AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
FEBRUARY 6, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 6, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on the Riverbirch Medical Office, located at 24 North 1100 East in the PO-1 Professional Office zone.

3. Hearing, review and action on the preliminary plan for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North in the R-1-9,000 Residential zone.

4. Review and action on the final plat for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North in the R-1-9,000 Residential zone.

5. Review and action on a site plan for DBN Tax, located at 34 West 100 North in the CC-1 Central Commercial zone.

6. Review and action on an agreement for the American Fork Boat Harbor Annexation consisting of 66.05 acres at approximately 1700 South 100 West.

7. Review and action on an agreement for the Hoggard American Fork City Annexation consisting of 12.115 acres at approximately 300 South 800 West.

8. Review and action on an agreement for the Ovard Annexation consisting of 1.169 acres at approximately 340 North County Boulevard.

9. Review and action on a final plat for Proctor Estates Subdivision, consisting of 2 lots, located at 200 South 460 East in the R-4-7,500 Residential zone.

10. Hearing, review and action on a final plat and site plan for Pennylane Townhomes Phase 3 Amended, located at 200 South 460 East in the R-4-7,500 Residential zone.

11. Other Business

12. Site Plan Committee Report

13. Review and action on the minutes of the January 16, 2019 Planning Commission Regular Session

14. Adjournment

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Riverbirch Medical Office, located at 24 North 1100 East, in the PO-1 (Professional Office) zone.

BACKGROUND INFORMATION					
Location:		24 N. 1100 E.			
Applicants:		Benchmark Civil			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		PO-1 (Professional Office)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PO-1 (Professional Office)			
	South	PO-1 (Professional Office)			
	East	PO-1 (Professional Office)			
	West	PO-1 (Professional Office)			
Land Use Plan Designation:		Professional Office			
Zoning within Land Use Plan Designation?		x	Yes		No

Background

Riverbirch Office Park was approved in 1998. The office/medical park has been fully constructed aside from one vacant plot, on which the proposed Riverbirch Medical Office is proposed. The site plan, if approved, will complete the project. As the project is an existing PUD, access and parking are common and shared between all units. Additional parking spaces will be provided with this site plan, to share in the overall parking for the project. Parking for the entire project, as proposed, meets the City's parking requirements. Landscaping will also be added, completing the overall project.

The structure will be two-story. Renderings are included in the submittal materials.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Professional Office. The site plan is consistent with the Land Use Plan designation.

FINDING OF FACT

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

1. The site plan meets the criteria of the PO-1 Zone.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for the Riverbirch Medical Office, located at 24 N. 1100 E., with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan for the Riverbirch Medical Office, located at 24 N. 1100 E.

TABLE

Mr. Chairman, I move that we table action on the site plan for the Riverbirch Medical Office.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Riverbirch Medical Office

Project Address: 24 North 1100 East

Developer / Applicant's Name: James Johnson

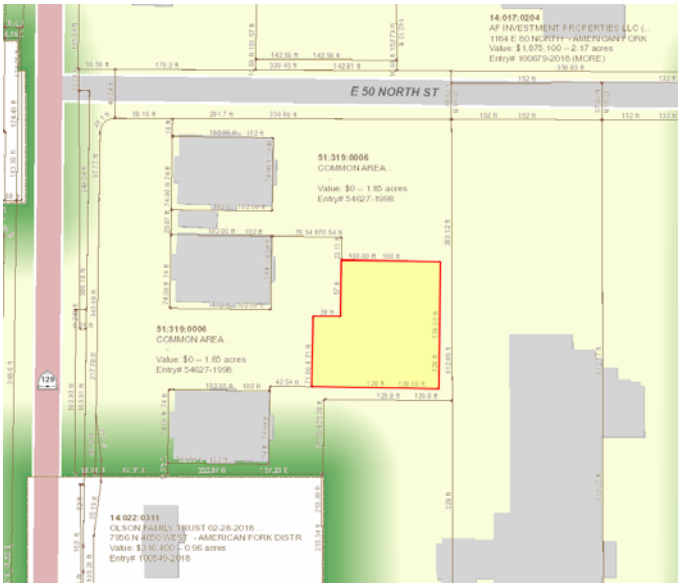
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
3. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.

Plan Modifications Required:

1. Provide an update Geotechnical Report that includes a percolation test.
2. Verify existing storm drainage system can accommodate additional storm water runoff or add a new retention system sized to accommodate additional storm water runoff.

AMERICAN FORK MEDICAL OFFICE

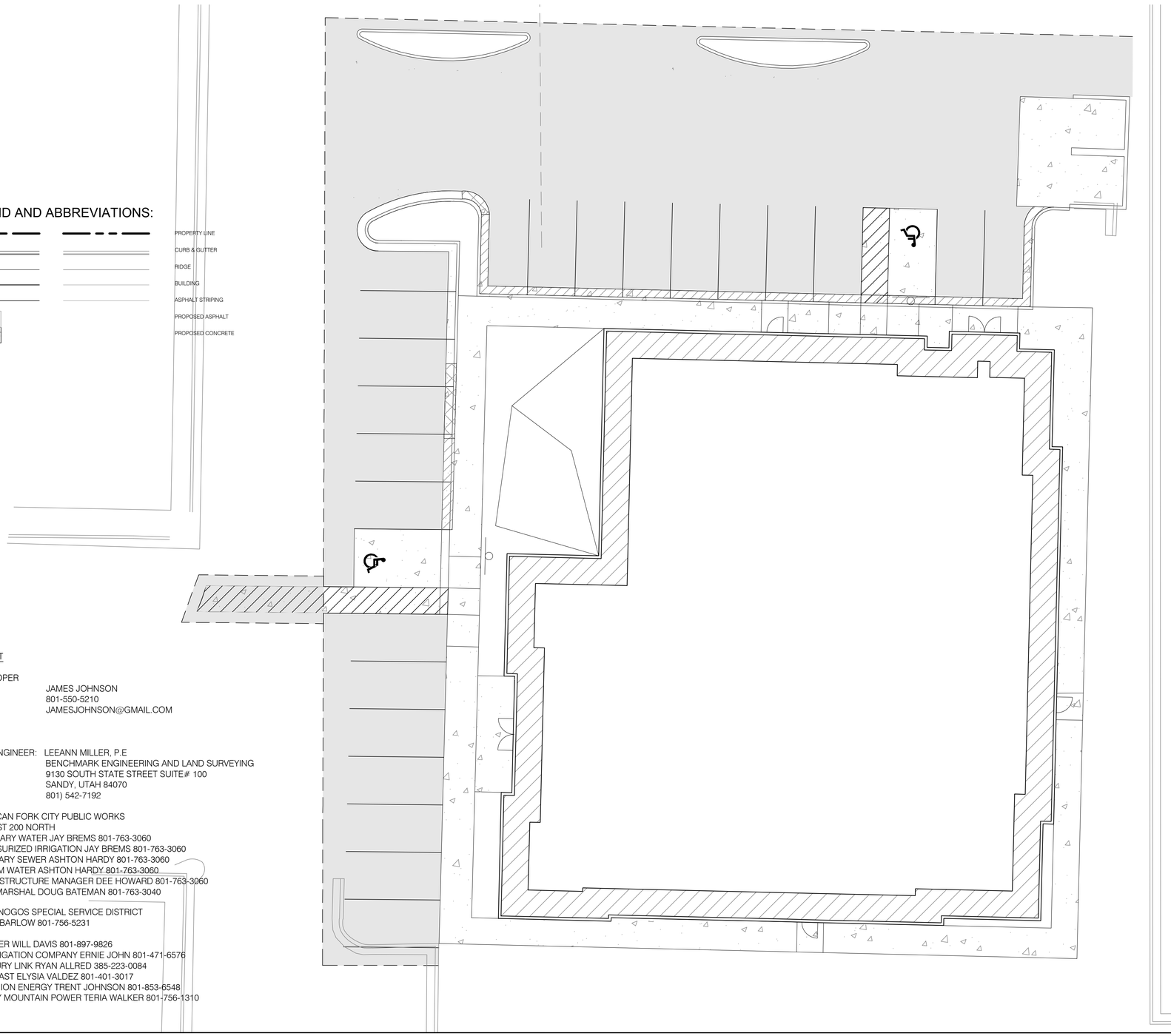
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

10 0 5 10 20

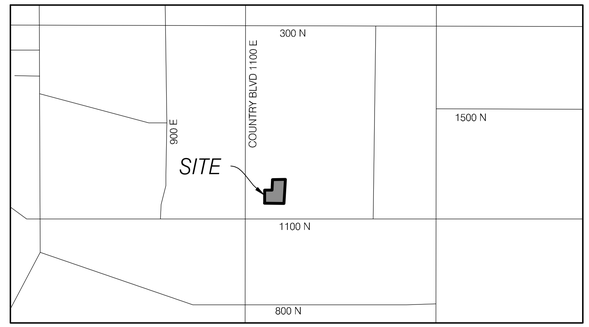
(IN FEET)
1 inch = 10ft.

NORTH



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- CURB & GUTTER
- RIDGE
- BUILDING
- ASPHALT STRIPING
- PROPOSED ASPHALT
- PROPOSED CONCRETE



VICINITY MAP
N.T.S

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

DRAWING INDEX

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

CONTACT LIST

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

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

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

TIMPANOGOS SPECIAL SERVICE DISTRICT
DAVID BARLOW 801-756-5231

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

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

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

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
1/22/19

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

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

DRAFT: MNJ	DESIGN: LDM	CHECK: LDM
DATE: 12/21/2018	DATE: 12/21/2018	DATE: 12/21/2018

No.	DATE	DESCRIPTION
1	01/22/19	REDLINES PER FIRE COMMENTS

PROJECT NO: 1810241

COVER

1 OF 10

BENCHMARK ENGINEERING CONTACT: LEEANN D MILLER, PE

LINETYPES:

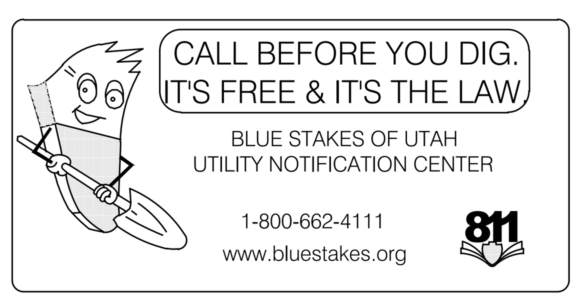
NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
X	X	FENCE, WIRE
*	*	FENCE, WOOD
4475	4475	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XX.XX TOC		SPOT ELEVATION
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
FO	FO	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

SYMBOLS:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
T		TELEPHONE MANHOLE
S		SANITARY SEWER MANHOLE
D		STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
W		WATER MANHOLE
		WATER VALVE
W		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
G		GAS MANHOLE
		TREE

ABBREVIATIONS

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



NOTE:

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

CAUTION NOTICE TO CONTRACTORS

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

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

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- AMERICAN FORK
WATER UTILITY COMPANY- AMERICAN FORK PUBLIC UTILITIES
SEWER- TIMPANOGUS SPECIAL SERVICE DISTRICT
STORM DRAIN/GROUNDWATER- AMERICAN FORK PUBLIC UTILITIES
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- CENTURY LINK
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

GENERAL

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

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULATORY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONSTRUCTION STAKING FOR GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE DONE BY THE OWNER'S SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

11. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

13. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

14. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

15. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

16. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

17. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

18. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL UNLESS OTHERWISE NOTED.

19. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

20. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

21. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

22. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

23. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

25. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

28. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

29. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

30. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

WATER

33. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE)

34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

37. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

40. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

41. ALL UTILITY MANHOLE RIMS, CATCH BASIN GRATES AND VALVE BOX COVERS ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE OF THE SITE.

42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. BEFORE FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION CAN COMMENCE, A REVIEW OF THE PROFESSIONALLY PREPARED REPORT OF THESE INVESTIGATIONS, MUST BE REVIEWED.

SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

46. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

47. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

48. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

49. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

50. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

51. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA.

52. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

53. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO TEST.

54. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

55. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

56. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

57. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

58. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY; PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

59. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

60. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

61. CUT SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL

62. FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL

63. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

DEWATERING

64. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

65. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

66. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

67. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

68. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

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

70. CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

71. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

77. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

78. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

79. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

80. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

81. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

82. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

83. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

84. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

DRAWN BY	MNJ
CHECKED BY	LDM
FIELD CREW	SURVEY
DATE	12/21/18
DWG. FILE	1810241_SITE

0 0.5 1

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

LICENSED PROFESSIONAL ENGINEER
1/22/19
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

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BENCHMARK CIVIL

AMERICAN FORK MEDICAL OFFICE

24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJECT NO. 1810241

GEN. NOTES
LEGEND &
ABBREV.

CGN.01
2 OF 11

AMERICAN FORK GENERAL NOTES

GENERAL NOTES

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

UTILITIES

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

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

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

NOTE:

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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



No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

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

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD CREW: SURVEY
DATE: 12/21/18
DWG. FILE: 1810241_SITE

0 0.5 1

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
1/22/19

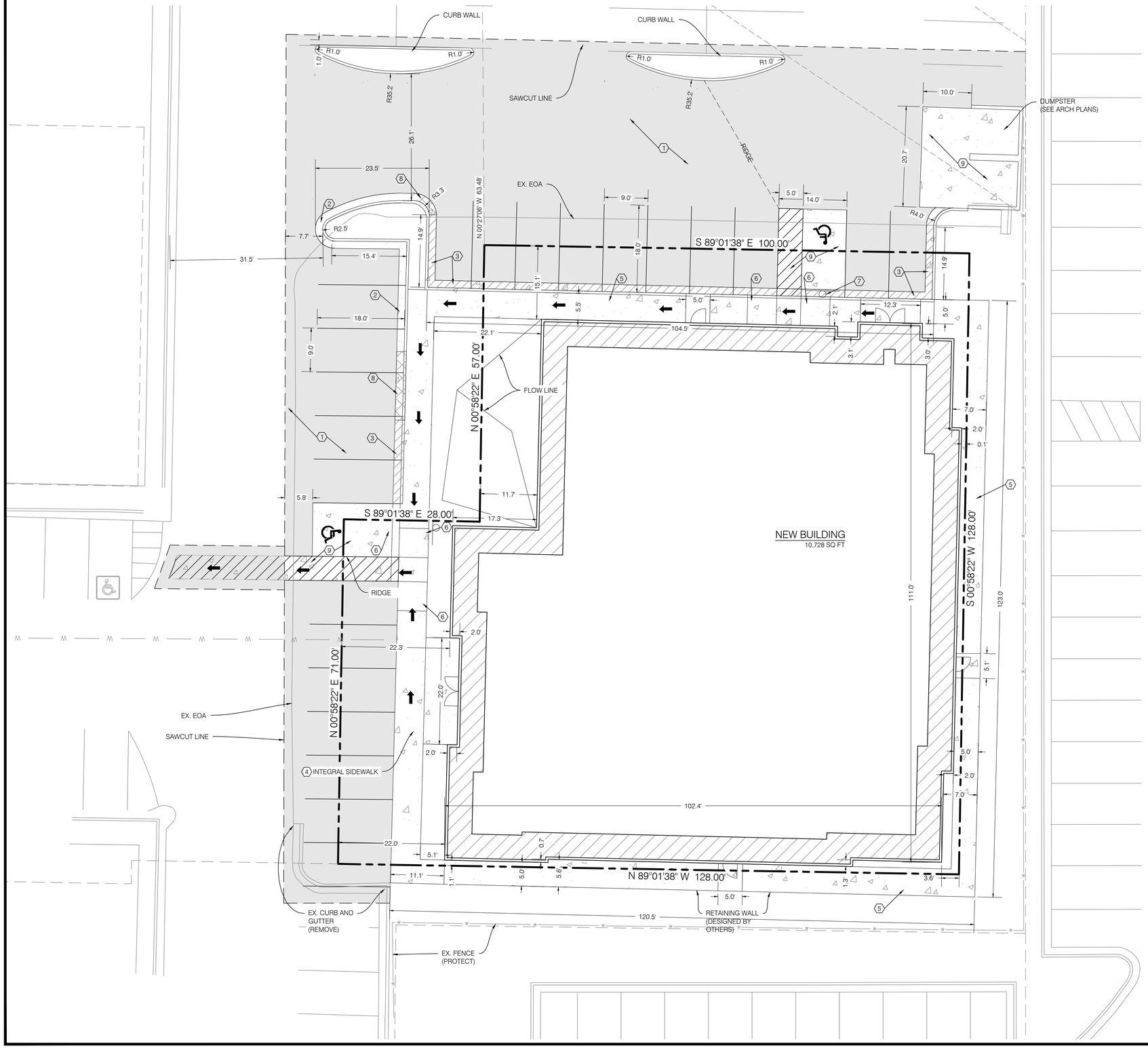
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AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJECT NO. 1810241

GEN. NOTES LEGEND & ABBREV.

CGN.02
3 OF 11



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER AMERICAN FORK STDS	2/CDT.01
3	RELEASE CURB & GUTTER	2/CDT.01
4	SIDEWALK THICKENED EDGE	3/CDT.01
5	SIDEWALK PER APWA #231	
6	ADA RAMP	1/CDT.02
7	ADA SIGN	1/CDT.02
8	TRANSITION CURB	
9	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01

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

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

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, ANND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
➡	PUBLIC WAY ACCESS ROUTE

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No.	DATE	DESCRIPTION
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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD CREW: SURVEY
DATE: 12/21/18
DWG. FILE: 1810241_SITE

1" 0.5 0

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
1/22/19

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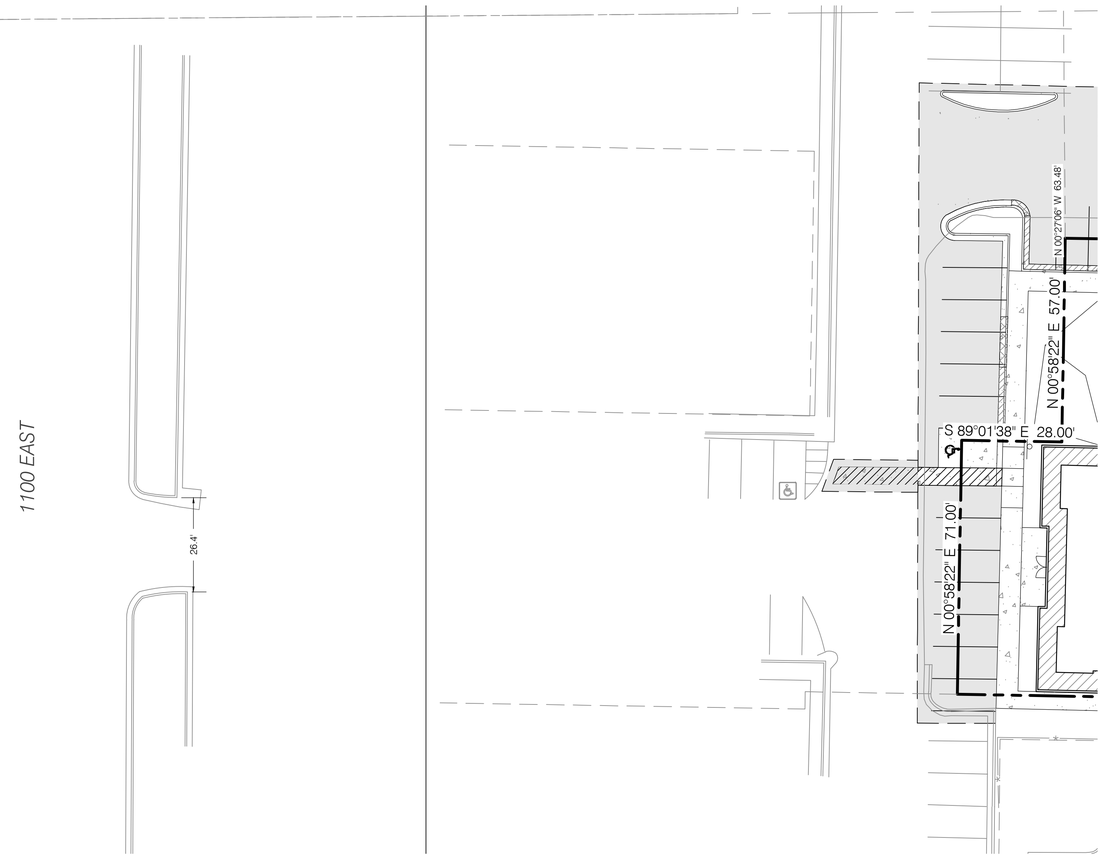
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AMERICAN FORK, UTAH

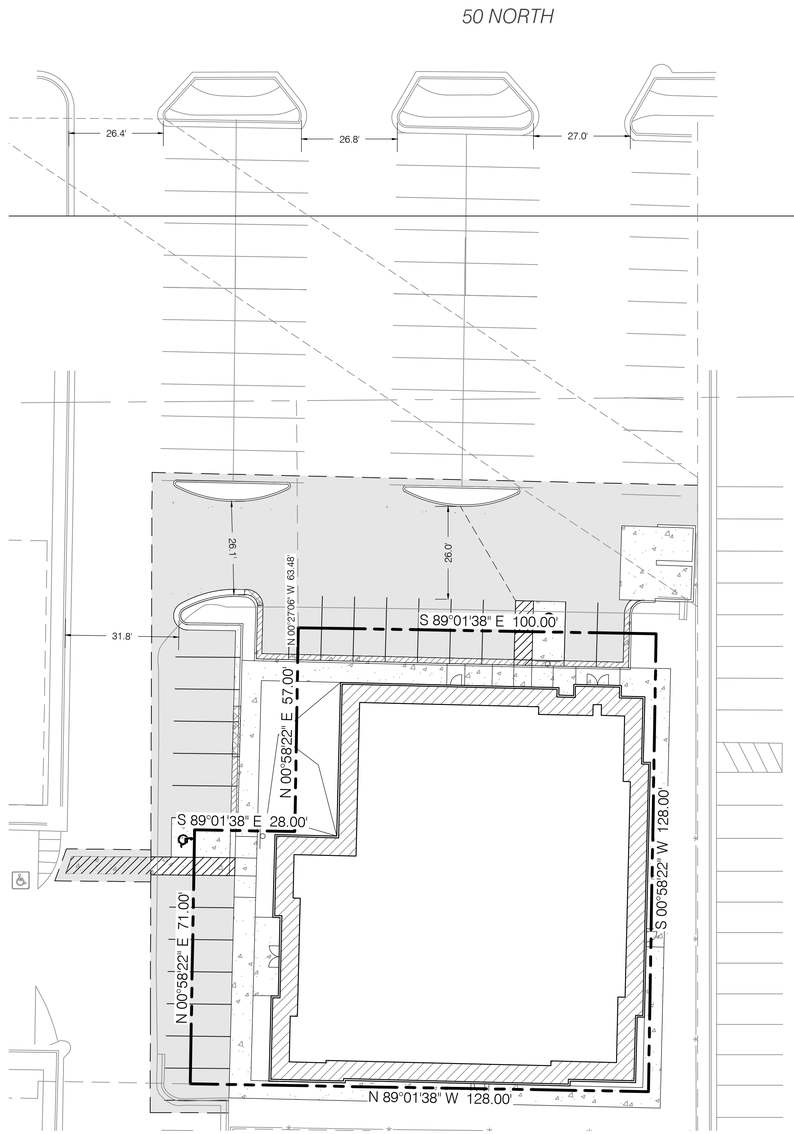
PROJECT NO. 1810241

SITE
PLAN

CSP.01
4 OF 11

FIRE PLAN







GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
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0 0.5 1

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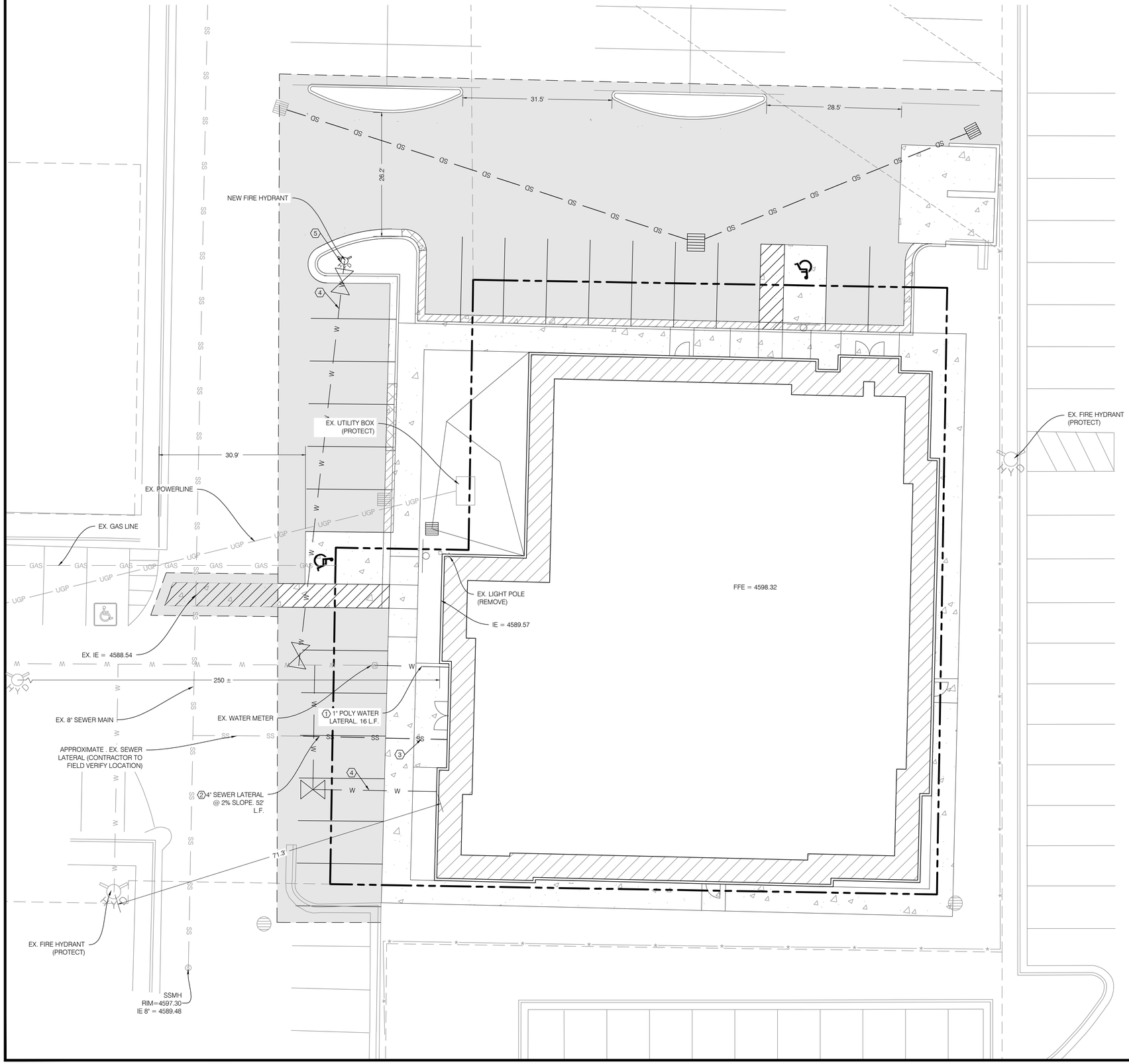
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PROJECT NO. 1810241

FIRE PLAN

CSP.02
5 OF 11



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
1	1" POLY WATER SERVICE LINE	
2	4" PVC SDR-35 SEWER LATERAL	
3	SEWER CLEAN OUT	
4	6" FIRE LINE	
5	6" FIRE LINE	4/CDT.01

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

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

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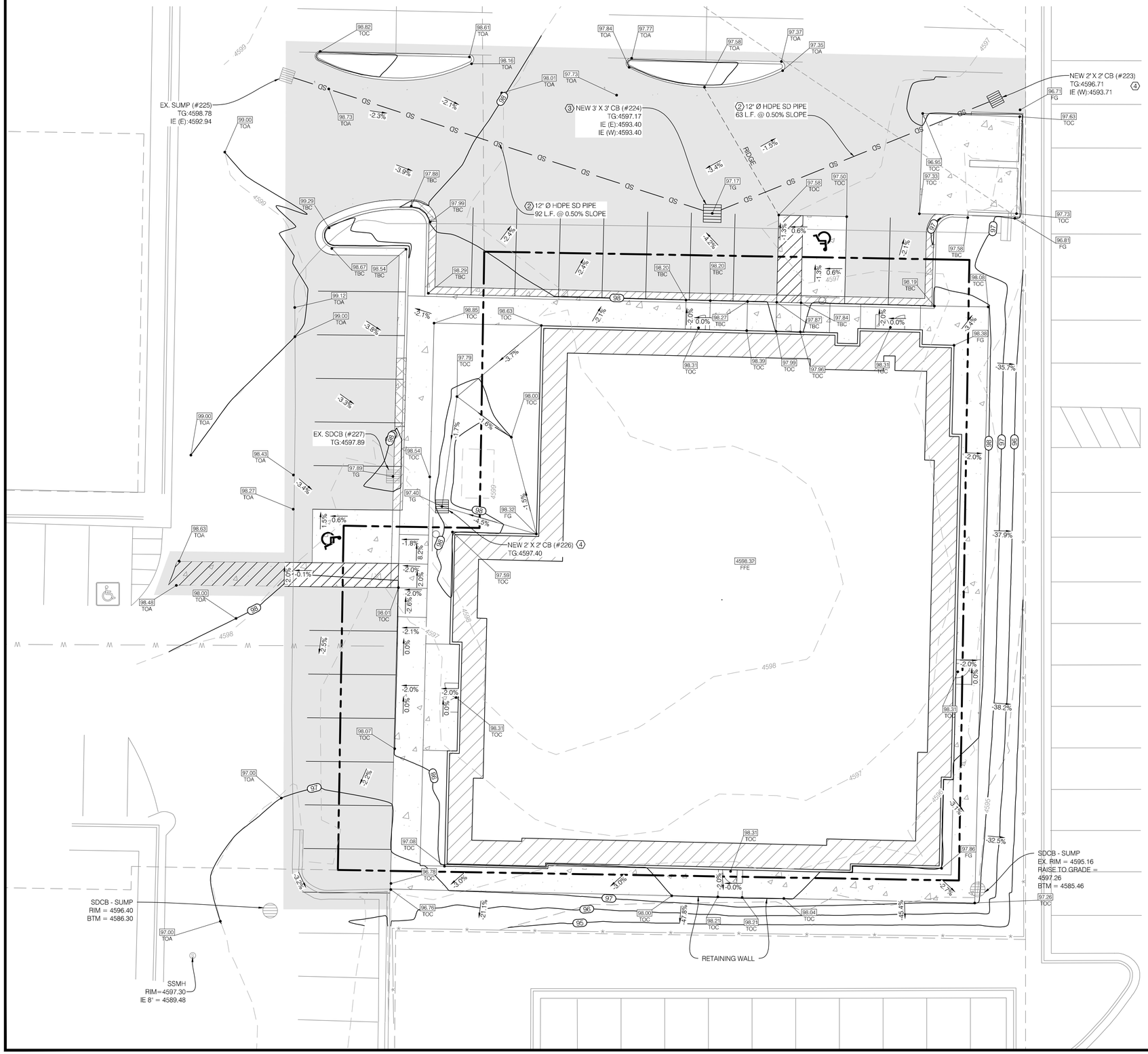
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24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJECT NO. 1810241

UTILITY PLAN

CUP.01
6 OF 11



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

GRADING AND DRAINAGE KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	3'X3' CATCH BASIN	2/CDT.02
4	2'X2' CATCH BASIN	3/CDT.02

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

NOTE:
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NOTE:
REFERENCE EXISTING SUBDIVISION PLANS FOR STORM DRAIN CALCULATION.

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C) * 1.25	C*A
Roof =	10,728	1.125	12069 S.F.
Pavement =	7,341	1.125	8258.6 S.F.
Landscaping =	3,658	0.25	914.5 S.F.
Sum:	21727 S.F.	Sum:	21242 S.F.

NOAA ATLAS 14 (100 YEAR STORM) — **Allowable Discharge =** 2Cxfs/acre

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.02	1.005	1779	90	1689
30	2.71	1.355	2399	180	2219
60	1.67	1.670	2956	359	**2597**
120	0.91	1.828	3236	718	2518
180	0.62	1.863	3298	1077	2220
360	0.33	2.004	3547	2155	1393
720	0.19	2.316	4100	4309	0

Detention Calculations

Pond Volume
Unknown

Pipe Volume
12 in. Pipe Length = **155 lf**
Volume = **122 cf**

Is there adequate storage? Storage Provided = **122 cf**
Req. Storage = **2,597 cf** **NO**

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

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1 0.5 0

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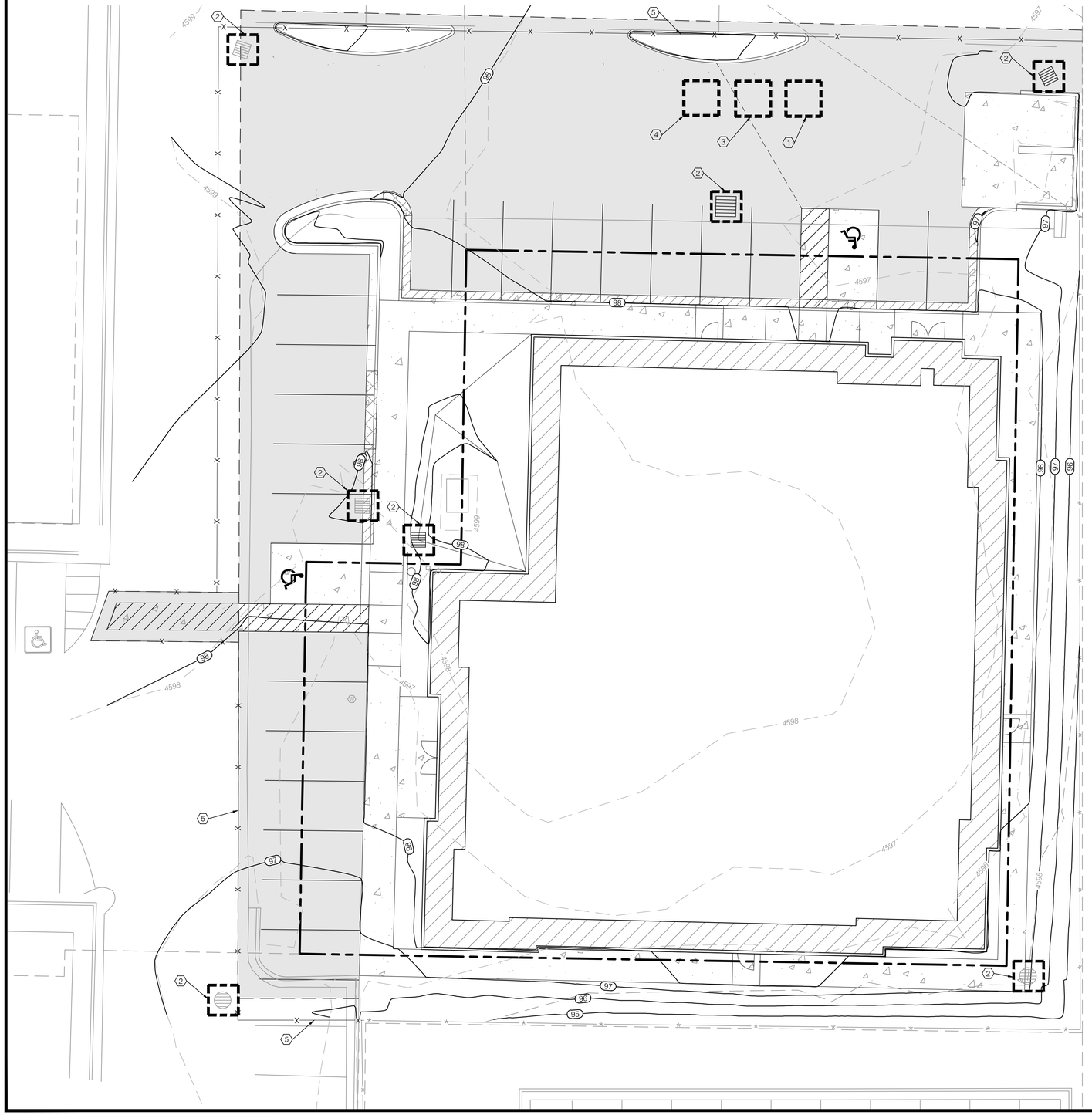
PROJECT NO. 1810241

GRADING & DRAINAGE PLAN

CGD.01
7 OF 11

AMERICAN FORK MEDICAL OFFICE

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

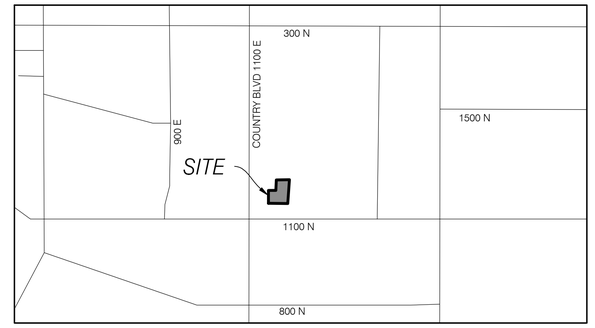


GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

NORTH



VICINITY MAP

SWPPP KEY NOTES REFERENCE

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

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	SEDIMENT BARRIER	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02

POST-CONSTRUCTION AREA

PARTICULARS	S.F.	%
BUILDING	10,728	49.9
HARDSCAPE	7,360	34.2
LANDSCAPE	3,426	15.9
TOTAL	21,514	100
RUNOFF COEFFICIENT: 0.79		

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

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

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

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

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

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

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

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

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

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

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

FOR CONTACT LIST SEE CEP.02

CONTACT LIST

DEVELOPER

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

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

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

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

ABBREVIATIONS:

- 37 29 SECTION CORNER & LINE (FOUND)
- STREET MON. (FOUND)
- PROPERTY LINE
- FOUND PL MARKER (PLAT NOTED)
- DEFENITION POINT
- ADJACENT PL or LOT LINES
- CENTERLINE of ROAD
- CURB & GUTTER
- EDGE OF EXISTING ASPHALT
- INDEX CONTOUR LINE 4640
- INTERMEDIATE CONTOUR LINE 4641
- SANITARY SEWER MANHOLE & PIPE
- STORM DRAIN MANHOLE & PIPE SD
- CATCH BASIN
- MANHOLE & CULINARY PIPE LINE W W
- WATER VALVE & WATER METER
- = EXISTING FIRE HYDRANT
- GAS LINE & MANHOLE GAS GAS
- LIGHT POLE
- UNDERGROUND TELEPHONE QWEST UG
- IRRIGATION MANHOLES, BOXES IRR IRR

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

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UTILITY NOTIFICATION CENTER
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No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD CREW: SURVEY
DATE: 12/21/18
DWG. FILE: 1810241_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
1/22/19

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9138 SOUTH STATE STREET SUITE #100
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BENCHMARK CIVIL

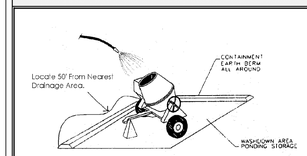
AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH

PROJECT NO. 1810241

EROSION CONTROL PLAN

CEP.01
8 OF 11

BMP: Concrete Waste Management



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.

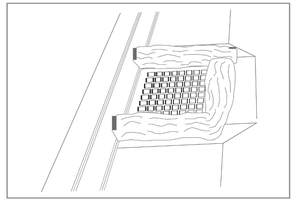
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- Where 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.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle
IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

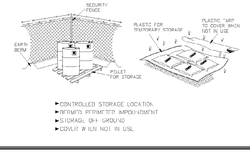
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

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

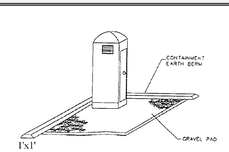
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment 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.
- Check 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.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



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.

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.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



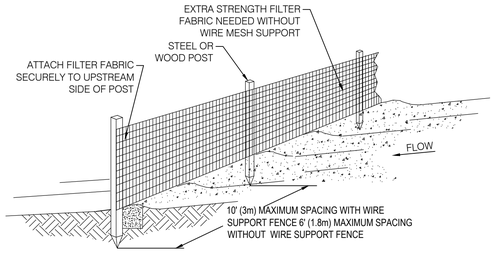
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

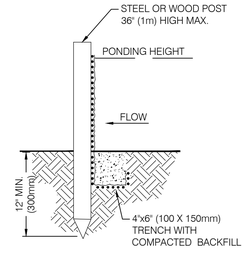
APPLICATION:
All sites

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.

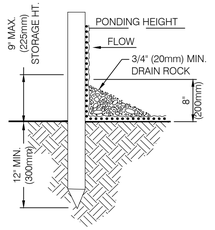
METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all 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 #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

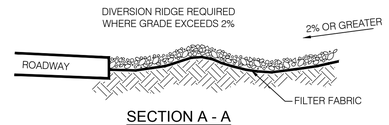
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

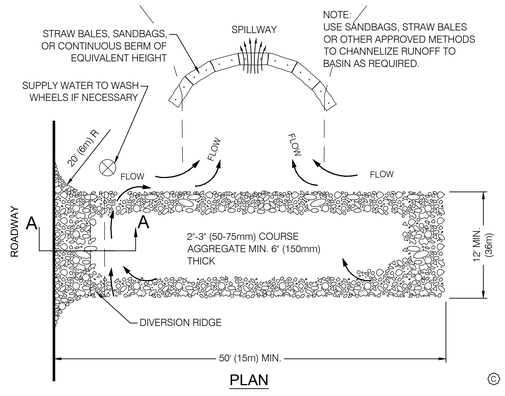
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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SILT FENCE 6
SCALE: NTS



SECTION A - A



PLAN

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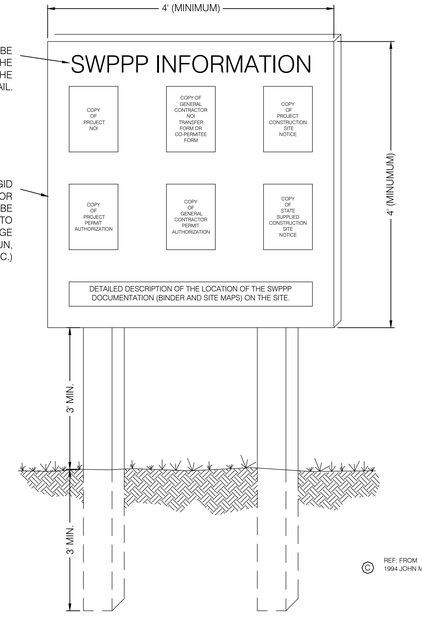
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

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NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD CREW: SURVEY
DATE: 12/21/18
DWG. FILE: 1810241_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
11/22/19

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

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

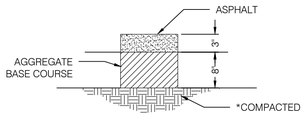
PROJECT NO. 1810241

EROSION CONTROL DETAILS

CEP.02
9 OF 11

ALTERNATE: STANDARD

CONCRETE 5"
GRAVEL BASE 4"

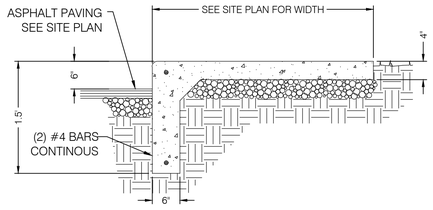


STANDARD DUTY PAVEMENT

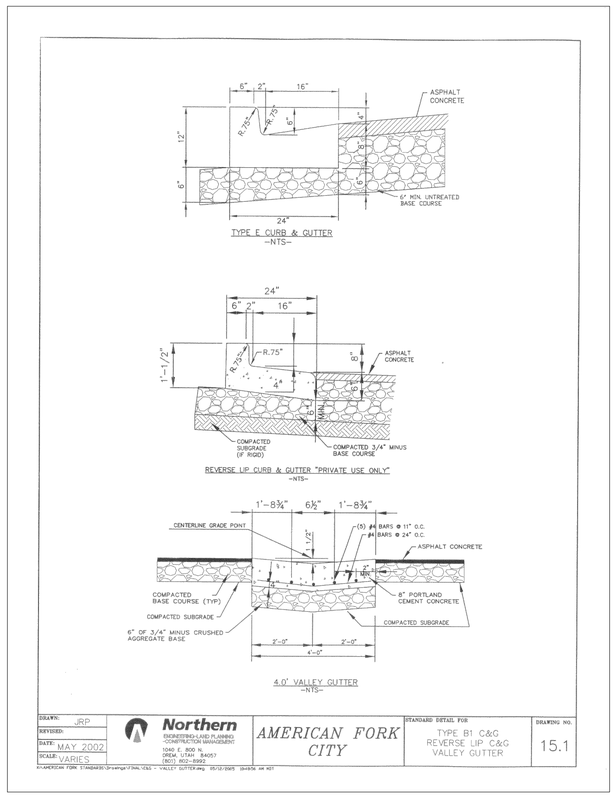
NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

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

PAVEMENT SECTIONS 1
SCALE: NTS



TYPICAL CONCRETE INTEGRAL SIDEWALK & CURB 3
SCALE: NTS (APWA #205)



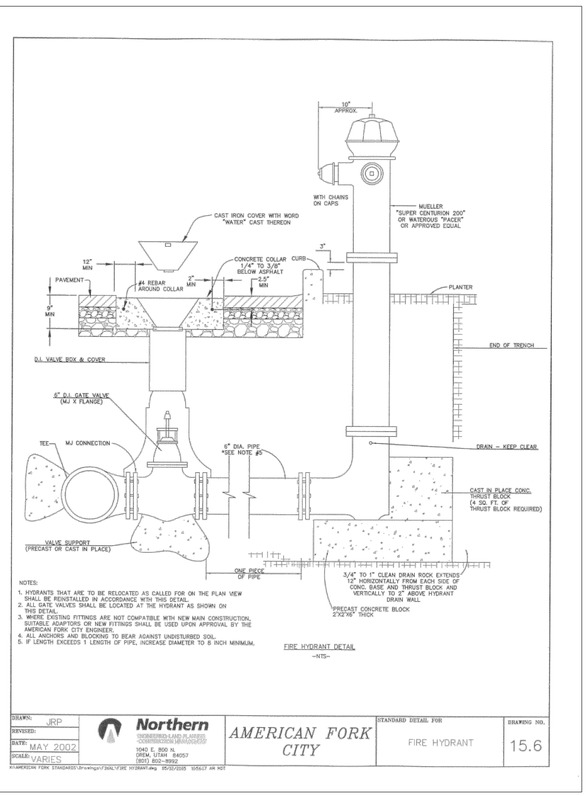
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern Engineering & Land Management, 1040 E. 800 N., OREM, UTAH 84057, (801) 802-8992

AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER | DRAWING NO. 15.1

J:\AMERICAN FORK STANDARDS\Drawings\FINAL\CAD - VALLEY GUTTER.dwg 05/12/2005 10:48:06 AM MDT

TYPICAL CURB & GUTTER 2
SCALE: NTS



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

Northern Engineering & Land Management, 1040 E. 800 N., OREM, UTAH 84057, (801) 802-8992

AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6

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FIRE HYDRANT 4
SCALE: NTS

No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY: MNJ | CHECKED BY: LDM | FIELD CREW: SURVEY | DATE: 12/21/18 | DWG. FILE: 1810241_SITE

LICENSED PROFESSIONAL ENGINEER
No. 4551254
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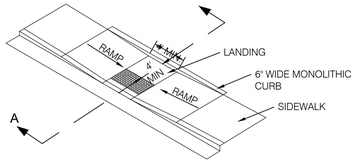
BENCHMARK CIVIL

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

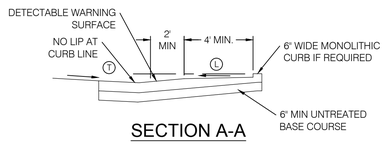
PROJECT NO. 1810241

DETAIL SHEET

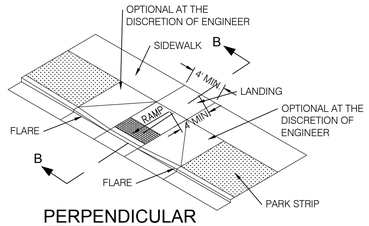
CDT.01
10OF 11



PARALLEL PEDESTRIAN RAMP

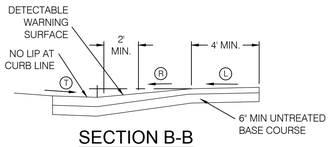


SECTION A-A

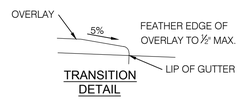


PERPENDICULAR PEDESTRIAN RAMP

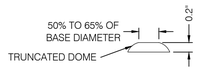
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS

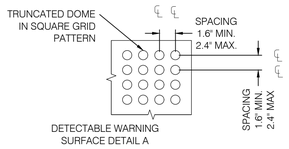


SECTION B-B

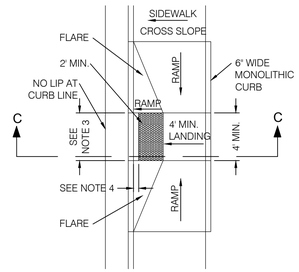


TRANSITION DETAIL

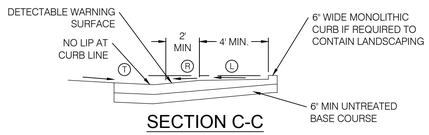




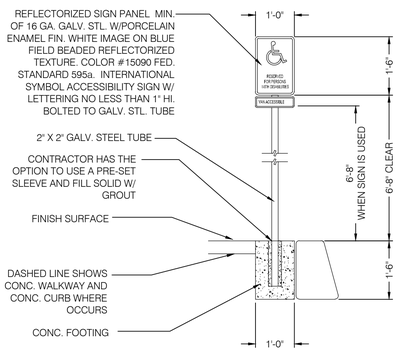
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



PEDESTRIAN ACCESS RAMP DETAIL



SECTION C-C



ADA SIGN POST DETAIL

DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



INTERNATIONAL SYMBOL OF ACCESSIBILITY

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

SCALE: N.T.S.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

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

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

EXCEPTION:

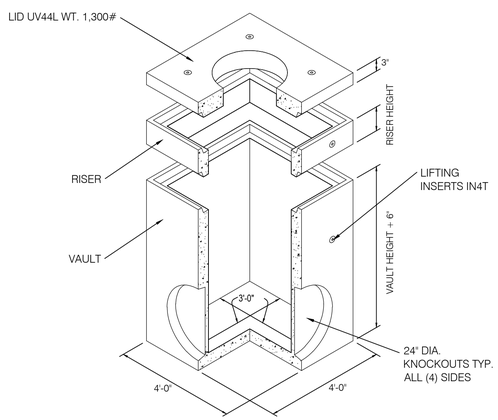
(b) IF SLOPE REQUIREMENTS CANT BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

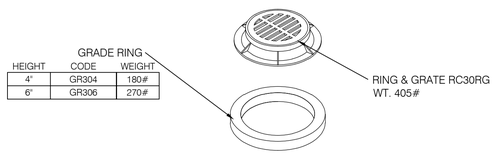
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

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

STANDARD ACCESS RAMP (1)

SCALE: NTS





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

RISER

HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

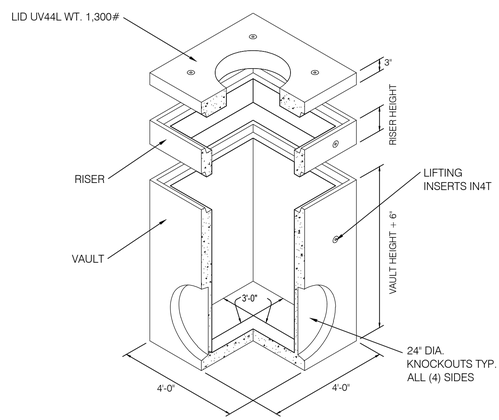
VAULT

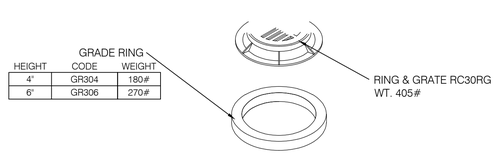
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

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

3'x3' CATCH BASIN (2)

SCALE: NTS





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

RISER

HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT

HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

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

2'X2' CATCH BASIN (3)

SCALE: NTS

No.	DATE	DESCRIPTION
1	01/22/19	CHANGES PER CITY COMMENTS

DRAWN BY: MNJ
CHECKED BY: LDM
FIELD CREW: SURVEY
DATE: 12/21/18
DWG. FILE: 1810241_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

LICENSED PROFESSIONAL ENGINEER
1/22/19
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

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

BENCHMARK CIVIL

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

PROJECT NO. 1810241

DETAIL SHEET

CDT.02
11OF 11

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North, in the R1-9,000 Residential zone.

Review and action on the final plat for Kastell Von Schmuhl Subdivision, consisting of 2 lots, located at 195 West 700 North, in the R1-9,000 Residential zone.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		195 W. 700 N.			
Applicants:		Dudley & Associates			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-9,000			
Proposed Zoning:		NA			
Surrounding Zoning:	North	R1-9,000			
	South	R1-9,000			
	East	R1-9,000			
	West	R1-9,000			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

The Kastell Von Schmuhl Subdivision is a two-lot proposal, located at the southeast corner of 200 West and 700 North. The existing home will remain and is proposed as Lot 2. The driveway for the existing home will be reconfigured to access off of 200 West. Lot 1 will consist of 16,251 sq. ft. Both lots meet the width, depth, and size requirements of the R1-9,000 zone.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

   The final plat and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

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

   This criterion has been met.

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

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

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

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

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact and conditions of approval are offered for consideration:

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan of Kastell Von Schmuhl Subdivision, subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat of Kastell Von Schmull Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan of Kastell Von Schmuhl Subdivision.

FINAL PLAT

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of Kastell Von Schmuhl Subdivision.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of Kastell Von Schmuhl Subdivision.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Kastell Von Schmuhl Subdivision

Project Address: 195 West 700 North

Developer / Applicant's Name: Scott Schmuhl

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **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. **Easements and Agreements:** Provide necessary deeds and easements as required to verify the 66' right-of-way for 700 North.
5. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

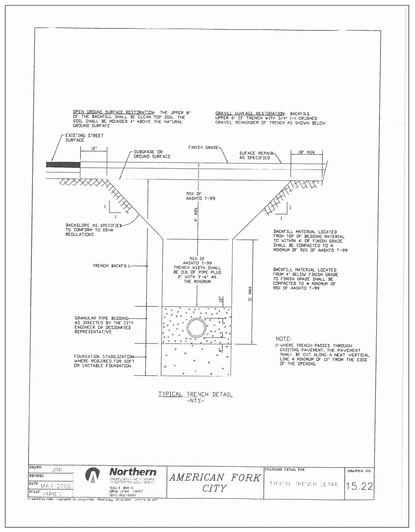
Plan Modifications Required:

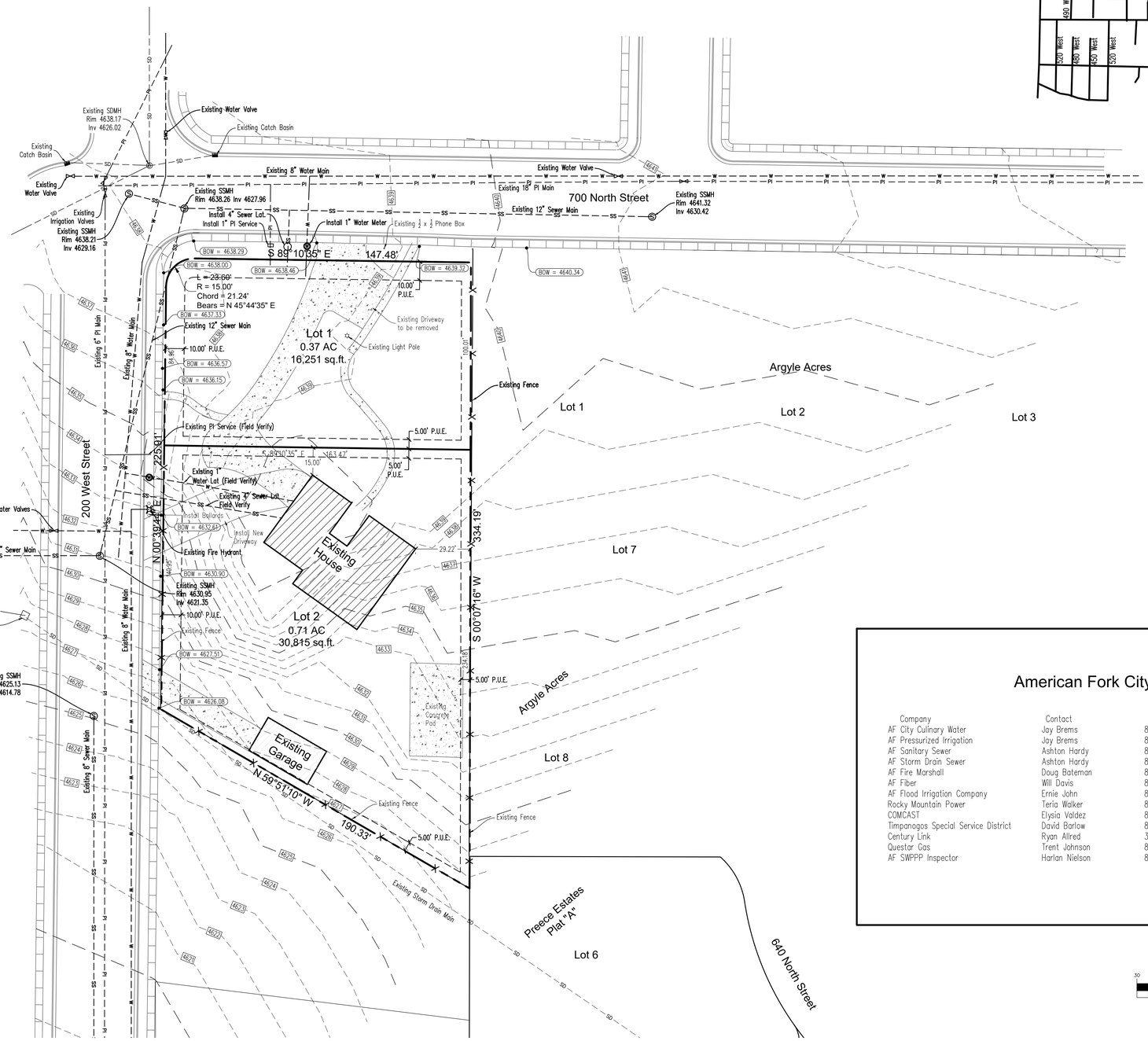
1.

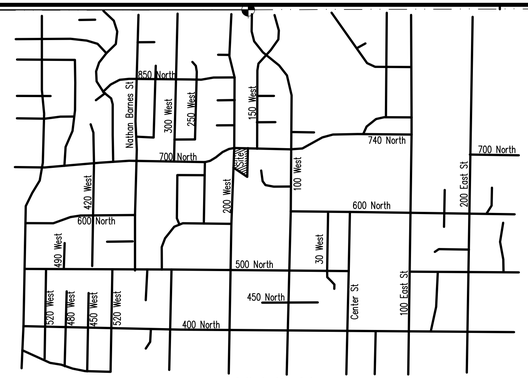
Kastell von Schmuhl

American Fork Utah

NORTH
1" = 30







Vicinity Map

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Developer:

Scott Schmuhl
195 West 700 North
American Fork Utah 84003
(801) 215-9602

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R1-9000
Total Area = 47,066 SF or 1.08 Acres
Total number of Lots = 2

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Doug Bateman	801-763-3040	96 North Center American Fork, UT 84003
AF Fiber	Will Davis	801-897-9826	275 East 200 North American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Ryan Allred	385-223-0084	1485 West 3100 South West Valley City, UT 84119
Questar Gas	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielsen	801-763-3060	275 East 200 North American Fork Utah 84003

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



Kastell von Schmuhl

Preliminary Plat

American Fork City Utah

Revisions

Date	12-14-2018
Scale	1"=30'
By	BHT
Tracing No.	L - 14436

Sheet No.
C - 1

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	Ryan Allred	(801) 223-0084
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401-3017
QUESTAR GAS	– 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	– SWPPP	Harlan Nielson	(801) 763-3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763-3060

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.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Standard Notes

Utah

American Fork City

REVISIONS

DATE	12-14-2018
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14436

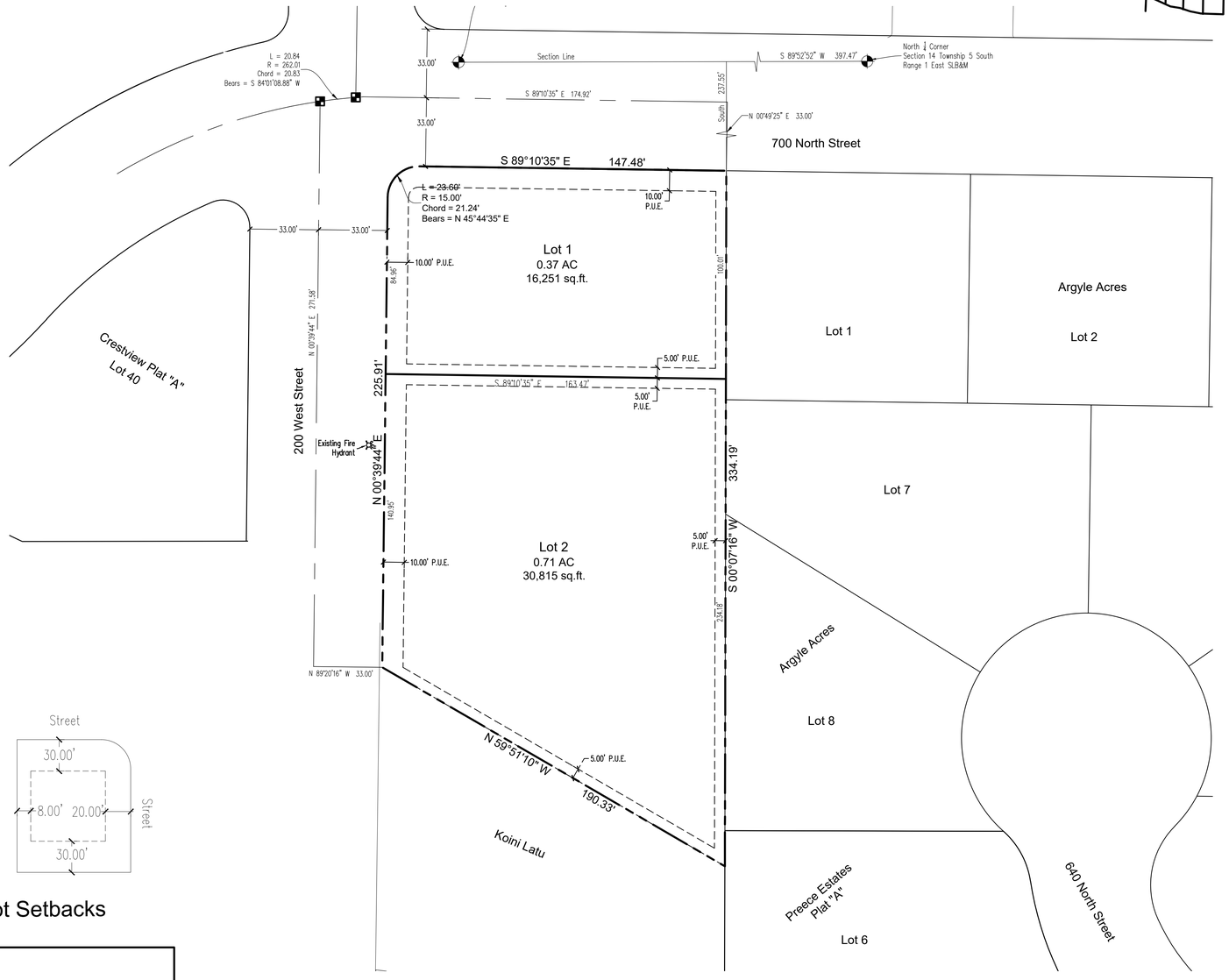
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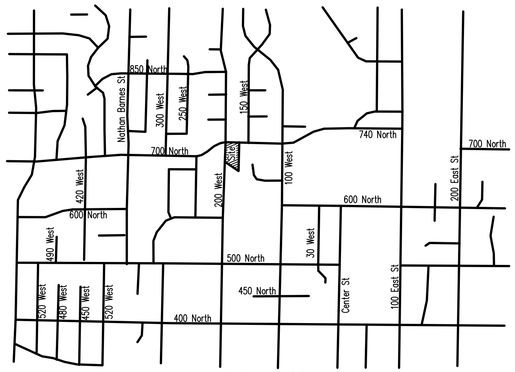
A Subdivision in American Fork City

Kastell von Schmuhl Plat"A"

A Subdivision located in the Northwest 1/4 of Section 14,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah, Zone R-1-9000 SF

NORTH
1" = 30





Vicinity Map

Building Lot Setbacks

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.

Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	

Zone
R1-9000

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved Date

Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 89°52'52" West along the Section line 397.47 feet and South 237.55 feet from the North quarter corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°07'16" West along Argyle Acres Subdivision 335.19 feet; thence North 59°51'10" West 190.33 feet; thence North 00°39'44" East along 200 West Street 225.91 feet; thence along the arc of a 15.00 foot radius curve to the right 23.60 feet (chord bears North 45°44'35" East 21.24 feet); thence South 89°10'35" East along 700 North Street 147.48 feet to the point of beginning.

AREA=47,066 sq. ft. or 1.08 acres

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, 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___.

Acknowledgement

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

On the ____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D, 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST_____ AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this _____ day of _____ , 20____ by the American Fork City Planning Commission.

_____ Planner

_____ Chairman, Planning Commission

Plat "A "

Kastell von Schmuhl

American Fork City, _____ Subdivision _____ Utah County, Utah

Scale: 1" = 50 Feet

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a site plan for DBN Tax, located at 34 West 100 North, in the CC-1 (Central Commercial) zone.

ACTION REQUESTED: Approval of the site plan.

BACKGROUND INFORMATION					
Location:		34 W. 100 N.			
Applicants:		Dallas Nelson Architecture			
Existing Land Use:		Residential			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Residential			
	South	Commercial			
	East	Residential			
	West	Residential			
Existing Zoning:		CC-1 (Central Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R4-7,500			
	South	CC-1 (Central Commercial)			
	East	CC-1 (Central Commercial)			
	West	CC-1 (Central Commercial)			
Land Use Plan Designation:		General Commercial			
Zoning within density range?		x	Yes		No

Background

DBN Tax proposes to convert a residential structure to office uses. The property is zoned CC-1 and commercial uses are anticipated in the City's Land Use Plan. The northern portion of the property (while not improved with this site plan proposal) was recently rezoned to the CC-1 zone in support of the underlying Land Use Plan.

Existing landscaping will remain. This location will be utilized by employees of DBN Tax. No customers will be present. Parking is provided by utilizing the existing driveway and garage structure. The required parking spaces are met through use of the existing facilities.

Consistency with the Land Use Plan:

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

Section 17.6.101.B of the Development Code

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

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

   This criterion is met.

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

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

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

   Existing landscaping will be maintained.

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

   Preliminary elevations have been provided.

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

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

FINDING OF FACT

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

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

POTENTIAL MOTIONS

APPROVAL

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

DENIAL

Mr. Chairman, I move that we deny the site plan for DBN Tax.

TABLE

Mr. Chairman, I move that we table action on the site plan for DBN Tax.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: DBN Tax Payroll Office

Project Address: 34 West 100 North

Developer / Applicant's Name: Dallas Nelson

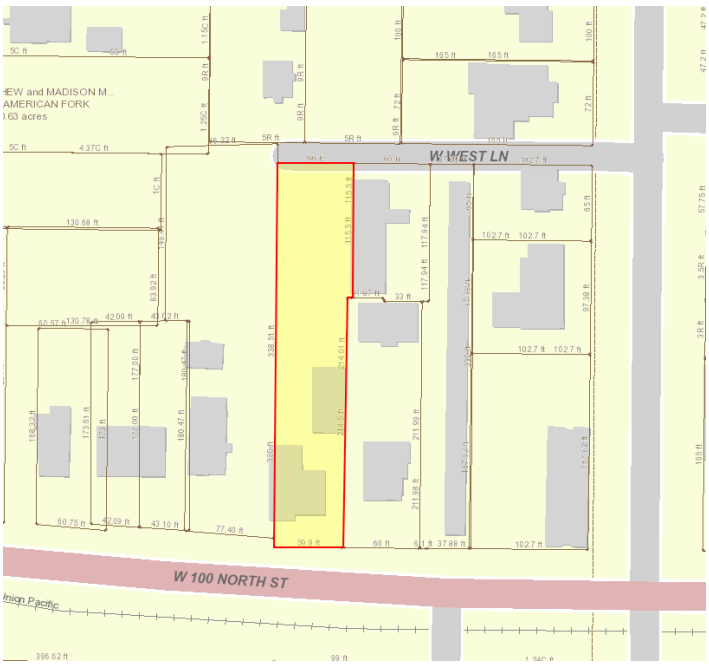
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
2. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
3. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.

Plan Modifications Required:

1.

A

B

C

D

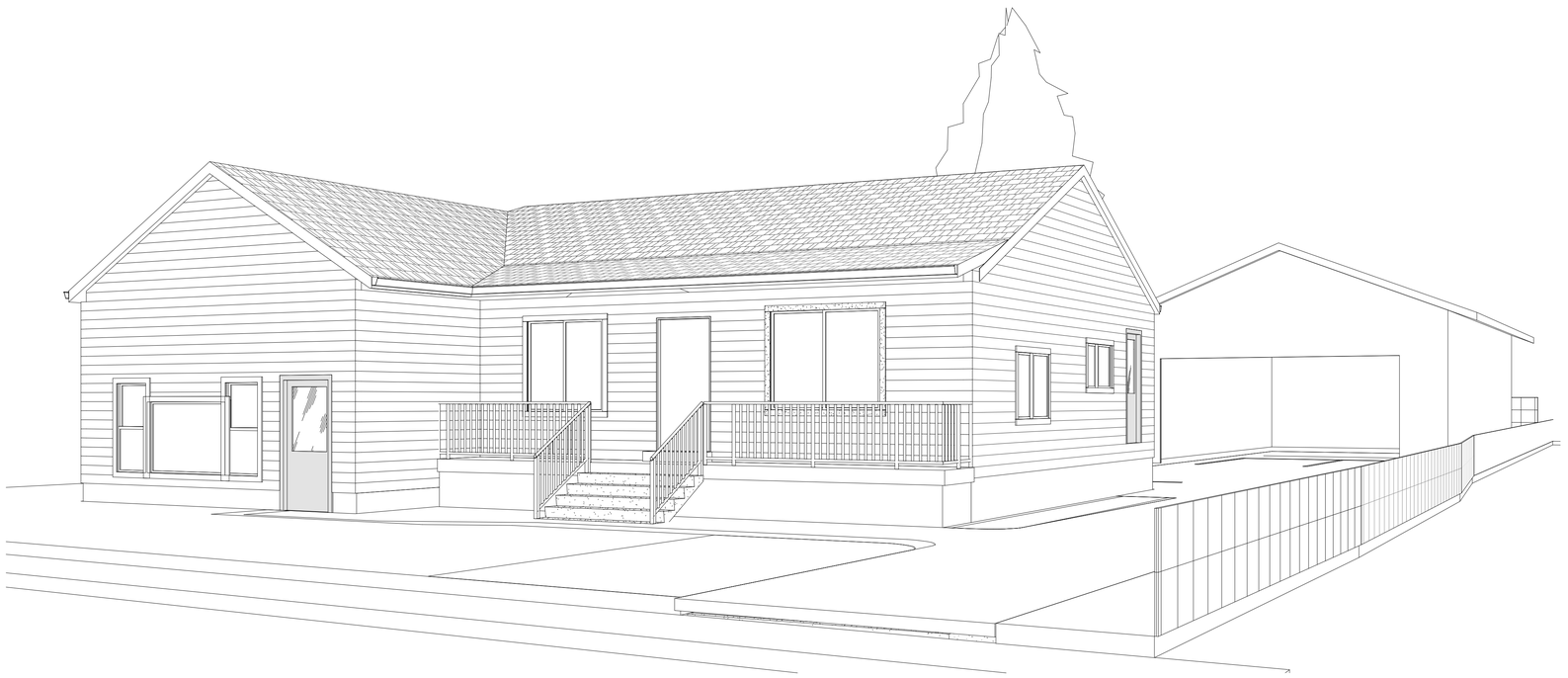
MARK	REVISION	DATE

DBN TAX
PAYROLL OFFICE

34 WEST 100 NORTH
AMERICAN FORK, UT

SITE PLAN APPLICATION DOCUMENTS

22 JANUARY, 2019



SHEET INDEX

ARCHITECTURAL

G000 COVER SHEET
AS101 NEW SITE PLAN

DESIGN CRITERIA

AREAS MEASUREMENTS:

EXISTING -
MAIN / UPPER FLOOR: 1,666 NET S.F.
BASEMENT FLOOR: NOT USABLE AS OFFICE SPACE

TOTAL: 1,666

CODE EVALUATION

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE.
2015 INTERNATIONAL FIRE CODE.
2015 INTERNATIONAL MECHANICAL CODE.
2015 INTERNATIONAL PLUMBING CODE.
2017 NATIONAL ELECTRICAL CODE.
2015 INTERNATIONAL ENERGY CONSERVATION CODE.
ICCA117.1-2009.
UTAH STATE CODE AMENDMENTS, EFFECTIVE 1 JULY 2016

OCCUPANCY CLASSIFICATION: B - OFFICE (CHANGED FROM RESIDENTIAL)

OCCUPANCY REQUIREMENTS: B (IBC 304.1)

DALLAS NELSON
ARCHITECTURE, INC.
801-953-3294 DALNELSON21@HOTMAIL.COM
1912 CONCORD PLACE
SARATOGA SPRINGS, UT 84045

DATE: 22 JANUARY, 2019
PROJECT #: 18-13
PROJ. MAN.: DBN
CHECKED BY: DBN

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PROJECT:
DBN TAX
PAYROLL OFFICE
34 WEST 100 NORTH
AMERICAN FORK, UTAH

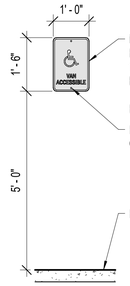
STATE OF UTAH
DALLAS B. NELSON
No. 5064785-0301
LICENSED ARCHITECT
2019/1/22

SHEET DESCRIPTION:
COVER SHEET

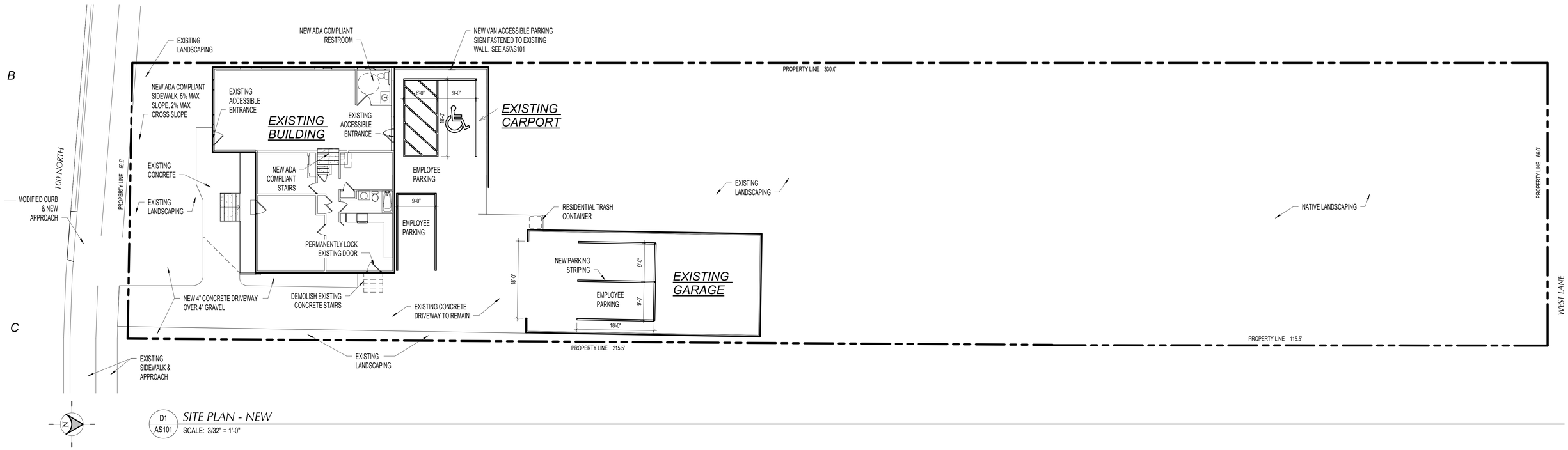
SHEET:
G000

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MARK	REVISION	DATE



D5 / AS101 — *ADA VAN PARKING SIGN*
SCALE: 1/2" = 1'-0"



D1 / AS101 — *SITE PLAN - NEW*
SCALE: 3/32" = 1'-0"

GARBAGE CONTAINER NOTE:
THE GARBAGE DISPOSAL FOR THIS SITE WILL BE HANDLED BY A RESIDENTIAL TRASH CONTAINER

SITE TABULATIONS:

TOTAL PROPERTY AREA = 21,511 S.F. = 100%
BUILDING/ROOF AREA = 3,457 S.F. = 16.1%
IMPERVIOUS AREA = 2,014 S.F. = 9.3%
LANDSCAPE AREA = 16,040 S.F. = 74.6%

EXISTING BUILDING SUMMARY:

MAIN / UPPER FLOOR: 1,667 NET S.F.
BASEMENT FLOOR: NOT USABLE AS OFFICE

PARKING SUMMARY
PARKING STALLS REQUIRED: 4 (1) VAN ACCESSIBLE
PARKING STALLS PROVIDED: 4 (1) VAN ACCESSIBLE

THE BUILDING WILL SERVE AS A PAYROLL PROCESSING OFFICE FOR 2 FULL TIME AND ONE PART TIME EMPLOYEE. NO VISITORS OR CLIENTS COME TO THIS OFFICE, BUT WOULD INSTEAD GO TO THE MAIN OFFICE WHICH IS LOCATED 2 MILES AWAY ON MAIN STREET LEHI.

DALLAS NELSON ARCHITECTURE, INC.
801-953-3294 DALNELSON21@HOTMAIL.COM
1912 CONCORD PLACE
SARATOGA SPRINGS, UT 84045

DATE: 22 JANUARY, 2019
PROJECT #: 18-13
PROJ. MAN.: DBN
CHECKED BY: DBN

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PROJECT:
DBN TAX PAYROLL OFFICE
34 WEST 100 NORTH
AMERICAN FORK, UTAH

STATE OF UTAH — DALLAS B. NELSON — No. 5064785-0601 — LICENSED ARCHITECT
2019/1/22

SHEET DESCRIPTION: *SITE PLAN*

SHEET: *AS101*

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Review and action on an agreement for the American Fork Boat Harbor Annexation, consisting of 66.05 acres, located at approximately 1700 South 100 West

The American Fork Boat Harbor Annexation consists of approximately 66 acres, and surrounds the American Fork Harbor, at approximately 1700 South and 100 West. No immediate development plans are pending. This annexation simply brings the area into the City. Right-of-way for 100 West, as well as the future Utah Lake Shoreline Trail, will be dedicated with the annexation.

The entire annexation area lies within the "Resort" designation on the City's Land Use Plan. The corresponding zoning will be the M-1 (Marina) zone. Uses in the M-1 zone are designed to complement the harbor/marina area. Commercial uses which support the development of the harbor area are anticipated.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the American Fork Boat Harbor Annexation Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the American Fork Boat Harbor Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the American Fork Boat Harbor Annexation Agreement.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: American Fork Boat Harbor Annexation

Project Address: 100 West 1700 South

Developer / Applicant's Name: White Eagle Farms, LLC
Vallum & Vataval LLC
Utah Lake Development Property
American Fork City

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **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. **Easements, Deeds and Agreements:** Submit necessary deeds as required per the Annexation Agreement.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Professional Verification:** Submit final stamped plats and documentation by all appropriate professionals.
7. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
8. **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).

Plan Modifications Required:

1.

ANNEXATION AGREEMENT
(*American Fork Boat Harbor*)

This Agreement, made and entered into this _____ day of _____, 20__, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and White Eagle Farms LLC, Vallum and Vataval LLC, Utah Lake Development Property, and American Fork City, (hereafter referred to as "Applicants"), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of parcels of privately and publicly owned real property constituting the entirety of the *American Fork Boat Harbor Annexation*, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation of Land Within an Island or Peninsula" (Attachment 1), together with an Annexation Area map (Attachment 2) prepared by the Applicants showing the real property proposed for annexation (hereafter referred to as "Annexation Area").

WHEREAS, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2018-11-42R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) execute this Agreement and enact an ordinance of annexation relating thereto, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement and any other conditions required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicants: Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants: Applicants hereby affirm that they are the current owners of at least 75% of the Annexation Area and have complete authority to enter into this Agreement and bind the Annexation Area hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Resort. Therefore, the zone classification attached to the parcel shall be M-1 (Marina). A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Right-of-way to be Conveyed. The Bike and Pedestrian Master Plan identifies placement of the Utah Lake Shoreline Trail through the Annexation Area. As a condition of annexation, Applicants hereby agree to convey to the City any right-of-way necessary for the Utah Lake Trail in the locations shown on the plat prepared by the Applicant and approved by the City (Attachment 4). Applicants shall have no obligation to construct any right-of-way or trail improvements unless and until any improvement or development occurs on the parcel adjacent to the right-of-way or trail corridor, or as otherwise required by City Code, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required).

SECTION 6 - Conveyance of Water Right: Applicants acknowledge that the dedication of water rights is required pursuant to City Code Section 17.1.400—Conveyance of Water. City acknowledges that Applicants have a sufficient basis to delay the time of conveyance of water rights until the time of development in accordance with City Code Section 17.1.400(C). A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

SECTION 7 - Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders, as part of any forthcoming development project. Such piping shall be completed prior to or in concurrence with the development of the parcel and in compliance with City Code Section

17.8.303 – Plan to identify and accommodate natural constraints to development.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fees, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
b. If to Applicants, to David S. Grow, 560 S. State St. Orem Utah, 84058.

SECTION 12 - Counterparts and Severability: In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SECTION 13 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns, and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

Applicants names

MAYOR

Applicants signatures

ATTEST:

City Recorder

LIST OF ATTACHMENTS

Attachment 1 Request to Initiate Annexation of Land of Within an Island or Peninsula

Attachment 2 Annexation Area Map

Attachment 3 Zone Classification Map

Attachment 4 Annexation Plat

Attachment 5 Water Delay Agreement

Exhibit "A"

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: 8 NOVEMBER 2018

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

We hereby further acknowledge and affirm as follows:

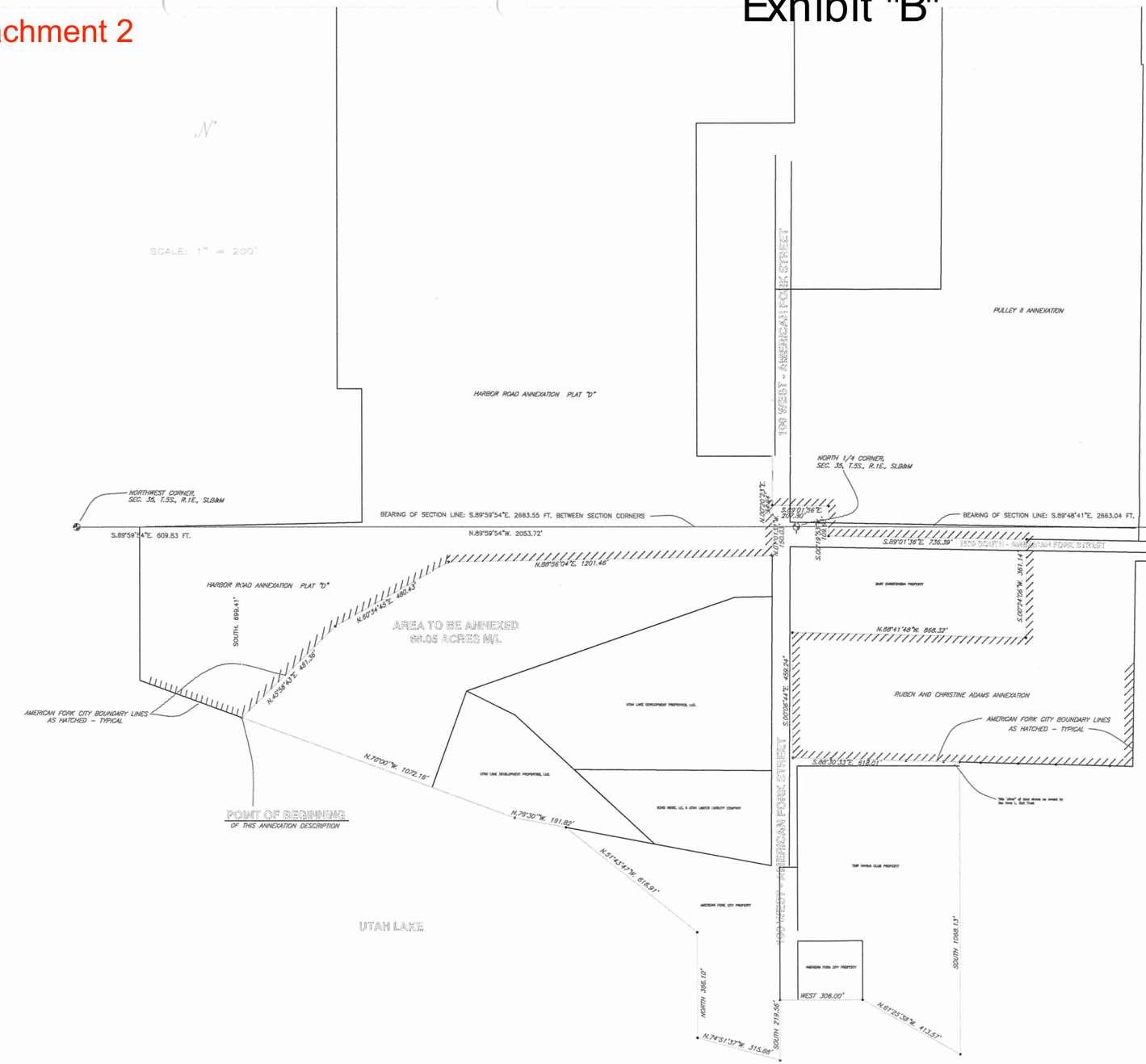
A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
B. The municipality has provided one or more municipal type services to the area for at least one year.

Tax I.D. No.	Name(s) of Owner	Signature of Owner(s)
57266-10	WHITE EAGLE FARMS, LLC	David S Thorn Agt.
45049-93	VALLUM AND VATAVAL, LLC	David S Thorn Agt.
13:075:0027	UTAH LAKE DEVELOPMENT Prop.	J. Robert Etting
13:075:0015	UTAH LAKE DEVELOPMENT Prop.	J. Robert Etting for Owner
	AMERICAN FORK BOAT HARBOR - EAST	
	AMERICAN FORK BOAT HARBOR - WEST	

Attachment: NOI Resolution (American Fork Boat Harbor Annexation)

Attachment 2

Exhibit "B"



SURVEYOR'S CERTIFICATE

I, ARTHUR F. JUESCHKE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 145812 (OLD NO. 3373) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PREPARED THIS PLAT OF THE AMERICAN FORK BOAT HARBOR ANNEXATION, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE LANDS TO BE ANNEXED TO THE CITY OF AMERICAN FORK, UTAH.

BOUNDARY DESCRIPTION

THE FOLLOWING IS THE LEGAL DESCRIPTION OF THE LAND(S) TO BE ANNEXED:

BEGINNING AT A POINT ON THE EXISTING AMERICAN FORK CITY BOUNDARY LINE, WHICH POINT IS ALSO THE SOUTHERN-MOST POINT OF PLAT D, HARBOR ROAD ANNEXATION TO AMERICAN FORK CITY, AND WHICH BEGINNING POINT IS FURTHER DESCRIBED AS BEING N.89°59'54"W. 2053.72 FT. ALONG THE SECTION LINE AND SOUTH 699.41 FT. FROM THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE CONTINUING ALONG EXISTING AMERICAN FORK CITY BOUNDARY LINES AS DELINEATED BY SEVERAL RECORDED ANNEXATION PLATS AS FOLLOWS:

N.45°56'43"E. 481.36' FT; THENCE N.89°34'45"E. 480.43 FT; THENCE N.88°56'04"E. 1201.46 FT; THENCE N.0°11'32"W. 150.32 FT; THENCE N.0°20'32"W. 34.94 FT; THENCE S.88°01'56"E. 207.80 FT; THENCE S.0°19'53"W. 109.83 FT; THENCE S.89°01'36"E. 736.39 FT; THENCE S.0°24'06"W. 381.41 FT; THENCE N.88°41'48"E. 868.32 FT; THENCE S.0°06'44"E. 459.24 FT; THENCE S.89°30'33"E. 618.01 FT; THENCE ALONG PROPOSED NEW CITY BOUNDARY LINES AS FOLLOWS: SOUTH 1068.13 FT; THENCE N.61°25'38"W. 413.57 FT; THENCE WEST 308 FT; THENCE SOUTH 219.56 FT; THENCE N.74°25'38"W. 315.88 FT; THENCE NORTH 386.10 FT; THENCE N.51°43'47"W. 619.91 FT; THENCE N.79°30'W. 191.82 FT; THENCE N.79°30'W. 1072.16 FT. TO POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION IS AN AREA OF 66.05 ACRES, MORE OR LESS.

SURVEYOR'S SIGNATURE _____ DATE _____

SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF AMERICAN FORK, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT(S) OF LAND SHOWN HEREON, WHICH LAND(S) CONSTITUTE A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENTION TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE

DATED THIS _____ DAY OF _____, A.D 2018

_____ _____
_____ _____
_____ _____
_____ _____

ATTEST: _____
CITY RECORDER

UTAH COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR _____ DATE _____

UTAH COUNTY SURVEYOR'S SEAL

ANNEXATION PLAT

AMERICAN FORK BOAT HARBOR ANNEXATION

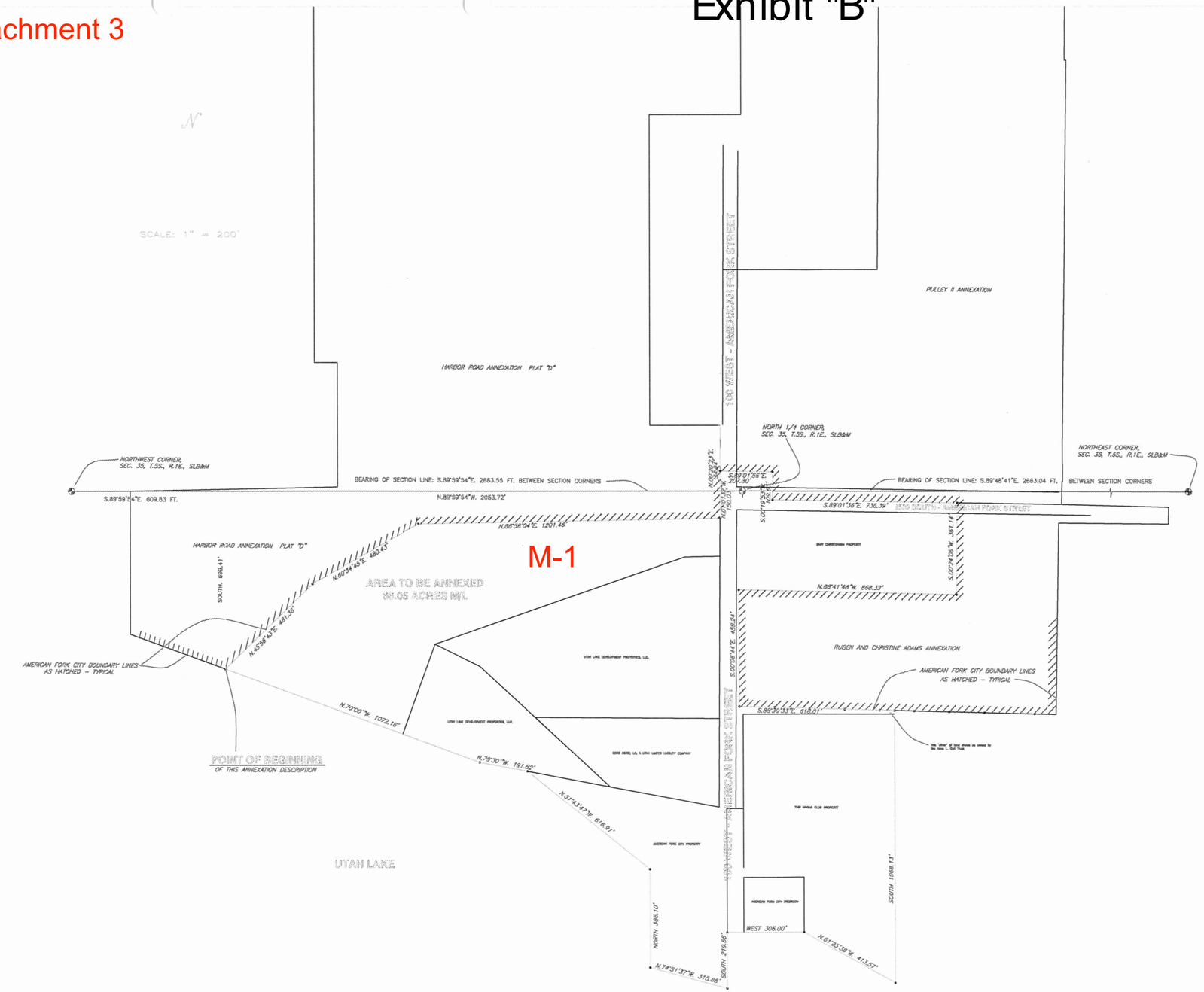
TO THE CITY OF AMERICAN FORK, UTAH COUNTY, UTAH

MAP SCALE: 1" = 200'

Attachment: NOI Resolution (American Fork Boat Harbor Annexation)

Attachment 3

Exhibit "B"



SURVEYOR'S CERTIFICATE

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DATED THIS _____ DAY OF _____, A.D 2018

_____ _____
_____ _____
_____ _____
_____ _____

ATTEST: _____
CITY RECORDER

UTAH COUNTY SURVEYOR'S CERTIFICATE

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UTAH COUNTY SURVEYOR _____ DATE _____

UTAH COUNTY SURVEYOR'S SEAL

ANNEXATION PLAT

AMERICAN FORK BOAT HARBOR ANNEXATION

TO THE CITY OF AMERICAN FORK, UTAH COUNTY, UTAH

MAP SCALE: 1" = 200'

Attachment: NOI Resolution (American Fork Boat Harbor Annexation)

Review and action on an agreement for the Hoggard American Fork City Annexation, consisting of 12.115 acres, located at approximately 300 South 800 West

The Hoggard American Fork City Annexation consists of approximately 12.12 acres, and is located within the TOD overlay area, at approximately 300 South and 800 West. The applicants seek annexation in order to develop under the TOD regulations. The area is slated to be annexed under the TOD (Transit Oriented Development) zone. Any rights-of-way for roads within the annexation area will be provided with the annexation. Future development plans will conform to the underlying General Mixed Use and Neighborhood Edge parameters; likely being a combination of multi-family, single-family attached, and single-family detached structures. Annexation is the first step toward ultimate development.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Hoggard American Fork City Annexation Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the Hoggard American Fork City Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Hoggard American Fork City Annexation Agreement.

ANNEXATION AGREEMENT
(*Hoggard*)

This Agreement, made and entered into this _____ day of _____, 20__, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Bruce and Terree Hoggard, (hereafter referred to as "Applicants"), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of parcels of privately owned real property constituting the entirety of the *Hoggard Annexation*, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation of Land Within an Island or Peninsula" (Attachment 1), together with an Annexation Area map (Attachment 2) prepared by the Applicants showing the real property proposed for annexation (hereafter referred to as "Annexation Area").

WHEREAS, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2018-11-43R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) execute this Agreement and enact an ordinance of annexation relating thereto, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement and any other conditions required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicants: Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants: Applicants hereby affirm that they are the current owners of at least 75% of the Annexation Area and have complete authority to enter into this Agreement and bind the Annexation Area hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Transit Oriented Development. Therefore, the zone classification attached to the parcel shall be TOD (Transit Oriented Development). A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Right-of-way to be Conveyed. The City's Transportation Element of the General Plan provides for the development of 350 South as a neighborhood collector. As a condition of annexation, Applicants hereby agree to convey to the City any right-of-way necessary for 350 South in the location shown on the plat prepared by the Applicant and approved by the City (Attachment 4). Applicants shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs on the parcel adjacent to the right-of-way, or as otherwise required by City Code, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required).

SECTION 6 - Conveyance of Water Right: Applicants acknowledge that the dedication of water rights is required pursuant to City Code Section 17.1.400—Conveyance of Water. City acknowledges that Applicants have a sufficient basis to delay the time of conveyance of water rights until the time of development in accordance with City Code Section 17.1.400(C). A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

SECTION 7 - Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders, as part of any forthcoming development project. Such piping shall be completed prior to or in concurrence with the development of the parcel and in compliance with City Code Section 17.8.303 – Plan to identify and accommodate natural constraints to development.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fees, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
b. If to Applicants, to Bruce and Terree Hoggard, c/o Jake Horan, 520 S. 850 E. Lehi Utah, 84043.

SECTION 12 - Counterparts and Severability: In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SECTION 13 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns, and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

Applicants names

MAYOR

Applicants signatures

ATTEST:

City Recorder

LIST OF ATTACHMENTS

Attachment 1 Request to Initiate Annexation of Land of Within an Island or Peninsula

Attachment 2 Annexation Area Map

Attachment 3 Zone Classification Map

Attachment 4 Annexation Plat

Attachment 5 Water Delay Agreement

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Hoggard Annexation

Project Address: 400 South 1000 West

Developer / Applicant's Name: Bruce & Terree Hoggard

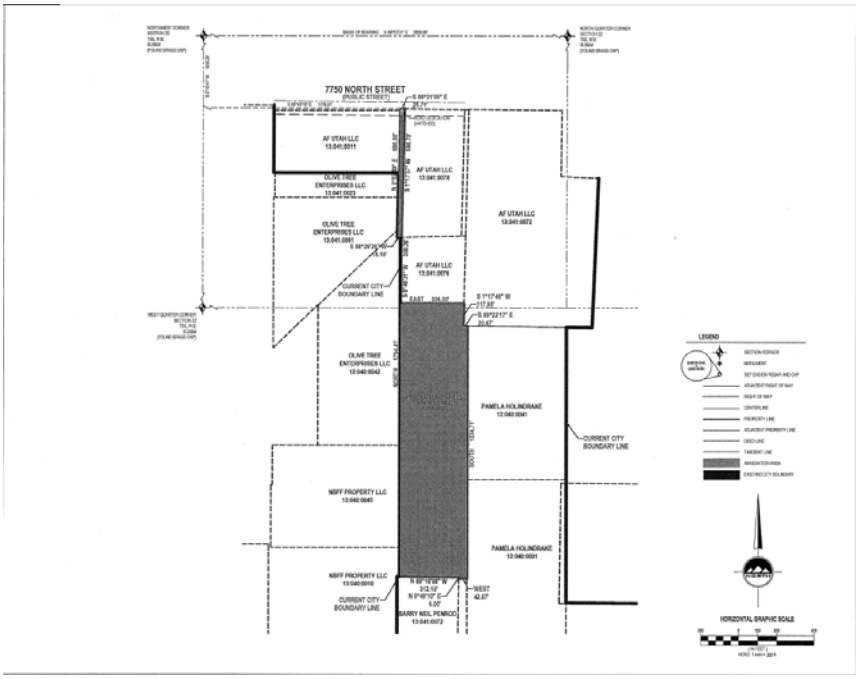
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **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. **Easements and Agreements:** Provide necessary deeds and easements as required as part of the Annexation Agreement.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
7. **Professional Verification:** Submit final stamped plats by all appropriate professionals.
8. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
9. **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).

Plan Modifications Required:

1.

Attachment 1

Exhibit "A"

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN IN AN ISLAND OR PENINSULA

DATE: 10/10/18

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

We hereby further acknowledge and affirm as follows:

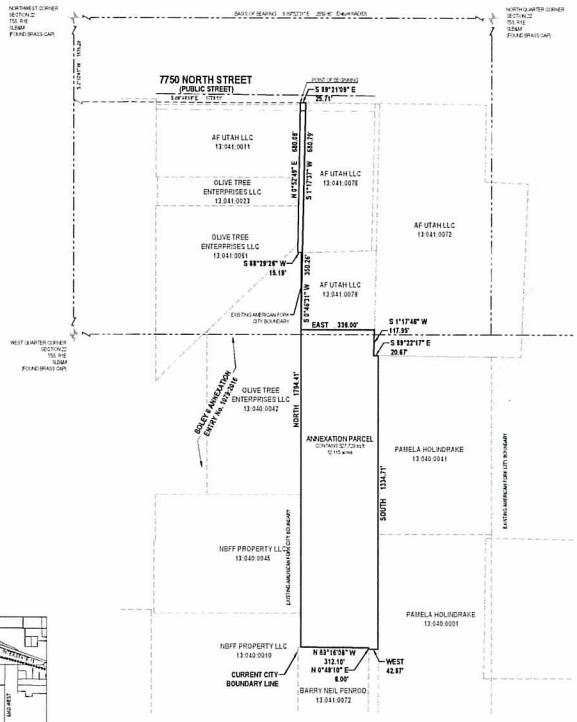
A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
B. The municipality has provided one or more municipal type services to the area for at least one year.

Tax I.D. No.	Name(s) of Owner	Signature of Owner(s)
13:040:0047	BRUCE HOGGARD	
" "	TERREE HOGGARD	
13:041:0077	BRUCE HOGGARD	
" "	TERREE HOGGARD	

Attachment: NOI Resolution (Hoggard Annexation NOI)

Attachment 2

Exhibit "B"



FINAL LOCAL ENTITY PLAT
HOGGARD AMERICAN FORK CITY ANNEXATION

AREA TO BE ANNEXED INTO AMERICAN FORK CITY
LOCATED IN WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
AMERICAN FORK, UTAH COUNTY, UTAH

Surveyor's Narrative

The purpose of this final local entity plat is to add a parcel of land not currently within the boundary of American Fork City into the city boundary. The Basis of Bearing is the line between the Northwest Corner of Section 22 and the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, measuring South 89°53'31" East 2,659.86 feet.

Annexation Area

PROPERTY BOUNDARY DESCRIPTION

A parcel of land situate in the West Half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°10'41" West 1,616.29 feet along the West Section line and South 89°49'19" East 1,779.51 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence South 89°21'00" East 25.71 feet; thence South 01°17'37" West 680.79 feet; thence South 00°40'31" West 350.26 feet; thence East 336.00 feet; thence South 01°17'48" West 117.95 feet; thence South 89°22'17" East 20.67 feet; thence South 1,334.71 feet; thence West 42.87 feet; thence North 00°49'10" East 6.00 feet; thence North 89°16'08" West 312.10 feet to a point on the East line of the BOLLEY II ANNEXATION PLAT, Entry No. 107316:16, Recorded January 6, 2016; thence North 1,794.41 feet along said East line; thence South 88°29'26" West 15.19 feet along said East line; thence North 00°52'49" East 680.08 feet along and beyond said East line to the point of beginning.

Contains 527,729 square feet or 12.115 acres.
Parcel No. 13.040.0047 & 13.041.0077

Acceptance of Legislative Body

We, the duly elected Council of the City of American Fork, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of American Fork City, to be known here after as the HOGGARD AMERICAN FORK CITY Annexation.

Dated this _____ day of _____, 20___.

Mayor	Councilman
Councilman	Councilman
Councilman	Councilman
City Recorder	

Surveyor's Certificate

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 286882 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 Amended. I further certify that by authority of the owners, I have made a survey of the tract(s) of land described above, and that the same has been correctly depicted on this plat.

11/17/18
Date

Patrick M Harris
License No. 286882

ENSIGN

SALT LAKE CITY
46 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

TOOELE
Phone: 435.843.3590

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

REFERENCE DOCUMENTS / NOTES

1) Annexation Plat - BOLEY II ANNEXATION PLAT Entry No. 107316, Recorded January 6, 2016.
2) Utah County Resurvey Plat and Section Tie Sheets Section 22, T5S, R1E
3) Datum NAD83

UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann 17-23-20 as amended.

SURVEYOR _____ DATE _____

RECORDED #

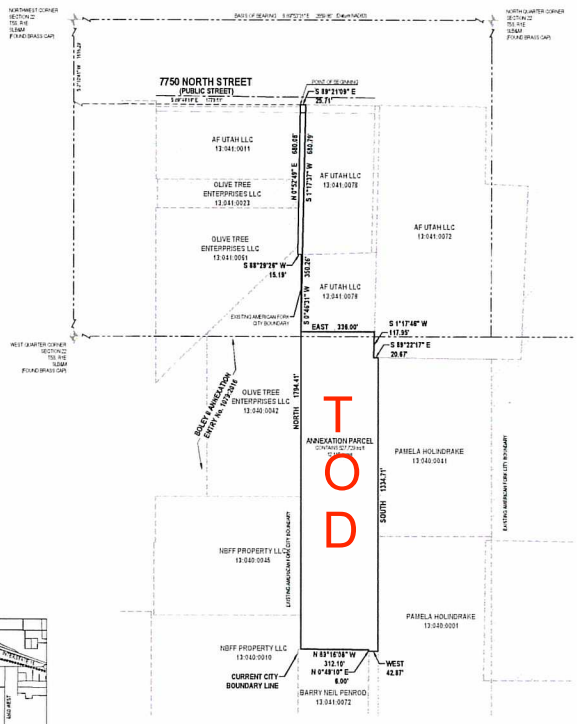
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF: AMERICAN FORK CITY

DATE _____ TIME _____ BOOK: _____ PAGE: _____

ENTRY # _____ UTAH COUNTY RECORDER

Attachment 3

Exhibit "B"



FINAL LOCAL ENTITY PLAT
HOGGARD AMERICAN FORK CITY ANNEXATION

AREA TO BE ANNEXED INTO AMERICAN FORK CITY
LOCATED IN WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
AMERICAN FORK, UTAH COUNTY, UTAH

Surveyor's Narrative

The purpose of this final local entity plat is to add a parcel of land not currently within the boundary of American Fork City into the city boundary. The Basis of Bearing is the line between the Northwest Corner of Section 22 and the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, measuring South 89°53'31" East 2,659.86 feet.

Annexation Area

PROPERTY BOUNDARY DESCRIPTION

A parcel of land situate in the West Half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°10'41" West 1,616.29 feet along the West Section line and South 89°49'19" East 1,779.51 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence South 89°21'00" East 25.71 feet; thence South 01°17'37" West 680.79 feet; thence South 00°40'31" West 350.26 feet; thence East 336.00 feet; thence South 01°17'48" West 117.95 feet; thence South 89°22'17" East 20.67 feet; thence South 1,334.71 feet; thence West 42.87 feet; thence North 00°49'10" East 6.00 feet; thence North 89°16'08" West 312.10 feet to a point on the East line of the BOLLEY II ANNEXATION PLAT, Entry No. 107916, Recorded January 6, 2016; thence North 1,794.41 feet along said East line; thence South 88°29'26" West 15.19 feet along said East line; thence North 00°52'49" East 680.08 feet along and beyond said East line to the point of beginning.

Contains 527,729 square feet or 12.115 acres.
Parcel No. 13:040:0047 & 13:041:0077

Acceptance of Legislative Body

We, the duly elected Council of the City of American Fork, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of American Fork City, to be known here after as the HOGGARD AMERICAN FORK CITY Annexation.

Dated this _____ day of _____, 20___.

Mayor — Councilman

Councilman — Councilman

Councilman — Councilman

City Recorder

Surveyor's Certificate

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 286882 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 Amended. I further certify that by authority of the owners, I have made a survey of the tract(s) of land described above, and that the same has been correctly depicted on this plat.

11/17/18
Date

Patrick M Harris
License No. 286882

ENSIGN

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REFERENCE DOCUMENTS / NOTES

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3) Datum NAD83

UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann 17-23-20 as amended.

SURVEYOR — DATE

RECORDED #

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF: AMERICAN FORK CITY

DATE _____ TIME _____ BOOK: _____ PAGE:

ENTRY # — UTAH COUNTY RECORDER

Review and action on an agreement for Ovard Annexation, consisting of 1.169 acres, located at approximately 340 North 1100 E. (North County Boulevard)

The Ovard Annexation consists of 1.169 acres. The annexation is located at approximately 340 N. 1100 E. Existing use of the property is residential/agriculture. As this annexation lies near the intersection of North County Boulevard and 300 North; and, because the Planning Commission and City Council have discussed the potential of having the intersection and its vicinity function as a Professional Office area, staff recommends a zone designation of PO-1 (Professional Office). The City's Land Use Map currently designates the area as Low Density Residential (3 du/ac); however, upon a recommendation of the PO-1 zone, staff will follow up with a Land Use Plan amendment for the entire area; reflecting a Professional Office designation. Water rights dedication will occur at the time of future development. A water dedication agreement, part of the annexation agreement, reflects this.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Ovard Annexation Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the Ovard Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Ovard Annexation Agreement.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Ovard Annexation

Project Address: Norma C. Ovard Family Trust

Developer / Applicant's Name: 358 North 1100 East

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **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. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
5. **Professional Verification:** Submit final stamped plats and documentation by all appropriate professionals.
6. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
7. **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).

Plan Modifications Required:

1.

ANNEXATION AGREEMENT
(*Ovard*)

This Agreement, made and entered into this _____ day of _____, 20__, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and the Norma C. Ovard Family Trust, (hereafter referred to as "Applicants"), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of a parcel of privately owned real property constituting the entirety of the *Ovard Annexation*, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation of Land Within an Island or Peninsula" (Attachment 1), together with an Annexation Area map (Attachment 2) prepared by the Applicants showing the real property proposed for annexation (hereafter referred to as "Annexation Area").

WHEREAS, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2018-11-44R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) execute this Agreement and enact an ordinance of annexation relating thereto, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement and any other conditions required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcel of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicants: Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants: Applicants hereby affirm that they are the current owners of at least 75% of the Annexation Area and have complete authority to enter into this Agreement and bind the Annexation Area hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the annexation area classified as Residential Low Density (3 du/ac); however, the annexation area is in proximity to lands designated as "Professional Office". The Planning Commission has considered allowing Professional Office uses in the vicinity of 300 North, along North County Boulevard. Therefore, the zone classification requested for the parcel is the PO-1 (Professional Office) zone. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Conveyance of Water Right: Applicants acknowledge that the dedication of water rights is required pursuant to City Code Section 17.1.400—Conveyance of Water. City acknowledges that Applicants have a sufficient basis to delay the time of conveyance of water rights until the time of development in accordance with City Code Section 17.1.400(C). A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 4.

SECTION 6 - Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders, as part of any forthcoming development project. Such piping shall be completed prior to or in concurrence with the development of the parcel and in compliance with City Code Section 17.8.303 – Plan to identify and accommodate natural constraints to development.

SECTION 7 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 8 - Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 9 - Default: Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fees, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 10 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
b. If to Applicants, to Norma C. Ovard Family Trust-Michael Ovard, 1493 N. 500 E. Pleasant Grove Utah, 84062.

SECTION 11 - Counterparts and Severability: In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SECTION 12 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns, and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

Applicants names

MAYOR

Applicants signatures

ATTEST:

City Recorder

LIST OF ATTACHMENTS

Attachment 1 Request to Initiate Annexation of Land of Within an Island or Peninsula

Attachment 2 Annexation Area Map/Plat

Attachment 3 Zone Classification Map

Attachment 4 Water Delay Agreement

Attachment 1

Exhibit "A"

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: 24 Oct 2018

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

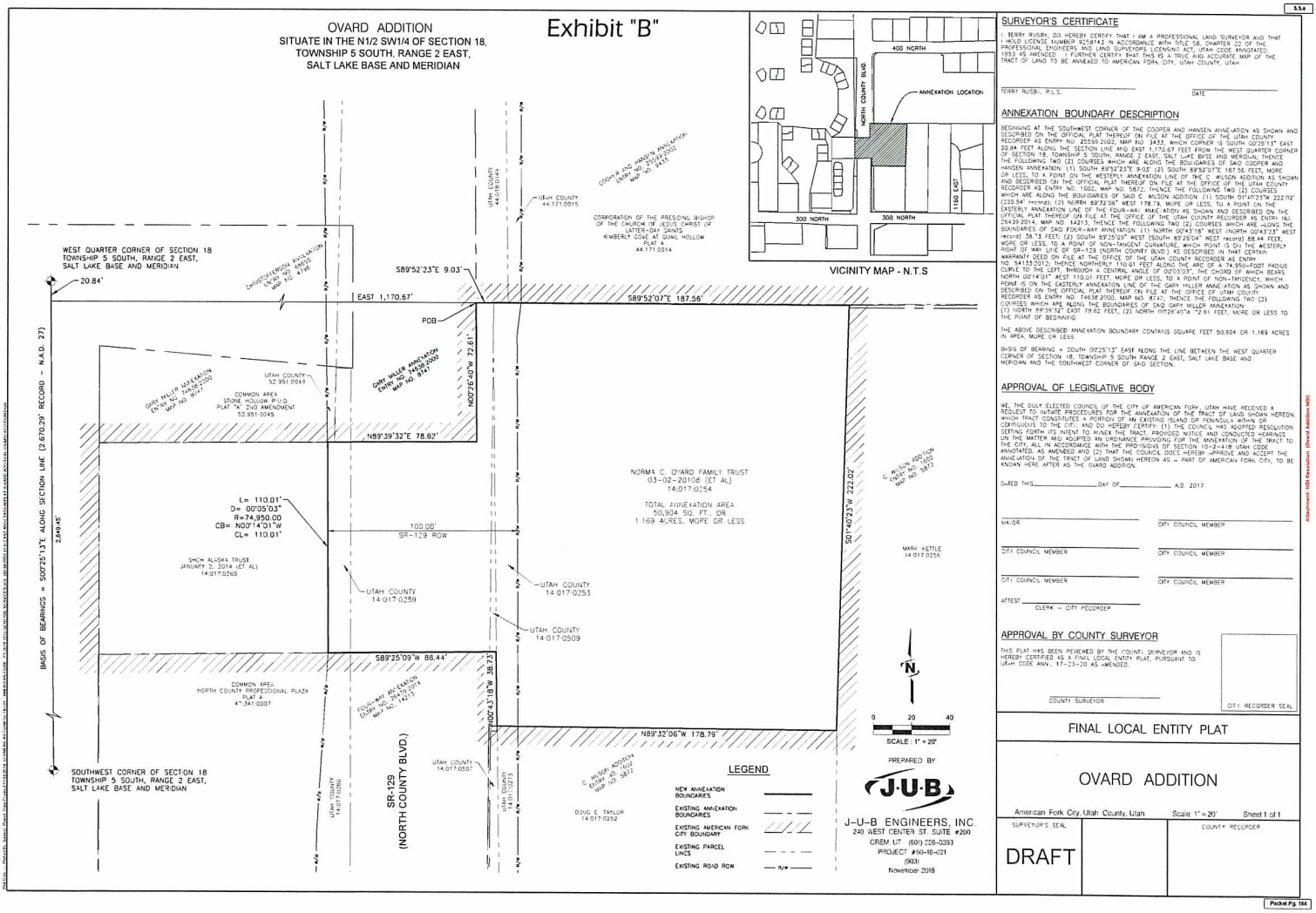
We hereby further acknowledge and affirm as follows:

A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
B. The municipality has provided one or more municipal type services to the area for at least one year.

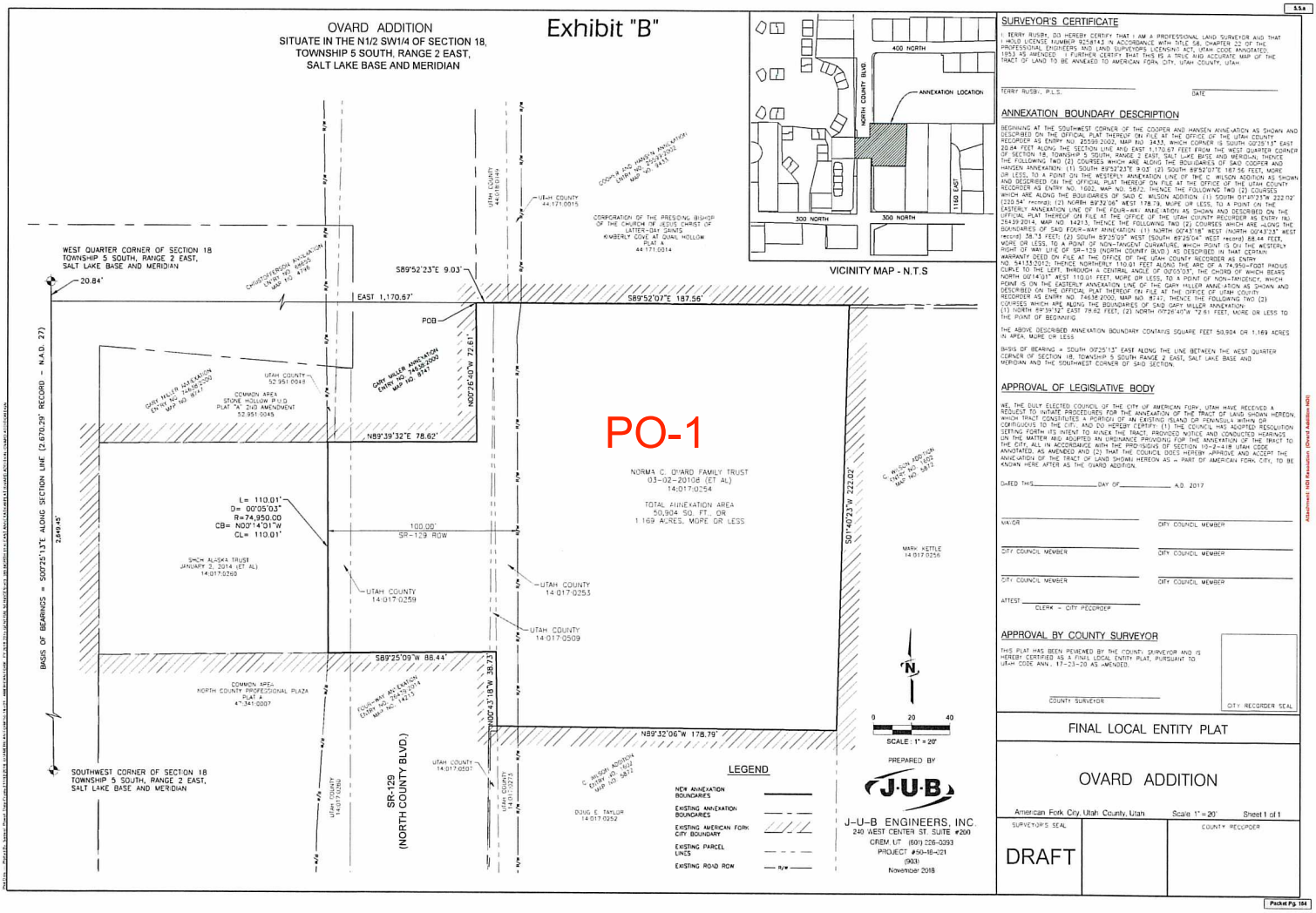
Tax I.D. No.	Name(s) of Owner	Signature of Owner(s)
83-6397322	Norma C. Ovard Family Trust	Richard J Ovard - Trustee Christine Muffin - Trustee

Attachment: NOI Resolution (Ovard Addition NOI)

Attachment 2



Attachment 3



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Review and action on the final plat for Proctor Estates Subdivision, consisting of 2 lots, located at 200 South 460 East, in the R4-7,500 Residential zone.

BACKGROUND INFORMATION					
Location:		200 S. 460 E.			
Applicants:					
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Commercial			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R4-7,500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-1 (General Commercial)			
	South	R4-7,500			
	East	GC-2 (Planned Commercial)			
	West	R4-7,500			
Land Use Plan Designation:		Residential High Density (12 du/ac)			
Zoning within density range?		x	Yes		No

Background

Proctor Estates Subdivision proposes two lots. Lot 1 will consist of an existing home. Lot 2 is proposed to be incorporated into the Penny Lane Townhome development to the south. The HOA has revised its CC&R's to incorporate this area into the overall townhome development.

Both lots meet the requirements of the R4-7,500 zone as they relate to width, depth, and lot size.

The following agenda item will discuss the site plan proposal for incorporating Lot 2 into the Penny Lane development.

Consistency with the Land Use Plan:

The Land Use Plan designates the area as “Residential High Density”. The final plat is consistent with the Land Use Plan.

Section 17.7.211 of the Development Code

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

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

   All requirements of a preliminary plan have been adhered to.

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

   This criterion has been met.

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

   Engineering will address any concerns in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact and conditions are offered for consideration:

1. The proposed final plat is consistent with the Land Use Plan designation of “Residential High Density”.

2. The final plat meets the criteria found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Proctor Estates Subdivision, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Proctor Estates.

TABLE

Mr. Chairman, I move that we table action on the final plat of Proctor Estates.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Proctor Estates Subdivision

Project Address: Mark Hampton

Developer / Applicant's Name: 448 East 200 South

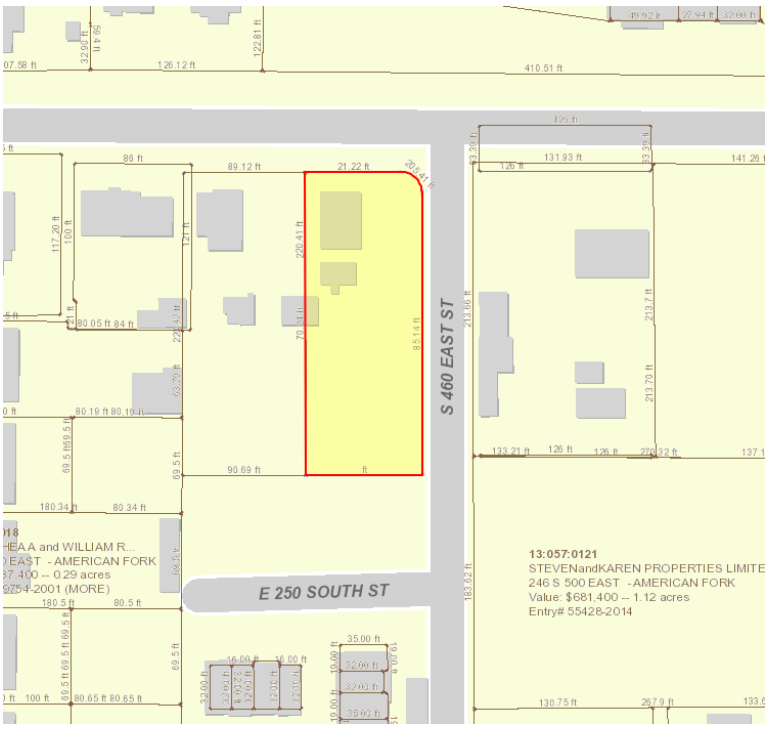
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
2. **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).

Plan Modifications Required:

1.

PROCTOR ESTATES SUBDIVISION,

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE I EAST,
SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

SYMBOL LEGEND

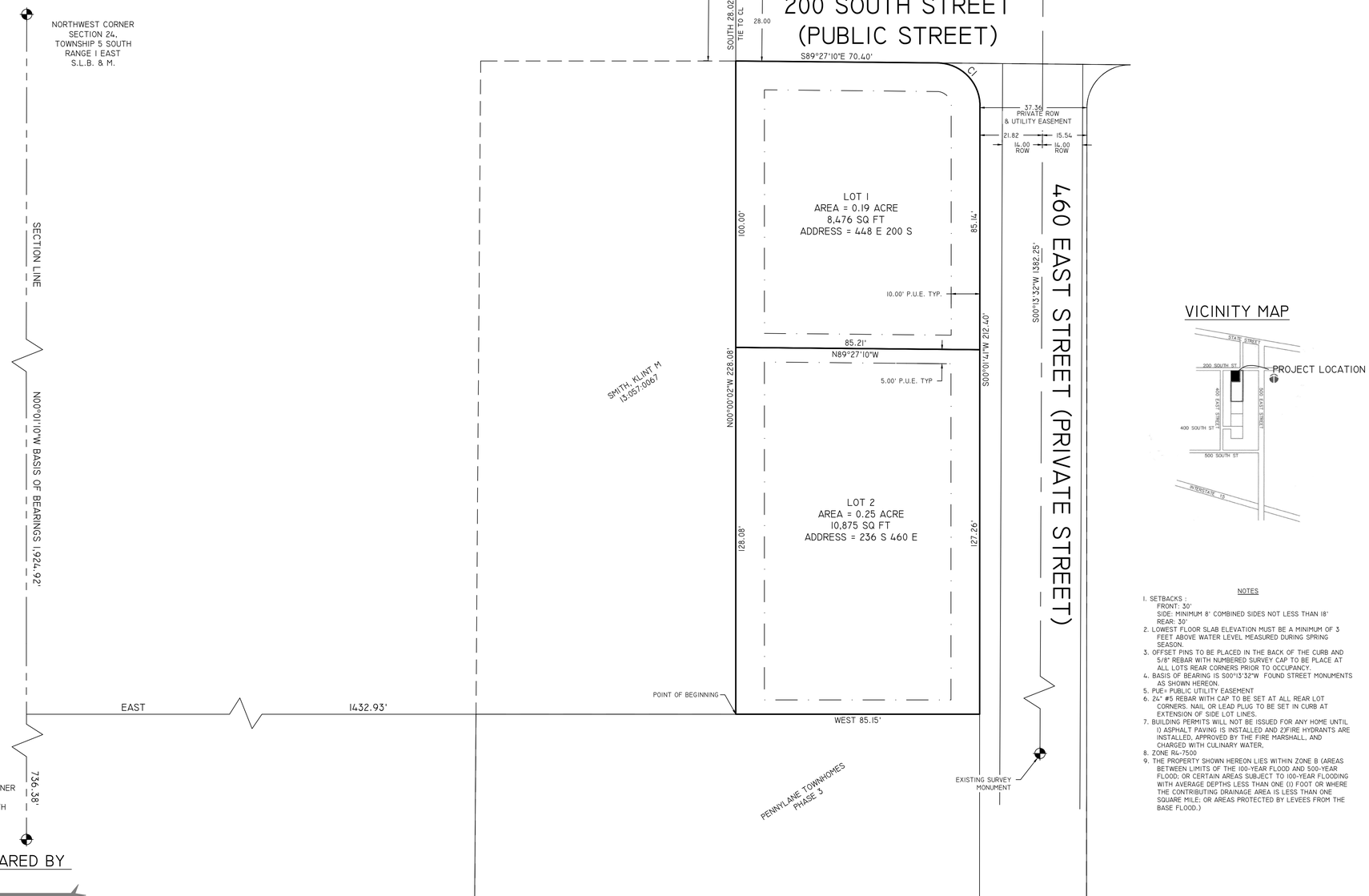
- ADJACENT PROPERTY
- BOUNDARY
- EASEMENT LINE
- SECTION TIE
- MONUMENT

GRAPHIC SCALE

10 0 40 20 40 80

(IN FEET)
1 inch = 20 ft.

Curve Table					
Curve #	Length	Radius	Delta	Chord Dir.	Chord Length
C1	23.43	15.00	089°29'51"	S44°42'44"E	21.12



VICINITY MAP

NOTES

1. SETBACKS :
   FRONT: 30'
   SIDE: MINIMUM 8' COMBINED SIDES NOT LESS THAN 18'
   REAR: 30'
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
3. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" REBAR WITH NUMBERED SURVEY CAP TO BE PLACE AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4. BASIS OF BEARING IS S00°13'32"W FOUND STREET MONUMENTS AS SHOWN HEREON.
5. PUE= PUBLIC UTILITY EASEMENT
6. 24" #5 REBAR WITH CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUG TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL I) ASPHALT PAVING IS INSTALLED AND 2)FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL, AND CHARGED WITH CULINARY WATER.
8. ZONE R4-7500
9. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.)

SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON.

CHAD A ANDERSON DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 736.38 FEET N00°01'10"W ALONG THE SECTION LINE AND 1432.93 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N00°00'02"W 228.08 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE S89°27'10"E ALONG SAID RIGHT-OF-WAY LINE 70.40 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.43 FEET (CHORD BEARS S44°42'44"E 21.12 FEET) TO A POINT ON THE WESTERLY BOUNDARY OF 460 EAST STREET SAID LINE ALSO BEING THE WESTERLY BOUNDARY OF PENNYLANE TOWNHOMES PHASE 3; THENCE S00°01'41"W ALONG SAID BOUNDARY 212.40 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PENNYLANE TOWNHOMES PHASE 3; THENCE WEST ALONG SAID NORTHERLY BOUNDARY 85.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.44 ACRE AND 2 LOTS

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_____20___.

ACKNOWLEDGEMENT

STATE OF } BY_____
COUNTY OF } S.S
BY_____

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

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20__

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

APPROVED_____ CITY ENGINEER (SEE SEAL BELOW)
ATTEST_____ CLERK-RECORDER (SEE SEAL BELOW)

PROCTOR ESTATES SUBDIVISION

LOCATED IN THE NW QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
7736336
CHAD A. ANDERSON
01/04/19
STATE OF UTAH

NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CITY-COUNTY RECORDER SEAL

PREPARED BY

ELEMENT
LAND SURVEYING
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

CITY PLANNER
APPROVED BY THE AMERICAN FORK CITY PLANNER ON THIS _____DAY OF _____ 20_____
AMERICAN FORK CITY PLANNER

AMERICAN FORK SEWER DEPARTMENT
APPROVED BY THE AMERICAN FORK SEWER DEPARTMENT ON THIS _____DAY OF _____ 20_____
AMERICAN FORK PUBLIC WORKS DIRECTOR

AMERICAN FORK CULINARY WATER DEPARTMENT
APPROVED BY THE AMERICAN FORK CULINARY WATER DEPARTMENT ON THIS _____DAY OF _____ 20_____
AMERICAN FORK PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON THIS _____DAY OF _____ 20_____
CHAIRMAN PLANNING COMMISSION

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a final plat and site plan for Penny Lane Townhomes Phase 3 Amended, located at 200 South 460 East, in the R4-7,500 Residential zone.

BACKGROUND INFORMATION					
Location:		200 S. 460 E.			
Applicants:		Mark Hampton, Larvin Pollock			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Commercial			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R4-7,500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-1 (General Commercial)			
	South	R4-7,500			
	East	GC-2 (Planned Commercial)			
	West	R4-7,500			
Land Use Plan Designation:		Residential High Density (12 du/ac)			
Zoning within density range?		x	Yes		No

Background

Penny Lane Townhomes Phase 3, Amended, proposes to incorporate Lot 2, Proctor Estates, into the overall Penny Lane development. 5 townhomes are proposed for this area. Adequate parking per the City's parking requirements is provided. 5 covered parking spaces (1 space per unit) are provided. Access to the townhomes will be off of 460 East, a private drive serving the Penny Lane development. Setbacks from property lines are adhered to in both the final plat and site plan.

The addition of these 5 units will bring the total unit count for the development to 32. Overall density, with the addition of 5 units, is 8.8 du/ac; within the allowed range of up to 12 du/ac.

Amended CC&R's have been drafted, allowing expansion of the overall area, and of the proposed units. These CC&R's will be recorded prior to final plat recordation of Phase 3, Amended.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Residential High Density". The final plat and site plan are consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

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

   As this is an amended final plat, created from an existing final plat, no preliminary plan is necessary.

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

   This criterion has been met.

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

   Engineering will address any concerns in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat and site plan are consistent with the Land Use Plan designation of "Residential High Density".

2. The site plan meets the criteria as found in Section 17.7.501 (Planned Unit Developments) of the Development Code.

3. The subdivision meets the criteria as found in Section 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat and site plan of Penny Lane Townhomes Phase 3 Amended, with the findings and condition as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat and site plan of Penny Lane Townhomes Phase 3 Amended.

TABLE

Mr. Chairman, I move that we table action on the final plat and site plan of Penny Lane Townhomes Phase 3 Amended.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 2/6/2019

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

Project Name: Pennylane Townhomes

Project Address: Mark Hampton

Developer / Applicant's Name: 250 South 460 East

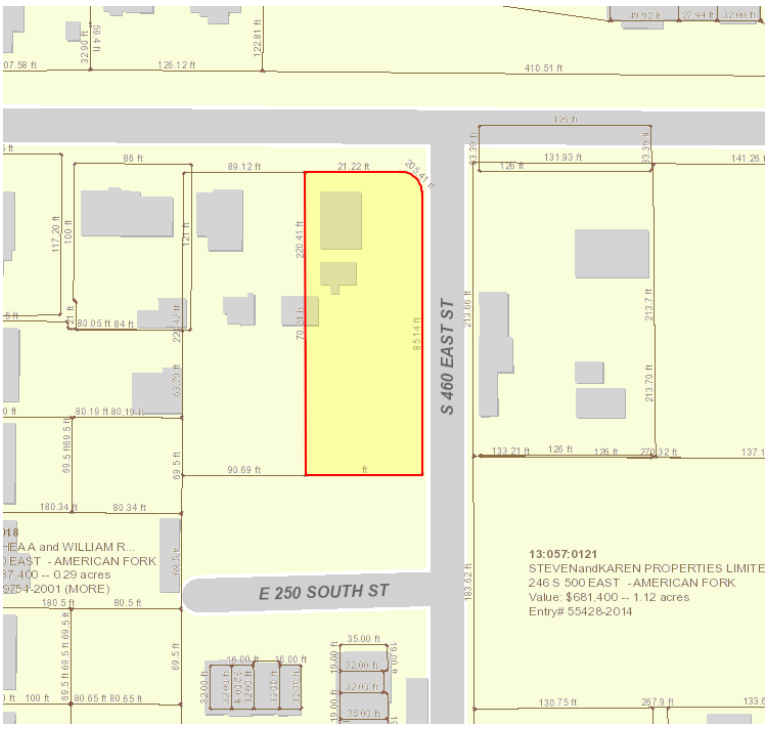
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

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

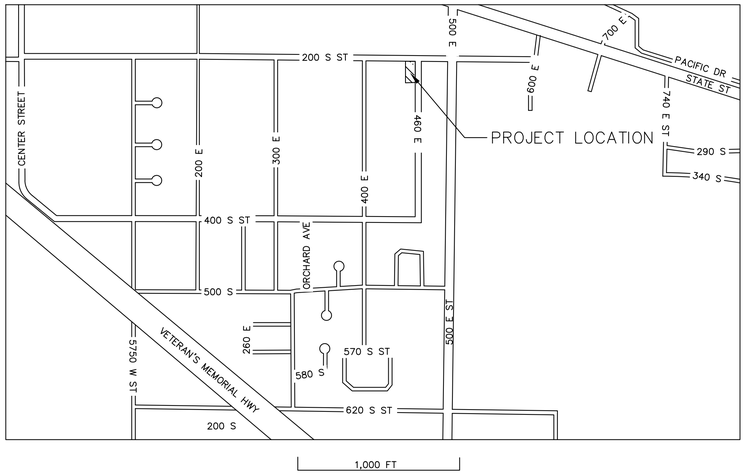
Plan Modifications Required:

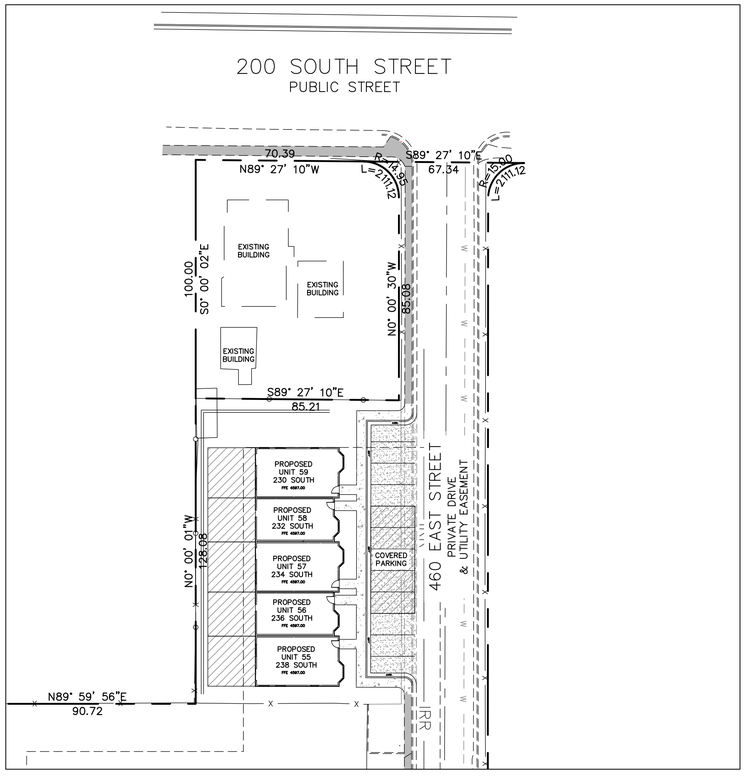
1.

PENNYLANE TOWNHOMES

American Fork, UT

VICINITY MAP





SITE MAP

1"=30'

INDEX

C-0 Cover Sheet
Pennylane Townhomes Phase 3 Amended
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Utility Details
C-5 Stormwater Pollution Prevention Plan
C-6 SWPPP Details

PROJECT ENGINEER:
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DEVELOPER:
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11716 SOUTH 700 EAST
DRAPER, UT 84020
(801) 860-6275
MARK@RIMROCK.US

SURVEYOR:
CHAD A ANDERSON, PLS
ELEMENT LAND SURVEYING
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HEBER CITY, UT 84032
(801) 592-5975
CHAD@ELEMENTSURVEYING.COM

SITE DATA

LOT AREA:	10,987	SF (0.25 ACRES)
BUILDING AREA:	3,334	SF± 30.4%
PAVEMENT AREA:	2,754	SF± 25.0%
LANDSCAPE AREA:	4,899	SF± 44.6%

ZONING: R-4-7500
ADOPTION INTO THE PENNYLANE TOWNHOMES PUD

AMERICAN FORK PUBLIC WORKS		
CULINARY WATER/PRESSURIZED IRRIGATION	JAY BREMS	(801) 763-3060
SEWER/STORM DRAIN	ASHTON HARDY	(801) 763-3060
INFRASTRUCTURE INSPECTOR	DEE HOWARD	(801) 763-3060
SWPPP INSPECTOR	HARLAN NIELSON	(801) 763-3060
FIRE MARSHAL	DOUG BATEMAN	(801) 763-3060
AF CONNECT	WILL DAVIS	(801) 897-9826
AMERICAN FORK IRRIGATION COMPANY	ERNIE JOHN	(801) 471-6576
CENTURYLINK	RYAN ALLRED	(385) 223-0084
COMCAST	ELYSIA VALDEZ	(801) 401-3017
DOMINION ENERGY	DON NEWMAN	(801) 853-6597
ROCKY MOUNTAIN POWER	TERIA WALKER	(801) 756-1310
TSSD	DAVID BARLOW	(801) 853-6548

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
EXISTING PRESSURIZED IRRIGATION	IRR IRR	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS	CATCH BASIN	
EXISTING WATER LINE	W W W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4247	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	W

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

PENNYLANE TOWNHOMES
COVER SHEET
448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER
11/05/2018
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0

DATE: Nov 05, 2018

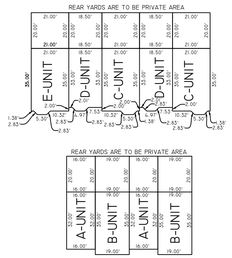
\\Mac\Home\Elevate Engineering Dropbox\Rimrock - Pennylane Town Homes\Pennylane Town Homes 1E.dwg - - Nov 05, 2018-10:12am

PENNYLANE TOWNHOMES PHASE 3 AMENDED,

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH.

SYMBOL LEGEND

- ADJACENT PROPERTY
- BOUNDARY
- EASEMENT LINE
- SECTION TIE
- MONUMENT
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (PUE)



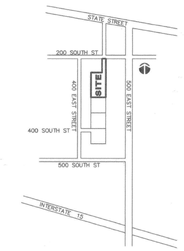
TYPICAL BUILDING DIMENSIONS

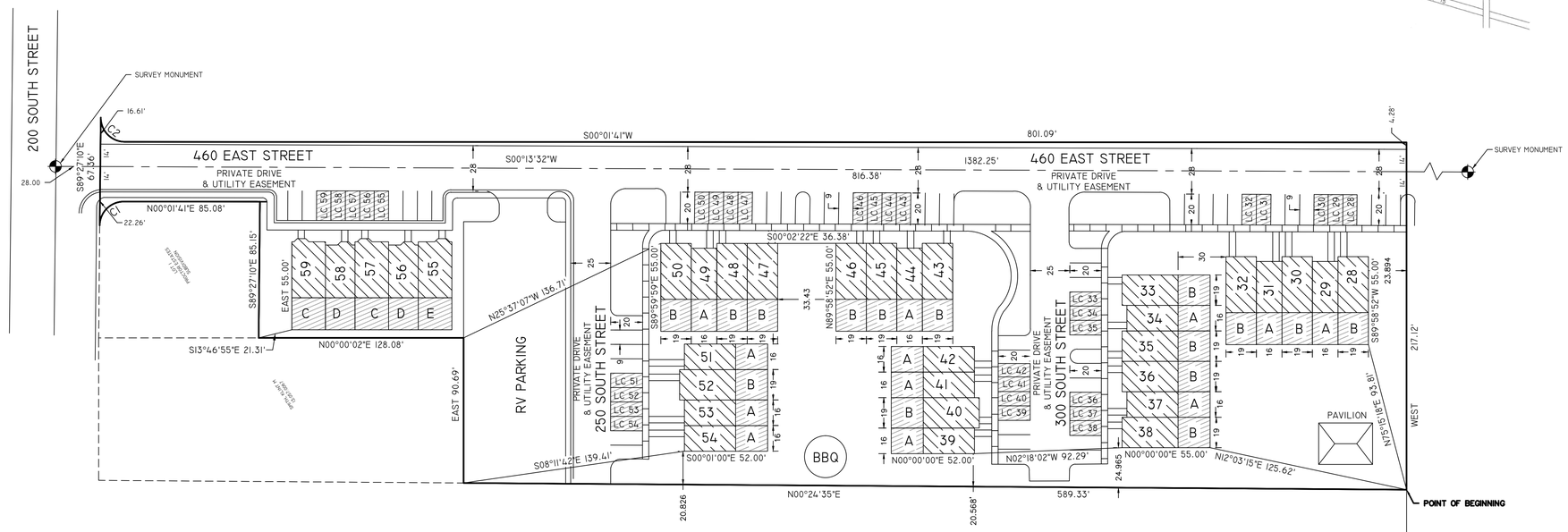
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VICINITY MAP





Curve Table					
Curve #	Length	Radius	Delta	Chord Dir.	Chord Length
C1	23.45	15.00	089°35'25"	N44°27'00"W	21.14
C2	23.70	15.00	090°31'27"	S45°17'16"W	21.31

NOTES

1. SETBACKS :
   FRONT: 30'
   SIDE: MINIMUM 8' COMBINED SIDES NOT LESS THAN 18'
   REAR: 30'
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
3. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" REBAR WITH NUMBERED SURVEY CAP TO BE PLACE AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4. BASIS OF BEARING IS S00°13'32"W FOUND STREET MONUMENTS AS SHOWN HEREON.
5. PUE= PUBLIC UTILITY EASEMENT
6. 18" #5 REBAR WITH CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUG TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL I) ASPHALT PAVING IS INSTALLED AND 2)FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL, AND CHARGED WITH CULINARY WATER,
8. ZONE R-2-7500
9. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.)

UNIT NO.	ADDRESS
28	331 SOUTH 460 EAST
29	329 SOUTH 460 EAST
30	327 SOUTH 460 EAST
31	325 SOUTH 460 EAST
32	323 SOUTH 460 EAST
33	448 EAST 300 SOUTH
34	446 EAST 300 SOUTH
35	444 EAST 300 SOUTH
36	442 EAST 300 SOUTH
37	438 EAST 300 SOUTH
38	436 EAST 300 SOUTH
39	435 EAST 300 SOUTH
40	437 EAST 300 SOUTH
41	439 EAST 300 SOUTH
42	441 EAST 300 SOUTH
43	292 SOUTH 460 EAST
44	288 SOUTH 460 EAST
45	286 SOUTH 460 EAST
46	284 SOUTH 460 EAST
47	258 SOUTH 460 EAST
48	256 SOUTH 460 EAST
49	254 SOUTH 460 EAST
50	252 SOUTH 460 EAST
51	434 EAST 250 SOUTH
52	432 EAST 250 SOUTH
53	428 EAST 250 SOUTH
54	426 EAST 250 SOUTH
55	238 SOUTH 460 EAST
56	236 SOUTH 460 EAST
57	234 SOUTH 460 EAST
58	232 SOUTH 460 EAST
59	230 SOUTH 460 EAST

PREPARED BY

ELEMENT
LAND SURVEYING
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

CITY PLANNER
APPROVED BY THE AMERICAN FORK CITY PLANNER ON THIS _____DAY OF _____ 20_____

AMERICAN FORK CITY PLANNER

AMERICAN FORK SEWER DEPARTMENT
APPROVED BY THE AMERICAN FORK SEWER DEPARTMENT ON THIS _____DAY OF _____ 20_____

AMERICAN FORK PUBLIC WORKS DIRECTOR

AMERICAN FORK CULINARY WATER DEPARTMENT
APPROVED BY THE AMERICAN FORK CULINARY WATER DEPARTMENT ON THIS _____DAY OF _____ 20_____

AMERICAN FORK PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON THIS _____DAY OF _____ 20_____

CHAIRMAN PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON FOR THE PURPOSE OF ADJUSTING A COMMON BOUNDARY LINE AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON DATE

BOUNDARY DESCRIPTION

COMMENCING N00°01'10"W ALONG THE SECTION LINE 147.06 FEET AND EAST 1337.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE N00°24'35"E 589.33 FEET; THENCE EAST 90.69 FEET; THENCE N00°00'02"W 128.08 FEET; THENCE S89°27'10"E 85.15 FEET; THENCE N00°01'41"E 85.08 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.45 FEET (CHORD BEARS N44°27'00"W 21.14 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE S89°27'10"E ALONG SAID SOUTHERLY RIGHT-OF-WAY 67.36 FEET TO A POINT ON A 15.00 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.70 FEET (CHORD BEARS S45°17'16"W 21.31 FEET; THENCE S00°01'41"W 801.09 FEET; THENCE WEST 217.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 146,250 SQ FT AND 3.357 ACRES

BASIS OF BEARING = N00°01'10"W ALONG THE SECTION LINE

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_____20___.

ACKNOWLEDGEMENT

STATE OF } BY_____
COUNTY OF } S.S
BY_____

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

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20__

MAYOR

APPROVED_____ ATTEST_____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PENNYLANE TOWNHOMES PHASE 3 AMENDED

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NW QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH.

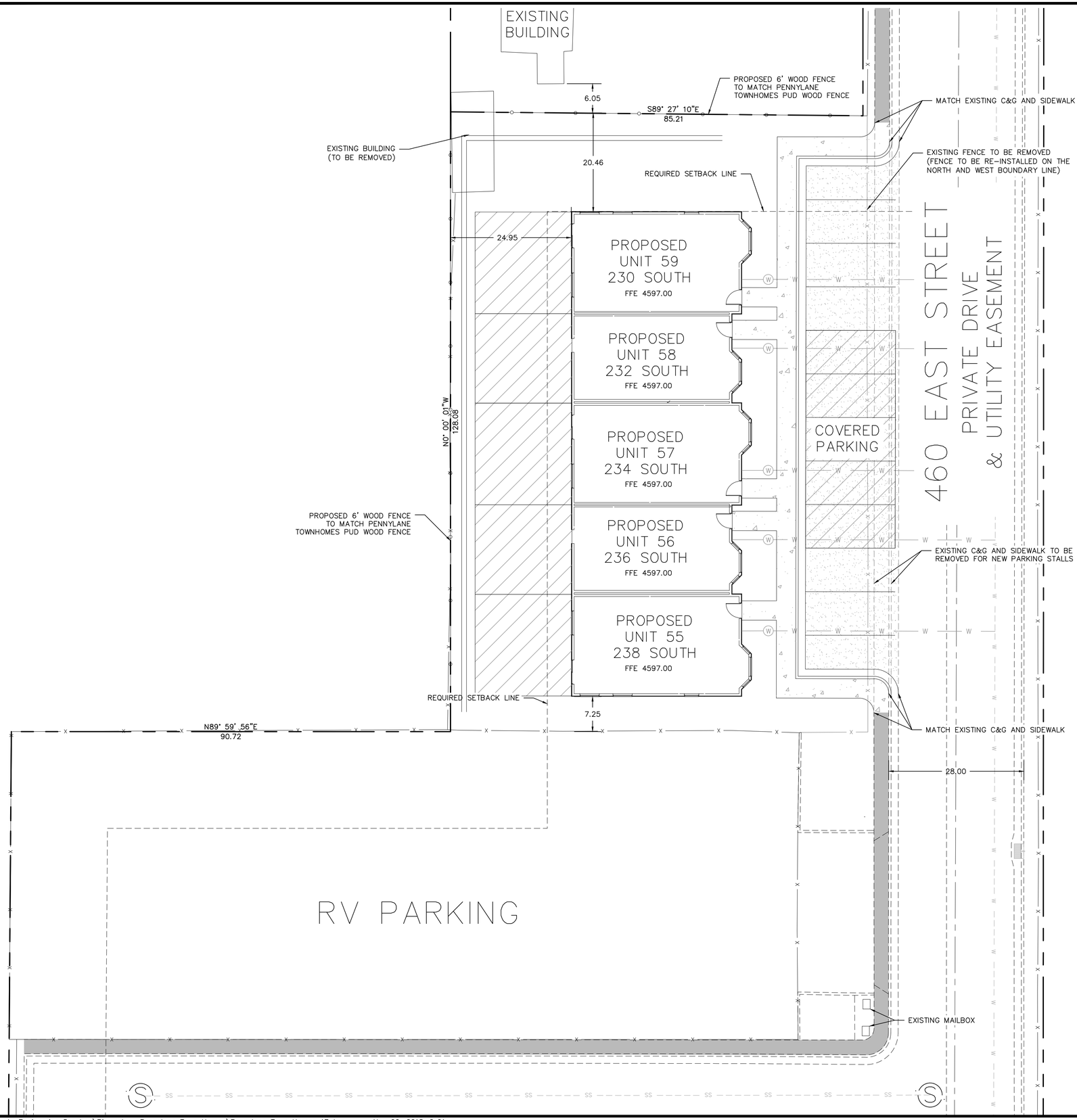
SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
7736336
CHAD A. ANDERSON
11/05/18
STATE OF UTAH

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CITY-COUNTY RECORDER SEAL



LEGEND

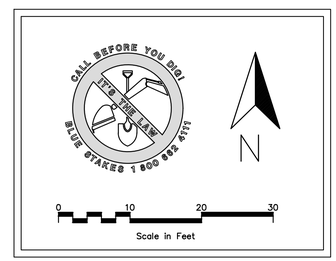
- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING ASPHALT
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING TOP BACK OF CURB
- EXISTING ROAD
- EXISTING RETAINING WALL
- EXISTING PUBLIC UTILITY EASEMENT
- LANDSCAPE AREA
- PROPOSED CONCRETE AREA
- EXISTING CONCRETE AREA
- PROPOSED ASPHALT AREA

SITE DATA

LOT AREA:	10,987	SF (0.25 ACRES)
BUILDING AREA:	3,334	SF± 30.4%
PAVEMENT AREA:	2,754	SF± 25.0%
LANDSCAPE AREA:	4,899	SF± 44.6%

ZONING: R-4-7500
ADOPTION INTO THE PENNYLANE TOWNHOMES PUD

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

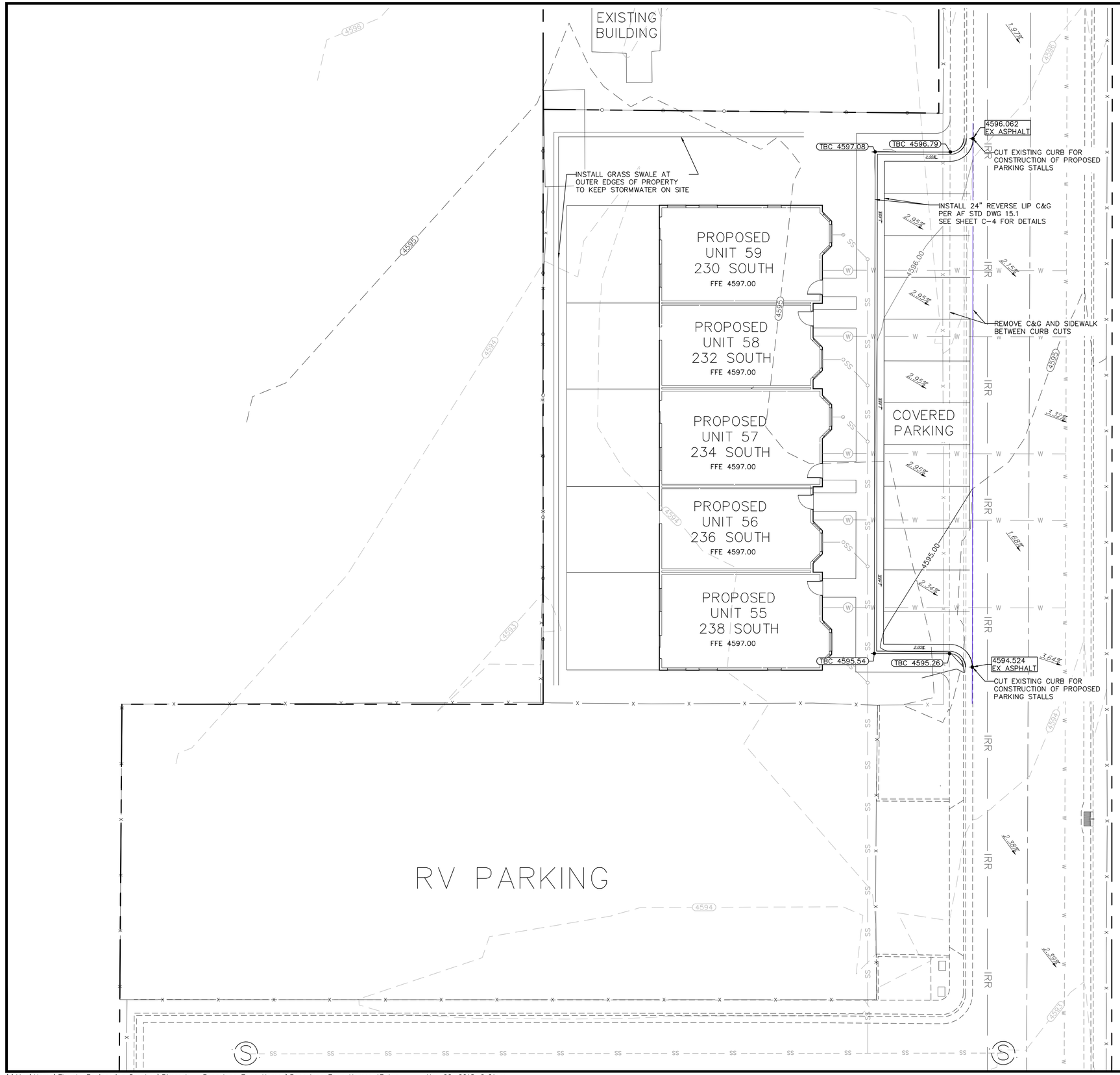
PENNYLANE TOWNHOMES SITE PLAN

448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER
11/06/2018
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Nov 06, 2018



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA

DESIGN NOTES:

1. THE 5 PROPOSED UNITS WILL GAIN ACCESS FROM THE EXISTING PRIVATE DRIVE (460 EAST) BY CURB CUTTING THE EXISTING CURB AT THE PROPOSED PARKING LOT FOR NEW UNITS.
2. STORM DRAIN INFRASTRUCTURE WAS INSTALLED WITH THE PENNYLANE TOWNHOMES PUD. STORM WATER FLOW PATTERN WILL NOT BE ALTERED FROM EXISTING. STORM WATER WILL CONTINUE TO FLOW THROUGH THE PRIVATE DRIVES INTO EXISTING SUMPS INSTALLED THROUGHOUT THE PRIVATE DRIVES.
3. EXISTING SUMP TO BE POTHOLED PRIOR TO CONSTRUCTION TO DETERMINE AREA OF DRAIN ROCK. CONTRACTOR TO CONTACT ELEVATE ENGINEERING WITH EXISTING INFORMATION TO DETERMINE IF DRAIN ROCK AREA NEEDS TO BE EXPANDED FOR ADDITIONAL VOLUME.

DRAINAGE CALCS FOR PENNYLANE ADDITION AMERICAN FORK
100 Year Flood Design

Restriction Rate: **0.12** cfs/acre

POST-DEVELOPED — Runoff Coefficient

Roof Area	**3334** ft^2	C_roof	0.95	
Paved Area	**2754** ft^2	C_paved	0.95	
Landscaped	**4899** ft^2	C_landscape	0.15	
Total Area	10987 ft^2	Weighted C	0.59	
	0.25 acres	CA :	6518	ft^2

POST-DEVELOPED

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allowable Release (ft^3)	Required Storage (ft^3)
5	**0.53**	6518	287	9	278
10	**0.81**	6518	437	18	419
15	**1.00**	6518	542	27	515
30	**1.34**	6518	728	54	673
60	**1.66**	6518	902	109	793
120	**1.81**	6518	983	218	765
180	**1.84**	6518	999	327	673
360	**1.97**	6518	1070	654	416
720	**2.27**	6518	1233	1308	-74
1440	**2.33**	6518	1266	2615	-1349

Restriction Rate: **0.12** cfs — **793**

Estimated percolation rate for this site is 5 minutes per inch

Perc rate		
1"/5 min	0.2	in/min
	0.01666667	ft/min
	0.00027778	ft/sec
	441 sf	Area for Percolation
	0.1225 cfs	Release rate from percolation

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 785-5983
larvin@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

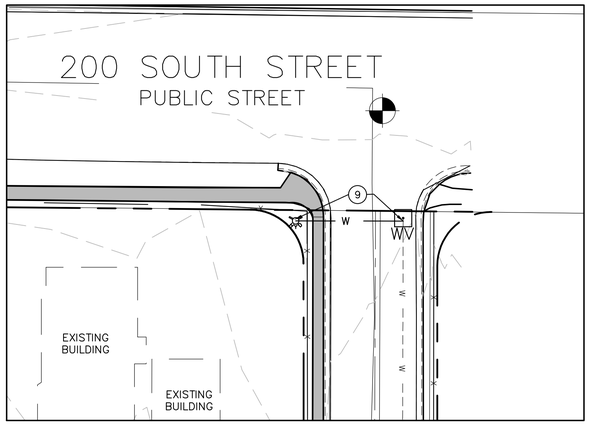
PENNYLANE TOWNHOMES GRADING PLAN

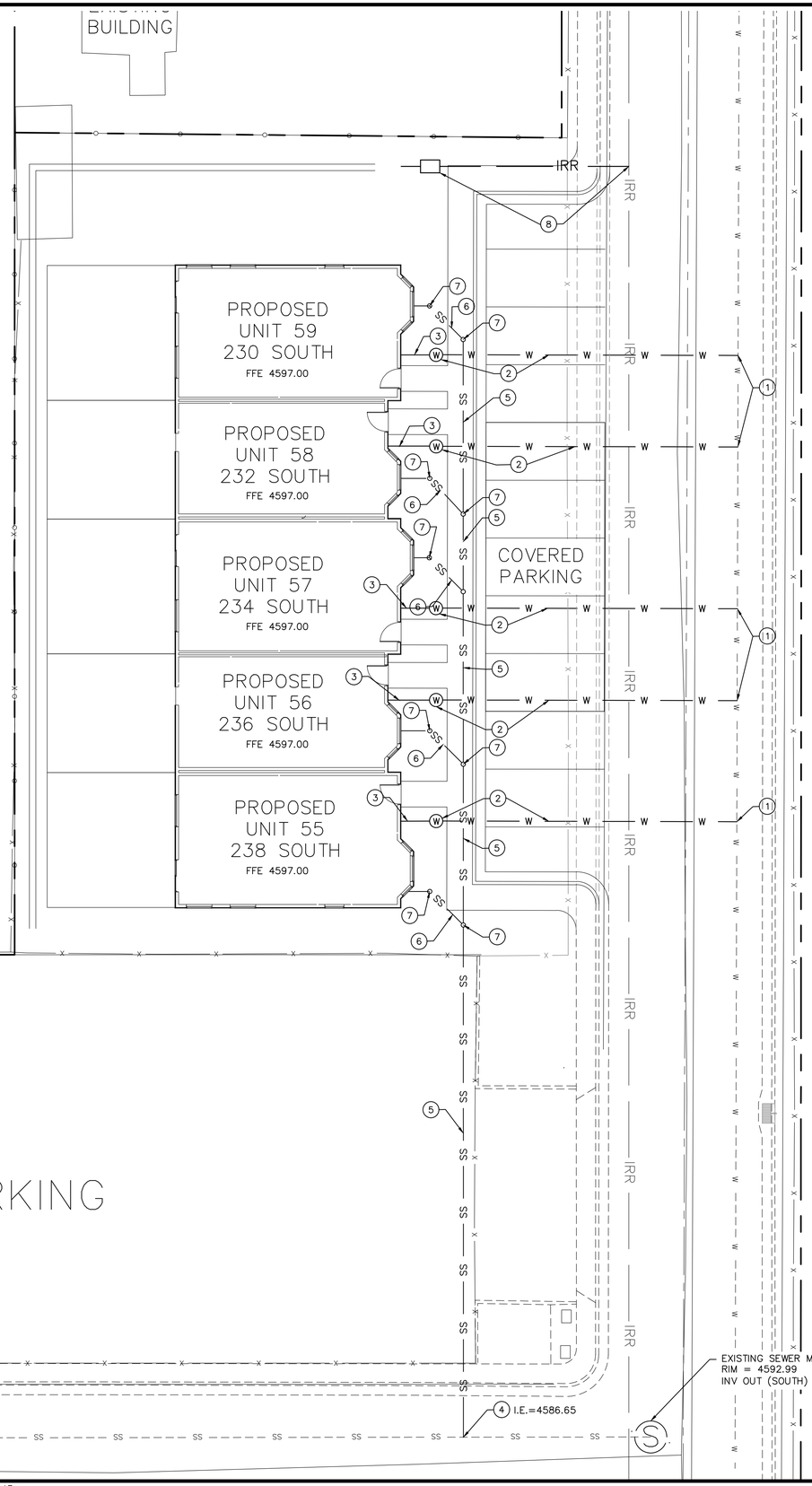
448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER 11/06/2018 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Nov 06, 2018





LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD----SD----SD--
PROPOSED SEWER LINE	-SS— SS — SS — SS -
EXISTING SEWER LINE	-SS-----SS-----SS-
PROPOSED WATER LINE	— W ——— W ——
EXISTING WATER LINE	--W----W----W--
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

1. CONNECT TO EXISTING WATER MAIN PER AF CITY STANDARD DRAWING 15.3. SEE SHEET C-4 FOR DETAILS.
2. INSTALL 1" WATER LATERAL & METER PER AF CITY STANDARD DRAWING 15.5. SEE SHEET C-4 FOR DETAILS.
3. INSTALL 1" POLY WATER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
4. CONNECT TO EXISTING SEWER MAIN PER AF CITY STANDARD DRAWING 15.23. SEE SHEET C-4 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
5. INSTALL 6"ø PVC SDR-35 SEWER LATERAL AT 1% MIN. SLOPE.
6. INSTALL 4"ø PVC SDR-35 SEWER LATERAL AT 2% MIN. SLOPE AND CONNECT TO 6"ø PVC SDR-35 PIPE.
7. INSTALL 4" CLEANOUT PER AF CITY STANDARD DRAWING 15.23. SEE SHEET C-4 FOR DETAIL.
8. CONNECT TO EXISTING 4" PVC IRRIGATION MAIN PER AF CITY STD DWG 15.3A & 15.5A. SERVICE LATERAL TO BE 1"ø.
9. CONNECT TO EXISTING WATER MAIN AND INSTALL FIRE HYDRANT PER AF CITY STD DWG 15.6.

NOTE:

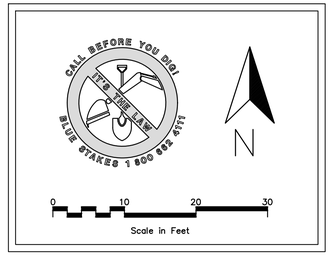
T-PATCH TO REPLACE ALL ROAD CUTS IN THE PRIVATE DRIVE FOR UTILITY CONNECTIONS. MATCH EXISTING PAVEMENT SECTION

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
ROCKY MOUNTAIN POWER – 801-756-1310
CENTURY LINK – 801-536-6975



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

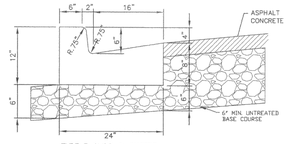
ELEVATE ENGINEERING

PENNYLANE TOWNHOMES
UTILITY PLAN
448 East 200 South, American Fork, UT, 84003

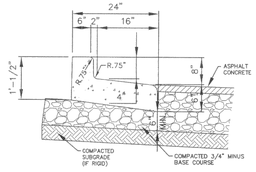
PROFESSIONAL ENGINEER
1/06/2019
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-3

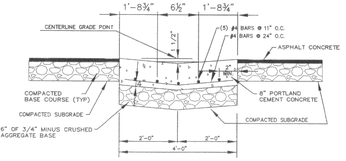
DATE: Nov 06, 2018



TYPE E CURB & GUTTER
–NTS–



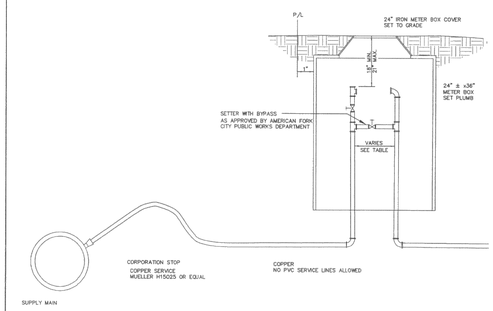
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
–NTS–



4.0' VALLEY GUTTER
–NTS–

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING & LAND PLANNING –CONSTRUCTION MANAGEMENT– 1040 E. 800 N. AMERICAN FORK, UT 84057 (801) 802–8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1

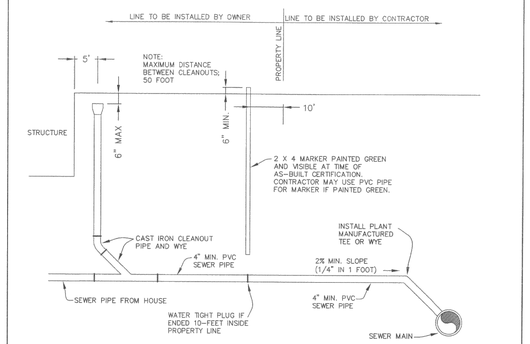
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\C&G – VALLEY GUTTER.dwg 05/12/2005 10:43:04 AM MDT



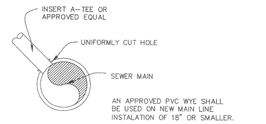
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

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

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CULWATER CONNECT.DWG.dwg 05/12/2005 10:06:26 AM MDT



SEWER LATERAL DETAIL
–NTS–

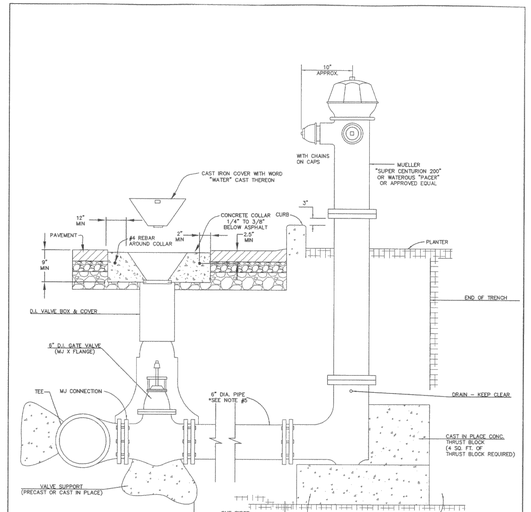


SEWER SERVICE LATERAL SADDLE
–NTS–

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

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

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER LATERAL.dwg 05/12/2005 10:03:05 AM MDT



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

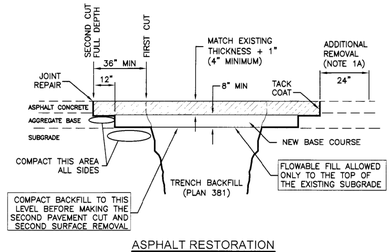
FIRE HYDRANT DETAIL
–NTS–

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

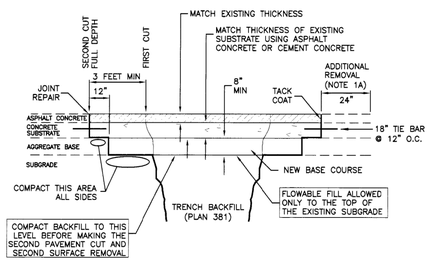
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:05:27 AM MDT

DEEP EXCEDATION

(MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



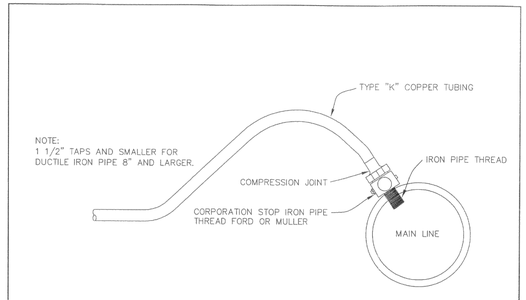
ASPHALT RESTORATION



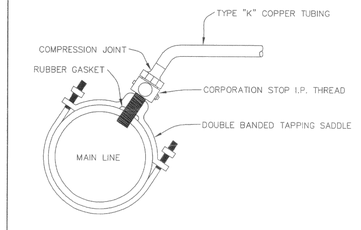
COMPOSITE RESTORATION

Asphalt concrete T-patch

December 2010 | 99 | Plan **255** Sheet 2 of 2



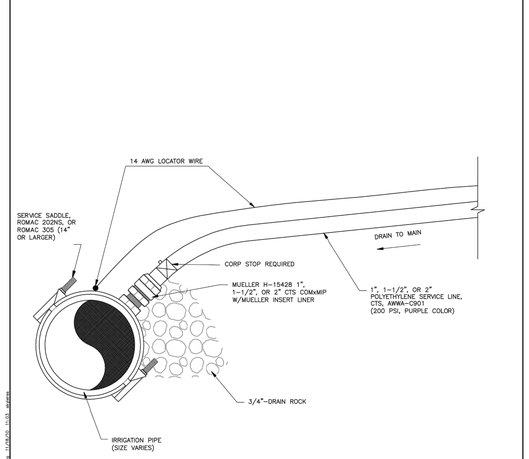
OPTION #2



OPTION #1

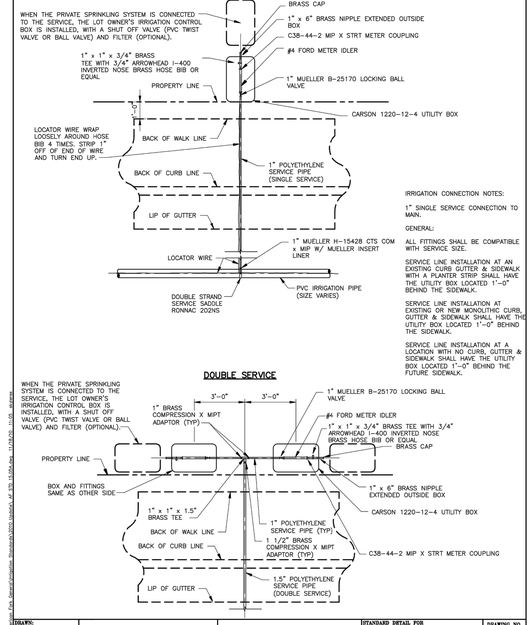
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K:\AMERICAN FORK STANDARDS\Drawings\FINAL\WATERMAN TAP.dwg 05/12/2005 10:05:55 AM MDT



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

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763–5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A



DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763–5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718–5993
larvin@elevateeng.com

PENNYLANE TOWNHOMES
STANDARD DETAILS

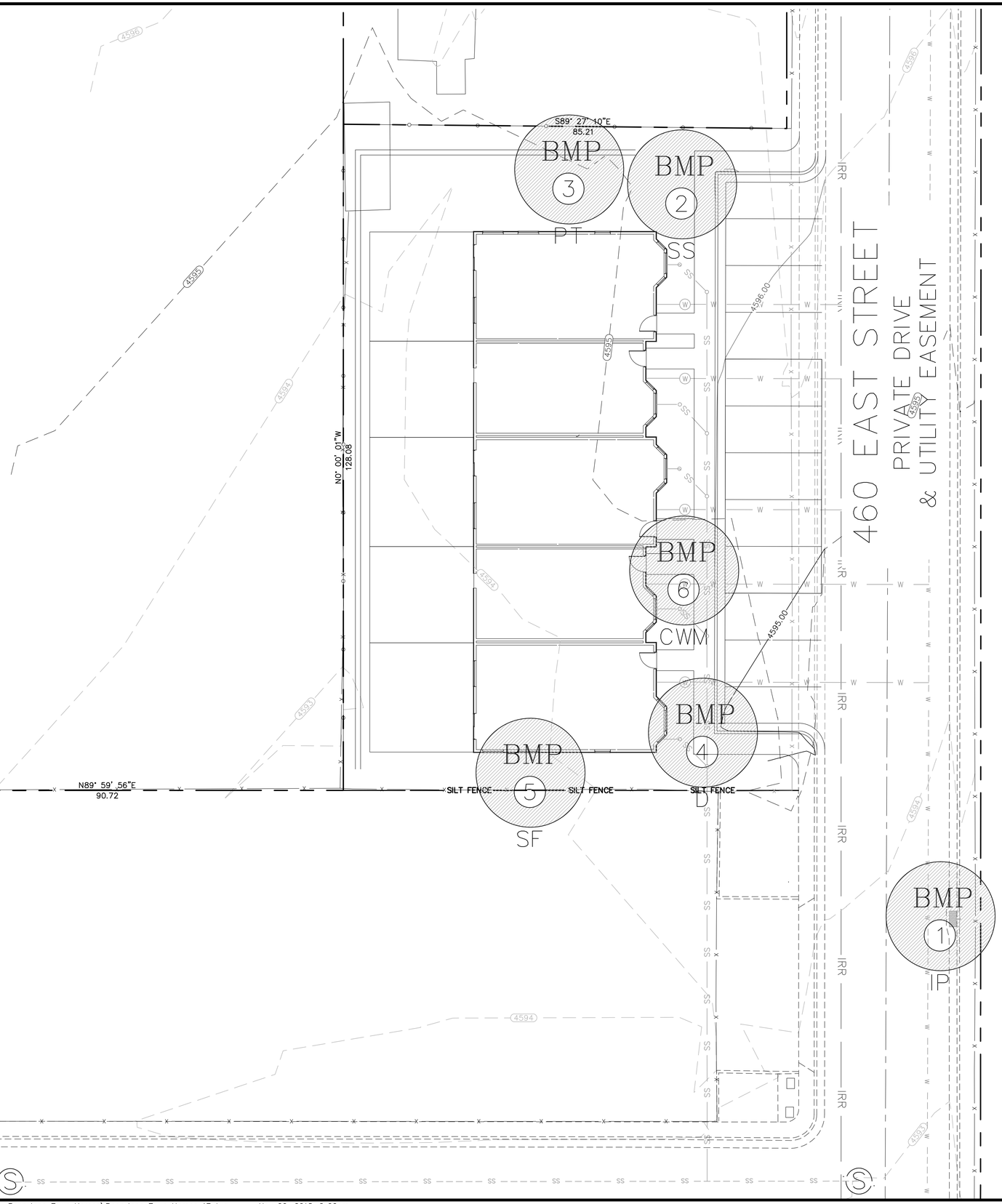
448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER
1/05/2018
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C–4

DATE: Nov 05, 2018

\\Mac\Home\Elevate Engineering Dropbox\Rimrock – Pennylane Town Homes\Pennylane Town Homes 1E.dwg – – Nov 05, 2018–10:13am



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	x
SILT FENCE	SILT FENCE
CLEAN OUT BOX	
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS	BMP XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C-6

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	SS	SWPPP SIGN
3	PT	PORTABLE TOILET
4	D	DUMPSTER LOCATION
5	SF	SILT FENCE
6	CWM	CONCRETE WASTE MANAGEMENT

SEE SHEET C-6 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

N

0 10 20 30
Scale in Feet

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

PENNYLANE TOWNHOMES SWPPP PLAN

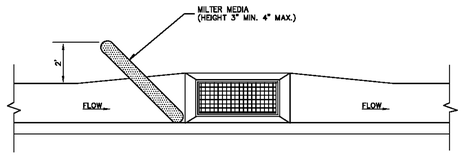
448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER
11/06/2018
10864737
LARVIN POLLOCK
STATE OF UTAH

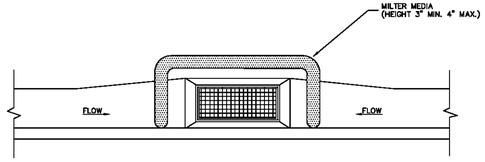
SHEET:
C-5

DATE:
Nov 06, 2018

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



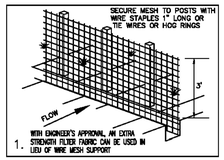
DROP INLET PROTECTION DETAIL

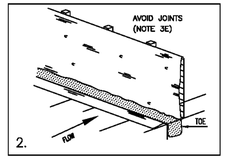
Plan No. 124 Drawing 1 of 3

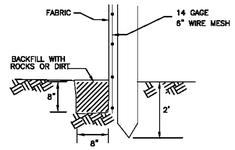
September 2006 11

Inlet protection - gravel sock

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.







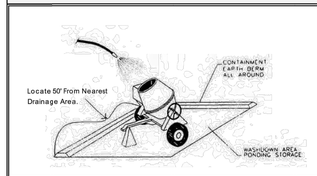
TOE DETAIL

Plan No. 122

February 2006 7

Silt fence

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

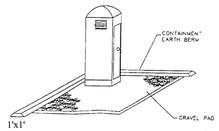
TARGETED POLLUTANTS
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ 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.

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

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

Inlet protection – gravel sock

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

PENNYLANE TOWNHOMES
SWPPP DETAILS
448 East 200 South, American Fork, UT, 84003

PROFESSIONAL ENGINEER 11/05/2018 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-6

DATE: Nov 05, 2018



MODIFICATIONS MAY BE MADE TO THESE PLANS ACCORDING TO THE CITY AND LOT REQUIREMENTS WHERE THE PLAN IS BUILT.

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THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO HIGH DESERT DESIGN, LLC A LIMITED USE LETTER IS REQUIRE WHEN SUBMITTING THESE PLANS FOR BUILDING. REUSE, REPRODUCTION, OR REPUBLICATION BY WHOLE OR PART, IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES

A. EXCAVATION, BACKFILL, AND GRADING
1. All excavations for footings shall be placed on natural, undisturbed soil.
2. All excavations for footings shall be placed on undisturbed soil and below frost depth (30 Min). tops of foundation shall be placed a minimum of 6" above finished grade.
3. Finish grading shall be done so as to provide positive drainage away from all building foundations. Grade shall slope away 6" minimum for the first 10' of building. No negative slope driveways.

B. WEATHER PROTECTION
1. Install (1) layer of grade 'D' (15 lb.) felt under the asphalt roof shingles.
2. Install (1) layer of grade 'D' (15 lb.) felt under aluminum/vinyl siding.
3. Install (2) layer or grade 'D' (15 lb.) felt under brick/rock veneer.
4. Install (2) layer or grade 'D' (15 lb.) felt under synthetic stucco system.
5. Install (1) layer No. 40 coated roofing or coated glass base from the roof eaves to a line 24" inside the exterior wall line with all laps cemented together.

C. CONCRETE
1. Install foundation and footing reinforcement as per Foundation Wall & Footing Schedule provided on sheet #3 of plans.

D. WINDOWS
1. All windows shall be U-.35 or better, aluminum or vinyl, thermal break type.
2. All window tops shall be at door header height , i.e 6'8" (unless otherwise noted on the plans).
3. Windows located 24" or closer to any exterior door must be tempered.
4. Habitable rooms require 10% light (window space), and 5% ventilation (operable window).
5. All windows in sleeping rooms shall be measured to the opening of the window and not be more than 44" above the floor with an operable opening not less than 5.7 sq. ft. The window height shall not be less than 24", with a net clear width of no less than 20".

E. WINDOW WELLS
1. Window wells serving required egress windows shall have dimensions in keeping with minimums required for the windows.
   a. Window wells shall have a net clear opening of 9 sq. ft. min.
   b. Guardrails or grates protecting the window well shall be easily removeable or be designed not to hinder egress.
   c. 44" max depth or provide steps or ladder rungs.
   d. 36" horizontal clearance from foundation to front of window well.
   e. 36" vertical clearance required from any projection in horizontal clearance stared above (i.e. bay windows and catileverers).

F. VENTILATION
1. Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation.
2. Attics will have one square foot of ventilation for every 150 sq. ft. of living space.
3. Enclosed attics and spaces between rafters shall have clear ventilation to outside.
4. There shall be no gas connections allowed in any rooms used for sleeping or any corridors leading to or through any sleeping room.

G. FIRE PROTECTION AND WARNING
1. Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
2. Smoke/ Carbon Monoxide detectors are required to meet local codes. Wire all smoke/C.M. detectors in series with battery backup.
3. Provide 5/8" type 'x' gypsum board on all walls and ceilings of the garage common to living areas, walls, supporting the upper floor and any exposed beams and posts.
4. Provide 5/8" type 'x' gypsum board on walls and underside of stairs. Fireblock walls at all stair stringers.

H. STAIRWAYS
1. Max rise = 8" and min. tread = 9"
2. Min. headroom = 6' 8"and min. width =36"
3. Every landing should be as long as it is wide. (unless noted other wise)
4. Any door opening at the top of any interior flight of stairs must swing away from the stairs.

I. RAILINGS
1. Handrails are required at all stairways that have more than three risers.
2. Handrails should be placed between 34" and 38"above stair nosing.
3. Handrails deeper than 2 1/4" shall have finger grooves 3/4" x 1/4" deep, the full length of one side of the rail. Return handrails to end.
4. Balusters for handrails and guardrails shall be space so that a 4" sphere cannont pass through.

J. PLUMBING
1. All work done shall apply with current national and local building codes.
2. Toilets shall be 1.6 gallon flush type. Shower heads shall be 2.5 GPM type.
3. All work performed by a licensed plumber.
4. Provide C.P. escutcheons at pipe sleeves for exposed bare pipe. Pack annulus at one-hour tire walls.
5. Provide pressure regulator and shut off valve.
6. Interior waste and vent lines shall be A.B.S.
7. Back water valves should only be used on the drains for plumbing fixtures that are below the level of the nearest upstream manhole. The fixtures that are above that manhole should not discharge through the back water valve.

FRAMING NOTES

1. All dimensions on floor plans are to rough framing. Walls calculated to be 3 1/2" wide for dimensioning.
2. Solid blocking is to be at least 1 1/2" thick and full depth of joist at ends and at each support or joist. Provide solid blocking at bearing points of trusses.
3. All structural sheathing shall be APA rated and shall not exceed maximum span rating. Floor sheathing shall be tongue and groove. H clips shall be installed on 7/16" roof sheathing. Gap all waferboard sheathing.
4. Spike together all 2 x laminated built up beams using at least 16d nails at no less than 12" O.C. staggered.
5. Trusses are to be engineered, designed and constructed by manufacturer to meet all local loads and codes.
6. Truss anchors shall be provided at each end of all the trusses. (install to meet local requirements).
7. Bi-pass doors shall be framed one inch smaller in width than door. Example : A 5'0" slider shall have a 59" rough opening. Also, bifold doors shall be framed one inch wider than door and 82" in height. Bi-pass doors shall be 83" in height
8. Gable-ended trusses shall be provided where required.
9. Interior framing that is non-bearing shall be 16" O.C. , unless otherwise noted.
10. Framing will include all furr downs, ceiling joists, and plantshelves as per architectural drawings.
11. Bearing walls shall be blocked at mid height.
12. All hangers (joist, rafter, and beam) shall be installed as per manufacturers specs.
13. Multiple plates and ledgers shall be nailed with 16d nails at 8" O.C.
14. Block all horizontal edges of plywood wall sheathing with 2" nominal blocking. Edges of plywood on floors and roofs shall be blocked as directed on drawings.
15. All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in plans.
16. Minimum nailing shall be as per the International Building Code.
17. Shear wall location shall be indicated on the floor plans.
18. Install solid blocking between joists at all bearing points.
19. Walk-in closet shelves 16" in depth. All other closets shall be 12" deep. Space saver closets shall have an upper shelf at 84" A.F.F. and a lower shelf at 42" A.F.F. Locate shelves in single shelf closets at 72" A.F.F.
20. Wood beams made of two or more pieces shall have the pieces securely bolted or nailed together to prevent seperation and to insure mutual load sharing. Each interconnected piece shall be continous between supports, and supports shall have the same width as the composite beam. U.N.O.
21. Extend 7/16" sheathing over rim joist. Nail to rim and upper and lower wall plates using shear wall edge nailing per plan.
22. All framing studs shall be 16" O.C. max. All floor sheathing shall be 3/4" T&G APA rated 40/20 CDX sheathing nailed with 10d nails at all panel edges, supported edges, and all blocking. Use 10d nails 12" O.C. in field. Nails should be min 1/2" from edge panel. Lay sheathing with face grain at right angles to framing and glue with glue conforming to APA specs. Floor joists shall be blocked at all bearing points. Block all horizontal edges of wall sheathing with 2x4 blocking.
23. All roof sheathing shall be 7/16" (typ.) rated CDX sheathing nailed with 8d nail at 6" O.C. at panel edges, supported edges, and all blocking with 8d nails, 12" O.C. along intermediate framing members.
24. All wood that is connected to concrete, steel, and wood to wood (except stud to plate) shall be connected with simpson (or equivalent) connectors. Solid 2" nominal blocking shall be provided at ends or points of support of all wood joists and trusses.
25. Minimum nailing shall be as per International Building Code.
26. All exterior wall and vertical surfaces at steps in roof shall be sheathed with 7/16" APA rated structural wood panel or grades covered in the IBC, block all horizontal edges with 2" nominal or wider. Sheathing shall be placed not less than 1/2" from edge of panel and driven flush but shall not fracture the surface of the sheathing.
27. These shall be the member grades used on this structure:

Glu-Lam beams	(simple span)	24F-V4 DF/DF
	(cantilevered)	24F-V8 DF/DF
Joists		DF 2#(or better)
Headers		DF 2#(or better)
Posts		DF 2#(or better)
Studs		DF stud grade (or better) U.N.O.
Sill plates in contact w/ concrete		DF 2#(pressure treated)
Pre-Fab trusses or joists		As per manufacturers spec.'s

HIGH DESERT Design LLC.
(801) 450-8213
www.HIGHDESERTPLANS.com
1875 W. 1320 S.
RIVERTON, UT 84065

ATTENTION
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KEYNOTES

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

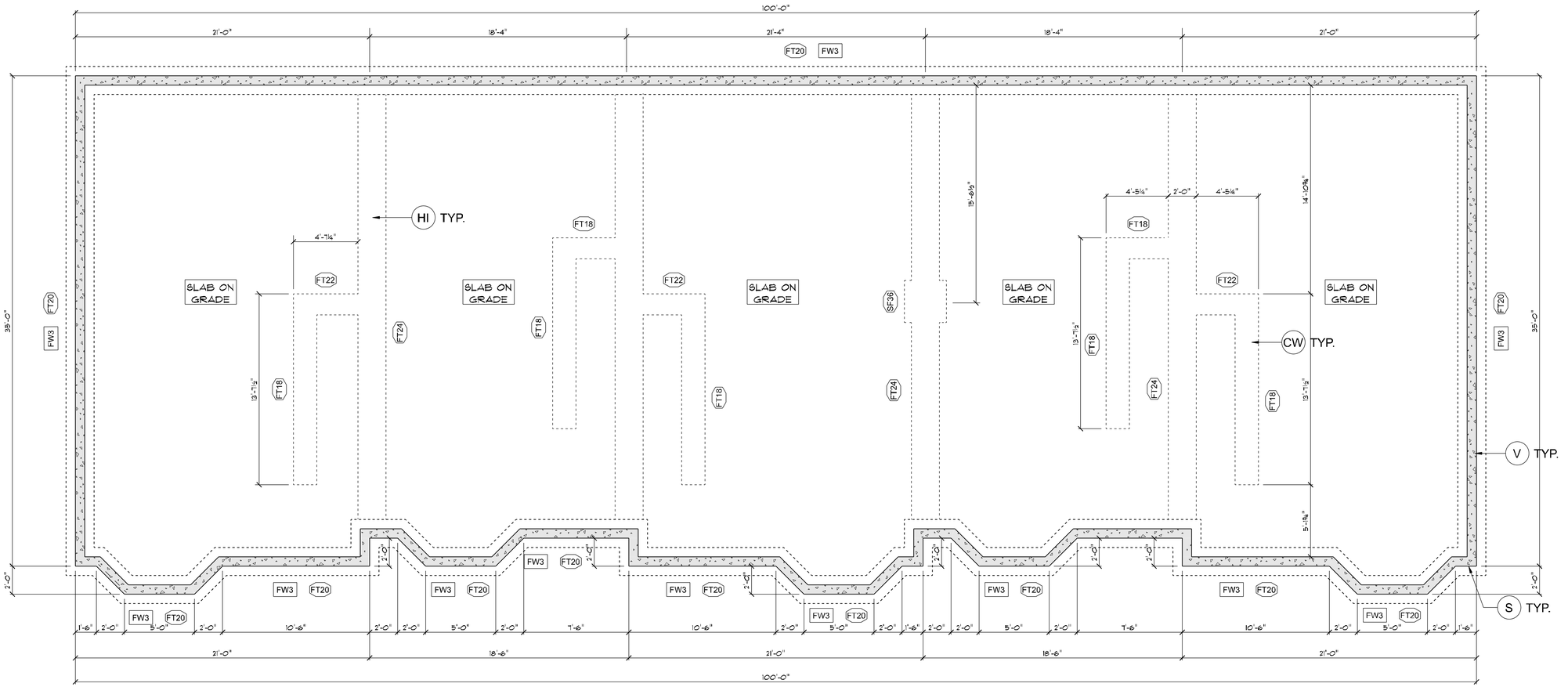
DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: #140
DATE: 12/12/18

SHEET: 1
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.

TOTAL FINISHED: 6,820 S.F.



END UNIT 55 (238 SOUTH) | MIDDLE UNIT 56 (236 SOUTH) | MIDDLE UNIT 57 (234 SOUTH) | MIDDLE UNIT 58 (232 SOUTH) | END UNIT 59 (230 SOUTH)

GENERAL NOTES:

A.) GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

B.) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.

C.) GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.

D.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.

E.) 2018 IRC TO BE GOVERNING CODE ON DRAWINGS.

F.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

G.) SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 4 FEET.

HIGH DESERT DESIGN, LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. VERIFY ALL DIMENSIONS
2. REVIEW ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
5. VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

FOUNDATION WALL SCHEDULE

MARK	HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	PLACEMENT
FW3	3'	8"	#4 @ 24"	(3) #4	CENTER

1. DOWEL VERTICAL BARS INTO FOOTING.
2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.
3. PLACE REINFORCEMENT IN CENTER OF WALL OR NEAR EACH FACE, AS NOTED.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
FT18	18"	CONT.	10"	-	(2) #4
FT20	20"	CONT.	10"	-	(2) #4
FT22	22"	CONT.	10"	-	(2) #4
FT24	24"	CONT.	10"	-	(3) #4
SF36	36"	36"	12"	(4) #4	(4) #4

1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.
2. FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)

FOUNDATION & FOOTING PLAN

SCALE: 1/4"=1'

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KEYNOTES

PLAN IS SHOWN WITH THIN BRICK OR STONE BUT IF STANDARD BRICK IS USED ACCOUNT FOR THE APPROPRIATE BRICK LEDGES

REGISTERED PROFESSIONAL ENGINEER
LIC. NO. 10356489
JACOB BALLARD
12/12/2018
STATE OF UTAH

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR: MARK HAMPTON

PLAN: #740
DATE: 12/12/18

SHEET: 3
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.

TOTAL FINISHED: 6,820 S.F.

GENERAL NOTES:

A.) HEATING SYSTEM MUST BE CAPABLE OF MAINTAINING 68 DEG. AT A POINT 36" ABV. THE FLOOR IN ALL ROOMS. NO EQUIPMENT INSTALLED IN BEDROOMS OR BATHROOMS.

B.) SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED TO A MIN. OF R-8 WHEN LOCATED OUTSIDE OF THE THERMAL ENVELOPE.

C.) INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, AND UNHEATED GARAGES PER PRESCRIPTIVE METHOD.

D.) APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABV. THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

E.) IF THE FURNACE AND WATER HEATER ARE SUPPORTED ON WOOD SUPPORTS, PROVIDE A GALVANIZED STEEL PAN WITH AN INDIRECT WASTE PIPE, MIN. 3/4" DIA. AT WATER HEATER WHEN LOCATED ON FRAMED FLOORS OR AREAS WHERE LEAKAGE COULD CAUSE DAMAGE.

F.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.

G.) GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

H.) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.

I.) GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.

J.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.

K.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

L.) UNCONDITIONED BASEMENTS AND CRAWL SPACES SHALL BE INSULATED FROM THE TOP OF THE WALL DOWN 10 FEET OR TO BASEMENT FLOOR OR GRADE UNLESS THE FLOOR OVERHEAD IS INSULATED R-30.

M.) ALL GAS APPLIANCES MUST HAVE 6-1/T-OFF VALVE WITHIN 6'.

N.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.

O.) 2015 IRC TO BE GOVERNING CODE ON DRAWINGS.

P.) MIN. 1" CLEARANCE AROUND ALL EQUIPMENT, AND 6" IN THE FRONT UNLESS EQUIP. LISTING PROVIDES OTHERWISE.

Q.) WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.

R.) FUEL FIRED WATER HEATERS SHALL NO BE INSTALLED IN A ROOM USED AS STORAGE CLOSET, NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OT BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.

S.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

T.) SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOU GRADE SHALL BE INSULATED. R10 @ 4 FEET.

U.) ACCESS PANEL, OPENINGS FOR JETTED TUB PUMPS MUST NOW BE 18"X18" WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING. OPENING MAY BE 12"X12" IF LESS THAN 2'.

V.) ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP. TO 120 DEGREES.

W.) BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWESTLEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.

X.) PROVIDE PERMANENT PROTECTION FOR EXTERIOR STRUCTURAL GLUE-LAM BEAMS OR MUST BE PROTECTED WITH PRESSURE TREATED PRESERVATIVE.

Y.) SHOWER DOORS MUST BE SIZED AS TO PROVIDE A MINIMUM OF 22" NET CLEAR OPENING.

Z.) TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.

AA.) SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS.

AB.) SHOWER PAN LINERS MUST BE INSTALLED WITH BUILT UP FLOORS AND MUST BE INSPECTED.

AC.) BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUSTIDE THE STRUCTURE.

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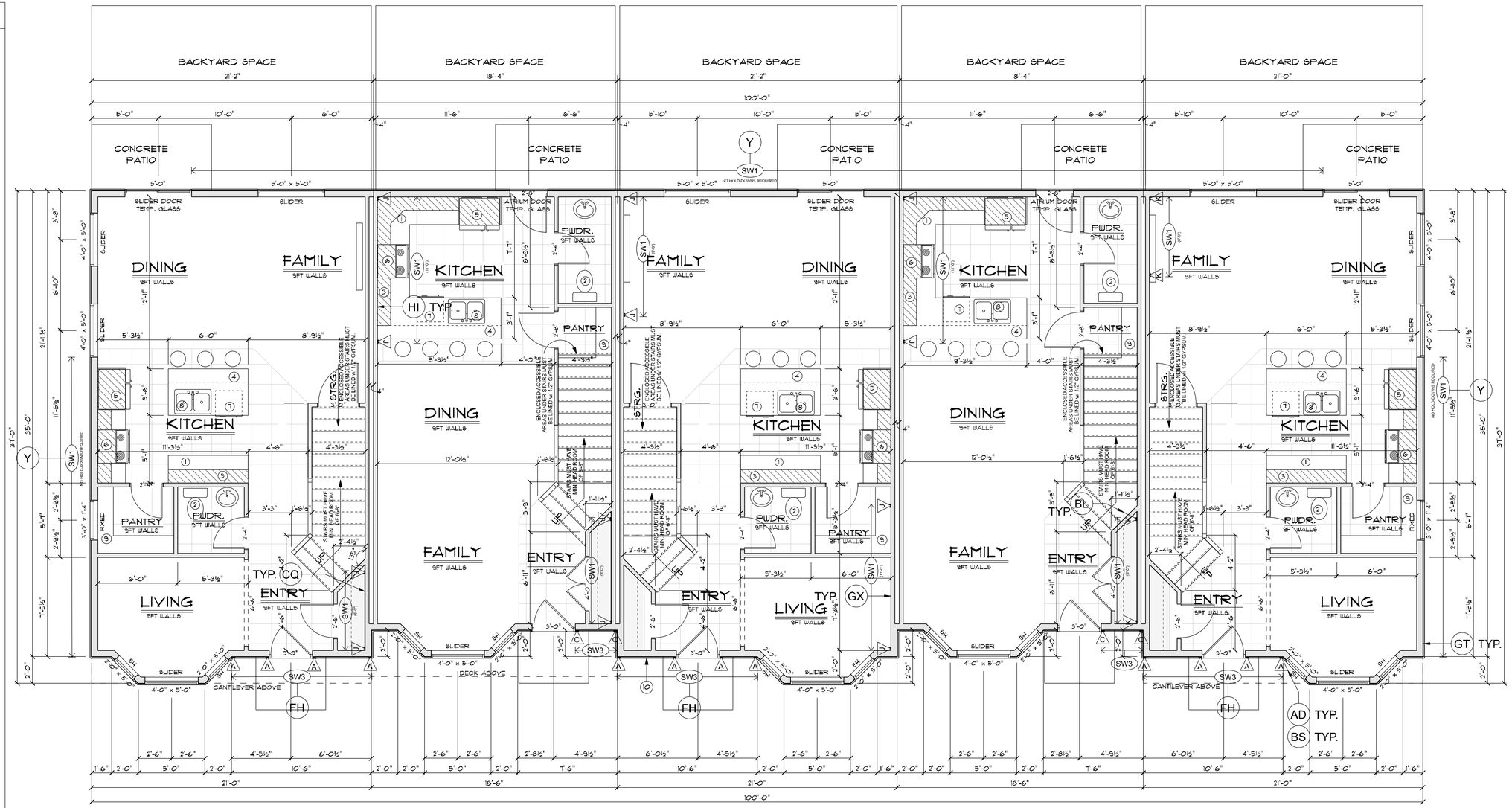
AF.) ALL SHOWERS ARE TO BE TIN, AT A HEIGHT NOT LESS THAN 6' ABV. FLOOR W/ NON ABSORBENT MATERIAL.

AG.) WALLS AND CEILING IN GARAGE MUST BE PROTECTED WITH 5/8" TYPE 'X' GYP. BOARD.

AH.) GARAGE FLOOR SURFACE MUST BE NON-COMBUSTIBLE AND SLOPED TOWARD GARAGE DOOR.

AI.) GARAGE DOOR OPENERS WILL BE TESTED IN ACCORDANCE WITH UL325.

AJ.) A MIN. 4 MIL. VAPOR BARRIER OVER INSULATION IN ALL EXTERIOR WALLS AND ROOF CEILINGS.



END UNIT 55 (238 SOUTH)
749 S.F.

MIDDLE UNIT 56 (236 SOUTH)
624.5 S.F.

MIDDLE UNIT 57 (234 SOUTH)
749 S.F.

MIDDLE UNIT 58 (232 SOUTH)
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END UNIT 59 (230 SOUTH)
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1. VERIFY ALL DIMENSIONS
2. REVIEW ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
5. VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

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CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
A	LSTHD8	10d X 2-1/2" (.148 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
C	STHD14	10d X 2-1/2" (.148 X 2-1/2")	STRAP 14" EMBED.	(2) 2X POST
D	CS16 (11" END LENGTHS)	10d X 2-1/2" (.148 X 2-1/2")	(FLOOR STRAP)	(2) 2X POST
J	HDU2-SDS2.5	SDS1/4" X 2-1/2" (SDS25212)	5/8" A.B. 5" EMBED.	(2) 2X POST
K	HDU4-SDS2.5	SDS1/4" X 2-1/2" (SDS25212)	5/8" A.B. 5" EMBED.	(2) 2X POST

1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.
3. STHD STRAPS SHALL BE "FU" TYPE AT RIM JOIST LOCATIONS.

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2X	10d @ 6"	1/2" A.B. @ 32"
SW3	7/16"	8d @ 3"	3X or (2)2X	10d @ 12"	1/2" A.B. @ 32"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS. - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.
3. FOR SW1 ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 1-1/2" 16 GAGE STAPLES SPACED AT 3" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.
4. ANCHORAGE NAILS SHALL BE COMMON NAILS.
5. ANCHOR BOLTS SHALL HAVE A 3X3X0.229" WASHER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.
6. FOR SW3, SW4, SW7, AND SW8, (2) 2" NOMINAL FRAMING STITCH-NAILED TOGETHER WITH (2) 10d NAILS @ 6" MAY BE USED AT ABUTTING PANEL EDGES IN PLACE OF 3" NOMINAL FRAMING.

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ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

MAIN FLOOR PLAN

SCALE: 1/4"=1'

HIGHDESERTDesign LLC.
(801) 450-8213
www.HIGHDESERTPLANS.com
1375 W. 1320 S.
RIVERTON, UT 84065

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KEYNOTES

1.) GRANITE COUNTERTOP @ 36" HIGH
2.) 1.6 GALLON PER FLUSH TOILET.
3.) UPPER CABINETS (TOP @ 7')
4.) ISLAND/PENINSULA WITH 12" OVERHANG.
5.) 36" WIDE REFRIGERATOR SPACE (WITH INSTALLED WATER LINE)
6.) 30" RANGE WITH MICRO. ABOVE.
7.) DISHWASHER.
8.) DOUBLE SINK WITH DISPOSAL AND SPRAYER.
9.) (4) 16" SHLVS. STARTING @ 24" ABV. FINISHED FLOOR.
10.) THIN CUT BRICK OR STONE (TYP.)

PENNYANN TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR: MARK HAMPTON

PLAN: #140
DATE: 12/12/18
SHEET: 4 OF 12

MAIN LEVEL: 3,486 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.

LIC. 10356489 JACOB BALLARD 12/12/2018 STATE OF UTAH

GENERAL NOTES:

A.) HEATING SYSTEM MUST BE CAPABLE OF MAINTAINING 68 DEG. AT A POINT 36" ABV. THE FLOOR IN ALL ROOMS. NO EQUIPMENT INSTALLED IN BEDROOMS OR BATHROOMS.

B.) SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED TO A MIN. OF R-8 WHEN LOCATED OUTSIDE OF THE THERMAL ENVELOPE.

C.) INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, AND UNHEATED GARAGES PER PRESCRIPTIVE METHOD.

D.) APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABV. THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DUE...ING UNT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

E.) IF THE FURNACE AND WATER HEATER ARE SUPPORTED ON WOOD SUPPORTS, PROVIDE A GALVANIZED STEEL PAN WITH AN INDIRECT WASTE PIPE MIN. 3/4" DIA. AT WATER HEATER WHEN LOCATED ON FRAMED FLOORS OR AREAS WHERE LEAKAGE COULD CAUSE DAMAGE.

F.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.

G.) GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

H.) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.

I.) GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.

J.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.

K.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

L.) UNCONDITIONED BASEMENTS AND CRAWL SPACES SHALL BE INSULATED FROM THE TOP OF THE WALL DOWN 10 FEET OR TO BASEMENT FLOOR OR GRADE UNLESS THE FLOOR OVERHEAD IS INSULATED R-30.

M.) ALL GAS APPLIANCES MUST HAVE SHUT-OFF VALVE WITHIN 6'.

N.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HADROOM CLEARANCE.

O.) 2018 IRC TO BE GOVERNING CODE ON DRAWINGS.

P.) MIN. 1" CLEARANCE AROUND ALL EQUIPMENT, AND 6" IN THE FRON" UNLESS EQUIP. LISTING PROVIDES OTHERWISE.

Q.) WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.

R.) FUE.. FIRED WATER HEATERS SHALL NO BE INSTALLED IN A ROOM USED AS STORAGE CLOSET, NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OT BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.

S.) CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL. (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

T.) SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 4 FEET.

U.) ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS MUST NOW BE 18"X8" WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING. OPENING MAY BE 12"X12" IF LESS THAN 2'.

V.) ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP. TO 120 DEGREES.

W.) BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWESTLEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.

X.) PROVIDE PERMANENT PROTECTION FOR EXTERIOR STRUCTURAL GLUE-LAM BEAMS OR MUST BE PROTECTED WITH PRESSURE TREATED PRESERVATIVE.

Y.) SHOWER DOORS MUST BE SIZED AS TO PROVIDE A MINIMUM OF 22" NET CLEAR OPENING.

Z.) TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.

AA.) SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS.

AB.) SHOWER PAN LINERS MUST BE INSTALLED WITH BUIL" UP FLOORS AND MUST BE INSPECTED.

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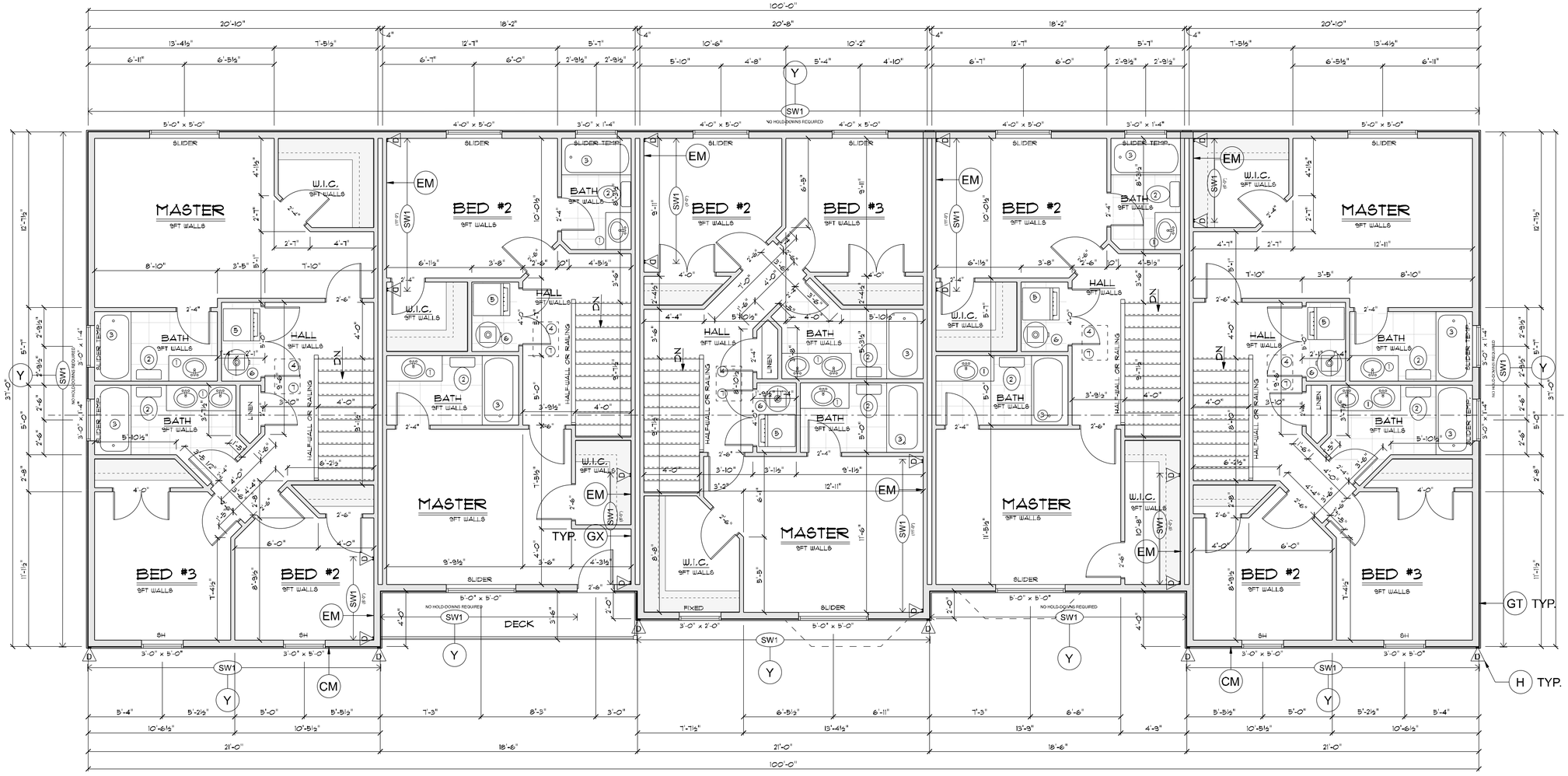
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742 S.F.

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SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2X	10d @ 6"	1/2" A.B. @ 32"
SW3	7/16"	8d @ 3"	3X or (2)2X	10d @ 12"	1/2" A.B. @ 32"

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KEYNOTES

1.) COUNTERTOP ON 34" HIGH BASE CABINET.

2.) 1.6 GALLON PER FLUSH TOILET.

3.) STANDARD TUB/SHOWER COMBO.

4.) 22"x30" ATTIC ACCESS.

5.) STACKABLE WASHER/DRYER SPACE (VENT TO EXTERIOR w/ 4" VENT).

6.) 40 GALLON GAS WATER HEATER w/ EXPANSION TANK, 40,000 BTU'S (w/ SEISMIC HOLDOWN) (w/ ONE WAY CHECK VALVES AT INLET & OUTLET) (1/2" FOAM INSULATION AT HOTWATER LINES.) W/ FLOOR DRAIN

7.) 90% EFFICIENCY CLASS FURNACE 83,000 BTUS (i.e. TEMPSTAR NUS5100) (FURNACE IN ATTIC)

ALL BEDROOMS HAVE THE OPTION FOR VAULTED CEILINGS PER OWNERS REQUEST

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: #740
DATE: 12/12/18
SHEET: 5
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.

JACOB BALLARD
No. 10356489
12/12/2018
STATE OF UTAH

UPPER LEVEL LAYOUT

SCALE: 1/4"=1'

ELEVATION NOTES:

A.) 26 GAUGE FLASHING REQ. FROM FOUNDATION UP THE FIRST 3 COURSES, AND 3/16" WEEP HOLES 33" O.C., FLASHING TO EXTEND 1/2" BEYOND FOUNDAION FACE.

B.) ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)

C.) FIREBLOCK STUD SPACES AT SOFITS, FLOOR AND CEILING JOISTS LINES AT 10 FT. VERT. AND HOR'Z., AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS AND AT ANY OTHER LOCATION WICH COULS AFFORD PASSAGE OF FLAMES.

D.) NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.

E.) PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

F.) PROVIDE 30 LB. UDERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 28 GAUGE GA. SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY. PROVIDE CE SHIELD THAT EXTED UP FROM EVE A MIN. OF 2FT.

G.) ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1 "TO 150 OF THE CREN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NOT LESS THAT 1 TO 300 IF EITHER
1.) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR
2.) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING.

H.) AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE WIDTH OF 20" AND MIN. NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPEN. OF 5 SQ. FT.



RIGHT ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'

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KEYNOTES

1.) HARDI-LAP SIDING w/ (2) LAYER GRADE 'D' FELT BEHIND.

2.) THIN CUT BRICK, w/ (2) LAYER GRADE 'D' FELT BEHIND.

3.) 30 YR. ASPHAULT SHINGLES.

4.) CONCRETE STEPS, 8" RISE x 10" TREAD.

5.) METAL FLASHING OR 15 LB FELT BETWEEN SHEATHING & CONC. PORCHES, LANDING OR STAIRS (TYP.)

6.) 5-1/2" ALUMINUM WRAPPED FASCIA.

7.) TURTLE VENT 10"x10" R.O. (TYP.)

8.) ASPHAULT EMULSION BELOW GRADE.

9.) FOOTINGS MUST BE A MIN. OF 30" BELOW FIN. GRADE.

10.) DECORATIVE VENT.

11.) DECORATIVE SHUTTER, VERIFY COLOR & STYLE w/ CONTRACTOR.

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: *740
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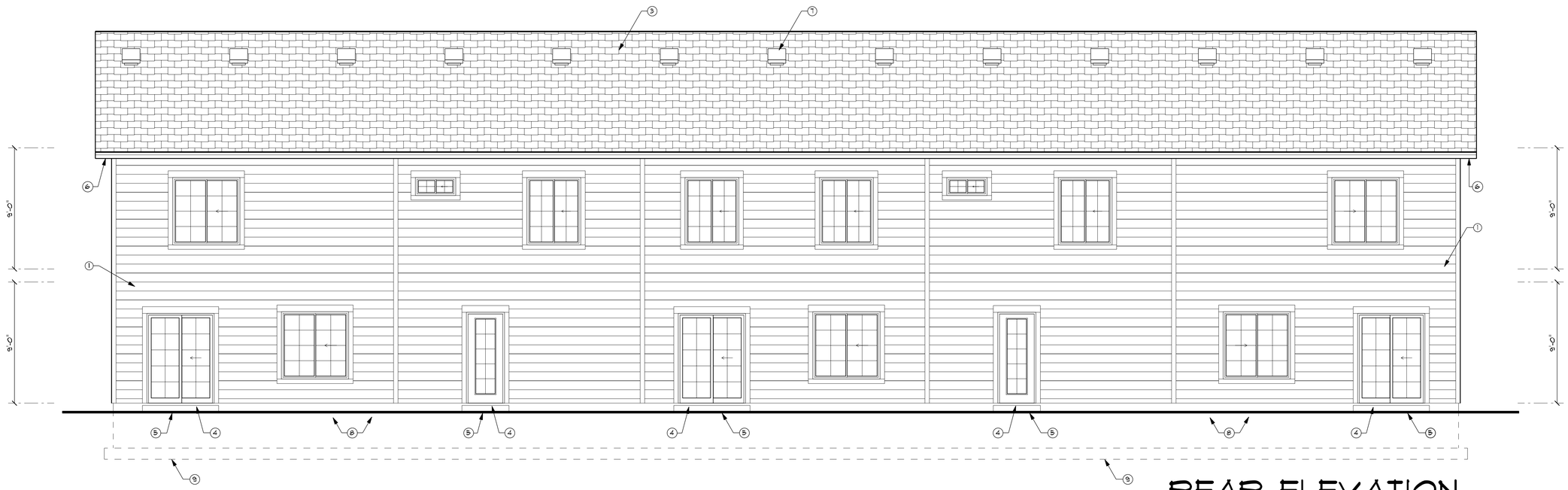
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1.) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR
2.) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING.

H.) AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE WIDTH OF 20" AND MIN. NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPEN. OF 5 SQ. FT.



LEFT ELEVATION

SCALE: 1/4"=1'



REAR ELEVATION

SCALE: 1/4"=1'

HIGHDESERTDesign LLC.
(801) 450-8213
www.HIGHDESERTPLANS.com
1375 W. 13200 S.
RIVERTON, UT 84065

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KEYNOTES

1.) HARDI-LAP SIDING w/ (2) LAYER GRADE 'D' FELT BEHIND.

2.) THIN CUT BRICK OR STONE, w/ (2) LAYER GRADE 'D' FELT BEHIND.

3.) 30 YR. ASPHAULT SHINGLES.

4.) CONCRETE STEPS, 8" RISE x 10" TREAD.

5.) METAL FLASHING OR 15 LB FELT BETWEEN SHEATHING & CONC. PORCHES, LANDING OR STAIRS (TYP.)

6.) 5-1/2" ALUMINUM WRAPPED FASCIA.

7.) TURTLE VENT 10"x10" R.O. (TYP.)

8.) ASPHAULT EMULSION BELOW GRADE.

9.) FOOTINGS MUST BE A MIN. OF 30" BELOW FIN. GRADE.

10.) DECORATIVE VENT.

11.) DECORATIVE SHUTTER. VERIFY COLOR & STYLE w/ CONTRACTOR.

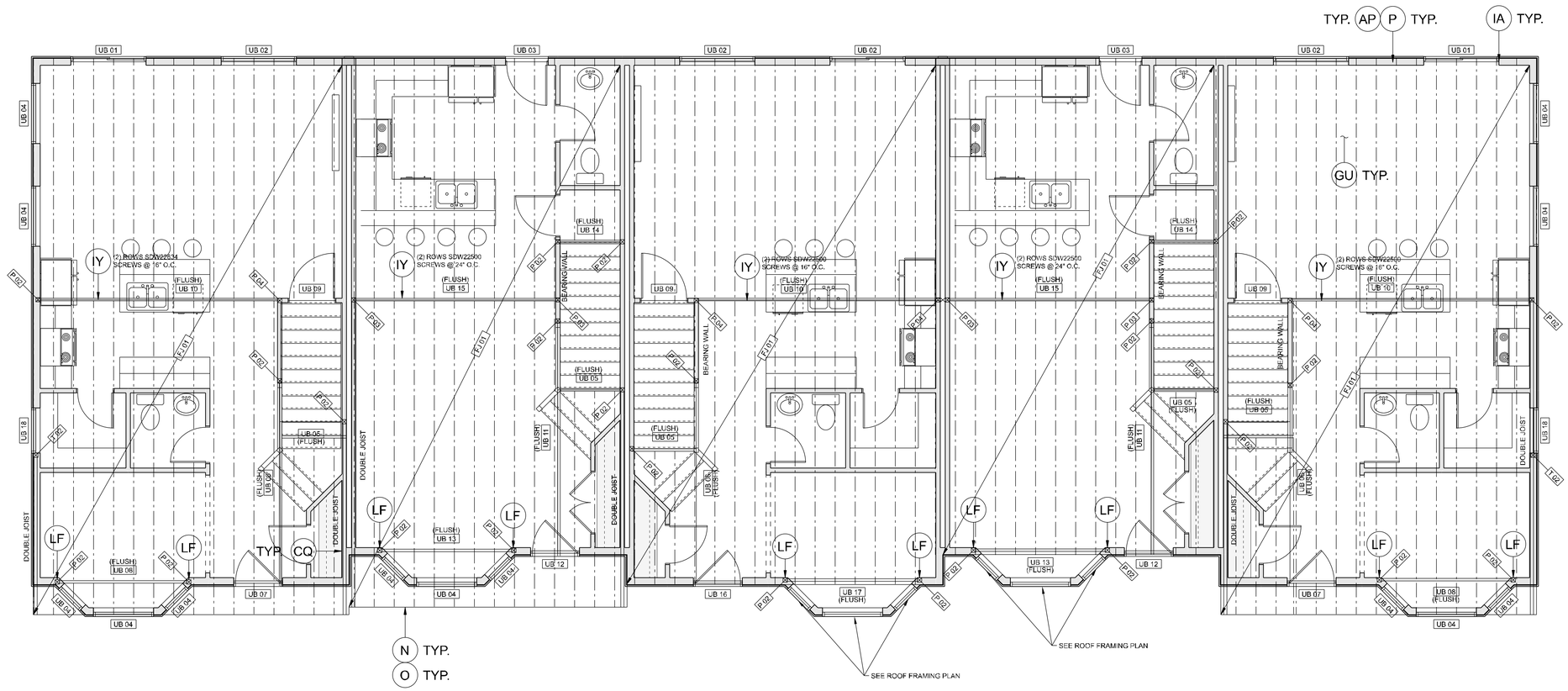
PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: *740
DATE: 12/12/18

SHEET: 7
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.



THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THIS STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

ACUTE ENGINEERING, INC.

1429 South State St.
Orem, Utah 84097

Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

FLOOR JOIST SCHEDULE	
MARK	TYPE
FJ 01	11-7/8" TJI 210 @ 16" O.C.
1. DIMENSIONAL LUMBER DF#2 U.N.O.	
2. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED JOIST	

SHEATHING SCHEDULE	
TYPE	THICKNESS
FLOOR	3/4" (40/24 SPAN RATING)
ROOF	7/16" (24/16 SPAN RATING)
1. SHEATHING PERPENDICULAR TO SUPPORTS.	
2. FLOOR SHEATHING NAILED & GLUED TO SUPPORT	
3. 8d COMMON NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)	
4. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE	

POST SCHEDULE	
MARK	TYPE
P 02	(2) 2X POST
P 03	(3) 2X POST
P 04	(4) 2X POST
T 02	(2) TRIM
1. PARALLEL STRAND LUMBER (PSL) 1.8E	
2. STEEL PIPE (PIPE STD) A53	
3. STEEL HOLLOW SECTION (HSS) A500	
4. STEEL COLUMNS REQUIRE BEARING PLATES	
5. CONTINUE POSTS TO FDN / STRUCT MEMBER	

BEAM SCHEDULE	
MARK	TYPE
UB 01	(3) 2 X 8
UB 02	(3) 2 X 8
UB 03	(2) 2 X 6
UB 04	(2) 2 X 6
UB 05	1-3/4 X 11-7/8 LVL
UB 06	1-3/4 X 11-7/8 LVL
UB 07	(2) 2 X 6
UB 08	(2) 1-3/4 X 11-7/8 LVL
UB 09	(2) 2 X 6
UB 10	(4) 1-3/4 X 11-7/8 LVL
UB 11	1-3/4 X 11-7/8 LVL
UB 12	(3) 2 X 6
UB 13	(2) 1-3/4 X 11-7/8 LVL
UB 14	(2) 1-3/4 X 11-7/8 LVL
UB 15	(3) 1-3/4 X 11-7/8 LVL
UB 16	(3) 2 X 6
UB 17	(2) 1-3/4 X 11-7/8 LVL
UB 18	(3) 2 X 8
1. DIMENSIONAL LUMBER DF#2 U.N.O.	
2. LAMINATED VENEER LUMBER (LVL) 2.0E	
3. GLUED-LAMINATED TIMBER (GLB) 24F-1.8E	
4. STEEL W-SHAPES A992-50	
5. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED BEAM	

UPPER FLOOR FRAMING PLAN

SCALE: 1/4"=1'

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KEYNOTES

PENNYANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

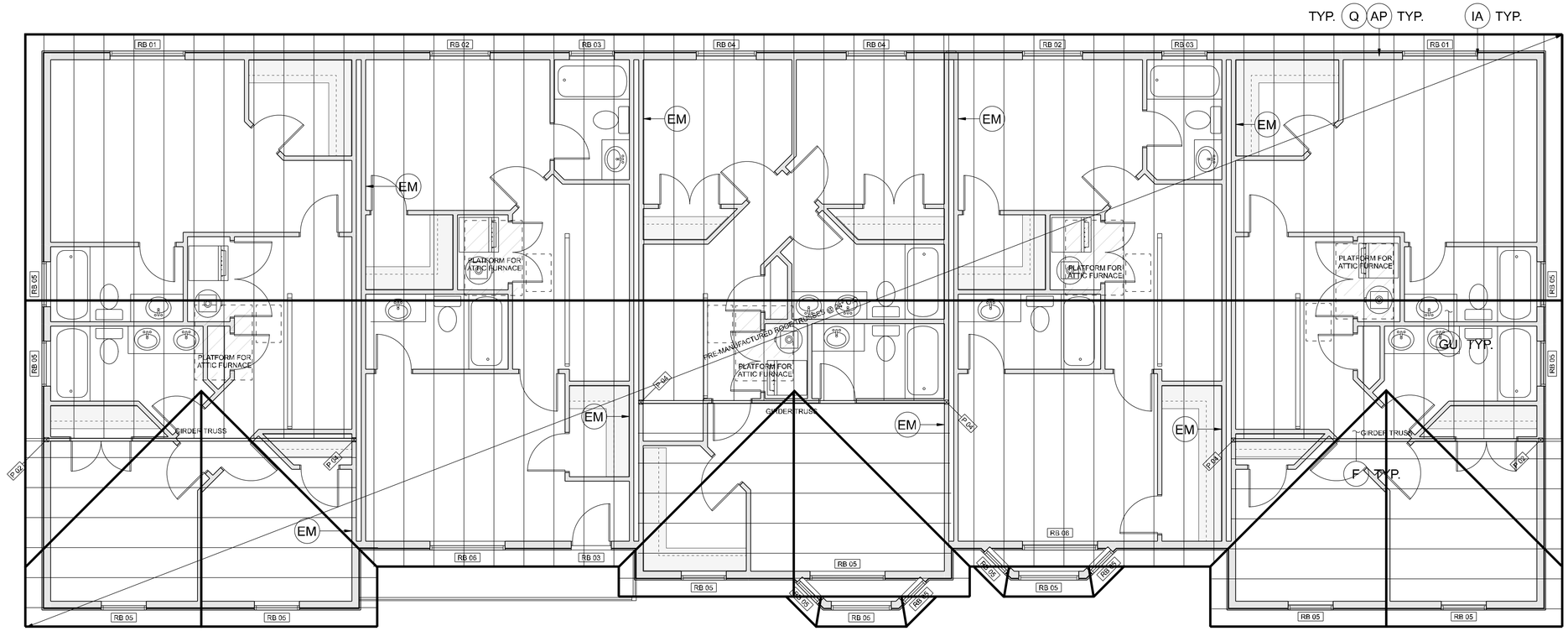
PLAN: #740
DATE: 12/12/18

SHEET: 8 OF 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.

TOTAL FINISHED: 6,820 S.F.

LICENSED PROFESSIONAL ENGINEER
10356488
JACOB BALLARD
12/12/2018
STATE OF UTAH



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ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0090
info@acuteengineering.com

WOOD TRUSS LOADS
GROUND SNOW LOAD, Pg = 44 PSF
FLAT ROOF SNOW LOAD = 36 PSF
TOP CHORD DEAD LOAD = 10 PSF
BOTTOM CHORD DEAD LOAD = 5 PSF
1. DESIGN SNOW LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-10 CHAPT 7 (2015 IBC 1608.1)

SHEATHING SCHEDULE	
TYPE	THICKNESS
FLOOR	3/4" (45/24 SPAN RATING)
ROOF	7/16" (24/16 SPAN RATING)
1. SHEATHING PERPENDICULAR TO SUPPORTS.	
2. FLOOR SHEATHING NAILED & GLUED TO SUPPORT	
3. 8d COMMON NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)	
4. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE	

POST SCHEDULE	
MARK	TYPE
P 02	(2) 2X POST
P 03	(3) 2X POST
P 04	(4) 2X POST
T 02	(2) TRIM
1. PARALLEL STRAND LUMBER (PSL) 1.8E	
2. STEEL PIPE (PIPE STD) A53	
3. STEEL HOLLOW SECTION (HSS) A500	
4. STEEL COLUMNS REQUIRE BEARING PLATES	
5. CONTINUE POSTS TO FDN / STRUCT MEMBER	

BEAM SCHEDULE	
MARK	TYPE
RB 01	(3) 2 X 6
RB 02	(3) 2 X 6
RB 03	(2) 2 X 6
RB 04	(2) 2 X 6
RB 05	(2) 2 X 6
RB 06	(3) 2 X 8
1. DIMENSIONAL LUMBER DF#2 U.N.O.	
2. LAMINATED VENEER LUMBER (LVL) 2.0E	
3. GLUED LAMINATED TIMBER (GLB) 24F-1.8E	
4. STEEL W-SHAPES A992-50	
5. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED BEAM	

ROOF FRAMING PLAN

SCALE: 1/4"=1'

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KEYNOTES

PENNYANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: #740
DATE: 12/12/18

SHEET: 9 12

MAIN LEVEL: 3,486 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.

LICENSED PROFESSIONAL ENGINEER
10356489
JACOB BALLARD
12/12/2018
STATE OF UTAH

ELECTRICAL NOTES:

A.) ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH 2015 IRC & 2014 NEC.

B.) INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM OUTLET.

C.) FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.

D.) PROVIDE A MIN. OF 30" OF WORKING SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" ALONG SIDES AND BACK.

E.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.

F.) UFER GROUND REQUIRED.

G.) ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. -E4002.14 AND -E3901.1

H.) INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET.

I.) ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED.

J.) A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS IN THE KITCHEN.

K.) PROVIDE APPROVED BOXES OF SUPPORT FOR FAN/LIGHT COMBOS.

L.) PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, & SMOKE DETECTORS WITH ARC-FAULT PROTECTION.

M.) ALL EXTERIOR OUTLETS TO BE GFCI WEATHER PROOF.

N.) ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 110V OUTLET WITHIN 25FT OF AC UNIT.

O.) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND.

P.) ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.

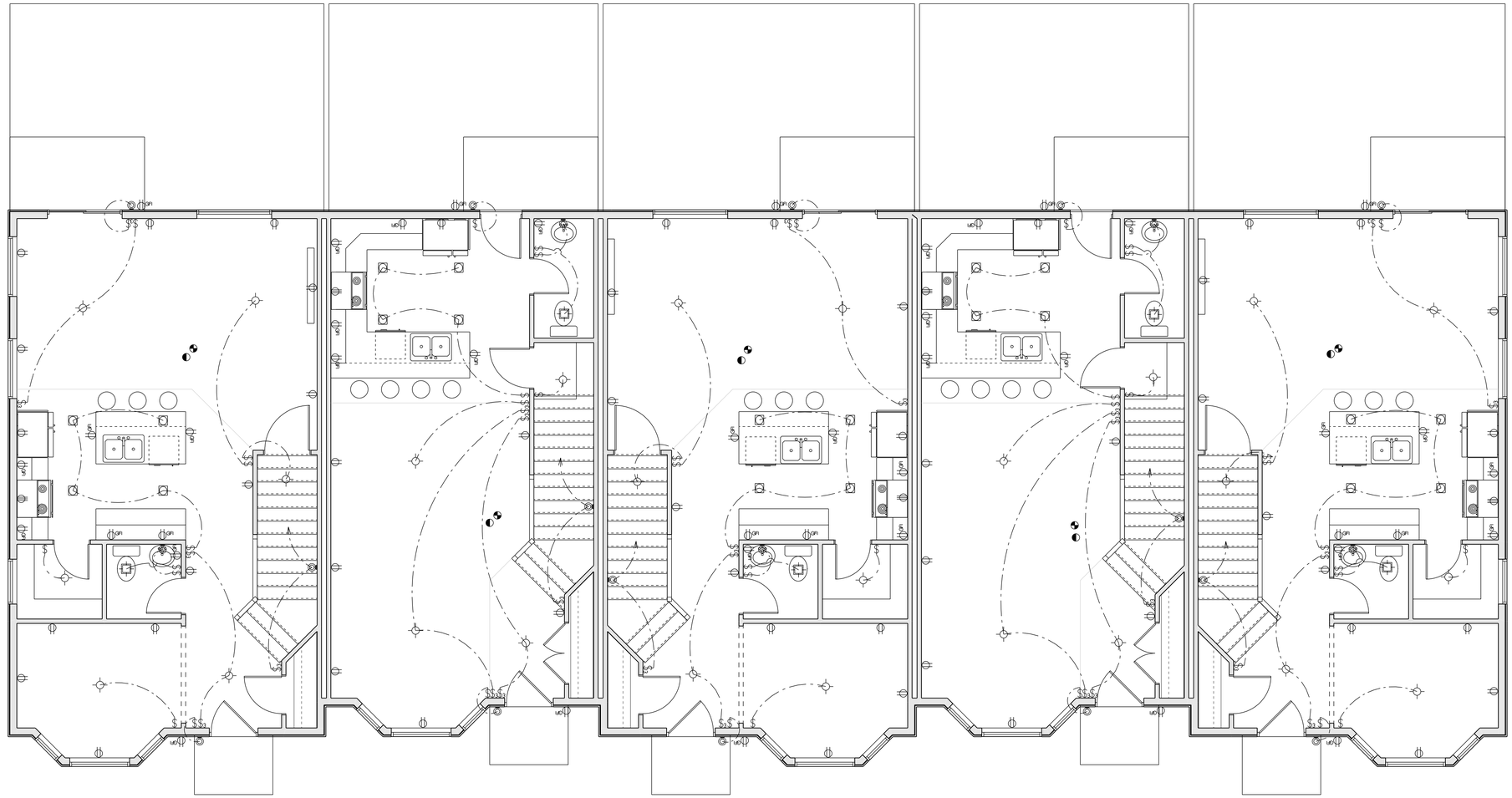
Q.) CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS INCLUDING ANY "BONUS ROOMS".

R.) ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. OF 18" ABOVE THE FLOOR, IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE.

S.) A 125-VOLT, SINGLE PHASE, 15- OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25FT OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.

T.) ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
wall mount 1	
Carbon Monoxide	
Exhaust Fan	
Recessed incdnt, light fix.	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	$
switch 3 way	$3



MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'

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KEYNOTES

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: *740
DATE: 12/12/18

SHEET: 10
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.

TOTAL FINISHED: 6,820 S.F.

ELECTRICAL NOTES:

A.) ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH 2015 IRC & 2014 NEC.

B.) INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM OUTLET.

C.) FUEL FIRED WATER HEATERS SHALL NO BE INSTALLED IN A ROOM USED AS STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN BEDROOMS OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.

D.) PROVIDE A MIN. OF 30" OF WORKING SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" ALONG SIDES AND BACK.

E.) ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.

F.) UFER GROUND REQUIRED.

G.) ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. (E4003.14 AND -E3901)

H.) INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET.

I.) ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED.

J.) A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS IN THE KITCHEN.

K.) PROVIDE APPROVED BOXES OF SUPPORT FOR FAN/LIGHT COMBOS.

L.) PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, & SMOKE DETECTORS WITH ARC-FAULT PROTECTION.

M.) ALL EXTERIOR OUTLETS TO BE GFCI WEATHER PROOF.

N.) ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 110V OUTLET WITHIN 25FT OF AC UNIT.

O.) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND.

P.) ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.

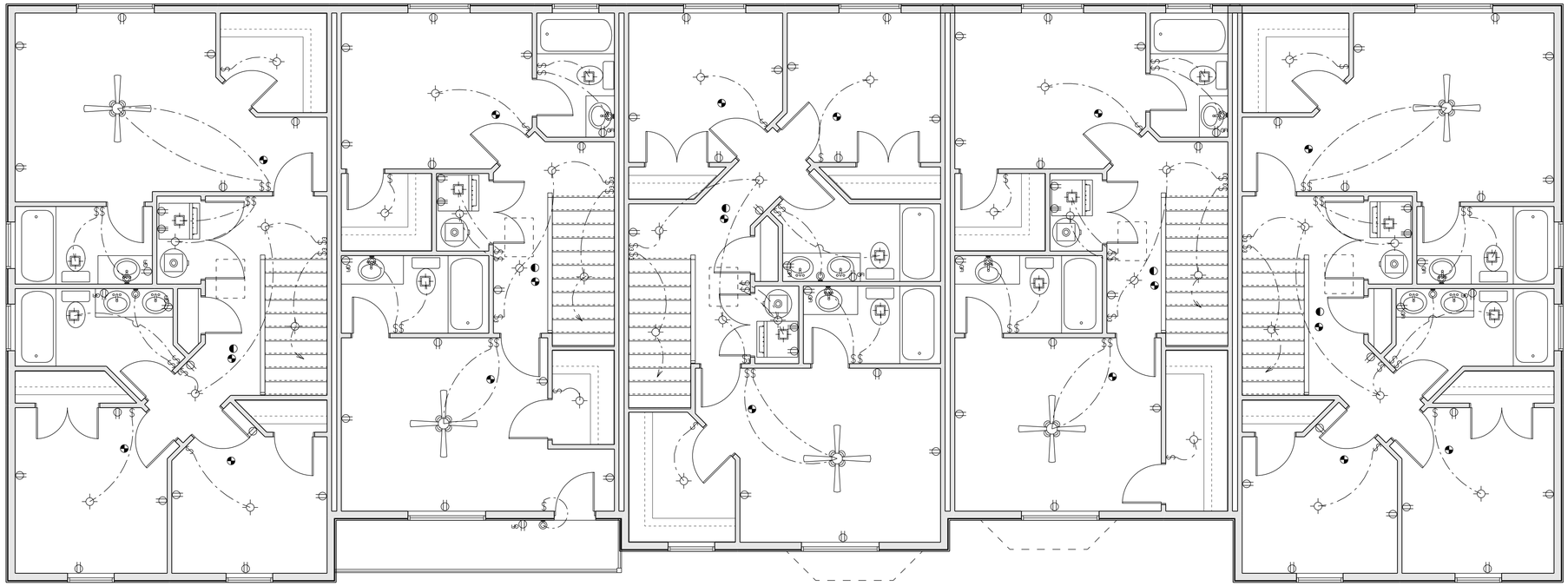
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R.) ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. OF 18" ABOVE THE FLOOR IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE.

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T.) ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
wall mount 1	
Carbon Monoxide	
Exhaust Fan	
Recessed incdnt, light fix.	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
switch 3 way	



UPPER FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'

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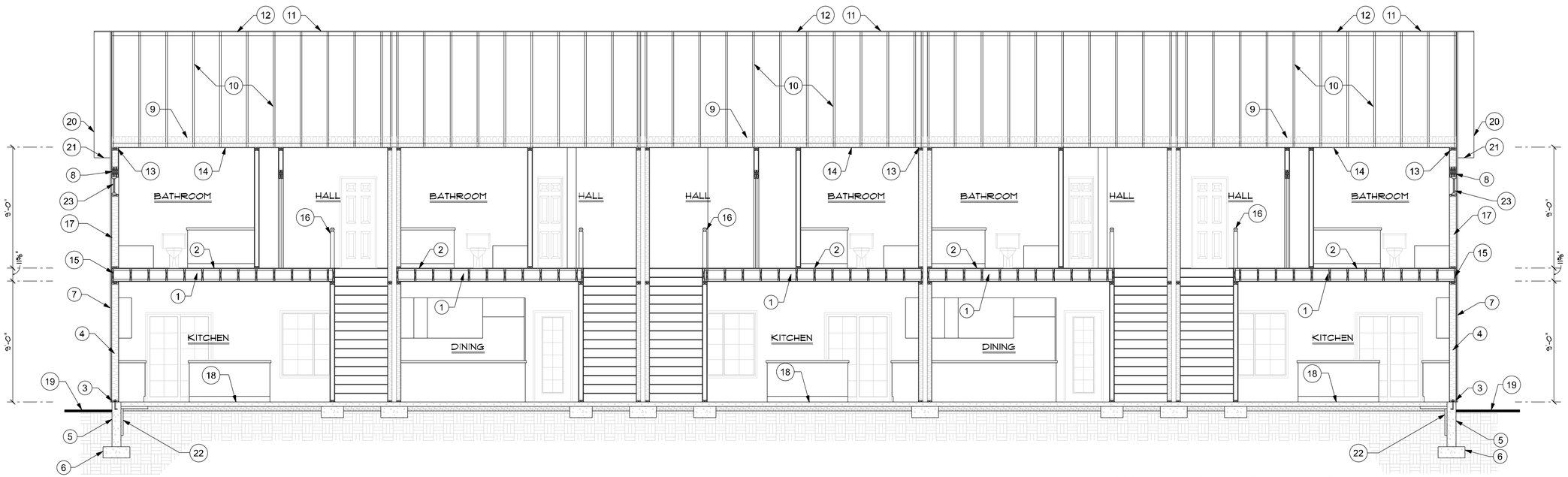
KEYNOTES

PENNYLANE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR: MARK HAMPTON

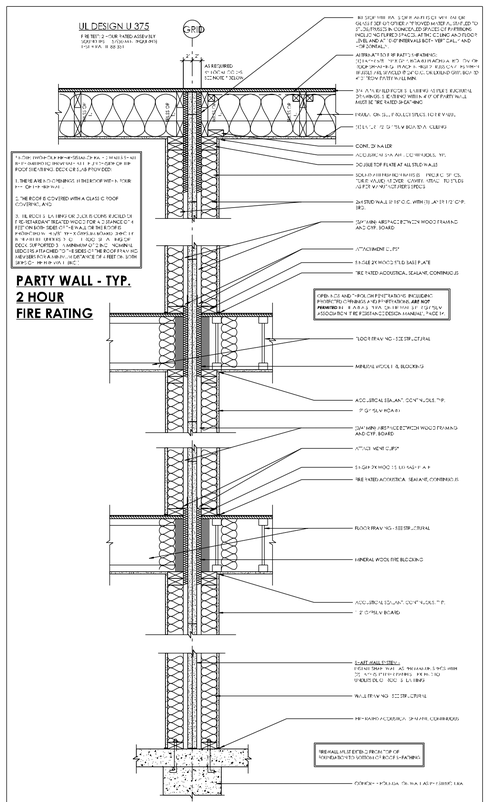
PLAN: #140
DATE: 12/12/18
SHEET: 11 OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.



BUILDING SECTION

SCALE: 1/4" = 1'



PARTY WALL - TYP. 2 HOUR FIRE RATING

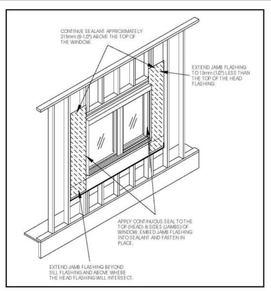
*ATTACHMENT CLIPS

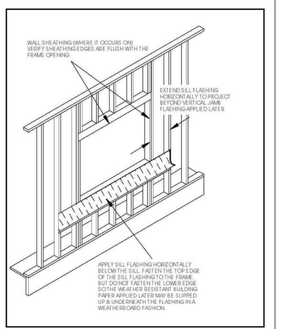
SYSTEM NO.	HEIGHT LIMITATION
1	23 FT
2	46 FT
3	66 FT

SYSTEM 1

SYSTEM 2

SYSTEM 3

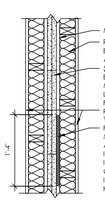




BILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST MEET SOME NEW REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST NOW BE FIXED OR HAVE AN OPENING OR GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE.

WINDOW FLASHING DETAILS

NOT TO SCALE



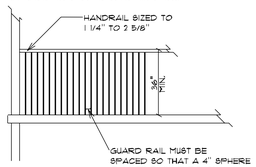
MIN 3/4" AIR SPACE EACH SIDE OF SHAFT WALL
R-13 SOUND INSULATION BATTS AT EVERY CAVITY. ATTACH TO STUDS AS PER MANUFACTURER'S SPECS
SHAFT WALL SYSTEM: USG OR EQUAL. INSTALL SHAFT WALL AS PER MANUF. SPECS WITH (2) LAYERS 1" LINER PANELS - EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING O.C. SEE STRUCTURAL.
WITH (1) LAYER 1/2" GYP. BOARD
FIRE STOP WITH BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED MATERIAL STAPLED TO STUDS IN CONCEALED SPACES OF PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10'-0" INTERVALS BOTH VERTICALLY AND HORIZONTALLY.

INTERIOR SHAFT WALL DETAIL

Stair treaded nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19mm) but no more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between to stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/ inch (12.7 mm). Risers shall be vertical or sloped from the undersides of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provide that the opening between treads does not premit the passage of a 4 inch (102 mm) diameter sphere.

A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

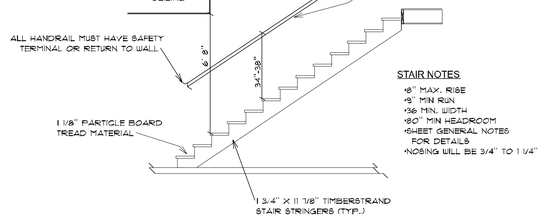
The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.



ANY PORCHES OR DECKS OVER 30" ABV. GRADE MUST HAVE GUARDRAIL.

GUARDRAIL SECTION

SCALE: 1/4" = 1'



STAIR NOTES

- 8" MAX. RISE
- 9" MIN RUN
- 36 MIN. WIDTH
- 80" MIN HEADROOM
- SHEET GENERAL NOTES FOR DETAILS
- NOSING WILL BE 3/4" TO 1 1/4"

TYPICAL STAIR SECTION

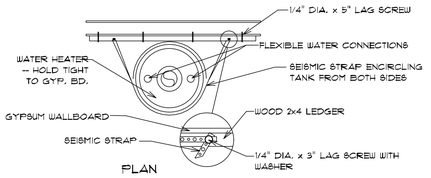
SCALE: 1/4" = 1'

WATER HEATER NOTES

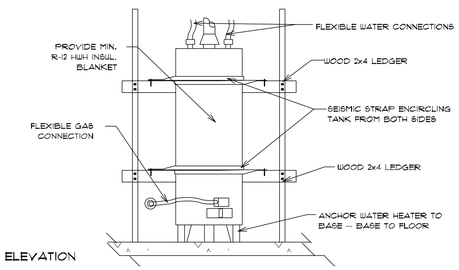
PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURE'S RECOMMENDATIONS.



PLAN



ELEVATION

WATER HEATER SUPPORT DETAIL

SCALE: 1/4" = 1'

KEYNOTES

1.) 11-7/8" FLOOR JOISTS. SEE STRUCTURAL.
2.) 3/4" T&G FLOOR SHEATHING, GLUED & SCREWED.
3.) 2x6 REDWOOD PLATE. PROVIDE w/ 1/2" ANCHOR BOLTS @ 32" O.C. w/ 3"x3"x1/4" WASHERS & 1" MIN. INTO CONCRETE 12" MAX. FROM CORNERS AT FOUNDATION WALL. WHERE OCCURS.
4.) SEE RESCHECK FOR R-INSULATION VALUES @ EXTERIOR WALLS.
5.) 8" CONCRETE FDN. WALL w/ #4 REBAR O.C. VERT. & (6) #4 REBAR EQUALLY SPACED HORIZ. PROVIDE 2 COATS ASPHALT EMULSION ON EXTERIOR SIDE.
6.) CONCRETE FOOTING (2) #4 BARS CONT.
7.) HARDIE BOARD SIDING w/ (2) LAYER GRADE 'D' FELT BEHIND.
8.) BEAM OR HEADER. SEE STRUCTURAL.
9.) SEE RESCHECK FOR R-INSULATION VALUE IN ATTIC.
10.) PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. SEE STRUCTURAL.
11.) ARCHITECTURAL GRADE 30 YEAR SHINGLE OVER 30# FELT.
12.) 1/16" O.S.B. OR 1/2" C.D.X. PLYWOOD SHEATHING w/ 8d NAILS @ 4" O.C. ON EDGES.
13.) (2) 2x TOP PLATE.
14.) 5/8" TYPE X GYP. BRD.
15.) RIM JOIST.
16.) 36" HT MIN. RAILING/ GUARDRAIL AS PER I.R.C. STYLE 4 COLOR AS PER OWNER.
17.) 2x FRAMING @ 16" O.C.
18.) 4" CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL SUB-BASE.
19.) FINISH GRADE SLOPED AWAY 1" PER FOOT FROM STRUCTURE.
20.) 2x6 FASCIA BOARD w/ HARDIE BOARD FASCIA.
21.) HARDIE SOFFIT.
22.) R-11 RIGID INSULATION AT BASEMENT FLOORS.
23.) DOUBLE GLAZED LOWE VINYL WINDOW. SEE PLANS FOR SIZES.

ATTENTION

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF HIGH DESERT DESIGN, LLC. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THESE PLANS ARE RELEASED FOR A ONE TIME USE FOR CONSTRUCTION OF SITE BELOW.

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RIVERTON, UT 84065

PENNYANTE TOWNHOMES
448 EAST 200 SOUTH
AMERICAN FORK, UT 84003

DRAWN FOR ONE TIME USE FOR:
MARK HAMPTON

PLAN: #740
DATE: 12/12/18

SHEET: 12
OF: 12

MAIN LEVEL: 3,496 S.F.
UPPER LEVEL: 3,324 S.F.
TOTAL FINISHED: 6,820 S.F.

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA High Desert Pennylane Townhomes (American Fork) 4081118

1. Building code: Utah Code, Title 15A
   - 1.1 Model building code: 2015 IRC
   - 1.2 Use and occupancy classification: R (Residential - townhouses)
   - 1.3 Risk Category: II (Not occupancy categories I, III, IV)
2. Dead loads
   - 2.1 Roof = 15 psf (10 psf top chord, 5 psf bottom chord)
   - 2.2 Floor = 12 psf
   - 2.3 Walls = 10 psf (interior walls), 12 psf (exterior walls)
3. Live loads
   - -- Roofs (ordinary construction) = 20 psf (or 300 lb point load)
   - -- Residential (1-2 unit dwelling) = 40 psf
   - -- Stairs and exits (residential 1-2 unit dwelling) = 40 psf (or 300 lb point load)
4. Snow load
   - 4.1 Ground snow load, Pg = 44 psf (elevation 4620 ft)
   - 4.2 Exposure factor, Ce = 1
   - 4.3 Thermal factor, Ct = 1
   - 4.4 Snow importance factor, Is = 1
   - 4.5 Flat roof snow load, Pf = 30 psf
5. Earthquake design data
   - 5.1 Mapped acceleration parameters
     - 5.1.1 Latitude, Longitude: 40.372, -111.787
     - 5.1.2 MCE short period Ss = 1.19 SDS = 0.81
     - 5.1.3 MCE 1.0 sec. period S1 = 0.41 SD1 = 0.43
   - 5.2 Seismic design category: D1
   - 5.3 Seismic importance factor, Ie = 1
   - 5.4 Basic structural system: Bearing wall systems
   - 5.5 Seismic force-resisting system: Light-frame wood walls (wood sheathing)
     - 5.5.1 Response modification factor R = 6.5
     - 5.5.2 System overstrength factor Omega = 3
     - 5.5.3 Deflection amplification factor Cd = 4
   - 5.6 Equivalent Lateral Force Procedure
     - 5.6.1 Seismic response coefficient Cs = 0.12
     - 5.6.2 Seismic base shear (LRFD) V = 24901 lb
6. Wind design data
   - 6.1 Exposure category: B
   - 6.2 Ultimate design wind speed, Vult = 115 mph
   - 6.3 Components and cladding pressure = 27 psf (end), 23 psf (interior)
   - 6.4 Internal pressure coeff., Gcpi = 0.18
7. Geotechnical design basis:
   - Presumptive values, 2015 IBC Table 1806.2
   - 7.2 Site class = D
   - 7.3 Soil notes: None
   - 7.4 Lateral earth pressure
     - 7.4.1 Active = 30 psf
     - 7.4.2 At-rest = 60 psf
   - 7.5 Allowable foundation parameters
     - 7.5.1 Allowable soil bearing, Qa = 1500 psf
     - 7.5.2 Allowable lateral bearing = 150 psf
     - 7.5.3 Coefficient of friction = 0.25
   - 7.6 Minimum frost cover = 30 in.

DEFERRED SUBMITTALS

1. The following items are to submitted subsequent to the time of application (deferred submittals):
   - -- Prefabricated metal plate wood trusses - roof (truss manufacturer)
2. Deferred submittals shall have the prior approval of the building official (2015 IBC 107.3.4.1).
3. Deferred submittal documents shall be submitted to the registered design professional in responsible charge who shall review and forward them to the building official with a notation indicating that the documents have been reviewed and found to be in general conformance to the design of the building (2015 IBC 107.3.4.1).
4. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official (2015 IBC 107.3.4.1).

GENERAL

1. Construction documents are valid for a single use at the project location and shall not be reused, copied, or reproduced without written approval of the registered design professional in responsible charge.
2. General notes and typical details are provided as a supplement to the construction documents and apply where specific notes and details are not available. Specific notes and structural details shall take precedence over general notes and typical details. Structural requirements shown in the framing plans and in structural details shall take precedence over structural notes indicated in architectural sections.
3. Printed dimensions shall take precedence over scales shown on construction documents. The registered design professional in responsible charge does not warrant the accuracy of scaled dimensions.
4. Approval by the inspector does not imply approval by the registered design professional in responsible charge. Structural specifications that are unclear or ambiguous shall be referred to the registered design professional in responsible charge for interpretation or clarification.
5. The registered design professional in responsible charge assumes no liability for the accuracy, completeness, or code compliance of architectural, electrical, mechanical, drainage, or other non-structural specifications.
6. Omissions in and conflicts between the various elements of the construction documents shall be brought to the immediate attention of the registered design professional in responsible charge and shall be resolved by the same before proceeding with any work involved.
7. Requests for substitutions shall be submitted in writing to the registered design professional in responsible charge and shall include the reasons for the request and any cost differentials. Substitutions are not allowed unless approved in writing by the registered design professional in responsible charge.
8. The contractor shall become familiar with all portions of the construction documents and shall insure that all subcontractors are familiar with those portions pertaining to their area of work. The contractor shall verify all site conditions, dimensions, elevations, coordinate all doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfer, kerfs, and so forth, and immediately notify the registered design professional in responsible charge regarding actual conditions which are not in agreement with the construction documents.
9. The contractor is responsible for the method, means, and sequence of all structural erection except when specifically noted otherwise in the construction documents. The contractor shall provide temporary shoring and bracing, providing adequate vertical and lateral support during erection. Shoring and bracing shall remain in place until all permanent members are placed and all final connections are completed.
10. The contractor is responsible for standard connections, unless noted otherwise. The contractor shall obtain additional assistance from the registered design professional in responsible charge for non-standard connections.

POST-INSTALLED ANCHORS

1. Epoxy adhesive anchoring systems:
   - 1.1. Concrete: Hilti HIT-RE 500 V3 (ICC ES ESR-3814) or Simpson SET-XP (ICC ES ESR-2508) or USP/Mitek CIA-GEL 7000-C (ICC ES ESR-3609)
   - 1.2. Masonry (grouted): Hilti HIT-HY 70 (ICC ES ESR-2682) or Simpson SET (ICC ES ESR-1772) or USP/Mitek CIA-GEL 7000 (ICC ES ESR-1702)
   - 1.3. The calculated strength of anchorage assumes the following conditions for installation: 7 day minimum age of concrete, maximum short term concrete temperature= 150°F, maximum long term concrete temperature= 110°F, dry concrete surface, and normal weight concrete. See adhesive manufacturer notes for minimum temperature requirements. If conditions are otherwise, contact engineer for anchor specifications.
   - 1.4. Steel reinforcement and rods shall be embedded 10 bar diameters unless noted otherwise in the structural drawings and details. Where 10 bar diameters exceeds the member thickness minus minimum cover, steel reinforcement shall be embedded the member thickness minus minimum cover with a standard hook.
   - 1.5. Embedded portions of steel reinforcement and rods shall be clean, straight, and free of mill scale, rust and other coatings that impair the bond with the adhesive. Reinforcement must not be bent after installation (ICC ES ESR-2322).
   - 1.6. Installation of adhesive anchors shall be performed by personnel trained to install adhesive anchors.
2. Mechanical expansion anchors:
   - 2.1. Concrete: Hilti KWIK BOLT TZ (ICC ES ESR-1917)
   - 2.2. Masonry: Hilti KWIK BOLT 3 (ICC ES ESR-1385)
   - 2.3. Expansion anchors shall not be used in tensile load applications (e.g. hold-downs, moment frames).
3. Post-installed anchoring systems shall be installed according to the Manufacture's Printed Installation Instructions (MPII). Hole cleaning method shall be based on drilling method and borehole conditions and shall conform to the manufacture's instructions.

SOIL AND FOUNDATIONS

1. Geotechnical investigations shall conform to 2015 IBC 1803. Excavation, grading and fill shall conform to 2015 IBC 1804. Footings and foundations shall be constructed in accordance with 2015 IBC 1807 through 1810.
2. Where required, the owner shall submit a geotechnical investigation report to the building official in accordance with 2015 IBC 1803. The contractor shall inform the registered design professional in responsible charge if the soil conditions are not consistent with the investigation report and the foundation design data.
3. Excavations for any purpose shall not remove lateral support from any footing or foundation without first underpinning or protecting the footing or foundation against settlement or lateral translation (2015 IBC 1804.1).
4. Excavation outside the foundation shall be backfilled with soil that is free of organic material; construction debris, cobbles and boulders or with soil that is a controlled low-strength material (CLSM). The backfill shall be placed in lifts and compacted, in a manner that does not damage the foundation or the waterproofing or dampproofing material (2015 IBC 1804.3).
5. The ground immediately adjacent to the foundation shall have a 5-percent slope away from the building for a minimum distance of 10 feet measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Impervious surfaces within 10 feet of the building foundation shall have a minimum 2-percent slope (2015 IBC 1804.4).
6. Footings and foundations shall be built on undisturbed soil, compacted fill material or CLSM. Compacted fill material and CLSM shall conform to 2015 IBC 1804.6 and 2015 IBC 1804.7, respectively (2015 IBC 1809.2).
7. The top surface of the footings shall be level. The bottom surface of footings is permitted to have a maximum 10-percent slope. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground has more than a 10-percent slope (2015 IBC 1809.3).
8. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (2015 IBC 1809.4). Foundation walls, piers and other permanent supports shall be extended below the frost line, except where otherwise protected from frost (2015 IBC 1809.5).
9. The placement of footings on or adjacent to 33-percent slopes and steeper shall conform to 2015 IBC 1808.7.
10. Floors of basements shall be placed over base course not less than 4 inches in thickness and a drain shall be installed around the foundation perimeter that consists of gravel or crushed stone containing not more than 10-percent material that passes through a No. 4 sieve (2015 IBC 1805.4.1).
11. Backfill shall not be placed against a foundation wall until the wall has sufficient strength and is anchored to the floor above, or is sufficiently braced to prevent damage by the backfill, except bracing is not required for walls supporting less than 4 feet of unbalanced backfill (R404.1.7).

CONCRETE

1. Concrete materials, quality control, and construction shall comply with 2015 IBC Chapter 19 and ACI 318-14.
2. Compressive strength (minimum specified at 28 days)
   - 2.1. Footings: 3,000 psi (2015 IBC 1808.8.1) (2,500 psi used in design)
   - 2.2. Interior floor slabs on grade: 4,000 psi
   - 2.3. Exterior floor slabs on grade: 4,000 psi
   - 2.4. Suspended slabs: 4,000 psi
   - 2.5. Walls: 3,000 psi (2015 IBC 1904.1) for R-2, R-3 occupancies and appurtenances
     4,000 psi for other occupancies
3. Materials
   - 3.1. Cements (ASTM C 150). Concrete exposed to freezing and thawing or deicing chemicals shall conform to the maximum water-cementitious material ratios and minimum compressive strength requirements of ACI 318-14 table 19.3.1.1
   - 3.2. Aggregates (ASTM C 33): nominal maximum size of coarse aggregate shall not be larger than 1/5 the narrowest dimension between forms, nor 1/3 the depth of slabs, nor 3/4 the minimum clear spacing between reinforcing bars or wires, tendons, or ducts (ACI 318-14 26.4.2.1).
   - 3.3. Water used in mixing concrete shall be potable, clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials, or other substances deleterious to concrete or reinforcement (ACI 318-14 26.4.1.3.1.b).
   - 3.4. Admixtures shall be subject to prior approval by the registered design professional in responsible charge (ACI 318-14 26.4.1.4.1.b).
   - 3.5. Concrete exposed to freezing and thawing or deicing chemicals shall be air-entrained with air content indicated in ACI 318-14 Table 19.3.3.1. Tolerance on air content as delivered shall be plus/minus 1.5 percent (Table ACI 318-14 19.3.3.1).
4. Steel Reinforcement
   - 4.1. Deformed bars: fy = 60 ksi (ASTM A615)
   - 4.2. Welded plain wire: fy = 60 ksi (ASTM A1064)
   - 4.3. Deformed Bar Anchors (DBA) (ASTM A496)
   - 4.4. Headed Stud Anchors (HSA) (ASTM A108)
   - 4.5. At the time concrete is placed, reinforcement shall be free from mud, oil, or other nonmetallic coatings that decrease bond (ACI 318-14 26.6.1.2).
   - 4.6. Reinforcement shall be accurately placed and adequately supported before concrete is placed, and shall be secured against displacement (ACI 318-14 26.6.2.2).
   - 4.7. Details of reinforcement shall conform to ACI 318-14 Chapter 25.
5. Minimum concrete cover (ACI 318-14 Table 20.6.1.3.1)
   - 5.1. Concrete cast against and exposed to earth: 3 inches
   - 5.2. Concrete exposed to earth or weather:
     - 5.2.1. No. 6 through No. 18 bars: 2 inches
     - 5.2.2. No. 5 bar, W31 wire, and smaller: 1.5 inches
   - 5.3. Concrete not exposed to earth or weather:
     - 5.3.1. Slabs, walls, joists No. 11 bar and smaller: 0.75 inches
     - 5.3.2. Beams, columns primary reinf., ties, stirrups: 1.5 inches
6. Formwork shall conform to ACI 318-14 Sections 26.11 and 26.12 and ACI 347. Forms shall be removed in a manner as not to impair safety and serviceability of the structure. Concrete exposed by form removal shall have sufficient strength not to be damaged by removal operation (ACI 318-14 26.11.2).
7. Conduits, pipes, and sleeves of any material not harmful to concrete and within the limitations of ACI 318-14 20.7 shall be approved by the registered design professional in responsible charge (ACI 318-14 20.7).
8. Construction joints shall be so made and located as not to impair the strength of the structure (ACI 318-14 18.10.9).
9. The thickness of concrete floor slabs on grade shall not be less than 3.5 inches. A 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches (or an equivalent material) shall be placed between the base course or subgrade and the concrete floor slab, except a vapor retarder is not required in detached utility buildings or other unheated facilities (2015 IBC 1907).

MASONRY

1. Masonry materials, construction, and quality shall conform to 2015 IBC 2103-2105, ACI 530-13, ACI 530.1-13
   - 1.1. Compressive strength: f'c = 1,900 psi (ACI 530.1-13 1.4B.2 TABLE 2)
2. Concrete masonry units (CMU) (ASTM C 90)
   - 2.1. Grade N
   - 2.2. Compressive strength: f'm = 1,900 psi (ACI 530.1-13 1.4B.2 TABLE 2)
3. Mortar (ASTM C 270)
   - 3.1. Type S Portland cement (ACI 530-13 7.4.4.2.2)
   - 3.2. Compressive strength: f'c = 1,900 psi (ACI 530.1-13 1.4B.2 TABLE 2)
4. Grout (ASTM C 476)
   - 4.1. Type: fine or coarse (2015 IBC 2103.3)
   - 4.2. Compressive strength (minimum specified at 28 days): f'c = 2,000 psi (ASTM C 1019)
5. Steel reinforcement
   - 5.1. Deformed bars: fy = 60 ksi (ASTM A 615 Gr. 60)
   - 5.2. Deformed Bar Anchors (DBA) (ASTM A496)
   - 5.3. Headed Stud Anchors (HSA) (ASTM A108)
6. Bed joint thickness shall be 5/8 inch maximum (2015 IBC 2105.2.2.1.2)
7. Grout shall have an 8"-11" slump using a 3/8" maximum aggregate. Grout lifts shall not exceed 5 feet in height unless noted otherwise. Consolidate by mechanical vibration pours that exceed 12 inches in height.
8. The clear distance between parallel bars shall not be less than the nominal diameter of the bars, nor less than 1 inch (ACI 530-13 6.1.3). Joint reinforcement shall have cover not less than 5/8". (ACI 530-13 6.1.4.2)
9. The diameter of bend measured on the inside of reinforcing bars, other than for stirrups and ties, shall not be less than specified in table 6.1.6 (ACI 530-13 6.1.6)
10. All masonry below grade shall be solid grouted.
11. Control joint spacing not to exceed 30'-0". See Architectural for locations.

MASONRY AND STONE VENEER

1. Masonry veneer materials, construction, and quailty shall conform to 2015 IBC 2103-2105 and ACI 530-13 Chap. 6.
2. Lintels
   - 2.1. Veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of noncombustible materials. Lintels shall have 1 inch of bearing for each 1 foot of span, but not less than 4 inches of bearing.
3. Anchorage
   - 3.1. Veneer shall be anchored to the supporting wall framing with hot-dipped galvanized Hohmann & Barnard DW - 10HS anchor system (or equivalent) metal ties.
   - 3.2. Engage all anchor ties with a No. 9 gage wire in the center of the veneer and embedded in the mortar joint. (R703.8.4.1)
   - 3.3. Each tie shall be spaced not more than 16 inches on center horizontally and vertically and shall support not more than 2.67 square feet of wall area. Additional metal ties shall be provided around all wall openings greater than 16 inches in either dimension. (R703.8.4.1)

WOOD

1. Wood materials, quality, and construction shall conform to 2015 IBC Chapter 23 and Table 2304.10.
2. Structural lumber (2015 IBC 2303.1.1-9, 2015 NDS)
   - 2.1. Bearing walls: Douglas-Fir Larch (DF) Stud (ASTM D 1990, DOC PS 20)
   - 2.2. Posts: Douglas-Fir Larch (DF) Stud (ASTM D 1990, DOC PS 20)
   - 2.3. Beams and headers: Douglas-Fir Larch (DF) No. 2 (ASTM D 1990, DOC PS 20)
   - 2.4. Heavy timber: Douglas-Fir Larch (DF) No. 1 (ASTM D 1990, DOC PS 20)
   - 2.5. Sill plates: Preservative-treated wood, redwood (AWPA U1 M4)
   - 2.6. Naturally durable or preservative-treated wood shall be used where structural lumber is 18 inches or closer to exposed ground; where structural lumber is in contact with exterior masonry or concrete walls below grade; where sleepers, sills, posts, and columns are on a concrete or masonry slab or footing that is in direct contact with earth; and where structural lumber is attached directly to exterior masonry or concrete walls, unless a 0.5 inch air space on top, sides, and end is provided (2015 IBC 2304.12).
3. Structural logs (ASTM D 3957) - ICC - 400 standard for the design and construction of log structures
4. Structural glued-laminated timber (2015 IBC 2303.1.3,2015 NDS 5.1.1)
   - 4.1. Single span: 24F-1.8E (24F-V4) (ASTM D 3737, ANSI/AITC A190.1)
   - 4.2. Multiple span: 24F-1.8E Balanced layup (24F-V8) (ASTM D 3737, ANSI/AITC A190.1)
   - 4.3. Cantilever span: 24F-1.8E Balanced layup (24F-V8) (ASTM D 3737, ANSI/AITC A190.1)
5. Structural composite lumber and engineered wood (2015 IBC 2303.1.10, 2015 NDS 8.1.1)
   - 5.1. Laminated strand lumber (LSL)
     - 5.1.1. Ex = 1.3E (ASTM D 5456)
     - 5.1.2. Ex = 1.5E (ASTM D 5456)
     - 5.1.3. Ex = 1.55E (ASTM D 5456)
     - 5.1.4. 1.125 inch APA Performance-Rated (or equivalent) rim board - (2015 IBC 2303.1.13, ASTM 7672, ANSI/APA PRR410)
   - 5.2. Laminated veneer lumber (LVL)
     - 5.2.1. Ex = 2.0E (ASTM D 5456)
   - 5.3. Parallel strand lumber (PSL)
     - 5.3.1. Ex = 2.0E (beams) (ASTM D 5456)
     - 5.3.2. Ex = 1.8E (columns) (ASTM D 5456)
   - 5.4. Prefabricated wood I-joist (2015 IBC 2303.1.2, 2015 NDS 7.1.1) (ASTM D 5055)
6. Wood structural panels (2015 IBC 2304.8, 2015 NDS 9.1.3)
   - 6.1. Roof, floor, and wall sheathing: oriented strand board (OSB) (DOC PS 1,2).
   - 6.2. Sheathing shall be manufactured with exterior glue and not less than 4X8 feet, except at boundaries and at changes in framing (2015 IBC 2305.1, AWC SDPWS-2015).
   - 6.3. Wall sheathing
     - 6.3.1. Oriented strand board (OSB) (DOC PS 1,2)
     - 6.3.2. All panel joints in walls shall occur over studs or blocking using a minimum of 8d common nails spaced a maximum of 6 inches at panel edges and 12 inches at intermediate framing (2015 IBC 2306.3).
   - 6.4. Roof and floor sheathing shall be placed perpendicular to supporting framing. Stagger sheathing joints.
7. Fasteners
   - 7.1. Nails (2015 IBC 2303.6, 2015 NDS Table L4) (ASTM F 1667)

	Pennyweight	Common	Box	Sinker
7.1.1. 8d	=	0.131" X 2.5"	0.113" X 2.5"	0.113" X 2.375"
7.1.2. 10d	=	0.148" X 3.0"	0.128" X 3.0"	0.120" X 2.875"
7.1.3. 16d	=	0.162" X 3.5"	0.135" X 3.5"	0.148" X 3.250"
7.1.4. 20d	=	0.192" X 4.0"	0.148" X 4.0"	0.177" X 3.750"
7.1.5. 30d	=	0.207" X 4.5"	0.148" X 4.5"	0.192" X 4.250"

   - 7.2. Staples (2015 IBC 2303.6, 2306.3)
     - 7.2.1. 16 gage = 1.5X0.4375 inch crown (ASTM F 1667)
   - 7.3. Bolts (2015 NDS 12.1.3, Table L1)
     - 7.3.1. Connector bolts (A307)
     - 7.3.2. Anchor bolts (A307) with a 3X3X0.229 inch washer (2015 IBC 2308.12.8) and 7" min embedment.
     - 7.3.3. Bolt holes shall be drilled with a bit 1/32 inch to 1/16 inch larger than the nominal bolt diameter.
   - 7.4. Lag Screws (2015 NDS 12.1.4, Table L2) (A307)
     - 7.4.1. Lag screws shall be inserted in a drilled pilot hole that is 60%-75% of the shank diameter by turning with a wrench. Do not drive screws with a hammer. Lag screws shall be provided with an oversized washer .
   - 7.5. Fasteners in preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, silicon bronze or copper (2015 IBC 2304.10.5).
   - 7.6. Sheathing fasteners shall be driven so the head or crown is flush with the sheathing surface (2015 IBC 2304.10.2).
8. Joist hangers and connectors (2015 IBC 2303.5)
   - 8.1. Hanger hardware and other wood connections shall be designed to carry the capacity of the supporting members.
9. Floor framing (2015 IBC 2308.4.2)
   - 9.1. Joists shall not have less than 1.5 inches of bearing on wood or metal, or less than 3 inches on masonry (2015 IBC 2308.4.2.2). Pre-fabricated wood i-joists shall have minimum bearing according to the manufacture's recommendations and specifications.
   - 9.2. Joists shall be supported laterally at the ends and at each support by full-depth solid blocking, except where nailed to a header. Solid blocking shall not be less than 2 inches thick (2015 IBC 2308.4.2.3).
   - 9.3. Where the nominal depth-to-thickness ratio of the framing member exceeds 6:1, there shall be one line of bridging for each 8 feet of span. Bridging shall consist of not less than 1X3 inch lumber, metal bracing, or full-depth solid blocking (2015 IBC 2308.4.6).
   - 9.4. Notches on the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2 inches of the top or bottom of the joist. Notches in the top or bottom of joists shall not exceed one-sixth the depth and shall not be located in the middle third of the span (2015 IBC 2308.4.2.4).
   - 9.5. The diameter of holes bored or cut into structural floor members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch (R502.8.1).
10. Wall construction (2015 IBC 2308.5)
    - 10.1. Studs shall be placed with their wide dimension perpendicular to the wall. Not less than three studs shall be installed at each corner of an exterior wall (2015 IBC 2308.5.2).
    - 10.2. Bearing and exterior wall studs shall be capped with 2-inch thick nominal double top plates, have a width at least equal to the width of the studs, and shall be installed to provide overlapping at corners and intersections with other partitions. End joints in partitions shall be offset at least 48 inches, and shall be nailed with not less than eight 16d common face nails on each side of the joint. Plates shall have a width at least equal to the width of the studs (2015 IBC 2308.5.3.2).
    - 10.3. In nonbearing walls and partitions studs shall be capped with no less than a single top plate installed to provide overlapping at corners and at intersections with other walls and partitions. The plate shall be continuously tied at joints by solid blocking at least 16 inches in length and equal in size to the plate or metal ties with spliced sections fastened on each side of the joint (2015 IBC 2308.5.4).
    - 10.4. Studs shall have full bearing on a 2-inch thick nominal (or larger) bottom plate or sill having a width at least equal to the width of the stud (2015 IBC 2308.5.3.1).
    - 10.5. Bearing partitions parallel to joists shall be supported on beams, girders, doubled joists, walls or other bearing partitions. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth unless noted otherwise (2015 IBC 2308.4.5).
    - 10.6. In exterior walls and bearing partitions, any wood stud is permitted to be cut or notched to a depth not exceeding 25 percent of its width. In nonbearing partitions, cutting or notching of studs to a depth of not greater than 40 percent of the width is permitted (2015 IBC 2308.5.9).
    - 10.7. A hole with a diameter not greater than 40 percent of the stud width is permitted to be bored in any wood stud. In no case shall the edge of the bored hole be nearer than 0.625 inches to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch (2015 IBC 2308.5.10).
    - 10.8. Bearing walls without wood sheathing or gypsom wall board on either side shall have blocking between wall studs at mid-height.
11. Posts and columns
    - 11.1. Columns shall be as wide as the member they support, laterally supported at all floor levels, and extend down through the structure to the foundation. Provide squash blocking at rim joist below all columns, trimmers, and posts.
    - 11.2. Wood columns and posts shall be framed to provide full end bearing (2015 IBC 2304.10.7).
    - 11.3. Posts and columns shall be supported by concrete piers or metal pedestals projecting above concrete or masonry floors or decks exposed to weather or water splash, or in basements, and which support permanent structures, unless naturally durable or preservative-treated wood is used. The pedestal shall project at least 6 inches above exposed earth and at least 1 inch above floors.
12. Roof and ceiling framing (2015 IBC 2308.7).
    - 12.1. Roof rafters and ceiling joists shall be supported laterally to prevent rotation and lateral displacement in accordance with 2015 IBC 2308.7.8.
    - 12.2. Rafters and joists over three feet long shall be supported using hanger hardware if not supported by bearing.

PREFABRICATED METAL PLATE WOOD TRUSSES

1. Prefabricated metal plate wood trusses shall be designed in accordance with 2015 IBC 2303.4 and shall conform to the structural specifications and design criteria.
2. The truss designer shall provide a truss package that includes the following items:
   - 2.1. Design drawings of each individual truss (2015 IBC 2303.4.3).
   - 2.2. Truss placement diagram for the project (2015 IBC 2303.4.2).
   - 2.3. Truss member permanent bracing specification (2015 IBC 2303.4.1.2).
3. Transfer of loads and anchorage of each truss to the supporting structure shall be approved by the registered design professional in responsible charge (2015 IBC 2303.4.4).
4. Truss members and components shall not be cut, notched, drilled, spliced of otherwise altered in any way without written concurrence and approval of the registered design professional in responsible charge. Alterations resulting in the addition of loads to any member (e.g. HVAC equipment) shall not be permitted without verification that the truss is capable of supporting such additional loading (2015 IBC 2303.4.5).

STEEL

1. Structural steel work shall conform to 2015 IBC 2205, AISC 341-10, AISC 358-10, and AISC 360-10.
2. Structural shapes
   - 2.1. W: fy = 50 ksi (ASTM A992)
   - 2.2. M,S,C,MC, and L: fy = 36 ksi (ASTM A36)
   - 2.3. HP: fy = 50 ksi (ASTM A572 Gr. 50)
   - 2.4. HSS Rectangular: fy = 46 ksi (ASTM A500 Gr.B)
   - 2.5. HSS Round: fy = 42 ksi (ASTM A500 Gr.B)
   - 2.6. Pipe: fy = 35 ksi (ASTM A53 Gr.B)
   - 2.7. All structural steel shall be properly primed and painted.
3. Plates and bars: fy = 36 ksi (ASTM A36)
4. Structural fasteners
   - 4.1. High-strength bolts: fu = 105-150 ksi (ASTM A325, A490)
   - 4.2. Common bolts: fu = 60 ksi (ASTM A307 Gr. A)
     - 4.2.1. Nuts (ASTM A563)
     - 4.2.2. Washers (ASTM F436)
     - 4.2.3. Steel to steel bolted connections shall be made with high strength-bolts, unless noted otherwise. Bolts shall carry the identifying mark of three radial lines. All other bolted connections shall be made with bolts and nuts conforming to ASTM A307 unless note otherwise. Bolted connections shall be tightened and shall have washers as required by AISC unless noted otherwise. Enlarging holes shall be accomplished by means of reaming. Do not use a torch on any bolt holes.
   - 4.3. Shear studs: fu = 65 ksi (ASTM A108)
   - 4.4. Threaded rods: fy = 36 ksi (ASTM A36)
   - 4.5. Anchor rods: fy = 36 ksi (ASTM F1554 Gr. 36)
5. Steel deck fu = 36 ksi (ASTM A611)
6. Welding fu = 70 ksi.
   - 6.1. Welding work shall comply with the American Welding Society (AWS) "Structural Welding Code," excluding items conflicting with AISC requirements.

STRUCTURAL OBSERVATIONS

1. Where required by the Provisions of Section 1704.6.1 or 1704.6.2, the owner shall employ a registered design professional to perform structural observations as defined in 2015 IBC 1705. Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of the structural observations. At the conclusion of the work, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which have not been resolved (2015 IBC 1704.6).

ACUTE ENGINEERING, INC.

1429 South State St.
Orem, Utah 84097

Phone 801.229.9020
Fax 801.224.0050

info@acuteengineering.com

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HIGH DESERT PENNYLANE TOWNHOMES (AMERICAN FORK)

GENERAL STRUCTURAL NOTES

ISSUES / REVISIONS

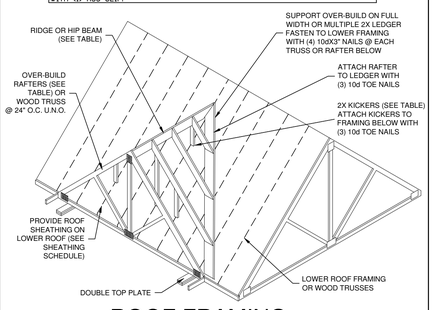
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REGISTERED PROFESSIONAL ENGINEER
JACOB BALLARD
12/12/2018
STATE OF UTAH

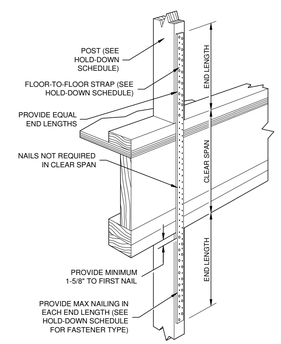
SN1

FLAT ROOF SNOW LOAD	KICKER SIZE	RAFTER SIZE	RIDGE BEAM SIZE
0-40 PSF	2X4	2X4	2X6
40-80 PSF	2X6	2X4	2X6
80-120 PSF*	(2) 2X4	2X6	2X8

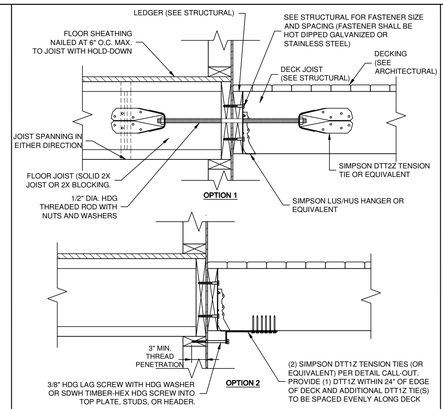
1.SUPPORT ALL RAFTERS AND RIDGE BEAMS WITH KICKERS SPACED AT 48" O.C. MAX. SUPPORT KICKERS ON FRAMING BELOW.
*2. FOR SNOW LOADS OF 80-120PSF, ATTACH EACH KICKER TO FRAMING BELOW WITH (2) A23 CLIP.



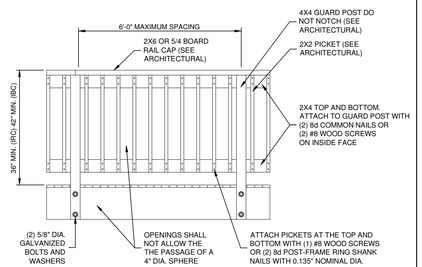
F ROOF FRAMING - OVER BUILD FRAMING
NO SCALE



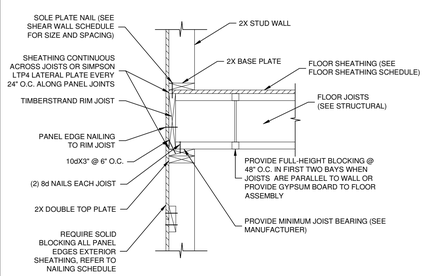
H HOLD-DOWN - FLOOR STRAP
NO SCALE



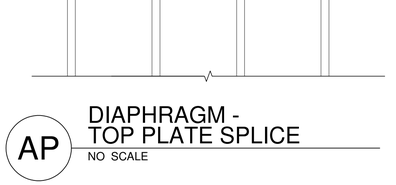
M DECK / BALCONY - TENSION TIE
NO SCALE



N DECK / BALCONY - GUARD RAIL
NO SCALE



P BEARING WALL - EXTERIOR TO FLOOR (150 PLF UNIT SHEAR)
NO SCALE



OPTION 1

OPTION 2

Q ROOF FRAMING - BLOCKING (150 PLF UNIT SHEAR)
NO SCALE

INTERSECTION

REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	40 BAR DIA.	48 BAR DIA.	24"
HOOK	12 BAR DIA.	20 BAR DIA.	12"

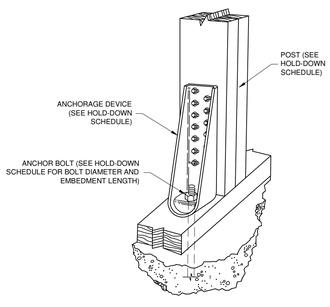
S FOUNDATION WALL - CORNER & INTERSECTION REINFORCING
NO SCALE

V FOUNDATION WALL - SLAB ON GRADE
NO SCALE

Y SHEAR WALL - PERFORATED
NO SCALE

AD HOLD-DOWN - FOUNDATION STRAP
NO SCALE

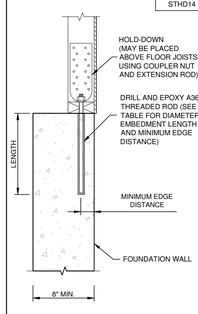
AP DIAPHRAGM - TOP PLATE SPLICE
NO SCALE



NOTE: FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER (2015 IBC 2304.10.5.1).

BL HOLD-DOWN - PREDEFLECTED
NO SCALE

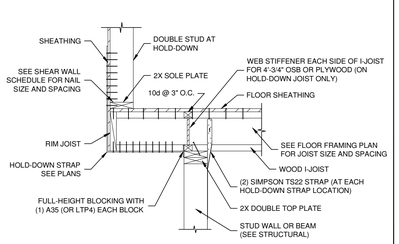
EPOXY RETROFIT FOR MISPLACED STHD				
SPECIFIED STRAP	REPLACEMENT HOLD-DOWN	REPLACEMENT EPOXY ANCHOR		
		DIA.	LENGTH	MIN. EDGE DIST.
LSTHD8	HDU2	5/8"	8"	1-3/4"
STHD10	HDU4	5/8"	12"	1-3/4"
STHD14	HDU5	5/8"	16"	1-3/4"



EPOXY RETROFIT FOR MISPLACED ANCHOR			
SPECIFIED ANCHOR	REPLACEMENT EPOXY ANCHOR		
	DIA.	LENGTH	MIN. EDGE DIST.
SSTB16	5/8"	7"	1-3/4"
SSTB20	5/8"	10"	1-3/4"
SSTB24	5/8"	12"	1-3/4"
SB 5/8 X 24	5/8"	18"	2-3/4"
SSTB28	7/8"	18"	2-3/4"
SSTB34	7/8"	18"	2-3/4"
SSTB36	7/8"	18"	2-3/4"

NOTES:
1. EPOXY SHALL BE SIMPSON SET-XP OR EQUIVALENT. SEE MANUFACTURER FOR INSTALLATION REQUIREMENTS.
2. ALL PRODUCTS ARE SIMPSON DESIGNATIONS, EQUIVALENT ANCHORS AND HOLD-DOWNS ARE PERMITTED.

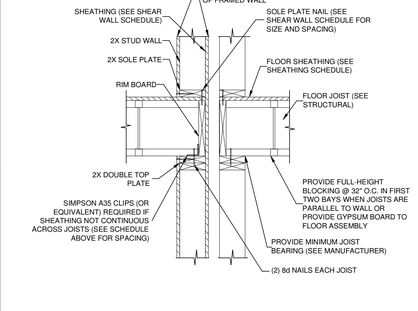
BS RETROFIT EPOXY ANCHOR IN FOUNDATION WALL
NO SCALE



CM SHEAR WALL - CANTILEVER FLOOR CONNECTION
NO SCALE

SW1	SIMPSON A35 OR EQUIVELENT @ 24" O.C.
SW2	SIMPSON A35 OR EQUIVELENT @ 16" O.C.
SW3	SIMPSON A35 OR EQUIVELENT @ 12" O.C.

NOTE: SELECT SPACING BASED ON SHEAR WALL OF LOWER FLOOR



CQ SHEAR WALL AT PARTY WALL - JOISTS
NO SCALE

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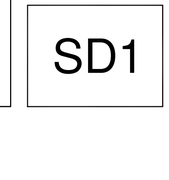
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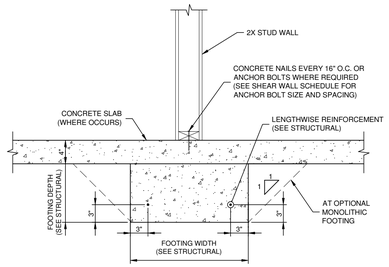
HIGH DESERT PENNYLANE TOWNHOMES (AMERICAN FORK)

STRUCTURAL DETAILS

ISSUES / REVISIONS



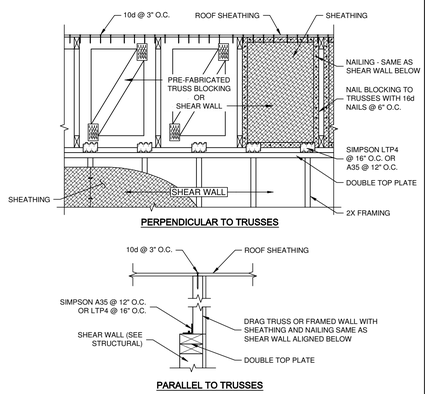
SD1



NOTE: FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER.

CW BEARING WALL - INTERIOR FOOTING

NO SCALE

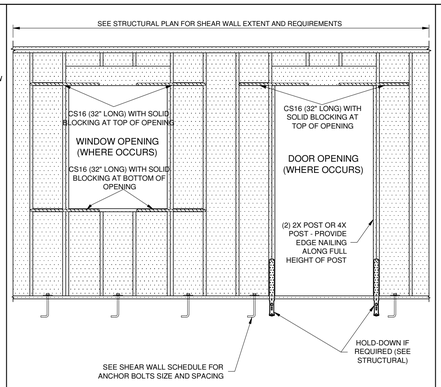


PERPENDICULAR TO TRUSSES

PARALLEL TO TRUSSES

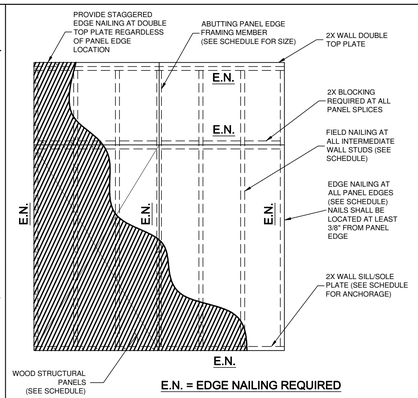
EM SHEAR WALL - ROOF DIAPHRAGM CONNECTION

NO SCALE



FH SHEAR WALL - FORCE TRANSFER AROUND OPENINGS

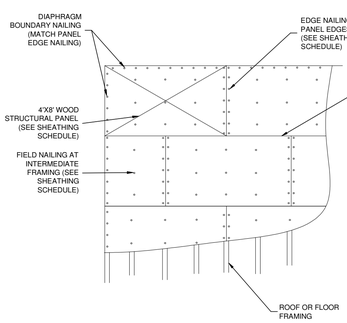
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E.N. = EDGE NAILING REQUIRED

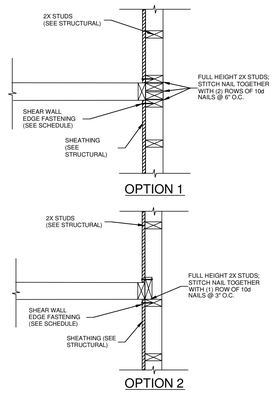
GT WOOD STRUCTURAL PANEL SHEAR WALL

NO SCALE



GU WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED

NO SCALE



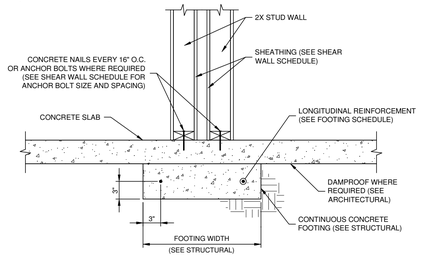
OPTION 1

OPTION 2

GX SHEAR WALL TRANSFER - WALL INTERSECTION

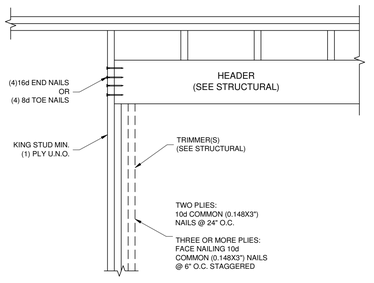
NO SCALE

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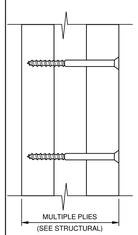
HI WOOD WALL - PARTY WALL TO CONCRETE FOOTING

NO SCALE



IA WOOD BEAM - WALL HEADER FRAMING

NO SCALE



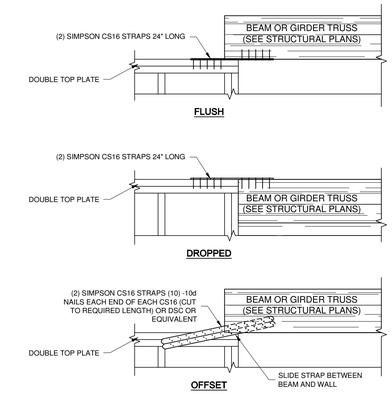
FASTENER	ROWS	SPACING	ALLOWABLE LOAD (PLF)*
2 PLY			
10d (3")	2	12" O.C.	370
	3	12" O.C.	550
SDW22338	2	24" O.C.	800
	2	16" O.C.	1200
	2	12" O.C.	1600
3 PLY			
10d (3") (EACH SIDE)	2	12" O.C.	280
	3	12" O.C.	415
SDW22500	2	24" O.C.	450
	2	16" O.C.	675
	2	12" O.C.	900
	3	16" O.C.	1015
	3	12" O.C.	1350
4 PLY			
SDW22634	2	24" O.C.	400
	2	16" O.C.	600
	2	12" O.C.	800
	3	16" O.C.	900
	3	12" O.C.	1200

* ALLOWABLE SIDE LOAD APPLIED TO EXTERIOR PLY

SEE STRUCTURAL PLAN FOR FASTENER SIZE AND SPACING

IY WOOD BEAM - MULTIPLE PLIES (SIDE LOADED)

NO SCALE



LF DIAPHRAGM - CHORD / COLLECTOR STRAP

NO SCALE

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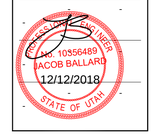
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HIGH DESERT PENNYLANE TOWNHOMES (AMERICAN FORK)

STRUCTURAL DETAILS

ISSUES / REVISIONS



SD2

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JANUARY 16, 2019

The American Fork City Planning Commission met in a regular session on January 16, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Geoff Dupaix
	Harold Dudley
	Nathan Schellenberg
	Rebecca Staten
	Rod Brocious
Absent:	Eric Franson
	Christine Anderson
Staff Present:	Scott Sensanbaugher, Public Works Director
	Ben Hunter, Engineer
	Adam Olsen, Senior Planner
	Wendelin Knobloch, Planner
	Lisa Halversen, Administrative Assistant

Also Present: Steve Young, Buck Swaney

1. Pledge of Allegiance

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

2. Review and action on an agreement for the Vest Annexation consisting of 89.68 acres at approximately 700 South 860 East

Mr. Olsen stated that the Vest Annexation consists of approximately 90 acres, and is located at in the area of 700 South 860 East. The City's Land Use Plan identifies this area as "Planned Community" and envisions a mix of uses: commercial, office, and high density residential. The applicants seek annexation in order to develop under the PC (Planned Community) zone regulations; utilizing a mixed-use of commercial, office and high density residential. The area is slated to be annexed under the PC (Planned Community) zone. Rights-of-way for 740 East, 860 East and Quality Drive (700 South) will be dedicated as Collector roads. Right-of-way for 620 South will be dedicated as an Arterial road. These dedications will be provided with the annexation. Future development plans will conform to the standards of the Planned Community zone; again, being a combination of higher density residential, office and commercial uses. A

concept plan for development of the area is an attachment to the Annexation Agreement. A table is provided in the agreement, specifying required build-out percentages of both residential and commercial uses and timing of such build-out. Annexation is the first step toward ultimate development. He stated that they have been working with the developer for many months and are excited to see it moving forward. It is listed as planned community on the city's land use map.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed annexation. The rights-of-way are included and water rights will be conveyed at a later time.

Mr. Dupaix expressed concerns about traffic becoming a problem. He recognized that development in this area will be taking place, but the roads are becoming over-burdened and need to be addressed. The way that the Pleasant Grove freeway interchange area is developing is over-crowded, and we need to make sure that is not repeated in American Fork.

Mr. Hunter stated that the applicants have proposed doing a round-about, and 620 South will have 5 lanes with capacity to help move traffic. PG will be involved in these discussions as well.

Buck Swaney with Millenial Development partners indicated that 620 South will have excess capacity, the right-of-way that they are dedicating will allow buildout for many years to come. They are dedicating rights-of-way that are not even required in our city plan, and they are also working to woo local retail for a significant mixed-use community.

Mr. Dupaix would like to look at more transportations options and choices as this is built. Connectivity between developments would be essential to help it be a functional and livable area.

Mr. Schellenberg moved to recommend approval of the Vest Annexation Agreement.

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

Chairman Woffinden	**Aye**
Rebecca Staten	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Nathan Schellenberg	**Aye**
Rod Brocious	**Aye**

The motion carried.

3. Hearing, review and action on an amended site plan for Utah Endocrinology, located at 60 North 1100 East, in the PO-1 Professional Office zone

Mr. Olsen stated that the applicant proposes an endocrinology office at this location. A portico addition will be added to the front (west side) of the structure, in addition to a basement entrance.

The portico will allow patients to enter the business through a protected covering. As the footprint is being expanded, Planning Commission approval is required.

The site was recently approved as a pet care facility. The pet care facility never occupied the premises, and it will now be used as a medical office.

The proposed location is surrounded by medical/commercial uses to the north, south, and east. To the west is North County Boulevard (1100 E.), with residential uses west of North County Boulevard.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. There are no concerns.

Public Hearing Opened

Public Hearing Closed

Ms. Staten moved to recommend approval of the site plan for Utah Endocrinology, located at 60 North 1100 East, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman Woffinden	**Aye**
Rebecca Staten	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Nathan Schellenberg	**Aye**
Rod Brocious	**Aye**

The motion carried.

4. Other Business

Mr. Olsen indicated that in the future he will be bringing some changes to the commercial code for the downtown area to help revitalize it as an opportunity zone. He also asked the commissioners to approve a date for the winter dinner in February, he was thinking that Friday, February 22 might work. He suggested holding the dinner at Rodizio Grill at about 6pm.

Chairman Woffinden reminded commissioners that Pleasant Grove's open house for the new fire station is this Friday from 10am to 6pm. Commissioners may be interested in attending to see possibilities for American Fork. Also, on Friday, January 25 the food channel will be doing a feature on Hruska's Kolaches.

5. Site Plan Committee Report

Mr. Knobloch discussed items for the Planning Commission meeting on February 6, 2019. There may be 3 annexations. There will be a full schedule for the next TRC meeting, he reviewed the agenda.

6. Review and action on the minutes of the December 19, 2018 Planning Commission Regular Session

Mr. Dupaix moved to approve the December 19, 2018 minutes from the Planning Commission meeting.

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

John Woffinden	**Aye**
Harold Dudley	**Aye**
Nathan Schellenberg	**Aye**
Rebecca Staten	**Abstain**
Geoff Dupaix	**Aye**
Rod Brocious	**Aye**

The motion carried.

7. Adjournment

Mr. Dupaix moved to adjourn.
Ms. Staten seconded the motion. All were in favor.

The meeting adjourned at 7:30 p.m.

Lisa Halversen
Administrative Assistant