STORM WATER FACILITY AGREEMENT

THIS AGREEMENT, is made and entered into this 9 day of DECEMBER, 20 19, by and between ADJ JAJ, LLC (hereinafter referred to as "Owner", and American Fork City (hereinafter referred to as the "City"), a Municipal Corporation.

RECITALS

WHEREAS, the Owner desires to improve, develop or redevelop real property located at approximately 24 North 1100 East in American Fork City, Utah County, State of Utah (hereinafter referred to as the "Property"), which is more particularly described in Exhibit A attached hereto;

WHEREAS, said development requires the installation and maintenance of storm water facilities (hereinafter referred to as "Facilities") to be constructed according to designs and plans approved by the City;

WHEREAS, the Owner, for and in behalf of its administrators, executors, successors, heirs, or assigns, including any homeowners association, recognizes and agrees that the health, safety, and welfare of the citizens of the City require that the Facilities be constructed and adequately maintained on the Property throughout the life of the development; and

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1
FACILITIES

Facilities include all storm water detention and control structures, flood control devices, or other improvements, which may include, but is not limited to all pipes, channels, or other structures and infrastructure built to convey storm water to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water which are required by the City in the site plan attached hereto as Exhibit B.

SECTION 2
FACILITIES CONSTRUCTION

The Owner shall, at its sole cost and expense, construct the Facilities in accordance with the plans and specifications for the development approved by the City. Owner understands and agrees that modifications may be needed to make the system work properly after the Facilities are installed and agrees to make modifications and adjustments as may be necessary and required by the City.

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JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 18 12:08 pm FEE 40.00 BY DA
RECORDED FOR AMERICAN FORK CITY

Approved as to form:
Attorney for American Fork City

SECTION 3
MAINTENANCE

The Owner shall, at its sole cost and expense, adequately maintain the Facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities agreed to by the parties and attached hereto as Exhibit C. Adequate maintenance is herein defined as follows: 1) keeping the Facilities in good working condition so that the Facilities are performing their design functions, 2) performing facility inspections and repairs as may be needed, and 3) replacing and/or modifying portions, or all of the system, as may be needed to maintain the intended function of the facility.

SECTION 4
EASEMENT

The Owner hereby grants permission to the City, its authorized agents, and employees to enter upon the Property and to inspect the Facilities whenever the City deems it necessary. Whenever possible, the City shall provide notice prior to entry. Inspections by the City shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with all laws, regulations, and approved plans and specifications. The Owner hereby grants a twenty-five (25) foot access easement in favor of the City with the midpoint of the easement lying over the midpoint of the Facilities identified in the attached plan. This easement shall be limited in scope to allow only those actions which are necessary to allow the City to inspect, ensure adequate maintenance, and to cause any repairs to be made that the City deems necessary. This easement shall include, but is not be limited to, prohibiting the construction of structures or improvements that would impact or obstruct the intended purposes of the Facilities or restrict the ability of the Owner or the City to inspect, maintain, or repair the Facilities.

SECTION 5
FAILURE TO MAINTAIN FACILITIES

In the event the Owner fails to maintain the Facilities in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, the City, in addition to any other remedies provided by State or City code, may, with due notice as provided in Section 6, enter the property and take whatever steps it deems necessary to return the Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property that is not included in the plans and specifications for the development, or other agreement between the parties. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities. The decision to maintain or repair the Facilities shall be at the City's sole discretion and in no event shall this Agreement be construed to impose any such obligation on the City or to create any liability for the City refusing to undertake such a duty.

SECTION 6
NOTICE OF DEFICIENCIES

If the City finds that the Facilities contain any defects or are not being maintained adequately, the City shall provide Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, as determined by the City, to cure such defects or deficiencies.

SECTION 7
RECOUPMENT OF COSTS

In the event the City performs work of any nature pursuant to the Agreement, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City. If not paid within the prescribed time period, the City shall be entitled to record a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Owner's failure to maintain the Facilities.

SECTION 8
LIMITATION OF LIABILITIES

It is the sole intent of this Agreement to insure the proper construction and maintenance of the Facilities by the Owner. As the Facilities are not part of the City's Storm Water Collection System, this agreement does not create or extend any rights to immunity or liability protections provided by law to municipalities. This Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or caused by storm water runoff, or to constitute a waiver of any immunity provided to the City through the Utah State Code or Constitution.

SECTION 9
SEDIMENT ACCUMULATION

Adequate maintenance shall include control of sediment accumulation resulting from the normal operation of the Facilities. The Owner will make accommodations for the removal and appropriate disposal of all accumulated sediments.

SECTION 10
REQUIREMENTS AND STANDARDS

The Parties agree to follow and comply with all requirements applicable to storm water detention and control facilities as by the Utah Department of Environmental Quality, Division of Water Quality, including the Small MS4 General UPDES Permit requirements, and by the City ordinances and Storm Water Management Plan as existing at the time of executing this agreement and as may be amended from time to time. The parties agree that these requirements and regulations are incorporated herein by this reference and that this agreement shall be deemed

automatically amended to incorporate any and all changes and amendments made thereto after the signing of this agreement.

SECTION 11
INSPECTIONS

The Owner shall perform an annual inspection of the Facilities. The City may require more frequent inspections should it have reason to believe that such inspections are necessary. All inspections shall be conducted by a qualified inspector and the results shall be reported to the City. The purpose of the inspection and reporting is to assure safe and proper functioning of the Facilities, including but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. All annual inspection reports shall be submitted to the City Public Works Department no later than September 1 of any given year and shall be on the Maintenance Inspection Report attached hereto as Exhibit D.

SECTION 12
INDEMNITY

The Owner indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Owner and the Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Owner shall pay for all costs and expenses in connection herewith.

SECTION 13
COVENANT RUNNING WITH THE LAND

This Agreement shall be recorded at the Utah County Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, heirs, assigns and any other successors in interest, including any homeowners association.

SECTION 14
REMEDIES

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest. Any rights or remedies contained in this Agreement shall be in addition, and non-exclusive, to any rights existing under the Utah Code or that may exist under the common law.

SECTION 15
ATTORNEYS FEES

If any party retains, consults, or uses an attorney because of any breach, default, or failure to perform as required by this Agreement, the non-breaching/defaulting party shall be entitled to reasonable attorney's fees incurred before litigation is filed. In the event that any litigation is commenced to enforce or interpret this Agreement the prevailing party shall be entitled to its attorneys fees, expert witness expenses, and litigation related expenses, including but not limited to court costs.

SECTION 16
THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure solely to the benefit of the parties herein and is not intended to create contractual rights in any third party.

SECTION 17
NO PARTNERSHIP

Nothing contained in this Agreement shall be deemed to create any form of a partnership or joint-venture between the City and Owner.

SECTION 18
UTAH LAW AND VENUE

This Agreement shall be interpreted pursuant to the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Utah County, Utah.

SECTION 19
INTEGRATED AGREEMENT

This Agreement sets forth the entire agreement of the parties and supersedes all prior agreements, whether written or oral, that exists between the parties regarding the subject matter of this Agreement.

SECTION 20
SEVERABILITY

The provisions of this agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

SECTION 21
AMENDMENTS

Except as expressly provided elsewhere in this Agreement, no provision of this Agreement may not be modified except in writing agreed to by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

OWNER

Date: ***DECEMBER*** ***9***, 20 ***19***.

By: ***ARMAND D JOHANSEN***

Its: _____

NOTARIZATION

STATE OF UTAH)
) :ss
COUNTY OF UTAH)

The above Agreement was executed on this _____ day of December, 2019 by Armand D. Johansen, for and on behalf of ADJ JAC, LLC, the Owner identified in the above signed Agreement. In executing this Agreement, the signer did swear before me that he is duly authorized to sign the agreement on behalf of the Owner.

CONSTANCE BAILEY
Notary Public State of Utah
My Commission Expires on:
June 5, 2021
Comm. Number: 695241

NOTARY PUBLIC Constance Bailey

AMERICAN FORK CITY

Date: December 17, 2019.

Scott Sensanbaugher
Director of Public Works

ATTEST:

AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH

Approved as to form:
Attorney for American Fork City

Exhibit A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LOT 4, PLAT "A", RIVERBIRCH OFFICE PARK, PLANNED UNIT DEVELOPMENT, AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER ON JUNE 1, 1998 AS ENTRY NO. 54627, MAP NO. 7556, AND AS IDENTIFIED AND DESCRIBED IN AND SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR RIVERBIRCH OFFICE PARK PLANNED UNIT DEVELOPMENT" RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 54631 IN BOOK 4655 AT PAGE 344, TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR IN SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATIONS OF EASEMENTS AS SAID DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED.

Exhibit B

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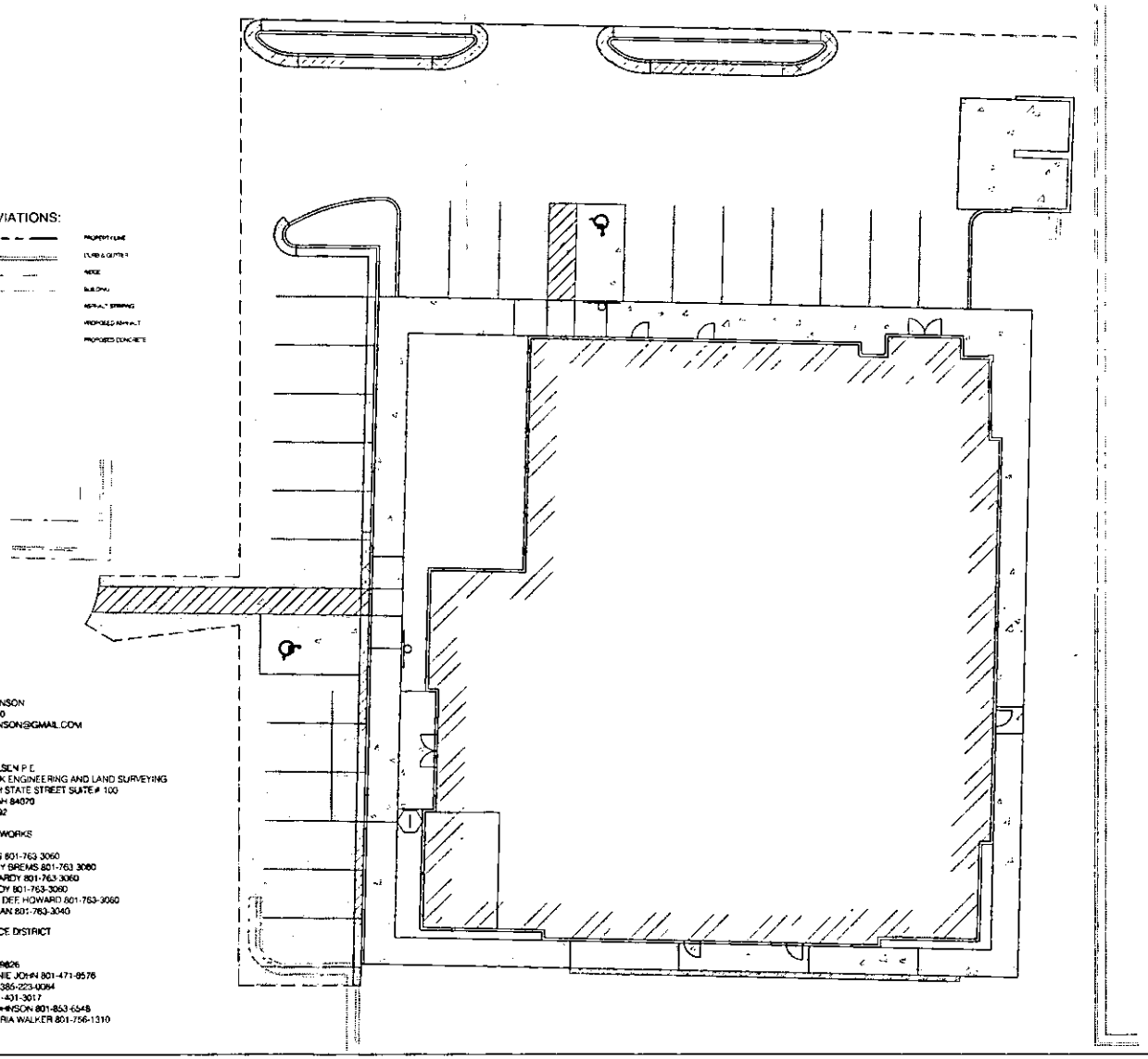
AMERICAN FORK MEDICAL OFFICE

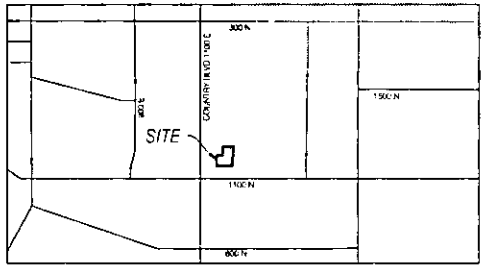
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

NORTH

LEGEND AND ABBREVIATIONS:





VICINITY MAP
N.T.S

OWNER: JAMES JOHNSON
801-550-5210
JAMESAJOHANSEN@GMAIL.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	AMERICAN FORK GENERAL NOTES
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

CONTACT LIST

DEVELOPER
JAMES JOHNSON
801-550-5210
JAMESJOHNSON@GMAIL.COM

CIVIL ENGINEER: CHRIS POULSEN P.E.
BENCHMARK ENGINEERING AND LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070
801) 542-7192

AMERICAN FORK CITY PUBLIC WORKS
275 EAST 200 NORTH
- CULINARY WATER JAY BREMS 801-763-3060
- PRESSURIZED IRRIGATION JAY BREMS 801-763-3060
- SANITARY SEWER ASHTON HARDY 801-763-3060
- STORM WATER ASHTON HARDY 801-763-3060
- INFRASTRUCTURE MANAGER DEE HOWARD 801-763-3060
- FIRE MARSHAL DOUG BATEMAN 801-763-3040

TIMPANOGOS SPECIAL SERVICE DISTRICT
DAVID BARLOW 801-756-5231

AF FIBER WILL DAVIS 801-697-9826
AF IRRIGATION COMPANY ERNIE JOHN 801-471-9576
CENTURY LINK RYAN ALLRED 385-223-0084
COMCAST FLYSIA VALDEZ 801-401-3017
DOMINION ENERGY TRENT JOHNSON 801-853-6548
ROCKY MOUNTAIN POWER TERIA WALKER 801-756-1310

TYPE OF CONSTRUCTION - 1B
TYPE OF OCCUPANCY - A-2
BUILDING HEIGHT
NUMBER OF STORIES - 2
YES AUTOMATIC SPRINKLER
CURRENT ZONING - PO - 1

SETBACKS
FRONT 30 FEET
SIDE 8 FEET
BACK 8 FEET

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

AMERICAN FORK OFFICE BUILDINGS
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

No.	DATE	DESCRIPTION
1	2/14/19	INITIAL & PER FIRE COMMENTS
2	2/22/19	UPDATED SEWER AND WATER CONNECTIONS
3	11/11/19	REVISED GRADING AND SITE LAYOUT
4	11/18/19	ADDED SECONDARY WATER SERVICE LINE

1810241

COVER

BENCHMARK ENGINEERING CONTACT CHRIS POULSEN PE

LINETYPES:

NEW | EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PLAT OR LOT LINES
- RIGHT OF WAY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL STONE
- FENCE WOOD
- FENCE CHAIN
- FENCE CHAIN
- FENCE IRON
- FENCE VINYL
- FENCE WIRE
- FENCE WOOD
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- MAJOR MINOR LINE
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- TELEPHONE LINE
- CABLE TELEVISION LINE
- DRAINAGE WATER CENTERLINE
- TREE LINE EDGE
- WATER OPEN LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SYMBOLS

NEW | EXISTING

- SECTION CORNER FOUND
- SECTION CORNER NOT FOUND
- STREET MONUMENT FOUND
- STREET MONUMENT NOT FOUND
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GAS VALVE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BASE CAP	PUE	PUBLIC UTILITY EASEMENT
CCP	SECTION CORNER	R	RADIUS OF CURVE
CB	CATCH BASIN	RR	RAILROAD
CF	CLEAN FIRE	ROW	RIGHT OF WAY
E	DETAILS	RW	RIGHT OF WAY
EOA	EDGE OF ASPHALT	SMH	SEWER MANHOLE
EOC	EDGE OF CONCRETE	SD	STORM DRAIN
EX	EXISTING	SV	SOLAR VALVE
FFE	FINISH FLOOR ELEVATION	TBC	TAN BANDS OF CURB
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TOA	TOP OF ASPHALT
GB	GRADE BREAK	TOC	TOP OF CONCRETE
GW	GAS VALVE	TOF	TOP OF FOOTING
HB	HOSE BIB	TOS	TOE OF SLOPE
IE	INVERT ELEVATION	TOW	TOP OF WALL
LF	LENGTH OF CURVE	TOP	TOP OF SLOPE
L	LIP OF CURB	TOW	TOP OF WALL
LF	LINEAR FEET	TP	TELEPHONE POLE
LP	LOW POINT	UGP	UNDERGROUND POWER
MM	MONUMENT TO MONUMENT	PC	MAYCON POINT OF CURVATURE
MH	MANHOLE		
MON	SURVEY MONUMENT	PI	VERTICAL POINT OF INTERSECTION
OHP	OVERHEAD POWER		
PC	POINT OF CURVATURE	PT	VERTICAL POINT OF TANGENCY
PI	POINT OF INTERSECTION	WM	WATER METER
PP	POWER POLE	WV	WATER VALVE
PT	POINT OF TANGENCY		

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org
811

NOTE:
IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH AN APPLICABLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AS SHOWN ON RECORD OR FOUND IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND EXCLUSIVE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY EVEN THOUGH PLANS MAY BE LIMITED TO THE HORIZONTAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE AND SOLE FAULT OF THE OWNER OR THE ENGINEER.

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTOR SHALL INTERNALLY PRE-QUALIFY WITH THE DISTRICT OR AGENCY PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO ASCERTAIN THE NATURE AND LOCATION OF WORK. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY IN ACCORDANCE WITH OSHA.

4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES WITHIN THE PLANS THE OPERATION OF EQUIPMENT ON THE SITE. CONFORMING TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT THE DEPTH OF WATER PRIOR TO BEGINNING ANY WORK

AMERICAN FORK GENERAL NOTES

GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
QWEST	- TELEPHONE	Darren Keller	(801) 356 6975
PACIFIC CORP	- POWER	Dennis Peber	(801) 756 1344
COMCAST	- CABLE	Sheryl Pearson	(801) 401 3023
QUESTAR GAS	- GAS	Steve Adams	(801) 324 3383
AMERICAN FORK CITY	- WATER	Jay Brems	(801) 404-6129
AMERICAN FORK CITY	- SEWER	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	- STORM	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	- SWPPP	Herter Nielsor	(801) 404 6361
AMERICAN FORK CITY	- PI	Jay Brems	(801) 404 6129

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662 4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. The 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.

NOTE:
IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH AMERICAN FORK CITY CITY STANDARD NOTES AND SPECIFICATIONS, THE AMERICAN FORK CITY CITY STANDARD NOTES AND SPECIFICATIONS GOVERN.

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

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No.	DATE	DESCRIPTION
1	[illegible]	CHANGES PER CITY COMMENTS
2	07/02/19	UPDATED SEWER AND WATER CONNECTIONS
3	[illegible]	REVISED GRADING AND SITE LAYOUT
4	[illegible]	ADDED SECONDARY WATER SERVICE LINE

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD DATA: SURVEY
DATE: 11/14/19
DWG FILE: 181241 SITE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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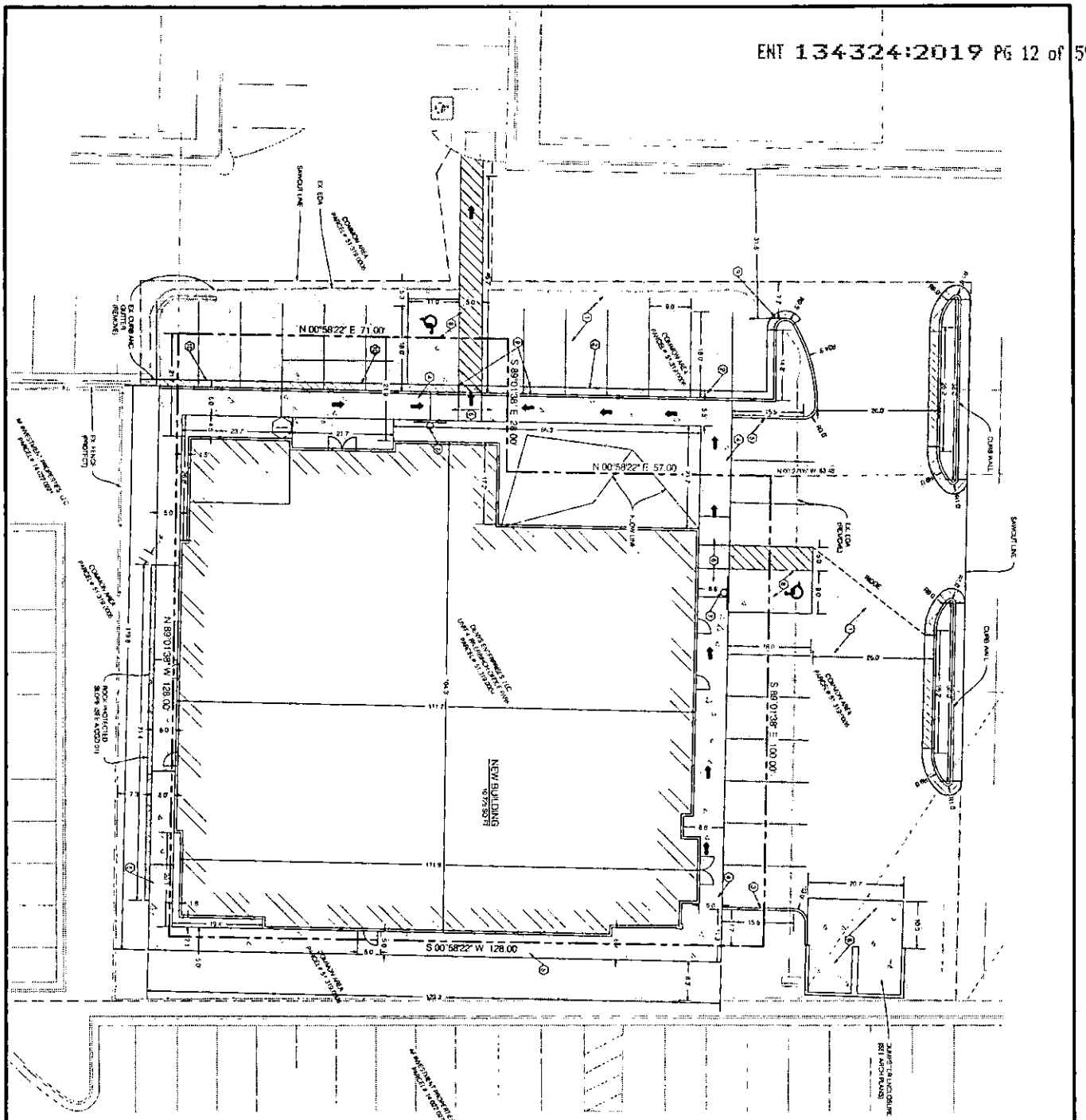
AMERICAN FORK, UTAH

181241

GEN. NOTES LEGEND & ABBREV.

CGN.02
3 OF 12



CONSTRUCTION KEY NOTES REFERENCE

KEY	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH DRAIN AND BASE	1/C01.01
2	CONCRETE CURB AND GUTTER PER AMERICAN CMP STDS	2/C01.01
3	CURB WALL	3/C01.01
4	SIDEWALK - HEAVY DUTY PER APWA #231	4/C01.01
5	SIDEWALK - PER APWA #231	5/C01.01
6	ADA RAMP	6/C01.02
7	CONCRETE PAVEMENT WITH DRAIN AND BASE	1/C01.02
8	TRANSITIONAL CURB AND GUTTER	1/C01.01
	RELEASE CURB AND GUTTER	

AREA TABLE - POST DEVELOPMENT

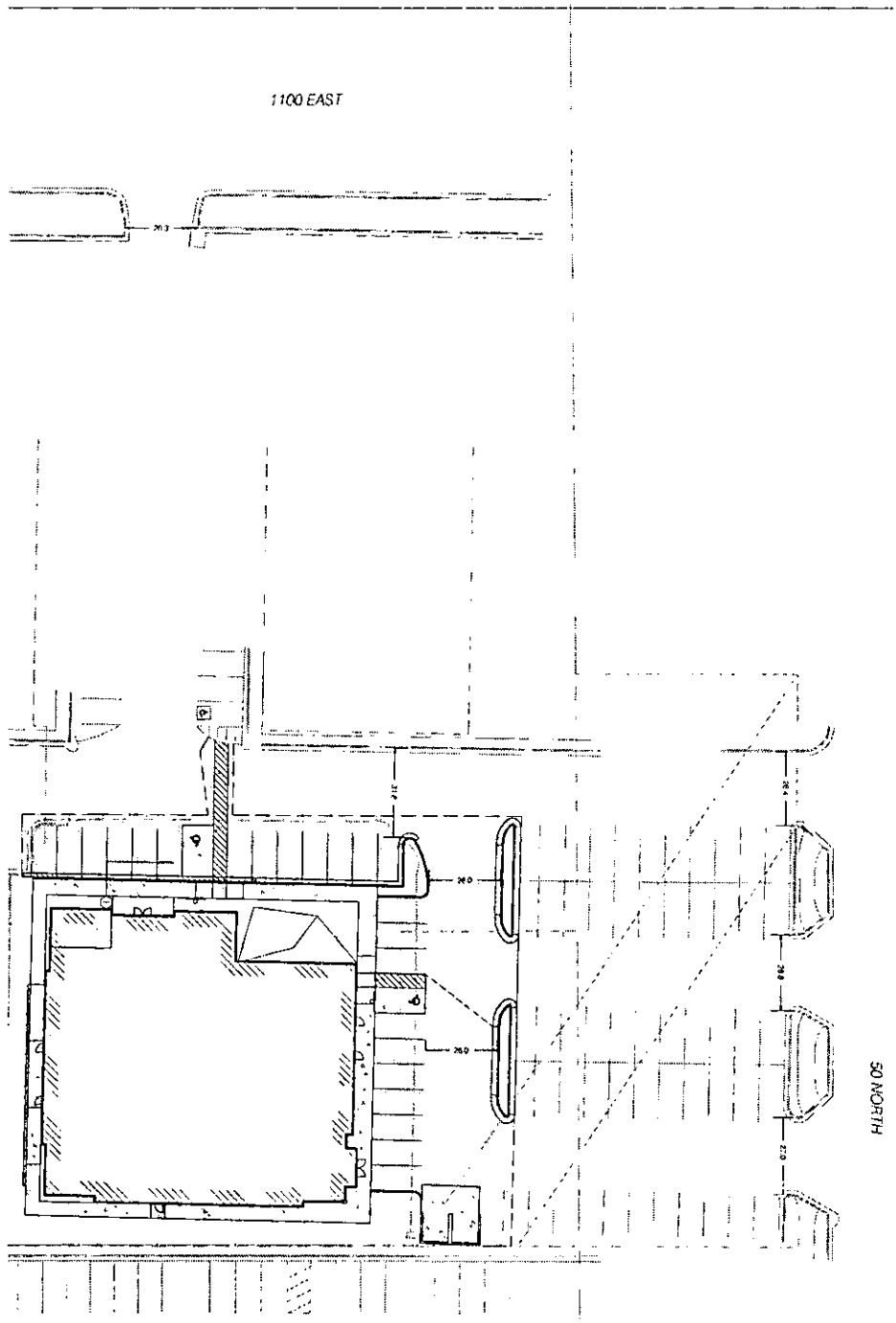
PARTICULARS	S.F.	%	PARTICULARS	S.F.	%
BUILDING	10,775	43%	BUILDING	0	0%
PAVEMENT	7,341	29%	PAVEMENT	0	0%
LANDSCAPE	3,884	15.5%	LANDSCAPE	0	0%
TOTAL	21,927	100%	TOTAL	21,927	100%

NEW PARKING COUNT

PARTICULARS	PROVIDED
STANDARD	22
ADA	2
TOTAL	24

NOTE:
SLOPE ACROSS THE ACCESS SILL PARKING STALLS & ACCESS SILL SLOPE ACROSS THE ACCESS SILL PARKING STALLS & ACCESS SILL SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE

FIRE PLAN



GRAPHIC SCALE

NORTH

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PROJECT	181041
	FIRE PLAN
	CSP.02 5 OF 12

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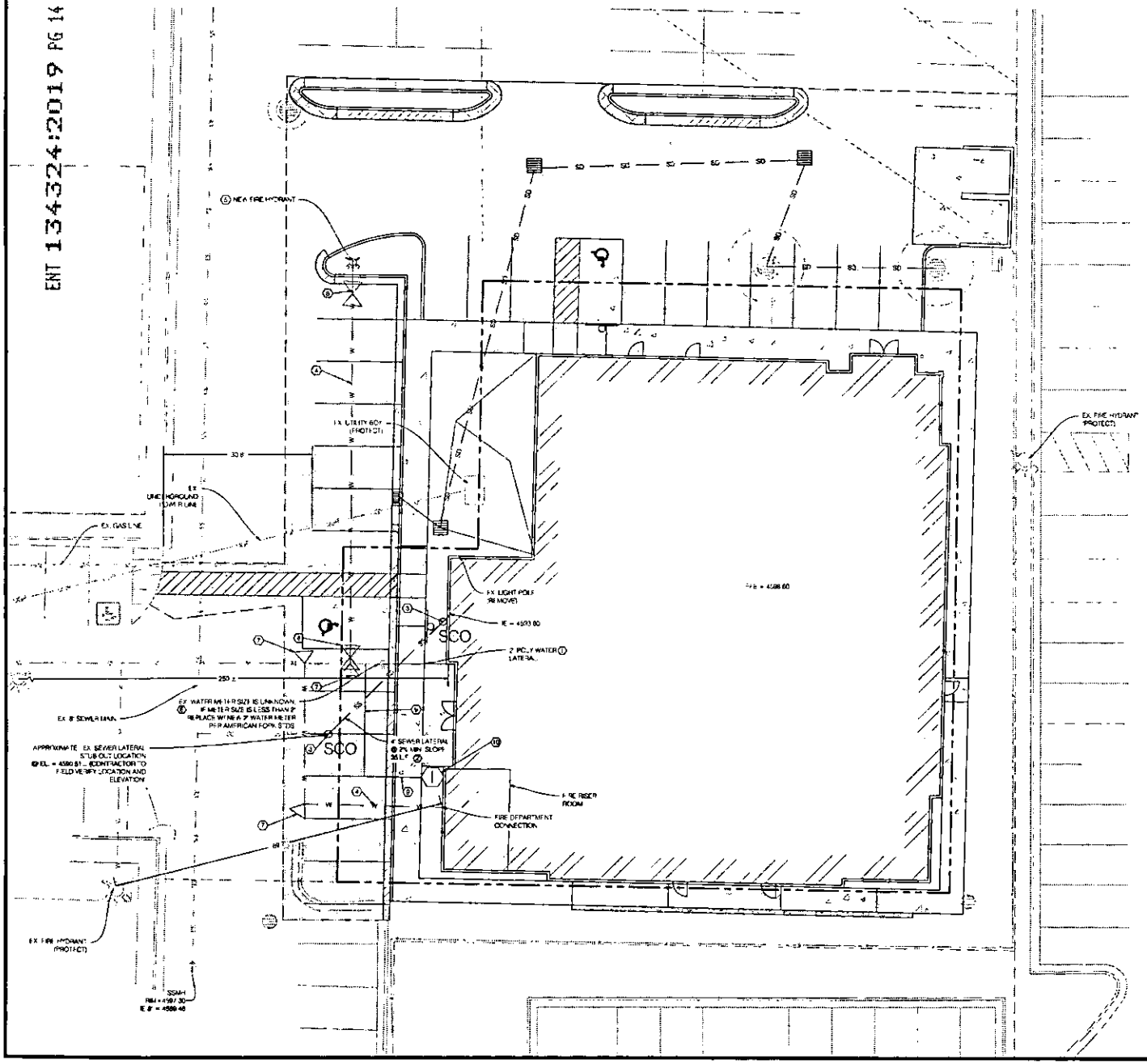
DESIGNED	MNJ
DRAWN BY	LDM
REVIEWED BY	SURVEY
DATE	11/14/19
PROJECT	181041_SITE

No.	DATE	DESCRIPTION
1	01/02/19	OWNER & PLAN CITY COMMENTS
2	01/02/19	UPDATED SEWER AND WATER CONNECTIONS
3	11/14/19	REVISED GRADING AND SITE LAYOUT
4	11/18/19	ADDED BOUNDARY WATER SERVICE LINE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTES REFERENCE		
INC	DESCRIPTION	DETAIL
1	2" POLY WATER SERVICE LINE	1/CDT 07
2	4" PVC SDR-35 SEWER LATERAL	
3	SEWER CLEAN OUT	
4	6" FIRE LINE	
5	FIRE HYDRANT	4/CDT 01
6	2" WATER METER PER AMERICAN FORK STANDARDS	5/CDT 01
7	THRUST BLOCK PER AMERICAN FORK STDS	
8	GATE VALVE PER AMERICAN FORK STDS	
9	1" POLY IRRIGATION SERVICE LINE	
10	1" IRRIGATION METER W/ BACKFLOW PREVENTER	2/CDT 03

NOTE
PRIOR TO FABRICATION OR CONSTRUCTION BEGIN AT THE LOW INVERT OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A RE-DESIGN.

NOTE
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

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NO.	DATE	REVISIONS / COMMENTS
1	8/20/19	CHANGES PER CITY COMMENTS
2	8/20/19	UPDATED SLOPE AND WATER CONNECTIONS
3	1/8/19	REVISED DRAINAGE AND SITE LAYOUT
4	10/8/19	ADDED SECONDARY WATER SERVICE LINE

DRAWN BY: MJN
CHECKED BY: LDN
SURVEY: 1/17/18
DATE: 10/10/18
SCALE: 1" = 10'
SHEET: C1.0

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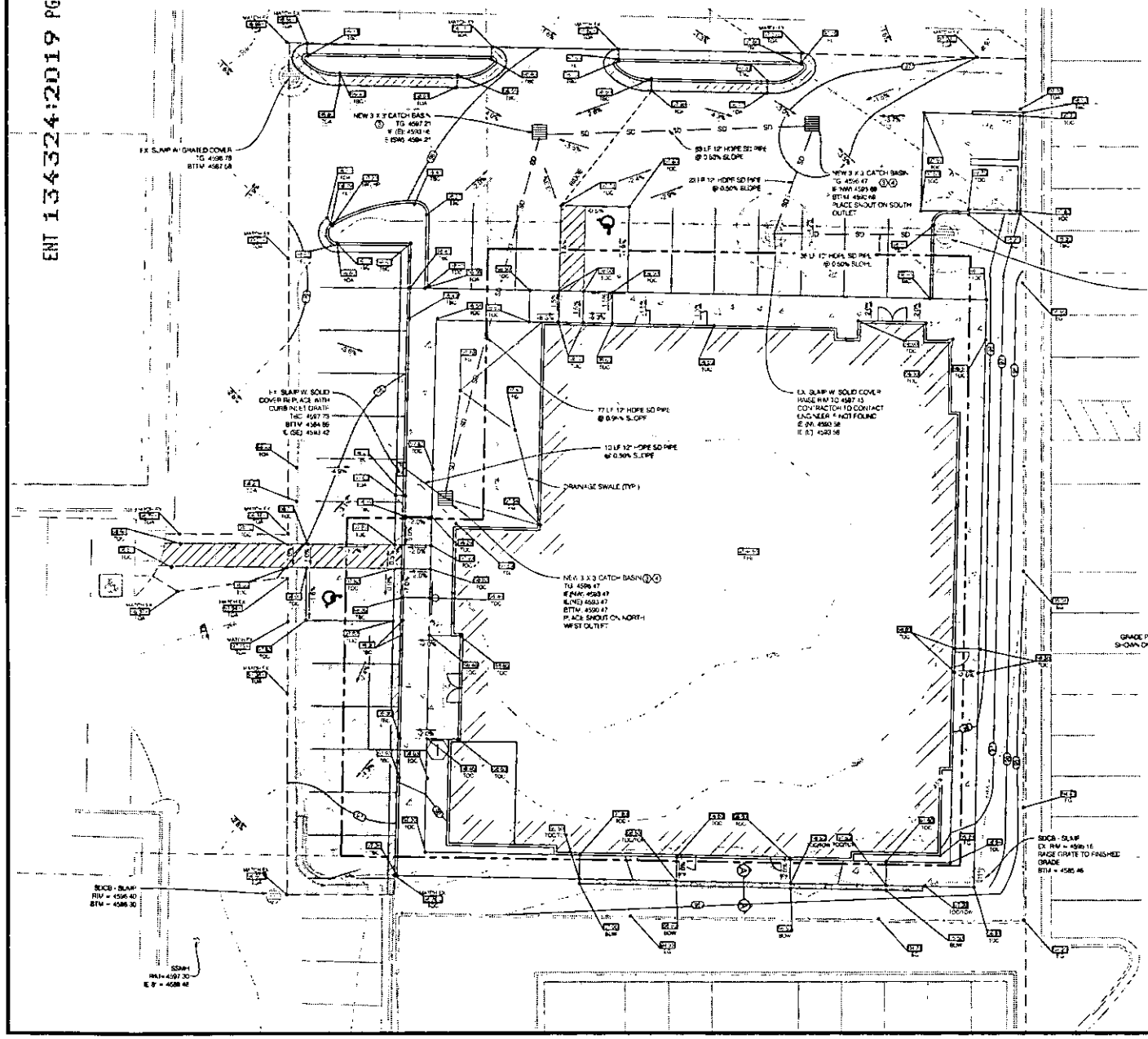
1810241

UTILITY PLAN

CUP.01
6 OF 12



NOTE:
SUMPS NOT FOUND IN SURVEY BUT ORIGINAL PLANS SHOW THEY WERE INSTALLED. CONTACT ENGINEER IF NOT FOUND FOR NEW SUMP INSTALLATION REQUIRED FOR STORM WATER STORAGE. INSTALL CONNECTION BETWEEN SUMPS.

NORTH

GRAPHIC SCALE

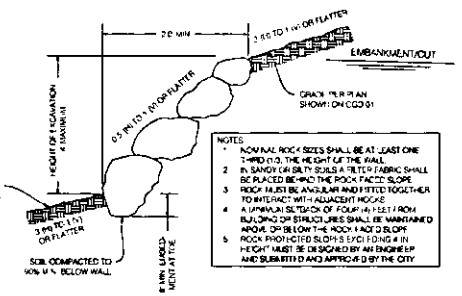
(IN FEET)
1 inch = 10ft

GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N 12 STORM DRAIN LINE	
3	3'X3' CATCH BASIN	2/CDT.02
4	18" SNOUT	1/CDT.03

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION BEGIN AT THE DOWNEND OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
REFERENCE EXISTING SUBDIVISION PLANS FOR STORM DRAIN CALCULATION



NOTES:
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE
5. ROCK PROTECTED SLOPES EXCEEDING 4' IN HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY

TYPICAL ROCK PROTECTED SLOPE (A)
SCALE: NTS

NOTE:
PER THE ORIGINAL DRAINAGE DESIGN OF THE SITE THE STORAGE CALCULATIONS WERE BASED OFF AN IMPERMEABLE AREA OF 12,854 SQ FT. AND LANDSCAPING AREA OF 3,924 SQ FT. THE ACTUAL SITE CONTAINS 16,727 SQ FT OF IMPERMEABLE AREA AND 3,908 SQ FT OF LANDSCAPING AREA. DUE TO THE REDUCTION BETWEEN THE DESIGNED AND ACTUAL SQUARE FOOTAGES OF HARDSCAPE IT IS ASSUMED THAT THE EXISTING SYSTEM WILL BE ABLE TO STORE THE RUNOFF ON THE SITE.

BENCHMARK
THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4604.30

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NO.	DATE	DESCRIPTION
3		[illegible]
2		[illegible]
1		[illegible]

DRAWN: MNJ
DESIGN: LDM
REVIEW: SURVEY
DATE: 10/16/19
PROJECT NO.: 1810241
SCALE: HORIZONTAL 1" = 10' ON 24x36 SHEET

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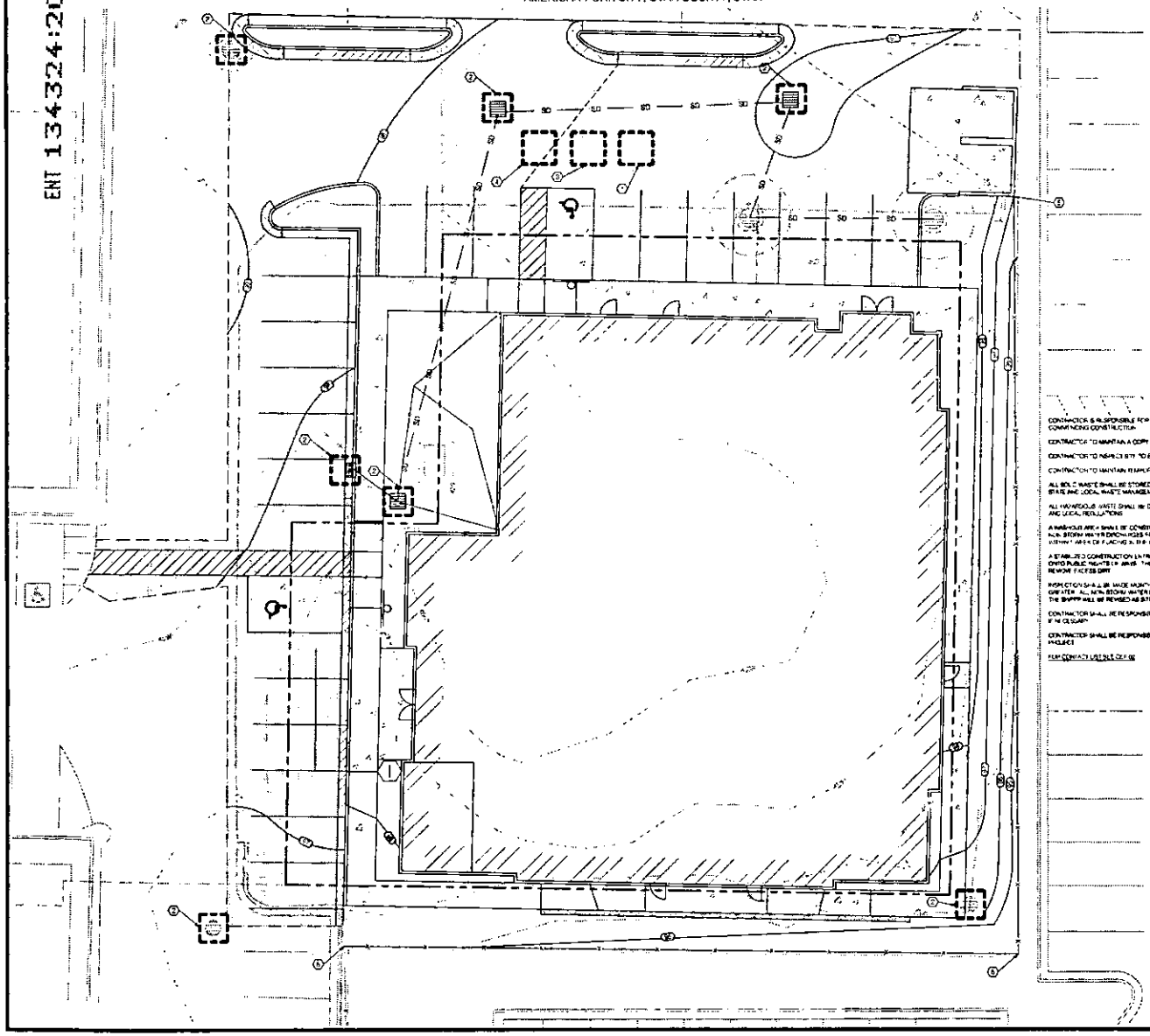
1810241

GRADING & DRAINAGE PLAN

CGD.01
7 OF 12

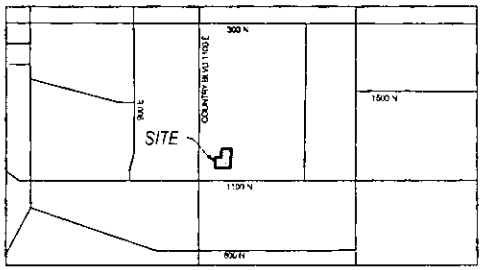
AMERICAN FORK MEDICAL OFFICE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 10ft

NORTH



VICINITY MAP

SWPPP KEY NOTES REFERENCE

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

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	NCEP 02
2	SEDIMENT BARRIER	DCEP 02
3	WATERING STORAGE	SCEP 02
4	PORTABLE TOILETS	ACEP 02
5	SILT FENCE	SCEP 02

POST-CONSTRUCTION AREA

PARTICULARS	S.F.	%
BUILDING	19,758	45.9
HARDSCAPE	7,353	34.2
LANDSCAPE	3,404	15.9
TOTAL	21,514	100
RUNOFF COEFFICIENT 0.79		

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 7 DAYS OF PLACING IN THE WASHOUT AREA

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHTS OF WAYS. THE 1100 E STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE FACE SS DIRT

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAIN ALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE SEDIMENT AREA. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS OR MORE IF NECESSARY

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT

FOR CONTACT LIST SEE SHEET CEP 02

CONTACT LIST

DEVELOPER
JAMES JOHANSON
801-560-5210
JAMESAJOHANSON@GMAIL.COM

CIVIL ENGINEER LEE ANN MILLER, P.E.
BENCHMARK ENGINEERING AND LAND SURVEYING
9150 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070
(801) 542-7192

AMERICAN FORK CITY
275 EAST 200 NORTH
STORM DRAIN SEWER - AARON BREMS (801)404-6126
STORM WATER INSPECTOR - HARLAN NIELSON (801)404-6361

275 EAST 200 NORTH
PRESSURIZED IRRIGATION - JAY BRIMS (801)404-6129

ABBREVIATIONS:

B.L.M. SECTION CORNER, AS FOUND
STREET MON. FOUND
PROPERTY LINE
FOUND R. MARKER (FLAT NOTED)
DEPRESSION POINT
ADJACENT P. WEST LINES
CENTERLINE ROAD
CURB & GUTTER
EDGE OF EXISTING ASPHALT
INDEX CONTOUR 75
INTERMEDIATE CONTOUR LINE
SANITARY SEWER MANHOLE & PIPE
STORM DRAIN MANHOLE & PIPE
CATCH BASIN
MINUTE & QUINLEY PIPELINE
WATER VALVE & WATER METER
EXISTING FIRE HYDRANT
GAS LINE MARKER & GAS VALVE
LIGHT POLE
UNDERGROUND TELEPHONE
PROPOSED MANHOLES, BOXES, SHUTOFF

CB	CATCH BASIN	WM	WATER MANHOLE
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
HP	HIGHER ELEVATION	TBC	TOP BACK OF CURB
F.L.	FLOW LINE	TOA	TOP OF ASPHALT
MH	MANHOLE	TOC	TOP OF CURB

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NO.	DATE	DESCRIPTION
1	6/20/19	CHANGES PER CITY COMMENTS
2	8/12/19	UPDATED SEWER AND WATER CONNECTIONS
3	11/11/19	REVISED GRADING AND SITE LAYOUT
4	12/3/19	ADDED SECONDARY WATER LINE

DRAWN: MNJ
CHKD: LEM
SURVEY: 11/14/19
DATE: 12/3/19
SCALE: VERTICAL SITE
JOB: 1810241
SHEET: 8 OF 12

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BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE

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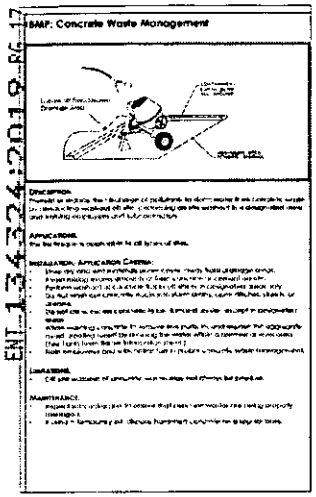
AMERICAN FORK, UTAH

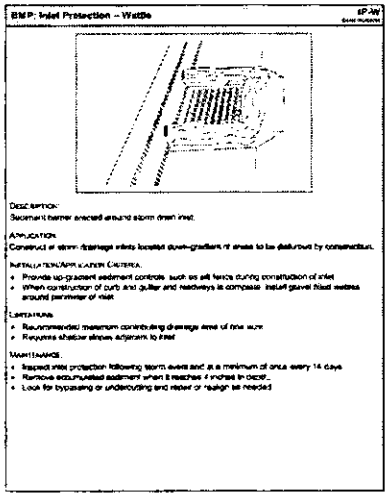
JOB NO. 1810241

EROSION CONTROL PLAN

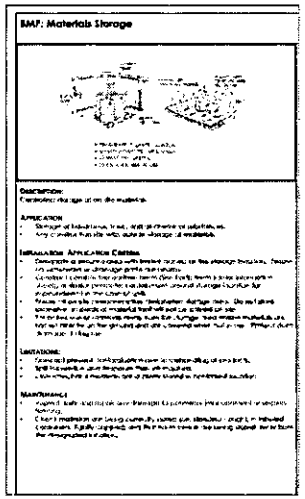
CEP.01
8 OF 12



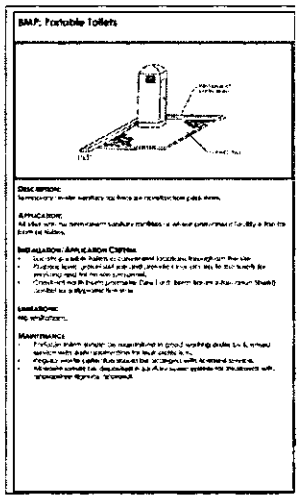
CONCRETE WASTE MANAGEMENT (1)
SCALE: NTS



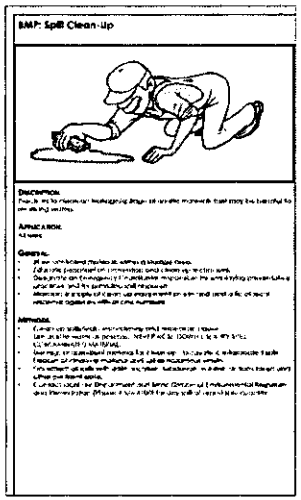
INLET PROTECTION WATTLE (2)
SCALE: NTS



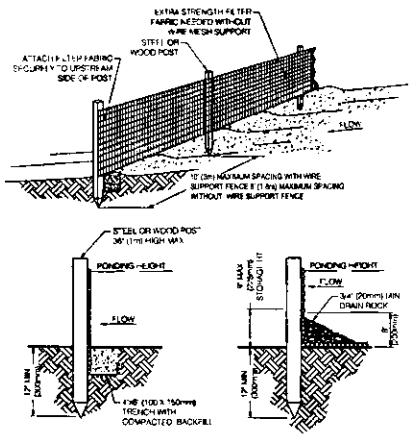
MATERIALS STORAGE (3)
SCALE: NTS



PORTABLE TOILETS (4)
SCALE: NTS



SPILL CLEAN UP (5)
SCALE: NTS



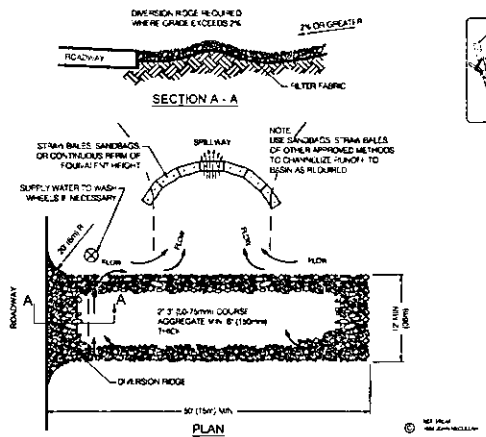
TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

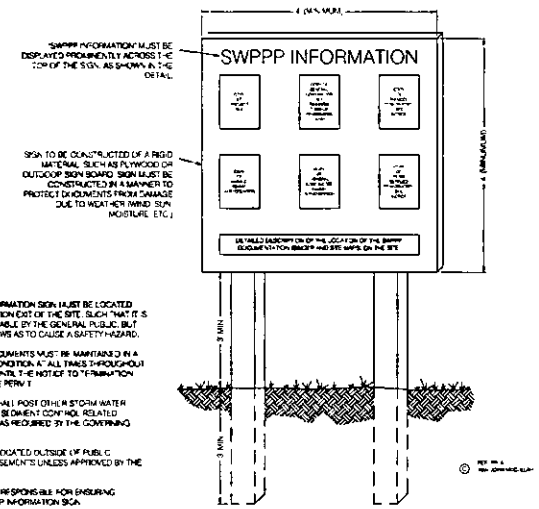
NOTES
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (150mm) MAX WORK COMMENCE D STORAGE HEIGHT
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED

SILT FENCE (6)
SCALE: NTS



NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (7)
SCALE: NTS



NOTES
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE TO TERMINATION (NOT) IS FILED FOR THE PERMIT
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN

SWPPP INFORMATION SIGN (8)
SCALE: NTS

REV	DATE	DESCRIPTION
1	8/18/19	CHANGES PER CITY COMMENTS
2	9/24/19	UPDATED SERVICE AND UTILITY CONNECTIONS
3	11/14/19	REVISED PER CONFORMED SITE LAYOUT
4	1/17/19	ADDED BENCHMARK AND SIGNAGE LINE

DRAWN BY: BWJ
CHECKED BY: LDW
SURVEY: SURVEY
DATE: 11/14/19
PROJ. NO.: 18102A1 SITE

SCALE REQUIRED FOR PLOT OF FULL SIZE SHEETS
SCALE IS ONLY VALID WHEN PLOTTED AT THE SPECIFIED SIZE

STATE OF UTAH
No. 1109073
LANDON D. CHERRY
PROFESSIONAL ENGINEER

BENCHMARK ENGINEERING & LAND SURVEYING
1168 NORTH 400 EAST, STE 100
SANDY, UTAH 84070 (801) 547-1100
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AMERICAN FORK MEDICAL OFFICE

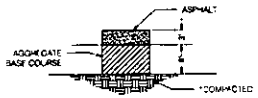
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJ. NO. 18102A1

EROSION CONTROL DETAILS

CEP.02
9 OF 12

ALTERNATE	STANDARD
CONCRETE	5"
GRAVEL BASE	4"

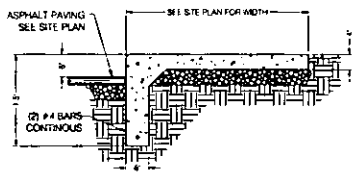


STANDARD DUTY PAVEMENT

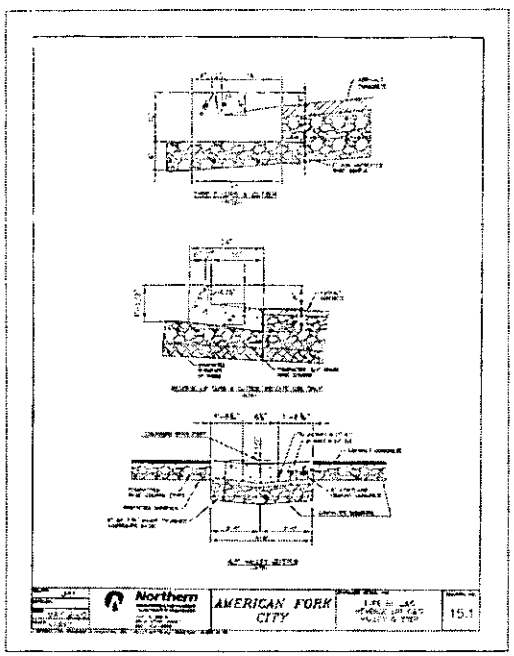
NOTE
1. FOR RE INFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER

*PER THE GEOTECHNICAL REPORT THE NORTH SECTION REQUIRES 12" OF GRANULAR BASE UNDER THE PAVEMENT IF POOR SOILS ARE ENCOUNTER NORTH OF THE BUILDING INCLUDE THIS IN T-5 PAVEMENT SECTION

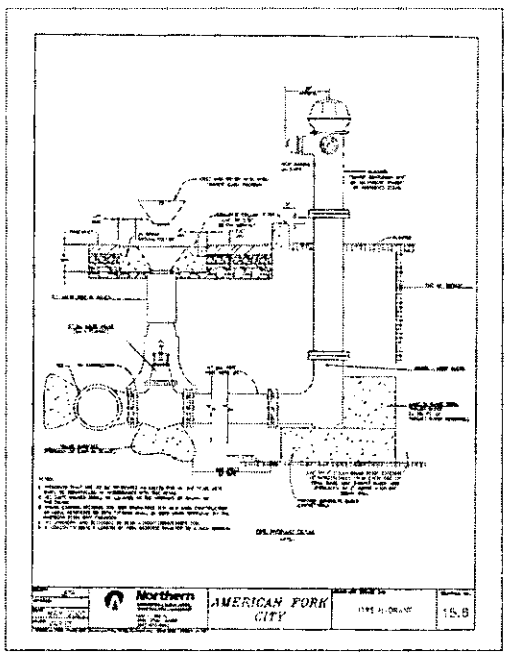
PAVEMENT SECTIONS (1)
SCALE: NTS



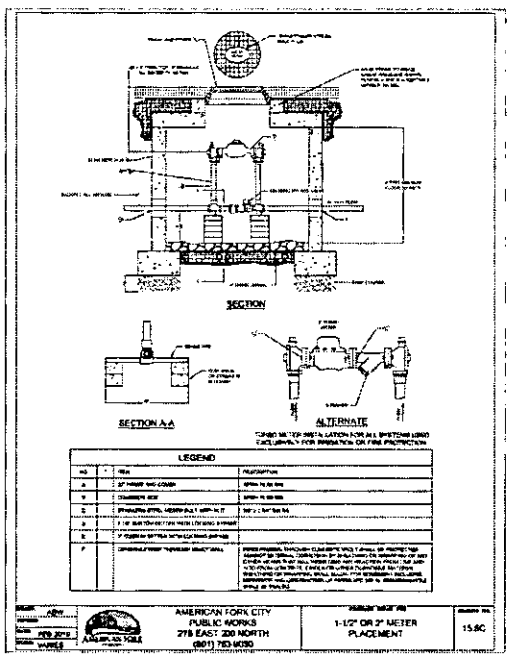
TYPICAL CONCRETE INTEGRAL SIDEWALK & CURB (2)
SCALE: NTS (APWA #205)



TYPICAL CURB & GUTTER (2)
SCALE: NTS



FIRE HYDRANT (4)
SCALE: NTS



2" WATER METER (5)
SCALE: NTS

No.	DATE	DESCRIPTION
1	8/12/19	CHANGES PER CITY COMMENTS
2	8/12/19	UPDATED SHEET INDEX AND REVISION NOTING
3	11/1/19	REVISED GRADING AND SITE LAYOUT
4	11/14/19	ADDED SECONDARY WATER SERVICE LINE

DRAWN: MNJ
DESIGNED: LDV
REVIEWED: SURVEY
DATE: 11/14/19
PROJECT: 1810241 SITE
SCALE: AS SHOWN

SCALE OF DRAWING IS ONE HALF FULL SIZE WHEN PRINTED ON 22" X 34" PAPER. DO NOT SCALE DRAWINGS

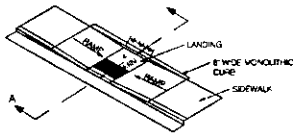
BENCHMARK ENGINEERING & LAND SURVEYING
BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

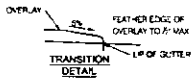
1810241

DETAIL SHEET

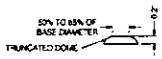
CDT.01
10OF 12

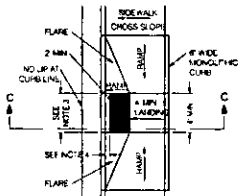


PARALLEL PEDESTRIAN RAMP

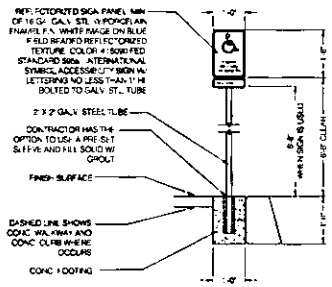


TRANSITION DETAIL

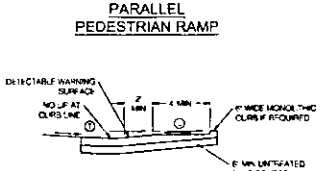




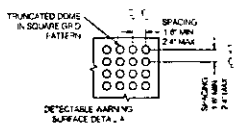
PEDESTRIAN ACCESS RAMP DETAIL



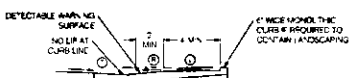
ADA SIGN POST DETAIL



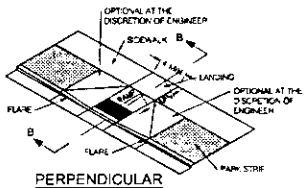
SECTION A-A



THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

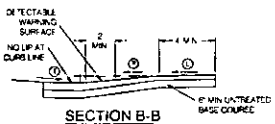


SECTION C-C



PERPENDICULAR PEDESTRIAN RAMP

FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



SECTION B-B

DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

INTERNATIONAL SYMBOL OF ACCESSIBILITY

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

SCALE: N.T.S.

NOTES

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP (LANDING) OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB
5. PROVIDE DETECTABLE WARNING SURFACE COLOR SHALL BE YELLOW
6. USE CLASS A FAA CONCRETE
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 95% MAXIMUM DRY DENSITY

SLOPE TABLE			
	"EV"	RUNNING SLOPE*	CROSS SLOPE
(1)	LANDING	1.5-2% (1V 48H) (b)	1.5-2% (1V 48H) (b)
(2)	RAMP	8.33% (1V 12H) (c)	1.5-2% (1V 48H) (c)
(3)	TRANSITION	8% (1V 12H) (a)	1.5-2% (1V 48H) (c)
	SIDEWALK	-	1.5-2% (1V 48H)
	FLARE	10% (1V 10H)	-

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. RAMP GUTTER PAN TO MEET REQUIRED TRANS. SLOPE AT CURB CUT (8.33 MAX. ALONG FLOWLINE)

EXCEPTION

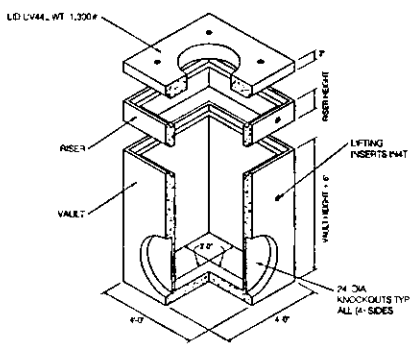
(b) IF SLOPE REQUIREMENTS CANT BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER

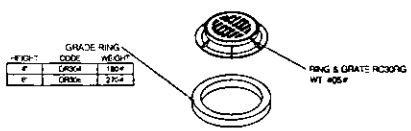
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING

STANDARD ACCESS RAMP (1)

SCALE: NTS





GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#

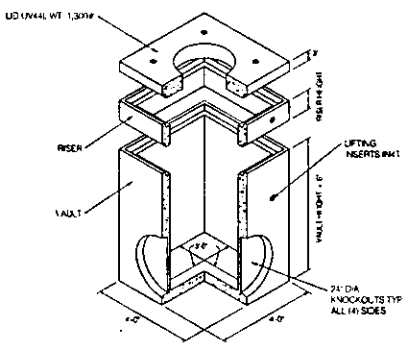
RISER		
HEIGHT	CODE	WEIGHT
1'	UN44R	1,300#
2'	UN44R	2,700#
3'	UN44R	4,050#
4'	UN44R	5,400#
5'	UN44R	6,750#
6'	UN44R	8,100#

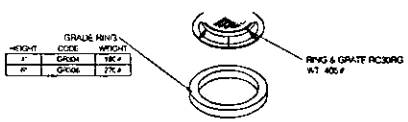
VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,825#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS 20 LOADING
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES

3'x3' CATCH BASIN (2)

SCALE: NTS





GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#

RISER		
HEIGHT	CODE	WEIGHT
1'	UN44R	1,350#
2'	UN44R	2,700#
3'	UN44R	4,050#
4'	UN44R	5,400#
5'	UN44R	6,750#
6'	UN44R	8,100#

VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,825#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS 20 LOADING
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES

2'X2' CATCH BASIN (3)

SCALE: NTS

REVISIONS		
No.	DATE	DESCRIPTION
1	8/13/19	CHANGES PER CITY COMMENTS
2	8/13/19	UPDATED SEWER AND WATER DRAWINGS
3	11/14/19	REVISED DRAWING PER SITE LAYOUT
4	11/18/19	UPDATED ECONOMY METER SERVICE LINE

DESIGNED	NAZ
DRAWN	EDM
REVIEWED	SURVEY
DATE	11/14/19
JOB NO.	MEDICAL SITE

SCALE HORIZONTAL 1 INCH = 20 FEET, 2 FEET
SCALE VERTICAL 1 INCH = 20 FEET, 2 FEET

BENCHMARK ENGINEERING & LAND SURVEYING
P.O. BOX 1576 • 1176 E. 7 STREET, SUITE 4 • PO BOX 1576
PROVO, UTAH 84603 • (801) 342-7199
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BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE

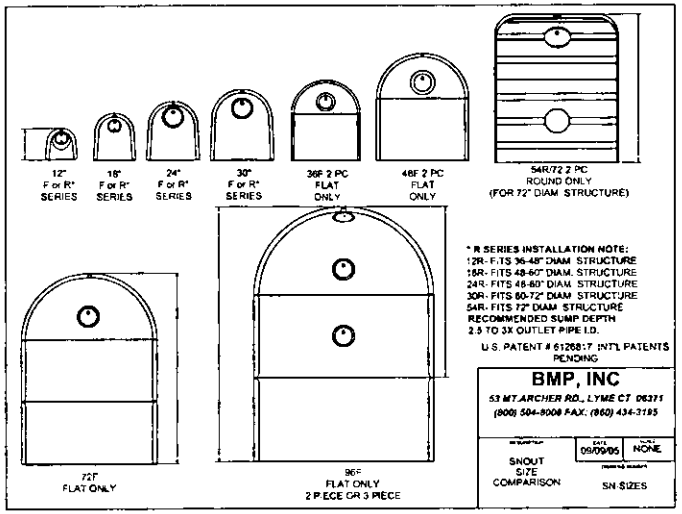
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

181C241

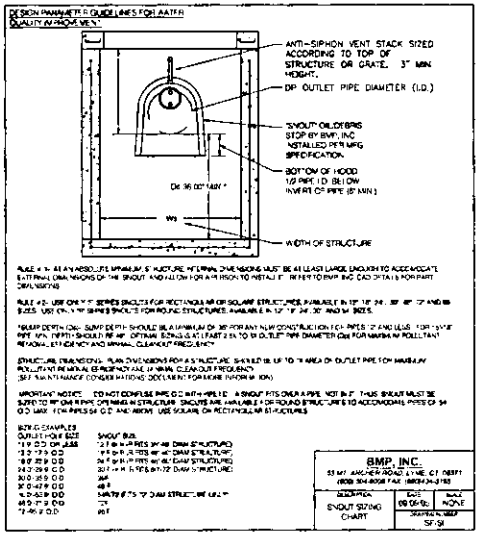
DETAIL SHEET

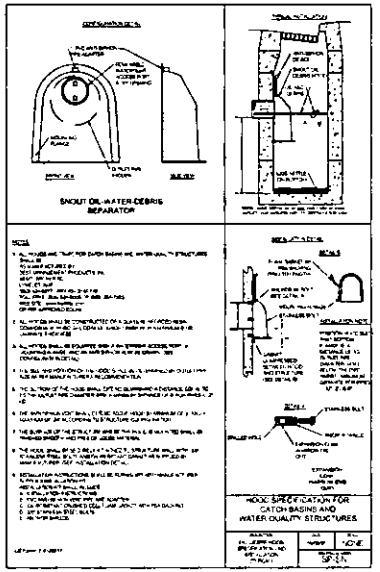
CDT.02
11 OF 12

ENT 134324:2019 PG 20 of 59



SNOUT DETAILS (1)
SCALE: NTS





1" IRRIGATION METER (2)
SCALE: NTS

No.	DATE	DESCRIPTION
1	9/18/18	CHANGES PER CITY COMMENTS
2	10/8/18	UPDATED SEWER AND WATER CONNECTIONS
3	10/17/18	REVISED GRADING AND SITE LAYOUT
4	10/18/18	ADDED BEDDING PER SB SERVICES INC
5	11/14/18	REVISED SITE

DRAWN BY: NEWT
CHECKED BY: LDM
SURVEY
DATE: 11/14/18
PROJ. NO. 1810241
SCALE: 1" = 20'
SHEET NO. C1.1
SCALE VARIES UNLESS OTHERWISE NOTED ON PLANS

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1148 SOUTH 1010 EAST STREET SUITE 100
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www.benchmarkcivil.com

STATE OF UTAH
M. CHRIS PEDERSEN
11/14/18

AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

1810241

DETAIL SHEET

CDT.03
12OF 12

Exhibit C

EXHIBIT A

Parcel # 51-319-004
Lot # 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

EXHIBIT B

Long-Term Stormwater Management Plan

for:

American Fork Medical Office
24 North 1100 East
American Fork, UT, 84003

PURPOSE AND RESPONSIBILTY

As required by the Clean Water Act and resultant local regulations, including American Fork Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The American Fork River is impaired but does not have a TMDL. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT
SECTION 2: TRAINING
SECTION 3: RECORDKEEPING
SECTION 4 APPENDICES

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure at our site is limited at controlling and containing pollutants and our operations if managed improperly can contaminate the environment. This LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the pollution containment limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds.

Parking, Sidewalk and flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our system ultimately polluting American Fork River.

Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots and improve appearance when necessary. Use our Pavement Maintenance and the Pavement Washing SOPs to manage pollutants that collect on our pavements.

Landscaping

Our landscape operations can result in grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants to fall or be left on our paved areas. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our storm drain system ultimately polluting American Fork River. The primary pollutant impairing the American Fork River is organic material so it is vital that our paved areas with direct connection to the City storm drain systems remain clean of landscape debris.

Use our Landscape Maintenance SOP to prevent this potential pollution source from affecting the American Fork River.

Storm Drain System

The storm drain inlets direct all runoff to on site Sumps. The overflow from the sumps is directed to the existing storm drains of the development. The existing storm drain is designed to capture floating material and heavier sediment particles but does not trap suspended or dissolved pollutants. This device is susceptible to bypass and scour during large storm events and the dissolved pollutants will pass through and harm the American Fork River. Also, the existing storm drain system holds water that can breed mosquitoes. It is important to regularly maintain this system to protect the American Fork River and prevent mosquito breeding. Use our Storm Drain Maintenance SOP to manage the storm drain system responsibly.

Waste Management

Our 6-yard dumpster and trash receptacles with lids are intended to prevent precipitation exposure minimizing liquids that can leak onto pavements and from haul trucks. Lids will also prevent the light-weight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. Use our Waste Management SOP to control and manage the solid waste we generate.

Utility System

Our roof top utility system is exposed to our roof drains which drain to our pavements. This heating and air conditioner unit contains oils and other chemicals that can harm the American Fork River if allowed to drain off our property. Liquids and other waste generated by maintenance of this system can be appropriately managed by our Spill Containment and Cleanup SOP.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, the snow removal operations if improperly managed will increase our salt impact to our own vegetation and local water resources. Use our Snow and Ice Removal SOP to minimize our salt impact.

SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to American Fork Stormwater Division annually.

SECTION 4: APPENDICES

Appendix A- Site Drawings and Details
Appendix B- SOPs
Appendix C- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS

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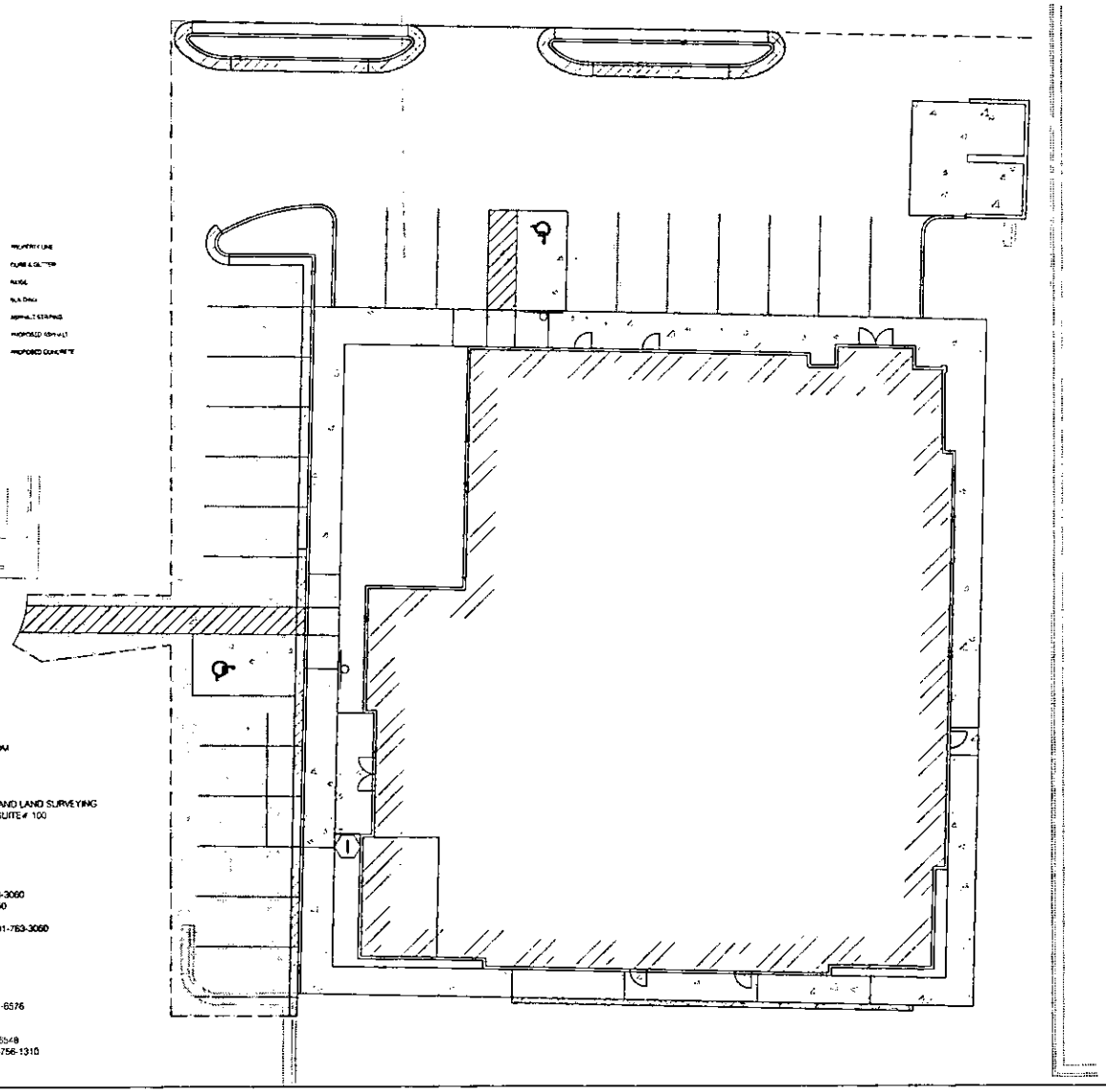
AMERICAN FORK MEDICAL OFFICE

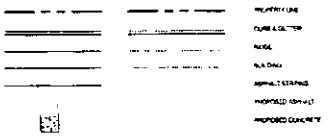
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

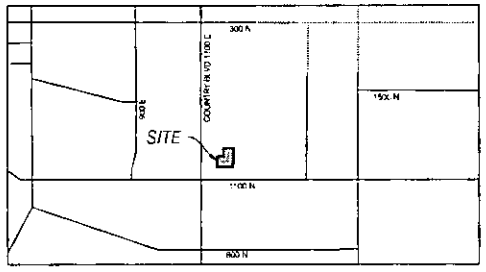
GRAPHIC SCALE

NORTH



LEGEND AND ABBREVIATIONS:





VICINITY MAP
N.T.S

OWNER: JAMES JOHNSON
801-550-5210
JAMESAJOHANSEN@GMAIL.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	AMERICAN FORK GENERAL NOTES
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

CONTACT LIST

DEVELOPER
JAMES JOHNSON
801-550-5210
JAMESJOHNSON@GMAIL.COM

CIVIL ENGINEER CHRIS POULSEN P.E.
BENCHMARK ENGINEERING AND LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070
801) 542-7192

AMERICAN FORK CITY PUBLIC WORKS
275 EAST 200 NORTH
- CULINARY WATER JAY BREMS 801-763-3060
- PRESSURIZED IRRIGATION JAY BREMS 801-763-3060
- SANITARY SEWER ASHTON HARDY 801-763-3060
- STORM WATER ASHTON HARDY 801-763-3060
- INFRASTRUCTURE MANAGER DEE HOWARD 801-763-3060
- FIRE MARSHAL DOUG BATEMAN 801-763-3040

TIMPANOGOS SPECIAL SERVICE DISTRICT
DAVID BARLOW 801-756-5231

AF FIBER WILL DAVIS 801-897-9826
AF IRRIGATION COMPANY ERNIE JOHN 801-471-6576
CENTURY LINK RYAN ALLRED 385-223-0084
COMCAST ELYSIA VALDEZ 801-401-3017
DOMINION ENERGY TRENT JOHNSON 801-853-6548
ROCKY MOUNTAIN POWER TERIA WALKER 801-756-1310

TYPE OF CONSTRUCTION: 2B
TYPE OF OCCUPANCY - A-2
BUILDING HEIGHT
NUMBER OF STORIES - 2
YES- AUTOMATIC SPRINKLERS
CURRENT ZONING - PO - 1

SETBACKS
FRONT 30 FEET
SIDE 8 FEET
SIDE 8 FEET
BACK 8 FEET

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

AMERICAN FORK OFFICE BUILDING
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

No.	DATE	DESCRIPTION
1	01-04-19	REVISED & PER FIRE MARSHAL
2	07-02-19	UPDATED SEWER AND WATER CONNECTIONS
3	11-11-19	REVISED GRADING AND SITE LAYOUT
4	11-19-19	ADDED SECONDARY WATER SERVICE LINE

1810241

COVER

1 OF 12

BENCHMARK ENGINEERING CONTACT: CHRIS POULSEN PE

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LINETYPES:

NEW | EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PL & LOT LINES
- RIGHT OF WAY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE - SMALL STONE
- FENCE - BLOCK
- FENCE - BRICK
- FENCE - CHAIN
- FENCE - IRON
- FENCE - VINYL
- FENCE - WIRE
- FENCE - WOOD
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- TELEPHONE LINE
- CABLE TELEVISION LINE
- DRAINAGE DITCH/WATERWAY
- TREE LINE EDGE
- FIBER OPTIC LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SYMBOLS

NEW | EXISTING

- SECTION CORNER FOUND
- SECTION CORNER NOT FOUND
- STREET MONUMENT FOUND
- STREET MONUMENT NOT FOUND
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
COR	SECTION CORNER	R	RADIUS OF CURVE
CB	CATCH BASIN	RR	RAILROAD
CF	CUBIC FEET	ROW	RIGHT-OF-WAY
D	DELTA ANGLE	R/W	RIGHT-OF-WAY
EOA	EDGE OF ASPHALT	SMH	SEWER MANHOLE
EOC	EDGE OF CONCRETE	SD	STORM DRAIN
EX	EXISTING	SF	SQUARE FEET
FFE	FINISH FLOOR ELEVATION	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TOA	TOP OF ASPHALT
GB	GRADE BREAK	TOC	TOP OF CONCRETE
GW	GUY WIRE	TOF	TOP OF FOOTING
HW	HEAD WALL	TOE	TOE OF SLOPE
IE	INVERT ELEVATION	TOG	TOP OF GRATE
LC	LENGTH OF CURVE	TOP	TOP OF SLOPE
LP	LIP OF CURB	TOW	TOP OF WALL
LF	LINEAR FEET	TP	TELEPHONE PEDESTAL
LP	LOW POINT	UGP	UNDERGROUND POWER
M-M	MONUMENT TO MONUMENT	VPC	VERTICAL POINT OF CURVATURE
MH	MANHOLE	VPI	VERTICAL POINT INTERSECTION
MON	SURVEY MONUMENT	VPT	VERTICAL POINT OF TANGENCY
OHP	OVERHEAD POWER	WM	WATER METER
PC	POINT OF CURVATURE	WV	WATER VALVE
PI	POINT OF INTERSECTION		
PP	POWER POLE		
PT	POINT OF TANGENCY		

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

811

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONSTRUCTION NOTES

[illegible]

GENERAL

UTILITIES

SEWER

WATER

EXISTING UTILITIES

CLEARING AND GRUBBING

SURFACE IMPROVEMENTS

EARTHWORK

SITE SAFETY AND MAINTENANCE

DESIGNED BY	MNJ
CHECKED BY	LDM
SURVEY	SURVEY
DATE	11/14/19
PROJECT	181241 SITE

No.	DATE	DESCRIPTION
1	01/23/19	CHANGES PER CITY COMMENTS
2	8/19/19	UPDATED SEWER AND WATER CONNECTIONS
3	11/11/19	REVISED GRADING AND SITE LAYOUT
4	11/14/19	ADDED SECONDARY WATER SERVICE LINE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

181241

GEN. NOTES LEGEND & ABBREV.

CGN.01
2 OF 12

AMERICAN FORK GENERAL NOTES

GENERAL NOTES

1. City of American Fork, A.P.W.A. Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
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 construction 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 restoration. 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.
26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background.

UTILITIES

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

COMPANY		CONTACT	PHONE
QWEST	- TELEPHONE	Darron Keller	(801) 356 8975
PACIFIC CORP	- POWER	Dennis Potter	(801) 756 1344
COMCAST	- CABLE	Sheryl Pearson	(801) 401 3023
QUESTAR GAS	- GAS	Steve Adams	(801) 324 3363
AMERICAN FORK CITY - WATER		Jay Brems	(801) 404-6129
AMERICAN FORK CITY - SEWER		Aaron Brems	(801) 404 6126
AMERICAN FORK CITY - STORM		Aaron Brems	(801) 404 6126
AMERICAN FORK CITY - SWPRO		Heiter Nielsen	(801) 404 5361
AMERICAN FORK CITY - P.I.		Jay Brems	(801) 404 6129

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662 4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. The 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 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.

NOTE:
IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH AMERICAN FORK CITY STANDARD NOTES AND SPECIFICATIONS, THE AMERICAN FORK CITY STANDARD NOTES AND SPECIFICATIONS GOVERN.

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 constructed per the 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 the 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 3080 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

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No.	DATE	DESCRIPTION
1	01/20/19	CHANGES PER CITY COMMENTS
2		UPDATED SEWER AND WATER CONNECTIONS
3		REVISED GRADING AND SITE LAYOUT
4		ADDED SECONDARY WATER SERVICE LINE

DESIGNED: MAJ
CHECKED: LDM
SURVEY
DATE: 11/14/19
PROJECT: 1810241_SITE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE 100
SANDY, UTAH 84070 (801) 542 7192
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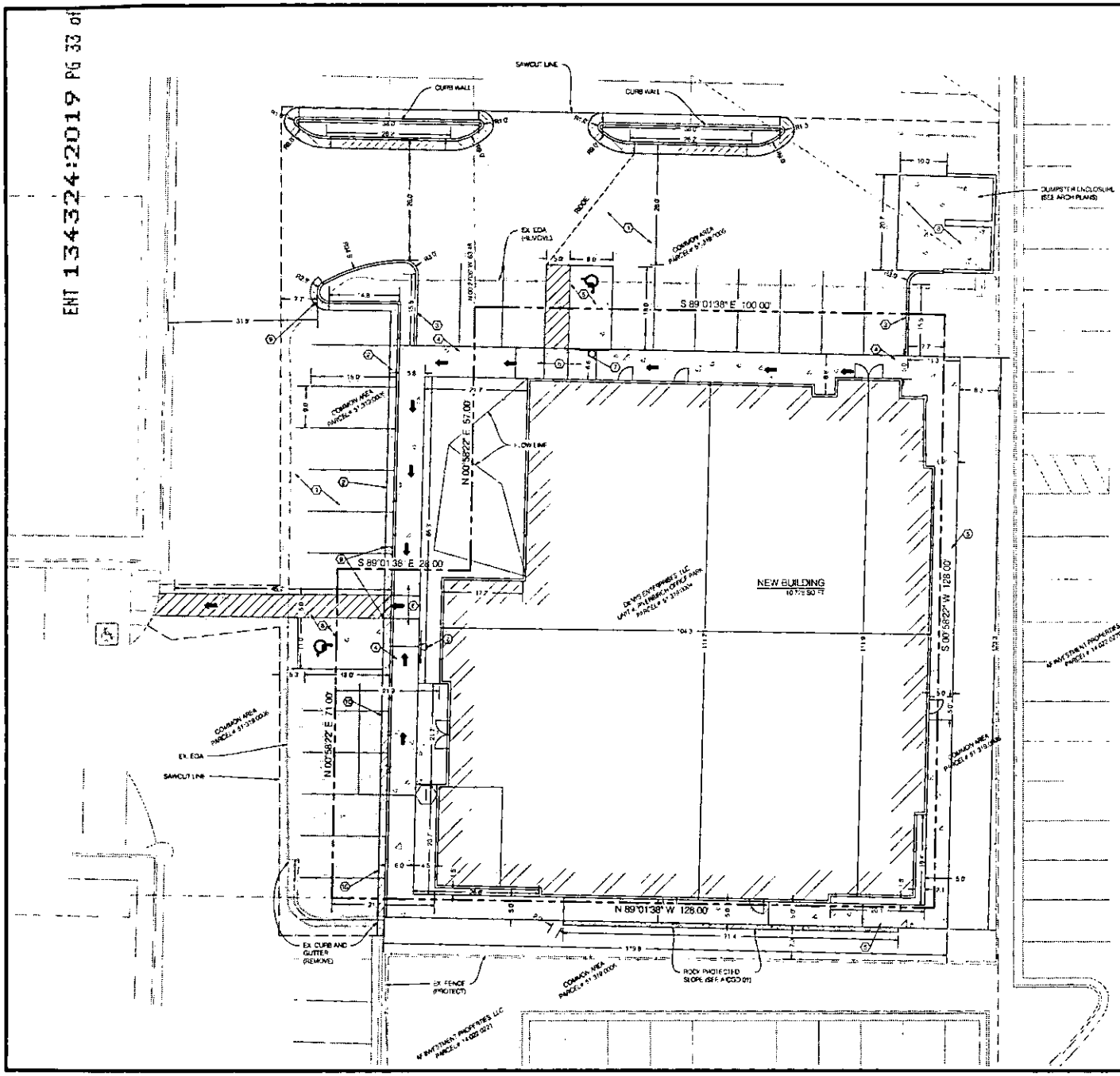
BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

1810241

GEN. NOTES LEGEND & ABBREV.

CGN.02
3 OF 12



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CD1.01
2	CONCRETE CURB AND GUTTER PER AMERICAN FORK STDS	2/CD1.01
3	CURB WALL	4/CD1.01
4	SIDEWALK THICKENED EDGE	3/CD1.01
5	SIDEWALK PER APWA #231	
6	ADA RAMP	1/CD1.02
7	ADA SIGN	1/CD1.00
8	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CD1.01
9	TRANSITIONAL CURB AND GUTTER	
10	TB LEASE CURB AND GUTTER	

AREA TABLE - POST DEVELOPMENT			AREA TABLE - PRE DEVELOPMENT		
PARTICULARS	S.F.	%	PARTICULARS	S.F.	%
BUILDING	10,728	49.4	BUILDING	0	0
HARDSCAPE	7,341	33.8	HARDSCAPE	0	0
LANDSCAPE	3,658	16.8	LANDSCAPE	3,658	100
TOTAL	21,727	100	TOTAL	21,727	100

NEW PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	24	2
TOTAL	26	

NOTE
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESSIBLE SHALL NOT EXCEED A 1:48 (2.0%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL, OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL LIFT HIGH DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE.

CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
	PUBLIC WAY ACCESS ROUTE

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NO.	DATE	DESCRIPTION
4	10/17/19	CHANGES PER CITY COMMENTS
3	9/24/19	UPDATES SEWER AND WATER CONNECTIONS
2	7/17/19	REVISED GRADING AND SITE LAYOUT
1	1/11/19	ADDED BENCHMARK WATER SERVICE LINE

DRAWN: MAJ
CHECKED: LDW
SURVEY: 11/14/19
DATE: 8/13/2018
PROJECT: 1810241
SCALE: 1" = 10'

BENCHMARK ENGINEERING & LAND SURVEYING
1020 NORTH 1170 STREET, SUITE 100
SPANISH FORK, UTAH 84660 801.542.7118
www.benchmarkcivil.com

BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE

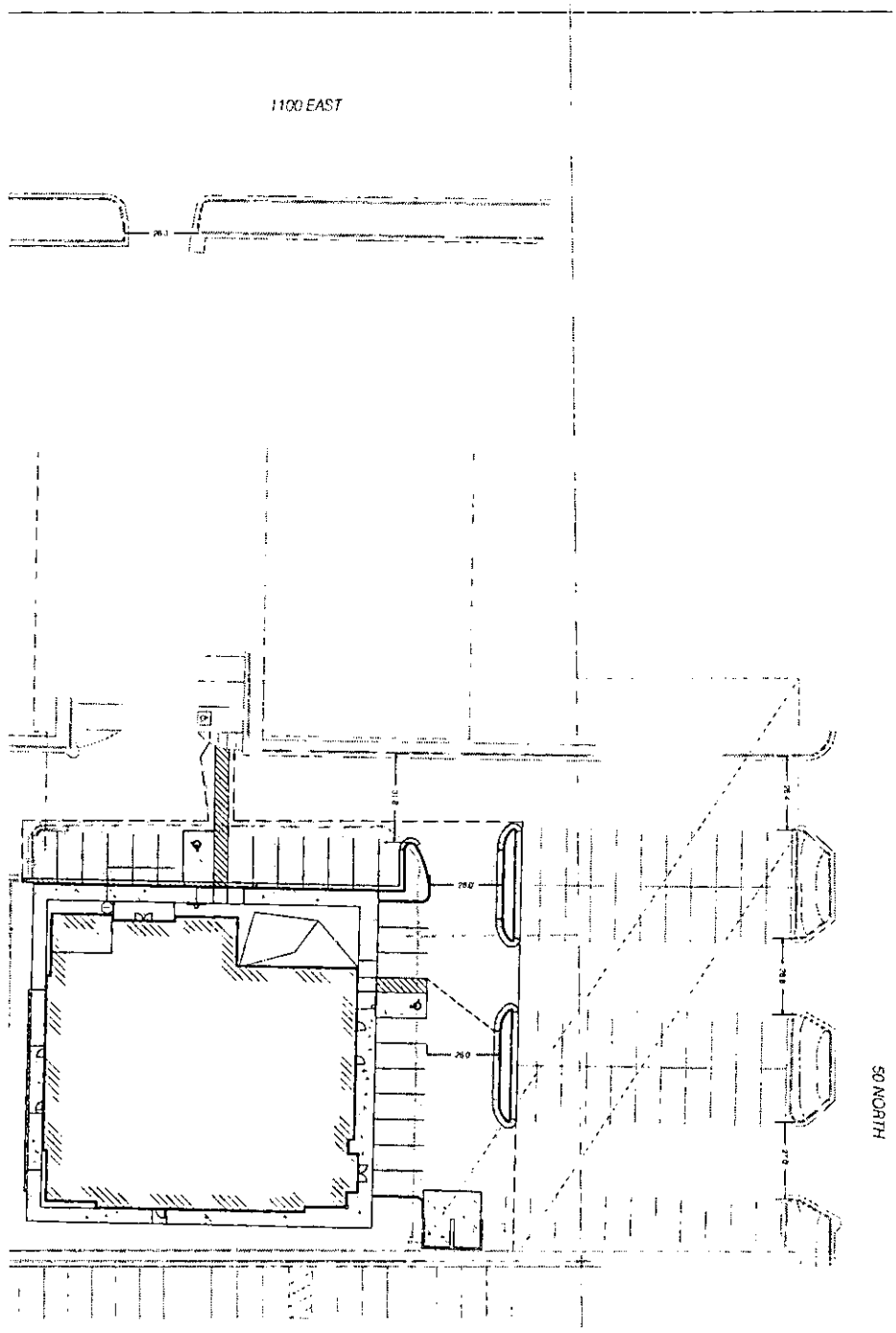
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

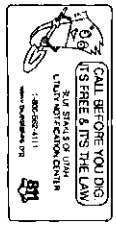
1810241

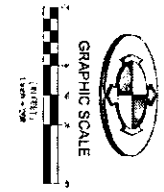
SITE PLAN

CSP.01
4 OF 12

FIRE PLAN







CSP.02 5 OF 12	FIRE PLAN	181Q241	AMERICAN FORK MEDICAL OFFICE 24 NORTH 1100 EAST AMERICAN FORK, UTAH

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
1020 SOUTH STATE STREET, SUITE #100
SANDY, UTAH 84070 801.542.7192
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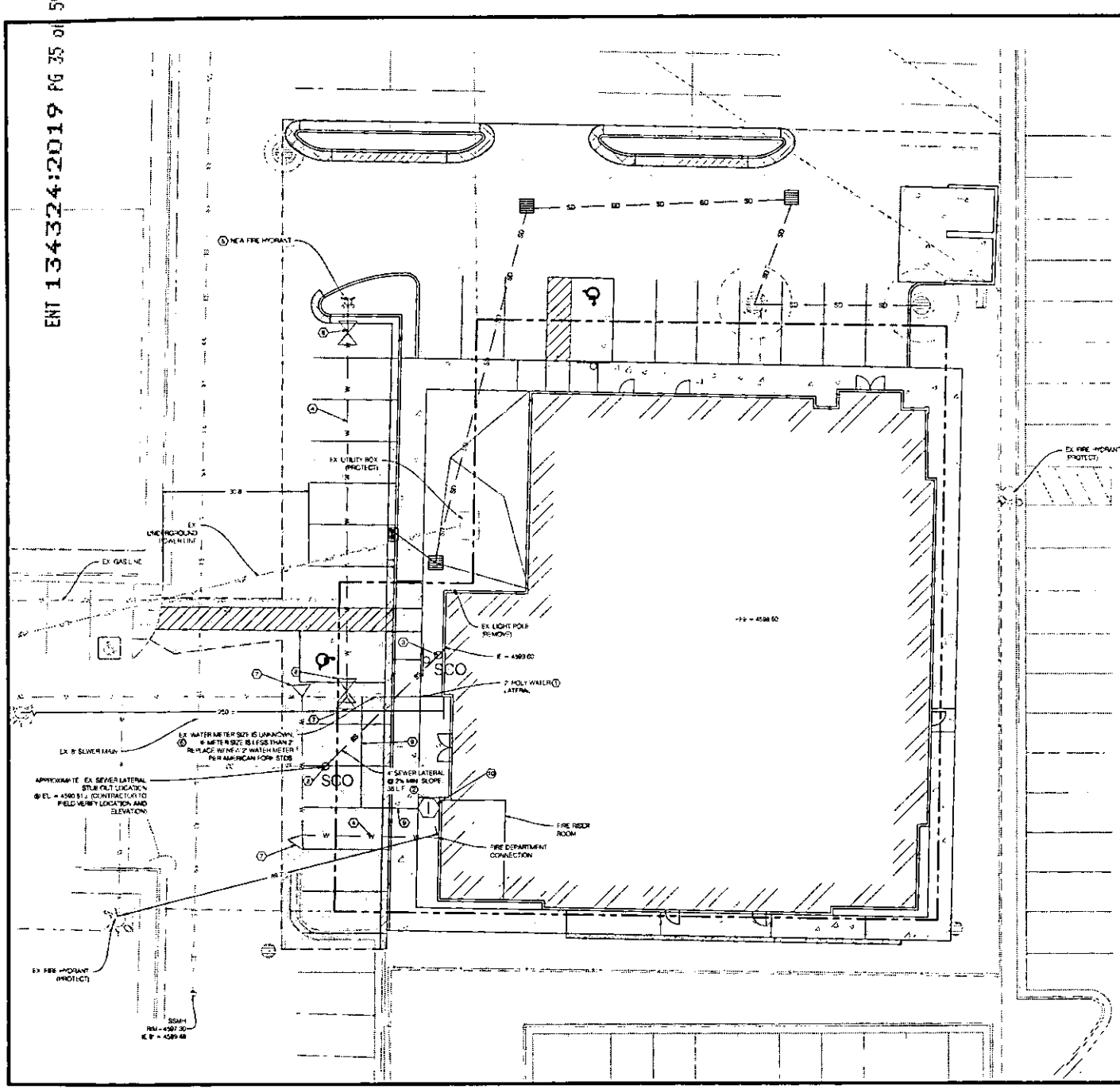
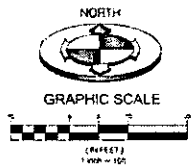
DRAWN BY	URJ	NO.	DATE / DESCRIPTION
DESIGNED BY	LDM	1	01/09/19 CHANGES PER CITY COMMENTS
FIELD CREW	SURVEY	2	01/23/19 UPDATED SEWER AND WATER CONNECTIONS
DATE	11/14/18	3	11/11/19 REVISED GRADING AND SITE LAYOUT
DWG FILE	181Q241_SITE	4	11/18/19 ADDED SECONDARY WATER SERVICE LINE

SCALE: 1" = 20'-0"

SCALE MEASURES 3 INCHES ON FULL SIZE SHEETS
AND NOT ACCURATE WHEN REDUCED OR ENLARGED





CONSTRUCTION KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
1	2" POLY WATER SERVICE LINE	5/CUT 05
2	4" PVC SDR-35 SEWER LATERAL	
3	SEWER CLEAN OUT	
4	8" FIRE LINE	
5	FIRE HYDRANT	4/CUT 01
6	2" WATER METER PER AMERICAN FORK STANDARDS	5/CUT 01
7	THRUST BLOCK PER AMERICAN FORK STDS	
8	GATE VALVE PER AMERICAN FORK CITY STDS	
9	1" POLY IRRIGATION SERVICE LINE	
10	1" IRRIGATION METER W/ BACKFLOW PREVENTER	2/CUT 05

NOTE
PRIOR TO IRRIGATION CH CONSTRUCTION BEGIN AT THE LOW END OF A.J. GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THE INVERT IS HIGHER THAN SHOWN ON THE PLANS FOR A NEW DESIGN

NOTE
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED

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NO	DATE	DESCRIPTION
5	10/01/19	CHANGES PER CITY COMMENTS
4	8/19/19	UPDATED SEWER AND WATER CONNECTIONS
3	7/11/19	REVISED GRADING AND SITE LAYOUT
2	4/12/19	ADDED RECONDITIONING WATER SERVICE LINE
1	1/17/19	ISSUED FOR REVIEW

DRAWN BY: MAJ
REVIEWED BY: LDM
SURVEY: SURVEY
DATE: 11/17/19
JOB NO.: 1810241 SITE
SCALE: 1" = 10'
SCALE HORIZONTAL: 1" = 10' / 1" = 20' FOR SITE PLAN
SCALE VERTICAL: 1" = 5' FOR PROFILES

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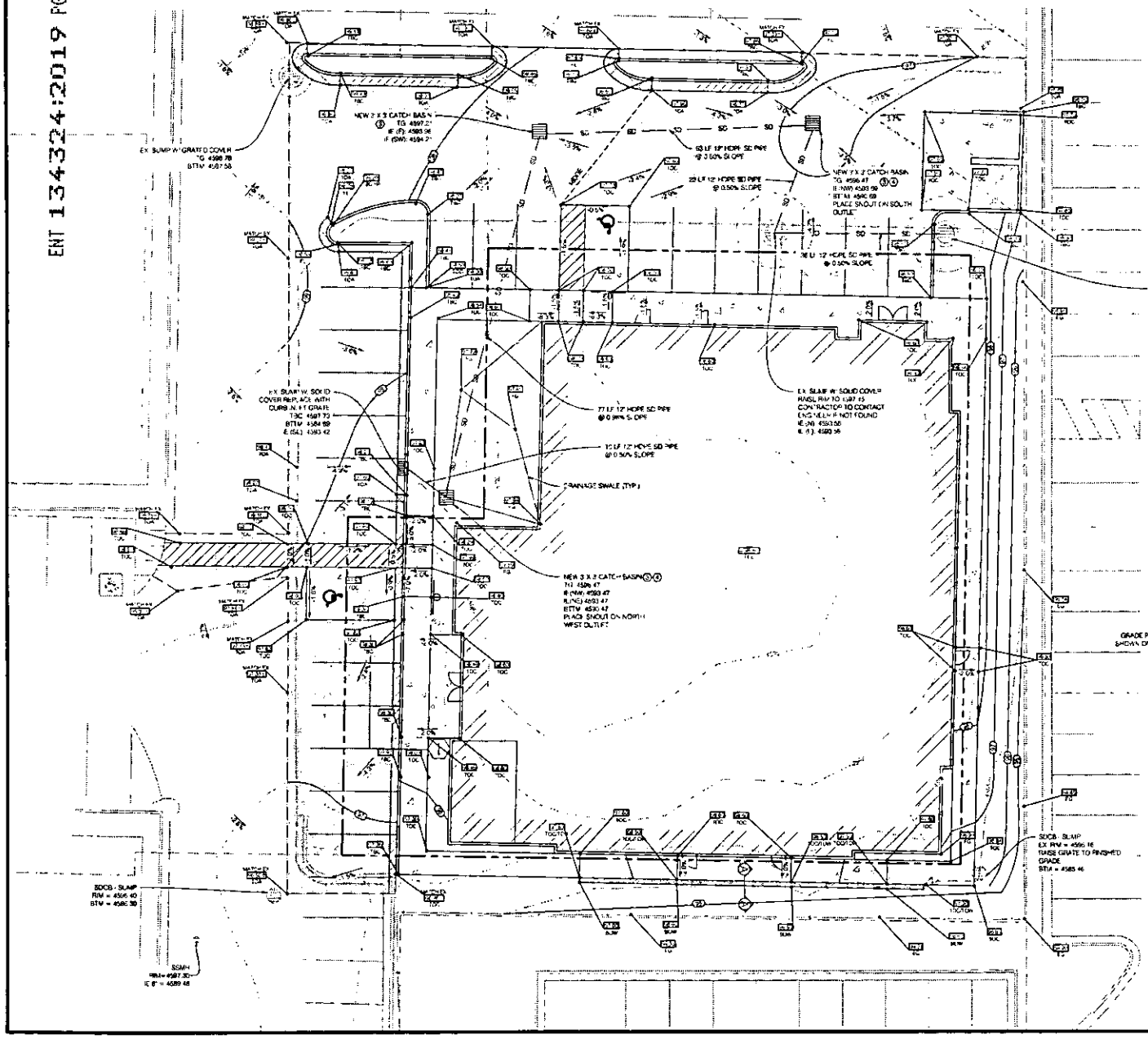
AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

Project No. 1810241

UTILITY PLAN

CUP.01
6 OF 12



NOTE
SUMPS NOT FOUND IN SURVEY BUT ORIGINAL PLANS SHOW THEY WERE INSTALLED. CONTACT ENGINEER IF NOT FOUND FOR NEW SUMP INSTALLATION REQUIRED FOR STORM WATER STORAGE. INSTALL CONNECTION BETWEEN SUMPS

NORTH

GRAPHIC SCALE

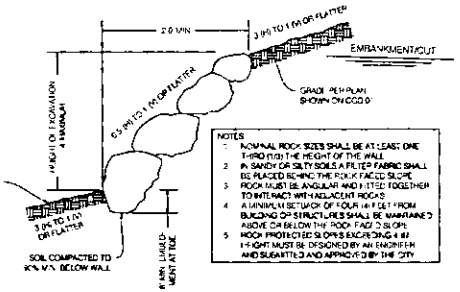
(IN FEET)
1 inch = 10ft

GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN PIPE	
3	2'x3' CATCH BASIN	2/CD1.02
4	18" SHOUT	1/CD1.03

NOTE
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED

NOTE
PRIOR TO FABRICATION OR CONSTRUCTION BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN

NOTE
REFERENCE EXISTING SUBDIVISION PLANS FOR STORM DRAIN CALCULATION



NOTES
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE
5. ROCK PROTECTED SLOPES EXCEEDING 4 (ft) HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY

TYPICAL ROCK PROTECTED SLOPE (A)
SCALE: NTS

NOTE
PER THE ORIGINAL DRAINAGE DESIGN OF THE SITE THE STORAGE CALCULATIONS WERE BASED OFF AN IMPERVIOUS AREA OF 7,854 SQ FT AND LANDSCAPING AREA OF 3,634 SQ FT. THE ACTUAL SITE CONTAINS 10,727 SQ FT OF IMPERVIOUS AREA AND 3,168 SQ FT OF LANDSCAPING AREA DUE TO THE REDUCTION BETWEEN THE DESIGNED AND ACTUAL SQUARE FOOTAGES OF HARDSCAPE IT IS ASSUMED THAT THE EXISTING SYSTEM WILL BE ABLE TO STORE THE RUN OFF ON THE SITE

BENCHMARK
THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4594.30

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No.	DATE	DESCRIPTION
3	8/12/19	CHANGES PER CITY COMMENTS
2	8/12/19	UPDATED SHEET AND REVISIONS
1	11/13/18	REVISED GRADING AND SITE LAYOUT
0	11/9/18	ADDED BENCHMARK AND REMOVED LINE

Drawn BNJ
Checked LDM
Reviewed SURVEY
Date 11/14/18
Project 1810241 AMERICAN FORK SITE

SCALE INDICATED IS NOT ON FULL SIZE PLANS

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AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

1810241

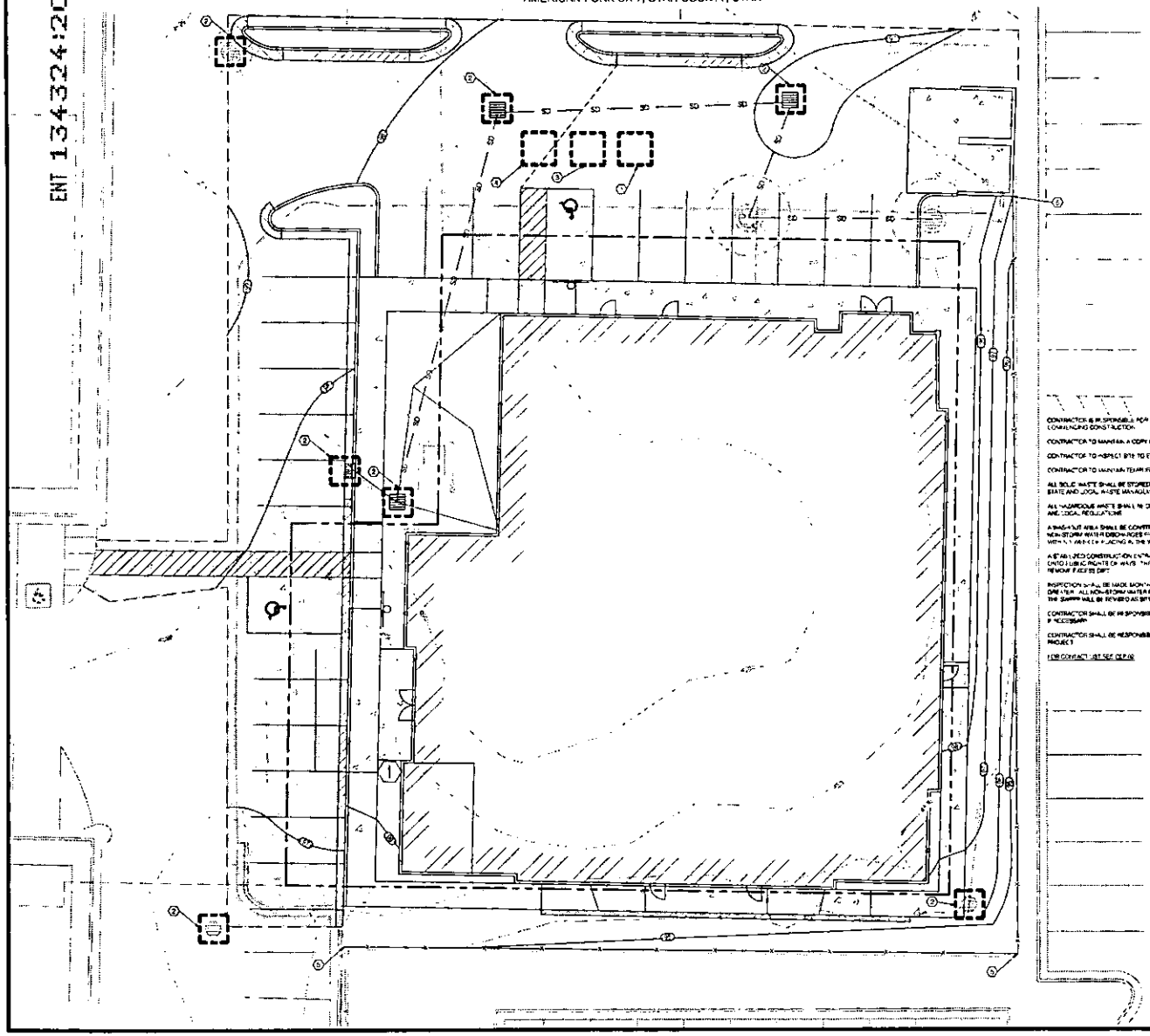
GRADING & DRAINAGE PLAN

CGD.01
7 OF 12

ENT 134324:2019 PG 37 of 59

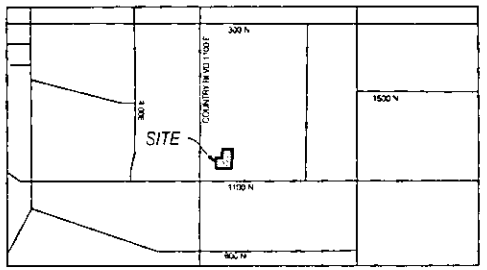
AMERICAN FORK MEDICAL OFFICE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE (IN FEET) 1 inch = 10ft

NORTH



VICINITY MAP

SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS		
NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	SEDIMENT BARRIER	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02

POST-CONSTRUCTION AREA		
PARTICULARS	S.F.	%
BUILDING	10,728	49.9
HARDSCAPE	7,350	34.2
LANDSCAPE	3,436	15.9
TOTAL	21,514	100
RUNOFF COEFFICIENT: 0.79		

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND TO USE SAFE WORK MEASURES

ALL SOLID WASTE SHALL BE STORED IN A SECURELY CODE METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS

A WASH-OUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TRANSITED TO THE CITY LANDFILL WITH ALL WASTE HAULING IN THE WASH OUT AREA

A 8" ABLE CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHTS OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT CHANGES

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT

FOR CONTACT LIST SEE CEP.00

CONTACT LIST

DEVELOPER
JAMES JOHANSON
801-560-5210
JAMES.JOHANSON@GMAIL.COM

CIVIL ENGINEER LEEANN MILLER, P.E.
BENCHMARK ENGINEERING AND LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070
(801) 542-7192

AMERICAN FORK CITY
275 EAST 200 NORTH
STORM DRAIN SEWER - AARON BREMS (801)404-6126
STORM WATER INSPECTOR - HARLAN MELSON (801)404-6361

275 EAST 200 NORTH
PRESSURIZED IRRIGATION - JAY BREMS (801)404-6129

ABBREVIATIONS:

SECTION CORNER & LINE FOUND
STREET MON. FOUND
PROPERTY LINE
FOUND PLUMMER (UNNOTED)
DEFLECTION POINT
ADJACENT PROPERTIES
CENTERLINE STREET
CURB & GUTTER
EDGE OF EXISTING ASPHALT
INDEX CONTOUR LINE
INTERMEDIATE CONTOUR LINE
SANITARY SEWER MANHOLE & PIPE
STORM DRAIN MANHOLE & PIPE
CATCH BASIN
MANHOLE & DRAIN PIPE LINE
WATER VALVE & WATER METER
FIRE HYDRANT
GAS LINE (MARKED) GAS
LIGHT POLE
UNDERGROUND TELEPHONE
IRRIGATION MANHOLES, BOXES IRRIG

CB	CATCH BASIN	SMH	SEWER MANHOLE
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EE	INVERT ELEVATION	TBC	TOP BACK OF CURB
FL	FLOW LINE	TOA	TOP OF ASPHALT
MH	MANHOLE	TOG	TOP OF GRATE

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NO.	DATE	DESCRIPTION
1	11/20/19	CHANGES PER CITY COMMENTS
2	01/02/20	UPDATED SEWER AND WATER CONNECTIONS
3	04/13/20	REVISED DRAINAGE PER SITE LAYOUT
4	11/17/20	ADDED SECONDARY WATER SERVICE LINE

DRAWN BY: MALT
DESIGNED BY: LDM
REVIEWED BY: SURVEY
DATE: 11/16/19
UNIT TYPE: 1INCH=10FT SITE
SCALE: 1

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SANDY, UTAH 84070 801.542.7192
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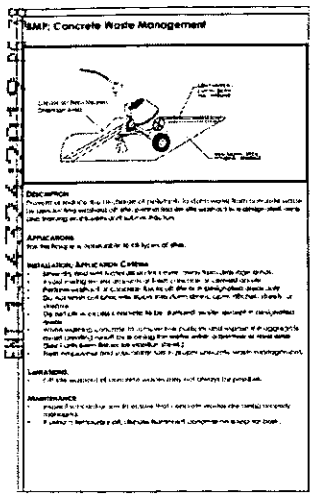
AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

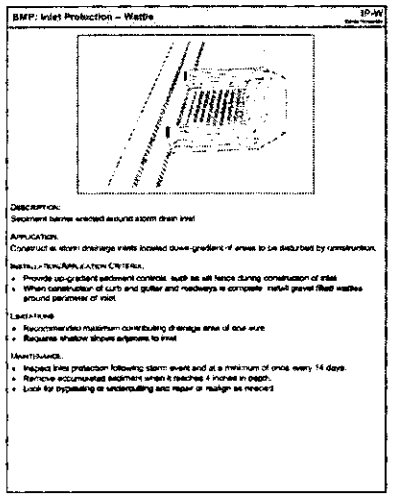
PROJECT NO. 18-0241

EROSION CONTROL PLAN

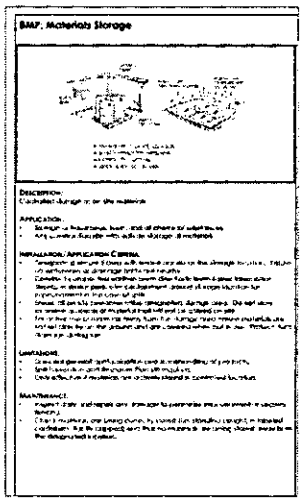
CEP.01
8 OF 12



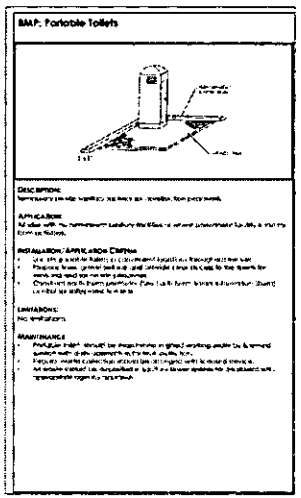
CONCRETE WASTE MANAGEMENT (1)
SCALE:NTS



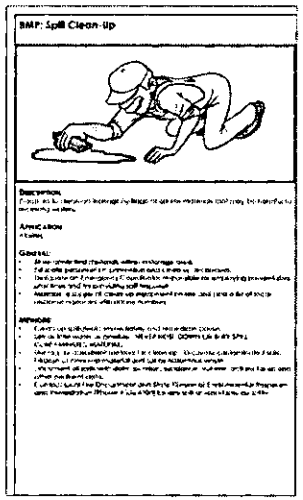
INLET PROTECTION WATTLE (2)
SCALE:NTS



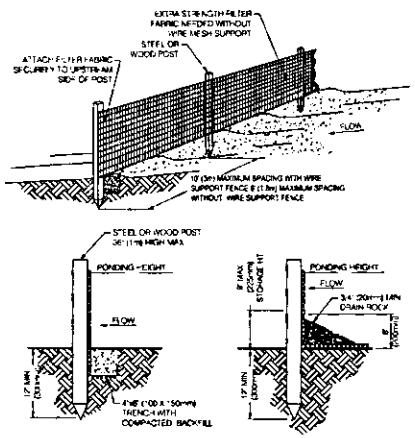
MATERIALS STORAGE (3)
SCALE:NTS



PORTABLE TOILETS (4)
SCALE:NTS



SPILL CLEAN UP (5)
SCALE:NTS



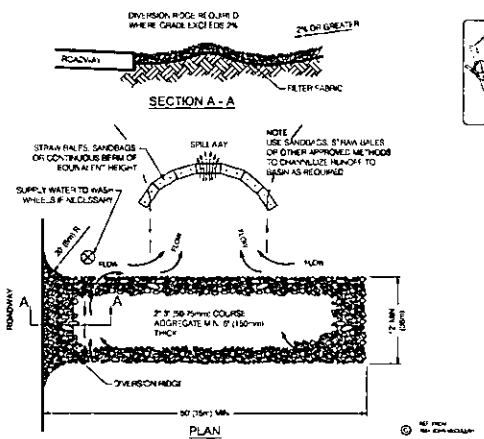
TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

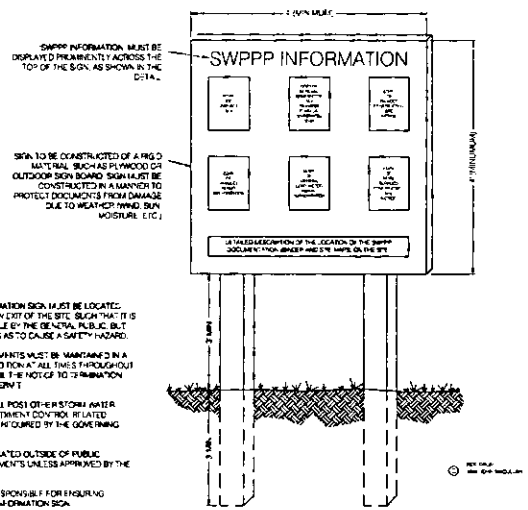
NOTES
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAX MUM RECOMMENDED STORAGE HEIGHT
3. REMOVED SED MENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SED MENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED

SILT FENCE (6)
SCALE:NTS



NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (7)
SCALE:NTS



NOTES
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE TO TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (8)
SCALE:NTS

NO.	DATE	CHANGES PER CITY COMMENTS
1	10/17/19	REVISED GRADING AND SITE LAYOUT
2	10/17/19	ADDED SECONDARY INLET SERVICE LINE

DRAWN BY: MNJ
CHECKED BY: LDM
SURVEYED BY: SURVEY
DATE: 1/14/19
JOB NO.: 1810241 SITE
SCALE: 1" = 20'
SHEET NUMBER: CEP.02

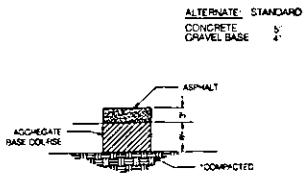
BENCHMARK ENGINEERING & LAND SURVEYING
BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJECT NO. 1810241

EROSION CONTROL DETAILS

CEP.02
9 OF 12

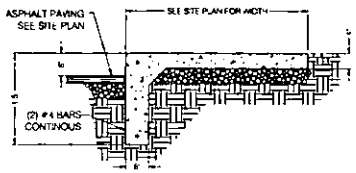


STANDARD DUTY PAVEMENT

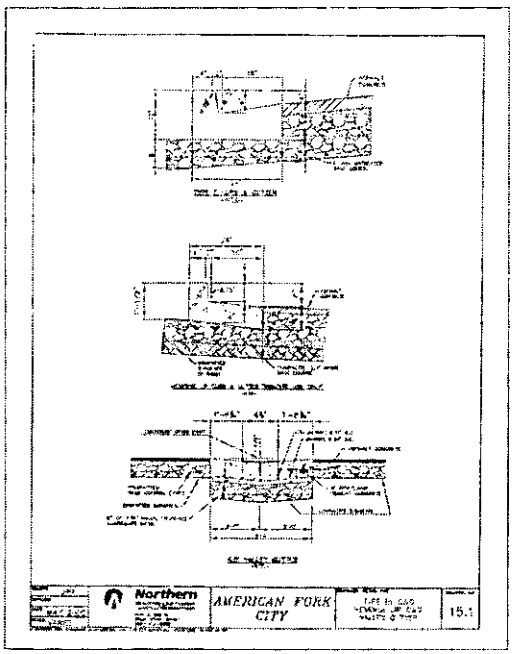
NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER

*PER THE GEOTECH REPORT THE NORTH SECTION REQUIRES 12" OF GRAVELAR BASE UNDER THE PAVEMENT IF POOR SOILS ARE ENCOUNTER NORTH OF THE BUILDING, INCLUDE THIS IN THE PAVEMENT SECTION

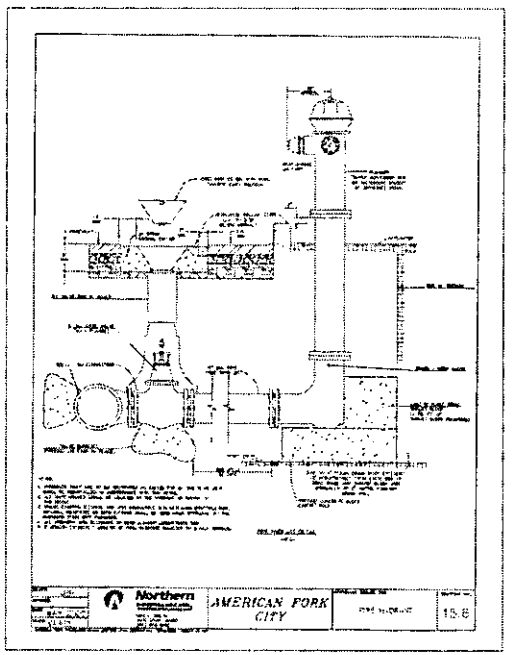
PAVEMENT SECTIONS (1)
SCALE:NTS



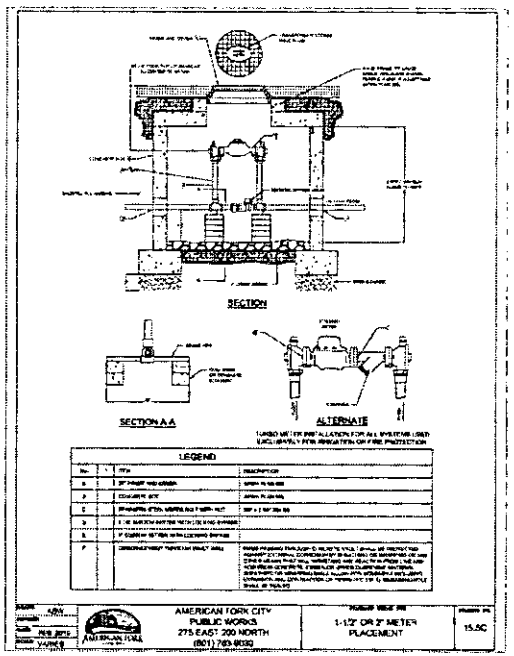
TYPICAL CONCRETE INTEGRAL SIDEWALK & CURB (2)
SCALE:NTS (APWA #205)



TYPICAL CURB & GUTTER (2)
SCALE:NTS



FIRE HYDRANT (4)
SCALE:NTS



2" WATER METER (5)
SCALE:NTS

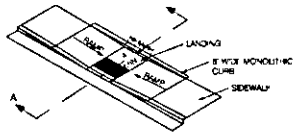
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
FOUNDATION ENGINEERING
PROVO, UTAH (801) 377-7700

AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

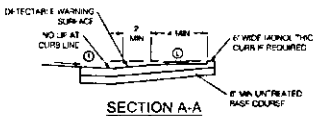
1810241

DETAIL SHEET

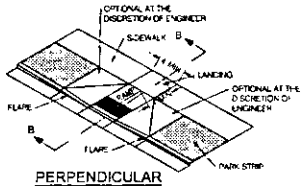
CDT.01
10OF 12



PARALLEL PEDESTRIAN RAMP

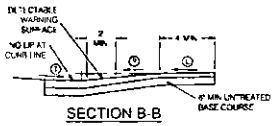


SECTION A-A

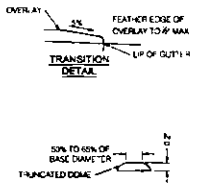


PERPENDICULAR PEDESTRIAN RAMP

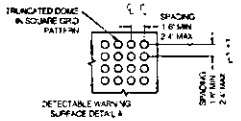
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



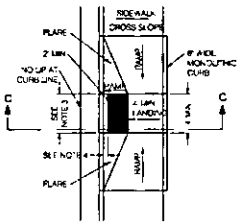
SECTION B-B



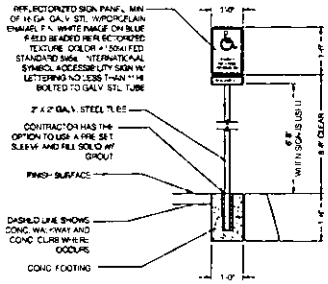
TRANSITION DETAIL



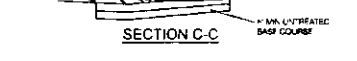
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



PEDESTRIAN ACCESS RAMP DETAIL



ADA SIGN POST DETAIL



SECTION C-C

DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

INTERNATIONAL SYMBOL OF ACCESSIBILITY

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

SCALE: N.T.S.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6 TO 8 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE COLOR SHALL BE YELLOW.
6. USE CLASS AA (4K) CONCRETE.
7. USE 6" MIN. DEPTH OF UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 95% MAXIMUM DRY DENSITY.

SLOPE TABLE

	ITEM	RUNNING SLOPE*	CROSS SLOPE
(1)	LANDING	1.5:2% (1V:48H) (b)	1.5:2% (1V:48H) (b)
(2)	RAMP	8.33% (1V:12H) (b)	1.5:2% (1V:48H) (b)
(3)	TRANSITION	6% (1V:20H) (a)	1.5:2% (1V:48H) (b)
	SIDEWALK	-	1.5:2% (1V:48H)
	FLARE	10% (1V:10H)	-

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10 MAX. ABOVE FLOWLINE).

EXCEPTION

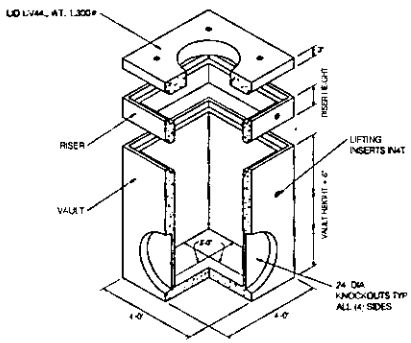
(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

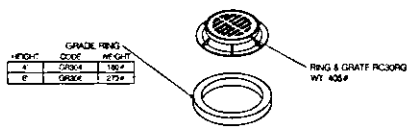
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

STANDARD ACCESS RAMP (1)

SCALE: NTS





HEIGHT	CODE	WEIGHT
4"	GR004	180#
6"	GR006	275#

RISER

HEIGHT	CODE	WEIGHT
1	LV441R	1,300#
2	LV442R	2,700#
3	LV443R	4,050#
4	LV444R	5,400#
5	LV445R	6,750#
6	LV446R	8,100#

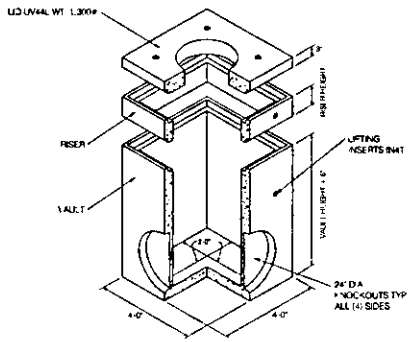
VAULT

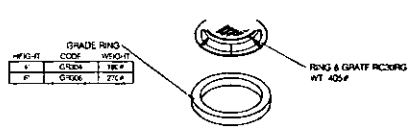
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,075#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C894 WITH AASHTO HS-20 LOADING
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES

3'x3' CATCH BASIN (2)

SCALE: NTS





HEIGHT	CODE	WEIGHT
4"	GR004	180#
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RISER

HEIGHT	CODE	WEIGHT
1'	LV441R	1,300#
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VAULT

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NOTES
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C894 WITH AASHTO HS-20 LOADING
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES

2X2 CATCH BASIN (3)

SCALE: NTS

No.	DATE	DESCRIPTION
1	10/07/19	CHANGES PER CITY COMMENTS
2	8/30/19	UPDATED SEWER AND WATER CONNECTIONS
3	10/11/19	REVISED GRADING AND SITE LAYOUT
4	10/16/19	ADDED SECTION C-C, SIGN DETAIL

DRAWN: MN | DESIGNED: LDM | CHECKED: SURREY | DATE: 11/14/19 | SCALE: 1" = 10' | SHEET: 1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING
4136 MOUNTAIN PLANE STREET SUITE 100
PARKY UTAH 84098 (801) 542-7190
www.benchmarkcivil.com

AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

1810241

DETAIL SHEET

CDT.02
11 OF 12

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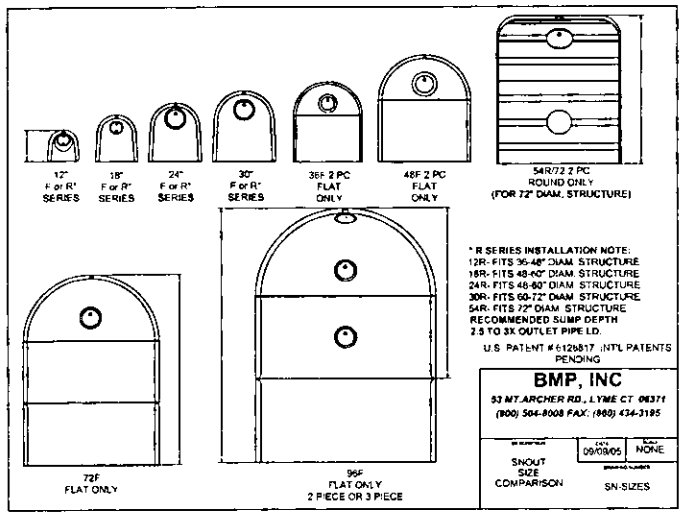
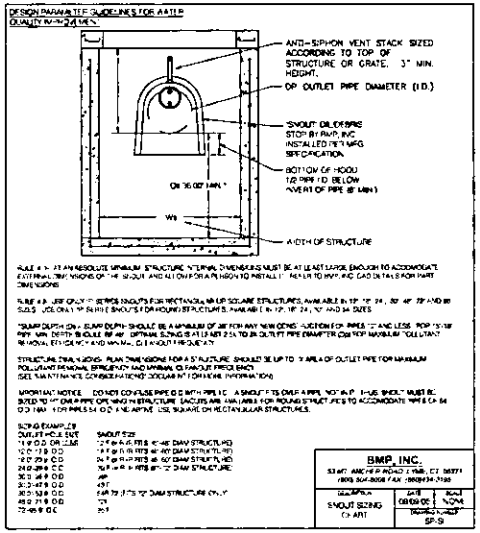
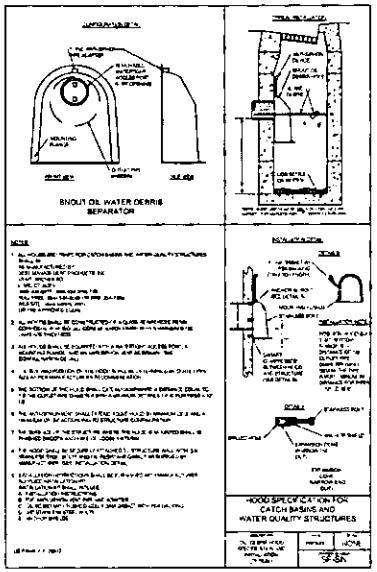


SNOUT DETAILS (1)
SCALE: NTS





1" IRRIGATION METER (2)
SCALE: NTS

DESIGNED	MPG
DRAWN	LDM
CHECKED	
SURVEY	10/14/13
DATE	10/30/13
SCALE	N/A

NO.	DATE	REVISIONS
1	8/22/13	CHANGES PER CITY COMMENTS
2	8/22/13	UPDATED SEWER AND WATER CONNECTIONS
3	10/7/13	REVISED GRADING AND SEWER LAYOUT
4	10/30/13	ADDED SECONDARY WATER SERVICE LINE

BENCHMARK CIVIL

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1135 NORTH 200 EAST, SUITE 100
SANDY, UTAH 84070 (801) 547-7180
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AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

1810241

DETAIL SHEET

CDT.03
12 OF 12

APPENDIX B – SOPs

Pavement Maintenance Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Purpose and Selection:

a) Reduce stormwater pollution by sweeping and removing pollutants that will be carried to City stormwater systems during stormwater runoff or by non stormwater runoff.
b) The sweeper is intended for removing material that collect on pavements by use and the natural degradation of pavements, i.e.. material that collect, drop from vehicles and the natural erosion and breaking up of pavements.

2. Regular Procedure:

a) Remain aware of debris and sweep minor debris is needed by hand.
b) Generally sweeping machinery should be used during autumn when leaf fall is heavy and early spring after winter thaw. Sometimes sweeping machinery will be necessary when accumulations are spread over a large area of the pavement.
c) Manage outside activities that leave waste or drain pollutants to our pavements. This involves outside functions including but not limited to: Yard sales, yard storage, fund raisers, etc. Do not allow car wash fund raiser or other activities that allow detergents or other pollutants to be wash into storm drain systems.

4. Disposal Procedure:

a) Service contractor dispose at licensed facilities
b) Dispose of hand collected material in dumpster

5. Training:

a) Annually and at hire

Landscape Maintenance Operations

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.

1. Application:

a) This SOP should provide sufficient direction for many of the general landscaping operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, varying landscape cover management, etc.

2. Maintenance Procedure:

a) Grooming
- Lawn Mowing – Immediately following operation sweep or blow clippings onto vegetated ground.
- Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation.
- Pesticide Operations – Prevent overspray, use spot treatment, sweep or blow dry pesticide onto vegetated ground immediately following operation.

b) Remove or contain all erodible or loose material prior forecast wind and precipitation events, before any non-stormwater will pass through and over the project site and at end of work period. Light weight debris and landscape materials can require immediately attention when wind expected.

c) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
- Operational; including but not limited to:
  - Strategic staging of materials eliminating exposure, such as not staging on pavement
  - Avoiding multiple day staging of landscaping backfill and spoil on pavements
  - Haul off spoil as generated or daily
  - Scheduling work when weather forecast are clear.

d) Cleanup:
- Use dry cleanup methods, e.g. square nose shovel and broom and it is usually sufficient when no more material can be swept onto the square nosed shovel.
- Power blowing tools

3. Waste Disposal:

a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

4. Equipment:

a) Tools sufficient for proper containment of pollutants and cleanup.
b) Push broom and square blade shovel should be a minimum.

5. Training:

a) Annually and at hire
b) Landscape Service Contractors must have equal or better SOPs.

Waste Management Operations

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

a) This SOP is intended for all Staff, intended for the proper disposal of common everyday waste.

2. Waste Collection Devices (Exposed units):

a) The site contains 2 types of waste management containers.
   - 6yd dumpster with lid
   - Receptacles with lids

3. Waste Disposal Restrictions for all waste Scheduled for the Trans-Jordan Landfill:

a) Generally most waste generated at this property, and waste from spill and clean up operations can be disposed in our dumpsters under the conditions listed in this SOP. Unless other disposal requirements are specifically identified by the product SDS or otherwise specified in other SOPs.

b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the North Pointe Solid Waste Special Service District.

c) Review North Pointe Solid Waste Special Service District regulations for additional restrictions and understand what waste is prohibited in the North Pointe Solid Waste Special Service District. Ensure the SDS and North Pointe Solid Waste Special Service District regulations are not contradictory.

   Generally the waste prohibited by the North Pointe Solid Waste Special Service District is:

   - Liquid:
     - paint
     - pesticides/fertilizers
     - oil (all types)
     - antifreeze
     - batteries
     - liquid chemicals
     - etc.

(Generally, *all the above hazardous waste when involved in minor spill cleanup operations can be disposed in covered dumpsters and our waste bays, if the liquid is contained in absorbent material, e.g. sand, dirt, loose absorbent, pads, booms etc., and transformed or dried such that it will not drip. This is not intended for whole sale disposal of out dated or spent liquid hazardous waste. When disposal of out dated or spent liquid is needed or for questions of how to dispose of other waste, contact the Utah County Health Department (UCHD) for instructions and locations, 801-851-7331).*

4. Waste Disposal Required for North Pointe Solid Waste Special Service District or other:

a) Generally for waste not accepted by the North Pointe Solid Waste Special Service District.

b) Follow SDS for disposal requirements. Review North Pointe Solid Waste Special Service District regulations for additional restrictions and understand what waste is prohibited in North Pointe Solid Waste Special Service District. Ensure the SDS and North Pointe Solid Waste Special Service District regulations are not contradictory

General rules are:

- Get approval prior to delivery.
- Transport waste in secure leak proof containers that are clearly labeled.

c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the North Pointe Solid Waste Special Service District is a good resource, 801-225-8538.

5. General Staff Maintenance Practices:

a) Prevent dumpsters and receptacles from becoming a pollution source by:

1. Closing lids
2. Reposition tipped receptacles upright.
3. Report full or leaking and unsecured dumpsters and receptacles to the company provider or repair it in house. Determine source liquids and prevent it.
4. Report any eminent pollutant hazard related to dumpsters and receptacles to the owner.

6. Training:

a) Annually and at hire

Storm Drain Maintenance Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators can adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

a) Inspect for need:
   1. Schedule cleaning for boxes and pipe that contain 2" or more of sediment and debris.
   2. Remove debris by vacuum North Pointe Solid Waste Special Service District operated machinery.
   3. When accumulations are mostly floating debris this material can be removed with a net.
   4. Inspect standing water for mosquito larvae and contact the Utah County Mosquito Abatement District when necessary.

2. Disposal Procedure:

a) Dispose of waste collected by machinery at regulated facilities.
b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
c) Disposal of hazardous waste
   1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
d) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

a) Annually and at hire

Pavement Washing Operations

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation.
   - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
   - Collect wastewater with shop-vacuum simultaneous with the washing operation.
   - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.

b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.

2. Disposal Procedure:

a) Small volumes can usually be drained to the local sanitary sewer. Contact the Timpanogos Special Service District.

b) Large volumes must be disposed at regulated facilities.

2. Pavement Cleaning Frequency:

a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to: prevention of slick or other hazardous conditions or restore acceptable appearance of pavements.

3. Training:

a) Annually and at hire

Snow and Ice Removal Management

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

a) Parking and sidewalk winter management operations.

2. De-Icing Procedure:

a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
b) Minimize salt use by varying salt amounts relative to hazard potential.
c) Sweep excessive piles left by the spreader.
d) Watch forecast and adjust salt amounts when warm ups are expected the same day.

3. Training:

a) Annually and at hire.
b) Require snow and ice service contractors to follow the stronger this SOP and their company SOPs.

General Construction Maintenance

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, *liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.
***liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.**

1. Application:

a) This SOP should provide enough direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, misc. maintenance/repairs, etc.

2. Construction Procedure:

a) Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.

b) Project materials and waste can be contained or controlled by operational or structural best management practices.
   - Operational; including but not limited to:
     - Strategic staging of materials eliminating exposure, such as not staging on pavement
     - Avoiding multiple day staging of backfill and spoil
     - Haul off spoil as generated or daily
     - Schedule work during clear forecast
   - Structural; including but not limited to:
     - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks
     - Gutter dams, e.g. wattles, sandbags, dirt dams
     - Boundary containment, e.g. wattles, silt fence
     - Dust control, e.g. water hose,
     - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles

c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
d) Cleanup:
   - Use dry cleanup methods, e.g. square nose shove and broom.
   - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.
e) Cleanup Standard:
   - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:

a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
b) Never discharge waste material to storm drains

4. Equipment:

a) Tools sufficient for proper containment of pollutants and cleanup.
b) Push broom and square blade shovel should be a minimum.

5. Training:

b) Annually and at hire.

Spill Control

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Rational:

a) All properties are susceptible to spills whether it is a result of operations or by customers. Insufficient response, inadequate containment materials and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

2. Containment Procedure:

a) Priority is to dam and contain flowing spills.
b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
c) Hazardous or unknown waste material spills
   1. Critical Emergency constitutes large quantities of flowing uncontained liquid that will affect areas with people or reach storm drain systems. Generally burst or tipped tanks. Call HAZMAT, DWQ, Utah County Health Department, American Fork City.
   2. Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Utah County Health Department, American Fork City
   3. Spills that are contained on the surface and do not meet the criteria for Critical and minor emergencies may be managed by the responsible implementation of this SOP.
   4. Contact Numbers:
      HAZMAT - 911
      DWQ – 801-231-1769, 801-536-4123
      Utah County Health Department – 801-851-700
      American Fork City – 801-763-3000

3. Cleanup Procedure:

a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
   - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.

- Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
- Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.
- Repeat process when residue material remains.

4. DISPOSAL:

a) Follow SDS requirements but usually most spills can be disposed per the following b. & c.

b) Generally most spills absorbed into solid forms can be disposed to the dumpster and receptacles. Follow Waste Management SOP.

c) Generally Liquid waste from surface cleansing processes may be disposed to the sanitary sewer system after the following conditions have been met:

- Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
- The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.

5. Documentation:

a) Document all spills in Appendix C.

6. SDS sheets:

a) SDS Manual is filed in break room.

7. Materials:

a) Generally sand or dirt will work for most clean up operations and for containment. However, it is the responsibility of the owner to select the absorbent materials and cleanup methods that are required by the SDS Manuals for chemicals used by the company.

8. Training:

a) Annually and at hire.

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure
W	Sweeping
A	Pavement Washing & Maintenance
M	Landscaping
Immediately	Spills
S	Snow & Ice

Inspection Frequency Key: A=annual, Q=Quarterly, M=monthly, W=weekly, S=following appreciable storm event, U=Unique infrastructure specific (specify)

RECORD INSPECTIONS IN THE MAINTENANCE LOG

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

MAINTENANCE LOG

Date	Maintenance Performed/Spill Events Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations; System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes	Initials

Annual Summary of LTSWMP effectiveness, inefficiencies, problems, necessary changes etc.

Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

Exhibit D

Facility Operation and Maintenance Inspection Report for Storm Drain Facilities

Inspector Name:	.....	Subdivision Name:	.....
Inspection Date:	.....	Address:	.....

Frequency of inspection	□ Weekly	□ Monthly	□ Quarterly	□ Annual

	Item Inspected	Checked		Maintenance		Observations and Remarks
		Yes	No	Req'd	Not Req'd	
	Pond Facilities					
1	Landscaping maintenance					
2	Remove sedimentation					
3	Remove debris					
4	Repair side slopes					
5	Repair rip-rap protection					
6	Repair control structure					
7	Cleaning of outfall					
8	Removal of floatable debris					
9	Maintenance of inlets					
10	Maintenance of outlets					
	Storm drain system					
1	Remove sediment from catch basins					
2	Cleaning storm drain pipes					
3	Maintenance of drainage swales					
4	Remove sediment from manholes					
5	Remove sediment from sumps					
6	Repair oil/ water separator					
7	Repair sand filters					
	Parking lot and roads maintenance					
1	Sweeping of parking lot					
2	Sweeping of streets					
3	Cleaning of garbage enclosure					
4	Cleaning of non-hazardous spills					
5	Managing fertilizer use					
6	Managing pesticide use					
7	Removal of grass after lawn mowing					

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

BY: ..... Date: .....
Site Inspector

Approved as to form:
Attorney for American Fork City