AMERICAN FORK CITY PLANNING COMMISSION
JULY 8, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on July 8, 2020, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at *zoompubliccomment@afcity.net* prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.
The agenda shall be as follows:

1. Review and action on a site plan and final plat for a building expansion for Kirkham's Upholstery located at 329 West Main Street in the CC-2 Central Commercial zone.

2. Hearing, review and action on the 1100 West 350 South Road Dedication Plat in the Transit Oriented Development zone

3. Hearing, review and action on the 1100 West 620 South Road Dedication Plat in the Transit Oriented Development zone

4. Hearing, review and action on Savage Apartments/Parc on 5th Phase 2, located in the area of 620 South 600 East in the Planned Community zone

5. Hearing, review and action on amendments to Section 17.8.409 of the American Fork City Municipal Code relating to underground utilities

6. Discussion on parking reduction for a potential multi-family project in the downtown area

7. Other Business

8. Site Plan Committee Report

9. Review and action on the minutes of the June 17, 2020 Planning Commission Regular Session

10. 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: July 8, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Review and action on a site plan for a building expansion for Kirkham's Upholstery, located at 329 West Main Street, in the CC-2 Central Commercial zone.

Review and action on a final plat for Kirkham's Place Plat A, consisting of one lot, located at 329 West Main Street, in the CC-2 Central Commercial zone.

BACKGROUND INFORMATION					
Location:		329 West Main Street			
Applicants:		Excel Engineering			
Existing Land Use:		Commercial			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Residential			
	East	Commercial			
	West	Commercial			
Existing Zoning:		CC-2 (Central Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	CC-2			
	South	CC-2			
	East	CC-2			
	West	CC-2			
Land Use Plan Designation:		General Commercial			
Zoning within Land Use Plan Designation?		x	Yes		No

Background

Kirkham's Upholstery proposes an expansion of their facility at 329 W. Main, by adding a new structure on a vacant portion of property south of the existing facility. The new structure will consist of 4,500 sq. ft. and be a combination of office and warehouse/storage. 12 parking stalls are required and provided. Landscaping will be upgraded and placed along a portion of Main Street, adjacent to the parking area and in front of the existing storefront. Renderings of the new structure are included in the submittal materials.

The subdivision plat combines three parcels into one lot (Lot 1), resulting in .46 acres.

Consistency with the Land Use Plan

The Land Use Plan designates this area as General Commercial. The site plan and subdivision plat are consistent with the Land Use Plan designation.

Section 17.6.101.B of the Development Code

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

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

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

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

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

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

   A landscape plan has been submitted, meeting the City's landscape requirements. Location, types and sizes of all plantings has been submitted.

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 has been illustrated on the site plan.

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 is created from three existing parcels, and all conditions of a preliminary plan have been addressed. Therefore, no preliminary plan is necessary.

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 in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

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

FINDINGS OF FACT

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

1. The site plan meets the criteria of the CC-2 Zone.

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

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the site plan for the Kirkham's Upholstery expansion, and recommend approval of the final plat, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we deny the site plan for the Kirkham's Upholstery expansion and recommend denial of the final plat.

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/8/2020

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: Kirkham Upholstery Addition

Project Address: 329 West State Street

Developer / Applicant's Name: Excel Engineering

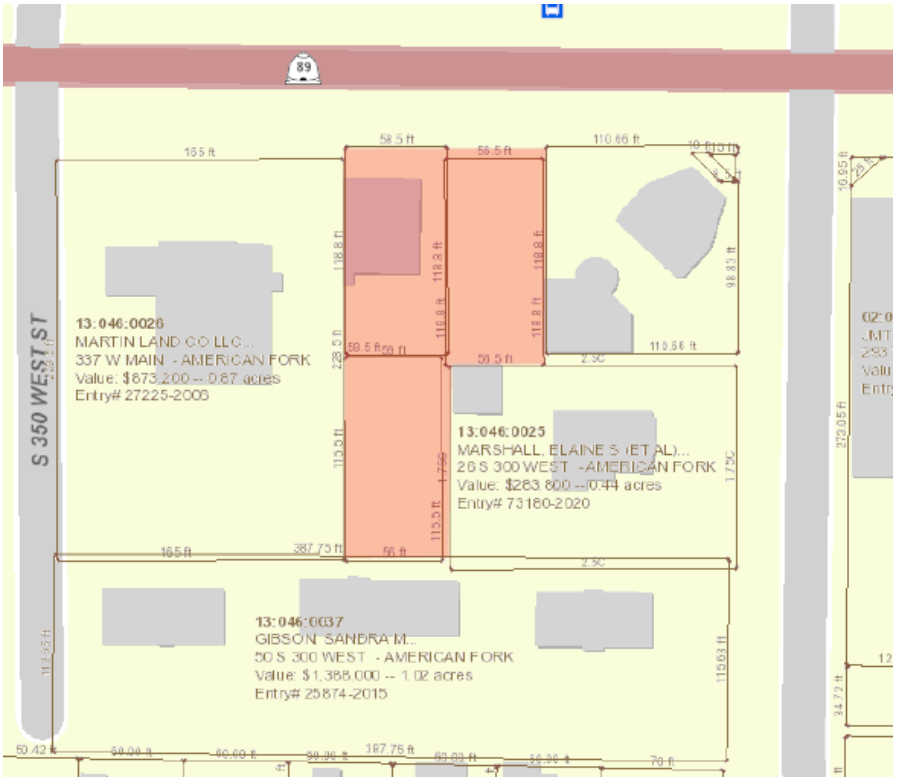
Type of Application:

- ☒ 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 7/8/2020 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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
10. **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).

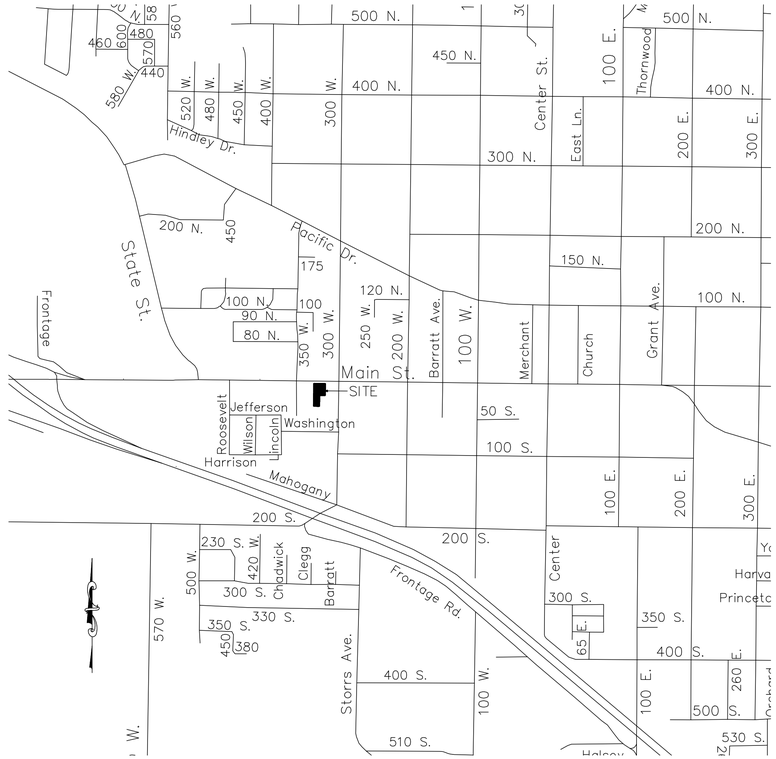
Plan Modifications Required:

1.

KIRKHAM'S UPHOLSTERY

ADDRESS: 329 WEST MAIN STREET

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



VICINITY PLAN

CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	K.C. Lunt	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Will Davis	(801) 897 9826
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

SHEET INDEX

C1 COVER SHEET
C2 SITE PLAN
C3 DEMOLITION PLAN
C4 LANDSCAPE PLAN
U1 UTILITY & LIGHTING PLAN
G1 GRADING & DRAINAGE PLAN
SWP1 EROSION CONTROL PLAN
D1 BMP DETAILS
D2 BMP DETAILS
D3 AMERICAN FORK STANDARD CONSTRUCTION NOTES
D4 DETAIL SHEET

ABBREVIATION TABLE

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

REFERENCE NOTES

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

NOTES TO CONTRACTOR

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

REGISTERED PROFESSIONAL ENGINEER
6/9/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SURVEYOR:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

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

BENCH MARK

NORTHWEST CORNER, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4565.21

REVISIONS

Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS
2	06/08/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

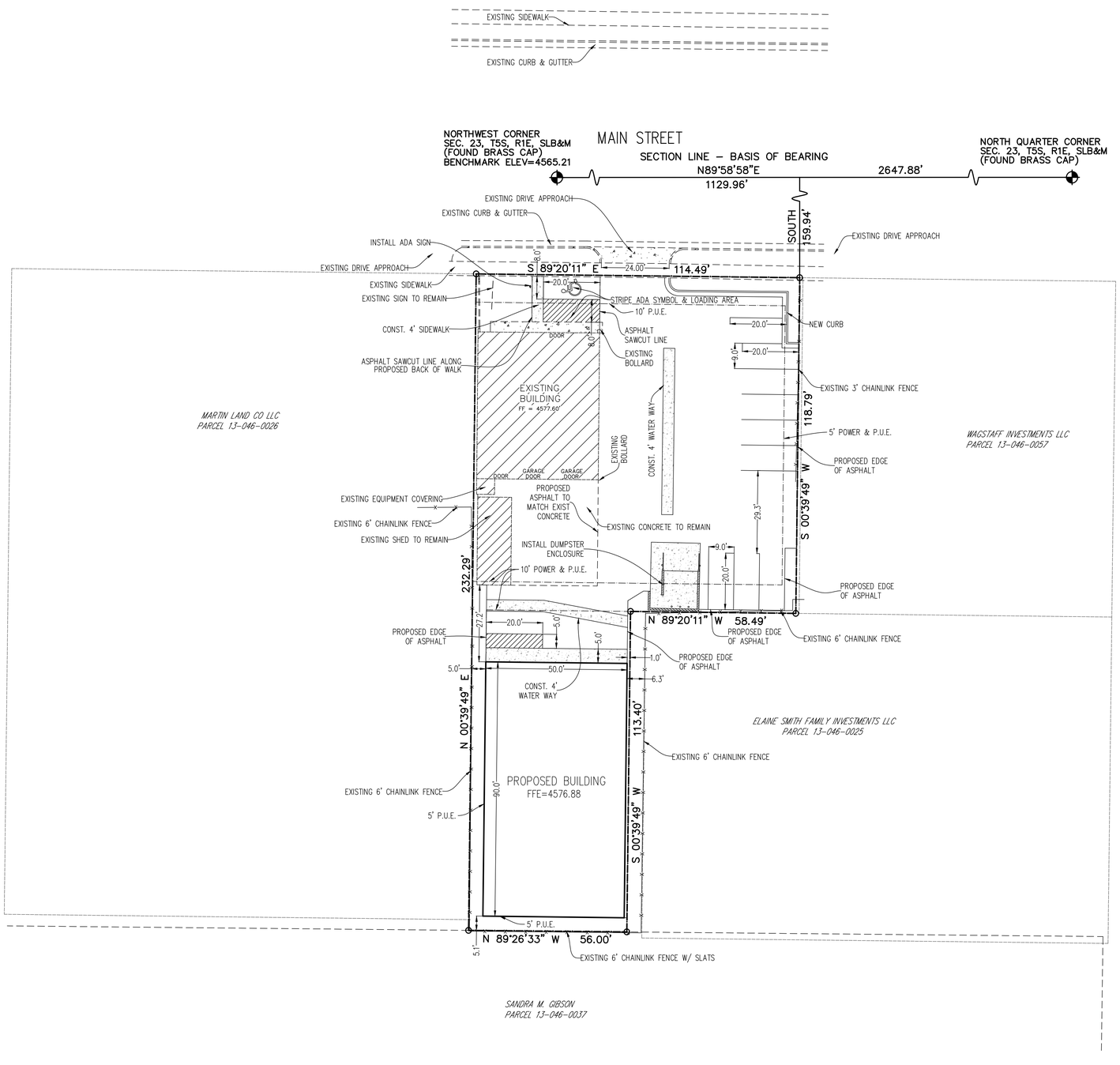
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David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

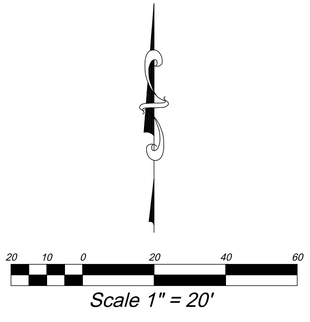
KIRKHAM'S UPHOLSTERY
AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

COVER SHEET

Scale: NTS
Date: 03/09/20
C1





GENERAL SITE NOTES

1. CURRENT ZONING: CC2
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. SURVEYING BY LEVEL OF FOCUS
4. EXISTING BUILDING TOTAL SQUARE FOOTAGE: 2,266 S.F.
5. NEW BUILDING TOTAL SQUARE FOOTAGE: 4,500 S.F.
6. TYPE OF BUILDING: METAL BUILDING
7. TYPE OF OCCUPANCY: B & S-1
8. TYPE OF CONSTRUCTION: VB
9. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
10. PROPOSED BUILDING PARKING TABULATIONS:
    OFFICE AREA = (900 S.F.)(4 STALLS/1,000 S.F.) = 4 PARKING STALLS REQUIRED
    WAREHOUSE AREA = (3,600 S.F.)(1 STALL/1,000 S.F.) = 4 PARKING STALLS REQUIRED
    EXISTING BUILDING PARKING TABULATIONS:
    OFFICE AREA = (400 S.F.)(4 STALLS/1,000 S.F.) = 2 PARKING STALLS REQUIRED
    WAREHOUSE AREA = (1,866 S.F.)(1 STALL/1,000 S.F.) = 2 PARKING STALLS REQUIRED
    TOTAL REQUIRED PARKING STALLS = 12 STALLS
    TOTAL PROVIDED PARKING = 12 PARKING STALLS.
11. THERE IS NO GREASE TRAP PROPOSED FOR EITHER BUILDING
12. BUILDING WILL NOT HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
13. PAVEMENT SECTION: SEE NOTE ON THIS SHEET
14. THE EXISTING LIGHTS ON-SITE ARE ADEQUATE FOR SITE LIGHTING
15. FLOOD ZONE DESIGNATION: ZONE C (AREAS OF MINIMAL FLOODING), FIRM MAP PANEL #: 490152005B EFFECTIVE DATE: 11/25/1980
16. SEE BENCHMARK INFORMATION BELOW IN SHEET TITLE BLOCK.

UDOT NOTE

UDOT HAS INDICATED THAT THEY ARE NOT REQUIRING ANY APPROVAL FOR THIS SITE SINCE THE ACCESS IS NOT BEING MODIFIED.

STATE ROAD – 89 POSTED SPEED LIMIT

POSTED SPEED LIMIT ON SR-89 IS 30 MPH

PUBLIC IMPROVMENT NOTE

IF THERE ARE ANY PUBLIC RIGHT-OF-WAY IMPROVEMENTS THAT DO NOT MEET CITY STANDARDS, THEY WILL NEED TO BE REPLACED

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 96.94 FEET AND WEST 178.42 FEET FROM THE SOUTHWEST CORNER OF BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING LOCATED NORTH 89°58'58" EAST ALONG THE SECTION LINE 1129.96 FEET AND SOUTH 159.94 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°39'49" WEST 118.79 FEET; THENCE NORTH 89°20'11" WEST 58.49 FEET; THENCE SOUTH 00°39'49" WEST 113.40 FEET; THENCE NORTH 89°26'33" WEST 56.00 FEET; THENCE NORTH 00°39'49" EAST 232.29 FEET; THENCE SOUTH 89°20'11" EAST 114.49 FEET TO THE POINT OF BEGINNING.

AREA = 19,954 SQ. FT. OR 0.4581 ACRES, MORE OR LESS

LESS AND EXCEPTING ANY PORTION THAT LIES WITH MAIN STREET

BLOCK ROTATION = CLOCKWISE 0°39'49"

SITE TABULATIONS:

TOTAL PROPERTY AREA =	19,954 S.F. = 100%
EXISTING BUILDING AREA =	2,643 S.F. = 13.2%
NEW BUILDING AREA =	4,500 S.F. = 22.6%
OTHER IMPERVIOUS AREA =	10,954 S.F. = 54.9%
LANDSCAPE AREA =	1,857 S.F. = 9.3%

SIDEWALK NOTES

1. ANY EXISTING SIDEWALKS THAT ARE NOT IN GOOD CONDITION WILL NEED TO BE REPLACED.
2. SIDEWALK IN DRIVE APPROACHES SHALL BE 6" THICK.

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

PAVEMENT DESIGN

3" ASPHALT
6" ROAD BASE

SURVEYOR:
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1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

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ELEVATION = 4565.21

REVISIONS

Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS

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Phone: (801) 756-3739

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KIRKHAM'S UPHOLSTERY

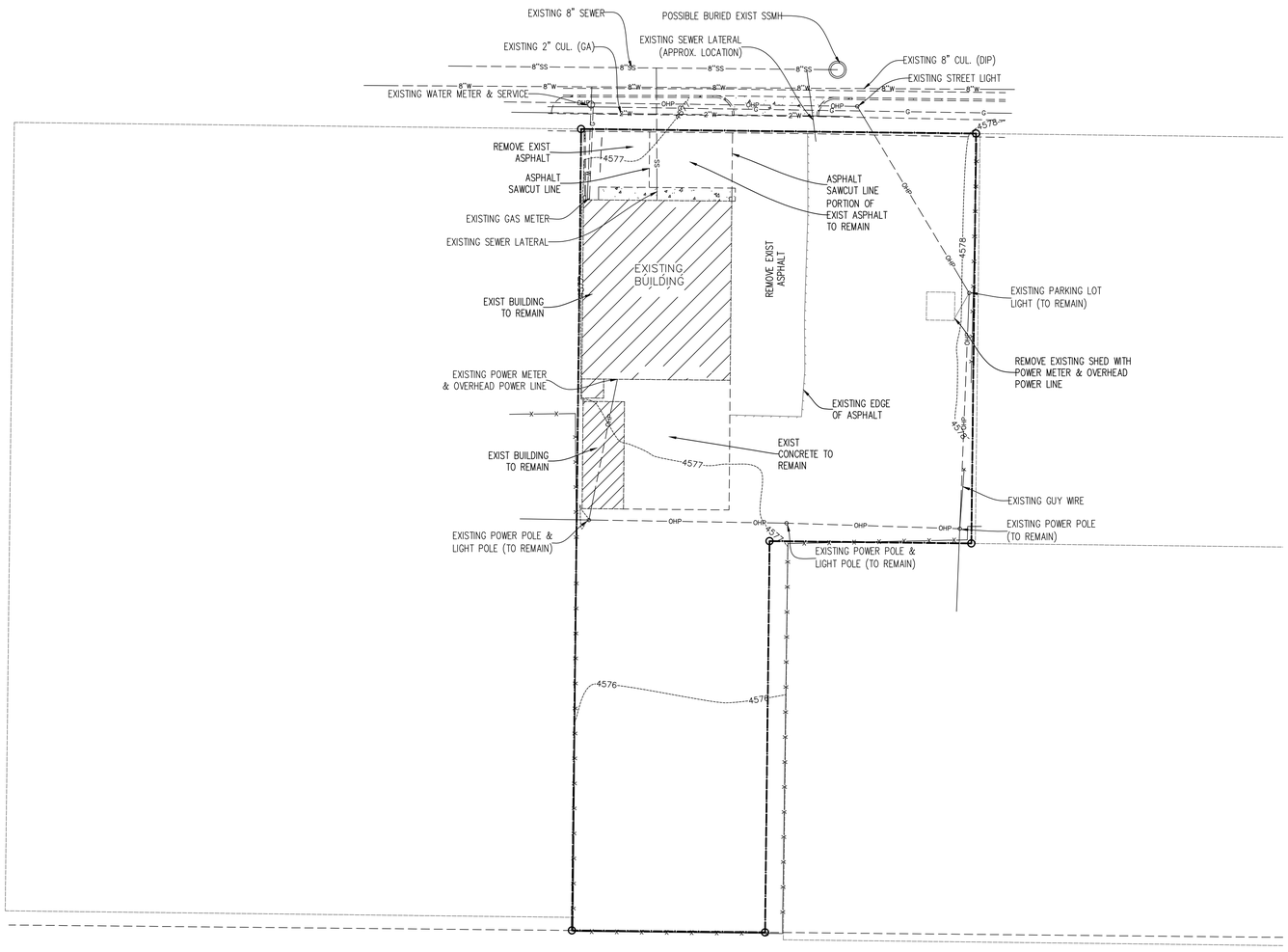
AMERICAN FORK 329 WEST MAIN UTAH

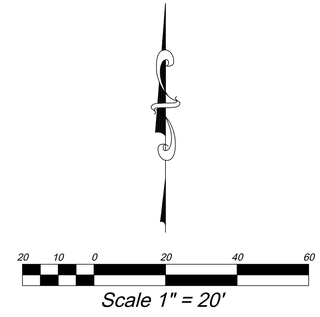
Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=20'
Date: 03/09/20
C2

MAIN STREET





Know what's below. Call before you dig.

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1	04/21/20	REVISED PER CITY COMMENTS

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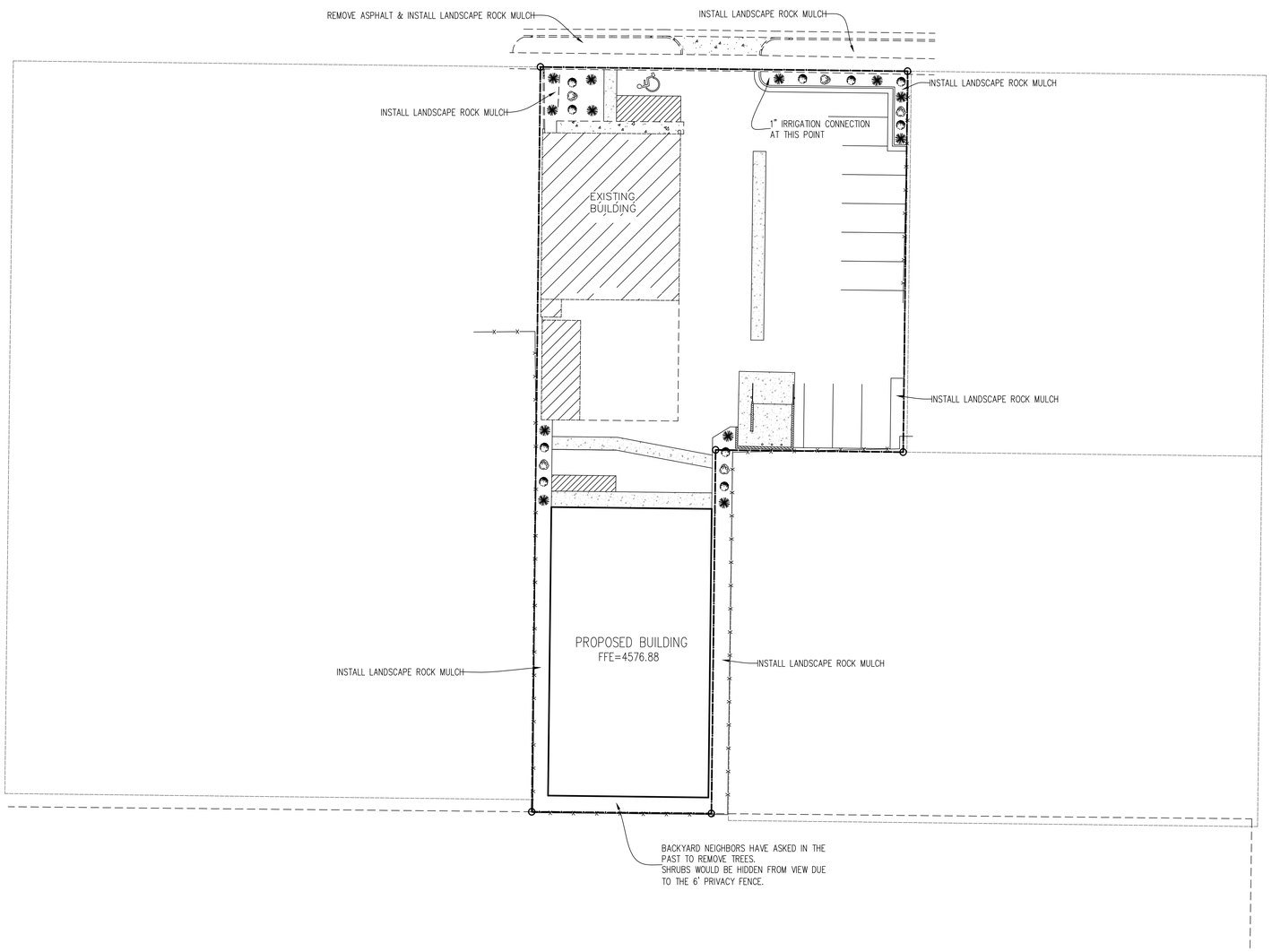
REGISTERED PROFESSIONAL ENGINEER
6/8/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

KIRKHAM'S UPHOLSTERY

AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.	DEMOLITION PLAN	Scale: 1"=20'
Designed by: G.J.Y.		Date: 03/09/20
Checked by: D.W.P.		C3

MAIN STREET



LANDSCAPE IRRIGATION NOTE

PRESSURIZED IRRIGATION SERVICE IS NOT AVAILABLE ALONG PROPERTY FRONTAGE. FOR THIS REASON, MINIMAL LANDSCAPING IS PROPOSED AND CULINARY WATER WILL BE USED FOR LANDSCAPING.

LANDSCAPE LEGEND

- LANDSCAPE BOULDER
- HAMELN GRASS
- KARL FOERSTER GRASS

LANDSCAPE AREA = 1,857 S.F.

20 10 0 20 40 60

Scale 1" = 20'

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

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REVISIONS		
Rev.	Date	Description

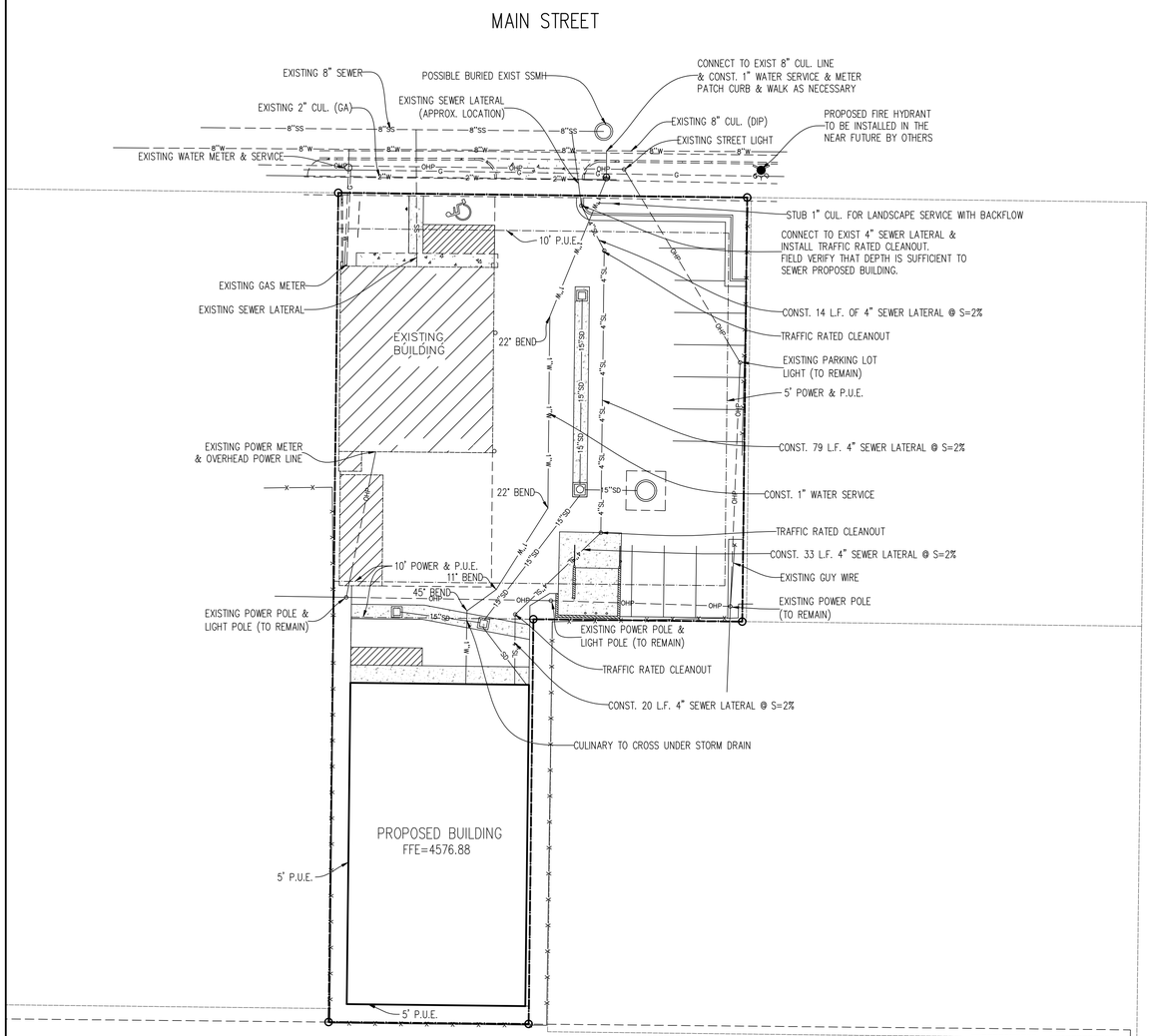
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KIRKHAM'S UPHOLSTERY

AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.	LANDSCAPE PLAN	Scale: 1"=20'
Designed by: G.J.Y.		Date: 04/21/20
Checked by: D.W.P.		C4



EXISTING FIRE HYDRANT

LANDSCAPE IRRIGATION NOTE

PRESSURIZED IRRIGATION SERVICE IS NOT AVAILABLE ALONG PROPERTY FRONTAGE. FOR THIS REASON, MINIMAL LANDSCAPING IS PROPOSED AND CULINARY WATER WILL BE USED FOR LANDSCAPING.

SEWER NOTES:

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

WATER NOTES:

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

GENERAL UTILITY NOTES:

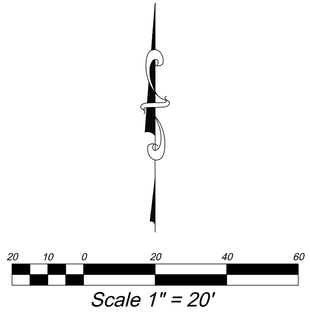
1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL ROOF DRAINS WILL BE CONVEYED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

NOTES TO CONTRACTOR

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

FIRE HYDANT NOTE

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 6,766 S.F.
3. REQUIRED FIRE FLOW = 2,250 GPM
5. HYDRANTS REQUIRED FOR 2,250 GPM = 2
6. THE EXISTING FIRE HYDRANT NORTHEAST OF THE SITE & THE PROPOSED FIRE HYDRANT EAST OF THE SITE SATISFY THIS REQUIREMENT.



UTILITY LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
6/8/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Know what's below. Call before you dig.

BENCH MARK
NORTHWEST CORNER, SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4565.21

REVISIONS

Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS
2	06/08/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

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

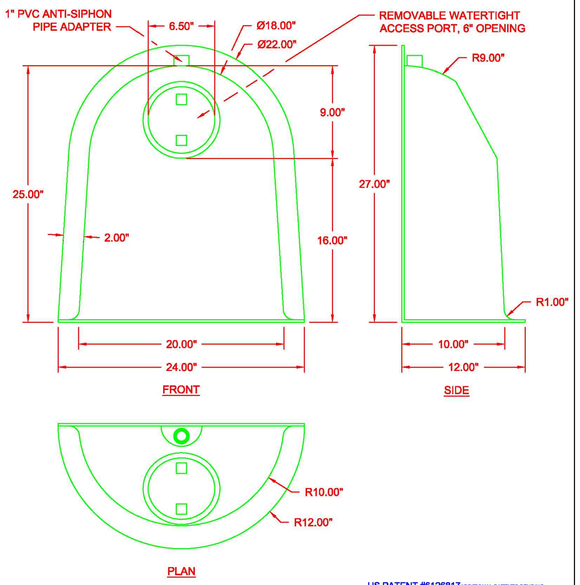
KIRKHAM'S UPHOLSTERY

AMERICAN FORK — 329 WEST MAIN — UTAH

Drawn by:	Designed by:	Checked by:
G.J.Y.	G.J.Y.	D.W.P.

UTILITY & LIGHTING PLAN

Scale: 1"=20'
Date: 03/09/20
U1

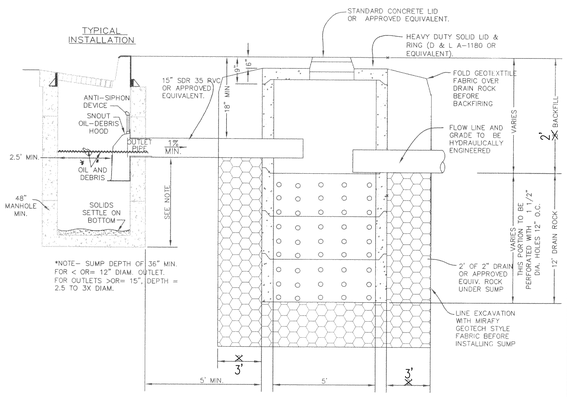


US PATENT #6126817ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18F SNOUT OIL & DEBRIS STOP	09/14/99	NONE
	DRAWING NUMBER 18F	

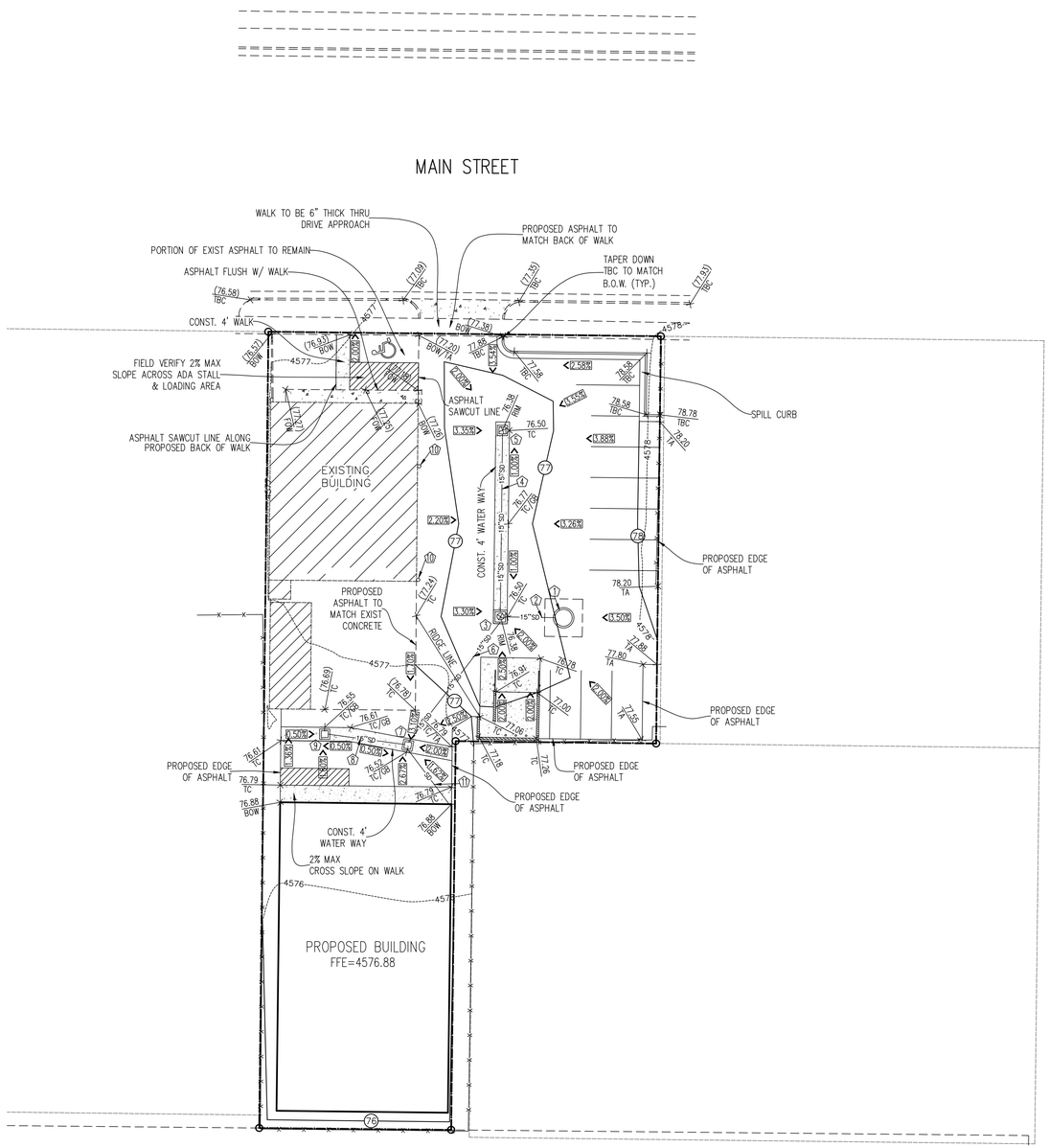
NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE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

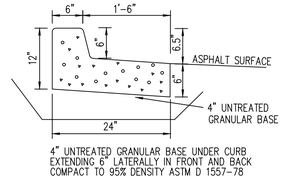


PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

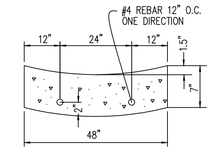
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\PRETREATMENT SUMP.dwg, 05/12/2005 9:55:54 AM MDT





SPILL CURB
NOT TO SCALE



48" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.

STORM DRAIN KEYED NOTES

1. CONST. 5' DIAMETER SUMP (12' DEPTH). RIM=4577.07, TOP OF GRAVEL=4575.00, 15" IE IN=4572.70, BOTTOM OF MANHOLE=4565.07, BOTTOM OF GRAVEL=4563.00, SUMP TO BE CONSTRUCTED PER AF DETAIL 15.14. CONST. 12'X12'X12' DEEP GRAVEL AREA AROUND SUMP.
2. CONST. 14.5 L.F. 15" ADS HP STORM PIPE @ S=1.0%
3. CONST. 3'X3' CONCRETE BOX W/ 24" DIA. CIRCULAR GRATE, GRATE=4576.38, 15" IE THRU=4572.85, BOTTOM OF BOX=4569.85, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE
4. CONST. 51.9 L.F. 15" ADS HP STORM PIPE @ S=0.5%
5. CONST. 2'X2' CATCH BASIN, GRATE=4576.38, IE OUT=4573.13
6. CONST. 44.0 L.F. 15" ADS HP STORM PIPE @ S=0.5%
7. CONST. 2'X2' CATCH BASIN, GRATE=4576.40, IE THRU=4573.07
8. CONST. 22.5 L.F. 15" ADS HP STORM PIPE @ S=0.5%
9. CONST. 2'X2' CATCH BASIN, GRATE=4576.43, IE OUT=4573.18
10. EXISTING DOWNSPOUT TO CONTINUE TO DISCHARGE INTO THE PARKING LOT AND FLOW INTO THE PROPOSED STORM DRAIN SYSTEM.
11. CONNECT 6" ROOF DRAIN FROM PROPOSED BUILDING INTO THE PROPOSED CATCH BASIN AT AT MIN. SLOPE OF 1%

PAVEMENT DESIGN

3" ASPHALT
6" ROAD BASE

ROOF DRAIN NOTE

DIRECT ROOF DRAINS INTO STORM DRAIN SYSTEM.

GRADING LEGEND

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

SIDEWALK NOTES

1. ANY EXISTING SIDEWALKS THAT ARE NOT IN GOOD CONDITION WILL NEED TO BE REPLACED.
2. SIDEWALK IN DRIVE APPROACHES SHALL BE 6" THICK.

20 10 0 20 40 60

Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
6/8/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Know what's below. Call before you dig.

BENCH MARK	REVISIONS		
	Rev.	Date	Description
NORTHWEST CORNER, SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4565.21	1	04/21/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

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

KIRKHAM'S UPHOLSTERY

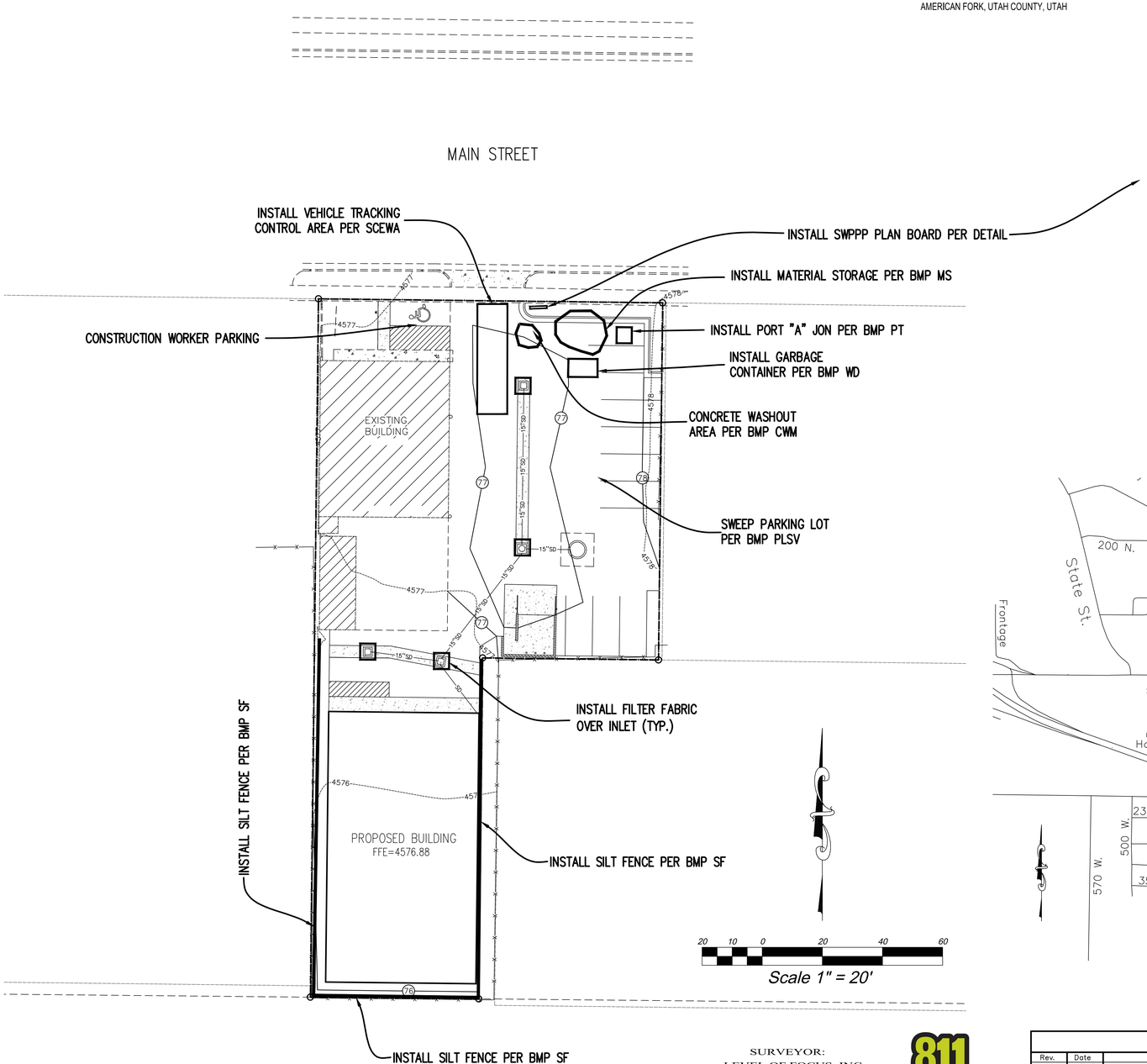
AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.	GRADING & DRAINAGE PLAN	Scale: 1"=20'
Designed by: G.J.Y.		Date: 03/09/20
Checked by: D.W.P.		G1

KIRKHAM'S UPHOLSTERY

ADDRESS: 329 WEST MAIN STREET

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



SWPPP Storm Water Pollution Prevention Plan

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

Project Name: 123abc

SWPPP Location: ABC Company Construction Trailer
100 W Center

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

minimum sign dimension 3'x4'

NOI 8.5"x 11"

NOI 8.5"x 11"

SWPPP Drawing 4' x 4'

PERCOLATION RATE: 1 MINUTE PER INCH

DISTURBED AREA = 0.38 ACRES

C-VALUE BEFORE CONSTRUCTION = 0.50
C-VALUE AFTER CONSTRUCTION = 0.84

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

SWPPP CONTACT LIST:

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

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

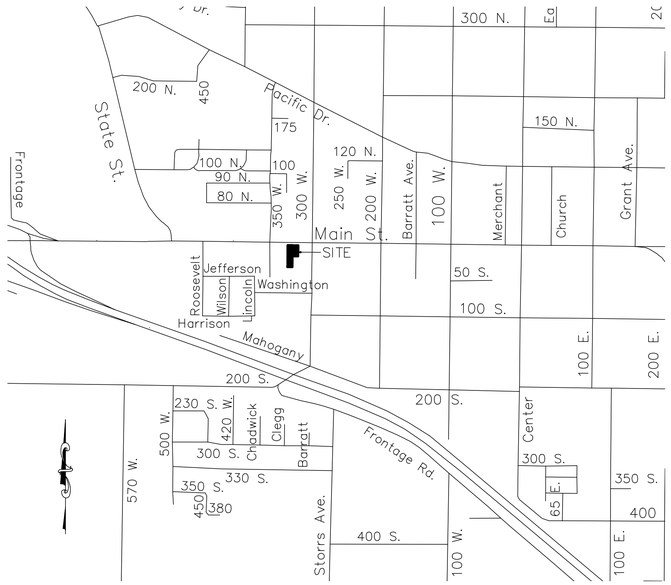
1. SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
2. SUBMITTING A SWPPP DOCUMENT TO AMERICAN FOR CITY FOR APPROVAL BEFORE CONSTRUCTION.
3. OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15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

SWMP CERTIFICATION STATEMENT

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

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

PE STAMP, SIGN AND DATE



VICINITY PLAN

EROSION CONTROL NOTES:

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

SURVEYOR:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

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

REVISIONS		
Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

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

KIRKHAM'S UPHOLSTERY
AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 03/09/20
SWP1

BMP: Dust Controls — DC



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



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

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

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

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

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

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

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

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

■ High ☒ Medium ☐ Low

BMP: Temporary and Permanent Seeding — TPS



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

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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

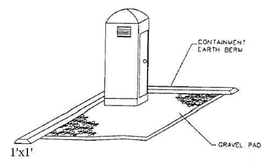
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



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

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

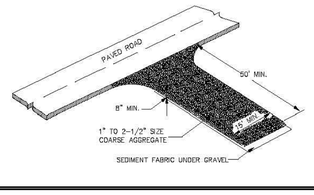
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

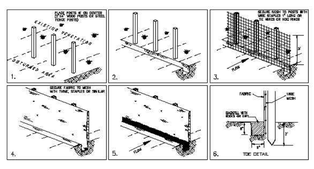
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

REGISTERED PROFESSIONAL ENGINEER
6/9/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

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

KIRKHAM'S UPHOLSTERY
AMERICAN FORK — 329 WEST MAIN — UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	NTS
Date:	03/09/20

BMP DETAILS

D1

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM



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

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

Limitations:
- ➢ Availability of trained staff

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

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

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

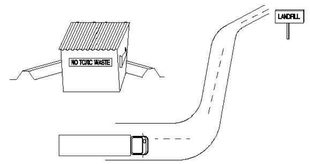
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

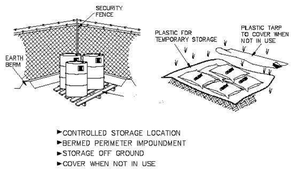
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



►CONTROLLED STORAGE LOCATION
►BERMED PERIMETER IMPOUNDMENT
►STORAGE OFF GROUND
►COVER WHEN NOT IN USE

Description:
Controlled storage of on-site materials.

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

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

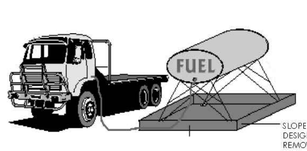
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



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

Application:
All sites

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

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

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

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

KIRKHAM'S UPHOLSTERY
AMERICAN FORK 329 WEST MAIN UTAH

Drawn by:	Scale:
G.J.Y.	NTS
Designed by: G.J.Y.	Date: 03/09/20
Checked by: D.W.P.	D2

BMP DETAILS

GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
CENTURYLINK	– TELEPHONE	K.C. Lunt	(435) 623 4252
ROCKY MTN. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
QUESTAR GAS	– GAS	Wendy Edwards	(801) 853 8513
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielsen	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
FIRE & RESCUE			911

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

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

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

REVISIONS		
Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

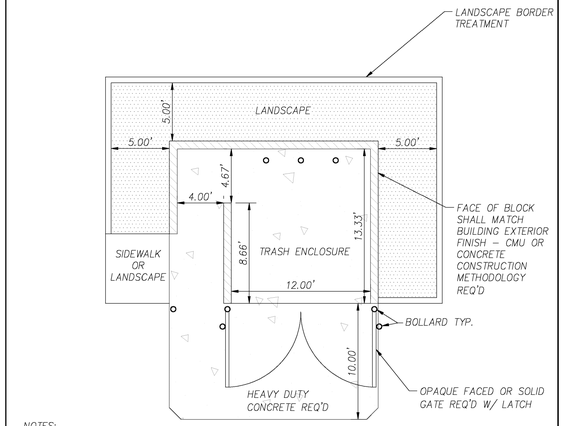
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

KIRKHAM'S UPHOLSTERY
AMERICAN FORK 329 WEST MAIN UTAH

Drawn by: G.J.Y.	Scale: NTS
Designed by: G.J.Y.	Date: 03/09/20
Checked by: D.W.P.	D3

AMERICAN FORK STANDARD CONSTRUCTION NOTES

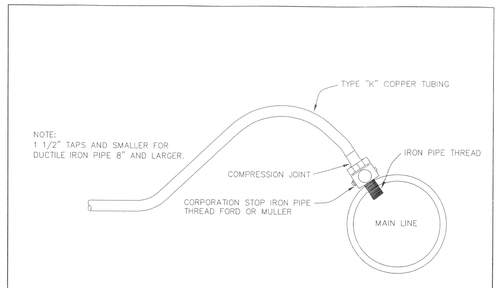
CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



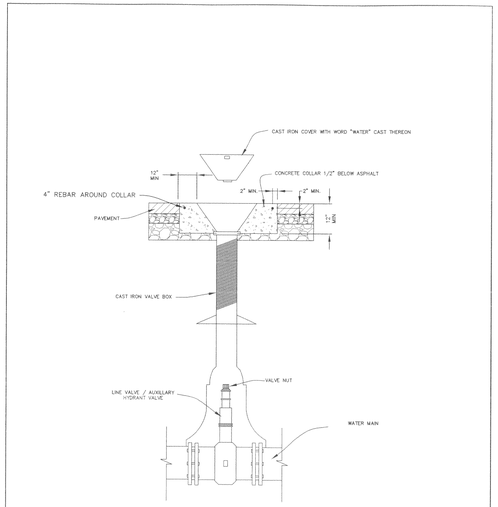
NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE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

AMERICAN FORK – 1853 –

I:\JD-PROJECTS-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 16, 2010

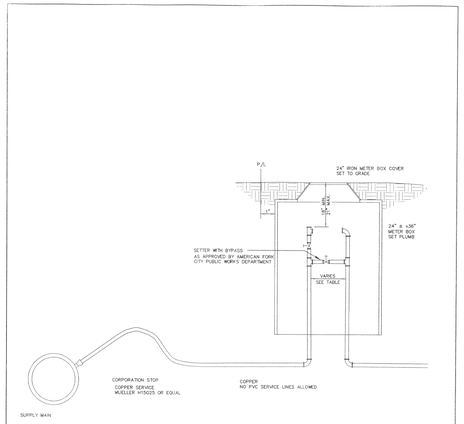


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



VALVE BOX DETAIL

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



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

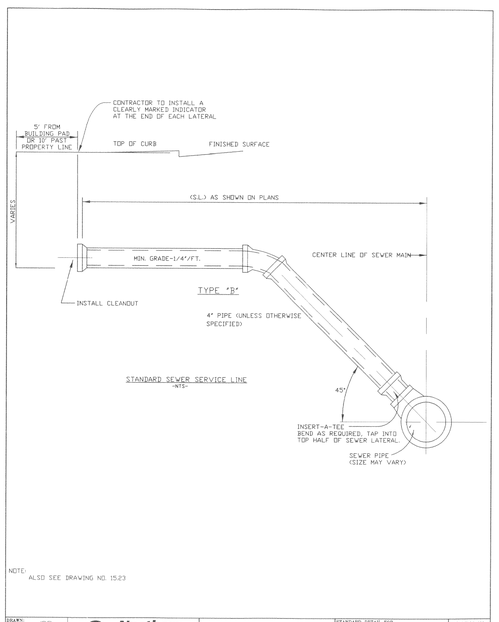
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5

Backflow preventer

1. **GENERAL**
   A. Test the backflow preventer within 10 days of installation by a licensed backflow device tester and report results to ENGINEER.
   B. Tester is to assure CONTRACTOR and ENGINEER that the backflow preventer system meets the Utah Safe Drinking Water Act.

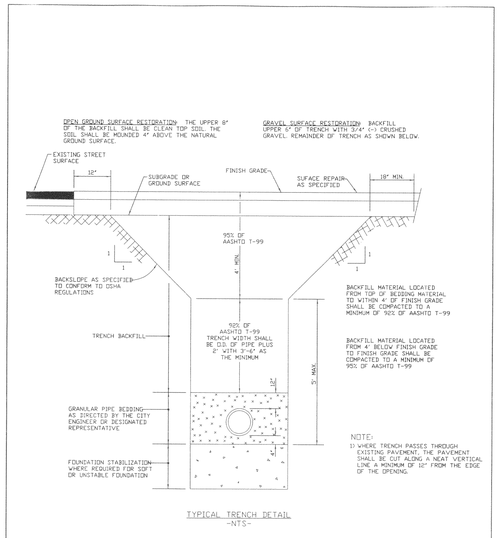
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
   E. Paint: Epoxy based. Color to be selected by ENGINEER.

3. **EXECUTION**
   A. Install per plumbing code. It must not be susceptible to flooding and must be accessible at all times for testing, repair, inspection, etc.
   B. Install backfill around concrete box. Compact in 8-inch lifts to 95-percent or greater relative to a standard proctor density, APWA Section 31 23 26.
   C. Except machined surfaces, coat all items in atmosphere with epoxy paint.
   D. Concrete placement, APWA Section 03 30 10. Provide 1/2-inch radius on edges. Apply a broom finish. Apply a curing agent.



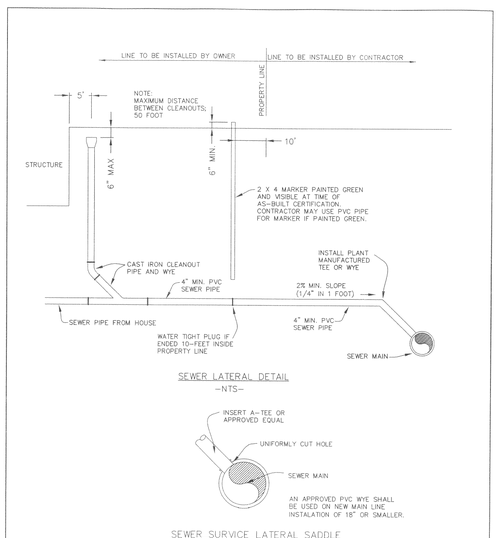
NOTE: ALSO SEE DRAWING NO. 15.23

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



TYPICAL TRENCH DETAIL
-NTS-

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

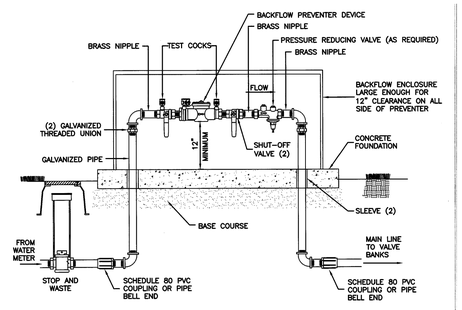


SEWER LATERAL DETAIL
-NTS-

SEWER SERVICE LATERAL SADDLE
-NTS-

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

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



REGISTERED PROFESSIONAL ENGINEER
6/8/20
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	04/21/20	REVISED PER CITY COMMENTS
2	06/08/20	REVISED PER CITY COMMENTS

Developer: Kirkham's Upholstery
329 West Main St.
American Fork, UT 84003
Phone: (801) 756-3739

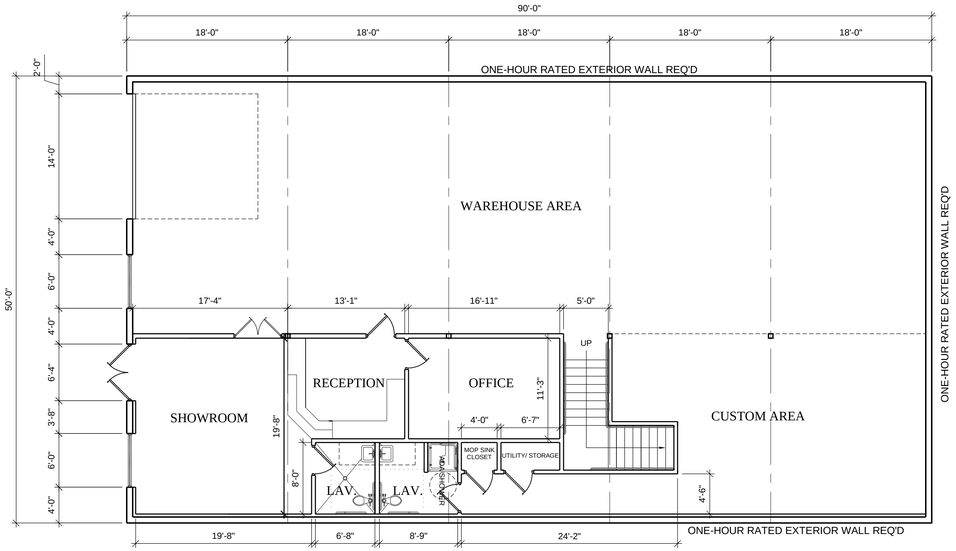
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

KIRKHAM'S UPHOLSTERY

AMERICAN FORK 329 WEST MAIN UTAH

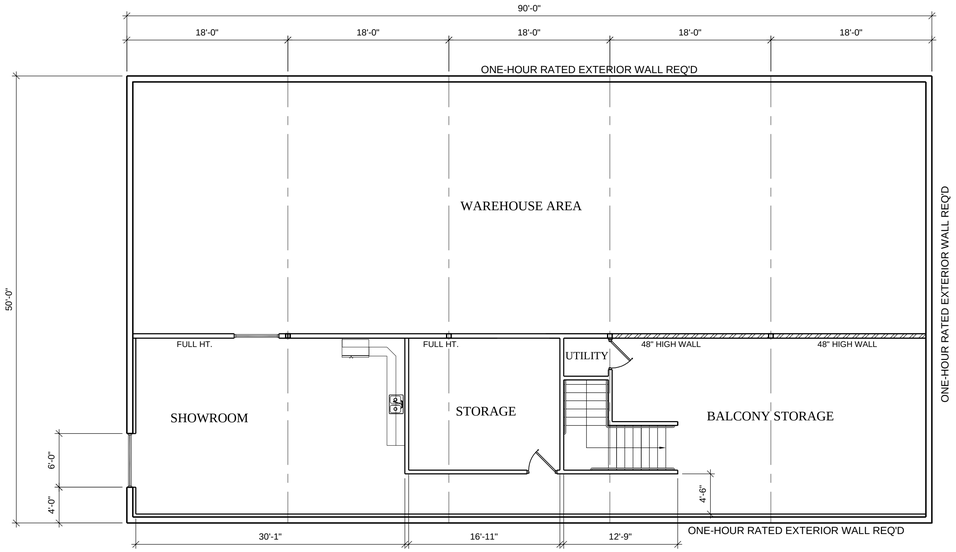
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Designed by: G.J.Y.	Date: 03/09/20
Checked by: D.W.P.	D4

DETAIL SHEET



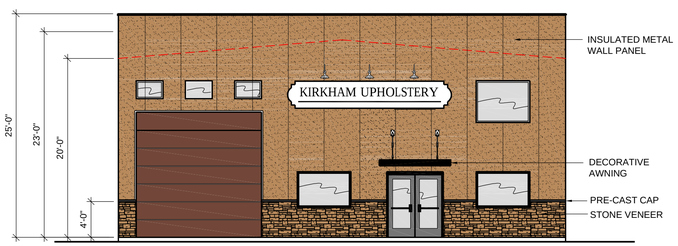
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 4,500 Sq. Ft.



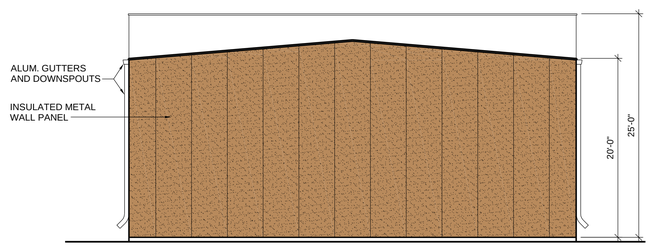
UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,800 Sq. Ft.



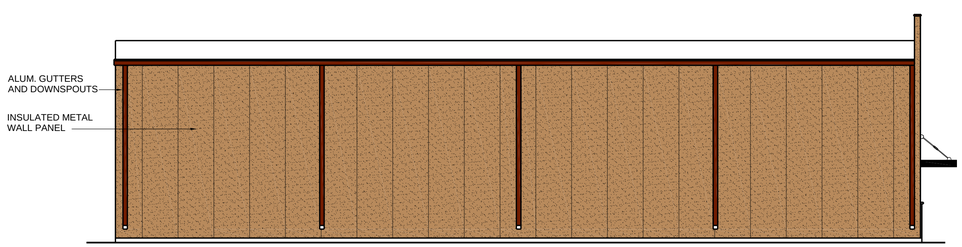
NORTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0" COLOR



SOUTH (REAR) ELEVATION

SCALE: 1/8" = 1'-0" COLOR



EAST/WEST (SIDE) ELEVATIONS

SCALE: 1/8" = 1'-0" COLOR

Diversified
DESIGN SERVICES AND ENGINEERING, LC.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

A NEW BUILDING FOR:

PROJECT NAME:

KIRKHAM UPHOLSTERY

329 West Main Street, American Fork, Utah

PROJECT INFO.	
PROJECT NO.:	2020-026
CAD FILE NAME:	XXXXX.DWG
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/8" = 1'-0"
DATE:	04-15-2020

REVISIONS		
REV.	DATE	DESCRIPTION
1	DATE	DESCRIPTION

SHEET TITLE:

MAIN FLOOR PLAN

A 101

SHEET 1 OF 2

KIRKHAM PLACE PLAT A

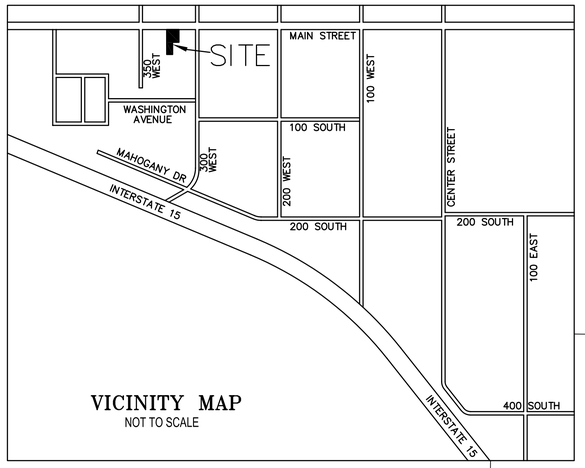
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY COUNTY OF UTAH STATE OF UTAH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET) 1 inch = 20 ft.

NORTH



VICINITY MAP
NOT TO SCALE

SOUTHWEST CORNER, BLOCK 21, AMERICAN FORK CITY SURVEY OF BUILDING LOTS (NOTHING FOUND)

SECTION LINE – BASIS OF BEARING N89°58'58"E 2647.88'

1129.96'

NORTHWEST CORNER SEC. 23, T5S, R1E, SLB&M (FOUND BRASS CAP)

NORTH QUARTER CORNER SEC. 23, T5S, R1E, SLB&M (FOUND BRASS CAP)

SOUTH 159.94'

SOUTH 96.94'

MAIN STREET (PUBLIC)

S 89°20'11" E 114.49'

WEST 178.42'

POINT OF BEGINNING

329 WEST

10' P.U.E.

LOT 1
19,954 SQ. FT.
0.4581 ACRES

118.79'

5' P.U.E.

S 00°39'49" W

WAGSTAFF INVESTMENTS LLC
PARCEL 13-046-0057

300 WEST STREET (PUBLIC)

232.29'

5' P.U.E. & POWER EASEMENT

10' P.U.E. & POWER EASEMENT

MARTIN LAND CO LLC
PARCEL 13-046-0026

N 89°20'11" W 58.49'

N 00°39'49" E

5' P.U.E.

S 00°39'49" W 113.40'

ELAINE SMITH FAMILY INVESTMENTS LLC
PARCEL 13-046-0025

N 89°26'33" W 56.00'

350 WEST STREET (PUBLIC)

SANDRA M. GIBSON
PARCEL 13-046-0037

CITY STANDARD NOTES:

1. THE CURRENT ZONE IS CC-2.
2. "LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON"
3. "OFF-SET PINS TO BE PLACED IN THE BACK OF CURB ALONG ROAD FRONTAGES AND A 5/8" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL OTHER LOT CORNERS"
4. "BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER"

LEGEND

⊕	EXISTING SECTION MONUMENT
⋈	FIRE HYDRANT LOCATION
△	SET PLUGS IN THE CURB ON LOT LINE EXTENSIONS
●	SET REBAR AND CAP OR FOUND REBAR AND CAP

FLOOD PLAIN INFORMATION
ZONE: C
PANEL: ONLY PANEL PRINTED
COMMUNITY PANEL NUMBER:
490152 0005 B
EFFECTIVE: NOVEMBER 25, 1980

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF GROUND SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FORMERLY KNOWN AND DESCRIBED AS THE THREE (3) FOLLOWING PARCELS:

UTAH COUNTY RECORDER PARCEL I.D. 13-046-0013

COMMENCING 176 FEET 8 INCHES WEST FROM THE NORTHWEST CORNER OF BLOCK 8, PLAT "A" AMERICAN FORK CITY SURVEY; WEST 56 FEET 6 INCHES; SOUTH 118.8 FEET; EAST 56 FEET 6 INCHES; NORTH 118.8 FEET TO BEGINNING. AREA .16 OF AN ACRE

UTAH COUNTY RECORDER PARCEL I.D. 13-046-0015

COMMENCING 99 FEET SOUTH 233.16 FEET WEST OF SOUTHWEST CORNER OF BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY WEST 58.5 FEET; SOUTH 118.8 FEET; EAST 58.5 FEET; NORTH 118.8 FEET TO BEGINNING.

UTAH COUNTY RECORDER PARCEL I.D. 13-046-0024

PARCEL 3: COMMENCING 229.3 FEET SOUTH & 235.16 FEET FROM NORTHWEST CORNER OF BLOCK 8, PLAT "A" AMERICAN FORK CITY SURVEY; NORTH 115.5 FEET; WEST 56 FEET; SOUTH 115.5 FEET; EAST 56 FEET TO BEGINNING IN NORTHWEST 1/4 SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 96.94 FEET AND WEST 178.42 FEET FROM THE SOUTHWEST CORNER OF BLOCK 21, PLAT "A" AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING LOCATED NORTH 89°58'58" EAST ALONG THE SECTION LINE 1129.96 FEET AND SOUTH 159.94 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°39'49" WEST 118.79 FEET; THENCE NORTH 89°20'11" WEST 58.49 FEET; THENCE SOUTH 00°39'49" WEST 113.40 FEET; THENCE NORTH 89°26'33" WEST 56.00 FEET; THENCE NORTH 00°39'49" EAST 232.29 FEET; THENCE SOUTH 89°20'11" EAST 114.49 FEET TO THE POINT OF BEGINNING.

AREA = 19,954 SQ. FT. OR 0.4581 ACRES, MORE OR LESS

BLOCK ROTATION = CLOCKWISE 0°39'49"

LOTS = 1

06-29-20
DATE

SURVEYOR
(See Seal Below)

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF _____ , COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF _____ A.D. 20 __ .

MAYOR — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER

ATTEST _____ CITY RECORDER (See Seal Below)

SEWER & WATER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____ A.D. 20___ BY THE _____ PLANNING COMMISSION.

PLANNING DEPT. DIRECTOR — CHAIRMAN, PLANNING COMMISSION

PLAT "A"

KIRKHAM PLACE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

A COMMERCIAL SUBDIVISION

AMERICAN FORK CITY _____ **UTAH COUNTY**
SCALE: 1" = 20 FEET **STATE OF UTAH**

LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

OWNER'S DEDICATION

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

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

ROBERT C. KIRKHAM, TRUSTEE — SHAUNA M. KIRKHAM, TRUSTEE

KIRKHAM ASSET PROTECTION TRUST DATED 10-11-2016

ACKNOWLEDGEMENT (PERSONAL)

OWNER (S)

STATE OF UTAH S.S.
COUNTY OF UTAH

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

NOTARY'S COMMISSION EXPIRATION DATE — NOTARY PUBLIC FULL NAME & COMMISSION NUMBER

"A NOTARY PUBLIC COMMISSIONED IN UTAH" — PRINT NAME

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE ___DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____ AND_____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE _____ AND HE THE SAID _____IS THE _____ OF _____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY'S COMMISSION EXPIRATION DATE — NOTARY PUBLIC FULL NAME & COMMISSION NUMBER

"A NOTARY PUBLIC COMMISSIONED IN UTAH" — PRINT NAME

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
06-29-20
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

CLERK-RECORDER SEAL

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/8/2020

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: 1100 West 350 South Phase 1

Project Address: 1100 West 350 South

Developer / Applicant's Name: White Horse Development

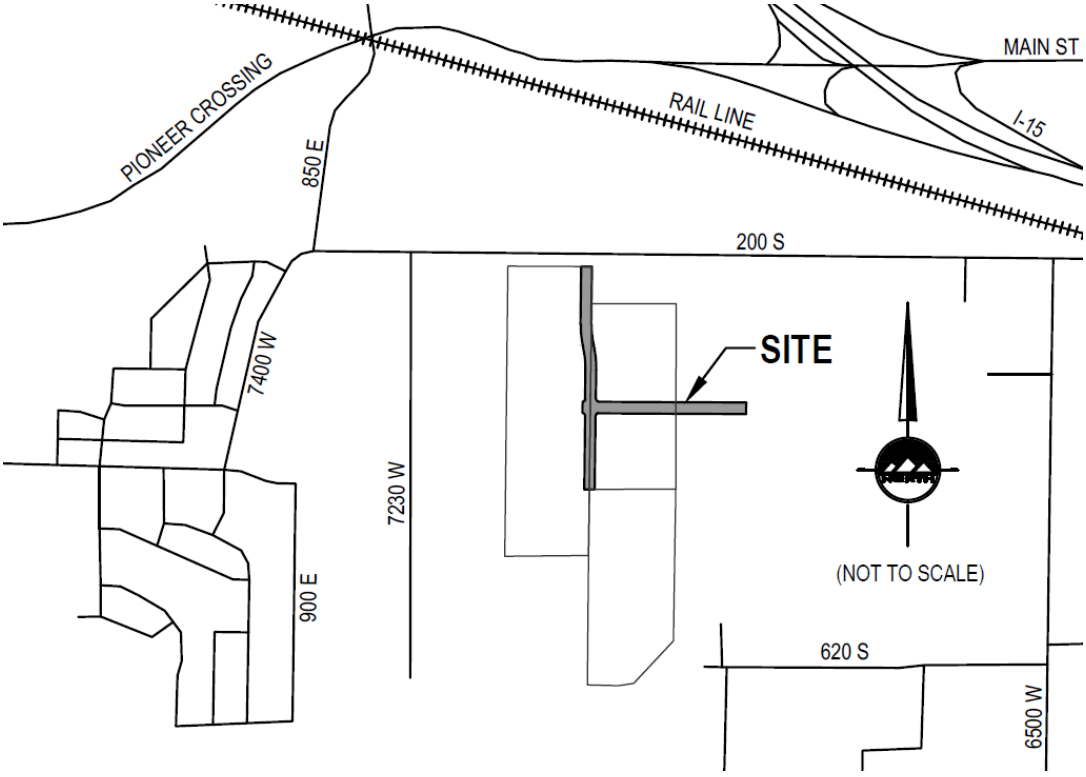
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ Road Dedication Plat

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 7/8/2020 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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
7. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
8. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

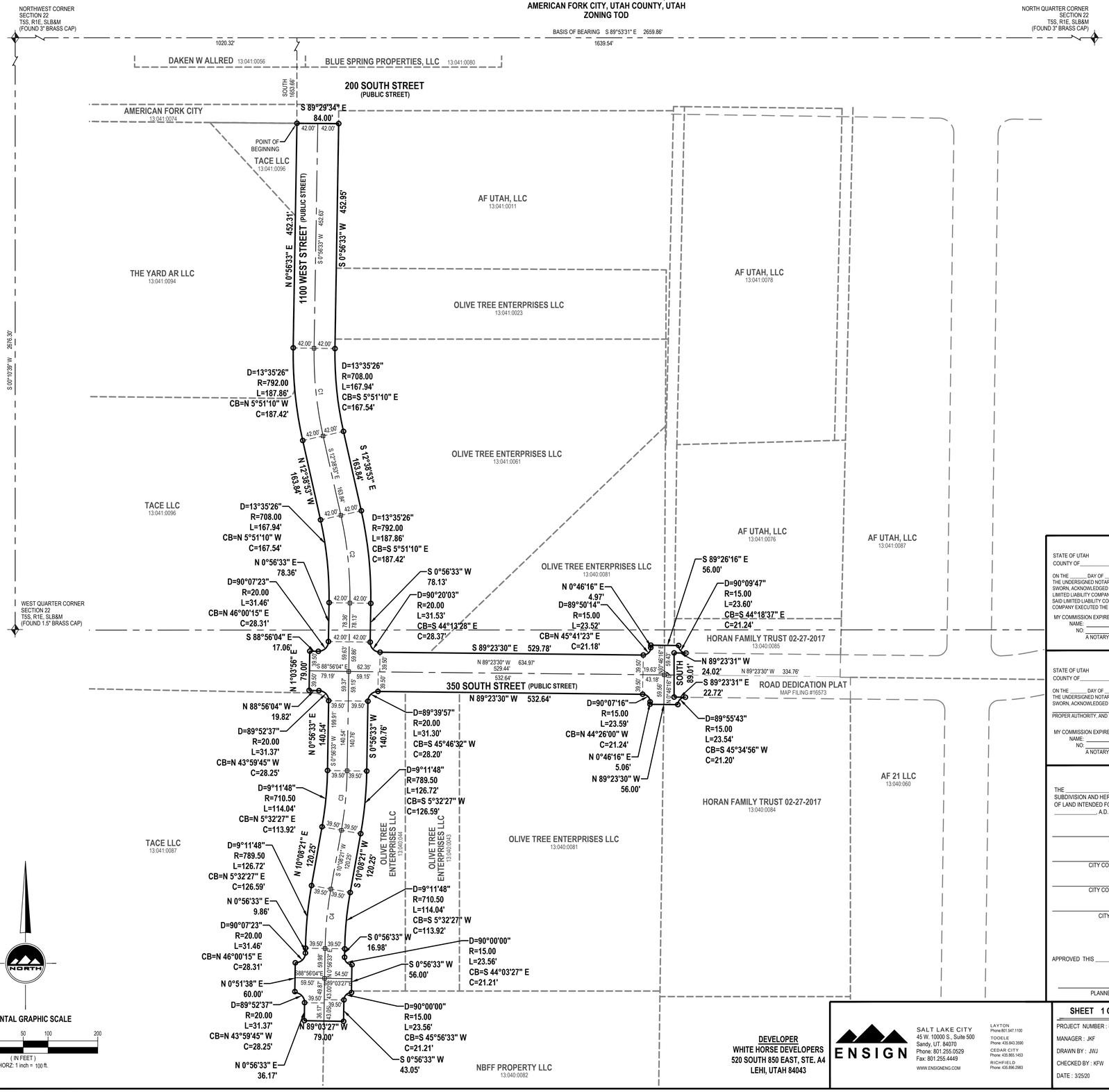
Mr. Chairman, I move that we recommend denial of the code text amendment.

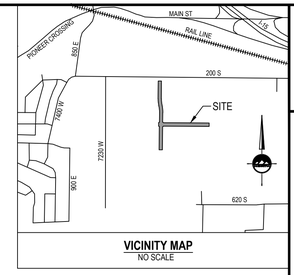
TABLE

Mr. Chairman, I move that we recommend table of the code text amendment.

1100 WEST AND 350 SOUTH ROAD DEDICATION PLAT

**LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD**





VICINITY MAP
NO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE

ENSIGN ENG. LAND SURV.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	750.00'	177.90'	13°35'26"	S5°51'10"E	177.48'
C2	750.00'	177.90'	13°35'26"	N5°51'10"W	177.48'
C3	750.00'	120.38'	9°11'48"	N5°32'27"E	120.25'
C4	750.00'	120.38'	9°11'48"	S5°32'27"W	120.25'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882. 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.

BOUNDARY DESCRIPTION

Beginning at a point being North 89°53'31" East 1,020.30 feet along section line and South 1,653.66 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°29'34" East 84.00 feet;
thence South 00°56'33" West 452.95 feet;
thence Southeasterly 167.94 feet along the arc of a 708.00 feet radius curve to the left (center bears South 89°03'27" East and the chord bears South 05°51'10" West 167.54 feet with a central angle of 13°35'26");
thence South 12°38'53" East 163.84 feet;
thence Southeasterly 187.86 feet along the arc of a 792.00 feet radius curve to the right (center bears South 77°21'07" West and the chord bears South 05°51'10" West 187.42 feet with a central angle of 13°35'26");
thence South 00°56'33" West 78.13 feet;
thence Southeasterly 31.53 feet along the arc of a 20.00 feet radius curve to the left (center bears South 89°03'27" East and the chord bears South 44°13'28" East 28.37 feet with a central angle of 90°20'03");
thence South 89°23'30" East 529.75 feet;
thence Northeasterly 23.52 feet along the arc of a 15.00 feet radius curve to the left (center bears North 00°36'30" East and the chord bears North 45°41'23" East 21.18 feet with a central angle of 89°50'14");
thence North 00°46'16" East 4.97 feet;
thence South 89°26'16" East 56.00 feet;
thence Southeasterly 23.60 feet along the arc of a 15.00 feet radius curve to the left (center bears South 89°13'44" East and the chord bears South 44°18'37" East 21.24 feet with a central angle of 90°09'47");
thence North 89°23'31" West 24.02 feet;
thence South 89.01 feet;
thence South 89°23'31" East 22.72 feet;
thence Southwesterly 23.54 feet along the arc of a 15.00 feet radius curve to the left (center bears South 00°32'47" West and the chord bears South 45°34'56" West 21.20 feet with a central angle of 89°55'43");
thence North 89°23'30" West 56.00 feet;
thence North 00°46'16" East 5.06 feet;
thence Northwesterly 23.59 feet along the arc of a 15.00 feet radius curve to the left (center bears North 89°22'22" West and the chord bears North 44°26'00" West 21.24 feet with a central angle of 90°07'16");
thence North 89°23'30" West 532.64 feet;
thence Southwesterly 31.30 feet along the arc of a 20.00 feet radius curve to the left (center bears South 00°36'30" West and the chord bears South 45°46'32" West 28.20 feet with a central angle of 89°39'57");
thence South 00°56'33" West 140.76 feet;
thence Southwesterly 126.72 feet along the arc of a 789.50 feet radius curve to the right (center bears North 89°03'27" West and the chord bears South 05°32'27" West 126.59 feet with a central angle of 09°11'48");
thence South 10°08'21" West 120.25 feet;
thence Southwesterly 114.04 feet along the arc of a 710.50 feet radius curve to the left (center bears North 79°51'39" East and the chord bears South 05°32'27" West 113.92 feet with a central angle of 09°11'48");
thence South 00°56'33" West 16.98 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00 feet radius curve to the left (center bears South 89°03'27" East and the chord bears South 44°03'27" East 21.21 feet with a central angle of 90°00'00");
thence South 00°56'33" West 56.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 feet radius curve to the left (center bears South 00°56'33" West and the chord bears South 45°56'33" West 21.21 feet with a central angle of 90°00'00");
thence South 00°56'33" West 43.05 feet;
thence North 89°03'27" West 79.00 feet;
thence North 00°56'33" East 36.17 feet;
thence Northwesterly 31.37 feet along the arc of a 20.00 feet radius curve to the left (center bears North 89°03'27" West and the chord bears North 43°59'45" West 28.25 feet with a central angle of 89°52'37");
thence North 00°51'38" East 60.00 feet;
thence Northeasterly 31.46 feet along the arc of a 20.00 feet radius curve to the left (center bears North 01°03'56" East and the chord bears North 46°00'15" East 28.31 feet with a central angle of 90°07'23");
thence North 00°56'33" East 9.86 feet;
thence Northeasterly 126.72 feet along the arc of a 789.50 feet radius curve to the right (center bears South 89°03'27" East and the chord bears North 05°32'27" East 126.59 feet with a central angle of 09°11'48");
thence North 10°08'21" East 120.25 feet;
thence Northeasterly 114.04 feet along the arc of a 710.50 feet radius curve to the left (center bears North 79°51'39" West and the chord bears North 05°32'27" East 113.92 feet with a central angle of 09°11'48");
thence North 00°56'33" East 140.54 feet;
thence Northwesterly 31.37 feet along the arc of a 20.00 feet radius curve to the left (center bears North 89°03'27" West and the chord bears North 43°59'45" West 28.25 feet with a central angle of 89°52'37");
thence North 88°56'04" West 19.82 feet;
thence North 01°03'56" East 79.00 feet;
thence South 88°56'04" East 17.06 feet;
thence Northeasterly 31.45 feet along the arc of a 20.00 feet radius curve to the left (center bears North 01°03'56" East and the chord bears North 46°00'15" East 28.31 feet with a central angle of 90°07'23");
thence North 00°56'33" East 78.36 feet;
thence Northwesterly 167.94 feet along the arc of a 708.00 feet radius curve to the left (center bears North 89°03'27" West and the chord bears North 05°51'10" West 167.54 feet with a central angle of 13°35'26");
thence North 12°38'53" West 163.84 feet;
thence Northwesterly 187.86 feet along the arc of a 792.00 feet radius curve to the right (center bears North 77°21'07" East and the chord bears North 05°51'10" West 187.42 feet with a central angle of 13°35'26");
thence North 00°56'33" East 452.31 feet to the point of beginning.

Contains 205,645 Square Feet or 4.721 Acres

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

NAME / COMPANY

NAME / COMPANY

NAME / COMPANY

NAME / COMPANY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

TRUST ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY IS/ARE THE _____ OF _____, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING BY SAID TRUST.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

ATTEST:

CITY ENGINEER

CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____. BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

1100 WEST AND 350 SOUTH ROAD DEDICATION PLAT

**LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH**

SURVEYORS SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8799C
MANAGER : JKF
DRAWN BY : JVJ
CHECKED BY : KFW
DATE : 3/25/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _X_ AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551C0120B EFFECTIVE JULY 17, 2002 .

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/8/2020

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: 1100 West 350 South Phase 2

Project Address: 1100 West 350 South

Developer / Applicant's Name: White Horse Development

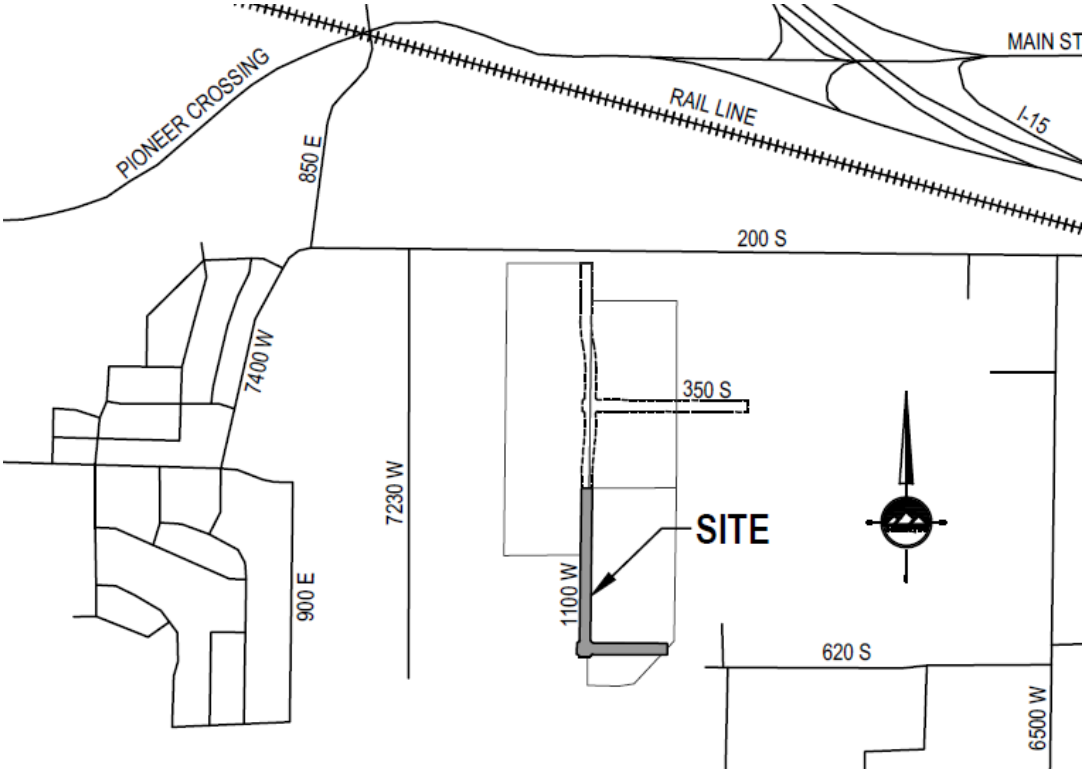
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ Road Dedication Plat

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 7/8/2020 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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
7. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
8. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

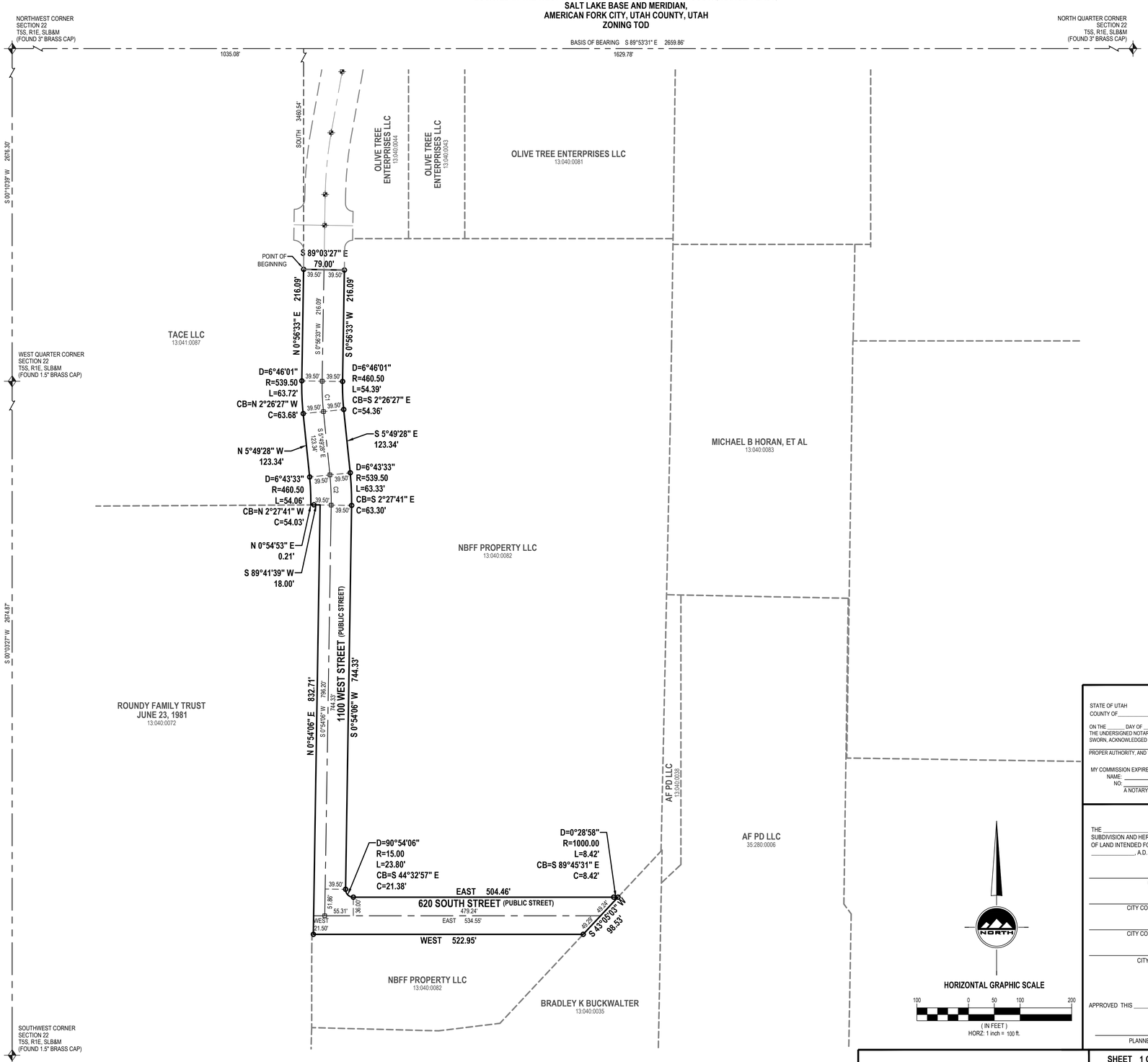
Mr. Chairman, I move that we recommend denial of the code text amendment.

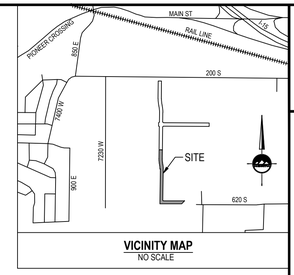
TABLE

Mr. Chairman, I move that we recommend table of the code text amendment.

1100 WEST AND 620 SOUTH ROAD DEDICATION PLAT

**LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD**





VICINITY MAP
NO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE

ENSIGN ENG. LAND SURV.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	59.05'	6°46'01"	S2°26'27"E	59.02'
C2	500.00'	58.69'	6°43'33"	S2°27'41"E	58.66'

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 286882 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.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,035.08 feet along section line and South 3,460.54 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 79.00 feet;
thence South 00°56'33" West 216.09 feet;
thence Southeasterly 54.39 feet along the arc of a 460.50 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 02°26'27" East 54.36 feet with a central angle of 06°46'01");
thence South 05°49'28" East 123.34 feet;
thence Southeasterly 63.33 feet along the arc of a 539.50 foot radius curve to the right (center bears South 84°10'32" West and the chord bears South 02°27'41" East 63.30 feet with a central angle of 06°43'33");
thence South 00°54'06" West 744.33 feet;
thence Southeasterly 23.80 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°05'54" East and the chord bears South 44°32'57" East 21.38 feet with a central angle of 90°54'06");
thence East 504.46 feet;
thence Southeasterly 8.42 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South and the chord bears South 89°45'31" East 8.42 feet with a central angle of 00°28'58");
thence South 43°05'03" West 98.53 feet;
thence West 522.95 feet;
thence North 00°54'06" East 832.71 feet;
thence South 89°41'39" West 18.00 feet;
thence North 00°54'53" East 0.21 feet;
thence Northwesterly 54.06 feet along the arc of a 460.50 foot radius curve to the left (center bears North 89°05'54" West and the chord bears North 02°27'41" West 54.03 feet with a central angle of 06°43'33");
thence North 05°49'28" West 123.34 feet;
thence Northwesterly 63.72 feet along the arc of a 539.50 foot radius curve to the right (center bears North 84°10'32" East and the chord bears North 02°26'27" West 63.68 feet with a central angle of 06°46'01");
thence North 00°56'33" East 216.09 feet to the point of beginning.

Contains 122,567 Square Feet or 2.814 Acres

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

NAME
COMPANY

NAME
COMPANY

NAME
COMPANY

NAME
COMPANY

TRUST ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ___, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY IS/ARE THE _____ OF _____, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING BY SAID TRUST.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER

ATTEST:
CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____. BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ___, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ___, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

1100 WEST AND 620 SOUTH ROAD DEDICATION PLAT

**LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH**

SURVEYORS SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

2.0"
2.5"

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8799C
MANAGER : JKF
DRAWN BY : JVU
CHECKED BY : KFW
DATE : 4/3/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _X_ AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701206 EFFECTIVE JULY 17, 2002 .

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 8, 2020
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Savage Apartments/Parc on 5th Phase II, located in the area of 620 South 600 East, in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval to the City Council.

BACKGROUND INFORMATION					
Location:		620 South 600 East			
Applicants:		Wasatch Development Group/Adam Lankford			
Existing Land Use:		Vacant/Industrial			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Commercial/Residential			
	East	Agriculture			
	West	Commercial			
Existing Zoning:		PC (Planned Community)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PC (Planned Community)			
	South	GC-2 (Planned Commercial) & PC (Planned Community)			
	East	PC (Planned Community)			
	West	GC-2 (Planned Commercial)			
Land Use Plan Designation:		Planned Community			
Zoning within Land Use designation?		x	Yes		No

Background

This area received concept plan approval in September 2015. The concept plan envisioned placement of apartments, townhomes, and a commercial area along 500 East; in an area known as the Savage Property. Since conceptual approval, the commercial area along 500 East (Osmond Retail Plaza) has been constructed, as has Phase I of the residential area (Parc on 5th). Phase II anticipates additional residential development, south of Phase I and east of the commercial development along 500 East. Access will be provided off 620 South, through an extension of 600 East. Development of Phase II will consist of additional apartment (142) and townhome (54) units. A clubhouse and pool will be constructed in Phase II, as was done in Phase I. Final project density is 13.8

du/ac; within the allowed ranges of the PC zone. Parking is provided at 2.35 spaces per unit; slightly above the required 2.25 spaces per unit required by the City.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The proposed site plan is consistent with the Land Use Plan Designation.

FINDING OF FACT

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

1. The site plan meets the criteria as found in Section 17.7.507 of the Development Code.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Savage Apartments/Parc on 5th Phase II, 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 Savage Apartments/Parc on 5th Phase II.

TABLE

Mr. Chairman, I move that we table action on the Savage Apartments/Parc on 5th Phase II.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/8/2020

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: Parc on 5th Phase 2

Project Address: 620 South 600 East

Developer / Applicant's Name: Adam Lankford, Wasatch Development Group

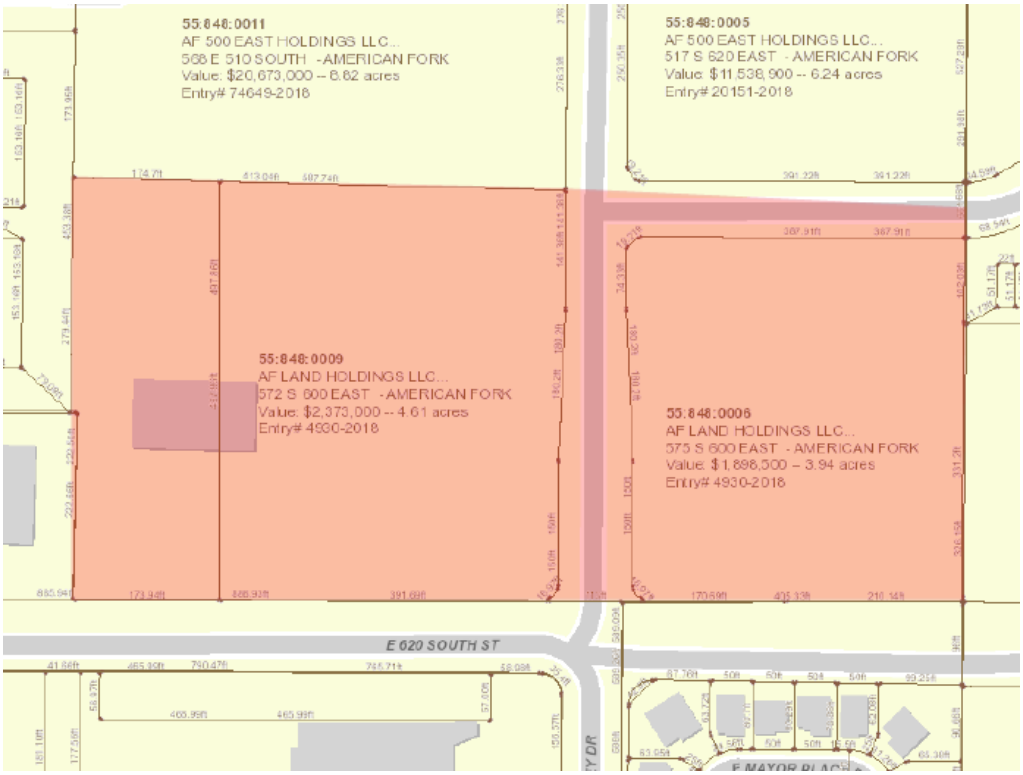
Type of Application:

- ☐ 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 7/8/2020 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. Address outstanding TRC review comments
2. Pending completion of the 3rd party review for the geotechnical report, address any outstanding geotechnical comments.

SAVAGE APTS. PH.2

PREPARED FOR:

WASATCH RESIDENTIAL GROUP

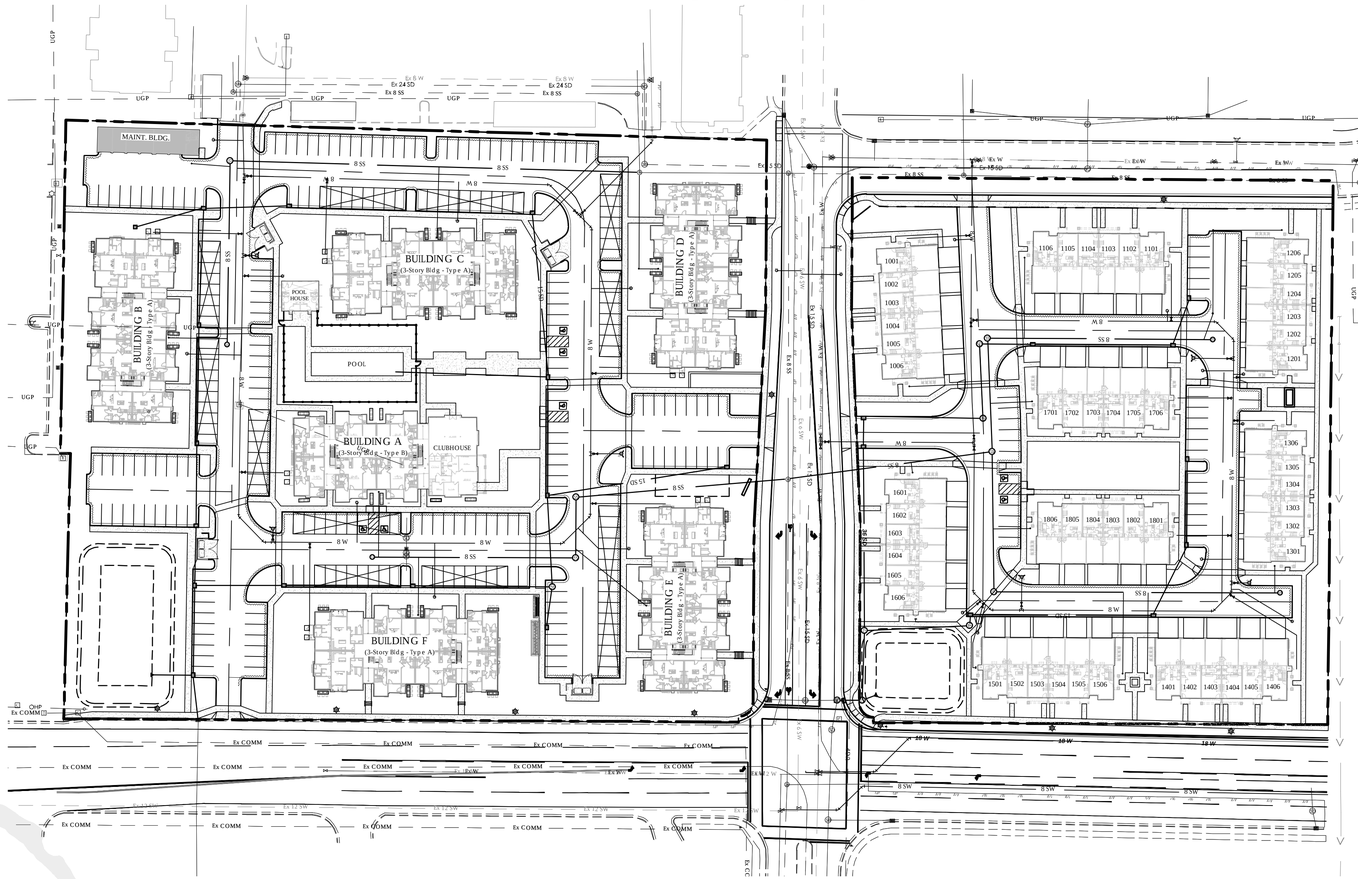
LOCATED IN:

AMERICAN FORK CITY



VICINITY MAP

NTS



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO AMERICAN FORK CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: ERIC WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 961-1184
CONTACT: ADAM LANKFORD

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

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Sheet Index	
Sheet Number	Sheet Title
C1	COVER SHEET
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5.0	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C6.0	SEWER PLAN
C6.1	SEWER PLAN
C7.0	WATER PLAN
C7.1	WATER PLAN
C8.0	EROSION CONTROL PLAN
C8.1	EROSION CONTROL PLAN
D1.0	DETAILS
D1.1	DETAILS
PP1.0	600 EAST
PP2.0	530 SOUTH
PP3.0	620 SOUTH

Company	Contact	Number
American Fork City Public Works		
-Culinary Water/Pressurized Irrigation	Jay Brems	(801)763-3060
-Sewer/Storm Water	Ashton Hardy	(801)763-3060
-City Inspector	Dee Howard	(801)763-3060
-SWPPP Inspector	Harlan Nielson	(801)763-3060
American Fork City Fire Marshal	Mat Sacco	(801)763-3045
AF Fiber	Will Davis	(801)897-9826
American Fork Irrigation Company	Ernie John	(801)471-6576
Century Link	K.C. Lunt	(432)623-4252
Comcast	Elysia Valdez	(801)401-3017
Dominion Energy	Trent Johnson	(801)853-6548
Rocky Mountain Power	Teria Walker	(801)756-1310
Timpanogos Special Service District	David Barlow	(801)756-5231

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

SAVAGE APTS. PH.2
AMERICAN FORK CITY
COVER SHEET

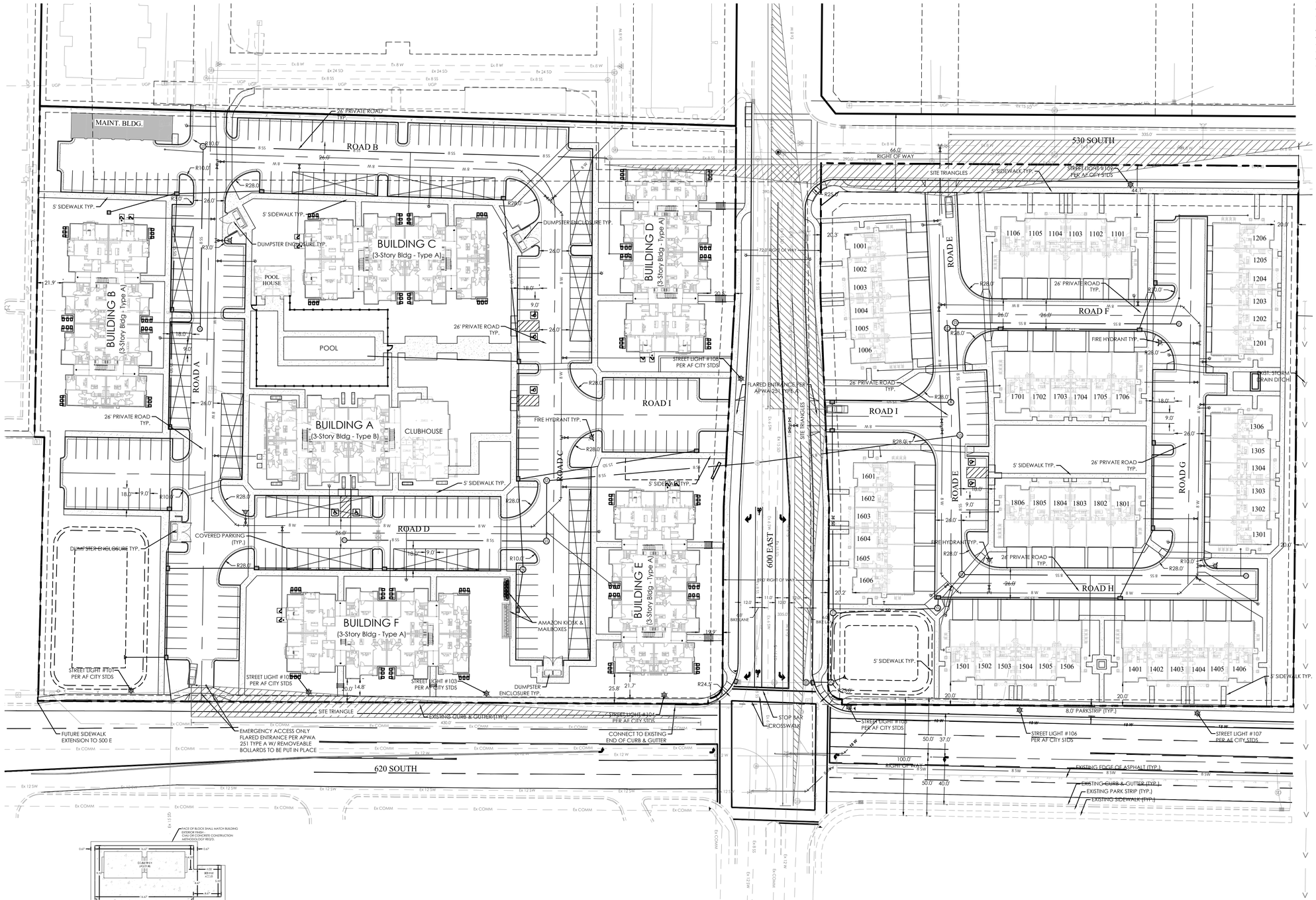
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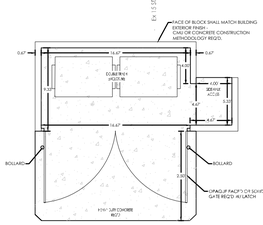
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6	----	----

COVER SHEET

Scale: 1"=60' | Drawn: WE
Date: 06/08/2020 | Job #: 19-0368
Sheet: C1

Z:_2019\19-0368 Parc on 5th design 19-0368 dwg\sheets\C1 COVER SHEET.dwg





DUMPSTER/TRASH ENCLOSURE DETAIL

NOTES:
1. ENCLOSURE SHALL BE 6' TALL MINIMUM.
2. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING IT SUPPORTS.
3. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON THE SIZE OF THE SITE. THE CITY PLANNING STAFF SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
4. ENCLOSURE SIZE AND LOCATION OF A GIVEN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE WILL NOT REQUIRE THE SIZE OF ENCLOSURE FOR TRUCK PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR AN EXCEPTION.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

PROJECT DENSITY TABULATION

OVERALL PROJECT DENSITY BASED ON THE 2015 APPLICATION WITH 32.38 ACRES	450 UNITS (13.9 UNITS/ACRE)
PHASE 1 TOTAL UNITS (EXISTING) (144 STACKED FLAT UNITS & 108 TOWNHOME UNITS)	252 UNITS
PHASE 2 TOTAL UNITS (PROPOSED) (142 STACKED FLAT UNITS & 54 TOWNHOME UNITS)	196 UNITS
FINAL PROJECT DENSITY	448 UNITS (13.8 UNITS/ACRE)

PHASE 2 - SITE TABULATION

STACKED FLATS		TOWNHOME	
TOTAL ACREAGE	6.62 ACRES	TOTAL ACREAGE	4.16 ACRES
TOTAL UNITS	142 UNITS	ROAD DEDICATION	0.22 ACRES
DENSITY	21.5 UNITS/AC	FINAL ACREAGE	3.94 ACRES
		TOTAL UNITS	54 UNITS
		DENSITY	13.7 UNITS/ACRE

PHASE 2 - OVERALL PARKING

STACKED FLATS - TOTAL	142 UNITS
(3-BEDROOM UNITS	36 UNITS)
(2-BEDROOM UNITS	72 UNITS)
(1-BEDROOM UNITS	34 UNITS)
TOWNHOMES	54 UNITS
(ALL ARE 3-BEDROOM UNITS)	
TOTAL UNITS	196 UNITS
PARKING TOTAL	461 STALLS
SURFACE PARKING	195 STALLS
COVERED PARKING	99 STALLS
SURFACE ADA PARKING	5 STALLS
COVERED ADA PARKING	2 STALLS
GARAGE PARKING	89 STALLS
GARAGE ADA VAN PARKING	1 STALL
DRIVEWAY PARKING:	70 STALLS
PARKING RATIO:	2.35 STALLS/UNIT

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SAVAGE APTS. PH.2
AMERICAN FORK CITY
SITE PLAN

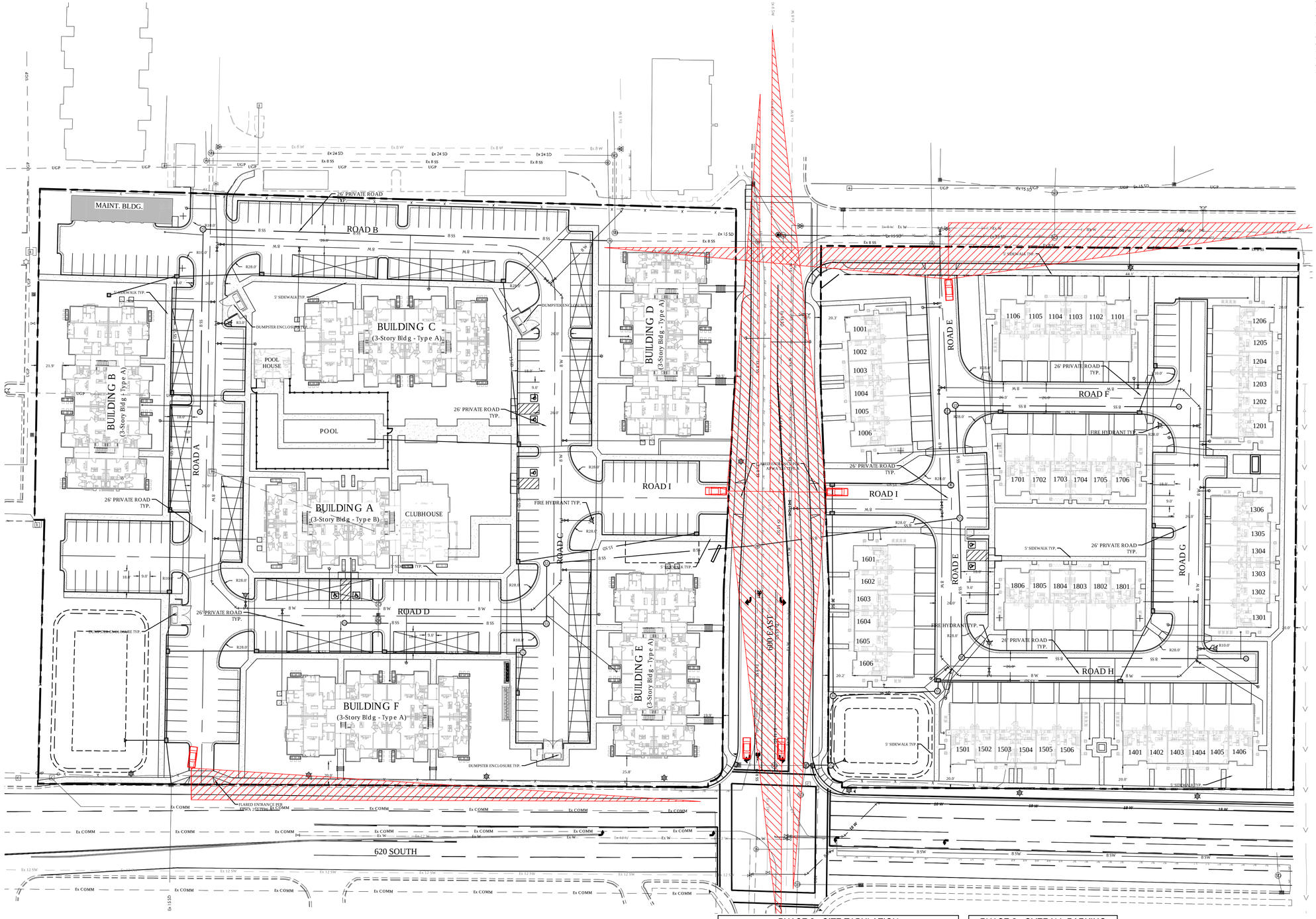
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SITE PLAN

Scale:	1"=40'	Drawn:	WE
Date:	06/29/2020	Job #:	19-0368
Sheet:	C3.0		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

PHASE 2 - SITE TABULATION

STACKED FLATS	
TOTAL ACREAGE	6.62 ACRES
TOTAL UNITS	142 UNITS
DENSITY	21.5 UNITS/AC

TOWNHOME	
TOTAL ACREAGE	4.16 ACRES
ROAD DEDICATION	0.22 ACRES
FINAL ACREAGE	3.94 ACRES
TOTAL UNITS	54 UNITS
DENSITY	13.7 UNITS/ACRE

PHASE 2 - OVERALL PARKING

STACKED FLATS	142 UNITS
TOWNHOMES	54 UNITS
TOTAL UNITS	196 UNITS
PARKING TOTAL	460 STALLS
SURFACE PARKING	296 STALLS
SURFACE ADA PARKING	4 STALLS
GARAGE PARKING	89 STALLS
GARAGE ADA VAN PARKING	1 STALL
DRIVEWAY PARKING:	70 STALLS
PARKING RATIO:	2.35 STALLS/UNIT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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C3.1 SITE TRIANGLES - C3.0 SITE PLAN

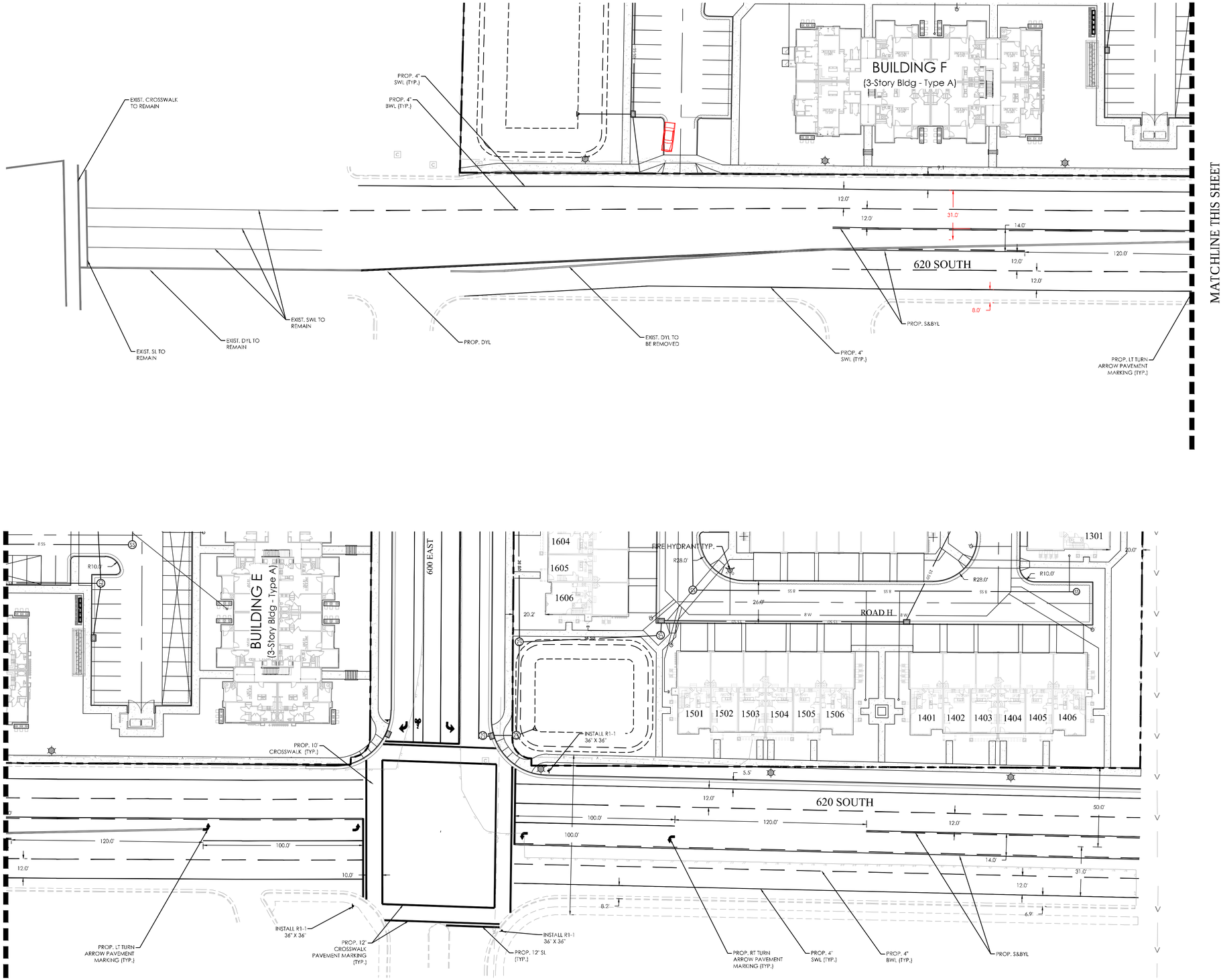
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C3.1 SITE TRIANGLES - C3.0 SITE PLAN

Scale: 1"=40'
Drawn: WE
Date: 06/08/2020
Job #: 19-0368
Sheet: ----

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MATCHLINE THIS SHEET

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

STRIPING KEY:

SWL	- SOLID WHITE LINE
SYL	- SOLID YELLOW LINE
DYL	- DOUBLE YELLOW LINE
BWL	- BROKEN WHITE LINE
DWL	- DOTTED WHITE LINE
LDL	- LANE DROP LINE
S&BYL	- SOLID AND BROKEN YELLOW LINE
SL	- STOP LINE



R1-1

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

C3.2 STRIPING PLAN - C3.0 SITE PLAN

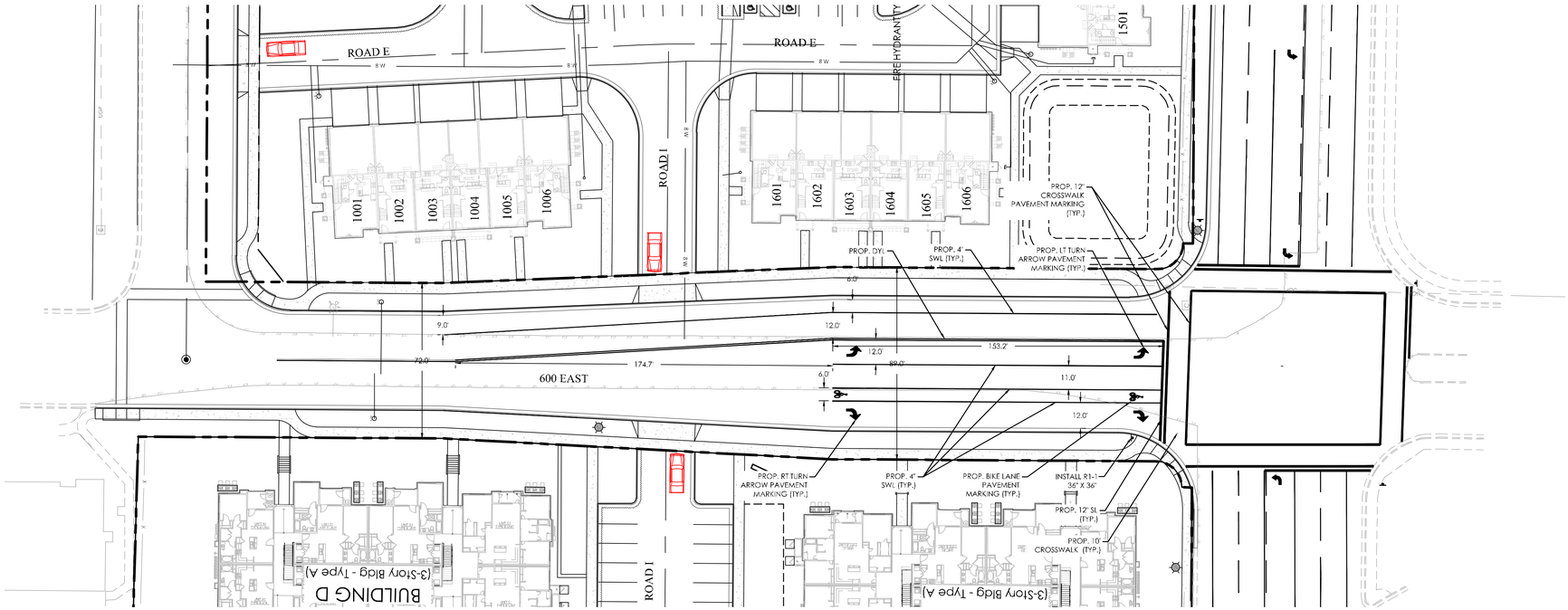
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C3.2 STRIPING PLAN - C3.0 SITE PLAN

Scale:	1"=30'	Drawn:	WE
Date:	06/08/2020	Job #:	19-0368
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
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STRIPING KEY:

SWL	- SOLID WHITE LINE
SYL	- SOLID YELLOW LINE
DYL	- DOUBLE YELLOW LINE
BWL	- BROKEN WHITE LINE
DWL	- DOTTED WHITE LINE
LDL	- LANE DROP LINE
S&BYL	- SOLID AND BROKEN YELLOW LINE
SL	- STOP LINE



R1-1

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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C3.3 600 E STRIPING PLAN - C3.0 SITE PLAN

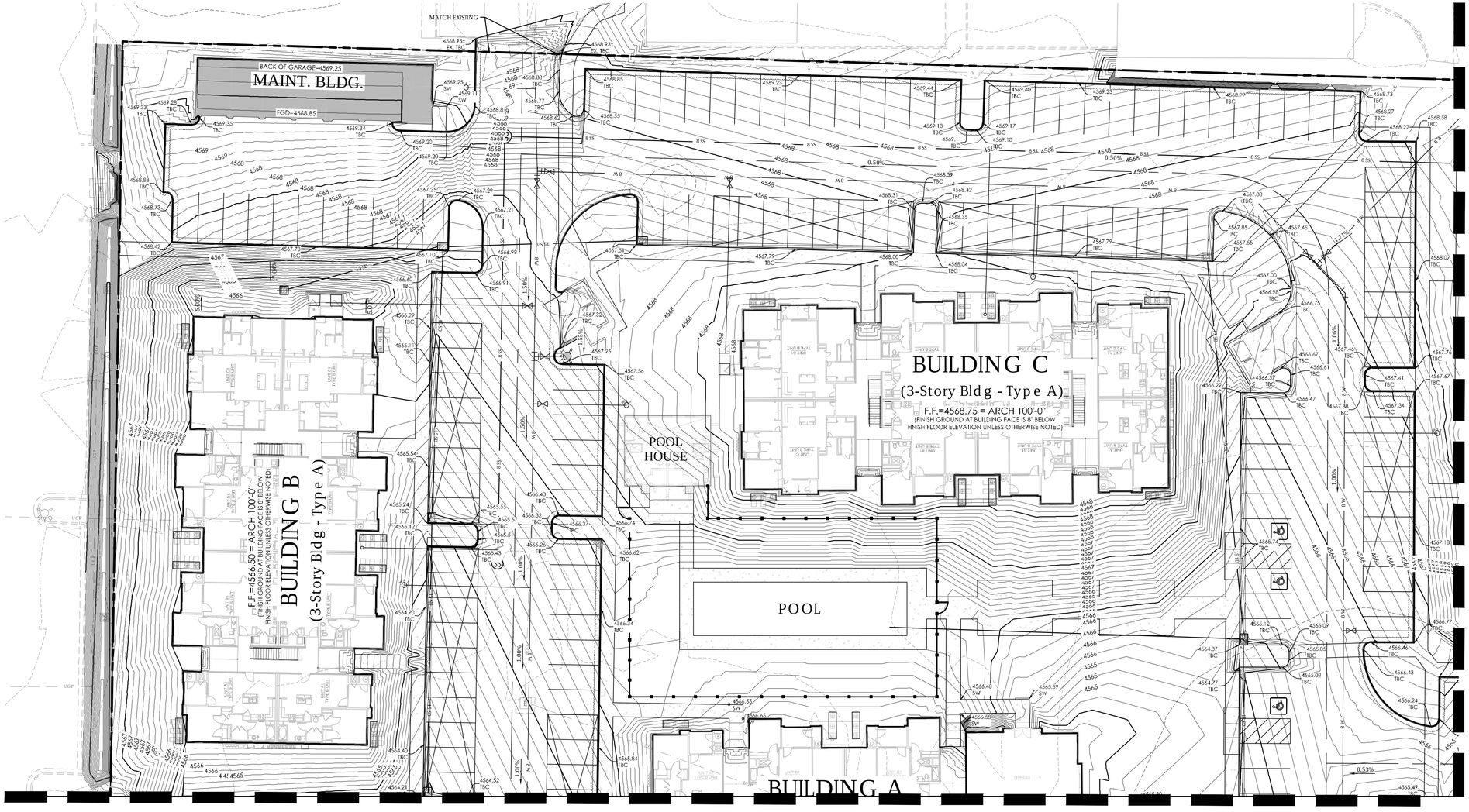
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C3.3 600 E STRIPING PLAN - C3.0 SITE PLAN

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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GRADING PLAN

REVISION BLOCK

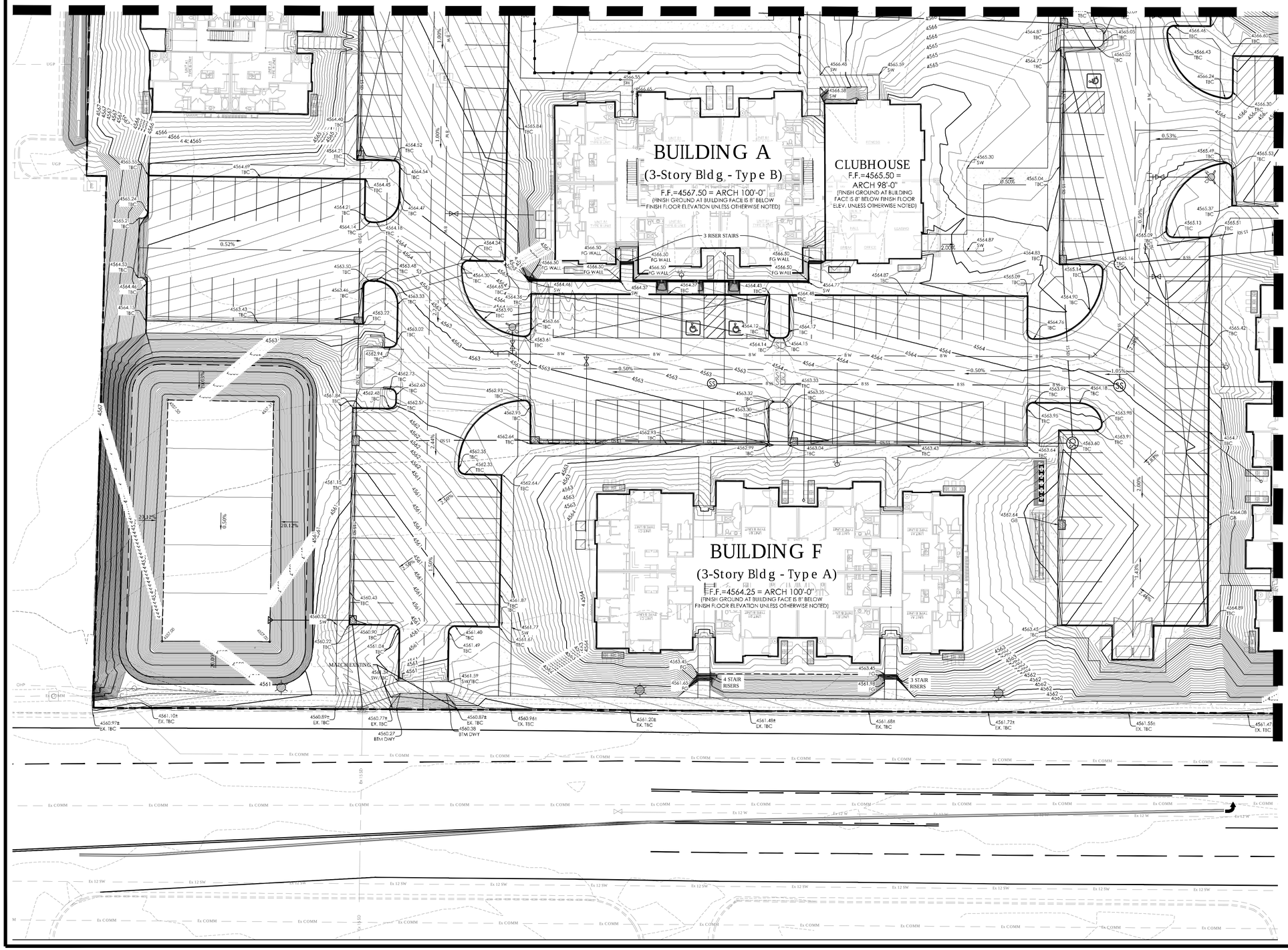
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GRADING PLAN

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MATCH LINE SEE SHEET C4.0



MATCH LINE SEE SHEET C4.3

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- SPOT ELEVATION

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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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GRADING PLAN

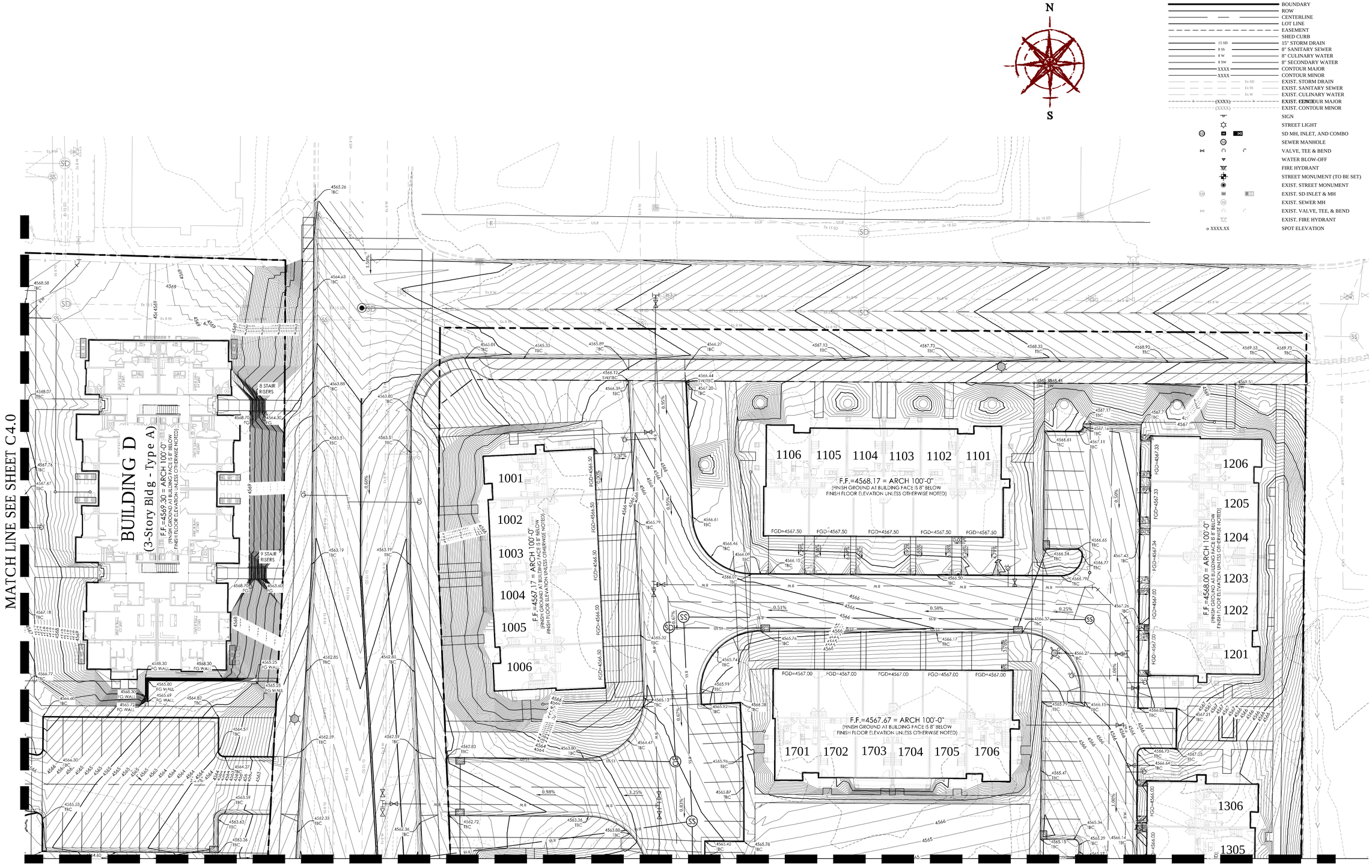
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GRADING PLAN

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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AMERICAN FORK CITY

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

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MATCH LINE SEE SHEET C4.2

MATCH LINE SEE SHEET C4.1

BUILDING E
(3-Story Bldg - Type A)
F.F.=4566.50 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1601
1602
1603
1604
1605
1606
F.F.=4565.17 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1806 1805 1804 1803 1802 1801
F.F.=4566.17 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1306
1305
1304
1303
1302
1301
F.F.=4566.67 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1501 1502 1503 1504 1505 1506
F.F.=4565.17 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1401 1402 1403 1404 1405 1406
F.F.=4565.67 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW
FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

7 STAIR RISERS

8 STAIR RISERS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. CULINARY WATER
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

GRADING PLAN

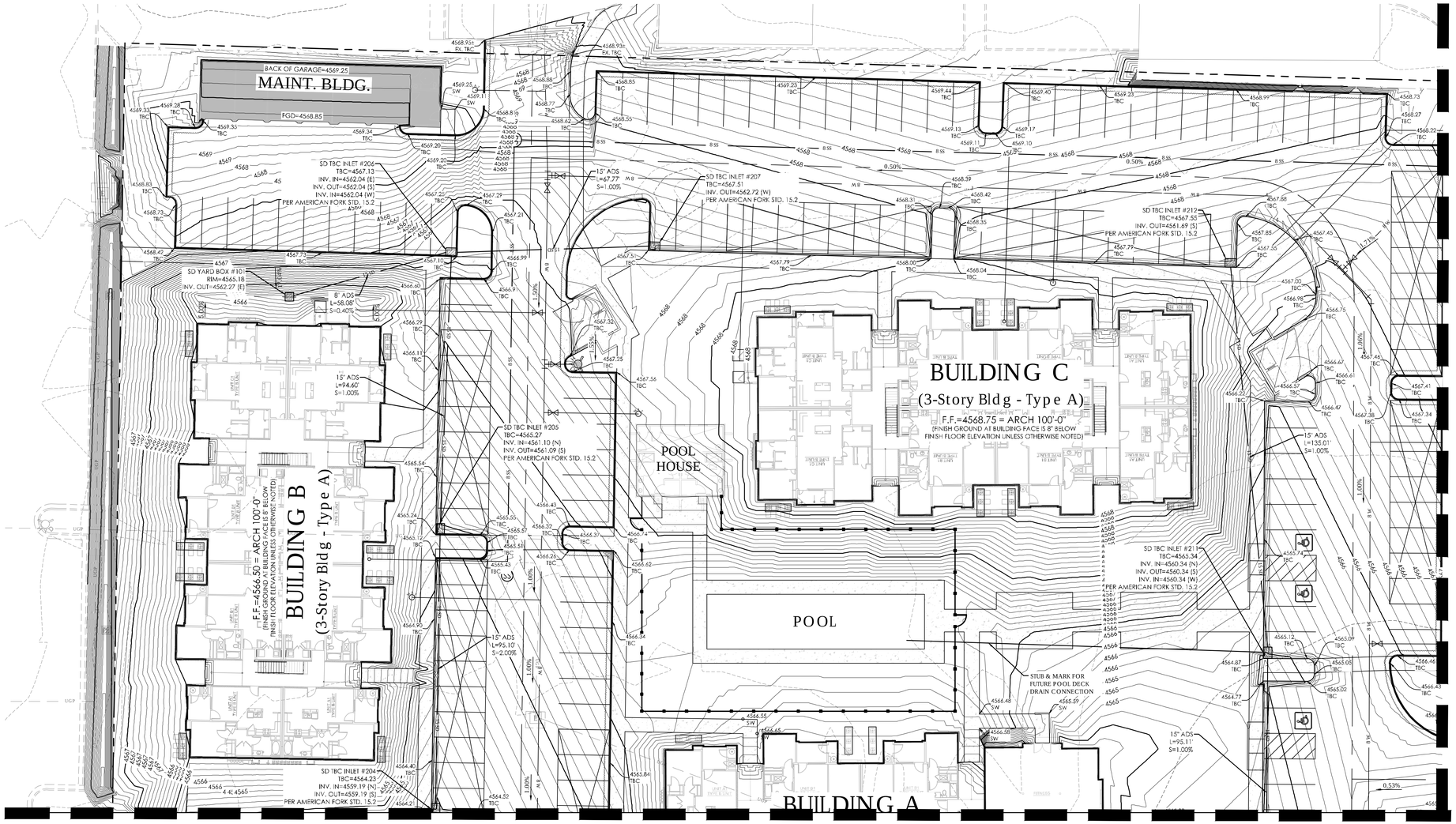
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GRADING PLAN

Scale: 1"=20' | Drawn: WE
Date: 06/29/2020 | Job #: 19-0368
Sheet: C4.3

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- CONTOUR MINOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

UTILITY NOTES

SANITARY SEWER:
1. SANITARY SEWER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:
1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:
1. SECONDARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE:
1. STORM DRAINS SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL BUILDING ROOF DRAIN LINES THAT DRAIN INTO HARDSCAPE AREAS (SUCH AS ALLEYS OR DRIVEWAYS) SHALL BE CONNECTED TO THE PROPOSED STORM DRAIN INFRASTRUCTURE.
3. ANY BUILDING ROOF DRAIN LINES ADJACENT TO LANDSCAPE AREAS SHALL BE DISCHARGED INTO THE LANDSCAPE AREAS.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

DRAINAGE PLAN

REVISION BLOCK

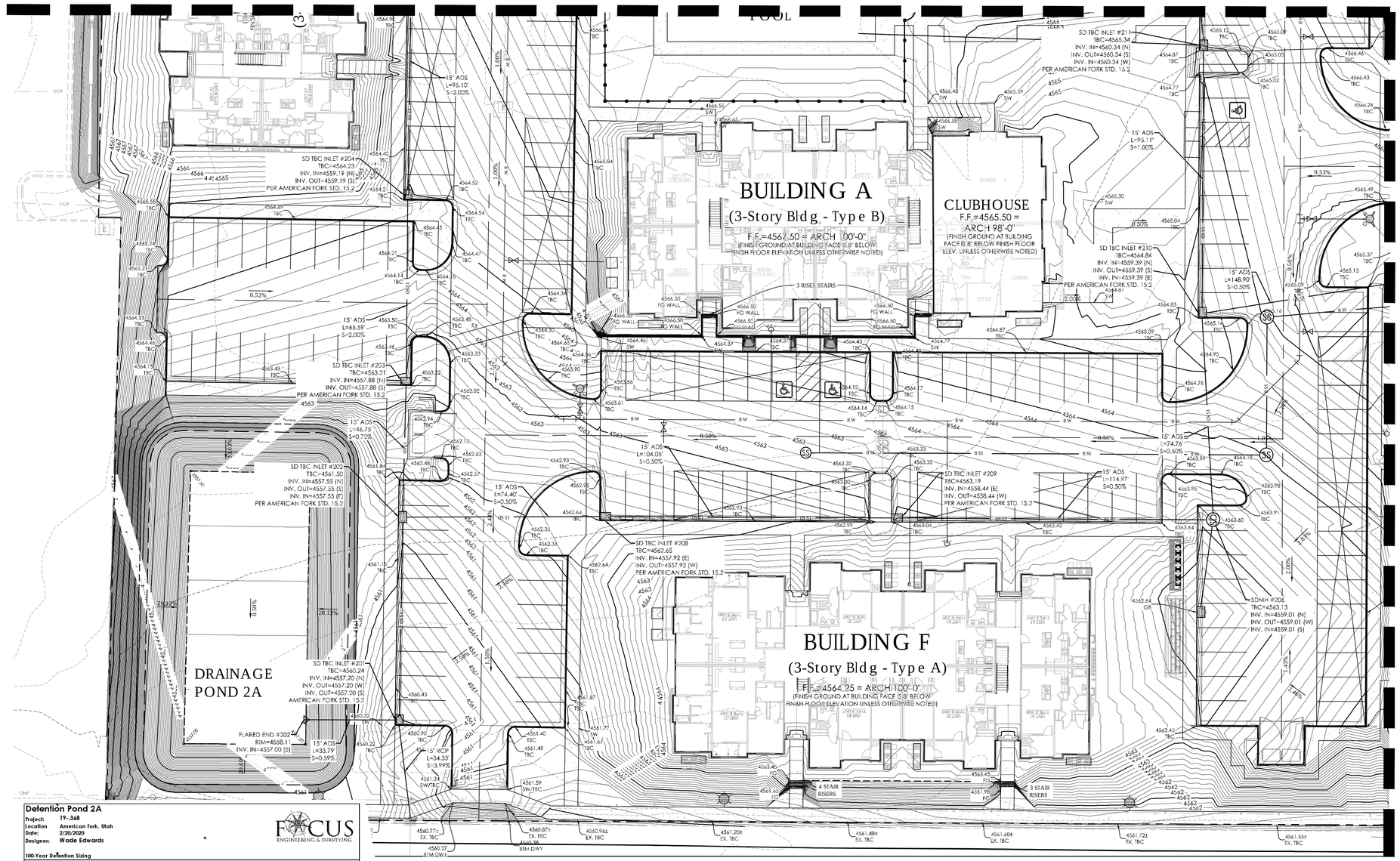
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DRAINAGE PLAN

Scale: 1"=20' | Drawn: WE
Date: 06/29/2020 | Job #: 19-0368
Sheet: C5.0

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MATCH LINE SEE SHEET C5.0



MATCH LINE SEE SHEET C5.3

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
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- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST, VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

UTILITY NOTES

SANITARY SEWER:
1. SANITARY SEWER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:
1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:
1. SECONDARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE:
1. STORM DRAINS SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL BUILDING ROOF DRAIN LINES THAT DRAIN INTO HARDSCAPE AREAS (SUCH AS ALLEYS OR DRIVEWAYS) SHALL BE CONNECTED TO THE PROPOSED STORM DRAIN INFRASTRUCTURE.
3. ANY BUILDING ROOF DRAIN LINES ADJACENT TO LANDSCAPE AREAS SHALL BE DISCHARGED INTO THE LANDSCAPE AREAS.

DRAINAGE POND 2A DATA:

TOP OF POND ELEV: 4560
HIGH WATER ELEV: 4559
BOTTOM OF POND ELEV: 4556
REQUIRED VOLUME: 21,172
DESIGNED VOLUME: 21,175.5

Detention Pond 2A

Project: 19-.368
Location American Fork, Utah
Date: 2/20/2020
Designer: Wade Edwards

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.10 cfs/acre Per American Fork City Standards

Allowable Discharges

Storm Drain Discharge: 0.662 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.662 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	63,167	0.85	53,692
Roadway and Sidewalk	112,322	0.90	101,090
Landscape	112,722	0.15	16,908
Totals	288,210		171,690
Weighted "C" Value		**0.60**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cft	cf	cfs	cf	cf
15.0	3.99	0.60	6.62	15.73	14,154	0.66	595	13,558
30.0	2.69	0.60	6.62	10.60	19,064	0.66	1,191	17,894
60.0	1.66	0.60	6.62	6.54	23,554	0.66	2,382	21,172
120.0	0.90	0.60	6.62	3.56	25,654	0.66	4,764	20,890
180.0	0.61	0.60	6.62	2.42	26,094	0.66	7,146	18,948
360.0	0.33	0.60	6.62	1.30	28,010	0.66	14,291	13,718
720.0	0.19	0.60	6.62	0.74	32,181	0.66	28,583	3,598
1440.0	0.10	0.60	6.62	0.38	33,033	0.66	57,166	-24,133

Maximum Storage Requirement: **21,172**
Maximum Storage Requirement (ac-ft): 0.49

Detention Basin Design

Storage Requirement: 21,172 cf
Allowable Depths: 3.0 ft
Detention Pond Volume: 21,176 cf

Total Storage **21,176** *DETENTION ADEQUATE*

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale: 1"=20' Drawn: WE
Date: 06/29/2020 Job #: 19-0368
Sheet: C5.1

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UTILITY NOTES

SANITARY SEWER:

1. SANITARY SEWER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:

1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:

1. SECONDARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE:

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

MATCH LINE SEE SHEET C5.0

BUILDING D
(3-Story Bldg - Type A)
F.F.=4569.30 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1001 1002 1003 1004 1005 1006
F.F.=4567.17 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1106 1105 1104 1103 1102 1101
F.F.=4568.17 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1206 1205 1204 1203 1202 1201
F.F.=4568.00 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

1701 1702 1703 1704 1705 1706
F.F.=4567.67 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

SD TBC INLET #214
TBC=4566.35
INV. OUT=4560.78 (S)
PER AMERICAN FORK STD. 15.2

SD TBC INLET #216
TBC=4565.77
INV. IN=4559.26 (E)
INV. OUT=4559.26 (W)
PER AMERICAN FORK STD. 15.2

SD TBC INLET #215
TBC=4566.36
INV. IN=4560.40 (N)
INV. OUT=4560.40 (W)
PER AMERICAN FORK STD. 15.2

SD TBC INLET #217
TBC=4563.23
INV. OUT=4557.89 (S)
INV. IN=4557.89 (E)
PER AMERICAN FORK STD. 15.2

SDMH #204
RIM=4565.41
INV. OUT=4558.94 (S)
INV. IN=4558.94 (E)

SDMH #205
RIM=4564.99
INV. IN=4558.47 (N)
INV. OUT=4558.48 (W)

15" ADS L=42.72 S=0.75%
15" ADS L=113.56 S=1.00%
15" ADS L=38.35' S=1.00% 0.25%
15" ADS L=100.15 S=0.58%
15" ADS L=27.00' S=0.50%

EXIST. STORM DRAIN
EXIST. STORM DRAIN DITCH

MATCH LINE SEE SHEET C5.3

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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AMERICAN FORK CITY
DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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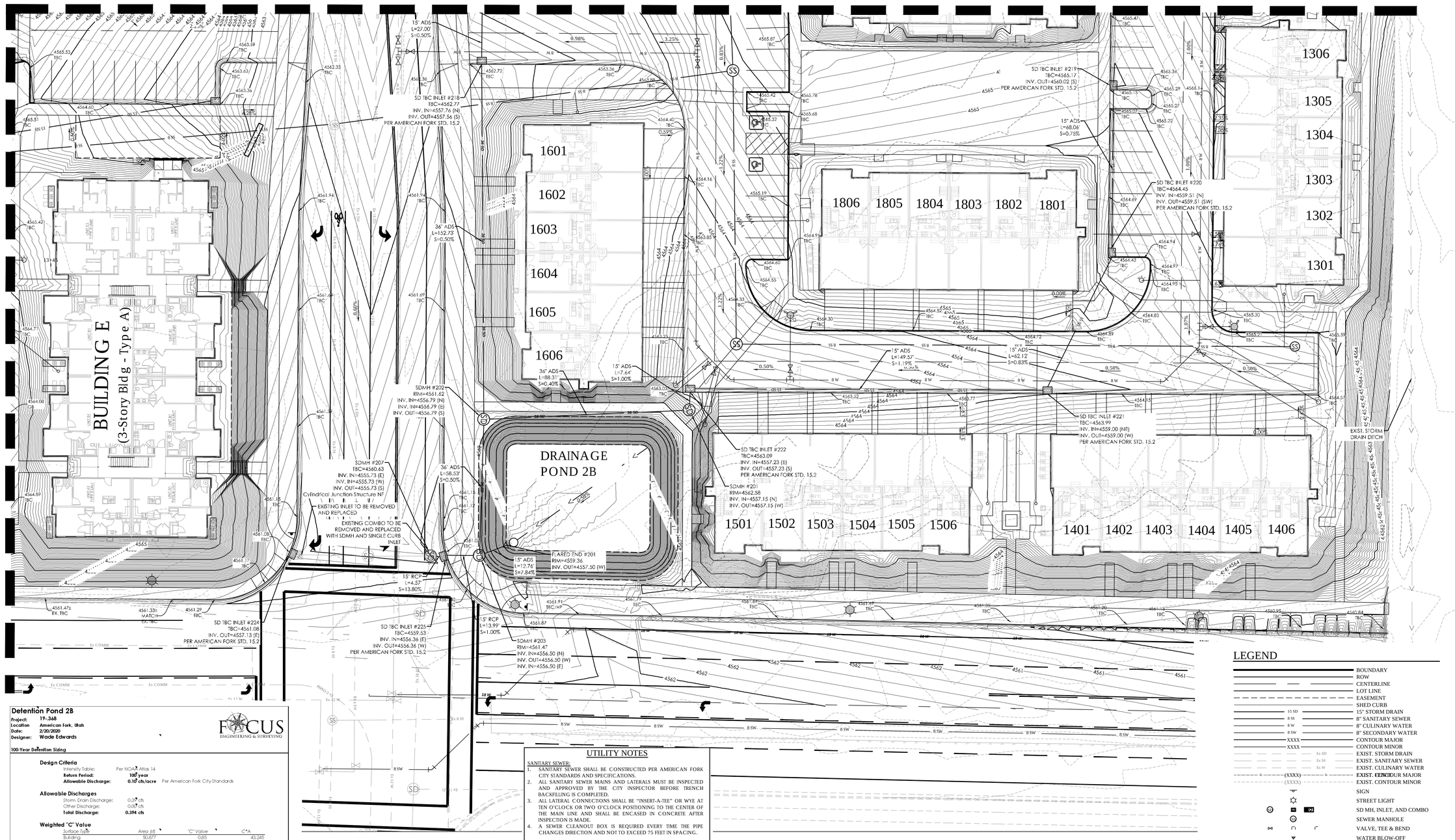
DRAINAGE PLAN

Scale: 1"=XX' | Drawn: WE
Date: 06/29/2020 | Job #: 19-0368
Sheet: C5.2

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MATCH LINE SEE SHEET C5.2

MATCH LINE SEE SHEET C5.1



Detention Pond 2B

Project: 19-368
Location American Fork, Utah
Date: 2/20/2020
Designer: Wade Edwards

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.10 cfs/acre** Per American Fork City Standards

Allowable Discharges

Storm Drain Discharge: 0.39 cfs
Other Discharge: 0.00 cfs
Total Discharge: **0.394 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	50,677	0.85	43,245
Drives	13,440	0.90	12,096
Roadway and Sidewalk	53,567	0.90	48,210
Landscape	53,676	0.15	8,051
Totals	171,560		111,603
Weighted "C" Value		**0.65**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac.*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.99	0.65	3.94	10.22	9,200	0.39	354	8,846
30.0	2.69	0.65	3.94	6.89	12,405	0.39	709	11,697
60.0	1.66	0.65	3.94	4.25	15,311	0.39	1,418	13,893
120.0	0.90	0.65	3.94	2.30	16,676	0.39	2,836	13,840
180.0	0.61	0.65	3.94	1.57	16,962	0.39	4,254	12,708
360.0	0.33	0.65	3.94	0.84	18,207	0.39	8,507	9,700
720.0	0.19	0.65	3.94	0.48	20,919	0.39	17,014	3,904
1440.0	0.10	0.65	3.94	0.25	21,472	0.39	34,028	-12,556

Maximum Storage Requirement: **13,893**
Maximum Storage Requirement (ac-ft): 0.32

Detention Basin Design

Storage Requirement: 13,893 cf
Allowable Depth: 3.0 ft
Detention Pond Volume: 12,333 cf
36" ADS Pipe (300 LF) Storage: 2,121 cf

Total Storage **14,454** *DETENTION ADEQUATE*

DRAINAGE POND 2B DATA:

TOP OF POND ELEV: 4561.5
HIGH WATER ELEV: 4560.5
BOTTOM OF POND ELEV: 4557.5
REQUIRED VOLUME: 13,893
DESIGNED VOLUME: 12,233

UTILITY NOTES

SANITARY SEWER:

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3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:

1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:

1. SECONDARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE:

1. STORM DRAINS SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL BUILDING ROOF DRAIN LINES THAT DRAIN INTO HARDSCAPE AREAS (SUCH AS ALLEYS OR DRIVEWAYS) SHALL BE CONNECTED TO THE PROPOSED STORM DRAIN INFRASTRUCTURE.
3. ANY BUILDING ROOF DRAIN LINES ADJACENT TO LANDSCAPE AREAS SHALL BE DISCHARGED INTO THE LANDSCAPE AREAS.

LEGEND

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- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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AMERICAN FORK CITY

DRAINAGE PLAN

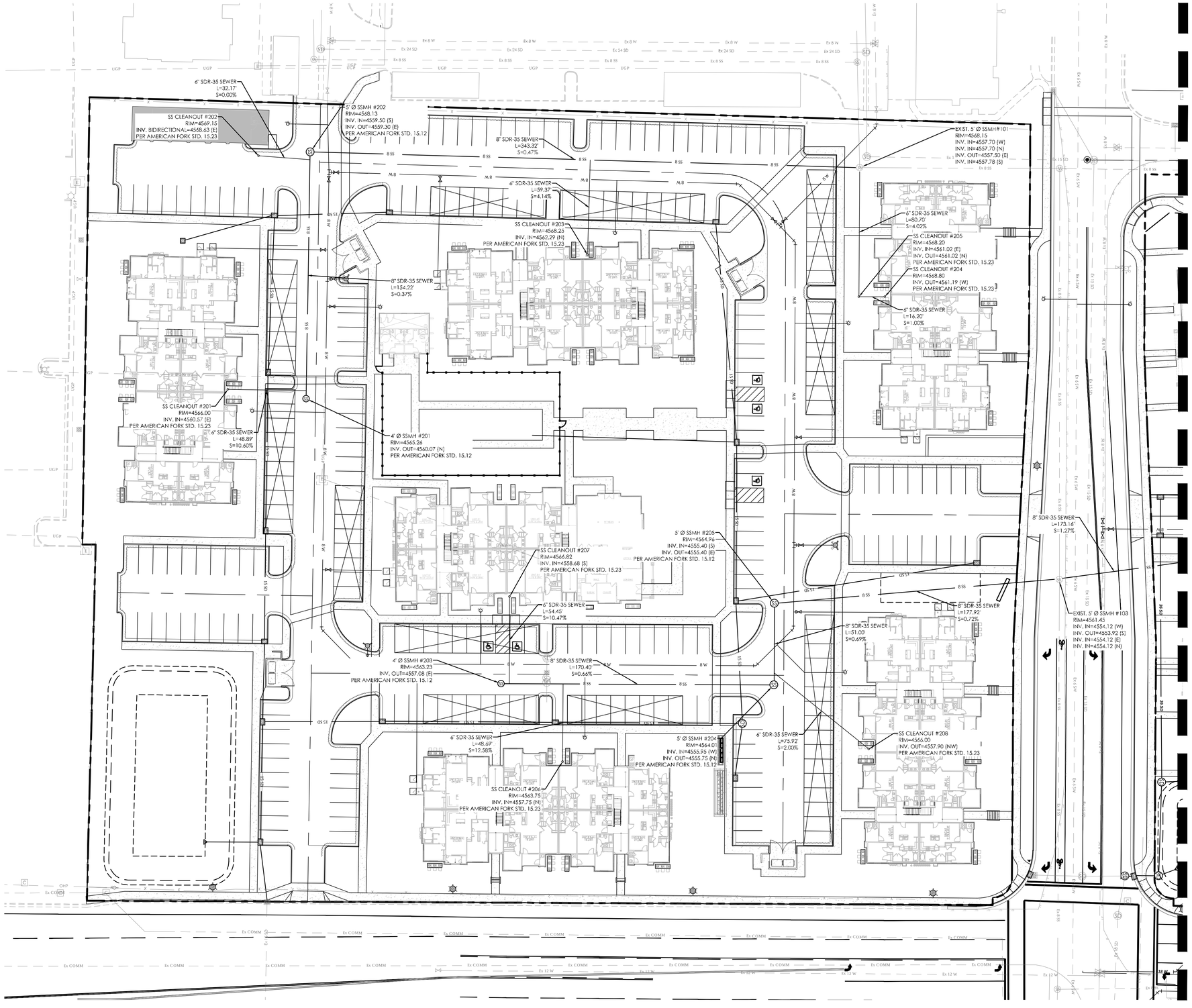
REVISION BLOCK

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DRAINAGE PLAN

Scale: 1"=20' Drawn: WE
Date: 06/29/2020 Job #: 19-0368
Sheet: C5.3

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

UTILITY NOTES

SANITARY SEWER:
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3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:
1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:
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STORM DRAINAGE:
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N

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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AMERICAN FORK CITY

SEWER PLAN

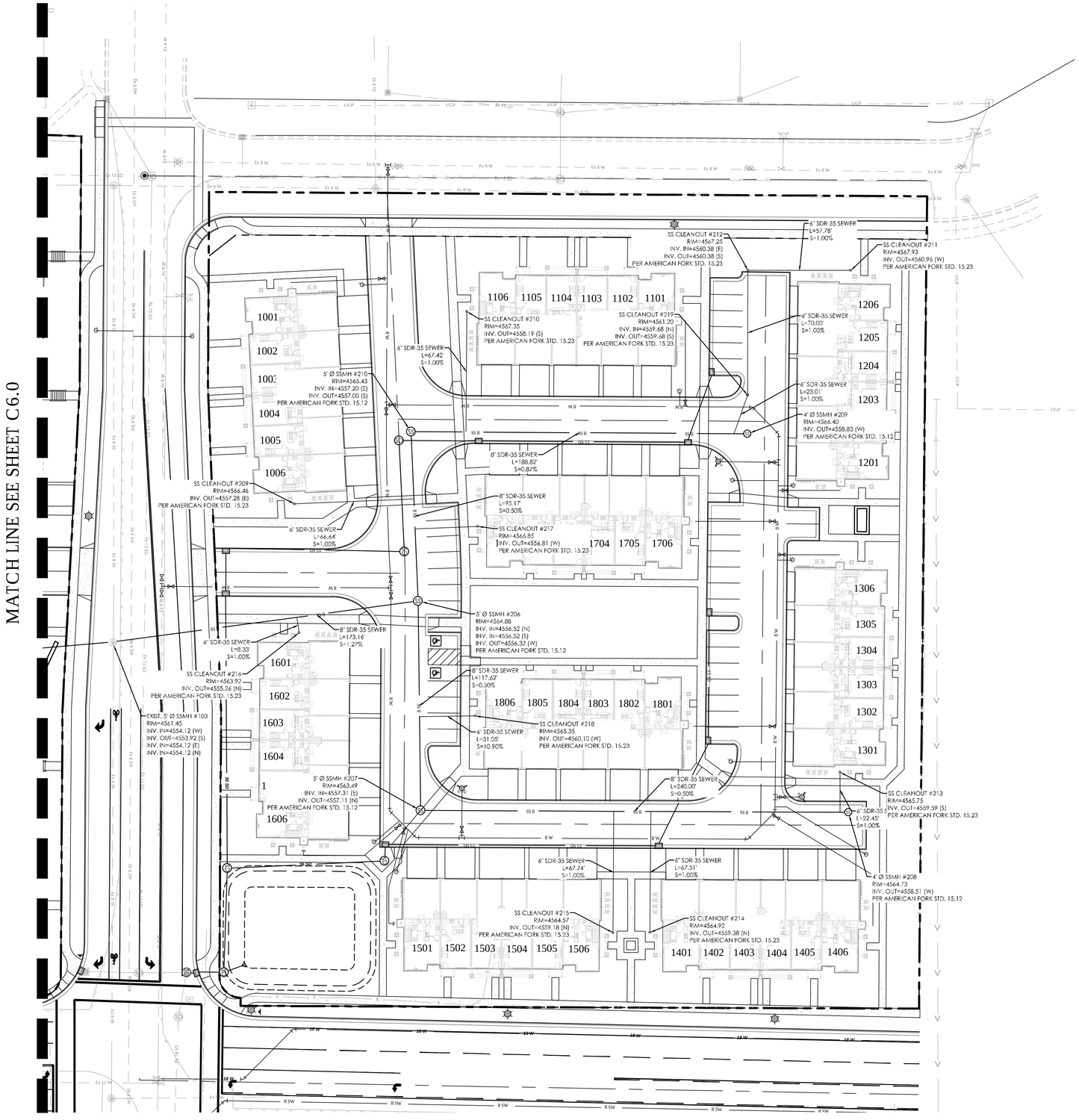
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SEWER PLAN

Scale: 1"=30' | Drawn: WE
Date: 06/29/2020 | Job #: 19-0368
Sheet: C6.0

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- CONTOUR MINOR
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N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SEWER PLAN

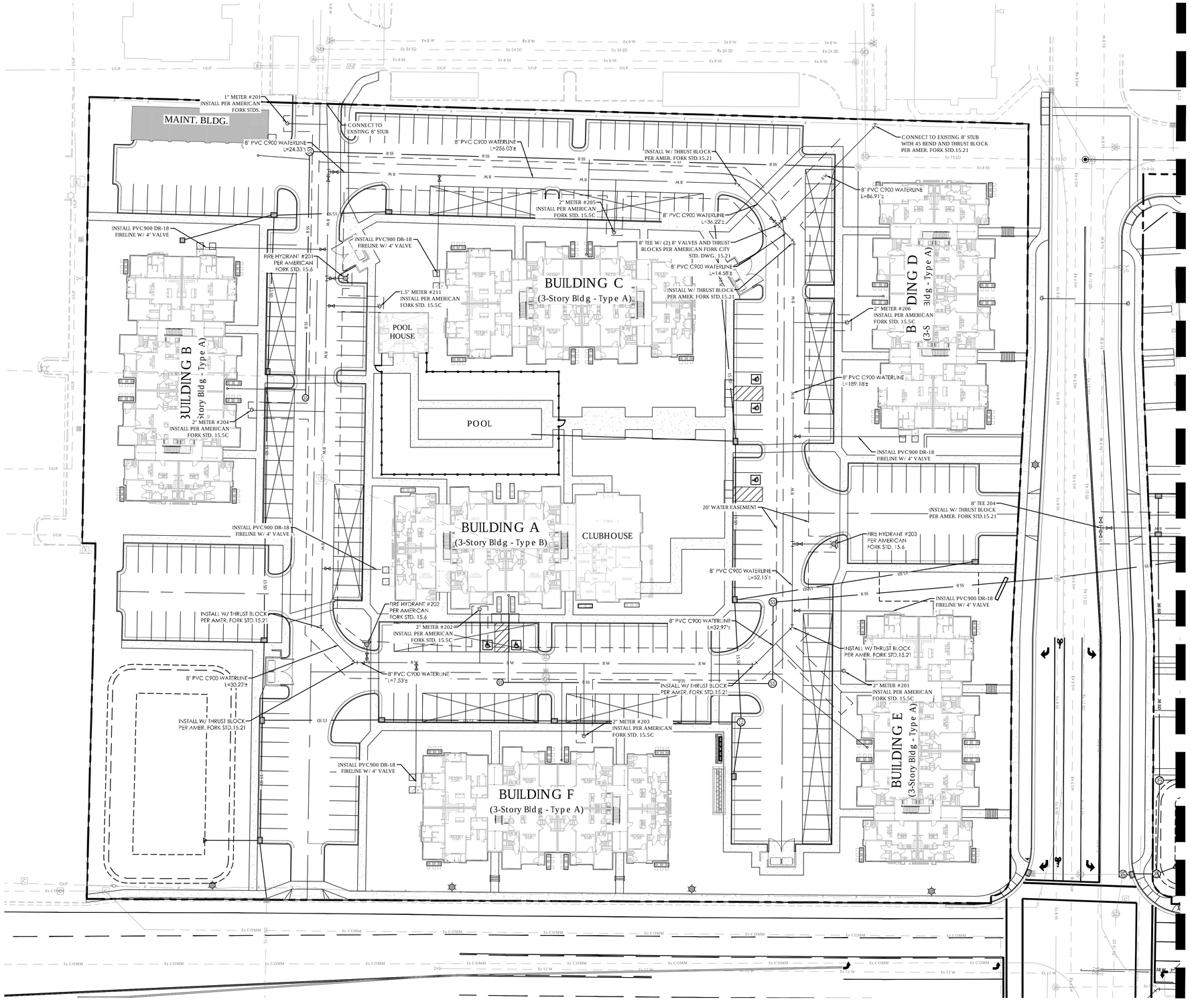
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SEWER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	06/29/2020	Job #:	19-0368
Sheet:	C6.1		

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LEGEND

- BOUNDARY
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- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

UTILITY NOTES

SANITARY SEWER:
1. SANITARY SEWER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
3. ALL LATERAL CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. A SEWER CLEANOUT BOX IS REQUIRED EVERY TIME THE PIPE CHANGES DIRECTION AND NOT TO EXCEED 75 FEET IN SPACING.

CULINARY (DOMESTIC) WATER:
1. CULINARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER LINES 12" OR SMALLER MAY BE PVC DR-14 ELSE DUCTILE IRON CLASS 350 PIPE IS REQUIRED.
3. CULINARY MAINS SHALL INCLUDE THRUST BLOCKS.
4. CULINARY WATER SHALL HAVE A MINIMUM OF 48 INCHES OF COVER TO TOP OF PIPE.
5. ALL WATER LATERALS ARE TO BE 2 INCH TYPE K RIGID COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED ON PLANS.

SECONDARY WATER:
1. SECONDARY WATER SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE:
1. STORM DRAINS SHALL BE CONSTRUCTED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL BUILDING ROOF DRAIN LINES THAT DRAIN INTO HARDSCAPE AREAS (SUCH AS ALLEYS OR DRIVEWAYS) SHALL BE CONNECTED TO THE PROPOSED STORM DRAIN INFRASTRUCTURE.
3. ANY BUILDING ROOF DRAIN LINES ADJACENT TO LANDSCAPE AREAS SHALL BE DISCHARGED INTO THE LANDSCAPE AREAS.

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S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

WATER PLAN

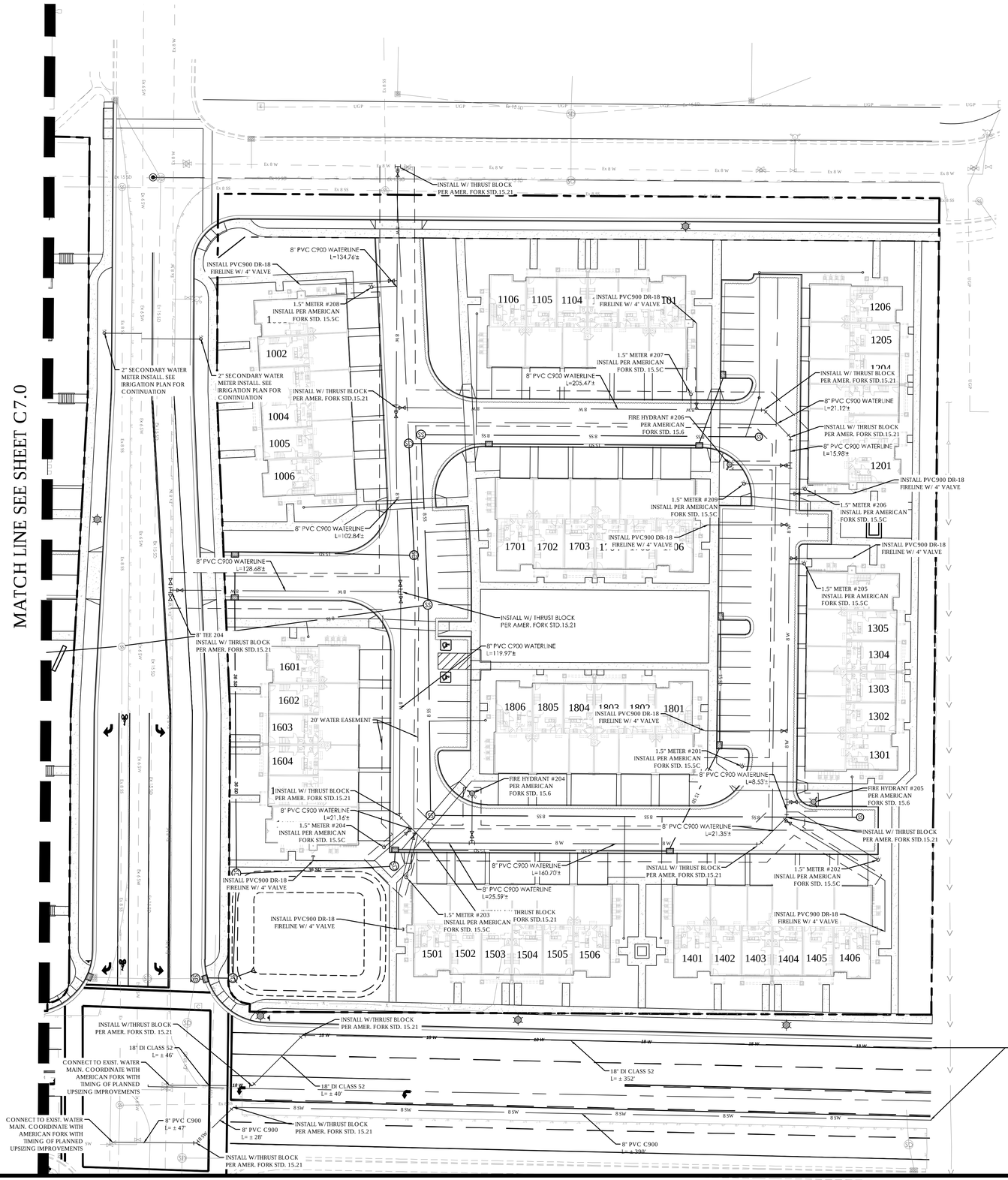
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WATER PLAN

Scale: 1"=30'	Drawn: WE
Date: 06/29/2020	Job #: 19-0368
Sheet: C7.0	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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N

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SAVAGE APTS. PH.2
AMERICAN FORK CITY
WATER PLAN

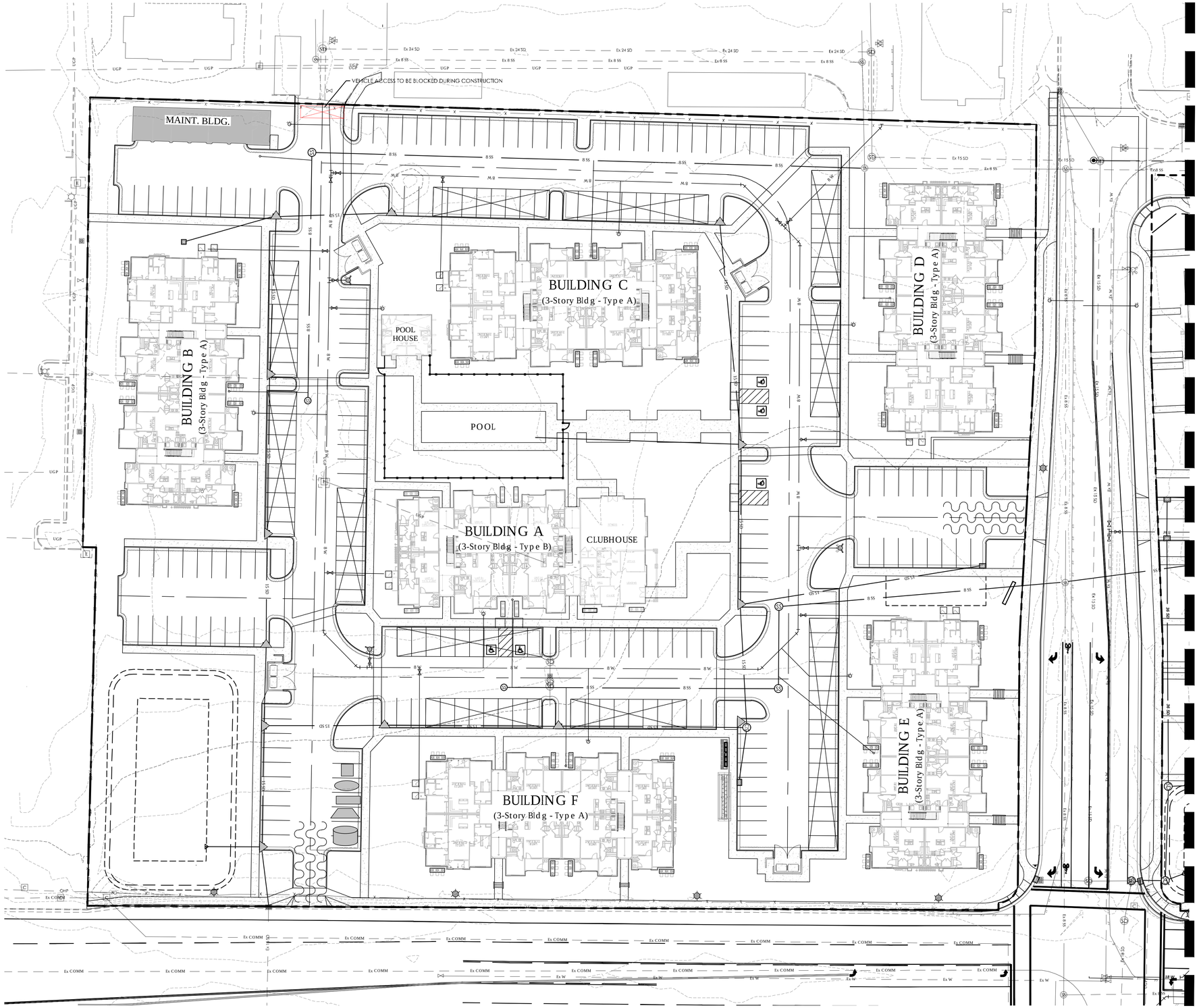
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WATER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	06/29/2020	Job #:	19-0368
Sheet:	C7.1		

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 40°21'53" EASTING: 111°46'55"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 10.8 ACRES. AN ESTIMATED 10.8 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 2.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1' - 2' WITH ROADS OF APPROXIMATELY 0.5% - 2.0% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 15% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 70% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 6 STACKED FLAT APARTMENT BUILDINGS, A POOL HOUSE AND RESTROOM, AND 9 TOWNHOME APARTMENT BUILDINGS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERICAL CONSTRUCTION OF THE BUILDINGS, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN 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.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, PARKING LOT AND DRIVE AISLE INFRASTRUCTURE, PUBLIC ROADWAYS, BUILDING CONSTRUCTION AND LANDSCAPING. 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 DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.50. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.63 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

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N

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30 0 15 30 60 120

(IN FEET)
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SAVAGE APTS. PH.2

AMERICAN FORK CITY

EROSION CONTROL PLAN

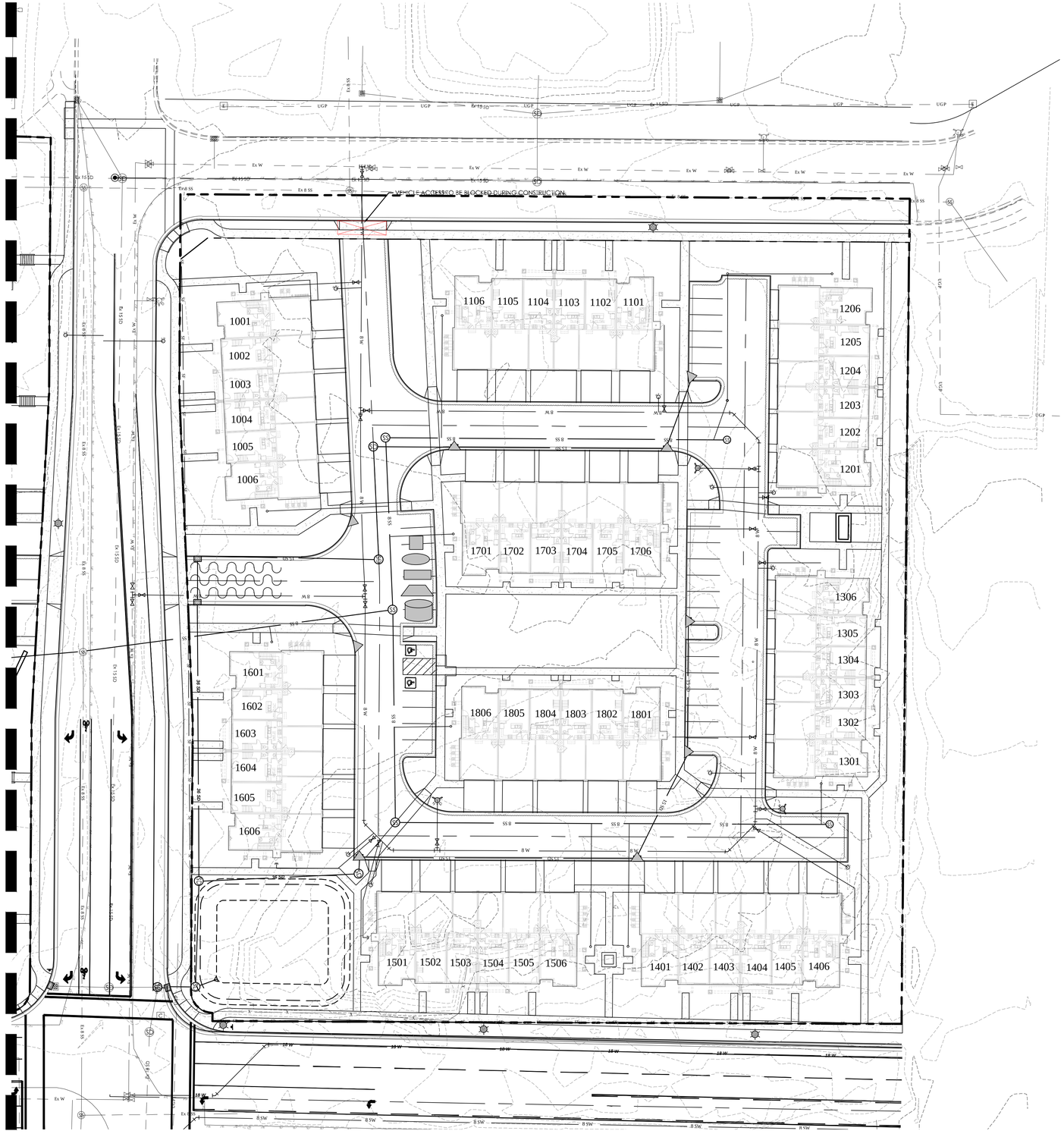
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EROSION CONTROL PLAN

Scale:	1"=XX'	Drawn:	WE
Date:	06/29/2020	Job #:	19-0368
Sheet:	C8.0		

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
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GRAPHIC SCALE

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(IN FEET)
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SAVAGE APTS. PH.2

AMERICAN FORK CITY

EROSION CONTROL PLAN

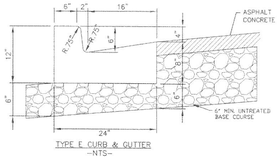
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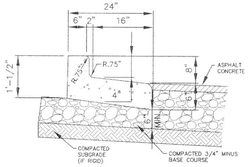
EROSION CONTROL PLAN

Scale: 1"=XX' Drawn: WE
Date: 06/29/2020 Job #: 19-0368
Sheet: C8.1

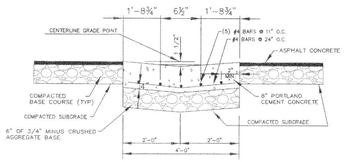
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TYPE E CURB & GUTTER
–NTS–

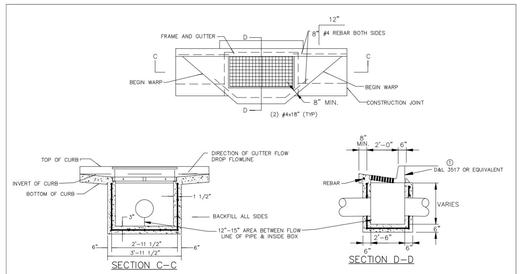


REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
–NTS–



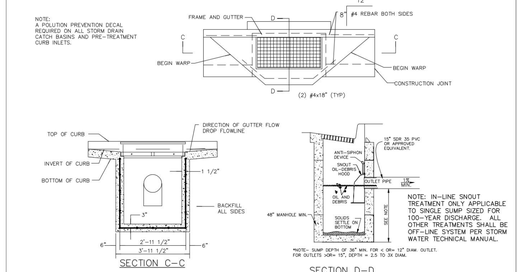
4.0' VALLEY GUTTER
–NTS–

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



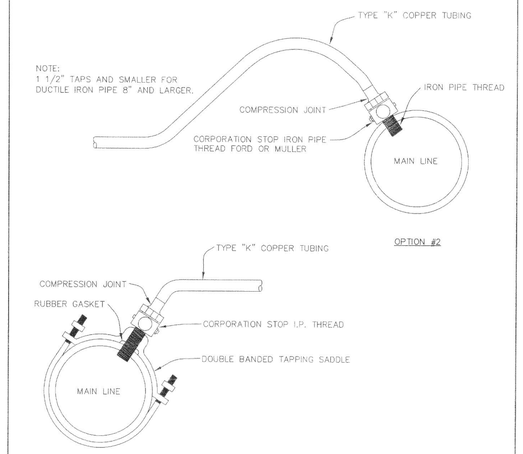
STORM DRAIN CATCH BASIN
–NTS–

NOTE:
A POLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE–TREATMENT CURB INLETS.

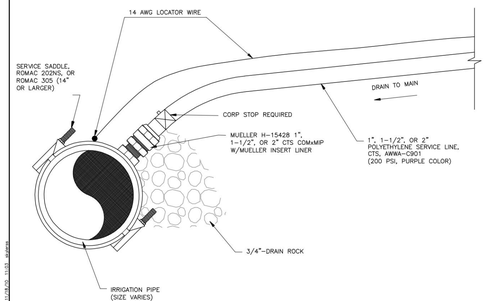


PRE–TREATMENT CURB INLET WITH SINGLE GRATE
–NTS–

DRAWN: JRP REVISED: AJS DATE: APRIL 2012 SCALE: VARIES	AMERICAN FORK – 1853 –	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2

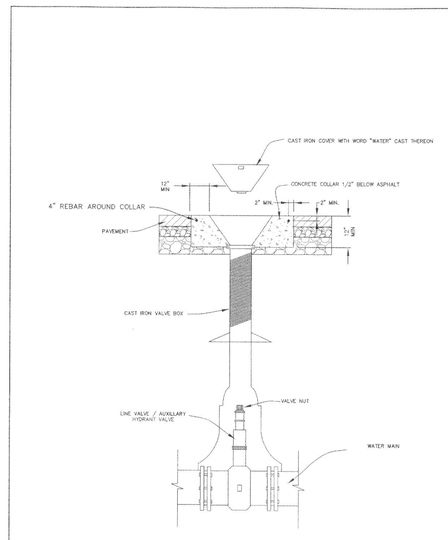


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



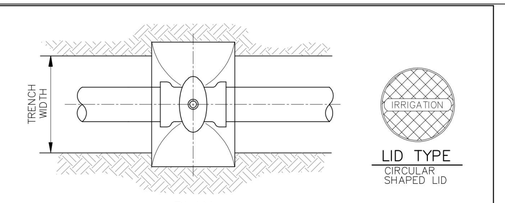
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

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



VALVE BOX DETAIL

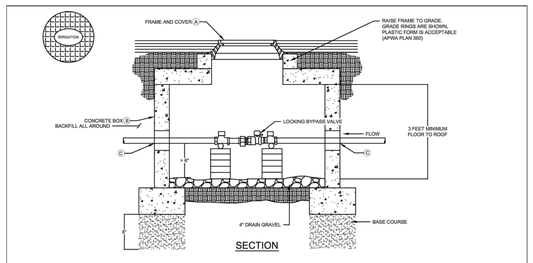
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4



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

VALVE BOX INSTALLATION

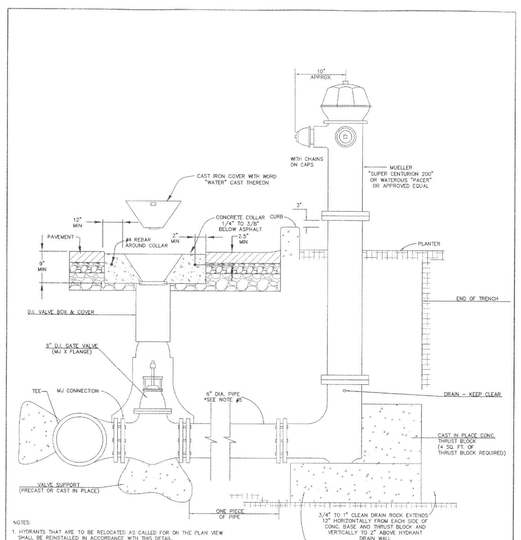
DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763–5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A



NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502. CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25PBLWIAMRO OR APPROVED EQUIVALENT.
B		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
C		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: MVU REVISED: DATE: AUG 2019 SCALE: VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1-1/2" OR 2" PI METER PLACEMENT	DRAWING NO. 15.5E



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

FIRE HYDRANT DETAIL
–NTS–

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

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

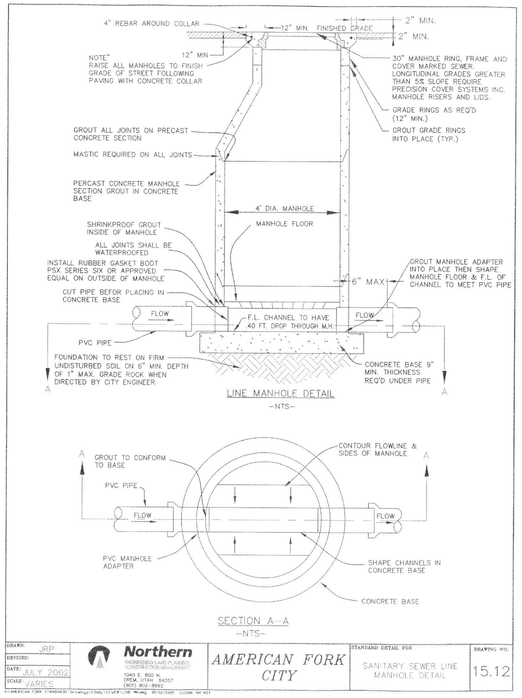
DETAILS

REVISION BLOCK		
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DETAILS

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Date: 06/29/2020	Job #: 19-0368
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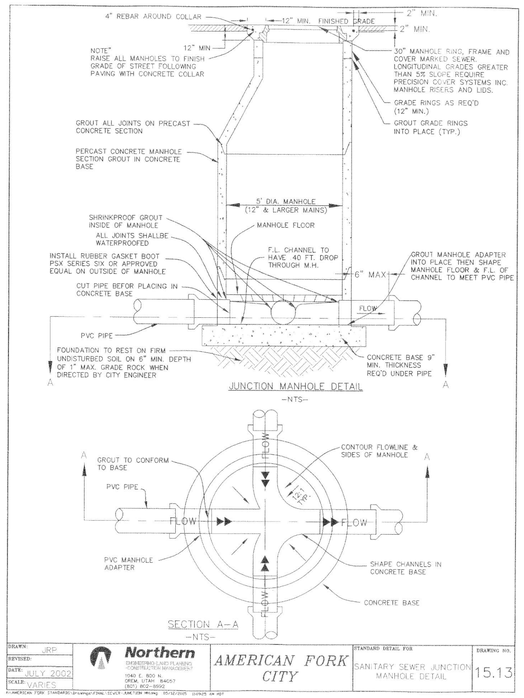
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LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

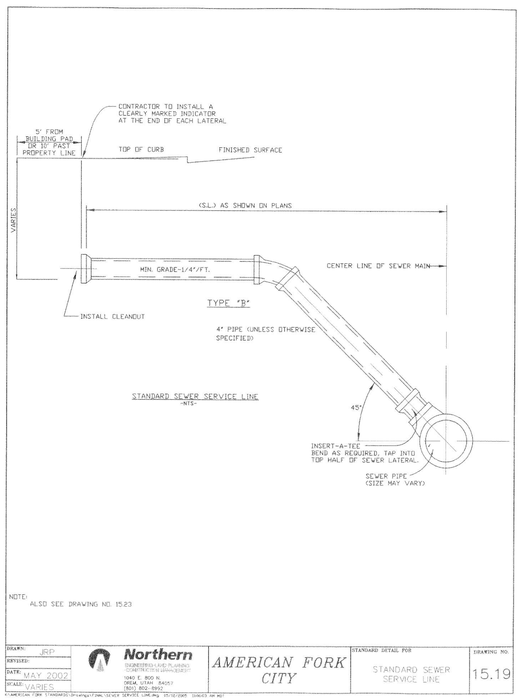
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JUNCTION MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

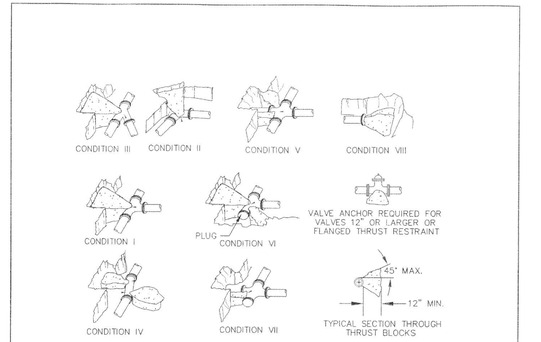
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STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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



NOTES:

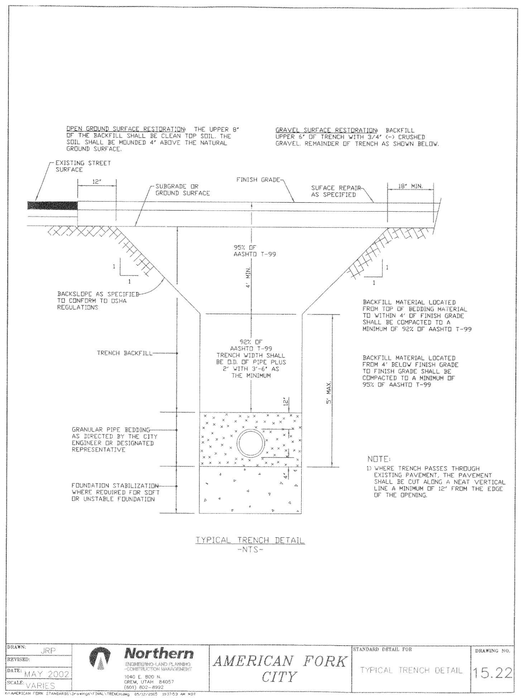
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

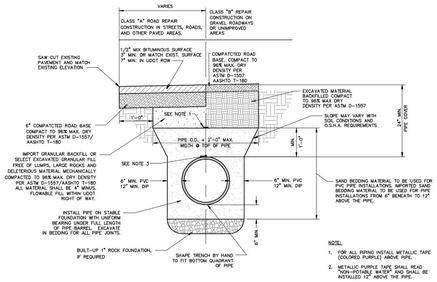
WATER LINE THRUST BLOCK DETAILS

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



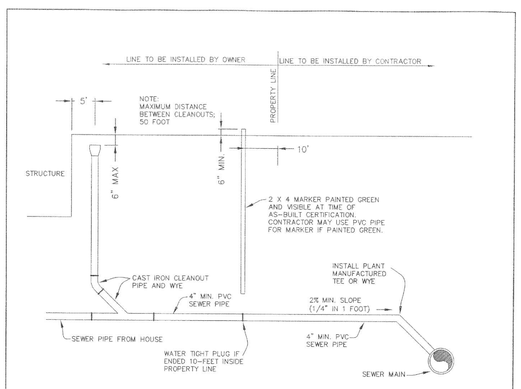
TYPICAL TRENCH DETAIL
-NTS-

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

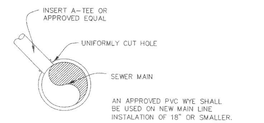


TYPICAL SECONDARY WATER TRENCH DETAIL

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



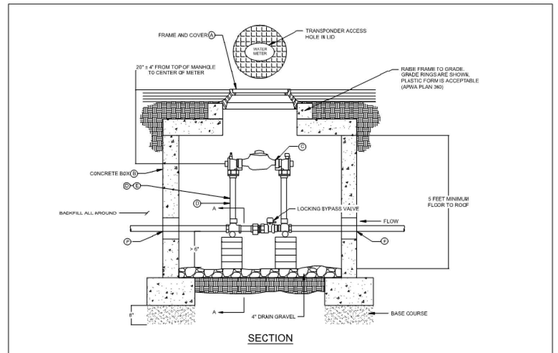
SEWER LATERAL DETAIL
-NTS-



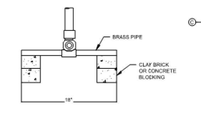
SEWER SURVICE LATERAL SADDLE
-NTS-

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

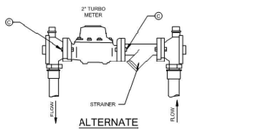
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SECTION



SECTION A-A



ALTERNATE

TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW REVISED: DATE: FEB 2019 SCALE: VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030		STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C

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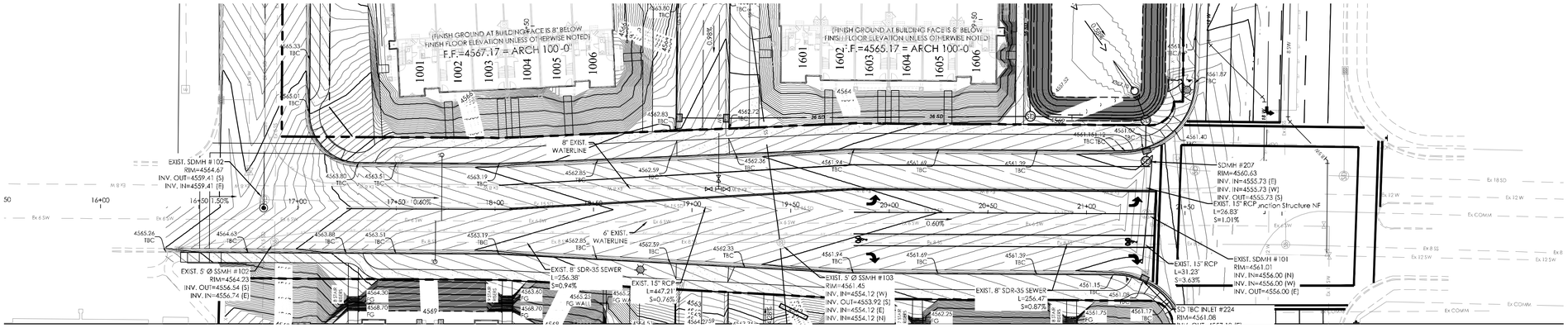
SAVAGE APTS. PH.2
AMERICAN FORK CITY
DETAILS

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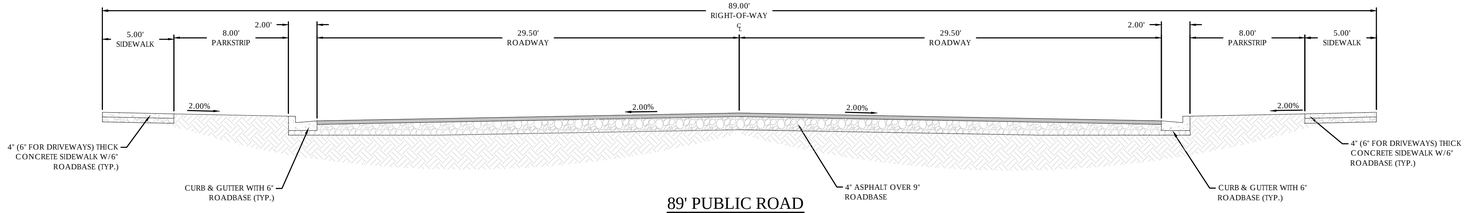
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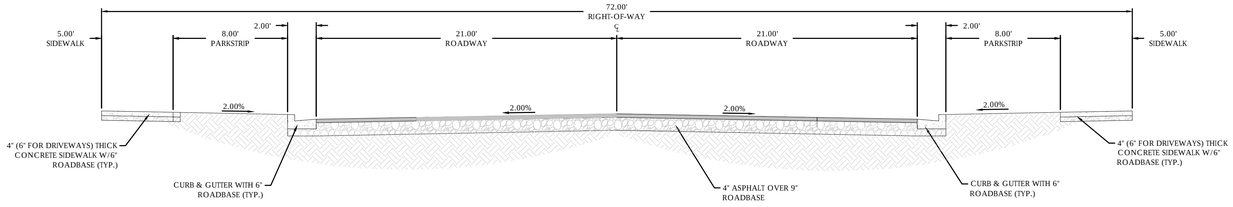


600 EAST PLAN



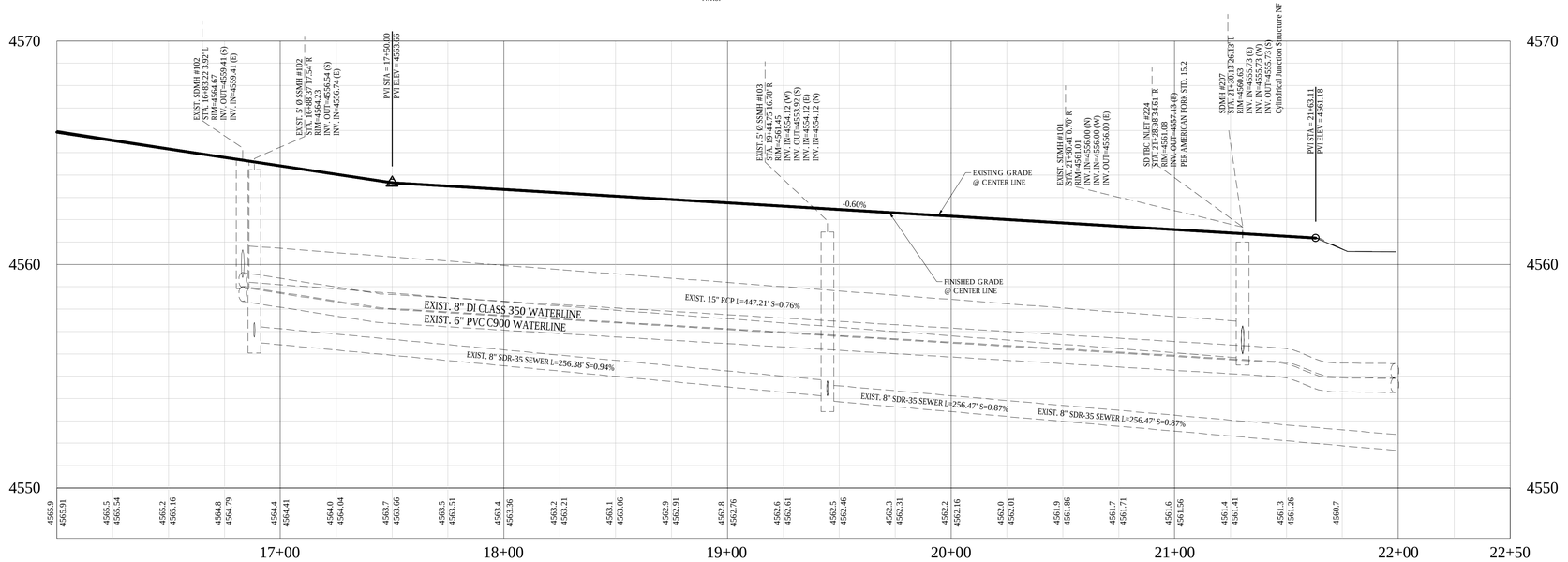
89' PUBLIC ROAD

N.T.S.



72' PUBLIC ROAD

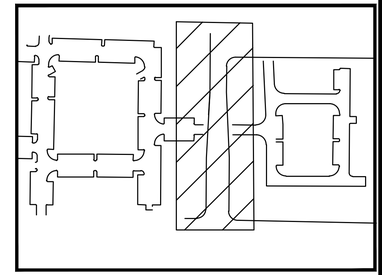
N.T.S.



600 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

NTS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

600 EAST

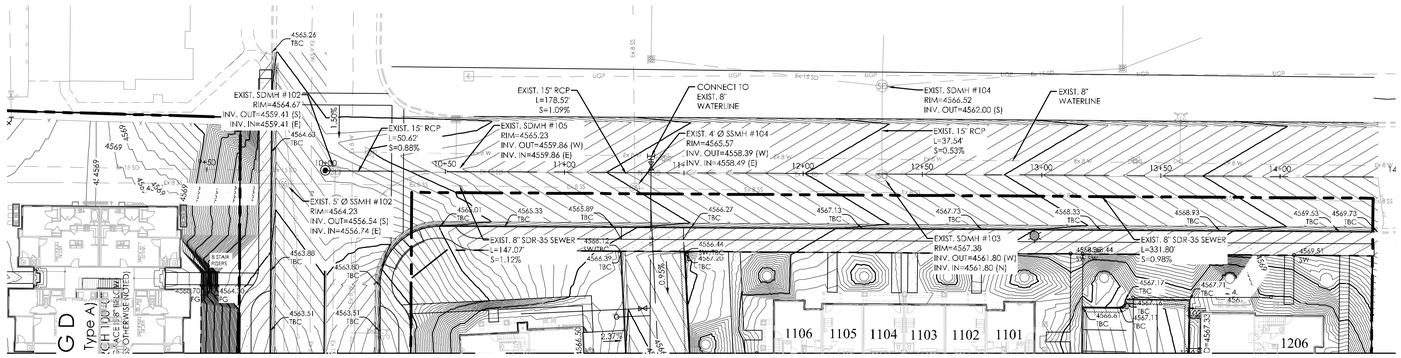
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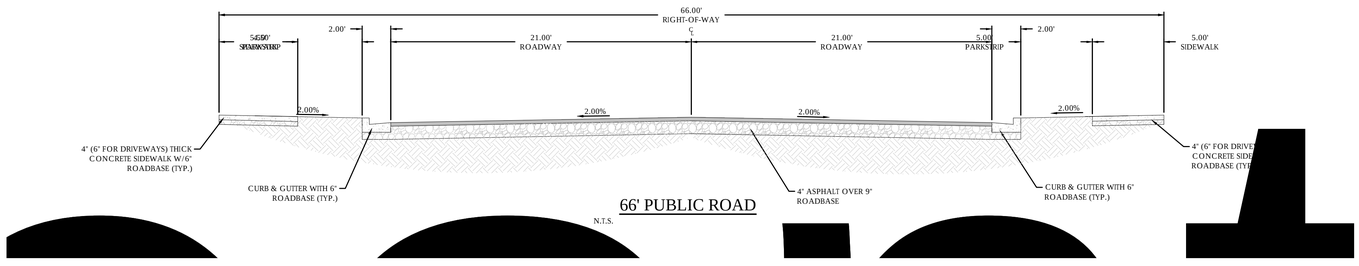
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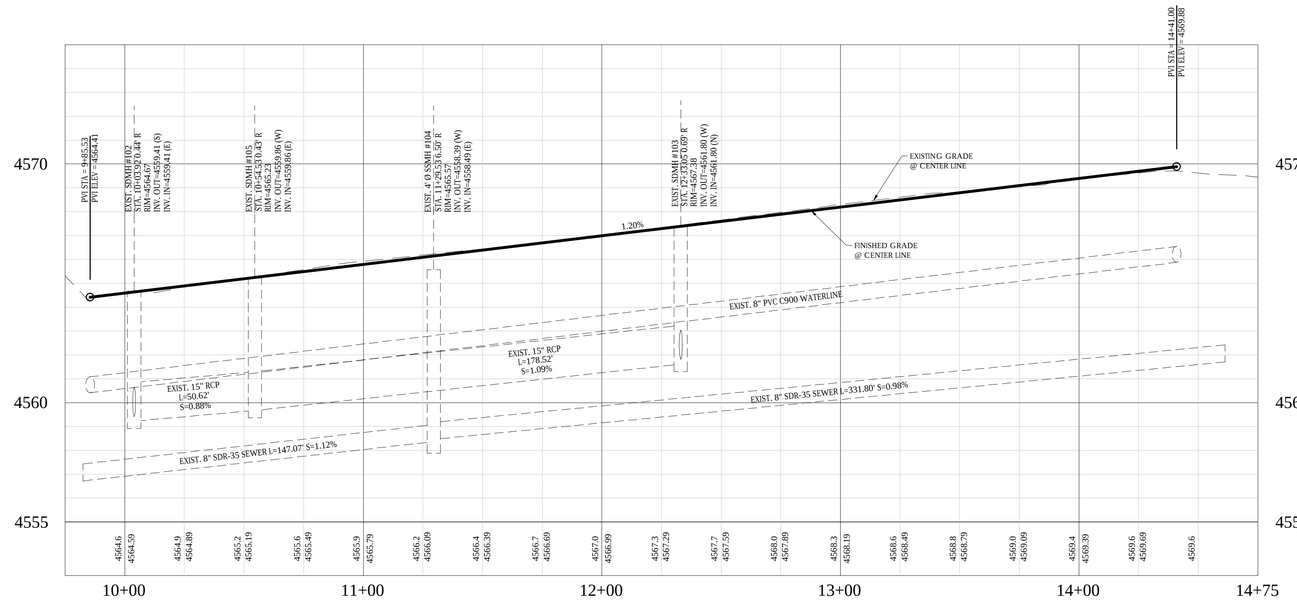


530 SOUTH PLAN



66' PUBLIC ROAD

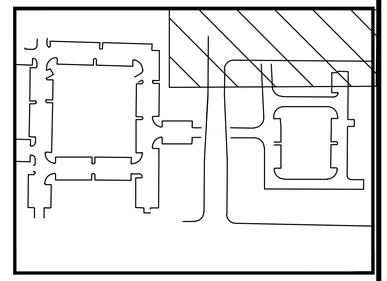
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530 SOUTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- SHED CURB
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

NTS

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

530 SOUTH

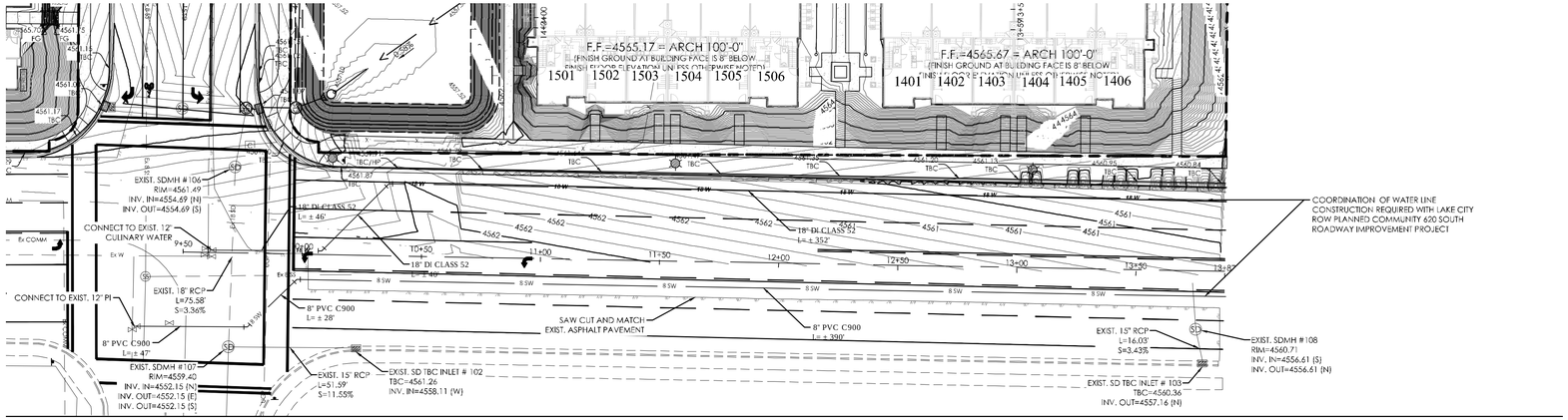
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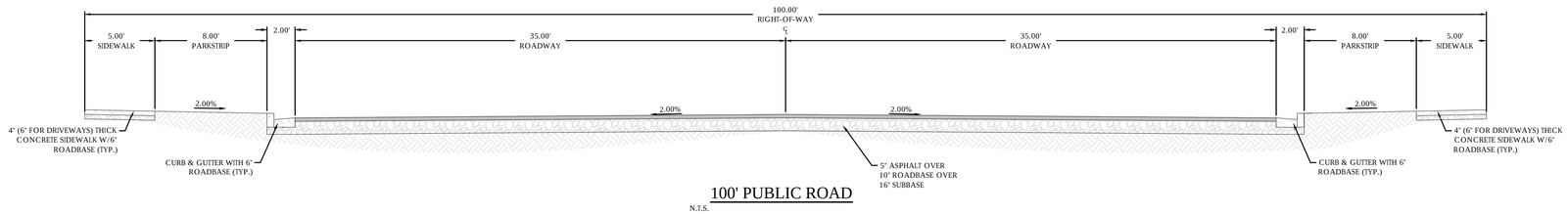
530 SOUTH

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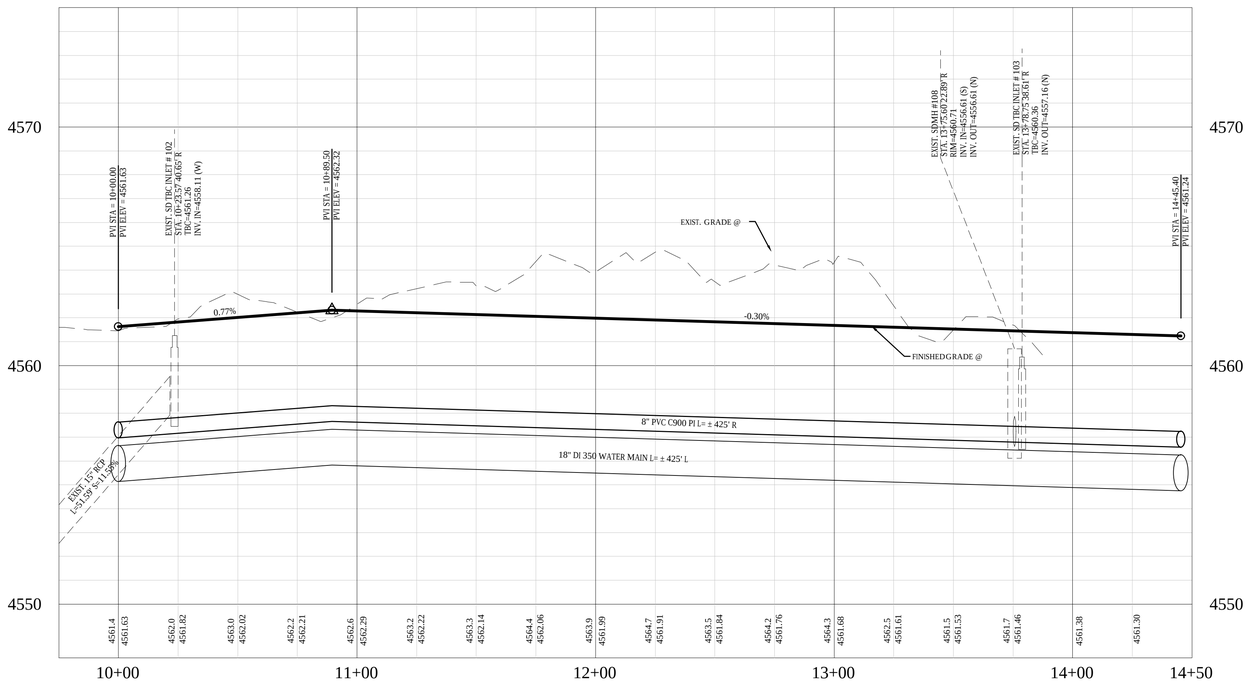


620 SOUTH PLAN



100' PUBLIC ROAD

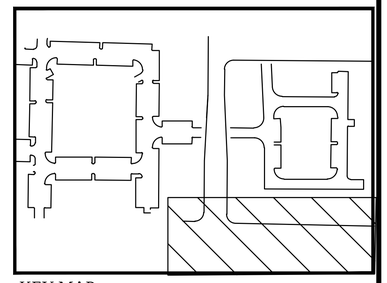
N.T.S.



620 SOUTH PROFILE

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	SHED CURB
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
SD	EXIST. SD INLET & MH
SS	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



KEY MAP

N.T.S

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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SAVAGE APTS. PH.2

AMERICAN FORK CITY

620 SOUTH

REVISION BLOCK

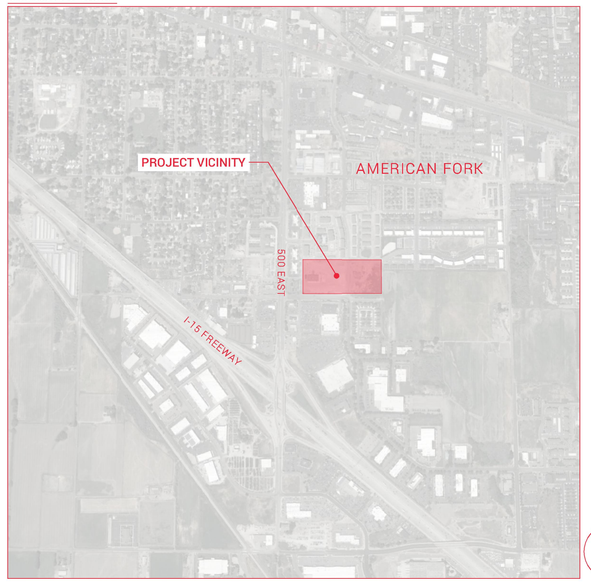
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620 SOUTH

Scale:	1"=30'	Drawn:	WE
Date:	06/29/2020	Job #:	19-0368
Sheet:	PP3.0		

Z:_2019\19-0368 Parc on 5th\design\dwg\sheets\PP3.0 620 SOUTH.dwg

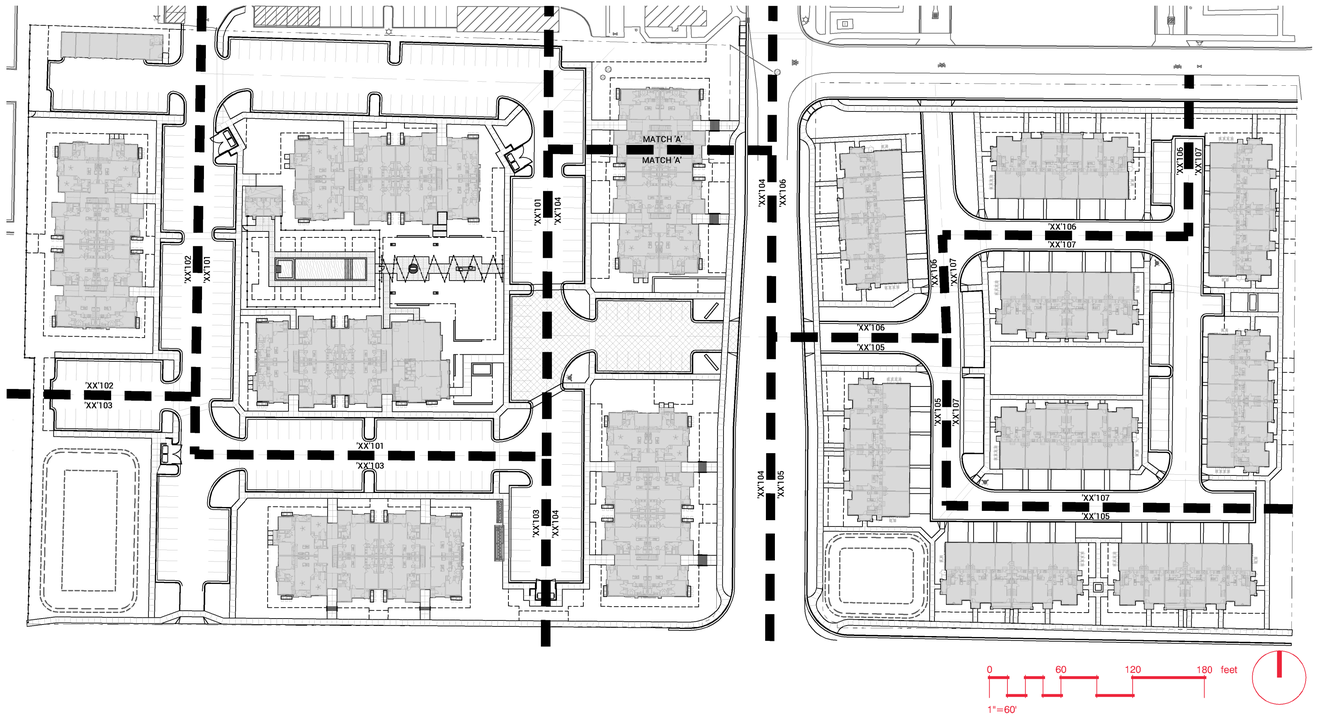
VICINITY MAP



WASATCH RESIDENTIAL GROUP
AMERICAN FORK, UTAH

WASATCH SAVAGE PHASE 2
LANDSCAPE ARCHITECTURE

100% CD SUBMITTAL



SHEET INDEX

SHEET #:	SHEET DESCRIPTION
LANDSCAPE DRAWINGS:	
COVER SHEET	
LC100	COVER SHEET
SITE LAYOUT SERIES	
LS101	SITE LAYOUT PLAN
LS102	SITE LAYOUT PLAN
LS103	SITE LAYOUT PLAN
LS104	SITE LAYOUT PLAN
LS105	SITE LAYOUT PLAN
LS106	SITE LAYOUT PLAN
LS107	SITE LAYOUT PLAN
LD101	DIMENSION PLAN
LD104	DIMENSION PLAN
LS501	SITE LAYOUT DETAILS
LS502	SITE LAYOUT DETAILS
LS503	SITE LAYOUT DETAILS
LW501	SIGNAGE DETAIL
DIMENSION PLAN SERIES	
LD101	DIMENSION PLAN
IRRIGATION PLAN SERIES	
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI103	IRRIGATION PLAN
LI104	IRRIGATION PLAN
LI105	IRRIGATION PLAN
LI106	IRRIGATION PLAN
LI107	IRRIGATION PLAN
IP501	IRRIGATION DETAILS
IP502	IRRIGATION DETAILS
PLANTING PLAN SERIES	
LP101	PLANTING PLAN
LP102	PLANTING PLAN
LP103	PLANTING PLAN
LP104	PLANTING PLAN
LP105	PLANTING PLAN
LP106	PLANTING PLAN
LP107	PLANTING PLAN
LP501	PLANTING DETAILS
LP502	PLANTING DETAILS
SITE FURNISHINGS PLAN SERIES	
LF101	SITE FURNISHINGS PLAN
SITE LIGHTING PLAN SERIES	
LL101	SITE LIGHTING PLAN

6/4
LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2
AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

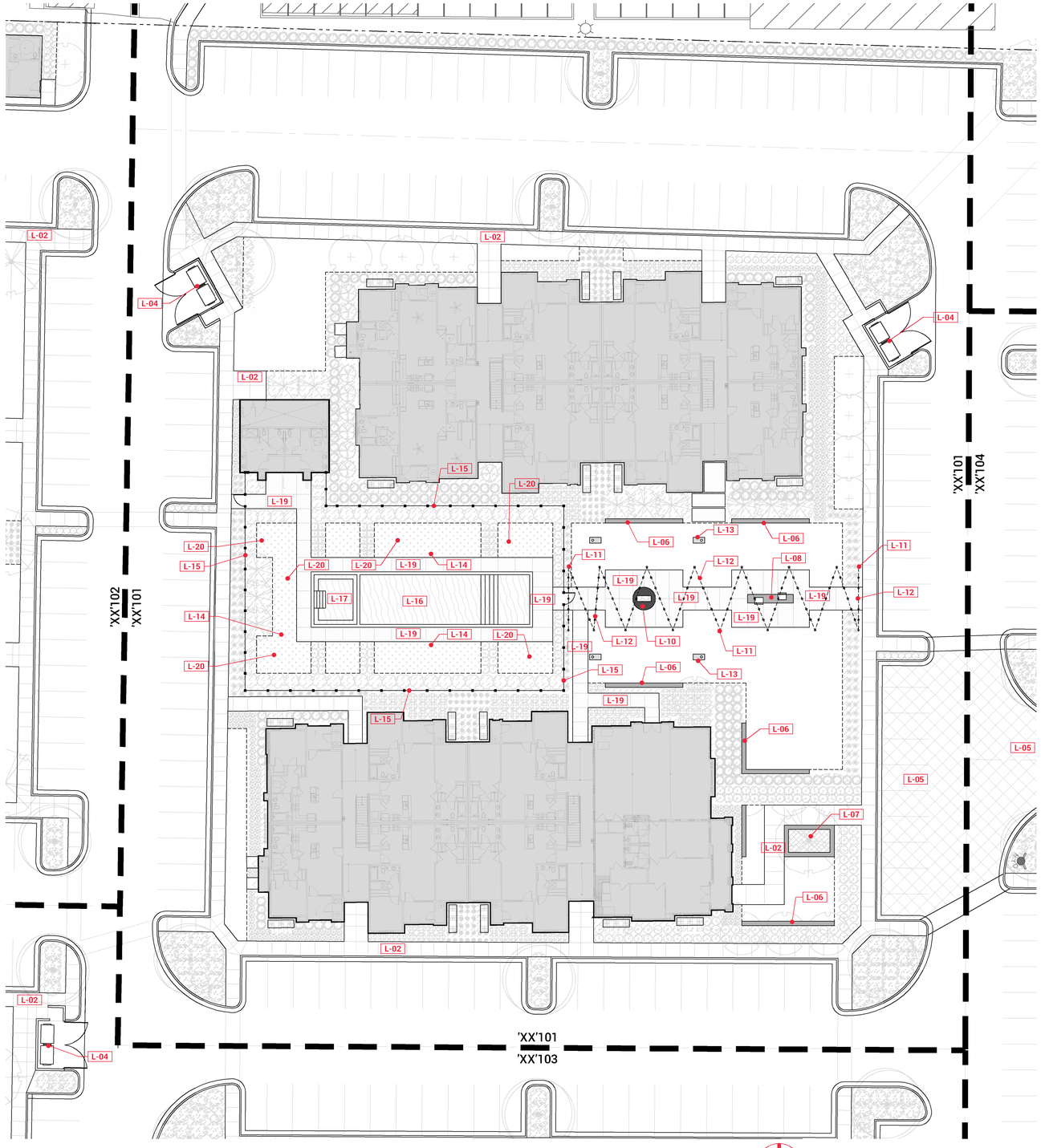
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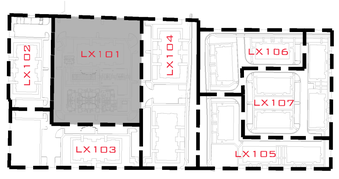
TITLE // COVER SHEET

SHEET // **LC100**

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-19	ALLOY REVEAL COLORED CONCRETE POOL DECK AND SURROUNDING WALKWAY - EX-SSA-100112-02 - PER BOMANITE - CONTACT DEVIN JOHNSON AT ARCHITECTURAL CONCRETE AND DESIGN 801-301-0481 - CONTRACTOR TO PROVIDE MOCKUPS FOR LANDSCAPE ARCHITECT AND OWNER REVIEW BEFORE FINAL INSTALLATION		1/LS501
L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		





KEYMAP

NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

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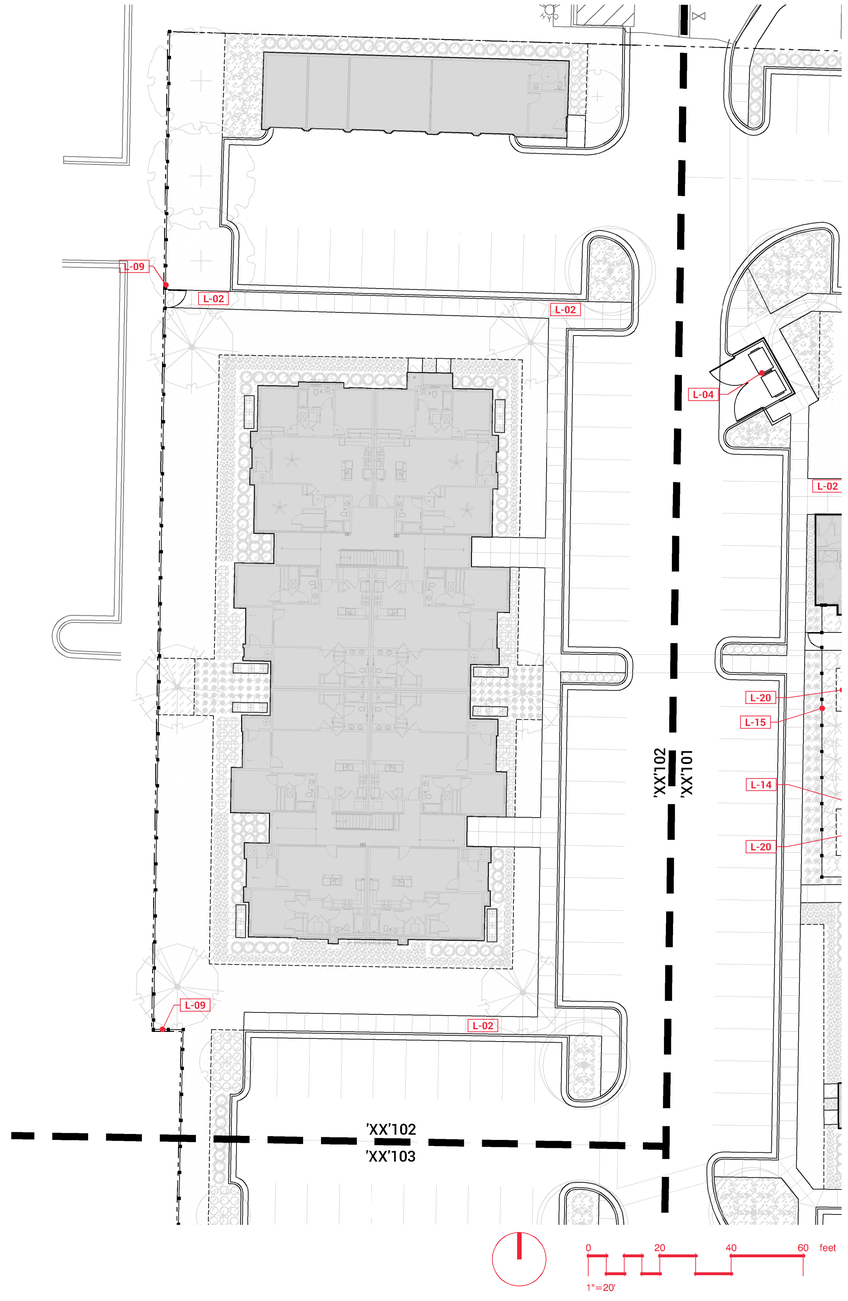
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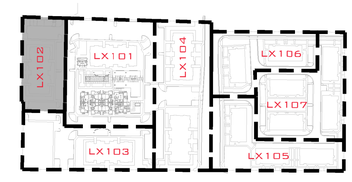
TITLE // SITE LAYOUT PLAN

SHEET // LS101

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
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L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		





KEYMAP

NOT TO SCALE

6/4
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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

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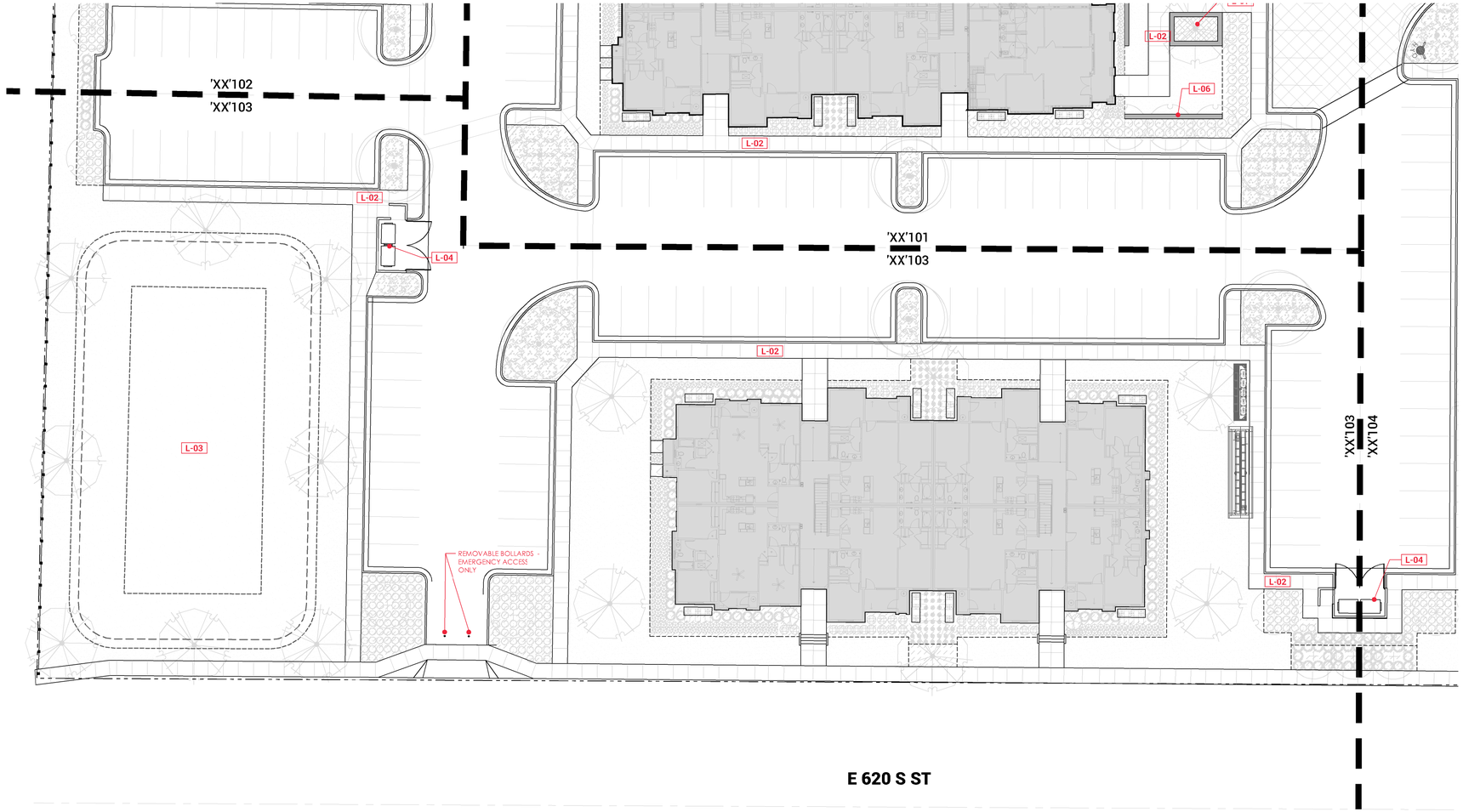
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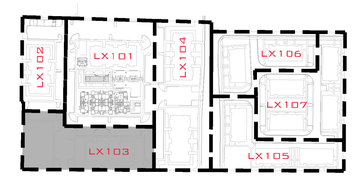
TITLE //
SITE LAYOUT PLAN

SHEET //
LS102

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
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L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		





KEYMAP

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6/4 LOFTSIXFOUR

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5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

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REVISIONS //

TITLE //

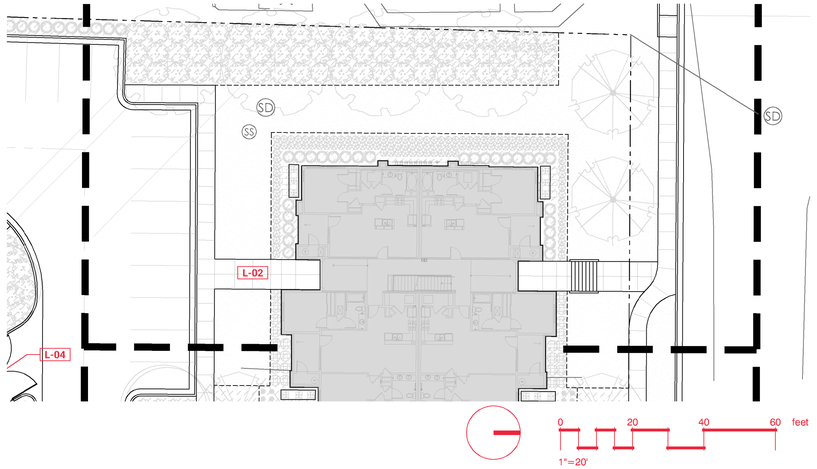
SITE LAYOUT PLAN

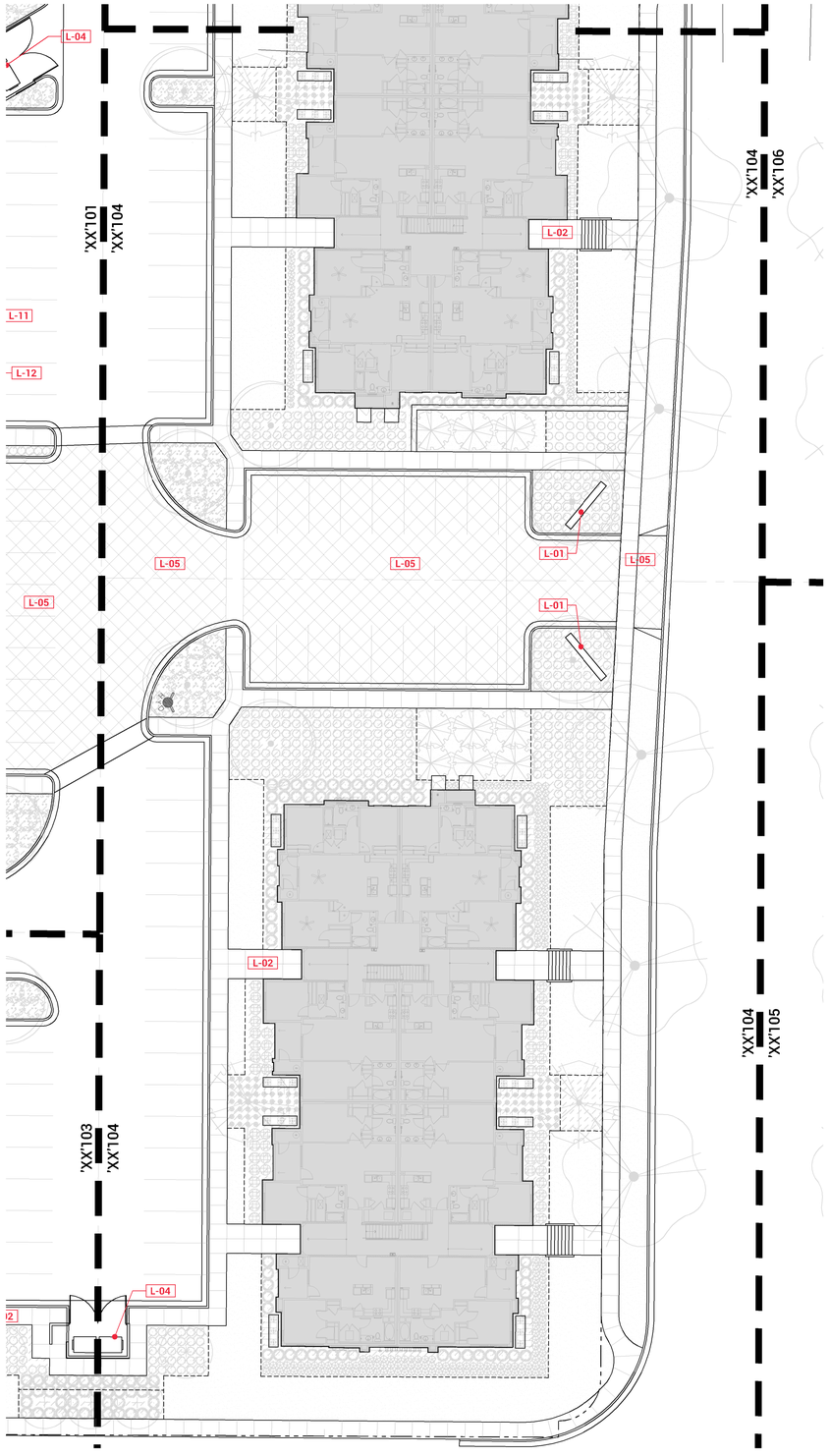
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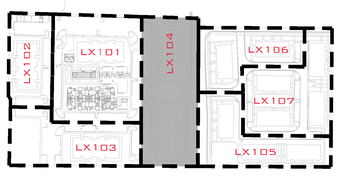
LS103

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
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L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		







KEYMAP

NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

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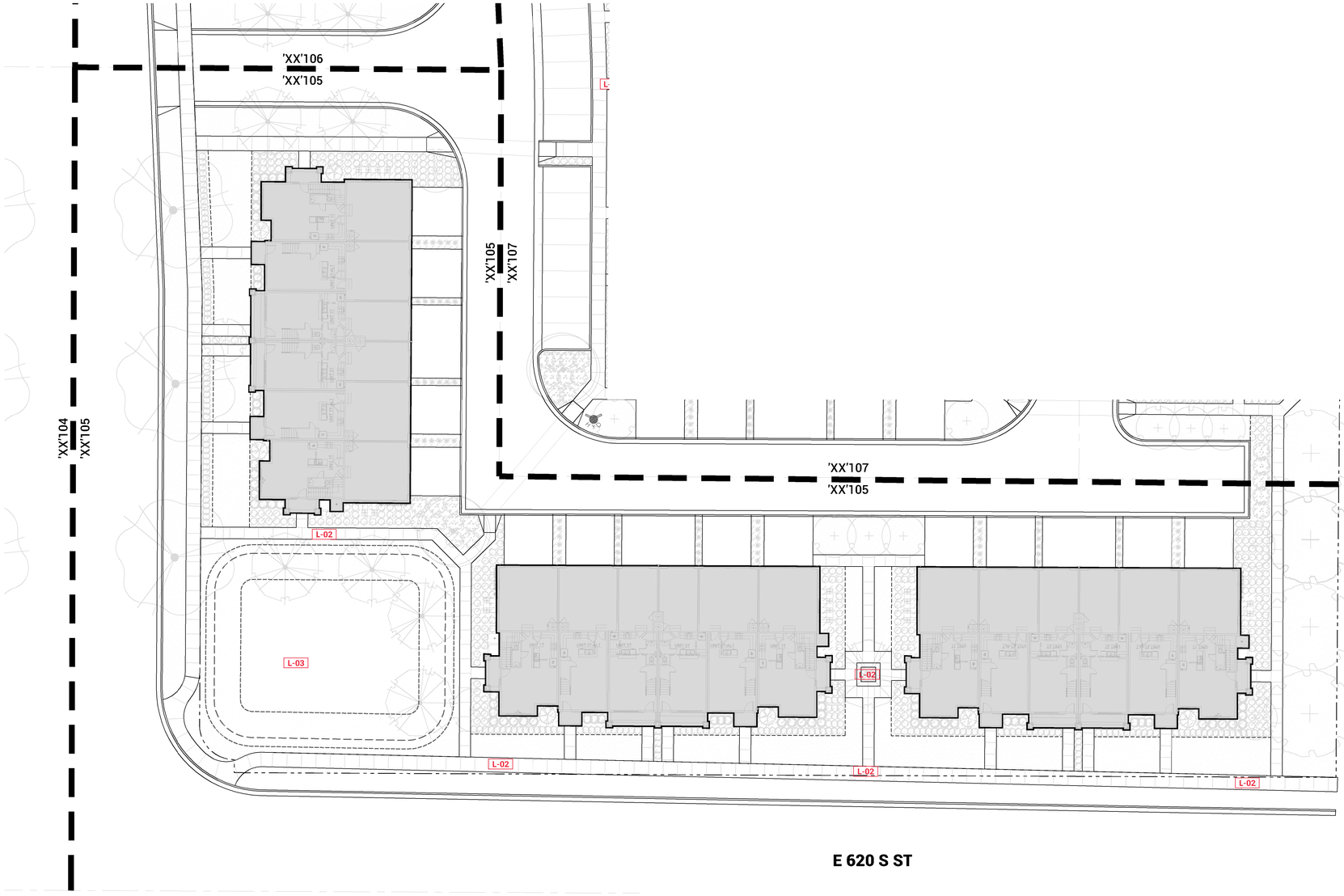
REVISIONS //

TITLE // SITE LAYOUT PLAN

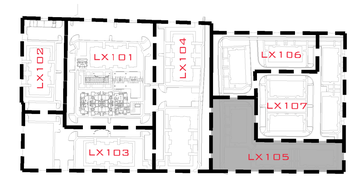
SHEET // LS104

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-19	ALLOY REVEAL COLORED CONCRETE POOL DECK AND SURROUNDING WALKWAY - EX-SSA-100112-02 - PER BOMANITE - CONTACT DEVIN JOHNSON AT ARCHITECTURAL CONCRETE AND DESIGN 801-301-0481 – CONTRACTOR TO PROVIDE MOCKUPS FOR LANDSCAPE ARCHITECT AND OWNER REVIEW BEFORE FINAL INSTALLATION		1/LS501
L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		



0 20 40 60 feet
1"=20'



KEYMAP
NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

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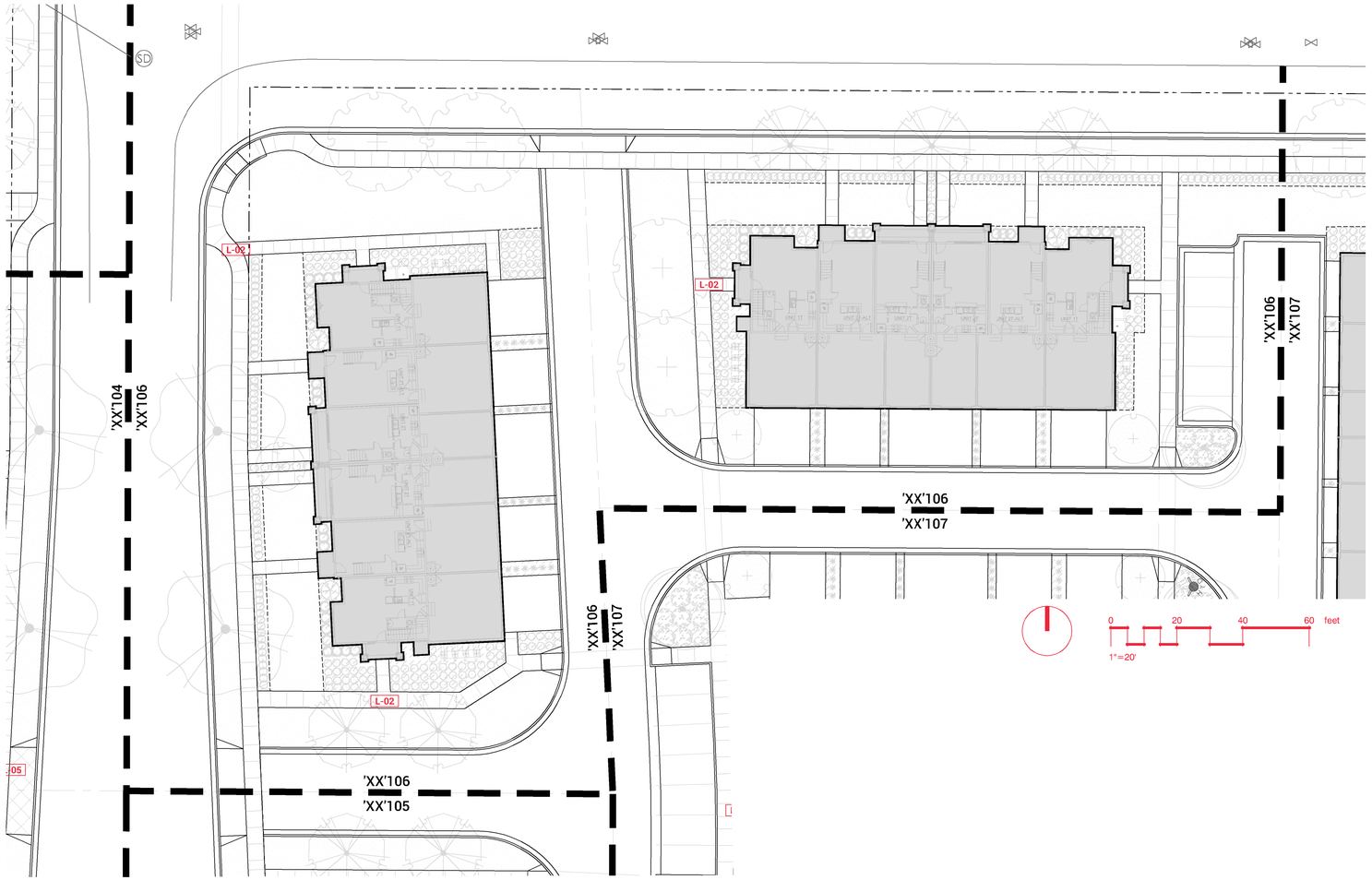
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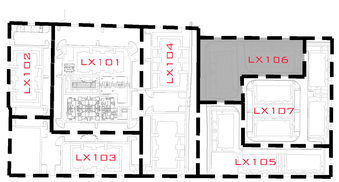
TITLE //
SITE LAYOUT PLAN

SHEET //
LS105

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-19	ALLOY REVEAL COLORED CONCRETE POOL DECK AND SURROUNDING WALKWAY - EX-SSA-100112-02 - PER BOMANITE - CONTACT DEVIN JOHNSON AT ARCHITECTURAL CONCRETE AND DESIGN 801-301-0481 - CONTRACTOR TO PROVIDE MOCKUPS FOR LANDSCAPE ARCHITECT AND OWNER REVIEW BEFORE FINAL INSTALLATION		1/LS501
L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		





KEYMAP

NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE //

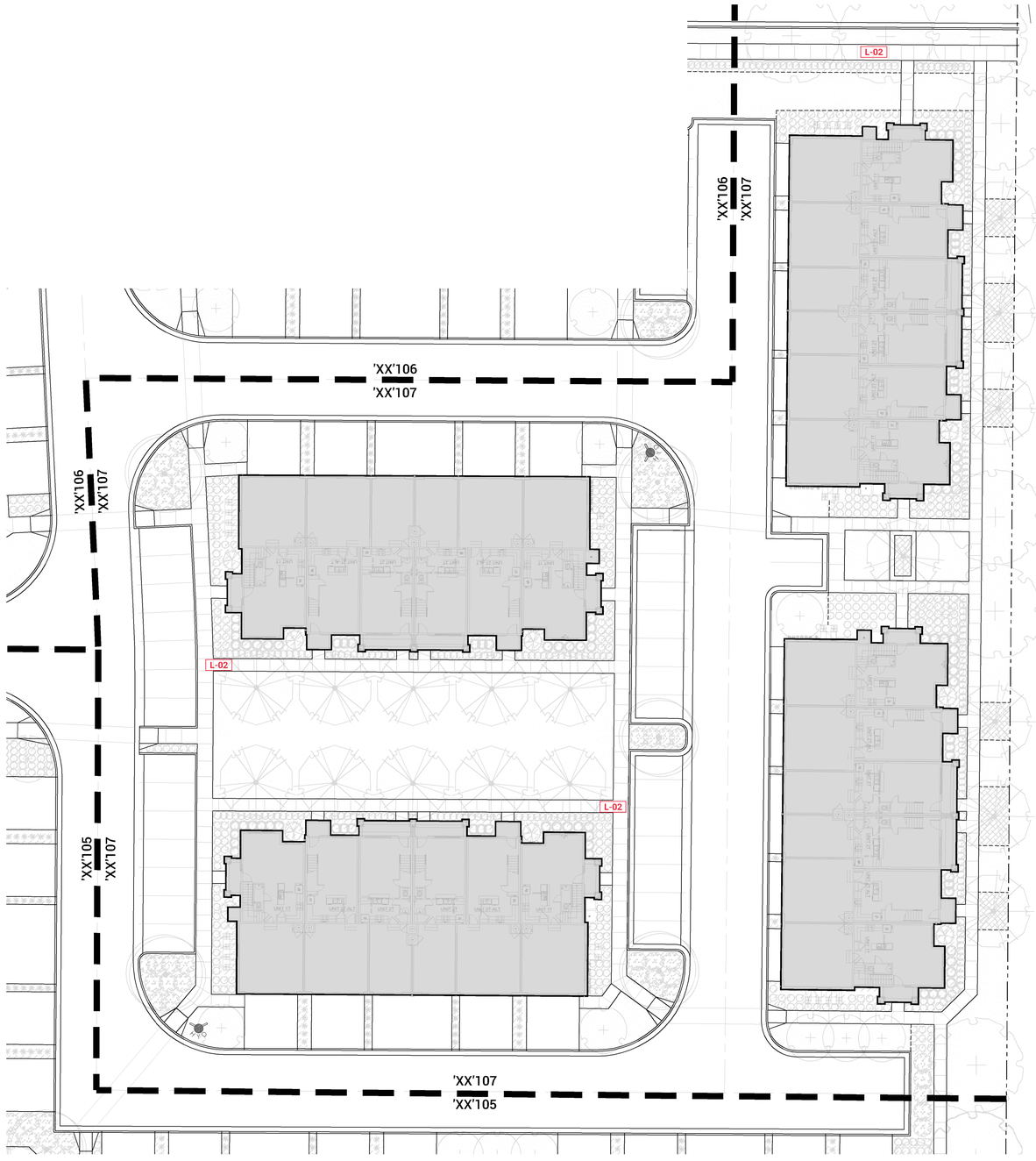
SITE LAYOUT PLAN

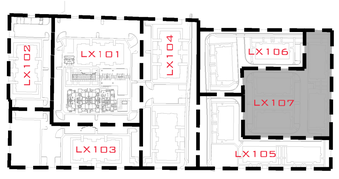
SHEET //

LS106

SITE LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	PLAIN GRAY CONCRETE WALKWAY - SCORING PER PLAN		1/LS501
L-03	DETENTION POND - PER CIVIL PLANS		
L-04	TRASH ENCLOSURE - PER CIVIL PLANS		
L-05	STAMPED ASPHALT PAVING AT ENTRY		5/LS501
L-06	18" W X 18" H X VARIES L - BOARDFORM CONCRETE SEAT WALL		3/LS501
L-07	3` HIGH BOARDFORM CONCRETE SELF CONTAINED RAISED PLANTER		2/LS502
L-08	COMMUNAL BARBECUE ISLAND		1/LS503
L-10	CIRCULAR STEEL FIRE PIT FEATURE		2/LS503
L-11	12` HIGH BISTRO LIGHT POLES (TYP.)		1/LS502
L-12	EDISON BISTRO LIGHTS STRUNG BETWEEN BISTRO LIGHT POLES - STRUNG TIGHT WITH AIRLINE CABLE (TYP.)		
L-13	CORN HOLE BOARDS		2/LS501
L-14	SYNTHETIC TURF		4/LS501
L-15	6` HIGH BLACK METAL MESH POOL FENCE WITH 2 KEY FOB LOCKING GATES		6/LS501
L-16	POOL - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
L-17	SPA - PER POOL ENGINEER/CONTRACTOR - COPING TO MATCH ALLOY REVEAL CONCRETE OF SURROUNDING POOL DECK - SEE NOTE L-19		
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L-20	SITE FURNISHINGS PLAN - SEE SHEET LF101 FURNISHINGS PLAN		





KEYMAP

NOT TO SCALE

0 20 40 60 feet

1"=20'

6/4 LOFTSIXFOUR

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WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

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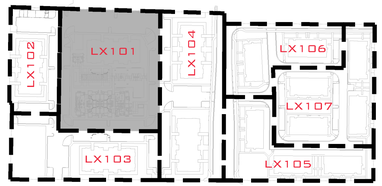
REVISIONS //

TITLE // SITE LAYOUT PLAN

SHEET // LS107

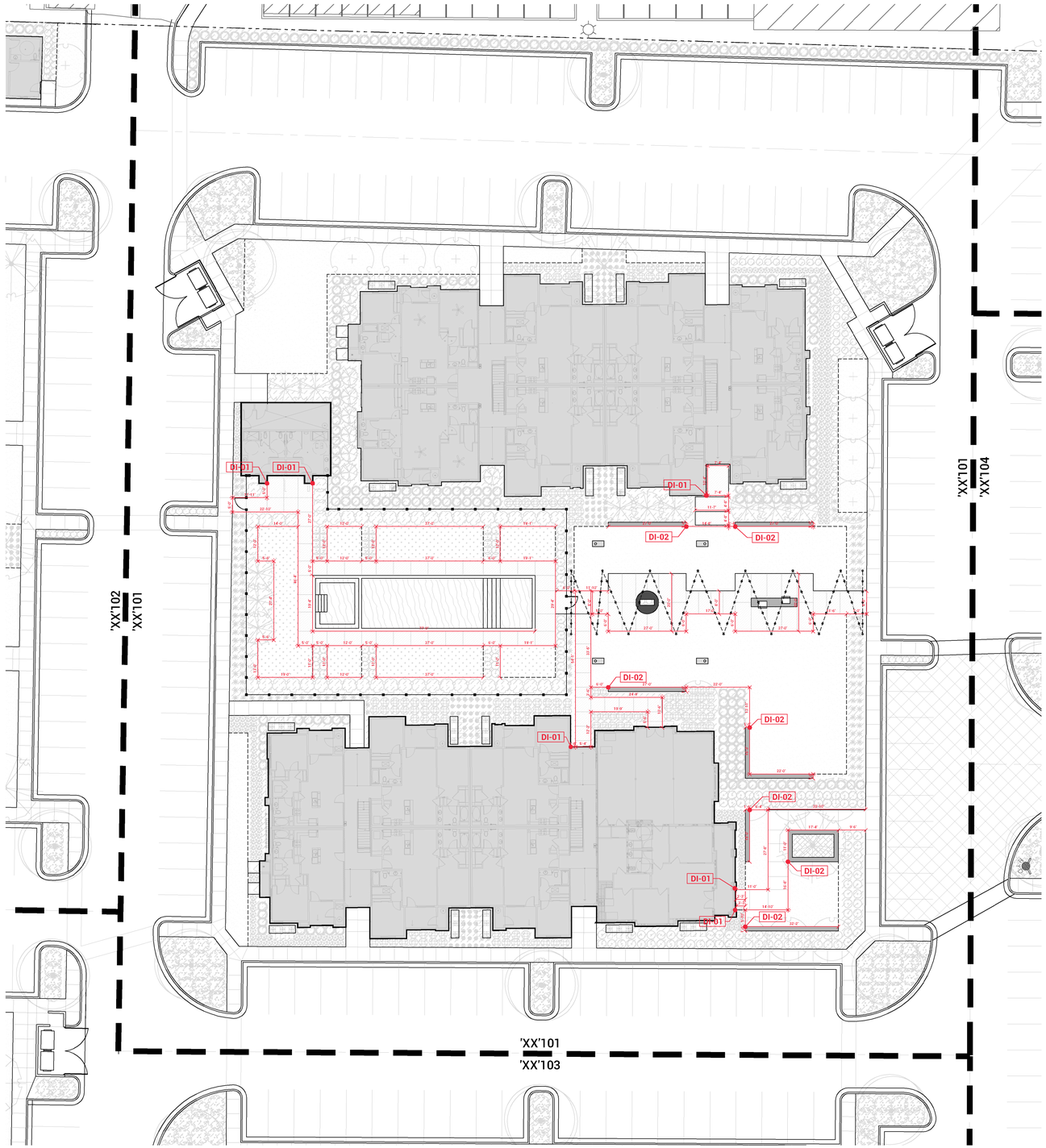
REFERENCE NOTES SCHEDULE

SYMBOL	SITE DIMENSIONS DESCRIPTION	QTY	DETAIL
DI-01	POINT OF BEGINNING - ALL DIMENSIONS OF SCORE LINES, PLANTERS, BENCHES AND POLES ORIGINATE FROM OUTSIDE CORNER OF BUILDING AS SHOWN (TYP.)		
DI-02	PRIMARY DIMENSION - OUT CORNER OF SEAT WALL OR RAISED PLANTER WALL		



KEYMAP

NOT TO SCALE



6/4
LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

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WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

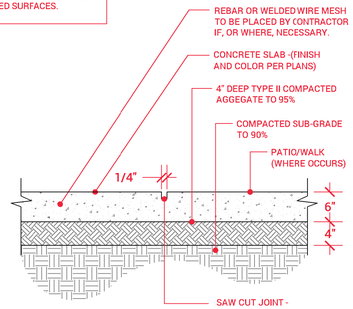
DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE // DIMENSION PLAN

SHEET // LD101

NOTE:
1. PROVIDE 1% MIN CROSS SLOPE WHERE NECESSARY
2. MAINTAIN POSITIVE DRAINAGE ON ALL PAVED SURFACES.

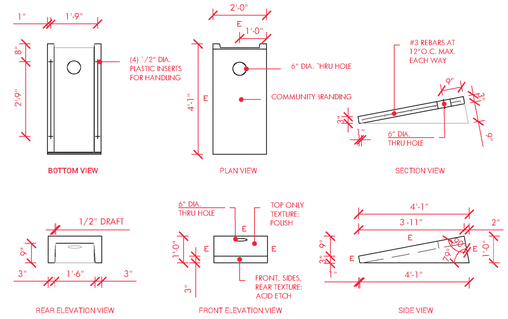


1 CONCRETE PATIO/WALK - SAW CUT SCORING

SCALE: NOT TO SCALE

PROJ–HOUS–PAR2–SITE–Ø3

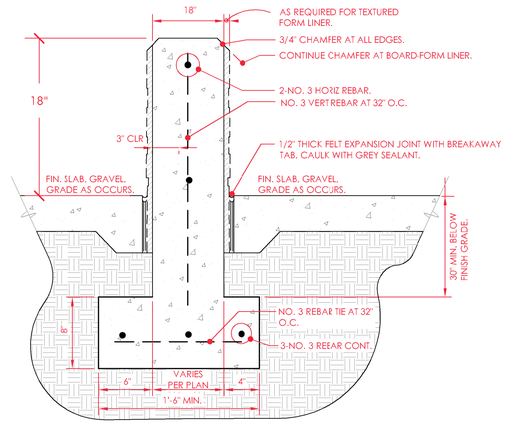
NOTES:
- CONCRETE COLOR: MISSION WHITE
- CONCRETE TEXTURE: POLISHED FINISH
- CONCRETE THRU HOLE COLOR: FRENCH GRAY
- E = EXPOSED FINISHED SURFACE INSTALLATION IS REQUIRED BY OTHERS.
- ALL EDGES TO BE EASED.
- ANCHORING METHOD BY OTHERS.



2 CORN HOLE COURT BOARD

3/8" = 1'-0"

PROJ-HOUS-PAR2-SITE-46

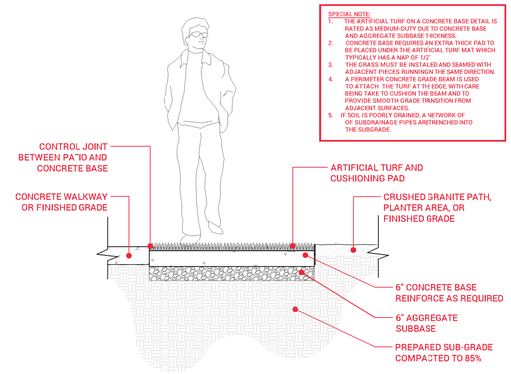


3 BOARDFORM CONCRETE SEAT WALL

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-SITE-04

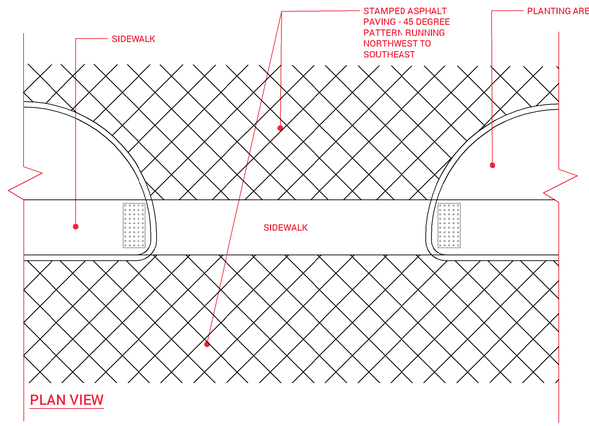
SPECIAL NOTE:
1. THE ARTIFICIAL TURF ON A CONCRETE BASE DETAIL IS RATED AS MEDIUM-DUTY DUE TO CONCRETE BASE AND AGGREGATE SUBBASE THICKNESS.
2. CONCRETE BASE REQUIRES AN EXTRA THICK PAD TO BE PLACED UNDER THE ARTIFICIAL TURF MAT WHICH TYPICALLY HAS A NAP OF 1/2"
3. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNINGN THE SAME DIRECTION.
4. A PERIMETER CONCRETE GRADE BEAM IS USED TO ATTACH THE TURF AT THE EDGE, WITH CARE BEING TAKE TO CUSHION THE BEAM AND TO PROVIDE SMOOTH GRADE TRANSITION FROM ADJACENT SURFACES.
5. IF SOIL IS POORLY DRAINED, A NETWORK OF OF SUBDRAINAGE PIPES ARETRENCHED INTO THE SUBGRADE.

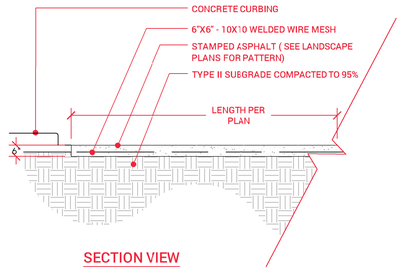


4 SYNTHETIC TURF ON CONCRETE BASE

1/2" = 1'-0"

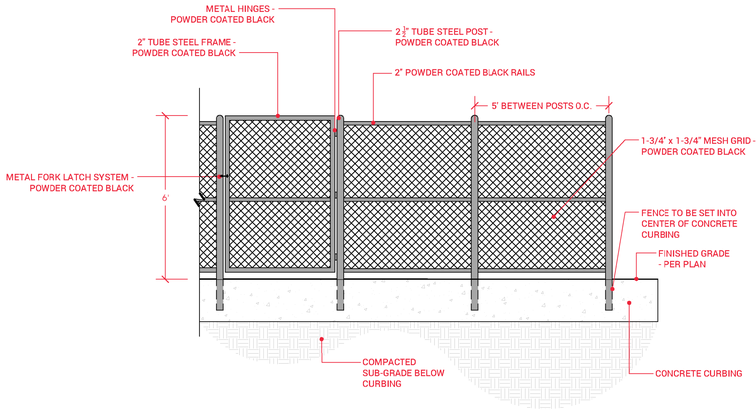
PROJ-HOUS-PAR2-SITE-09





5 STAMPED ASPHALT

1" = 1'–Ø"



6 6' HIGH BLACK METAL FENCE AND GATE

1" = 1'–Ø"

6/4 LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

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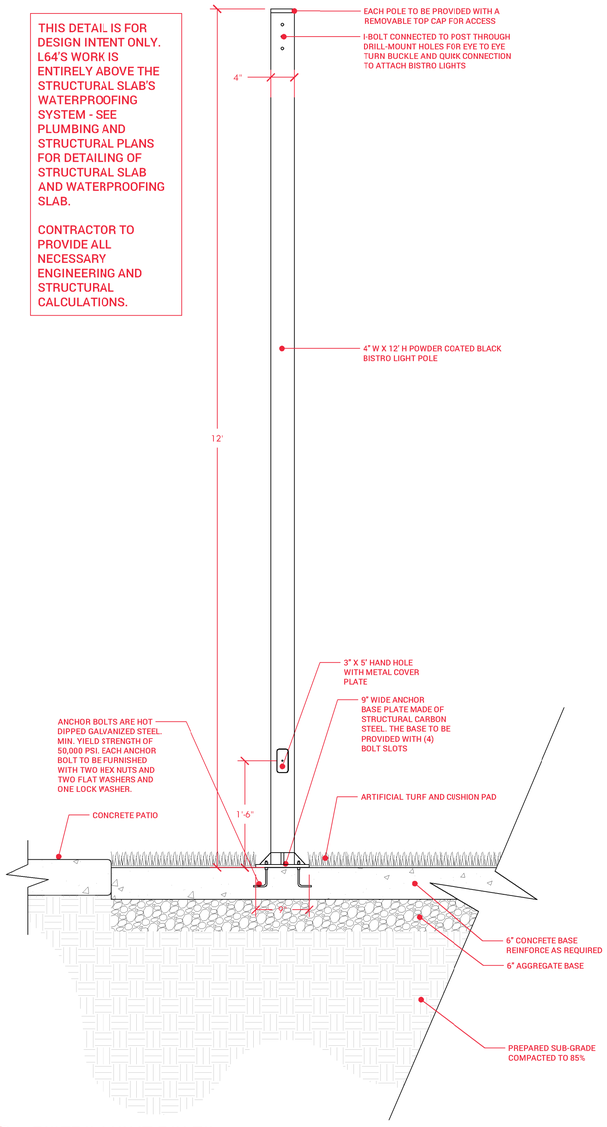
REVISIONS //

TITLE // SITE LAYOUT DETAILS

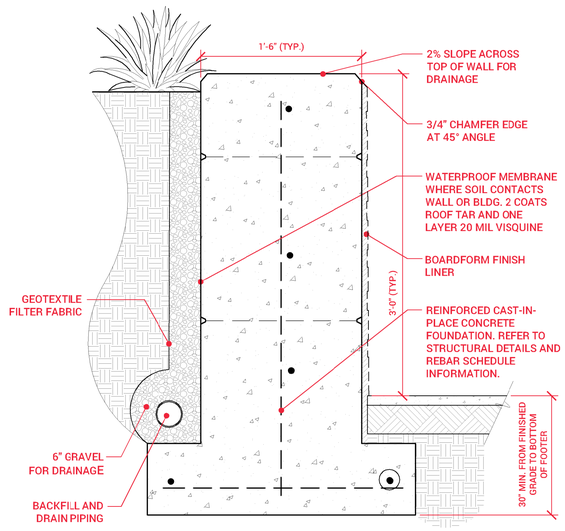
SHEET // LS501

THIS DETAIL IS FOR DESIGN INTENT ONLY. L64'S WORK IS ENTIRELY ABOVE THE STRUCTURAL SLAB'S WATERPROOFING SYSTEM - SEE PLUMBING AND STRUCTURAL PLANS FOR DETAILING OF STRUCTURAL SLAB AND WATERPROOFING SLAB.

CONTRACTOR TO PROVIDE ALL NECESSARY ENGINEERING AND STRUCTURAL CALCULATIONS.



1 BISTRO LIGHT POLES
1" = 1'-0"



2 CONCRETE PLANTER WALL
1 1/2" = 1'-0"

1. CONCRETE TO BE CLASS A CONCRETE.
2. CONCRETE MIX TO INCLUDE HIGH RANGE WATER REDUCER.
3. USE 6" WIDE, 2" THICK DOUGLAS FIR BOARDS.
4. WALLS TO FEATURE SEEPAGE BETWEEN BOARDS.
5. TOP OF WALLS TO BE HAND TROWELED SMOOTH FINISH.
6. NO EXPOSED WALL TIES WHEN POSSIBLE. EXPOSED WALL TIES TO BE FIBERGLASS.
7. CONTINUE BOARDS (1) BOARD WIDTH BELOW FINISH GRADE.
8. CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL.

3 BOARD FORM FINISH NOTES
1" = 10'

PROJ-HOUS-FA2-SITE-95

PROJ-HOUS-PAR2-SITE-17

6/4
LOFTSIXFOUR

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

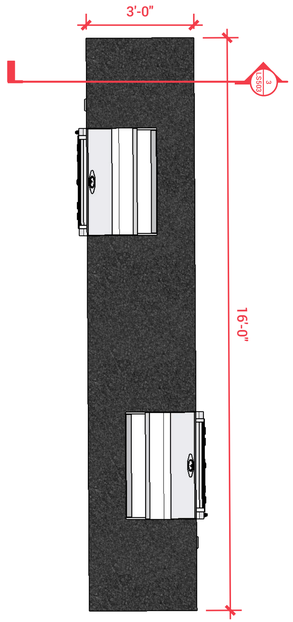
WASATCH SAVAGE PHASE 2
AMERICAN FORK / UT

DATE //	2020-06-29
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REVISIONS //

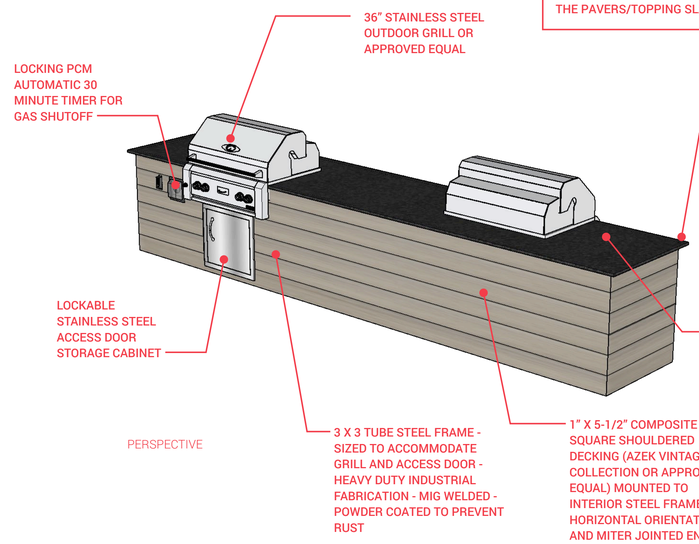
TITLE //
SITE LAYOUT DETAILS

SHEET //
LS502

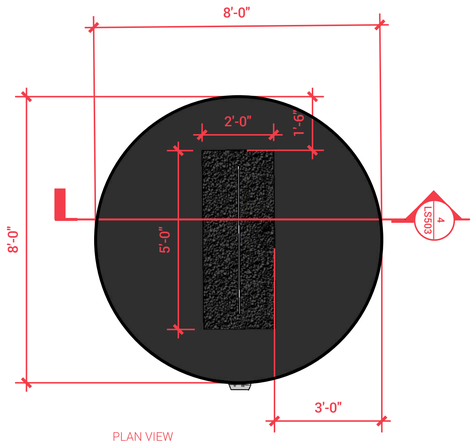


PLAN VIEW

VERTICAL DIMENSIONS SHOWN ARE EXPOSED HEIGHT - MEANING ONLY WHAT IS VISIBLE ABOVE THE PAVERS/TOPPING SLAB

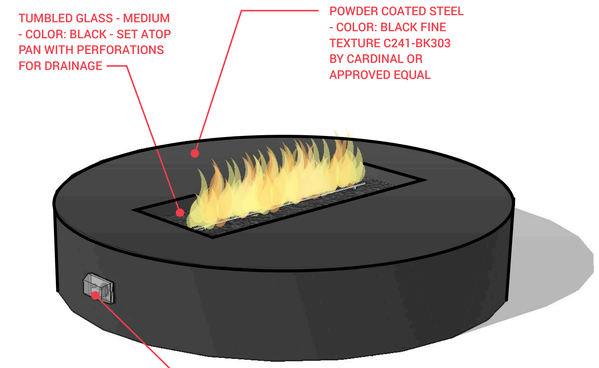


PERSPECTIVE

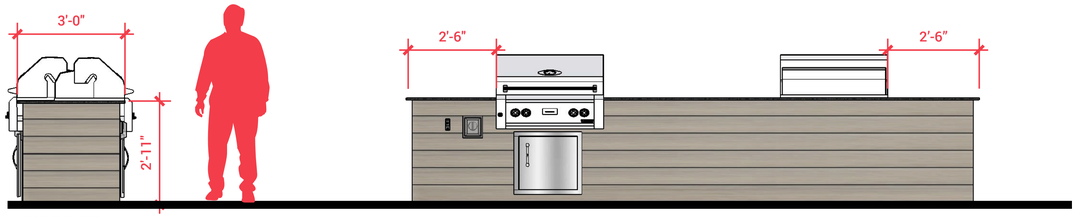


PLAN VIEW

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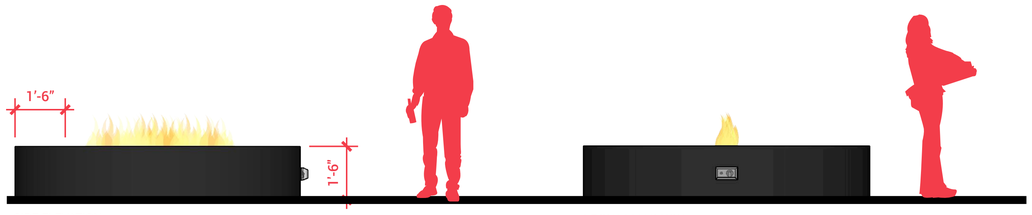


PERSPECTIVE



SIDE ELEVATION

FRONT ELEVATION

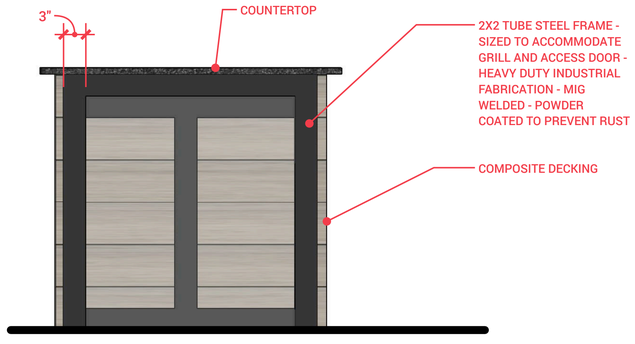


SIDE ELEVATION

FRONT ELEVATION

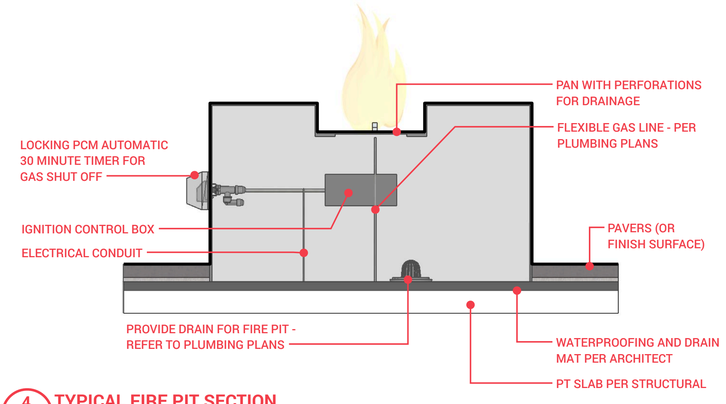
1 BBQ COUNTER

LS503 SCALE: 1/2" = 1'-0"



2 CIRCULAR STEEL FIRE PIT

LS503 SCALE: 1/2" = 1'-0"



3 BBQ COUNTER SECTION

LS503 NTS

4 TYPICAL FIRE PIT SECTION

LS503 NTS

GENERAL NOTES /

1. DETAILS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR EACH CUSTOM ELEMENT FOR ARCHITECT AND LANDSCAPE ARCHITECT REVIEW.
2. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
4. CONTRACTOR TO COORDINATE INSTALLATION OF ALL OWNER FURNISHED LANDSCAPE ELEMENTS.
5. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING SITE IMPROVEMENTS.
6. CONSULT WITH LANDSCAPE ARCHITECT ON ALL DESIGN DETAILS. FINAL MATERIALS TO BE APPROVED BY OWNER.
7. ALL FINAL SELECTIONS OF LIGHTING FIXTURES AND POWER SUPPLY TO BE COORDINATED WITH ELECTRICAL ENGINEER.
8. ALL STRUCTURAL REQUIREMENTS OF OUTDOOR SITE ELEMENTS TO BE COORDINATED WITH STRUCTURAL ENGINEER.

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

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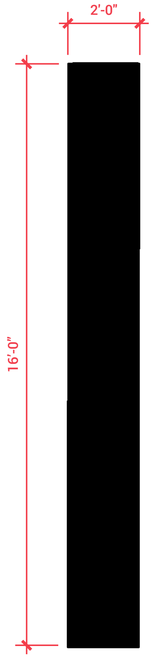
DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

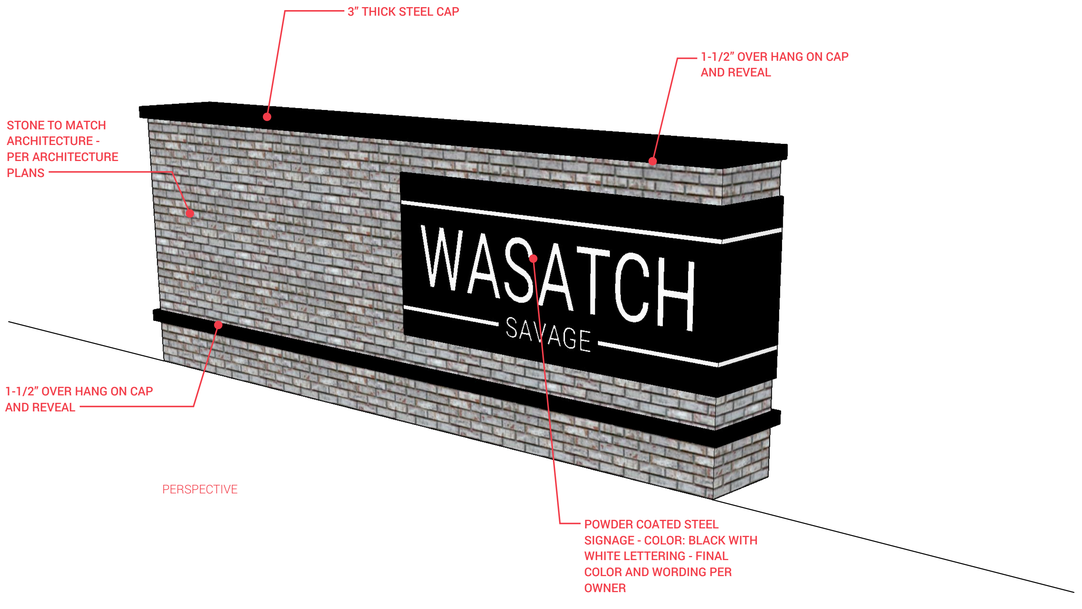
TITLE // SITE LAYOUT DETAILS

SHEET // LS503



PLAN VIEW

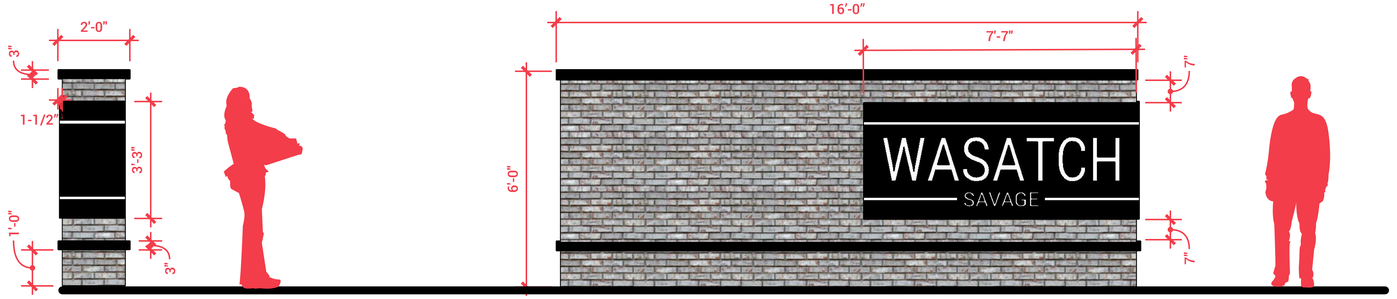
VERTICAL DIMENSIONS SHOWN ARE EXPOSED HEIGHT - MEANING ONLY WHAT IS VISIBLE ABOVE FINISHED GRADE



PERSPECTIVE

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7. ALL FINAL SELECTIONS OF LIGHTING FIXTURES AND POWER SUPPLY TO BE COORDINATED WITH ELECTRICAL ENGINEER.
8. ALL STRUCTURAL REQUIREMENTS OF OUTDOOR SITE ELEMENTS TO BE COORDINATED WITH STRUCTURAL ENGINEER.



SIDE ELEVATION

FRONT ELEVATION

1 LW501 **ENTRY MONUMENT SIGNAGE**
SCALE: 1/2" = 1'-0"

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE //	2020-06-29
PROJECT NO. //	2003
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE // SIGNAGE DETAILS

SHEET // LW501

D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WMP	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		



KEYMAP

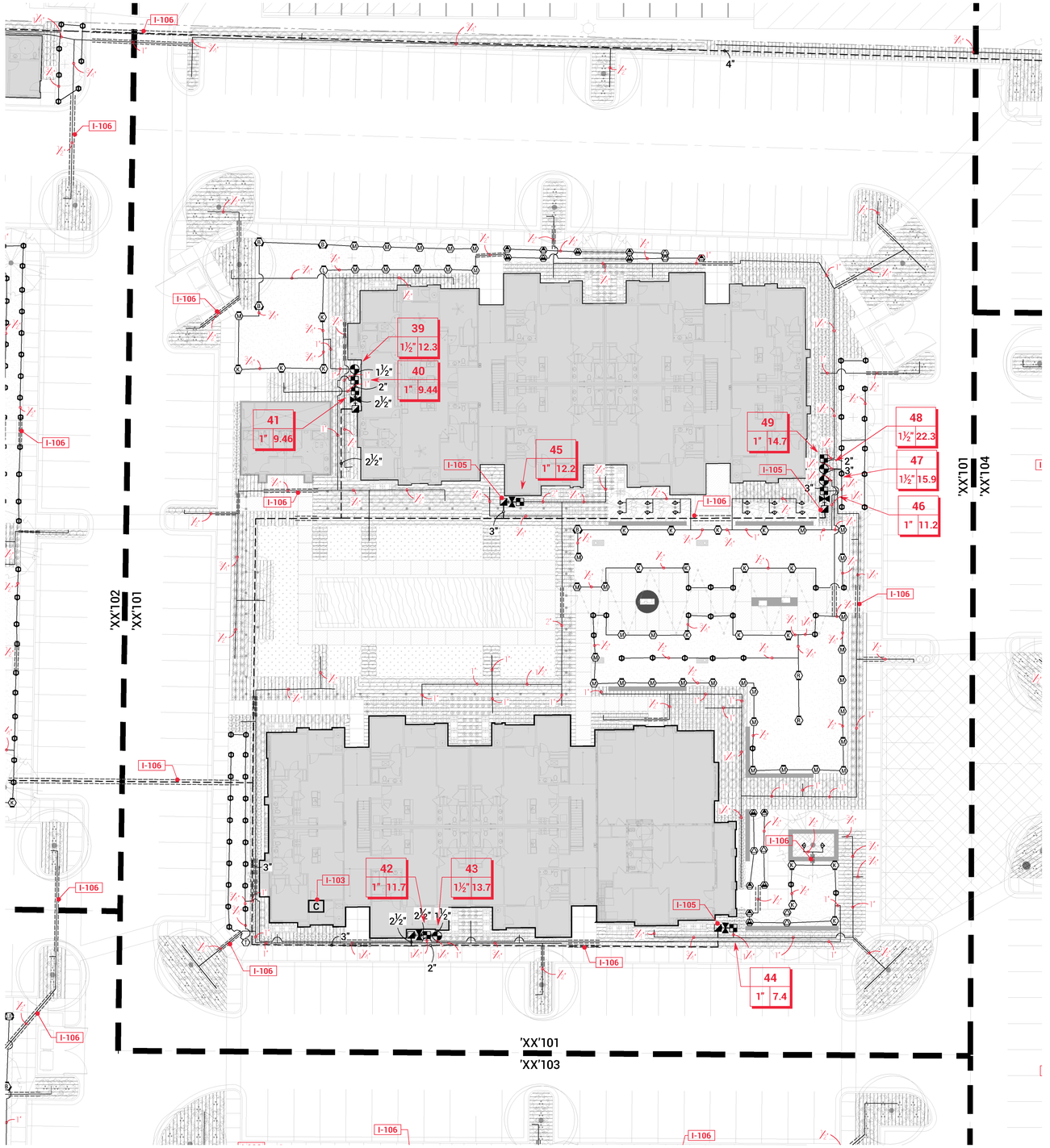
NOT TO SCALE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M L V	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K H N	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
MP	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ. 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-216), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE. YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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SANDY UT 84070

P: 801 878 4717

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // IRRIGATION PLAN

SHEET // LI101

Ⓓ	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WMR	WATER METER 2"	1
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
- - - -	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		



KEYMAP

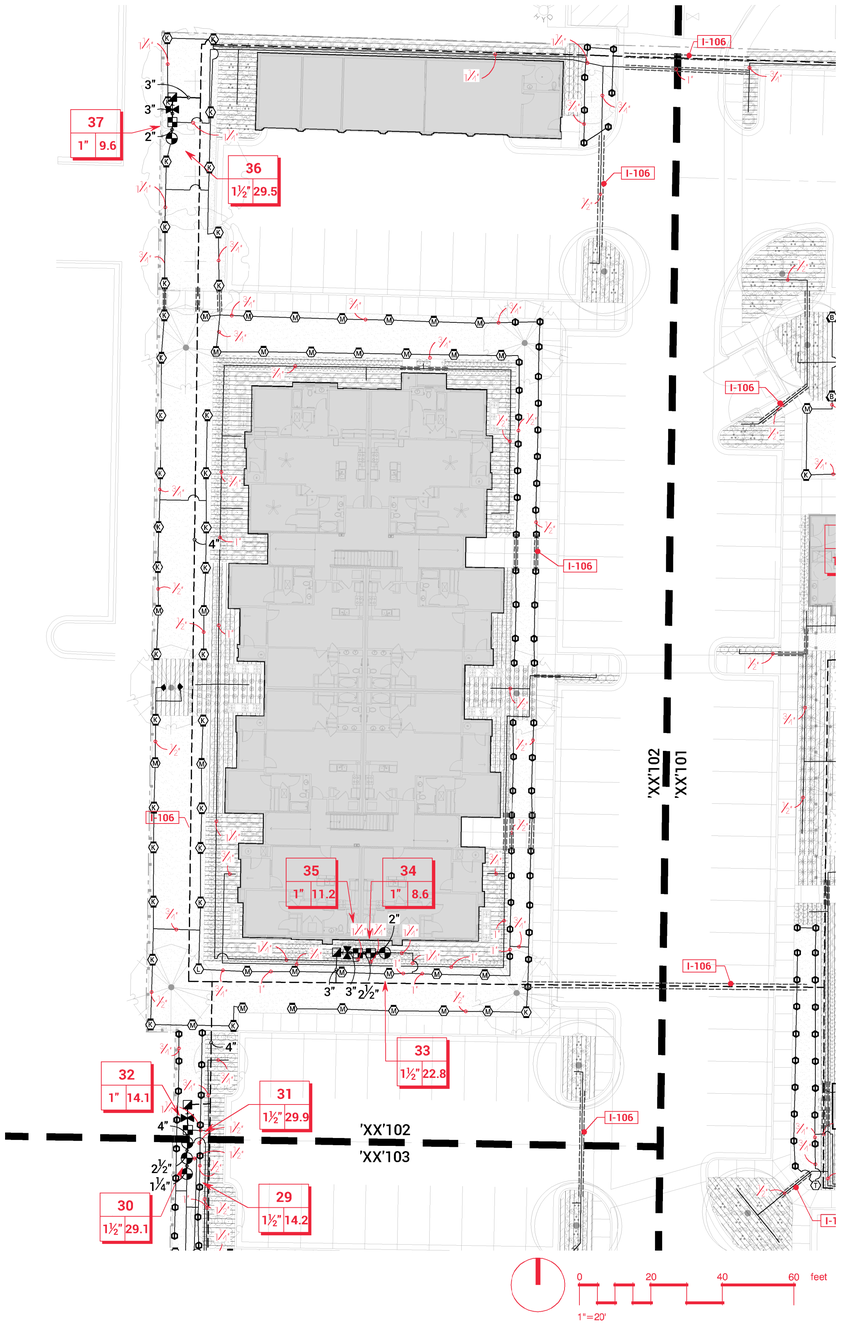
NOT TO SCALE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270 A=GRAY 360 ARC.	43	40
MP	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ. 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR),. MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 5QH 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 13.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE //	2020-06-29
PROJECT NO. //	2003
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE // IRRIGATION PLAN

SHEET // LI102

IRRIGATION SCHEDULE

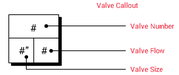
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4"(10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4"(10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M O L	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4"(10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4"(10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4"(10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.8" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

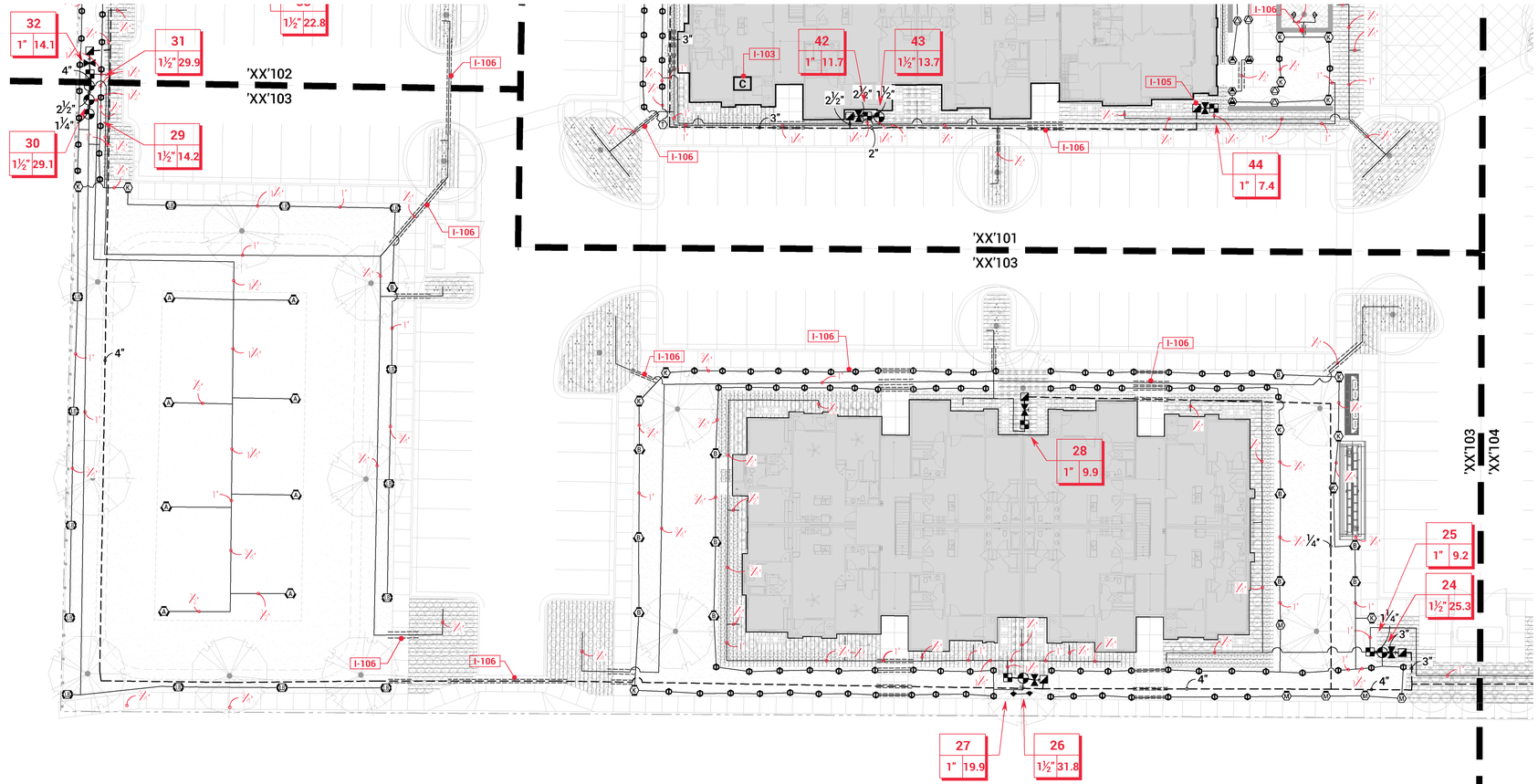
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2

D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3' X 3' X 3' GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WM2	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout





REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		

0 20 40 60 feet
1"=20'



KEYMAP
NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29
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DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE //
IRRIGATION PLAN

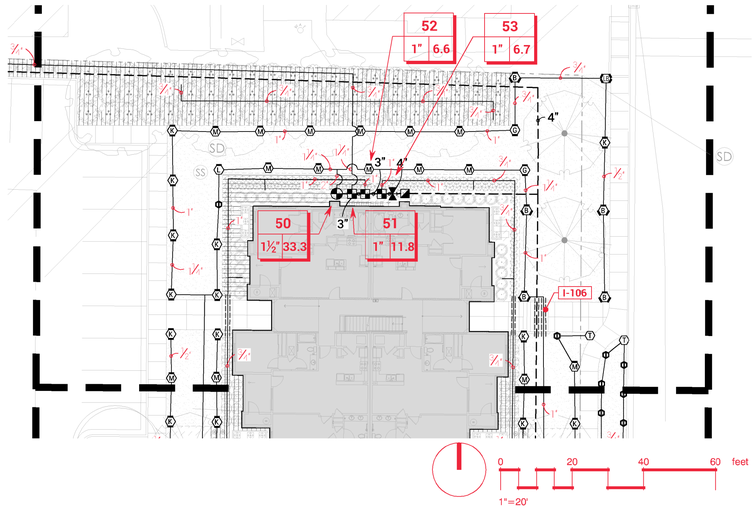
SHEET //
LI103

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTA~OR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTA~OR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M O L	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTA~OR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTA~OR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTA~OR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
B	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTA~OR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NOFCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WM2	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



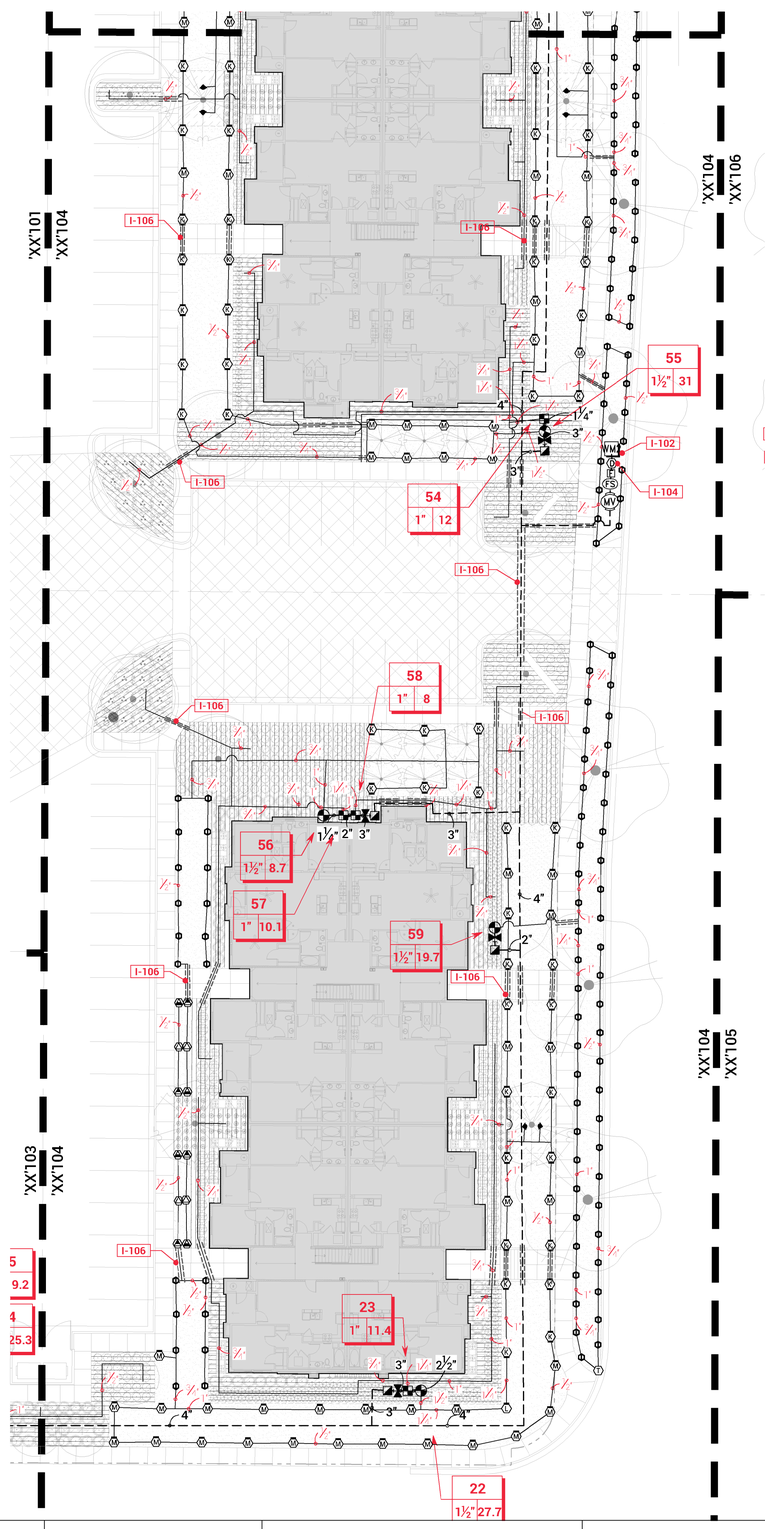
REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		



KEYMAP

NOT TO SCALE



6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // IRRIGATION PLAN

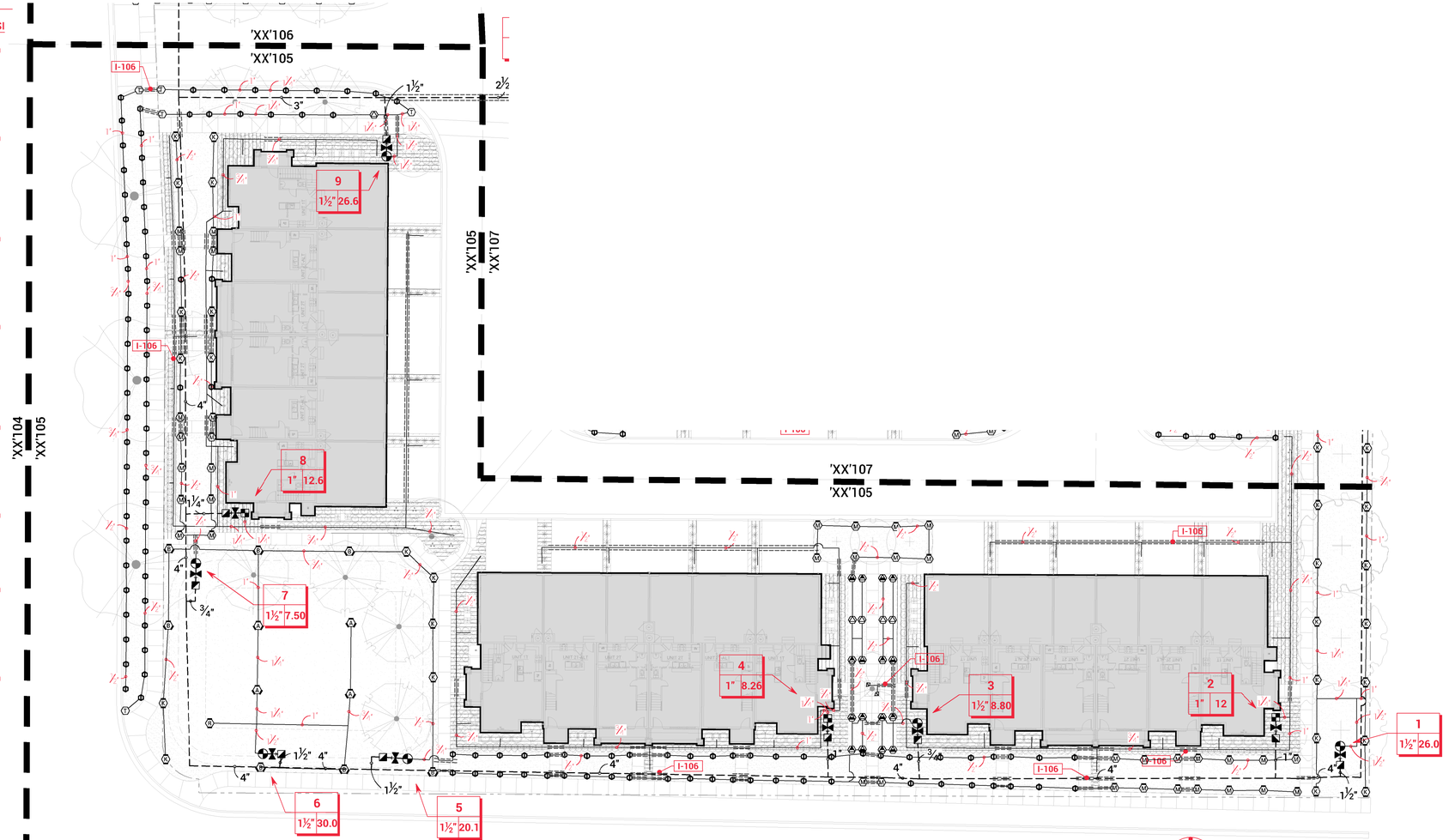
SHEET // LI104

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10P 20P	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30
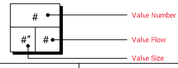
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WMP	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		

0 20 40 60 feet
1"=20'



KEYMAP
NOT TO SCALE

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE // IRRIGATION PLAN

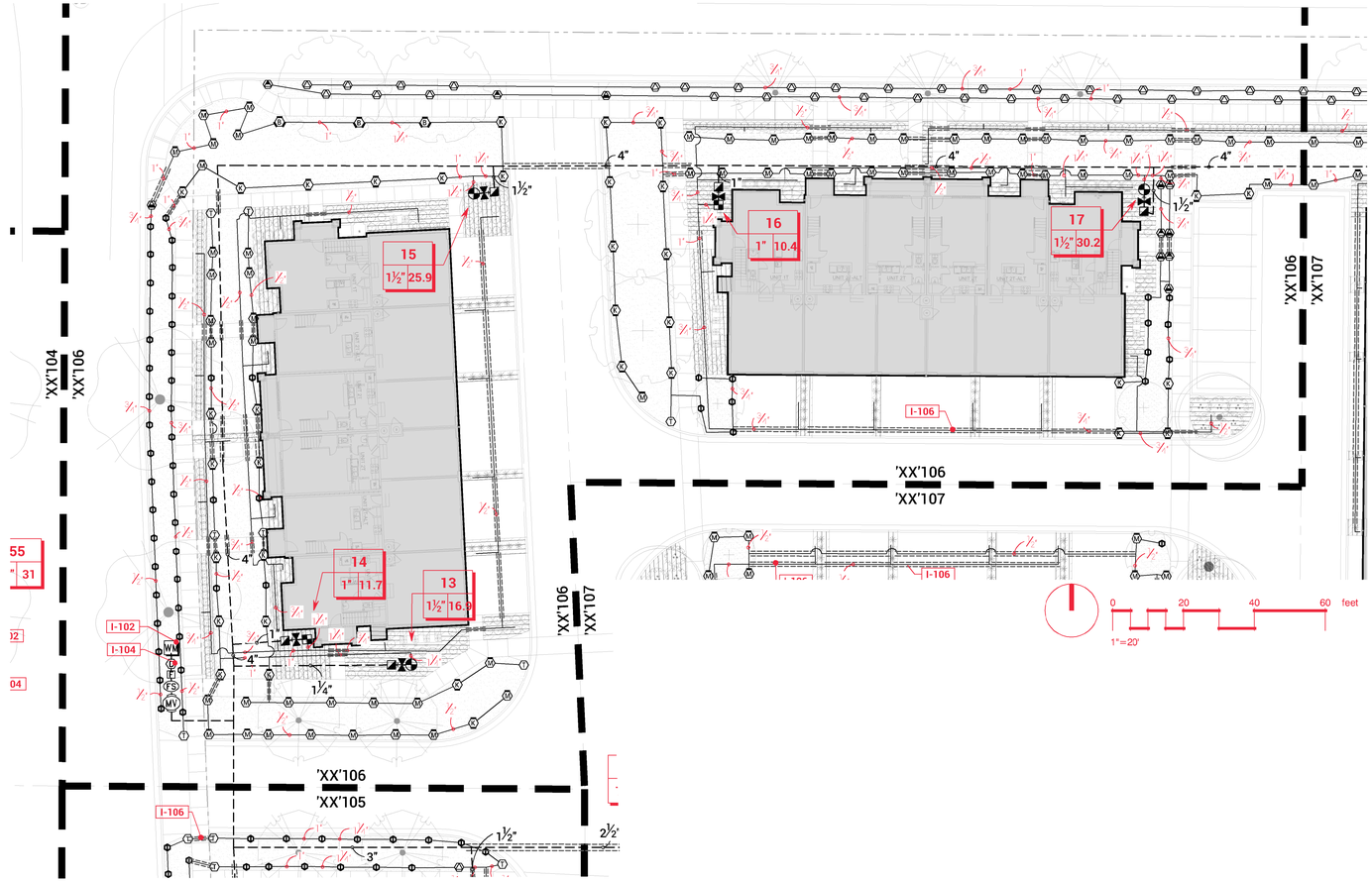
SHEET // LI105

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
(7)	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURCUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
(M) (L) (O)	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, 0=OLIVE 360 ARC.	268	40
(K) (G) (R)	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
(B) (Y) (A)	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
(LB)	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ. 360	HUNTER MP815 FROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

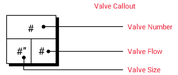
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FLTER SYSTEM. PRESSURE REGULATION: 25FSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
(MV)	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



(D)	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3' X 3' X 3' GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WMP	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION S DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		



KEYMAP

NOT TO SCALE

6/4
LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // IRRIGATION PLAN

SHEET // LI106

(D)	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3' X 3' X 3' GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2
C	HUNTER ACC-99D-PED 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, METAL PEDESTAL	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	2
F	AMIAD 2-TAF-750-STEEL SCREEN AMIAD 2" TAF SELF-CLEANING FILTER, NPT. STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. MAXIMUM WORKING PRESSURE 116PSI.	2
WM	WATER METER 2"	1
WM2	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	26,404 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	5,589 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	3,434 L.F.

Valve Callout



REFERENCE NOTES SCHEDULE

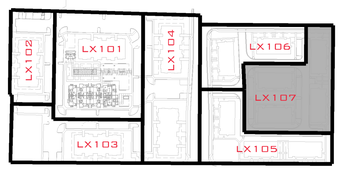
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 85 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING OF PATIO.		
I-106	INSTALL SLEEVES THROUGH WALLS AND PAVED AREAS - COORDINATE WORK WITH WALL CONTRACTOR (TYP.)		

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	16	40
LST RST SST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	110	40
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	268	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	204	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	43	40
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	25	40
ADJ 360	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	571	40
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	40	30

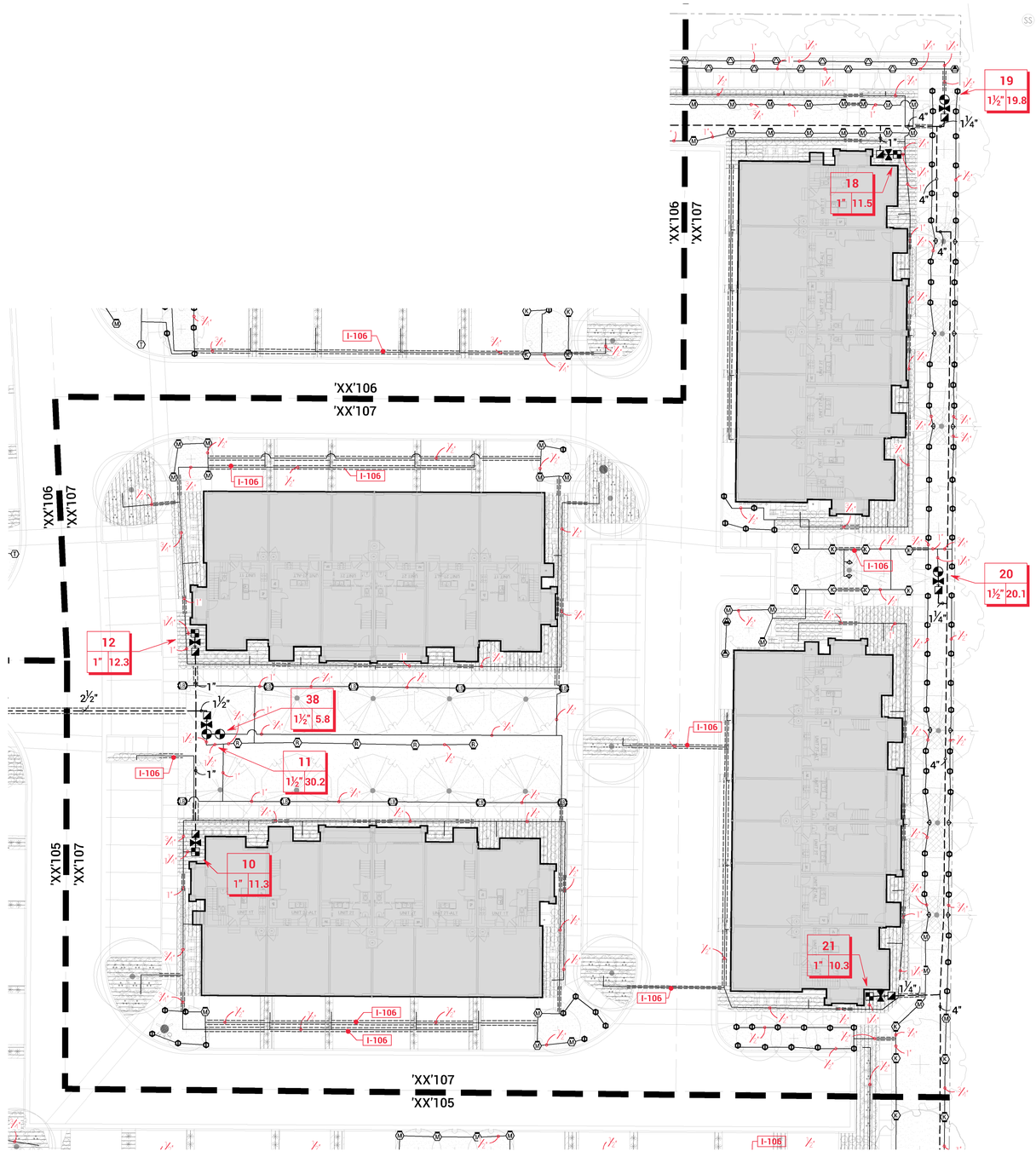
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	30
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	59,603 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	29
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	37
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	37
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2



KEYMAP

NOT TO SCALE



0 20 40 60 feet

1"=20'

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

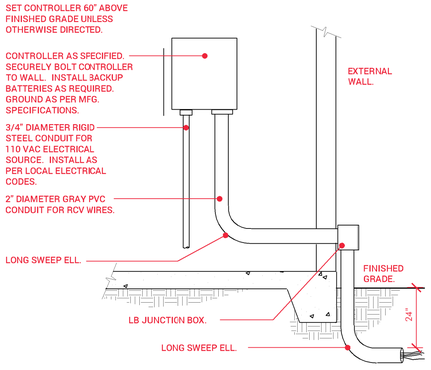
DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

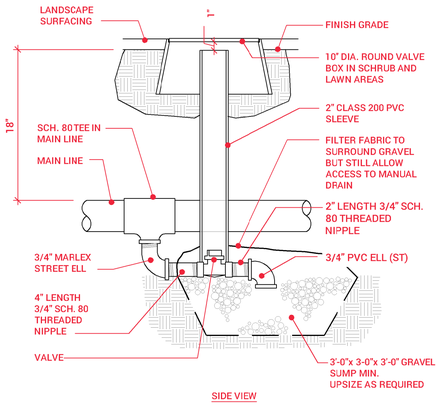
TITLE // IRRIGATION PLAN

SHEET // LI107

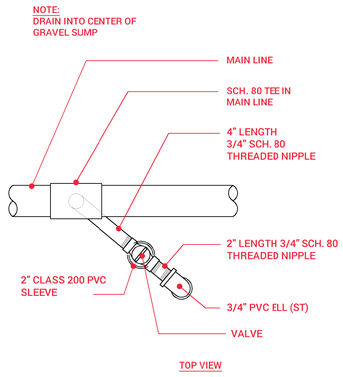


1 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0"



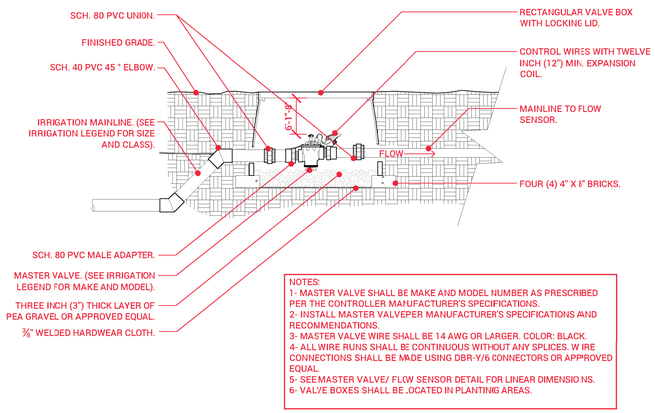
SIDE VIEW



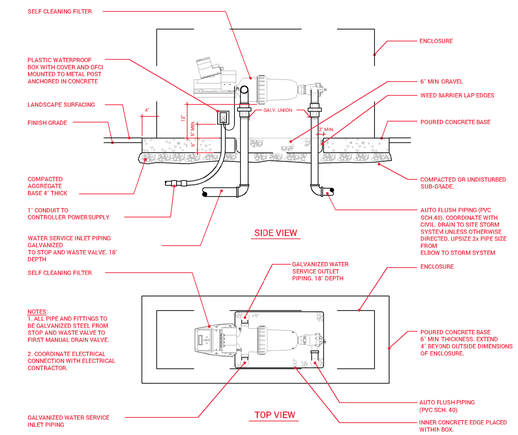
TOP VIEW

2 MAINLINE MANUAL DRAIN VALVE

1 1/2" = 1'-0"

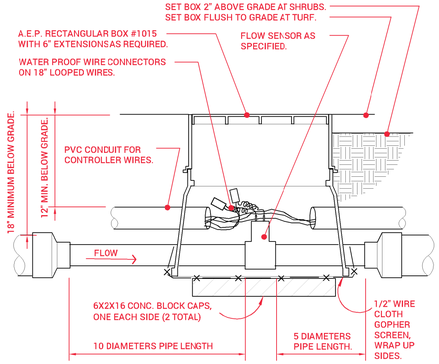


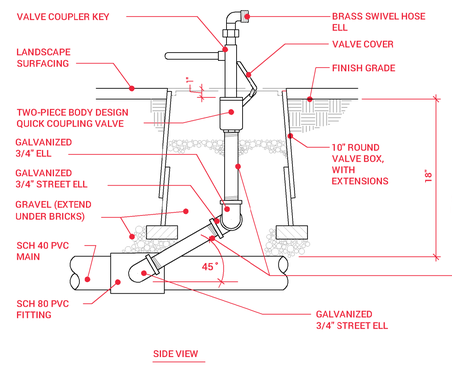
NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
2- INSTALL MASTER VALVEPER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.
4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. W IRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.
5- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIO NS.
6- VALVE BOXES SHALL BE .OCATED IN PLANTING AREAS.



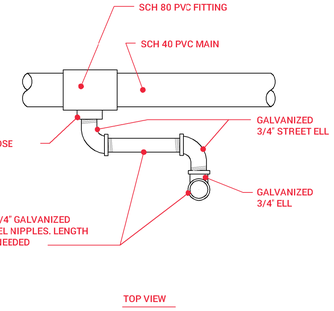
3 ELECTRIC FILTER ASSEMBLY - AUTOMATIC

3/4" = 1'-0"





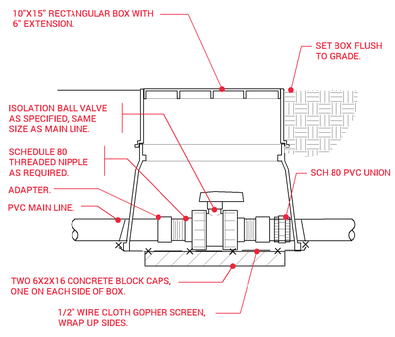
SIDE VIEW



TOP VIEW

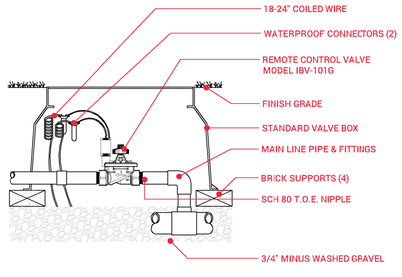
4 FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"



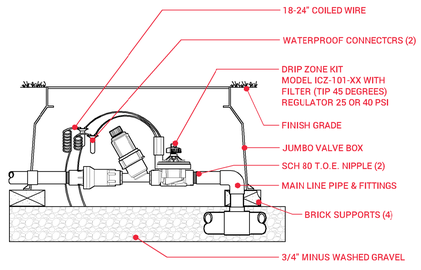
5 MASTER VALVE

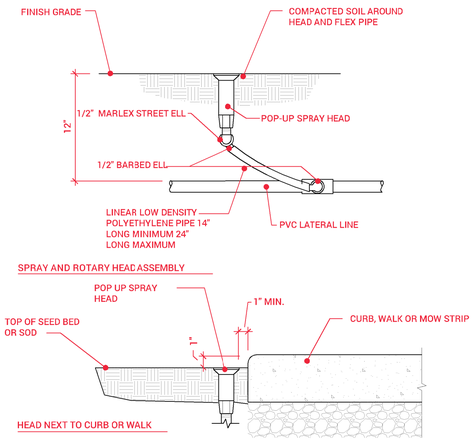
1" = 1'-0"



6 QUICK COUPLING VALVE

1 1/2" = 1'-0"





7 TRUE UNION BALL ISOLATION VALVE

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-03

8 IBV 1" GLOBE VALVE

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-40

9 ICZ-101 DRIP CONTROL ZONE

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-20

10 SPRAY AND ROTARY HEAD ASSEMBY BY WALK/CURB

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-07

6/4
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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

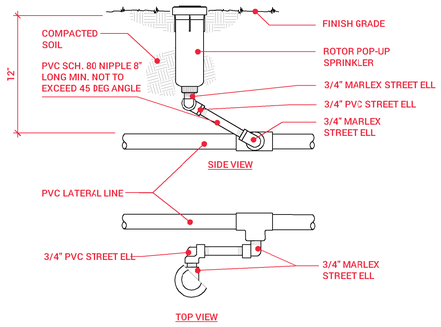
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DATE // 2020-06-29
PROJECT NO. // 2003
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REVISIONS //

TITLE // IRRIGATION DETAILS

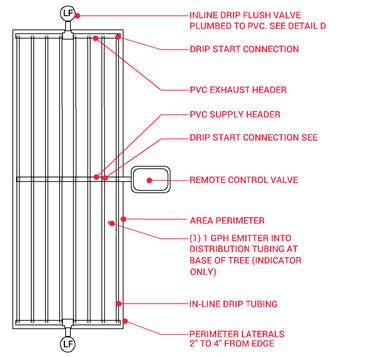
SHEET // LI501



1 ROTOR POP-UP HEAD

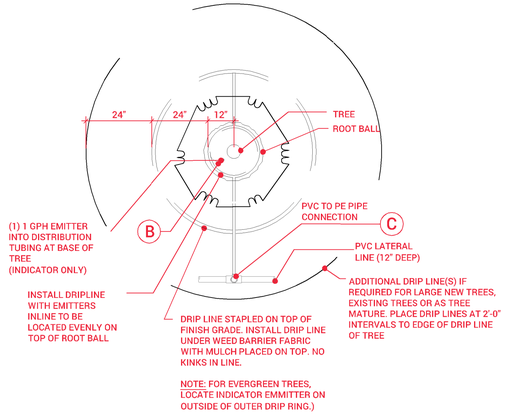
1 1/2" = 1'-0"

NOTE:
1. ALL PVC EXHAUST AND SUPPLY HEADERS TO BE BURIED TO 12"DEPTH
2. IF SUB-HEADERS ARE USED TO REDUCE PVC FITTINGS, PROVIDE AT LEAST (1) PVC START CONNECTION PER 5 GPM OF DRIP LINE.



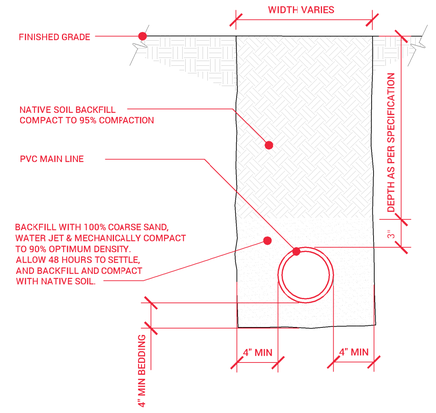
2 INLINE DRIP CENTER FEED LAYOUT

1 1/2" = 1'-0"



3 TREE DRIP - PLAN VIEW (PLANTER AREAS)

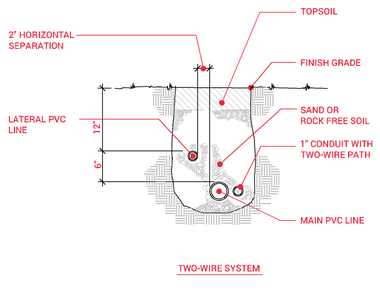
1" = 1'-0"



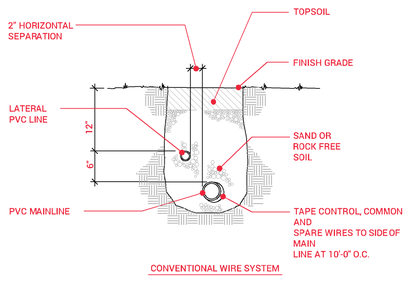
4 SLEEVE AT ROAD

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-15



TWO-WIRE SYSTEM

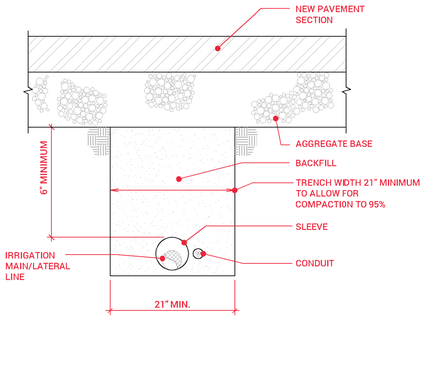


CONVENTIONAL WIRE SYSTEM

5 TRENCH SECTION

1 1/2" = 1'-0"

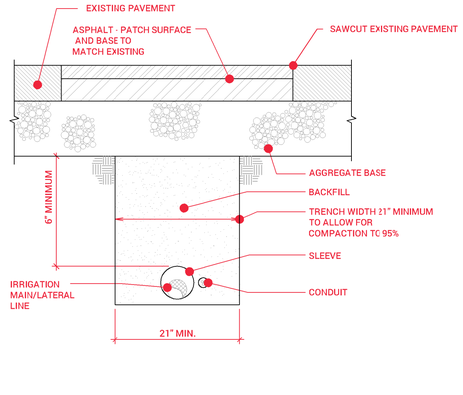
PROJ-HOUS-PAR2-IRRI-34



6 MISC. PIPE TRENCH - NEW PAVEMENT AREAS

1 1/2" = 1'-0"

PROJ-HOUS-PAR2-IRRI-35



7 MISC. PIPE TRENCH - EXIST. PAVEMENT AREAS

1 1/2" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

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REVISIONS //

TITLE //

IRRIGATION DETAILS

SHEET //

LI502

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM/HER TO PROVIDE AND INSTALL A COMPLETE AND OPERATION IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS, AND MATERIALS REQUIRED.

2. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THE NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

3. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.

4. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE SLEEVING DETAIL(S).

5. INSTALL 14 GAUGE WIRE WITH WHITE AS GROUND, BLUE AS SPARE GROUND. ALL WIRING IN 3/4" GRAY ELECTRICAL CONDUIT FROM CLOCK TO MAINLINE, THEN RUN WIRE UNDER MAINLINE EXPOSED BUT DO NOT TAPE WIRE TO MAINLINE. INCLUDE EXPANSION LOOPS AT ALL CORNERS AND ANGLES.

6. VALVE BOXES AND LIDS COLOR SHALL MATCH SURROUNDING GROUNDCOVER/MULCH AS FOLLOWS:
   VALVE BOXES LOCATED IN SHRUB BEDS = BLACK COLOR BOX
   VALVE BOXES LOCATED IN TURF GRASS = GREEN COLOR BOX

7. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.

8. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.

9. TWO WIRE AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

10. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.

11. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.

12. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.

13. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.

14. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.

15. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATE

16. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION AND PROPER INSTALLATION TECHNIQUES AND REQUIREMENTS.

17. INSTALL MAINLINE AND ALL LATERAL LINES ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE.

18. INSTALL CONTROLLER WIRE ADJACENT TO MAINLINE WHERE POSSIBLE.

19. IRRIGATION DESIGN IS DIAGRAMMATIC ONLY AND MAY NEED TO BE MODIFIED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY FIELD MODIFICATIONS /ADJUSTMENTS TO ENSURE FULLY FUNCTIONING IRRIGATION SYSTEM.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT WATER COVERAGE.

1 GENERAL IRRIGATION NOTES

1" = 20'

PROJ-HOUS-PAR2-IRRI-04

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE //	2020-06-29
PROJECT NO. //	2003
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE //

IRRIGATION DETAILS

SHEET //

LI503

PLANT SCHEDULE APARTMENTS

DECIDOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY MAPLE	2" CAL.	B&B	7
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	24
	LIRIODENDRON TULIPIFERA `EMERALD CITY` / EMERALD CITY TULIP TREE	2" CAL.	B&B	28
	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
	QUERCUS ROBUR FASTIGIATA `SKYROCKET` / COLUMNAR ENGLISH OAK	2" CAL.	B&B	20
	SOPHORA JAPONICA `HALKA` MILLSTONE / JAPANESE PAGODA TREE	2" CAL.	B&B	21

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	11

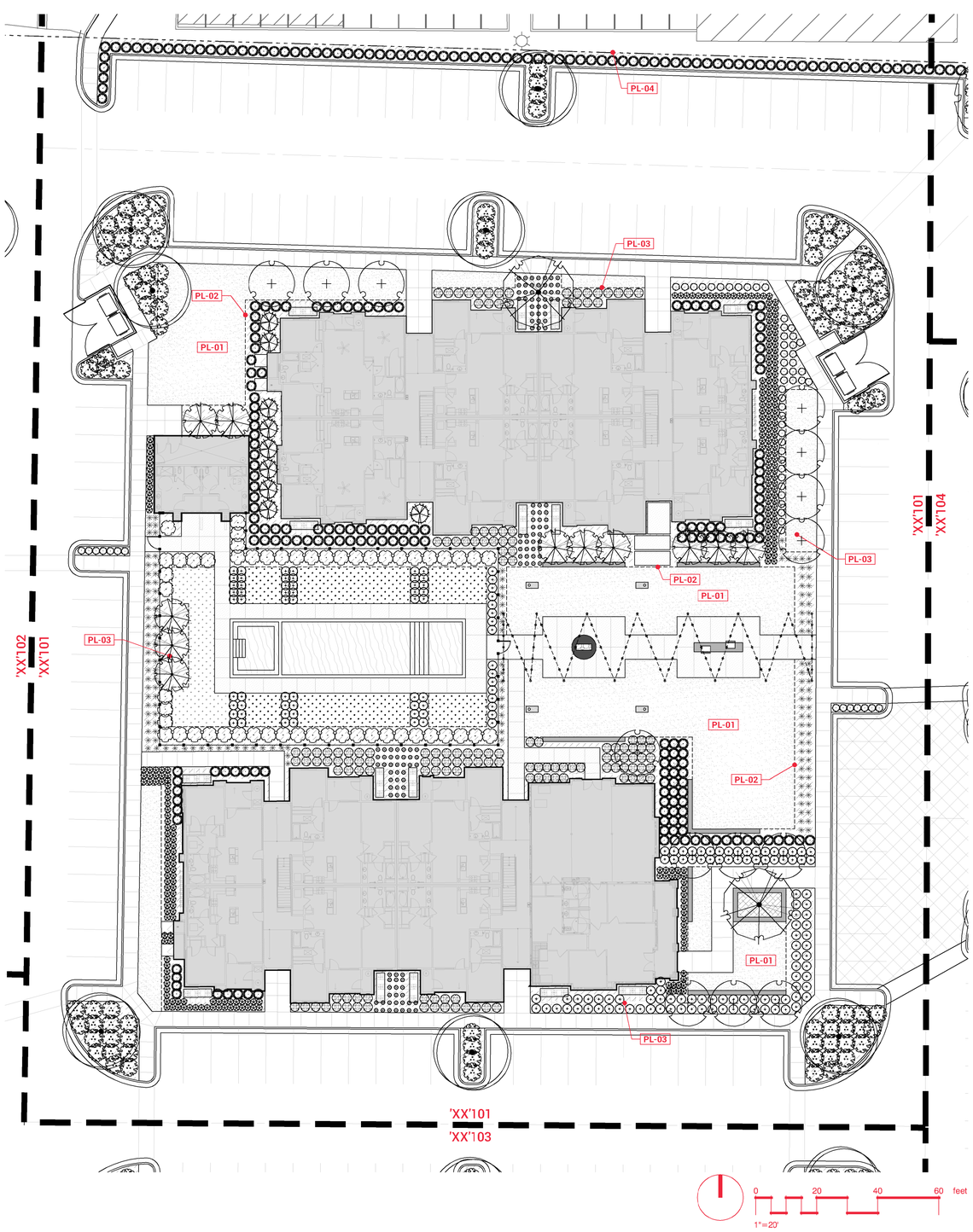
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND CHOKEBERRY	5 GAL.		1,158
	HYDRANGEA SERRATA `MAK20` TM / TUFF STUFF HYDRANGEA	5 GAL.		340
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		250
	VIBURNUM BUREJAETICUM `P017S` TM / MINI MAN DWARF MANCHURIAN VIBURNUM	5 GAL.		54

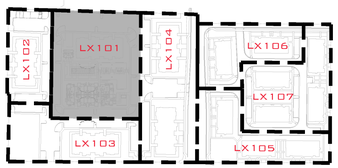
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	CALAMAGROSTIS BRACHYTRICHA `CASPIAN` / FEATHER REED GRASS	1 GAL.		150
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.		693
	FESTUCA X `COOL AS ICE` / BLUE FESCUE	5 GAL.		433
	MISCANTHUS SINENSIS `DIXIELAND` / DIXIELAND GRASS	5 GAL.		616
	PENNISETUM ALOPECUROIDES `JS JOMMENIK` / LUMEN GOLD FOUNTAIN GRASS	5 GAL.		176

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	HYPERICUM CALYCINUM / CREEPING ST. JOHN`S WORT	FLAT		8" o.c.	115 SF
	SYNTHETIC TURF	N/A			2,201 SF
	TURF SOD	SOD			54,492 SF

ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			35,667 SF

TUMBLED GLASS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	TUMBLED GLASS - MEDIUM - GRAY COLOR FROM AMERICAN SPECIALTY GLASS OR APPROVED EQUAL	N/A	N/A		10 SF





KEYMAP

NOT TO SCALE

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	PROPERTY LINE (TYP.)		

SUMMARY DATA

GROSS AREA: 502,291 SF 11.53 ACRES

TREES PROVIDED/REQUIRED
GROSS AREA TOTALS: 221/201
ORNAMENTAL/EVERGREEN TREE MAXIMUM (20%): 15%

SHRUBS PROVIDED/REQUIRED PER 300 SF
GROSS AREA TOTALS: 2,419/1,674
PERCENTAGE PROVIDED/REQUIRED: 1.4%/1%

6/4
LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE //
PLANTING PLAN

SHEET //
LP101

REFERENCE NOTES SCHEDULE

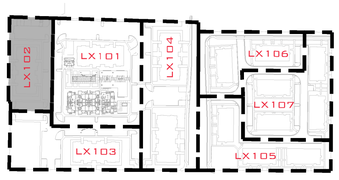
SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	PROPERTY LINE (TYP.)		

SUMMARY DATA

GROSS AREA: 502,291 SF 11.53 ACRES

TREES PROVIDED/REQUIRED
GROSS AREA TOTALS: 221/201
ORNAMENTAL/E/ERGREEN TREE MAXIMUM (20%): 15%

SHRUBS PROVIDED/REQUIRED PER 300 SF
GROSS AREA TOTALS: 2,419/1,674
PERCENTAGE PROVIDED/REQUIRED: 1.4%/1%



KEYMAP
NOT TO SCALE

PLANT SCHEDULE APARTMENTS

DECIDOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY MAPLE	2" CAL.	B&B	7
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	24
	LIRIODENDRON TULIPIFERA `EMERALD CITY` / EMERALD CITY TULIP TREE	2" CAL.	B&B	28
	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
	QUERCUS ROBUR FASTIGIATA `SKYROCKET` / COLUMNAR ENGLISH OAK	2" CAL.	B&B	20
	SOPHORA JAPONICA `HALKA` MILLSTONE / JAPANESE PAGODA TREE	2" CAL.	B&B	21

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	11

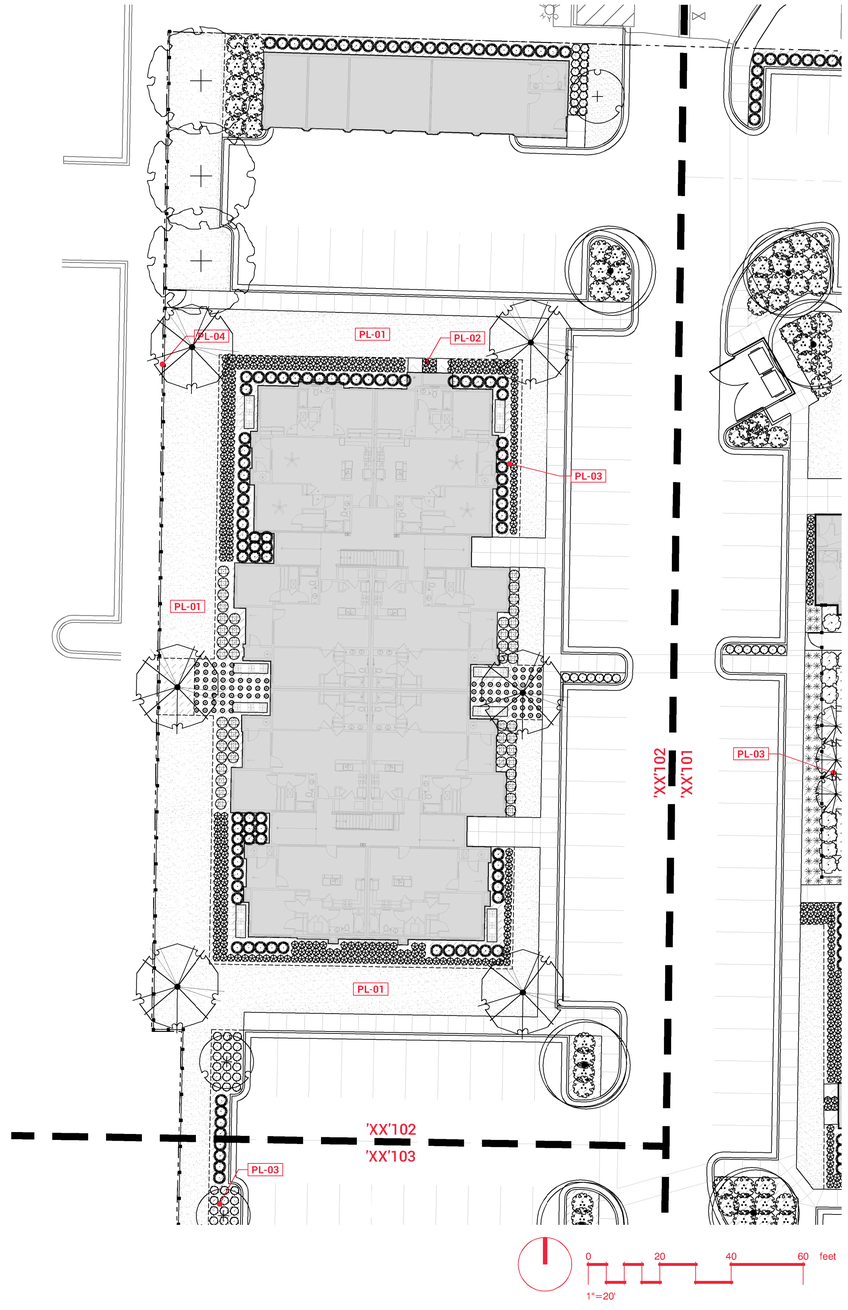
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND CHOKEBERRY	5 GAL.		1,158
	HYDRANGEA SERRATA `MAK20` TM / TUFF STUFF HYDRANGEA	5 GAL.		340
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		250
	VIBURNUM BUREJAETICUM `P017S` TM / MINI MAN DWARF MANCHURIAN VIBURNUM	5 GAL.		54

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	CALAMAGROSTIS BRACHYTRICHA `CASPIAN` / FEATHER REED GRASS	1 GAL.		150
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.		693
	FESTUCA X `COOL AS ICE` / BLUE FESCUE	5 GAL.		433
	MISCANTHUS SINENSIS `DIXIELAND` / DIXIELAND GRASS	5 GAL.		616
	PENNISETUM ALOPECUROIDES `JS JOMMENIK` / LUMEN GOLD FOUNTAIN GRASS	5 GAL.		176

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	HYPERICUM CALYCINUM / CREEPING ST. JOHN`S WORT	FLAT		8" o.c.	115 SF
	SYNTHETIC TURF	N/A			2,201 SF
	TURF SOD	SOD			54,492 SF

ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			35,667 SF

TUMBLED GLASS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	TUMBLED GLASS - MEDIUM - GRAY COLOR FROM AMERICAN SPECIALTY GLASS OR APPROVED EQUAL	N/A	N/A		10 SF



6/4
LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES
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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2
AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING PLAN

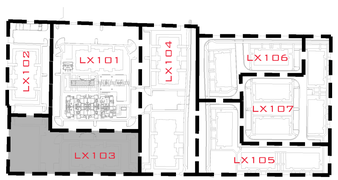
SHEET // LP102

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	PROPERTY LINE (TYP.)		

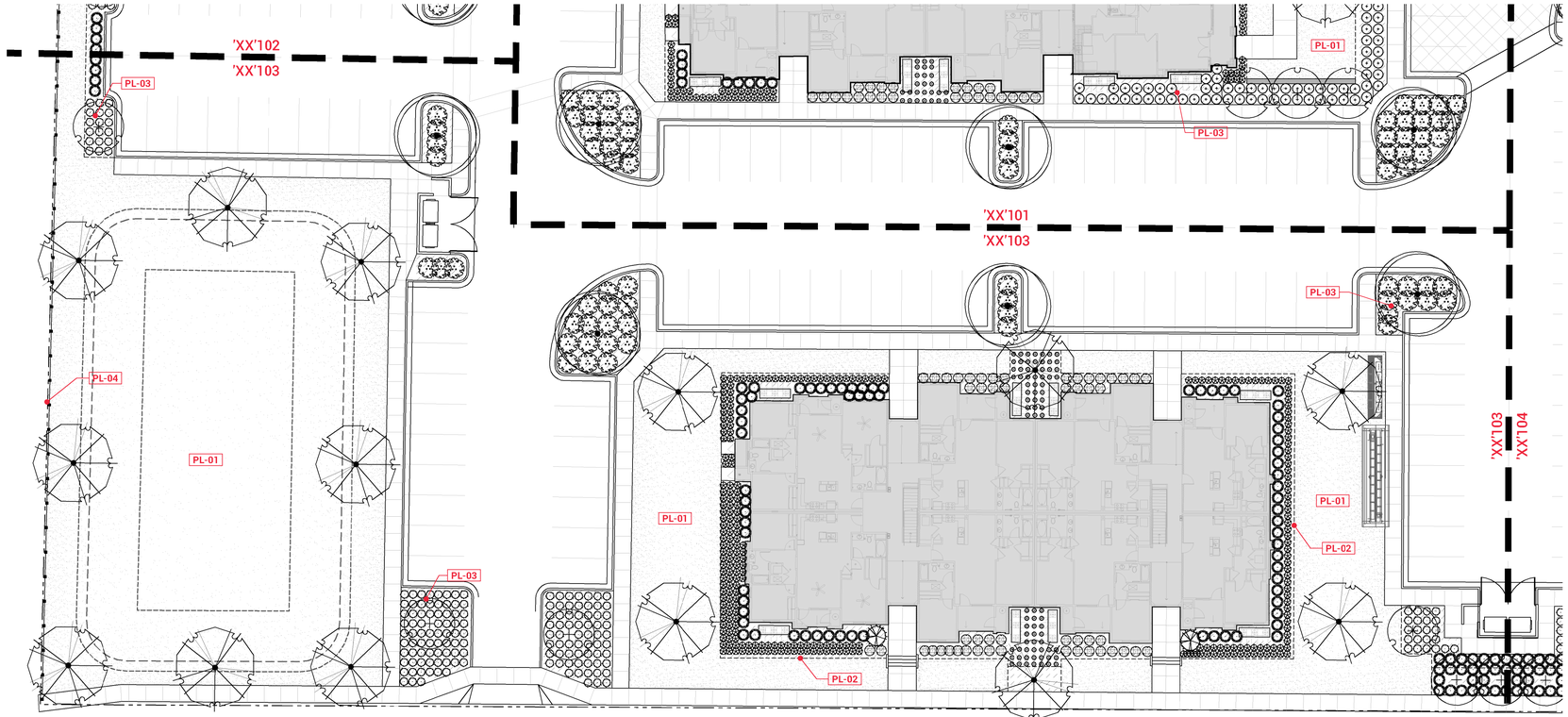
SUMMARY DATA

GROSS AREA:	502,291 SF	11.53 ACRES
TREES PROVIDED/REQUIRED		
GROSS AREA TOTALS:		221/201
ORNAMENTAL/EVERGREEN TREE MAXIMUM (20%):		15%
SHRUBS PROVIDED/REQUIRED PER 300 SF		
GROSS AREA TOTALS:		2,419/1,674
PERCENTAGE PROVIDED/REQUIRED:		1.4%/1%



KEYMAP

NOT TO SCALE



PLANT SCHEDULE APARTMENTS

DECIDOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY MAPLE	2" CAL.	B&B	7
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	24
	LIRIODENDRON TULIPIFERA `EMERALD CITY` / EMERALD CITY TULIP TREE	2" CAL.	B&B	28
	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
	QUERCUS ROBUR FASTIGIATA `SKYROCKET` / COLUMNAR ENGLISH OAK	2" CAL.	B&B	20
	SOPHORA JAPONICA `HALKA` MILLSTONE / JAPANESE PAGODA TREE	2" CAL.	B&B	21

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	11

SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND CHOKEBERRY	5 GAL.		1,158
	HYDRANGEA SERRATA `MAK20` TM / TUFF STUFF HYDRANGEA	5 GAL.		340
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		250
	VIBURNUM BUREJAETICUM `P017S` TM / MINI MAN DWARF MANCHURIAN VIBURNUM	5 GAL.		54

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	CALAMAGROSTIS BRACHYTRICHA `CASPIAN` / FEATHER REED GRASS	1 GAL.		150
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.		693
	FESTUCA X `COOL AS ICE` / BLUE FESCUE	5 GAL.		433
	MISCANTHUS SINENSIS `DIXIELAND` / DIXIELAND GRASS	5 GAL.		616
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GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	HYPERICUM CALYCINUM / CREEPING ST. JOHN`S WORT	FLAT		8" o.c.	115 SF
	SYNTHETIC TURF	N/A			2,201 SF
	TURF SOD	SOD			54,492 SF

ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			35,667 SF

TUMBLED GLASS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	TUMBLED GLASS - MEDIUM - GRAY COLOR FROM AMERICAN SPECIALTY GLASS OR APPROVED EQUAL	N/A	N/A		10 SF

0 20 40 60 feet

1"=20'

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING PLAN

SHEET // LP103

PLANT SCHEDULE APARTMENTS

DECIDOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY MAPLE	2" CAL.	B&B	7
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	24
	LIRIODENDRON TULIPIFERA `EMERALD CITY` / EMERALD CITY TULIP TREE	2" CAL.	B&B	28
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	QUERCUS ROBUR FASTIGIATA `SKYROCKET` / COLUMNAR ENGLISH OAK	2" CAL.	B&B	20
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EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	11

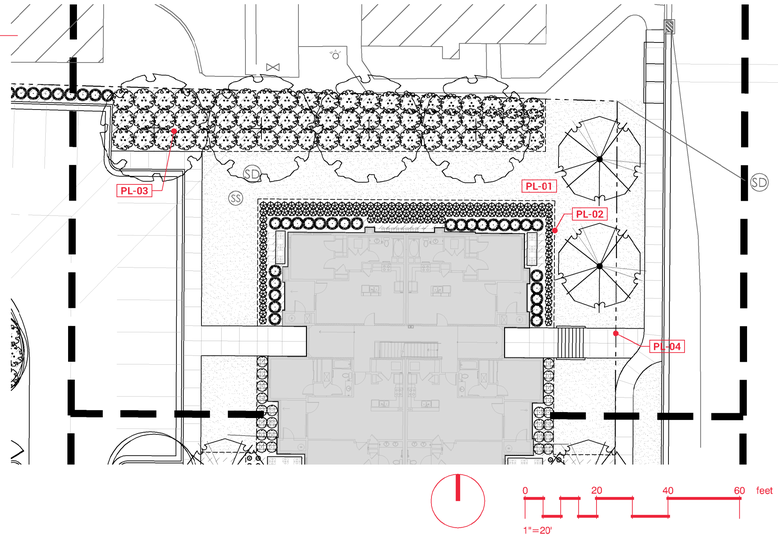
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND CHOKEBERRY	5 GAL.		1,158
	HYDRANGEA SERRATA `MAK20` TM / TUFF STUFF HYDRANGEA	5 GAL.		340
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		250
	VIBURNUM BUREJAETICUM `P017S` TM / MINI MAN DWARF MANCHURIAN VIBURNUM	5 GAL.		54

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	CALAMAGROSTIS BRACHYTRICHA `CASPIAN` / FEATHER REED GRASS	1 GAL.		150
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.		693
	FESTUCA X `COOL AS ICE` / BLUE FESCUE	5 GAL.		433
	MISCANTHUS SINENSIS `DIXIELAND` / DIXIELAND GRASS	5 GAL.		616
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GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	HYPERICUM CALYCINUM / CREEPING ST. JOHN`S WORT	FLAT		8" o.c.	115 SF
	SYNTHETIC TURF	N/A			2,201 SF
	TURF SOD	SOD			54,492 SF

ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			35,667 SF

TUMBLED GLASS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	TUMBLED GLASS - MEDIUM - GRAY COLOR FROM AMERICAN SPECIALTY GLASS OR APPROVED EQUAL	N/A	N/A		10 SF

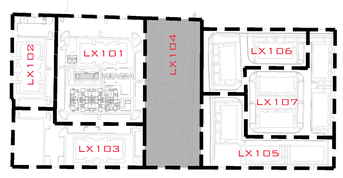


REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	PROPERTY LINE (TYP.)		

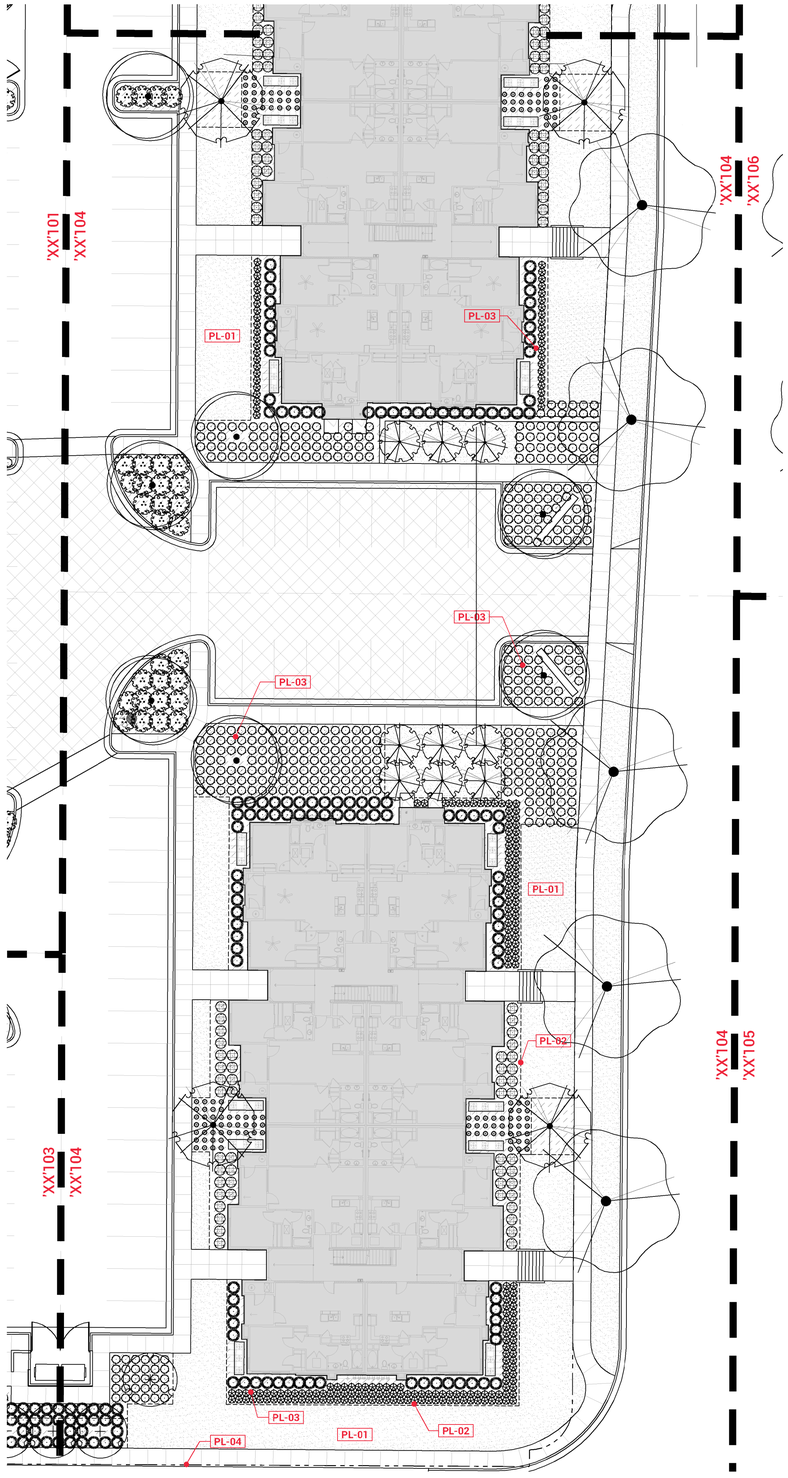
SUMMARY DATA

GROSS AREA:	502,291 SF	11.53 ACRES
TREES PRO/IDED/REQUIRED		
GROSS AREA TOTALS:		221/201
ORNAMENTAL/EVERGREEN TREE MAXMUM (20%):		15%
SHRUBS PROVIDED/REQUIRED PER 300 SF		
GROSS AREA TOTALS:		2,419/1,674
PERCENTAGE PROVIDED/REQUIRED:		1.4%/1%



KEYMAP

NOT TO SCALE



6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

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P: 801 878 4717

W: LOFTSIXFOUR.COM

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WASATCH SAVAGE PHASE 2

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DATE // 2020-06-29

PROJECT NO. // 2003

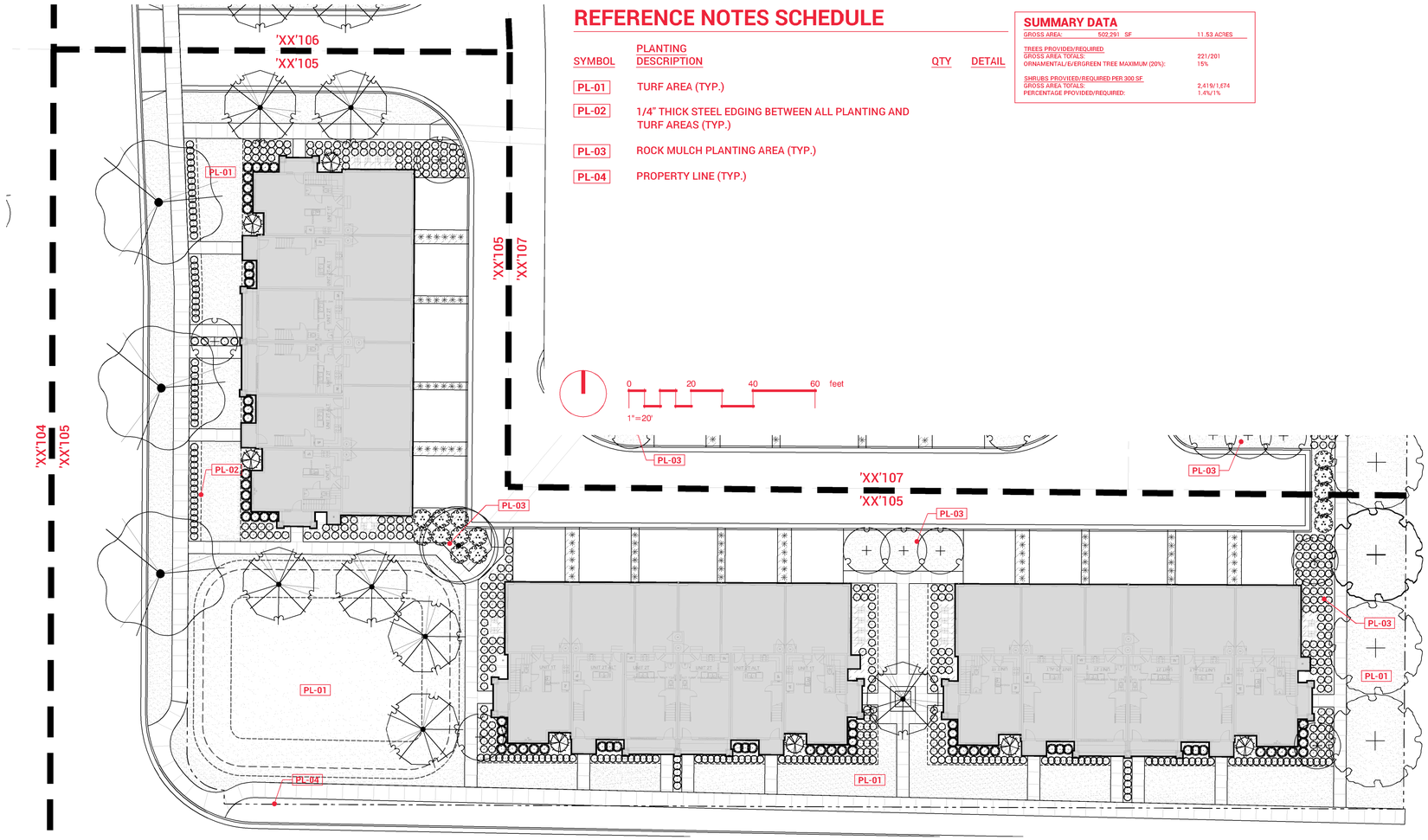
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CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING PLAN

SHEET // LP104

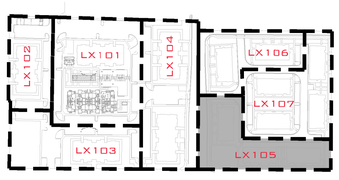


REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	PROPERTY LINE (TYP.)		

SUMMARY DATA

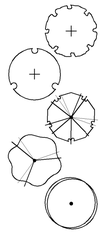
GROSS AREA:	502,291 SF	11.53 ACRES
TREES PROVIDED/REQUIRED		
GROSS AREA TOTALS:		221/201
ORNAMENTAL/E/ERGREEN TREE MAXIMUM (20%):		15%
SHRUBS PROVIDED/REQUIRED PER 300 SF		
GROSS AREA TOTALS:		2,419/1,674
PERCENTAGE PROVIDED/REQUIRED:		1.4%/1%



KEYMAP

NOT TO SCALE

PLANT SCHEDULE TOWNHOMES



DECIDOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY MAPLE	2" CAL.	B&B	15
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	23
	LIRIODENDRON TULIPIFERA `EMERALD CITY` / EMERALD CITY TULIP TREE	2" CAL.	B&B	29
	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
	SOPHORA JAPONICA `HALKA` MILLSTONE / JAPANESE PAGODA TREE	2" CAL.	B&B	7

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	21

SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		58

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD -PLANT AND TRIM SO AS TO FORM DENSE HEDGE	5 GAL.		576

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	CALAMAGROSTIS BRACHYTRICHA `CASPIAN` / FEATHER REED GRASS	1 GAL.		176
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.		809
	MISCANTHUS SINENSIS `DIXIELAND` / DIXIELAND GRASS	5 GAL.		198

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	HYPERICUM CALYCINUM / CREEPING ST. JOHN`S WORT	FLAT		8" o.c.	2,139
	TURF SOD	SOD			36,727 SF

ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			20,442 SF

6/4
LOFTSIXFOUR

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W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING PLAN

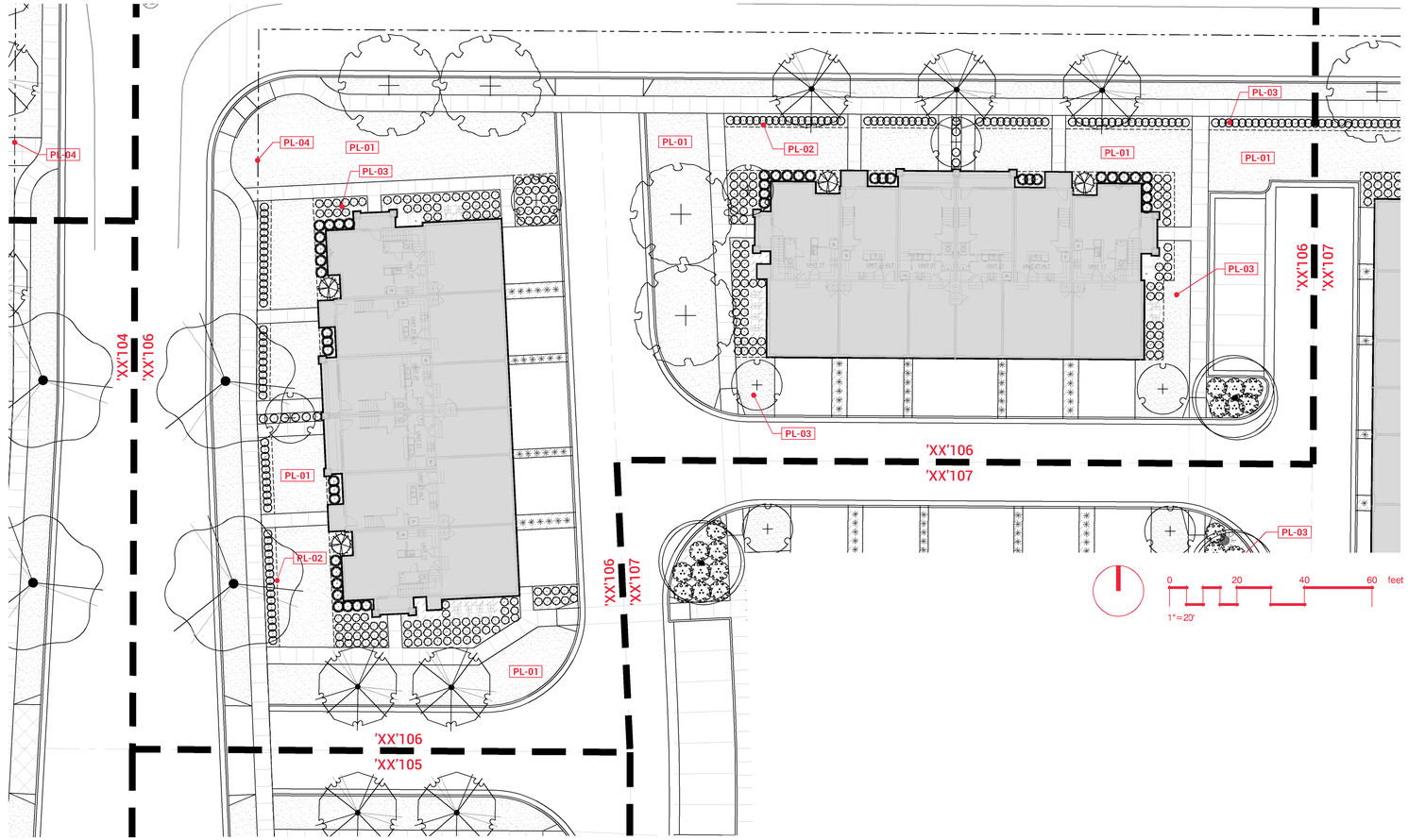
SHEET // LP105

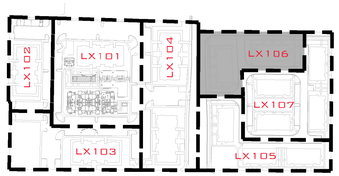
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PL-04	PROPERTY LINE (TYP.)		

SUMMARY DATA

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SHRUBS PROVIDED/REQUIREDPER 300 SF.		
GROSS AREA TOTALS:		2,419/1,674
PERCENTAGE PROVIDED/REQUIRED:		1.4%/1%

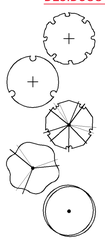




KEYMAP

NOT TO SCALE

PLANT SCHEDULE TOWNHOMES



DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
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	PINUS NIGRA `ARNOLD SENTINEL` / ARNOLD SENTINEL AUSTRIAN BLACK PINE	6` MIN.	B&B	21
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**HZONE**	**QTY**
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EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE		QTY
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GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**	**HZONE**	**SPACING**	**QTY**
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	TURF SOD	SOD			36,727 SF
ROCK MULCH	**BOTANICAL / COMMON NAME**	**CONT**	**HZONE**	**SPACING**	**QTY**
	1" WASATCH GRAY LANDSCAPE ROCK	N/A			20,442 SF

6/4 LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

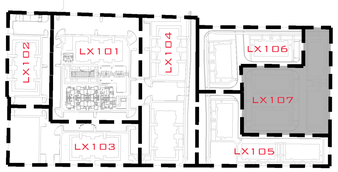
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CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING PLAN

SHEET // LP106



KEYMAP

NOT TO SCALE

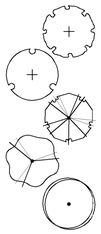
SUMMARY DATA

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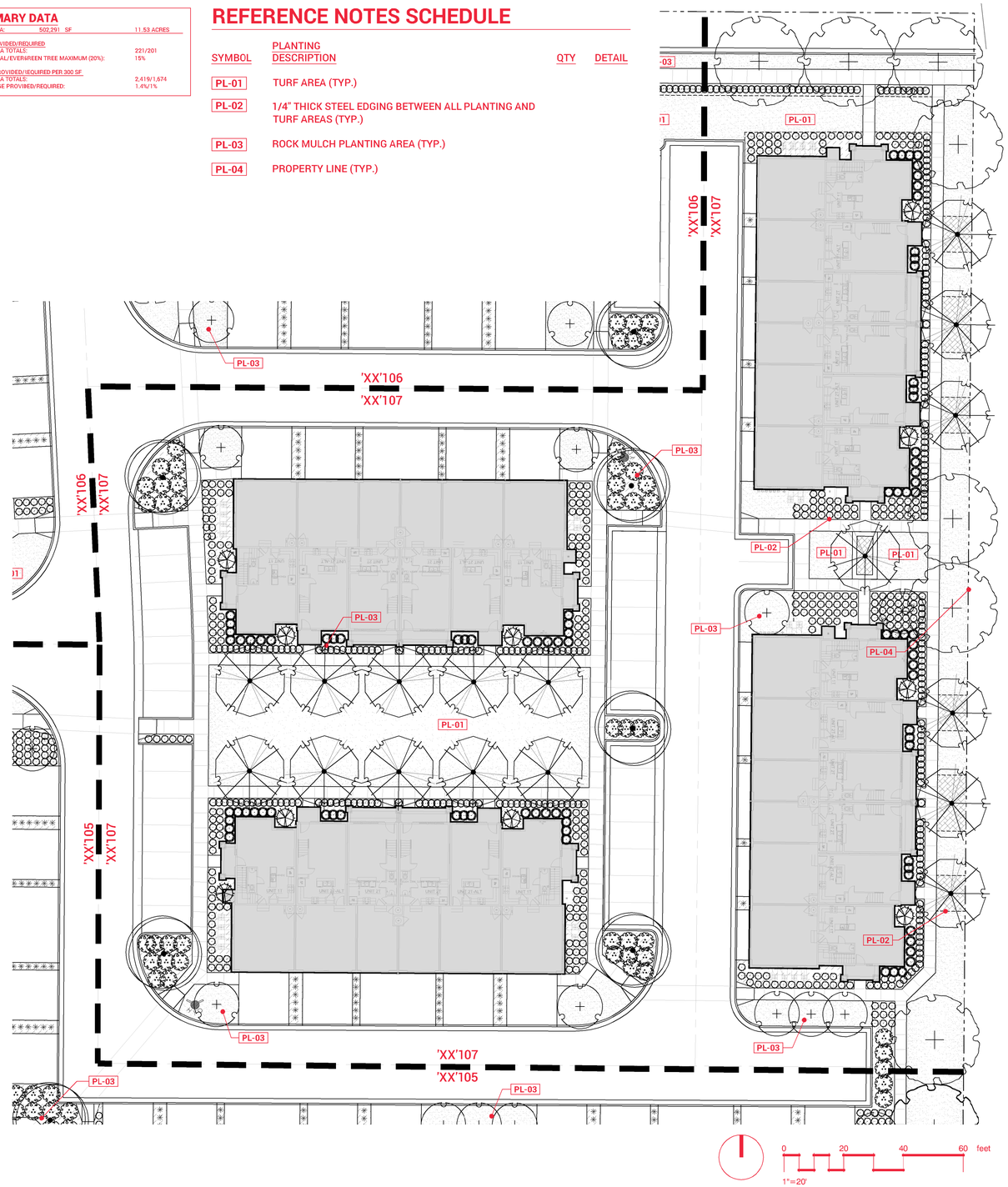
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	TURF SOD	SOD			36,727 SF



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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

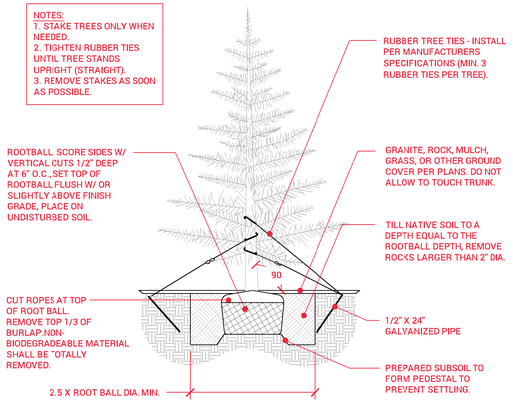
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REVISIONS //

TITLE // PLANTING PLAN

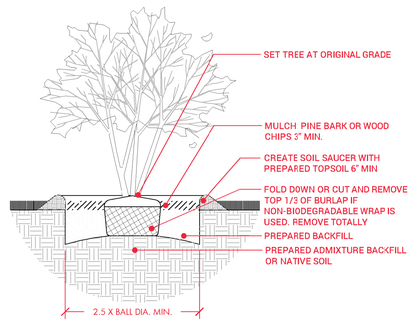
SHEET // LP107

NOTES:
1. STAKE TREES ONLY WHEN NEEDED.
2. TIGHTEN RUBBER TIES UNTIL TREE STANDS UPRIGHT (STRAIGHT).
3. REMOVE STAKES AS SOON AS POSSIBLE.



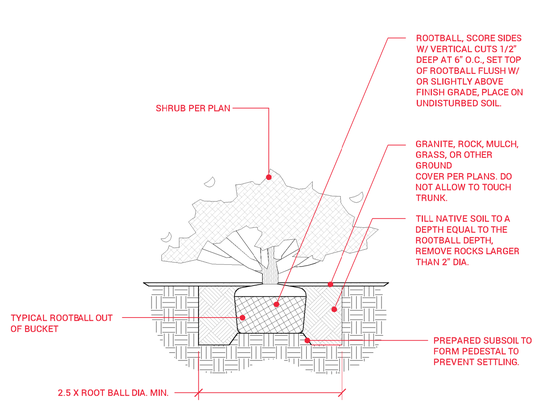
1 EVERGREEN TREE PLANTING

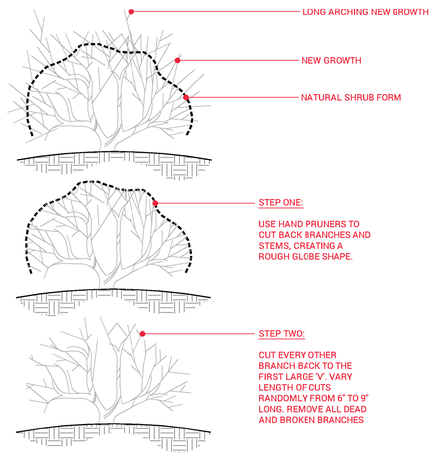
SCALE: NOT TO SCALE



2 DECIDUOUS MULTI-STEM TREE PLANTING

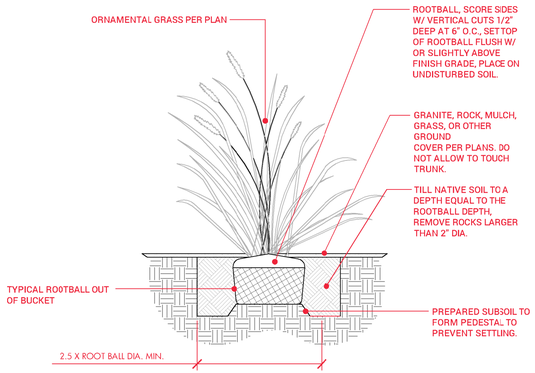
1" = 1'-0"

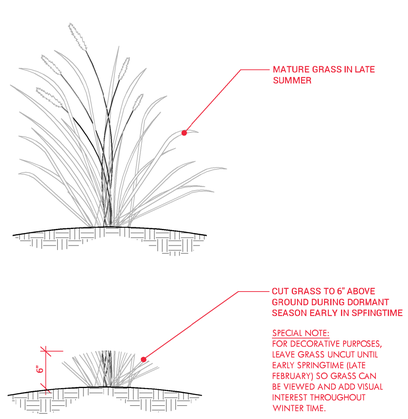


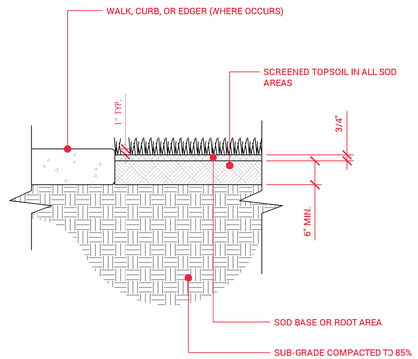


3 SHRUB PLANTING AND PRUNING DETAIL

SCALE: NOT TO SCALE







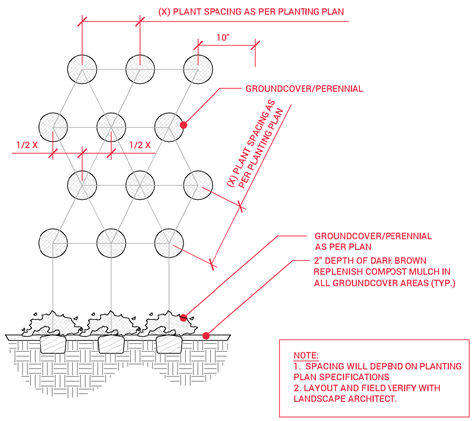
SOD LAYING NOTE:

AFTER AMENDING GROUND; LEVEL, SMOOTH, AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OF ROCKS GREATER THAN 1/4" DIAMETER, ALL MOUNDS MUST BLEND SMOOTHLY INTO LEVEL GRADE.

INTALLATION PROCESS:
1. LAY SOD WITHING 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH STAGGERED JOINTS. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. FINISH GRADE FOR SODDED AREAS SHALL BE 2 INCHES BELOW FINISH GRADE OF ADJACENT PAVEMENT (TYP.)
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 LB. SOD ROLLER.
5. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES.
6. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
7. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 3" OF TOPSOIL.
8. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNERS REPRESENTATIVE.
9. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

4 GRASS PLANTING AND PRUNING

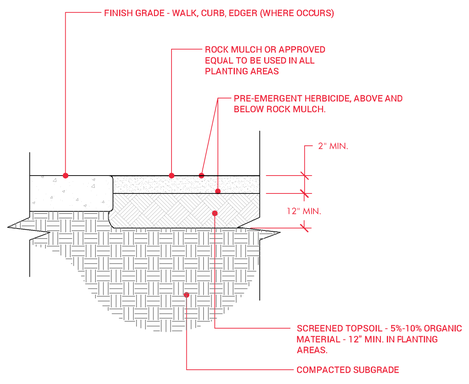
SCALE: NOT TO SCALE

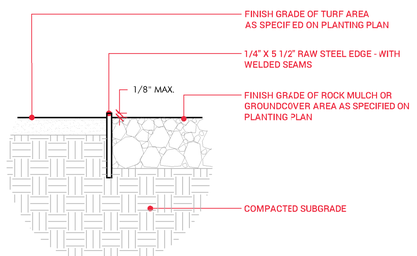


NOTE:
1. SPACING WILL DEPEND ON PLANTING PLAN SPECIFICATIONS
2. LAYOUT AND FIELD VERIFY WITH LANDSCAPE ARCHITECT.

5 SOD PLANTING AND LAYING

1" = 1'-0"





SECTION VIEW

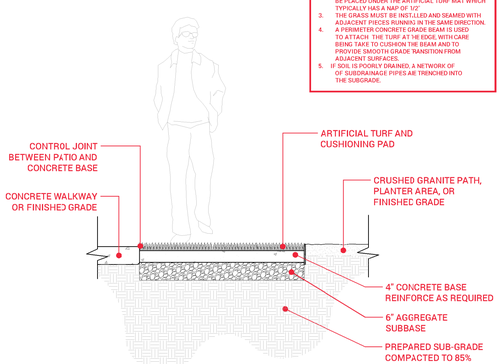
6 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

7 SYNTHETIC TURF ON CONCRETE BASE

1/2" = 1'-0"

SPECIAL NOTE:
1. THE ARTIFICIAL TURF ON A CONCRETE BASE DETAIL IS RATED AS MEDIUM-DUTY DUE TO CONCRETE BASE AND AGGREGATE SUBBASE THICKNESS.
2. CONCRETE BASE REQUIRES AN EXTRA THICK PAD TO BE PLACED UNDER THE ARTIFICIAL TURF MAT WHICH TYPICALLY HAS A NAP OF 1/2".
3. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
4. A PERIMETER CONCRETE GRADE BEAM IS USED TO ATTACH THE TURF AT THE EDGE, WITH CARE BEING TAKE TO CUSHION THE BEAM AND TO PROVIDE SMOOTH GRADE TRANSITION FROM ADJACENT SURFACES.
5. IF SOIL IS POORLY DRAINED, A NETWORK OF OF SUBDRAINAGE PIPES ARE TRENCHED INTO THE SUBGRADE.



8 2" ROCK MULCH PLANTING AREA

SCALE: NOT TO SCALE

9 1/4" THICK RAW STEEL EDGING

1" = 1'-0"

PROJ-HOUS-PAR2-41

6/4
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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2
AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE // PLANTING DETAILS

SHEET // LP501

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.

2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTORS'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. SHRUBS AND PERENNIALS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

7. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

8. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.

9. ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE O.C. PLANTINGS

10. FOR TREES IN TURF GRASS, ALLOW A 2' DIAMETER BED WITHOUT TURF GRASS AROUND ROOT COLLAR.

11. TURF GRASS TO BE 100% FROM SINGLE GROWER. SEE LANDSCAPE PLANS FOR SPECIFIC TURF GRASS TYPES.

12. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

13. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

14. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)

15. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

16. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.

17. SEE LANDSCAPE PLANS FOR LANDSCAPE AND SITE DETAILS.

18. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE INFO.

1 GENERAL LANDSCAPE NOTES

6/4
LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM LOFT SIX FOUR. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2
AMERICAN FORK / UT

DATE // 2020-06-29
PROJECT NO. // 2003
DRAWN BY // NKJ
CHECKED BY // BAR

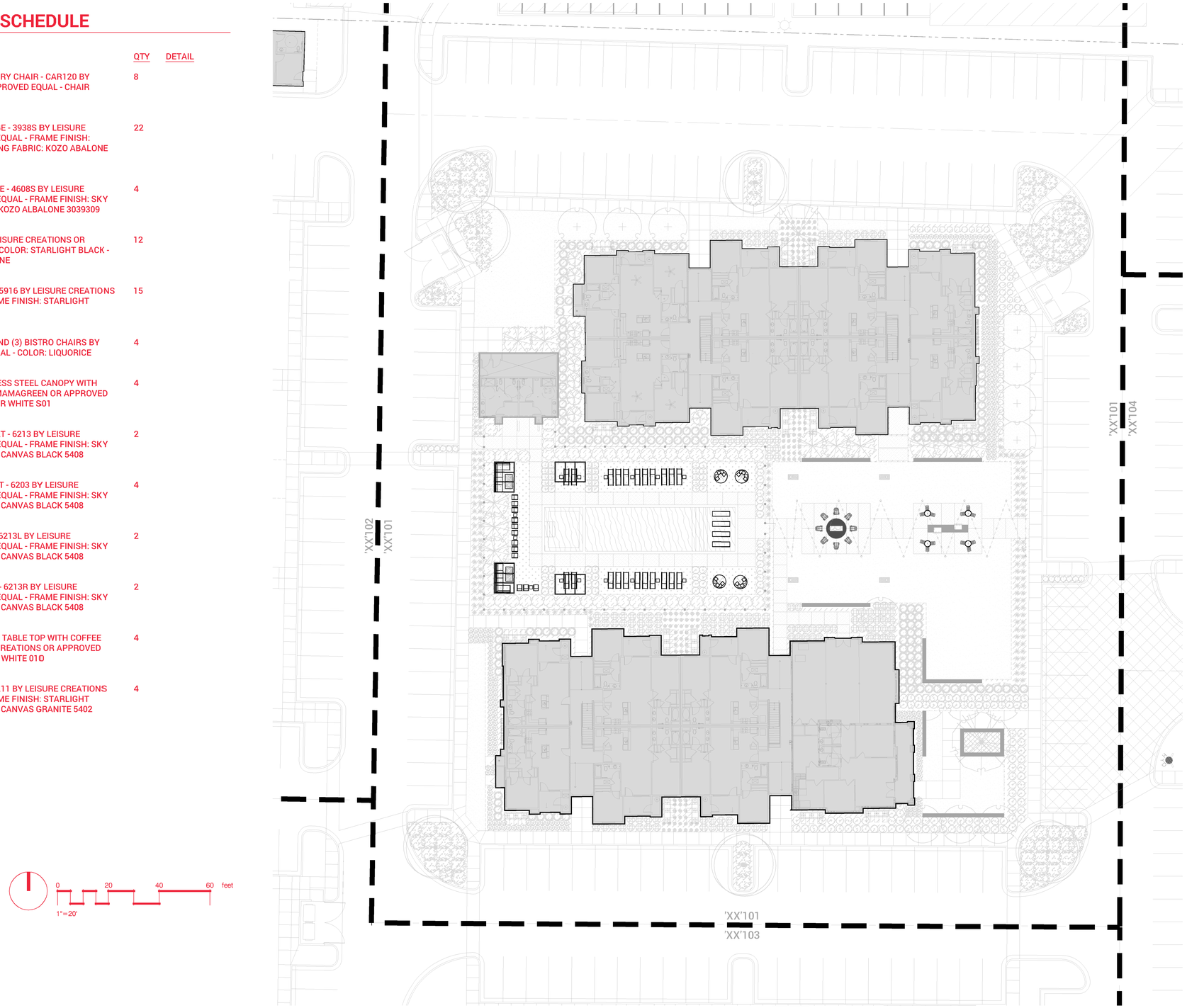
REVISIONS //

TITLE //
PLANTING DETAILS

SHEET //
LP502

REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
	ADIRONDACK CONTEMPORARY CHAIR - CAR120 BY LEISURE CREATIONS OR APPROVED EQUAL - CHAIR COLOR: IVORY	8	
	URBAN LOFT CHAISE LOUNGE - 3938S BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: STARLIGHT BLACK 066 - SLING FABRIC: KOZO ABALONE 3039309	22	
	AQUA SLING CHAISE LOUNGE - 4608S BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010 - SLING FABRIC: KOZO ALBALONE 3039309	4	
	SAND CHAIR - 3904SP BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME COLOR: STARLIGHT BLACK - SLING FABRIC: KOZO ABALONE	12	
	URBAN LOFT SIDE TABLE - 15916 BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: STARLIGHT BLACK 066	15	
	77 CM DIA. BISTRO TABLE AND (3) BISTRO CHAIRS BY FERMOB OR APPROVED EQUAL - COLOR: LIQUORICE	4	
	12` X 8` SOMBRERO STAINLESS STEEL CANOPY WITH MULTI POSITION SLING BY MAMAGREEN OR APPROVED EQUAL - SLING FABRICCOLOR WHITE S01	4	
	NEO MODULAR CORNER SEAT - 6213 BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010 - FABRIC COLOR: CANVAS BLACK 5408	2	
	NEO MODULAR CENTER SEAT - 6203 BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010 - FABRIC COLOR: CANVAS BLACK 5408	4	
	NEO MODULAR LEFT SEAT - 6213L BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010 - FABRIC COLOR: CANVAS BLACK 5408	2	
	NEO MODULAR RIGHT SEAT - 6213R BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010 - FABRIC COLOR: CANVAS BLACK 5408	2	
	34" SLAT SQUARE PREMIUM TABLE TOP WITH COFFEE TABLE FRAME BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: SKY WHITE 010	4	
	NEO MODULAR DAY BED - 6211 BY LEISURE CREATIONS OR APPROVED EQUAL - FRAME FINISH: STARLIGHT BLACK 066 - FABRIC COLOR: CANVAS GRANITE 5402	4	



0 20 40 60 feet
1"=20'

6/4 LOFTSIXFOUR

/ DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

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REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE // 2020-06-29

PROJECT NO. // 2003

DRAWN BY // NKJ

CHECKED BY // BAR

REVISIONS //

TITLE // FURNISHINGS PLAN

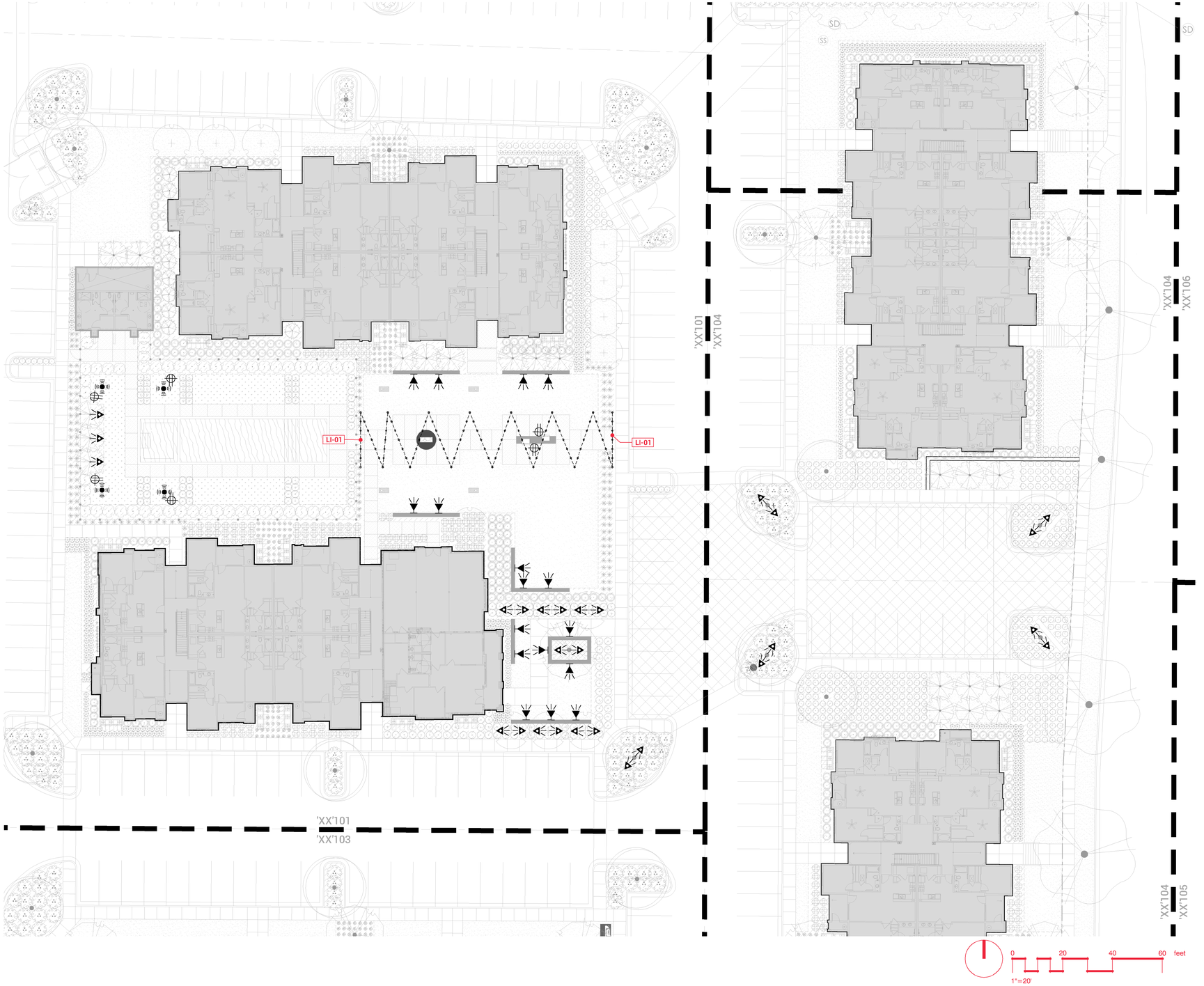
SHEET // LF101

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	FX LUMINAIRE QZ - LED Aluminum Alloy, (FB) Flat Black, (PM) PostMount, N/A Lamp: 1LED, 2W, N/A	27	
	FX LUMINAIRE LM - LED Copper, (FB) Flat Black, N/A, N/A Lamp: 2LED, 4.2W, N/A	18	
	OUTDOOR ELECTRICAL OUTLETS WITH USB PLUG INS FOR PHONE CHARGING	6	
	CABANA CEILING FAN	4	

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LIGHTING DESCRIPTION	QTY	DETAIL
LI-01	STRING LIGHTING STRUNG BETWEEN POLES (TYP.) - DECOSTRING WETPLED - G165F-2W-24K LAMPS WITH 48" O.C. SPACING ALONG CABLE		



6/4 LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

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SANDY UT 84070

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REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

WASATCH SAVAGE PHASE 2

AMERICAN FORK / UT

DATE //	2020-06-29
PROJECT NO. //	2003
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE //

LIGHTING PLAN

SHEET //

LL101

FRONT ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 3604 S.F.
(EXCLUDING CORRIDORS)

DOORS AND WINDOW (25% MIN.)
DRs & WDWs: 1107 S.F. / 3604 S.F. = .31 = 31%

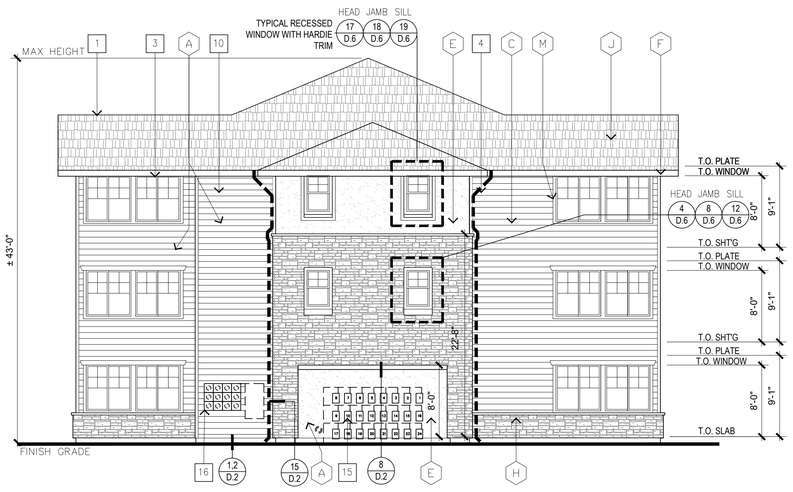
MATERIALS
STONE: 1006 S.F. / 3604 S.F. = .28 = 28%
SIDING: 1062 S.F. / 3604 S.F. = .29 = 29%
STUCCO: 429 S.F. / 3604 S.F. = .12 = 12%
TOTAL MATERIALS: 69%

GRAND TOTAL: 3604 S.F. / 3604 S.F. = 1.00 = 100%



BLDG A FRONT ELEVATIONS

1/8"=1'-0" | 1



BLDG A LEFT SIDE ELEVATIONS

1/8"=1'-0" | 4



BLDG A RIGHT SIDE ELEVATIONS

1/8"=1'-0" | 2

REAR ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 3604 S.F.
(EXCLUDING CORRIDORS)

DOORS AND WINDOW (25% MIN.)
DRs & WDWs: 910 S.F. / 3604 S.F. = .25 = 25%

MATERIALS
STONE: 1190 S.F. / 3604 S.F. = .33 = 33%
SIDING: 1075 S.F. / 3604 S.F. = .30 = 30%
STUCCO: 429 S.F. / 3604 S.F. = .12 = 12%
TOTAL MATERIALS: 75%

GRAND TOTAL: 3604 S.F. / 3604 S.F. = 1.00 = 100%



BLDG A REAR ELEVATIONS

1/8"=1'-0" | 3

EXTERIOR ELEVATION KEY NOTES

1. ROOFING MATERIAL. SEE ROOF PLAN
2. G.I. FLASHING AT ALL WALL TO ROOF INTERSECTIONS.
3. FASCIA SHEET METAL ENCASED. SEE DETAILS
4. G.I. GUTTER AND DOWNSPOUT
5. 1 COAT EXTERIOR PLASTER SYSTEM INSTALLED PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. SEE SHT PW FOR 1 HR ASSEMBLIES.
6. CEMENT PLASTER SCREED
7. SIMULATED STONE
8. ILLUMINATED ADDRESS SIGN WITH CONTRASTING COLOR CLEARLY LEGIBLE FROM THE STREET. THE FOLLOWING TO BE VERIFIED PRIOR TO INSTALLATION;
   A. VERIFY LOCATION WITH FIRE DEPARTMENT AND ADDRESS PLAN.
   B. VERIFY REQUIREMENTS WITH CITY OF MIDVALE.
   C. LEGAL ADDRESS TO BE ASSIGNED BY THE CITY OF MIDVALE OR US POSTAL SERVICE.
   D. OWNER AND CONTRACTOR TO VERIFY THE US POSTAL SERVICE ADDRESS REQUIREMENTS.
9. HARDIE PANEL VERTICAL SIDING WITH HARDIE BATTEN BOARDS
   A. PANEL STYLE: CEDARMILL. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
   B. BATTEN STYLE: RUSTIC
   C. BATTEN SPACING: 24" O.C.
10. HARDIE PLANK LAP SIDING
    A. STYLE: CEDARMILL. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    A. EXPOSURE: 8"
11. HARDIE TRIM
    A. STYLE RUSTIC. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    B. SEE ARCHITECTURAL DETAILS FOR SIZE.
12. EXTERIOR LIGHT FIXTURE. BOTTOM OF FIXTURE TO BE 82"MIN. FROM FINISH SURFACE. SEE ELECTRICAL PLANS.
13. 36" HIGH PATIO WALL AT 1ST FLOOR
14. 44" HIGH STEEL GUARDRAIL AT 2ND AND 3RD FLOOR.
15. GAS METERS
16. GI. SCUPPER

GENERAL NOTES

1. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALLS AND SURFACES
2. ALL EXTERIOR OPENINGS SHALL BE FLASHED PER IBC SECTION 1405.4

EXTERIOR FINISH COLORS - STACKED FLATS

LOCATION		COLOR
A	FIELD COLOR #1 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ONLINE COLOR#: SW7072
B	FIELD COLOR #2 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ON THE ROCKS COLOR#: SW7671
C	FIELD COLOR #3 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
E	STUCCO AND GABLE ENDS	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
F	METAL SOFFITS, FASCIAS, RAILING: DRIP EDGE, FLASHING:	COLOR: BRONZE COLOR: WHITE
H	STONE	MFGR: HARRISTONE FLINT HILLS SHAPE: LUEDERS 1/2" COLOR: NATURAL MORTAR
J	ROOF MATERIAL	MFGR: CERTAIN TEED SERIES: COOL COLOR: WEATHERED WOOD
K	BALCONY/DECK INTERIOR AND CEILING	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
L	DECK FACE	MFGR: SHERWIN WILLIAMS COLOR: ON THE ROCKS COLOR#: SW7671
M	WINDOW/DOOR TRIM	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757

ALL LAP SIDING TRIM TO MATCH ADJACENT BODY COLOR ON WHICH IT IS INSTALLED IE, SW7671 BODY HAS SW7671 TRIM.

SEE DETAIL 18/D.2 FOR ALL EXTERIOR WALL PENETRATIONS

RIGHT ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 1908 S.F.
(EXCLUDING CORRIDORS)

DOORS AND WINDOW (15% MIN.)
DRs & WDWs: 312 S.F. / 1908 S.F. = .16 = 16%

MATERIALS
STONE: 321 S.F. / 1908 S.F. = .17 = 17%
SIDING: 868 S.F. / 1908 S.F. = .46 = 46%
STUCCO: 407 S.F. / 1908 S.F. = .21 = 21%
TOTAL MATERIALS: 84%

GRAND TOTAL: 1908 S.F. / 1908 S.F. = 1.00 = 100%

LEFT ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 1915 S.F.
(EXCLUDING CORRIDORS)

DOORS AND WINDOW (15% MIN.)
DRs & WDWs: 345 S.F. / 1915 S.F. = .18 = 18%

MATERIALS
STONE: 447 S.F. / 1915 S.F. = .23 = 23%
SIDING: 875 S.F. / 1915 S.F. = .46 = 46%
STUCCO: 248 S.F. / 1915 S.F. = .13 = 13%
TOTAL MATERIALS: 82%

GRAND TOTAL: 1915 S.F. / 1915 S.F. = 1.00 = 100%

KEYNOTES

Architecture.
Design.
Relationships.

WASATCH SAVAGE PHASE II
(Submittal 1 of 2)

571 E 620 S
AMERICAN FORK, UTAH

STACKED FLATS AND ROW APARTMENTS

THE WASATCH GROUP
299 SOUTH MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 961-1173

BUILDING A EXTERIOR ELEVATIONS

DATE

04.29.2020	Plan Check
	Bid Set
	Permit
2020-031	Project Number
	Drawing Name
4.28.2020	Plot Date

SHEET

A6.6

Saturday, November 3, 2018 7:01:50 PM
Jeremy Phillips
R:\2020\2020-031 Wasatch Savage Phase II Utah\04 DD-CD\- Apts\Cad\20-031 A6.6 - BUILDING A - EXTERIOR ELEVATIONS.dwg



FRONT ELEVATION MATERIALS AND OPENINGS

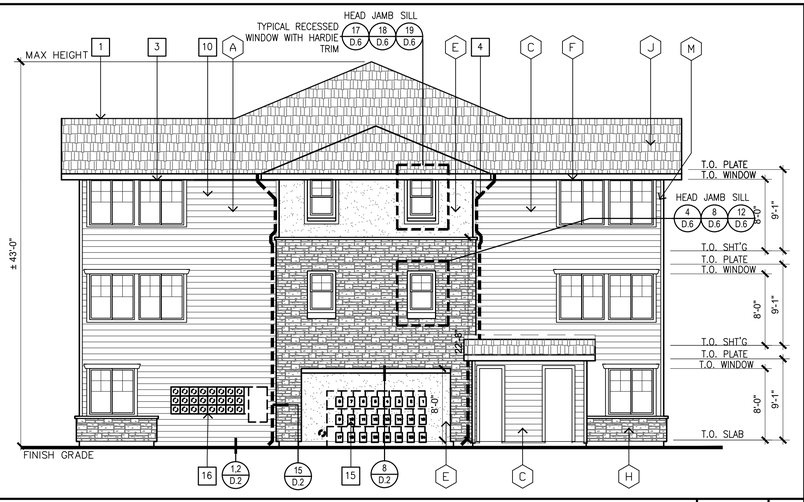
OVERALL ELEVATIONS: 3,761 S.F.
(EXCLUDING CORRIDORS)

DOORS AND WINDOW (25% MIN.)
DRs & WDWs: 1090 S.F. / 3,761 S.F. = .29 = 29%

MATERIALS
STONE: 888 S.F. / 3,761 S.F. = .24 = 24%
SIDING: 1335 S.F. / 3,761 S.F. = .36 = 36%
STUCCO: 419 S.F. / 3,761 S.F. = .11 = 11%
TOTAL MATERIALS: 71%

GRAND TOTAL: 3,996 S.F. / 3,761 S.F. = 1.0 =100%

BLDG B FRONT ELEVATIONS — 1/8"=1'-0" — 1



BLDG B LEFT SIDE ELEVATIONS — 1/8"=1'-0" — 4



BLDG B RIGHT SIDE ELEVATIONS — 1/8"=1'-0" — 2



BLDG B REAR ELEVATIONS — 1/8"=1'-0" — 3

REAR ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 3,749 S.F.
(EXCLUDING CORRIDORS)
DOORS AND WINDOW (25% MIN.)
DRs & WDWs: 1094 S.F. / 3,749 S.F. = .29 = 29%
MATERIALS
STONE: 894 S.F. / 3,749 S.F. = .24 = 24%
SIDING: 1350 S.F. / 3,749 S.F. = .36 = 36%
STUCCO: 408 S.F. / 3,749 S.F. = .11 = 11%
TOTAL MATERIALS: 71%

GRAND TOTAL: 3,748 S.F. / 3,749 S.F. = 1.00=100%

RIGHT ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 2035 S.F.
(EXCLUDING CORRIDORS)
DOORS AND WINDOW (15% MIN.)
DRs & WDWs: 480 S.F. / 2035 S.F. = .24 = 24%
MATERIALS
STONE: 346 S.F. / 2035 S.F. = .17 = 17%
SIDING: 784 S.F. / 2035 S.F. = .39 = 39%
STUCCO: 397 S.F. / 2035 S.F. = .20 = 20%
TOTAL MATERIALS: 70%

GRAND TOTAL: 2,039 S.F. / 2035 S.F. = 1.0 =100%

LEFT ELEVATION MATERIALS AND OPENINGS

OVERALL ELEVATIONS: 1915 S.F.
(EXCLUDING CORRIDORS)
DOORS AND WINDOW (15% MIN.)
DRs & WDWs: 351 S.F. / 1915 S.F. = .18 = 18%
MATERIALS
STONE: 406 S.F. / 1915 S.F. = .21 = 21%
SIDING: 915 S.F. / 1915 S.F. = .48 = 48%
STUCCO: 248 S.F. / 1915 S.F. = .13 = 13%
TOTAL MATERIALS: 82%

GRAND TOTAL: 1,915 S.F. / 1915 S.F. = 1.0 =100%

KEYNOTES

EXTERIOR ELEVATION KEY NOTES

1. ROOFING MATERIAL. SEE ROOF PLAN
2. G.I. FLASHING AT ALL WALL TO ROOF INTERSECTIONS.
3. FASCIA SHEET METAL ENCASED. SEE DETAILS
4. G.I. GUTTER AND DOWNSPOUT
5. 1 COAT EXTERIOR PLASTER SYSTEM INSTALLED PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. SEE SHT PW FOR 1 HR ASSEMBLIES.
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   B. BATTEN STYLE: RUSTIC
   C. BATTEN SPACING: 24" O.C.
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    A. STYLE: CEDARMILL. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    A. EXPOSURE: 8"
11. HARDIE TRIM
    A. STYLE RUSTIC. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    B. SEE ARCHITECTURAL DETAILS FOR SIZE.
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15. GAS METERS
16. GI. SCUPPER

GENERAL NOTES

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EXTERIOR FINISH COLORS - STACKED FLATS

LOCATION	COLOR
A FIELD COLOR #1 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ONLINE COLOR#: SW7072
B FIELD COLOR #2 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ON THE ROCKS COLOR#: SW7671
C FIELD COLOR #3 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
E STUCCO AND GABLE ENDS	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
F METAL SOFFITS, FASCIAS, RAILING: DRIP EDGE, FLASHING:	COLOR: BRONZE COLOR: WHITE
H STONE	MFGR: HARRISTONE FLINT HILLS SHAPE: LUEDERS 1/2" COLOR: NATURAL MORTAR
J ROOF MATERIAL	MFGR: CERTAIN TEED SERIES COOL COLOR: WEATHERED WOOD
K BALCONY/DECK INTERIOR AND CEILING	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
L DECK FACE	MFGR: SHERWIN WILLIAMS COLOR: ON THE ROCKS COLOR#: SW7671
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Architecture. Design. Relationships.

WASATCH SAVAGE PHASE II
(Submittal 1 of 2)

571 E 620 S
AMERICAN FORK, UTAH

STACKED FLATS AND ROW APARTMENTS

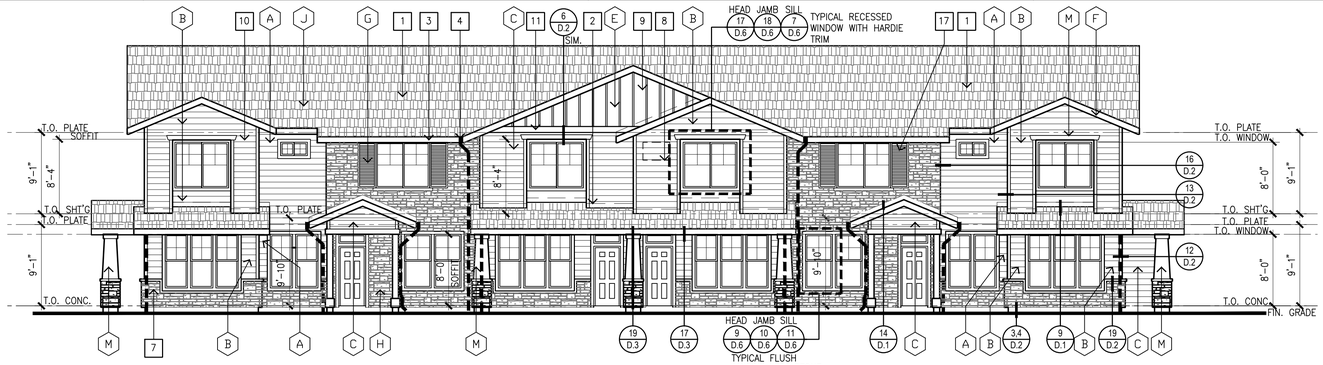
THE WASATCH GROUP
299 SOUTH MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 961-1173

BUILDING B EXTERIOR ELEVATIONS

DATE
04.29.2020 Plan Check
Bid Set
Permit
2020-031 Project Number
Drawing Name
4.28.2020 Plot Date

SHEET
A6.14

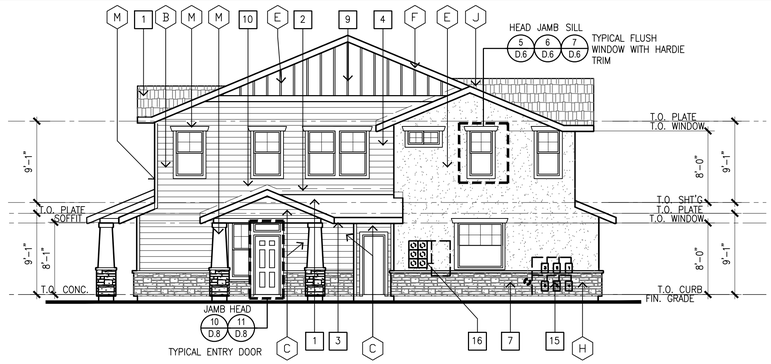
Saturday, November 3, 2018 7:01:50 PM
Jeremy Phillips
R:\2020\2020-031 Wasatch Savage Phase II Utah\04 DD-CD\- Apts\Cad\20-031 A6.14 - BUILDING B - EXTERIOR ELEVATIONS.dwg



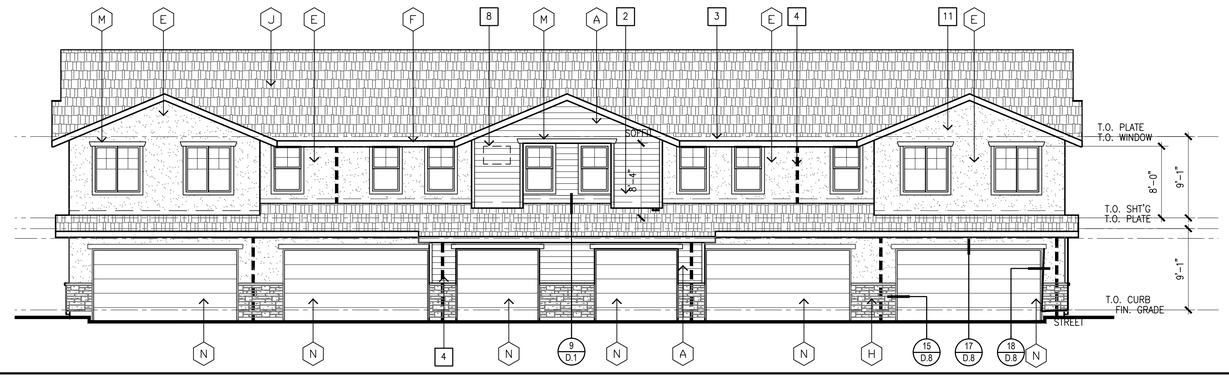
BLDG C FRONT ELEVATION A — 1/8"=1'-0" — 1



BLDG C LEFT SIDE ELEVATION A — 1/8"=1'-0" — 4



BLDG C RIGHT SIDE ELEVATION A — 1/8"=1'-0" — 2



BLDG C REAR ELEVATION A — 1/8"=1'-0" — 3

EXTERIOR ELEVATION KEY NOTES

1. ROOFING MATERIAL. SEE ROOF PLAN
2. G.I. FLASHING AT ALL WALL TO ROOF INTERSECTIONS.
3. FASCIA SHEET METAL ENCASED. SEE DETAILS
4. G.I. SCUPPER AND DOWNSPOUT
5. WOOD SHAKE SIDING
6. CEMENT PLASTER SCREED
7. SIMULATED STONE
8. ILLUMINATED ADDRESS SIGN WITH CONTRASTING COLOR CLEARLY LEGIBLE FROM THE STREET. THE FOLLOWING TO BE VERIFIED PRIOR TO INSTALLATION;
   A. VERIFY LOCATION WITH FIRE DEPARTMENT AND ADDRESS PLAN.
   B. VERIFY REQUIREMENTS WITH CITY OF MIDVALE.
   C. LEGAL ADDRESS TO BE ASSIGNED BY THE CITY OF MIDVALE OR US POSTAL SERVICE.
   D. OWNER AND CONTRACTOR TO VERIFY THE US POSTAL SERVICE ADDRESS REQUIREMENTS.
9. HARDIE PANEL VERTICAL SIDING WITH HARDIE BATTEN BOARDS
   A; PANEL STYLE: CEDARMILL. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
   B. BATTEN STYLE: RUSTIC
   C. BATTEN SPACING: 24" O.C.
10. HARDIE PLANK LAP SIDING
    A: STYLE: CEDARMILL. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    A. EXPOSURE: 6"
11. HARDIE TRIM
    A: STYLE RUSTIC. VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION.
    B. SEE ARCHITECTURAL DETAILS FOR SIZE.
12. EXTERIOR LIGHT FIXTURE. BOTTOM OF FIXTURE TO BE 82"MIN. FROM FINISH SURFACE. SEE ELECTRICAL PLANS.
13. NOT USED
14. NOT USED
15. GAS METERS
16. ELECTRIC METERS
17. VINYL SHUTTER 24" WIDE
18. 1 COAT EXTERIOR PLASTER SYSTEM INSTALLED PER MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. SEE SHT PW FOR 1 HR ASSEMBLIES.

GENERAL NOTES

1. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALLS AND SURFACES
2. ALL EXTERIOR OPENINGS SHALL BE FLASHED PER IBC SECTION 1505

EXTERIOR FINISH COLORS - STACKED FLATS

LOCATION	COLOR
A FIELD COLOR #1 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ONLINE COLOR#: SW7072
B FIELD COLOR #2 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: ON THE ROCKS COLOR#: SW7671
C FIELD COLOR #3 PAINTED LAP SIDING	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
E STUCCO AND GABLE ENDS	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
F METAL SOFFITS, FASCIAS: DRIP EDGE, FLASHING:	COLOR: BRONZE COLOR: WHITE
G SHUTTERS	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
H STONE	MFGR: HARRISTONE FLINT HILLS SHAPE: LUEDERS 1/2" COLOR: NATURAL MORTAR
J ROOF MATERIAL	MFGR: CERTAIN TEED SERIES COOL COLOR: WEATHERED WOOD
M WINDOW/DOOR TRIM	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757
N GARAGE DOOR	MFGR: SHERWIN WILLIAMS COLOR: HIGH REFLECT. WHITE COLOR#: SW7757

ALL LAP SIDING TRIM TO MATCH ADJACENT BODY COLOR ON WHICH IT IS INSTALLED IE, SW7671 BODY HAS SW7671 TRIM.

KEYNOTES

Architecture. Design. Relationships.

WASATCH SAVAGE PHASE II
(Submittal 1 of 2)

571 E 620 S
AMERICAN FORK, UTAH

STACKED FLATS AND ROW APARTMENTS

THE WASATCH GROUP
299 SOUTH MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 961-1173

BUILDING C EXTERIOR ELEVATIONS

DATE
04.29.2020 Plan Check
Bid Set
Permit
2020-031 Project Number
Drawing Name
4.28.2020 Plot Date

SHEET
A6.18

Tuesday, March 31, 2015 3:00:53 PM
Jeremy Phillips
R:\2020\2020-031 Wasatch Savage Phase II Utah\04 DD-CD\- Apts\Cad\Row Apartments\Bldg Plan Townhome\20-031 - A6.18 BUILDING C EXTERIOR ELEVATIONS.dwg

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/8/2020

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: Code Text Amendment Related to Underground Utilities

Project Address: American Fork City

Developer / Applicant's Name: Public Works Department – Engineering Division

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: Development shall be served by electric power, telephone, natural gas, and telecommunications. The amendment to this section regulates the when and where utilities shall be placed underground. The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment.

Sec 17.8.409 Underground Utilities

1. Each lot within the subdivision shall be served by: (1) electric power, (2) telephone, (3) natural gas, and (4) ~~the city's~~ telecommunications system. Where such utilities are provided by a public utility company authorized to operate within the city, the construction of required conduits/lines shall be in accordance with the terms of operation as directed by the city. Where applicable, the city may require the installation of conduits for future installation of one or more of the required utility services.
2. All new and existing utilities within and adjacent to the subdivision and within all rights-of way requiring improvements by the subdivision or development shall be located underground, except that the city may permit the installation of utilities above-ground, subject to a prior finding by the city engineer that underground installation is not reasonably feasible.

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AF Planning Commission,
Our development team is interested in constructing micro-apartments in American Fork's downtown area. Micro-apartments are different from any other housing product in American Fork. Our team members have successfully developed and leased micro-apartments in Salt Lake City and we think downtown American Fork is an excellent location for them.

The micro-apartments we are proposing to build are approximately 250 to 350 square feet. They are similar, in size, to a hotel room. The attached slides show examples of micro apartments, including some we have worked on and are currently working on. Micro-apartments are high-efficiency units that appeal to the environmentally conscious and to other renters looking for affordable housing. Micro-apartments are affordable because they are very small. With rare exceptions, our experience is that micro-apartment units each house a single tenant.

Most of the tenants that rent micro-apartments do not own a car. Instead of using cars, most get around with bikes, walking, riding transit, or using Uber/Lyft services. As a result, the micro apartments that we have helped develop in Salt Lake City provide NO parking. One project with 145 apartment units completed in Salt Lake City earlier this year provides zero parking spaces. The project is already 50% occupied and functioning well without any designated off-street parking and very limited on-street parking. Another project with 68 units currently under construction will provide zero parking spaces. A more mature project completed about three years ago services 60 250-square foot units with a combined total of two off-street parking spaces. Because these two spaces are designated as ADA parking, they are almost never used. Although some tenants do use cars to get around, on-street parking has accommodated the limited parking demands for these 60 units.

We anticipate that at completion, micro-apartments for our proposed project would require 0.5 to 1.0 parking spaces per unit. Because these small units typically house one tenant, it is unlikely that any one unit will require more than one parking space. Also, the project will use discounts and/or fees to attract car-free tenants and limit parking demands to one space or less per micro-apartment unit. Also, a few years after completion and as rapid transit service comes on-line along/near Main Street and downtown continues to redevelop and revitalize, we expect demand to go down to 0.5 or fewer spaces per unit.

In our efforts to coordinate development efforts with Adam Olson, American Fork City Planning Director, we have been told that the city standards require 2.25 off-street parking spaces for each multi-family unit. Although such a parking rate might be appropriate for some multi-family housing, it is inappropriate and prohibitive for micro-apartments. The typical square footage required for one off-street parking space (approx. 360 square feet) is larger than the 250 to 350 square feet for the micro-apartment units themselves. Providing more than one space per unit would require more parking area than living space area. Also, providing more than one parking space would result in unnecessary and unused parking. Providing unneeded parking would be counterproductive to redevelopment efforts for a downtown area and wasteful and cost prohibitive for the developer.

Adam Olson indicated that the Planning Commission has approved lower rates for other multi-family projects and might consider a lower rate for micro-apartments in the downtown area. To help us determine the financial viability of the development, we would appreciate understanding how likely it would be for the Planning Commission to accept a site plan for micro-apartments that provides 1.0 or possibly fewer off-street parking spaces per unit.

Diego Carroll

STUDIO MICRO APARTMENTS LOCATION & CONCEPTS

AMERICAN FORK PLANNING COMMISSION

SUBMITTED JUNE 25, 2020

Project Location & Preliminary Site Plan

Location: SW corner of Barrett & Pacific Drive (near Main)

Site: Two buildings facing Barrett (light gray); Parking in rear



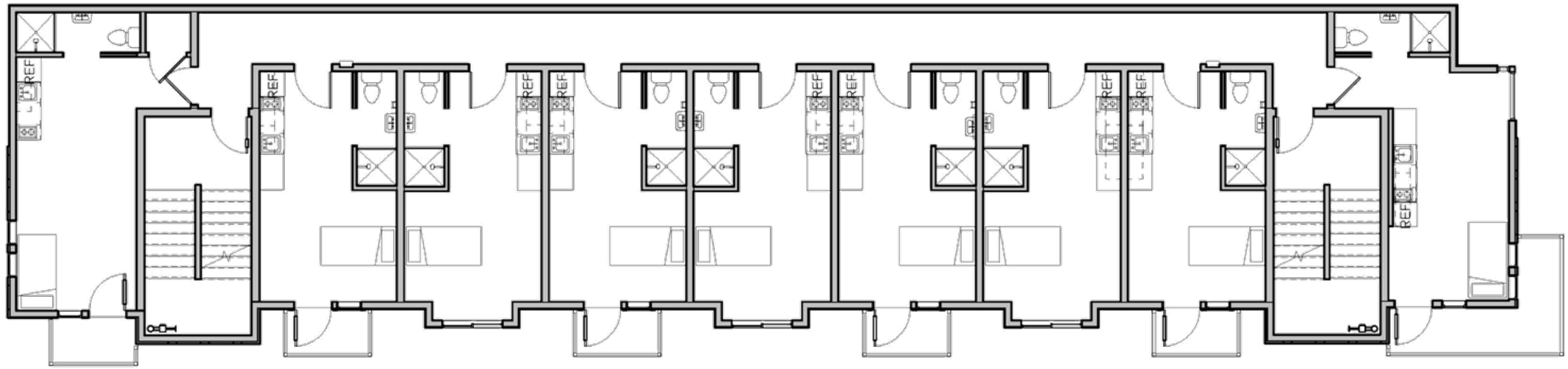
Concepts and Examples…
SLC – Micro Studios





Source: Greenprint (left)

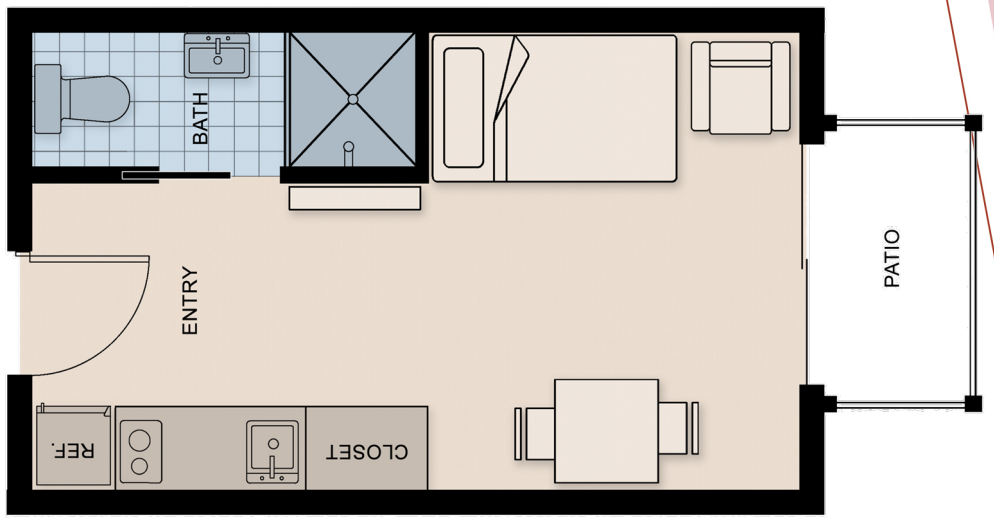
SLC – Micro Studios (~250 SF)



Source: OZ2 Opportunity Fund

SLC – Micros (250 SF)



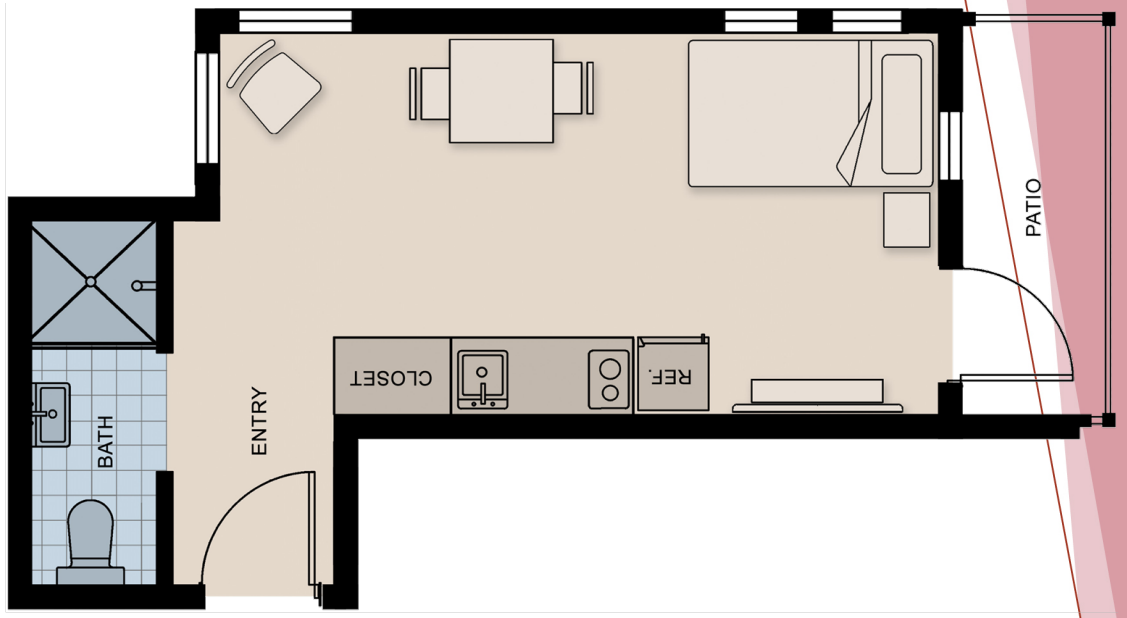




Source: OZ2 Opportunity Fund

SLC – Micros (250SF)

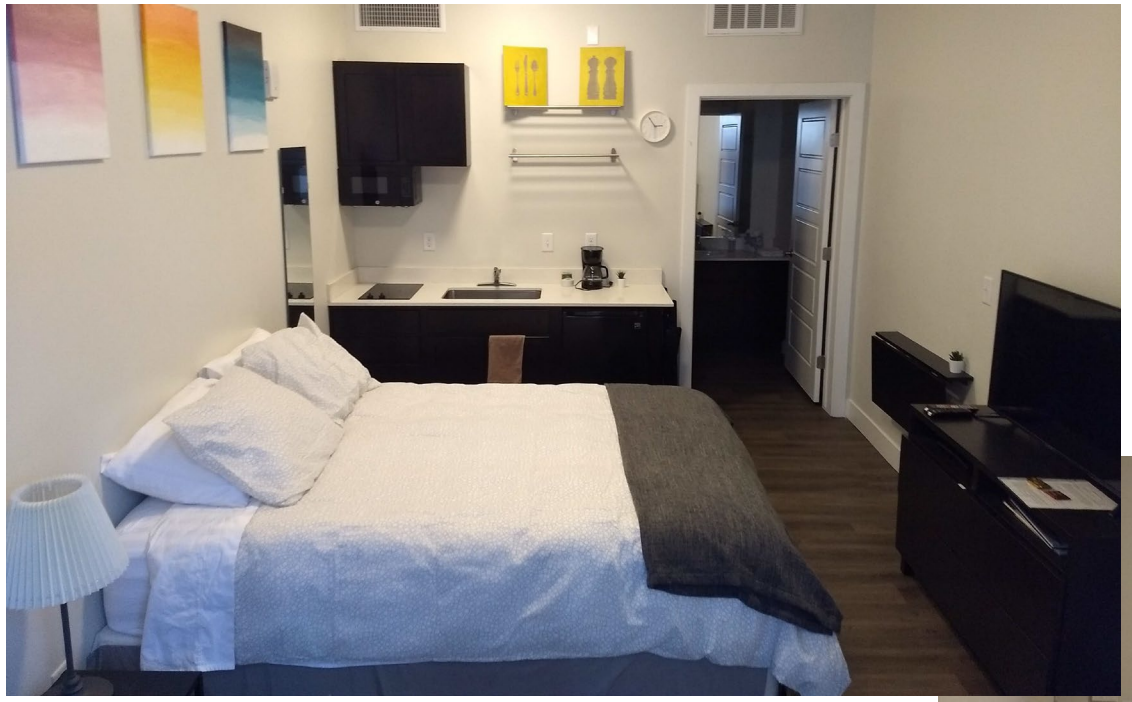






Source: OZ2 Opportunity Fund

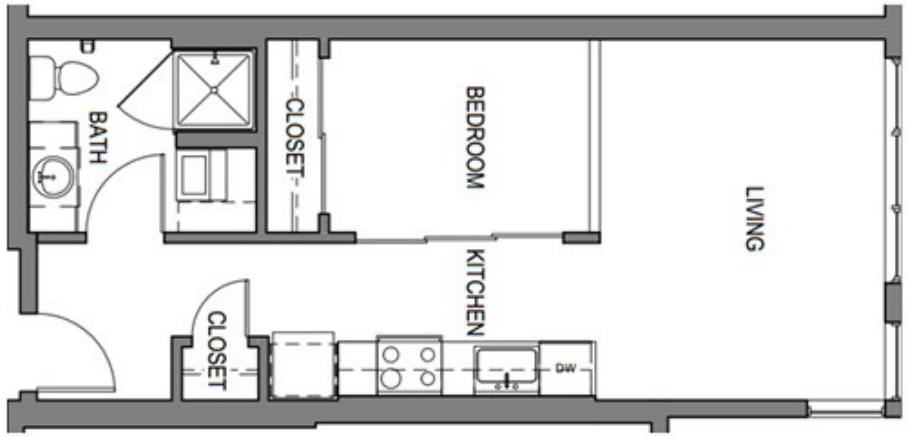
SLC – Micro (~250 SF)

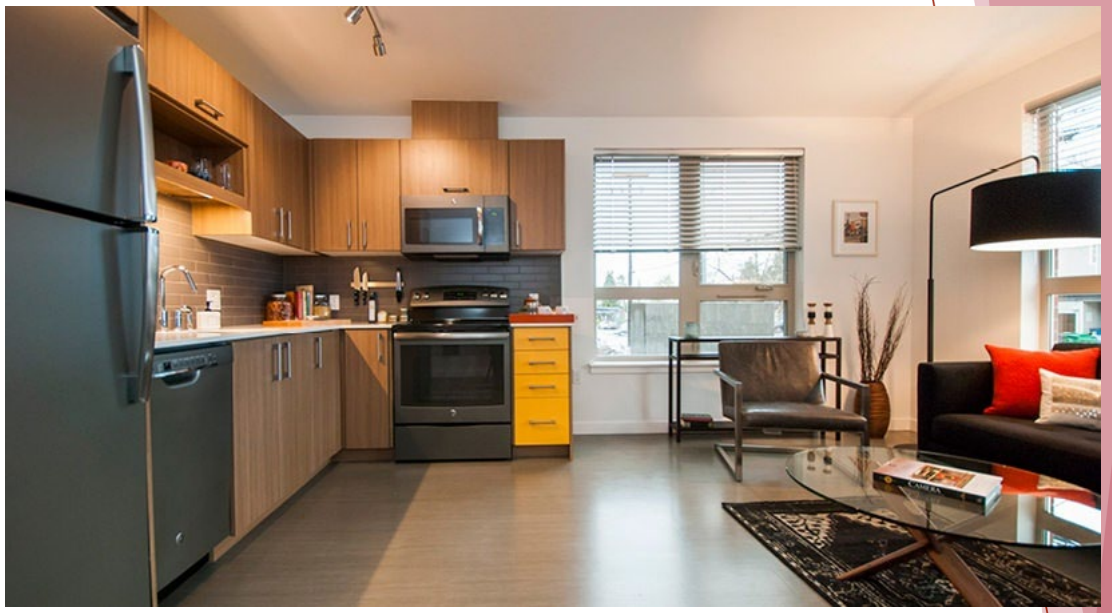




2017

SEA – Open Bed (~500 SF)



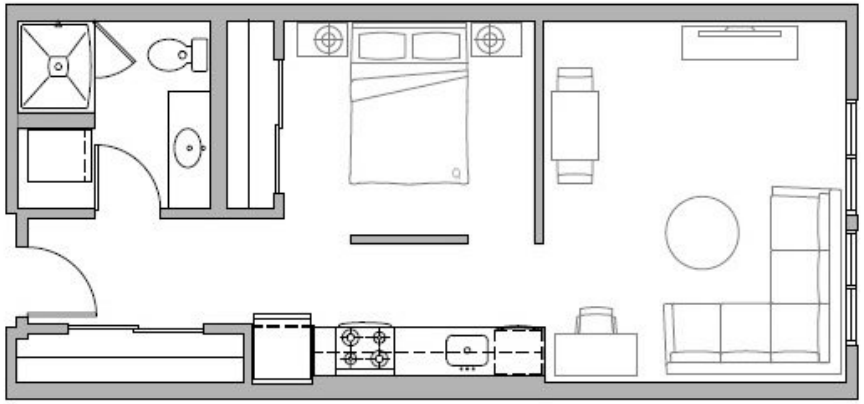






Source: https://smithandburnsseattle.com/floorplans/sm-urban-1x1-a1/

SEA – Open Bed (~500 SF)





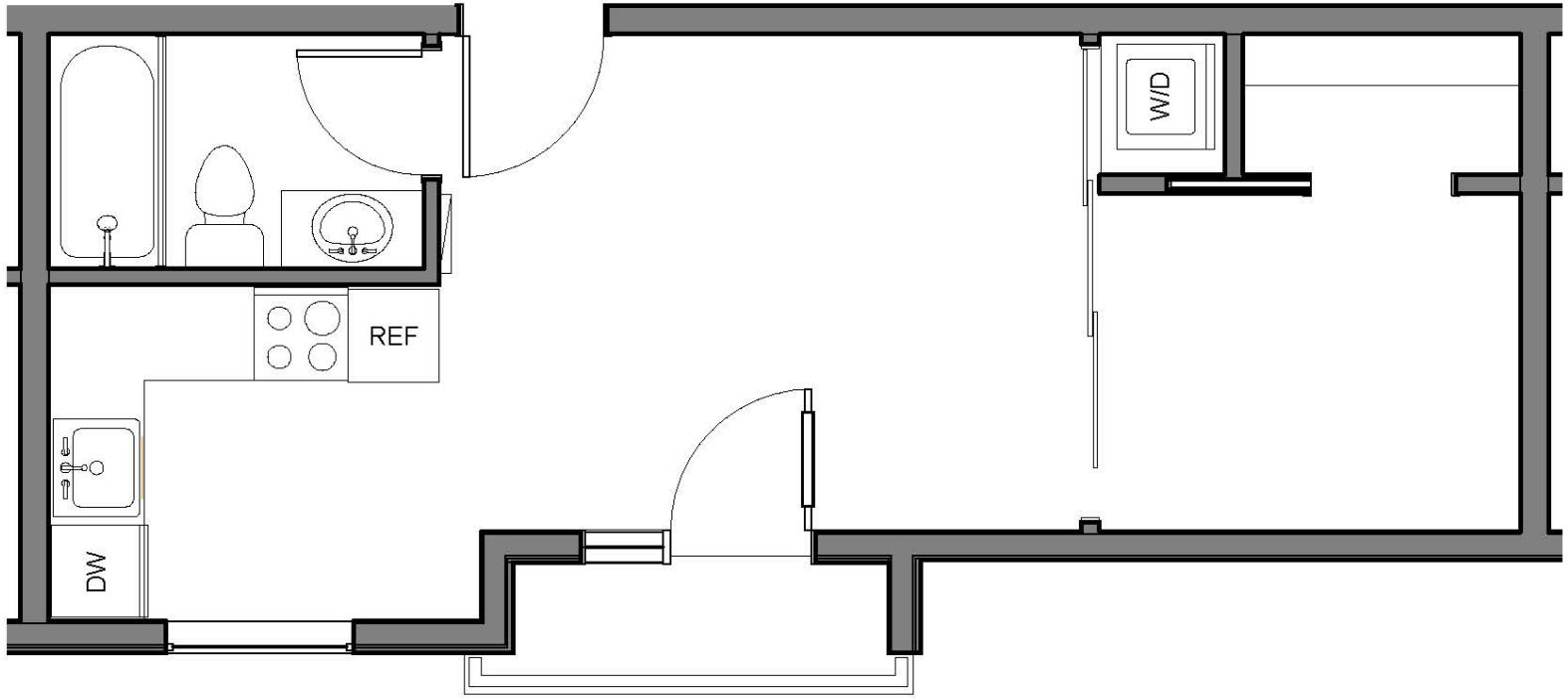




Source:https://www.livewhittaker.com/virtualtours.aspx



SLC – Micro Studio – Open Bed (~350 SF)



Source: OZ4 Opportunity Fund

Under Construction

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 17, 2020

The American Fork City Planning Commission met in a regular session on June 17, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Geoff Dupaix
Ryan Hunter
Christine Anderson
Rod Brocious

Absent: Harold Dudley

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

Public Comments Received: Carolyn Lloyd, Tresa Chadwick, Norman Chadwick, Tyler Skidmore

1. Hearing, review and action on a zone map amendment from the R1-12,000 Residential zone to the PO-1 Professional Office zone located at 280 N. North County Boulevard

Chairman Woffinden stated that items 1 and 2 will be discussed together but voted on separately.

Mr. Olsen stated that the applicant proposes to amend the land use and zone map designations at 280 N. North County Boulevard, from a residential designation to the professional office designation. Due to proximity to the American Fork Hospital, the area is undergoing transition and development from residential to medical/professional office uses in support of the hospital area. If approved, the existing home will be removed, and the area redeveloped into medical/office use. Directly north, at the corner of 300 North and North County Boulevard, a medical facility is under construction. Additional professional office uses are being constructed in the vicinity. Staff supports the request to amend the land use and zone map designations.

Public Hearing Opened

Public Hearing Closed

Mr. Dupaix moved to approve the zone map amendment.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

2. Hearing, review and action on a land use map amendment from the Residential Low Density to the Professional Office designation in the area of 280 N. North County Boulevard

Ms. Anderson asked about the plans for the surrounding properties, she would like to keep the office designation from creeping into the residential area past the corner.

Mr. Olsen replied that as the surrounding land owners on that corner sell, they will likely go to the office designation as well.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the land use amendment.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

3. Hearing, review and action on amendments to Section 17.5.133 of the American Fork City Development Code titled "Off-Street Parking Standards"

Mr. Olsen told commissioners that at the May 20th 2020 meeting, the Planning Commission discussed inconsistencies found in the parking ordinance; specifically, as it deals with multi-family requirements. Discussion centered on keeping the requirement of 2.25 spaces per unit (outside of the TOD area). While this standard is to remain in effect, the Planning Commission may consider adjustment requests, supported through parking studies by those who wish to propose the adjustment. The original background information for discussion is presented below.

A few years ago, the City's parking ordinance was updated by adding reference to a table from a widely accepted planning and urban design book. This was intended to clarify and provide parking standards for uses that the ordinance did not address, particularly commercial uses. Part of this table also addressed parking for multi-family uses, breaking down multi-family by number of bedrooms, from studio units to two-bedroom and above units.

An unintended consequence of this addition was that it provided an alternate standard from the existing multi-family requirement of 2.25 spaces per unit, regardless of the type or number of bedrooms. The question is raised, do we follow the 2.25 per unit standard; or, do we follow the table, which allows flexibility based on bedroom count? The development community prefers the table due to its flexibility.

Below are the two sections of the Code dealing with multi-family parking standards; the first section to remain, and the second (with strikethrough) proposed for deletion/clarification.

1. Residential uses.

    a. One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.
    b. Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.
    c. Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

~~6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or~~

upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

~~Single-family dwelling unit Multi-family dwelling unit — 2 per dwelling unit~~

~~Studio — 1.25 per dwelling unit~~

~~One bedroom — 1.5 per dwelling unit~~

~~Two or more bedrooms — 2 per dwelling unit~~

~~Accessory dwelling unit — 1 per dwelling unit~~

Public Hearing Opened

Public Hearing Closed

Mr. Brocious missed this discussion at a previous meeting, he thinks that having a little flexibility adds some value in the scenario where buildings have higher density and more parking could be needed.

Mr. Olsen indicated that there is a different standard for the TOD area, this discussion doesn't apply to the TOD. The developer can present a parking study if they feel they merit a lower ratio for parking and the planning commission can consider that.

Mr. Ryan Hunter clarified that the parking requirement is based on the number of dwelling units, this is the least developer-friendly option.

Ms. Anderson believes that developers like the table, with its options for less parking. She thinks that studio and 1-bedroom apartments may need less parking, and suggests keeping a simplified table where studio and 1-bedroom apartments would be allowed to have fewer spaces.

Mr. Olsen said that it can be amended, and that would be an easy change.

Mr. Ryan Hunter said that he's not aware of any studio apartments in the city outside the TOD area, and that's why the TOD has its own requirements. He added that he feels that special agreements with developers should be a rare thing.

Chairman Woffinden expressed support of the higher parking requirements, he is concerned that sufficient parking be required in the city.

Mr. Ryan Hunter moved to approve the code text amendment regarding multi-family parking requirements.

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

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

4. Hearing, review and action on the preliminary plan and final plat for Lakeshore Landing Block 1 Plat A, located in the area of 900 West 350 South, in the Transit-Oriented Development Overlay zone

Mr. Olsen stated that the area of Lakeshore Landing was annexed in 2018. It received approval of a district framework plan in 2019 (ADG District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review (staff level review), subdivision plats were necessary. Further lot plan review will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plats act as formal instruments in proceeding toward development of the site.

The plats anticipate both townhome and multi-family development. Planning staff recommends removal of the number of units currently labeled on lots intended for multi-family development. These numbers will ultimately be determined through future reviews; largely dependent on configuration of parking and open space elements as required by the TOD Code. Developer has agreed to remove these notes from the plats before it goes to city council.

Chairman Woffinden asked how the current moratorium would affect projects in the TOD area.

Mr. Olsen replied that projects are allowed to go forward and get approval. If approved, they may construct horizontal improvements such as roads and infrastructure, but no vertical improvements will be allowed and building permits will not be issued.

Ms. Anderson asked where this development fits into the TOD.

A map is displayed, Mr. Olsen pointed out that this proposed development runs north and south along 900 West, and into the Dixie Farms development to the south. This proposal is from the same developer as Dixie Farms. All Lakeshore Landing plats are along 900 West from 350 South all the way down to where 900 West makes the bend.

Ms. Anderson asked if the plans get lower in density as it moves away from the TOD area.

Mr. Olsen replied that the higher density is in the core area. This proposal's density is lower with a range of lot types. Townhome development densities fall in line with what is allowed. Overall density as proposed is just over 3.

Mr. Ryan Hunter asked if densities can be combined by having different densities in different areas of the same project, Mr. Olsen affirmed. Mr. Hunter said that this is an important feature to protect wetland areas with less density.

Mr. Ben Hunter has reviewed these plans, the project falls along 900 West so the infrastructure is tied to the master plan requirements. Some storm drain requirements are specific to this development, updated traffic studies will also be required for this project. These updates are being finalized, we expect them to see them soon. Red-line comments have been made, and the city council modified requirements for the roundabout. These modifications will have an impact on this development. There is also a small portion of wetlands to be mitigated, developers are working with the Army Corps of Engineers for a mitigation plan. This may take 6-12 months, and the conclusions will be provided to the city. Right-of-way requirements have been met.

Chairman Woffinden feels that the Army Corp is slow but thorough.

Ms. Anderson asked if basements will be allowed.

Mr. Ben Hunter replied that the water table is too high, no basements will be allowed.

Mr. Brocious asked about the wetlands mitigation study and the risk that the outcome of that study will change the proposed plans.

Mr. Ben Hunter said that the wetlands area is quite small, he doesn't anticipate any major concerns or issues. It should just be a matter of determining what the ratios will be. Modifications could be a possibility, but it would impact a very small area.

Mr. Brocious is concerned that wetland requirements may require more open space than the developer is planning for.

Mr. Ben Hunter indicated that the developer has additional wetlands in nearby property and could be flexible with other options.

Mr. Brocious asked Mr. Ben Hunter for a progress update on 200 South. Will the plans be ready to go to bid in July as planned? Where are we at with water updates and improvements?

Mr. Ben Hunter replied that 200 South will have 90% of the plans submitted by the end of June, with the final bid set for possibly August or September. The city council can make a decision when we have a final bid number. As for water improvements, we've applied for various funding sources, but don't have a timeline. We've been providing updated info as requested. Designs are being completed for various phases. The overall picture is being looked at, we're not down to details yet. He added that developers can still do horizontal improvements under the moratorium,

but code requires that infrastructure be in place before permits will be issued anyway, so the moratorium hasn't been a huge deal. Developers can still move forward.

Public Hearing Opened

Carolyn Lloyd emailed a public comment.

"I have a few concerns regarding the Lakeshore Landing development.

1. The infrastructure for the roads and water still have not been resolved. Plus there still isn't the funding for all of these improvements.
2. It would be nice if there was somewhat of a transition from the TOD to those of us that have 1-5 acres. Just because it meets code doesn't mean that it is the right thing to do for the residents that have been there over 30 years.
3. The only way in and out of this area south of the freeway is 200 South which is in dire need of attention.

I appreciate the time and effort the planning commission takes to make sure these developments meet code and they coincide with the land use that is already there. Thanks for your time." Carolyn Lloyd

Tyler Skidmore emailed a public comment.

"How is the infrastructure going to handle this many more homes?"

"Should there be a better transition from high density to people who have acreage?"

Norman Chadwick emailed a public comment.

"I as a property owner for 30 years am highly opposed to the idea of condominiums or rentals being allowed this far south of the front runner station for reasons that follow

1. Infrastructure, ie. Roads have NOT been developed to handle the influx of traffic that will come with that many new households. 200 South has NOT been widened with only a wisp of talk. Front Runner has been in place and operational going on FIVE YEARS without so much as a shovel of dirt being turned over.
2. We landowners are of the understanding that a transition plan is in place to gradually increase the size of lots and move into single-family-dwellings with yards the further south you go. What happened to that? I would like to see stable families moving in instead of transient individuals coming and going. We have had a lot of experience with this.

3. The value of my land and home will decrease substantially as this becomes the place NOT to live in American Fork.
4. Water – I understand that American Fork does not have the water to supply these dwellings or future increases. This needs to be addressed.
5. Groundwater. In the winter, the water table is one foot below the surface. Homesites need to be elevated with structural fill before footings can be started. This includes slab on grade.

I hope you see these as valid points and vote a denial to the proposal before you. Sincerely, Norman Chadwick, 7195 North 6720 West, American Fork, UT

Tresa Chadwick emailed a public comment.

"My name is Tresa Chadwick. I am currently a home owner in the area of the proposed development. I have lived in this area for many years and have enjoyed living here. I realize that things change and development will happen, but I do not believe the proposed changes/development will benefit American Fork City in the long run. With the high condensed housing and no transitional areas, there is no balance in those who will just be living there short-term and more permanent homes with property. Looking down the road I believe, with the plan so heavy with high condensed, we will be looking at a "other side of the tracks" result. After years of people moving in and then quickly moving on I believe we will see a community that will not be a desirable place to live.

The apartments and condominiums that are newly built have tenants that come down to walk, ride bikes and just enjoy the open area that you will be designating as more condensed housing. When the open area is filled up with more condominiums, the balance will be gone. The future is in your hands. Tresa Chadwick

Mr. Ryan Hunter asked if there are any parks requirements for this project.

Mr. Olsen informed commissioners that there must be a certain percentage of open space in each block, this can be private or public. A linear park under the large power lines is planned to remain as open space and shoreline access. The Parks Committee is looking at this area to acquire property for a regional park in this quadrant of the city.

Chairman Woffinden said that most of his concerns were raised in the engineering report. He strongly disagrees with the liquefaction numbers in the geotechnical report. He thinks they are impossibly low.

Mr. Ryan Hunter suggested that maybe the city should investigate that rather than leaving it up to the developer to give us numbers. He thinks the company doing the reports is using a boiler plate template. He hasn't seen any information about mitigating liquefaction.

Mr. Ben Hunter told commissioners that a 3rd party peer review will be conducted in certain areas to address these concerns. He did not remember what the 3rd party peer review said about this proposal.

Chairman Woffinden feels that we ought to require them to go a lot further down than 30 feet for the geotech testing.

Mr. Brocious asked if there should be an amendment to the geotech requirements.

Chairman Woffinden felt that this would be a good idea in this area south of the freeway. He believes it is a high liquefaction area.

Mr. Ben Hunter replied that the ordinance only requires 30-40 feet testing depth. If we need to look at this, he is open to changing it.

Mr. Dupaix added that those are valid concerns, and asked if any changes can be retroactive.

Chairman Woffinden believes that our requirements are lax, especially on multi-story buildings.

Ms. Anderson acknowledged the residents' comments, they have been heard. She focused first on transition issues, she hopes they understand that the core is the highest density and that this section is a transition from the higher density. This plan is a transition plan. For the period of time of the moratorium, the focus will be on infrastructure requirements in order to be ready to support the new projects and improvements. In regards to the concerns about this being a less desirable area, she thinks it will be more desirable because it will be the nicer, newer part of town with high standards for quality and design. She hopes the residents are pleasantly surprised.

Mr. Ben Hunter indicated that on the planning departments' website, there is a moratorium map. Some vertical homes may be going in if they were approved before the moratorium. Most will not be able to get building permits issued, but some will. He added that the council approved the moratorium for 6 months, and this could be extended if the council wants to. It could also be terminated early. The moratorium relates to water concerns and issues.

Ms. Anderson stated that she hopes 200 South will be improved in 6 months as well.

Mr. Ben Hunter replied that when a road begins to fail, it will be improved. Capacity will be expanded on 200 South to handle increased volume. Though the road won't be finished in 6 months, at the same time the city is moving forward on road and infrastructure developers are moving forward with buildings.

Ms. Anderson asked if the hope is that the timing will mesh, and Mr. Hunter affirmed.

Mr. Brocious said that the study shows that the road can handle traffic, but this is an area where there will be increased bike and pedestrian use, we need to protect them as well.

Mr. Ben Hunter indicated that he has been aware of the discussions to provide safe passages for pedestrians until 200 South is completed. The existing sidewalk is on the south side of the road,

maybe we can acquire some rights-of-way, maybe fill in some of the gaps with trails connections and sidewalk, and perhaps pipe some irrigation ditches.

Public Hearing Closed

Mr. Brocious moved to approve the preliminary plans and recommend approval of the final plats of Lakeshore Landing Plats A-J, with the findings and conditions 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	**Nay**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion passed.

5. Other Business

Mr. Olsen indicated that Planning Commission meetings will follow the lead of city council. When the city council holds meetings at city hall again, we will follow suit. The Planning Commission meetings for July will be held on the 8th and the 22nd.

6. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. On the next agenda there will be two road dedication plats in the TOD area, a project on 500 East that is the 2nd phase of an existing project, and a code text amendment relating to utilities.

7. Review and action on the minutes of the June 3, 2020 Planning Commission Regular Session

Mr. Brocious moved to recommend approval of the minutes of the June 3, 2020 Planning Commission Regular Session.

Mr. Ryan Hunter seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Abstain**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion carried.

8. Adjournment

Mr. Ryan Hunter moved to adjourn, Mr. Dupaix seconded. All voted in favor.

Meeting adjourned at 8:45 pm.

Lisa Halversen, Administrative Assistant