**AMERICAN FORK CITY**
**PLANNING COMMISSION REGULAR SESSION**
**APRIL 17, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on April 17, 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. Review and action on a site plan for a garage located at 457 North 200 East in the R-2-7,500 Residential zone

3. Review and action on an amended site plan for Westco, located at 75 South 100 West in the CC-1 Central Commercial zone

4. Hearing, review and action on the site plan for Roderick Catalyst Business Park Phase 1 located in the area of 1500 South 500 East in the PI-1 Planned Industrial zone

5. Review and action on the final plat for Roderick Catalyst Phase 1 Subdivision located in the area of 1500 South 500 East in the PI-1 Planned Industrial and I-1 Industrial zones.

6. Hearing, review and action on a District Framework Plan for the Edgewater Project located in the area of 1155 West 200 South in the TOD Transit Oriented Development zone

7. Hearing, review and action on Dixie Farms Plats C, D, E and F Flexible Lot PUD project, consisting of 181 lots, located in the areas of 900 South 900 West, 1000 West 930 South, 1100 West 930 South, 1000 South 900 West, in the PR-3.0 Planned Residential zone

8. Other Business:

   Discussion on road and driveway design in connection with Stonecreek plat C Flexible Lot PUD project located in the area of 250 West 700 South

9. Site Plan Committee Report

10. Review and action on the minutes of the July 18, 2018 Planning Commission Regular Session

11. Adjournment

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

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 17, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a site plan for a garage located at 457 North 200 East in the R2-7,500 Residential zone.

ACTION REQUESTED: Approval of the site plan.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 457 North 200 East | | | |
| Applicants: | | Lionel Longston | | | |
| Existing Land Use: | | Residential | | | |
| Proposed Land Use: | | N/A | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | R2-7,500 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | R2-7,500 | | | |
| | South | R2-7,500 | | | |
| | East | R2-7,500 | | | |
| | West | R1-7,500 | | | |
| Land Use Plan Designation: | | Residential Medium Density (6 du/ac) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The applicant is requesting site plan approval to construct a 1,768 square foot accessory structure on his property, at 457 North 200 East. The proposed accessory structure will be located at the northwest corner of the property, adjacent to the rear of adjoining properties. Access to the structure will be provided by an existing driveway off of 200 East. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet, or greater, requires approval by the Planning Commission.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Residential Medium Density”. The site plan is consistent with the Land Use Plan designation.

Section 17.6.101.B of the Development Code

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

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

   The location of the proposed structure and the existing home, showing the distance between buildings and the distances from buildings to adjacent property lines has been illustrated on the site plan.

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

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

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

   A landscaping plan is not required.

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

   Preliminary elevations have been provided.

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

   This is not required for an accessory structure.

Section 17.5.105 of the Development Code

Approval of an accessory building 1,000 square feet or greater may be granted by the Planning Commission upon findings that:

1. The accessory building will be incidental to the primary use of the parcel.

   The primary use of the parcel is residential. The accessory structure will be used for storage, and will be incidental to the primary use (residential).

2. The applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters or for the conduct of a business.

   The applicant has indicated to staff that neither the structure, nor any portion thereof, will be used or converted for use as living or sleeping quarters, or for the conduct of business. It is strictly for personal storage and use.

3. The bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

   The bulk, height, style and construction material of the accessory structure will be compatible with dwellings and accessory structures in the immediate vicinity and will not result in an undue negative impact upon adjacent properties. Adjacent properties are residential, and many have accessory structures.

FINDINGS OF FACT

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

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

2. The proposed site plan meets the findings as outlined in Section 17.5.105 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for an accessory structure located at 457 North 200 East, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for an accessory structure located at 457 North 200 East.

TABLE

Mr. Chairman, I move that we table action on the site plan for an accessory structure located at 457 North 200 East.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 4/17/2019

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: Longson Detached Garage

Project Address: 457 North 200 East

Developer / Applicant's Name: Lionel Longson

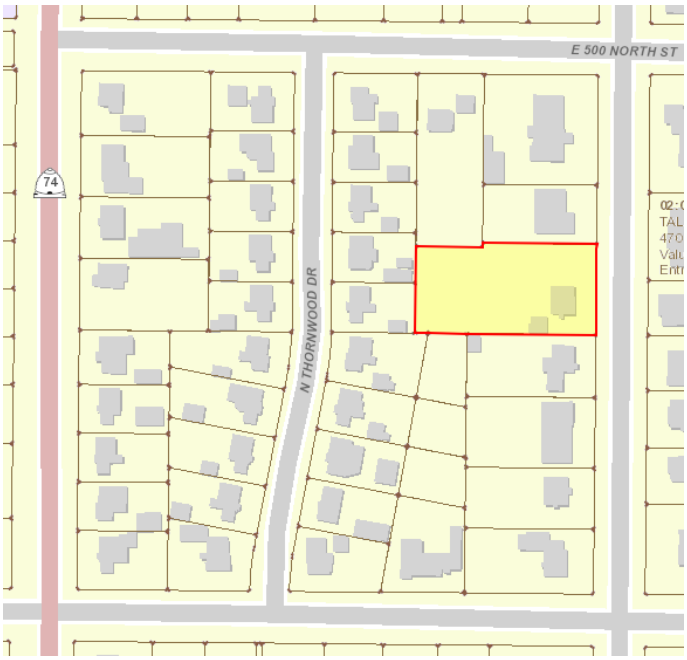
Type of Application:

- ☐ 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 4/17/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**

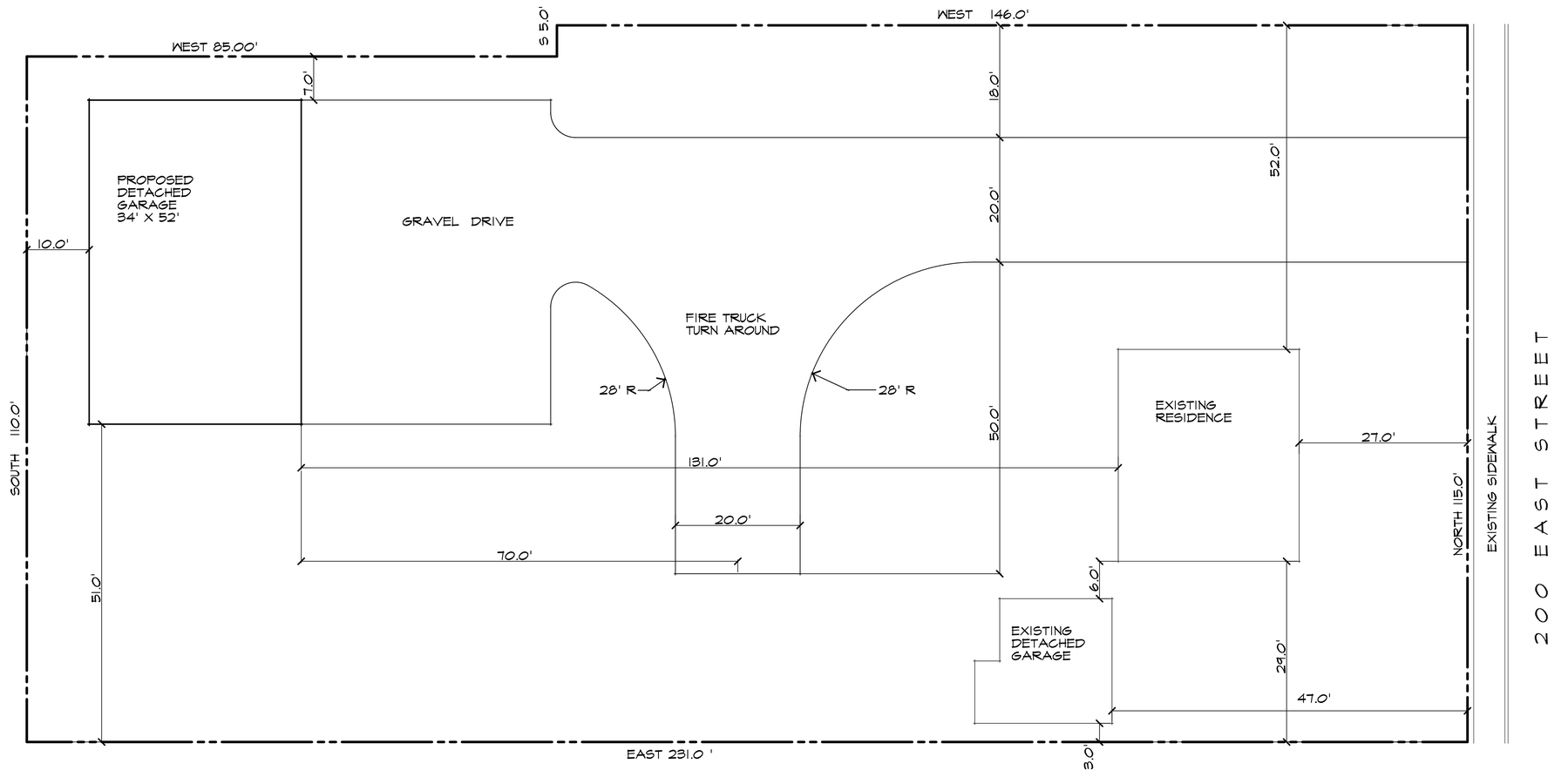


## STANDARD CONDITIONS OF APPROVAL

**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. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
2. **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.
3. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
4. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.




## SITE PLAN

SLOPE FIN GRADE AWAY FROM STRUCTURE @ 5% MIN FOR 10' THEN 2% MIN THEREAFTER

NORTH
1" = 10'


TIM PFUHL

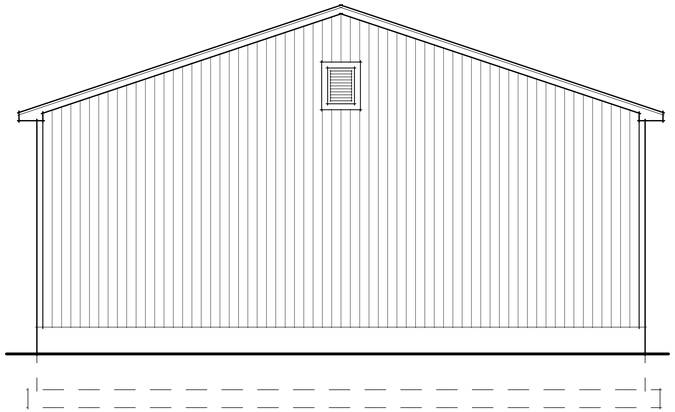
DESIGN & DRAFTING
NEW HOMES, REMODELS
ADDITIONS, BASEMENTS
PFUHLDESIGN@MSN.COM
PH. 801.589.9700


# DETACHED GARAGE FOR:

LIONEL LONGSTON
457 N 200 E
AMERICAN FORK, UTAH

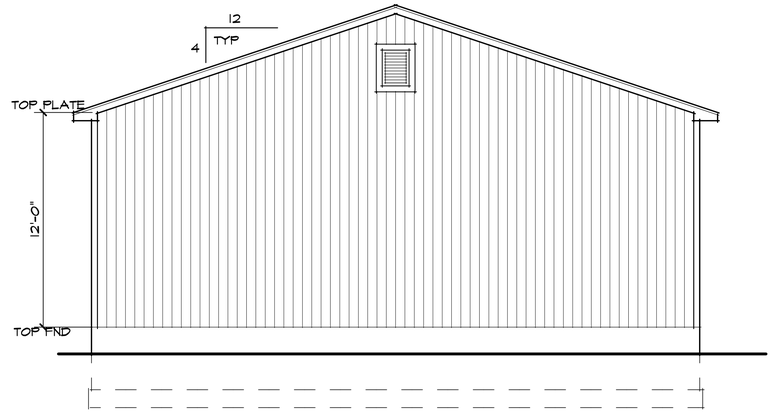
14 MAR 2019

SHEET
A0



## LEFT ELEVATION

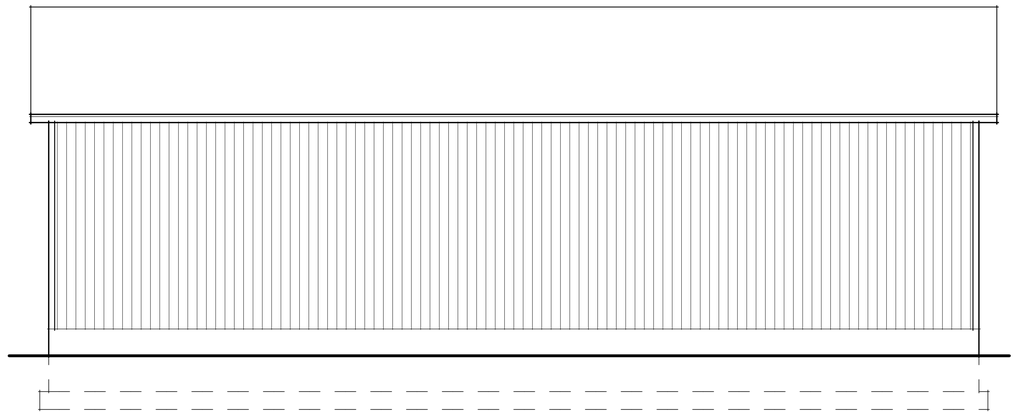
1/4" = 1'-0"




## RIGHT ELEVATION

1/4" = 1'-0"

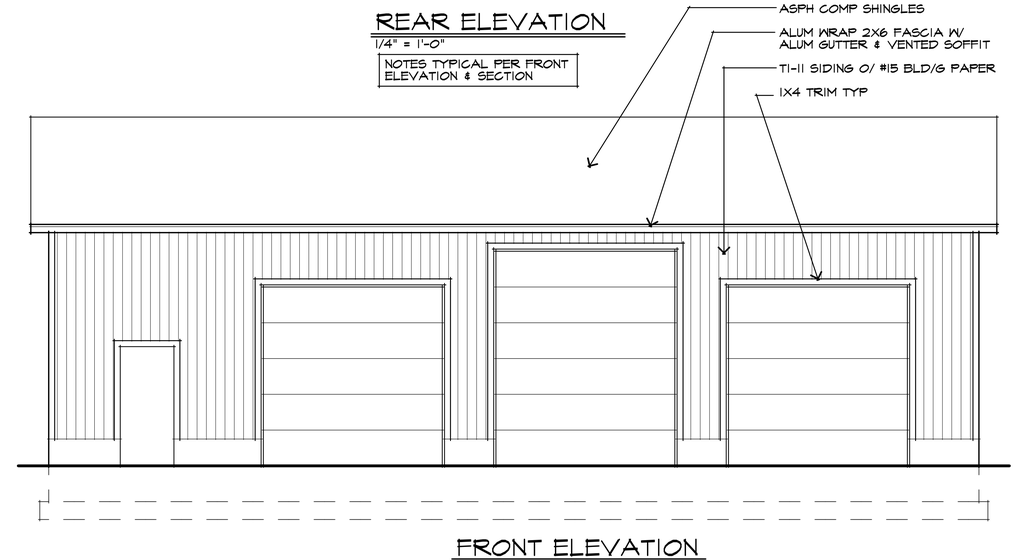
NOTES TYPICAL PER FRONT ELEVATION & SECTION



## REAR ELEVATION

1/4" = 1'-0"

NOTES TYPICAL PER FRONT ELEVATION & SECTION




## FRONT ELEVATION

1/4" = 1'-0"

## GENERAL NOTES

1. CONTRACTOR &/OR SUB-CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE & SHALL BE RESPONSIBLE FOR CHECKING & COORDINATING ALL DIMENSIONS, ELEVATIONS, ETC. PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION WALLS AND TO EXTERIOR STUD WALLS, INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION
4. ALL CONCRETE SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED ADDITION).
5. ALL STRUCTURAL STEEL SHALL BE ASTM A-615 GRADE 60 & SHALL CONFORM TO THE A.I.S.C. "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" & "A.I.S.C. CODE OF STANDARD PRACTICE", LATEST EDITIONS.
6. MECHANICAL & ELECTRICAL SHALL CONFORM WITH THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, & THE IRC, LATEST EDITIONS.
7. IF DISCREPANCIES OCCUR IN THE DRAWINGS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN & BE PERFORMED.
8. ALL EARTH FILL TO RECEIVE CONCRETE FLAT WORK SHALL BE FULLY COMPACTED TO 90% MAXIMUM DENSITY.
9. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 5% MINIMUM. ALL DAINAGE FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
10. THE FOLLOWING SHALL BE PROVIDED UNO ON THE DRAWINGS:

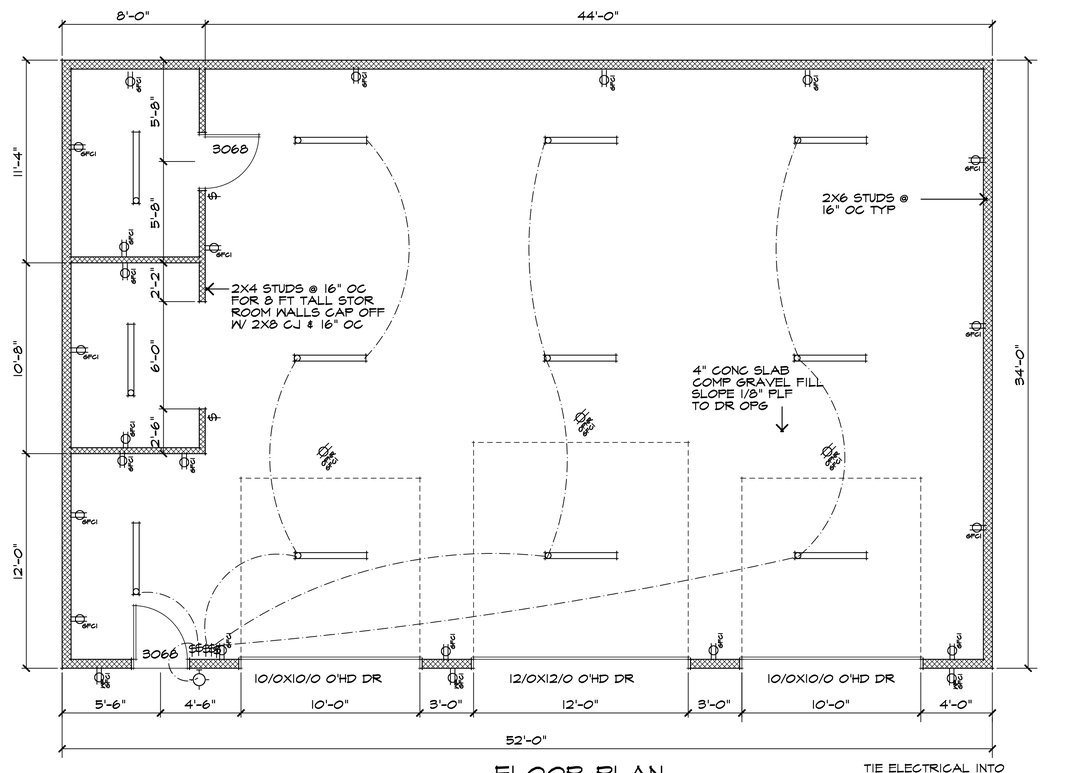
    SOLID 2X BLOCKING X FULL DEPTH AT ENDS & AT EACH SUPPORT OF JOISTS & RAFTERS
    DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS
    DOUBLE HEADER & TRIMMER JOISTS AT ALL FLOOR OPENINGS
    ALL HEADERS IN BEARING WALLS PER PLAN
    MINIMUM TWO FULL STUDS BEARING AT ALL BEAMS AND HEADERS

11. LUMBER GRADES TO BE AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD & THE LATEST EDITION OF THE IRC, FOR THE SPECIFIC USES SHOWN.
12. SHEATHING TO BE AS FOLLOWS:

    EXTERIOR WALLS: ORIENTED STRAND BOARD (OSB) PER SHEARWALL SCHEDULE CONFORMING TO STANDARD PS 1-83

    ROOF SHEATHING: 5/8" OSB, 40/20, NAILED WITH 10 d@ 6" OC @ ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS, & ALL BLOCKING, NAIL ALL INTERMEDIATE SUPPORTS @ 12" OC.

13. PROVIDE FIRE BLOCKING @ ALL PARTITIONS OVER 10'-0" & AT SOFFITS, BEARING WALLS, FLOOR & CEILING JOIST LINES, & OTHER LOCATIONS THAT COULD ALLOW PASSAGE OF FLAMES
14. WINDOW HEADS TO BE AT DOOR HEADS. VERIFY SIZES WITH WINDOW MANUFACTURER; CONTRACTOR SHALL VERIFY THAT WINDOWS COMPLY WITH IRC




## FLOOR PLAN

1/4" = 1'-0"

TIE ELECTRICAL INTO EXISTING HOUSE UNDERGROUND


TIM FUHL

DESIGN & DRAFTING
NEW HOMES, REMODELS
ADDITIONS, BASEMENTS

FFUHLDESIGN@MSN.COM
PH. 801.589.9700


# DETACHED GARAGE FOR:

LIONEL LONGSTON
457 N 200 E
AMERICAN FORK, UTAH

4 MAR 2019

SHEET

A1

## NOTE TO TRUSS MANUFACTURER:

THE STRUCTURAL DESIGN OF THIS BUILDING IS BASED UPON TRUSS CONFIGURATIONS & GIRDER LOCATIONS AS SHOWN ON THE ROOF FRAMING PLAN. DEVIATIONS FROM THE CONFIGURATION SHOWN MAY HAVE EFFECTS ON OTHER ELEMENTS THAT MAY REQUIRE MODIFICATIONS TO THE STRUCTURAL DESIGN THAT ARE OUTSIDE THE TRUSS MANUFACTURES CONTRACT OR AREA OF EXPERTISE. ANY PROPOSED DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO FABRICATION.

THE ON CENTER SPACINGS SHOWN ON THE PLAN ARE A MAXIMUM SPACING ALLOWED. CLOSER SPACING MAY BE REQUIRED AS DETERMINED BY THE TRUSS MANUFACTURER

PRE-FABRICATED PLATED WOOD TRUSSES, INCLUDING WEB & CHORD MEMBERS, SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE W/ STATE & LOCAL BUILDING CODES TO RESIST THE FOLLOWING LOADS:

TOP CHORD: LIVE LOAD 20 PSF
1. SNOW LOAD: 40 PSF
2.DEAD LOAD 9.25 PSF
BOTTON CHORD:LIVE LOAD: 20 PSF( NOT TO BE APPLIED CONCURRENTLY W/ TOP CHORD LIVE OR SNOW LOADS)
DEAD LOAD: 7.5 PSF

NOTE: TRUSSES & GIRDER TRUSSES SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING, UN-BALANCED SNOW LOADS, EAVE LOADS, DRIFT, & SLIDING LOADS AS APPROPRIATE & IN ACCORDANCE WITH IBC REQUIREMENTS. SPECIAL LOADING CONDITIONS SUCH AS POINT LOADS, FROM BEAMS OR SNOW DRIFT LOADS, IF REQUIRED ARE NOTED ON THE FRAMING PLAN

1 VERIFY ALL DIMENSIONS IN FIELD BEFORE ERECTION OF TRUSSES. TRUSS MFR IS RESPONSIBLE TO PROVIDE WEB & CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS

2 MULTIPLE TRUSSES SHALL BE BOLTED/ATTACHED TOGETHER PER MFR'S SPECIFICATIONS TO EVENLY DISTRIBUTE LOADING. GIRDER TRUSS CONNECTIONS SHALL BE DESIGNED & SUPPLIED BY TRUSS MFR

3 SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION OR ERECTION & SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE IS TO BE BUILT

4 TRUSS PRE-ENGINEERED JOINT CONNECTORS TO BE ICC CERTIFIED

5 TRUSS MANUFACTURER TO SUPPLY TRUSS BLOCKING PER DRAWINGS & AT TRUSS BEARING CONDITIONS WITH HEEL HEIGHTS EXCEEDING 10" PER ENGINEERS SPECIFICATIONS

6 TRUSS HANGERS & CONNECTORS AS NEEDED/REQUIRED SHALL BE PROVIDED BY TRUSS MANUFACTURER

## SHEARWALL NOTES

ALL EXTERIOR WALLS & VERTICAL SURFACES @ STEPS IN IN ROOF SHALL BE SHEATHED W/ 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORIZ EDGES W/ 2" NOM OR WIDER. 2" OR WIDER FRAMING @ ADJOINING PANEL EDGES & NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3" OC OR LESS. SHEATHING SHALL EXTEND CONT FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL & DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM & NAIL TO RIM & WALL PLATES 4" OC

| SHEARWALL SCHEDULE | | | | |
|---|---|---|---|---|
| TYPE | SHEATHING | NAIL | EDGE | FIELD |
| TYPICAL | 7/16" ONE SIDE | 8d | 6" OC | 12" OC |
| SW-1 | 7/16" ONE SIDE | 8d | 4" OC | 12" OC |
| SW-2 | 7/16" ONE SIDE | 8d | 3" OC | 12" OC |
| SW-3 | 7/16" ONE SIDE | 8d | 2" OC | 12" OC |

NOTE: 16 GA STAPLES MAY BE SUBSTITUDED FOR 8d NAILS @ 1/2 SPACING ON TYPICAL & SW-1 WALLS
SW-2 & SW-3 WALLS REQUIRE 3X OR (2) 2X @ JOINING PANEL EDGES

## ROOF FRAMING NOTES

1 SHADED AREA INDICATE OVERBUILD AREAS; USE 2X8 FRAMING @ 24"OC MAX SPAN IS 5'-0", PROVIDE 2X8 PURLINS WITH 2X4 KICKERS TO ROOF PANEL POINTS AT AREAS WHERE 2X8'S SPAN MORE THAN 5'-0", ROOF SHEATHING TO RUN CONTINUOUS UNDER ALL OVERBUILDS
2 PLACE (2) STUDS MIN UNDER ALL BEAMS, HEADERS, & GIRDER TRUSS BEARING POINTS UNO
3 ALL HEADERS & RAFTERS AT STICK BUILT AREAS PER PLAN
4 UNLESS OTHERWISE SPECIFIED BY THE TRUSS MFR OR PLANS USE THE FOLLOWING SIMPSON CONNECTORS
TRUSS TO GIRDER - THA29
JACK TRUSS TO GIRDER - U26
HIP GIRDER TO GIRDER - THUR/L-2
GIRDER TO GIRDER - TH52A (MIN)
SKEWED HIP/JACK TRUSS TO HIP GIRDER - SUR/L26
GIRDER TO GLUE LAM BEAM - 6LTV
5 OVERHANG DIMENSIONS ARE TO ROUGH, FROM EXTERIOR FACE OF STUDS UNO
6 PROVIDE CONTINUOUS METAL FLASHING SET IN BITUMINUS "ICE & WATER SHIELD" AROUND ALL ROOF PENETRATIONS, VALLEYS, & AT ALL ROOF/WALL INTERSECTIONS. PROVIDE CONTINUOUS METAL DRIP FLASHING & "ICE & WATER SHIELD AT ALL EAVES AND RAKES
7 ROOF SHEATHING TO BE 7/16" OSB WITH 'H' CLIPS, NAILED @ 6" & 12"OC NAILS TO BE 3/8" MIN FROM PANEL EDGES
8 LAY SHEATHING WITH FACE GRAIN @ RIGHT ANGLES TO FRAMING MEMBERS WITH END JOINTS STAGGERED

## FOUNDATION NOTES

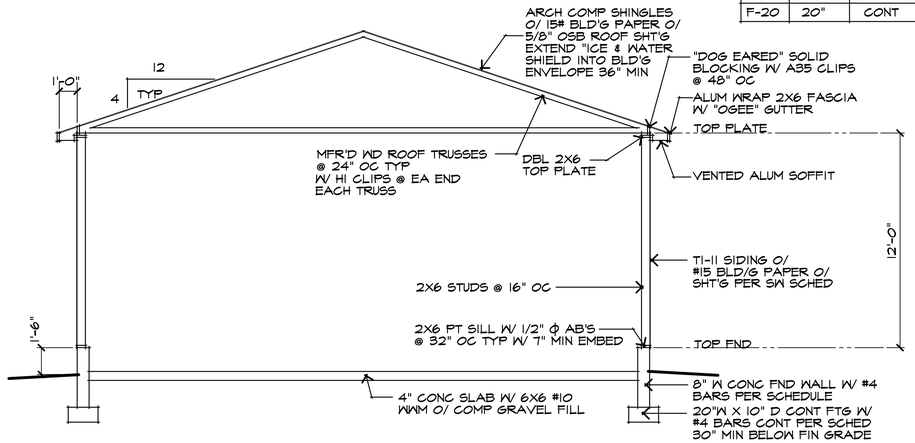
1 REF: SCHEDULES FOR FOUNDATION WALL & FOOTING INFORMATION
2 ANCHOR BOLTS AS FOLLOWS; 1/2" ϕ @ 32" OC OR PER SHEAR WALL SCHEDULE WITH 10" MIN EMBEDMENT INTO FOUNDATION WALL
3 ALL FOOTINGS TO BE PLACED ON UNDISTURBED EARTH FREE FROM ORGANIC MATERIALS & BELOW FROST LINE (30" MIN). TOP OF FOUNDATION WALL TO BE MINIMUM OF 6" ABOVE FINISH GRADE
4 MIN SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 PSF, CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING SOIL CONDITIONS AND SUITABILITY AFTER EXCAVATION
5 CONCRETE: 3,000 PSI , REINFORCED STEEL: ASTM A-615 GRADE 60
6 PROVIDE HEAVY COAT ASPHALT EMULSION DAMP-PROOFING CONTINUOUS OVER TOP OF FOOTING & EXTERIOR OF FOUNDATION WALL TO FINISH GRADE. PLASTER EXPOSED FOUNDATION WALLS ABOVE FINISH GRADE
7 CONTRACTOR TO LATERALLY SUPPORT FOUNDATION WALLS WHILE BACKFILLING & UNTIL ALL SUPPORTING MEMBERS HAVE BEENPLACED I.E. FLOORS
8 BACKFILL IN 8" LIFTS TO 90% MAX DENSITY, CONTRACTOR TO VERIFY CONCRETE SLAB PLACEMENT OVER ADEQUATE BACK FILL MATERIAL

| FOUNDATION SCHEDULE | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3,000 PSI CONCRETE | | | | | | | | | | | | 60,000 PSI STEEL | |
| MAXIMUM WALL HEIGHT FROM T.O. FOOTING | TOP EDGE SUPPORT | MIN WALL WIDTH | VERTICAL WALL REINF SIZE | VERTICAL WALL REINF SPACING | HORIZONTAL WALL REINF SIZE | HORIZONTAL WALL REINF SPACING | ADD'L REINF FOR OPENINGS ABOVE NO. | ADD'L REINF FOR OPENINGS ABOVE SIZE | ADD'L REINF FOR OPENINGS SIDES NO. | ADD'L REINF FOR OPENINGS SIDES SIZE | ADD'L REINF FOR OPENINGS BELOW NO. | ADD'L REINF FOR OPENINGS BELOW SIZE | MAX LINTEL LENGTH | MIN LINTEL DEPTH | ADDITIONAL FTG SIZE AND REINF. WIDTH | ADDITIONAL FTG SIZE AND REINF. LENGTH | FOUNDATION BOLTS |
| 2'-0" TO 5'-0" | NONE | 6" | #4 | 24" O.C. | #4 | 18" O.C. | 2 | #4 | 1 | #4 | 1 | #4 | 2' | 6" | SEE FTG SCHED | | 1/2" X 10" @ 32" OC |

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL
2. ALL FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND TURN OUT THE LONGITUDINAL STEEL
3. #4 BARS SHALL BE LOCATED IN THE TOP 12" AND IN THE BOTTOM 12" OF THE FOUNDATION WALL ( REMAINING EQUALLY SPACED BETWEEN)
4. BARS SHALL BE PLACED WITHIN 2" OF OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING
5. THIS TABLE ASSUMES A MINIMUM OF 1,500 PSF BEARING CAPACITY, 35 PSF EQUIVALENT FLUID PRESSURE AND GLOBALLY STABLE SITE
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM
7. USE 3" X 3" X 1/4" WASHERS. IF SLOTTED WASHER IS USED ADD CUT WASHER
8. J-BOLTS MAY BE REPLACED WITH #4 BARS @ 12" OC EXTENDING 24" OUT OF FOUNDATION CAST INTO SUSPENDED SLAB
9. LARGER FOOTING SPECIFICATION AS 5'-0" TO 7'-0" WALLS MAY BE REDUCED TO SIZE SPECIFIED ON THE FOOTING SCHEDULE & VERTICAL REBAR SPACING OF 48" O.C. FOR 5'-0" TO 7'-0" WALLS IF THE FOLLOWING CONDITIONS EXIST
A. 5'-0" TO 7'-0" WALL LENGTH NOT TO EXCEED 10'-0"
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'
10. MINIMUM STRENGTH REQUIRED 2,500 PSI CONCRETE; HOWEVER AS PER IRC 402.2, 3,000 PSI CONCRETE SHALL BE USED

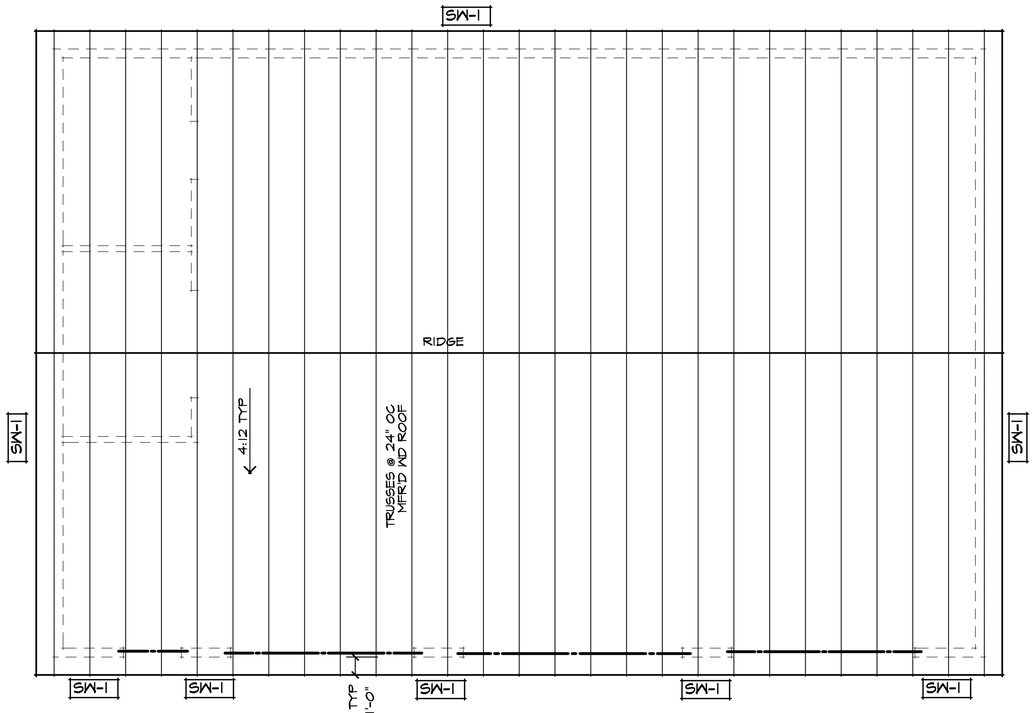
| FOOTING SCHEDULE | | | | |
|---|---|---|---|---|
| TYPE | WIDTH | LENGTH | THICK | REINFORCEMENT |
| F-20 | 20" | CONT | 10" | (2) #4 BARS CONT |

DENOTES SIMPSON STHDIO ON (2) 2 X STUDS ABV MIN



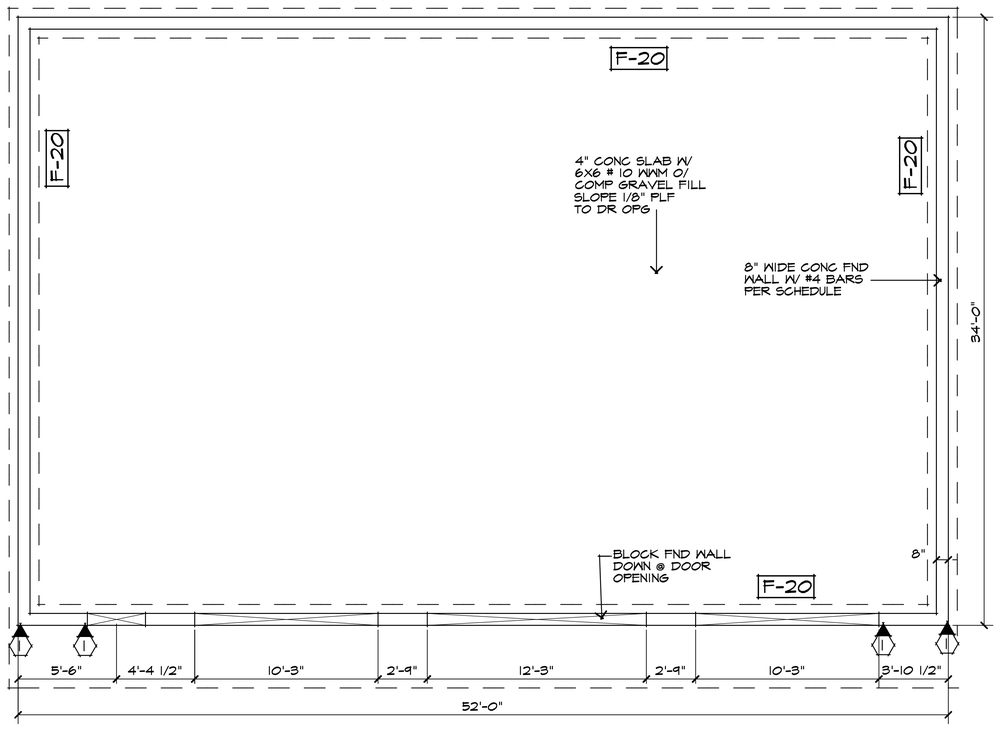

## BUILDING SECTION

1/4" = 1'-0"




## ROOF FRAMING PLAN

1/4" = 1'-0"




## FOUNDATION PLAN

1/4" = 1'-0"


TIM PFUHL
DESIGN & DRAFTING
NEW HOMES, REMODELS
ADDITIONS, BASEMENTS
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# DETACHED GARAGE FOR:

LIONEL LONGSTON
457 N 200 E
AMERICAN FORK, UTAH

4 MAR 2019

SHEET
A2

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 17, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on an amended site plan for Westco, located at 75 South 100 West in the CC-1 Central Commercial zone.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 75 South 100 West | | | |
| Applicants: | | Mike Ailo/Westco | | | |
| Existing Land Use: | | Commercial | | | |
| Proposed Land Use: | | Commercial | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Commercial | | | |
| | East | Residential | | | |
| | West | Commercial | | | |
| Existing Zoning: | | CC-1 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | CC-1 | | | |
| | South | CC-1 | | | |
| | East | CC-1 | | | |
| | West | R4-7,500 | | | |
| Land Use Plan Designation: | | Residential High Density (12 du/ac) | | | |
| Zoning within Land Use Plan Designation? | | x | Yes | | No |

Background

Westco proposes an addition (1,520 sq. ft.) to the rear (east side) of the existing structure. This will allow indoor storage for material currently located outside. A shared access exists between Westco and the property/business to the south. Access will remain as-is, off of 100 West. The addition will be stucco, matching the existing structure.

Consistency with the Land Use Plan

The Land Use Plan designates this area as High Density Residential. Current zoning takes precedence and the site plan is consistent with existing zoning.

Section 17.6.101.B of the Development Code

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

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

   Location of all existing and proposed buildings, with full dimensions showing distances between buildings and to adjacent property lines has been illustrated.

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

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

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

   Xeriscape landscape is present along 100 West. No additional landscape is required with the addition.

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

   Preliminary elevations have been provided.

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

   This remains unchanged.

FINDINGS OF FACT

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

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

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for the Westco addition, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the Westco addition.

TABLE

Mr. Chairman, I move that we table action on the site plan for the Westco addition.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 4/17/2019

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: Westco Addition

Project Address: 75 South 100 West

Developer / Applicant's Name: Mike Aiello

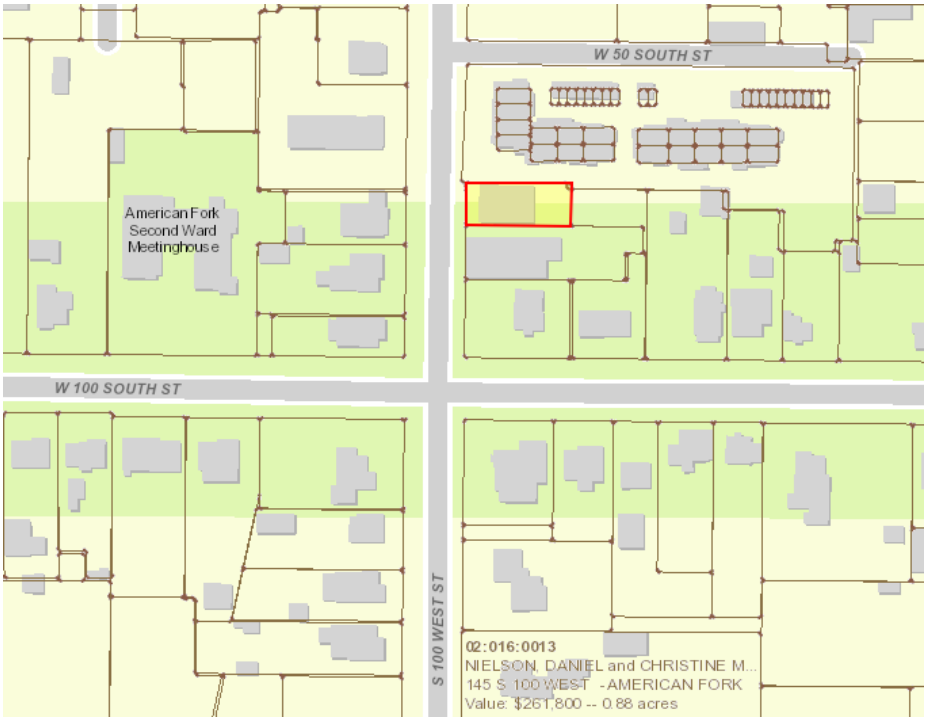
Type of Application:

- ☐ 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 in the 4/17/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**

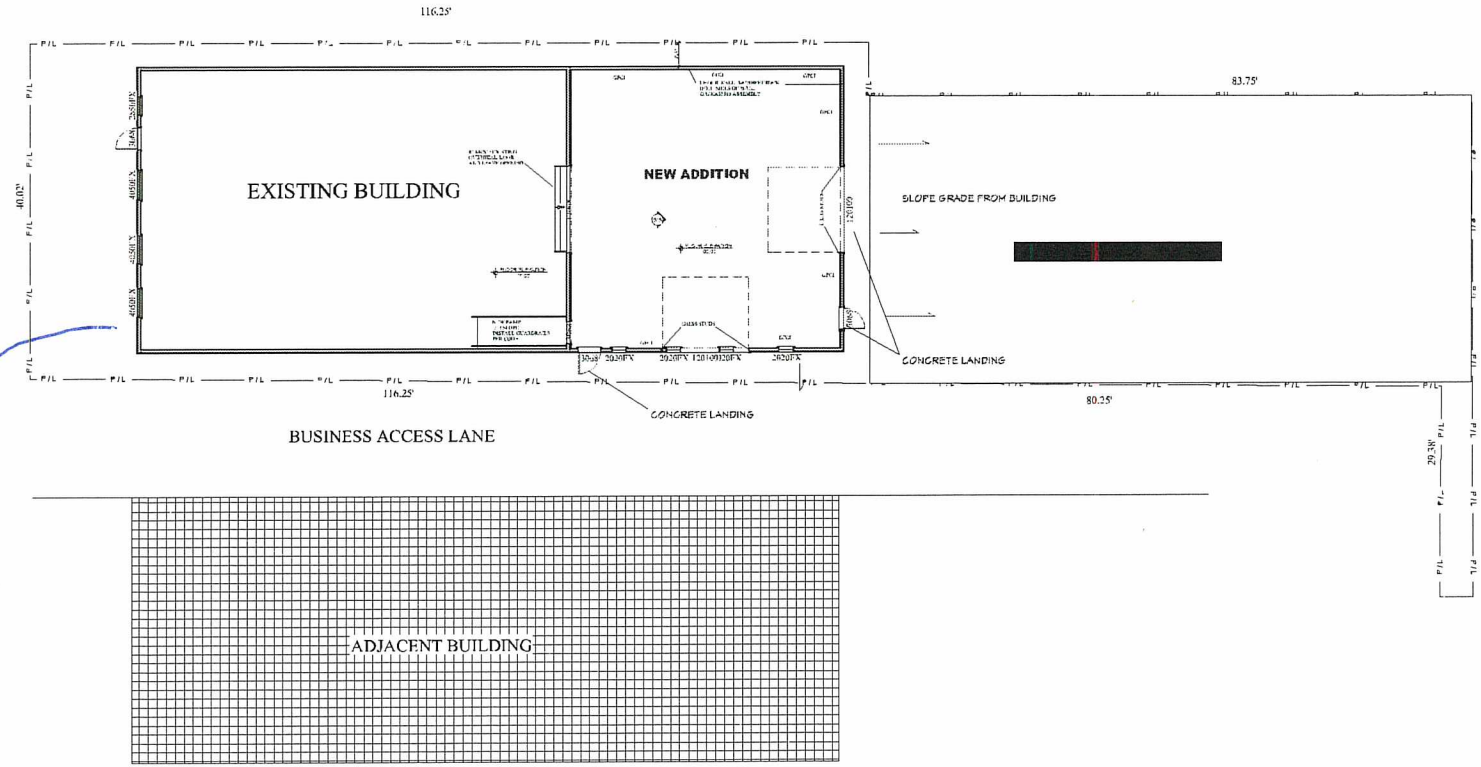


## STANDARD CONDITIONS OF APPROVAL

**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. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
2. **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.
3. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
4. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.




SIGNAGE
No Tree Lane

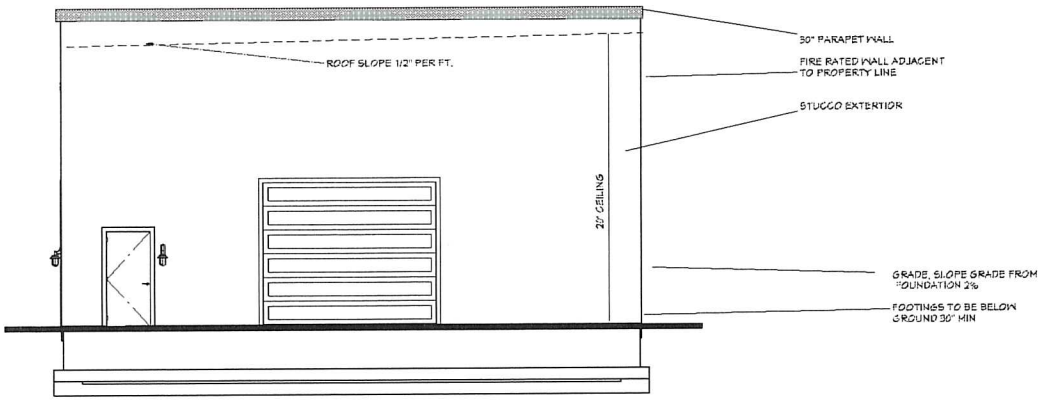
BLUE STEEL ARCHITECTURE
Design Build LLC
1092 south 350 east - Payson, Utah - 801-592-0073

1/30/2018

WESTCO SHOP ADDITION
AMERICAN FORK, UTAH

| | |
|---|---|
| DATE | 1/29/2018 |
| DRAWN BY | MARK STEVENSON |
| SCALE | 1/8" = 1'-0" UNLESS OTHERWISE SPECIFIED |
| CHECKED BY | TERRY JUDD |

A-7

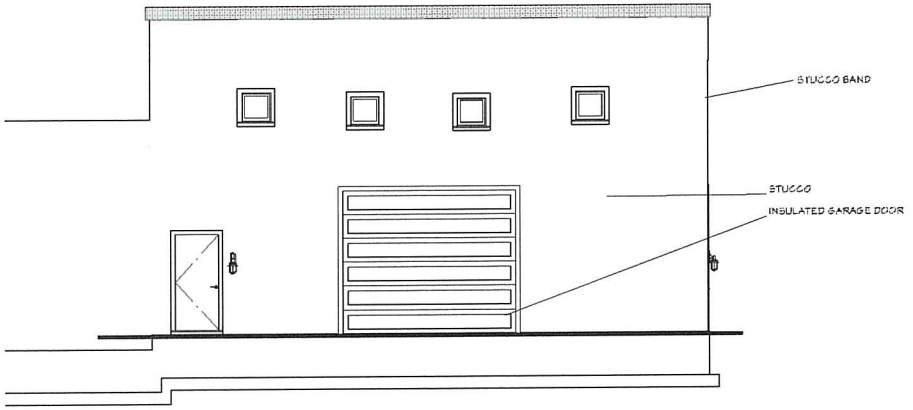



EXTERIOR BUILDING SPECIFICATIONS

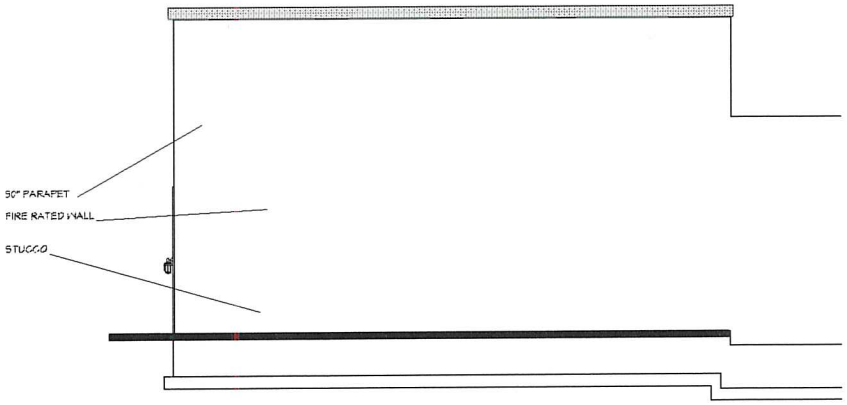
MAIN FLOOR CLG HEIGHT: 14'-0"
ROOF PITCH: 1/2/12
ROOF OVERHANG: NONE

*SLOPE FINISH GRADE FROM HOME A MIN OF 2% FOR 10'

## REAR ELEVATION VIEW 1/4"=1'-0"




## RIGHT ELEVATION VIEW 1/4"=1'-0"




## LEFT ELEVATION VIEW 1/4"=1'-0"

BLUE STEEL ARCHITECTURE
Design Build LLC
1092 south 350 east - Payson, Utah - 801-592-0073

1/30/2018

WESTCO SHOP ADDITION
AMERICAN FORK, UTAH

1/29/2018
DRAWN BY: MARK STEVENSON
CHECKED BY: TERRY JUDD

A-3

RECEIVED 9/1/19

WHEN RECORDED, MAIL TO:
DAVID R. YORK, ESQ.; CITY
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

GRANTEE'S ADDRESS:
12922 CROIX CIRCLE
RIVERTON, UTAH 84065

Space above for County Recorder's use

Serial # 02:023:0002 and 02:023:012

# SPECIAL WARRANTY DEED

**WESTCO HEATING AND AIR-CONDITIONING INC., a Utah corporation**, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **WESTCO VENTURES LLC, a Utah limited liability company,** grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 ($10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

**PARCEL 1:**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 6.38 FEET, THENCE EAST 116.25 FEET, THENCE SOUTH 47 FEET; THENCE WEST 116.25 FEET; THENCE NORTH 40.62 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING ANY PORTION LYING WITHIN COLONIAL PINES CONDOMINIUMS.**

**PARCEL 1A:**

**TOGETHER WITH THE RIGHT TO USE AND DRIVEWAY ON THE SOUTH OF THE ABOVE DESCRIBED PROPERTY, SAID DRIVEWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**COMMENCING 40.62 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 10, PLAT "A", AMERICAN FORK CITY OF BUILDING LOTS; THENCE SOUTH 12 FEET; THENCE EAST 116.25 FEET; THENCE NORTH 12 FEET; THENCE WEST 116.25 FEET TO THE POINT OF BEGINNING.**

PARCEL 2:

COMMENCING 118.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 86.12 FEET; THENCE WEST 2.25 FEET; THENCE NORTH 100 FEET; THENCE EAST 82.5 FEET; THENCE SOUTH 186.12 FEET; THENCE WEST 80.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A POINT 40.62 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE EAST 196.50 FEET; THENCE SOUTH 29.38 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 176.50 FEET; THENCE NORTH 89.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING 118.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 86.12 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE JAMES REED CHILDESTER, ETUX PROPERTY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES; EAST 60.5 FEET; NORTH 30 FEET; EAST 20 FEET; THENCE SOUTH 116.12 FEET; THENCE WEST 80.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING EAST 116.25 FEET FROM THE SOUTHWEST CORNER OF BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 86.12 FEET; THENCE EAST 2.25 FEET; THENCE SOUTH 86.12 FEET; THENCE WEST 2.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING NORTH 86.12 FEET AND EAST 176.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 30.00 FEET;

THENCE EAST 2.50 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 2.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT 40.62 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 10, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE EAST 196.50 FEET; THENCE SOUTH 14.00 FEET; THENCE WEST 196.50 FEET; THENCE NORTH 14.00 FEET TO THE POINT OF BEGINNING.

**WITNESS**, the hand of said grantor this 17 day of Jan., 2012

WESTCO HEATING AND AIR-CONDITIONING INC., a Utah corporation

By: Mike Aiello, its President

STATE OF UTAH )
: ss.
COUNTY OF SALT LAKE )

On the 17th day of January, 2012, personally appeared before me, **Mike Aiello, as President,** the signer of the within instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing At: Salt Lake County

NOTARY PUBLIC
GREG TAYLOR
Commission # 575270
My Commission Expires
August 8, 2012
STATE OF UTAH

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 17, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a District Framework Plan for the Edgewater Project, located in the area of 1155 West 200 South, in the TOD Transit Oriented Development zone.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | Approximately 1155 West 200 South | | | |
| Applicants: | | Harbor View Development LLC/Greg Birt | | | |
| Existing Land Use: | | Agriculture | | | |
| Proposed Land Use: | | Mixed Use Commercial & Residential | | | |
| Surrounding Land Use: | North | Agriculture | | | |
| | South | Agriculture | | | |
| | East | Agriculture | | | |
| | West | Agriculture | | | |
| Existing Zoning: | | TOD (Transit Oriented Development) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | RA-5 | | | |
| | South | Residential Agriculture 5 (Utah County) | | | |
| | East | TOD & Residential Agriculture 5 (Utah County) | | | |
| | West | RA-5 & Residential Agriculture 5 (Utah County) | | | |
| Land Use Plan Designation: | | TOD (Transit Oriented Development) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The area comprising of this District Framework Plan consists of approximately 35 acres. It is located in the area of 1155 West 200 South, and runs from north to south. The northern quarter (approximate) lies within the Transit Core District, and the remaining portions lie within the West Neighborhood District. Within those districts, the Mixed Use Core sub-district is present within the Transit Core District; and the General Mixed Use sub-district lies within the West Neighborhood District.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning

Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council if requested and deemed appropriate.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Transit Oriented Development". The District Framework Plan is consistent with the Land Use Plan designation.

Section 4.02 of the TOD Code, "Submission Requirements"

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

   A legal description of the area comprising the District Framework Plan has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

   A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

   The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan; illustrating the districts (Transit Core and Western Neighborhood), as well as the sub-districts (Mixed Use Core and General Mixed Use).

d. Exhibit 4: Boundary Map.

   Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

   i. Name and ownership of the property or properties.
   ii. Acreage of the property or properties.
   iii. Boundary of the property or properties.
   iv. Existing land use of all properties within 500 feet.

e. Exhibit 5: Constraints Map.

A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. This map identifies the following constraints within the area: a 20' wide TSSD easement, a 30' wide Central Utah Water Conservancy District easement, and a 20' wide access easement. All future submittals must work within the parameters of these constraints, and the plans reflective of such.

Additionally, groundwater conditions and liquefaction potential are identified and discussed as general constraints found throughout the property. This has been provided and labeled as Exhibit 5.1.

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6. Included in the exhibit is the following, as required:

i. Block type boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 3-5. Block type locations have been identified, as have net and gross acreage of each block type.
ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for Block Types 3 and 4, and 5-10% for Block Type 5, as required by the TOD Code. It is too early in the process to define where, exactly, this open space will lie. A note is provided, stating that open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). A list of those open space types is provided. Staff will ensure open space types and percentages are met as future plans, such as block and lot plans, are submitted.
iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares. This information is presented in the data table within the exhibit.
iv. A data table indicating the total aggregated gross acreage of each block type and civic district and percentage of the gross character district acreage. This has been provided both in the data table and on the larger map provided in the exhibit.

g. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types (collector, arterial) as identified in the City's Transportation Master Plan.
ii. Existing, new, and modified thoroughfares. No new thoroughfares, or modifications, are requested.
iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
iv. Existing, new, and relocated major utility easements. Existing utility easements, as identified in Exhibit 5 (Constraints Map), are identified and will remain as located.
v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions. A data table providing this information is provided in the exhibit. The table indicates ownership, right-of-way width, number of lanes and transportation provisions (i.e. vehicles, pedestrians, bicycles) for main thoroughfares through the district.

Engineering may discuss in greater detail; both in their report and at the Planning Commission meeting.

h. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

Engineering may discuss in greater detail; both in their report and at the Planning Commission meeting.

i. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes that there will be bicycle tracks on each side of collector roads. 200 South will have a trail within a center median; providing for bicycle and pedestrian use. This is noted in Exhibit 12.

j. Exhibit 10: Traffic Study

A traffic study was provided and reviewed by Engineering. Engineering may provide comments and observations at the Planning Commission meeting.

**The traffic study has not been provided in the submittal materials to the Planning Commission.**

k. Exhibit 11: Civic District Plan

An exhibit, noting the percentages of required open space, has been provided. Exact locations and networks of open spaces will be discussed and identified in future reviews. A note is present, indicating the types of open space which will be required when this occurs. Staff will ensure compliance to open space types, locations, and percentages in future reviews; pursuant to the applicable sections of the TOD Code.

Of note: an additional area of 10-20% open space requirement should be labeled in the area directly north of 350 South. As identified in Exhibit 6, this area is identified as a Block Type 4, and the corresponding open/civic space requirement is within the range of 10-20%. This will be reflected as a condition of approval.

l. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Three cross-sections and assembly types are labeled: Business Arterial (200 South), Core Collector (northern portion of 1020 West), and Neighborhood Collector (remainder of 1020 West and 350 South). It has been discussed to extend the Core Collector cross-section to the south, to 350 South. Engineering may discuss this in their report and at the Planning Commission meeting. A potential condition of approval, requesting this shift in identification, may be proposed by Engineering.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of major intersections are identified. This will likely be expanded upon by Engineering; potentially discussing additional intersection types and/or locations. Refer to the Engineering report, and/or discussion in the Planning Commission meeting, for further information.

n. Exhibit 14: Phasing Plan

A phasing plan indicating phase boundaries, acreages, and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in three phases, as indicated in the exhibit. Staff requests that Phase 1 be extended south to 350 South, so as to not leave a portion of land north of 350 South undeveloped with Phase 1. This is reflected as a condition of approval.

o. Exhibit 15: Detailed Architectural Standards

Potential architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. The themes provided illustrate a future mix of mixed-use residential (apartment or condo) and townhome product. Themes are provided to give an idea of what may occur within the area constituting the District Framework Plan.

p. Exhibit 16: Special Requirements.

Applicants are not requesting or proposing any special requirements to be attached to this District Framework Plan.

FINDING OF FACT/CONDITIONS OF APPROVAL

After reviewing the application for District Framework Plan approval, the following finding of fact and conditions of approval are offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.

2. Exhibit 11: An area of 10-20% open space requirement shall be labeled in the area directly north of 350 South. As identified in Exhibit 6, this area is a Block Type 4, and the corresponding open/civic space requirement is within the range of 10-20%.

3. Exhibit 14: Phase 1 shall be extended south to 350 South.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the District Framework Plan, with the finding 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 District Framework Plan.

*Findings of denial may be attached to a recommendation of denial.*

TABLE

Mr. Chairman, I move that we table action on the District Framework Plan.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 4/17/2019

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: Edgewater at American Fork

Project Address: 1155 West 200 South

Developer / Applicant's Name: Greg Bird

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☒ District Framework 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 4/17/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

**Standard Conditions of Approval:**

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

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

**Plan Modifications Required:**

1.

# LEGAL DESCRIPTION

Beginning at a point which is North 00°11’21” East along the section line 1026.89 feet and East 449.83 feet from the West Quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29’34” East 665.52 feet to an existing fence line; thence South 01°03’56” West partially along a fence line 2262.65 feet to a rebar and cap stamped D. Coles at the east end of an existing fence; thence South 89°40’32” West along said fence line 659.11 feet to a fence corner; thence North 00°54’00” East mostly along a fence line and its line extended 2272.17 feet to the point of beginning.

Area = 34.47 Acres

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Title: EDGEWATER TOWNHOMES

Location: AMERICAN FORK, UTAH

Drawing Name: LEGAL DESCRIPTION

PROJECT NO. 2018.037

EXHIBIT 1

## OVERALL BOUNDARY BY DEED DESCRIPTION

Beginning at a point which is North 00°11'21" East along the section line 1026.81 feet and East 458.61 feet from the West Quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 660.03 feet; thence South 2272.32 feet; thence West 660.00 feet; thence North 2278.16 feet to the point of beginning.

Area = 34.473 Acres

## AS-SURVEYED DESCRIPTION

Beginning at a point which is North 00°11'21" East along the section line 1026.89 feet and East 449.83 feet from the West Quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 665.52 feet to an existing fence line; thence South 01°03'56" West partially along a fence line 2262.65 feet to a rebar and cap stamped D. Coles at the east end of an existing fence; thence South 89°40'32" West along said fence line 659.11 feet to a fence corner; thence North 00°54'00" East mostly along a fence line and its line extended 2272.17 feet to the point of beginning.

Area = 34.47 Acres

NORTH QUARTER CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

CBAM PROPERTIES LLC
SERIAL NO. 13:041:0053

CBAM PROPERTIES LLC
SERIAL NO. 13:041:0052

SILVERADO PARTNERS LLC
SERIAL NO. 13:041:0029

AF UTAH LLC
SERIAL NO. 13:041:0011

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13:041:0023

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13:041:0061

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13:040:0042

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13:040:0043

OLIVE TREE ENTERPRISES LLC
SERIAL NO. 13:040:0044

NBFF PROPERTY LLC
SERIAL NO. 13:040:0045

NBFF PROPERTY LLC
SERIAL NO. 13:040:0010

200 SOUTH

BLUE SPRING PROPERTIES LLC
SERIAL NO. 13:041:0080

ALLRED, DAKEN
SERIAL NO. 13:041:0056

ALLRED, DAKEN & ANGELA
SERIAL NO. 13:041:0058

ALLRED, NEAL & CASSIE
SERIAL NO. 13:041:0082

ALLRED, NEAL & CASSIE
SERIAL NO. 13:041:0044

CLAUDE L. LAMPH
SERIAL NO. 13:038:0030

AMERICAN FORK CITY
SERIAL NO. 13:041:0074

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:041:0075

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0012

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0013

WILLIAM & MARCIAM ROUNDY
SERIAL NO. 13:040:0014

TYREE CLAUDE LAMPH
SERIAL NO. 13:041:0051

CLAUDE L. LAMPH
SERIAL NO. 13:040:0039

BLUE SPRINGS PROPERTIES LLC
SERIAL NO. 13:041:0048

BLUE SPRINGS PROPERTIES LLC
SERIAL NO. 13:039:0028

S01°03'56"W - 2262.65'

S89°29'34"E - 665.52'

S89°40'32"W - 659.11'

N00°54'00"E - 2272.17'

P.O.B.

BASIS OF BEARING: (SECTION LINE) S89°53'29"E - 2661.45'

1026.89' EAST - 449.83'

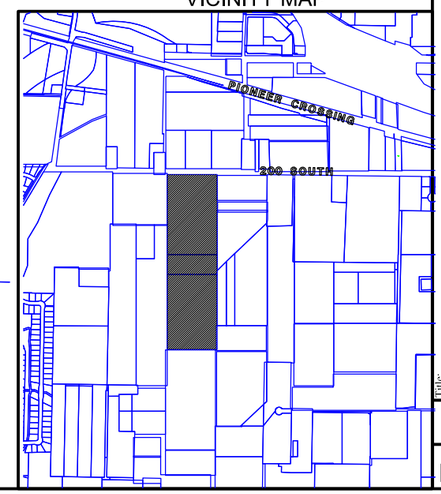
(SECTION LINE) N00°11'21"E - 2677.38'

NORTHWEST CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

WEST QUARTER CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

SCALE (FEET)
0 50 100 200 300

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REVISIONS

| No. | Date | By | Notes |
|---|---|---|---|

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: BOUNDARY SURVEY

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 2

SCALE (FEET)
0 100 200 400 600

BUSINESS DISTRICT

TRANSIT CORE

200 SOUTH

S89°29'34"E - 665.52'

N00°54'00"E - 2272.17'

S01°03'56"W - 2262.65'

S89°40'32"W - 659.11'

650 W

EAST NEIGHBORHOOD

WESTERN NEIGHBORHOOD

GARDEN NEIGHBORHOOD

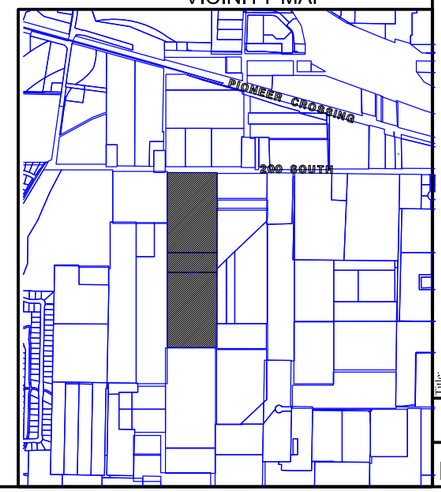
NOTES:

1) THE SUBJECT PROPERTY IS CONTAINED WITHIN THE TRANSIT CORE (MIXED-USE CORE SUB-DISTRICT) AND WESTERN NEIGHBORHOOD (GENERAL MIXED-USE SUB-DISTRICT).

**Sub-Districts**

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS | Notes |
|---|---|---|---|---|

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: DEVELOPMENT AREA PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 3

CBAM PROPERTIES LLC
PARCEL #13:041:0053
( AGRICULTURAL)

CBAM PROPERTIES LLC
PARCEL #13:041:0052
( AGRICULTURAL)

SILVERADO PARTNERS LLC
PARCEL #13:041:0029
( AGRICULTURAL)

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080
( AGRICULTURAL)

ALLRED, DAKEN
PARCEL #13:041:0056
( AGRICULTURAL)

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058
( AGRICULTURAL)

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082
( AGRICULTURAL)

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044
( AGRICULTURAL)

LAMPH, L. CLAUDE
PARCEL #13:038:0030
( AGRICULTURAL)

LAMPH, L. CLAUDE
PARCEL #13:038:0008
( AGRICULTURAL)

200 SOUTH

AF UTAH LLC
PARCEL #13:041:0011
( AGRICULTURAL)

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0063
( AGRICULTURAL)

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0061
( AGRICULTURAL)

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0042
( AGRICULTURAL)

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0043
( AGRICULTURAL)

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0044
( AGRICULTURAL)

NBFF PROPERTY LLC
PARCEL #13:040:0045
( AGRICULTURAL)

NBFF PROPERTY LLC
PARCEL #13:040:0010
( AGRICULTURAL)

S01°03'56"W - 2262.65'

S89°29'34"E - 665.52'

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:041:0075
(AGRICULTURAL)
15.61 ACRES

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0012
(AGRICULTURAL)
3.97 ACRES

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0013
(AGRICULTURAL)
14.89 ACRES

S89°40'32"W - 659.11'

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014
( AGRICULTURAL)

N00°54'00"E - 2272.17'

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051
( AGRICULTURAL)

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0048
( AGRICULTURAL)

LAMPH, L. CLAUDE
PARCEL #13:040:0039
( AGRICULTURAL)

BLUE SPRING PROPERTIES LLC
PARCEL #13:039:0028
( AGRICULTURAL)

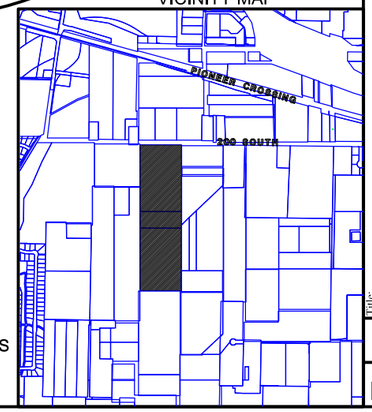
500' BOUNDARY LINE

SCALE (FEET)
0 60 120 240 360

NOTE:

1) THE EXISTING LAND USES WITHIN 500 FEET OF THE PROPERTY ARE PRIMARILY FARMLANDS WITH SINGLE-FAMILY RESIDENCES ON THE PROPERTIES. THE REMAINING NON-FARMLAND AREAS ARE UNDEVELOPED NATIVE LAND.

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

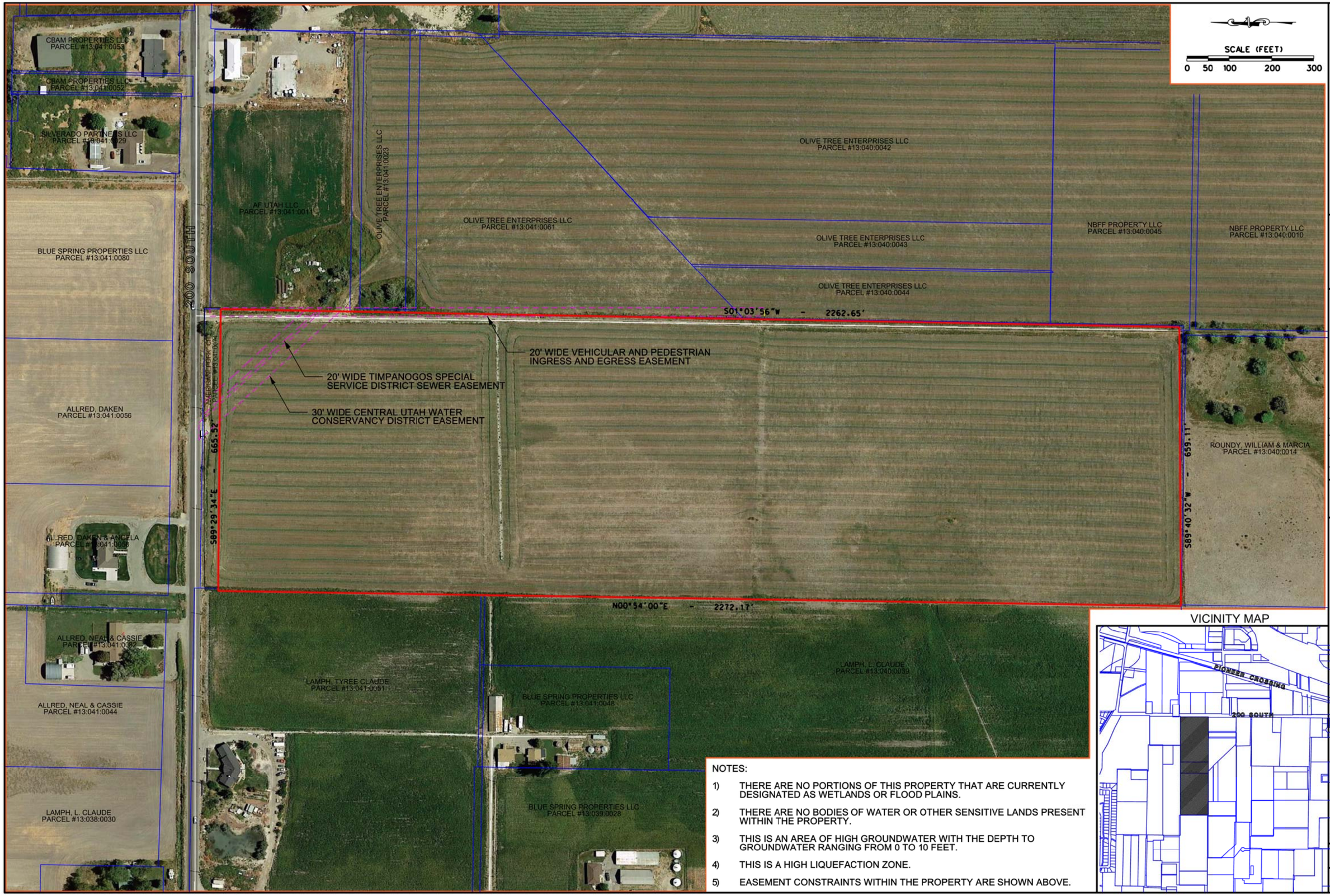
| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: BOUNDARY MAP

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 4




NOTES:

1) THERE ARE NO PORTIONS OF THIS PROPERTY THAT ARE CURRENTLY DESIGNATED AS WETLANDS OR FLOOD PLAINS.
2) THERE ARE NO BODIES OF WATER OR OTHER SENSITIVE LANDS PRESENT WITHIN THE PROPERTY.
3) THIS IS AN AREA OF HIGH GROUNDWATER WITH THE DEPTH TO GROUNDWATER RANGING FROM 0 TO 10 FEET.
4) THIS IS A HIGH LIQUEFACTION ZONE.
5) EASEMENT CONSTRAINTS WITHIN THE PROPERTY ARE SHOWN ABOVE.

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | Notes |
|---|---|---|---|
| | | | REVISIONS |

Designed: A. DELPIVO
Drawn:
Checked:
Date: 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: CONSTRAINTS MAP

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 5

## Groundwater Conditions

Groundwater was encountered at depths of approximately 3 to 9 feet below the existing ground surface. Groundwater was not encountered within the excavations at the depths explored. Note that groundwater levels will fluctuate in response to the season, precipitation, snow melt, irrigation, and other on and off-site influences. Quantifying these fluctuations would require long term monitoring, which is beyond the scope of this study. The contractor should be prepared to dewater excavations as needed.

## Liquefaction Potential

According to current liquefaction maps[4] for Utah County, the site is located within an area designated as "High" in liquefaction potential. Liquefaction can occur when saturated subsurface soils below groundwater lose their inter-granular strength due to an increase in soil pore water pressures during a dynamic event such as an earthquake. As part of this study, the potential for liquefaction to occur in the soils we encountered was assessed using Youd *et al*[5] and Boulanger & Idriss[6]. Potential liquefaction-induced movements were evaluated using Tokimatsu & Seed[7] and Youd, Hansen & Bartlett[8].

Subsurface soils were composed of clay, silt, and sand soils. Our analysis indicates that approximately up to 2¼ inches of liquefaction-induced settlement and less than ¼ feet of lateral spreading could occur during a moderate to large earthquake event. Given the small amount of movement, it is our opinion that liquefaction mitigation is not needed at the site. The following are mitigation methods to reduce the liquefaction potential at the client's request:

- Densify the liquefiable soils by installing aggregate piers on a grid pattern below the building and extending at least 5 feet beyond the perimeter footings.
- Densify the liquefiable soils by installing grouted columns in a grid pattern below the building and extending at least 5 feet beyond the perimeter footings.
- Install earthquake drains, such as Nilex drains, to relieve increases in pore water pressure during a seismic event.
- Connect/tie all footings together using reinforced grade beams and connect reinforced slabs to the footings so that the building will react as a cohesive unit. This may result in some tilting of the building due to differential liquefaction-induced movements. The building may also move laterally due to lateral spreading.

SCALE (FEET)
0 100 200 400 600

S 850 E

N 7400 W

Rd

Dragonfly Dr

S89°29'34"E 665.52

650 W

BT-5
( 5-10% O.S.)

BT-4
( 10-20% O.S.)

N00°54'00"E 2212.17

S00°10'05"E 2262.65

BT-4
( 10-20% O.S.)

BT-3
( 10-20% O.S.)

N 7230 W

S89°40'32"W 659.11

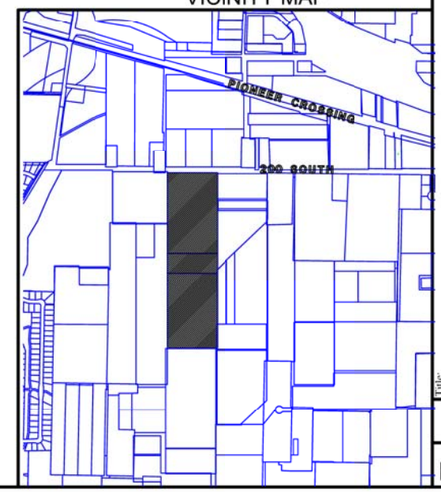
NOTES:

1) THE CIVIC OPEN SPACE REQUIREMENT WILL BE MET USING A MIXTURE OF THE ALLOWABLE CIVIC TYPES, NAMELY: SQUARE, PLAZA, GREEN, ENTRANCE PARK, POCKET PARK, LINEAR PARK, CLOSE, NEIGHBORHOOD PARK, COMMUNITY PARK, SPECIAL USE, WATERFRONT GREEN, COMMUNITY GARDEN, GREENWAY, WATERWAY/CHANNEL, PARKWAY (BOULEVARD), TREE LAWNS, CONNECTOR TRAIL OR PASEO.

DATA TABLE

| | | |
|---|---|---|
| TOTAL ACRES: | 34.47 ACRES | |
| NET ACRES: | 30.94 ACRES | |
| THOROUGHFARES: | 3.53 ACRES | |
| BT-3 | | |
| NET ACREAGE: | 8.15 ACRES | |
| GROSS ACREAGE (% OF TOTAL) : | 8.73 ACRES | (25.33%) |
| THOROUGHFARES: | 0.58 ACRES | |
| BT-4 | | |
| NET ACREAGE: | 12.60 ACRES | |
| GROSS ACREAGE (% OF TOTAL) : | 14.86 ACRES | (43.11%) |
| THOROUGHFARES: | 2.26 ACRES | |
| BT-5 | | |
| NET ACREAGE: | 10.19 ACRES | |
| GROSS ACREAGE (% OF TOTAL) : | 10.88 ACRES | (31.56%) |
| THOROUGHFARES: | 0.69 ACRES | |
| CIVIC REQUIREMENT | | |
| MIXED-USE (TRANSIT CORE) : | 5-10% | |
| MIXED-USE (WEST NEIGHBORHOOD) : | 10-20% | |

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | Notes |
|---|---|---|---|
| REVISIONS | | | |

Designed: A. DELPIVO
Drawn:
Checked:
Date: 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: DISTRICT FRAMEWORK PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 6

SCALE (FEET)
0 150 300 600 900

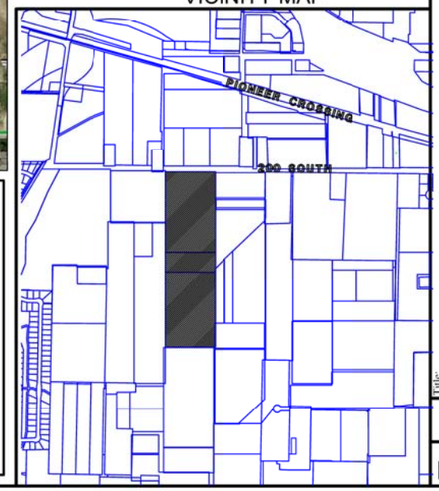
LEGEND
PRINCIPAL ARTERIAL
ARTERIAL
MAJOR COLLECTOR
COLLECTOR

4-WAY INTERSECTION
200 SOUTH
S89°29'34"E
665.52'
EXIST. UTILITY EASEMENTS
1320 WEST
N00°54'00"E - 2212.17'
S01°03'56"W - 2262.65'
4-WAY INTERSECTION
350 SOUTH
S89°40'32"W
659.11'
S 850 E
Grey Goose Rd
E 1530 S
E 1590 S
Sandhill Ct
Bullrush Pkwy
S 75 E
900 E
E 2100 S
N 7230 W
145
15
W 7750 N
330 S
S 500 W
W 330
N 6500 W

TRANSPORTATION DATA TABLE

| | |
|---|---|
| BUSINESS ARTERIAL (200 SOUTH) | |
| OWNERSHIP: | CITY |
| R-O-W WIDTH: | 113 FEET |
| # OF VEHICLE LANES: | 4 |
| TRANSPORTATION PROVISIONS: | PEDESTRIANS, PUBLIC & COMMERCIAL VEHICLES |
| COLLECTOR ROADS (CORE) | |
| OWNERSHIP: | CITY |
| R-O-W WIDTH: | 84 FEET |
| # OF VEHICLE LANES: | 2 |
| TRANSPORTATION PROVISIONS: | PEDESTRIANS, BICYCLES, PUBLIC VEHICLES |
| COLLECTOR ROADS (NEIGHBORHOOD) | |
| OWNERSHIP: | CITY |
| R-O-W WIDTH: | 89 FEET |
| # OF VEHICLE LANES: | 2 |
| TRANSPORTATION PROVISIONS: | PEDESTRIANS, BICYCLES, PUBLIC VEHICLES |

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date: | By: | REVISIONS | Notes |
|---|---|---|---|---|

Designed: A. DELPIVO
Drawn:
Checked:
Date: 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: TRANSPORTATION NETWORK PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 7

CBAM PROPERTIES LLC
PARCEL #13:041:0053

CBAM PROPERTIES LLC
PARCEL #13:041:0052

SILVERADO PARTNERS LLC
PARCEL #13:041:0029

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080

ALLRED, DAKEN
PARCEL #13:041:0056

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044

CLAUDE L. LAMPH
PARCEL #13:038:0030

AF UTAH LLC
PARCEL #13:041:0011

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0023

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0061

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0042

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0043

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0044

NBFF PROPERTY LLC
PARCEL #13:040:0045

NBFF PROPERTY LLC
PARCEL #13:040:0010

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014

LAMPH, L. CLAUDE
PARCEL #13:040:0039

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0048

BLUE SPRINGS PROPERTIES LLC
PARCEL #13:039:0028

AMERICAN FORK CITY
PARCEL #13:041:0074

200 SOUTH

1020 WEST

350 SOUTH

S89°29'34"E - 665.52'

S01°03'56"W - 2262.65'

S89°40'32"W - 659.11'

N00°54'00"E - 2272.17'

SCALE (FEET)
0 50 100 200 300

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

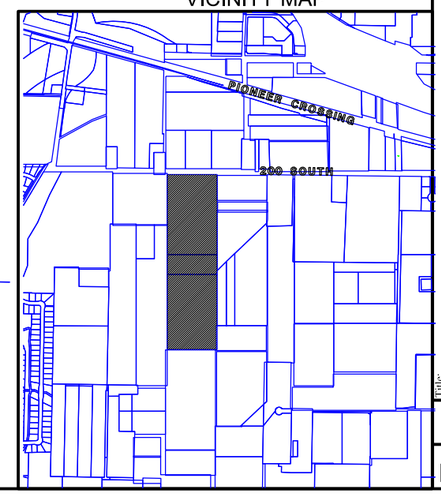
Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: THOROUGHFARE NAMING PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 8

VICINITY MAP

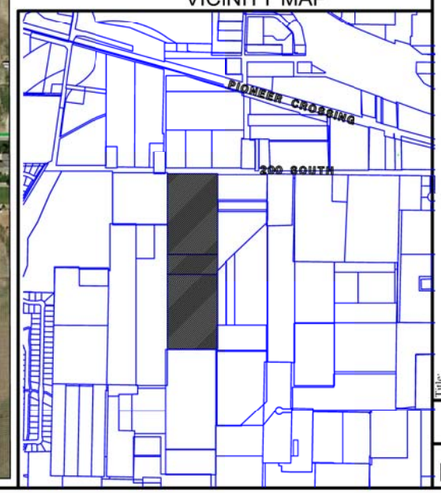


SCALE (FEET)
0 150 300 600 900

LEGEND
- PRINCIPAL ARTERIAL
- ARTERIAL
- MAJOR COLLECTOR
- COLLECTOR

NOTES:
1) THERE IS A BICYCLE TRACK ON EACH SIDE OF THE COLLECTOR ROADS. THE OTHER ROAD SECTIONS DO NOT HAVE DEDICATED BICYCLE PATHS.
2) SEE EXHIBIT 12 FOR ROADWAY SECTIONS.

145
15
S 850 E
200 SOUTH
W 7750 N
Grey Goose Rd
S89°29'34"E
665.52'
BICYCLE TRACK (EACH SIDE OF 1020 WEST)
1020 WEST
S01°03'56"W
2262.65'
N00°54'00"E
2272.17'
BICYCLE TRACK (EACH SIDE OF 350 SOUTH)
350 SOUTH
BICYCLE TRACK (EACH SIDE OF 1020 WEST)
330 S
S 500 W
W 330
E 1530 S
E 1590 S
Sandhill Ct
Bullrush Pkwy
S 750 E
900 E
E 2100 S
N 7230 W
S89° 40' 32"W
659.11'
N 6500 W
N 650 W St

VICINITY MAP



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed: A. DELPIVO
Drawn:
Checked:
Date: 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: BICYCLE NETWORK PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 9

CBAM PROPERTIES LLC
PARCEL #13:041:0053

CBAM PROPERTIES LLC
PARCEL #13:041:0052

SILVERADO PARTNERS LLC
PARCEL #13:041:0029

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080

ALLRED, DAKEN
PARCEL #13:041:0056

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044

CLAUDE L. LAMPH
PARCEL #13:038:0030

200 SOUTH

AF UTAH LLC
PARCEL #13:041:0011

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0023

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0061

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0042

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0043

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0044

NBFF PROPERTY LLC
PARCEL #13:040:0045

NBFF PROPERTY LLC
PARCEL #13:040:0010

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014

AMERICAN FORK CITY
PARCEL #13:041:0074

S01°03'56"W - 2262.65'

1020 WEST

S89°29'34"E - 665.52'

5-10% CIVIC OPEN
SPACE REQUIREMENT

350 SOUTH

10-20% CIVIC OPEN
SPACE REQUIREMENT

S89°40'32"W - 659.11'

N00°54'00"E - 2272.17'

LAMPH, L. CLAUDE
PARCEL #13:040:0039

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0048

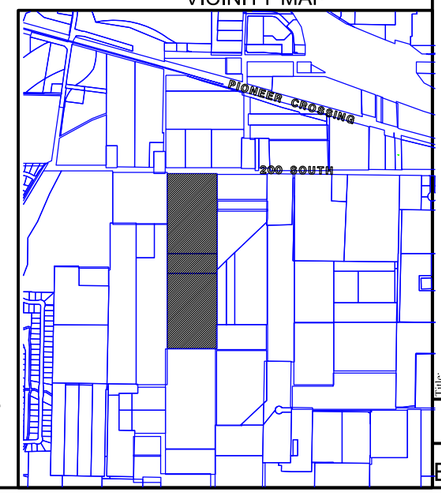
BLUE SPRINGS PROPERTIES LLC
PARCEL #13:039:0028

SCALE (FEET)
0 50 100 200 300

NOTES:

1) THE CIVIC OPEN SPACE REQUIREMENT WILL BE MET USING A MIXTURE OF THE ALLOWABLE CIVIC TYPES, NAMELY: SQUARE, PLAZA, GREEN, ENTRANCE PARK, POCKET PARK, LINEAR PARK, CLOSE, NEIGHBORHOOD PARK, COMMUNITY PARK, SPECIAL USE, WATERFRONT GREEN, COMMUNITY GARDEN, GREENWAY, WATERWAY/CHANNEL, PARKWAY (BOULEVARD), TREE LAWNS, CONNECTOR TRAIL OR PASEO.

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

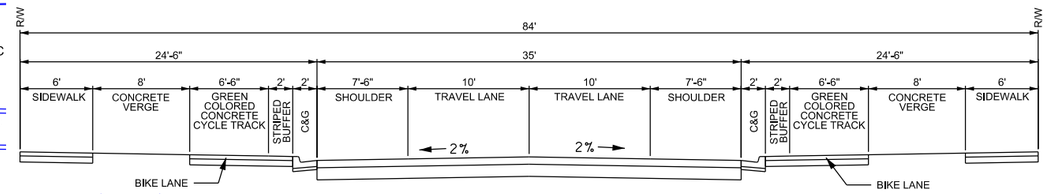
| No. | Date | By | REVISIONS Notes |
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Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

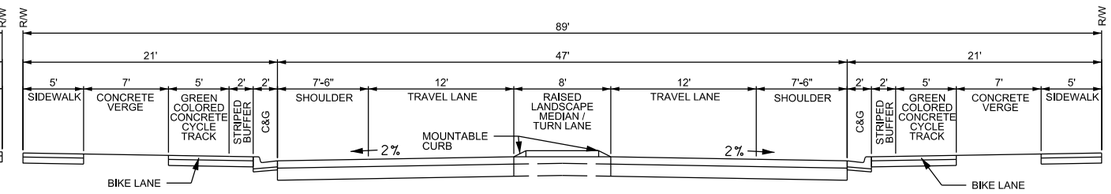
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Location: AMERICAN FORK, UTAH
Drawing Name: CIVIC DISTRICT PLAN

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 11




CORE COLLECTOR CROSS-SECTION ( )




NEIGHBORHOOD COLLECTOR CROSS-SECTION ( )

CBAM PROPERTIES LLC
PARCEL #13:041:0053

CBAM PROPERTIES LLC
PARCEL #13:041:0052

SILVERADO PARTNERS LLC
PARCEL #13:041:0029

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080

ALLRED, DAKEN
PARCEL #13:041:0056

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044

LAMPH, L. CLAUDE
PARCEL #13:038:0030

AF UTAH LLC
PARCEL #13:041:0011

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0023

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0061

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0042

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0043

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0044

NBFF PROPERTY LLC
PARCEL #13:040:0045

NBFF PROPERTY LLC
PARCEL #13:040:0010

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0048

LAMPH, L. CLAUDE
PARCEL #13:040:0039

200 SOUTH

1020 WEST

350 SOUTH

AMERICAN FORK CITY
PARCEL #13041:0074

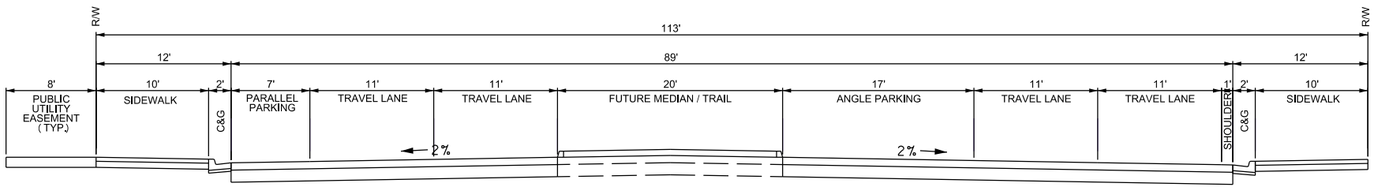
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S01°03'56"W - 2262.65'

N00°54'00"E - 2272.17'

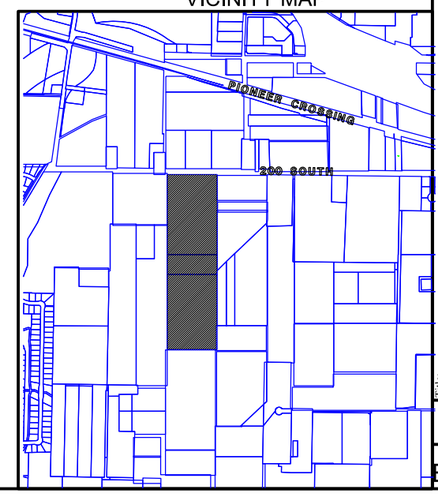
S89°40'32"W - 659.11'

SCALE (FEET)
0 50 100 200 300




BUSINESS ARTERIAL CROSS-SECTION ( )

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: THOROUGHFARE ASSEMBLIES

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 12

NOTES:

1) THE INTERSECTION ASSEMBLIES THAT WILL BE UTILIZED ARE "T" INTERSECTIONS, "4-WAY" INTERSECTIONS, STAGGERED INTERSECTIONS AND ROUND-ABOUTS.

SCALE (FEET)
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CBAM PROPERTIES LLC
PARCEL #13:041:0053

CBAM PROPERTIES LLC
PARCEL #13:041:0052

SILVERADO PARTNERS LLC
PARCEL #13:041:0029

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080

AF UTAH LLC
PARCEL #13:041:0011

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0023

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0061

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0042

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0043

OLIVE TREE ENTERPRISES LLC
PARCEL #13:040:0044

NBFF PROPERTY LLC
PARCEL #13:040:0045

NBFF PROPERTY LLC
PARCEL #13:040:0010

200 SOUTH

4-WAY INTERSECTION

4-WAY INTERSECTION

1020 WEST

S01°03'56"W - 2262.65'

350 SOUTH

S89°29'34"E - 665.52'

AMERICAN FORK CITY
PARCEL #13:041:0074

S89°40'32"W - 659.11'

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014

ALLRED, DAKEN
PARCEL #13:041:0056

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044

LAMPH, L. CLAUDE
PARCEL #13:038:0030

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051

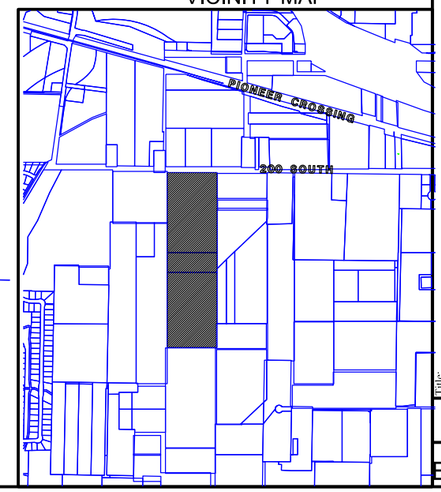
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LAMPH, L. CLAUDE
PARCEL #13:040:0039

BLUE SPRING PROPERTIES LLC
PARCEL #13:039:0028

N00°54'00"E - 2272.17'

VICINITY MAP




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS |
|---|---|---|---|
| | | | Notes |

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: INTERSECTION ASSEMBLIES

PROJECT NO.
2018.037

SHEET NO.
EXHIBIT 13

CBAM PROPERTIES LLC
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CBAM PROPERTIES LLC
PARCEL #13:041:0052

SILVERADO PARTNERS LLC
PARCEL #13:041:0029

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0080

ALLRED, DAKEN
PARCEL #13:041:0056

ALLRED, DAKEN & ANGELA
PARCEL #13:041:0058

ALLRED, NEAL & CASSIE
PARCEL #13:041:0082

ALLRED, NEAL & CASSIE
PARCEL #13:041:0044

LAMPH, L. CLAUDE
PARCEL #13:038:0030

200 SOUTH

AF UTAH LLC
PARCEL #13:041:0011

OLIVE TREE ENTERPRISES LLC
PARCEL #13:041:0023

OLIVE TREE ENTERPRISES LLC
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OLIVE TREE ENTERPRISES LLC
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NBFF PROPERTY LLC
PARCEL #13:040:0045

NBFF PROPERTY LLC
PARCEL #13:040:0010

ROUNDY, WILLIAM & MARCIA
PARCEL #13:040:0014

S01°03'56"W - 2262.65'

S89°29'34"E - 665.52'

AMERICAN FORK CITY
PARCEL #13:041:0074

S89°40'32"W - 659.11'

N00°54'00"E - 2272.17'

LAMPH, TYREE CLAUDE
PARCEL #13:041:0051

BLUE SPRING PROPERTIES LLC
PARCEL #13:041:0048

LAMPH, L. CLAUDE
PARCEL #13:040:0039

BLUE SPRING PROPERTIES LLC
PARCEL #13:039:0028

# PHASE 1
12.239 ACRES

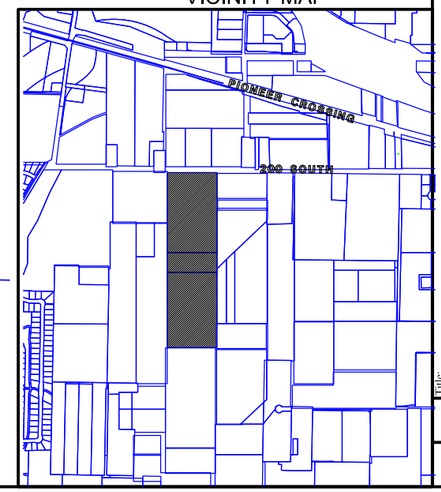
# PHASE 2
12.515 ACRES

# PHASE 3
9.717 ACRES

SCALE (FEET)
0 50 100 200 300

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

VICINITY MAP




| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed
Drawn A. DELPIVO
Checked
Date 1-21-19

Title: EDGEWATER TOWNHOMES
Location: AMERICAN FORK, UTAH
Drawing Name: PHASING PLAN

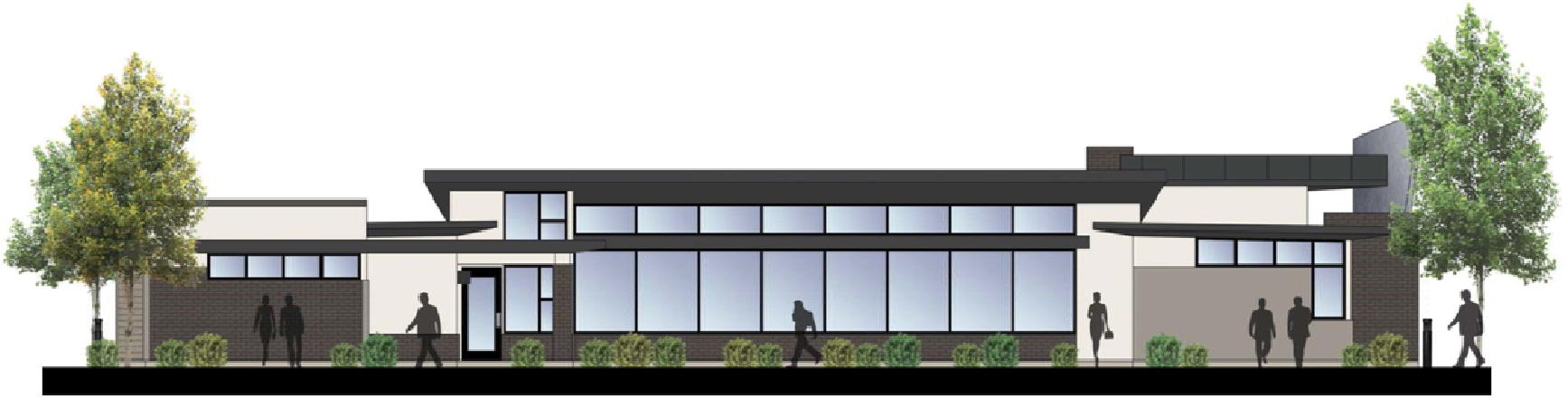
PROJECT NO.
2018.037

SHEET NO.
EX. 14

# EXHIBIT 15-1



**THE VINE CLUBHOUSE** - FRONT ELEVATION



**THE VINE CLUBHOUSE** - BACK ELEVATION

# EXHIBIT 15-2



**THE VINE CLUBHOUSE** - LEFT ELEVATION



**THE VINE CLUBHOUSE** - RIGHT ELEVATION

# EXHIBIT 15-3



# EXHIBIT 15-4



# EXHIBIT 15-5



CARSON CORNER

KEN HARRIS

# EXHIBIT 15-6



FRONT



RIGHT SIDE



BACK



LEFT SIDE

## EDGEWATER TOWNHOMES -- 5 PLEX

scholz ARCHITECTS

| # | Name | Color | # | Name | Color | # | Name | Color |
|---|---|---|---|---|---|---|---|---|
| 1 | SW 6183 Conservative Gray | | 8 | SW 2803 Rockwood Terra Cotta | | 15 | SW 0055 Light French Gray | |
| 2 | SW 2826 Colonial Revival Green Stone | | 9 | SW 7665 Wall Street | | 16 | SW 6150 Connected Gray | |
| 3 | SW 7008 Alabaster | | 10 | SW 7604 Smoky Blue | | | | |
| 4 | SW 0030 Colonial Yellow | | 11 | SW 7076 Cyberspace | | S1 | Apache Ledgestone -- Grey | |
| 5 | SW 7757 Reflective White (Trim) | | 12 | SW 7674 Peppercorn | | S2 | Apache Ledgestone -- Rust | |
| 6 | SW 7602 Indigo Batik | | 13 | SW 7020 Black Fox | | R | Roof Certainteed Highland Slate -- Smokey Quartz | |
| 7 | SW 7603 Poolhouse | | 14 | SW 7019 Gauntlet Gray | | | | |

# EXHIBIT 15-7



FRONT



RIGHT SIDE



BACK



LEFT SIDE

## EDGEWATER TOWNHOMES -- 6 PLEX

scholz ARCHITECTS

| # | Name | Color | # | Name | Color | # | Name | Color |
|---|---|---|---|---|---|---|---|---|
| 1 | SW 6183 Conservative Gray | | 8 | SW 2803 Rockwood Terra Cotta | | 15 | SW 0055 Light French Gray | |
| 2 | SW 2826 Colonial Revival Green Stone | | 9 | SW 7665 Wall Street | | 16 | SW 6150 Connected Gray | |
| 3 | SW 7008 Alabaster | | 10 | SW 7604 Smoky Blue | | | | |
| 4 | SW 0030 Colonial Yellow | | 11 | SW 7076 Cyberspace | | S1 | Apache Ledgestone -- Grey | |
| 5 | SW 7757 Reflective White (Trim) | | 12 | SW 7674 Peppercorn | | S2 | Apache Ledgestone -- Rust | |
| 6 | SW 7602 Indigo Batik | | 13 | SW 7020 Black Fox | | R | Roof Certainteed Highland Slate -- Smokey Quartz | |
| 7 | SW 7603 Poolhouse | | 14 | SW 7019 Gauntlet Gray | | | | |

# EXHIBIT 15-8

BACK



RIGHT



FRONT



LEFT



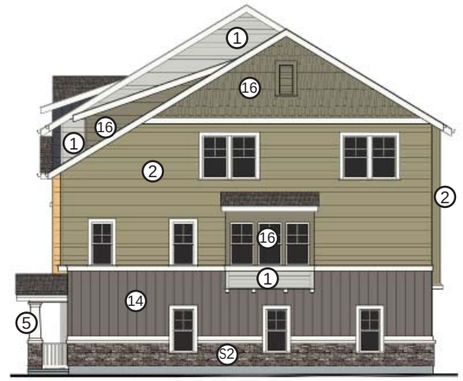
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| 2 | SW 2826 Colonial Revival Green Stone | | 9 | SW 7665 Wall Street | | 16 | SW6150 Connected Gray | |
| 3 | SW 7008 Alabaster | | 10 | SW 7604 Smoky Blue | | S1 | Apache Ledgestone, Grey (Hearth and Home) | |
| 4 | SW 0030 Colonial Yellow | | 11 | SW 7076 Cyberspace | | S2 | Apache Ledgestone, Rust (Hearth and Home) | |
| 5 | SW 7757 Reflective White (Trim) | | 12 | SW 7674 Peppercorn | | R | Roof: Certainteed, Highland Slate: Smokey Quartz | |
| 6 | SW 7602 Indigo Batik | | 13 | SW Black Fox SW 7020 | | | | |
| 7 | SW 7603 Poolhouse | | 14 | SW7019 Gauntlet Gray | | | | |

# EXHIBIT 15-9



FRONT



RIGHT SIDE



BACK



LEFT SIDE

## EDGEWATER TOWNHOMES -- 12 PLEX

scholz ARCHITECTS

| # | Name | Color | # | Name | Color | # | Name | Color |
|---|---|---|---|---|---|---|---|---|
| 1 | SW 6183 Conservative Gray | | 8 | SW 2803 Rockwood Terra Cotta | | 15 | SW 0055 Light French Gray | |
| 2 | SW 2826 Colonial Revival Green Stone | | 9 | SW 7665 Wall Street | | 16 | SW 6150 Connected Gray | |
| 3 | SW 7008 Alabaster | | 10 | SW 7604 Smoky Blue | | | | |
| 4 | SW 0030 Colonial Yellow | | 11 | SW 7076 Cyberspace | | S1 | Apache Ledgestone -- Grey | |
| 5 | SW 7757 Reflective White (Trim) | | 12 | SW 7674 Peppercorn | | S2 | Apache Ledgestone -- Rust | |
| 6 | SW 7602 Indigo Batik | | 13 | SW 7020 Black Fox | | R | Roof Certainteed Highland Slate -- Smokey Quartz | |
| 7 | SW 7603 Poolhouse | | 14 | SW 7019 Gauntlet Gray | | | | |

1497 West 40 South
**Lindon, Utah - 84042**
Phone (801) 225-5711

840 West 1700 South, #10
**Salt Lake City, Utah - 84104**
Phone (801) 787-9138

1596 W. 2650 S. #108
**Ogden, Utah - 84401**
Phone (801) 399-9516

# Geotechnical Study
# Harbor View Development
# 7000 West 7750 North
# American Fork, Utah

**Project No. 198052**

February 11, 2019

*Prepared For:*

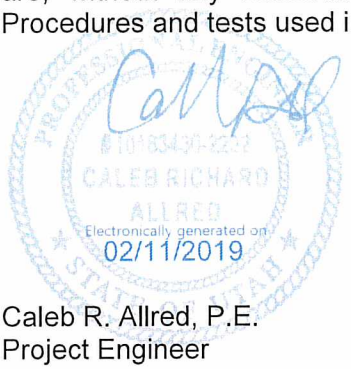
Jack William Homes
Attention: Mr. Greg Bird
1987 North 1120 West
Provo, UT 84604

*Prepared By:*

**EARTHTEC ENGINEERING**
Lindon Office

## CERTIFICATE

I hereby certify that I am a licensed professional engineer, as defined in the "Sensitive Lands Ordinance" Section of American Fork City Ordinances. I have examined this report to which this certificate is attached and the information and conclusions contained therein are, without any reasonable reservation not stated therein, accurate and complete. Procedures and tests used in this report meet minimum applicable professional standards.




Caleb R. Allred, P.E.
Project Engineer

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## ATTACHED FIGURES


No. 1 VICINITY MAP
No. 2 SITE PLAN SHOWING LOCATION OF TEST PITS AND BORINGS
Nos. 3 – 13 TEST PITS AND BORING LOGS
No. 14 LEGEND
Nos. 15 – 20 CONSOLIDATION-SWELL TEST


## APPENDIX A


Timpview Analytical Labs

## 1.0 INTRODUCTION

The project is located at approximately 7000 West 7750 North in American Fork, Utah. The general location of the site is shown on Figure No. 1, *Vicinity Map* and Figure No. 2, *Site Plan Showing Location of Test Pits and Borings*, at the end of this report. This entire report presents the results of Earthtec Engineering's completed geotechnical study for the Harbor View Development in American Fork, Utah. The purposes of this study are to:

- Evaluate the subsurface soil conditions at the site,
- Assess the engineering characteristics of the subsurface soils, and
- Provide geotechnical recommendations for general site grading and the design and construction of foundations, concrete floor slabs, miscellaneous concrete flatwork, and asphalt paved residential streets.

The scope of work completed for this study included field reconnaissance, subsurface exploration, field and laboratory soil testing, geotechnical engineering analysis, and the preparation of this report. Details of our findings, conclusions, and recommendations are provided within the body of this report.

Failure to consult with Earthtec Engineering (Earthtec) regarding any changes made during design and/or construction of the project from those discussed herein relieves Earthtec from any liability arising from changed conditions at the site. We also strongly recommend that Earthtec observes the building excavations to verify the adequacy of our recommendations presented herein, and that Earthtec performs materials testing and special inspections for this project to provide continuity during construction.

## 2.0 PROPOSED CONSTRUCTION

We understand that the proposed project, as described to us by Mr. Greg Bird with Jack William Homes, consists of developing the approximately 35-acre existing parcel with the construction of townhomes and apartment buildings. The proposed structures will consist of conventionally framed and two- to three-story, slab-on-grade buildings. We have based our recommendations in this report that anticipated foundation loads for the proposed structures will not exceed 5,000 pounds per linear foot for bearing walls, 80,000 pounds for column loads, and 100 pounds per square foot for floor slabs. If structural loads will be greater Earthtec should be notified so that we may review our recommendations and make modifications, if necessary.

## 3.0 GENERAL SITE DESCRIPTION

### 3.1 Site Description

At the time of our subsurface exploration the site was an undeveloped parcel used as an alfalfa

field. The ground surface appears to be relatively flat, and we anticipate less than 3 feet of cut and fill will be required for site grading. The lot was bounded on the north by 7750 North Street and surround by agriculture fields.

### 3.2 Geologic Setting

The subject property is located in the central portion of Utah Valley near the northern shore of Utah Lake. Utah Valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province. The valley was formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The valley is bordered by the Wasatch Mountain Range on the east and the Lake Mountains on the west. Much of northwestern Utah, including Utah Valley, was previously covered by the Pleistocene age Lake Bonneville. Utah Lake, which currently covers much of the western portion of the valley, is a remnant of this ancient fresh water lake. The surficial geology of much of the eastern margin of the valley has been mapped by *Constenius, 2011*[1]. The surficial geology at the location of the subject site and adjacent properties is mapped as "Fine-grained lacustrine deposits (Map Unit Qlf) dated to upper Pleistocene. These soil or deposits are generally described in the referenced mapping as "silt and clay with some fine grained sand."

## 4.0 SUBSURFACE EXPLORATION

### 4.1 Soil Exploration

Under the direction of a qualified member of our geotechnical staff, subsurface explorations were conducted at the site on January 28, 2019 by the excavation of nine (9) test pits and the boring of two (2) borings to depth of 8 to 31½ feet below the existing ground surface using a track-mounted excavator and a truck-mounted hydraulic drill rig. The approximate locations of the test pits and borings are shown on Figure No. 2, *Site Plan Showing Location of Test Pits and Borings*. Graphical representations and detailed descriptions of the soils encountered are shown on Figure Nos. 3 through 13, *Test Pit and Boring Log* at the end of this report. The stratification lines shown on the logs represent the approximate boundary between soil units; the actual transition may be gradual. Due to potential natural variations inherent in soil deposits, care should be taken in interpolating between and extrapolating beyond exploration points. A key to the symbols and terms on the logs is presented on Figure No. 14, *Legend*.

Samples of the subsurface soils were collected in the borings at depth intervals of approximately 2½ to 5 feet. Relatively undisturbed samples were collected by pushing thin-walled "Shelby" tubes into undisturbed soils below the augers. Disturbed samples were collected with a 1⅜ inch inside diameter split spoon sampler. The split spoon sampler was driven 18 inches into undisturbed soil with a 140-pound hammer free-falling through a distance

[1] Constenius, K.N., Clark, D.L., King, J.K., Ehler, J.B., 2011, Interim Geologic Map of the Provo Quadrangle, *Utah, Wasatch and Salt Lake Counties, Utah*; U.S. Geological Survey, Open-File 586DM, Scale 1: 62,500.

of 30 inches. The blows required to drive the sampler through the final 12 inches of penetration is called the "N-value" or "blow count," and is recorded as "blows per foot" on the attached boring logs at the respective sample depths. Disturbed bag samples and relatively undisturbed block samples were collected at various depths in each test pit.

The soil samples collected were classified by visual examination in the field following the guidelines of the Unified Soil Classification System (USCS). The samples were transported to our Lindon, Utah laboratory where they will be retained for 30 days following the date of this report and then discarded, unless a written request for additional holding time is received prior to the 30-day limit.

## 5.0 SUBSURFACE CONDITIONS

### 5.1 Soil Types

On the surface of the site, we encountered topsoil which is estimated to extend about 1 to 1½ feet in depth at the test pit and boring locations. Below the topsoil we encountered layers of clay, silt, and sand extending to depth of 8 to 31½ feet below the existing ground surface. Representative soil samples collected during our field exploration were tested in the laboratory to assess pertinent engineering properties and to aid in refining field classifications, if needed. Tests performed included natural moisture content, dry density tests, liquid and plastic limits determinations, mechanical (partial) gradation analyses, and one-dimensional consolidation tests. Graphical representations, laboratory testing, and detailed descriptions of the soils encountered are shown on Figure Nos. 3 through 13, *Test Pit and Boring Log* at the end of this report. Based on the blow counts obtained and our experience and observations during field exploration, the clay and silt soils ranged from soft to very stiff in consistency and the sand soils visually had a relative density varying loose to medium dense.

It should be considered that small diameter soil borings were used during the course of our subsurface exploration. Fill material composition and contacts are difficult to determine from boring sampling. Variation in topsoil depths may occur at the site.

### 5.2 Groundwater Conditions

Groundwater was encountered at depths of approximately 3 to 9 feet below the existing ground surface. Groundwater was not encountered within the excavations at the depths explored. Note that groundwater levels will fluctuate in response to the season, precipitation, snow melt, irrigation, and other on and off-site influences. Quantifying these fluctuations would require long term monitoring, which is beyond the scope of this study. The contractor should be prepared to dewater excavations as needed.

### 5.3 Laboratory Testing

As part of the consolidation test procedure, water was added to the samples to assess moisture

sensitivity when the samples were loaded to an equivalent pressure of approximately 1,000 psf. The native clay soils have a negligible to slight potential for collapse (settlement) and a slight to moderate potential for compressibility under increased moisture contents and anticipated load conditions.

A laboratory water soluble sulfate test was performed on a representative sample obtained during our field exploration. Based on this result, the risk of sulfate attack to concrete appears to be "negligible" according to American Concrete Institute standards. Any type of Portland cement may be used for concrete in contact with on-site soils. The results can be found in Appendix A.

## 6.0 SITE GRADING

### 6.1 General Site Grading

All surface vegetation and unsuitable soils (such as topsoil, organic soils, undocumented fill, soft, loose, or disturbed native soils, and any other inapt materials) should be removed from below foundations, floor slabs, exterior concrete flatwork, and pavement areas. We encountered topsoil on the surface of the site. The topsoil (including soil with roots larger than about ¼ inch in diameter) should be completely removed, even if found to extend deeper, along with any other unsuitable soils that may be encountered. Over-excavations below footings and slabs also may be needed, as discussed in Section 8.0.

Fill placed over large areas, even if only a few feet in depth, can cause consolidation in the underlying native soils resulting in settlement of the fill. Because the site is relatively flat, we anticipate that less than 3 feet of grading fill will be placed. If more than 3 feet of grading fill will be placed above the existing surface (to raise site grades), Earthtec should be notified so that we may provide additional recommendations, if required.

### 6.2 Temporary Excavations

Temporary excavations that are less than 4 feet in depth and above groundwater should have side slopes no steeper than ½H:1V (Horizontal:Vertical). Temporary excavations where water is encountered in the upper 4 feet or that extend deeper than 4 feet below site grades should be sloped or braced in accordance with OSHA[2] requirements for Type C soils.

### 6.3 Fill Material Composition

Structural fill is defined as fill material that will ultimately be subjected to any kind of structural loading, such as those imposed by footings, floor slabs, pavements, etc. We recommend that a professional engineer or geologist verify that the structural fill to be used on this project meets the requirements, stated below. Structural fill may consist of imported sandy/gravelly soils or reworked native soils with a maximum particle size of 4 inches, a maximum Liquid Limit of 35 and a maximum Plasticity Index of 15. The contractor should be aware that native clay and silt

[2] OSHA Health And Safety Standards, Final Rule, CFR 29, part 1926.

soils may be time consuming to compact due to potential difficulties in controlling the moisture content needed to obtain optimum compaction.

Outside of structural loaded areas, particles larger than 4 inches and/or more than 30 percent coarse gravel may be acceptable but would likely make compaction more difficult and/or significantly reduce the possibility of successful compaction testing. Consequently, stricter quality control measures than normally used may be required, such as using thinner lifts and increased or full-time observation of fill placement.

We recommend that utility trenches below any structural load be backfilled using structural fill as defined above. Note that some local governments and utility companies had different trench backfill requirements and the stricter requirement should be followed. be used as backfill above utilities in certain areas.

If required, we recommend that free draining granular material (clean sand and/or gravel) meet the following requirements in the table below:

**Table 1: Free-Draining Fill Recommendations**

| Sieve Size/Other | Percent Passing (by weight) |
|---|---|
| 3 inches | 100 |
| No. 10 | 0 – 25 |
| No. 40 | 0 – 15 |
| No. 200 | 0 – 5 |
| Plasticity Index | Non-plastic |

Three inch minus washed rock (sometimes called river rock or drain rock) and pea gravel materials usually meet these requirements and may be used as free draining fill or a structural fill. If free draining fill will be placed adjacent to soil containing a significant amount of sand or silt/clay, precautions should be taken to prevent the migration of fine soil into the free draining fill. Such precautions should include either placing a filter fabric between the free draining fill and the adjacent soil material, or using a well-graded, clean filtering material approved by the geotechnical engineer.

### 6.4 Fill Placement and Compaction

The thickness of each lift should be appropriate for the compaction equipment that is used. We recommend a maximum lift thickness prior to compaction of 4 inches for hand operated equipment, 6 inches for most "trench compactors" and 8 inches for larger rollers, unless it can be demonstrated by in-place density tests that the required compaction can be obtained throughout a thicker lift. The full thickness of each lift of structural fill placed should be compacted to at least the following percentages of the maximum dry density, as determined by ASTM D-1557:

- In landscape and other areas not below structurally loaded areas: 90%
- Less than 5 feet of fill below structurally loaded areas: 95%

- Greater than 5 feet of fill below structurally loaded areas: 98%

Generally, placing and compacting fill at moisture contents within ±2 percent of the optimum moisture content, as determined by ASTM D-1557, will facilitate compaction. Typically, the further the moisture content deviates from optimum the more difficult it will be to achieve the required compaction.

Fill should be tested frequently during placement and we recommend early testing to demonstrate that placement and compaction methods are achieving the required compaction. The contractor is responsible to ensure that fill materials and compaction efforts are consistent so that tested areas are representative of the entire fill.

### 6.5 Stabilization Recommendations

Near surface layers of clay soils may rut and pump during grading and construction. The likelihood of rutting and/or pumping, and the depth of disturbance, is proportional to the moisture content in the soil, the load applied to the ground surface, and the frequency of the load. Consequently, rutting and pumping can be minimized by avoiding concentrated traffic, minimizing the load applied to the ground surface by using lighter equipment, partially loaded equipment, tracked equipment, by working in dry times of the year, and/or by providing a working surface for equipment. However, because of the relatively shallow depth of groundwater, it is likely that rutting and pumping may not be avoidable.

During grading the soil in any obvious soft spots should be removed and replaced with granular material. If rutting or pumping occurs traffic should be stopped in the area of concern. The soil in rutted areas should be removed and replaced with granular material. In areas where pumping occurs the soil should either be allowed to sit until pore pressures dissipate (several hours to several days) and the soil firms up or be removed and replaced with granular material. Typically, we recommend removal to a minimum depth of 24 inches.

For granular material, we recommend using angular well-graded gravel, such as pit run, or crushed rock with a maximum particle size of four inches. We suggest that the initial lift be approximately 12 inches thick and be compacted with a static roller-type compactor. A finer granular material such as sand, gravelly sand, sandy gravel or road base may also be used. Materials which are more angular and coarse may require thinner lifts in order to achieve compaction. We recommend that the fines content (percent passing the No. 200 sieve) be less than 15%, the liquid limit be less than 35, and the plasticity index be less than 15.

Using a geosynthetic fabric or geogrid, may also reduce the amount of material required and avoid mixing of the granular material and the subgrade. If a fabric is used, following removal of disturbed soils and water, the fabric should be placed over the bottom and up the sides of the excavation a minimum of 24 inches. The fabric should be placed in accordance with the manufacturer's recommendations, including proper overlaps. The granular material should then be placed over the fabric in compacted lifts. Again, we suggest that the initial lift be approximately 12 inches thick and be compacted with a static roller-type compactor.

## 7.0 SEISMIC AND GEOLOGIC CONSIDERATIONS

### 7.1 Seismic Design

The State of Utah has adopted the 2015 International Building Code (IBC) for seismic design and the structure should be designed in accordance with Chapter 16 of the IBC. The Site Class definitions in the IBC are based upon the soil properties in the upper 100 feet of the soil profile, according to Chapter 20 in ASCE 7. Considering our experience in the vicinity of the site and based on the results of our field exploration, we recommend using Site Class D.

The site is located at approximately 40.370 degrees latitude and -111.828 degrees longitude. Using Site Class D, the design spectral response acceleration parameters are given below.

**Table 2: Design Accelerations**

| $S_S$ | $F_a$ | $S_{MS}$ | $S_{DS}$ |
|---|---|---|---|
| 1.137 g | 1.045 | 1.189 g | 0.792 g |
| **$S_1$** | **$F_v$** | **$S_{M1}$** | **$S_{D1}$** |
| 0.385 g | 1.631 | 0.627 g | 0.418 g |

### 7.2 Faulting

The subject property is located within the Intermountain Seismic Belt where the potential for active faulting and related earthquakes is present. Based upon published geologic maps[3], no active faults traverse through or immediately adjacent to the site and the site is not located within local fault study zones. The nearest mapped fault trace is part of a group of fault beneath Utah Lake located about 2½ miles south of the site.

### 7.3 Liquefaction Potential

According to current liquefaction maps[4] for Utah County, the site is located within an area designated as "High" in liquefaction potential. Liquefaction can occur when saturated subsurface soils below groundwater lose their inter-granular strength due to an increase in soil pore water pressures during a dynamic event such as an earthquake. As part of this study, the potential for liquefaction to occur in the soils we encountered was assessed using Youd *et al*[5] and Boulanger & Idriss[6]. Potential liquefaction-induced movements were evaluated using Tokimatsu & Seed[7] and Youd, Hansen & Bartlett[8].

[3] U.S. Geological Survey, Quaternary Fault and Fold Database of the United States, November 3, 2010
[4] Utah Geological Survey, Liquefaction-Potential Map for a Part of Utah County, Utah, Public Information Series 28, August 1994.
[5] Youd, T.L. (Chair), Idriss, I.M. (Co-Chair), and 20 other authors, 2001, Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils, Journal of Geotechnical and Geoenvironmental Engineering, ASCE, October 2001, p. 817-833.
[6] Boulanger, R.W. and Idriss, I.M., 2006, Liquefaction Susceptibility Criteria for Silts and Clays, Journal of Geotechnical and Geoenvironmental Engineering, ASCE, November 2006, p. 1413-1426.
[7] Tokimatsu, K. and Seed, H.B., 1987, Evaluation of Settlements in Sands due to Earthquake Shaking, Journal of Geotechnical Engineering, ASCE, p. 861-878.

Subsurface soils were composed of clay, silt, and sand soils. Our analysis indicates that approximately up to 2¼ inches of liquefaction-induced settlement and less than ¼ feet of lateral spreading could occur during a moderate to large earthquake event. Given the small amount of movement, it is our opinion that liquefaction mitigation is not needed at the site. The following are mitigation methods to reduce the liquefaction potential at the client's request:

- Densify the liquefiable soils by installing aggregate piers on a grid pattern below the building and extending at least 5 feet beyond the perimeter footings.
- Densify the liquefiable soils by installing grouted columns in a grid pattern below the building and extending at least 5 feet beyond the perimeter footings.
- Install earthquake drains, such as Nilex drains, to relieve increases in pore water pressure during a seismic event.
- Connect/tie all footings together using reinforced grade beams and connect reinforced slabs to the footings so that the building will react as a cohesive unit. This may result in some tilting of the building due to differential liquefaction-induced movements. The building may also move laterally due to lateral spreading.

## 8.0 FOUNDATIONS

### 8.1 General

The foundation recommendations presented in this report are based on the soil conditions encountered during our field exploration, the results of laboratory testing of samples of the native soils, the site grading recommendations presented in this report, and the foundation loading conditions presented in Section 2.0, *Proposed Construction*, of this report. If loading conditions and assumptions related to foundations are significantly different, Earthtec should be notified so that we can re-evaluate our design parameters and estimates (higher loads may cause more settlement), and to provide additional recommendations if necessary.

Prior to placement of footings the appropriate removals as outlined in Section 6.1 should be made. Foundations should not be installed on topsoil, undocumented fill, debris, combination soils, organic soils, frozen soil, or in ponded water. If foundation soils become disturbed during construction, they should be removed or compacted.

### 8.2 Strip/Spread Footings

We recommend that conventional strip and spread foundations be constructed entirely on properly placed, compacted, and tested structural fill extending to undisturbed native soils. We recommend the following amount of structural fill for the corresponding loads:

[8] Youd, T.L., Hansen, C.M. and Bartlett, S.F., 2002, Revised Multilinear Regression Equations for Prediction of Lateral Spread Displacement, Journal of Geotechnical and Geoenvironmental Engineering, ASCE, December 2002, p. 1007-1017.

**Table 3: Structural Fill Depths**

| Feet of Structural Fill | Maximum Bearing Capacity | Strip Loads (kips per linear foot) | Spread Loads (kips) |
|---|---|---|---|
| 2 feet | 1,500 psf | 5.0 | 30 |
| 3 feet | 1,500 psf | 6.0 | 35 |
| 4 feet | 1,800 psf | 7.0 | 45 |

For loads exceed those in the table the native soils should be first improved by installing rammed aggregate piers or other soil improvement options. Rammed aggregate piers or other soil improvement may reduce the amount of structural fill required under strip and spread foundations for loads that are both in and exceed those in the Table 3 and to control total and differential settlements.

For foundation design we recommend the following:

- Footings founded on 24 inches may be designed using a maximum allowable bearing capacity of 1,500 pounds per square foot. Footings founded on a minimum 48 inches of structural fill may be designed using a maximum allowable bearing capacity of 1,800 pounds per square foot. The values for vertical foundation pressure can be increased by one-third for wind and seismic conditions per Section 1806.1 when used with the Alternative Basic Load Combinations found in Section 1605.3.2 of the 2015 International Building Code.
- Continuous and spot footings should be uniformly loaded and should have a minimum width of 20 and 30 inches, respectively.
- Exterior footings should be placed below frost depth which is determined by local building codes. In general, 30 inches of cover is adequate for most sites; however local code should be verified by the end design professional. Interior footings, not subject to frost (heated structures), should extend at least 18 inches below the lowest adjacent grade.
- Foundation walls and footings should be properly reinforced to resist all vertical and lateral loads and differential settlement.
- The bottom of footing excavations should be compacted with at least 4 passes of an approved non-vibratory roller prior to erection of forms or placement of structural fill to densify soils that may have been loosened during excavation and to identify soft spots. If soft areas are encountered, they should be stabilized as recommended in Section 6.5.
- Footing excavations should be observed by the geotechnical engineer prior to beginning footing construction to evaluate whether suitable bearing soils have been exposed and whether excavation bottoms are free of loose or disturbed soils.
- We anticipate that 24 inches of structural fill will be required below the proposed structure to provide a firm surface upon which to construct the proposed structure.
- In lieu of traditional structural fill, clean 1- to 2-inch clean gravel may be used in conjunction with a stabilization fabric, such as Mirafi 600X or equivalent, which should be placed

between the native soils and the clean gravel.

- Due to shallow groundwater encountered at the site, lowest floor slab depths should be limited to 2 feet below existing site grades. This is intended to provide a minimum of 2 feet of separation between the observed groundwater condition and the bottom of the floor slab.
- Structural fill used below foundations should extend laterally a minimum of 6 inches for every 12 vertical inches of structural fill placed. For example, if 18 inches of structural fill is required to bring the excavation to footing grade, the structural fill should extend laterally a minimum of 9 inches beyond the edge of the footings on both sides.

### 10.3 Estimated Settlements

If the proposed foundations are properly designed and constructed using the parameters provided above, we estimate that total settlements should not exceed one inch and differential settlements should be one-half of the total settlement over a 25-foot length of continuous foundation, for non-earthquake conditions. Additional settlement could occur during a seismic event due to ground shaking, if more than 3 feet of grading fill is placed above the existing ground surface, if loading conditions are greater than anticipated in Section 2.0, and/or if foundation soils are allowed to become wetted.

### 10.4 Lateral Earth Pressures

Below grade walls act as soil retaining structures and should be designed to resist pressures induced by the backfill soils. The lateral pressures imposed on a retaining structure are dependent on the rigidity of the structure and its ability to resist rotation. Most retaining walls that can rotate or move slightly will develop an active lateral earth pressure condition. Structures that are not allowed to rotate or move laterally, such as subgrade basement walls, will develop an at-rest lateral earth pressure condition. Lateral pressures applied to structures may be computed by multiplying the vertical depth of backfill material by the appropriate equivalent fluid density. Any surcharge loads in excess of the soil weight applied to the backfill should be multiplied by the appropriate lateral pressure coefficient and added to the soil pressure. For static conditions the resultant forces are applied at about one-third the wall height (measured from bottom of wall). For seismic conditions, the resultant forces are applied at about two-third times the height of the wall both measured from the bottom of the wall. The lateral pressures presented in the table below are based on drained, horizontally placed structural fill (as outlined in this report) native soils as backfill material using a 28° friction angle and a dry unit weight of 120 pcf.

**Table 4: Lateral Earth Pressures (Static and Dynamic)**

| Condition | Case | Lateral Pressure Coefficient | Equivalent Fluid Pressure (pcf) |
|---|---|---|---|
| Active | Static | 0.36 | 43 |
| | Seismic | 0.53 | 64 |
| At-Rest | Static | 0.53 | 64 |
| | Seismic | 0.73 | 88 |
| Passive | Static | 2.77 | 332 |
| | Seismic | 3.38 | 406 |

*Seismic values combine the static and dynamic values

These pressure values do not include any surcharge and are based on a relatively level ground surface at the top of the wall and drained conditions behind the wall. It is important that water is not allowed to build up (hydrostatic pressures) behind retaining structures. Retaining walls should incorporate drainage behind the walls as appropriate, and surface water should be directed away from the top and bottom of the walls.

Lateral loads are typically resisted by friction between the underlying soil and footing bottoms. Resistance to sliding may incorporate the friction acting along the base of foundations, which may be computed using a coefficient of friction of soils against concrete of 0.55 for clean gravels or structural fill meeting the recommendations presented herein. For allowable stress design, the lateral resistance may be computed using Section 1807 of the 2015 International Building Code and all sections referenced therein. Retaining wall lateral resistance design should further reference Section 1807.2.3 for reference of Safety Factors. Retaining systems are assumed to be founded upon and backfilled with granular structural fill. If backfilling with clay or silt, it is required to contact Earthtec prior to construction for further review and recommendations. The values for lateral foundation pressure can be increased by one-third for wind and seismic conditions per Section 1806.1 when used with the Alternative Basic Load Combinations found in Section 1605.3.2 of the 2015 International Building Code

## 9.0 FLOOR SLABS AND FLATWORK

Concrete floor slabs and exterior flatwork may be supported on 12 inches of properly placed and compacted structural fill after appropriate removals and grading as outlined in Section 6.1 are completed. We recommend placing a minimum 4 inches of free-draining fill material (see Section 6.3) beneath floor slabs to facilitate construction, act as a capillary break, and aid in distributing floor loads. For exterior flatwork, we recommend placing a minimum 4 inches of road-base material. Prior to placing the free-draining fill or road-base materials, the native sub-grade should be proof-rolled to identify soft spots, which should be stabilized as discussed above in Section 6.5.

For slab design, we recommend using a modulus of sub-grade reaction of 130 pounds per cubic inch. The thickness of slabs supported directly on the ground shall not be less than 3½ inches. A 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches shall be placed

between the ground surface and the concrete, as per Section 1907.1 of the 2015 International Building Code.

To help control normal shrinkage and stress cracking, we recommend that floor slabs have adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints, frequent crack control joints, and non-rigid attachment of the slabs to foundation and bearing walls. Special precautions should be taken during placement and curing of all concrete slabs and flatwork. Excessive slump (high water-cement ratios) of the concrete and/or improper finishing and curing procedures used during hot or cold weather conditions may lead to excessive shrinkage, cracking, spalling, or curling of slabs. We recommend all concrete placement and curing operations be performed in accordance with American Concrete Institute (ACI) codes and practices.

## 10.0 DRAINAGE

### 10.1 Surface Drainage

As part of good construction practice, precautions should be taken during and after construction to reduce the potential for water to collect near foundation walls. Accordingly, we recommend the following:

- The contractor should take precautions to prevent significant wetting of the soil at the base of the excavation. Such precautions may include grading to prevent runoff from entering the excavation, excavating during normally dry times of the year, covering the base of the excavation if significant rain or snow is forecast, backfill at the earliest possible date, frame floors and/or the roof at the earliest possible date, other precautions that might become evident during construction.
- Adequate compaction of foundation wall backfill should be provided i.e. a minimum of 90% of ASTM D-1557. Water consolidation methods should not be used.
- The ground surface should be graded to drain away from the building in all directions. We recommend a minimum fall of 8 inches in the first 10 feet.
- Roof runoff should be collected in rain gutters with down spouts designed to discharge well outside of the backfill limits, or at least 10 feet from foundations, whichever is greater.
- Sprinkler nozzles should be aimed away, and all sprinkler components kept at least 10 feet, from foundation walls. A drip irrigation system is recommended to be utilized in landscaping areas within 10 feet from foundation walls to minimize water intrusion at foundation backfill. Also, sprinklers should not be placed at the top or on the face of slopes. Sprinkler and drip irrigation systems should be designed with proper drainage and be well maintained. Over-watering should be avoided.
- Any additional precautions which may become evident during construction.

### 10.2 Subsurface Drainage

Groundwater were encountered and observed at depths of 3 to 9 feet below the existing ground surface. The depth of basements will depend greatly on-site grading and drainage. Based on current site conditions, basements may be constructed no deeper than 2 feet below existing site grades. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall conform to Section 1805 of the 2015 International Building Code for damp proofing and water proofing.

## 11.0 PAVEMENT RECOMMENDATIONS

We understand that asphalt paved parking and drive areas will be constructed as part of the project. The native soils encountered beneath the topsoil during our field exploration were predominantly composed of clays. We estimate that a California Bearing Ratio (CBR) value of 3 is appropriate for these soils. If the topsoil is left beneath concrete flatwork and pavement areas, increased maintenance costs over time should be anticipated.

We anticipate that the traffic volume will be about 5,300 vehicles a day or less for the local collector roadway, the traffic volume will be about 1,500 vehicles a day or less for the parking and drive areas around the apartments, and the traffic volume will be about 700 vehicles a day or less for the parking and drive areas between the townhomes. Traffic will consist of mostly cars and pickup trucks, with a daily delivery truck and a weekly garbage truck. Based on these traffic parameters, the estimated CBR given above, and the procedures and typical design inputs outlined in the UDOT Pavement Design Manual (2008), and a design life of 20 years, we recommend the minimum asphalt pavement section presented below.

**Table 5: Pavement Section Recommendations - Local Collector**

| Asphalt Thickness (in) | Compacted Roadbase Thickness (in) | Compacted Subbase Thickness (in) |
|---|---|---|
| 4 | 10 | 14* |
| 4 | 8* | 16* |

* Stabilization may be required

**Table 6: Pavement Section Recommendations - Apartment Parking and Drive Areas**

| Asphalt Thickness (in) | Compacted Roadbase Thickness (in) | Compacted Subbase Thickness (in) |
|---|---|---|
| 3 | 8 | 10* |
| 3½ | 6 | 10* |

* Stabilization may be required

**Table 7: Pavement Section Recommendations - Townhomes Parking and Drive Areas**

| Asphalt Thickness (in) | Compacted Roadbase Thickness (in) | Compacted Subbase Thickness (in) |
|---|---|---|
| 3 | 6 | 8* |

* Stabilization may be required

If the pavement will be required to support construction traffic, more than an occasional semi-tractor or fire truck, or more traffic than listed above, our office should be notified so that we can re-evaluate the pavement section recommendations. The following also apply:

- The subgrade should be prepared by proof rolling to a firm, non-yielding surface, with any identified soft areas stabilized as discussed above in Section 6.5.
- Site grading fills below the pavements should meet structural fill composition and placement recommendations per Sections 6.3 and 6.4 herein.
- Asphaltic concrete, aggregate base and sub-base material composition should meet local, APWA or UDOT requirements.
- Aggregate base and sub-base is compacted to local, APWA, or UDOT requirements, or to at least 95 percent of maximum dry density (ASTM D 1557).
- Asphaltic concrete is compacted to local or UDOT requirements, or to at least 96 percent of the laboratory Marshall density (ASTM D 6927).

Due to high static loads imposed by at dumpster locations, we recommend that a rigid pavement section for these areas of a minimum of six (6) inches of Portland Cement Concrete (PCC) over a minimum of ten (10) inches of aggregate base material. The aggregate base material should meet local, APWA or UDOT requirements and should be compacted to local, APWA, or UDOT requirements, or to at least 95 percent of maximum dry density (ASTM D1557).

## 12.0 GENERAL CONDITIONS

The exploratory data presented in this report was collected to provide geotechnical design recommendations for this project. The explorations may not be indicative of subsurface conditions outside the study area or between points explored and thus have a limited value in depicting subsurface conditions for contractor bidding. Variations from the conditions portrayed in the explorations may occur and which may be sufficient to require modifications in the design. If during construction, conditions are different than presented in this report, Earthtec should be advised immediately so that the appropriate modifications can be made.

The findings and recommendations presented in this geotechnical report were prepared in accordance with generally accepted geotechnical engineering principles and practice in this area of Utah at this time. No warranty or representation is intended in our proposals, contracts,

letters, or reports.

This geotechnical report is based on relatively limited subsurface explorations and laboratory testing. Subsurface conditions may differ in some locations of the site from those described herein, which may require additional analyses and possibly modified recommendations. Thus we strongly recommend consulting with Earthtec regarding any changes made during design and construction of the project from those discussed herein. Failure to consult with Earthtec regarding any such changes relieves Earthtec from any liability arising from changed conditions at the site.

To maintain continuity, Earthtec should also perform materials testing and special inspections for this project. The recommendations presented herein are based on the assumption that an adequate program of tests and observations will be followed during construction to verify compliance with our recommendations. We also assume that we will review the project plans and specifications to verify that our conclusions and recommendations are incorporated and remain appropriate (based on the actual design). Earthtec should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Earthtec also should be retained to provide observation and testing services during grading, excavation, foundation construction, and other earth-related construction phases of the project.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact Earthtec at your convenience.

Respectfully;

**EARTHTEC ENGINEERING**

PROFESSIONAL ENGINEER
#10163430-2202
CALEB RICHARD ALLRED
Electronically generated on
02/11/2019
STATE OF UTAH

Caleb R. Allred, P.E.
Project Engineer

Timothy A. Mitchell, P.E.
Geotechnical Engineer

# VICINITY MAP

## Harbor View Development
## 7000 West 7750 North
## American Fork, Utah



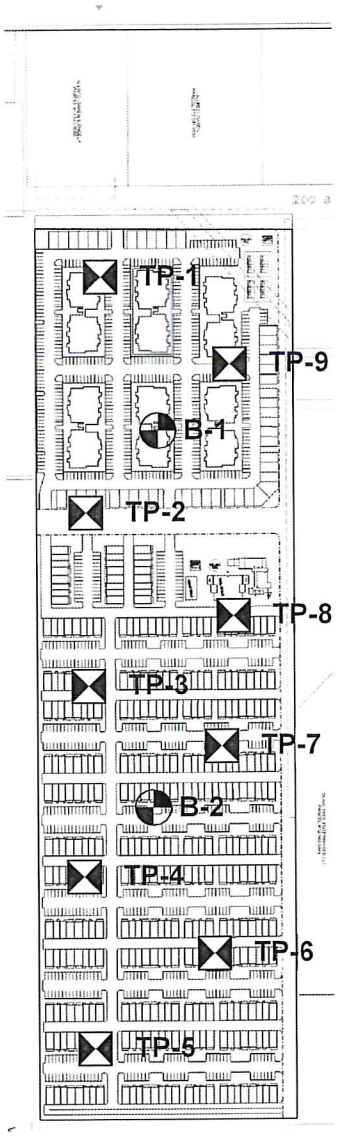

N

Not to Scale

| PROJECT NO.: 198052 | EARTHTEC ENGINEERING | FIGURE NO.: 1 |
|---|---|---|

# SITE PLAN SHOWING LOCATION OF TEST PITS AND BORINGS

**Harbor View Development**
**7000 West 7750 North**
**American Fork, Utah**




*Site Plan provided by Client.

Approximate Test Pit Locations

Approximate Boring Locations

N

Not to Scale

| PROJECT NO.: 198052 | EARTHTEC ENGINEERING | FIGURE NO.: 2 |
|---|---|---|

# TEST PIT LOG
## NO.: TP-1

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 3 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | ▼ | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | CL | | | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | 27 | 95 | 44 | 24 | 1 | 7 | 92 | C |
| 9 | | | Maximum depth explored approximately 8 feet. | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 3 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 3

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-2

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 5 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | ▼ | | | | | | | | | |
| 6 | | CL | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | 28 | | 46 | 26 | 1 | 8 | 91 | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 10 feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 5 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 4

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-3

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :**

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | | | | | | | |
| 1 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 2 | | | Lean CLAY, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | CL | | | 10 | 95 | 38 | 19 | 0 | 6 | 94 | C |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 9 feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** No groundwater encountered.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 5

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-4

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 8 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | SM | Silty SAND, medium dense (estimated), slightly moist, brown. | | | | | | | | | |
| 3 | | | | X | | | | | | | | |
| 4 | | | Lean CLAY, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| 6 | | CL | | | 26 | | 39 | 19 | 0 | 9 | 91 | |
| 7 | | | | | | | | | | | | |
| 8 | | | ▼ | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 9 feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 8 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 6

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-5

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 8 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY with gravel, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| 6 | | CL | | | 11 | | 38 | 16 | 13 | 10 | 77 | |
| 7 | | | | | | | | | | | | |
| 8 | | | ▼ | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | Maximum depth explored approximately 10 feet. | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 8 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 7

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-6

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 5 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY with sand, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | 23 | 89 | 29 | 11 | 3 | 26 | 71 | C |
| 4 | | | | | | | | | | | | |
| 5 | | | ▼ | | | | | | | | | |
| 6 | | CL | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 9½ feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 5 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 8

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-7

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**DEPTH TO WATER; INITIAL ▽ :**
**AT COMPLETION ▼ :** 5 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | ▼ | | | | | | | | | |
| 6 | | CL | | | 43 | 76 | 42 | 20 | 1 | 9 | 90 | C |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 9½ feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 5 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 9

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-8

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 6 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean Clay with organic. | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | Lean CLAY with sand, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | 13 | | 30 | 10 | 5 | 17 | 78 | |
| 5 | | | | | | | | | | | | |
| 6 | | CL | ▼ | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | Maximum depth explored approximately 9½ feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 6 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 10

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# TEST PIT LOG
## NO.: TP-9

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Elevate Excavation
**EQUIPMENT:** Track-mounted excavator
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** C. Allred
**AT COMPLETION ▼ :** 6 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | | | | | | | |
| 1 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | |
| 2 | | | Lean CLAY with sand, medium stiff (estimated), moist to wet, gray to light brown. | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | 17 | 91 | 36 | 17 | 1 | 14 | 85 | C |
| 5 | | | | | | | | | | | | |
| 6 | | CL ▼ | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| | | | Maximum depth explored approximately 10 feet. | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |

**Notes:** Groundwater encountered at 6 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity
DS = Direct Shear
SS = Soluble Sulfates
B = Burnoff

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 11

LOG OF TESTPIT TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# BORING LOG

## NO.: B-1

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Great Basin Drilling
**EQUIPMENT:** CME Truck Mounted Drill Rig
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** J. Balleck
**AT COMPLETION ▼ :** 8 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS: Blows per foot | Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | | |
| 3 | | CL | Lean CLAY, medium stiff, slightly moist to wet, brown to gray. | | 12 | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 9 | | ML | Sandy SILT, very stiff, wet, gray. | | 17 | | | | | | | | |
| 12 | | CL | Lean CLAY, stiff, wet, light brown. | | 15 | | | | | | | | |
| 15 | | | | | | | | | | | | | |
| 18 | | ML | Sandy SILT, stiff to very stiff, wet, gray. | | 16 | | | | | | | | |
| 21 | | | | | 12 | | | | | | | | |
| 24 | | | | | | | | | | | | | |
| 27 | | CL | Lean CLAY, medium stiff, wet, light brown. | | 6 | | | | | | | | |
| 30 | | SM | Silty SAND, medium dense, wet, gray. | | 11 | | | | | | | | |
| 33 | | | Maximum depth explored approximately 31½ feet. | | | | | | | | | | |

**Notes:** Groundwater encountered at 8 feet.

**Tests Key**
CBR = California Bearing Ratio
C = Consolidation
R = Resistivity/Nitrates/PH
DS = Direct Shear
SS = Soluble Sulfates
UC = Unconfined Compressive Strength

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 12

LOG OF TESTHOLE TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# BORING LOG

## NO.: B-2

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**LOCATION:** See Figure 2
**OPERATOR:** Great Basin Drilling
**EQUIPMENT:** CME Truck Mounted Drill Rig
**DEPTH TO WATER; INITIAL ▽ :**

**PROJECT NO.:** 198052
**DATE:** 01/28/19
**ELEVATION:** Not Measured
**LOGGED BY:** J. Balleck
**AT COMPLETION ▼ :** 6 ft.

| Depth (Ft.) | Graphic Log | USCS | Description | Samples | TEST RESULTS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Blows per foot | Water Cont. (%) | Dry Dens. (pcf) | LL | PI | Gravel (%) | Sand (%) | Fines (%) | Other Tests |
| 0 | | | TOPSOIL, Lean clay with organics, moist, dark brown. | | | | | | | | | | |
| | | | Lean CLAY, medium stiff, slightly moist to wet, brown to gray. | | | | | | | | | | |
| 3 | | | | | 8 | | | | | | | | |
| 6 | | CL ▼ | | | | 25 | 100 | | | 3 | 5 | 92 | C |
| 9 | | | | | 8 | | | | | | | | |
| 12 | | ML | Sandy SILT, stiff, wet, gray. | | 9 | | | | | | | | |
| 15 | | | | | | | | | | | | | |
| 18 | | CL | Lean CLAY, soft, wet, gray. | | 4 | | | | | | | | |
| 21 | | | Silty SAND, loose to medium dense, wet, gray. | | 9 | | | | | | | | |
| 24 | | | | | | | | | | | | | |
| 27 | | SM | | | 12 | | | | | | | | |
| 30 | | | | | 18 | | | | | | | | |
| 33 | | | Maximum depth explored approximately 31½ feet. | | | | | | | | | | |

**Notes:** Groundwater encountered at 6 feet.

**Tests Key**

CBR = California Bearing Ratio
C = Consolidation
R = Resistivity/Nitrates/PH
DS = Direct Shear
SS = Soluble Sulfates
UC = Unconfined Compressive Strength

**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 13

LOG OF TESTHOLE TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

# LEGEND

**PROJECT:** Harbor View Development
**CLIENT:** Jack William Homes
**DATE:**
**LOGGED BY:**

## UNIFIED SOIL CLASSIFICATION SYSTEM

| MAJOR SOIL DIVISIONS | | | USCS SYMBOL | TYPICAL SOIL DESCRIPTIONS |
|---|---|---|---|---|
| COARSE GRAINED SOILS (More than 50% retaining on No. 200 Sieve) | GRAVELS (More than 50% of coarse fraction retained on No. 4 Sieve) | CLEAN GRAVELS (Less than 5% fines) | GW | Well Graded Gravel, May Contain Sand, Very Little Fines |
| | | | GP | Poorly Graded Gravel, May Contain Sand, Very Little Fines |
| | | GRAVELS WITH FINES (More than 12% fines) | GM | Silty Gravel, May Contain Sand |
| | | | GC | Clayey Gravel, May Contain Sand |
| | SANDS (50% or more of coarse fraction passes No. 4 Sieve) | CLEAN SANDS (Less than 5% fines) | SW | Well Graded Sand, May Contain Gravel, Very Little Fines |
| | | | SP | Poorly Graded Sand, May Contain Gravel, Very Little Fines |
| | | SANDS WITH FINES (More than 12% fines) | SM | Silty Sand, May Contain Gravel |
| | | | SC | Clayey Sand, May Contain Gravel |
| FINE GRAINED SOILS (More than 50% passing No. 200 Sieve) | SILTS AND CLAYS (Liquid Limit less than 50) | | CL | Lean Clay, Inorganic, May Contain Gravel and/or Sand |
| | | | ML | Silt, Inorganic, May Contain Gravel and/or Sand |
| | | | OL | Organic Silt or Clay, May Contain Gravel and/or Sand |
| | SILTS AND CLAYS (Liquid Limit Greater than 50) | | CH | Fat Clay, Inorganic, May Contain Gravel and/or Sand |
| | | | MH | Elastic Silt, Inorganic, May Contain Gravel and/or Sand |
| | | | OH | Organic Clay or Silt, May Contain Gravel and/or Sand |
| HIGHLY ORGANIC SOILS | | | PT | Peat, Primarily Organic Matter |

## SAMPLER DESCRIPTIONS

- SPLIT SPOON SAMPLER (1 3/8 inch inside diameter)
- MODIFIED CALIFORNIA SAMPLER (2 inch outside diameter)
- SHELBY TUBE (3 inch outside diameter)
- BLOCK SAMPLE
- BAG/BULK SAMPLE

## WATER SYMBOLS

- Water level encountered during field exploration
- Water level encountered at completion of field exploration

**NOTES:**
1. The logs are subject to the limitations, conclusions, and recommendations in this report.
2. Results of tests conducted on samples recovered are reported on the logs and any applicable graphs.
3. Strata lines on the logs represent approximate boundaries only. Actual transitions may be gradual.
4. In general, USCS symbols shown on the logs are based on visual methods only: actual designations (based on laboratory tests) may vary.

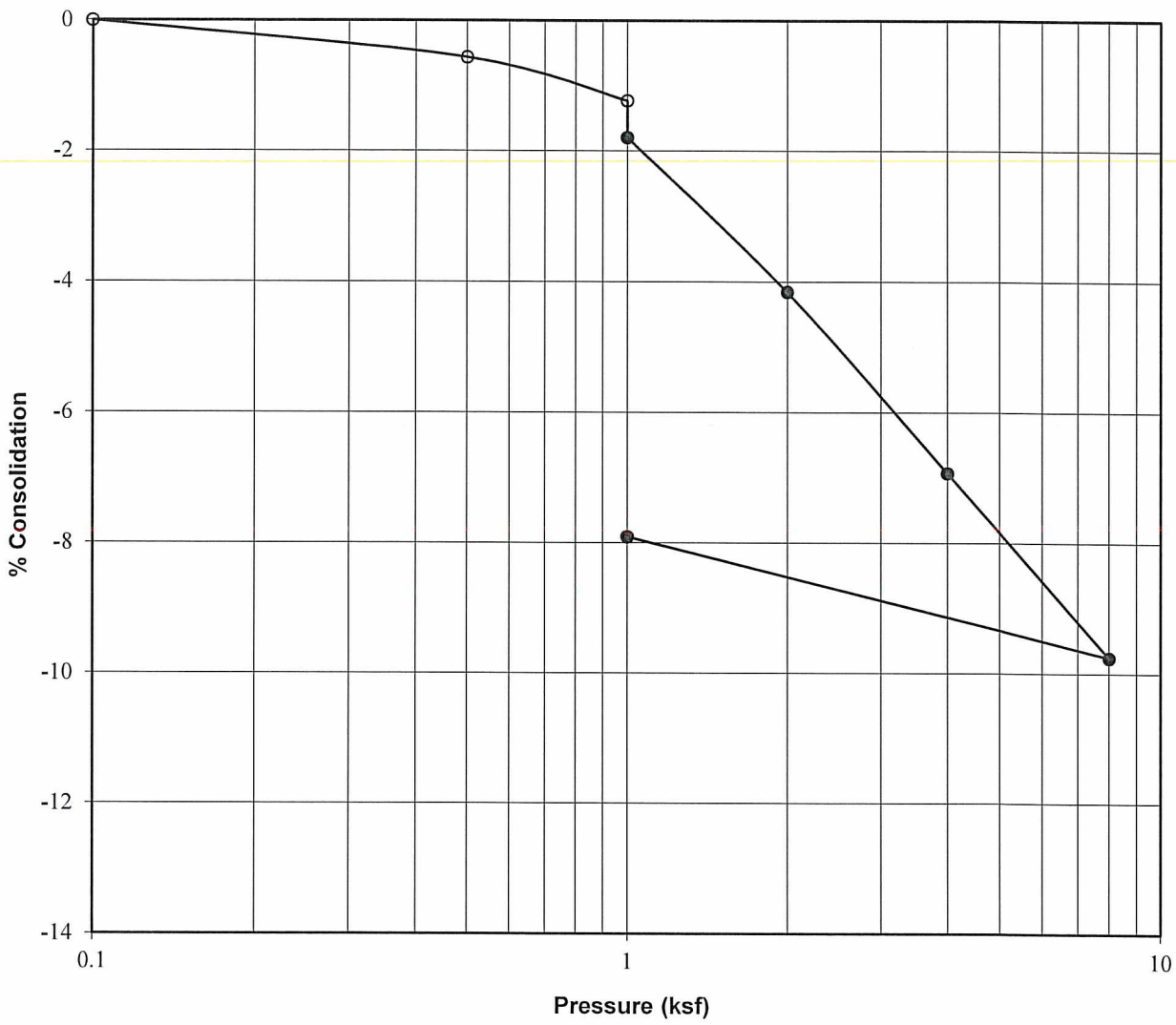
**PROJECT NO.:** 198052

EARTHTEC ENGINEERING

**FIGURE NO.:** 14

LEGEND TEST PITS AND BORINGS.GPJ EARTHTEC.GDT 2/11/19

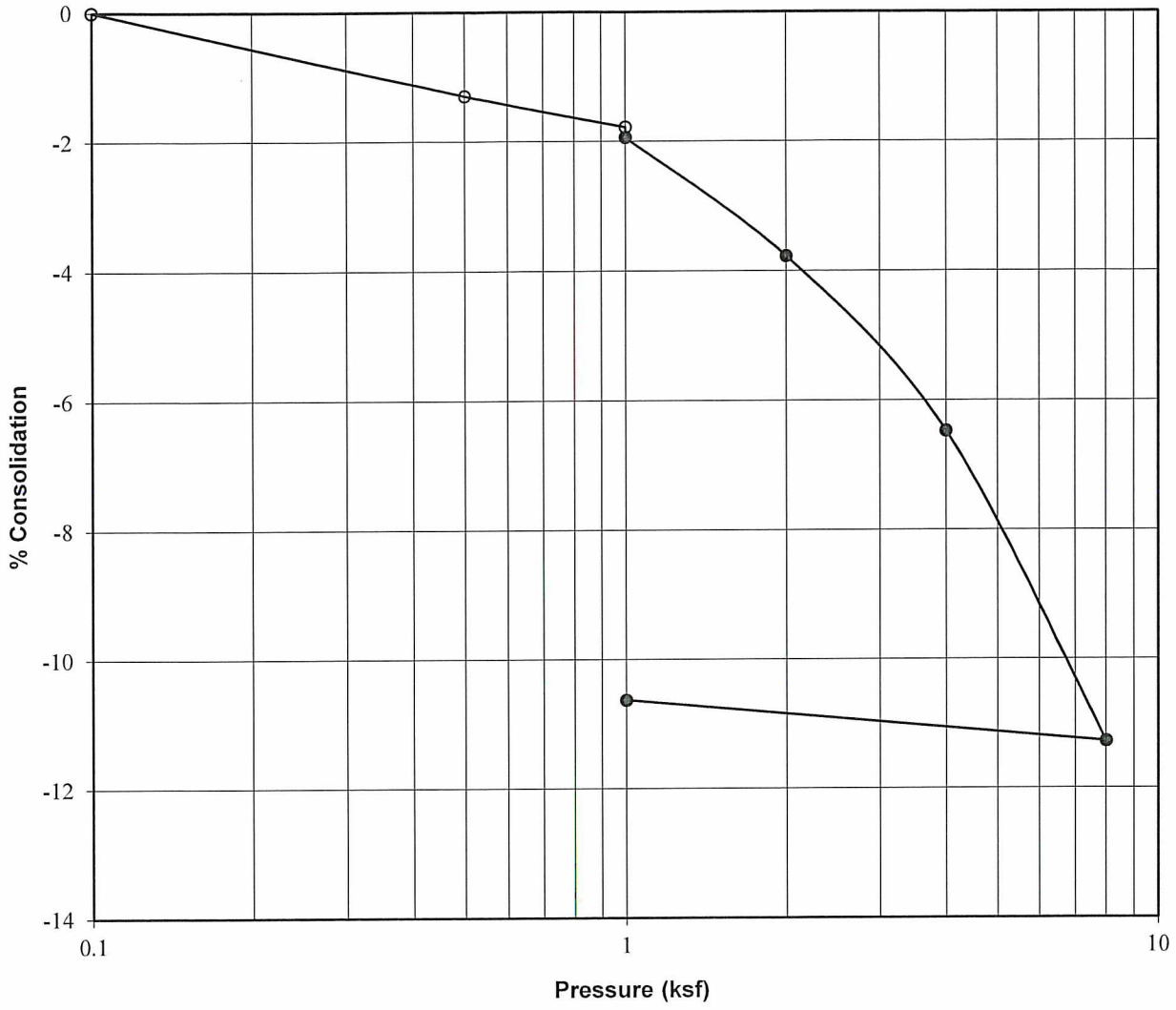
# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | TP-1 |
| **Sample Depth, ft:** | 7 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY (CL) |
| **Natural Moisture, %:** | 27 |
| **Dry Density, pcf:** | 95 |
| **Liquid Limit:** | 44 |
| **Plasticity Index:** | 24 |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.6 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 15 |

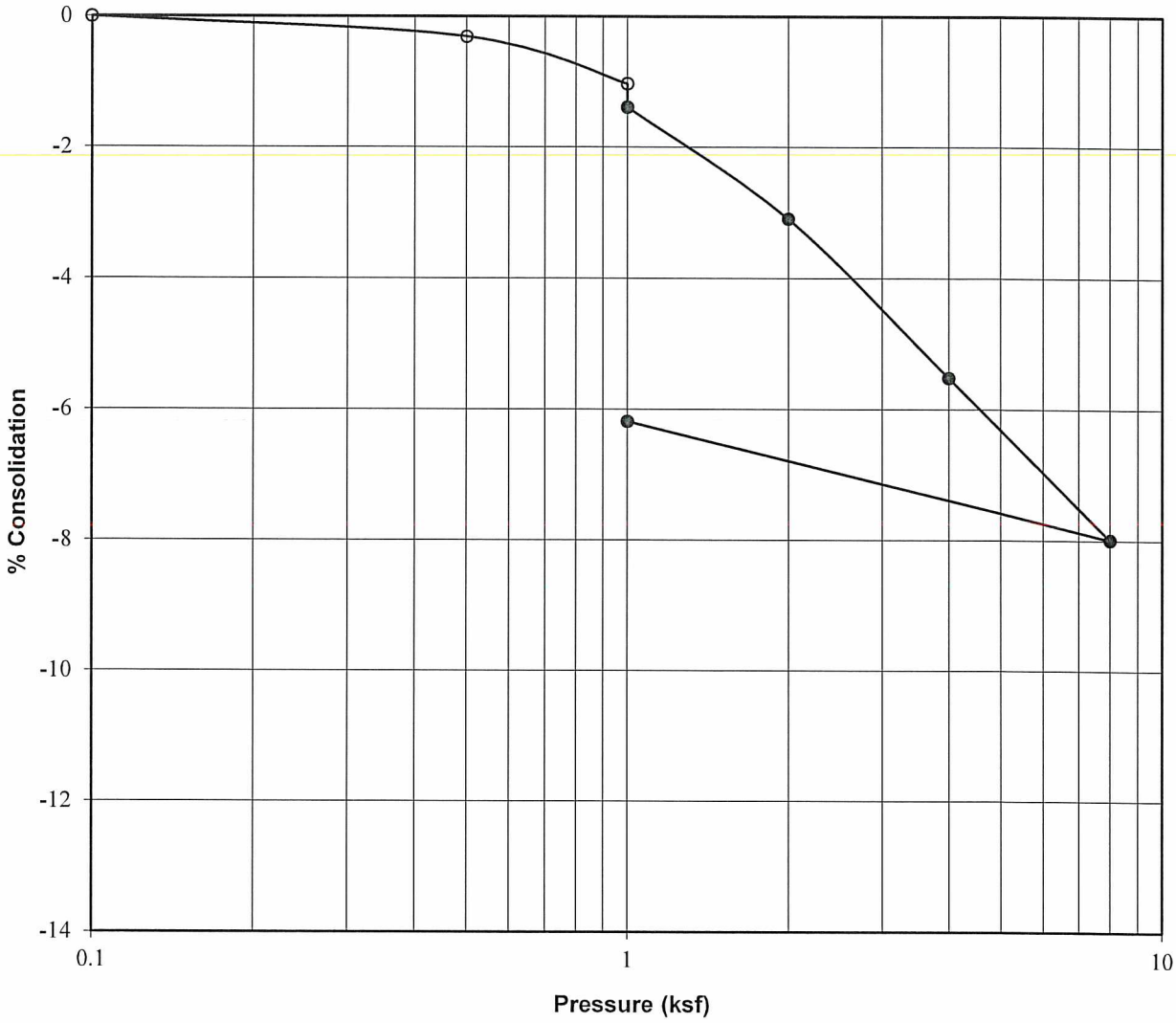
# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | TP-3 |
| **Sample Depth, ft:** | 4 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY (CL) |
| **Natural Moisture, %:** | 10 |
| **Dry Density, pcf:** | 95 |
| **Liquid Limit:** | 38 |
| **Plasticity Index:** | 19 |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.2 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 16 |

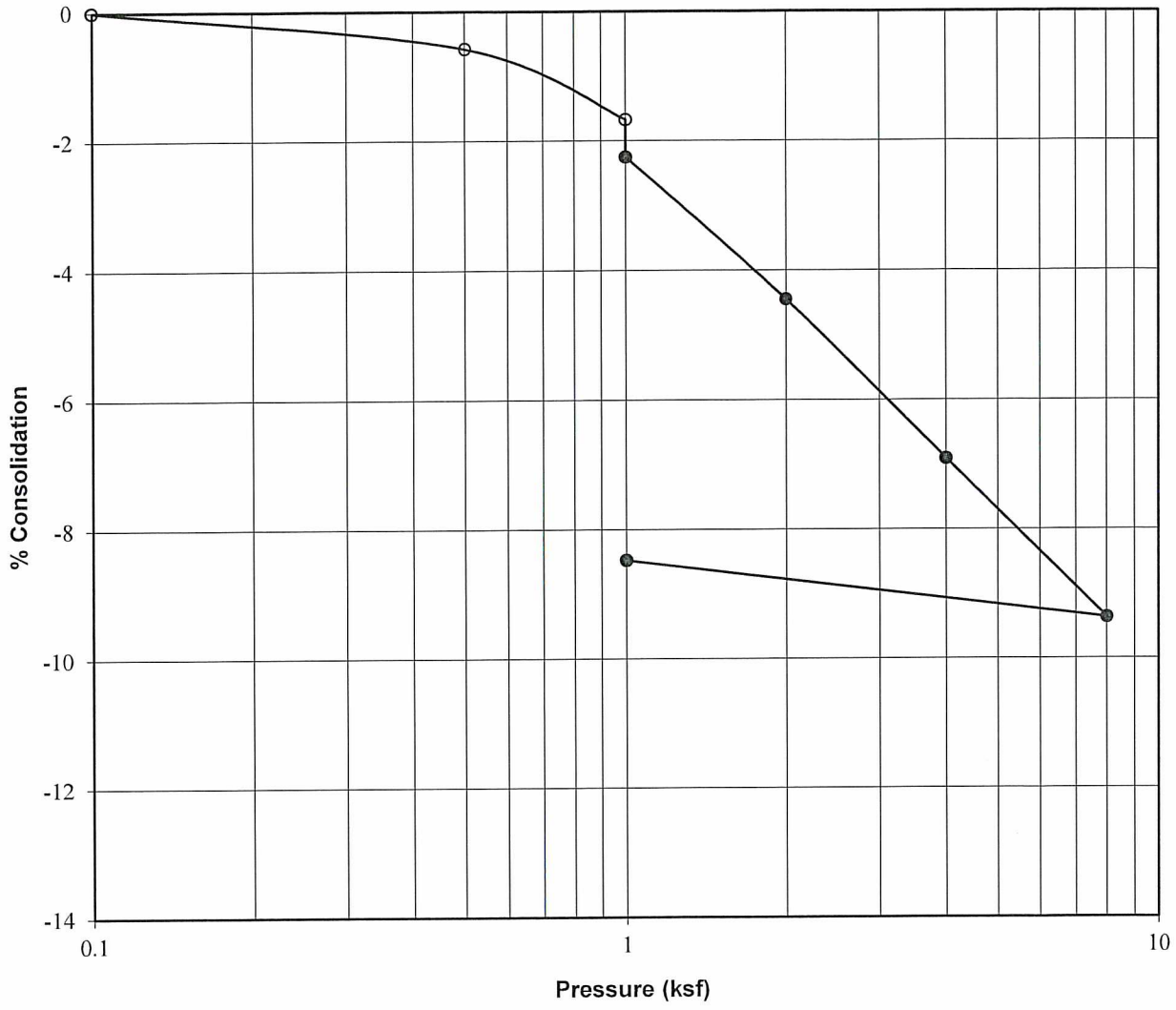
# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | TP-6 |
| **Sample Depth, ft:** | 3 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY with sand (CL) |
| **Natural Moisture, %:** | 23 |
| **Dry Density, pcf:** | 89 |
| **Liquid Limit:** | 29 |
| **Plasticity Index:** | 11 |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.4 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 17 |

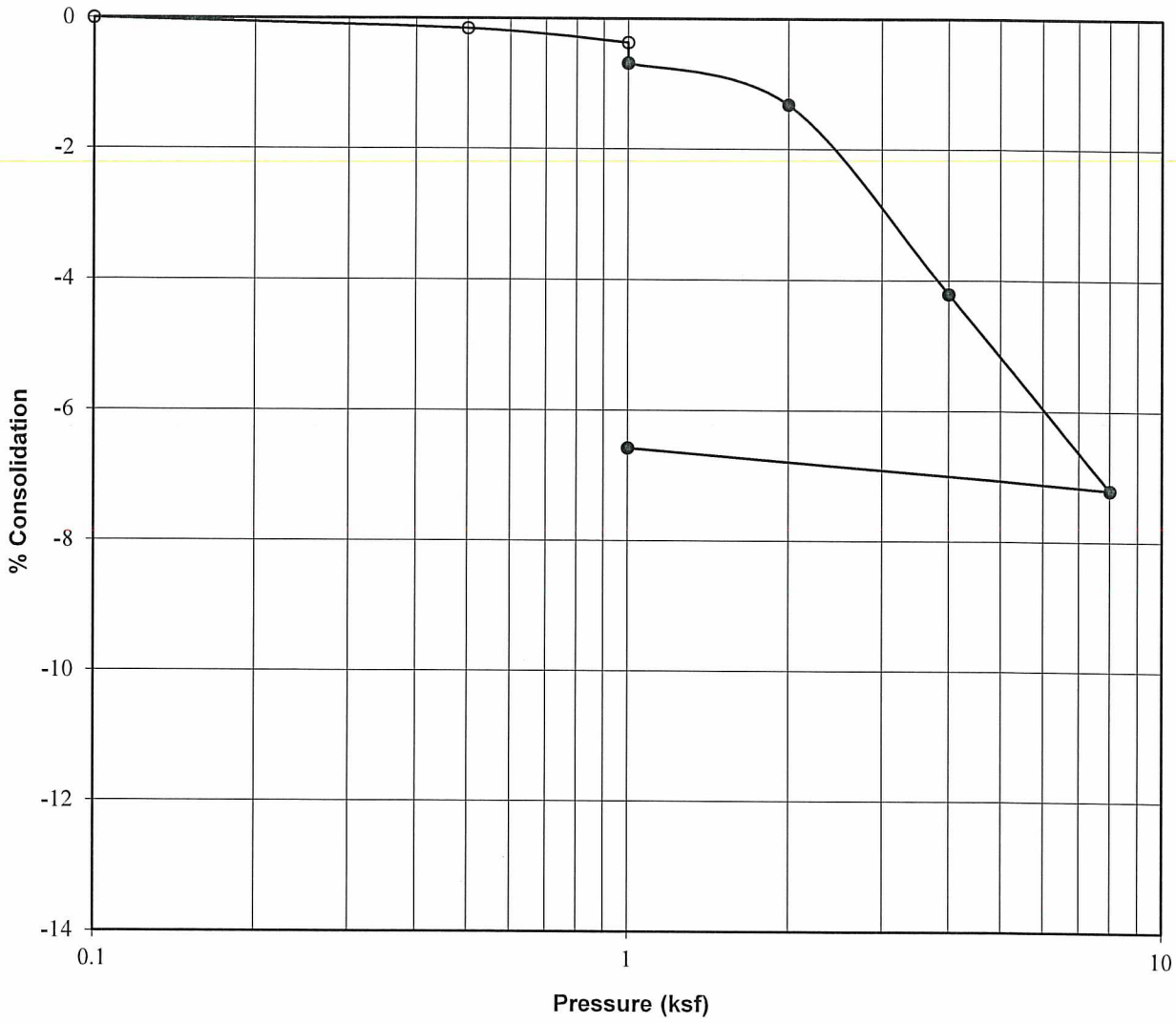
# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | TP-7 |
| **Sample Depth, ft:** | 5 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY (CL) |
| **Natural Moisture, %:** | 43 |
| **Dry Density, pcf:** | 76 |
| **Liquid Limit:** | 42 |
| **Plasticity Index:** | 20 |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.6 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 18 |

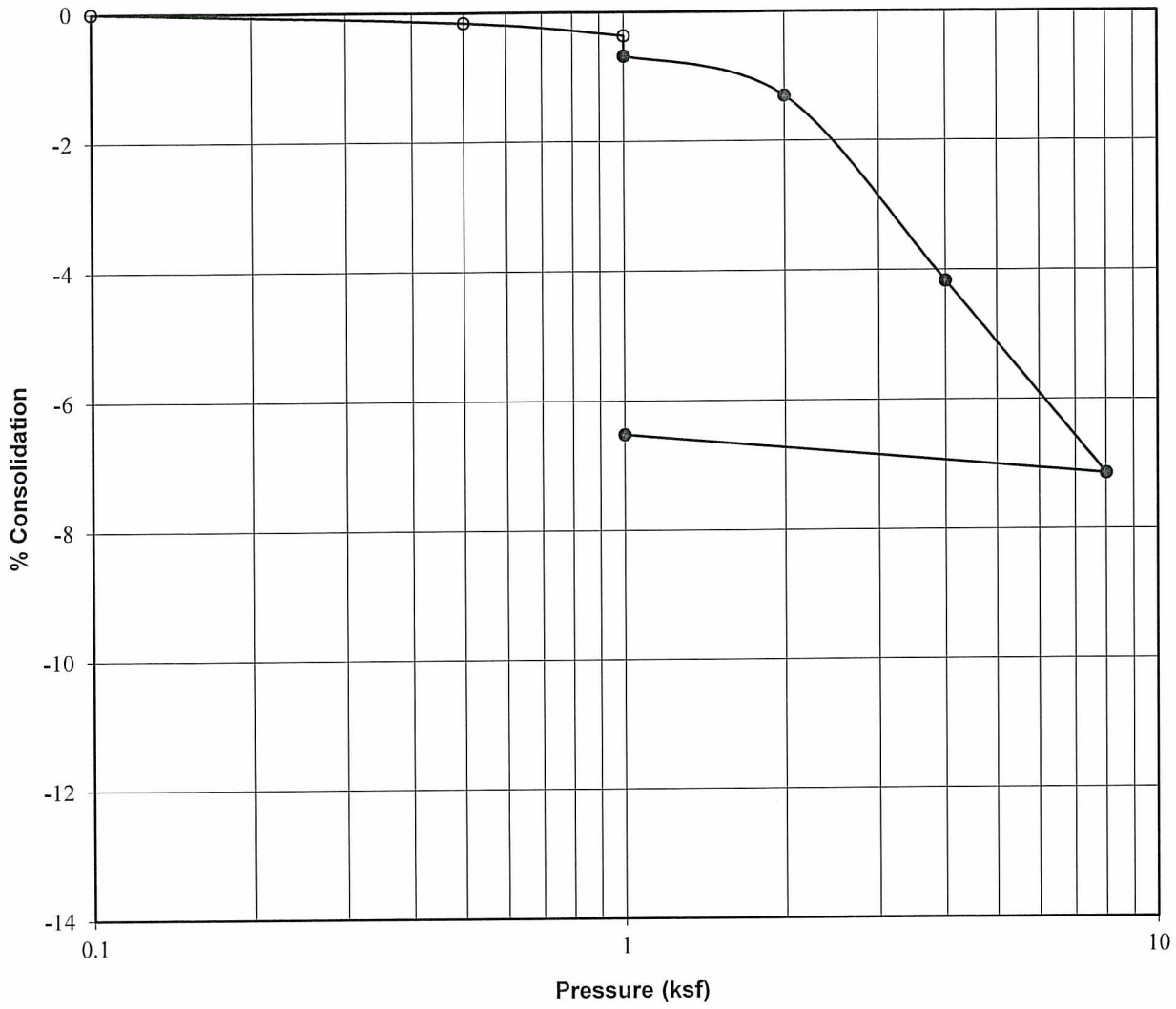
# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | TP-9 |
| **Sample Depth, ft:** | 4 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY with sand (CL) |
| **Natural Moisture, %:** | 17 |
| **Dry Density, pcf:** | 91 |
| **Liquid Limit:** | 36 |
| **Plasticity Index:** | 17 |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.3 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 19 |

# CONSOLIDATION - SWELL TEST




| | |
|---|---|
| **Project:** | Harbor View Development |
| **Location:** | B-2 |
| **Sample Depth, ft:** | 5 |
| **Description:** | Block |
| **Soil Type:** | Lean CLAY (CL) |
| **Natural Moisture, %:** | 25 |
| **Dry Density, pcf:** | 100 |
| **Liquid Limit:** | - |
| **Plasticity Index:** | - |
| **Water Added at:** | 1 ksf |
| **Percent Collapse:** | 0.3 |

| | | |
|---|---|---|
| **PROJECT NO.:** 198052 | EARTHTEC ENGINEERING | **FIGURE NO.:** 20 |

# APPENDIX A

# Timpview Analytical Laboratories

A Chemtech-Ford, Inc. Affiliate
1384 West 130 South Orem, UT 84058 (801) 229-2282


## Certificate of Analysis

**Earthtec Testing & Engineering**
**Caleb Allred**
**1497 W 40 S**
**Lindon, UT 84042**
**DW System # :**

**Work Order #:** 19A1247
**PO# / Project Name:** 198052
**Receipt:** 1/29/19 13:49
**Batch Temp °C:** 18.4
**Date Reported:** 2/6/2019

**Sample Name:** TP-3 @ 2 198052
**Collected:** 1/28/19 15:00 **Matrix:** Solid **Collected By:** Caleb Allred

| Parameter | Lab ID # | Method | Analysis Date / Time | Result | Units | MRL | Flags |
|---|---|---|---|---|---|---|---|
| Sulfate, Soluble (IC) | 19A1247-01 | EPA 300.0 | 2/4/19 | 67 | mg/kg dry | 12 | |
| Total Solids | 19A1247-01 | SM 2540G | 2/5/19 | 86.4 | % | 0.1 | |

**Comment:**

**Reviewed by:** Joyce Applegate

Joyce Applegate, Project Manager

**PCUT201806008483**

Attorneys Title Guaranty Fund, Inc.

# COMMITMENT FOR TITLE INSURANCE

## ISSUED BY

***Attorneys Title Guaranty Fund, Inc.***

## NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Attorneys Title Guaranty Fund, Inc., a Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.



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If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.



ERIC R. MORGAN
PRESIDENT

Issued By
Invictus Title Insurance Agency, LLC
Member's Name

360 Technology Court Suite 200,
Lindon Utah 84042
Address

801-854-9212
Telephone

## COMMITMENT CONDITIONS

1. **DEFINITIONS**
   a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   b. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to



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purchasers for value and without Knowledge.

h. "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
   f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. In any event, the Company's liability is limited by the terms and provisions of the Policy.



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6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**
   The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.



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**Transaction Identification Data for reference only:**
Issuing Agent: Invictus Title Insurance Agency, LLC
Issuing Office: 360 Technology Court Suite 200, Lindon Utah 84042
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: PCUT201806008483
Issuing Office File Number: 2018-059
Property Address:Vacant Land , American Fork, Utah 84003

## SCHEDULE A

1. Commitment Date: June 5, 2018 @ 8:00 a.m.

2. Policy or Policies to be issued: Premium

   A. ALTA 2006 Owner's Policy, Amount TBD — TBD
   Proposed Insured: **Tace LLC**

   B. ALTA 2006 Loan Policy, Policy Amount TBD — TBD
   Proposed Insured: **TBD**
   **and/or its successors and assigns as their interests may appear**
   Endorsements: **$0.00**

   Additional Charges: **$**

   Total **$0.00**

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple

4. The Title is at the Commitment Date vested in: **Harbor View Development, LLC**

5. The Land is described as follows:

   See Schedule C attached hereto.

   For informational purposes only, the property address is: Vacant Land , American Fork, Utah 84003

Authorized Officer or Agent
Member's Number: 4378

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Brian Bird, 360 Technology Court Suite 200, Lindon Utah 84042
Phone: 801-854-9212, Fax: 801-415-9340



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## SCHEDULE B, PART I
## Requirements

All the following are the Requirements that must be met:

Item (a) The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Item (b) Pay the agreed amount for the estate or interest to be insured.

Item (c) Pay the premiums, fees, and charges for the Policy to the Company.

Item (d) Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Item (e) A Certification of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS 10-11-122).

Item (f) If the applicant desires copies of any matters shown as exceptions in Schedule B - Section 2, the Company will furnish such upon request at no charge or a minimal charge as the case may be.

Item (g) Warranty Deed from the vested owners on Schedule A to the proposed insured.

Item (h) Deed of Trust to secure the new loan to be insured.

Item (i) Obtain a survey, which complies with the "Minimum Standards for Property Boundary Surveys" for ALTA/ACSM Land Title Surveys.



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## SCHEDULE B, PART II
## Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

6. General property taxes for the year 2018 are accruing as a lien, but are not yet due and payable. Taxes for the year 2017 have been paid in the amount of $27.30. Tax Serial Number Parcel 1: 13-040-0012.

7. General property taxes for the year 2018 are accruing as a lien, but are not yet due and payable. Taxes for the year 2017 have been paid in the amount of $103.41. Tax Serial Number Parcel 2: 13-040-0013.

8. General property taxes for the year 2018 are accruing as a lien, but are not yet due and payable. Taxes for the year 2017 have been paid in the amount of $106.79. Tax Serial Number Parcel 3: 13-041-0075.

9. The land described herein is located within the boundaries of American Fork City, and is subject to any assessments levied thereby. For current status please call (801) 763-3000. Mail payments to: 31 North Church, American Fork, Utah 84003.

10. Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land and the terms and conditions contained therein, Recorded November 19, 1996, as Entry No. 93746, Book 4123, Page 771.



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11. Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land and the terms and conditions contained therein, Recorded August 26, 2004, as Entry No. 98243:2004.

12. Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land and the terms and conditions contained therein, Recorded December 5, 1996, as Entry No. 98303, Book 4138, Page 676.

13. Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land and the terms and conditions contained therein, Recorded August 20, 2008, as Entry No. 92952:2008.

14. Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land and the terms and conditions contained therein, Recorded August 24, 2016, as Entry No. 81004:2016.

15. Rights of Way and Easements for any roads, ditches, canals, pipelines, transmission lines, power, telephone, sewer, gas, fiber optic, cable, water, cable or other utility lines now existing over, under or across said property.

16. A perpetual easement and Right of Way for vehicular and pedestrian traffic, and for a ditch, and the terms and conditions contained therein, recorded April 10, 1969, as Entry No. 3560, Book 1140, Page 433.

    (Affects all Parcels)

17. EASEMENT to Timpanogos Special Service District for sewer facilities, and as more particularly described in document recorded November 4, 1977, as Entry No. 37079, in Book 1596, at Page 22.

    (Affects Parcel 3)

18. EASEMENT to Central Utah Water Conservancy District for water facilities, and as more particularly described in document recorded September 19, 2011, as Entry No. 65835:2011.

    (Affects Parcel 3)

19. The public records do not show any means of ingress and egress to or from the land, and, by reason thereof, this commitment and our policy, if and when issued, should not be construed as insuring against any loss or damage by reason of lack of access to and from the land.

    (Affects Parcel 1)

20. Any prior reservations and/or any minerals in or under said land including, but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights, and easement rights or other matters relating thereto, whether expressed or implied.

21. Any and all water rights, claims or title to water.



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22. Any conflict, resulting in loss of title or interest by reason of apparent overlaps, gaps, and/or encroachments with the adjoining parcels.

23. Any matter that might be disclosed by a survey, which complies with the "Minimum Standards for Property Boundary Surveys" for ALTA/ACSM Land Title Surveys.

NOTE: The following names have been checked for judgments: TACE LLC, Harbor View Development LLC

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24 months preceding the effective date of this Commitment:

NONE

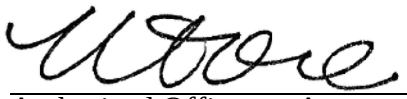
NOTE: UPON COMPLIANCE WITH UNDERWRITING REQUIREMENTS, EXCEPTION(S) 1-5 WILL BE OMITTED FROM THE LOAN POLICY TO BE ISSUED HEREUNDER.

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.



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Countersigned: 

Authorized Officer or Agent
Member's Number: 4378

Please make any inquiries for Title questions to Brian Bird, 360 Technology Court Suite 200, Lindon Utah 84042
Phone: 801-854-9212, Fax: 801-415-9340.



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Attorneys
Title Guaranty
Fund, Inc.

# Privacy Policy

**ATGF's Commitment to Privacy**

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

**Types of Information**

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

**Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

**Changes to this Privacy Policy**

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

**SCHEDULE C**

**File #: 2018-059**

**Parcel 1: Commencing 7 chains East of Northwest Corner of the Southwest 1/4 of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 10 chains; thence South 3.96 chain; thence West 10 chains; thence North 3.96 chains to Beginning.**

**Parcel 2: Commencing 7 chains East and 3.96 chains South of the Southwest corner of the Northwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South 15 chains; thence East 10 chains; thence North 15 chains, thence West 10 chains to the point of beginning.**

**TOGETHER WITH a Perpetual, Easement of Right of Way for Vehicular and Pedestrian traffic over, along and across the following:**

**COMMENCING 17 chains East and 15.85 chains North of Southwest corner of Northwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 19.81 chains; thence West 20 feet; thence North 19.81 chains; thence East 20 feet to the point of beginning.**

**Parcel 3: Commencing 7 chains East of Southwest corner of the Northwest 1/4 of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 10 chains; thence North 16.04 chains; thence West 10 chains; thence South 16.04 chains to beginning.**

**LESS AND EXCEPTING FROM PARCEL 3:**

**Commencing South 1617.63 feet and East 453.45 from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian;**

**Thence East 659.82 feet; thence South 38.78 feet; thence North 89°29'34" West 659.85 feet; thence North 32.94 feet to the point of beginning.**

**Tax Parcel No. Parcel 1: 13-040-0012; Parcel 2: 13-040-0013; Parcel 3: 13-041-0075**

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 17, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Dixie Farms Plats C, D, E and F Flexible Lot PUD project, consisting of 181 lots, located in the areas of 900 South 900 West, 1000 West 930 South, 1100 West 930 South, and 1000 South 900 West, in the PR-3.0 (Planned Residential) and PF (Public Facilities) zones.

ACTION REQUESTED: Recommendation of approval of the final plats.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 900 South 900 West | | | |
| Applicants: | | Berg Engineering/Ascent Development | | | |
| Existing Land Use: | | Agriculture | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential/Agriculture | | | |
| | South | Utah Lake | | | |
| | East | Agriculture | | | |
| | West | Agriculture | | | |
| Existing Zoning: | | PR-3.0, PF (Public Facilities), SP (Shoreline Protection) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | Residential Agriculture 5 (Utah County) | | | |
| | South | Utah Lake | | | |
| | East | Residential Agriculture 5 (Utah County) | | | |
| | West | Residential Agriculture 5 (Utah County) | | | |
| Land Use Plan Designation: | | Residential Low Density (3 du/ac) & Shoreline Preservation | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The property consisting of the entirety of Dixie Farms was annexed in early 2018. Preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area, adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the

annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.

Plats C-F consist of 181 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Section 17.7.502.D of the Development Code:

The Planning Commission may recommend approval upon finding that:

1. All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

   All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

2. The plan conforms in all respects to the design standards and criteria for the project.

   Design standards and criteria for the project have been met.

3. The site is suitable for development as a flexible lot project and will be consistent with existing development in the vicinity and compatible with the general plan for the area.

   The site is suitable for development as a Flexible Lot project. The Land Use Plan designates this area as "Low Density Residential" and "Shoreline Protection". Dixie Farms, as proposed, is compatible with the Land Use Plan designations for the area.

4. The arrangement of the buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

   The arrangement of buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

5. The project, if developed, will accomplish the objectives for residential conservation projects as stated under "paragraph A" above.

   Subsection A, is found under the "Intent" heading of Section 17.7.502 and states:

   To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. In order to qualify for approval as a flexible lot project, it must be demonstrated that the proposed project will:

   a. Adequately recognize and incorporate areas on the site having natural constraints to development
   b. Efficiently utilize the land resources
   c. Provide increased economy to the public in the delivery of municipal services and utilities
   d. Provide increased variety in the style and quality of residential dwellings available within the City
   e. Preserve open space to meet the recreational, scenic, and public service needs of current and future residents in the area, and
   f. Do all of the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

   It is Staff's opinion that the objectives as stated in paragraph A, "Intent" of Section 17.7.502 have been met through the design of the subdivision.

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 to 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, if not satisfied previously, shall be satisfied prior to plat recordation.

FINDING OF FACT/CONDITION OF APPROVAL:

After reviewing the final plats for Dixie Farms Plats C-F the following finding of fact and condition of approval are offered for consideration:

1. The final plats comply with the criteria as listed in Sections 17.7.502.D and 17.7.211 of the Development Code.

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

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of Dixie Farms Plats C-F with the finding 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 Dixie Farms Plats C-F.

TABLE

Mr. Chairman, I move that we table action on Dixie Farms Plats C-F.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 4/17/2019

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: Dixie Farms Plat C, D, E, & F

Project Address: 900 South 1000 West

Developer / Applicant's Name: Ken Berg/Ginger Romriell

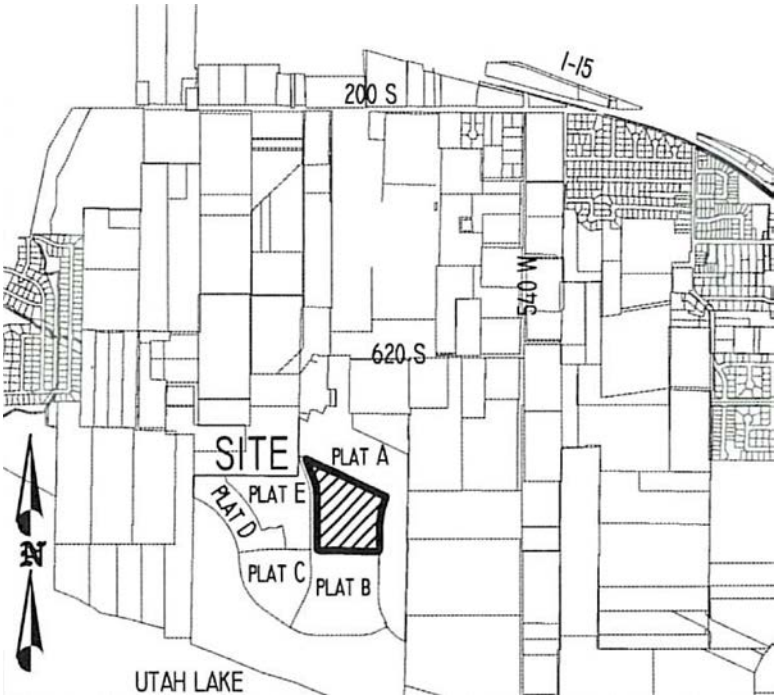
Type of Application:

- ☒ 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 4/17/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

**Standard Conditions of Approval:**

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

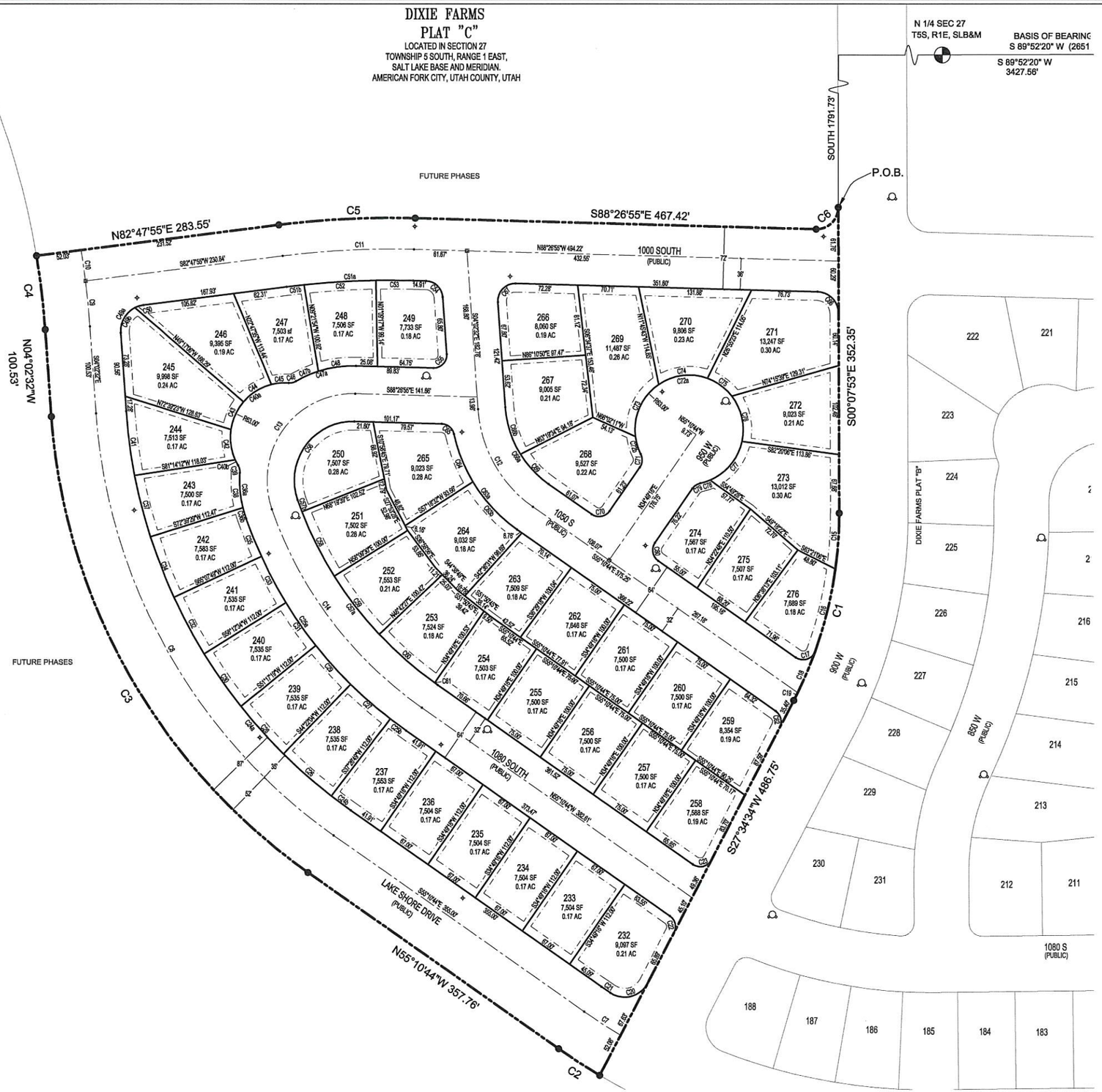
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for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

**Plan Modifications Required:**

1.

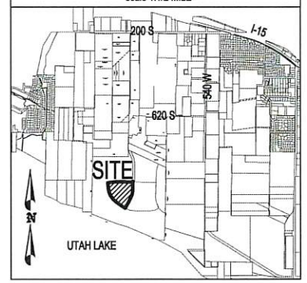
# DIXIE FARMS
# PLAT "C"

LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH




## VICINITY SKETCH

scale 1:1/2 MILE




## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 15.17 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

## LEGEND

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

## REFERENCE DOCUMENTS:

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

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

N

60 0 60 120 180

SCALE 1"=60'

NOTES:

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

## 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
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

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


## 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 S89°52'20"W 3427.56 FEET AND SOUTH 1791.73 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°07'53" EAST 352.35 FEET; THENCE ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS S13°43'20"W 222.21 FEET); THENCE SOUTH 27°34'34" WEST 486.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.76 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°20'11" AND LONG CHORD BEARS N57°20'48"W 56.75 FEET); THENCE NORTH 55°10'44" WEST 357.76 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 824.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'11" AND LONG CHORD BEARS N29°36'38"W 694.22 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°27'07" AND LONG CHORD BEARS N06°40'05"W 85.81 FEET); THENCE NORTH 82°47'55" EAST 283.55 FEET; THENCE ALONG THE ARC OF 1036.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 158.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°46'42" AND LONG CHORD BEARS N87°11'16"E 158.57 FEET); THENCE SOUTH 88°26'55" EAST 467.42 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS N45°42'36"E 35.87 FEET) TO THE POINT OF BEGINNING.

AREA = 660,990 SF OR 15.17 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 45

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

## ACKNOWLEDGMENT

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

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

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) 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

DIXIE FARMS
PLAT "C"
LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

1 of 2

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

1/7/19 I:\My Drive\Berg Civil\2018\AMERICAN FORK\DGN\Final\DGN_Final_PLAT.dwg

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 464.00 | 224.39 | 27°42'28" | 222.21 | S13°43'20"W |
| C2 | 750.00 | 56.76 | 04°20'11" | 56.75 | N57°20'49"W |
| C3 | 700.00 | 624.75 | 51°08'11" | 604.22 | N29°36'38"W |
| C4 | 900.00 | 85.64 | 05°27'07" | 85.61 | N06°46'05"W |
| C5 | 1036.00 | 158.73 | 08°46'42" | 158.57 | N87°11'16"E |
| C6 | 25.00 | 40.00 | 91°40'58" | 35.87 | N45°42'36"E |
| C7 | 698.00 | 50.19 | 04°07'10" | 50.18 | N57°14'19"W |
| C8 | 648.00 | 578.34 | 51°08'12" | 559.34 | N29°36'38"W |
| C9 | 952.00 | 52.50 | 03°09'34" | 52.49 | N05°37'18"W |
| C10 | 952.00 | 36.01 | 02°10'02" | 36.01 | N08°17'06"W |
| C11 | 1000.00 | 152.77 | 08°45'10" | 152.62 | N87°10'30"E |
| C12 | 150.00 | 133.88 | 51°08'12" | 129.48 | S29°36'38"E |
| C13 | 100.00 | 193.74 | 111°00'12" | 164.83 | S36°02'59"W |
| C14 | 469.00 | 292.44 | 35°43'36" | 287.73 | S37°18'56"E |
| C15 | 464.00 | 64.57 | 07°58'22" | 64.51 | S03°51'17"W |
| C16 | 464.00 | 97.77 | 12°04'22" | 97.59 | S13°52'39"W |
| C17 | 15.00 | 27.47 | 104°54'26" | 23.79 | S72°22'03"W |
| C18 | 464.00 | 51.96 | 06°25'00" | 51.94 | S23°07'20"W |
| C19 | 464.00 | 10.09 | 01°14'44" | 10.09 | S26°57'12"W |
| C20 | 30.00 | 50.36 | 96°10'20" | 44.65 | S75°39'44"W |
| C21 | 663.00 | 12.42 | 01°04'23" | 12.42 | N55°42'55"W |
| C22 | 15.00 | 21.67 | 82°45'18" | 19.55 | N14°31'35"W |
| C23 | 15.00 | 25.46 | 97°14'42" | 22.56 | N76°02'55"E |
| C24a | 613.00 | 547.11 | 51°08'12" | 529.13 | N29°36'38"W |
| C24b | 613.00 | 28.09 | 02°37'33" | 28.09 | N53°51'57"W |
| C25a | 501.00 | 312.40 | 35°43'36" | 307.36 | N37°18'56"W |
| C25b | 501.00 | 22.96 | 02°37'33" | 22.96 | N53°51'57"W |
| C26 | 613.00 | 74.05 | 06°55'15" | 74.00 | N49°05'33"W |
| C27 | 501.00 | 60.52 | 06°55'15" | 60.48 | N49°05'33"W |
| C28 | 613.00 | 74.05 | 06°55'15" | 74.00 | N42°10'18"W |
| C29 | 501.00 | 60.52 | 06°55'15" | 60.48 | N42°10'18"W |
| C30 | 613.00 | 74.05 | 06°55'15" | 74.00 | N35°15'03"W |
| C31 | 501.00 | 60.52 | 06°55'15" | 60.48 | N35°15'03"W |
| C32 | 613.00 | 74.05 | 06°55'15" | 74.00 | N28°19'48"W |
| C33 | 501.00 | 60.52 | 06°55'15" | 60.48 | N28°19'48"W |
| C34 | 613.00 | 75.05 | 07°00'52" | 75.00 | N21°21'45"W |
| C35 | 501.00 | 47.37 | 05°25'03" | 47.35 | N22°09'39"W |
| C36a | 132.00 | 53.44 | 23°11'43" | 53.07 | N07°51'16"W |
| C36b | 132.00 | 12.96 | 05°37'35" | 12.96 | N16°38'20"W |
| C37 | 613.00 | 73.04 | 06°49'38" | 73.00 | N14°26'30"W |
| C38 | 132.00 | 40.48 | 17°34'08" | 40.32 | N05°02'29"W |
| C39 | 15.00 | 9.03 | 34°28'23" | 8.89 | N13°29'36"W |
| C40a | 63.00 | 137.60 | 125°08'20" | 111.83 | N31°50'22"E |
| C40b | 63.00 | 7.16 | 06°30'24" | 7.15 | N27°28'36"W |
| C41 | 613.00 | 74.74 | 06°59'09" | 74.70 | N07°32'06"W |
| C42 | 63.00 | 35.78 | 32°32'32" | 35.30 | N07°57'07"W |
| C43 | 63.00 | 35.47 | 32°15'19" | 35.00 | N24°26'48"E |
| C44 | 63.00 | 38.81 | 35°17'34" | 38.20 | N58°13'15"E |
| C45 | 63.00 | 20.39 | 18°32'30" | 20.30 | N85°08'17"E |
| C46 | 15.00 | 9.03 | 34°28'23" | 8.89 | N77°10'20"E |
| C47a | 132.00 | 72.84 | 31°36'56" | 71.92 | N75°44'37"E |
| C47b | 132.00 | 28.44 | 12°20'38" | 28.38 | N66°06'28"E |
| C48 | 132.00 | 44.40 | 19°16'18" | 44.19 | N81°54'56"E |
| C49a | 30.00 | 45.47 | 86°50'26" | 41.24 | N39°22'42"E |
| C49b | 30.00 | 35.20 | 67°13'16" | 33.21 | N29°34'07"E |
| C50 | 30.00 | 10.27 | 19°37'10" | 10.22 | N72°59'20"E |
| C51a | 964.00 | 147.27 | 08°45'10" | 147.12 | N87°10'30"E |
| C51b | 964.00 | 20.69 | 01°13'46" | 20.69 | N83°24'48"E |
| C52 | 964.00 | 83.43 | 04°57'31" | 83.40 | N86°30'26"E |
| C53 | 964.00 | 43.15 | 02°33'53" | 43.15 | S89°46'52"E |
| C54 | 20.00 | 29.46 | 84°24'24" | 26.87 | S46°14'43"E |
| C55 | 15.00 | 25.03 | 95°35'36" | 22.22 | S43°45'17"W |
| C56 | 68.00 | 131.74 | 111°00'12" | 112.08 | S36°02'59"W |
| C57a | 437.00 | 272.49 | 35°43'36" | 268.10 | S37°18'56"E |
| C57b | 437.00 | 14.42 | 01°53'26" | 14.42 | S20°23'50"E |
| C58 | 437.00 | 83.36 | 10°55'47" | 83.24 | S26°48'27"E |
| C59 | 437.00 | 85.11 | 11°09'30" | 84.97 | S37°51'05"E |
| C60 | 437.00 | 85.27 | 11°10'47" | 85.13 | S49°01'13"E |
| C61 | 437.00 | 4.34 | 00°34'07" | 4.34 | S54°53'40"E |
| C62 | 15.00 | 21.67 | 82°45'18" | 19.83 | N13°48'05"W |
| C63a | 182.00 | 135.69 | 42°42'55" | 132.56 | N33°49'16"W |
| C63b | 182.00 | 76.01 | 23°55'40" | 75.46 | N43°12'54"W |
| C64 | 182.00 | 59.68 | 18°47'15" | 59.41 | N21°51'27"W |
| C65 | 15.00 | 19.89 | 75°59'06" | 18.47 | N50°27'22"W |
| C66 | 25.00 | 38.54 | 88°19'02" | 34.83 | N44°17'24"W |
| C67 | 20.00 | 33.37 | 95°35'36" | 29.63 | S43°45'17"W |
| C68a | 118.00 | 105.32 | 51°08'12" | 101.86 | S29°36'38"E |
| C68b | 118.00 | 57.52 | 27°55'51" | 56.96 | S18°00'27"E |
| C69 | 118.00 | 47.79 | 23°12'21" | 47.47 | S43.34'33"E |
| C70 | 15.00 | 23.56 | 90°00'00" | 21.21 | N79°49'16"E |
| C71 | 15.00 | 16.09 | 61°27'18" | 15.33 | N04°05'37"E |
| C72a | 63.00 | 313.15 | 284°47'46" | 76.88 | S64°14'09"E |
| C72b | 63.00 | 21.27 | 19°20'34" | 21.17 | N16°57'45"W |
| C73 | 63.00 | 69.34 | 63°03'51" | 65.90 | N24°14'27"E |
| C74 | 63.00 | 59.41 | 54°01'50" | 57.23 | N82°47'17"E |
| C75 | 63.00 | 35.47 | 32°15'19" | 35.00 | S54°04'09"E |
| C76 | 63.00 | 55.31 | 50°18'03" | 53.55 | S12°47'27"E |
| C77 | 63.00 | 60.48 | 55°00'26" | 58.19 | S39°51'47"W |
| C78 | 63.00 | 11.87 | 10°47'44" | 11.85 | S72°45'52"W |
| C79 | 15.00 | 11.35 | 43°20'28" | 11.08 | S56°29'30"W |
| C80 | 15.00 | 23.56 | 90°00'00" | 21.21 | S10°10'44"E |


SURVEYOR

REEVE & ASSOCIATES

*5160 SOUTH 1500 WEST*
*RIVERDALE, UT 84405*
*(801) 621-3100*

ENGINEER

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




# DIXIE FARMS
# PLAT "C"

LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

## TABULATIONS

| | |
|---|---|
| ZONE = | PR-3.0 / SP |
| TOTAL AREA = | 15.17 AC |
| AREA OF EXISTING ROADS = | 0.00 AC |
| AREA OF CITY OPENSPACE = | 0.00 AC |
| NET DEVELOPABLE AREA = | 15.17 AC |
| AREA OF NEW ROADS = | 6.64 AC |
| AREA IN LOTS = | 8.53 AC |
| NUMBER OF LOTS = | 45 LOTS |
| AVERAGE LOT SIZE = | 8,260 SF |

### PLAT C

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 2 |
| 9,000 SF | 10 |
| 7,500 SF | 33 |
| | 45 LOTS |

### OVERALL PROJECT

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 32 |
| 9,000 SF | 116 |
| 7,500 SF | 170 |
| | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (MAT SACCO) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1510 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX


| | |
|---|---|
| C0 | COVER |
| C1.0 - C1.3 | LAYOUT PLAN |
| C2.1 - C2.3 | UTILITY PLAN |
| C3.1 - C3.3 | GRADING PLAN |
| C4.1 - C4.2 | LAKE SHORE DRIVE PLAN & PROFILE |
| C5.1 - C5.2 | 1080 SOUTH PLAN & PROFILE |
| C6.1 - C6.2 | 1050 SOUTH PLAN & PROFILE |
| C7.1 | 950 WEST PLAN & PROFILE |
| C8.1 - C8.2 | 1000 SOUTH PLAN & PROFILE |
| C9.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |


## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED1 N 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
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3427.56 FEET AND SOUTH 1791.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

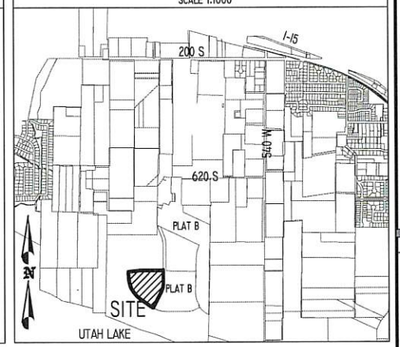
THENCE SOUTH 00°07'53" EAST 290.59 FEET; THENCE ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 224.39 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°42'28" AND LONG CHORD BEARS S13°43'20"W 222.21 FEET); THENCE SOUTH 27°34'34" WEST 486.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 56.76 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°20'11" AND LONG CHORD BEARS N57°20'49"W 56.75 FEET); THENCE NORTH 55°10'44" WEST 357.76 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 824.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'11" AND LONG CHORD BEARS N29°36'38"W 604.22 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.64 FEET (CURVE HAVING A CENTRAL ANGLE OF 05°27'07" AND LONG CHORD BEARS N06°48'05"W 85.61 FEET); THENCE NORTH 82°47'55" EAST 283.55 FEET; THENCE ALONG THE ARC OF 1036.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 158.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°46'42" AND LONG CHORD BEARS N87°11'16"E 158.57 FEET); THENCE SOUTH 88°26'55" EAST 467.42 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS N45°42'36"E 35.87 FEET) TO THE POINT OF BEGINNING.

AREA = 660,990 SF OR 15.17 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

## VICINITY SKETCH

SCALE 1:1000








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DEVELOPMENT

# DIXIE FARMS PLAT C

0 100 200 400 600
SCALE: 1"= 200'


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cell (801) 616-1677


| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/29/2019 |

PROJECT

# DIXIE FARMS PLAT C

DESCRIPTION

FINAL PLAN

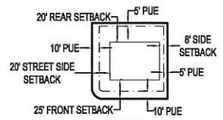
- NOT FOR -
- CONSTRUCTION -

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

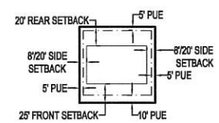
## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 464.00 | 224.39 | 27°42'28" | 222.21 | S13°43'20"W |
| C2 | 750.00 | 56.76 | 04°20'11" | 56.75 | N57°20'49"W |
| C3 | 700.00 | 624.75 | 51°08'11" | 604.22 | N29°36'38"W |
| C4 | 900.00 | 85.64 | 05°27'07" | 85.61 | N06°46'05"W |
| C5 | 1036.00 | 158.73 | 08°46'42" | 158.57 | N87°11'16"E |
| C6 | 25.00 | 40.00 | 91°40'58" | 35.87 | N45°42'36"E |

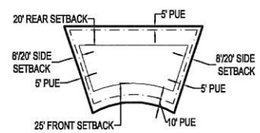
## TYPICAL SETBACK & P.U.E. DETAILS



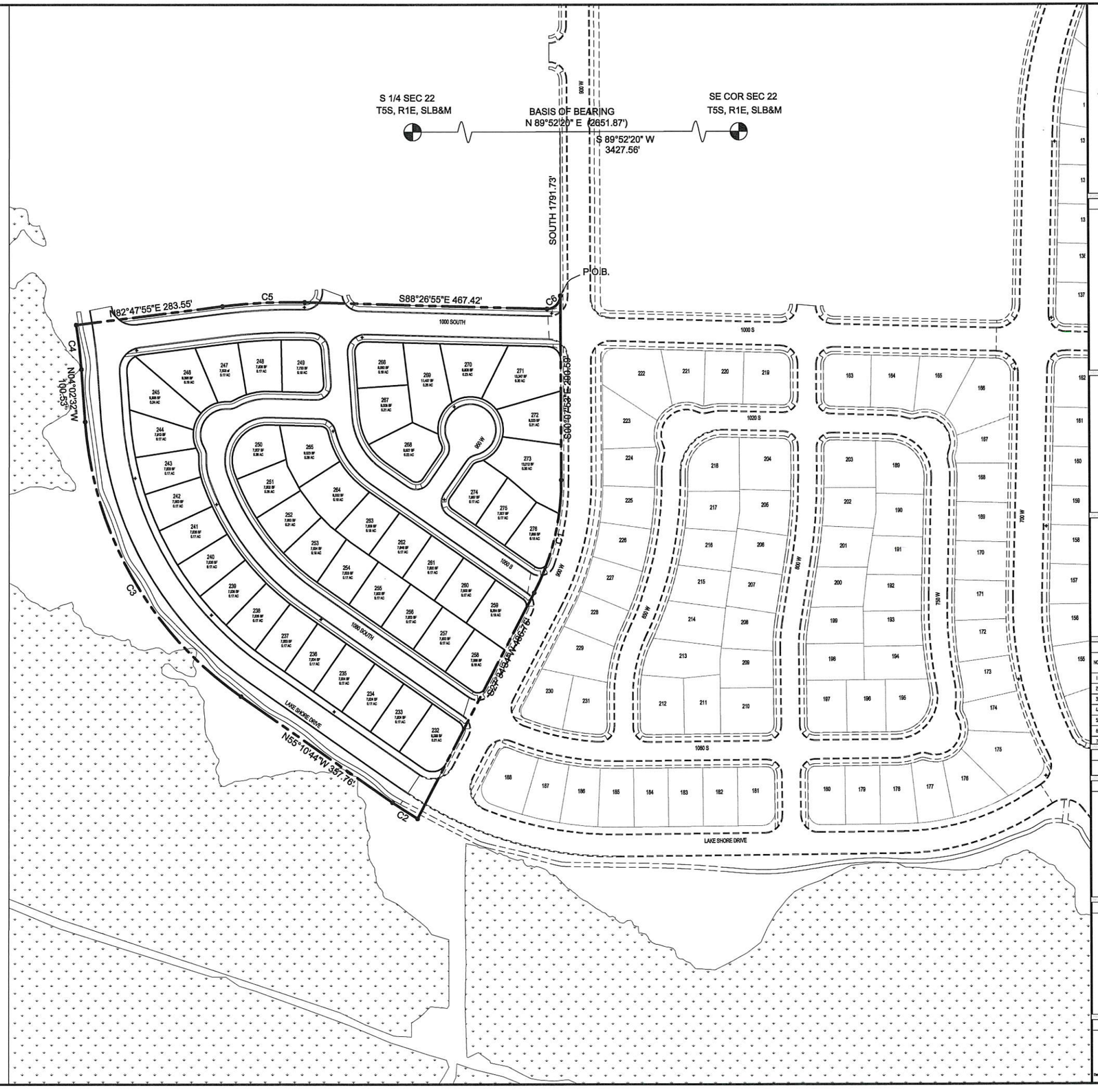
CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT





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DEVELOPMENT

**DIXIE FARMS PLAT C**

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


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| FINAL PLAN | 3/29/2019 |

PROJECT

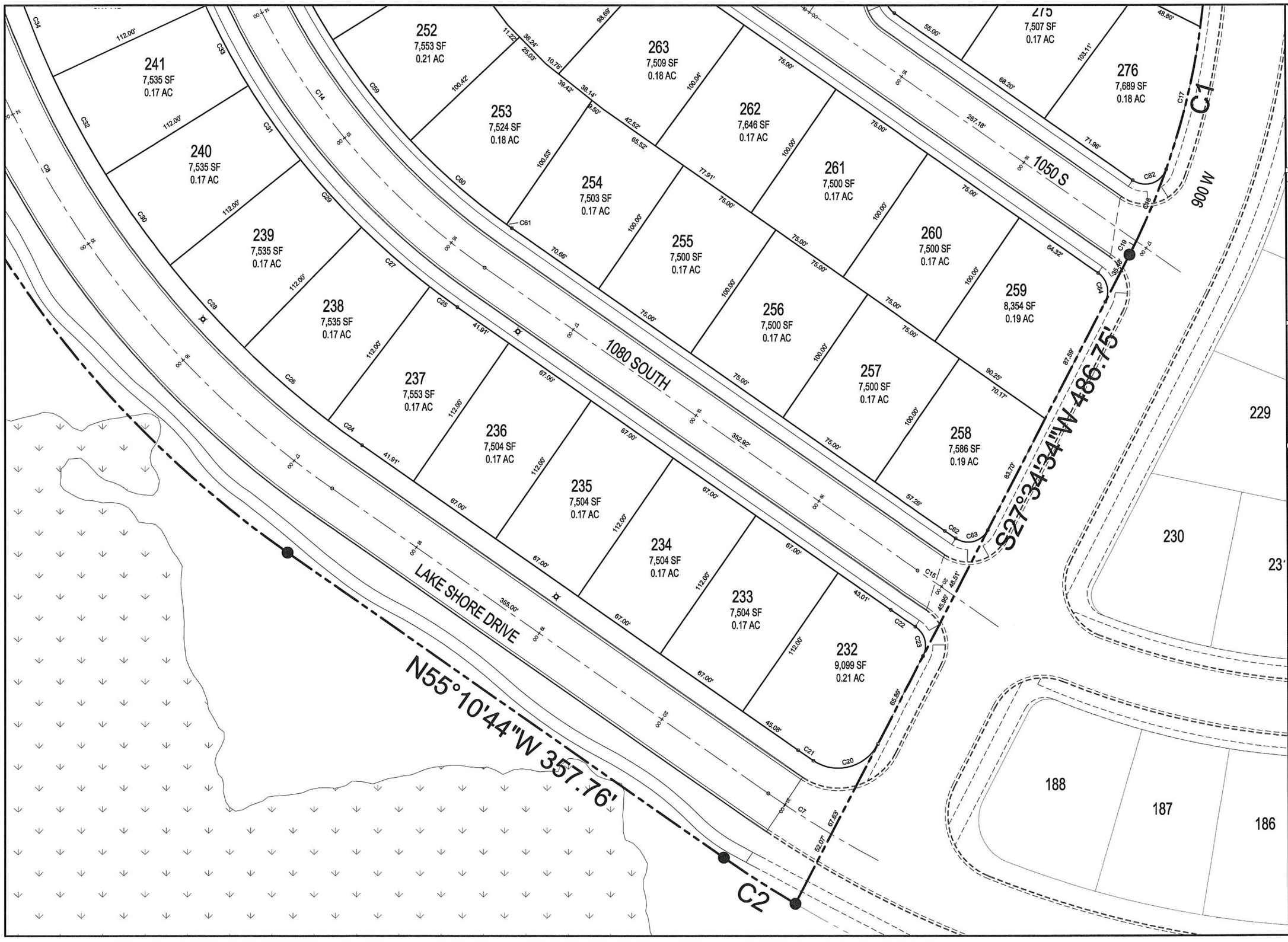
**DIXIE FARMS PLAT C**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.0 |




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DEVELOPMENT

**DIXIE FARMS PLAT C**

N

0 15 30 60 90

SCALE: 1"= 30'

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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

**DIXIE FARMS PLAT C**

DESCRIPTION

*FINAL PLAN*

*- NOT FOR - - CONSTRUCTION -*

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.1 |




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DEVELOPMENT

# DIXIE FARMS PLAT C

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

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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

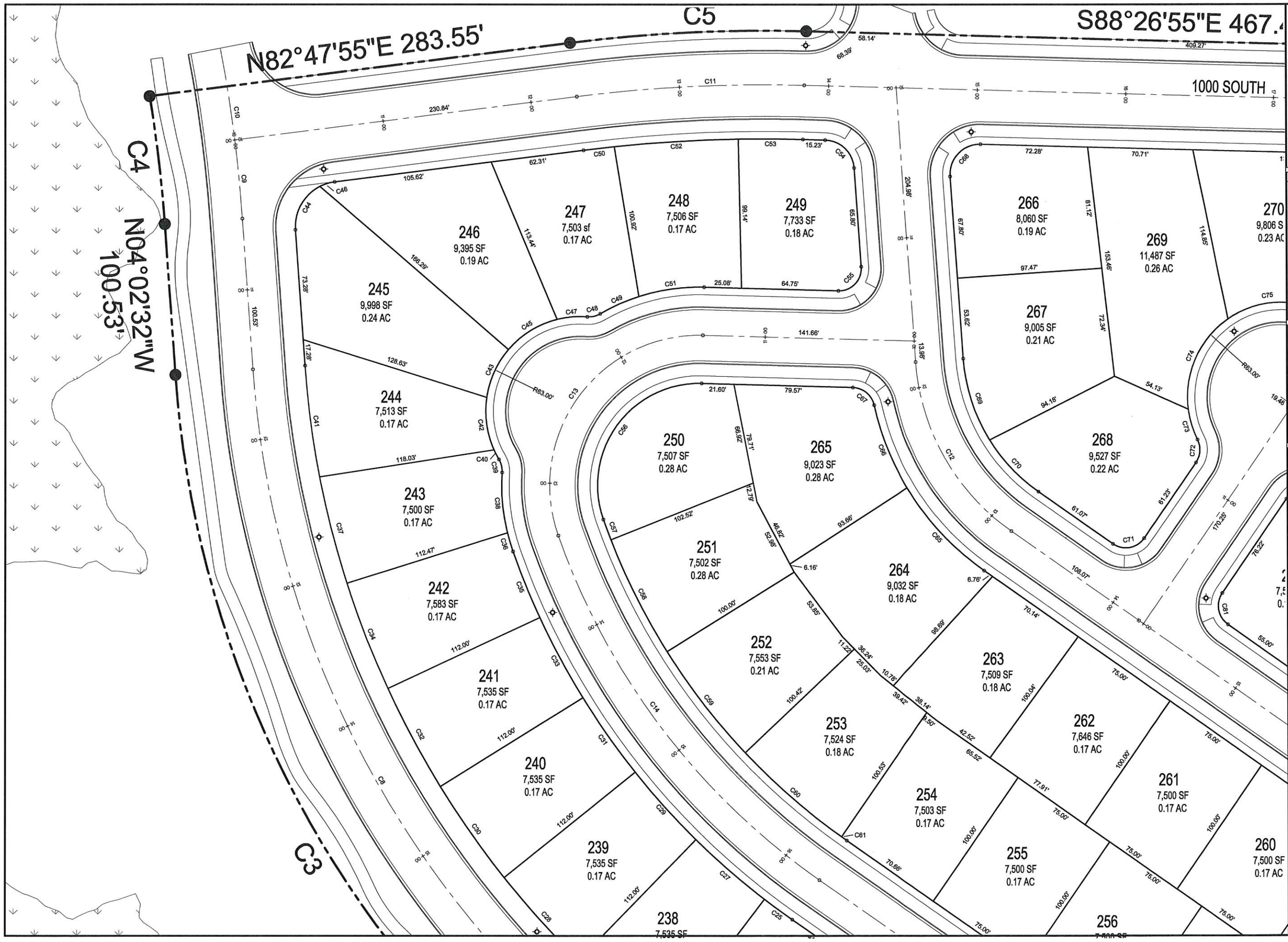
# DIXIE FARMS PLAT C

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.2 |




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DEVELOPMENT

**DIXIE FARMS PLAT C**

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

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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 | 3/29/2019 |

PROJECT

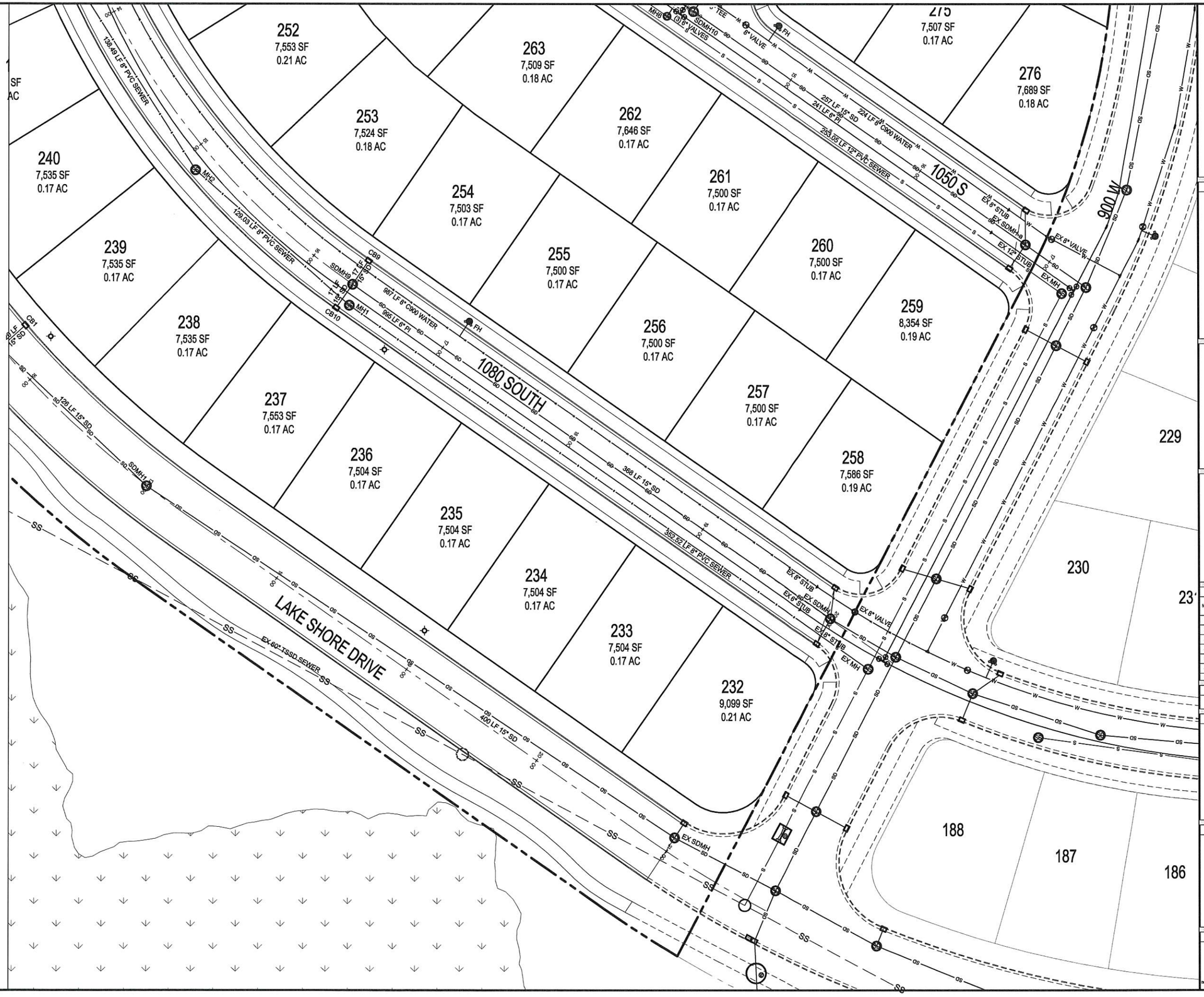
**DIXIE FARMS PLAT C**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.3 |




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DEVELOPMENT

**DIXIE FARMS PLAT C**

N

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

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| FINAL PLAN | 3/29/2019 |

PROJECT

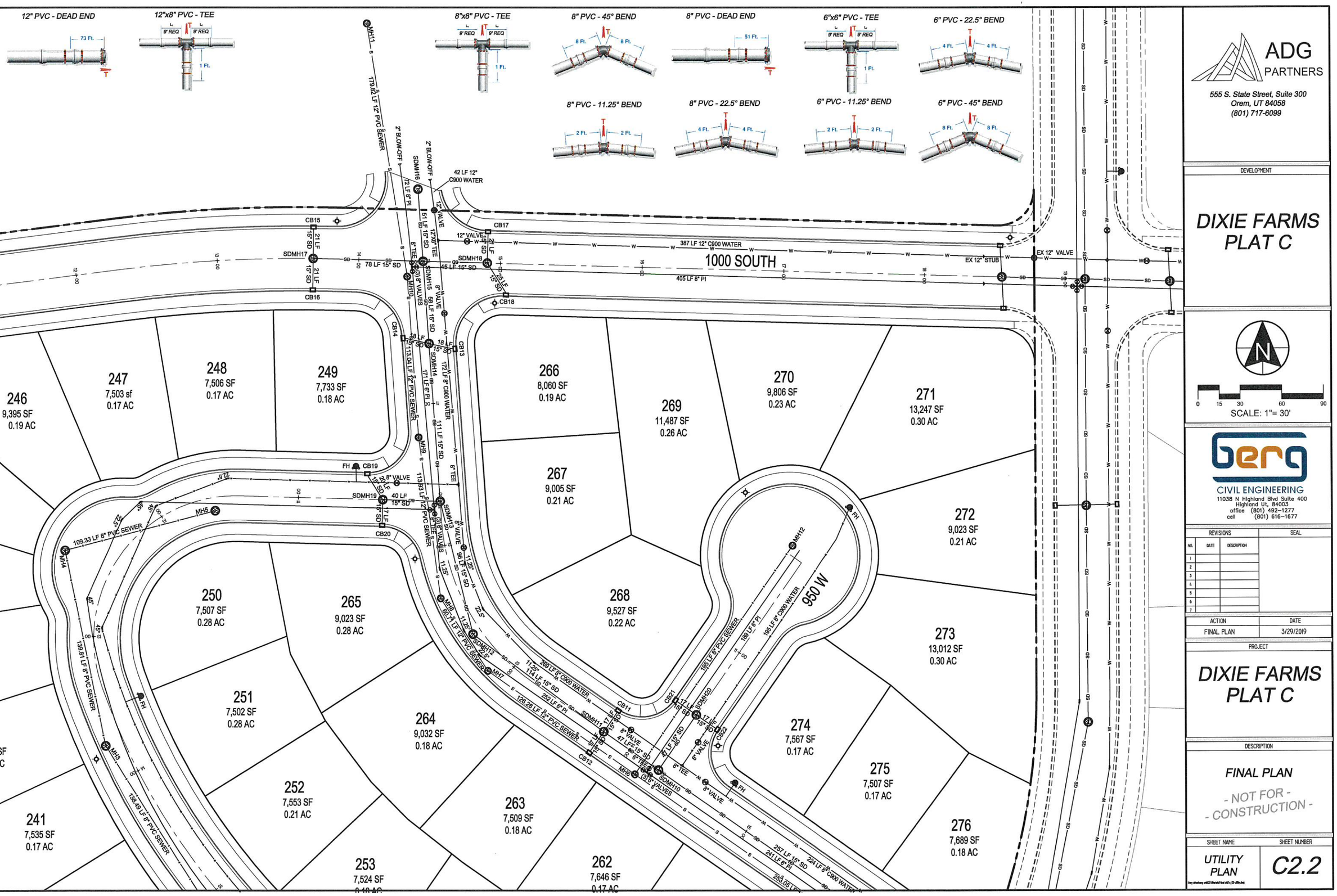
**DIXIE FARMS PLAT C**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |




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DEVELOPMENT

# DIXIE FARMS PLAT C

N

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

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office (801) 492-1277
cell (801) 616-1677

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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

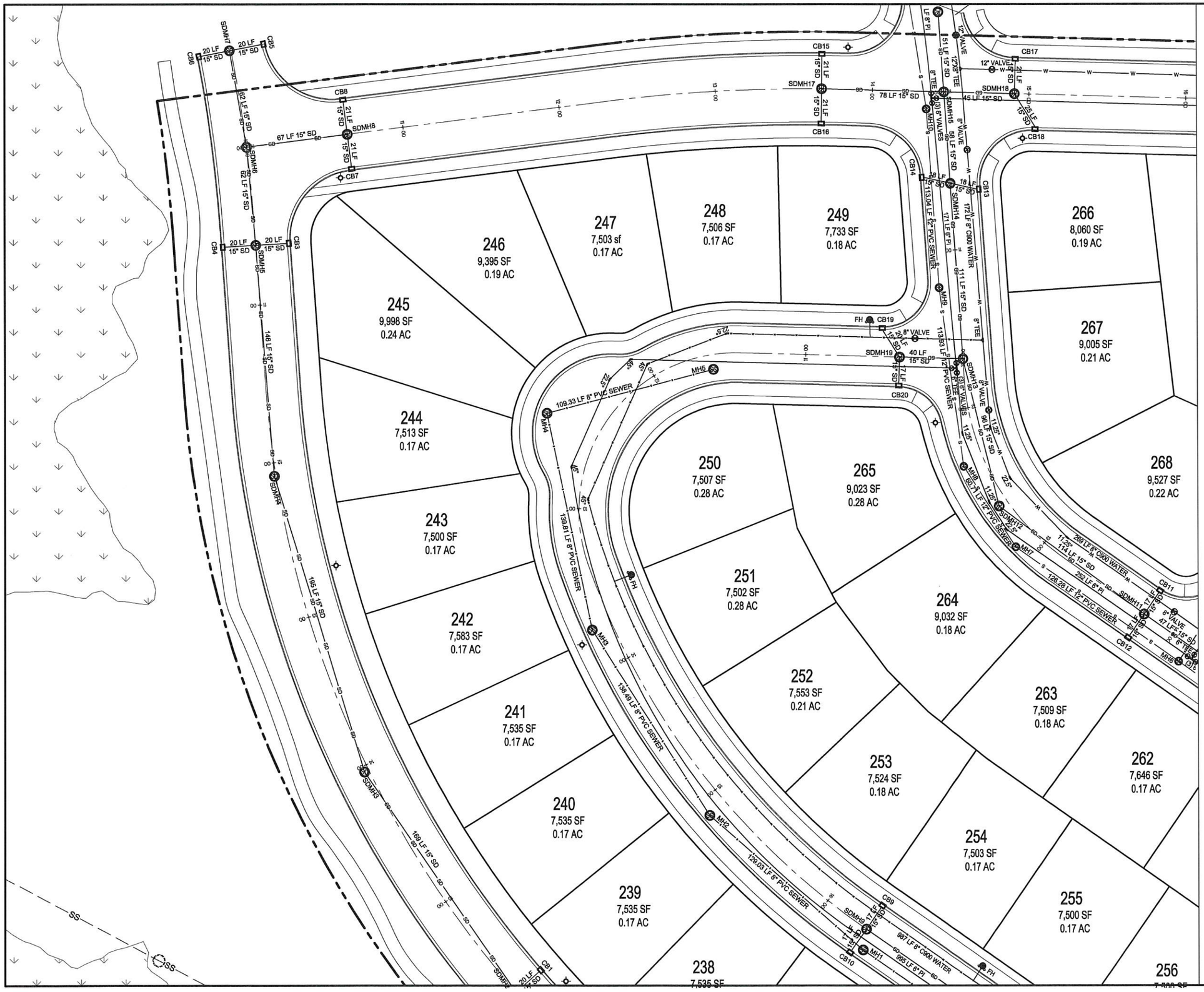
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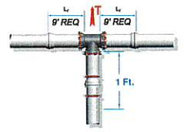
**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |




8"x8" PVC - TEE



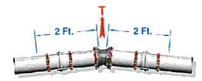

8" PVC - 45° BEND



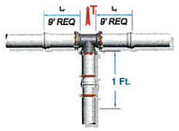

8" PVC - 22.5° BEND



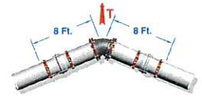

8" PVC - 11.25° BEND



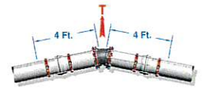

6"x6" PVC - TEE



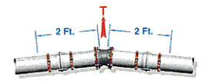

6" PVC - 45° BEND




6" PVC - 22.5° BEND




6" PVC - 11.25° BEND




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DEVELOPMENT

# DIXIE FARMS PLAT C

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

berg
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| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

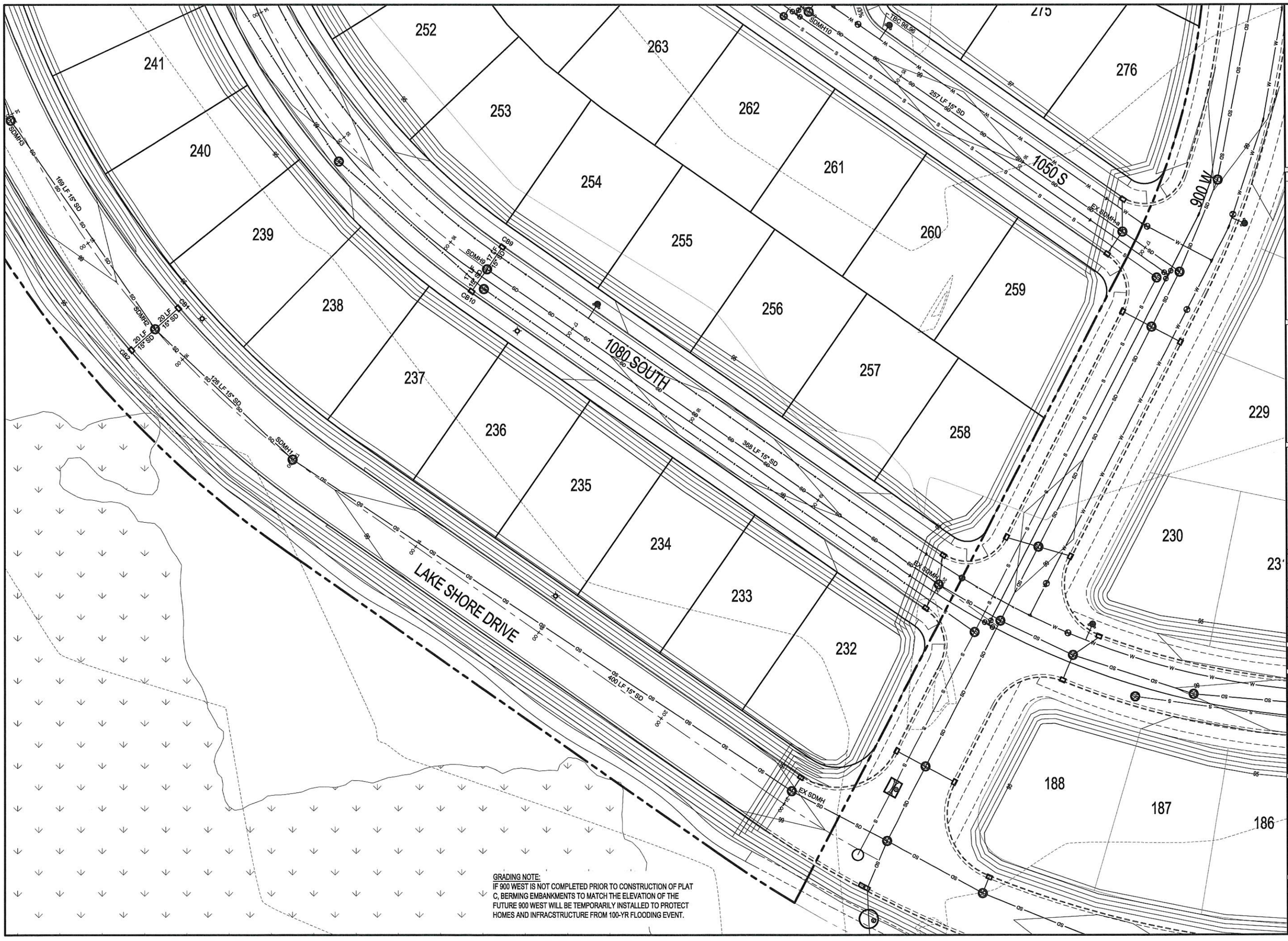
# DIXIE FARMS PLAT C

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |




GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT C**

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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| NO. | DATE | DESCRIPTION | |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/29/2019 |

PROJECT

**DIXIE FARMS PLAT C**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

1000 SOUTH

950 W

246 247 248 249 266 269 270 271 267 272 268 273 250 265 251 264 274 242 252 263 275 241 253 262 276


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555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099


DEVELOPMENT

# DIXIE FARMS PLAT C

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


berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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office (801) 492-1277
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| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

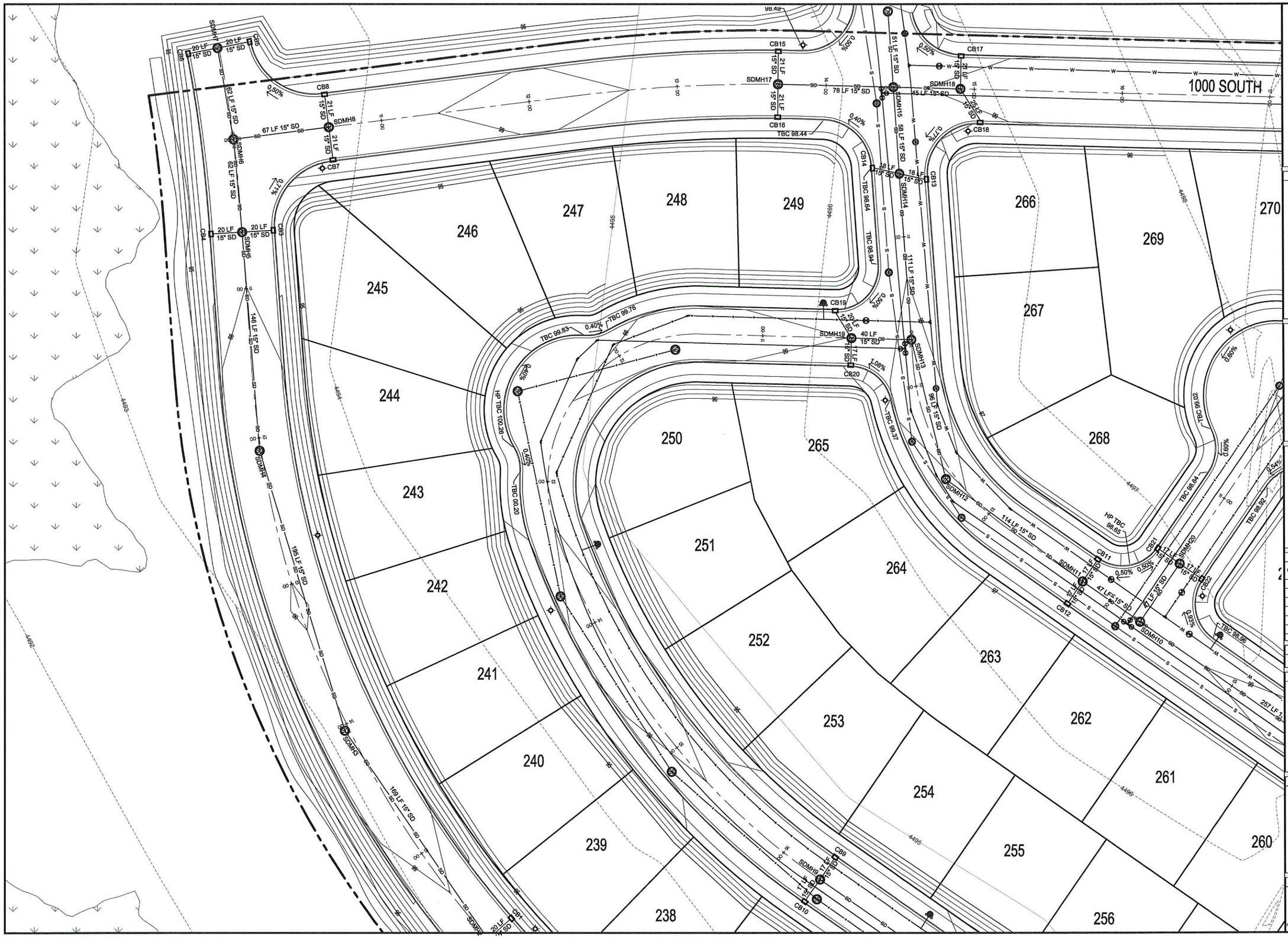
# DIXIE FARMS PLAT C

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |





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(801) 717-6099


DEVELOPMENT

**DIXIE FARMS PLAT C**

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


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

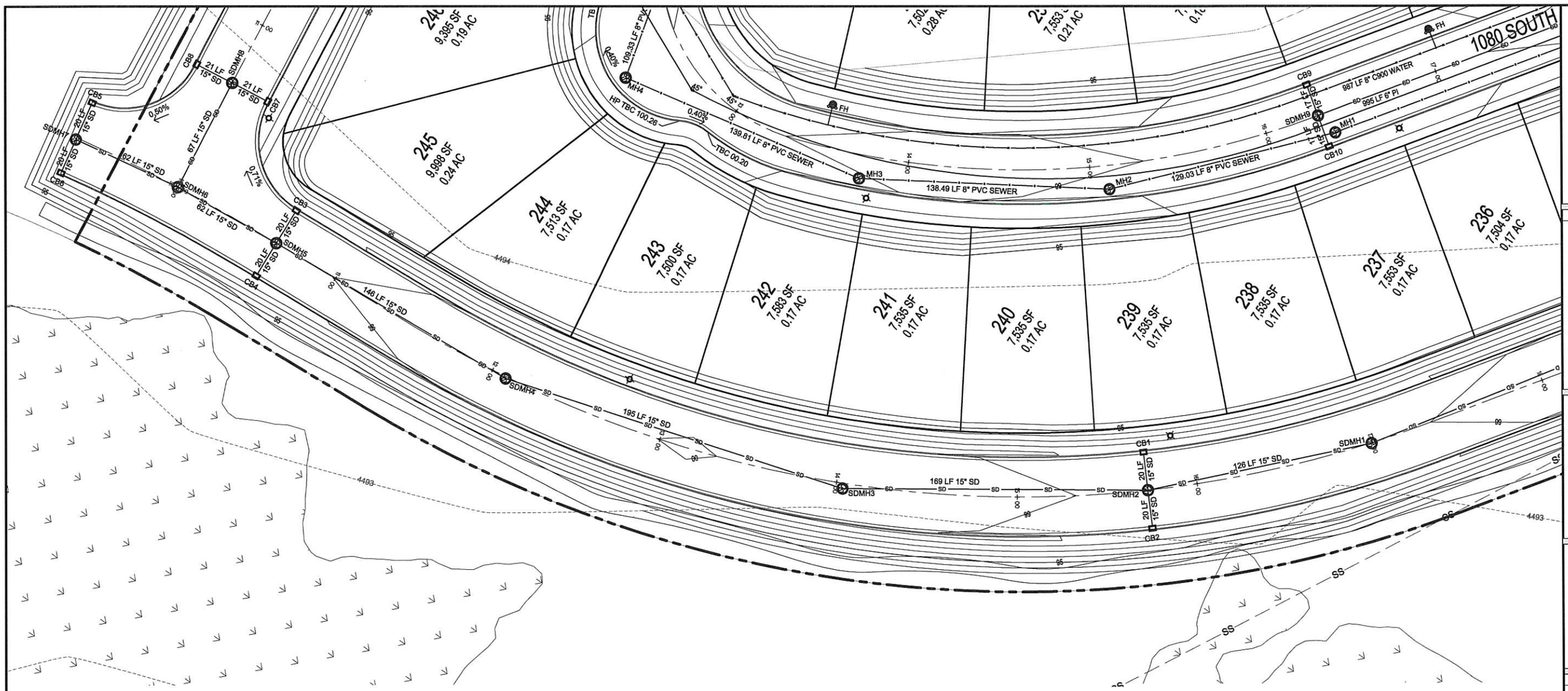
**DIXIE FARMS PLAT C**

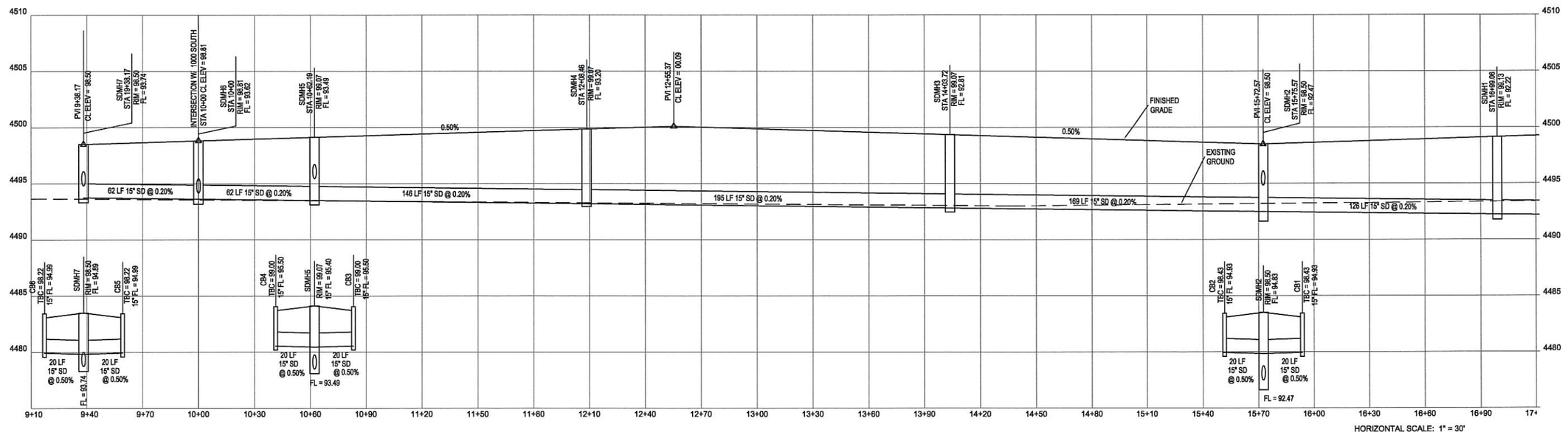
DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.3 |




HORIZONTAL SCALE: 1" = 30'

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555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT C**

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

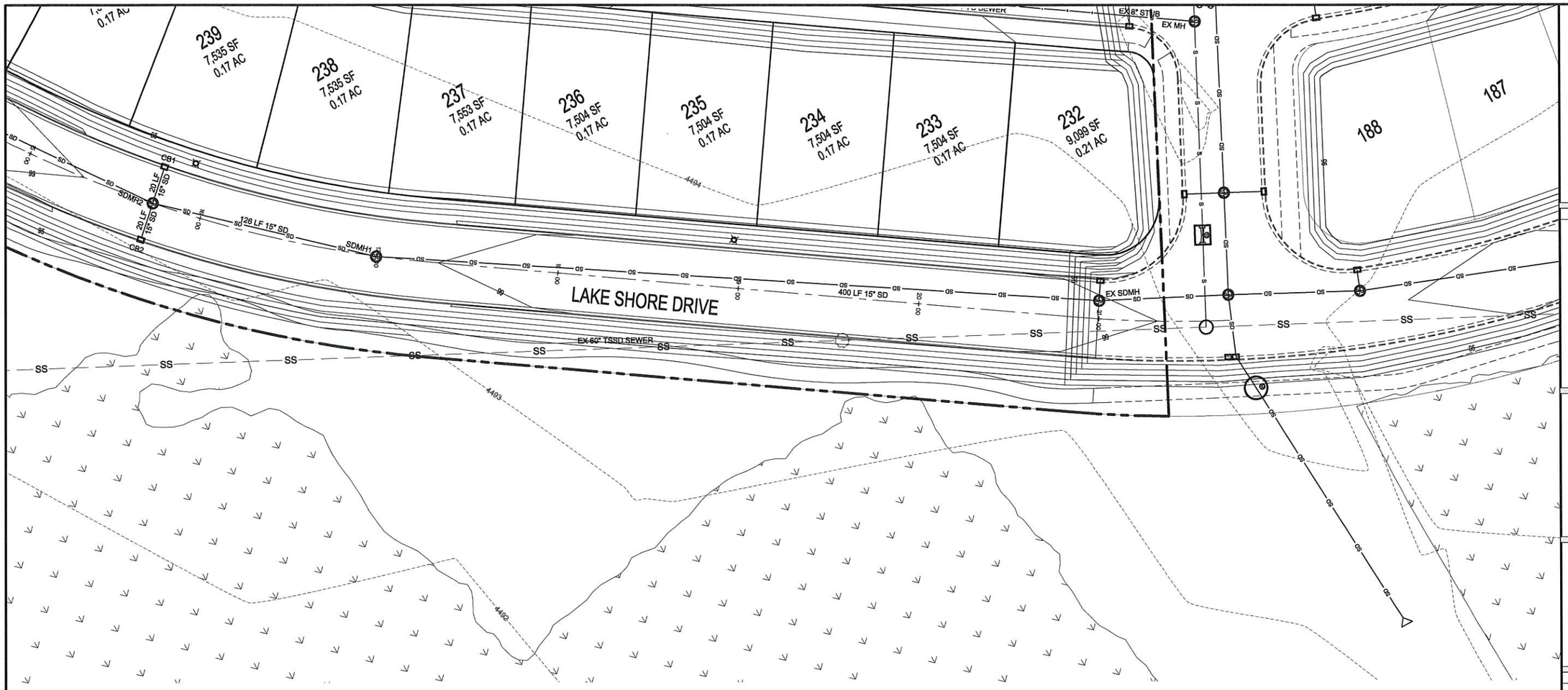
**DIXIE FARMS PLAT C**

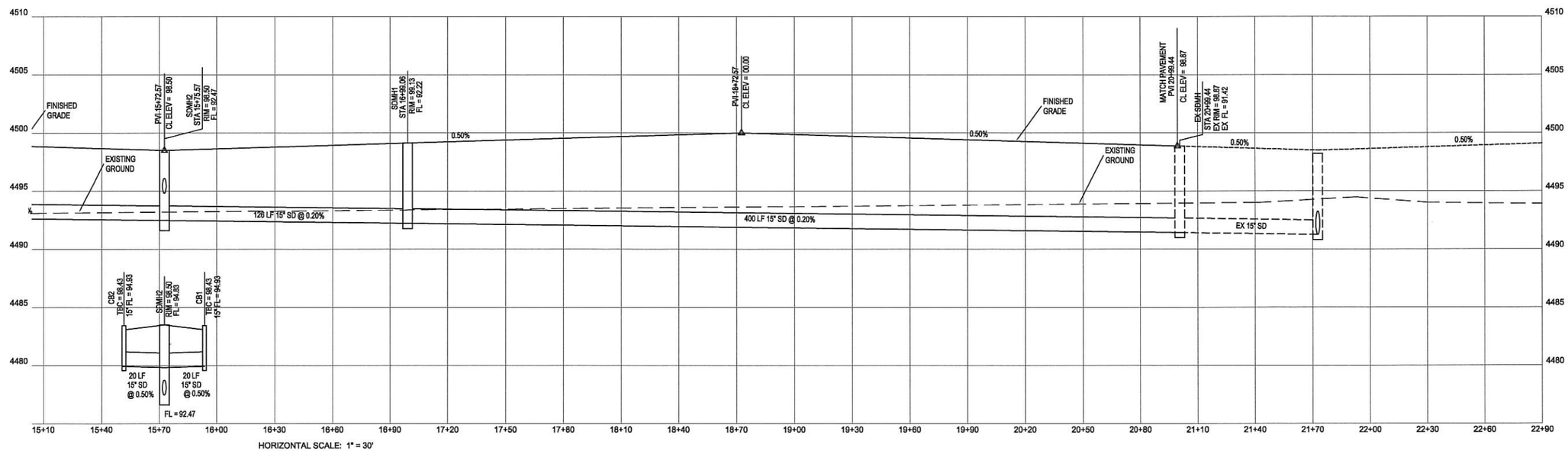
DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAKE SHORE DRIVE PROFILE | C4.1 |




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DEVELOPMENT

# DIXIE FARMS PLAT C

N

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

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

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

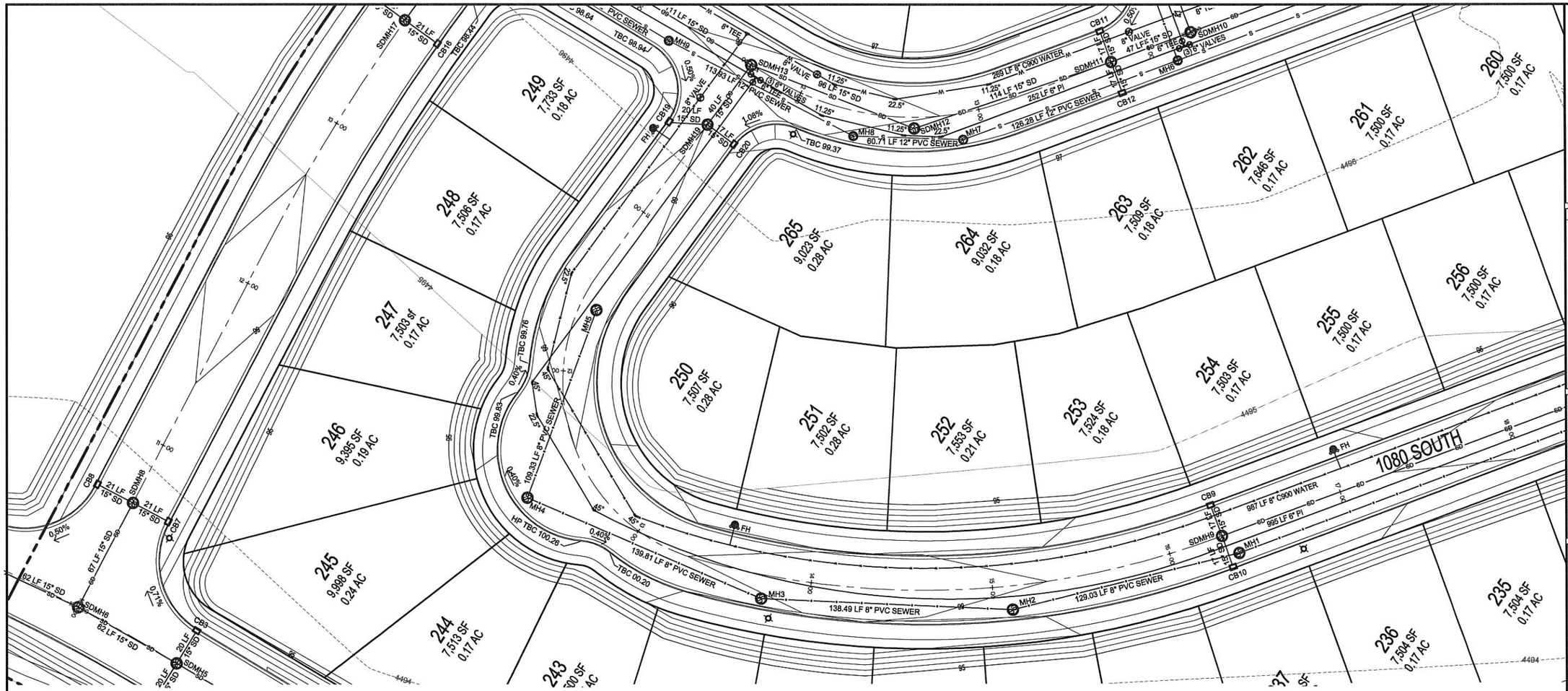
# DIXIE FARMS PLAT C

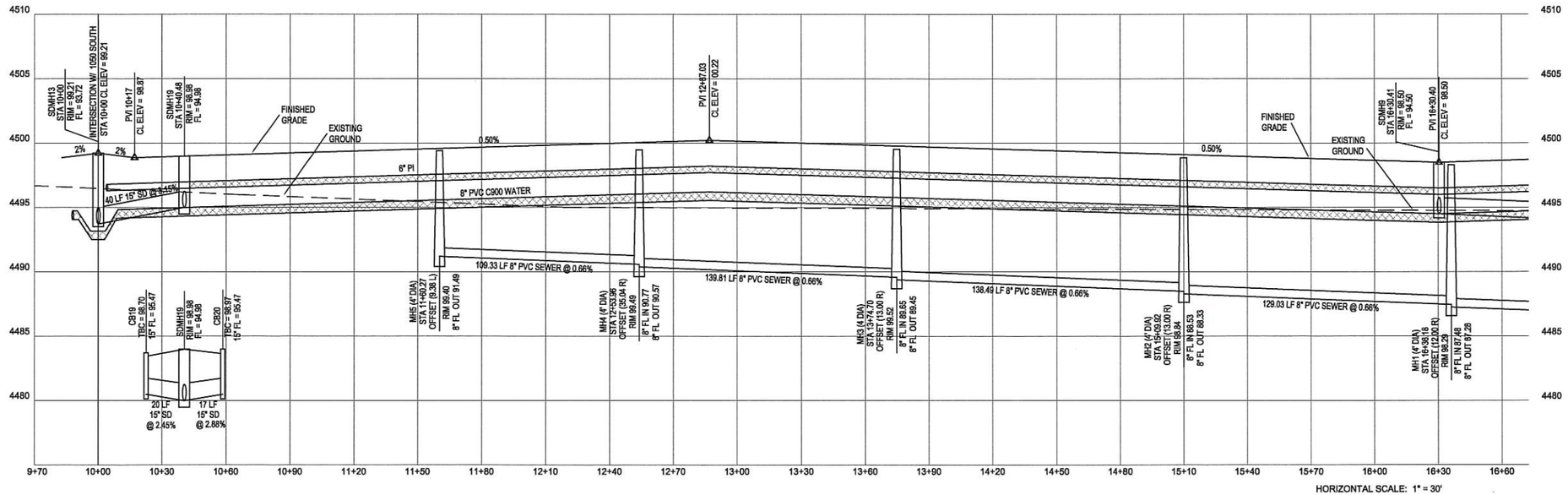
DESCRIPTION

FINAL PLAN

- NOT FOR - CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAKE SHORE DRIVE PROFILE | C4.2 |




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DEVELOPMENT

**DIXIE FARMS PLAT C**

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

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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

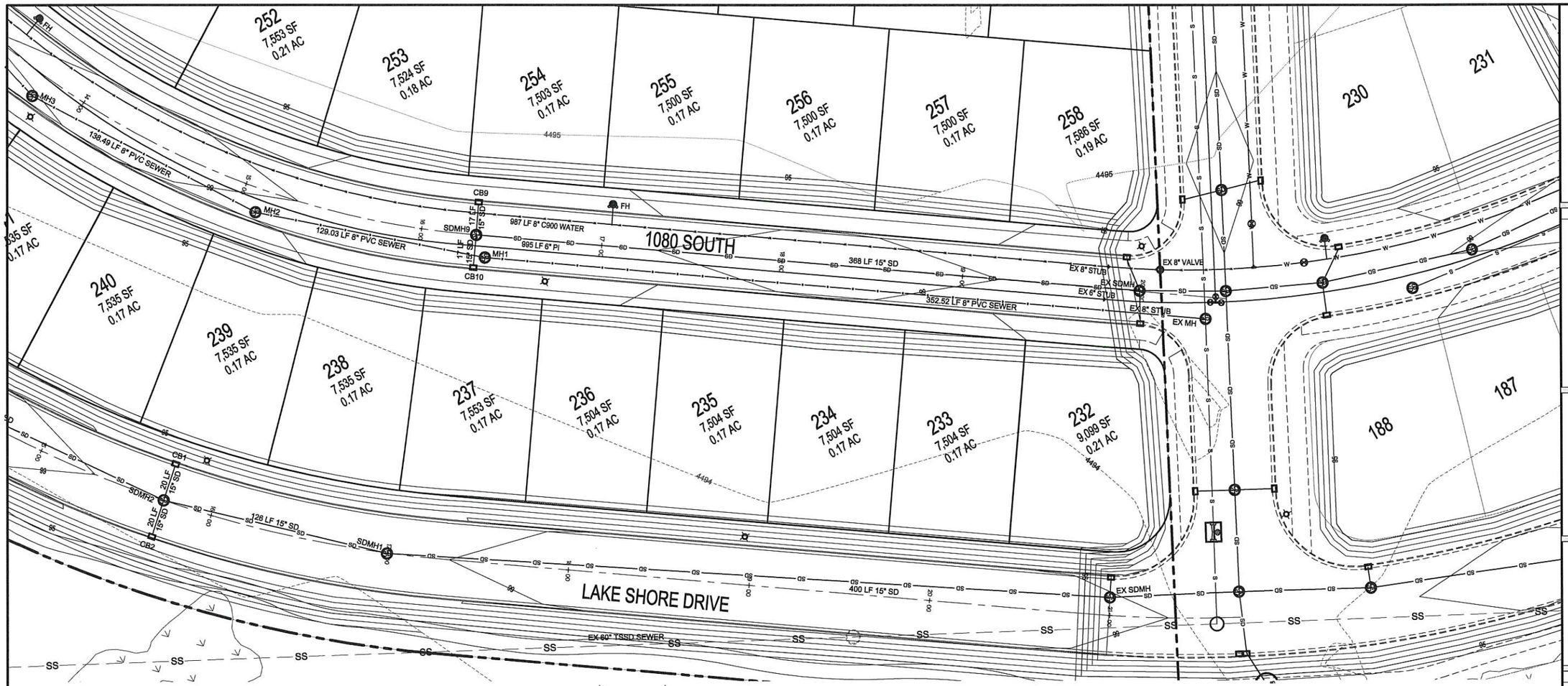
**DIXIE FARMS PLAT C**

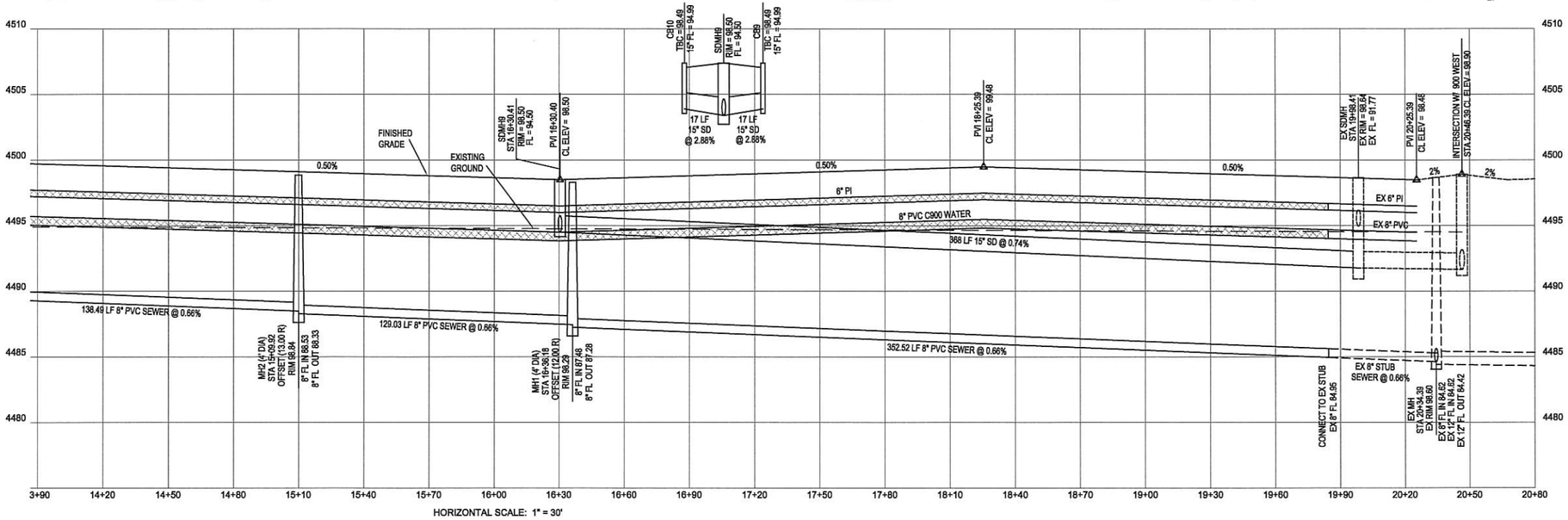
DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1080 SOUTH PROFILE | C5.1 |




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(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT C**

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 |
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| FINAL PLAN | 3/29/2019 |

PROJECT

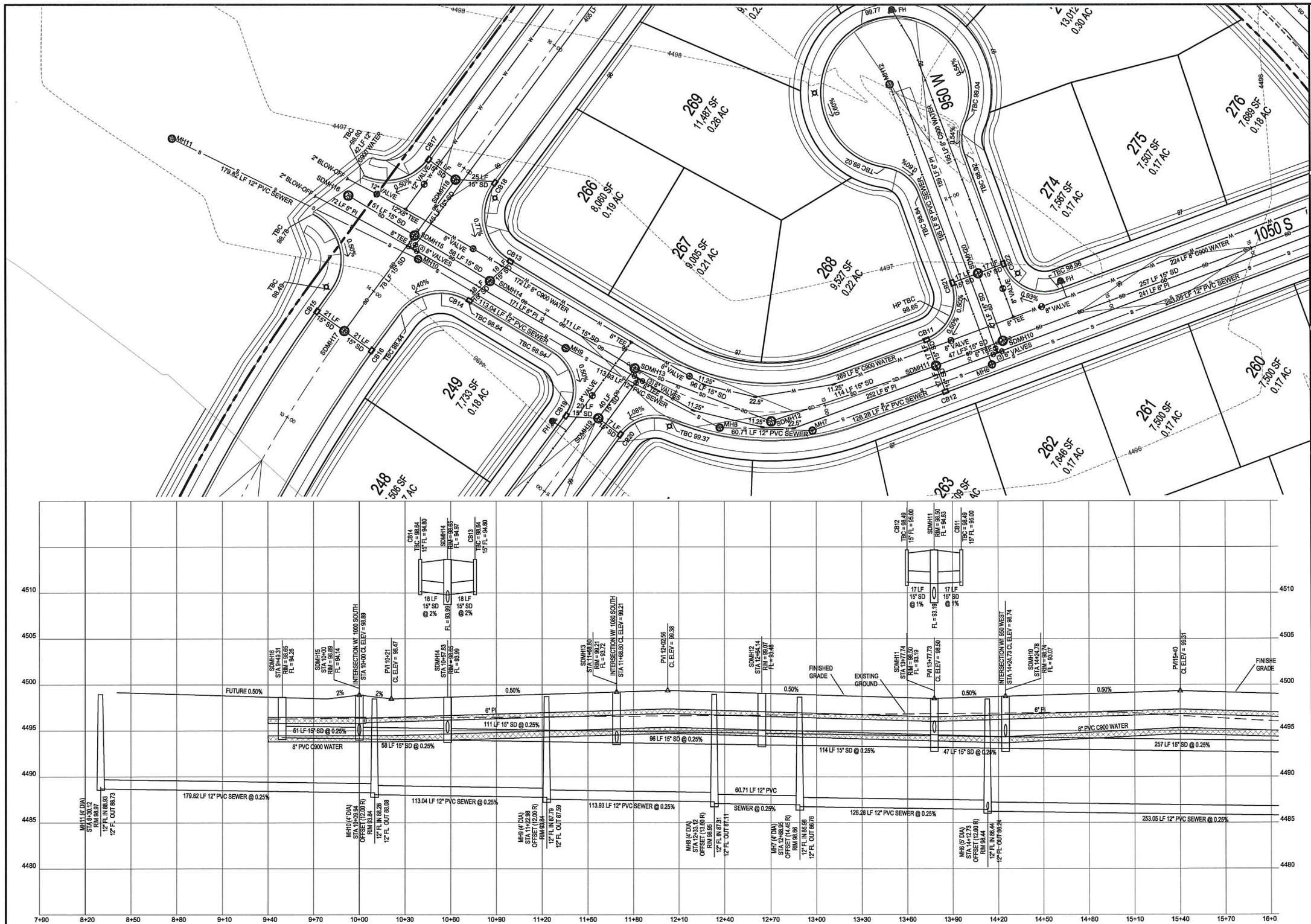
**DIXIE FARMS PLAT C**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1080 SOUTH PROFILE | C5.2 |







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555 S. State Street, Suite 300
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(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT C

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

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cell (801) 616-1677

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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

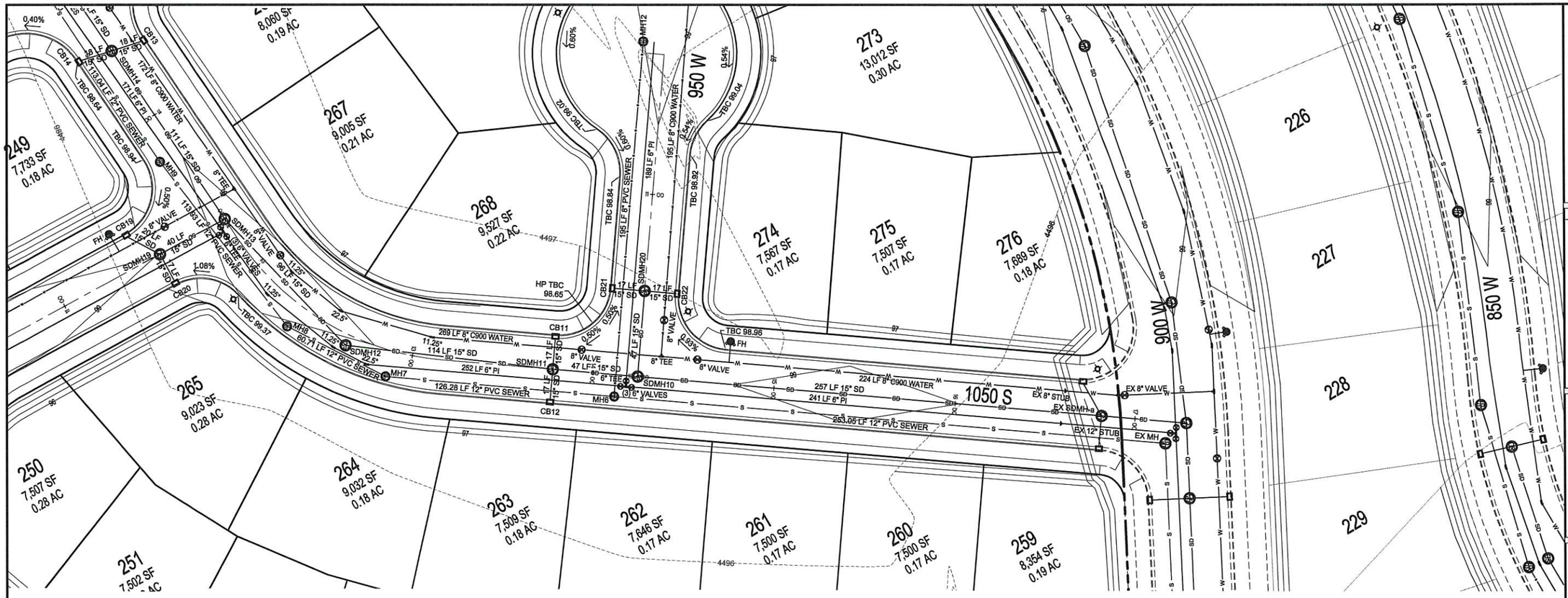
# DIXIE FARMS PLAT C

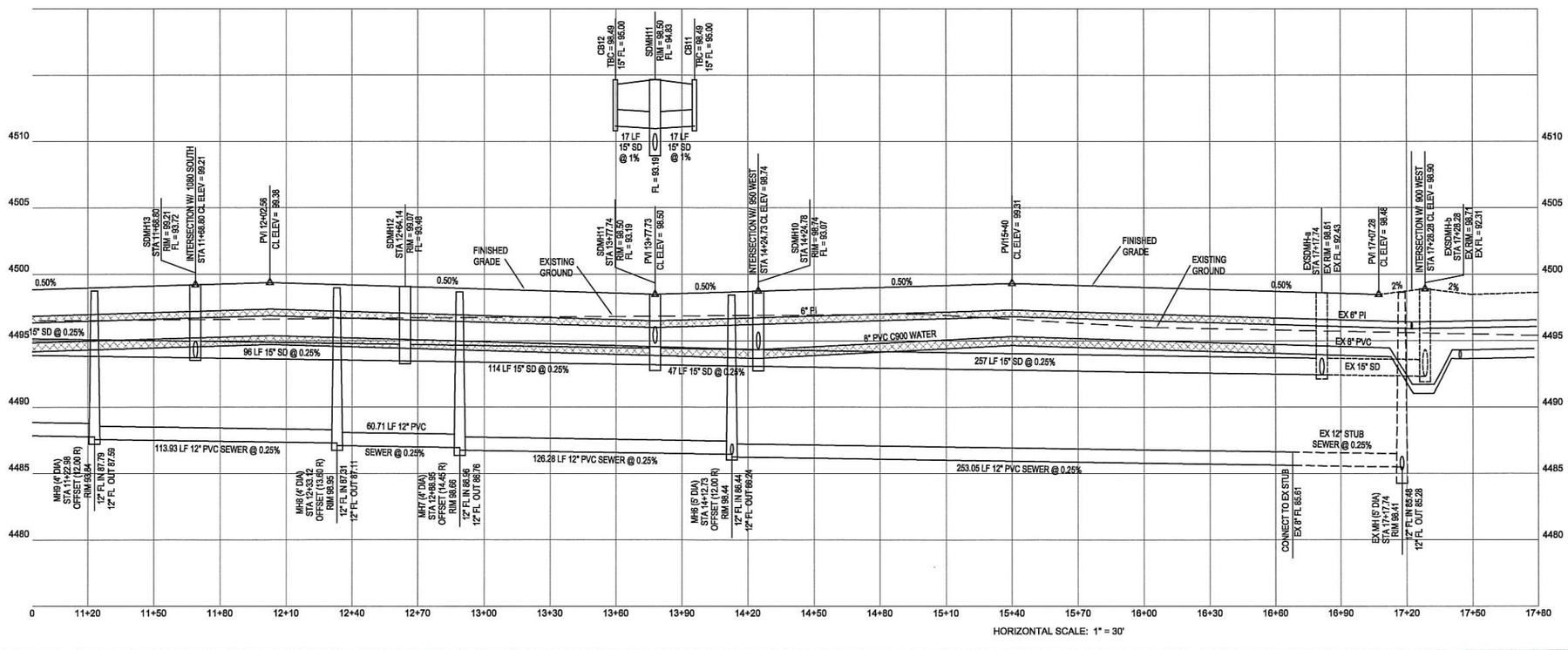
DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1050 SOUTH PROFILE | C6.1 |




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Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT C

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

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

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

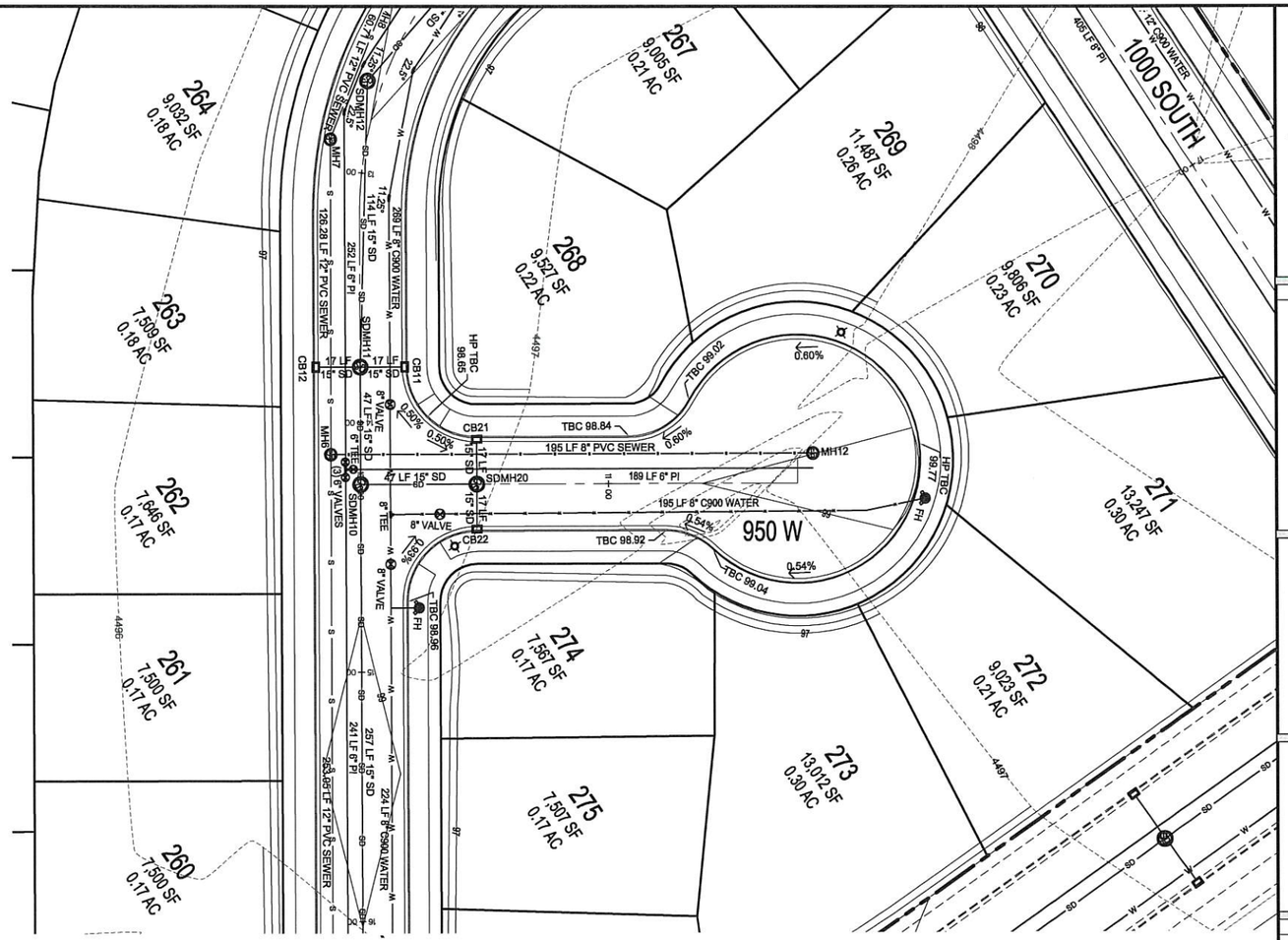
# DIXIE FARMS PLAT C

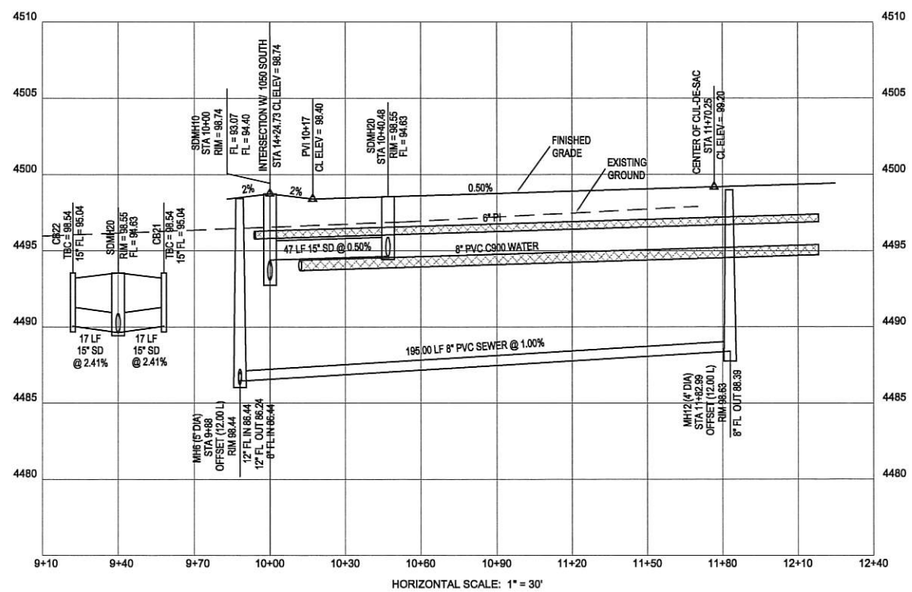
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1050 SOUTH PROFILE | C6.2 |




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PARTNERS
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Orem, UT 84058
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DEVELOPMENT

**DIXIE FARMS PLAT C**

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

berg
CIVIL ENGINEERING
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| FINAL PLAN | 3/29/2019 |

PROJECT

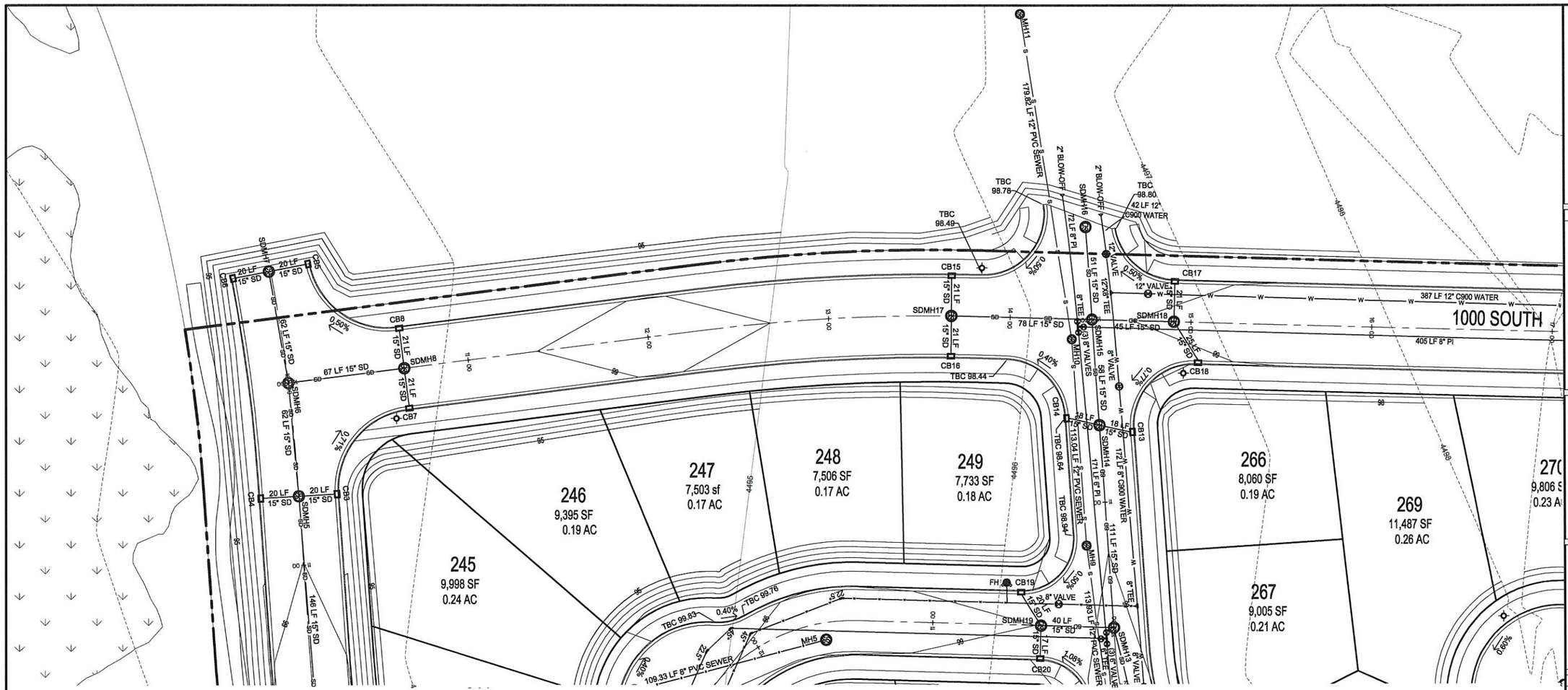
**DIXIE FARMS PLAT C**

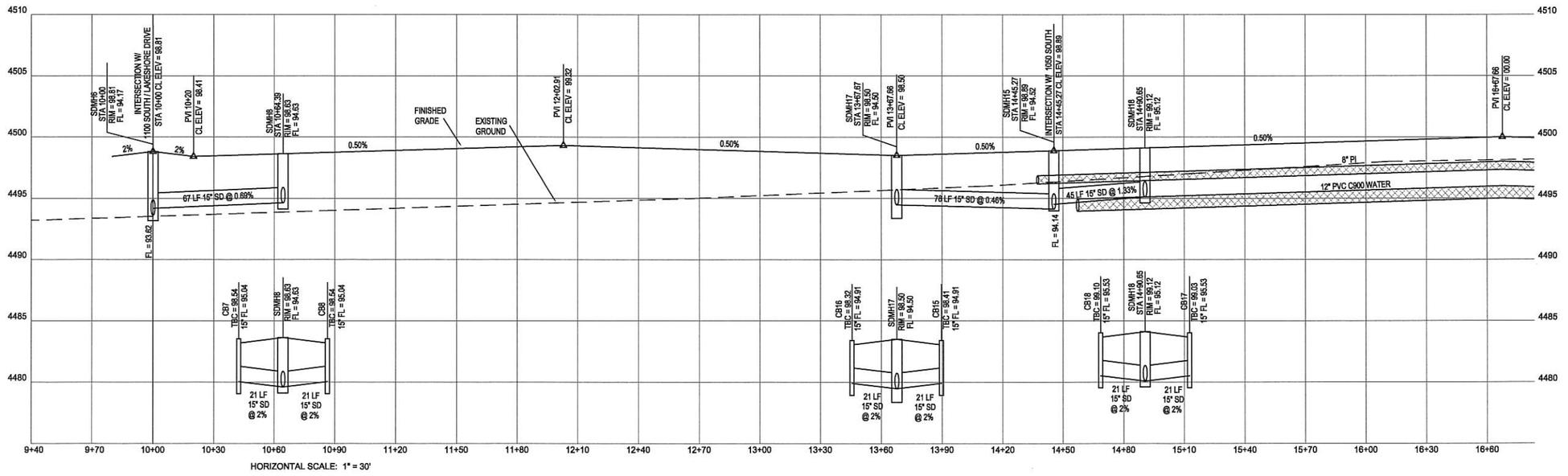
DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 950 WEST PROFILE | C7.1 |




HORIZONTAL SCALE: 1" = 30'

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Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT C

SCALE: 1"= 30'

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11038 N Highland Blvd Suite 400
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| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

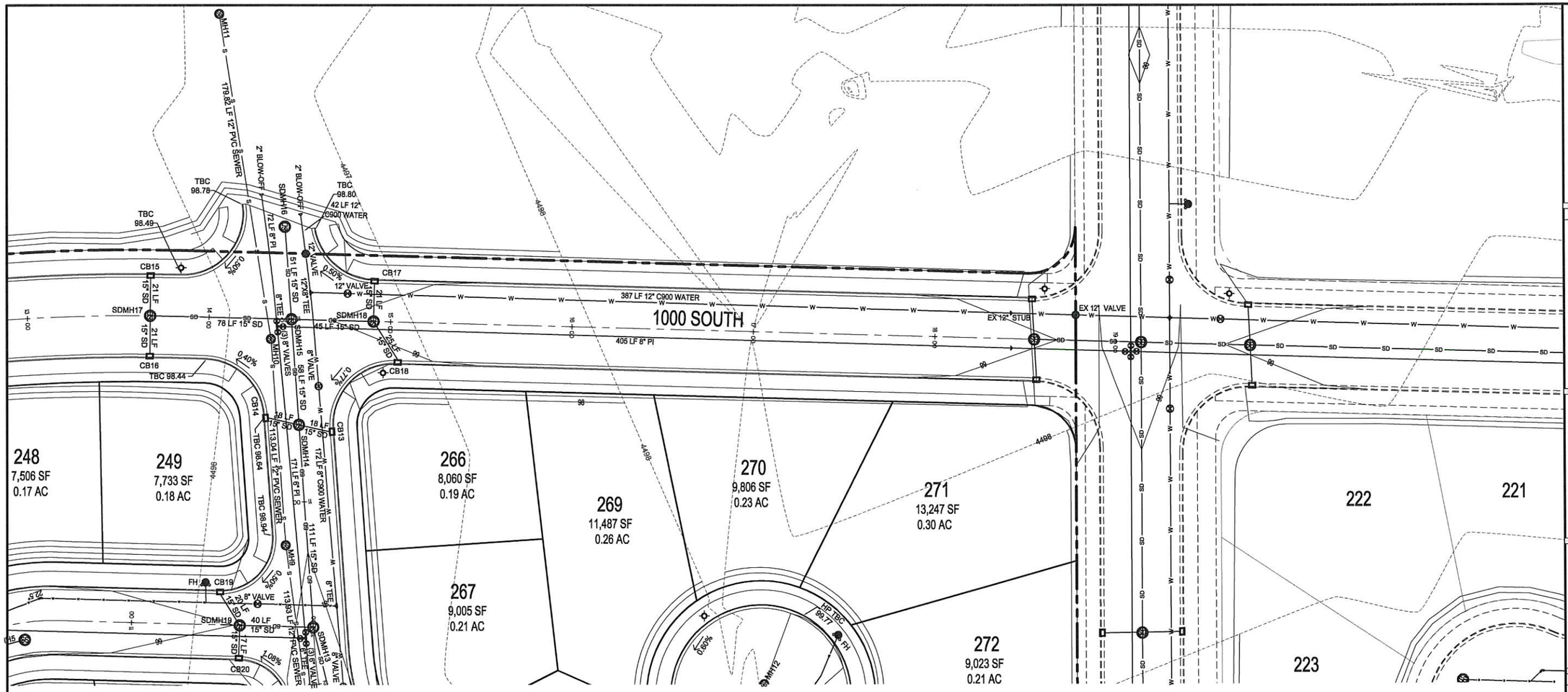
# DIXIE FARMS PLAT C

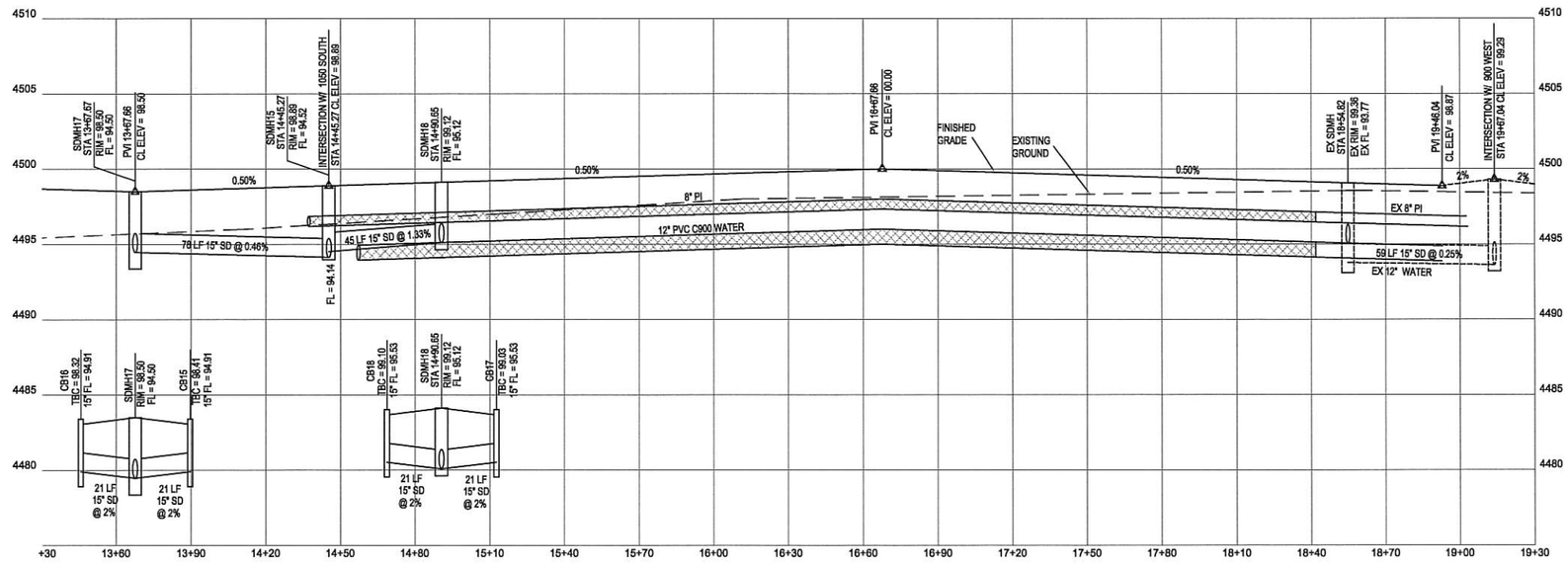
DESCRIPTION

FINAL PLAN

- NOT FOR - CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 SOUTH PROFILE | C8.1 |




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555 S. State Street, Suite 300
Orem, UT 84058
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DEVELOPMENT

**DIXIE FARMS PLAT C**

N

0 15 30 60 90

SCALE: 1"= 30'

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

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/29/2019 |

PROJECT

**DIXIE FARMS PLAT C**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 SOUTH PROFILE | C8.2 |




## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

## MAPPING LEGEND

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

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT C**

0 60 120 240 360
SCALE: 1"= 120'

berg CIVIL ENGINEERING
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cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/29/2019 |

PROJECT

**DIXIE FARMS PLAT C**

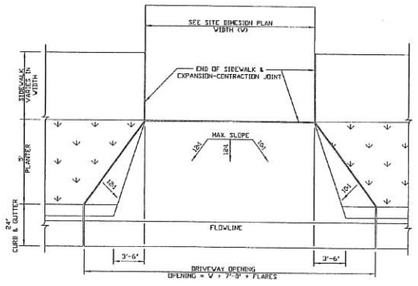
DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C9.1 |

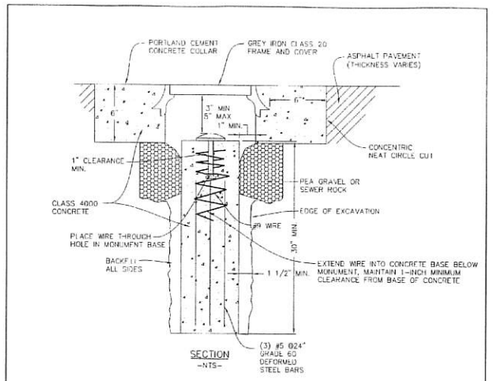
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.




FLARED DRIVE APPROACH WITH PLANTER
-NTS-

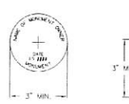
UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

| DRAWN: JRP | Northern Engineering & Surveying, Inc. | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO. 15.9 |
|---|---|---|---|---|
| REVISED: | 1040 E. 800 N. American Fork, Utah 84003 (801) 492-9995 | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

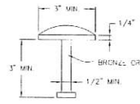



SECTION
-NTS-

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.



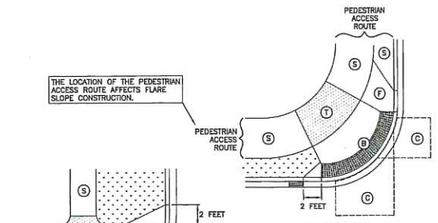

CAP PLAN
-NTS-




CAP SECTION
-NTS-

| DRAWN: JRP | Northern Engineering & Surveying, Inc. | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE | DRAWING NO. 15.28 |
|---|---|---|---|---|
| REVISED: | 1040 E. 800 N. American Fork, Utah 84003 (801) 492-9995 | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

## TURNING SPACE AT SIDEWALK LEVEL



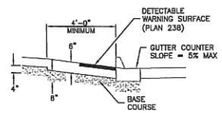

EXAMPLE A

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.

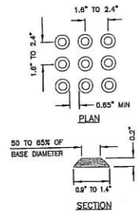
SLOPE TABLE

*Corner curb cut assembly*

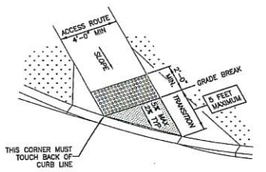
September 2011



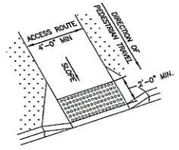
Plan 235 Sheet 1 of 4



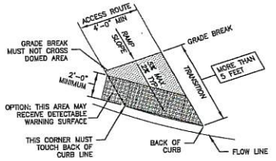

TRUNCATED DOME DETAIL




TRANSITION 1

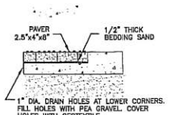



PERPENDICULAR ASSEMBLY

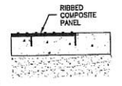



TRANSITION 2

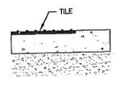
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T

*Detectable warning surface*

July 2011



Plan 238

DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

1000 W 1100 S

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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| NO. | DATE | DESCRIPTION | |
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| ACTION | DATE |
|---|---|
| | 1/22/2019 |

PROJECT

DIXIE FARMS SUBDIVISION

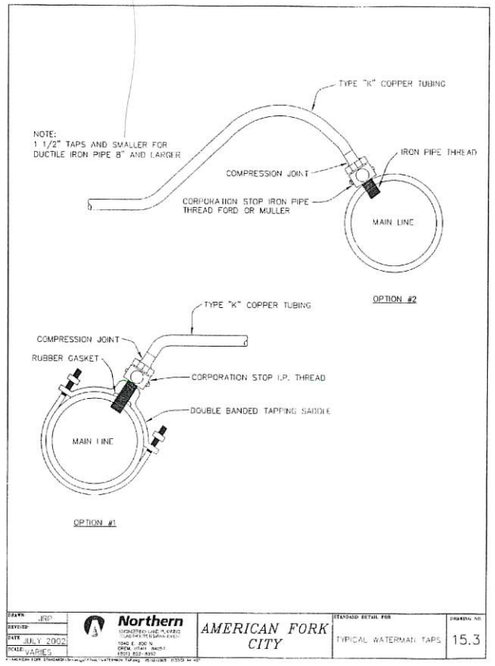
DESCRIPTION

FINAL PLAN

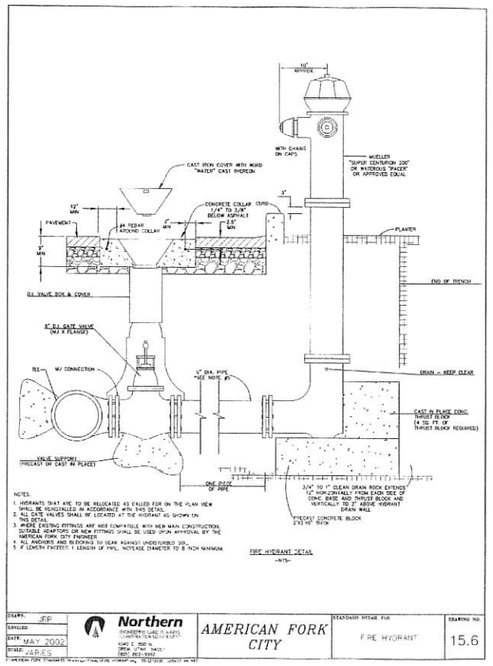
PRELIMINARY - NOT FOR CONSTRUCTION

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

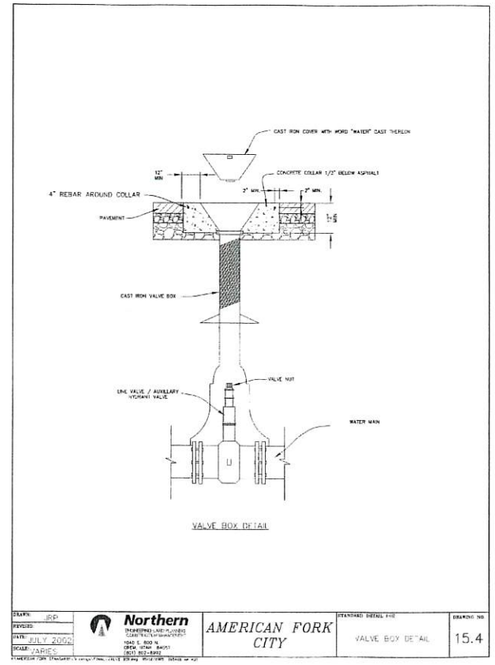
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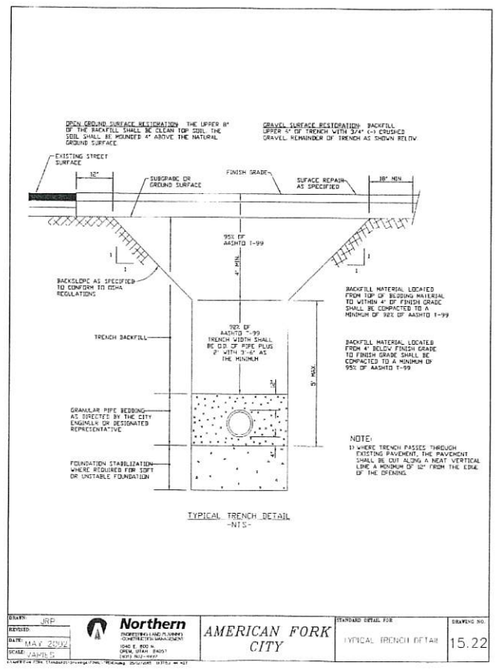

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAIN TAPS | DRAWING NO: 15.3 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO: 15.6 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO: 15.4 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




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

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| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

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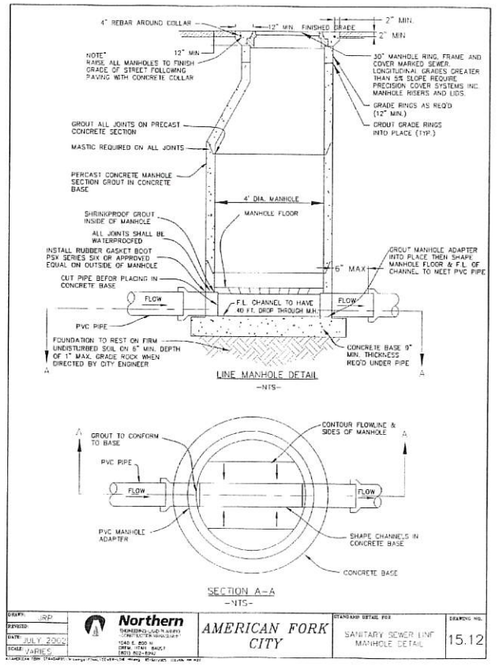
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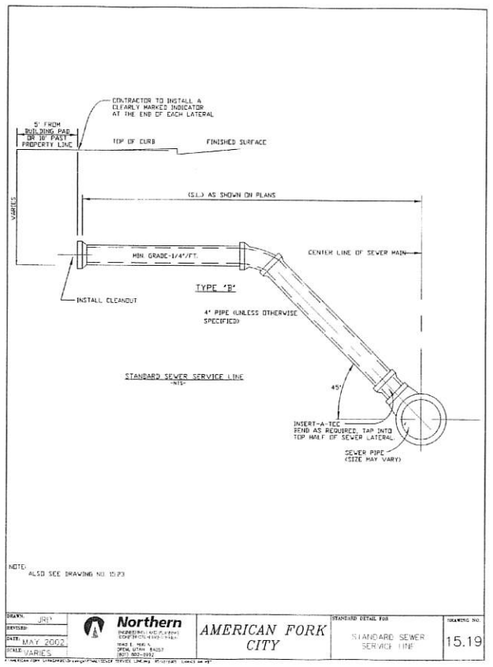
PRELIMINARY PLAN

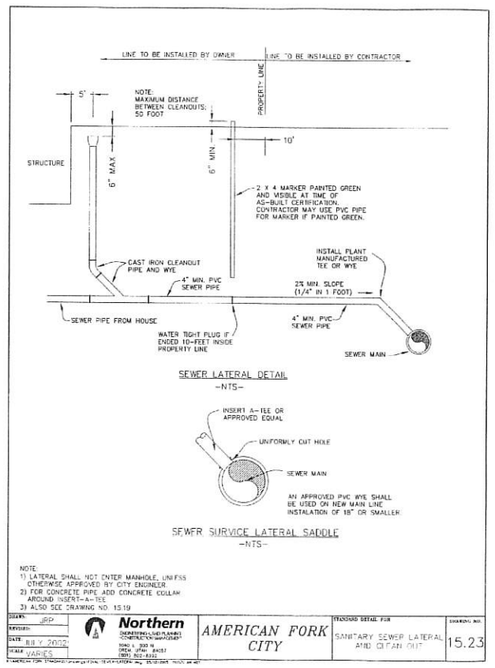
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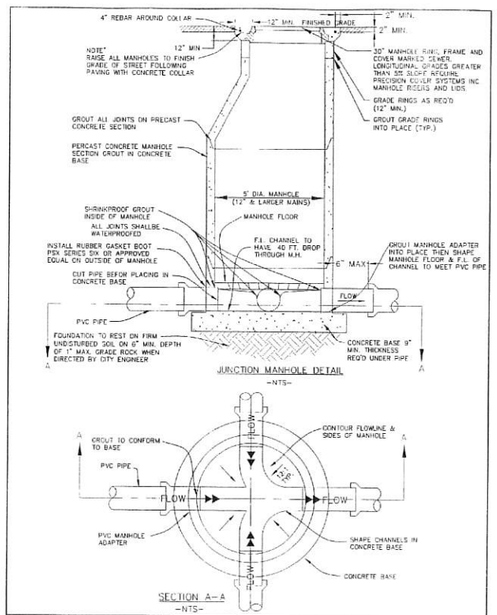
| SHEET NAME | SHEET NUMBER |
|---|---|
| WATER DETAILS | D2 |

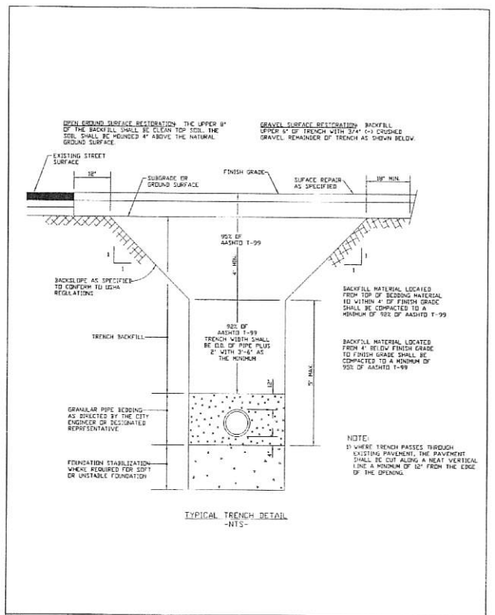
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| ACTION | DATE |
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| | 1/22/2019 |

PROJECT

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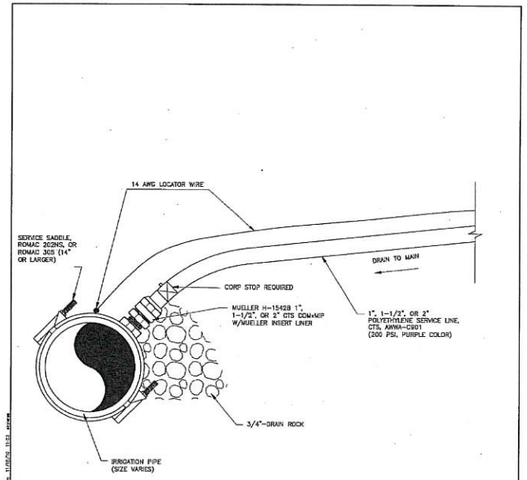
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

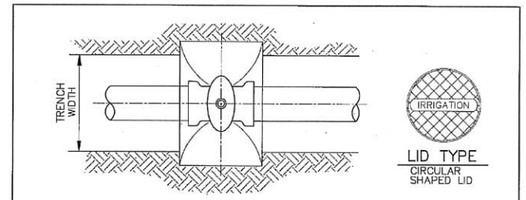
| SHEET NAME | SHEET NUMBER |
|---|---|
| SEWER & STORM DRAIN DETAILS | D3 |


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| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504358 |
| 1 1/2" CTS | 506138 |
| 2" CTS | 506141 |

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS 240 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: | | | | |

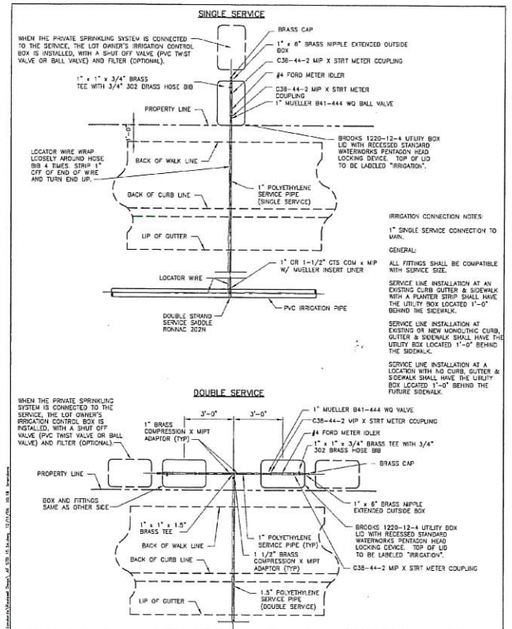



NOTES:

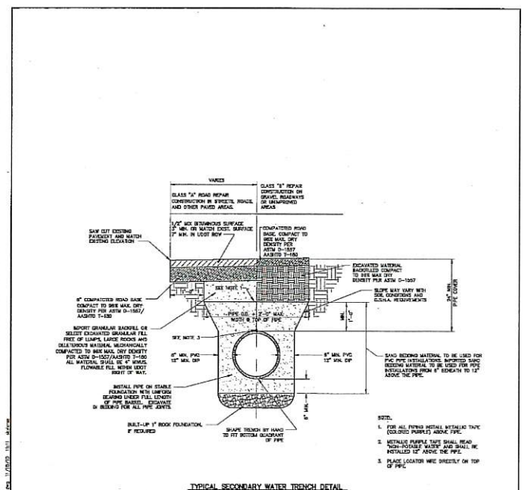
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS 240 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 | | | | |

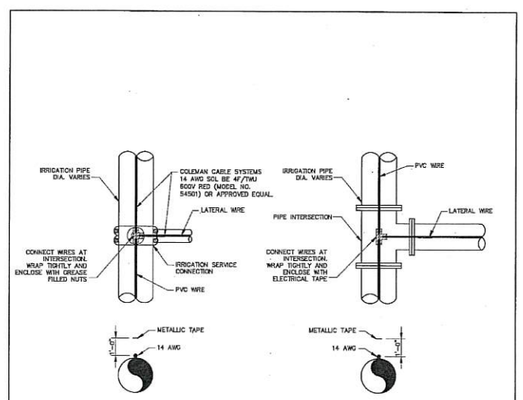



| DRAWN: | | | | |
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| REVISED: | HORROCKS ENGINEERS 240 ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
| DATE: | | | | |
| SCALE: | | | | |




TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS 240 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 & DI* INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DI* AT LEAST TWICE.

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS 240 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: | | | | |

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13734 S LINDA MARIE LN
RIVERTON, UT 84065

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cell (801) 616-1677

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| ACTION | DATE |
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| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

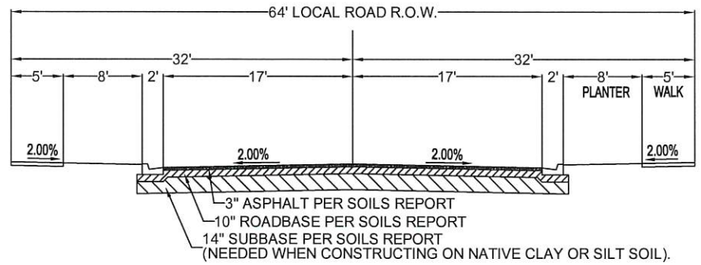
| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D4 |

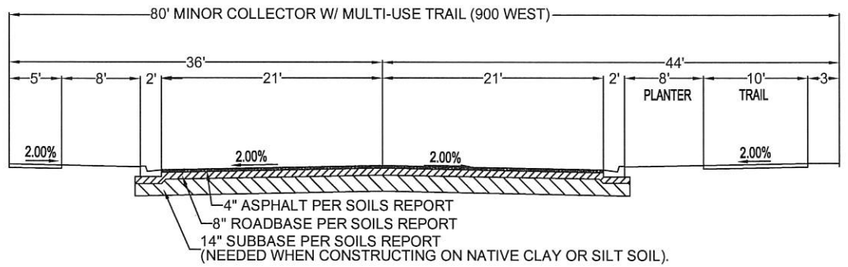
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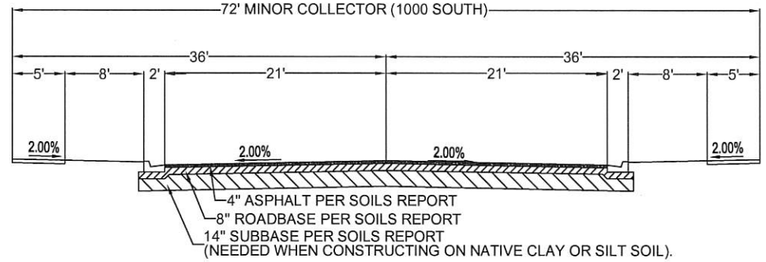
ROAD CROSS SECTION NOTES:

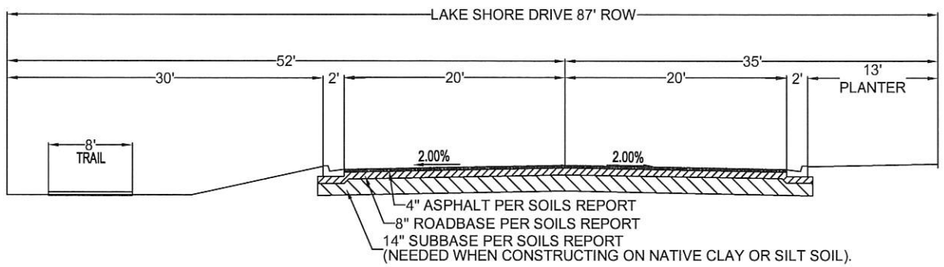
1. IF 14" OF SUBBASE IS NOT INCLUDED AS PART OF THE CROSS SECTION. THEN 16" OF ROADBASE IS REQUIRED PER THE SOILS REPORT.

2. ADDITIONAL REQUIREMENTS MAY BE NECESSARY PENDING PEER REVIEW OF THE GEOTECHNICAL REPORTS.




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| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |


Plotted by: brandonp Last XREF Saved: Plotted: Dwg Name: J:\dixie farms\civil\2018 set\d5-final civil_details.dwg

# DIXIE FARMS
# PLAT "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

13:069:0012
BUCKWALTER, BRADLEY K

13:068:0002
JONES

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES




## LEGEND

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

## VICINITY SKETCH

scale 1:1/2 MILE




## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 15.17 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

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

S 89°52'20" W 3794.36' — BASIS OF BEARING N 89°52'20" E (2651.87') — N 1/4 SEC 27 T5S, R1E, SLB&M — NE COR SEC 27 T5S, R1E, SLB&M

60 0 60 120 180

SCALE 1"=60'

## REFERENCE DOCUMENTS:

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

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

SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER
Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 818-1877

## 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 S89°52'20"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 09°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'36" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 164.74 FEET; THENCE ALONG THE ARC OF A 1038.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'06" AND LONG CHORD BEARS S87°11'16"W 158.57 FEET); THENCE SOUTH 82°47'55" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 949.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°27'16" AND LONG CHORD BEARS N30°43'17"W 906.18 FEET); THENCE NORTH 01°05'13" EAST 271.37 FEET; THENCE SOUTH 88°26'57" EAST 161.74 FEET; THENCE SOUTH 89°53'59" EAST 247.36 FEET; THENCE SOUTH 10°58'14" EAST 68.58 FEET; THENCE SOUTH 47°45'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 64.02 FEET; THENCE SOUTH 43°14'59" EAST 86.77 FEET; THENCE SOUTH 39°55'54" EAST 75.91 FEET; THENCE SOUTH 36°32'59" EAST 73.21 FEET; THENCE SOUTH 32°06'23" EAST 49.78 FEET; THENCE SOUTH 29°51'37" EAST 90.00 FEET; THENCE SOUTH 26°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'06" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING.

AREA = 498,884 SF OR 11.45 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 37

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

## ACKNOWLEDGMENT

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

17/19 I:\My Drive\Berg Civil\2019\Reid\DF-Final DDF_Final_PLAT D.dwg



DIXIE FARMS
PLAT "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 1036.00 | 158.27 | 08°45'10" | 158.57 | S87°11'16"W |
| C2 | 900.00 | 949.62 | 60°27'16" | 906.18 | N39°43'17"W |
| C3 | 952.00 | 1024.37 | 61°39'05" | 975.66 | N40°11'40"W |
| C4 | 1372.50 | 145.93 | 06°05'32" | 145.87 | N10°22'21"W |
| C5 | 1372.50 | 129.83 | 05°25'11" | 129.78 | N16°07'43"W |
| C6 | 100.00 | 131.49 | 75°20'26" | 122.22 | N57°26'23"W |
| C7 | 1131.00 | 528.54 | 26°46'32" | 523.75 | N33°09'26"W |
| C8 | 1131.00 | 300.60 | 15°13'41" | 299.71 | N54°09'33"W |
| C9 | 150.00 | 145.92 | 55°44'10" | 140.23 | N33°54'18"W |
| C10 | 20.00 | 28.15 | 80°38'04" | 25.88 | N48°07'53"W |
| C11 | 1404.50 | 83.73 | 03°24'56" | 83.72 | N09°31'20"W |
| C12 | 15.00 | 25.16 | 96°07'12" | 22.32 | N36°49'48"E |
| C13a | 15.00 | 21.85 | 83°26'39" | 19.97 | S53°23'16"E |
| C13b | 1340.50 | 72.68 | 03°06'23" | 72.67 | S10°06'45"E |
| C14 | 20.00 | 34.95 | 100°06'38" | 30.67 | S41°29'45"W |
| C15 | 1036.00 | 70.51 | 03°53'59" | 70.50 | S89°36'05"W |
| C16 | 1036.00 | 75.02 | 04°08'55" | 75.00 | S85°34'38"W |
| C17 | 1036.00 | 12.74 | 00°42'16" | 12.74 | S83°09'02"W |
| C18 | 132.00 | 18.25 | 07°55'12" | 18.23 | S88°51'00"W |
| C19 | 15.00 | 10.34 | 39°30'27" | 10.14 | S73°03'23"W |
| C20a | 63.00 | 152.31 | 138°30'55" | 117.83 | N57°26'23"W |
| C20b | 63.00 | 46.14 | 41°57'55" | 45.12 | S74°17'07"W |
| C21 | 63.00 | 38.77 | 35°15'43" | 38.16 | N67°06'04"W |
| C22a | 30.00 | 45.18 | 86°16'45" | 41.03 | N54°03'43"W |
| C22b | 30.00 | 30.13 | 57°32'49" | 28.88 | N68°25'41"W |
| C23 | 30.00 | 15.04 | 28°43'56" | 14.89 | N25°17'19"W |
| C24a | 987.00 | 1046.55 | 60°45'09" | 998.20 | N41°17'55"W |
| C24b | 987.00 | 95.58 | 05°32'53" | 95.54 | N13°41'47"W |
| C25 | 63.00 | 35.61 | 32°23'06" | 35.14 | N33°16'39"W |
| C26 | 987.00 | 67.50 | 03°55'06" | 67.49 | N18°25'47"W |
| C27 | 63.00 | 31.78 | 28°54'10" | 31.44 | N02°38'01"W |
| C28 | 15.00 | 10.34 | 39°30'27" | 10.14 | N07°56'09"W |
| C29 | 132.00 | 18.25 | 07°55'12" | 18.23 | N23°43'46"W |
| C30a | 1099.00 | 805.68 | 42°00'13" | 787.76 | N40°46'17"W |
| C30b | 1099.00 | 11.88 | 00°37'10" | 11.88 | N20°04'45"W |
| C31 | 987.00 | 64.01 | 03°42'57" | 64.00 | N22°14'49"W |
| C32 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N22°14'49"W |
| C33 | 987.00 | 64.01 | 03°42'57" | 64.00 | N25°57'46"W |
| C34 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N25°57'46"W |
| C35 | 987.00 | 64.01 | 03°42'57" | 64.00 | N29°40'43"W |
| C36 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N29°40'43"W |
| C37 | 987.00 | 64.01 | 03°42'57" | 64.00 | N33°23'40"W |
| C38 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N33°23'40"W |
| C39 | 987.00 | 64.01 | 03°42'57" | 64.00 | N37°06'37"W |
| C40 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N37°06'37"W |
| C41 | 987.00 | 64.01 | 03°42'57" | 64.00 | N40°49'35"W |
| C42 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N40°49'35"W |
| C43 | 987.00 | 64.01 | 03°42'57" | 64.00 | N44°32'32"W |
| C44 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N44°32'32"W |
| C45 | 987.00 | 64.01 | 03°42'57" | 64.00 | N48°15'29"W |
| C46 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N48°15'29"W |
| C47 | 987.00 | 64.01 | 03°42'57" | 64.00 | N51°58'26"W |
| C48 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N51°58'26"W |
| C49 | 987.00 | 64.01 | 03°42'57" | 64.00 | N55°41'23"W |
| C50 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N55°41'23"W |
| C51 | 987.00 | 64.01 | 03°42'57" | 64.00 | N59°24'20"W |
| C52 | 1099.00 | 71.28 | 03°42'57" | 71.26 | N59°24'20"W |
| C53 | 987.00 | 70.14 | 04°04'17" | 70.12 | N63°17'57"W |
| C54 | 1099.00 | 9.77 | 00°30'34" | 9.77 | N61°31'06"W |
| C55 | 182.00 | 26.83 | 08°26'44" | 26.80 | N57°33'01"W |
| C56 | 15.00 | 11.32 | 43°13'35" | 11.05 | N74°56'26"W |
| C57 | 63.00 | 26.39 | 23°59'56" | 26.20 | N84°33'15"W |
| C58 | 987.00 | 109.21 | 06°20'24" | 109.16 | N68°30'18"W |
| C59a | 63.00 | 140.94 | 128°10'45" | 113.33 | N32°27'51"W |
| C59b | 63.00 | 39.66 | 36°04'13" | 39.01 | N54°31'11"W |
| C60 | 63.00 | 39.66 | 36°04'13" | 39.01 | N18°26'58"W |
| C61 | 63.00 | 35.23 | 32°02'23" | 34.77 | N15°36'20"E |
| C62 | 15.00 | 11.32 | 43°13'35" | 11.05 | N10°00'44"E |
| C63 | 182.00 | 21.93 | 06°54'14" | 21.92 | N08°08'56"W |
| C64 | 118.00 | 110.86 | 53°49'49" | 106.83 | S34°51'29"E |
| C65a | 1163.00 | 263.96 | 13°00'15" | 263.39 | S55°16'16"E |
| C65b | 1163.00 | 4.06 | 00°11'59" | 4.06 | S61°40'23"E |
| C66 | 1163.00 | 68.54 | 03°22'36" | 68.53 | S59°53'06"E |
| C67 | 1163.00 | 67.80 | 03°20'25" | 67.79 | S56°31'35"E |
| C68 | 1163.00 | 67.31 | 03°18'58" | 67.30 | S53°11'53"E |
| C69 | 1163.00 | 56.25 | 02°46'15" | 56.24 | S50°09'16"E |
| C70 | 15.00 | 22.56 | 86°09'17" | 20.49 | N86°09'13"E |
| C71 | 15.00 | 23.37 | 89°16'13" | 21.08 | S00°26'28"W |
| C72b | 1163.00 | 61.04 | 03°00'25" | 61.03 | S42°41'26"E |
| C72a | 1163.00 | 495.78 | 24°25'29" | 492.03 | S31°58'54"E |
| C73 | 1163.00 | 68.51 | 03°22'31" | 68.50 | S39°29'58"E |
| C74 | 1163.00 | 70.51 | 03°28'25" | 70.50 | S36°04'30"E |
| C75 | 1163.00 | 70.51 | 03°28'25" | 70.50 | S32°36'05"E |
| C76 | 1163.00 | 70.51 | 03°28'25" | 70.50 | S29°07'39"E |
| C77 | 1163.00 | 70.51 | 03°28'25" | 70.50 | S25°39'14"E |
| C78 | 1163.00 | 71.55 | 03°31'29" | 71.53 | S22°09'16"E |
| C79 | 1163.00 | 12.64 | 00°37'23" | 12.64 | S20°04'51"E |
| C80 | 68.00 | 89.42 | 75°20'26" | 83.11 | S57°26'23"E |
| C81 | 15.00 | 26.35 | 100°39'59" | 23.09 | N34°33'25"E |
| C82 | 1340.50 | 85.97 | 03°40'28" | 85.95 | N17°36'48"W |
| C83 | 1404.50 | 78.30 | 03°11'39" | 78.29 | S16°39'34"E |
| C84 | 15.00 | 20.95 | 80°02'51" | 19.29 | S55°05'10"E |



# DIXIE FARMS
# PLAT "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

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

## TABULATIONS

| | |
|---|---|
| ZONE = | PR-3.0 / SP |
| TOTAL AREA = | 11.45 AC |
| AREA OF EXISTING ROADS = | 0.00 AC |
| AREA OF CITY OPENSPACE = | 0.00 AC |
| NET DEVELOPABLE AREA = | 11.45 AC |
| AREA OF NEW ROADS = | 4.71 AC |
| AREA IN LOTS = | 6.74 AC |
| NUMBER OF LOTS = | 37 LOTS |
| AVERAGE LOT SIZE = | 7,939 SF |

### PLAT D

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 0 |
| 9,000 SF | 7 |
| 7,500 SF | 30 |
| | 37 LOTS |

### OVERALL PROJECT

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 32 |
| 9,000 SF | 116 |
| 7,500 SF | 170 |
| | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (MAT SACCO) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX


| | |
|---|---|
| C0 | COVER |
| C1.1 - C1.4 | LAYOUT PLAN |
| C2.1 - C2.3 | UTILITY PLAN |
| C3.1 - C3.3 | GRADING PLAN |
| C4.1 - C4.2 | LAKE SHORE DRIVE PLAN & PROFILE |
| C5.1 - C5.2 | 1100 WEST PLAN & PROFILE |
| C6.1 | 1000 WEST PLAN & PROFILE |
| C7.1 | 930 SOUTH PLAN & PROFILE |
| C8.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |


## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED1 N 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
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

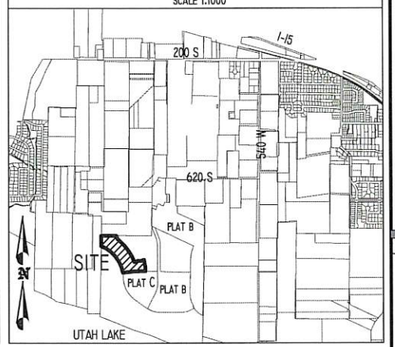
THENCE SOUTH 09°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'36" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 164.74 FEET; THENCE ALONG THE ARC OF A 1036.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'10" AND LONG CHORD BEARS S87°11'16"W 158.57 FEET); THENCE SOUTH 82°47'56" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 949.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°27'16" AND LONG CHORD BEARS N39°43'17"W 906.18 FEET); THENCE NORTH 01°05'13" EAST 271.37 FEET; THENCE SOUTH 89°26'57" EAST 161.74 FEET; THENCE SOUTH 89°53'59" EAST 247.36 FEET; THENCE SOUTH 10°58'14" EAST 68.58 FEET; THENCE SOUTH 47°45'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 64.02 FEET; THENCE SOUTH 43°14'59" EAST 86.77 FEET; THENCE SOUTH 38°55'54" EAST 75.61 FEET; THENCE SOUTH 36°32'59" EAST 73.21 FEET; THENCE SOUTH 29°51'38" EAST 90.00 FEET; THENCE SOUTH 26°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'06" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING.

AREA = 498,884 SF OR 11.45 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

## VICINITY SKETCH

SCALE 1:1000








ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099


DEVELOPMENT

# DIXIE FARMS PLAT D

SCALE: 1"= 200'


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


| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

# DIXIE FARMS PLAT D

DESCRIPTION

FINAL PLAN

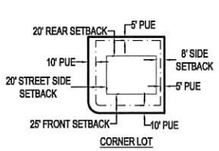
- NOT FOR -
- CONSTRUCTION -

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

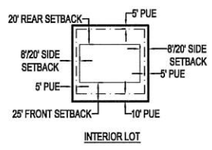
## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 1036.00 | 158.27 | 08°45'10" | 158.57 | S87°11'16"W |
| C2 | 900.00 | 949.62 | 60°27'16" | 903.18 | N39°43'17"W |

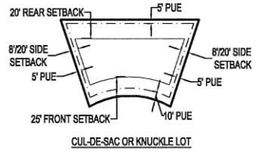
## TYPICAL SETBACK & P.U.E. DETAILS



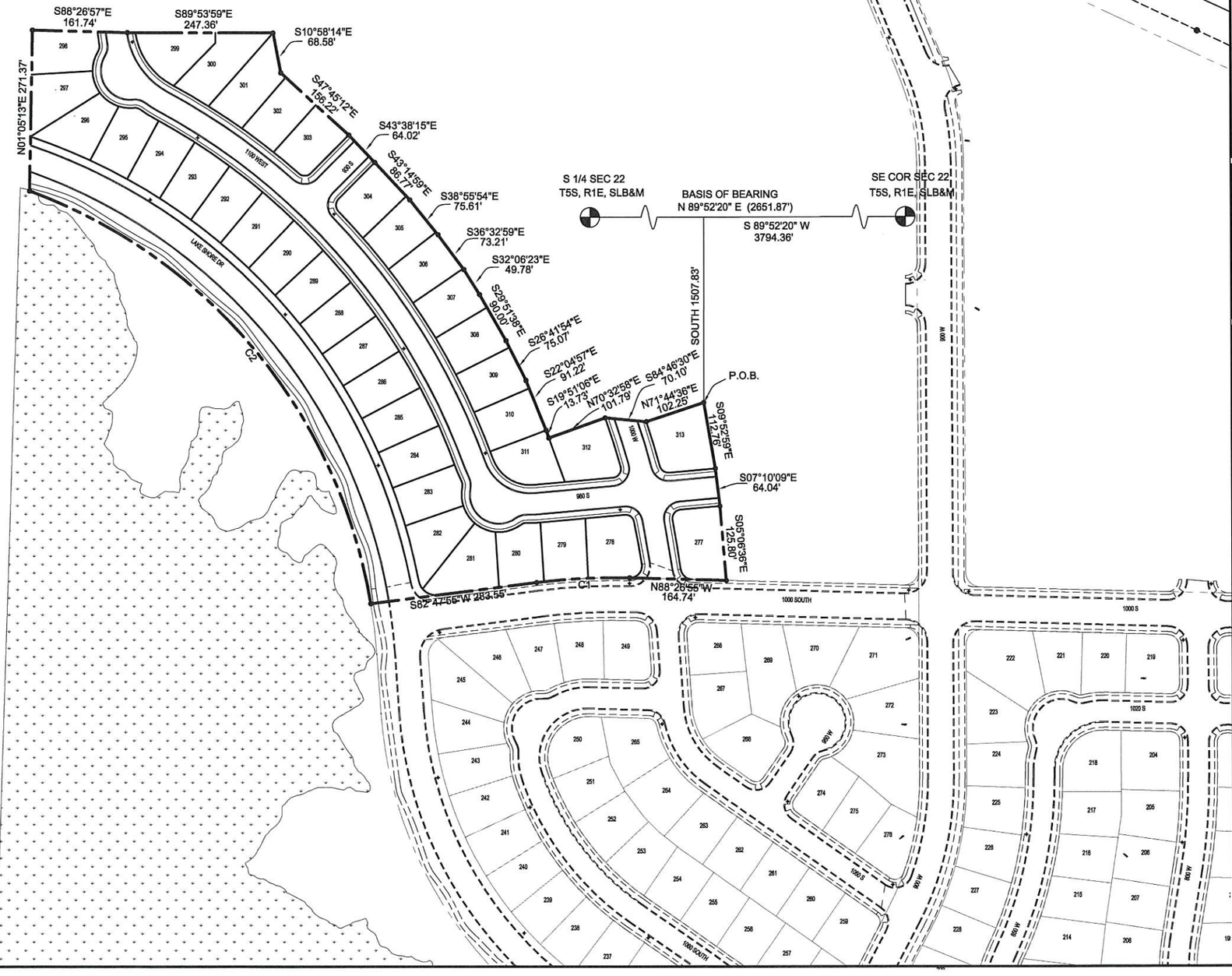
CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT





ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099


DEVELOPMENT

# DIXIE FARMS PLAT D

0 50 100 200 300
SCALE: 1"= 100'


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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| NO. | DATE | DESCRIPTION | |
| 1 | 1/22/19 | 1ST SUBMITTAL | |
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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

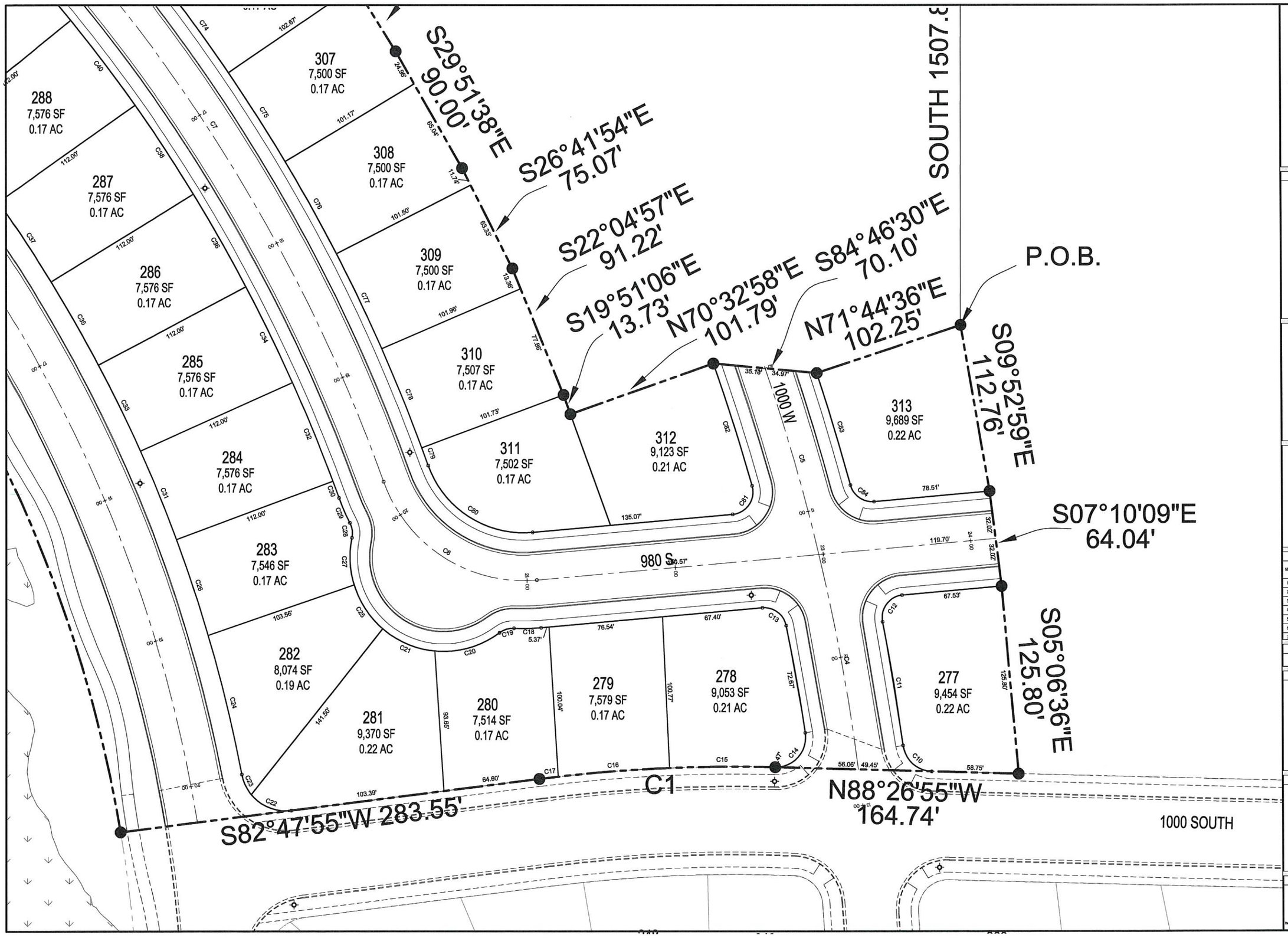
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

- NOT FOR - - CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.1 |




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555 S. State Street, Suite 300
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DEVELOPMENT

**DIXIE FARMS PLAT D**

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

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

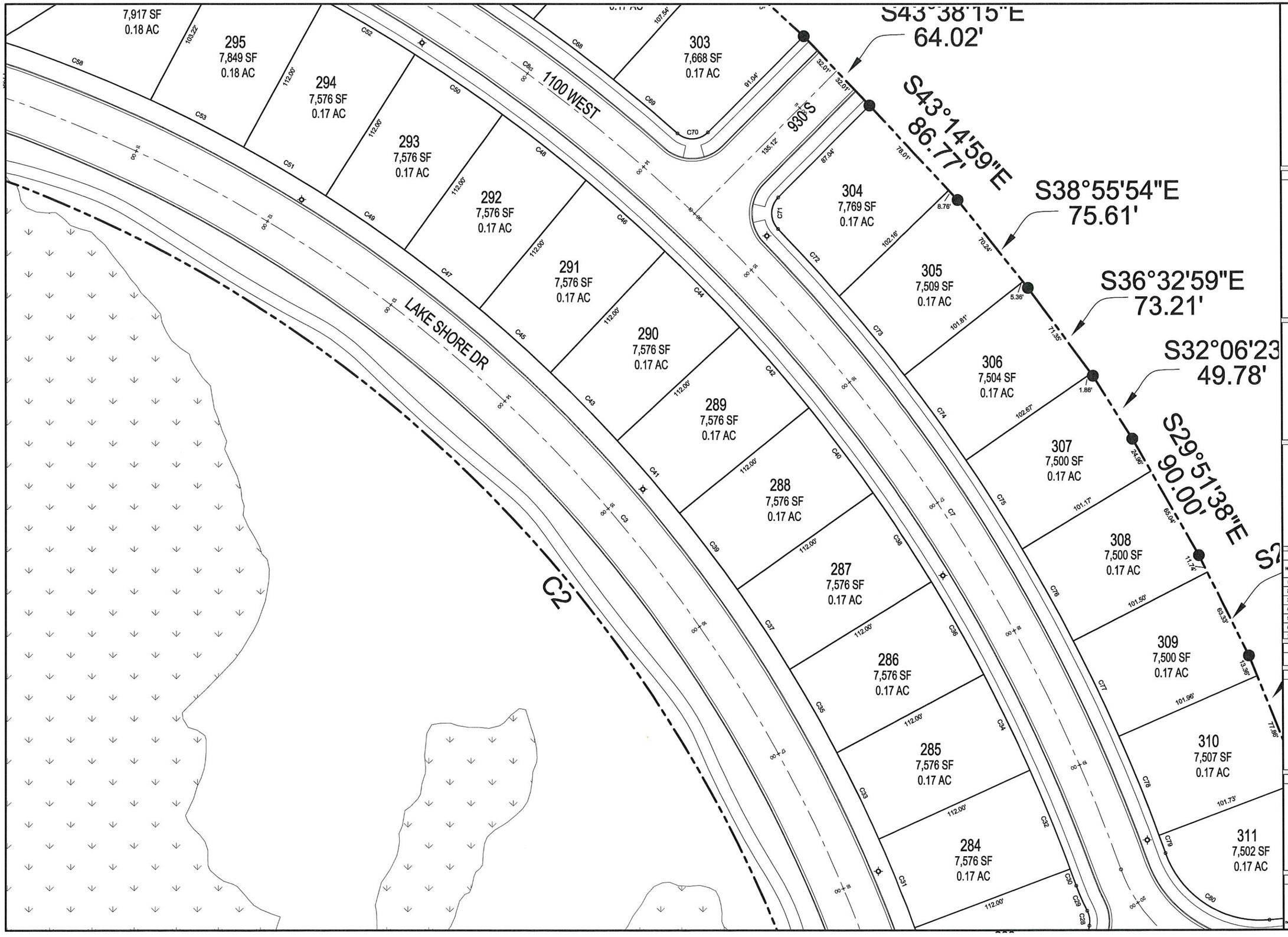
**DIXIE FARMS PLAT D**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.2 |




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DEVELOPMENT

**DIXIE FARMS PLAT D**

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

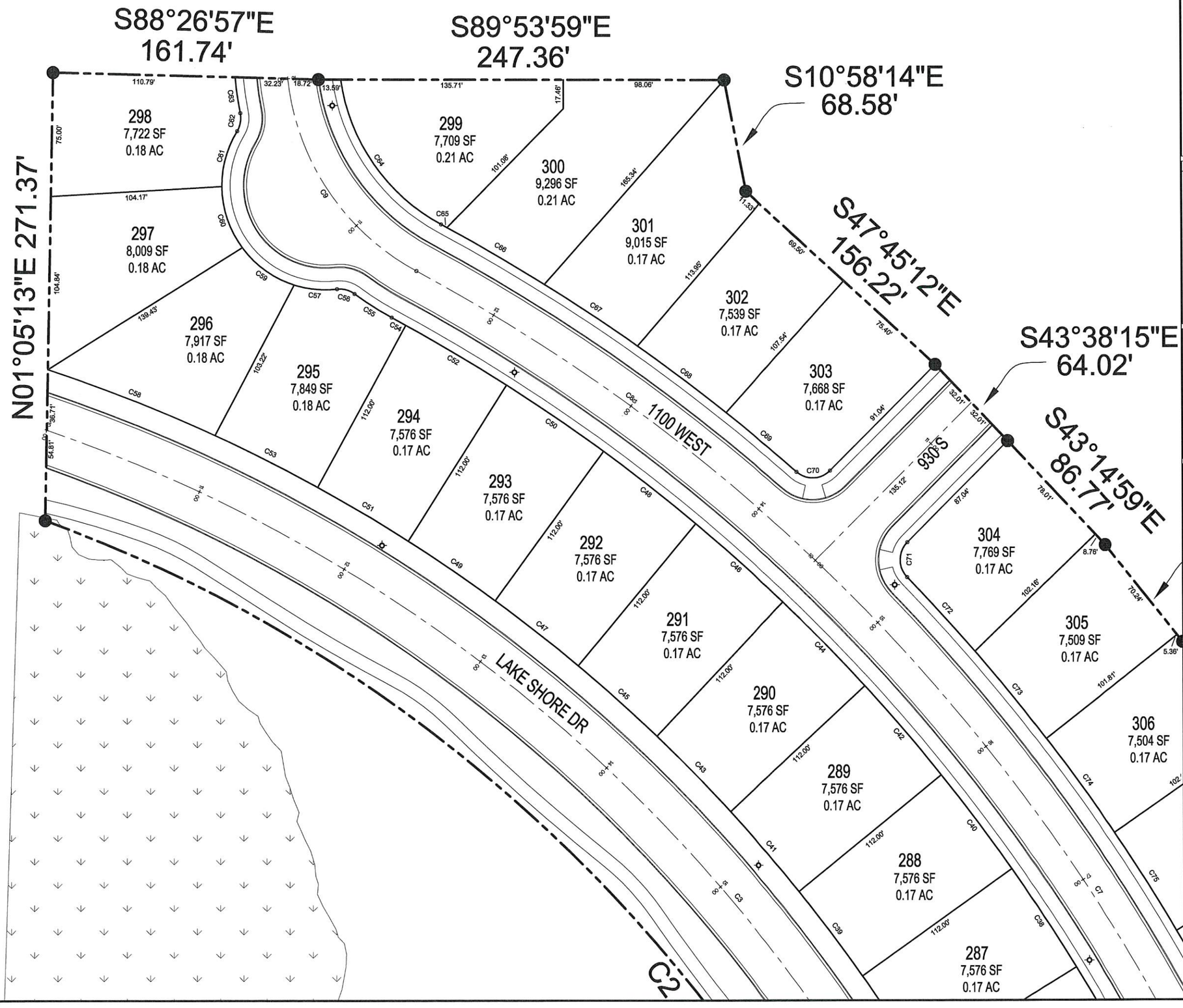
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.3 |




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DEVELOPMENT

**DIXIE FARMS PLAT D**

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

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

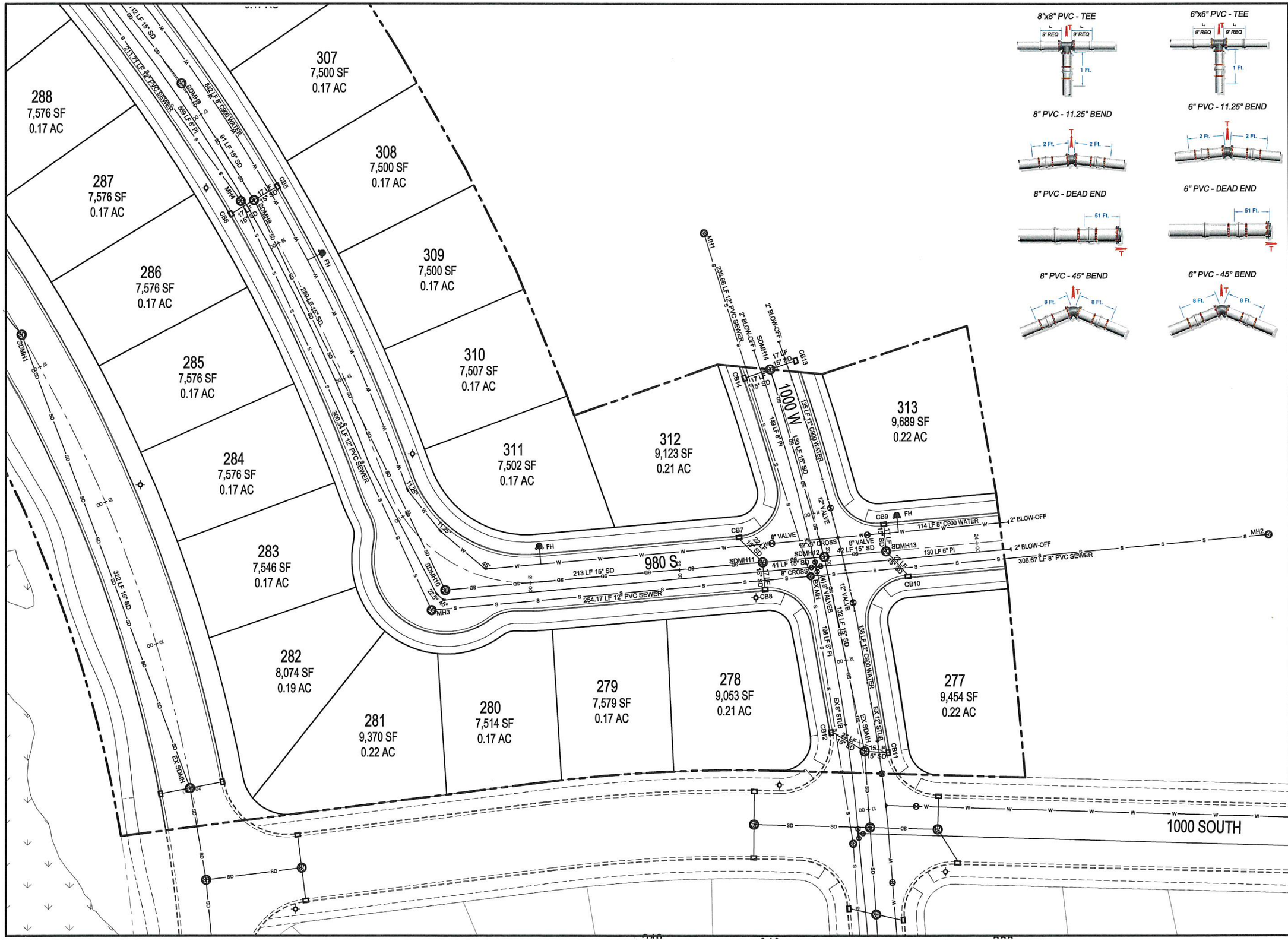
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.4 |




8"x8" PVC - TEE




6"x6" PVC - TEE




8" PVC - 11.25° BEND




6" PVC - 11.25° BEND




8" PVC - DEAD END




6" PVC - DEAD END




8" PVC - 45° BEND




6" PVC - 45° BEND




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DEVELOPMENT

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

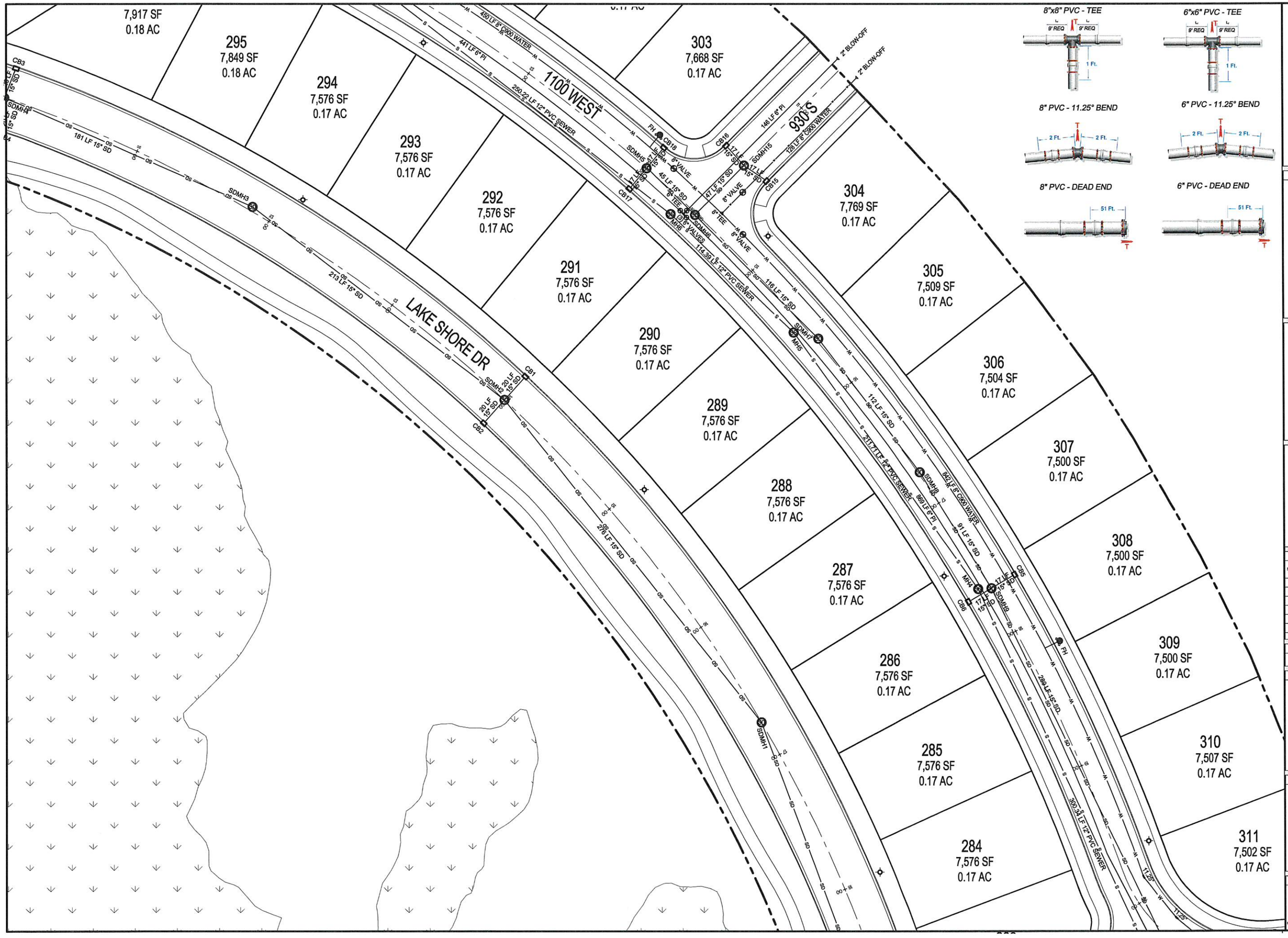
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

- NOT FOR - - CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |




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DEVELOPMENT

**DIXIE FARMS PLAT D**

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT D**

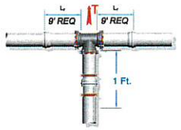
DESCRIPTION

**FINAL PLAN**

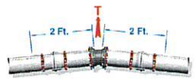
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |

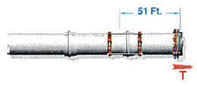
8"x8" PVC - TEE



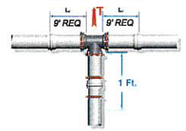

8" PVC - 11.25° BEND



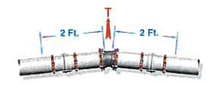

8" PVC - DEAD END



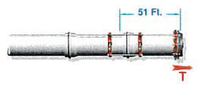

6"x6" PVC - TEE

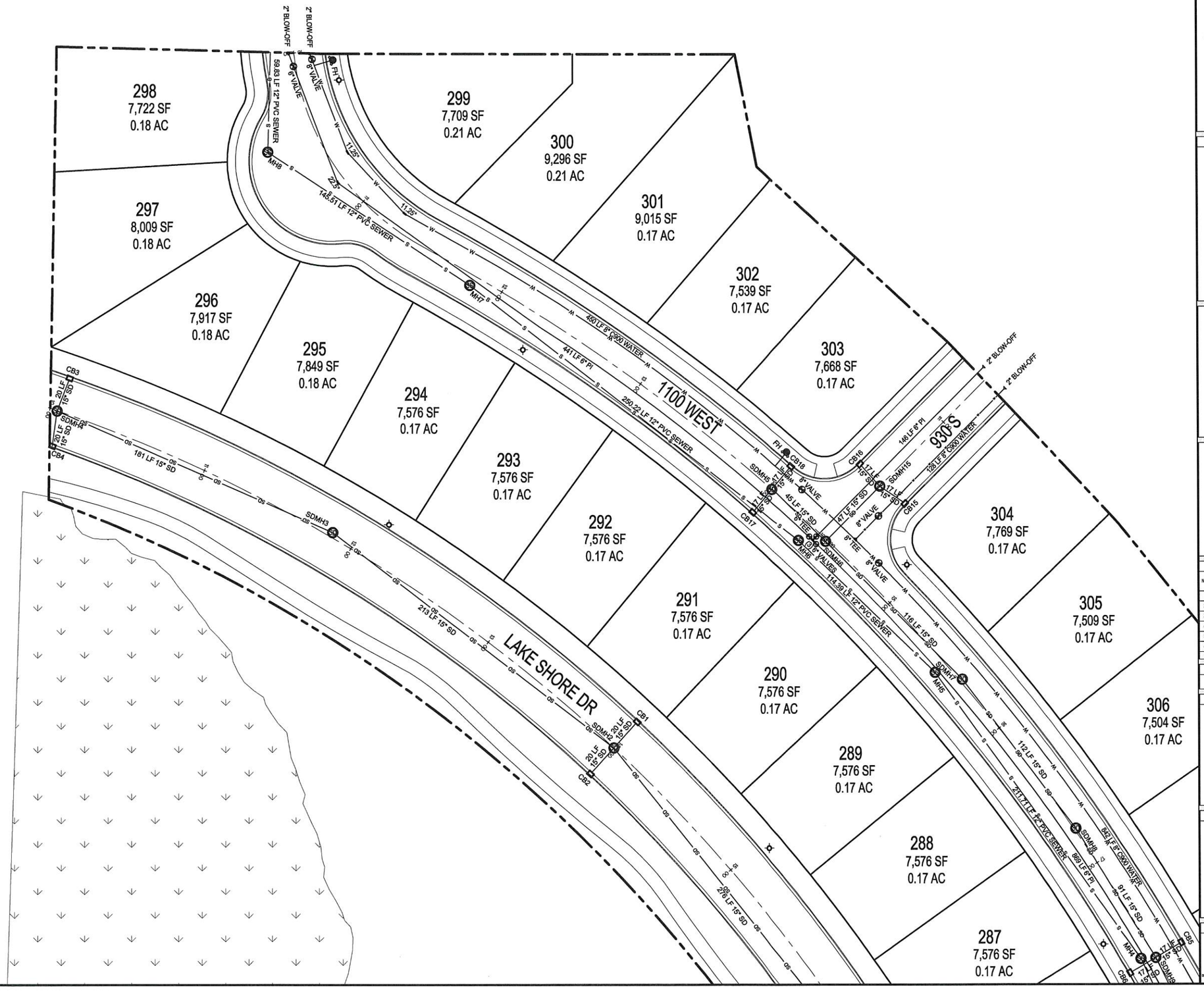



6" PVC - 11.25° BEND




6" PVC - DEAD END




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DEVELOPMENT

# DIXIE FARMS PLAT D

N

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SCALE: 1"= 30'

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

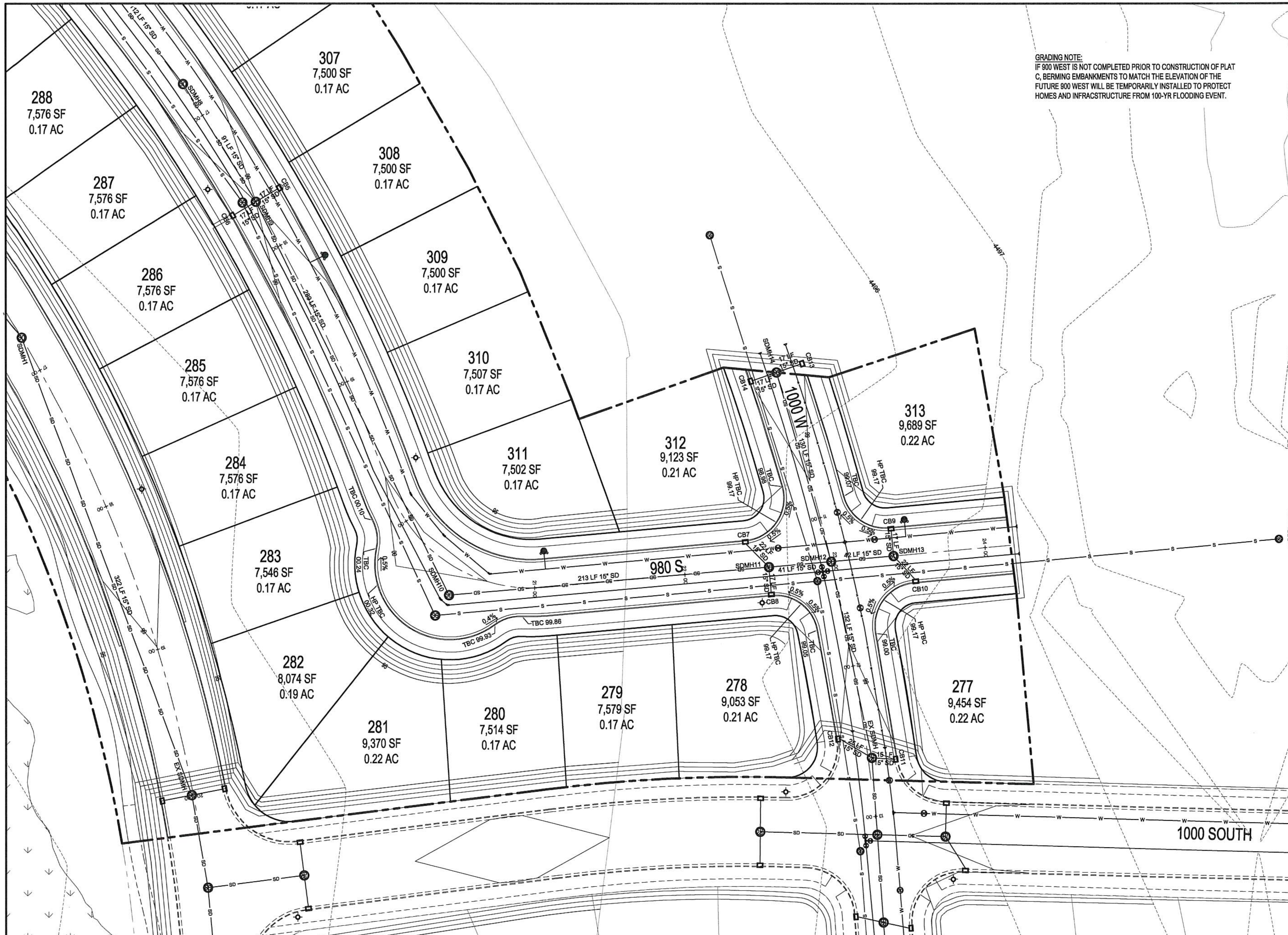
# DIXIE FARMS PLAT D

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |




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DEVELOPMENT

# DIXIE FARMS PLAT D

SCALE: 1"= 30'

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

DIXIE FARMS PLAT D

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

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DEVELOPMENT

# DIXIE FARMS PLAT D

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

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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

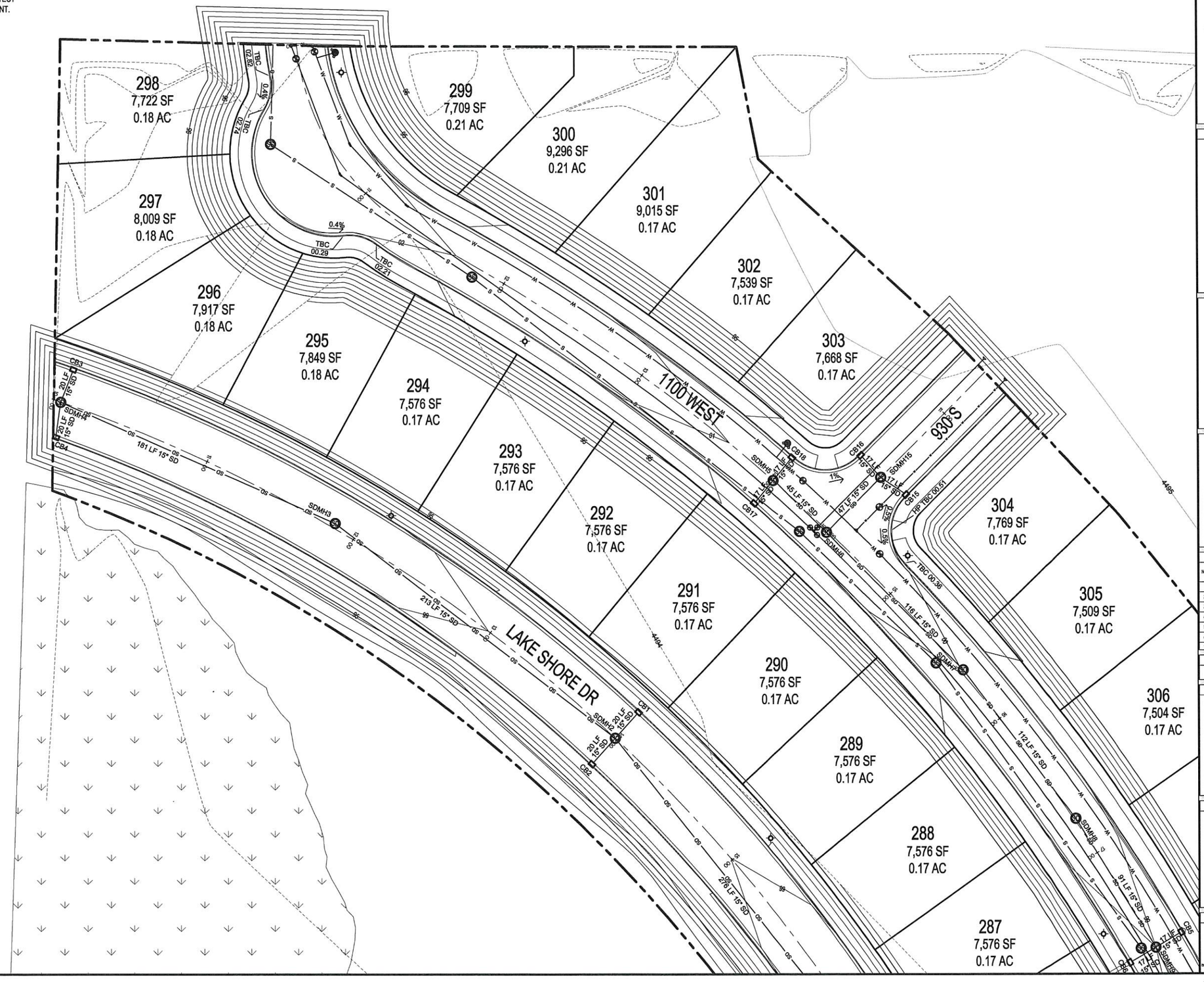
# DIXIE FARMS PLAT D

DESCRIPTION

FINAL PLAN
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.




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DEVELOPMENT

# DIXIE FARMS PLAT D

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SCALE: 1"= 30'

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| FINAL PLAN | 3/18/19 |

PROJECT

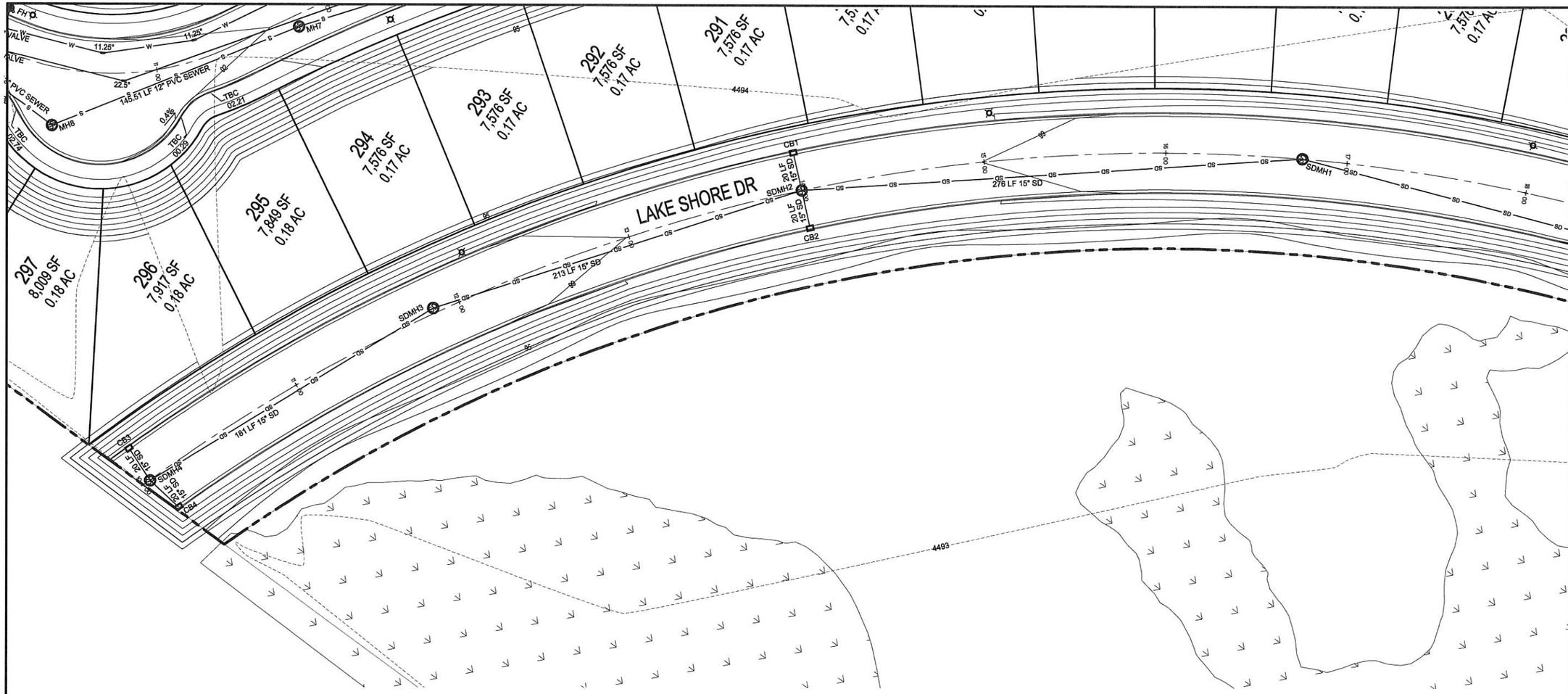
# DIXIE FARMS PLAT D

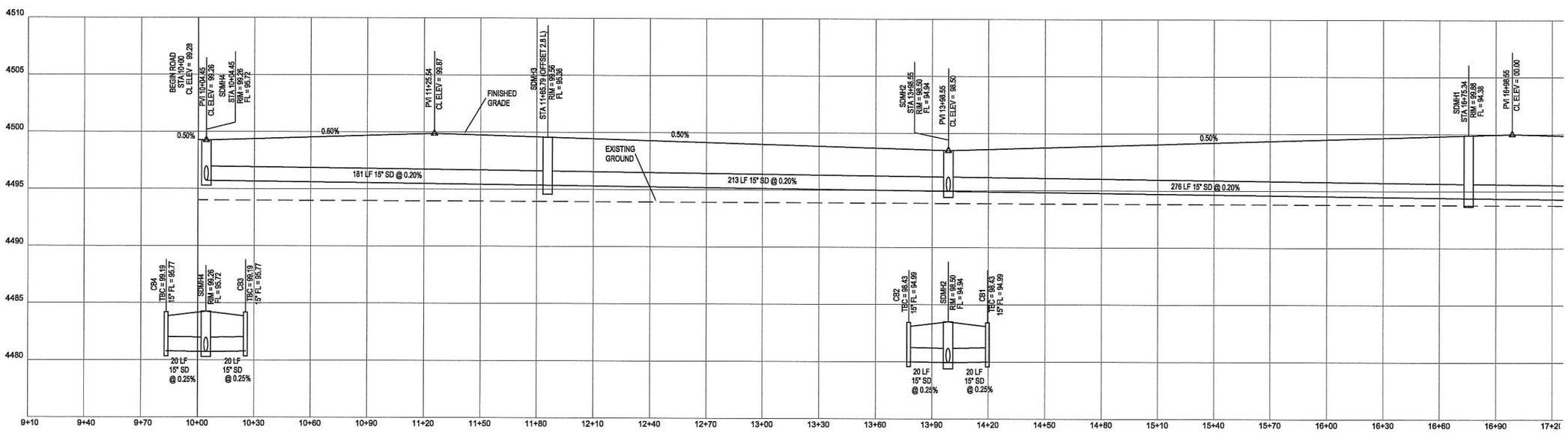
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.3 |




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DEVELOPMENT

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| FINAL PLAN | 3/18/19 |

PROJECT

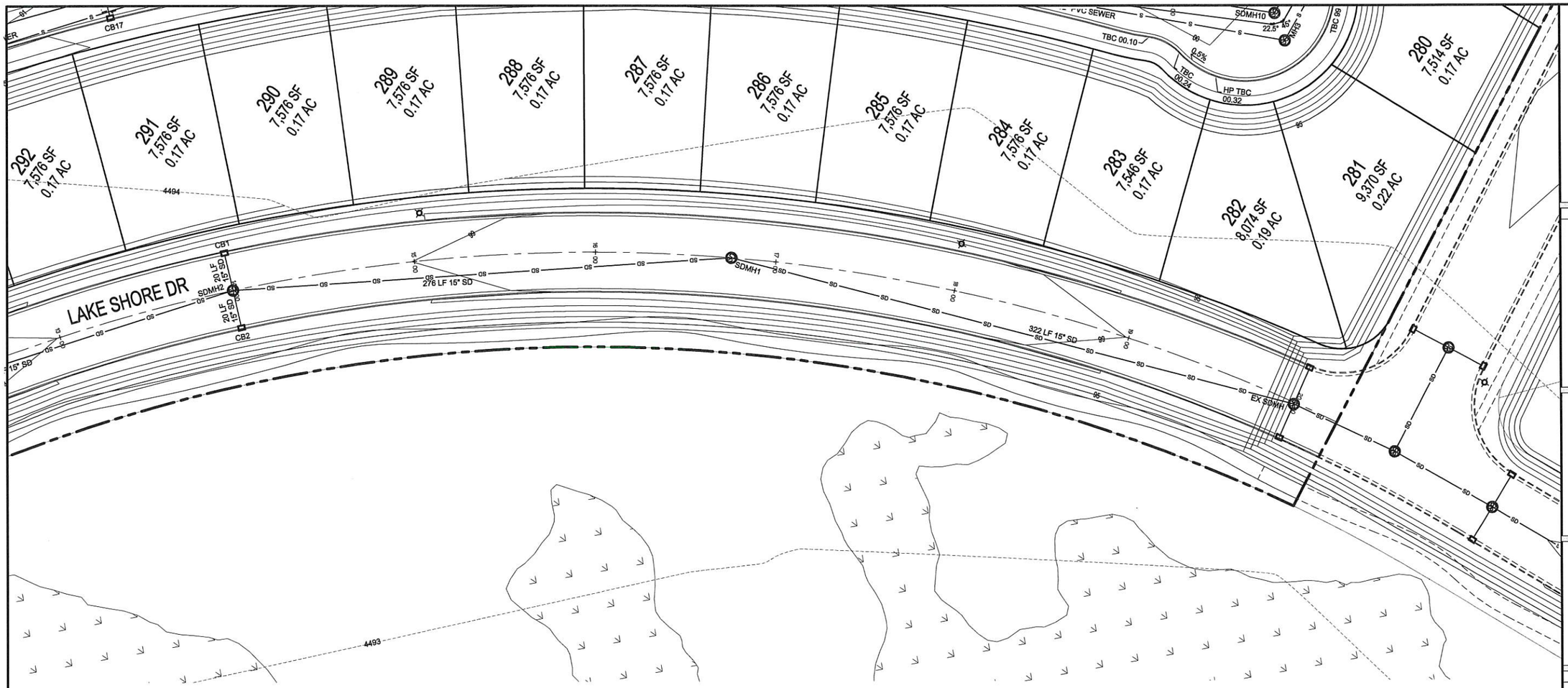
# DIXIE FARMS PLAT D

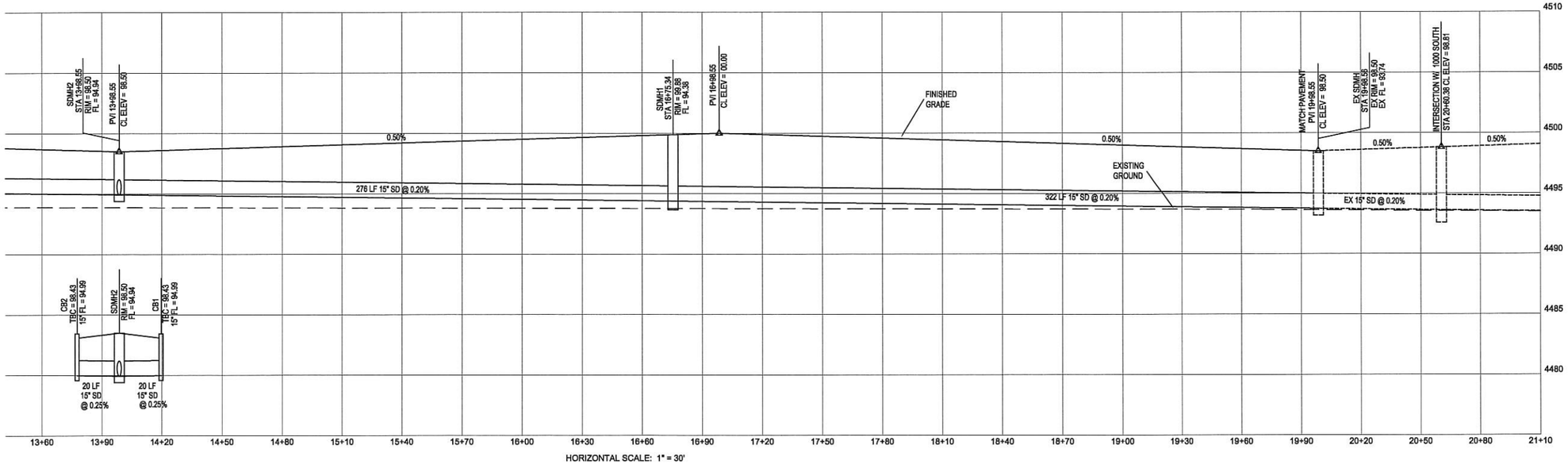
DESCRIPTION

FINAL PLAN

- NOT FOR - - CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAKE SHORE DRIVE PROFILE | C4.1 |




HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

**DIXIE FARMS PLAT D**

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| FINAL PLAN | 3/18/19 |

PROJECT

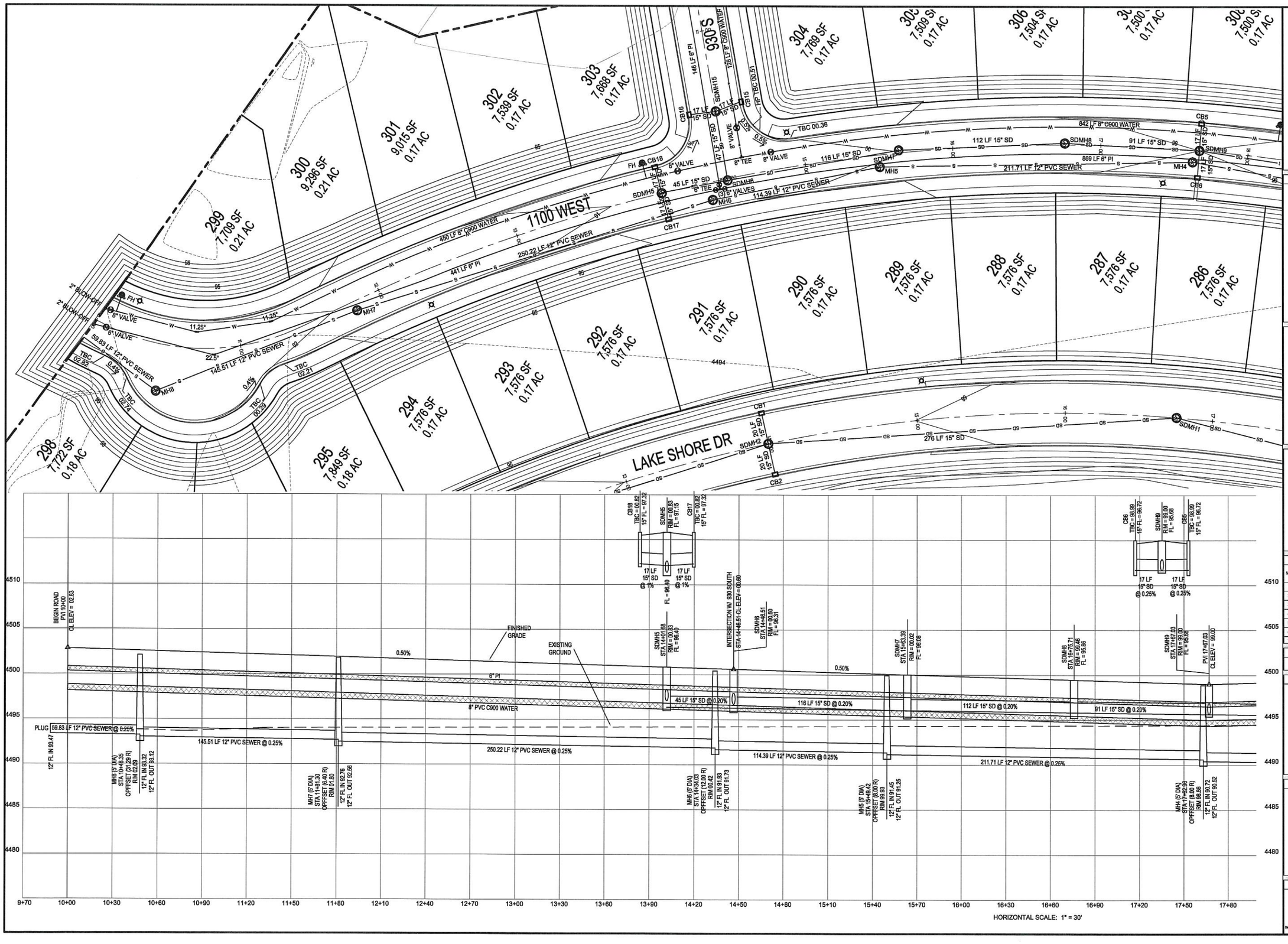
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

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| SHEET NAME | SHEET NUMBER |
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| LAKE SHORE DRIVE PROFILE | C4.2 |







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| FINAL PLAN | 3/18/19 |

PROJECT

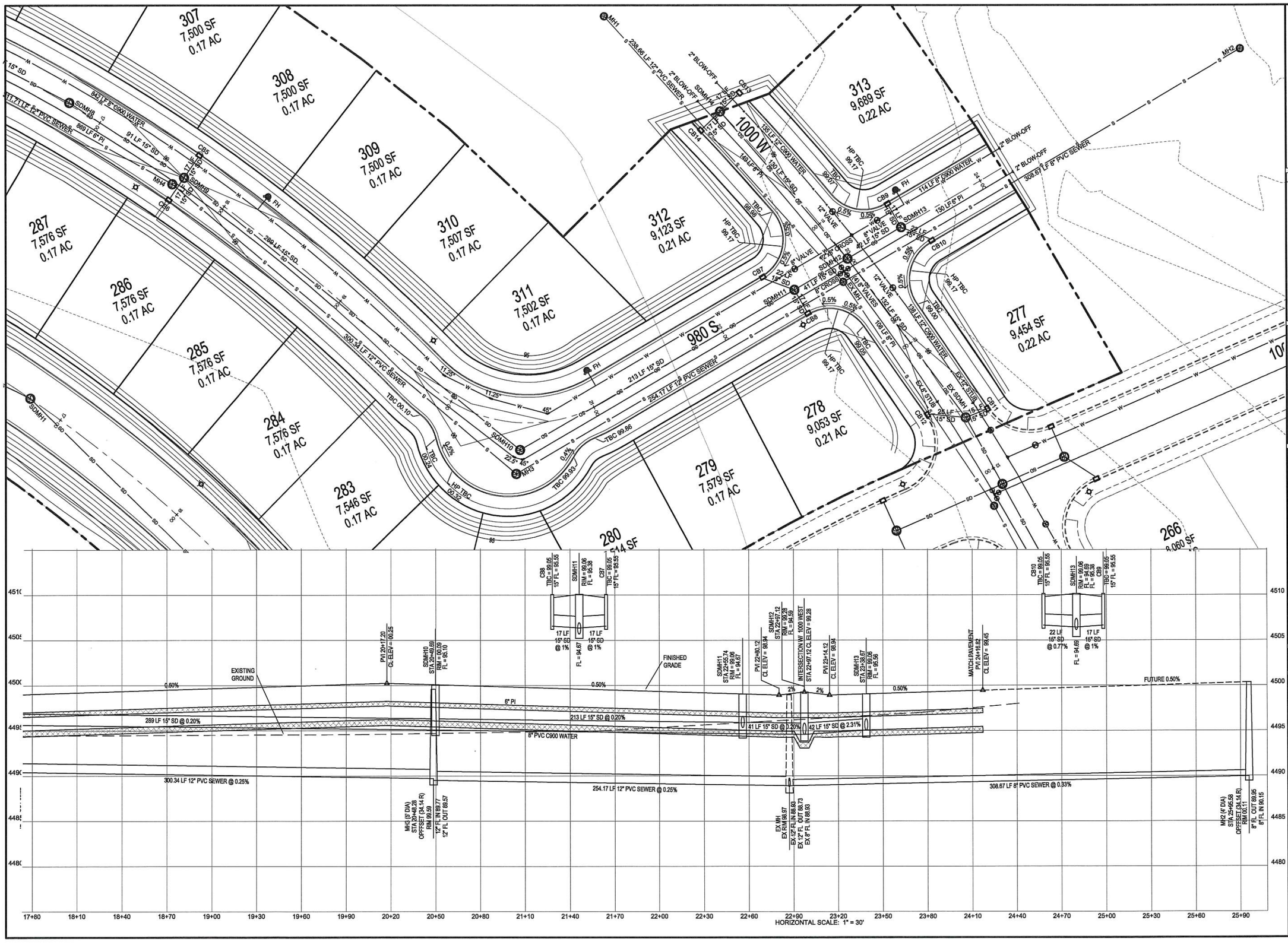
**DIXIE FARMS PLAT D**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 950 SOUTH PROFILE | C5.1 |







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| FINAL PLAN | 3/18/19 |

PROJECT

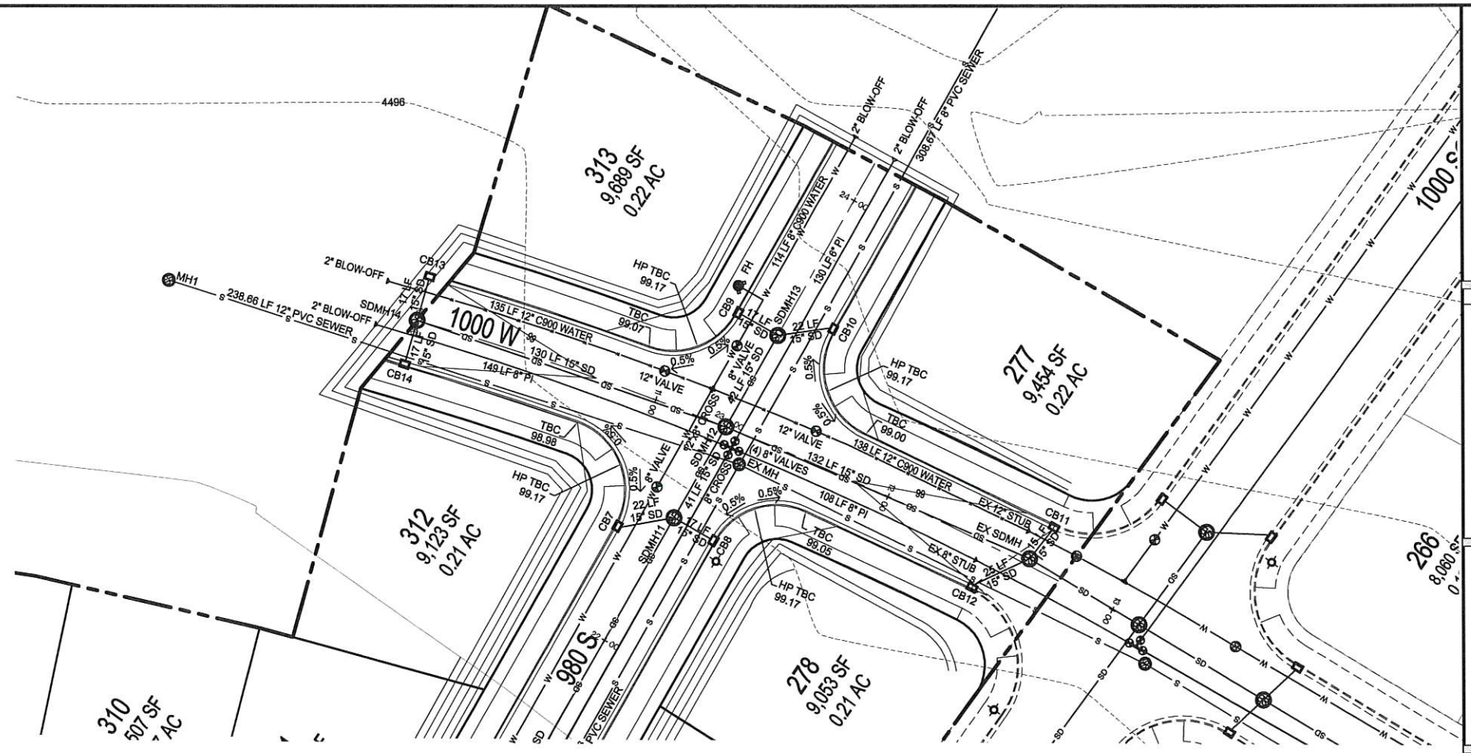
# DIXIE FARMS PLAT D

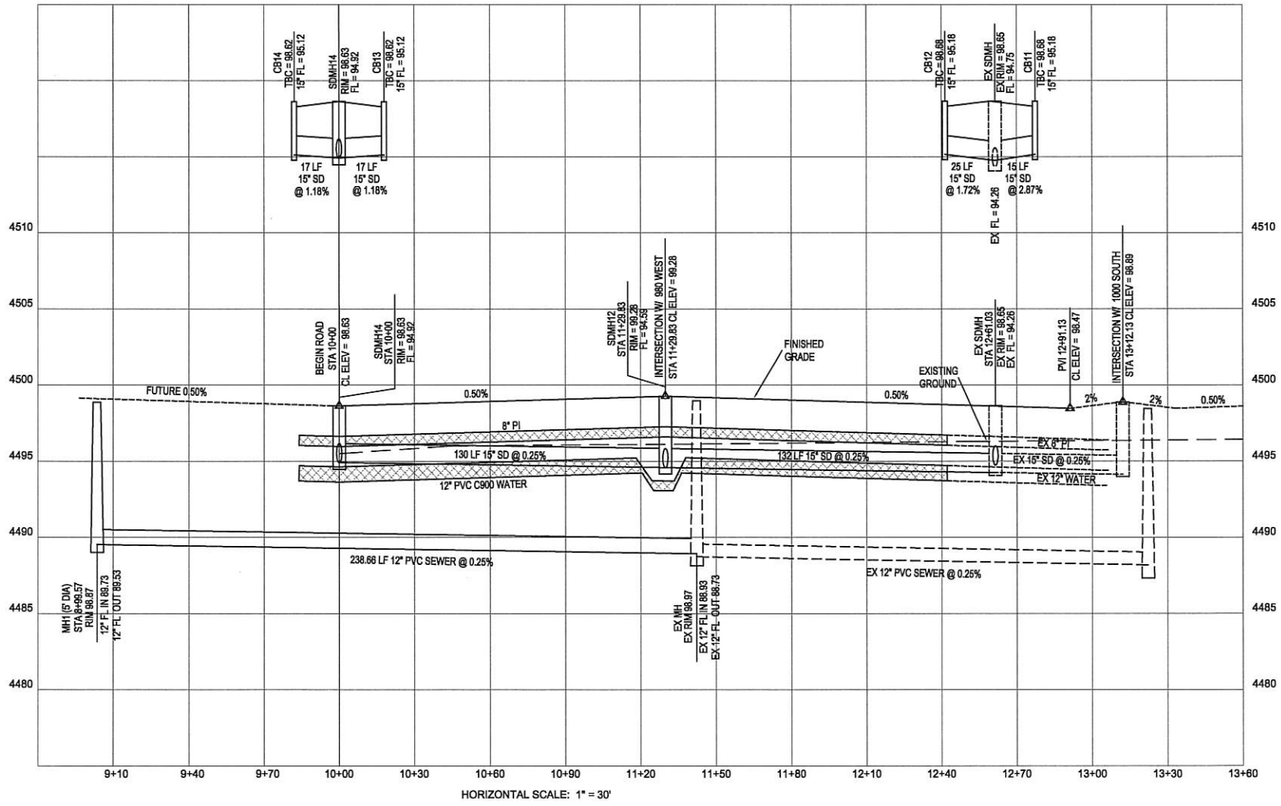
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 950 SOUTH PROFILE | C5.2 |




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DEVELOPMENT

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

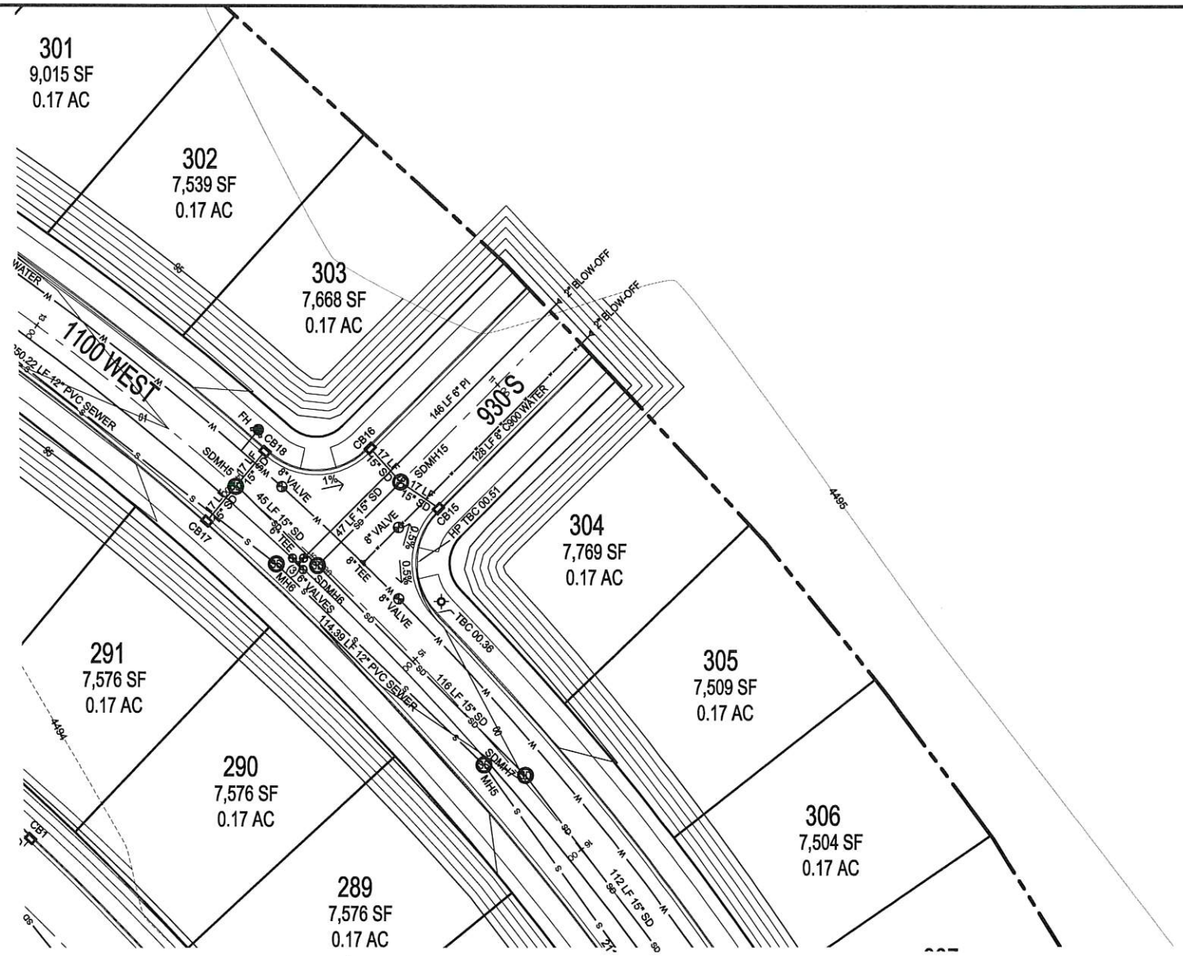
# DIXIE FARMS PLAT D

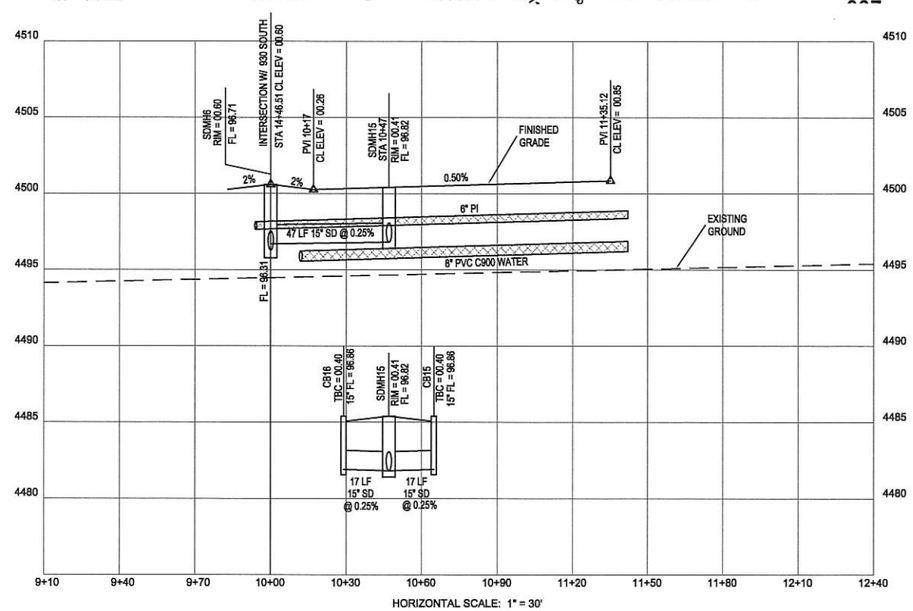
DESCRIPTION

FINAL PLAN

- NOT FOR -
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| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 WEST PROFILE | C6.1 |




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Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT D**

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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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| NO. | DATE | DESCRIPTION | |
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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT D**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| *1100 WEST PROFILE* | *C7.1* |

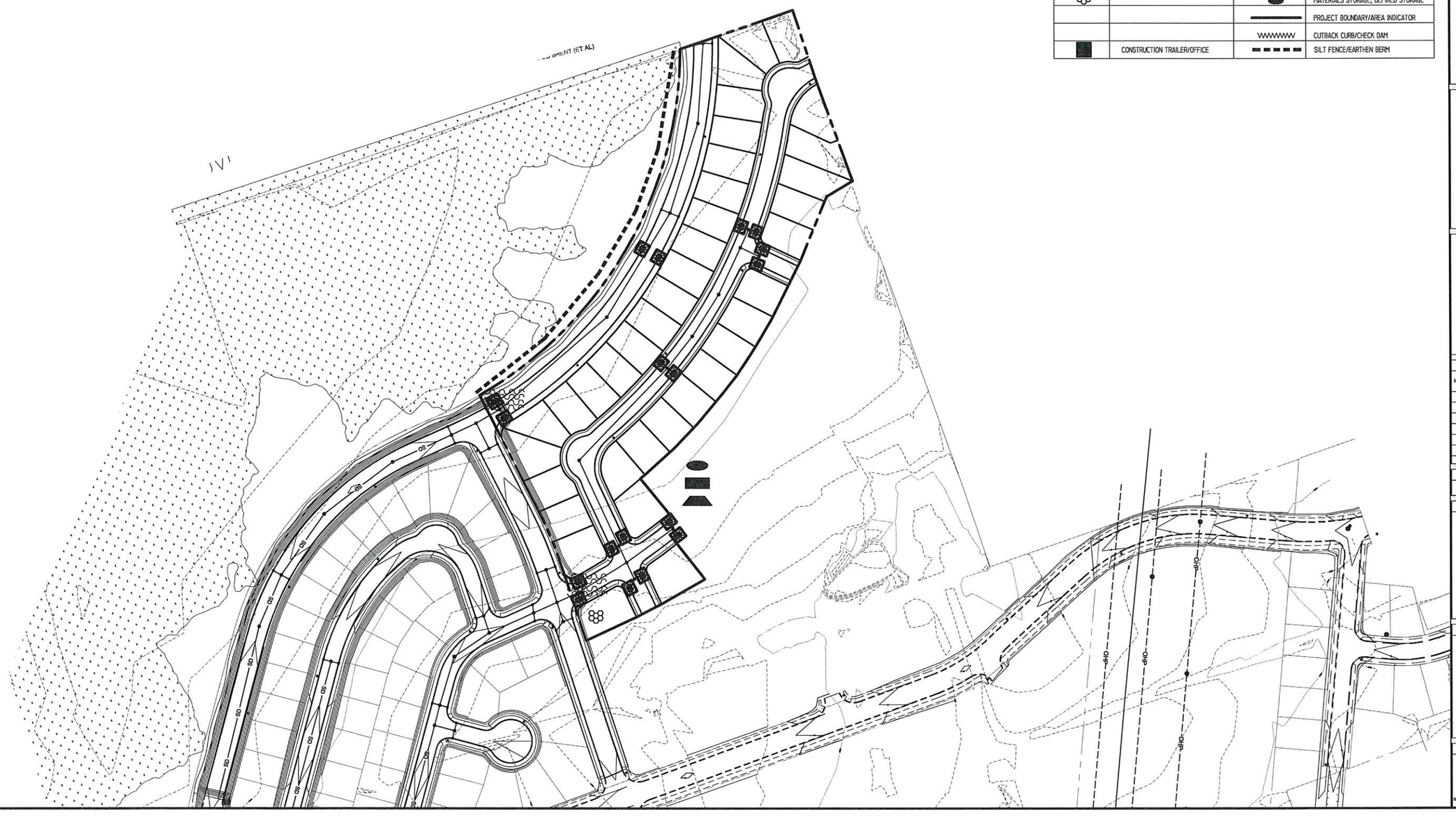
## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

### MAPPING LEGEND

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




ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT D**

0 60 120 240 360
SCALE: 1"= 120'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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| REVISIONS | | | SEAL |
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PROJECT

**DIXIE FARMS PLAT D**

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## GENERAL NOTES

1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.
2. CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
7. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

## TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

## UTILITIES

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

## STRIPING AND SIGNING

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

## EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

## USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

## SANITARY SEWERS

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO FERFORM 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.

DEVELOPER

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DEVELOPMENT

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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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PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

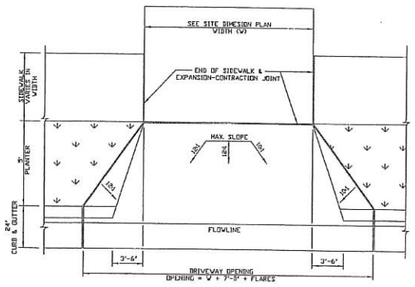
FINAL PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

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


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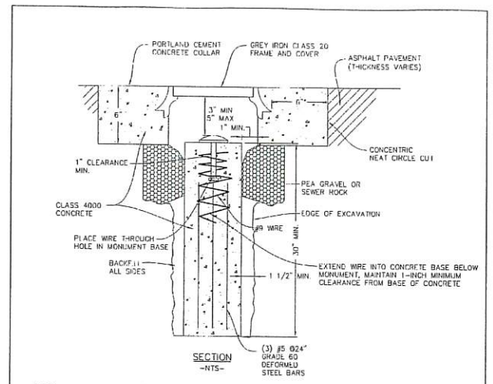
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.




FLARED DRIVE APPROACH WITH PLANTER
-NTS-

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

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern (SURVEYING-LAND PLANNING) | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO. 15.9 |

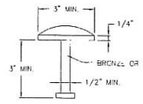



SECTION
-NTS-

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.



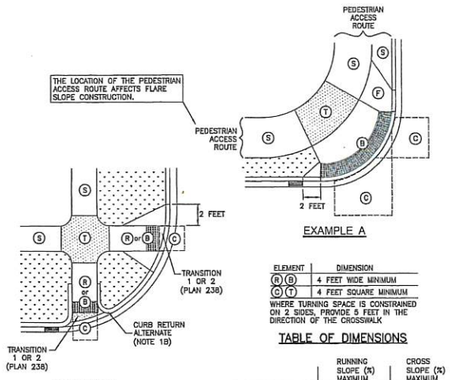

CAP PLAN
-NTS-




CAP SECTION
-NTS-

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern (SURVEYING-LAND PLANNING) | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE | DRAWING NO. 15.28 |

## TURNING SPACE AT SIDEWALK LEVEL



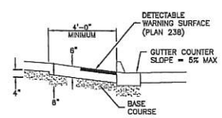

EXAMPLE A

EXAMPLE B

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

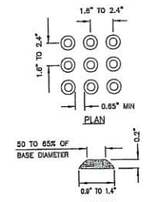
| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | (T) | 2 | 2 |
| CURB RAMP | (R) | 8.33 | 2 (c) |
| BLENDED TRANSITION | (B) | 5 | 2 (c) |
| CLEAR SPACE | (C) | 5 | 2 (c) |
| SIDEWALK | (S) | STREET GRADE | 2 |
| FLARE | (F) | 10 | --- |

(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

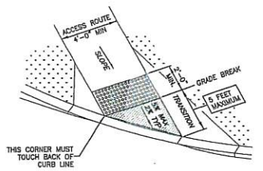
*Corner curb cut assembly*

September 2011 | 63 | Plan 235 Sheet 1 of 4

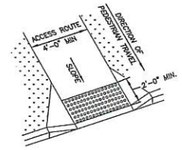



SECTION

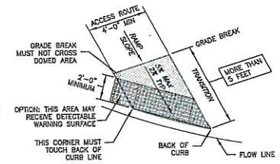
TRUNCATED DOME DETAIL




TRANSITION 1

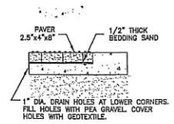



PERPENDICULAR ASSEMBLY

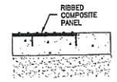



TRANSITION 2

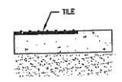
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T

*Detectable warning surface*

July 2011 | 79 | Plan 238

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| | 1/22/2019 |

PROJECT

DIXIE FARMS SUBDIVISION

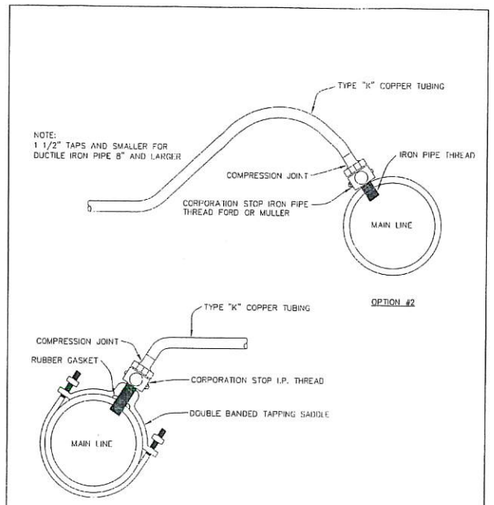
DESCRIPTION

FINAL PLAN

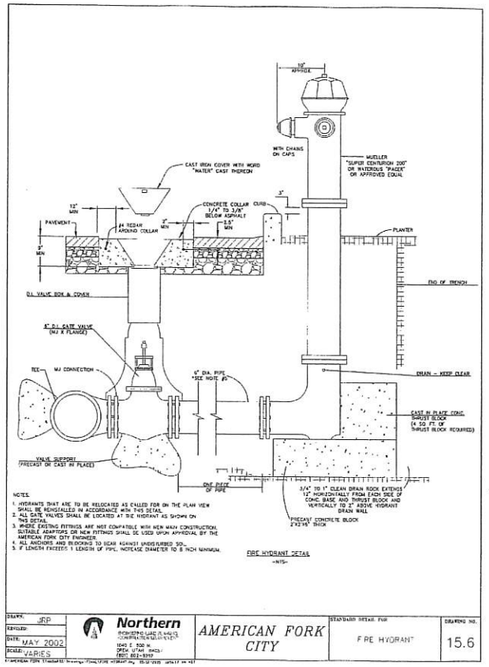
PRELIMINARY - NOT FOR CONSTRUCTION

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

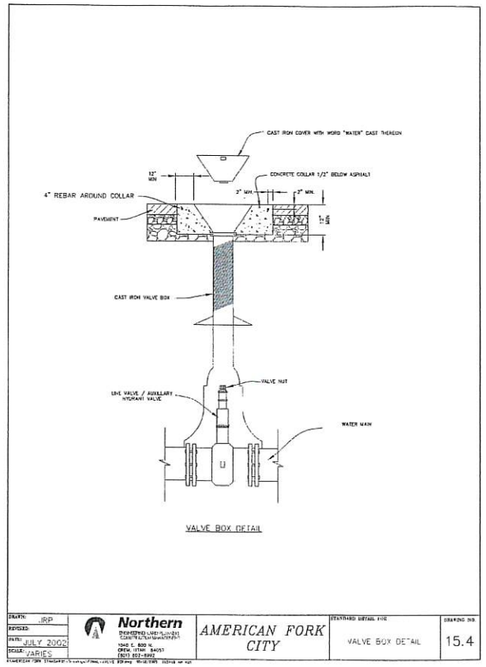
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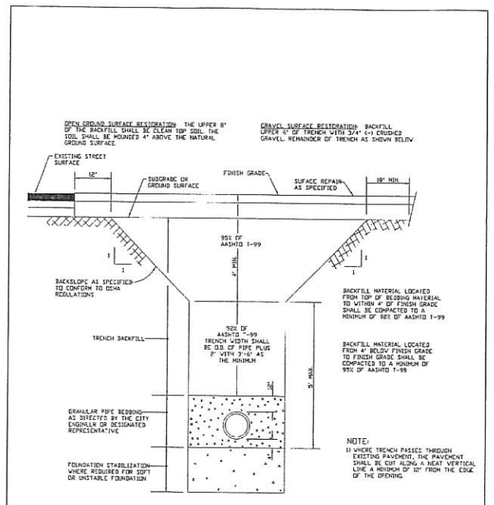

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| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS | DRAWING NO. 15.3 |




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| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |




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|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |




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

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| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

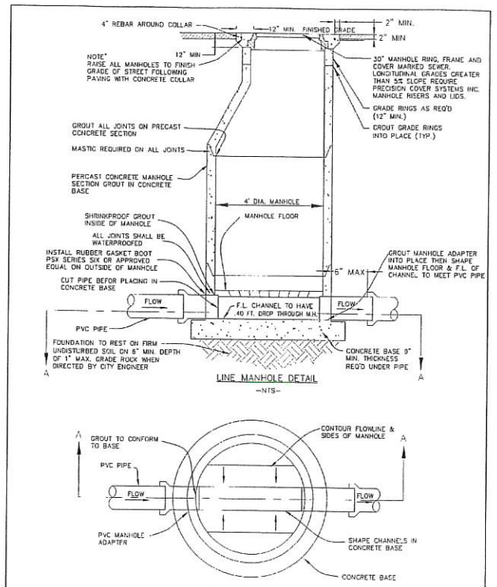
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PRELIMINARY PLAN

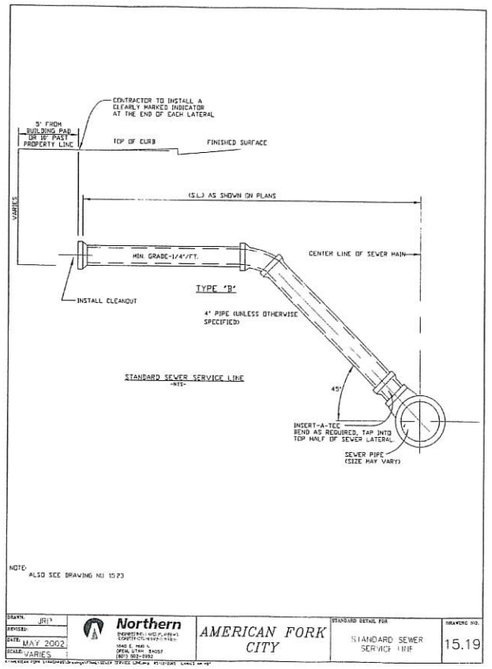
PRELIMINARY - NOT FOR CONSTRUCTION

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

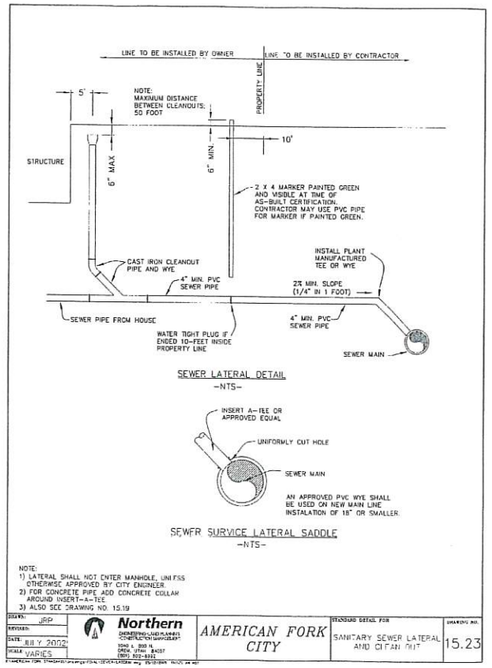
Plotted: 28 Aug 2018 By: amy.oliver@berg-civil.com
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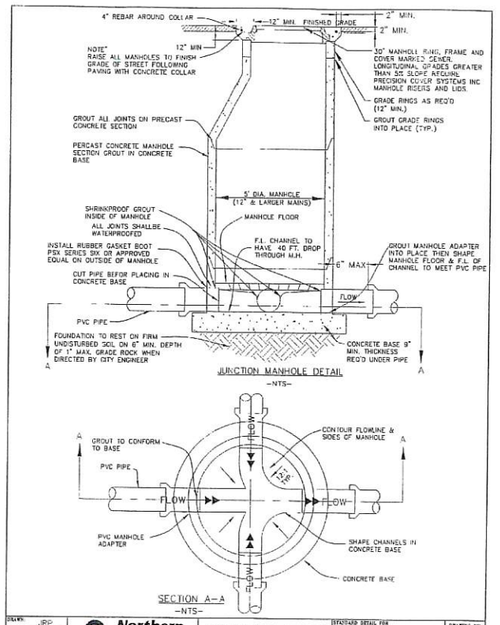

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| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |



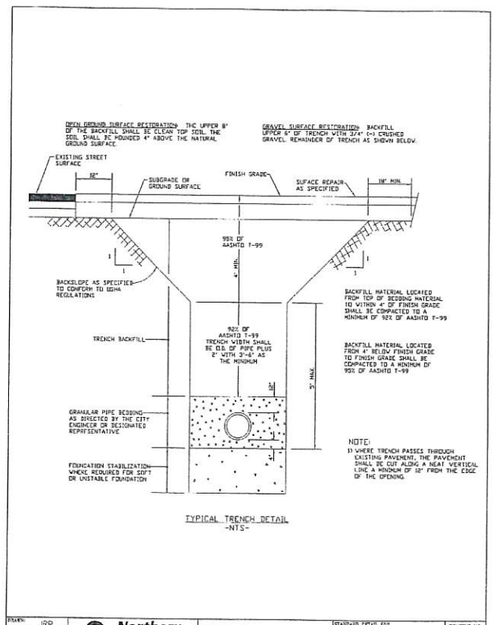

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| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE | DRAWING NO. 15.19 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




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| 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 | | | | |




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




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

DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

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| ACTION | DATE |
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| | 1/22/2019 |

PROJECT

DIXIE FARMS SUBDIVISION

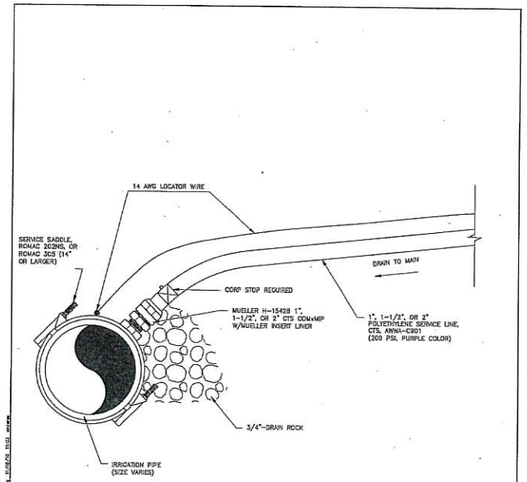
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

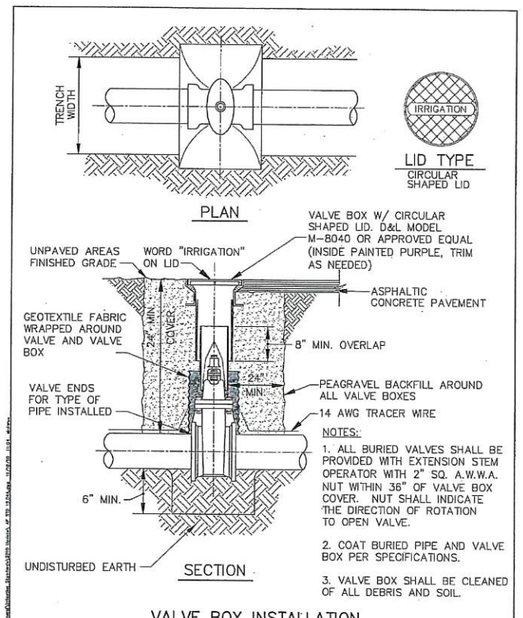
| SHEET NAME | SHEET NUMBER |
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| SEWER & STORM DRAIN DETAILS | D3 |

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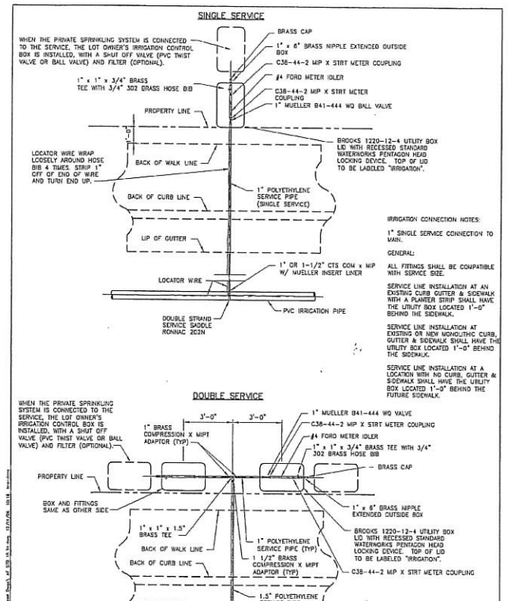

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504366 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO. 15.3A |
| DATE: | | | | |
| SCALE: | | | | |

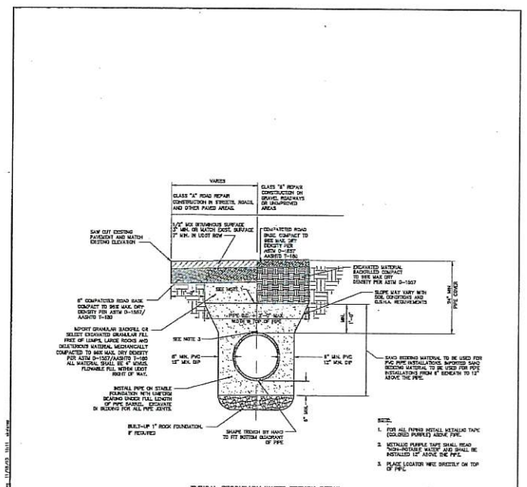



VALVE BOX INSTALLATION

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

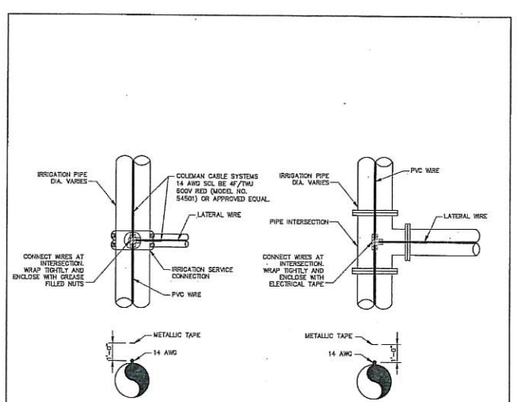



| DRAWN: | | | | |
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| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
| DATE: | | | | |
| SCALE: | | | | |




TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | 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 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LOCATOR WIRE DETAIL | DRAWING NO. 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

DEVELOPER

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| ACTION | DATE |
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| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

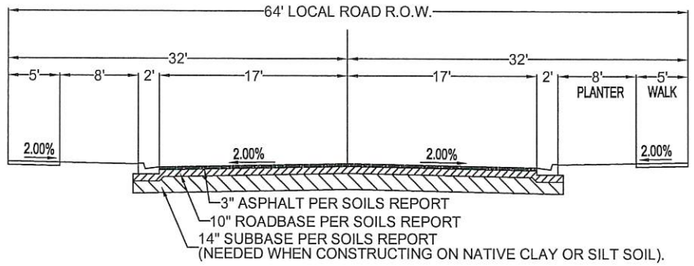
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| SECONDARY WATER DETAILS | D4 |

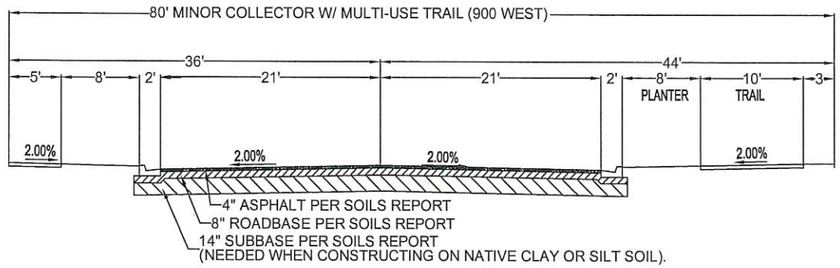
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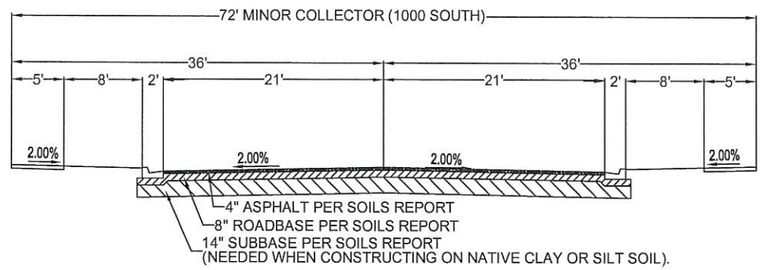
ROAD CROSS SECTION NOTES:

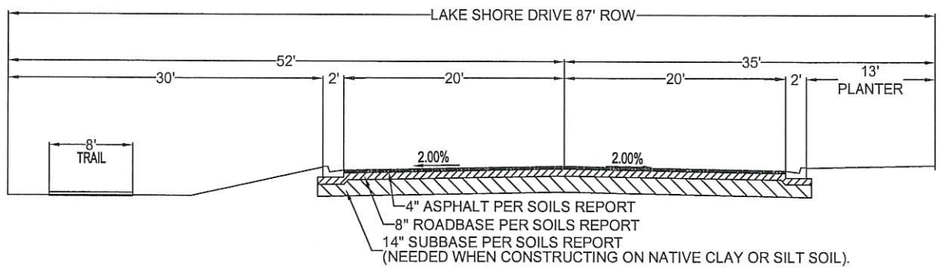
1. IF 14" OF SUBBASE IS NOT INCLUDED AS PART OF THE CROSS SECTION. THEN 16" OF ROADBASE IS REQUIRED PER THE SOILS REPORT.

2. ADDITIONAL REQUIREMENTS MAY BE NECESSARY PENDING PEER REVIEW OF THE GEOTECHNICAL REPORTS.




DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

1000 W 1100 S


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


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

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

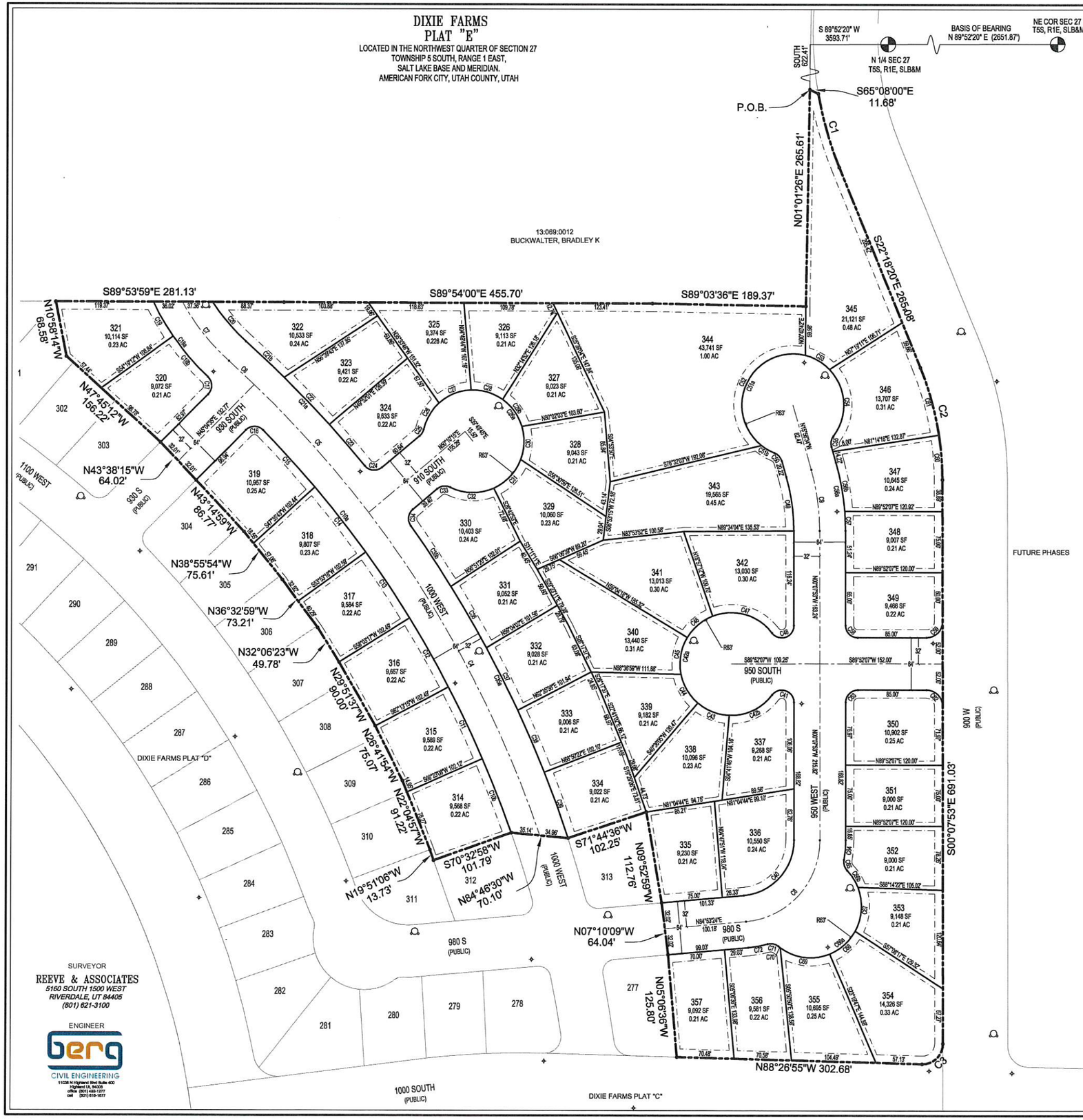
PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |


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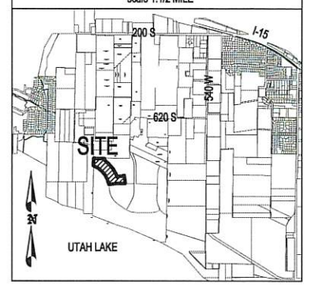
# DIXIE FARMS
# PLAT "E"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH




## VICINITY SKETCH

scale 1:1/2 MILE




## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 15.11 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

## REFERENCE DOCUMENTS:

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

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

## LEGEND

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

N

60 0 60 120 180

SCALE 1"=60'

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

## 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 S89°52'20"W 3593.71 FEET AND SOUTH 622.41 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 65°08'00" EAST 11.68 FEET; THENCE ALONG THE ARC OF A 436.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS S16°06'29"E 94.14 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.96 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°29'55" WEST 302.68 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.04 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.10 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 29°51'37" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°53'59" EAST 281.13 FEET; THENCE SOUTH 89°54'00" EAST 455.70 FEET; THENCE SOUTH 89°03'36" EAST 189.37 FEET; THENCE NORTH 01°01'26" EAST 265.61 FEET TO THE POINT OF BEGINNING.

AREA = 658,191 SF OR 15.11 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS = 44

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

## ACKNOWLEDGMENT

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


DIXIE FARMS
PLAT "E"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH




SCALE: 1" = 60 FEET

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


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(801) 621-3100

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


1/7/19 I:\My Drive\Berg Civil\2018\dwg\DF-Final EDF_Final_PLAT E.dwg

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 436.00 | 94.32 | 12°23'42" | 94.14 | S16°06'29"E |
| C2 | 364.00 | 140.87 | 22°10'27" | 139.99 | S11°13'07"E |
| C3 | 25.00 | 40.00 | 91°40'58" | 35.87 | S45°42'36"W |
| C4 | 1372.50 | 450.82 | 18°49'12" | 448.80 | N28°14'54"W |
| C5 | 1372.50 | 210.90 | 08°48'15" | 210.70 | N42°03'36"W |
| C6 | 1372.50 | 43.13 | 01°48'02" | 43.13 | N47°21'44"W |
| C7 | 275.00 | 92.91 | 19°21'29" | 92.47 | N38°35'01"W |
| C8 | 100.00 | 148.39 | 85°01'18" | 135.15 | N42°22'45"E |
| C9 | 275.00 | 75.89 | 15°48'40" | 75.65 | N08°02'13"W |
| C10a | 1340.50 | 585.70 | 25°02'03" | 581.06 | N31°56'04"W |
| C10b | 1340.50 | 97.42 | 04°09'49" | 97.39 | N21°31'57"W |
| C11 | 1340.50 | 97.44 | 04°09'53" | 97.42 | N25°41'46"W |
| C12 | 1340.50 | 97.47 | 04°09'58" | 97.45 | N29°51'44"W |
| C13 | 1340.50 | 97.48 | 04°09'59" | 97.46 | N34°01'42"W |
| C14 | 1340.50 | 101.23 | 04°19'36" | 101.20 | N38°16'30"W |
| C15 | 1340.50 | 94.67 | 04°02'48" | 94.65 | N42°27'42"W |
| C16 | 15.00 | 23.68 | 90°26'20" | 21.29 | N89°42'15"W |
| C17 | 15.00 | 24.13 | 92°09'16" | 21.61 | N01°00'03"W |
| C18a | 307.00 | 114.85 | 21°26'06" | 114.18 | N36°21'36"W |
| C18b | 307.00 | 65.90 | 12°17'57" | 65.77 | N40°55'43"W |
| C19 | 307.00 | 48.95 | 09°08'09" | 48.90 | N30°12'40"W |
| C20 | 243.00 | 63.97 | 15°04'57" | 63.78 | S40°43'17"E |
| C21a | 1404.50 | 211.68 | 08°38'07" | 211.48 | S43°56'42"E |
| C21b | 1404.50 | 64.45 | 15°04'57" | 63.78 | S40°43'17"E |
| C22 | 1404.50 | 80.16 | 03°16'12" | 80.14 | S43°59'54"E |
| C23 | 1404.50 | 67.07 | 02°44'10" | 67.06 | S40°59'43"E |
| C24 | 15.00 | 23.62 | 90°12'07" | 21.25 | S84°43'42"E |
| C25 | 15.00 | 9.62 | 36°44'50" | 9.46 | N31°47'50"E |
| C26a | 63.00 | 311.10 | 282°55'42" | 78.50 | S25°06'44"E |
| C26b | 63.00 | 38.10 | 34°38'59" | 37.52 | N30°44'54"E |
| C27 | 63.00 | 43.65 | 39°41'45" | 42.78 | N67°55'16"E |
| C28 | 63.00 | 41.39 | 37°38'17" | 40.65 | S73°24'43"E |
| C29 | 63.00 | 41.39 | 37°38'17" | 40.65 | S35°46'26"E |
| C30 | 63.00 | 41.39 | 37°38'17" | 40.65 | S01°51'52"W |
| C31 | 63.00 | 49.64 | 45°08'40" | 48.37 | S43°15'20"W |
| C32 | 63.00 | 55.55 | 50°31'27" | 53.77 | N88°54'36"W |
| C33 | 15.00 | 17.33 | 66°10'52" | 16.38 | S83°15'41"W |
| C34 | 15.00 | 22.52 | 86°00'03" | 20.46 | S07°10'14"W |
| C35a | 1404.50 | 430.77 | 17°34'24" | 429.09 | S27°02'36"E |
| C35b | 1404.50 | 89.60 | 03°39'18" | 89.58 | S34°00'09"E |
| C36 | 1404.50 | 87.11 | 03°33'13" | 87.10 | S30°23'53"E |
| C37 | 1405.50 | 95.61 | 03°29'33" | 85.60 | S26°52'30"E |
| C38 | 1404.50 | 82.68 | 03°22'22" | 82.67 | S23°26'32"E |
| C39 | 1404.50 | 85.78 | 03°29'57" | 85.76 | S20°00'23"E |
| C40 | 68.00 | 100.91 | 85°01'18" | 91.90 | N42°22'46"E |
| C41 | 15.00 | 37.42 | 142°56'46" | 28.45 | N71°36'17"W |
| C42a | 63.00 | 314.36 | 285°53'33" | 75.92 | N00°07'53"W |
| C42b | 63.00 | 60.71 | 55°12'54" | 58.39 | S64°31'47"W |
| C43 | 63.00 | 42.29 | 38°27'50" | 41.50 | N68°37'50"W |
| C44 | 63.00 | 41.39 | 37°38'17" | 40.65 | N30°34'46"W |
| C45 | 63.00 | 46.94 | 42°41'20" | 45.86 | N09°35'02"E |
| C46 | 63.00 | 41.39 | 37°38'17" | 40.65 | N49°44'51"E |
| C47 | 63.00 | 81.64 | 74°14'54" | 76.05 | S74°18'34"E |
| C48 | 15.00 | 37.42 | 142°56'46" | 28.45 | N71°20'30"E |
| C49 | 243.00 | 67.06 | 15°48'40" | 66.85 | N08°02'13"W |
| C50 | 15.00 | 13.86 | 52°56'46" | 13.37 | N42°24'57"W |
| C51b | 63.00 | 314.36 | 285°53'33" | 75.92 | N74°03'26"E |
| C51b | 63.00 | 18.65 | 16°57'45" | 18.58 | N60°24'27"W |
| C52 | 63.00 | 171.27 | 155°45'43" | 123.19 | N25°57'17"E |
| C53 | 63.00 | 35.47 | 32°15'19" | 35.00 | S60°02'12"E |
| C54 | 63.00 | 88.97 | 80°54'45" | 81.76 | S03°27'10"E |
| C55 | 15.00 | 13.86 | 52°56'46" | 13.37 | S10°31'50"W |
| C56a | 307.00 | 84.72 | 15°48'40" | 84.45 | S08°02'13"E |
| C56b | 307.00 | 60.94 | 11°22'21" | 60.84 | S10°15'23"E |
| C57 | 307.00 | 23.78 | 04°26'19" | 23.78 | S02°21'03"E |
| C58 | 15.00 | 23.56 | 90°00'00" | 21.21 | S45°07'53"E |
| C59 | 20.00 | 31.42 | 90°00'00" | 28.28 | N44°52'07"E |
| C60 | 364.00 | 54.83 | 08°37'51" | 54.78 | N04°26'49"W |
| C61 | 364.00 | 86.04 | 13°32'36" | 85.84 | N15°32'02"W |
| C62 | 20.00 | 31.42 | 90°00'00" | 28.28 | N45°07'53"W |
| C63 | 15.00 | 23.56 | 90°00'00" | 21.21 | S44°52'07"W |
| C64 | 132.00 | 24.26 | 10°31'46" | 24.22 | S05°08'00"W |
| C65 | 15.00 | 14.28 | 54°33'13" | 13.75 | S16°52'43"E |
| C66a | 63.00 | 190.30 | 173°04'10" | 125.77 | S42°22'45"W |
| C66b | 63.00 | 24.72 | 22°29'06" | 24.57 | S32°54'47"E |
| C67 | 63.00 | 55.59 | 50°33'11" | 53.80 | S03°36'22"W |
| C68 | 63.00 | 42.82 | 38°56'33" | 42.00 | S48°21'14"W |
| C69 | 63.00 | 64.44 | 58°36'17" | 61.67 | N82°52'21"W |
| C70 | 63.00 | 2.73 | 02°29'03" | 2.73 | N52°19'41"W |
| C71 | 15.00 | 14.28 | 54°33'13" | 13.75 | N78°21'46"W |
| C72 | 132.00 | 24.26 | 10°31'46" | 24.22 | S79°37'31"W |


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# DIXIE FARMS
# PLAT "E"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

## TABULATIONS

| | |
|---|---|
| ZONE = | PR-3.0 / SP |
| TOTAL AREA = | 15.11 AC |
| AREA OF EXISTING ROADS = | 0.00 AC |
| AREA OF CITY OPENSPACE = | 0.00 AC |
| NET DEVELOPABLE AREA = | 15.11 AC |
| AREA OF NEW ROADS = | 3.68 AC |
| AREA IN LOTS = | 11.43 AC |
| NUMBER OF LOTS = | 44 LOTS |
| AVERAGE LOT SIZE = | 11,315 SF |

### PLAT E

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 8 |
| 9,000 SF | 36 |
| 7,500 SF | 0 |
| | 44 LOTS |

### OVERALL PROJECT

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 32 |
| 9,000 SF | 116 |
| 7,500 SF | 170 |
| | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (MAT SACCO) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX



| | |
|---|---|
| C0 | COVER |
| C1.0 - C1.3 | LAYOUT PLAN |
| C2.1 - C2.3 | UTILITY PLAN |
| C3.1 - C3.3 | GRADING PLAN |
| C4.1 - C4.2 | 1000 WEST PLAN & PROFILE |
| C5.1 | 930 SOUTH PLAN & PROFILE |
| C6.1 | 910 SOUTH PLAN & PROFILE |
| C7.1 | 950 SOUTH PLAN & PROFILE |
| C8.1 - C8.2 | 950 WEST PLAN & PROFILE |
| C9.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |



## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. **ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET**
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. 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

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 3593.71 FEET AND SOUTH 622.41 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 65°08'00" EAST 11.68 FEET; THENCE ALONG THE ARC OF A 436.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 94.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°23'42" AND LONG CHORD BEARS S16°08'29"E 94.14 FEET); THENCE SOUTH 22°18'20" EAST 265.08 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 465.14 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET);

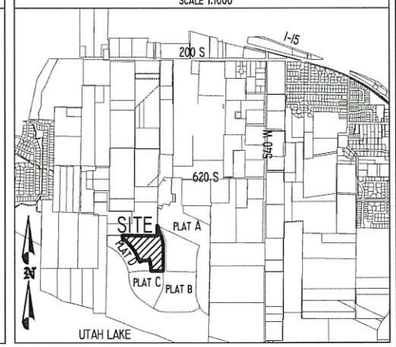
THENCE NORTH 88°26'55" WEST 302.68 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.046 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 64°46'30" WEST 70.106 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 20°51'38" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 38°32'59" WEST 73.21 FEET; THENCE NORTH 36°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 84.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.58 FEET; THENCE SOUTH 89°53'59" EAST 281.13 FEET; THENCE SOUTH 89°54'00" EAST 455.70 FEET; THENCE SOUTH 89°03'36" EAST 189.37 FEET; THENCE NORTH 01°01'26" EAST 265.691 FEET TO THE POINT OF BEGINNING.

AREA = 658,191 SF OR 15.11 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

## VICINITY SKETCH

SCALE 1:1000








ADG PARTNERS
555 S. State Street, Suite 300
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(801) 717-6099


DEVELOPMENT

# DIXIE FARMS PLAT E

0 100 200 400 600
SCALE: 1"= 200'


berg
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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 | 3/18/19 |

PROJECT

# DIXIE FARMS PLAT E

DESCRIPTION

FINAL PLAN

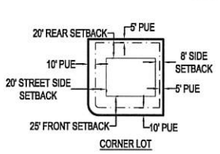
- NOT FOR -
- CONSTRUCTION -

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

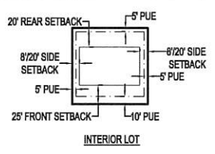
## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 436.00 | 94.32 | 12°23'42" | 94.14 | S16°06'29"E |
| C2 | 364.00 | 140.87 | 22°10'27" | 139.99 | S11°13'07"E |
| C3 | 25.00 | 40.00 | 91°40'58" | 35.87 | S45°42'36"W |

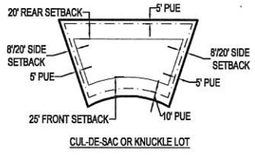
## TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT





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DEVELOPMENT

# DIXIE FARMS PLAT E

SCALE: 1"= 100


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cell (801) 616-1677


| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

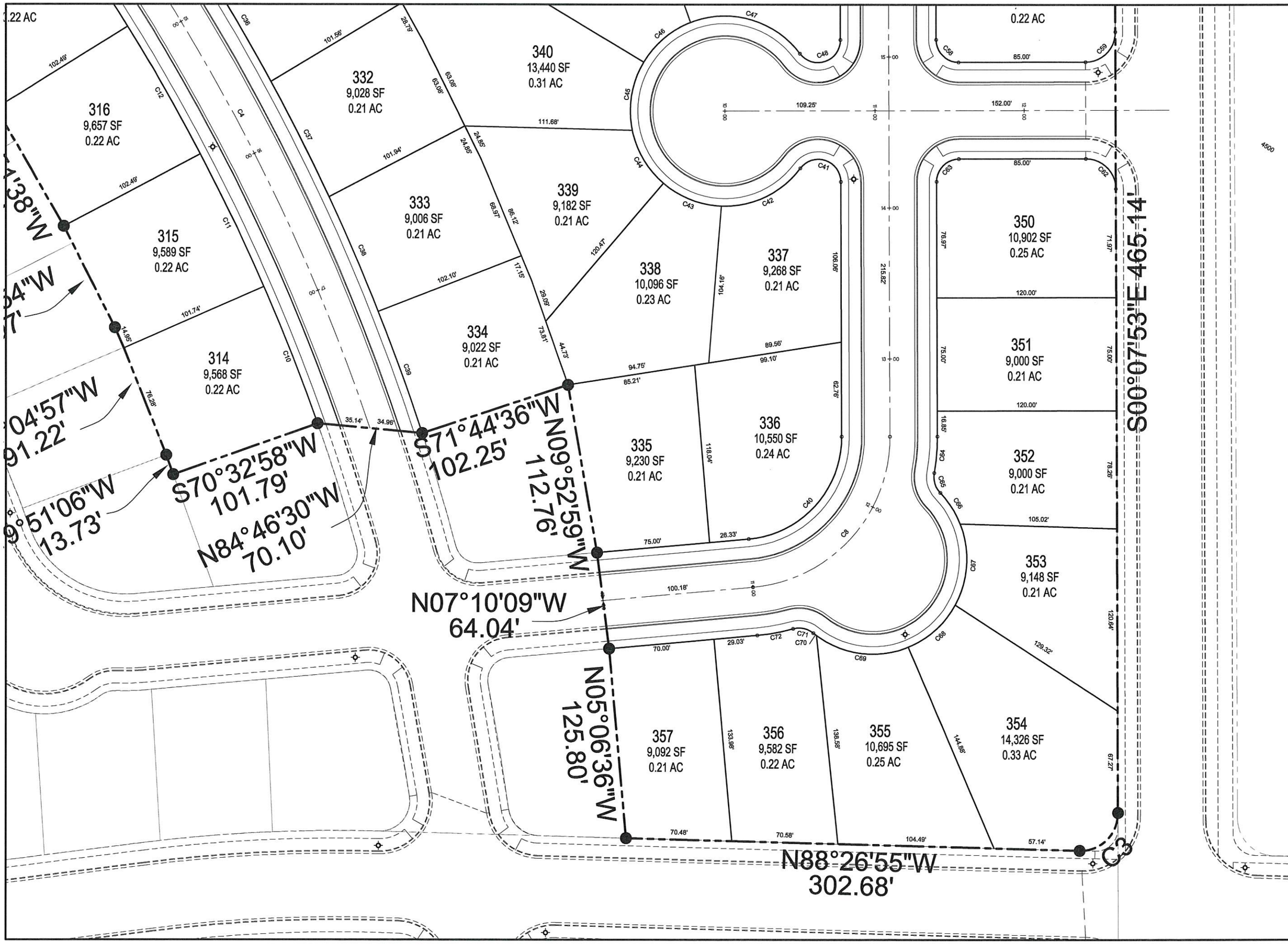
# DIXIE FARMS PLAT E

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.0 |




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DEVELOPMENT

*DIXIE FARMS PLAT E*

SCALE: 1"= 30'

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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 | 3/18/19 |

PROJECT

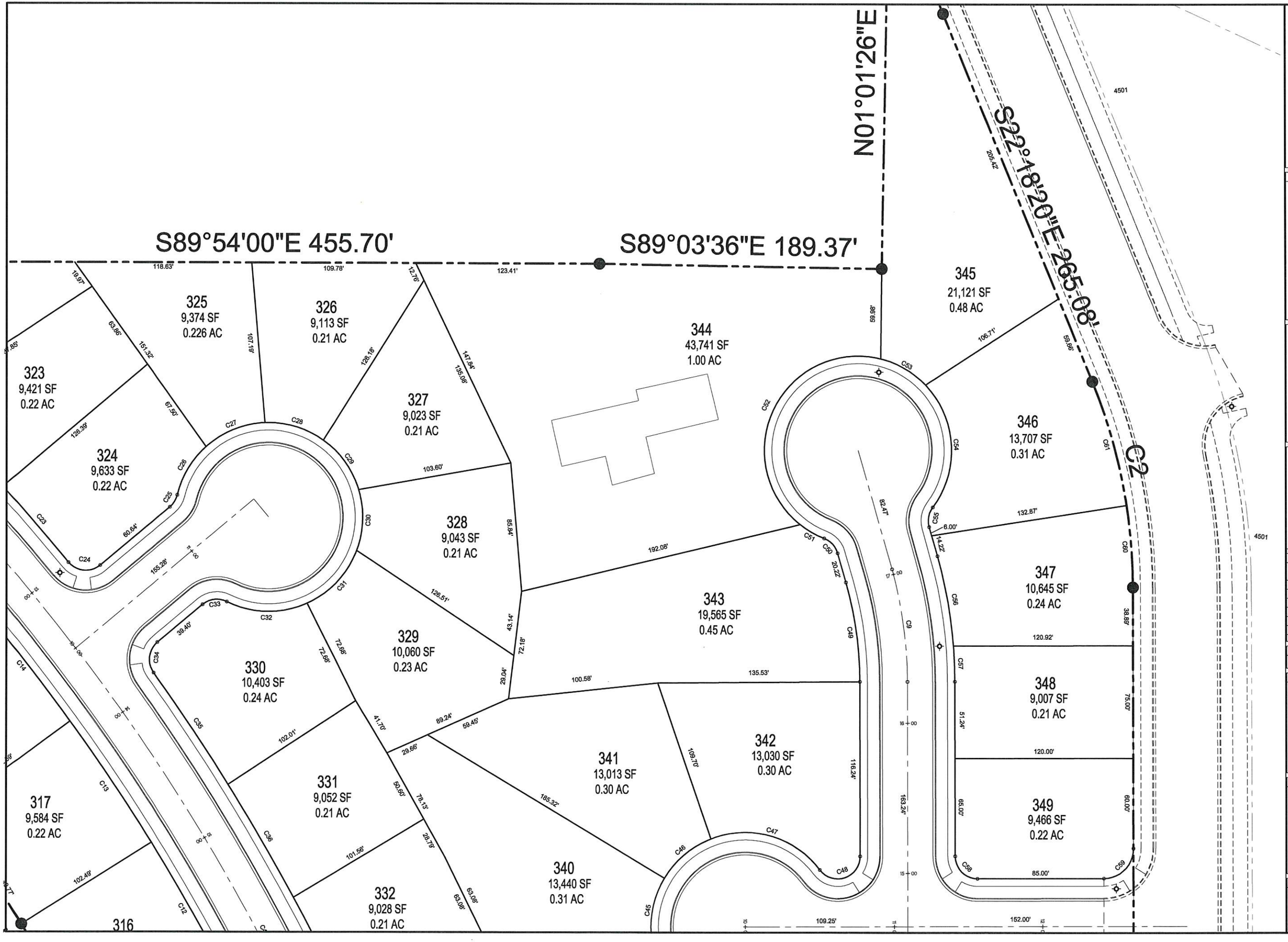
*DIXIE FARMS PLAT E*

DESCRIPTION

*FINAL PLAN*

*- NOT FOR - CONSTRUCTION -*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *LAYOUT PLAN* | *C1.1* |





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DEVELOPMENT

**DIXIE FARMS PLAT E**

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


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cell (801) 616-1677


| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT E**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.2 |

S89°53'59"E 281.13'

S89°54'00"E 455.70'

S89°03'36

"W

N47°45'12"W
156.22'

N43°38'15"W
64.02'

N43°14'59"W
86.77'

N38°55'54"W
75.61'

N36°32'59"W
73.21'

N32°06'23"W
49.78'

N20°51'38"W
90.00'

321
10,114 SF
0.23 AC

320
9,072 SF
0.21 AC

322
10,533 SF
0.24 AC

323
9,421 SF
0.22 AC

324
9,633 SF
0.22 AC

325
9,374 SF
0.226 AC

326
9,113 SF
0.21 AC

327
9,023 SF
0.21 AC

328
9,043 SF
0.21 AC

329
10,060 SF
0.23 AC

330
10,403 SF
0.24 AC

331
9,052 SF
0.21 AC

332
9,028 SF
0.21 AC

333
9,006 SF
0.21 AC

340
13,440 SF
0.31 AC

341
13,013 SF
0.30 AC

338
10,096 SF
0.23 AC

339
9,182 SF
0.21 AC

344
43,741 SF
1.00 AC

343
19,565 S
0.45 AC

319
10,957 SF
0.25 AC

318
9,807 SF
0.23 AC

317
9,584 SF
0.22 AC

316
9,657 SF
0.22 AC

315
9,589 SF
0.22 AC


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DEVELOPMENT

*DIXIE FARMS PLAT E*

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


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| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

*DIXIE FARMS PLAT E*

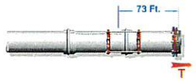
DESCRIPTION

*FINAL PLAN*

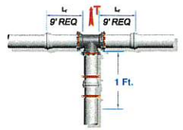
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| *LAYOUT PLAN* | *C1.3* |

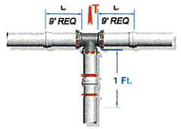
12" PVC - DEAD END




12"x8" PVC - TEE



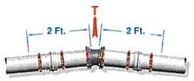

8"x8" PVC - TEE



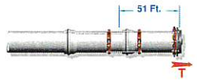

8" PVC - 45° BEND



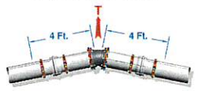

8" PVC - 11.25° BEND



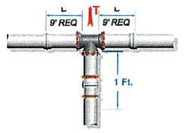

8" PVC - DEAD END



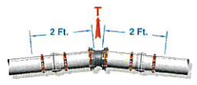

8" PVC - 22.5° BEND



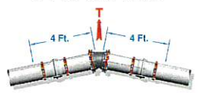

6"x6" PVC - TEE



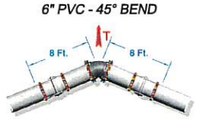

6" PVC - 11.25° BEND

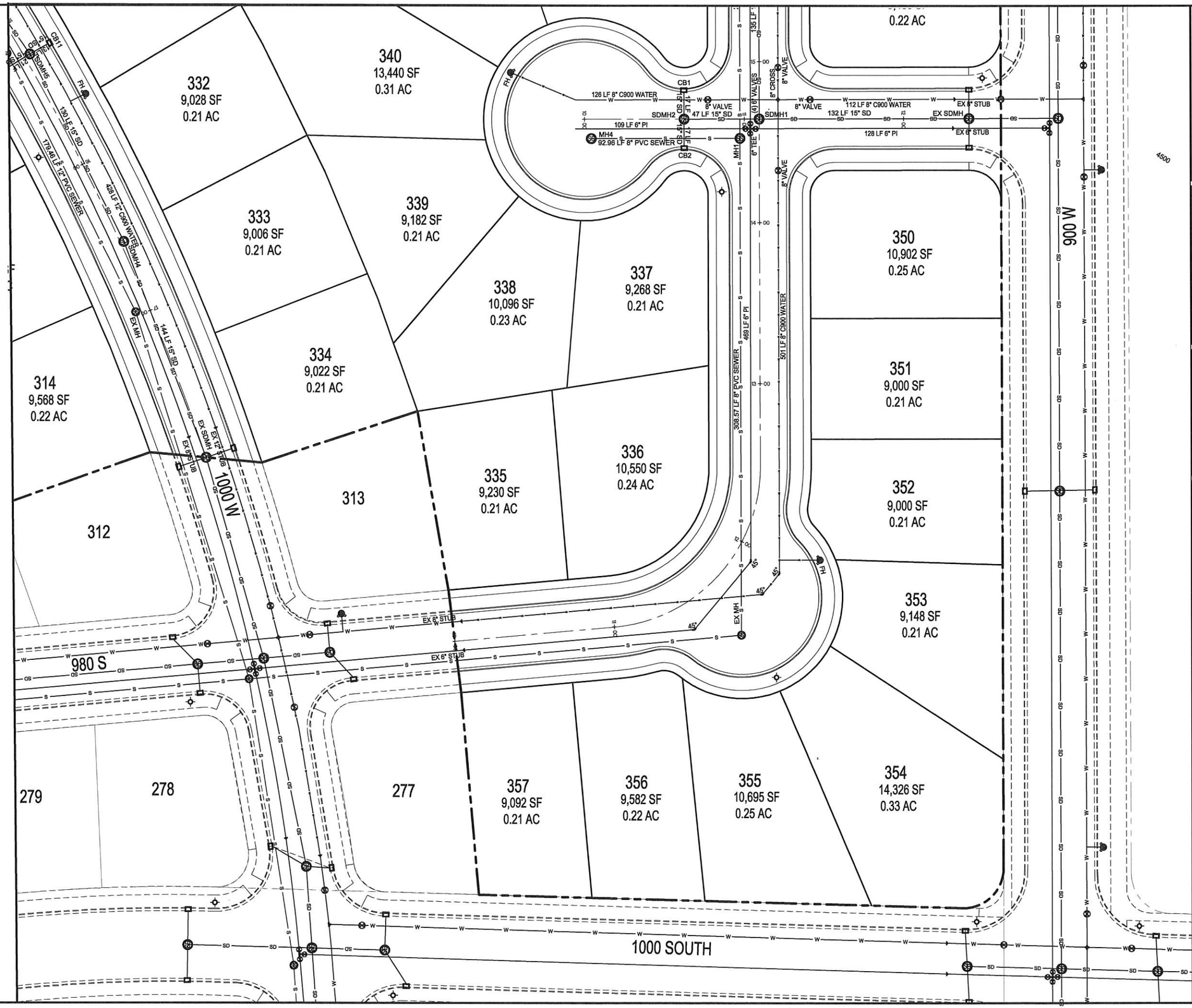



6" PVC - 22.5° BEND




6" PVC - 45° BEND




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Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT E**

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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| NO. | DATE | DESCRIPTION | |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT E**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |

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DEVELOPMENT

# DIXIE FARMS PLAT E

N

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

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office (801) 492-1277
cell (801) 616-1677

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 3/18/19 |

PROJECT

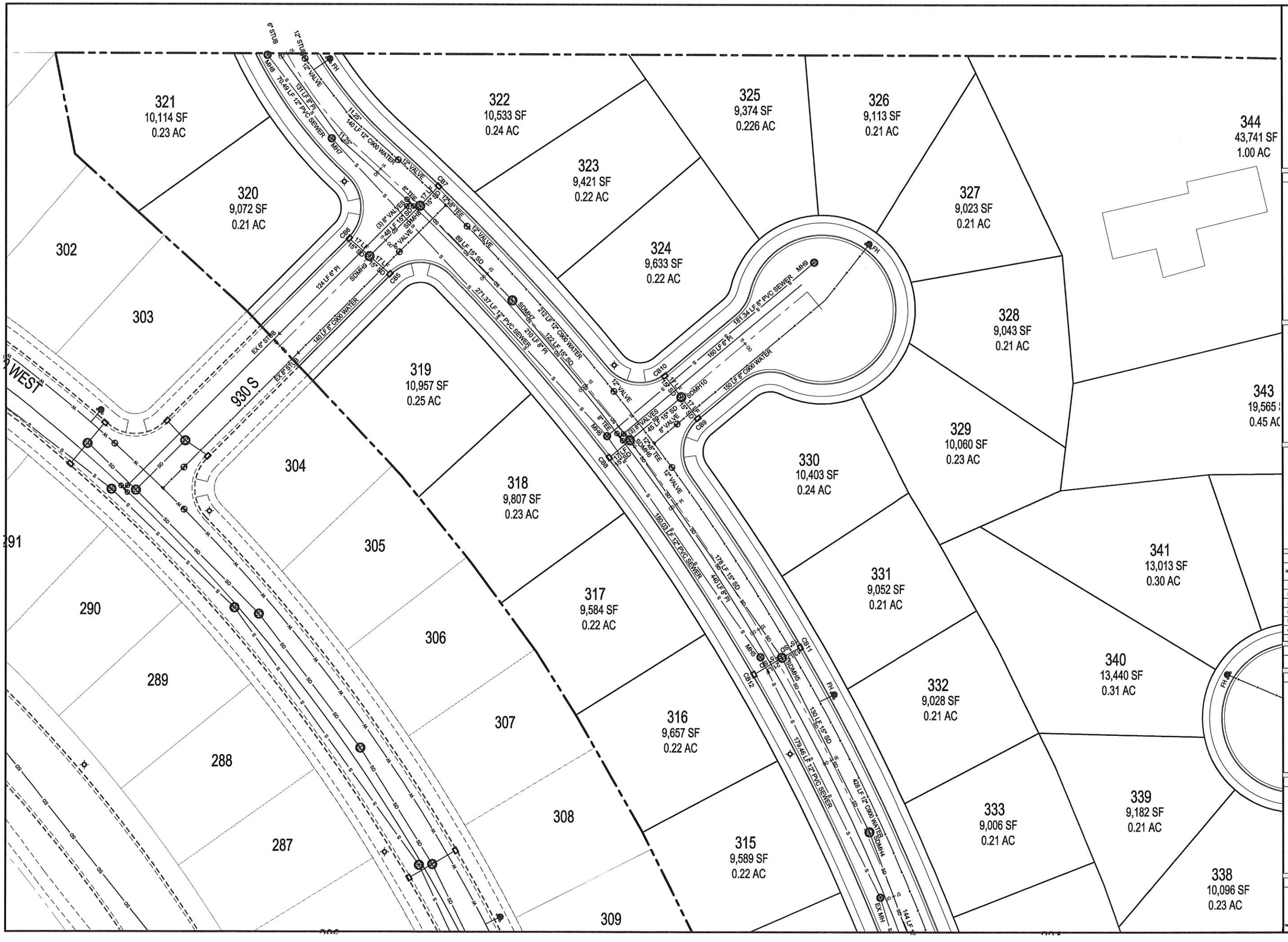
**DIXIE FARMS PLAT E**

DESCRIPTION

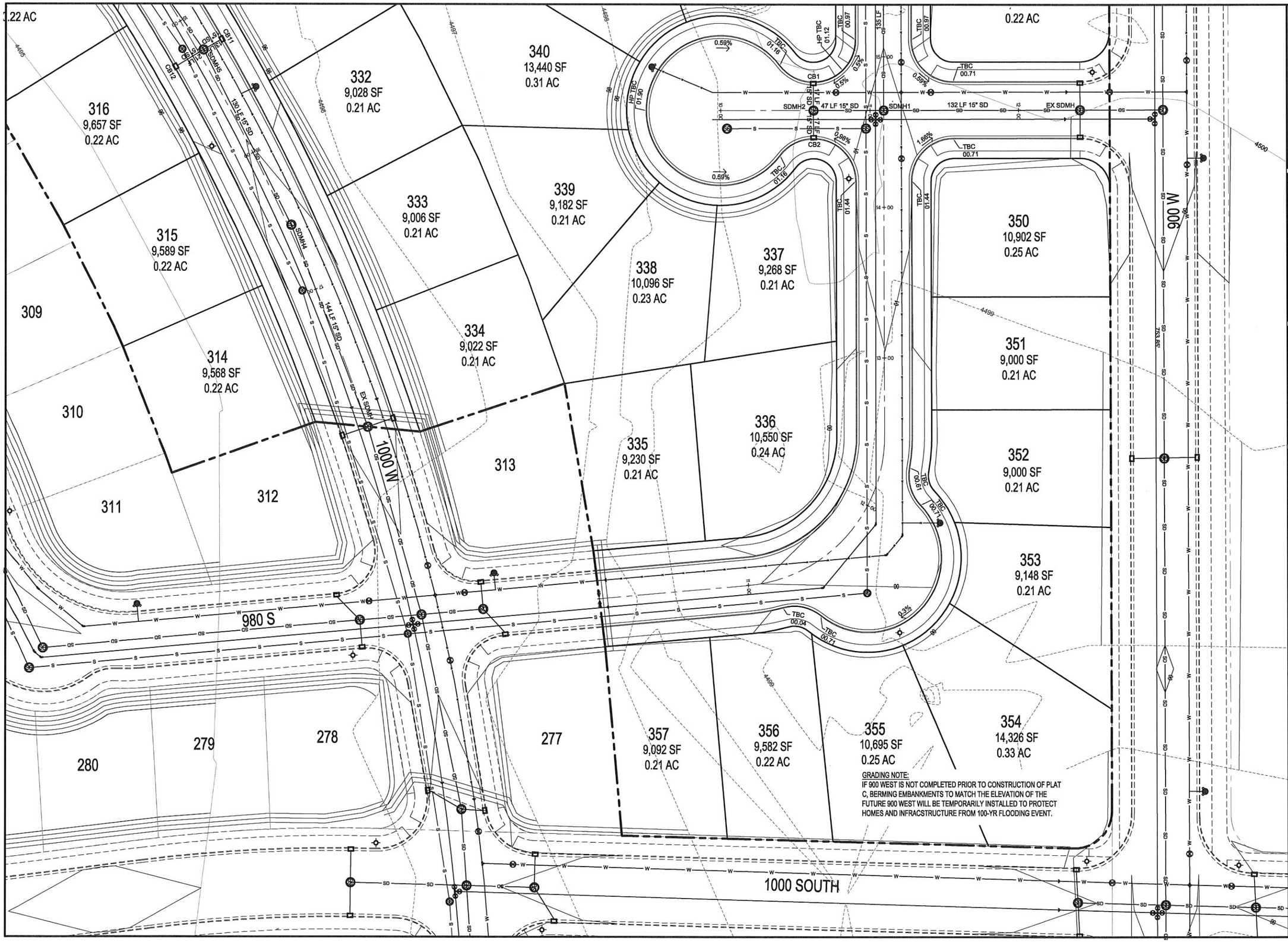
**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |




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DEVELOPMENT

**DIXIE FARMS PLAT E**

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

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT E**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

323 9,421 SF 0.22 AC
324 9,633 SF 0.22 AC
325 9,374 SF 0.226 AC
326 9,113 SF 0.21 AC
327 9,023 SF 0.21 AC
328 9,043 SF 0.21 AC
329 10,060 SF 0.23 AC
330 10,403 SF 0.24 AC
331 9,052 SF 0.21 AC
332 9,028 SF 0.21 AC
316
317 9,584 SF 0.22 AC
340 13,440 SF 0.31 AC
341 13,013 SF 0.30 AC
342 13,030 SF 0.30 AC
343 19,565 SF 0.45 AC
344 43,741 SF 1.00 AC
345 21,121 SF 0.48 AC
346 13,707 SF 0.31 AC
347 10,645 SF 0.24 AC
348 9,007 SF 0.21 AC
349 9,466 SF 0.22 AC

HP TBC 02.04
HP TBC 00.40
HP TBC 99.54
HP TBC 01.90
HP TBC 01.12
TBC 99.18
TBC 99.67
TBC 99.78
TBC 99.72
TBC 99.33
TBC 01.50
TBC 01.30
TBC 00.97
TBC 00.71
TBC 01.16
CB1
CB2
CB3
CB4
CB8
CB9
CB10
CB11
CB12
CB13
CB14
SDMH1
SDMH2
SDMH3
SDMH4
SDMH5
SDMH6
EX SDMH
47 LF 15" SD
132 LF 15" SD
135 LF 15" SD
178 LF 15" SD
45 LF 15" SD
17 LF 15" SD
0.98%
0.59%
0.58%
0.5%
4501
4500
4499
4498
4497
4496
4495
255.08'

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT E

N

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

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

| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 3/18/19 |

PROJECT

DIXIE FARMS PLAT E

DESCRIPTION

FINAL PLAN
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |

321
10,114 SF
0.23 AC

322
10,533 SF
0.24 AC

325
9,374 SF
0.226 AC

326
9,113 SF
0,21 AC

344
43,741 SF
1.00 AC

320
9,072 SF
0.21 AC

323
9,421 SF
0.22 AC

327
9,023 SF
0.21 AC

302

324
9,633 SF
0.22 AC

303

328
9,043 SF
0.21 AC

319
10,957 SF
0.25 AC

930 S

WEST

343
19,565 S
0.45 AC

304

318
9,807 SF
0.23 AC

329
10,060 SF
0.23 AC

330
10,403 SF
0.24 AC

305

317
9,584 SF
0.22 AC

331
9,052 SF
0.21 AC

341
13,013 SF
0.30 AC

291

290

306

289

316
9,657 SF
0.22 AC

307

332
9,028 SF
0.21 AC

340
13,440 SF
0.31 AC

288

308

333
9,006 SF
0.21 AC

339
9,182 SF
0.21 AC

287

315
9,589 SF
0.22 AC

338
10,096 SF
0.23 AC

309

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.


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DEVELOPMENT

**DIXIE FARMS PLAT E**

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 | 3/18/19 |

PROJECT

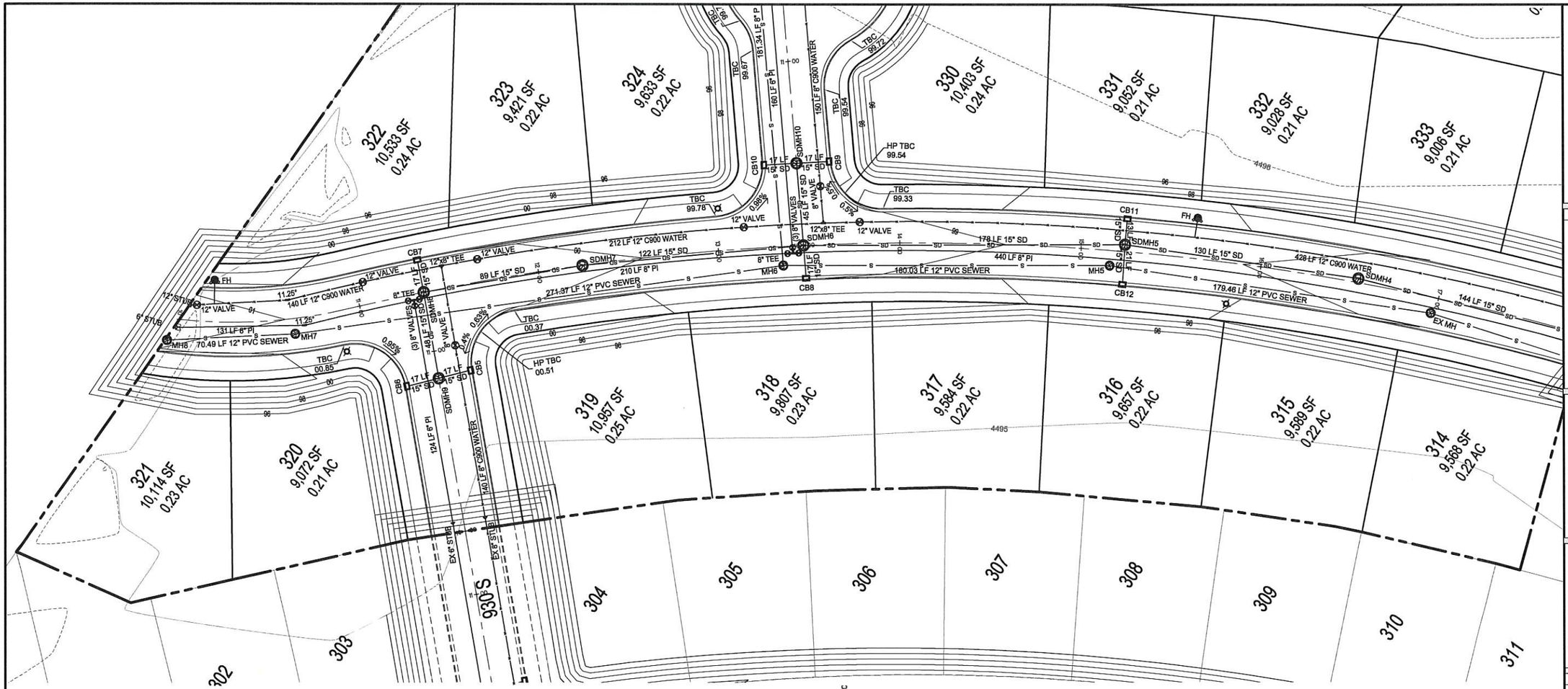
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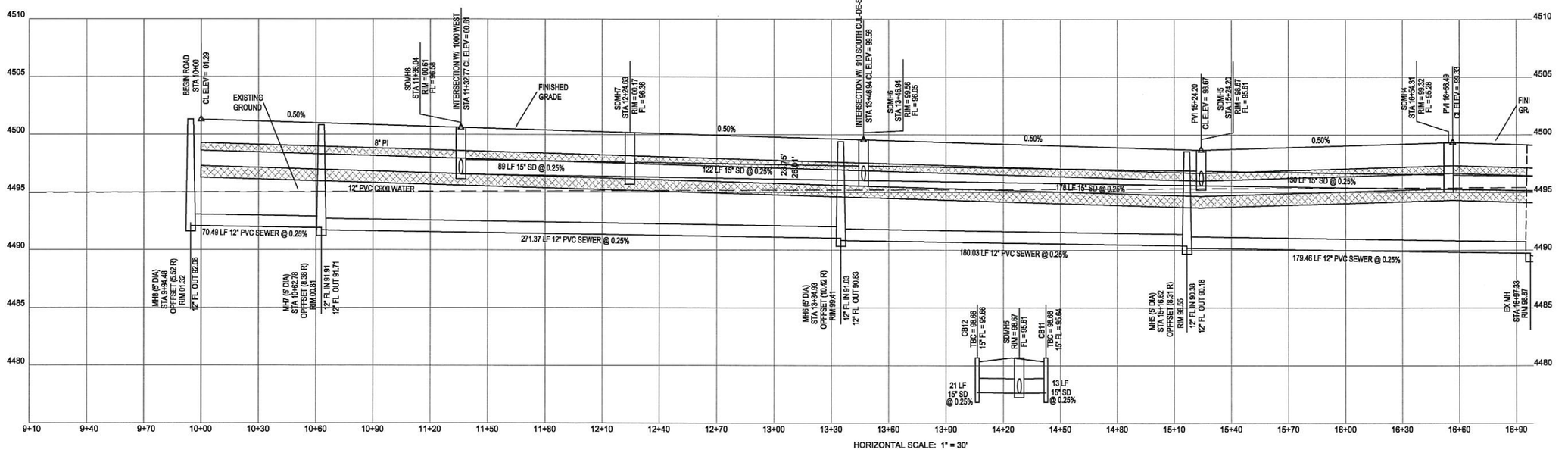
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*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

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| GRADING PLAN | C3.3 |




HORIZONTAL SCALE: 1" = 30'

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555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT E**

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

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| FINAL PLAN | 3/18/19 |

PROJECT

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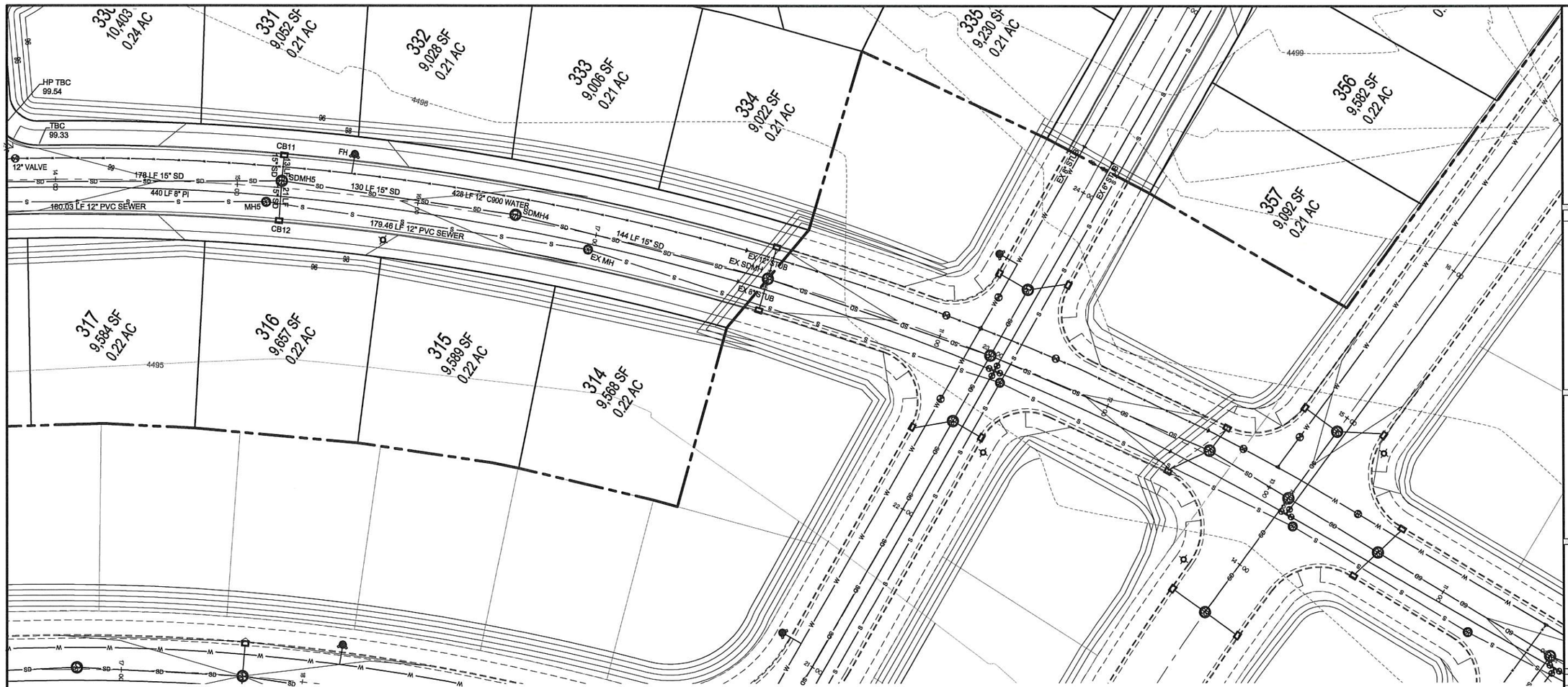
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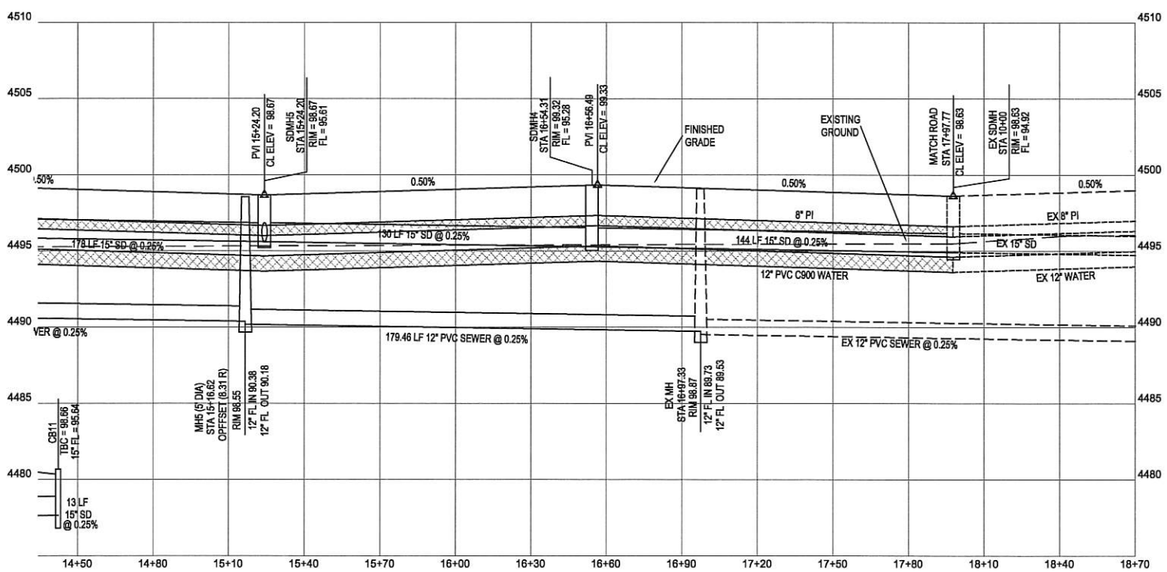
**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 1000 WEST PROFILE | C4.1 |

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DEVELOPMENT

**DIXIE FARMS PLAT E**

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

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| FINAL PLAN | 3/18/19 |

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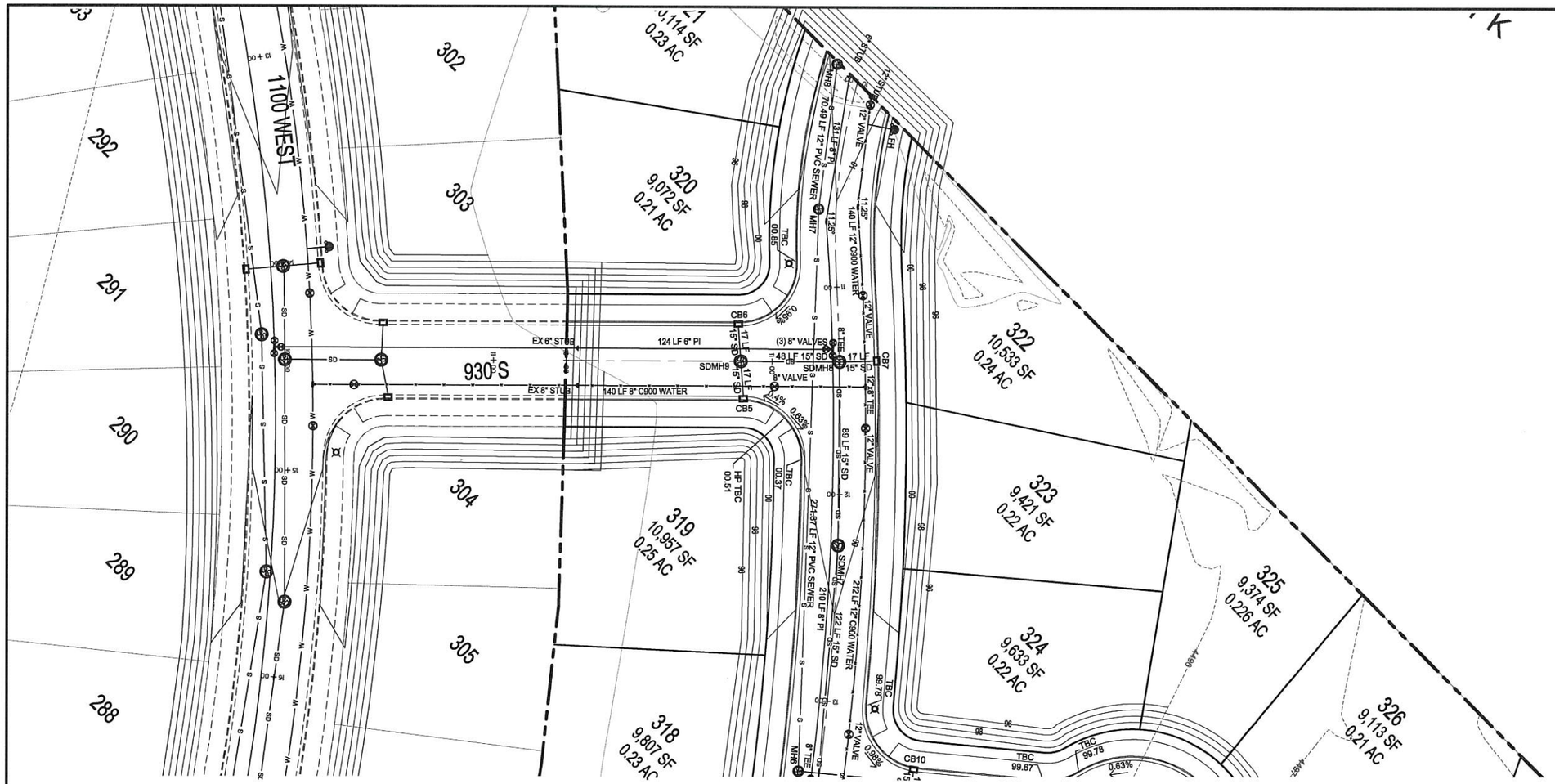
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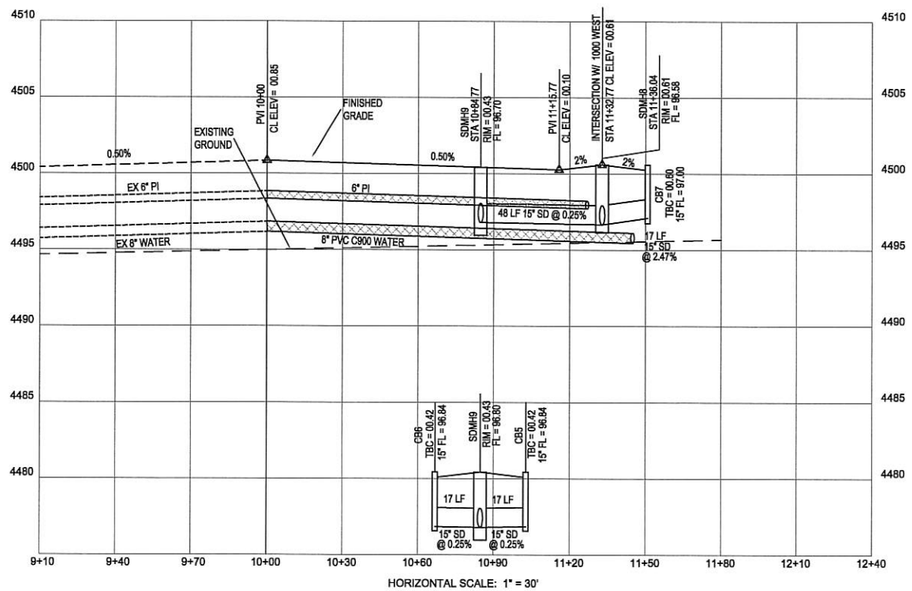
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**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 WEST PROFILE | C4.2 |




HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

**DIXIE FARMS PLAT E**

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

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| FINAL PLAN | 3/18/19 |

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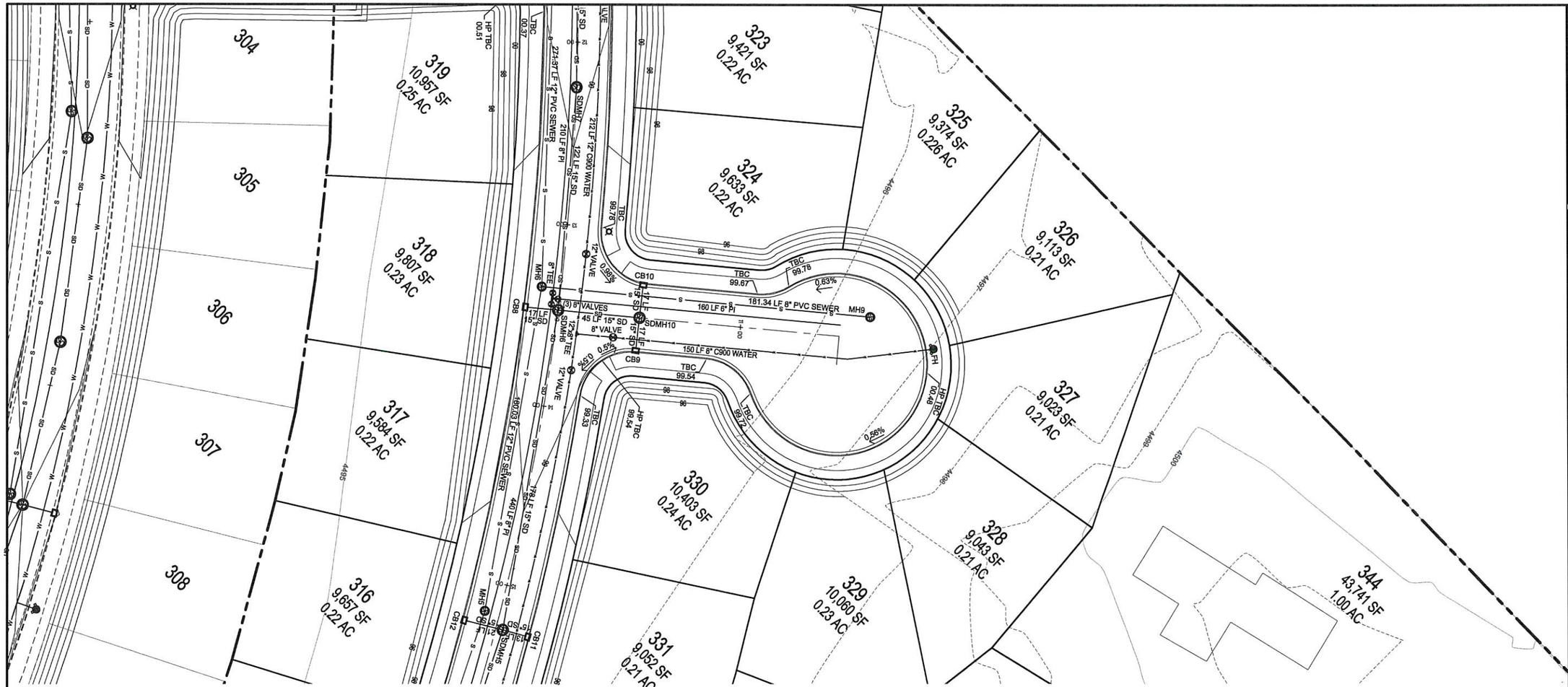
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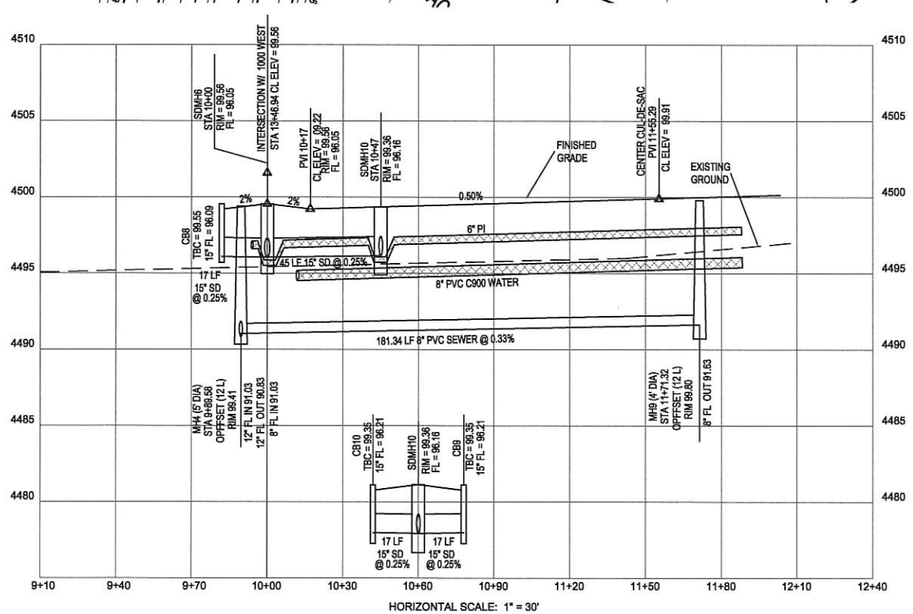
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| SHEET NAME | SHEET NUMBER |
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| 930 SOUTH PROFILE | C5.1 |




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DEVELOPMENT

**DIXIE FARMS PLAT E**

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

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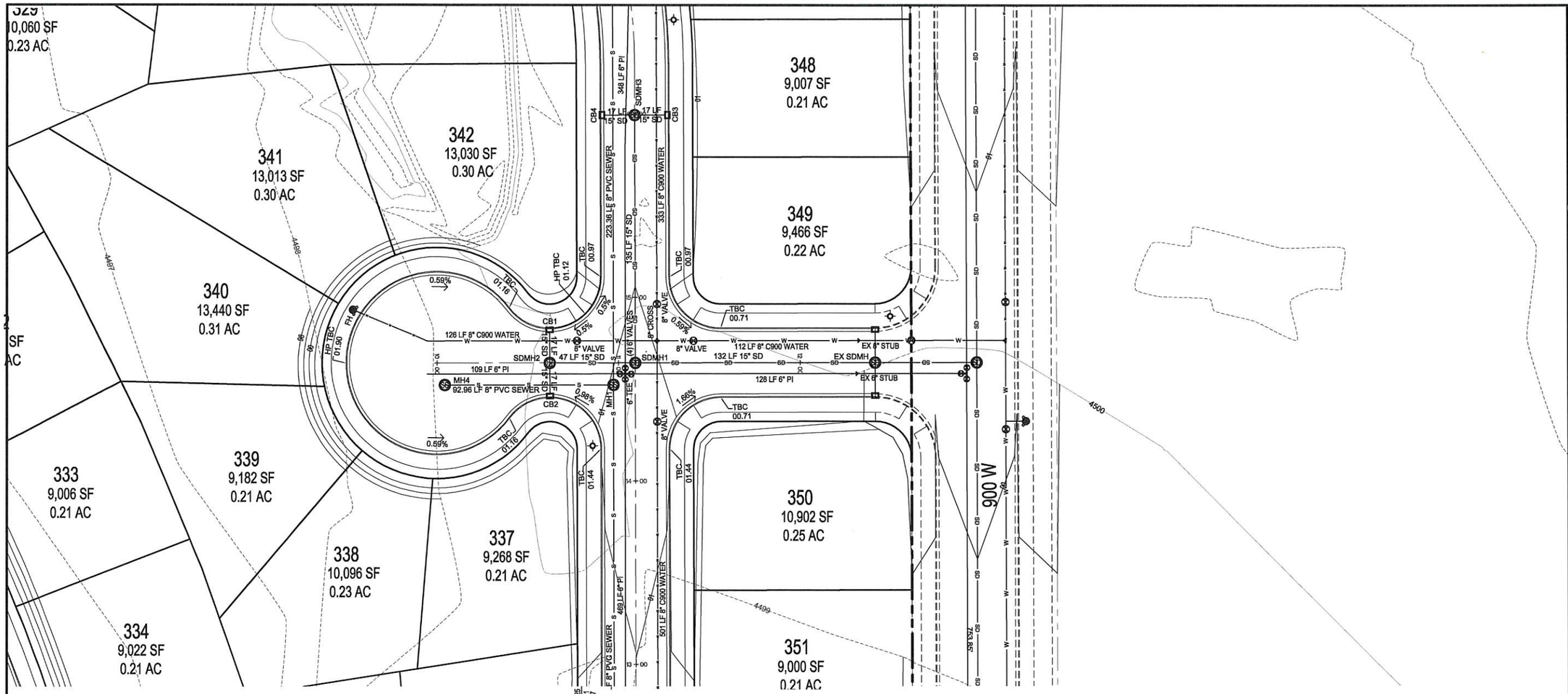
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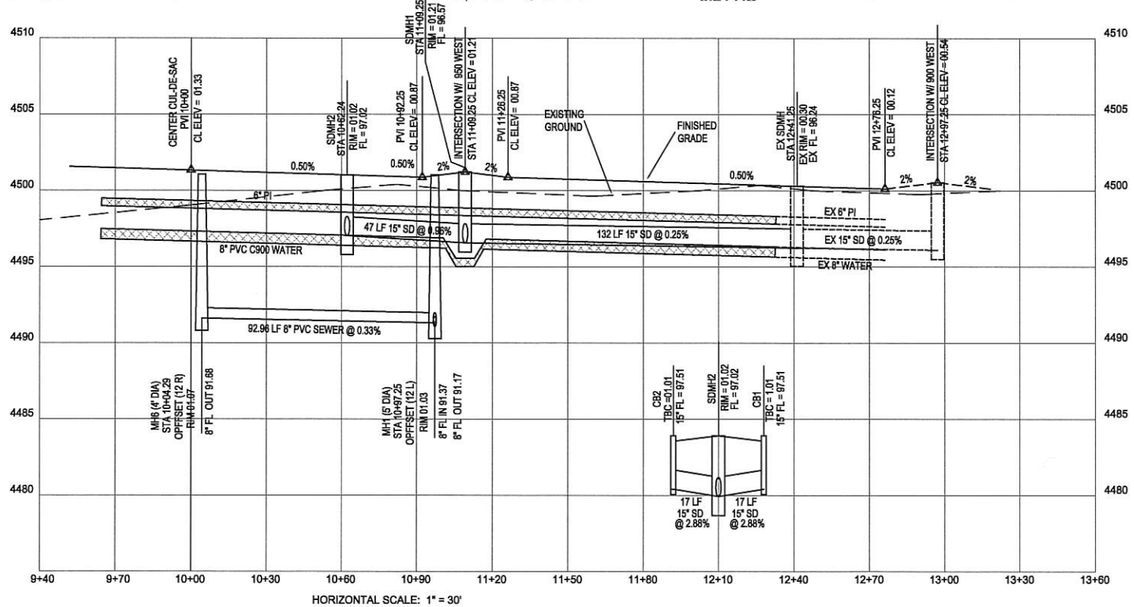
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**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 910 SOUTH PROFILE | C6.1 |




HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

# DIXIE FARMS PLAT E

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

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| FINAL PLAN | 3/18/19 |

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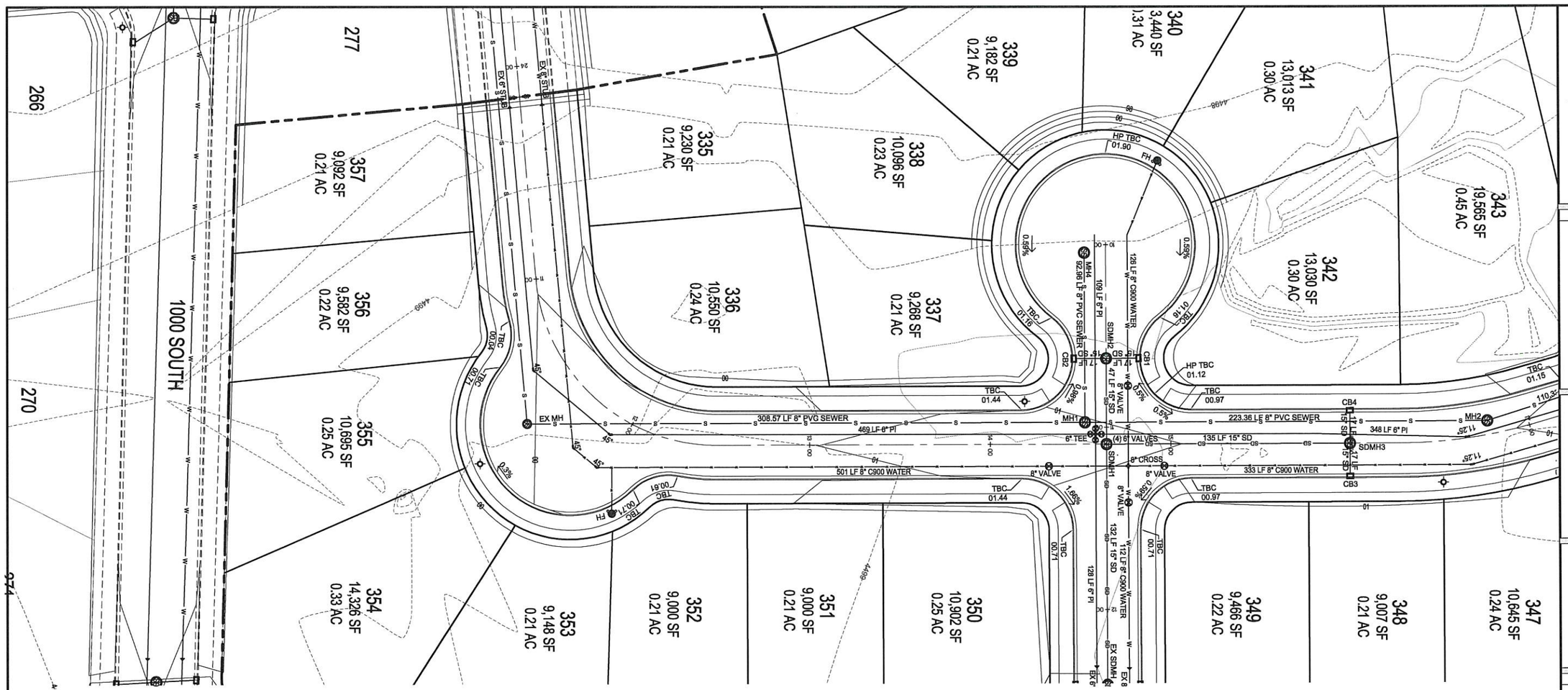
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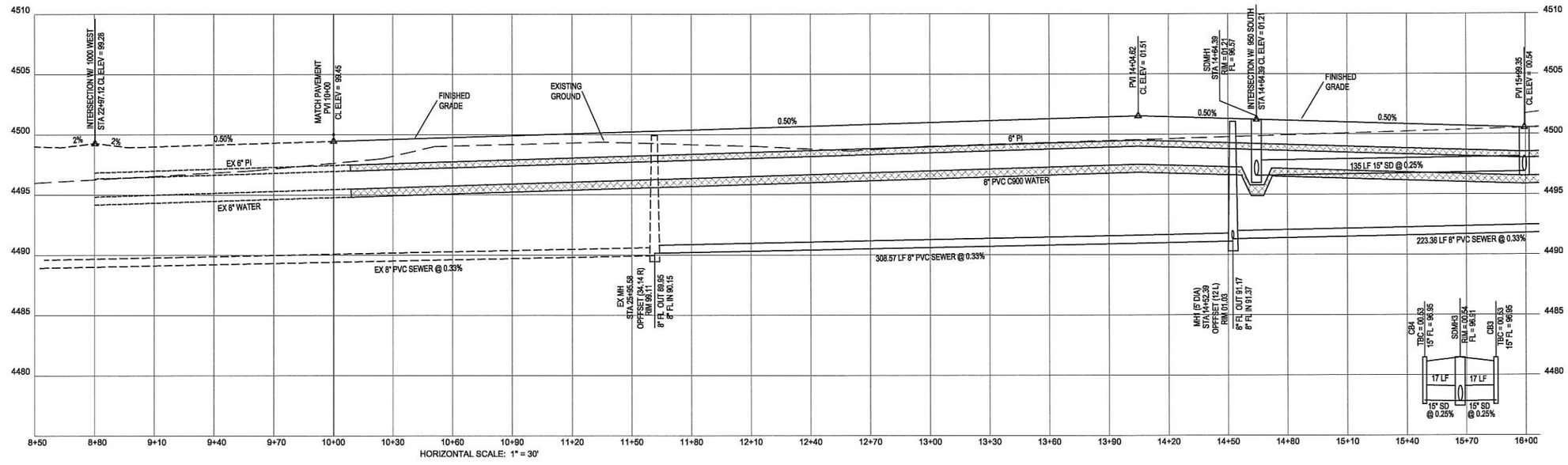
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FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 950 SOUTH PROFILE | C7.1 |




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DEVELOPMENT

# DIXIE FARMS PLAT E

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

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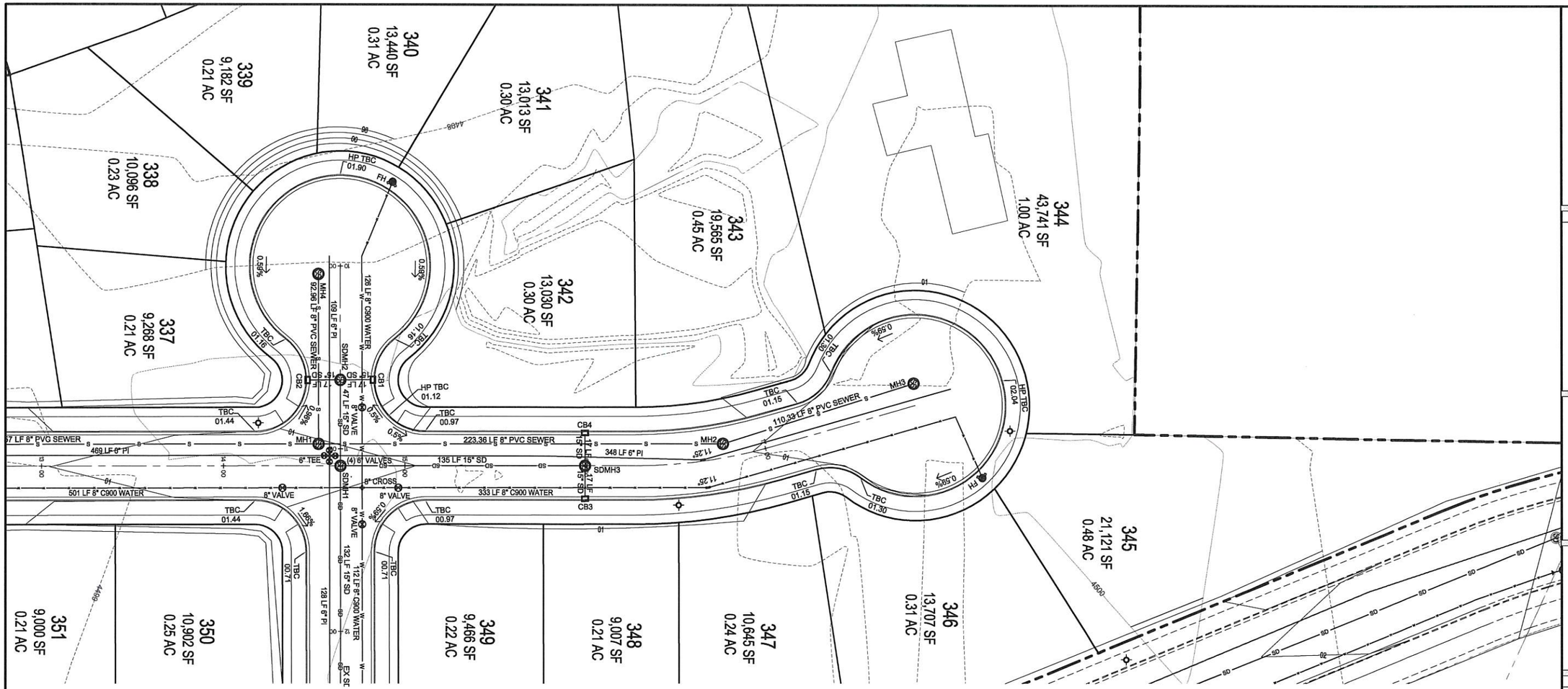
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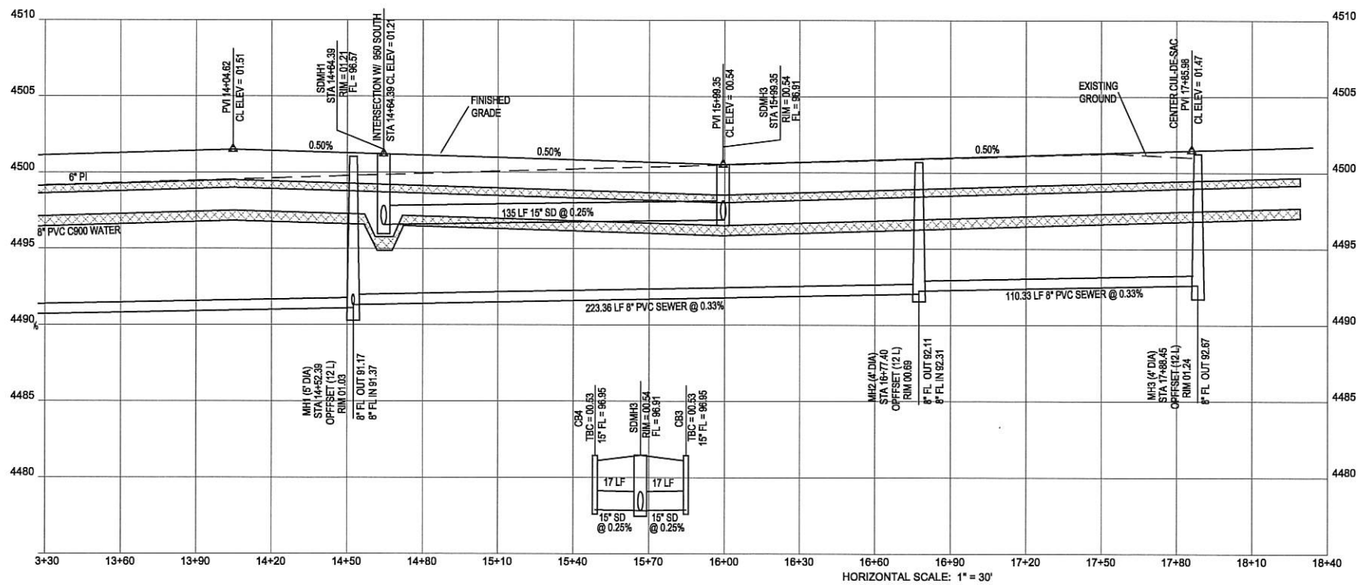
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FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 950 WEST PROFILE | C8.1 |




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DEVELOPMENT

# DIXIE FARMS PLAT E

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SCALE: 1"= 30'

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| FINAL PLAN | 3/18/19 |

PROJECT

# DIXIE FARMS PLAT E

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

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| 950 WEST PROFILE | C8.2 |

## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

### MAPPING LEGEND

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


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DEVELOPMENT

**DIXIE FARMS PLAT E**

0 60 120 240 360
SCALE: 1"= 120'


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| FINAL PLAN | 3/18/19 |

PROJECT

**DIXIE FARMS PLAT E**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| SWPPP | C9.1 |

## GENERAL NOTES

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

## TRAFFIC CONTROL

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

## UTILITIES

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

## STRIPING AND SIGNING

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

## EROSION AND SEDIMENT CONTROL

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

## USE OF FIRE HYDRANTS

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

## SANITARY SEWERS

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

## 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.

DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

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


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PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

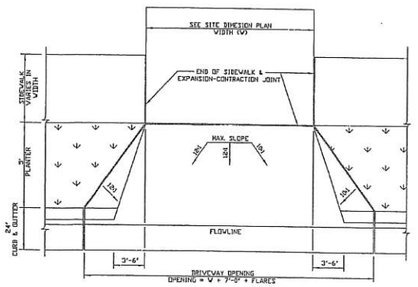
FINAL PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

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


Ivey driveberg GN1-DIXIE Parks.dwg - Feb 07, 2019 - 9:41am - gn general notes.dwg

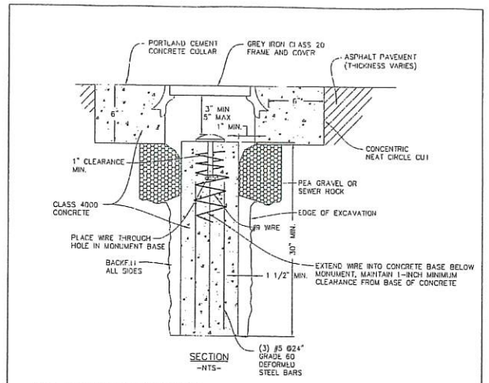
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.




FLARED DRIVE APPROACH WITH PLANTER
-NTS-

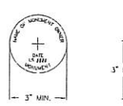
UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING-SURVEYING<br>1048 E. 200 N.<br>OREM, UTAH 84057<br>(801) 802-1942 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO. 15.9 |

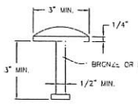



SECTION
-NTS-

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.



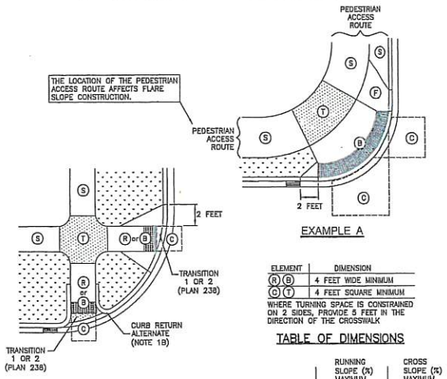

CAP PLAN
-NTS-




CAP SECTION
-NTS-

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| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING-SURVEYING<br>1048 E. 200 N.<br>OREM, UTAH 84057<br>(801) 802-1942 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE | DRAWING NO. 15.28 |

## TURNING SPACE AT SIDEWALK LEVEL



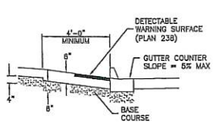

EXAMPLE A

EXAMPLE B

| ELEMENT | DIMENSION |
|---|---|
| (R)(B) | 4 FEET WIDE MINIMUM |
| (G)(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.

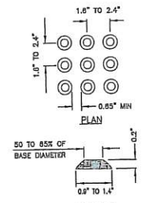
SLOPE TABLE

*Corner curb cut assembly*

Plan 235 Sheet 1 of 4

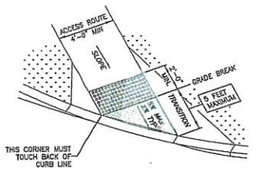
September 2011

63

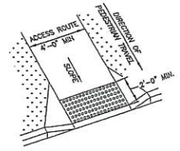



SECTION

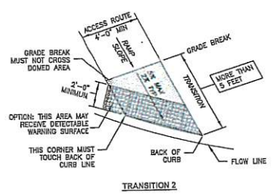
TRUNCATED DOME DETAIL




TRANSITION 1

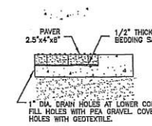



PERPENDICULAR ASSEMBLY

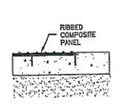



TRANSITION 2

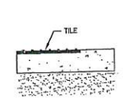
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T

*Detectable warning surface*

Plan 238

July 2011

79

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PROJECT

DIXIE FARMS SUBDIVISION

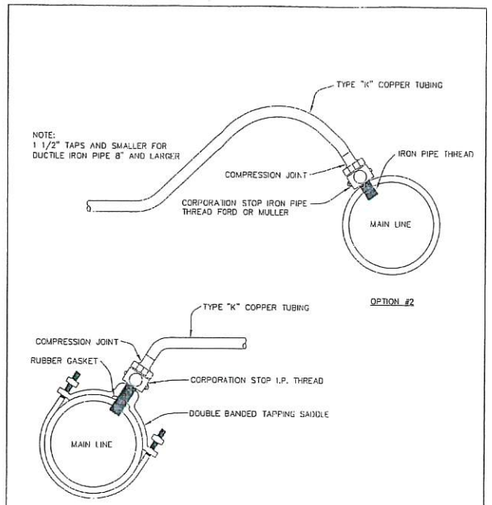
DESCRIPTION

FINAL PLAN

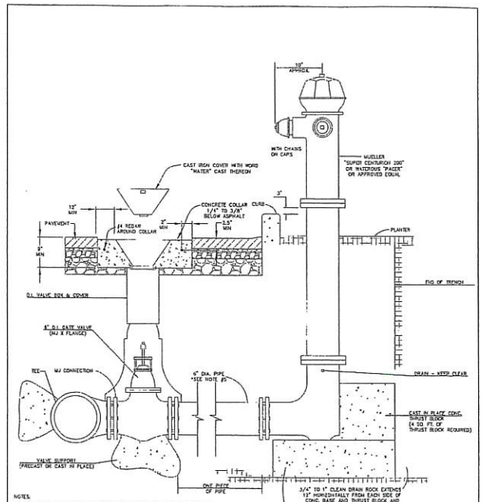
PRELIMINARY - NOT FOR CONSTRUCTION

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

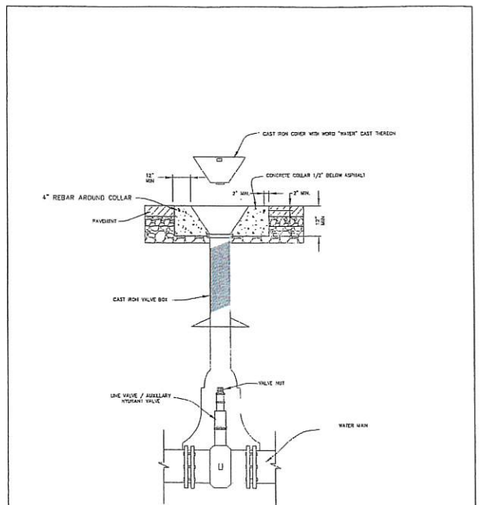
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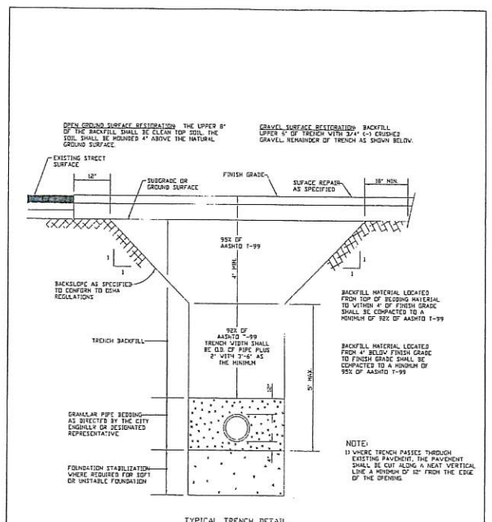

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| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS | DRAWING NO. 15.3 |




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| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |




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| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |




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

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| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

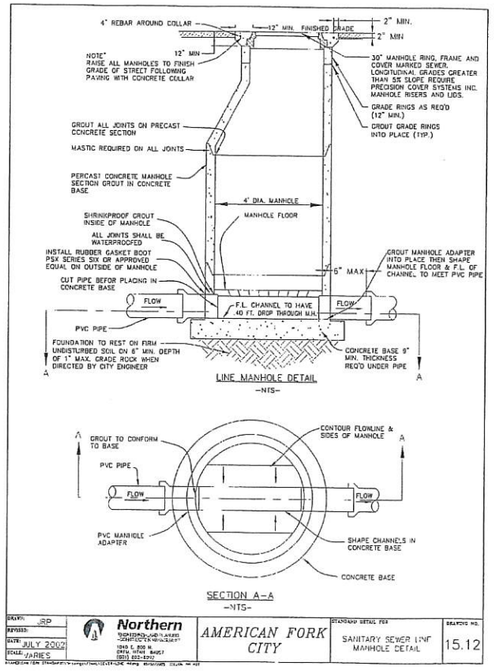
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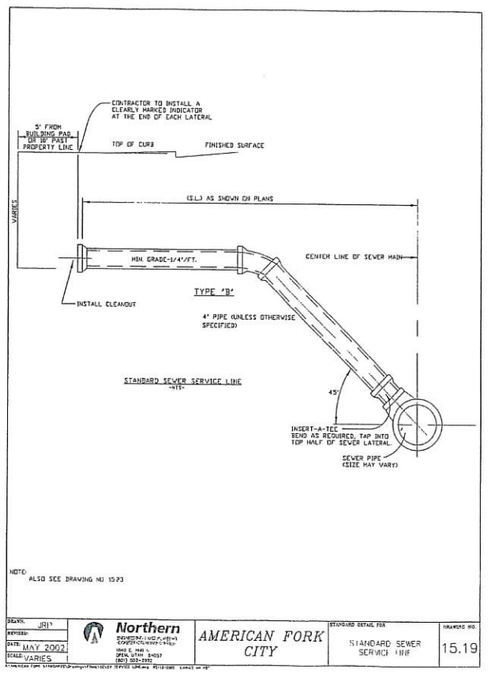
PRELIMINARY PLAN

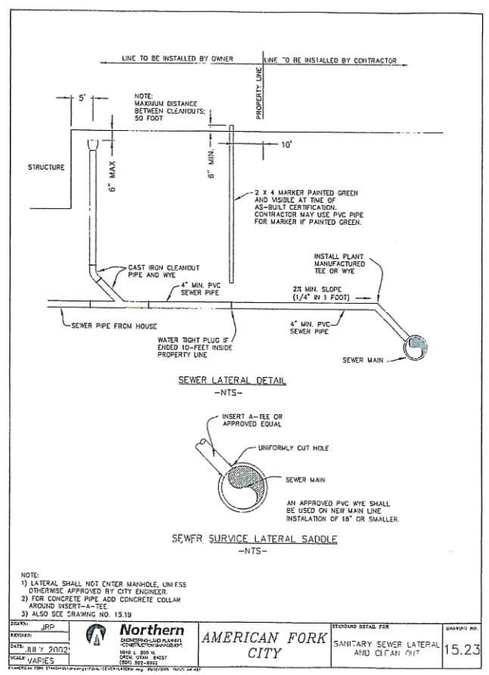
PRELIMINARY - NOT FOR CONSTRUCTION

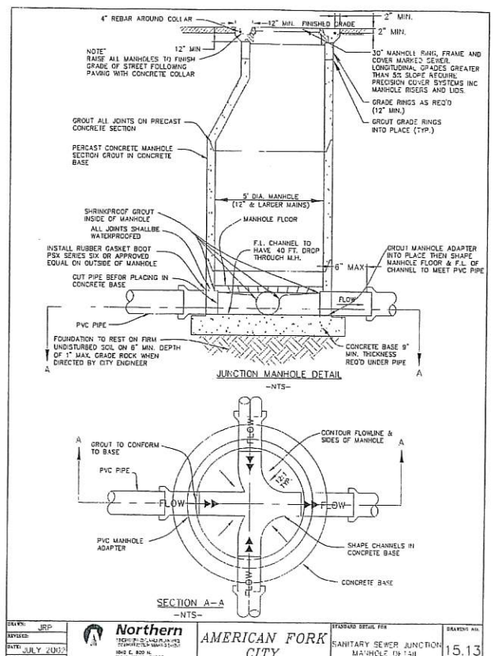
| SHEET NAME | SHEET NUMBER |
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| WATER DETAILS | D2 |

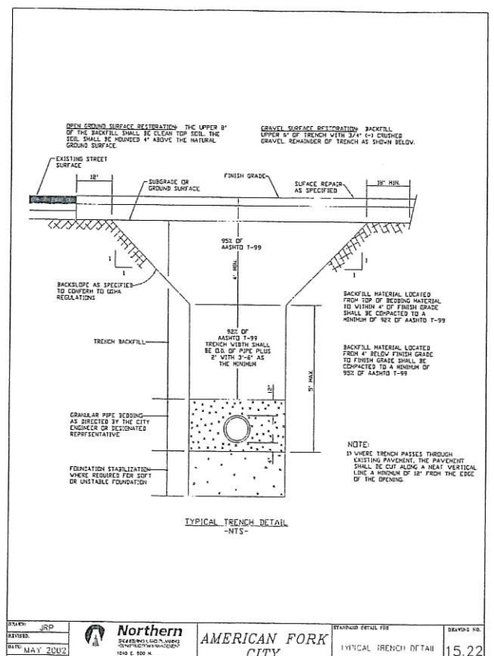
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PROJECT

DIXIE FARMS SUBDIVISION

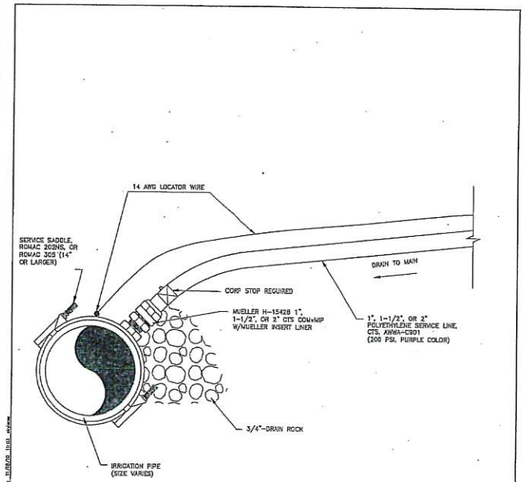
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FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

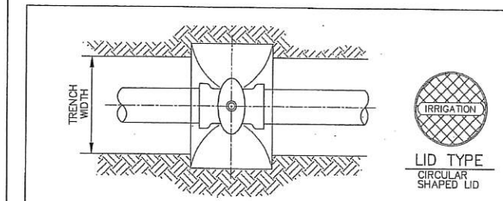
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|---|---|
| SEWER & STORM DRAIN DETAILS | D3 |


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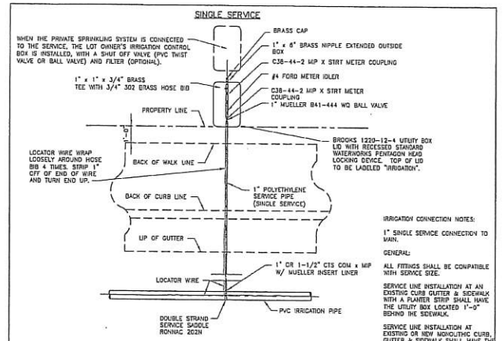

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 304355 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO. 15.3A |
| DATE: | | | | |
| SCALE: | | | | |

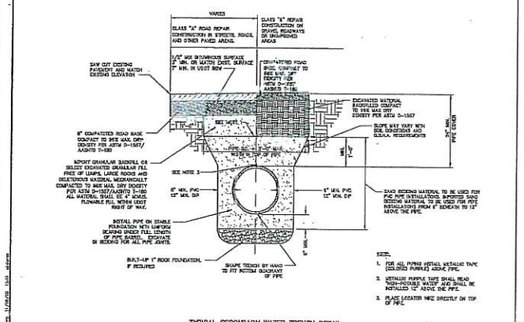



VALVE BOX INSTALLATION

| DRAWN: | | | | |
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| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

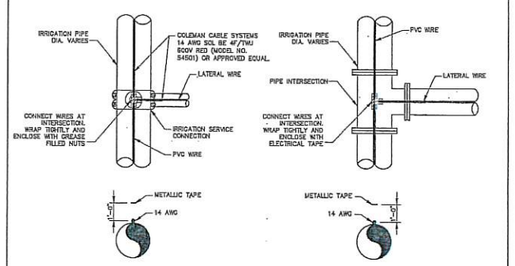



| DRAWN: | | | | |
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| REVISED: | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
| DATE: | | | | |
| SCALE: | | | | |




TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | 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 2". 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 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LOCATOR WIRE DETAIL | DRAWING NO. 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

1000 W 1100 S

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

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

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

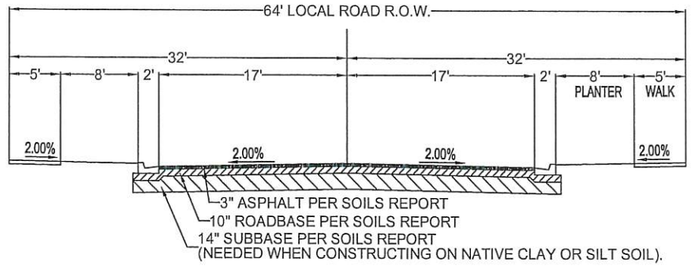
| SHEET NAME | SHEET NUMBER |
|---|---|
| SECONDARY WATER DETAILS | D4 |

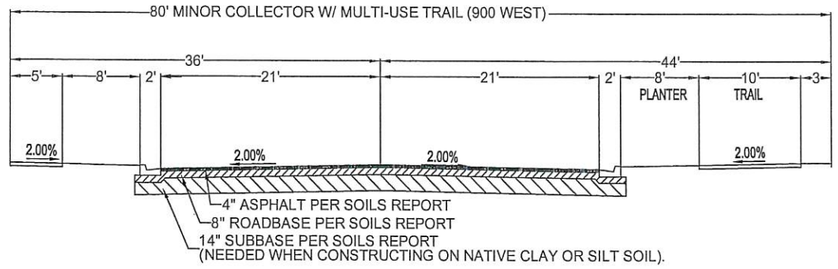
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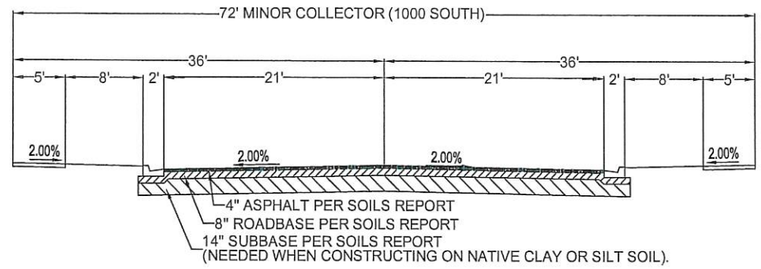
ROAD CROSS SECTION NOTES:

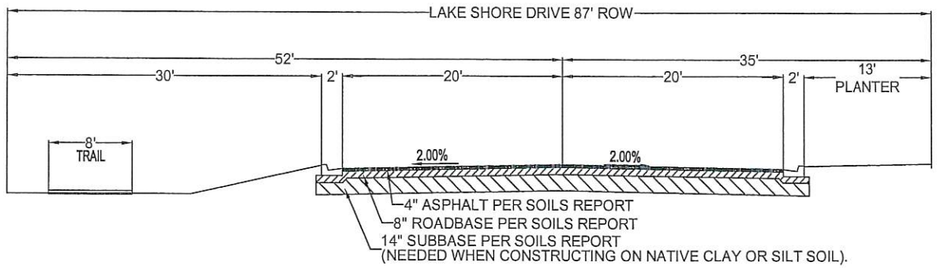
1. IF 14" OF SUBBASE IS NOT INCLUDED AS PART OF THE CROSS SECTION. THEN 16" OF ROADBASE IS REQUIRED PER THE SOILS REPORT.

2. ADDITIONAL REQUIREMENTS MAY BE NECESSARY PENDING PEER REVIEW OF THE GEOTECHNICAL REPORTS.




DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

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RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

1000 W 1100 S


berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 615-1677


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

| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

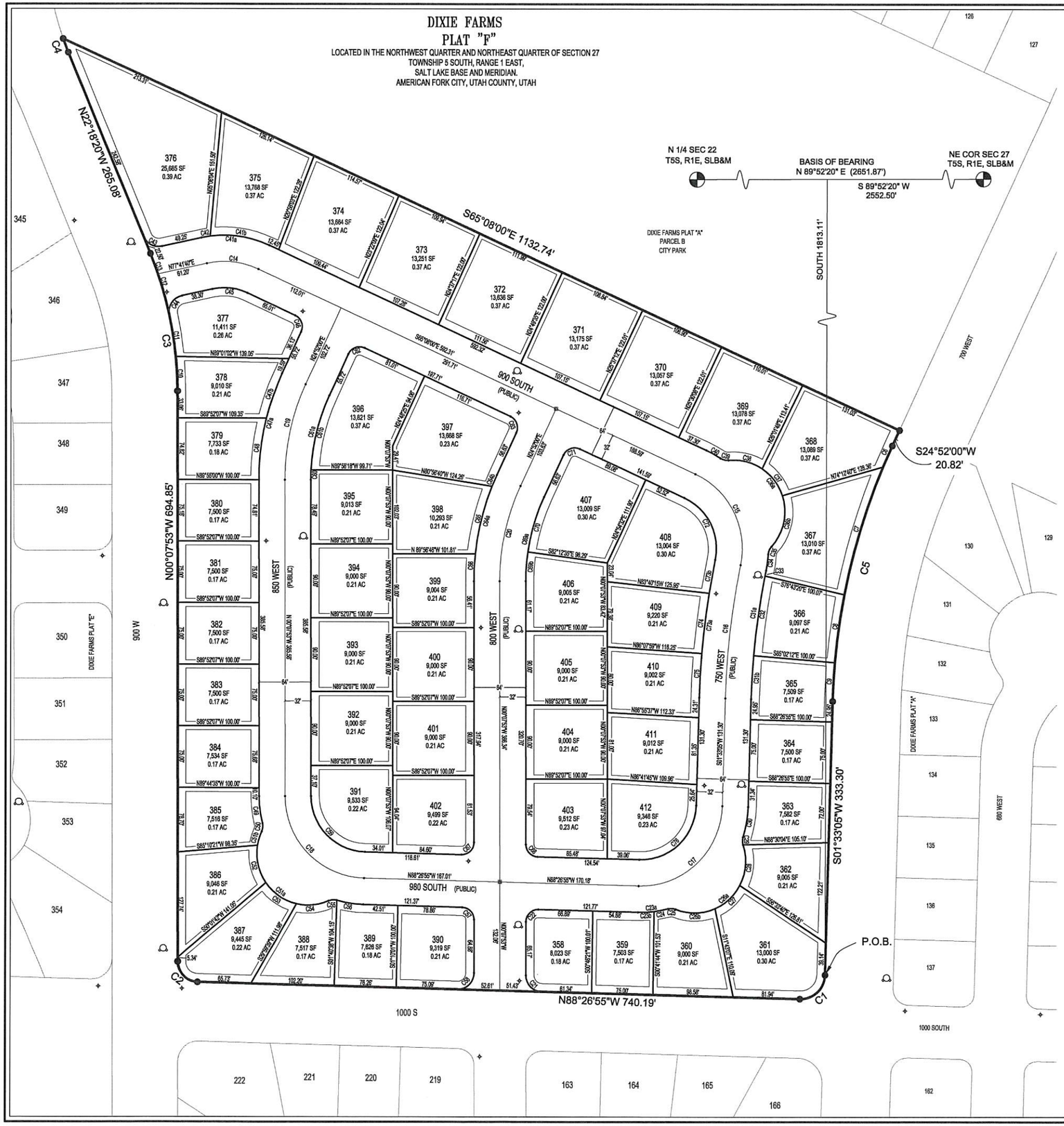
PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |

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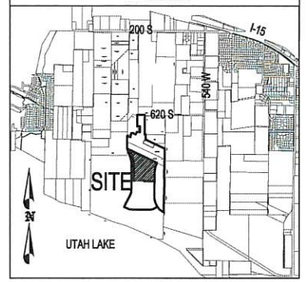
# DIXIE FARMS
# PLAT "F"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH




## VICINITY SKETCH

scale 1:1/2 MILE




## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 17.44 AC |
| EXISTING ZONING | PR 3.0 |
| FLOOD ZONE DESIGNATION: | A / X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

## LEGEND

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

## REFERENCE DOCUMENTS:

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

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

60 0 60 120 180

SCALE 1"=60'

NOTES:

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


SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

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


## 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 S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S46°33'05"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 740.19 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS N44°17'24"W 34.83 FEET); THENCE NORTH 00°07'53" WEST 694.85 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°12'07"W 170.76 FEET); THENCE NORTH 22°18'20" WEST 265.08 FEET; THENCE ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 02°51'13" AND LONG CHORD BEARS N20°52'43"W 17.77 FEET); THENCE SOUTH 65°08'00" EAST 1132.74 FEET; THENCE SOUTH 24°52'00" WEST 20.82 FEET; THENCE ALONG THE ARC OF 792.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'55" AND LONG CHORD BEARS S13°12'32"W 320.07 FEET); THENCE SOUTH 01°33'05" WEST 333.30 FEET TO THE POINT OF BEGINNING.

AREA = 759,539 SF OR 17.44 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 55

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

## ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

____ DAY OF _____, A.D. ___.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) 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

# DIXIE FARMS
# PLAT "F"

1 of 2

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

1/7/19 I:\My Data\Berg Civil\2018\Add\DF-Final PDF_Final_PLAT-F.dwg

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 30.00 | 47.12 | 90°00'00" | 42.43 | S46°33'05"W |
| C2 | 25.00 | 38.54 | 88°19'02" | 34.83 | N44°17'24"W |
| C3 | 444.00 | 171.83 | 22°10'27" | 170.76 | N11°13'07"W |
| C4 | 356.00 | 17.77 | 02°51'37" | 17.77 | N20°52'32"W |
| C5 | 792.00 | 322.29 | 23°18'55" | 320.07 | S13°12'32"W |
| C6 | 792.00 | 28.25 | 02°02'38" | 28.25 | S23°50'41"W |
| C7 | 792.00 | 163.16 | 11°48'12" | 162.87 | S16°55'16"W |
| C8 | 792.00 | 83.72 | 06°03'23" | 83.68 | S07°59'29"W |
| C9 | 792.00 | 47.16 | 03°24'43" | 47.16 | S03°15'26"W |
| C10 | 444.00 | 42.00 | 05°25'11" | 41.98 | N02°50'29"W |
| C11 | 444.00 | 51.12 | 06°35'49" | 51.09 | N08°50'59"W |
| C12 | 444.00 | 52.06 | 06°43'03" | 52.03 | N15°30'25"W |
| C13 | 444.00 | 26.66 | 03°26'23" | 26.65 | N20°35'08"W |
| C14 | 100.00 | 64.88 | 37°10'20" | 63.75 | S83°43'10"E |
| C15 | 100.00 | 134.11 | 76°50'14" | 124.28 | S26°42'53"E |
| C16 | 924.00 | 163.73 | 10°09'09" | 163.52 | S06°37'39"W |
| C17 | 100.00 | 157.08 | 90°00'00" | 141.42 | S46°33'05"W |
| C18 | 100.00 | 154.14 | 88°19'02" | 139.33 | N44°17'24"W |
| C19 | 275.00 | 119.98 | 24°59'53" | 119.03 | N12°22'03"E |
| C20 | 275.00 | 119.98 | 24°59'53" | 119.03 | S12°22'03"W |
| C21 | 20.00 | 30.83 | 88°19'02" | 27.87 | N44°17'24"W |
| C22 | 15.00 | 24.00 | 91°40'58" | 21.52 | N45°42'36"E |
| C23a | 132.00 | 37.40 | 16°14'04" | 37.28 | N83°26'03"E |
| C23b | 132.00 | 20.04 | 08°41'52" | 20.02 | N87°12'09"E |
| C24 | 132.00 | 17.36 | 07°32'12" | 17.35 | N79°05'07"E |
| C25 | 15.00 | 9.51 | 36°19'09" | 9.35 | S86°31'24"E |
| C26a | 63.00 | 143.13 | 130°10'12" | 114.27 | N46°33'05"E |
| C26b | 63.00 | 49.88 | 45°21'52" | 48.59 | N88°57'14"E |
| C27 | 63.00 | 42.16 | 38°20'38" | 41.38 | N47°05'59"E |
| C28 | 63.00 | 51.09 | 46°27'42" | 49.70 | N04°41'50"E |
| C29 | 15.00 | 9.51 | 36°19'09" | 9.35 | N00°22'27"W |
| C30 | 132.00 | 37.40 | 16°14'03" | 37.28 | N09°40'06"E |
| C31a | 892.00 | 158.06 | 10°09'09" | 157.85 | N06°37'39"E |
| C31b | 892.00 | 53.12 | 03°24'43" | 53.11 | N03°15'26"E |
| C32 | 892.00 | 98.23 | 06°18'35" | 98.18 | N08°07'05"E |
| C33 | 892.00 | 6.71 | 00°25'52" | 6.71 | N11°29'18"E |
| C34 | 132.00 | 19.97 | 08°40'06" | 19.95 | N07°22'11"E |
| C35 | 15.00 | 10.34 | 39°30'27" | 10.14 | N22°47'21"E |
| C36a | 63.00 | 152.31 | 138°30'55" | 117.83 | N26°42'53"W |
| C36b | 63.00 | 66.71 | 60°40'08" | 63.64 | N12°12'31"E |
| C37 | 63.00 | 42.03 | 38°13'19" | 41.25 | N37°14'13"W |
| C38 | 63.00 | 43.57 | 39°37'28" | 42.71 | N76°09'36"W |
| C39 | 15.00 | 10.34 | 39°30'27" | 10.14 | N76°13'07"W |
| C40 | 132.00 | 19.97 | 08°40'06" | 19.95 | N60°47'57"W |
| C41a | 132.00 | 85.64 | 37°10'20" | 84.15 | N83°43'10"W |
| C41b | 132.00 | 74.70 | 32°25'19" | 73.70 | N81°20'39"W |
| C42 | 132.00 | 10.94 | 04°45'01" | 10.94 | S80°04'11"W |
| C43 | 20.00 | 27.93 | 80°00'00" | 25.71 | N62°18'20"W |
| C44 | 20.00 | 31.36 | 89°50'34" | 28.25 | N32°46'23"E |
| C45 | 68.00 | 44.12 | 37°10'20" | 43.35 | S83°43'10"E |
| C46 | 15.00 | 23.56 | 90°00'00" | 21.21 | S20°08'00"E |
| C47a | 307.00 | 133.94 | 24°59'53" | 132.88 | S12°22'03"W |
| C47b | 307.00 | 57.98 | 10°49'16" | 57.90 | S19°27'22"W |
| C48 | 307.00 | 75.96 | 14°10'38" | 75.77 | S06°57'25"W |
| C49 | 132.00 | 33.20 | 14°24'30" | 33.11 | S07°20'09"E |
| C50 | 15.00 | 10.34 | 39°30'27" | 10.14 | S05°12'50"W |
| C51a | 63.00 | 152.31 | 138°30'55" | 117.83 | S44°17'24"E |
| C51b | 63.00 | 17.76 | 16°09'17" | 17.70 | S16°53'25"W |
| C52 | 63.00 | 47.71 | 43°23'25" | 46.58 | S12°52'56"E |
| C53 | 63.00 | 46.88 | 42°37'57" | 45.80 | S55°53'37"E |
| C54 | 63.00 | 39.96 | 36°20'16" | 39.29 | N84°37'16"E |
| C55 | 15.00 | 10.34 | 39°30'27" | 10.14 | N86°12'22"E |
| C56 | 132.00 | 33.20 | 14°24'30" | 33.11 | S81°14'40"E |
| C57 | 15.00 | 23.12 | 88°19'02" | 20.90 | S44°17'24"E |
| C58 | 20.00 | 32.00 | 91°40'58" | 28.70 | S45°42'36"W |
| C59 | 68.00 | 104.82 | 88°19'02" | 94.74 | N44°17'24"W |
| C60 | 243.00 | 11.79 | 02°46'51" | 11.79 | N01°15'32"E |
| C61a | 243.00 | 106.02 | 24°59'53" | 105.18 | N12°22'03"E |
| C61b | 243.00 | 94.23 | 21°13'02" | 93.64 | N13°45'29"E |
| C62 | 15.00 | 23.56 | 90°00'00" | 21.21 | N69°52'00"E |
| C63 | 15.00 | 23.56 | 90°00'00" | 21.21 | S20°08'00"E |
| C64a | 307.00 | 133.94 | 24°59'53" | 132.88 | S12°22'03"W |
| C64b | 307.00 | 15.24 | 02°50'36" | 15.23 | S23°26'42"W |
| C65 | 307.00 | 85.39 | 15°56'09" | 85.11 | S14°03'20"W |
| C66 | 307.00 | 33.32 | 06°13'09" | 33.31 | S02°58'41"W |
| C67 | 15.00 | 24.00 | 91°40'58" | 21.52 | S45°42'36"W |
| C68 | 15.00 | 23.12 | 88°19'02" | 20.90 | N44°17'24"W |
| C69a | 243.00 | 106.02 | 24°59'53" | 105.18 | N12°22'03"E |
| C69b | 243.00 | 35.93 | 08°28'16" | 35.90 | N04°06'15"E |
| C70 | 243.00 | 70.09 | 16°31'37" | 69.85 | N16°36'11"E |
| C71 | 15.00 | 23.56 | 90°00'00" | 21.21 | N69°52'00"E |
| C72 | 68.00 | 91.19 | 76°50'14" | 84.51 | S26°42'53"E |
| C73a | 956.00 | 169.40 | 10°09'09" | 169.18 | S06°37'39"W |
| C73b | 956.00 | 41.53 | 02°29'20" | 41.52 | S10°27'34"W |
| C74 | 956.00 | 73.91 | 04°25'46" | 73.89 | S07°00'02"W |
| C75 | 956.00 | 53.97 | 03°14'04" | 53.96 | S03°10'07"W |
| C76 | 68.00 | 106.81 | 90°00'00" | 96.17 | S46°33'05"W |



# DIXIE FARMS
# PLAT "F"

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

SURVEYOR
REEVE & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
(801) 621-3100

ENGINEER
berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 918-1877

## TABULATIONS

| | |
|---|---|
| ZONE = | PR-3.0 / SP |
| TOTAL AREA = | 17.44 AC |
| AREA OF EXISTING ROADS = | 0.00 AC |
| AREA OF CITY OPENSPACE = | 0.00 AC |
| NET DEVELOPABLE AREA = | 17.44 AC |
| AREA OF NEW ROADS = | 4.61 AC |
| AREA IN LOTS = | 12.83 AC |
| NUMBER OF LOTS = | 55 LOTS |
| AVERAGE LOT SIZE = | 10,161 SF |

### PLAT F

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 15 |
| 9,000 SF | 26 |
| 7,500 SF | 14 |
| | 55 LOTS |

### OVERALL PROJECT

| LOT SIZE | # OF LOTS |
|---|---|
| 13,000+ SF | 32 |
| 9,000 SF | 116 |
| 7,500 SF | 170 |
| | 318 LOTS |

## CONTACT LIST

| | | |
|---|---|---|
| CIVIL ENGINEER | | |
| BERG CIVIL ENGINEERING | | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | | |
| AMERICAN FORK CITY PLANNING DEPT. | | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | | (801) 763-3060 |
| UTILITIES | | |
| AF CULINARY WATER | (JAY BREMS) | (801) 763-3060 |
| AF PRESSURIZED IRRIGATION | (JAY BREMS) | (801) 763-3060 |
| AF SANITARY SEWER | (ASHTON HARDY) | (801) 763-3060 |
| AF STORM DRAIN | (ASHTON HARDY) | (801) 763-3060 |
| AF FIRE MARSHALL | (MAT SACCO) | (801) 763-3040 |
| AF CITY INSPECTOR | (DEE HOWARD) | (801) 763-3060 |
| AF SWPPP INSPECTOR | (HARLAN NELSON) | (801) 763-3060 |
| AF FIBER | (WILL DAVIS) | (801) 897-9826 |
| AF IRRIGATION COMPANY | (ERNIE JOHN) | (801) 471-6576 |
| ROCKY MOUNTIAN POWER | (TERIA WALKER) | (801) 756-1310 |
| COMCAST | (ELYSIA VALDEZ) | (801) 401-3017 |
| TSSD | (DAVID BARLOW) | (801) 756-5231 |
| MITCHELL HOLLOW IRRIGATION | (JEFF MITCHELL) | (801) 367-9026 |
| CENTURY LINK | (RYAN ALLRED) | (385) 223-0084 |
| DOMINION ENERGY | (TRENT JOHNSON) | (801) 853-6548 |

## SHEET INDEX



| | |
|---|---|
| C0 | COVER |
| C1.1 - C1.5 | LAYOUT PLAN |
| C2.1 - C2.4 | UTILITY PLAN |
| C3.1 - C3.4 | GRADING PLAN |
| C4.1 | 800 WEST PLAN & PROFILE |
| C5.1 - C5.2 | 850 WEST PLAN & PROFILE |
| C6.1 - C6.2 | 750 WEST PLAN & PROFILE |
| C7.1 | 900 SOUTH PLAN & PROFILE |
| C8.1 | SWPPP |
| GN1 | GENERAL NOTES |
| D1-D5 | CONSTRUCTION DETAILS |



## NOTES

1. PROJECT ADDRESS IS 1000 WEST 1100 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL.
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED N 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
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

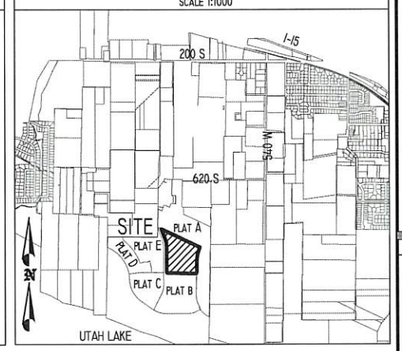
THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S46°33'05"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 740.19 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS N44°17'24"W 334.83FEET); THENCE NORTH 00°07'53" WEST 694.55 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 170.76 FEET); THENCE NORTH 22°18'20" WEST 265.08 FEET; THENCE ALONG THE ARC OF A 356.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 17.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 02°51'37" AND LONG CHORD BEARS N20°52'32"W 17.77 FEET); THENCE SOUTH 65°08'00" EAST 1132.74 FEET; THENCE SOUTH 24°52'00" WEST 20.82 FEET; THENCE ALONG THE ARC OF 792.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'55" AND LONG CHORD BEARS S13°12'32"W 320.07 FEET); THENCE SOUTH 01°33'05" WEST 333.30 FEET TO THE POINT OF BEGINNING.

AREA = 759,539 SF OR 17.44 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

## VICINITY SKETCH

SCALE 1:1000








ADG PARTNERS
555 S. State Street, Suite 300
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(801) 717-6099


DEVELOPMENT

# DIXIE FARMS PLAT F

0 100 200 400 600
SCALE: 1"= 200'


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 |
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| FINAL PLAN | 1/22/2019 |

PROJECT

# DIXIE FARMS PLAT F

DESCRIPTION

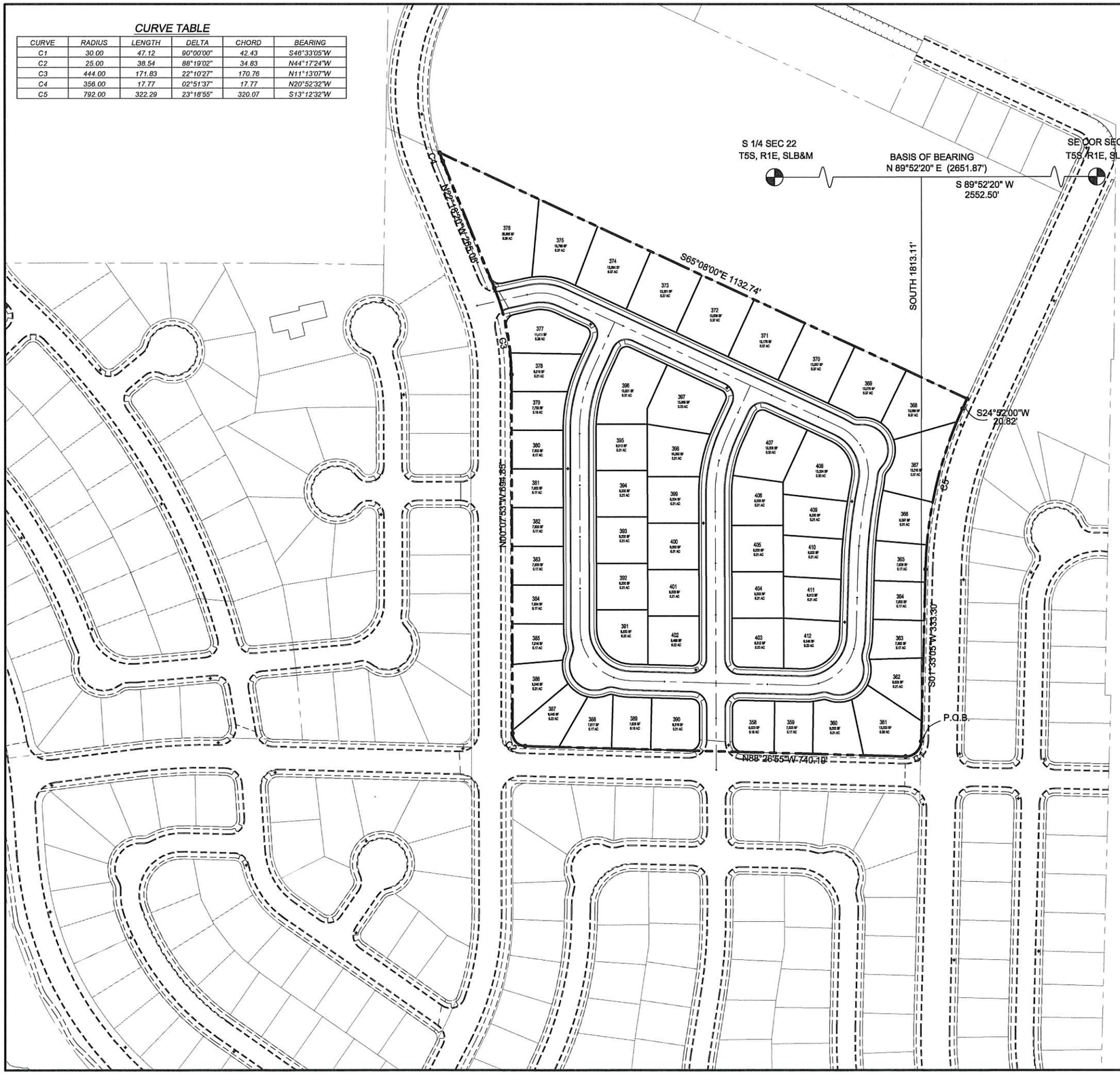
FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

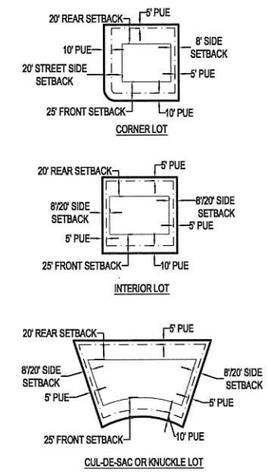
| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER | C0 |

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 30.00 | 47.12 | 90°00'00" | 42.43 | S46°33'05"W |
| C2 | 25.00 | 38.54 | 88°19'02" | 34.83 | N44°17'24"W |
| C3 | 444.00 | 171.83 | 22°10'27" | 170.76 | N11°13'07"W |
| C4 | 356.00 | 17.77 | 02°51'37" | 17.77 | N20°52'32"W |
| C5 | 792.00 | 322.29 | 23°18'55" | 320.07 | S13°12'32"W |




### TYPICAL SETBACK & P.U.E. DETAILS





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DEVELOPMENT

**DIXIE FARMS PLAT F**

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


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.1 |

N00°07'53"W

382
7,500 SF
0.17 AC

383
7,500 SF
0.17 AC

384
7,534 SF
0.17 AC

385
7,516 SF
0.17 AC

386
9,046 SF
0.21 AC

387
9,445 SF
0.22 AC

388
7,517 SF
0.17 AC

389
7,626 SF
0.18 AC

390
9,319 SF
0.21 AC

391
9,533 SF
0.22 AC

392
9,000 SF
0.21 AC

393
9,000 SF
0.21 AC

400
9,000 SF
0.21 AC

401
9,000 SF
0.21 AC

402
9,499 SF
0.22 AC

403
9,512 SF
0.23 AC

404
9,000 SF
0.21 AC

405
9,000 SF
0.21 AC

0.21 AC

409
9,220 SF
0.21 AC

410
9,002 SF
0.21 AC

411
9,012 SF
0.21 AC

412
9,346 SF
0.23 AC

358
8,023 SF
0.18 AC

359
7,503 SF
0.17 AC

360
9,000 SF
0.21 AC

N88°26'55"W 740.19'

C2

TBC
00.71

TBC
00.71


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DEVELOPMENT

# DIXIE FARMS PLAT F

N

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


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


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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

# DIXIE FARMS PLAT F

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.2 |




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**DIXIE FARMS PLAT F**

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

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cell (801) 616-1677

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.3 |

S65°08'00"E 1132.74'

SOUTH 1813.11'

S24°52'00"W
20.82'

374
3,664 SF
.37 AC

373
13,251 SF
0.37 AC

372
13,636 SF
0.37 AC

371
13,175 SF
0.37 AC

370
13,057 SF
0.37 AC

369
13,078 SF
0.37 AC

368
13,089 SF
0.37 AC

367
13,010 SF
0.37 AC

366
9,097 SF
0.21 AC

365

396
13,821 SF
0.37 AC

397
13,668 SF
0.23 AC

398
10,293 SF
0.21 AC

399
9,004 SF
0.21 AC

400
9,000 SF
0.21 AC

395
9,013 SF
0.21 AC

394
9,000 SF
0.21 AC

393
9,000 SF
0.21 AC

407
13,009 SF
0.30 AC

408
13,004 SF
0.30 AC

406
9,005 SF
0.21 AC

409
9,220 SF
0.21 AC

405
9,000 SF
0.21 AC

410
9,002 SF
0.21 AC

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DEVELOPMENT

# DIXIE FARMS PLAT F

N

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

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

DIXIE FARMS PLAT F

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.4 |




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DEVELOPMENT

# DIXIE FARMS PLAT F

N

0 15 30 60 90

SCALE: 1"= 30'

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

# DIXIE FARMS PLAT F

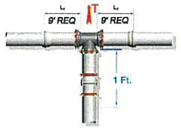
DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT PLAN | C1.5 |

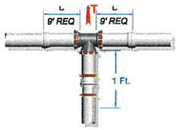
8"x8" PVC - TEE



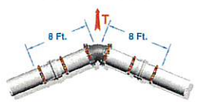

8" PVC - 45° BEND

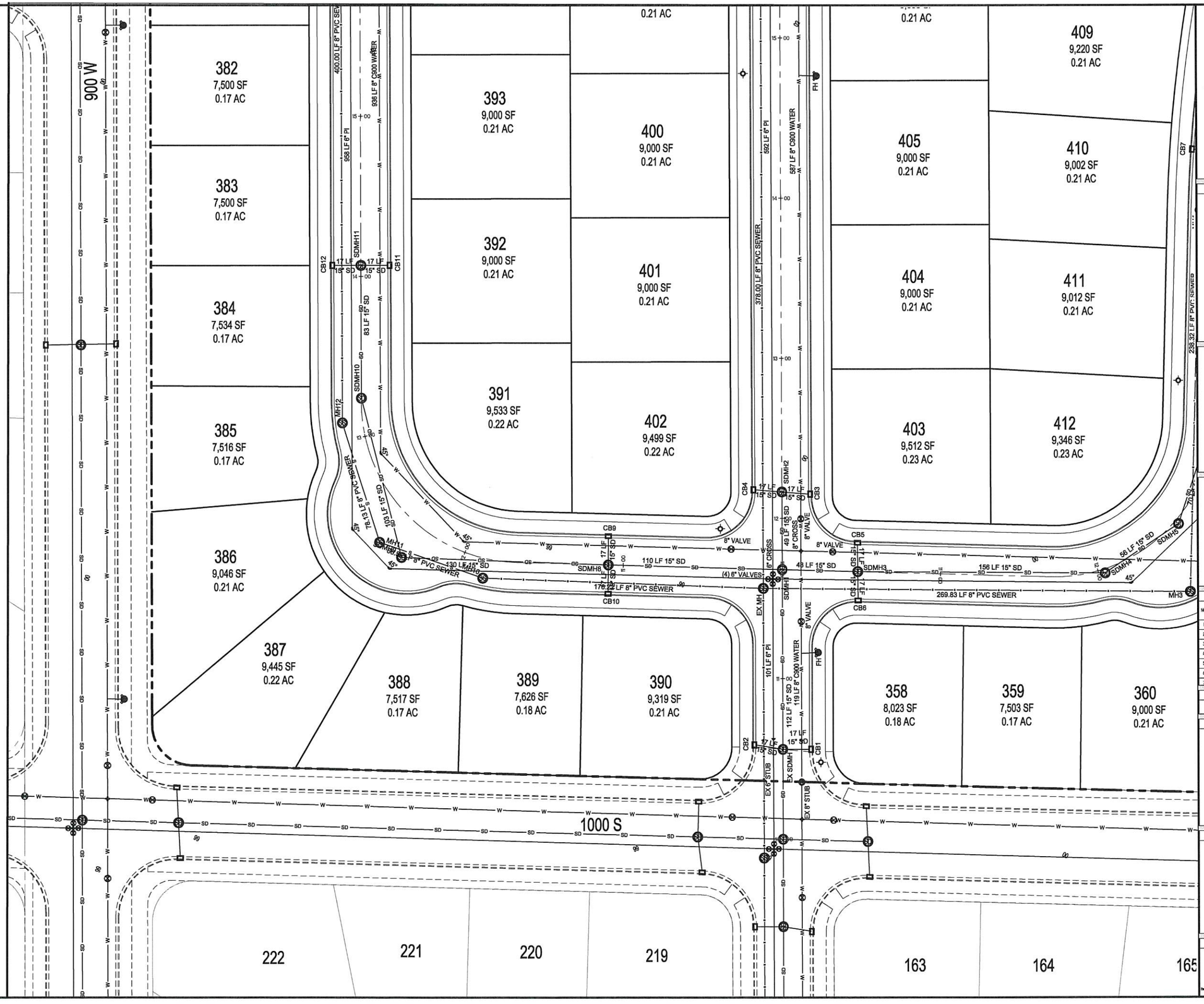



6"x6" PVC - TEE




6" PVC - 45° BEND




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DEVELOPMENT

# DIXIE FARMS PLAT F

N

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

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| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

# DIXIE FARMS PLAT F

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.1 |

393
9,000 SF
0.21 AC

400
9,000 SF
0.21 AC

392
9,000 SF
0.21 AC

401
9,000 SF
0.21 AC

391
9,533 SF
0.22 AC

402
9,499 SF
0.22 AC

0.21 AC

409
9,220 SF
0.21 AC

405
9,000 SF
0.21 AC

410
9,002 SF
0.21 AC

404
9,000 SF
0.21 AC

411
9,012 SF
0.21 AC

403
9,512 SF
0.23 AC

412
9,346 SF
0.23 AC

366
9,097 SF
0.21 AC

365
7,509 SF
0.17 AC

364
7,500 SF
0.17 AC

363
7,582 SF
0.17 AC

362
9,005 SF
0.21 AC

388
7,517 SF
0.17 AC

389
7,626 SF
0.18 AC

390
9,319 SF
0.21 AC

358
8,023 SF
0.18 AC

359
7,503 SF
0.17 AC

360
9,000 SF
0.21 AC

361
13,000 SF
0.30 AC

221

220

219

163

164

165

856 LF 8" PI

936 LF 8" C900 WATER

592 LF 8" PI

587 LF 8" C900 WATER

378.09 LF 8" PVC SEWER

200.01 LF 8" PVC SEWER

982 LF 8" C900 WATER

165 LF 15" SD

238.32 LF 8" PVC SEWER

972 LF 8" PI

83 LF 15" SD

1052 LF 15" SD

781 LF 8" PVC SEWER

130 LF 15" SD

110 LF 15" SD

49 LF 15" SD

43 LF 15" SD

156 LF 15" SD

56 LF 15" SD

70 LF 15" SD

176.12 LF 8" PVC SEWER

269.83 LF 8" PVC SEWER

(4) 6" VALVES

101 LF 8" PI

119 LF 8" C900 WATER

112 LF 15" SD

1000 S

SDMH1 SDMH2 SDMH3 SDMH4 SDMH5 SDMH6 SDMH7 SDMH8 SDMH9 SDMH10 SDMH11 MH1 MH2 MH3 MH4

CB1 CB2 CB3 CB4 CB5 CB6 CB7 CB8 CB9 CB10 CB11

EX MH

EX 8" STUB

8" VALVE

6" CROSS

FH

8"x8" PVC - TEE

8" PVC - 45° BEND

6"x6" PVC - TEE

6" PVC - 45° BEND

9' REQ

1 Ft.

8 Ft.

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DEVELOPMENT

**DIXIE FARMS PLAT F**

N

0 15 30 60 90

SCALE: 1"= 30'

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cell (801) 616-1677

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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

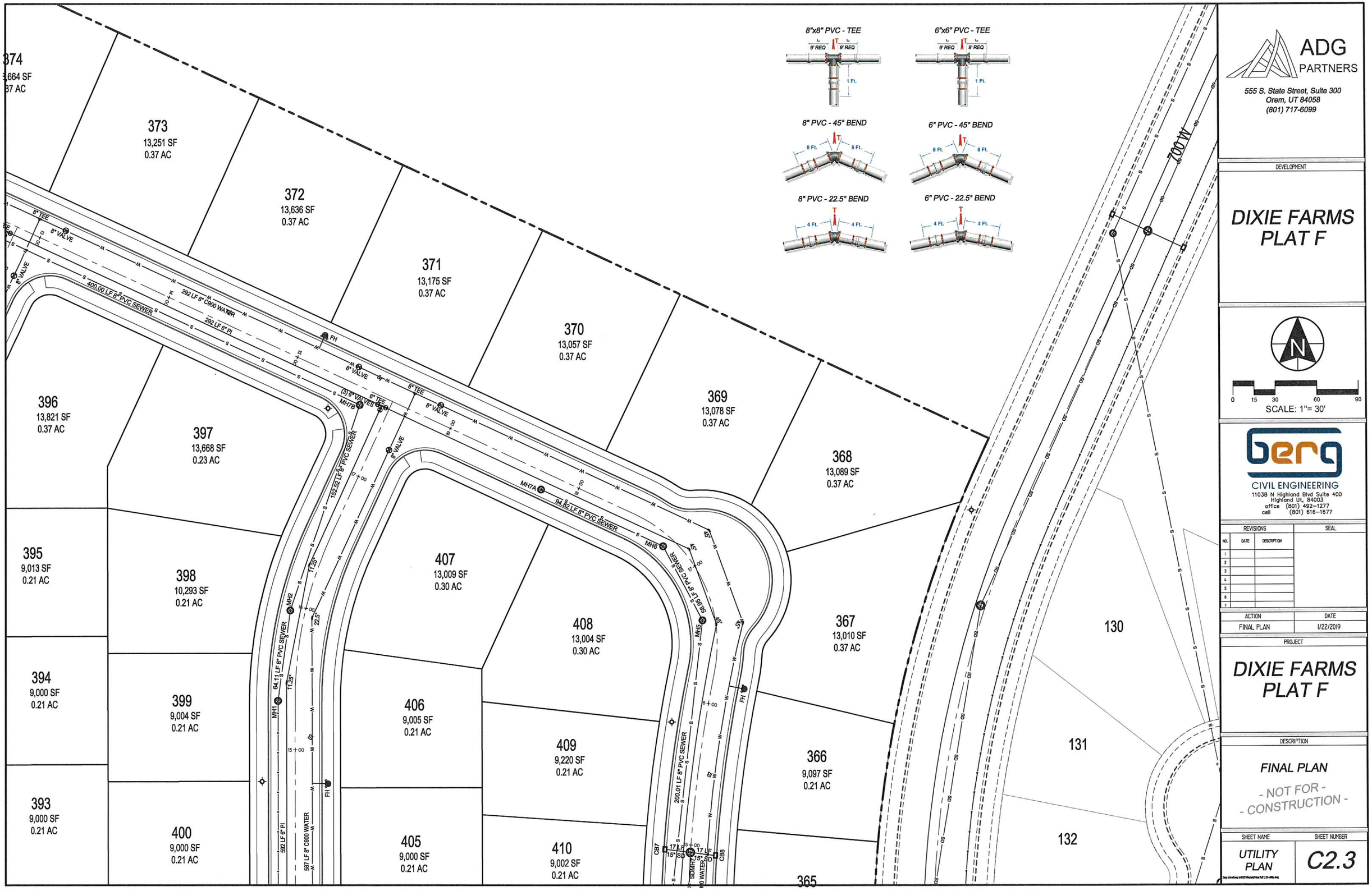
**DIXIE FARMS PLAT F**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.2 |





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DEVELOPMENT

**DIXIE FARMS PLAT F**

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


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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

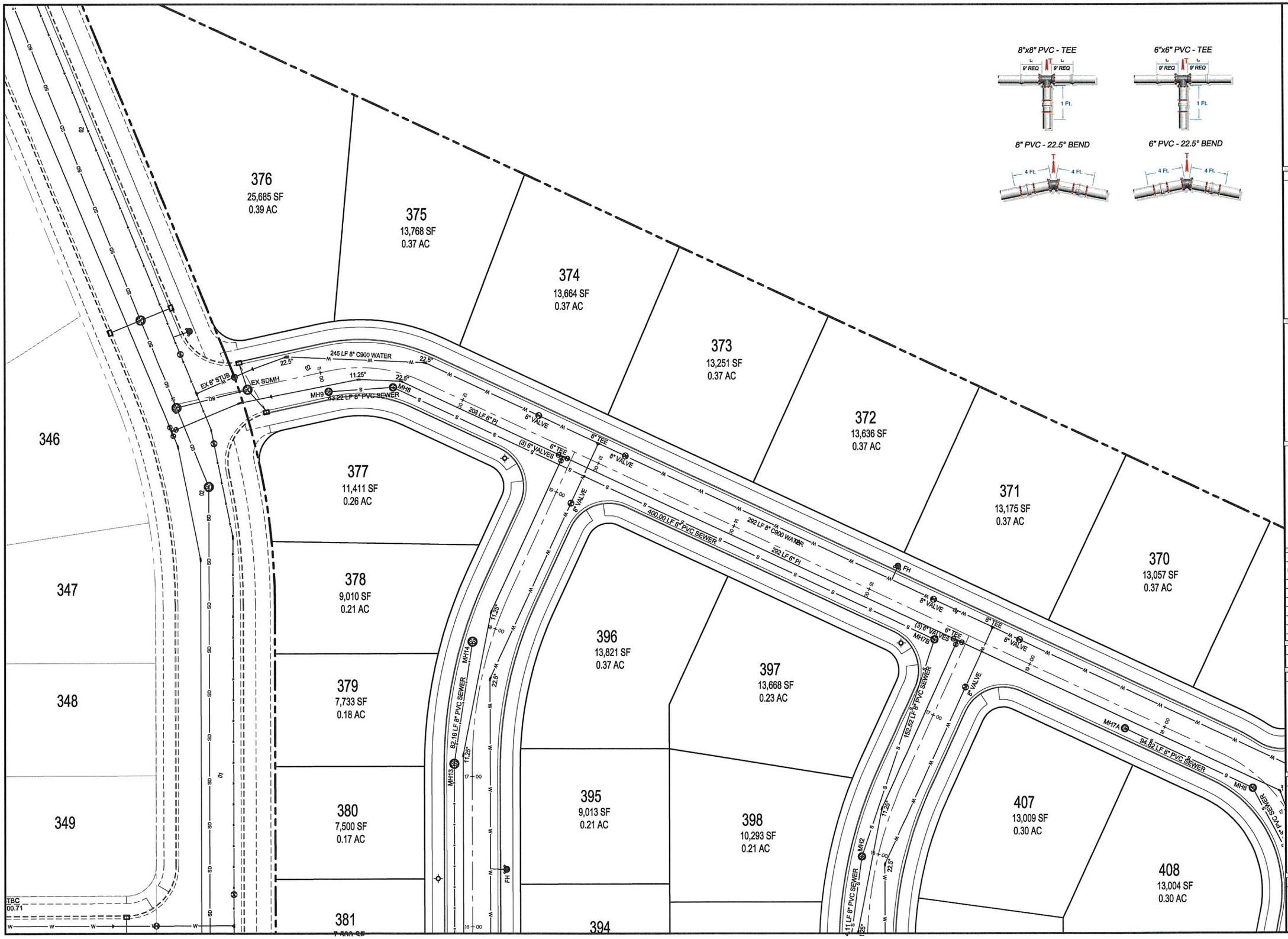
**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.3 |




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DEVELOPMENT

# DIXIE FARMS PLAT F

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

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cell (801) 616-1677

| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

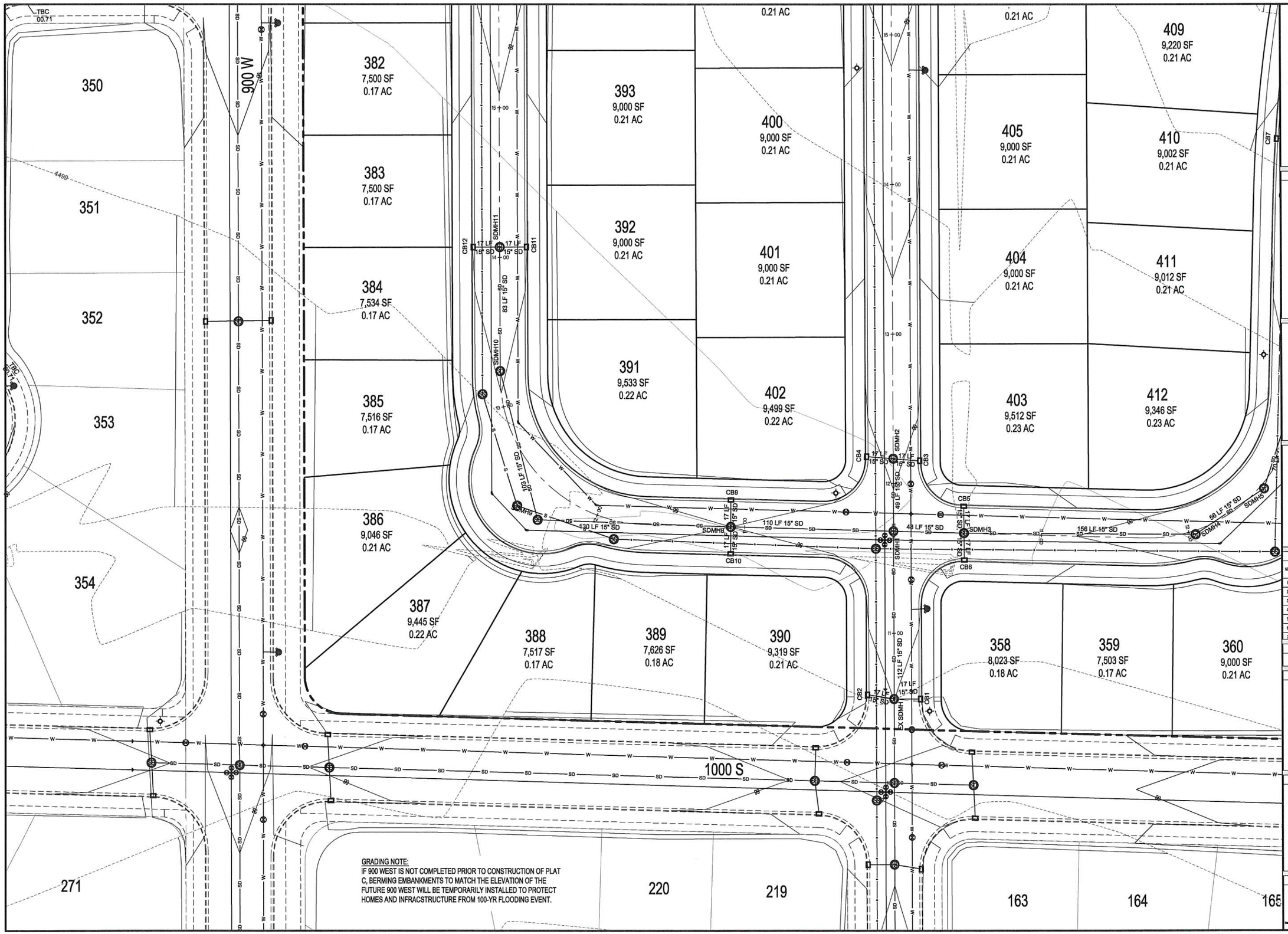
# DIXIE FARMS PLAT F

DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| UTILITY PLAN | C2.4 |




GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.


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DEVELOPMENT

**DIXIE FARMS PLAT F**

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


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| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.1 |

393
9,000 SF
0.21 AC

392
9,000 SF
0.21 AC

391
9,533 SF
0.22 AC

400
9,000 SF
0.21 AC

401
9,000 SF
0.21 AC

402
9,499 SF
0.22 AC

405
9,000 SF
0.21 AC

404
9,000 SF
0.21 AC

403
9,512 SF
0.23 AC

409
9,220 SF
0.21 AC

410
9,002 SF
0.21 AC

411
9,012 SF
0.21 AC

412
9,346 SF
0.23 AC

366
9,097 SF
0.21 AC

365
7,509 SF
0.17 AC

364
7,500 SF
0.17 AC

363
7,582 SF
0.17 AC

362
9,005 SF
0.21 AC

131
132
133
134
135
136
137

388
7,517 SF
0.17 AC

389
7,626 SF
0.18 AC

390
9,319 SF
0.21 AC

358
8,023 SF
0.18 AC

359
7,503 SF
0.17 AC

360
9,000 SF
0.21 AC

361
13,000 SF
0.30 AC

219
163
164
165
162

1000 S
4500
4499
4501
4502

SDMH11
SDMH10
SDMH9
SDMH8
SDMH7
SDMH6
SDMH5
SDMH4
SDMH3
SDMH2
SDMH1
EX SDMH1

CB11
CB10
CB9
CB8
CB7
CB6
CB5
CB4
CB3
CB2
CB1

17 LF 15" SD
83 LF 15" SD
109 LF 15" SD
130 LF 15" SD
110 LF 15" SD
49 LF 15" SD
48 LF 15" SD
156 LF 15" SD
56 LF 15" SD
70 LF 15" SD
165 LF 15" SD
112 LF 15" SD

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.


ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099


DEVELOPMENT

**DIXIE FARMS PLAT F**

N

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


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.2 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

374
3,664 SF
37 AC

373
13,251 SF
0.37 AC

372
13,636 SF
0.37 AC

371
13,175 SF
0.37 AC

370
13,057 SF
0.37 AC

369
13,078 SF
0.37 AC

368
13,089 SF
0.37 AC

367
13,010 SF
0.37 AC

396
13,821 SF
0.37 AC

397
13,668 SF
0.23 AC

395
9,013 SF
0.21 AC

398
10,293 SF
0.21 AC

407
13,009 SF
0.30 AC

408
13,004 SF
0.30 AC

394
9,000 SF
0.21 AC

399
9,004 SF
0.21 AC

406
9,005 SF
0.21 AC

409
9,220 SF
0.21 AC

366
9,097 SF
0.21 AC

393
9,000 SF
0.21 AC

400
9,000 SF
0.21 AC

405
9,000 SF
0.21 AC

410
9,002 SF
0.21 AC

365

130

131

132

700 W

4505

4504

4503

4502

CB7 17 LF 15" SD

CB8 17 LF 15" SD

SDMH7


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Orem, UT 84058
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DEVELOPMENT

**DIXIE FARMS PLAT F**

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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| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.3 |

GRADING NOTE:
IF 900 WEST IS NOT COMPLETED PRIOR TO CONSTRUCTION OF PLAT C, BERMING EMBANKMENTS TO MATCH THE ELEVATION OF THE FUTURE 900 WEST WILL BE TEMPORARILY INSTALLED TO PROTECT HOMES AND INFRACSTRUCTURE FROM 100-YR FLOODING EVENT.

376
25,685 SF
0.39 AC

375
13,768 SF
0.37 AC

374
13,664 SF
0.37 AC

373
13,251 SF
0.37 AC

372
13,636 SF
0.37 AC

371
13,175 SF
0.37 AC

370
13,057 SF
0.37 AC

346

377
11,411 SF
0.26 AC

347

378
9,010 SF
0.21 AC

348

379
7,733 SF
0.18 AC

349

380
7,500 SF
0.17 AC

381

396
13,821 SF
0.37 AC

397
13,668 SF
0.23 AC

395
9,013 SF
0.21 AC

398
10,293 SF
0.21 AC

394

407
13,009 SF
0.30 AC

408
13,004 SF
0.30 AC

EX SDMH

4500

TBC
00.71

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DEVELOPMENT

DIXIE FARMS
PLAT F

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

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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 | 1/22/2019 |

PROJECT

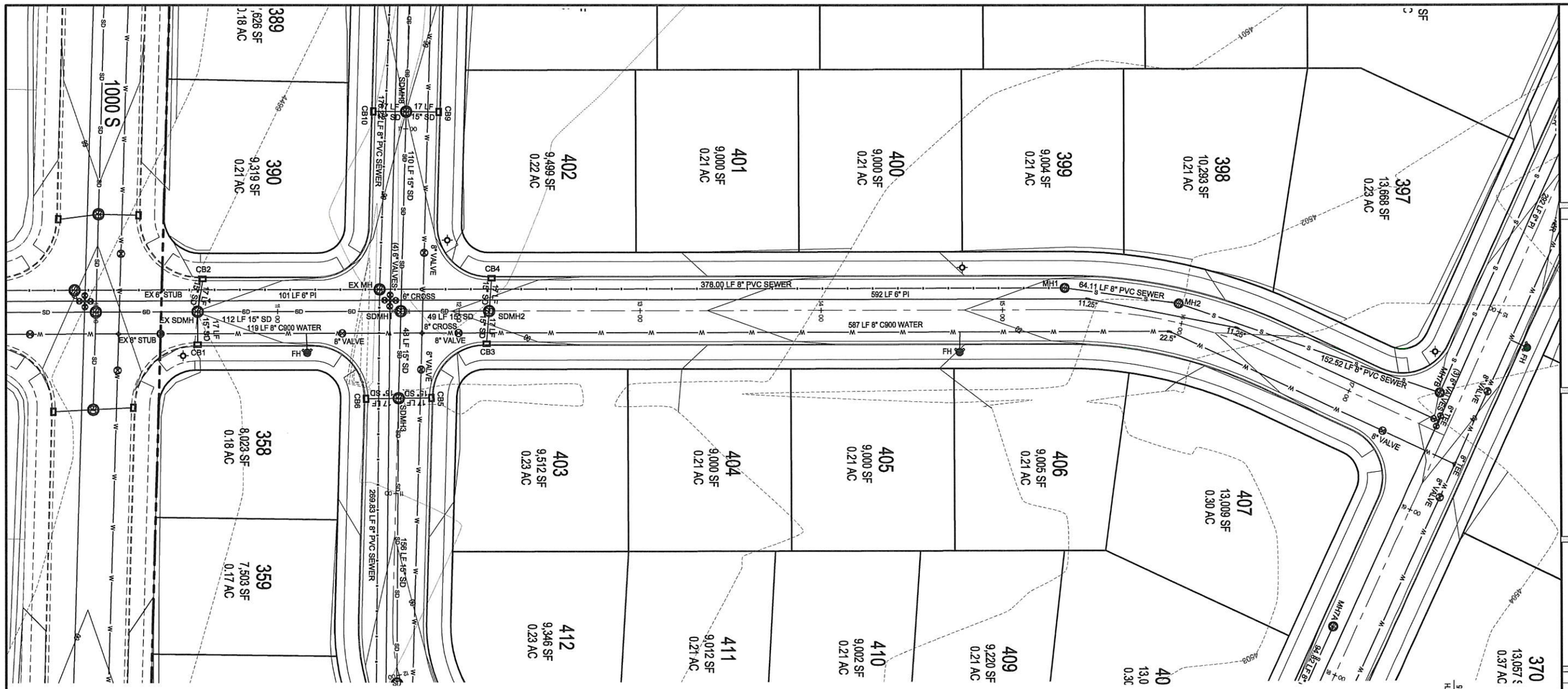
DIXIE FARMS
PLAT F

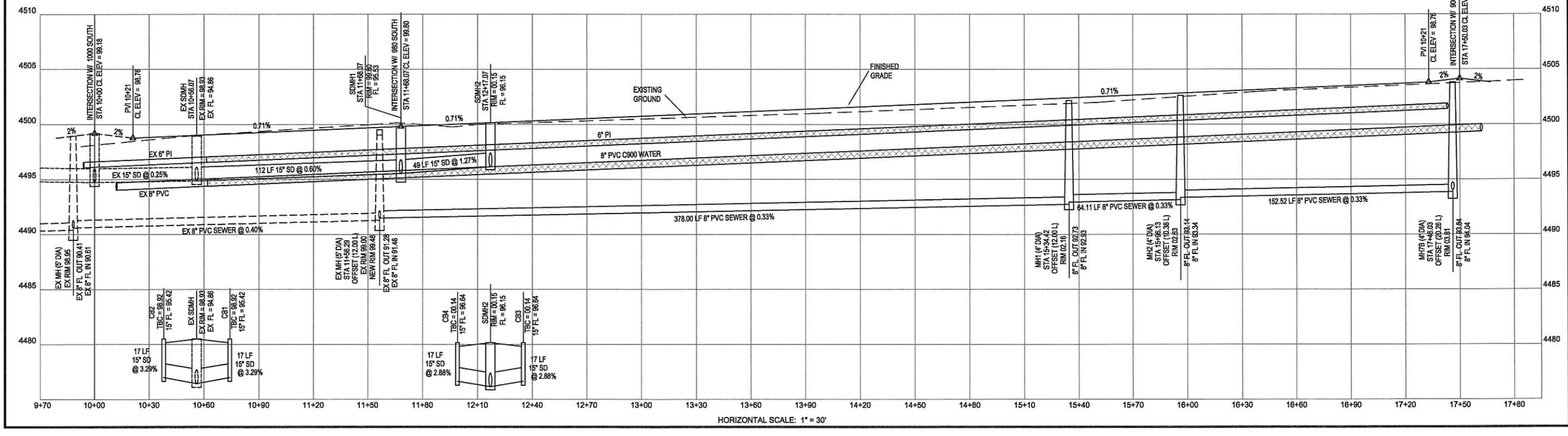
DESCRIPTION

FINAL PLAN

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING PLAN | C3.4 |




HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

# DIXIE FARMS PLAT F

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

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office (801) 492-1277
cell (801) 616-1677

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| FINAL PLAN | 1/22/2019 |

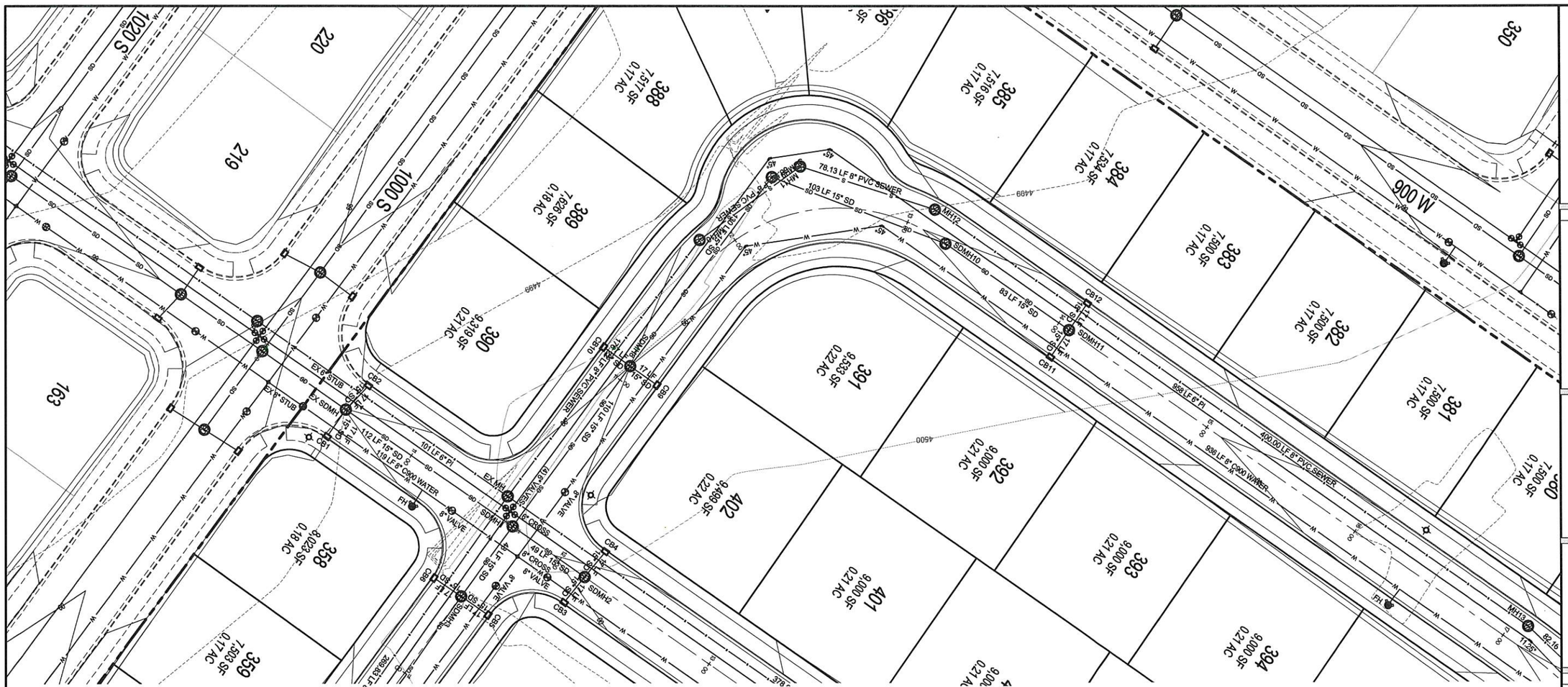
PROJECT

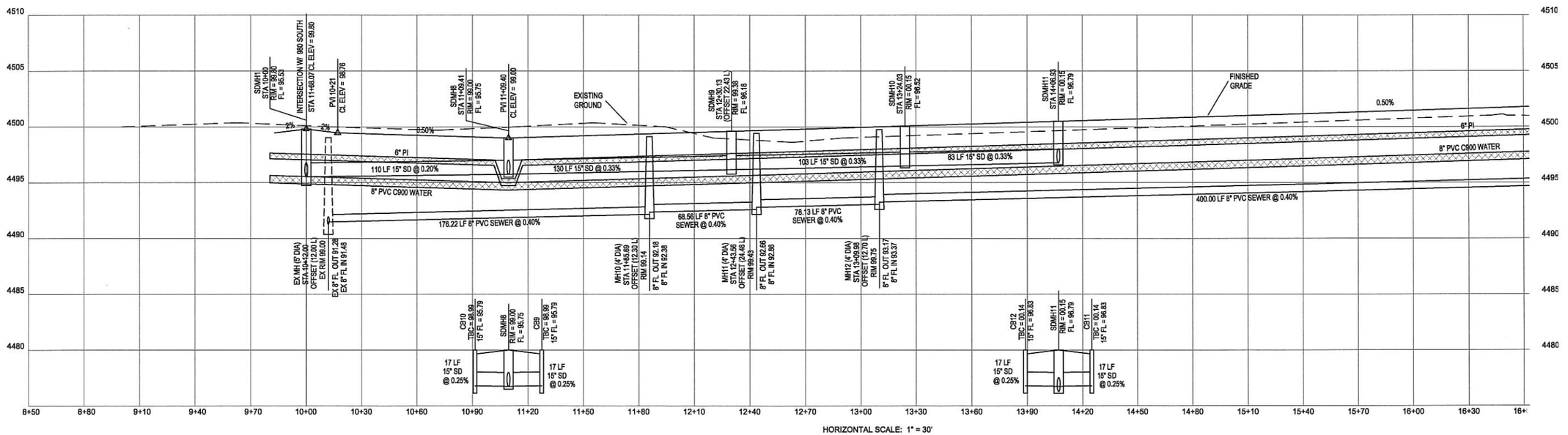
# DIXIE FARMS PLAT F

DESCRIPTION

FINAL PLAN
- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 800 WEST PROFILE | C4.1 |




HORIZONTAL SCALE: 1" = 30'

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PARTNERS
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Orem, UT 84058
(801) 717-6099

DEVELOPMENT

# DIXIE FARMS PLAT F

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

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cell (801) 616-1677

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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

# DIXIE FARMS PLAT F

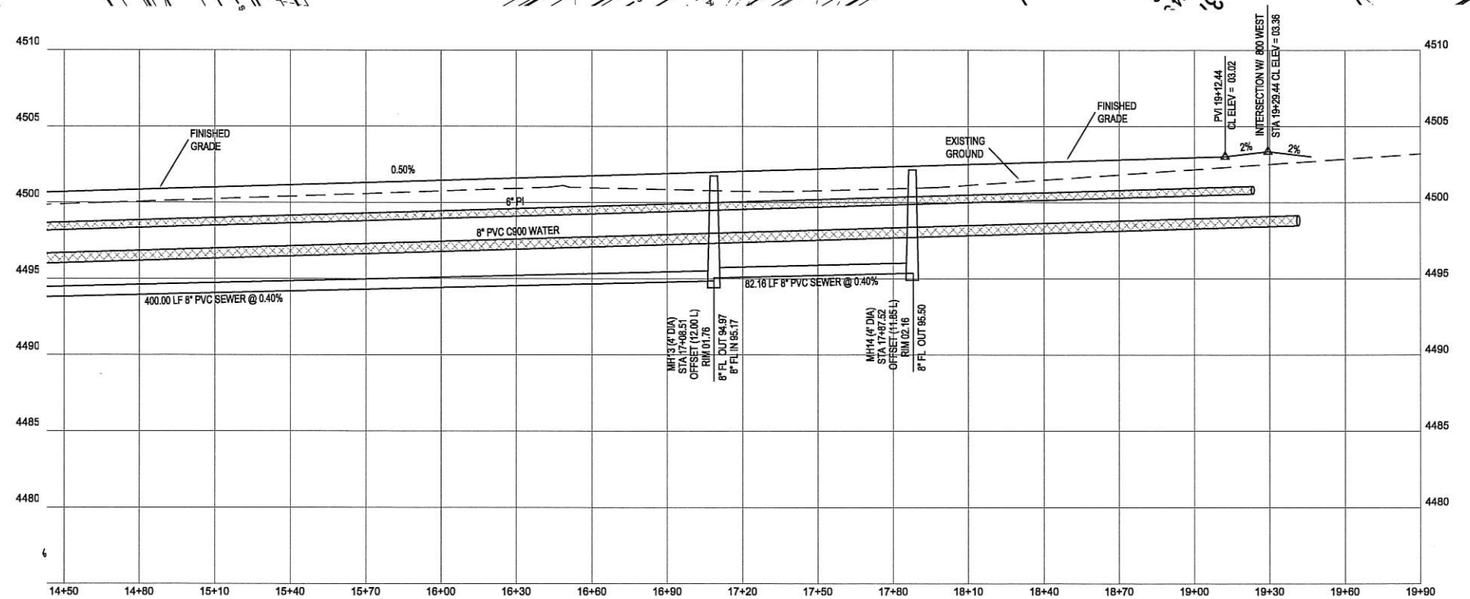
DESCRIPTION

FINAL PLAN

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- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 850 WEST PROFILE | C5.1 |




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DEVELOPMENT

**DIXIE FARMS PLAT F**

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

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office (801) 492-1277
cell (801) 616-1677

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| FINAL PLAN | 1/22/2019 |

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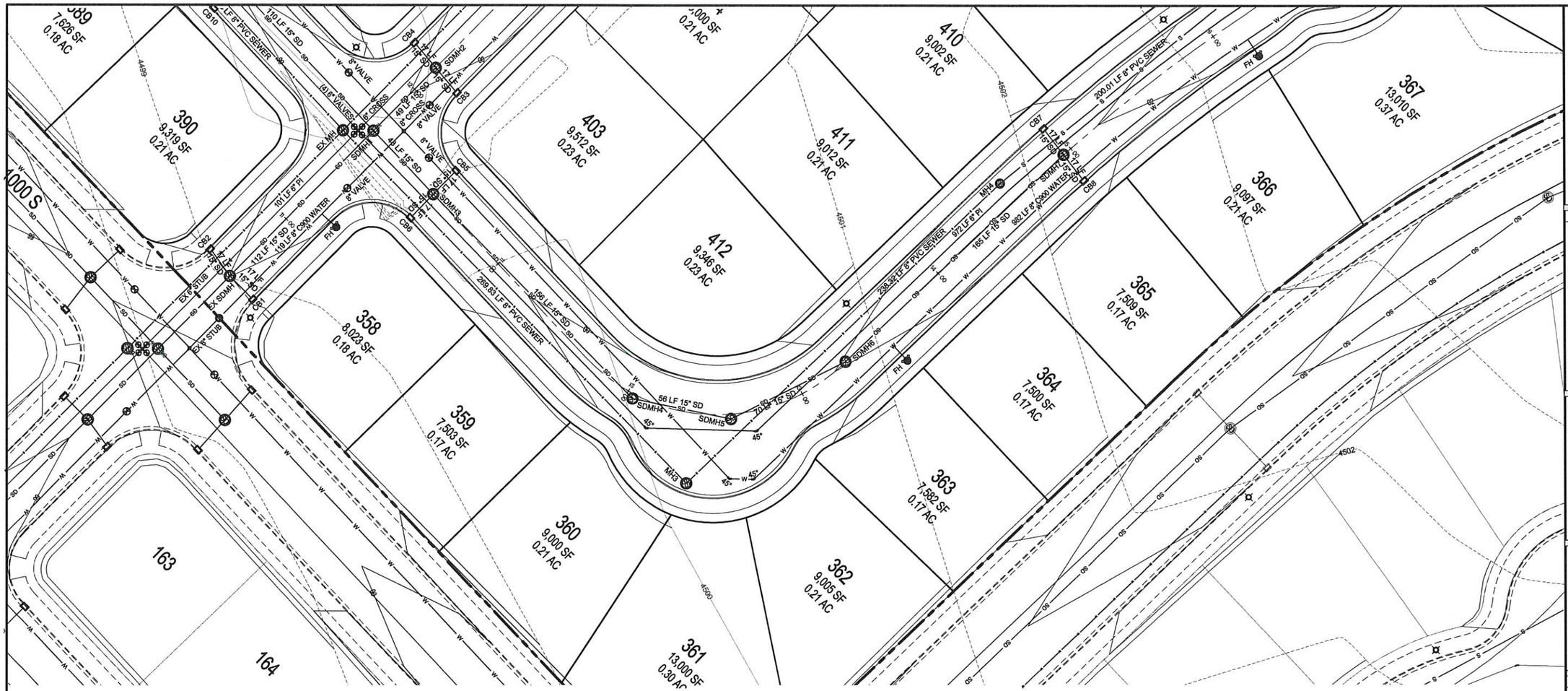
**DIXIE FARMS PLAT F**

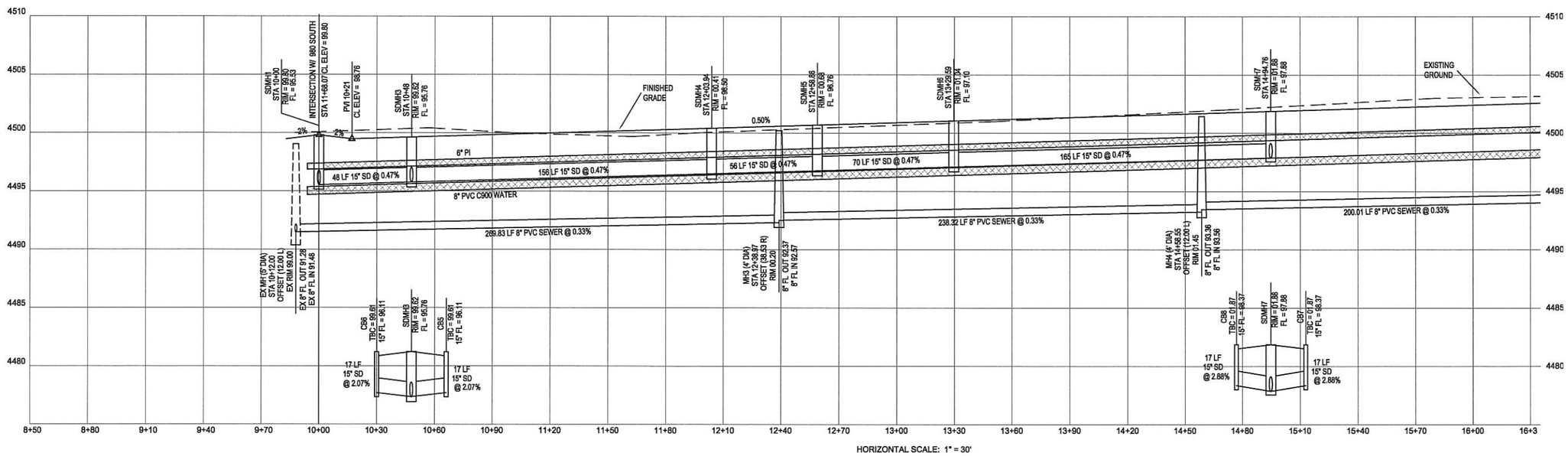
DESCRIPTION

*FINAL PLAN*

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 850 WEST PROFILE | C5.2 |




HORIZONTAL SCALE: 1" = 30'

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DEVELOPMENT

**DIXIE FARMS PLAT F**

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

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| FINAL PLAN | 1/22/2019 |

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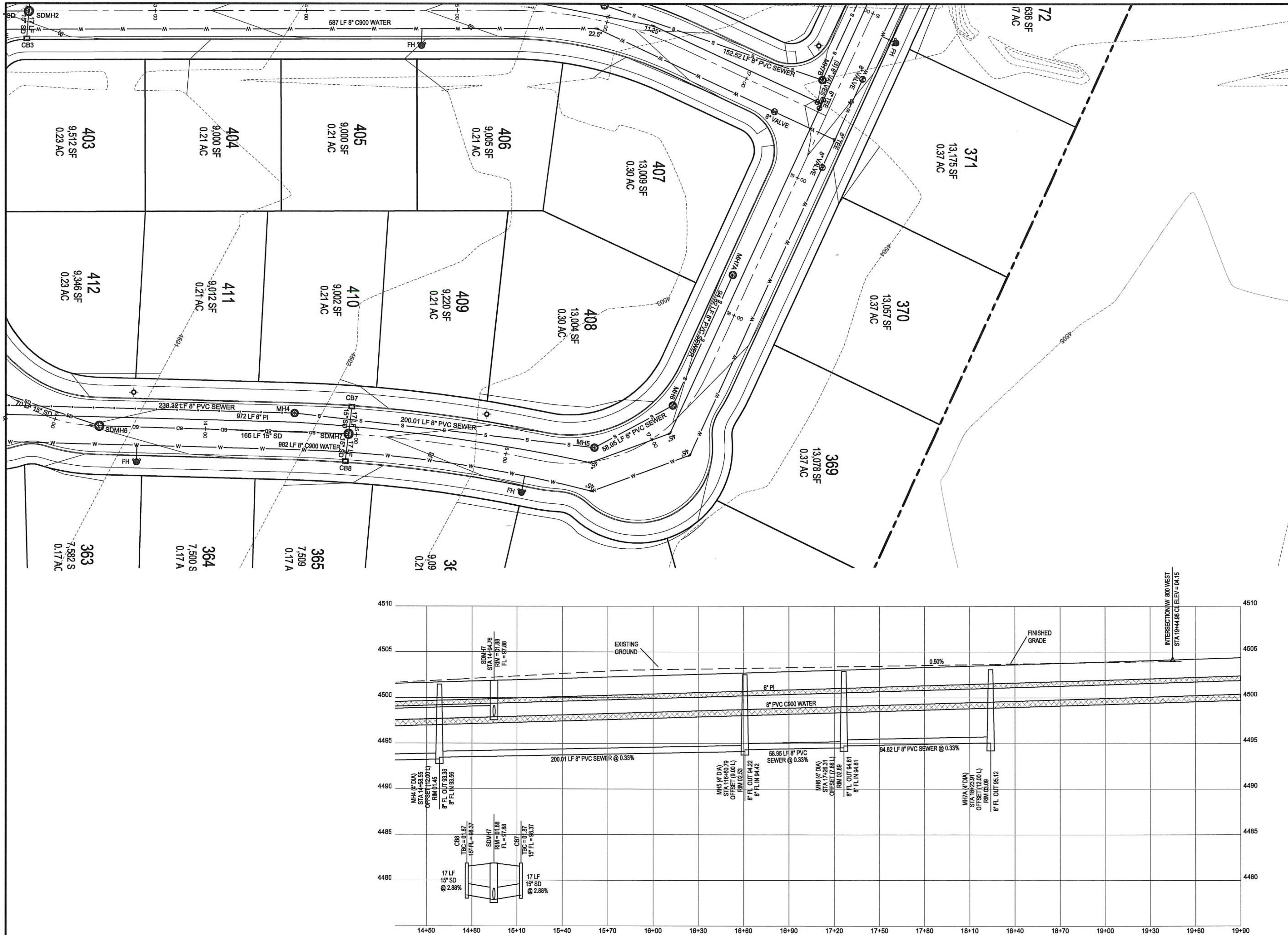
**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
|---|---|
| 750 WEST PROFILE | C6.1 |




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(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT F**

SCALE: 1"= 30'

0 15 30 60 90

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office (801) 492-1277
cell (801) 616-1677

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| FINAL PLAN | 1/22/2019 |

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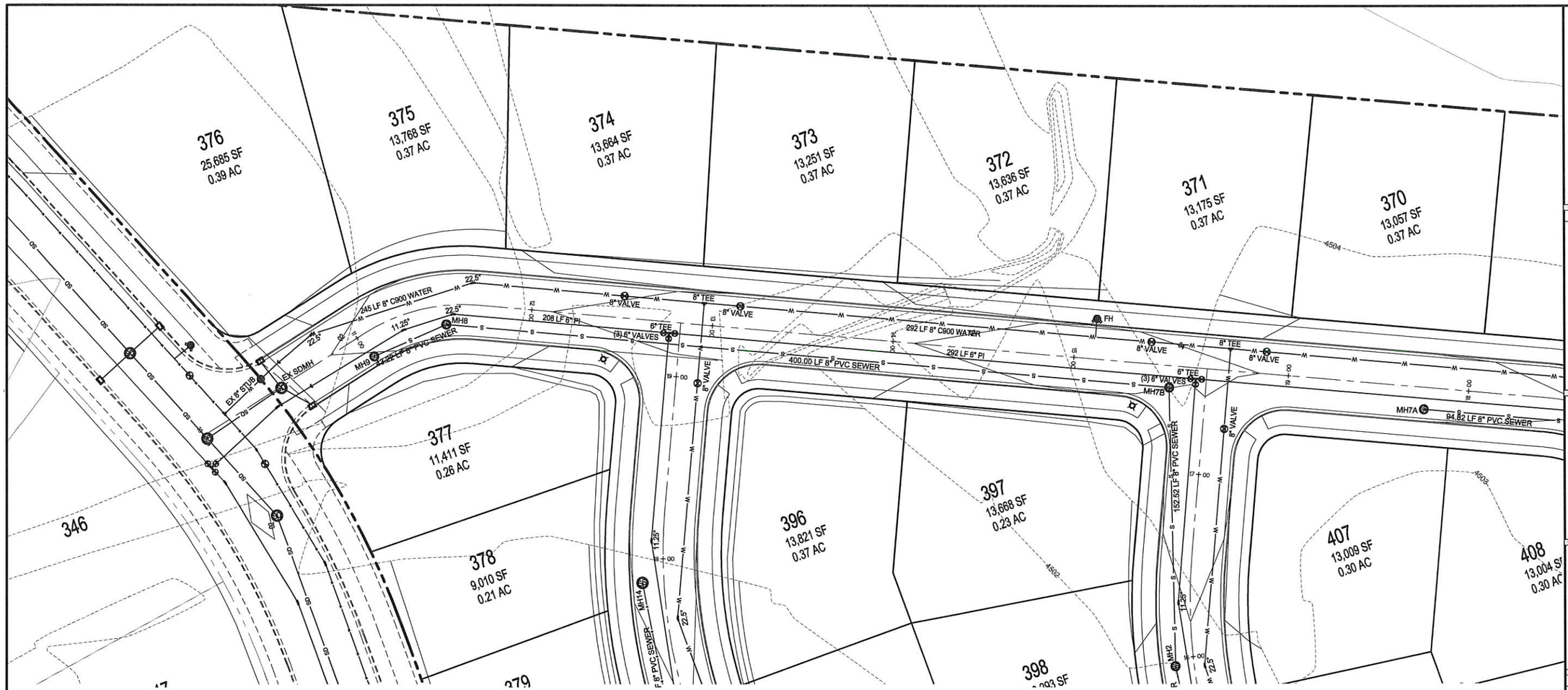
**DIXIE FARMS PLAT F**

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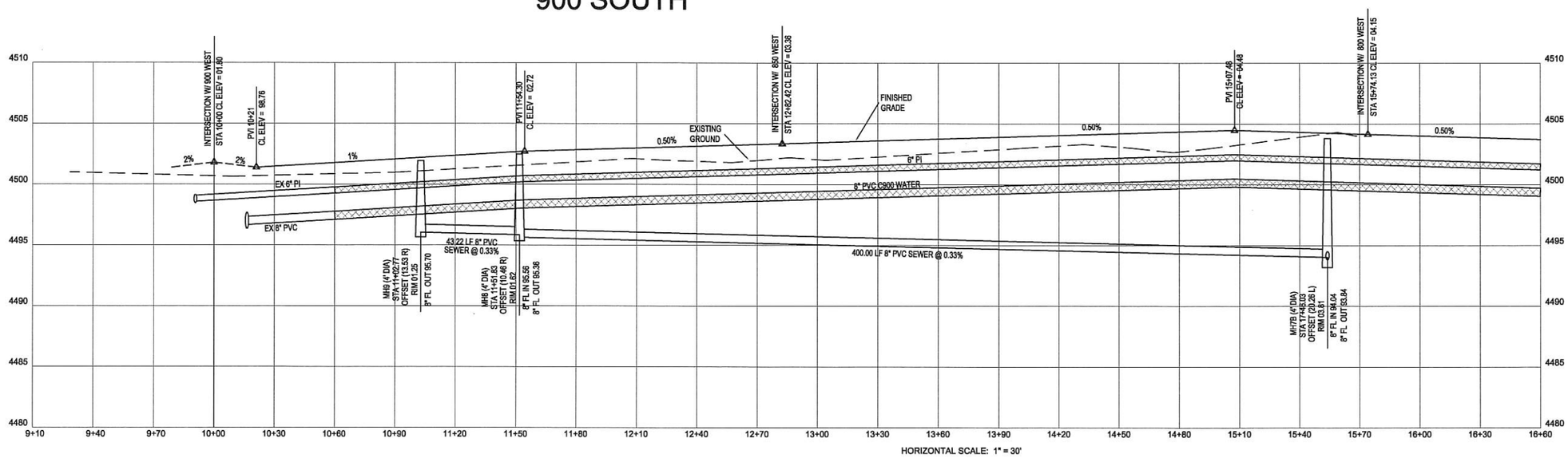
**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 750 WEST PROFILE | C6.2 |




# 900 SOUTH




HORIZONTAL SCALE: 1" = 30'

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555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT F**

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
cell (801) 616-1677

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| FINAL PLAN | 1/22/2019 |

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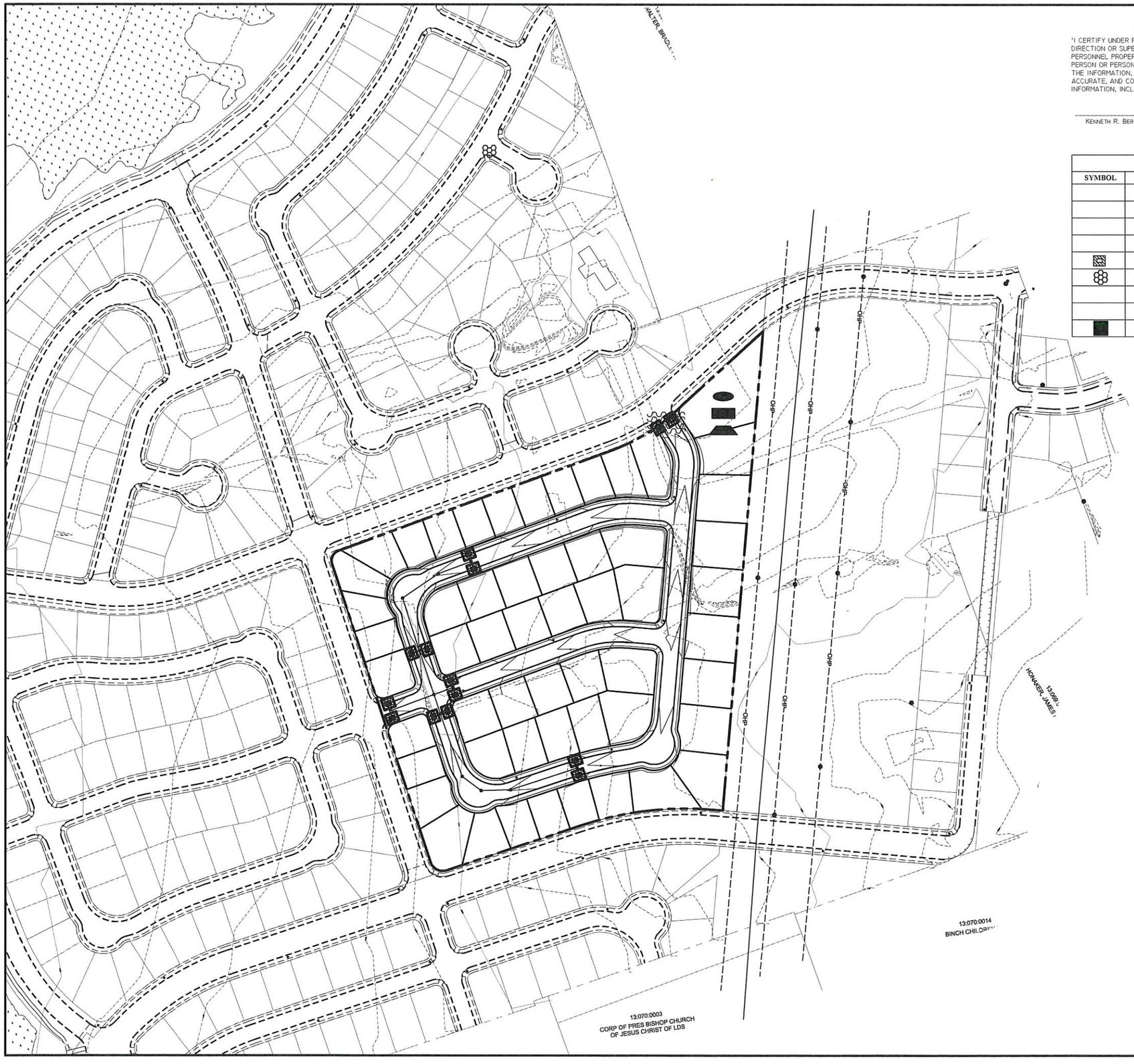
**DIXIE FARMS PLAT F**

DESCRIPTION

**FINAL PLAN**

- NOT FOR -
- CONSTRUCTION -

| SHEET NAME | SHEET NUMBER |
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| 900 SOUTH PROFILE | C7.1 |




## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

## MAPPING LEGEND

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

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(801) 717-6099

DEVELOPMENT

**DIXIE FARMS PLAT F**

0 60 120 240 360
SCALE: 1"= 120'

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| ACTION | DATE |
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| FINAL PLAN | 1/22/2019 |

PROJECT

**DIXIE FARMS PLAT F**

DESCRIPTION

*FINAL PLAN*

*- NOT FOR - - CONSTRUCTION -*

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | C8.1 |

## GENERAL NOTES

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

## TRAFFIC CONTROL

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

## UTILITIES

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

## STRIPING AND SIGNING

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

## EROSION AND SEDIMENT CONTROL

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

## USE OF FIRE HYDRANTS

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

## SANITARY SEWERS

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

## 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 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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PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

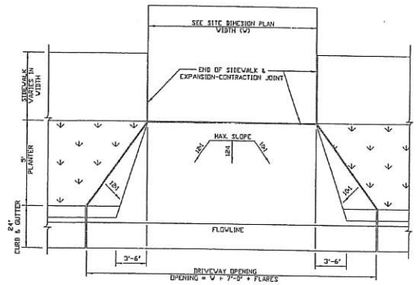
FINAL PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

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

Mary Greenberg c:\1\2018\civil\dwf-final sheet_gn_general notes.dwg

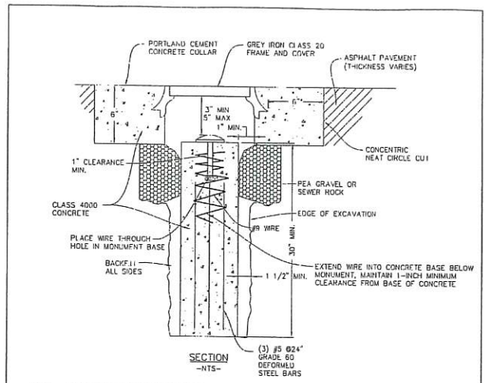
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES & 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.




FLARED DRIVE APPROACH WITH PLANTER
-NTS-

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

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern Engineering & Surveying, Inc. | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER — DRAWING NO. 15.9 |

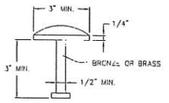



SECTION
-NTS-

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.



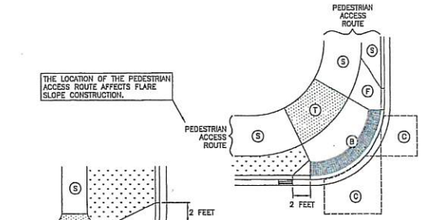

CAP PLAN
-NTS-




CAP SECTION
-NTS-

| | | | |
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| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern Engineering & Surveying, Inc. | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE — DRAWING NO. 15.28 |

## TURNING SPACE AT SIDEWALK LEVEL



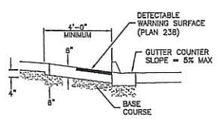

EXAMPLE A

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



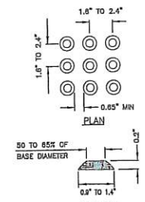

MATERIALS

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

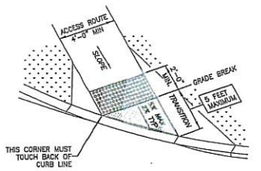
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

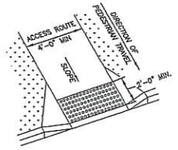




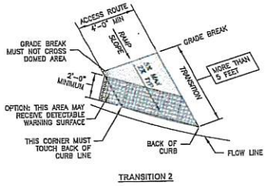

TRUNCATED DOME DETAIL




TRANSITION 1

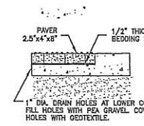



PERPENDICULAR ASSEMBLY

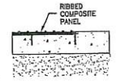



TRANSITION 2

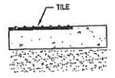
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T



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PROJECT

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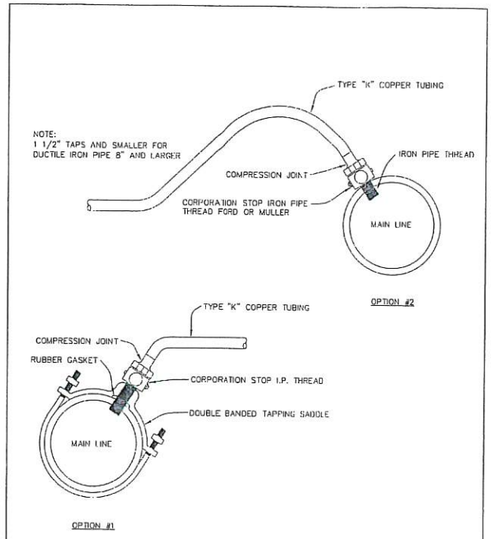
DESCRIPTION

FINAL PLAN

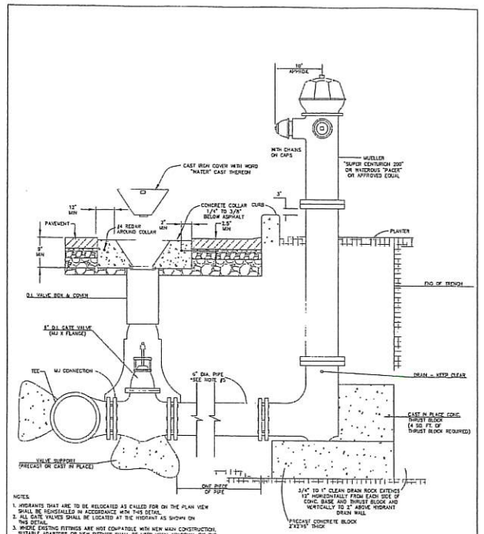
PRELIMINARY - NOT FOR CONSTRUCTION

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

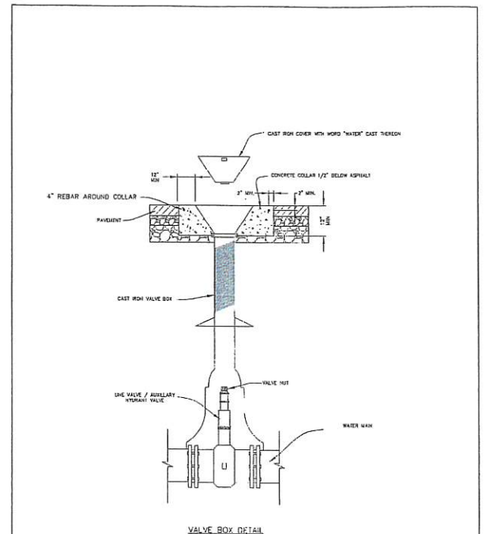
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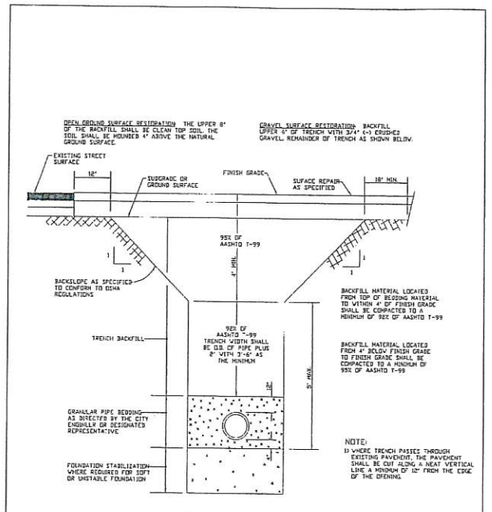

| DRAWN: JRP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS | DRAWING NO. 15.3 |
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| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




| DRAWN: JSP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




| DRAWN: JSP | Northern | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




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

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| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

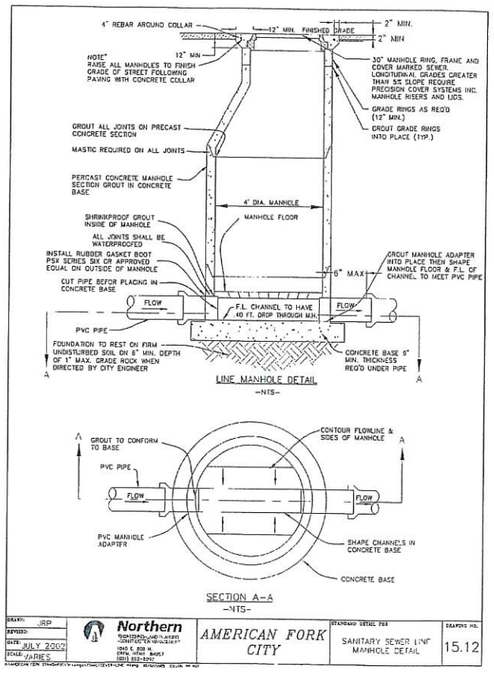
DESCRIPTION

PRELIMINARY PLAN

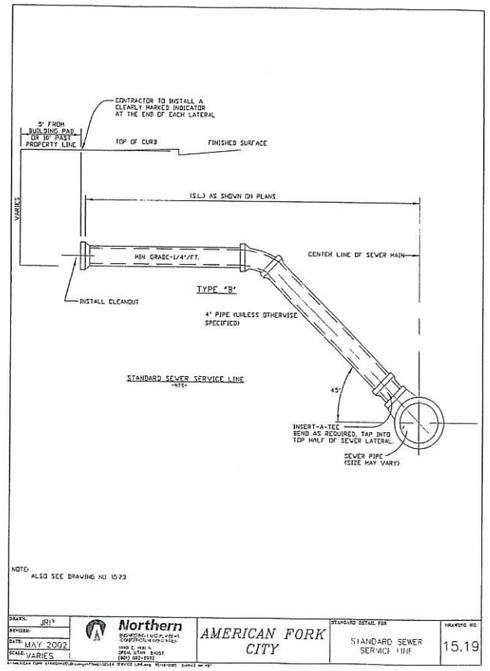
PRELIMINARY - NOT FOR CONSTRUCTION

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

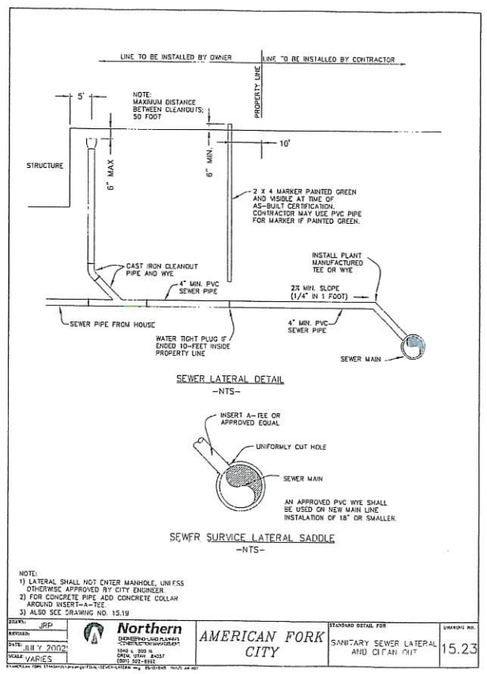

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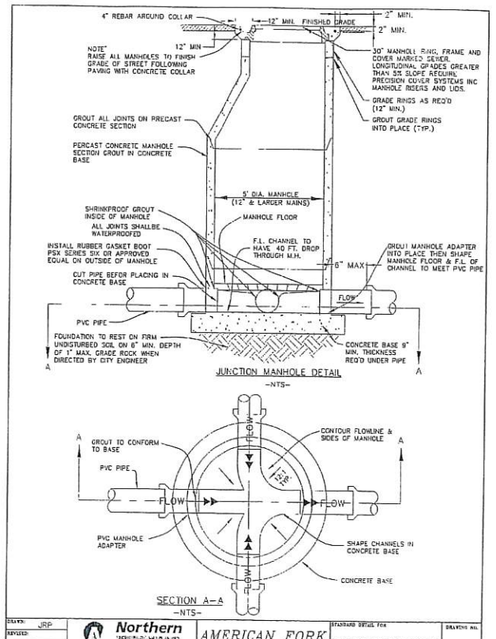

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| DRAWN: JRP | Northern Engineering & Surveying | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL | DRAWING NO. 15.12 |
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |



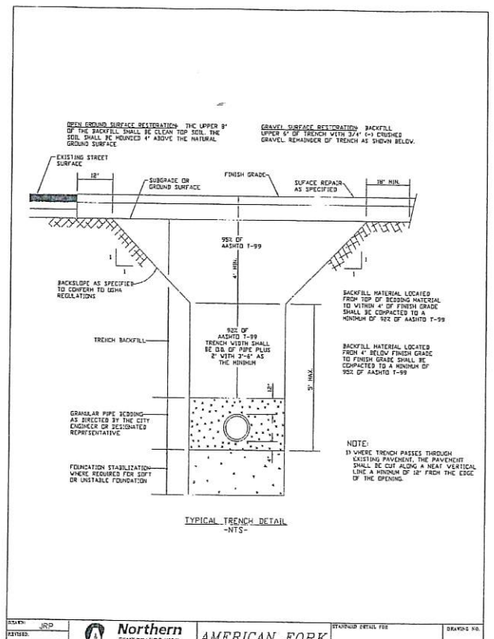

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| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




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




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




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

DEVELOPER

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PROJECT

DIXIE FARMS SUBDIVISION

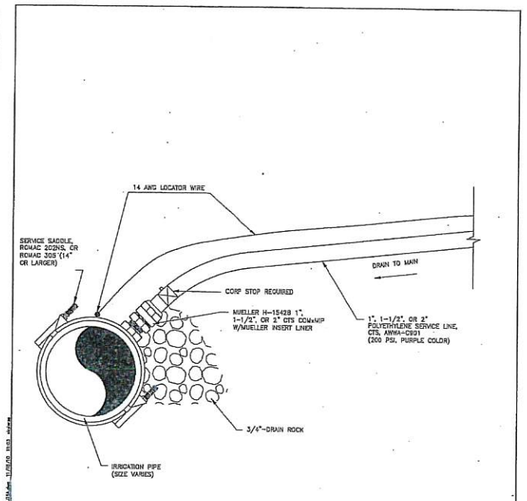
DESCRIPTION

FINAL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

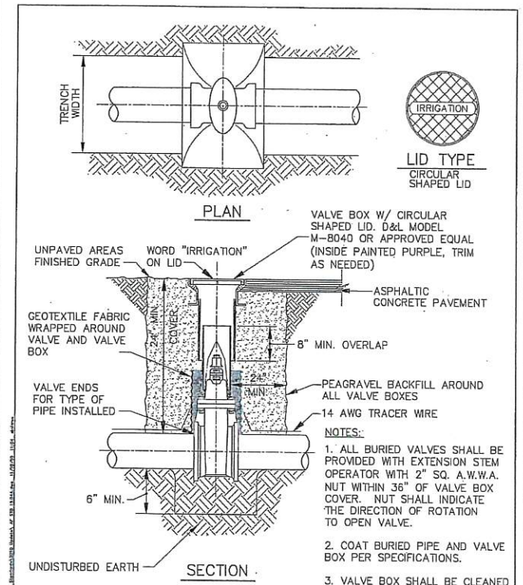
| SHEET NAME | SHEET NUMBER |
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| SEWER & STORM DRAIN DETAILS | D3 |

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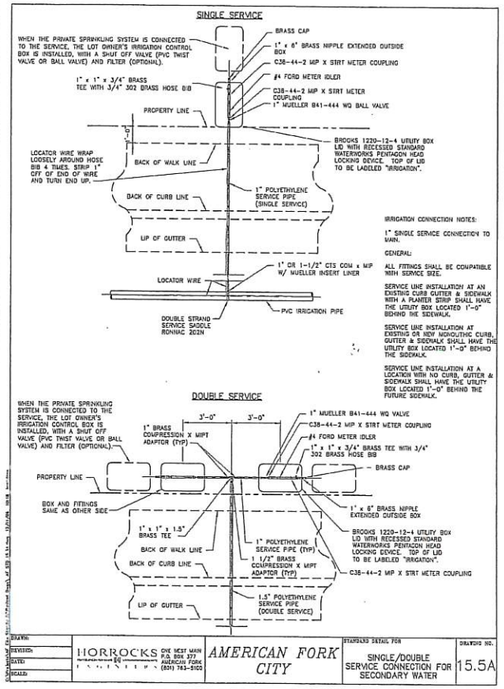

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504308 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO. 15.3A |
| DATE: | | | | |
| SCALE: | | | | |

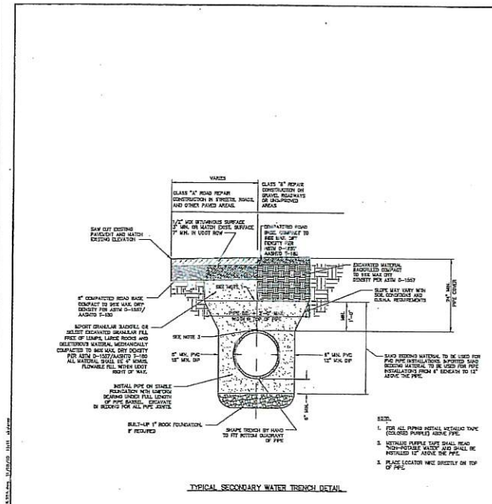



VALVE BOX INSTALLATION

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

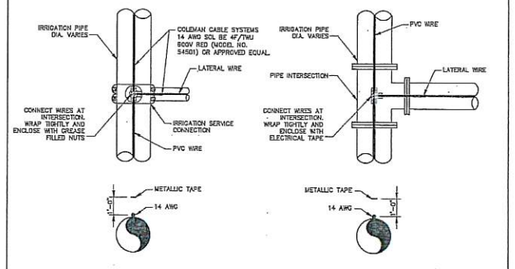



| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
| DATE: | | | | |
| SCALE: | | | | |




TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | | |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS | 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 2". 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 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LOCATOR WIRE DETAIL | DRAWING NO. 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

DEVELOPMENT

DIXIE FARMS SUBDIVISION

1000 W 1100 S

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 |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

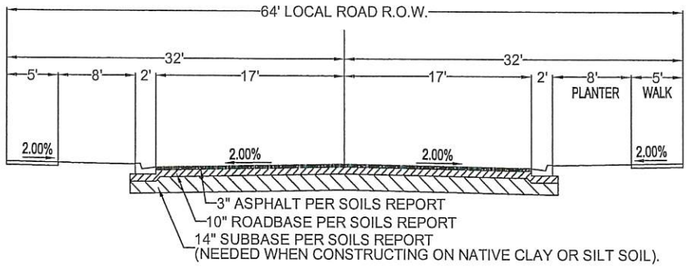
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| SECONDARY WATER DETAILS | D4 |

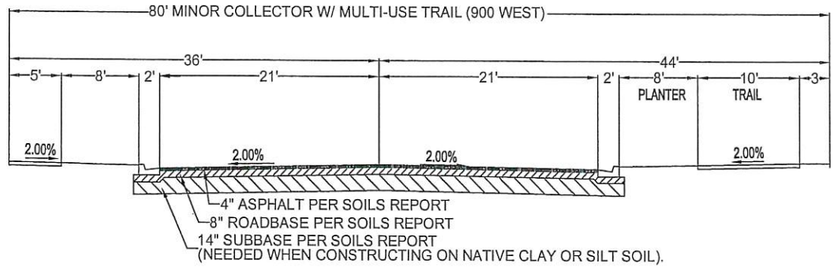
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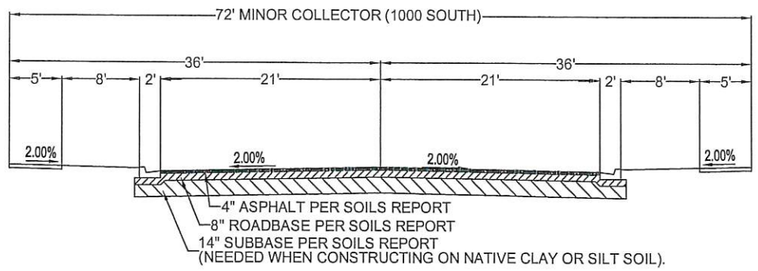
ROAD CROSS SECTION NOTES:

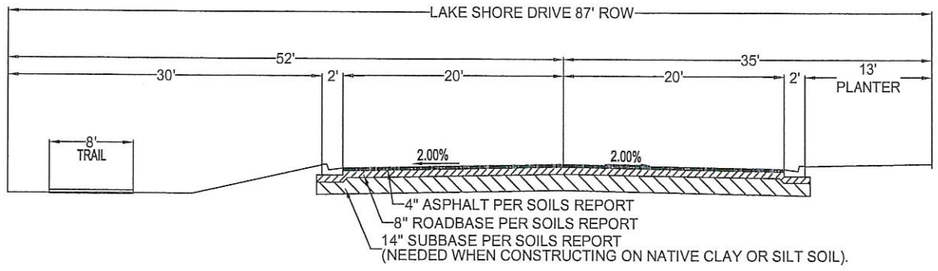
1. IF 14" OF SUBBASE IS NOT INCLUDED AS PART OF THE CROSS SECTION. THEN 16" OF ROADBASE IS REQUIRED PER THE SOILS REPORT.

2. ADDITIONAL REQUIREMENTS MAY BE NECESSARY PENDING PEER REVIEW OF THE GEOTECHNICAL REPORTS.




DEVELOPER

ARIA RETIREMENT & INVESTMENT SERVICES

13734 S LINDA MARIE LN
RIVERTON, UT 84065

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| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| PRELIMINARY PLAN | 8/13/2018 |

PROJECT

DIXIE FARMS SUBDIVISION

DESCRIPTION

PRELIMINARY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

| SHEET NAME | SHEET NUMBER |
|---|---|
| ROADWAY CROSS SECTIONS | D5 |

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AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
MARCH 20, 2019

The American Fork City Planning Commission met in a regular session on March 20, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Geoff Dupaix
Rebecca Staten
Rod Brocious
Christine Anderson
Harold Dudley

Absent: Eric Franson

Staff Present: Scott Sensanbaugher, Public Works Director
Ben Hunter, Engineer
Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant

Also Present: Ginger Romriell, Carolyn Lloyd, Ken Berg, Mo Myers, Chris Williams, Clay Williams, Chris Christiansen, Norman Chadwick

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Review and action on an amended site plan for JCW's Restaurant located at 580 East State Street in the GC-1 General Commercial zone

Mr. Olsen stated that JCW's is proposing a rebuild at its current location. The existing structure will be demolished and a new one constructed. Landscaping will be upgraded to comply with the City's landscape standards; parking lot landscaping is being added and brought into compliance with City Code. Access to the site will remain as is. The new structure will consist of 5,000 sq. ft. Parking will be provided per the requirements of the City's parking code. Per the code, 60 spaces are required; 64 spaces will be provided. Landscape plans and renderings of the proposed structure are included in the submittal materials.

Mr. Hunter said that the Engineering Division recommends approval of the proposed rebuild. The utilities are there and it is a straightforward project.

Mr. Mo Myers, architect, explained that the purpose of the rebuild is to increase efficiency by modernizing the building. The new building will be roughly the same size but will be built to modern standards and thus will be more efficient. This building was a converted Hardees restaurant built in the 1980s. He thanked city planning and engineering staff for their help.

Mr. Dupaix asked what the changes would be in the drive-thru lane, his biggest concern was safety, and he didn't see any signage giving drivers warning.

Mr. Myers said that proposed changes in the drive-thru lanes will decrease time spent in the drive thru queue, and he let the owner speak about the safety issues.

Mr. Chris Williams, JCW's owner, said that they don't start cooking food until they get the order, so they need multiple drive-thru lanes to accommodate wait times. The plan is to use the outside lane for the orders with longer cooking times. They will change parking so that customers aren't crossing the drive-thru lanes. These changes will better serve both customers and employees. They hope to have faster and better service with more efficiency in their newer store. They anticipate being closed from April 8 to July 15.

Several of the commissioners expressed appreciation to JCW's for their good food and positive involvement with the community.

**Mr. Dupaix moved to approve the site plan for JCW's, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.**

**Ms. Staten seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Rod Brocious** | **Abstain** |

**The motion carried.**

3. Hearing, review and action on Dixie Farms Plats A & B Flexible Lot PUD project, consisting of 91 lots, located in the areas of 620 South 850 West and 1000 South 800 West in the PR-3.0 Planned Residential and PF-Public Facilities zones

Mr. Olsen stated that the property consisting of the entirety of Dixie Farms was annexed in early 2018. Preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area,

adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.

Plats A and B consist of 91 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development subject to final approval of 900 West plans prior to commencing construction. Two access points will be provided.

Mr. Dupaix asked if the city staff has any concerns about high groundwater.

Mr. Hunter said that there will be no basements, and they will use land drains and fill as remediation efforts. As per the sensitive lands ordinance, 900 West will be required to have additional testing to identify any other hazards to protect the structure's integrity.

Mr. Brocious brought up his concerns about possible flooding.

Mr. Hunter replied that Lakeshore Blvd. will act as a kind of dam and a no-defend line against flooding as per the 100 year flood plain parameters. Regarding plans for the remaining phases of the subdivision, 900 West will act as a dike from the west side while Plats C, D, E and F will have higher elevations as well. Fill materials will also provide some protection by acting as a dam if compacted properly.

Ms. Anderson asked if the roads will be in place before the homes are built, Mr. Hunter affirmed. He indicated that there are about ten or so lots to the east that may require some extra flood protection until 700 West is built.

**Public Hearing Opened**

Mr. Norman Chadwick asked if the developer has checked out the natural springs in the area, he was concerned that homes will be built on the springs and will sink. He said that there are 5 or 6 underground springs. He was also concerned that the big trucks are going to destroy the roads in

the area, and he would like to see larger lots and bigger homes built in order to keep property values up.

Mr. Hunter said that he will have Ken Berg address the springs in the area. The geotechnical engineer is recommending remedial measures when they encounter softer soils in the roadway. The city will try to keep any potholes that occur patched.

Ms. Samantha Carson was concerned with the big trucks coming in on 6500 West, they have been tracking a lot of dirt and causing congestion. She asked if 900 West going to be usable so the trucks don't have to keep using 6500 West.

Mr. Hunter indicated that the developers' access should be 900 West when it is completed, and he explained that the trucks are bringing fill dirt in.

Mr. Terry Townsend, a property owner in the area, thanked commissioners for their work and support of property owners' rights. He appreciated that they have a big job in gathering all information. He brought up a concern about 7300 North, all the homes there have kids that take the bus to school, there are lots of big trucks are going down the street and they want to keep the kids safe.

**Public Hearing Closed**

Mr. Berg said that they want to start construction on 900 West so they can use that access point and get the trucks using that road.

Mr. Brocious asked how the springs are identified in the plans and what the long term plan is for the springs. Would they be drained?

Mr. Berg replied that the springs would be a natural feature that they would try to leave in place. If a spring is found in the road, they would try to convey it to a storm drain. Ponds and springs around Dixie Fenn's old home that have been identified have been incorporated into the plans or conveyed to the wetlands.

Mr. Dupaix said that the springs will be a huge issue, they will be discovering them during construction work.

Mr. Berg indicated that they will come up with a plan to fix them or work with them when they are found.

Mr. Dupaix requested that springs be reported to the city GIS department and identified.

Mr. Berg agreed, they will be included in the as-builts and updated. He felt that this is the best chance to find them.

Mr. Brocious asked if they have a mitigation plan if they discover a spring.

Mr. Hunter said it will be taken care of on a case by case basis by investigating what is it, where it is and where it is coming from. Then storm drains will be utilized or mitigation efforts put in place.

Chairman Woffinden brought up concerns about liquefaction, he believed that the increased water this year will cause this to be a big concern. He felt that the liquefaction numbers in the geotechnical report cannot be accurate, the report is certainly flawed. He also felt like the prohibition against basements may not be strong enough and people may still build them.

Mr. Berg replied that no basements will be built in the area. Lakeshore Blvd. will be at a higher elevation, and the lots are set at same elevation so that slab on grade homes will be above current elevations. Roads have been designed to be above the level of the lake.

Ms. Carolyn Lloyd asks what the groundwater table is at near the Penrod annexation site.

Mr. Berg indicated that the water in that area is pretty much at ground level.

Ms. Lloyd expressed concern that when putting a road on top of groundwater, the water has to go somewhere and homeowners already in the area are at lower elevations than the new construction will be.

Mr. Chadwick said that he would show Mr. Berg where the springs are.

Ms. Anderson asked Mr. Berg to address Ms. Lloyd's question about residents being flooded.

Mr. Berg replied that roads will be built up with fill, he thought around 3 feet before it becomes too heavy, they will be putting storm drains in area, developer could possibly connect lateral lines to current residents. As part of the sensitive lands ordinance there is verbiage about existing water rights and impacts to existing homes that must be followed.

Mr. Dupaix asked the engineering staff to stay on top of that and make sure there are solutions for existing residents.

**Mr. Brocious moved to recommend approval of Dixie Farms Plats A & B with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report**.

He then also wanted to add further conditions to his motion, such as granting temporary grading and protection to 700 West, and putting notes on the plats regarding required elevation of lots.

Mr. Sensanbaugher asked the commissioners to reconsider putting notes such as these on plats. He indicated that the purpose of plats is to describe land, and he didn't feel that reiterating code requirements is an appropriate use of a plat. He requested that Mr. Brocious reconsider that portion of his motion.

Chairman Woffinden would like to see a prohibition on basements listed on the plats as well, he said that it is easier for home buyers to access information if it is listed on the plat.

Mr. Sensanbaugher replied that if building is taking place on sensitive lands, the geotechnical reports are filed with the county. He suggested filing such comments along with the plat but not on the plat.

Mr. Dupaix said that he wants a mechanism to make sure these issues are addressed.

Mr. Sensanbaugher indicated that the responsibility for making such issues known lies with his department when building permits are issued, and other places such as a title report, but not a plat, he is concerned about the legality of that. Plats are not the place to reiterate code or place restrictions, they are just to describe land. Plats are not there to put limitations on building, such as prohibiting basements or setting elevations, they are just to create a legal description of a piece of property. He understands and shares all the concerns of the commissioners, but wants to find the proper mechanism to convey these concerns to the developer and the geotechnical engineer. He agreed that he shares a concern that the geotechnical report may be flawed regarding water table and liquefaction potential.

Mr. Brocious stated that people rely on plat descriptions for information, he thinks such notes are an appropriate way to convey information. Plats are easily found at the county and the notes on them are traditionally used for information such as utilities, etc. Information on other sources such as geotechnical reports are not as easily found.

Chairman Woffinden suggested that city legal counsel be consulted regarding the question of appropriate plat notes.

Mr. Sensanbaugher asserted that he has had this exact conversation with the city attorney and she agrees with him, but he doesn't want to put words in her mouth. He reiterated that he shares the concerns stated by the commissioners and others that have come up tonight. He stated that his department will do more scrutinizing and peer review of plans than has happened in the past on everything south of the freeway, because of the concerns brought up tonight. He asked that the commissioners allow us as city staff to relay concerns such as liquefaction to the developers and geotechnical engineers. He doubts that they will be able to answer these concerns to our satisfaction.

Ms. Staten added that she looked at a plat before she bought a lot, it didn't occur to her to look further than the plat for information.

Mr. Sensanbaugher said that the sensitive lands ordinance requires all these documents to be filed with the county. He asked commissioners to just enforce the code rather than reiterate the code on the plats. He takes responsibility for prior notes regarding elevation requirements that have slipped through, these should not be there.

Ms. Staten is concerned that if the realtor doesn't give the buyer all the information, how would the buyer know and how would they find out the additional information?

Mr. Sensanbaugher suggested that maybe a note on the plat could reference additional documents. He believes it is inappropriate to reiterate the code on the plat.

Mr. Brocious asked if this project is really ready to be approved if inaccurate numbers slid through in the geotechnical reports.

**Mr. Brocious moved to recommend approval of Dixie Farms Plats A & B with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report. This motion also includes the following conditions:**

1. **Making adjustments in the geotechnical report to reflect accurate conditions**
2. **Additional grading on 700 west**
3. **Stating the "no basement" requirements**
4. **Changing minimum elevation relative to accurate liquefaction data**
5. **Special note on the plat will reference the codes that apply**

Mr. Sensanbaugher suggested just referring to the sensitive lands ordinance on the plat. All of these conditions are covered there.

**Mr. Brocious adds to his motion that the plat have a note added that will reflect the sensitive land ordinance.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Howard Dudley** | **Nay** |
| **Rod Brocious** | **Aye** |

**The motion carried.**

Mr. Dudley wanted to add for the record that his nay vote doesn't mean that he doesn't approve of the development, he just thinks that there are significant issues that need to be listed individually and not diluted by being lumped together.

Chairman Woffinden added that commissioners don't always agree, and the city council can look at the record and ask questions.

4. Other Business

Chairman Woffinden reminded commissioners that there will be no meeting on April 3. The next planning commission meeting will be on April 17.

5. Site Plan Committee Report

Mr. Knobloch reviewed the appointments from Technical Review Committee meeting, he said that Castlewood Apartments, Longson Detached Garage, Stonecreek Plat C, and Edgewater AF are on

the agenda for the next meeting. There will also one more TRC meeting before then, potentially another 3 or 4 projects could be ready. Commissioners should plan for a long meeting.

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

**Mr. Dupaix moved to approve the minutes of the March 6, 2019 Planning Commission Regular Session.**

**Mr. Brocious seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Rod Brocious** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Rebecca Staten** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Howard Dudley** | **Aye** |

**The motion carried.**

7. Adjournment

**Mr. Brocious moved to adjourn.**
**Ms. Anderson seconded the motion. All concurred.**

Meeting adjourned at 8:17 pm.

Lisa Halversen, Administrative Assistant