**AMERICAN FORK CITY**
**PLANNING COMMISSION REGULAR SESSION**
**OCTOBER 16, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 16, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on a zone map amendment located at 356 East 980 North from the RA-1 Residential Agricultural zone to the R-1-9,000 Residential zone

3. Review and action on a site plan for a fence located at 51 West 400 South in the PI-1 Planned Industrial zone

4. Review and action on a site plan for placement of a portable classroom at St. Peters Church located at 634 North Caveman Boulevard in the R-1-9,000 Residential zone

5. Hearing, review and action on the preliminary and final plats for the Chidester Subdivision Plat B, located in the area of 1407 North Center Street in the R-1-9,000 Residential zone

6. Hearing, review and action on the preliminary and final plats for Autumn Crest Subdivision Plat D, located in the area of 1000 East 1040 North in the R-1-9,000 Residential zone

7. Hearing, review and action on the commercial site plan for the Gardner Batt Warehouse, located at 398 East 1100 South in the PI-1 Planned Industrial zone

8. Other Business

9. Site Plan Committee Report

10. Review and action on the minutes of the October 2, 2019 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: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment from the RA-1 Residential Agriculture zone to the R1-9,000 Residential zone located at 356 East 980 North.

ACTION REQUESTED: Recommendation of approval.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 356 East 980 North | | | |
| Applicant: | | Alexandra Taylor | | | |
| Existing Land Use: | | Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential/Agriculture | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | RA-1 | | | |
| Proposed Zoning: | | R1-9,000 | | | |
| Surrounding Zoning: | North | RA-1 | | | |
| | South | R1-9,000 | | | |
| | East | RA-1 | | | |
| | West | RA-1 | | | |
| Proposed Zone within Land Use Designation | | X | Yes | | No |

Background

The applicant proposes a zone map amendment for a parcel located along 980 North, in order to construct a home; and potentially for subdivision purposes. The City's Land Use Plan designates the area as "Low Density Residential" and the change to the R1-9,000 zone supports the underlying Land Use Plan. Current use of nearby properties is residential and residential/agriculture.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

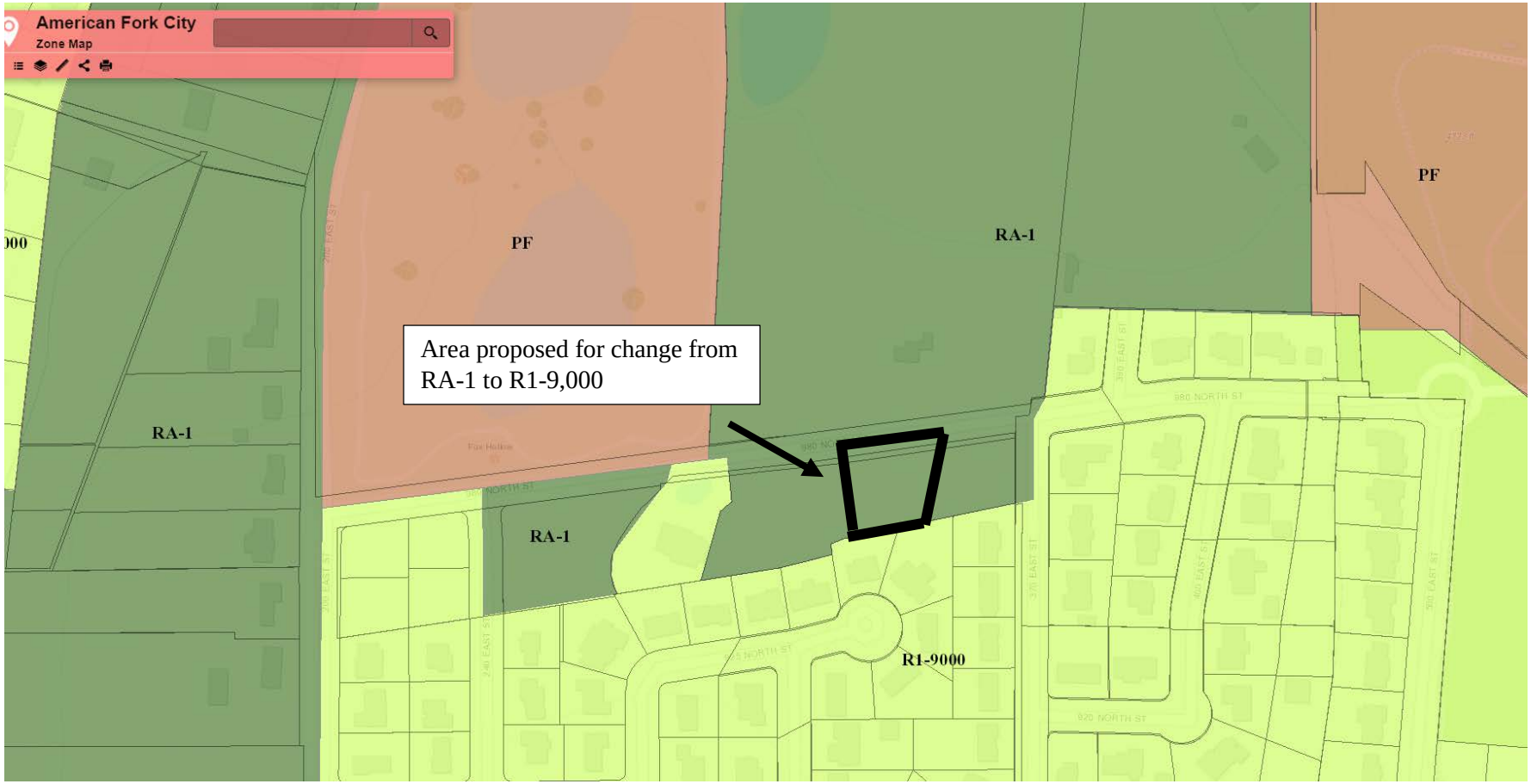
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

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

# Zone Map Amendment



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a site plan for a fence located at 51 West 400 South, in the PI-1 (Planned Industrial) zone.

ACTION REQUESTED: Approval of the site plan.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 51 West 400 South | | | |
| Applicants: | | Steve Strate | | | |
| Existing Land Use: | | Commercial | | | |
| Proposed Land Use: | | N/A | | | |
| Surrounding Land Use: | North | Commercial | | | |
| | South | Commercial/Residential | | | |
| | East | I-15 | | | |
| | West | Residential | | | |
| Existing Zoning: | | PI-1 (Planned Industrial) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | PI-1 (Planned Industrial) | | | |
| | South | PF (Public Facilities) | | | |
| | East | PF (Public Facilities) | | | |
| | West | R2-7,500 | | | |
| Land Use Plan Designation: | | Design Commercial | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The applicant wishes to construct an 8' tall fence around the perimeter of the property. Because the fence is taller than 6', the ordinance requires that it receive Planning Commission approval. The application is strictly for fence placement. Any future development of the parcel will come back to the Planning Commission for site plan approval.

Staff recommends approval.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Design Commercial". The site is consistent with the Land Use Plan.

FINDING OF FACT

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

1. The proposed fence is allowed pursuant to Planning Commission approval, per Section 17.5.115 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for an 8’ tall fence, located at 51 West 400 South, with the finding listed in the staff report, and subject to any findings, conditions, and modifications listed in the Engineering Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the 8’ tall fence.

TABLE

Mr. Chairman, I move that we table action on the site plan for the 8’ tall fence.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 10/16/2019

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: Deepwater Properties – 8' Fence

Project Address: 51 West 400 South

Developer / Applicant's Name: Steve Strate

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

**<u>Engineering Division Recommendation:</u>** 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 10/16/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**<u>Project Map:</u>**

## STANDARD CONDITIONS OF APPROVAL

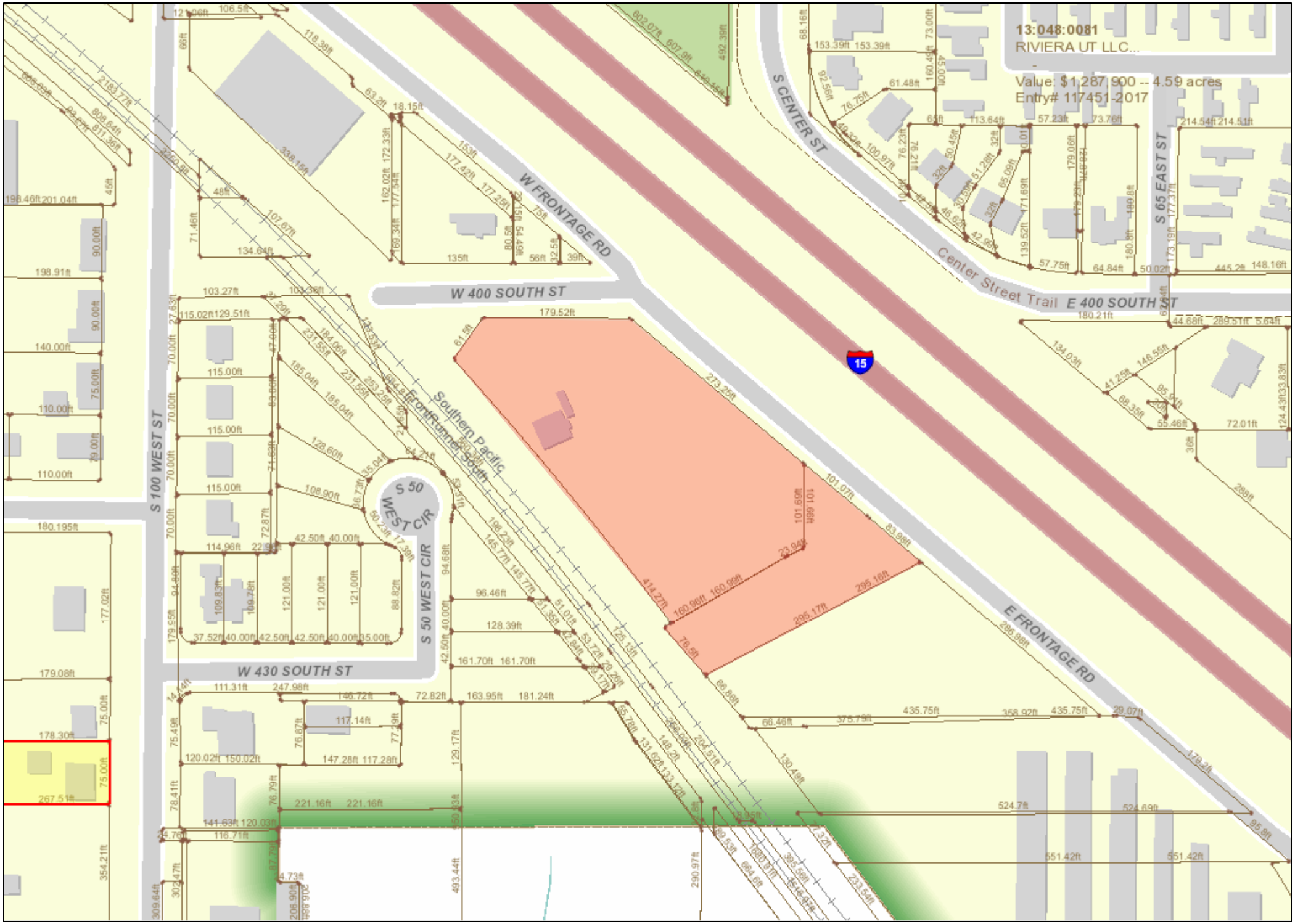
**Standard Conditions of Approval:**

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.




# Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 10/7/2019

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AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on a site plan for placement of a portable classroom at St. Peters Catholic Church, located at 634 N. Caveman Blvd in the R1-9,000 Residential zone.

ACTION REQUESTED: Approval of the site plan.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 634 N. Caveman Blvd. | | | |
| Applicants: | | St. Peters Catholic Church | | | |
| Existing Land Use: | | Church | | | |
| Proposed Land Use: | | N/A | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Vacant | | | |
| | West | Residential | | | |
| Existing Zoning: | | R1-9,000 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | R1-9,000 | | | |
| | South | R1-9,000 | | | |
| | East | R1-9,000 | | | |
| | West | R1-9,000 | | | |
| Land Use Plan Designation: | | Residential Low Density | | | |
| Zoning within density range? | | x | Yes | | No |

Background

St. Peters Catholic Church proposes to construct a portable classroom, behind the church structure. No changes are proposed to the existing parking lot, and the structure will not be placed on any landscaped areas.

Staff recommends approval.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Residential Low Density”. The site is consistent with the Land Use Plan, as churches and related facilities are allowed in residential zones.

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 has been illustrated on the site plan, with dimensions showing the distance between other nearby structures and the property lines.

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 on the site plan.

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 changing from what exists on site.

FINDING OF FACT

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

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for the portable classroom at St. Peters Catholic Church, with the finding listed in the staff report, and subject to any findings, conditions, and modifications listed in the Engineering Report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the portable classroom.

TABLE

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

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 10/16/2019

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: St. Peters Church – New Portable

Project Address: 634 North Caveman Boulevard

Developer / Applicant's Name: Click here to enter text.

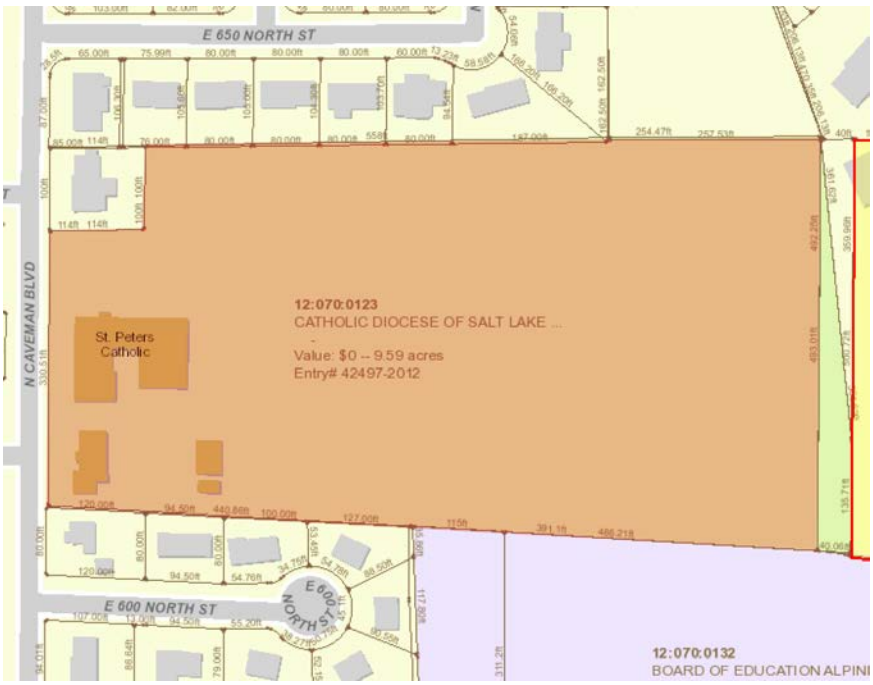
Type of Application:

- ☐ 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 10/16/2019 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.

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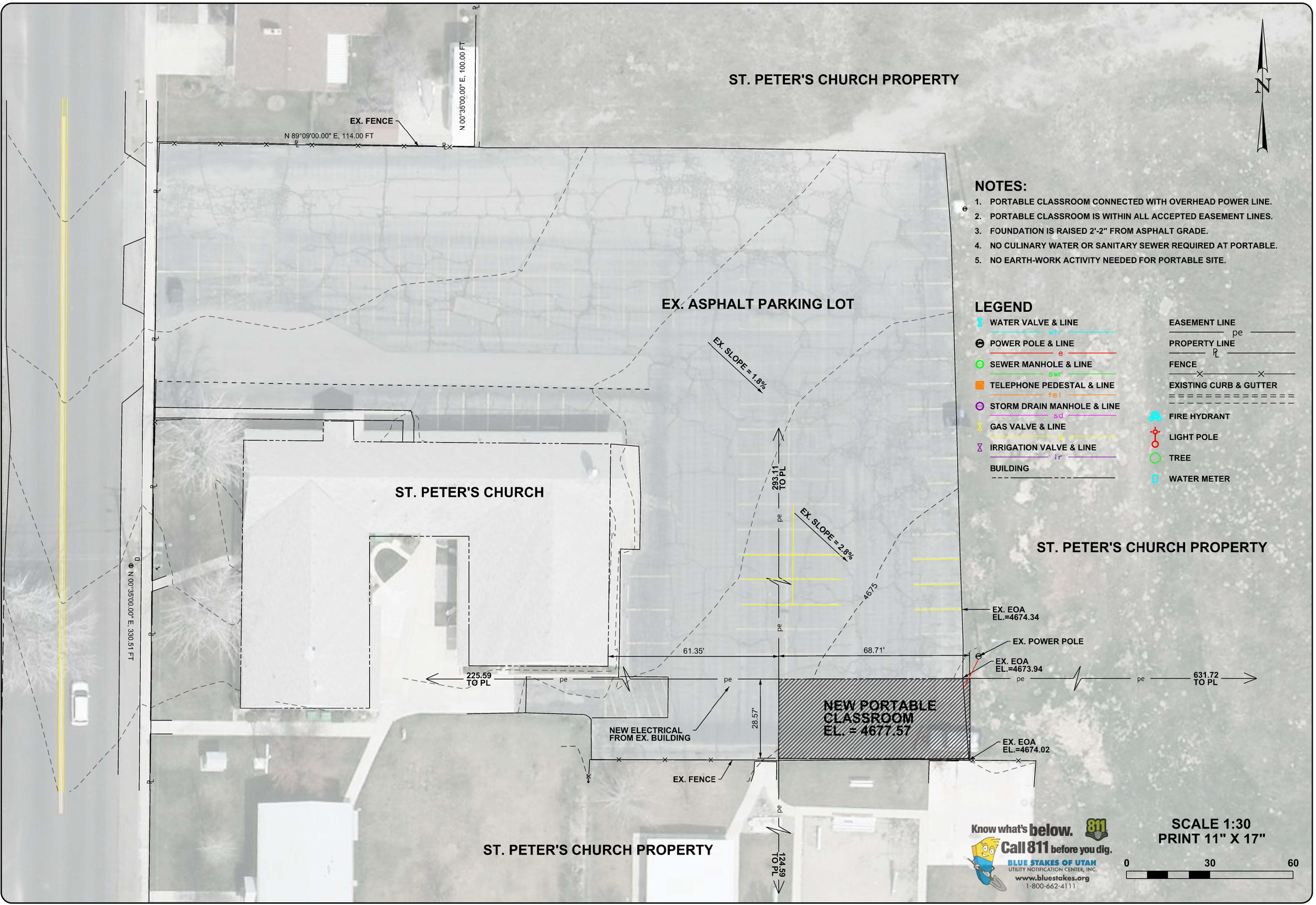
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water 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.




## NOTES:

1. PORTABLE CLASSROOM CONNECTED WITH OVERHEAD POWER LINE.
2. PORTABLE CLASSROOM IS WITHIN ALL ACCEPTED EASEMENT LINES.
3. FOUNDATION IS RAISED 2'-2" FROM ASPHALT GRADE.
4. NO CULINARY WATER OR SANITARY SEWER REQUIRED AT PORTABLE.
5. NO EARTH-WORK ACTIVITY NEEDED FOR PORTABLE SITE.

## LEGEND

- WATER VALVE & LINE (wtr)
- POWER POLE & LINE (e)
- SEWER MANHOLE & LINE (swr)
- TELEPHONE PEDESTAL & LINE (tel)
- STORM DRAIN MANHOLE & LINE (sd)
- GAS VALVE & LINE (g)
- IRRIGATION VALVE & LINE (ir)
- BUILDING
- EASEMENT LINE (pe)
- PROPERTY LINE (PL)
- FENCE
- EXISTING CURB & GUTTER
- FIRE HYDRANT
- LIGHT POLE
- TREE
- WATER METER

| DESCRIPTION | DATE | APPR | MARK |
|---|---|---|---|

REGISTERED PROFESSIONAL ENGINEER
No. 343584
BRIAN F. CAMPBELL
10/23/18
STATE OF UTAH


ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN SUITE 206
SOUTH SALT LAKE CITY, UT 84115
801-263-1752 - FAX 801-263-1780


DESIGNED By: BFC
DRAWN By: PSB
CHECKED By: BLC
DATE: 09-04-2019

# ST. PETERS NEW PORTABLE
634 CAVEMAN BLVD
AMERICAN FORK, UT

C-101
OVERALL SITE PLAN
PROJECT # 19-122

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plats for the Chidester Subdivision Plat B, located in the area of 1407 North Center Street, in the R1-9,000 Residential zone.

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

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | Approximately 1400 North Center Street | | | |
| Applicants: | | Berg Engineering | | | |
| Existing Land Use: | | Residential | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | R1-9,000 | | | |
| Proposed Zoning: | | NA | | | |
| Surrounding Zoning: | North | R1-20 (Highland City) | | | |
| | South | R1-9,000 | | | |
| | East | R1-9,000 | | | |
| | West | R1-9,000 | | | |
| Land Use Plan Designation: | | Residential Low Density (3 du/ac) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

Chidester Subdivision Plat B encompasses property that was recently boundary-adjusted from Highland to American Fork. Plat A consists of the portion of property that remains in Highland City.

Plat B consists of four lots, ranging in size from 11,060 sq. ft. to 12,000 sq. ft. Access is provided off Center Street. A small portion of right-of-way for Center Street is dedicated with the subdivision plat.

The preliminary and final plats are being processed concurrently. Staff recommends approval.

Consistency with the Land Use Plan:

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

Section 17.8.211 of the Development Code

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

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

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

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

   This criterion has been met.

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

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

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

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

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT/CONDITION OF APPROVAL

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

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

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

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

POTENTIAL MOTIONS

**APPROVAL**

PRELIMINARY PLAN

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

FINAL PLAT

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

**DENIAL**

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan of Chidester Subdivision, Plat B.

FINAL PLAT

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

**TABLE**

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of Chidester Subdivision, Plat B.

FINAL PLAT

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

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 10/16/2019

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: Chidester Plat B

Project Address: 1400 North Center Street

Developer / Applicant's Name: Patterson Construction

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 10/16/2019 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:**

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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.

## TABULATIONS

| | |
|---|---|
| PROJECT ZONE | R-1-9,000 |
| TOTAL PROJECT AREA | 1.13 AC |
| NUMBER OF TOTAL LOTS | 4 |
| DENSITY | 3.55 D.U./GROSS AC |
| AREA OF NEW ROADS | 0.07 AC |
| AREA OF LOTS | 1.06 AC |
| AVERAGE LOT SIZE | 11,554 SF |
| TYPE OF OCCUPANCY | R-3 |
| TYPE OF CONSTRUCTION | V |

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT BEING LOCATED SOUTH 89°56'12" EAST ALONG SECTION LINE 961.43 FEET AND SOUTH 167.16 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 74°07'17" EAST 125.85 FEET; THENCE NORTH 15°48'52" EAST 28.23 FEET; THENCE ALONG THE ARC OF A 481.00 FOOT RADIUS CURVE TO THE RIGHT 86.22 FEET THROUGH A CENTRAL ANGLE OF 10°16'11" (CHORD BEARS NORTH 20°56'58" EAST 86.10 FEET); THENCE ALONG THE ARC OF A 351.42 FOOT RADIUS CURVE TO THE LEFT 3.49 FEET THROUGH A CENTRAL ANGLE OF 0°34'06" (CHORD BEARS NORTH 25°48'01" EAST 3.49 FEET); THENCE SOUTH 15°52'43" WEST 426.14 FEET; THENCE ALONG THE ARC OF A 401.27 FOOT RADIUS CURVE TO THE RIGHT 55.27 FEET THROUGH A CENTRAL ANGLE OF 7°53'32" (CHORD BEARS SOUTH 19°40'01" WEST 55.23 FEET); THENCE NORTH 66°23'19" WEST 131.04 FEET; THENCE NORTH 15°49'44" EAST 38.38 FEET; THENCE NORTH 73°35'02" WEST 5.87 FEET; THENCE NORTH 16°30'00" EAST 179.77 FEET; THENCE ALONG A FENCE LINE THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 59°47'26" EAST 3.78 FEET, 2) NORTH 16°18'31" EAST 112.35 FEET, AND 3) NORTH 15°40'11" EAST 12.93 TO THE POINT OF BEGINNING.

Area = 1.127 Acres

NUMBER OF LOTS 4

## NOTES

1. PROJECT ADDRESS IS 1400 NORTH CENTER STREET
2. ELEVATION BENCHMARK IS THE N QUARTER CORNER OF SEC 11 T 5 S; R 1 E; SLB&M ELEV = 4780.88
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 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
6. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49551710110 B, EFFECTIVE DATE: JULY 17, 2002.

## LEGEND

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

## VICINITY SKETCH

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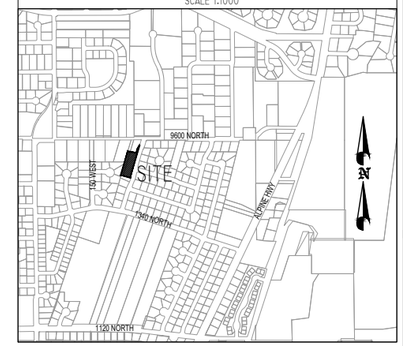


## CONTACT LIST

| | | |
|---|---|---|
| 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 PRELIMINARY LAYOUT PLAN
C2 OVERALL UTILITY PLAN
C3 GRADING AND STORM DRAINAGE PLAN
C4 CENTER STREET PLAN & PROFILE
C5 SWPPP
GN1 GENERAL NOTES
D1-D4 CONSTRUCTION DETAILS
SUR ALTA SURVEY

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# CHIDESTER SUBDIVISION PLAT B

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SCALE: 1"= 50'


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 | STATE OF UTAH, RYAN BERG, 343602, 9/20/19, PROFESSIONAL ENGINEER |
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| FINAL CD | 9/10/19 |

PROJECT

# CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

## PLAT B FINAL CONSTRUCTION PLANS

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

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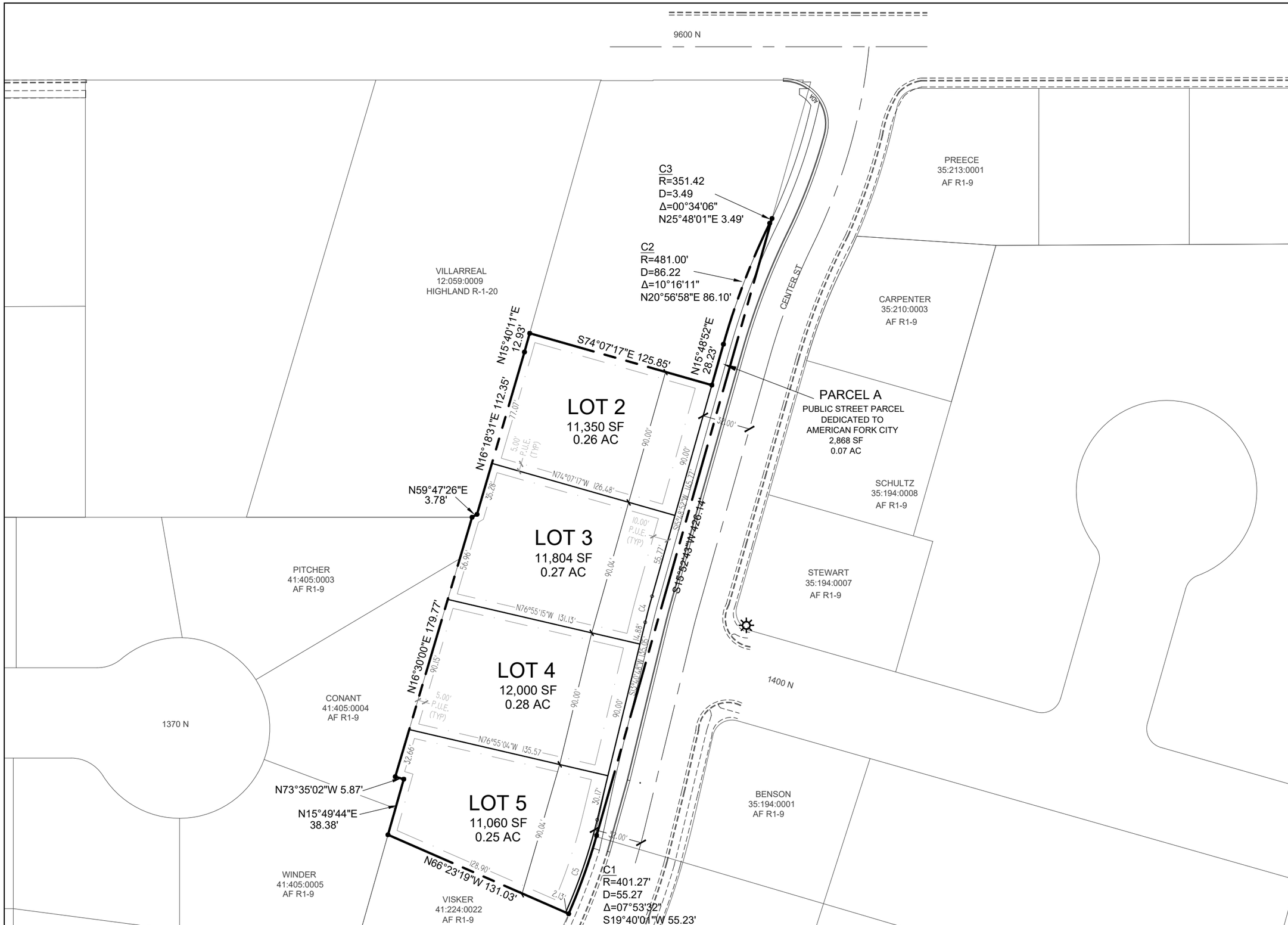


DEVELOPER

PATTERSON HOMES
www.phutah.com

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

DEVELOPMENT

# CHIDESTER SUBDIVISION PLAT B

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

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| ACTION | DATE |
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| FINAL CD | 9/10/19 |

PROJECT

# CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

PLAT B
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CONSTRUCTION
PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| LAYOUT | C1 |

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

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

## SEWER NOTES

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

## LEGEND

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

DEVELOPER

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Highland, UT 84003
(801) 642-0119

DEVELOPMENT

CHIDESTER SUBDIVISION PLAT B

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SCALE: 1"= 30'


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


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SEAL
STATE OF UTAH
KYLE R. BERG
NORTH
13602
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

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

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## LOCAL ROAD R.O.W.

NOT TO SCALE




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

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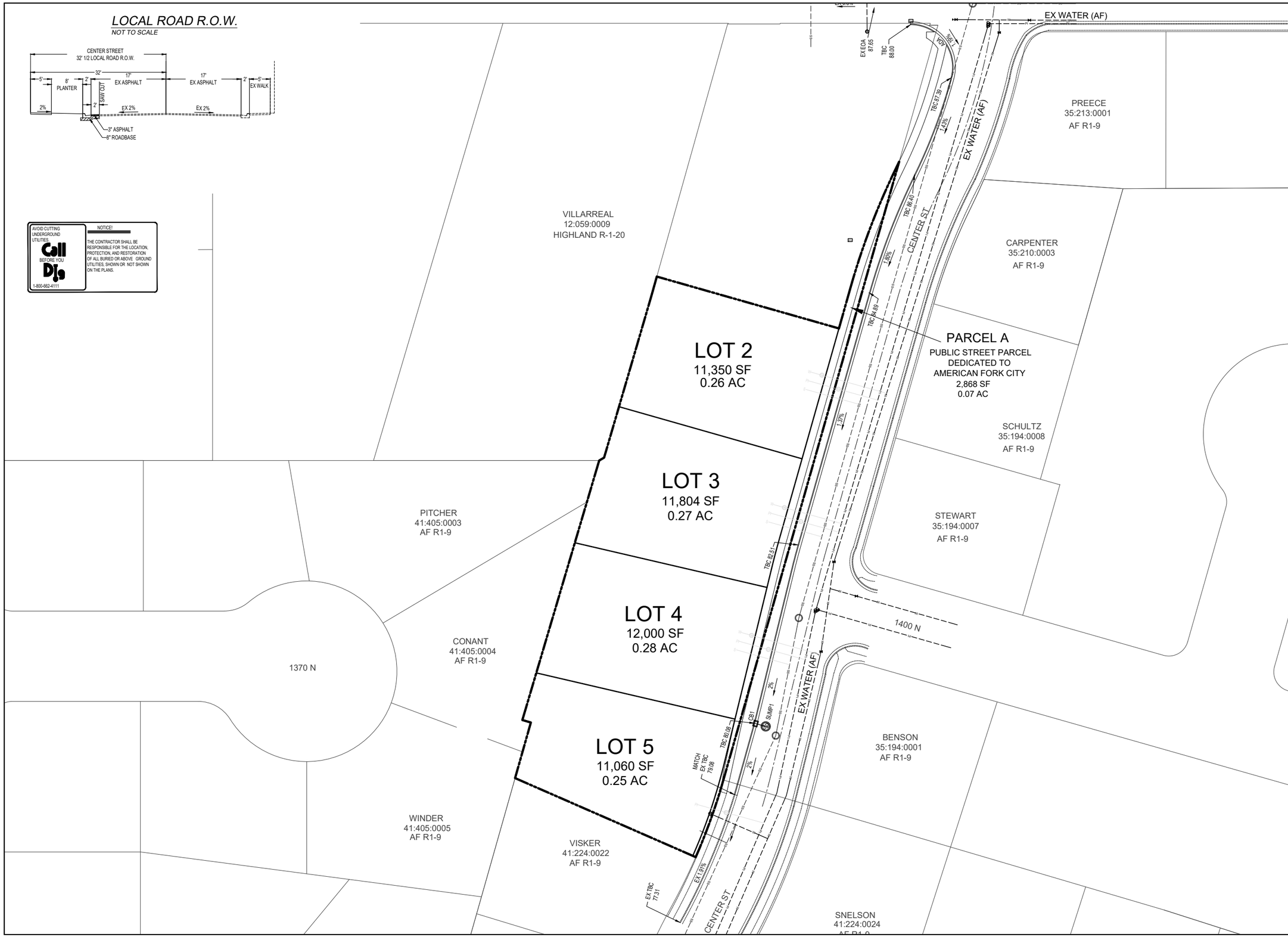


DEVELOPER

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(801) 642-0119

DEVELOPMENT

# CHIDESTER SUBDIVISION PLAT B

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SCALE: 1"= 30'


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


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PROJECT

# CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

## PLAT B FINAL CONSTRUCTION PLANS

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

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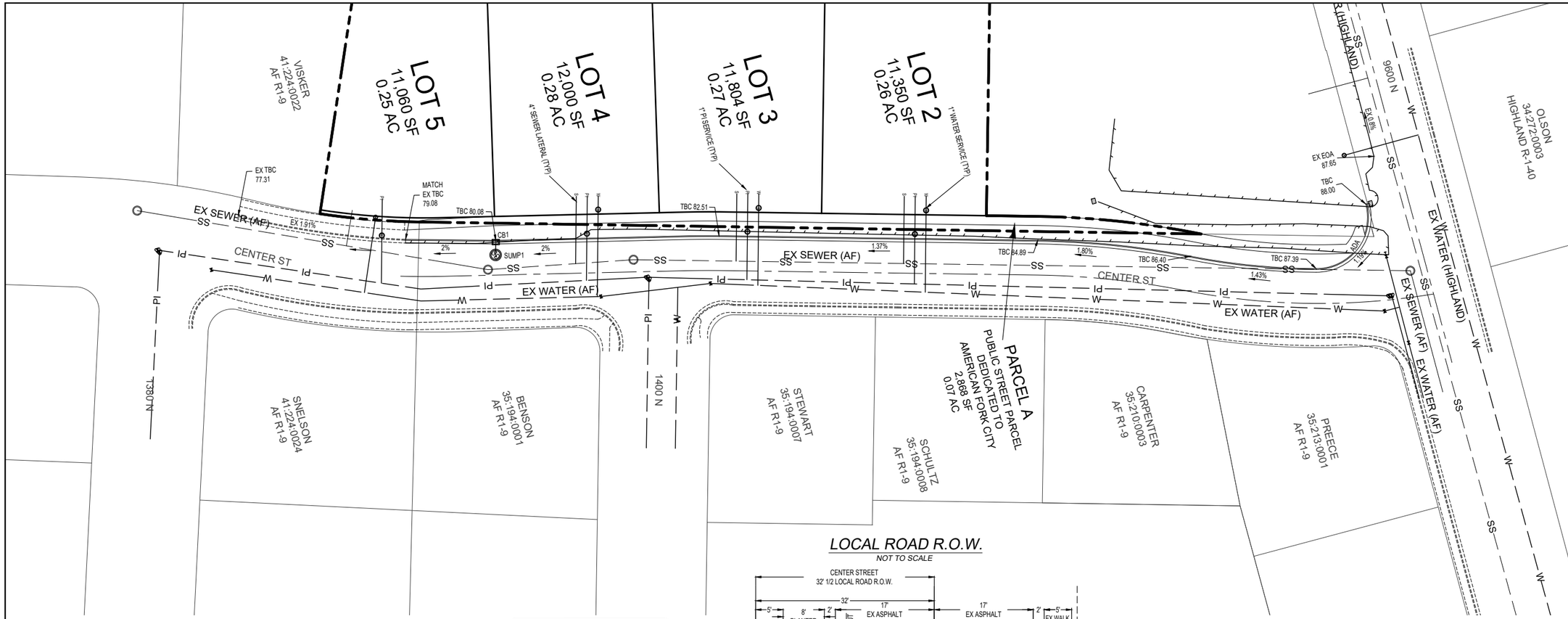


## LOCAL ROAD R.O.W.

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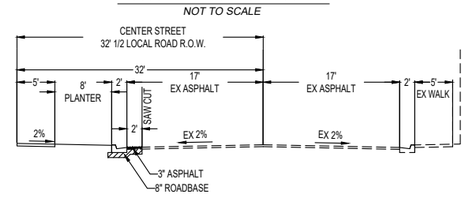


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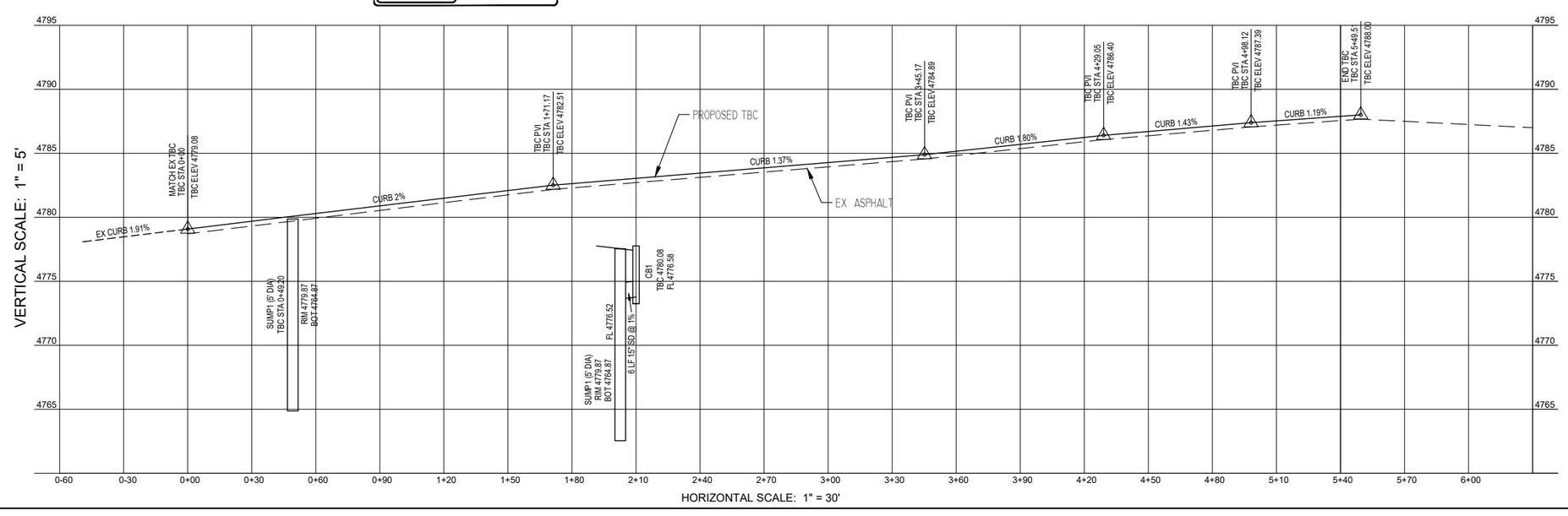


DEVELOPER

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Highland, UT 84003
(801) 642-0119

DEVELOPMENT

# CHIDESTER SUBDIVISION PLAT B

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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SEAL

STATE OF UTAH
KEVIN R. BERG
13602
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
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| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

PLAT B
FINAL
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PLANS

| SHEET NAME | SHEET NUMBER |
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## SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | 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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1-800-662-4111

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DEVELOPER

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DEVELOPMENT

CHIDESTER SUBDIVISION PLAT B

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SCALE: 1"= 30'


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


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SEAL

STATE OF UTAH
KENNETH R. BERG
NO. 173602
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
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| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

PLAT B
FINAL
CONSTRUCTION
PLANS

| SHEET NAME | SHEET NUMBER |
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| SWPPP | C5 |

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## GENERAL NOTES

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

## TRAFFIC CONTROL

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

## UTILITIES

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

## STRIPING AND SIGNING

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

## EROSION AND SEDIMENT CONTROL

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

## USE OF FIRE HYDRANTS

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

## SANITARY SEWERS

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

## WATER LINE

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

## SECONDARY WATER

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

## STORM SEWER

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

## MAIL DELIVERY

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

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DEVELOPMENT

CHIDESTER SUBDIVISION PLAT B

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cell (801) 616-1677

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | STATE OF UTAH — KENNETH R. BERG — 343602 — 9/20/19 — PROFESSIONAL ENGINEER |
| 1 | | | |
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| ACTION | DATE |
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| FINAL CD | 9/10/19 |

PROJECT

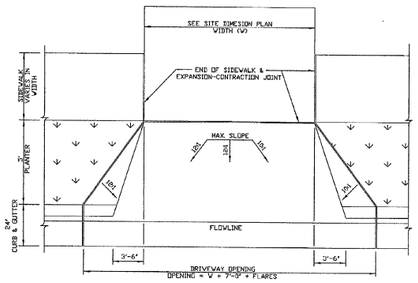
CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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

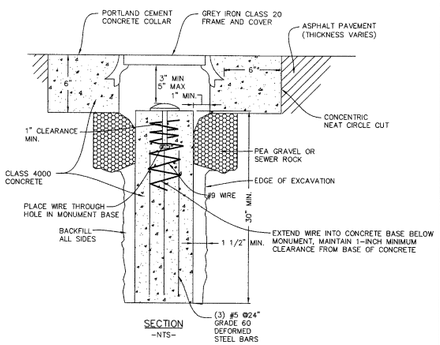



FLARED DRIVE APPROACH WITH PLANTER

-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<br>CONSTRUCTION MANAGEMENT<br>1045 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8862 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER<br>DRAWING NO. 15.9 |



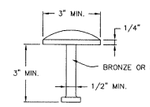

SECTION

-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-

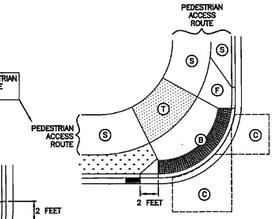



CAP SECTION

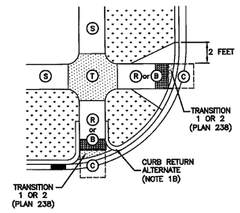
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING & LAND PLANNING<br>CONSTRUCTION MANAGEMENT<br>1045 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8862 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE<br>DRAWING NO. 15.28 |

## TURNING SPACE AT SIDEWALK LEVEL




EXAMPLE A

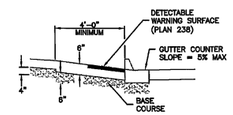



EXAMPLE B

| 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 (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.

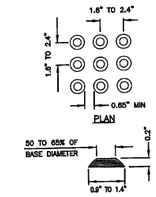
SLOPE TABLE

*Corner curb cut assembly*

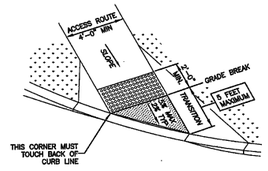
Plan **235** Sheet 1 of 4

September 2011

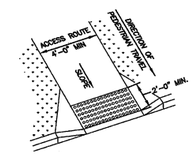




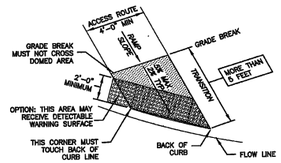

TRUNCATED DOME DETAIL




TRANSITION 1

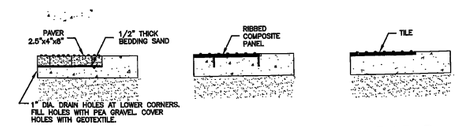



PERPENDICULAR ASSEMBLY




TRANSITION 2

NON-PERPENDICULAR ASSEMBLY




STYLE P STYLE R STYLE T

*Detectable warning surface*

Plan **238**

July 2011



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REVISIONS

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SEAL

STATE OF UTAH
KYLE B. BERG
9/10/19
STATE OF UTAH
KYLE B. BERG
9/10/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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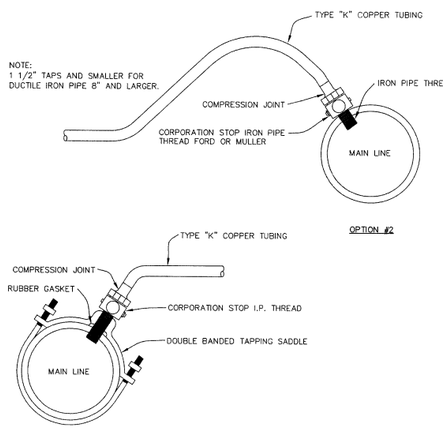


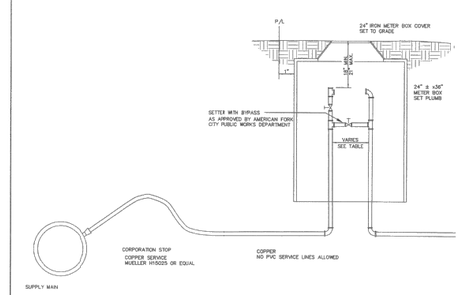

DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern ENGINEERING·LAND PLANNING ·CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS

DRAWING NO. 15.3




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

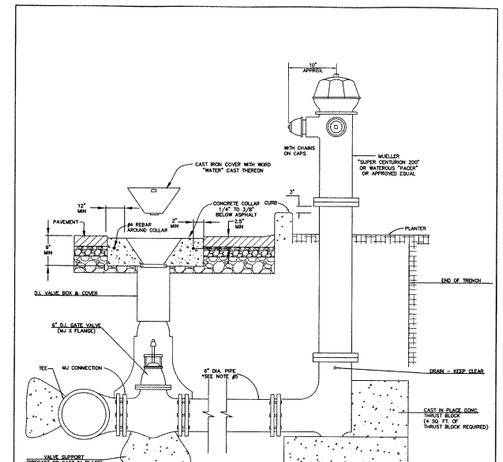
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern ENGINEERING·LAND PLANNING ·CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION

DRAWING NO. 15.5




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

FIRE HYDRANT DETAIL
-NTS-

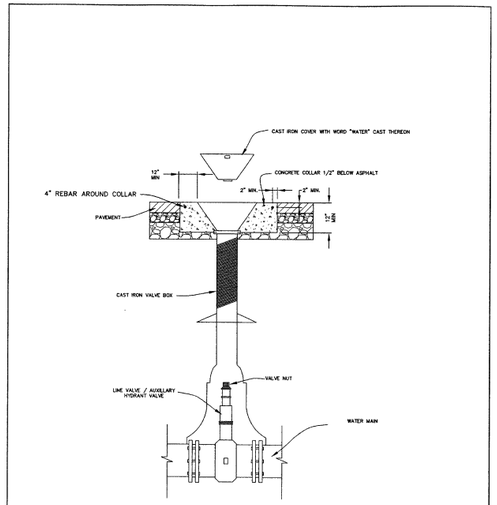
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern ENGINEERING·LAND PLANNING ·CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: FIRE HYDRANT

DRAWING NO. 15.6




VALVE BOX DETAIL

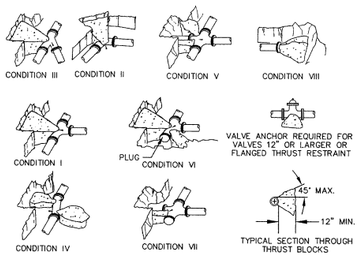
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern ENGINEERING·LAND PLANNING ·CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: VALVE BOX DETAIL

DRAWING NO. 15.4




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

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

WATER LINE THRUST BLOCK DETAILS

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

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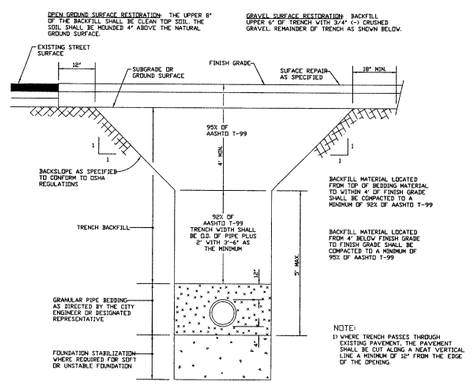
AMERICAN FORK CITY

STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING

DRAWING NO. 15.21




NOTE:
(1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 18" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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

Northern ENGINEERING·LAND PLANNING ·CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL

DRAWING NO. 15.22

DEVELOPER

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SEAL: STATE OF UTAH — KEVIN R. BERG — 5615602 — 9/20/19 — PROFESSIONAL ENGINEER

| ACTION | DATE |
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| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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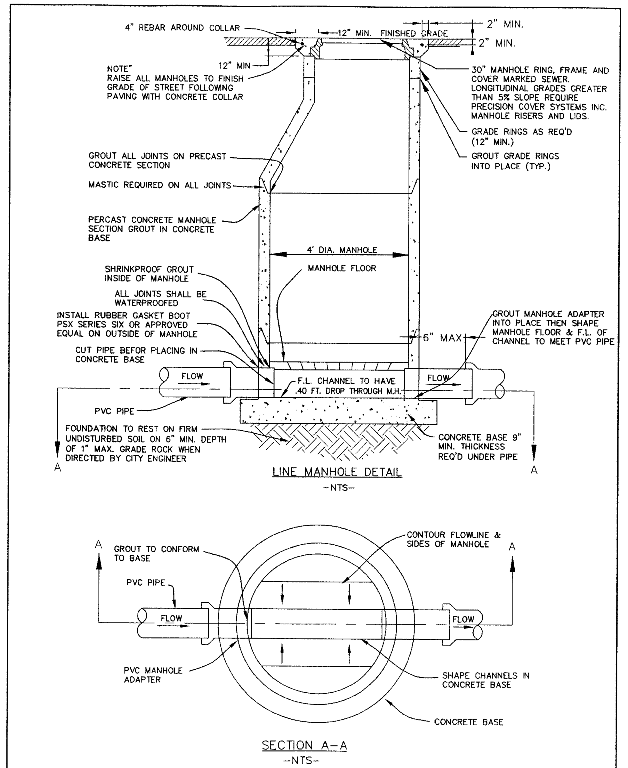


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| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SANITARY SEWER LINE MANHOLE DETAIL | DRAWING NO.<br>15.12 |

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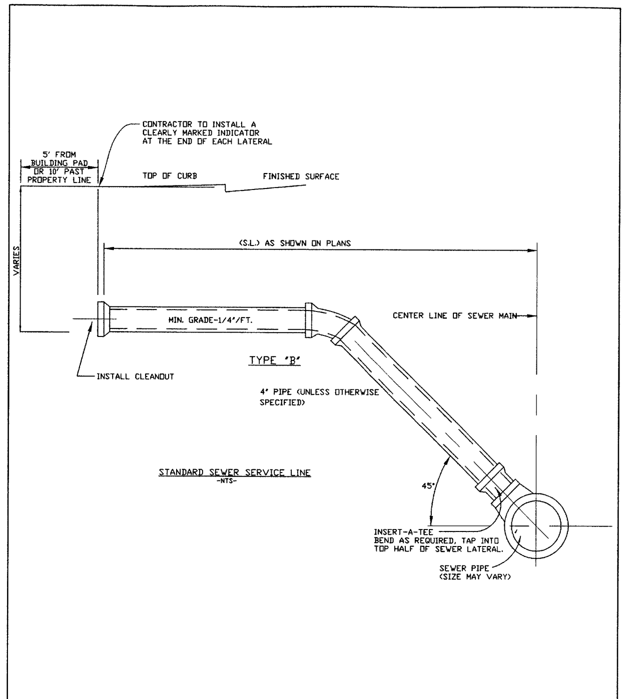


NOTE:
ALSO SEE DRAWING NO. 15.23

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

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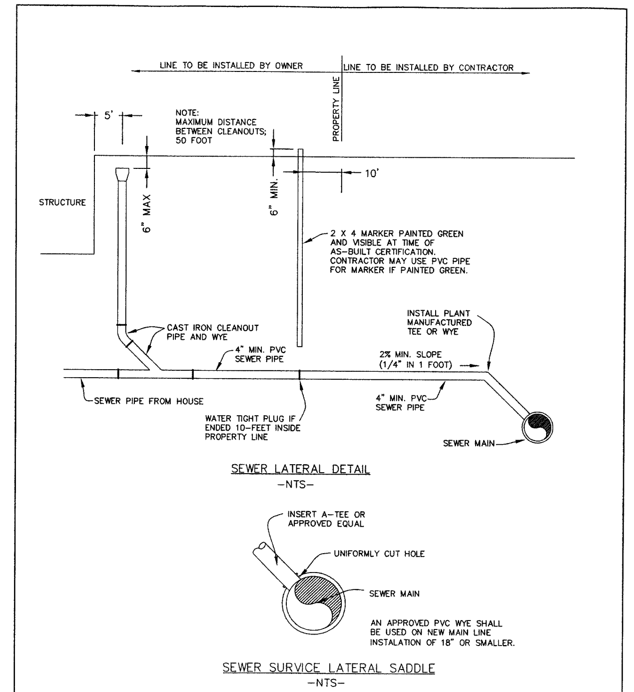


NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

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

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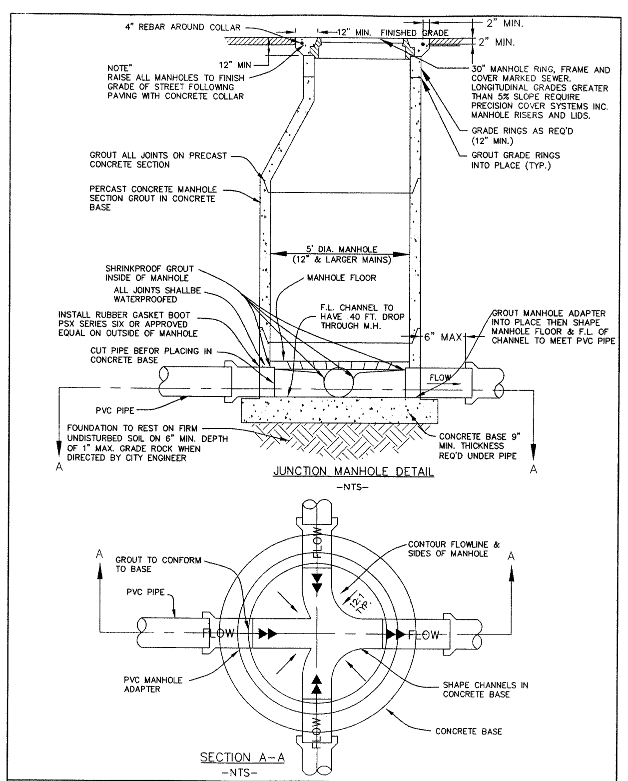


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| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT<br>1040 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR<br>SANITARY SEWER JUNCTION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

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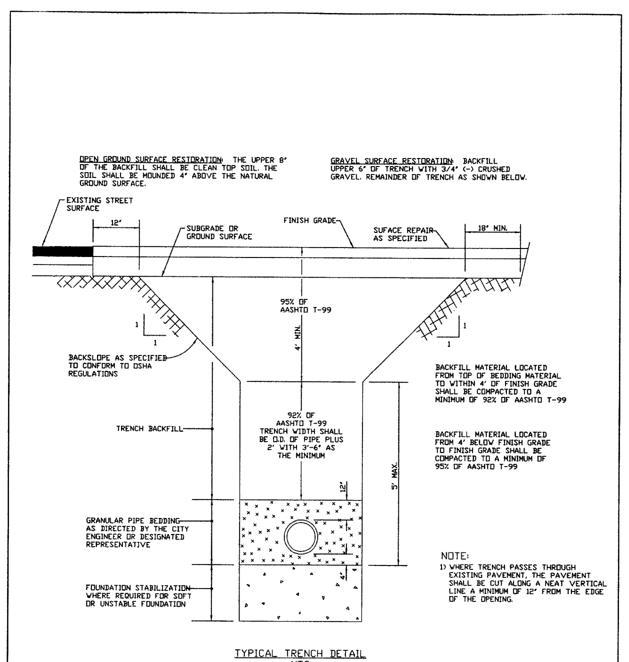


NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

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

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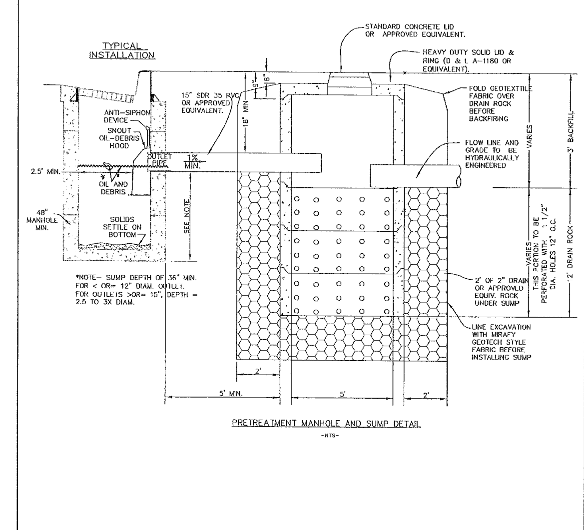
NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTW C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE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




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

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DEVELOPER

PATTERSON HOMES
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DEVELOPMENT

CHIDESTER SUBDIVISION PLAT B

berg CIVIL ENGINEERING


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


| REVISIONS | | |
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SEAL: STATE OF UTAH — PROFESSIONAL ENGINEER — KENNETH R. BERG — 343602 — 9/20/19

| ACTION | DATE |
|---|---|
| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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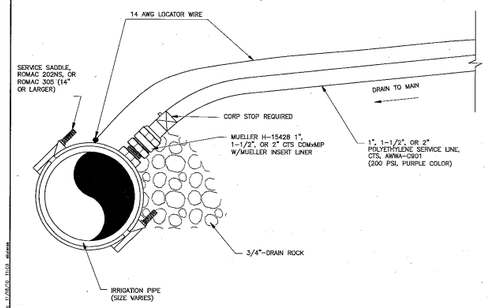
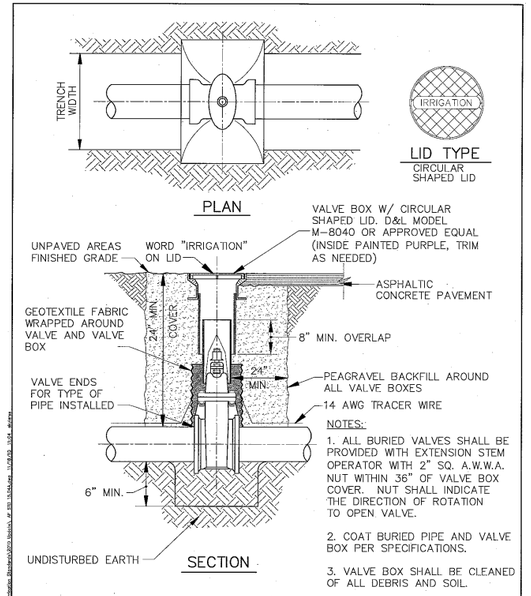



| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504365 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | TYPICAL SECONDARY WATER MAIN TAP | 15.3A |
| DATE: | | | | |
| SCALE: | | | | |

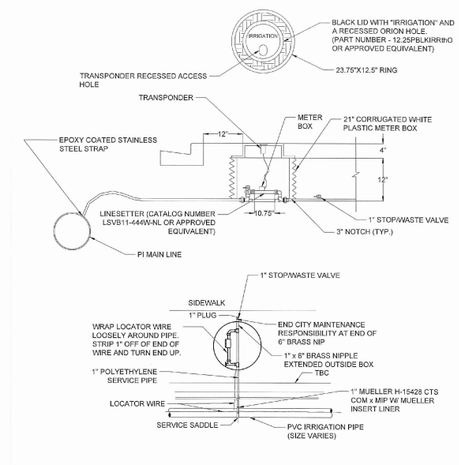



NOTES:

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: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | SECONDARY WATER VALVE BOX DETAIL | 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

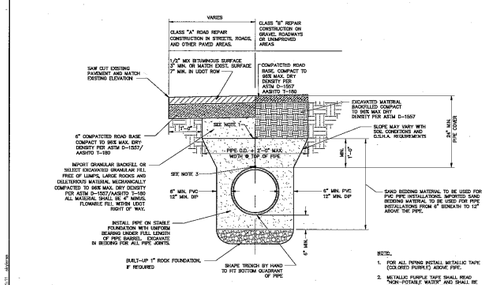



1" PLAN VIEW
NTS

NOTES:

1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.5 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

| MVU | | | | |
|---|---|---|---|---|
| MAY 2019 | AMERICAN FORK | AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030 | 1" PI METER PLACEMENT | 15.5D |
| VARIES | | | | |

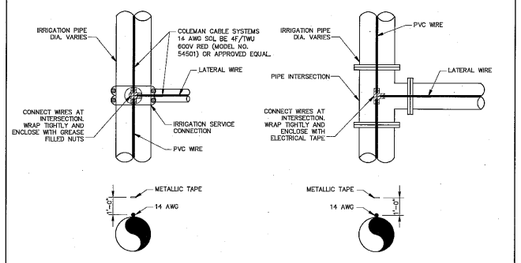



NOTES:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "CAUTION WATER" AND TAPE SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | TYPICAL SECONDARY WATER TRENCH DETAIL | 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: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | LOCATOR WIRE DETAIL | 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

DEVELOPER

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DEVELOPMENT

CHIDESTER SUBDIVISION PLAT B

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

REVISIONS

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SEAL

STATE OF UTAH · KEVIN J. BERG · 5146602 · 9/20/19 · PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/10/19 |

PROJECT

CHIDESTER SUBDIVISION PLAT B

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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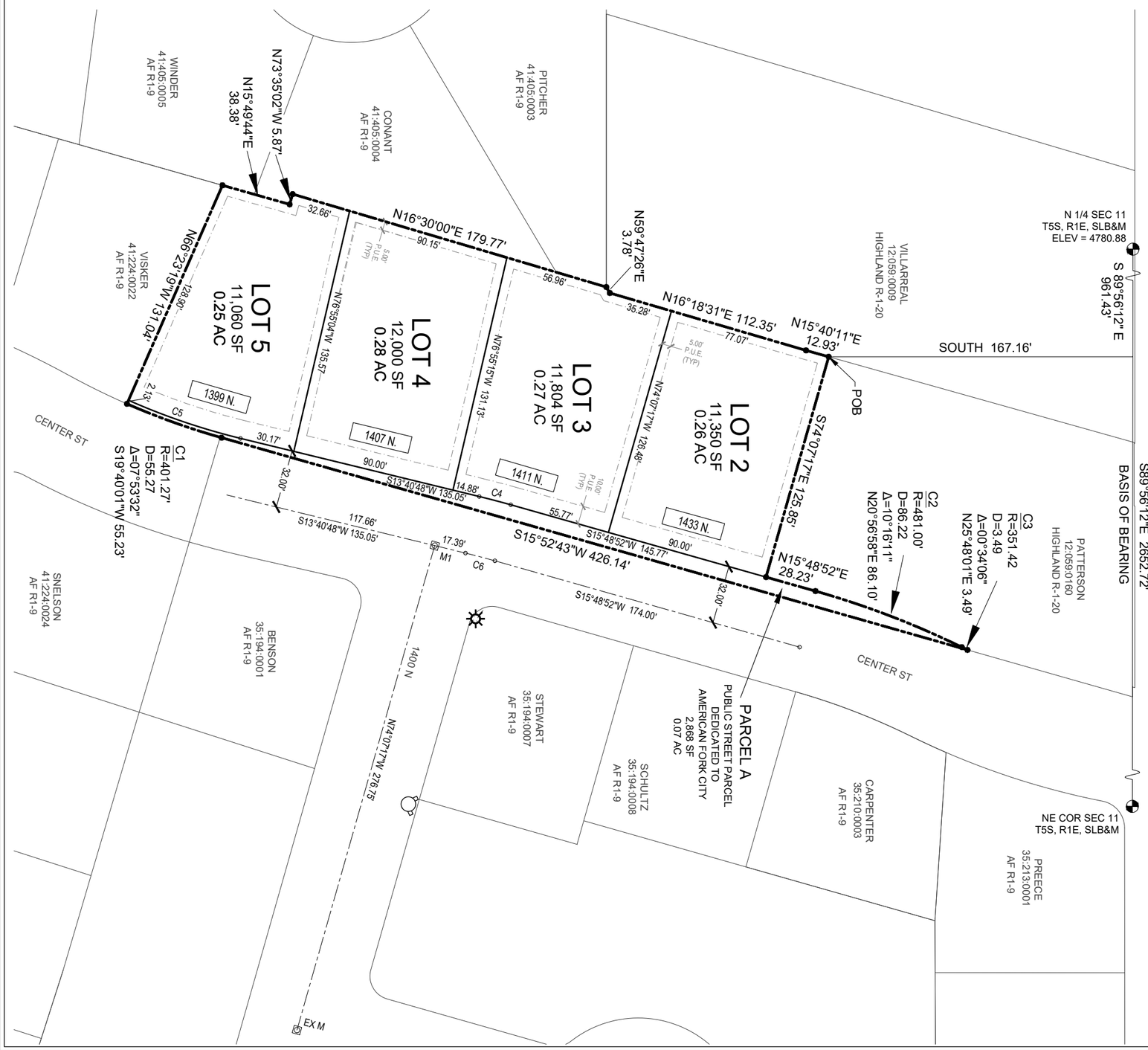
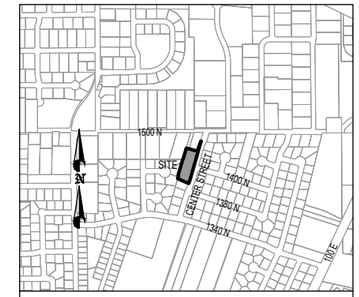
# CHIDESTER SUBDIVISION
# PLAT "B"

INCLUDES A VACATION OF LOT 23 OF HILL CREST ACRES EAST PLAT "B"
LOCATED IN NORTHEAST QUARTER SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 401.27' | 55.27 | 07°53'32" | 55.23 | S19°40'01"W |
| C2 | 481.00 | 86.22 | 10°16'11" | 86.10 | N20°56'58"E |
| C3 | 351.42 | 3.49 | 00°34'06" | 3.49 | N25°48'01"E |
| C4 | 481.00 | 17.92 | 02°08'04" | 17.92 | S14°44'50"W |
| C5 | 366.06 | 65.07 | 10°11'04" | 64.98 | S18°46'20"W |
| C6 | 449.00 | 16.73 | 02°08'04" | 16.73 | S14°44'50"W |




## VICINITY SKETCH

SCALE 1"=800'

## TABULATIONS

| | |
|---|---|
| DEVELOPMENT AREA | 1.127 AC |
| EXISTING ZONING | R-1-9000 |
| FLOOD ZONE DESIGNATION: | X |
| FIRM MAP PANEL #: | 495517 0110 B |
| EFFECTIVE DATE: | JULY 17, 2002 |

## LEGEND

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

SURVEYOR
AZTEC ENGINEERING
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*OREM, UT 84057*
*(801) 224-7308*

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

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 & WATER AUTHORITY APPROVAL

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

SEWER & 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 DESCRBED 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 IN A FENCE LINE, SAID POINT BEING LOCATED SOUTH 89°56'12" EAST ALONG SECTION LINE 961.43 FEET AND SOUTH 167.16 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 74°07'17" EAST 125.85 FEET; THENCE NORTH 15°48'52" EAST 28.23 FEET; THENCE ALONG THE ARC OF A 481.00 FOOT RADIUS CURVE TO THE RIGHT 86.22 FEET THROUGH A CENTRAL ANGLE OF 10°16'11" (CHORD BEARS NORTH 20°56'58" EAST 86.10 FEET); THENCE ALONG THE ARC OF A 351.42 FOOT RADIUS CURVE TO THE LEFT 3.49 FEET THROUGH A CENTRAL ANGLE OF 0°34'06" (CHORD BEARS NORTH 25°48'01" EAST 3.49 FEET); THENCE SOUTH 15°52'43" WEST 426.14 FEET; THENCE ALONG THE ARC OF A 401.27 FOOT RADIUS CURVE TO THE RIGHT 55.27 FEET THROUGH A CENTRAL ANGLE OF 7°53'32" (CHORD BEARS SOUTH 19°40'01" WEST 55.23 FEET); THENCE NORTH 66°23'19" WEST 131.04 FEET; THENCE NORTH 15°49'44" EAST 38.38 FEET; THENCE NORTH 73°35'02" WEST 5.87 FEET; THENCE NORTH 16°30'00" EAST 179.77 FEET; THENCE ALONG A FENCE LINE THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 59°47'26" EAST 3.78 FEET, 2) NORTH 16°18'31" EAST 112.35 FEET, AND 3) NORTH 15°40'11" EAST 12.93 TO THE POINT OF BEGINNING.

AREA = 1.127 ACRE OR 49,082 SF

BASIS OF BEARING IS SOUTH 89°56'12" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 11. (NAD 27)

NUMBER OF LOTS: 4

## 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 _____ CITY ENGINEER — 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


CHIDESTER SUBDIVISION
PLAT "B"
INCLUDES A VACATION OF LOT 23 OF HILL CREST ACRES EAST PLAT "B"
LOCATED IN NORTHEAST QUARTER SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

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

7/24/19 I:\My Drive\berg Civil\2019\PAT - CHIDESTER\PLAT B - AFC\HD_AF_ Final_PLAT B.dwg

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plats for Autumn Crest Subdivision, Plat D, located at approximately 1000 East 1040 North, in the R1-9000 Residential zone.

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

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 1000 East 1040 North | | | |
| Applicant: | | Patterson Homes/Berg Engineering | | | |
| Existing Land Use: | | Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Vacant | | | |
| Existing Zoning: | | R1-9,000 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | R1-9,000 | | | |
| | South | R1-9,000 | | | |
| | East | R1-9,000 | | | |
| | West | R1-9,000 | | | |
| Land Use Plan Designation: | | Residential Low Density (3 du/ac) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

Autumn Crest Plat D was approved in 2015 but never recorded/constructed. The preliminary plan has lapsed, and the applicants have returned with a new preliminary plan and final plat for Plat D. Lots have been consolidated from the original plat, creating one larger lot (Lot 45).

Access is provided off two existing stub-streets, to the south and east. Plat D is an infill area of Autumn Crest and consists of 8 lots.

All lots meet or exceed the requirements of the R1-9,000 zone.

Section 17.8.211 of the Development Code

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

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

   The preliminary plan and final plat are being processed concurrently.

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

   This criterion has been met.

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

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

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

   Required improvements for this plat have been constructed.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the amended plat for Autumn Crest Plat D, the following findings of fact are offered for consideration:

1. The final plat is consistent with the Land Use Plan.

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

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

POTENTIAL MOTIONS

**APPROVAL**

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan of Autumn Crest, Plat D, subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat of Autumn Crest, Plat D, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

**DENIAL**

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan of Autumn Crest, Plat D.

FINAL PLAT

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

**TABLE**

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of Autumn Crest, Plat D.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of Autumn Crest, Plat D.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 10/16/2019

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: Autumn Crest Plat D

Project Address: 1000 North 1000 East

Developer / Applicant's Name: Patterson Construction

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

**<u>Engineering Division Recommendation:</u>** 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 10/16/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**<u>Project Map:</u>**

## 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:**

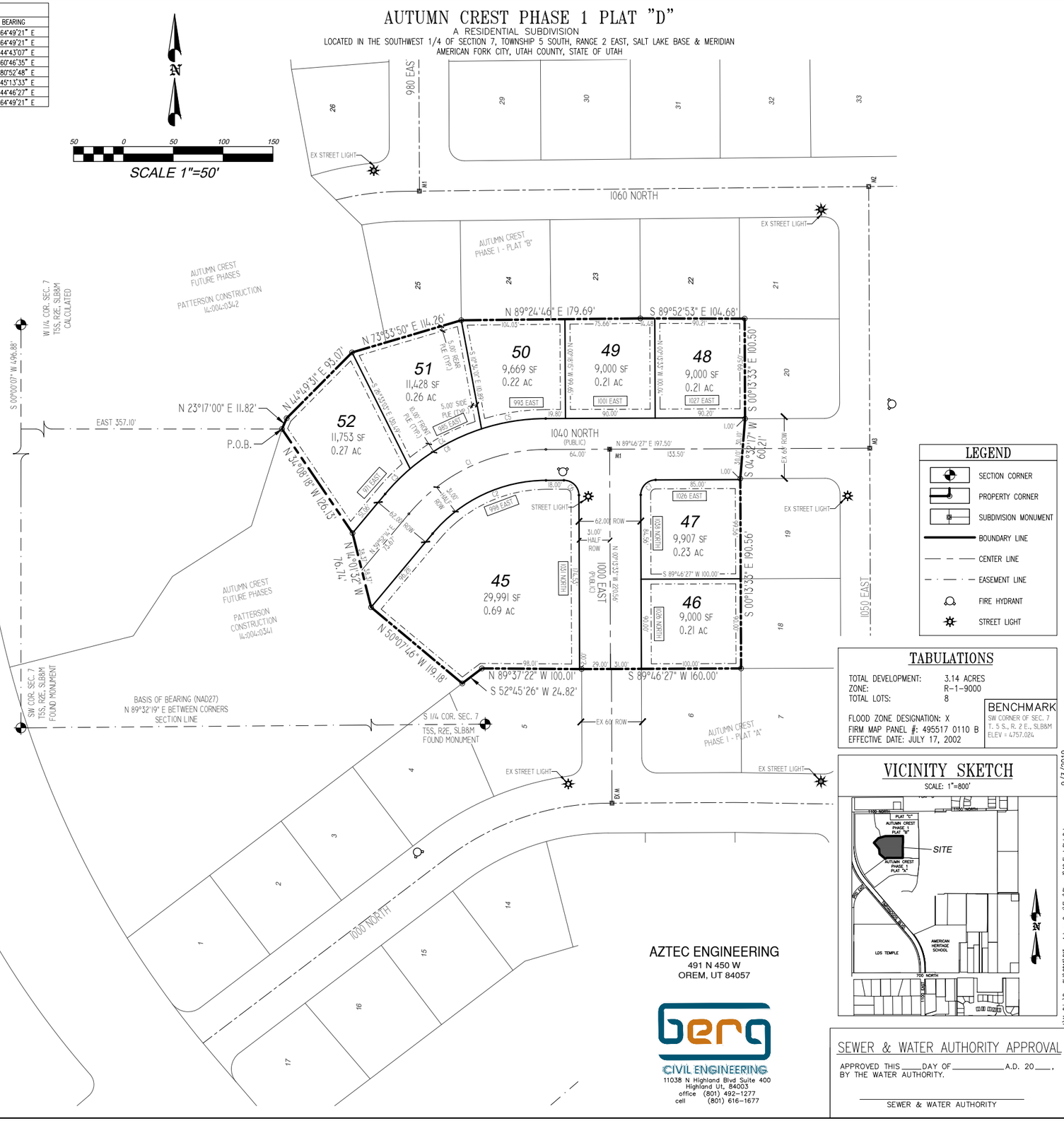
1.

# AUTUMN CREST PHASE 1 PLAT "D"

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 180.00 | 156.78 | 49°54'14" | 151.87 | N 64°49'21" E |
| C2 | 149.00 | 129.78 | 49°54'14" | 125.71 | N 64°49'21" E |
| C3 | 211.00 | 35.71 | 09°41'47" | 35.67 | N 44°43'07" E |
| C4 | 211.00 | 82.56 | 22°25'09" | 82.04 | N 60°46'35" E |
| C5 | 211.00 | 65.51 | 17°47'18" | 65.25 | N 80°52'48" E |
| C6 | 15.00 | 23.56 | 90°00'00" | 21.21 | S 45°13'33" E |
| C7 | 15.00 | 23.56 | 90°00'00" | 21.21 | N 44°46'27" E |
| C8 | 211.00 | 183.78 | 49°54'14" | 178.02 | N 64°49'21" E |




## NOTES:

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. 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.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

## LEGEND

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

## TABULATIONS

TOTAL DEVELOPMENT: 3.14 ACRES
ZONE: R-1-9000
TOTAL LOTS: 8

FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 495517 0110 B
EFFECTIVE DATE: JULY 17, 2002

**BENCHMARK**
SW CORNER OF SEC. 7
T. 5 S., R. 2 E., SLB&M
ELEV = 4757.024

## VICINITY SKETCH

SCALE: 1"=800'




## SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY


AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

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


## 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 _____ SURVEYOR, P.L.S. (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 00°00'07" W 496.88 FEET ALONG THE SECTION LINE AND EAST 357.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N 23°17'00" E 11.82 FEET; THENCE N 44°49'31" E 93.07 FEET; THENCE N 73°33'50" E 114.26 FEET; THENCE N 89°24'46" E 179.69 FEET; THENCE S 89°52'53" E 104.68 FEET; THENCE S 00°13'33" E 100.50 FEET; THENCE S 04°32'17" W 60.21 FEET; THENCE S 00°13'33" E 190.56 FEET; THENCE S 89°46'27" W 160.00 FEET; THENCE N 89°37'22" W 100.01 FEET; THENCE S 52°45'26" W 24.82 FEET; THENCE N 50°07'46" W 119.18 FEET; THENCE N 14°01'32" W 76.74 FEET; THENCE N 34°08'18" W 126.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.14 ACRES OR 138,130 SF # OF LOTS = 8

## 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 THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. _____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (PRINT NAME),
_____ (TITLE) OF _____ (COMPANY)
A UTAH LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR — COUNCIL MEMBER
COUNCIL MEMBER — COUNCIL MEMBER
COUNCIL MEMBER — COUNCIL MEMBER

APPROVED_____ CITY ENGINEER 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

PLAT "D"

# AUTUMN CREST PHASE 1

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 7, T. 5 S., R. 2 E., SLB&M
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

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

9/3/2019
L:\My Drive\Berg Civil\2019\241 - Autumn Crest\Final\Phase 3\AC Final Plat D.dwg

## TABULATIONS

| | |
|---|---|
| PROJECT ZONE | R-1-9000 |
| AVERAGE LOT SIZE | 12,515 SF |
| TYPE OF OCCUPANCY | SINGLE FAMILY |
| TYPE OF CONSTRUCTION | V-B |
| AUTOMATIC FIRE SPRINKLERS | NO |
| TOTAL DEVELOPMENT: | 3.14 ACRES |
| TOTAL LOTS: | 8 |

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 00°00'07" W 496.88 FEET ALONG THE SECTION LINE AND EAST 357.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N 23°17'00" E 11.82 FEET; THENCE N 44°49'31" E 93.07 FEET; THENCE N 73°33'50" E 114.26 FEET; THENCE N 89°24'46" E 179.69 FEET; THENCE S 89°52'53" E 104.68 FEET; THENCE S 00°13'33" E 100.50 FEET; THENCE S 04°32'17" W 60.21 FEET; THENCE S 00°13'33" E 190.56 FEET; THENCE S 89°46'27" W 160.00 FEET; THENCE N 89°37'22" W 100.01 FEET; THENCE S 52°45'26" W 24.82 FEET; THENCE N 50°07'46" W 119.18 FEET; THENCE N 14°01'32" W 76.74 FEET; THENCE N 34°08'18" W 126.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.14 ACRES OR 138,130 SF # OF LOTS = 8

## NOTES

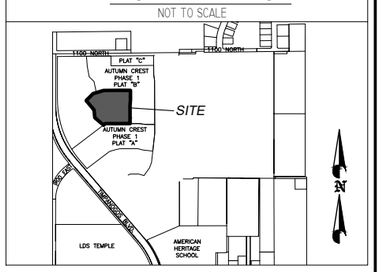
1. PROJECT ADDRESS IS 1000 EAST 1040 NORTH
2. ELEVATION BENCHMARK IS THE SW CORNER OF SECT. 7; ELEV = 4757.024
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
6. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49511701 10 B, EFFECTIVE DATE: JULY 17, 2002.
7. AN ALL WEATHER DRIVING SURFACE AND FIRE DEPARTMENT TURN AROUND, CAPABLE OF SUPPORTING FIRE APPARATUS, WILL MEED TO PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

## LEGEND

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

## VICINITY SKETCH

NOT TO SCALE




## CONTACT LIST

| | |
|---|---|
| CIVIL ENGINEER | |
| BERG CIVIL ENGINEERING | (801) 492-1277 |
| GEOTECHNICAL ENGINEER | |
| EARTHTEC ENGINEERING | (801) 225-5711 |
| AMERICAN FORK CITY PLANNING DEPT. | (801) 763-3060 |
| AMERICAN FORK CITY PUBLIC WORKS | (801) 763-3060 |
| UTILITIES | |
| POWER: ROCKY MOUNTAIN POWER | |
| (DENNIS PATTEN) | (801) 756-1341 |
| TELEPHONE: QWEST (DARREN KELLER) | (801) 356-6975 |
| CABLE: COMCAST (HEIDI HAWKEY) | (801) 401-3023 |
| IRRIGATION COMPANY (LEE SEARLE) | (801) 756-6626 |
| GAS: QUESTAR (GAYLAN SORENSON) | (801) 370-6577 |
| CULINARY WATER: (JAY BREMS) | (801) 404-0487 |
| SANITARY SEWER: (ASHTON HARDY) | (801) 404-6126 |
| FIRE MARSHAL: (MAT SACCO) | (801) 763-3040 |
| STORM DRAINAGE: (HARLAN NIELSON) | (801) 404-6362 |
| PRESSURIZED IRRIGATION: (JAY BREMS) | (801) 404-6129 |
| ENGINEERING: (BEN HUNTER) | (801) 763-3060 |
| STORM SWPP PLAN: (AARON BREMS) | (801) 404-6362 |

## SHEET INDEX


| | |
|---|---|
| C1 | COVER SHEET |
| C2 | OVERALL SEWER PLAN |
| C3 | OVERALL IRRIGATION PLAN |
| C4 | OVERALL WATER PLAN |
| C5 | GRADING & DRAINAGE PLAN |
| C6 | ROAD PROFILES |
| C7 | ROAD PROFILES |
| C8 | SIGNAGE & STREET LIGHTS |
| C9 | SUBDIVISION STREET TREES |
| SWI | SWPPP |
| GNI | GENERAL NOTES |
| DI-D4 | CONSTRUCTION DETAILS |
| PLAT | PLAT "D" |


## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 180.00 | 156.78 | 49°54'14" | 151.87 | N 64°49'21" E |
| C2 | 149.00 | 129.78 | 49°54'14" | 125.71 | N 64°49'21" E |
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| C4 | 211.00 | 82.56 | 22°25'09" | 82.04 | N 60°46'35" E |
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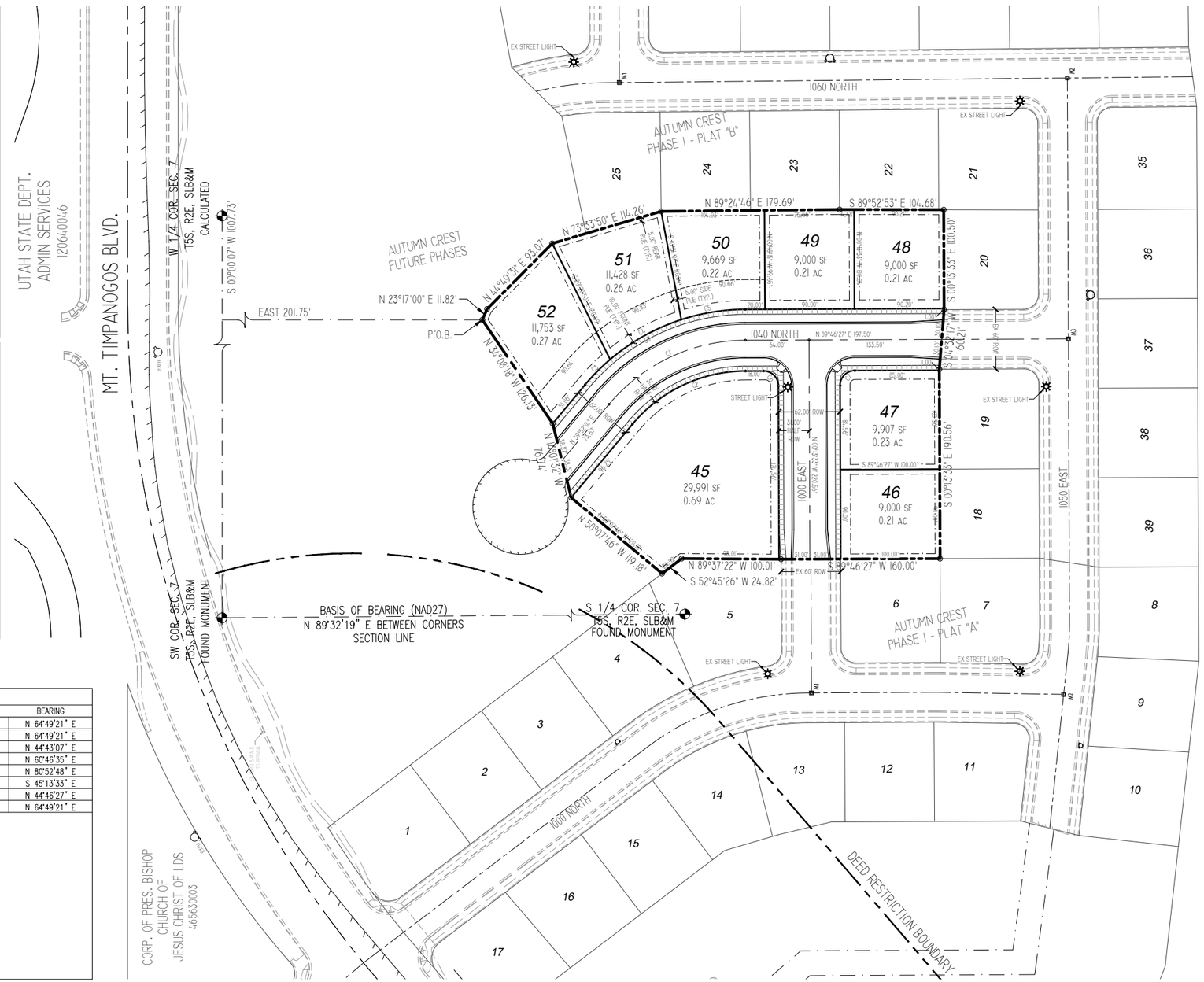
| C6 | 15.00 | 23.56 | 90°00'00" | 21.21 | S 45°13'33" E |
| C7 | 15.00 | 23.56 | 90°00'00" | 21.21 | N 44°46'27" E |
| C8 | 211.00 | 183.78 | 49°54'14" | 178.02 | N 64°49'21" E |




DEVELOPER

PATTERSON HOMES
www.phutah.com

DEVELOPMENT

# AUTUMN CREST

N

0 30 60 120 180
SCALE: 1"= 60'


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


| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
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SEAL

STATE OF UTAH
KEVIN R. BERG
NO. 143602
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES

AUTUMN CREST PLAT "D"

A RESIDENTIAL SUBDIVISION LOCATED IN THE SW 1/4 OF SEC. 7, T. 5 S, R. 2 E, SLB&M AMERICAN FORK CITY, UTAH COUNTY

DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| COVER SHEET | C1 |

## LEGEND

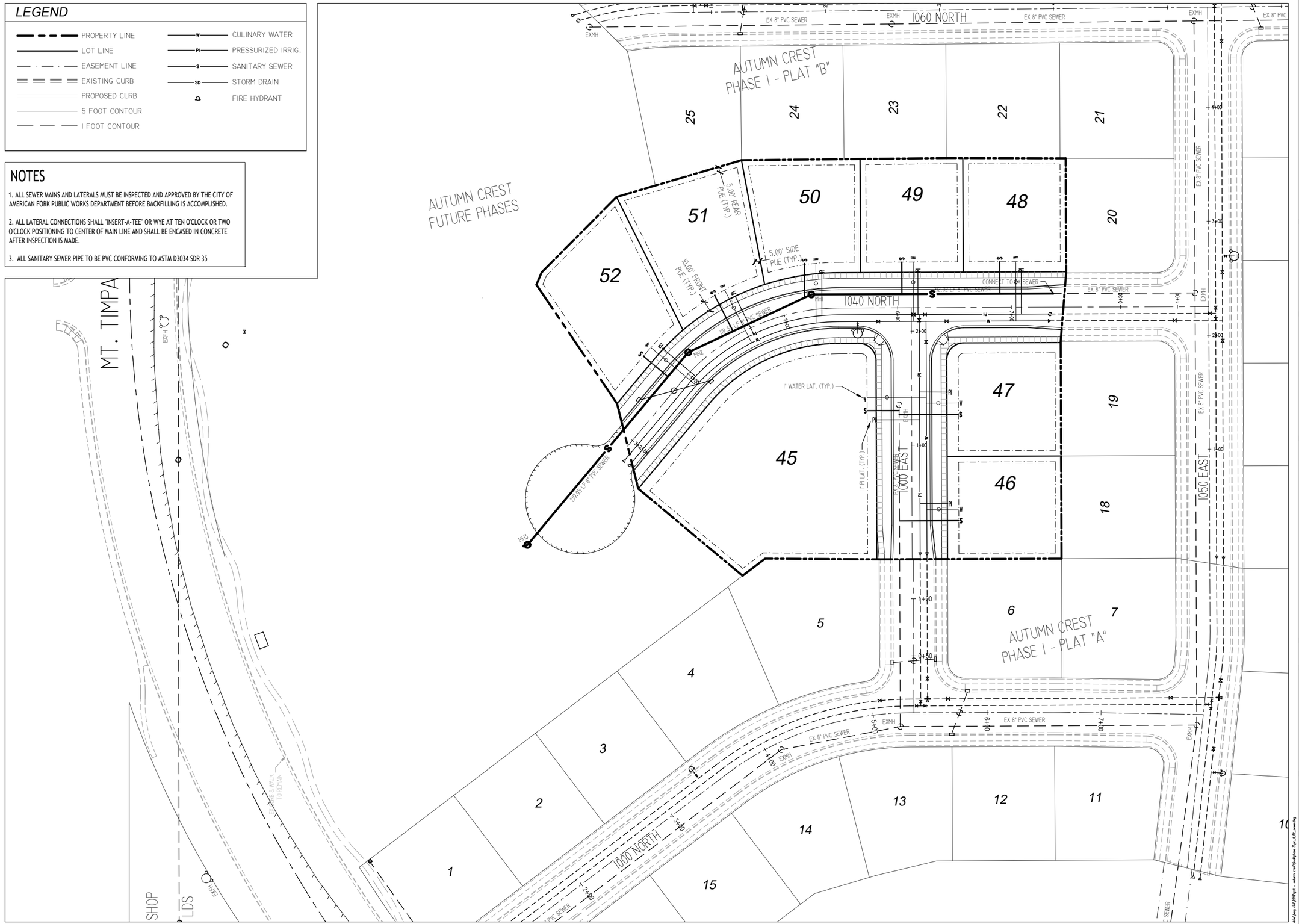
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

## NOTES

1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.

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

3. ALL SANITARY SEWER PIPE TO BE PVC CONFORMING TO ASTM D3034 SDR 35




DEVELOPER

PATTERSON HOMES
www.phutah.com

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

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

DEVELOPMENT

# AUTUMN CREST

0 20 40 80 120
SCALE: 1"= 40'


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


REVISIONS

| NO. | DATE | DESCRIPTION |
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| 1 | | |
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SEAL

STATE OF UTAH — NICK R. BERG — 163602 — 9/20/19 — PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

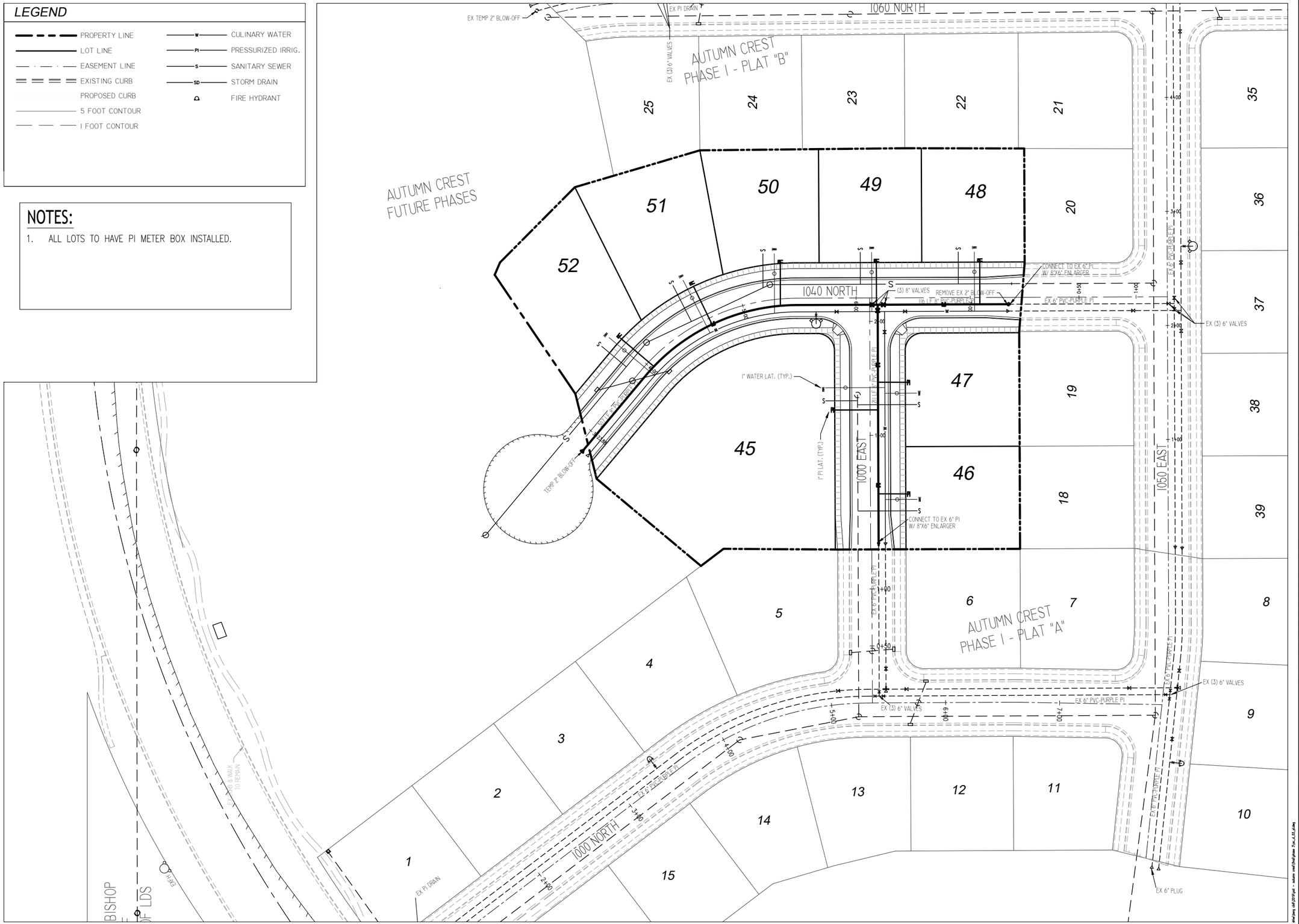
| SHEET NAME | SHEET NUMBER |
|---|---|
| OVERALL SEWER PLAN | C2 |

## LEGEND

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

## NOTES:

1. ALL LOTS TO HAVE PI METER BOX INSTALLED.




DEVELOPER

PATTERSON HOMES
www.phutah.com

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

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

DEVELOPMENT

# AUTUMN CREST

0 20 40 80 120
SCALE: 1"= 40'


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


REVISIONS

| NO. | DATE | DESCRIPTION |
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SEAL
STATE OF UTAH
NICHOLAS R. BERG
6903602
PROFESSIONAL ENGINEER
9/20/19

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| OVERALL IRRIGATION PLAN | C3 |

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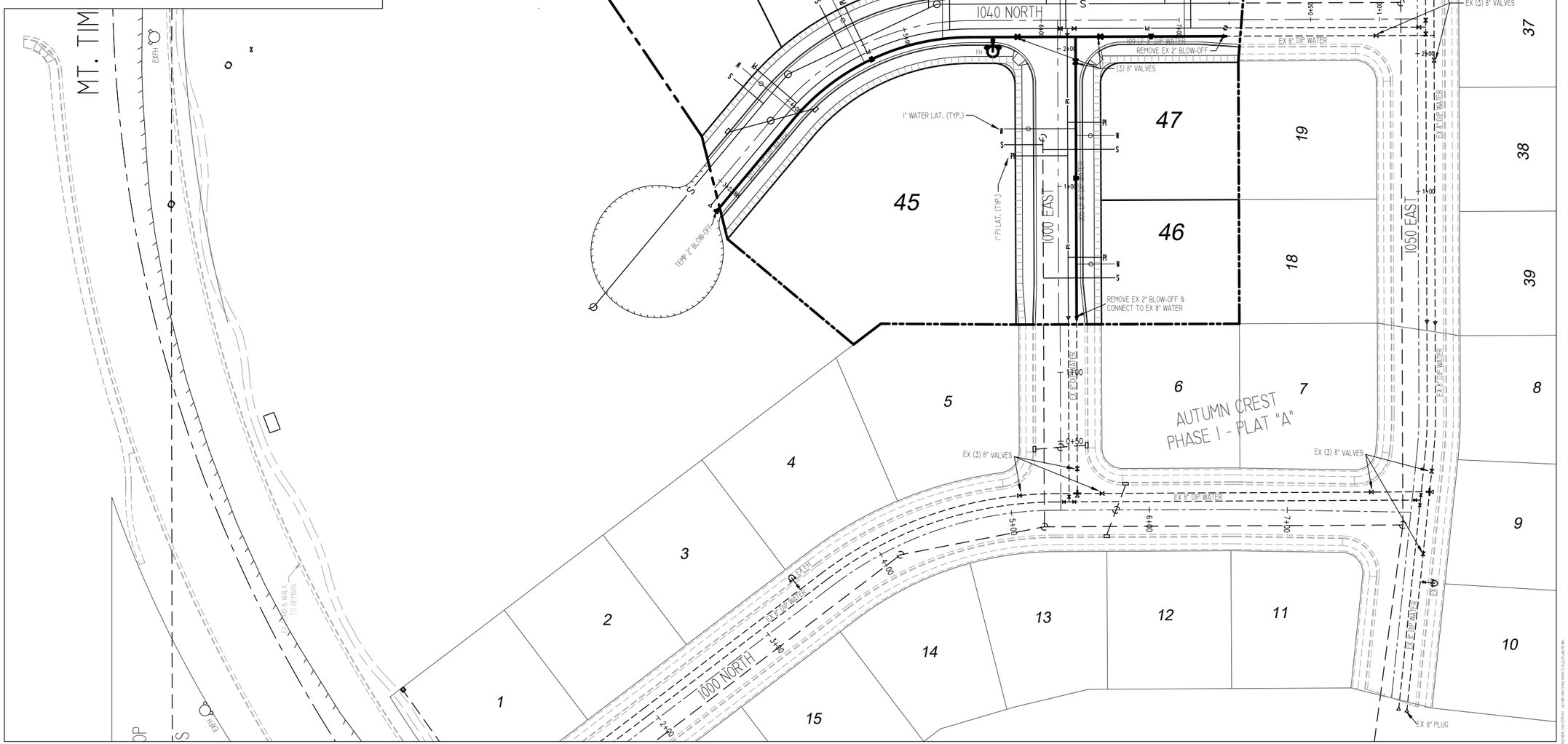
## LEGEND

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

## NOTES:

1. ALL WATERLINES WITHIN SUBDIVISION TO BE POLYWRAPPED DIP.
2. ALL WATERLINES IN ACCORDANCE WITH AWWA C151 AND ANSI A-21-51:
   CLASS 50 FOR MECHANICAL JOINTS (MJ)
   CLASS 53 FOR FLANGED JOINTS (FJ)
3. ALL WATERLINES TO BE DIP CLASS 51
4. ALL WATER SERVICES TO BE 1"




DEVELOPER

PATTERSON HOMES
www.phutah.com

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

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

DEVELOPMENT

# AUTUMN CREST

N

0 20 40 80 120
SCALE: 1"= 40'


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 | STATE OF UTAH, ASHLEY R. BERG, 353602, 9/20/19, PROFESSIONAL ENGINEER |
| 1 | | | |
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| 6 | | | |
| 7 | | | |

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "D"

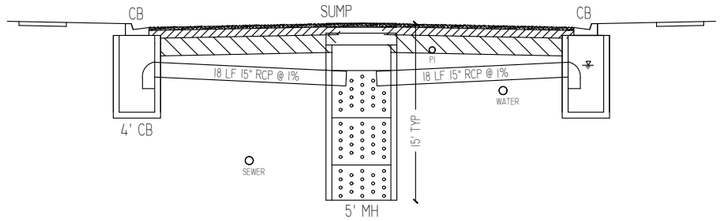
DESCRIPTION

FINAL CONSTRUCTION PLANS

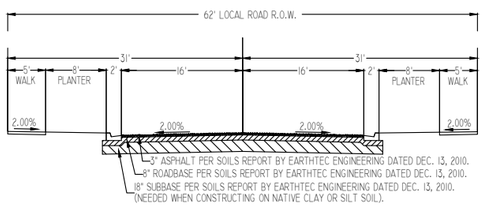
| SHEET NAME | SHEET NUMBER |
|---|---|
| OVERALL WATER PLAN | C4 |

| SUMP1 | STA 3+80.84 | RIM 4776.12 | BOT 4760.12 |
|---|---|---|---|
| CB1 | TBC 4776.22 | FL 4772.22 | BOT 4769.22 |
| CB2 | TBC 4775.96 | FL 4771.96 | BOT 4768.96 |

## SUMP DETAIL
NOT TO SCALE




## LOCAL ROAD R.O.W.
NOT TO SCALE

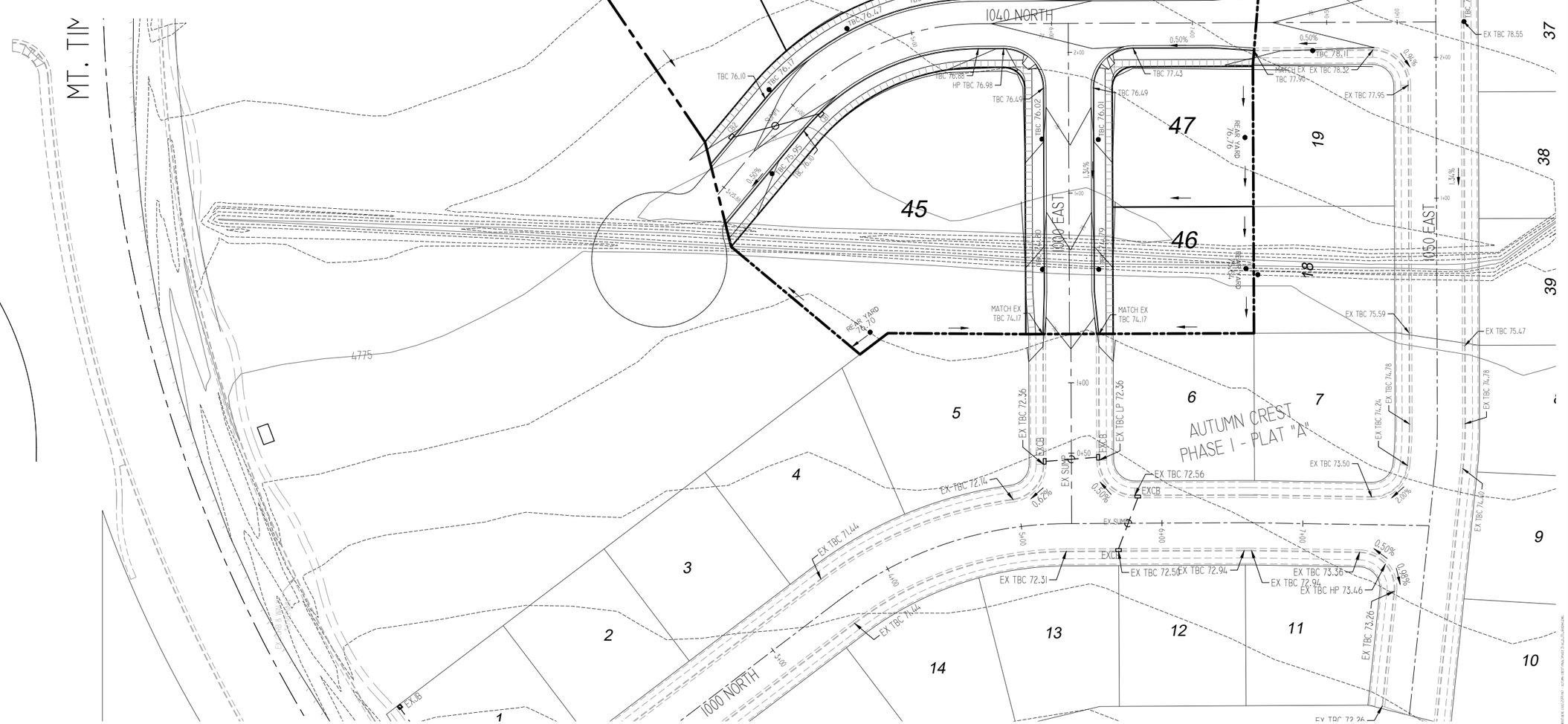



## GENERAL NOTES:

1. METHOD OF HANDLING STORM DRAIN RUNOFF IS BY PRE-TREATMENT CATCH BASINS AND INFILTRATION SUMPS.
2. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49557C0110 B.

## GRADING NOTES:

1. BENCHMARK:
   SW CORNER SEC 7, T5S, R2E, SLB&M
   ELEV = 4757.024
2. CONTRACTOR TO GRADE ALL LOTS TO DRAIN TO THE STREET.
3. REAR YARD ELEVATIONS HAVE BEEN SET AS 9" ABOVE THE CENTER OF LOT TBC ELEVATION AS SHOWN. THIS MINIMUM REAR YARD ELEVATION PROVIDES A MINIMUM OF 0.63% SLOPE FROM THE REAR OF THE LOT TO THE STREET.




DEVELOPER

PATTERSON HOMES
www.phutah.com

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

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

DEVELOPMENT

# AUTUMN CREST

SCALE: 1"= 40'
0 20 40 80 120


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


REVISIONS

| NO. | DATE | DESCRIPTION |
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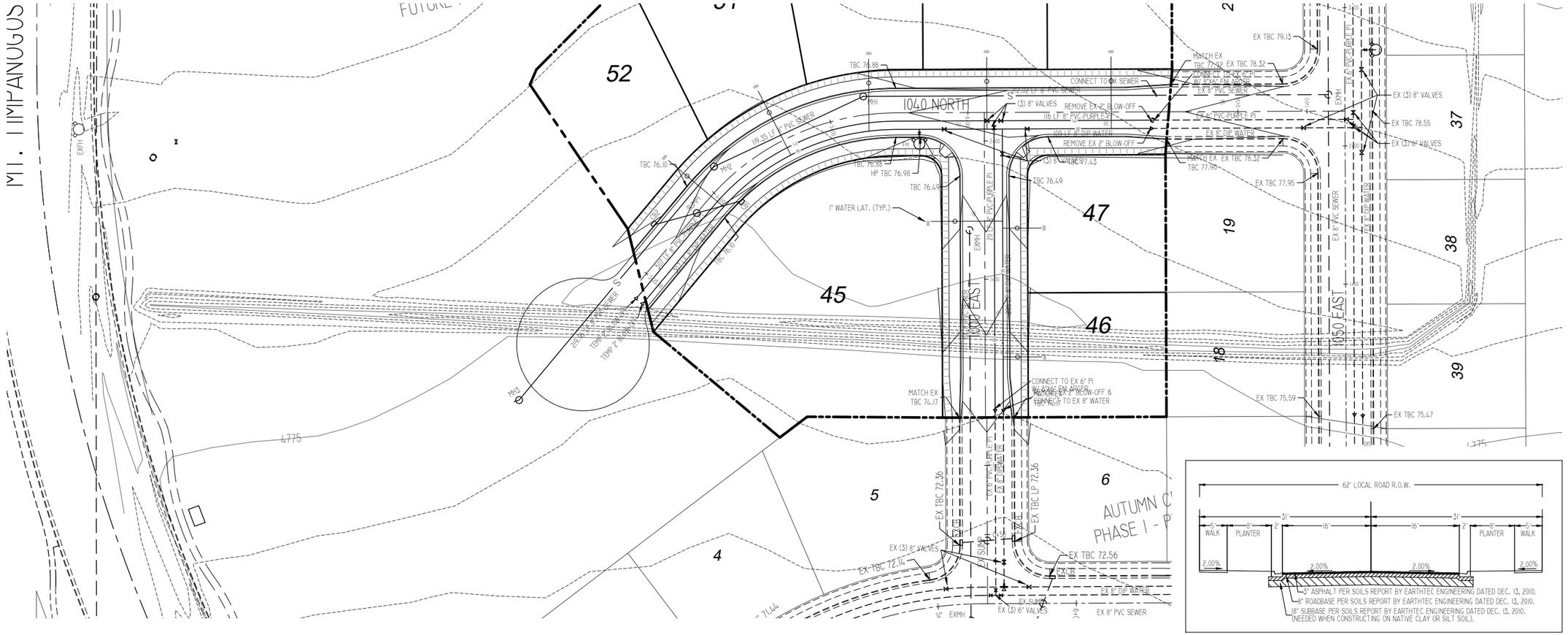
SEAL
STATE OF UTAH
KYLE R. BERG
UT 3602
9/2019
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT
PATTERSON HOMES
AUTUMN CREST PLAT "D"

DESCRIPTION
FINAL CONSTRUCTION PLANS

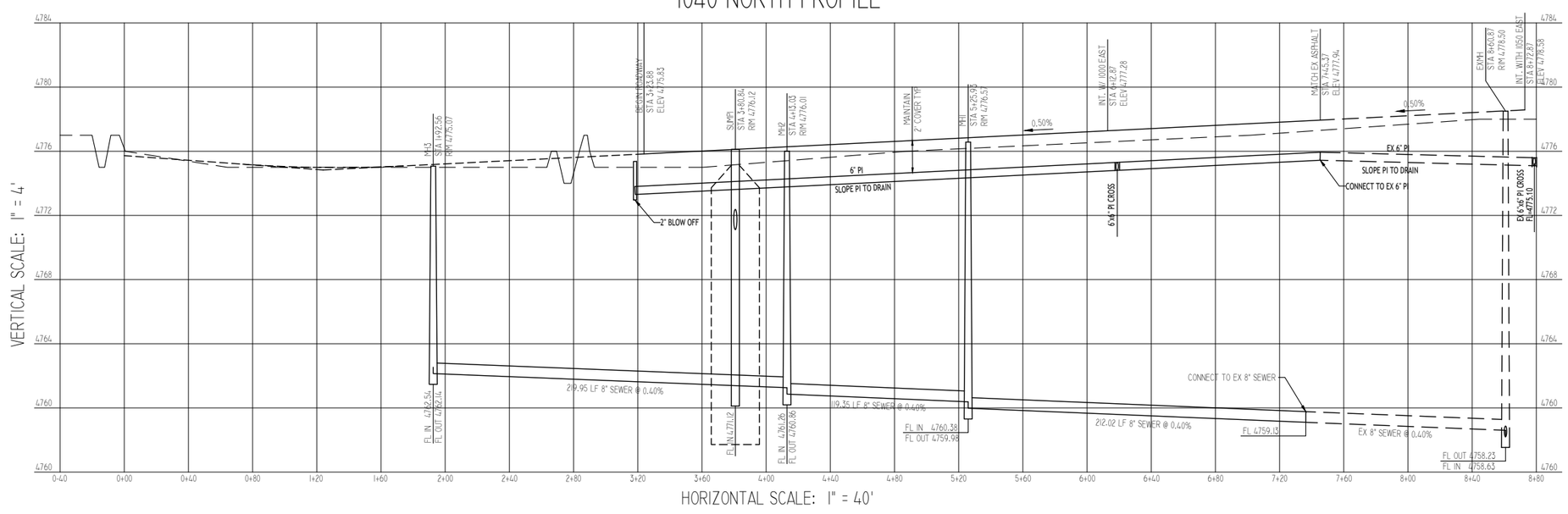
| SHEET NAME | SHEET NUMBER |
|---|---|
| GRADING DRAINAGE | C5 |







## 1040 NORTH PROFILE




DEVELOPER

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www.phutah.com

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1-800-662-4111

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DEVELOPMENT

# AUTUMN CREST

N

0 20 40 80 120
SCALE: 1"= 40'


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


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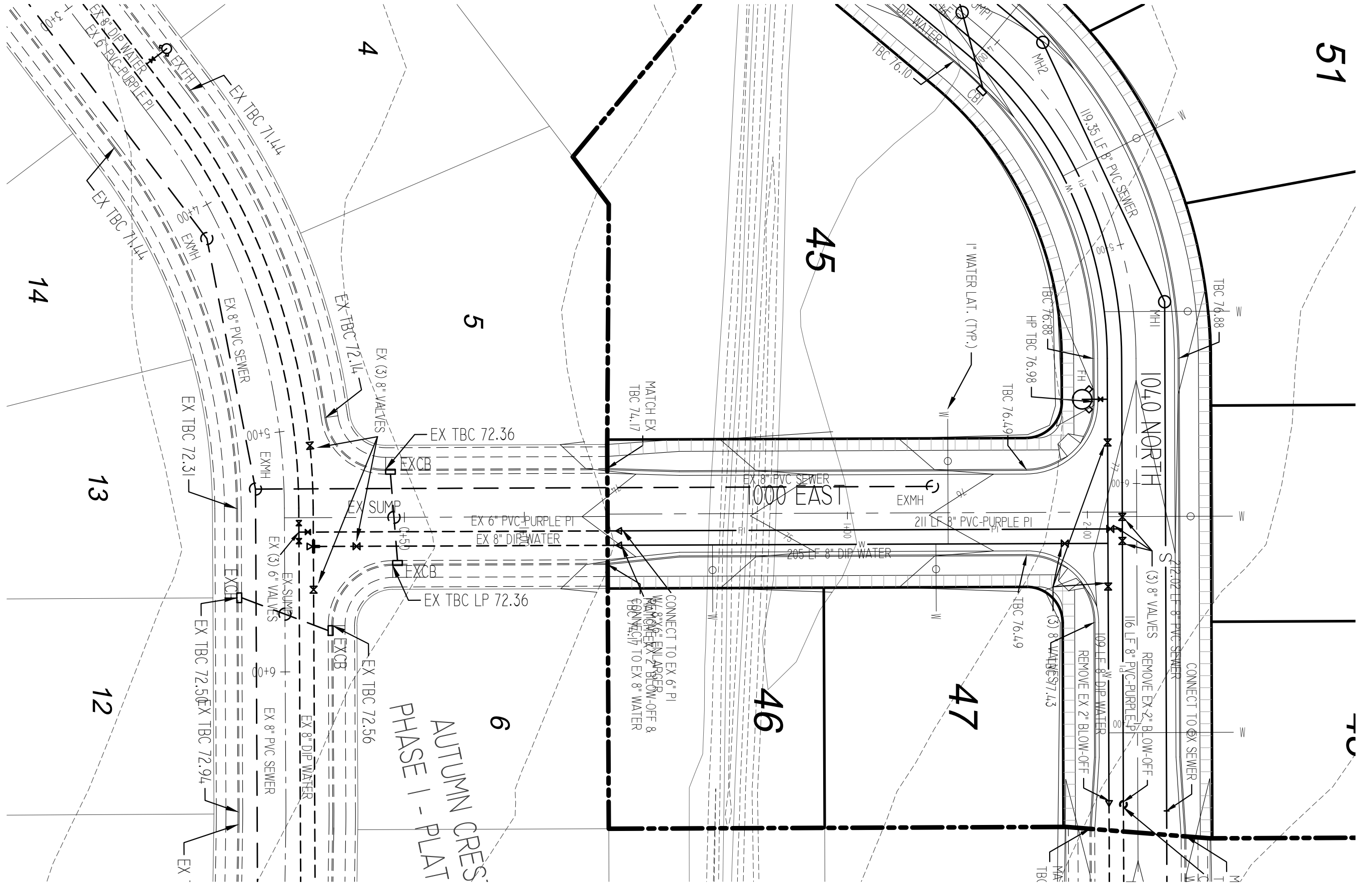
SEAL
STATE OF UTAH
KENNETH R. BERG
9/20/19
PROFESSIONAL ENGINEER

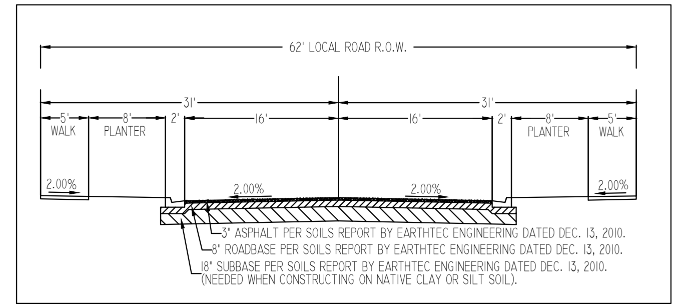
| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT
PATTERSON HOMES
AUTUMN CREST
PLAT "D"

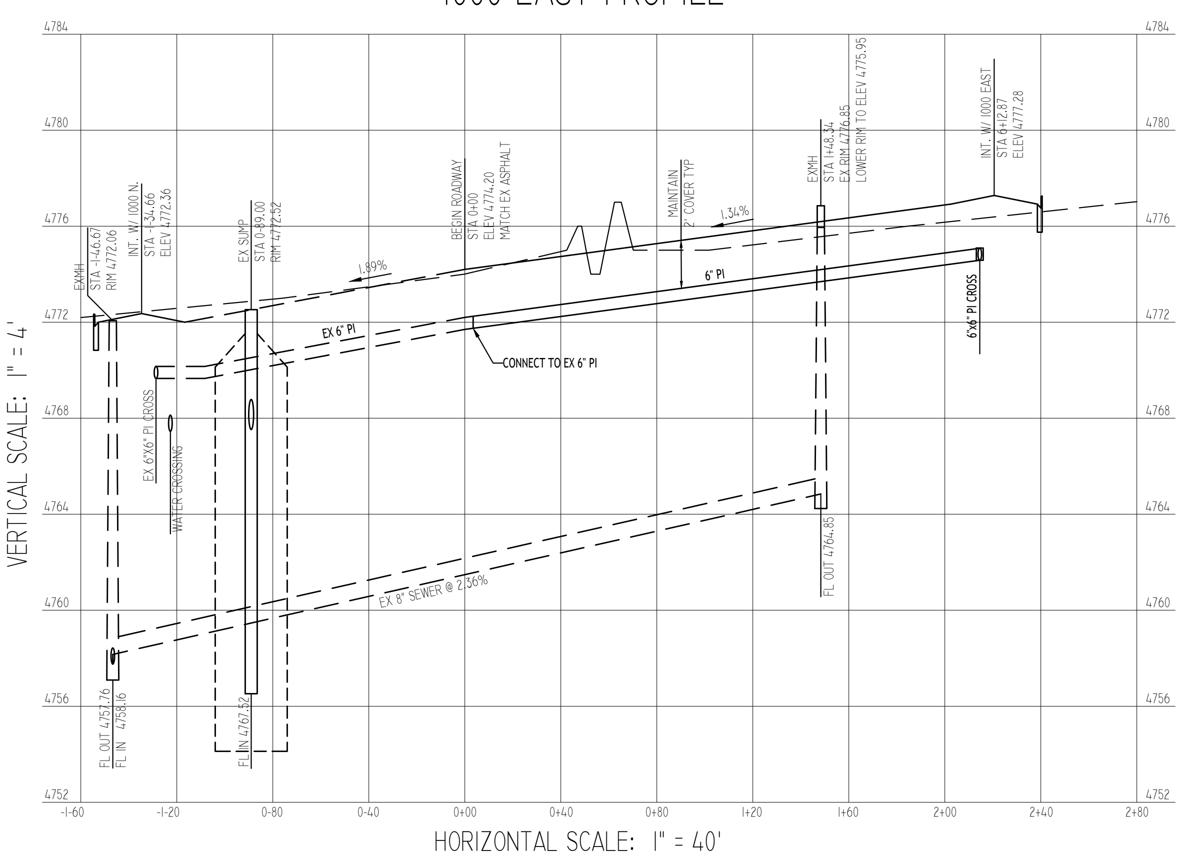
DESCRIPTION
FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1040 NORTH PROFILE | C6 |




## 1000 EAST PROFILE




DEVELOPER

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Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
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DEVELOPMENT

# AUTUMN CREST

0 20 40 80 120
SCALE: 1"= 40'

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 | STATE OF UTAH KENNETH R. BERG 343602 9/20/19 PROFESSIONAL ENGINEER |
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| ACTION | DATE |
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| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| 1000 EAST & SD PROFILE | C7 |

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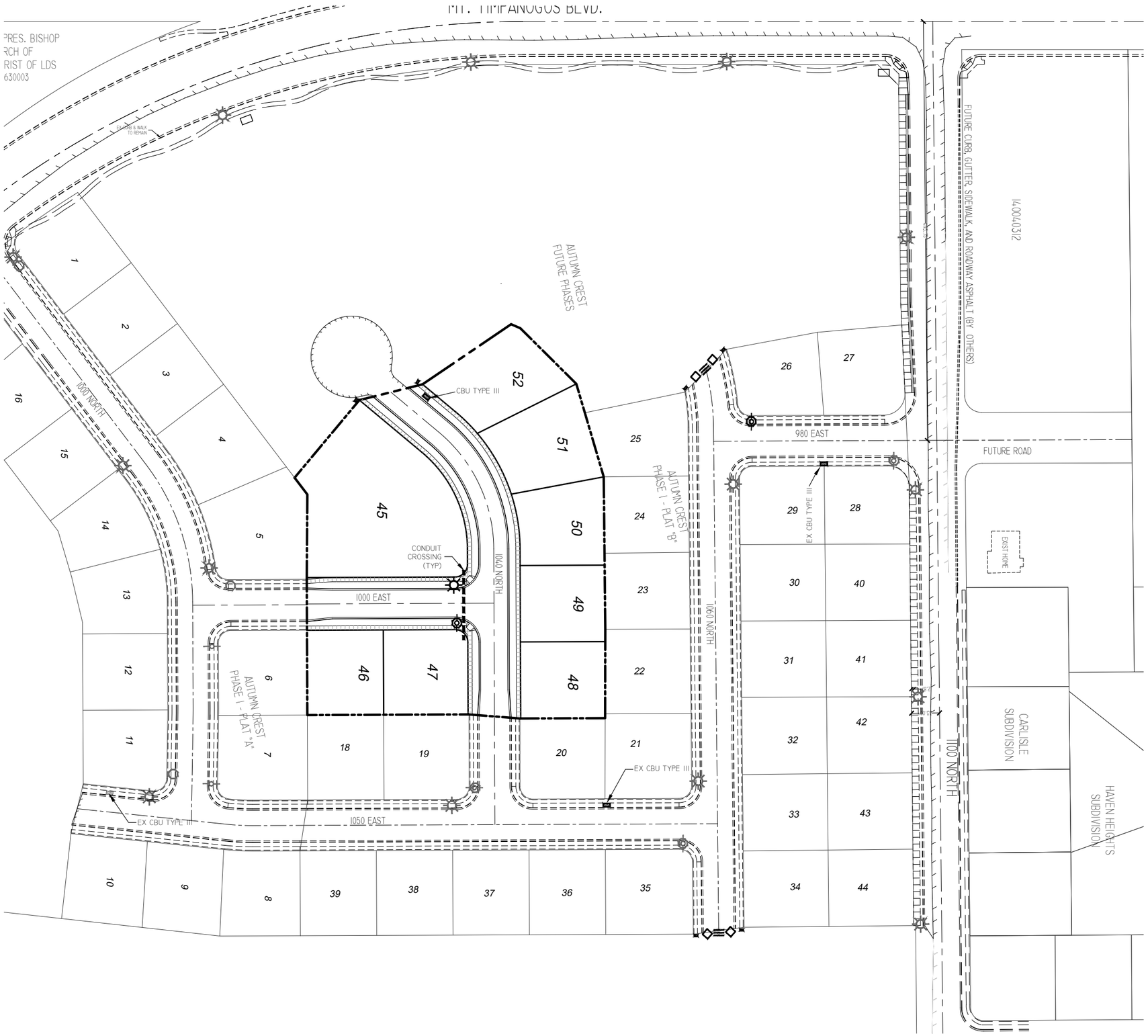
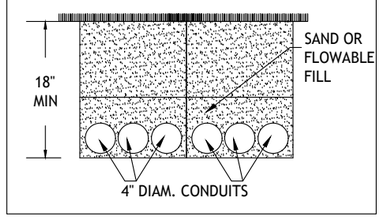



## CONDUIT DETAIL

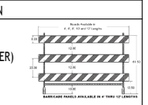



## MAILBOX CBU SPECIFICATIONS

(1) CBU TYPE III 16 COMPARTMENTS 2 PARCEL LOCKERS

## SIGNAGE

| SYMBOL | DESCRIPTION |
|---|---|
| ≡ | TYPE III BARRICADE - 12' LONG (PERMANENTLY MOUNTED IN CENTER) |
| ◇ | END OF ROAD MARKER (2) OMR 4-2 MOUNTED ON EITHER SIDE OF TYPE III (FILLING THE GAP) |
| ⊙ | STOP SIGN R1-1 COMBINATION W/ STREET SIGN |
| ✖ | "SIDEWALK ENDS" SIGN (2) R9 |
| ☼ | PUBLIC STREET LIGHTS<br>PUBLIC STREET ILLUMINATION LIGHTING SYSTEM SHOWN HEREON IS PRELIMINARY. FINAL DESIGN WILL BE COMPLETED BY AMERICAN FORK CITY LIGHTING CONSULTANT FOLLOWING FINAL APPROVAL BY THE CITY LAND USE AUTHORITY. CONTRACTOR SHALL VERIFY ALL LIGHTING AND CONDUIT SYSTEMS WITH CITY APPROVED STREET ILLUMINATION LIGHTING PLANS. |



DEVELOPER

PATTERSON HOMES
www.phutah.com

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1-800-662-4111

NOTICE!
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DEVELOPMENT

# AUTUMN CREST

0 30 60 120 180
SCALE: 1"= 60'


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 | STATE OF UTAH, NICHOLAS BERG, 13602, 9/20/19, REGISTERED PROFESSIONAL ENGINEER |
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| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

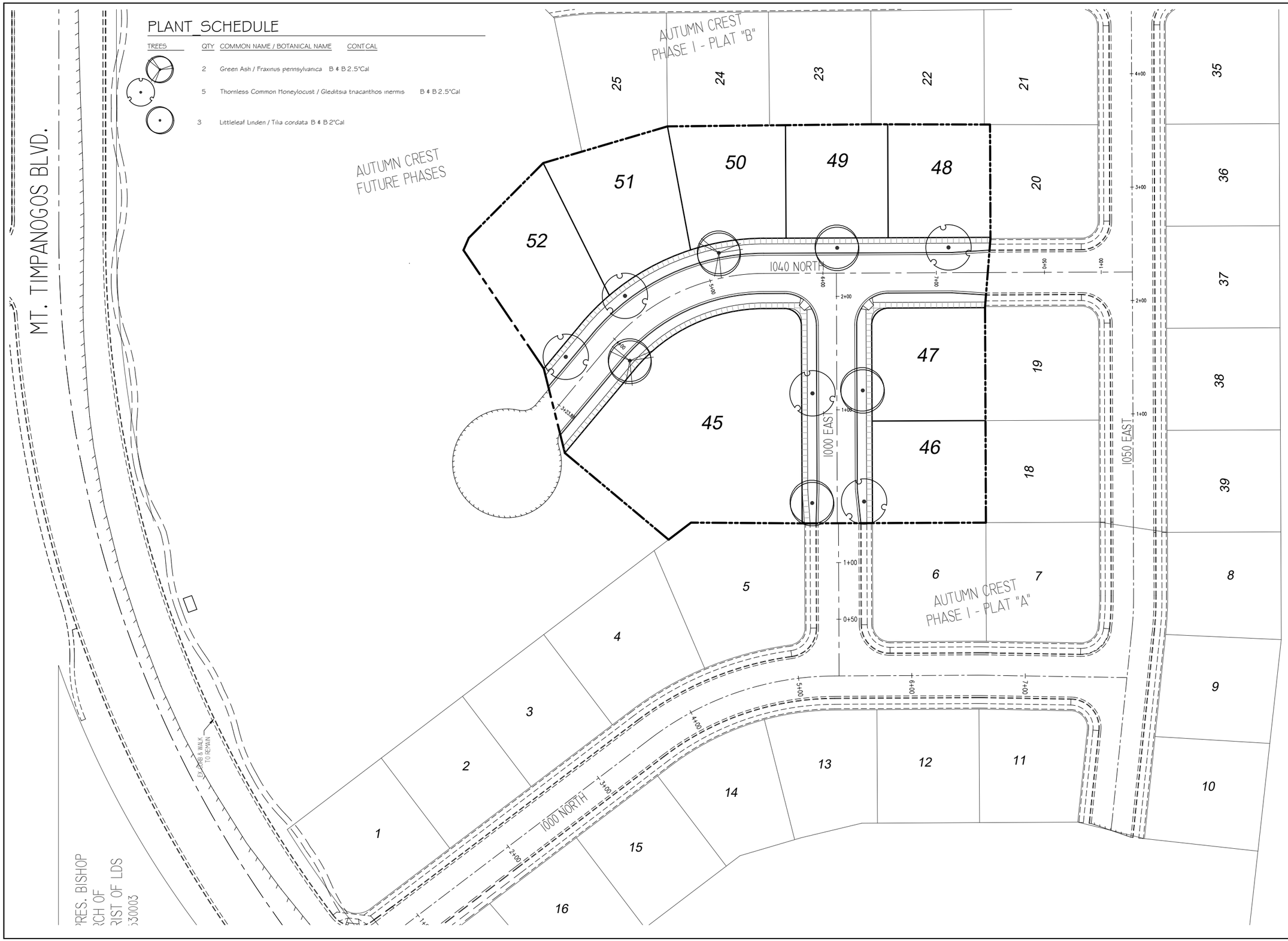
DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| SIGNAGE | C8 |

## PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT CAL |
|---|---|---|---|
| | 2 | Green Ash / Fraxinus pennsylvanica | B & B 2.5"Cal |
| | 5 | Thornless Common Honeylocust / Gleditsia tnacanthos inermis | B & B 2.5"Cal |
| | 3 | Littleleaf Linden / Tilia cordata | B & B 2"Cal |




DEVELOPER

PATTERSON HOMES
www.phutah.com

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

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DEVELOPMENT

# AUTUMN CREST

0 20 40 80 120
SCALE: 1"= 40'


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


| REVISIONS | | |
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SEAL: STATE OF UTAH — ROBERT J. BERG — 3602 — 9/20/19 — PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

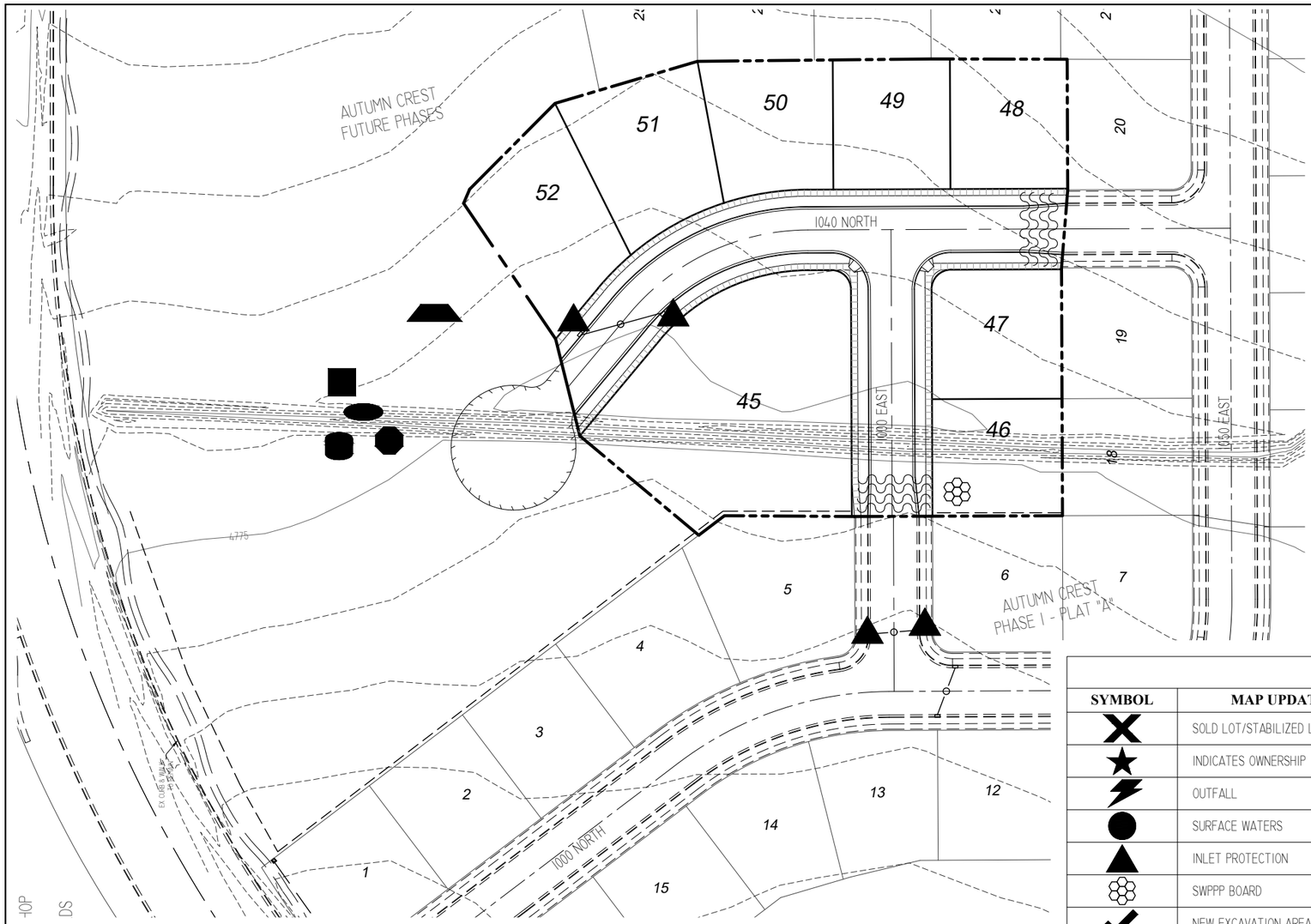
PROJECT

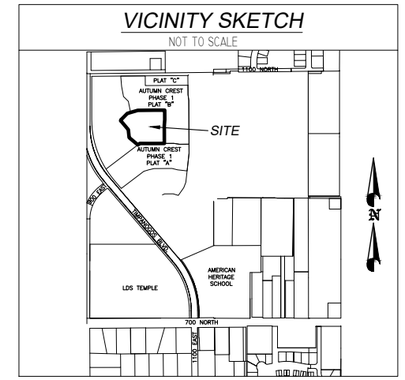
PATTERSON HOMES
AUTUMN CREST PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| STREET TREES | C9 |




## SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF THE FIRST PHASE OF APPROX 4 ACRES, WITH A RESIDENTIAL SUBDIVISION WITH 17 BUILDING LOTS. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, PUBLIC ROADS, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OPTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

2) INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP PLAN.

3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.

4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.

5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
6) PRE-CONSTRUCTION "C" VALUE = 0.10
7) POST-CONSTRUCTION "C" VALUE = 0.57

## MAPPING LEGEND

| SYMBOL | MAP UPDATING/LABEL | NOTES |
|---|---|---|
| | SOLD LOT/STABILIZED LOT OR AREA | |
| | INDICATES OWNERSHIP | |
| | OUTFALL | |
| | SURFACE WATERS | |
| | INLET PROTECTION | |
| | SWPPP BOARD | |
| | NEW EXCAVATION AREA/NEW DIG | |
| | VEGETATION/SEEDING, ETC. | |
| | CONSTRUCTION TRAILER/OFFICE | |
| | PORTABLE TOILET | |
| | TRASH BIN | |
| | DEFINED WASHOUT (CONCRETE, PAINT, ETC.) AREA | |
| | FUEL TANKS/STORAGE | |
| | STABILIZED EXIT/PAD; RIP RAP | |
| | MATERIALS STORAGE, DEFINED STORAGE | |
| | PROJECT BOUNDARY/AREA INDICATOR | |
| | CUTBACK CURB/CHECK DAM | |
| | FIBER ROLL | |
| | SILT FENCE/EARTHEN BERM | |

## CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN

INDIVIDUAL(S) RESPONSIBLE FOR CARRYING OUT PLAN:
PATTERSON CONSTRUCTION
(801) 756-7303
11038 N. HIGHLAND BLVD. STE. 100
HIGHLAND, UT 84043

THIS PLAN CONSISTS OF THE FOLLOWING BASIC ELEMENTS:

A. BMP INSPECTION AND MAINTENANCE
B. CONTAMINATED OR ERODIBLE SURFACE AREAS
C. CONCRETE WASTE MANAGEMENT
D. DUST CONTROLS
E. PORTABLE TOILETS
F. SPILL CLEANUP
G. VEHICLE AND EQUIPMENT CLEANING
H. VEHICLE AND EQUIPMENT FUELING
I. WASTE DISPOSAL
J. PROVIDE TEMPORARY INLET PROTECTION
K. STABILIZE CONSTRUCTION ENTRANCE AND WASH AREA
L. MATERIALS STORAGE

## 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."

DEVELOPER

PATTERSON HOMES
www.phutah.com

11038 N. HIGHLAND BLVD.
STE. 100
HIGHLAND, UT 84003
801-756-7303

DEVELOPMENT

AUTUMN CREST

N

0 25 50 100 150
SCALE: 1"= 50'


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


REVISIONS

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SEAL

STATE OF UTAH
KENNETH R. BERG
143602
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL PLAN | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

| SHEET NAME | SHEET NUMBER |
|---|---|
| SWPPP | SW1 |

## 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

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DEVELOPMENT

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REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
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SEAL: STATE OF UTAH · KENNETH R. BERG · 343602 · 9/20/19 · PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| | 9/20/2019 |

PROJECT

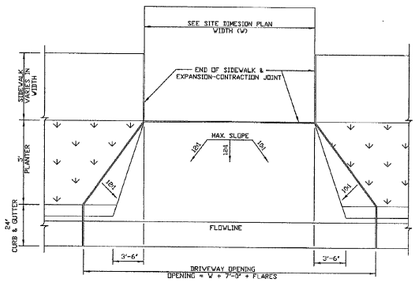
PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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

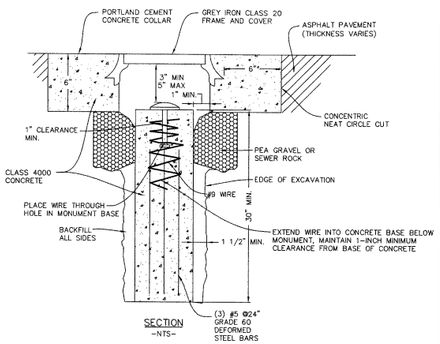



FLARED DRIVE APPROACH WITH PLANTER

-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 AND LAND CONSTRUCTION MANAGEMENT<br>1045 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8862 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER<br>DRAWING NO. 15.9 |



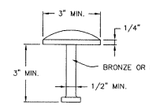

SECTION

-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-

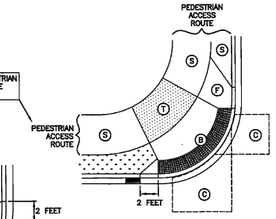



CAP SECTION

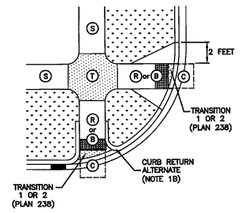
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern<br>ENGINEERING AND LAND CONSTRUCTION MANAGEMENT<br>1045 E. 800 N.<br>OREM, UTAH 84057<br>(801) 802-8862 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE<br>DRAWING NO. 15.28 |

## TURNING SPACE AT SIDEWALK LEVEL




EXAMPLE A

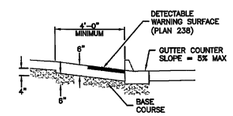



EXAMPLE B

| 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 (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

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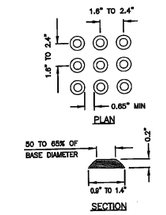
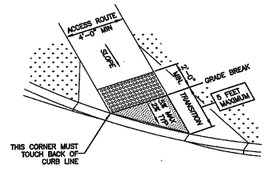


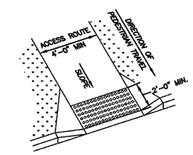

PLAN

SECTION

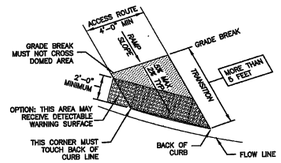
TRUNCATED DOME DETAIL




TRANSITION 1

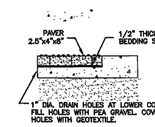



PERPENDICULAR ASSEMBLY

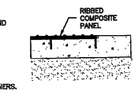



TRANSITION 2

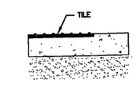
NON-PERPENDICULAR ASSEMBLY




STYLE P




STYLE R




STYLE T

*Detectable warning surface*

Plan **238**

July 2011

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DEVELOPER

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DEVELOPMENT

# AUTUMN CREST


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REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1. | | |
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SEAL

STATE OF UTAH — KENNETH D. BERG — 193602 — 9/20/19 — PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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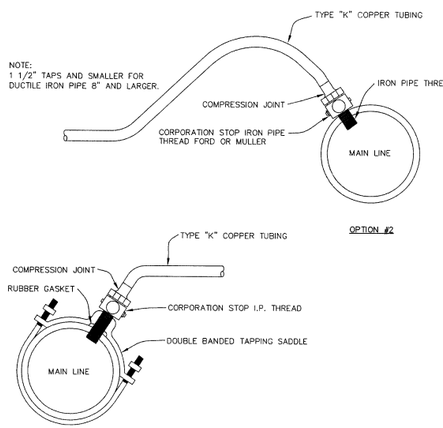
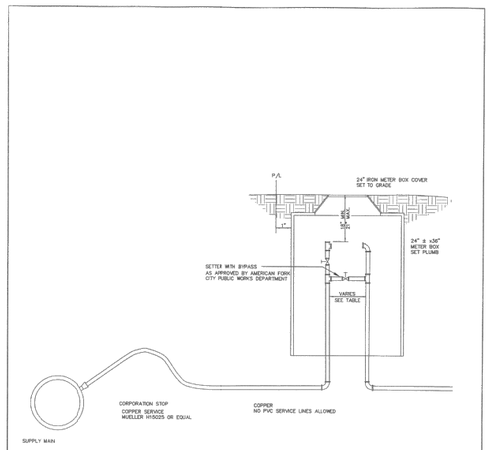
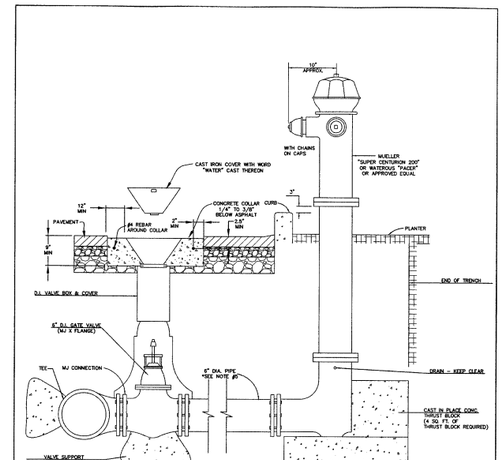



| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS — DRAWING NO. 15.3 |




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

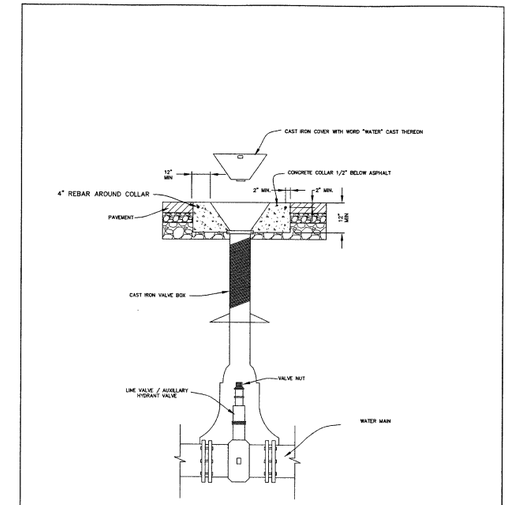
| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION — DRAWING NO. 15.5 |




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

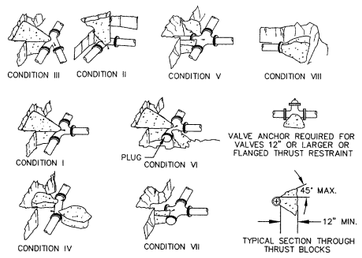
FIRE HYDRANT DETAIL
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT — DRAWING NO. 15.6 |




VALVE BOX DETAIL

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL — DRAWING NO. 15.4 |

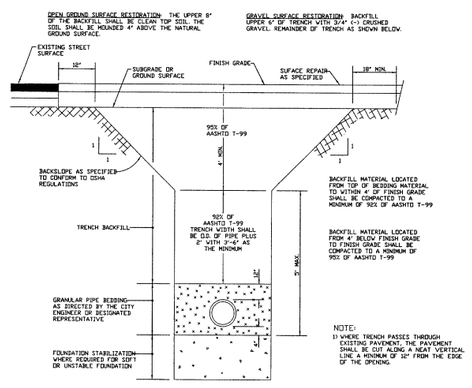



NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

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

WATER LINE THRUST BLOCK DETAILS

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING — DRAWING NO. 15.21 |




NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 18" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

| | | | |
|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT 1040 E. 800 N. PROVO, UTAH 84057 (801) 802-8962 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL — DRAWING NO. 15.22 |

DEVELOPER

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REVISIONS

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SEAL

STATE OF UTAH — JOSHUA R. BERG — 6153602 — 9/20/19 — PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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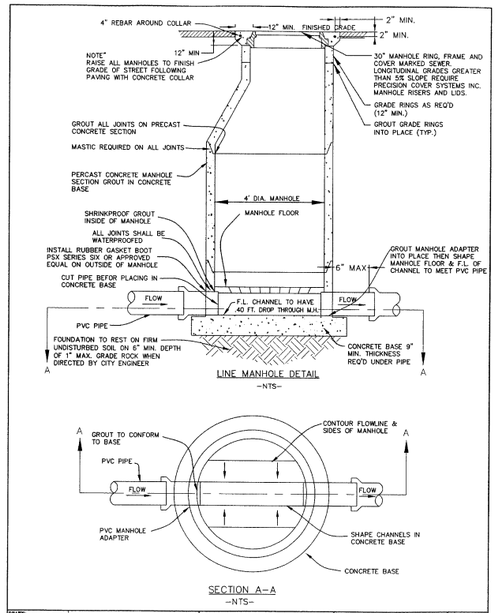
\\my drive\berg civil\2019\pat - autumn crest\final\phase 3\dir_d_details.dwg

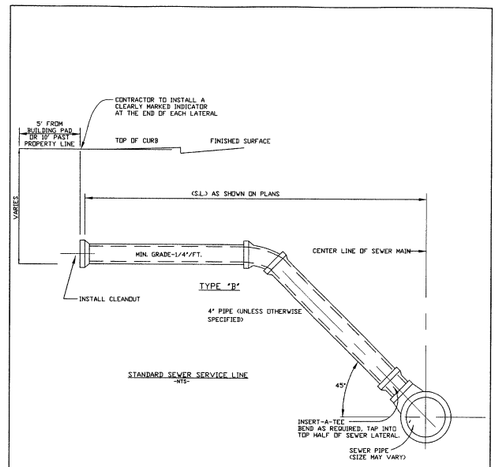



LINE MANHOLE DETAIL
-NTS-




SECTION A-A
-NTS-

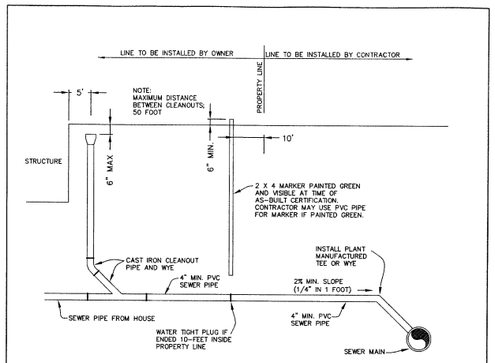
| DRAWN: JRP | Northern ENGINEERING (AND PLANNING) CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL | DRAWING NO. 15.12 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |



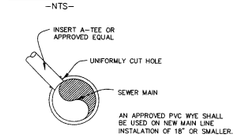

STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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



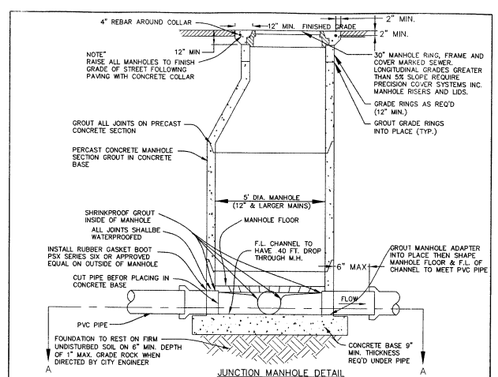

SEWER LATERAL DETAIL
-NTS-



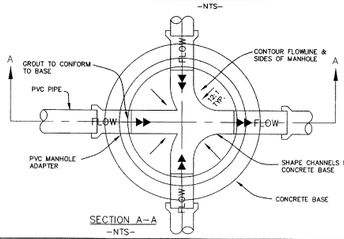

SEWER SURVICE LATERAL SADDLE
-NTS-

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

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




JUNCTION MANHOLE DETAIL
-NTS-




SECTION A-A
-NTS-

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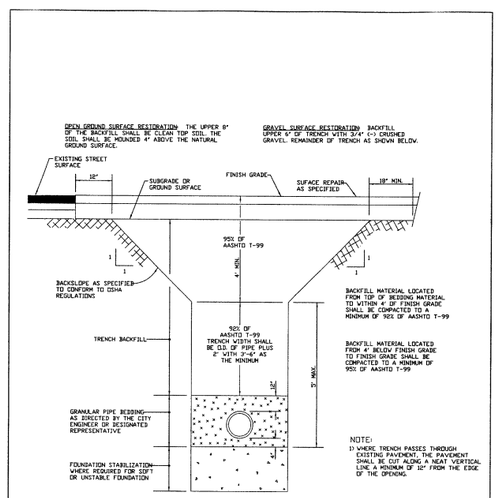
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |

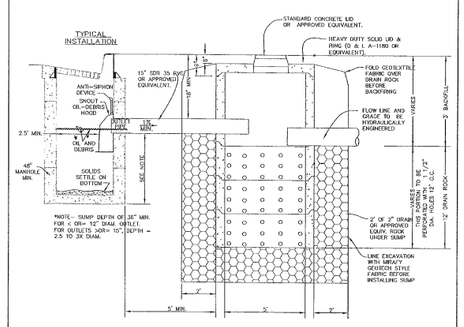



NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

TYPICAL TRENCH DETAIL
-NTS-

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

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




NOTE - SUMP DEPTH OF 30" MIN. FOR < OR= 12" DRAIN OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.

PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

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

DEVELOPER

PATTERSON HOMES
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DEVELOPMENT

# AUTUMN CREST


Berg
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677


REVISIONS

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

SEAL

STATE OF UTAH
KEVIN R. BERG
VERIFIED
5615603
9/20/19
PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

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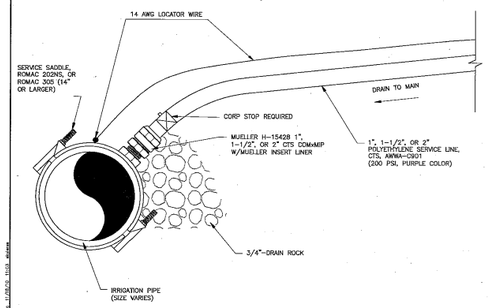
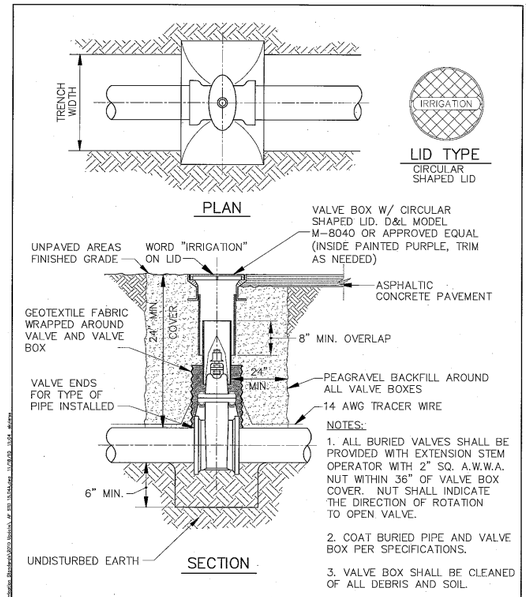



| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504365 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | TYPICAL SECONDARY WATER MAIN TAP | 15.3A |
| DATE: | | | | |
| SCALE: | | | | |

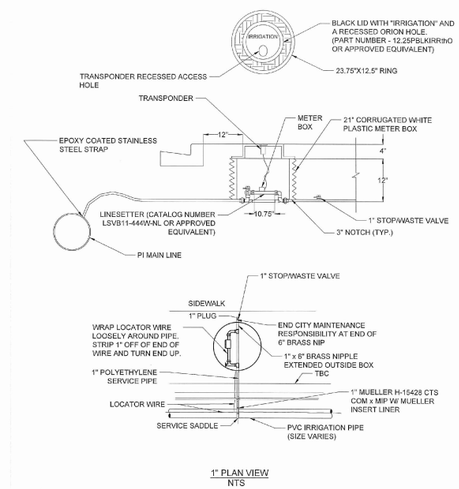



NOTES:

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: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | SECONDARY WATER VALVE BOX DETAIL | 15.4A |
| DATE: | | | | |
| SCALE: NONE | | | | |

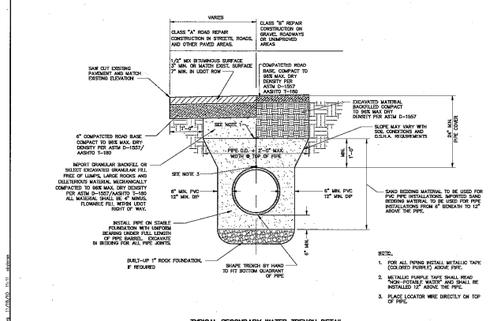



1" PLAN VIEW
NTS

NOTES:

1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.5 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

| MVU | | AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030 | 1" PI METER PLACEMENT | 15.5D |
|---|---|---|---|---|
| MAY 2019 | AMERICAN FORK | | | |
| VARIES | | | | |

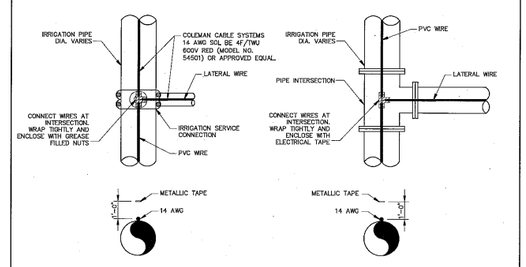



NOTES:

1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "CAUTION WATER" AND TAPE SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPE.

TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | TYPICAL SECONDARY WATER TRENCH DETAIL | 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: | | | STANDARD DETAIL FOR | DRAWING NO. |
|---|---|---|---|---|
| REVISED: 11/2010 | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100 | AMERICAN FORK CITY | LOCATOR WIRE DETAIL | 15.33 |
| DATE: | | | | |
| SCALE: | | | | |

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DEVELOPMENT

# AUTUMN CREST


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


REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
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SEAL

STATE OF UTAH — KENNETH D. BERG — 5146602 — 9/20/2019 — PROFESSIONAL ENGINEER

| ACTION | DATE |
|---|---|
| FINAL CD | 9/20/2019 |

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "D"

DESCRIPTION

FINAL CONSTRUCTION PLANS

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

"my drive\berg civil\2019\pat - autumn crest\final\phase 3\ac_d_details.dwg"

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 16, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a commercial site plan for the Gardner Batt Warehouse, located at 398 E. 1100 S. in the PI-1 (Planned Industrial) zone.

ACTION REQUESTED: Recommendation of approval of the site plan.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | 398 East 1100 South | | | |
| Applicants: | | Ensign Engineering | | | |
| Existing Land Use: | | Manufacturing/Agriculture | | | |
| Proposed Land Use: | | Manufacturing/Office-Warehouse | | | |
| Surrounding Land Use: | North | Agriculture | | | |
| | South | Agriculture | | | |
| | East | Agriculture | | | |
| | West | Agriculture | | | |
| Existing Zoning: | | PI-1 (Planned Industrial) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | Residential Agriculture 5 (Utah County) | | | |
| | South | PI-1 & Residential Agriculture 5 (Utah County) | | | |
| | East | Residential Agriculture 5 (Utah County) | | | |
| | West | PI-1 | | | |
| Land Use Plan Designation: | | Design Industrial | | | |
| Zoning within density range? | | x | Yes | | No |

Background

The proposed warehouse will be located on Lot 2 of the recently approved Beehive Clothing Plat A subdivision. The site plan proposes an approximately 145,000 sq. ft. structure, with outdoor loading and unloading zones on both the north and south sides, in addition to an expansive parking area for fleet vehicles. Access will be provided off both 1100 South and 500 East. Parking is provided per the City's requirements, as is landscaping. A large detention area will be located at the southeastern portion of the site. Renderings of the proposed structure have been included in the submittal materials.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Design Industrial". The site plan is consistent with the Land Use Plan Designation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The proposed site plan meets the criteria as found in Section 17.7.701 (Planned Industrial Projects) of the Development Code.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Gardner Batt Warehouse, with the finding listed in the staff report, and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the Gardner Batt Warehouse.

TABLE

Mr. Chairman, I move that we table action on the Gardner Batt Warehouse.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 10/16/2019

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

Project Name: American Fork GB Warehouse

Project Address: 398 East 1100 South

Developer / Applicant's Name: Gardner Batt

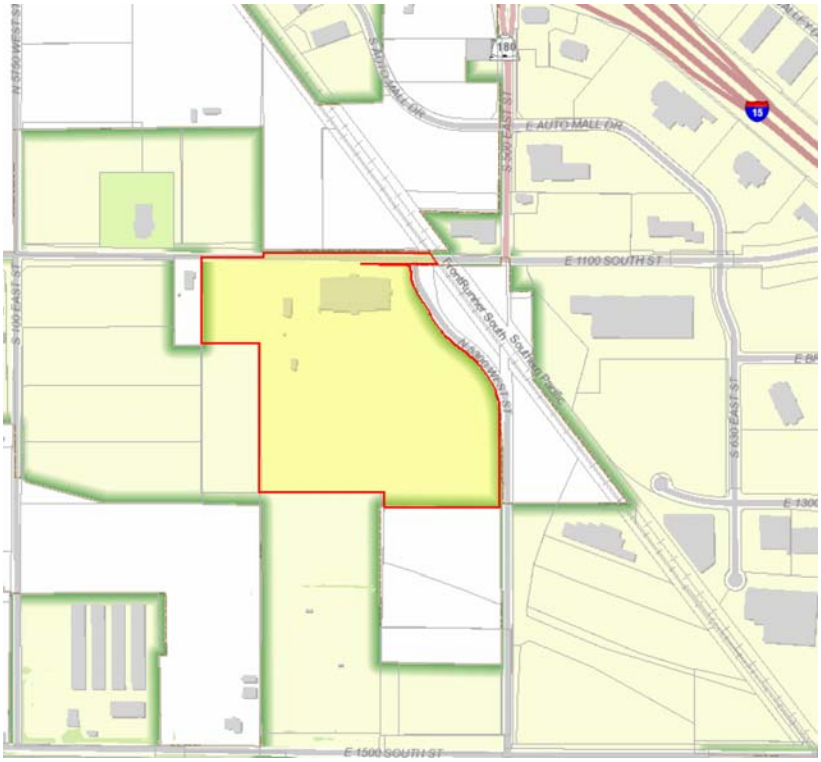
Type of Application:

- ☐ 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 10/16/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**



## STANDARD CONDITIONS OF APPROVAL

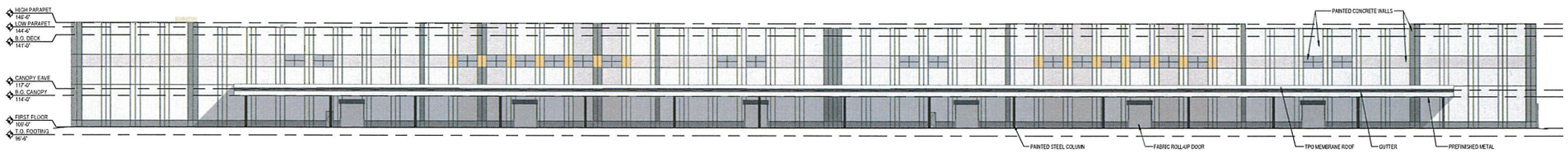
**Standard Conditions of Approval:**

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. Recommended improvements per traffic analysis must be incorporated into the construction plan set.
2. Incorporate redline comments from staff TRC into the construction plan set.

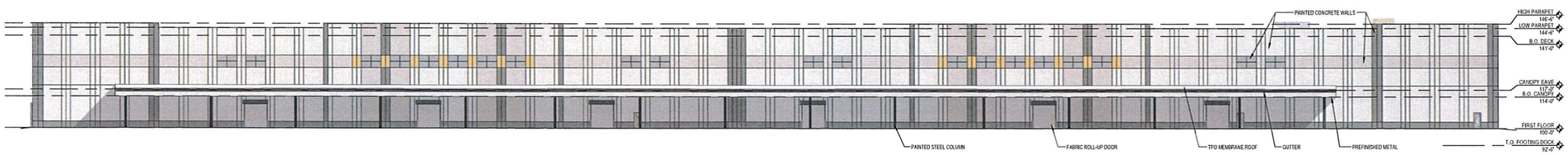



NORTH ELEVATION

1" = 20'-0"

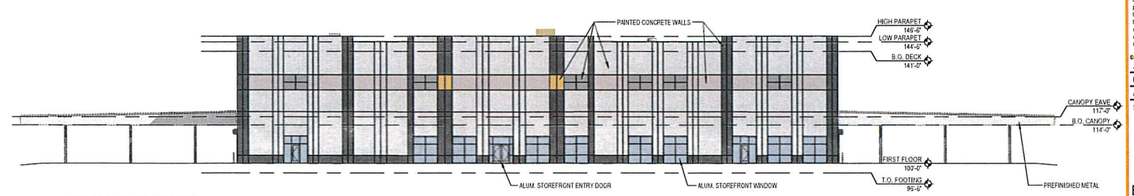
WEST ELEVATION

1" = 20'-0"




SOUTH ELEVATION

1" = 20'-0"




EAST ELEVATION

1" = 20'-0"

progressive

Issuances
SITE PLAN APPROVAL
05/13/2019

Revisions
No. Date Description

# GARDNER BATT WAREHOUSE

398 E 1100 SOUTH STREET
AMERICAN FORK, UT 84003

Seal

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| | |
|---|---|
| Job Number | 83460028 |
| Drawn By | ACW |
| Appr'd By | SDW |
| Sheet Title | |

ELEVATIONS

Sheet Number

A12

5/13/2019 9:22:11 AM
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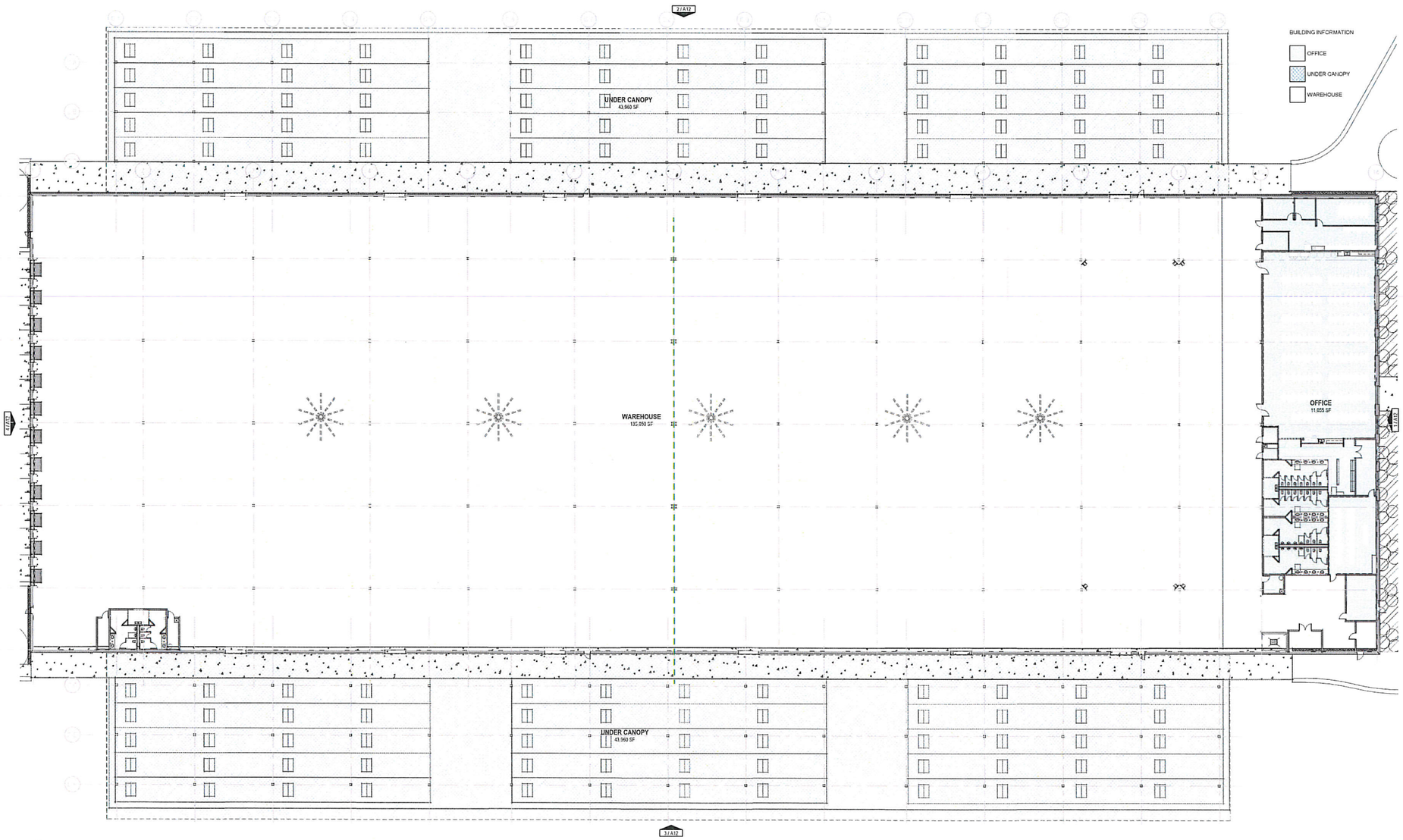
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE ARCHITECTURE ENGINEERING, PC AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE ARCHITECTURE ENGINEERING, PC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO

| AREA SCHEDULE | |
|---|---|
| LEVEL | AREA |
| OFFICE | 11,055 SF |
| UNDER CANOPY | 87,920 SF |
| WAREHOUSE | 125,650 SF |
| Grand total | 224,625 SF |




FLOOR PLAN

1" = 20'-0"

progressive ap

**Issuances**
SITE PLAN APPROVAL
09/12/2019

**Revisions**
No. Date Description

# GARDNER BATT WAREHOUSE

398 E 1100 SOUTH STREET
AMERICAN FORK, UT 84003

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|---|---|
| Job Number | 83460028 |
| Drawn By | ACW |
| Appld By | SDW |
| Sheet Title | |

FIRST FLOOR PLAN

Sheet Number

A10


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AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
OCTOBER 2, 2019

The American Fork City Planning Commission met in a regular session on October 2, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Harold Dudley
Geoff Dupaix
Christine Anderson

Absent: Rebecca Staten
Rod Brocious

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Also Present: Jean Shoaee, Mike Batt, 2 others

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on a final plat for Beehive Clothing Plat A located at 398 East 1100 South in the PI-1 Planned Industrial zone

Mr. Olsen stated that the proposed subdivision divides the property into two lots. Lot 1 (7.16 ac) will consist of the Beehive Clothing facility. Lot 2 (36.62 ac) is currently in agricultural use. A site plan will be presented for Lot 2, upon subdivision approval. Right-of-way dedication for 1100 South is required and illustrated on the plat.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. They have no major concerns.

**Public Hearing Opened**

**Public Hearing Closed**

Mr. Mike Batt represents the current landowner, he indicated that the use for Lot 1 will be a warehouse distribution business, not manufacturing.

**Mr. Christiansen moved to recommend approval of Beehive Clothing Plat A, with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Geoff Dupaix** | **Aye** |

**The motion carried.**

3. Hearing, review and action on a commercial site plan for Grove Creek Plaza, located at 358 North 1100 East in the PO-1 Professional Office zone

Mr. Olsen stated that this property was recently annexed into the City and given a zone designation of PO-1 in anticipation of office development. The area around 300 North and 1100 East is undergoing a transition from residential to office/medical uses, due to its proximity to the American Fork Hospital. This has been seen with recent annexations and zone change requests. Grove Creek Plaza furthers this transition to office/medical uses in the vicinity.

Grove Creek Plaza consists of one structure, one story, a total of 10,255 sq. ft. One access point is proposed off of 1100 East (North County Boulevard) This has been coordinated through and approved by UDOT. 42 parking stalls are required, and the site plan provides 47 parking stalls.

Renderings of the proposed building are included in the submittal materials. Landscape plans are also provided, illustrating compliance with the City's landscape standards.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. Infrastructure and utilities were already in place, there are no other major concerns.

Mr. Dupaix asked if the proposed access will be a problem regarding the fire code.

Mr. Olsen replied that the fire access codes have been met.

**Public Hearing Opened**

**Public Hearing Closed**

Mr. Jean Shoaee, developer, said this project will be pretty similar to a project they developed across the street.

Ms. Anderson said that it was wonderful that they added extra parking, and suggested converting some of these extra spaces to more handicapped parking if it will be used for medical purposes.

Mr. Shoaee said they don't yet know who will be in the building, that can be looked at later when they know what will be needed.

**Ms. Anderson moved to recommend approval of the site plan for Grove Creek Plaza, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.**

**Mr. Dudley seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Geoff Dupaix** | **Aye** |

4. Hearing, review and action on amendments to Section 17.5.134.B (13) of the American Fork City Development Code regarding short-term rentals in accessory apartments and main dwellings

Mr. Olsen explained that earlier this year, the Planning Commission recommended approval of an ordinance governing short-term rentals within the City. The Council enacted a temporary prohibition on short-term rentals shortly thereafter; and will soon consider the ordinance recommended for approval by the Planning Commission. Since the new ordinance will govern all short-term rentals, a "clean up" item, found in the accessory apartment provisions of the Code, needs to be addressed.

A provision found within the accessory apartment provisions of the Development Code prohibits short-term rentals within both accessory apartments and the main dwelling containing an accessory apartment. This provision is proposed for deletion, since it is no longer valid pending the new ordinance. It is a house-cleaning item, and staff recommends approval.

**Public Hearing Opened**

**Public Hearing Closed**

**Mr. Dupaix moved to approve the amendment to Section 17.5.134.B (13) of the American Fork City Development Code regarding short-term rentals in accessory apartments and main dwellings.**

**Mr. Dudley seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Geoff Dupaix** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Harold Dudley** | **Aye** |

**The motion carried.**

5. Hearing, review and action on amendments to Sections 17.4.402 (CC-2 Central Commercial zone) and Section 17.4.403 (GC-1 General Commercial zone) of the American Fork City Development Code, in order to modify setback requirements

Mr. Olsen stated that the proposed ordinance clarifies setback requirements within the GC-1 and CC-2 zones; namely side and rear setbacks. The current requirement defaults to the R-4-7,500 residential setbacks; however, this has proven difficult to implement on commercial properties. Staff reviewed the current requirements, and propose changes to provide consistency for side and rear setback requirements within these commercial zones.

The proposal is to allow up to a zero lot-line setback for interior side and rear setbacks; provided there are no existing easements. This is similar to what is found in the CC-1 and GC-2 commercial zones. Allowing this flexibility will provide for increased flexibility to place structures on commercial properties. He gave the example of a property on Main Street and 300 East that has been difficult to develop because of setback requirements.

Mr. Dudley asked if the commission would still have the ability to modify the requirements, such as in a case where the property would sit up against a residential zone.

Mr. Olsen indicated that the planning commission would still be the approval authority. He said we need to be sure that our easements are respected. Projects have been approved with lesser setbacks on an individual basis, it will be easier to just change the code.

Ms. Anderson clarified that if a commercial zone is next to a residential zone, the requirements may be changed by the commission.

Mr. Olsen agreed and gave the example of the Holiday gas station, it is technically up against the property line, but not causing a problem. Setbacks were changed in this case. This will enable the development of harder-to-develop properties.

**Public Hearing Opened**

**Public Hearing Closed**

**Mr. Dupaix moved to recommend approval of the proposed ordinance amendment relating to setback modifications.**

**Ms. Anderson seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Geoff Dupaix** | **Aye** |

**The motion carried.**

6. Other Business

There was no other business to discuss.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. Several smaller projects and site plans, a fence, a small subdivision, and another phase of Autumncrest. The next meeting will be held on October 16, 2019.

Ms. Anderson asked if the fire station bond is approved, where will the new fire station go?

Mr. Olsen said that there is a tentative site at Harvey Boulevard and North County Boulevard.

Chairman Woffinden asked about continuing 700 North, where that stands.

Mr. Olsen said that they have been awarded funding, he thinks there will be a signal on 1st East, 740 North will go straight through from Costco to central American Fork, will be a new east-west connector. He also indicated that by next meeting we may have another commissioner.

8. Review and action on the minutes of the September 18, 2019 Planning Commission Regular Session

**Ms. Anderson moved to approve the minutes of the September 18, 2019 Planning Commission Regular Session.**

**Mr. Christiansen seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Harold Dudley** | **Aye** |
| **Geoff Dupaix** | **Aye** |

**The motion carried.**

**Mr. Dupaix moved to adjourn.**
**Ms. Anderson seconded the motion. All concurred.**

Meeting adjourned at 7:25 pm.

Lisa Halversen, Administrative Assistant