**AMERICAN FORK CITY**
**PLANNING COMMISSION REGULAR SESSION**
**FEBRUARY 20, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 20, 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 a zone map amendment from the R-1-7,500 Residential zone to the R-3-7,500 Residential zone located in the area of 414 East 500 South

3. Hearing, review and action on a zone map amendment from the R-1-12,000 Residential zone to the PR-3.0 Residential zone located in the area of 840 South 240 West

4. Hearing, review and action on a site plan for the Auble Office Building, located at 1112 East 300 North in the PO-1 Professional Office zone

5. Hearing, review and action on the site plan and final plat for the 860 Place Planned Community Development Project B, located in the area of 480 South 790 East in the Planned Community zone

6. Hearing, review and action on a site plan and final plat for Springleaf Townhomes PUD, consisting of 49 lots, located at 900 East Pacific Drive, in the R-4-7,500 Residential zone

7. Hearing, review and action on a site plan and final plat for Liberty Cove PUD Plat A Amended, consisting of 32 units, located in the area of 400 East 570 South in the R-3-7,500 Residential zone.

8. Review and action on election of planning commission officers.

9. Other Business

10. Site Plan Committee Report

11. Review and action on the minutes of the February 6, 2019 Planning Commission Regular Session

12. Adjournment

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

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

# ZONE CHANGE (blue)

## Technical Review Committee Submittal Form

Project Name: 414 E 500 S Split R3 to Full R3

Location: 414 E 500 S American Fork 84003

Reason/Description: Lot is 2/3 R3 and 1/3 R1. Would like entire lot to be R3 for purpose of converting home to Duplex

Utah County Parcel No(s): 44:186:0007

Property Owner Name: Jacob Andrew Gibson

Property Owner Signature:

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

Name: Jake Gibson

Address: 414 E 500 S American Fork, 84003

Telephone: 865-258-5996 Fax:

Email: jake@j3.io

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

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

PAID $ 250
PLAN REVIEW DEPOSIT
1/30/19

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

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

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

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

| | |
|---|---|
| ☒ | Property Size (acres): .66 Current Zone Classification: R3 & R1 |
| ☒ | What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten) |
| ☒ | Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No<br>If no, please submit a request for General Plan Amendment with this application. |

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 20, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the R1-7,500 Residential zone to the R3-7,500 Residential zone, located in the area of 414 E. 500 S.

ACTION REQUESTED: Recommendation of approval.

| BACKGROUND INFORMATION | | |
|---|---|---|
| Location: | | 414 E. 500 S. |
| Applicant: | | Jake Gibson |
| Existing Land Use: | | Residential |
| Proposed Land Use: | | Residential |
| Surrounding Land Use: | North | Residential |
| | South | Residential |
| | East | Commercial |
| | West | Residential |
| Existing Zoning: | | R1-7,500 |
| Proposed Zoning: | | R3-7,500 |
| Surrounding Zoning: | North | R2-7,500 |
| | South | R3-7,500 |
| | East | GC-2 (Planned Commercial) |
| | West | R2-7,500 |

Background

The applicant proposes a zone map amendment to the bring the property into a single zone, the R3-7,500 zone. The property currently has a split zone; the front portion zoned R1-7,500 and the rear portion zoned R3-7,500. The applicant requests the zone map amendment so that the parcel will be one zone, as opposed to two. This will also facilitate the conversion of an existing single-family home into a duplex.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment in the area of 414 E. 500 S. from the R1-7,500 zone to the R3-7,500 zone.

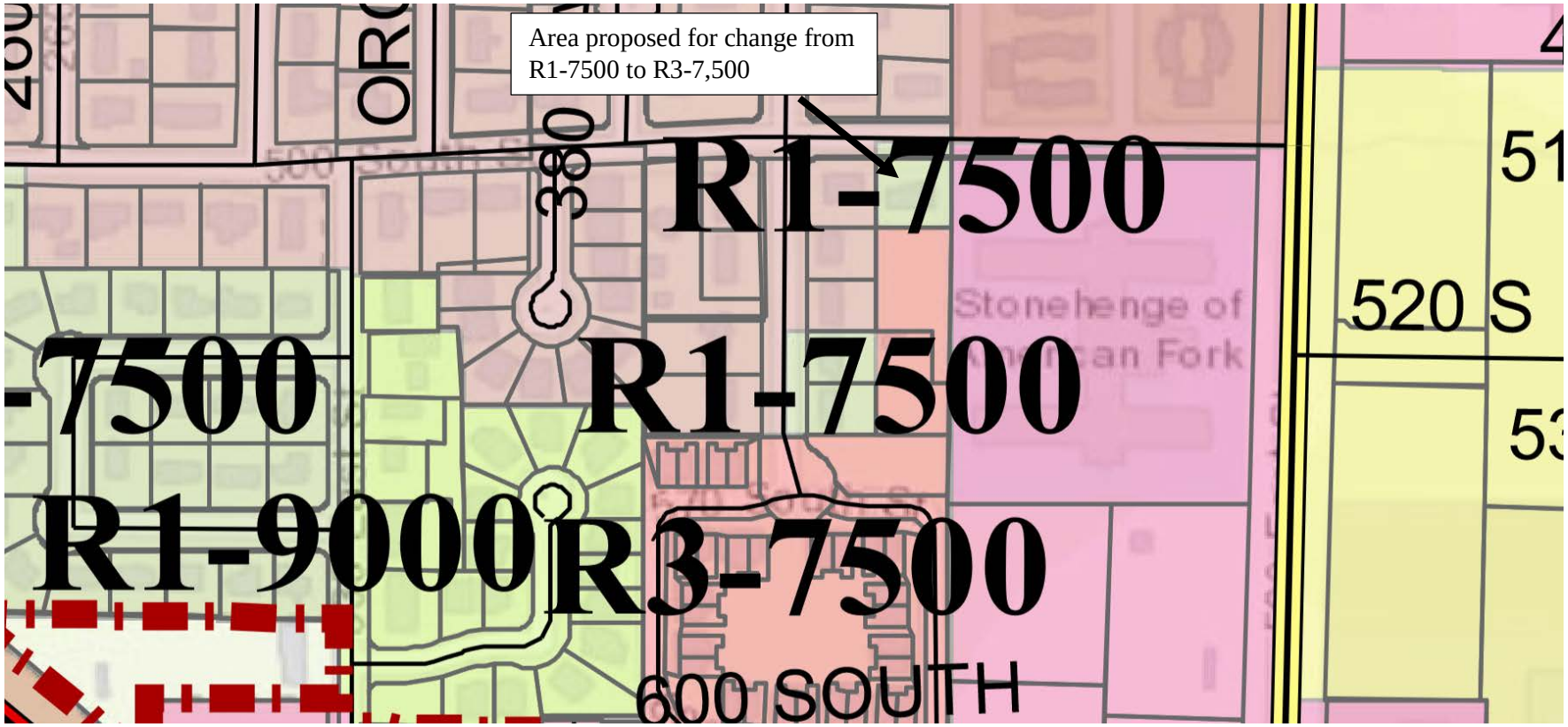
DENIAL

Mr. Chairman, I move that we recommend denial of a zone map amendment in the area of 414 E. 500 S. from the R1-7,500 zone to the R3-7,500 zone.

TABLE

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

## Zone Map Amendment



# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

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: Zone Map Amendment

Project Address: 414 East 500 South

Developer / Applicant's Name: Jake Gibson

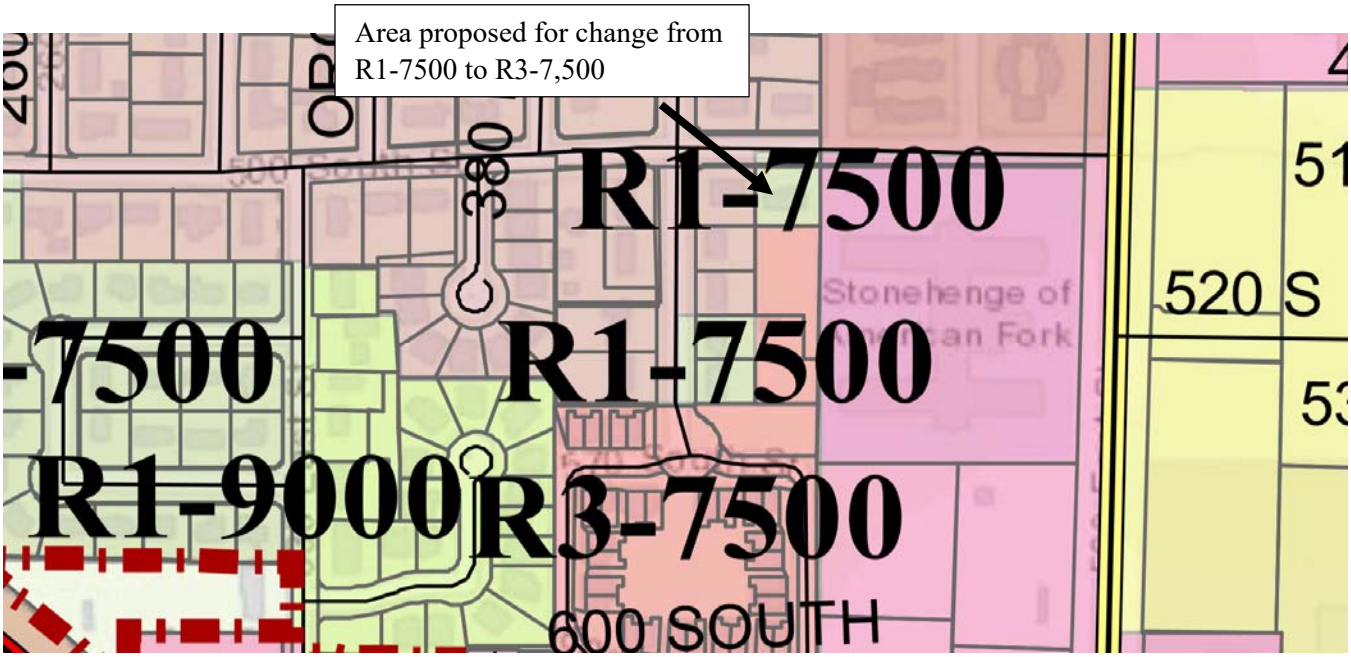
Type of Application:

- ☐ 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 2/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



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

# ZONE CHANGE (blue)

## Technical Review Committee Submittal Form

Project Name: 414 E 500 S Split R3 to Full R3

Location: 414 E 500 S American Fork 84003

Reason/Description: Lot is 2/3 R3 and 1/3 R1. Would like entire lot to be R3 for purpose of converting home to Duplex

Utah County Parcel No(s): 44:186:0007

Property Owner Name: Jacob Andrew Gibson

Property Owner Signature: 

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

Name: Jake Gibson

Address: 414 E 500 S American Fork, 84003

Telephone: 865-258-5996 Fax: _____

Email: jake@j3.io

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

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

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

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

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

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

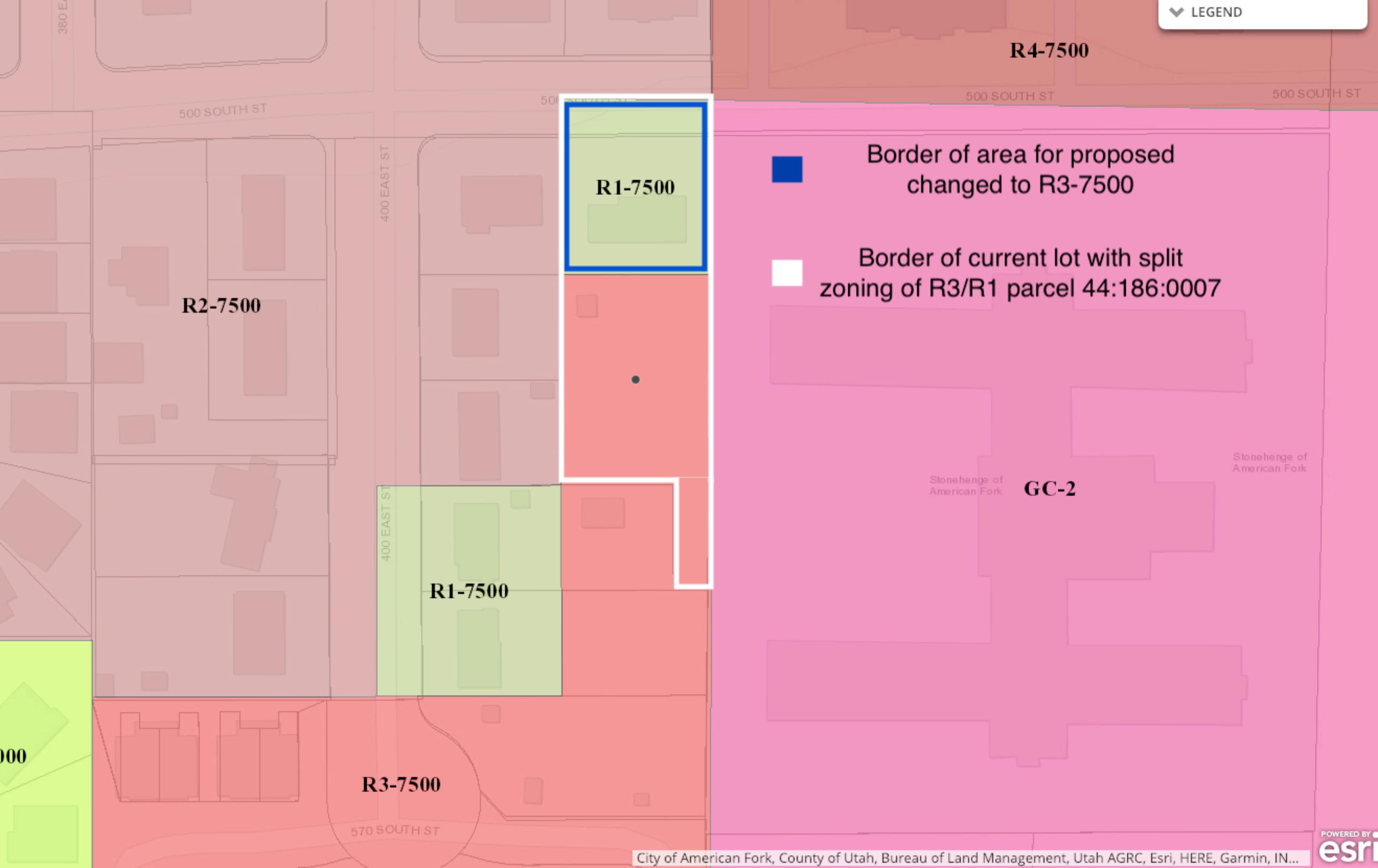
| | |
|---|---|
| ☒ | Property Size (acres): .66 Current Zone Classification: R3 & R1 |
| ☒ | What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten) |
| ☒ | Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No<br>If no, please submit a request for General Plan Amendment with this application. |

| | |
|---|---|
| ☒ | What zone classification are you proposing for the area to be considered? R3-7500 |
| ☒ | Map illustrating property to be changed. |

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

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


LEGEND
R4-7500
500 SOUTH ST
500 SOUTH ST
500 SOUTH ST
R1-7500
Border of area for proposed changed to R3-7500
Border of current lot with split zoning of R3/R1 parcel 44:186:0007
R2-7500
400 EAST ST
400 EAST ST
R1-7500
Stonehenge of American Fork
GC-2
Stonehenge of American Fork
R3-7500
570 SOUTH ST
City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, IN...
POWERED BY esri

To Whom It May Concern:

Parcel 44:186:0007 located at 414 E 500 S American Fork is currently has two zones applied to it. The larger portion is zoned R3-7500 and the smaller portion that has a home located on it is zoned R1-7500. R3-7500 is the most logical zoning for the identified lot because the other lots in the line are zoned as R3-7500, the lot is surrounded by medium density and commercial lots, and it more than meets the R3-7500 lot dimensions for multiple units.

Thank you,
Jake Gibson
Owner of lot for proposed change
865-258-5996

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

# ZONE CHANGE (blue)

## Technical Review Committee Submittal Form

Project Name: Stonecreek

Location: 840 South 240 West, American Fork

Reason/Description: Rezone from R1-12 to PR3

Utah County Parcel No(s): 13-065-0060 and 13-065-0056

Property Owner Name: NBFF Property LLC and Olive Tree Enterprises, LLC

Property Owner Signature: Mgr. NBFF LLC Todd Hansen, Mgr. Olive Tree Ent. LLC

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

Name: Woodside Homes of Utah, LLC (Garrett Seely)

Address: 460 West 50 North, SLC UT 84101

Telephone: 801-372-2077 Fax: 801-869-4001

Email: garretts@woodsidehomes.com

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

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

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

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

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

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

| | |
|---|---|
| ☐ | Property Size (acres): 21.40 Current Zone Classification: R1-12 |
| ☐ | What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten) |
| ☐ | Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No<br>If no, please submit a request for General Plan Amendment with this application. |

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 20, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the R1-12,000 Residential zone to the PR-3.0 Residential zone, located in the area of 840 S. 240 W.

ACTION REQUESTED: Recommendation of approval.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 840 S. 240 W. | | | |
| Applicant: | | Woodside homes | | | |
| Existing Land Use: | | Agriculture | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Agriculture | | | |
| | South | Agriculture | | | |
| | East | Residential | | | |
| | West | Agriculture | | | |
| Existing Zoning: | | R1-12,000 | | | |
| Proposed Zoning: | | PR-3.0 | | | |
| Surrounding Zoning: | North | PR-3.0 | | | |
| | South | Residential Agriculture 5 (Utah County) | | | |
| | East | PR-3.0 | | | |
| | West | Residential Agriculture 5 (Utah County) | | | |
| Land Use Plan Designation: | | Low Density Residential (3 du/ac) | | | |
| Zoning within Land Use Plan? | | X | Yes | | No |

Background

The applicant proposes a zone map amendment to approximately 21.5 acres, located in the area of 840 S. 240 W. from the R1-12,000 to the PR-3.0 zone. Woodside Homes is developing the property to the north, east, and south of this area (Stonecreek Subdivision); and, proposes to incorporate this 21.5 acres into its overall development. The underlying density of 3 du/ac does not change from the either the R1-12,000 or the PR-3.0 zone. The PR-3.0 zone allows a greater amount of flexibility than the current zone; while capping overall density at 3 du/ac. The zone change request is the first stage toward ultimate residential development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential” (3 du/ac). The proposed zone map amendment is consistent with the Land Use Plan Designation.

FINDING OF FACT

After reviewing the application for a zone map amendment, the following finding of fact is offered for consideration:

1. A zone map amendment to the R1-12,000 zone complies with the underlying Land Use Plan designation of “Low Density Residential”.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment in the area of 840 S. 240 W. from the R1-12,000 to the PR-3.0 zone with the finding listed in the staff report.

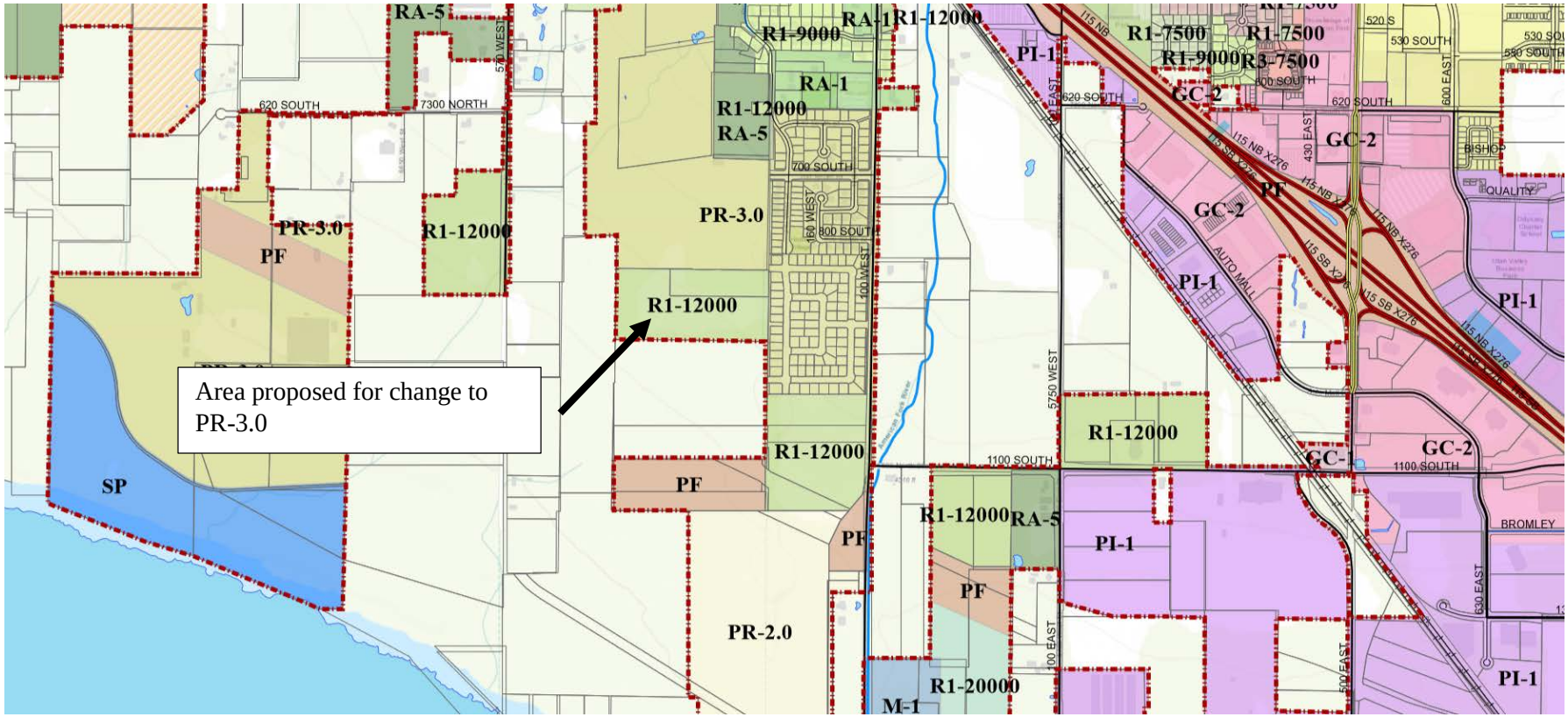
DENIAL

Mr. Chairman, I move that we recommend denial of a zone map amendment in the area of 840 S. 240 W. from the R1-12,000 to the PR-3.0 zone.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment in the area of 840 S. 240 W.

# Zone Map Amendment



# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

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: Zone Map Amendment

Project Address: 840 South 240 West

Developer / Applicant's Name: Woodside Homes

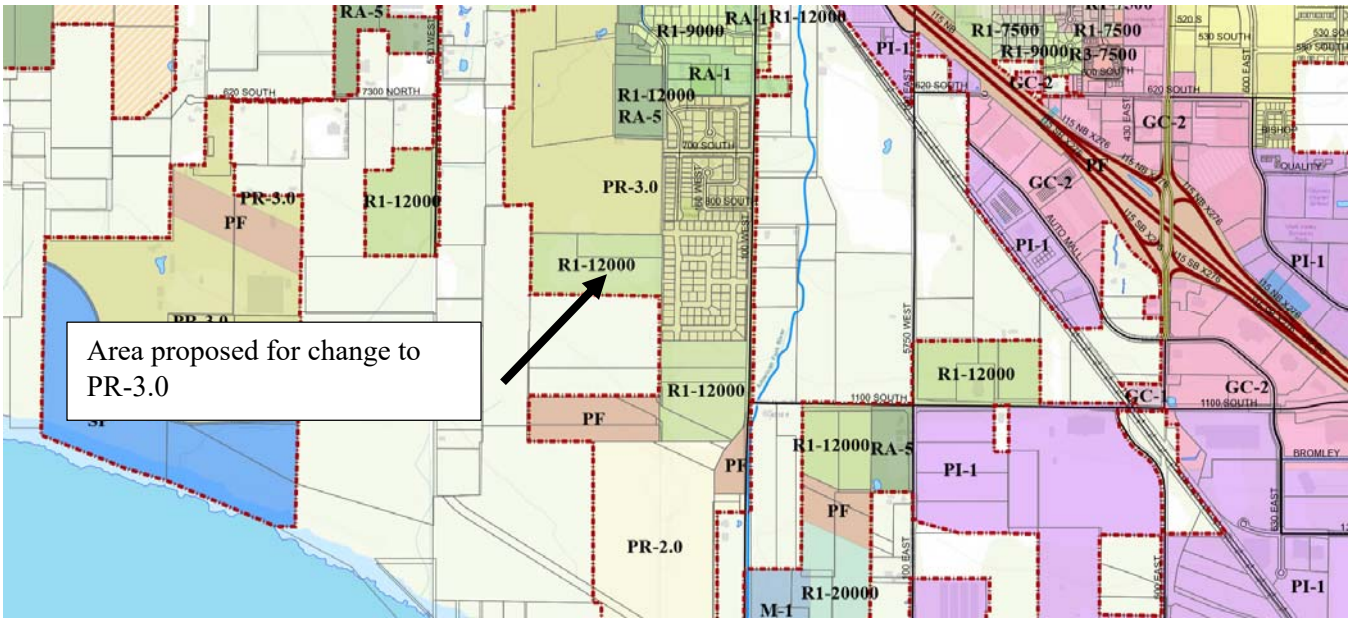
Type of Application:

- ☐ 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 2/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



**TRANE ENGINEERING, P.C.**
***Engineering, Surveying & Planning***
*27 East Main Street  Lehi, UT. 84043  (801) 768-4544  Fax (801) 768-3733*

January 26, 2019

American Fork City
Attn: City Council and Staff

Subject: NBFF LLC and Olive Tree Enterprises LLC Zone Change Request
(As part of the Stonecreek overall project)

The property of approximately 21.4 acres located at 840 South 240 West is proposing a development as part of the overall Stonecreek development for residential use.

The property is requesting an amendment to the zoning map for the property to a PR-3.0 Planned Residential Zoning designation. The requested zoning for this property is to coordinate with the overall Stonecreek planned development that included a large scale park expansion of the mountain meadow park area. The intent of the open space is to create a naturally open environment with trails. The development is proposing to use a mixture of single family homes with some cluster style homes.

The parcels included in the zone change area: 13:065:0060 and 13:065:0056

We feel this is an appropriate request based on the criteria below:

(a) The reason and justification for the proposed amendment -
We feel that the PR-3.0 Planned Residential zone designation is the appropriate zone to be consistent with the surrounding development and overall zoning.

(b) Consistency of the proposed amendment with the goals and policies of the General Plan -
The property request is consistent with the surrounding properties as it relates to the general plan. All properties follow the current General Plan policies.

(c) Compatibility of the proposed zone with the existing land uses of nearby and adjoining Properties - The surrounding lots are similar to this zone request where development has occurred including twin homes adjacent to the proposed development.

(d) The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties- The majority of the property in the area is under the same philosophy of future development under a 3 units per acre direction. No adverse effects, and will be consistent with the surrounding uses of residential.

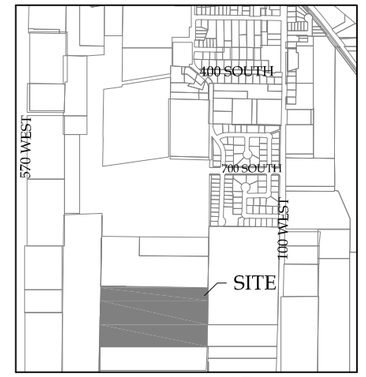
Thank you for your consideration of this matter.

# NBFF LLC AND OLIVE TREE ENTERPRISES LLC
# ZONE CHANGE REQUEST

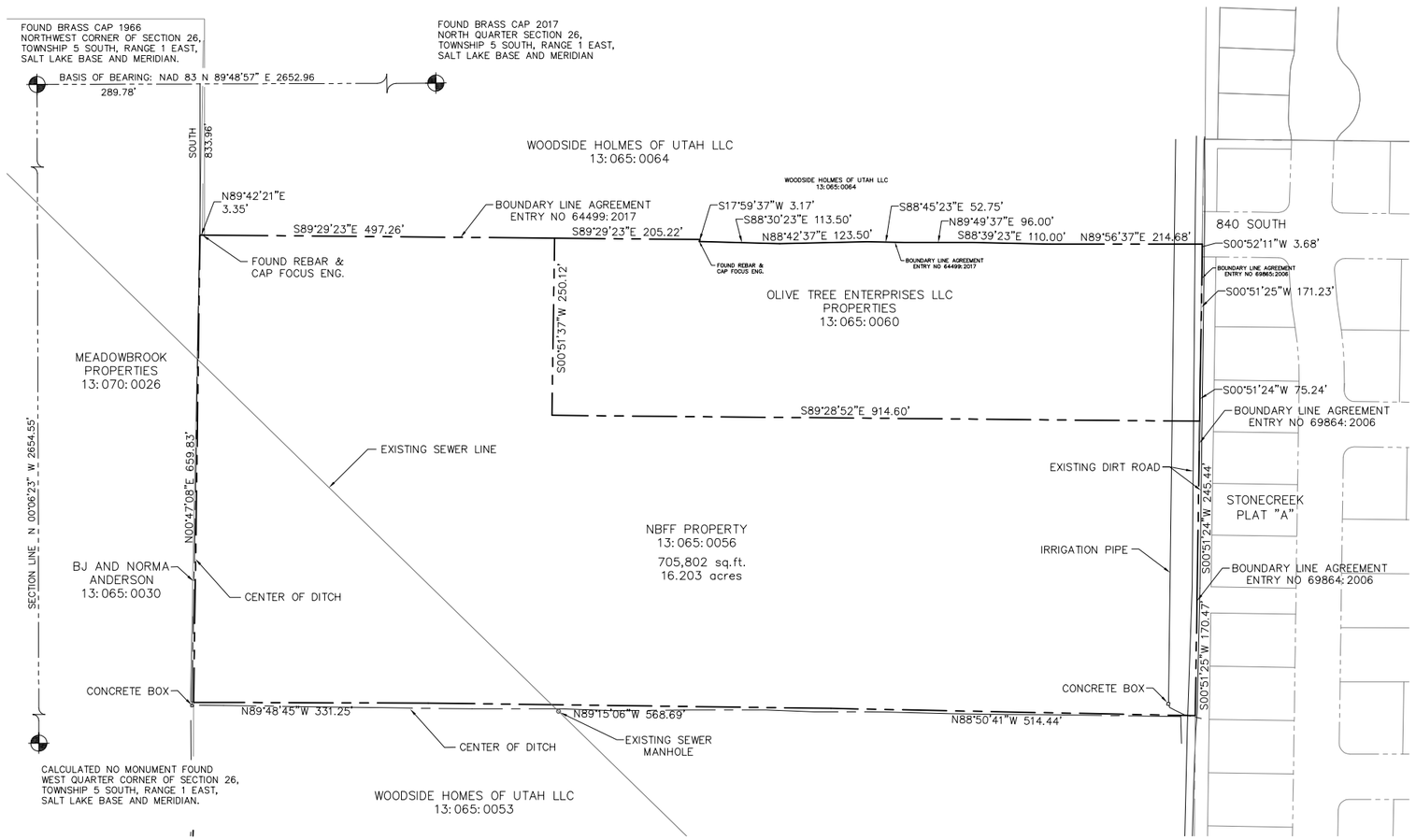
SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH

0 100 200 300

SCALE: 1" = 100'




VICINITY MAP




NBFF LLC PROPERTY – TAX PARCEL 13–065–0056
SURVEY DESCRIPTION

Beginning at a point which is North 89°48'57" East 289.78 feet along the Section line and South 833.96 feet from the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°42'21" East 3.35 feet; thence South 89°29'23" East 497.26 feet along a Boundary Line Agreement Entry No. 64499:2017; thence South 00°51'37" West 250.12 feet; thence South 89°28'52" East 914.60 feet; thence along the West line of Stonecreek Plat "A" the following two courses 1) South 00°51'24" West 245.44 feet; 2) South 00°51'25" West 170.47 feet; thence North 88°50'41" West 514.44 feet; thence North 89°15'06" West 568.69 feet; thence North 89°48'45" West 331.25 feet; thence North 00°47'08" East 659.83 feet to the point of beginning.

Parcel contains: 16.203 acres

OLIVE TREE ENTERPRISES PROPERTY – TAX PARCEL 13–065–0060
SURVEY DESCRIPTION

Beginning at a point which is North 89°48'57" East 790.37 feet along the Section line and South 839.98 feet from the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a Boundary Line Agreement Entry No. 64498:2017 the following eight courses 1) South 89°29'23" East 205.22 feet; 2) South 17°59'37" West 3.17 feet; 3) South 88°30'23" East 113.50 feet; 4) North 88°42'37" East 123.50 feet; 5) South 88°45'23" East 52.75 feet; 6) North 89°49'37" East 96.00 feet; 7) South 88°39'23" East 110.00 feet; 8) North 89°56'37" East 214.68 feet; thence along the West line of Stonecreek Plat "A" the following three courses 1) thence South 00°52'11" West 3.68 feet; 2) South 00°51'25" West 171.23 feet; 3) thence South 00°51'24" West 75.24 feet; thence North 89°28'52" West 914.60 feet; thence North 00°51'37" East 250.12 feet to the point of beginning.

Parcel contains: 5.22 acres

| REVISIONS | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |


**TRANE ENGINEERING, P.C.**
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544 travis@trane-eng.com



NBFF LLC AND OLIVE TREE ENTERPRISES LLC
ZONE CHANGE REQUEST
SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH


DATE: JAN 25, 2019
SCALE: 1" = 100'

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 20, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a site plan for the Auble Office Building, located at 1112 E. 300 N., in the PO-1 (Professional Office) zone.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 1112 E. 300 N. | | | |
| Applicants: | | Excel Engineering | | | |
| Existing Land Use: | | Residential | | | |
| Proposed Land Use: | | Commercial | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Vacant | | | |
| Existing Zoning: | | PO-1 (Professional Office) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | RA-1 | | | |
| | South | R1-12,000 | | | |
| | East | R1-15,000 | | | |
| | West | R1-12,000 | | | |
| Land Use Plan Designation: | | Professional Office | | | |
| Zoning within Land Use Plan Designation? | | x | Yes | | No |

Background

The site on which the office is proposed was recently annexed and given a zone designation of PO-1 (Professional Office). The area around the intersection of 300 North and North County Boulevard has been undergoing a transition from residential to professional office uses; largely due to proximity to the hospital. Property to the north is undergoing annexation and is slated to come into the City with a PO-1 zone.

Auble Office Building is a 3-story structure, to be built adjacent to North County Boulevard and 300 North--enhancing visibility from both corridors; parking to be provided to the east of the structure, south of 300 North. An existing home will be demolished. Landscaping is provided per the City's landscape provisions; parking as well. Renderings of the proposed structure are included in the submittal materials.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Professional Office. The 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 Auble Office Building, located at 1112 E. 300 N., 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 Auble Office Building, located at 1112 E. 300 N.

TABLE

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

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

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: Auble Office Building

Project Address: 1112 East 300 North

Developer / Applicant's Name: Danny Auble/Steve Davies

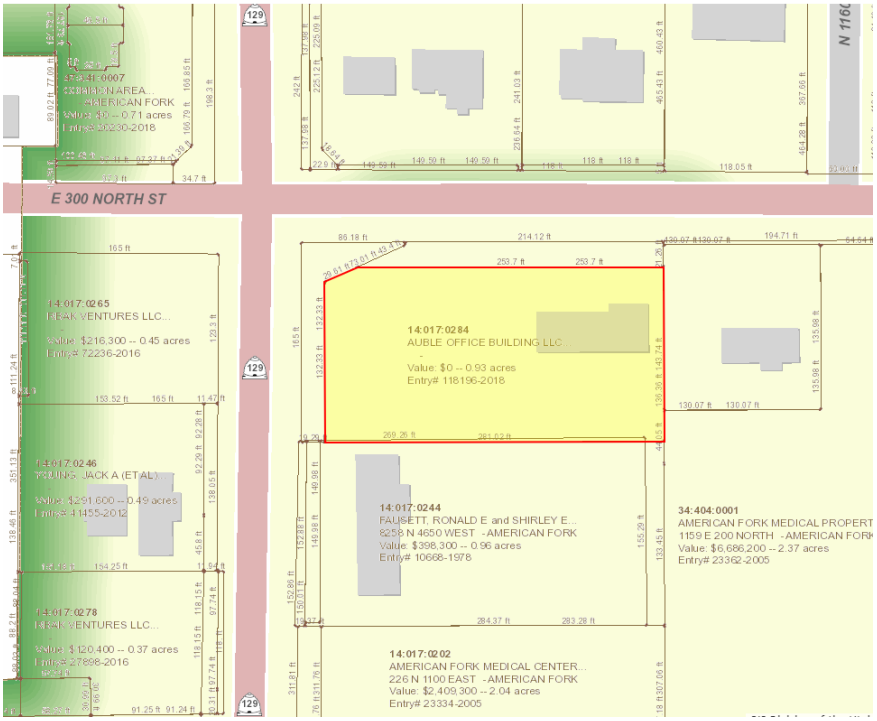
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/20/2019 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. **Utility Notification Form:** Submit a 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.

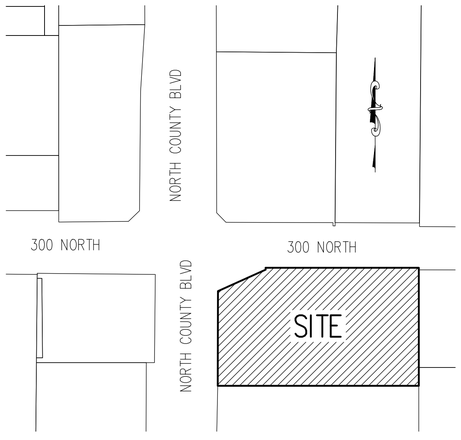
**Plan Modifications Required:**

1.

# AUBLE OFFICE BUILDING

ADDRESS: 1112 EAST 300 NORTH

SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH




VICINITY PLAN

## CONTACT LIST:

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURY LINK | – TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MNT. POWER | – POWER | Teria Walker | (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez | (801) 401 3017 |
| COMCAST | – FIBER TEL | Sade Christensen | (801) 369 7360 |
| QUESTAR GAS | – GAS (FOREMAN) | Wendy Edwards | (801) 853 8513 |
| QUESTAR GAS | – GAS (HP) | Gaylan Sorensen | (801) 370 6577 |
| AMERICAN FORK CITY | – WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielson | (801) 763 3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY | – ENGINEERING | Scott Sensanbaugher | (801) 763 3060 |
| AMERICAN FORK CITY | – INSPECTOR | Dee Howard | (801) 763 3060 |
| FIRE MARSHALL | – FIRE DEPT | Jason Turner | (801) 763 3040 |
| AF FIBER | | Will Davis | (801) 897 9826 |
| AF FLOOD IRRIGATION COMPANY | | Ernie John | (801) 471 6576 |
| FIRE & RESCUE | | | 911 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | | David Barlow | (801) 756 5231 |

## SHEET INDEX


C1 COVER SHEET
C2 SITE PLAN
C3 DEMOLITION PLAN
C4 UTILITY PLAN
C5 GRADING & DRAINAGE PLAN
C6 300 NORTH TBC PLAN/PROFILE
C7 EROSION CONTROL PLAN
C8 BMP DETAILS
C9 BMP DETAILS
C10 AMERICAN FORK STANDARD CONSTRUCTION NOTES
C11 DETAIL SHEET
C12 DETAIL SHEET


## REFERENCE NOTES

1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
4. SEE SHEET C2 FOR SITE TABULATIONS.

## ABBREVIATION TABLE

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

## NOTES TO CONTRACTOR

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

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

REGISTERED PROFESSIONAL ENGINEER
7/22/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

**BENCH MARK**

WEST QUARTER CORNER, SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
UT. CO. GIS MON. NO. 879
ELEVATION = 4640.18

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/04/19 | REVISED AS PER TECH REVIEW COMMENTS DATED 01/31/19 |


AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

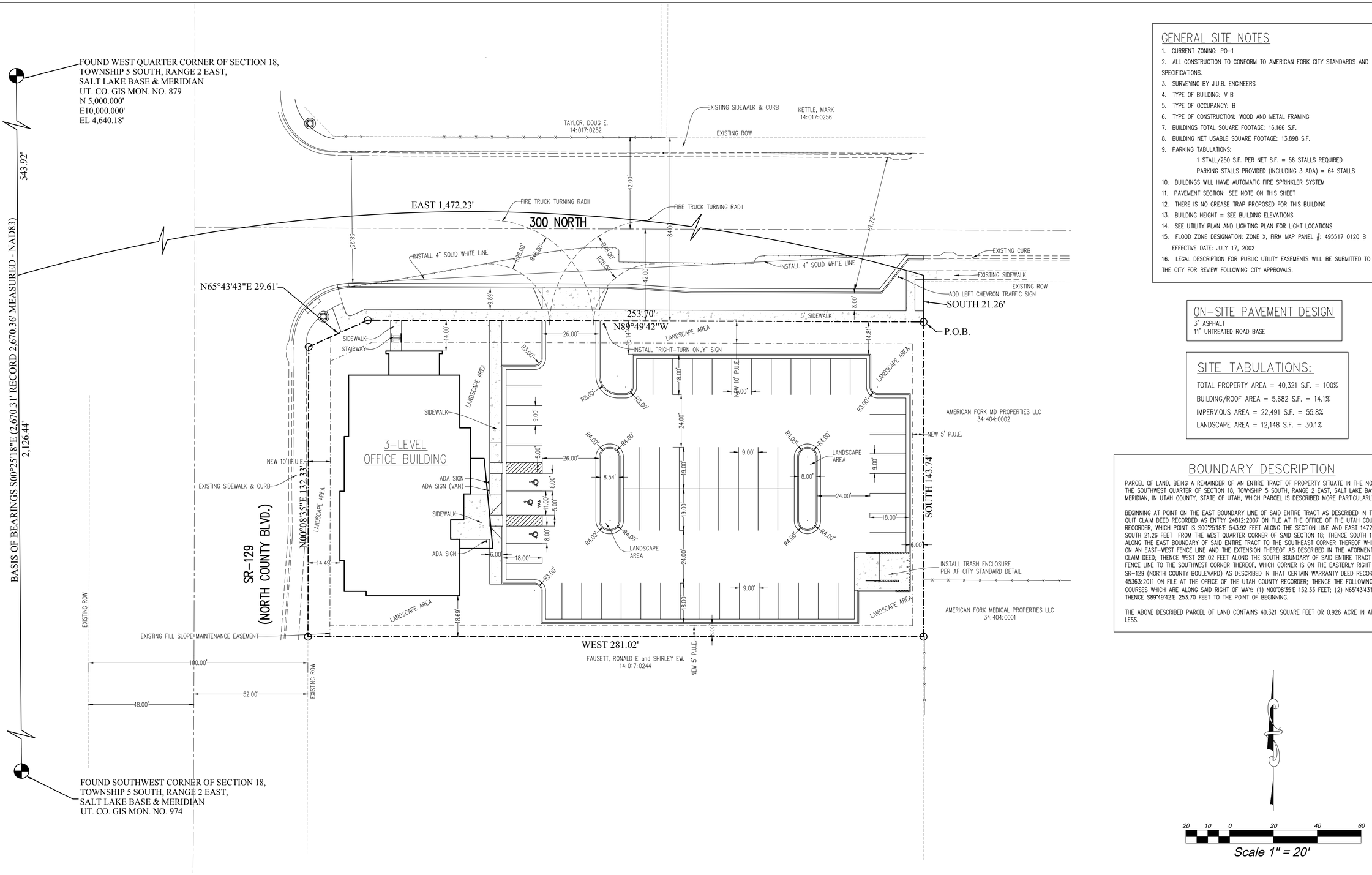
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com


AUBLE OFFICE BUILDING
AMERICAN FORK 1112 East 300 North UTAH

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

COVER SHEET

Scale: NTS
Date: 01/22/19
C1




## GENERAL SITE NOTES

1. CURRENT ZONING: PO-1
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY J.U.B. ENGINEERS
4. TYPE OF BUILDING: V B
5. TYPE OF OCCUPANCY: B
6. TYPE OF CONSTRUCTION: WOOD AND METAL FRAMING
7. BUILDINGS TOTAL SQUARE FOOTAGE: 16,166 S.F.
8. BUILDING NET USABLE SQUARE FOOTAGE: 13,898 S.F.
9. PARKING TABULATIONS:
   1 STALL/250 S.F. PER NET S.F. = 56 STALLS REQUIRED
   PARKING STALLS PROVIDED (INCLUDING 3 ADA) = 64 STALLS
10. BUILDINGS WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
11. PAVEMENT SECTION: SEE NOTE ON THIS SHEET
12. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
13. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
14. SEE UTILITY PLAN AND LIGHTING PLAN FOR LIGHT LOCATIONS
15. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 495517 0120 B EFFECTIVE DATE: JULY 17, 2002
16. LEGAL DESCRIPTION FOR PUBLIC UTILITY EASEMENTS WILL BE SUBMITTED TO THE CITY FOR REVIEW FOLLOWING CITY APPROVALS.

## ON-SITE PAVEMENT DESIGN

3" ASPHALT
11" UNTREATED ROAD BASE

## SITE TABULATIONS:

TOTAL PROPERTY AREA = 40,321 S.F. = 100%
BUILDING/ROOF AREA = 5,682 S.F. = 14.1%
IMPERVIOUS AREA = 22,491 S.F. = 55.8%
LANDSCAPE AREA = 12,148 S.F. = 30.1%

## BOUNDARY DESCRIPTION

PARCEL OF LAND, BEING A REMAINDER OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, STATE OF UTAH, WHICH PARCEL IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT POINT ON THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 24812:2007 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH POINT IS S00°25'18"E 543.92 FEET ALONG THE SECTION LINE AND EAST 1472.23 AND SOUTH 21.26 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 143.74 FEET ALONG THE EAST BOUNDARY OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER THEREOF WHICH CORNER IS ON AN EAST-WEST FENCE LINE AND THE EXTENSION THEREOF AS DESCRIBED IN THE AFORMENTIONED QUIT CLAIM DEED; THENCE WEST 281.02 FEET ALONG THE SOUTH BOUNDARY OF SAID ENTIRE TRACT AND SAID FENCE LINE TO THE SOUTHWEST CORNER THEREOF, WHICH CORNER IS ON THE EASTERLY RIGHT OF WAY OF SR-129 (NORTH COUNTY BOULEVARD) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY 45363:2011 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG SAID RIGHT OF WAY: (1) N00°08'35"E 132.33 FEET; (2) N65°43'43"E 29.61 FEET; THENCE S89°49'42"E 253.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 40,321 SQUARE FEET OR 0.926 ACRE IN AREA, MORE OR LESS.

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

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REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
1/9/19

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

**BENCH MARK**

WEST QUARTER CORNER, SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
UT. CO. GIS MON. NO. 879
ELEVATION = 4640.18

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/04/19 | REVISED AS PER TECH REVIEW COMMENTS DATED 01/31/19 |

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240 N. 1200 E. SUITE 201
LEHI, UT 84043

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
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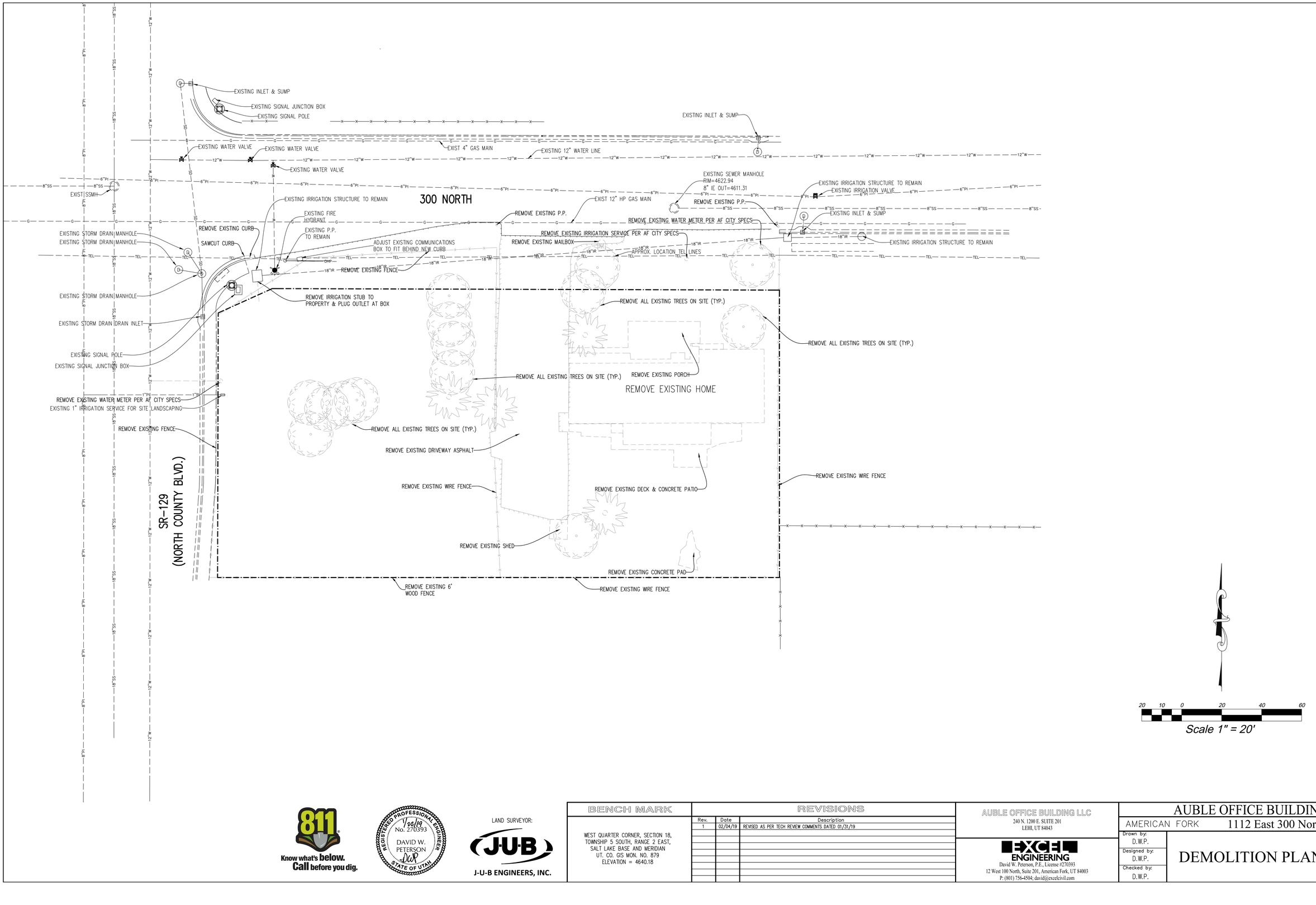
# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

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

## SITE PLAN

Scale: 1"=20'
Date: 01/22/19
C2




Know what's below. Call before you dig.

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No. 270393
DAVID W. PETERSON
STATE OF UTAH

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

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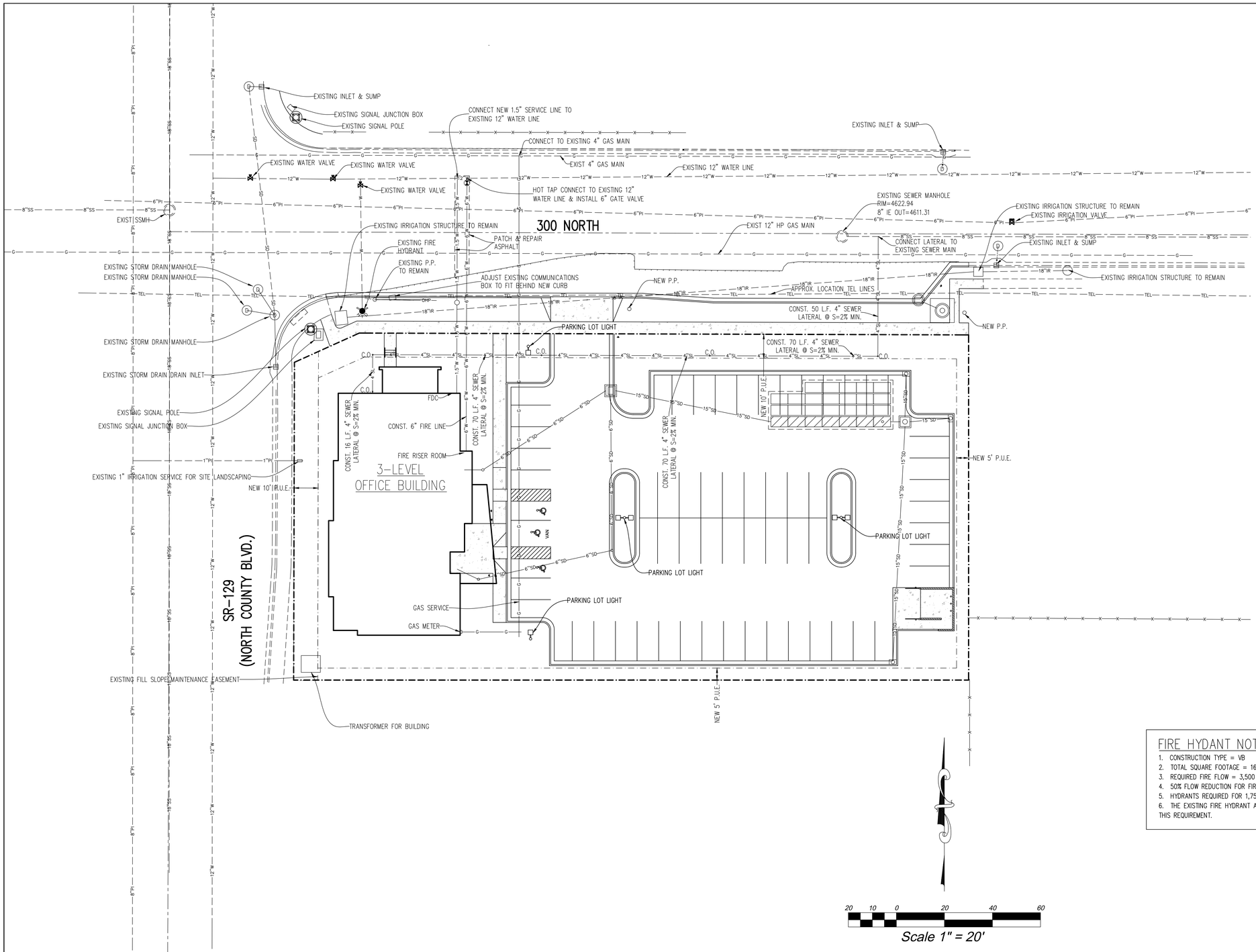

# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

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

## DEMOLITION PLAN

Scale: 1"=20'
Date: 01/22/19
C3




## SEWER NOTES:

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

## WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

## GENERAL UTILITY NOTES:

1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

## POWER POLE RELOCATION NOTE:

IF POWER POLE RELOCATION IS REQUIRED, IT WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

## NOTES TO CONTRACTOR

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

## FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 16,166 S.F.
3. REQUIRED FIRE FLOW = 3,500 GPM
4. 50% FLOW REDUCTION FOR FIRE SPRINKLERS PROVIDED = 1,750 GPM
5. HYDRANTS REQUIRED FOR 1,750 GPM = 1
6. THE EXISTING FIRE HYDRANT AT THE NORTHWEST CORNER SATISFIES THIS REQUIREMENT.

## UTILITY LEGEND

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

Know what's below. Call before you dig.

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

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

| BENCH MARK |
|---|
| WEST QUARTER CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN UT. CO. GIS MON. NO. 879 ELEVATION = 4640.18 |

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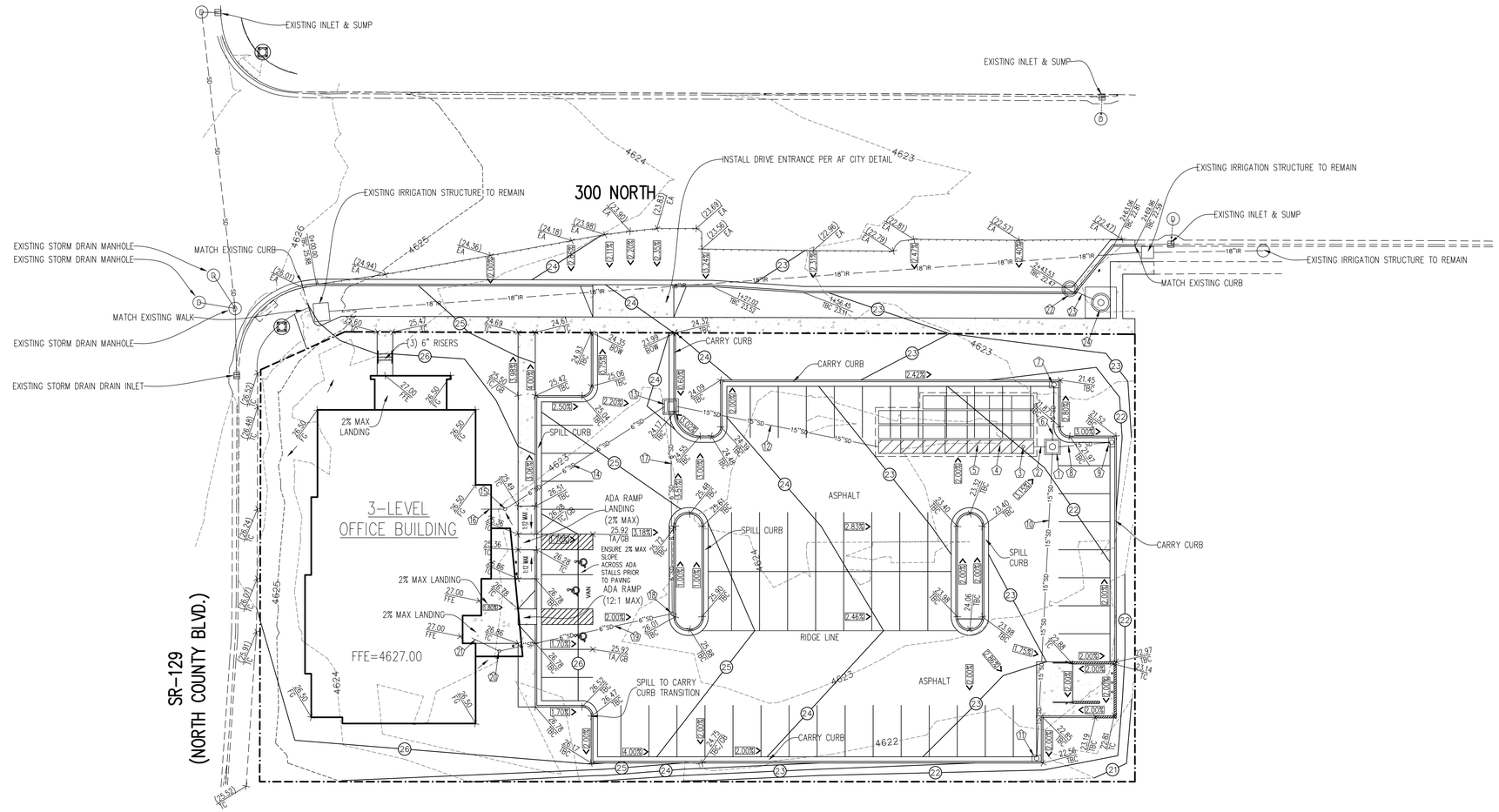
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P: (801) 756-4504; david@excelcivil.com

# AUBLE OFFICE BUILDING

AMERICAN FORK — 1112 East 300 North — UTAH

## UTILITY PLAN

| | |
|---|---|
| Drawn by: | D.W.P. |
| Designed by: | D.W.P. |
| Checked by: | D.W.P. |
| Scale: | 1"=20' |
| Date: | 01/22/19 |
| | C4 |




## STORM DRAIN KEYED NOTES

1. CONST. 4'X4' CONCRETE BOX WITH 2' DIA. SOLID LID, RIM=4621.70, 15" IE THRU=4616.69, IE BOX=4512.70, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
2. CONST. 4 L.F. 15" ADS HP STORM PIPE @ S=2%
3. CONST. INSPECTION PORT
4. CONST. ISOLATOR ROW
5. CONST. (26) SC740 STORMTECH WITH 18" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4619.50, TOP CHAMBERS=4619.00, BOTTOM CHAMBERS=4616.50, BOTTOM GRAVEL=4615.00, 15" IE IN=4616.61
6. CONST. 17 L.F. 15" ADS HP STORM PIPE @ S=2%
7. CONST. 18" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4621.45, GRATE=4620.95, 15" IE OUT=4617.03
8. CONST. 16 L.F. 15" ADS HP STORM PIPE @ S=2%
9. CONST. 18" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4621.52, GRATE=4621.02, 15" IE OUT=4617.01
10. CONST. 98 L.F. 15" ADS HP STORM PIPE @ S=1.5%
11. CONST. 18" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4622.56, GRATE=4622.06, 15" IE OUT=4618.16
12. CONST. 66 L.F. 15" ADS HP STORM PIPE @ S=4.5%
13. CONST. 4'X4' CONCRETE BOX WITH 2'X3' GRATE INLET, TBC=4624.17, GRATE=4623.67, 15" IE OUT=4619.58, 6" IE IN=4620.34, IE BOX=4615.67, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
14. CONST. 60 L.F. 6" ADS PIPE @ S=4.93%
15. CONST. 12" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, BASE OF GRATE=4625.80, 6" IE THRU=4623.30
16. CONST. 6" PIPE FROM DRAIN BASIN TO ROOF DRAIN CONNECTION AT BUILDING AT S=2% MIN.
17. CONST. 65 L.F. 6" ADS PIPE @ S=3%
18. CONST. 12" NYLOPLAST DRAIN BASIN WITH GRATE, TBC=4626.01, GRATE=4625.51, 6" IE THRU=4622.29
19. CONST. 57 L.F. 6" ADS PIPE @ S=3%
20. CONST. 12" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, BASE OF GRATE=4626.50, 6" IE THRU=4624.00
21. CONST. 6" PIPE FROM DRAIN BASIN TO ROOF DRAIN CONNECTION AT BUILDING AT S=2% MIN.
22. CONST. 4' DIAMETER MANHOLE WITH 2'X3' FACE INLET AND GRATE PER AF DETAIL 15.14. TBC=4622.47, GRATE=4621.97, 15" IE OUT=4619.07
23. CONST. 7 L.F. 15" SDR PVC @ S=1%
24. CONST. 5' DIAMETER SUMP. BOTTOM OF MANHOLE=4607.00, BOTTOM OF GRAVEL=4605.00, 15" IE IN=4619.00, SUMP TO BE CONSTRUCTED PER AF DETAIL 15.14

## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| IE | INVERT ELEVATION |
| 0.00% | DIRECTION OF DRAINAGE |
| (00.00) EA | EXISTING ELEVATION |
| 00.00 TBC | PROPOSED ELEVATION |
| 4808 | EXISTING CONTOUR |
| 00 | PROPOSED CONTOUR |
| KEY | STORM DRAIN KEYED NOTE |

20 10 0 20 40 60

Scale 1" = 20'

## ON-SITE PAVEMENT DESIGN

3" ASPHALT
11" UNTREATED ROAD BASE

Know what's below. Call before you dig.

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

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

**BENCH MARK**

WEST QUARTER CORNER, SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
UT. CO. GIS MON. NO. 879
ELEVATION = 4640.18

**REVISIONS**

| Rev. | Date | Description |
|---|---|---|
| 1 | 02/04/19 | REVISED AS PER TECH REVIEW COMMENTS DATED 01/31/19 |

AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

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

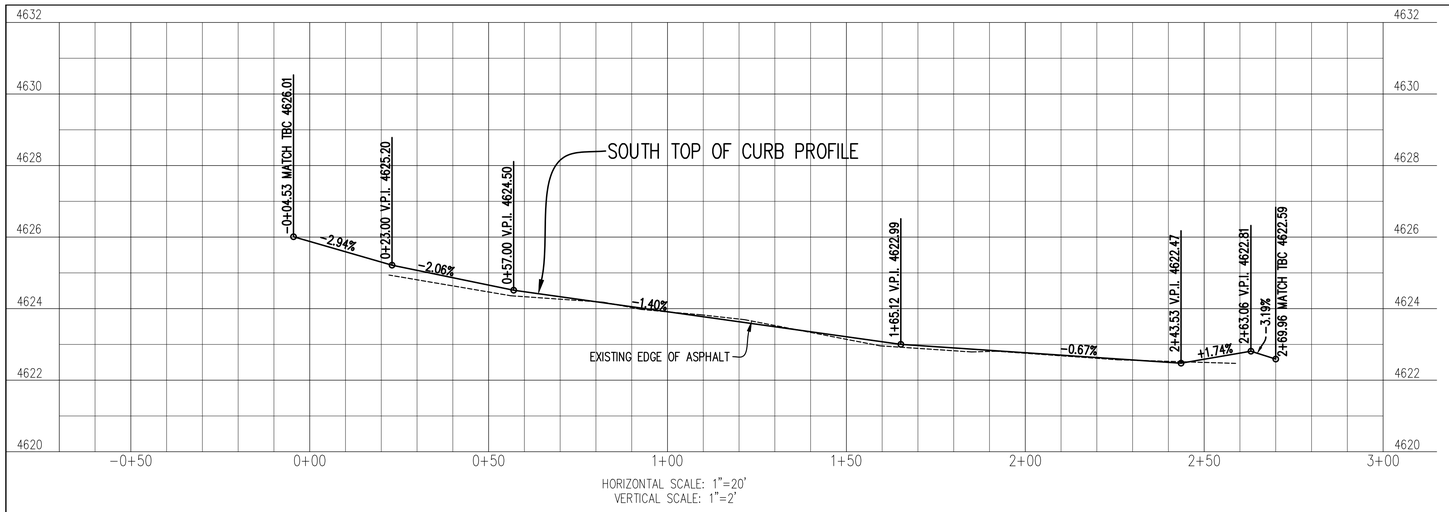
# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

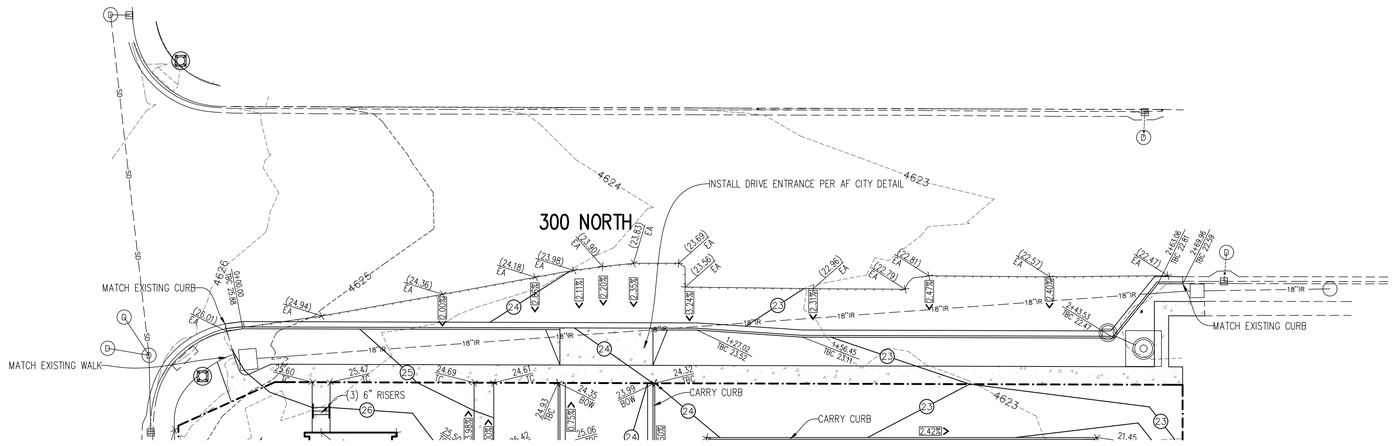
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

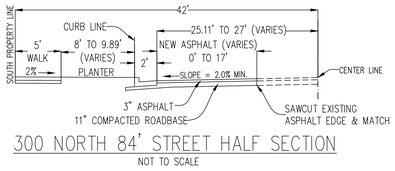
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Scale: 1"=20'
Date: 01/22/19
C5



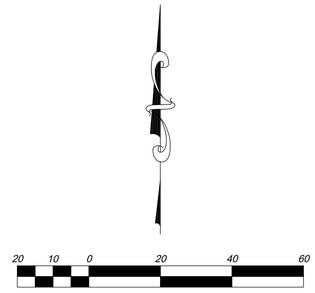

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'




300 NORTH 84' STREET HALF SECTION

NOT TO SCALE




Scale 1" = 20'

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No. 270393
STATE OF UTAH

LAND SURVEYOR:
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# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

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

## 300 NORTH TBC PLAN/PROFILE

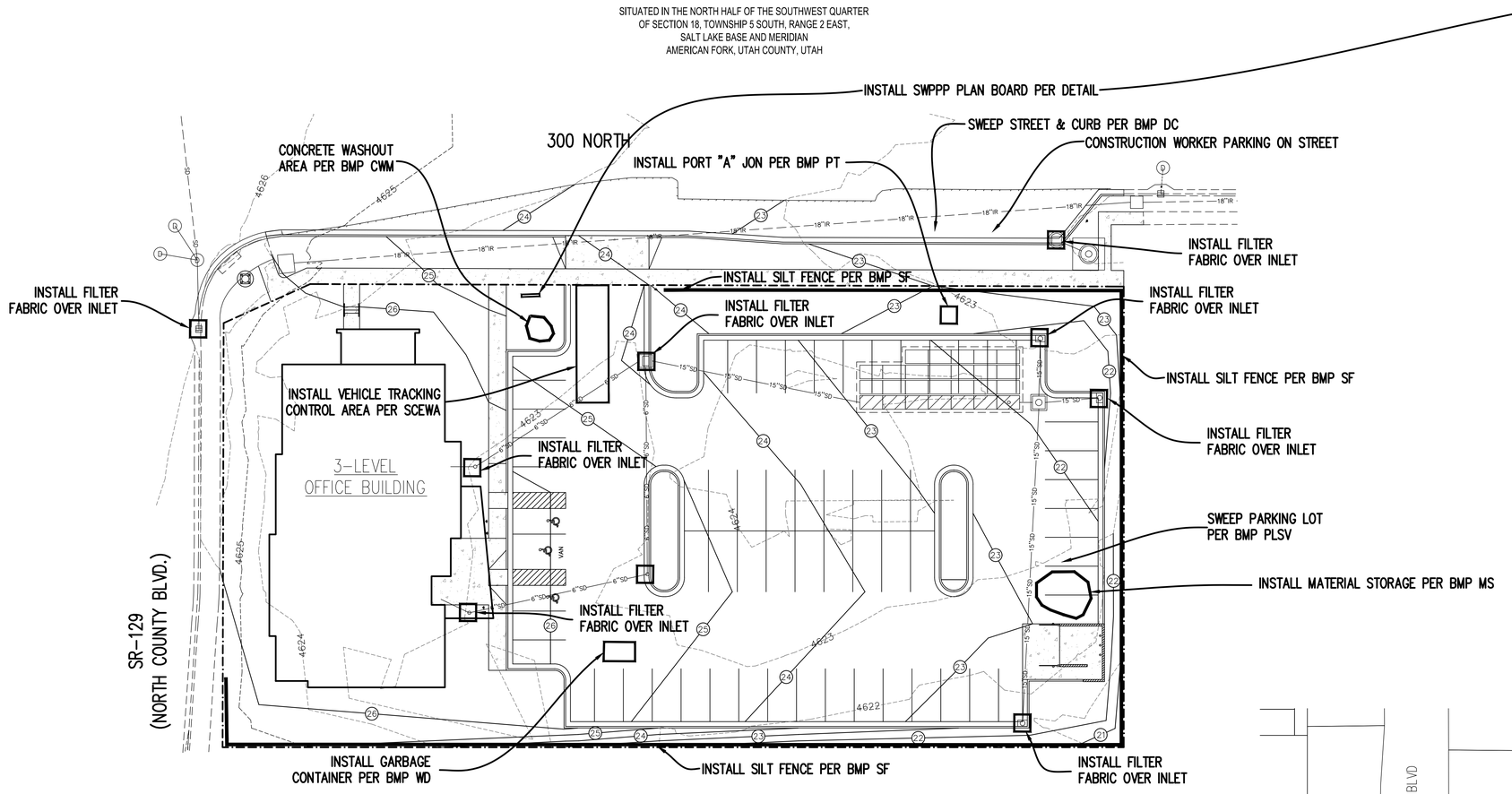
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Date: 01/22/19

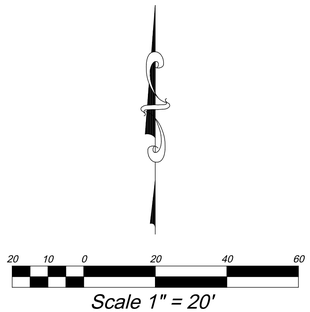
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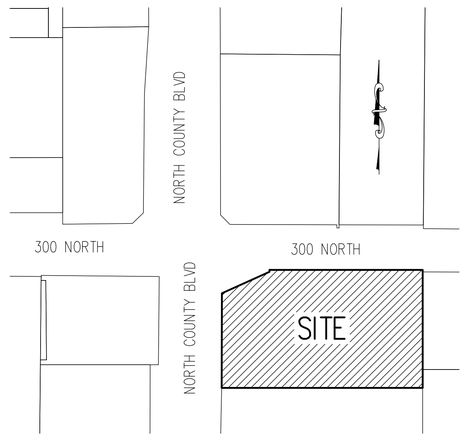
# AUBLE OFFICE BUILDING

## ADDRESS: 1112 EAST 300 NORTH

SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH




VICINITY PLAN

## SWPPP Storm Water Pollution Prevention Plan

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

**Project Name: 123abc**

*minimum sign dimension 3'x4'*

**SWPPP Location: ABC Company Construction Trailer**
**100 W Center**

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

NOI 8.5"x 11"

NOI 8.5"x 11"

SWPPP Drawing 17"x 22"

PERCOLATION RATE: 2 MINUTES PER INCH

DISTURBED AREA = 0.93 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.35
C-VALUE AFTER CONSTRUCTION = 0.69

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

## SWPPP CONTACT LIST:

| COMPANY | CONTACT | PHONE |
|---|---|---|
| AF STORM DRAIN SEWER | Ashton Hardy | (801) 404 6162 |
| AF STORM WATER INSPECTOR | Harlan Nielson | (801) 404 6361 |
| AF FLOOD IRRIGATION COMPANY | Ernie Johns | (801) 756 6626 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | Jon Adams | (801) 756 5231 |
| LEHI CITY SEWER & WATER | Lee Barnes | (801) 836 1036 |
| MITCHELL HOLLOW IRRIGATION | Jeff Mitchell | (801) 367 9026 |

## SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

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

## SWMP CERTIFICATION STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
1/22/19

_____
PE STAMP, SIGN AND DATE

## EROSION CONTROL NOTES:

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

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

LAND SURVEYOR:
J-U-B ENGINEERS, INC.

**BENCH MARK**

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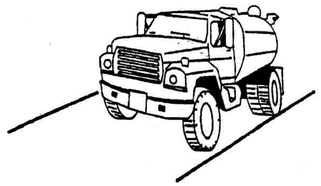

AUBLE OFFICE BUILDING
AMERICAN FORK 1112 East 300 North UTAH

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

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 01/22/19
C7

## BMP: Dust Controls — DC



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

## BMP: Parking Lot Sweeping/Vacuuming — PLSV



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

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

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

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

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

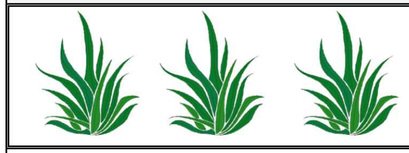
### Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

## BMP: Temporary and Permanent Seeding — TPS



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

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

### Recommended Seed Mix:
The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:
Utah State University Extension Service
51 South University Avenue, Suite 206
Provo, Utah 84601
phone (801) 370-8460

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

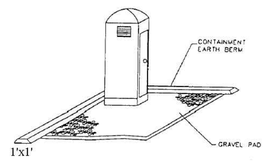
### Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Portable Toilets — PT




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

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

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

### Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

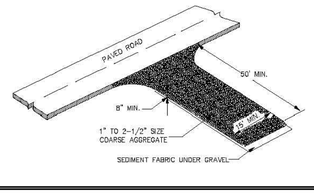
### Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Stabilized Construction Entrance and Wash Area — SCEWA




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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

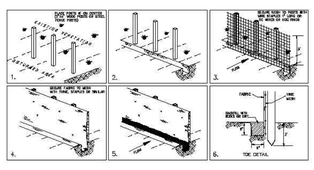
### Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Silt Fence — SF



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

REGISTERED PROFESSIONAL ENGINEER
1/22/19
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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|---|---|---|
| Rev. | Date | Description |
| | | |


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


# AUBLE OFFICE BUILDING

AMERICAN FORK — 1112 East 300 North — UTAH

| | |
|---|---|
| Drawn by: D.W.P. | Scale: NTS |
| Designed by: D.W.P. | Date: 01/22/19 |
| Checked by: D.W.P. | C8 |

## BMP DETAILS

## BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

## BMP: BMP Inspection and Maintenance — BMPIM



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

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

**Limitations:**
- Availability of trained staff

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

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

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

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

■ High ☒ Medium ☐ Low

## BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

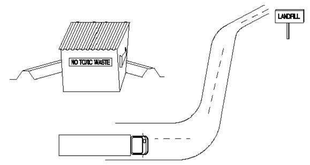
**Targeted Pollutants**
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Waste Disposal — WD




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

**Application:**
All construction sites.

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

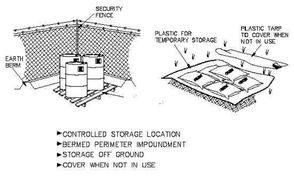
**Targeted Pollutants**
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Materials Storage — MS




**Description:**
Controlled storage of on-site materials.

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

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

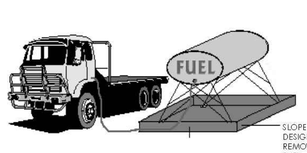
**Targeted Pollutants**
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Vehicle And Equipment Fueling — VEF




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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

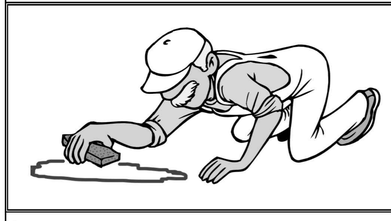
**Targeted Pollutants**
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

## BMP: Spill Clean-Up — SCU



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

**Application:**
All sites

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH — 1/22/19

AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

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

# AUBLE OFFICE BUILDING

AMERICAN FORK — 1112 East 300 North — UTAH

| Drawn by: | Scale: |
|---|---|
| D.W.P. | NTS |
| Designed by: D.W.P. | Date: 01/22/19 |
| Checked by: D.W.P. | |

## BMP DETAILS

C9

## GENERAL NOTES

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

## UTILITIES

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

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURYLINK | – TELEPHONE | Ryan Allred | (385) 223 0084 |
| ROCKY MTN. POWER | – POWER | Teria Walker | (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez | (801) 401 3017 |
| QUESTAR GAS | – GAS | Wendy Edwards | (801) 853 8513 |
| AMERICAN FORK CITY | – WATER | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy | (801) 763 3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielsen | (801) 763 3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems | (801) 763 3060 |
| AMERICAN FORK CITY | – PLANNING | Adam Olsen | (801) 763 3000 |
| AMERICAN FORK CITY | – ENGINEERING | Scott Sensanbaugher | (801)763 3060 |
| FIRE MARSHALL | – FIRE DEPT | Jason Turner | (801) 763 3040 |
| FIRE & RESCUE | | | 911 |

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

## TRAFFIC CONTROL

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

## EROSION AND SEDIMENT CONTROL

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

## WATER LINE

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

## SANITARY SEWER

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

## STORM SEWER

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

## STRIPING AND SIGNING

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

## MAIL DELIVERY

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

## USE OF FIRE HYDRANTS

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

## PRESSURIZED IRRIGATION LINE

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

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
1/22/19

REVISIONS

| Rev. | Date | Description |
|---|---|---|
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AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

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

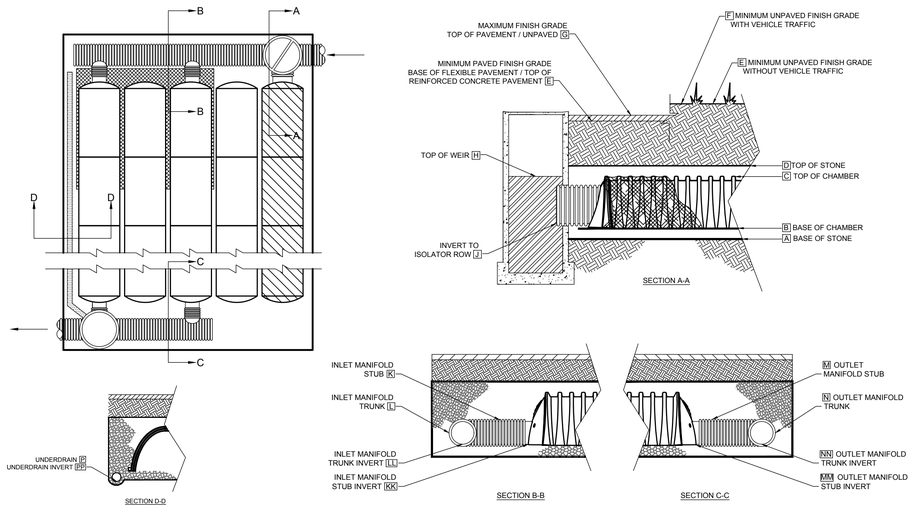

# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

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

## AMERICAN FORK STANDARD CONSTRUCTION NOTES

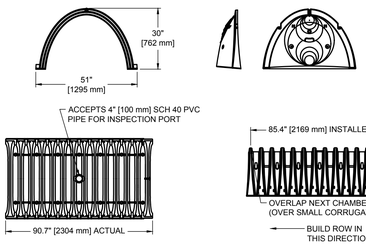
Scale: NTS
Date: 01/22/19
C10




## 2 SC-740 ELEVATIONS

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL
2. THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLTION. CALL **1-888-892-2694** OR VISIT **WWW.STORMTECH.COM** TO RECIEVE A COPY OF THE LATEST STORMTECH INSTALLTION INSTRUCTIONS
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

## 3 SC-740 NOTES




NOMINAL CHAMBER SPECIFICATIONS

| | |
|---|---|
| SIZE (W x H x INSTALLED LENGTH) | 51.0" x 30.0" x 85.4" [1295 mm x 762 mm x 2169 mm] |
| CHAMBER STORAGE | 45.9 CUBIC FEET [1.30 m³] |
| MINIMUM INSTALLED STORAGE | 74.9 CUBIC FEET [2.12 m³] |
| WEIGHT | 75 lbs. [33.6 kg] |

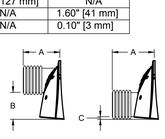
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

| PART# | STUB | A | B | C |
|---|---|---|---|---|
| SC740EPE06T | 6" [150 mm] | 10.90" [277 mm] | 18.50" [470 mm] | N/A |
| SC740EPE06B | 6" [150 mm] | 10.90" [277 mm] | N/A | 0.50" [13 mm] |
| SC740EPE08T | 8" [200 mm] | 12.20" [310 mm] | 16.50" [419 mm] | N/A |
| SC740EPE08B | 8" [200 mm] | 12.20" [310 mm] | N/A | 0.60" [15 mm] |
| SC740EPE10T | 10" [250 mm] | 13.40" [340 mm] | 14.50" [368 mm] | N/A |
| SC740EPE10B | 10" [250 mm] | 13.40" [340 mm] | N/A | 0.70" [18 mm] |
| SC740EPE12T | 12" [300 mm] | 14.70" [373 mm] | 12.50" [318 mm] | N/A |
| SC740EPE12B | 12" [300 mm ] | 14.70" [373 mm] | N/A | 1.20" [30 mm] |
| SC740EPE15T | 15" [375 mm] | 18.40" [467 mm] | 9.00" [229 mm] | N/A |
| SC740EPE15B | 15" [375 mm] | 18.40" [467 mm] | N/A | 1.30" [33 mm] |
| SC740EPE18T | 18" [450 mm] | 19.70" [500 mm] | 5.00" [127 mm] | N/A |
| SC740EPE18B | 18" [450 mm] | 19.70" [500 mm] | N/A | 1.60" [41 mm] |
| *SC740EPE24B | 24" [600 mm] | 18.50" [470 mm] | N/A | 0.10" [3 mm] |

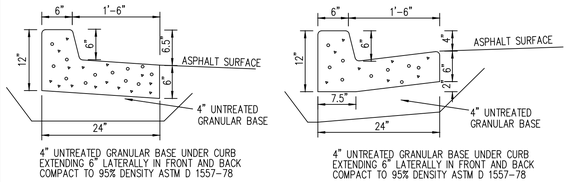
NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC740EPE24B THE 24" [600 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" [44 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.




## 4 SC-740 TECHNICAL SPEC.




4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB
NOT TO SCALE

4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

CARRY CURB
NOT TO SCALE

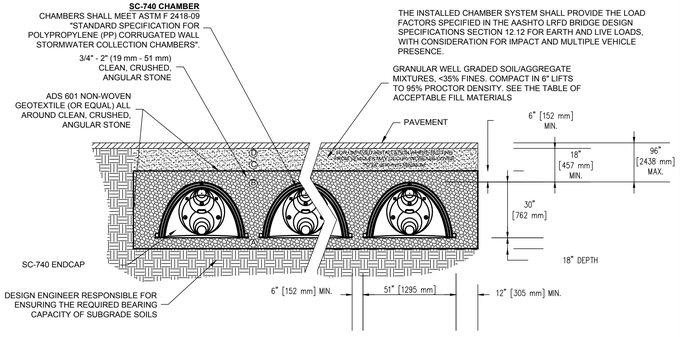
**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

| MATERIAL LOCATION | DESCRIPTION | AASHTO M43 DESIGNATION[1] | COMPACTION/DENSITY REQUIREMENT |
|---|---|---|---|
| C FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER. | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| D FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER. | GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN]. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN]. |
| B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm] | 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm] | 3, 35, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY*. |

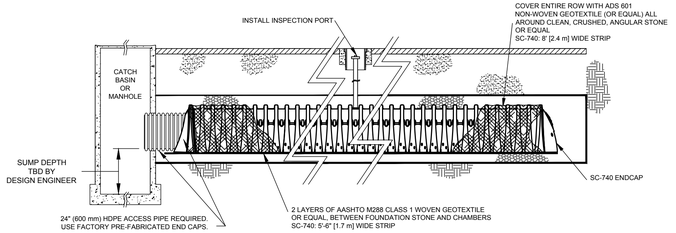
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

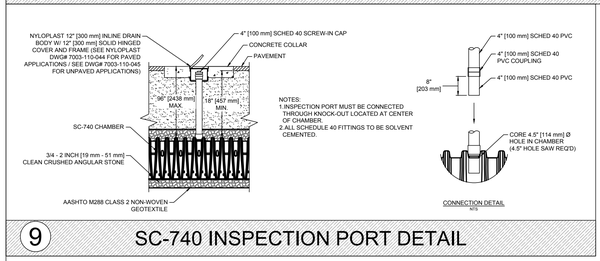
## 6 STORMTECH ACCEPTABLE FILL MATERIALS




## 7 SC-740 STANDARD CROSS SECTION

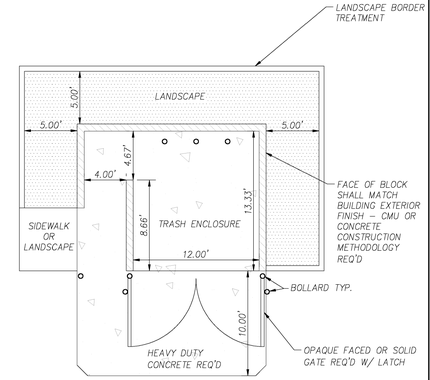



## 8 SC-740 ISOLATOR ROW™ DETAIL




## 9 SC-740 INSPECTION PORT DETAIL

# CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B

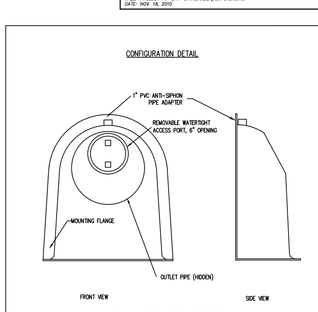



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

E:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 18, 2010

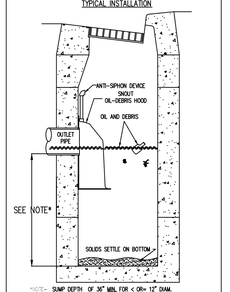
AMERICAN FORK — 1853 —

CONFIGURATION DETAIL




SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION

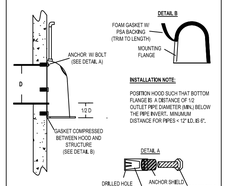



NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817

INSTALLATION DETAIL




HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/00 | NONE |
| | DRAWING NUMBER | SP-SN |

SNOUT DETAIL

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
1/11/19

REVISIONS

| Rev. | Date | Description |
|---|---|---|
| | | |

AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

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

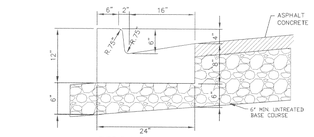
# AUBLE OFFICE BUILDING

AMERICAN FORK — 1112 East 300 North — UTAH

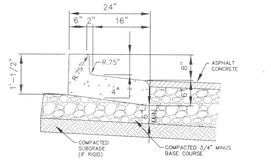
| Drawn by: | Designed by: | Checked by: | Scale: | Date: |
|---|---|---|---|---|
| D.W.P. | D.W.P. | D.W.P. | NTS | 01/22/19 |

DETAIL SHEET

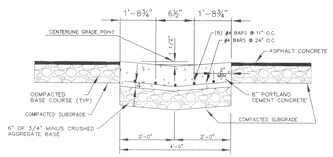
C11




TYPE E CURB & GUTTER
-NTS-

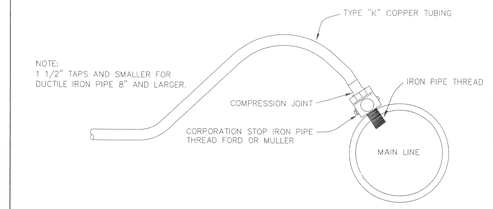



REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-

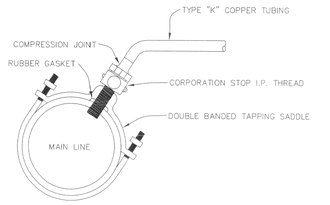



4.0' VALLEY GUTTER
-NTS-

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

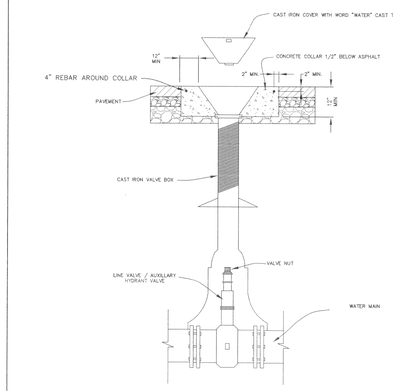



OPTION #2



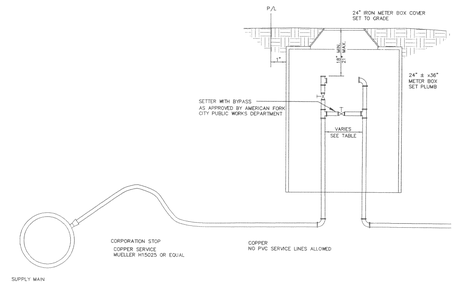

OPTION #1

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



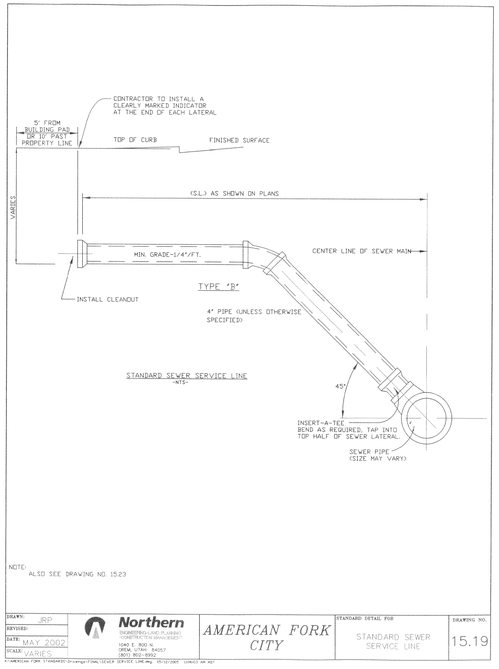

VALVE BOX DETAIL

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



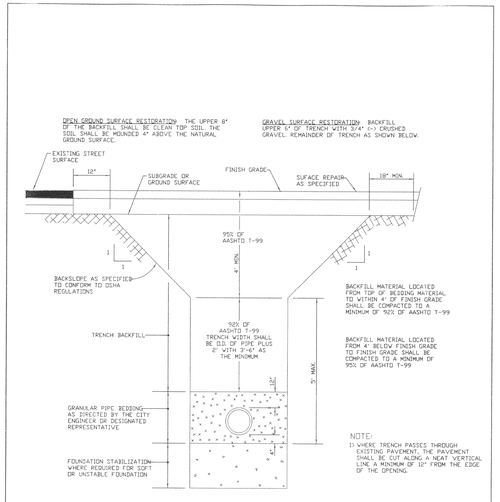

| SPACING TABLE | |
|---|---|
| SIZE | SPACING |
| 3/4" | 7 1/2" |
| 1" | 10 3/4" |
| 1 1/2" | 13" |
| 2" | 17" |

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




NOTE:
ALSO SEE DRAWING NO. 15.23

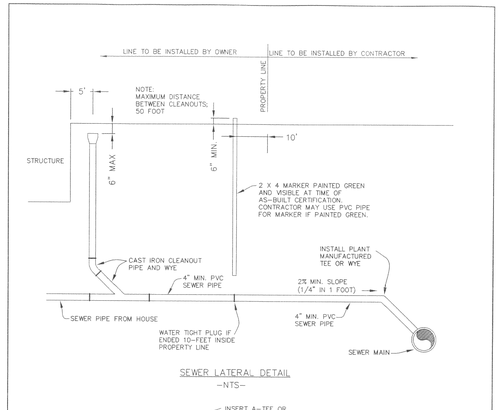
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| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE | DRAWING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



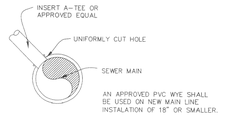

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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




SEWER LATERAL DETAIL
-NTS-

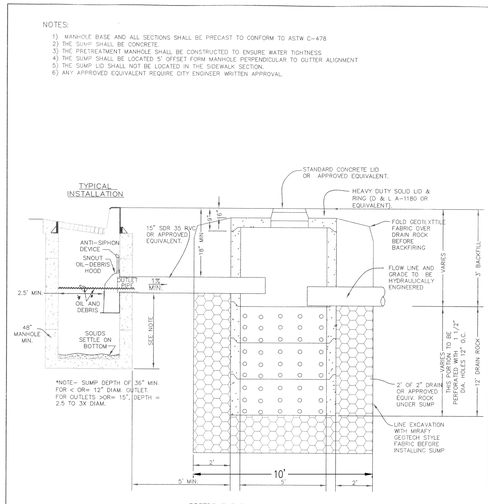



SEWER SURVICE LATERAL SADDLE
-NTS-

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

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

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




PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

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

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

REVISIONS

| Rev. | Date | Description |
|---|---|---|
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| | | |

AUBLE OFFICE BUILDING LLC
240 N. 1200 E. SUITE 201
LEHI, UT 84043

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

# AUBLE OFFICE BUILDING

AMERICAN FORK 1112 East 300 North UTAH

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

DETAIL SHEET

Scale: NTS
Date: 01/22/19

C12

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 1/15/2019 O:\ACAD\File\DAVIES AF-AUBEL OFFICE\WORKING\AUBEL-OFFICE_A2-01-ELEV.dwg




1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"




1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY 2018_1026

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE
3320 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

AUBLE OFFICE BUILDING

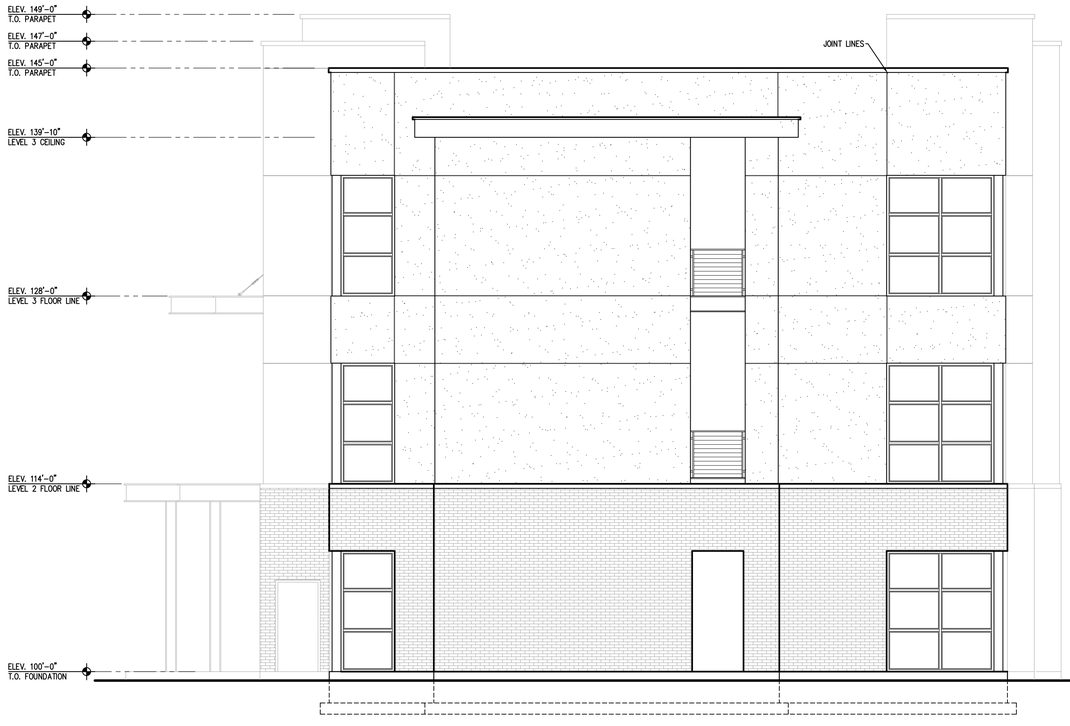
FRONT & REAR ELEVATIONS

OCT. 2018

A2.0

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 11/5/2019 O:\ACAD\File\DAVIES AF-AUBEL OFFICE\WORKING\AUBEL-OFFICE_A2-01-ELEV.dwg




1 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"




1 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY 2018_1026

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE
3320 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

AUBLE OFFICE BUILDING

RIGHT & LEFT SIDE ELEVATIONS

OCT. 2018

A2.1




## TREE LEGEND (TOTAL PLANT COUNT)

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| AR'R | ACER RUBRUM 'REDPOINT' | REDPOINT MAPLE | 2 | 2" CAL. | LOW | |
| PC'C | PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM') | CHANTICLEER FLOWERING PEAR | 9 | 2" CAL. | LOW | |
| PN'A | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 4 | 6'-8' TALL | LOW | |
| GT'S | GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' | SKYLINE HONEY LOCUST | 13 | 2" CAL. | LOW | |
| ZS'M | ZELKOVA SERRATA 'MUSASHINO' | COLUMNAR ZELKOVA | 7 | 2" CAL. | LOW | |
| PS'F | PINUS STROBUS 'FASTIGIATA' | COLUMNAR EASTERN PINE | 4 | 6'-8' TALL | LOW | |

## SHRUB LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| KL'F | KALMIA LATIFOLIA 'FRECKLES' | FRECKLES MOUNTAIN LAUREL | 26 | 5 GAL | MODERATE | |
| CA'B | CORNUS ALBA 'BAILHALO' | IVORY HALO DOGWOOD | 14 | 5 GAL | MODERATE | |
| SB'L | SPIREA X BUMALDA 'LIMEMOUND' | LIMEMOUND SPIREA | 32 | 5 GAL | MODERATE | |
| B'GM | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 15 | 5 GAL. | MODERATE | |
| BT'C | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY DWARF JAPANESE BARBERRY | 47 | 5 GAL | LOW | |
| JH'B | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | 18 | 5 GAL | LOW | |

## GRASSES & PERENNIAL LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| MS'A | MISCANTHUS SINENSIS 'ADAGIO' | ADAGIO MAIDEN GRASS | 98 | 1 GAL | LOW | |
| RF'G | RUDBECKIA FULGIDATA SULLIVANTII 'GOLDSTRUM' | BLACK EYED SUSAN | 58 | 1 GAL | HIGH | |

## SITE MATERIALS

| SYMBOL | SITE MATERIAL | QUANTITY | SPECIAL NOTES |
|---|---|---|---|
| | 1" OQUIRRH GRAVEL | 9,133 SQ.FT. (84.6 CU.YD) | LOCATED WHERE SPECIFIED |
| | (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) | | |
| | LAWN (SOD) AREA | 2,622 SQ.FT. | PATCH AREAS DESTROYED IN CONSTRUCTION |
| | 1"-2" BLACK LAVA ROCK | 2,145 SQ.FT. (19.9 CU.YD) | LOCATED WHERE SPECIFIED |
| | (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) | | |

## LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 01-21-2019 | UT19002 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

**PROJECT INFORMATION**

# AUBEL OFFICE

## 300 N. AND NORTH COUNTY BLVD.
## AMERICAN FORK, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

DAVIES DESIGN BUILD
3520 N UNIVERSITY AVE #200
PROVO, UT 84604
801-377-6303

Client / Engineer:

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 1/21/2019 |

**LANDSCAPE PLAN**

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

LP-COLOR

# LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

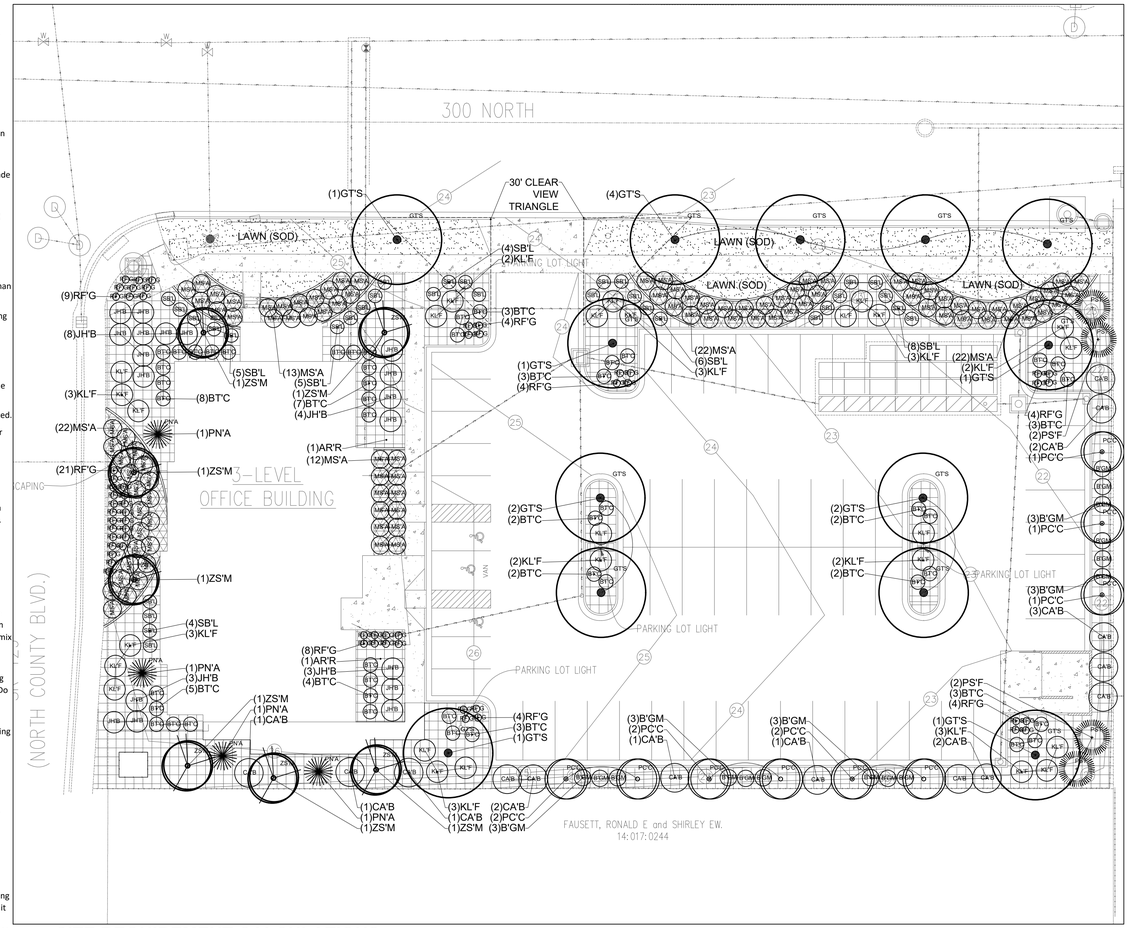
3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION




# SITE REQUIREMENT CALCULATIONS

**STREET FRONTAGE**

Street frontage landscape.
Street frontages. Within all zones (with the exception of lots zoned for one or two dwellings and the CC-1 and CC-2 zones), the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.

Minimum plant sizes. Minimum plant sizes are:
Shade tree, two and one-half inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of thirty feet or greater. If two and one- half inch caliper trees are not available due to seasonal shortages or shortages in desired varieties, the planning commission may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees.
Ornamental tree, one and one-half inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between fifteen feet and thirty feet.
Evergreen tree, six feet tall at time of planting.
Deciduous shrub, five-gallon container.
Evergreen shrub, five-gallon container.
Perennials and ground covers, one-gallon container.
Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.

| STREET FRONTAGE | | REQ'D: | PROVIDED: |
|---|---|---|---|
| **NORTH COUNTY BLVD. (145' LN FT)** | **1 TREE PER 40'** | **4** | **4** |
| **75% PLANT COVERAGE** | | | |
| **MAX 50% TURF** | | | |
| **300 NORTH STREET (280' LN FT)** | **1 TREE PER 40'** | **7** | **7** |
| **75% PLANT COVERAGE** | | | |
| **MAX 50% TURF** | | | |
| **SOUTH PROPERTY LINE** | | | |
| **1 TREE EVERY 20' WITH SHRUBS AND GROUND COVER** | | | |
| **280'** | | **14 TREES** | **14** |
| **WEST PROPERTY LINE** | | | |
| **1 TREE EVERY 20' WITH SHRUBS AND GROUND COVER** | | | |
| **145'** | | **7 TREES** | **7** |

# TREE LEGEND (TOTAL PLANT COUNT)

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| AR'R | ACER RUBRUM 'REDPOINT' | REDPOINT MAPLE | 2 | 2" CAL. | LOW | |
| PC'C | PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM') | CHANTICLEER FLOWERING PEAR | 9 | 2" CAL. | LOW | |
| PN'A | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 4 | 6'-8' TALL | LOW | |
| GT'S | GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' | SKYLINE HONEY LOCUST | 13 | 2" CAL. | LOW | |
| ZS'M | ZELKOVA SERRATA 'MUSASHINO' | COLUMNAR ZELKOVA | 7 | 2" CAL. | LOW | |
| PS'F | PINUS STROBUS 'FASTIGIATA' | COLUMNAR EASTERN PINE | 4 | 6'-8' TALL | LOW | |

# SHRUB LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| KL'F | KALMIA LATIFOLIA 'FRECKLES' | FRECKLES MOUNTAIN LAUREL | 26 | 5 GAL | MODERATE | |
| CA'B | CORNUS ALBA 'BAILHALO' | IVORY HALO DOGWOOD | 14 | 5 GAL | MODERATE | |
| SB'L | SPIREA X BUMALDA 'LIMEMOUND' | LIMEMOUND SPIREA | 32 | 5 GAL | MODERATE | |
| B'GM | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 15 | 5 GAL. | MODERATE | |
| BT'C | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY DWARF JAPANESE BARBERRY | 47 | 5 GAL | LOW | |
| JH'B | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | 18 | 5 GAL | LOW | |

# GRASSES & PERENNIAL LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|---|---|---|---|---|---|---|
| MS'A | MISCANTHUS SINENSIS 'ADAGIO' | ADAGIO MAIDEN GRASS | 98 | 1 GAL | LOW | |
| RF'G | RUDBECKIA FULGIDATA SULLIVANTII 'GOLDSTRUM' | BLACK EYED SUSAN | 58 | 1 GAL | HIGH | |

# SITE MATERIALS

| SYMBOL | SITE MATERIAL | QUANTITY | SPECIAL NOTES |
|---|---|---|---|
| | 1" OQUIRRH GRAVEL | 9,133 SQ.FT. (84.6 CU.YD) | LOCATED WHERE SPECIFIED |
| | (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) | | |
| | LAWN (SOD) AREA | 2,622 SQ.FT. | PATCH AREAS DESTROYED IN CONSTRUCTION |
| | 1"-2" BLACK LAVA ROCK | 2,145 SQ.FT. (19.9 CU.YD) | LOCATED WHERE SPECIFIED |
| | (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) | | |

# LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

# LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 01-21-2019 | UT19002 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

**PROJECT INFORMATION**

# AUBEL OFFICE

300 N. AND NORTH COUNTY BLVD.
AMERICAN FORK, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:
DAVIES DESIGN BUILD
3520 N UNIVERSITY AVE #200
PROVO, UT 84604
801-377-6303

Client / Engineer:
EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

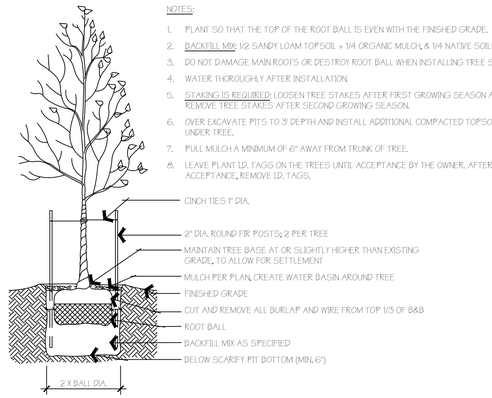
LICENSED LANDSCAPE ARCHITECT — JOSEPH T. ANDERSON — 8129 — STATE OF UTAH

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 1/21/2019 |

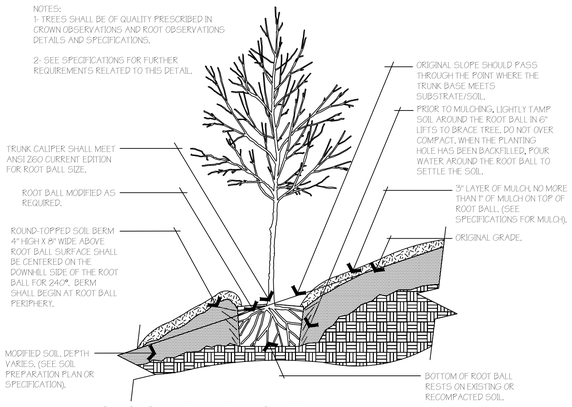
**LANDSCAPE PLAN**

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

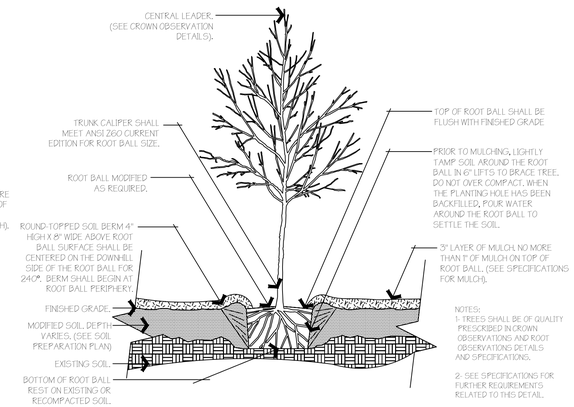
LP-1.0



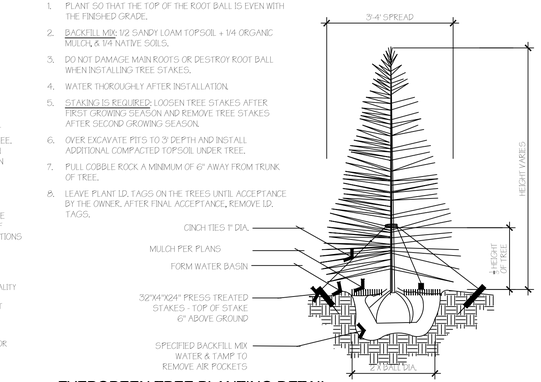

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



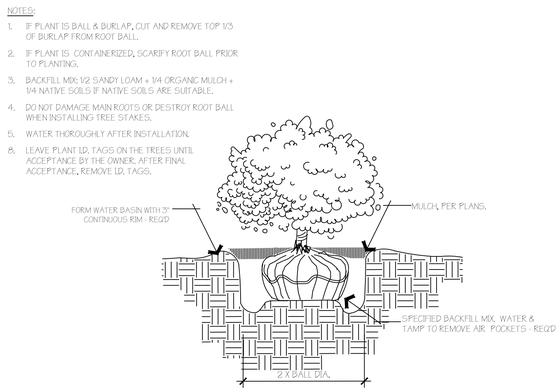

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE — PKJ DESIGN GROUP



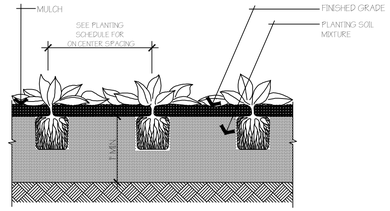

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE — PKJ DESIGN GROUP



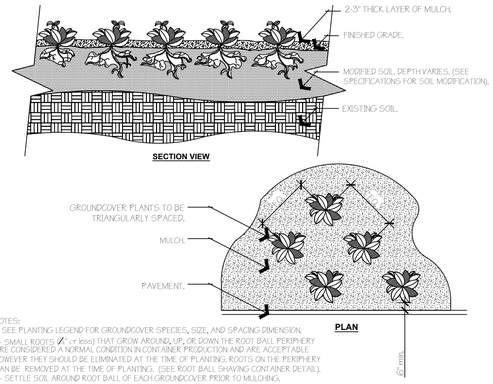

D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



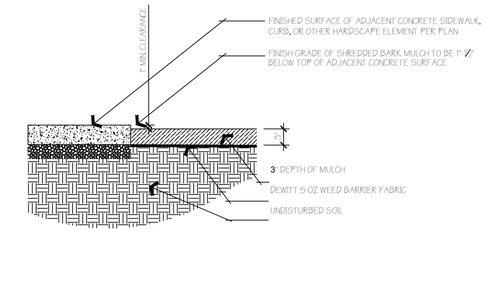

E SHRUB PLANTING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



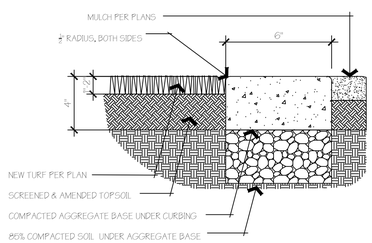

F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP



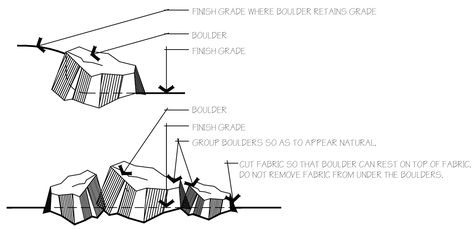

G GROUNDCOVER
NOT TO SCALE — PKJ DESIGN GROUP



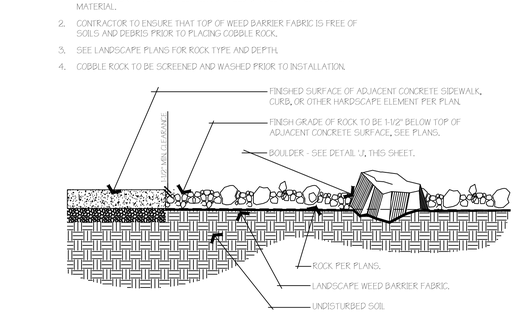

H MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



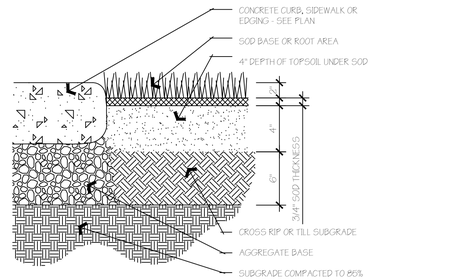

I CONCRETE MOWCURB DETAIL
NOT TO SCALE — PKJ DESIGN GROUP




J BOULDER PLACEMENT DETAIL
NOT TO SCALE — PKJ DESIGN GROUP




K COBBLE ROCK AND WEED BARRIER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP




L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 01-21-2019 | UT19002 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

**PROJECT INFORMATION**

# AUBEL OFFICE

## 300 N. AND NORTH COUNTY BLVD.
## AMERICAN FORK, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

DAVIES DESIGN BUILD
3520 N UNIVERSITY AVE #200
PROVO, UT 84604
801-377-6303

Client / Engineer:

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

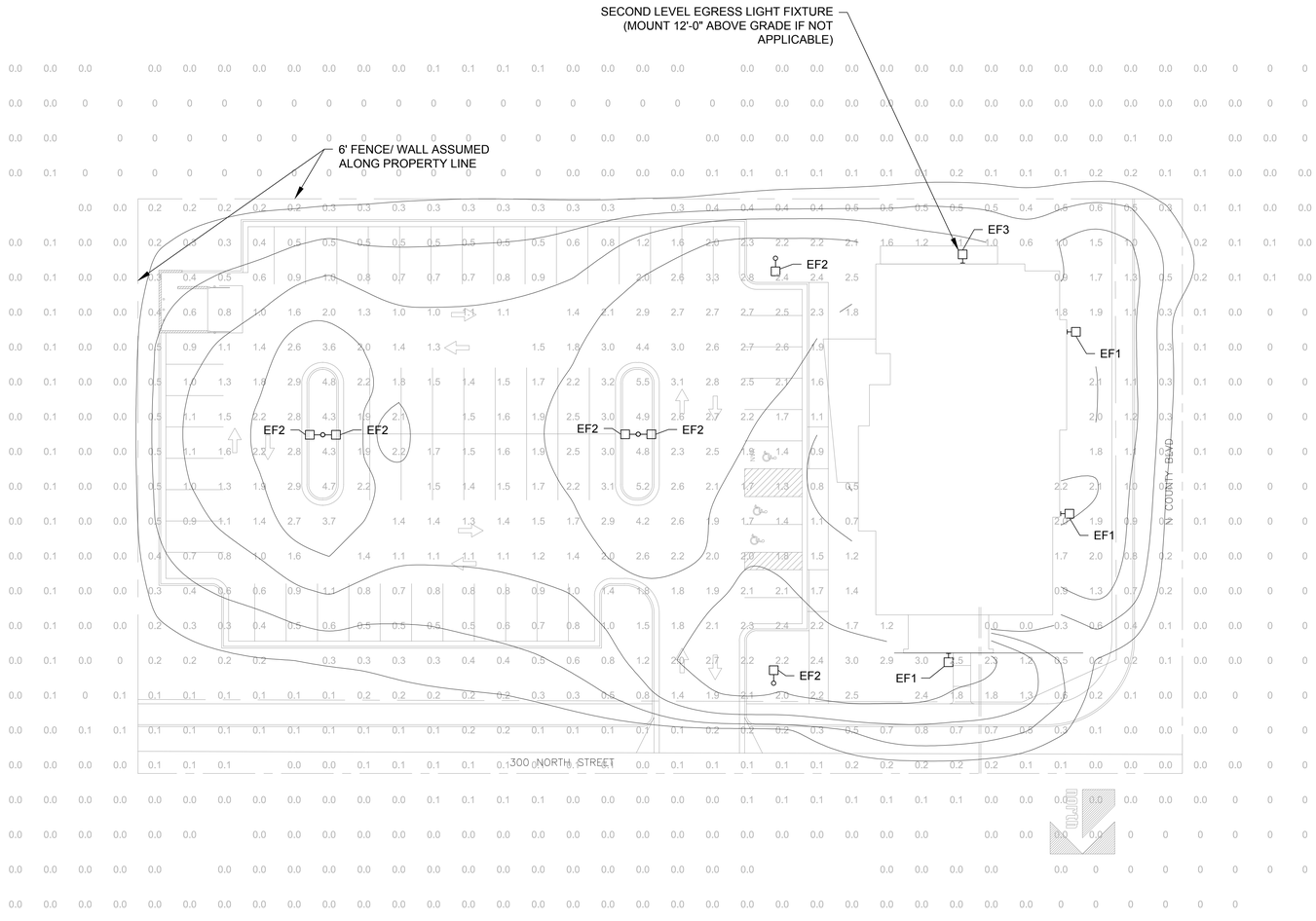



| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 1/21/2019 |

**LANDSCAPE PLAN**

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-2.5




NORTH

| LIGHTING FIXTURE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| MARK | DESCRIPTION/ MODEL | MOUNTING TYPE | MOUNTING HEIGHT | LIGHT DIST. | WATTAGE | QTY. |
| EF1 | EATON ISC-E01-LEC-E1-BL3 | WALL | 12'-0" | TYPE III | 25 | 3 |
| EF2 | EATON LUMARK PFPRV-1-A25-T4-20-HSS | POLE | 20'-0" | TYPE IV | 87 | 6 |
| EF3 | EATON ISC-E01-LEC-E1-GZW | WALL | 27'-6" | TYPE III | 25 | 1 |

**CONSTRUCTION NOTES**

1. VALUES SHOWN ARE FOOT-CANDLES.

**DATE**

JANUARY 2019

epic ENGINEERING

| REVISIONS | | |
|---|---|---|
| | DATE | DESCRIPTION |

| | |
|---|---|
| DRAWN: | KDC |
| DESIGNER: | KDC |
| REVIEWED: | DIO |
| PROJECT # | 19SM____ |

**SCALES**

1" = 20'

0 1"

BAR IS 2 ALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

**PROJECT NAME:**

**AUBEL OFFICE BLDG**

**PROJECT LOCATION:**

**300 NORTH COUNTY BLVD AMERICAN FORK, UT**

**SHEET TITLE:**

**PHOTOMETRIC ANALYSIS**

**PLAN SET:** PERMIT

**SHEET** E1.2

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 20, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the site plan and final plat for 860 Place, Plat B, Planned Community Development Project, consisting of 40 units and located in the vicinity of 480 S. 790 E., in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | Approximately 480 S. 790 E. | | | |
| Applicants: | | Berg Engineering/Patterson Construction | | | |
| Existing Land Use: | | Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Vacant | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | PC (Planned Community) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | PC (Planned Community) | | | |
| | South | PC (Planned Community) | | | |
| | East | PC (Planned Community) | | | |
| | West | PC (Planned Community) | | | |
| Land Use Plan Designation: | | Planned Community | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The preliminary plan for 860 Place was approved by the Planning Commission on September 6, 2017. Plat A was approved by the City Council on January 9, 2018. Plat B has been submitted for review and action.

Plat B consists of 40 units and is located at the southwestern portion of the overall 860 Place project. A clubhouse and associated park area were constructed with Plat A. 480 South, a private street, will be extended to the west and connect with the South Pointe subdivision. Plat B conforms to the approved preliminary plan.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

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

   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 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 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.

   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 condition of approval are offered for consideration:

1. The final plat conforms to the approved preliminary plan.

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

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of 860 Place Plat B, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of 860 Place Plat B.

TABLE

Mr. Chairman, I move that we table action on the final plat of 860 Place Plat B.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

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: 860 Place Plat B

Project Address: 480 South 810 East

Developer / Applicant's Name: Ken Berg/Scott Dunn

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:

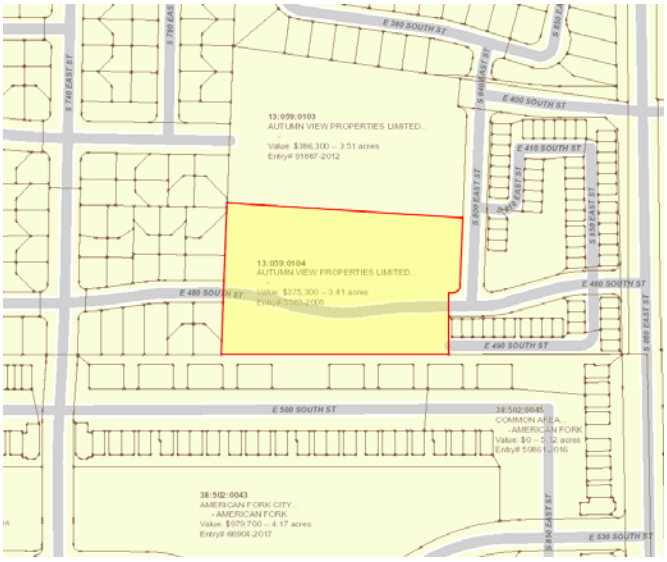
1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 2/20/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Applicant is requesting that the Planning Commission waive the following requirement(s):**

☐ Requested waivers **ARE** necessary for the proposed development to move forward.

☐ Requested waivers **ARE NOT** necessary for the proposed development to move forward.

**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. **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. **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.

## TABULATIONS

| | | |
|---|---|---|
| PROJECT ZONE | PC | |
| TOTAL PROJECT AREA | 119,684 SF / 2.75 AC | 100% |
| LANDSCAPE | 24,437 SF / 0.56 AC | 20% |
| IMPERVIOUS AREA | 95,247 SF / 2.18 AC | 80% |
| NUMBER OF TOTAL LOTS | 40 | |
| DENSITY | 14.55 D.U./GROSS AC | |

### PARKING

| | |
|---|---|
| NUMBER OF UNITS | 40 UNITS |
| REQ'D PARKING RATIO 2.25 SPACES PER UNIT | 90 SPACES |
| GARAGE SPACES (2 PER UNIT) | 80 SPACES |
| VISITOR PARKING IN PLAT B | 23 SPACES |
| TOTAL PARKING SPACES PROVIDED | 113 SPACES |

## BOUNDARY DESCRIPTION

Beginning at a point located South 00°15'28" East along section line 385.00 feet and West 789.45 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence South 02°23'31" West 88.10 feet; thence South 89°49'57" East 22.68 feet; thence South 00°10'03" West 130.46 feet; thence North 89°51'41" West 480.04 feet; thence North 02°22'08" East 293.22 feet; thence North 84°44'16" East 175.82 feet; thence South 23°13'56" East 63.46 feet; thence North 89°50'16" East 82.86 feet; thence along the arc of a non-tangent 130.50 foot radius curve to the right a distance of 20.81 feet (central angle of 09°08'14" and a chord bearing S03°16'28"E 20.79 feet); thence South 01°17'39" West 8.81 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.93 feet (central angle of 91°24'37" and a chord bearing S44°24'39"E 21.47 feet); thence North 89°51'37" East 104.59 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 22.92 feet (central angle of 87°32'59" and a chord bearing N46°06'33"E 20.75 feet); thence South 83°51'03" East 31.00 feet to the point of beginning.

Area = 119,684 sf or 2.75 ac

## NOTES

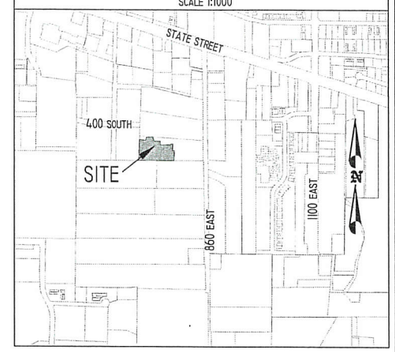
1. PROJECT ADDRESS IS 480 SOUTH 750 EAST
2. ELEVATION BENCHMARK IS THE EAST QUARTER CORNER OF SEC 24 T 5 S; R 1 E; SLB&M ELEV = 4,572.82
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
5. 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
6. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49057 0110 B, EFFECTIVE DATE: JULY 17, 2002.

## LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

## VICINITY SKETCH

SCALE 1:1000




## CODE ANALYSIS

| | |
|---|---|
| ZONE = | PC |
| TYPE OF OCCUPANCY = | V |
| TYPE OF CONSTRUCTION = | R-2 |
| FIRE SPRINKLED = | NO |
| BUILDING HEIGHT = | 28' |

## CONTACT LIST

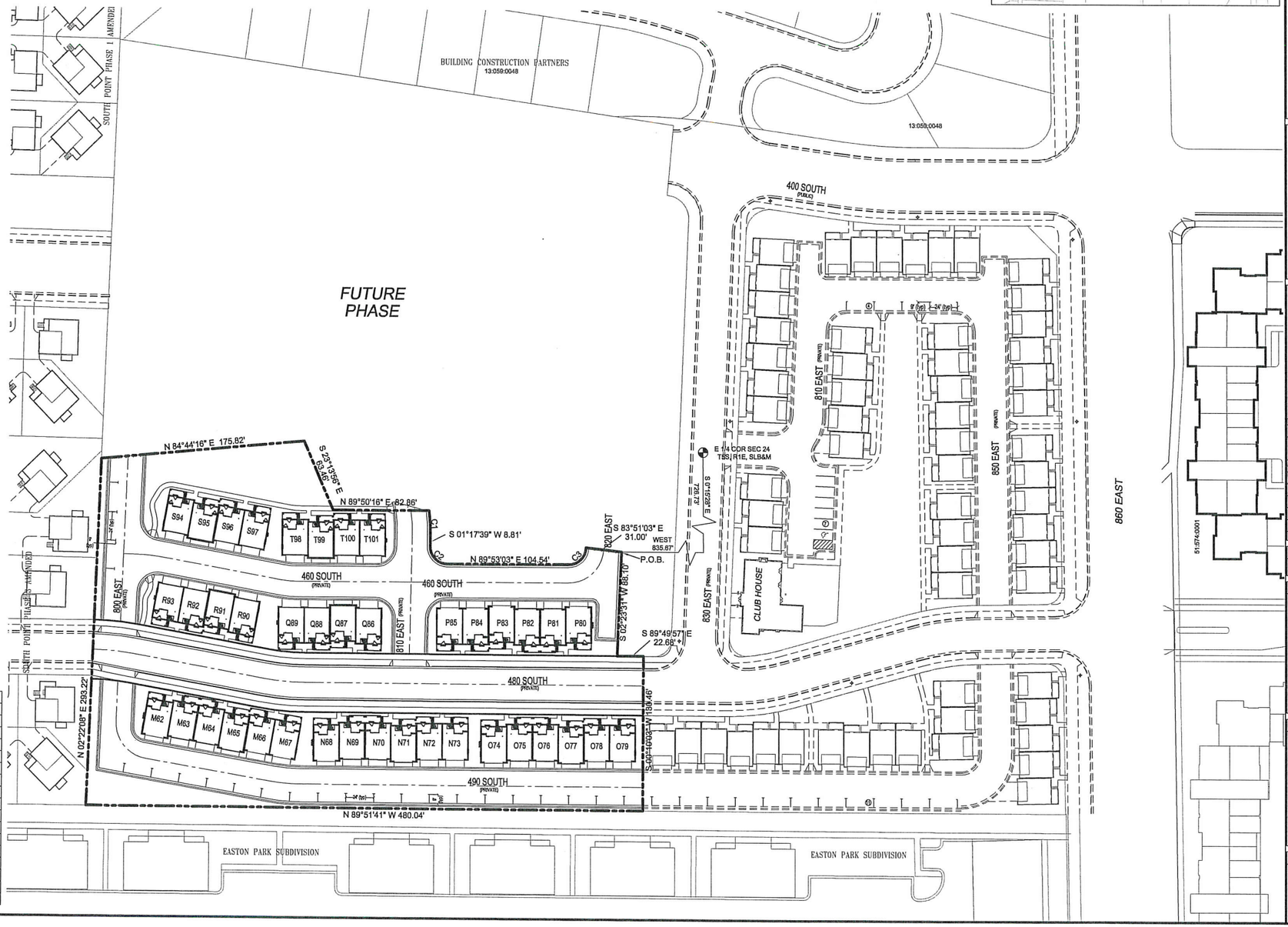
| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (DOUG BATEMAN) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON | (801) 853-6548 |

## SHEET INDEX


| | |
|---|---|
| C0 | COVER |
| C1 | SITE PLAN |
| C2 | OVERALL UTILITY PLAN |
| C3 | GRADING AND STORM DRAINAGE PLAN |
| C4 | FIRE ACCESS PLAN |
| C5 | 745 E PLAN & PROFILE |
| C6 | 790 E PLAN & PROFILE |
| C7 | 460 S PLAN & PROFILE |
| C8 | 480 S PLAN & PROFILE |
| C9 | 490 S PLAN & PROFILE |
| C10 | DETENTION POND PLAN & PROFILE |
| C11 | SWPPP |
| D1-D4 | CONSTRUCTION DETAILS |
| GN1 | GENERAL NOTES |


## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 130.50 | 20.81 | 09°08'14" | 20.79 | S03°16'28"E |
| C2 | 15.00 | 23.93 | 91°24'37" | 21.47 | S44°24'39"E |
| C3 | 15.00 | 22.92 | 87°32'59" | 20.75 | N46°06'33"E |
| C4 | 201.50 | 34.84 | 09°54'28" | 34.80 | N84°52'43"W |
| C5 | 198.50 | 34.48 | 09°57'12" | 34.44 | N84°54'05"W |
| C6 | 173.50 | 23.03 | 07°36'14" | 23.01 | S86°24'04"E |
| C7 | 173.50 | 8.10 | 02°40'28" | 8.10 | S81°15'43"E |
| C8 | 226.50 | 39.17 | 09°54'28" | 39.12 | S84°52'43"E |
| C9 | 176.50 | 30.52 | 09°54'28" | 30.48 | N84°52'43"W |
| C10 | 223.50 | 14.83 | 03°48'08" | 14.83 | N81°49'33"W |
| C11 | 223.50 | 23.01 | 05°53'59" | 23.00 | N86°40'36"W |
| C12 | 30.50 | 44.03 | 82°42'18" | 40.30 | S38°59'01"E |
| C13 | 150.00 | 24.92 | 09°31'07" | 24.89 | S85°05'44"E |
| C14 | 30.50 | 45.61 | 85°41'10" | 41.48' | S47°02'28"W |
| C15 | 83.00 | 14.81 | 10°13'34" | 14.79 | N85°00'10"W |
| C16 | 104.00 | 14.05 | 07°44'29" | 14.04 | N83°45'37"W |
| C17 | 115.00 | 20.43 | 10°10'48" | 20.41 | N03°47'45"W |




0 25 50 100 150

SCALE: 1"= 50'


DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119


DEVELOPMENT

# 860 PLACE


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


| REVISIONS | | |
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SEAL

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

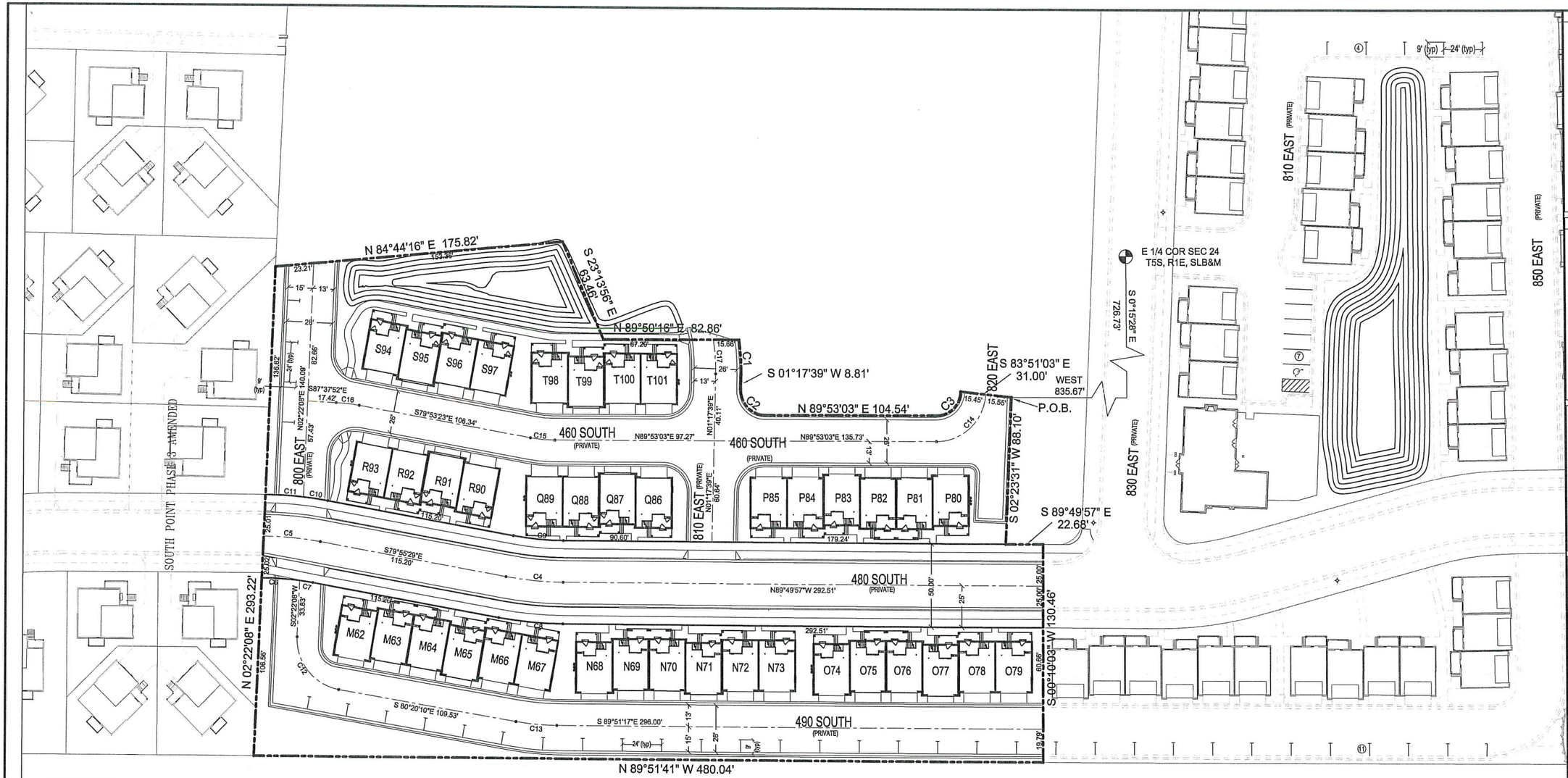
# 860 PLACE

DESCRIPTION

FINAL PLAT "B"

CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER | C0 |




## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 130.50 | 20.81 | 09°08'14" | 20.79 | S03°16'28"E |
| C2 | 15.00 | 23.93 | 91°24'37" | 21.47 | S44°24'39"E |
| C3 | 15.00 | 22.92 | 87°32'59" | 20.75 | N46°06'33"E |
| C4 | 201.50 | 34.84 | 09°54'28" | 34.80 | N84°52'43"W |
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| C7 | 173.50 | 8.10 | 02°40'28" | 8.10 | S81°15'43"E |
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| C15 | 85.00 | 15.17 | 10°13'34" | 15.15 | N85°00'10"W |
| C16 | 102.00 | 13.78 | 07°44'29" | 13.77 | N83°45'37"W |
| C17 | 115.00 | 20.43 | 10°10'48" | 20.41 | N03°47'45"W |

DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

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


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

*CONSTRUCTION DRAWINGS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| SITE PLAN | C1 |

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

## SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR wye AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.




DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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


Berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1877


| REVISIONS | | |
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Kenneth Ray Berg
STATE OF UTAH

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

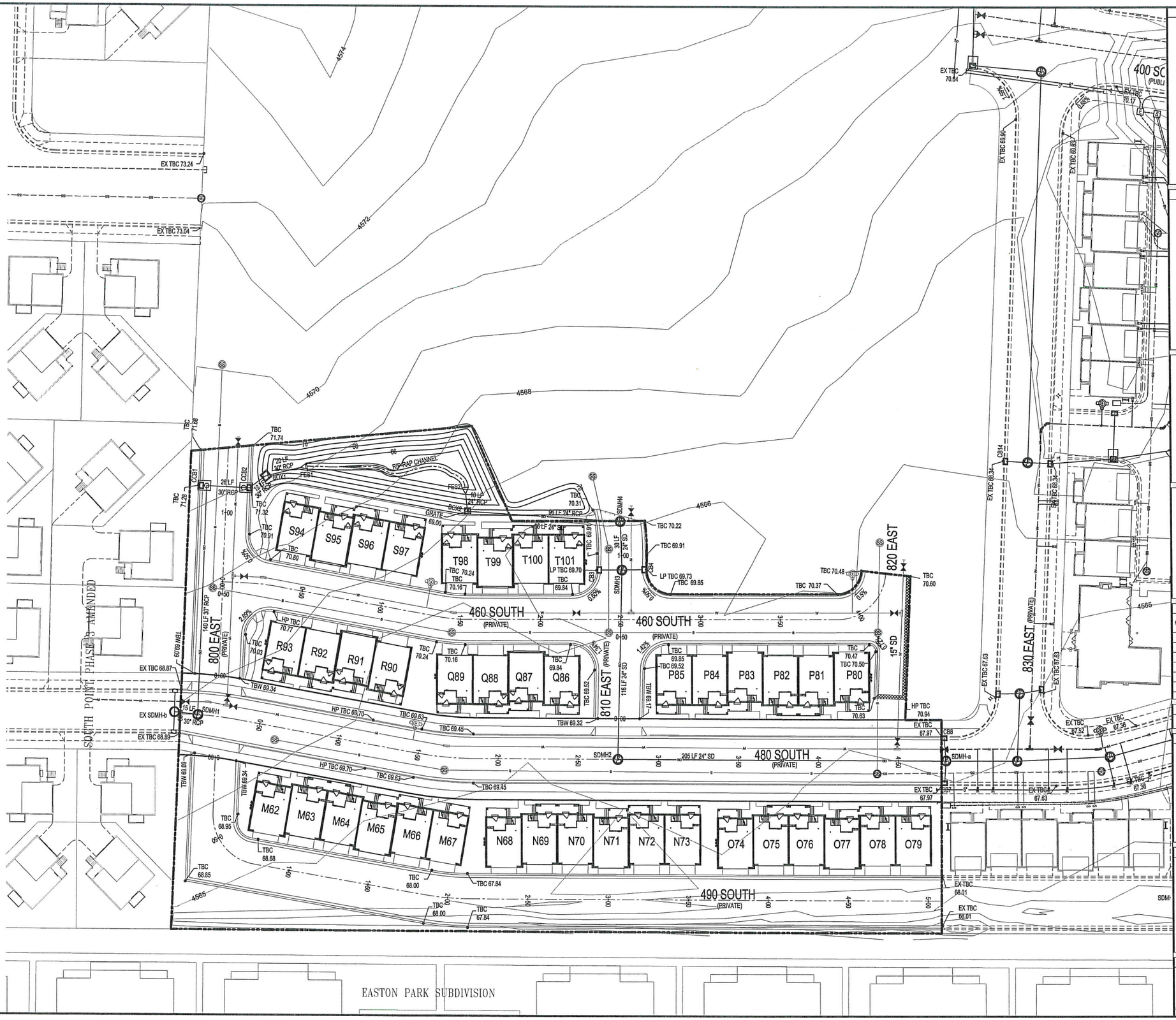
*CONSTRUCTION DRAWINGS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *UTILITY PLAN* | *C2* |

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

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


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


REVISIONS

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SEAL

PROFESSIONAL ENGINEER
6318802
R. Kenneth Ray
Berg
STATE OF UTAH

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/1/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

*CONSTRUCTION DRAWINGS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3 |

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU DIG 1-800-662-4111

**NOTICE!**

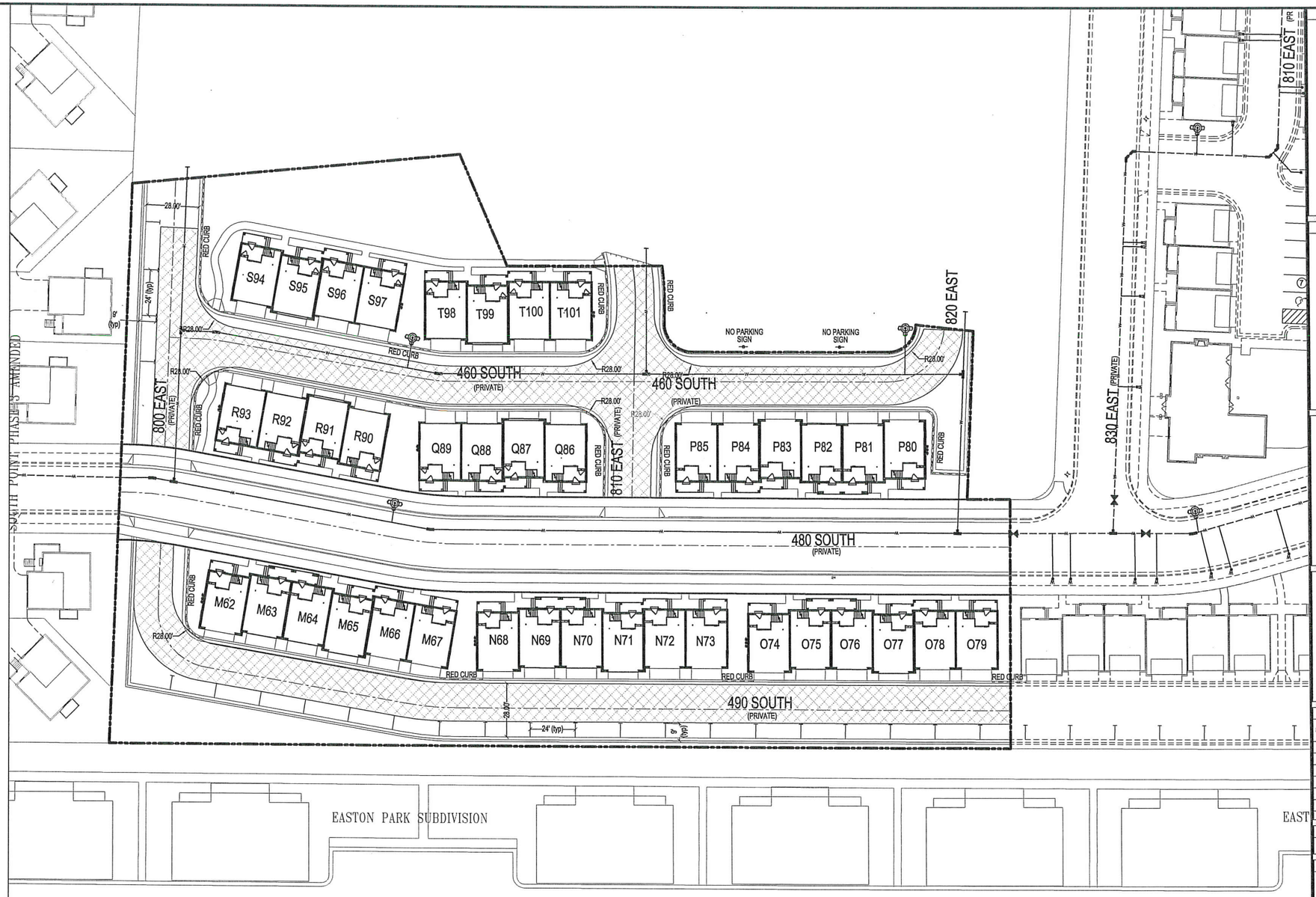
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

# *DESIGN VEHICLE*

*INSIDE TURNING RADIUS = 25'*

## *CODE ANALYSIS*

| | |
|---|---|
| ZONE = | PC |
| TYPE OF OCCUPANCY = | V |
| TYPE OF CONSTRUCTION = | R-2 |
| FIRE SPRINKLED = | NO |
| BUILDING HEIGHT = | 28' |




DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

N

0 15 30 60 90

SCALE: 1"= 30'


Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1577


REVISIONS

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SEAL

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 5346682
Kenneth Ray Berg
1-22-19

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

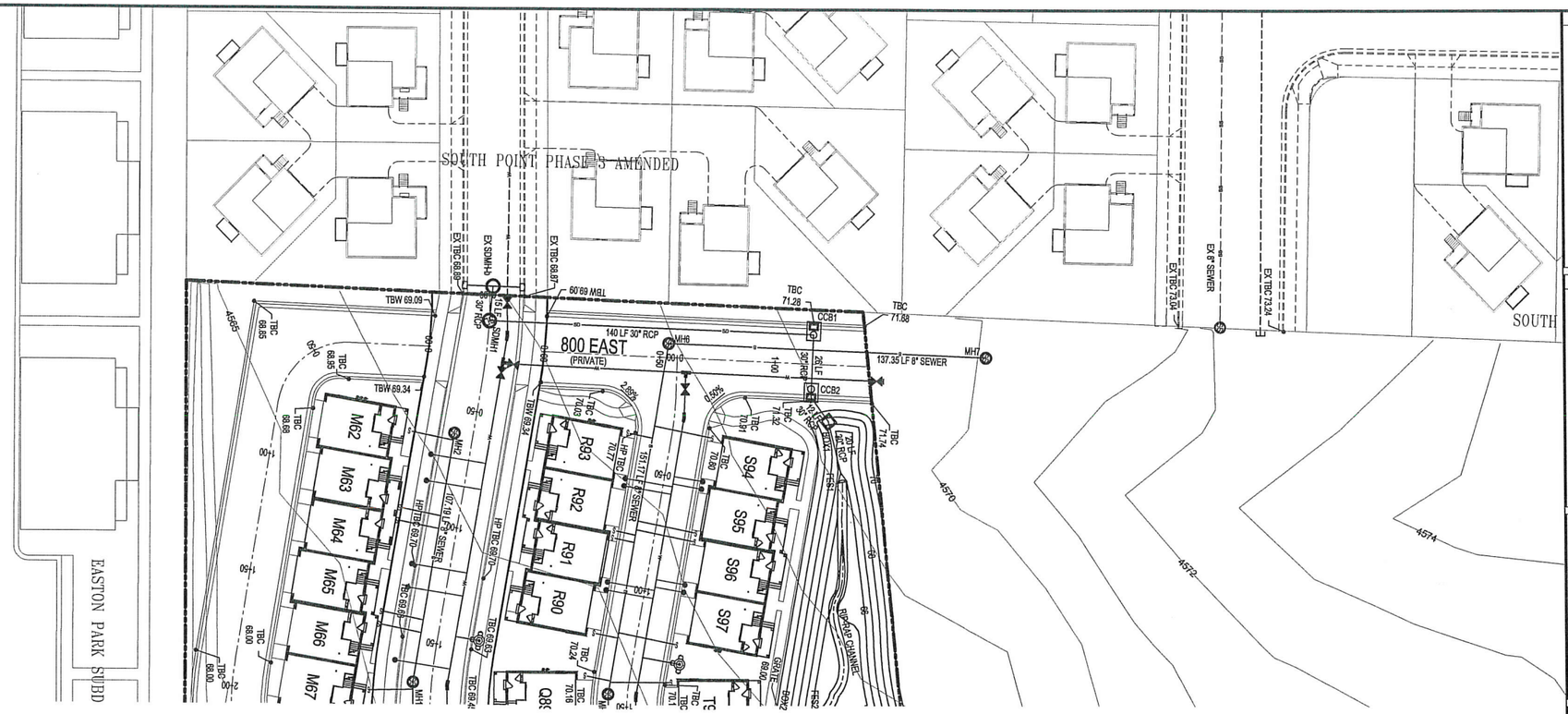
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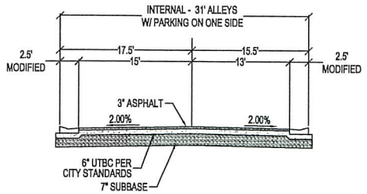
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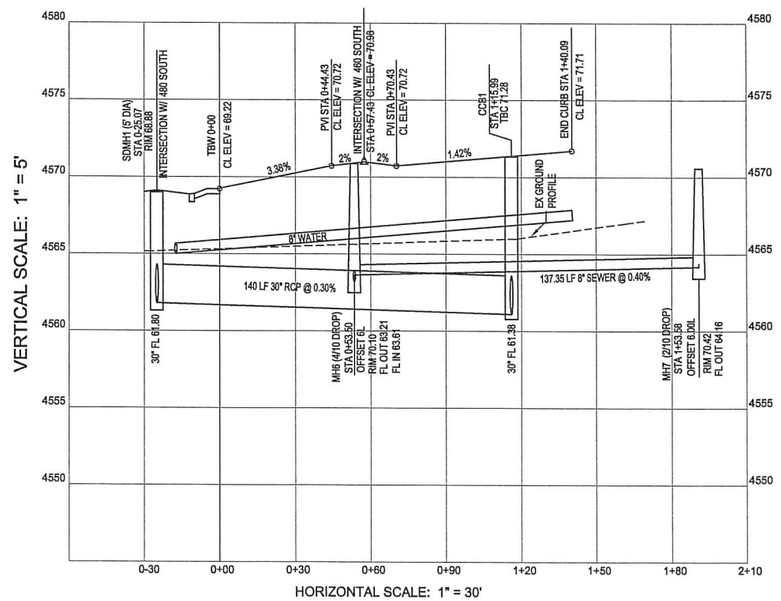
| SHEET NAME | SHEET NUMBER |
|---|---|
| *FIRE PLAN* | *C4* |

AVOID CUTTING UNDERGROUND UTILITIES.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
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DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 1/7/2018 |

PROJECT

860 PLACE

DESCRIPTION

*FINAL PLAT "A"*

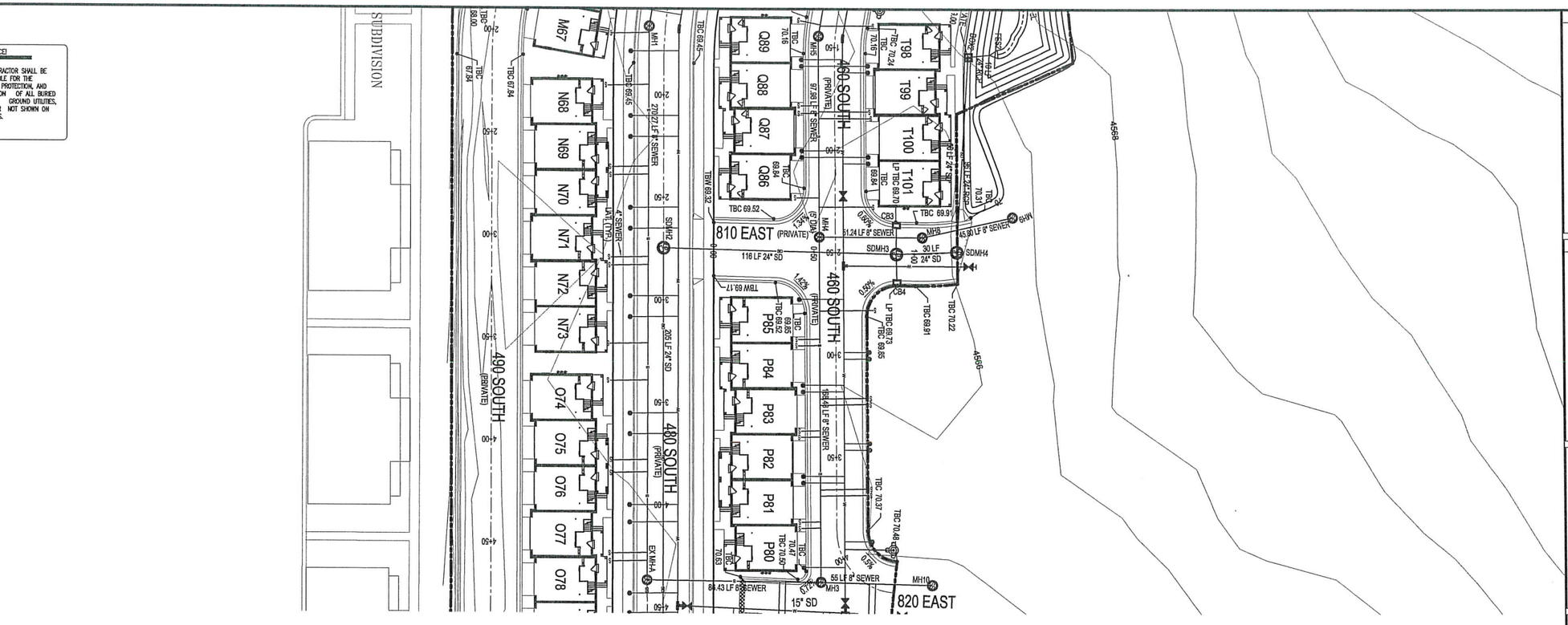
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*800 EAST*

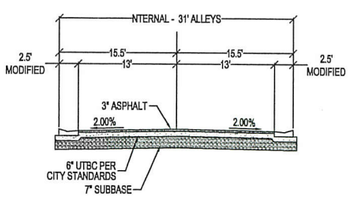
| SHEET NAME | SHEET NUMBER |
|---|---|
| *PLAN & PROFILE* | *C5* |

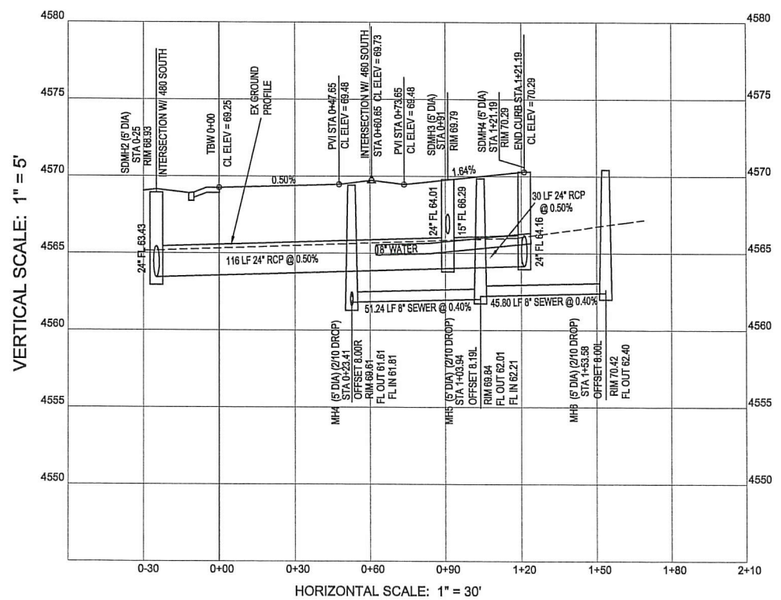

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AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

NOTICE! THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.




DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

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


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


| REVISIONS | | |
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SEAL

| ACTION | DATE |
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| FINAL PLAN | 1/7/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

*FINAL PLAT "A"*

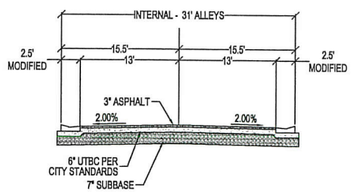
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*810 EAST*

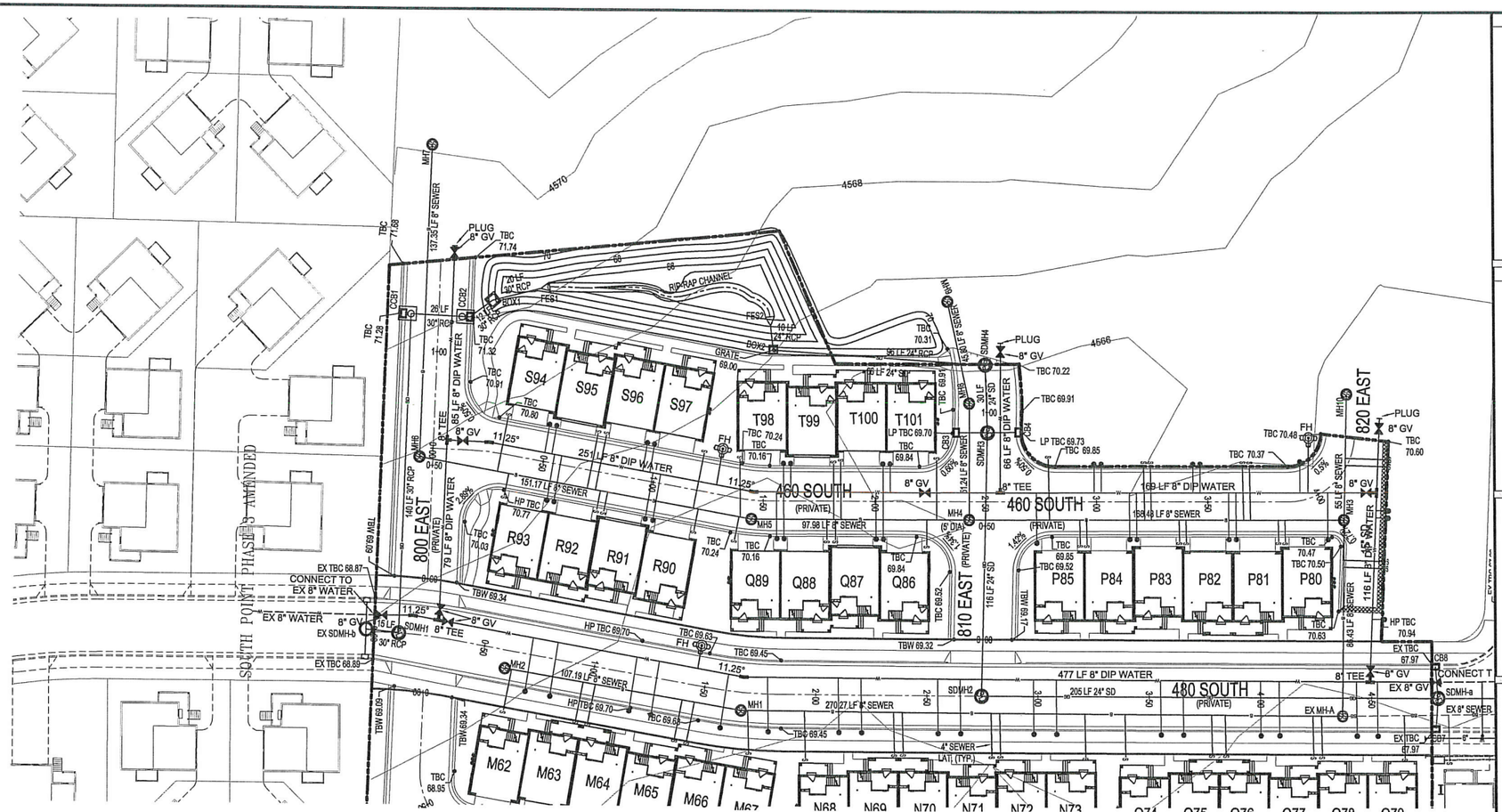
| SHEET NAME | SHEET NUMBER |
|---|---|
| *PLAN & PROFILE* | *C6* |

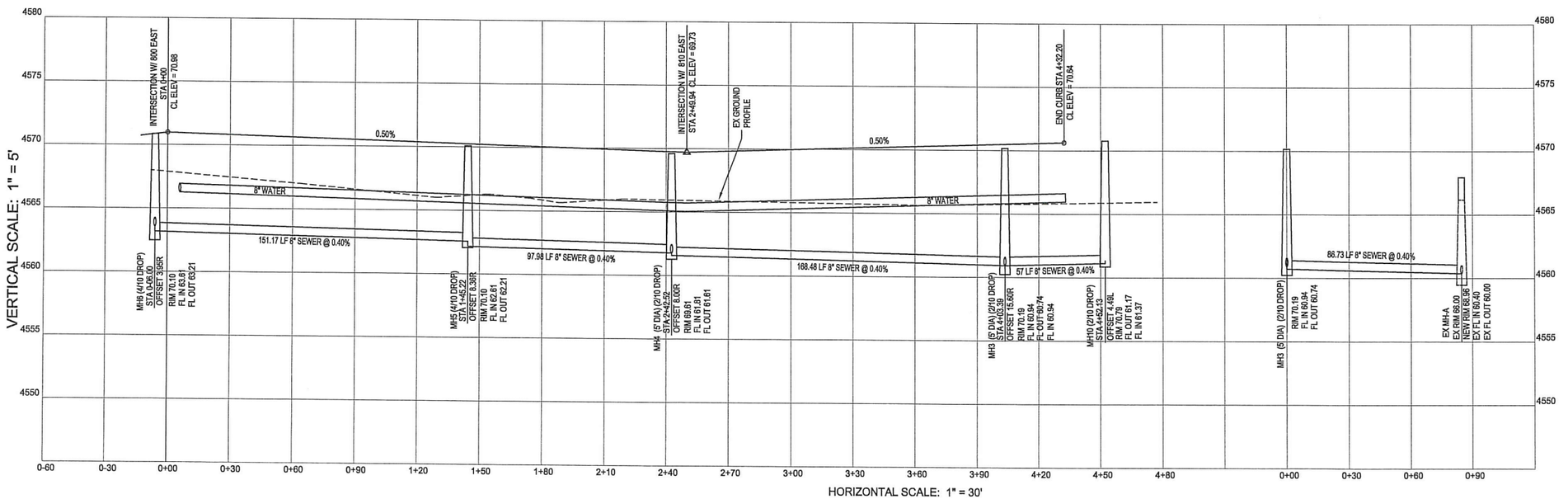
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DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

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


Berg
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11038 N Highland Blvd Suite 400
Highland, Ut. 84003
office (801) 492-1277
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REVISIONS

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SEAL
Kenneth Ray Berg
1-15-19

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

*CONSTRUCTION DRAWINGS*

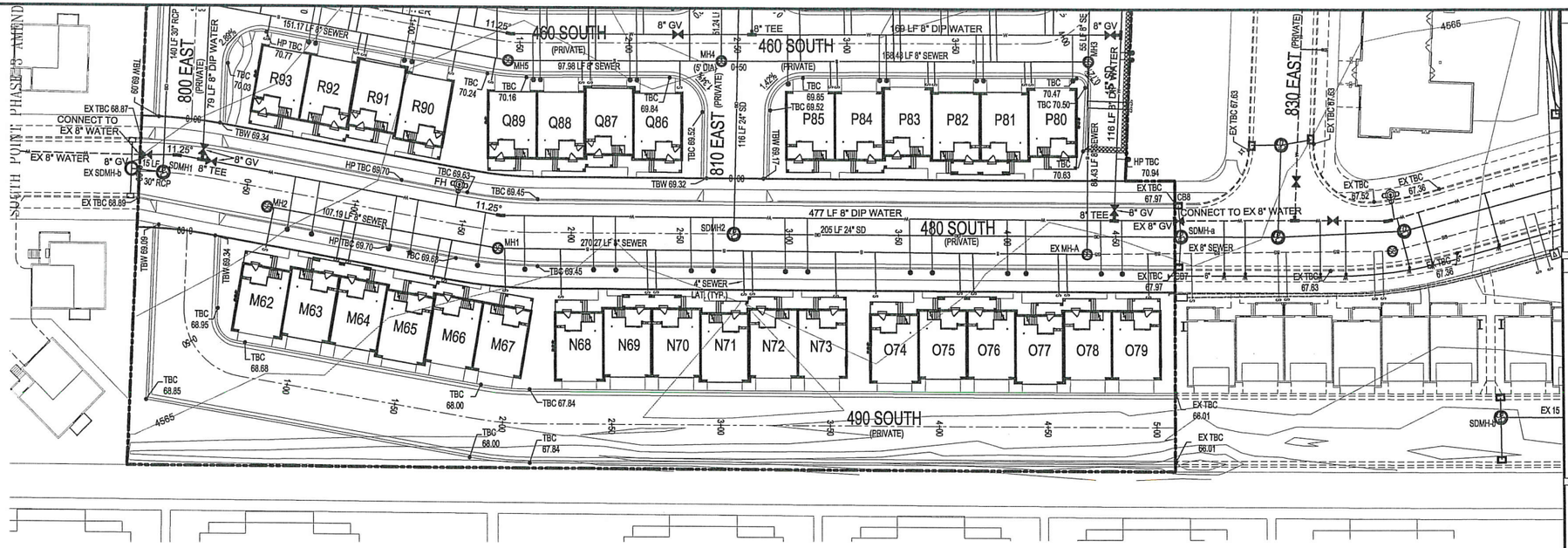
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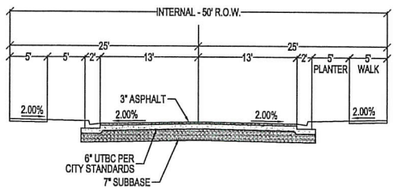
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| PLAN & PROFILE | C7 |

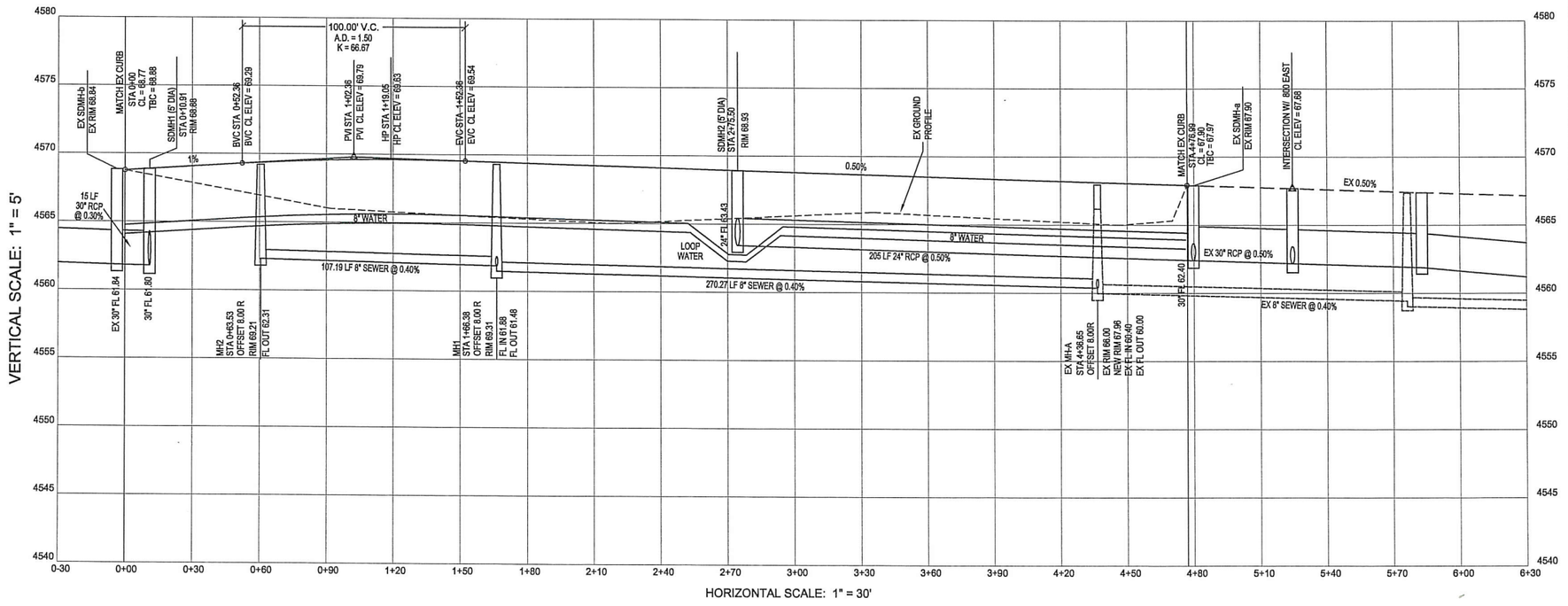
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AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

NOTICE! THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.




DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# 860 PLACE

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


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


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| FINAL PLAN | 1/7/2018 |

PROJECT

# 860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

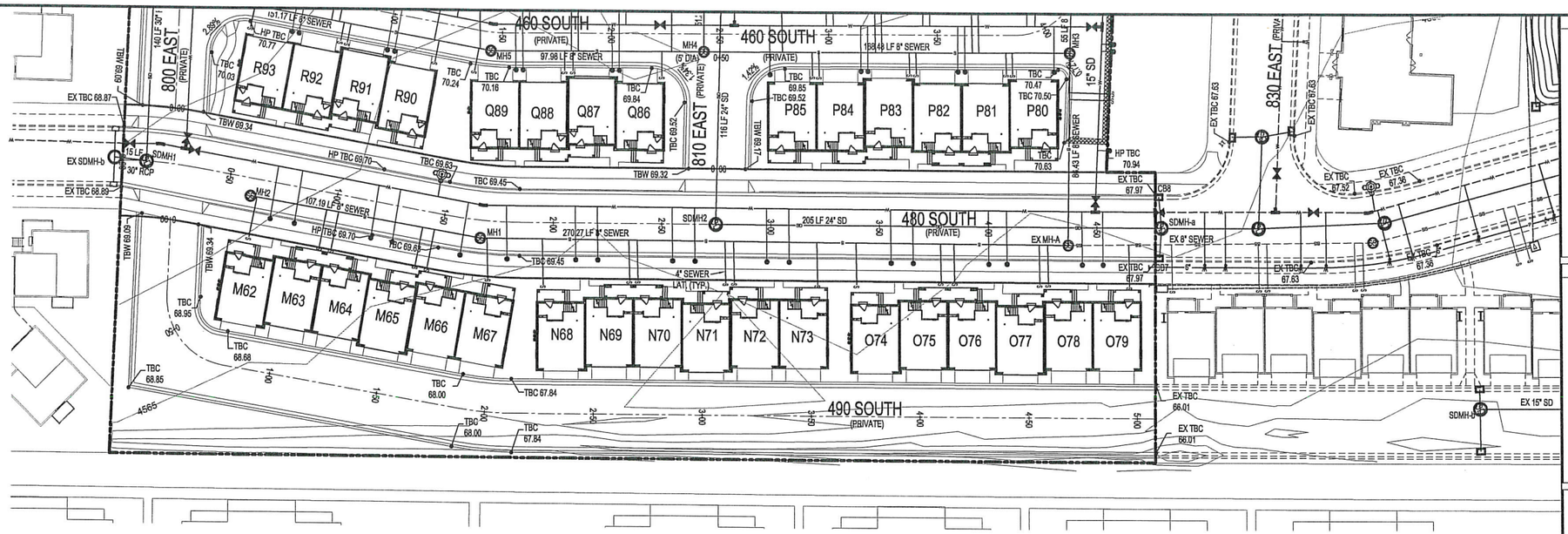
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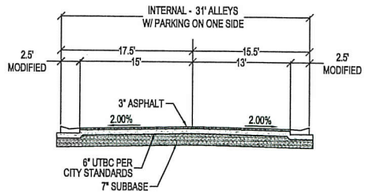
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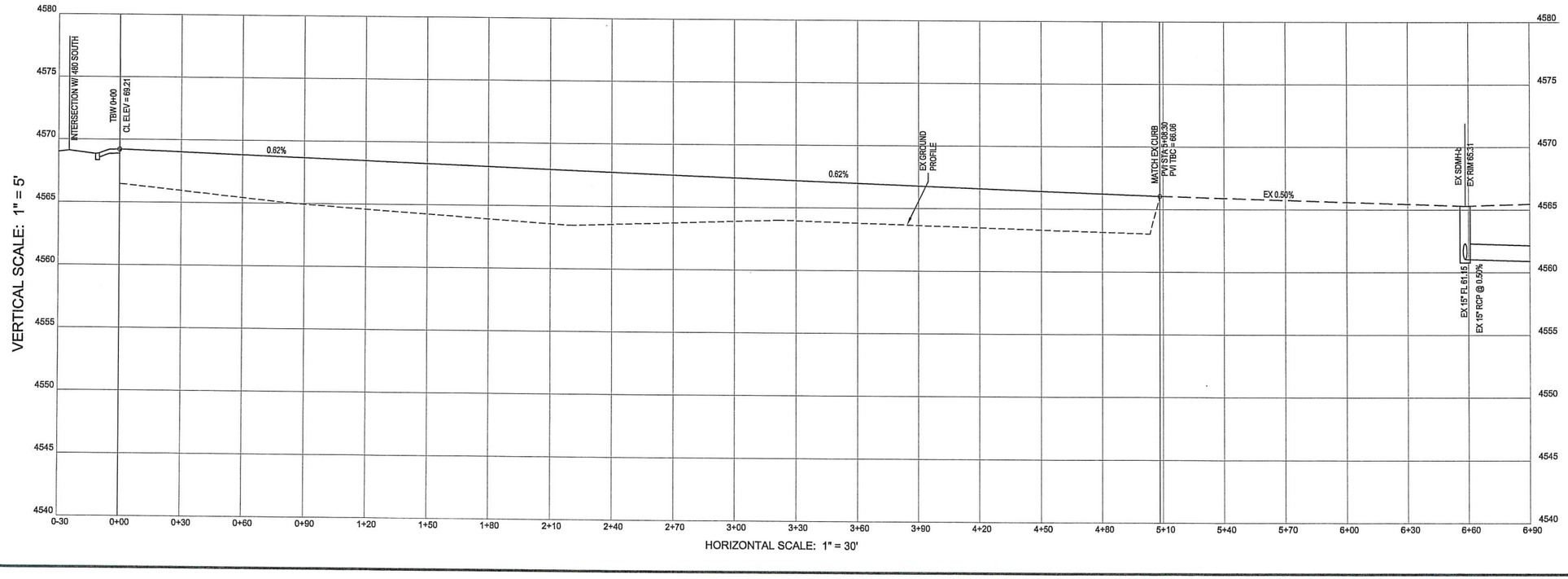
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AVOID CUTTING UNDERGROUND UTILITIES.
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1-800-662-4111

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DEVELOPER

EIGHT SIXTY HOMES

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Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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


Gerg
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SEAL

REGISTERED PROFESSIONAL ENGINEER
Kenneth Ray Berg
STATE OF UTAH

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

860 PLACE

DESCRIPTION

FINAL PLAT "B"

CONSTRUCTION DRAWINGS
490 SOUTH

| SHEET NAME | SHEET NUMBER |
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| PLAN & PROFILE | C9 |

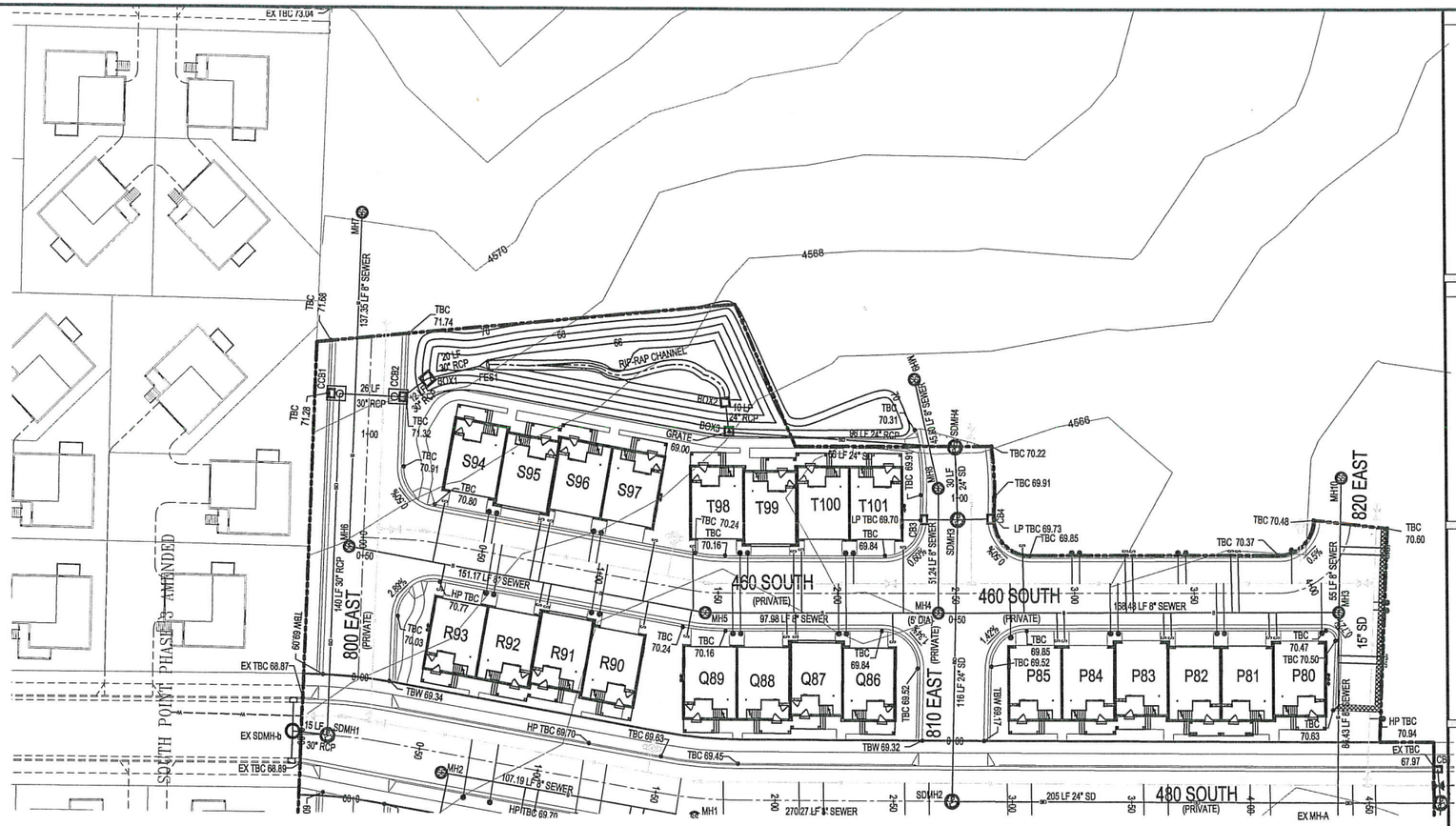

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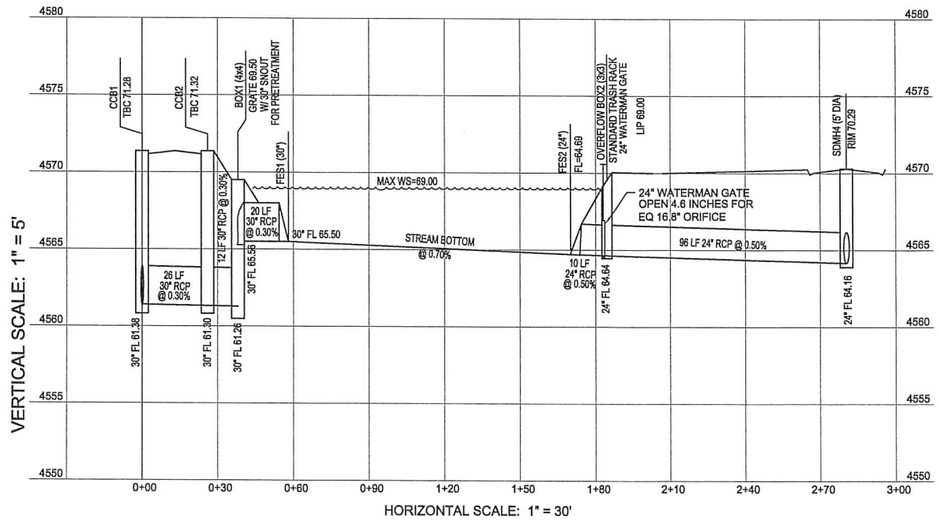
AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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**POND RATING TABLE - POND C**

| ELEVATION | AREA sf | Incr Vol cf | VOLUME cf | |
|---|---|---|---|---|
| 4565 | 845 | 6075 | 6075 | incl pipes |
| 4566 | 1792 | 1319 | 7394 | |
| 4567 | 2660 | 2226 | 9620 | |
| 4568 | 3611 | 3136 | 12755 | |
| 4569 | 4996 | 4304 | 17059 | |
| 4570 | 6409 | 5703 | 22761 | |
| High Water Mark Elevation | | 4569.00 | 17046 | 100-Y Vol |




DEVELOPER

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DEVELOPMENT

860 PLACE

N

0 15 30 60 90
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SEAL

Kenneth Ray Berg
1-11-19

ACTION: FINAL PLAN — DATE: 1/7/2018

PROJECT

860 PLACE

DESCRIPTION

*FINAL PLAT "A"*

*CONSTRUCTION DRAWINGS DETENTION POND*

| SHEET NAME | SHEET NUMBER |
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| PLAN & PROFILE | C10 |

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AVOID CUTTING UNDERGROUND UTILITIES.
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1-800-662-4111

NOTICE!
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## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL |
|---|---|
| | INLET PROTECTION |
| | SIGNAGE |
| | CONSTRUCTION TRAILER/OFFICE |
| | PORTABLE TOILET |
| | TRASH BIN |
| | DEFINED WASHOUT AREA |
| | FUEL TANKS/STORAGE |
| | STABILIZED EXIT/PAD; RIP RAP |
| | MATERIALS STORAGE, DEFINED STORAGE |
| | PROJECT BOUNDARY/AREA INDICATOR |
| | CUTBACK CURB/CHECK DAM |
| | SILT FENCE/EARTHEN BERM |

## SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 4.54 ACRES, WITH PLANNED ATHLETIC FACILITIES. ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.
3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4) SITE STABILIZATION OF APEAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.
5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
6) ESTIMATED DISTURBED AREA - 2.68 ACRES
7) INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = 100 IN/HR = SUITABLE FOR SUMPS.
8) EXISTING 'C' VALUE - C=0.10
9) POST DEVELOPMENT 'C' VALUE C=0.74
10) ESTIMATED DEPTH TO GROUNDWATER = +8 FEET BELOW EXIST SURFACE
11) PROJECT TO BE COMPLETED IN A SINGLE PHASE
12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ERISION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
15) CHANGE IN IMPERVIOUS COVER AREA
IMPERVIOUS AREA BEFORE CONSTRUCTION 0.00 AC
IMPERVIOUS AREA AFTER CONSTRUCTION 2.18 AC




DEVELOPER

EIGHT SIXTY HOMES
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

N

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


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


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| ACTION | DATE |
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| FINAL PLAN | 1/7/2018 |

PROJECT

860 PLACE

DESCRIPTION

*FINAL PLAT "B"*

*CONSTRUCTION DRAWINGS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C11 |

## GENERAL NOTES

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

## TRAFFIC CONTROL

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

## UTILITIES

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

## STRIPING AND SIGNING

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

## EROSION AND SEDIMENT CONTROL

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

## USE OF FIRE HYDRANTS

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

## SANITARY SEWERS

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

## WATER LINE

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

## SECONDARY WATER

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

## STORM SEWER

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

## MAIL DELIVERY

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

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860 PLACE


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


| REVISIONS | | | SEAL |
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| NO. | DATE | DESCRIPTION | |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/19 |

PROJECT

860 PLACE

DESCRIPTION

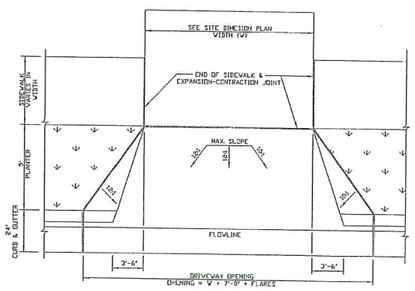
FINAL PLAT "B"

CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL NOTES | GN1 |


USE OF THESE PLANS IS THE EXCLUSIVE PROPERTY OF BERG ENGINEERING & PLANNING AND SHALL NOT BE USED ON ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED.

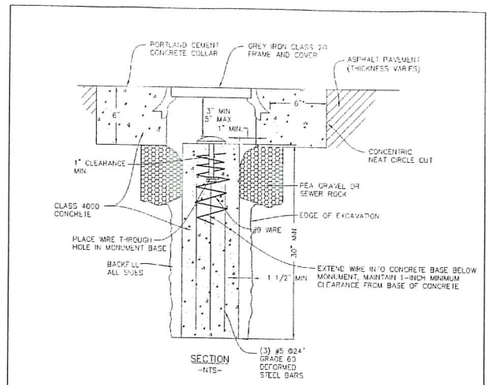
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.




FLARED DRIVE APPROACH WITH PLANTER
-NTS-

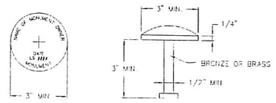
UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

| DRAWN: JRP | Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1615 E. 800 S. OREM, Utah 84097 (801) 802-0992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO. 15.9 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




SECTION
-NTS-

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

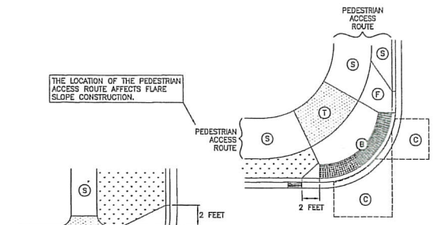



CAP PLAN
-NTS

CAP SECTION
-NTS-

| DRAWN: JRP | Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1615 E. 800 S. OREM, Utah 84097 (801) 802-0992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE | DRAWING NO. 15.28 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

## TURNING SPACE AT SIDEWALK LEVEL



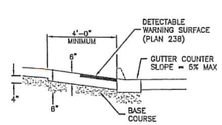

EXAMPLE A

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| (R)(B) | 4 FEET WIDE MINIMUM |
| (C)(T) | 4 FEET SQUARE MINIMUM |

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

TABLE OF DIMENSIONS




MATERIALS

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

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

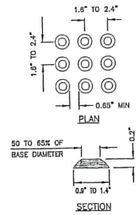
SLOPE TABLE

*Corner curb cut assembly*

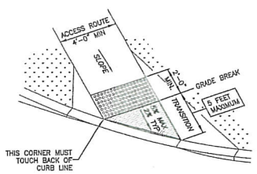
Plan 235
Sheet 1 of 4

September 2011

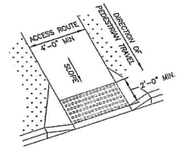
63



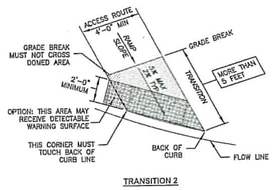

TRUNCATED DOME DETAIL




TRANSITION 1

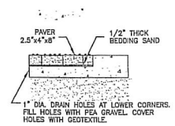



PERPENDICULAR ASSEMBLY

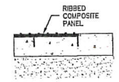



TRANSITION 2

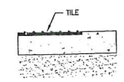
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T

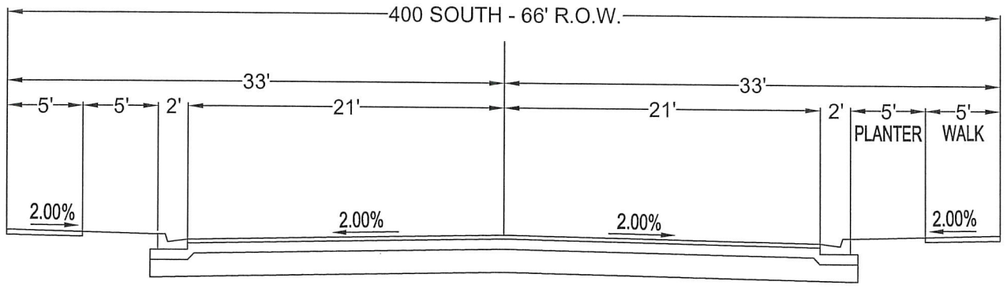
*Detectable warning surface*

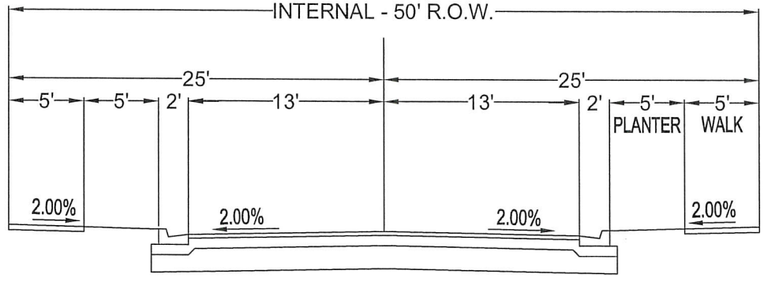
Plan 238

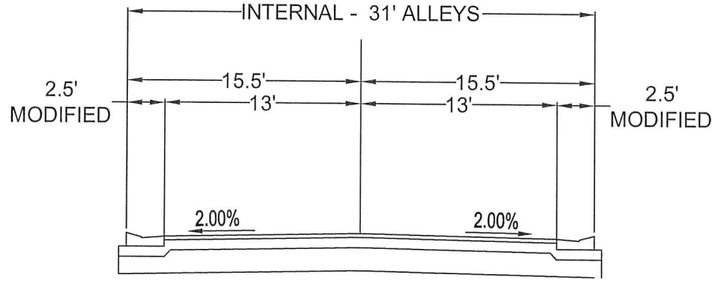
July 2011

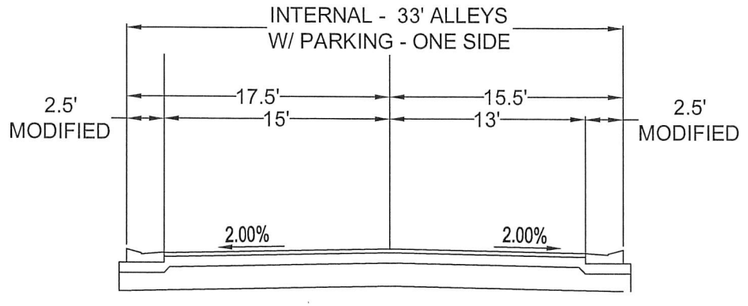
79

# ROADWAY CROSS SECTIONS




DEVELOPER

EIGHT SIXTY HOMES

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DEVELOPMENT

860 PLACE


Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
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cell (801) 616-1677


| REVISIONS | | | |
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| ACTION | DATE |
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| FINAL PLAN | 1/7/2018 |

PROJECT

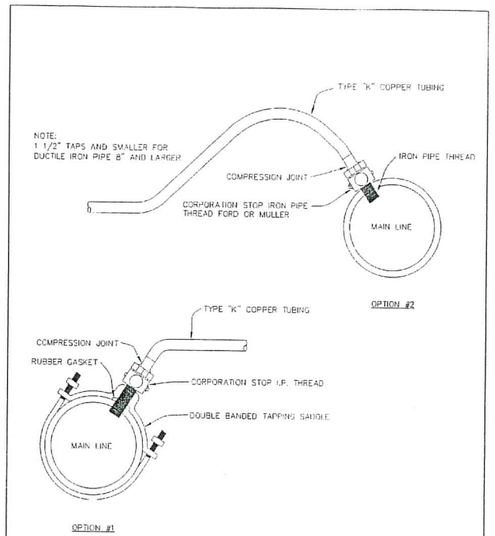
860 PLACE

DESCRIPTION

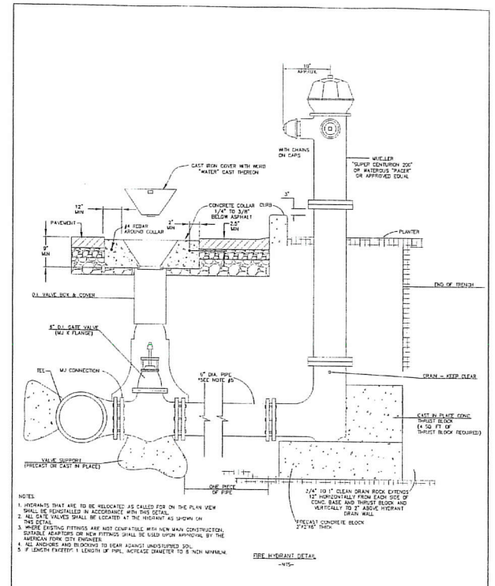
FINAL PLAT "B"

CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| GENERAL DETAILS | D1 |

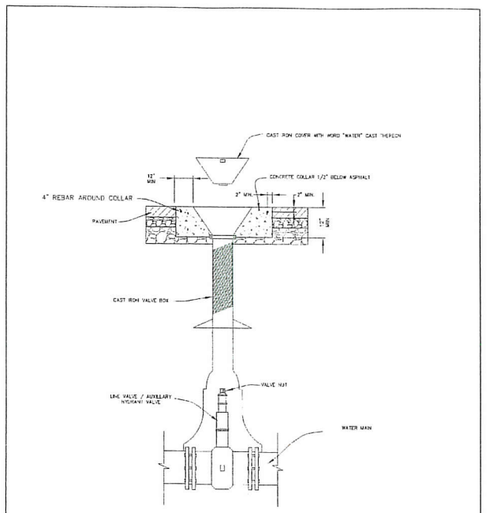



| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAIN TAPS | DRAWING NO. 15.3 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |



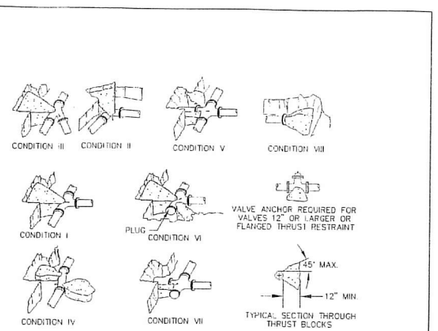

FIRE HYDRANT DETAIL
-NTS-

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: NONE | | | | |




VALVE BOX DETAIL

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: NONE | | | | |




NOTES:

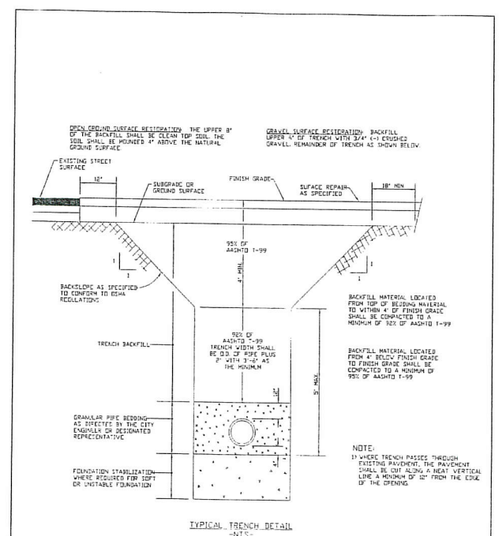
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

THRUST BLOCK BEARING AREA IN SQ. FEET

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

WATER LINE THRUST BLOCK DETAILS

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING | DRAWING NO. 15.21 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




TYPICAL TRENCH DETAIL
-NTS-

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL | DRAWING NO. 15.22 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

DEVELOPER

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| FINAL PLAN | 1/7/2018 |

PROJECT

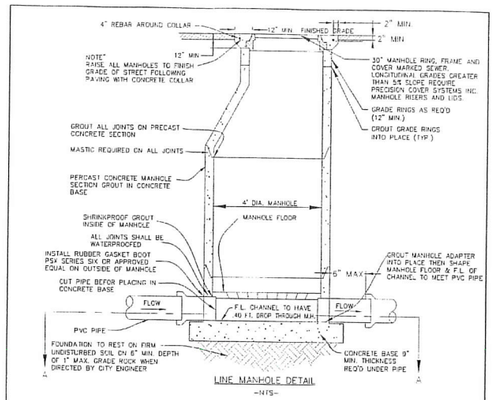
860 PLACE

DESCRIPTION

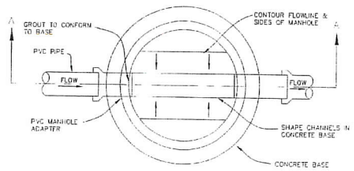
FINAL PLAT "B"

CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| WATER DETAILS | D2 |

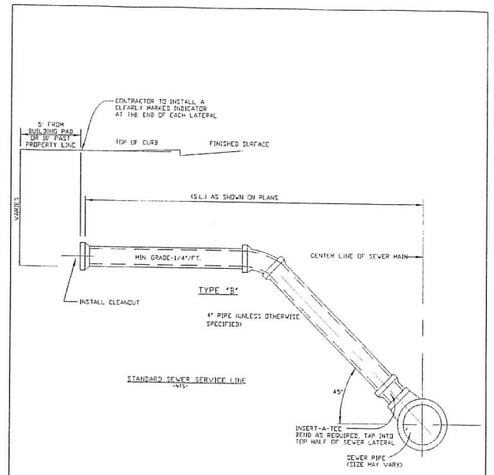



LINE MANHOLE DETAIL
-NTS-




SECTION A-A
-NTS-

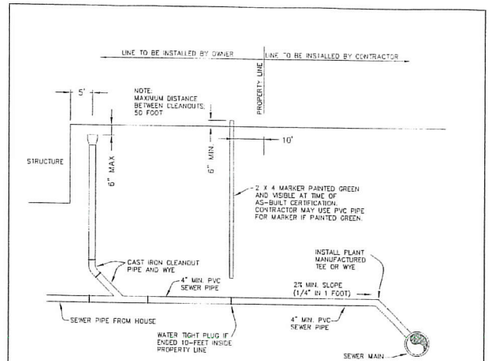
| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL | DRAWING NO. 15.12 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |



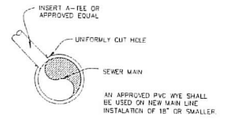

STANDARD SEWER SERVICE LINE
-NTS-

NOTE: ALSO SEE DRAWING NO. 15.23

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE | DRAWING NO. 15.19 |
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| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |



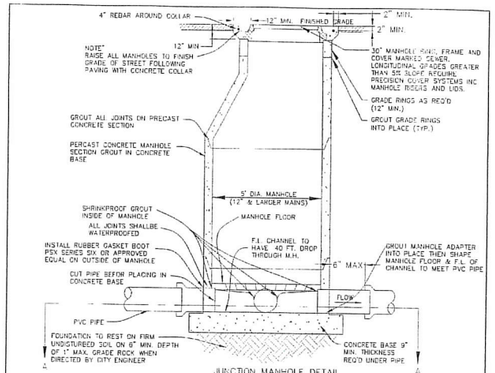

SEWER LATERAL DETAIL
-NTS-



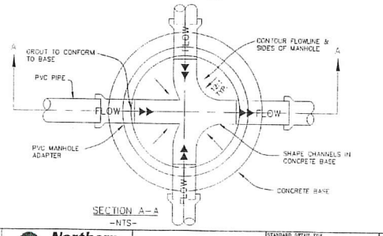

SEWER SURVICE LATERAL SADDLE
-NTS-

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

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT | DRAWING NO. 15.23 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |

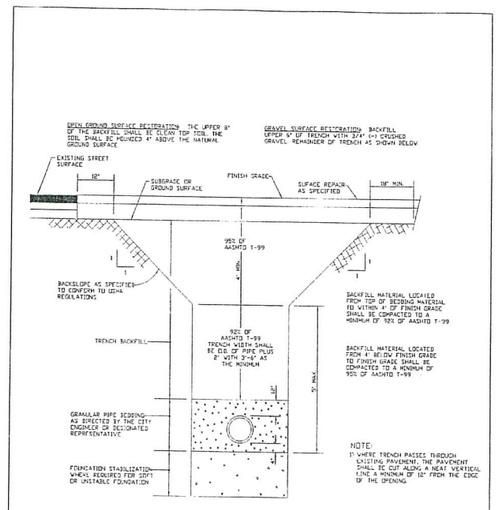



JUNCTION MANHOLE DETAIL
-NTS-




SECTION A-A
-NTS-

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL | DRAWING NO. 15.13 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




TYPICAL TRENCH DETAIL
-NTS-

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL | DRAWING NO. 15.22 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

DEVELOPER

EIGHT SIXTY HOMES

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DEVELOPMENT

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| REVISIONS | | | SIGN |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

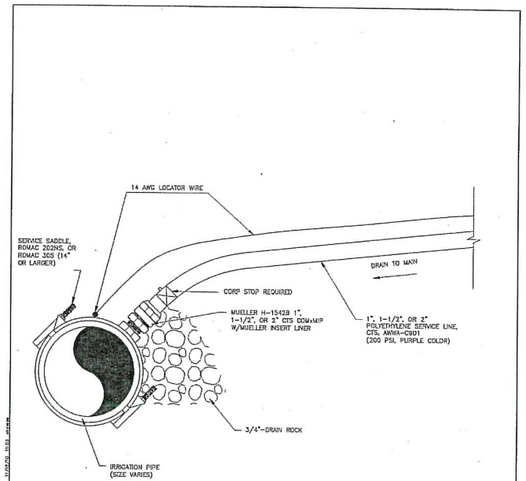
860 PLACE

DESCRIPTION

FINAL PLAT "B"

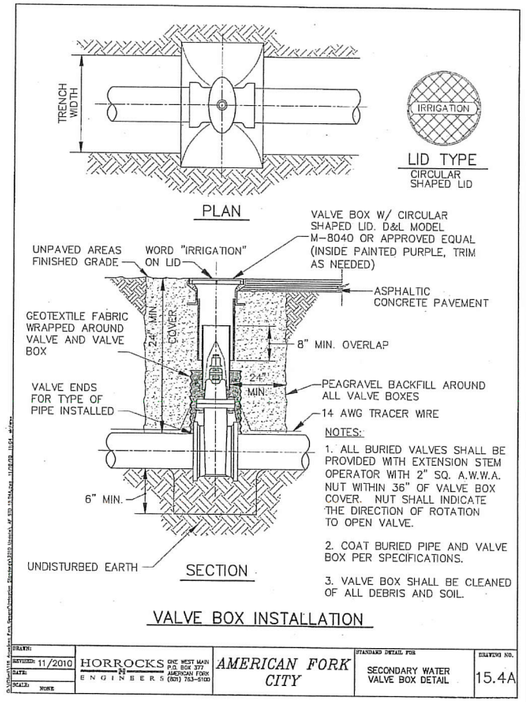
CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| SEWER & STORM DRAIN DETAILS | D3 |



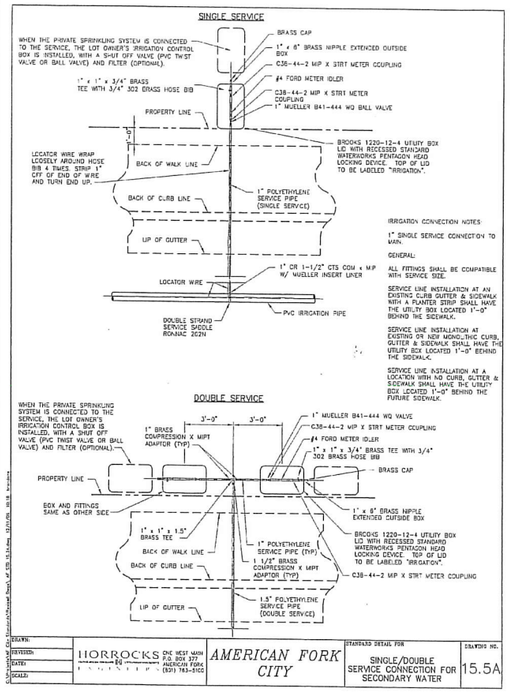

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504385 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | 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 |
| DATE: | | | | |
| SCALE: | | | | |

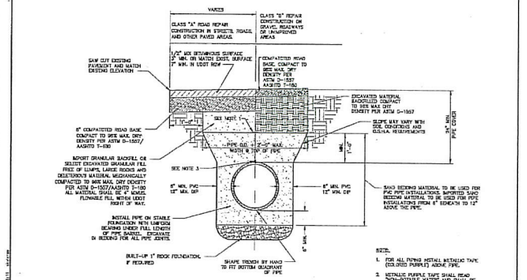



VALVE BOX INSTALLATION

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

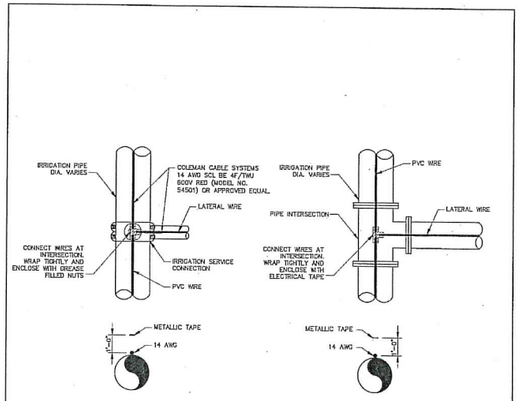



| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
| DATE: | | | | |
| SCALE: | | | | |




TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL | DRAWING NO. 15.22A |
| DATE: | | | | |
| SCALE: | | | | |




14 AWG LOCATOR WIRE
NTS

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

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LOCATOR WIRE DETAIL | DRAWING NO. 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

DEVELOPER

EIGHT SIXTY HOMES
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE


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


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

SEAL

Kenneth Ray Berg

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/7/2018 |

PROJECT

860 PLACE

DESCRIPTION

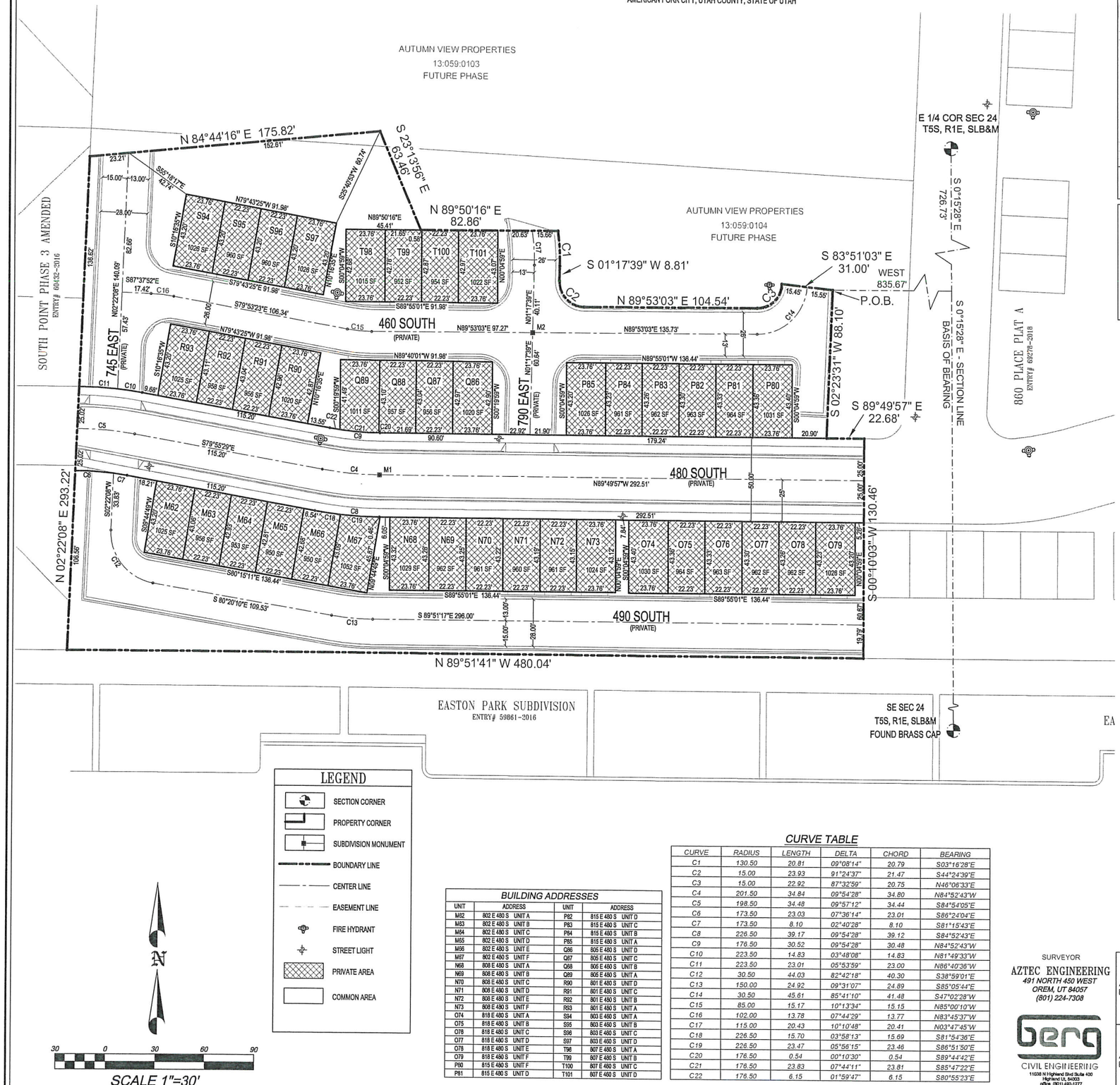
FINAL PLAT "B"

CONSTRUCTION DRAWINGS

| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D4 |

# 860 PLACE PLAT "B"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH




## LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON AREA

30 0 30 60 90

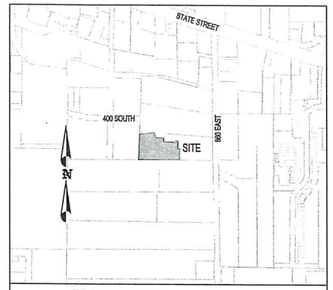
SCALE 1"=30'

### BUILDING ADDRESSES

| UNIT | ADDRESS | UNIT | ADDRESS |
|---|---|---|---|
| M62 | 802 E 480 S UNIT A | P82 | 815 E 480 S UNIT D |
| M63 | 802 E 480 S UNIT B | P83 | 815 E 480 S UNIT C |
| M64 | 802 E 480 S UNIT C | P84 | 815 E 480 S UNIT B |
| M65 | 802 E 480 S UNIT D | P85 | 815 E 480 S UNIT A |
| M66 | 802 E 480 S UNIT E | Q86 | 805 E 480 S UNIT D |
| M67 | 802 E 480 S UNIT F | Q87 | 805 E 480 S UNIT C |
| N68 | 808 E 480 S UNIT A | Q88 | 805 E 480 S UNIT B |
| N69 | 808 E 480 S UNIT B | Q89 | 805 E 480 S UNIT A |
| N70 | 808 E 480 S UNIT C | R90 | 801 E 480 S UNIT D |
| N71 | 808 E 480 S UNIT D | R91 | 801 E 480 S UNIT C |
| N72 | 808 E 480 S UNIT E | R92 | 801 E 480 S UNIT B |
| N73 | 808 E 480 S UNIT F | R93 | 801 E 480 S UNIT A |
| O74 | 818 E 480 S UNIT A | S94 | 803 E 480 S UNIT A |
| O75 | 818 E 480 S UNIT B | S95 | 803 E 480 S UNIT B |
| O78 | 818 E 480 S UNIT C | S96 | 803 E 480 S UNIT C |
| O77 | 818 E 480 S UNIT D | S97 | 803 E 480 S UNIT D |
| O78 | 818 E 480 S UNIT E | T98 | 807 E 480 S UNIT A |
| O79 | 818 E 480 S UNIT F | T99 | 807 E 480 S UNIT B |
| P80 | 815 E 480 S UNIT F | T100 | 807 E 480 S UNIT C |
| P81 | 815 E 480 S UNIT D | T101 | 807 E 480 S UNIT D |

### CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 130.50 | 20.81 | 09°08'14" | 20.79 | S03°16'28"E |
| C2 | 15.00 | 23.93 | 91°24'37" | 21.47 | S44°24'39"E |
| C3 | 15.00 | 22.92 | 87°32'59" | 20.75 | N46°06'33"E |
| C4 | 201.50 | 34.84 | 09°54'28" | 34.80 | N84°52'43"W |
| C5 | 198.50 | 34.48 | 09°57'12" | 34.44 | S84°54'05"E |
| C6 | 173.50 | 23.03 | 07°36'14" | 23.01 | S86°24'04"E |
| C7 | 173.50 | 8.10 | 02°40'28" | 8.10 | S81°15'43"E |
| C8 | 226.50 | 39.17 | 09°54'28" | 39.12 | S84°52'43"E |
| C9 | 176.50 | 30.52 | 09°54'28" | 30.48 | N84°52'43"W |
| C10 | 223.50 | 14.83 | 03°48'08" | 14.83 | N81°49'33"W |
| C11 | 223.50 | 23.01 | 05°53'59" | 23.00 | N86°40'36"W |
| C12 | 30.50 | 44.03 | 82°42'18" | 40.30 | S38°59'01"E |
| C13 | 150.00 | 24.92 | 09°31'07" | 24.89 | S85°05'44"E |
| C14 | 30.50 | 45.61 | 85°41'10" | 41.48 | S47°02'28"W |
| C15 | 85.00 | 15.17 | 10°13'34" | 15.15 | N85°00'10"W |
| C16 | 102.00 | 13.78 | 07°44'29" | 13.77 | N83°45'37"W |
| C17 | 115.00 | 20.43 | 10°10'48" | 20.41 | N03°47'45"W |
| C18 | 226.50 | 15.70 | 03°58'13" | 15.69 | S81°54'36"E |
| C19 | 226.50 | 23.47 | 05°56'15" | 23.46 | S86°51'50"E |
| C20 | 176.50 | 0.54 | 00°10'30" | 0.54 | S89°44'42"E |
| C21 | 176.50 | 23.83 | 07°44'11" | 23.81 | S85°47'22"E |
| C22 | 176.50 | 6.15 | 01°59'47" | 6.15 | S80°55'23"E |




## VICINITY SKETCH

SCALE 1"=1/4 MILE

## TABULATIONS

| | |
|---|---|
| PROJECT ZONE | PC |
| TOTAL PROJECT AREA | 2.75 AC |
| NUMBER OF TOTAL LOTS | 40 |
| DENSITY | 14.55 D.U./GROSS AC |

ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN)
FEMA FIRM PANEL NUMBER 495517 0110 B,
EFFECTIVE DATE: JULY 17, 2002.

### RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF 860 PLACE FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

### PUBLIC UTILITY EASEMENTS

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

### NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.
3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.


SURVEYOR
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UT 84057
(801) 224-7308

CIVIL ENGINEERING
11035 N Highland Blvd Suite 400
Highland UL 84003
office (801) 492-1277
cell (801) 616-1877


## SEWER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20___,
BY THE SEWER AUTHORITY.

SEWER AUTHORITY

## WATER AUTHORITY APPROVAL

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

WATER AUTHORITY

## SURVEYOR'S CERTIFICATE

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

_____ _____
DATE (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

Beginning at a point located South 00°15'28" East along section line 726.73 feet and West 835.67 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence South 02°23'31" West 88.10 feet; thence South 89°49'57" East 22.68 feet; thence South 00°10'03" West 130.46 feet; thence North 89°51'41" West 480.04 feet; thence North 02°22'08" East 293.22 feet; thence North 84°44'16" East 175.82 feet; thence South 23°13'56" East 63.46 feet; thence North 89°50'16" East 82.86 feet; thence along the arc of a non-tangent 130.50 foot radius curve to the right a distance of 20.81 feet (central angle of 09°08'14" and a chord bearing S03°16'28"E 20.79 feet); thence South 01°17'39" West 8.81 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.93 feet (central angle of 91°24'37" and a chord bearing S44°24'39"E 21.47 feet); thence North 89°53'03" East 104.54 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 22.92 feet (central angle of 87°32'59" and a chord bearing N46°06'33"E 20.75 feet); thence South 83°51'03" East 31.00 feet to the point of beginning.

Area = 119,684 sf or 2.75 ac

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

## ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME ____

_____

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)
ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

_____ PLANNER
_____ CHAIRMAN, PLANNING COMMISSION

## 860 PLACE PLAT "B"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

| SURVEYORS SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |

10/22/2018 I:\My Drive\Berg Civil\2017\PAT - 860 East\PAT - 860 East Final\B\860 PLACE-B.dwg

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: February 20, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a final plat and site plan for Springleaf Townhomes PUD, consisting of 49 units, located at 900 E. Pacific Drive, in the R4-7,500 Residential zone.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 900 E. Pacific Drive | | | |
| Applicants: | | Rimrock Construction | | | |
| Existing Land Use: | | Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Vacant, Residential | | | |
| | South | Commercial | | | |
| | East | Public Park | | | |
| | West | Residential | | | |
| Existing Zoning: | | R4-7,500 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | PO-1 (Professional Office) & R4-7,500 | | | |
| | South | GC-1 (General Commercial) | | | |
| | East | PF (Public Facilities) | | | |
| | West | Transitional Residential 5 (Utah County) | | | |
| Land Use Plan Designation: | | Residential High Density (12 du/ac) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

Springleaf Townhomes is a 49 unit townhome development, located at approximately 900 E. Pacific Drive. It is situated north of Pacific, and south of Bamberger Drive. Pacific Drive will be completed across the southern portion of the development, providing an east/west connection from 700 E. to North County Boulevard. Interior access-ways are private. Parking has been provided per the requirements of the Code. Unit blocks are separated from each other at 30', as required by the Code. Open space is provided at 27%, slightly above the required 25 % for multi-family PUD's.

Staff requests that a landscape plan, illustrating landscaping and amenities, be attached to the submittal prior to review by the City Council. A plan was previously submitted, but was not included (perhaps in error) in the Planning Commission submittal. A condition of approval to this effect is presented for consideration.

The overall density of the project is 9 du/ac. As this lies in the "High Density" designation, 9 du/ac is within the range of up to 12 du/ac.

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.

   All conditions of a preliminary plan have been incorporated into the final plat.

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/CONDITIONS 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.

5. A landscape/amenity plan shall be submitted prior to review and action by the City Council.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat and site plan of Springleaf Townhomes PUD, with the findings and conditions 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 Springleaf Townhomes PUD.

TABLE

Mr. Chairman, I move that we table action on the final plat and site plan Springleaf Townhomes PUD.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 2/20/2019

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: Spring Leaf Townhomes

Project Address: 900 East Pacific Drive

Developer / Applicant's Name: Justin John

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 2/20/2019 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. **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).

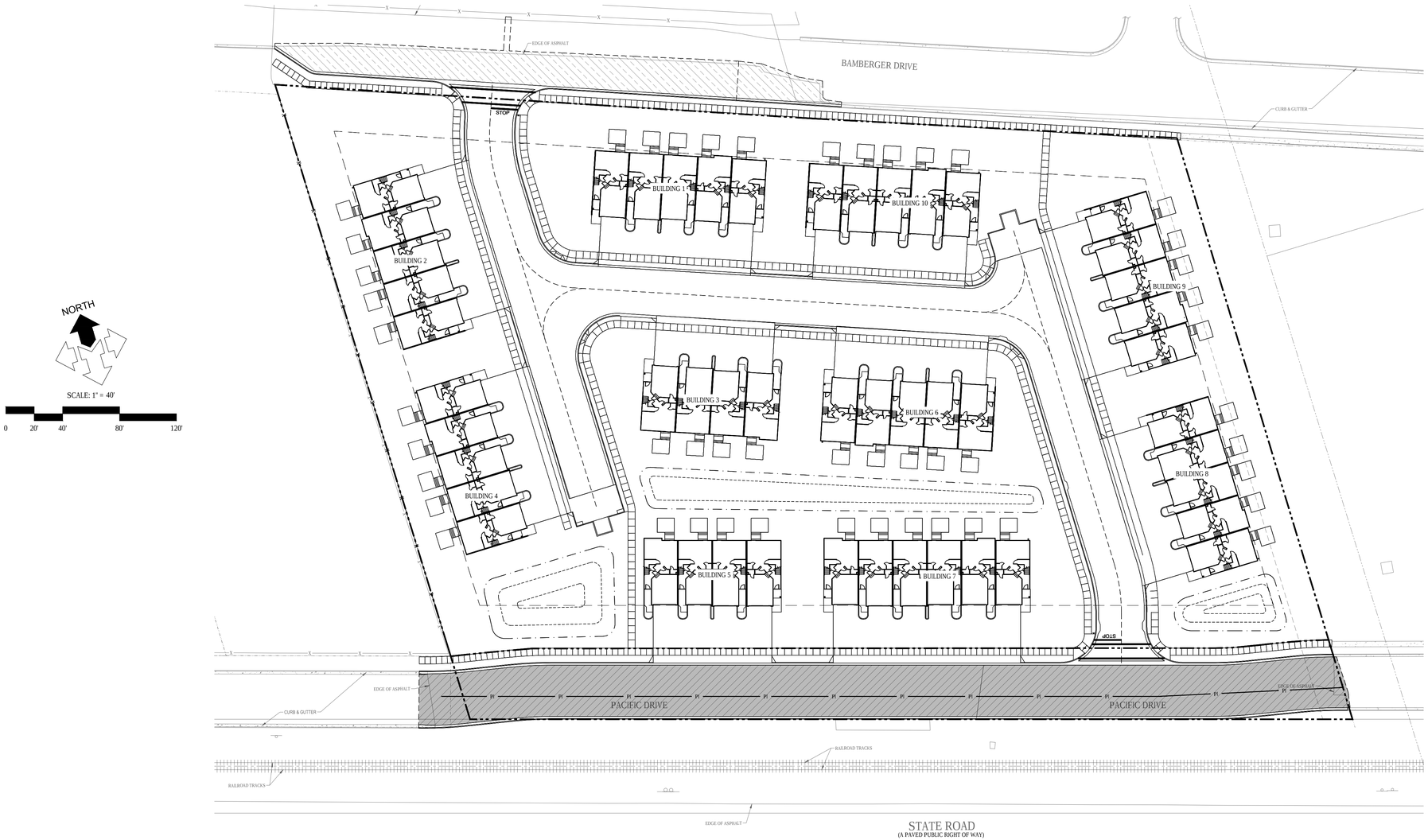
**Plan Modifications Required:**

1.

# SPRING LEAF TOWNHOMES

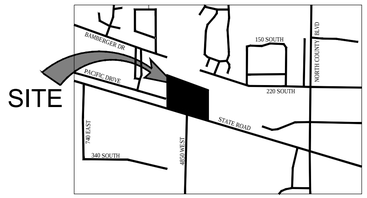
## CONSTRUCTION PLANS

900 EAST PACIFIC DRIVE
AMERICAN FORK□UTAH□84003










VICINITY MAP

SCALE: N.T.S.

## DRAWING INDEX

| SHEET | DESCRIPTION |
|---|---|
| C0.00 | CIVIL COVER SHEET |
| C0.01 | GENERAL NOTES, LEGEND AND ABBREVIATIONS |
| C1.01 | HORIZONTAL CONTROL PLAN |
| C2.01 | GRADING PLAN |
| C2.02 | DRAINAGE PLAN |
| C2.03 | EROSION CONTROL PLAN |
| C4.01 | SITE UTILITY PLAN |
| C4.02 | UTILITY PLAN & PROFILE |
| C4.03 | UTILITY PLAN & PROFILE |
| C4.04 | UTILITY PLAN & PROFILE |
| C4.05 | UTILITY PLAN & PROFILE |
| C5.01 | CIVIL DETAILS |
| C5.02 | CIVIL DETAILS |
| C5.03 | CIVIL DETAILS |

## FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'X' AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.

## BENCHMARK ELEVATION: 4572.82'

FOUND UTAH COUNTY BRASS CAP MONUMENT: EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

## BUILDING INFORMATION

TOWNHOMES - UNDER THE INTERNATIONAL RESIDENTIAL CODE (IRC)
TYPE OF CONSTRUCTION: VB
OCCUPANCY: TOWNHOMES
FIRE SPRINKLERS: NONE (AS PER STATE AMENDMENT)

## PARKING CALCULATIONS

49 TOWNHOMES: 2 CAR GARAGE & 2 CAR DRIVEWAY (EACH)

TOTAL OVERALL PARKING: 196 STALLS

## UTILITY CONTACTS

| | | |
|---|---|---|
| SEWER: | AMERICAN FORK | 801-763-3060 |
| STORM DRAIN: | AMERICAN FORK | 801-763-3060 |
| WATER: | AMERICAN FORK | 801-763-3060 |
| POWER: | ROCKY MT. POWER | 800-469-3981 |
| GAS: | DOMINION ENERGY | 800-323-5517 |
| PHONE: | CENTURY LINK | 866-963-6665 |
| CABLE: | COMCAST | 855-407-2108 |

## AMERICAN FORK ZONE: R4-7500

1. SPECIAL PROVISIONS FOR MULTI-FAMILY PROJECTS.

| R4-7500 | SPRING LEAF TOWNHOME PROJECT |
|---|---|
| MIN PROJECT = 3 ACRES | 5.37 ACRES |
| DU/STRUCTURE = 3 MIN 10 MAX | 4 MIN 6 MAX |
| MAX DENSITY = 12 DU/ACRE | 9 DU/ACRE |

2. DESIGN CRITERIA

- *STREETS, TRAVELWAYS AND PEDESTRIAN WALKWAYS* - TRAVELWAYS WITHIN THE PROPOSED COMMUNITY WERE DESIGNED BASED ON AMERICAN FORK CITY STANDARDS.
- *OFF-STREET PARKING* - ALL PARKING PROVIDED IS OFF-STREET.
- *BUILDING LOCATION* - ALL BUILDINGS SHALL BE SEPARATED BY 30 FEET OF OPEN SPACE.
- *COMMON OPEN SPACE* - 27% OF NET PROJECT AREA IS AVAILABLE FOR COMMON OPEN SPACE AND SHALL BE DESIGNATED BY OWNER TO BE GREATER THAN 20% OF NET PROJECT AREA.
- *PRIVATE OPEN SPACE* - EACH UNIT SHALL HAVE A BASEMENT WITH A PATIO AT GROUND LEVEL IN THE REAR OF THE UNIT.
- *SOLID WASTE DISPOSAL* - 2 COMMON DISPOSAL FACILITIES PROVIDED AND DESIGNED BY AMERICAN FORK CITY STANDARDS.
- *PERIMETER FENCING* - FENCING SHALL BE PROVIDED ALONG THE WEST PROPERTY LINE. THE PROJECT IS BORDERD BY ROADWAYS TO THE NORTH & SOUTH AND BY A PARK/OPEN SPACE TO THE EAST.
- *UTILITIES* - EACH UNIT SHALL BE SERVICED BY AMERICAN FORK CITY WATER & SEWER. ALL UTILIES WERE DESIGNED IN ACOORDANCE WITH AMERICAN FORK CITY STANDARDS.
- *DISPOSAL OF SURFACE WATER* - ALL SURFACE WATER GENERATED ON-SITE WILL BE CONVEYED AND COLLECTED BY STORM DRAIN PIPING, 3 DETENTION BASINS AND A CONNECTION TO THE PROPOSED EAST PACIFIC DRIVE STORM DRAIN SYSTEM AS A PART OF THIS PROJECT.

DEVELOPER □ OWNER

DEVELOPER: RIMROCK CONSTRUCTION
CONTACT: MARK HAMPTON
11716 SOUTH 700 EAST
DRAPER, UT 84020

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS


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# GENERAL NOTES

## 1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

## 1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

## 1.3 COORDINATION □ VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

## 1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT 'IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

## 1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-0N-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

## 1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

# GENERAL NOTES: CONTINUED

## 1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

## 1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

## 1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

# LEGEND

| NEW | EXISTING | | NEW | EXISTING |
|---|---|---|---|---|
| | | MONUMENT LINE | | SECTION CORNER (FOUND) |
| | | CENTER LINE | | |
| | | SUBJECT PROPERTY LINE | | SECTION CORNER (NOT FOUND) |
| | | ADJACENT PROPERTY LINE | | |
| | | EASEMENT LINE | | STREET MONUMENT |
| | | DITCH FLOWLINE | | BRASS CAP MONUMENT |
| X | X | FENCE LINE | | POWER POLE |
| ATMS | atms | ATMS CABLE | | UTILITY POLE |
| TV | tv | CABLE TV LINE | GUY | GUY ANCHOR |
| C | c | COMMUNICATIONS LINE | TRANS | POWER TRANSFORMER |
| FO | fo | FIBER-OPTIC CABLE | | TRAFFIC SIGNAL CABINET |
| F | f | FIRE LINE | | LIGHT POLE |
| IRR | irr | IRRIGATION LINE | TR | TELEPHONE RISER |
| G | g | NATURAL GAS LINE | T | TELEPHONE MANHOLE |
| OHC | ohc | OVERHEAD COMMUNICATIONS | | TRAFFIC SIGNAL BOX |
| OHP | ohp | OVERHEAD POWER LINE | W | WATER MANHOLE |
| OHT | oht | OVERHEAD TELEPHONE LINE | | WATER VALVE |
| OHTV | ohtv | OVERHEAD TELEVISION LINE | WM | WATER METER |
| P | p | POWER LINE | | FIRE HYDRANT |
| P/C | p/c | POWER/COMMUNICATIONS LINE | S | SANITARY SEWER MANHOLE |
| P/T | p/t | POWER/TELEPHONE LINE | SSCO | SANITARY SEWER CLEANOUT |
| P/T/C | p/t/c | POWER/TELE/COMM LINE | SD | STORM DRAIN MANHOLE |
| RD | rd | ROOF DRAIN LINE | | STORM DRAIN CURB INLET |
| SW | sw | SECONDARY WATER LINE | | STORM DRAIN CATCH BASIN |
| S | s | SANITARY SEWER LINE | SD | STORM DRAIN CLEANOUT |
| ST | st | STEAM LINE | | STORM DRAIN COMBO BOX |
| SD | sd | STORM DRAIN LINE | MB | MAILBOX |
| T | t | TELEPHONE LINE | | SIGN |
| T/C | t/c | TELEPHONE/COMM LINE | | FLOW DIRECTION |
| UD | ud | UNDERDRAIN | 44.00 TOC | 44.00 EX TOC SPOT ELEVATION |
| UGC | ugc | UNDERGROUND COMMUNICATIONS | | CONIFEROUS TREE |
| UGP | ugp | UNDERGROUND POWER LINE | | |
| UGT | ugt | UNDERGROUND TELEPHONE LINE | | DECIDUOUS TREE |
| UGTV | ugtv | UNDERGROUND TELEVISION | | |
| W | w | WATER LINE | | |
| 72 | 4572 | CONTOUR LINE | | |
| | | CURB & GUTTER (STD) | | |
| | | CURB & GUTTER (OUTFALL) | | |

# ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AC | ACRE | E | EAST | GV | GAS VALVE | PP | POWER POLE | TFC | TOP FACE OF CURB |
| ADA | AMERICANS WITH DISABILITIES ACT | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE | PRC | POINT OF REVERSE CURVE | TL | TREE LINE |
| ATMS | ADVANCED TRAFFIC MGMT. SYSTEM | EGL | ENERGY GRADE LINE | HG | HEADGATE | PRK | PARKING STRIPE | TMH | TELEPHONE MANHOLE |
| B&C | BAR & CAP | ELEV | ELEVATION | HGL | HYDRAULIC GRADE LINE | POC | POINT OF CONNECTION | TOA | TOP OF ASPHALT |
| BC | BUILDING CORNER | EM | ELECTRIC METER | HP | HIGH POINT | PT | POINT OF TANGENCY | TOC | TOP OF CONCRETE |
| BLUE | BLUE STAKED ELECTRIC | EMH | ELECTRIC MANHOLE | HW | HEADWALL or HIGH WATER | PWR | POWER | TOE | TOE OF SLOPE |
| BLUFO | BLUE STAKED FIBER OPTIC | EOA | EDGE OF ASPHALT | HWY | HIGHWAY | PVC | POLYVINYL CHLORIDE PIPE | TOP | TOP OF SLOPE or TOP OF PIPE |
| BLUG | BLUE STAKED NATURAL GAS | EOC | EDGE OF CONCRETE | ICO | IRRIGATION CLEANOUT | R | RANGE | TOW | TOP OF WALK |
| BLUIRR | BLUE STAKED IRRIGATION | EOG | EDGE OF GRAVEL | ICV | IRRIGATION CONTROL VALVE | RCP | REINFORCED CONCRETE PIPE | TR | TELEPHONE RISER |
| BLUSD | BLUE STAKED STORM DRAIN | EOL | EDGE OF LAWN | IE | INVERT ELEVATION | RD | ROOF DRAIN | TV | TELEVISION |
| BLUSS | BLUE STAKED SANITARY SEWER | EX or EXIST | EXISTING | IRR | IRRIGATION | REV | REVISION | TW | TOP OF WALL |
| BLUT | BLUE STAKED TELEPHONE | F | FIRE | LF | LINEAR FEET | ROW | RIGHT-OF-WAY | TRANS | TRANSFORMER |
| BLUW | BLUE STAKED WATER | FC | FOUNDATION CORNER | LIP | LIP OF GUTTER | RR | RAILROAD | TSP | TRAFFIC SIGNAL POLE |
| BM | BENCHMARK | FD | FOUND | LP | LOW POINT or LIGHT POLE | S | SOUTH | TSB | TRAFFIC SIGNAL BOX |
| BOB | BOTTOM OF BOX | FDC | FIRE DEPT. CONNECTION | MAX | MAXIMUM | SAD | SEE ARCHITECTURAL DRAWINGS | UD | UNDERDRAIN |
| BOL | BOLLARD | FDMN | FOUND MONUMENT | MIN | MINIMUM | SD | STORM DRAIN | UGC | UNDERGROUND COMMUNICATIONS |
| BOV | BLOW-OFF VALVE | FDSC | FOUND SECTION CORNER | MON | MONUMENT | SDCB | STORM DRAIN CATCH BASIN | UGP | UNDERGROUND POWER |
| BOW | BACK OF WALK | FFE | FINISHED FLOOR ELEVATION | MP | METAL PIPE | SDCO | STORM DRAIN CLEOUNOUT BOX | UGT | UNDERGROUND TELEPHONE |
| BW | BOTTOM OF WALL | FG | FINISHED GRADE | MW | MONITORING WELL | SDMH | STORM DRAIN MANHOLE | UGTV | UNDERGROUND TELEVISION |
| ℄ | CENTERLINE | FH | FIRE HYDRANT | N | NORTH | SEC | SECTION | U.N.O. | UNLESS NOTED OTHERWISE |
| CATV | CABLE TELEVISION | FL | FLOW LINE | NG | NATURAL GROUND | SPECS | SPECIFICATIONS | UP | UTILITY POLE |
| CBR | CONCRETE BARRIER | FNC | FENCE | NGRET | NG AT RETAINING WALL | SLBM | SALT LAKE BASE & MERIDIAN | VCP | VITRIFIED CLAY PIPE |
| CC | CURB CUT | FNCCL | CHAIN LINK FENCE | NR | NAIL & RIBBON | SQ | SQUARE | VP | VERTICAL PIPE |
| COL | COLUMN | FNCIRN | IRON FENCE | NW | NAIL & WASHER | SQFT | SQUARE FEET | W | WEST or WATER |
| COMM | COMMUNICATIONS | FNCVYL | VINYL FENCE | NTS | NOT TO SCALE | SQYD | SQUARE YARD | WM | WATER METER |
| CONC | CONCRETE | FNCWD | WOOD FENCE | OG | ORIGINAL GROUND | SS | SANITARY SEWER | WMH | WATER MANHOLE |
| CONST | CONSTRUCTION | FNCWR | WIRE FENCE | OH | OVERHANG | SSCO | SANITARY SEWER CLEANOUT | WS | WATER SURFACE |
| CMP | CORRUGATED METAL PIPE | FO | FIBER OPTIC | OHC | OVERHEAD COMMUNICATIONS | SSMH | SANITARY SEWER MANHOLE | WTR | WATER |
| CP | CONTROL POINT | FOW | FRONT OF WALK | OHP | OVERHEAD POWER | ST | STEAM | WV | WATER VALVE |
| CTREE | CONIFEROUS TREE | FT | FEET | OHT | OVERHEAD TELEPHONE | STA | STATION | WW | WATERWAY |
| CUFT | CUBIC FOOT | G | NATURAL GAS | OHTV | OVERHEAD TELEVISION | STD | STANDARD | | |
| CUYD | CUBIC YARD | GAR | GARAGE | ℘ | PROPERTY LINE | STM | STORM | | |
| DEL | DELINEATOR | GB | GRADE BREAK | PB | POWER BOX | SYL | SOLID YELLOW LINE | | |
| DIA or Ø | DIAMETER | GL | GROUND LIGHT | PC | POINT OF CURVATURE | SWL | SOLID WHITE LINE | | |
| DIP | DUCTILE IRON PIPE | GM | GAS METER | PCC | POINT OF COMPOUND CURVE | T | TOWNSHIP | | |
| DTREE | DECIDUOUS TREE | GMH | GAS MANHOLE | PI | POINT OF INTERSECTION | TBC | TOP BACK OF CURB | | |
| DYL | DOUBLE YELLOW LINE | GUY | GUY WIRE | PM | PARKING METER | TELE | TELEPHONE | | |


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LICENSED PROFESSIONAL ENGINEER
02/04/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

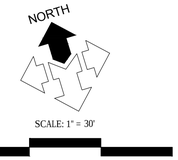
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|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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| DESCRIPTION | AREA | % |
|---|---|---|
| HARDSCAPE | 76,415 SQFT | 43% |
| LANDSCAPE & OPEN SPACE | 48,327 SQFT | 27% |
| BUILDINGS | 51,680 SQFT | 29% |
| TOTAL | 176,422 SQFT | 100% |

NOTE: AREAS SHOWN ON THIS TABLE DO NOT INCLUDE AREA WITHIN THE 30' SETBACK.

## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

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

1. PROPOSED PUBLIC ROAD ASPHALT PAVEMENT WITH GRANULAR BASE. ROAD PER 'PACIFIC DRIVE SECTION A', SHEET C5.01. ASPHALT PAVEMENT, PER DETAIL 'D1', SHEET C5.01.
2. PRIVATE ROAD AREA STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'PRIVATE STREET CROSS SECTION', SHEET C5.01.
3. ASPHALT TIE-IN. PER APWA PLAN NO. 252.
4. ASPHALT T-PATCH. PER APWA PLAN NO. 255.
5. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D2', SHEET C5.01.
6. 3' WIDE STAMPED CONCRETE.
7. 24" CONCRETE CURB AND GUTTER. PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, DRAWING NO. 15.1 TYPE E, SHEET C5.03.
8. 6" CONCRETE CURB WALL. SEE DETAIL 'C1', SHEET C5.01.
9. 48" WIDE CONCRETE WATERWAY, PER AMERICAN FORK CITY STANDARD DETAIL 15.1, SHEET C5.03.
10. STOP SIGN, PER MUTCD SIGN DESIGNATION 'R1-1'
11. 6' HIGH VINYL FENCE ALONG WEST PROPERTY LINE
12. SAW CUT LINE
13. TRASH ENCLOSURE.
14. ADA SIDEWALK RAMP, PER APWA PLAN NO. 235 EXAMPLE A.
15. 3' STAMPED COLORED CONCRETE.
16. ADA SIDEWALK RAMP, PER AMERICAN FORK CITY STANDARD 15.18, SHEET C5.02.
17. PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD 'STOP'.
18. PAINTED 12" WIDE SOLID WHITE STOP BAR.
19. CONCRETE FLARED DRIVE APPROACH PER AMERICAN FORK CITY STANDARD DETAIL 15.9, SHEET C5.02.
20. CONCRETE SIDEWALK. PER APWA PLAN NO. 231.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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STATE OF UTAH

# SPRING LEAF TOWNHOMES

## 900 EAST PACIFIC DRIVE
## AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

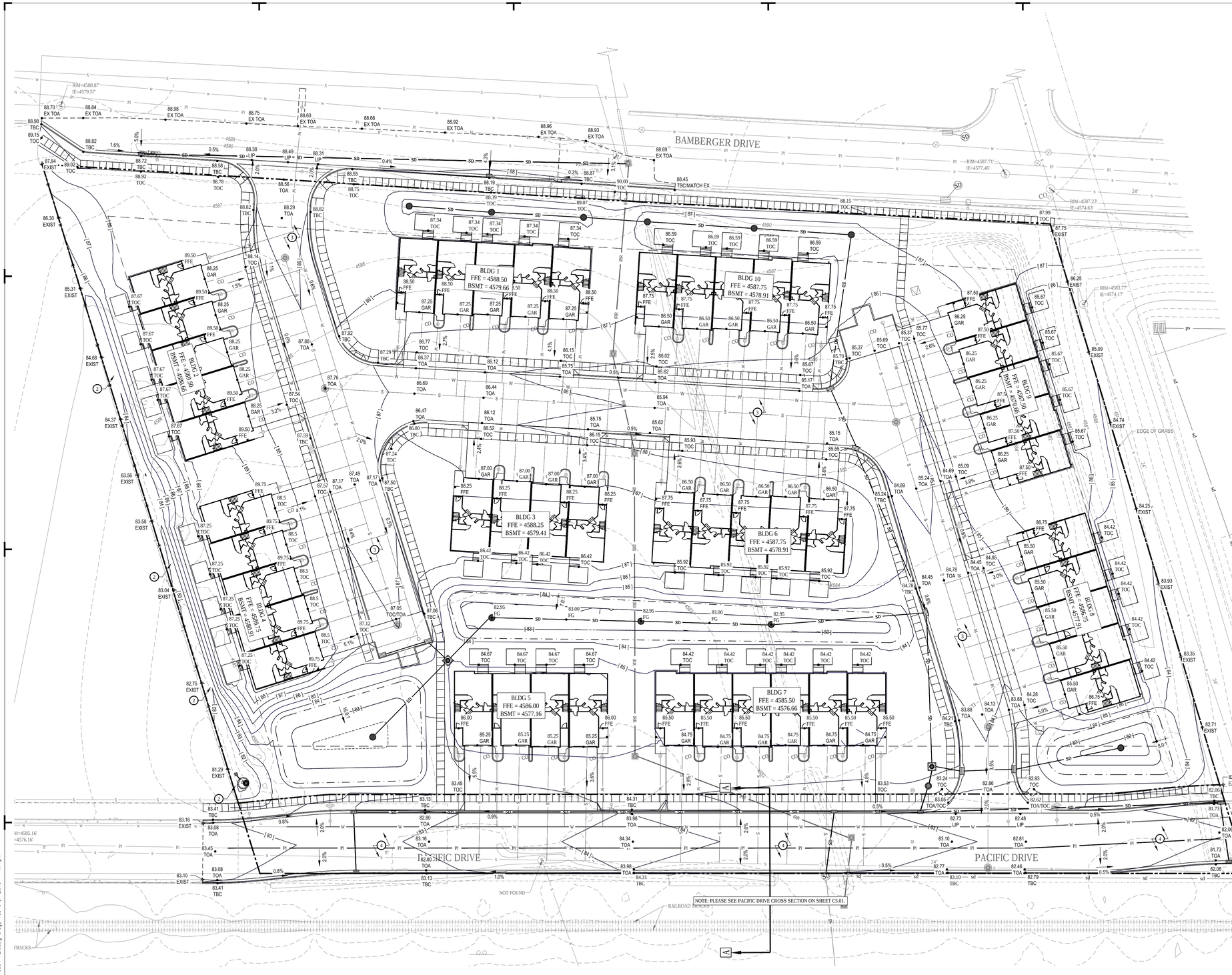
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| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

## HORIZONTAL CONTROL PLAN

# C1.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

## GENERAL NOTES:

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THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.03 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

## KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. GRADE SWALE ALONG PROPERTY LINE TO INLET/SUMP.
3. GRADE ROAD PER 'PRIVATE STREET CROSS SECTION', SHEET C5.01.
4. GRADE PACIFIC DRIVE PER 'PACIFIC DRIVE SECTION A', SHEET C5.01.

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# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

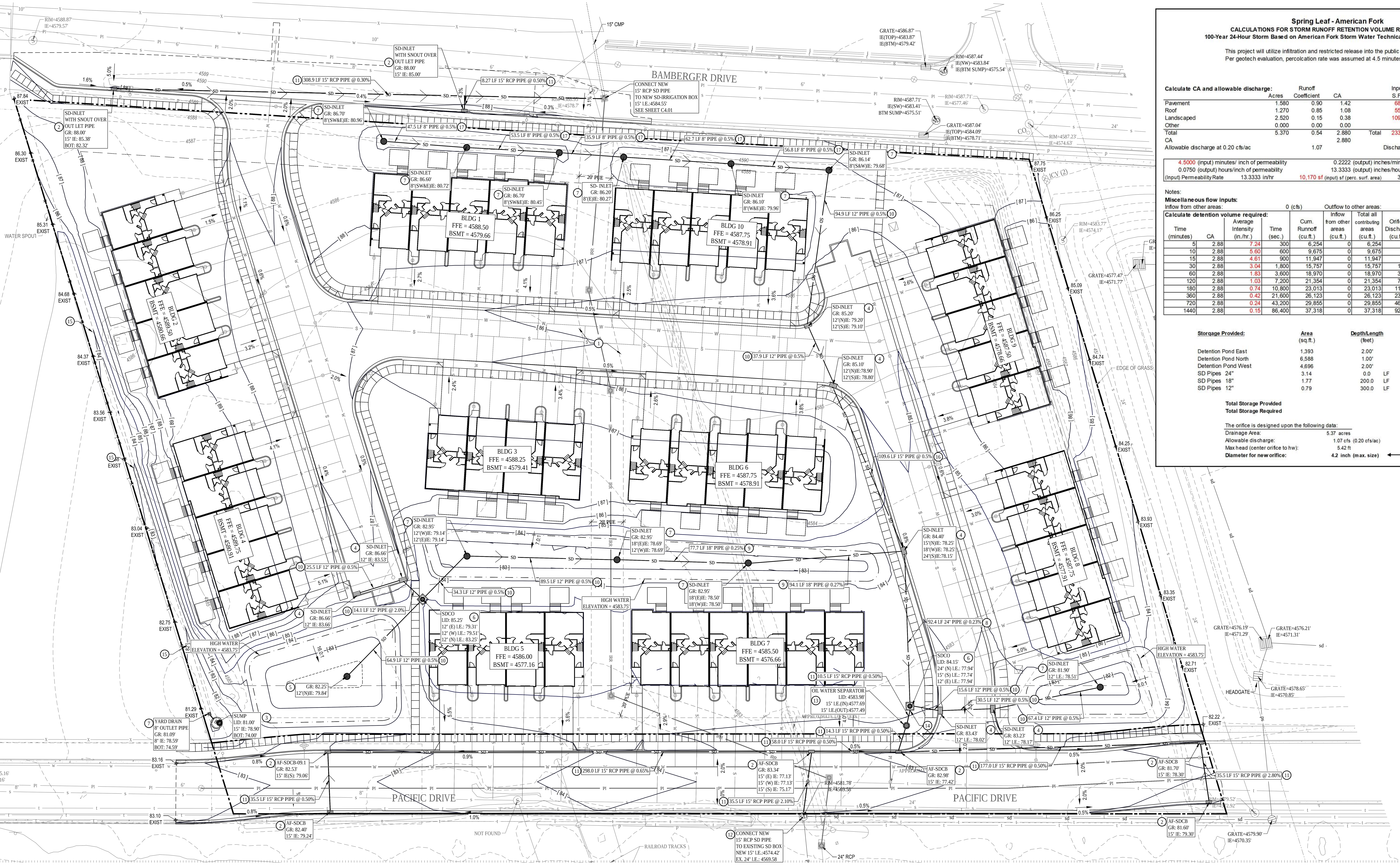
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|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

GRADING PLAN

C2.01

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**Spring Leaf - American Fork**
**CALCULATIONS FOR STORM RUNOFF RETENTION VOLUME REQUIREMENTS**
**100-Year 24-Hour Storm Based on American Fork Storm Water Technical Manual Rainfall Data**

This project will utilize infiltration and restricted release into the public system for storm water disposal
Per geotech evaluation, percolcation rate was assumed at 4.5 minutes per inch.

| Calculate CA and allowable discharge: | Acres | Runoff Coefficient | CA | | Input S.F. | Output Acres | |
|---|---|---|---|---|---|---|---|
| Pavement | 1.580 | 0.90 | 1.42 | | 68,897 | 1.58 | 29 % |
| Roof | 1.270 | 0.85 | 1.08 | | 55,191 | 1.27 | 24 % |
| Landscaped | 2.520 | 0.15 | 0.38 | | 109,789 | 2.52 | 47 % |
| Other | 0.000 | 0.00 | 0.00 | | 0 | 0.00 | 0 % |
| Total | 5.370 | 0.54 | 2.880 | Total | 233,877 | 5.37 | 100 % |
| CA | | | 2.880 | | | | |
| Allowable discharge at 0.20 cfs/ac | | 1.07 | | | Discharge | 1.07 (input cfs) | |

| | |
|---|---|
| 4.5000 (input) minutes/ inch of permeability | 0.2222 (output) inches/minute of permeability |
| 0.0750 (output) hours/inch of permeability | 13.3333 (output) inches/hour of permeabiltiy |
| (Input) Permeability Rate 13.3333 in/hr | 10,170 sf (input) sf (perc. surf. area) 3.139 (output) cfs (perc. outfall) |

Notes:
**Miscellaneous flow inputs:**
Inflow from other areas: 0 (cfs) Outflow to other areas: 0 (cfs)

**Calculate detention volume required:**

| Time (minutes) | CA | Average Intensity (in./hr.) | Time (sec.) | Cum. Runoff (cu.ft.) | Inflow from other areas (cu.ft.) | Total all contributing areas (cu.ft.) | Orifice Discharge (cu.ft.) | Outflow to other areas (cu.ft.) | Percolation outfall (cu. ft.) | Storage Required (cu. ft.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 2.88 | 7.24 | 300 | 6,254 | 0 | 6,254 | 322 | 0 | 942 | 4,990 |
| 10 | 2.88 | 5.60 | 600 | 9,675 | 0 | 9,675 | 644 | 0 | 1,883 | 7,147 |
| 15 | 2.88 | 4.61 | 900 | 11,947 | 0 | 11,947 | 967 | 0 | 2,825 | 8,155 |
| 30 | 2.88 | 3.04 | 1,800 | 15,757 | 0 | 15,757 | 1,933 | 0 | 5,650 | **8,173** |
| 60 | 2.88 | 1.83 | 3,600 | 18,970 | 0 | 18,970 | 3,866 | 0 | 11,300 | 3,804 |
| 120 | 2.88 | 1.03 | 7,200 | 21,354 | 0 | 21,354 | 7,733 | 0 | 22,600 | 0 |
| 180 | 2.88 | 0.74 | 10,800 | 23,013 | 0 | 23,013 | 11,599 | 0 | 33,900 | 0 |
| 360 | 2.88 | 0.42 | 21,600 | 26,123 | 0 | 26,123 | 23,198 | 0 | 67,800 | 0 |
| 720 | 2.88 | 0.24 | 43,200 | 29,855 | 0 | 29,855 | 46,397 | 0 | 135,600 | 0 |
| 1440 | 2.88 | 0.15 | 86,400 | 37,318 | 0 | 37,318 | 92,794 | 0 | 271,200 | 0 |

| Storqage Provided: | Area (sq.ft.) | Depth/Length (feet) | | Volume |
|---|---|---|---|---|
| Detention Pond East | 1,393 | 2.00' | | 2,025 cf |
| Detention Pond North | 6,588 | 1.00' | | 3,888 cf |
| Detention Pond West | 4,696 | 2.00' | | 3,321 cf |
| SD Pipes 24" | 3.14 | 0.0 | LF | 0 cf |
| SD Pipes 18" | 1.77 | 200.0 | LF | 353 cf |
| SD Pipes 12" | 0.79 | 300.0 | LF | 236 cf |
| **Total Storage Provided** | | | | **9,823 cf** |
| **Total Storage Required** | | | | **8,173 cf** |

The orifice is designed upon the following data:
Drainage Area: 5.37 acres
Allowable discharge: 1.07 cfs (0.20 cfs/ac)
Max head (center orifice to hw): 5.42 ft
**Diameter for new orifice: 4.2 inch (max. size)** ← $Q = C_d A_o \sqrt{2gh}$

## GENERAL NOTES:

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THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

## KEYED NOTES:

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1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON GRADING PLAN.
2. STORM DRAIN CATCH BASIN PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, DRAWING NO. 15.2, SHEET C5.02.
3. STORM DRAIN SUMP. PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, DRAWING NO. 15.14, SHEET C5.03.
4. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. PER AMERICAN FORK CITY DETAIL 15.2, SHEET C5.02.
5. STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.01.
6. STORM DRAIN CLEANOUT BOX.
7. INLINE YARD DRAIN WITH HDPE STORM DRAIN CONNECTING PIPES, CONNECTING PIPE SIZE PER PLAN. SEE DETAIL 'C5", SHEET C5.01.
8. 24" DIAMETER HDPE STORM DRAIN LINE.
9. 18" DIAMETER HDPE STORM DRAIN LINE.
10. 12" DIAMETER HDPE STORM DRAIN LINE .
11. 15" DIAMETER RCP STORM DRAIN LINE.

## KEYED NOTES:

CONTINUE:

12. CORE CONNECT TO EXISTING PUBLIC STORM DRAIN BOX
13. CONTECH CDS 2020-5 (1.1 CFS) OIL WATER SEPARATOR
14. INSTALL RESTRICTOR PLATE OVER 15" OUTLET PIPE WITH A 4.2" ORIFICE, PER STORM DRAIN CALCULATIONS, THIS SHEET.
15. DRAINAGE SWALE.
16. 15" DIAMETER HDPE STORM DRAIN LINE.
17. 8" HDPE STORM DRAIN LINE.

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REVISIONS

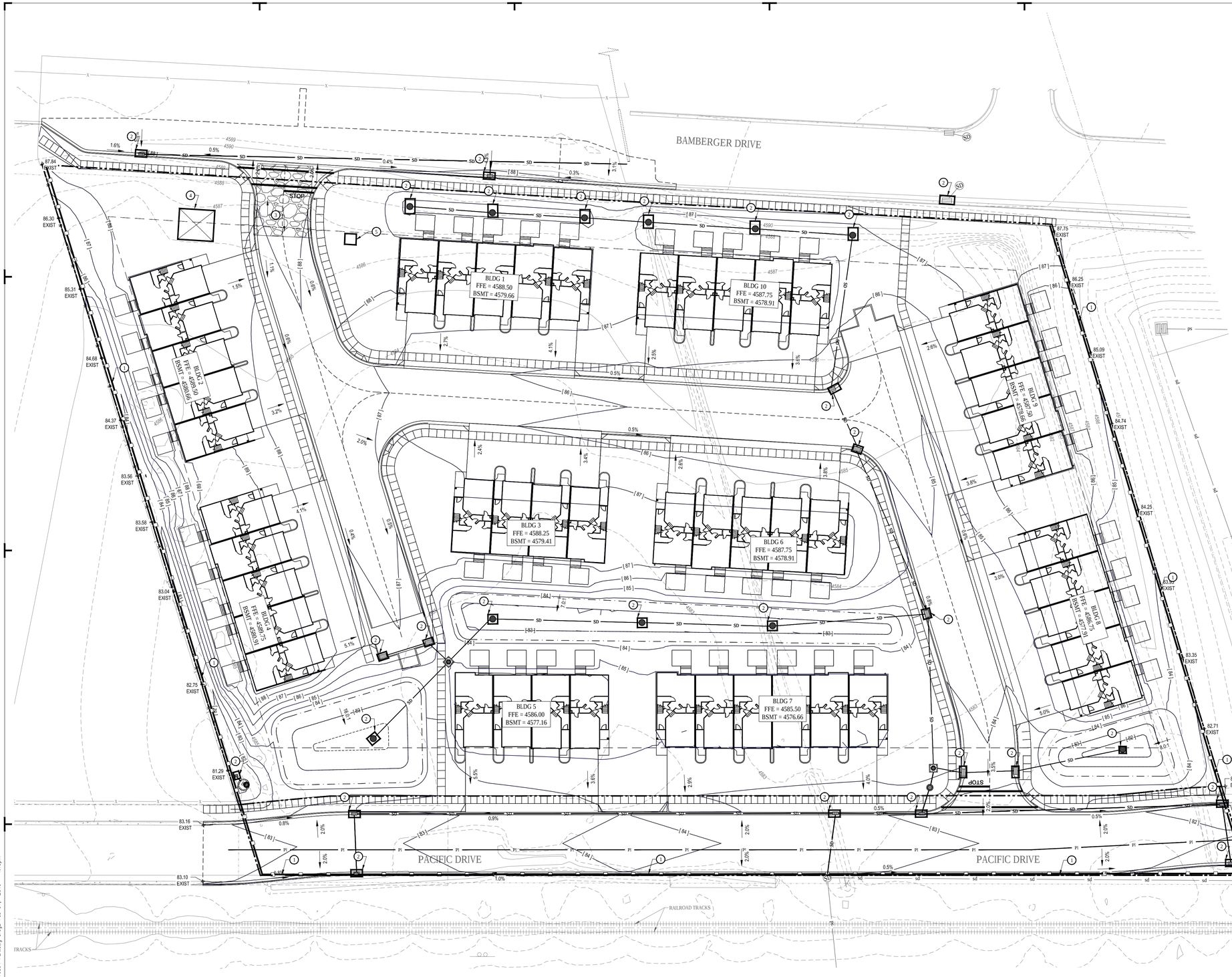
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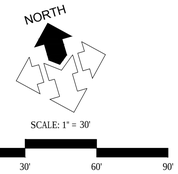
PROJECT NO: 16594
DRAWN BY: GBB
CHECKED BY: TJD
DATE: 02/04/2019

DRAINAGE PLAN

C2.02

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## GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.30 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT 'OPEN' FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

## MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

## KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'A2', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02.
4. CONCRETE WASHOUT AREA (TYP).
5. PORTABLE TOILET (TYP).

NOTE: LOCATION OF PROPOSED BMP'S ARE SUGGESTIVE AND MAY BE ADJUSTED TO BETTER FIT SITE NEEDS.

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LICENSED PROFESSIONAL ENGINEER
02/04/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

REVISIONS

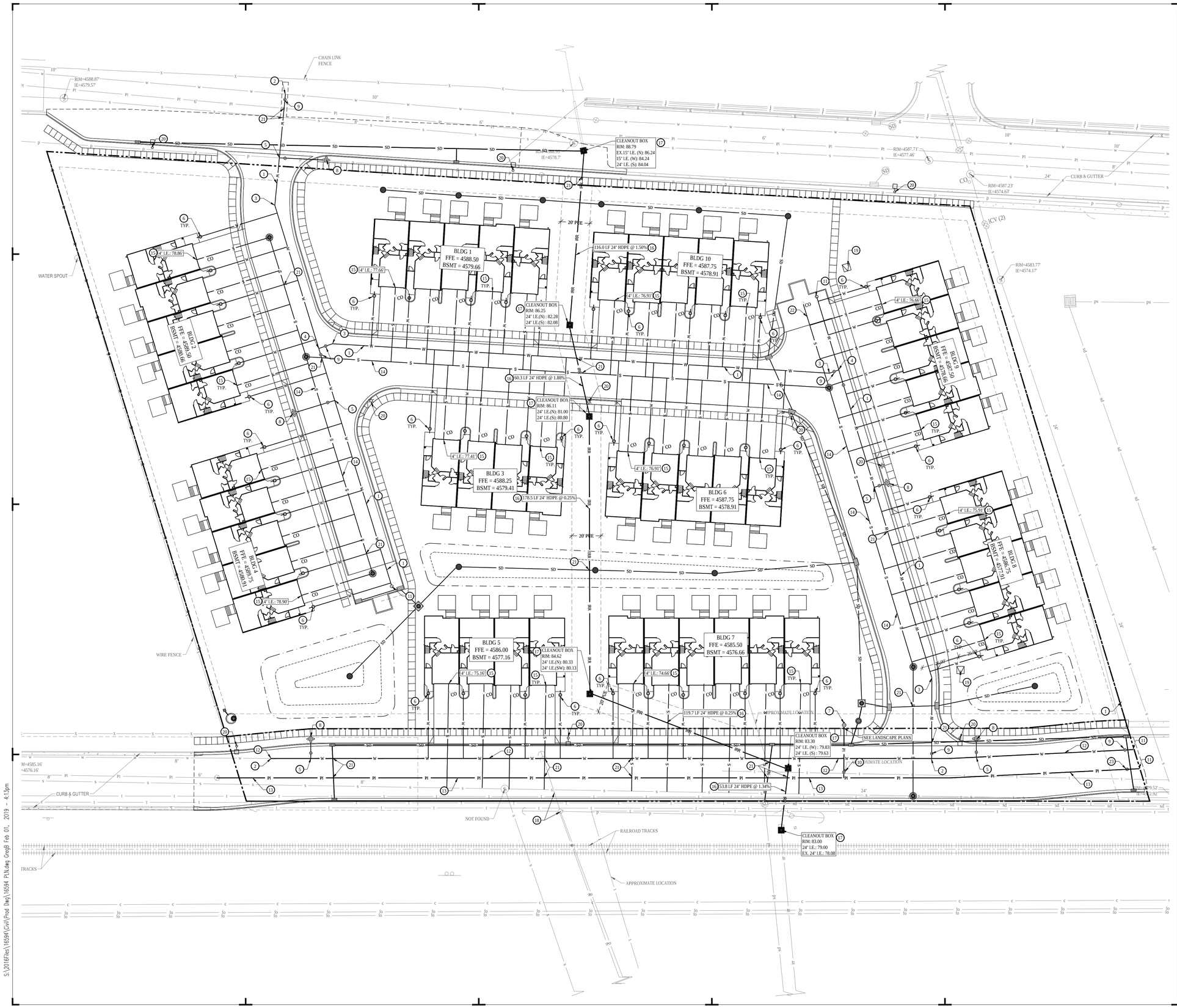
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| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

## EROSION CONTROL PLAN

## C2.03

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE AMERICAN FORK CITY STANDARDS & SPECIFICATIONS AND MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.

ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPOSNIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

ALL CULINARY WATER MAINS, AND SANITARY SEWER MAINS WITHIN THIS SITE ARE CONSIDERED PUBLIC OWNED AND MAINTAINED. THE OWNER ACKNOWLEDGES THE RIGHT TO THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE REPAIRS AND OR OTHER ACTIONS WHEN NECESSARY. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSE OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH AS SET FORTH IN SECTION R309 OF THE UTAH ADMINISTRATIVE CODE AND ALL OTHER CODES AND LAWS OF THE STATE. UTILITY EASEMENTS DEDICATED TO AMERICAN FORK REMAIN IN FORCE IRRESPECTIVE OF THE STATUS OF THE UTILITIES AND ARE INTENDED TO PROVIDE AMERICAN FORK CITY ACCESS IN THE EVENT OF NECESSARY IMPROVEMENTS OR REPAIRS. FOR MORE INFORMATION SEE ALSO SEPARATELY RECORDED AGREEMENT WHERE APPLICABLE.

## KEYED NOTES:

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

1. 8" DIP WATER MAIN, INCLUDING ALL FITTINGS AND THRUST BLOCKS. THRUST BLOCKING PER AMERICAN FORK CITY STD DWG 15.21 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03.
2. CONNECT 8" WATER MAIN TO EXISTING PUBLIC WATER MAIN PER AMERICAN FORK CITY STANDARDS AND SPECIFICATION.
3. 8" DIP 22.5 DEG. ELBOW, WITH THRUST BLOCK, PER AMERICAN FORK CITY STANDARDS AND SPECIFICATION.
4. 8" TEE WITH THRUST BLOCK, PER AMERICAN FORK CITY STANDARDS AND SPECIFICATION.
5. 8" X 6" X 8" TEE WITH THRUST BLOCK, PER AMERICAN FORK CITY STANDARDS AND SPECIFICATION.
6. 3/4" WATER SERVICE METER WITH 1" TYPE 'K' COPPER WATER SERVICE LINE PER AMERICAN FORK CITY STD DWG 15.5, SHEET C5.03.
7. 2" LARGE SERVICE CONNECTION FOR SECONDARY WATER PER AMERICAN FORK CITY STD DWG 15.5B. SEE LANDSCAPE PLANS FOR CONNECTION TO IRRIGATION SYSTEM.
8. COMPLETE FIRE HYDRANT ASSEMBLY. PER AMERICAN FORK CITY STD DWG 15.6, SHEET C5.01.
9. 8" CULINARY WATER GATE VALVE WITH BOX. PER AMERICAN FORK CITY STD DWG 15.4, SHEET C5.03.
10. 2" SECONDARY WATER GATE VALVE WITH BOX. PER AMERICAN FORK CITY STD DWG 15.4A, SHEET C5.03.
11. WASH OUT VALVE, PER APWA PLAN NO. 571.
12. EXTEND 8" PVC-C900 WATER PUBLIC MAIN AT A MINIMUM 4' OF DEPTH FROM TOP OF PIPE, INCLUDING ALL FITTINGS AND THRUST BLOCKS. THRUST BLOCKING PER AMERICAN FORK CITY STD DWG 15.21 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03. SEE 'PACIFIC DRIVE - SECTION A' FOR ROAD CROSS SECTION DETAILS.
13. EXTEND 6" POLY SECONDARY WATER, INCLUDING ALL FITTINGS AND THRUST BLOCKS. THRUST BLOCKING PER AMERICAN FORK CITY STD DWG 15.21. TRENCHING PER AMERICAN FORK CITY STD DWG 15.22. SEE MODIFIED AMERICAN FORK CITY STD DWG 15.16, SHEET C5.01 FOR ROAD SECTION DETAILS.
14. 8" PVC SDR-35 SANITARY SEWER MAIN AND STRUCTURES. SEE SHEET C4.02 FOR DETAILS.
15. 4" PVC SDR-35 SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS AT 75-FOOT MAXIMUM SPACING PER AMERICAN FORK CITY STD DWG 15.23 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03. SEE PLAN THIS SHEET FOR CONNECTION TO BUILDING SEE SHEET C4.02 & C4.03 FOR INVERT CONNECTION AT THE 8" PRIVATE MAIN.
16. 24" HDPE IRRIGATION LINE, TO RELOCATED EXISTING IRRIGATION DITCH
17. IRRIGATION CLEAN OUT BOX PER APWA PLAN NO. 332.
18. RELOCATE EXISTING POWER POLE AND GUY WIRE. CONTRACTOR TO COORDINATE RELOCATION WITH ROCKY MOUNTAIN POWER.
19. APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER. SEE ELECTRICAL PLANS FOR DETAILS.
20. APPROXIMATE LOCATION OF STREET LIGHTS. SEE ELECTRICAL PLANS FOR DETAILS.
21. UTILITY CROSSINGS, MINIMUM 12" OF SEPARATION BETWEEN WATER LINES AND OTHER UTILITIES PER AMERICAN FORK SECTION 15.01.780.
22. 8" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING CLEANOUT AT 75 FOOT MAXIMUM SPACING PER AMERICAN FORK CITY STD DWG 15.23 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03.
23. 6" WATER GATE VALVE WITH BOX. PER AMERICAN FORK CITY STD DWG 15.4, SHEET C5.03.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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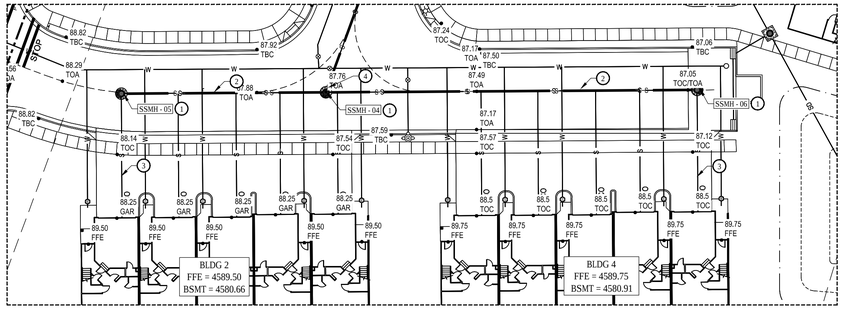
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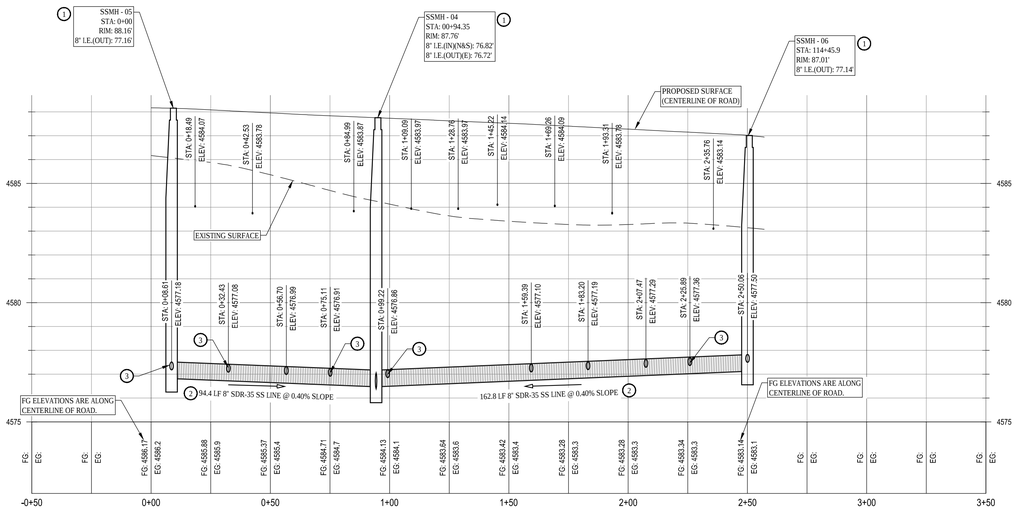
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| DATE: | 02/04/2019 |

SITE UTILITY PLAN

C4.01




SITE VIEW - AREA 1




PROFILE VIEW - AREA 1

HORIZ: 1"= 30' & VERT: 1"= 5'

## GENERAL NOTES:

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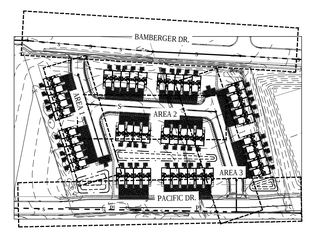
UTILITY PROVIDERS
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
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2. 8" PVC SDR-35 PRIVATE SANITARY SEWER MAIN, TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03.
3. 4" PVC SDR-35 SANITARY SEWER LATERAL. SEE SHEET C4.01 FOR MORE DETAILS.
4. UTILITY CROSSING - WATER LINE




KEY MAP
1" = 200'

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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0 15 30' 60' 90'

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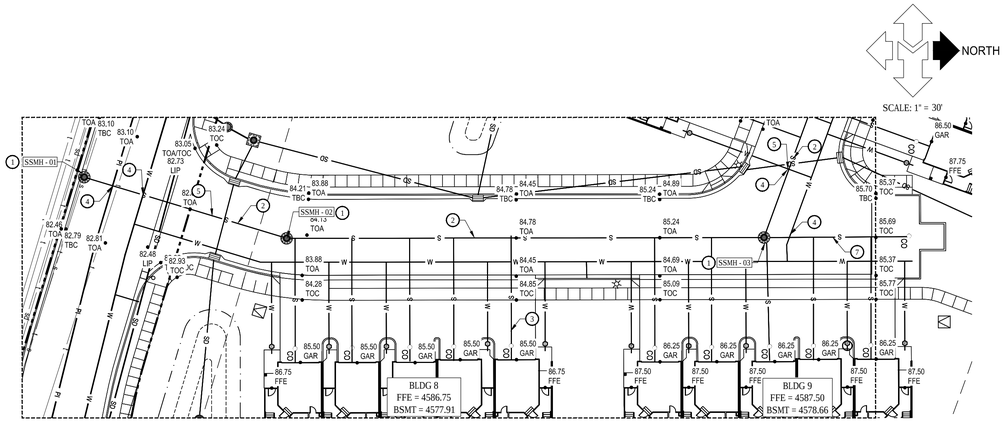
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| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

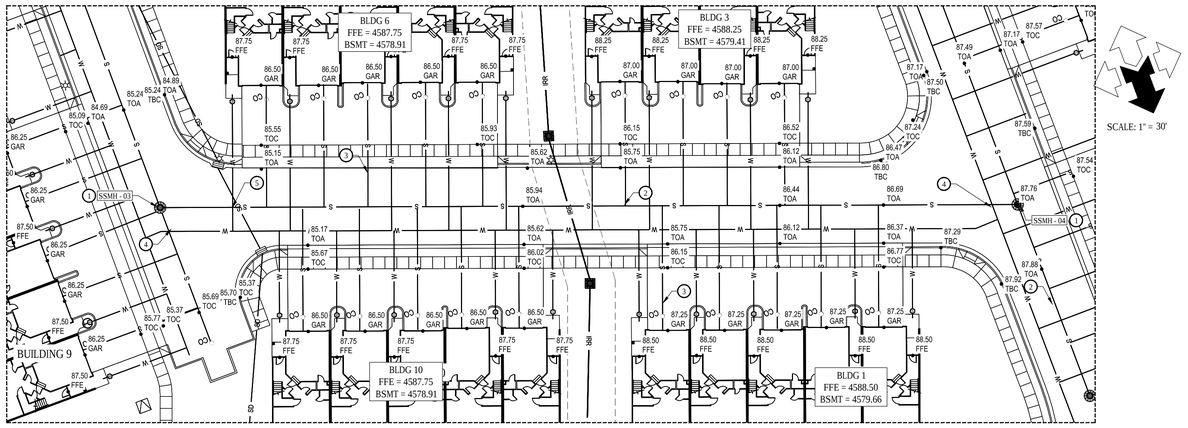
UTILITY PROFILE

C4.02

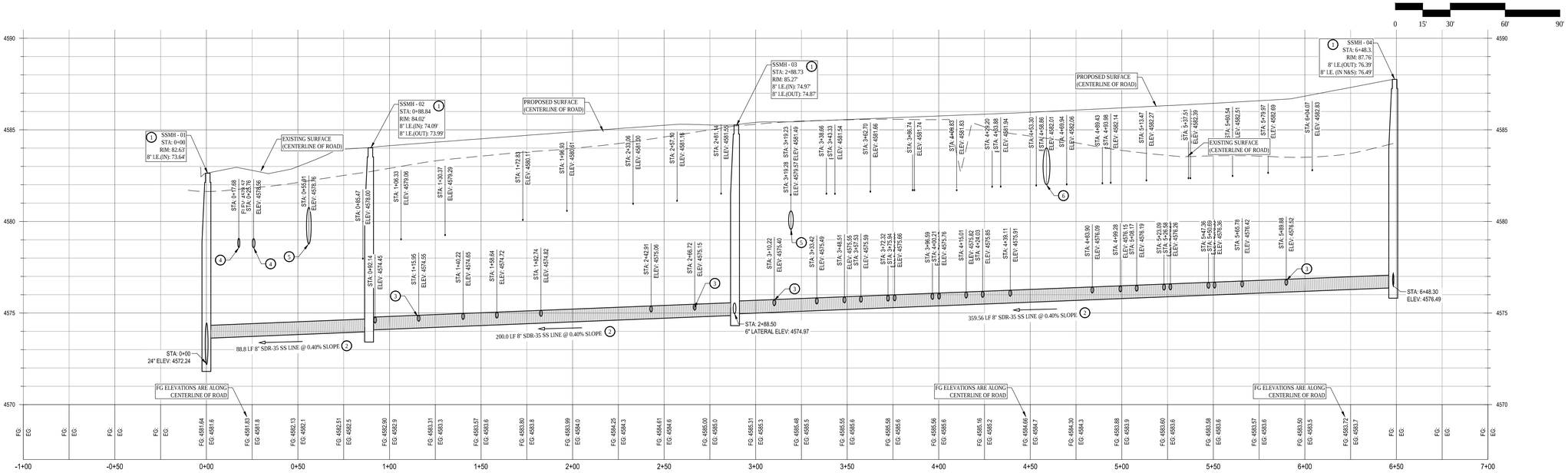
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SITE VIEW - AREA 3




SITE VIEW - AREA 2




PROFILE VIEW - AREA 2 & 3

HORIZ: 1"= 30' & VERT: 1"= 5'

## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

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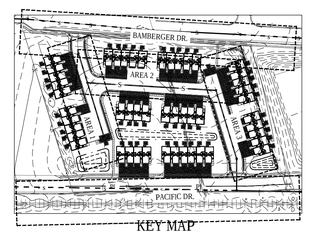
UTILITY PROVIDERES
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3. 4" PVC SDR-35 SANITARY SEWER LATERAL. SEE SHEET C4.01 FOR MORE DETAILS.
4. UTILITY CROSSING - WATER LINE
5. UTILITY CROSSING - STORM DRAIN LINE
6. UTILITY CROSSING - 24" IRRIGATION LINE
7. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE.




KEY MAP

1" = 200'

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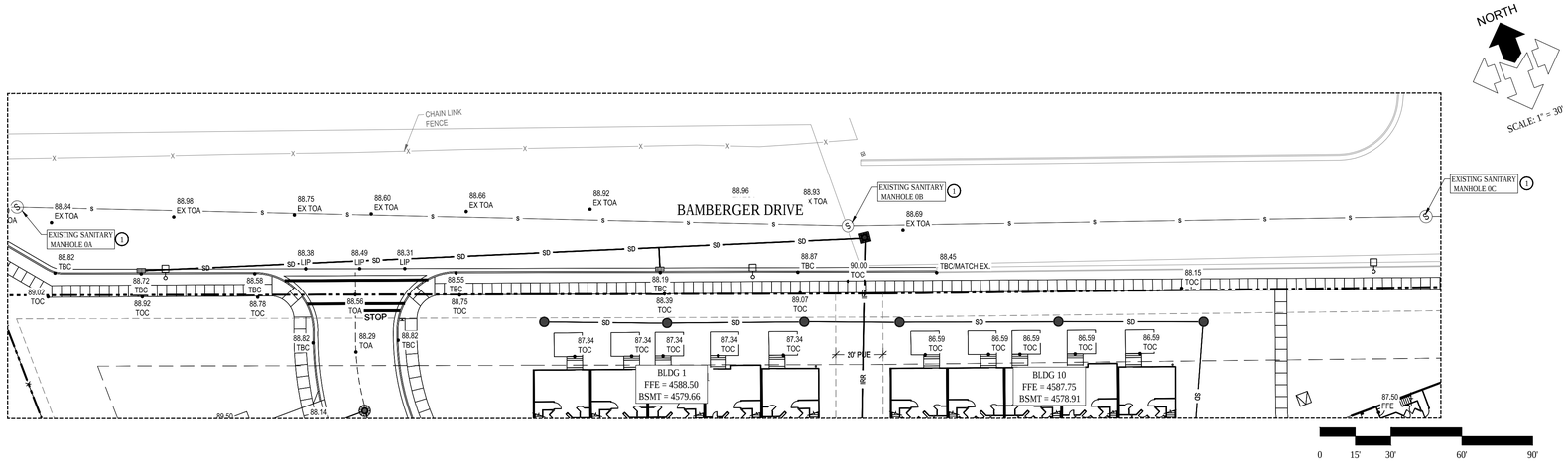
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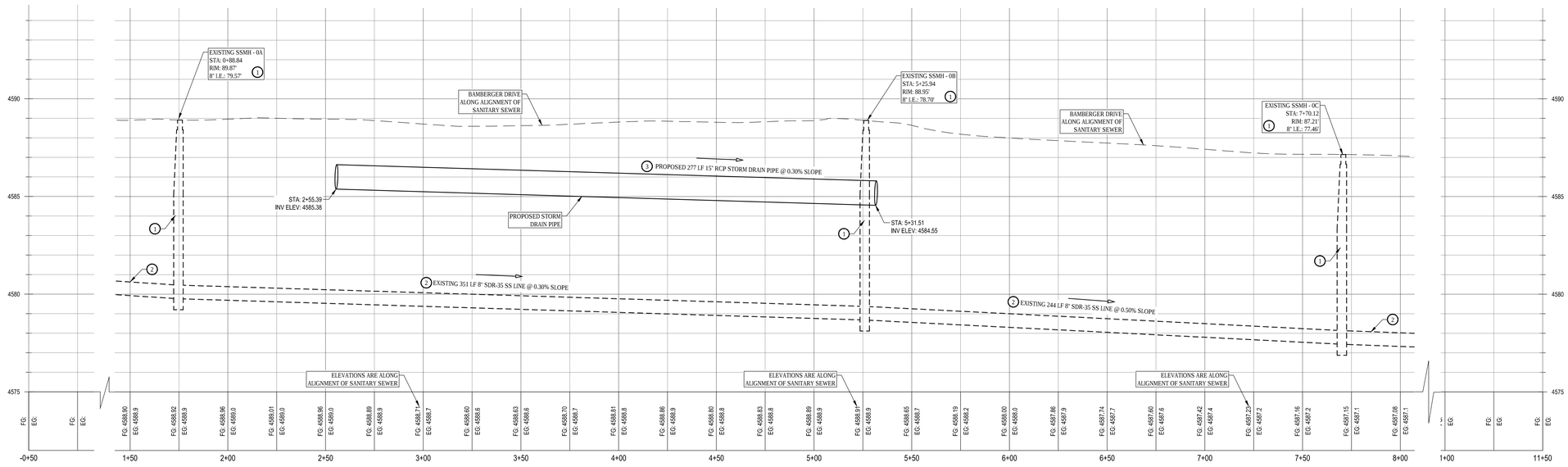
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UTILITY PROFILE

C4.03

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PROFILE VIEW - AREA BAMBERGER DRIVE

HORIZ: 1"= 30' & VERT: 1"= 5'

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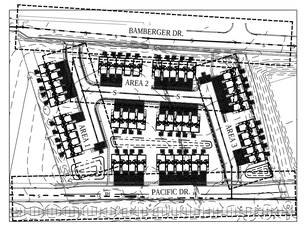
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1. EXISTING 5' SEWER MANHOLE
2. EXISTING 8" PVC SDR-35 SANITARY SEWER MAIN
3. PROPOSED 15" RCP STORM DRAIN PIPE.




KEY MAP

1" = 200'

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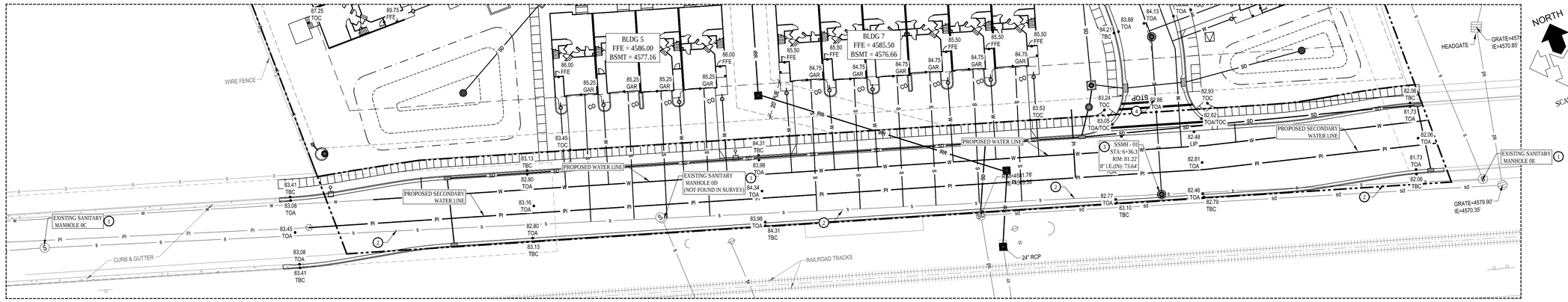
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UTILITY PROFILE

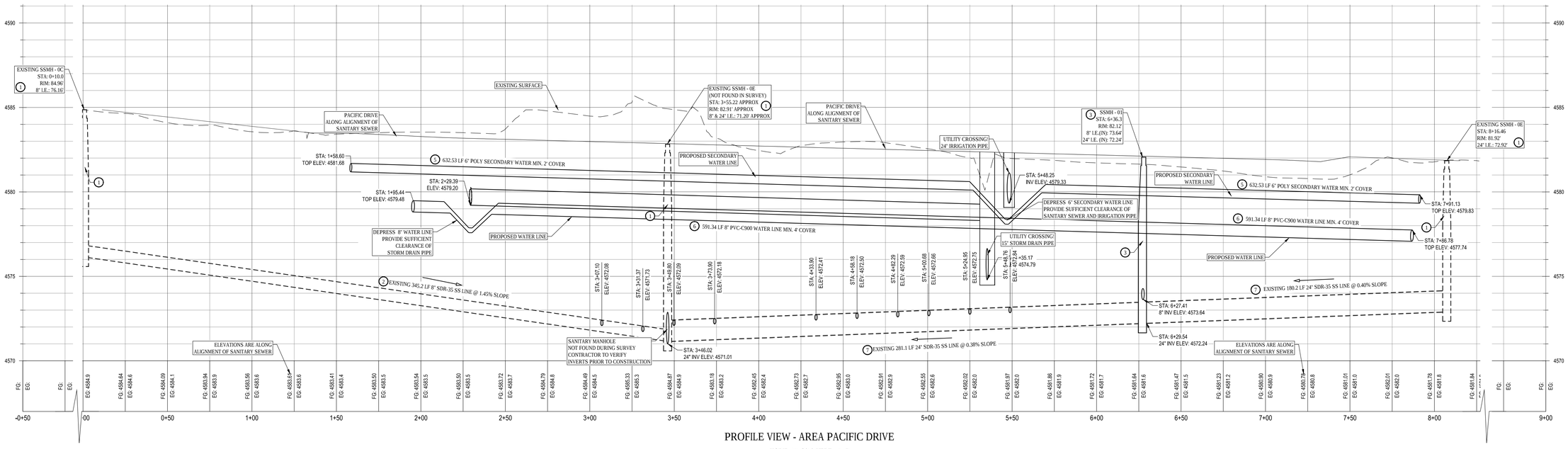
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PACIFIC DRIVE

0 15' 30' 60' 90'




ELEVATION

PROFILE VIEW - AREA PACIFIC DRIVE

HORIZ: 1"= 30' & VERT: 1"= 5'

## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE AMERICAN FORK CITY STANDARDS & SPECIFICATIONS AND MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.

ALL LATERAL CONNECTIONS SHALL 'INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

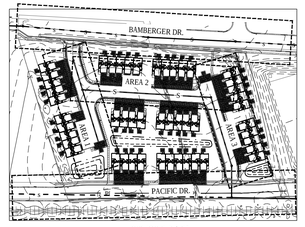
UTILITY PROVIDERES
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

ALL CULINARY WATER MAINS, AND SANITARY SEWER MAINS WITHIN THIS SITE ARE CONSIDERED PUBLIC OWNED AND MAINTAINED. THE OWNER ACKNOWLEDGES THE RIGHT TO THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE REPAIRS AND OR OTHER ACTIONS WHEN NECESSARY. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSE OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH AS SET FORTH IN SECTION R309 OF THE UTAH ADMINISTRATIVE CODE AND ALL OTHER CODES AND LAWS OF THE STATE. UTILITY EASEMENTS DEDICATED TO AMERICAN FORK FORK REMAIN IN FORCE IRRESPECTIVE OF THE STATUS OF THE UTILITIES AND ARE INTENDED TO PROVIDE AMERICAN FORK CITY ACCESS IN THE EVENT OF NECESSARY IMPROVEMENTS OR REPAIRS. FOR MORE INFORMATION SEE ALSO SEPARATELY RECORDED AGREEMENT WHERE APPLICABLE.

## KEYED NOTES:

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

1. EXISTING 5' SEWER MANHOLE.
2. EXISTING 8" PVC SDR-35 SANITARY SEWER MAIN.
3. PROPOSED 5' SEWER MANHOLE PER AMERICAN FORK CITY STD DWG 15.13, SHEET C5.01.
4. 8" PVC SDR-35 PRIVATE SANITARY SEWER MAIN, TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03.
5. 6" POLY SECONDARY WATERLINE INCLUDING ALL FITTINGS AND THRUST BLOCKS. THRUST BLOCKING PER AMERICAN FORK CITY STD DWG. 15.21 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03. SEE ' PACIFIC DRIVE -SECTION A', SHEET C5.01 FOR ROAD CROSS-SECTION.
6. 8" PVC-C900 AT A MINIMUM OF 4' COVER. INCLUDING ALL FITTINGS AND THRUST BLOCKS, THRUST BLOCKING PER AMERICAN FORK CITY STD DWG 15.21 & TRENCHING PER AMERICAN FORK CITY STD DWG 15.22, SHEET C5.03. SEE 'PACIFIC DRIVE - SECTION A', SHEET C5.01 FOR ROAD CROSS-SECTION.
7. EXISTING 24" PVC SDR-35 SANITARY SEWER MAIN.




KEY MAP
1" = 200'

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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Economic and Sustainable Designs, Professionals You Know and Trust
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Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
02/04/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

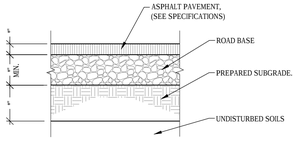
| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

UTILITY PROFILE

C4.05

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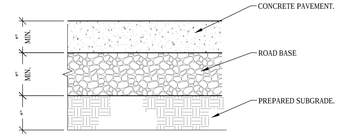



| | PRIVATE AREAS | PUBLIC AREAS |
|---|---|---|
| ASPHALT | 3" | 4" |
| BASE COURSE | 6" | 8" |
| PREPARED SUBGRADE | | |

NOTE:
REFER TO GEOTECHNICAL SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

## ASPHALTIC PAVEMENT SECTION D1

SCALE: N.T.S.



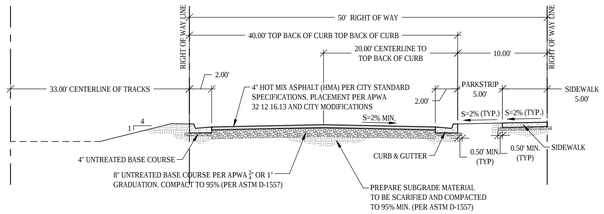

STANDARD

| | |
|---|---|
| CONCRETE | 6" |
| ROAD BASE | 6" |

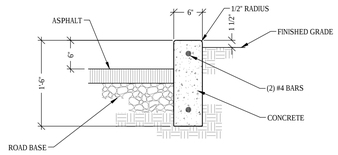
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

## CONCRETE PAVEMENT SECTION D2

SCALE: N.T.S.



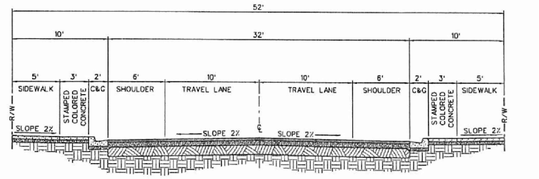

PACIFIC DRIVE - SECTION 'A'
(MODIFIED AMERICANFORK CITY STANDARD DETAIL 15.16)



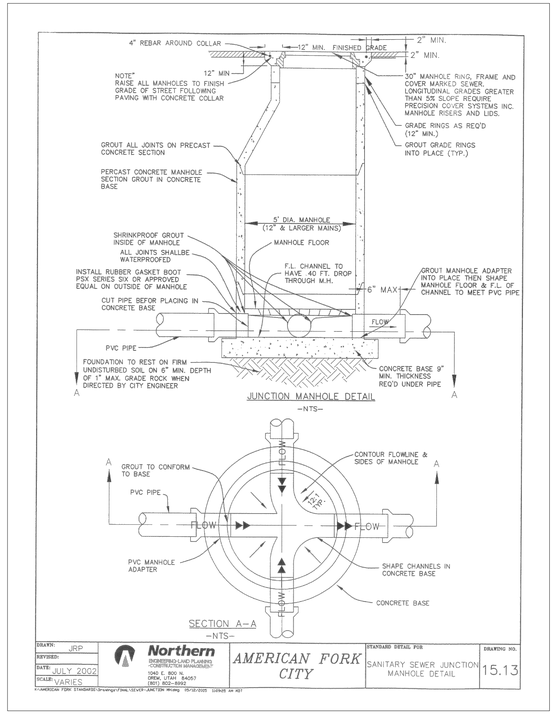

NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

## CURB WALL DETAIL C1

SCALE: N.T.S.




PRIVATE STREET CROSS SECTION
(STAMPED COLORED CONCRETE PARK STRIP - NO TREE)




JUNCTION MANHOLE DETAIL
-NTS-

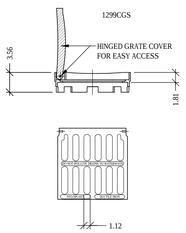



SECTION A-A
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8892 | STANDARD DETAIL FOR: AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL | DRAWING NO. 15.13 |
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |

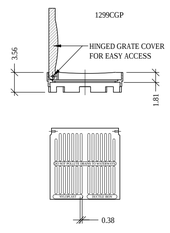
## NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.



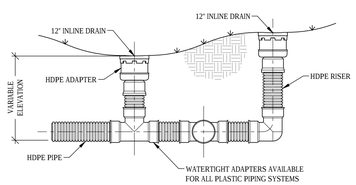

## STANDARD GRATE

APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

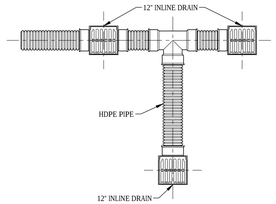



## PEDESTRIAN GRATE

APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.



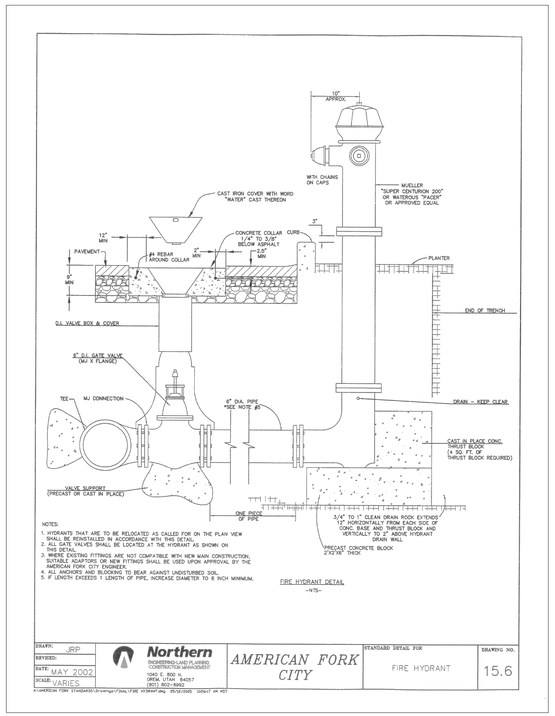

SECTION VIEW




PLAN VIEW

## HDPE INLINE DRAIN DETAIL C5

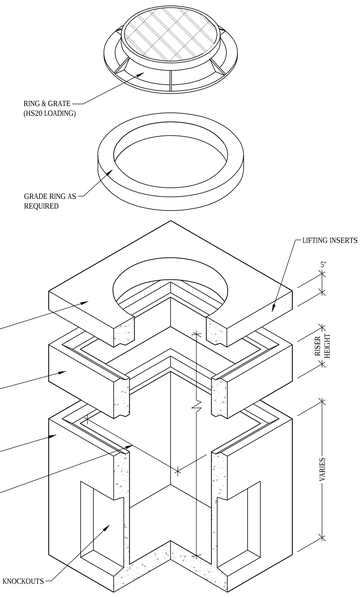
SCALE: N.T.S.




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

FIRE HYDRANT DETAIL
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8892 | STANDARD DETAIL FOR: AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




NOTES:
1. AREA INLETS SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO H5-20 LOADING.
2. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
3. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
4. DURACRETE, OR EQUAL.
5. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
6. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
7. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

## AREA INLET A5

SCALE: N.T.S.

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LICENSED PROFESSIONAL ENGINEER
02/04/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# SPRING LEAF TOWNHOMES

## 900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

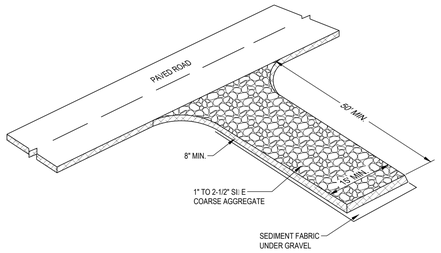
| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

CIVIL DETAILS

C5.01

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DESCRIPTION:
A STABILI: ED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE AD: ACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRAD TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SI: E, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CON: UNCTION WITH STREET SWEEPING ON AD: ACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT AD: ACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILI ED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OB: ECTIVES
- × HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMI: E DISTURBED AREA
- STABILI: E DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- × CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

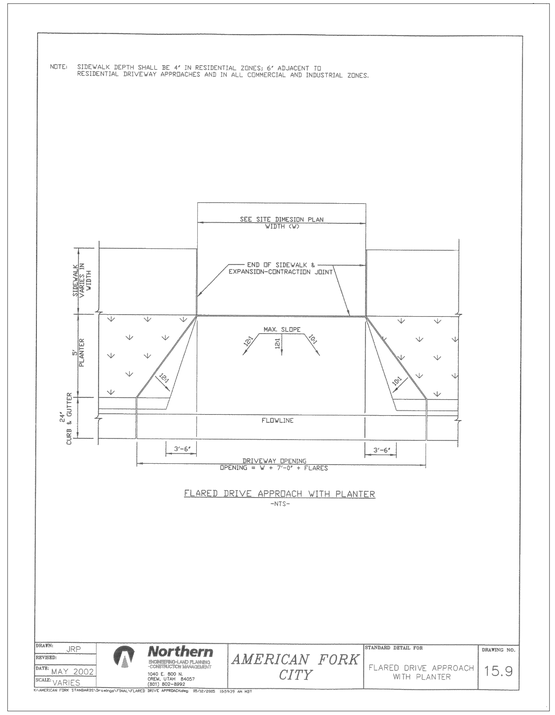
TARGETED POLLUTANTS
- ■ SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE
- ■ HIGH IMPACT
- × MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- × O & M COSTS
- × MAINTENANCE
- TRAINING

■ HIGH × MEDIUM LOW

## STABILIZED CONSTRUCTION ENTRANCE C1

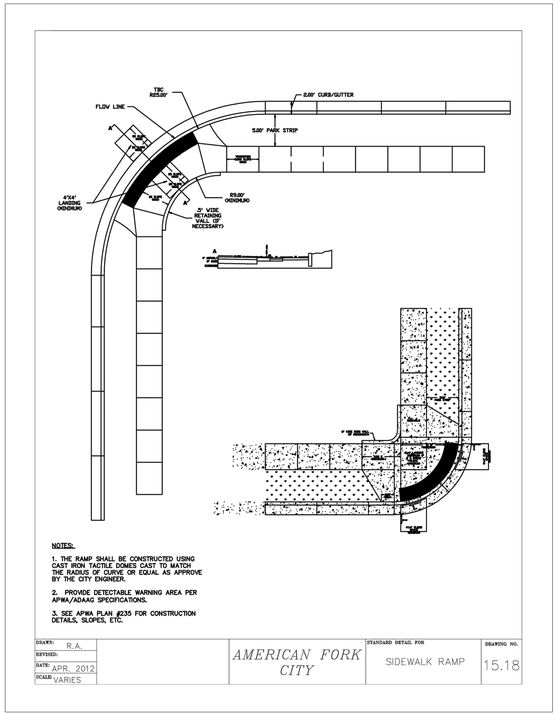
SCALE: N.T.S.




FLARED DRIVE APPROACH WITH PLANTER

-NTS-

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




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

## FILTERSOCK SPECIFICATION:

### FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO AD: ACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   - A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   - B. PARTICLE SI: E - 99% PASSING A 1" SIEVE, 90% PASSING A ¡" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SI: E CLASSIFICATION"
   - C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDI: ED TEST METHODS FOR MOISTURE DETERMINATION.
   - D. MATERIAL SHALL BE RELATIVELY FREE (: 1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS. E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SI: ES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

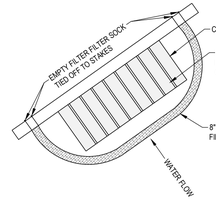
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS ¡FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

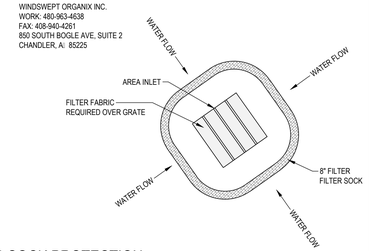
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE ¡OBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE ¡OB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

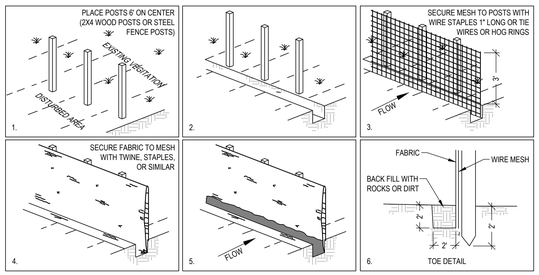
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, A: 85225




## SEDIMENT BARRIER / FILTER SOCK PROTECTION A1

SCALE: N.T.S. © REPLENISH




DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACER BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

## SILT FENCE A2

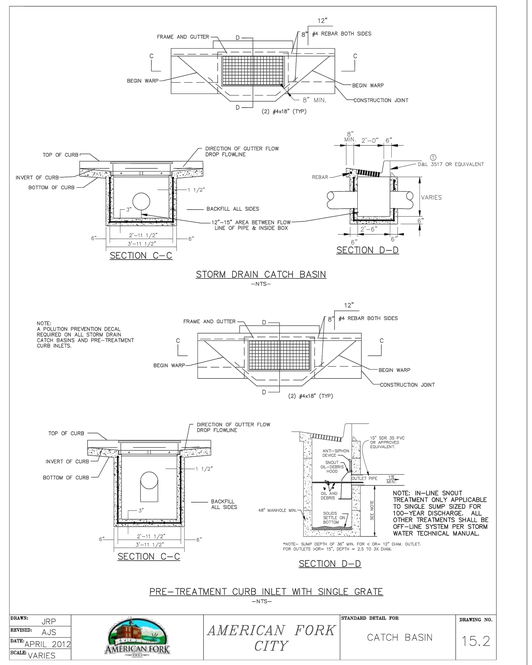
SCALE: N.T.S.

OB: ECTIVES
- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMI: E DISTURBED AREA
- STABILI: E DISTURBED AREA
- 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




| | | | |
|---|---|---|---|
| DRAWN: JRP | AMERICAN FORK | AMERICAN FORK CITY | STANDARD DETAIL FOR: CATCH BASIN |
| REVISED: AJS | | | DRAWING NO. 15.2 |
| DATE: APRIL 2012 | | | |
| SCALE: VARIES | | | |

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LICENSED PROFESSIONAL ENGINEER
02/04/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

| REV | DATE | DESCRIPTION |
|---|---|---|

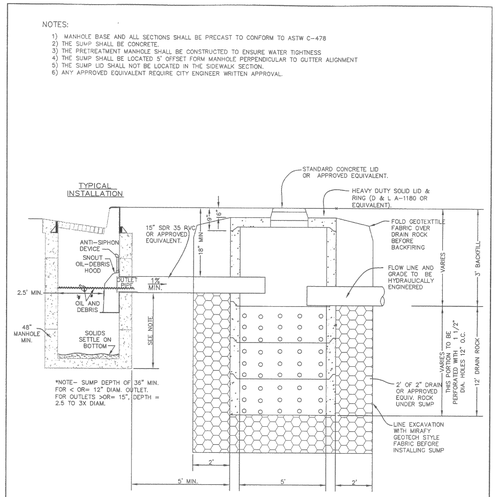
REVISIONS

PROJECT NO: 16594
DRAWN BY: GBB
CHECKED BY: TJD
DATE: 02/04/2019

CIVIL DETAILS

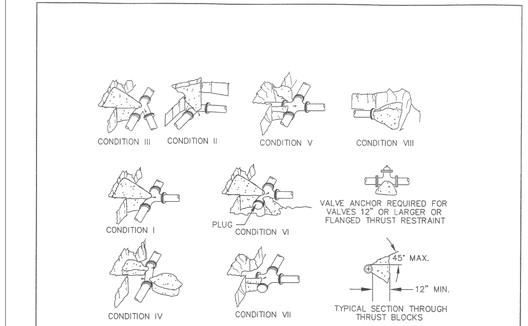
C5.02

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PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

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



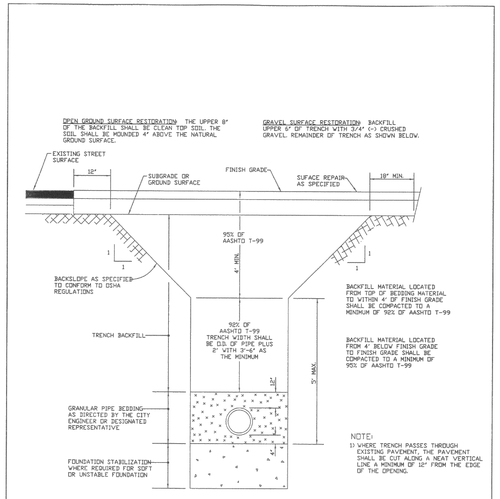

NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

THRUST BLOCK BEARING AREA IN SQ. FEET

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

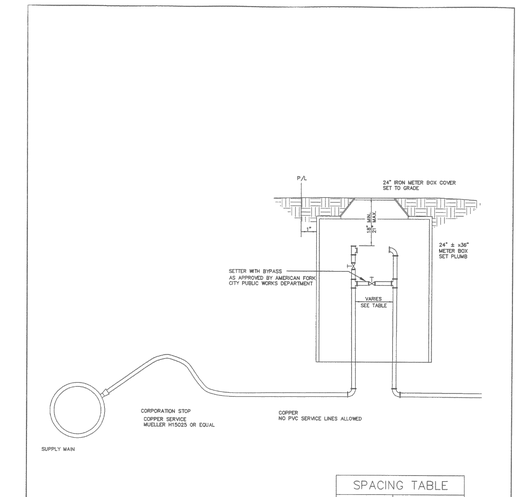
WATER LINE THRUST BLOCK DETAILS

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



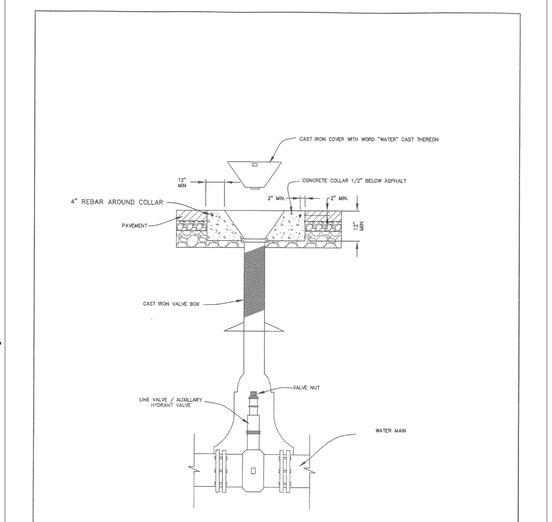

TYPICAL TRENCH DETAIL
-NTS-

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



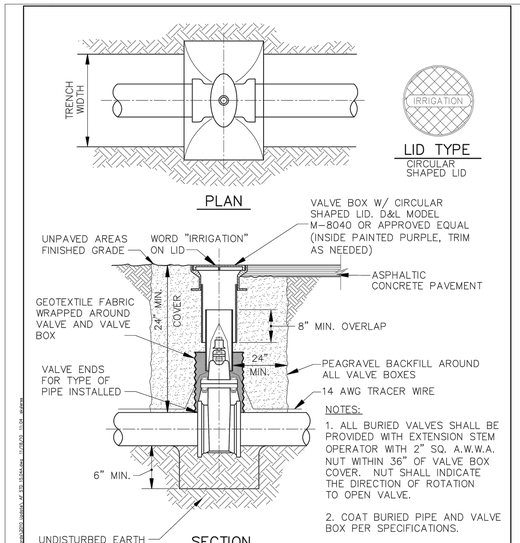

| SPACING TABLE | |
|---|---|
| SIZE | SPACING |
| 3/4" | 7 1/2" |
| 1" | 10 3/4" |
| 1 1/2" | 13" |
| 2" | 17" |

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



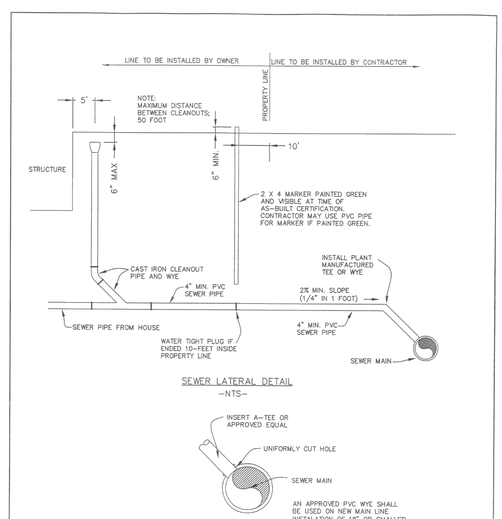

VALVE BOX DETAIL

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




VALVE BOX INSTALLATION

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: NONE | HORROCKS ENGINEERS — ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |



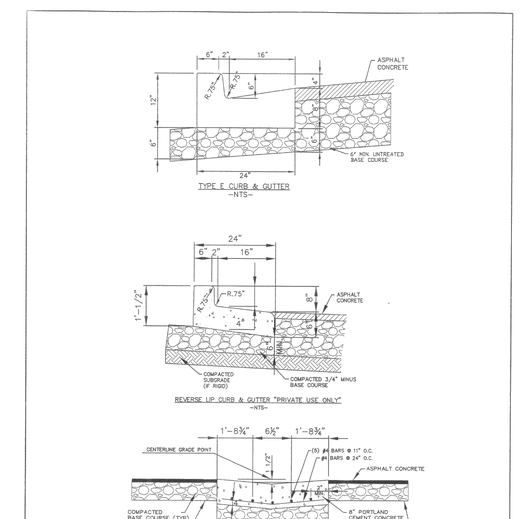

SEWER LATERAL DETAIL
-NTS-




SEWER SURVICE LATERAL SADDLE
-NTS-

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

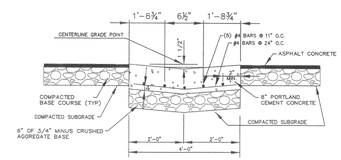
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT | DRAWING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




TYPE E CURB & GUTTER
-NTS-




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




4.0' VALLEY GUTTER
-NTS-

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

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# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

CIVIL DETAILS

C5.03

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| DESCRIPTION | AREA | % |
|---|---|---|
| HARDSCAPE | 76,415 SQFT | 43% |
| LANDSCAPE & OPEN SPACE | 48,327 SQFT | 27% |
| BUILDINGS | 51,680 SQFT | 29% |
| TOTAL | 176,422 SQFT | 100% |

NOTE: AREAS SHOWN ON THIS TABLE DO NOT INCLUDE AREA WITHIN THE 30' SETBACK.

## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

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

1. PROPOSED PUBLIC ROAD ASPHALT PAVEMENT WITH GRANULAR BASE. ROAD PER 'PACIFIC DRIVE SECTION A', SHEET C5.01. ASPHALT PAVEMENT, PER DETAIL 'D1', SHEET C5.01.
2. PRIVATE ROAD AREA STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'PRIVATE STREET CROSS SECTION', SHEET C5.01.
3. ASPHALT TIE-IN. PER APWA PLAN NO. 252.
4. ASPHALT T-PATCH. PER APWA PLAN NO. 255.
5. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D2', SHEET C5.01.
6. 3' WIDE STAMPED CONCRETE.
7. 24" CONCRETE CURB AND GUTTER. PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, DRAWING NO. 15.1 TYPE E, SHEET C5.03.
8. 6" CONCRETE CURB WALL. SEE DETAIL 'C1', SHEET C5.01.
9. 48" WIDE CONCRETE WATERWAY, PER AMERICAN FORK CITY STANDARD DETAIL 15.1, SHEET C5.03.
10. STOP SIGN, PER MUTCD SIGN DESIGNATION 'R1-1'
11. 6' HIGH VINYL FENCE ALONG WEST PROPERTY LINE
12. SAW CUT LINE
13. TRASH ENCLOSURE.
14. ADA SIDEWALK RAMP, PER APWA PLAN NO. 235 EXAMPLE A.
15. 3' STAMPED COLORED CONCRETE.
16. ADA SIDEWALK RAMP, PER AMERICAN FORK CITY STANDARD 15.18, SHEET C5.02.
17. PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP".
18. PAINTED 12" WIDE SOLID WHITE STOP BAR.
19. CONCRETE FLARED DRIVE APPROACH PER AMERICAN FORK CITY STANDARD DETAIL 15.9, SHEET C5.02.
20. CONCRETE SIDEWALK. PER APWA PLAN NO. 231.
21. 1460 SQ-FT TOT-LOT/PLAY AREA

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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LICENSED PROFESSIONAL ENGINEER
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# SPRING LEAF TOWNHOMES

900 EAST PACIFIC DRIVE
AMERICAN FORK, UTAH
LOCATED IN THE NE 1/4 SEC. 24, T5S, R1E, SLB & M.

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT NO: | 16594 |
| DRAWN BY: | GBB |
| CHECKED BY: | TJD |
| DATE: | 02/04/2019 |

## HORIZONTAL CONTROL PLAN

C1.01

S:\2016Files\16594\Civil\Prod Dwg\16594 PLN.dwg GregB Feb 04, 2019 - 9:13am

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
FEBRUARY 6, 2019

The American Fork City Planning Commission met in a regular session on February 6, 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
Eric Franson
Christine Anderson

Absent:

Staff Present: Scott Sensanbaugher, Public Works Director
Ben Hunter, Engineer
Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant

Also Present:

1. Pledge of Allegiance

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

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

Mr. Olsen stated that the 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.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development.

**_____moved to 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.**

**_____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 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.

Mr. Olsen stated that 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.

Mr. Hunter added that the Engineering Division recommends approval of the proposed development.

**_____moved to approve the preliminary plan of Kastell Von Schmuhl Subdivision, subject to any findings, conditions and modifications found in the engineering report.**

**_____ 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. Hearing, 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.

Mr. Olsen indicated that

Mr. Hunter stated that the Engineering Division recommends approval.

**_____moved to 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.**

**_____seconded the motion. Voting was as follows:**

| | |
|---|---|
| **John Woffinden** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Rod Brocious** | **Aye** |

**The motion carried.**

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

Mr. Olsen stated that 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.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development.

**_____moved to 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.**

**_____seconded the motion. Voting was as follows:**

| | |
|---|---|
| **John Woffinden** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Rod Brocious** | **Aye** |

**The motion carried.**

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.

Mr.Olsen said that 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.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development.

**_____moved to recommend approval of the American Fork Boat Harbor Annexation Agreement.**

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

Mr. Olsen explained that 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.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development.

**_____moved to recommend approval of the Hoggard American Fork City Annexation Agreement.**

**_____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.**

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

Mr. Olsen stated that 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.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development.

**_____moved to recommend approval of the Ovard Annexation Agreement.**

**_____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.**

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

Mr. Olsen stated that 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.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development.

**_____moved to 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.**

**_____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.**

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

Mr. Olsen stated that 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.

Mr. Hunter added that the Engineering Division recommends approval of the proposed development.

**_____moved to 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.**

**_____seconded the motion. Voting was as follows:**

| | |
|---|---|
| **John Woffinden** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Nathan Schellenberg** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Rod Brocious** | **Aye** |

**The motion carried.**

11. _Other Business

Mr. Olsen

12. Site Plan Committee Report

Mr. Knobloch

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

**_____moved to approve the minutes of the February 6, 2019 Planning Commission Regular Session.**

**_____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.**

14. Adjournment

**_____moved to adjourn.**

**_____seconded the motion. All were in favor.**

The meeting adjourned at p.m.

Lisa Halversen
Administrative Assistant