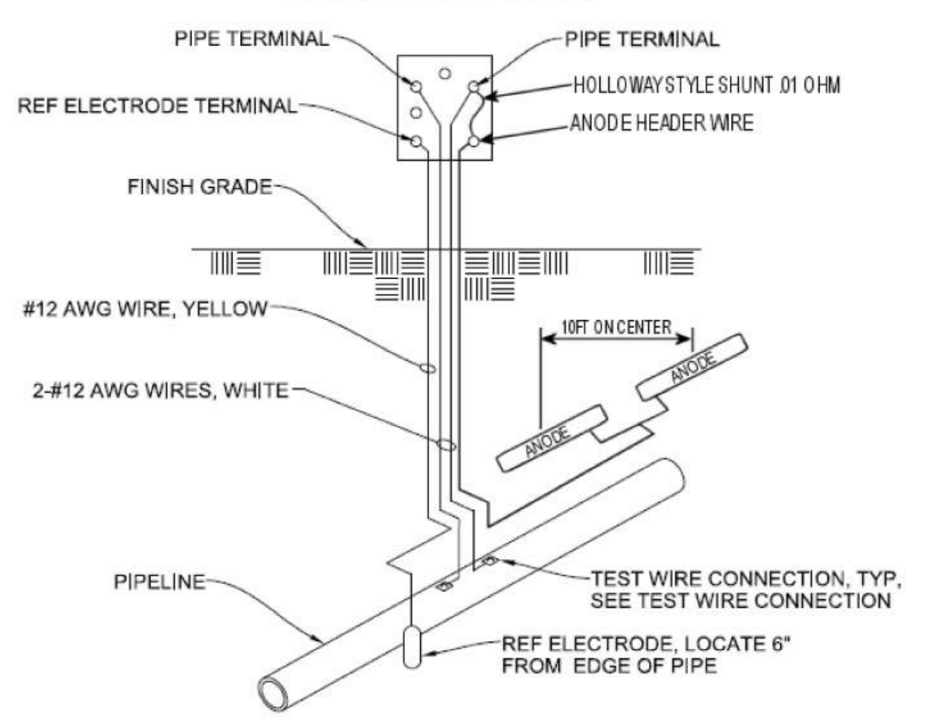


FIGURE 6 – TEST STATION WIRING DIAGRAM

TEST STATION WIRING DIAGRAM



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office (801) 492–1277
cell (801) 616–1677

REVISIONS		
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SEAL
STATE OF UTAH
KENNETH R. BERG
343602
05/15/2020
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	05/15/2020

PROJECT

900 WEST
ROADWAY
PHASE 1.2B

DESCRIPTION

FINAL PLAN

SHEET NAME	SHEET NUMBER
CATHODIC PROTECTION DETAILS	D6

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UNAPPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 3, 2020

The American Fork City Planning Commission met in a regular session on June 3, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present:	John Woffinden
	Chris Christiansen
	Harold Dudley
	Ryan Hunter
	Christine Anderson
	Rod Brocious
Absent:	Geoff Dupaix
Staff Present:	Adam Olsen, City Planner
	Wendelin Knobloch, Planner
	Ben Hunter, Engineer
	Scott Sensanbaugher, Public Works Director

Public Comments Received: None received

1. Hearing, review and action on the preliminary plan and final plat for Mitchell Farms Plat C, located in the area of 780 West 800 North, in the R1-12,000 Residential zone

Mr. Olson stated that Mitchell Farms preliminary was approved in 2017. Plat C conforms with the original preliminary plan; however, the original preliminary plan has expired. Plat C is being processed as a new preliminary and final.

Plat C consists of 21 lots, ranging from 12,000 sq. ft. to 18,996 sq. ft. creating a density of 2.3 du/ac. Access is provided from the east, on 880 North, and from the south at both 780 West and 860 West. A future access will be built on 900 West as the neighboring property to the north develops.

Chairman Woffinden asked how many more plats would be coming from this subdivision.

Mr. Olson said that he thinks we have seen about half of them.

Mr. Ben Hunter says that this development is straightforward and meets the requirements and standards. Engineering Division recommends approval.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

Mr. Chris Christiansen moved to approve the final plat subject to any findings, conditions and modifications found in the engineering report.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

2. Hearing, review and action on the preliminary plan and final plat for Peak Meadows Plat A, located in the area of 1200 East 300 North, in the R1-9,000 Residential zone

Mr. Olson stated that this property received a zone change to R1-9,000 in November 2019, in anticipation of future development. Peak Meadows is a 9-lot subdivision with access off a future cul-de-sac, 1200 East. One existing home will remain and retain its current access off 300 North. Lots in Peak Meadows range from 9,564 sq. ft. to 13,487 sq. ft. creating a density of 3 du/ac. All lots meet or exceed the requirements of the R1-9,000 zone.

Mr. Ben Hunter indicated that this is a local road with a cul-de-sac, a straightforward plan, and he recommends approval.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

Mr. Brocious moved to approve the final plat subject to any findings, conditions and modifications found in the engineering report.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

3. Hearing, review and action on amendments to Section 17.5.131 of the American Fork City Municipal Code relating to water, pressurized irrigation and sewer connection standards

Mr. Ben Hunter explained that residential, commercial, industrial, institutional, and mixed uses shall be served by the City's culinary water, pressurized irrigation, and sewer system. The amendments to this section regulates the required service lateral connections as applicable to the various land uses. The Engineering Division recommends approval of the proposed code text amendment. He stated that he added an additional paragraph as a subparagraph and emailed it to commissioners earlier in the day.

Mr. Dudley expressed concern that the city will require existing homeowners with wells or septic tanks to connect to the city services.

Mr. Ben Hunter stated that the code amendments clarify when a separate water connection is or is not required. Existing septic tanks or wells are grandfathered in and do not require lines and connections to city systems.

Chairman Woffinden indicated that this is basically a housekeeping issue.

Mr. Ben Hunter clarified that a connection requirement may be in force if a building's use changes or if a proposed change to the property triggers a Planning Commission review.

Mr. Brocious brought up a scenario where a homeowner may have water rights for flood irrigation from a ditch, and by remodeling may be required to hook up to the PI system. He wants to make sure that no one will be forced out of their ability to use their water rights.

Mr. Ben Hunter said that in that scenario, the only way a line would be required is if they were going to tear their house down and rebuild. A connection to the city sewer system would be more likely to be required. The property owner still will have the option of which system they want to use.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the code text amendment, including subparagraphs 131a and 131b.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**

Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

4. Other Business

There was no other business to discuss.

5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. There are quite a few developments moving through TRC that aren't quite ready for Planning Commission. On the next agenda there will be two items related to the same property, a land use and a zone map amendment.

6. Review and action on the minutes of the May 20, 2020 Planning Commission Regular Session

Chairman Woffinden moved to recommend approval of the minutes of the May 20, 2020 Planning Commission Regular Session.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Abstain**

The motion carried.

7. Adjournment

Mr. Ryan Hunter moved to adjourn, Ms. Anderson seconded. All voted in favor.

Meeting adjourned at 7:30 pm.

Lisa Halversen, Administrative Assistant