AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
November 18, 2024
Monday 10:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Development Review Committee Members

Patrick O'Brien, Dev. Services Director **Aaron Brems, Fire Chief**

Sam Kelly, Public Works Director

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on November 18, 2024, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

a. <u>Regular Session</u>

a. Roll Call

b. **<u>Common Consent Agenda</u>** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

a. Approval of the November 11, 2024, Development Review Committee minutes.

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

a. Review and action on an application for a Preliminary Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 N 1100 E, American Fork City. The Preliminary Plat will be for approximately 6.13 acres and will be in the R1-9000 Residential Zone.

b. Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.

d. <u>Other Business</u>

a. Upcoming Projects

e. <u>Adjournment</u>

Dated this 13th day of November 2024

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

NOVEMBER 11th, 2024

The American Fork City Development Review Committee met in a regular session on November 11th, 2024, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Battalion Chief: Brandon Boshard

Staff Present:

Ben Hunter	City Engineer
Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Greg Wilson

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the October 7th, 2024, Development Review Committee Regular Session.

Sam Kelly motioned to approve the Common Consent agenda
Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Brandon Boshard	**AYE**

The motion passed

ACTION ITEMS

a. **Review and approval on an application for a Preliminary Plan, known as Landon Court East, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately [1.34] acres and will be in the R1-15000 zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter a: The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north. At this point, the preliminary plan does not meet the requirements of our code section 17.8, subdivision amendments, so staff is recommending denying the application subject the findings of not meeting requirements for 17.8. Patrick O'Brien asked staff to clarify some of the conditions that are substantial in denying the project. Travis Van Ekelenburg informed the committee members that there are missing landscaping requirements that are required as part of the development. Ben Hunter explained that from the engineering side, some design changes, one being with their water, must be made to conform with the city code. The Fire Marshall, Mat Sacco added that there were some hydrant separation issues, along with the slope from the cul-de-sac. The applicant Greg Wilson agreed that those are all valid comments but added that right now there are no fire hydrants out there, so the spacing being right at their property line might be 510-520 feet instead of 500 feet as the fire comment says. Mr. Wilson noted that regarding the slope of the cul de sac, there is nothing they can do about that as the other half of the cul de sac is already done, and the curb and gutter is already poured. The applicant also added that some of the comments were not addressed until the third review. Patrick O'Brien explained that while he understands that some of these things are tricky, due to the state requirements that only allow a

certain number of reviews before action is taken, this project has been forced onto the agenda for action. Mr. O'Brien informed the applicant that staff will continue to work with him to address the outstanding issues with this project once he has resubmitted his applications.

Sam Kelly moved to deny the proposed Preliminary Plan, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, and instructed the applicant to resubmit the application.

Brandon Borchard seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Brandon Boshard	**AYE**

The motion passed

b. **Review and approval on an application for a Final Plat, known as Landon Court East Subdivision, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately 1.38 acres and will be in the R1-15000 zoning designation.**

Travis Van Ekelenburg reviewed the background information for action item letter b: The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north. Patrick O'Brien noted that because the preliminary plat was discussed and denied with the last action item, the final plat is not able to move forward.

Patrick O'Brien moved to deny the proposed Final Plat, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, and instructed the applicant to resubmit the application.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Brandon Boshard	**AYE**

The motion passed

c. Review and recommendation on an application for a Commercial Site Plan, known as AT&T Tower Modification – Highland 2, located at approximately 1200 North 500 East, American Fork City. The Commercial Site Plan will be on approximately 62.25 acres and will be in the Public Facilities (PF) Zone.

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for a Commercial Site Plan to upgrade their wireless telecommunications network. The project looks to replace antennas, remote radio heads, and related accessory equipment to an already existing monopole tower. The applicant is not looking to increase the height of the tower, or their antennas; the upgrades will reduce the antenna height. Patrick O'Brien asked about the project name including 'Highland', as that is a nearby city. Mr. Opperman informed the committee that name of the tower was chosen by the applicant and verified that the tower is in fact in American Fork City. Chief Borchard asked if there were any concerns from a fire department standpoint, and Mr. Sacco confirmed there were no issues found during his review.

Chief Borchard moved to recommend approval for the proposed Commercial Site Plan, located at approximately 1200 N 500 E, American Fork City, in the Public Facilities (PF) zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Brandon Boshard	**AYE**

The motion passed

Other Business

Staff and the committee agreed that any discussion on current or upcoming projects could be discussed at another time.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Brandon Boshard seconded the motion.

Meeting adjourned at 10:23 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: November 18, 2024

Agenda Topic

Review and action on an application for a Preliminary Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 N 1100 E, American Fork City. The Preliminary Plat will be for approximately 6.13 acres and will be in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		1100 N 1100 E
Project Type:		Preliminary Plat
Applicants:		Andrew Patterson
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)		267,022
Total Number of Units		20
Parking Requirement		40

Background

The applicant is applying for a Preliminary Plan approval for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone. The proposal consists of 20 lots for a planned subdivision. All development parcels consist of 6.27 acres.

Sec 17.8.201 Subdivider Confers With Development Review Committee

A. The subdivider may meet with the Development Review Committee in a pre-application meeting to discuss the basic concept of the proposed subdivision and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided.

B. The purpose of the conference(s) is to provide informal assistance to the subdivider in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project is more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the subdivision application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.8.202 Subdivider Prepares And Submits Preliminary Plat And Supporting Materials

After the pre-submittal conference, if applicable, the subdivider shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

A. An application for approval of the subdivision project, together with copies of plans and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed subdivision.
B. A geotechnical report for the subdivision area.
C. Evidence of payment of the required review fee.
D. Evidence of water right proposed to be conveyed to the city.
E. Evidence of review of the proposed subdivision of required public utility agencies.
F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.203 DRC Reviews Preliminary Plans, Documents, And Statements

Upon receipt of the preliminary plan submittal packet from the subdivider the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements and standards and the general plan, and submit said plans, documents and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.8.204 Development Review Committee Reports Results Of Review Of Preliminary Plans, Documents, And Statements To Subdivider

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
C. The Development Review Committee may suggest changes in order for the preliminary plan materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.8.206 Development Review Committee Takes Action On Preliminary Plans And Supporting Materials

A. After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated.
B. Approval of the Preliminary Plan by DRC shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

1. Address all comments from staff.
2. Add notes to detail sheets, shift order on index, move tree, modify concrete washout detail, shift order of Erosion Control sheet and shift the valves per comments from staff.

Findings of Fact

1. The Preliminary Plat meets the requirements of Section 17.8

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property

conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

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

Staff Recommendation

The Preliminary Plat meets the requirements of Section 17.8.206. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Preliminary Plat

Approval

I move that we recommend approval on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, American Fork, UT 84003, in the R1-9000 Residential Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Denial

I move that we deny the Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East American Fork, UT 84003, in the R1-9000 Residential Zone.

Table

I move that we table action on the Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East American Fork, UT 84003, in the R1-9000 Residential Zone, and instruct the developer/staff to...

AUTUMN CREST PHASE 2 PLAT A

American Fork City Development Review

Public Infrastructure Reviewed dhoward 11/11/2024	Planning and Zoning Reviewed tvanekelenburg 11/11/2024
EC/LID Reviewed tmezenen 11/14/2024	Sewer/Storm Drain Division Reviewed ahardy 11/13/2024
Fire Department Reviewed M. Sacco 11/14/2024	Engineering Division Reviewed rburkhill 11/12/2024
	Water/PI Division Reviewed ascott 11/14/2024
	Streets Division Reviewed ehyde 11/13/2024

No Comments

Address comments

Next Step

Approved with Conditions
Proceed to the Development Review Committee
11.18.2024

ADDRESS: 1100 NORTH 1100 EAST

LOCATED IN SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M
AMERICAN FORK, UTAH

Re-Submittal Acknowledgment Statement

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

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

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

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

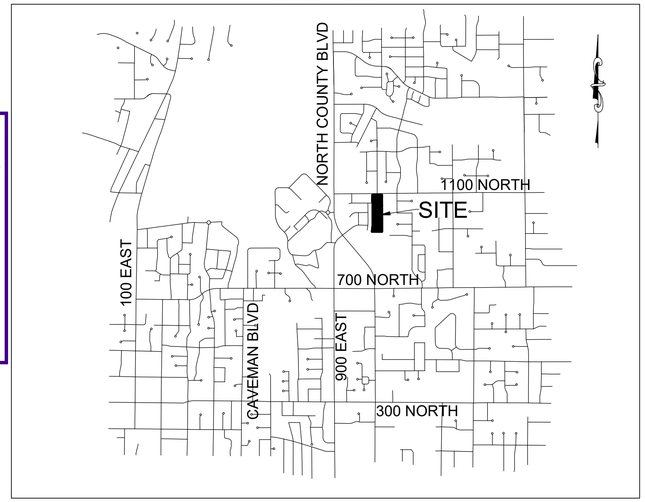
DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

VICINITY MAP

SCALE 1"=2000'



GENERAL SUBDIVISION NOTES

1. CURRENT ZONING = R1-9000
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 49049C0169F EFF. 6/19/2020
4. THERE ARE NO EXISTING WELLS ON THIS PROPERTY. THERE ARE NO EXISTING WELLS WITHIN 100' OF THIS PROPERTY.

SHEET INDEX

C1	COVER SHEET
C2	SITE & STREET TREE PLAN
U1	OVERALL UTILITY PLAN
G1	OVERALL GRADING & DRAINAGE PLAN
PP1	1000 NORTH PLAN & PROFILE
PP2	1060 NORTH PLAN & PROFILE
PP3	1100 NORTH PLAN & PROFILE
PP4	1100 EAST PLAN & PROFILE
PP5	1100 EAST PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
D1	AMERICAN FORK STANDARD CONSTRUCTION NOTES
D2	BMP DETAILS
D3	BMP DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
1 OF 1	ATLA / NSPS LAND TITLE SURVEY

The order has been flipped in this set for some reason.

ABBREVIATION TABLE

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

CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Bill Westfall	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
DOMINION ENERGY	– GAS	Trent Johnson	(801) 853 6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWMP MANAGER	Tyler Mezenen	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Kyle Petersen	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE		911	
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

COMBINED DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°00'07" WEST ALONG SECTION LINE 20.19 FEET AND EAST 1065.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'00" EAST 270.27 FEET; THENCE SOUTH 0°24'43" EAST 272.23 FEET; THENCE SOUTH 0°13'40" EAST 77.84 FEET; THENCE SOUTH 0°13'40" EAST ALONG THE WESTERLY BOUNDARY OF TIMP HOLLOW PLAT "F" A DISTANCE OF 456.80 FEET; THENCE NORTH 89°37'30" WEST 0.05 FEET; THENCE SOUTH 0°16'07" EAST 132.64 FEET; THENCE SOUTH 0°06'11" WEST 100.66 FEET; THENCE NORTH 89°30'20" WEST 286.12 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF AUTUMN CREST PHASE 1 PLATS "A" AMENDED, "B", AND "C" THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 6°17'47" EAST 216.57 FEET, 2) NORTH 0°13'33" WEST 558.17 FEET, 3) NORTH 7°42'08" WEST 60.47 FEET, AND 4) NORTH 0°35'14" WEST 202.06 FEET TO THE POINT OF BEGINNING.
AREA = 6.345 ACRES

LAND TABULATIONS:

TOTAL PROPERTY AREA = 276,405 S.F.
RIGHT OF WAY AREA = 69,076 S.F.
LOT AREA = 207,329 S.F.
OPEN SPACE = 0 S.F.

WATER, SEWER, & STORM DRAIN DETAILS:

SEE AMERICAN FORK STANDARD DRAWINGS FOR DETAILS ON CULINARY & SECONDARY WATER, SEWER, AND STORM DRAIN.

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Know what's below. Call before you dig.

BENCH MARK

WEST 1/4 CORNER, SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

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

COVER SHEET

Scale: NTS
Date: 08/29/22
C1

SW COR SEC 7
T5S, R2E, SLB&M
FOUND BRASS CAP

S 0°00'07" W (NAD83)
BASIS OF BEARING

S 0°00'07" W 20.19'

W 1/4 COR SEC 7
T5S, R2E, SLB&M
FOUND BRASS CAP

1050 EAST

AMERICAN HERITAGE SCHOOLS INC.
14:004:0344

AMERICAN HERITAGE SCHOOLS INC.
14:004:0348

34:611:0010
ASAY

34:611:0009
SCHATZ

34:611:0008
PIERCE

34:550:0039
MCCREARY

34:550:0038
POPPENGER

34:550:0037
PATTERSON CONST.

34:550:0036
GIFFORD

34:550:0035
ALDRED

34:550:0034
BREADY

34:541:0044
LEWIS

N 6°17'47" E 216.57'

N 0°13'33" W 558.17'

N 7°42'08" W 60.47'

N 0°35'14" W 202.06'

N 89°30'20" W 286.12'

EAST 1065.73'

1060 NORTH

1100 NORTH

1100 EAST

1150 EAST

1000 NORTH

POB

EXIST CURB

EXIST 4' WALK

EXIST CURB

EXIST 4' WALK
MATCH EXISTING
ASPHALT

EXIST 3' PLANTER

EXISTING 8' WALK

PROPOSED R.O.W.MATCH EXIST R.O.W.
SEE CODE REFERENCED ON SHEET
D4 FOR JUSTIFICATION.

MATCH EXISTING 8' WALK

EXIST STREET LIGHT

MATCH EXISTING CURB

MATCH EXISTING WALK

MATCH EXISTING WALK

MATCH EXISTING CURB

MATCH EXISTING CURB

15:1 TAPER

15:1 TAPER

REMOVE EXIST GATES

REMOVE EXIST FIELD FENCE

REMOVE EXIST FIELD FENCE

REMOVE EXIST FIELD FENCE

ASPHALT SAWCUT LINE
WIDEN ASPHALT

EXIST EDGE OF ASPHALT

ADA RAMP W/ DETECTABLE WARNING (TYP.)

CLEAR SIGHT TRIANGLE

INSTALL STREET SIGN ABOVE
STOP SIGN ON SAME POLE.

PLANT STREET TREE (TYP.)

move tree to 1060 N with enough distance from stop sign. We do not want to block sight triangle.

CONST. 5' WALK

CONST. 24" HIGH
BACK CURB & GUTTER

CONST. 8' PLANTER

ADA RAMP W/ DETECTABLE
WARNING (TYP.)

SURVEY MONUMENT

SURVEY MONUMENT

INSTALL ADA RAMP W/
DETECTABLE WARNING (TYP.)

INSTALL STREET SIGN ABOVE
STOP SIGN ON SAME POLE.

CLEAR SIGHT TRIANGLE

CONST. 24" HIGH BACK
CURB & GUTTER

REMOVE EXIST
FIELD FENCE

CONST. 8' WALK

CONST. 3' PLANTER

MATCH EXIST WALK

MATCH EXIST CURB

EXIST CURB

EXIST 8' WALK

EXIST STREET LIGHT

PROPOSED R.O.W. TO MATCH EXIST
BACK OF WALK. SEE CODE
REFERENCED ON SHEET D4 FOR
JUSTIFICATION.

REMOVE EXIST FIELD
FENCE THRU R.O.W.

15:1 TAPER

MATCH EXISTING CURB

MATCH EXISTING CURB

MATCH EXISTING WALK

MATCH EXISTING ASPHALT

EXIST 5' WALK

EXIST 5' WALK

EXIST CURB

EXIST CURB

EXIST FIELD FENCE TO REMAIN

S 0°06'11" W 100.66'

S 0°16'07" E 132.64'

N 89°37'30" W 0.05'

S 0°13'40" E 456.80'

S 0°13'40" E 77.84'

S 0°24'43" E 272.23'

PLANT ONE STREET TREE PER LOT.
LOCATIONS SHOWN ARE APPROX.
TREES NEED TO BE PLANTED A
MIN. OF 10' FROM STUBBED-IN
UTILITIES (SEWER, WATER, ETC.).
TREE WILL BE PLANTED AFTER
DRIVEWAY IS INSTALLED. DRIVEWAY
LOCATION WILL BE DETERMINED BY
HOME BUILDER (TYP. ALL LOTS)

One corner lots, ensure trees don't block sight distance of signs and aren't installed within site triangles.

TIMP HOLLOW "D"

LOT 53

LOT 52

LOT 51

LOT 50

LOT 49

LOT 48

14:004:0364
SMART CADENCE LLC

40 20 0 40 80 120

Scale 1" = 40'

SITE LEGEND

- INSTALL STOP SIGN
- INSTALL STREET SIGN
- INSTALL STREET LIGHT
- SURVEY MONUMENT
- SECTION CORNER
- PROPERTY CORNER

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

TREE NOTE:

SEE LANDSCAPE PLANS FOR ADDITIONAL TREES WITHIN STREET RIGHT-OF-WAY.
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE ONE STREET TREE PER LOT ALONG FRONTAGE.

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

BENCH MARK
WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4789.90 (NAVD88)

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

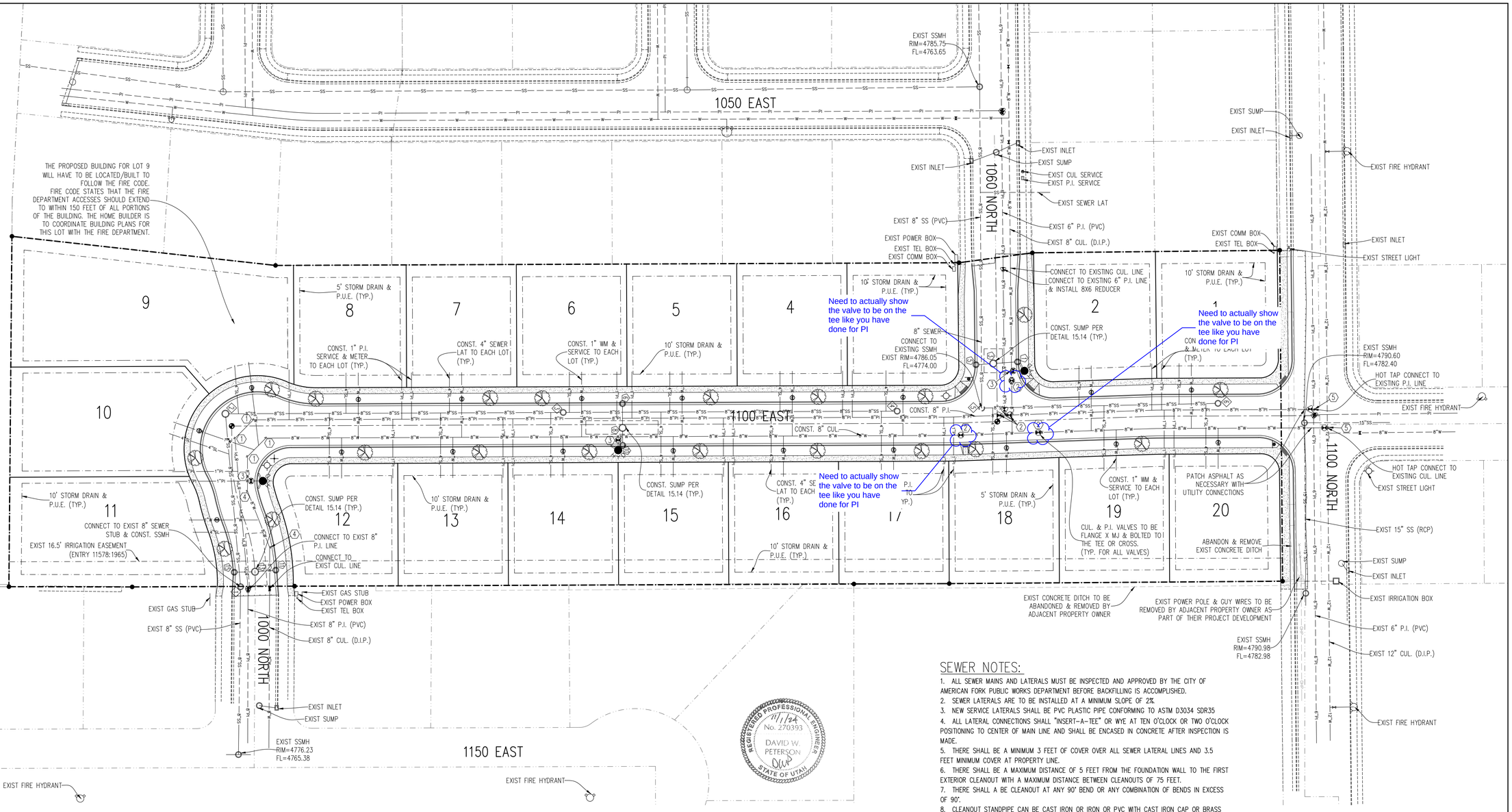
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE & STREET TREE PLAN

Scale: 1"=40'
Date: 08/29/22
C2

NOTES TO CONTRACTOR

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



UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER & STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN

WATER RIGHT NOTE:

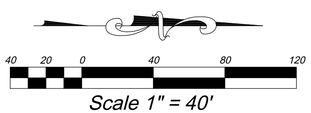
WATER RIGHTS ARE AVAILABLE FOR THIS PROJECT AND WILL BE CONVEYED ONCE THE PRELIMINARY PLAN IS APPROVED AND THE EXACT AMOUNT OF WATER IS DETERMINED.

UTILITY LEGEND

- SECONDARY BLOW-OFF
- FIRE HYDRANT
- CULINARY VALVE
- P.I. VALVE
- INSTALL STOP SIGN
- INSTALL STREET SIGN
- INSTALL STREET LIGHT
- 6"PI — PRESSURE IRRIG.
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE
- EDGE OF ASPHALT
- —X—X— EXIST FENCE
- STORM DRAIN LABEL (SEE SD KEYED NOTES)
- SEWER LABEL (SEE PROFILES)

FIRE COMMENTS:

1. BUILDING OCCUPANCY AND CONSTRUCTION TYPE FOR THE HOMES IS RESIDENTIAL.
2. AMERICAN FORK CITY WILL PERFORM A FIRE FLOW/WATER ANALYSIS FOR THIS PROJECT TO CONFIRM THAT THE WATER IS ACCEPTABLE.
3. THE MINIMUM CLEARANCE AROUND ALL FIRE HYDRANTS IS 3 FEET.



SIDEWALK NOTE:

SIDEWALK AT DRIVE APPROACHES SHALL BE 6". IF LOCATION OF DRIVE APPROACHES IS UNKNOWN, EITHER INSTALL 6" SIDEWALK OR WHEN DRIVE APPROACHES ARE CONSTRUCTED, SIDEWALK SHALL BE REMOVED AND REPLACED WITH 6" THICK SIDEWALK.

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING C900 MAIN LINE PIPE IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE POLY TUBING.

POWER POLE NOTE:

EXISTING POWER POLES SHALL BE REMOVED AND LINES BURIED UNLESS ROCKY MOUNTAIN POWER PROVIDES DOCUMENTATION THAT THE OVERHEAD POWER IS ABOVE 12,470 VOLTS. IF ROCKY MOUNTAIN POWER DETERMINES THAT THE OVERHEAD LINES ARE ABOVE THE STATED VOLTAGE & NEED TO REMAIN, ROCKY MOUNTAIN POWER WILL COORDINATE POWER POLE RELOCATION AS NEEDED. IF THE OVERHEAD POWER IS BELOW THE STATED VOLTAGE, THE LINES MUST BE BURIED.

WATER, SEWER, & STORM DRAIN DETAILS:

SEE AMERICAN FORK STANDARD DRAWINGS FOR DETAILS ON CULINARY & SECONDARY WATER, SEWER, AND STORM DRAIN.

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

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

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

OVERALL UTILITY PLAN

Scale: 1"=40'
Date: 08/29/22
U1

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
4808	EXISTING CONTOUR
00.00 TBC	PROPOSED ELEVATION
(00.00) TBC	EXISTING ELEVATION

STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN

GRADING NOTE:

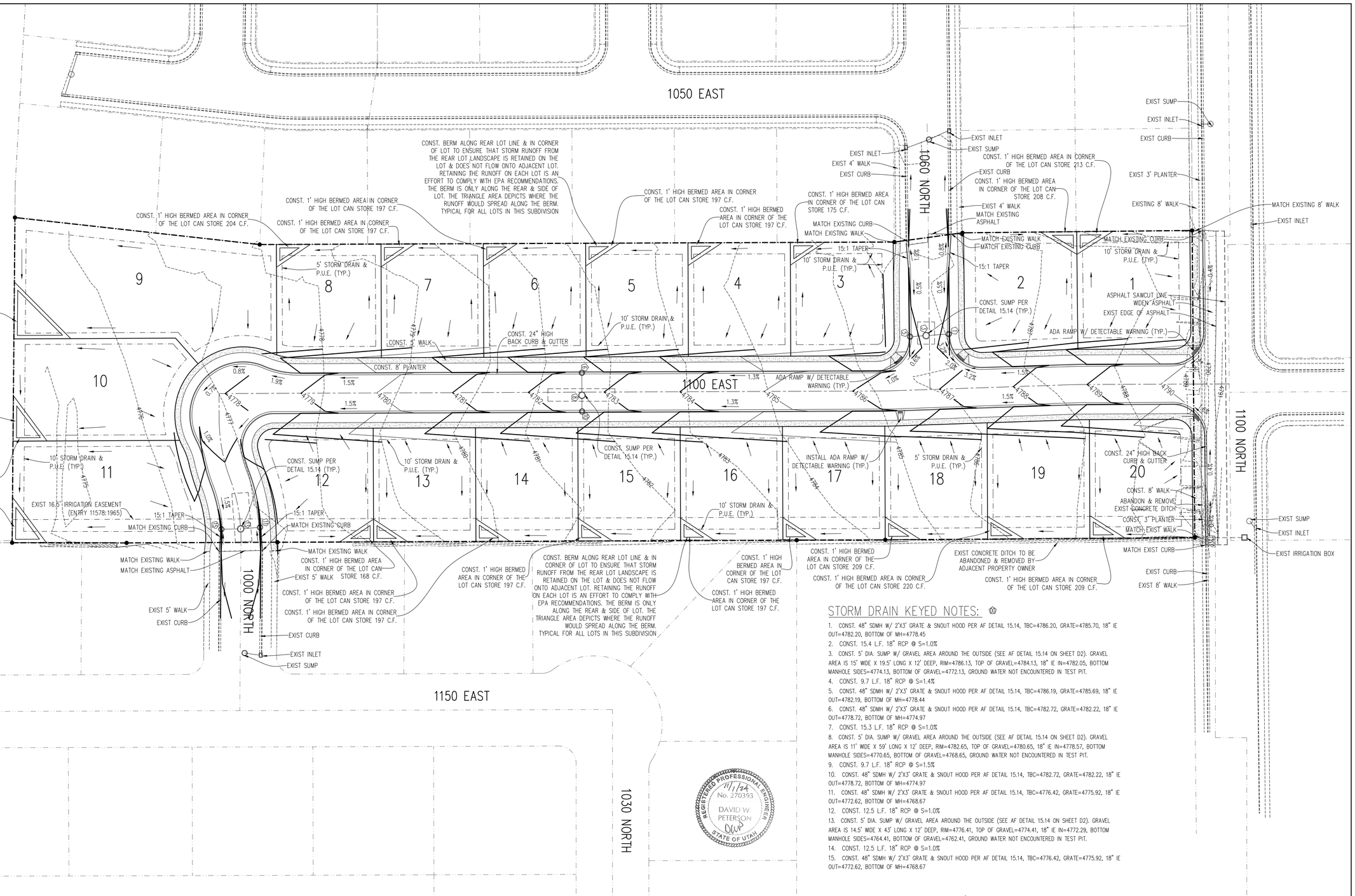
SEE PROFILE SHEETS FOR SPOT ELEVATIONS & SLOPE LABELS ALONG CURB.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 986 C.F.

CONST. BERM ALONG REAR LOT LINE & IN CORNER OF LOT TO ENSURE THAT STORM RUNOFF FROM THE REAR LOT LANDSCAPE IS RETAINED ON THE LOT & DOES NOT FLOW ONTO ADJACENT LOT. RETAINING THE RUNOFF ON EACH LOT IS AN EFFORT TO COMPLY WITH EPA RECOMMENDATIONS. THE BERM IS ONLY ALONG THE REAR & SIDE OF LOT. THE TRIANGLE AREA DEPICTS WHERE THE RUNOFF WOULD SPREAD ALONG THE BERM. TYPICAL FOR ALL LOTS IN THIS SUBDIVISION

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 437 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 434 C.F.



STORM DRAIN KEYED NOTES:

1. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44
6. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
7. CONST. 15.3 L.F. 18" RCP @ S=1.0%
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 11' WIDE X 59' LONG X 12' DEEP, RIM=4782.65, TOP OF GRAVEL=4780.65, 18" IE IN=4778.57, BOTTOM MANHOLE SIDES=4770.65, BOTTOM OF GRAVEL=4768.65, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
9. CONST. 9.7 L.F. 18" RCP @ S=1.5%
10. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
11. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67
12. CONST. 12.5 L.F. 18" RCP @ S=1.0%
13. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 14.5' WIDE X 43' LONG X 12' DEEP, RIM=4776.41, TOP OF GRAVEL=4774.41, 18" IE IN=4772.29, BOTTOM MANHOLE SIDES=4764.41, BOTTOM OF GRAVEL=4762.41, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
14. CONST. 12.5 L.F. 18" RCP @ S=1.0%
15. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SIDEWALK NOTE:

SIDEWALK AT DRIVE APPROACHES SHALL BE 6" THICK. IF LOCATION OF DRIVE APPROACHES IS UNKNOW, EITHER INSTALL 6" THICK SIDEWALK, OR WHEN DRIVE APPROACHES ARE CONSTRUCTED, SIDEWALK SHALL BE REMOVED AND REPLACED WITH 6" THICK SIDEWALK.

40 20 0 40 80 120

Scale 1" = 40'

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

BENCH MARK	REVISIONS		
	Rev.	Date	Description
WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4789.90 (NAVD88)	1	11/14/22	REVISED PER CITY COMMENTS
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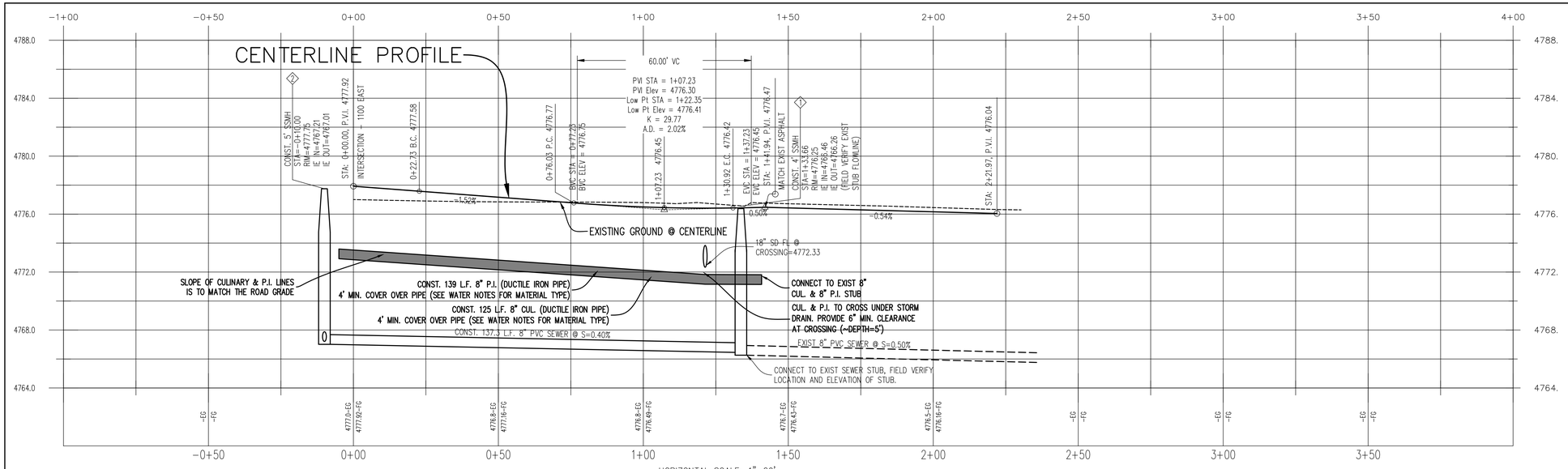
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AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

OVERALL GRADING & DRAINAGE PLAN

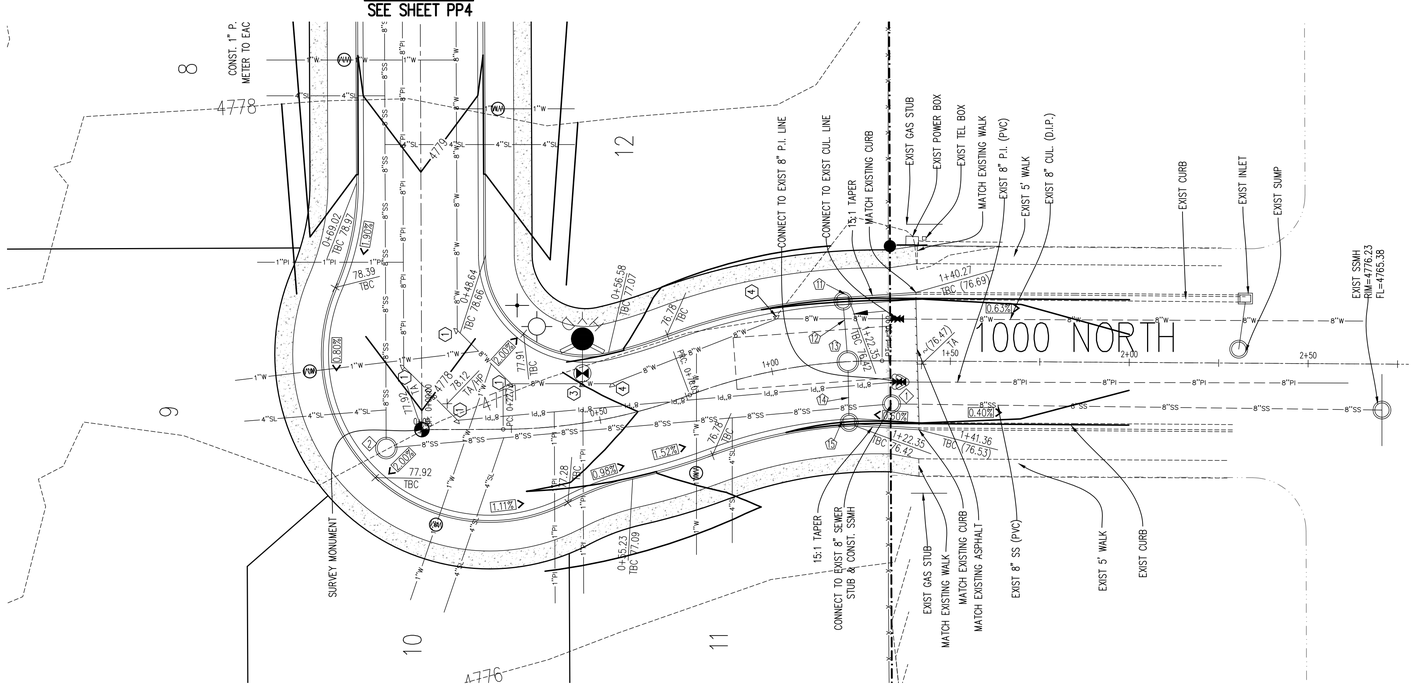
Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=40'
Date:	08/29/22
	G1



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

LABEL LEGEND

- (10) STORM DRAIN LABEL (SEE KEYED NOTES)
- (4) SEWER LABEL (SEE PROFILES)



1000 NORTH PLAN/PROFILE

STORM DRAIN KEYED NOTES: (10)

11. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67
12. CONST. 12.5 L.F. 18" RCP @ S=1.0%
13. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 14.5' WIDE X 4.3' LONG X 12' DEEP, RIM=4776.41, TOP OF GRAVEL=4774.41, 18" IE IN=4772.29, BOTTOM MANHOLE SIDES=4764.41, BOTTOM OF GRAVEL=4762.41, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
14. CONST. 12.5 L.F. 18" RCP @ S=1.0%
15. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67

UTILITY KEYED NOTES: (0)

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

20 10 0 20 40 60

Scale 1" = 20'

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
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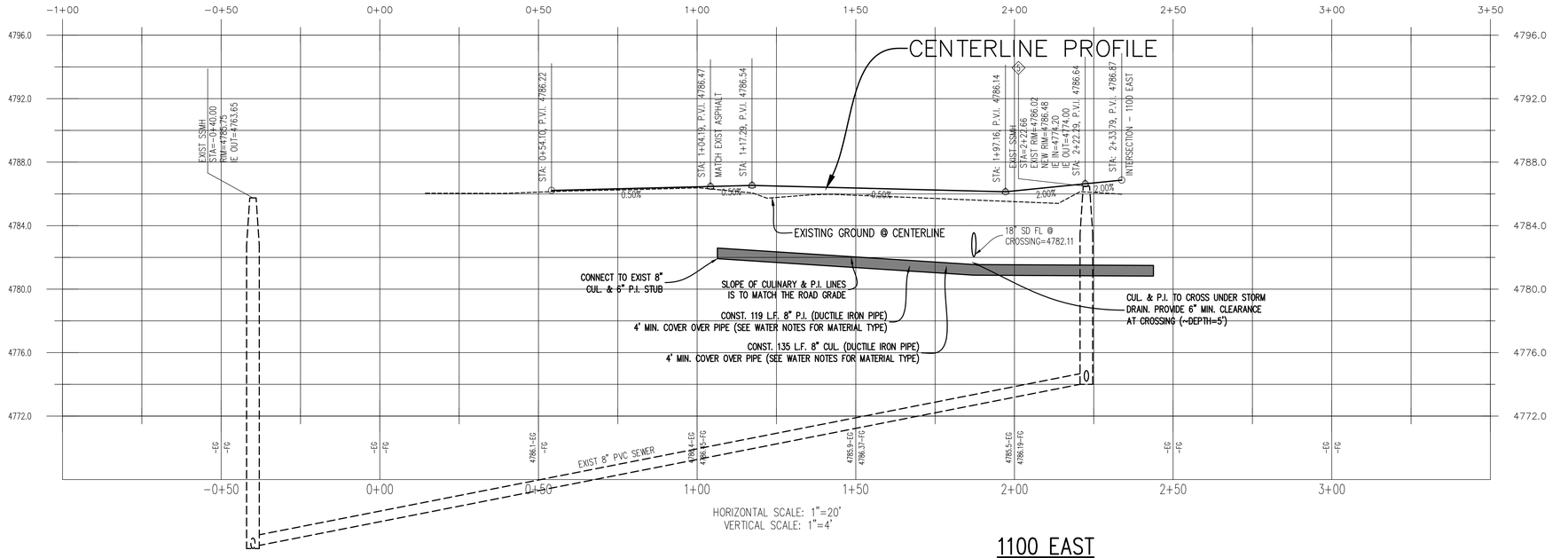
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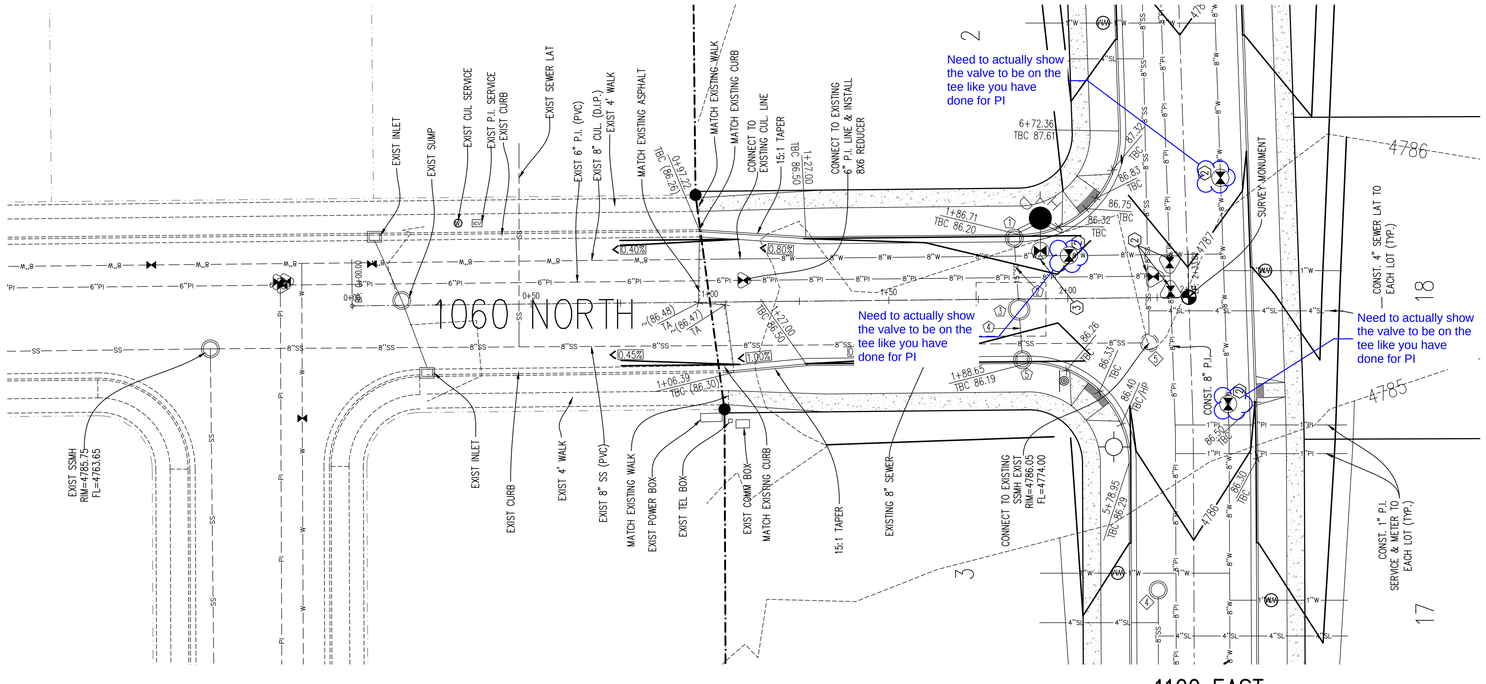
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AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

Drawn by: D.W.P.	Scale: 1"=20'
Designed by: D.W.P.	Date: 08/29/22
Checked by: D.W.P.	PP1

1000 NORTH PLAN & PROFILE





1060 NORTH PLAN/PROFILE

LABEL LEGEND

- STORM DRAIN LABEL (SEE KEYED NOTES)
- SEWER LABEL (SEE PROFILES)

STORM DRAIN KEYED NOTES:

1. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44

UTILITY KEYED NOTES:

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER NOTES:

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2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
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1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

Know what's below. Call before you dig.

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
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3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

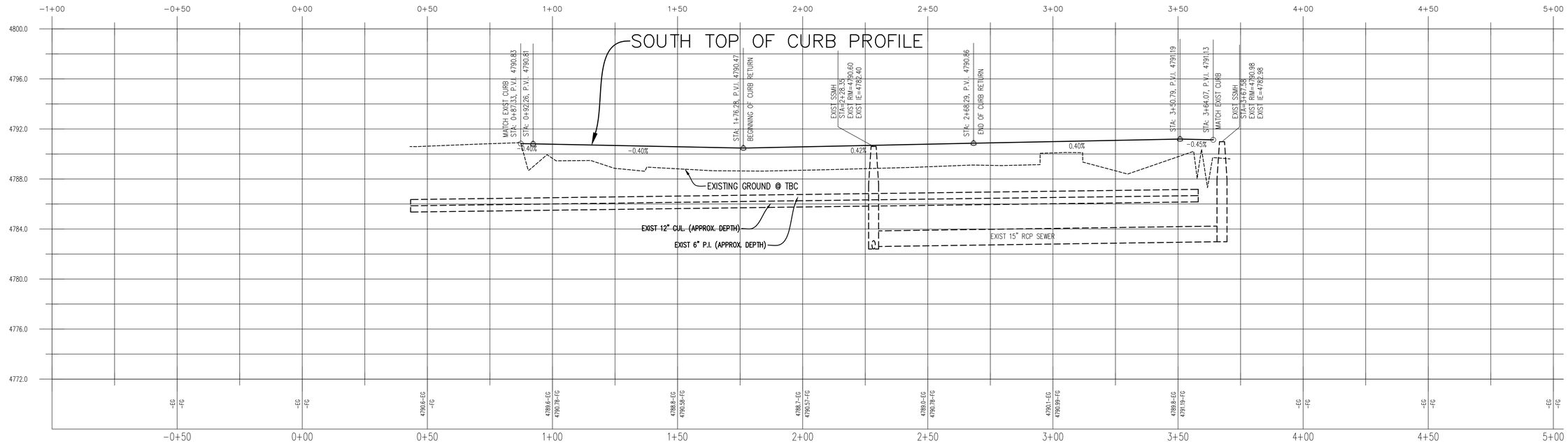
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

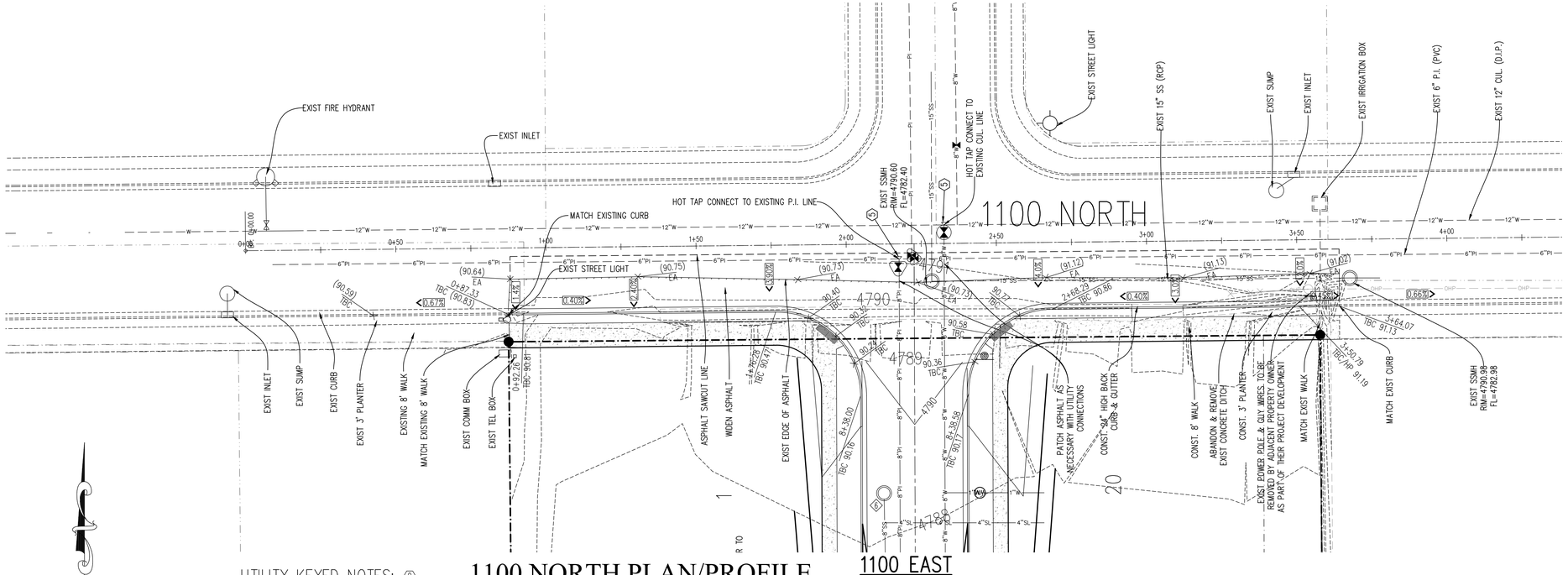
Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=20'
Date:	08/29/22

1060 NORTH PLAN & PROFILE

PP2



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



1100 NORTH PLAN/PROFILE

20 10 0 20 40 60

Scale 1" = 20'

UTILITY KEYED NOTES: ⓤ

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

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

11/14/24
No. 270393
DAVID W. PETERSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

LABEL LEGEND

- ⓢ STORM DRAIN LABEL (SEE KEYED NOTES)
- Ⓢ SEWER LABEL (SEE PROFILES)

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

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Developer: PATTERSON DEVELOPMENT
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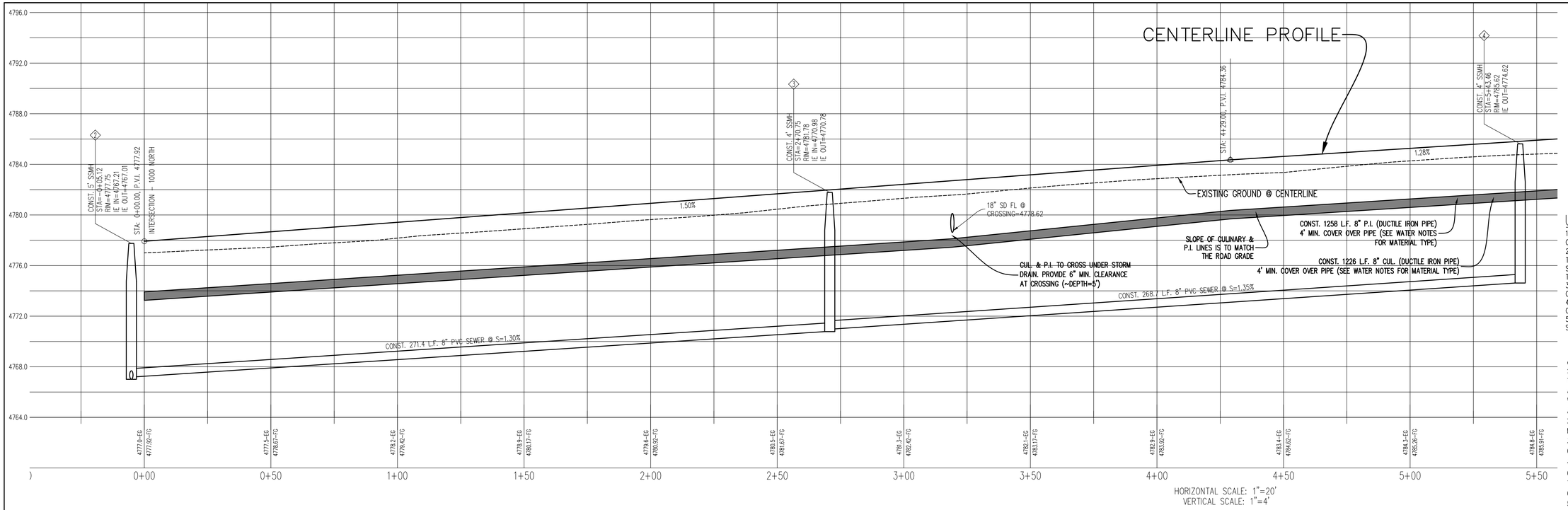
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=20'
Date:	08/29/22

1100 NORTH PLAN & PROFILE

PP3



LABEL LEGEND

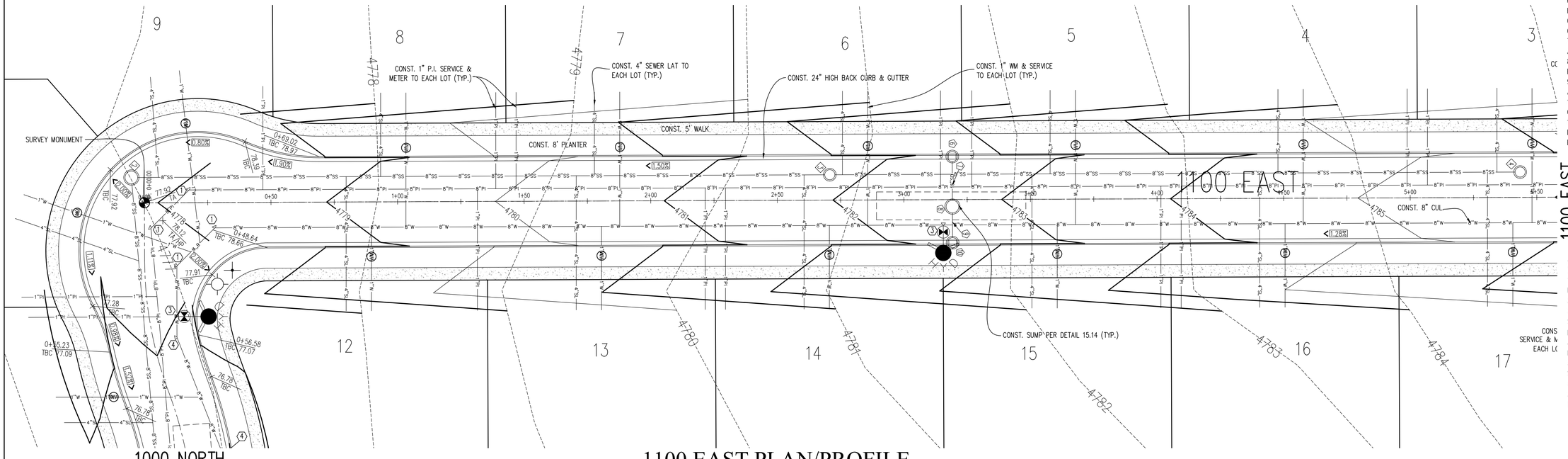
⓪ STORM DRAIN LABEL (SEE KEYED NOTES)
◇ SEWER LABEL (SEE PROFILES)

UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER NOTES:

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



WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
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4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

STORM DRAIN KEYED NOTES: ⓪

6. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
7. CONST. 15.3 L.F. 18" RCP @ S=1.0%
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 11' WIDE X 59' LONG X 12' DEEP, RIM=4782.65, TOP OF GRAVEL=4780.65, 18" IE IN=4778.57, BOTTOM MANHOLE SIDES=4770.65, BOTTOM OF GRAVEL=4768.65, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
9. CONST. 9.7 L.F. 18" RCP @ S=1.5%
10. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97

1100 EAST PLAN/PROFILE

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — 11/1/24 — STATE OF UTAH

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Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

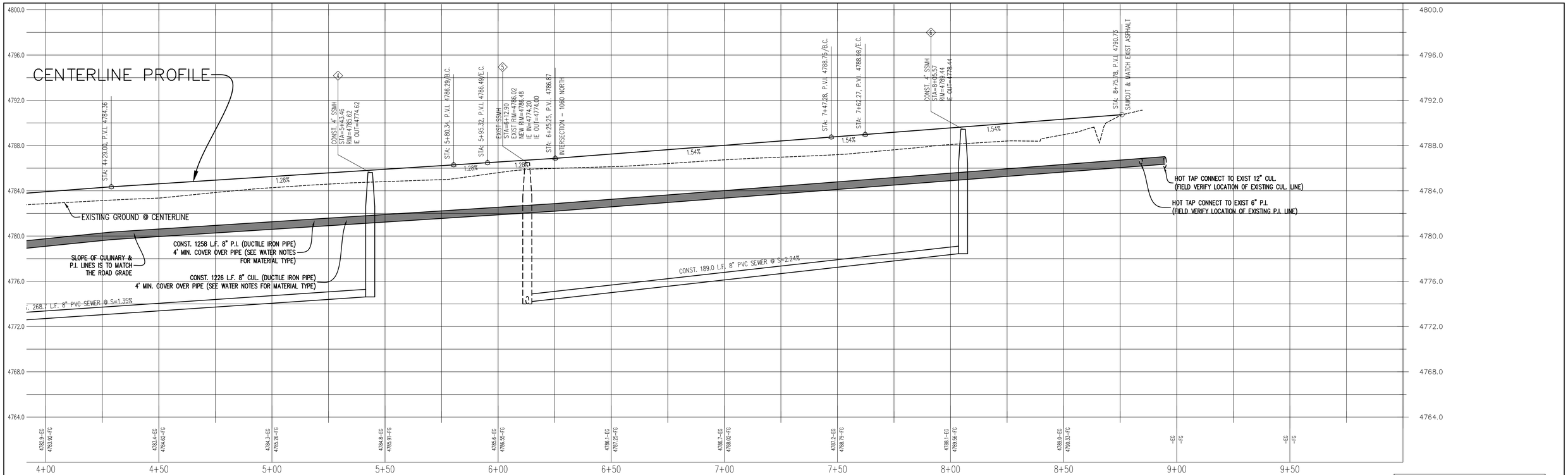
EXCEL ENGINEERING
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12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

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

1100 EAST PLAN & PROFILE

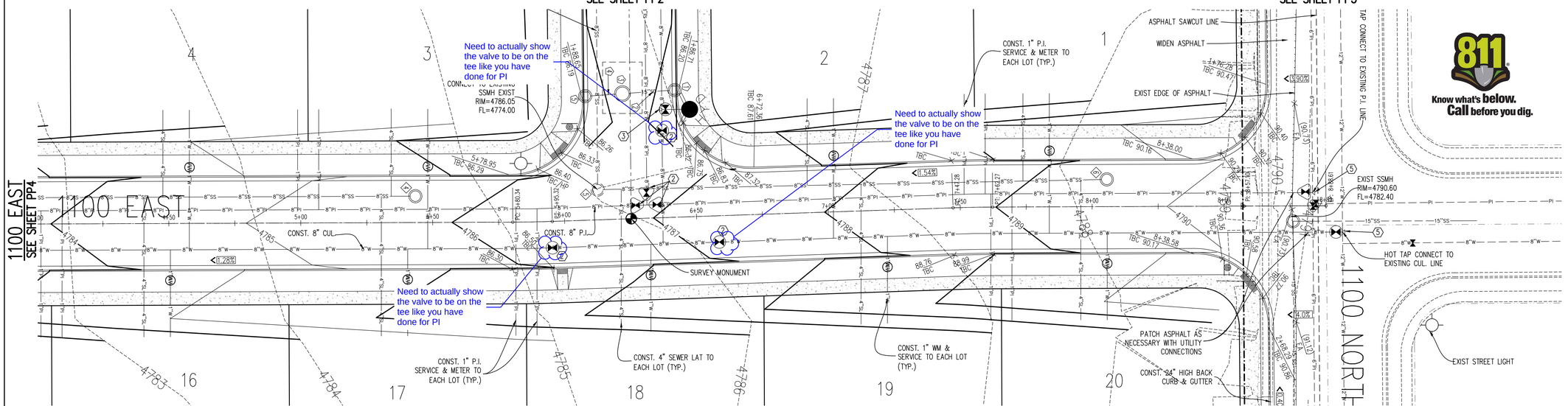
Scale: 1"=20'
Date: 08/29/22
PP4



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

LABEL LEGEND

- (SD) STORM DRAIN LABEL (SEE KEYED NOTES)
- (S) SEWER LABEL (SEE PROFILES)



Know what's below. Call before you dig.

SEWER NOTES:

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%
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4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

STORM DRAIN KEYED NOTES: (SD)

1. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44

1100 EAST PLAN/PROFILE

20 10 0 20 40 60

Scale 1" = 20'

UTILITY KEYED NOTES: (U)

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS. VALVES TO BE FLANGE X MJ & BOLTED TO THE TEE OR CROSS.
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REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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Developer: PATTERSON DEVELOPMENT
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AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

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

1100 EAST PLAN & PROFILE

Scale: 1"=20'
Date: 08/29/22
PP5

GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	BILL WESTFALL	(435) 623 4252
ROCKY MNT. POWER	– POWER	TERIA WALKER	(801) 756 1310
COMCAST	– CABLE	ELYSIA VALDEZ	(801) 401 3017
COMCAST	– FIBER TEL	SADE CHRISTENSEN	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	WENDY EDWARDS	(801) 853 8513
QUESTAR GAS	– GAS (HP)	GAYLAN SORENSEN	(801) 370 6577
DOMINION ENERGY	– GAS	TRENT JOHNSON	(801) 853 6548
AMERICAN FORK CITY	– WATER	JAY BREMS	(801) 763 3060
AMERICAN FORK CITY	– SEWER	ASHTON HARDY	(801) 763 3060
AMERICAN FORK CITY	– STORM	ASHTON HARDY	(801) 763 3060
AMERICAN FORK CITY	– SWMP	TYLER MEZENEN	(801) 763 3060
AMERICAN FORK CITY	– P.I.	JAY BREMS	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	ADAM OLSEN	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	BEN HUNTER	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	DEE HOWARD	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	MAT SACCO	(801) 763 3045
AF FIBER		KYLE PETERSEN	(801) 400–2933
AF FLOOD IRRIGATION	COMPANY	ERNIE JOHN	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		DAVID BARLOW	(801) 756 5231

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

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

Put this sheet after sheet SWP1

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

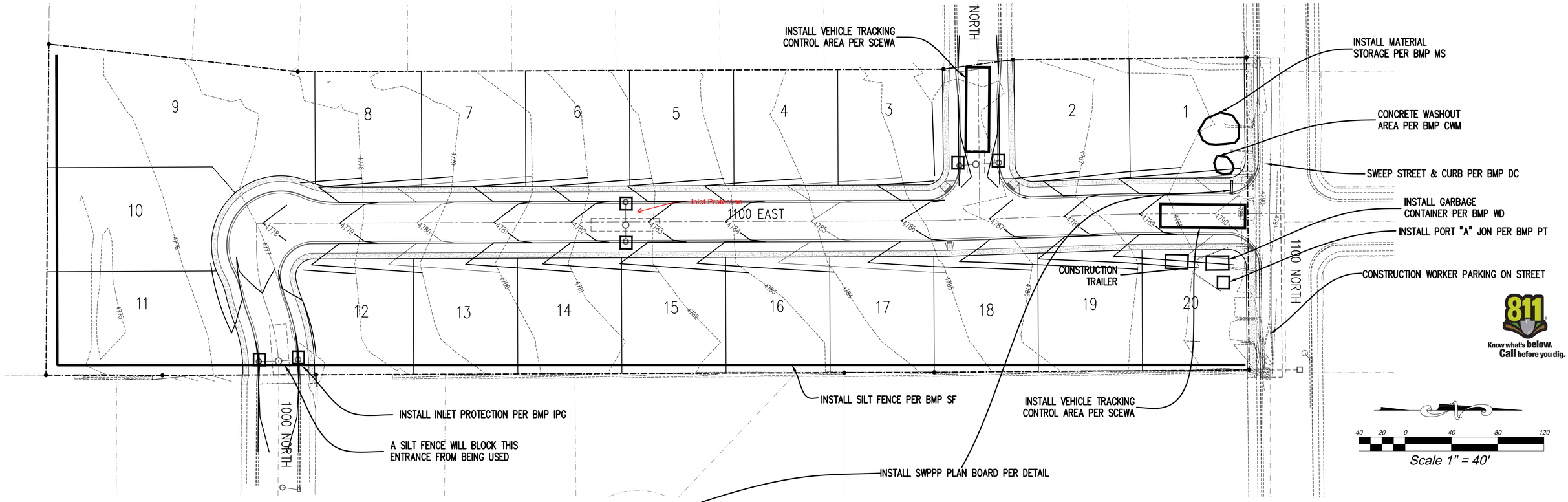
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 08/29/22
D1

AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST



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

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

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

SWMP CERTIFICATION STATEMENT

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

_____

PE STAMP, SIGN AND DATE

SWPPP Storm Water Pollution Prevention Plan

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

Project Name: 123abc

minimum sign dimension 4'x4'

SWPPP Location: ABC Company Construction Trailer
100 W Center

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

NOI 8.5"x 11"

NOI 8.5"x 11"

SWPPP Drawing 17"x 22"

SWPPP CONTACT LIST:

COMPANY	CONTACT	PHONE
AF STORM DRAIN SEWER	Ashton Hardy	(801) 404 6162
SWMP MANAGER	Tyler Mezenen	(801) 404 6361
AF FLOOD IRRIGATION COMPANY	Ernie Johns	(801) 756 6626
TIMPANOGOS SPECIAL SERVICE DISTRICT	David Barlow	(801) 756 5231
MITCHELL HOLLOW IRRIGATION	Dale Jones	(801) 768 8150

EROSION CONTROL NOTES:

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

PERCOLATION RATE: 2 MINUTES PER INCH

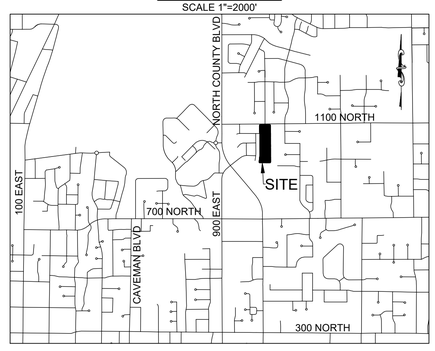
DISTURBED AREA = 6.3 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.3
C-VALUE AFTER CONSTRUCTION = 0.50

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

VICINITY MAP

SCALE 1"=2000'



Put this sheet before sheet D1

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

BENCH MARK
WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4789.90 (NAVD88)

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
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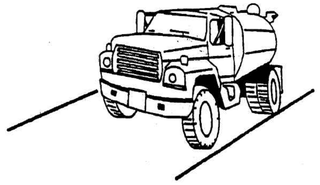
AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=40'	08/29/22

EROSION CONTROL PLAN

SWP1

BMP: Dust Controls — DC



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



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

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

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

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

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

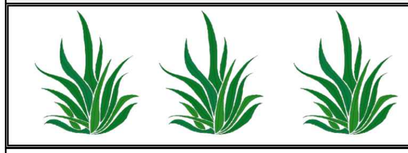
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Temporary and Permanent Seeding — TPS



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

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

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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

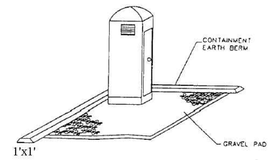
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



Description:
Temporary on-site sanitary facilities for construction personnel.

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

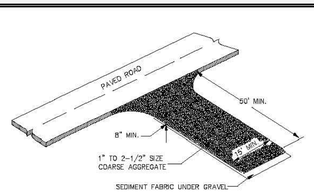
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

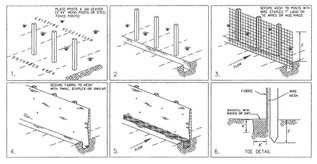
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

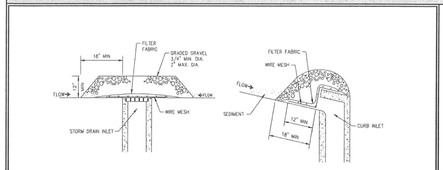
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants
- ▪ Sediment
- ▫ Nutrients
- ▫ Toxic Materials
- ▫ Oil & Grease
- ▪ Floatable Materials
- ▫ Other Waste

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

Implementation Requirements
- ▪ Capital Costs
- ▫ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

REGISTERED PROFESSIONAL ENGINEER
11/1/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK — UTAH

Drawn by: D.W.P.	Scale: NTS
Designed by: D.W.P.	Date: 08/29/22
Checked by: D.W.P.	D2

BMP DETAILS

BMP: Concrete Waste Management — CWM



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

Applications:
This technique is applicable to all types of sites.

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM



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

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

Limitations:
- Availability of trained staff

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

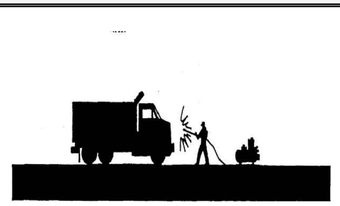
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

Maintenance:
- Minimal, some berm repair may be necessary.

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

Adapted from Salt Lake County BMP Fact Sheet

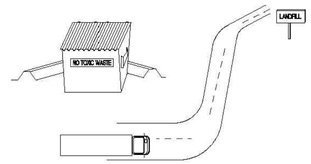
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

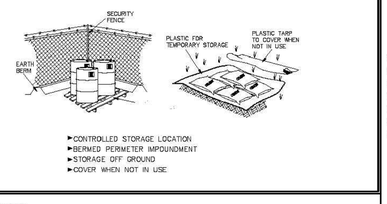
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

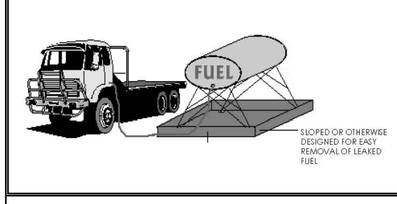
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

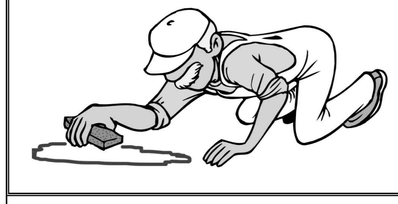
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



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

Application:
All sites

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

Concrete Washout detail for method to be used. Inflatable washouts are prohibited by state.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
11/14/22

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS

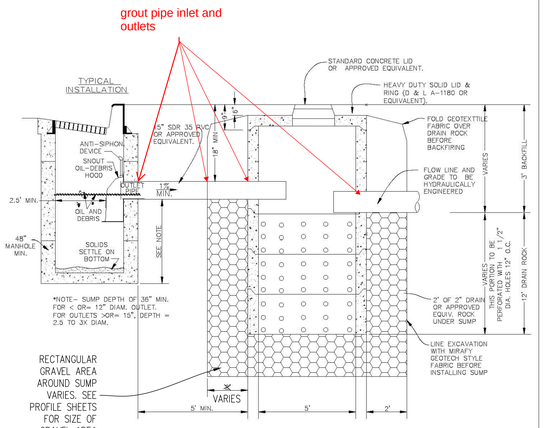
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 08/29/22
Checked by: D.W.P.		D3

NOTES:

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

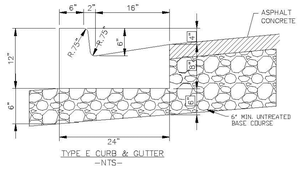


PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

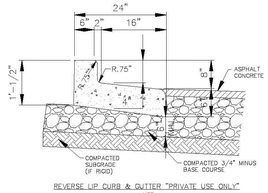
RECTANGULAR GRAVEL AREA AROUND SUMP VARIES. SEE PROFILE SHEETS FOR SIZE OF GRAVEL AREA

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

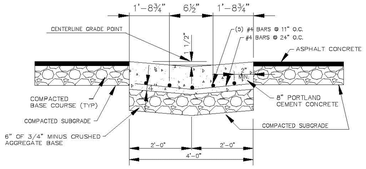
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TYPE E CURB & GUTTER
-NTS-



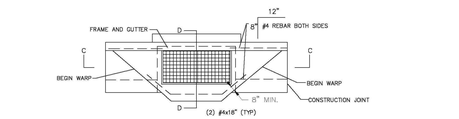
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-

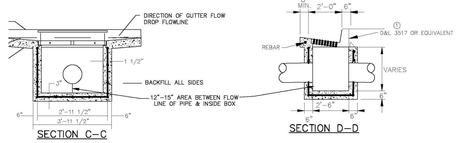


4.0' VALLEY GUTTER
-NTS-

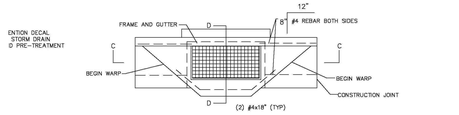
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REVISED:			
DATE: MAY 2002			
SCALE: VARIES			DRAWING NO. 15.1

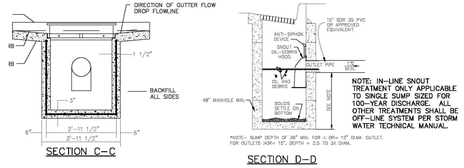
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STORM DRAIN CATCH BASIN
-NTS-





NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

AMERICAN FORK	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2

1100 NORTH R.O.W. NOTE

THE PROPOSED R.O.W. WIDTH IN 1100 NORTH WILL MATCH THE EXIST R.O.W. LINE OF THE ADJACENT WEST PARCEL AND THE SURVEYED BACK OF WALK OF THE EAST PARCEL. SEE THE AF CITY CODE AS SHOWN BELOW:

Sec 17.8.304 Project Streets And Sidewalks

General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.

Streets to conform to city standards--Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:

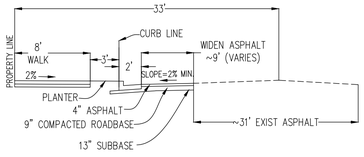
Existing Development. The city may approve one or more street segments having a reduced right-of-way width, which may not be reduced more than eight feet from the existing standard at the time of development, subject to the following terms, conditions and findings:

A finding by the City Council, after recommendation of the Planning Commission, that because of existing development on adjacent lands a reduction in right-of-way is reasonably necessary to preserve the aesthetic and cohesiveness of the community;

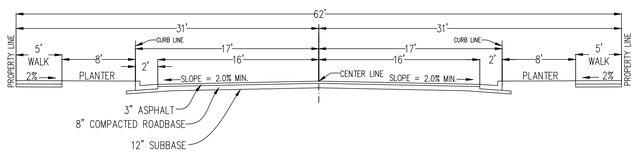
The length of the reduced segment will not be more than eight hundred feet;

The reduced right-of-way width does not create a safety concern; and

The elements of the right-of-way are in conformance with the General Plan of American Fork and the Bike and Pedestrian Master Plan for American Fork City.



1100 NORTH HALF STREET SECTION
NOT TO SCALE



62' STREET SECTION
NOT TO SCALE

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

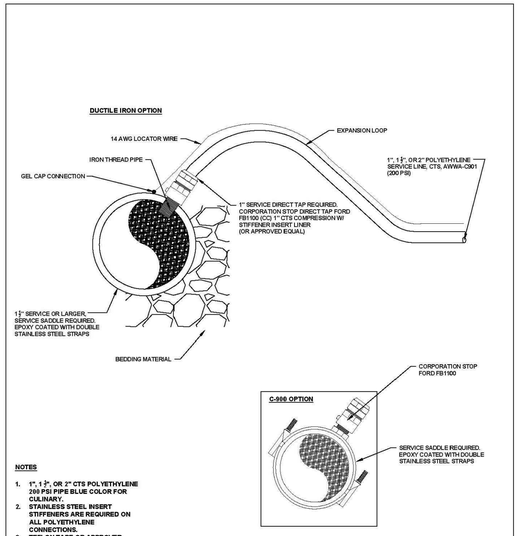
Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

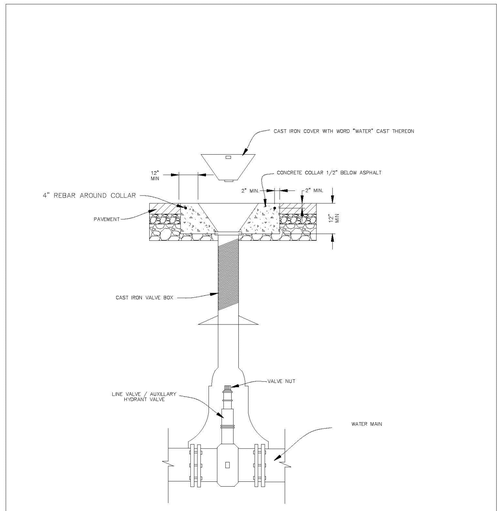
Drawn by: D.W.P.	DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 08/29/22
Checked by: D.W.P.		D4



NOTES

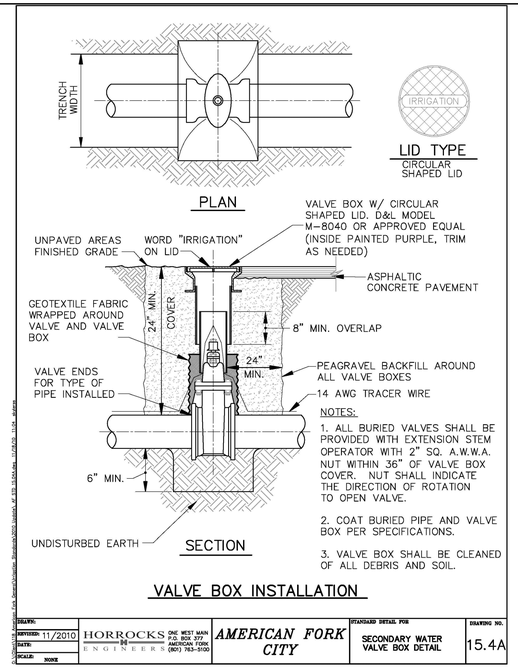
1. 1", 1 1/2", OR 2" CTS POLYETHYLENE 200 PSI PIPE BLUE COLOR FOR CULINARY.
2. STAINLESS STEEL INSERT STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
4. WATER SERVICE TAP OR SADDLE SHALL BE INSTALLED AT 45 DEGREES IN RELATION TO THE CENTERLINE OF THE PIPE.

DRAWN: ASG REVISED: ASG DATE: JULY 2023 SCALE: NTS	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR CULINARY WATER SERVICE TAP	DRAWING NO. CW 15.3



VALVE BOX DETAIL

DRAWN: JRP REVIEWED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1043 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

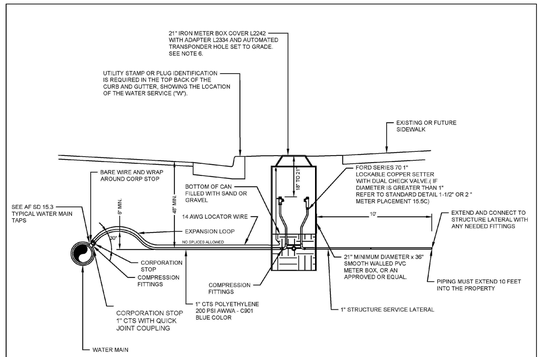


NOTES:

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

VALVE BOX INSTALLATION

DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

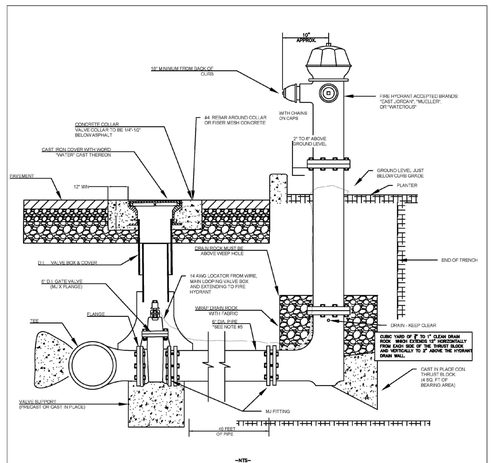


1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10' (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
4. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
5. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
6. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-502 (LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
7. ALL FITTINGS SHALL BE CTS.
8. SPLICING /REPAIR OF EXISTING POLY PIPE : MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
9. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
10. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY NLP REVISED ASM DATE 9/18/2013 SCALE VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION		DRAWING NO. 15.5

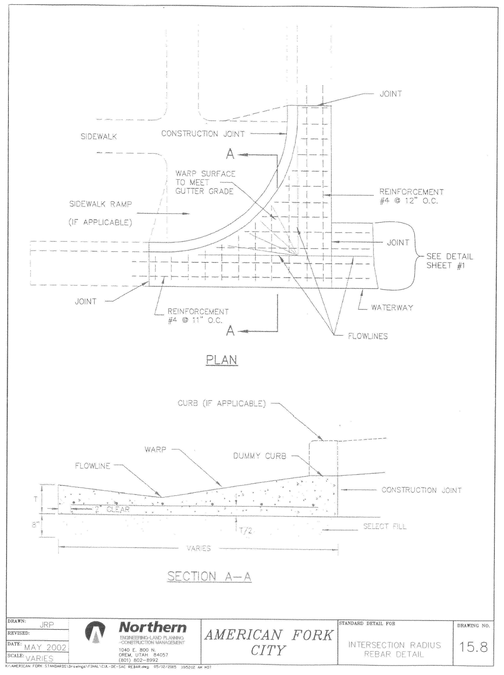


-NTS-

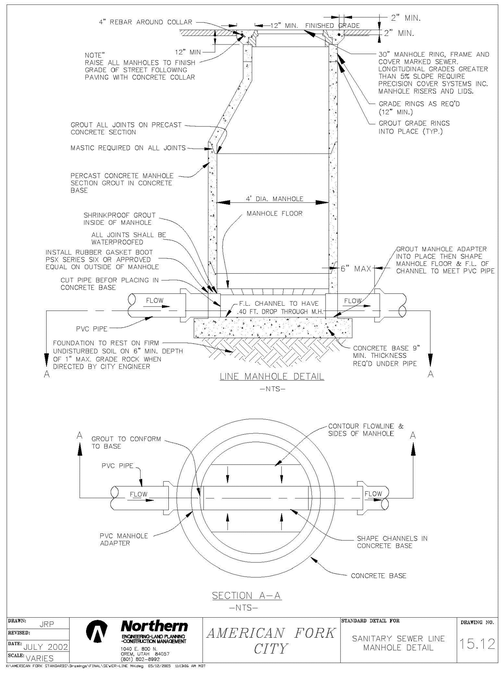
NOTES

1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE MAIN LINE AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH THE NEW MAIN CONSTRUCTION, SUITABLE ADAPTERS OR NEW FITTING SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO REAR PIPE AGAINST UNDISTURBED SOIL.
5. IF LENGTH OF PIPE EXCEEDS 40 FEET, INCREASE DIAMETER TO 8 INCH MINIMUM.
6. POLYETHYLENE ENCASEMENT: ALL DI PIPE AND FITTING SHALL BE INCASED WITH POLYETHYLENE WRAP 8 MILS TO PROTECT FROM BACKFILL BUT IS NOT INTENDED TO BE AIR AND WATERTIGHT.

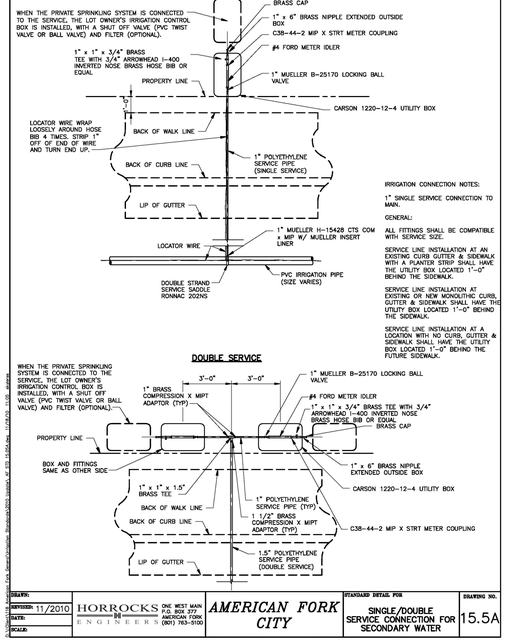
DRAWN BY ABM REVISED KKS DATE 1/13/2021 SCALE NTS	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-3060	FIRE HYDRANT		15.6



DRAWN: JRP REVIEWED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1043 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8



DRAWN: JRP REVIEWED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1043 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A

REGISTERED PROFESSIONAL ENGINEER
11/1/24
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

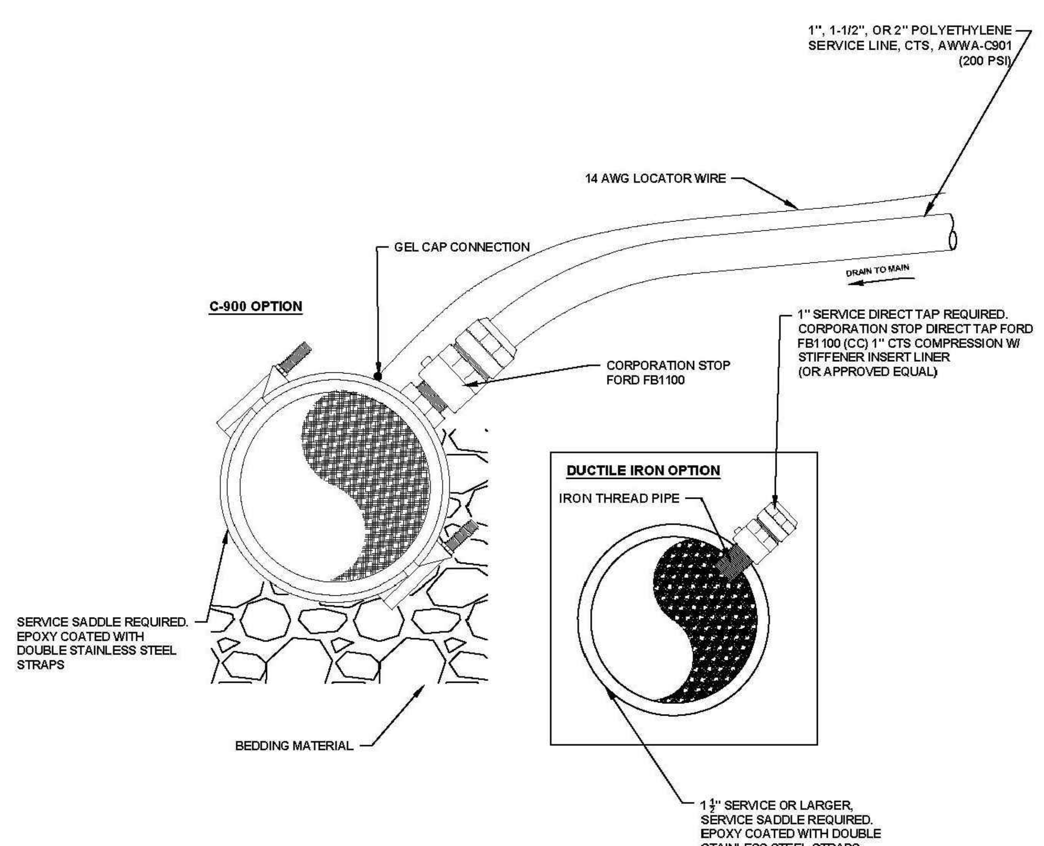
Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK — UTAH

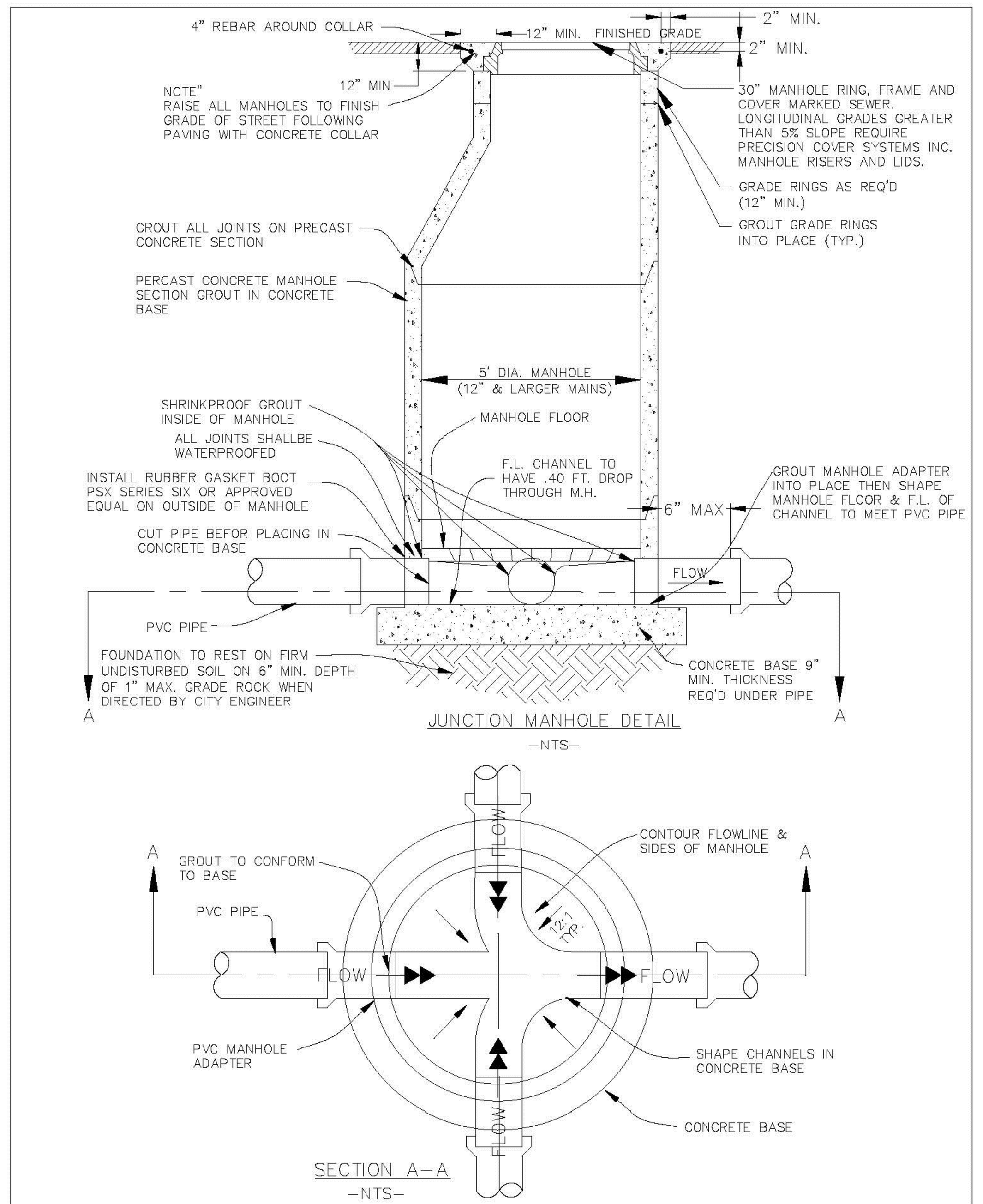
Drawn by: D.W.P.	DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 08/29/22
Checked by: D.W.P.		D5



NOTES

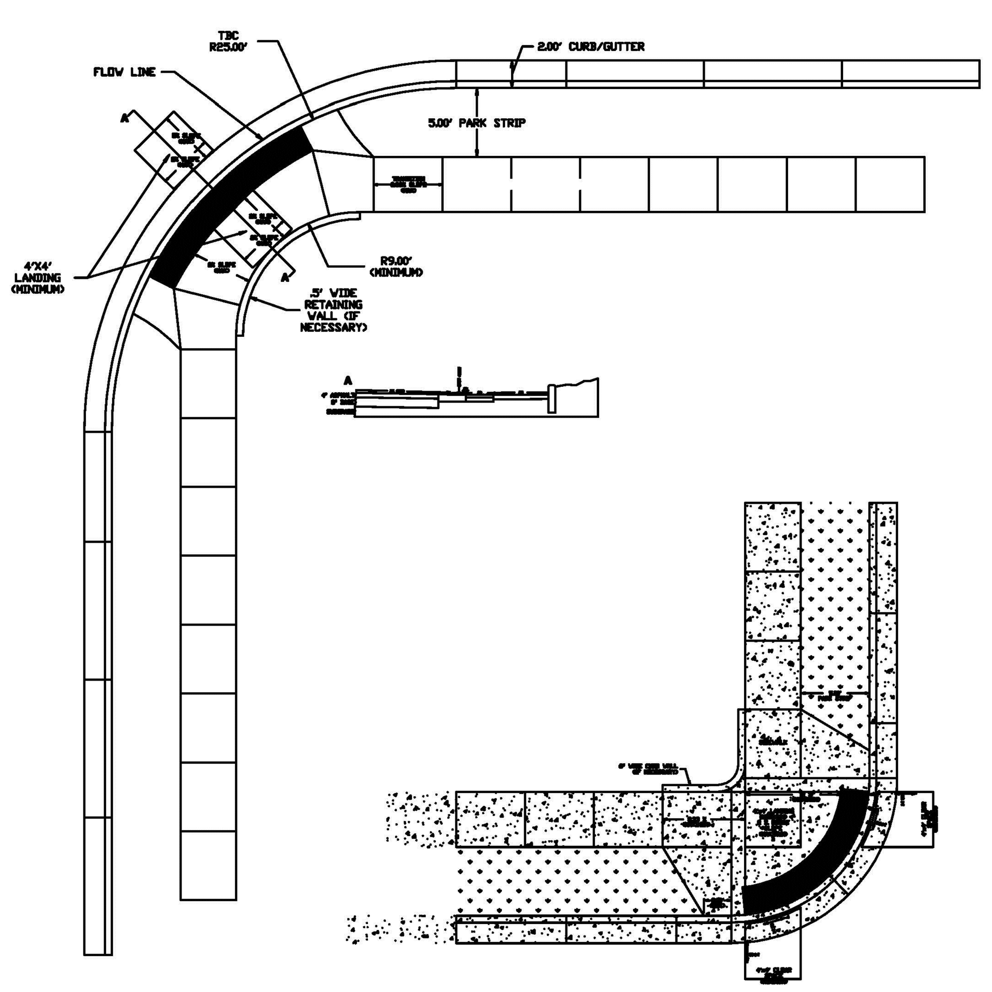
1. 1", 1½", OR 2" CTS POLYETHYLENE 200 PSI PIPE PURPLE COLOR FOR PRESSURIZED IRRIGATION
2. STAINLESS STEEL INSERT STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
4. PI LATERAL SHALL BE SLOPED TO DRAIN TOWARD MAIN.
5. SHALL BE INSTALLED AT 45 DEGREES IN RELATION TO THE CENTERLINE OF THE PIPE.

DRAWN: ASG	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR PRESSURIZED IRRIGATION SERVICE TAP	DRAWING NO. PI 15.3
REVISED: ASG				
DATE: JULY 2023				
SCALE: NTS				



DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

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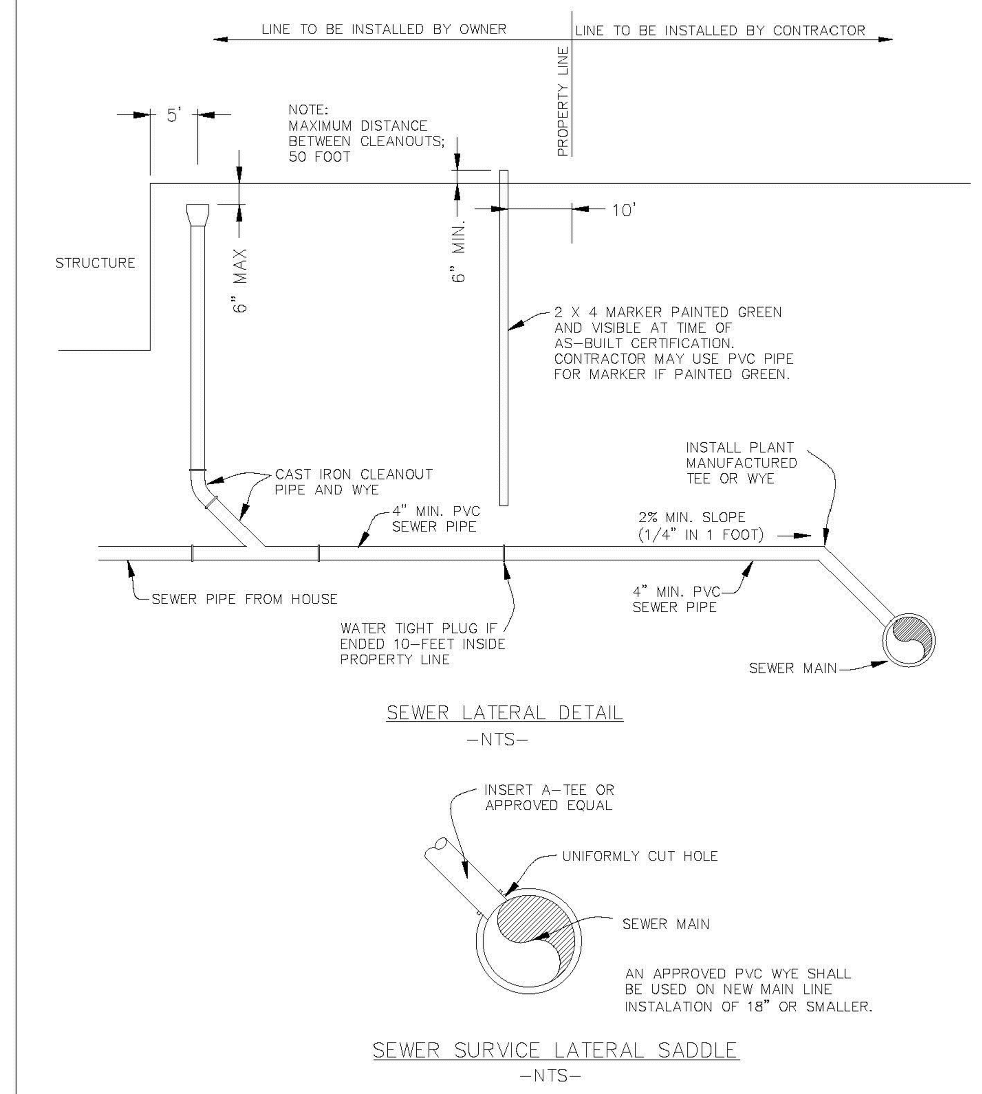
NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.

2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.

3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

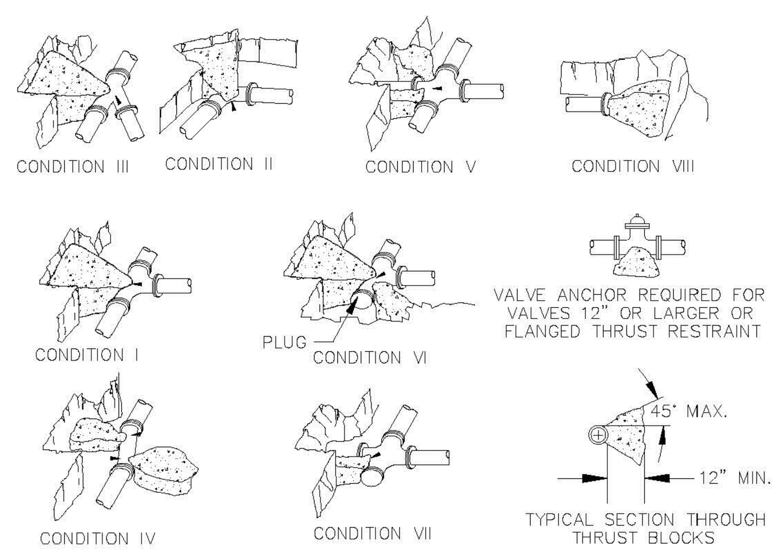
DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: APR. 2012				
SCALE: VARIES				



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

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

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NOTES:

1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

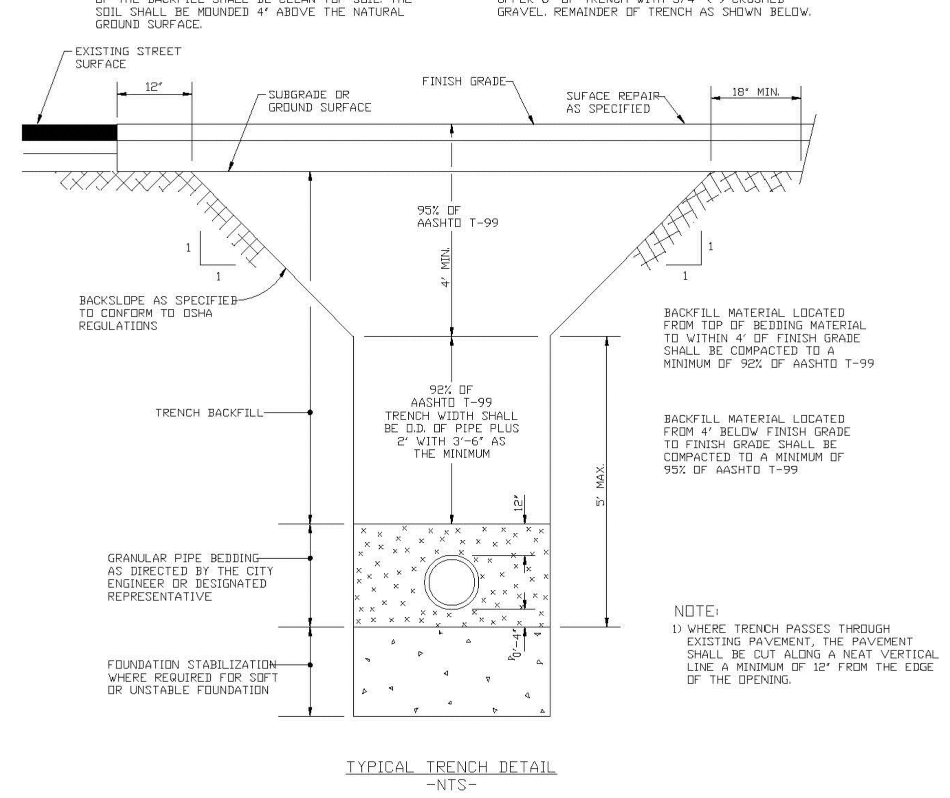
WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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

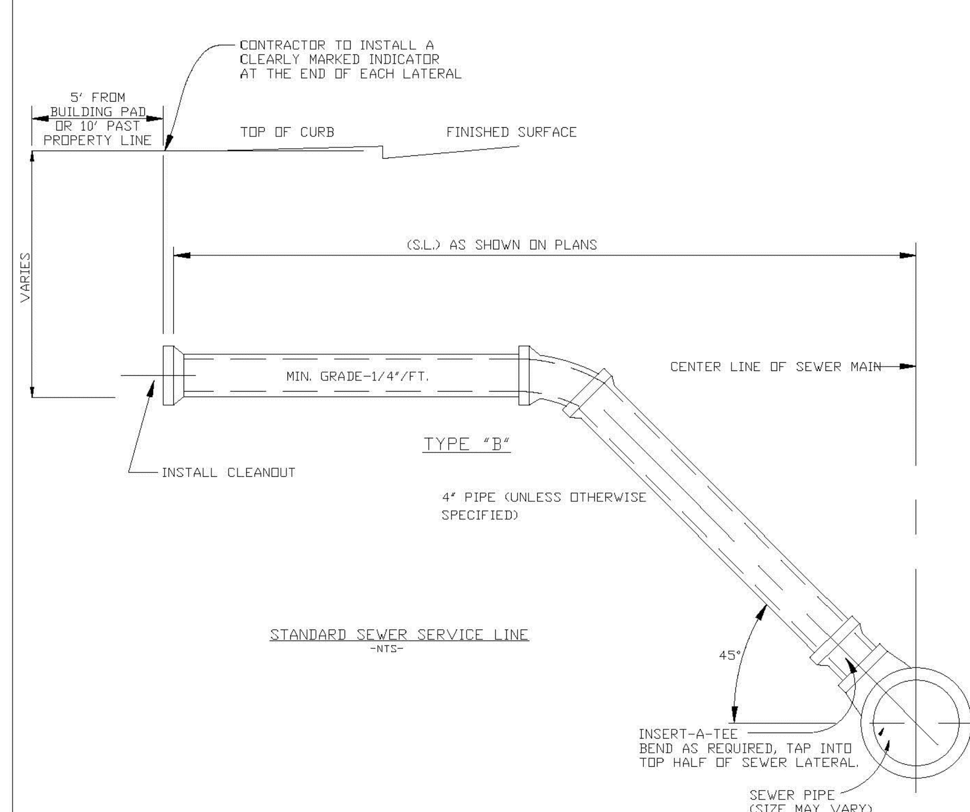
GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6' OF TRENCH WITH 3/4' (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.



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

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

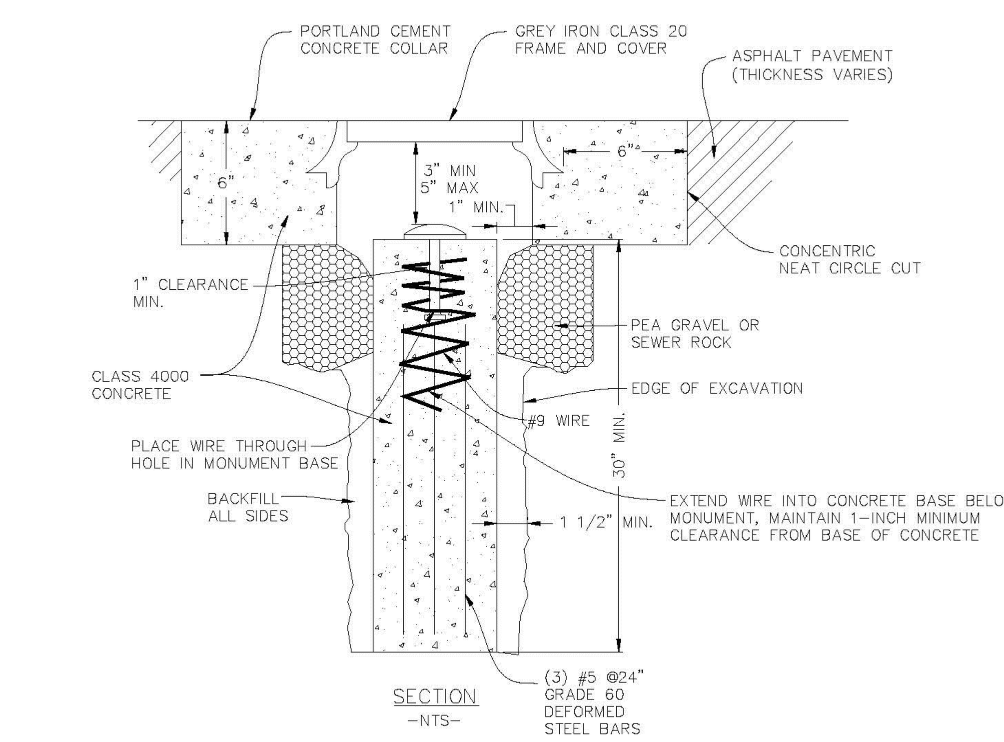
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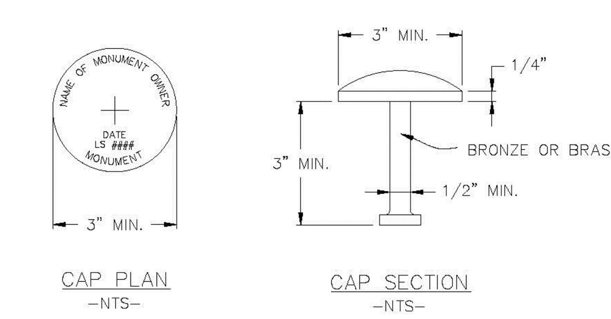
NOTE:
ALSO SEE DRAWING NO. 15.23

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

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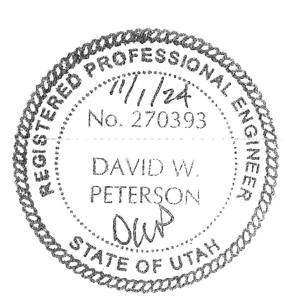


NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



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

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REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
5	11/01/24	REVISED PER CITY COMMENTS

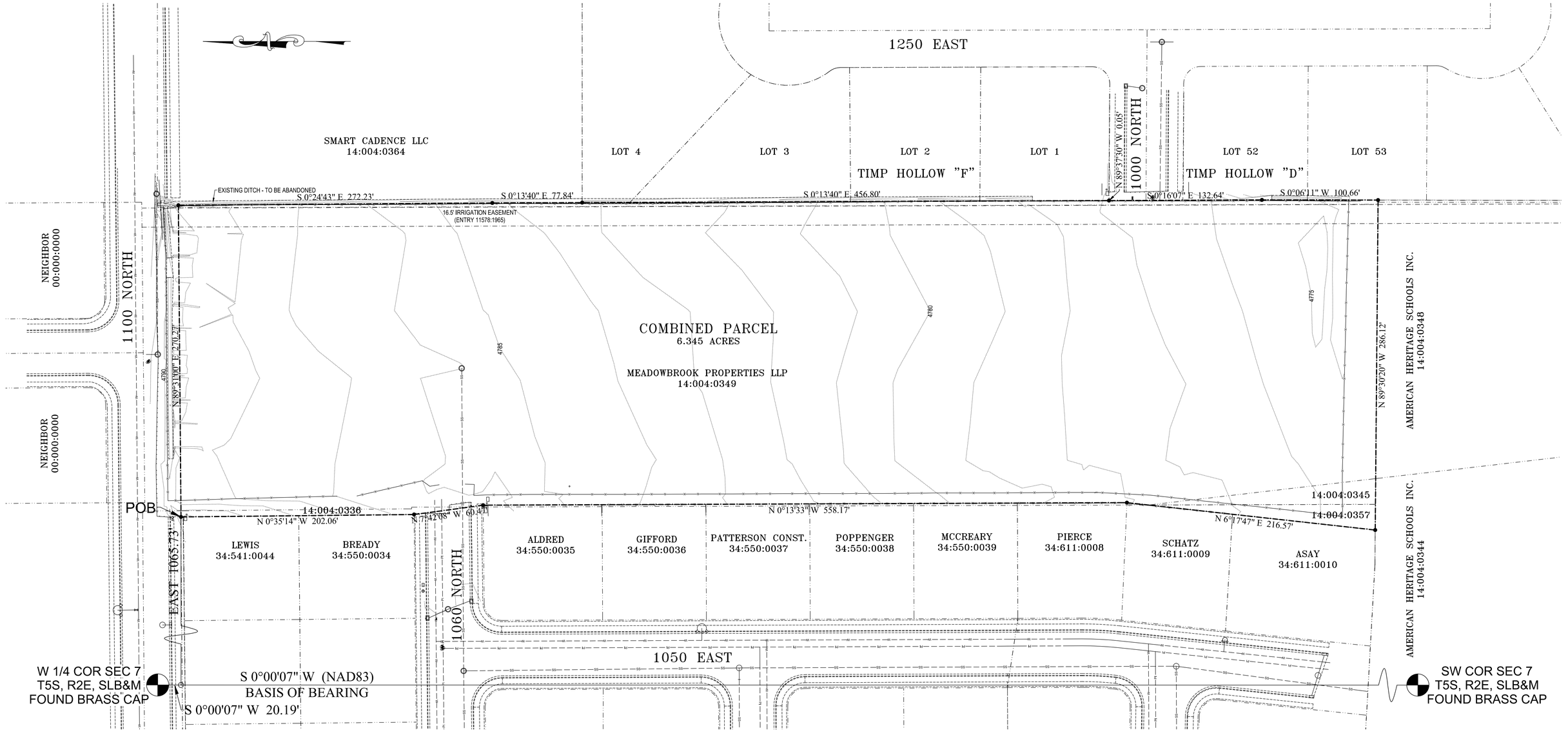
Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A

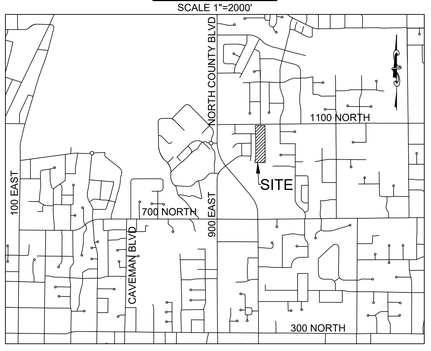
AMERICAN FORK — UTAH

Drawn by: D.W.P.	DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 08/29/22
Checked by: D.W.P.		D6



VICINITY MAP

SCALE 1"=2000'



PLAT LEGEND

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

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE # 049093, ISSUED BY METRO NATIONAL TITLE, DATED MARCH 14, 2018.

SCHEDULE B-II-
ITEM 14 IRRIGATION EASEMENT - ENTRY 11578:1965 - SEE MAP FOR EASEMENT LOCATION. EASEMENT ALLOWED ACCESS FOR MAINTENANCE OF DITCH ALONG THE EASTERLY SIDE OF THE PROPERTY. HOWEVER AS THE DITCH IS TO BE ABANDONED, THE EASEMENT SHOULD BE VACATED.

COMBINED DESCRIPTION

Beginning at a point located South 0°00'07" West along section line 20.19 feet and East 1065.73 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'00" East 270.27 feet; thence South 0°24'43" East 272.23 feet; thence South 0°13'40" East 77.84 feet; thence South 0°13'40" East along the westerly boundary of Timp Hollow Plat "F" a distance of 456.80 feet; thence North 89°37'30" West 0.05 feet; thence South 0°16'07" East 132.64 feet; thence South 0°06'11" West 100.66 feet; thence North 89°30'20" West 286.12 feet; thence along the easterly boundary of Autumn Crest Phase 1 Plats "A" Amended, "B", and "C" the following four courses and distances: 1) North 6°17'47" East 216.57 feet, 2) North 0°13'33" West 558.17 feet, 3) North 7°42'08" West 60.47 feet, and 4) North 0°35'14" West 202.06 feet to the point of beginning.
Area = 6.345 Acres

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 0°00'07" West along Section Line from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian to the Southwest Corner of said Section 7. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary prior to development. This survey combines parcels 14:004:0336, 14:004:0349, 14:004:0357 and 14:004:0345. An agreement has been reached with Cadence Homes to re-plat a portion of Timp Hollow Plat "D" (proposed as Timp Hollow Plat "F") and to agree to a common boundary with parcel 14:004:0369 to allow for the lot depth within this project as required by American Fork City. In discussion with the Utah County Recorder's Office, this is most easily accomplished by recording a Quit Claim deed from Smart Cadence LLC and Cadence Homes Building Corp to Meadowbrook Properties Limited of the Combined Description as shown on this survey.

SURVEYOR'S CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in October 2021, I made a survey of the property described on this plat.
This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR — No. 6418780 — AARON D. THOMAS — 11-3-21 — STATE OF UTAH

AARON D. THOMAS - PLS NO. 6418780

40 20 0 40 80 120
Scale 1" = 40'

PROJECT NAME	AUTUMN CREST - EAST
ADDRESS +/-	1000 NORTH 1100 EAST
CITY: AMERICAN FORK	COUNTY: UTAH / STATE: UTAH

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

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

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	NOV. 3, 2021
SCALE:	1"=40'

Development Review Committee Staff Report
Meeting Date: November 18, 2024

Agenda Topic

Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.

Location:		1100 N 1100 E
Project Type:		Preliminary Plat
Applicants:		Andrew Patterson
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	R1-9000
Square Footage (By Use)		267,022
Total Number of Units		20
Parking Requirement		40

Background

The applicant is applying for a Final Plat approval for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone. The proposal consists of 20 lots for a planned subdivision. All development parcels consist of 6.27 acres.

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

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

A. Application for final plat approval.
B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
C. Copies of the detailed engineering documents and other supporting materials.
D. An itemized engineers estimate of the cost of constructing the required improvements.
E. Evidence of payment of review and recording fee.
F. Documents conveying water rights to city.
G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

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

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

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

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

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval,

including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

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

Project Conditions of Approval

1. Address all comments on the Preliminary Plat: Add notes to detail sheets, shift order on index, move tree, modify concrete washout detail, shift order of Erosion Control sheet and shift the valves per comments from staff.

Findings of Fact

a. The Final Plat meets the requirements of Section 17.8.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Final Plat meets the requirements of Section 17.8. Staff recommends APPROVING the application.

Potential Motions – Final Plat

Approval

I move that we recommend approval on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Residential Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Denial

I move that we deny the Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East American Fork City, UT 84003, in the R1-9000 Residential Zone.

Table

I move that we table action on the Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East American Fork City, UT 84003, in the R1-9000 Residential Zone, and instruct the developer/staff to...

AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST

LOCATED IN SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M
AMERICAN FORK CITY, UTAH

Next Step
Approved with Conditions
Proceed to the Development Review Committee
11.18.2024

American Fork City Development Review Committee
Planning and Zoning Reviewed
tvanekelenburg 11/11/2024

Sewer/Storm Drain Division Reviewed
ascott 11/14/2024

Engineering Division Reviewed
rburkhill 11/12/2024

Streets Division Reviewed
ehyde 11/13/2024

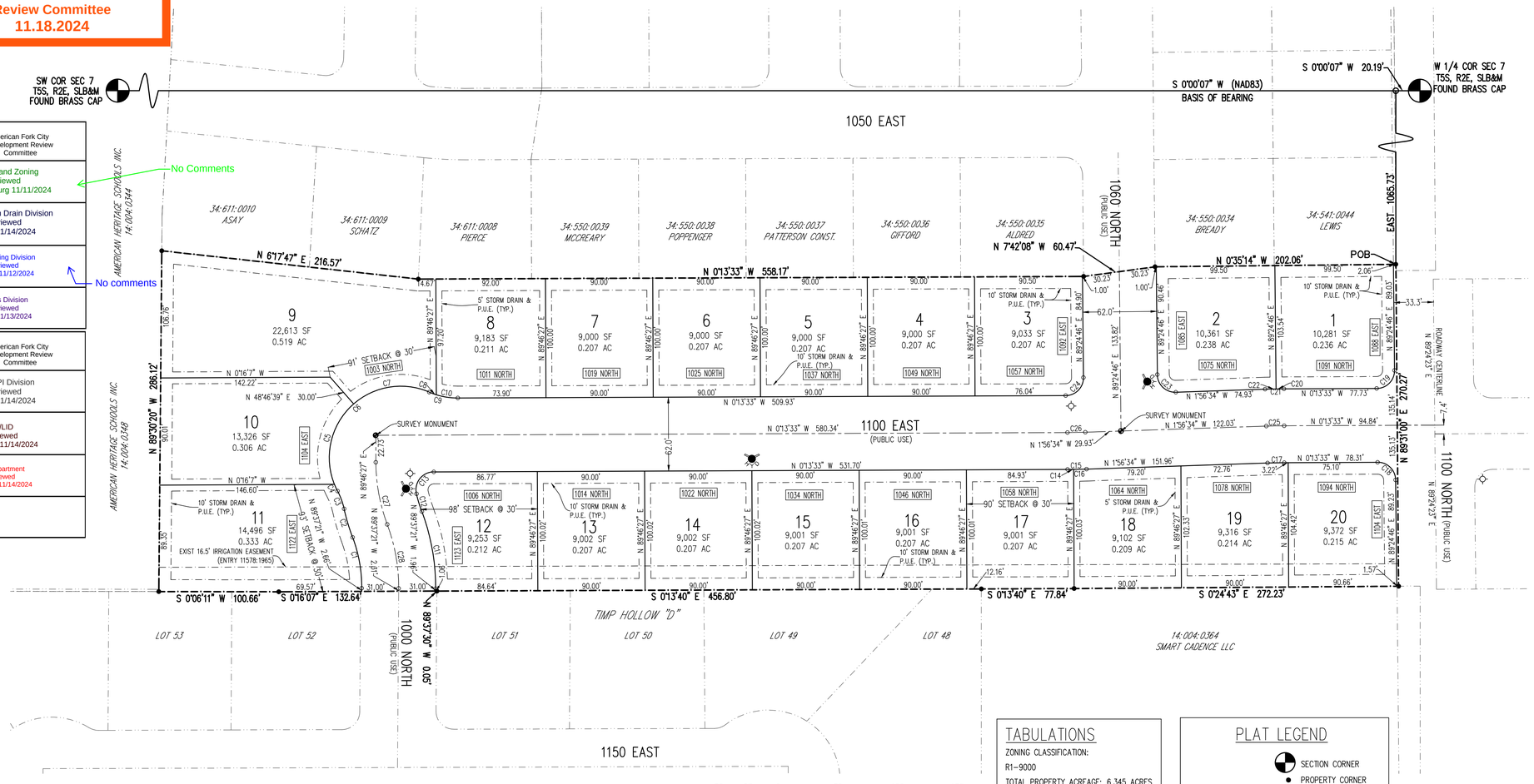
American Fork City Development Review Committee
Water/PI Division Reviewed
ascott 11/14/2024

EC/LID Reviewed
tmezenen 11/14/2024

Fire Department Reviewed
M. Sacco 11/14/2024

No Comments

No comments



50 25 0 50 100 150
Scale 1" = 50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	119.00	43.54	20°57'53"	43.30	S 79°53'43" W
C2	181.00	25.10	7°56'43"	25.08	S 73°23'8" W
C3	60.00	15.89	15°10'21"	15.84	S 69°46'18" W
C4	60.00	6.29	6°0'23"	6.29	S 65°11'19" W
C5	60.00	73.92	70°35'9"	69.33	N 76°30'55" W
C6	60.00	147.85	141°10'58"	113.18	N 47°13'23" W
C7	60.00	67.64	64°35'27"	64.11	N 8°55'37" W
C8	60.00	6.32	6°1'58"	6.31	N 20°21'7" E
C9	60.00	24.71	23°35'38"	24.53	N 11°34'17" E
C10	60.00	18.39	17°33'41"	18.32	N 8°33'18" E
C11	181.00	66.23	20°57'53"	65.86	S 79°53'43" W
C12	119.00	15.43	7°25'46"	15.42	S 73°7'39" W
C13	15.00	26.95	102°55'55"	23.47	N 51°41'30" W
C14	531.00	5.07	0°32'51"	5.07	N 0°29'58" W
C15	531.00	15.91	1°43'2"	15.91	N 1°5'4" W
C16	531.00	10.84	1°10'11"	10.84	N 1°21'29" W
C17	469.00	14.06	1°43'2"	14.06	N 1°5'4" W
C18	15.00	23.47	89°38'19"	21.15	N 44°35'37" E
C19	15.00	23.66	90°21'41"	21.28	S 45°24'23" E
C20	531.00	6.67	0°43'13"	6.67	S 0°35'9" E
C21	531.00	15.91	1°43'2"	15.91	S 1°5'4" E
C22	531.00	9.24	0°59'49"	9.24	S 1°26'40" E
C23	15.00	23.92	91°21'21"	21.46	S 43°44'6" W
C24	15.00	23.66	90°21'41"	21.28	S 45°24'23" E
C25	500.00	14.99	1°43'2"	14.98	S 1°5'4" E
C26	500.00	14.99	1°43'2"	14.98	S 1°5'4" E
C27	150.00	53.31	20°21'42"	53.03	N 79°35'37" E
C28	150.00	54.89	20°57'53"	54.58	N 79°53'43" E

TABULATIONS

ZONING CLASSIFICATION:
R1-9000
TOTAL PROPERTY ACREAGE: 6.345 ACRES
TOTAL LOT ACREAGE: 4.760 ACRES
NUMBER OF LOTS: 20

PLAT LEGEND

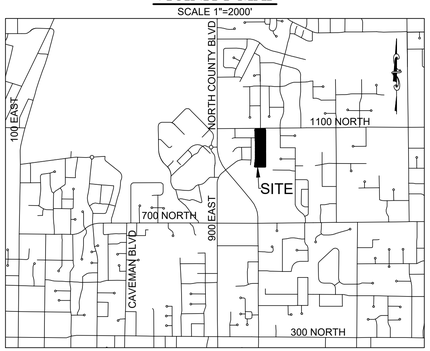
- SECTION CORNER
- PROPERTY CORNER
- SURVEY MONUMENT
- PC/PT
- BOUNDARY LINE
- SECTION TIE
- EASEMENT LINE
- LOT LINE
- ADDRESS — ADDRESS LABEL
- LIGHT POLE
- FIRE HYDRANT

ABRREVIATION TABLE

S	SOUTH
N	NORTH
W	WEST
E	EAST
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
P.O.B.	POINT OF BEGINNING

VICINITY MAP

SCALE 1"=2000'



STORM DRAINAGE REQUIREMENTS

1. EVERY LOT IN THIS SUBDIVISION WILL HAVE A BERM. ALL BERMS WILL BE CONSTRUCTED IN THE STORM DRAIN AND PUBLIC UTILITY EASEMENTS WITHIN EACH LOT AND ARE NOT BE BE REMOVED. THE BERMS MAY BE MODIFIED TO WORK WITH INDIVIDUAL LOT LANDSCAPING BUT HEIGHT AND LENGTH MUST REMAIN CONSISTENT.
2. ALL ROOF AREA FROM EACH LOT SHALL BE COLLECTED INTO ROOF DRAINS AND PIPED INTO NATIVE SOIL.

GENERAL NOTES

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8"X24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO ANY OCCUPANCY.
2. FLOOD ZONE DESIGNATION: X – AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FIRM MAP PANEL #: 49049C0169F
3. SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
4. NO GROUND WATER ENCOUNTERED IN ANY TEST HOLES IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY (TESTED DOWN 9' DEEP).
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL (1) ASPHALT PAVING IS INSTALLED; AND (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
6. NO FOOTINGS, EAVES, ETC. CAN BE WITHIN ANY OF THE EASEMENTS.
7. DRY UTILITIES TO BE INSTALLED PRIOR TO BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°00'07" WEST ALONG SECTION LINE 20.19 FEET AND EAST 1065.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'00" EAST 270.27 FEET; THENCE SOUTH 0°24'43" EAST 272.23 FEET; THENCE SOUTH 0°13'40" EAST 77.84 FEET; THENCE SOUTH 0°13'40" EAST ALONG THE WESTERLY BOUNDARY OF TIMP HOLLOW PLAT 'F' A DISTANCE OF 456.80 FEET; THENCE NORTH 89°37'30" WEST 0.05 FEET; THENCE SOUTH 0°16'07" EAST 132.64 FEET; THENCE SOUTH 0°06'11" WEST 100.66 FEET; THENCE NORTH 89°30'20" WEST 286.12 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF AUTUMN CREST PHASE 1 PLATS 'A' AMENDED, 'B', AND 'C' THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 6°17'47" EAST 216.57 FEET, 2) NORTH 0°13'33" WEST 558.17 FEET, 3) NORTH 7°42'08" WEST 60.47 FEET, AND 4) NORTH 0°35'14" WEST 202.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 6.345 ACRES MORE OR LESS

NUMBER OF LOTS = 20

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°00'07" WEST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXCUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

PLAT "A"

AUTUMN CREST PHASE 2

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Surveyor's Seal	Notary Public Seal	Clerk-Recorder Seal	