AMERICAN FORK CITY PLANNING COMMISSION
AUGUST 18, 2021
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 18, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on the site plan and final plat for Bonneville Vista Townhomes Plat D located in the area of 118 South 1100 East in the R-4-7,500 zone

3. Other Business

4. Site Plan Committee Report

5. Review and action on the minutes of the August 4, 2021 Planning Commission Regular Session

6. 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: August 18, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the final plat for Bonneville Vista Townhomes Plat D located in the area of 118 South 1100 East, in the R4-7500 Residential Zone.

ACTIONS REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		118 South 1100 East			
Applicants:		Jon Davis/Dudley & Associates			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R4-7500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R1-9000			
	South	R3-7500			
	East	PO-1 (Professional Office)			
	West	R4-7500			
Land Use Plan Designation:		High Density Residential			
Zoning within density range?		x	Yes		No

PROJECT DESCRIPTION: Recommendation of approval for Bonneville Vista Townhomes, Plat D.

Background

Bonneville Vista Plat A (20 units) was approved in 2013. Plat B and C, consisting of 32 units, were approved in 2015. This is a request for approval of Plat D, consisting of 12 units. Plat D will finalize the development and will provide an access to 1100 East, creating a loop from 50 South, through the development to 1100 East. Open space is provided per the Code and the structures will be similar to the existing townhomes. An existing home on the property will be demolished.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “High Density Residential”. The proposed subdivision is consistent with the Land Use 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 conforms to the terms of a preliminary plan approval.

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

   This criterion has been met.

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

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

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

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

e. The water rights conveyance documents have been provided.

   The water rights conveyance has been satisfied with the annexation agreement.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

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

2. 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 recommend approval of Bonneville Vista Townhomes Plat D, with the findings as outlined above and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of Bonnevilla Vista Townhomes Plat D.

TABLE

Mr. Chairman, I move that we table action on Bonneville Vista Townhomes Plat D.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/18/2021

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: Bonneville Vista Townhomes Plat D

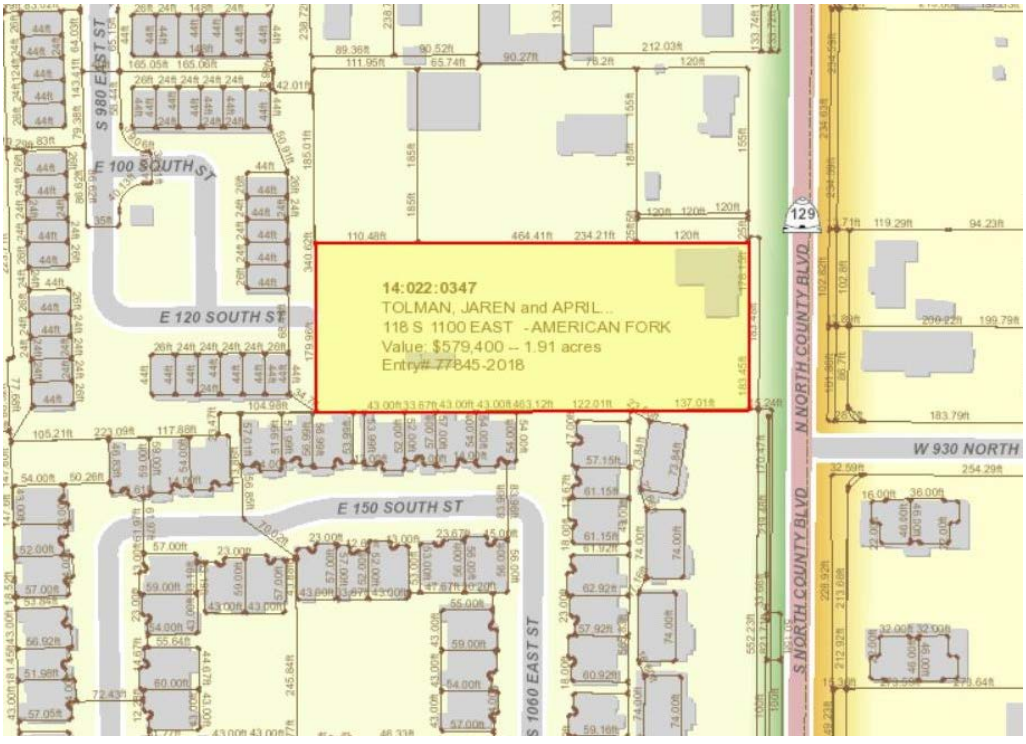
Project Address: 118 South 1100 East

Developer / Applicant's Name: Jon Davis/Dudley & Associates

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

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

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.

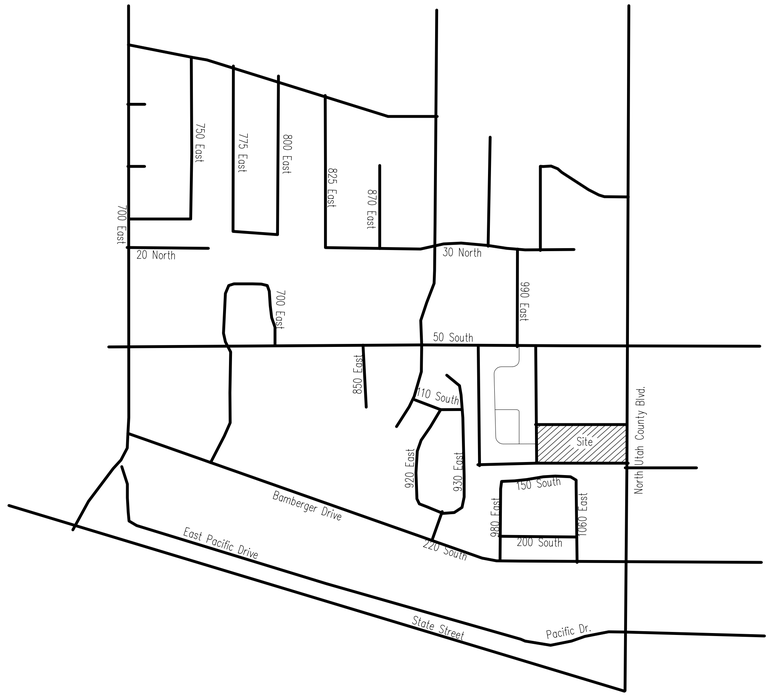
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for 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).

Bonneville Vista Townhomes Plat "D"

Planned Unit Development

American Fork Utah

118 South 1100 East



Vicinity Map

Sheet Index

1. Cover Sheet
2. Standard Notes
3. Site Plan
4. Utility Plan
5. Grading & Drainage Plan
6. Street Improvement Plan
7. Erosion Control Plan
8. BMP Details
9. Standard Details
10. Standard Details
11. Standard Details
12. Final Plat
13. ALTA Survey
14. UDOT Intersection Plan
15. UDOT Standard Details
16. Landscaping Plan

Legend

Symbol	Description
8"ss	Proposed 8" Sanitary Sewer Main
ss	Existing Sanitary Sewer Main (size noted on plan)
W	Proposed Culinary Water Main (size noted on plan)
W	Existing Culinary Water Main (size noted on plan)
SD	Existing Storm Drain pipe (size noted on plan)
SD	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
WV	Culindary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Fiber	Kyle Petersen	801-400-2933	275 East 200 North American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Ryan Allred	385-223-0084	1485 West 3100 South West Valley City, UT 84119
Questar Gas	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Developer:

Dave Harman
55 West University Parkway
(801) 367-3662
Orem Utah 84058

Engineer:

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

Site Data:

Zone = R17500
Total Area = 87,006 SF or 1.99 Acres
Total number of Units =12
Parking Spaces Provided 23

Project Tabulation:

Existing Bonneville Vista Phase 1
Total Area – 4.84 Acres
Landscape Area – 2.95 Acres (61%)

Proposed Bonneville Vista Phase 2
Total Area – 1.99 Acres
Landscape Area – 1.17 Acres (58%)

Total Combined project
Total Area – 6.83 Acres
Total Landscape 4.12 Acres (60%)

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 490152-0005-B dated November 25, 1980.

Basis of bearing = North 89°32'54" East along the Section line. (NAD 27)
(North 89°32'58" East along the Section (NAD 88)

Benchmark information = Northwest Corner Section 19, Township 5 South
Range 2 East SLB&M Elev = 4604.30 (NAD 27)
Elev = 4607.82 (NAD 88)

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

Bonneville Vista Townhomes "D"

Cover Sheet

American Fork City Utah

REVISIONS

DATE	1-8-2021
SCALE	
BY	BHT
TRACING NO.	L-13855

SHEET No.
C - 1

GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Darren Keller	(801) 356 6975
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Kent Johnson	(801) 831 7033
QUESTAR GAS	– GAS	Kent Proctor	(801) 691 3037
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 404 6129
AMERICAN FORK CITY	– SEWER	Aaron Brems	(801) 404 6126
AMERICAN FORK CITY	– STORM	Aaron Brems	(801) 404 6162
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 404 6362
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 404 6129

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

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

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

Bonneville Vista Townhomes "D"

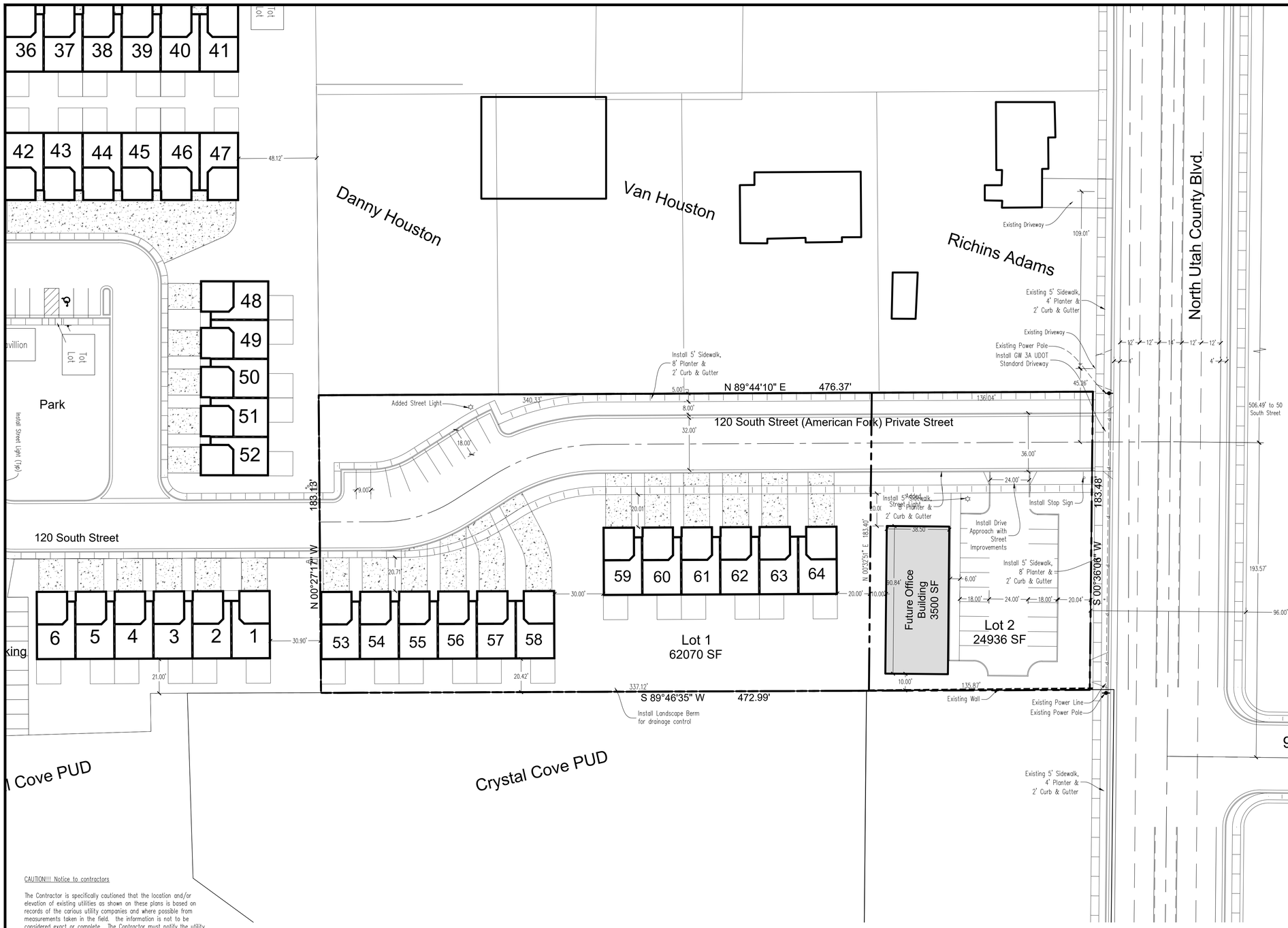
Standard Notes

American Fork City, Utah

REVISIONS

DATE	10-19-2020
SCALE	None
BY	BHT
TRACING NO.	L-13848

SHEET No.
C - 2



NORTH
1" = 30

CAUTION!!! Notice to contractors

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GRAPHIC SCALE

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

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 490152-0005-B dated November 25, 1980.

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	87,006	1.99	100
TOTAL BUILDING/PAD AREA	11,760	0.27	14
TOTAL HARD SURFACE AREA	23,977	0.55	28
TOTAL IMPERVIOUS AREA	35,737	0.82	42
TOTAL LANDSCAPED AREA	51,269	1.17	58

TABULATION TABLE

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

Bonneville Vista Townhomes "D"
Utah
American Fork

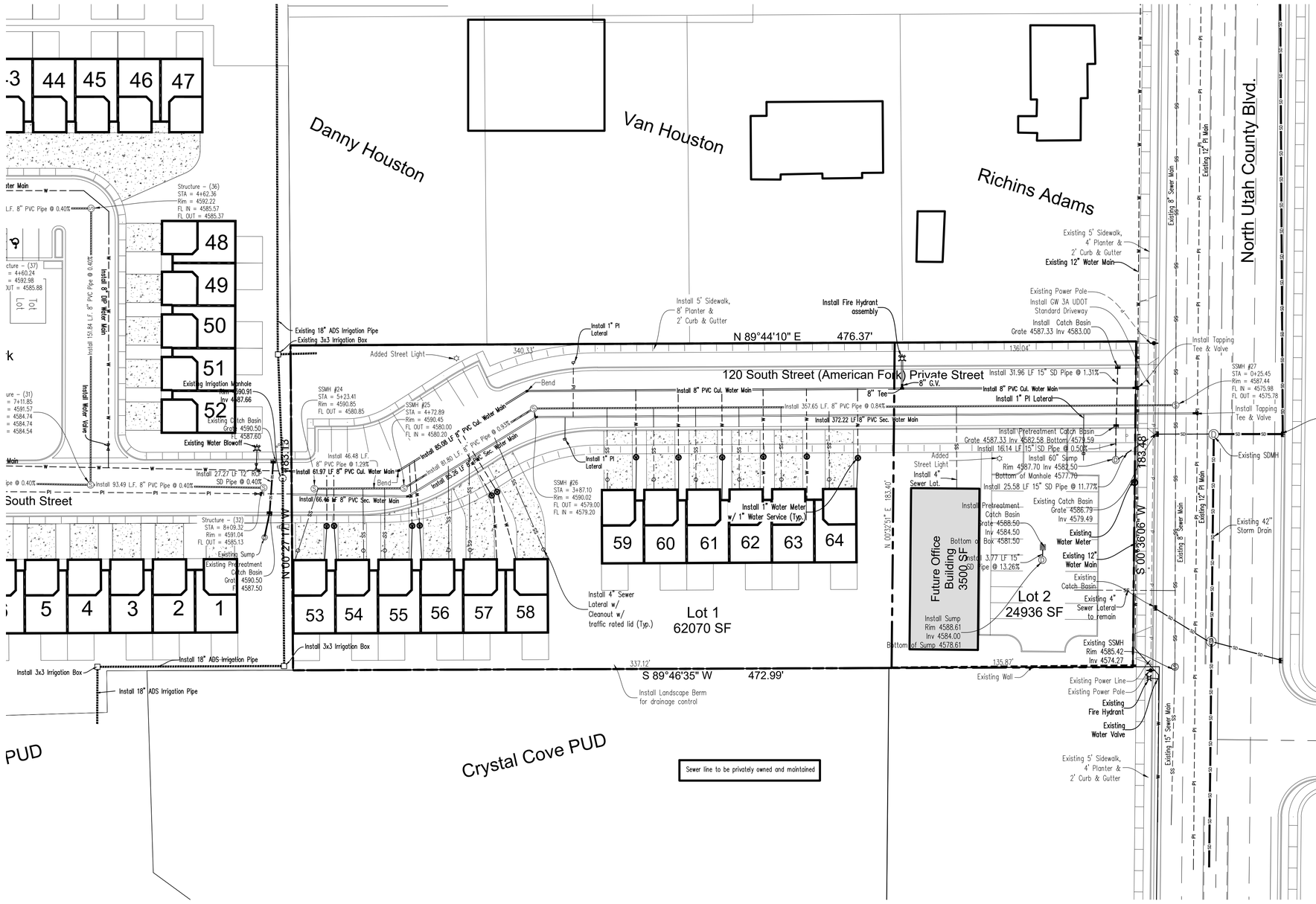
Site Plan

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021

Date 10-19-2020
Scale 1"=30'
By BHT
Tracing No. L - 13848

Sheet No. C - 3



NORTH
1" = 30

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

Bonneville Vista Townhomes "D"
American Fork Utah

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021

Date
10-19-2020
Scale
1"=30'
By
BHT
Tracing No.
L - 13848

Sheet No.
C - 4

Sewer line to be privately owned and maintained

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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

UTILITY NOTES

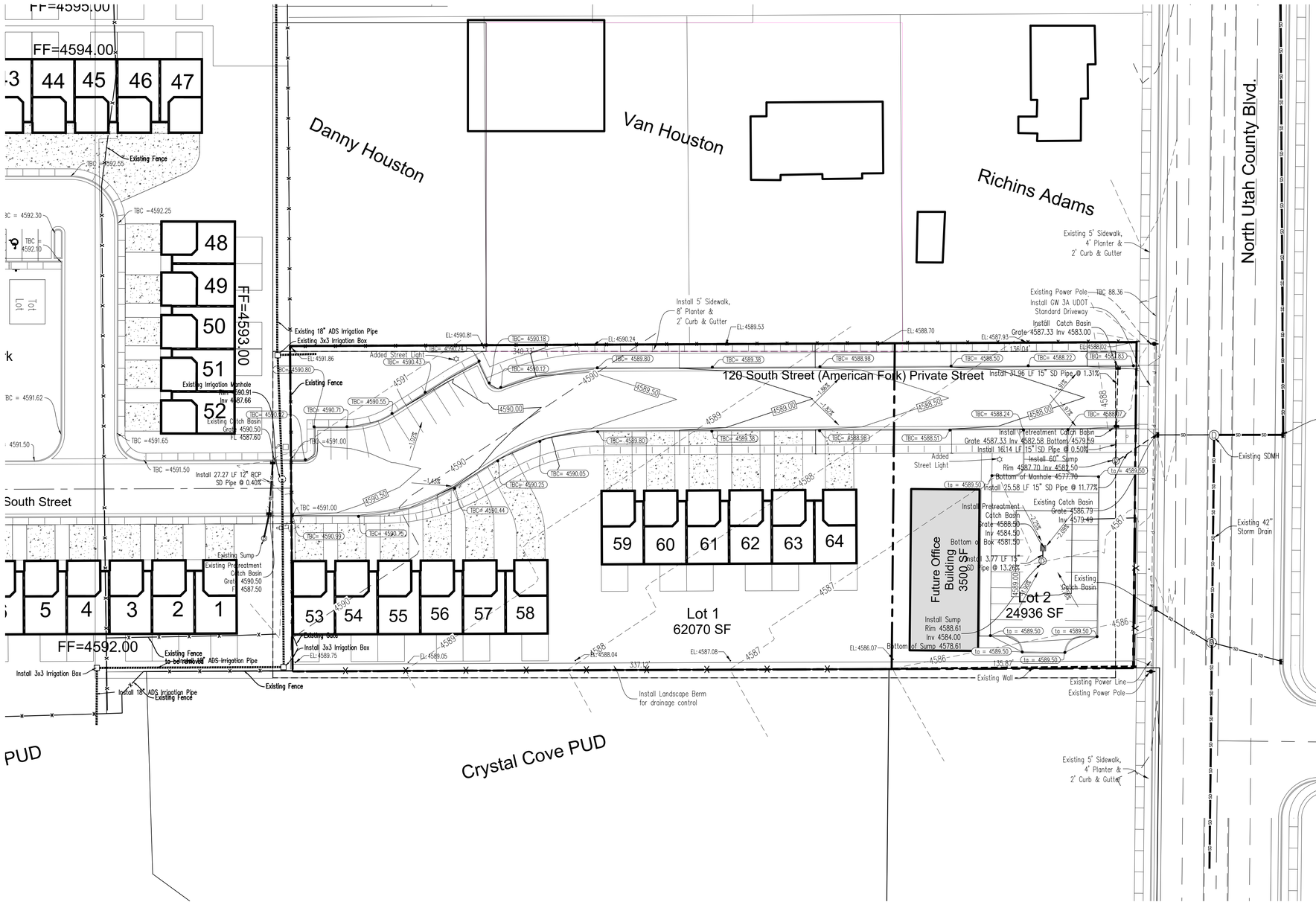
1. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.

2. All sanitary sewer laterals are to be PVC plastic pipe conforming to ASTM D3034 SDR35.

3. All lateral connections shall insert – o–tee or WYE at 10 o'clock or 2 o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made.

4. All water mains, transmissions, and distribution lines are to be constructed using ductile iron in accordance with AWWA C151 and ANSI A–21.51.

5. All ductile iron pipes labeled Class 50 for slip–on or mechanical joint piping (Class 51 for 8" size and under) and Class 53 for flanged joint pipes unless otherwise approved by the city engineer.



NORTH
1" = 30

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

Bonneville Vista Townhomes "D"

Grading & Drainage Plan

American Fork Utah

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021

Date	10-19-2020
Scale	1"=30'
By	BHT
Tracing No.	L - 13848

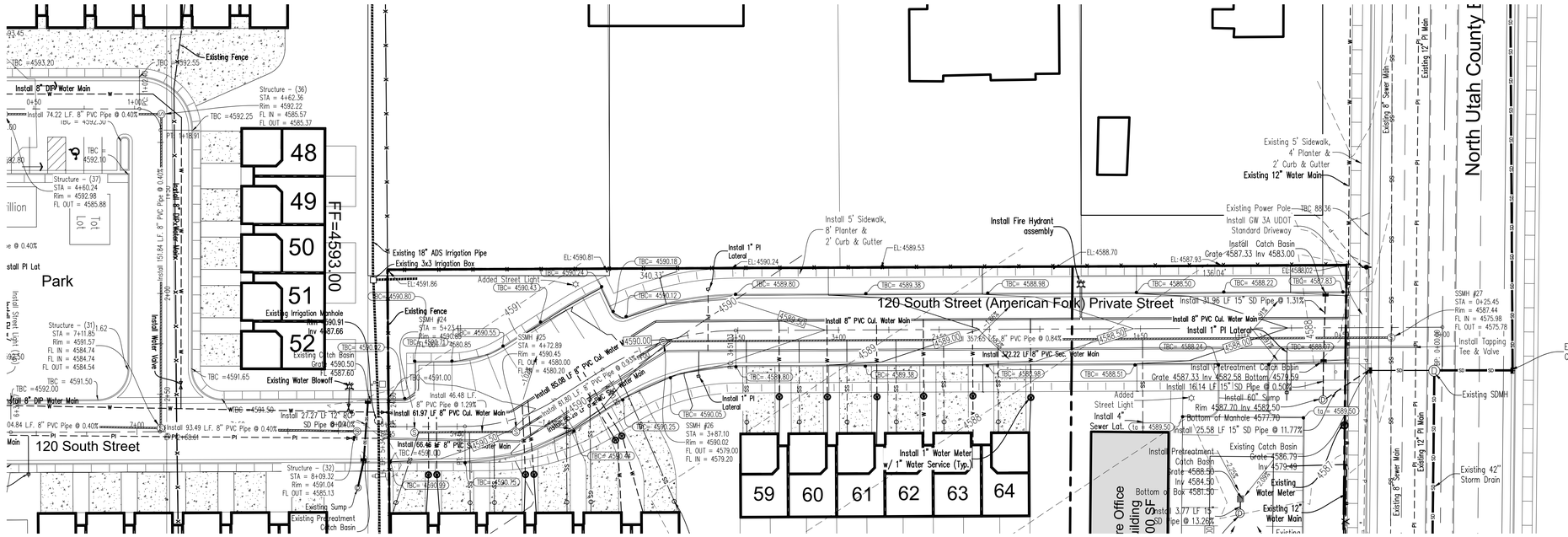
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C - 5

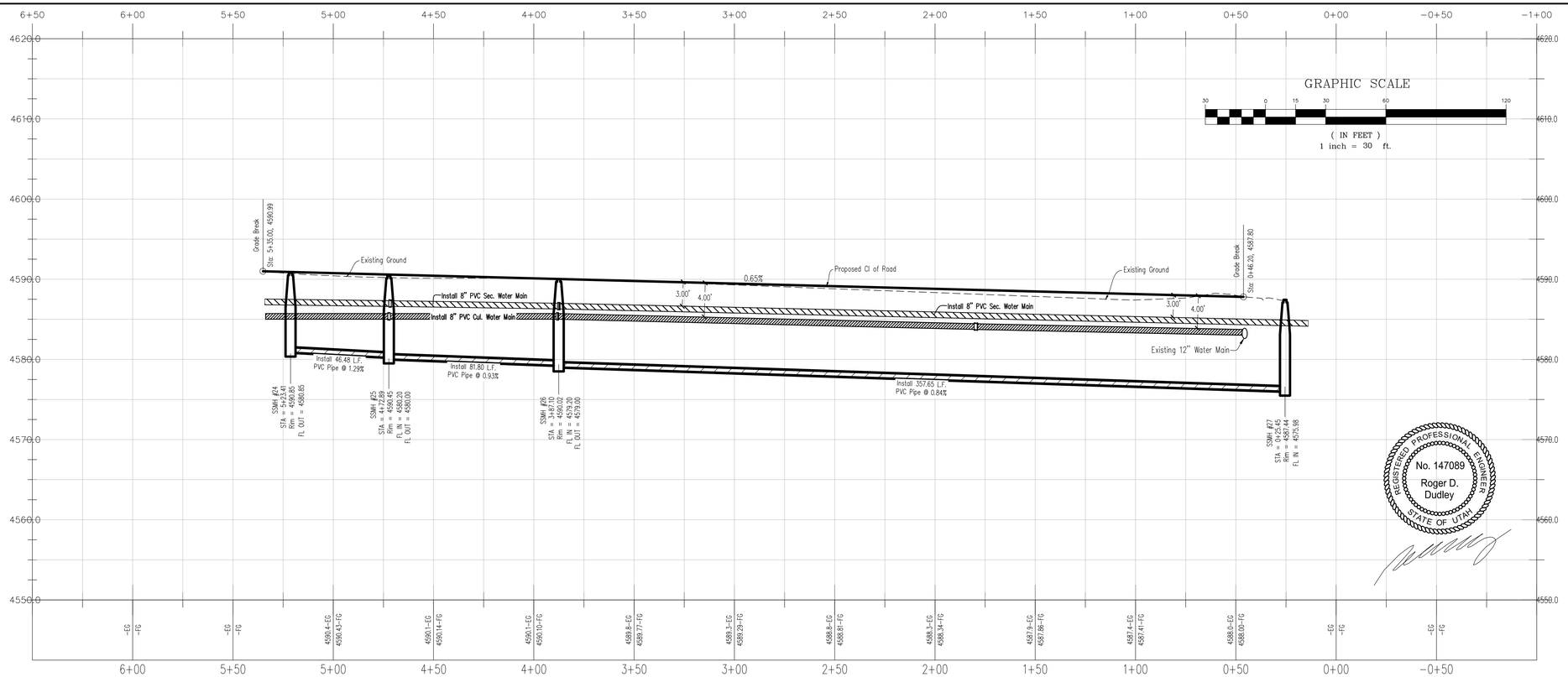
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GRAPHIC SCALE
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(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

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

Street Improvement Plan

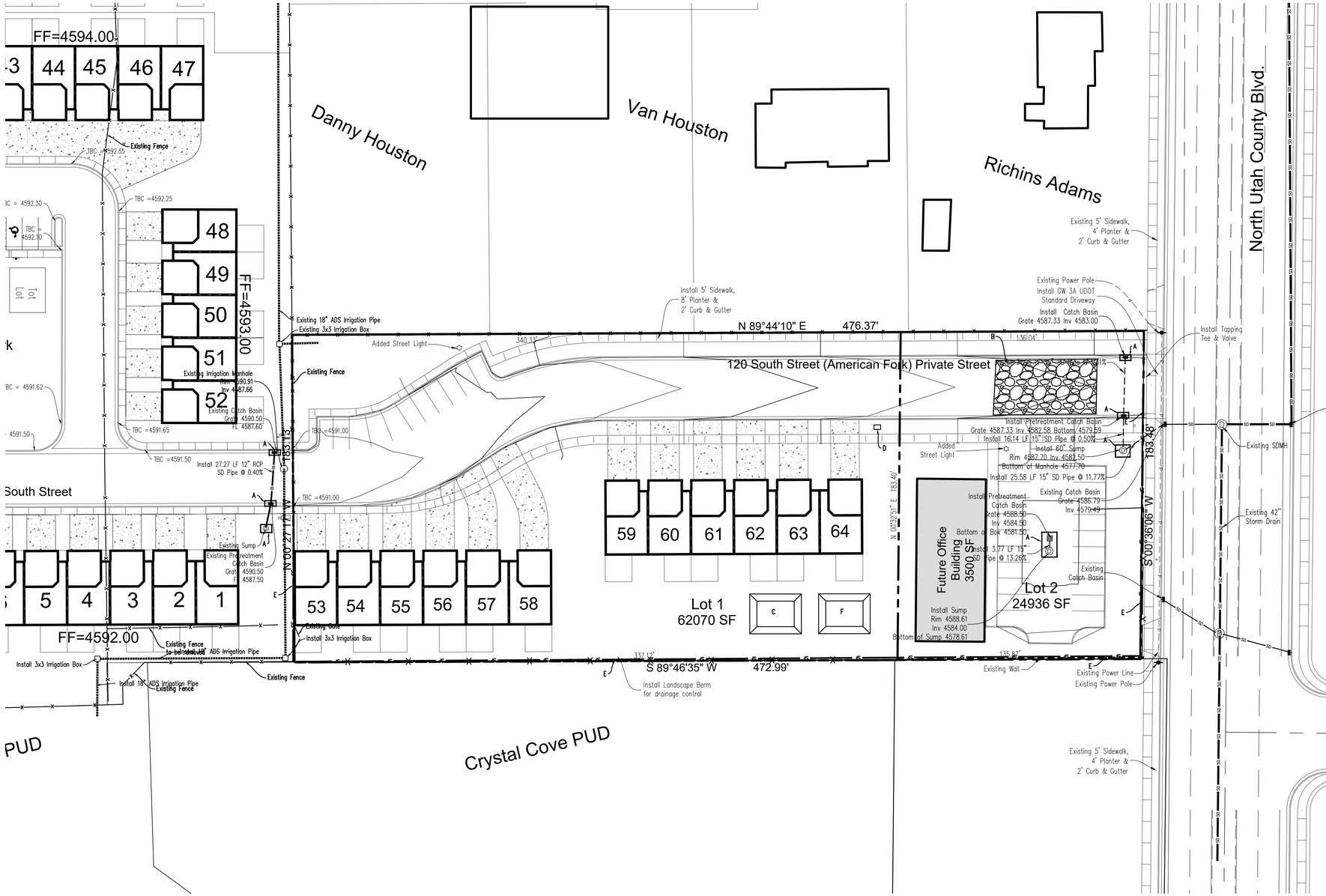
Bonneville Vista Townhomes "D"

American Fork City Utah

REVISIONS
7-28-2021

DATE	10-19-2020
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 13848

SHEET No.
C - 6



NORTH
1" = 30

NOTES:

This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.

2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.

3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.

4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.

5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.

6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.

7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.

A — Install Silt fencing or equivalent into existing downstream or recently installed storm drain inlet boxes and manholes to prevent silt build-up in the existing storm drain systems Refer to BMP IPC, IPE, IPG, IPS

B — Construct gravel stablized construction entrance

C — Vehicle and equipment cleaning and concrete, drywall, etc. washdown area in sediment trap Refer to BMP: Vec and CWM

D — Portable Toilet Location

E — Install Earth Berm to protect adjacent property from runoff (Refer to BMP EB)

F — Excavated Material Location

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Bonneville Vista Townhomes "D"
Erosion Control Plan
American Fork Utah

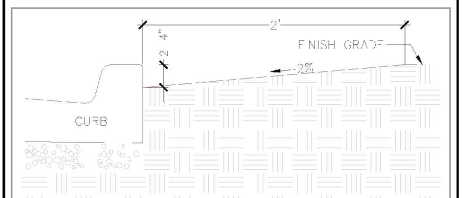
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021

Date	10-19-2020
Scale	1"=30'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 7

BMP: Curb Sedimentation Trap — CST



Description:
A temporary sediment trap formed by excavation behind the curb

Application:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation/Application Criteria:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

Limitations:
No limitations

Maintenance:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

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

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353 East 1200 South
Orem, Utah

Targeted Pollutants
▣ Sediment
☐ Nutrients
◪ Toxic Materials
☐ Oil & Grease
◪ Floatable Materials
☐ Other Waste

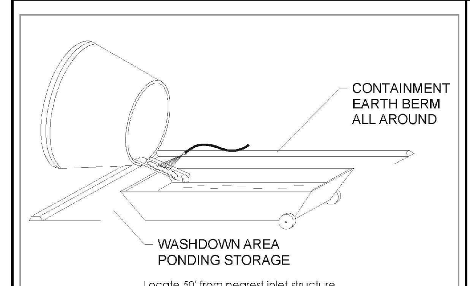
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)
Stormwater Discharge management from Construction Activities 2005

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.

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

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar 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

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

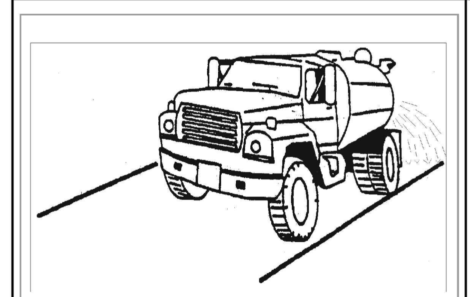
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

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 construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers 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.

Limitations:
- 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.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

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

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Orem, Utah

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

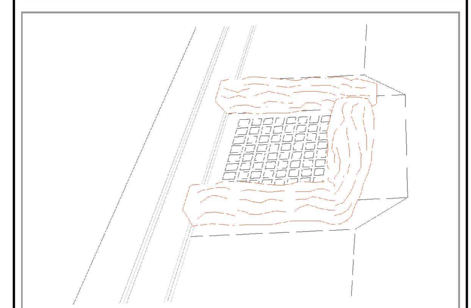
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices
Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W



Description:
Sediment barrier erected around storm drain inlet.

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

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

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

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

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control site Perimeter
☑ Control Internal Erosion

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Orem, Utah

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

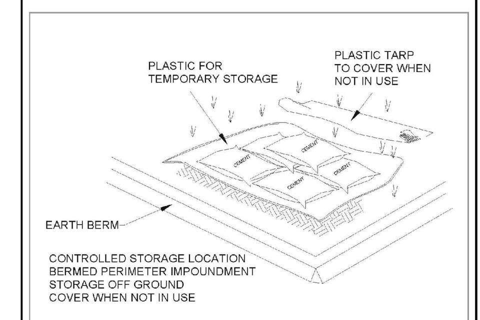
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

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Orem, Utah

Targeted Pollutants
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☐ Nutrients
▣ Toxic Materials
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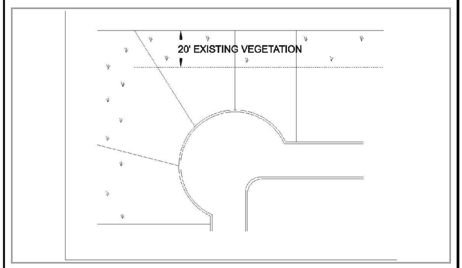
Pollutant Impact
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◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Preservation of Existing Vegetation — PEV



Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Application:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

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

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Orem, Utah

Targeted Pollutants
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☐ Other Waste

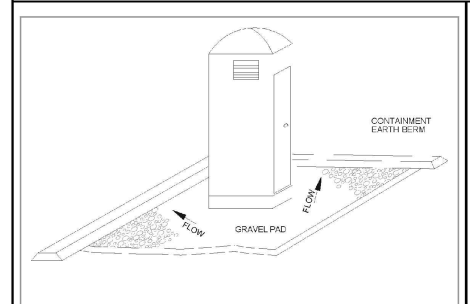
Pollutant Impact
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◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT



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

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

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

Limitations:
- No limitations.

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

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

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Orem, Utah

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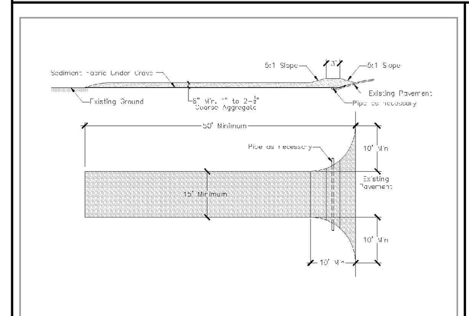
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Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Application:
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.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

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

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Orem, Utah

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☐ Other Waste

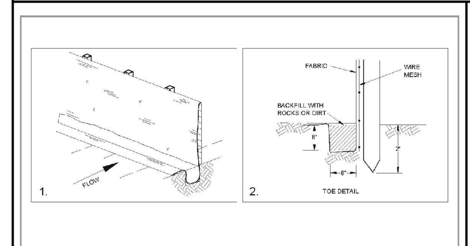
Pollutant Impact
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◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

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 down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding 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 up-gradient 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 up-gradient 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

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

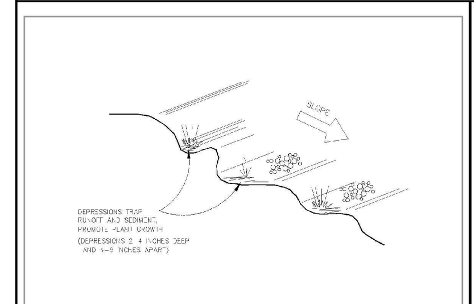
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR



Description:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

Application:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation/Application Criteria:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

Limitations:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

Maintenance:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

Objectives:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☐ Control site Perimeter
☑ Control Internal Erosion

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353 East 1200 South
Orem, Utah

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

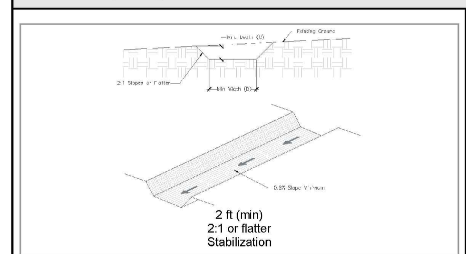
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapeted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS



Description:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

Application:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

Installation/Application Criteria:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

Limitations:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

Maintenance:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

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

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Orem, Utah

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

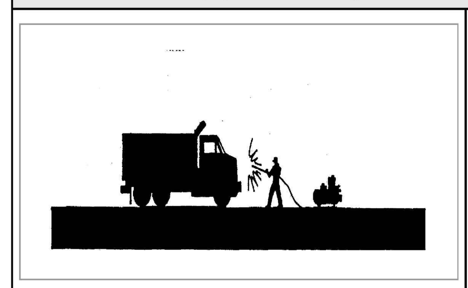
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

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.

Application:
<text here>

Installation/Application Criteria:
- 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

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Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

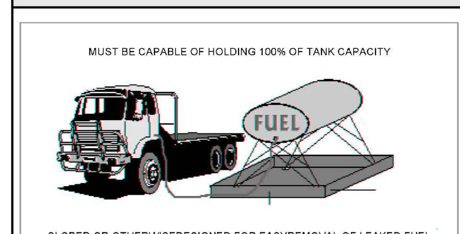
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

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

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

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

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

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Engineers Planners Surveyors
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Orem, Utah

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

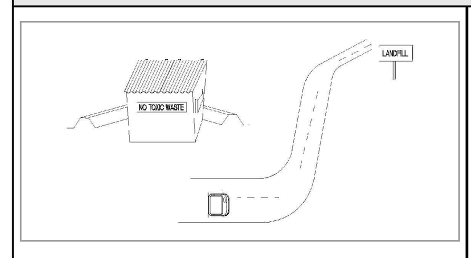
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD



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

Application:
All construction sites.

Installation/Application Criteria:
- 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 Information 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).erosion at driveways.

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

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Orem, Utah

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

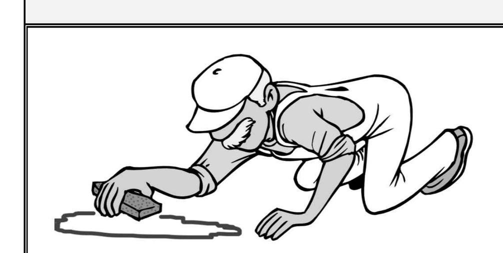
Pollutant Impact
▣ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

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

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Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

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

Bonneville Vista Townhomes "D"

BMP DETAILS

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

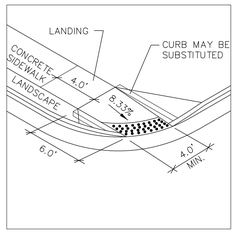
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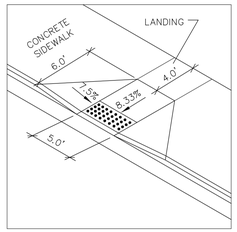
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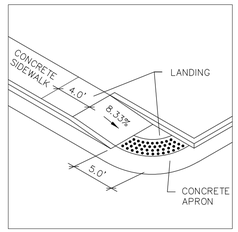
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



TYPE A

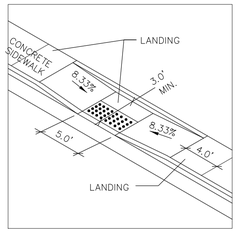


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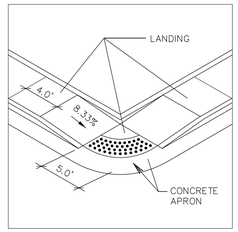


TYPE D

Curb Ramps

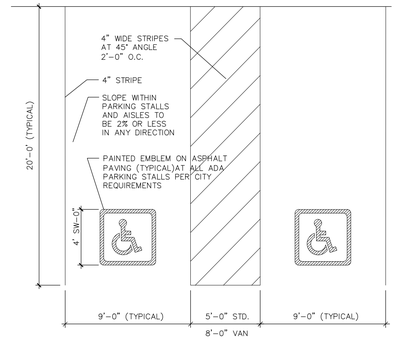


TYPE C

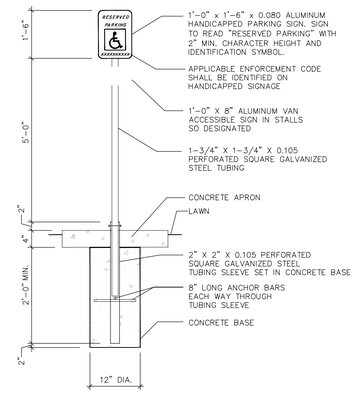


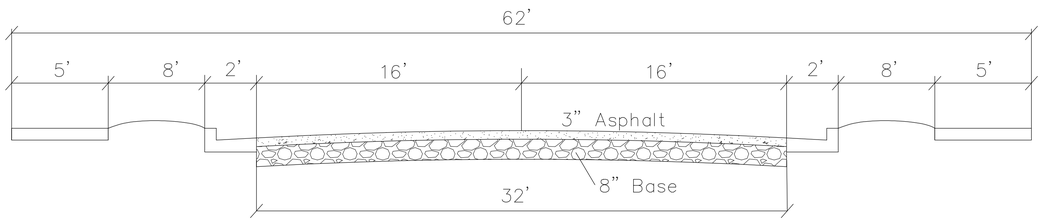
TYPE E

18 — ADA Ramps

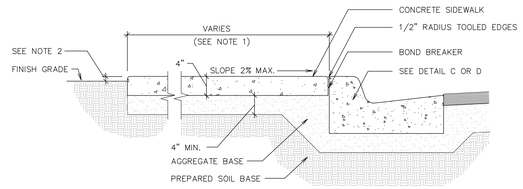


(H) ADA PARKING
Not to scale

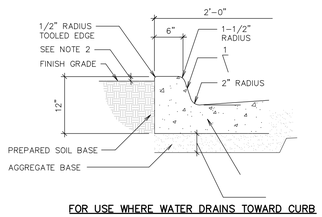




STREET CROSS SECTION

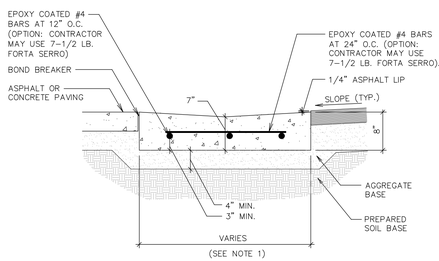


(B) SIDEWALK, CURB AND GUTTER
1" = 1'-0"



FOR USE WHERE WATER DRAINS TOWARD CURB

(C) CURB AND GUTTER
1" = 1'-0"



(G) CONCRETE WATERWAY
1" = 1'-0"

CONCRETE PAVING NOTES WHERE CONCRETE PAVING IS USED:

1. REINFORCEMENT: ASTM A 615, GRADE 60, EPOXY COATED DEFORMED STEEL REBAR OR SMOOTH STEEL DOWELS WITH DIAMETER AND LENGTH AS INDICATED.
   A. SPACE REBAR AND DOWELS AT 12 TO 15 INCHES ON CENTER.
   B. GREASE DOWELS TO PROVIDE MOVEMENT IN EXPANSION JOINTS.
   C. KEEP TIE BARS IN THE VERTICAL CENTER OF THE CONCRETE SLAB AND PERPENDICULAR TO THE JOINT DURING CONCRETE PLACEMENT.
2. SAWING: KEEP AT LEAST 3 WORKING POWER SAWS ON-SITE WHEN CONCRETE IS BEING PLACED. SAW CRACK CONTROL JOINTS (CONTRACTION JOINTS) BEFORE SHRINKAGE CRACKING TAKES PLACE. DO NOT TEAR OR RAVEL CONCRETE DURING SAWING. IN COOL WEATHER, THE JOINT SAWING MAY BE DELAYED ONLY FOR THE TIME REQUIRED TO PREVENT TEARING AND RAVELING THE CONCRETE. CUT JOINTS TO DIMENSIONS RECOMMENDED BY SEALANT MANUFACTURER AND APPROVED BY ENGINEER.
3. JOINTS: LAY OUT JOINTS TO AID CONSTRUCTION AND CONTROL RANDOM CRACKING.
   A. JOINT SPACING SHALL BE 12 FEET MAXIMUM ON CENTER IN BOTH DIRECTIONS.
   B. EXTEND TRANSVERSE CONTROL JOINTS CONTINUOUSLY ACROSS THE FULL WIDTH OF THE CONCRETE. MAKE THE JOINTS COINCIDE WITH CURB AND GUTTER JOINTS.
   C. MAKE ADJUSTMENTS IN JOINT LOCATIONS TO MEET INLET OR MANHOLE LOCATIONS.
   D. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS A BUILDING WALL, SIDEWALK, CURB, GUTTER OR ANY IMMOVABLE STRUCTURE.
4. JOINT FILLER: BITUMINOUS (ASPHALT OR TAR) MASTIC, ASTM D994. FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT EXTENDING TO THE BOTTOM OF THE CONCRETE SLAB.
5. BACKER ROD: ROUND RODS. IT MUST BE OVERSIZED APPROXIMATELY 25 PERCENT TO FIT TIGHTLY INTO EACH JOINT AND COMPATIBLE WITH HOT POURED SEALANT.
6. JOINT SEALANT: HOT APPLIED, ASPHALT BASE TYPE, ASTM D 3405. REMOVE DIRT, OIL, AND CURING COMPOUNDS FROM JOINT RESERVOIR. SEAL JOINTS IMMEDIATELY AFTER CLEANING.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

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

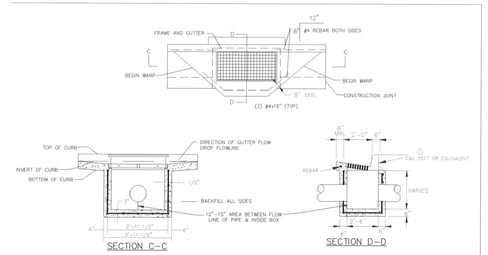
Bonneville Vista Townhomes "D"
American Fork City
Utah

Detail Sheet

REVISIONS

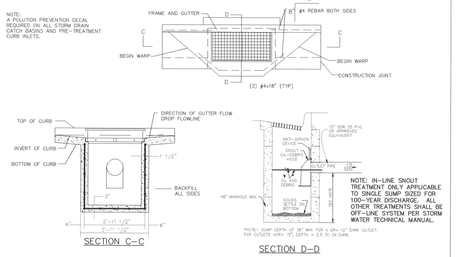
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SCALE	not to scale
BY	BHT
TRACING NO.	L - 13848

SHEET No.
C - 9



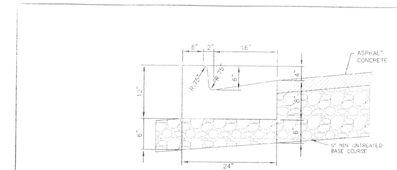
STORM DRAIN CATCH BASIN
-NTS-

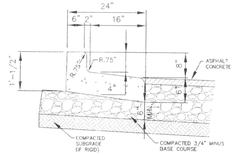
NOTE:
A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.

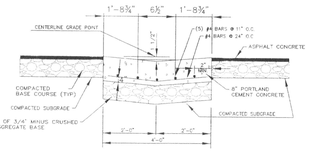


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

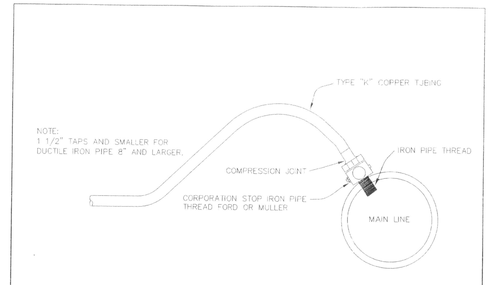
DRAWN: JRP				
REVISED: AJS	AMERICAN FORK	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
DATE: APRIL 2012				
SCALE: VARIES				



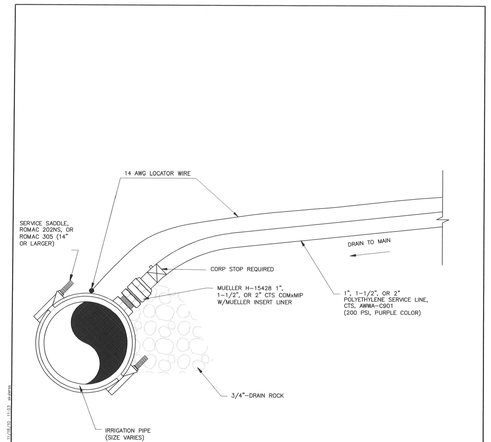




DRAWN: JRP				
REVISED:	Northern CONCRETE CONSTRUCTION IMPROVEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 822-9292	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE E, C&G, REVERSE LIP C&G, VALLEY GUTTER	DRAWING NO. 15.1
DATE: MAY 2002				
SCALE: VARIES				

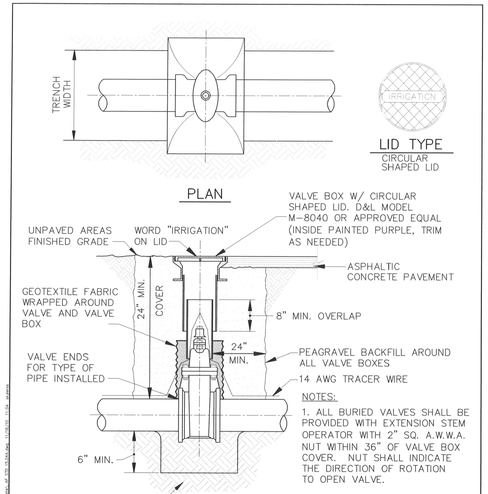


DRAWN: JRP				
REVISED:	Northern CONCRETE CONSTRUCTION IMPROVEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 822-9292	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
DATE: JULY 2002				
SCALE: VARIES				



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

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
DATE:				
SCALE:				

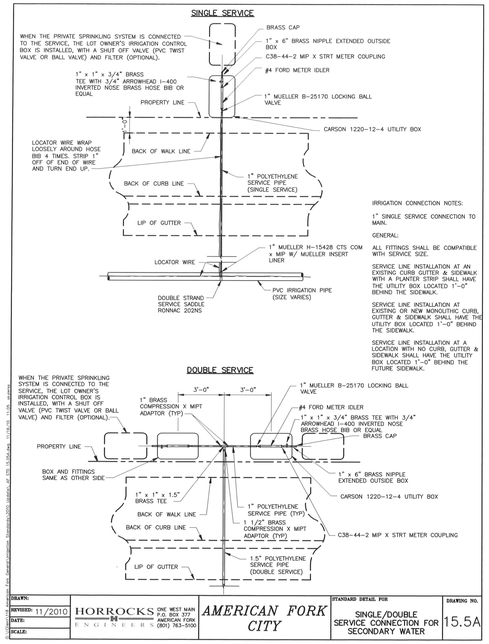


NOTES:

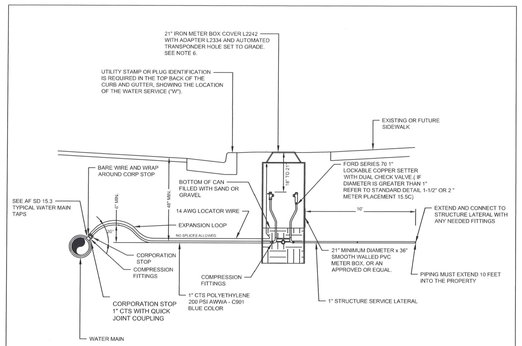
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
DATE:				
SCALE: NONE				



DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
DATE:				
SCALE:				

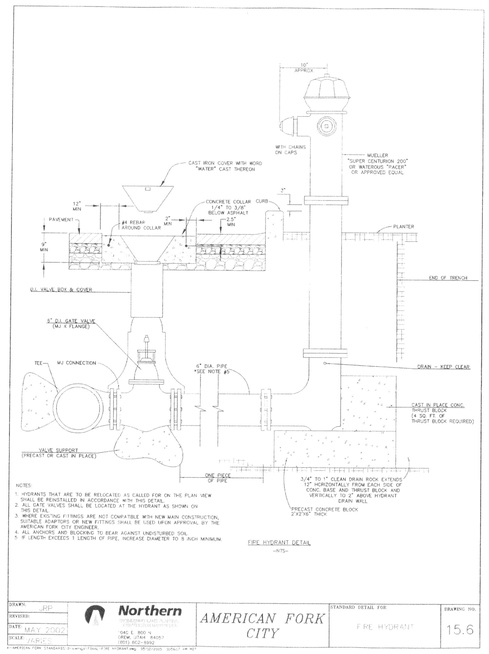


1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR,7. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
4. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
5. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
6. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
7. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
8. ALL FITTINGS SHALL BE CTS.
9. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
10. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5
REVISED ARM				
DATE 9/18/2019.				
SCALE VARIES				



DRAWN: JRP				
REVISED:	Northern CONCRETE CONSTRUCTION IMPROVEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 822-9292	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
DATE: MAY 2002				
SCALE: VARIES				

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

Bonneville Vista Townhomes "D"

Detail Sheet

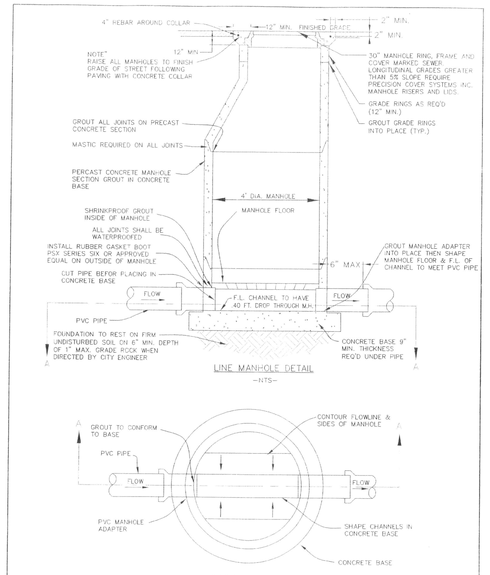
American Fork City Utah

REVISIONS

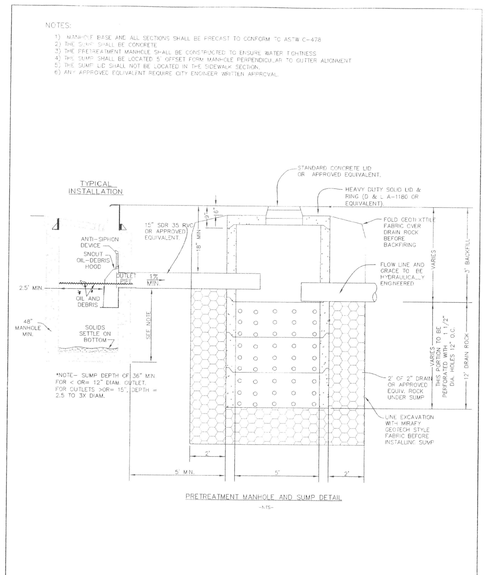
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BY BHT
TRACING NO. L - 13848

SHEET No. C - 10

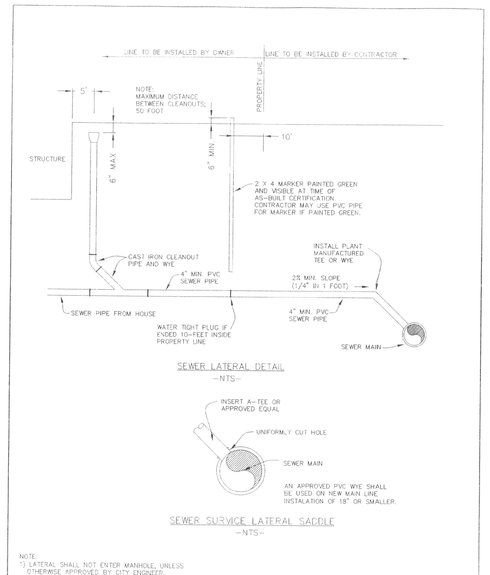
REGISTERED PROFESSIONAL ENGINEER No. 147089 Roger D. Dudley STATE OF UTAH



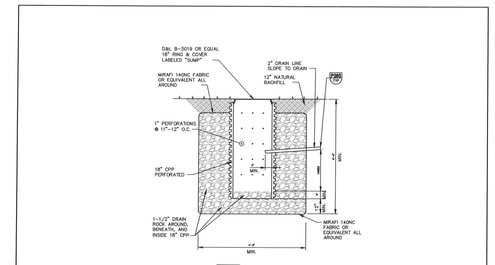
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REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: JULY 2002				
SCALE: NONE				

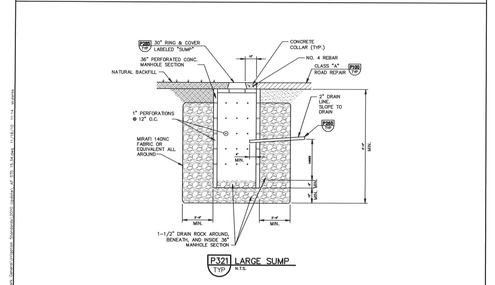


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REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				

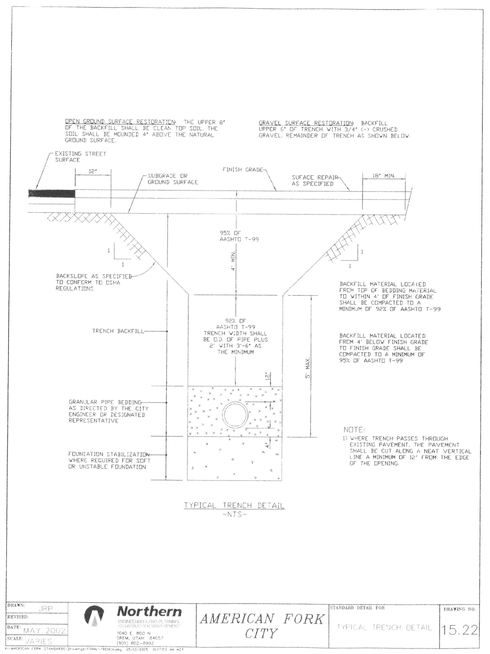


DRAWN: JRP	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: JULY 2002				
SCALE: VARIES				

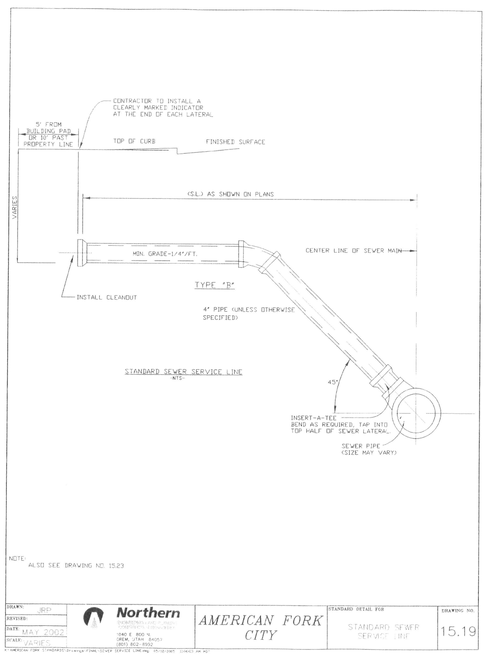




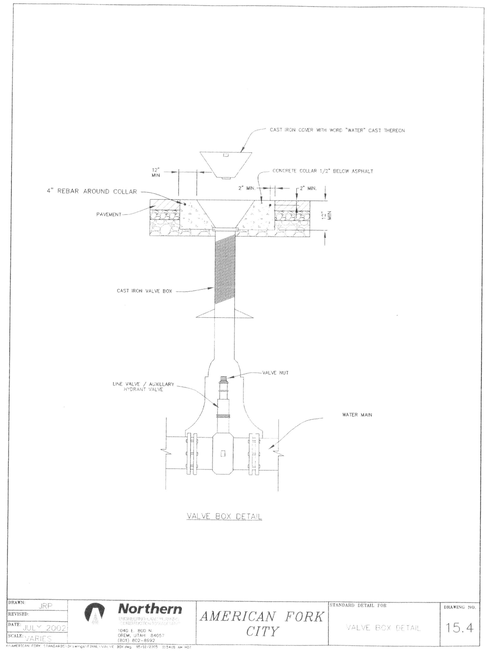
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK, UT (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SUMP DETAILS	DRAWING NO. 15.34
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN: JRP	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-5992			
DATE: JULY 2002				
SCALE: VARIES				

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

Bonneville Vista Townhomes "D"

Detail Sheet

American Fork City Utah

REVISIONS

DATE 10-19-2020
SCALE not to scale
BY BHT
TRACING NO. L - 13848

SHEET No. C - 11

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

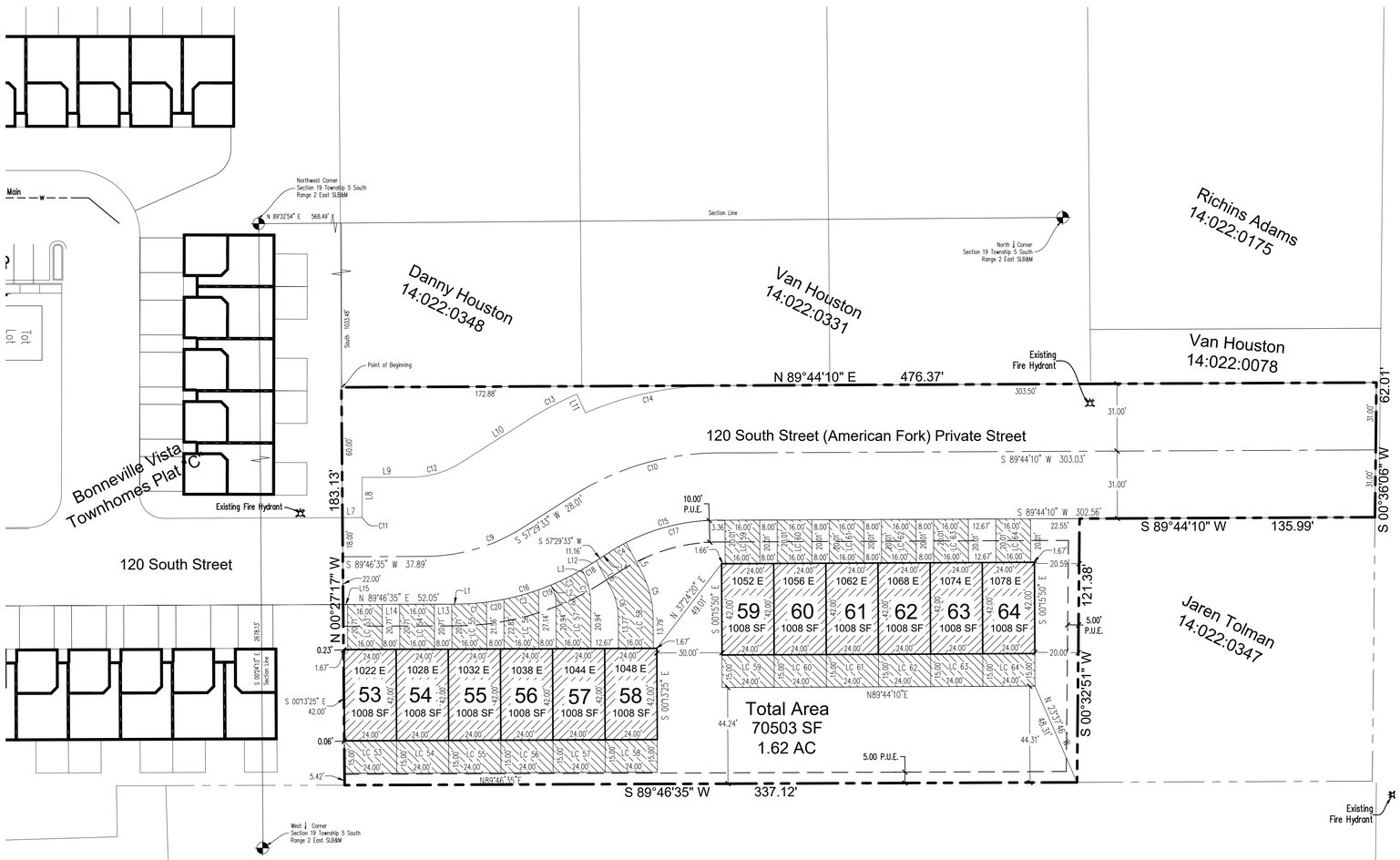
A Planned Unit Development

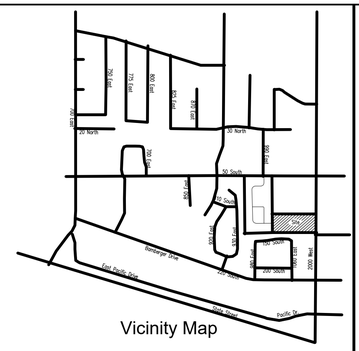
Bonneville Vista Townhomes

Plat "D"

A Planned Unit Development located in the Northwest 1/4 of Section 19
Township 5 South Range 2 East Salt Lake Base and Meridian
American Fork City, Utah County, Utah

NORTH
1" = 30'





Vicinity Map

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	115.00'	13.96'	13.95'	N 86°17'53" E	6°57'25"
C2	115.00'	16.59'	16.57'	N 74°39'06" E	8°15'53"
C3	115.00'	16.02'	16.00'	N 63°30'50" E	7°58'49"
C4	93.00'	8.58'	8.57'	S 60°08'03" W	5°17'01"
C5	46.00'	21.99'	21.78'	N 13°55'00" W	27°23'09"
C6	30.00'	14.34'	14.20'	N 13°55'00" W	27°23'09"
C7	31.00'	13.49'	13.39'	N 12°41'36" W	24°56'22"
C8	15.00'	6.53'	6.48'	N 12°41'36" W	24°56'22"
C9	84.00'	47.33'	46.71'	N 73°38'04" E	32°17'02"
C10	124.00'	69.78'	68.86'	S 73°36'51" W	32°14'37"
C11	1.00'	1.57'	1.41'	N 44°46'35" E	90°00'00"
C12	43.50'	24.51'	24.19'	N 73°38'04" E	32°17'02"
C13	164.50'	26.24'	26.21'	S 62°03'44" W	9°08'22"
C14	155.00'	62.24'	61.83'	S 78°13'55" W	23°00'29"
C15	93.00'	52.34'	51.65'	S 73°36'51" W	32°14'37"
C16	115.00'	64.80'	63.94'	N 73°38'04" E	32°17'02"
C17	93.00'	43.76'	43.36'	S 76°15'22" W	26°57'36"
C18	115.00'	4.08'	4.08'	N 58°30'30" E	2°01'53"
C19	116.44'	6.05'	6.05'	N 69°01'17" E	2°58'42"
C20	115.00'	8.10'	8.10'	N 80°48'06" E	4°02'08"

Line Table

Line	Length	Direction
L1	2.07'	N 89°46'35" E
L2	2.23'	N 25°09'47" W
L3	2.60'	N 25°09'47" W
L4	7.46'	N 57°29'33" E
L5	15.49'	N 27°36'34" W
L6	14.52'	N 27°36'34" W
L7	8.12'	N 89°46'35" E
L8	17.50'	S 00°13'25" E
L9	22.52'	N 89°46'35" E
L10	35.50'	N 57°29'33" E
L11	9.50'	N 24°56'08" W
L12	3.70'	S 57°29'33" W
L13	8.00'	S 89°46'35" W
L14	8.00'	S 89°46'35" W
L15	1.98'	N 89°46'35" E

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

Legend

- SECTION CORNER
- STREET MONUMENT
- PROPERTY CORNER
- STREET LIGHT
- FIRE HYDRANT
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE

- Private Area
- Limited Common Area
- Common Area

NOTES:

All common area's are P.U.E.'s

The lowest floor slab elevation must be a minimum of 3 feet above water level measured during the Spring Season.

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

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

Zoning R-4-7500

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 490152-0005-B dated November 25, 1980.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 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 that at the request of the owner of the below-described land, I performed a survey of the property described on the plat in accordance with Section 17-23-17 and that the boundary description below correctly describes the land surface upon which will be constructed ____Bonneville Vista Townhomes Plat "D"____, A Planned Residential Development Project. I further certify that the reference markers shown on said map are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ _____
Date (Registered Land Surveyor (see seal below)

Boundary Description

Commencing at a point located North 89°32'54" East along the Section line 568.49 feet and South 1033.48 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'10" East 476.37 feet; thence South 00°36'06" West along North Utah County Boulevard 62.01 feet; thence South 89°44'10" West 135.99 feet; thence South 00°32'51" West 121.38 feet; thence South 89°46'35" West along the North boundary of Crystal Cove P.U.D. 337.12 feet; thence North 00°27'17" West along the East boundary of Bonneville Vista Townhomes Plat "C" 183.13 feet; to the point of beginning

AREA=1.62 acres

Basis of bearing = North 89°32'54" East along the Section line. (NAD 27)

No. of units created by plat = 12 units

Owner's Certificate and Consent to Record

The undersigned Owners of the tract of land described hereon as ____Bonneville Vista Townhomes Plat "D"____, Planned Residential Development located on said tract of land have caused a survey to be made and this Plat consisting of __ sheet(s) to be prepared, does hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the homeowners and does hereby consent to the recordation of this Plat and pursuant to Utah code 10-9A604 (1)(d) the owner hereby conveys the common area as indicated hereon, to the Bonneville Vista HOA 109 South 990 East American Fork Utah 84003 this ____ day of _____, A.D. 20__

_____ _____
_____ _____
_____ _____

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by _____, who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____ _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ _____
Print name of Notary

Utility Dedication

_____, Owner(s) of the Parcel of land which is shown upon the Plat of Bonneville Vista Townhomes Plat "D" Planned Residental Development, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agencys and their successors and assigns a permanent easment and right of way as shown by the areas marked "Utility Easement", and "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with the right of access thereto. It is also herby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

Reservation of Common Areas

_____, in recording this Plat of Bonneville Vista Townhomes Plat "D", Planned Residential Development, has designated certain areas of land as "Private Streets", and "Common Areas", intended for the use by the owners in ____Bonneville Vista Townhomes Plat "D"____, Planned Residential Development, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are reserved for the common use and enjoyment of the owners in ____Bonneville Vista Townhomes Plat "D"____, Planned Residential Development, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restriction, applicable to ____Bonneville Vista Townhomes Plat "D"____ Planned Residential Development. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that this Plat is recorded in the official records of Utah County, Utah.

Planning Commission Approval

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

_____ _____
Planner Chairman, Planning Commission

Sewer & Water Authority

_____ _____
Approved Date

_____ _____
Approved Date

Acceptance by the City of American Fork

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

APPROVED _____ _____
Mayor City Council Member

_____ _____
City Council Member City Council Member

_____ _____
City Council Member City Council Member

APPROVED _____ ATTEST_____
CITY ENGINEER AMERICAN FORK CITY RECORDER

County Recorder

C - 12

Prepared by:

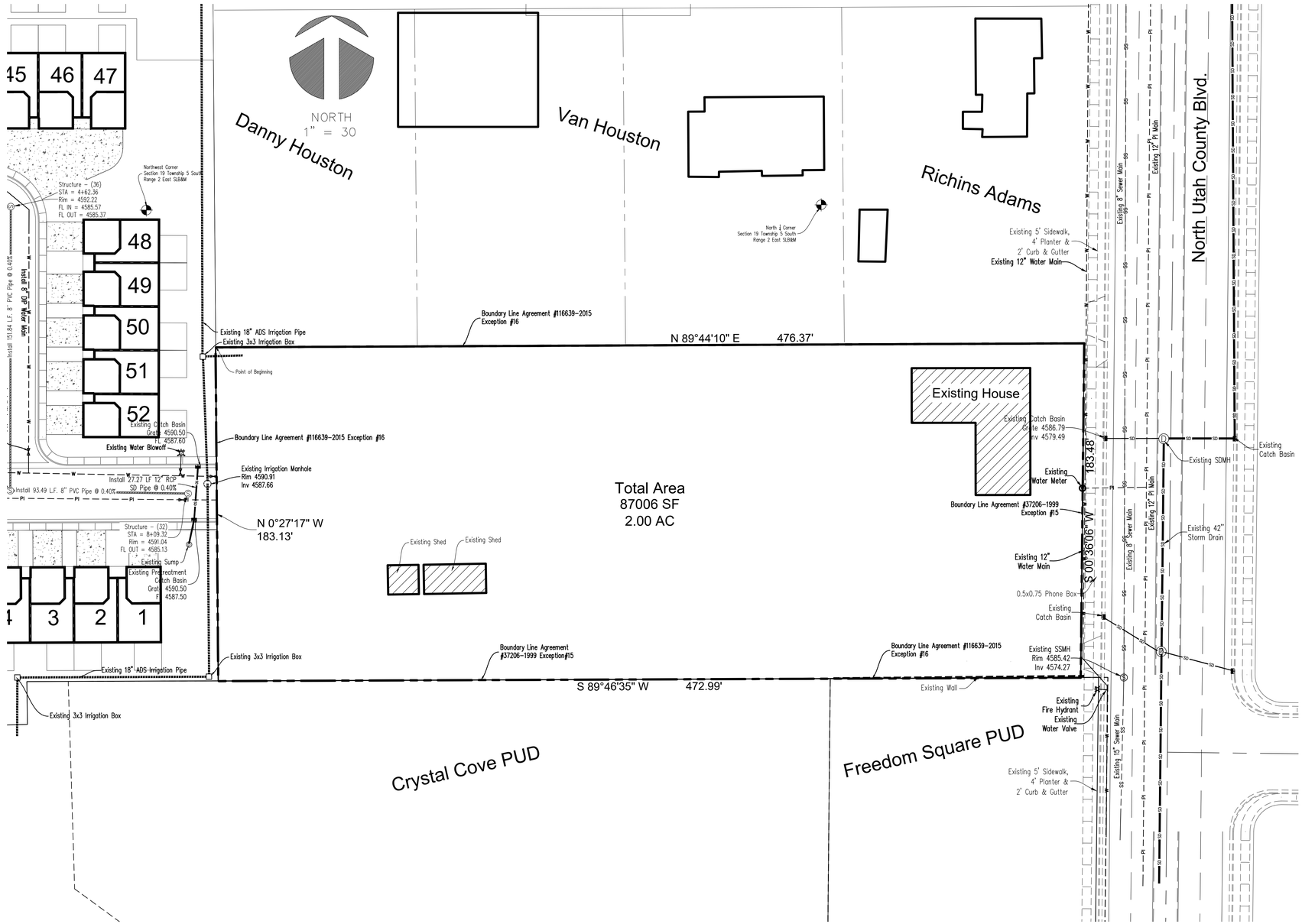
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Plat "D"

Bonneville Vista Townhomes

A Planned Unit Development located in the Northwest 1/4 of Section 19
Township 5 South Range 2 East Salt Lake Base and Meridian
Planned Unit Development
American Fork City, _____ Utah County, Utah
Scale: 1" = 30 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	



CAUTION!!! Notice to contractors

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



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

DEED DESCRIPTION

Commencing 8.465 chains East and 18.42 chains South of the Northwest Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 474.21 feet; thence North 183.72 feet; thence West 474.21 feet; thence South 183.72 feet to the point of beginning.

Together with and less and excepting any portion in that certain Boundary Line Agreement, recorded March 31, 1999, as Entry No. 37206, in Book 5030, at Page 589 of Official Records.

Together with and less and excepting any portion in the certain Boundary Line Agreement, recorded December 30, 2015, as Entry No. 11663922015 of Official Record.

Less and excepting therefrom any portion lying within North County Boulevard.

SURVEY DESCRIPTION

Commencing at a point located North 89°32'54" East along the Section line 568.49 feet and South 1033.48 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'10" East along a fence line 476.37 feet; thence South 00°36'06" West along North Utah County Blvd. 183.48 feet; thence South 89°46'35" West along Freedom Square PUD and Crystal Cove PUD 472.99 feet; thence North 00°27'17" West along Bonneville Vista Town Homes 183.13 feet to the point of beginning.

AREA=87,006 sq. ft. or 2.00 acres

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: CHAD S. CLAYBAUGH and JENNIFER H. CLAYBAUGH, TRUSTEE OF THE DAVID R. HARMAN TRUST, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 11, 13, 14, 16, 17, 18, and 20 of Table A thereof.

Date of Plat or Map: February 22, 2021

_____

Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by Old Republic National Title Insurance Company, Commitment No. UT-87384-DT dated February 2, 2021.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the property is approximately 118 South 1100 East – American Fork, Utah, 84003.

4. Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 490152-0005B, with a date of identification of November 25, 1980, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 87,006 sq. ft. or 2.00 acres.

6. The current zoning classification is R4-7500 and PO-1.

7. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

8. There are no observed wetland areas on the subject site.

9. There is no evidence of recent earthwork on the subject site.

EXCEPTIONS

Exceptions 1 – 14. Not survey related and not shown.

Exception 15. Boundary Line Agreement Entry No. 37206:1999 is shown as recorded.

Exception 16. Boundary Line Agreement Entry No.116639:2015 is shown as recorded.

Exception 17. Not survey related and not shown.

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

David R Harman Trust

ALTA / NSPS Land Title Survey

American Fork Utah

PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions

Date
2-23-2021
Scale
1"=30'
By
BHT
Tracing No.

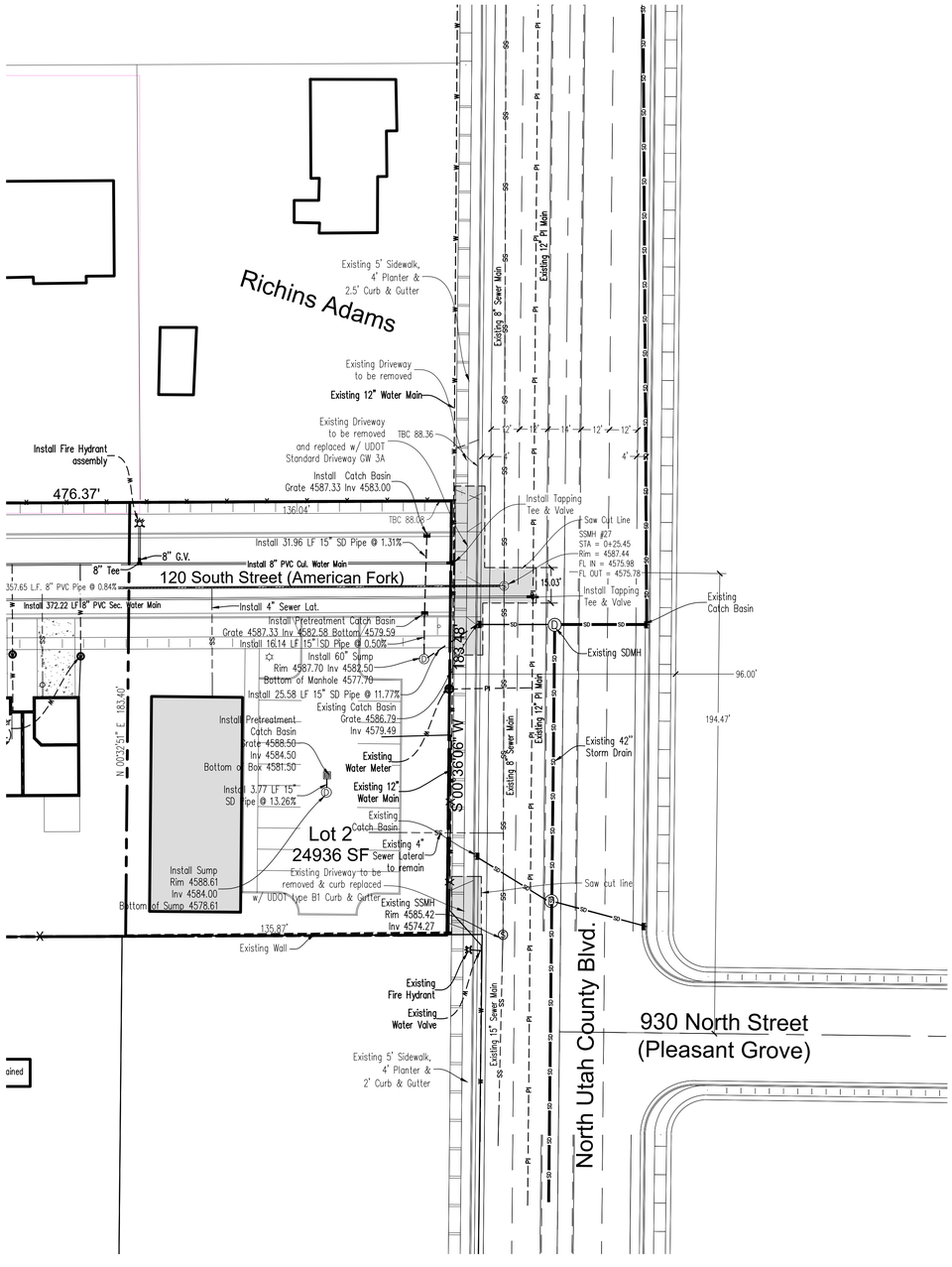
Sheet No.
C - 13

NORTH
1" = 30

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be out of AASHTO clear zone or a min 18' behind curb

All work within UDOT ROW to conform to UDOT Standards

Speed Limit -North Utah County BLVD - 40 MPH

For all utility taps, flowable fill (50-150 psi / UDOT specification 03575 & 7" of PG grade superpave mix design asphalt must conform to UDOT specification 02741

All striping removal will be to UDOT standards - no grinding.

UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or rightout at any time.

2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.

3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30 –6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.

4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.

5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.

6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.

7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.

8. No road cuts allowed on this job.

9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.

10. All utilities within the paved surface must be bored.

11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.

12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.

13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.

14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.

15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.

16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.

17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

CAUTION!!! Notice to contractors

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

Bonneville Vista Plat "D"

Intersection Detail

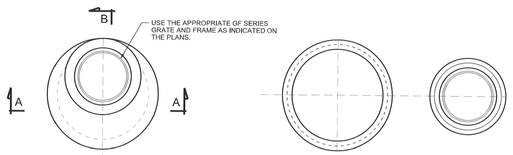
American Fork Utah

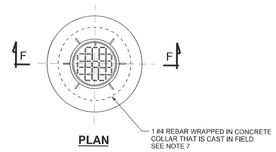
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

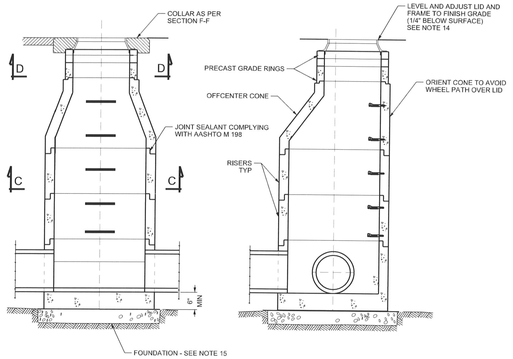
Revisions

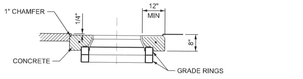
Date	8-22-2013
Scale	1"=30'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 14









MAX PIPE O.D.		
DIA	45 DEG ANGLE	90 DEG ANGLE
4'- 0"	27"	18"
5'- 0"	36"	24"

PRECAST SECTIONS	MAX HEIGHT
GRADE RINGS	8"
COMBINED GRADE RINGS AND LID	18"
CONES	36"
RISERS	48"

DESIGN DATA

STRUCTURAL STEEL: Fy = 36,000 psi

STRUCTURAL CONCRETE: f'c = 4,000 psi; fy = 60,000 psi; n = 8

NOTES

1. PROVIDE PRECAST CONCRETE STANDARD MANHOLE SECTIONS THAT CONFORM TO AASHTO M 199 (ASTM C 478) EXCEPT THAT THE MINIMUM WALL THICKNESS WILL BE 3 INCHES.
2. USE DEFORMED-CARBON REINFORCING STEEL BARS CONFORMING TO M 31, GRADE 60 OR WELDED WIRE REINFORCING CONFORMING TO AASHTO M 55 OR AASHTO M 221.
3. COATED STEEL IS NOT REQUIRED FOR PRECAST MANHOLES.
4. USE CLASS AA (AE) CONCRETE.
5. USE TYPE II CEMENT (LOW ALKALI).
6. PROVIDE 1 INCH OF CONCRETE COVER TO REINFORCING STEEL IN MANHOLE WALLS AND CONE.
7. PROVIDE 2 INCHES OF CONCRETE COVER TO REINFORCING STEEL IN MANHOLE BASE AND COLLAR.
8. PLACE STEPS BEGINNING NOT LESS THAN 12 INCHES BELOW FINISH GRADE AND PLACE ADDITIONAL STEPS ACCORDING TO STD DWG GF 6. MANUFACTURER WILL ADJUST GRADE RINGS AND RISER HEIGHTS TO ACCOMMODATE UNIFORM SPACING OF STEPS ACCORDING TO STD DWG GF 6.
9. USE 3, 4, 6, OR 8 INCH GRADE RINGS FOR RISERS.
10. SEE ROADWAY PLANS FOR NUMBER, LOCATION, AND SIZE OF PIPE.
11. REMOVE THE CONE AND GRADE RINGS AND ADJUST THE MANHOLE ELEVATION WITH THE APPROPRIATE MANHOLE SECTION IF THE REQUIRED MANHOLE ADJUSTMENT IS MORE THAN 1 FT. MATCH FINISH GRADE FOR THE CONE SECTION AND GRADE RINGS, FRAME AND LID.
12. REMOVE DEBRIS FROM MANHOLE AND PIPE INVERTS.
13. REPAIR OR REPLACE MANHOLE SECTIONS, CONES, AND GRADE RINGS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
14. USE STD DWG GF 2 FOR RING AND LID UNLESS OTHER GF SERIES AS SHOWN.
15. PROVIDE HYDRAULIC CEMENT MORTAR ACCORDING TO ASTM C 1329.
16. DO NOT OVER EXCAVATE. PLACE 6 INCH MIN UTBC BEDDING ACCORDING TO STANDARD SPECIFICATION 02721 ON FIRM SUBGRADE. DO NOT USE CRUSHED ROCK IN ACTIVE WATER TABLE WITHOUT APPROVAL OF THE ENGINEER.
17. CAST FORMED INVERT TO BE POURED IN PLANT, WHEN SPECIFIED.
18. MANUFACTURE MANHOLE RISERS, BASES, CONES, AND GRADE RINGS INCLUDING STEEL REINFORCING WHERE REQUIRED ACCORDING TO ASTM C 478.

REVISIONS

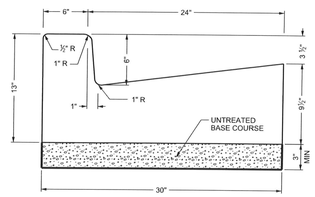
NO.	DATE	BY	REMARKS
1	8/31/17	CDP	INCREASED MINIMUM APRON DEPTH TO 3.5 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — AUGUST 2020 — DATE
STANDARD DRAWINGS COMMITTEE CHAIRPERSON — AUGUST 2020 — DATE
DEPUTY DIRECTOR

PRECAST CONCRETE
STANDARD MANHOLE
STANDARD DRAWING TITLE

STD. DWG. NO.
CB 11



TYPE B1 CURB & GUTTER

AREA = 1.929 SQ FT

NOTES:

1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

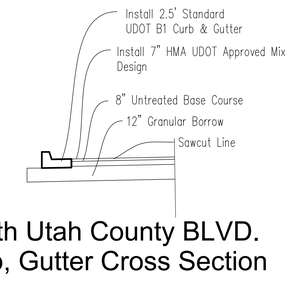
DESIGN-ONLY NOTES:

A. DRAINAGE CURBS: TYPE B1, B2 & M1.

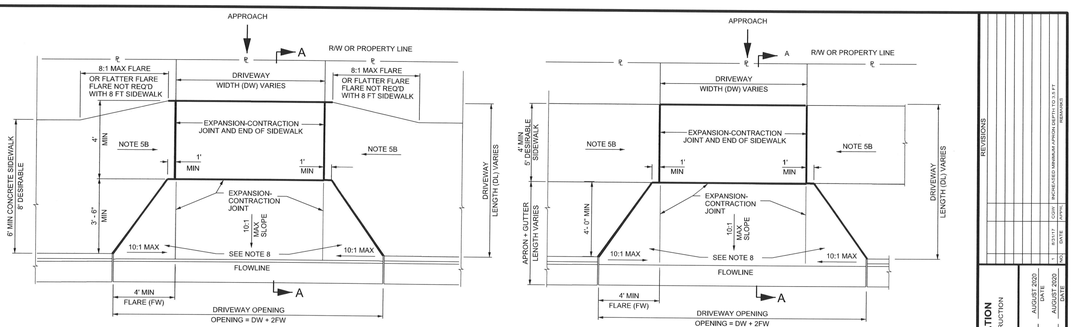
B. MOUNTABLE CURBS: TYPES M1 & M2. REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR APPLICATION.

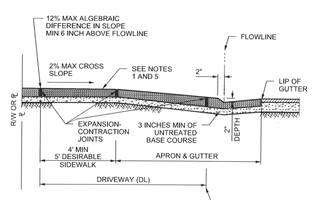
C. USE CURBS TYPES B1, B2, B3, B4 & B5 WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURBS MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.

D. USE TYPE B4 ONLY AS BORDER CURB.

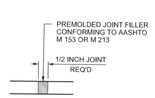


North Utah County BLVD.
Curb, Gutter Cross Section





DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft²
4 FT	24 ft²
6 FT	36 ft²
8 FT	48 ft²
10 FT	60 ft²
ADD (DL)(DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

REVISIONS

NO.	DATE	BY	REMARKS
1	8/31/17	CDP	INCREASED MINIMUM APRON DEPTH TO 3.5 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — AUGUST 2020 — DATE
STANDARD DRAWINGS COMMITTEE CHAIRPERSON — AUGUST 2020 — DATE
DEPUTY DIRECTOR

CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3A

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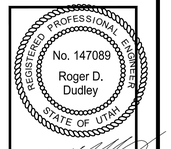


DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Bonneville Vista Plat "D"

UDOT Details

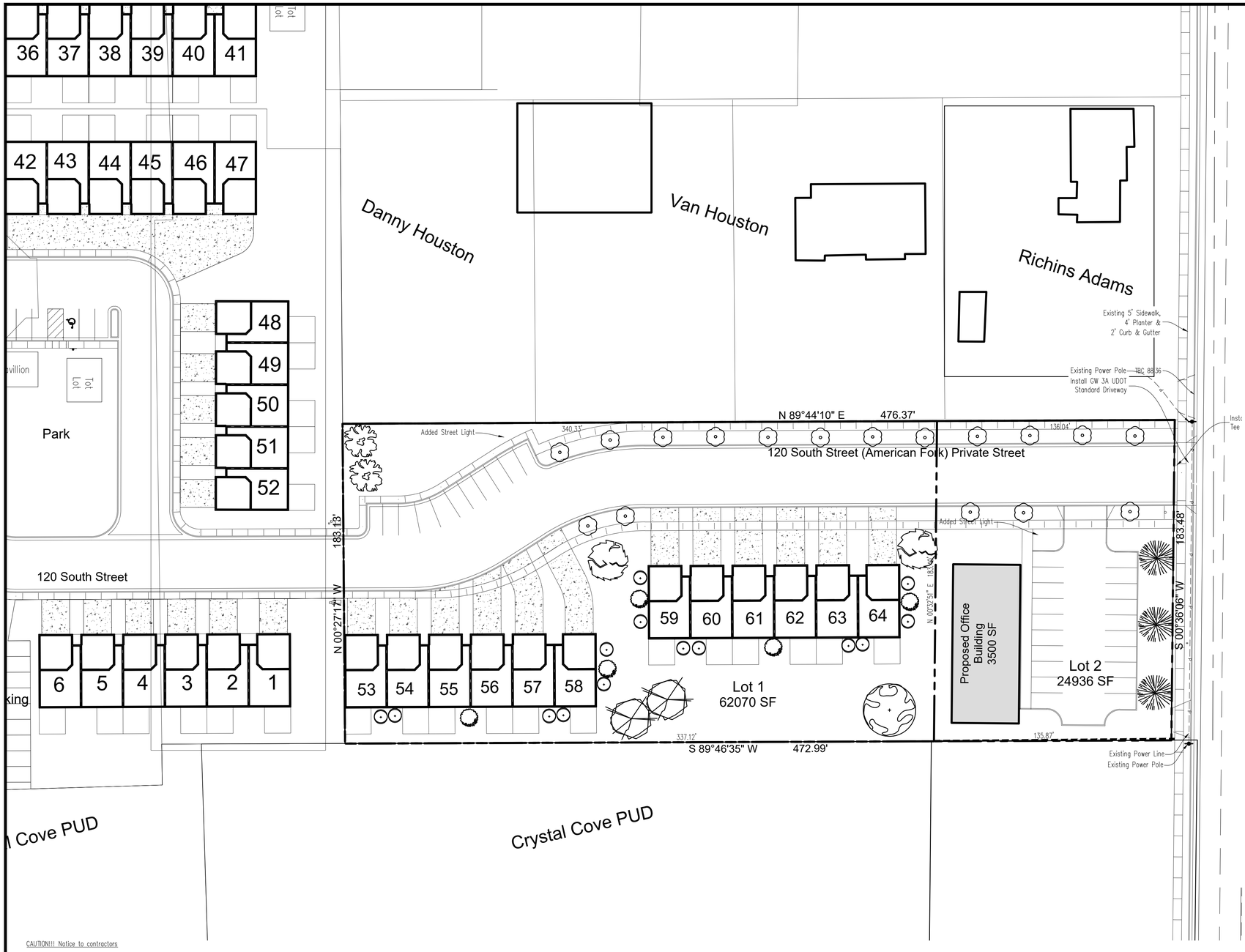
American Fork Utah



Revisions

Date
8-22-2013
Scale
1"=30'
By
BHT
Tracing No.
L - 13848

Sheet No.
C - 15



NORTH
1" = 30

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	EVERGREEN TREES			
	Dwarf Blue Spruce	7'-9' HT (EQUAL MIX)	B & B	
	DECIDUOUS TREES			
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Captial Flowering Pear	2" CAL.	B & B	
	SHRUBS			
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
		5 Gal.	Cont.	
	GROUNDCOVERS			
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungleweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

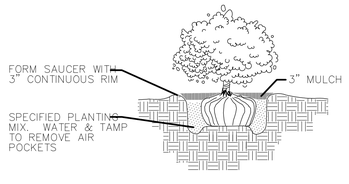
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintianed in accordance with good landscaping practice.

All area not coverd by buildings or driveways shal be landscaped and watered with an automatic sprinkling system.

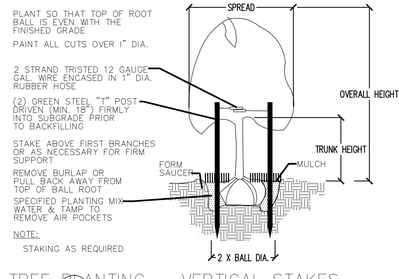
Minimum design standards:
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



2 SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE

CAUTION!!! Notice to contractors

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

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

Bonneville Vista Townhomes "D"

Landscaping Plan

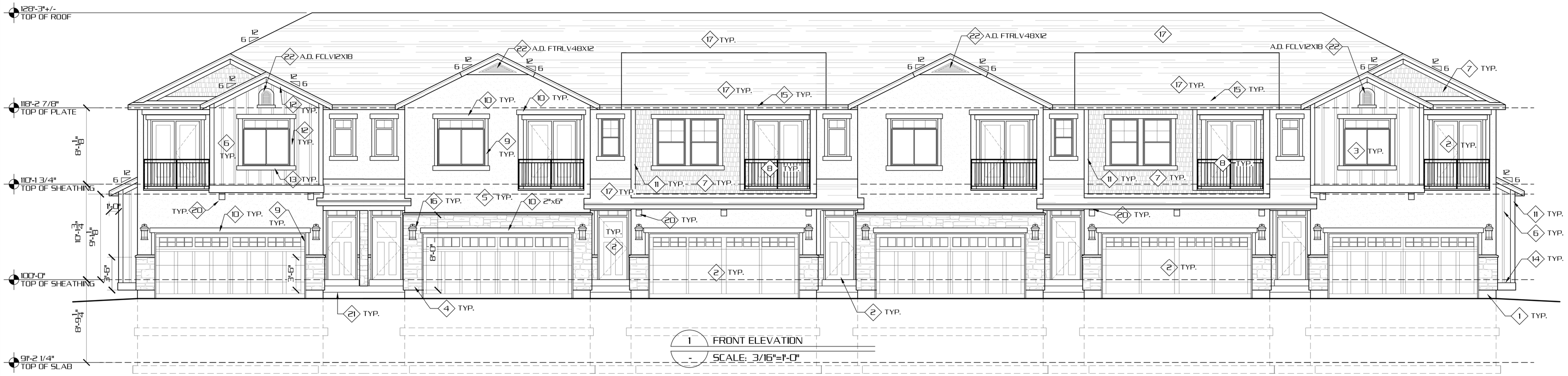
American Fork Utah

PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D. Dudley
STATE OF UTAH

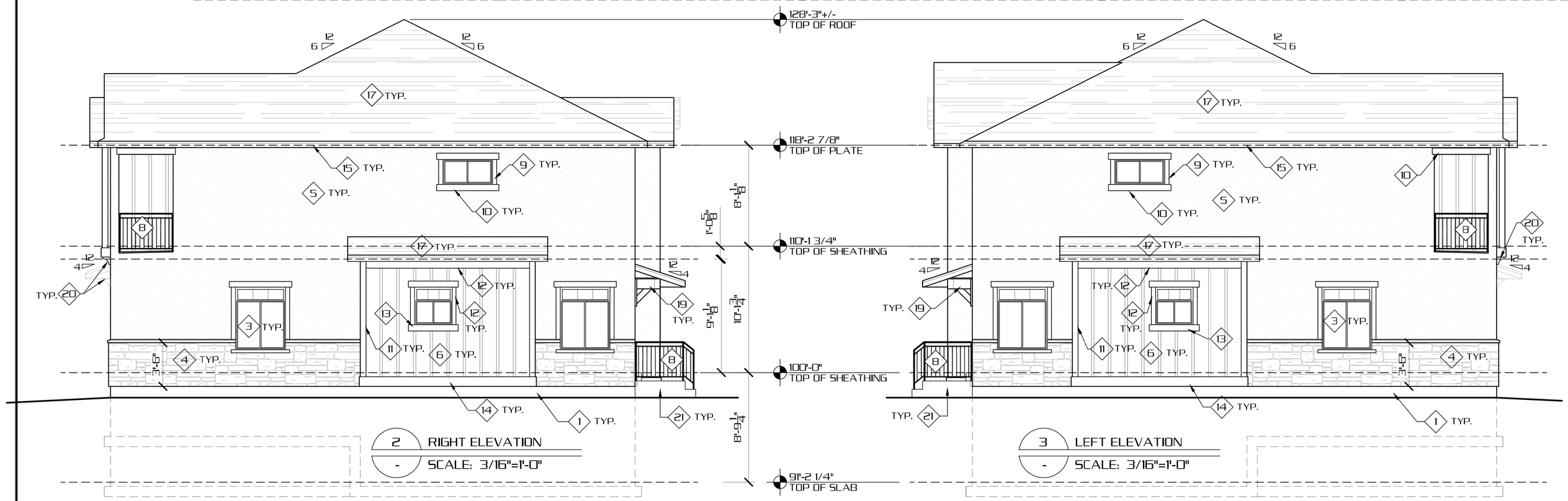
Revisions

Date	10-19-2020
Scale	1"=30'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 16



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



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

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

KEYED NOTES:

1. PARGE EXPOSED CONCRETE FOUNDATION TYP..
2. DOOR AS PER SCHEDULE-SEE FLOOR PLANS.
3. VINYL WINDOW AS PER SCHEDULE-SEE FLOOR PLANS.
4. STONE VENEER SYSTEM AS PER B/A4.1.
5. STUCCO SYSTEM AS PER 5/A4.1.
6. BOARD & BATTEN SIDING SYSTEM AS PER 7/A4.1.
7. SHAKE SIDING SYSTEM AS PER 8/A4.1.
8. CODE COMPLIANT RAILING SYSTEM-SEE FLOOR PLANS.
9. 3/4"x4" STUCCO SIDE TRIM.
10. 1"x6" STUCCO HEADER/ SILL TRIM U.N.O.
11. 3/4"x5 1/2" CORNER TRIM (COLLINS CO. TRUWOOD OR EQUAL).
12. 3/4"x5 1/2" SIDE OR OTHER TRIM (COLLINS CO. TRUWOOD OR EQUAL).
13. 1"x5 1/2" HEADER/ SILL OR OTHER TRIM (COLLINS CO. TRUWOOD OR EQUAL).
14. 1"x9 1/4" TRIM (COLLINS CO. TRUWOOD OR EQUAL)
15. ALUMINUM WRAPPED FASCIA & DRIP EDGE AS PER EAVE DETAILS. SEE ROOF PLAN FOR RAIN GUTTERS.
16. LIGHT FIXTURE-SEE ELECTRICAL.
17. ROOFING SYSTEM AS PER 3/A4.1.
18. WINDOW WELL-SEE A1.1 FOR ADDITIONAL INFORMATION.
19. STRUCTURAL WOOD BRACE/BEAM-SEE 3/A3.2.
20. FIBERGLASS CORBEL (A.D. BKT07X07X07ST) W/ STUCCO FINISH OR WOOD (A.D. COR08X08HUNOO OR EQUAL) AS DIRECTED BY GENERAL..
21. CONCRETE STAIRS AS REQUIRED.
22. FUNCTIONAL ATTIC VENT (AS SPECIFIED OR EQUAL) W/ STUCCO OR OTHER TRIM AS REQUIRED.
23. NON-FUNCTIONAL ATTIC VENT DUE TO FIREWALL RATING (AS SPECIFIED OR EQUAL) W/ STUCCO TRIM AS REQUIRED.

GENERAL NOTES

A. SEE THE ROOF PLAN (A1.3) FOR ADDITIONAL INFORMATION ON ROOF MOUNTED & OTHER ITEMS THAT ARE NOT SHOWN IN ELEVATIONS (I.E., ROOF MOUNTED ATTIC VENTS, RAIN GUTTERS & RAIN GUTTER DOWNSPOUTS).

B. SEE THE FLOOR PLAN SHEETS FOR WINDOW & DOOR SPECIFICATIONS, LOCATIONS, & SCHEDULES.

C. ITEMS NOTED AS "A.D." ARE PRODUCTS FROM ARCHITECTURAL DEPOT. EQUAL OR SIMILAR ITEMS MAY BE SUBSTITUTED AS DIRECTED BY G.C.



4 REAR ELEVATION
- SCALE: 3/16"=1'-0"

LICENSED ARCHITECT
LARRY L. HOWDEN
No.121563
STATE OF UTAH
02/19/15

SCALE VERIFICATION
0 1/2" 1" 2"

architectural design development
JSJ DESIGN, LLC.
AMERICAN FORK, UT 84003
T-(801) 492-8170
E-js@afconnect.com

BONNEVILLE VISTA
TOWNHOMES PUD 6-PLEX
1004, 1002, 996, 992, 986, 982 EAST 70 SOUTH, AMERICAN FORK, UT 84003

DRAWING TITLE:
6-PLEX EXTERIOR ELEVATIONS

SCALE:

24x36	SHOWN
12x18	HALF
OTHER	NONE

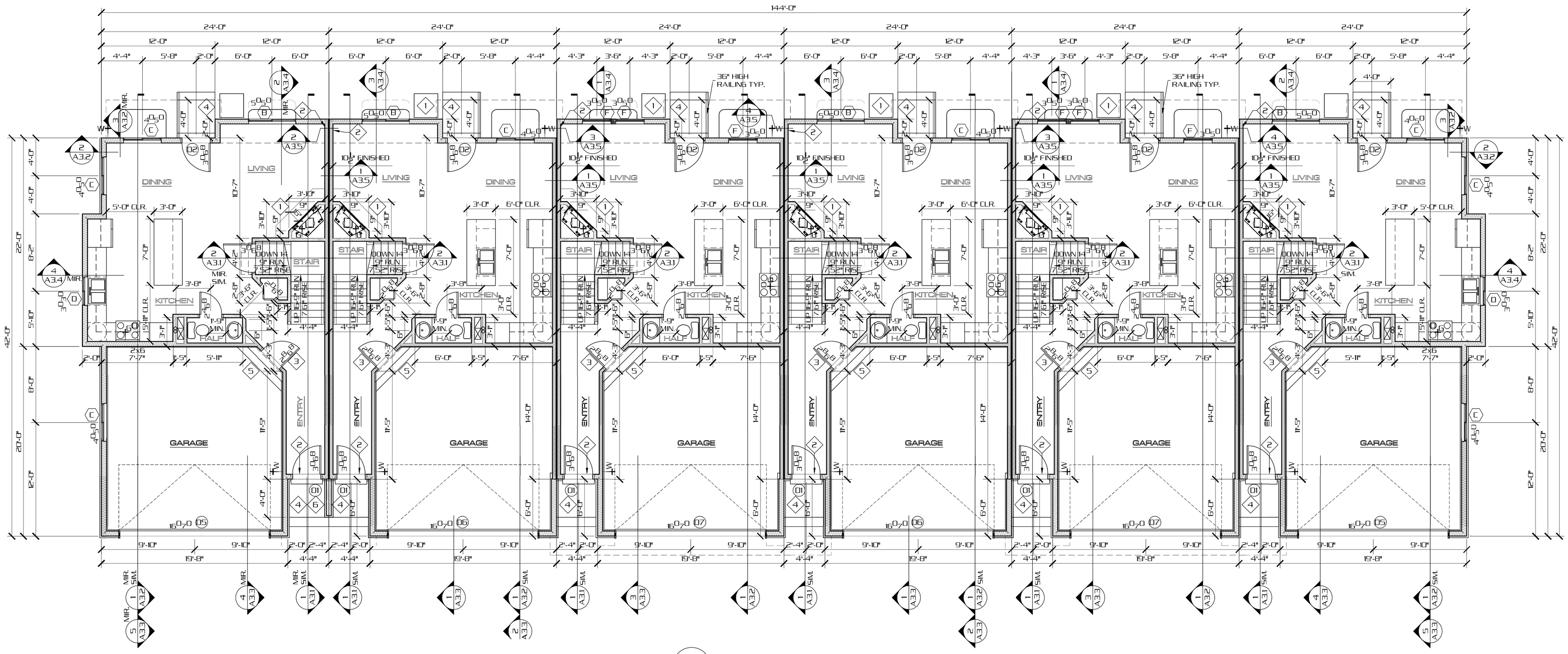
REVISIONS:

DATE:
02/19/15

SHEET:
A2.1

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1 FIRST FLOOR PLAN
- SCALE: 3/16"=1'-0"

WINDOW GENERAL NOTES:

A. WINDOWS SHALL BE VINYL DOUBLE PANE LOW E GLASS W/ A U-FACTOR & SHGC OF .35 OR LESS-SEE RESCHECK.

B. COORDINATE COLORS W/ GENERAL CONTRACTOR.

C. FLASH & CAULK ALL WINDOWS AS REQUIRED BY CODE.

WINDOW TYPES

MARK	TYPE/ DESCRIPTION
FIX	FIXED
SLI	SLIDER
SHG	SINGLE HUNG
TEMP	TEMPERED GLAZING
FRST	FROSTED GLAZING

SEE WINDOW SCHEDULE FOR ALL WINDOW DETAILS.

DOOR TYPES

MARK	TYPE/ DESCRIPTION
SWG	SWING
BIF	BIFOLD
GAR	SECTIONAL GARAGE DOOR
TEMP	TEMPERED GLAZING
TRA	TRANSOM GLAZING

SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

WALL LEGEND

SYMBOL	WALL TYPE
	CONCRETE WALL AS PER FOUNDATION WALL SCHEDULE
	2x WOOD FRAMED WALL @ 16" O.C. (U.NO.-SEE FRAMING PLANS)
	2x WOOD FRAMED WALL @ 16" O.C. (U.N.O.-SEE FRAMING PLANS) W/ BATT INSULATION (2x4-R-13, 2x6-R-19)

SYMBOL LEGEND

MISC.	
G	GAS BIBB
W	WATER BIBB (NON-FREEZE)
	SHOWER HEAD/ TUB SPIGOT
	FLOOR DRAIN
O	OPTIONAL

2 WINDOW SCHEDULE
- SCALE: 3/16"=1'-0"

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

DOOR GENERAL NOTES:

A. SOLID EXTERIOR DOORS SHALL BE INSULATED (FIBERGLASS OR AS DIRECTED BY G.C.) W/ A U-FACTOR OF .25 OR LOWER. GLAZED DOORS SHALL HAVE A U-FACTOR & SHGC OF .35 OR BETTER-SEE RESCHECK. VERIFY ALL SIZES & STYLES W/ G.C..

B. GARAGE DOORS SHALL BE INSULATED (LOPAY GALLERY SERIES (OR EQUAL) AS DIRECTED BY G.C. W/ A U-FACTOR OF .16 OR LOWER. STYLES SHOULD VARY AS SHOWN-VERIFY EXACT DESIGNS W/ G.C..

GENERAL NOTES:

A. ALL CONSTRUCTION SHALL CONFORM TO TO INTERNATIONAL RESIDENTIAL CODE 2012.

B. UNLESS NOTED OTHERWISE, ALL FIRST FLOOR EXTERIOR WALLS SHALL BE 2x6'S (DOUGLAS FIR NO. 2 OR BETTER) @ 16" O.C.. EXTERIOR BASEMENT WALLS SHALL 8" CONCRETE UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4'S @ 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR GYP. BD. SHALL BE 1/2" UNLESS NOTED OTHERWISE (MOISTURE RESISTANT WHERE REQUIRED)-SEE S15 FOR ADDITIONAL FRAMING INSTRUCTIONS. THE GARAGES SHALL HAVE 5/8" TYPE X GYP. BD. ON ALL WALLS & THE CEILING. COMMON (AREA-SEPARATION) WALLS SHALL BE AS PER 1/A3.5 W/ 5/8" TYPE X GYP. BD. & OTHER WALL SECTIONS. ALL EXTERIOR WALLS SHALL BE INSULATED AS PER 1/A4.1. BASEMENT WALLS SHALL BE INSULATED W/ R-11 ROLL BATT INSULATION ON CONCRETE WALLS (WHERE SHOWN-SEE WALL LEGEND) & SHALL HAVE VAPOR BARRIERS ON THE INTERIOR SIDE AS REQUIRED BY CODE. THE ROOF SHALL BE INSULATED AS PER 3/A4.1.

C. UNLESS OTHERWISE NOTED, DIMENSIONS GIVEN ARE AS FOLLOWS: EXTERIOR WALLS-TO FACE OF FOUNDATION/ SHEATHING, INTERIOR WALLS -TO FACE OF STUD, COMMON (AREA-SEPARATION) WALLS TO CENTERLINE OF ASSEMBLY. WINDOWS/ DOORS-TO CENTER OF OPENING, CABINETS-FROM FINISHED WALL TO FACE OF CABINET BOX. PAY PARTICULAR ATTENTION TO THE SIDE OF THE WALL THAT IS BEING DIMENSIONED AS IT VARIES. THE GENERAL CONTRACTOR MAY WANT TO SET THE WALLS W/ STONE VENEER ON THEM IN SLIGHTLY TO ACCOMMODATE THE STONE THICKNESS-ADJUST THE DIMENSIONS AS REQUIRED.

D. SEE THE ELECTRICAL PLANS FOR ELECTRICAL NOTES.

E. THE MECHANICAL, & PLUMBING, SYSTEMS SHALL BE CONSIDERED DESIGN BUILD. ALL WORK SHALL COMPLY W/ ALL APPLICABLE CODES. UNLESS OTHERWISE NOTED, THE PLUMBING CONTRACTOR, GENERAL CONTRACTOR & OWNER SHALL COORDINATE ALL PLUMBING FIXTURES. ALL UNDER SLAB ROUGH PLUMBING FOR OPTIONAL BATHROOM FIXTURES SHALL BE STUBBED IN, REGARDLESS OF WHETHER OR NOT THE BASEMENT IS FINISHED INITIALLY. THE MECHANICAL & PLUMBING CONTRACTORS SHALL BE RESPONSIBLE TO SIZE ALL COMPONENTS OF THEIR SYSTEMS & TO ASSURE CODE COMPLIANCE. ADDITIONALLY, THE MECHANICAL & PLUMBING CONTRACTOR SHALL PRODUCE ANY CALCULATIONS & OR ADDITIONAL DIAGRAMS REQUIRED BY THE BUILDING OFFICIAL.

F. ALL CABINETRY DETAILS SHALL BE COORDINATED DIRECTLY BETWEEN THE OWNER & CABINET CONTRACTOR.

G. ALL SHELVING & CLOSETS FINISHING SHALL BE COORDINATED DIRECTLY BETWEEN THE OWNER & CONTRACTOR.

H. RESPONSIBILITY OF APPLIANCES SHALL BE COORDINATED DIRECTLY BETWEEN THE CONTRACTOR & OWNER.

I. ALL FINISHES SHALL BE COORDINATED DIRECTLY BETWEEN THE OWNER & CONTRACTOR.

J. PROVIDE A 13 SEER AIR CONDITIONER OR AS PER MECHANICAL CALCULATIONS FOR EACH UNIT.

K. PROVIDE CODE COMPLIANT 36" HIGH WOOD HANDRAILS AS SHOWN & AS DIRECTED BY G.C./OWNER.

L. PROVIDE CODE COMPLIANT 36" HIGH MIN. GUARDRAILS WHERE SHOWN (INTERIOR: HAROWOOD, EXTERIOR: WROUGHT IRON OR AS DIRECTED BY G.C./ OWNER). NO OPENINGS SHALL BE GREATER THAN 4".

O. THE ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL EXHAUST FAN(S) & VENTING-SEE ELECTRICAL.

P. PROVIDE STUDOR VENTS FOR ISLAND SINKS AS REQUIRED BY CODE.

Q. PROVIDE GARBAGE DISPOSALS FOR KITCHEN SINKS AS DIRECTED BY G.C..

KEYED NOTES: ◇#

1. OPTIONAL NATURAL GAS FIREPLACE. PROVIDE VENT THROUGH ROOF AS REQUIRED (MIN. OF 4' FROM COMMON WALL AT ROOF). ASSURE THAT FIRE RATING IS MAINTAINED AT COMMON WALL. PROVIDE HEARTH AS REQUIRED BY CODE.
2. PROVIDE 5/8" TYPE X GYP. BD. ON THE INTERIOR SIDE OF THIS WALL AS PER UL 356 FOR A 1 HOUR FIRE RATING.
3. PROVIDE SOLID CORE OR 20 MIN. DOOR ON DOOR TO GARAGE-MUST BE SELF CLOSING DOOR.
4. PROVIDE CONCRETE STAIR W/ 12" RUN-FIELD VERIFY # OF RISERS BASED ON GRADE (8" MAX. RISE).
5. PROVIDE WOOD FRAMED STAIR AS REQUIRED 9" RUN W/ (3) RISERS (8" MAX. RISE). AT GENERAL'S OPTION STAIR MAY BE IN CONCRETE.
6. PROVIDE A 2x6 WALL (W/ TREATED SILL PLATE) W/ STONE VENEER TO DIVIDE COMBINED PORCH AS DIRECTED BY GENERAL.

LICENSED ARCHITECT
LARRY L. HOWDEN
No.121563
STATE OF UTAH
02/19/15

SCALE VERIFICATION
0 1/2" 1" 2"

architectural design development
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BONNEVILLE VISTA TOWNHOMES PUD 6-PLEX

1004, 1022, 996, 992, 986, 982 EAST 70 SOUTH, AMERICAN FORK, UT 84003

DRAWING TITLE: FIRST FLOOR PLAN

SCALE

24x36 12x18 OTHER	SHOWN HALF NONE

REVISIONS:

DATE: 02/19/15

SHEET: A1.2

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AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 4, 2021

The American Fork City Planning Commission met in a regular session on August 4, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman John Woffinden
	Christine Anderson
	Jenny Peay
	Bruce Frandsen
	Chris Christiansen
	Harold Dudley
Absent:	Rod Brocious
Staff Present:	Adam Olsen, City Planner
	Wendelin Knobloch, Planner
	Ben Hunter, Engineer
	Scott Sensanbaugher, Public Works Director
	Lisa Halversen, Administrative Assistant
Others Present:	Ben Wheat, Josh Bushman

Chairman Woffinden led the "Pledge of Allegiance."

1. Hearing, review and action on the site plan for Roderick Enterprises, located in the area of 1500 South 400 East in the PI-1 Planned Industrial zone

Mr. Olsen informed commissioners that this item was tabled at the July 7th meeting in order for the applicant to address some outstanding engineering concerns. Those have been addressed and the item is now being brought back for Planning Commission consideration and recommendation.

In 2015, this area was annexed into the city under the Catalyst Annexation. This site plan represents the third phase in a multi-phase office-warehouse development. Phase 3 consists of 1 office-warehouse structure, totaling 154,347 sq. ft. on approximately 8.4 acres. The site is bounded by 1600 South on the north, 500 East on the east, 1700 South on the south, and a future 300 East on the west. Access points into Phase 3 will be provided off 1600 South, 1700 South and 300 East.

Mr. Hunter indicated that the developer has met all the requirements and responded to all concerns and comments and the Engineering Division can now recommend approval.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase 3, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

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

Chairman John Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Chris Christiansen	**Aye**

The motion passed.

2. Hearing, review and action on amendments to Section 17.4.401.D.5 of the American Fork City Municipal Code regarding special provisions in the CC-1 Central Commercial zone

Mr. Olsen said that this item was previously before the Planning Commission as a discussion item. The council has since discussed this issue and wishes to amend paragraph 5 regarding setbacks. They did not like the range of 10-15 feet for a maximum setback and want to leave it at a maximum of 10 feet to promote a pedestrian feel. This 10-foot maximum setback would still allow space for seating/dining on an outdoor patio, for example.

In addition to setbacks, council discussed architectural elements. When revisions were made in 2020 to allow residential uses in the zone, language was included that required new structures to have at least 4 various exterior materials that complemented historic precedent and styles found in the downtown area. In further discussions with city council, it was determined that clarification was needed on those elements. Staff has researched architectural styles found in early American Fork. Buildings which exhibit these early architectural styles and elements include: The Alpine Stake Tabernacle, the Presbyterian Church, the Harrington School, and the Bank of American Fork building. These are identified in the code revisions and used as examples to draw from; common themes found in these examples being called out in the draft. It is hoped that this will provide some clarity when developers propose new structures in the CC-1 zone and how they can complement historic precedent while allowing a modern manifestation.

Chairman Woffinden asked about setbacks and if the building can go up to the property line. Mr. Olsen replied that yes, currently building can take place up to the property line. This change also allows that, it just specifies a maximum front setback of ten feet. The council wants the parking to be on the sides or in the back of the buildings. This change will push buildings closer to the street to create a pedestrian feel.

Ms. Peay questioned the change as written, it seems to allow building ten feet from the street instead of ten feet from the property line. Mr. Olsen agreed with her and suggested that change could be made in the motion.

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Peay moved to recommend approval of the code amendments to Section 17.4.401.D.5 of the Development Code with the condition of changing the front setback requirement to "a maximum of 10 feet from the property line."

Mr. Frandsen seconded the motion. Voting was as follows:

Chairman John Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Chris Christiansen	**Aye**

The motion passed.

3. Hearing, review and action on amendments to Section 17.5.131 regarding commercial condominium conversions

Mr. Sensanbaugher stated that from time to time, owners of commercial buildings have desired to sell some of the units, rather than continuing to rent to them to the occupants. When this happens, the current code requires each individually-owned unit to stub a new water and sewer line to each unit, even if that unit does not use water or sewer. (Many times, the unit will use a shared restroom in a common area owned by the commercial condo association.) This code change would allow units that do not use water or sewer in their unit to be exempted from this requirement under certain circumstances and subject to approval from the City Engineer. This code change will not affect commercial units where water and sewer services are used in the suite.

Mr. Sensanbaugher explained the background of this proposal to commissioners. He said that he got a call a couple weeks ago from a prospective buyer who only needed one water/sewer connection for a group of commercial condos. Some business condos have no water connection or use for water. Current code requires that if you're going to sell the condos as individual units, individual water and sewer connections are required to be stubbed in. It makes no sense to stub a water and sewer line to a suite that will not have need of it. This change would allow staff to make exceptions in certain situations. This proposal is subject to several conditions, such as requiring a commercial condo association to maintain common areas, etc. This proposed change gives more flexibility to staff.

Chairman Woffinden asked if there were very many such buildings in town. Mr. Sensanbaugher said that there are some and will likely be more. He clarified that this change does not apply to strip malls where there is no common area but will apply mostly to commercial office buildings. In cases where there is no common area, they will be required to have an individual water and sewer connection.

Mr. Frandsen asked if staff would be given authority to make that call. He liked the idea of staff having authority to clear routine items and improve the flow of projects. Mr. Sensanbaugher affirmed.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the code text amendment related to Section 17.5.131 regarding commercial condo conversions.

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

Chairman John Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Harold Dudley	**Aye**
Chris Christiansen	**Aye**

The motion passed.

4. Other Business

Mr. Olsen discussed possible dates for the planning commission summer dinner. Commissioners tentatively plan for September 2 at 6:00 pm.

Chairman Woffinden indicated that he will be absent from the next meeting on August 18.

5. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, Aug 18, 2021. There is only one firm item at this point, a site plan for Bonneville Vista Phase 2.

6. Review and action on the minutes of the July 21, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the July 21, 2021 Planning Commission Regular Session.

Mr. Frandsen seconded the motion. Voting was as follows:

Chairman John Woffinden	**Aye**
Christine Anderson	**Aye**
Jenny Peay	**Aye**
Bruce Frandsen	**Aye**
Harold Dudley	**Abstain**
Chris Christiansen	**Abstain**

The motion passed.

7. Adjournment

Ms. Anderson motioned to adjourn.
Mr. Dudley seconded the motion. All voted in favor.

Meeting adjourned at 7 :30 pm.

Lisa Halversen, Administrative Assistant